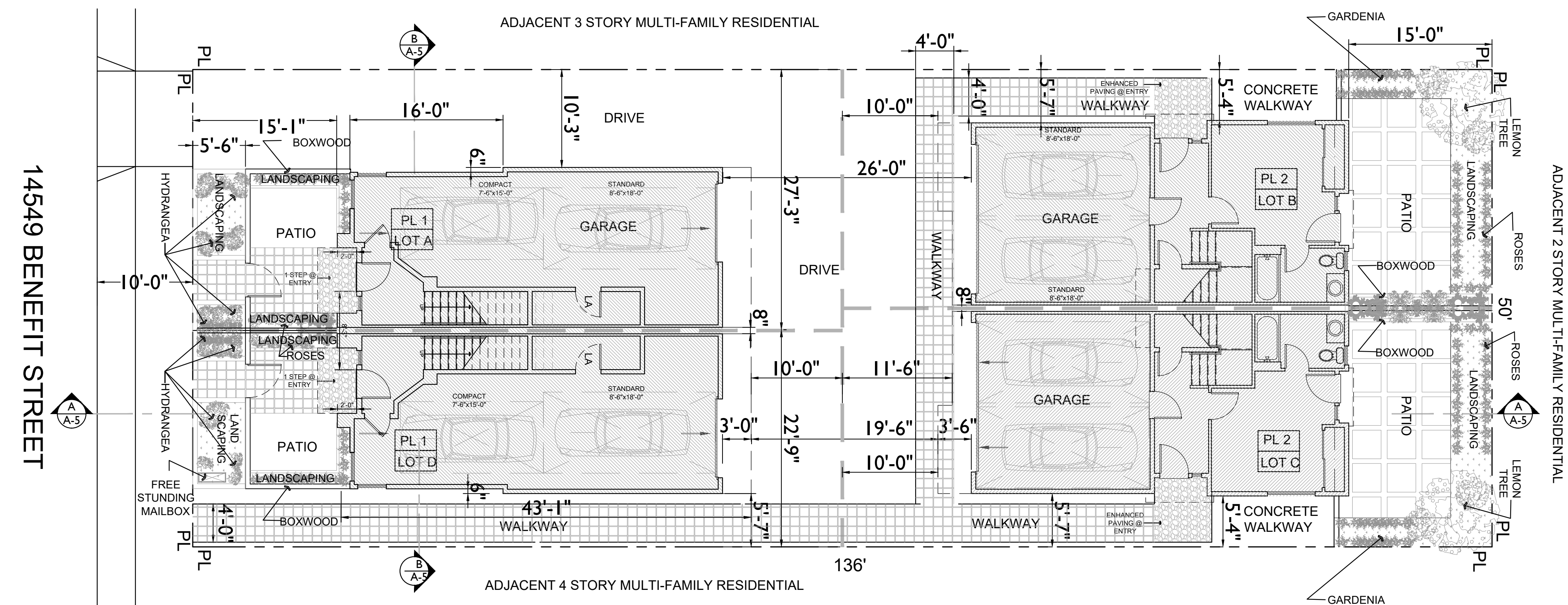


14549 BENEFIT STREET VAN NUYS, CA.91403



LANDSCAPE NOTE:
ALL SETBACK AND OPEN AREAS NOT USED FOR BUILDINGS, PARKING AREAS, DRIVEWAY, PEDESTRIAN PATHWAYS, UTILITIES, AND OPEN SPACE AREAS SHALL BE ATTRACTIVELY LANDSCAPED AND MAINTAINED.



PROJECT SUMMARY

PROJECT ADDRESS 14549 BENEFIT STREET
VAN NUYS, CA. 91403

SCOPE OF WORK
DEMOLITION OF EXISTING SINGLE-FAMILY RESIDENCE AND INFRASTRUCTURE. CONSTRUCTION OF 4-SMALL LOT DETACHED UNITS, CONSISTING OF (R-3) 4-STORY SINGLE FAMILY HOMES WITH (U) PRIVATE GARAGE AT THE GROUND FLOOR. CONSTRUCTION TYPE VB, SPRINKLERS NFPA 13D SYSTEM

LEGAL DESCRIPTION
LOT 245 OF TRACT NO. 5822 AS RECORDED IN MAP BOOK 66, PAGES 64 & 65 OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES. ASSESSORS PARCEL NO. 2276-014-022.

