



# 336 E. CARSON TOWNHOMES - CARSON, CA

DON WILSON BUILDERS  
23705 Crenshaw Blvd., Suite 200  
Torrance, CA 90510



WITHEE MALCOLM | A BSB DESIGN STUDIO  
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CONCEPTUAL IMAGERY

JOB NO. C1003  
PRINTED: February 01, 2022



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PROJECT SUMMARY										
ZONING SUMMARY										
PROJECT SITE INFORMATION										
	APN #	ADDRESS		ZONING	LOT AREA (SF)	LOT AREA (ACRE)				
	7335-005-049	336 E. CARSON STREET		MU-CS	93,951 SF	2.16 ACRES				
					93,951 SF					
PROJECT CONSTRUCTION TYPE										
3 STORY TYPE V-B 13D (R3 OCCUPANCY)										
SETBACKS										
		ALLOWED	PROPOSED	NOTES						
	CARSON STREET (NORTH)	10'-0" FRONT YARD	4'-6" TO 7'-6" FRONTYARD	MU-CS 9138.17 D.5.a.						
	SIDE (EAST)	10'-0" SIDE YARD	10'-0" SIDE YARD	MU-CS 9138.17 D.5.b.						
	REAR (SOUTH)	15'-0" / 30'-0" REAR YARD (@ 3RD FLOOR)	15'-0" - 30'-0" REAR YARD	MU-CS 9138.17 D.5.c.						
	SIDE (WEST)	10'-0" SIDE YARD	10'-0" SIDE YARD	MU-CS 9138.17 D.5.b.						
DENSITY										
		35 DU. / AC. = 75 DU.		50 UNITS	MU-CS 9138.17 D.8.					
			GROSS DENSITY =	23 DU./AC.						
FLOOR AREA RATIO										
	TOTAL	1.5 MAX.		1.02	MU-CS 9138.17 D.7.a.					
	COMMERCIAL	0.15 MIN.		0.01	MU-CS 9138.17 D.7.b.					
FLOOR AREA										
			TOTAL =	95,680 SF						
			RESIDENTIAL =	94,280 SF						
			HOME OFFICE =	1,400 SF						
BUILDING HEIGHT										
		45'-0" MAX.	35'-0" AVERAGE HEIGHT	MU-CS 9138.17 D.6.						
PARKING SUMMARY										
		REQUIRED	PROPOSED	PARKING BREAK DOWN						
		UNIT 2 SPACES PER UNIT	92 SPACES	PRIVATE GARAGE =	100 SPACES	GARAGE =	100 SPACES			
		LIVE WORK 1.5 SPACES PER UNIT	6 SPACES	OPEN PARKING =	13 SPACES	ACCESSIBLE =	2 SPACES			
		GUEST 1 SPACE PER 4 UNITS	13 SPACES			STANDARD =	11 SPACES			
		TOTAL =	111 SPACES	TOTAL =	113 SPACES	TOTAL =	113 SPACES			
UNIT SUMMARY										
PLAN	DESCRIPTION	QUANTITY	NET AREA	NET AREA SUBTOTAL	GROSS AREA	GROSS AREA SUBTOTAL	DECK	TOTAL DECK		
UNIT A1	3 BR + DEN / 3 BATH TOWNHOME	4 UNITS	1,224 SF	4,896 SF	1,343 SF	5,372 SF	75 SF	300 SF		
UNIT A2	3 BR + DEN / 2 & 2-HALF BATH TOWNHOME	2 UNITS	1,627 SF	3,254 SF	1,793 SF	3,586 SF	75 SF	150 SF		
UNIT A3	3 BR + DEN / 2 & 1-HALF BATH TOWNHOME	2 UNITS	1,701 SF	3,402 SF	1,836 SF	3,672 SF	75 SF	150 SF		
UNIT A4	3 BR + DEN / 2 & 2-HALF BATH TOWNHOME	24 UNITS	1,773 SF	42,552 SF	1,955 SF	46,920 SF	75 SF	1,800 SF		
UNIT A5	3 BR + DEN / 2 & 2-HALF BATH TOWNHOME	14 UNITS	1,780 SF	24,920 SF	1,969 SF	27,566 SF	75 SF	1,050 SF		
UNIT B1	3 BR + WORK / 2 & 2-HALF BATH HOME OFFICE	4 UNITS	1,932 SF	7,728 SF	2,141 SF	8,564 SF	75 SF	300 SF		
<b>PROJECT UNIT TOTAL</b>		<b>50 UNITS</b>		<b>86,752 SF</b>		<b>95,680 SF</b>		<b>3,750 SF</b>		
BUILDING SUMMARY										
	NET AREA RESIDENTIAL	UTILITY / MECHANICAL / GARAGE	HOME OFFICE	TOTAL NET BUILDING FLOOR AREA	TOTAL GROSS BUILDING FLOOR AREA					
BUILDING 1	3,164 SF	870 SF	700 SF	3,864 SF	5,152 SF					
BUILDING 2	3,164 SF	870 SF	700 SF	3,864 SF	5,152 SF					
BUILDING 3	9,957 SF	2,736 SF	0 SF	9,957 SF	13,720 SF					
BUILDING 4	9,957 SF	2,736 SF	0 SF	9,957 SF	13,720 SF					
BUILDING 5	10,652 SF	2,640 SF	0 SF	10,652 SF	14,398 SF					
BUILDING 6	10,652 SF	2,640 SF	0 SF	10,652 SF	14,398 SF					
BUILDING 7	10,652 SF	2,640 SF	0 SF	10,652 SF	14,398 SF					
BUILDING 8	10,652 SF	2,640 SF	0 SF	10,652 SF	14,398 SF					
BUILDING 9	8,251 SF	2,301 SF	0 SF	8,251 SF	11,359 SF					
BUILDING 10	8,251 SF	2,301 SF	0 SF	8,251 SF	11,359 SF					
<b>TOTAL</b>	<b>85,352 SF</b>	<b>22,374 SF</b>	<b>1,400 SF</b>	<b>86,752 SF</b>	<b>118,054 SF</b>					
OPEN SPACE / AMMENITY SUMMARY										
		REQUIRED	MU-CS 9138.17 D.9. & 10.	PROPOSED						
	COMMON OPEN SPACE	(RECREATIONAL OPEN SPACE) 15% GROSS AREA	14,352 SF	COMMON AREA =	15,000 SF					
		(PRIVATE) 150 SF. PER UNIT	7,500 SF	PRIVATE PATIO=	3,750 SF					
				PRIVATE DECK =	3,750 SF					
		TOTAL =	21,852 SF	TOTAL =	22,500 SF					
BICYCLE SUMMARY										
		REQUIRED		PROVIDED						
	BICYCLE SPACE	5% of REQUIRED PARKING STALL NUMBER	6 SPACES	PROVIDED TERM SPACES =	6 SPACES					
		TOTAL BICYCLE SPACE REQUIRED	6 SPACES	TOTAL PROVIDED BICYCLE SPACE =	6 SPACES					

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## VICINITY MAP



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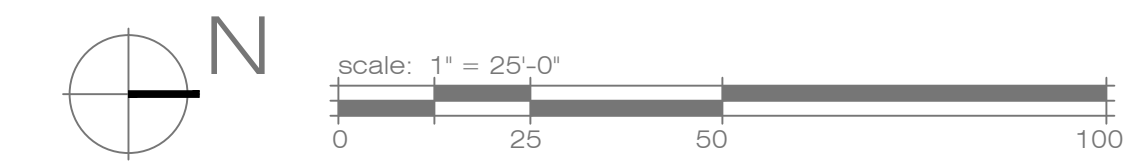
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LEGEND

- RESIDENTIAL UNITS
- LIVE / WORK UNITS
- TRASH
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT
- COLORED STAMPED CONCRETE DRIVE



