WRITTEN NARRATIVE AND FINDINGS FOR
10725 ASHTON CONDOS

This proposed condominium project consist of **4 units**, **4 story** with subterranean parking structure, one unit per floor. All units are 3 bedrooms and 3.5 baths.

Density Calculation: 1 unit per 800 square feet of lot area = 6000/ 800 = 7.5 unit
Can build 7 unit, we have designed for 4 unit.

Side yard setbacks is 7 feet for the 4 story building
Front yard setback of the building is 15 feet for the first floor, **25 feet** for the second floor, **35 feet** for the third floor plan and **45 feet** for the fourth floor (Building is cross the street from the single family residences and need to have 10 extra feet of setback for each floor above the first floor).
Back yard setback is 15 feet for the 4 story building

PARKING- 12 parking spaces is provided.
4 unit x 3.25 spaces for more than 4 habitable rooms = 13 parking spaces
10% reduction for bicycle spaces, 13 x 0.9 = 11.7 = 12 spaces provided.
Standard = 5   compact = 7
Guest parking = 2 (1 Disable and 1 Compact) , Disable = 2 (part of the 12).

HEIGHT- This project is located in a (Q) R3-1 zone. Height of the building is 45.0 feet which is consistent with Westwood Community Plan Multiple Family Residential Specific Plan.

OPEN SPACE- Open space requirement is 200x4 unit =800 sq. ft.
Half of the front yard = 50 x 15 /2 = 375 sq.ft.
Half of the back yard = 50 x 15 / 2 = 375 sq.ft.
1/ 4 of the total open space above the first habitable room (max) = 800 x 0.25 = 200 (We have 894 sq.ft.).   375 + 375 + 200 = 950 > 800 Which is consistent with Westwood Community Plan Multiple Family Residential specific plan.

LANDSCAPING-A minimum %50 of required front and rear yard is landscaped.