

Site Summary  
 Gross Site Area: 3.11 Acres  
 Dwelling Units: 35 Units  
 Net Density: 11.3 du/ac

Building Coverage: ±44,000 sf, 32%  
 Landscape Coverage: ±54,000 sf, 40%  
 Vehicular Area: ±38,450 sf, 28%  
 Common Open Space: ±6,000 sf, 4%  
 Private Open Space (Total): ±14,000 sf, 10%  
 Private Open Space (Per Unit): 227-701 sf/unit

Plan	Type	Area	#
Plan 1 - 2 Story	3 bed, 2.5 Ba	1,844 sf	9
Plan 2A - 2 Story	4 bed, 3 Ba	2,008 sf	8
Plan 2B - 2 Story	4 bed, 3 Ba	2,008 sf	9
Plan 3 - 2 Story	4 bed, 3 Ba	2,138 sf	9

Parking Summary	Req'd	Provided
Resident Garages:	70	70 Garages
Open Guest Parking:	35	35
Total Parking Provided:	105	105

	Allowed	Provided
Compact Spaces	11	11
Accessible Stalls	2	2

Open Space Summary  
 Required playground: 35x140 sf/du 4,900 sf  
 Provided playground: 6,400 sf

E 220th St

220th Street

Neptune Ave.

Ravenna Ave.

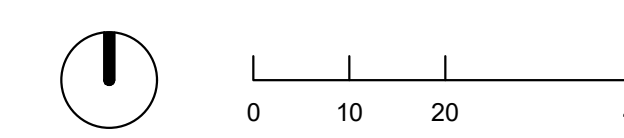


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220TH CARSON  
 CARSON, CA # 2018-0007

CONCEPT DESIGN  
 JUNE 14, 2019



SITE PLAN

A1.0



Site Summary

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220th Street

Neptune Ave.

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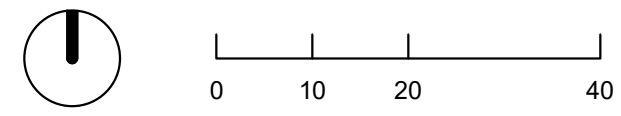


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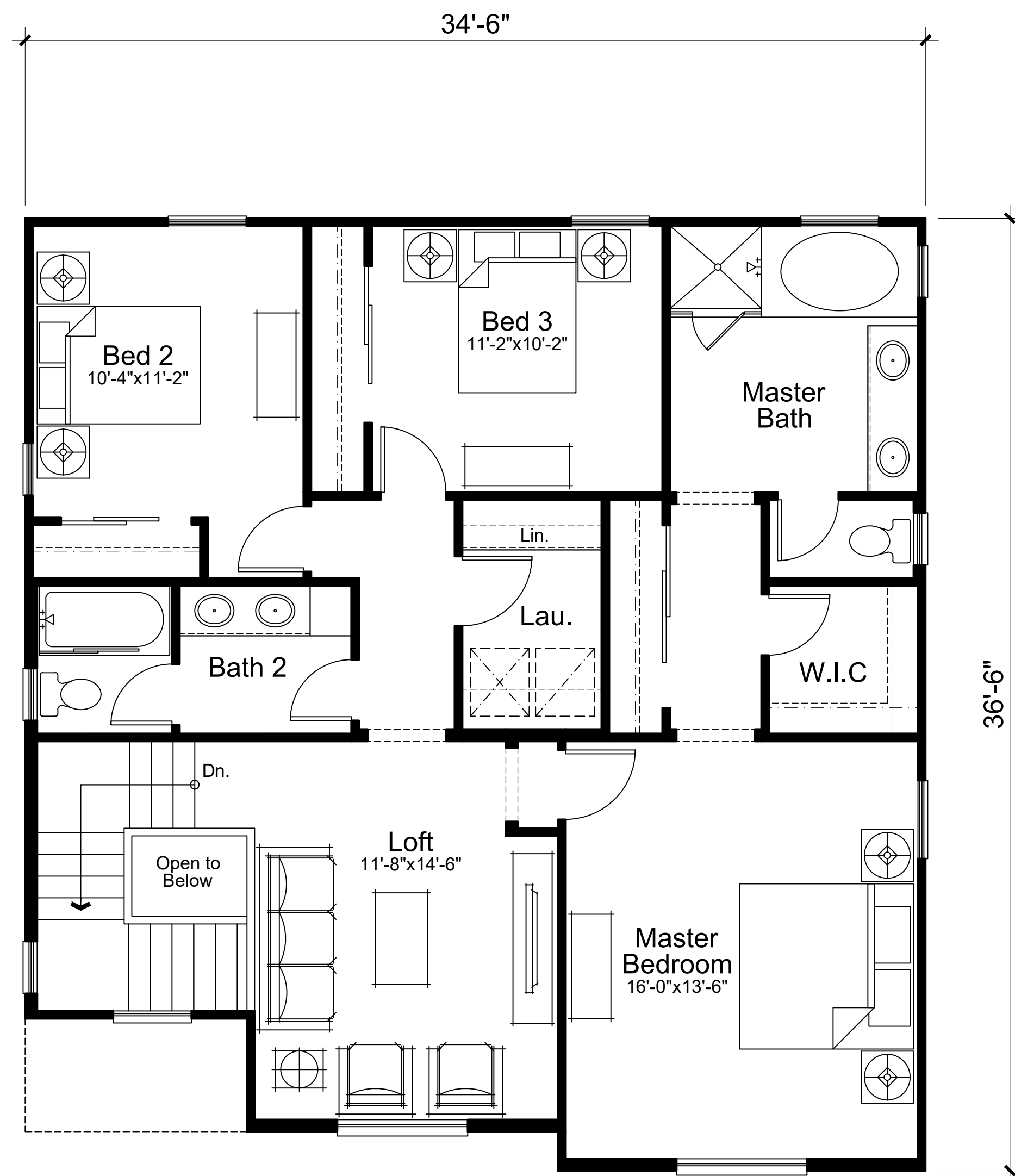
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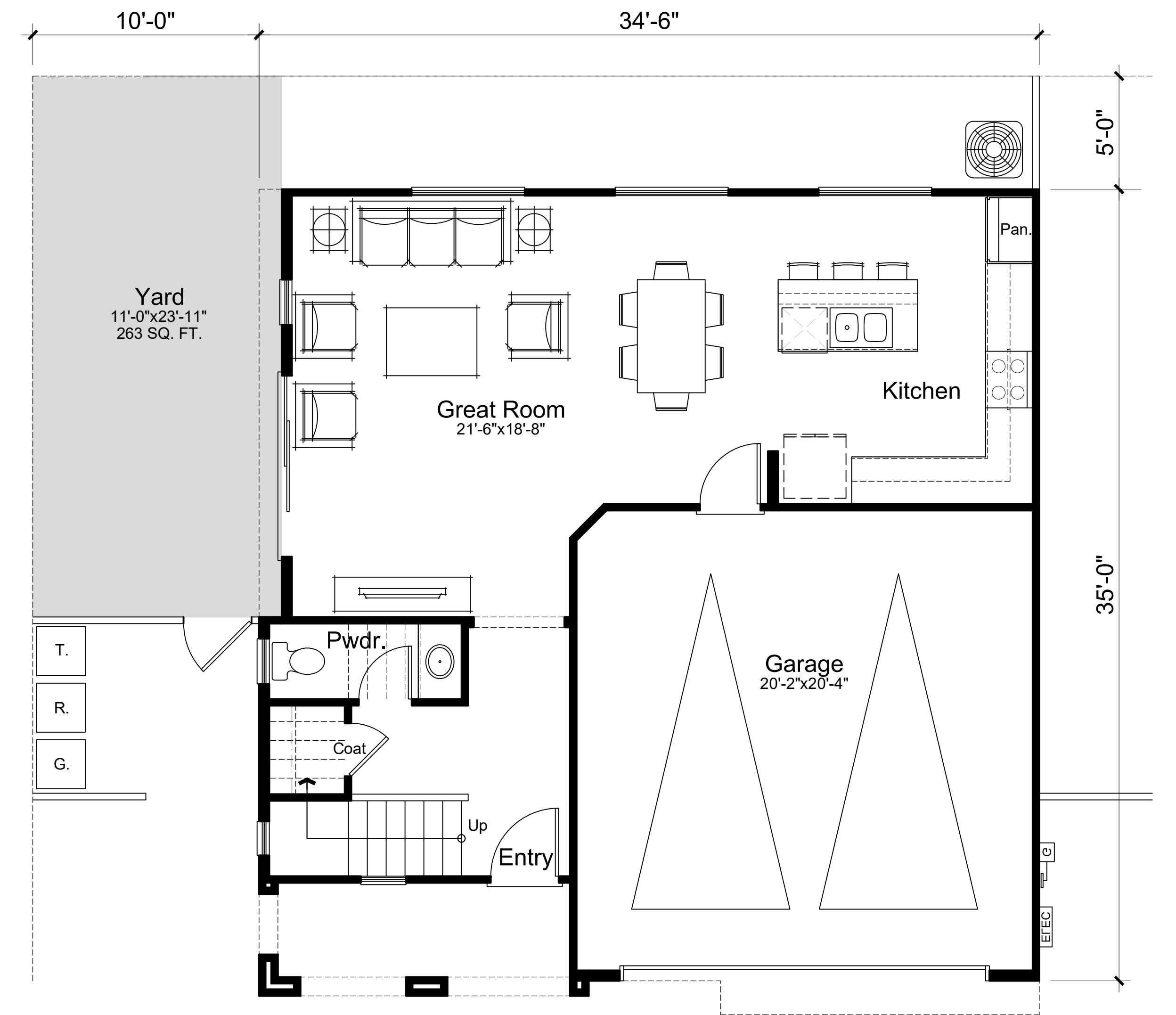


