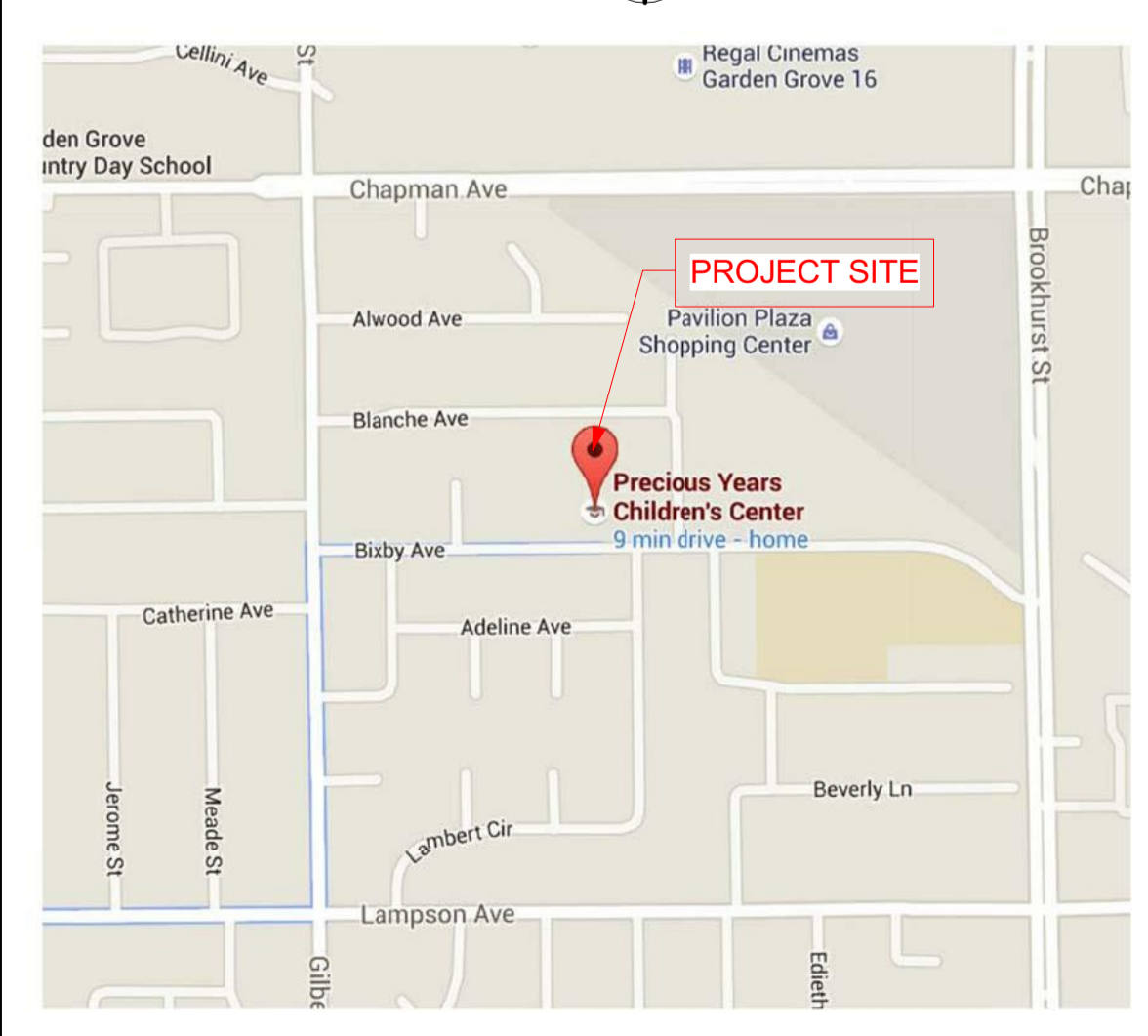


1 Overall Site Plan
3/32" = 1'-0"

VICINITY MAP



LEGAL DESCRIPTION: , CITY OF GARDEN GROVE, COUNTY OF ORANGE
ASSESSOR'S NUMBER:
EXISTING ZONE: RESIDENTIAL R-3/ U
TYPE OF CONST: TYPE V-B, 2 STORY BUILDING, SPRINKLERS
SCOPE OF WORK: -CONSTRUCT NEW 10 UNITS OF APARTMENTS AND ATTACHED 2 CAR GARAGE
 - FIRE SPRINKLER TO BE SUBMITTED AS SEPARATED PERMIT. SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CRC R313.3 OR NFPA 13D
 - TRUSS CALCULATION TO BE SUBMITTED AS DEFERRED ITEM. TRUSS PLANS/ CALCULATIONS SIGNED & STAMP BY A LICENSED ENGINEER SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR THE OVERALL BUILDING FOR REVIEW PRIOR TO SUBMITTAL TO BUILDING DIVISION, THE ENGINEER OF RECORD SHALL PROVIDE A NOTE WITH STAMP & SIGNATURE ON THE TRUSS PLANS/ CALCULATIONS STATING THAT THE TRUSS PLANS/ CALCULATIONS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
 - TRASH ENCLOSURE & BOUNDARY WALL UNDER SEPARATE PERMIT
APPLICABLE BUILDING CODES:
 LOCALLY ADOPTED BUILDING CODE AND APPLICABLE CALIFORNIA ADMINISTRATIVE CODE(S)
 2013 CBC, CMC, CPC, CEC, CFC, CRC
 2013 GBC CALIFORNIA GREEN BUILDING STANDARD CODE
 2013 CALIFORNIA ENERGY CODE
 CITY OF GARDEN GROVE ORDINANCE

LOT SIZE : 301.01' X120'	= 36,120 SF.
- UNIT 1,2	
1ST FLOOR AREA :	870 SF
2ND FLOOR AREA :	1,135 SF.
2 CAR GARAGE :	440 SF
OPEN PRIVATE SPACE :	180 SF
PORCH :	10 SF
BALCONY :	25 SF
TOTAL AREA :	2,005 SF
BUILDING FOOT PRINT :	1,575 SF
- UNIT 3,4,5,6,7,8,9,10	
1ST FLOOR AREA :	752 SF
2ND FLOOR AREA :	1,135 SF.
2 CAR GARAGE :	440 SF
OPEN PRIVATE SPACE :	180 SF
PORCH :	10 SF
BALCONY :	25 SF
TOTAL LIVING AREA :	1,887 SF
BUILDING FOOT PRINT :	1,192 SF
9 OPEN PARKING SPACES: 10'X20'	1,800 SF
LANDSCAPING AREA:	7,995 SF / 36,120= 22%
PUBLIC GAZEBO :	216 SF
TRASK AREA :	160 SF
DRIVEWAY AREA :	9436 SF
LOT COVERAGE (INCLUDED DRIVEWAY): (1,575X2)+(1,192 X 8) = 3150+ 9536 SF=	12,686/ 36,000=35 %

FL DESIGN GROUP
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BIXBY APARTMENTS
 10 Units of Apartments
 9691 BIXBY AVE, GARDEN GROVE, CA 92841

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Project No: 52-10
 Date: 4-15-2016

SITE PLAN

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