

EXHIBIT "A"
 Page No. 1 of 22
 Case No. ADM-2024-6306-DB-VHCA-ED1

2227 SCOTT AVE



209 S MARKET ST
 INGLEWOOD, CA 90301
 323.553.2376

2227 SCOTT AVE, LOS ANGELES, CA 90026

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CLIENT:
 BUILDING BLOCH CAPITAL, LLC,
 10250 CONSTELLATION BLVD,
 STE 2300, LOS ANGELES, CA 90067

CONSULTANT:



2227 SCOTT AVE
 2227 SCOTT AVE
 LOS ANGELES, CA 90026
 #23022

11/7/24
 ED-1

STAMP:

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NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



PROJECT NO. #23022
 PLOT DATE 11/7/24
 SCALE AS SHOWN

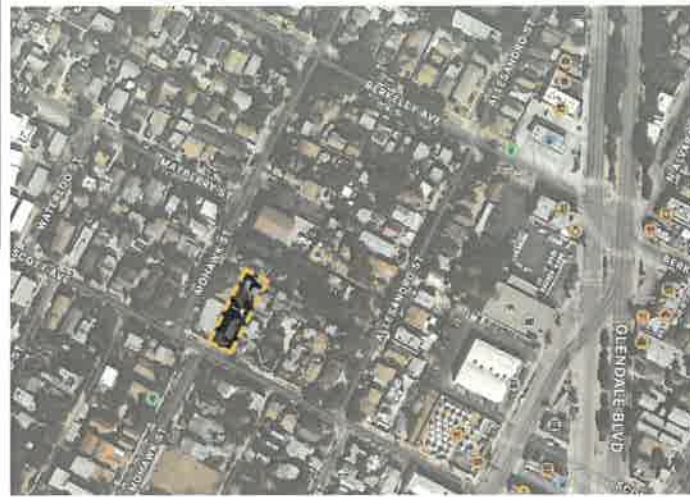
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COVER SHEET

SHEET NO.:

G0.00

VICINITY MAP



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PROJECT TEAM

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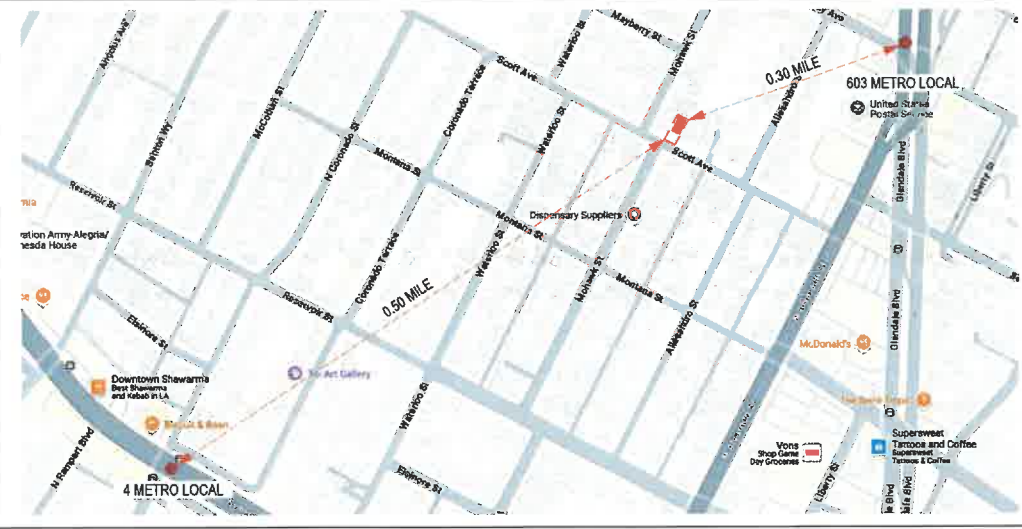
ABBREVIATIONS

