

ROSE APARTMENTS

VENICE COMMUNITY HOUSING CORPORATION

100% PERMANENT SUPPORTIVE HOUSING/SPECIAL NEEDS

718-720 E. ROSE AVE., VENICE, 95% CD / PLAN CHECK SUBMITTAL
LOS ANGELES 90291

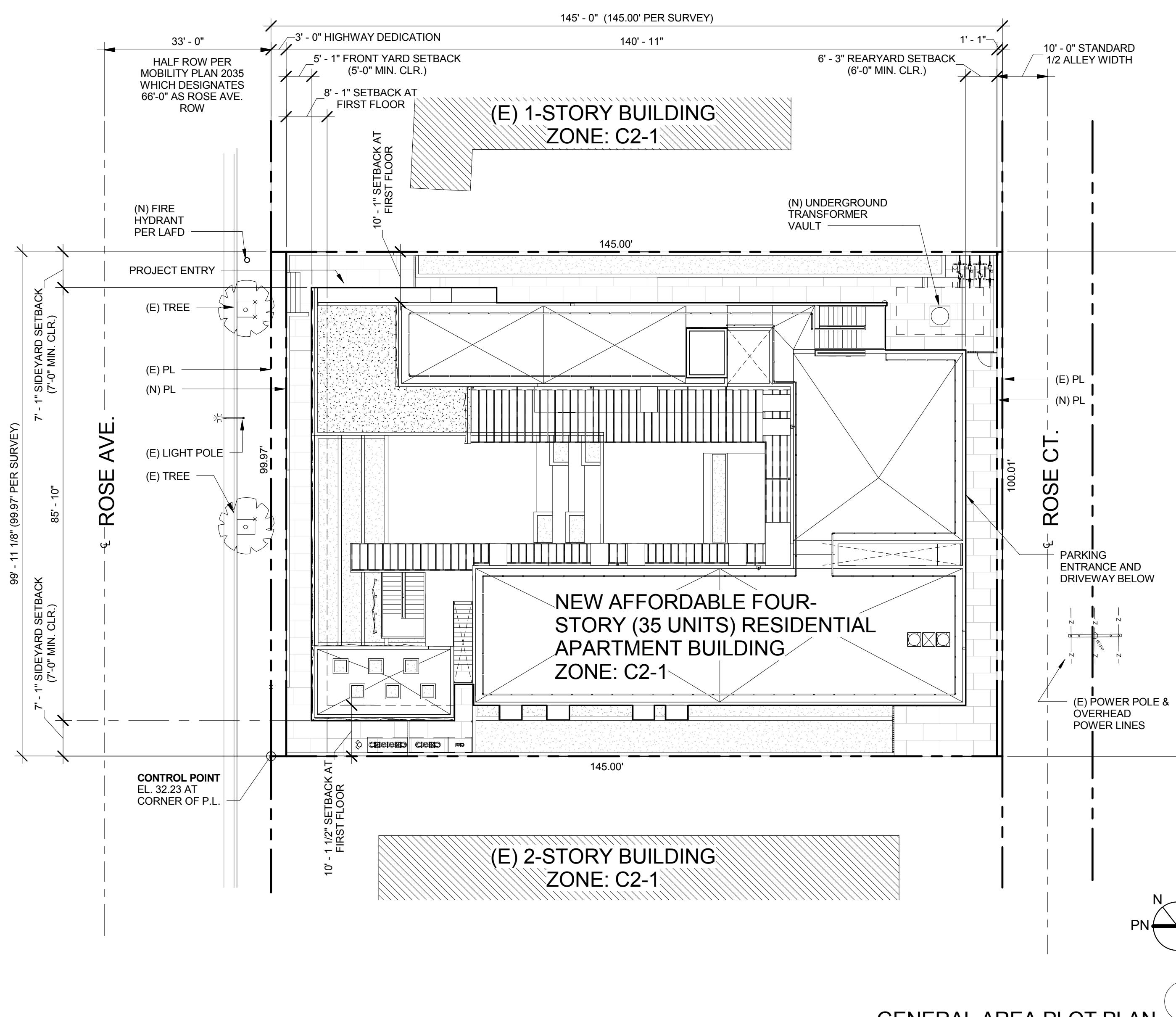
ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ABS	ABSOLUTE
ADJ	ADJACENT
ALUM	ALUMINUM
@	AT
BEA	BEAM
B/TWN	BETWEEN
B.O.	BOTTOM OF
BLDG	BUILDING
BUR	BUILT UP ROOF
CLNG	CEILING
CEM	CEMENT
CL	CENTERLINE
CLR	CLEAR
CON	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONTNS	CONTINUOUS
CFCI	CONTRACTOR FURNISHED/INSTALL
CJ	CONTROL JOINT
D.G.	DECOMPOSED GRANITE
D/B	DESIGN/BUILD
DETL	DETAIL
DA	DIA
DIM	DIMENSION
ACC	DISABLED ACCESS
DWH	DOMESTIC HOT WATER
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWN-POUT
DWSGS	DRAWINGS
EA	EACH
EVCS	ELEC VEHICLE CHARGING STATION
ELEC	ELECTRICAL
EL (ELEV.)	ELEVATION
EQ	EQUAL/EQUAL TO
EQMT	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
F.C.C.	FACE OF CONCRETE
F.O.PLY.	FACE OF PLYWOOD
F.O.S.	FACE OF STUD
FIN	FINISH
FFL	FINISH FLOOR LEVEL
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FSR	FLAME SPREAD RATING
FLP	FLAME
FLRG	FLOORING
FLUR	FLUORESCENT
FRMG	FRAMING
GALV	GALVANIZED
GA	GAUGE
GEO	GEOTECHNICAL
GLAZ	GLAZING
GWB	GYM BOARD