SITE PLAN  
2nd Story Window Exhibit

A1.1



Second Floor  
1141 SQ. FT.



First Floor  
703 SQ. FT.

Plan 1  
3 Bed, 2.5 Bath  
Two Story: 1,844 SQ. FT. Gross Area



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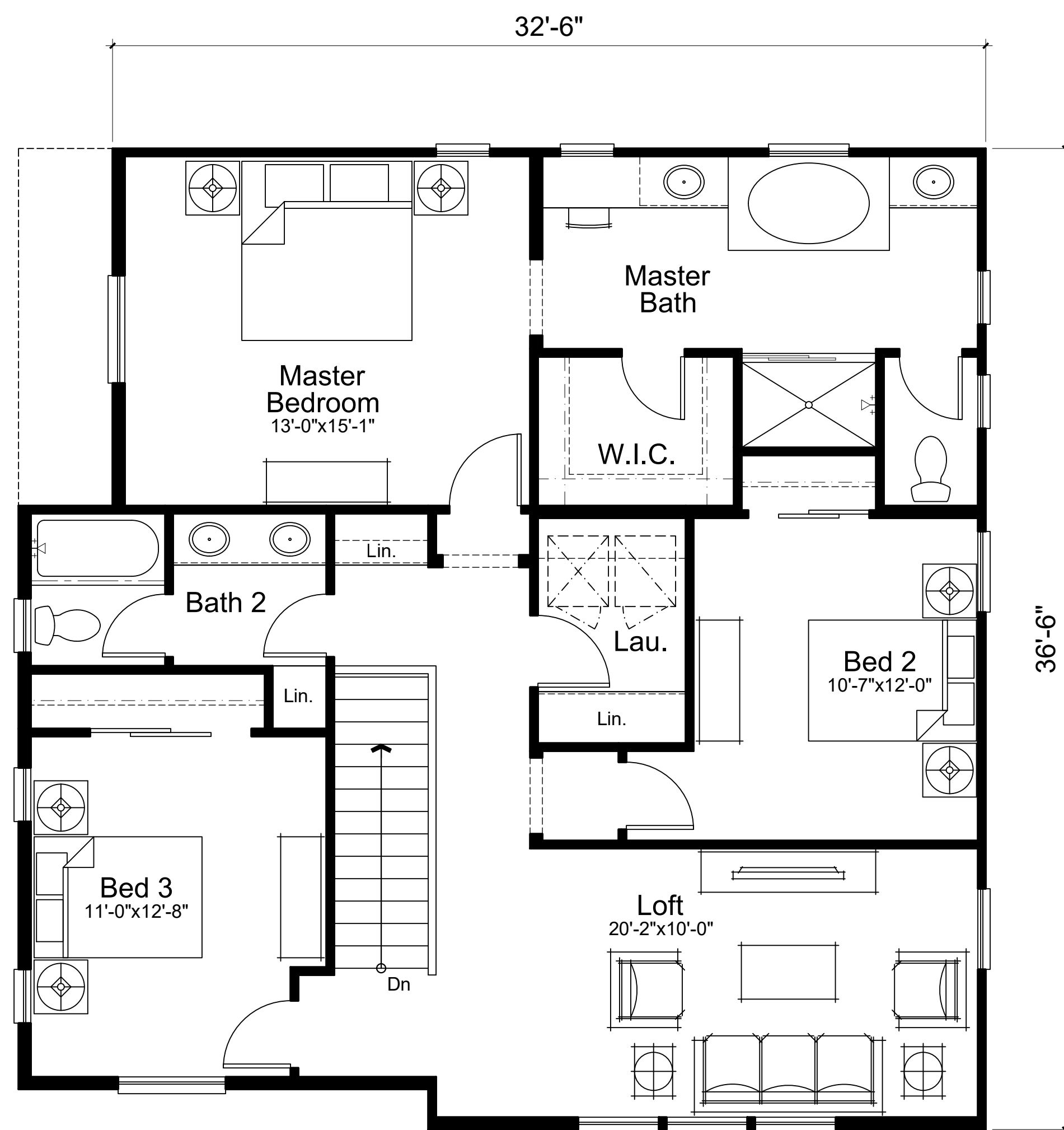
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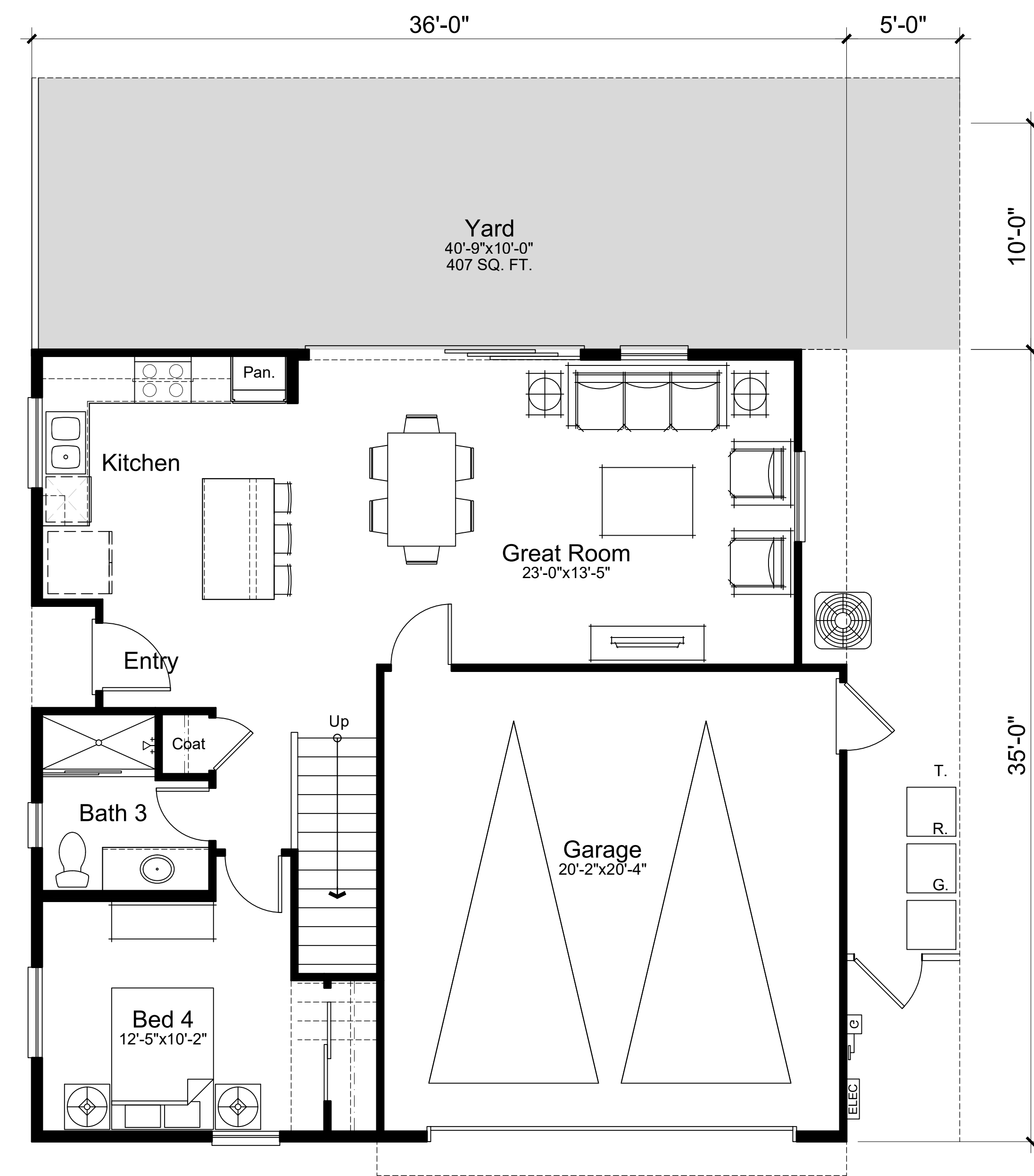


