

Client

Mathews LLC

Project

40 Mathews
121 N Mathews Street
Los Angeles, CA
90033
(APN# 5180-002-009)

Consultants

Architect
Stockton architects, Inc.
16481 Sherman Way #100
Van Nuys, CA 91406
(818)-888-8443

Consultant

Name
Address
Address
Phone

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LICENSED REPRESENTATIVE

Plan Check Set

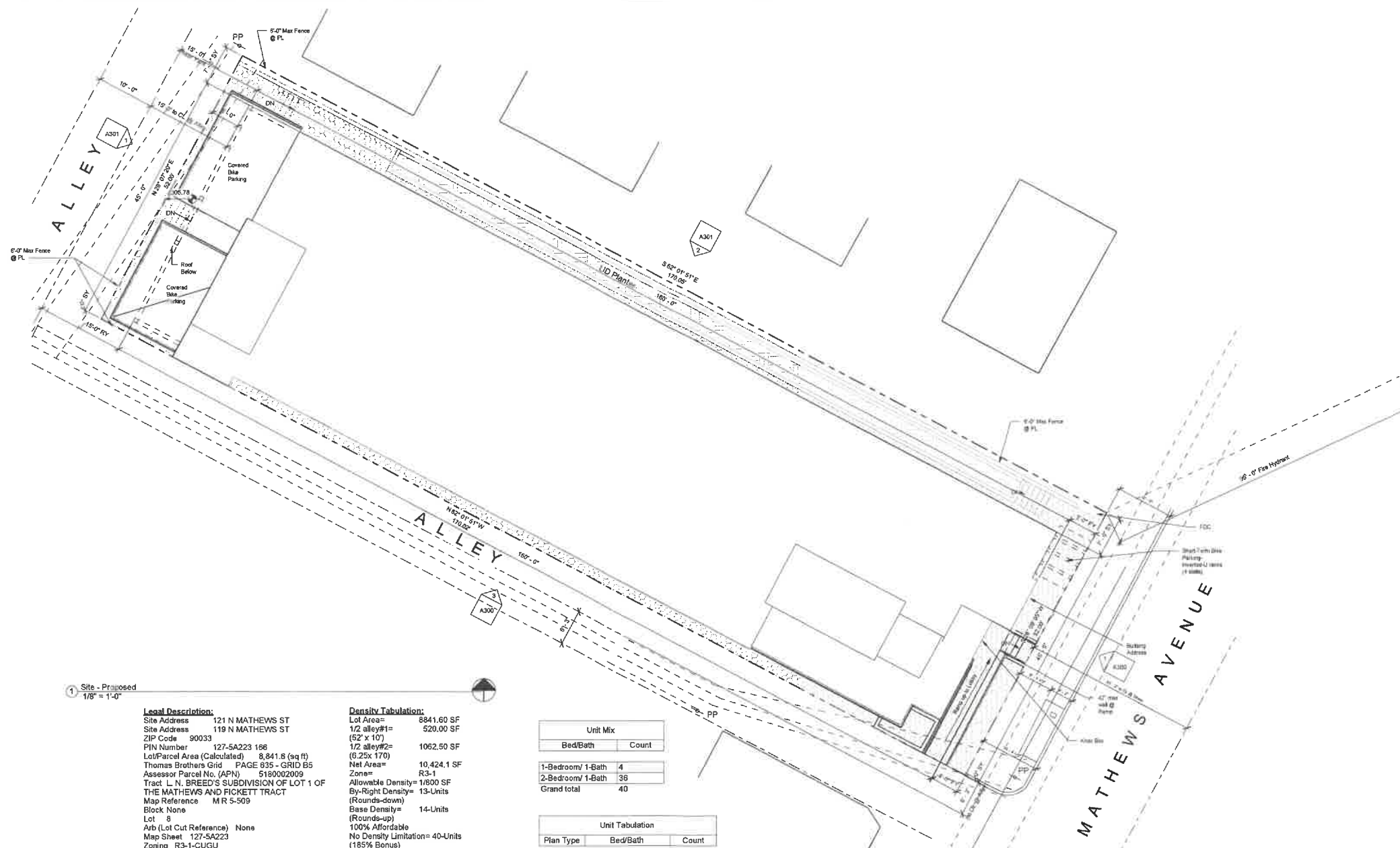
Site Plan-Proposed

Date	10/10/2023
Drawn By	R. Stockton
Checked By	K. Stockton

A100

Scale As indicated

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1 Site - Proposed
1/8" = 1'-0"