HT	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.W.	HOT WATER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOIN
KIT	KITCHEN
LDSC	LANDSCAPE
LAV	LAVATORY
LOC	LOCATION
MFR	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MUM	MUM
N	NEW
(N)	NON RATED
N/A	NOT APPLICABLE
N.C.	NOT IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
OPER	OPERABLE
OPP	OPPOSITE
O.A.E.	OR APPROVED EQUAL
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
PTD	PAINTED
PR	PAIR
PNL	PANEL
P.O.T.	PATH OF TRAVEL
PN	PLAN NORTH
PWYND	PLANE WIND
P.C.	POINT OF CONNECTION
P.I.C.	POURED-IN-PLACE CONCRETE
PL	PROPERTY LINE
RAD	RADIUS
RE	REFER TO
REF	REFRIGERATOR
REQD	REQUIRED
RF	ROOM
RFG	REFRIG
RM	ROOM
R.O.	ROUGH OPENING
SCHED	SCHEDULE
SCRN	SCREEN
SECT	SECTION
SHWR	SHOWER
SIM	SIMPLY
S.C.	SOLID CORE
SPEC'S	SPECIFICATIONS
S.S.	STAINLESS STEEL
SP	STAND PIPE
STL	STEEL
STOR	STORAGE
S.D.	STORM DRAIN
STRUCTL	STRUCTURAL
STRUCT	STRUCTURE
TEMP	TEMPERED
THK	THICK
THRU	THROUGH
T.O.	TOP OF
TYP	Typical
UFAS	UNIFORM FEDERAL ACCESSIBILITY STAND.
U.N.O.	UNLESS NOTED OTHERWISE
URNL	URINAL
VNP	VAPOR INSULATOR
VSP	VENICE SPECIFIC PLAN
VER	VERIFY
VIF	VERIFY IN FIELD
W/D	WASHER/DRYER
W/WD	WATERPROOFING
WNDW	WINDOW
W/W	WITHOUT
WD	WOOD

