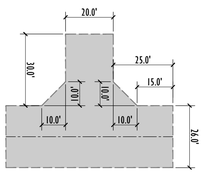
FIGURE A



FIRE APPARATUS TURNAROUND STANDARD PUMPER PER COUNTY OF LOS ANGELES FIRE DEPARTMENT

PROJECT ADRESS 5360 WORKMAN MILL ROAD AND
5303 DAVIDSON DRIVE
WHITTIER, CA 90601

ZONING SUMMARY

CURRENT ZONING	C-2 GENERAL COMMERICIAL
PROPOSED ZONING	R-3 MEDIUM MULTIPLE RESIDENTIAL ZONE

PROJECT DETAILS

OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES PROPOSED	2-3 STORIES
ARCHITECTURAL STYLE	IRVING GILL INSPIRED

SITE AREA ANALYSIS

LOT AREA	2 ACRES	87120 SF	
LOT COVERAGE		29200 SF	33.5% DOES NOT INCLUDE PORCHES
FLOOR AREA RATIO		59720 SF	0.7 DOES NOT INCLUDE GARAGE

UNIT SUMMARY

DESCRIPTION	AREA	QTY.		SALEABLE SF	FOOTPRINT SF
PLAN 1 (3BD / 2.5 BA)	1573 SF	8 UNITS	25.0%	12584 SF	1053 SF
PLAN 2 (4BD+BONUS / 3BA)	1934 SF	8 UNITS	25.0%	15472 SF	860 SF
PLAN 3 (3BD / 2.5 BA)	1951 SF	9 UNITS	28.1%	17559 SF	858 SF
PLAN 4(3BD+OPT 4TH BD / 3.5 BA)	2015 SF	7 UNITS	21.9%	14105 SF	882 SF
	TOTAL	**32 UNITS**		**59720 SF**	**29200 sf**

	REQUIRED	PROPOSED
DENSITY (WMC 18.20.020.A.1B)	1750 SF/UNIT MAX (25 DU/AC)	16 DU/ACRE
TOTAL UNITS	50 UNITS ALLOWED	32 UNITS
SETBACKS (WMC 18.20.030.B)		
FRONT	15 FT. (MIN)	15 FT. (MIN)
SIDES	5 FT. (MIN)	5 FT. (MIN)
REAR	5 FT. (MIN)	15 FT. (MIN)
BLDG HEIGHT (WMC 18.20.020.D)	35 FT.	37 FT. (TALLEST RIDGE) 30 FT. (EAVES)

OPEN SPACE SUMMARY (WMC 18.82.120)		**TOTAL REQ'D**		
COMMON (ii.)	200 SF/UNIT	6400 SF.	7515 SF	**234.8 PER UNIT**
PRIVATE (i.)	200 SF/UNIT	6400 SF.	200 SF/UNIT MIN. (VIA PATIOS)	

NOTES: i. PRIVATE OPEN SPACES SHALL NOT BE LESS THAN 8' IN ANY DIMENSION AND SHALL HAVE A MINIMUM AREA OF NOT LESS THAN 100SF.

NOTES: ii. THE MINIMUM DIMENSION OF A REQUIRED USEABLE OPEN SPACE SHALL BE 5'.

BUILDING SEPARATION (WMC 18.82.110)		
FACE TO FACE	25 FT. (MIN)	28 FT. (MIN)
FRONTING ON REAR	15 FT. (MIN)	N/A FT. (MIN)
FRONTING ON SIDE	15 FT. (MIN)	N/A FT. (MIN)
REAR TO REAR	12 FT. (MIN)	26 FT. (MIN)
DISTANCE BETWEEN GARAGES	28 FT. (MIN) (WMC 18.48.020 table)	30 FT. (MIN)
ALL OTHER	10 FT. (MIN) (WMC 18.10.030.C.2)	8 FT. (MIN) (SIDE TO SIDE) i.

NOTES: i. EIGHT FEET (8') BUILDIGN SEPARATION OCCURS AT 2-STORY DETACHED UNITS. SIDE TO SIDE SEPARATION AT 3-STORY TOWNS TO BE 10' MIN.

	REQUIRED	TOTAL	PROPOSED	
OFF-STREET PARKING (WMC 18.48)				
RESIDENT	2.25 SPACES/UNIT	72	66 GARAGE SPACES	
GUEST	0.25 SPACES/UNIT	8	17 OPEN SPACES	
GRAND TOTAL	**2.5 PER UNIT**	81	83 SPACES	**2.6 PER UNIT**

NOTES: PER WMC 18.48.020 (table 1b), TWO PARKING SPACES PER UNIT SHALL BE COVERED VIA 2-CAR GARAGE OR PARKING STRUCTURE. ADDITIONAL PARKING IN EXCESS OF TWO SPACES PER UNIT MAY BE DESIGNATED AS ADDITIONAL UNCOVERED GUEST PARKING.

STORAGE (WMC 18.82.200)	200 CU. FT.	200 CU. FT.

ARCHITECT:

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5303 DAVIDSON
WHITTIER, CA

2014-0783

PLOT DATE: 17-Aug-15

SUBMITTAL:	DATE:
2ND SUBMITTAL:	21-Aug-15
1ST SUBMITTAL:	05-Mar-15

SCALE: 1" = 30'-0"

SHEET TITLE:

CONCEPTUAL SITE PLAN

A0-0