

# CULVER CITY APARTMENTS

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## PROJECT DIRECTORY

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## PROJECT INFORMATION

**LEGAL DESCRIPTION:** THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:  
LOT 22 IN BLOCK 11 OF TRACT NO. 2444, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY  
LOT APN#: 4313-014-022

**ZONE:** RS-1

**CODE:** 2020 LOS ANGELES AMENDMENT BUILDING CODE, BASED ON 2019 CALIFORNIA BUILDING CODE, 2018 INTERNATIONAL BUILDING CODE AND 2020 LOS ANGELES GREEN BUILDING CODE.

**CONSTRUCTION TYPE:** 5 STORIES OF TYPE IIIA RESIDENTIAL OVER 1 STORY OF TYPE IA PARKING GARAGE OVER 1 STORY OF SUBTERREAN PARKING GARAGE TYPE IA, ALL FULLY SPRINKLERED TO NFPA 13 REQUIREMENTS, FIRE ALARM SYSTEM PER CFC 907, TWO RADIO COMMUNICATION SYSTEM PER LAFC 510.

**OCCUPANCY:** R2 RESIDENTIAL 14,253 SF, A3 REC ROOM 5,158 SF, GROUND FLOOR AND SUBTERREAN S2 PARKING 9,549 SF

**PROJECT FUNDING:** 100% PRIVATELY FUNDED, NO TAX CREDIT, NOT PUBLIC HOUSING. THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.

**TOTAL PARCEL AREA:** 7,247.2 SF

**PROJECT DESCRIPTION:**  
6-STORY 17-UNIT APARTMENTS. PROJECT WILL BE A TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE TOC PROJECT

**BY-RIGHT DENSITY:**  
ALLOWABLE UNITS=LOT AREA (MIN. AREA PER DU) = 7,247 / 800 = 9.06 = 9 UNITS  
TRANSIT ORIENTED COMMUNITIES (TOC) (L.A. MUNICIPAL CODE 12.22A.31):  
PROJECT IS TIER 3 ...

- TIER 3 DENSITY IS 70% MAXIMUM INCREASE  
BASE UNITS=7,247 / 800=9.06(ROUND UP)=10 UNITS  
ALLOWABLE UNITS = 10 x 1.7 = 17
- TIER 3 FLOOR AREA RATIO (FAR) PERCENTAGE INCREASE OF UP TO 50%, HOWEVER, FOR PROJECT LOCATED IN A SPECIFIC PLAN OR OVERLAY DISTRICT THAT REGULATES RESIDENTIAL FAR, THE MAXIMUM FAR INCREASE SHALL BE LIMITED TO 45%  
FAR 2.145 = 3 X 1.45 = 4.35  
BUILDABLE AREA= 4,800 SF  
ALLOWABLE AREA = (BUILDABLE AREA) X FAR = 4,800 X 4.35 = 20,100 SF
- AUTOMOBILE PARKING  
RESIDENTIAL TIER 3 PARKING IS 0.5 SPACES PER UNIT.  
17 UNITS x 0.5 = 8 PARKING SPACES ARE REQUIRED
- AFFORDABLE HOUSING  
TIER 3 REQUIRES 10% OF TOTAL UNITS TO BE EXTREMELY LOW INCOME (ELI) TOTAL NUMBERS OF UNITS TO BE EXTREMELY LOW INCOME (ELI) = 10% x 17  
10% x 17 = 1.7 (ROUND UP) = 2 ELI UNITS  
15 MARKET RATE + 2 ELI UNITS = 17 UNITS TOTAL  
WITH 2 ADDITIONAL INCENTIVES (SEE BELOW) YOU NEED 11% OF THE BASE UNITS TO BE ELI  
11% x 10 = 1.1 = 2 ELI UNITS  
THEREFORE 2 ELI REQUIRED.