ROSE AVENUE VIEW



GENERAL AREA PLOT PLAN

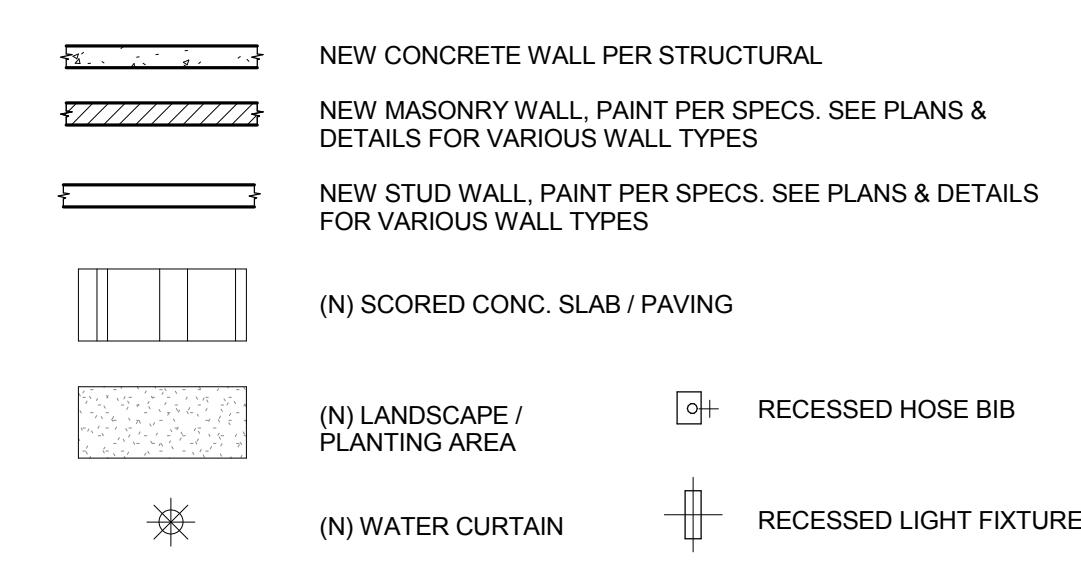


PROJECT INFORMATION

35-UNIT AFFORDABLE APARTMENT BUILDING WITH ON-GRADE PARKING AND GROUND FLOOR SUPPORT SPACES.
BUILDING IS 4 STORIES (1-STORY OF TYPE I CONSTRUCTION WITH 3 STORIES OF TYPE V-A [R2] CONSTRUCTION ABOVE.)
NFPA 13® FULLY AUTOMATIC SPRINKLERED BUILDING.
PROJECT ADDRESS:
718 & 720 E. ROSE AVE. LOS ANGELES CA. 90291
LEGAL DESCRIPTION:
LOT 6 IN BLOCK OF TRACT NO. 4372, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT 6 IN BLOCK A OF TRACT NO. 4372, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN:
4240-018-044 (LOT 5) 4240-018-045 (LOT 6)
TOTAL PARCEL AREA (NET): 13,164 SF. (PER SURVEY)
TOTAL PARCEL AREA (GROSS): 14,498 SF. (PER SURVEY)
APPLICABLE CODES: 2017 IABC (2016 CALIFORNIA BUILDING CODE CHAPTER 11B FOR ACCESSIBILITY), UNIFORM FEDERAL ACCESSIBILITY STANDARD (UFAS), FAIR HOUSING ACT, AMERICANS WITH DISABILITIES ACT (ADA), LOS ANGELES GREEN BUILDING RESIDENTIAL HANDBOOK, VENICE SPECIFIC PLAN, VENICE DESIGN REVIEW, VENICE DRAFTING STANDARDS, AND HUD SECTION 504, 24 CFR SECT. 8.22, 8.26, 8.32, HUD MAY 23, 2014 FEDERAL REGISTER NOTICE, ADA 2010 W/HUD EXCEPTIONS.
NOTE: THIS IS A PUBLICLY FUNDED HOUSING PROJECT AND MUST COMPLY WITH THE CALIFORNIA BUILDING CODE CHAPTER 11B
NOTE: SEE SHEET A.01 FOR NOTES RELATED TO MOBILITY & COMMUNICATION FEATURES, UNIT MATRIX, AND SHEET LIST.