&	AND	EE	EMERGENCY EGRESS	IGN	IGNITION	RE	RANGE (OVEN)
Ø	CENTERLINE	EJ	EXPANSION JOINT	INSUL	INSULATION	REF	REFERENCE
⊥	PERPENDICULAR	EL	ELEVATION	INT	INTERIOR	REFIN	REFINISHING
#	POUND OR NUMBER	ELEC	ELECTRICAL	JT	JOINT	REQ	REQUIRED
AD	AREA DRAIN	ELEV	ELEVATION	KIT	KITCHEN	RESIL	RESILIENT
ADDL	ADDITIONAL	ENCL	ENCLOSURE	LAM	LAMINATE	RM	ROOM
AFF	ABOVE FINISH FLOOR	EP	ELECTRICAL PANEL BOARD	LAV	LAVATORY	RO	ROUGH OPENING
AFG	ABOVE FINISH GRADE	EQ	EQUAL	LS	LANDSCAPING	ROW	RIGHT OF WAY
AGGR	AGGREGATE	EQPT	EQUIPMENT	LT	LIGHT	RYSB	REAR YARD SETBACK
ALUM	ALUMINUM	ESMT	EASEMENT	LG	LONG	S	SOUTH
ANG	AVERAGE NATURAL GRADE	EXT	EXTERIOR	LP	LOW POINT	SC	SOLID CORE
APPROX	APPROXIMATE	EXH	EXHAUST	LS	LANDSCAPING	SCHED	SCHEDULE
APT	APARTMENT	EW	EACH WAY	LT	LIGHT	SECT	SECTION
ARCH	ARCHITECTURAL	F	REFRIGERATOR	LVP	LUXURY VINYL PLANK	SF or SQ.FT.	SQUARE FEET
ASPH	ASPHALT	FA	FIRE ALARM	LVT	LUXURY VINYL TILE	SHT	SHEET
ASH	AREA SEPARATION WALL	FAR	FLOOR AREA RATIO	MAX	MAXIMUM	SIM	SIMILAR
AWT	ACOUSTIC WALL TILE	FAU	FORCED AIR UNIT	MECH	MECHANICAL	SL	SLOPE
BB	BASEBOARD	FD	FLOOR DRAIN	NC	NATURAL GRADE	SPEC	SPECIFICATION
BD	BOARD	FDN	FOUNDATION	MECH	MECHANICAL	SQ	SQUARE
BDDG	BUILDING	FE	FIRE EXTINGUISHER	MFR	MANUFACTURER	SS	STAINLESS STEEL
BLK	BLOCK	FF	FINISH FLOOR	MIN	MINIMUM	STD	STANDARD
BLKG	BLOCKING	FG	FINISH GRADE	MISC	MISCELLANEOUS	STO	STORAGE
BM	BEAM	FH	FIRE HYDRANT	NO	NATURAL GRADE	STRUC	STRUCTURAL
BTM	BOTTOM	FIN	FINISH	MR	MOISTURE RESISTANT	STUCCO	STUCCO
BS	BOTH SIDES	FL	FLOOR LINE	MTD	MOUNTED	SUSP	SUSPENDED
BTWN	BETWEEN	FLR	FLOOR	MTL	METAL	SW	SWITCH
BUR	BUILT-UP ROOFING	FLR	FLOOR	MTP	METAL PANEL	SYM	SYMMETRICAL
CAB	CABINET	FLOOR	FLOOR	(N)	NEW	SYSB	SIDE YARD SETBACK
CB	CATCH BASIN	FDC	FACE OF CONCRETE	N	NORTH	TEL	TELEPHONE
CEM	CEMENT	FDI	FACE OF FINISH	NA	NOT APPLICABLE	THK	THICK
CL	CLOSET OR CENTER LINE	FGM	FACE OF MASONRY	NOT A PART	NOT A PART	TO	TOP OF CURB
CLG	CEILING	FOS	FACE OF STRUCTURE	NIC	NOT IN CONTRACT	TH	TOWNHOUSE
CLKG	CAULKING	FR	FIRE RESISTIVE	NG	NATURAL GRADE	TP	TOP OF PAVEMENT
CLR	CLEAR	FS	FINISH SURFACE	NTS	NOT TO SCALE	TRD	TREAD
COMM	COMMERCIAL	FT	FOOT OR FEET	OA	OVERALL	TV	TELEVISION
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING	OC	ON CENTER	TW	TOP OF WALL
COL	COLUMN	FUR	FLOORING	OC	ON CENTER	TYP	TYPICAL
COMN	COMMUNITY	FXT	FIXTURE	OFF	OFFICE	UNF	UNFINISHED
CONC	CONCRETE	FYSB	FRONT YARD SETBACK	OP	OVERHANG	UNO	UNLESS NOTED OTHERWISE
CON	CONNECTION	GA	GALVANIZED	OPNG	OPENING	UR	URINAL
CONST	CONSTRUCTION	GALV	GALVANIZED	OPP. H.	OPPOSITE HAND	VB	VAPOR BARRIER
CONT	CONTINUOUS	GB	GRAB BAR	OZ	OUNCE	VCT	VINYL COMPOSITION TILE
COR	CORRIDOR	GB	GRAB BAR	P-LAM	PLASTIC LAMINATE	VERT	VERTICAL
CPT	CARPET	GD	GARBAGE DISPOSAL	PA	PLANTING AREA	VEST	VESTIBULE
CTR	CENTER	GEN	GENERAL	PL	PROPERTY LINE	VIF	VERIFY IN FIELD
DBL	DOUBLE	GL	GLASS	PLAS	PLASTER	VIL	VALLEY LINE
DIA	DIAMETER	GM	GAS METER	PLUMB	PLUMBING	VLT	VINYL STAIR TREADS
DM	DIMENSION	GR	GRADE	PLYWD	PLYWOOD	W	WEST OR WIDE
DN	DOWN	GND	GROUND	PP	POWER POLE	W	WITH
DO	DOOR OPENING	G.S.M.	GALVANIZED SHEET METAL	PR	PAIR	WD	WASHER / DRYER
DR	DOOR	GYP	GYPSONUM	PT	PAINT	WD	WITHOUT
DS	DOWNSPOUT	H	HIGH	FTN	PARTITION	WC	WATER CLOSET
DTL	DETAIL	HB	HOSE BIB	QT	QUARRY TILE	WD	WOOD
DW	DISHWASHER	HC	HOLLOW CORE	QTZ	QUARTZ	WH	WATER HEATER
DWG	DRAWING	HDR	HEADER	R	RISER	WM	WATER METER
(E)	EXISTING	HDWR	HARDWARE	RAD	RADIUS	WP	WATERPROOFING
E	EAST	HM	HOLLOW METAL	RCP	REFLECTED CEILING PLAN	WR	WATER RESISTIVE
EA	EACH	HORIZ	HORIZONTAL	RD	ROOF DRAIN	WT	WEIGHT

