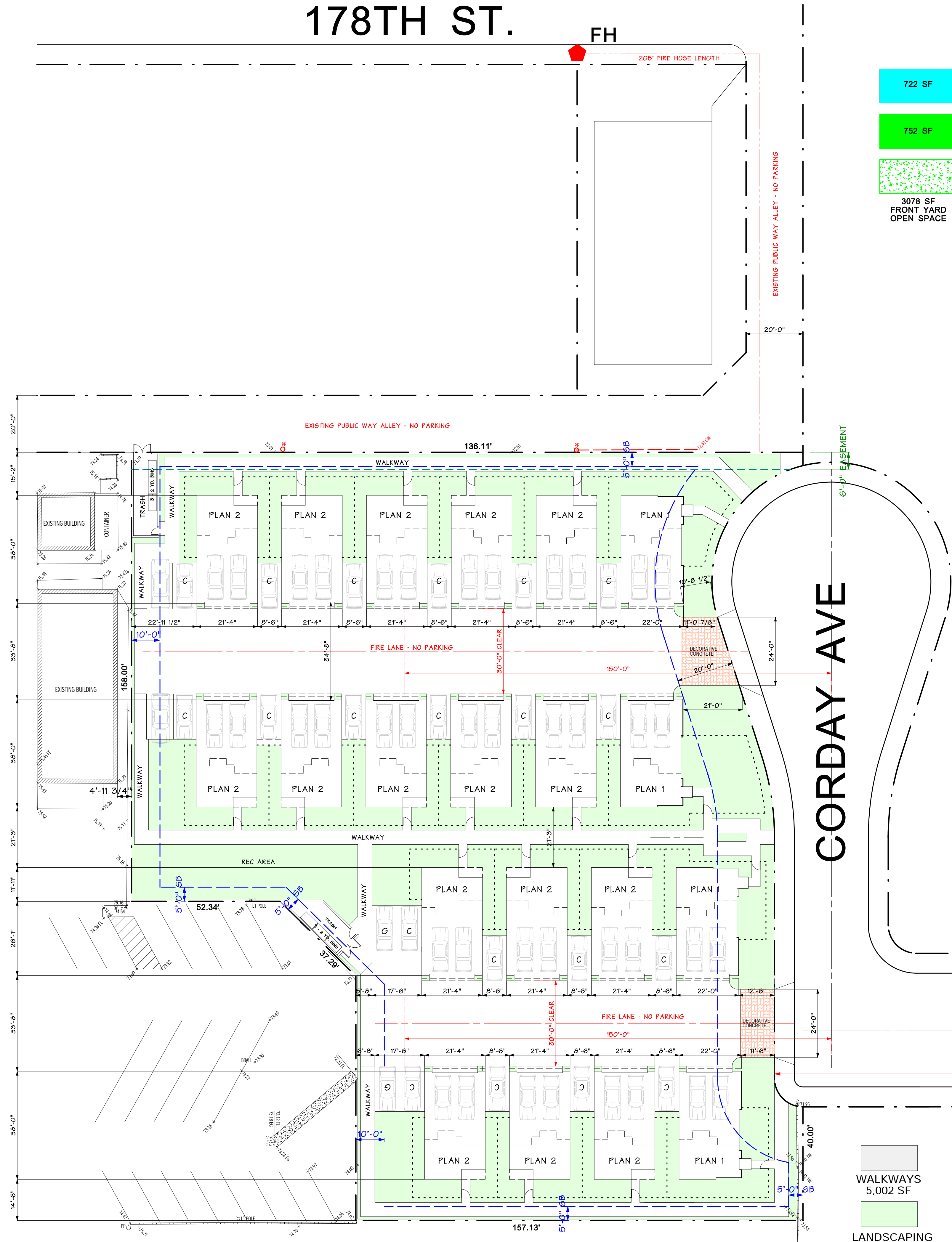


178TH ST.

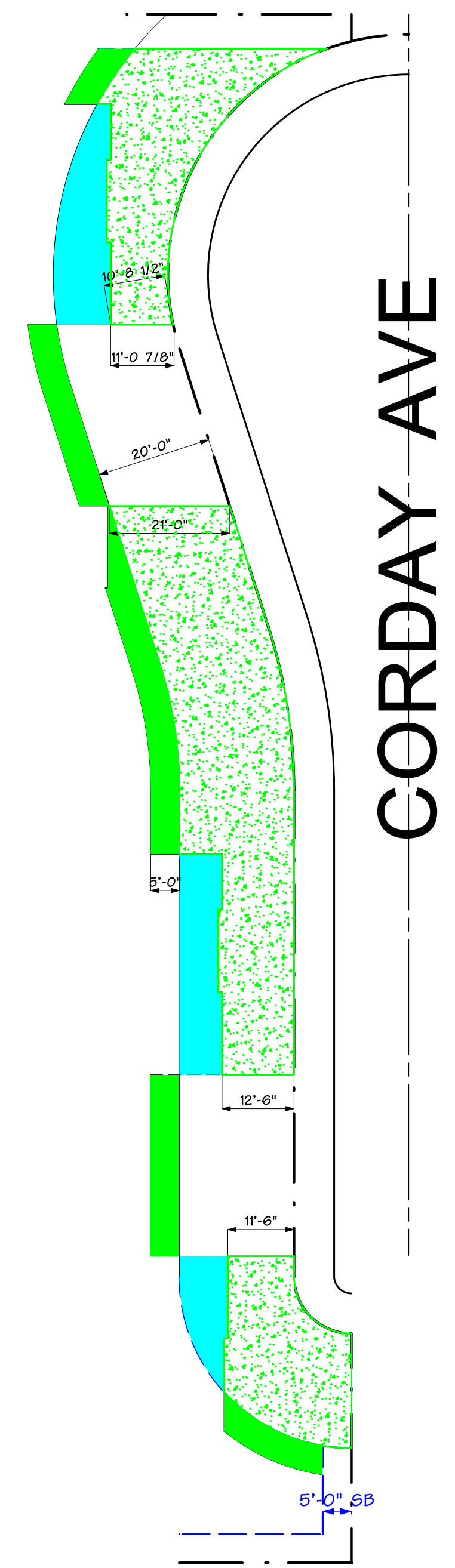
FH



722 SF

752 SF

3078 SF FRONT YARD OPEN SPACE



Average Setback Diagram

180TH ST.

PROJECT INFORMATION

SITE SUMMARY

lot size gross (including 1/2 adj. alley) 1.24 acres gross (54,016 SF)
 lot size net 1.186 acres net (51,654 SF)
 current zoning: R3
 land use designation: public/quasi-publis/open space
 proposed planning approval: residential Housing

Allowed Density @ 1 D.U. per 1,600 sf 33 dwelling units
 number of units proposed: 20 dwelling units
 proposed density: 2,701 sf/unit
 total unit area: 34,667 sf
 0.64 FAR gross, 0.67 FAR net
 required open space: 12,000 sf (600 sf x 20 units)
 open space provided on-grade: total open space - 75% front yard
 14,859 sf - 2,309 sf = 12,250 sf
 required private open space: 6,000 sf (300 sf x 20 units)
 open space provided on-grade: 6,412 sf
 required storage area: 4,000 cubic feet (20 units x 200 cf)
 storage area provided in garages: 4,000 cubic feet

PARKING SUMMARY

REQUIRED PARKING SPACES:
 required resident parking: 3 spaces per unit = 20 - 3 bdrm
 60 parking spaces required
 required guest parking: 1 space per 5 units = 20/5
 4 guest parking spaces required
 TOTAL PARKING REQUIRED = 64 SPACES
 PROVIDED PARKING PROPOSED:
 proposed resident parking: 60 resident parking proposed total includes:
 40 standard covered spaces,
 and 20 open compact spaces
 proposed guest parking: 4 guest parking proposed total includes:
 4 open std. spaces
 TOTAL PARKING PROPOSED = 64 SPACES

BUILDING CODE ANALYSIS

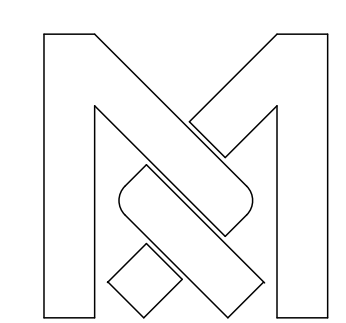
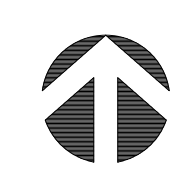
OCCUPANCY TYPE: R-3/U
 TYPE OF CONSTRUCTION: V-B (SPRINKLERED)
 ALLOWABLE HEIGHT: 3 STORY (PER CBC)