APN 2276-014-022
TRACT TR 5822
M B 66-64/65 (SHTS 1-2)

BLOCK NONE
LOT 245

MAP SHEET 166-5A151
SITE/LOT AREA 6,840 S.F. (50.3' X 136') 2.50 ACRES

TYPE OF CONSTRUCTION TYPE VB
OCCUPANCY CLASSIFICATION U @ GROUND FLOOR
R-3 @ 1ST, 2ND AND 3RD FLOORS

ZONING RD1.5-1
ZONING INFORMATION (ZI) ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES

GENERAL PLAN LAND USE LOW MEDIUM RESIDENTIAL
GENERAL PLAN NOTE(S) YES
HILLSIDE AREA (ZONING CODE) NO
SPECIFIC PLAN AREA NONE
SUBAREA NONE

HISTORIC PRESERVATION REVIEW NO
HISTORIC PLACES LA VIEW
CDO: COMM. DESIGN OVERLAY NONE
CPIO: COMM. PLAN IMP. OVERLAY NONE
SUBAREA NONE
CUGU: CLEAN UP-GREEN UP NONE
HCR: HILLSIDE CONST. REGS. NO

NIS: NEIGHBORHOOD STABILIZATION OVERLAY NO
POD: PEDESTRIAN ORIENTED DISTRICTS NONE
RFA: RESIDENTIAL FLOOR AREA DISTRICTS NONE
RIO: RIVER IMPLEMENTATION OVERLAY NO
SN: SIGN DISTRICT NO
STREETSCAPE NO
ADAPTIVE REUSE INCENTIVE AREA NONE
RESIDENTIAL MARKET AREA MEDIUM
NON-RESIDENTIAL MARKET AREA HIGH
TRANSIT ORIENTED COMMUNITIES (TOC) TIER 2
CRA COMMUNITY REDEVELOPMENT AGENCY NONE
CENTRAL CITY PARKING NO
DOWNTOWN PARKING NO
BUILDING LINE NONE
500 FT SCHOOL ZONE NO
500 FT PARK ZONE NO

SPRINKLERS N.F.P.A. 13-D SYSTEM
PROPOSED BUILDING HEIGHT 4 STORIES - 44'-0" (REFER TO BUILDING ELEVATIONS)
SETBACK REQUIREMENTS: (REFER TO LOT SETBACK SUMMARY FOR ADDITIONAL INFORMATION)
FRONT: REQUIRED FRONT YARD SETBACK -
SIDE: REQUIRED SIDE YARD SETBACK - 5'
REAR: REQUIRED REAR YARD SETBACK - 15'

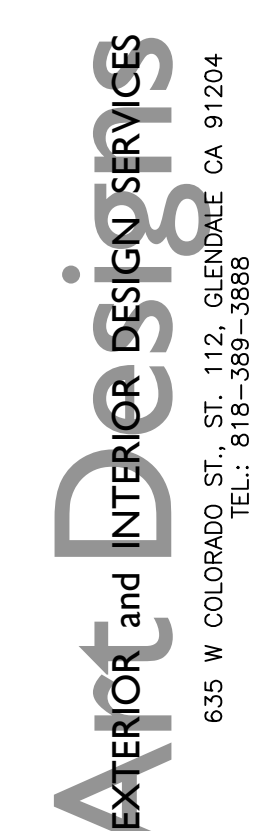
TOTAL DWELLINGS PROPOSED 4 DWELLINGS

PLAN SUMMARY	PLAN	TYPE	AREA
2	PL 1	3BD/3.5BA	1,729 SF
2	PL 2	3BD/3.5BA	2,056 SF
4	TOTAL		

PARKING SUMMARY
PARKING REQUIRED = 8 STALLS REQ'D
PARKING PROVIDED = 8 STALLS

PRIVATE OPEN SPACE
PLAN 1 = 70 S.F. BALCONY & 117 S.F. ROOF DECK = 187 S.F.
PLAN 2 = 60 S.F. BALCONY & 130 S.F. ROOF DECK = 190 S.F.
TOTAL PRIVATE OPEN SPACE = 754 S.F.

