

TYRONE



DEMO PLAN
SCALE NTS

SHEET INDEX

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PROJECT INFORMATION

PROJECT DESCRIPTION
NEW PRIVATELY FUNDED 21 UNIT APARTMENT PROJECT
ADDRESS: 14241 - 14261 MAGNOLIA BLVD., LOS ANGELES, CA
2 STORIES TYPE V-A FULLY SPRINKLERED R-2 OCCUPANCY OVER ONE FLOOR TYPE I FULLY SPRINKLERED S-2 OCCUPANCY PARKING GARAGE

ZONE: Existing (QR) Proposed (QR) D15-1
HEIGHT: (Q) CONDITION (ORDINANCE NO.) LIMITS HEIGHT TO 35'-0"
BUILDING HEIGHT PER ZONING / GENERAL PLAN: = 35'-0" MAX.
YARDS: FRONT (MAGNOLIA) REQUIRED & PROVIDED 15'-0"
FRONT (TYRONE) REQUIRED & PROVIDED 15'-0"
REAR (ALLEY) REQUIRED & PROVIDED 15'-0" (5'-0" PLUS 10'-0" ALLEY WIDTH)
REAR (EAST SIDE) REQUIRED & PROVIDED 15'-0"

BY RIGHT DENSITY
LOT AREA = APPROXIMATELY 32,482 INCLUDING 1/2 OF ALLEY (29,982 S.F. PLUS 2,500 S.F. = 32,482 S.F.)
TOTAL PERMITTED DENSITY = 21 UNITS

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:
2 UNITS WITH LESS THAN 3 HABITABLE ROOMS EACH @ 100 SF PER UNIT = 200 SF
19 UNITS EQUAL TO 3 HABITABLE ROOMS EACH @ 125 SF PER UNIT = 1,625 SF
6 UNITS GREATER THAN 3 HABITABLE ROOMS EACH @ 175 SF PER UNIT = 1,050 SF
TOTAL OPEN SPACE REQUIRED = 2,875 SF

OPEN SPACE PROVIDED:
PRIVATE OPEN SPACE = 11 UNITS @ 50 SF. = 550 SF
61M = 620 SF
COURTYARD = 3,402 SF
TOTAL OPEN SPACE PROVIDED = 4,572 SF

UNIT SUMMARY

UNIT	TYPE	AREA W/O BALC.	HABITABLE ROOMS	TOTAL COUNT	%	PARKING REQ.	OPEN SPACE
A1	1 BEDROOM	824 SF.	2	2	9.5%	2	NOT COUNTED
B1	2 BEDROOM	1,083 SF.	3	3	61.9%	4	150 SF.
B2	2 BEDROOM	1,128 SF.	3	2		3	NOT COUNTED
C1	2 BEDROOM	1,184 SF.	3	2		3	100 SF.
C2	2 BEDROOM	1,128 SF.	3	2		3	100 SF.
C3	2 BEDROOM	1,110 SF.	3	4	28.5%	6	200 SF.
D	3 BEDROOM	1,542 SF.	4	4		8	NOT COUNTED
E	3 BEDROOM	1,642 SF.	4	2	4	NOT COUNTED	
TOTALS				21		33	550 SF.

PARKING TALLY

LEVEL	STANDARD	COMPACT TANDEM	H/C	TOTAL COUNT
1ST FLOOR GARAGE	32	32	2	66
TOTALS	32	32	2	66

H/C STALLS REQUIRED
64 STALLS x 2% = 128 H/C STALLS (1 VAN)
TOTAL H/C STALLS REQ. = 2 STALLS

BICYCLE PARKING REQUIRED
21 UNITS x 1 EA. = 21 BIKE RACKS LONG TERM
21 UNIT x 10% = 3 BIKE RACKS SHORT TERM
TOTAL BIKE RACKS REQ. = 24 STALLS

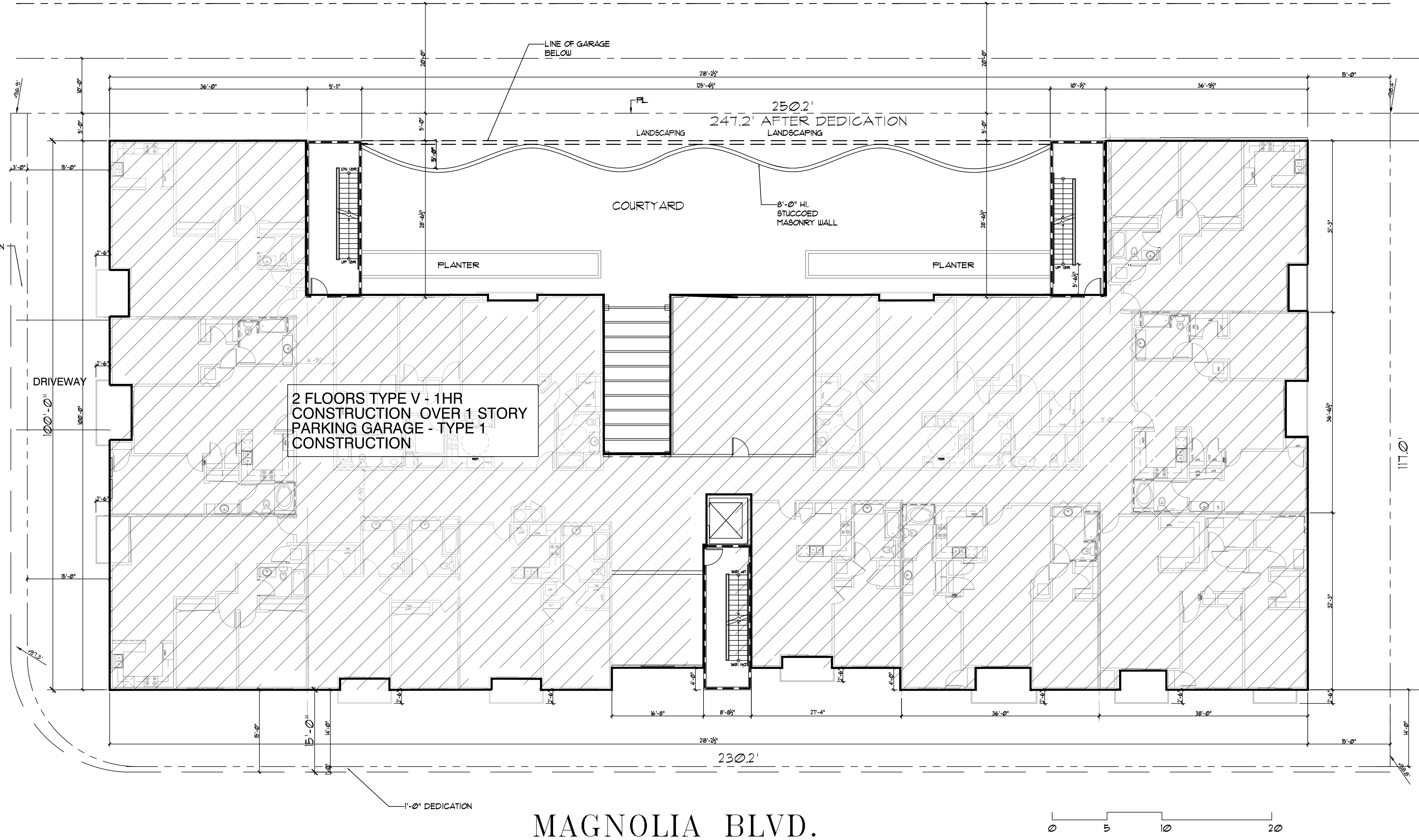
BICYCLE PARKING PROVIDED
PI PARKING = 30 BIKE RACKS INSIDE
1ST FLOOR = 3 BIKE RACKS OUTSIDE
TOTAL BIKE RACKS PROVIDED = 33 STALLS

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.
TOTALS	22,117.5 S.F.	32,725 S.F.	340.5 S.F.	1,172 S.F.

FAR CALCULATIONS

LOT AREA = 29,982 S.F.
AREA OF HALF ALLEY = 2,500 S.F.
32,484 S.F.
AREA OF RESIDENTIAL BEFORE DEDICATION MINUS SETBACKS (236' x 97') = 22,982 S.F. x 3 = 68,946 S.F.



