

REDLANDS CITY CENTER

REDLANDS, CA



REDLANDS CITY CENTER PROJECT SUMMARY

CONSULTANTS

Developer	Vantage One Real Estate Investments V, LLC
Planning Consultant	Patrick Meyer
Architect	IDEArc Architecture & Planning
Civil Engineer	Hicks & Hartwick
Landscape Architect	Sitescapes

SITE INFO

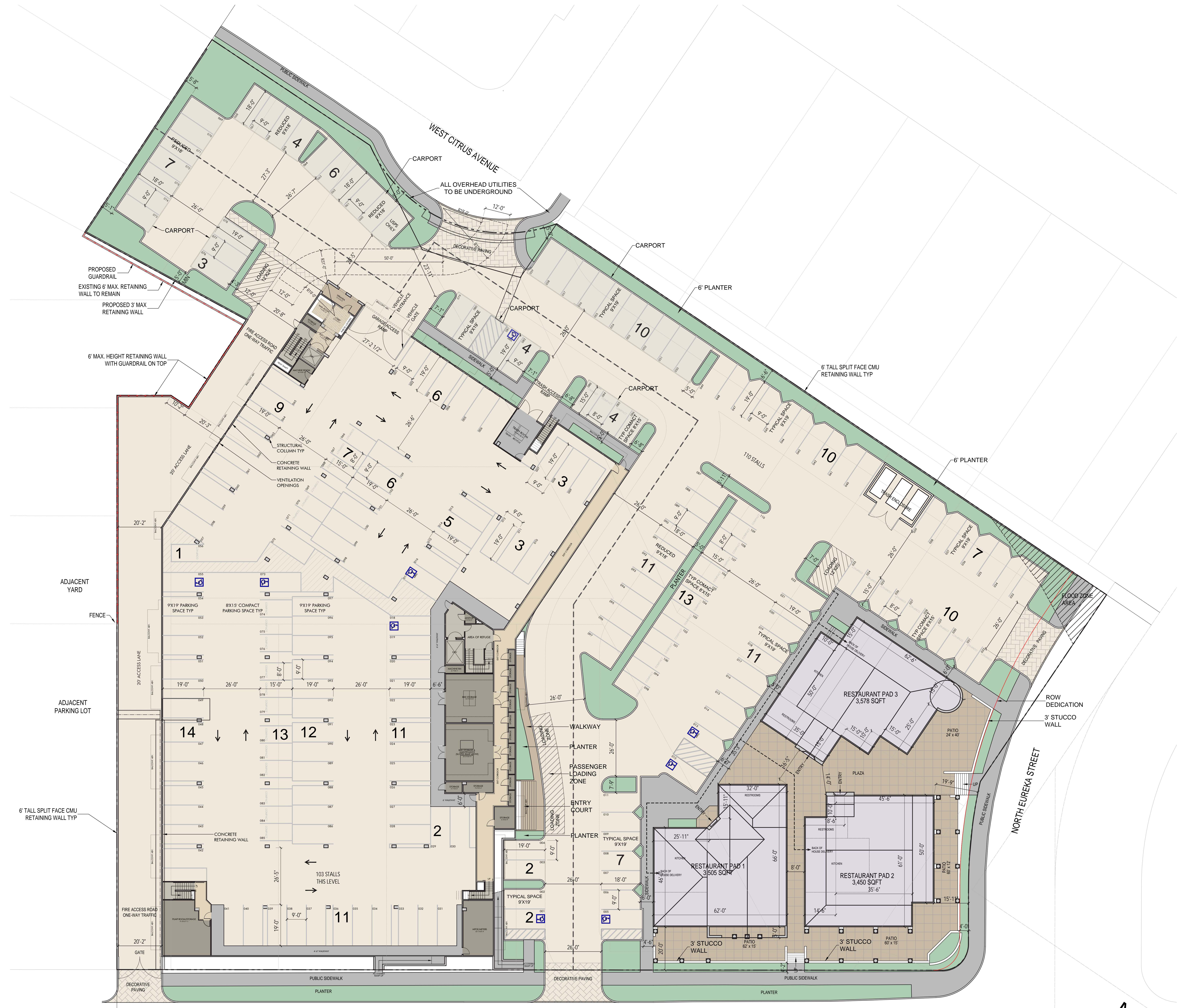
Location	NW Corner of Eureka & Brookside - Former City of Redlands Safety hall and San Bernardino County Courthouse
Area	3.03 Acres (131,986.8 sf)
Current Zoning	Within C-3 District
Existing Use	Vacant - Former City of Redlands Safety hall and San Bernardino County Courthouse, Police station City Hall Annex - Recently demolished
Proposed Use	Multi-Family Residential & Restaurants
Density	45.6 DU/AC for Apartment site
FAR/Coverage	Residential Site Area - 73,780.8 sf Residential FAR - 4.0 allowable under C-3 Zone Residential FAR - 1.8 (134,616 sf) Proposed Commercial Site Area - 58,806.0 sf Commercial FAR - 0.2 (10,550 sf) Proposed Total site Area - 131,986.8 sf Total Site FAR - 195,418.1 sf / 131,986.8 sf = 1.8
Height limit	No height limit
Flood Zone	300 sq ft at North at corner of parcel landscape parking lot

