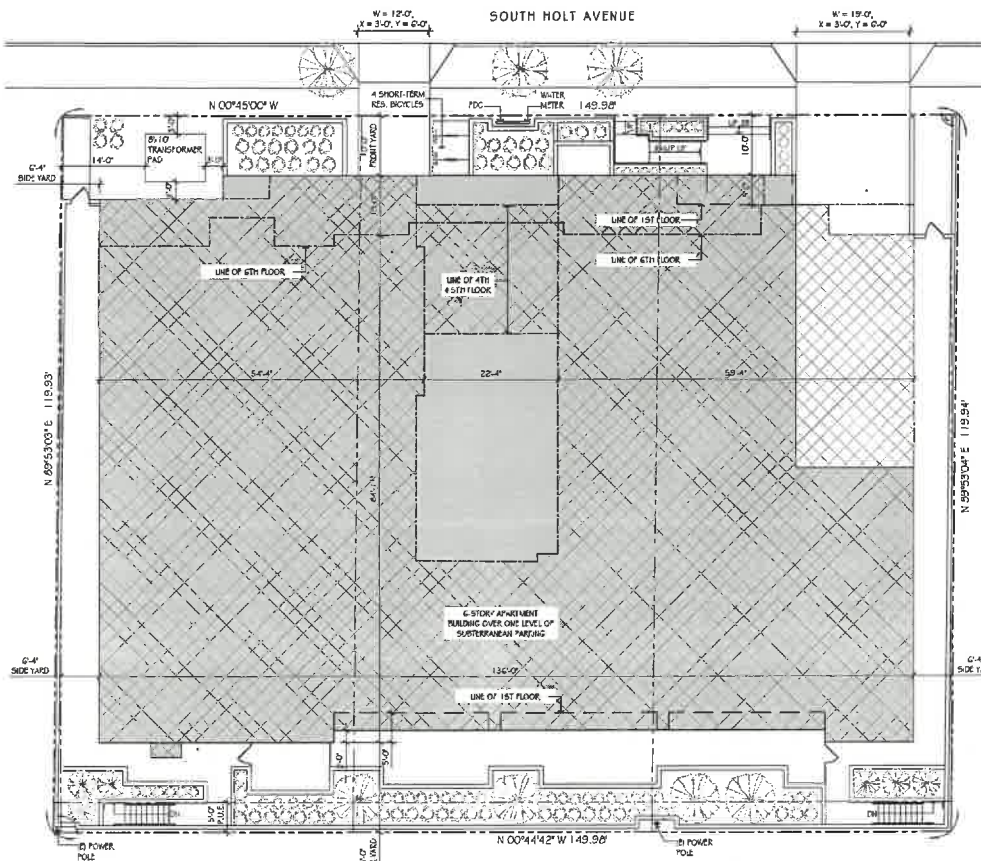
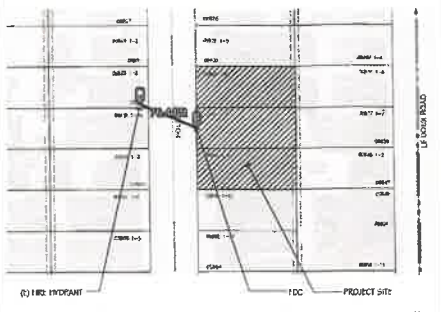


840 HOLT AVENUE APARTMENT DEVELOPMENT



1 PLOT PLAN
SCALE: 3/32" = 1'-0"

- TEMPORARY FENCE/RAIL PROTECTION SHALL BE PROVIDED AS REQUIRED PER SEC. 33.06. OBTAIN PUBLIC WORKS APPROVAL
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (FLOWER POTS, PUMP BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPROPRIATE, ETC.) OR TO THE LOCATION OF THE HOUSING. THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROJECT. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPROPRIATE IN ACCORDANCE WITH LAFD 72.
- ALL EXISTING AND NEW AREA DRAINAGE OPEN TO THE 50' SHALL DISCHARGE INTO EMP DEVICES PER UO PLANS
- ALL TRASH DENS SHALL BE COVERED.



