

1925 W TEMPLE ST.



PROJECT TEAM:

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS 93 DWELLING UNITS COMPRISING OF A MIX OF STUDIOS ONE AND TWO BEDROOM APARTMENTS & ASSOCIATED COMMON USES FOR RESIDENTS. THE PROJECT IS LOCATED ON W. TEMPLE STREET BONDED BY BONNIE BRAE ST. TO THE EAST & WESTLAKE AVE TO THE WEST. THE PROJECT HAS 2 LEVELS OF TYPE I/A PARKING GARAGE FOR RESIDENTS ONLY. THE TOP 3 FLOORS WILL BE OF TYPE V/A CONSTRUCTION. IN ADDITION TO INDOOR AMENITIES THE RESIDENTS WILL HAVE ACCESS TO 3RD FLOOR COURTYARDS AS WELL AS TWO ROOF DECKS AT THE ROOF LEVEL.

SITE INFO

Address:	1925 W. Temple St. Los Angeles, CA 90026
PIN	136-5A207 38, 41, 43 , 45 , 46, 48, 53
Site Area	34,416SF
Zoning	C2 - 1vl
Base Max. Unit	1 per 400 SF
	34,416 SF / 400 = 86
Base Height	45 feet
Base FAR	1.5

AFFORDABLE HOUSING BONUS

Base # of units: 86 - proposed # of units 93 (8% increase)		
TOC Tier 1- 8% of total units - 8 ELI units		
Proposed FAR: 2.19		
Incentives:	base	proposed
#1 Side Yards:	(5'+1'+1'+1')	5'
#2 Height	(45')	[45' + 11'] 56'

PARKING

PARKING REQ.	Tier 1 (0.5/ Bedroom)
112 x (0.5) =	56 REQ.
PARKING PROVIDED	
Level 1	
ACCESSIBLE	3
COMMON EV - ACCESSIBLE	1
COMPACT (in tandem)	17
STANDARD	38
	59
Level 2	
COMPACT (in tandem)	17
STANDARD	36
	53
TOTAL	112
EXCLUDING REQ. COMMON EV	111
TOTAL STANDARD & ADA	77

NOT A PUBLIC HOUSING PROJECT OWNED & OPERATE BY, FOR OR ON BEHALF OF PUBLIC ENTITY. NO TAX CREDIT RECIEVED FROM STATE OR FEDERAL. NOT A TCAC PROJECT OR SOCIAL SERVICE CENTER. 100% PRIVATLY FUNDED

CONSTRUCTION TYPE & OCCUPANCY:

LEVELS 1 & 2	TYPE I/A
LEVELS 3-5	TYPE V/A
OCCUPANCIES	R-2, B, S-2
# OF STORIES	3 OVER 2
PROTECTED W/ AUTOMATIC SPRINKLER SYSTEM PER NFPA13	

GROSS BLDG AREA PER ZONING (SEE SHEET A004)

Level 1	5,826 SF
Level 2	822 SF
Level 2	2,089 SF
Level 2	2,766 SF
Level 3	21,249 SF
Level 4	21,249 SF
Level 5	21,249 SF
	75,250 SF

OPEN SPACES (SEE SHEET A005)

REQ. PER SEC. 12.21G

74 UNITS < 3 HAB. RM @100 SF EACH	7,400 SF
19 UNITS = 3 HAB. RM @125 SF EACH	2,375 SF
TOTAL REQ. OPEN SPACE	9,775 SF
REQ. COMMON OS. (50% OF TOTAL)	4,888 SF
REQ. LANDSCAPED (25% OF CMN. O.S)	1,222 SF
MAX. ALLOWED REC. RM COUNTED AS COMMON OPEN SPACE (25% OF TOTAL)	2,443 SF

PROVIDED PER SEC. 12.21G

COMMON	7,025 SF
PRIVATE	2,750 SF
TOTAL USABLE OPEN SPACES	9,775 SF
LANDSCAPED AREA	1,563 SF

BICYCLE PARKING (PerTable 12.21 A.16.(a)(1)(i))

BIKE PARKING REQ.

Short-term: 1 space per 10 units for the first 25 units, 1 space per 15 units for the remainder = 7
Long-term: 1 space per unit for the first 25 units & 1 space per 1.5 units for the remainder units = 70

BIKE PARKING PROVIDED

Short-term: U rack @ level 1 entry court (8)
Long-term: Stacked @ level 1 garage: 36
Stacked @ level 2 garage: 44
Total: (80)

RESIDENTIAL UNITS (SEE SHEET A002)

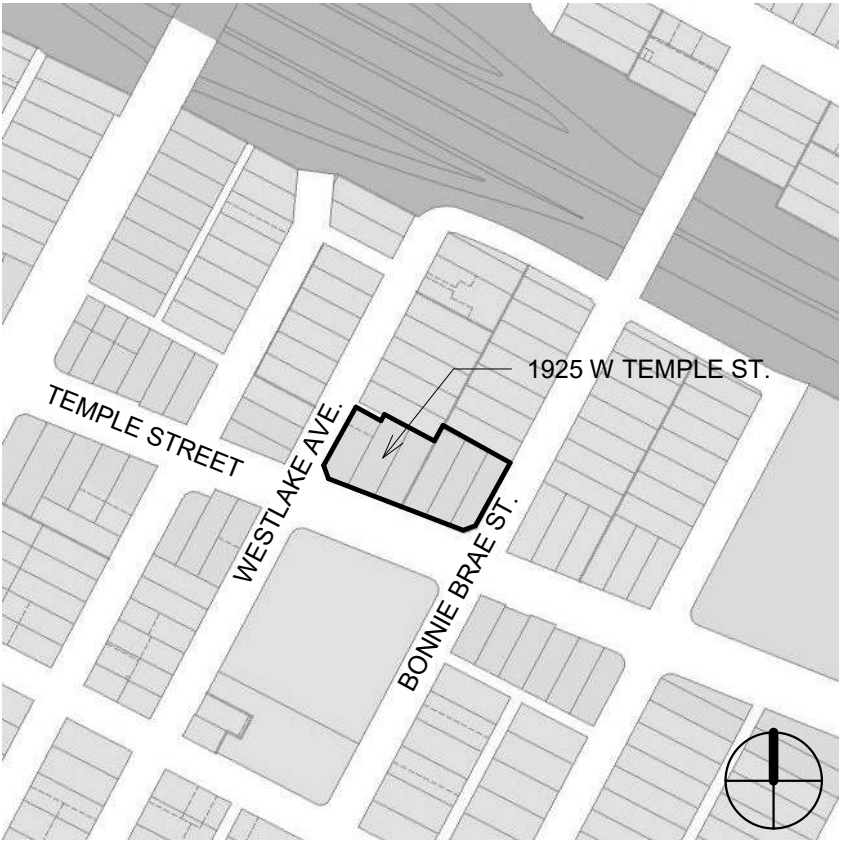
1 BEDROOM	40
1 BEDROOM TOWNHOUSE	1
2 BEDROOM	15
2 BEDROOM TOWNHOUSE	4
JR. 1 BEDROOM	12
STUDIO	21
	93

GROSS BUILDING AREA BY USE

Circulation	7,126 SF
Common	3,186 SF
Residential (Type I)	6,387 SF
Parking	33,894 SF
Residential	57,631 SF
Service	6,134 SF
Stairs/Elev.	3,131 SF
	117,489 SF

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Level 1

101	2 BEDROOM TOWNHOUSE	470 SF
102	2 BEDROOM TOWNHOUSE	500 SF
103	1 BEDROOM TOWNHOUSE	467 SF
104	2 BEDROOM TOWNHOUSE	517 SF
105	2 BEDROOM TOWNHOUSE	534 SF

2ND LEVEL

101		470 SF
102		500 SF
103		467 SF
104		517 SF
105		624 SF

Level 2

201	1 BEDROOM	760 SF
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Level 3

301	2 BEDROOM	915 SF
302	1 BEDROOM	592 SF
303	1 BEDROOM	595 SF
304	1 BEDROOM	611 SF
305	STUDIO	393 SF
306	STUDIO	393 SF
307	STUDIO	393 SF
308	2 BEDROOM	749 SF
309	JR. 1 BEDROOM	518 SF
310	1 BEDROOM	620 SF
311	JR. 1 BEDROOM	518 SF
312	1 BEDROOM	620 SF
313	1 BEDROOM	600 SF
314	STUDIO	448 SF
315	1 BEDROOM	642 SF
316	STUDIO	435 SF
317	1 BEDROOM	650 SF
318	1 BEDROOM	624 SF
319	JR. 1 BEDROOM	520 SF
320	1 BEDROOM	621 SF
321	JR. 1 BEDROOM	519 SF
322	1 BEDROOM	621 SF
323	1 BEDROOM	658 SF
324	2 BEDROOM	949 SF
325	STUDIO	445 SF
326	1 BEDROOM	595 SF
327	STUDIO	441 SF
328	2 BEDROOM	888 SF
329	2 BEDROOM	846 SF

Level 4

401	2 BEDROOM	915 SF
402	1 BEDROOM	592 SF
403	1 BEDROOM	595 SF
404	1 BEDROOM	611 SF
405	STUDIO	393 SF
406	STUDIO	393 SF
407	STUDIO	393 SF
408	2 BEDROOM	749 SF
409	JR. 1 BEDROOM	518 SF
410	1 BEDROOM	620 SF
411	JR. 1 BEDROOM	518 SF
412	1 BEDROOM	620 SF
413	1 BEDROOM	600 SF
414	STUDIO	448 SF
415	1 BEDROOM	642 SF
416	STUDIO	435 SF
417	1 BEDROOM	651 SF
418	1 BEDROOM	624 SF
419	JR. 1 BEDROOM	520 SF
420	1 BEDROOM	621 SF
421	JR. 1 BEDROOM	519 SF
422	1 BEDROOM	621 SF
423	1 BEDROOM	658 SF
424	2 BEDROOM	949 SF
425	STUDIO	445 SF
426	1 BEDROOM	595 SF
427	STUDIO	441 SF
428	2 BEDROOM	888 SF
429	2 BEDROOM	846 SF

