

NEW 5-STORY 29-UNIT APARTMENT BUILDING
4-LEVEL TYPE V-A RESIDENTIAL BUILDING (INCLUDING ROOF-TOP OPEN SPACE) OVER TYPE I-A STREET LEVEL RESIDENTIAL
OVER 2-LEVEL SUBTERRANEAN PARKING LEVEL TYPE I-A FULLY SPRINKLERED
REQUEST BASED ON SECTION 12.24 U.26 OF THE LAMC DENSITY BONUS CONDITIONAL USE PERMIT AND AB 2345
PROJECT ADDRESS: 8521 HORNER STREET, LOS ANGELES, CA 90035
DEVELOPER: HORNER PROPERTY LLC

1040 MAYBROOK DRIVE, BEVERLY HILLS, CA 90210
 ARCHITECT: BABAK BARDI CHAHARMAHALI, AIA
 11022 SANTA MONICA BLVD, SUITE 200, LOS ANGELES, CA 90025 TEL:310.430.5565 FAX:310.427.7446



PROJECT DESCRIPTION

A NEW 5-STORY, 29 UNIT MULTI-FAMILY BUILDING WITH 2-LEVEL SUBTERRANEAN PARKING
 TYPE V-A OVER TYPE I-A FULLY SPRINKLERED NFPA-13 PER LAMC SEC 12.24.U.26 DENSITY BONUS
 CONDITIONAL USE PERMIT
 LEGAL DESCRIPTION
 LOT 194 OF TRACT MAP NO. 7385, RECORDED IN BOOK 81 OF MAPS, PAGES 72 TO 73 OF THE LOS ANGELES COUNTY OFFICIAL RECORDS.
 REQUESTED ENTITLEMENTS
 THREE (3) ON MENU DENSITY BONUS PER LAMC SEC 12.22.A.25 INCENTIVES INCLUDING:
 11- FEET HEIGHT INCREASE
 20% EASTERLY SIDE YARD REDUCTION
 ADDITIONAL 35% INCREASE IN ALLOWABLE FLOOR AREA
 LOT AREA 9,800.0
 ZONING [Q]R3-1-0
 RESIDENTIAL DENSITY LOT AREA FOR DENSITY 9,800.0
 DENSITY RATIO FOR [Q]R3-1-0 1 DU/800 SF
 BASE DENSITY: 9,800/800 = 12.25
 BASE DENSITY (ROUND UP) 13
 120% REQUESTED DENSITY BONUS (PURSUANT TO L.A.M.C. 12.24.U.26): 13 X 2.2 = 28.6
 11% VERY LOW INCOME UNITS FOR A 35% DENSITY INCREASE, FOR EVERY ADDITIONAL 1% SET ASIDE OF VERY LOW INCOME UNITS, THE PROJECT IS GRANTED AN ADDITIONAL 2.5% DENSITY INCREASE
 120-35=85% (REQUESTED INCREASE IN DENSITY OVER 35%) PER 12.24.U.26
 85% - 34% (REQUIRED ADDITIONAL V.L.I. SET ASIDE UNITS OVER 11%) PER 12.24.U.26
 34-11=23% (REQUIRED SET ASIDE FOR V.L.I. UNITS) PER 12.24.U.26
 TOTAL PROVIDED SET ASIDE AND MARKET RATE UNITS:
 PROPOSED PERCENTAGE OF V.L.I. SET ASIDE UNIT 46%-45%(REQUIRED)
 PROPOSED MARKET RATE UNITS 6
 PROPOSED RESIDENTIAL UNIT MIX 23
 SINGLE (STUDIO) UNITS: 7
 ONE BED ROOM UNITS: 19
 TWO BED ROOM UNITS: 2
 THREE BED ROOM UNITS: 29
 TOTAL FLOOR AREA & FAR (ZONING)
 BUILDABLE AREA FOR [Q]R3-1-0 6,238.3 SF
 ALLOWABLE AREA PER [Q]R3-1-0 3.0:1
 ALLOWABLE AREA PER [Q]R3-1-0 6,238.3X3= 18,714.9 SF
 MAX SQUARE FOOTAGE(35% INCREASE IN ALLOWABLE FAR): 18,714.9 X 1.35 = 25,265
 TOTAL PROVIDED FLOOR AREA (SEE A0.2A AND A0.2B) 24,676
 PERCENTAGE OF ADDITIONAL REQUIRED IN FAR 32%
 HEIGHT / STORIES
 MAX HEIGHT / STORIES PER [Q]R3-1-0 45- FEET / NO LIMIT
 MAX HEIGHT W/ 11 FEET INCREASE BONUS: 45 + 11 = 56- FEET / NO LIMIT
 PROPOSED HEIGHT 55- FEET / 5- STORIES

