



SET ISSUE:

REVISION:	DATE:	ISSUE:
1	25.03.14	PZA Rev 01
2	25.07.18	PZA Rev 02
3	25.08.18	Finals Plan Rev 01
4	25.08.18	City Planmtr Rev 01
5	25.08.18	AHRR/PZA Rev 03
7	25.09.16	City Planmtr Rev 02
8	25.09.16	PZA Rev 04

PROJECT NO: 202409
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/16" = 1'-0"

SHEET NO:

G0.13

Floor Area Ratio (FAR)		Floor Area Ratio (FAR)	
Name	Area	Name	Area
Level 1		Level 3	
Corridor	355 SF	Corridor	605 SF
Lobby	295 SF	IDF	28 SF
Mail	81 SF	Trash	21 SF
MPOE	44 SF	Unit	446 SF
Stg.	97 SF	Unit	365 SF
Trash	153 SF	Unit	365 SF
Unit	370 SF	Unit	445 SF
Unit	370 SF	Unit	353 SF
Unit	388 SF	Unit	364 SF
Unit	293 SF	Unit	364 SF
Unit	449 SF	Unit	381 SF
Unit	371 SF	Unit	358 SF
Unit	362 SF	Unit	4092 SF
Level 1	3508 SF	Level 3	
Level 2		Level 4	
Corridor	605 SF	Corridor	905 SF
IDF	28 SF	IDF	28 SF
Trash	21 SF	Trash	21 SF
Unit	456 SF	Unit	456 SF
Unit	456 SF	Unit	371 SF
Unit	371 SF	Unit	370 SF
Unit	370 SF	Unit	449 SF
Unit	449 SF	Unit	353 SF
Unit	381 SF	Unit	370 SF
Unit	353 SF	Unit	389 SF
Unit	360 SF	Unit	381 SF
Unit	370 SF	Unit	360 SF
Unit	359 SF	Unit	4131 SF
Level 2	4131 SF	Floor Area	15963 SF

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Allowable Floor Area Ratio (FAR)	
Allowable FAR	Allowable FAR Calculations
Bulldable Area	4,627 SF
Allowable FAR - Base Zoning	3:1
Allowable FAR - Increase	3:45
Allowable Area - Base	3 x 4,627 SF = 13,881 SF
Allowable Area - Increase	3.45 x 4,627 SF = 15,963 SF
Proposed Area	15,963 SF

Floor Area Definition
The 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-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and basement storage areas.
- Floor Area, LAMC 12.03

Floor Area Ratio (FAR) Definition
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 Bulldable Area or Lot size.
- Floor Area Ratio, LAMC 12.03

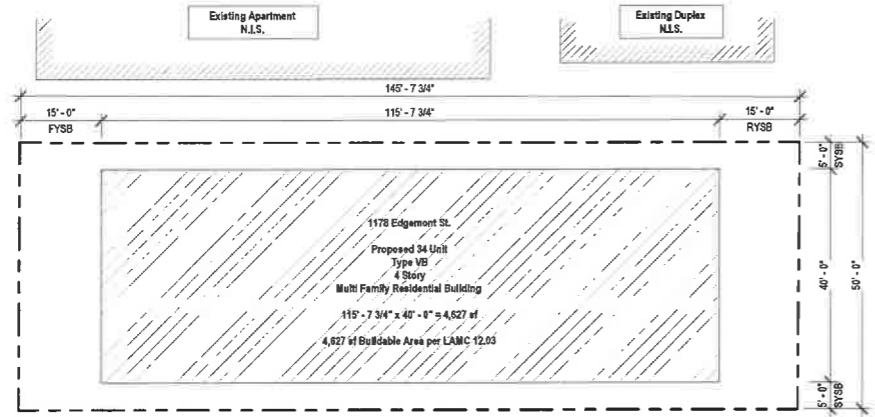
LADBS Stamp

FAR
OMIT

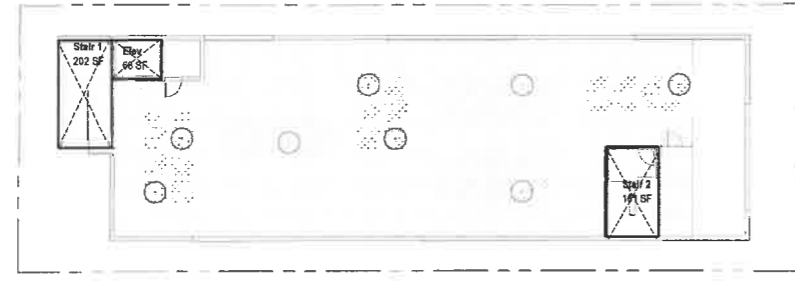
FAR
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FAR
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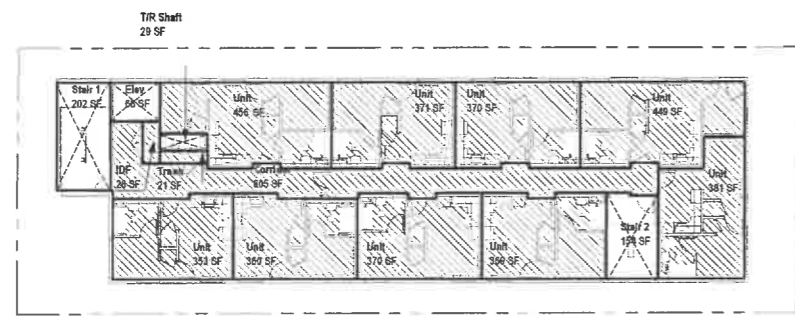
TRUE NORTH
PLAN NORTH