SITE PLAN
SCALE 1"=10'

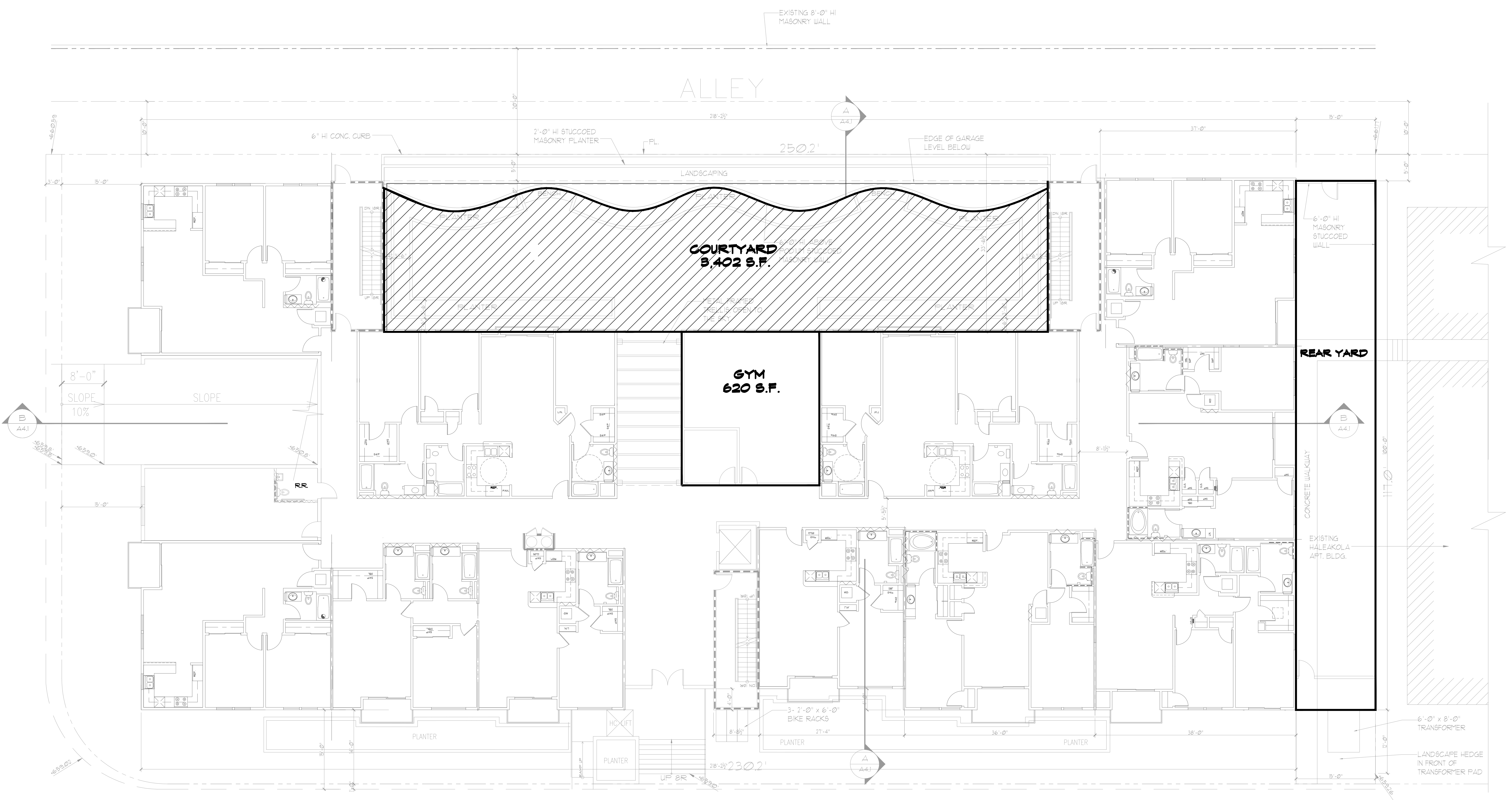
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Architecture ~ Planning
21066 Colina Drive
Topanga, Ca., 90290
(310) 455 - 1834

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

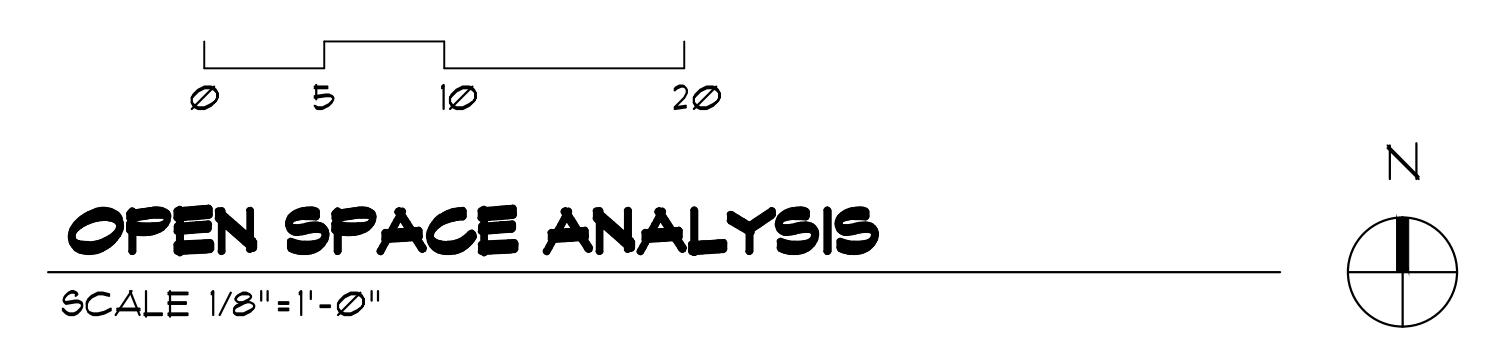
21 UNIT Scheme
MAY 2, 2017

A1.0

TYRONE



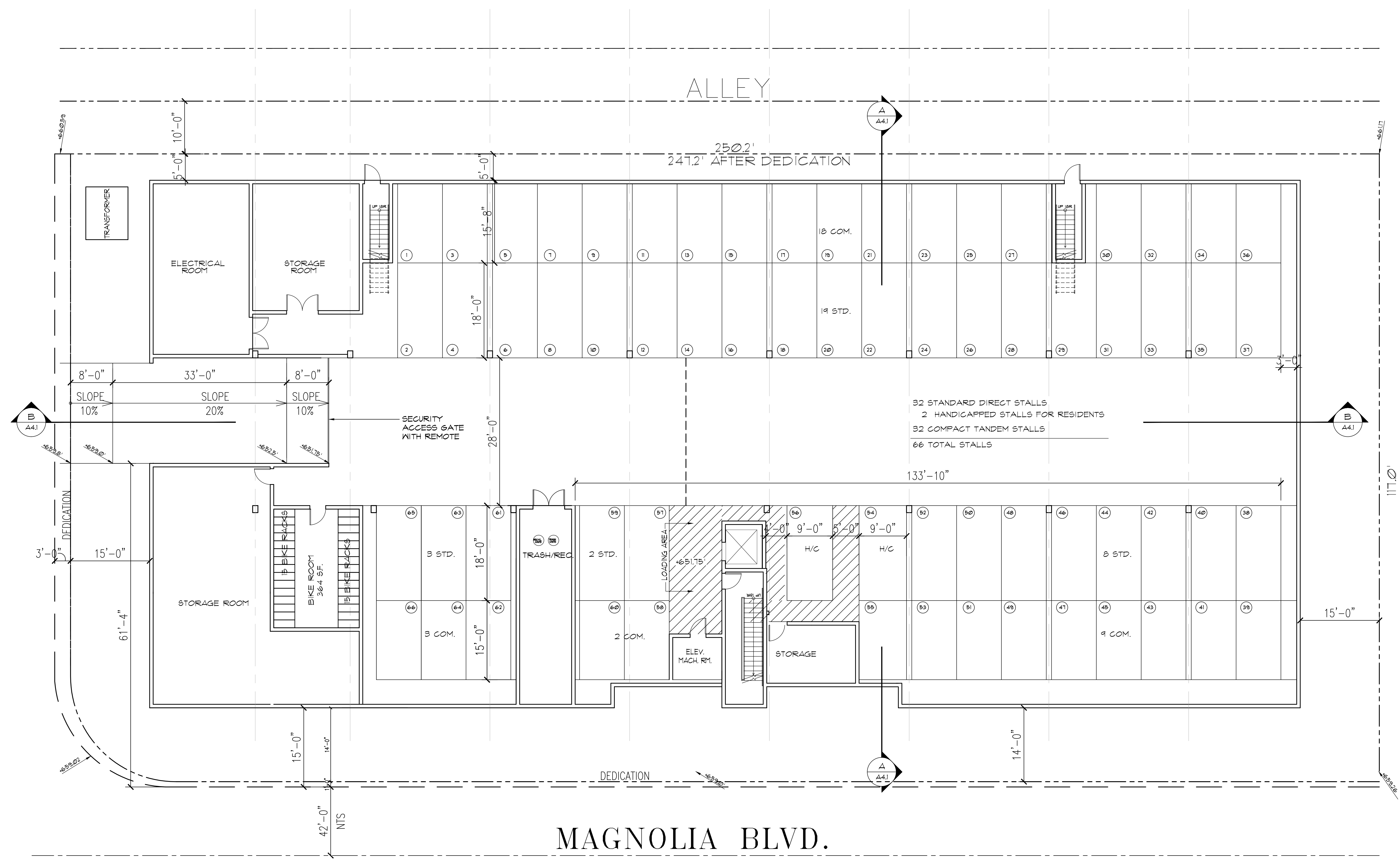
MAGNOLIA BLVD.