AUTO PARKING

RESIDENTIAL REQUIRED PER AB 2345
 0.5 SPACE PER DWELLING UNIT (29X.5=14.5) 15
 A.D.U. UNIT(PROJECT CLOSE TO THE MAJOR TRANSIT STOP) NOT REQUIRED
 TOTAL PARKING REQUIRED (NON TANDEM/NON COMPACT) 15

TOTAL PARKING PROVIDED	ACCESSIBLE	STANDARD	COMPACT
BASEMENT LEVEL-1	3	2	4
BASEMENT LEVEL-2	-	11	10
TOTAL	3	13	14

TOTAL PARKING PROVIDED 30
 EV PARKING REQUIREMENT (30%) 9
 EVCS (FULL INSTALL) (10%) 3
 EVSE (FUTURE INSTALL) 6

BIKE PARKING
 RES LONG-TERM REQUIRED: (25/1)/(4/1.5)=27.67 28
 RES SHORT-TERM REQUIRED: 29/10 = 2.9 = 3 3
 RESIDENTIAL LONG-TERM PROVIDED 28
 RESIDENTIAL SHORT-TERM PROVIDED 3
 TOTAL BIKE PARKING REQUIRED 31

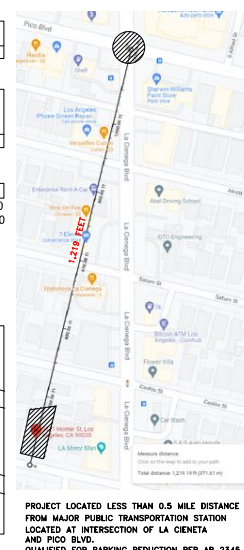
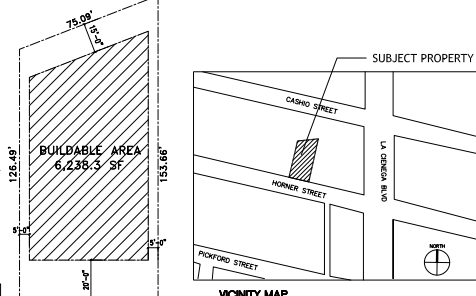
SETBACKS	REQUIRED	PROVIDED
FRONT	20 FEET (PER [Q] CONDITION)	20 FEET
EASTERLY SIDE	8X0.8=6.4 FEET (20% INCENTIVE REDUCTION)	6.4 FEET
WESTERLY SIDE	8 FEET	8 FEET
REAR	15 FEET	15 FEET

BUILDABLE AREA DIAGRAM

OPEN SPACE
 100 SQ.FT. REQUIREMENT PER DWELLING UNIT PER [Q] CONDITION
 OPEN SPACE REQUIREMENT PER UNIT MIX:
 ONE SINGLE (STUDIO) UNIT: 1 X 100 100
 ONE BED ROOM UNITS: 19 X 100 1,900
 TWO BED ROOM UNITS: 7 X 100 700
 THREE BED ROOM UNITS: 2 X 100 200
 [TOTAL REQUIRED OPEN SPACE 2,900

PROVIDED OPEN SPACE AREA: (SEE A0.2C)