PLAN LEGEND

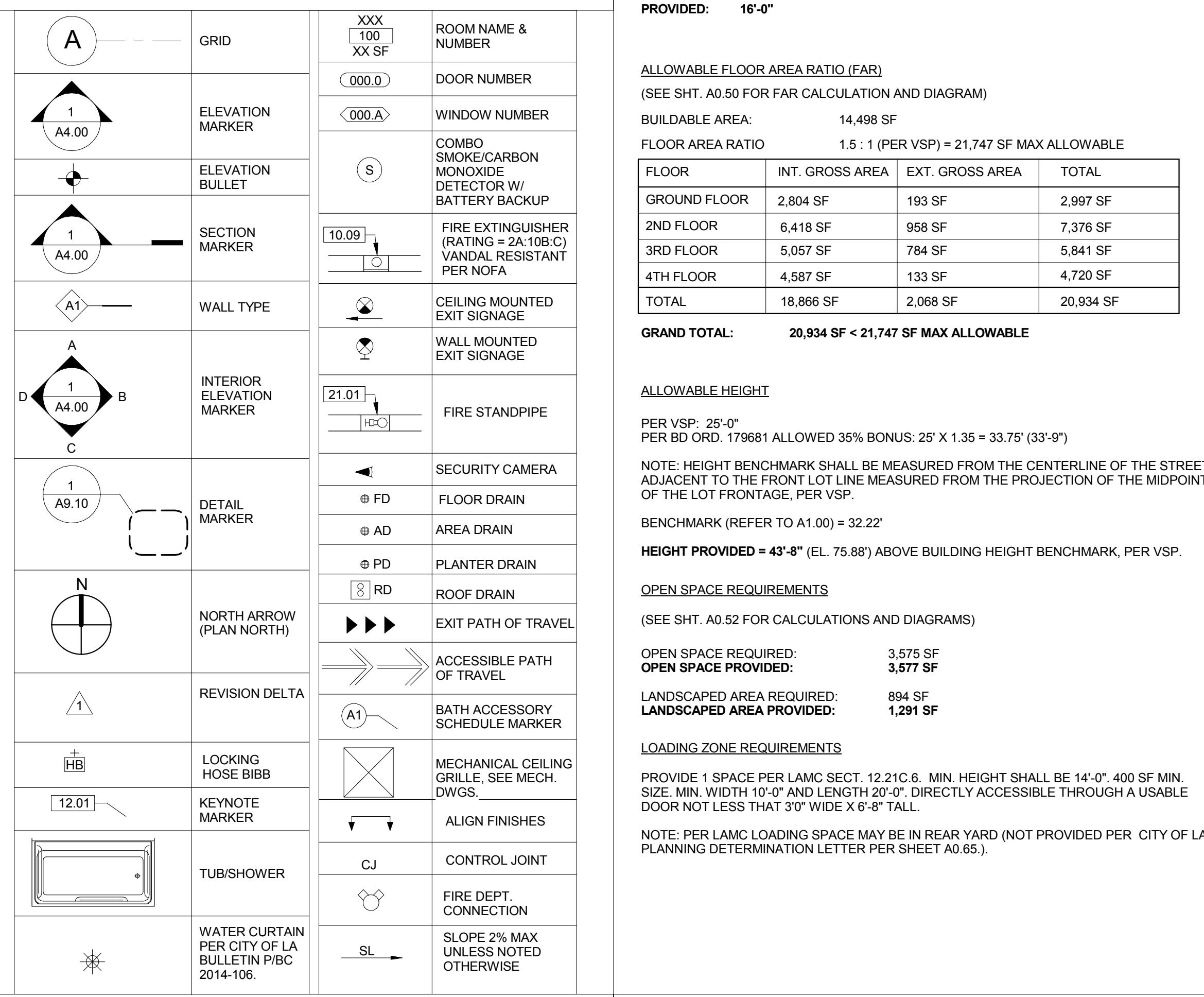
(SEE PLANS & DETAILS FOR VARIOUS WALL TYPES)