Level 5

501	2 BEDROOM	915 SF
502	1 BEDROOM	592 SF
503	1 BEDROOM	595 SF
504	1 BEDROOM	611 SF
505	STUDIO	393 SF
506	STUDIO	393 SF
507	STUDIO	393 SF
508	2 BEDROOM	749 SF
509	JR. 1 BEDROOM	518 SF
510	1 BEDROOM	620 SF
511	JR. 1 BEDROOM	518 SF
512	1 BEDROOM	620 SF
513	1 BEDROOM	600 SF
514	STUDIO	448 SF
515	1 BEDROOM	642 SF
516	STUDIO	435 SF
517	1 BEDROOM	651 SF
518	1 BEDROOM	624 SF
519	JR. 1 BEDROOM	520 SF
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525	STUDIO	445 SF
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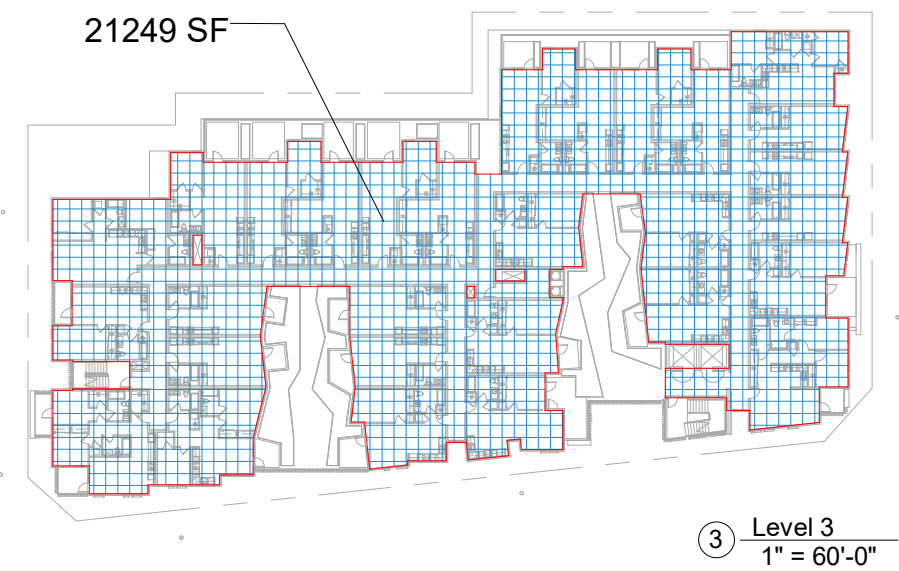
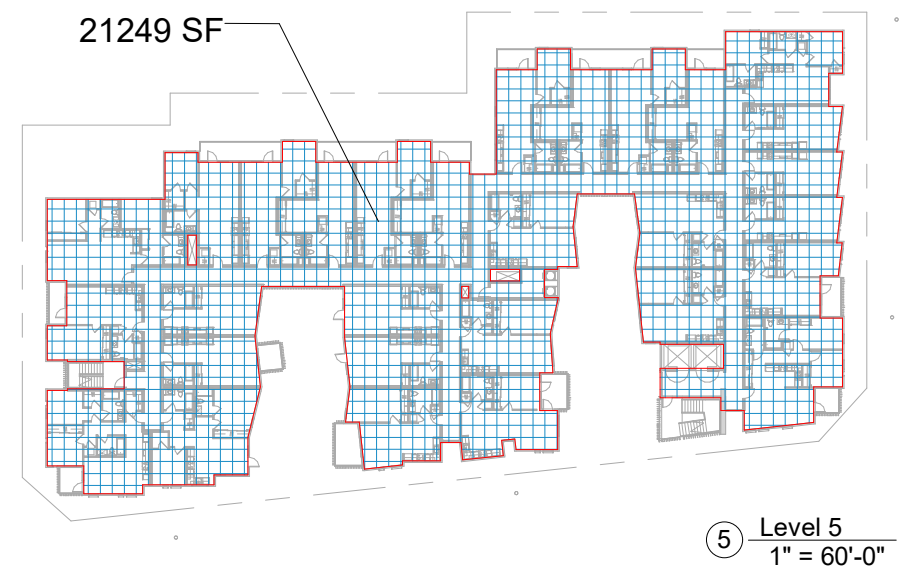
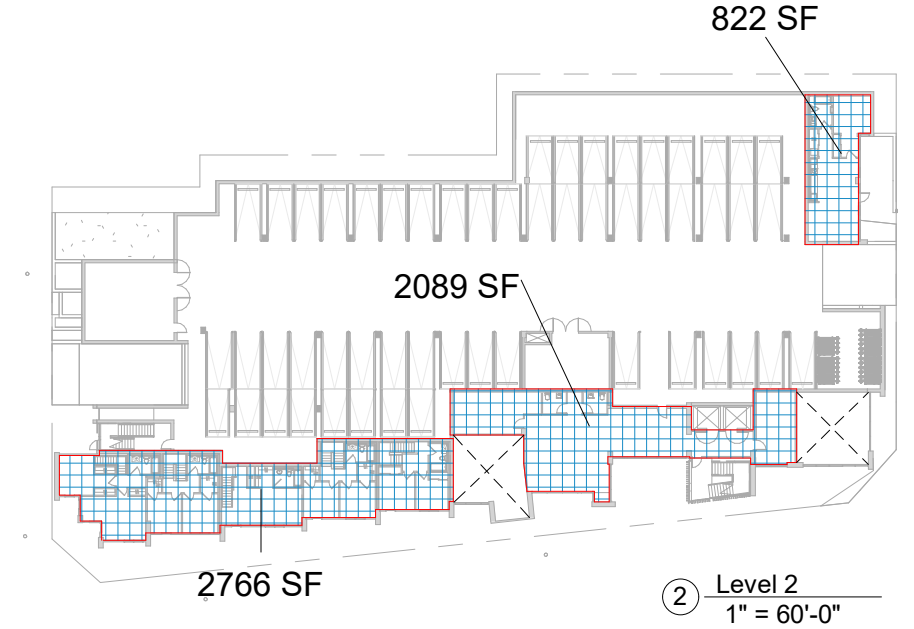
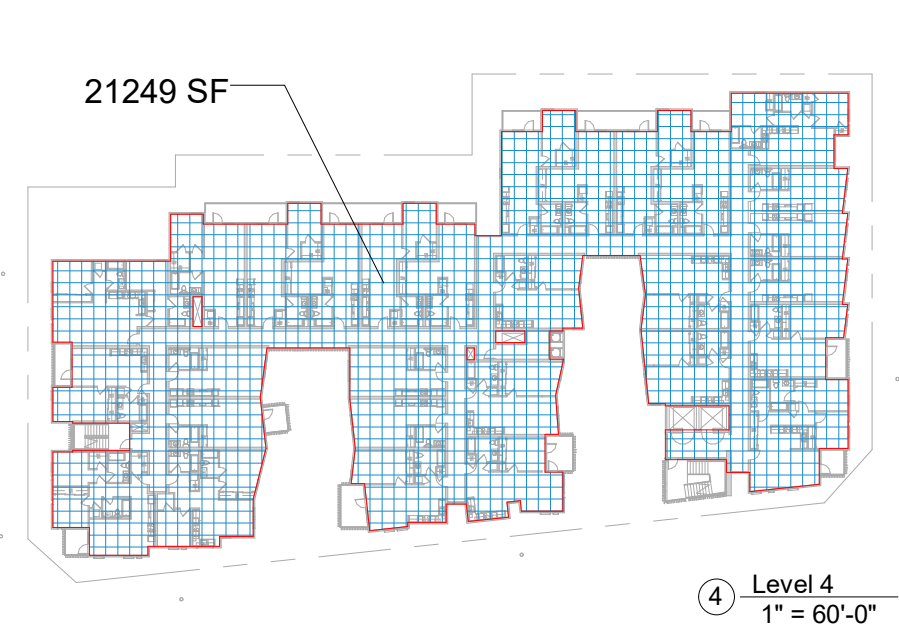
NET RENTABLE AREA

