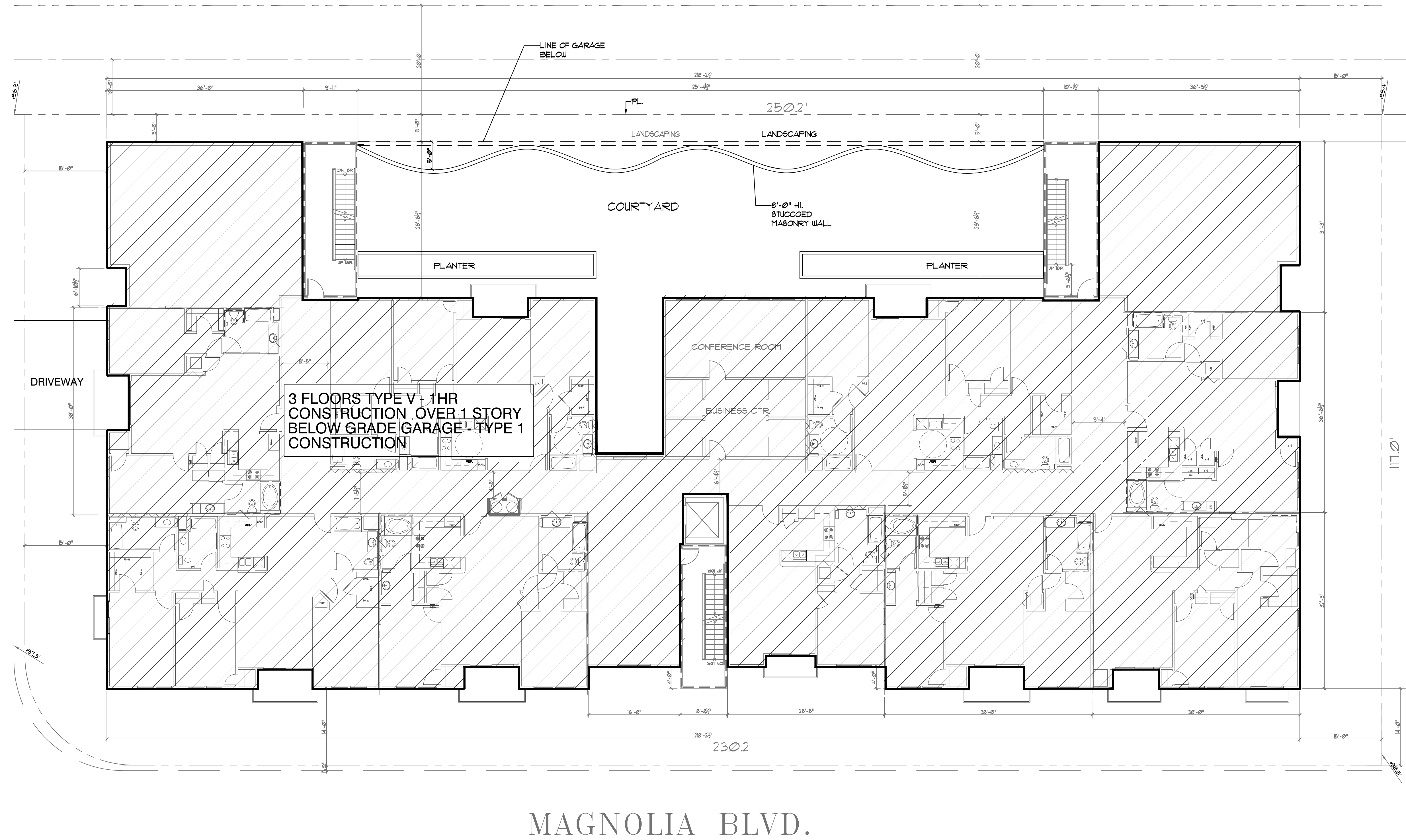


TYRONE



**SITE PLAN**  
SCALE 1"=10'



**SHEET INDEX**

| SHEET # | DESCRIPTION                                      |
|---------|--|
| A1.0    | SHEET INDEX, PROJECT INFO., SITE PLAN, RENDERING |
| A2.0    | OPEN SPACE ANALYSIS                              |
| A3.0    | PI PARKING PLAN                                  |
| A3.1    | 1ST FLOOR PLAN                                   |
| A3.2    | 2ND FLOOR PLAN                                   |
| A3.3    | 3RD FLOOR PLAN                                   |
| A4.0    | EXTERIOR ELEVATIONS                              |
| A4.1    | EXTERIOR ELEVATIONS & SECTIONS                   |
| A5.0    | UNIT PLANS                                       |
| A5.1    | UNIT PLANS                                       |

**PROJECT INFORMATION**

**PROJECT DESCRIPTION**  
NEW PRIVATELY FUNDED 24 UNIT APARTMENT PROJECT  
3 STORES TYPE V-A FULLY SPRINKLERED R-2 OCCUPANCY OVER ONE FLOOR TYPE I FULLY SPRINKLERED BELOW GRADE S-2 OCCUPANCY PARKING GARAGE  
PROJECT UTILIZES AFFORDABLE HOUSING INCENTIVES PER SECTION 12.22A 25 ADDRESS 14241 - 14261 MAGNOLIA BLVD, LOS ANGELES, CA  
BUILDING HEIGHT PER ZONING / GENERAL PLAN = 35'  
BUILDING HEIGHT PER BUILDING CODE = 50' PER TABLE 503 FOR TYPE V-A BUILDINGS.  
ZONE: (Q) R1.5  
ADDRESS: 14241 - 14261 MAGNOLIA BLVD, LOS ANGELES, CA

