



336 E. CARSON TOWNHOMES - CARSON, CA

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



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CONCEPTUAL IMAGERY

JOB NO. C1003
PRINTED: July 29, 2021 0.1



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PROJECT SUMMARY									
ZONING SUMMARY									
PROJECT SITE INFORMATION									
		APN #	ADDRESS	ZONING	LOT AREA (SF)	LOT AREA (ACRE)			
					93,951 SF	2.16 ACRES			
		7335-005-049	336 E. CARSON STREET	MU-CS	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.	1.05	MU-CS 9138.17 D.7.a.				
		COMMERCIAL	0.15 MIN.	0.01	MU-CS 9138.17 D.7.b.				
FLOOR AREA									
				TOTAL = 98,718 SF					
				RESIDENTIAL = 97,318 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 88 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 = 107 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 / 2 & 2-HALF BATH TOWNHOME	30 UNITS	1,757 SF	52,710 SF	1,955 SF	58,650 SF	75 SF	2,250 SF	
UNIT A2	3 BR + DEN / 2 & 2-HALF BATH TOWNHOME	14 UNITS	1,758 SF	24,612 SF	1,955 SF	27,370 SF	75 SF	1,050 SF	
UNIT A3	3 BR + DEN / 2 & 2-HALF BATH TOWNHOME	2 UNITS	1,858 SF	3,716 SF	2,055 SF	4,110 SF	75 SF	150 SF	
UNIT B1	3 BR + WORK / 2 & 2-HALF BATH HOME OFFICE	4 UNITS	1,923 SF	7,692 SF	2,147 SF	8,588 SF	75 SF	300 SF	
PROJECT UNIT TOTAL		50 UNITS		88,730 SF		98,718 SF		3,750 SF	
BUILDING SUMMARY									
	NET AREA RESIDENTIAL	UTILITY / MECHANICAL / GARAGE	HOME OFFICE	TOTAL NET BUILDING FLOOR AREA		TOTAL GROSS BUILDING FLOOR AREA			
BUILDING 1	3,146 SF	870 SF	700 SF	3,846 SF		4,294 SF			
BUILDING 2	3,146 SF	870 SF	700 SF	3,846 SF		4,294 SF			
BUILDING 3	10,544 SF	2,640 SF	0 SF	10,544 SF		11,730 SF			
BUILDING 4	10,544 SF	2,640 SF	0 SF	10,544 SF		11,730 SF			
BUILDING 5	10,544 SF	2,640 SF	0 SF	10,544 SF		11,730 SF			
BUILDING 6	10,544 SF	2,640 SF	0 SF	10,544 SF		11,730 SF			
BUILDING 7	10,544 SF	2,640 SF	0 SF	10,544 SF		11,730 SF			
BUILDING 8	10,544 SF	2,640 SF	0 SF	10,544 SF		11,730 SF			
BUILDING 9	8,887 SF	2,205 SF	0 SF	8,887 SF		9,775 SF			
BUILDING 10	8,887 SF	2,205 SF	0 SF	8,887 SF		9,775 SF			
TOTAL	87,330 SF	21,990 SF	1,400 SF	88,730 SF		98,518 SF			
OPEN SPACE / AMMENITY SUMMARY									
COMMON OPEN SPACE		REQUIRED		PROPOSED					
		MU-CS 9138.17 D.9. & 10.							
		(RECREATIONAL OPEN SPACE) 15% GROSS AREA		14,808 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 =		22,308 SF	TOTAL = 22,500 SF				
BICYCLE SUMMARY									
BICYCLE SPACE		REQUIRED		PROVIDED					
		5% of REQUIRED PARKING STALL NUMBER		5 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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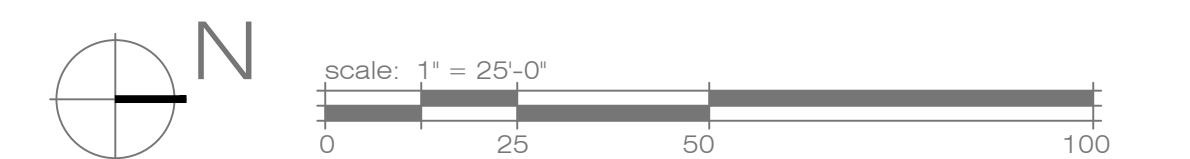
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PROJECT INFORMATION

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



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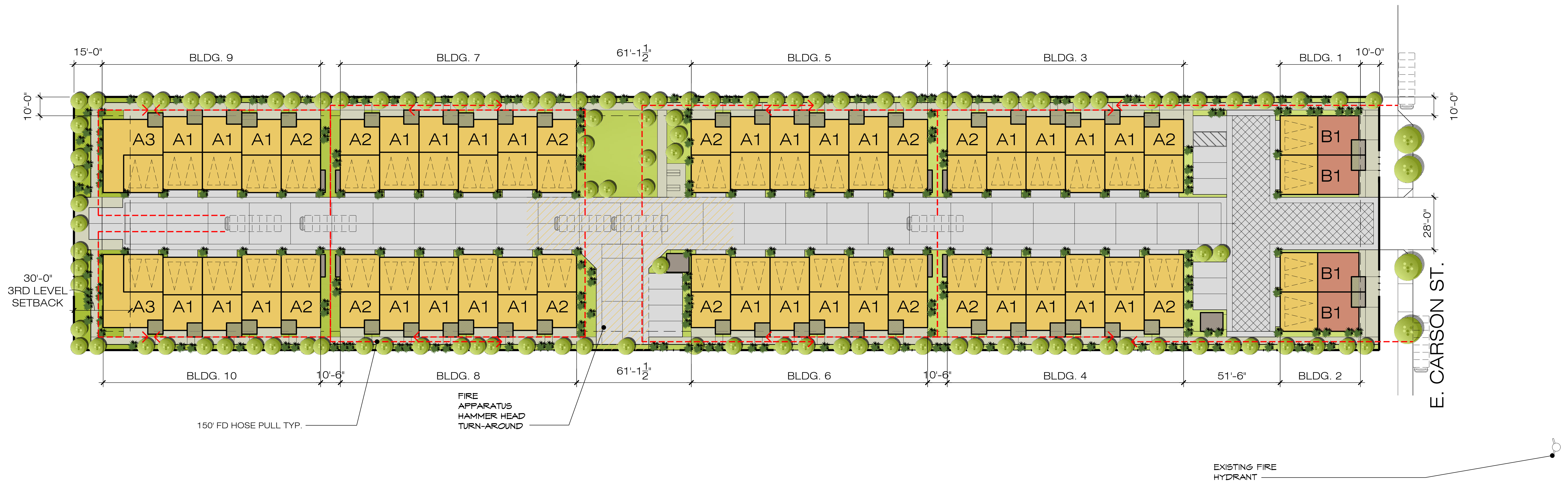
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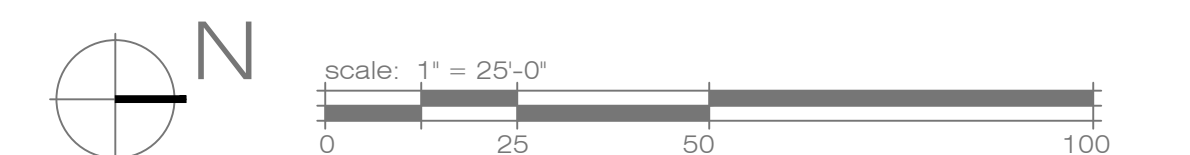
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CONCEPTUAL SITE PLAN

