

CARSON TH

18101 S. Avalon Bl.,
Carson, CA, 90254

SD PACKAGE

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SITE PLAN

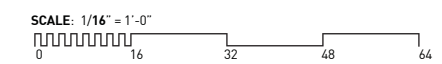
PROJECT ANALYSIS

ZONING SUMMARY					
PROJECT SITE INFORMATION					
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		32	(4 ADA UNITS)	
DENSITY	25 DU/AC (1,320 SF/DU MIN.)		26 DU/AC		
LOT COVERAGE	40% MAX. (21,388 SF)		35% (18,764 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 <30' ABOVE EXISTING GRADE		
OPEN SPACE (USABLE)	15% GROSS FLOOR AREA (MIN. 60% OPEN TO SKY) = 48,220 SF * 0.15 = 7,233 SF COMMON		= 8,128 SF COMMON = 7,744 SF PRIVATE	OPEN SPACE MIN. DIMENSION OF 10' PARKING LOT AREA = ___ SF	
STORAGE SPACE (PRIVATE)	N/A		0 / 399 / 1,244 C.F PER UNIT		
PROJECT CONSTRUCTION TYPE	3 STORY TOWNHOME - TYPE V-B				

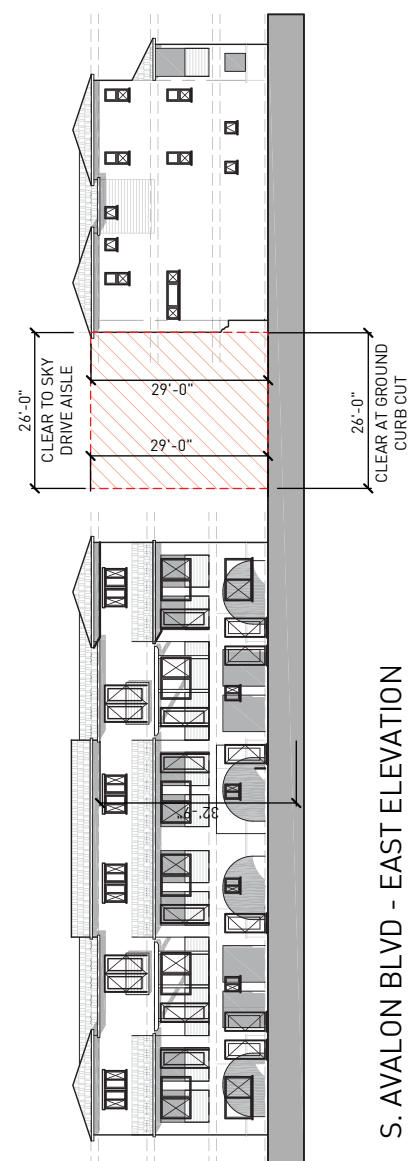
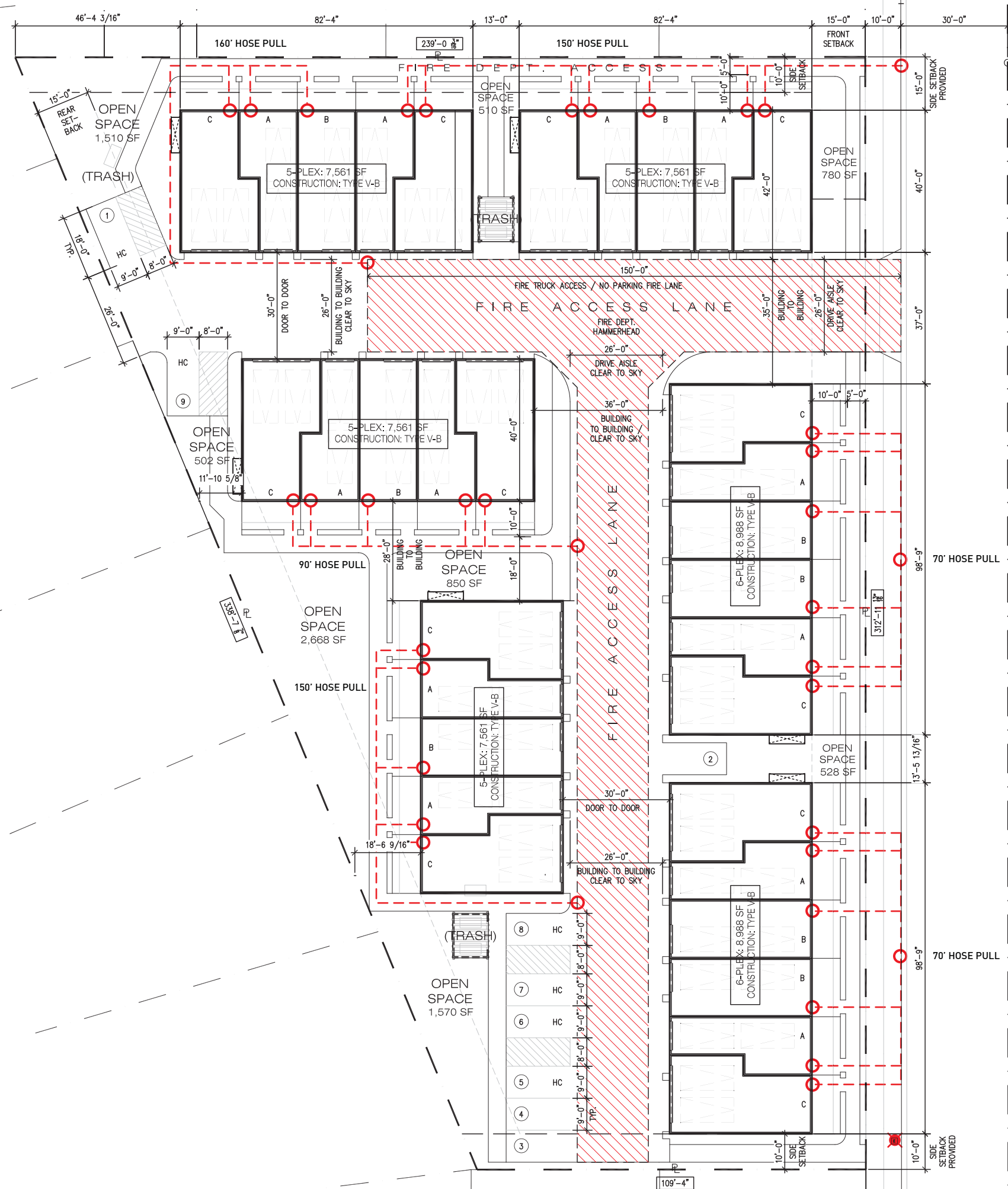
UNIT SUMMARY							
PLAN	DESCRIPTION	QUANTITY	GROSS AREA	GROSS AREA SUBTOTAL	DECK AREA	DECK AREA SUBTOTAL	RATIO
A	3 BR / 3.5 BA	12 UNITS	± 1,427 SF	17,124 SF	242 SF	2,904 SF	17.0%
B	3 BR / 3.5 BA	8 UNIT	± 1,427 SF	11,416 SF	242 SF	1,936 SF	17.0%
C	3 BR / 3.5 BA	12 UNIT	± 1,640 SF	19,680 SF	242 SF	2,904 SF	17.0%
PROJECT UNITS TOTAL		32 UNITS		48,220 SF		7,744 SF	17.0%

OPEN SPACE / AMENITY SUMMARY			
	REQUIRED	PROPOSED	NOTES
COMMON OPEN SPACE	7,233 SF	8,123 SF	15% GROSS FLOOR AREA
PRIVATE OPEN SPACE	4,800 SF	7,744 SF	150 SF/DU (2+ BR DU)
LANDSCAPED AREA	(___ SF)	(___ SF)	>5% OF PARKING LOT AREA (___ SF)
TOTAL OPEN SPACE	12,033 SF	15,867 SF	LANDSCAPED AREA = ___ SF

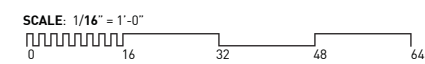
PARKING SUMMARY			
REQUIRED	RESIDENTIAL/GUEST		
		(2) STANDARD 18'x20' SPACE / UNIT (32 UNITS)	64 SPACES
		(1) GUEST SPACE / 3BR UNIT (32 UNITS)	32 SPACES
TOTAL			96 SPACES
PROVIDED	RESIDENTIAL/GUEST		
		(2) STANDARD 18'x20' SPACES / UNIT (32 UNITS)	64 SPACES
		(0) 10'x20' GUEST SPACE	0 SPACES
		(1) 17'x18' GUEST SPACE - H.C.	6 SPACES
		(1) 8'x18' GUEST SPACE - COMPACT	3 SPACES
TOTAL			73 SPACES