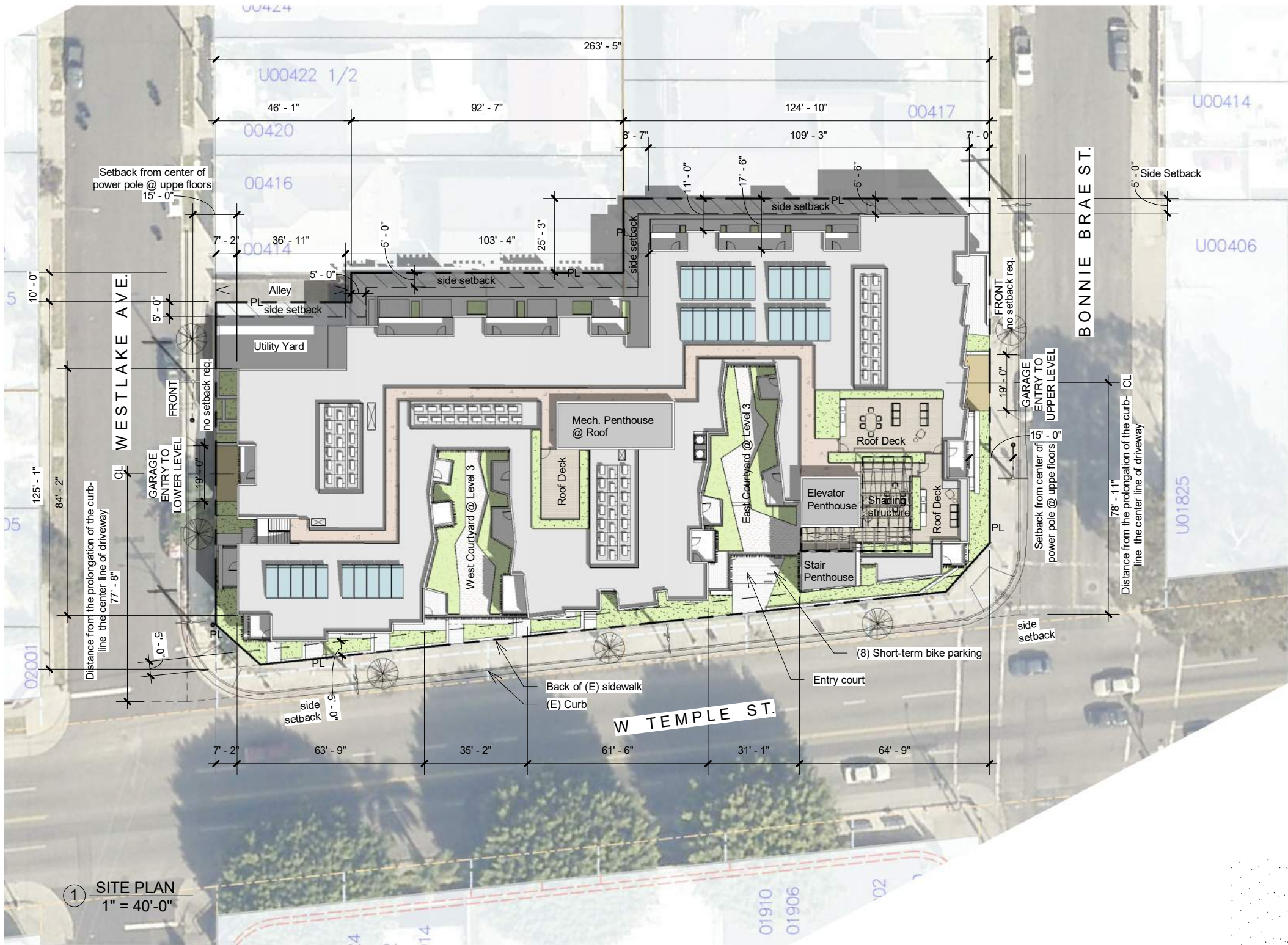
58082 SF

GROSS BLDG AREA PER ZONING *

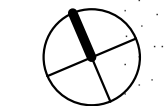
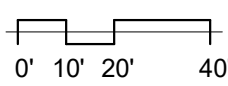
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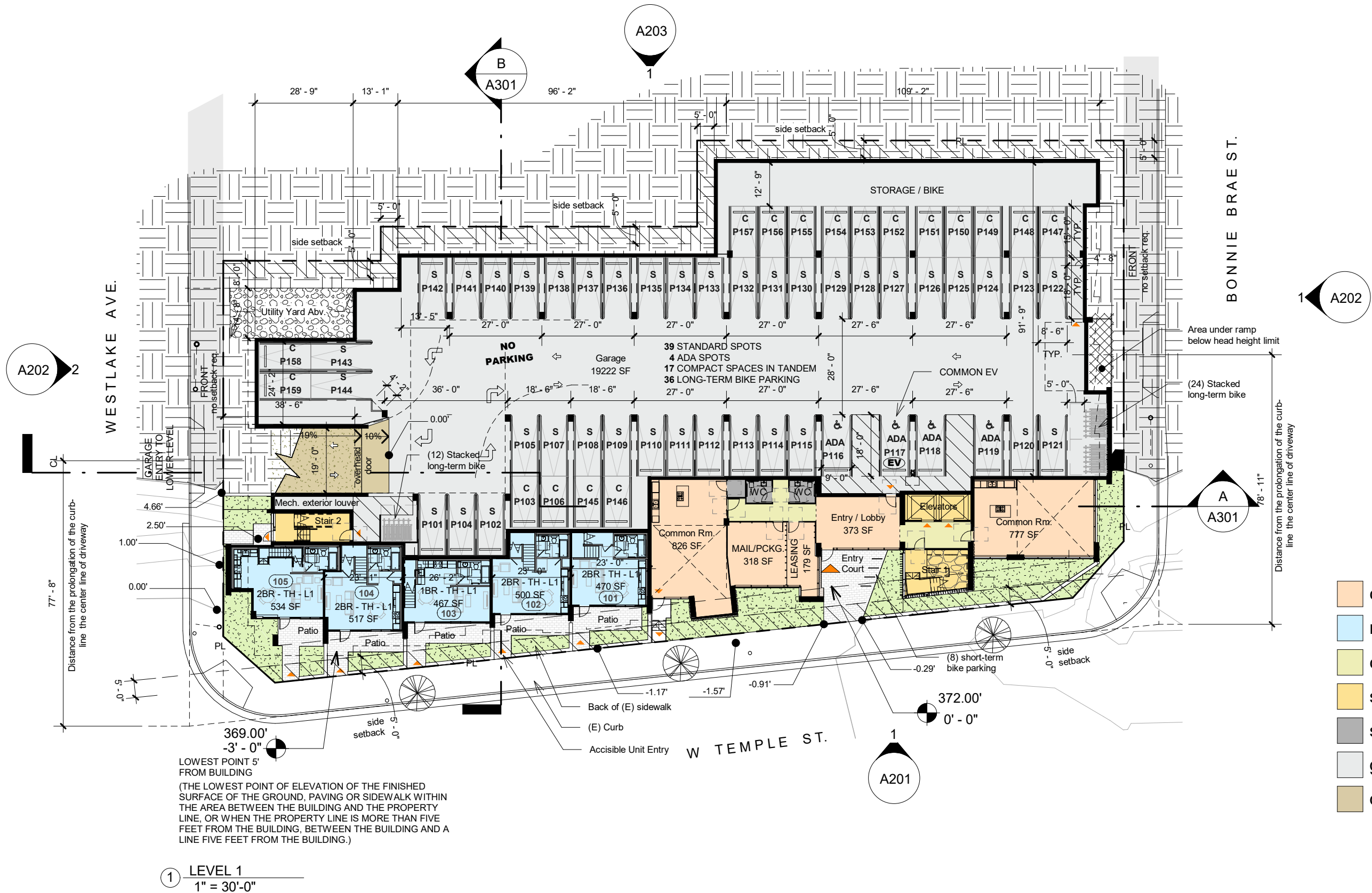
*EXCLUDES:
EXTERIOR WALLS, SHAFT OPENINGS, STAIRS,
ELEVATORS, PARKING, BUILDING SERVICE ROOMS,

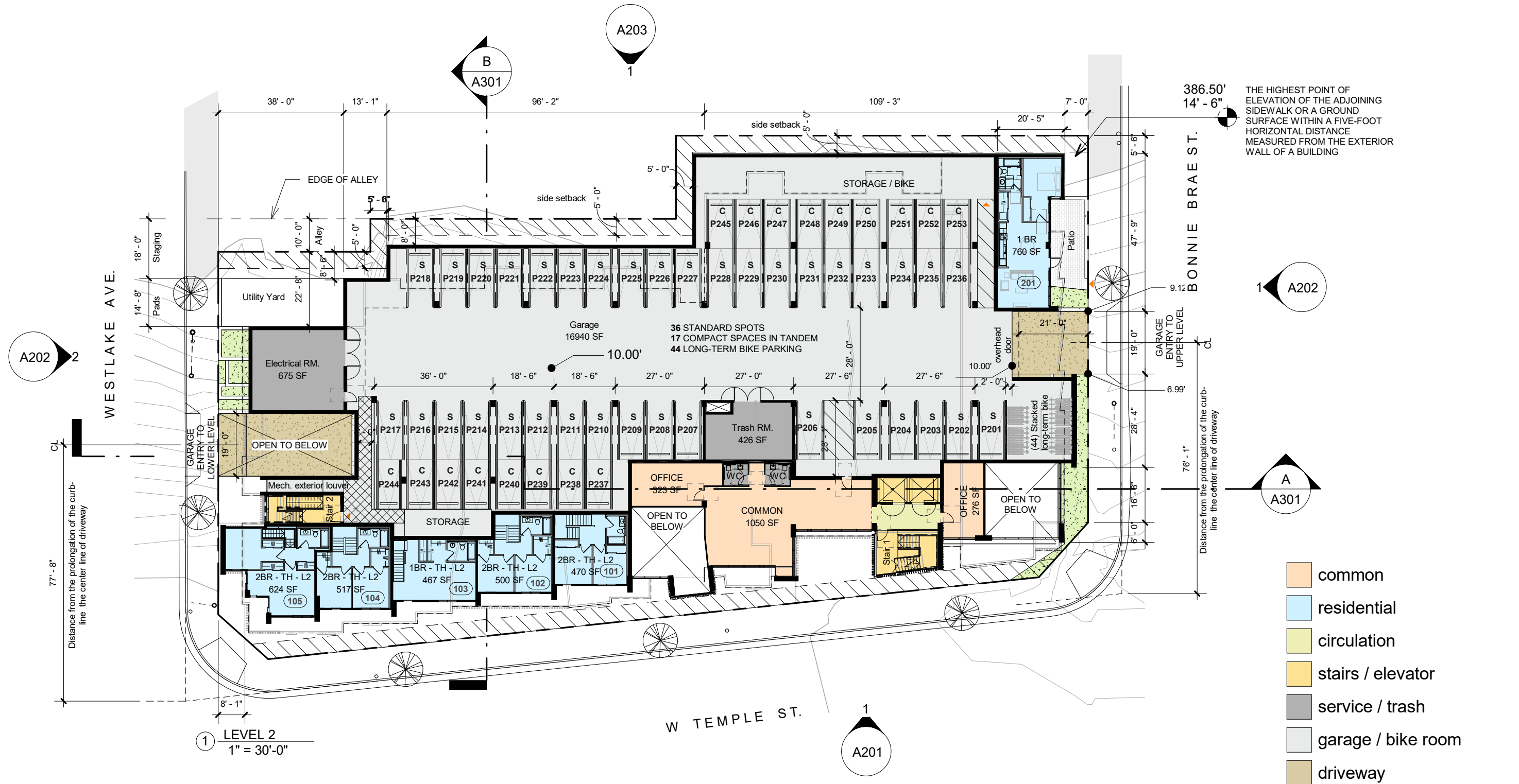


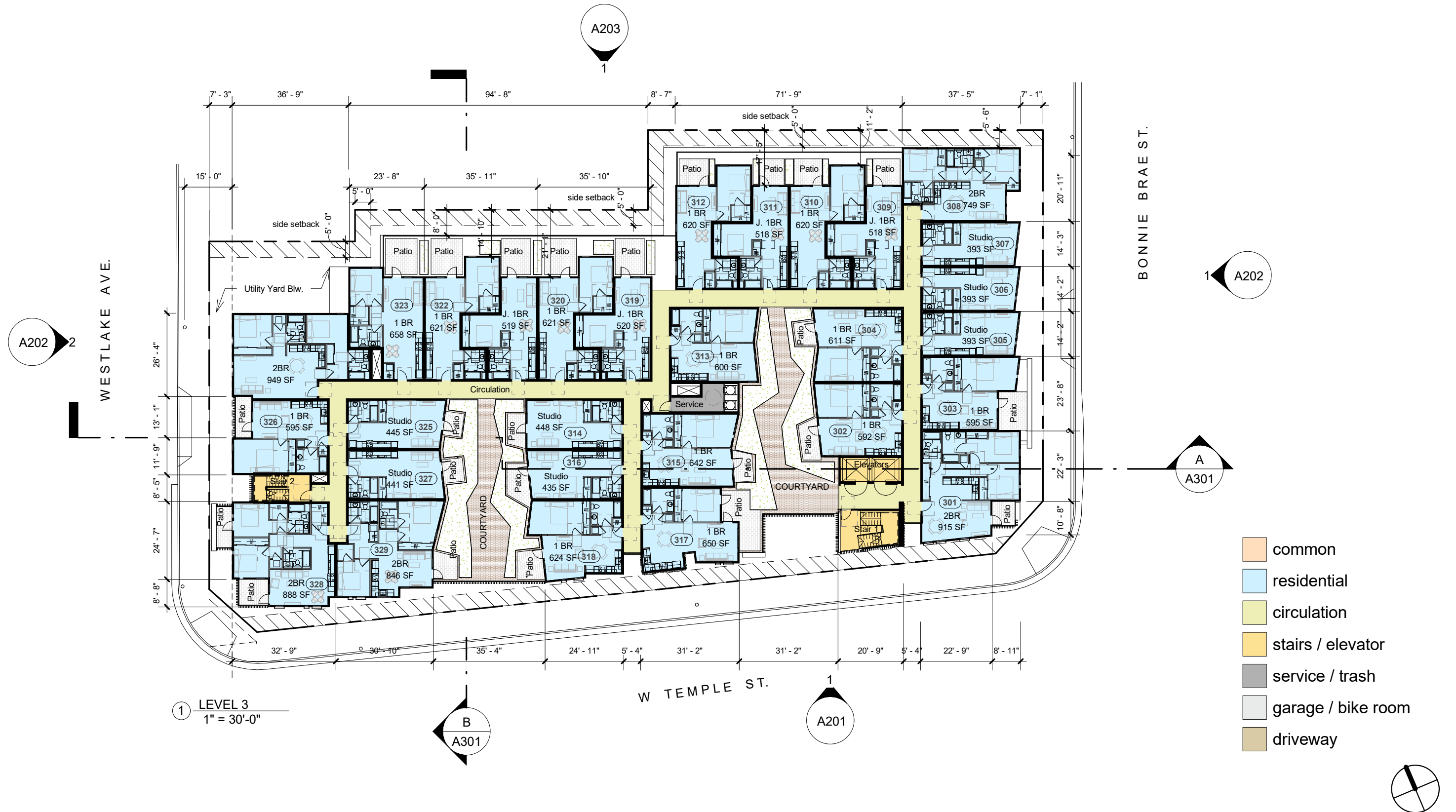


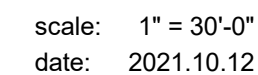
① SITE PLAN
1" = 40'-0"

