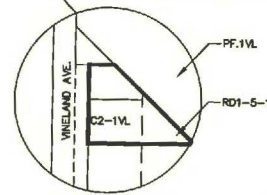
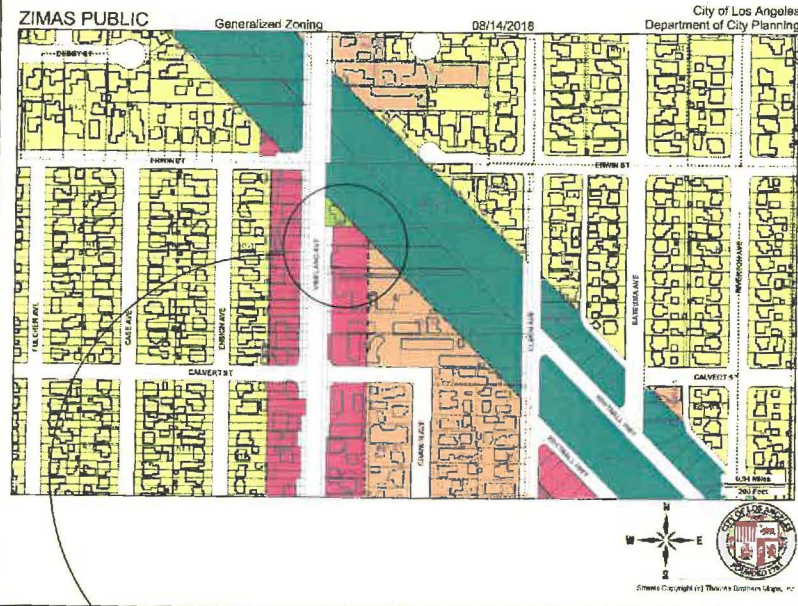


VALLEY VISTA RESIDENTIAL MANOR

SEP 09 2020

EXHIBIT "A"
Page No. 1 of 5
Case No. ZA-2020-1548-ZV

ZONING BOUNDARY



ZONING ENLARGED

SYMBOLS

	COLUMN/GRIDLINE		DIMENSIONING
	SECTION section number		FACE OF STUD
	DETAIL detail number		CENTERLINE
	DOOR SYMBOL		FACE OF FINISH
	WINDOW SYMBOL		REVISION
	KEYNOTE SYMBOL		CEILING MOUNTED LIGHT FIXTURE
	APPLIANCE SYMBOL		DUPLEX CONVENIENCE OUTLET
	SHEAR WALL		GROUND FAULT INTERRUPTING C.O.
			EXTERIOR WALL MOUNTED

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL**
- T-1 COVER SHEET NOTES, GENERAL NOTES AND VICINITY MAPS
 - A-1E EXISTING SITE PLAN
 - A-1N NEW SITE PLAN PLAN
 - A-2E EXISTING GROUND FLOOR PLAN
 - A-2E EXISTING BASEMENT AND SECOND FLOOR PLANS
 - A-4N NEW GROUND FLOOR PLAN
 - A-5N NEW BASEMENT AND SECOND FLOOR PLANS
 - A-6N GROUND FLOOR FURNITURE AND TRAVEL DISTANCE PLAN
 - A-7N BASEMENT AND SECOND FLOOR FURNITURE AND TRAVEL DISTANCE PLANS

CODE/AREA ANALYSIS 2016 CBC

TYPE V-A CONSTRUCTION FULLY SPRINKLED (EXISTING)
I-2/1.2.1 OCCUPANCY:

OCCUPANCY	ALLOWABLE HT. TABLE 504.4	ALLOWABLE AREA (SF) TABLE 506.2	ACTUAL FLOOR AREA / HEIGHT	RATIO
BASEMENT S.2	3 - STORY	63,000 SF	4,180 SF	N/A
GROUND	3 - STORY	28,500 SF	13,400 SF	0.52
SECOND			1,350 SF	

TOTAL AREA 18,590 SF *0.52
22 FT. HIGH
* DOES NOT EXCEED ONE (504.3 CBC)

PROJECT INFORMATION

ADDRESS: 6130 VINELAND AVE.
NORTH HOLLYWOOD, CA 91606
P.C./PCISAAPP #: B18VN09389/18016-20000-17650
OWNER: MS. GINGER PO
TEL NO: (849) 648-2737
DATE: NOVEMBER 7, 2018

SITE / AREA DATA ANALYSIS

- LOT AREA:**
- SITE: 21,453 SQ. FT.
 - C2 ZONE: 15,753 SQ. FT.
 - RD1.5 ZONE: 5,700 SQ. FT.

- PERMITTED DENSITY:**
- SITE: 81 GUEST ROOMS
 - C2 ZONE: 78 GUEST ROOMS
 - RD1.5 ZONE: 3 GUEST ROOMS

- EXISTING DENSITY:**
- SITE: 29 GUEST ROOMS
 - C2 ZONE: 18 GUEST ROOMS
 - RD1.5 ZONE: 11 GUEST ROOMS

o PROPOSED VARIANCE TO PERMIT 11 GUEST ROOMS IN THE RD1.5 ZONE.

FLOOR PLAN:

	BASEMENT	FIRST	SECOND
- NET FLOOR AREA:	1,819 SF	12,650 SF	917 SF
- C2 ZONE:	117 SF	5,635 SF	917 SF
- RD1.5 ZONE:	1,702 SF	7,015 SF	0 SF

PARKING:

- 35 SPACES PER CERTIFICATE OF OCCUPANCY
- 29 SPACES PER ZONING CODE (LAMC SECTION 12.21.A.4.b) ONE PER GUEST ROOM
- PARKING PROPOSED - 20 SPACES IN LOT

o PROPOSED VARIANCE TO PERMIT REDUCED PARKING

CONSULTANTS

ARCHITECT
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7283 E. DRAKE DR.
ANAHEIM HILLS
CA 92807

714 348-1578



VALLEY VISTA
RESIDENTIAL MANOR
6130 VINELAND AVENUE
NORTH HOLLYWOOD, CA 91606

COVER SHEET,
GEN. NOTES &
VICINITY MAP

PROJECT NUMBER:

DATE REMARK
- 09-29-20 SUBMIT TO LADDS

T-1

ZA-2020-1548