5 FIRE HYDRANT LOCATION
SCALE: 1/8" = 1'-0"



4 VICINITY MAP
SCALE: 1/8" = 1'-0"

Deferred Submittals

- CONSTRUCTION
- GRADING
- SCHEDULING
- GLASS PANEL
- IFTA-19 FIRE SCHEDULE
- FIRE ALARM SYSTEM AND MONITORING
- EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
- MEP
- ACTIVE LIFELINES ALARM SYSTEM

Project Information

PROJECT SITE: 834, 840 & 844 S. HOLT AVE
LOS ANGELES, CA 90005
LEGAL DESCRIPTION: LOT 31, 32 AND 33 ON TRACT 4666, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91, PAGES 54 TO 56.
ADDITIONAL PARCEL NO.: 4313-023-021, 4313-023-022 AND 4313-023-023
PERMITS: 132 B 173-41, 132 B 173-56 & 132 B 173-60
CAGE: TX 4666
MAP REFERENCE: MS 91-0466
BLOCK: 132 B 173
LOT: 31, 32 & 33
MAP SHEET: 132 B 173
FIRE DISTRICT: 58
SPECIALTY PLAN AREA: NONE
DESIGN REVIEW: NONE

Applicable Codes

- BUILDING CODE - 2022 CBC WITH 2023 LA CITY AMENDMENTS (INCL. ACCESSIBILITY)
- STRUCTURAL CODE - 2022 CBC WITH 2023 LA CITY AMENDMENTS (INCL. ACCESSIBILITY)
- MECHANICAL CODE - 2022 CALIFORNIA MECHANICAL CODE WITH 2023 LA CITY AMENDMENTS
- PLUMBING CODE - 2022 CALIFORNIA PLUMBING CODE WITH 2023 LA CITY AMENDMENTS
- ELECTRICAL CODE - 2022 CALIFORNIA ELECTRICAL CODE WITH 2023 LA CITY AMENDMENTS
- ENERGY CODE - 2022 CALIFORNIA ENERGY CODE
- GREEN CODE - 2022 CITY OF LA GREEN BLDG. CODE

Zoning Code Analysis

NEW 6-STORY SPHERICAL 27-UNIT APARTMENT BUILDING (3 ONE BEDROOM & 33 TWO BEDROOM UNITS), INCLUDING 1 UNIT RESERVED FOR THE MANAGER, 1 LEVEL OF TYPE BINA, WOOD FRAMED APARTMENTS, OVER 1 LEVEL OF TYPE 1A APARTMENT UNITS (2 TWO BEDROOM UNITS, RESIDENTIAL PARKING AND RESIDENTIAL LOBBY) AND ONE LEVEL OF SUBTERRANEAN PARKING TYPED 1A. THE BUILDING WILL BE A DENSITY BONUS PROJECT PER L.A.M.C. 12.22.A.1.2 (2.5X DENSITY BONUS INCREASE IN DENSITY WITH 1.5X LOW INCOME (LAI) APARTMENT UNITS AND 3 LOW INCOME UNITS).

• ZONING: RES-1-0
• LOT AREA: 17,267 SF PER TOPOGRAPHIC SURVEY
• DENSITY: 17,267 SF / 1,000 = 22.4 ROUND UP = 23 UNITS ALLOWED BEFORE DENSITY INCREASE
• FAR: BUILDABLE LOT WIDTH (150'-10") (2) x PER G-COORDINATE = 134'
BUILDABLE LOT DEPTH (120'-33") (2) FRONT YARD PER G-COORDINATE + 15' REAR YARD = 95'
134' x 95' = 11,330 SF x 3 FAR = 34,170 SF BEFORE DENSITY BONUS INCREASE. SEE SCHEDULE 3 @ T-1.0

• DENSITY BONUS: PER L.A. MUNICIPAL CODE 12.22.A.25 (ART 128)

- 1) DENSITY CAN BE INCREASED BY 50% WITH 10% VERY LOW INCOME UNITS (VLI) AN ADDITIONAL 10% DENSITY INCREASE FOR A TOTAL OF 100% DENSITY BONUS IN RETURN FOR AN ADDITIONAL 10% MODERATE INCOME UNITS.
23 UNITS BY RIGHT + 50% DENSITY BONUS = 34.5 = 35 UNITS
ADDITIONAL 10% DENSITY BONUS = 23 x 50% = 11.5 = 12 UNITS
35 UNITS + 12 UNITS = 47 UNITS TOTAL
- 2) RESIDENTIAL AUTOMOBILE PARKING
PARKING OPTIONS AS PER AD 23.45 REQUIRES 0.5 PARKING SPACES PER UNIT.
47 UNITS x 0.5 = 23.5 = 24 PARKING SPACES REQUIRED = 60 RESIDENTIAL PARKING SPACES PROVIDED (25 STANDARD, 1 NON-RESIDENTIAL, 35E-CRMT 2000)
PARKING SPACES WILL BE ASSIGNED
NO GUEST PARKING REQUIRED AND PROVIDED
RESIDENTIAL E.V.:
50% OF TOTAL NON-RESIDENTIAL PARKING SHALL BE "E.V. CAPABLE", 25% OF THE TOTAL REQUIRED NON-RESIDENTIAL PARKING SHALL BE "E.V. READY", AND 10% OF PROVIDED PARKING SHALL BE "E.V. CHARGING STATIONS" (E.V.C.S.). THE NUMBER OF E.V. CHARGING STATIONS CAN BE COUNTER TO THE TOTAL NUMBER OF E.V. REQUIRED SPACES.
TOTAL NON-RESIDENTIAL PARKING PROVIDED = 60
E.V. CAPABLE 30% OF 60 = 0.30 x 60 = 20-4
E.V. READY (REQUIRE 25% OF 60 = 0.25 x 60 = 15
E.V. CHARGING STATIONS (E.V.C.S.) 10% OF 60 = 0.10 x 60 = 6
TOTAL E.V. CHARGING STATIONS = 7

