

## Project narrative:

Angle lake Apartments

Address: 19518 International Blvd

The proposed project abuts Angle Lake Park to the north and east. To the south there is an office complex and the project fronts International Blvd. There is an existing vacant building at the east portion of the lot that will be demolished.

The project will house 56 apartment units. The existing curb cut will be utilized to provide vehicle access to this site. The required parking will be mostly surface parking located at the easterly portion of the site. The pedestrian building entrance will be from the plaza located between the International Blvd ROW and proposed building. The elevator lobby located at the parking level will provide access for the on-grade parking. The proposed 4-story building will be housing studios, one and two-bedroom units. The recreational area will be located at the roof level.

UH-900 zone allows maximum of 43 units. The residential density incentives can increase the number of units by 30% for total of 56 units.

In order to meet fire code requirements two new FH are proposed. One of the FH will require and emergency easement from the driveway serving Angle Lake Park.

Due to width of the lot we will not meet the required minimum building width and will request a departure for lack of required width.