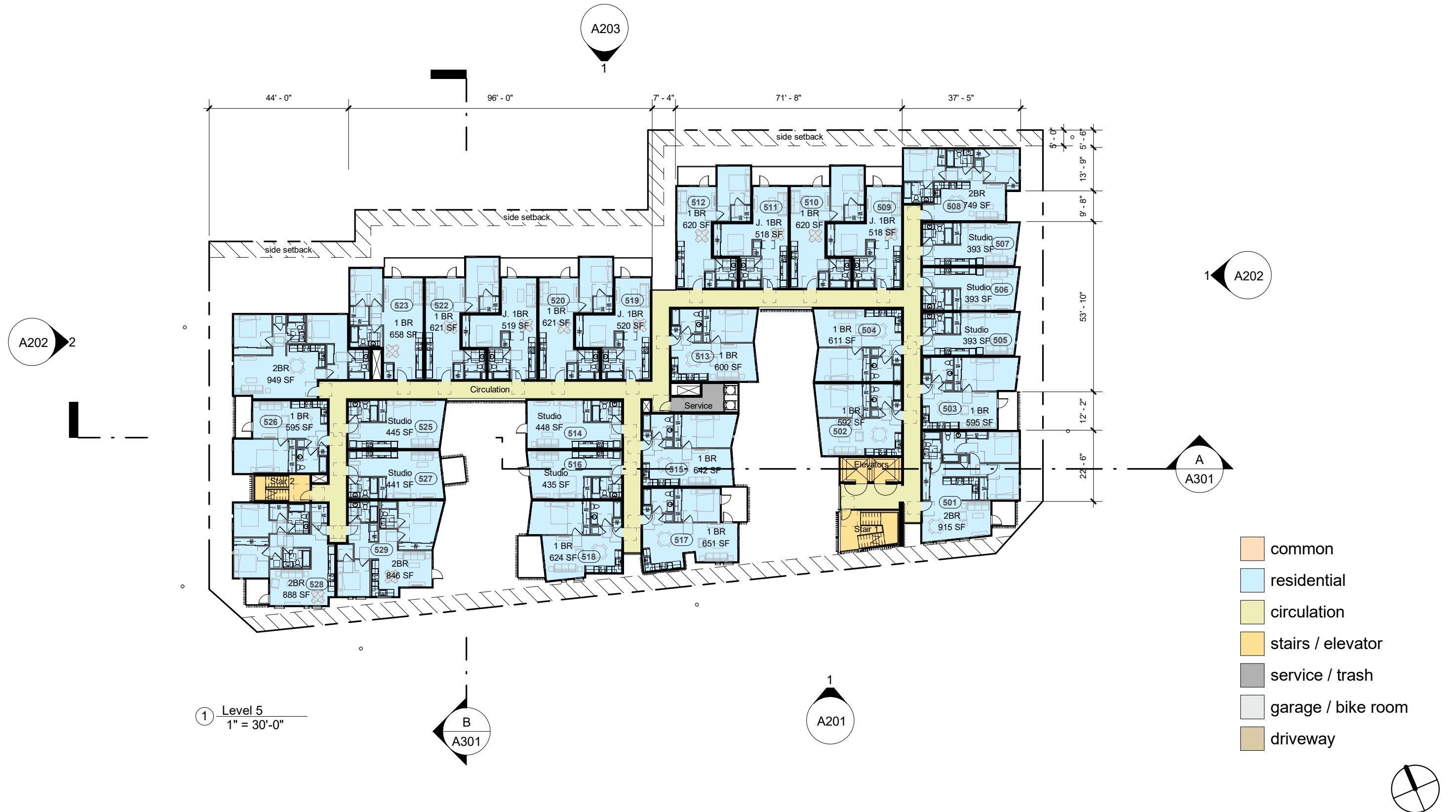


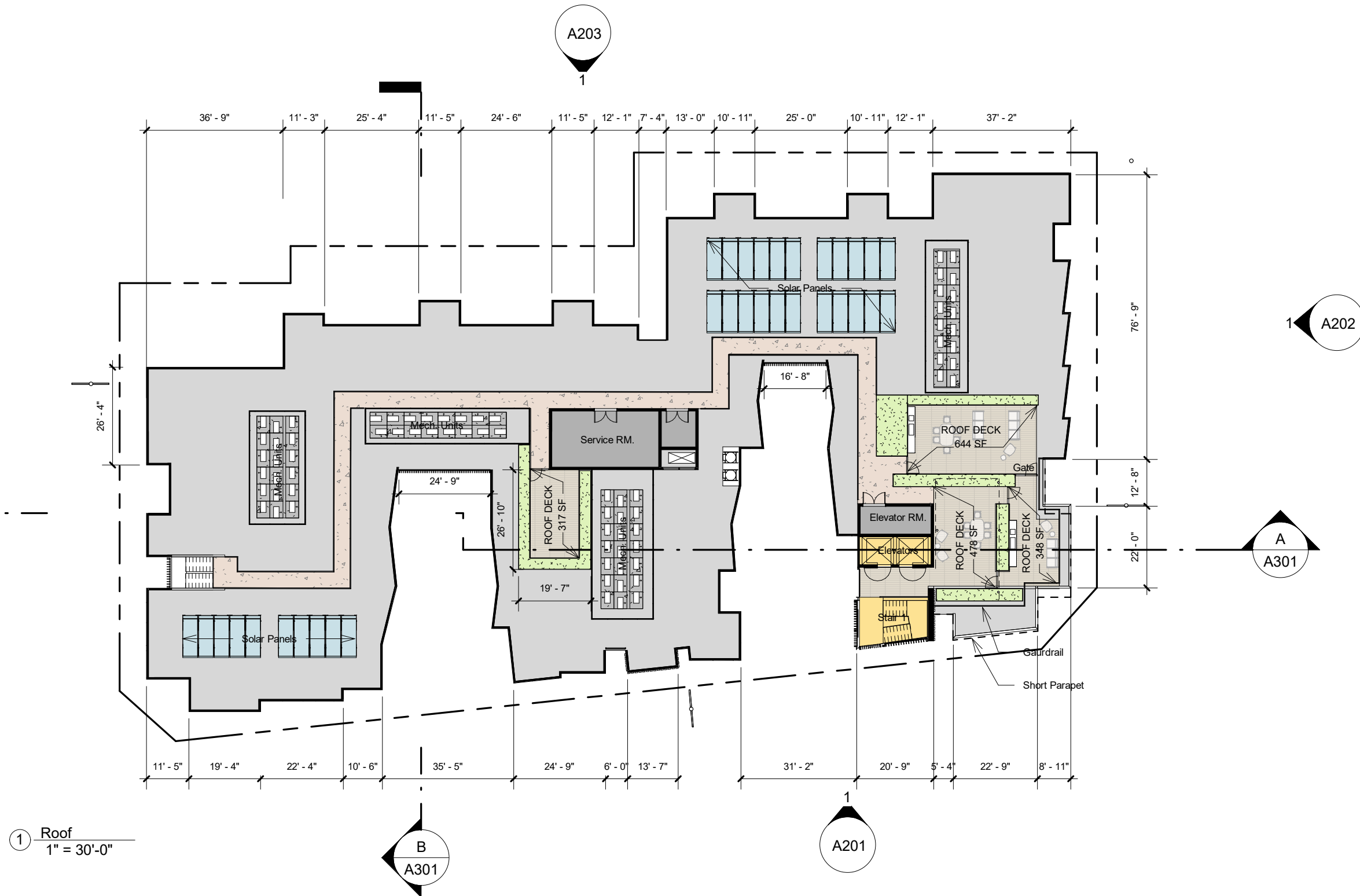






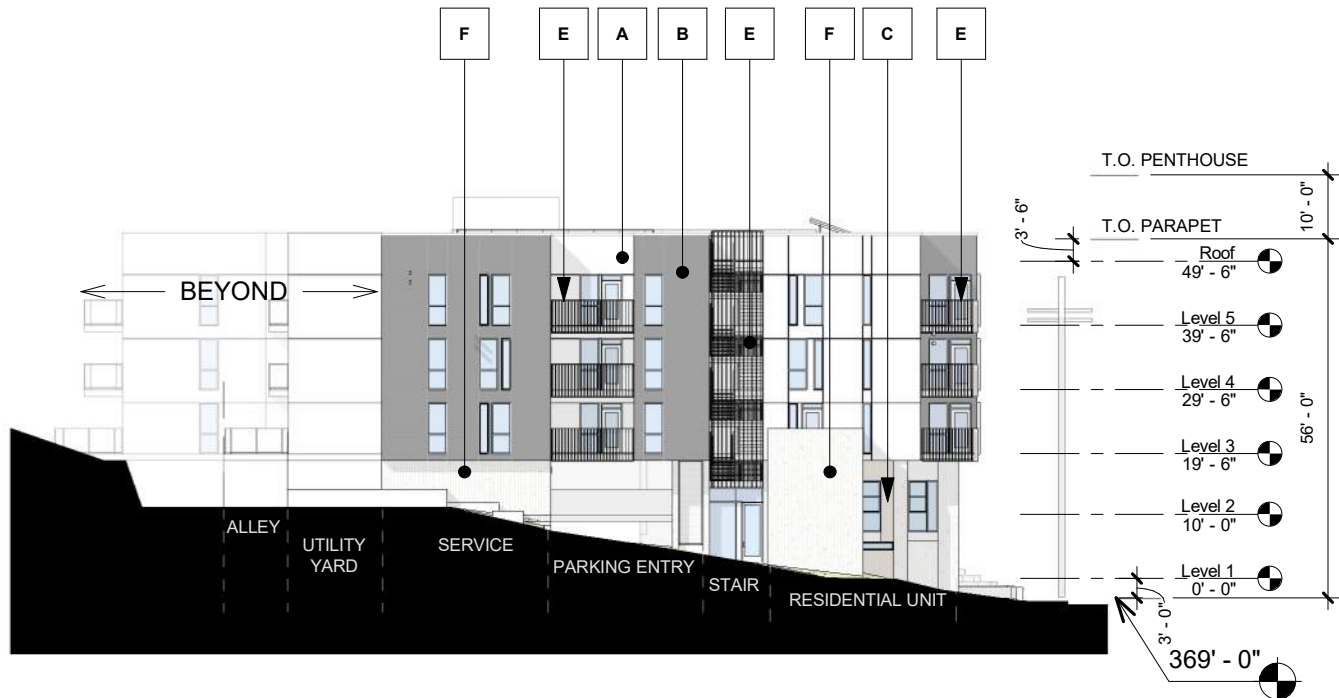




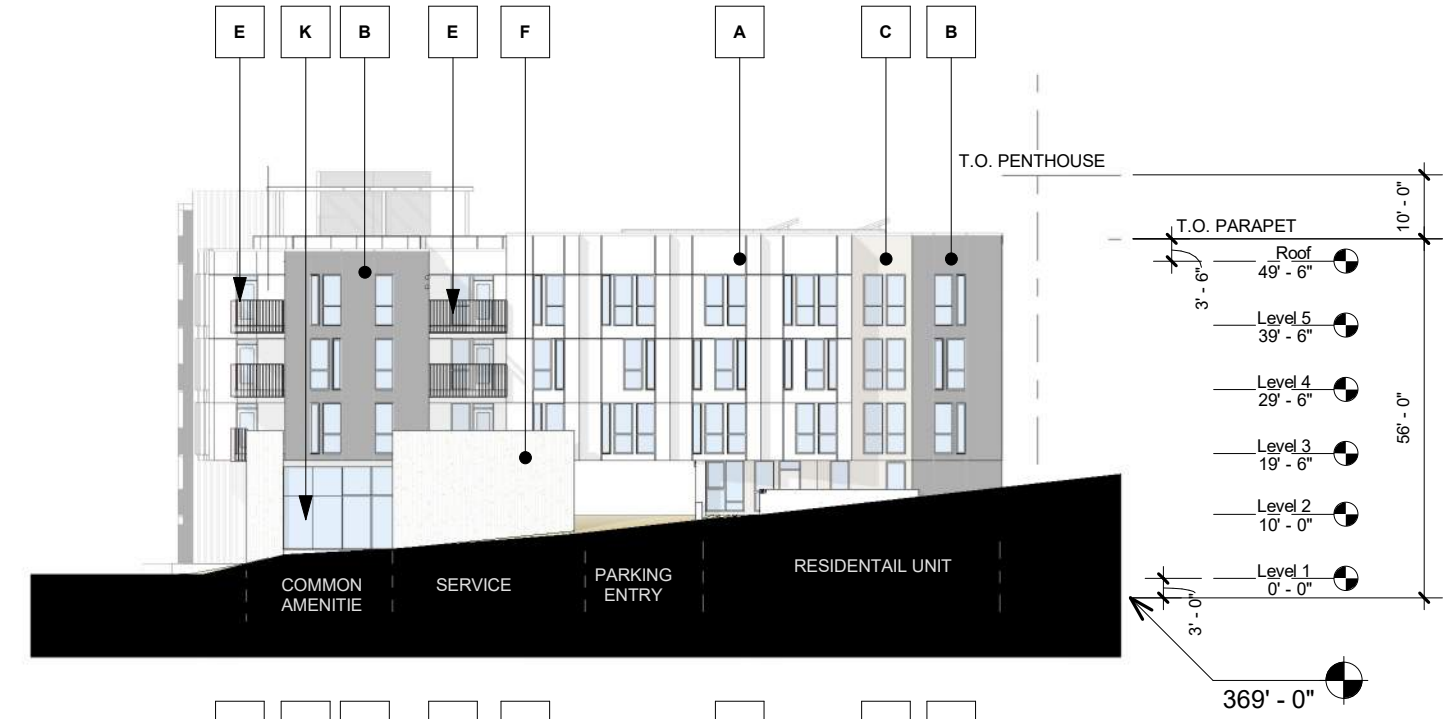




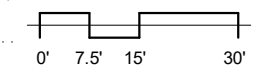
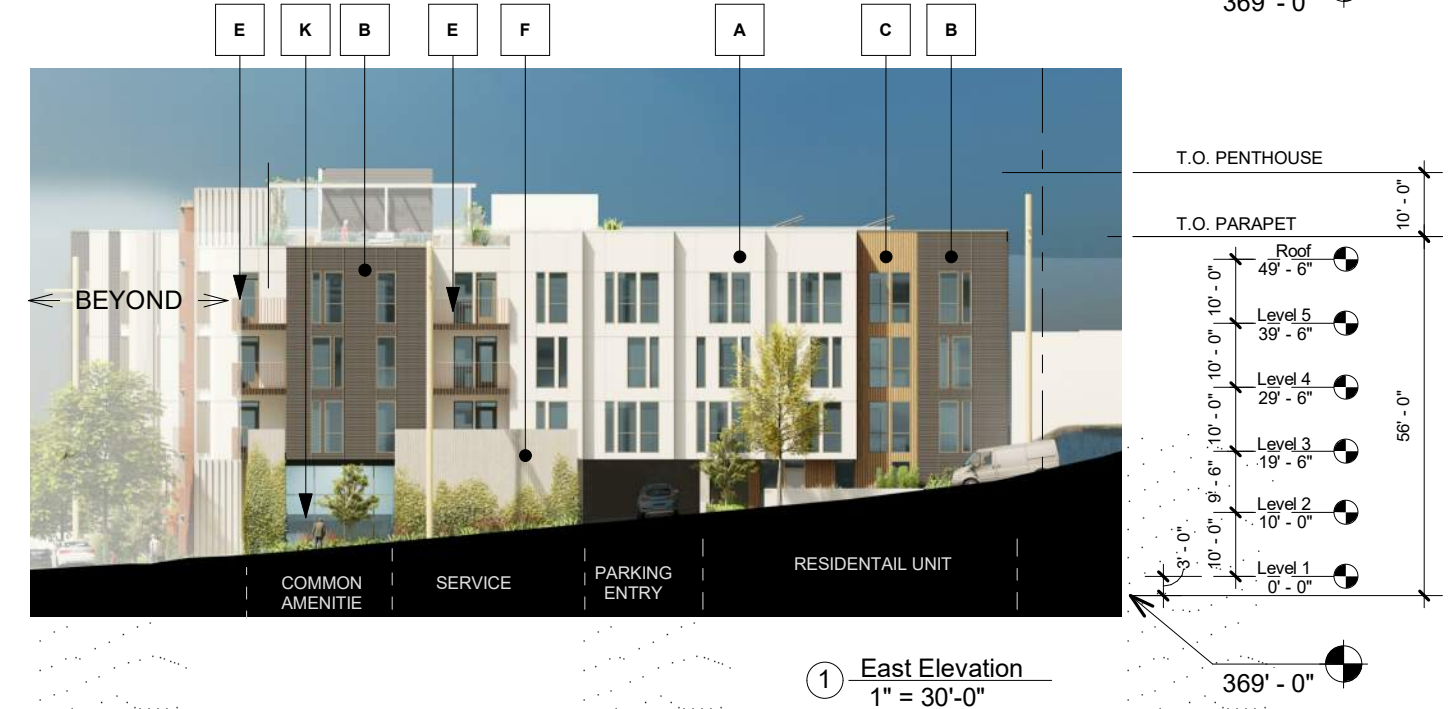
- A SMOOTH CEMENT PLASTER - WHITE
- B CEMENT BOARD HORIZONTAL SIDING - DARK
- C PORCELAIN TILE W/ WOOD TEXTURE
- D CEMENT BOARD VERTICAL SIDING - OFF WHITE
- E VERTICAL SLATS / RAILING PAINTED METAL
- F TEXTURED CONCRETE
- G DARK ANODIZED PANEL
- H WINDOW SURROUNDS - DARK ALUMINUM
- J WEATHERED STEEL PLANTER
- K STOREFRONT SYSTEM W/ CLEAR GLASS



② West Elevation
1" = 30'-0"



① East Elevation
1" = 30'-0"



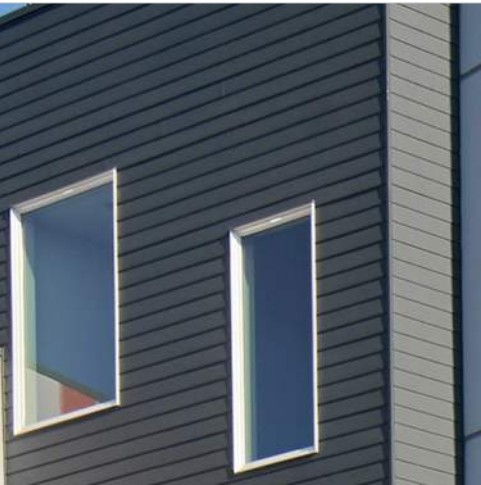
