

3. ALL PLANS ARE USED FOR CITY PERMIT ONLY AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS PERMIT IS ISSUED

2. CONTRACTOR SHALL PROVIDE PROPER SHORING BEFORE ANY DEMOLITION

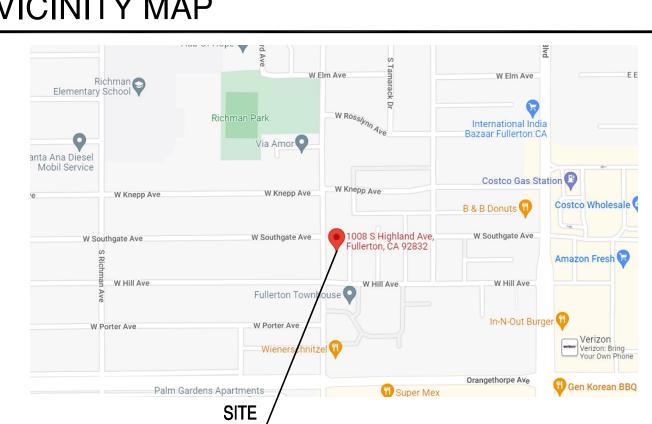
GENERAL NOTES:

FOUR NEW RESIDENTIAL UNITS 1008 SOUTH HIGHLAND AVE, FULLERTON, CA 92832

PRELIMINARY NOT FOR CONSTRUCTION

OPEN SPACE AREA = 2925 SF (APPROXIMATELY 25% OF TOTAL LOT AREA)

225 SF
284 SF
402 SF
297 SF
244 SF
236 SF
304 SF
406 SF
291 SF
236 SF
2925 SF



VICINITY MAP

TOTAL COMMON OPEN AREA REQUIRED: 1600 SQ.FT. + 1200 SQ.FT. = 2800 SQ.FT. TOTAL COMMON OPEN AREA PROVIDED: 2925 SQ.FT.

NUMBER OF TWO BEDROOM UNITS: 2 UNITS <u>REQUIRED COMMON OPEN AREA:</u> 2 X 600 SQ.FT. = 1200 SQ.FT.

NUMBER OF THREE BEDROOM UNITS: 2 UNITS <u>REQUIRED COMMON OPEN AREA</u>: 2 X 800 SQ.FT. = 1600 SQ.FT.

COMMON OPEN AREA SUMMARY : REQUIRED COMMON OPEN AREA (FOR THREE BEDROOMS): 800 SQ.FT. PER UNIT REQUIRED COMMON OPEN AREA (FOR TWO BEDROOMS): 600 SQ.FT. PER UNIT

NUMBER OF TWO BEDROOM UNITS : 2 UNITS <u>REQUIRED PARKING</u>: 4 GARAGE SPACE + 1.5 OPEN GUEST PARKING TOTAL PARKING REQUIRED: 8 GARAGE SPACE + 3.5 OPEN GUEST PARKING TOTAL PARKING PROVIDED: 8 GARAGE SPACE + 4 OPEN GUEST PARKING

+ 3/4 SPACE OPEN GUEST PARKING NUMBER OF THREE BEDROOM UNITS: 2 UNITS <u>REQUIRED PARKING</u> = 4 GARAGE SPACE + 2 OPEN GUEST PARKING

REQUIRED NUMBER OF PARKING (FOR THREE BEDROOMS): TWO GARAGE SPACE + ONE SPACE OPEN GUEST PARKING REQUIRED NUMBER OF PARKING (FOR TWO BEDROOMS): TWO GARAGE SPACE

PARKING SUMMARY :

ALLOWABLE NUMBER OF UNITS SUMMARY : REQUIRED LOT AREA FOR THREE BEDROOMS: 1900 SQ.FT. PER DWELLING UNIT REQUIRED LOT AREA FOR TWO BEDROOMS: 1800 SQ.FT. PER DWELLING UNIT NUMBER OF THREE BEDROOM UNITS: 2 UNITS <u>REQUIRED AREA</u>: $2 \times 1900 \text{ SQ.FT.} = 3800 \text{ SQ.FT.}$ NUMBER OF TWO BEDROOM UNITS: 2 UNITS $\underline{\text{RE}}\overline{\text{QUIRED AREA}}: 2 \text{ X } 1800 \text{ SQ.FT.} = 3600 \text{ SQ.FT.}$ TOTAL REQUIRED AREA: 3800 SQ.FT. + 3600 SQ.FT. = 7400 SQ.FT.