ZONING INFORMATION

ZONE
C2-1
PROJECT SITE FALLS UNDER THE VENICE SPECIFIC PLAN (VSP) OAKWOOD/MILLWOOD SUB AREA. RESIDENTIAL USE FOLLOWS R4 FOR ZONE C2, HOWEVER, VSP LIMITS THIS TO R3.
ALLOWABLE DENSITY (VENICE SPECIFIC PLAN)
GROSS LOT AREA: 14,498 SF + 893 SF (1/2 ALLEY) = 15,391 SF
UNIT DENSITY PER R3 (1/800) = 19.23 UNITS
OFF-MENU (SB1618) DENSITY BONUS UTILIZING BOTH AB 2552 AND LAMC 12.24 U26 = 35 TOTAL UNITS REQUESTED
NO. OF UNITS PROVIDED = 35 UNITS
REQUIRED SETBACKS
FRONT YARD: 5'-0" MIN. CLR. (PER VSP)
PROVIDED: 5'-0" CLR.
SIDE YARDS: 8'-0" + 1/2' EA. STORY ABOVE 2ND FLOOR (PER R3) = 7'-0" MIN. CLEAR.
PROVIDED: 7'-0", 10'-0" AT GROUND FLOOR TO ALLOW FOR NATURALLY VENTED GARAGE AND OPEN EXTERIOR EXIT STAIRS
REAR YARD: 15'-0" + 1/0" EA. STORY ABOVE 3RD FLOOR = 16'-0" MIN. CLEAR.
PROVIDED: 16'-0"