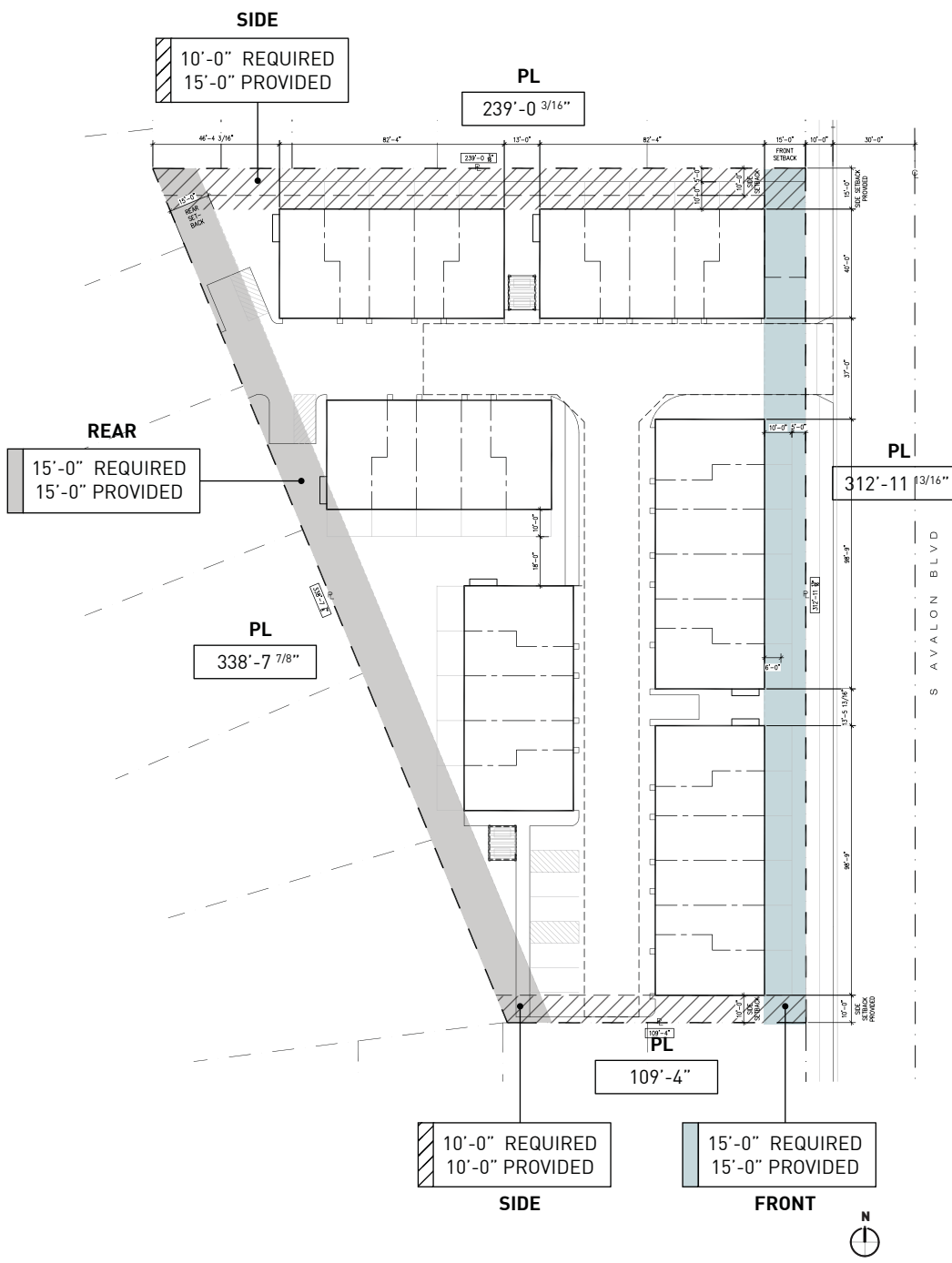
Site Plan + Tabulations



- LEGEND**
- Hose Pull
 - Hose Pull - Start/End
 - No Parking Fire Lane
 - Fire Hydrant - New
 - ⊗ Fire Hydrant - Existing
 - Utility Closet = 2'-6"x10'-0"



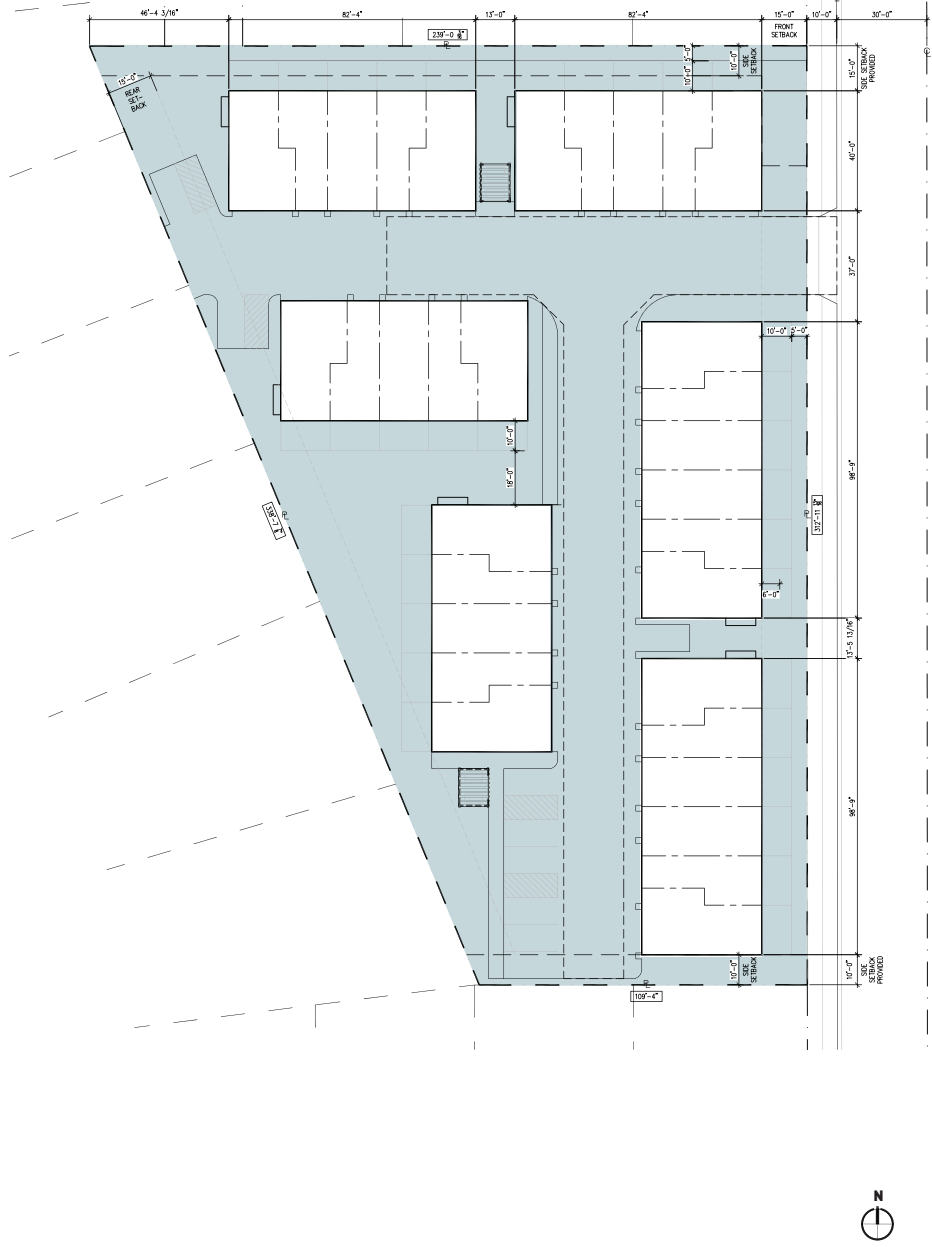
Fire Access Plan



LOT SIZE: 53,471 SF

- FRONT SETBACK - REQUIRED: 15'
- PROVIDED: 15'
- SIDE SETBACK - REQUIRED: 10'
- PROVIDED: 10'-15'
- REAR SETBACK - REQUIRED: 10'
- PROVIDED: 10'-15'

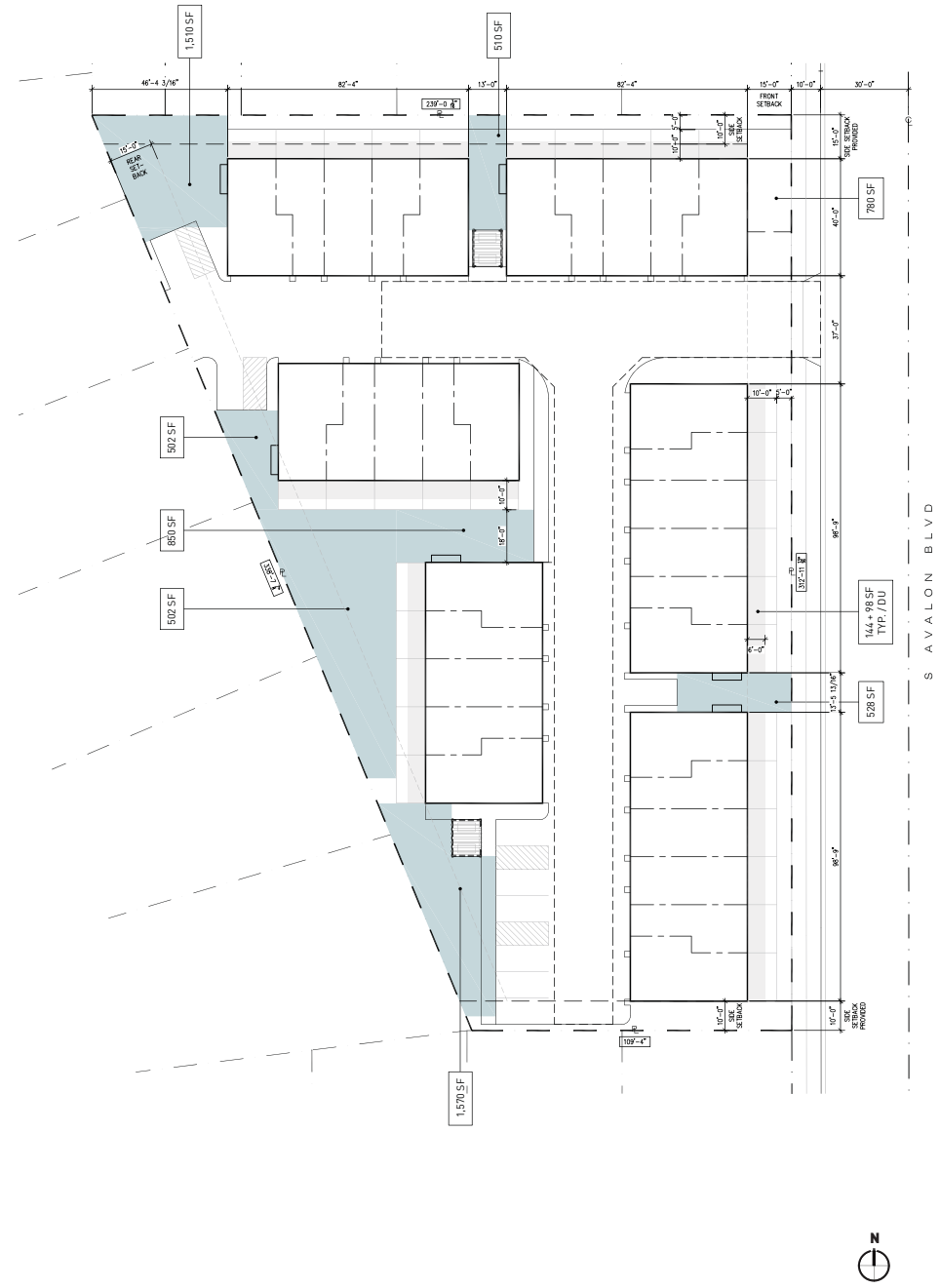
LOT SIZE / SETBACKS



LOT AREA = 53,471 SF

40% MAX. LOT AREA = 21,388 SF
(35% PROVIDED = 18,764 SF)