Plan 1

A2.0

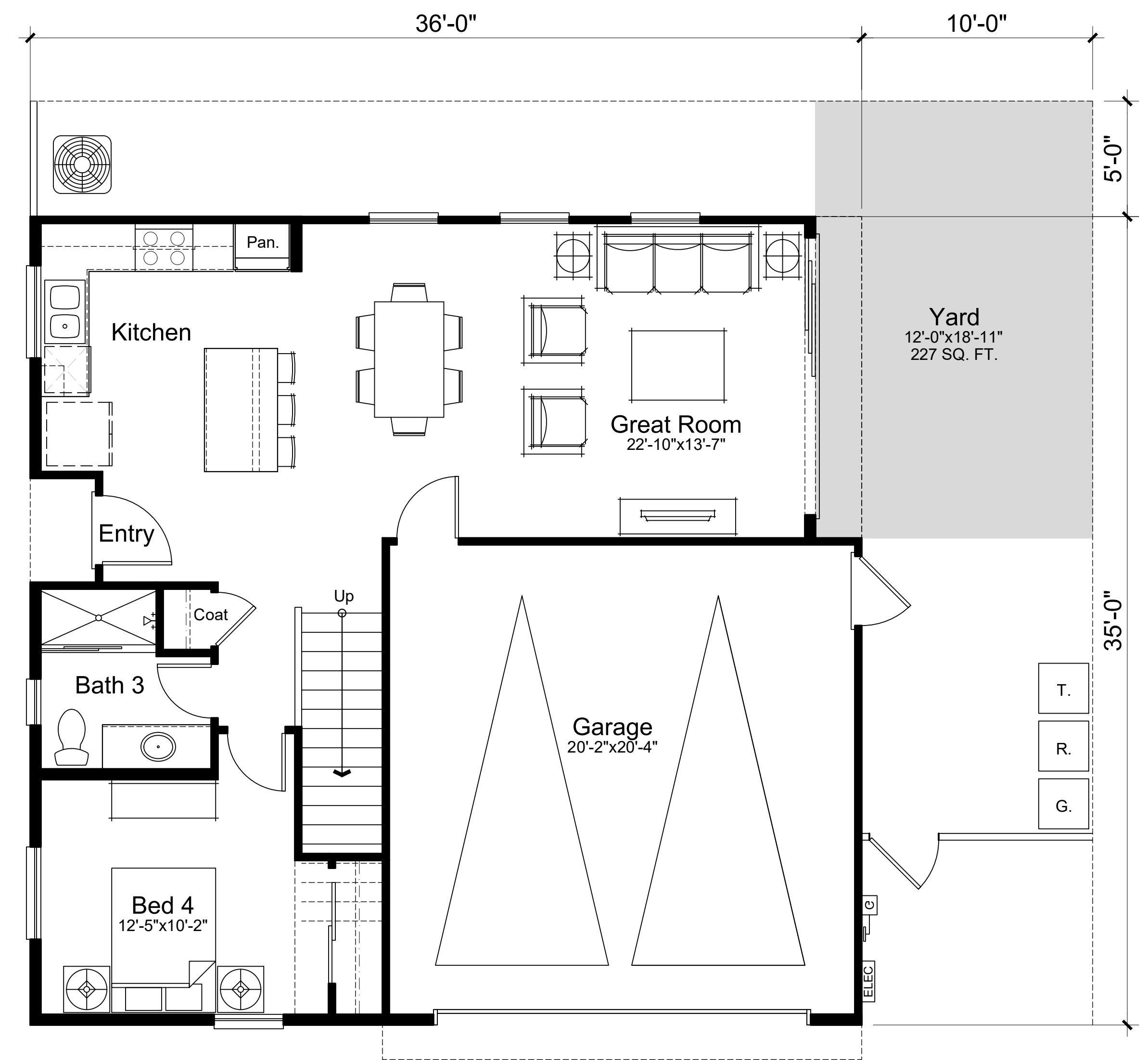
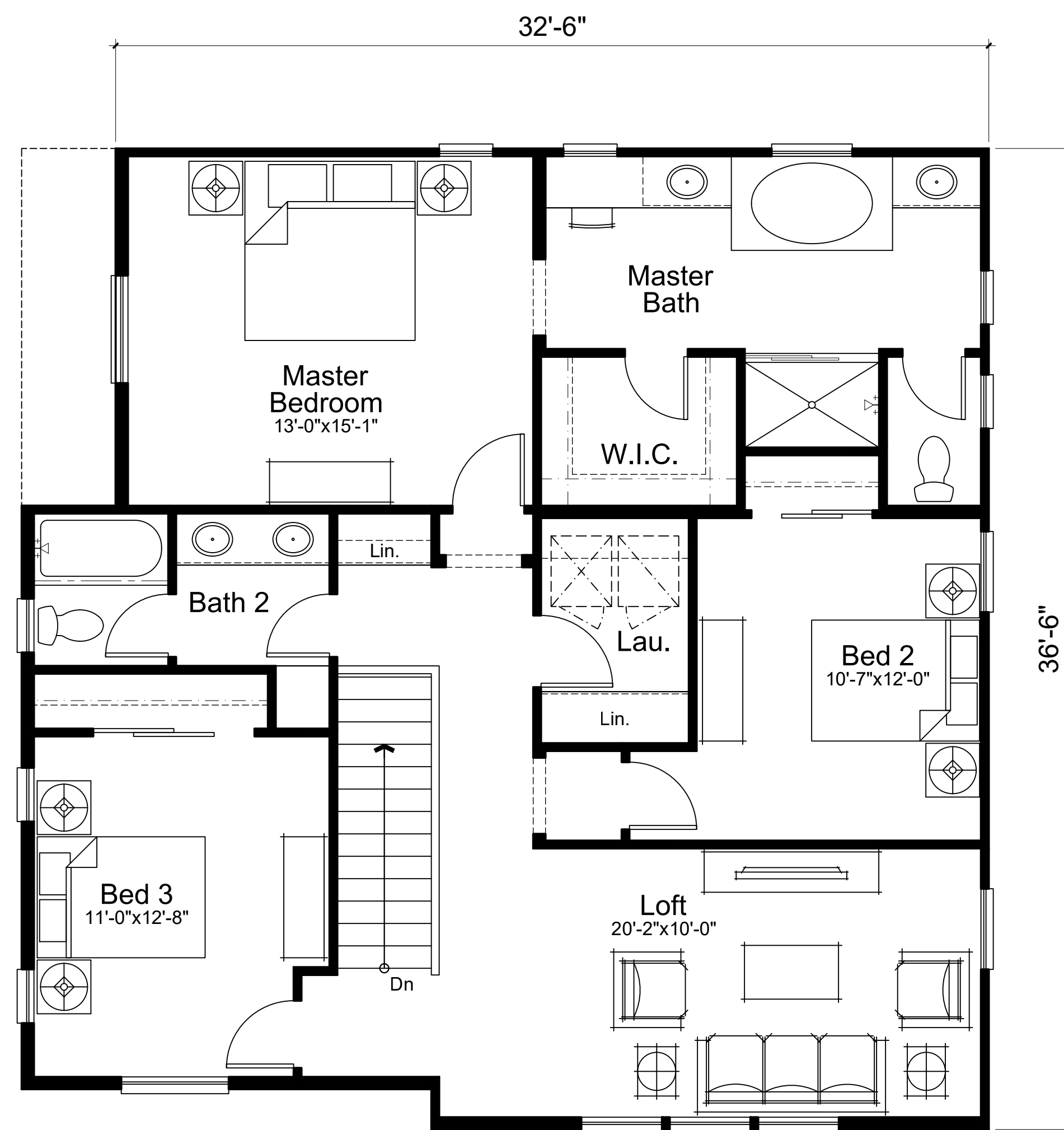


Second Floor  
1215 SQ. FT.