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date: 2021.10.12

- A SMOOTH CEMENT PLASTER - WHITE
- B CEMENT BOARD HORIZONTAL SIDING - DARK
- C PORCELAIN TILE W/ WOOD TEXTURE
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- J WEATHERED STEEL PLANTER
- K STOREFRONT SYSTEM W/ CLEAR GLASS





A SMOOTH CEMENT PLASTER - WHITE



B CEMENT BOARD HORIZONTAL SIDING - DARK



C PORCELAIN TILE W/ WOOD TEXTURE



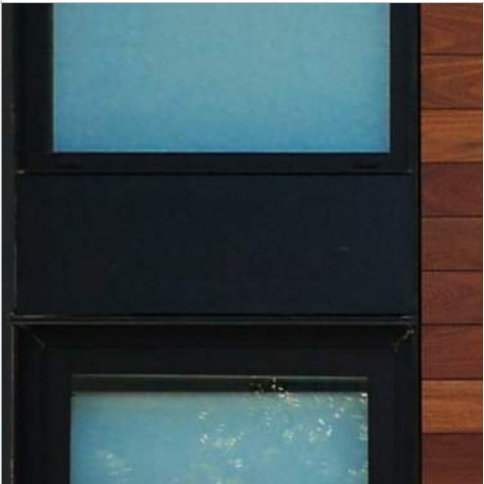
D CEMENT BOARD VERTICAL SIDING - OFF WHITE



E VERTICAL SLATS / RAILING PAINTED METAL



F TEXTURED CONCRETE



G DARK ANODIZED PANEL

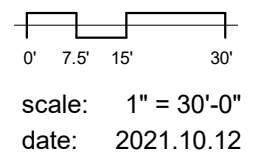
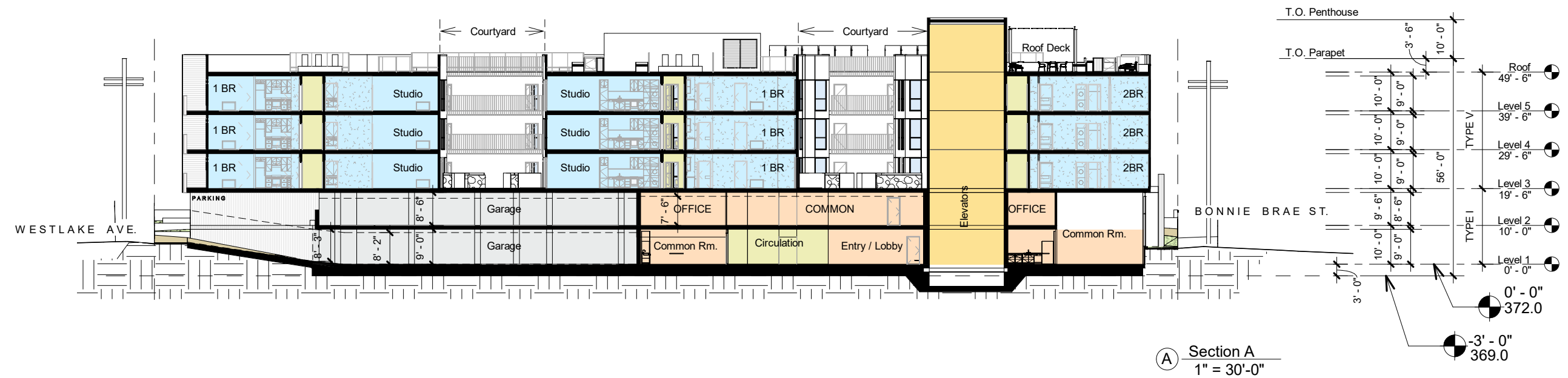
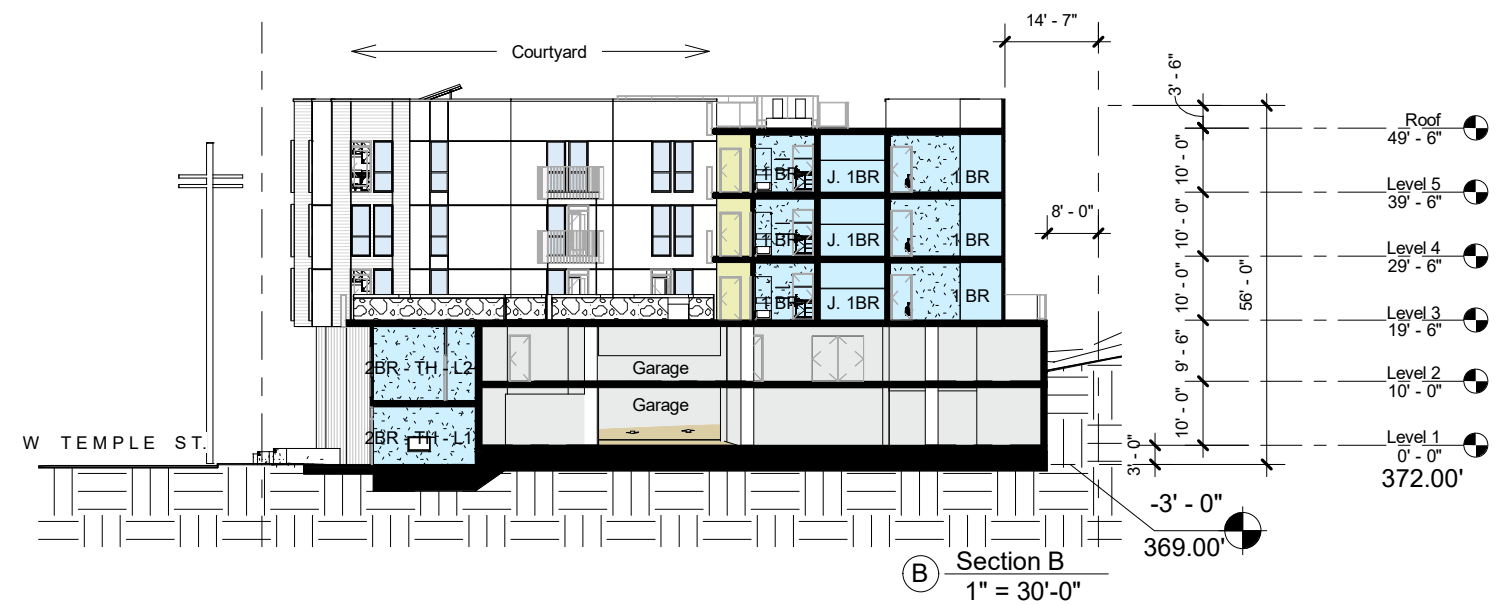


