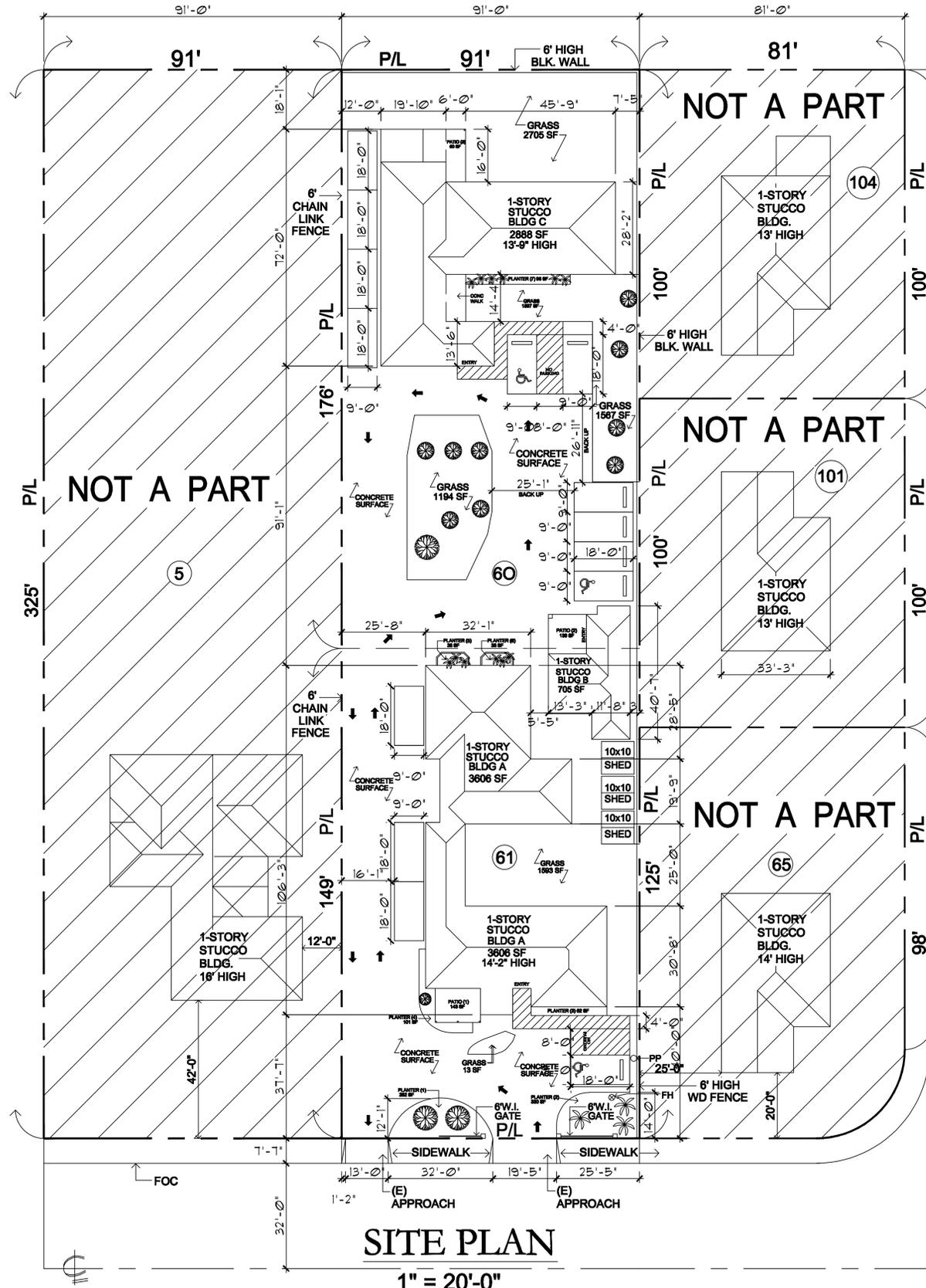


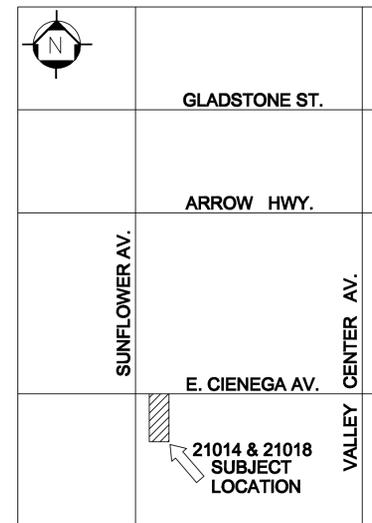
SUNFLOWER HOMES INC.