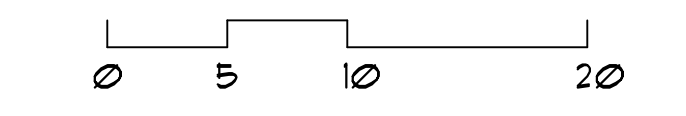
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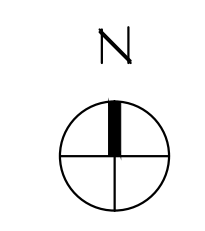
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 FOR HORACE HEIDT ESTATES



32 STANDARD DIRECT STALLS
 2 HANDICAPPED STALLS FOR RESIDENTS
 32 COMPACT TANDEM STALLS
 66 TOTAL STALLS

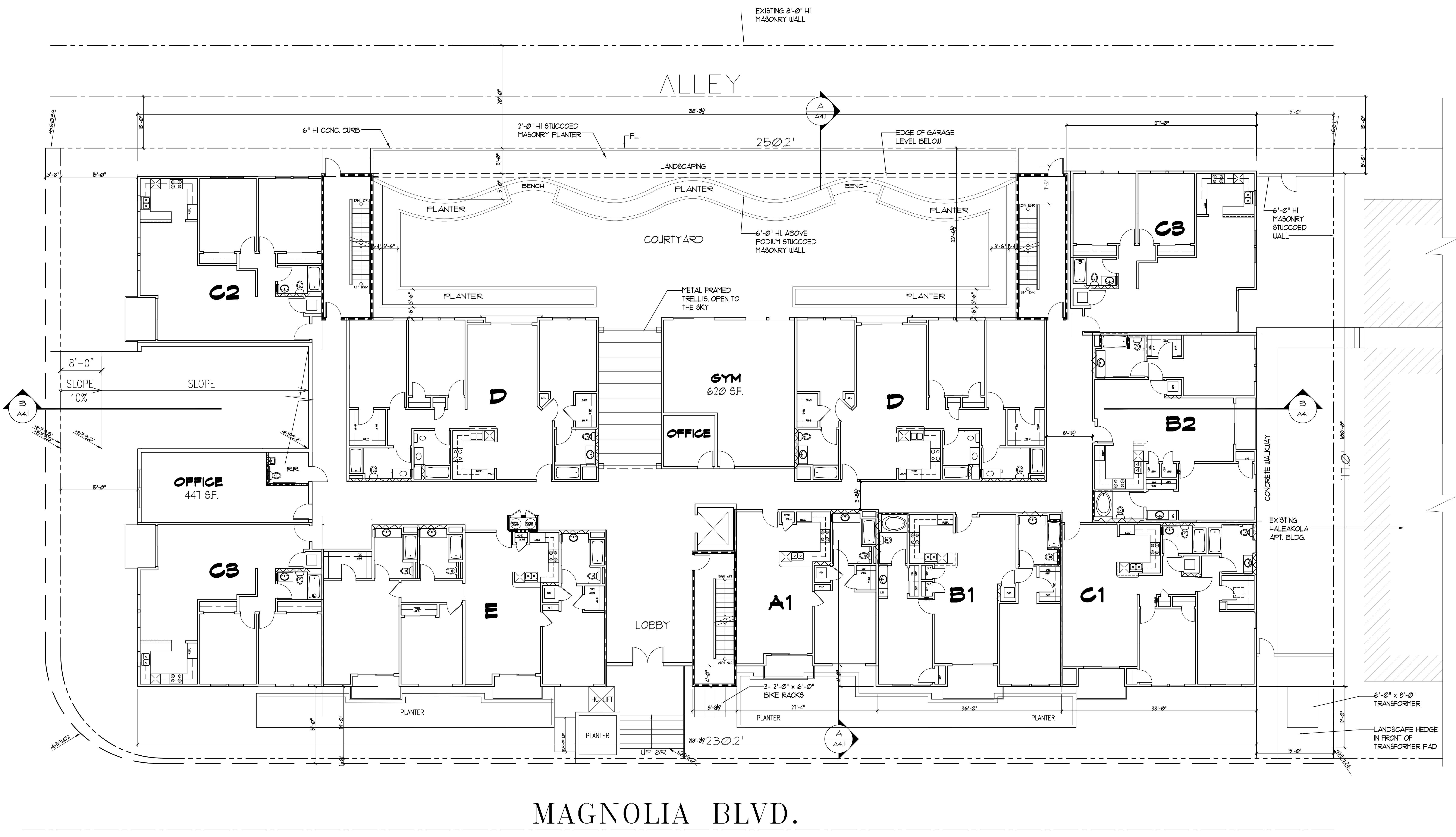


P1 - PARKING PLAN
 SCALE 1/8"=1'-0"



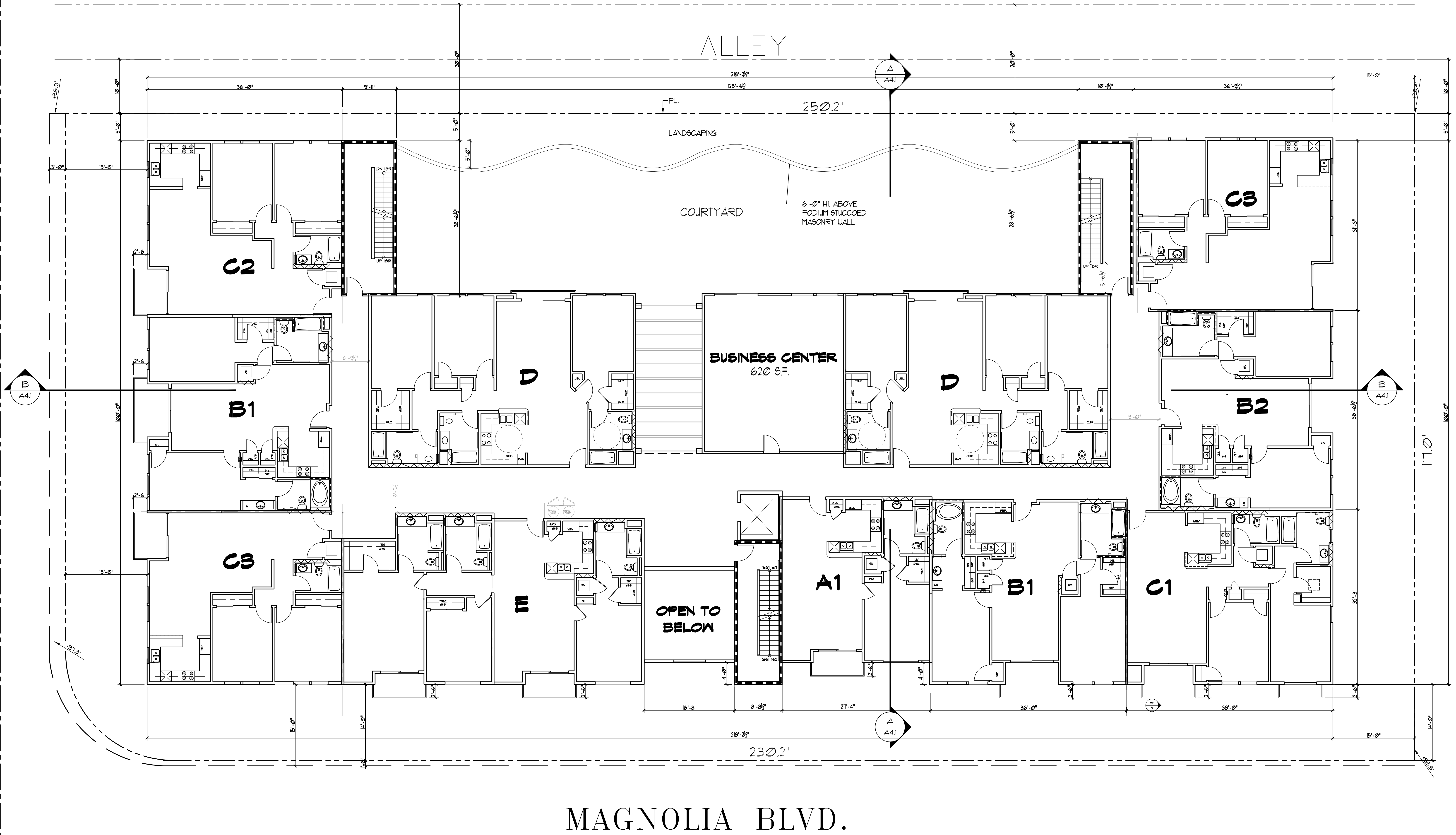
HALE HONU APARTMENTS
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TYRONE



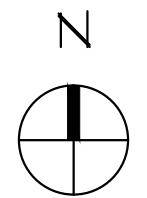
0 5 10 20
GROUND FLOOR BUILDING PLAN
 SCALE 1/8"=1'-0"