WALKWAYS
5,002 SF

LANDSCAPING
15,380 SF

20 UNITS

Site Plan



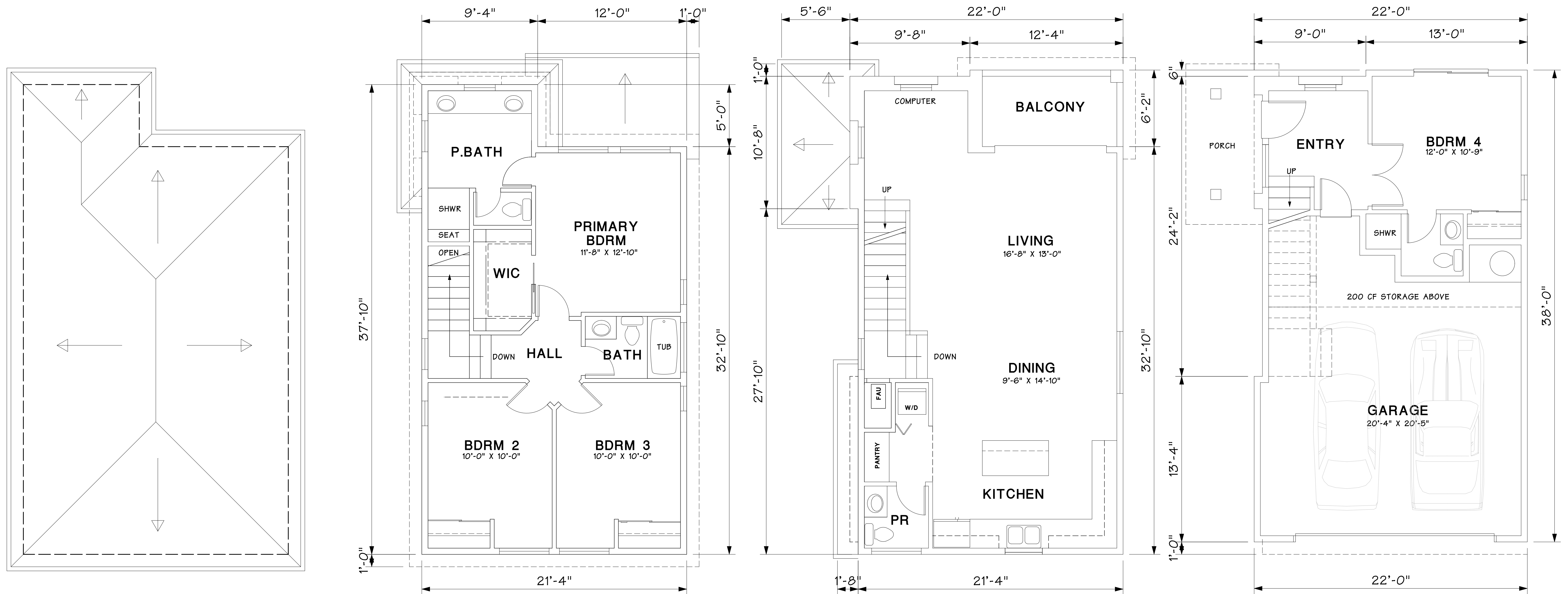
RANDY MORRIS ARCHITECT
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 E-MAIL rj.morris3@verizon.net