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



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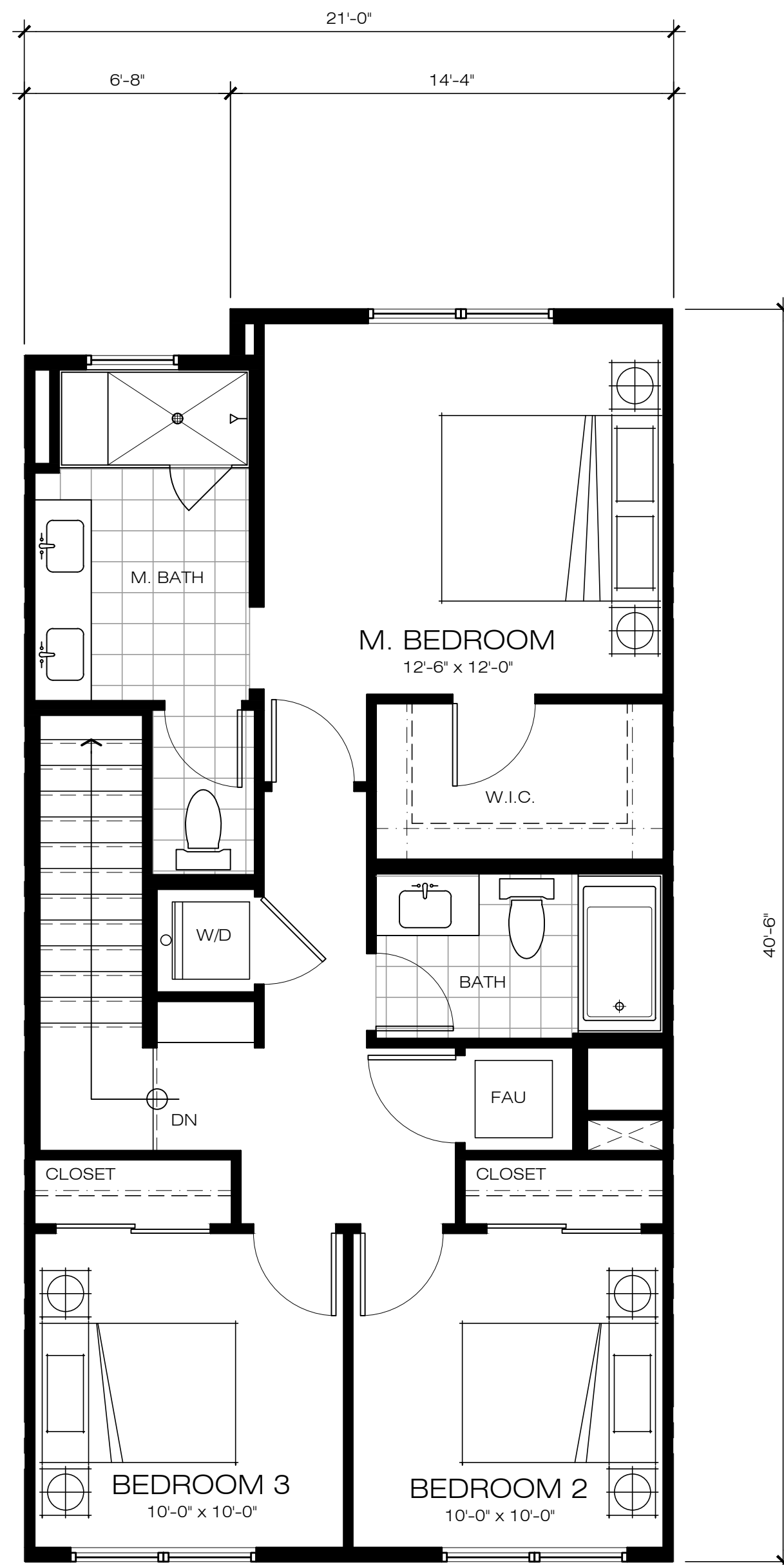
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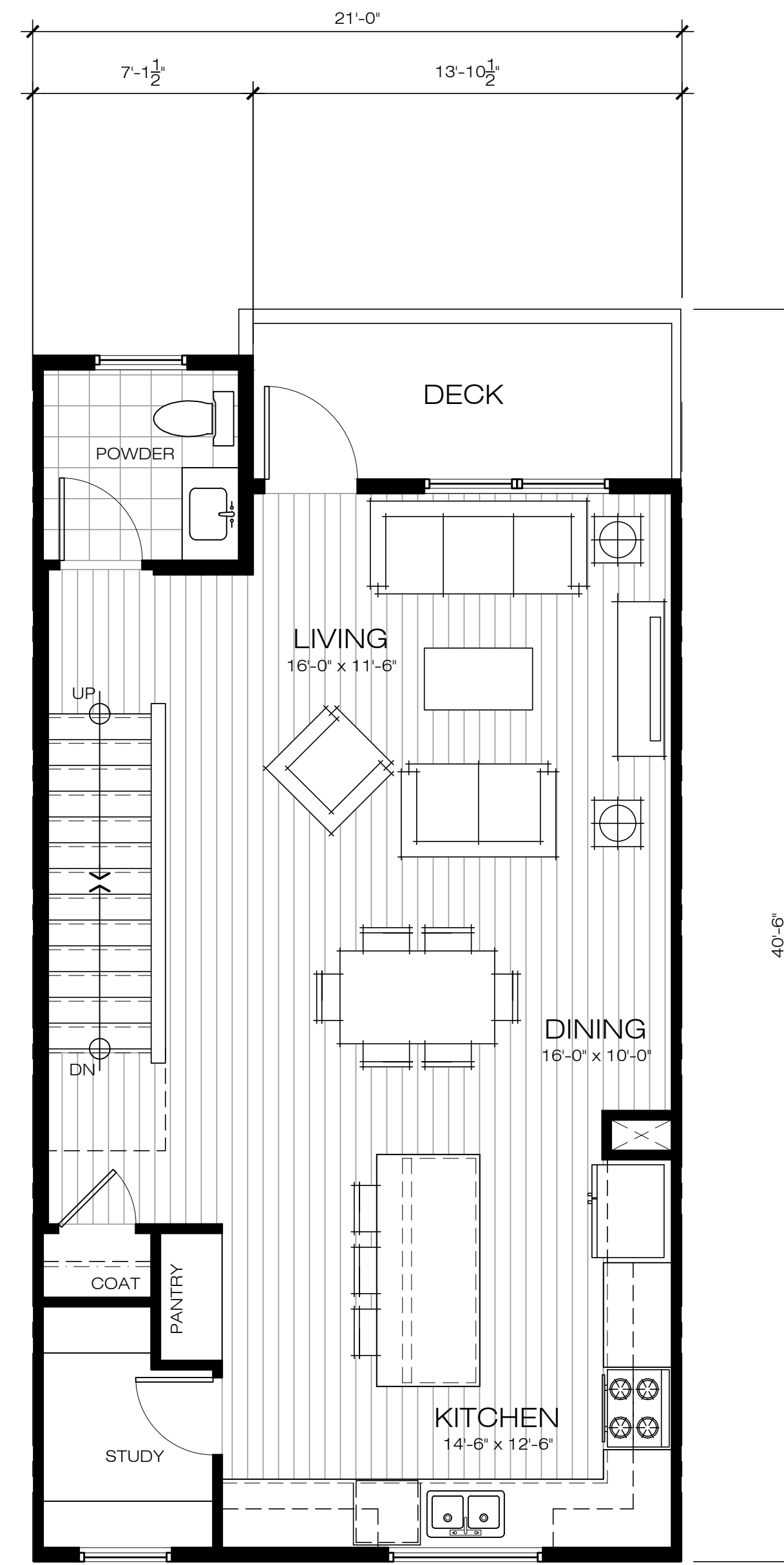
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FIRE DEPARTMENT ACCESS PLAN