TYRONE



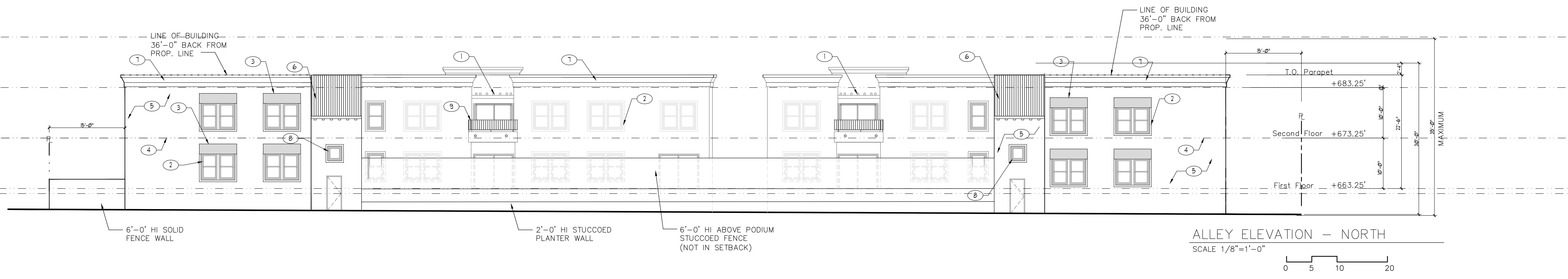
MAGNOLIA BLVD.

0 5 10 20
2ND FLOOR PLAN
 SCALE 1/8"=1'-0"





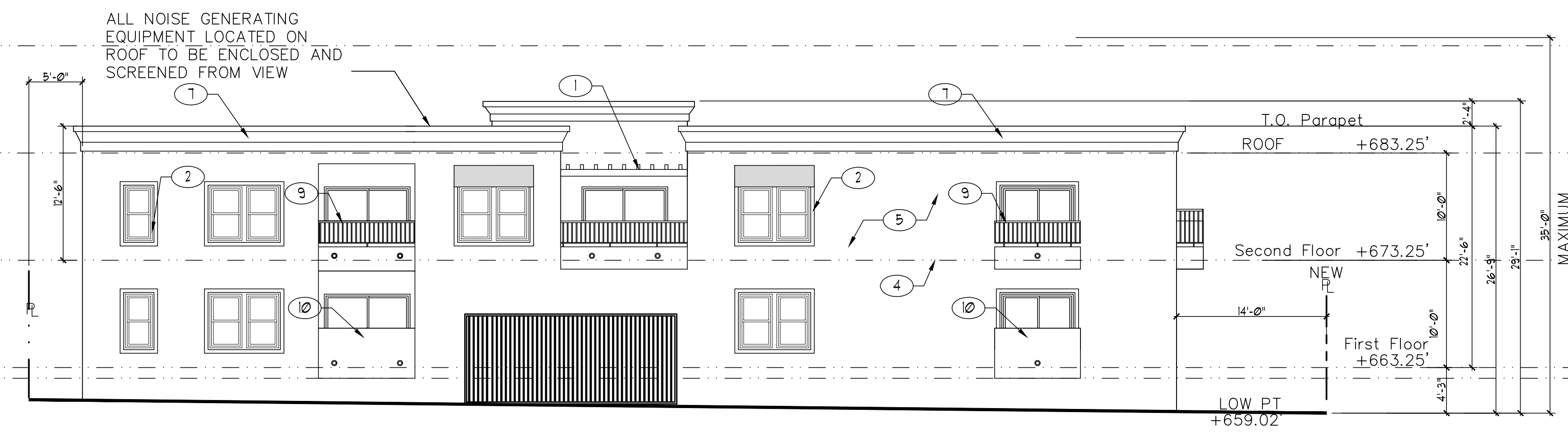
- KEYNOTES
- 1 6x ROUGH SAWN WOOD TRELLIS OPAQUE STAIN MEDIUM BROWN
 - 2 6" THK. PLANT ON AROUND WINDOWS - PAINT WHITE
 - 3 3'-0" WIDE CANVAS AWNING FOREST GREEN
 - 4 TYP. REVEAL @ FLOOR LINE
 - 5 SMOOTH LT. SAND STUCCO FINISH W/ INTEGRAL COLOR - OMEGA "VANILLA CREAM"
 - 6 CONCRETE "MISSION S" TILE ROOF WITH EAVE CORBELS - TERRACOTTA COLOR
 - 7 CONC. COATED STYROFOAM CORNICE PAINT WHITE
 - 8 FIXED WINDOW @ STAIRWELL WITH TRANSLUCENT FROSTED GLASS
 - 9 TUBE STEEL BALCONY RAILING WITH PICKETS @ 4" O.C. PAINT WHITE
 - 10 ENCLOSED BALCONY RAIL @ 42" AFF STUCCOED WHITE



HALE HONU APARTMENTS
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 FOR HORACE HEIDT ESTATES



RIGHT SIDE ELEVATION – EAST
 SCALE 1/8"=1'-0"



TYRONE ELEVATION – WEST
 SCALE 1/8"=1'-0"

ULTRA SPACE SAVER Specifications and Space Use

Product: Dero Ultra Space Saver
 As manufactured by Dero Bike Racks

Capacity: Modular construction
 1 bike per arm

Materials: Heavy 1.1" diameter tube with 16" steel rod and retaining
 disk at each end.
 Spacing is 2" square tube.

Finishes: Blue powder coat
 Cross handle (optional)
 Hanger rods, rubber coated
 Spacers, plate

Installation Methods: Floor mounted: Ultra Space Savers have steel channel
 feet 20" long and 2" high and 20" wide (double sided) which
 can be anchored to the floor. A wall mounted
 kit which contains special brackets is also available.

Space Use and Setbacks: See diagram at left.

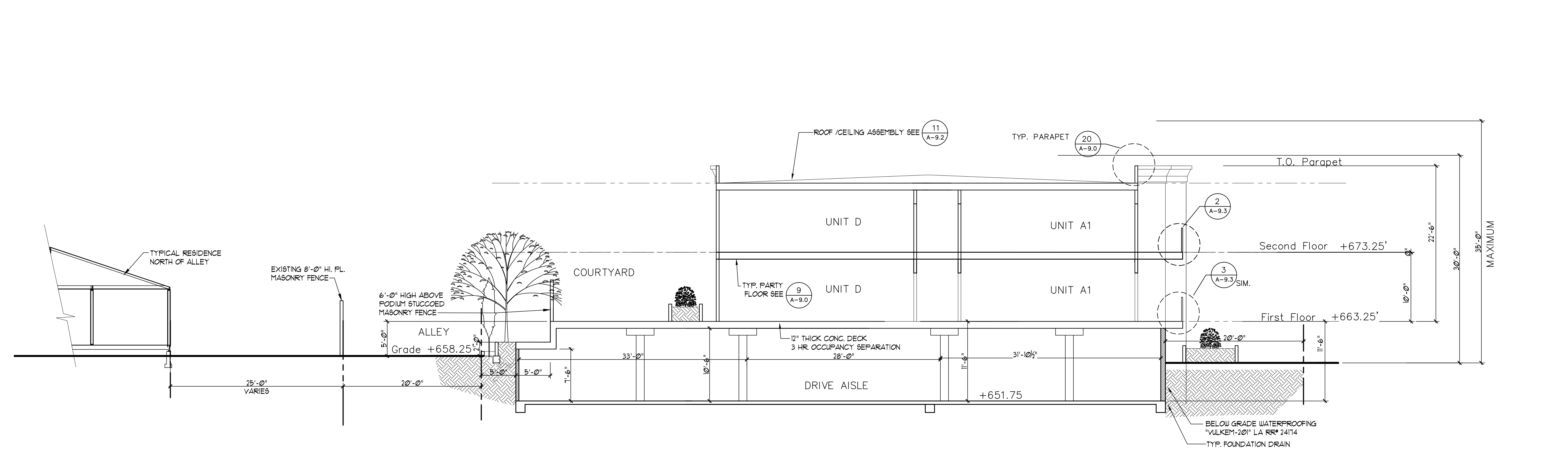
Estimating Your Bike Capacity
 Estimate the maximum number of bikes you can park
 using a Dero Ultra Space Saver in a typical rectangular space
 is usually fairly straightforward.

The Ultra Space Saver paths are 16" wide with a
 typical bike extending out 40" from the wall. Imagine a
 16" x 40" block of floor space as representing each
 bike that can be parked. Arrange the blocks in rows,
 leaving a 30" aisle between rows.

If you have a large space, you may be able to fit in
 double rows of Ultra Space Savers. In this case you
 could fit 2 bikes in a 16" x 40" space.