PROPOSED USE

Building Type	4 Story Apartment Bldg + 3 Restaurants (10,550 SF total)
Occupancy Group / Construction Type	Group R-2/Type V-A for wood framed residential structure Group S-2/Type 1-A for concrete parking structure Group A-2/Type V-A for restaurants structures NFPA 13 Sprinklers throughout
Number of Units	131 40 Studio 2 Studio / den 55 1 bed / 1 bath 25 1 bed / 1 den / 1 bath 6 2 bed / 2 bath 3 2 bed / 1 den / 2 bath
Parking provided	213 (171 Residential, 42 Restaurant / sharing 4 stalls)
Parking ratio	Residential: 1.30:1 Ratio by Unit or 1.21:1 Ratio by Bedroom Restaurant: 1 stall/300 GSF + 10 Staff
Common Open Space	23,476 sf (32% of Apartment site area) 9,770 sf Roof Deck 7,380 sf Pool Plaza 5,356 sf Spa Plaza 527 sf Upper Lounge
Private Open Space	12,532 sf (131 units, 125 with balconies/terraces, minimum area of 35 sf & maximum of 473 sf)

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RESIDENTIAL UNIT COUNT:

UNIT 1 (JR 1 BED):	40	UNITS (31%)
UNIT 1D (JR 1BED/DEN):	2	UNITS (2%)
UNIT 2 (1 BED/1BA):	28	UNITS (21%)
UNIT 2X (1 BED/1BA/DEN):	16	UNITS (12%)
UNIT 2XD1 (1 BED/1BA):	15	UNITS (11%)
UNIT 3 (1 BED/1BA):	6	UNITS (5%)
UNIT 4 (1 BED/1BA):	5	UNITS (4%)
UNIT 5 (1 BED/1BA/DEN):	10	UNITS (8%)
UNIT 6 (2 BED/2BA):	3	UNITS (2%)
UNIT 6X (2 BED/2BA):	2	UNITS (2%)
UNIT 6X+ (2 BED/2BA):	1	UNITS (1%)
UNIT 6X++ (2 BED/2BA/DEN):	3	UNITS (2%)
TOTAL:	131	UNITS

COMMERCIAL SQFT:
10,550 SQFT OF RESTAURANT SPACE

LEGEND:

- UNIT 1 (JR 1 BED) 517 SQFT - 23'X23'
- UNIT 1D (JR 1 BED/1BA/DEN) 657 SQFT - 35.66'X23'
- UNIT 2 (1 BED/1BA) 585 SQFT - 26'X23'
- UNIT 2X (1 BED/1BA) 655 SQFT - 29'X23'
- UNIT 2XD1 (1 BED/1BA/DEN) 774 SQFT - 40'X23'
- UNIT 3 (1 BED/1BA) 744 SQFT - 23.33'X33'
- UNIT 4 (1 BED/1BA) 835 SQFT - 41.66'X23'
- UNIT 5 (1 BED/1BA/DEN) 862 SQFT - 38'X23'
- UNIT 6 (2 BED/2BA) 939 SQFT - 44'X23'
- UNIT 6X (2 BED/2BA) 1133 SQFT - 49.83'X23'
- UNIT 6X+ (2 BED/2BA) 1053 SQFT - 44'X29'
- UNIT 6X++ (2 BED/2BA/DEN) 1252 SQFT - 45'X36.33'
- STAIRS/ELEVATORS
- COMMUNITY ROOM
- CORRIDOR
- MECHANICAL/STORAGE
- RESTAURANT SPACE
- PROPERTY LINE
- BOUNDARY OF RETAIL PARCEL
- RIGHT-OF-WAY DEDICATION

UNIT	SQFT	LAYOUT	# PROVIDED	Req.	Total
1	517	JR 1 BED	40	1	40
1D	657	JR 1 BED + DEN	2	1	2
2	585	1R 1 BED	28	1	28
2X	655	1R07/1BA	16	1	16
2XD1	774	1R07/1BA	15	1	15
3	744	1R07/1BA	15	1	15
4	835	1R07/1BA	5	1	5
5	862	1R07/1BA-DEN	10	1	10
6	939	2R05/2 BA	3	1.5	5
6X	1133	2R05/2 BA	2	1.5	4
6X+	1053	2R05/2 BA	1	1.5	2
6X++	1252	2R05/2 BA-DEN	3	1.5	5
TOTAL			131		137
Guest Parking	0.25 per unit		131	0.25	33
TOTAL RESIDENTIAL PARKING					170
Commercial Use	1,300 SQ.FT.	10,500.0	SQ.FT.		36
Commercial Use	STAFF				N/A
TOTAL PARKING REQUIRED ON SITE					206
SHARED PARKING REDUCTION					4
REQUIRED TOTAL REQUIRED PARKING					202

PILE PARKING	
STANDARD	80 SPACES
COMPACT	19 SPACES
ACCESSIBLE SPACES	4 SPACES
TOTAL	103 SPACES
TOTAL PARKING	99 SPACES
TOTAL ACCESSIBLE SPACES	4 SPACES
TOTAL COVERED PARKING	103 SPACES
SITE PARKING	
GUEST UNCOVERED	32 SPACES
CARPOT COVERED	37 SPACES
RESTAURANT	86 SPACES
ACCESSIBLE	5 SPACES
TOTAL SITE PARKING	160 SPACES
TOTAL PROVIDED PARKING	253 SPACES

COMPACT STALLS	Total Provided	Standard Required (25)	Remaining	Compact Allowed	Compact Provided
Parking Level 1	103	25	78	20	18
Site	150	25	125	21	27
Total Parking	253	25	198	41	45

PROVIDED PARKING AREA: 45,119.6 S.F.
 PROVIDED LANDSCAPE AREA: 7,579.0 S.F.
 MIN. LANDSCAPE AREA: 3,158.4 S.F.
 (15% OF PARKING AREA)
 ADDITION FOR COMPACT: 810.0 S.F.
 (30 S.F. PER STALL)
 REQUIRED LANDSCAPE AREA: 3,968.4 S.F.

0 16 32 64
SCALE: 3/32" = 1'-0"

SITE PLAN / PARKING LEVEL 1