



SETBACK REQUIREMENTS

SETBACK REQUIREMENTS (LAMC SEC.12.14)	REQUIRED	PROVIDED
FRONT YARD (W. JEFFERSON BLVD.)	0'-0"	1'-0" @ NORTH (POST 9' STREET DEDICATION)
SIDE YARD	9'-0"	5' + 1' OVER 2 STORY 6 STORY 9'-0" @ EAST 9'-0" @ WEST
REAR YARD	18'-0"	18'-0" @ SOUTH (LEVEL 1&2) 26'-10" @ SOUTH (LEVEL 3-ROOF) PER CPO

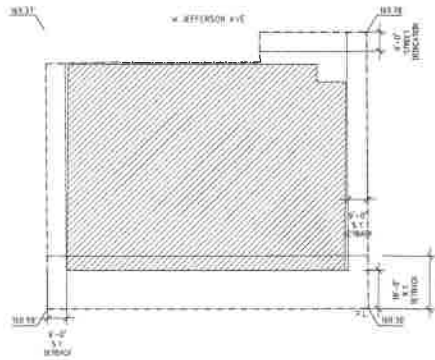
OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIREMENT (LAMC SEC.12.21.G)	UNIT TYPE	# OF UNITS	O.S. FACTOR	REQUIRED SF OF OPEN SPACE
OPEN SPACE PROPOSED	< 3 HABITABLE ROOMS	13	100	1,300
	= 3 HABITABLE ROOMS	40	125	5,000
	> 3 HABITABLE ROOMS	7	175	1,225
REQUIRED OPEN SPACE				7,525 sf
PLANTED OPEN SPACE REQUIREMENT (25% OF COMMON EXT. OPEN SPACE): 1,074 sf PLANTED OPEN SPACE PROVIDED: 1,406 sf				

1. COMMON AREA TO BE MIN. 50% OF TOTAL OPEN SPACE REQUIRED
 2. COMMUNITY ROOM AREA QUALIFY UP TO 25% OF THE TOTAL REQ. USABLE OPEN SPACE

AREA TABULATION

LEVEL	AREA (sf)	BUILDING	ZONING
BASEMENT			375
GROUND			6,969
2ND FLOOR			10,672
3RD FLOOR			9,661
4TH FLOOR			9,661
5TH FLOOR			9,661
6TH FLOOR			9,661
TOTAL			55,660 sf



YARD DIAGRAM
 SCALE: 1/32"=1'-0"
GRADE PLANE CALCULATION
 [169.78' + 169.37' + 168.98' + 168.30'] / 4 = 169.1075
 GRADE PLANE @ 169.1075
 HIGHEST ELEVATION (TOP OF ROOF STRUCTURE) = 237.25'
 ACTUAL HEIGHT = 237.25' - 169.1075' = 68.1425'

UNIT FLOOR AREA (sf)

ROOM NUMBER	1B/1B UNIT					2B/2B UNIT					3B/2B UNIT		TOTAL	
	A1	A1D	A2	B1	B1D	B2	B3	B4	B4a	B5	B6	C1		C2
408	308	202	203	301	206	205	407	307	209		208	207	204	
412	312	302	303	301	210	305	411	311	309		212	211	304	
508		402	403	401	306	405	307	409					404	
512		502	503	301	310	505	511	509					504	
608		602	603	601	406	605	607	609					604	
612					410		611							
					506									
					510									
					606									
					610									
TOTAL NUMBER OF UNIT	6	2	5	5	5	10	5	6	2	5	2	2	5	60
BALCONY AREA	-	285	-	6	53	-	50	50	232	50	-	50	8	
TOTAL BALCONY AREA	-	570	-	30	265	-	250	300	464	250	-	100	40	2,269
UNIT FLOOR AREA	570	570	552	741	723	726	658	718	735	718	860	949	938	
TOTAL UNIT FLOOR AREA	3,420	1,140	2,760	3,705	3,615	7,260	3,290	4,308	1,470	3,590	1,720	1,898	4,690	42,866

PROJECT DATA

SCOPE OF WORK	NEW CONSTRUCTION OF DENSITY BONUS 60 UNIT APARTMENT -BASEMENT PARKING -FIRST LEVEL PARKING WITH LOBBY ENTRY & SHARED COMMUNITY AREA FOR RESIDENCE USE -2ND TO 6TH LEVELS AREA APARTMENT UNITS & SHARED COMMUNITY AREA FOR RESIDENCE USE -ROOF LEVEL IS OUTDOOR LOUNGE DECK FOR RESIDENCE USE 100% PRIVATELY FUNDED PROJECT / NO TAX CREDIT OR INCENTIVES RECEIVED. / NOT A PUBLIC HOUSING.		
LEGAL LOT INFORMATION	1436 W. JEFFERSON BLVD., LOS ANGELES, CA 90007 (EXISTING ADDRESSES: 1436-1448 W. JEFFERSON BLVD., LOS ANGELES, CA 90007)		
PROPOSED PROJECT ADDRESS	1436 W. JEFFERSON BLVD., LOS ANGELES, CA 90007		
PIN NUMBER	129197 640/661/662		
LOT AREA (sf)	18,091 sf (PER ALTA SURVEY, EXCLUDING PUBLIC STREET EASEMENT)		
ZONING	C2-1VL-CPIO		
APN	5040-003-014, 5040-003-015, 5040-003-016		
TRACK	HOWES TRACT		
MAP REFERENCE	M R 16-60		
BLOCK	8		
LOT	FR 15/ FR 16/ FR 17		
ARB (LOT CUT REFERENCE)	NONE		
MAP SHEET	1208197		