LOT COVERAGE

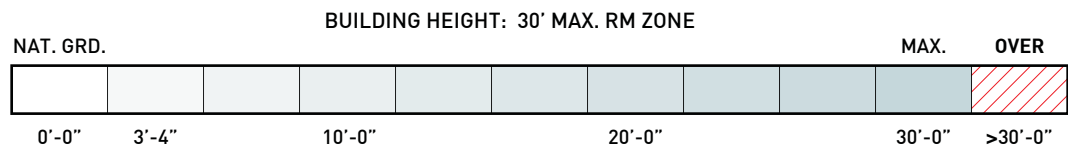
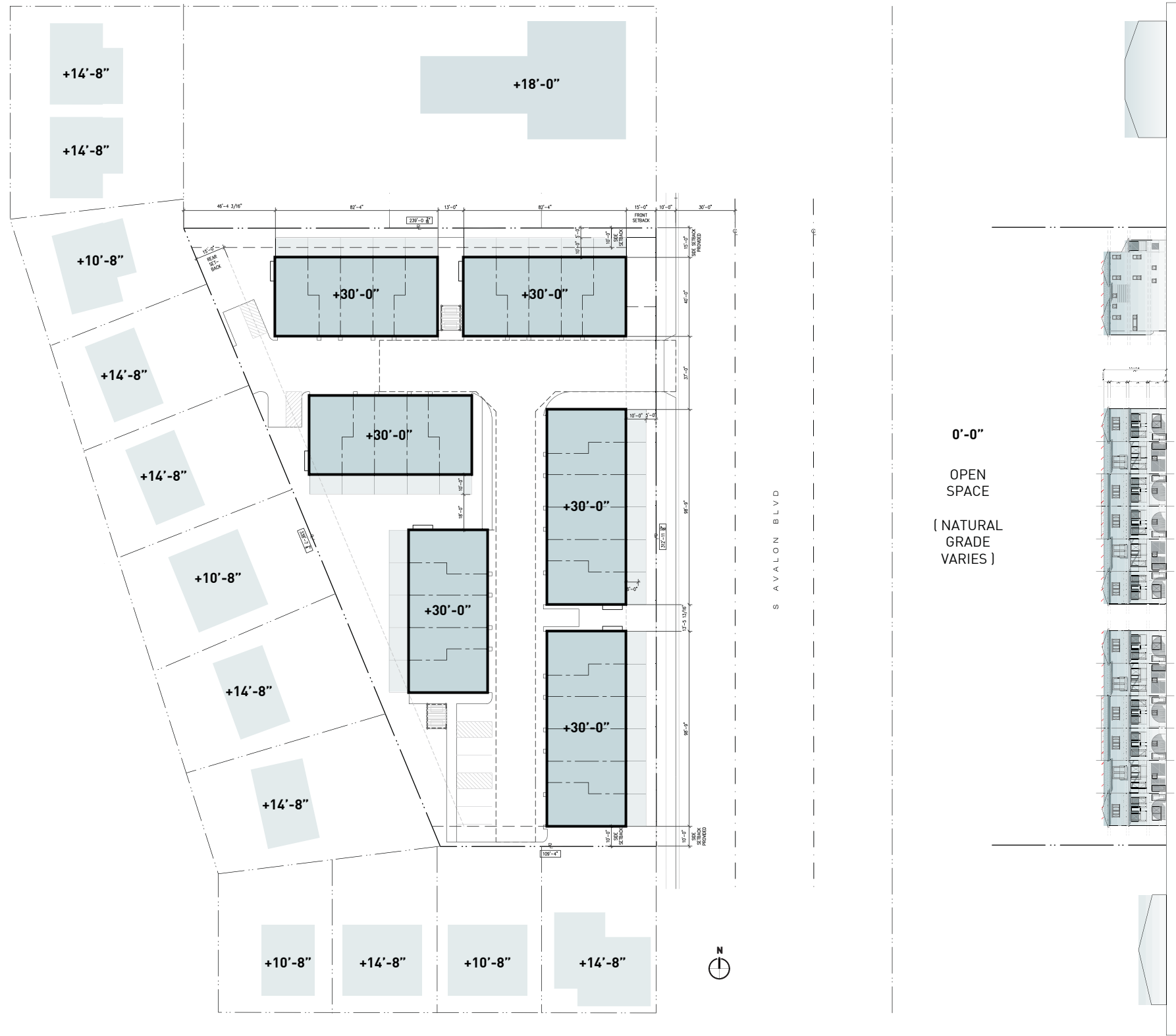


TOTAL UNITS: 32 DU

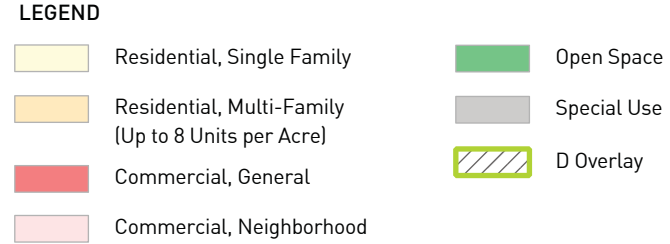
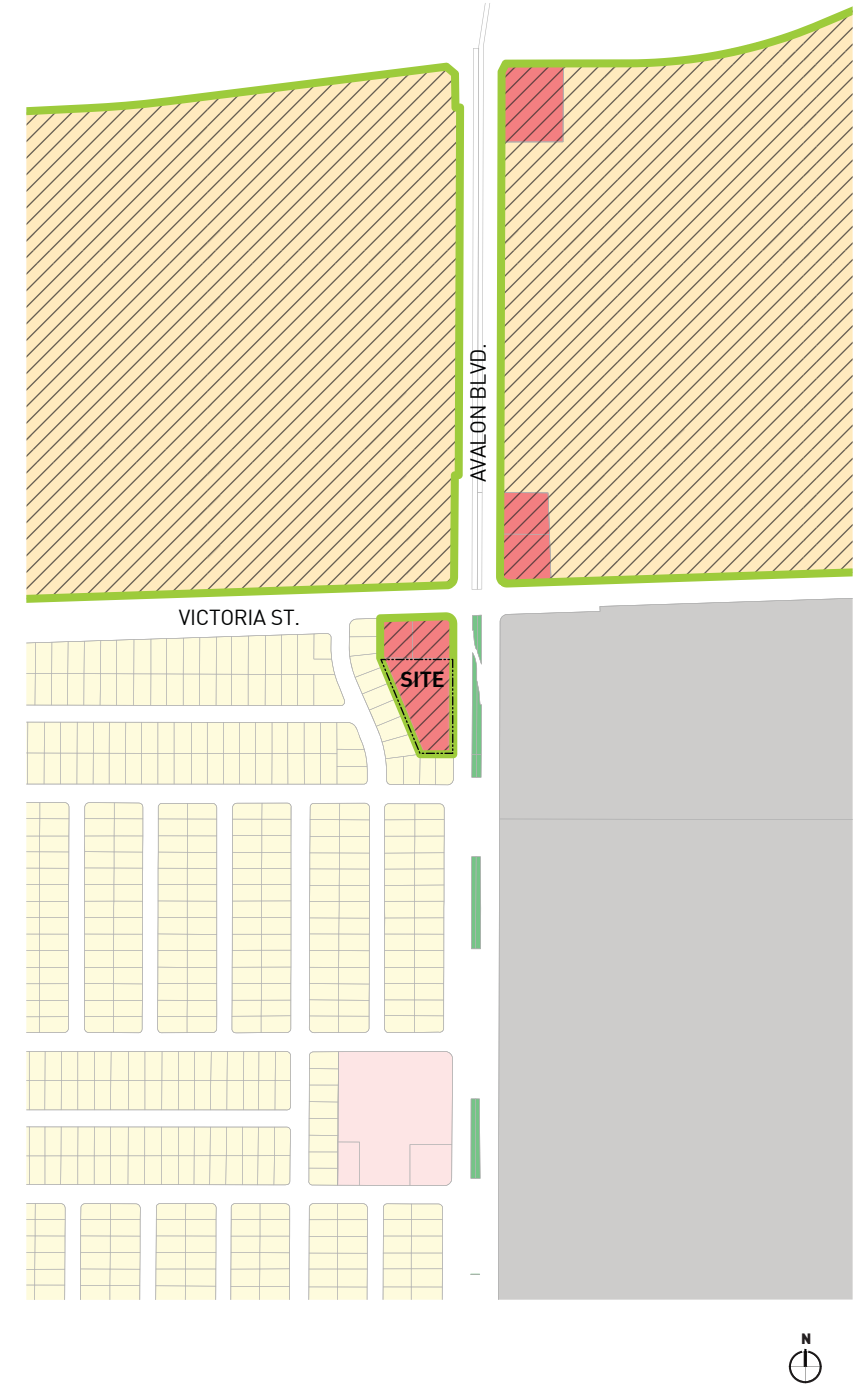
- A. REQUIRED OPEN SPACE: 15% GROSS FLOOR AREA (MIN. 60% OPEN TO SKY) * 48,220 SF = 7,233 SF
- B. PROVIDED OPEN SPACE = 8,128 SF PUBLIC OPEN SPACE (100% OPEN TO SKY) = 8,128 SF
- C. REQUIRED PRIVATE OPEN SPACE: 150 SF/DU * 32 DU = 4,800 SF
- D. PROVIDED PRIVATE OPEN SPACE = (144 SF PATIO + 98 SF DECK) * 32 DU = 7,744 SF

