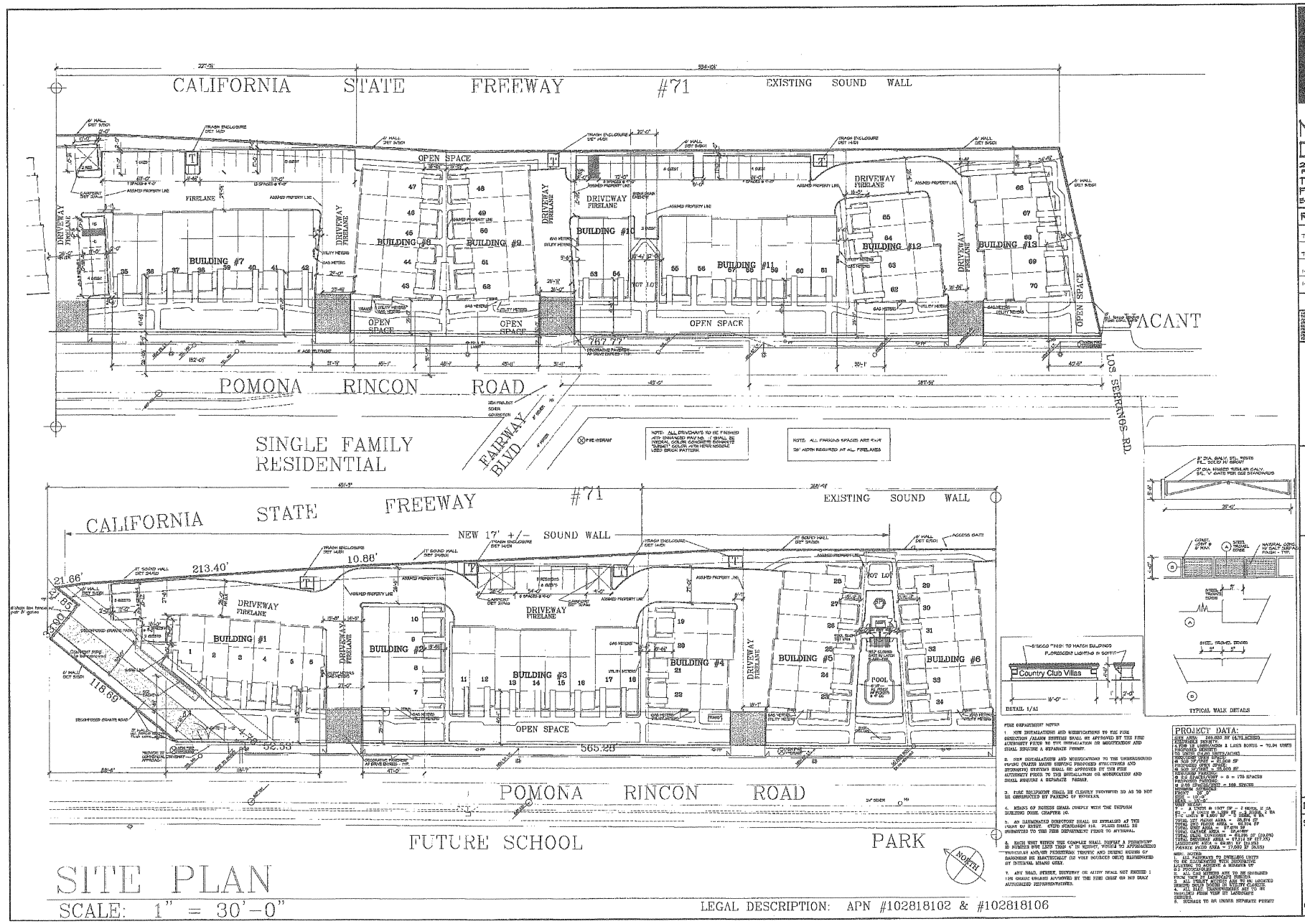
CALIFORNIA STATE FREEWAY #71
EXISTING SOUND WALL
OPEN SPACE
BUILDING #7
BUILDING #8
BUILDING #9
BUILDING #10
BUILDING #11
BUILDING #12
BUILDING #13
DRIVEWAY FIRELANE
VACANT
POMONA RINCON ROAD
LOS SERRANOS RD.
SINGLE FAMILY RESIDENTIAL
FAIRWAY BLVD.
NOTE: ALL DRIVEWAYS TO BE FINISHED WITH ENHANCED PAVING, IT SHALL BE INTEGRAL COLOR CONCRETE SCRIBED "SUNCUT" COLOR WITH HERRINGBONE LEED BRICK PATTERN
NOTE: ALL PARKING SPACES ARE 9'x18' 26' WIDTH REQUIRED AT ALL FIRELANES
CALIFORNIA STATE FREEWAY #71
EXISTING SOUND WALL
NEW 17' +/- SOUND WALL
BUILDING #1
BUILDING #2
BUILDING #3
BUILDING #4
BUILDING #5
BUILDING #6
POOL
OPEN SPACE
POMONA RINCON ROAD
FUTURE SCHOOL PARK
NORTH
Country Club Villas
DETAIL 1/A1
TYPICAL WALK DETAILS
FIRE DEPARTMENT NOTES
1. NEW INSTALLATIONS AND MODIFICATIONS TO THE FIRE SUPPRESSION/ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO THE INSTALLATION OR MODIFICATION AND SHALL REQUIRE A SEPARATE PERMIT.