CORDAY TOWNHOMES

DON WILSON BUILDERS

23705 CRENSHAW BLVD STE 200
 TORRANCE CA 90510
 SCALE: 1" = 20'-0"
 DATE: OCTOBER, 2025

SHEET 1 OF 6

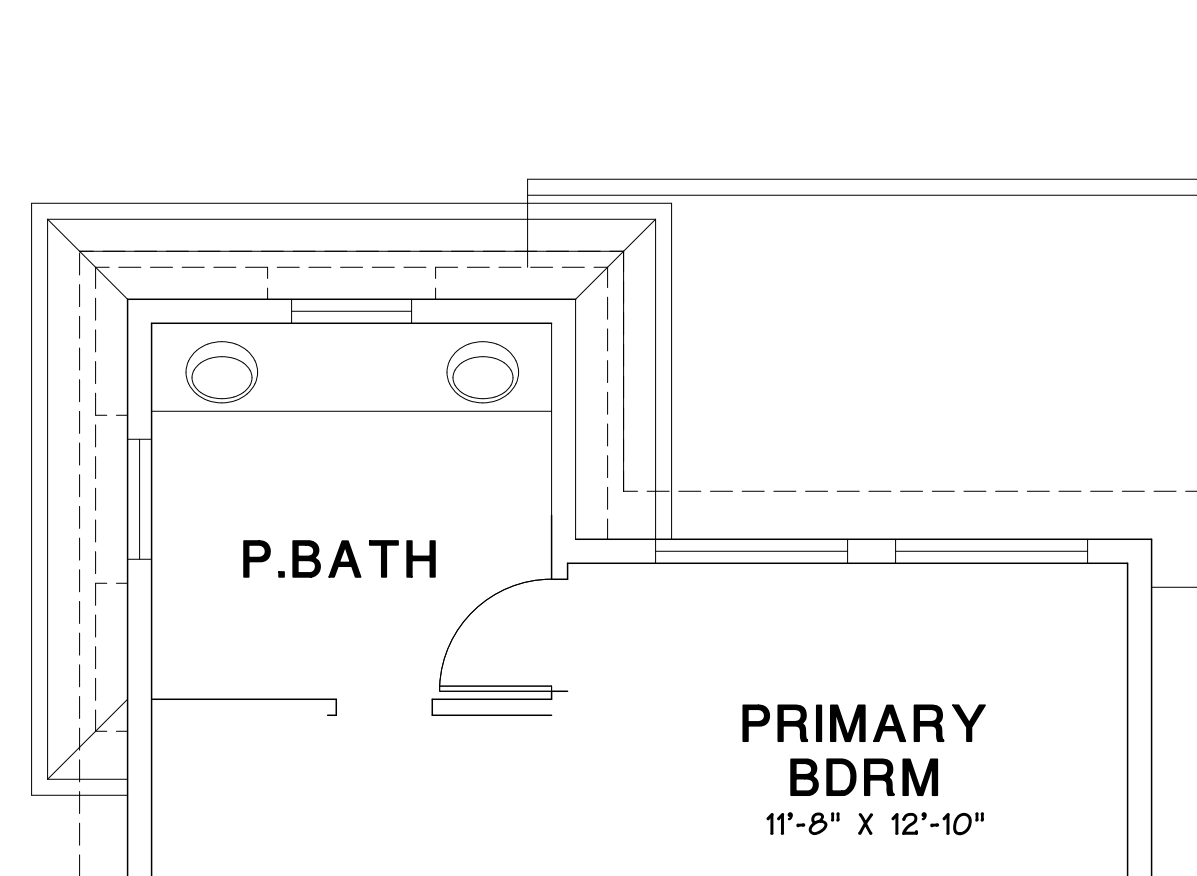


ROOF

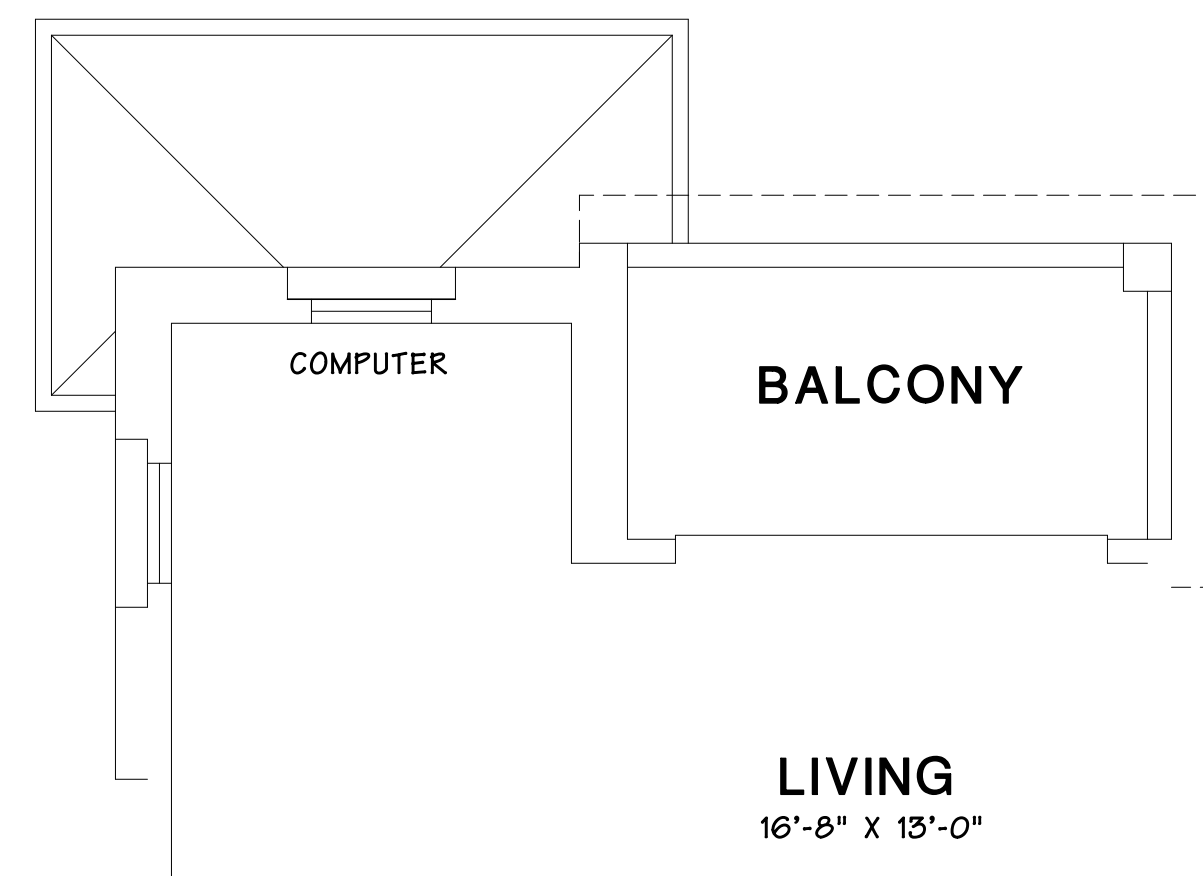
THIRD FLOOR
747 SF

SECOND FLOOR
747 SF

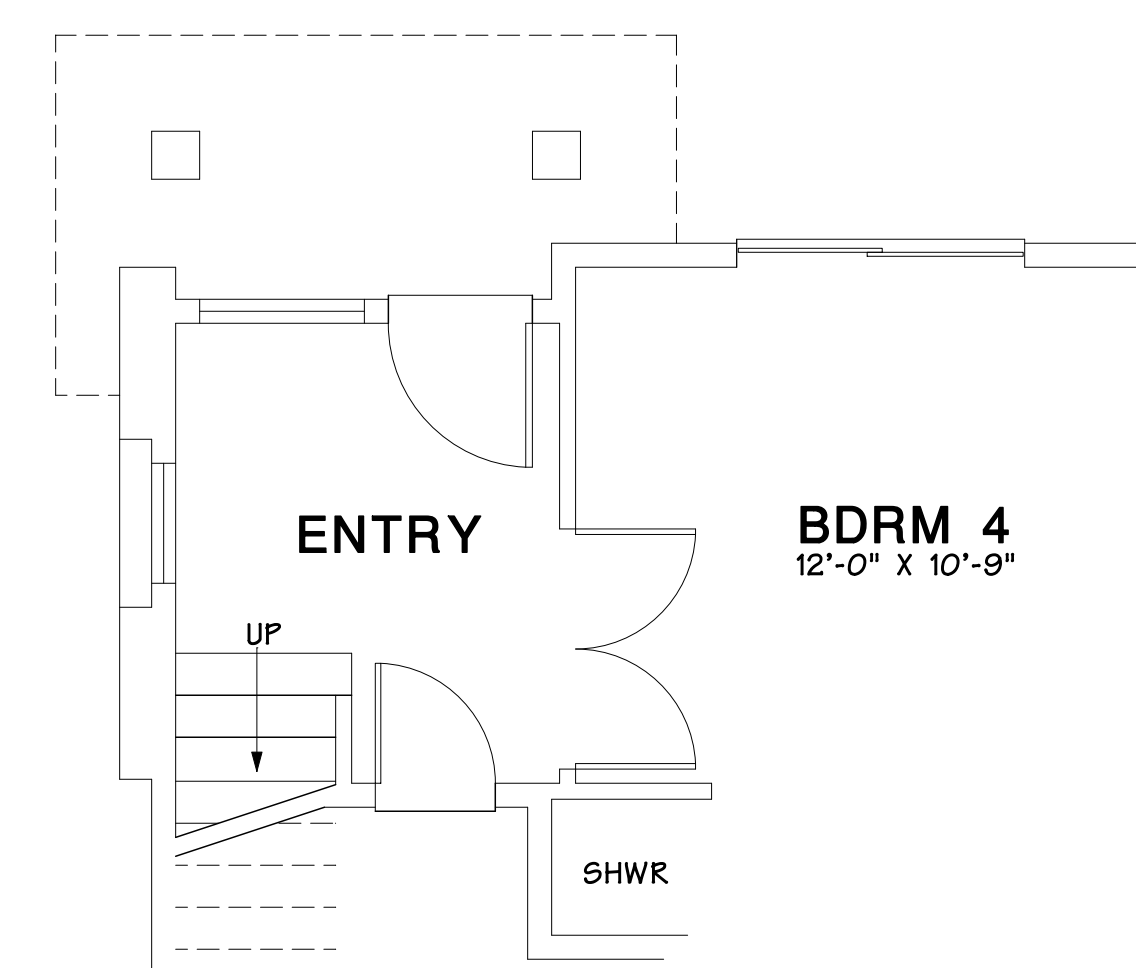
FIRST FLOOR
