68 UNIT APARTMENT

6530 SEPULVEDA
VAN NUYS, CA 91411

100% PRIVATELY FUNDED

FOR

6530 SEPULVEDA LLC.

28632 ROADSIDE DRIVE # 155
AGOURA HILLS, CA. 91301

AREA CALCULATIONS

FLOOR	A GROSS AREA (OUT TO OUT BLDG. DIM.) SQ. FT.	B AREA OF EXTERIOR WALLS SQ. FT.	C AREA OF COURTS, VENTS, & SHAFTS SQ. FT.	CALC. (A–B–C) BLDG. CODE AREA SQ. FT.	D AREA OF STAIRWAYS, MECHANICAL, ETC. SQ. FT.	CALC. (A–B–C–D) ZONING CODE AREA SQ. FT.
1ST	18,230	282	823	17,125	503	16,622
2ND	18,339	282	823	17,234	503	16,731
3RD	18,230	282	823	17,125	503	16,622
4RD	18,339	282	823	17,234	503	16,731
	73,138	1,128	3,292	68,718	2,012	66,706
LOBBY AREA						336
TOTAL AREA						67,042

NOTES

- A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURES.
- PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION
- THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13) THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

A SEPARATE APPLICATION AND PERMITS ARE REQUIRED FOR:

A. BLOCK WALLS AND RETAINING WALL
B. FIRE SPRINKLER SYSTEMS
C. ELECTRICAL WORK (deferred submittal)
D. MECHANICAL WORK (deferred submittal)
E. PLUMBING WORK (deferred submittal)
F. SITE GRADING / SHORING
G. DEMOLITION WORK

CONSULTANTS

STRUCTURAL ENGINEER	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	SOILS ENGINEER
ENA GROUP STRUCTURAL ENGINEERING 10956 BALBOA BLVD GRANADA HILLS CA. 91344 TEL: (818)368-0544 FAX: (818)368-8703	MNS ENGINEERING, INC. 1600 SAWTELLE BLVD., SUITE 300 LOS ANGELES, CALIFORNIA 90025 TEL: (310)445-8474 FAX: ( )	MNS ENGINEERING, INC. 1600 SAWTELLE BLVD., SUITE 300 LOS ANGELES, CALIFORNIA 90025 TEL: (310)445-8474 FAX: ( )	LEIGHTON AND ASSOCIATES,INC 17781 COWAN IRVINE, CA 92614 TEL: (949)250-1421 FAX: (949)250-1114

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ELECTRICAL MECHANICAL

BUILDING ANALYSIS
PER LABC BUILDING CODE 2011

PER LOS ANGELES MUNICIPAL CODE

JOB ADDRESS: 6530 N SEPULVEDA BLVD
LEGAL DESCRIPTION: TRACT : 1003
LOT : FR 261

ASSESSOR PARCEL NUMBER: APN 2235002005

ZONE: R4-1
CONSTRUCTION: APARTMENT TYPE V A- 1HR THROUGHOUT
GARAGE TYPE I B
SEPARATION: BUILDING TO BE SPRINKLED THROUGHOUT.
3 HR BETWEEN THE GARAGE NFPA 13 AND THE BUILDING
NO. OF STORIES: 4 STORIES PER ZONING CODE
5 STORIES PER BUILDING CODE
PER SECTION 509.4 5 STORIES ARE ABOVE

BUILDING HEIGHT: 60'
OCCUPANCY: GARAGE S2, BUILDING R2

LOT AREA: 28,146.5 SQ.FT.
DENSITY: R4-1 28,146.5/ 400 = 70.36
70 UNITS ALLOWED PER CODE
292.67' - 30' = 262.67'
95.08' - 10' = 85.08'
85.08' x 262.67' = 22,348 SQ.FT.
22,348 x 3 = 67,044 SQ.FT.
67,044 SQ.FT. > 67,042 SQ.FT.
F.A.R.:
SET BACK: FRONT 15'-0" MIN
REAR 15'-0" MIN
SIDES 8'-0"

