

PROJECT DESCRIPTION

6-story apartment building (84'-0") with 60 dwelling units.
 Parking is provided on two subterranean levels and one ground level.

PROPERTY INFORMATION

SITE ADDRESS: 1314-1320 W. Court Street, Los Angeles CA 90026
 215 N. Toluca St, Los Angeles, CA 90026

APN's: 5160-011-015, 5160-011-016, 5160-011-017

LEGAL DESCRIPTION: LOTS 18, 19, 20 IN BLOCK 11 OF LOS ANGELES IMPROVEMENT COMPANY'S SUBDIVISION OF PART OF LOTS 7 AND 8 IN BLOCK 39 OF HANCOCK'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING AND BEING MORE THAN 200 FEET BELOW THE RESPECTIVE PRESENT OWNERSHIP OF SUCH ONE-HALF INTEREST IN AND TO SUCH OIL, GAS AND MINERALS AND THE RIGHT TO EXTRACT THE SAME DOES NOT INCLUDE AND SHALL NOT BE CONSTRUED TO INCLUDE ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, STORAGE, OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS, AS EXCEPTED AND RESERVED BY DEED RECORDED APRIL 5, 1960, AS INSTRUMENT NO. 1899, OFFICIAL RECORDS.

ZONE: R4 (CW) - 75/3-0 (CCW Specific Plan Map #2)

PROJECT DATA

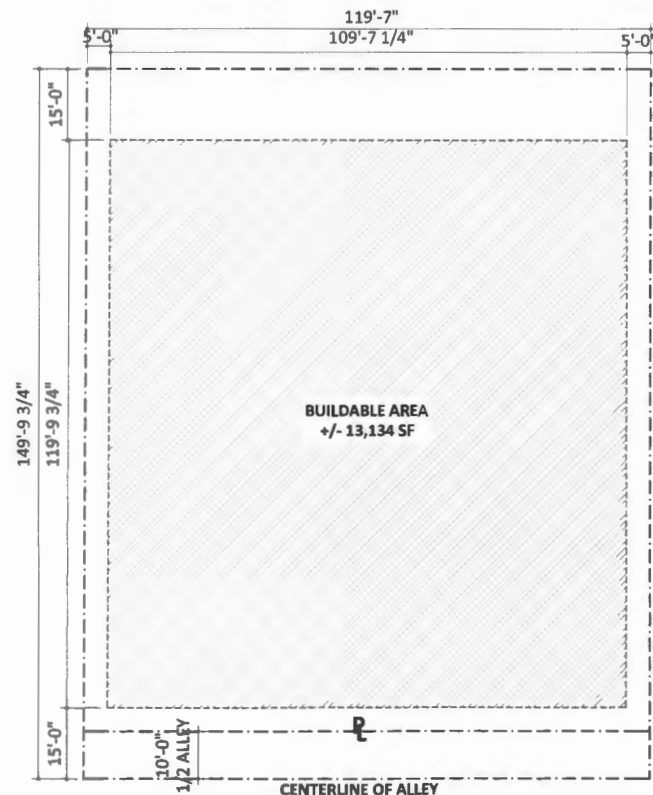
AREA
LOT AREA: 16,741 SF (pre-dedication per ZIMAS)
 17,925 (pre-dedication, half alley)
 15,109 SF (post-dedication: 8' on Court, 5' on Toluca.)

BUILDABLE AREA: 13,134 SF (pre dedication, and with min. setbacks)

FLOOR AREA
 Permitted: 53,192 SF (3:1 FAR w/ density bonus=4.05:1 FAR)
 Proposed: 51,223 SF residential (3.90:1 FAR)

DENSITY (per LAMC 12.11.5 C.4.)
 Permitted: 44 dwelling units + 16 dwelling units (35% density bonus)
 Proposed: 60 dwelling units
 Height Limit: 86'-0" (75' + 11")
 Proposed Height: 84'-0"

Zone Setbacks	Required Setbacks	Provided:
Front Yard	15'-0"	15'-0"
Side Yard (East)	9'-0"	9'-0"
Side Yard (West)	9'-0"	9'-0"
Rear Yard	18'-0"	18'-0"



UNIT DATA

UNIT TYPE	QUANTITY	NSF (FAR)	TOTAL NSF (FAR)	%
A1 (1 Bedroom)	36	518 NSF	18,648 NSF	46%
A2 (1 Bedroom)	1	662 NSF	662 NSF	1%
A3 (1 Bedroom)	1	576 NSF	576 NSF	1%
A4 (1 Bedroom)	1	541 NSF	541 NSF	1%
A5 (1 Bedroom)	1	638 NSF	638 NSF	1%
B1 (2 Bedroom)	8	987 NSF	7,896 NSF	19%
B2 (2 Bedroom)	8	987 NSF	7,896 NSF	19%
PH1 (2 Bedroom)	2	1,087 NSF	2,174	5.5%
PH2 (2 Bedroom)	2	1,087 NSF	2,174	5.5%

TOTAL UNIT NSF 60 **41,205 NSF** **100%**
 41,205 / 60 = 686 NSF / unit avg.