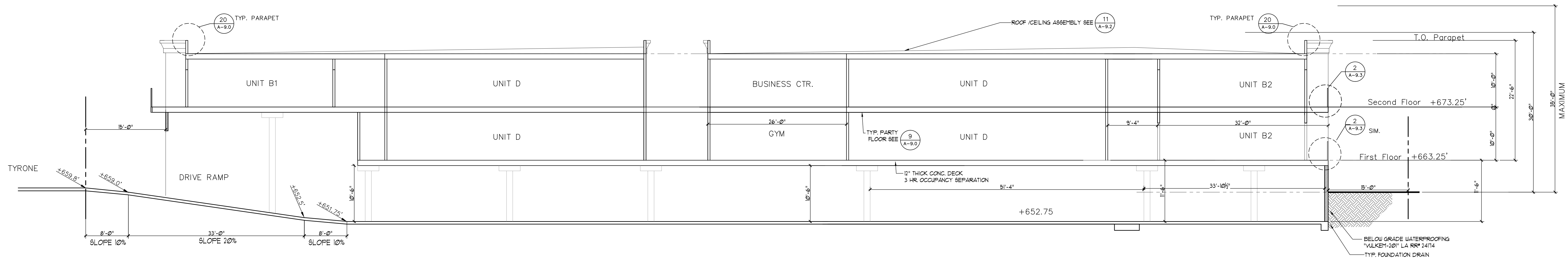
Let us Help! As a free service, Dero will provide a
 complete floor plan of your space. Just send us the
 dimensions of your room, being sure to note the location
 of doors, columns, etc. and let us maximize your bike
 storage capacity.

DERO BIKE RACKS
 www.dero.com 1-800-290-1915



CROSS SECTION "A"
 SCALE 1/8"=1'-0"

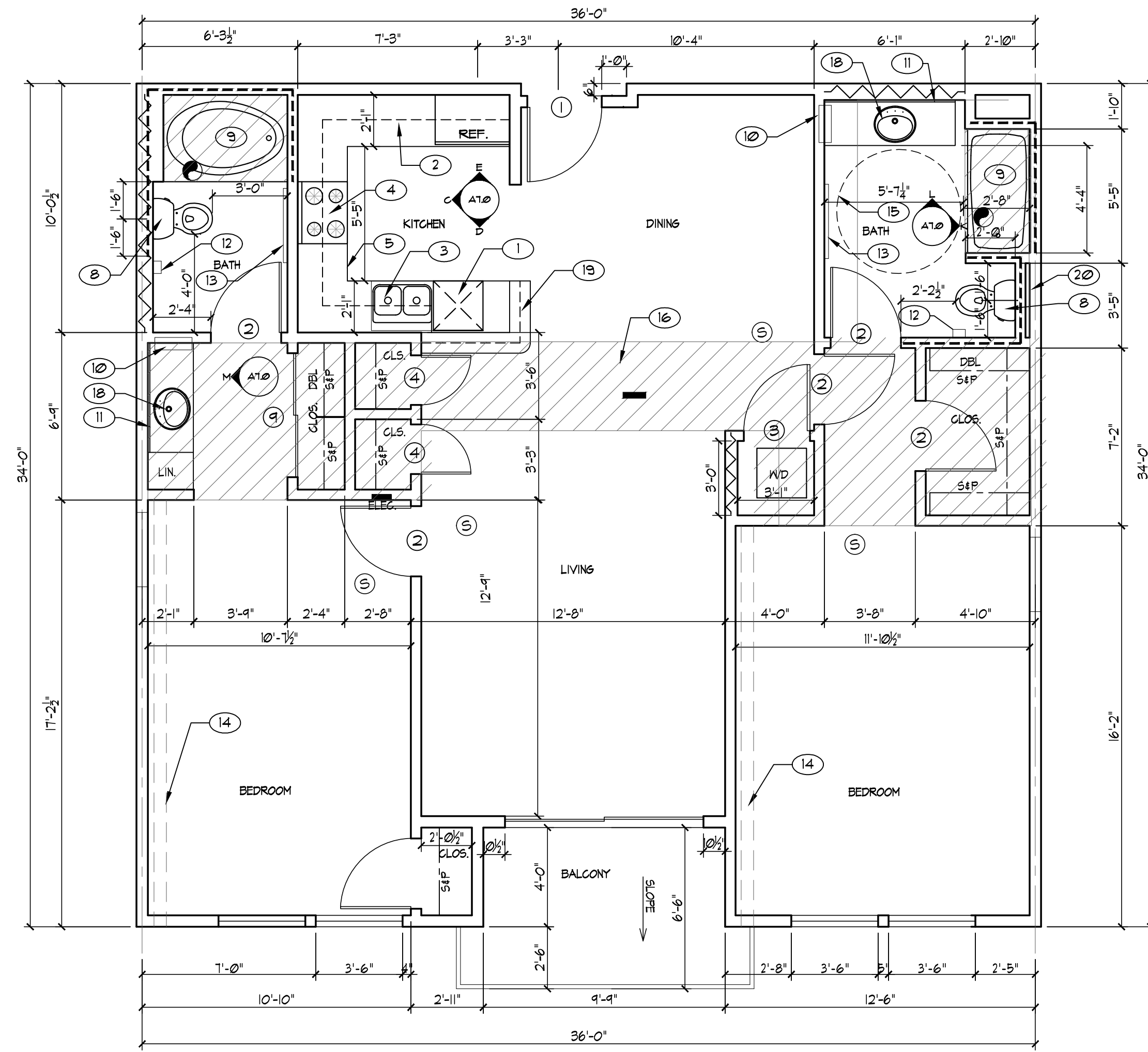
BIKE RACK DETAIL @ GARAGE
 SCALE: N.T.S.



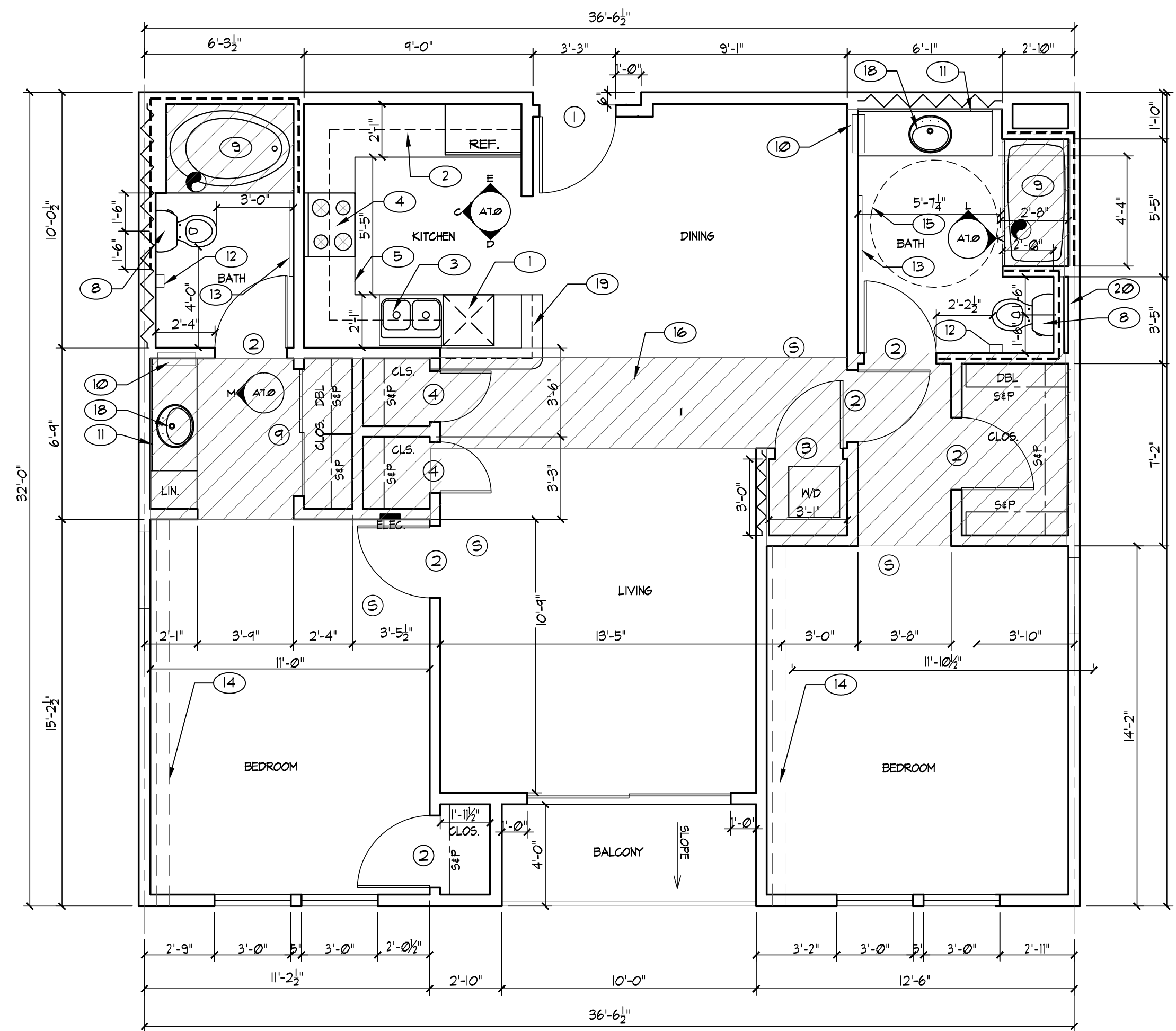
LONGITUDINAL SECTION "B"
 SCALE 1/8"=1'-0"