OPEN SPACE PROVIDED AT REAR YARD: 1,238
 COUNTED AREA FROM RECREATION ROOM PROVIDED AT 1ST FLOOR 2,900 X 25%=725
 TOTAL PROVIDED COMMON OPEN SPACE: 1,963 SF
 50% OF REQUIRED OPEN SPACE: 50% X 2,900 = 1,450
 COMMON OPEN SPACE > 50% OF REQUIRED? (1,963 > 1,450) YES
 PRIVATE OPEN SPACE: 600 SF INCLUDING:
 PRIVATE BALCONY AT UNIT 204,304,404,504 (50 SF EACH) 200
 PRIVATE BALCONY AT UNIT 205,305,405,505 (50 SF EACH) 200
 PRIVATE BALCONY AT UNIT 401,402,501,502 (50 SF EACH) 200
 TOTAL PROVIDED PRIVATE OPEN SPACE 600
 5X70' (FRONT YARD OPEN SPACE CREDIT GRANTED BY [Q] CONDITION): 350
 TOTAL PROVIDED COMMON AND PRIVATE OPEN SPACE 1,963+600+350=2,913 SF
 TOTAL OPEN SPACE PROVIDED 2,913 SF
 REQUIRED LANDSCAPE: 25% X 1,138 (REAR SIDE YARD OPEN SPACE) 310
 PROVIDED LANDSCAPE 320
 REQUIRED # OF TREES: 29 DU / 4 TREES 8
 TREES PROVIDED 8 (SEE SITE PLAN)



LIST OF ARCHITECTURAL DRAWINGS

A0.0	COVER PAGE
A0.1	CONDITIONS OF APPROVAL
A0.1A-A0.1B	BUILDING DEPARTMENT /FIRE DEPARTMENT NOTES
A0.1C-A0.1D	BUILDING CODE ANALYSIS
A0.2	SOILS REPORT APPROVAL
A0.2A	GENERAL NOTES
A0.3A-A0.3B-A0.3C-A0.3D-A0.3E	ACCESSIBILITY DETAILS
A0.4	ELEVATOR NOTES
A0.4A	ACCESSIBILITY DETAILS
A0.4B	ACCESSIBILITY DETAILS
A0.4C	ACCESSIBILITY DETAILS
A0.5A	RESIDENTIAL ACCESSIBILITY NOTES
A0.5B	RESIDENTIAL ACCESSIBILITY NOTES
A0.5C	RESIDENTIAL ACCESSIBILITY NOTES
A0.5D	RESIDENTIAL ACCESSIBILITY NOTES
A0.5E	RESIDENTIAL ACCESSIBILITY NOTES
A0.5F	RESIDENTIAL ACCESSIBILITY NOTES
A0.6	GREEN NOTES
A0.7	SOUND RATING REQUIREMENTS
A1.0	SURVEY
A1.1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SUB. PARKING
A2.3	2ND,3RD,4TH FLOOR PLAN
A2.4	5TH FLOOR PLAN
A2.5	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS
A4.2	SECTIONS
A5.0	DOORS/WINDOWS SCHEDULE
A6.0	NOT USED
A7.1	ARCHITECTURAL DETAILS
A7.2	ARCHITECTURAL DETAILS
A7.3	ARCHITECTURAL DETAILS
A7.4	ARCHITECTURAL DETAILS
A7.5	ARCHITECTURAL DETAILS
A7.6	ARCHITECTURAL DETAILS
A7.7	ARCHITECTURAL DETAILS

NEW 5-STORY 29- UNIT RESIDENTIAL BUILDING
 PROJECT ADDRESS: 8521 HORNER STREET, LOS ANGELES, CA 90035
 DEVELOPER: HORNER PROPERTY LLC
 1040 MAYBROOK DRIVE, BEVERLY HILLS, CA 90210

