GB071615-4
9218-28 National Blvd. Small Lot Subdivision
NATIONAL BLVD SLS
FIRST LEVEL FLOOR PLANS
SMALL LOT SUBDIVISION GUIDELINE CONFORMANCE

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Per small lot guidelines, project height is at least 1/4 the width of open street space.

Shade trees are placed at street level to add increased definition and visual interest.

These standards have been taken from the official 2012 Small Lot Guidelines.
GB071615-5
2512 S. Robertson Blvd. Cell Tower
Wireless Facility Proposal
-Hillsboro-

2512 South Robertson Blvd.
Neighborhood Meeting
Thank you for attending
Why is this being proposed?

• Gap in signal coverage and network capacity
• A new site is needed to address these issues
Propagation Maps
Facility Design
Proposed Design

• Monopine at 54’
Photosimulations
Feasible Alternative Design Options
• Monoeucalyptus
Other Design Options

• Bare Monopole (No longer allowed by city)

• Monopalm

• Clocktower (Not Feasible)
Bare Monopole
Clock Tower
Other Considerations

- Setback issues
- Structural issues
- Leasing issues
GB071615-6
8664 W. Whitworth Dr. Apartment Building
PROJECT SUMMARY
8664 W WHITWORTH DR. LOS ANGELES, CA 90035

PROPOSED: 5 STORY 7 UNIT OVER SUBTERRANEAN GARAGE

1.) LEGAL DESCRIPTION
Lot/Parcel Area (Calculated) 6,614.8 (sq ft)
Lot Area w/o Dedication = 6,288 sq.ft
Thomas Brothers Grid
Assessor Parcel No. (APN): 4332019021
Tract TR 7171
Map Reference M.B 77-19
Block None
Lot 90

2.) FAR CALCULATION:
A. BY RIGHT: 3830 X 3 = 11,505 s.f.
B. BY DENSITY BONUS: 11,505 x 35% = 4,027 + 11,505 = 15,532 s.f.
TOTAL NET AREA: 1ST FLR:
2ND/3RD/4TH/5TH FLR:
2,396 SQ.FT

3.) DENSITY CALCULATION:
A. BY RIGHT: 6,288 s.f./800 = 7 UNIT
B. ALLOWED: 7 X 35% = 2.45 = 10 UNITS
C. PROPOSED UNIT: 7 UNITS

4.) RATIO OF V.L.I V.S MARKET RATE
A. # OF INCENTIVES = 2
1.) FAR INCREASE BY 35%
2.) HEIGHT 11 feet

5.) NO. OF V.L.I UNITS
7 x 11½ = 0.77 = 1 UNIT V.L.I

6.) PARKING
A. NO. OF PARKING REQUIRED:
RESIDENTIAL:
6 x 2=12+1= 13 SPACES + 2 GUEST = 15 SPACES
B. NO. OF SPACES PROVIDED:
7 STD = 7 COMPACT = 14 SPACES OK
15 x 10% =1 SPACE  BICYCLE CREDIT

7.) RATIO OF NO. OF BEDROOM:
3 x 3BEDRM = 3 UNITS
3 x 2BEDRM = 3 UNITS
1 x 1BEDRM = 1 UNITS
TOTAL = 7 UNITS

8.) OPEN SPACE CALCULATION:
A. REQUIRED: 7 (UNIT) X 100 SQ.FT = 700 SQ.FT
B. PROVIDED: REAR YARD = 567 SQ.FT,
OPEN SPACE & ROOF = 400 SQ.FT,
TOTAL PROVIDED OPEN SPACES = 465 SQ.FT + 400 ROOF TOP = 865 SQ. FT. > 700 SQ. FT

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