SITE PLAN

1" = 20'-0"

(21014 & 21018 E. CIENEGA AVE. COVINA CA, 91724) 80'



LEGAL:

APN# : 8401-022-060 & 8401-022-061
 LOTS 60 & 61, TRACT
 TR=SUB OF THE RANCHO ADD TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE *E 91 FT OF W 212 FT OF S 149 FT OF N 189 FT OF SW 1/4 OF NE 1/4 OF SEC 8 T 1S R 9W

GENERAL PLAN NOTES:

- INFORMATION SHOWN ON THIS DRAWING DEPICTS AS BUILT CONDITIONS. ANY NEW STRUCTURES OR SQUARE FOOTAGE ADDED TO EXISTING STRUCTURES SHALL BE CLEARLY IDENTIFIED AND BUILT PER APPLICABLE LOCAL AND STATE CODES, AND PER 2007 CALIFORNIA BUILDING CODE, 2007 CMG, CPC, CEC AND CMC. THIS PROJECT SHALL ALSO COMPLY WITH 2008 CALIFORNIA ENERGY CODE.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THIS DRAWING IS IN DOUBT OR WHERE THERE APPEARS TO BE AN ERROR ON THIS DRAWING OR A DISCREPANCY BETWEEN THE DRAWING AND THE FIELD CONDITIONS, THE OWNER SHALL BE NOTIFIED TO VERIFY CORRECT PROCEDURE TO BE FOLLOWED. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE OWNER THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES ERRORS IN THE SPECIFICATIONS AND NOTATIONAL ERRORS ON THE DRAWING WHERE DOUBTFUL OF INTERPRETATION.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE OWNER ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK. NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
- DO NOT SCALE THIS DRAWING. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS.

BUSINESS AND PROFESSIONS CODE SECTION 5536.1 (a) ALL PERSONS PREPARING OR BEING IN RESPONSIBLE CONTROL OF PLANS, SPECIFICATIONS, AND INSTRUMENTS OF SERVICE FOR OTHERS SHALL SIGN THOSE PLANS, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE. CALIFORNIA BUSINESS AND PROFESSIONS CODE 5536.1.

EXTERIOR LIGHTING:

ALL LIGHTING SHALL BE DIRECTED TO PREVENT LIGHT AND GLARE INTRUDING ONTO ADJACENT PROPERTIES.

LANDSCAPING (E)	PATIOS (E)
PLANTER (1) = 282 SF	PATIO (1) = 143 SF
PLANTER (2) = 330 SF	PATIO (2) = 139 SF
PLANTER (3) = 62 SF	PATIO (3) = 60 SF
PLANTER (4) = 101 SF	TOTAL = 342 SF
PLANTER (5) = 38 SF	
PLANTER (6) = 38 SF	
PLANTER (7) = 96 SF	
GRASS AREA = 7,072 SF	
TOTAL = 8019 SF	

PARKING (E)
 11 SPACES PROVIDED
 3 H.C. SPACES PROVIDED
 TOTAL = 14 SPACES PROVIDED

TABLE 11B-6 SPACES REQUIRED

TOTAL NUMBER OF SPACES = 14 ACCESSIBLE PARKING SPACES REQUIRED = 1	
TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NUMBER OF SPACES
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	*
1001 AND OVER	**

* TWO PERCENT OF TOTAL
 ** TWENTY PLUS ONE FOR EACH 100, OR FRACTION OVER 1,001.

BUILDING USE	FLOOR AREA (S.F.)
BLDG "A"	DIABLED HOUSING 3606
BLDG "B"	OFFICE 705
BLDG "C"	DIABLED HOUSING 2888
3-10x10 METAL SHEDS	STORAGE 300
TOTAL	7499
LOT COVERAGE = 25%	

DATA

APN# : 8401-022-060 & 8401-022-061
 ZONE: A-1-7500
 LOT SIZE = 60 = 16,016 SF, 61= 13,559 SF
 TOTAL = 60 + 61 = 29,575 SF
 OCCUPANCY: GROUP R-3
 TYPE OF CONSTRUCTION: TYPE V-N

PROPOSED: CUP RENEWAL
 USE OF (E) LOT FOR:
 DISABLED HOUSING FACILITY FOR ADULTS

PROPERTY LOCATION: 21014 & 21018 E. CIENEGA AVE.
 COVINA CA 91724

NAME OF OWNER: GLENDA TURNER
 1275 E. PALM AVE.
 GLENDORA, CA 91741

DRAWN BY: TED MANUEL
 PHONE: 909-621-6760
 OFFICE: 679 E. MARSHALL CT.
 CLAREMONT CA 91711

REV DATE

M:D:C DESIGN
 TED MANUEL
 PHONE: 909-621-6760
 OFFICE: 679 E. MARSHALL CT.
 CLAREMONT CA 91711

PROPERTY LOCATION:
 21014 & 21018 E. CIENEGA AVE.
 COVINA 91724

M.D.C. DESIGN
 THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MANUEL'S DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MANUEL'S DESIGN.

M.D.C.

Designs

DATE

10/9/10

SCALE

1" = 20'-0"

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