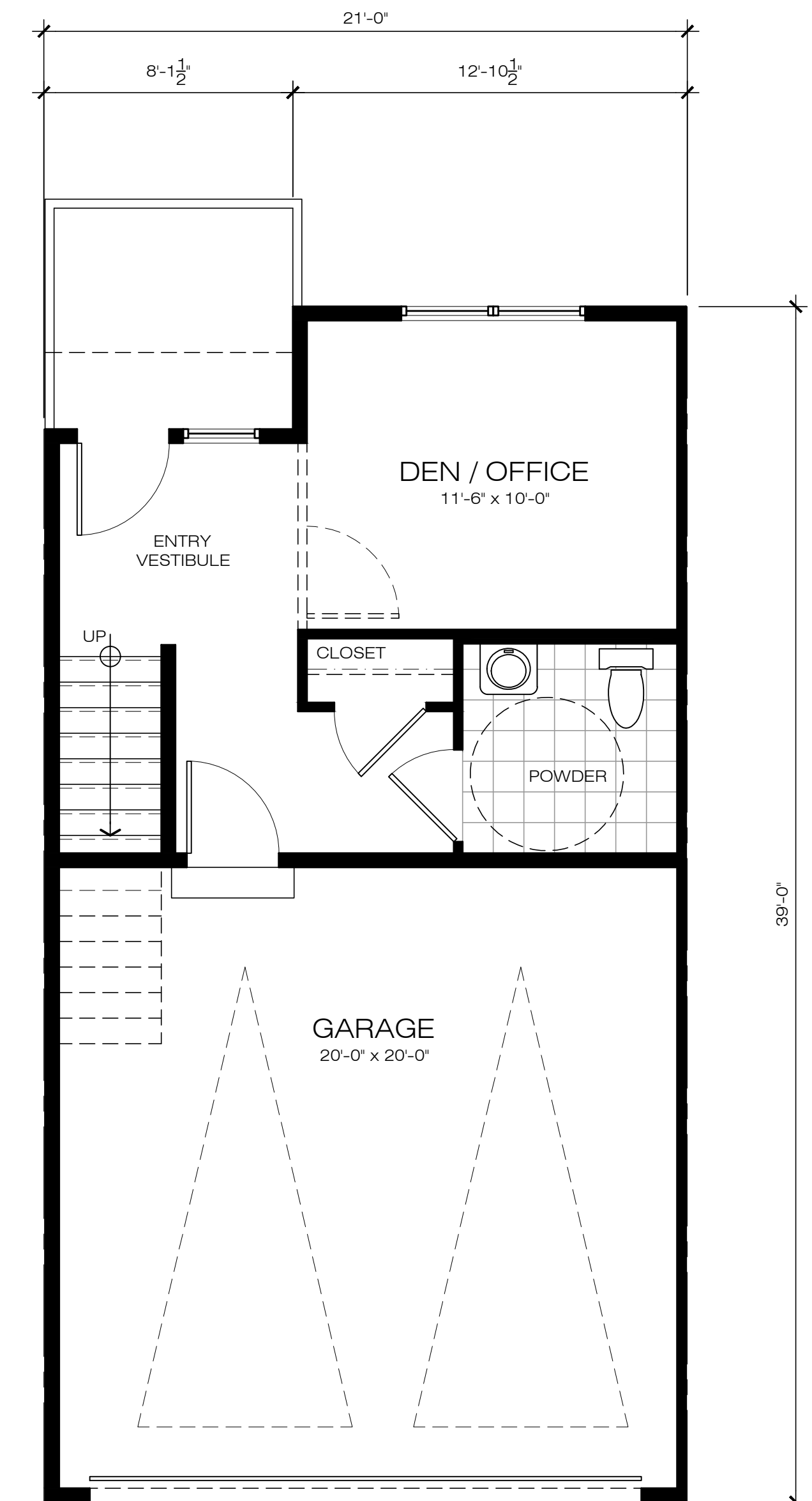
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THIRD FLOOR
GROSS SF = 840 S.F.
LIVABLE SF = 727 S.F.