AREAS CALCULATIONS: R2 OCCUPANCY

2-101-301/UNIT	2 BDRM 2 BATH	887 X2 =	1,774 sq.ft
2-201-401/UNIT	2 BDRM 2 BATH	916 X2 =	1,832 sq.ft
4-102-202-302-402/UNIT	2 BDRM 2 BATH	867 X4 =	3,468 sq.ft
4-103-203-303-403/UNIT	2 BDRM 2 BATH	934 X4 =	3,736 sq.ft
4-104-204-304-404/UNIT	2 BDRM 2 BATH	932 X4 =	3,728 sq.ft
4-105-206-306-405/UNIT	2 BDRM 2 BATH	932 X4 =	3,728 sq.ft
4-106-206-306-406/UNIT	2 BDRM 2 BATH	935 X4 =	3,740 sq.ft
4-107-207-307-407/UNIT	2 BDRM 2 BATH	929 X4 =	3,716 sq.ft
2-108-308/UNIT	2 BDRM 2 BATH	929 X2 =	1,858 sq.ft
2-208-408/UNIT	2 BDRM 2 BATH	1,009 X2 =	2,018 sq.ft
4-109-209-309-409/UNIT	1 BDRM 1 BATH	535 X4 =	2,140 sq.ft
4-110-210-310-410/UNIT	2 BDRM 2 BATH	964 X4 =	3,816 sq.ft
4-111-211-311-411/UNIT	2 BDRM 2 BATH	950 X4 =	3,800 sq.ft
4-112-212-312-412/UNIT	1 BDRM 1 BATH	569 X4 =	2,276 sq.ft
4-113-213-313-413/UNIT	2 BDRM 2 BATH	965 X4 =	3,820 sq.ft
4-114-214-314-414/UNIT	2 BDRM 2 BATH	948 X4 =	3,792 sq.ft
4-115-215-315-415/UNIT	1 BDRM 1 BATH	534 X4 =	2,135 sq.ft
4-116-216-316-416/UNIT	2 BDRM 2 BATH	945 X4 =	3,780 sq.ft
4-117-217-317-417/UNIT	2 BDRM 2 BATH	922 X4 =	3,688 sq.ft
68 UNITS			58,846 sq.ft
CORRIDOR/ WALKWAY (4 LEVELS)			7,860 sq.ft
LOBBY			336 sq.ft
TOTAL			67,042 sq.ft
S2 OCCUPANCY			
GARAGE LOWER LEVEL			22,412 sq.ft
GARAGE UPPER LEVEL			14,993 sq.ft
TRASH /RECYCLE ROOM			193 sq.ft
MECHANICAL ROOM			85 sq.ft
RECREATION(GARAGE LEVEL)			1,747 sq.ft
STORAGE(LOWER LEVEL)			1,197 sq.ft
ELECTRICAL ROOM			157 sq.ft
MAIL ROOM			43 sq.ft
WORKSPACE ROOM			131 sq.ft
STORAGE(GARAGE LEVEL)			25 sq.ft
TOTAL			40,988 sq.ft

OPEN SPACE: SEE A2.0 SHEET

PARKING ANALYSIS

RESIDENTIAL PARKING REQUIRED
68 X 2 = 136 STALLS

IN COMPLIANCE WITH ORDINANCE CF12-1297-S1
PROVIDE .25% LESS PARKING AND REPLACE WITH BICYCLE PARKING
136 STALLS X .15% = 20 LESS PARKING STALLS
136 - 20 = 116 PARKING STALLS REQUIRED
WILL PROVIDE 116 PARKING STALLS + 3 H/C VAN

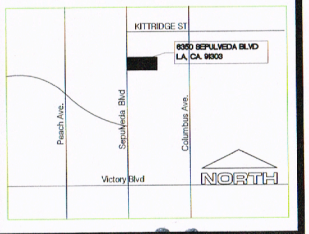
RESIDENTIAL PARKING PROVIDED

STANDARD STALLS	66 STALLS
COMPACT STALLS	50 STALLS
1-H/C 1-H/C VAN RESIDENT	3 STALLS
TOTAL	119 STALLS

BICYCLE PARKING PROVIDED

LONG-TERM BICYCLE PARKING	68 LOCKERS
SHORT-TERM BICYCLE PARKING	6 RACKS
TOTAL	74 BICYCLE PARKINGS

VICINITY MAP



DIR 2014-2092

1 ST SUBMITTAL P.C 6/9/14

ARCHITECT
PLANNER
INTERIOR

PROJECTIONS

REVISED DATE

SHEET TITLE: COVER SHEET
1/8"=1'-0"

68 UNIT APARTMENT
6530 N. SEPULVEDA BLVD.
VAN NUYS, CA.
PROJECT

6530 SEPULVEDA LLC.
28632 ROADSIDE DRIVE # 155
AGOURA HILLS, CA.
CLIENT

14-983
PROJECT NO.
SHEET NO.
A0.0

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