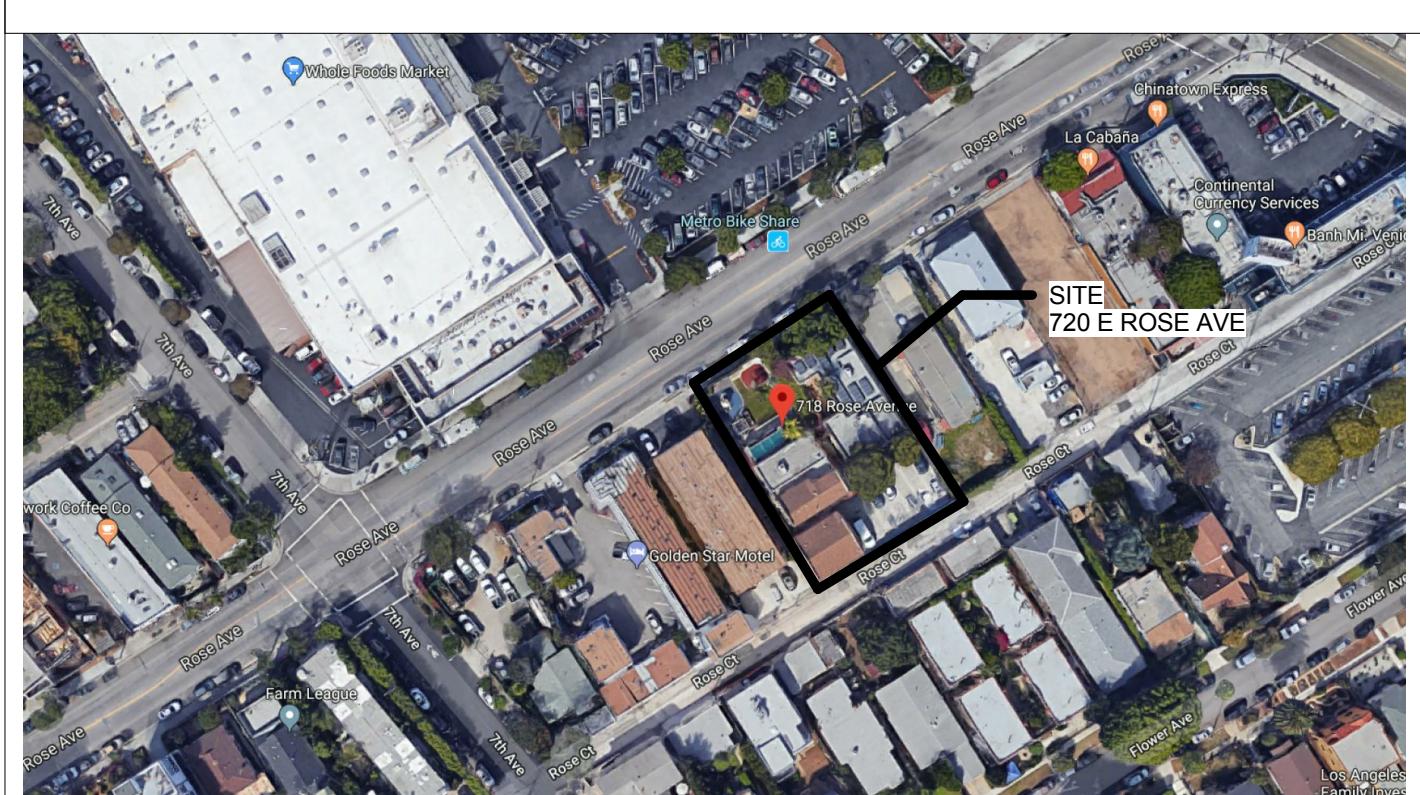
SYMBOLS



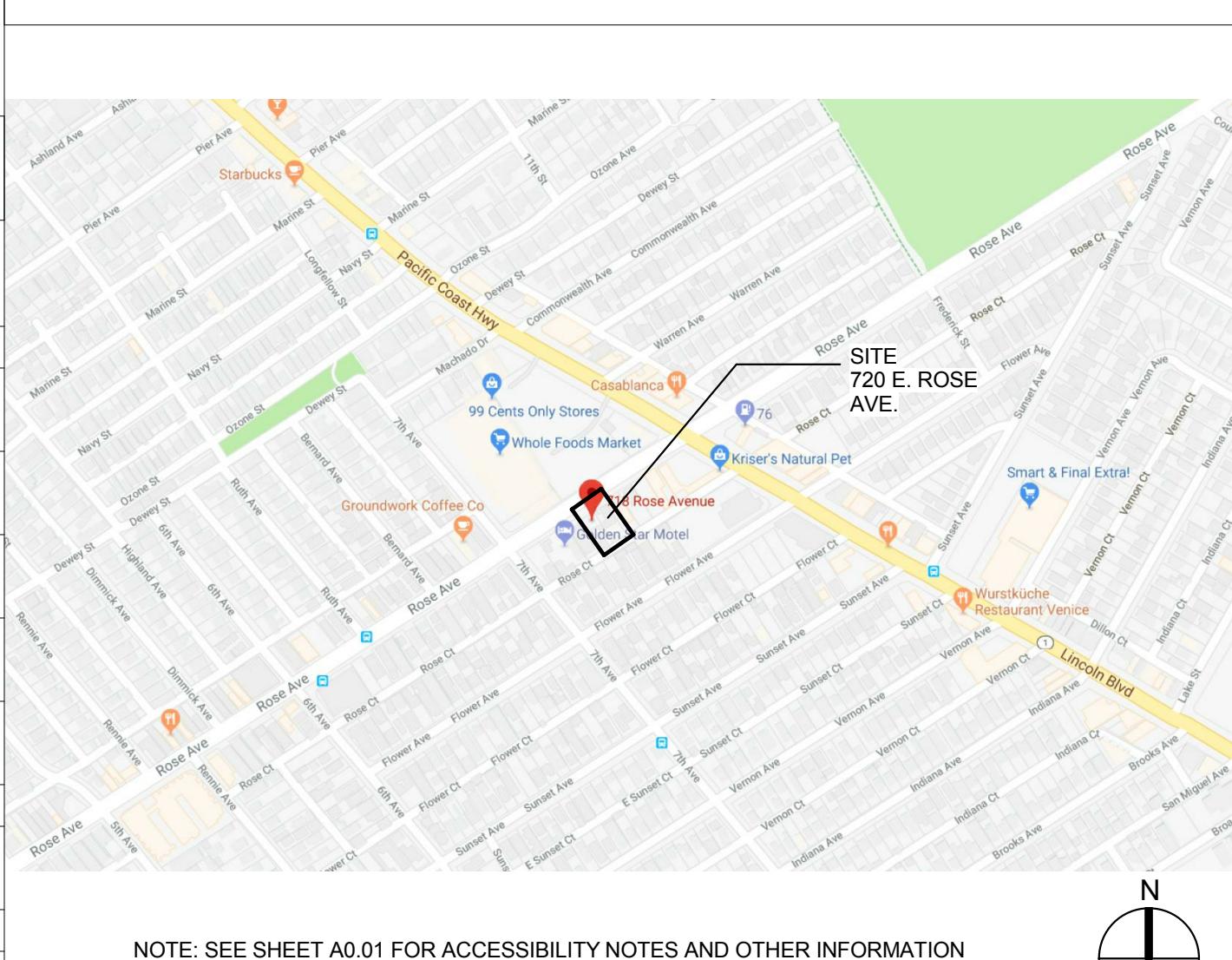
PARTICIPANTS

LOCATION: 718-720 E. ROSE AVENUE LOS ANGELES, CA 90291 SURVEYOR: HENNION SURVEYING & PLANNING, INC. 601 E. GLENCOE BLVD. SUITE 208 GLENCOE, IL 60025 CONTACT: HENNION OWNER/CLIENT: VENICE COMMUNITY HOUSING CORP. 720 E. ROSE AVE. VENICE, CA 90291 TEL: 310-399-4100 FAX: 213-683-0781 CONTACT: BECK DENNISON LANDSCAPE: TINA CHEE LANDSCAPE STUDIO 1639 S. COASTAL BLVD. BOULEVARD, LOS ANGELES, CA 90212 TEL: 323-691-6647 CONTACT: TINA CHEE ARCHITECTS: BROOKS + SCARPA 3929 W. 139TH STREET HAWTHORNE, CA 90250 TEL: 323-695-9900 FAX: 310-453-9906 CONTACT: ANGIE BROOKS IRRIGATION: SWEENEY & ASSOCIATES 38730 W. VENICE CANYON DRIVE SUITE C MURRIETA, CA 92563 TEL: 951-461-6830 CONTACT: COREY FOX CIVIL ENGINEER: JOHN LABIB + ASSOCIATES STRUCTURAL ENGINEERS 319 MAIN STREET EL SEGUNDO, CA 90245 TEL: 513-239-9700 FAX: 513-239-0000 CONTACT: JOHN LABIB T24 CONSULTANT: ALTERNATIVE ENERGY SYSTEMS 3235 S. VENICE AVE. GLendale, CA 91208 TEL: 818-802-4281 CONTACT: TROY LINQUIST STRUCTURAL ENGINEER: JOHN LABIB + ASSOCIATES STRUCTURAL ENGINEERS 319 MAIN STREET EL SEGUNDO, CA 90245 TEL: 513-239-9700 FAX: 513-239-0000 CONTACT: JOHN LABIB GEOSOILS ENGINEER: GEOCON INC. 3303 N. SAN FERNANDO BLVD. SUITE 100 BURBANK, CA 91504 TEL: 818-941-3388 CONTACT: NEAL BERLINER MEP ENGINEER: BRENN ENGINEERING INC. 1983 WEST 190TH STREET SUITE 100 TORRANCE, CA 90504 TEL: 310-464-8404 FAX: 310-464-8408 CONTACT: DES MAHONY ENTITLEMENTS CONSULTANT: BURNS & BOUCHARD 9619 NATIONAL BLVD. SUITE 1000 LOS ANGELES, CA 90034 TEL: 310-802-4281 FAX: 310-929-4481 CONTACT: JONATHAN LONNER"/>

AERIAL VIEW



VICINITY MAP



BUILDING & SAFETY

TYPE OF CONSTRUCTION
TYPE V-A OVER CONCRETE PODIUM OF TYPE I, FULLY SPRINKLERED, NFPA 13
OCCUPANCY GROUP
I'-2' APARTMENTS OVER S'2 PARKING GARAGE AND COMMERCIAL SPACE (OCC. B)
BUILDING LIMITS PER CBC TABLE 504.4 & 506.2