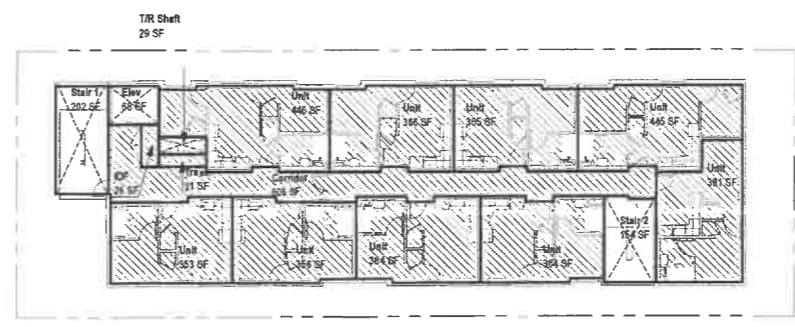
6 1/16" = 1'-0" Bulldable Area Diagram



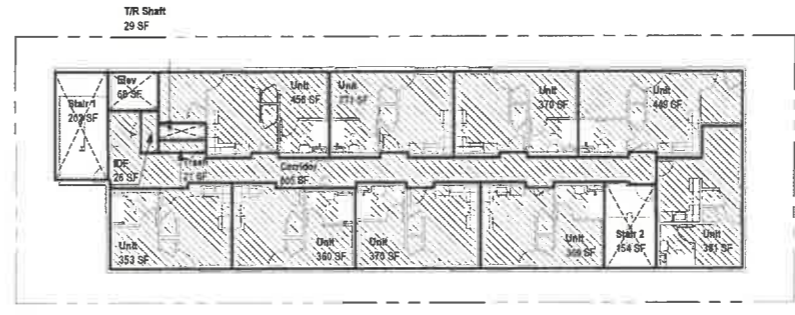
5 1/16" = 1'-0" Roof Level



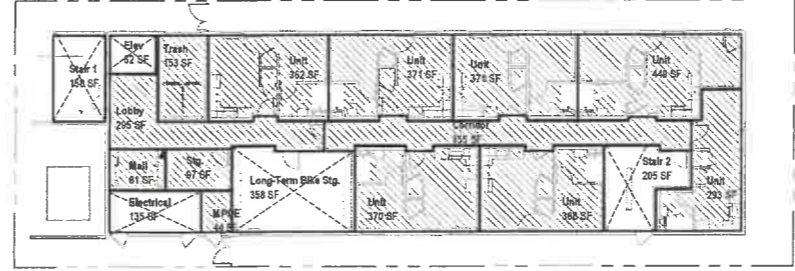
4 1/16" = 1'-0" Level 4



3 1/16" = 1'-0" Level 3



2 1/16" = 1'-0" Level 2



1 1/16" = 1'-0" Level 1



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5	25.08.18	AHRE/PZA Rev 03
7	25.09.16	C/n Plans Rev 02
8	15.09.16	PZA Rev 04

PROJECT NO: 202409
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SCALE: 1/16" = 1'-0"

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Unit Mix Areas

Room Number	Unit Type	Count	Area
Level 1			
617	UNIT D-1A	1	379 SF
618	UNIT D-1A	1	387 SF
619	UNIT D-S1	1	329 SF
620	UNIT D-2A	1	478 SF
621	UNIT D-1A	1	386 SF
622	UNIT D-1A	1	386 SF
635	UNIT D-1A	1	387 SF
Level 1		7	2732 SF
Level 2			
607	UNIT D-2B	1	479 SF
608	UNIT D-1A	1	388 SF
609	UNIT D-1A	1	387 SF
610	UNIT D-2A	1	480 SF
611	UNIT D-1A,1	1	381 SF
612	UNIT D-1A,1	1	377 SF
613	UNIT D-1A	1	387 SF
614	UNIT D-1A	1	385 SF
615	UNIT D-1B	1	413 SF
Level 2		9	3677 SF
Level 3			
601	UNIT D-2B	1	471 SF
602	UNIT D-1A	1	383 SF
603	UNIT D-1A	1	382 SF
604	UNIT D-2A	1	476 SF
605	UNIT D-1B	1	415 SF
606	UNIT D-1A	1	381 SF
607	UNIT D-1A	1	382 SF
608	UNIT D-1A	1	382 SF
609	UNIT D-1A,1	1	373 SF
605	UNIT D-1A,1	1	381 SF
Level 3		9	3646 SF
Level 4			
625	UNIT D-2B	1	479 SF
626	UNIT D-1A	1	388 SF
627	UNIT D-1A	1	387 SF
628	UNIT D-2A	1	480 SF
629	UNIT D-1B	1	413 SF
631	UNIT D-1A	1	385 SF
632	UNIT D-1A	1	387 SF
633	UNIT D-1A,1	1	377 SF
634	UNIT D-1A,1	1	381 SF
Level 4		9	3677 SF
Total Unit Area		34	13732 SF