OPEN SPACE

Lot Size / Setbacks + Lot Coverage + Open Space

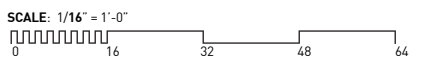
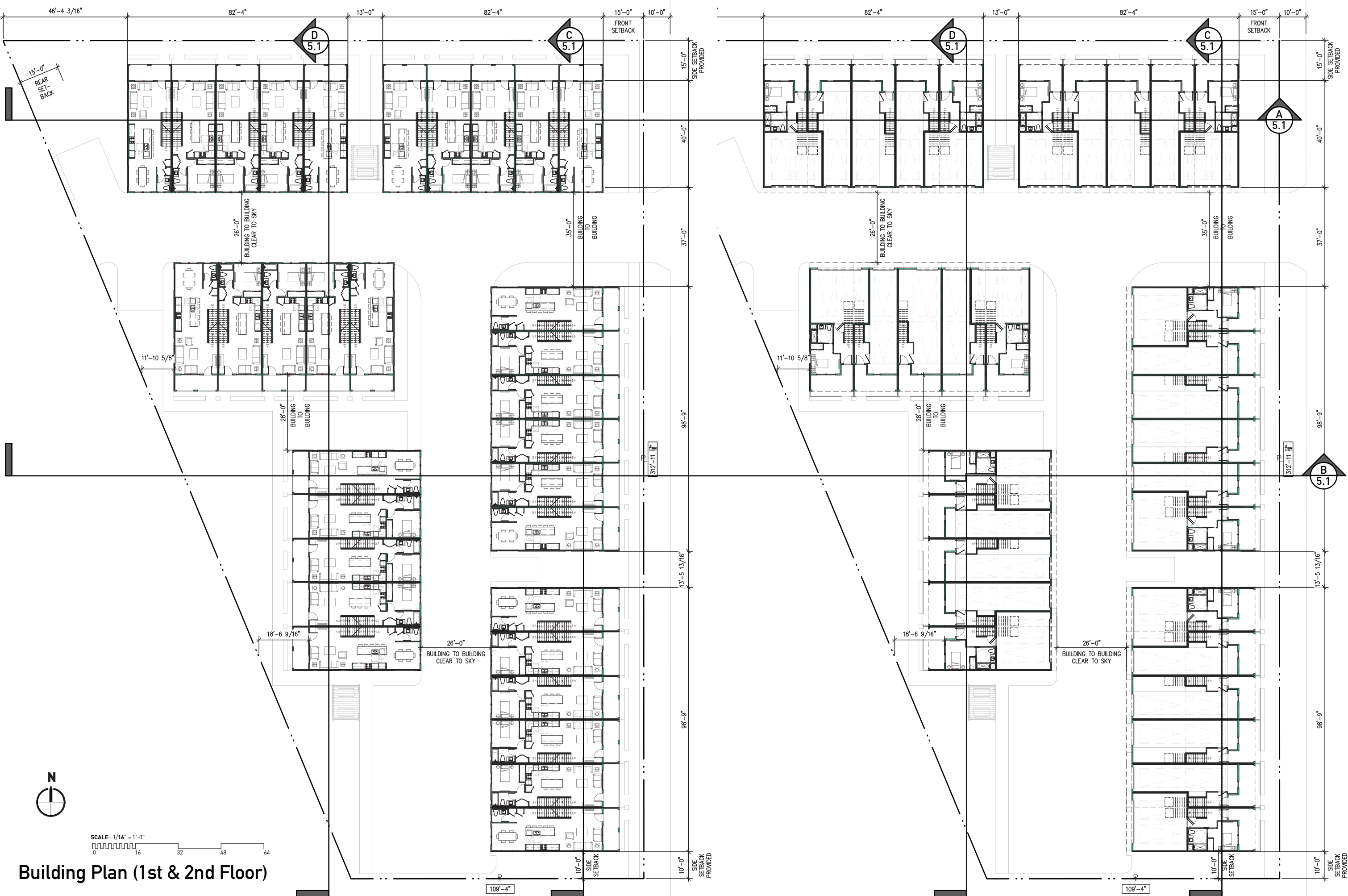


CONTEXT HEIGHT & FLOOR HEIGHT GRADIENT

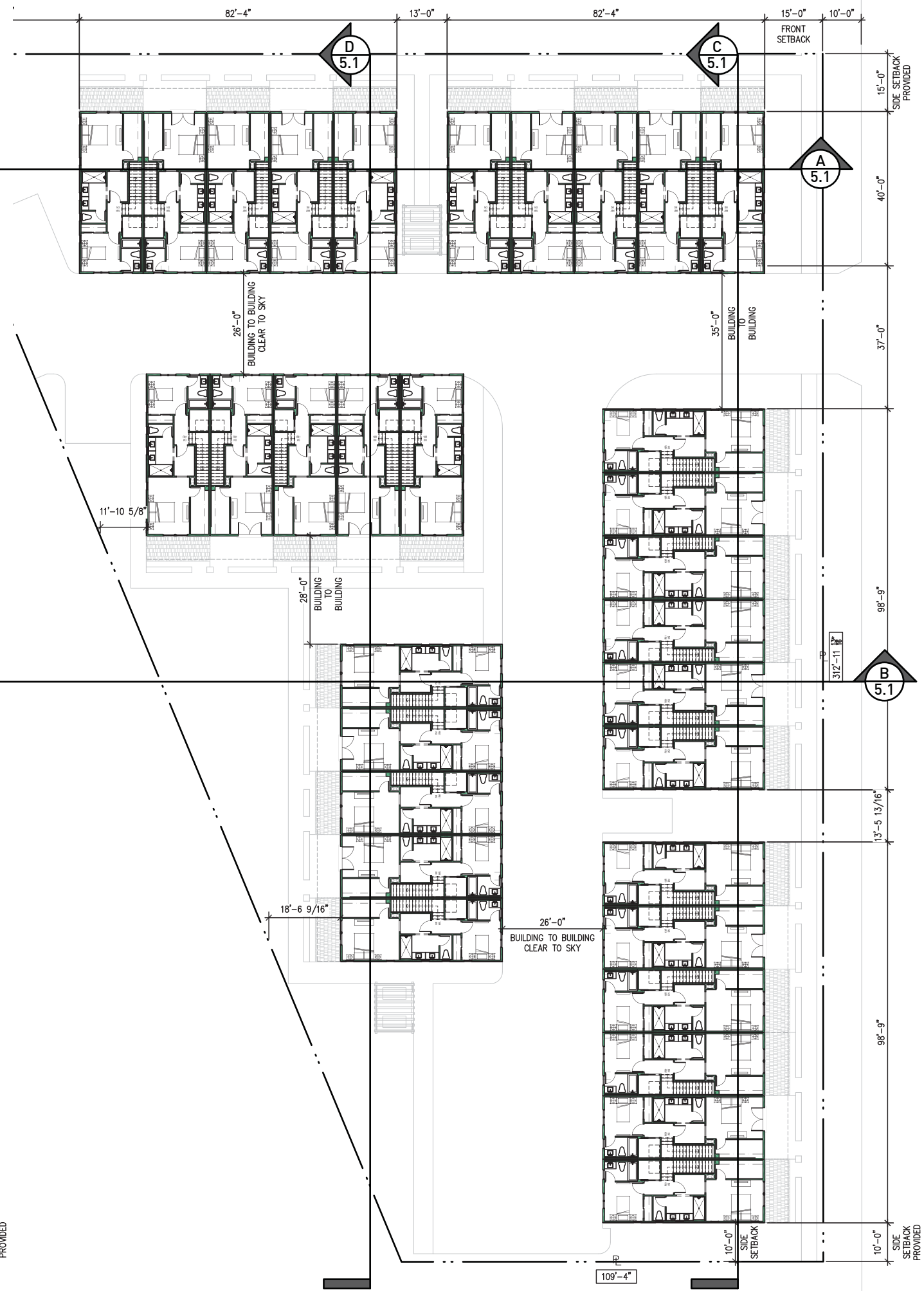
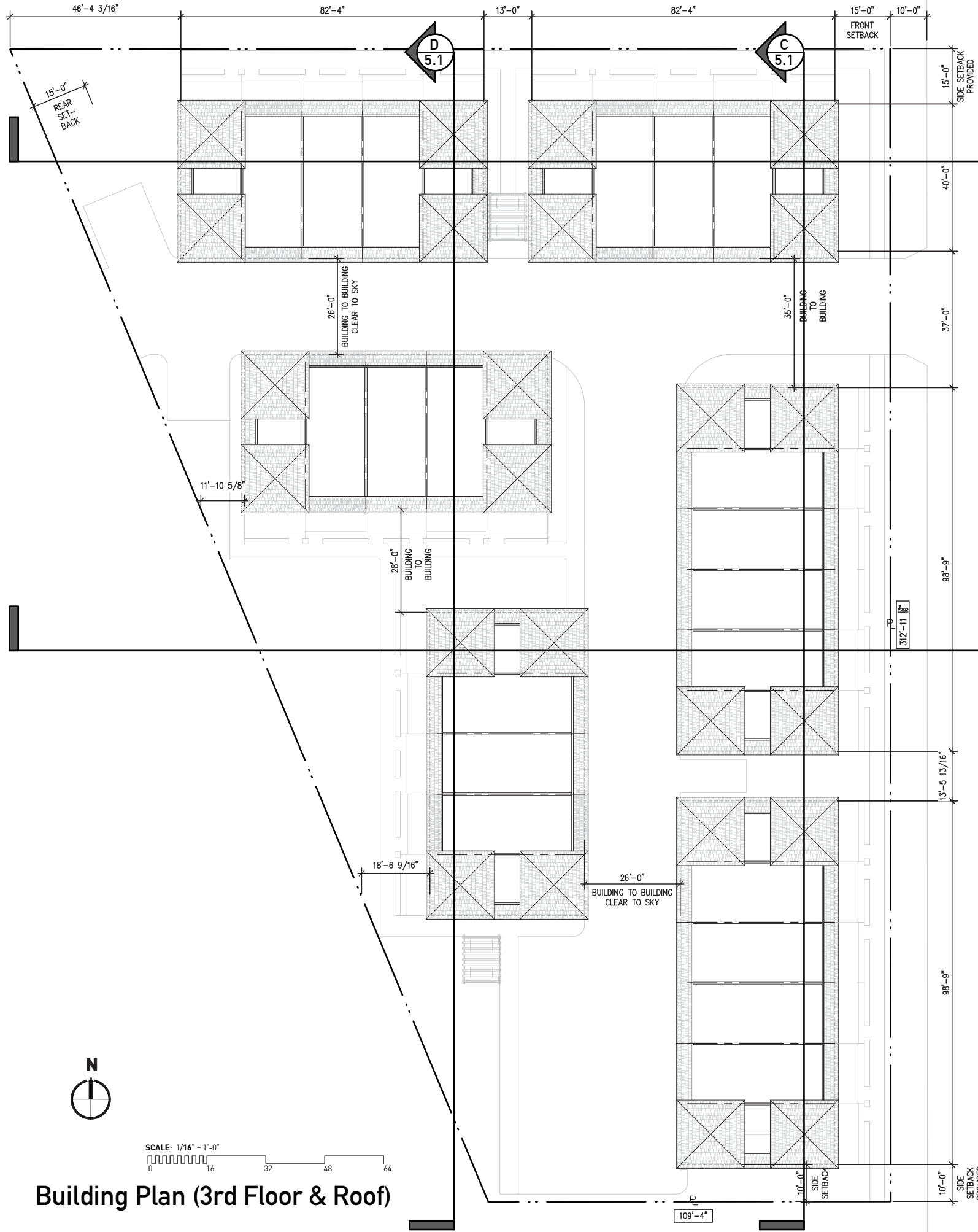


ZONING CONTEXT

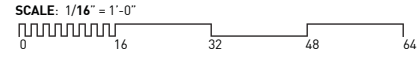
Context Height & Floor Height Gradient + Zoning Context