**BY RIGHT DENSITY**  
LOT AREA = 24,936 S.F. BEFORE DEDICATION.

**LEGAL DESCRIPTION**  
LOTS 19, 20, 21, 22 & 23 IN TRACT # 16243 AS RECORDED IN COUNTY OF L.A. MAP BOOK 391 PAGES 14 & 20. IN THE CITY OF LOS ANGELES, CO OF LOS ANGELES, CA  
APN: 2248021023, 2248021022, 2248021021, 2248021020, & 2248021019

**OPEN SPACE CALCULATIONS**

**OPEN SPACE REQUIRED:**  
4 UNITS WITH LESS THAN 3 HABITABLE ROOMS EACH @ 100 SF PER UNIT = 400 SF  
16 UNITS EQUAL TO 3 HABITABLE ROOMS EACH @ 125 SF PER UNIT = 2,000 S.F.  
4 UNITS GREATER THAN 3 HABITABLE ROOMS EACH @ 175 SF PER UNIT = 700 S.F.  
TOTAL OPEN SPACE REQUIRED = 2,800 SF

**OPEN SPACE PROVIDED:**  
PRIVATE OPEN SPACE = 21 UNITS @ 50 S.F. = 1,050 SF  
61M = 620 SF  
REAR YARD = 1,502 SF  
COURTYARD = 3,543 SF  
TOTAL OPEN SPACE PROVIDED = 6,515 SF

**UNIT SUMMARY**

| UNIT   | TYPE      | AREA W/O BALC.           | HABITABLE ROOMS | TOTAL COUNT | %     | PARKING REQ. | OPEN SPACE  |
|--------|-----------|--------------------------|-----------------|-------------|-------|--------------|-------------|
| A1     | 1 BEDROOM | 821 S.F.                 |                 | 3           |       | 3            | NOT COUNTED |
| A2     | 1 BEDROOM | 749 S.F.                 |                 | 1           | 13.8% | 1            | NOT COUNTED |
| B1     | 2 BEDROOM | 1,167 S.F.               |                 | 8           |       | 16           | 400 S.F.    |
| B2     | 2 BEDROOM | 1,118 S.F.               |                 | 3           | 62.0% | 6            | NOT COUNTED |
| C1     | 2 BEDROOM | 1,186 S.F.               |                 | 3           |       | 6            | 150 S.F.    |
| C2/C3  | 2 BEDROOM | 1,042 S.F.<br>1,099 S.F. |                 | 2           |       | 4            | 100 S.F.    |
| D1     | 3 BEDROOM | 1,554 S.F.               |                 | 3           | 24.1% | 6            | 150 S.F.    |
| D2     | 3 BEDROOM | 1,522 S.F.               |                 | 6           |       | 12           | 300 S.F.    |
| TOTALS |           |                          |                 | 29          |       | 54           | 1,050 S.F.  |

**PARKING TALLY**

| LEVEL            | STANDARD | COMPACT TANDEM | H/C | TOTAL COUNT |
|------------------|----------|----------------|-----|-------------|
| 1ST FLOOR GARAGE | 30       | 32             | 2   | 64          |
| TOTALS           | 30       | 32             | 2   | 64          |

**H/C STALLS REQUIRED**  
64 STALLS x 2% = 1.28 H/C STALLS (1 VAN)  
TOTAL H/C STALLS REQ. = 2 STALLS

**BICYCLE PARKING REQUIRED**  
24 UNITS x 1 EA. = 24 BIKE RACKS LONG TERM  
24 UNITS x 10% = 3 BIKE RACKS SHORT TERM  
TOTAL BIKE RACKS REQ. = 32 STALLS

**BICYCLE PARKING PROVIDED**  
PI PARKING = 30 BIKE RACKS INSIDE  
1ST FLOOR = 3 BIKE RACKS OUTSIDE  
TOTAL BIKE RACKS PROVIDED = 32 STALLS

**AREA SUMMARY**

| FLOOR      | TYPE I PARKING W/O SHAFTS | TYPE V-A RESIDENTIAL W/O SHAFTS | GARAGE SHAFTS | RES. SHAFTS |
|------------|---------------------------|---------------------------------|---------------|-------------|
| PI PARKING | 22,117.5 S.F.             |                                 | 340.5 S.F.    |             |
| 1ST FLOOR  |                           | 17,082 S.F.                     |               | 586 S.F.    |
| 2ND FLOOR  |                           | 15,643 S.F.                     |               | 586 S.F.    |
| 3RD FLOOR  |                           | 15,643 S.F.                     |               |             |
| TOTALS     | 22,117.5 S.F.             | 48,368 S.F.                     | 340.5 S.F.    | 1,172 S.F.  |

**FAR CALCULATIONS**

LOT AREA = 24,936 S.F.  
AREA OF HALF ALLEY = 2,502 S.F.  
AREA OF RESIDENTIAL BEFORE DEDICATION MINUS SETBACKS (236' x 97') = 22,842 S.F. x 3 = 68,676 S.F.

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HALE HONU APARTMENTS  
14241 MAGNOLIA BLVD., SHERMAN OAKS, CA  
FOR HORACE HEIDT ESTATES

PLANNING SUB.  
JAN. 5 2016

A1.0