291 SF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

ALTERNATE ENTRY PLAN

1,785 SF
61 SF BALCONY
519 SF GARAGE

Unit Plan 1

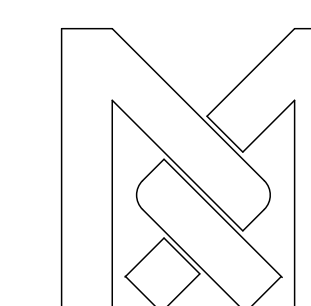
CORDAY TOWNHOMES

DON WILSON BUILDERS

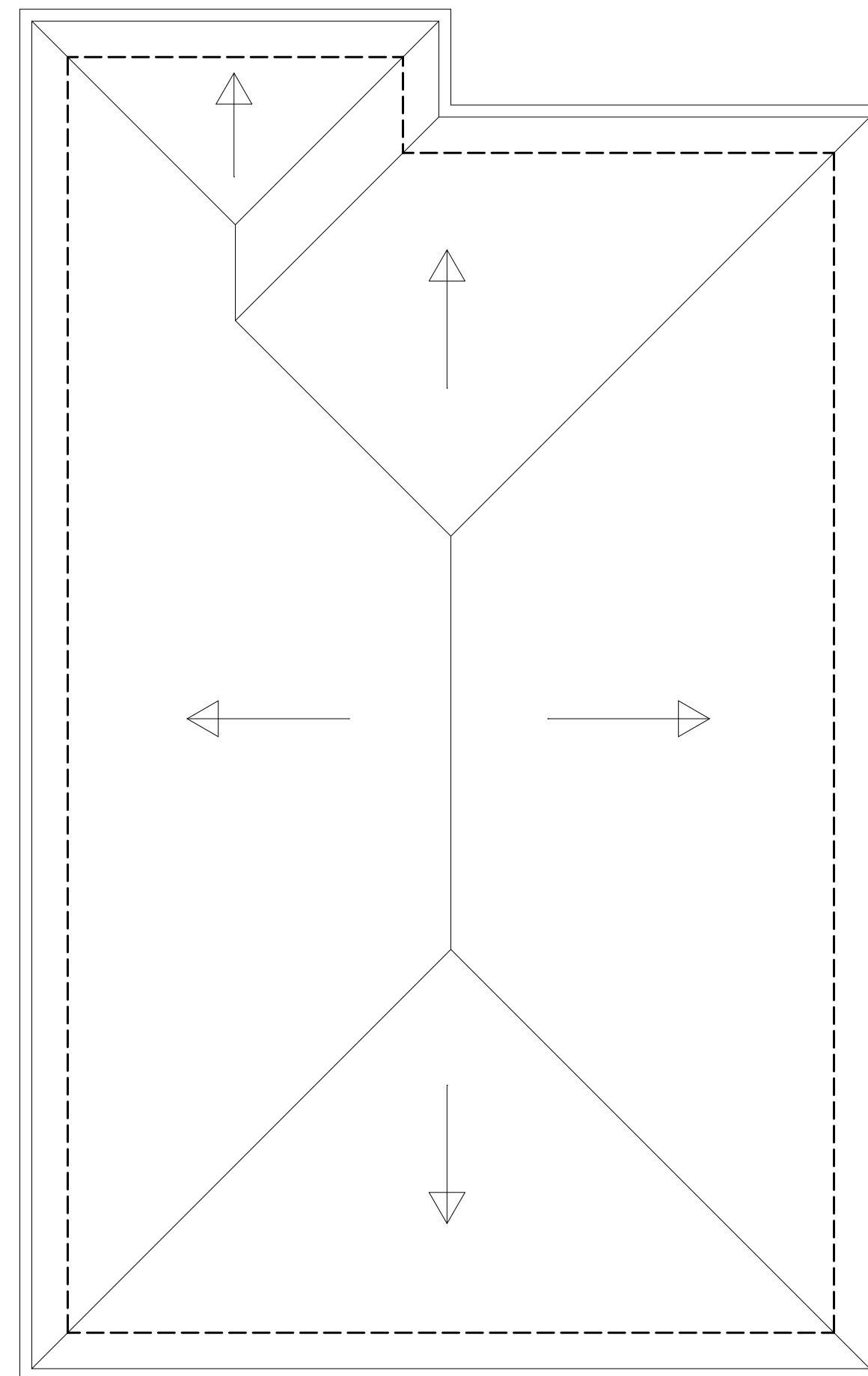
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TORRANCE CA 90510