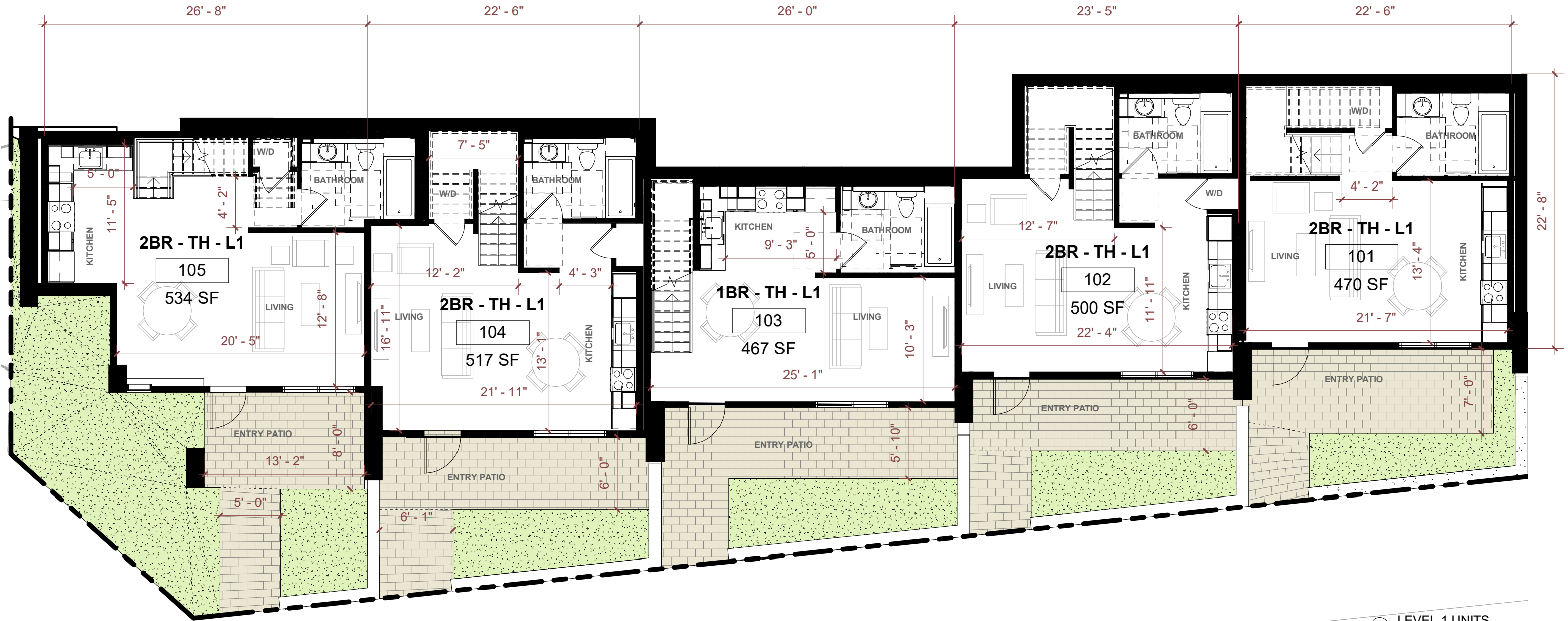
H WINDOW SURROUNDS - DARK ALUMINUM



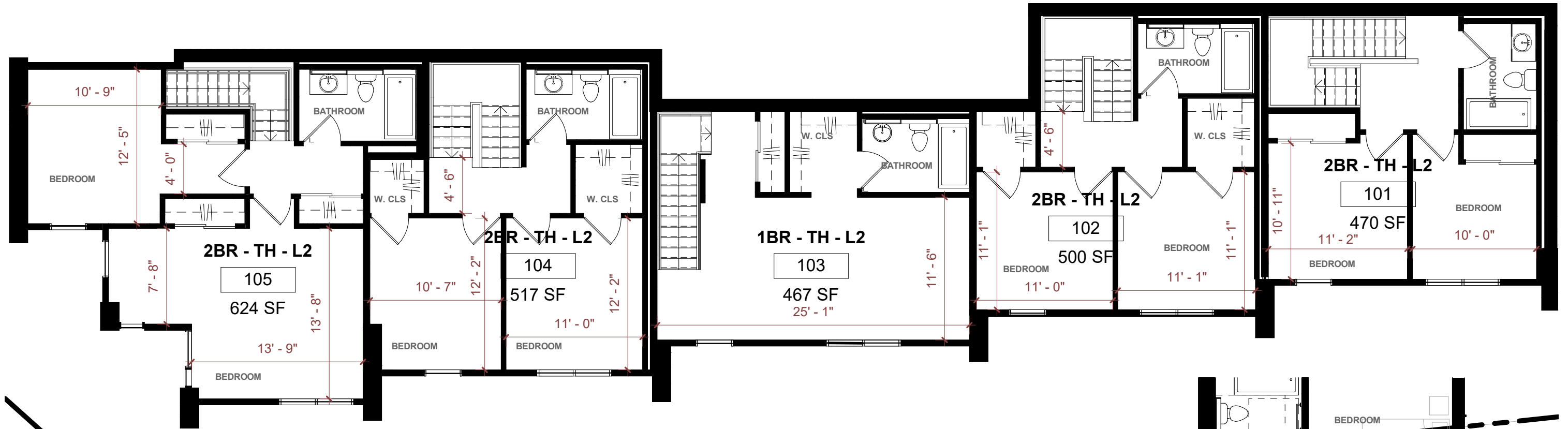
J WEATHERED STEEL PLANTER

- A SMOOTH CEMENT PLASTER - WHITE
- B CEMENT BOARD HORIZONTAL SIDING - DARK
- C PORCELAIN TILE W/ WOOD TEXTURE
- D CEMENT BOARD VERTICAL SIDING - OFF WHITE
- E VERTICAL SLATS / RAILING PAINTED METAL
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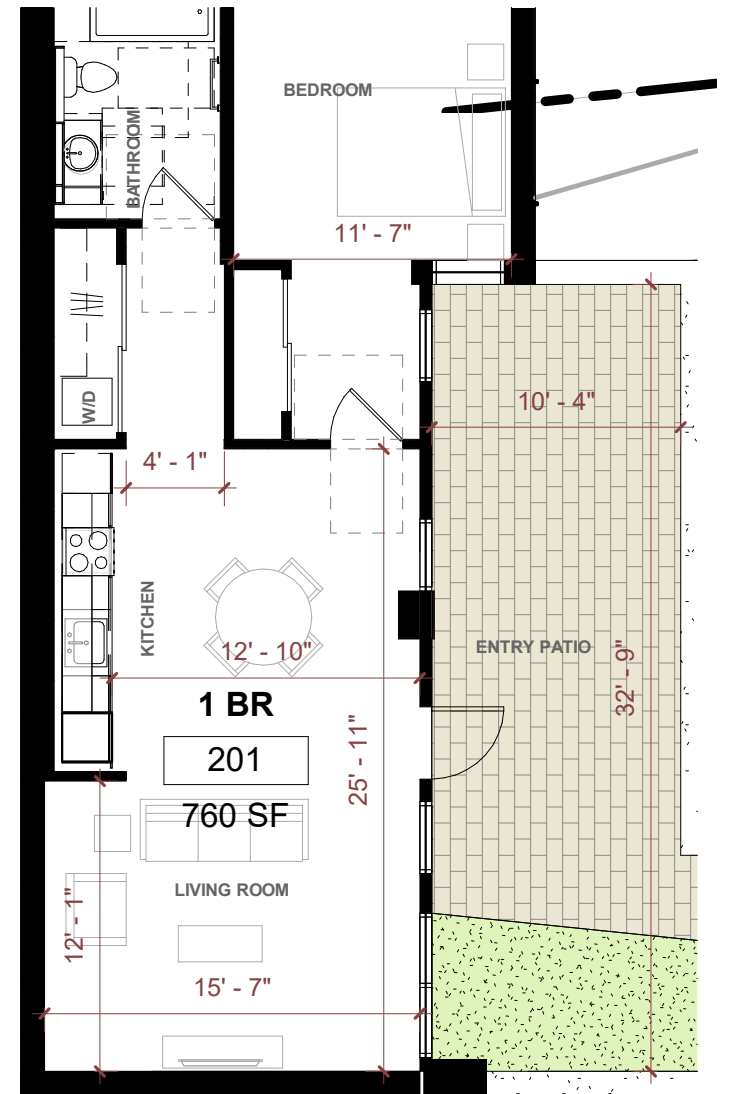