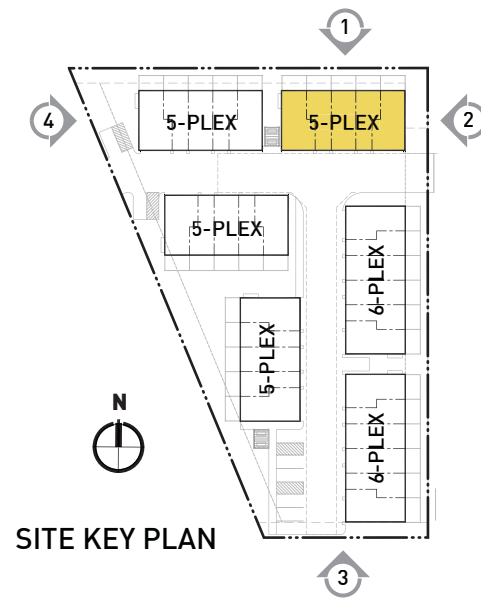


Building Plan (1st & 2nd Floor)



Building Plan (3rd Floor & Roof)



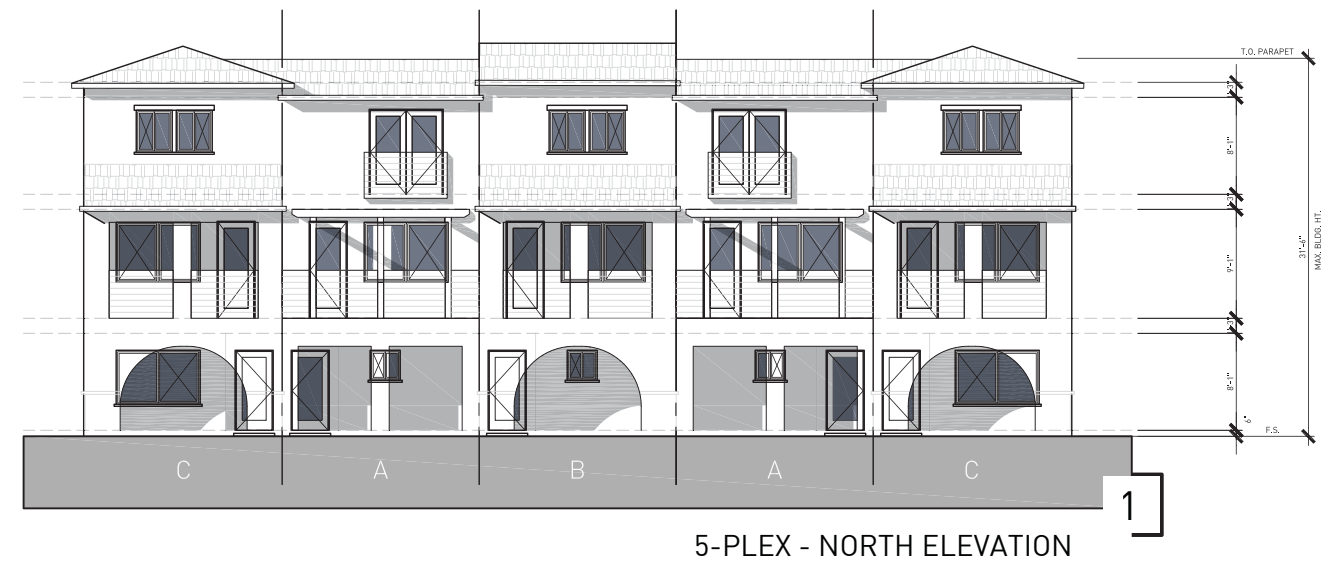
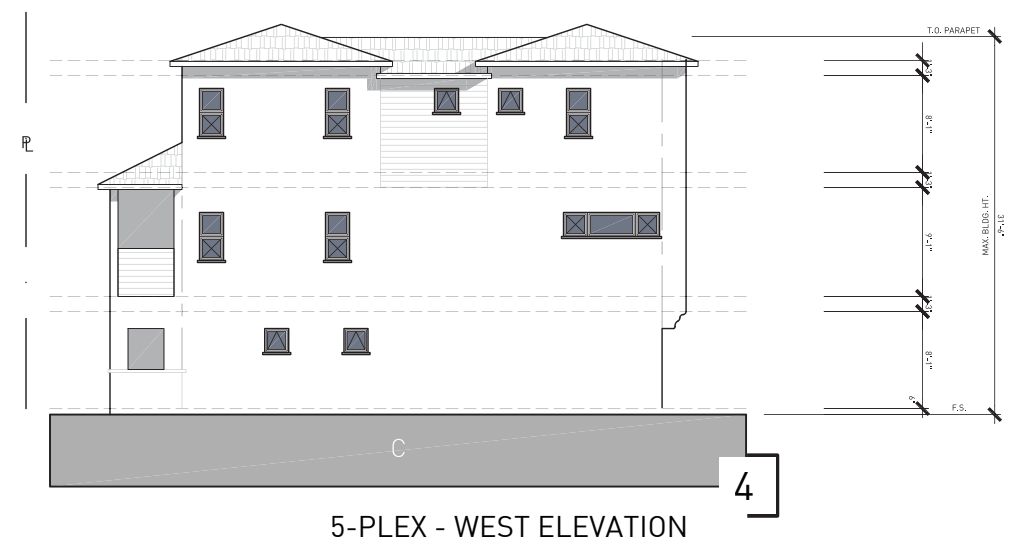


MATERIAL LEGEND

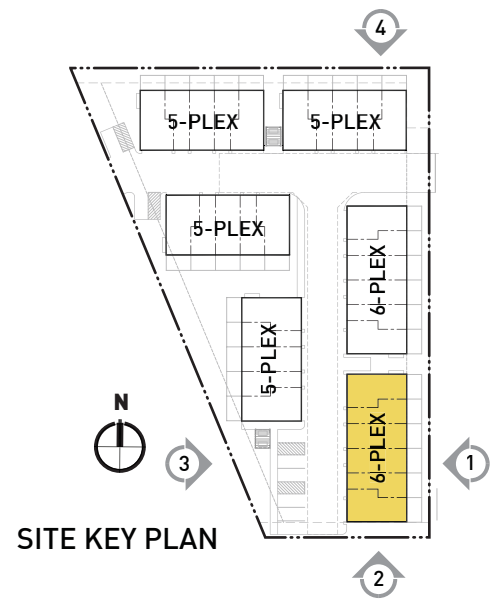
- 1 Metal Coping (3")
- 2 Wood Rail
- 3 Cement Plaster (20/30 Sand Finish)
- 4 Recessed Vinyl Windows (Milgard Espresso)
- 5 Clear Douglas Fir Doors
- 6 Vinyl Sliding Door (Milgard Espresso)
- 7 Stucco Expansion Joints
- 8 Metal Shade
- 9 Wood Privacy Screen

PAINT LEGEND

- P1 Dunn Edwards Paint: Igloo (DEW379)
- P2 Dunn Edwards Paint: Formal Gray (DE6382)
- P3 Dunn Edwards Paint: Bank Vault (DE6383)
- P4 Dunn Edwards Paint: Unspecified (DEXXXX)
- P5 Dunn Edwards Paint: Unspecified (DEXXXX)

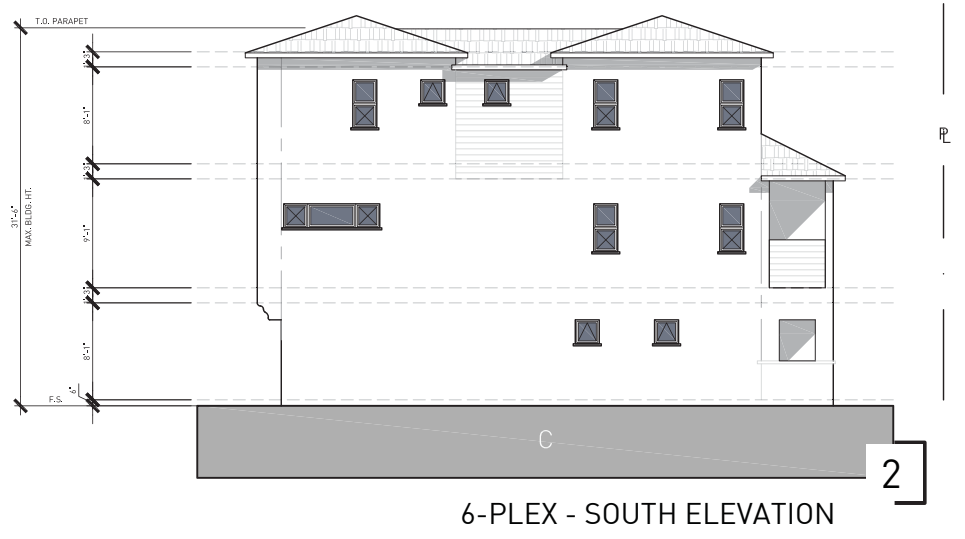
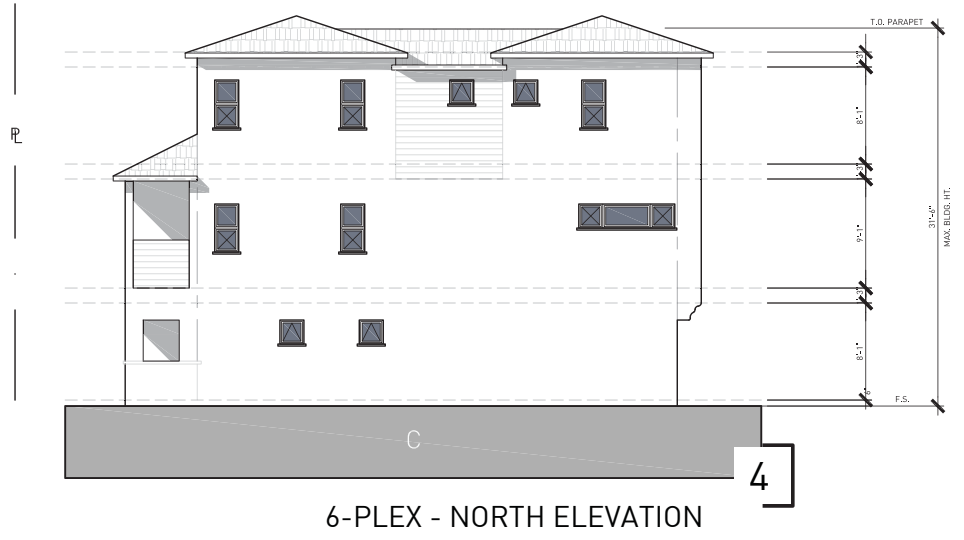


