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VIRGINIA APTS

PLAN CHECK SET // 12.19.23

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CREDIT NAME
ORANGE MIX JM LLC

PROJECT NAME
VIRGINIA APTS

PROJECT ADDRESS
5814 W VIRGINIA AVE
LOS ANGELES, CA 90038

2024/1/18/2023
2213
DATE
12.19.23

SHEET TITLE
COVER SHEET

SHEET NUMBER
G000

DRAWING SET TITLE
PLAN CHECK SET

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GENERAL

- G000 COVER SHEET
- G001 PROJECT INFORMATION
- G002 SITE PHOTOS & EXISTING CONDITIONS
- G009 GROSS BUILDING AREA
- G011 FAR CALCULATIONS
- G014 OCCUPANCY LOAD DIAGRAMS
- G015 ALLOWABLE AREA DIAGRAMS
- G016 CODE COMPLIANCE DIAGRAMS
- G017 SCHOOL FEE CALCULATIONS
- G018 BICYCLE PARKING SPECIFICATIONS
- G020 GENERAL NOTES
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- G022 CALIFORNIA COMPLIANCE - RESIDENTIAL
- G025 TITLE 24 - COMPLIANCE
- G026 TITLE 24 - COMPLIANCE
- G027 TITLE 24 - COMPLIANCE
- G028 TITLE 24 - COMPLIANCE
- G029 TITLE 24 - COMPLIANCE
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- G032 TITLE 24 - COMPLIANCE
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MECHANICAL

ELECTRICAL

PLUMBING

FIRE SPRINKLER

Exhibit A shall be revised to demonstrate compliance with the conditions of approval.

EXHIBIT "A"

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ARCHITECTURAL ABBREVIATIONS

Ø	AT	FLR	FLOOR	PL	PROPERTY LINE
Ø	DIAMETER	FMC	FLOOR MATERIAL CHANGE	PLM	PROTECT IN PLACE
AB	ANCHOR BOLT	FOC	FACE OF CONCRETE	PT	PLASTIC LAMINATE
AC	AIR CONDITIONING	FOF	FACE OF FINISH	PTD	PAINTED
ACT	ACOUSTIC CEILING TILE	FOM	FACE OF MASONRY	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FOS	FACE OF STUD	R	RADIUS or RISER
ADJ	ADJACENT	FR	FIRE RESISTIVE	RCP	REFLECTED CEILING PLAN
AFF	ABOVE FINISH FLOOR	FS	FINISH SURFACE	RD	ROOF DRAIN
ALT	ALTERNATE	GA	GAGE	REF	REFRIGERATOR
ALUM	ALUMINUM	GALV	GALVANIZED	REQ'D	REQUIRED
APPROX	APPROXIMATELY	GB	GRAB BAR	REV	REVISION or REVISED
ARCH	ARCHITECT	GC	GENERAL CONTRACTOR	RM	ROOM
BD	BOARD	GYP BD	GYP SUM BOARD	ROW	RIGHT OF WAY
BF	BRACE FRAME	HB	HOSE BIBB	RRM	RESTROOM
BLK	BLOCK	HC	HOLLOW CORE	SC	SOLID CORE
BM	BEAM	HGW	HOLLOW CORE WOOD	SCW	SOLID CORE WOOD
BTWN	BETWEEN	HDR	HEADER	SF	SQUARE FEET
CB	CABINET	HM	HOLLOW METAL	SHT	SHEET
CL	CENTER LINE	HT	HEIGHT	SHTG	SHEATHING
CLG	CLOSET	INS	INSULATION	SIM	SIMILAR
CLR	CLEAR	INT	INTERIOR	SL	SLOPE
CMU	CONCRETE MASONRY UNIT	JST	JOIST	ST STL	STAINLESS STEEL
COL	COLUMN	LAM	LAMINATE	STL	STEEL
CONC	CONCRETE	LAV	LAVATORY	STRUCT	STRUCTURAL
CONT	CONTINUOUS	LIN	LINOLEUM	T	TREAD
CONTR	CONTRACTOR	MAX	MAXIMUM	TBD	TO BE DETERMINED
CPT	CARPET	MECH	MECHANICAL	TH	THRESHOLD
CRS	COURSES	MFR	MANUFACTURER	THK	THICK
CT	CERAMIC TILE	MIN	MINIMUM	TJ	TRUSS JOIST
(D)	DEMOLISH	MISC	MISCELLANEOUS	TO	TOP OF
DAS	DISABLED ACCESS	MO	MOUNTED	TOC	TOP OF CONCRETE
DBL	DOUBLE	MTD	MOUNTED METAL	TOP	TOP OF PLATE
DIA	DIAMETER	N	NOTE	TOS	TOP OF SLAB
DIM	DIMENSION	(N)	NEW	TOSHGTG	TOP OF SHEATHING
DN	DOWN	NIC	NOT IN CONTRACT	TOW	TOP OF WALL
DS	DOWNSPOUT	NTS	NOT TO SCALE	TYP	TYPICAL
DWG	DRAWING	OC	ON CENTER	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	OCFI	OWNER FURNISHED-CONTRACTOR INSTALLED	VCT	VINYL COMPOSITION TILE
ELECT	ELECTRICAL	OFOI	OWNER FURNISHED-OWNER INSTALLED	VERT	VERTICAL
ELEV	ELEVATOR	OFOI	OWNER FURNISHED-OWNER INSTALLED	VIF	VERIFY IN FIELD
EOS	EDGE OF SLAB	OFVI	OWNER FURNISHED-VENDOR INSTALLED	W	WITH
EQ	EQUAL	OH	OVERHEAD	WC	WATER CLOSET
EXT	EXTERIOR	OPNG	OPENING	WD	WOOD
FE	FIRE EXTINGUISHER			WH	WATER HEATER
FF	FINISH FLOOR			WP	WATERPROOF
FIN	FINISH			WPT	WORK POINT
FJ	FLOOR JOIST				