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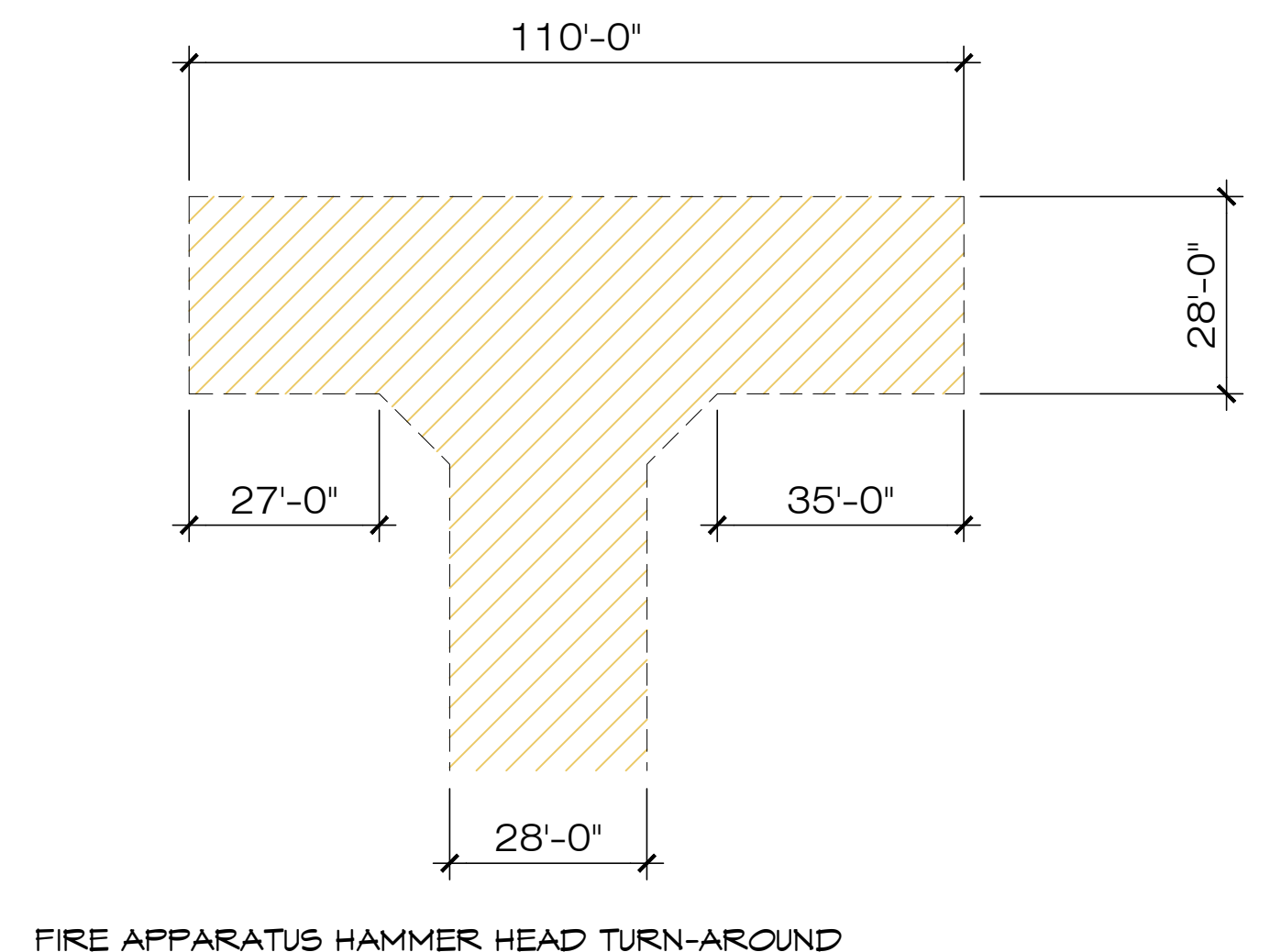
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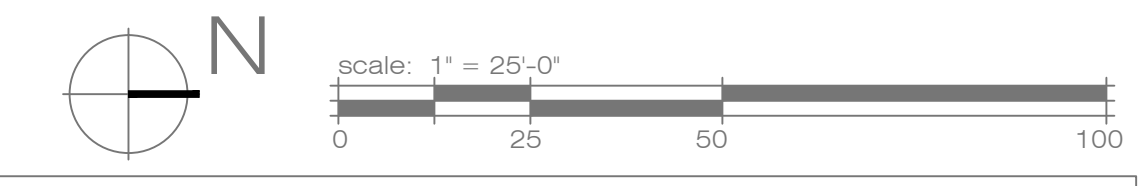
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## CONCEPTUAL SITE PLAN

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LEGEND	
	RESIDENTIAL UNITS
	LIVE / WORK UNITS
	TRASH
	PROPOSED TRANSFORMER
	EXISTING FIRE HYDRANT
	COLORED STAMPED CONCRETE DRIVE



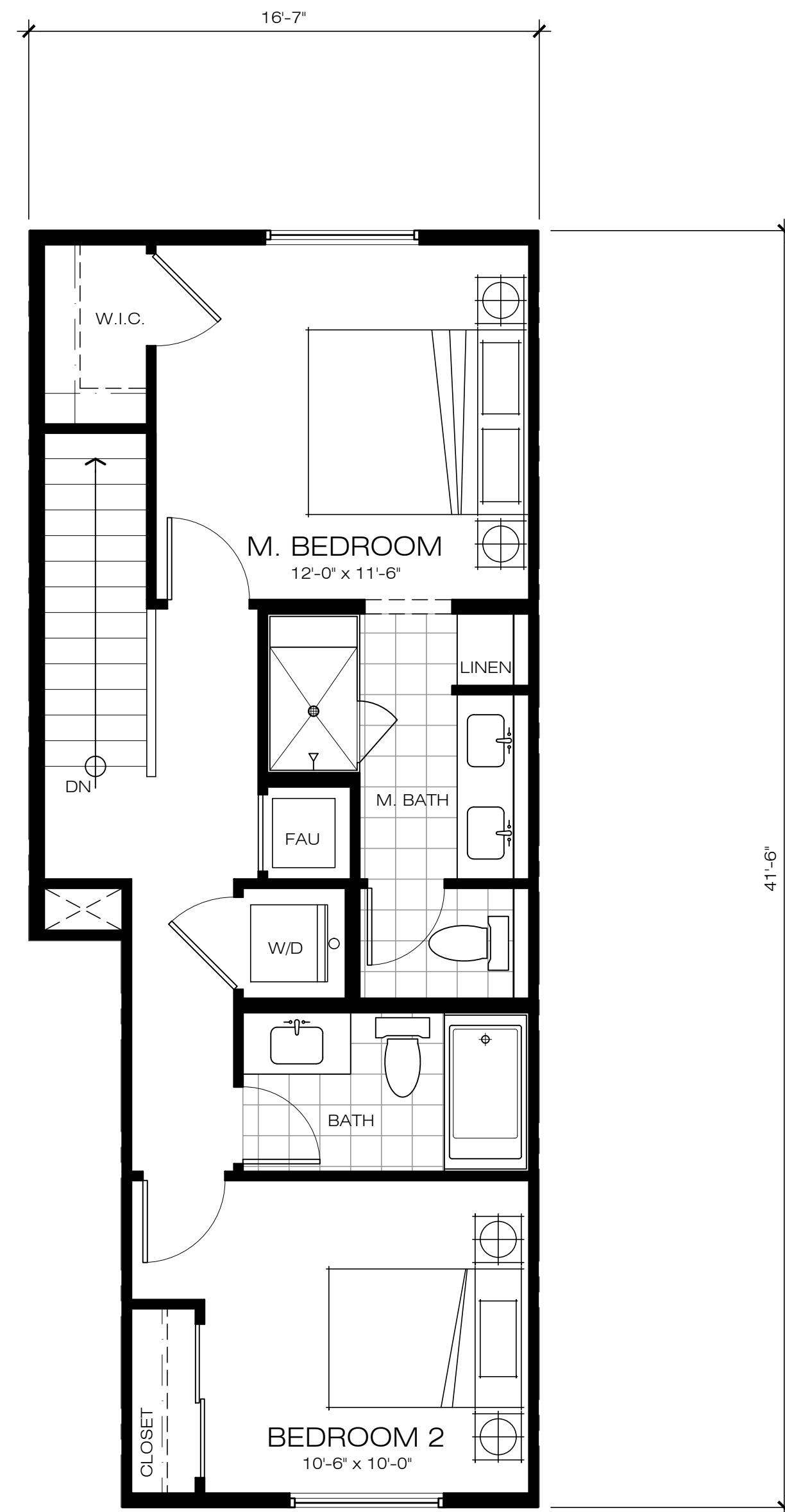
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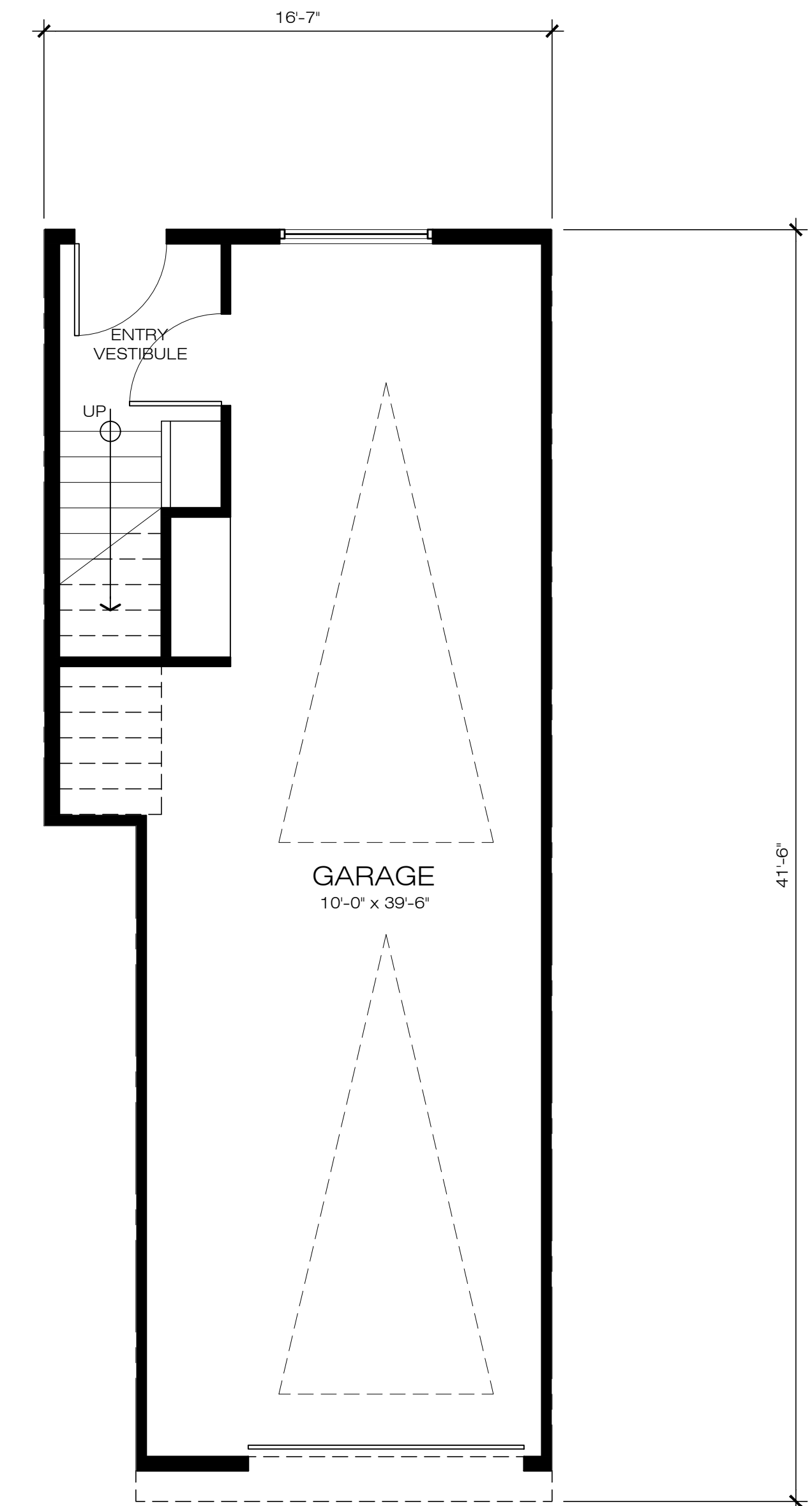
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THIRD FLOOR  
 GROSS SF = 633 S.F.  
 LIVABLE SF = 528 S.F.