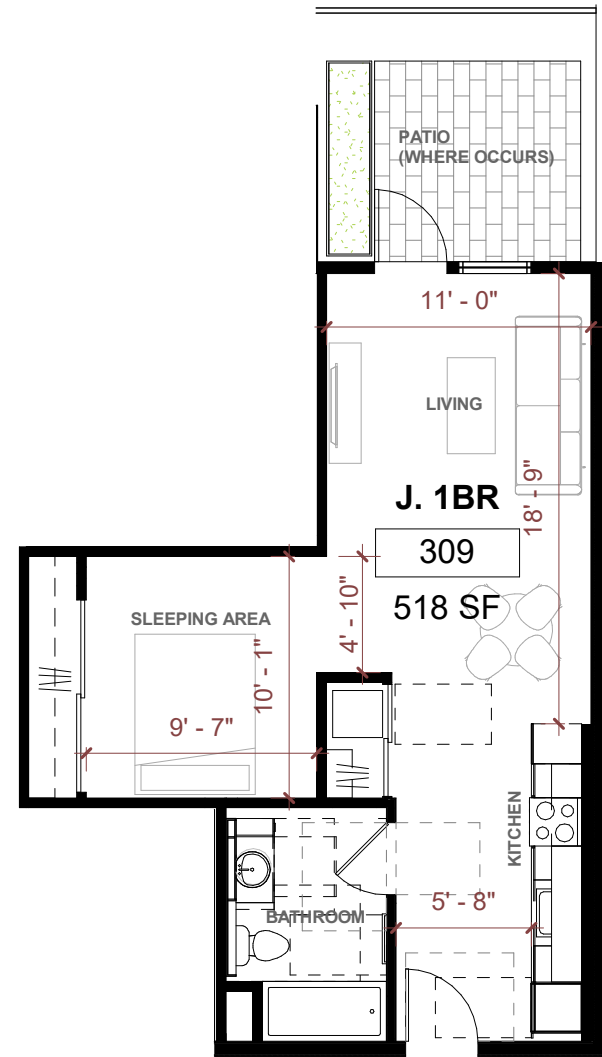
① LEVEL 1 UNITS
1/8" = 1'-0"



① LEVEL 2 UNITS-a
1/8" = 1'-0"

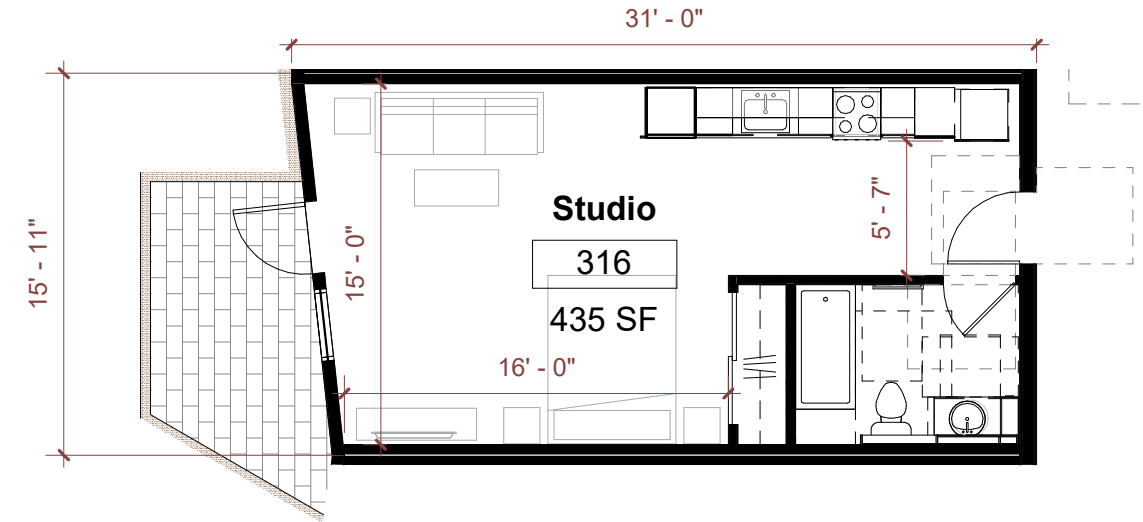


② LEVEL 2 UNITS-b
1/8" = 1'-0"



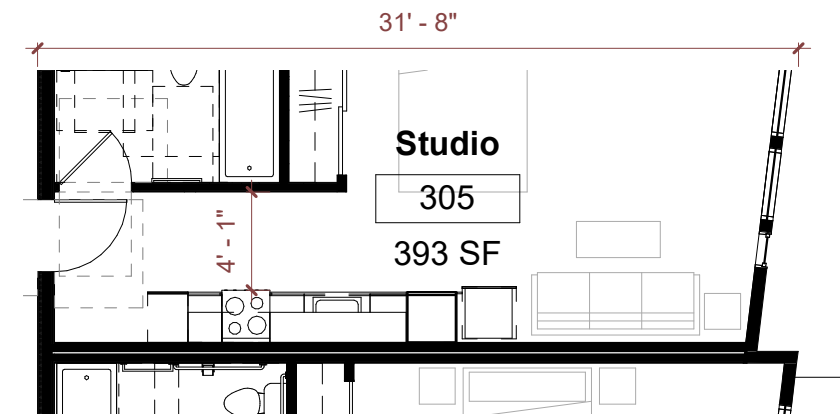
① TYPICAL. JR. 1BED
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 12



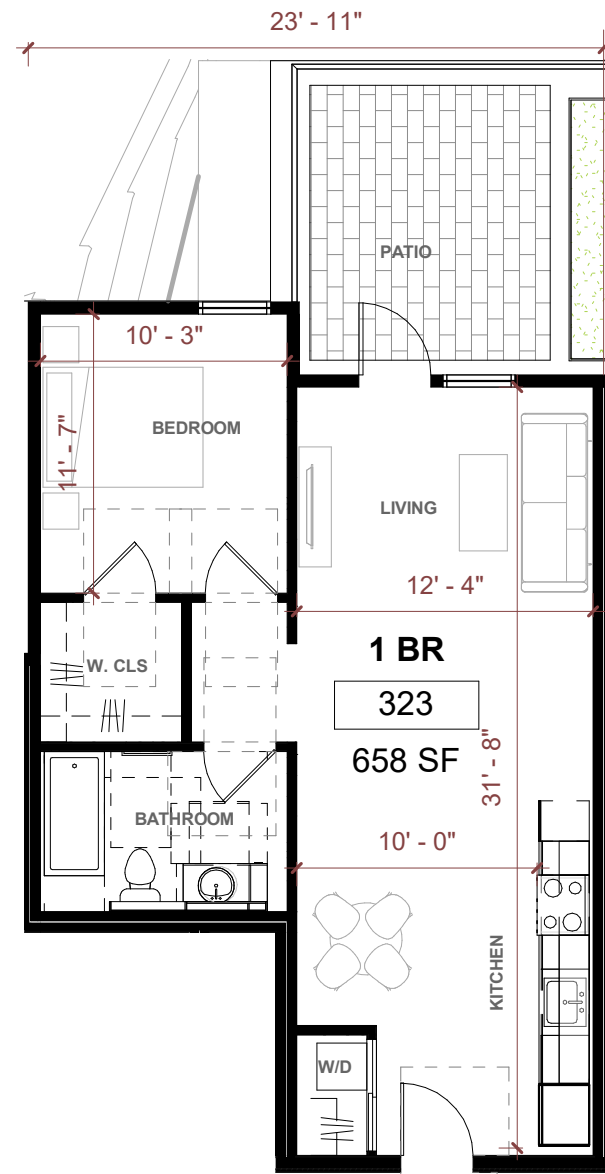
② TYPICAL. STUDIO-b
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 12



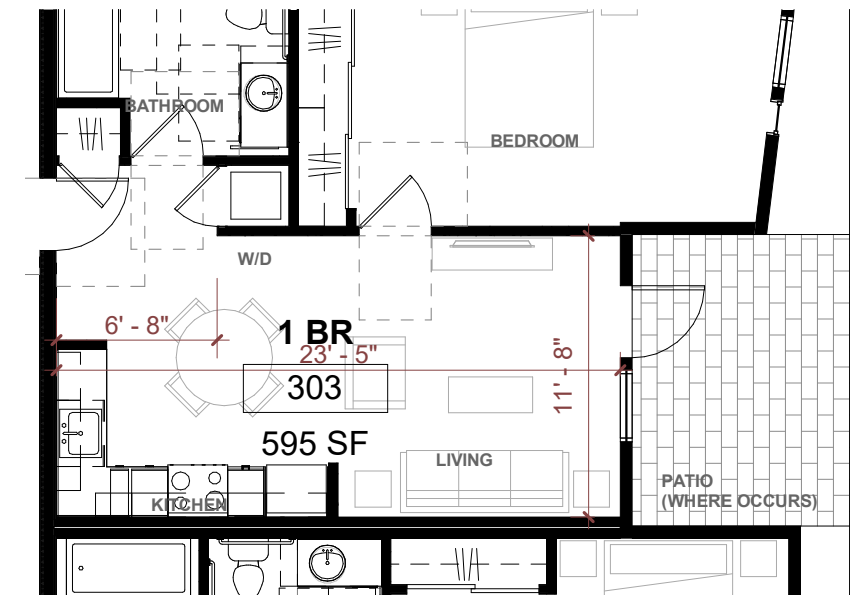
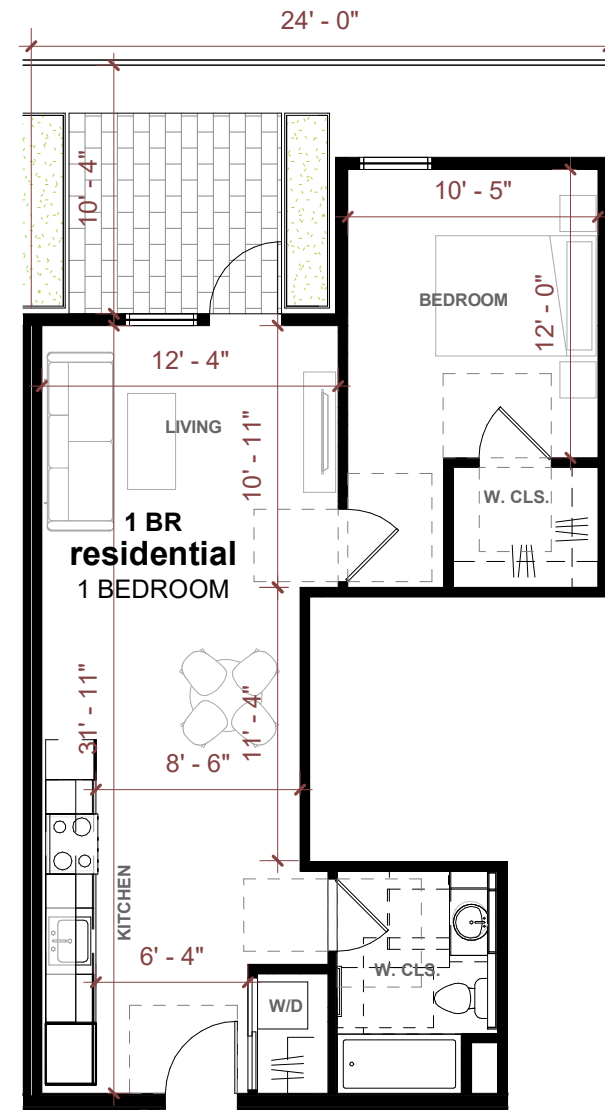
③ TYPICAL. STUDIO-a
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 9



