

PROJECT TEAM

DEVELOPER: CORE SPACES

ARCHITECT: DLR GROUP
700 SOUTH FLOWER STREET, 22ND FLOOR
LOS ANGELES, CA 90017

Contact: JOEL WILBUR
P: 213-800-9400
W: www.dlrgroup.com
E: jwilbur@dlrgroup.com

LANDSCAPE ARCHTECT: SITE DESIGN GROUP
888 S MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605

Contact: Mark Jirik, PLA, ASLA, LEED AP, ISA
P: 312.374.5582
W: www.site-design.com
E: mark.jirik@site-design.com

CIVIL ENGINEER: KIMLEY-HORN
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868

Contact: Brian R. Gillis, PE
P: 714.786.6275
W: www.kimley-horn.com
E: Brian.Gillis@kimley-horn.com

PROJECT DATA

ADDRESS: 2601 E. CHAPMAN AVENUE, FULLERTON, CALIFORNIA

EXISTING USE: OFFICE

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: SPECIFIC PLAN DISTRICT (SPD)

BUILDING CODE: BUILDING CODES IN EFFECT, INCLUDING LOCAL AMENDMENTS, AS OF JANUARY 1, 2020: 2019 CALIFORNIA BUILDING CODE ('19 CBC); 2019 CALIFORNIA PLUMBING CODE ('19 CPC); 2019 CALIFORNIA MECHANICAL CODE ('19 CMC); 2019 CALIFORNIA ELECTRICAL CODE ('19 CEC); 2019 CALIFORNIA RESIDENTIAL CODE ('19 CRC); 2019 CALIFORNIA ENERGY CODE ('19 ENERGY); AND 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE ('19 CGBSC).

TYPE OF CONSTRUCTION: PROPOSED

OCCUPANCY CLASSIFICATION: TYPE I SPRINKLERED, NFPA-13 (RESIDENTIAL, RETAIL, PARKING GARAGE) PODIUM
TYPE III RESIDENTIAL

OCCUPANCY LOAD: R-2 RESIDENTIAL UNITS 200 GROSS/OCC 413,810 / 200 = 2,069 OR 1272 BEDS
S-2 GARAGE 200 GROSS/OCC 142,577/200 = 713
B LEASING OFFICE, AMENITIES 100 GROSS/OCC 761/100 = 8
A ASSEMBLY WITHOUT FIXED SEATS 15 NET/OCC 9,134/15 = 609
P POOL 50 GROSS 1,625/50 = 33
S ACCESSORY STORAGE, MECH RMS 300 GROSS/OCC 4,657/300 = 16

2,651 TOTAL OCCUPANTS

GROSS SITE AREA: 154,638 SF; 3.55 AC

PROVIDED FAR: 3.66

AREA OF DISTURBANCE: 154,638 SF - 100% OF SITE

PARKING SUMMARY

LEVEL	PROVIDED:	PROVIDED:
LEVEL 1 PARKING	65 (4ACC, 1C, 60S)	RESIDENTIAL SPACES: 548 TOTAL
MEZZANINE	101 (2ACC, 29C, 70S)	GUEST (0.15) 82
LEVEL 2 PARKING	101 (2ACC, 29C, 70S)	ACCESSIBLE 11
LEVEL 3 PARKING	101 (2ACC, 29C, 70S)	COMPACT 146 (25%)
LEVEL 4 PARKING	101 (2ACC, 29C, 70S)	EV (10%) 54
LEVEL 5 PARKING	101 (2ACC, 29C, 70S)	RETAIL SPACES (3/1000SF): 38 TOTAL
LEVEL 6 PARKING	16 (0ACC, 0C, 16S)	ACCESSIBLE 3
		EV (26-50 SPACES) 4
		CLEAN AIR/VAN POOL (26-50 SP.) 6
		TOTAL SPACES 586
		RATIO (PARKING/UNITS) 1.45
		RATIO (PARKING/BEDS) 0.49

