

LOT #1 / UNIT #1

FIRST FLOOR	110	110
SECOND FLOOR	463	463
THIRD FLOOR	525	525
ROOF DECK	527	
ROOF DECK SHAFT	100	100
GARAGE	351	
2nd. FLR. STAIRS	79	
3rd. FLR. STAIRS	92	
COVERED AC PATIO	35	
2nd. FLOR. BALCONY	76	

TOTAL 1,198 SQ. FT.

LOT #2 / UNIT #2

FIRST FLOOR	301	301
SECOND FLOOR	719	719
THIRD FLOOR	799	799
ROOF DECK	797	
ROOF DECK SHAFT	95	95
GARAGE	351	
2nd. FLR. STAIRS	74	
3rd. FLR. STAIRS	82	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,914 SQ. FT.

LOT #3 / UNIT #3

FIRST FLOOR	269	269
SECOND FLOOR	598	598
THIRD FLOOR	674	674
ROOF DECK	695	
ROOF DECK SHAFT	88	88
GARAGE	351	
2nd. FLR. STAIRS	130	
3rd. FLR. STAIRS	98	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,629 SQ. FT.

LOT #4 / UNIT #4

FIRST FLOOR	110	110
SECOND FLOOR	463	463
THIRD FLOOR	525	525
ROOF DECK	527	
ROOF DECK SHAFT	100	100
GARAGE	351	
2nd. FLR. STAIRS	79	
3rd. FLR. STAIRS	92	
COVERED AC PATIO	35	
2nd. FLOR. BALCONY	76	

TOTAL 1,198 SQ. FT.

LOT #5 / UNIT #5

FIRST FLOOR	301	301
SECOND FLOOR	719	719
THIRD FLOOR	799	799
ROOF DECK	797	
ROOF DECK SHAFT	95	95
GARAGE	351	
2nd. FLR. STAIRS	74	
3rd. FLR. STAIRS	82	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,914 SQ. FT.

LOT #6 / UNIT #6

FIRST FLOOR	269	269
SECOND FLOOR	598	598
THIRD FLOOR	674	674
ROOF DECK	695	
ROOF DECK SHAFT	88	88
GARAGE	351	
2nd. FLR. STAIRS	130	
3rd. FLR. STAIRS	98	
COVERED AC PATIO		
2nd. FLOR. BALCONY		

TOTAL 1,629 SQ. FT.

LOTS MATRIX

	LOT #1	LOT #2	LOT #3
FRONT YARD SETBACK	15'-0"	13'-0"	13'-0"
SIDE YARD	WEST 5'-0"	NORTH 0'-3"	NORTH 10'-0"
SIDE YARD SETBACK	EAST 13'-0"	SOUTH 0'-3"	SOUTH 0'-3"
REAR YARD SETBACK	NORTH 0'-3"	WEST 5'-0"	WEST 5'-0"
AREA	1,198 SQ. FT.	1,914 SQ. FT.	1,629 SQ. FT.

	LOT #4	LOT #5	LOT #6
FRONT YARD SETBACK	13'-0"	13'-0"	15'-0"
SIDE YARD	NORTH 10'-0"	NORTH 0'-3"	WEST 13'-0"
SIDE YARD SETBACK	SOUTH 0'-3"	SOUTH 0'-3"	EAST 5'-0"
REAR YARD SETBACK	EAST 5'-0"	EAST 5'-0"	NORTH 0'-3"
AREA	1,198 SQ. FT.	1,914 SQ. FT.	1,629 SQ. FT.

LEGAL DESCRIPTION

APN	2249-001-009
TRACT	TR9500
LOT	24, 23, 22
LOT SIZE	18,872.5 SQ. FT.
ZONING	(Q)RD1.5-1
NUMBERS OF STORY'S	3 + ROOF DECK
BUILDING HEIGHT	33'-6"
NUMBER OF PARKING SPACES PER UNIT	2
TOTAL OF 6 UNITS	12 PARKING SPACES REQUIRED & PROVIDED
NUMBER OF BEDROOMS PER UNIT	3
NUMBER OF BATH PER UNIT	2.5
OCCUPANCY TYPE	R3/U
CONSTRUCTION TYPE	TYPE V-B FIRE SPRINKLER REQUIRED
APPLICABLE BUILDING CODES	2014 CRC, CBC, CMC, CEC, CPC, CGCB AND 2013 T-24 ENERGY STANDARDS

VTT-825110-SL

SHEET INDEX

- A1 SITE PLAN
- A1.1 LANDSCAPE PLAN
- A5 FIRST FLOOR PLAN
- A6 SECOND FLOOR PLAN
- A7 THIRD FLOOR PLAN
- A8 ROOF PLAN
- A9 EXTERIOR ELEVATIONS
- A10 EXTERIOR ELEVATIONS
- A11 EXTERIOR ELEVATIONS
- A12 EXTERIOR ELEVATIONS
- A13 EXTERIOR ELEVATIONS

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 FARBOD REZVANI R.A., CCM, AIA
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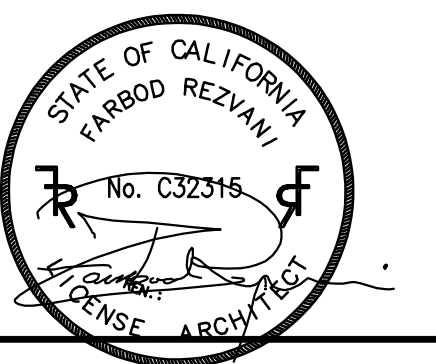
THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSION, NOTES, WORK, ETC. AT THE SITE BEFORE WORK IS STARTED. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.



Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411

OWNER:
 DI NALLI CONSTRUCTION, LLC



Title:
 SITE-PLAN

Revisions:

- 1. **PLANNING REVIEW**
12.13.18
- 2. **07.10.19**

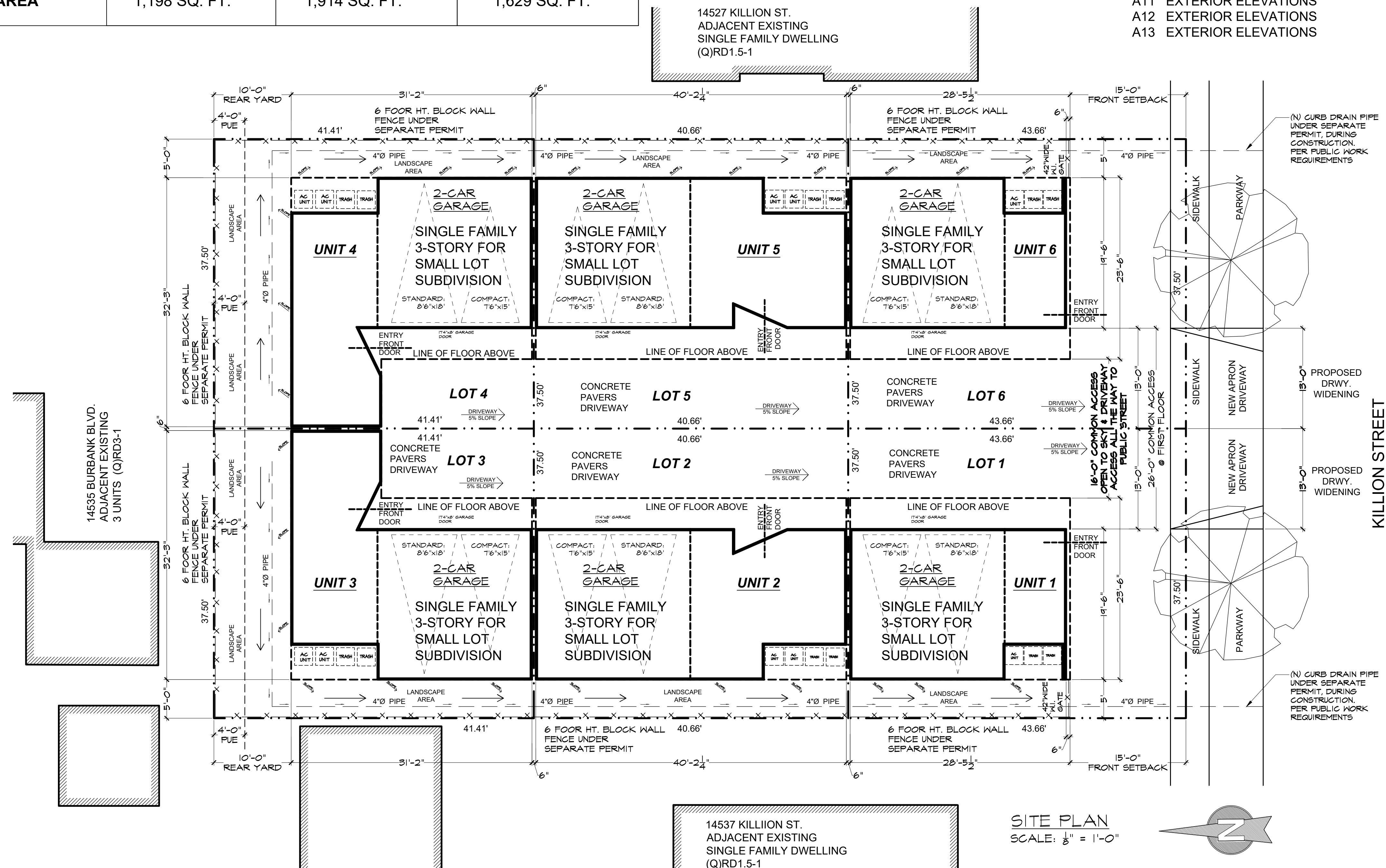
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Date: **07.10.19**

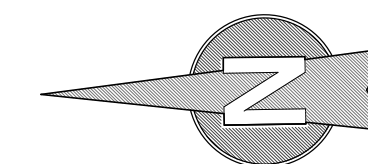
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Sheet

A-1



SITE PLAN
 SCALE: 3/8" = 1'-0"