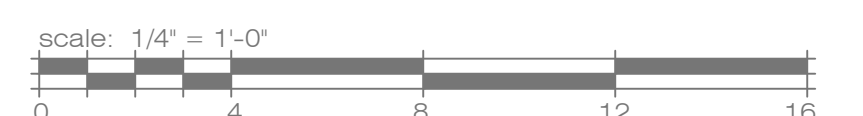
SECOND FLOOR
GROSS SF = 763 S.F.
LIVABLE SF = 712 S.F.



FIRST FLOOR
GROSS SF = 352 S.F.
LIVABLE SF = 318 S.F.

TH UNIT TYPE A1

3 BEDROOM + 2 & 2(1/2) BATH
GROSS UNIT SF = 1,955 S.F.
LIVABLE UNIT SF = 1,757 S.F.
DECK AREA = 75 S.F.
30 UNITS



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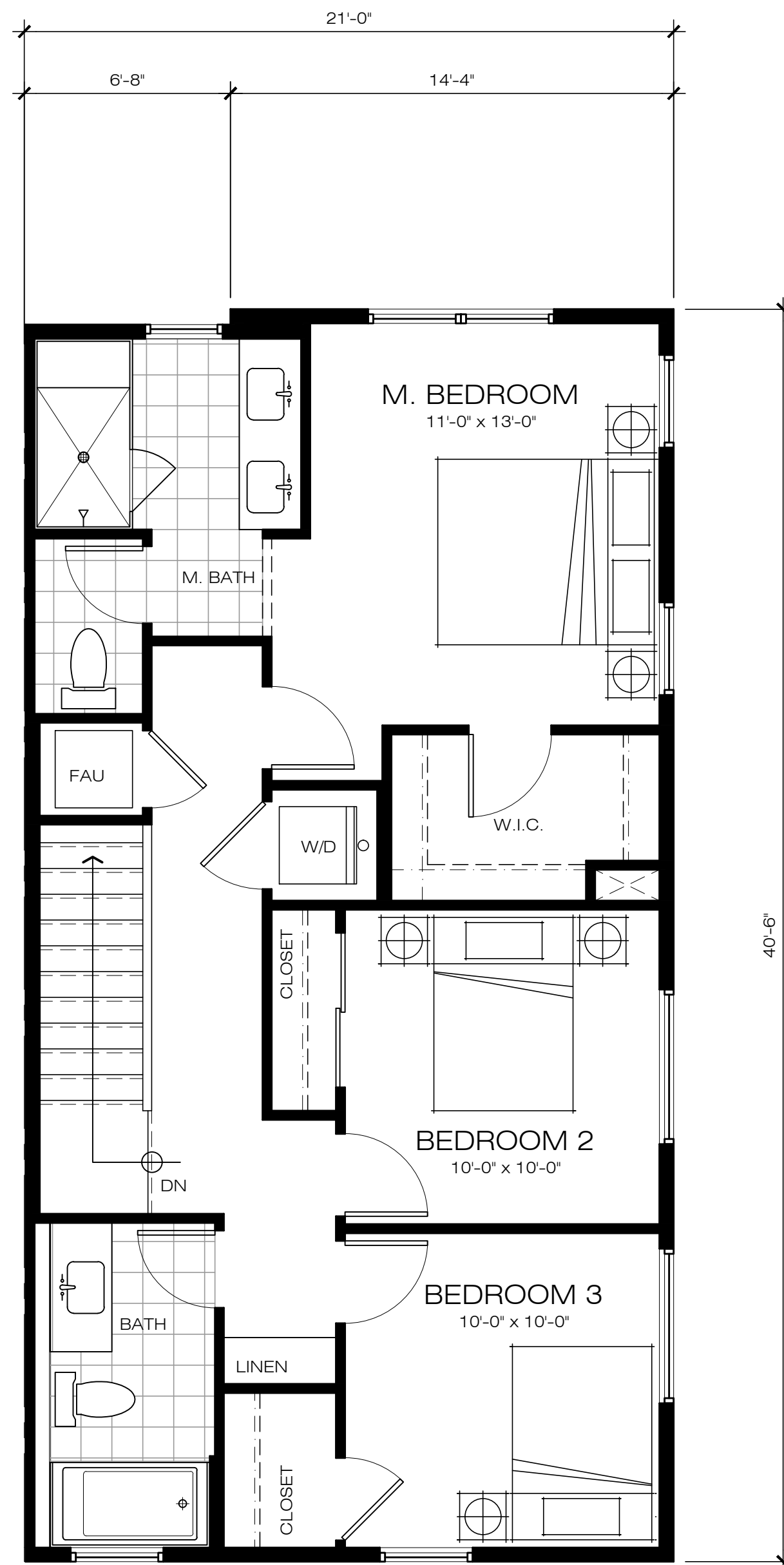
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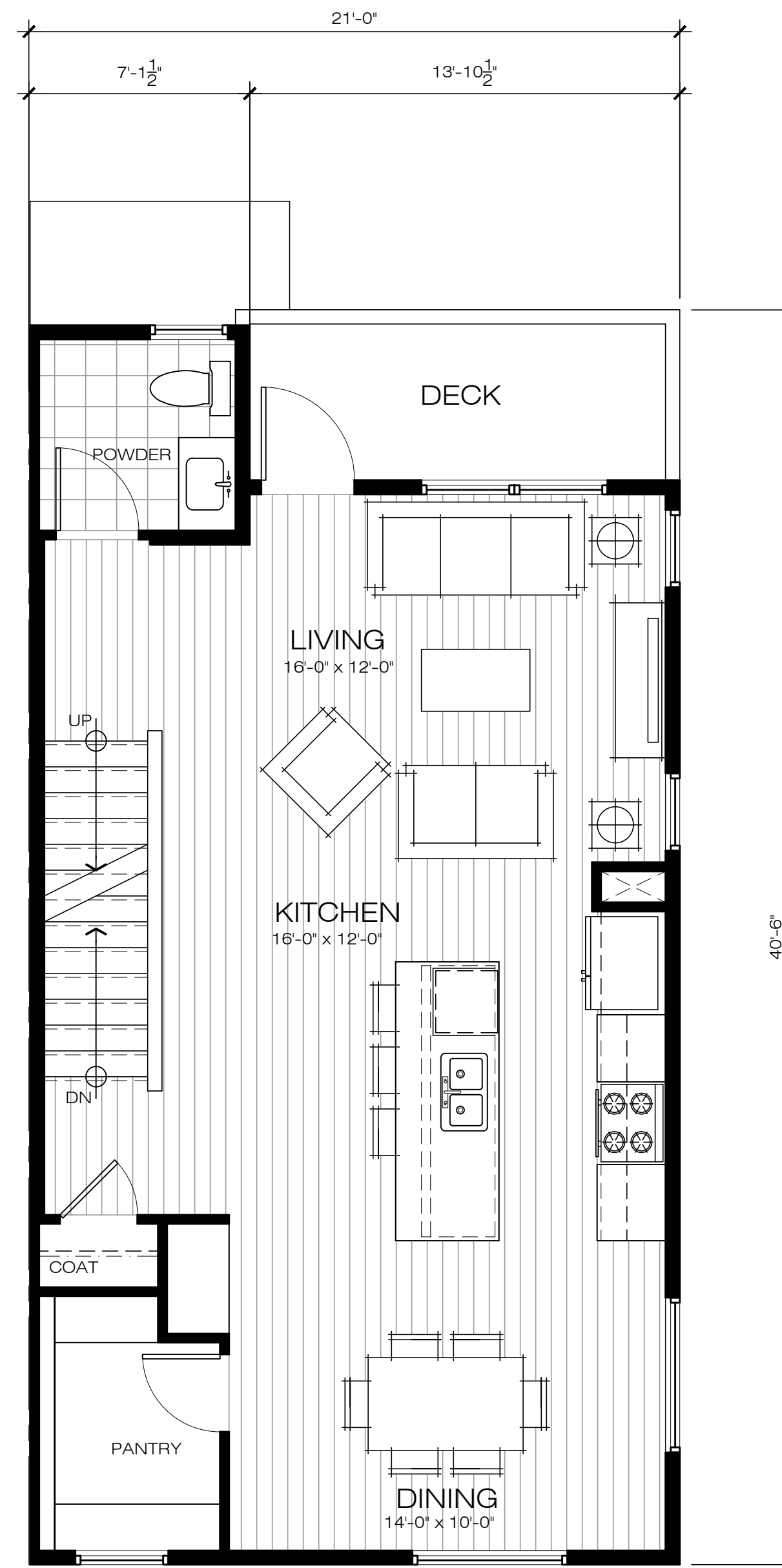
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TOWNHOUSE A1 PLAN