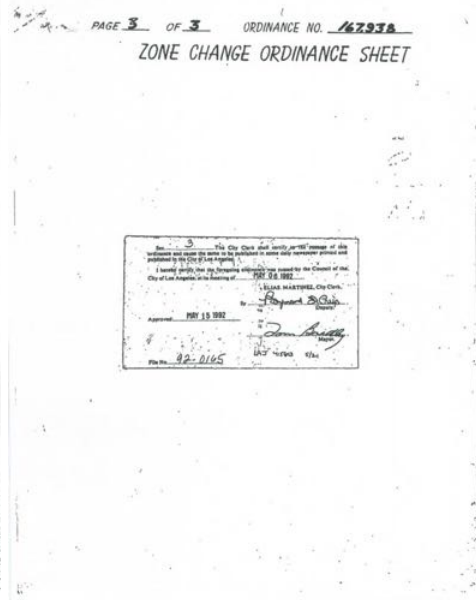
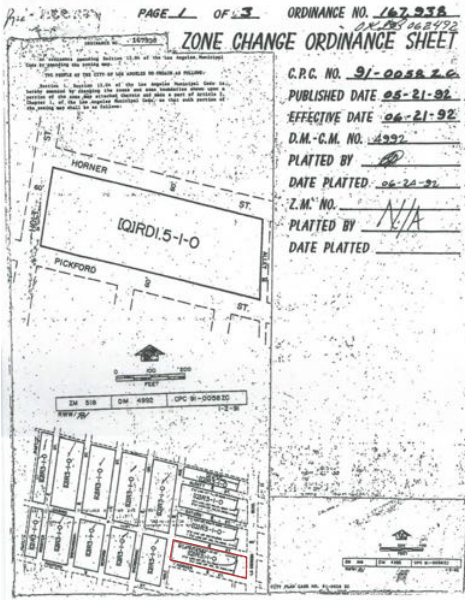
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 PROJECT NUMBER 21-12