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND APPROVALS REPRESENTED THEREON ARE AND SHALL BE THE PROPERTY OF ART AND INTERIOR DESIGN SERVICES. NO PART OF THESE DRAWINGS OR OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS SHALL NOT CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



635 W COLORADO ST., ST. 112, GLENDALE CA 91204
TEL.: 818-389-3888

PROJECT TITLE: 4 LOT - SMALL LOT DETACHED
OWNER: URBAN DEVELOPMENT LLC.
JOB ADDRESS: 14549 BENEFIT STREET VAN NUYS, CA. 91403

JOB NO.: A-1672
DRAWN BY: A.I.
CHECKED BY: A.I.
DATE: 01-07-20
SHEET TITLE:

SHEET NUMBER

A.00

SHEETS 1 OF 7

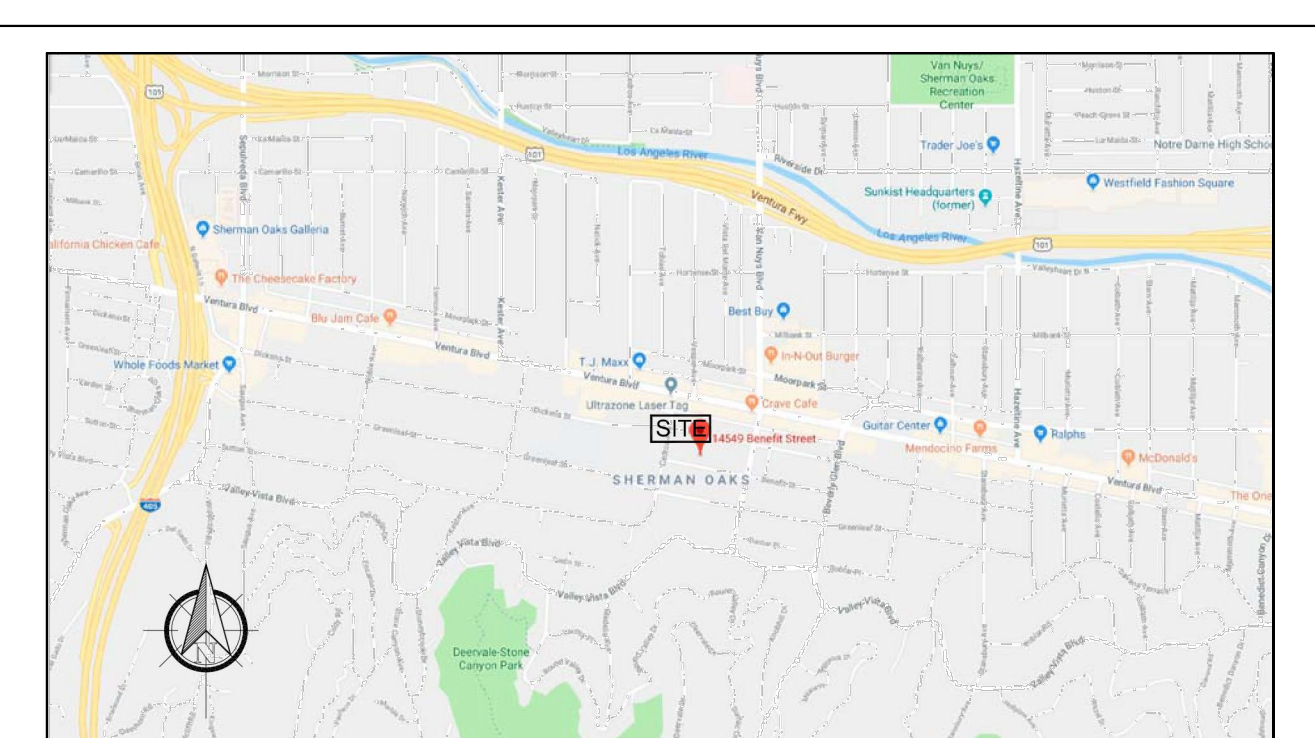
LOT SUMMARY

LOT SIZES	
LOT NUMBER	AREA (S.F.)
A	1,827
B	2,056
C	2,056
D	1,827

LOT SETBACK SUMMARY

SETBACK MATRIX				
LOT NUMBER	EAST (SIDE)	WEST (SIDE)	NORTH (REAR)	SOUTH (FRONT)
A	0.0'	10.25'	10.0'	15.08'
B	0.0'	5.33'	15.0'	10.0'
C	5.33'	0.0'	15.0'	10.0'
D	5.58'	0.0'	10.0'	15.08'

VICINITY MAP



N.T.S.

SHEET INDEX

ARCHITECTURE:

SHEET SP	SITE PLAN
SHEET A-1	SITE PERSPECTIVES
SHEET A-2	PLAN 1 FLOOR PLANS
SHEET A-3	PLAN 2 FLOOR PLANS
SHEET A-4	SITE ELEVATIONS
SHEET A-5	SITE SECTIONS

SITE PLAN

SCALE: 1/8" = 1'-0"