SECOND FLOOR  
 GROSS SF = 633 S.F.  
 LIVABLE SF = 581 S.F.



FIRST FLOOR  
 GROSS SF = 77 S.F.  
 LIVABLE SF = 67 S.F.

TH UNIT TYPE A1

3 BEDROOM + 3 BATH
GROSS UNIT SF = 1,343 S.F.
LIVABLE UNIT SF = 1,224 S.F.
GARAGE = 531 S.F.
DECK AREA = - S.F.
4 UNITS



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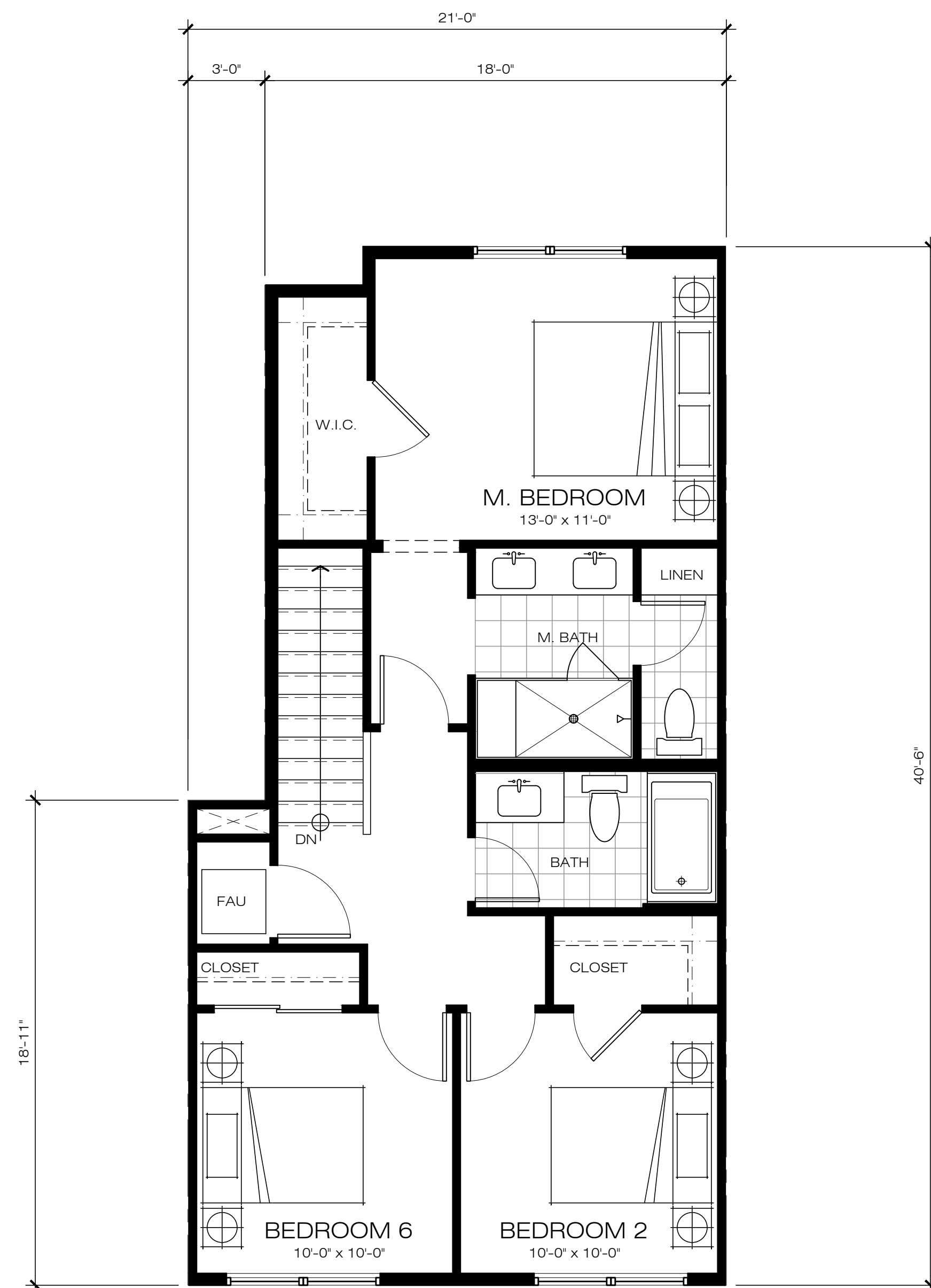
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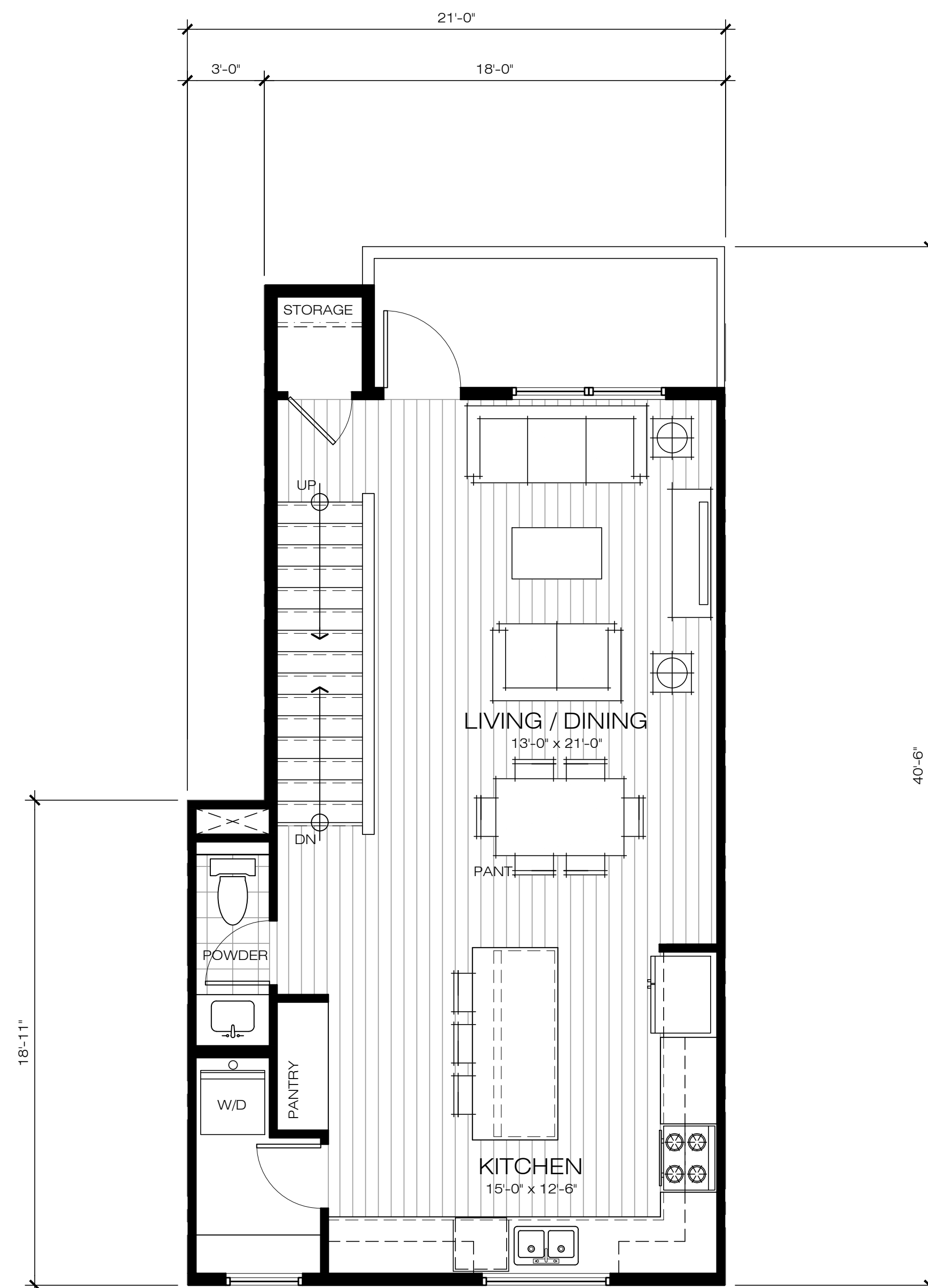
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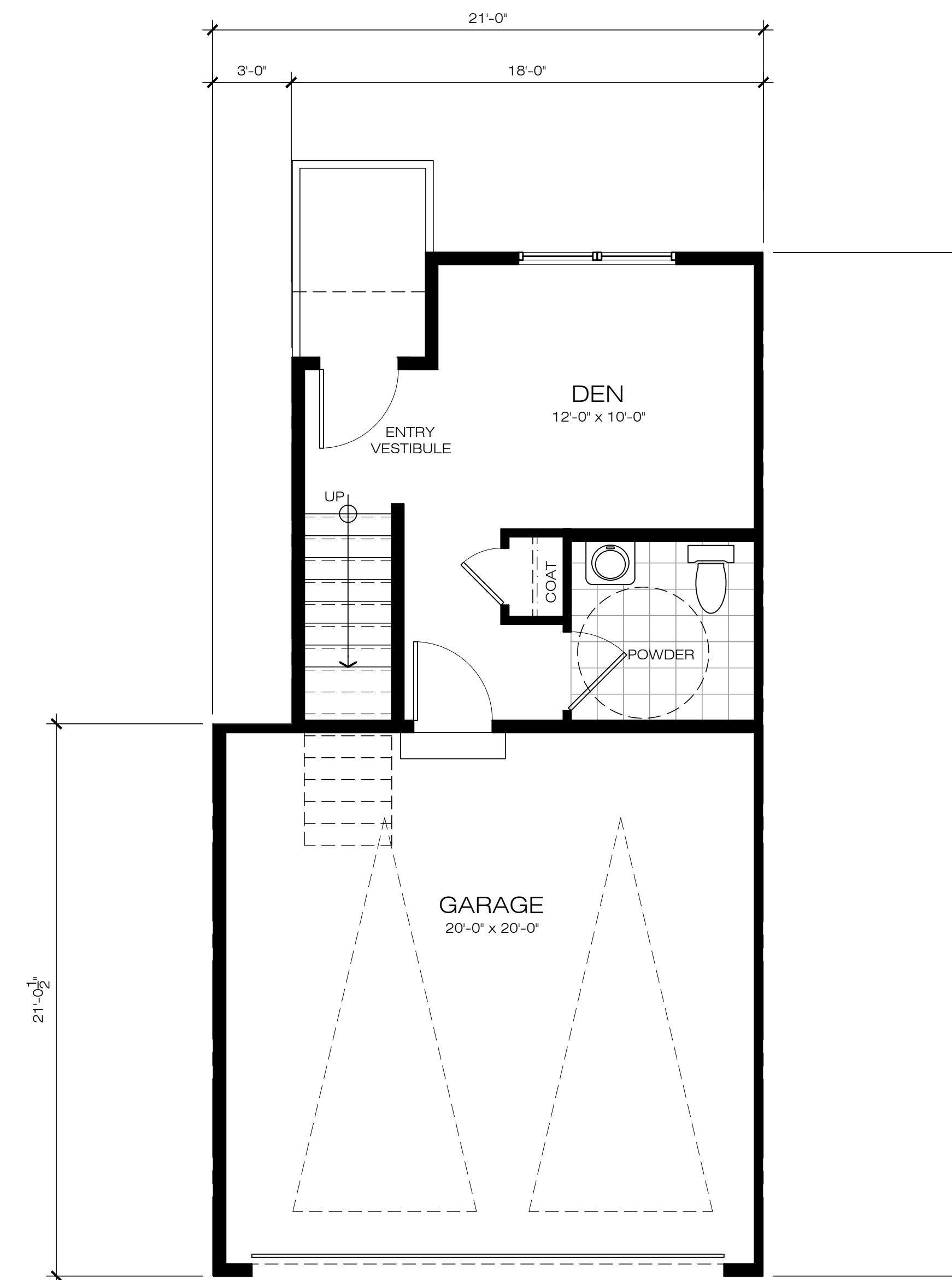
TOWNHOUSE A1 PLAN