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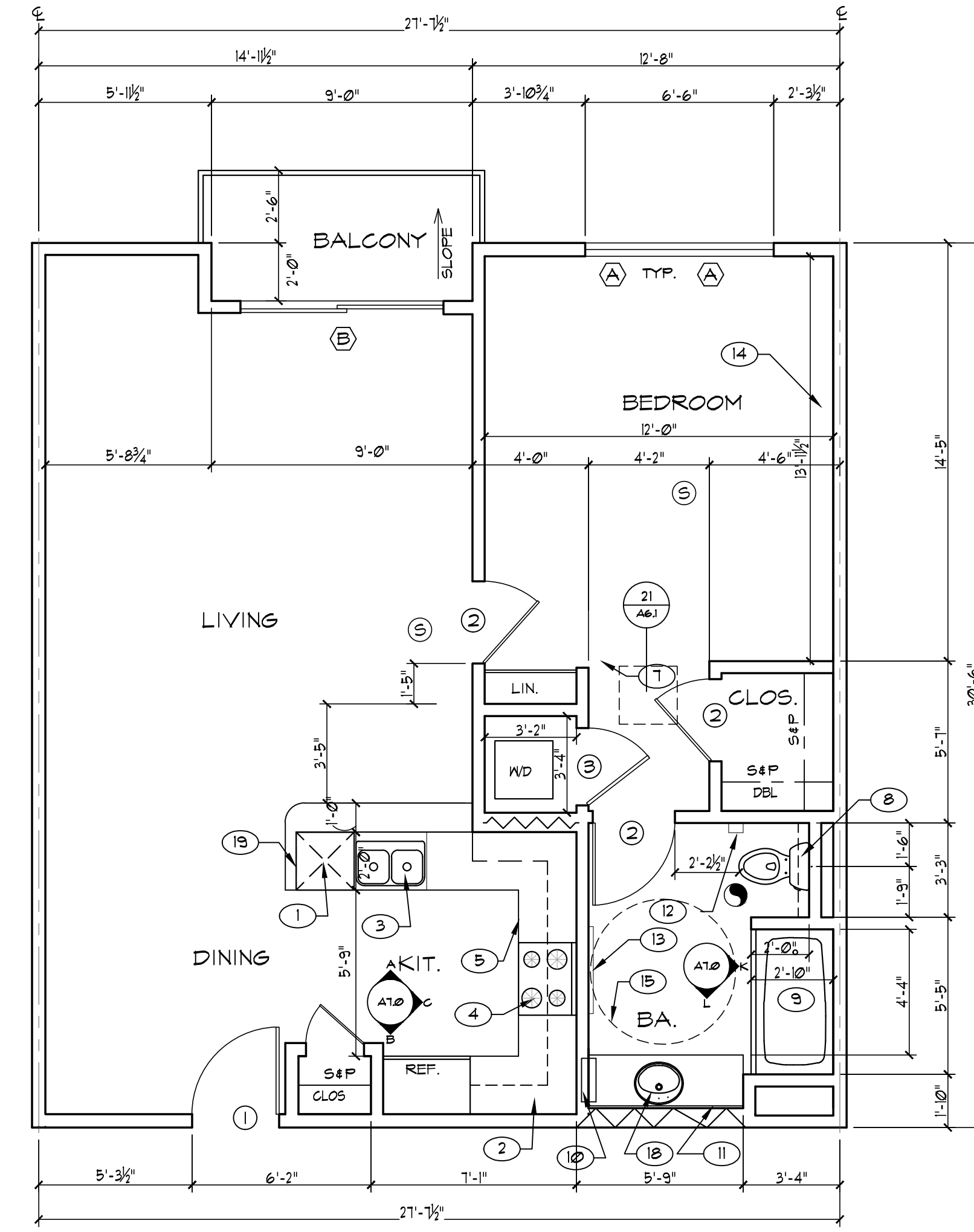
21 UNIT Scheme
 MAY 2, 2017



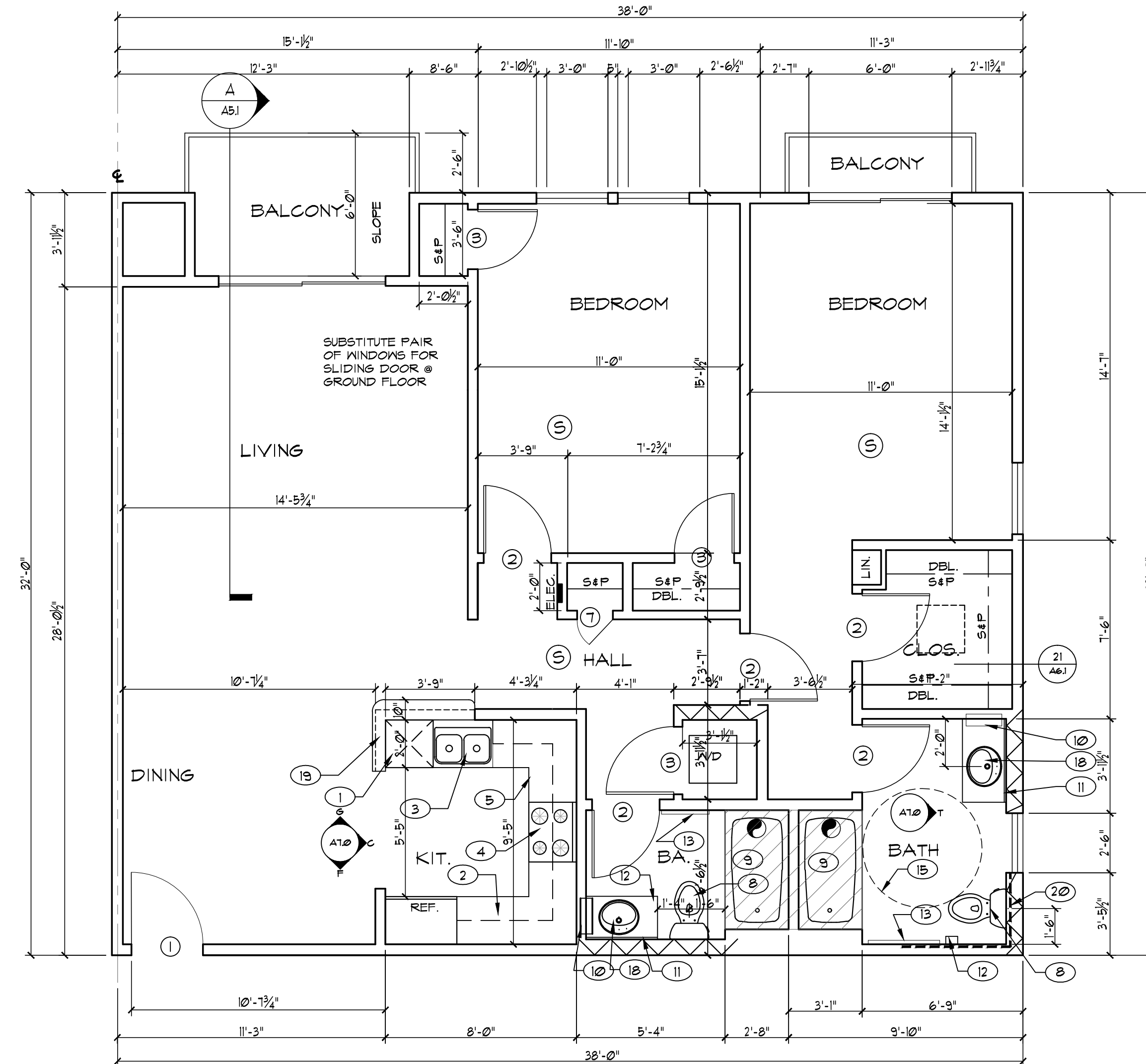
UNIT B1 FLOOR PLAN
SCALE 1/4"=1'-0" 1,183 S.F.