WHITE ROSE



CRAPE MYRTLE



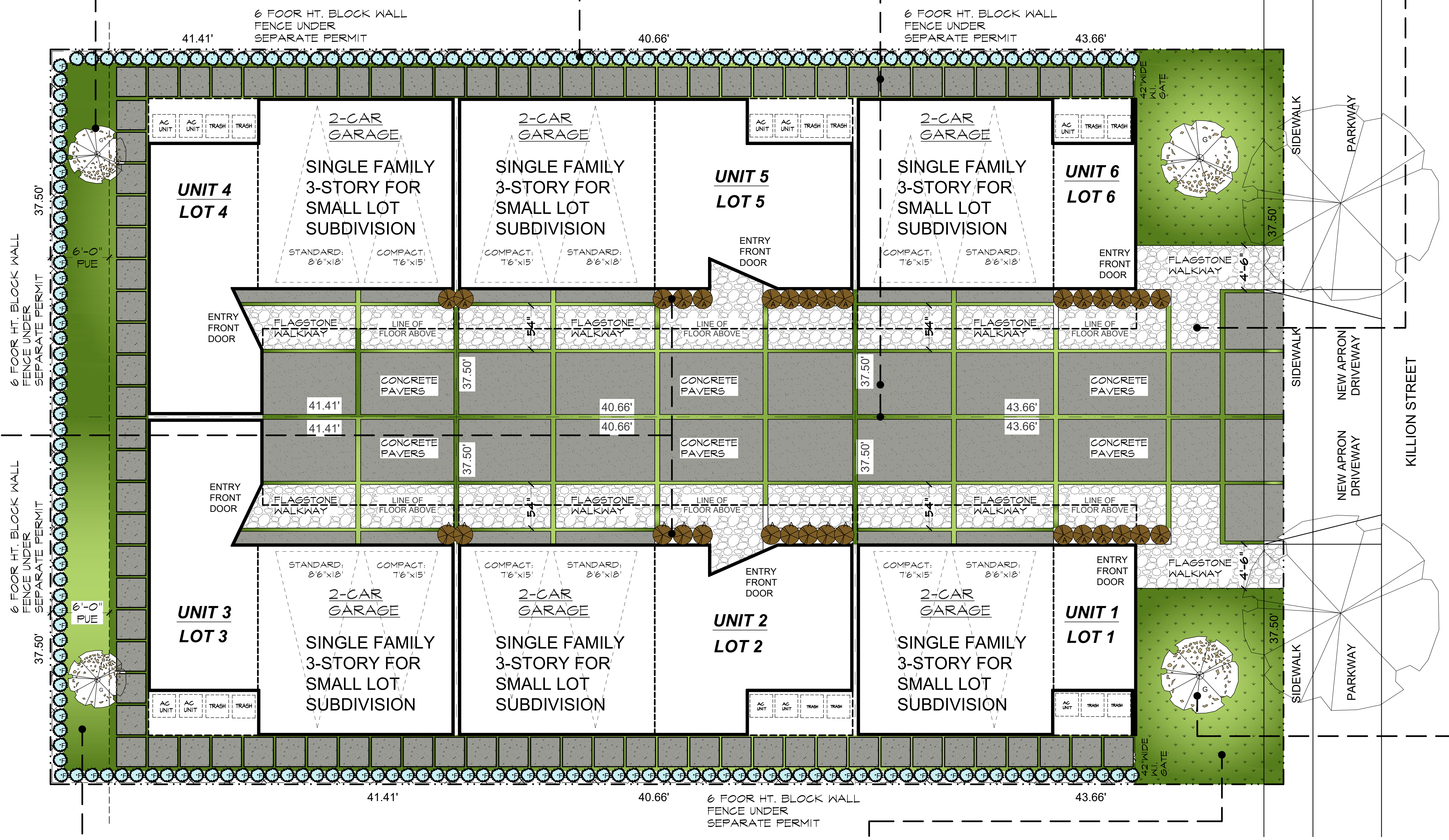
BUXUS SEMPERVIRENS



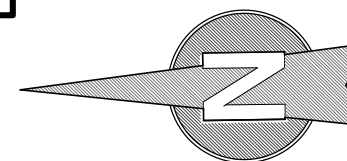
CONCRETE PAVERS, GRASS IN BETWEEN



FLAGSTONE WALKWAY



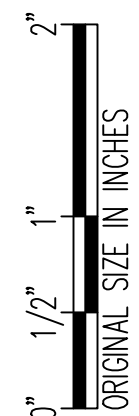
GROUND COVER: MARATHON II
 IRRIGATION: PRECISION SPRAY NOZZLE
 MAINTENANCE: LOW WATER NEEDS



LANDSCAPE & HARDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

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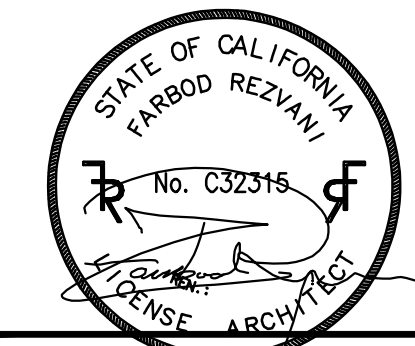
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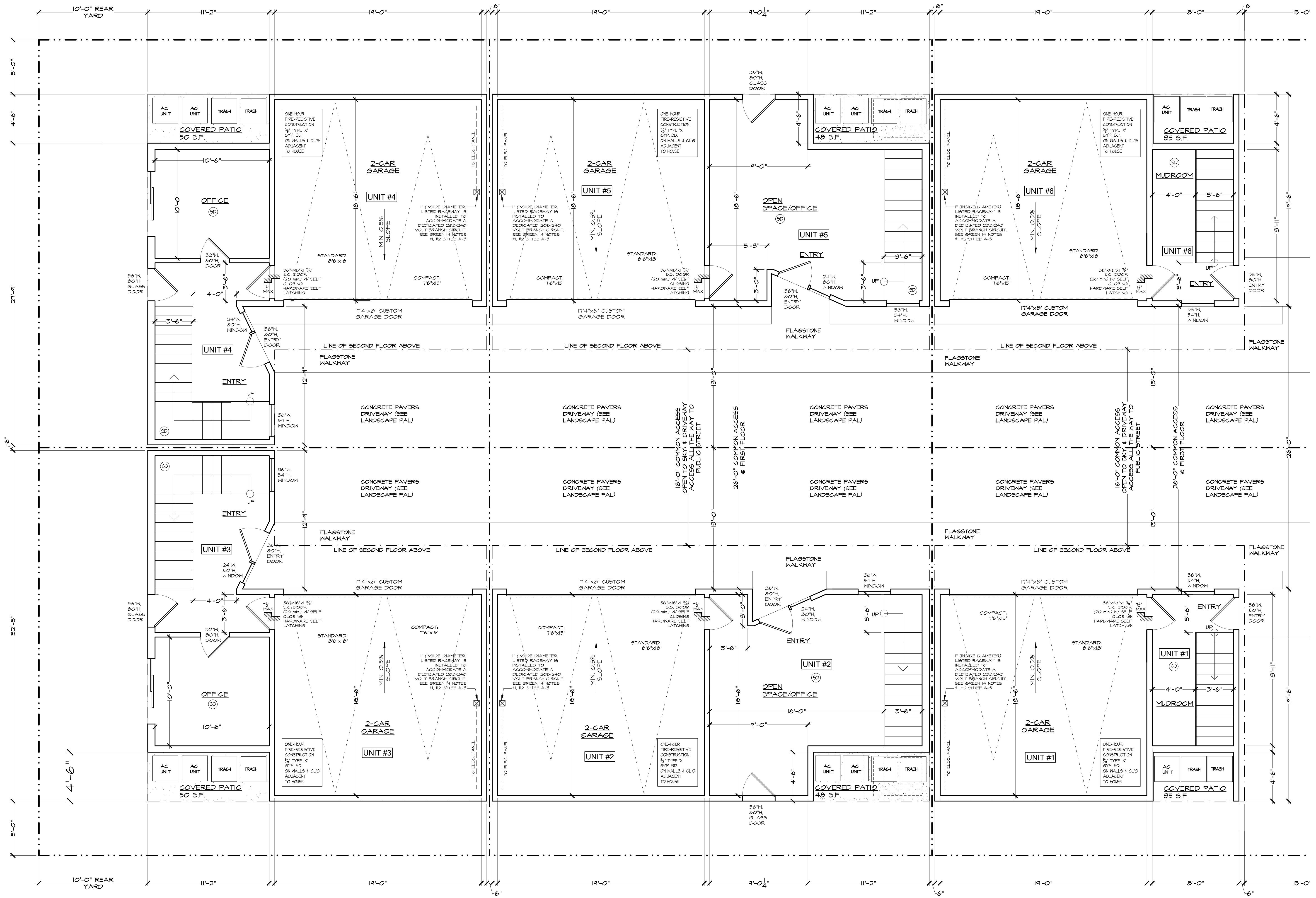
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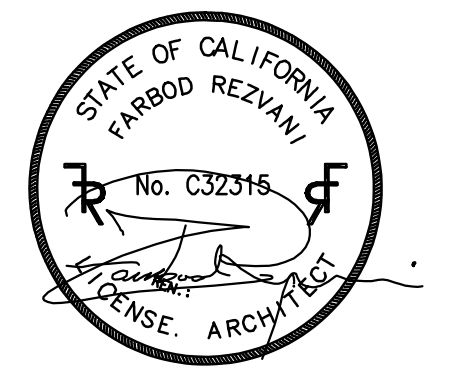
PROPOSED FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

