ZONING ANALYSIS

ZONE R3-1

	ALLOWED	PROPOSED	NOTES
DENSITY W/ DENSITY BONUS	9 12	5	ALL SINGLE FAMILY HOMES
FLOOR AREA RATIO (BUILDABLE SF)	3.0x 18,736	+/-1.2x +/-7,401	MEASURED PER ZONING
LOT COVERAGE	60%	+/-40%	
HEIGHT	45'	+/-30'	MEASURED TO TOP OF GUARDRAIL
SITE SETBACKS FRONT REAR SIDES	5' 5' 5'	6' 5' 5'	ADJACENT FRONT SETBACKS 5'-6" + 22'-4"
COMMON OPEN SPACE PRIVATE OPEN SPACE	N/A N/A	N/A PATIOS / ROOF DECKS	PROVIDED FOR EVERY HOME
PARKING GUEST	2 SPACES/UNIT N/A	2 SPACES/UNIT N/A	ALL PARKING SIDE-BY-SIDE (NO TANDEM)

LOT ANALYSIS

LOT	AREA (NET SF)	FRONT	SIDE 1	SIDE 2	REAR
1	1,382.2	6'-0" (NORTH)	5'-6" (EAST)	5'-3" (WEST)	7'-3" (SOUTH)
2	1,188.7	6'-0" (NORTH)	5'-3" (EAST)	5'-3" (WEST)	7'-3" (SOUTH)
3	1,650.8	6'-0" (NORTH)	5'-3" (EAST)	9'-2" (WEST)	7'-3" (SOUTH)
4	1,530.8	7'-3" (NORTH)	5'-0" (EAST)	5'-3" (WEST)	5'-9" (SOUTH)
5	1,530.8	7'-3" (NORTH)	5'-3" (EAST)	5'-2" (WEST)	5'-9" (SOUTH)

VICINITY MAP

SHEET INDEX

TTM.00	PROJECT INFO
TTM.01	SITE PLAN
TTM.02	FLOOR PLANS - PLAN A LOTS 1 + 2
TTM.02A	FLOOR PLANS - PLAN A LOT 3
TTM.03	FLOOR PLANS - PLAN B LOTS 4 + 5
TTM.04	BUILDING + SITE SECTIONS
TTM.05	EXTERIOR ELEVATIONS
--	SURVEY
--	TENTATIVE TRACT MAP

PROJECT DESCRIPTION

CONSTRUCT FIVE NEW SINGLE-FAMILY HOUSES UNDER THE SMALL LOT SUBDIVISION ORDINANCE.

PROJECT DATA

ADDRESS 14918 MARTHA STREET
LOS ANGELES, CA 91411

OWNER MARTHA PREMIERE HOMES LLC
7118 VALJEAN AVENUE
VAN NUYS, CA 91406
T. 310.866.8985

APN 2243-010-028

LOT SIZE 7,292.51 SQ. FT.

PROPOSED AREAS PER HOUSE

LOTS 1+2

269 SQ. FT.	(LEVEL 1)
633 SQ. FT.	(LEVEL 2)
823 SQ. FT.	(LEVEL 3)
1,385 SQ. FT.	TOTAL LIVING
266 SQ. FT.	(GARAGE - LOT 1)
385 SQ. FT.	(GARAGE - LOT 2)
414 SQ. FT.	(ROOF DECK)

LOT 3

291 SQ. FT.	(LEVEL 1)
699 SQ. FT.	(LEVEL 2)
731 SQ. FT.	(LEVEL 3)
1,691 SQ. FT.	TOTAL LIVING
346 SQ. FT.	(GARAGE)
516 SQ. FT.	(ROOF DECK)

LOTS 4+5

199 SQ. FT.	(LEVEL 1)
679 SQ. FT.	(LEVEL 2)
673 SQ. FT.	(LEVEL 3)
1,551 SQ. FT.	TOTAL LIVING
357 SQ. FT.	(GARAGE)
357 SQ. FT.	(ROOF DECK)

2,483 SQ. FT. TOTAL LIVING AREA FOR LOTS 1-5 COMBINED

GCBC
ARCHITECTURE | DEVELOPMENT | CONSULTING

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Architect shall have no liability or responsibility for problems that may occur when these plans, drawings, specifications, or designs are followed without the professional's guidance.

CONSULTANT:

STAMP:

LICENSED ARCHITECT
WAN LEE
No. C-36732
EXP. 9-30-15
STATE OF CALIFORNIA

REVISIONS:
09.08.14 - ENTITLEMENT SET

NOT FOR CONSTRUCTION

OWNER:

Martha Premiere Homes, LLC
7118 Valjean Ave.
Van Nuys, CA 91406
T. 310.866.8985
E. gjvolg@yahoo.com

PROJECT:

14918 MARTHA

14918 Martha St.
Los Angeles, CA 91411

APN: 2243-010-028

SCALE:
NO SCALE

SHEET:
PROJECT INFO

NUMBER:
TTM.00