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CALIFORNIA DEVELOPMENT & DESIGN INC.
 PRINCIPAL: BABAK BARDI CHAHARMAHALI, AIA (REGISTERED ARCHITECT)
 CALIFORNIA LIC.#28450, OKLAHOMA LIC.#A576, TEXAS LIC.#26090
 11022 SANTA MONICA BLVD, #200, LOS ANGELES, CA 90025
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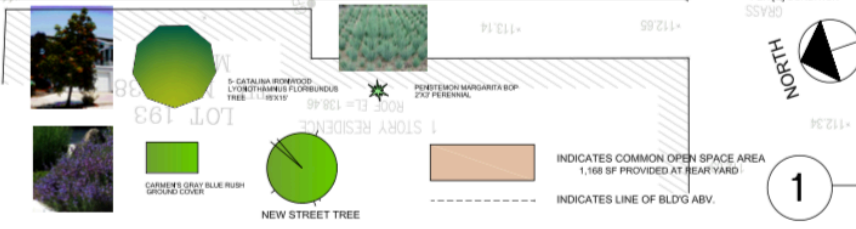
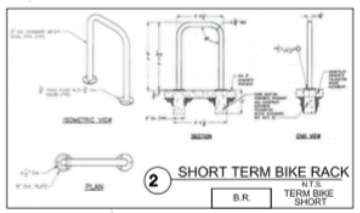
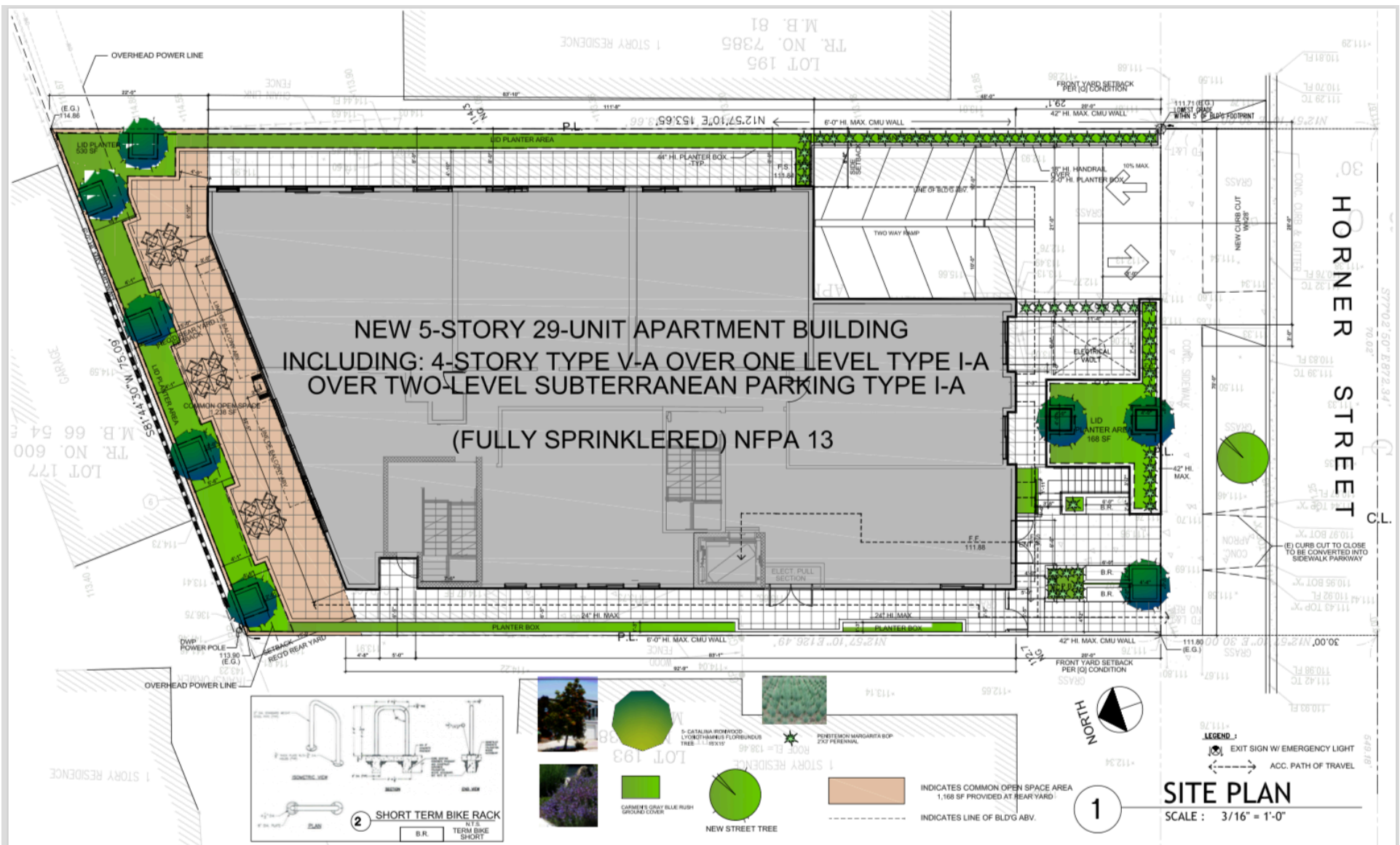


ALLOWABLE HEIGHT PER [Q] CONDITION=45 FEET WITH 10 FEET FRONT EXTERIOR WALL REQUIRED STEP BACK ABOVE 30 FEET HEIGHT PROVIDED HEIGHT: 56' BY APPLYING 11 FEET DENSITY BONUS INCENTIVE (SEE A3.2 & A3.3) THAT ALSO SHOWS THE REQUIRED STEP BACK ABOVE 30 FEET HEIGHT	
OPEN SPACE: 100 SQ. FT. REQUIRED PER DWELLING UNIT PER [Q] CONDITION OPEN SPACE REQUIRED	
ONE SINGLE (STUDIO) UNIT: 1 X 100	100
ONE BED ROOM UNITS: 19 X 100	1,900
TWO BED ROOM UNITS: 7 X 100	700
THREE BED ROOM UNITS: 2 X 100	200
TOTAL REQUIRED OPEN SPACE	2,900
5X70' (FRONT YARD OPEN SPACE CREDIT GRANTED BY [Q] CONDITION):	350
PRIVATE OPEN SPACE:	1,050 SF INCLUDING:
PRIVATE BALCONY AT UNIT 204, 304, 404, 504 (50 SF EACH)	200
PRIVATE BALCONY AT UNIT 205, 305, 405, 505 (50 SF EACH)	200
PRIVATE BALCONY AT UNIT 401, 402, 501, 502 (50 SF EACH)	200
TOTAL PROVIDED PRIVATE OPEN SPACE	600
OPEN SPACE PROVIDED AT REAR YARD: COUNTED AREA FROM RECREATION ROOM PROVIDED AT 1ST FLOOR	1,238 2,900 X 25%=725
TOTAL PROVIDED COMMON OPEN SPACE:	1,963 SF
50% OF REQUIRED OPEN SPACE: 50% X 2,900 =	1,450
COMMON OPEN SPACE > 50% OF REQUIRED? (1,963 > 1,450)	YES
TOTAL PROVIDED COMMON AND PRIVATE OPEN SPACE	1,963+600=2,913 SF
TOTAL OPEN SPACE PROVIDED	2,913 SF