First Floor  
793 SQ. FT.

Plan 2a  
4 Bed, 3 Bath  
Two Story: 2,008 SQ. FT. Gross Area



Plan 2b  
4 Bed, 3 Bath  
Two Story: 2,008 SQ. FT. Gross Area



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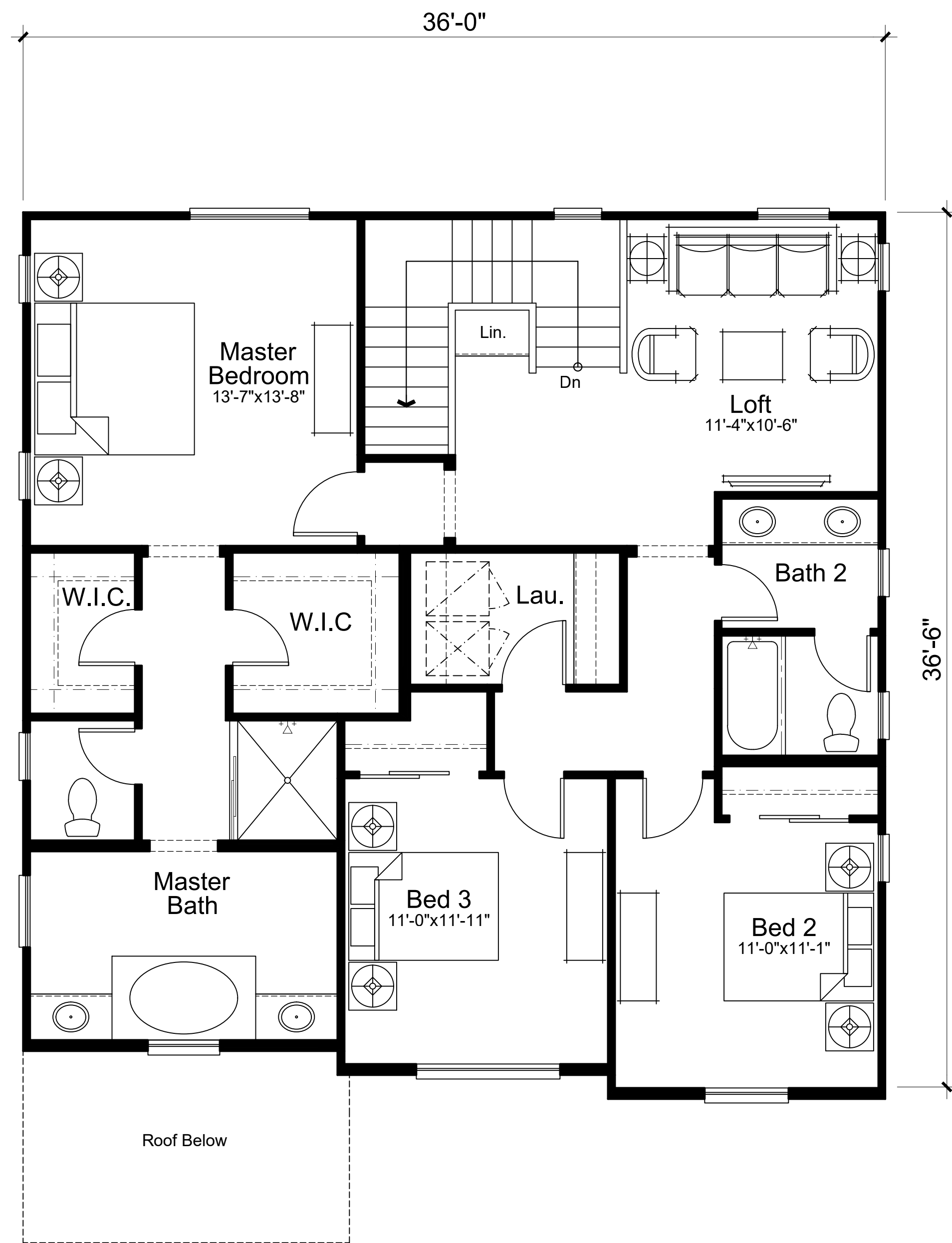
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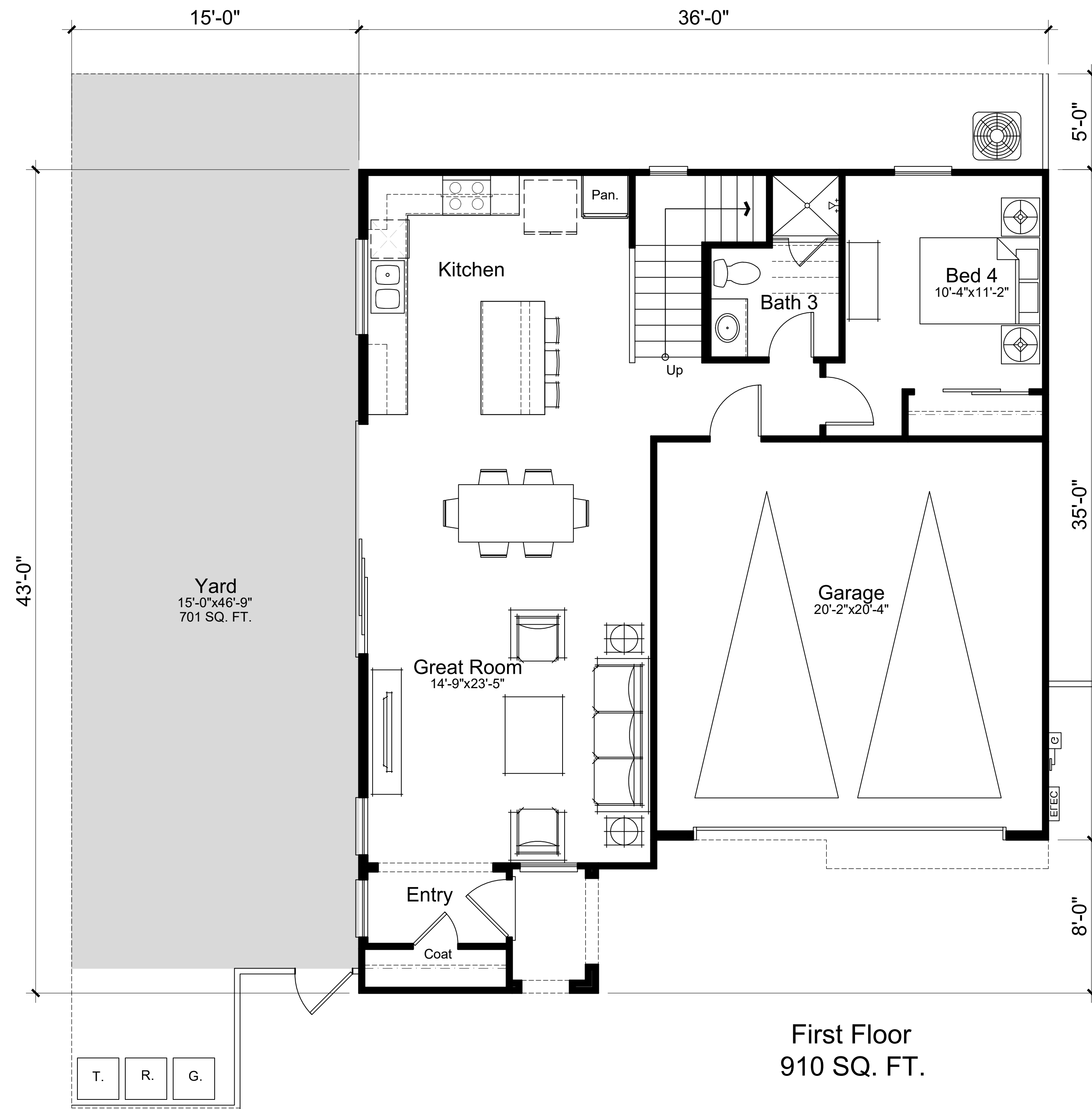


Plan 2B

A2.2



Second Floor  
1245 SQ. FT.



First Floor  
910 SQ. FT.