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OWNER:
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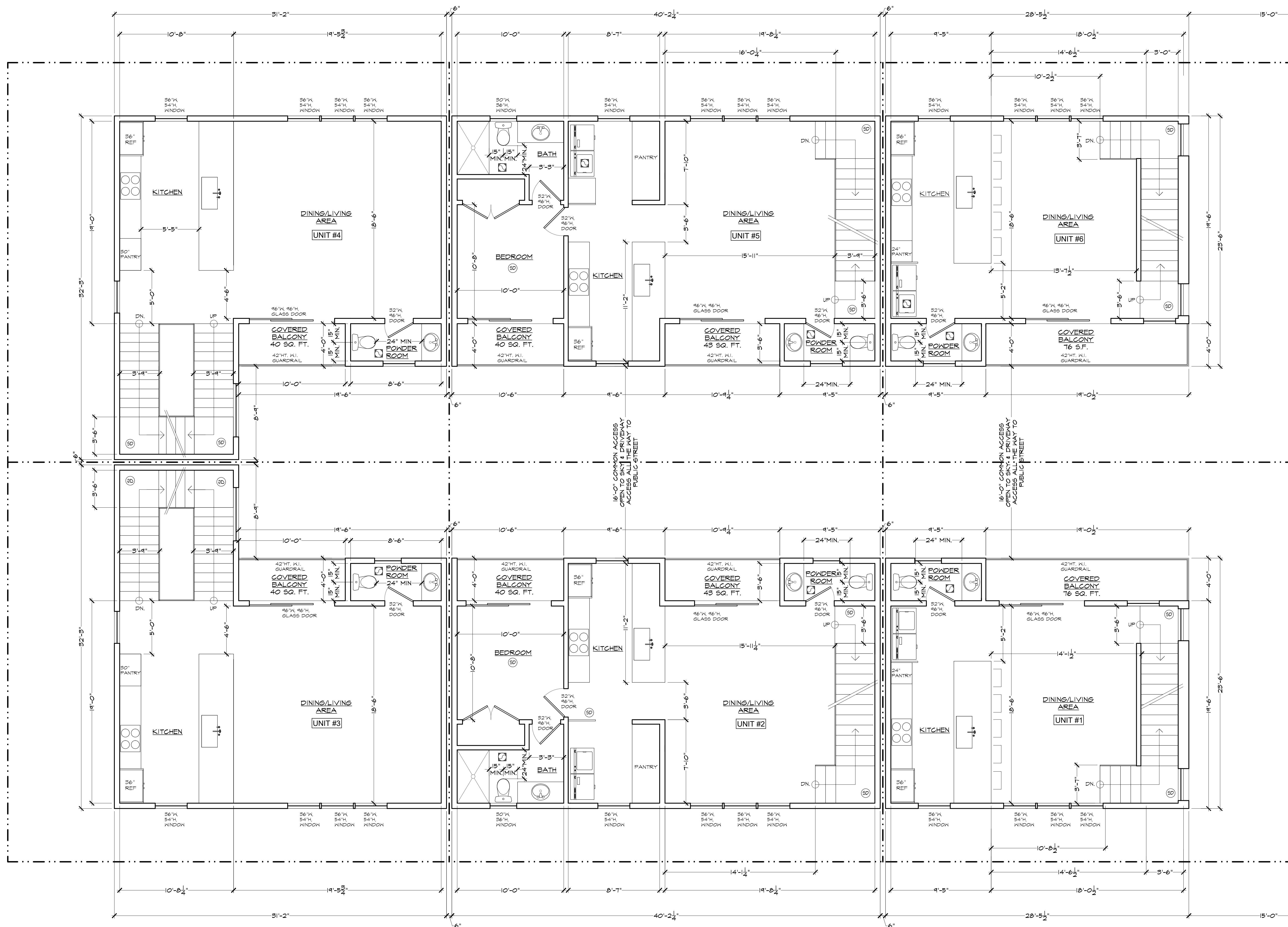


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 PROPOSED-FLOOR-PLANS

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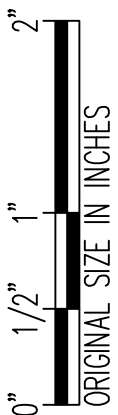
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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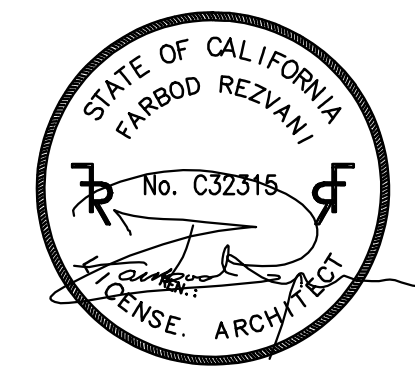
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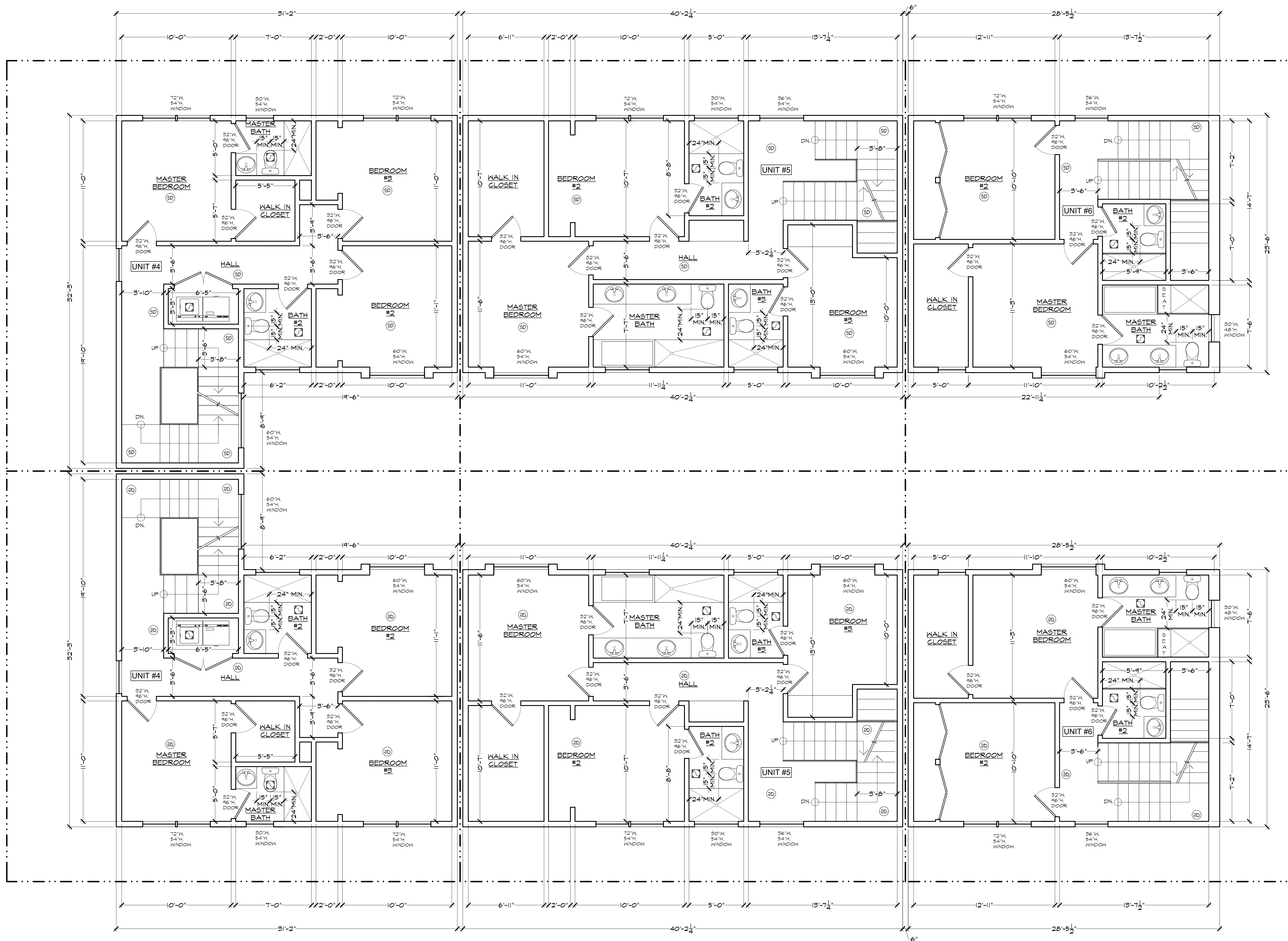
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 PROPOSED-FLOOR-PLANS