THESEPHON, 17% "E.V. READY" AND 7% "E.V.C.S." NON-RESIDENTIAL PARKING SPACES ARE REQUIRED AND PROVIDED.

LEVEL	RES. STD	RES. ACC.	RES. EV.	RES. COMP.	TOTAL
P1	0	0	76	33	51
PL	0	1	6	6	17
TOTAL	0	1	24	39	65

- 3) AFFORDABLE HOUSING
REQUIRED 15% OF AFFORDABLE SET ASIDE
15% OF 23 BASIC UNITS = 3.45 ROUND UP = 4 VLI
REQUIRED 15% MODERATE INCOME SET ASIDE
15% OF 23 BASIC UNITS = 3.45 ROUND UP = 4 MODERATE
REMARK: DUE TO REPLACEMENT HOUSING THERE WILL BE 5 VLI AND 3 LOW INCOME FOR A TOTAL OF 8, SEE 50A FROM
- 4) PARKING OFFSET/INCENTIVES FOR 100% DENSITY BONUS
1. REDUCE FRONT YARD OF 10'-0" IN USE OF REQUIRED 20'
2. REDUCE REAR YARD OF 6'-0" IN USE OF REQUIRED 20'
3. REDUCE EAST SIDE YARD OF 6'-0" IN USE OF REQUIRED 20'
4. REDUCED OPEN SPACE OF 3,455 SF IN USE OF REQUIRED 5,400 SF

5) TALL BUILDING DEVELOPMENT STANDARDS
1. INCREASE FAR OF 0.25:1 IN USE OF REQUIRED 3:1 FOR 59,722 SF OF ZONING FLOOR AREA
2. INCREASE BUILDING HEIGHT OF 67'-0" IN USE OF REQUIRED 43'-0"

• PROPOSED UNITS:
9 ONE BEDROOM UNITS
38 TWO BEDROOM UNITS
47 UNITS TOTAL PROPOSED = 47 UNITS ALLOWED

• RESIDENTIAL DATA
FLOOR AREA CALC:

LEVEL	BUILDING CODE			ZONING CODE	SCHOOL CODE
	RES	B	5-2		
P1 PARKING LEVEL	423	15,907	16,330	348 SF	
FIRST FLOOR	5,165	206	5,371	11,873	5,444 SF
SECOND FLOOR	9,327	1,577	10,904	10,470 SF	9,273 SF
THIRD FLOOR	9,327	1,577	10,904	10,470 SF	9,273 SF
FOURTH FLOOR	9,327	1,577	10,904	10,972 SF	9,616 SF
FIFTH FLOOR	9,327	1,577	10,904	11,257 SF	9,798 SF
SIXTH FLOOR	9,327	1,577	10,904	10,972 SF	9,616 SF
TOTAL BUILDING AREA PER DEC.	47,669	6,091	21,609	62,865 SF	59,722 SF
TOTAL BUILDING AREA				59,722 SF	56,269 SF

• YARDS:
FRONT YARD: 10'-0" PER INCENTIVE 4-1
REAR YARD: 6'-0" PER INCENTIVES 4-2 AND 4-3
SIDE YARD: 15'-0"

• NUMBER OF STOREY LEVELS:
6 STOREYS PER ZONING CODE
6 STOREYS PER BUILDING CODE (6 STOREYS ABOVE PODM DECK)

• ZONING CODE HEIGHT:
LOWEST POINT 5'-0" FROM BUILDING = 132.50'
PARAPET = 199.50', THEREFORE ZONING CODE HEIGHT = 67.00' = 67'-0" PER NUMBER 2

• BUILDING CODE HEIGHT:
GRADE PLANE = 133.00' TOP OF DECK (ROOF) = 196.67'
THEREFORE BUILDING CODE HEIGHT = 63.67' = 63'-0"