SYMBOL LEGEND

	SECTION (BUILDING) DETAIL NUMBER SHEET WHERE FOUND		WINDOW TYPE SYMBOL REFER TO WINDOW SCHEDULE		STEP IN SURFACE OF CONCRETE SLAB
	BUILDING ELEVATION DETAIL NUMBER SHEET WHERE FOUND		FINISH AND MATERIAL SYMBOL REFER TO FINISH SCHEDULE		FINISH MATERIALS
	INTERIOR ELEVATION DETAIL NUMBER SHEET WHERE FOUND		SPOT ELEVATION		EXIT SIGN, SEE DTL #00.36
	DETAIL (WALL) DETAIL NUMBER SHEET WHERE FOUND		KEYNOTE		SMOKE DETECTOR / CARBON MONOXIDE ALARM
	ROOM LABEL ROOM NAME ROOM NUMBER ROOM SQUARE FOOTAGE DETAIL NUMBER & SHEET		REVISION		ELECTRICAL OUTLET
	DOOR NUMBER SYMBOL REFER TO DOOR SCHEDULE		DRAINAGE SLOPE		THERMOSTAT
	WALL TYPE INDICATOR REFER TO WALL ASSEMBLIES		FLOOR DRAIN		LIGHT SWITCH / SENSOR
					SECURITY CAMERA

