



Project Summary

Total Site Area: ± 6.94 Acres (± 302,254 SF)

- Total Units:** 141 Homes
- (97) 3-Story Court Towns
 - (16) Plan 1: ± 1,196 SF, 2 Bed, 2.5 Bath (Tandem)
 - (16) Plan 2: ± 1,235 SF, 2 Bed, 2.5 Bath (Tandem)
 - (34) Plan 3: ± 1,652 SF, 3 Bed, 2.5 Bath, Den
 - (31) Plan 4: ± 1,758 SF, 4 Bed, 3.5 Bath, Opt. Den
 - (44) 3-Story Row Towns
 - (24) Plan 5: ± 1,838 SF, 3 Bed, 2.5 Bath, Den, Opt. Bed 4
 - (20) Plan 6: ± 2,002 SF, 4 Bed, 3.5 Bath, Opt. Den

Density: 20.4 Homes per Acre

- Open Space:**
- Required:** 71,120 SF Total (± 504 SF per home, 6' min. dimension)
- (32) 2 Bedroom x 400 SF = 12,800 SF
 - (34) 3 Bedroom x 480 SF = 16,320 SF
 - (75) 4 Bedroom x 560 SF = 42,000 SF

- Provided:** 76,434 SF Total* (± 542 SF per home)
- Common: ± 36,864 SF
 - Private Ground: ± 8,041 SF (6' Min. Dimension)
 - Decks: ± 10,283 SF (6' Min. Dimension)
 - Roof Decks: ± 21,246 SF (6' Min. Dimension)

Additional open space areas not counted towards total:

- Landscape Area: ± 45,381 SF
- Private Ground: ± 1,166 SF (less than 6' Min. Dimension)

* All open spaces counted towards the total provided open space meet the General Plan's exterior land use/noise compatibility threshold of 65 dB CNEL for new residential development.



- Decks/Roof Decks eliminated from provided o.s. due to noise disqualification. Decks/Roof Decks locations are shown, but not included in above total.
- Roof Decks within 90' of the railroad centerline are excluded from the Open Space calculation due to noise disqualification.
 - Decks within 180' and direct line of site to the railroad centerline are excluded from the Open Space calculation due to noise disqualification.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL OPEN SPACE PLAN 676 MOSS STREET SITE

CHULA VISTA, CA