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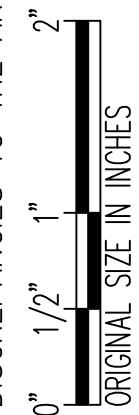
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PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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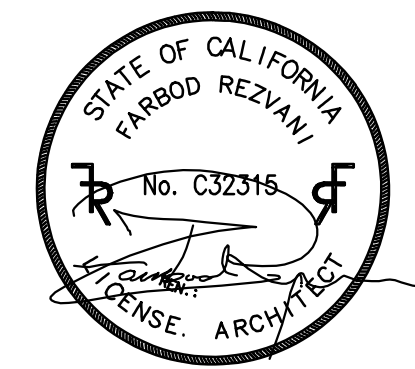
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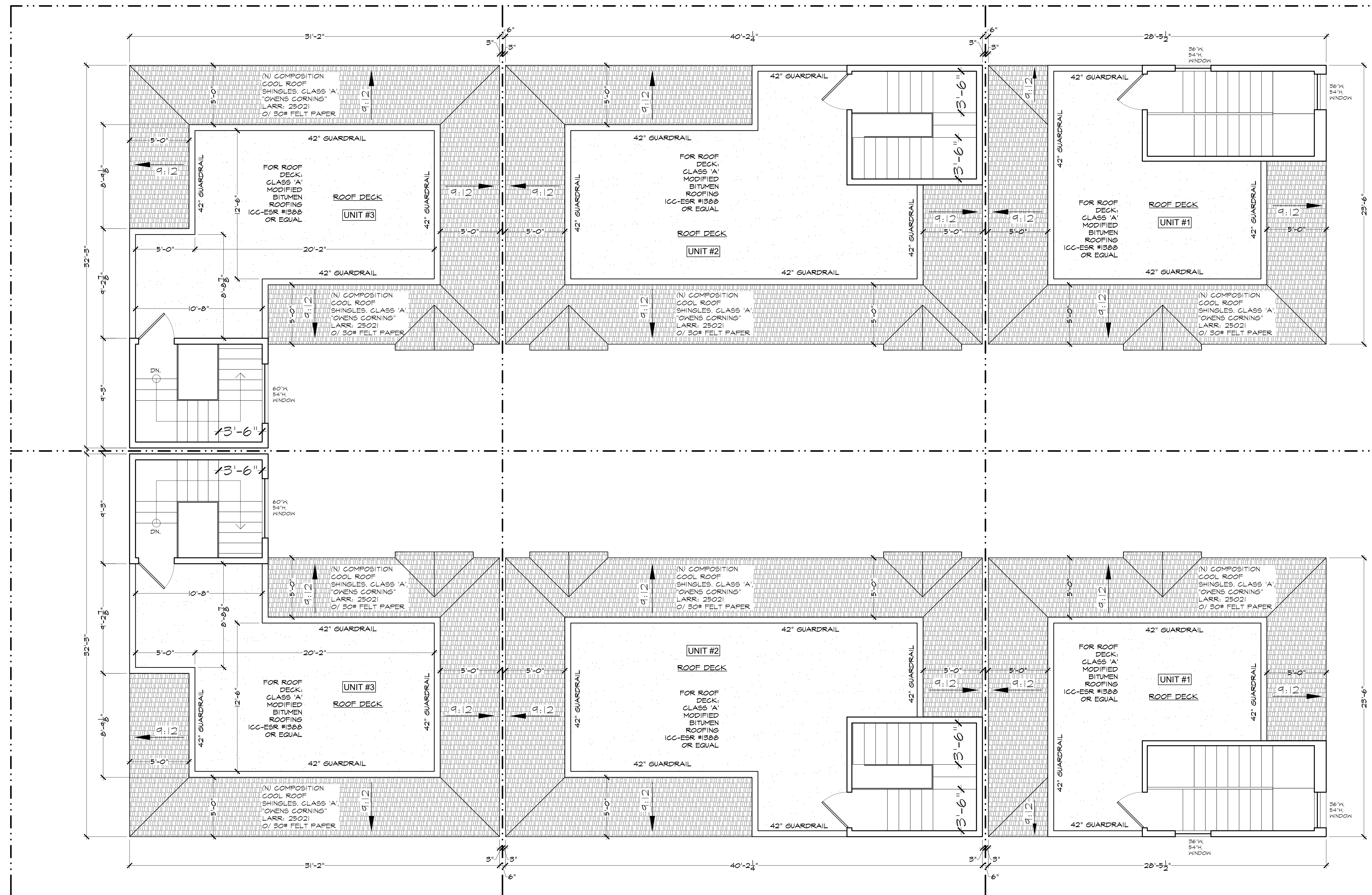
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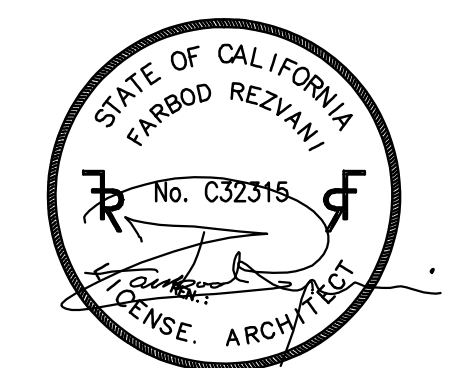
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PROPOSED ROOF DECK PLAN
SCALE: 1/4" = 1'-0"