COMMON AMENITIES

NAME	SF
LEASING CENTER	791
YOGA	606
SPA	375
FITNESS	684
COMMONS	-
LOBBY	957
ANNEX	1624
TROPHY ROOM	1150
POOL DECK	9133
POOL	1625
BIKE ROOM	1703
TOTAL	19,648

BICYCLE PARKING

LEVEL	PROVIDED
LEVEL 1 PARKING	197
TOTAL	197

GROSS BUILDING AREA

LEVEL	Total Floor Area	Garage	Retail	Amenity/Lobby	Common (BOH/corridor)	Residential	Exterior Amenity
ROOF							
FLOOR 6	73,036			1,242	9,324	62,470	9,017
FLOOR 5	105,571	35,251			7,850	62,470	
FLOOR 4	105,571	35,251			7,850	62,470	
FLOOR 3	105,571	35,251			7,850	62,470	
FLOOR 2	105,571	35,251			7,850	62,470	
Mezzanine (TH)	61,572	34,778				26,794	
Ground Floor	88,444	29,564	12,438	8,411	7,311	30,720	
TOTALS	645,336	205,346	12,438	9,653	48,035	369,864	9,017
Not including exterior amenity		Includes BOH/Trash					

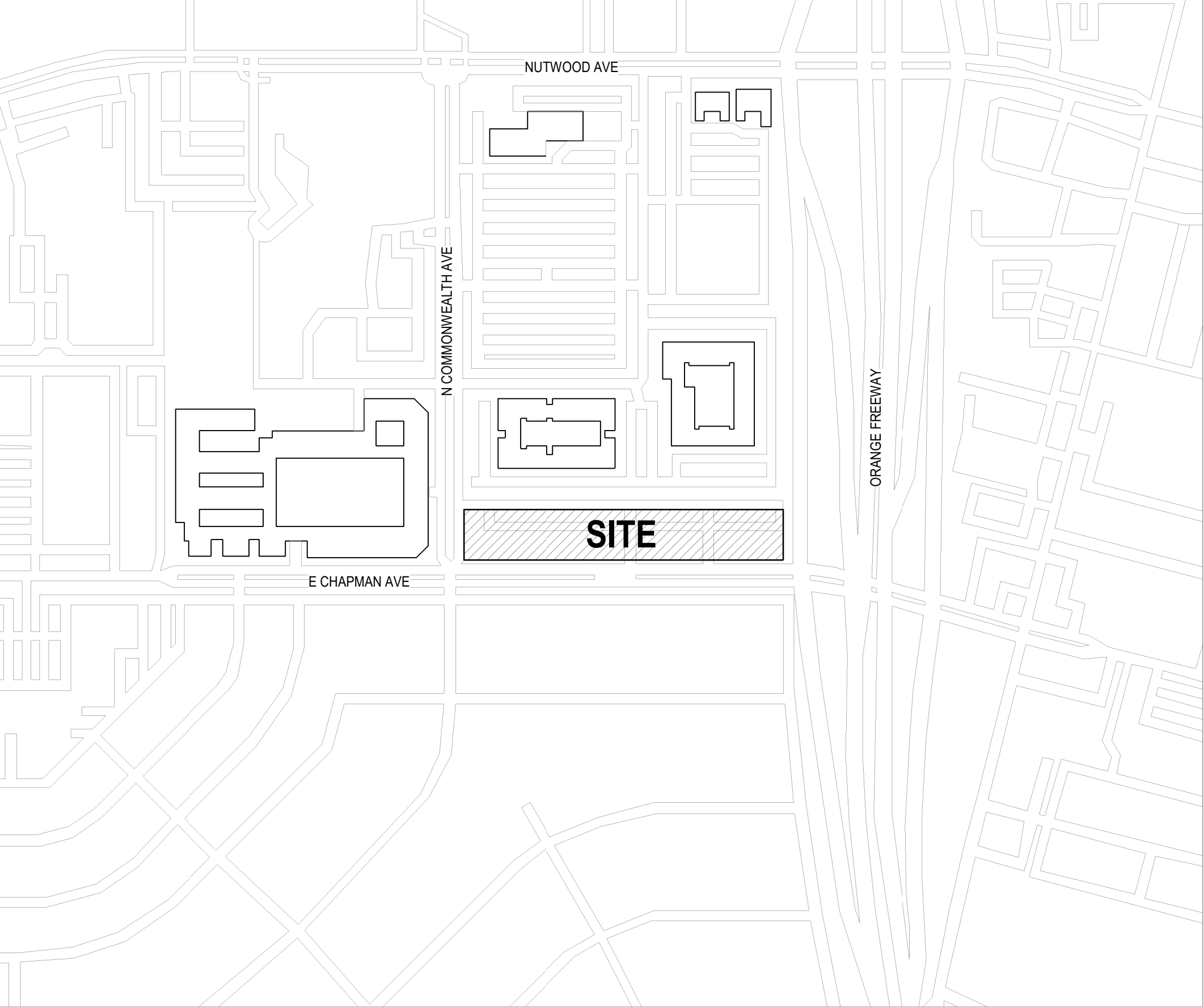
UNIT MATRIX

October 14 2021 Parking Study Update															Total Units	Total Beds	Total Bedrooms
	Micro	Studio	TH 1b1b	2b1b	2b2b	TH 2b2b	3B2B	TH 3b3b+den	TH 3b3.5b	4b2b	TH 4b/3b	TH 4b/4b	1+1/1bd	2+2/2bd			
floor 1			1			4		13	1		8	10			37	123	123
floor 2	1	5		12	6		1			12			10	21	68	197	145
floor 3	1	5		12	6		1			12			10	21	68	197	145