2. NEW INSTALLATIONS AND MODIFICATIONS TO THE UNDERGROUND PIPING (WATER MAINS SERVING PROPOSED STRUCTURES AND HYDRANTS) SYSTEMS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO THE INSTALLATION OR MODIFICATION AND SHALL REQUIRE A SEPARATE PERMIT.
3. FIRE EQUIPMENT SHALL BE CLEARLY PROVIDED SO AS TO NOT BE OBSTRUCTED BY PARKING OF VEHICLES.
4. MEANS OF EGRESS SHALL COMPLY WITH THE UNIFORM BUILDING CODE, CHAPTER 10.
5. AN ILLUMINATED DIRECTORY SHALL BE INSTALLED AT THE FRONT OF ENTRY. UFC STANDARD 10-8. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT PRIOR TO APPROVAL.
6. EACH UNIT WITHIN THE COMPLEX SHALL DISPLAY A PROMINENT ID NUMBER NOT LESS THAN 4" IN HEIGHT, VISIBLE TO APPROACHING VEHICULAR AND/OR PEDESTRIAN TRAFFIC AND DURING HOURS OF DARKNESS BE ELECTRICALLY (12 VOLT SOURCED ONLY) ILLUMINATED BY INTERNAL MEANS ONLY.
7. ANY DEAD, STREET, DRIVEWAY OR ALLEY DEAD NOT EXCEED 1 1/2 GRADE UNLESS APPROVED BY THE FIRE CHIEF OR HIS DULY AUTHORIZED REPRESENTATIVES.
PROJECT DATA:
SITE AREA: 280,820 SF (6.44 ACRES)
DENSITY: 10.9 UNITS/ACRE
ALLOWABLE DENSITY: 1 LIKES BONUS - 70.94 UNITS
ACTUAL DENSITY: 70 UNITS (10.87 UNITS/ACRE)
DWELLING UNIT STUDIO: 4 (0.06 SF)
1 BDR SF/UNIT = 1,000 SF
2 BDR SF/UNIT = 1,200 SF
3 BDR SF/UNIT = 1,500 SF
REQUIRED PARKING:
2.0 SPACES/UNIT = 0 = 175 SPACES
REQUIRED PARKING:
2.0 SPACES/UNIT = 188 SPACES
BUILDING SETBACKS:
FRONT: 20'
SIDE: 10'-0"
REAR: 10'-0"
BUILDING HEIGHT:
2 - 4 STORIES @ 10'0" EA = 2 HOURS, 2 DA
3 - 4 STORIES @ 10'0" EA = 2 HOURS, 2 DA
TOTAL SITE AREA = 280,820 SF
TOTAL UNIT HEATED AREA = 80,874 SF
TOTAL UNIT TOTAL AREA = 98,934 SF
TOTAL UNIT AREA = 97,894 SF
TOTAL OUTDOOR AREA = 24,000 SF
TOTAL ORDINARY AREA = 97,214 SF (69.0%)
TOTAL ORDINARY AREA = 97,214 SF (97.3%)
LANDSCAPE AREA = 60,81 SF (21.0%)
PRIVATE PATIO AREA = 17,000 SF (6.0%)
MISC. NOTES:
1. ALL PATHWAYS TO DWELLING UNITS TO BE ILLUMINATED WITH DECORATIVE LIGHTING FIXTURES & MOUNTED ON 42" PEDESTALS.
2. ALL GAS METERS ARE TO BE SHIELDED FROM VIEW BY LANDSCAPE SHRUBS.
3. ALL STREET LIGHTS TO BE LOCATED ON STREET, NOT IN THE PARKING AREA.
4. ALL ELECT TRANSFORMERS ARE TO BE SHIELDED FROM VIEW BY LANDSCAPE SHRUBS.
5. SIGNAGE TO BE UNDER SEPARATE PERMIT
LEGAL DESCRIPTION: APN #102818102 & #102818106
SITE PLAN
SCALE: 1" = 30'-0"
MORRIS DESIGN
2104 VIA ACALONES
PALOS VERDES ESTATES, CA 90274
TEL. (310) 373-1688
FAX. (310) 373-1688
E-MAIL r.j.morris@verizon.net
REVISIONS
7-8-03 PLAN CHECK CORR
7-28-03 CORR
1-18-06 NEW BLD.
1-25-06 NEW BLDG #1
LICENSED ARCHITECT
RANDY J. MORRIS
C-8562
REN. 7-31-07
STATE OF CALIFORNIA
COUNTRY CLUB VILLAS
POMONA RINCON ROAD
CHINO HILLS, CA
THOMAS WYNNE
927 DEEP VALLEY DRIV.
ROLLING HILLS ESTATES, CA 90274
PHONE 310 265-8222
DATE:
SHEET:
A-1
OF

Exhibit "A"