THIRD FLOOR  
 GROSS SF = 780 S.F.  
 LIVABLE SF = 691 S.F.



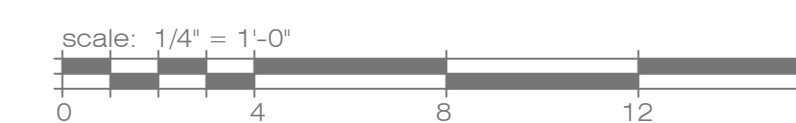
SECOND FLOOR  
 GROSS SF = 704 S.F.  
 LIVABLE SF = 650 S.F.



FIRST FLOOR  
 GROSS SF = 309 S.F.  
 LIVABLE SF = 286 S.F.

TH UNIT TYPE A2

3 BEDROOM + 2 + 2 (1/2) BATH
GROSS UNIT SF = 1,793 S.F.
LIVABLE UNIT SF = 1,627 S.F.
GARAGE = 435 S.F.
DECK AREA = 75 S.F.
2 UNITS



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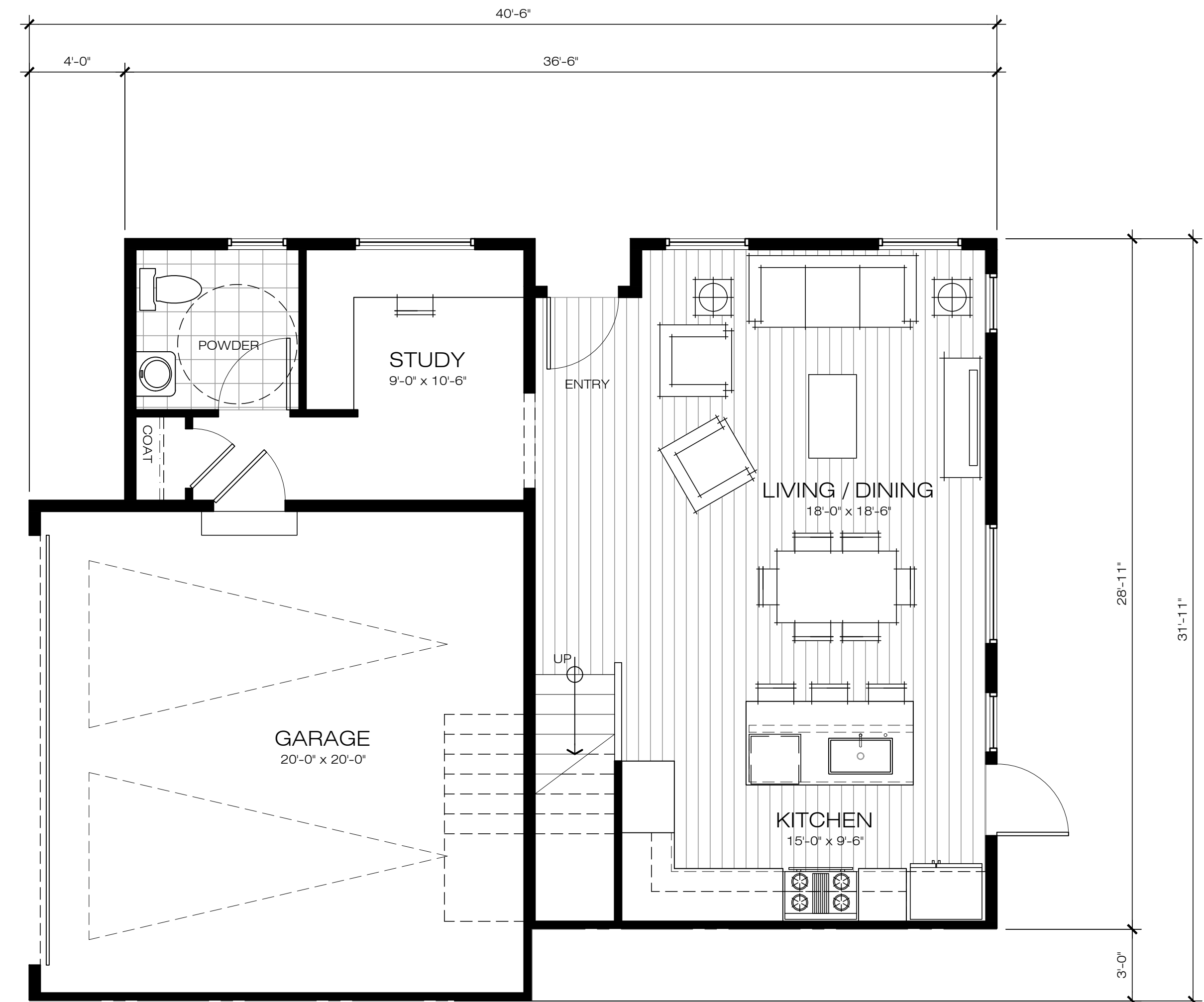
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TOWNHOUSE A2 PLAN

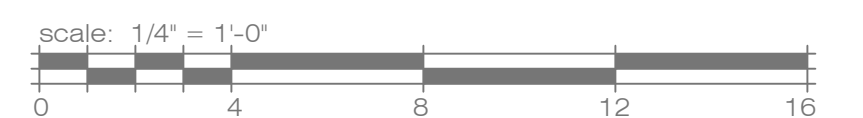


SECOND FLOOR  
GROSS SF = 1,089 S.F.  
LIVABLE SF = 997 S.F.