floor 4	1	5		12	6		1			12			10	21	68	197	145
floor 5	1	5		12	6		1			12			10	21	68	197	145
floor 6	1	5		12	6		1			12			10	21	68	197	145
TOTAL UNITS	5	25	1	60	30	4	5	13	1	60	8	10	50	105	377	1108	848
TOTAL BEDS	5	25	1	120	60	8	15	39	3	240	32	40	100	420		1108	848

SHEET LIST

GENERAL	L10	RAISED PLANTER PLANTING PALETTE
G-0		COVER
G-1		GENERAL NOTES
G-2		SITE CONTEXT DIAGRAM
G-3		EXISTING SITE PHOTOGRAPHS
G-4		DEMOLITION PLAN
G-5		OPEN SPACE DIAGRAM
CIVIL		
C1		COVER SHEET
C2		TENTATIVE PARCEL MAP
C3		PRELIMINARY GRADING PLAN
C4		PRELIMINARY UTILITY PLAN
C5		TRUCK TURN EXHIBIT
C6		FIRE DETAILS 1
C7		FIRE DETAILS 2
C8		FIRE DETAILS 3
LANDSCAPE		
L1		OVERALL SITE PLAN
L2		SITE PLAN (BUILDING WEST)
L3		SITE PLAN (BUILDING EAST)
L4		WALL, FENCE, AND PEDESTRIAN CIRCULATION PLAN
L5		PAVING PLAN
L6		PASEO - CONCEPTUAL IMAGERY
L7		CONCEPTUAL PLANT LIST AND IMAGERY
L8		STREETSCAPE & MODULAR WETLAND PLANTING PALETTE
L9		PASEO - CONCEPTUAL IMAGERY
	A6-1	SITE WASTE REMOVAL EXHIBIT
	A6-2	SITE SECURITY EXHIBIT
	A6-3	SHADOW STUDY EXHIBIT

VICINITY MAP



CORE



DLR Group



Kimley»Horn

HUB

FULLERTON, CALIFORNIA

ENTITLEMENT SUBMITTAL
APRIL 9, 2021
TCA # XXXX-XXX

GENERAL NOTES

G-1