SCALE: 1/4" = 1'-0"
DATE: OCTOBER, 2025

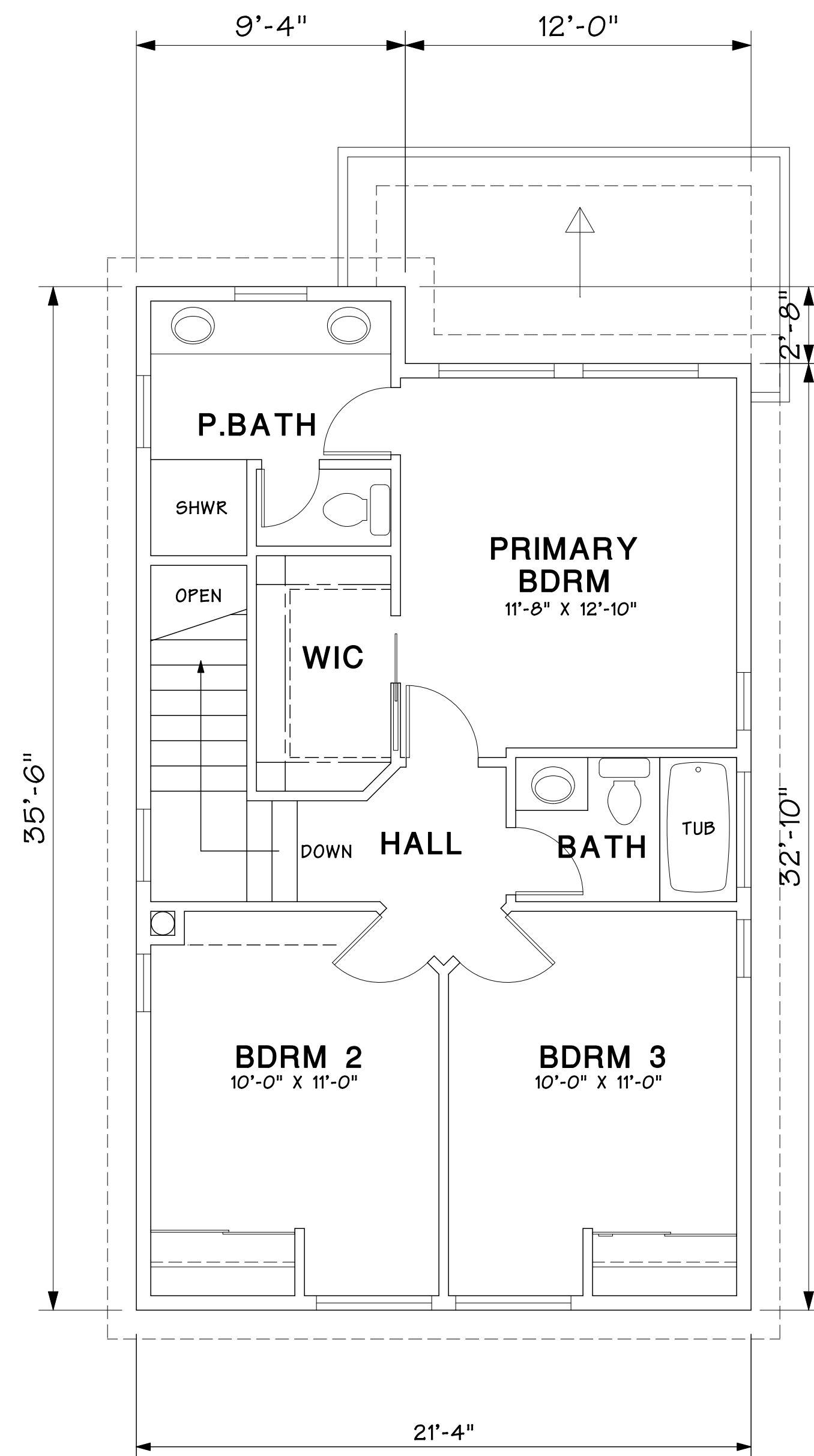
SHEET 2 OF 6



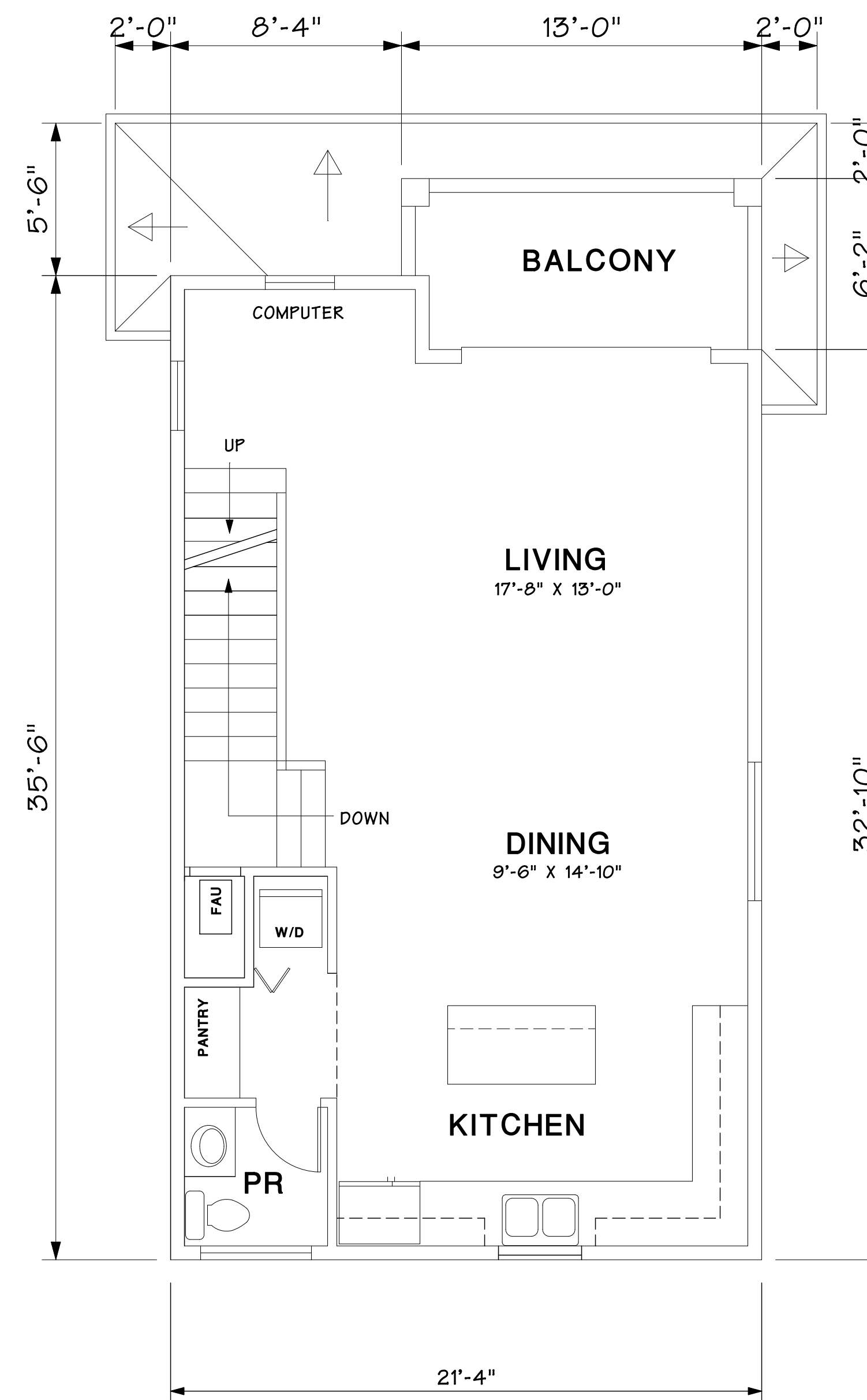
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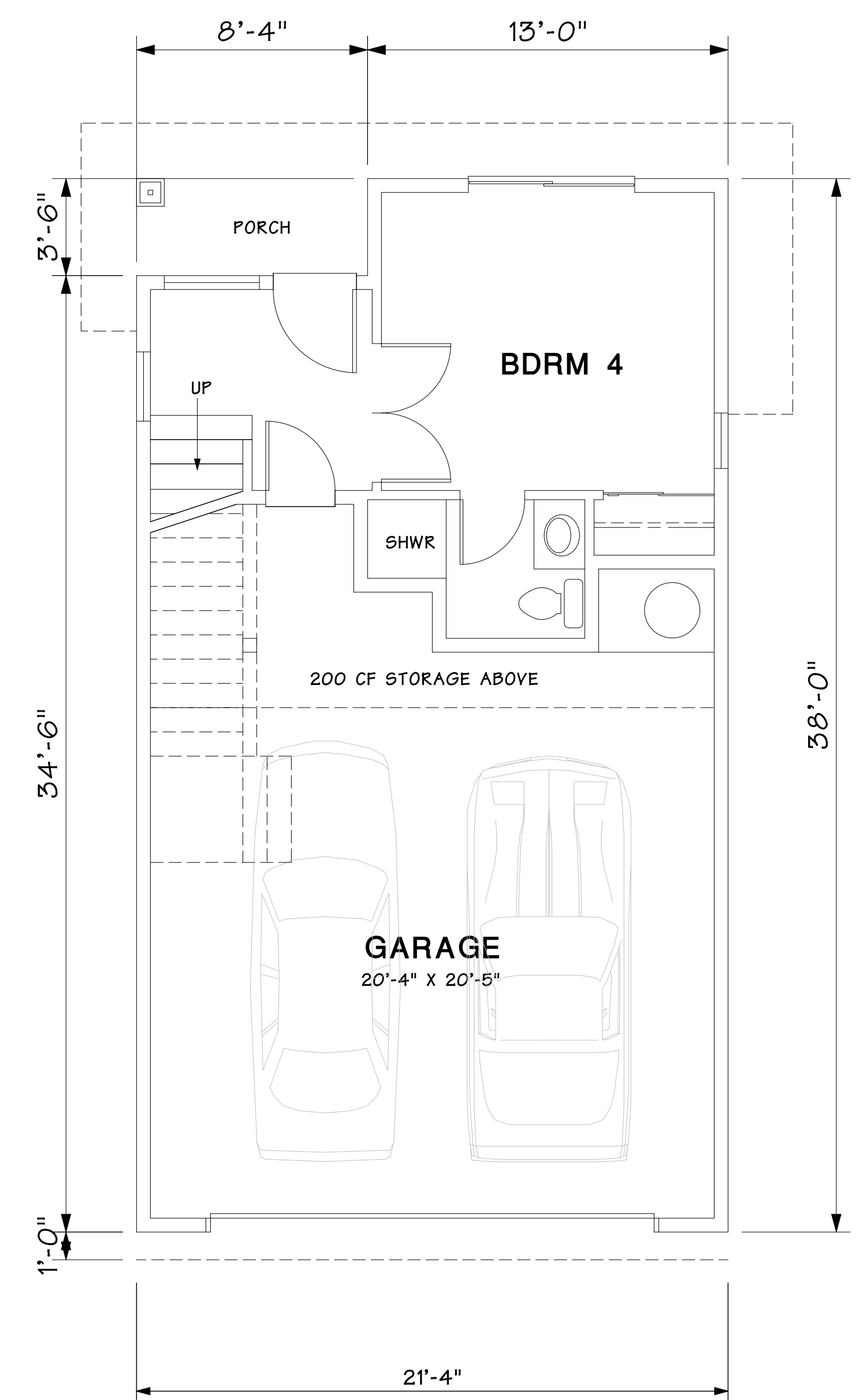
ROOF PLAN