FIRST FLOOR  
GROSS SF = 747 S.F.  
LIVABLE SF = 704 S.F.

<b>TH UNIT TYPE A3</b>
3 BEDROOM + 2 & 1/2 BATH
GROSS UNIT SF = 1,836 S.F.
LIVABLE UNIT SF = 1,701 S.F.
GARAGE = 435 S.F.
DECK AREA = 80 S.F.
2 UNITS



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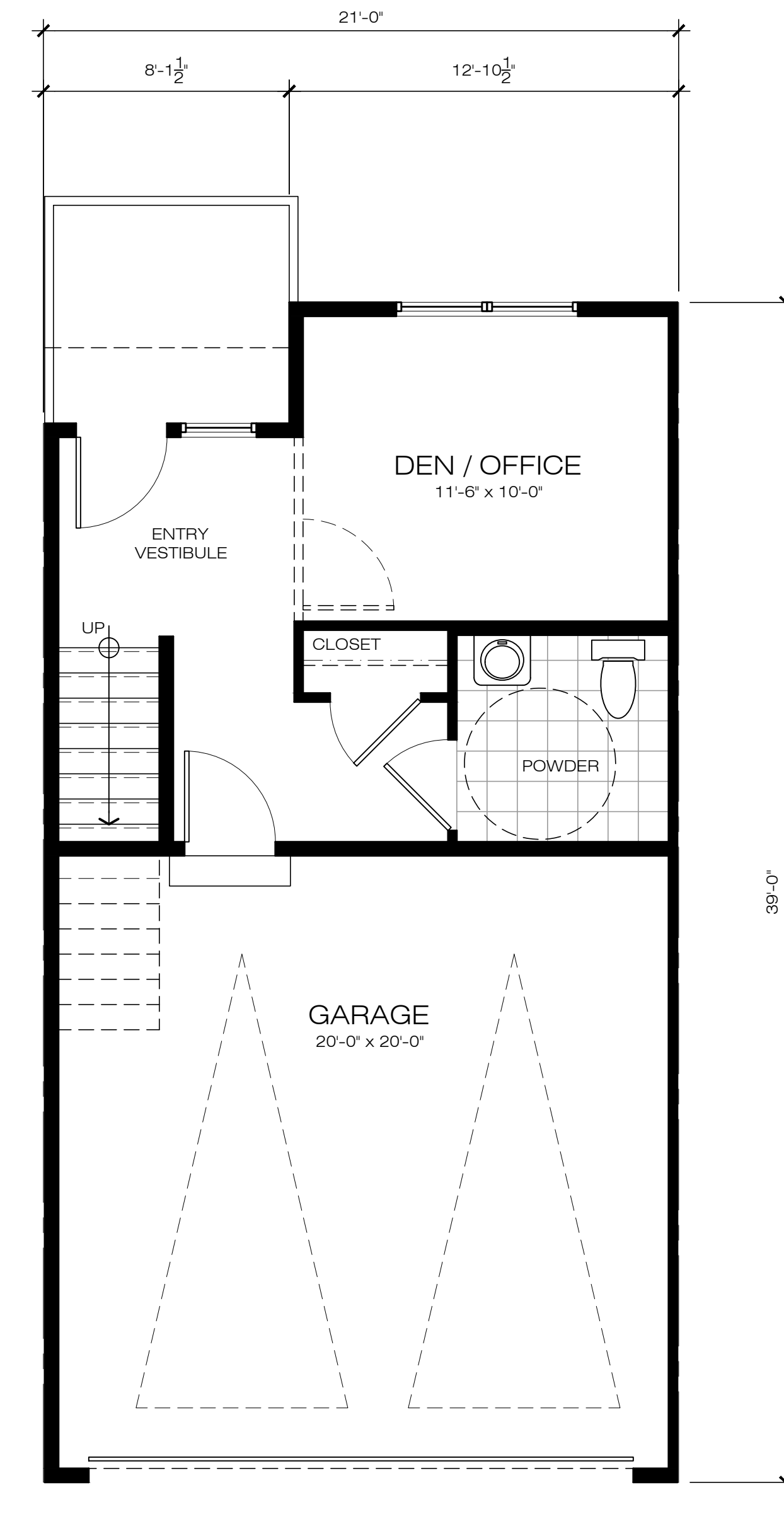
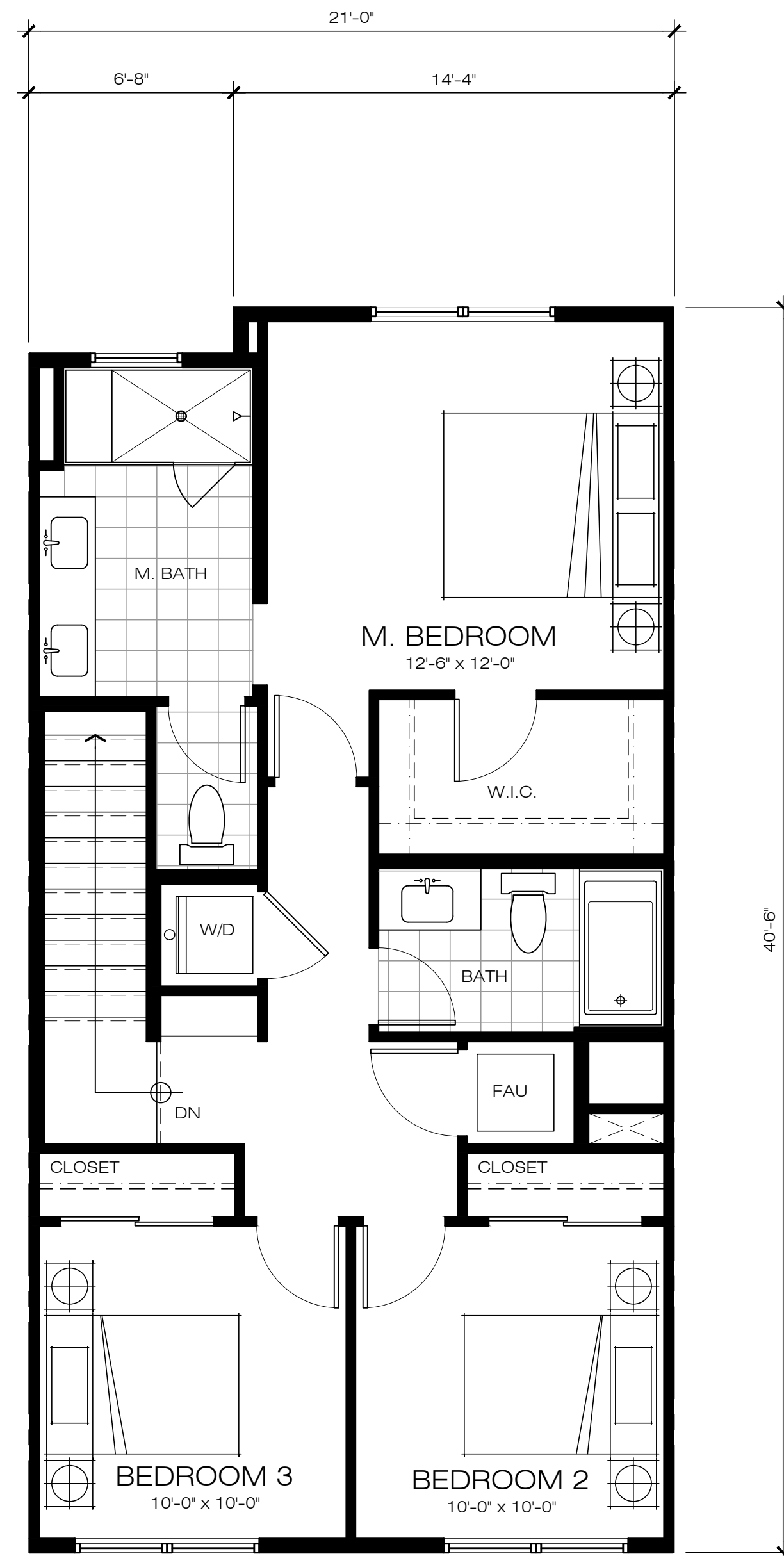