PROPOSED OPEN SPACE AREA: 100 SQ.FT. (LOCATED IN THE BACKYARD) CONSTRUCTION TYPE: V-B NEW BUILDINGS FIRE SPRINKLERED: YES LOT AREA : 11,583 SQ.FT. <u>FOOT PRINT</u>: 3688 SQ.FT. + 2700 SQ.FT. (DRIVEWAY) = 6,388 <u>LOT COVERAGE</u> : $\frac{6388}{11,583}$ X 100 = 55 %

PROPOSED GARAGE AREA: 418 SQ.FT.

TOTAL LOT AREA: 11,583 SQ.FT.

PROPOSED NUMBER OF UNITS: FOUR PROPOSED UNIT #1 AND UNIT #3 SUMMARY : PROPOSED AREA : 1,338 SQ.FT. PROPOSED NUMBER OF STORY: TWO PROPOSED NUMBER OF BEDROOMS: THREE PROPOSED CAR GARAGE: TWO CAR GARAGE PROPOSED GARAGE AREA: 418 SQ.FT. PROPOSED OPEN SPACE AREA: 100 SQ.FT. (LOCATED IN THE BACKYARD) PROPOSED UNIT #2 AND UNIT #4 SUMMARY : PROPOSED AREA : 1,338 SQ.FT. PROPOSED NUMBER OF STORY: TWO PROPOSED NUMBER OF BEDROOMS: TWO PROPOSED CAR GARAGE : TWO CAR GARAGE

PROJECT ADDRESS: 1008 SOUTH HIGHLAND AVE, FULLERTON, CA 92832 ZONING: R-3

EXISTING NUMBER OF UNITS TO BE DEMOLISHED : TWO

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2. BUILDING FOUR NEW TWO STORY RESIDENTIAL UNITS.