MAJOR TRANSIT STOP MAP



DENSITY / BUILDABLE AREA CALCULATIONS

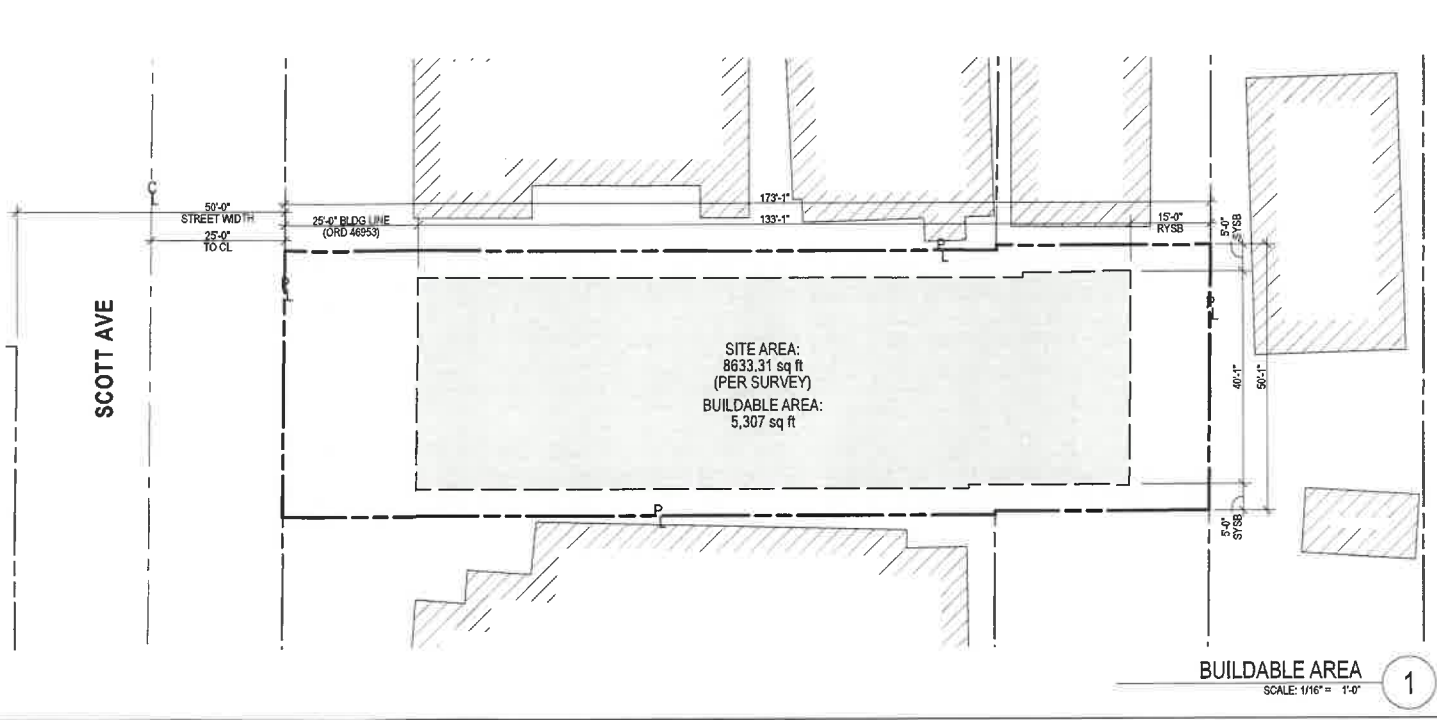


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PROJECT NO. #23022
PLOT DATE 11/7/24
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SHEET TITLE:

PROJECT INFO

SHEET NO.:

