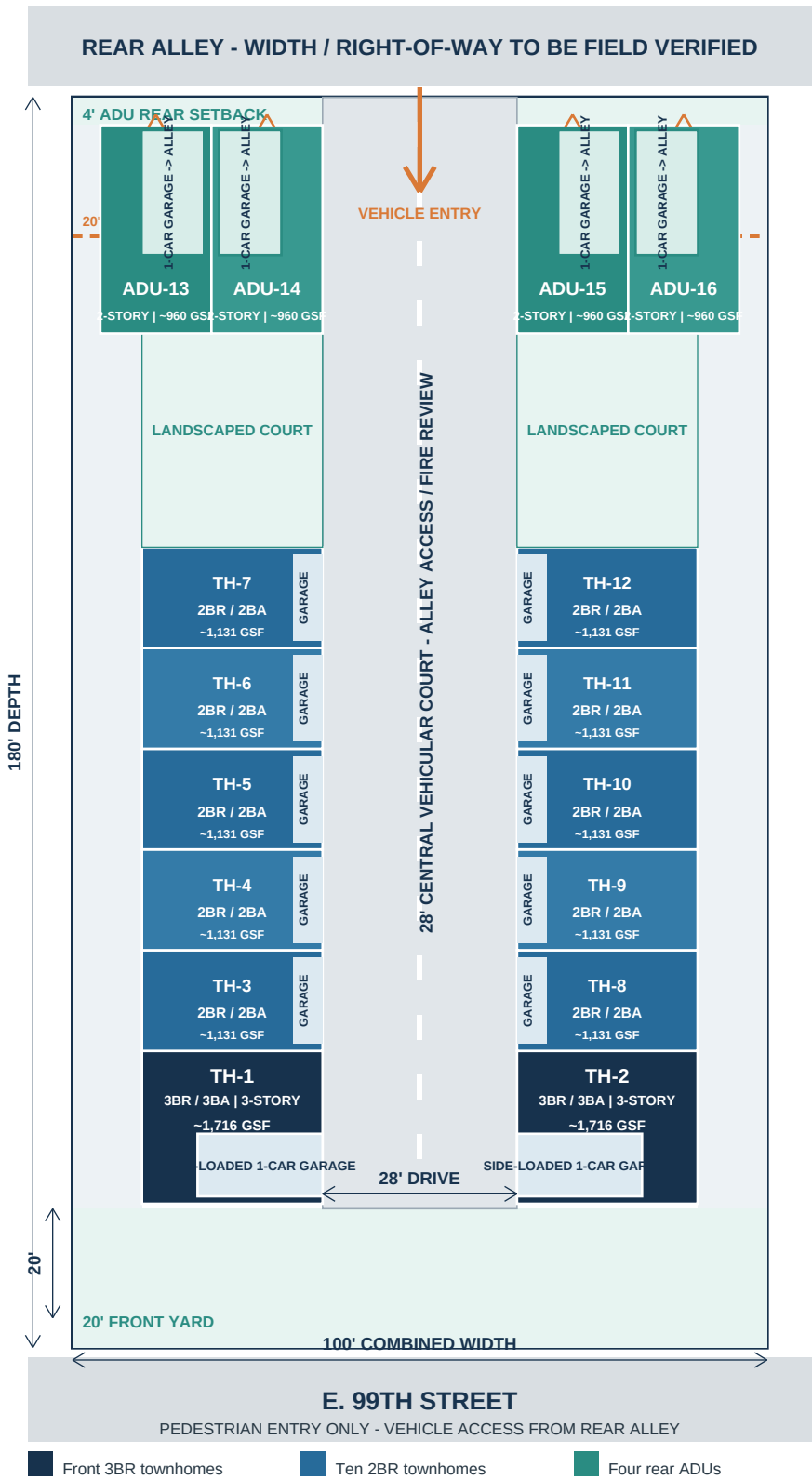


CP3 CONSTRUCTION | CONCEPTUAL SITE PLAN

616 & 620 E. 99th Street, Inglewood, California 90301

REV 1 - 28' ALLEY ACCESS



PROJECT PROGRAM

12 three-story townhome-style apartments + 4 two-story rear apartments = 16 total units. The front two units are 3BR/3BA with one side-loaded garage each. The next ten are 2BR/2BA with one attached ground-floor garage each. The four rear ADUs flank a 28-foot central driveway and each have an attached garage opening to the alley. All vehicle access is from the alley.

UNIT MIX / PARKING CONCEPT

Units	Type	Configuration	Parking
TH-1 to TH-2	2 x 3BR/3BA	3 stories; ~1,716 GSF each	1 side-loaded garage each
TH-3 to TH-12	10 x 2BR/2BA	3 stories; ~1,131 GSF each	1 attached garage each
ADU-13 to ADU-16	4 rear ADUs	2 stories; ~960 GSF each	1 alley garage each

*Central vehicle access is from the rear alley; the E. 99th Street frontage is pedestrian-only.