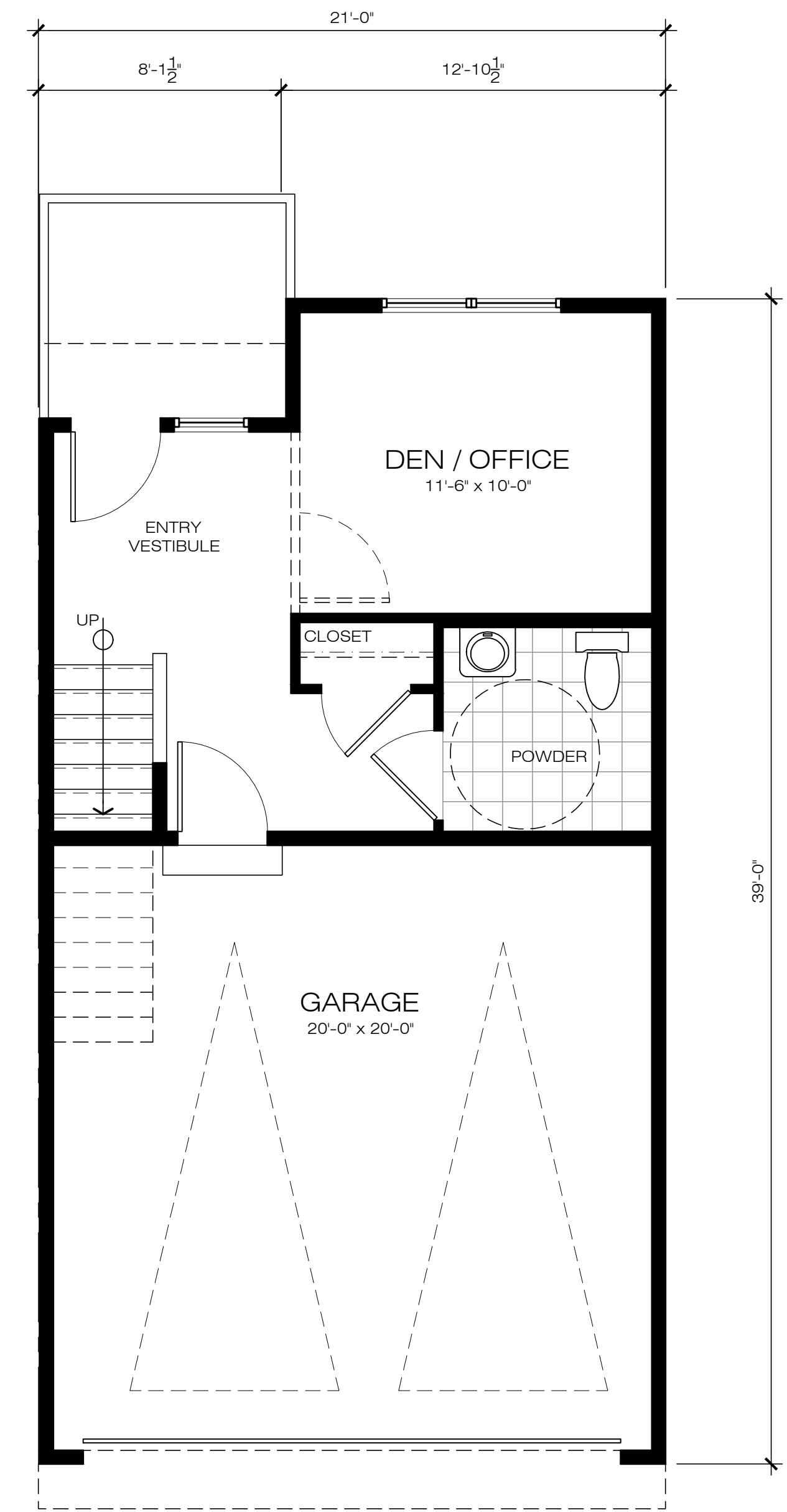
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THIRD FLOOR
GROSS SF = 840 S.F.
LIVABLE SF = 737 S.F.



