

**APPLICANT**  
 OROVILLE FAMILY ASSOCIATES, A CA LP  
 430 E. STATE ST. STE. #100  
 EAGLE, ID 83616  
 (208) 461-0022

**PLAN PREPARED BY:**  
 DOUGLAS GIBSON - C29792  
 430 E. STATE ST. STE. #100  
 EAGLE, ID 83616  
 (208) 461-0022 EXT.302

ACCESSIBILITY	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR REQ.)	19	12.5%
ACCESSIBLE UNITS (10% TOTAL)	8	11.11%
SENSORY IMPAIRED UNITS (4% TOTAL)	3	4.17%

**UNIT MIX SUMMARY**      **CONDITIONED SQ. FOOTAGES**

(36) 2-BEDROOM UNITS	(36) X 821 S.F.	= 29,556 S.F.
(36) 3-BEDROOM UNITS	(36) X 1,022 S.F.	= 36,792 S.F.
<b>(72) UNITS TOTAL</b>	<b>29,556 S.F. + 36,792 S.F.</b>	<b>= 66,348 S.F.</b>
COMMUNITY CENTER	2,734 S.F.	
<b>TOTAL</b>	<b>69,082 S.F.</b>	

**BICYCLE PARKING SUMMARY**

**BICYCLE LOCKERS**  
 0.5 LOCKER PER UNIT = 0.5 \* 72 = 36 LOCKERS REQUIRED  
 40 LOCKERS PROVIDED

**BICYCLE SPACES**  
 6 SPACES PER RACK \* 7 LOCATIONS = 42 BICYCLE SPACES PROVIDED

**PARKING SUMMARY**  
 REQUIRED - 1.5 SPACES / UNIT = 1.5 \* 72 = 108 SPACES  
 PROVIDED - 72 COVERED SPACES (INCLUDING 8 ADA) + 54 STANDARD SPACES + 2 ADA SPACES + 8 COMPACT  
 TOTAL PARKING SPACES PROVIDED= 136 SPACES

**SITE COVERAGE**

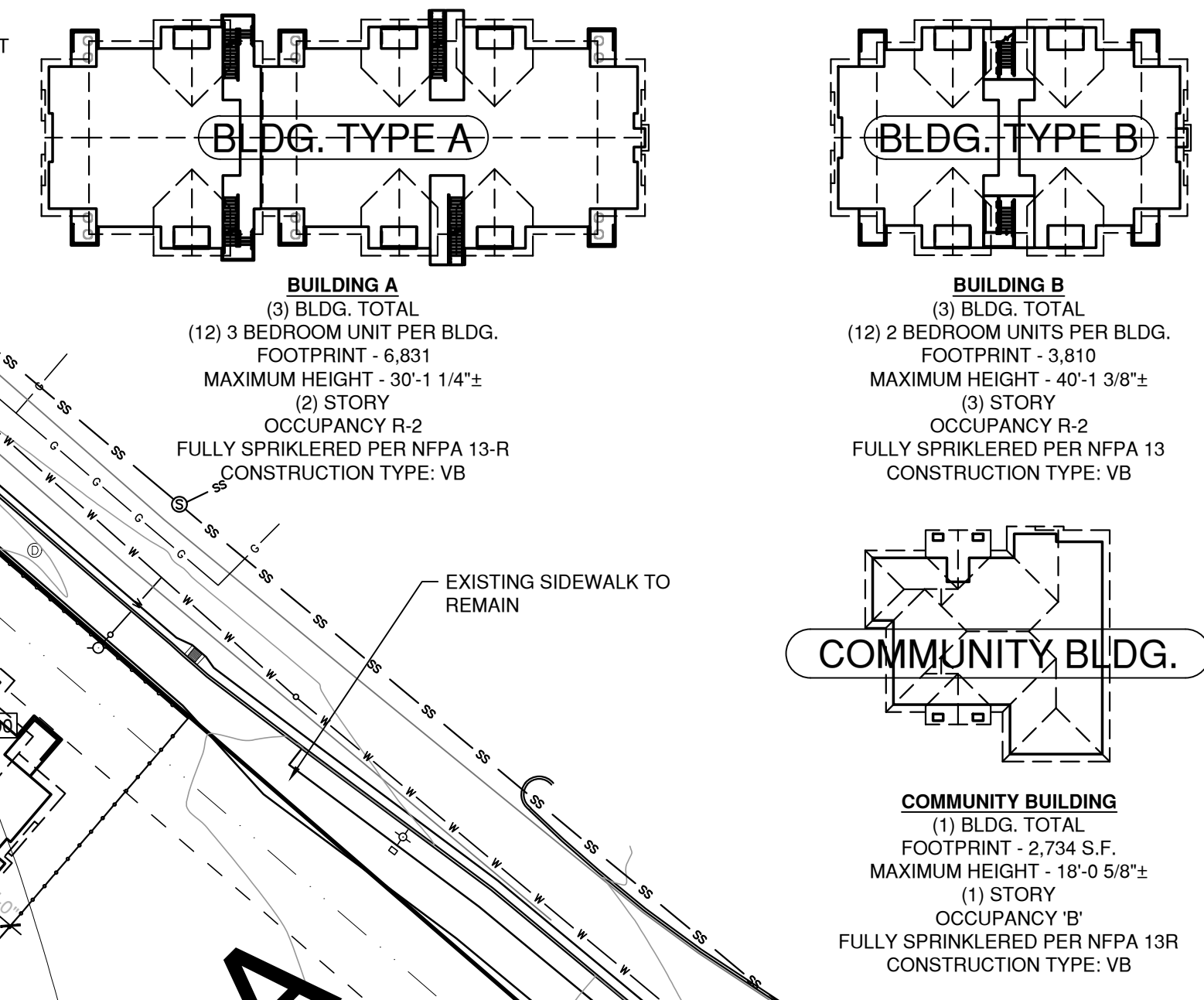
	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	34,657 S.F.	18.24%
ON-SITE A.C. PAVING	64,713.90 S.F.	34.07%
SITE AMENITIES	8,844.39 S.F.	4.66%
CONC. WALKS	18,739.23 S.F.	9.86%
LANDSCAPE OPEN SPACE	62,632.82 S.F.	32.97%
OFF-SITE A.C. PAVING	375 S.F.	0.20%
<b>TOTAL AREA</b>	<b>189,962.34 S.F.</b>	<b>100.00 %</b>

**SITE AREA:**  
 GROSS AREA: 189,962.34 S.F. ± (4.36 AC±)  
 NET AREA: 189,587.34 S.F. ± (4.35 AC±)

GROSS DENSITY: 72 UNITS / 4.36 AC = 16.51 UNITS / PER ACRE  
 NET DENSITY: 72 UNITS / 4.35 AC = 16.55 UNITS / PER ACRE



**VICINITY MAP**  
 N.T.S.



**REVISIONS**

DATE	DESCRIPTION
12/17/19	

**DRAWN BY:** DE  
**PROJECT #:** AMG19-40

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**RIVERBEND FAMILY APARTMENTS**

NW: NELSON AVE. & TABLE MOUNTAIN RD.      OROVILLE, CA

**-A1.1**

**SCHEMATIC SET / NOT FOR CONSTRUCTION**