ZONING CODE CRITERIA

BUILDABLE AREA (LAMC SEC.12.03)	18,091 sf		
FAR ALLOWED (LAMC SEC.12.21.1)	1.5 : 1 (HEIGHT DISTRICT 1)	MAX. FLOOR AREA ALLOWED 27,137 sf	
FAR PROPOSED	3.2 : 1	OFF MENU INCENTIVE - FAR INCREASE	
PROPOSED TOTAL FLOOR AREA	56,660 sf		
HEIGHT ALLOWED (LAMC SEC.12.21.1)	45'-0" / NO STORY LIMITATION		
HEIGHT PROPOSED	TOP OF ROOF STRUCTURE 68'-2" (237.25 - 169.1075)	TOP OF PARAPET 69'-10" (239.25 - 169.4)	
DENSITY ALLOWED (LAMC SEC.12.11.C-4)	46 UNITS ALLOWED w/ 30% DENSITY BONUS INCENTIVE	46 (BASE DENSITY)	18,091 sf (LOT AREA) 400 (MINIMUM LOT AREA PER DWELLING UNIT)
DENSITY PROPOSED	60 UNITS	6 VERY LOW INCOME UNITS PROVIDED (>11% OF 46 BASE DENSITY UNITS)	

PARKING REQUIREMENTS

PARKING REQUIREMENTS	UNIT TYPE	# OF UNITS	PARKING FACTOR	REQ'D # OF PARKING																				
PARKING PROPOSED	1 BEDROOM	8																						
	2 BEDROOM	45																						
	3 BEDROOM	7																						
	SUB TOTAL	60	0	0																				
TOTAL REQUIRED # OF LONG TERM BICYCLE PARKING 49 (25/1+35/1.5 = 49)																								
TOTAL REQUIRED # OF SHORT TERM BICYCLE PARKING 6 (25/10+35/15 = 6)																								
<table border="1"> <thead> <tr> <th>STANDARD</th> <th>UNDERGROUND</th> <th>GROUND</th> <th>SUB TOTAL</th> </tr> </thead> <tbody> <tr> <td>26</td> <td></td> <td></td> <td>26</td> </tr> <tr> <td>3</td> <td></td> <td></td> <td>3</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>29</td> </tr> <tr> <td>BICYCLE</td> <td></td> <td>60 (L.T.) + 6 (S.T.)</td> <td>66</td> </tr> </tbody> </table>					STANDARD	UNDERGROUND	GROUND	SUB TOTAL	26			26	3			3	TOTAL			29	BICYCLE		60 (L.T.) + 6 (S.T.)	66
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26			26																					
3			3																					
TOTAL			29																					
BICYCLE		60 (L.T.) + 6 (S.T.)	66																					
TOTAL REQUIRED ACCESSIBLE PARKING (2% OF TOTAL) 1																								
TOTAL REQUIRED EV PARKING (10% OF TOTAL) 3																								
TOTAL REQUIRED EV CAPABLE PARKING (20% OF TOTAL) 6																								
* ALL PARKING SPACES ARE ASSIGNED TO TENANTS ONLY. NO GUEST PARKING. * EACH SET OF TANDEM SPACES MUST BE ASSIGNED TO THE SAME UNIT																								

UNIT MIX SUMMARY

	1B/1B UNIT	2B/2B UNIT	3B/2B UNIT	TOTAL
6TH FLOOR	3	8	1	12
5TH FLOOR	3	8	1	12
4TH FLOOR	3	8	1	12
3TH FLOOR	3	8	1	12
2RD FLOOR	1	8	3	12
TOTAL	13	40	7	60

NO.	DATE	DESCRIPTION
1	11/15/21	PLS SUBMIT
2	11/15/21	REV FOR SUBMIT
3	11/15/21	REV FOR SUB
4	11/15/21	REV FOR SUB

PROJECT DATA	DATE
PROJECT NUMBER:	23-02
DATE:	
DESIGN BY:	
CHECKED BY:	
APPROVED BY:	

SCALE

SHEET NAME
PROJECT SUMMARY

SHEET NUMBER