**ADDITIONAL TIER 3 INCENTIVES:**  
3 INCENTIVES ALLOWED FOR EXTREMELY LOW INCOME HOUSING

- HEIGHT  
TIER 3 ALLOWS UP TO TWO ADDITIONAL STORES UP TO 22 ADDITIONAL FEET WITH A 15 FEET SETBACK ON THE STREET FRONTAGE SIDE FOR THE TOP 11 FEET
- YARD SETBACKS  
TIER 3 ALLOWS UP TO 30% REDUCTION OF TWO INDIVIDUAL YARDS. TWO SIDE YARDS REDUCED TO 9' X 0.7' = 6'-4"
- YARD SETBACKS  
TIER 3 ALLOWS UP TO 30% REDUCTION OF TWO INDIVIDUAL YARDS. REAR YARD REDUCED TO 15' X 0.7' = 10'-6"

## FLOOR AREA CALCULATIONS (UPPER) (SEE A-2.1)

FIRST FLOOR	771 SF
SECOND FLOOR	3,850 SF
THIRD FLOOR	3,857 SF
FOURTH FLOOR	3,855 SF
FIFTH FLOOR	3,836 SF
SIXTH FLOOR	3,256 SF

## TOTAL FLOOR AREA PROPOSED 19,384 SF < 20,100 SF

**PROPOSED UNITS:**

0	STUDIO UNITS
13	ONE BEDROOM UNITS
3	TWO BEDROOM UNITS
1	THREE BEDROOM UNITS
17	TOTAL

## UNIT SUMMARY:

#	UNIT #	TYPE	HABITABLE ROOMS	UNIT AREA (SF)
1	202	1-BEDRM	2	596
2	203	3-BEDRM	4	1,205
3	204	1-BEDRM	2	804
4	302	1-BEDRM	2	598
5	303	1-BEDRM	2	643
6	304	1-BEDRM	2	562
7	305	1-BEDRM	2	804
8	402	1-BEDRM	2	598
9	403	1-BEDRM	2	643
10	404	1-BEDRM	2	562
11	405	1-BEDRM	1	804
12	502	1-BEDRM	2	598
13	503	1-BEDRM	2	643
14	504	2-BEDRM	3	1,215
15	601	2-BEDRM	3	1,022
16	602	1-BEDRM	2	643
17	603	2-BEDRM	3	1,226
	TOTAL			13,260

## FLOOR AREA CALCULATION (BUILDING) (SEE A-2.1)

OCCUPANCY	BUILDING AREA(SF)	
P1	S2	6,094
FIRST FLOOR	S2	3,014
	A3	796
	R2	2,084
SECOND FLOOR	A3	935
	R2	2,944
	A3	961
	R2	2,944
THIRD FLOOR	A3	961
	R2	2,944
FOURTH FLOOR	A3	974
	R2	2,944
FIFTH FLOOR	A3	965
	R2	3,263
SIXTH FLOOR	R2	3,263
TOTAL		28,840

## TYPE I-A ALLOWABLE AREA FACTOR (PER TABLE 506.2)

OCCUPANCY	ALLOWABLE	PROVIDED
S-2	UNLIMITED	9,108 SF
A-3	UNLIMITED	799 SF

## TYPE I-B ALLOWABLE AREA FACTOR (PER TABLE 506.3)

OCCUPANCY	ALLOWABLE	PROVIDED
A-3	14,000 SF	3,895 SF
R-2	24,000 SF	15,029 SF

## ZONING CODE HEIGHT:

ALLOWABLE BUILDING HEIGHT (PER ZONE) WITH TOC = 49' BASE + 22'-0" = 67'-0"  
LOWEST FINISH GRADE 5'-0" FROM BUILDING = 104.38'  
ALLOWABLE ZONING CODE HEIGHT = 104.38' + 67' = 171.38'  
ANY HEIGHT INCREASE OVER 11 FEET TO BE STEPPED BACK AT LEAST 15 FEET FROM THE EXTERIOR FACE OF THE GROUND FLOOR OF THE BUILDING LOCATED ALONG ANY STREET FRONTAGE.

## BUILDING CODE HEIGHT:

GRADE PLANE = 104.86' (SEE DIAGRAM BELOW)  
ALLOWABLE BUILDING CODE HEIGHT = 153'-0"

## GRADE PLANE AVERAGE

104.30' + 105.06' + 105.17' + 104.89' + 118.42' / 4  
GRADE PLANE AVERAGE = 104.86' ± 10'-0"

N.T.S. OPEN SPACE CALCULATION DIAGRAM

## ALTERNATIVE PARKING SUMMARY:

9 PARKING SPACES REQUIRED, 15 PARKING PROVIDED  
30% OF STALLS MUST BE EV, 50 S EV SPACES REQUIRED, 6 EV SPACES PROVIDED

LEVEL	STANDARD	ACCESSIBLE	EV	COMPACT	TOTAL
FIRST FLOOR	1	0	2	1	4
P1	1	1	4	4	10
TOTAL	2	1	6	5	14

## RESIDENTIAL:

1 LONG TERM SPOT/UNIT = 1 x 17 = 17 LONG TERM SPOTS  
1 SHORT TERM SPOT/10 UNITS = 17/10 = 1.7 = 2 SHORT TERM SPOTS  
TOTAL PROVIDED LONG TERM SPOT: 18 TOTAL PROVIDED SHORT TERM SPOT = 2  
(per 12.21A.16D) - Fractions, any fraction to be and including one-half may be disregarded

