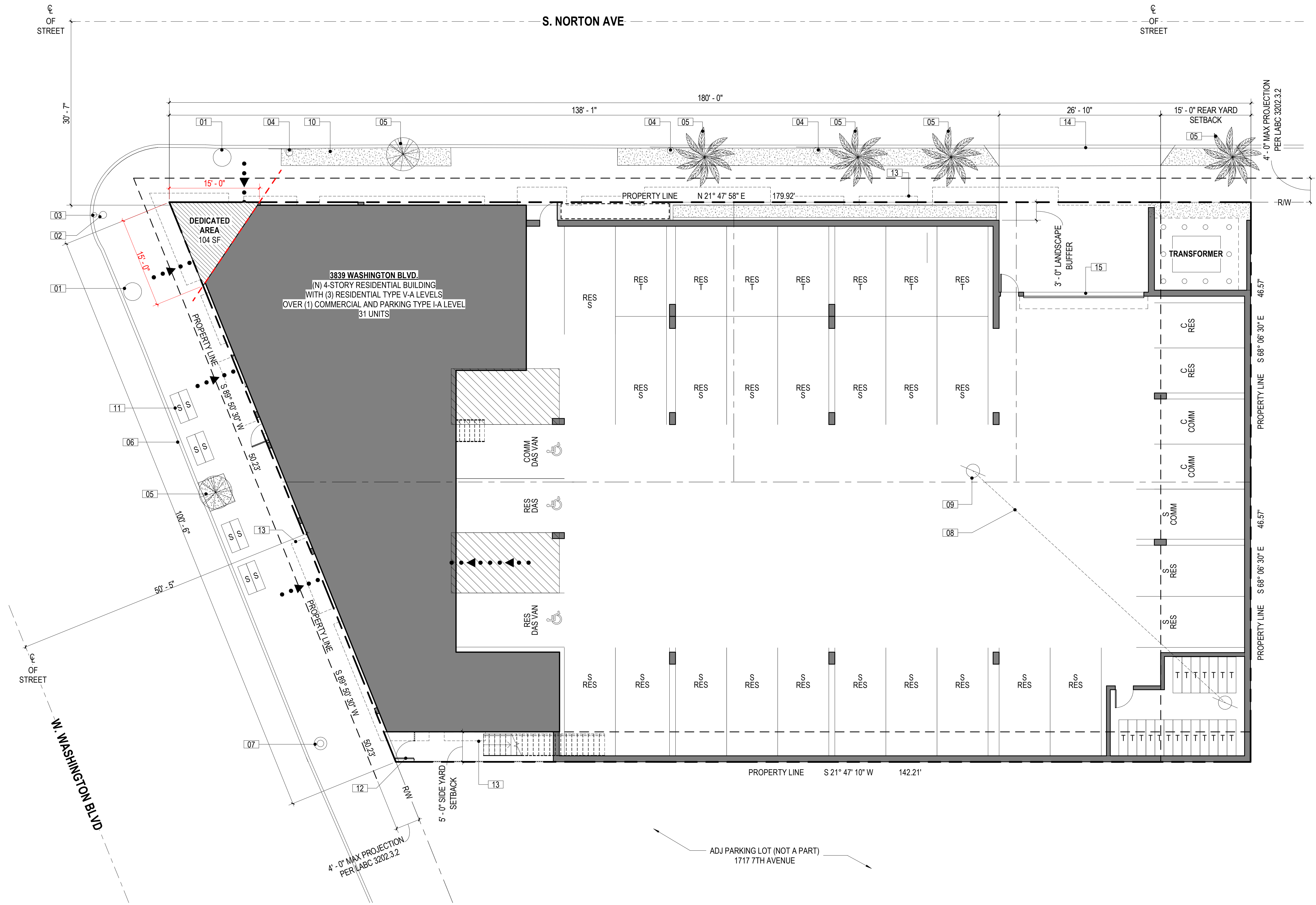
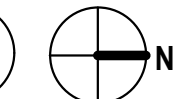




SITE PLAN
1/8" = 1'-0"