Plan 3  
4 Bed, 3 Bath  
Two Story: 2,155 SQ. FT. Gross Area

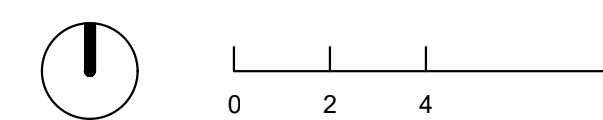


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Plan 3

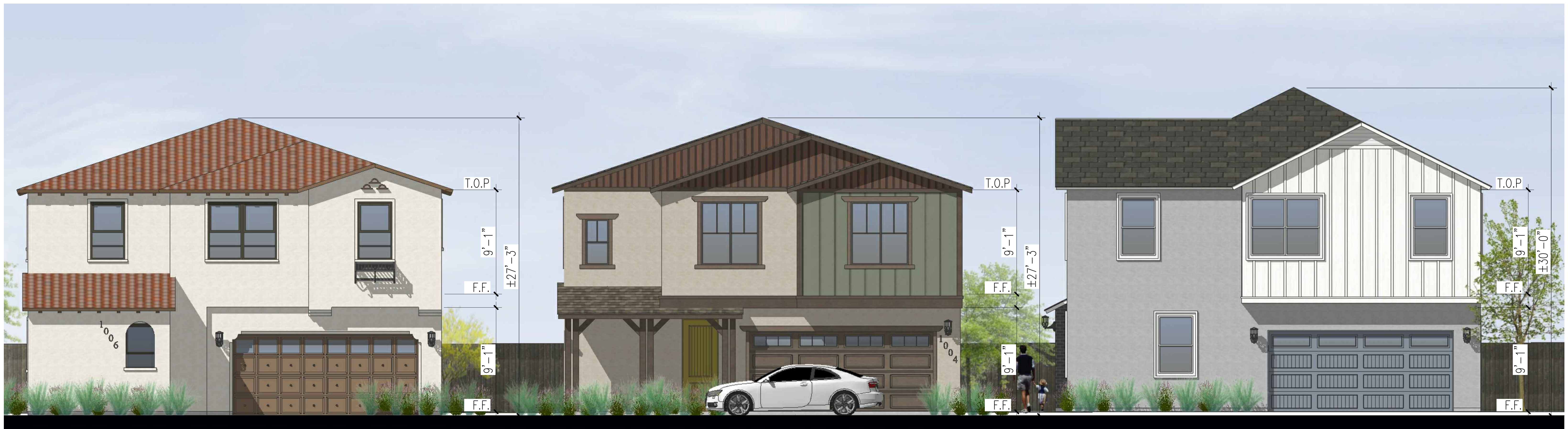
A2.3



Plan 3

Plan 1

Plan 2



Plan 3

Plan 1

Plan 2

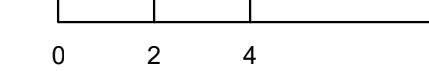


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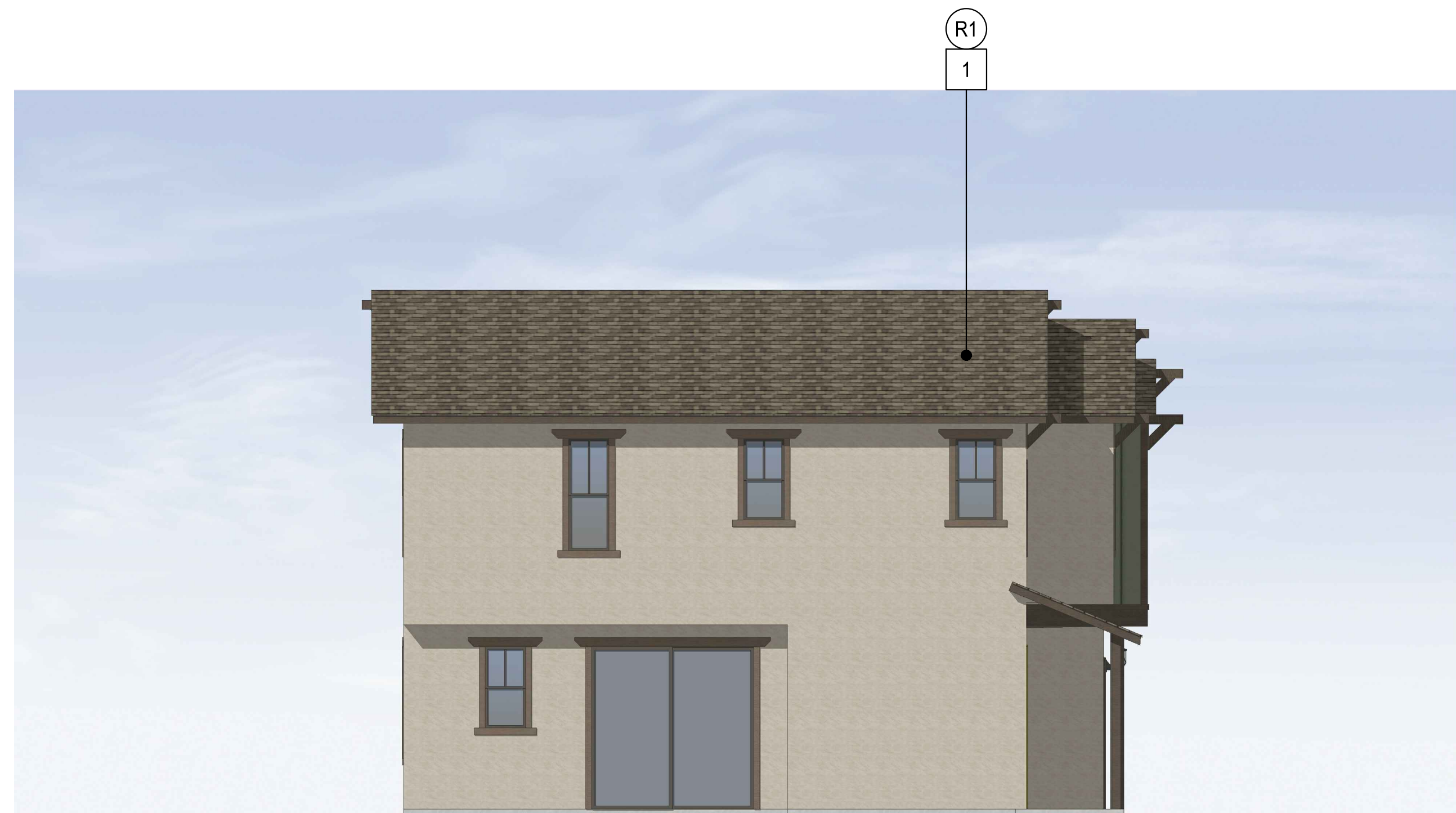
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ELEVATIONS  
Street Scenes

3.0



Left Elevation



Front Elevation

**Material Legend**

- 1. Composite Shingle Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Fiber Cement Trim
- 6. Fiber Cement Siding
- 7. Decorative Bracket

**Color Schedule**

- S1 - Siding 1
- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



Right Elevation



Rear Elevation

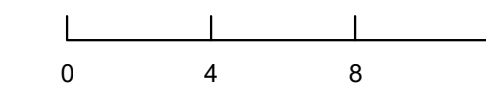


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CONCEPT DESIGN  
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ELEVATIONS  
Two Story Craftsman - Plan 1





Left Elevation



Front Elevation

**Material Legend**

- 1. Composite Shingle Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Fiber Cement Trim
- 6. Fiber Cement Siding
- 7. Decorative Bracket