THIRD FLOOR
725 SF



SECOND FLOOR
725 SF



FIRST FLOOR
273 SF

1,723 SF
66 SF BALCONIES
519 SF GARAGE

Unit Plan 2

CORDAY TOWNHOMES

DON WILSON BUILDERS

23705 CRENSHAW BLVD STE 200
TORRANCE CA 90510

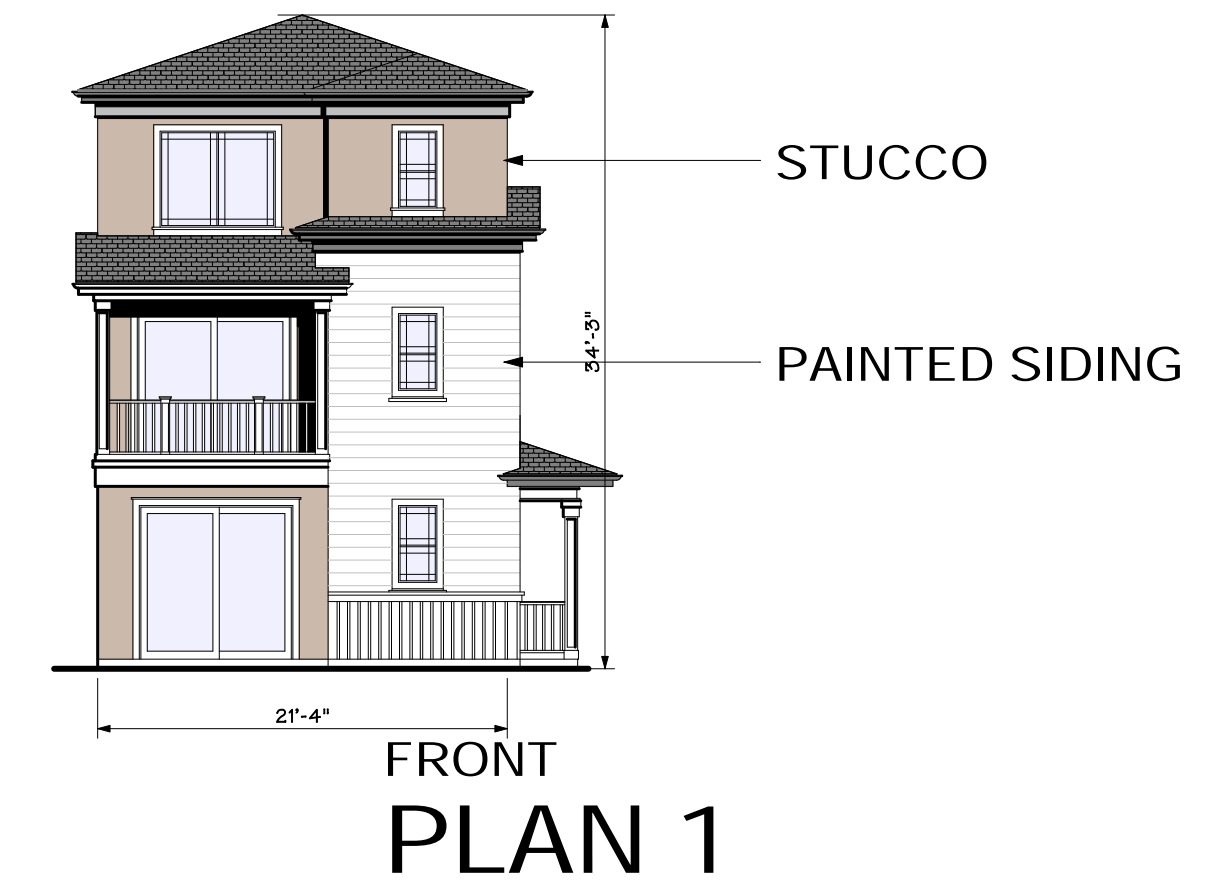
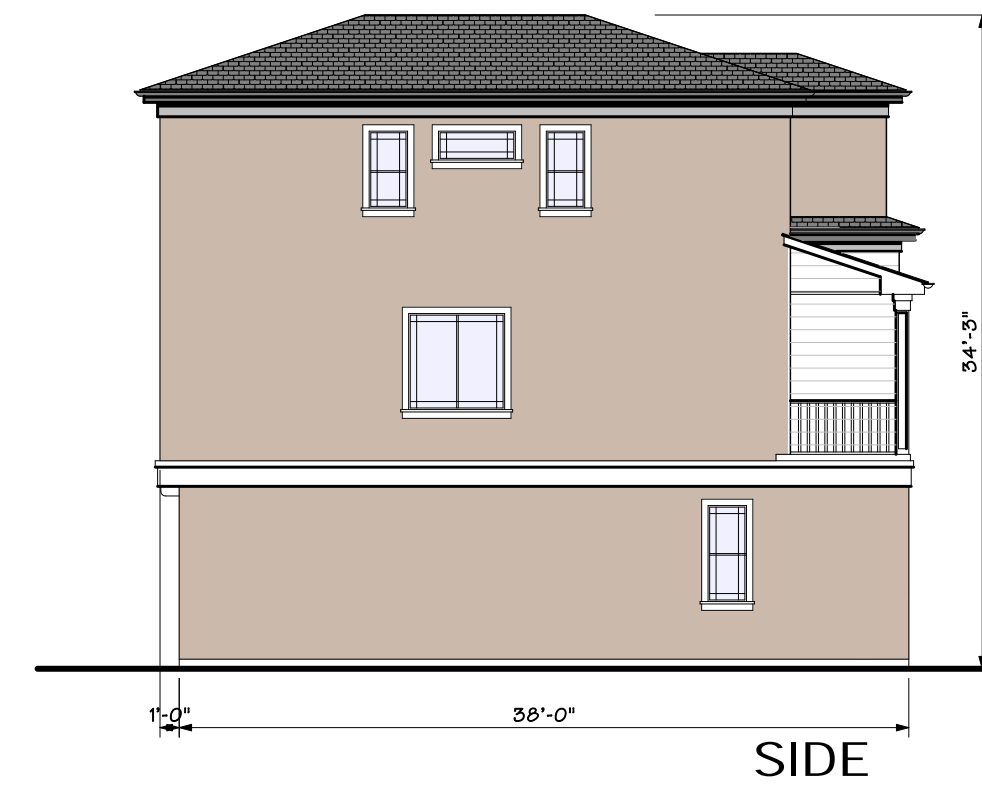
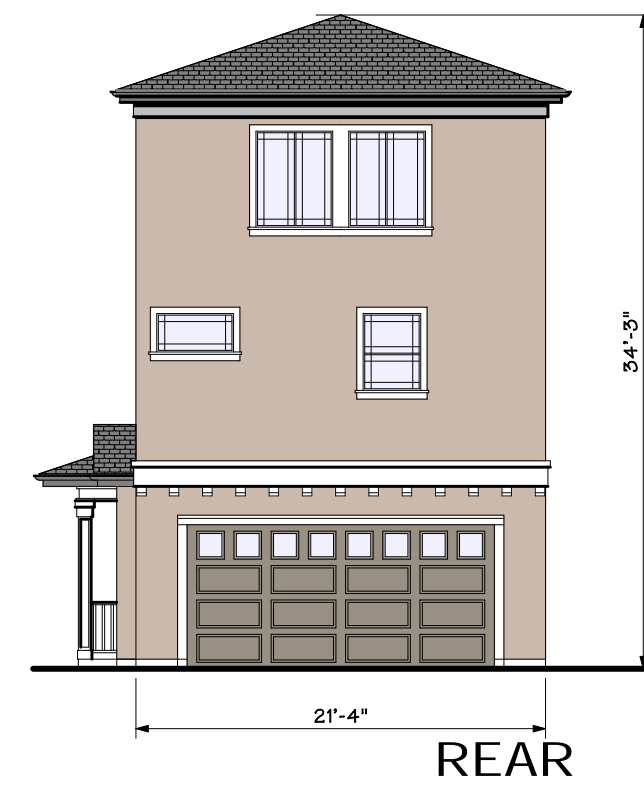
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DATE: OCTOBER, 2025

SHEET 3 OF 6



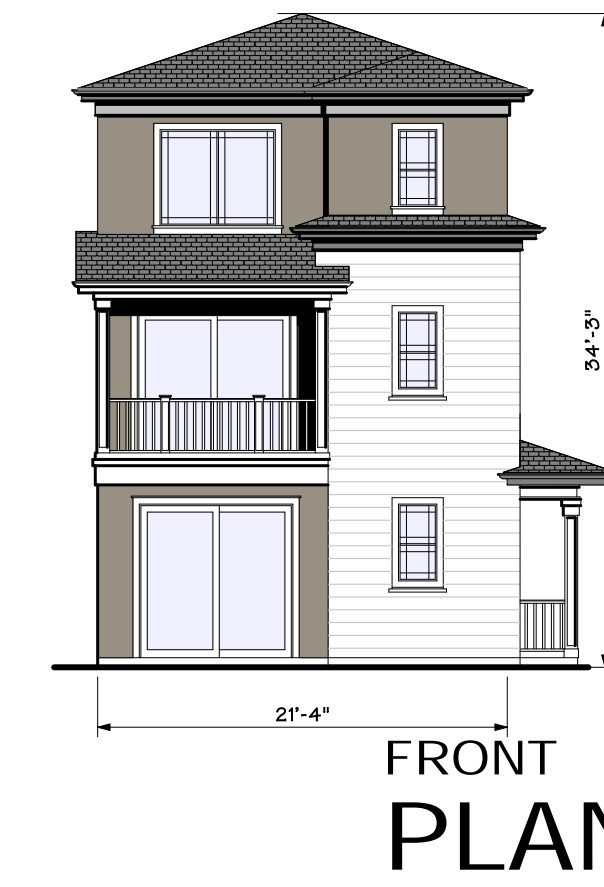
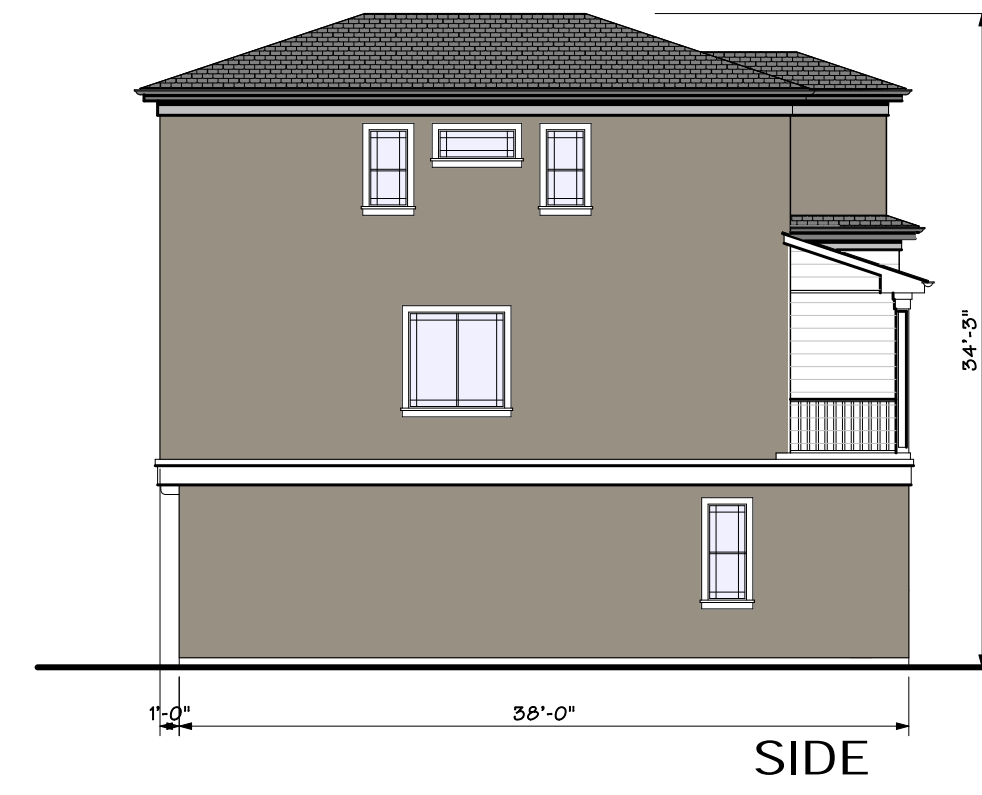
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DE - BONA FIDE GRAY



