



*NOTE: ALL LANDSCAPING PROPOSED TO MEET THE WATER-EFFICIENT LANDSCAPING REQUIREMENTS OF THE CITY (MU-CS pg. 4-13 AND CMC 9138.17 E)

SITE SUMMARY

PROJECT LOCATION: Corner of Carson Street and Figueroa Street, Cason, CA
 1.15 acres (± 50,193 SF)

TOTAL LOT AREA: 51 UNITS
 TOTAL DENSITY: 44.3 DU/acre
 TOTAL COMMERCIAL AREA: 2,500 SF
 CURRENT ZONING: MU-CS (MIXED-USE DISTRICT)
 OCCUPANCY: R-2, S-2, M.
 CONSTRUCTION TYPE: TYPE V AND TYPE 1A SPRINKLERED
 NUMBER OF STORIES: 4 (3 STORY ABOVE PODIUM)
 BUILDING COVERAGE: 34,638 SF (69%)
 COMMON OPEN SPACE:
 RETAIL PLAZA 1,748SF
 SIDE YARD 1,415 SF
 BACK YARD 1,766 SF
 PODIUM COURTYARD 34,638 SF
 COMMUNITY/FITNESS 3,170 SF
 LEASE OFFICE 767 SF
 46,581 SF

PRIVATE OPEN SPACE:
 PRIVATE DECK / UNIT 54 SF
 TOTAL 2,754 SF

LANDSCAPE AREA:
 GROUND LEVEL: 7,112
 PODIUM LEVEL: 2,573 SF
 9,685 SF (19%)

PARKING AREA: 30,130 SF

DEVELOPING STANDARDS

MINIMUM YARD SETBACKS:	REQ'D:	PROVIDED:
FRONT YARD:		
AT FIRST LEVEL:	15'-0"	15'-0"
AT RESID. LEVEL:	15'-0"	15'-0"
SIDE YARD:		
AT STREET:	15'-0"	15'-0"
AT WEST:	10'-0"	10'-0"
REAR YARD:		
AT FIRST LEVEL:	15'-0"	28'-6"
AT RESID. LEVEL:	30'-0"	30'-0"

UNIT SUMMARY

PLAN	DESCRIPTION	QNTY.	AREA	TOTAL AREA
1	1 BR 1 BA	24 (47%)	555 sf	13,320 sf
2	2 BR 1 BA	13 (25%)	875 sf	11,375 sf
3	3 BR 2 BA	14 (27%)	1,105 sf	15,470 sf

TOTAL UNITS: 51 total units provided 40,165 sf

AMENITIES:

COMMUNITY ROOM	-	3,500 sf
TOT LOT / GARDEN / BBQ	-	7,200 sf

PARKING SUMMARY

PARKING REQUIRED (PER CMC 9409)
 0.75 space per dwelling units 1 bd / 2 bd
 50 units x 0.75 space = 38 spaces

2.0 spaces per management
 1 unit x 2.0 spaces = 2 spaces

TOTAL RESIDENTIAL PARKING REQUIRED = 40 spaces

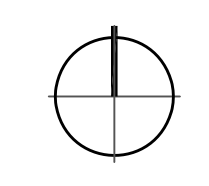
RETAIL PARKING REQUIRED (PER CMC 9162.21)
 2,500 SF * 1 SPACE PER 300 SF = 9 spaces

