



2 VICINITY MAP

SETBACK	MIN. REQ.	PROVIDED
FRONT	5'-0"	16'-11"
REAR	25'-0"	27'-2"
SIDE (NORTH)	7'-7"	7'-7"
SIDE (SOUTH)	10'-5"	10'-5"

Results
 Number of lots: 11
 Errors:
 At least two lots entered must provide setbacks

Lot	Frontage (ft)	Setback (ft)
133	47.01	
132	49.72	
123	37.58	
122	43.87	
121	122.71	
120	118.52	
119	65	
117	55.49	
116	57.51	
115	76.73	
114	45	

PREVAILING SETBACK PER MT. WASHINGTON-GLASSELL PARK SPECIFIC PLAN COULD NOT BE DETERMINED AND A FRONT YARD SETBACK COULD NOT BE DETERMINED USING THE LADBS CALCULATOR AS WELL.

PROJECT DESCRIPTION
PROJECT SCOPE:
 CONSTRUCTION OF NEW 2 STORY SFD WITH ATTACHED 2 CAR GARAGE.

	AREA(SF)	CREDIT	TOTAL(SF)	RFA(SF)	ZONING	OCCUP.	SCHOOL
1ST FLOOR	939		939	939			
2ND FLOOR	1218		1218	1161			
GARAGE	378	-200	176	176			
COVERED PATIO				205			
H>14							
ATTIC>7							
STAIRS	57						
BASEMENT							
TOTAL FLOOR AREAS (SF)				2,481			

SLOPE ANALYSIS: MAX ALLOWED: 2,131.9 SQFT
 RE11 ZONE (20% BONUS) = 2,558.28 SQFT

HOUSE & SITE	GRADING QUANTITIES (SEE C0.2)			
	CUT	FILL	IMPORT	EXPORT
HOUSE & SITE	316 CY	0 CY	0	316 CY
GARAGE	60 CY	0	0	60 CY
DRIVEWAY (EXEMPT)	5 CY	0	0	5 CY
TOTAL	381 CY	0 CY	0	381 CY
TOTAL (BHO)	376 CY	0 CY		376 CY

FIRE SPRINKLER
 BUILDING IS FIRE SPRINKLERED TYPE NFPA-13D TO BE APPROVED BY PLUMBING DIVISION (PRIOR TO INSTALLATION)

LEGAL DESCRIPTION
 LOT AREA: 5,627.1 (sq ft)
 Tract: TR 9449
 APN #: 5472012008
 Map Ref: M B 129-38/41
 LOT: 118
 BLOCK: None
 ZONE: RE11-1

DRAWING LIST
 T1.1 TITLE SHEET
 N1.0 GENERAL NOTES
 N1.1 GENERAL NOTES
 N1.2 GENERAL NOTES
 N2.0 BUILDING NOTES
 GR1 GREEN BUILDING
 GR2 PRODUCT SPECIFICATION
 GR3 PRODUCT SPECIFICATION
 GR4 PRODUCT SPECIFICATION

PROJECT DIRECTORY
OWNER
 SCANDIA WAY 1, LLC
 4924 Balboa Blvd Suite 278
 Encino CA 91316
 (818) 535-8647
DESIGNER
 AMIT APEL DESIGN INC.
 25001 Pacific Coast Hwy,
 Malibu, CA 90265
 Ph: (310) 317-0500
 www.amitapel.com,
BUILDING CHIEF ENGINEER

SURVEY
 A0.0 SITE PLAN
 A1.0 FIRST FLOOR PLAN
 A1.1 SECOND FLOOR PLAN
 A1.2 ROOF PLAN
 A2.0 EXTERIOR ELEVATIONS
 A2.1 EXTERIOR ELEVATIONS
 A3.0 BUILDING SECTIONS
 A3.1 BUILDING SECTIONS
 A5.0 DOOR SCHEDULE
 A5.1 WINDOW SCHEDULE
 A9.0 DETAILS
 A9.1 DETAILS
 A9.2 DETAILS
 A9.3 METHANE DETAILS

SITE INFO.
 PERMEABLE PAVERS: 485 SQFT
 PERMEABLE DECK: 1750 SQFT
 TOTAL PERMEABLE HARDSCAPE: 2,235 SQFT
 IMPERMEABLE DECK: N/A
 TOTAL HARDSCAPE AREA: 2,235 SQFT
 PERMEABLE HARDSCAPE (%): 100%
 STRUCTURE FOOTPRINT: 1,158 SQFT
 TOTAL LOT COVERAGE: 20.58%

PARKING SUMMARY
 REQUIRED: 2 PROVIDED: 2
 BUILDING HEIGHT: MAX: 28'-0" MAXIMUM HEIGHT SPECIFIC PLAN PROPOSED: 27'-5"
 # OF STORIES: 2
 OCCUPANCY GROUP: R3
 CONSTRUCTION TYPE: VB
 BEDROOMS: 3 BATHS: 3.5

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SURVEY

LANDSCAPE
 Yael Lir Landscape Architects
 1010 Sycamore Ave. Suite 313
 South Pasadena, CA 91030
 (323) 258-5222

GEOTECH SERVICES
 Advanced Geotechniques
 Address: 3467 Ocean View Blvd c,
 Glendale, CA 91208
 Phone: (818) 549-0330

RECEIVED
 CITY OF LOS ANGELES
 FEB 06 2020
 CITY PLANNING
 PROJECT PLANNING



NO PROTECTED TREES REMOVED PER ARBORIST REPORT BY: WILLIAM R. MCKINLEY #VVE-4578A DATED, DECEMBER 11, 2018

SPECIFIC PLAN	
MOUNT WASHINGTON / GLASSELL PARK SPECIFIC PLAN	
GROUND FLOOR	939 SQFT
2ND FLOOR	1,218 SQFT
COVERED DECK	205 SQFT
GARAGE	378 SQFT
GROSS AREA (INCLUDING GARAGE)	2,740 SQFT

MAXIMUM BUILDABLE AREA
 $0.50 - \frac{((\text{Lot Area} - 5,000) \times 0.10) + 5,000}{5,000}$
 $0.50 - \frac{((5,627.1 - 5,000) \times 0.10) + 5,000}{5,000} = 0.4875 = 0.49$
 $5,627.1 \times 0.49 = 2,757.3 \text{ SQFT}$

STREET DEDICATIONS AND IMPROVEMENTS: PROPOSED 4-WIDE STREET DEDICATION B-PERMIT # BR-003492 STREET IMPROVEMENTS SUBJECT TO BOE APPROVAL

Revision Schedule			
#	Description	Date	by
1	Revision 1		

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:	
DESIGNER / ARCH. SIGNATURE DATE:	

SCANDIA, 118, H5
 4264 SCANDIA WAY,
 LOS ANGELES, CA 90065

TITLE PAGE			
NORTH	DATE	PROJ. #	SCALE / DRAWING
	1/09/2020 2:30:05 PM	14-0029	
	DRAWN	CKD BY	FLOOR
			A-0.0
Author	Designer		

EXHIBIT "A"
 Page No. 1 of 15
 Case No. DIR-2019-2190-SPP

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AMIT APEL DESIGN INC.
 IN ASSOCIATION WITH
 Michael B. MacLaren,
 AIA - Architect