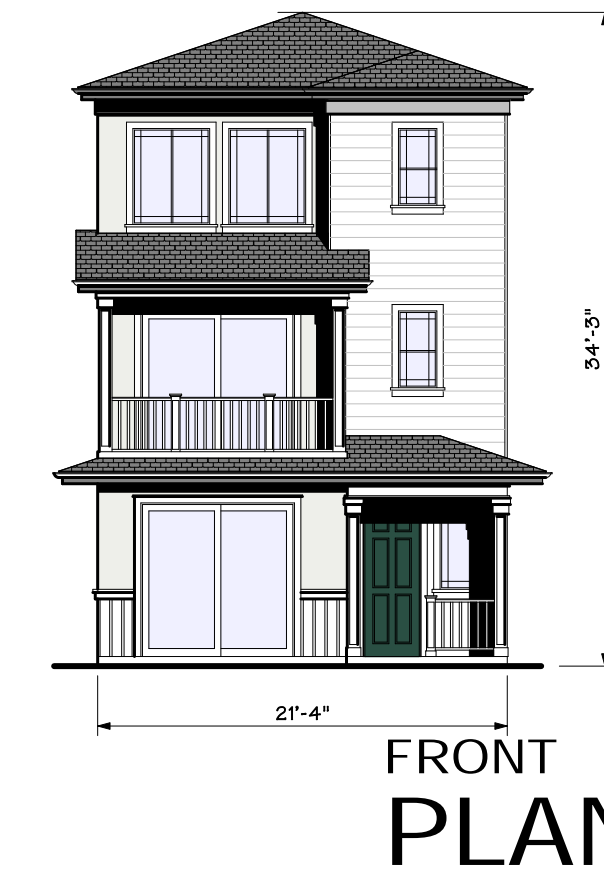
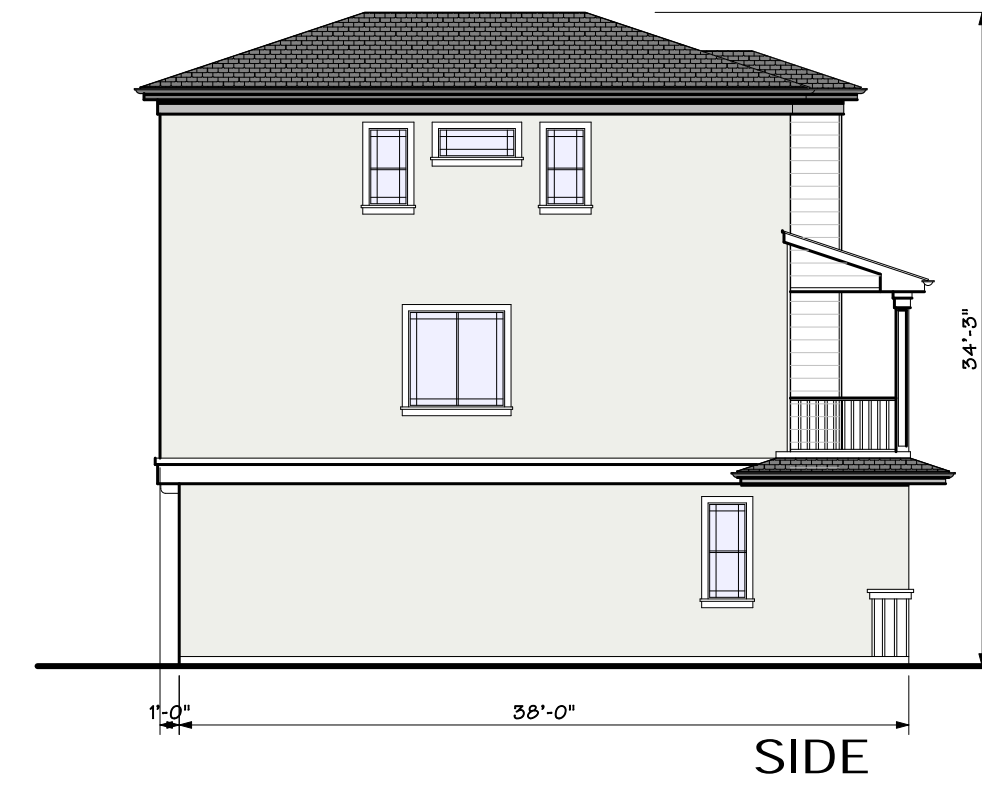
FRONT PLAN 1

DE - FELTED WOOL



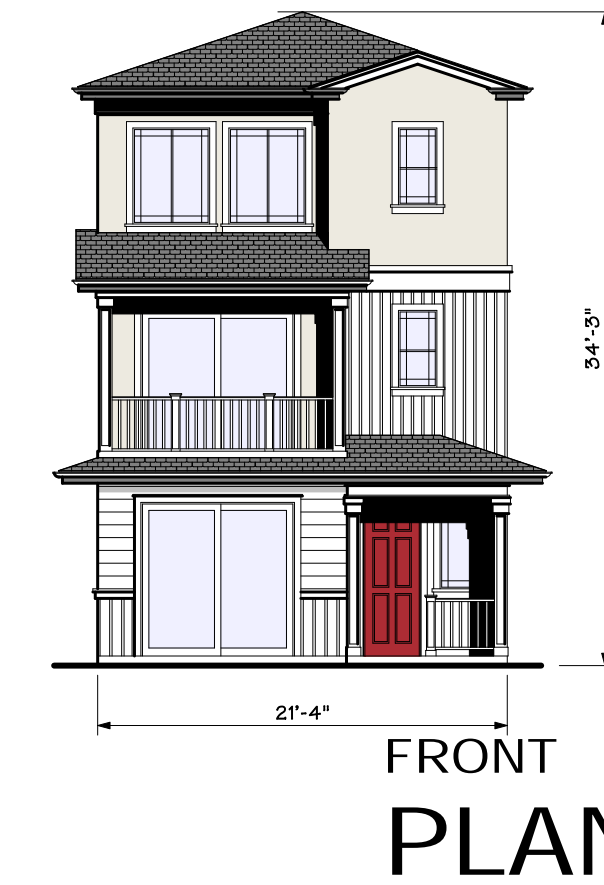
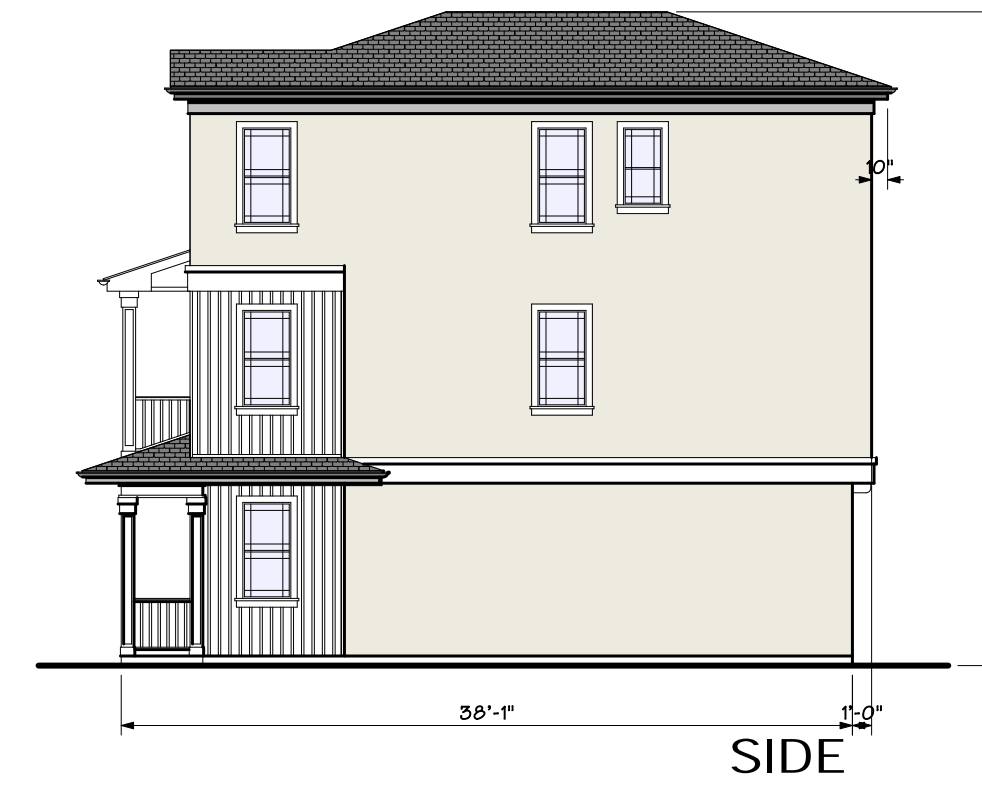
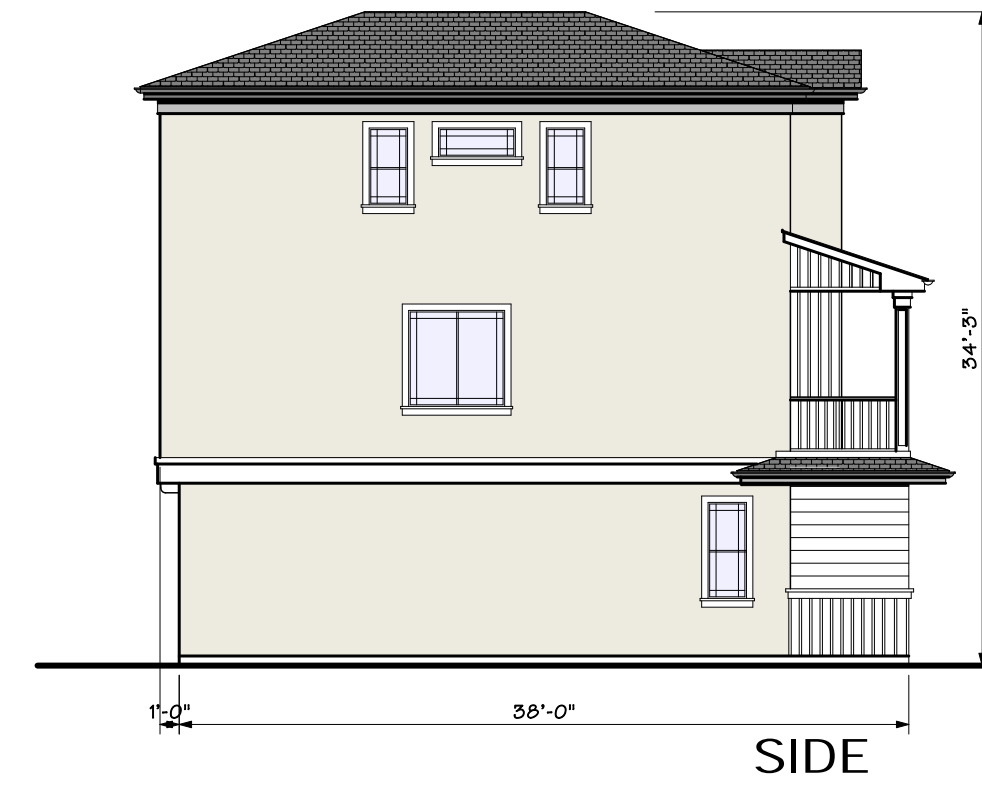
FRONT PLAN 1