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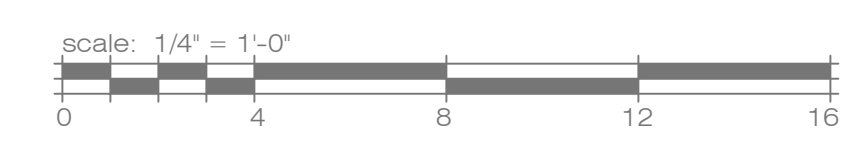
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## TOWNHOUSE A3 PLAN





<b>TH UNIT TYPE A4</b>
3 BEDROOM + DEN + 2 & 2(1/2) BATH
GROSS UNIT SF = 1,955 S.F.
LIVABLE UNIT SF = 1,773 S.F.
GARAGE = 435 S.F.
DECK AREA = 75 S.F.
24 UNITS



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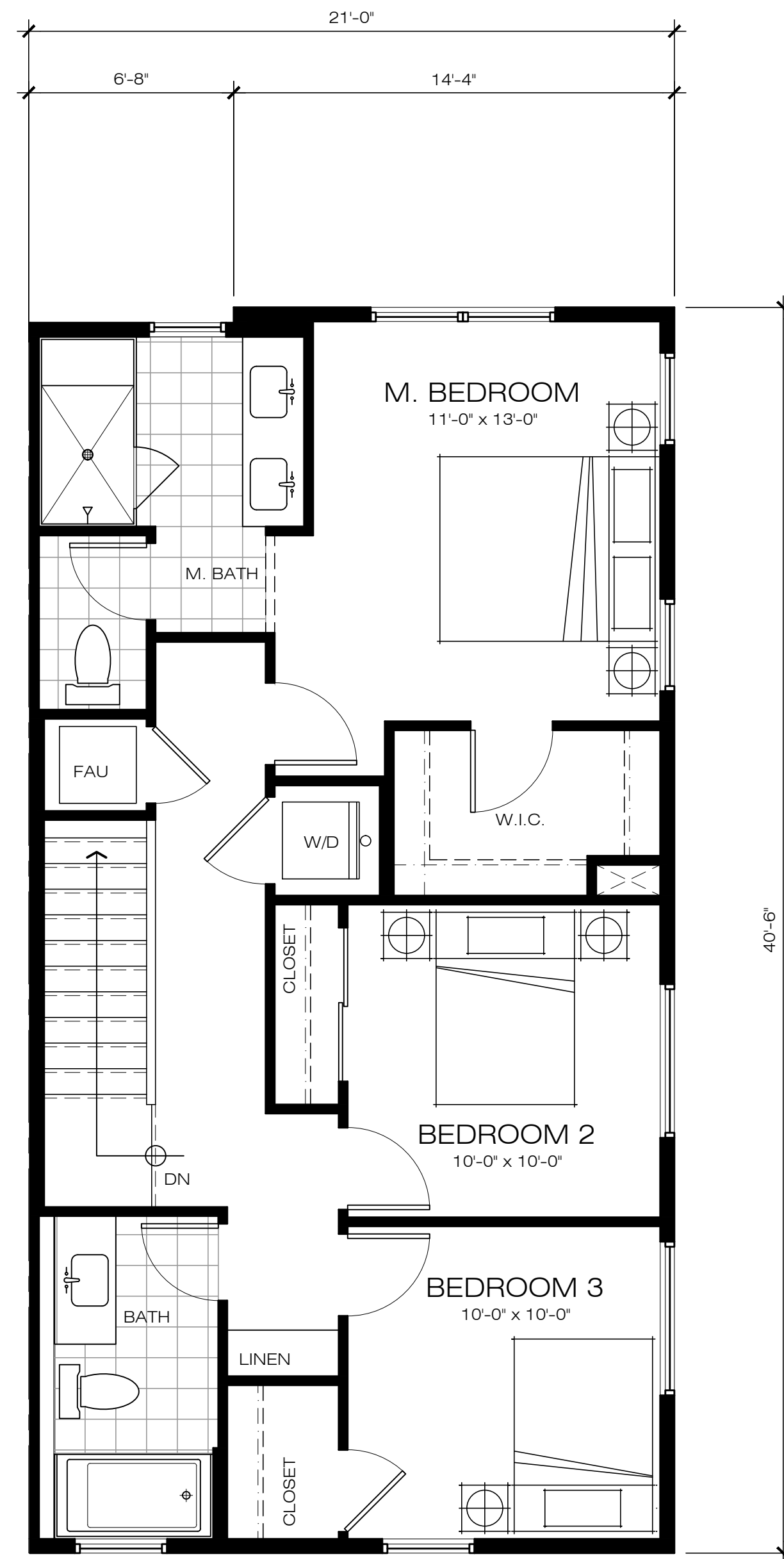
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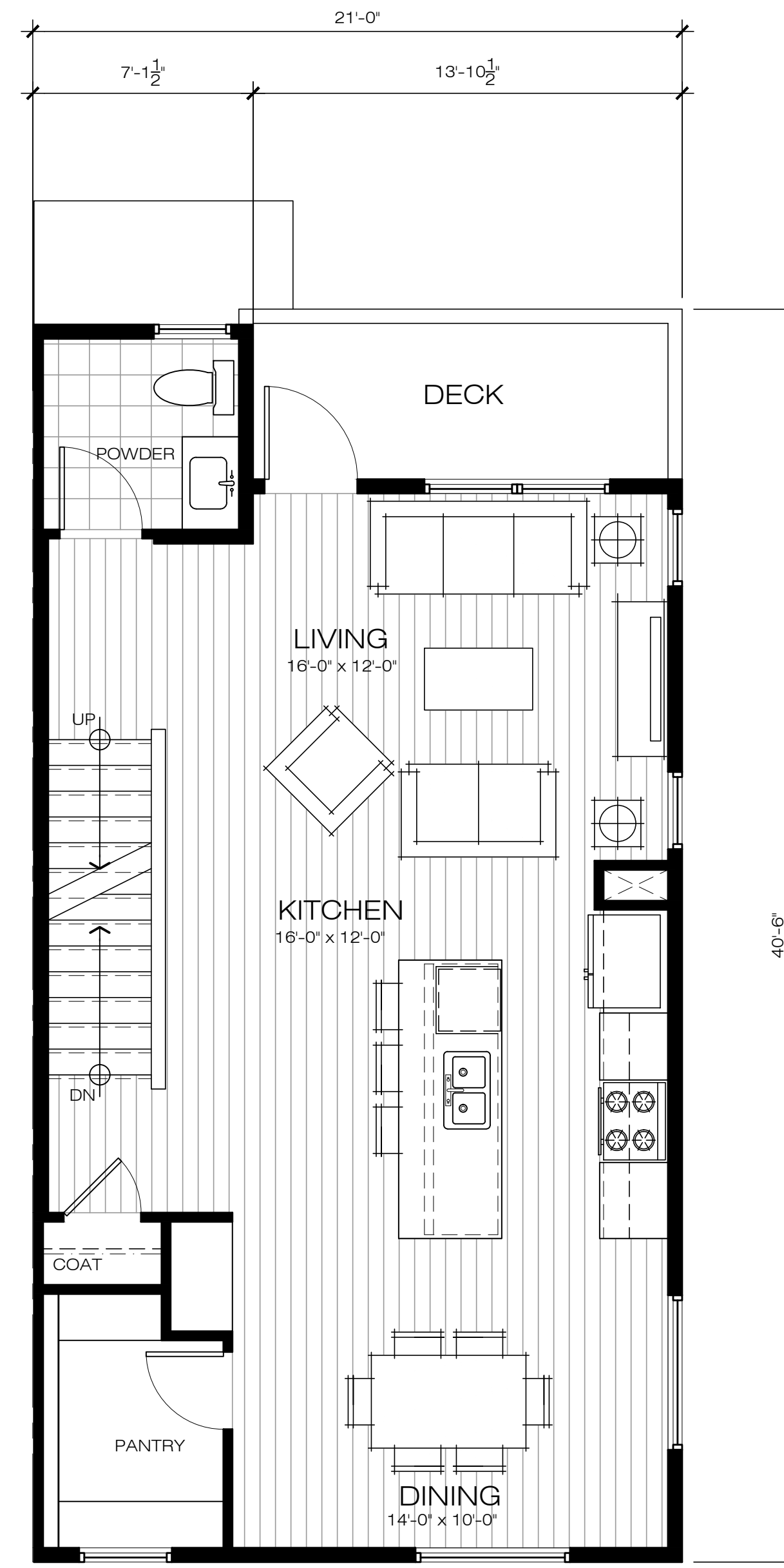
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## TOWNHOUSE A4 PLAN

