

### PROJECT SUMMARY

<b>PARKING:</b>		<b>UNIT COUNT:</b>		<b>AREA CALCULATIONS:</b>	
<b>SITE:</b>	17 STALLS 9 STANDARD STALLS 2 ACCESSIBLE 2 EV 4 GUEST	<b>BLDG (25-PLEX):</b>	24 UNITS UNIT 1 (1 BED): 1 UNITS UNIT 3 (3 BED): 1 UNITS	<b>TOTAL SITE AREA:</b>	31,365.4 SQ FT (0.72 ACRES) 34.72 DU/AC
<b>TOTAL:</b>	17 STALLS	<b>TOTAL:</b>	25 UNITS	<b>BLDG AREA:</b>	BLDG 1 (25-PLEX): 21,043.5 S.F.
<b>RATIO:</b>	0.68:1	<b>UNIT 1 (1 BED):</b>	528.5 S.F.	<b>BLDG 1 (25-PLEX):</b>	850 S.F.
		<b>UNIT 3 (3 BED):</b>	1000.6 S.F.	<b>COMMUNITY:</b>	1,739 S.F.
		<b>COMMUNITY:</b>	1,739 S.F.	<b>LEASING:</b>	212 S.F.
		<b>LAUNDRY:</b>	212 S.F.		

1	1 BEDROOM
2	3 BEDROOM
3	COMMON
4	LEASING
5	4-FOOT DEDICATION

PARKING TABULATION				
ACCESSIBLE SPACE CALCULATIONS				
PARKING SPACE TYPE	CMC REQ.	STATE IDENTITY BONUS REQ.	PROVIDED	NOTES
TOTAL SPACES	56	12	17	NOTE: LESS THAN 1 SPACE PER TOWELING UNIT
COVERED SPACES	0	0	0	
STANDARD ACCESSIBLE	0	0	0	PER 11B-208.2.3
VAN ACCESSIBLE	1	0	2	1/8" OF TOTAL ACCESSIBLE SPACES PER 11B-208.2.4
EVCS STANDARD ACCESSIBLE	0	0	0	PER TABLE 11B-228.3.2.1
EVCS VAN ACCESSIBLE	1	0	1	PER TABLE 11B-228.3.2.1