1. DEMOLITION OF TWO EXISTING SINGLE STORY UNITS AND TWO EXISTING

...PROPOSED ROOF PLAN

.. PROPOSED ELEVATIONS

SCOPE OF WORK

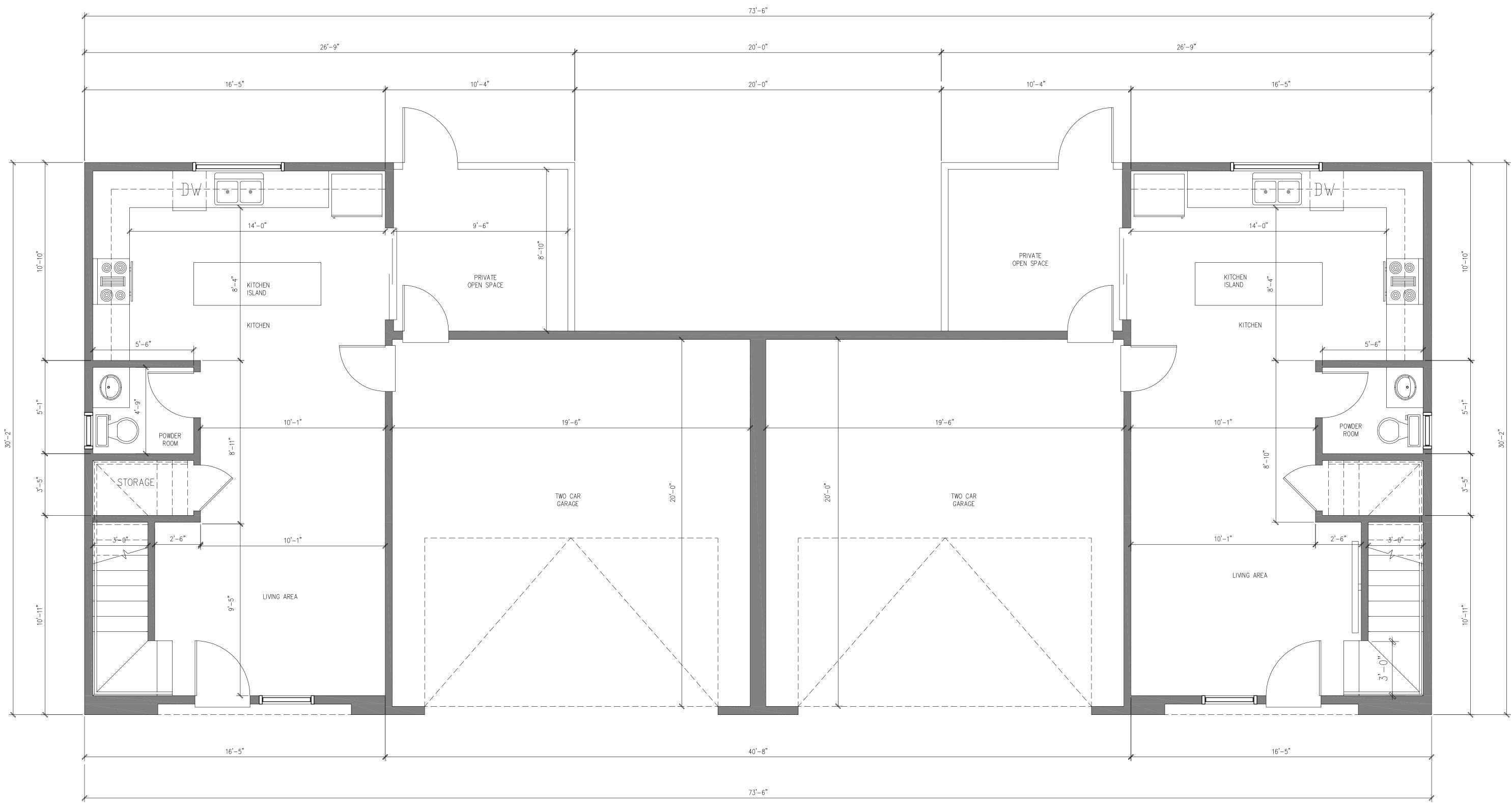
SITE STATISTICS

STORAGE.

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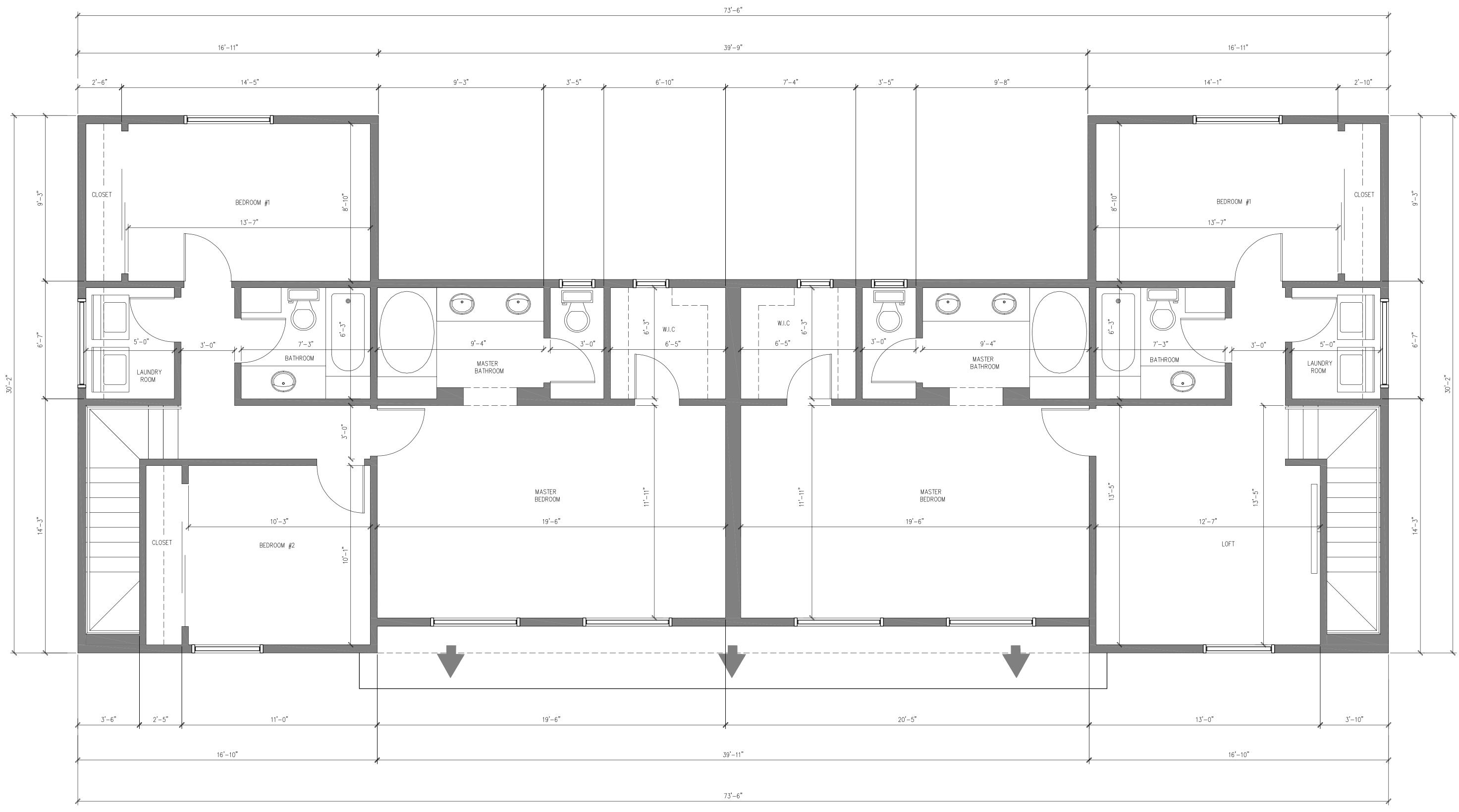
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UNIT-1 AND UNIT-2 FIRST FLOOR 3/8" = 1'-0"