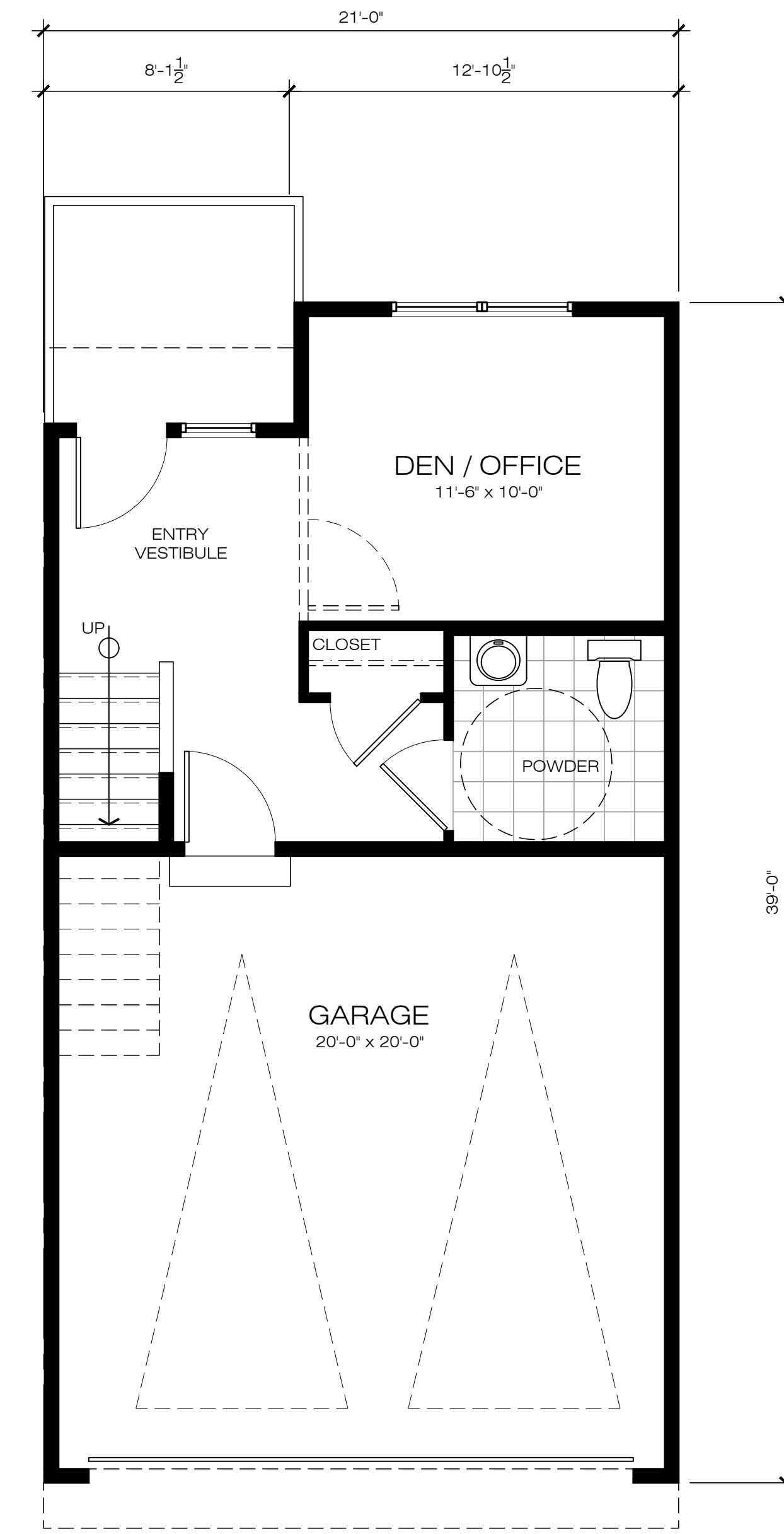
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THIRD FLOOR  
GROSS SF = 847 S.F.  
LIVABLE SF = 747 S.F.



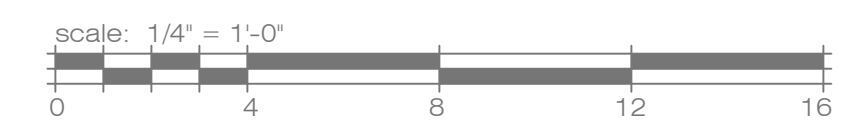
SECOND FLOOR  
GROSS SF = 771 S.F.  
LIVABLE SF = 709 S.F.



FIRST FLOOR  
GROSS SF = 351 S.F.  
LIVABLE SF = 324 S.F.

**TH UNIT TYPE A5**

3 BEDROOM + DEN + 2 & 2(1/2) BATH  
GROSS UNIT SF = 1,969 S.F.  
LIVABLE UNIT SF = 1,780 S.F.  
GARAGE = 435 S.F.  
DECK AREA = 75 S.F.  
14 UNITS



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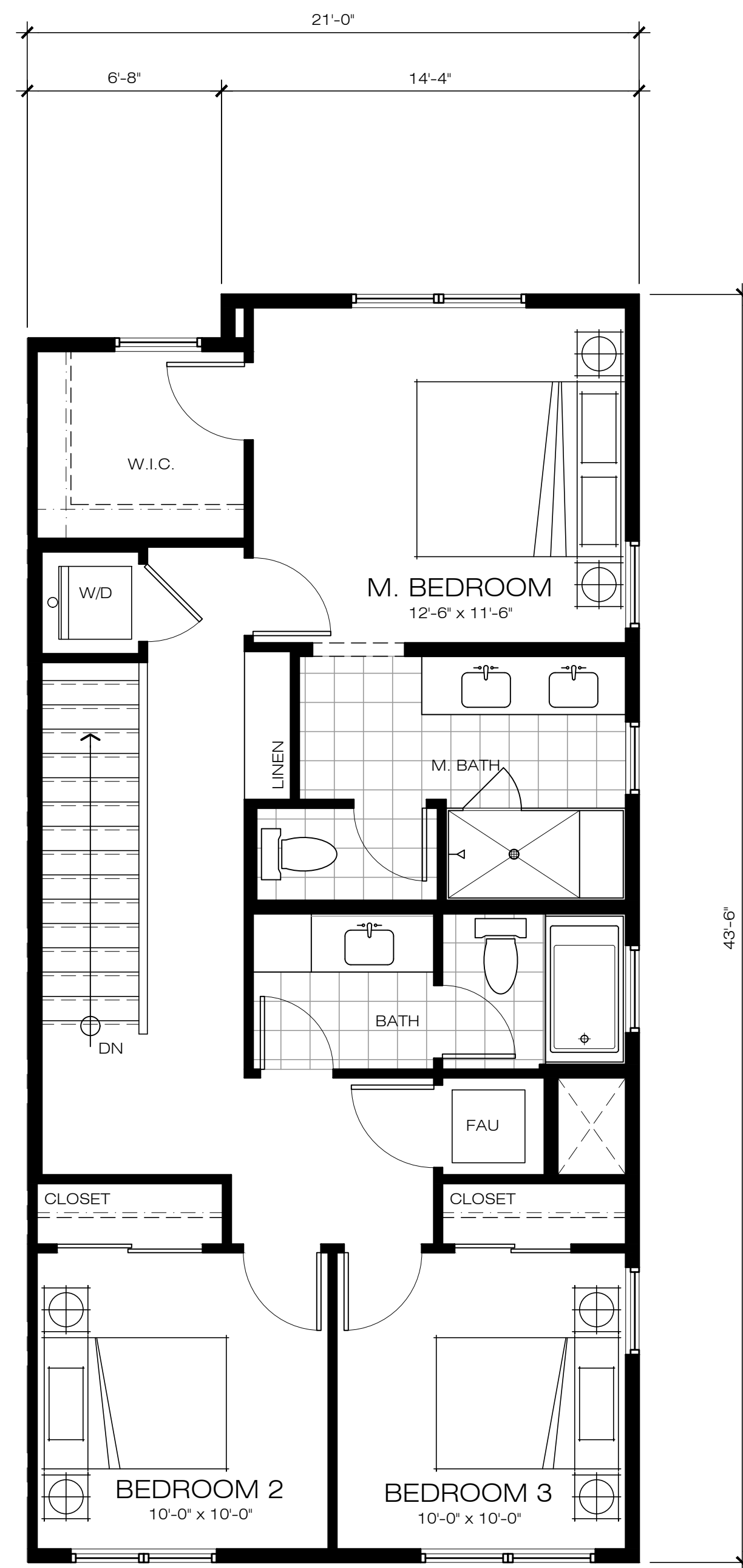
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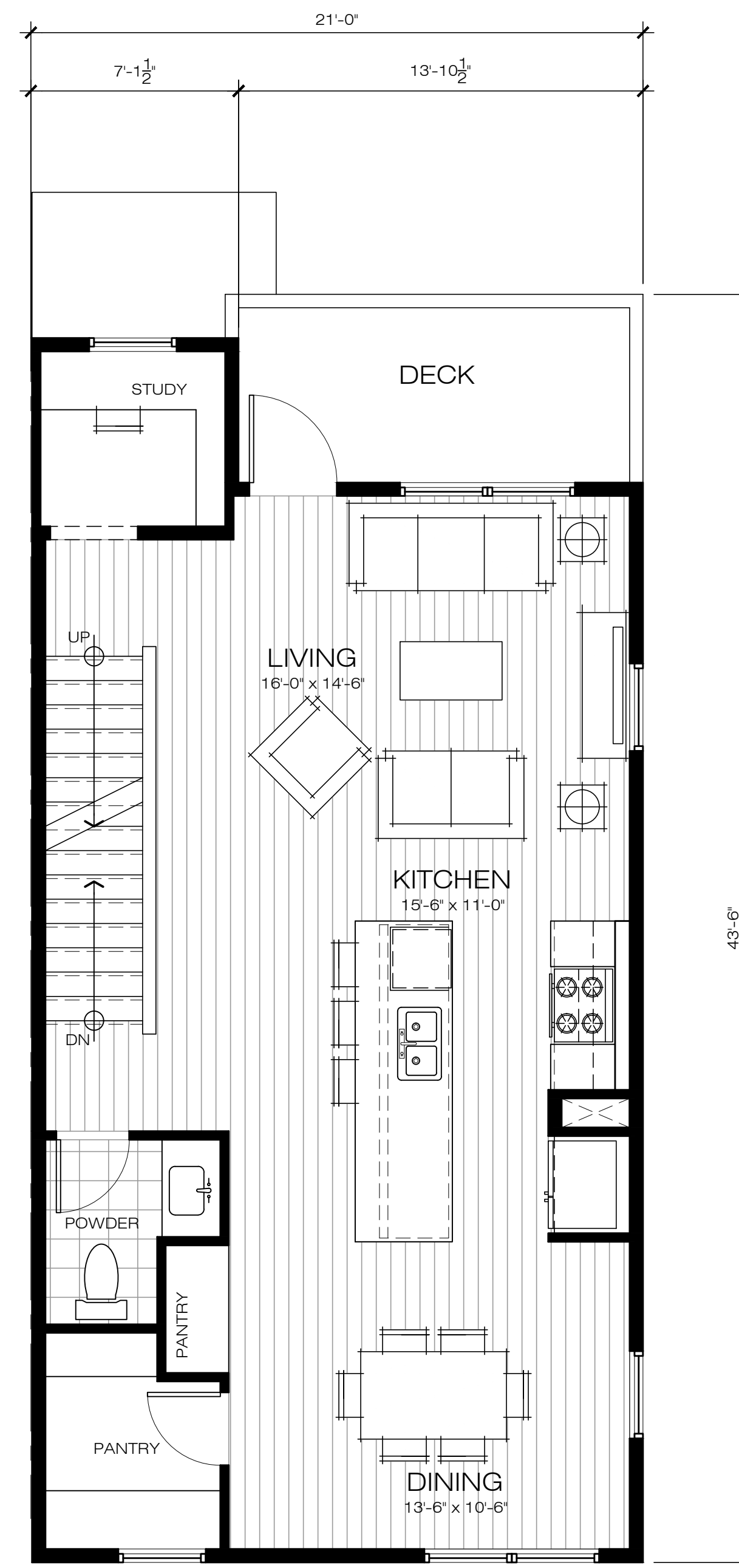
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TOWNHOUSE A5 PLAN