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Unit Mix Summary

Unit Type	Unit Description	Individual Unit Type Area	Count	Total Unit Type Area
UNIT D-1A			17	6547 SF
UNIT D-1A,1			6	2271 SF
UNIT D-1B			3	1241 SF
UNIT D-2A			4	1915 SF
UNIT D-2B			3	1429 SF
UNIT D-S1			1	329 SF
Totals			34	13732 SF

Section 8 Unit Compliance

Section 8 Unit Type	Section 8 Notes
Unit D-1A	See 2/00.16
Unit D-1A,1	See 2/00.16
Unit D-1B	See 2/00.16
Unit D-2A	See 1/00.16
Unit D-2B	See 2/00.16
Unit D-S1	See 1/00.16

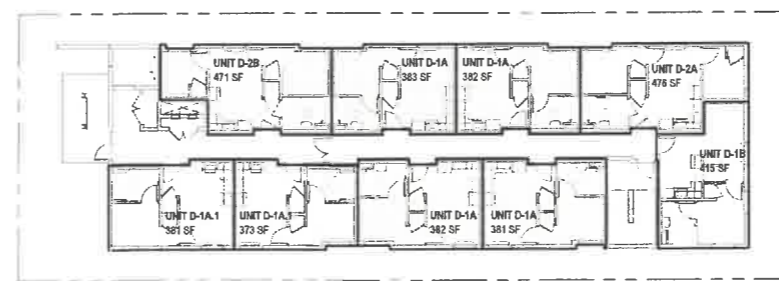
Level of Affordability Unit Mix

Number of Units	Level of Affordability
1	Market Rate (Manager Unit)
0	AM (Moderate)
26	AM (Low)
1	AM (Very Low)

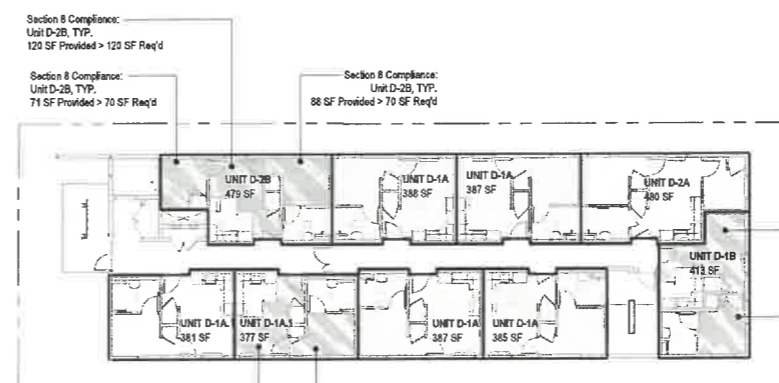


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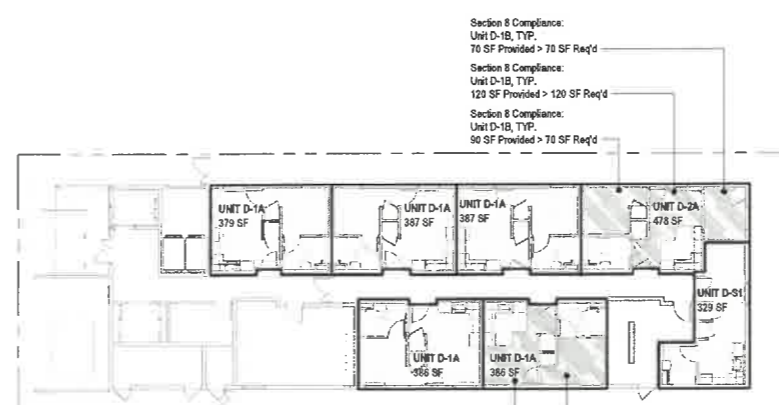
- UNIT D-1A
- UNIT D-1A.1
- UNIT D-1B
- UNIT D-2A
- UNIT D-2B
- UNIT D-S1