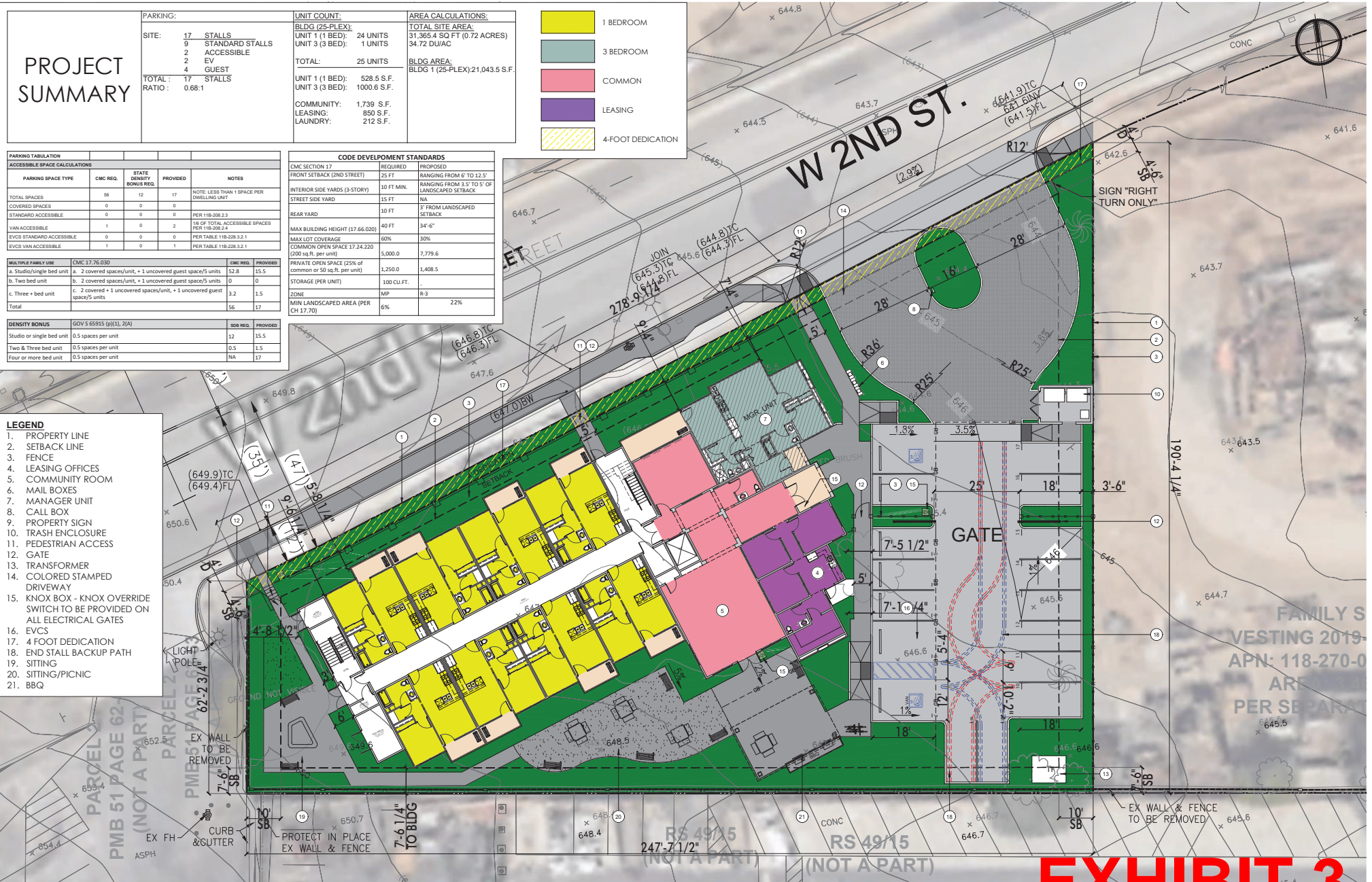
  

CODE DEVELOPMENT STANDARDS				
CMC SECTION 17	REQUIRED	PROPOSED		
FRONT SETBACK (2ND STREET)	25 FT	RANGING FROM 6' TO 12.5'		
INTERIOR SIDE YARDS (3-STORY)	10 FT MIN.	RANGING FROM 3.5' TO 5' OF LANDSCAPED SETBACK		
STREET SIDE YARD	15 FT	NA		
REAR YARD	10 FT	3' FROM LANDSCAPED SETBACK		
MAX BUILDING HEIGHT (17.66.020)	40 FT	34'-6"		
MAX LOT COVERAGE	60%	30%		
COMMON OPEN SPACE (17.24.220) (200 sq. ft. per unit)	5,000.0	7,779.6		
PRIVATE OPEN SPACE (25% of common or 50 sq. ft. per unit)	1,250.0	1,408.5		
STORAGE (PER UNIT)	100 CU. FT.			
ZONE	MP	R-3		
MIN LANDSCAPED AREA (PER CH 17.70)	6%	22%		

DENSITY BONUS				
GOV 5 65915 (p)(1), 2(A)	CMC REQ.	PROVIDED		
Studio or single bed unit	0.5 spaces per unit	12	15.5	
Two & Three bed unit	0.5 spaces per unit	0.5	1.5	
Four or more bed unit	0.5 spaces per unit	NA	17	

- #### LEGEND
1. PROPERTY LINE
  2. SETBACK LINE
  3. FENCE
  4. LEASING OFFICES
  5. COMMUNITY ROOM
  6. MAIL BOXES
  7. MANAGER UNIT
  8. CALL BOX
  9. PROPERTY SIGN
  10. TRASH ENCLOSURE
  11. PEDESTRIAN ACCESS
  12. GATE
  13. TRANSFORMER
  14. COLORED STAMPED DRIVEWAY
  15. KNOX BOX - KNOX OVERRIDE SWITCH TO BE PROVIDED ON ALL ELECTRICAL GATES
  16. EVCS
  17. 4 FOOT DEDICATION
  18. END STALL BACKUP PATH
  19. SITTING
  20. SITTING/PICNIC
  21. BBQ



1" = 10'-0"

# EXHIBIT 3

## SECOND STREET HOUSING I/P

CORONA, CA June 4, 2024

ARCHITECTURAL SITE PLAN