

# SITE PLAN



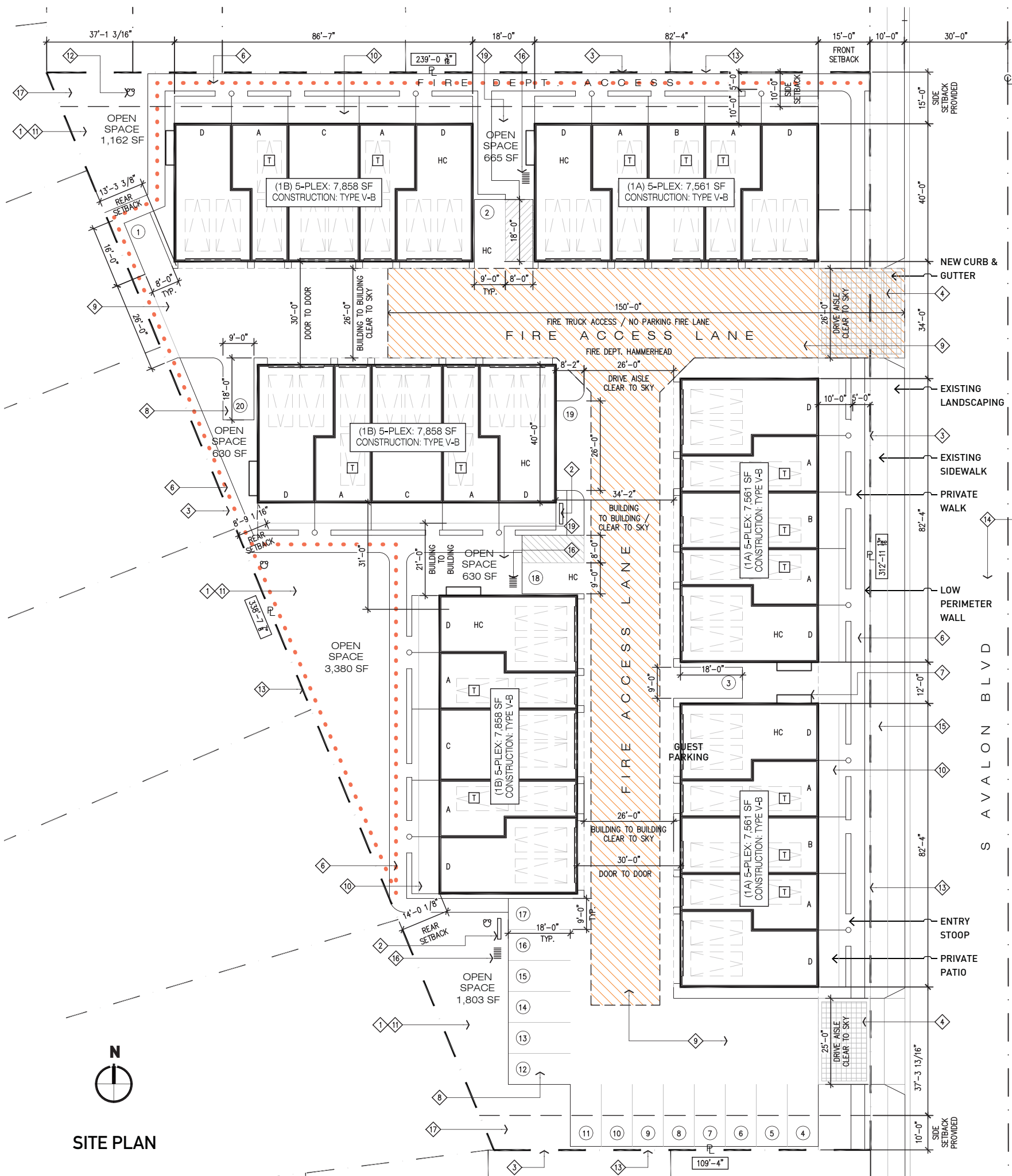
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ARCHITECTS, INC.  
FEBRUARY 07, 2022

18101 S. Avalon Bl.,  
Carson, CA

CARSON TH

Nina Patel / Ventus Group

A1.1  
S 21-01



PROJECT ANALYSIS					
<b>ZONING SUMMARY</b>					
<b>PROJECT SITE INFORMATION</b>					
APN NUMBER	ADDRESS	EXISTING ZONE	PROPOSED NEW ZONE	LOT AREA (ACRE)	LOT AREA (SF)
7338-002-021	18101 S. AVALON BLVD, CARSON, CA 90746	CG-D (GEN. COMMERCIAL)	R-M 25	1.23	53,471
SETBACKS	REQUIRED/ALLOWED	PROPOSED	NOTES		
FRONT - EAST	15'	15'			
SIDE - NORTH	10'	15'			
SIDE - SOUTH	10'	10'			
REAR - WEST	15'	12' - 18'			
NUMBER OF UNITS	30.75	30	[4 ADA UNITS]		
DENSITY	25 DU/AC (1,320 SF/DU MIN.)	24.39 DU/AC			
LOT COVERAGE	40% MAX. (21,388 SF)	37% (19,758 SF)			
BUILDING FLOOR AREA		16,549 SF			
FLOOR AREA RATIO (F.A.R.)		0.90 (48,220 SF)	FAR DOES NOT INCLUDE GARAGE		
BUILDING HEIGHT		3 STORIES			
OPEN SPACE (USABLE)	15% GROSS FLOOR AREA (MIN. 60% OPEN TO SKY) = 48,220 SF * 0.15 = 7,233 SF COMMON	= 8,532 SF COMMON	OPEN SPACE MIN. DIMENSION OF 10' PARKING LOT AREA = ___ SF		
	150 SF/DU (2+ BR) = 150 SF * 32 = 4,800 SF PRIVATE	= 4,500 SF PRIVATE			
STORAGE SPACE (PRIVATE)	N/A	0 / 399 / 1,244 C.F PER UNIT			
PROJECT CONSTRUCTION TYPE	3 STORY TOWNHOME - TYPE V-B				