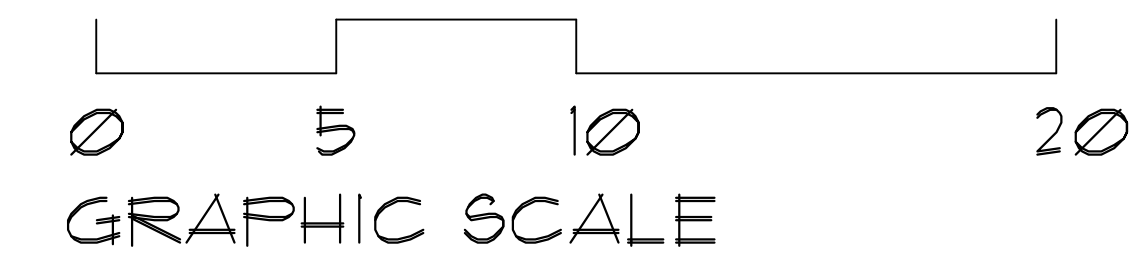
UNIT B2 FLOOR PLAN
SCALE 1/4"=1'-0" 1,128 S.F.

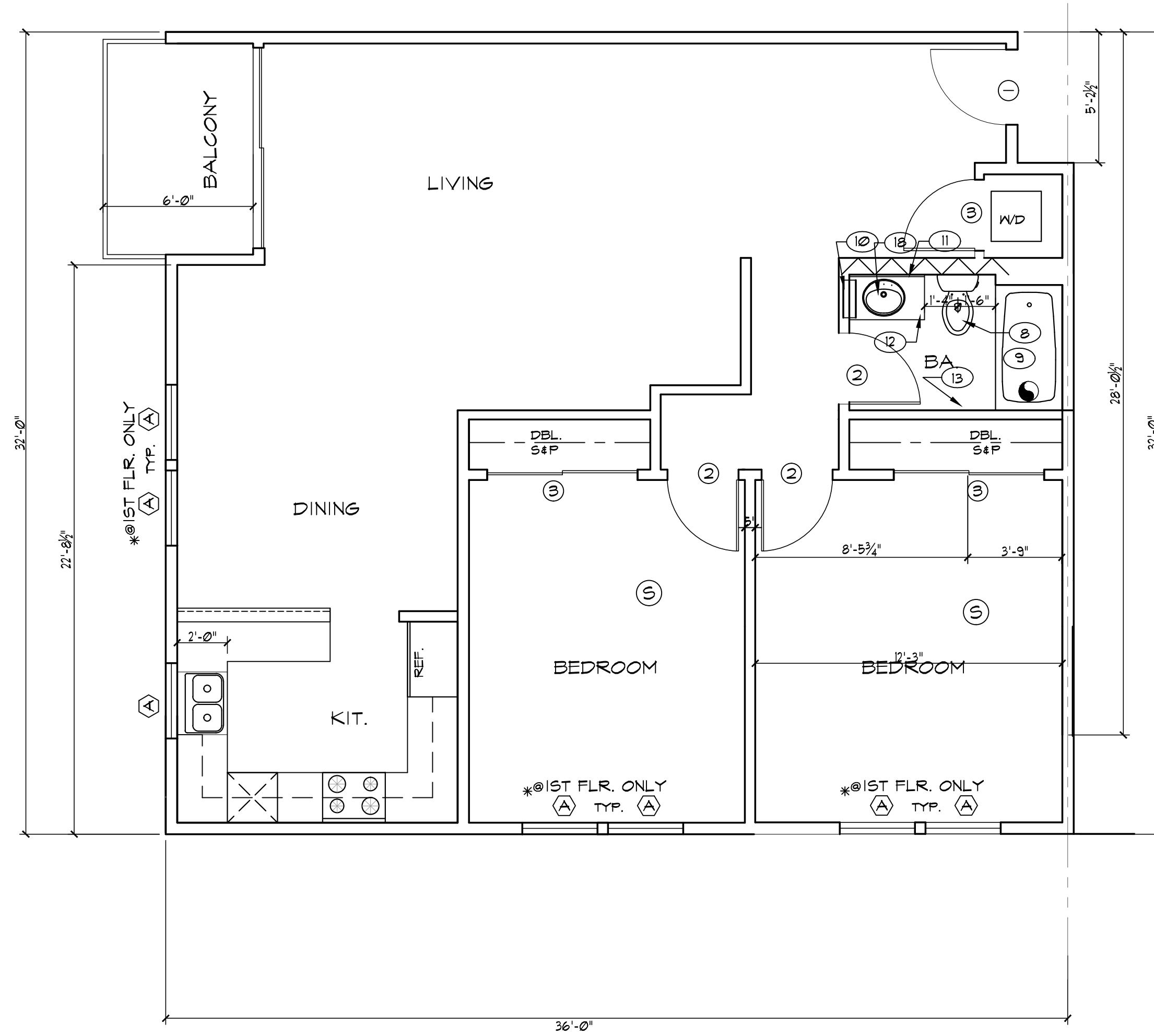


UNIT A-1 FLOOR PLAN
SCALE 1/4"=1'-0" 824 S.F.



UNIT C1 FLOOR PLAN
SCALE 1/4"=1'-0" 1,184 S.F.

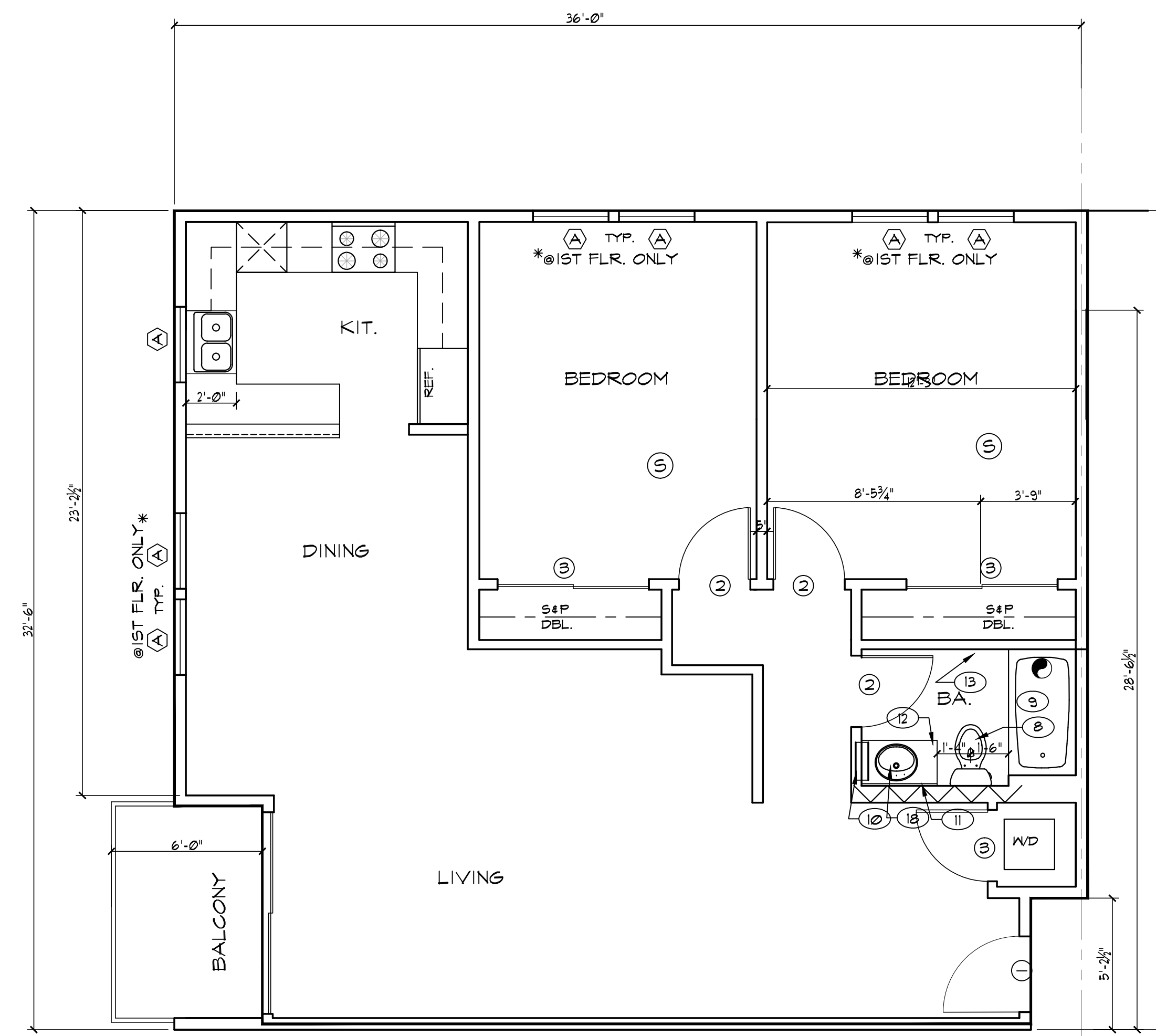




UNIT C3 FLOOR PLAN

SCALE 1/4"=1'-0"