5



NOTES

- 01 (E) STORM DRAIN MANHOLE
- 02 (E) UTILITY VAULT
- 03 (E) LIGHT POLE
- 04 (E) SIGN
- 05 (E) TREE LOCATION
- 06 (E) CONCRETE CURB AND GUTTER
- 07 (E) TRAFFIC SIGNAL POST
- 08 (E) OVERHEAD POWER LINE TO BE RELOCATED
- 09 (E) POWER POLE TO BE RELOCATED
- 10 (E) PLANTER AREA
- 11 SHORT-TERM BIKE PARKING (TOTAL OF 8)
- 12 STEEL FENCE AND GATE
- 13 LINE OF BUILDING ABOVE
- 14 DRIVEWAY / PARKING ENTRY LOCATION, (E) CURB CUT TO BE WIDENED
- 15 ALUMINUM ROLL UP GARAGE GATE

MAXIMUM DENSITY

LOT AREA: 15,003 SF
R3 RESIDENTIAL DENSITY PER WEST ADAMS CPIO
R3 DENSITY = 1 UNIT / 800 SF OF LOT AREA
15,003 / 800 = 18.75 UNITS
ROUND UP PER TOC GUIDELINES = 19 UNITS BASE
DENSITY INCENTIVE PER TOC TIER 2 = 60%
19 UNITS x 1.6 = 30.4 UNITS
ROUND UP PER TOC GUIDELINES = 31 TOTAL UNITS

PROPOSED FLOOR AREA

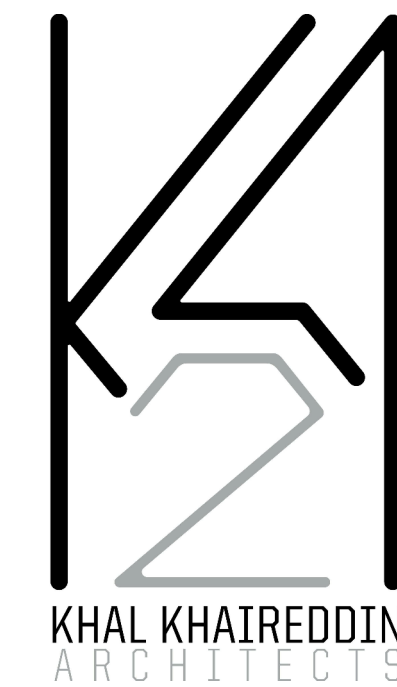
BUILDABLE SITE AREA: 15,003 SF
1.5 MAXIMUM FAR PER WEST ADAMS CPIO
15,003 SF x 1.5 = 22,504.5 SF
45% INCREASE WITH TOC INCENTIVE
22,504.5 SF x 1.45 = 32,631 SF
MAXIMUM FLOOR AREA = 32,631 SF

SHEET NOTES

- ALL DIMENSIONS ARE TO FOS OR FOM UNO.
- SEE SHEETS G040-G042 FOR TYPICAL ACCESSIBILITY REQUIREMENTS.
- ALL DIMENSIONS INDICATED AS "CLR" ARE FROM FINISH TO FINISH.
- PROVIDE EXPANSION JOINTS AT ALL POINTS OF CONTACT BETWEEN SLAB AND VERTICAL SURFACES.
- CONTROL JOINTS OR CONSTRUCTION JOINTS SHALL DIVIDE THE SLAB ON GRADE INTO SECTIONS WITH AREAS NOT EXCEEDING 400SF (20' X 20') WITHOUT RE-ENTRANT CORNERS AND LENGTH TO WIDTH RATIO NOT EXCEEDING 1 1/2:1. ADDITIONAL CONTROL OR CONSTRUCTION JOINTS SHALL BE PLACED AT RE-ENTRANT CORNERS.

LEGEND

•••• ACCESSIBLE PATH OF TRAVEL



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LOS ANGELES, CA 90016
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SUBMITTAL:
**ENTITLEMENT
PACKAGE**
JOB NUMBER:
18015
DATE:
6/7/19
REVISIONS:

SHEET NUMBER:
A000
REVISED 1:55:30 PM