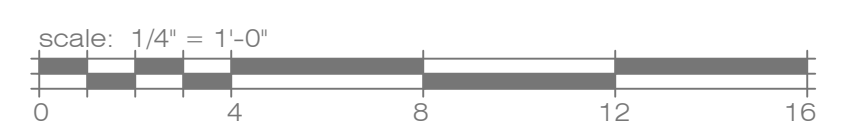
SECOND FLOOR
GROSS SF = 763 S.F.
LIVABLE SF = 703 S.F.



FIRST FLOOR
GROSS SF = 352 S.F.
LIVABLE SF = 318 S.F.

TH UNIT TYPE A2

3 BEDROOM + 2 & 2(1/2) BATH
GROSS UNIT SF = 1,955 S.F.
LIVABLE UNIT SF = 1,758 S.F.
DECK AREA = 75 S.F.
16 UNITS



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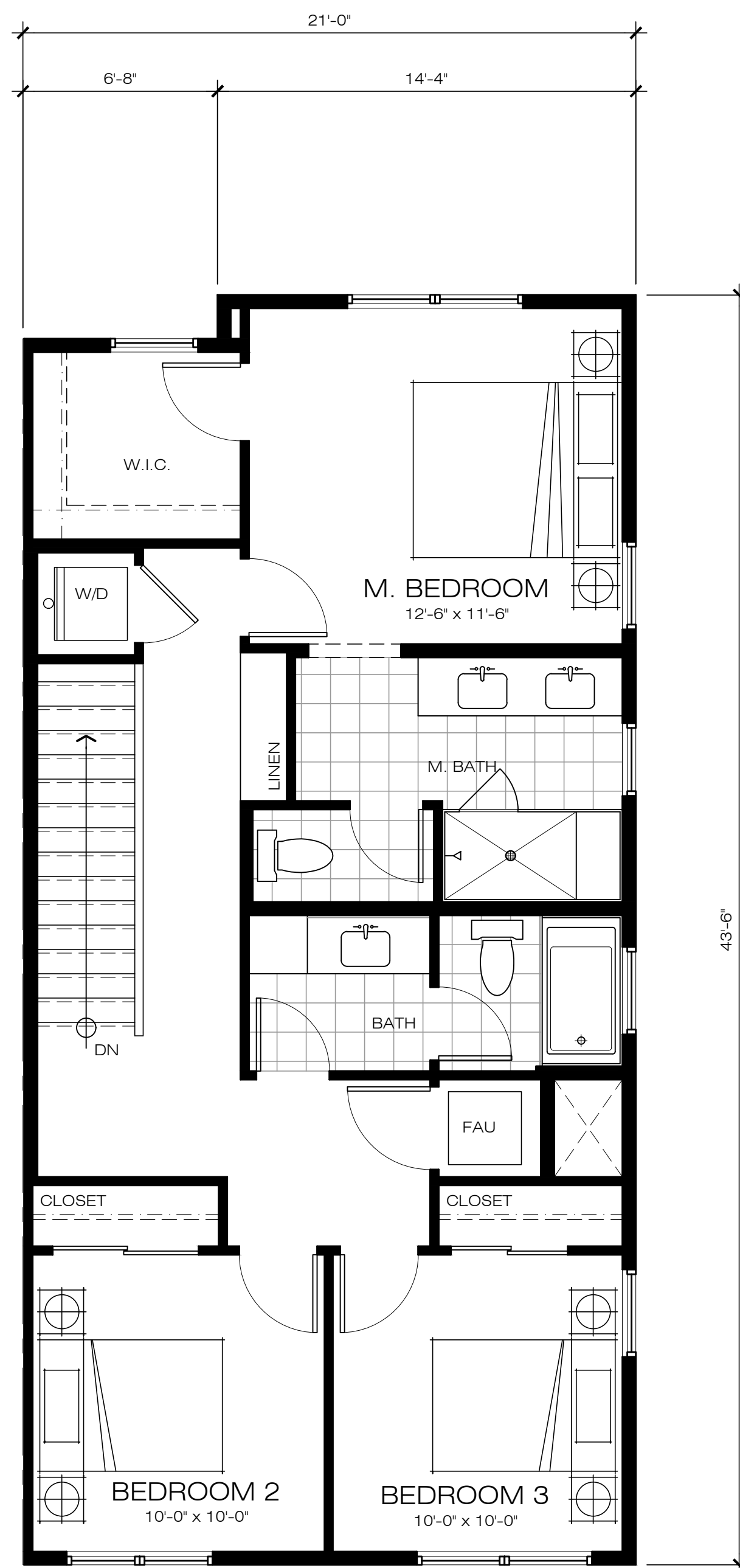
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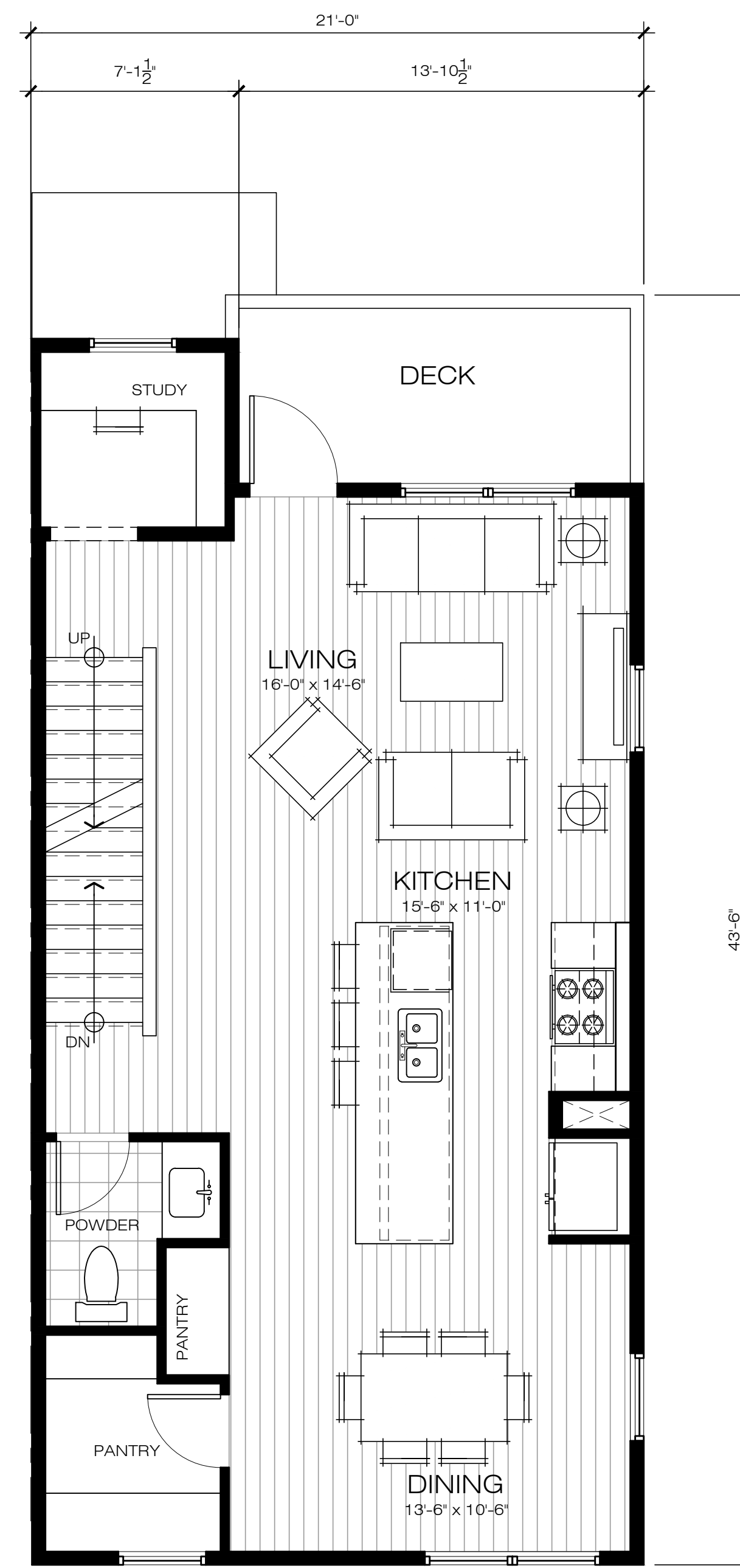
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TOWNHOUSE A2 PLAN