ARCHITECTURAL SYMBOLS

	DETAIL		WINDOW MARK		ALIGN FINISHES
	BUILDING SECTION		DOOR MARK		SMOKE DETECTOR
	WALL SECTION		WALL TYPE		FIRE EXTINGUISHER
	INTERIOR ELEVATION		WORK POINT		AREA DRAIN
	EXTERIOR ELEVATION		NOTE		FLOOR DRAIN
	ELEVATION MARK		ACCESSIBLE PATH OF TRAVEL		FLOOR MATERIAL TRANSITION
	FENCE		SECURITY OPENING		
	EXIT SIGN				

Exhibit A shall be revised to demonstrate compliance with the conditions of approval.

EXHIBIT "A"
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Case No. ADM-2023-4710-DB-HCA-ED1

BUILDING CODES USED

2022 LOS ANGELES MUNICIPAL CODE (LAMC)	2020 LOS ANGELES FIRE CODE (LAFD)
2020 LOS ANGELES BUILDING CODE (LABC)	2020 LOS ANGELES RESIDENTIAL CODE (LARC)
2020 LOS ANGELES ELECTRICAL CODE (LAEC)	2020 LOS ANGELES GREEN BUILDING CODE (LAGBC)
2020 LOS ANGELES MECHANICAL CODE (LAMC)	
2020 LOS ANGELES PLUMBING CODE (LAPC)	

LEGAL DESCRIPTION

LOT 40 OF MANSFIELD'S LINCOLN TRACT, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 70 OR MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSORS PARCEL NUMBER: 5534-017-013

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.0:

- <=3 HABITABLE ROOMS = 100 SF / UNIT (STUDIOS & 1BR UNITS)
- <=3 HABITABLE ROOMS = 125 SF / UNIT (2BR UNITS)
- >=3 HABITABLE ROOMS = 175 SF / UNIT (3BR+ UNITS)