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PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411
OWNER:
 DI NALLI CONSTRUCTION, LLC

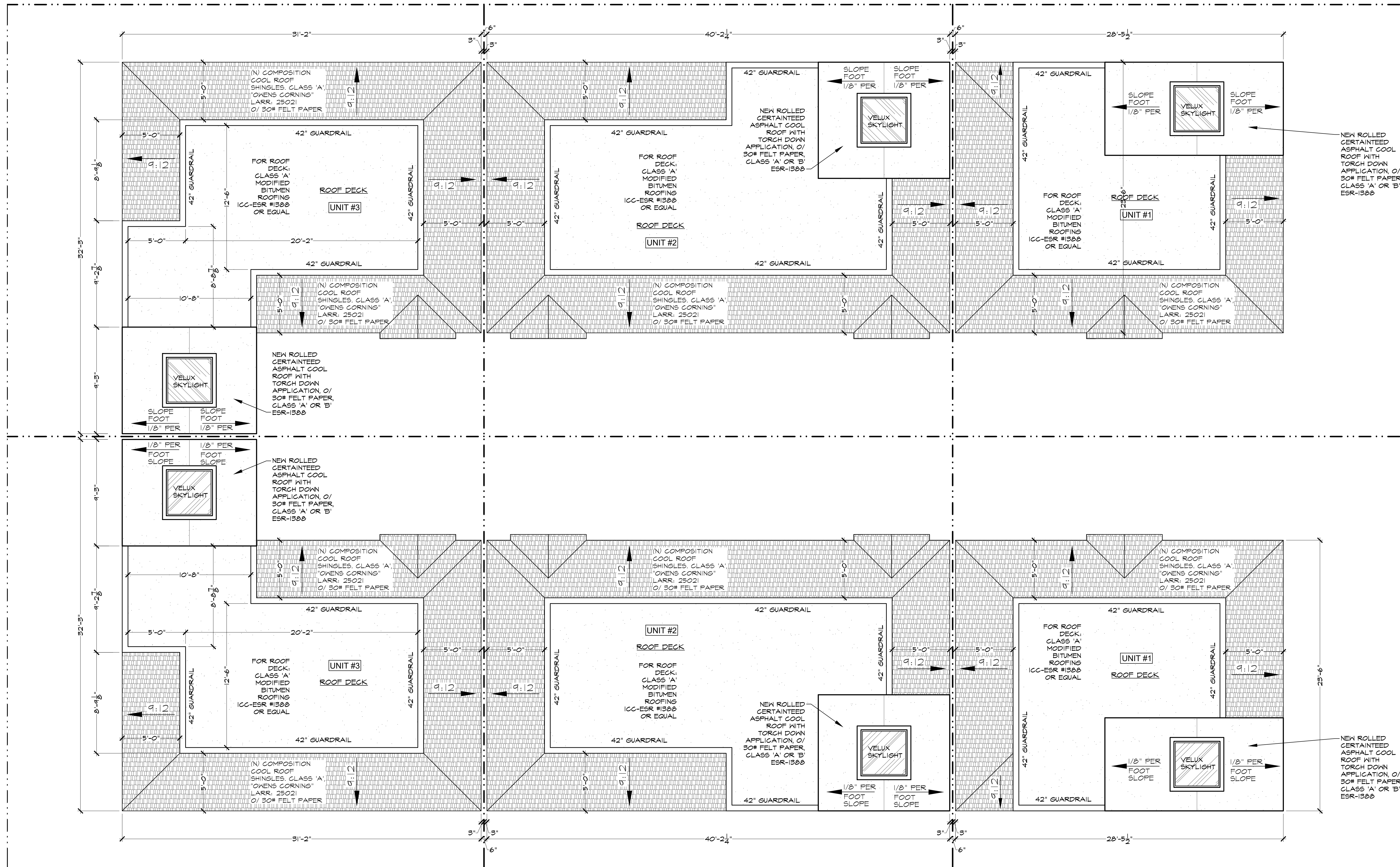


Title:
 PROPOSED-ROOF-PLAN

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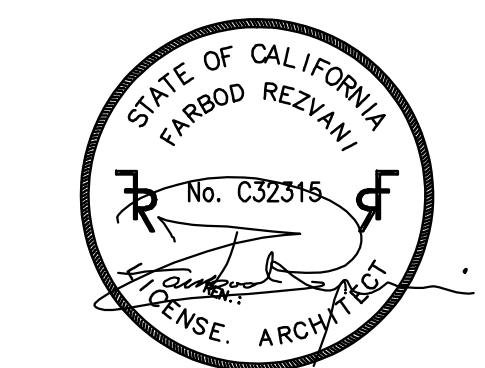
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0" 1/2" 1" 2"
 ORIGINAL SIZE IN INCHES

Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

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OWNER:
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Title:
 PROPOSED-ROOF-PLAN

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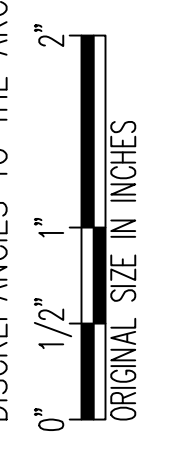
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SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

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Scope of Work:
**PROPOSED THREE STORY
 SINGLE FAMILY SMALL LOT**

PROJECT ADDRESS
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OWNER:
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Title:
 PROPOSED-EXTERIOR-ELEVATIONS