LEVEL	OCC.	TYPE	ALLOWABLE STOREYS	ALLOWABLE HEIGHT	ALLOWABLE AREA
S-2	I-A	UL	UL	UL	UL
B	I-A	UL	UL	UL	UL
R-2	V-A	4	60'	36,000 SF	

BUILDING HEIGHT PROVIDED
AVERAGE FINISHED GRADE (AGD) PER 2017 IABC SECT. 600.1, A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJACENT TO THE BUILDING AT EXTERIOR WALLS, WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS. THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6'-0" FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6'-0" FROM THE BUILDING.
AGF = [32.05 + 31.85 + 32.14 + 32.30]/4 = 32.08'
TOP OF PARAPET = 75.89' (SEE SECTIONS ON SH. A.05.00 - A.05.03)
HEIGHT OF BUILDING = 43.81' < 60' (PER CBC TABLE 504.4)

BUILDING AREA PROVIDED

LEVEL	OCC.	TYPE	AREA	
GROUND FLOOR	S-2	I-A	7,235 SF	
B	I-A	1,885 SF		
2ND FLOOR	R-2	V-A	7,720 SF	
3RD FLOOR	R-2	V-A	6,895 SF	
4TH FLOOR	R-2	V-A	4,872 SF	
			SUB TOTAL R-2 = 19,487 SF	
			TOTAL BUILDING AREA = 28,607 SF (PER CBC TABLE 506.2)	

PARKING REQUIREMENTS
PARKING FOR RESIDENTIAL (SEE CALC. ABOVE) 12 SPACES (4 COMPACT)
PARKING FOR COMMERCIAL (SEE CALC. ABOVE) 7 SPACES
BIKE REDUCTION (SEE CALC. BELOW) -2 SPACES (1 FROM RES. & 1 FROM COMM.)
TOTAL PARKING PROVIDED 17 SPACES PROVIDED
NOTE: EXCESS PARKING PROVIDED IN PARKING LOT ACROSS ROSE AVE. OWNER HAS AN EXISTING AGREEMENT FOR ADDITIONAL PARKING SPACES ACROSS ROSE AVE. UP TO A TOTAL OF SEVEN. (PKG. 4123)

MIN. PLUMBING REQUIREMENT PER 2016 CPC TABLE 422.1

OCCUPANCY	OCC. LOAD FACTOR & S.F.	OCC. LOAD	REQUIRED	PROVIDED
'B' (VCH OFFICE @ 1ST FLOOR)	200 2,090 S.F.	10.4 = 11	1	1 UNI-SEX
A-2 (REC ROOM @ 2ND FLOOR)	30 735 S.F.	24.73	1	1 UNI-SEX

(REFER TO SH. A.04 FOR OCCUPANCY LOAD CALCULATION AND DIAGRAM)

NOTE:
1. PER 2016 C.P.C. SECTION 422.2 SEPARATE FACILITIES, EXCEPTION (3) ALLOWS BUSINESS OCCUPANCIES WITH LESS THAN OR EQUAL TO 50 OCCUPANTS, BE PROVIDED WITH ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, FOR BOTH MALE AND FEMALE OCCUPANTS.
2. REC ROOM ON SECOND FLOOR IS NOT OPEN TO THE GENERAL PUBLIC AND IS ONLY FOR THE USE OF BUILDING TENANTS AND THEIR GUESTS. REFERENCE ALSO LABDS BULLETIN P/B/C 2017 - 095 PLUMBING FIXTURES.

PARKING REQUIREMENTS

AFFORDABLE HOUSING INCENTIVES - ORD. NO. 179881 AND AB 744 - DENSITY BONUS 100% AFFORDABLE RENTAL SPECIAL NEEDS PROJECT W/ FIXED BUS ROUTE SERVICE WITHIN 1/2 MILE
PARKING FOR RESIDENTIAL
(1) NON-RESTRICTED TWO-BEDROOM UNIT, PER AB744 0.5 SPACES/BEDROOM.
(3) ONE-BEDROOM (SPECIAL NEEDS) RESTRICTED 0.3 SPACES/UNIT