G1.10

PLANNING AND ZONING DATA

PLANNING AND ZONING DATA

ZONING DISTRICT	RD2-1VL	(LAMC 12.09.1)
SITE AREA	8,633.31	SF (PER SURVEY)
BUILDABLE LOT AREA	5,307	SF (WITHIN MIN REQ'D SETBACKS)

FAR AND BUILDING AREA			(LAMC 12.21.1.A.1)
ALLOWABLE FAR	3.0		
PROPOSED FAR W/ BONUS	26.9%	3.81	
ALLOWABLE BUILDING AREA	15,921		
PROPOSED FLOOR AREA W/ BONUS	20,201	SF	

DENSITY			(LAMC 12.11.C)
DWELLING UNIT DENSITY	2,000	SF / UNIT	
ALLOWABLE DENSITY	5		
ALLOWABLE DENSITY W/ BONUS	680%	39	
DENSITY PROPOSED	39	UNITS	

AFFORDABLE SET ASIDE			(TCAC SCHEDULE 9)
LOW INCOME	38		
MARKET-RATE MANAGER'S UNIT	1		
PROPOSED TOTAL SET ASIDE UNITS	39	UNITS	

BUILDING HEIGHT AND STORIES				(LAMC 12.21.1)
	ALLOWED	ALLOWED (AB 2334)	PROPOSED	
BUILDING HEIGHT	45'-0"	78'-0"	63'-4"	(UP TO ADD'L 33' HT OR 3 STORIES, PER AB 2334)
BUILDING STORIES	UNLIMITED	UNLIMITED	6	

BUILDING SETBACKS				(LAMC 12.09.1)
	MINIMUM	PROPOSED		
FRONT BLDG LINE (PER ORD-46953)	25'-0"	25'-0"		
WEST SIDE YARD	9'-0"	5'-0"		(INCENTIVE 2)
EAST SIDE YARD	9'-0"	5'-0"		(INCENTIVE 3)
REAR YARD	15'-0"	15'-0"		

UNIT TYPE SUMMARY

UNIT TYPE	QTY	BEDS	BATHS	AVG SF	TOTAL SF	%
UNIT A1	1	0	1	387	387	3%
UNIT A2	4	0	1	408	1,632	10%
UNIT B1	30	1	1	407	12,220	77%
UNIT B2	4	1	1	476	1,904	10%
TOTAL	39			AVG SF: 414	16,143	100%

= OK

* 38 ON-SITE AFFORDABLE UNITS SET ASIDE FOR DENSITY BONUS
1 ON-SITE MANAGER MARKET RATE UNIT

ZONING - FLOOR AREA (LAMC)

FLOOR	NET FLOOR AREA
1ST FLOOR	3,909
2ND FLOOR	4,056
3RD FLOOR	4,056
4TH FLOOR	4,056
5TH FLOOR	4,056
ROOF	68
TOTAL BUILDING AREA	20,201 SF

*SEE G1.30 FOR FAR DIAGRAMS

AREA BY USE		
RESIDENTIAL	16,399	
OFFICE	161	
MECH / ELEC	192	
TRASH / RECYCLING	118	
CIRCULATION	3,331	
TOTAL	20,201 SF	

PROJECT DESCRIPTION

THE APPLICANT PROPOSES THE DEMOLITION OF AN EXISTING 1,350 SQUARE-FOOT SINGLE-FAMILY HOME (C. 1907), AND THE CONSTRUCTION OF A 20,201 SQUARE-FOOT (3,806 FAR), 6-STORY, 63'-4" TALL, 100% AFFORDABLE HOUSING DEVELOPMENT WITH 39 DWELLING UNITS, INCLUDING 5 STUDIO UNITS AND 34 ONE-BEDROOM UNITS. THE PROJECT IS LOCATED ON A 8,633.31 SQUARE-FOOT LOT IN THE RD2-1VL ZONE, WITHIN THE LOW MEDIUM II RESIDENTIAL GENERAL PLAN LAND USE AREA OF THE SILVER LAKE-ECHO PARK-ELYSIAN VALLEY COMMUNITY PLAN AREA.