**Color Schedule**

- S1 - Siding 1
- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



Right Elevation



Rear Elevation

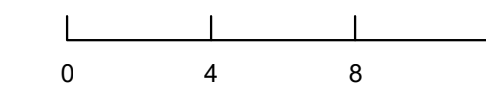


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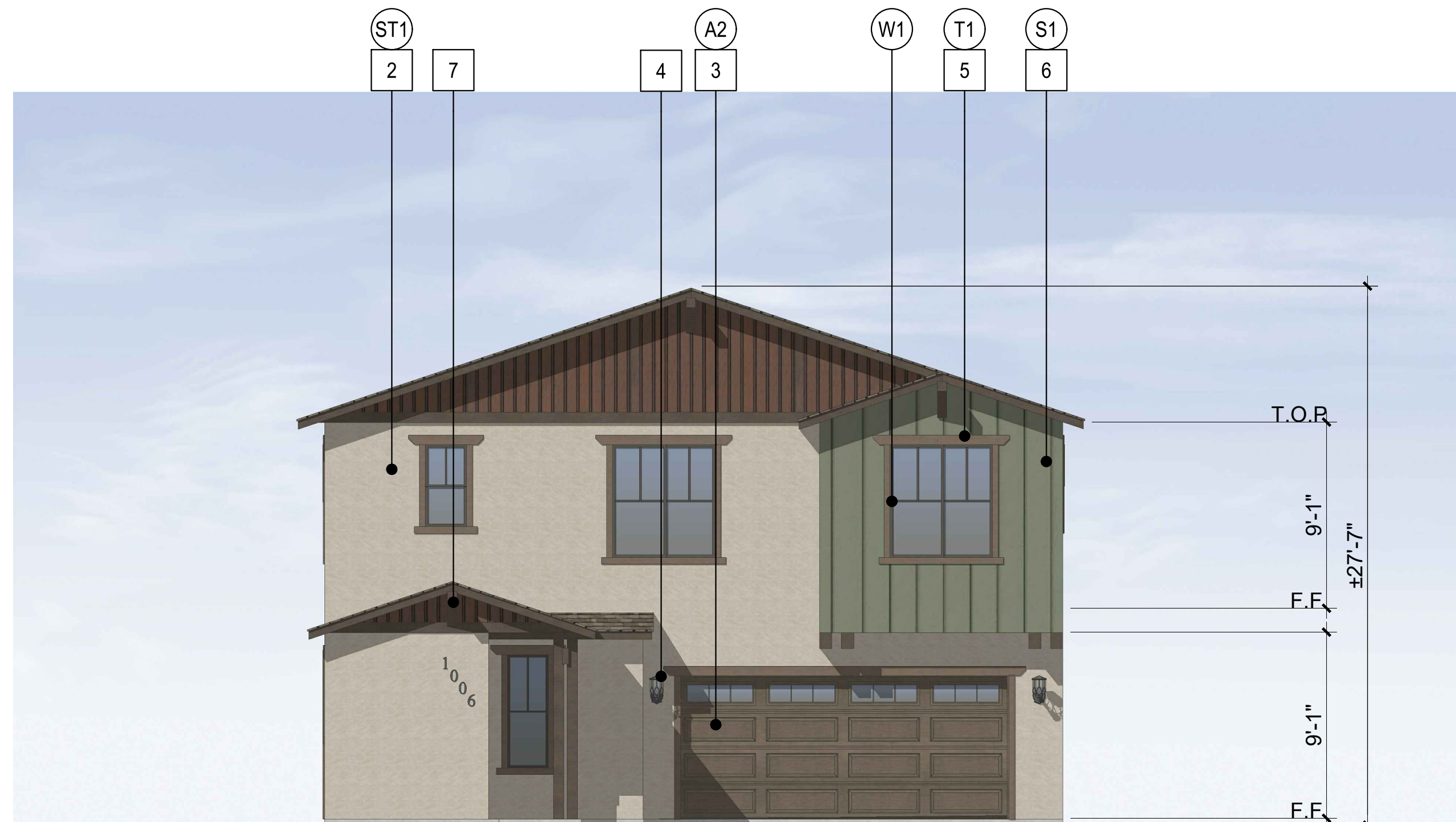
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ELEVATIONS  
Two Story Craftsman - Plan 2



Left Elevation



Front Elevation

**Material Legend**

- 1. Composite Shingle Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Fiber Cement Trim
- 6. Fiber Cement Siding
- 7. Decorative Bracket

**Color Schedule**

- S1 - Siding 1
- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



Right Elevation



Rear Elevation

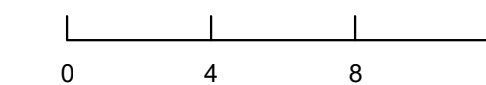


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**ELEVATIONS**  
Two Story Craftsman - Plan 3



Left Elevation



Front Elevation

**Material Legend**

- 1. Composite Shingle Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Fiber Cement Trim
- 6. Fiber Cement Siding
- 7. Stone Veneer

**Color Schedule**

- S1 - Siding 1
- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1
- SV1 - Stone Veneer 1



Right Elevation



Rear Elevation

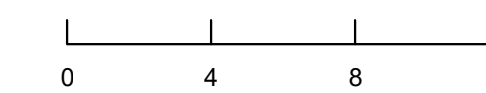


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ELEVATIONS  
Two Story Farmhouse - Plan 1



Left Elevation



Front Elevation

**Material Legend**

- 1. Composite Shingle Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Fiber Cement Trim
- 6. Fiber Cement Siding
- 7. Stone Veneer

**Color Schedule**

- S1 - Siding 1
- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1
- SV1 - Stone Veneer 1



Right Elevation



Rear Elevation

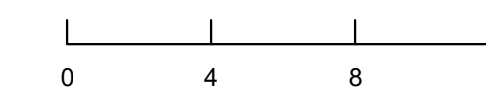


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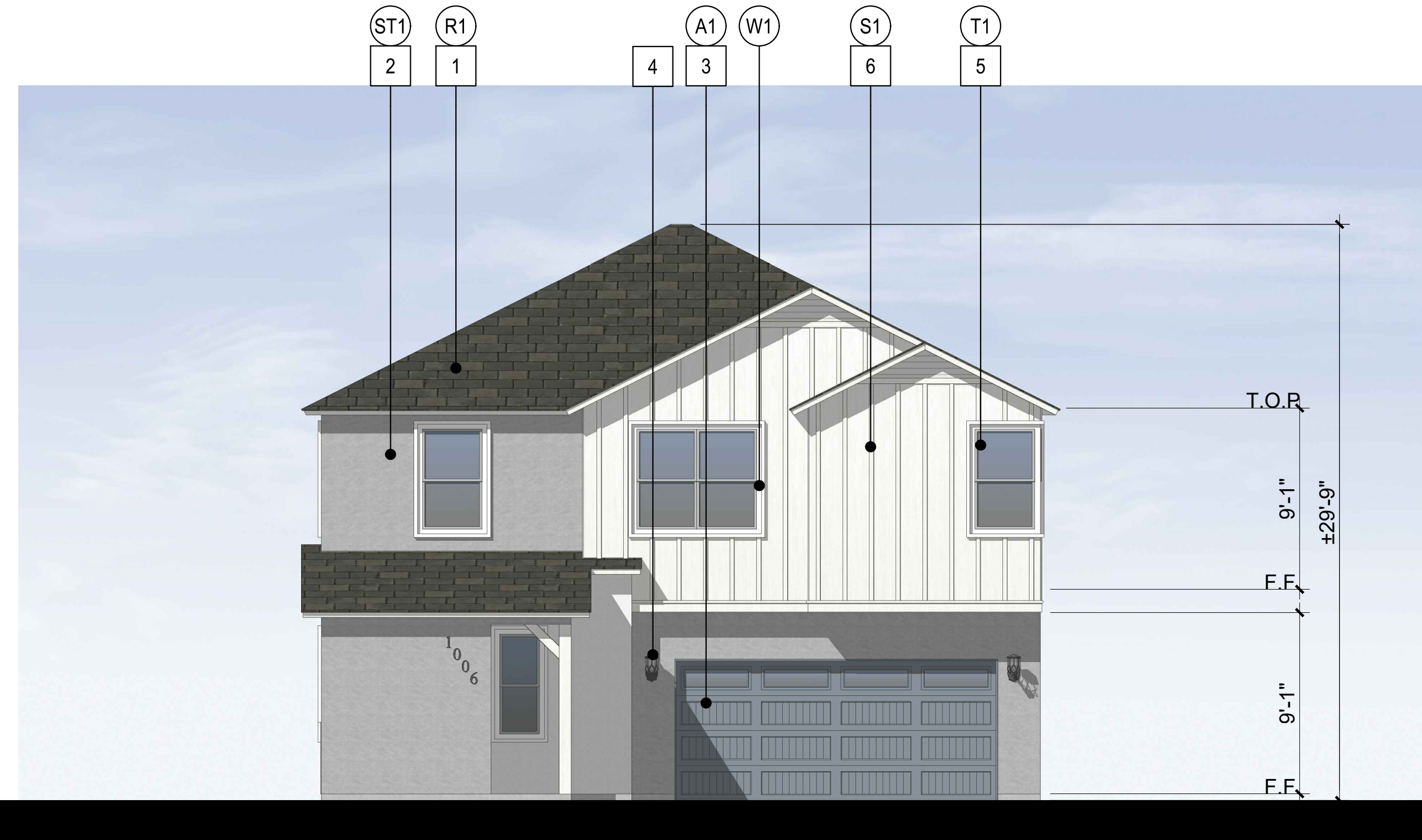
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ELEVATIONS  
Two Story Farmhouse - Plan 2



Left Elevation



Front Elevation

**Material Legend**

1. Composite Shingle Roof
2. Stucco
3. Sectional Garage Door
4. Light Fixture
5. Fiber Cement Trim
6. Fiber Cement Siding
7. Stone Veneer