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0" 1/2" 1" 2"
 ORIGINAL SIZE IN INCHES

Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

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 SHERMAN OAKS, CA 91411

OWNER:
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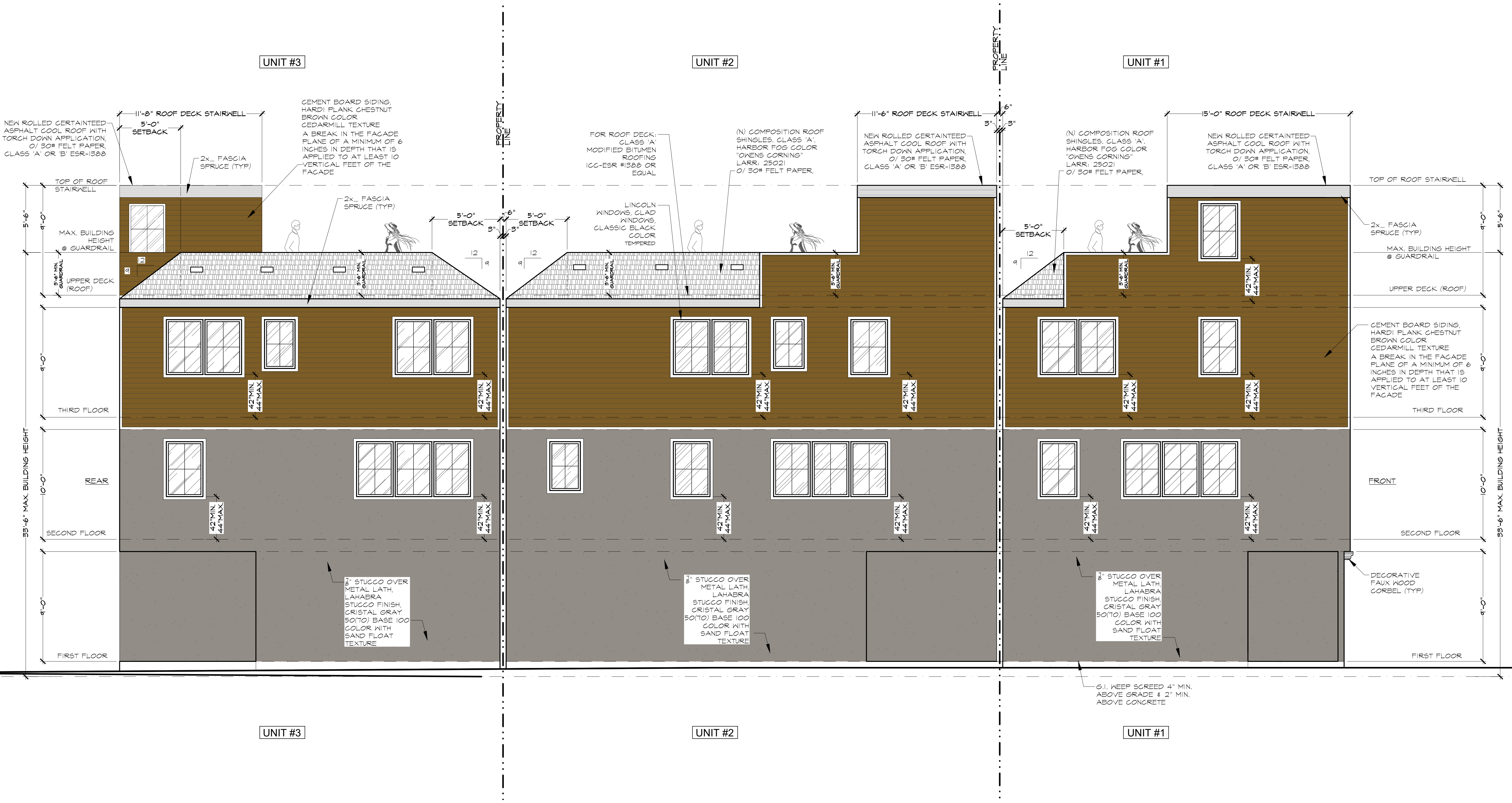
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 PROPOSED-EXTERIOR-ELEVATIONS

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EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

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Scope of Work:
PROPOSED THREE STORY SINGLE FAMILY SMALL LOT

PROJECT ADDRESS
14535 W KILLION STREET
SHERMAN OAKS, CA 91411

OWNER:
Di NALLI CONSTRUCTION, LLC



Title:
PROPOSED-EXTERIOR-ELEVATIONS

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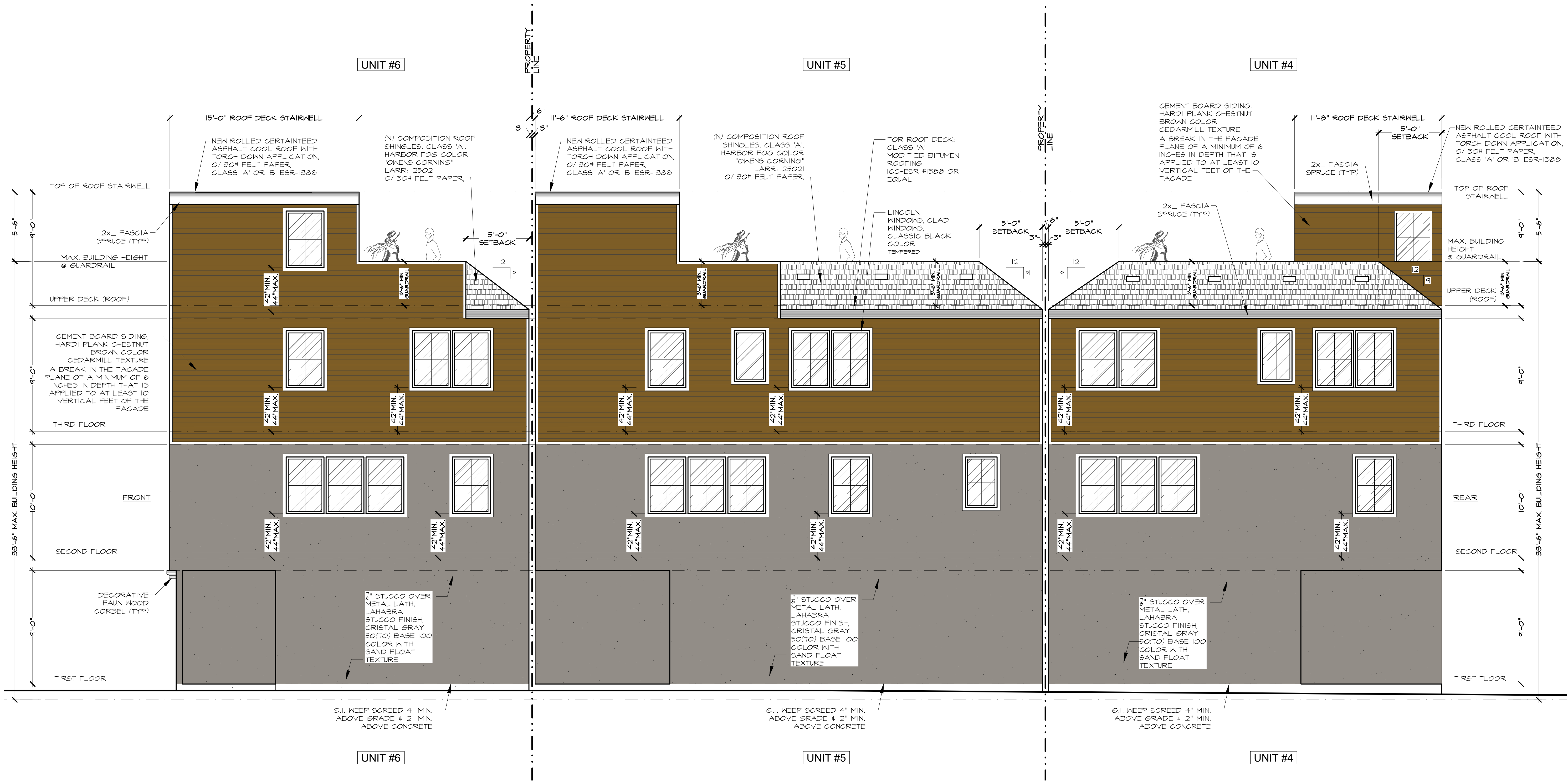
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