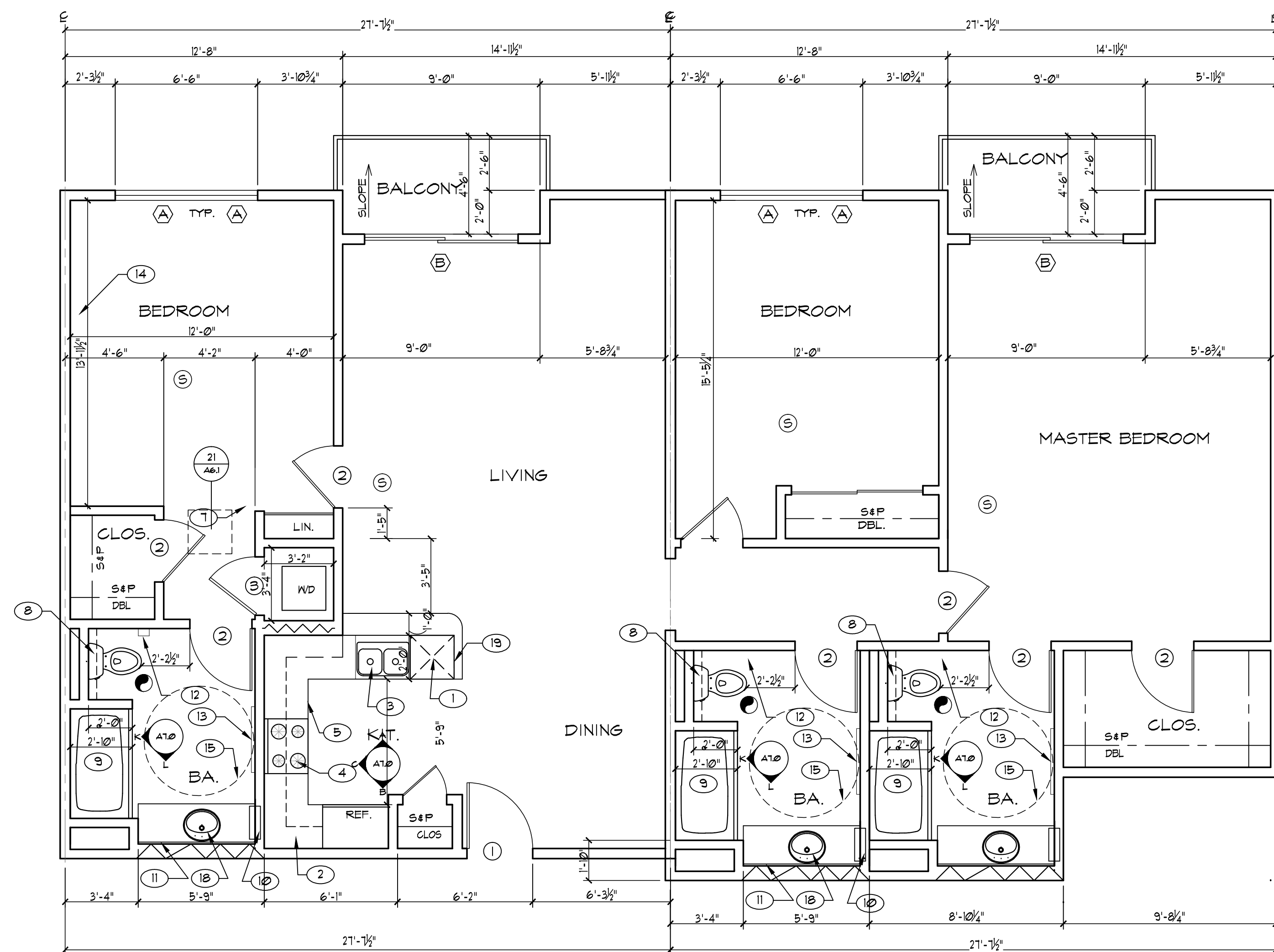
1,110 SF.



UNIT C2 FLOOR PLAN

SCALE 1/4"=1'-0"

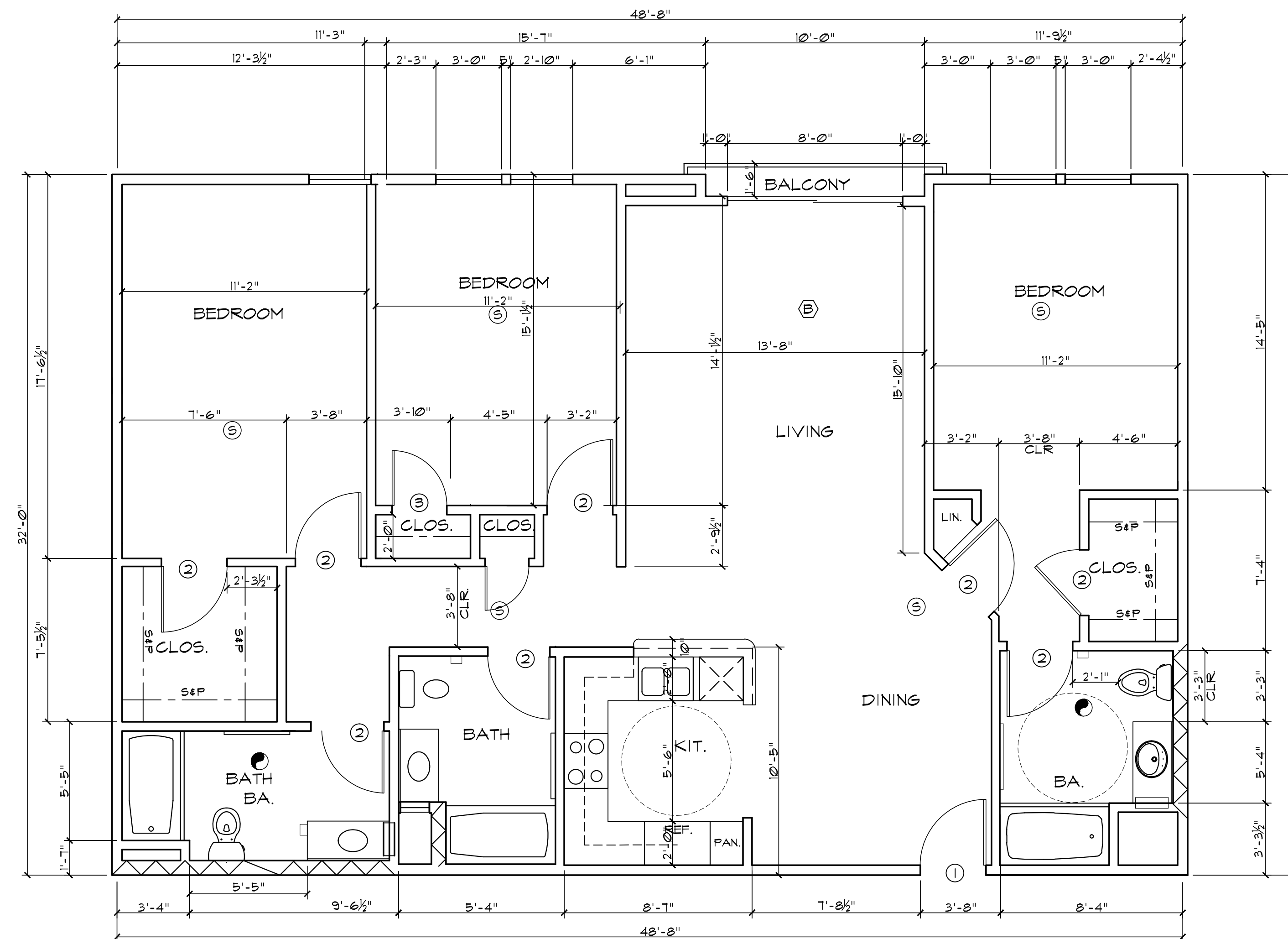
1,128 SF.



UNIT E FLOOR PLAN

SCALE 1/4"=1'-0"

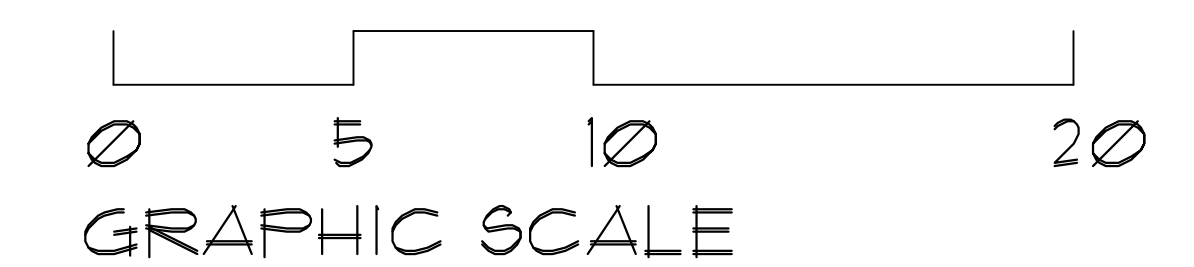
1,642 SF.



UNIT D FLOOR PLAN

SCALE 1/4"=1'-0"

1,542 SF.



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