Elevations - 5-Plex

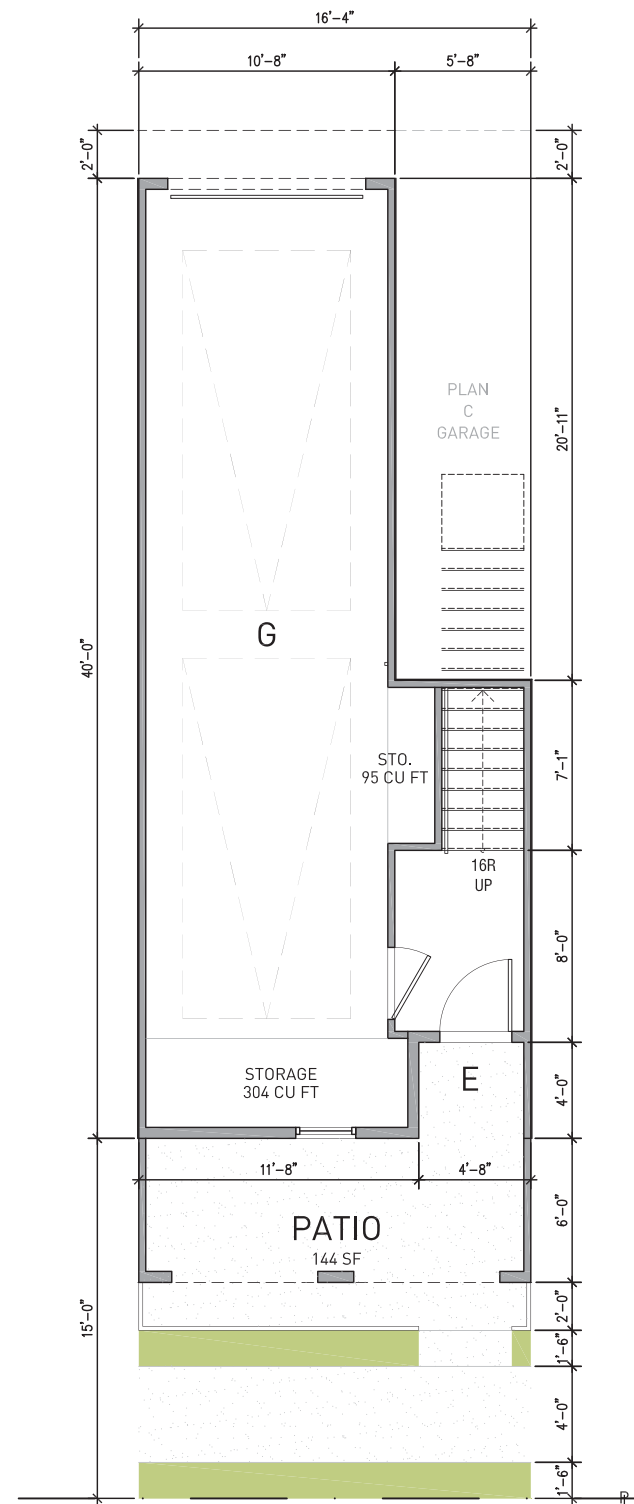
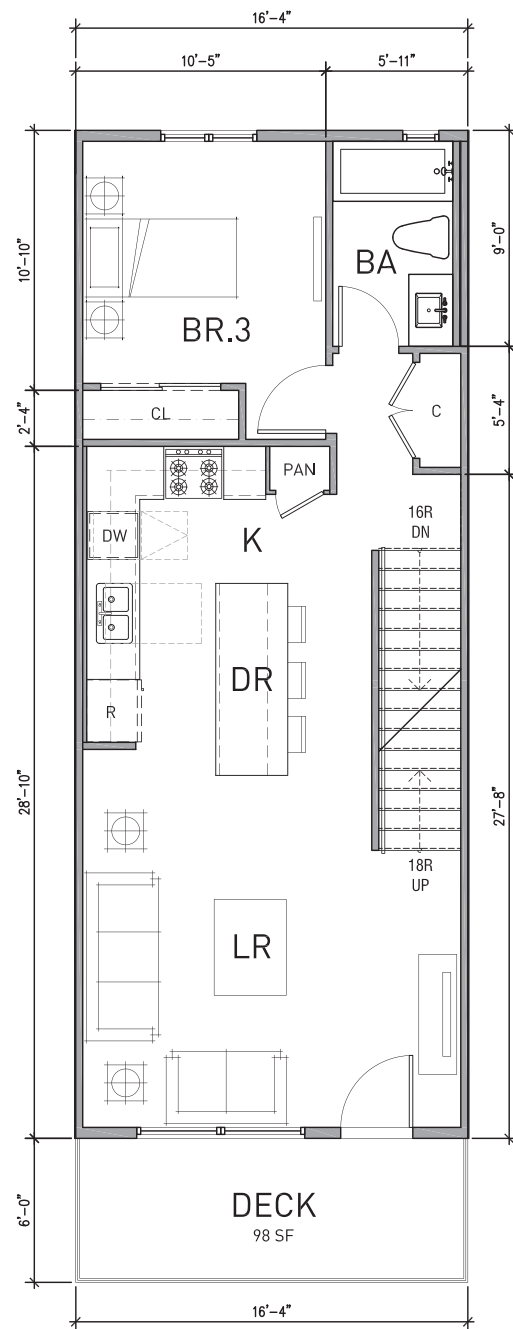
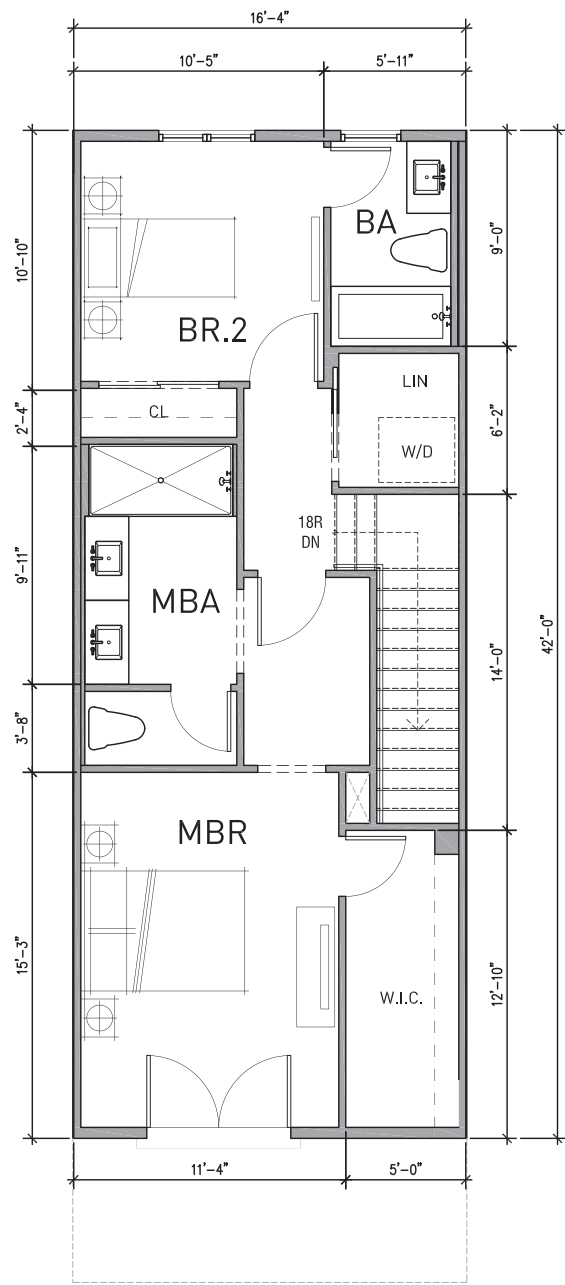


- MATERIAL LEGEND**
- 1 Metal Coping (3")
 - 2 Wood Rail
 - 3 Cement Plaster (20/30 Sand Finish)
 - 4 Recessed Vinyl Windows (Milgard Espresso)
 - 5 Clear Douglas Fir Doors
 - 6 Vinyl Sliding Door (Milgard Espresso)
 - 7 Stucco Expansion Joints
 - 8 Metal Shade
 - 9 Wood Privacy Screen

- PAINT LEGEND**
- P1 Dunn Edwards Paint: Igloo (DEW379)
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 - P3 Dunn Edwards Paint: Bank Vault (DE6383)
 - P4 Dunn Edwards Paint: Unspecified (DEXXXX)
 - P5 Dunn Edwards Paint: Unspecified (DEXXXX)



Elevations - 6-Plex

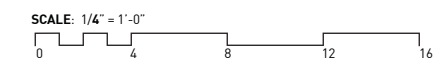


ROOM LEGEND

- E Entry
- G Garage
- BR Bedroom
- MBR Master Bedroom
- P Powder
- BA Bathroom
- MBA Master Bathroom
- K Kitchen
- LR Living Room
- DR Dining Room
- DN Den
- DK Deck
- CL Closet
- C Coat Closet
- LN Linen Closet
- WIC Walk-In Closet
- W/D Washer/Dryer
- ST Storage