Legal Description:
Site Address 121 N MATHEWS ST
Site Address 119 N MATHEWS ST
ZIP Code 90033
PIN Number 127-5A223 186
Lot/Parcel Area (Calculated) 8,841.8 (sq ft)
Thomas Brothers Grid PAGE 835 - GRID B5
Assessor Parcel No. (APN) 518002009
Tract: L. N. BREED'S SUBDIVISION OF LOT 1 OF THE MATHEWS AND FICKETT TRACT
Map Reference MR 5-509
Block None
Lot 8
Arb (Lot Cut Reference) None
Map Sheet 127-5A223
Zoning R3-1-CUGU
TOC Tier 4

SCOPE OF WORK:
Proposed 100% Affordable (ED1+ AB2345)
4-Story 40-Unit Apartment
Type VA R-2 Occupancy
(w/ 80% set aside for Low Income & 20% set aside for Moderate Income) No parking required/provided
Building Height= 44'-11" (45'-0" max per LAMC)

CODES REFERENCED:
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Energy Code
**All City of Los Angeles Amendments including 2023 LABC

Parking Tabulation:
ZERO Parking required per AB2097
ZERO Parking Provided

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms

(4) units @ 100 s.f. = 400 s.f.
(36) units @ 125 s.f. = 4,500 s.f.
Total Required= 4,900 s.f.
(Incentive Request-Waive Open Space)
No Open Space Provided-100% Reduction

Density Tabulation:
Lot Area= 8841.60 SF
1/2 alley#1= 520.00 SF
(52' x 10')
1/2 alley#2= 1062.50 SF
(6.25x 170)
Net Area= 10,424.1 SF
Zone= R3-1
Allowable Density= 1800 SF
By-Right Density= 13-Units (Rounds-down)
Base Density= 14-Units (Rounds-up)
100% Affordable
No Density Limitation= 40-Units (185% Bonus)

Buildable Area= 5,881.68 SF
F.A.R. Allowed= 3:1
F.A.R. Proposed= 3.73 : 1 (21,968/5881.68)
Incentives Requested:
(Per AB2345+ ED1+ AB2097)
Waiver Requested:
1) FAR Increase (3.73:1 in lieu of 3:1) 24.33%
On-Menu
1) Reduced Side Yard (0'-0" in lieu of 7'-0" @ alley
2) Reduced Front Yard (5'-0" in lieu of 15'-0")
3) Reduced Open Space (100% Reduction)

Waiver Requested:
1) Long Term Bike Parking > 100-ft from Lobby (139)
BIKE PARKING REQUIRED:
Long Term:
(1) Bike Stall per Dwelling Unit (1-25 Units) = 25 Stalls
(1) Bike Stall per 1.5 DU (26-100) = 10 Stalls
Short Term:
(1) Bike Stall per (10) Dwelling Units (1-25 Units) = 2.5 Stalls
(1) Bike Stall per (100) Dwelling Units (26-100 Units) = 1 Stall
Total Bike Parking Required = 39 Stalls

Bike Parking Provided	
Description	Count
Long Term Bike Stall	40
Long Term Bike Stall	40
Short Term Bike Stall	4
Short Term Bike Stall	4

Unit Mix		
Bed/Bath	Count	
1-Bedroom/ 1-Bath	4	
2-Bedroom/ 1-Bath	36	
Grand total	40	

Unit Tabulation			
Plan Type	Bed/Bath	Count	
Plan A	2-Bedroom/ 1-Bath	20	
Plan A alt	2-Bedroom/ 1-Bath	8	
Plan A End	2-Bedroom/ 1-Bath	4	
Plan B	1-Bedroom/ 1-Bath	4	
Plan C	2-Bedroom/ 1-Bath	4	
Grand total		40	

HEAT ISLAND CALCULATION:
TOTAL HARDSCAPE (NON-ROOF) = 1,904 SQ. FT.
100% OF ALL NON-ROOF HARDSCAPE SHALL BE PERMEABLE PAVING PER SPECS ON SHEET GA-2
1,904 SQ. FT. PERMEABLE PAVING
TOTAL PROVIDED = 1,904 SQ. FT. (100%)
1 1/2' x 1 1/2' (LOCATION SHOWN HATCHED)

Existing Trees= ZERO
Area Reserved (Based on Occupancy)
#0 units @ 10' x 10' reserved

Level	Group	Area
1st Story	R-2	6271 SF
2nd Story	R-2	6291 SF
3rd Story	R-2	5967 SF
4th Story	R-2	5967 SF
R-2		24495 SF
1st Story	S-2	354 SF
S-2		354 SF
Grand total		24848 SF

