

PROJECT SUMMARY

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

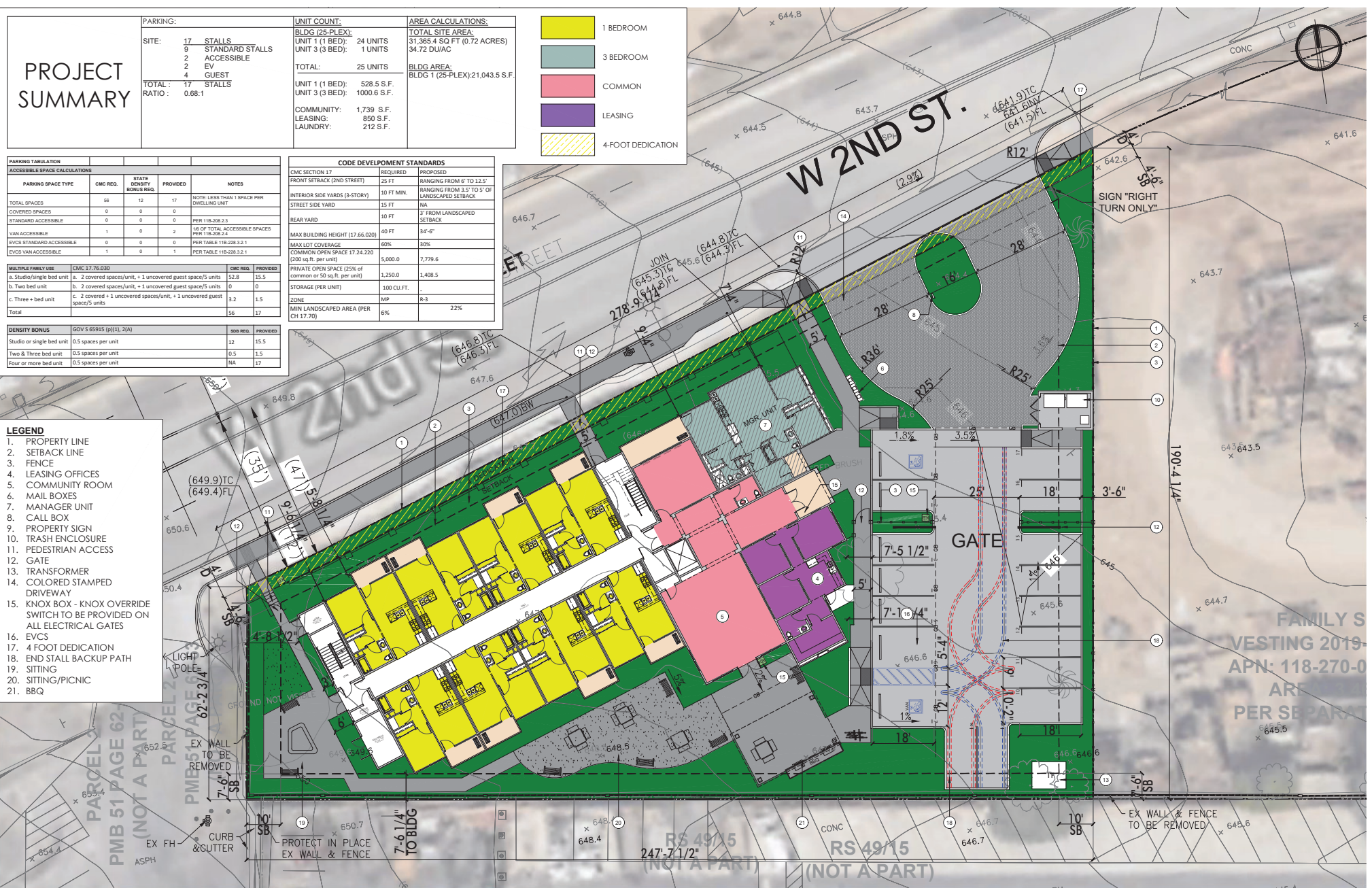
1	1 BEDROOM
2	3 BEDROOM
3	COMMON
4	LEASING
5	4-FOOT DEDICATION

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
- PROPERTY LINE
 - SETBACK LINE
 - FENCE
 - LEASING OFFICES
 - COMMUNITY ROOM
 - MAIL BOXES
 - MANAGER UNIT
 - CALL BOX
 - PROPERTY SIGN
 - TRASH ENCLOSURE
 - PEDESTRIAN ACCESS
 - GATE
 - TRANSFORMER
 - COLOR STAMPED DRIVEWAY
 - KNOX BOX - KNOX OVERRIDE SWITCH TO BE PROVIDED ON ALL ELECTRICAL GATES
 - EVCS
 - 4 FOOT DEDICATION
 - END STALL BACKUP PATH
 - SITTING
 - SITTING/PICNIC
 - B&Q



1" = 10'-0"

SECOND STREET HOUSING I.P

CORONA, CA June 4, 2024

ARCHITECTURAL SITE PLAN