NEW CONSTRUCTION OF A 6-STORY, 39-UNIT APARTMENT BUILDING, OCCUPANCY GROUP R-2, TYPE-III CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM (NFPA 13), FIRE ALARM SYSTEM PER CODE THROUGHOUT THE BUILDING.

THIS PROPERTY IS 100% PRIVATELY FUNDED. THIS IS NOT PUBLIC HOUSING. THERE IS NO TAX CREDIT RECEIVED.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 14, OF THE ALVARADO PARK TRACT, AS PER MAP RECORDED IN BOOK 4, PAGE 38 OF MAPS; AND THE EASTERLY 50 FEET OF THE WESTERLY 100 OF LOT 16, IN BLOCK 12 OF THE BERKELEY TRACT, AS PER MAP RECORDED IN BOOK 36, PAGES 9 AND 10 OF MISCELLANEOUS RECORDS.

ASSESSOR'S PARCEL NUMBER: 5424-002-042

OLD APN: 5424-002-38 & 5424-002-024 (PRIOR TO SEPTEMBER 2023 LOT TIE)

LOT SUMMARY

PROJECT ADDRESS	2227 SCOTT AVE, LOS ANGELES, CA 90026
APN	5424-002-042
PARCEL 1	LOT 14 OF THE ALVARADO PARK TRACT
PARCEL 2	LOT 16 OF THE BERKELEY TRACT
LOT SIZE	8,633.31 SF (PER SURVEY)
ZONING DISTRICT	RD2-1VL (LAMC 12.09.1)
GENERAL PLAN LAND USE	LOW MEDIUM II RESIDENTIAL
COMMUNITY PLAN AREA	SILVER LAKE-ECHO PARK-ELYSIAN VALLEY
SPECIFIC PLAN AREA	NONE
EXISTING USE	SINGLE FAMILY RESIDENCE
EXISTING UNITS ON SITE	1
PROPOSED USE	MULTIFAMILY RESIDENTIAL
SB 35 ELIGIBILITY	NOT ELIGIBLE
AB 2097 (REDUCED PARKING AREAS)	YES
TOC (TRANSIT ORIENTED COMMUNITIES)	TIER 1
REDEVELOPMENT PROJECT AREA (RPA)	NONE
HILLSIDE AREA	YES (BOE GRID MAP A-13372)
VERY HIGH FIRE HAZARD SEVERITY ZONE	YES
METHANE HAZARD SITE	NONE

DEFERRED SUBMITTALS

- THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH PROVISIONS OF CBC 909.3.3.1.1 (2002, NFPA-13). OBTAIN APPROVAL FROM FIRE SECTION AND PLUMBING DIV. PRIOR TO INSTALLATION.
- MANUAL FIRE ALARM SYSTEM IS REQUIRED, SUBMIT THREE COPIES OF SYSTEM TO FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- ELEVATORS.
- TIE DOWN SHOP DRAWINGS.
- DEMOLITION PERMITS.
- SIGNAGE, IF APPLICABLE.

APPLICABLE CODES & REGULATIONS

2023 CA BUILDING CODE W/ CITY OF LOS ANGELES AMENDMENTS
 2023 CA FIRE CODE W/ CITY OF LOS ANGELES AMENDMENTS
 2023 CA PLUMBING CODE W/ CITY OF LOS ANGELES AMENDMENTS
 2023 CA ELECTRICAL CODE W/ CITY OF LOS ANGELES AMENDMENTS
 2023 CA MECHANICAL CODE W/ CITY OF LOS ANGELES AMENDMENTS
 2023 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF LOS ANGELES PLANNING AND ZONING CODE

NARRATIVE & INCENTIVES

PLANNING APPLICATION NARRATIVE

A DENSITY BONUS COMPLIANCE REVIEW TO ALLOW A 680% DENSITY BONUS PER 65915(f)(3)(D)(II) WITH THE OFF-MENU INCENTIVES LISTED BELOW FOR THE CONSTRUCTION OF A NEW 39-UNIT, 6-STORY, 100% AFFORDABLE HOUSING DEVELOPMENT, 63'-4" IN HEIGHT PER 65915(d)(2)(D), WITH NO PARKING PER 65915(p)(3) AND 65863.2.