Floor Area- Building Code		
Level	Occupancy Group	Area
1st Story	R-2	5813 SF
2nd Story	R-2	6086 SF
3rd Story	R-2	5760 SF
4th Story	R-2	5760 SF
R-2		23419 SF
1st Story	S-2	319 SF
S-2		319 SF
Grand total		23738 SF

Floor Area- Zoning Code	
Level	Area
1st Story	5586 SF
2nd Story	5675 SF
3rd Story	5354 SF
4th Story	5354 SF
Grand total	21968 SF

Area Tabulation School Fee	
Level	Area
1st Story	6271 SF
2nd Story	6291 SF
3rd Story	5967 SF
4th Story	5967 SF
R-2	24495 SF
1st Story	307 SF
S-2	307 SF
Grand total	24802 SF

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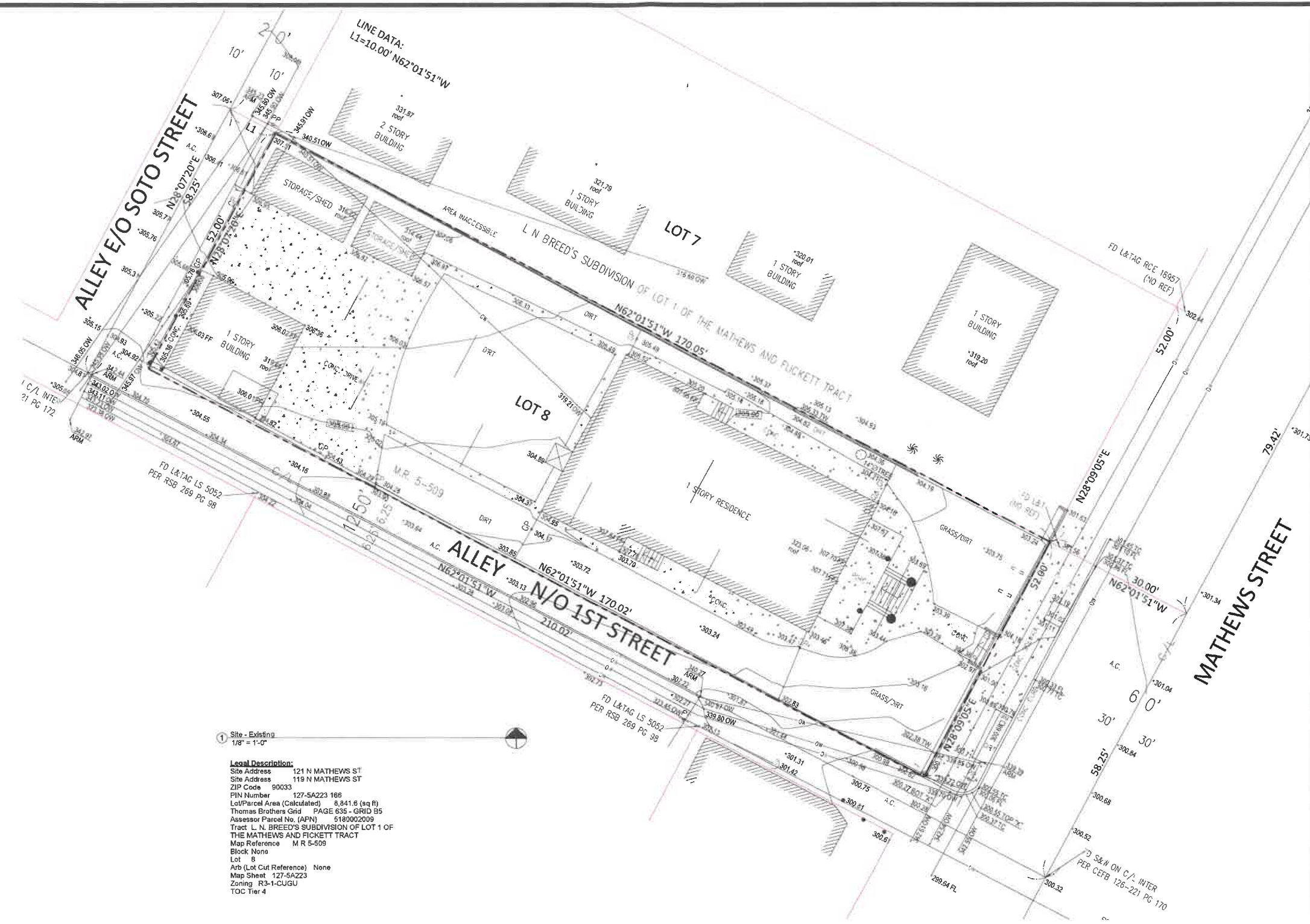
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EXHIBIT "A"
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