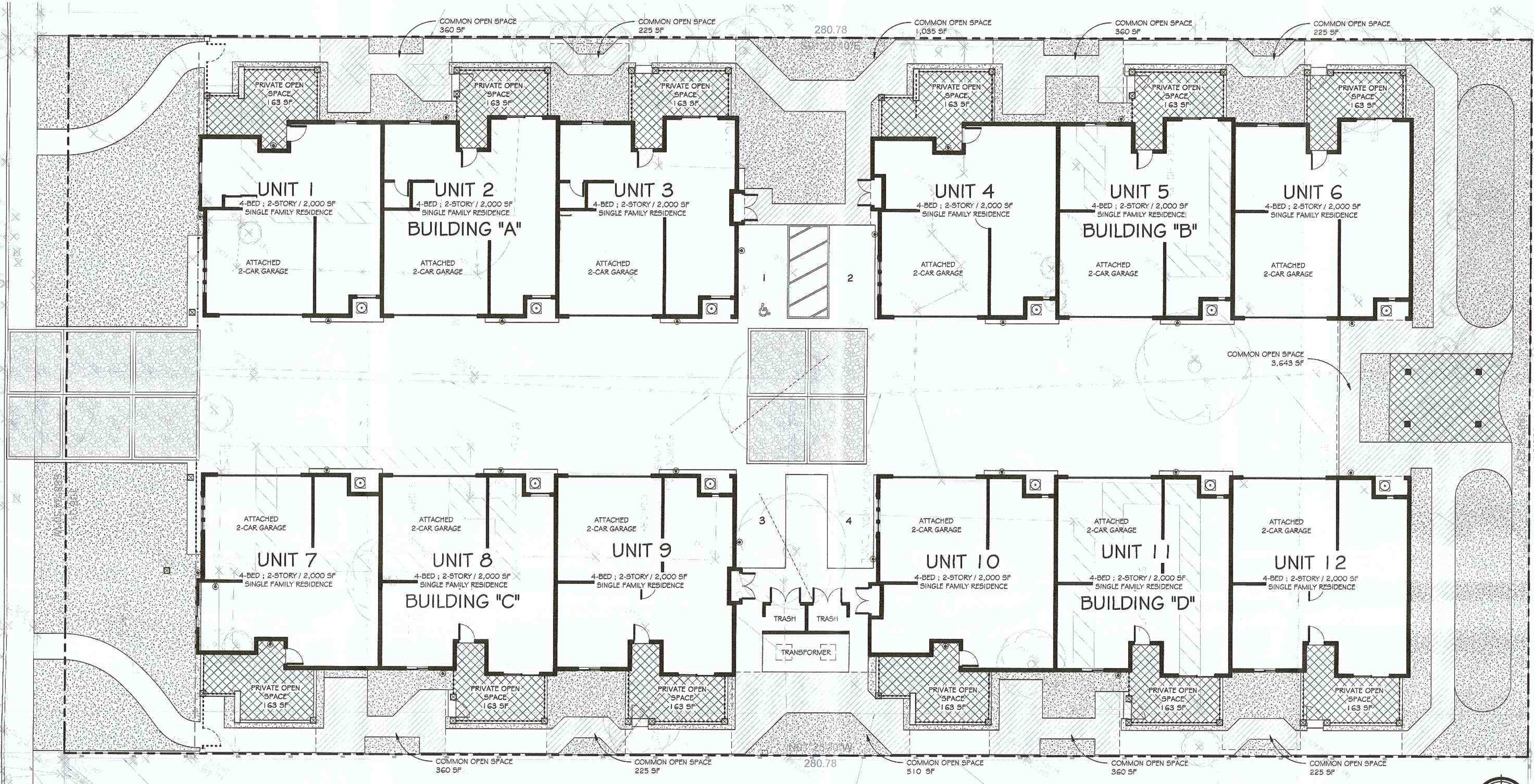


PHILLIPS BOULEVARD



SITE PLAN

SCALE: 1" = 10'-0"



CONCEPTUAL SOUTH ELEVATION (PHILLIPS)

SCALE: 1/8" = 1'

PROJECT DATA

LOT SQ. FT.: 38,876 SF (.81 AC)
APN: 0353-031-013
ZONING: R-2-S
GENERAL PLAN USE: LOW DENSITY MULTIPLE FAMILY
CONSTRUCTION TYPE: TYPE - V - A
OCCUPANCY: R-3 / U
DENSITY: 8-15 DU PER AC
15 DU x .81 AC = 12 UNITS (12 PROVIDED)
2 STORIES (35'-0" MAX. HT.)

NUMBER OF STORIES:
*** UNDER A SEPARATE PERMIT AND APPLICATION, THE BUILDING SHALL BE FULLY SPRINKLERED WITH AN NFPA 13D SPRINKLER SYSTEM.

BUILDING DESCRIPTION
• (12) SINGLE FAMILY UNITS COMPRISED OF (12) 4-BED/3-BATH @ APPROXIMATELY 2,000 SF EACH WITH AN ATTACHED 440 SF 2-CAR GARAGE

PARKING REQUIREMENTS
• (2) PARKING SPACES PER UNIT
• (2) PROVIDED AT EACH UNIT (GARAGE)
• (1) VISITOR PARKING PER EACH 4 UNITS.
• (4) PROVIDED; 3 STANDARD AND 1 VAN ACCESSIBLE.

OPEN SPACE REQUIREMENTS

PRIVATE OPEN SPACE 150 SF / UNIT REQUIRED PER UNIT

- UNIT 1 163 SF AT FIRST FLOOR / 60 SF AT SECOND FLOOR DECK
- UNIT 2 163 SF AT FIRST FLOOR PATIO
- UNIT 3 163 SF AT FIRST FLOOR PATIO
- UNIT 4 163 SF AT FIRST FLOOR PATIO
- UNIT 5 163 SF AT FIRST FLOOR PATIO
- UNIT 6 163 SF AT FIRST FLOOR PATIO
- UNIT 7 163 SF AT FIRST FLOOR / 60 SF AT SECOND FLOOR DECK
- UNIT 8 163 SF AT FIRST FLOOR PATIO
- UNIT 9 163 SF AT FIRST FLOOR PATIO
- UNIT 10 163 SF AT FIRST FLOOR PATIO
- UNIT 11 163 SF AT FIRST FLOOR PATIO
- UNIT 12 164 SF AT FIRST FLOOR PATIO

COMMON OPEN SPACE
• 600 SF / UNIT (FOR 4-BEDROOM UNIT)
• (12) 4 BEDROOM UNITS

TOTAL REQUIRED 7,200 SF
TOTAL PROVIDED 7,550 SF

WFC

WILKINS FAMILY
CONSTRUCTION

Design Development Construction
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La Verne, CA 91750
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MULTI-FAMILY DEVELOPMENT

961 E. PHILLIPS BOULEVARD • POMONA, CA

REVISION

SHEET

SITE PLAN

PROJECT NO. 11810-14

DATE 9/24/2014

DRAWN BY Author

FILE Checker

SHEET

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