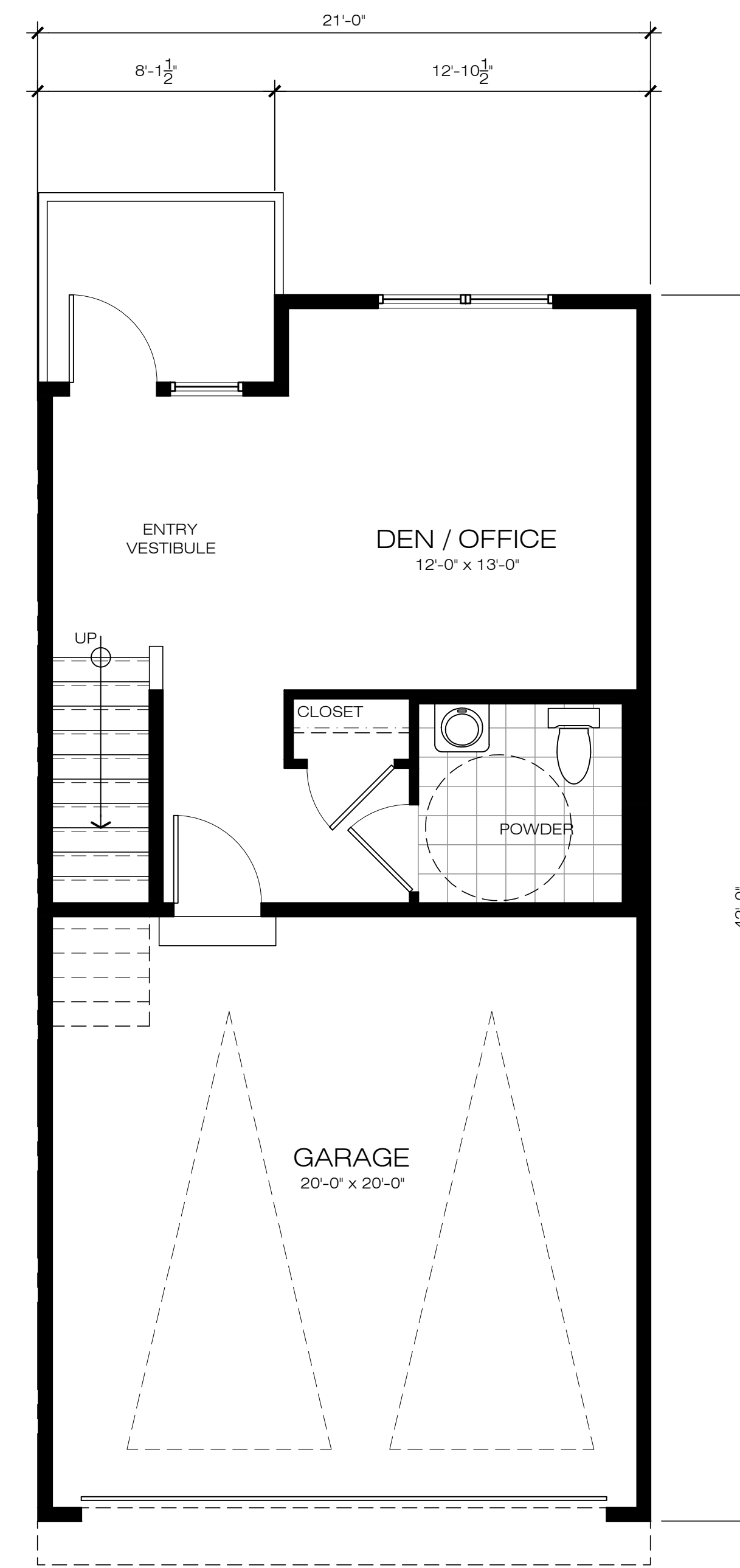
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THIRD FLOOR
GROSS SF = 905 S.F.
LIVABLE SF = 794 S.F.