DE - EXTRA WHITE



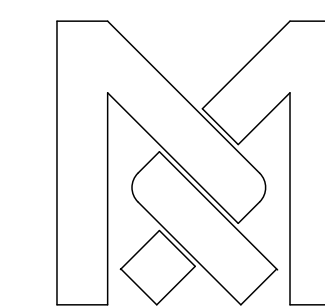
FRONT PLAN 2

DE - ALABASTER



FRONT PLAN 2

Typical Building Elevations



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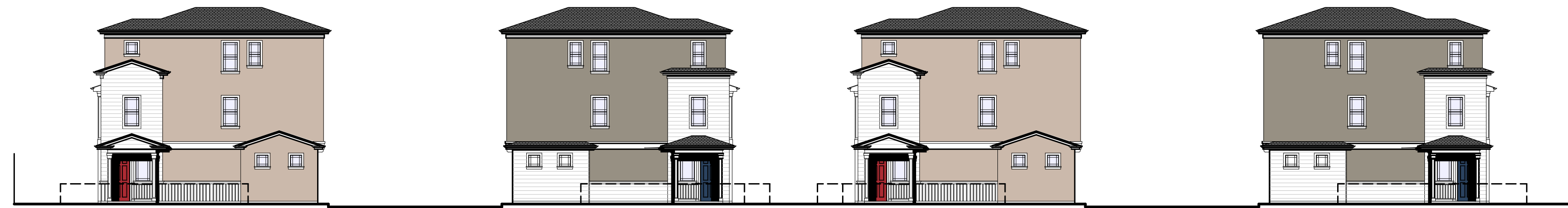
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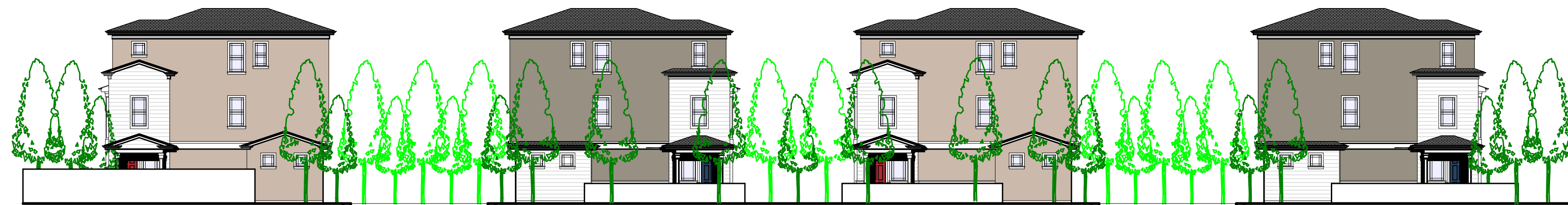
SHEET 4 OF 6



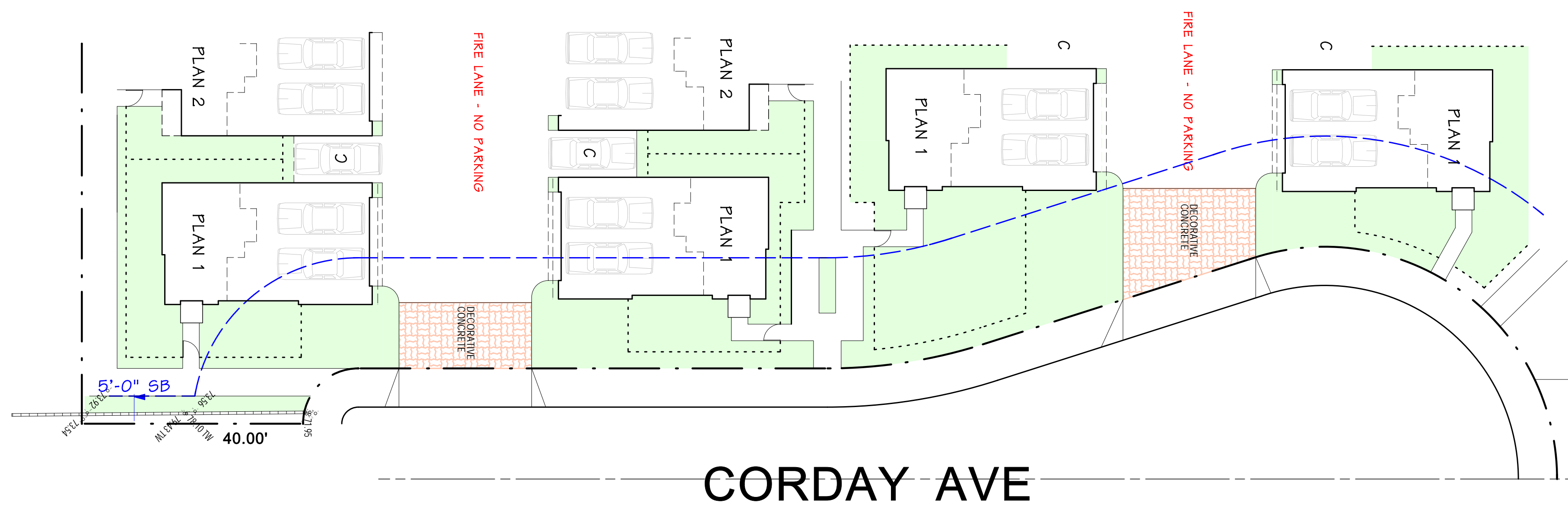
Courtyard Elevation



East Elevation



Street Scene



Site Plan 

CORDAY TOWNHOMES

DON WILSON BUILDERS

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SHEET 4 OF 6



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