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	10'-10"	
5'-6"	30'-2" 30'-2"	
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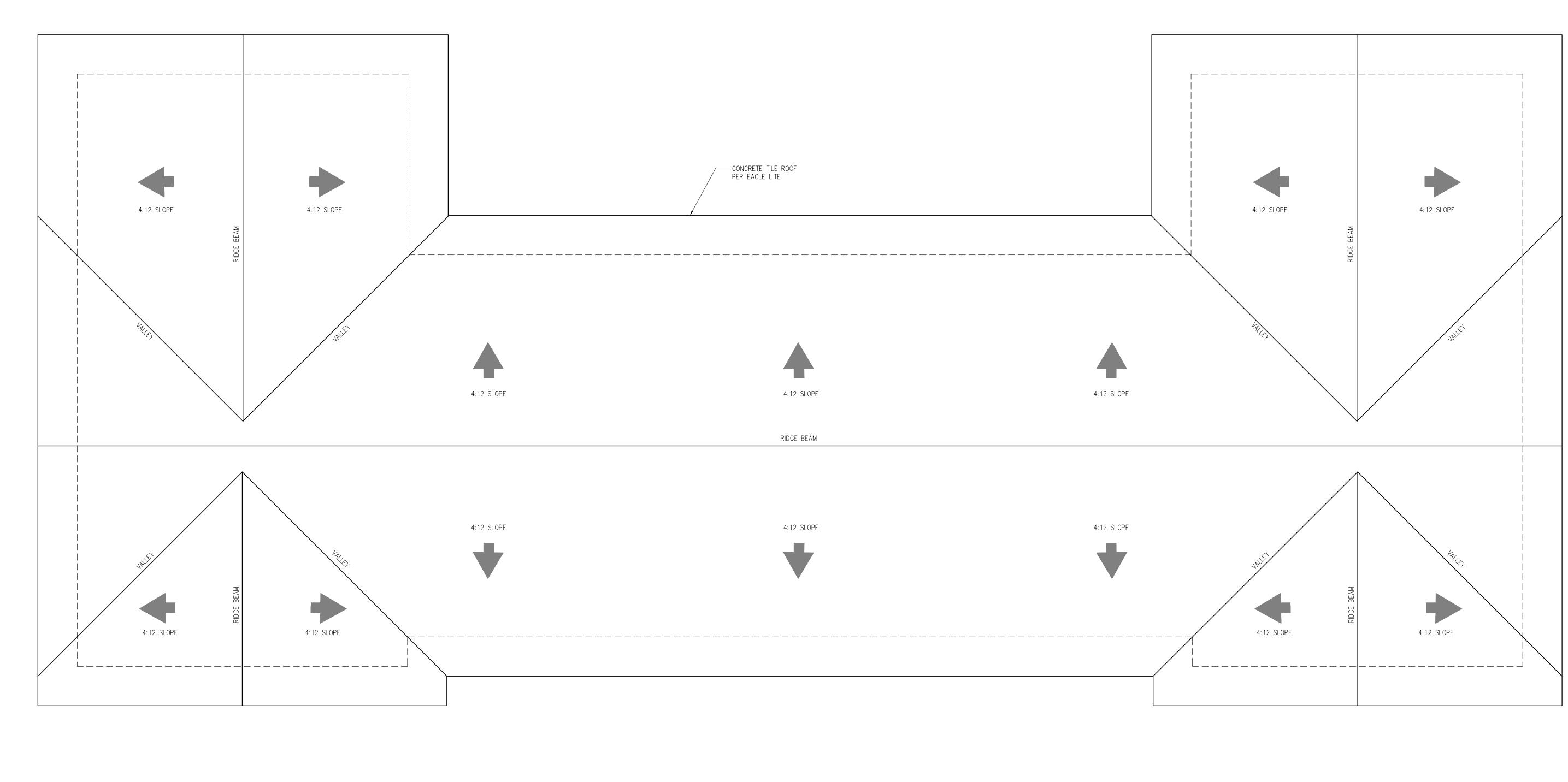