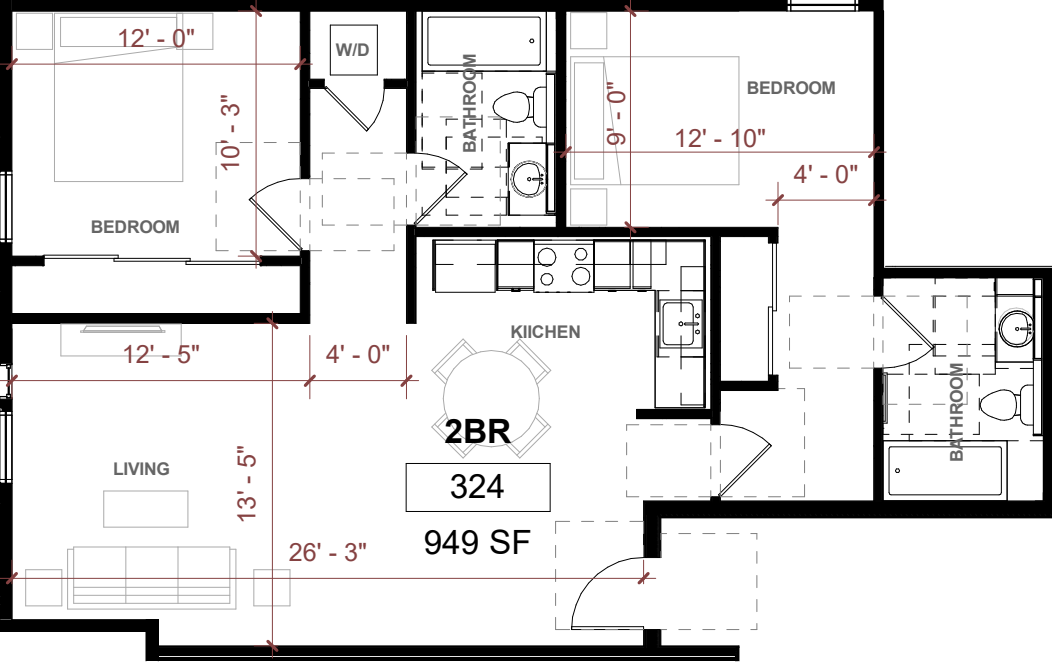
(B) TYPICAL 1BED-b
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 15



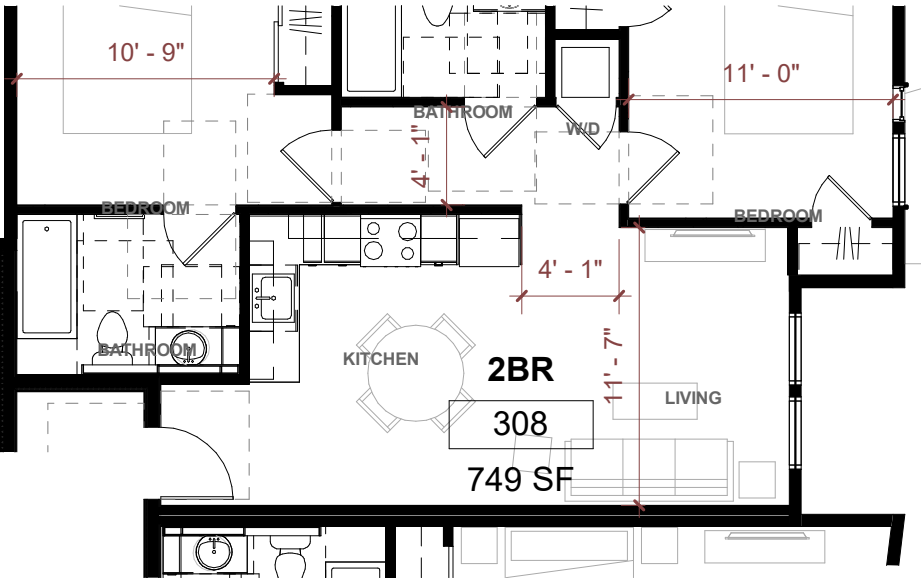
(A) TYPICAL 1BED-a
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 24



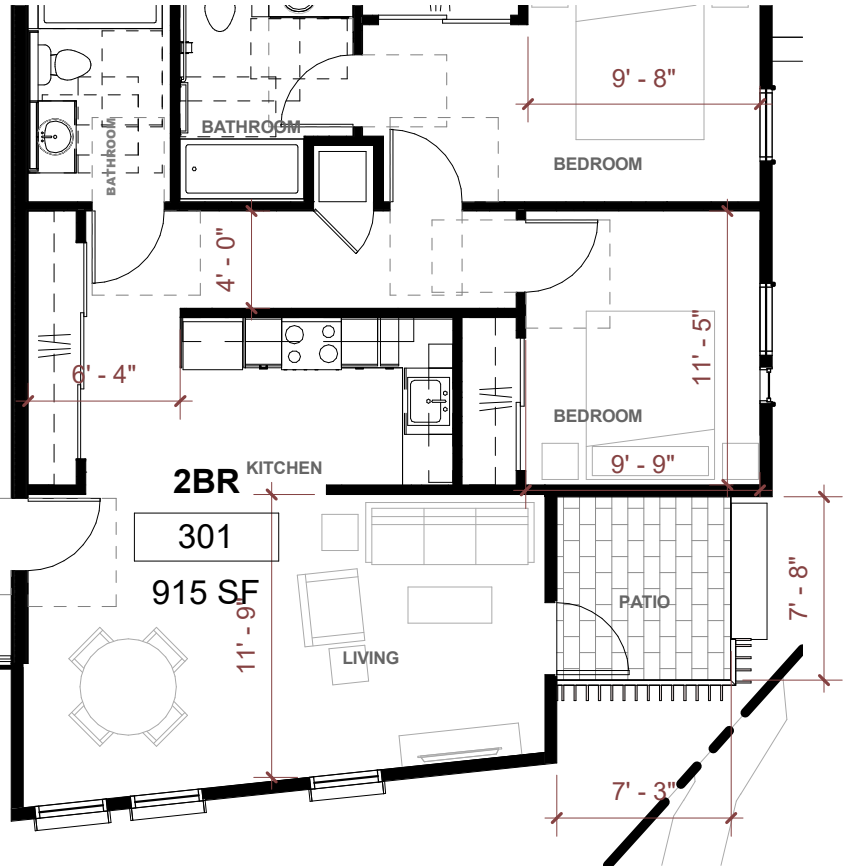
③ TYPICAL 2BED-c
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 3



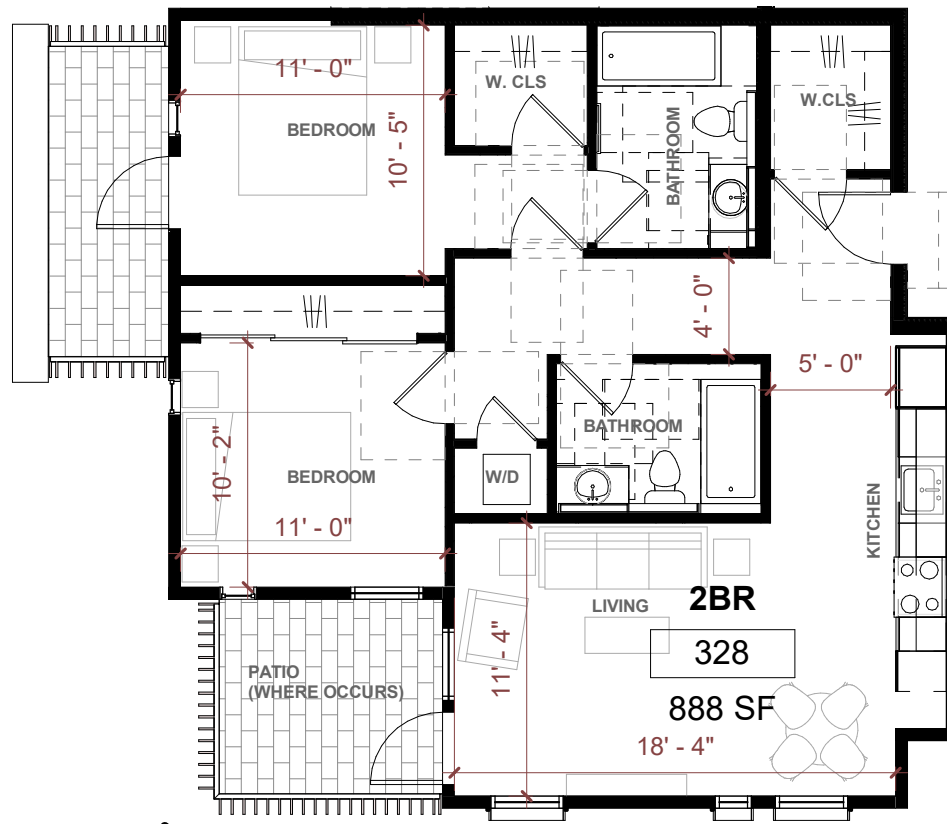
② TYPICAL 2BED-b
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 3



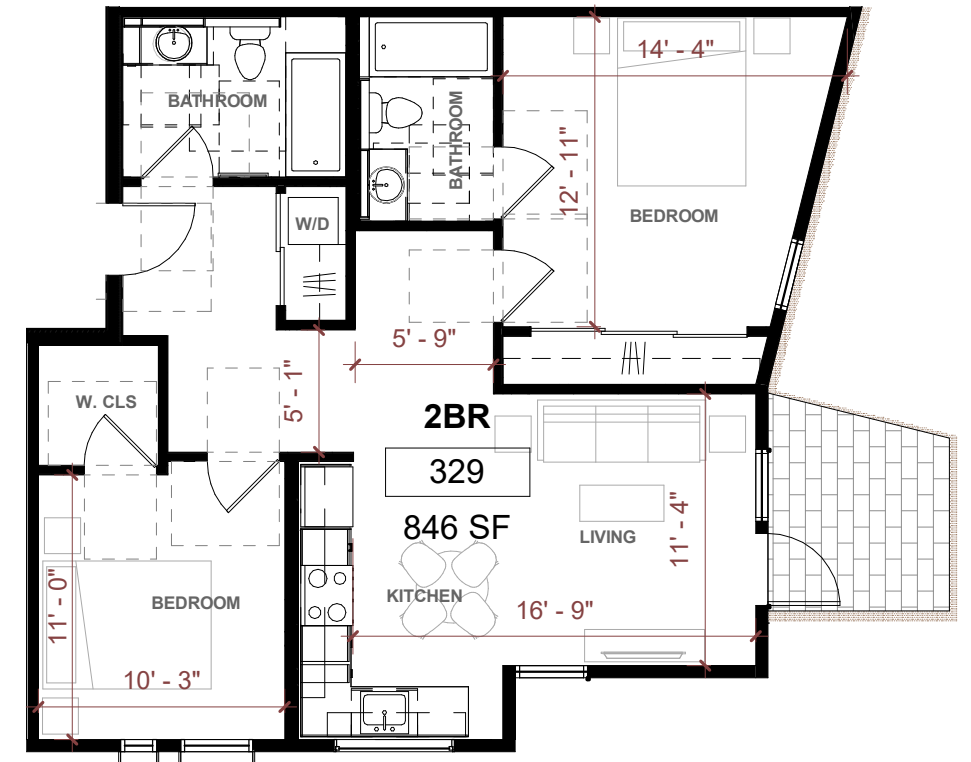
① TYPICAL 2BED-a
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 3



② TYPICAL. 2BED-e
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 3



① TYPICAL. 2BED-d
1/8" = 1'-0"

QUANTITY OF ALL VARIATION: 3