**Color Schedule**

- S1 - Siding 1
- ST1 - Stucco 1
- A1 - Accent 1
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- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1
- SV1 - Stone Veneer 1



Right Elevation



Rear Elevation

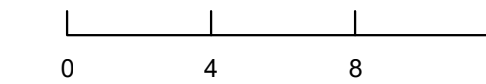


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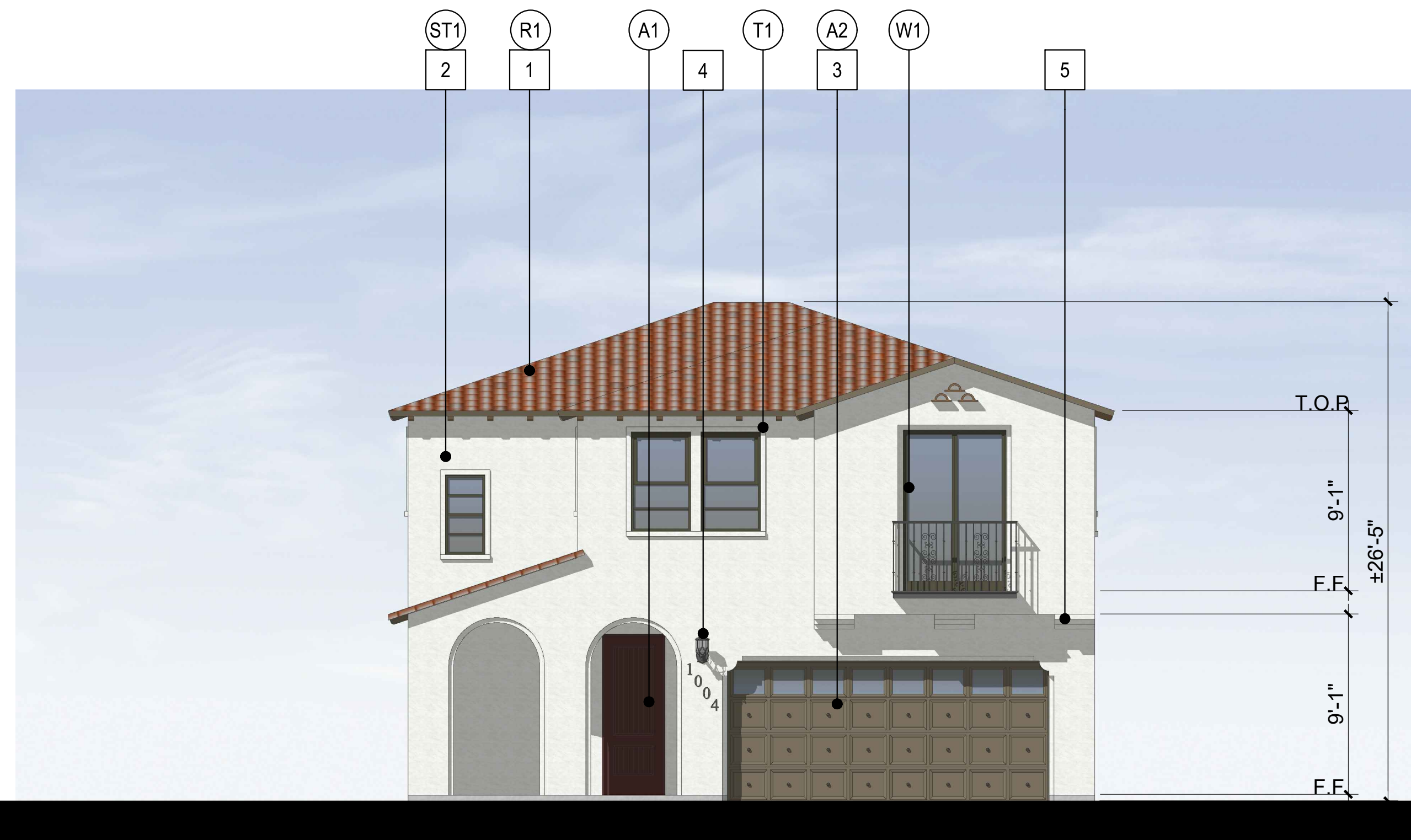
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ELEVATIONS  
Two Story Farmhouse - Plan 3



Left Elevation



Front Elevation

**Material Legend**

- 1. Concrete S-Tile Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Decorative Corbels

**Color Schedule**

- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



Right Elevation



Rear Elevation

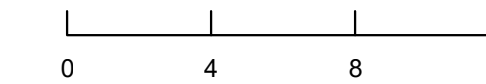


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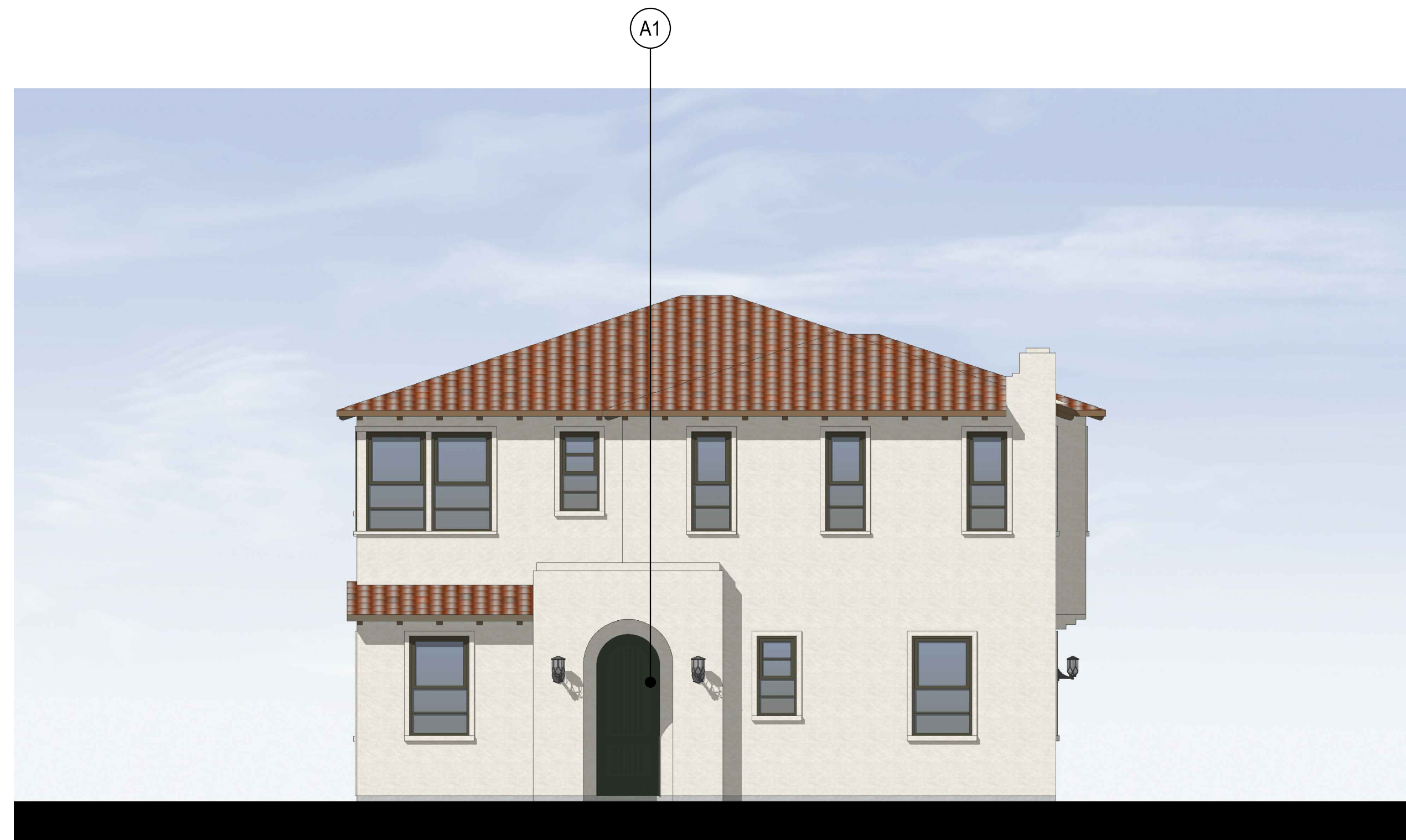
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ELEVATIONS  
Two Story Spanish - Plan 1