UNIT-1 AND UNIT-2 SECOND FLOOR 3/8" = 1'-0"

PRELIMINARY

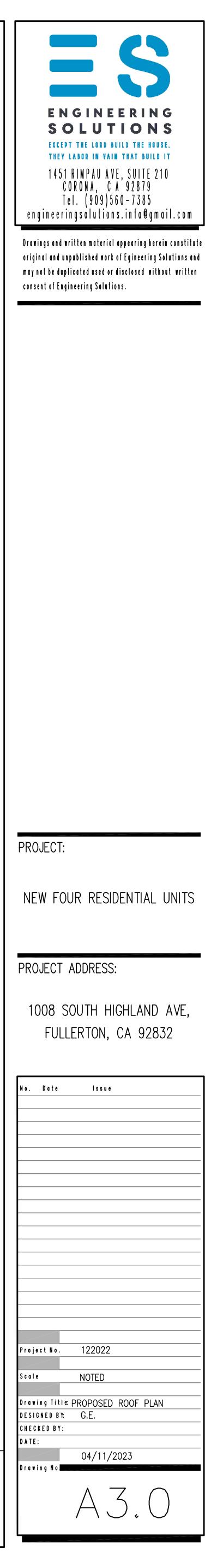
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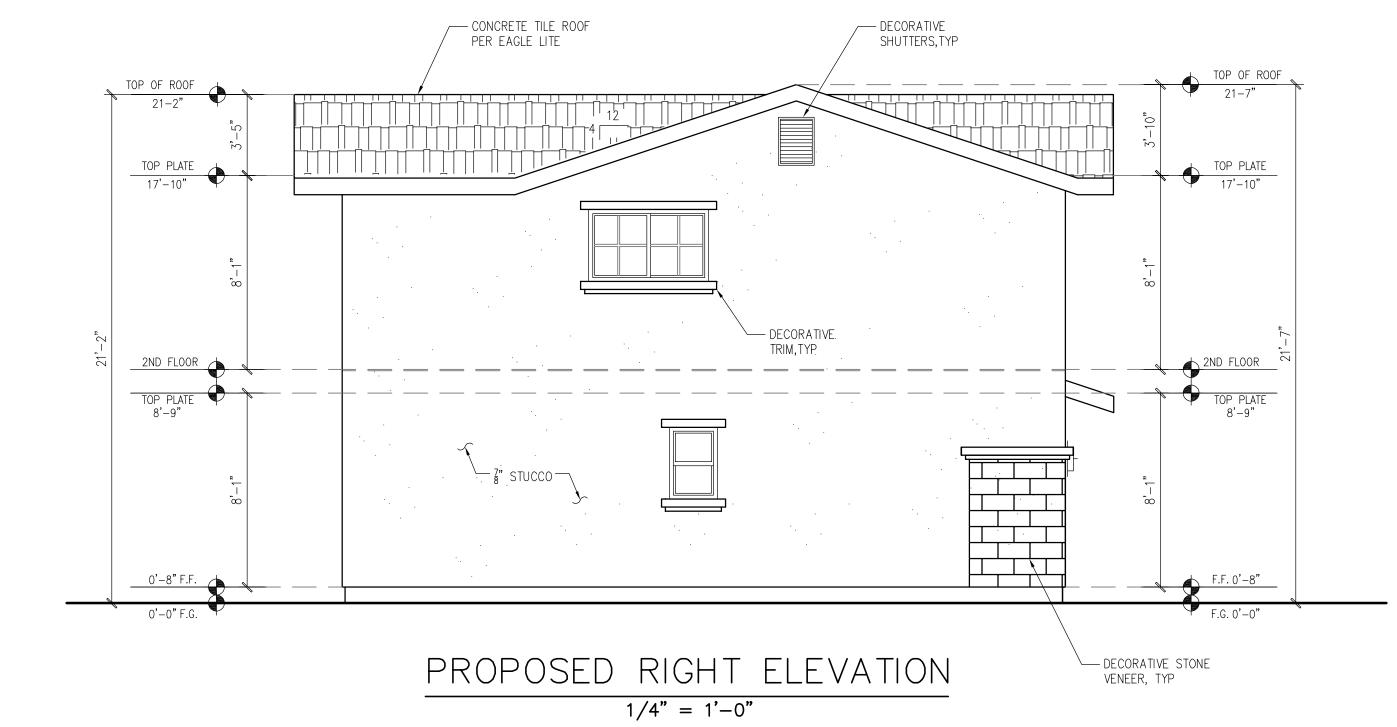
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UNIT-1 AND UNIT-2 ROOF PLAN 3/8" = 1'-0"