17,951 SF

Combined parcel area

100' x 180'

Combined geometry

16 units

R-3 density yield at 1,100 SF/unit

18,582 GSF

Estimated total building area

ESTIMATED AREA SCHEDULE - INCLUDES ATTACHED GARAGES

Front townhomes: 2 x 1,716 GSF = 3,432 GSF | Interior townhomes: 10 x 1,131 GSF = 11,310 GSF | Rear ADUs: 4 x 960 GSF = 3,840 GSF | Total estimated building area: 18,582 GSF. Approximate area remaining after a 9' x 18' garage: 1,554 SF front townhome; 969 SF interior townhome; 798 SF ADU, before wall/stair deductions.

RECOMMENDED ADU ENTITLEMENT PATH

The revised drawing assumes four detached ADUs using 4-foot side and rear setbacks. Build and obtain occupancy for the 12 townhomes first, then seek permits for four detached ADUs on a lot with an existing multifamily development. Obtain written City confirmation on sequencing, height, garage configuration, utilities, and AB 2097 / transit parking eligibility before freezing the layout.

ALTERNATE CONCURRENT-BUILD PATH

Entitle all 16 homes as primary R-3 units for one construction phase. The rear four would become two-story alley apartments rather than ADUs, and their 4-foot ADU setbacks would need to be revised to the applicable R-3 primary-unit envelope. This approach uses the available base numerical density.

CONCEPT STATUS

Illustrative feasibility study only - not a boundary survey, civil plan, architectural plan, fire-access plan, or entitlement approval. Dimensions are planning assumptions derived from public parcel data and must be verified by a licensed surveyor and design team.

Planning basis and owner program

Component	Count / program	Concept dimensions / area	Parking / access	Design intent
Front townhomes	2 units; 3BR / 3BA; 3 stories	Approx. 26' x 22' footprint; approx. 1,716 GSF each	One side-loaded attached garage each; alley-fed central drive	Street-facing pedestrian entries; no E. 99th vehicle curb cut
Interior townhomes	10 units; 2BR / 2BA; 3 stories	Approx. 26' x 14.5' module; 1,131 GSF each; approx. 969 SF after garage only	One attached ground-floor garage each; opens to 28' central court	Two living floors above garage / entry level
Rear ADUs	4 units; 2 stories	Approx. 16' x 30' footprint; 960 GSF each; approx. 798 SF after garage only	One attached garage each; direct alley maneuvering	Two paired ADU blocks flank the 28' alley driveway

Code and feasibility checkpoints

Topic	Current planning basis	Concept response	Status / action
Parcel / density	Two 50' x 180' parcels; 17,951 SF combined. R-3 sites >=12,000 SF and >=80' wide require 1,100 SF of land per unit.	17,951 / 1,100 = 16.32; 16-unit concept is within the base numerical density after consolidation.	Confirm R-3 / overlays and record lot consolidation or parcel map.
Height	R-3 maximum: 3 stories / 40'.	Townhomes: 3 stories. Rear units: 2 stories.	Verify objective design standards, roof forms, and height from finished grade.
Setbacks	Planning envelope used: 20' front and 10' side for 3-story townhouses; 4' side / rear for detached ADUs.	Townhouse bars use the R-3 envelope; rear ADU blocks use the state-law 4' ADU setback concept.	If rear units are entitled as primary R-3 units, revise their 4' setbacks to the applicable R-3 envelope.
Building separation	Working assumption: about 18' between 3-story and 2-story residential structures.	Concept provides about 31.5' between the townhouse bars and rear ADU blocks.	Architect / Planning to confirm measurement rules and projections.
Parking	Base code: 2 fully enclosed spaces per unit plus about 5 visitor spaces for 16 units (about 37 total).	Owner program provides 16 spaces total, one per unit.	Critical: obtain written AB 2097 / TOD parking determination or redesign. Base-code deficit is about 21 spaces.
Four ADUs	State law allows up to 2 detached ADUs on a lot with proposed multifamily; a lot with existing multifamily may qualify for more.	Rear four are physically configured as ADUs in two paired blocks with a 4' rear setback.	Use a phased strategy or obtain a City-approved entitlement path before relying on all four ADUs.
ADU height	Detached ADU minimum protected height is generally 16'; 18' applies for proposed multistory multifamily and certain transit locations.	A garage plus two-story ADU program is tight at 18' and may not be practical.	Treat as primary units for the 40' R-3 envelope, or obtain an ADU height interpretation.
Access / fire	Drive aisle and fire-access standards depend on apparatus reach, dead-end length, clear width, turning, hydrants, and building height.	28' central court enters from the rear alley and serves every garage; E. 99th Street remains pedestrian-only.	Pre-application review with Fire and Public Works before schematic design.

NEXT DESIGN GATES

- 1. Boundary / topographic survey and title review
- 2. City zoning, TOD and overlay confirmation
- 3. Written AB 2097 parking applicability determination
- 4. Lot merger or parcel-map strategy
- 5. Planning / Fire / Public Works pre-application meeting

NEXT DESIGN GATES - CONTINUED

- 6. Select 16-primary-unit vs. phased-ADU entitlement path
- 7. Resolve accessible route, accessible units and parking
- 8. Confirm sewer, water, power, transformer and trash capacity
- 9. Complete geotechnical, drainage and grading studies
- 10. Develop code plans under Inglewood objective design standards