TOTAL REQUIRED PARKING = 49 spaces

PARKING PROVIDED
 RESIDENTIAL PARKING SPACES = 66 spaces
 RETAIL PARKING SPACES = 9 spaces

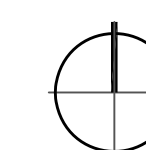
TOTAL PARKING PROVIDED = 75 spaces

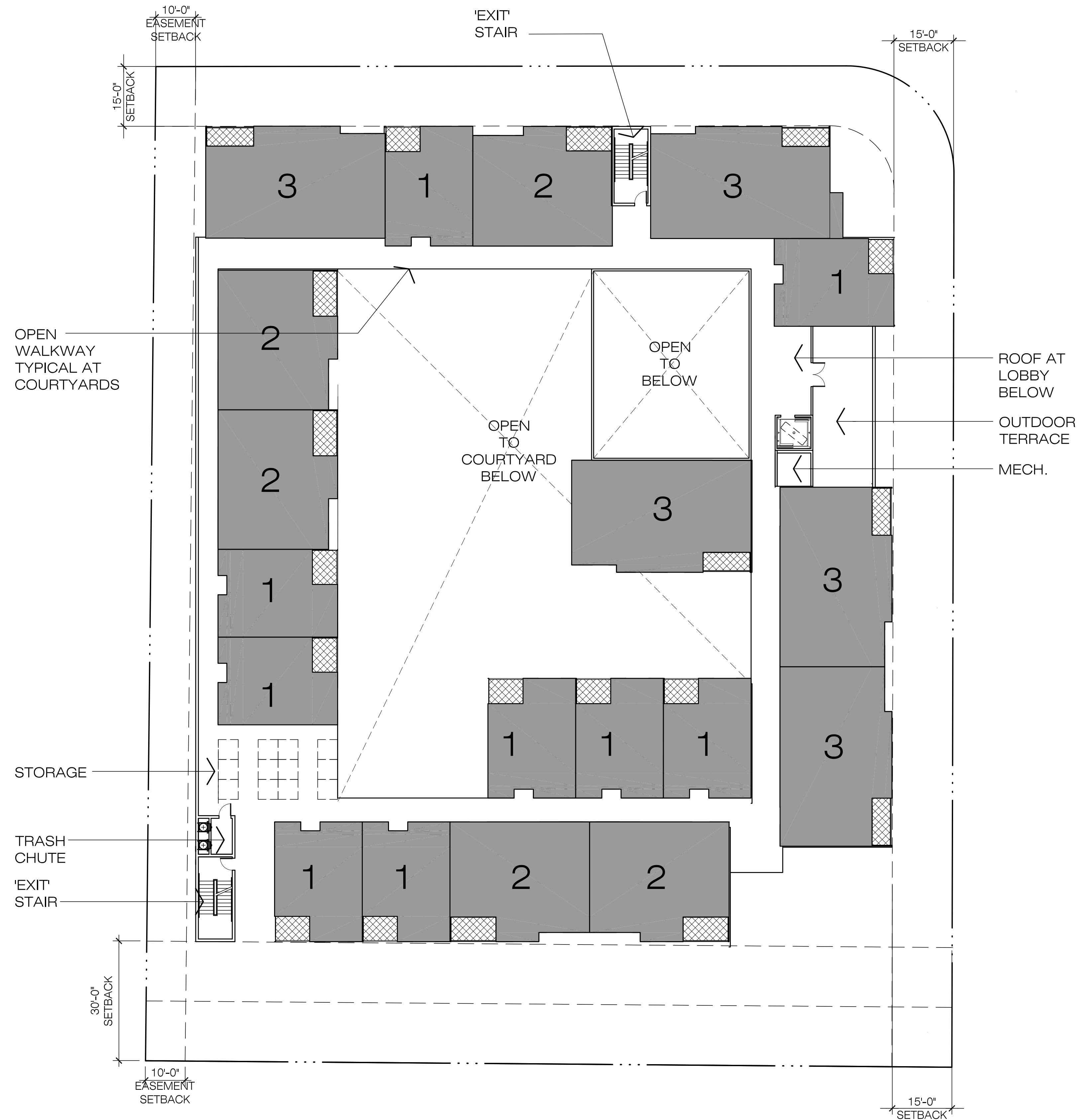
SITE PLAN - LEVEL 1



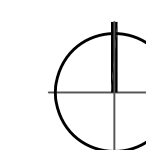


LEVEL-2





LEVEL-3





LEVEL-4