OPEN SPACE REQUIRED				
NAME	NUMBER OF BEDROOMS	NUMBER OF HABITABLE ROOMS	COUNT	REQUIRED OPEN SPACE
1 BR	2		30	3,000 SF
2 BR	3		8	1,025 SF
STUDIO	1		5	500 SF
Grand total:	43		43	4,425 SF

PROJECT SEEKS OFF-MENU WAIVER OF OPEN SPACE

OCCUPANCY AREA CALCULATIONS

OCCUPANCY LOADS CALCULATIONS	
OCCUPANCY TYPE	AREA
B	1,603 SF
R-2	299 SF
R-2	17,518 SF
S-2	1,699 SF
Grand total	20,519 SF

SCHOOL FEES

AREA SCHEDULE (SCHOOL FEES)		
Level	NAME	AREA
1ST FL FFE	TYPE IIIA	4,626 SF
2ND FL FFE	TYPE IIIA	4,581 SF
3RD FL FFE	TYPE IIIA	4,581 SF
4TH FL FFE	TYPE IIIA	4,581 SF
5TH FL FFE	TYPE IIIA	4,581 SF
Grand total		22,950 SF

SETBACKS

REQUIRED SETBACKS

- FRONT (VIRGINIA AVE) 15'-0" PER R3
- SIDE (EAST) 8'-0" PER R3
- SIDE (WEST) 8'-0" PER R3
- REAR (SOUTH) 15'-0" PER R3

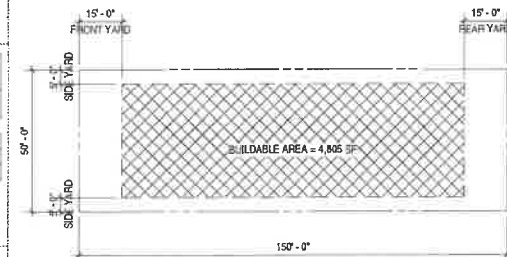
PROVIDED SETBACKS

- FRONT (VIRGINIA AVE) 7'-0" PER LAMC 12.22.A.25 (OFF MENU)
- SIDE (EAST) 9'-0" PER LAMC 12.22.A.25 (OFF MENU)
- SIDE (WEST) 9'-0" PER LAMC 12.22.A.25 (OFF MENU)
- REAR (SOUTH) 7'-4" PER LAMC 12.22.A.25 (OFF MENU)

ZONING CODE AREA CALCULATIONS

BUILDABLE AREA DEFINITION PER LAMC 12.08:

PRE-HIGHWAY DEDICATION LOT AREA MINUS SETBACKS FOR A 1-STORY BUILDING



FLOOR AREA DEFINITION PER LAMC 12.08:

AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMP, SPACE FOR THE LANDING OR STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

BASE ALLOWABLE FAR PER LAMC 12.09.1:

- 3:1 PER LA R3-1 ZONE
- TOTAL ALLOWABLE FLOOR AREA: BUILDABLE AREA X ALLOWABLE FAR = ALLOWABLE FLOOR AREA
- 4,405 SF X 3 = 14,415 SF

FLOOR AREA RATIO (FAR) DEFINITION PER LAMC 12.08:

A RATIO ESTABLISHING RELATIONSHIP BETWEEN A PROPERTY AND THE AMOUNT OF DEVELOPMENT PERMITTED FOR THAT PROPERTY, AND IS EXPRESSED AS A PERCENTAGE OR A RATIO OF THE BUILDABLE AREA OR LOT SIZE (EXAMPLE: "3 TIMES THE BUILDABLE AREA" OR "3:1").