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FARBOD REZVANI, CCM, AIA
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PROPOSED THREE STORY SINGLE FAMILY SMALL LOT
PROJECT ADDRESS
 14535 W KILLION STREET
 SHERMAN OAKS, CA 91411
OWNER:
 Di NALLI CONSTRUCTION, LLC



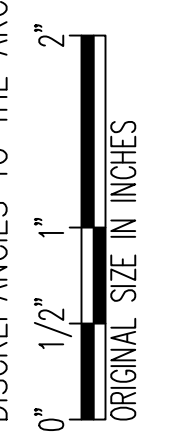
Title:
 PROPOSED-EXTERIOR-ELEVATIONS

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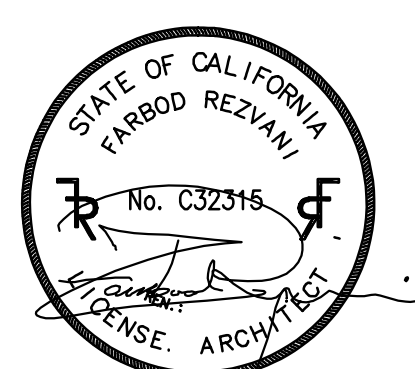
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EAST ELEVATION - GARAGE DOOR
 SCALE: 1/4" = 1'-0"

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST

	Yes	No	N/A	Plan Sheet
A. BUILDING DESIGN				
1. Dwelling Orientation				
a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways (“right-of-way”) or private street shall orient the primary entryway (“front door”) toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A-1, A5</u>
b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A-1, A5</u>
c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley, or shall be connected to a pedestrian pathway that leads directly to a right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
2. Primary Entryways				
a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A-9</u>
b. All primary entryways shall incorporate <u>at least four of the following</u> elements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A-9</u>
<input type="checkbox"/> i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.				
<input checked="" type="checkbox"/> ii. The doorway shall be recessed at least 3 inches from the building façade.				
<input checked="" type="checkbox"/> iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.				
<input checked="" type="checkbox"/> iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.				
<input checked="" type="checkbox"/> v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.				
<input type="checkbox"/> vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.				

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

Yes No N/A Plan Sheet

3. Primary Entryways Between Small Lot Homes

- a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

4. Façade Articulation

- a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:

A9,A10,A12

- i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
- ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
- iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
- iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
- v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
5. Varied Roofline				
a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating <u>two</u> of the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A9,A10,A12</u>
<input checked="" type="checkbox"/> i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.				
<input checked="" type="checkbox"/> ii. An open deck with a minimum of 6 feet in depth and 8 feet in width.				
<input checked="" type="checkbox"/> iii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.				
<input checked="" type="checkbox"/> iv. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.				
<input checked="" type="checkbox"/> v. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.				
6. Roof Decks				
a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A8, A9, A10,A11, A12, A13</u>
7. Building Massing Variation				
a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>_____</u>
b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A9, A10,A11, A12, A13</u>
c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least <u>two</u> variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least <u>three</u> variations in building design as stated above.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>_____</u>

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

B. PEDESTRIAN CONNECTIVITY AND ACCESS	Yes	No	N/A	<i>Plan Sheet</i>
1. Pedestrian Pathways				
a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A1.1</u>
b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A1.1</u>
c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u> </u>
2. Fences/Walls				
a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of-way are not permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1</u>
b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1</u>
C. LANDSCAPING				
1. Landscaping, Common Open Space Areas, and Amenities				
a. All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A1.1</u>
b. Required Common Open Space Areas must:				
<input type="checkbox"/> i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A1.1</u>
<input type="checkbox"/> ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A1.1</u>
<input type="checkbox"/> iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1, A1.1</u>

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

Yes No N/A *Plan Sheet*

- c. The combination of required Common Open Space Areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above. A1, A1.1
- d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks. A1.1

D. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor (“Mixed Use Small Lot Homes”). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry

- a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way. _____
- b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business. _____

2. Building Design

- a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component. _____
- b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting. _____
- c. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building. _____

SMALL LOT DESIGN STANDARDS

ILLUSTRATED GUIDE FOR SMALL LOT DESIGN STANDARDS

CHECKLIST (continued)

	Yes	No	N/A	Plan Sheet
d. The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
e. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

E. BUNGALOW COURTS AND EXISTING STRUCTURES SMALL LOTS

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. The conversion of an existing “Bungalow Court or Existing Structure” to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

1. Common Access Driveway

Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
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2. Pedestrian Pathway

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
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3. Existing Structures

New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior’s Standards for Rehabilitation.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
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4. New Dwelling

All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall also meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
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5. Landscaping

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
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