UNIT SUMMARY							
PLAN	DESCRIPTION	QUANTITY	GROSS AREA	GROSS AREA SUBTOTAL	DECK AREA	DECK AREA SUBTOTAL	RATIO
A	3 BR / 3.5 BA	12 UNITS	± 1,427 SF	17,124 SF	242 SF	2,904 SF	17.0%
B	3 BR / 3.5 BA	3 UNIT	± 1,427 SF	4,263 SF	242 SF	726 SF	17.0%
C	3 BR / 3.5 BA	3 UNIT	± 1,724 SF	5,172 SF	242 SF	726 SF	17.0%
D	3 BR / 3.5 BA	12 UNIT	± 1,640 SF	19,680 SF	242 SF	2,904 SF	17.0%
<b>PROJECT UNITS TOTAL</b>		<b>32 UNITS</b>		<b>46,239 SF</b>		<b>7,260 SF</b>	<b>17.0%</b>

OPEN SPACE / AMENITY SUMMARY			
	REQUIRED	PROPOSED	NOTES
COMMON OPEN SPACE	7,233 SF	8,532 SF	15% GROSS FLOOR AREA
PRIVATE OPEN SPACE	4,500 SF	4,500 SF	150 SF/DU (2+ BR DU)
LANDSCAPED AREA	(___) SF	(___) SF	>5% OF PARKING LOT AREA (___ SF)
<b>TOTAL OPEN SPACE</b>	<b>12,033 SF</b>	<b>13,032 SF</b>	<b>LANDSCAPED AREA = ___ SF</b>

PARKING SUMMARY			
REQUIRED	RESIDENTIAL/GUEST		
		[2] STANDARD 18'x20' SPACE / UNIT (30 UNITS)	60 SPACES
		[1] GUEST SPACE / 3BR UNIT (30 UNITS)	30 SPACES
<b>TOTAL</b>			<b>90 SPACES</b>
PROVIDED	RESIDENTIAL/GUEST		
		STANDARD 18'x20' SPACES	45 SPACES [ 70% ]
		TANDEM 18'x20' SPACES	15 SPACES [ 30% ]
		9'x18' GUEST SPACE [ 1:7 ]	18 SPACES
		17'x18' GUEST SPACE - H.C. [ 1:7 ]	2 SPACES
<b>TOTAL</b>			<b>80 SPACES</b>

LEGEND			
1	CENTRAL COMMUNITY OPEN SPACE AREA WITH OVERHEAD STRUCTURE, FIRE PLACE WITH SEATING, TURF GAME COURT, BBQ COUNTER FOR SMALL SOCIAL EVENTS AND GROUP GATHERINGS, REFER TO SHEET L2 FOR ENLARGEMENT PLAN.	17	PROPOSED BIO FILTRATION BASIN (PER CIVIL PLANS); WITH RIPARIAN PLANTING.
2	FOUR COMMUNITY CLUSTER MAILBOXES, PER USPS REVIEW AND APPROVAL.	18	PROPOSED DOG RUN.
3	PROPOSED WALL, PILASTER, GATE OR FENCE, PER WALL & FENCE PLAN.	19	PROPOSED PASSIVE GARDEN WITH LOUNGE SEATING.
4	ENHANCED PAVING AT MAIN PROJECT ENTRY.	20	HOME OWNER WASTE/RECYCLE BIN STORAGE AREA.
5	PROPOSED TREE, PER PLANTING PLAN.	21	ENHANCED STAMPED NATURAL STONE COLOR CONCRETE PAVING.
6	4" WIDE NATURAL COLORED PEDESTRIAN SIDEWALK WITH LIGHT TOP-CAST FINISH AND SAW-CUT JOINTS.	T	TANDEM PARKING
7	UTILITY CLOSET.		
8	GUEST PARKING STALL AND STRIPING, PER CIVIL PLANS.		
9	NATURAL COLORED CONCRETE DRIVEWAY, WITH LIGHT BROOM FINISH AND TOOLED JOINTS.		
10	PRIVATE PATIO 1 YARD AREA, HOMEOWNER MAINTAINED.		
11	COMMON AREA LANDSCAPE, BUILDER INSTALLED AND HOA MAINTAINED.		
12	COMMUNITY DOG BAG STATION (BLACK IN COLOR), FOR PET OWNERS.		
13	PROPERTY LINE.		
14	PUBLIC STREET R.O.W.		
15	PROPOSED PUBLIC STREET SIDEWALK, PER CIVIL PLANS.		
16	SHORT TERM BIKE PARKING (1 BIKE RACKS TO ACCOMMODATE 2 BIKE STALLS).		



SITE PLAN

SCALE: 1/16" = 1'-0"  
0 16 32 48 64