- TOTAL PROVIDED FLOOR AREA: 21,465 SF = 4.48:1 FAR
- SEE G011 FOR FLOOR AREA CALCULATIONS
- SEEK WAIVER FOR 49% INCREASE IN FAR

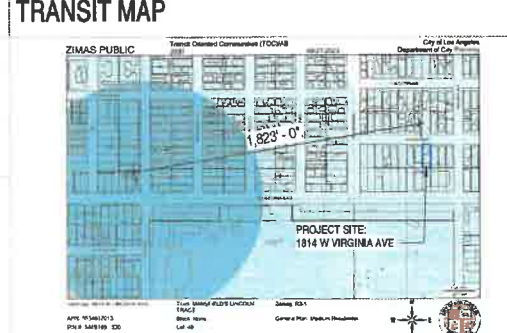
AREA SCHEDULE (FLOOR AREA)			
LEVEL	FAR	AREA	
1ST FL FFE	MISC	1,443 SF	
2ND FL FFE	MISC	443 SF	
3RD FL FFE	MISC	443 SF	
4TH FL FFE	MISC	443 SF	
5TH FL FFE	MISC	443 SF	
MISC		3,215 SF	
1ST FL FFE	RESIDENTIAL	2,588 SF	
2ND FL FFE	RESIDENTIAL	3,915 SF	
3RD FL FFE	RESIDENTIAL	3,915 SF	
4TH FL FFE	RESIDENTIAL	3,915 SF	
5TH FL FFE	RESIDENTIAL	3,915 SF	
RESIDENTIAL		18,250 SF	
GRAND TOTAL		21,465 SF	

PROJECT SEEKS 49% OFF-MENU INCREASE IN ALLOWABLE FLOOR AREA

UNIT SCHEDULE & AFFORDABILITY

UNIT SCHEDULE		
Level	NAME	COUNT
1ST FL FFE		
1ST FL FFE	1 BR	6
1ST FL FFE	STUDIO	1
2ND FL FFE		
2ND FL FFE	1 BR	6
2ND FL FFE	2 BR	2
2ND FL FFE	STUDIO	1
3RD FL FFE		
3RD FL FFE	1 BR	6
3RD FL FFE	2 BR	2
3RD FL FFE	STUDIO	1
4TH FL FFE		
4TH FL FFE	1 BR	6
4TH FL FFE	2 BR	2
4TH FL FFE	STUDIO	1
5TH FL FFE		
5TH FL FFE	1 BR	6
5TH FL FFE	2 BR	2
5TH FL FFE	STUDIO	1
GRAND TOTAL:		43

TRANSIT MAP



PROJECT INFORMATION

PROJECT NAME:	VIRGINIA APARTMENTS
ADDRESS:	5814 W VIRGINIA AVE LOS ANGELES, CA 90038
OWNER:	ORANGE MIX JM LLC
PROJECT DESCRIPTION:	NEW CONSTRUCTION, 5-STORY, 43 UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON/OFF MENU INCENTIVES PER LAMC 12.22.A.25, AB2345.
PROJECT FUNDING:	100% PRIVATELY FUNDED THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT SHALL BE RECEIVED FROM STATE OR FEDERAL GOVERNMENTS, NOT A TOAC FACILITY AND NOT A SOCIAL SERVICE CENTER.
SQUARE FOOTAGE CALCULATION:	5129.08 SF
CONSTRUCTION TYPE:	TYPE IIIA (1ST-5TH FLOORS), 14HR EXT WALLS PER LABC TABLE 601
OCCUPANCY TYPE:	R-2, A-2, S-2, B
SPRINKLERED:	NFPA-13 PER LAFD 903.2
FIRE ALARM:	MANUAL ALARM PER 907.2.9.1
ACCESSIBILITY:	PER LABC CHAPTER 11A