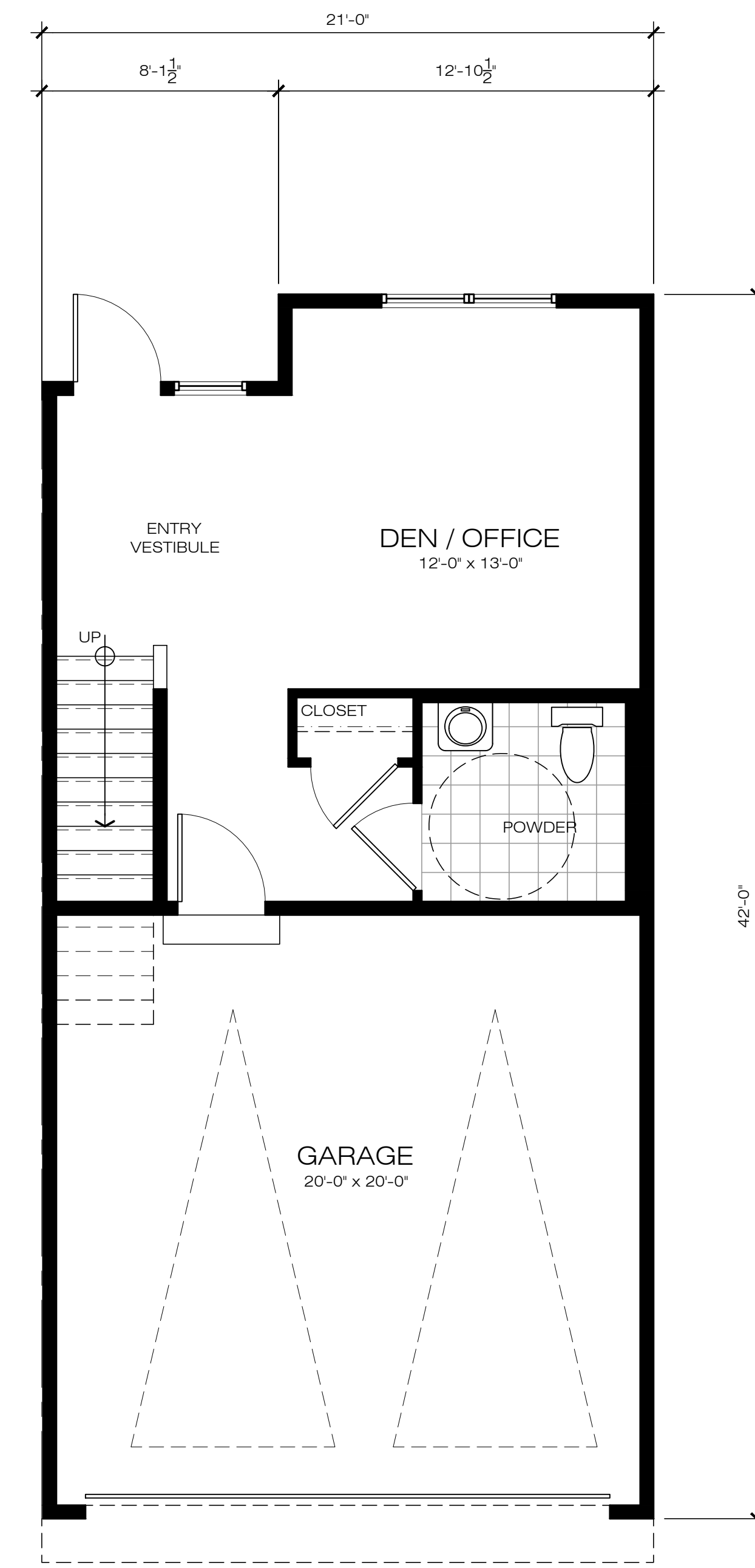
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THIRD FLOOR  
 GROSS SF = 905 S.F.  
 LIVABLE SF = 794 S.F.

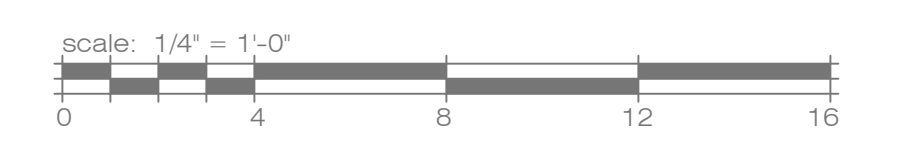


SECOND FLOOR  
 GROSS SF = 813 S.F.  
 LIVABLE SF = 748 S.F.



FIRST FLOOR  
 GROSS SF = 423 S.F.  
 LIVABLE SF = 390 S.F.

<b>LW UNIT TYPE B1</b>
3 BEDROOM + DEN + 2 & 2(1/2) BATH
GROSS UNIT SF = 2,141 S.F.
LIVABLE UNIT SF = 1,932 S.F.
GARAGE AREA = 435 S.F.
DECK AREA = 75 S.F.
4 UNITS



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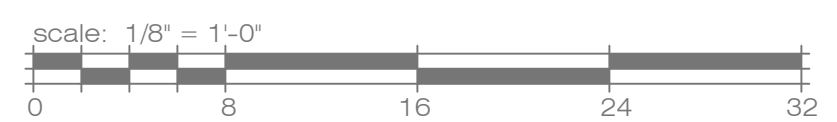
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## TOWNHOUSE B1 PLAN

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1. TH FRONT ELEVATION



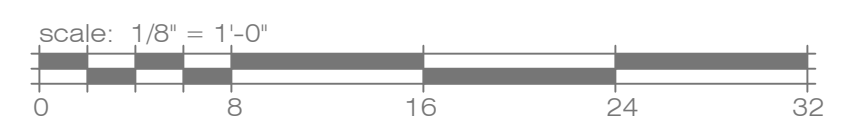
3. TH SIDE ELEVATION



2. TH SIDE ELEVATION



4. TH REAR ELEVATION



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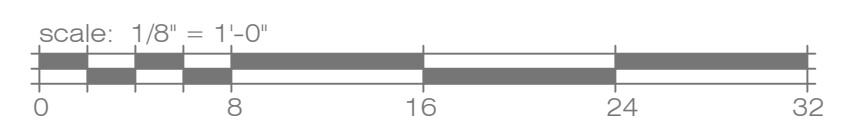
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## BUILDING 3 & 4 - TOWNHOME ELEVATIONS

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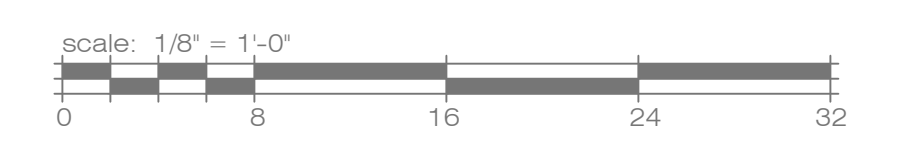
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