3 1/16" = 1'-0" Level 3

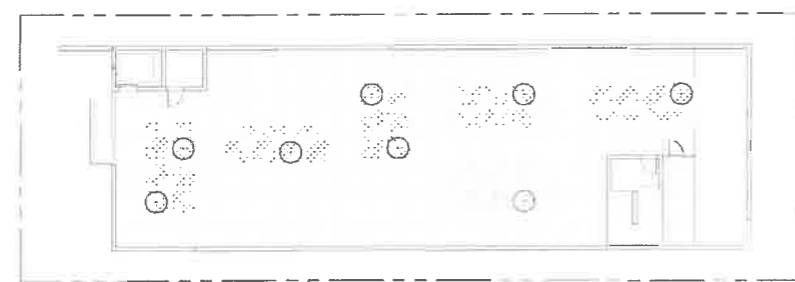


2 1/16" = 1'-0" Level 2



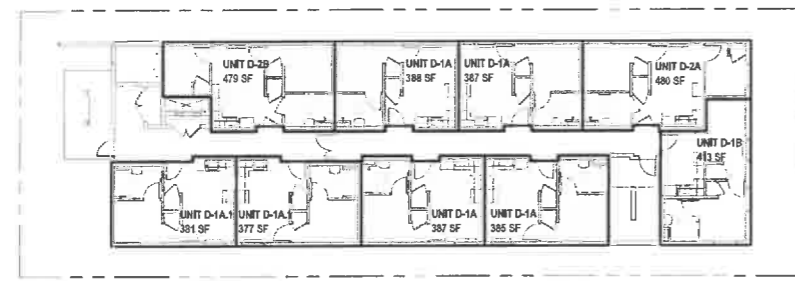
1 1/16" = 1'-0" Level 1

- UNIT D-1A
- UNIT D-1A.1
- UNIT D-1B
- UNIT D-2A
- UNIT D-2B
- UNIT D-S1



5 1/16" = 1'-0" Roof Level

- UNIT D-1A
- UNIT D-1A.1
- UNIT D-1B
- UNIT D-2A
- UNIT D-2B
- UNIT D-S1



4 1/16" = 1'-0" Level 4

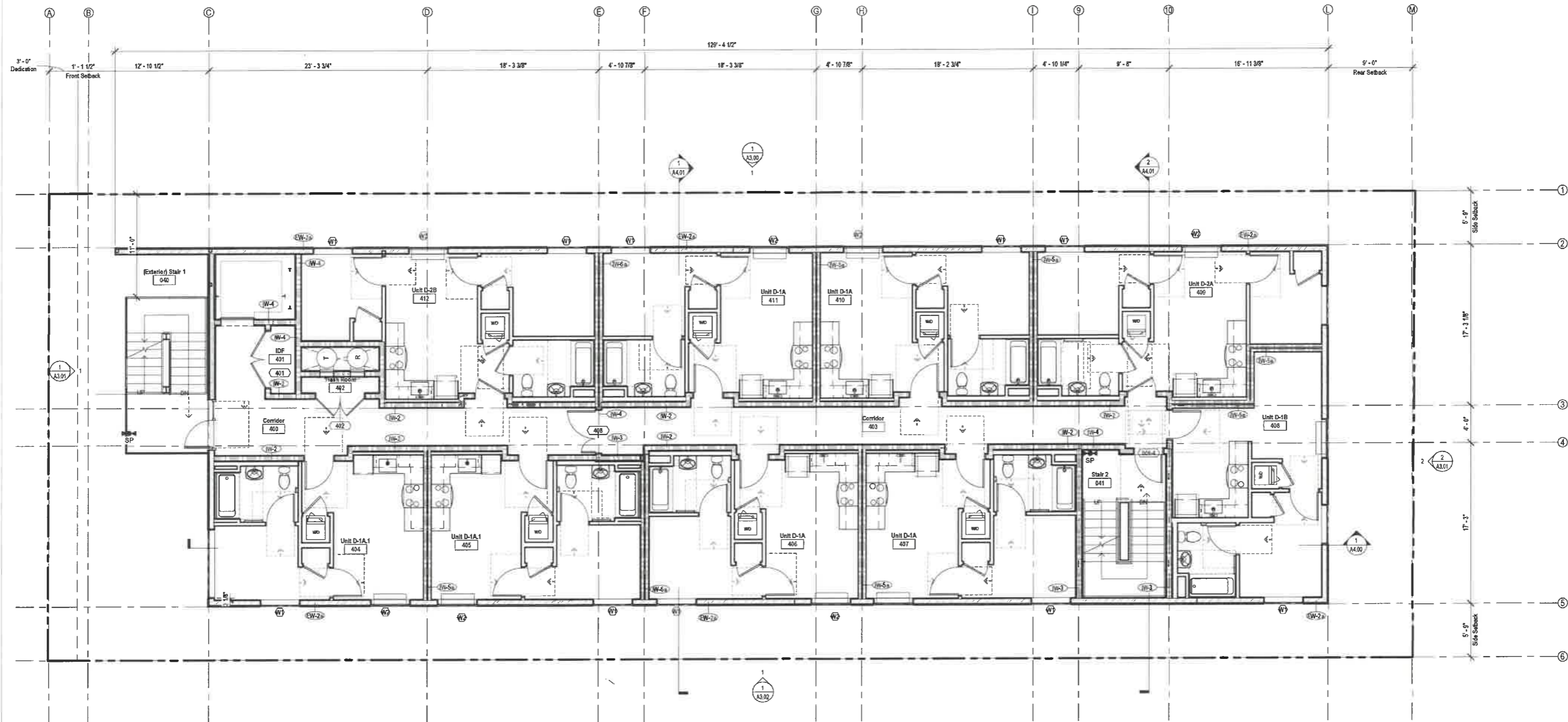
Section 8 Compliance:
Unit D-1B, TYP.
70 SF Provided > 70 SF Req'd