OFF-MENU INCENTIVES INCLUDE

- A 26.9% INCREASE IN FAR FOR A MAXIMUM FAR OF 3.81:1, IN LIEU OF THE OTHERWISE MAXIMUM PERMITTED OF 3.0:1.
- A REDUCED EASTERLY SIDE YARD SETBACK OF 5'-0" IN LIEU OF THE OTHERWISE REQUIRED 9'-0".
- A REDUCED WESTERLY SIDE YARD SETBACK OF 5'-0" IN LIEU OF THE OTHERWISE REQUIRED 9'-0".
- A 100% REDUCTION IN THE REQUIRED SHORT-TERM BICYCLE PARKING, ALLOWING 0 SHORT-TERM SPACES IN LIEU OF THE OTHERWISE REQUIRED 3 SPACES.
- A 100% REDUCTION IN THE REQUIRED LONG-TERM BICYCLE PARKING, ALLOWING 0 LONG-TERM SPACES IN LIEU OF THE OTHERWISE REQUIRED 34 SPACES.

WAIVERS OF DEVELOPMENT STANDARDS INCLUDE

- A 100% REDUCTION IN THE REQUIRED OPEN SPACE, ALLOWING 0 SQUARE FEET OF OPEN SPACE IN LIEU OF THE REQUIRED 3,900 SQUARE FEET OF OPEN SPACE.

OPEN SPACE SUMMARY

OPEN SPACE REQUIREMENTS (LAMC 12.21.G)

LESS THAN 3 HABITABLE ROOMS	100	SF / UNIT
THREE HABITABLE ROOMS	125	SF / UNIT
MORE THAN 3 HABITABLE ROOMS	175	SF / UNIT

REQUIRED OPEN SPACE

UNIT TYPE	HABITABLE ROOMS	# OF UNITS	SPACE / UNIT	TOTAL
UNIT A1	1	1	100	100
UNIT A2	1	4	100	400
UNIT B1	2	30	100	3,000
UNIT B2	2	4	100	400
TOTAL REQUIRED OPEN SPACE				3,900

REQUIRED OPEN SPACE REDUCTION	100%				(INCENTIVE 1)
PROPOSED OPEN SPACE		0	SF		

HARDSCAPE

ON-SITE LANDSCAPE AREA	1,112.59	SF (PER LANDSCAPE DWGS)
ON-SITE HARDSCAPE AREA	2,240.68	SF (PER LANDSCAPE DWGS)

TREES

(LAMC 12.21-G.2(a)(3))			
TOTAL TREES REQUIRED	1 PER 4 UNITS	10	TREES
TOTAL TREES PROPOSED		10	TREES

PARKING SUMMARY

PARKING REQUIRED		NOT REQUIRED PER AB 2097
TOTAL RESIDENTIAL PARKING REQUIRED	0	
TOTAL PROVIDED RESIDENTIAL PARKING	0	SPACES

BICYCLE PARKING REQUIRED (LAMC 12.21-A.16(a)(1)(i))

LONG TERM BIKE PARKING	# OF UNITS	SPACES	TOTAL
1 PER UNIT (1-25 UNITS)	25	25.0	
1 PER 1.5 UNIT (26-100 UNITS)	14	9.3	
			34

SHORT TERM BIKE PARKING (GUEST)			
1 PER 10 UNITS (1-25 UNITS)	25	2.5	
1 PER 15 UNITS (26-100 UNITS)	14	0.9	
			3

TOTAL REQUIRED BICYCLE SPACES	37	SPACES
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REQUIRED BIKE PARKING REDUCTION	100%				(INCENTIVE 4)
TOTAL PROVIDED BIKE PARKING		0	SPACES		

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