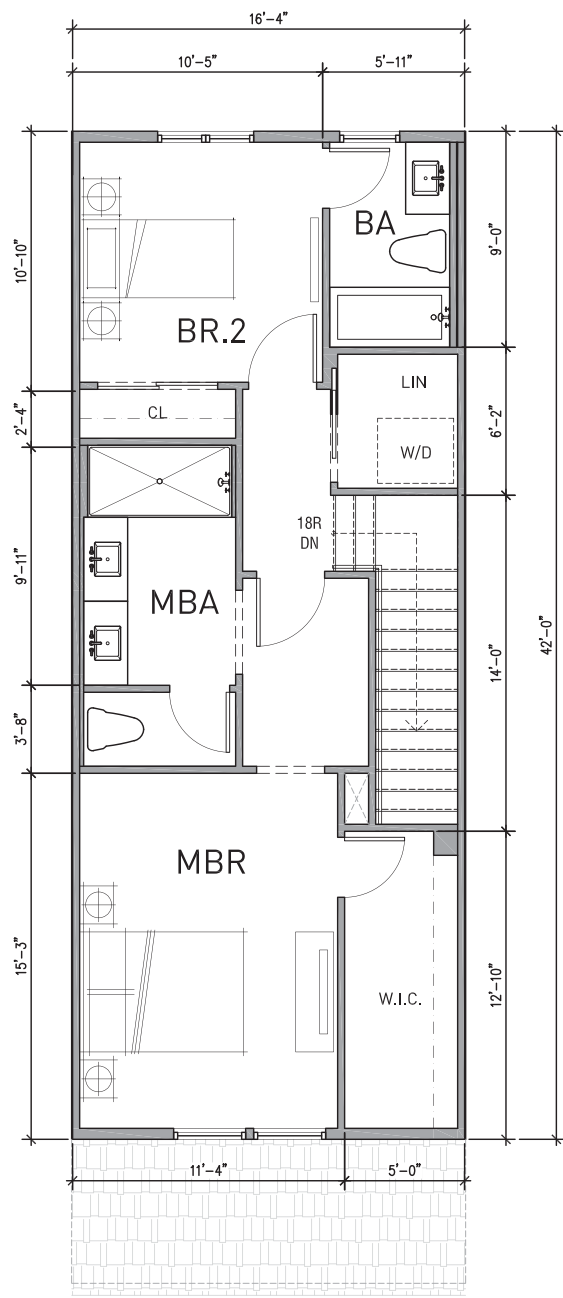
SF CALCULATION KEY

- INCLUDED
- NOT INCLUDED

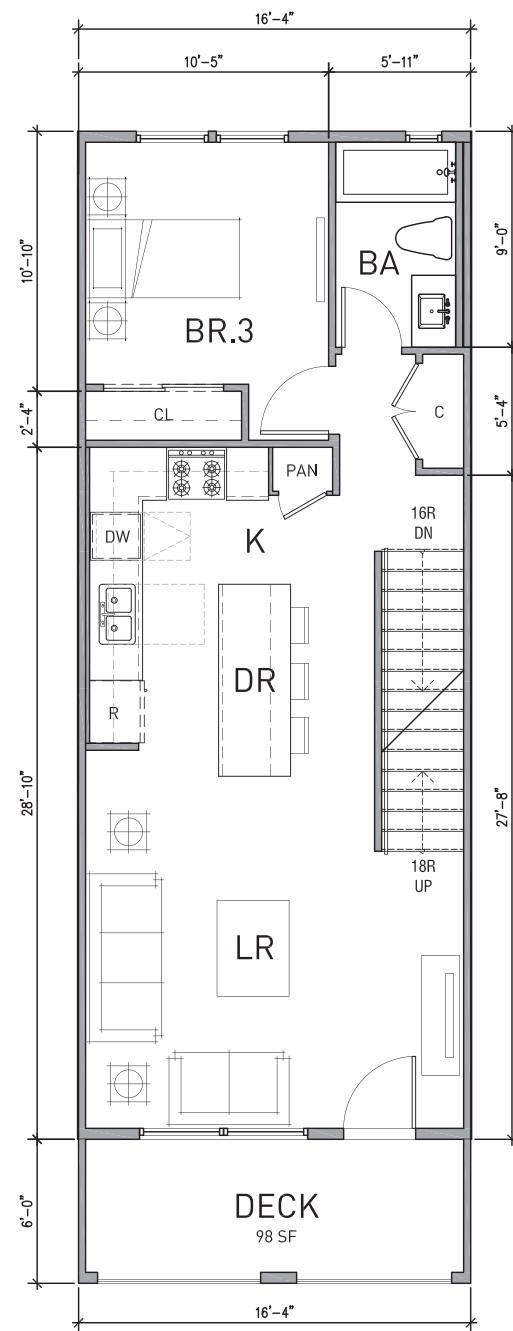


Unit A Plan

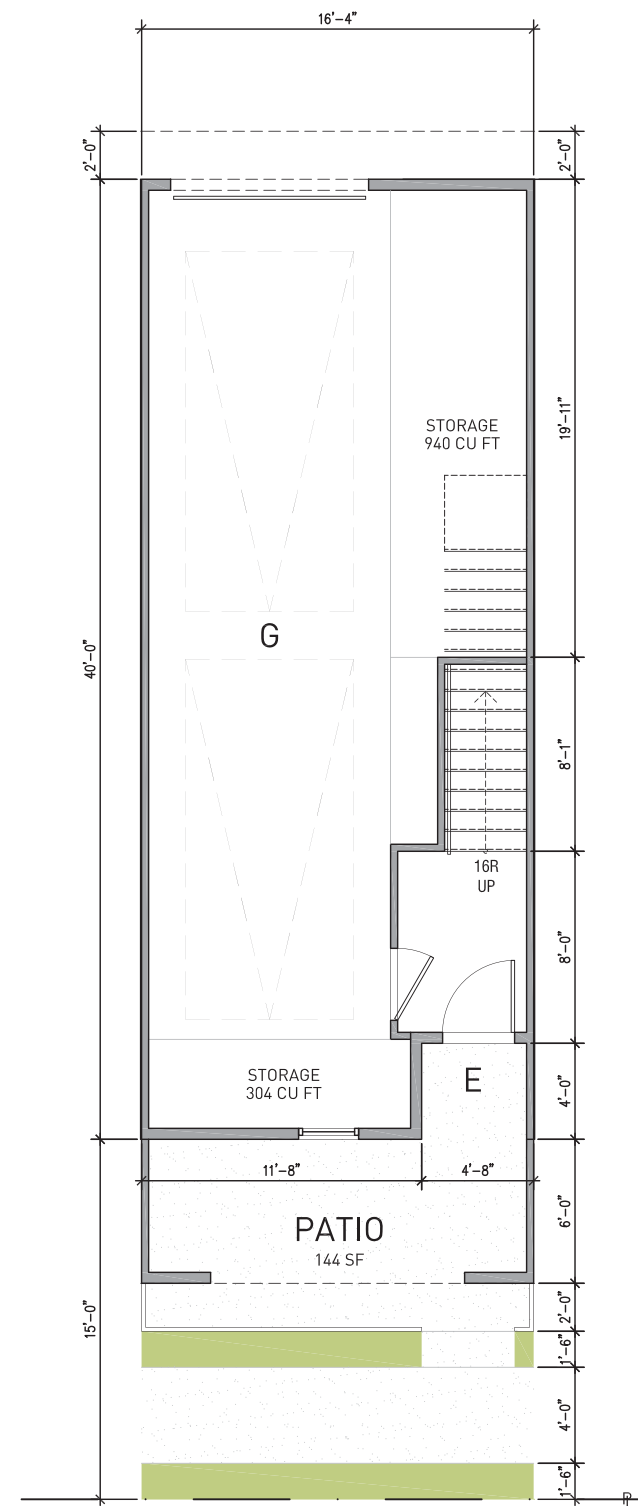
TOWNHOME - UNIT A
3BR + 3BA
GROSS AREA - TYP. = 1,368 SF
PRIVATE STORAGE: 399 CF



SAME AS UNIT A
3RD FLOOR
 686 SF



SAME AS UNIT A
2ND FLOOR
 616 SF
 [686SF - 70SF STAIR]
TOWNHOME - UNIT B
 3BR + 3BA
 GROSS AREA - TYP. = 1,368 SF
 PRIVATE STORAGE: 1,244 CF



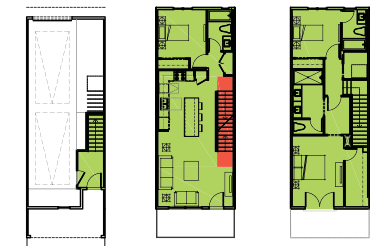
1ST FLOOR
 66 SF

ROOM LEGEND

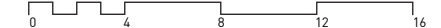
- E Entry
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- BR Bedroom
- MBR Master Bedroom
- P Powder
- BA Bathroom
- MBA Master Bathroom
- K Kitchen
- LR Living Room
- DR Dining Room
- DN Den
- DK Deck
- CL Closet
- C Coat Closet
- LN Linen Closet
- WIC Walk-In Closet
- W/D Washer/Dryer
- ST Storage

SF CALCULATION KEY

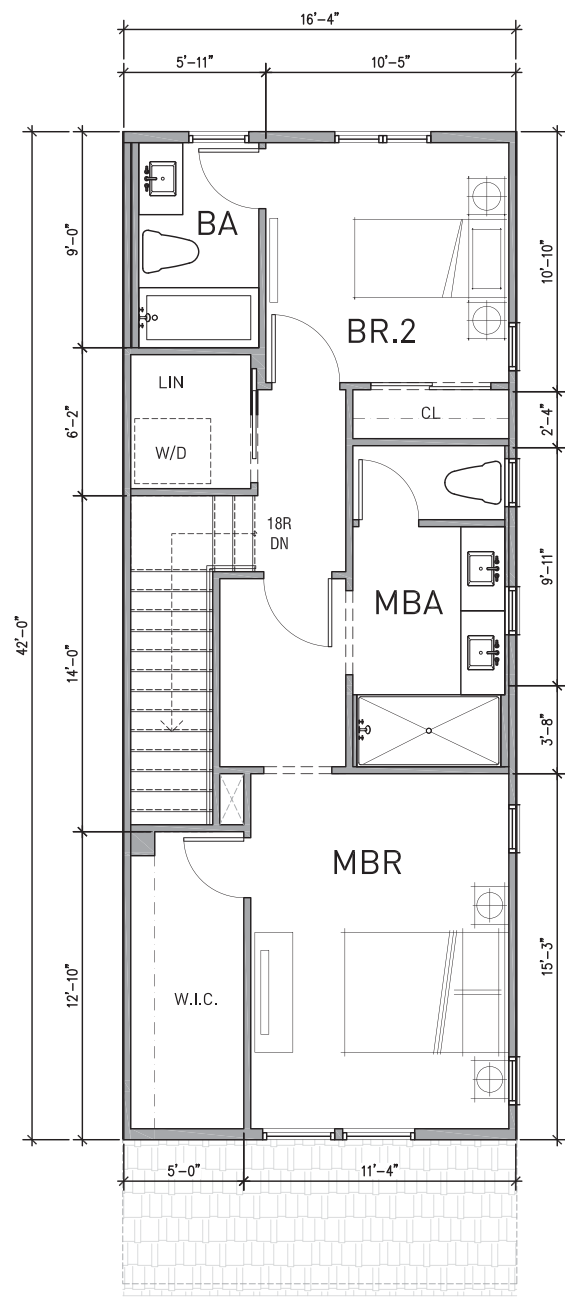
- INCLUDED
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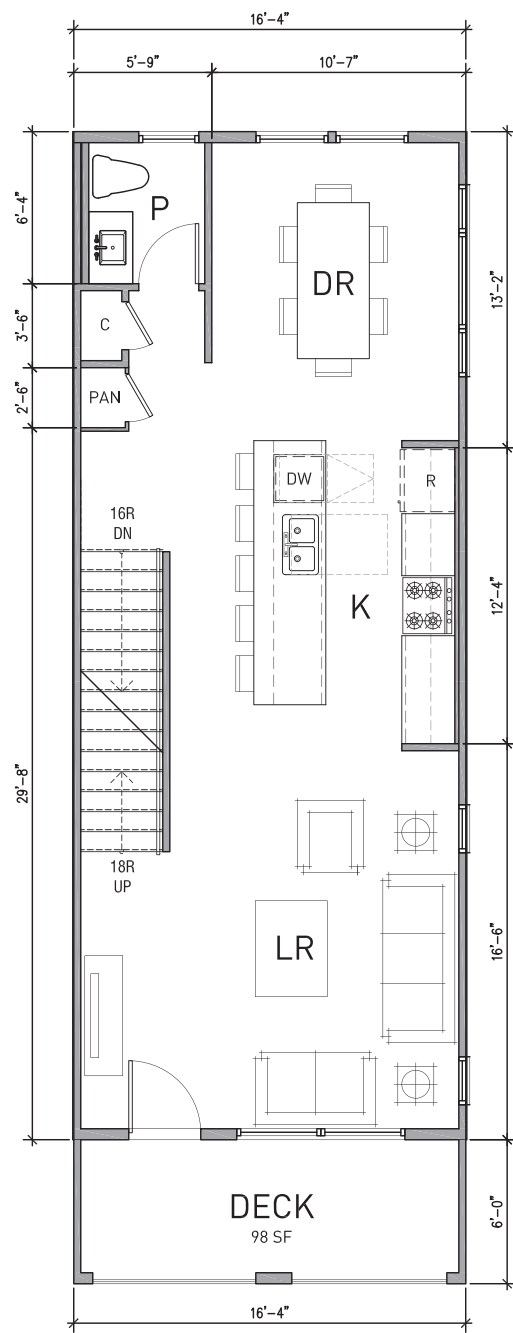
SCALE: 1/4" = 1'-0"