Section 8 Compliance:
Unit D-1B, TYP.
120 SF Provided > 120 SF Req'd

Section 8 Compliance:
Unit D-1B, TYP.
90 SF Provided > 70 SF Req'd

Section 8 Compliance:
Unit D-1A, TYP.
88 SF Provided > 70 SF Req'd

Section 8 Compliance:
Unit D-1A, TYP.
120 SF Provided > 120 SF Req'd



1 3/16" = 1'-0" L04

DO Plan Legend

- Standpipe SP
- Fire Department Connection FDC
- Fire Extinguisher TL
- Knox Box KB

General Notes - Plan

1. Contractor to notify architect of any discrepancies prior to start of work.
2. Reference specifications for product information and installation requirements.
3. Verify all dimensions with structural drawings and specifications regarding dimensional tolerances. Contractor to notify architect of any discrepancies.
4. Accessibility requirements for private multifamily housing is subject to CBC 11A, 11A, and ADA.
5. Covered dwelling units in compliance with CBC 1102A.
6. Elevator building requires all units, including ground-floor units, to be accessible, adaptable, and on an accessible route complying with CBC 1104A and 1105A.
7. An elevator capable of accommodating an ambulance stretcher or gurney is required and shall be identified with the international symbol for emergency medical services (Star of Life) signage complying with section 3102.4 of the California Building Code.
8. Building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72.
9. Buildings shall have approved radio coverage for emergency responders. See Los Angeles Fire Code Section 510 for more details.
10. All paneling materials on walls of Corridors, Lobby, and Exit Enclosures shall have a minimum Class C flame spread and smoke-development index.

Wall Types - Fire Rating Legend (See Also A0.01-A0.05)

- 0-Hour Fire-Rated Wall
- 1-Hour Fire Partition / Fire Barrier
- 1-Hour Fire Partition (Unit Demising Wall)
- 1-Hour Fire-Rated Exterior Wall
- 2-Hour Fire Barrier
- 2-Hour Fire Barrier (Horizontal Exit, Unit Demising Wall)
- 2-Hour Fire-Rated Exterior Wall

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3	25.08.18	Specific Plan Rev 01
4	25.08.18	CIP Preliminary Rev 01
5	25.08.18	ADR/PZA Rev 03
7	25.09.18	CIP Preliminary Rev 02
8	15.09.16	PZA Rev 04

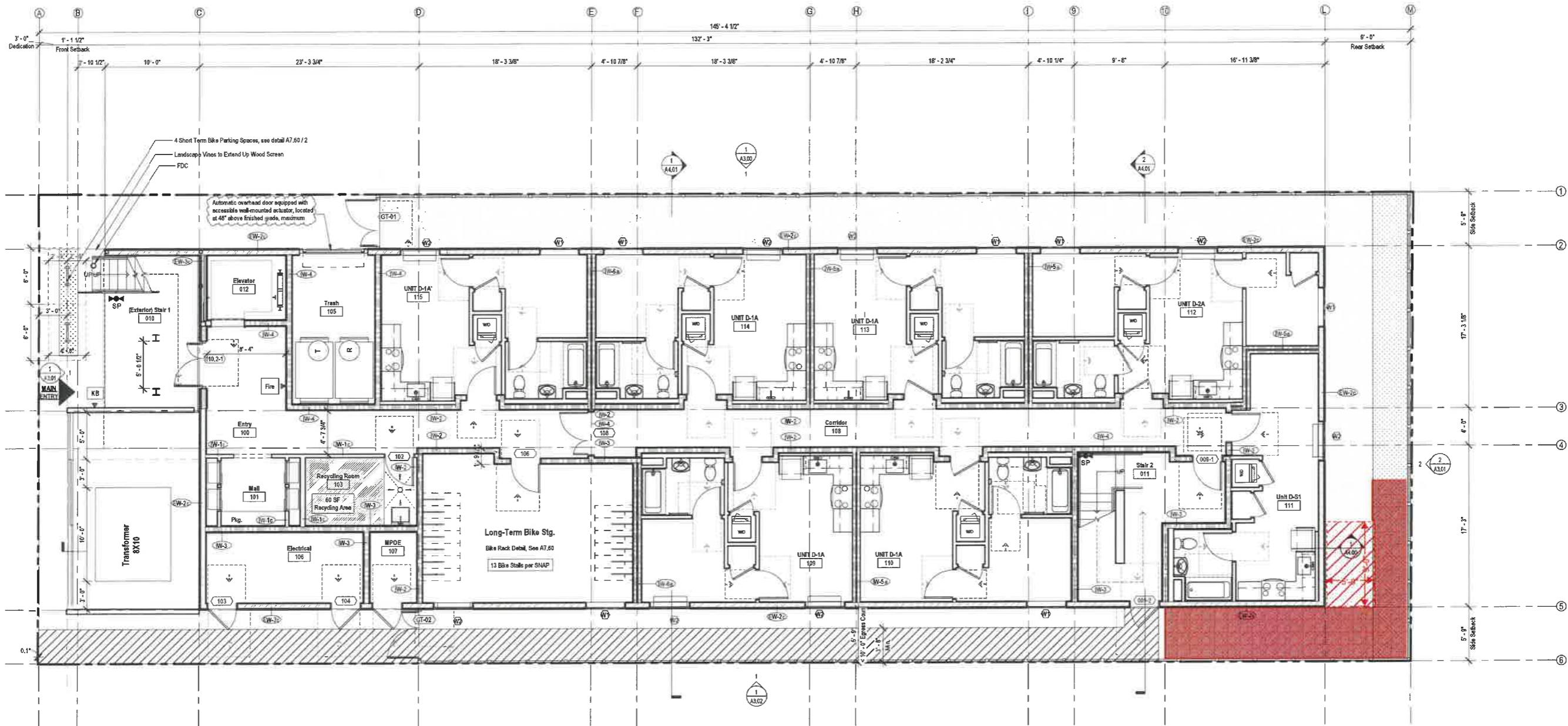
PROJECT NO: 202409
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 SCALE: As Indicated