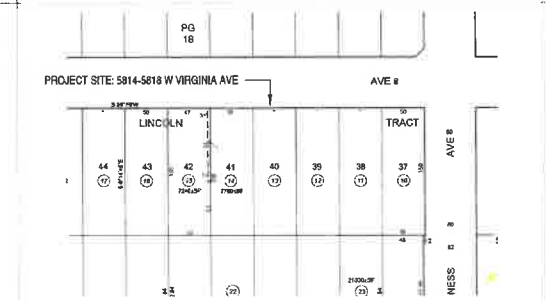
ZONING INFORMATION

ZONE:	R3-1
ZONING INFORMATION:	21-2488 REDEVELOPMENT PROJECT AREA: HOLLYWOOD 21-2512 HOUSING ELEMENT INVENTORY OF SITES 21-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS - TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1 21-2374 STATE ENTERPRISE ZONE: LOS ANGELES 21-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
GENERAL PLAN LAND USE:	MEDIUM RESIDENTIAL
REDEVELOPMENT PROJECT AREA:	HOLLYWOOD, MEDIUM RESIDENTIAL
ASSESSOR PARCEL NUMBER:	5534-017-013
TRACT:	MANSFIELD'S LINCOLN TRACT
BLOCK:	NONE
LOT:	40
FLOOD ZONE:	OUTSIDE FLOOD ZONE
METHANE ZONE:	NONE
SITE AREA:	7,499.9 SF PER ZIMAS
REQUIRED SETBACKS:	FRONT: 15'-0" SIDE: 8'-0" (5'-0" + 1' EVERY STORY OVER 2) REAR: 15'-0"
PROVIDED SETBACKS:	FRONT: 7'-0" PER LAMC 12.22.A.25 (OFF MENU) SIDE: 9'-0" PER LAMC 12.22.A.25 (OFF MENU) REAR: 7'-4" PER LAMC 12.22.A.25 (OFF MENU)
ALLOWABLE HEIGHT PER LAMC:	45'-0" PER LAMC 12.21.1.A 78'-0" PER AB2345
PROVIDED HEIGHT PER LAMC:	61'-6", SEE ELEVATIONS & SURVEY FOR LOWEST ADJ. GRADE
ALLOWABLE HEIGHT PER LABC:	85'-0" PER LABC TABLE 504.3
PROVIDED HEIGHT PER LABC:	58' - 5", SEE ELEVATIONS & SITE PLAN FOR GRADE PLANE CALCS.
ALLOWABLE FLOOR AREA:	14,415 SF (PER R3-1, LAMC 12.22.A.25)
PROVIDED FLOOR AREA:	21,465 SF PROJECT SEEKS OFF-MENU INCREASE
ALLOWABLE DENSITY PER LAMC:	PER LAMC 12.09.1, MIN LOT AREA PER D.U. = 800 SF 7,499 / 800 SF/D.U. = 9.37 (ROUND UP) 10 UNITS = BASE DENSITY
UNLIMITED DENSITY PER AB1763 FOR 100% AFFORDABLE HOUSING DEVELOPMENT WITHIN 1/2 MILE OF MAJOR TRANSIT STOP, SEE G075 FOR TRANSIT VERIFICATION	
PROVIDED DENSITY:	43 UNITS (34 LOW INCOME, 6 MODERATE INCOME, 2 VU)
REQUIRED PARKING:	ZERO REQUIRED PARKING WHEN WITHIN 1/2 MILE OF MAJOR TRANSIT STOP. SEE G075 FOR TRANSIT VERIFICATION.
PROVIDED PARKING:	ZERO

INCENTIVES REQUESTED

- BASE INCENTIVES (B): UNLIMITED DENSITY PER AB2345
- 33' ADDITIONAL HEIGHT PER AB2345
- ZERO PARKING PER AB2345
- OFF-MENU INCENTIVES (O): 33.3% REDUCTION IN FRONT YARD
- 37.5% REDUCTION IN SIDE YARD
- 37.5% REDUCTION IN SIDE YARD
- 51.2% REDUCTION IN REAR YARD
- WAIVER OF DEVELOPMENT STANDARDS (W): TO ALLOW ZERO OPEN SPACE TO ALLOW 49% INCREASE IN ALLOWABLE FAR TO ALLOW ZERO BICYCLE PARKING WAIVER OF TREE PLANTING REQUIREMENT

VICINITY MAP



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REVISIONS

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CLESH NAME
ORANGE MIX JM LLC

VIRGINIA APTS

PROJECT ADDRESS
5814 W VIRGINIA AVE
LOS ANGELES, CA 90038

JOB NUMBER
2213

DATE
12.19.23

PROJECT INFORMATION

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