## OPEN SPACE CALCULATION:

UNITS WITHOUT MORE THAN 3 HABITABLE ROOMS	NO.	SF	AREA
	13	106	1,300 SF
UNITS WITH 3 HABITABLE ROOMS	3	126	375 SF
UNITS WITH MORE THAN 3 HABITABLE ROOMS	1	175	175 SF
TOTAL 90'-RIGHT OPEN SPACE REQUIRED			1,850 SF

## OPEN SPACE PROVIDED

COMMON OPEN SPACE	DECK, ROOFTOP	703 SF
DECK, SIXTH FLOOR		307 SF
20% OF TOTAL REC. ROOM		897 SF
PRIVATE OPEN SPACE	UNIT 204 BALCONY	50 SF
	UNIT 305 BALCONY	50 SF
	UNIT 405 BALCONY	50 SF
	UNIT 504 BALCONY	50 SF
	UNIT 601 BALCONY	50 SF

## \*NO MORE THAN 80% PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED LEASABLE OPEN SPACE

TOTAL OPEN SPACE 2,167 SF > 1,850 SF

TOTAL PRIVATE OPEN SPACE (50% MAX. OF TOTAL) 250 SF < 925 SF

## TOTAL PLANTINGS PROVIDED (MIN. 25% COMMON OPEN SPACE)

DECK, ROOFTOP	439 SF	176 SF
DECK, SIXTH FLOOR		44 SF
		17 SF

## ONE 24" DIAM. TREE PER 4 UNITS, 50 S TREES REQUIRED

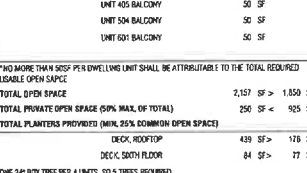
## ARCHITECTURAL

- A-1.0 COVER SHEET
- A-1.5 ENVIRONMENTAL STANDARD
- A-1.6 SOIL APPROVAL
- A-1.7 TOC REFERRAL FORM
- A-2.0 SURVEY
- A-2.0B PREVALING SETBACK SURVEY
- A-2.1 AREA CALCULATION
- A-2.0 P1 PARKING & GROUND FLOOR PLAN
- A-3.1 LEVEL 2 & 3 PLAN
- A-3.2 LEVEL 4 & 5 PLAN
- A-3.3 LEVEL 6 & ROOF PLAN
- A-4.0 SOUTH ELEVATION
- A-4.1 EAST ELEVATION
- A-4.2 NORTH ELEVATION
- A-4.3 WEST ELEVATION
- A-5.0 E-W SECTION
- A-5.1 N-S SECTION
- A-5.8 DETAILS

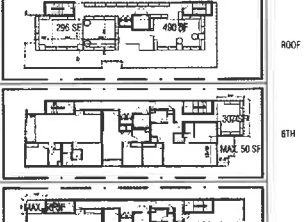
## LANDSCAPE

- L-1.0 LANDSCAPE PLAN - GROUND FLOOR
- L-1.1 LANDSCAPE PLAN - SIXTH FLOOR
- L-1.2 LANDSCAPE PLAN - ROOF

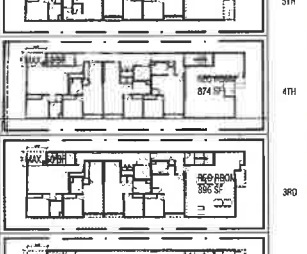
## OPEN SPACE CALCULATION DIAGRAM



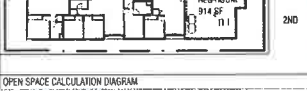
## NEIGHBORHOOD MAP



## SITE PLAN



## GRADE PLANE AVERAGE



## DRAWING INDEX

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## OPEN SPACE CALCULATION DIAGRAM



## NEIGHBORHOOD MAP



## SITE PLAN



## GRADE PLANE AVERAGE



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13 Jun 2023  
A-1.0  
AS NOTED