... WILL BE SUPERCEDED PER AB 2345

NEW 5-STORY 29- UNIT RESIDENTIAL BUILDING PROJECT ADDRESS: 8521 HORNER STREET, LOS ANGELES, CA 90035 DEVELOPER: HORNER PROPERTY LLC 1040 MAYBROOK DRIVE, BEVERLY HILLS, CA 90210	CONFORMITY STATEMENT: THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE ADDRESS WHICH THEY WERE PREPARED FOR AND PERMITTED BY THE BUILDING OFFICIALS AND EXPRESSLY LIMITED TO THIS PROJECT SCOPE OF WORK. REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED UNLESS THE US ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT (AWCPA) & CALIFORNIA ASSEMBLY AB 604, HOLDEN ARCHITECTS INC. 80604	REVISIONS <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">NO.</th> <th style="width:70%;">DESCRIPTION</th> <th style="width:10%;">BY</th> <th style="width:15%;">DATE</th> </tr> </thead> <tbody> <tr><td>Δ</td><td>---</td><td>---</td><td>---</td></tr> <tr><td>Δ</td><td>---</td><td>---</td><td>---</td></tr> <tr><td>Δ</td><td>---</td><td>---</td><td>---</td></tr> <tr><td>Δ</td><td>---</td><td>---</td><td>---</td></tr> <tr><td>Δ</td><td>---</td><td>---</td><td>---</td></tr> <tr><td>Δ</td><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	Δ	---	---	---	Δ	---	---	---	Δ	---	---	---	Δ	---	---	---	Δ	---	---	---	Δ	---	---	---			CALIFORNIA DEVELOPMENT & DESIGN INC. PRINCIPAL: BABAK BARATI (REGISTERED ARCHITECT) CALIFORNIA LIC.#C-34450, OKLAHOMA LIC.#A6376, TEXAS LIC.#26490 11222 SANTA MONICA BLVD., 8000, LOS ANGELES, CA 90025 TEL:310.430.5858 FAX:310.427.7444 EMAIL: INFO@CDDARCH.COM WWW.CDDARCH.COM	A0.1
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**NEW 5-STORY 29-UNIT APARTMENT BUILDING
INCLUDING: 4-STORY TYPE V-A OVER ONE LEVEL TYPE I-A
OVER TWO-LEVEL SUBTERRANEAN PARKING TYPE I-A
(FULLY SPRINKLERED) NFPA 13**



LEGEND:
 EXIT SIGN W/ EMERGENCY LIGHT
 ACC. PATH OF TRAVEL

SITE PLAN
 SCALE: 3/16" = 1'-0"

NEW 5-STORY 29- UNIT RESIDENTIAL BUILDING
 PROJECT ADDRESS: 8521 HORNER STREET, LOS ANGELES, CA 90035
 DEVELOPER: HORNER PROPERTY LLC
 1040 MAYBROOK DRIVE, BEVERLY HILLS, CA 90210

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CALIFORNIA DEVELOPMENT & DESIGN INC.
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SITE PLAN
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