Left Elevation



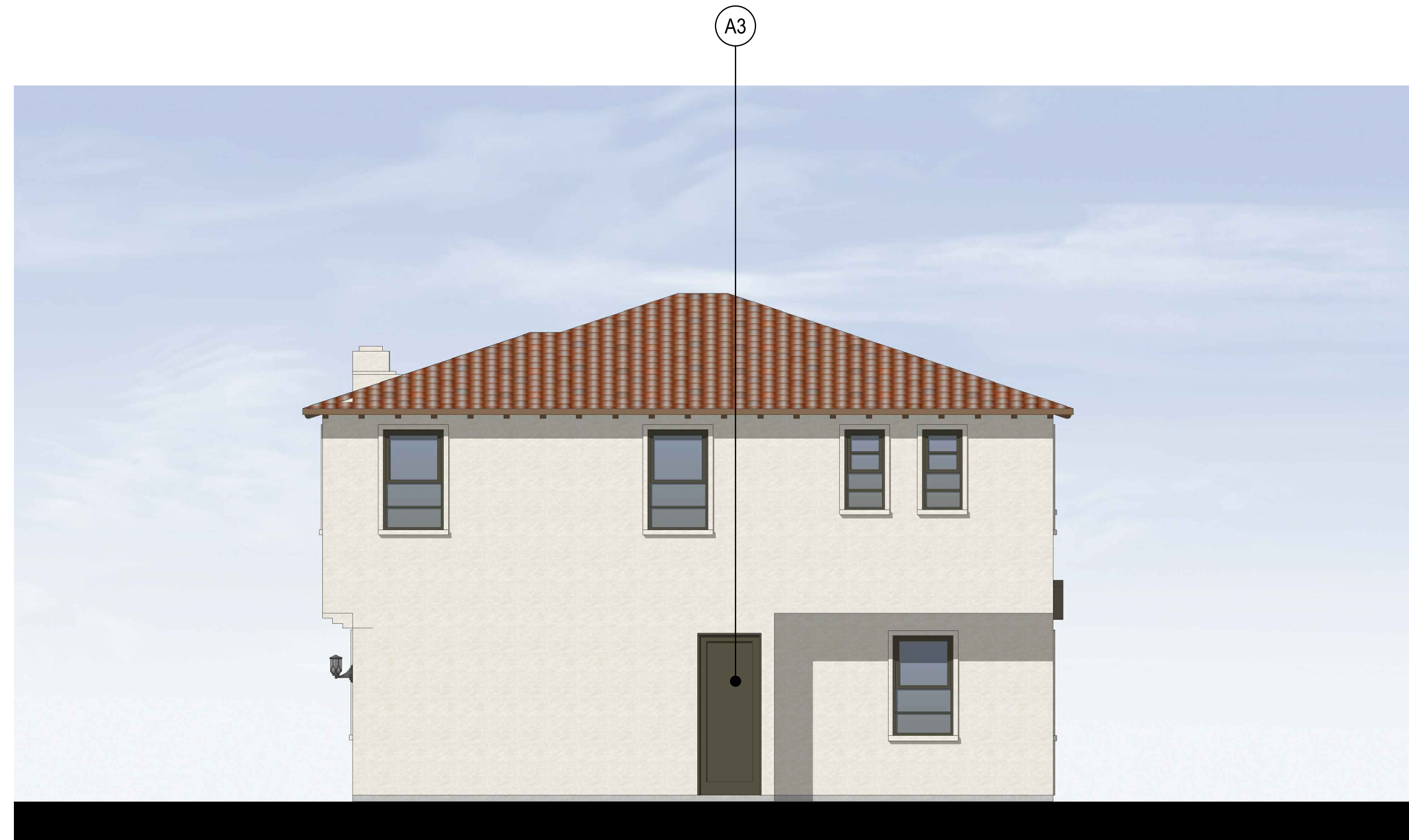
Front Elevation

**Material Legend**

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- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Decorative Corbels

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- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



Right Elevation



Rear Elevation

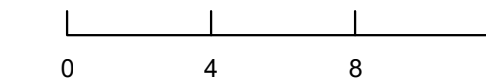


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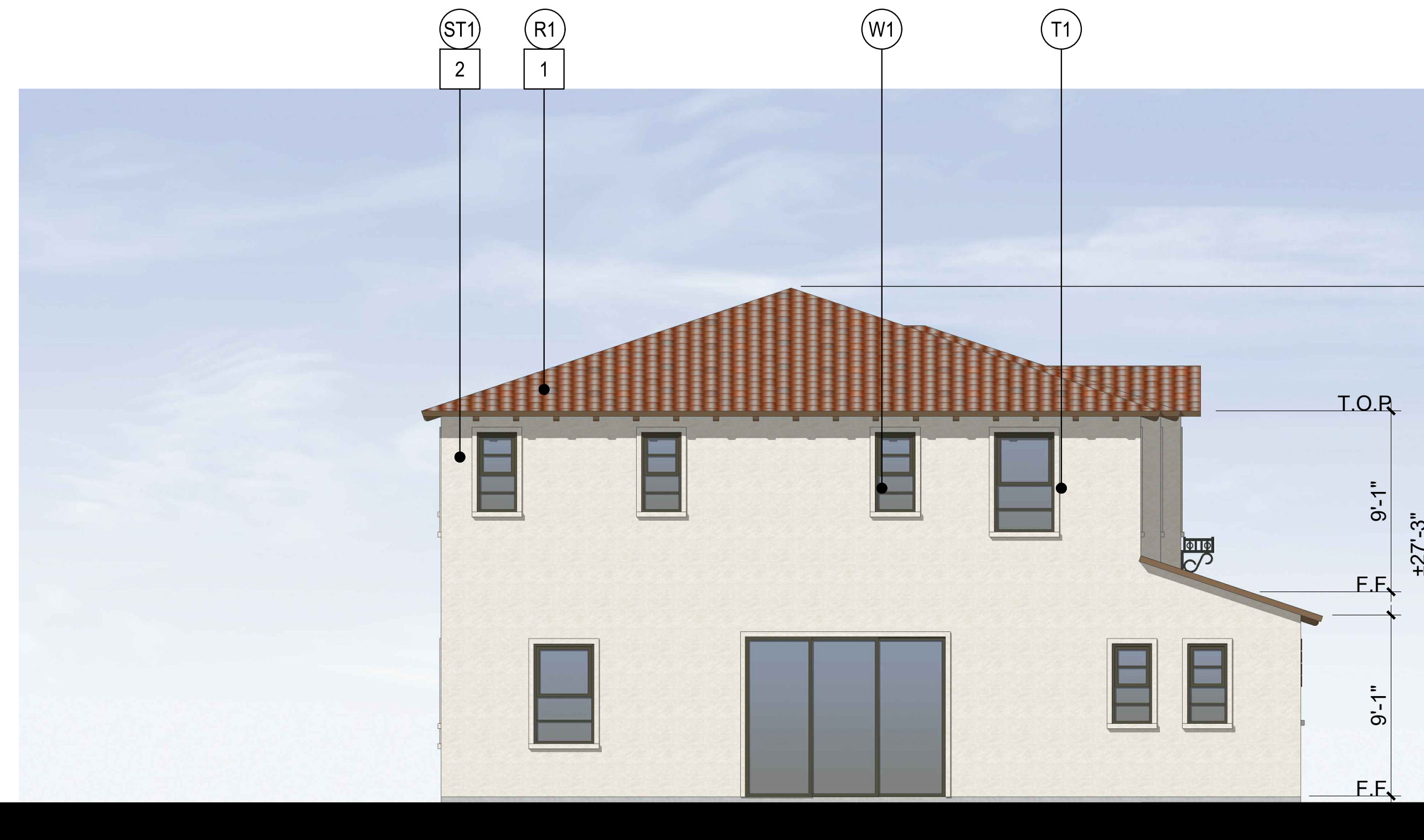
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ELEVATIONS  
Two Story Spanish - Plan 2



Left Elevation



Front Elevation

**Material Legend**

- 1. Concrete S-Tile Roof
- 2. Stucco
- 3. Sectional Garage Door
- 4. Light Fixture
- 5. Decorative Corbels

**Color Schedule**

- ST1 - Stucco 1
- A1 - Accent 1
- A2 - Accent 2
- A3 - Accent 3
- W1 - Window Frame 1
- T1 - Trim 1
- R1 - Roof 1



Right Elevation



Rear Elevation

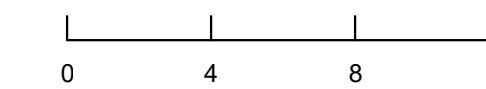


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ELEVATIONS  
Two Story Spanish - Plan 3