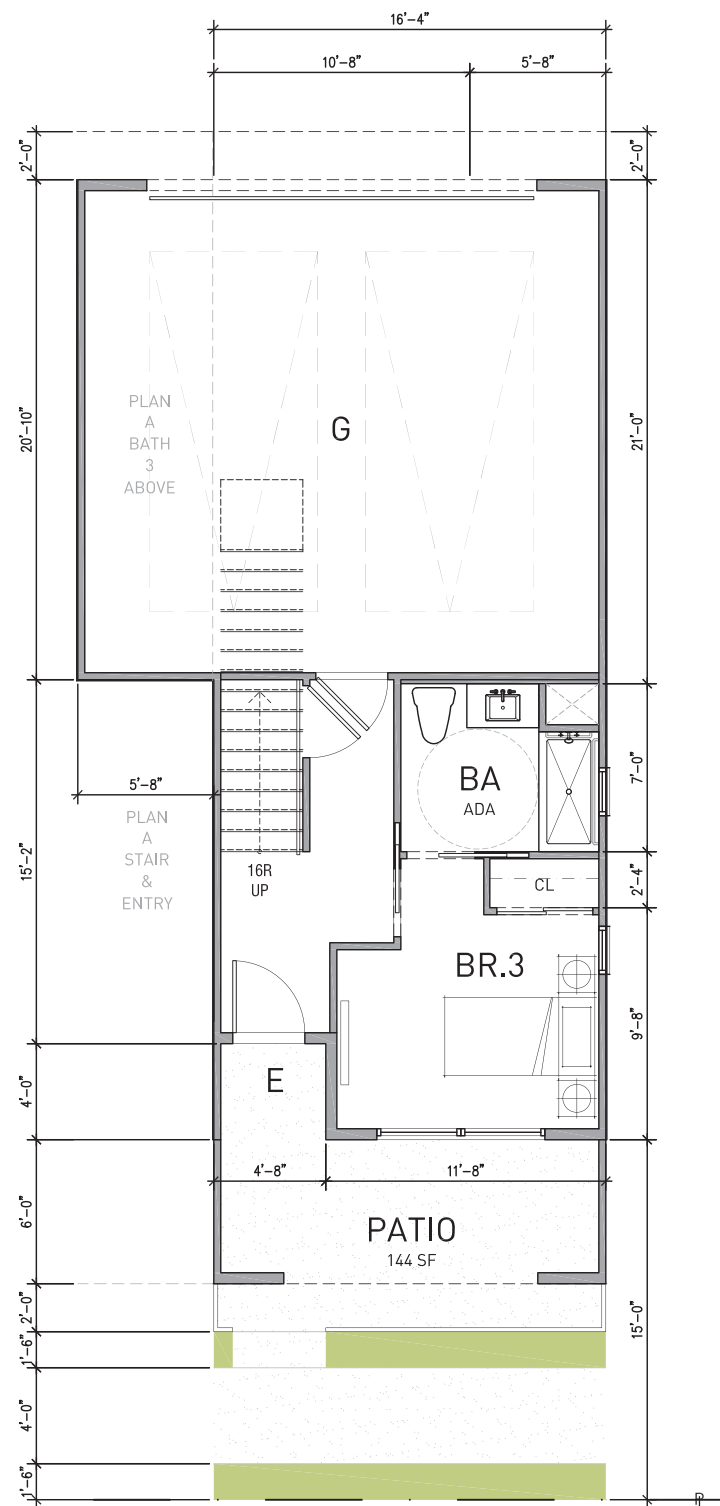
Unit B Plan



SIMILAR TO UNIT A
3RD FLOOR
 686 SF



2ND FLOOR
 616 SF
 (686SF - 70SF STAIR)
TOWNHOME - UNIT C
 3BR + 3.5BA
 GROSS AREA - TYP. = 1,590 SF
 PRIVATE STORAGE: 0 CF



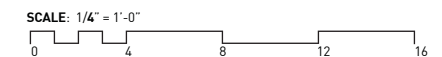
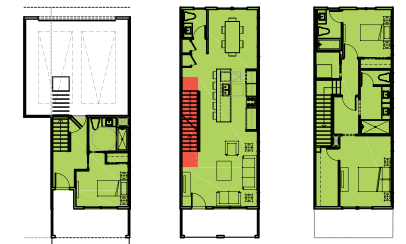
1ST FLOOR
 288 SF

ROOM LEGEND

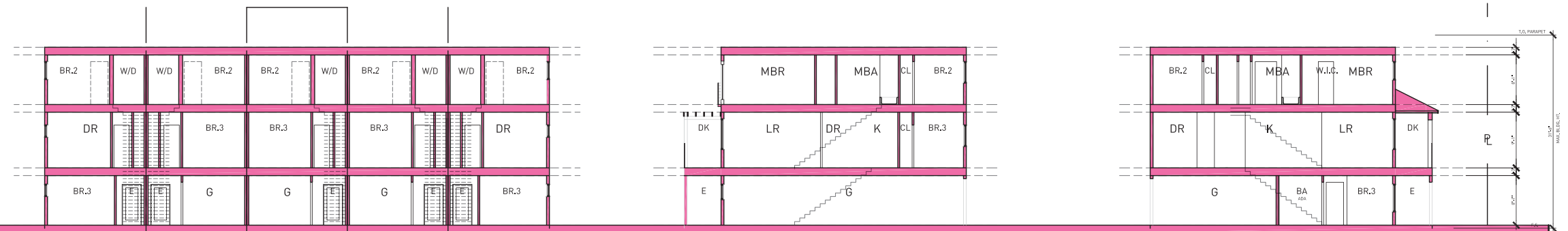
- E Entry
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- MBA Master Bathroom
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- LR Living Room
- DR Dining Room
- DN Den
- DK Deck
- CL Closet
- C Coat Closet
- LN Linen Closet
- WIC Walk-In Closet
- W/D Washer/Dryer
- ST Storage

SF CALCULATION KEY

- INCLUDED
- NOT INCLUDED



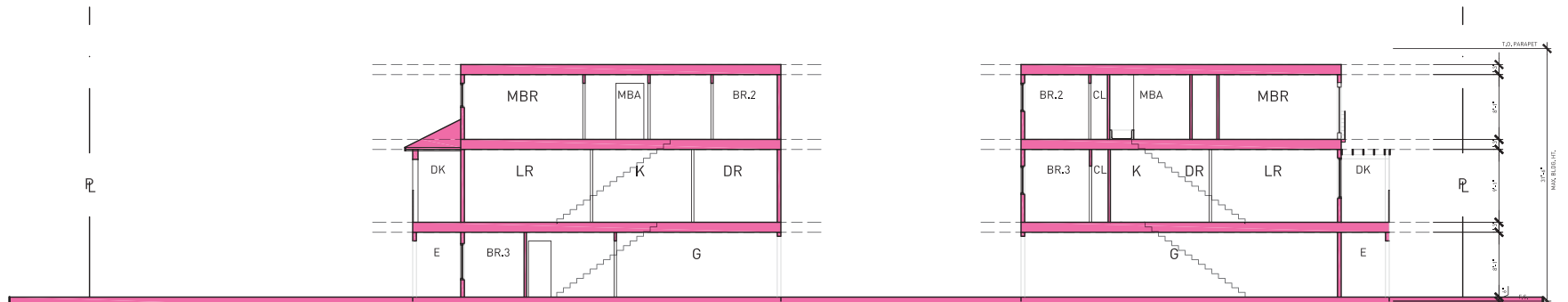
Unit C Plan



5-PLEX WEST - SECTION D-D



5-PLEX & 6-PLEX EAST - SECTION C-C



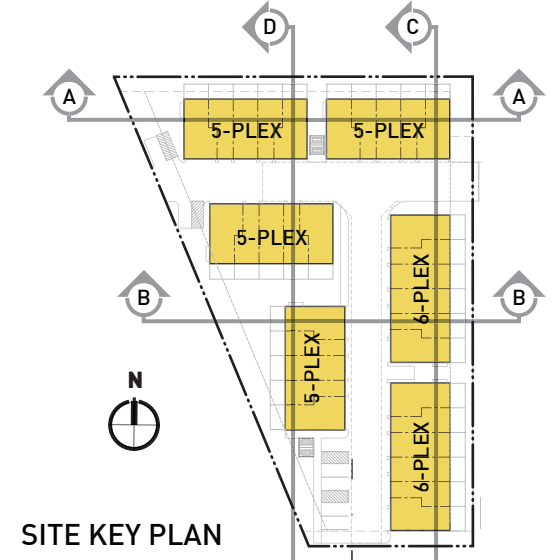
5-PLEX & 6-PLEX CENTRAL - SECTION B-B



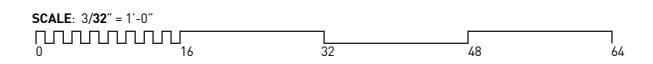
5-PLEX NORTH - SECTION A-A

ROOM LEGEND

- E Entry
- G Garage
- BR Bedroom
- MBR Master Bedroom
- P Powder
- BA Bathroom
- MBA Master Bathroom
- K Kitchen
- LR Living Room
- DR Dining Room
- DN Den
- DK Deck
- CL Closet
- C Coat Closet
- LN Linen Closet
- WIC Walk-In Closet
- W/D Washer/Dryer
- ST Storage



SITE KEY PLAN



Building Sections