• LIMIT SUMMARY
502 1.7.1 FOR UNIT RATIO
• OPEN SPACE REQUIRED
PER ZONING CODE:
9 PER 1,000 SF = 900 SF
24 PER 1,000 SF = 2,400 SF
• OPEN SPACE PROVIDED
PER CITY AMENDMENT 4-4 = 3,455 SF PROVIDED
25% OF REQUIRED OPEN SPACE CAN BE RECREATIONAL ROOMS = 0.25 x 3,455 = 864 SF
PRIVATE OPEN SPACE CANNOT COUNT FOR MORE THAN 50% = 0.5 x 3,455 SF = 1,727 SF MAX.
PRIVATE OPEN SPACE = 100 SF
TOTAL OPEN SPACE PROVIDED = 3,455 SF

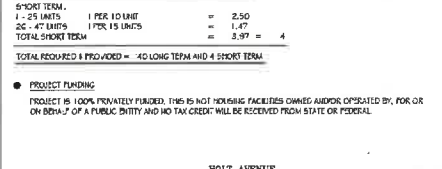
• COMMON OPEN SPACE:
REAR YARD @ 1ST FLOOR: 1,540 SF
COURTYARD AT 2ND FLOOR (OPEN TO SKY): 931 SF
REC. RM. #3 @ 2ND FLOOR (7.5 SF): 259 SF
TOTAL: 2,730 SF
TOTAL OPEN SPACE PROVIDED = 3,455 SF

PER G-COORDINATE, MIN. 50% OF COMMON SPACE SHALL BE PLANTED.
3,455 SF REQUIRED OPEN SPACE LESS 100 SF OF PRIVATE OPEN SPACE AND 864 SF OF INDOOR REC. ROOM SPACE = 2,491 SF REQUIRED COMMON OPEN SPACE.
50% OF 2,491 SF TO BE PLANTED = 1,245 SF < 1,247 SF = 537 SF PROVIDED. SEE SHEET T-1.2

• TREES:
PER G-COORDINATE, ONE 24" DIA TREE PER 1,000 SF OF LOT AREA.
17,267 SF / 1,000 = 17.26 = 18 TREES REQUIRED INCLUDING STREET TREES AND PROVIDED.

• BICYCLE PARKING:
PER ORDINANCE NO. 135-800
FRACTIONS UP TO AND INCLUDING ONE-HALF MAY BE DISREGARDED PER 1.2.21 A.16 (P) TRAFFIC SIGNALS
RESIDENTIAL BICYCLE PARKING:
LONG TERM: 1 PER UNIT = 25
SHORT TERM: 1 PER 10 UNITS = 4.75
TOTAL LONG TERM: 25
TOTAL SHORT TERM: 4.75
TOTAL BICYCLE PARKING: 29.75

• PROTECT PLANTING:
PROJECT IS 100% PRIVATELY FUNDED. THIS IS NOT RECREATIONAL FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT WILL BE RECEIVED FROM STATE OR FEDERAL.



2 GRADE PLANE DIAGRAM
SCALE: 1/32" = 1'-0"



3 BUILDABLE AREA DIAGRAM
SCALE: 1/32" = 1'-0"

Project Team	Role	Name	Contact
OWNER:	SURVEYOR	ITALA ASSOCIATES	1816 COLBY AVE, LOS ANGELES, CA 90005 (310) 320-9225
	ELECTRICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
LAND USE CONSULTANT:	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
	SOILS REPORTS	ENVIRONMENTAL INC	BATE & BRADMAN, 1461 E. CHEVY CHASE DR. #200, GLENDALE, CA 91205 (818) 543-9959
DESIGNER:	LED DESIGN ENGINEER	MRS DISCHERING	MERRIND ROTER, 600 SANFORD BLVD #200, LOS ANGELES, CA 90005 (310) 445-8474
	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
ARCHITECT OF RECORD:	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
STRUCTURAL ENGINEER:	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
LANDSCAPE ARCHITECT:	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330
	MECHANICAL	JEFFREY ASSOCIATES	1713 STANFORD AVE, GLENDALE, CA 91201 (818) 407-0330

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1-1.3	ZONING AREA ANALYSIS	A-3.2 ELEVATION
1-1.4	BUILDING AREA ANALYSIS	A-3.3 ELEVATION
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MIKA design group

HOLT APARTMENTS
840 HOLT AVE.
LOS ANGELES, CA 90005

TITLE SHEET
PLOT PLAN

ISSUED FOR: PLANNING
11.28.25

PROJECT: HOLT

T-1.0

EXHIBIT "A"
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