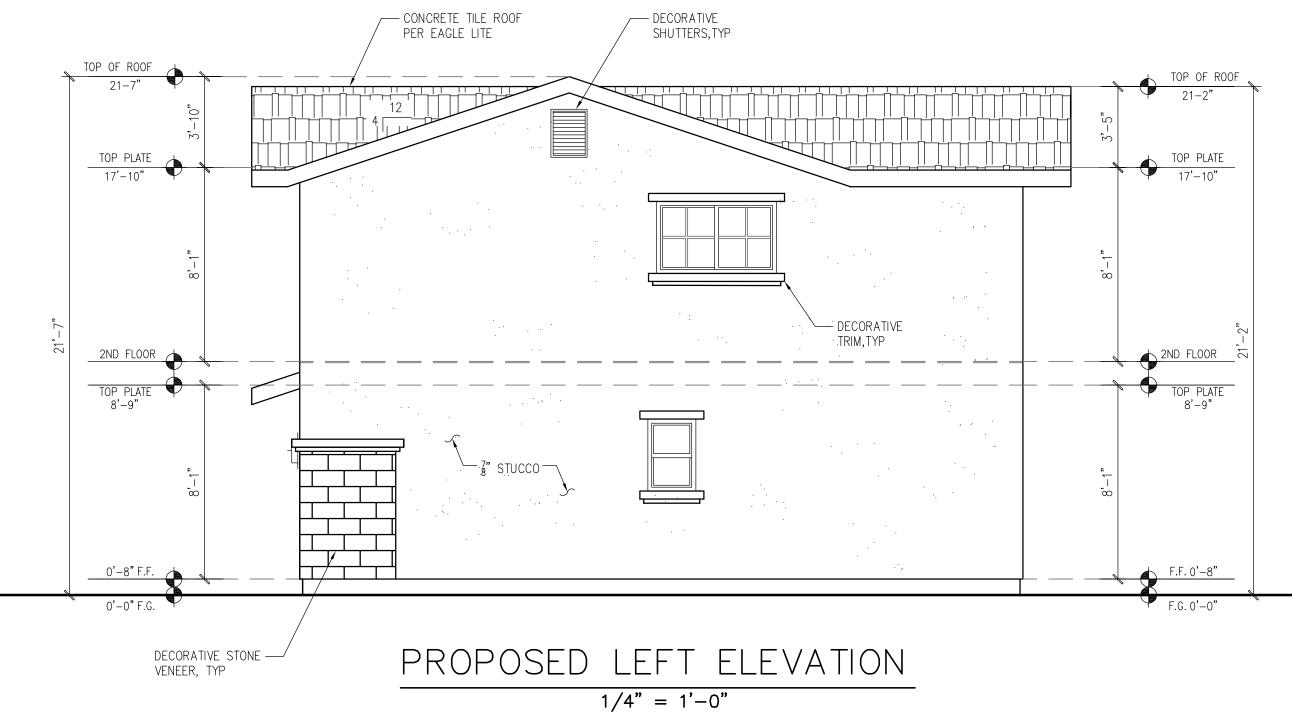
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