UNIT MIX SUMMARY

A (1 Bedroom)	40	526 Avg NSF	21,065 NSF	51%
B (2 Bedroom)	16	987 NSF	15,792 NSF	38%
PH Units (2 Bedroom)	4	1,087 NSF	4,348	11%

TOTAL UNIT NSF 60 **41,205 NSF** **100%**

BALCONIES (60 units)

A1 (1 Bedroom)	36	32 NSF	50 GSF, TYP	1184 NSF	49%
A2-4 (1 Bedroom)	4	32 NSF	50 GSF	32 NSF	1
B1 (2 Bedroom)	8	100 NSF	100 GSF, TYP	400 NSF*	17%
B2 (2 Bedroom)	8	100 NSF		800 NSF	33%
PH1 (2 Bedroom)	2	0 NSF		0 NSF	0%
PH2 (2 Bedroom)	2	0 NSF		0 NSF	0%

TOTAL BALCONY NSF 60 **2,416 NSF** **100%**

*Rooftop terraces, corner balconies, overhanging balconies not counted per ZA 2007-3430 (ZAI)

TOTAL FAR :

UNIT NSF	41,205 NSF
BALCONIES	2,416 NSF
COMMON FLOOR AREAS	7,602 NSF
TOTAL RESIDENTIAL	51,223 NSF or 3.90 FAR
TOTAL BUILDING GSF	91,442 GSF

DEFINITIONS:

- BUILDING GROSS AREA (GSF) IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES EXTERIOR CORRIDORS, CIRCULATION, MECHANICAL SHAFTS, AND BALCONIES.
- ZONING CODE FLOOR AREA DEFINITION IS MEASURED FROM WITHIN THE EXTERIOR WALLS OF THE BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATED EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS, RAMPS... AND BASEMENT STORAGE AREAS.
- PER ZONING CODE DEFINITION, PORTIONS OF BALCONY AREAS CANTILEVERING LESS THAN 5' ARE OMITTED IN THE FLOOR AREA CALCULATION. (1 BEDROOM BALCONIES FOR THIS CALCULATION IS CALCULATED AT 32 SF AND 2 BEDROOM IS CALCULATED AT 100 SF)

PARKING SUMMARY

Required Automobile Parking Space(Per AB-744 (2015) / Temple-Douglas)

Dwelling Units	Requirement	Parking Spaces
40 - 1BR	.5 space per bedroom	20.0
20 - 2BR	.5 space per bedroom	20.0

Total Required Parking **40 Required Parking Spaces**

Provided Automobile Parking Spaces	Parking Stalls Types
11 spaces Level L1	5 standard / 3 HC / 3 compact
22 spaces Subterranean Level B1	11 standard / 8 compact / 3 tandem
40 spaces Subterranean Level B2	23 standard / 2 compact / 15 tandem
73 spaces Total	42 standard / 13 compact / 18 tandem

Required/Provided Bicycle Parking Stalls	Spaces
Guest Units (per LAMC 12.21 A.16.(a)(2))	
60 units 1 long-term stall per dwelling unit	60 long-term
60 units 1 short-term stall per 20 dwelling units	6 short-term
Total	66 bicycle stalls provided

OPEN SPACE

Common Open Space Required			
1 Bedroom	40 units	x	100 SF
2 Bedroom	20 units	x	125 SF
Total Open Space Required			6,500 SF

Common Open Space Requirement 60 units x 100 SF **6,000 SF**

Common Open Space Provided			
Community Room	1	x	1049 SF
Front Yard (50% less driveway)	1	x	861 SF
Rear Yard (50% less driveway)	1	x	459 SF
Roof Deck	1	x	3632 SF

Common Open Space **6,001 SF**

Private Open Space			
Private balconies**	16	x	100 SF (50 SF Counted)
Private rooftop terrace**	4	x	396 SF (50 SF Counted)

TOTAL OPEN SPACE PROVIDED **7,001 SF**

- * = community room can only attribute 25% max of common open space requirement
- ** = balconies are limited to 50 sf per open space requirements

ADDITIONAL OTHER OPEN SPACE (not counted for purposes of required open space per LAMC 12.21g)

40 1-unit balconies @ 50sf	= 2,000 SF
16 2-unit balconies difference @ 50 sf	= 800 SF
4 units @396 sf	= 1,584 SF
TOTAL OTHER OPEN SPACE	= 4,384 SF