SHEET NO:

A2.04



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1 3/16" = 1'-0" L01

OO Plan Legend

- Standpipe SP
- Fire Department Connection FDC
- Fire Extinguisher
- Knox Box KB

General Notes - Plan

1. Contractor to notify architect of any discrepancies prior to start of work.
2. Reference specifications for product information and installation requirements.
3. Verify all dimensions with structural drawings and specification regarding dimensional tolerances. Contractor to notify architect of any discrepancies.
4. Accessibility requirements for private multifamily housing is subject to CBC 11A, FHA, and ADA.
5. Covered dwelling units in compliance with CBC 1102A.
6. Elevator building required all units, including ground-floor units, to be accessible, adaptable, and on an accessible route complying with CBC 1104A and 1106A.
7. An elevator capable of accommodating an ambulance shelter or gateway is required and shall be identified with the international symbol for emergency medical services (Star of Life) signage complying with section 3002.4 of the California Building Code.
8. Building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72.
9. Buildings shall have approved radio coverage for emergency responders. See Los Angeles Fire Code Section 510 for more details.
10. All painting materials on walls of Corridors, Lobby, and Exit Enclosure shall have a minimum Class C flame spread and smoke-development index.

Wall Types - Fire Rating Legend (See Also A0.01-A0.05)

- 0-Hour Fire-Rated Wall
- 1-Hour Fire Partition / Fire Barrier
- 1-Hour Fire Partition (Unit Demising Wall)
- 1-Hour Fire-Rated Exterior Wall
- 2-Hour Fire Barrier
- 2-Hour Fire Barrier (Horizontal Exit, Unit Demising Wall)
- 2-Hour Fire-Rated Exterior Wall

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3	25.08.18	Specific Plans Rev 01
4	25.08.18	Cty. Plans Rev 01
5	25.08.18	AHJ/PZA Rev 03
7	25.09.16	Cty. Plans Rev 02
8	5.09.16	PZA Rev 04

PROJECT NO.: 202409
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SCALE: As indicated

SHEET NO:

A2.01



LADSS Stamp



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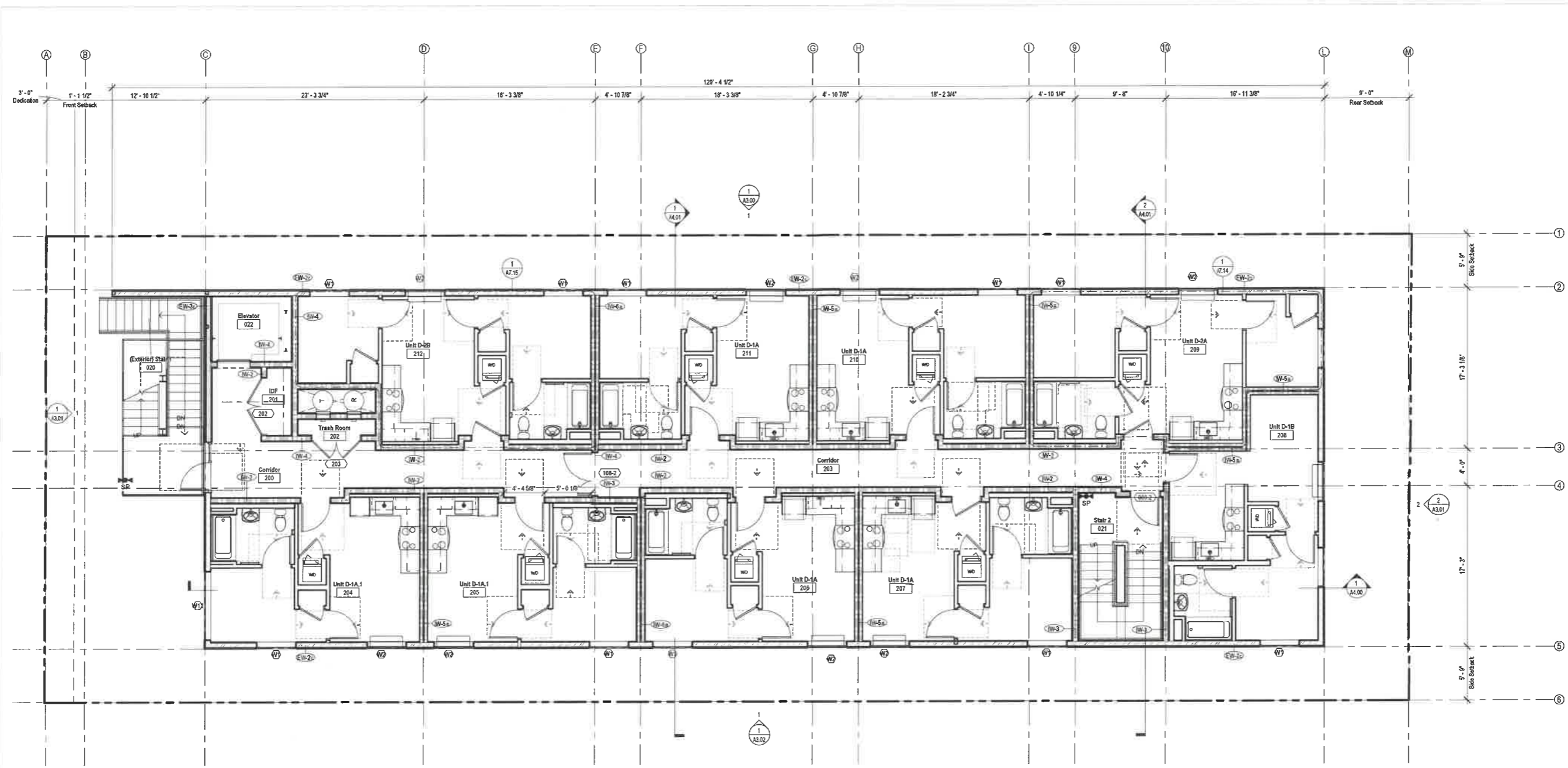
SET ISSUE:

REVISION	DATE	ISSUE
1	25.02.14	PZA Rev 01
2	25.07.18	PZA Rev 02
3	25.08.18	Specific Plan Rev 01
4	25.08.18	CIP Planning Rev 01
5	25.08.18	AR-PZA Rev 03
7	25.09.16	CIP Planning Rev 02
8	25.09.16	PZA Rev 04

PROJECT NO: 202409
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SCALE: As Indicated

SHEET NO:

A2.02



1 3/16" = 1'-0" L02

OO Plan Legend

Standpipe	SP
Fire Department Connection	FDC
Fire Extinguisher	(E)
Knox Box	KB

General Notes - Plan

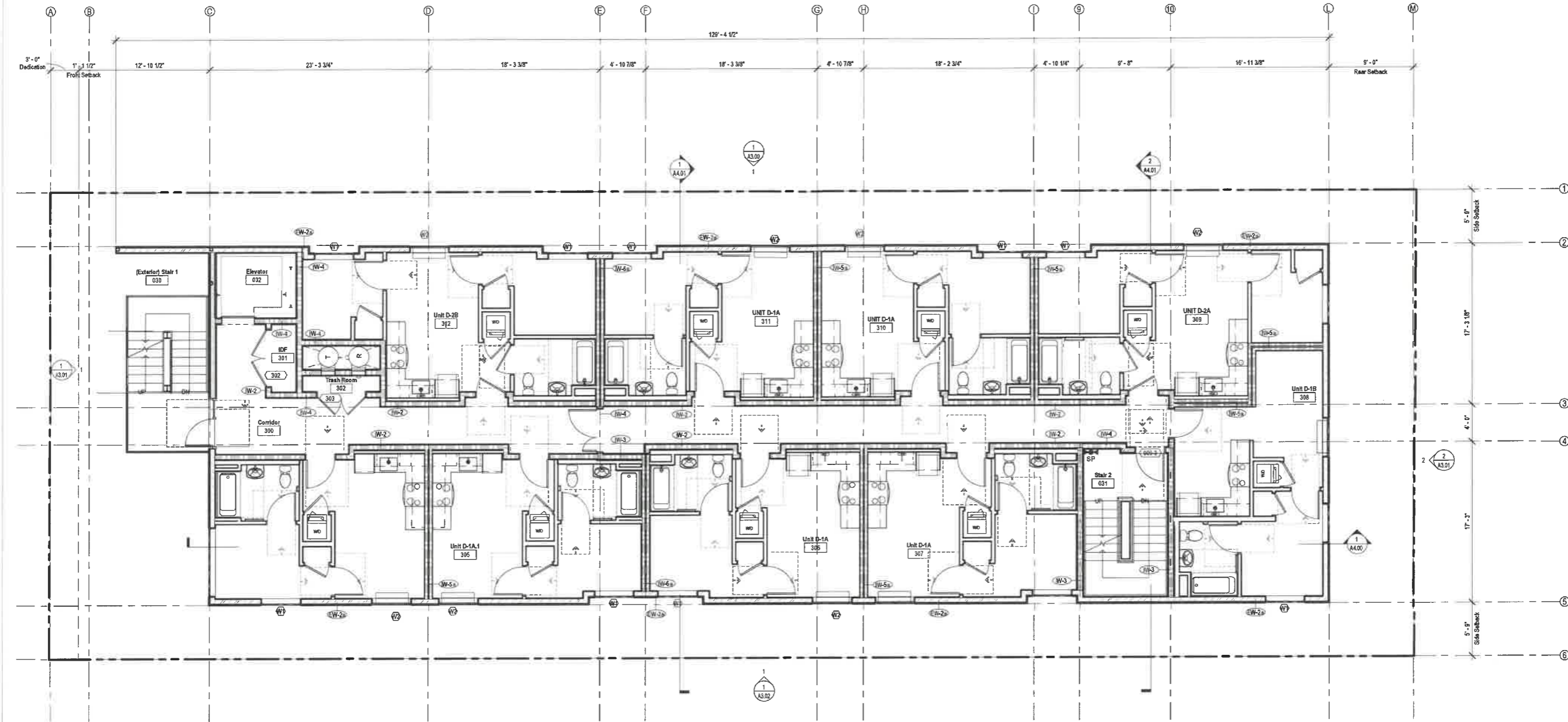
- Contractor to notify architect of any discrepancies prior to start of work.
- Reference specifications for product information and installation requirements.
- Verify all dimensions with structural drawings and specification regarding dimensional tolerances. Contractor to notify architect of any discrepancies.
- Accessibility requirements for private multifamily housing is subject to CBC 119A, FHA, and ADA.
- Covered dwelling units in compliance with CBC 1192A.
- Elevator building requires all units, including ground-floor units, to be accessible, adaptable, and on an accessible route complying with CBC 1104A and 1105A.
- An elevator capable of accommodating an ambulance stretcher or gurney is required and shall be identified with the international symbol for emergency medical services (Star of Life) signage complying with section 3002.4 of the California Building Code.
- Building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72.
- Buildings shall have approved radio coverage for emergency responders. See Los Angeles Fire Code Section 510 for more details.
- All paneling materials on walls of Corridors, Lobby, and Exit Enclosures shall have a minimum Class C flame spread and smoke-development index.

Wall Types - Fire Rating Legend (See Also A9.01-A9.05)

	0-Hour Fire-Rated Wall
	1-Hour Fire Partition / Fire Barrier
	1-Hour Fire Partition (Unit Demising Wall)
	1-Hour Fire-Rated Exterior Wall
	2-Hour Fire Barrier
	2-Hour Fire Barrier (Horizontal Exit, Unit Demising Wall)
	2-Hour Fire-Rated Exterior Wall



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1 3/16" = 1'-0" L03

OO Plan Legend

- Standpipe SP
- Fire Department Connection FDC
- Fire Extinguisher FE
- Knock Box KB

General Notes - Plan

1. Contractor to notify architect of any discrepancies prior to start of work.
2. Reference specifications for product information and installation requirements.
3. Verify all dimensions with structural drawings and specification regarding dimensional tolerances. Contractor to notify architect of any discrepancies.
4. Accessibility requirements for private multifamily housing is subject to CBC 11A, FHA, and ADA.
5. Covered dwelling units in compliance with CBC 1102A.
6. Elevator building requires all units, including ground-floor units, to be accessible, adaptable, and on an accessible route complying with CBC 1104A and 1106A.
7. An elevator capable of accommodating an ambulance stretcher or gurney is required and shall be identified with the International symbol for emergency medical services (Star of Life) signage complying with section 3002.4 of the California Building Code.
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- 1-Hour Fire-Rated Exterior Wall
- 2-Hour Fire Barrier
- 2-Hour Fire Barrier (Horizontal Exit, Unit Demising Wall)
- 2-Hour Fire-Rated Exterior Wall

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4	25.08.18	Civil Planning Rev 01
5	25.08.18	AHREF/PZA Rev 03
7	25.09.16	Civil Planning Rev 02
8	25.09.19	PZA Rev 04

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