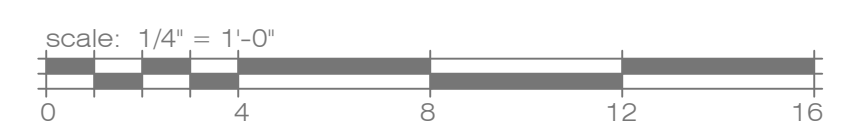
SECOND FLOOR
GROSS SF = 814 S.F.
LIVABLE SF = 747 S.F.



FIRST FLOOR
GROSS SF = 428 S.F.
LIVABLE SF = 382 S.F.

LW UNIT TYPE B1

3 BEDROOM + 2 & 2(1/2) BATH
GROSS UNIT SF = 2,147 S.F.
LIVABLE UNIT SF = 1,923 S.F.
DECK AREA = 75 S.F.
4 UNITS



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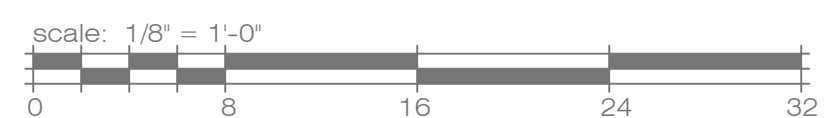
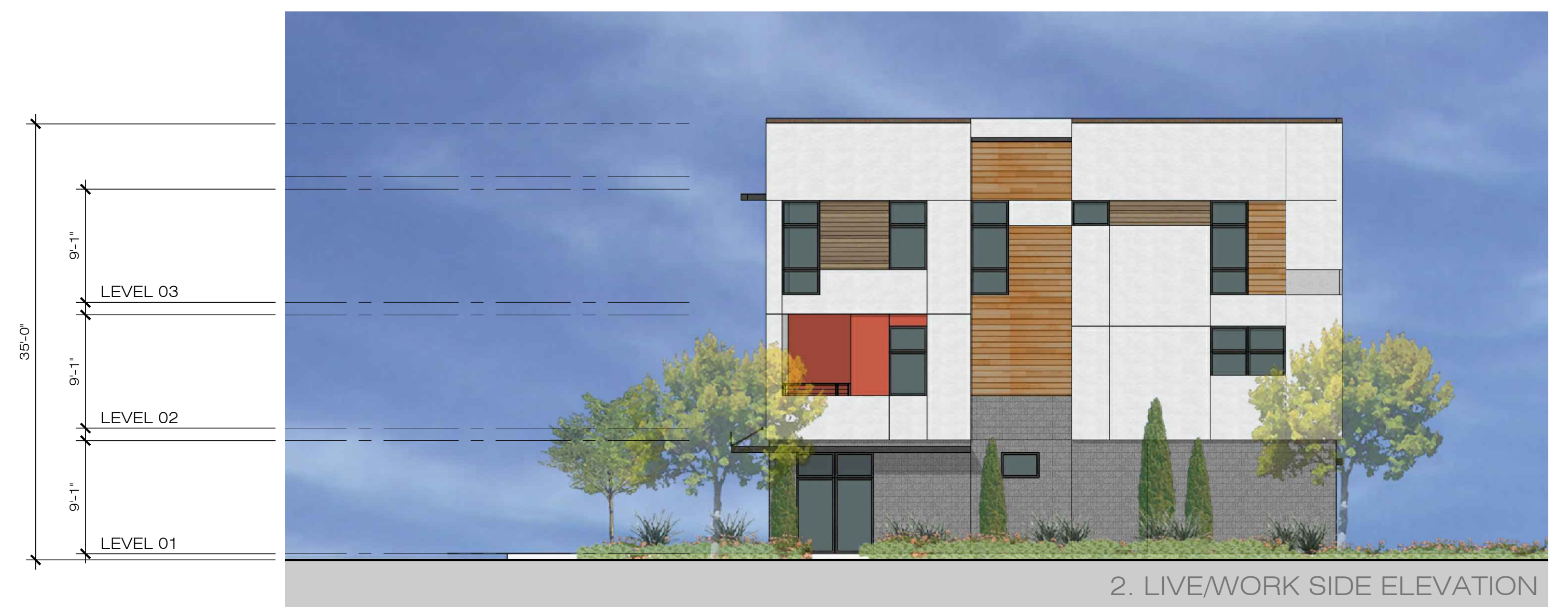
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TOWNHOUSE B1 PLAN

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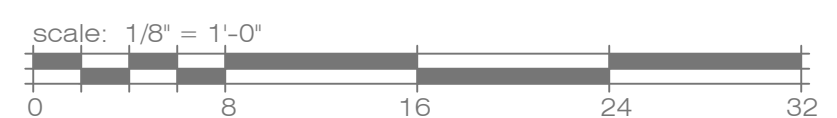
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LIVE WORK ELEVATIONS

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TOWNHOME ELEVATIONS

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