

DIR-2020-7352

6555 FRANKLIN



28 UNIT APARTMENTS
6555 Franklin Ave
Los Angeles, CA 90028

100% PRIVATELY FUNDED
(INCLUDING 3 EXTREMELY LOW INCOME UNITS)

FOR

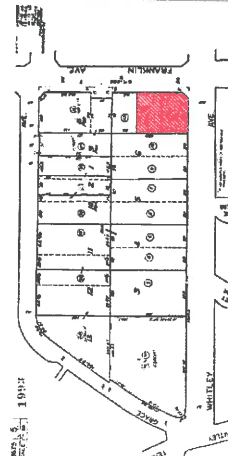
Jacob Rashti

ZIMAS INFORMATION

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SHEET NUMBER	SHEET NAME
A.00.1	TOC TITLE SHEET
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VICINITY MAP



ZONING MAP



T.O.C. GUIDELINE

AFFORDABLE HOUSING / TIER 3:
10% EXTREMELY LOW INCOME
BASE INCENTIVES / TIER 3:
PARKING:
3 STALL PER UNIT
FAR:
UP TO 50% FAR INCREASE
DENSITY:
UP TO 50% DENSITY INCREASE
HEIGHT:
UP TO 50% HEIGHT INCREASE
YARD SETBACK:
UP TO 50% REDUCTION IN REQUIRED YARD SETBACKS

CONSULTANTS

STRUCTURAL ENG:
J.B.A. Engineering
ADDRESS:
401 W MONTE AVE, SUITE 13, SAN DIMAS,
CALIFORNIA 91773
TEL: (915) 688-1143
E-MAIL: JBA@JBA.COM

MECHANICAL ENG:
BRUCE B. ENTZEM
GREEN MEP ENGINEERING
ADDRESS:
10000 WILLOW AVE, SUITE 100, SANTA ANA,
CALIFORNIA 92705
TEL: (949) 225-1519

ELECTRICAL ENG:
HENRY ABRAHAM
ABRAHAM & ASSOCIATES
ADDRESS:
1713 STANFORD AVE, GLENDALE, CA 91201
TEL: (818) 355-1800

LANDSCAPE ARCHITECT:
PAUL LEWIS & ASSOCIATES
ADDRESS:
13441-D RIVERSIDE DR, SUITE 444, SHERMAN OAKS,
CALIFORNIA 91403
TEL: (818) 766-4582
E-MAIL: PLEWIS@STUDIO400.COM

SOIL ENG:
AGI GEOTECHNICAL INC.
ADDRESS:
16608 SHERMAN WAY, SUITE A, 16608 SHERMAN
WAY, SUITE A
TEL: (818) 766-4544
E-MAIL: JAGI@AGIENGINEERING.COM



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17" x 11"

TOC TITLE SHEET

6555 FRANKLIN

Los Angeles, CA 90028

18-081
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EXHIBIT "A"
Page No. 12 of 22
Case No.

ZONING AREA

[illegible][illegible]

ADDITIONAL INFORMATIONS

STREET LEVEL (1st LEVEL) AREA DETAIL	
STREET	200 SF
1st FLOOR (STREET L.)	6,023 SF
2nd FLOOR	200 SF
3rd FLOOR	100 SF
4th FLOOR	177 SF
5th FLOOR	177 SF
6th FLOOR	210 SF
7th FLOOR	153 SF
8th FLOOR	400 SF

UNIT SUMMARY

LEVEL	# OF LIFT	# OF MATH (MA) IN 2ND FLOOR	# OF COP IN 2ND FLOOR	# OF LIFT IN 2ND FLOOR
2ND FLOOR	5	1	1	1
3RD FLOOR	5	1	1	1
4TH FLOOR	5	1	1	1
5TH FLOOR	5	1	1	1
6TH FLOOR	5	1	1	1
7TH FLOOR	5	1	1	1
TOTAL	30	6	6	6

OPEN SPACE ANALYSIS

UNIT SIZE	REQ SF PER UNIT (RUP)	PROPOSED NO. OF UNITS (RUP)	SUBTOTAL REQ (RUP)
<3 HABITABLE ROOMS	100	12	1200
=3 HABITABLE ROOMS	125	16	2000
>3 HABITABLE ROOMS	176	-	-

PROVIDED OPEN SPACE:			
FLOWER LEVEL	PRIVATE OPEN SPACE (SQF)	COMMON OPEN SPACE (SQF)	SUM(TOTAL PROVIDED) (SQF)
LEVEL 1	-	350	350
LEVEL 2	200	350	550
LEVEL 3	200	350	550
LEVEL 4	200	-	200
LEVEL 5	200	-	200
LEVEL 6	200	-	200
LEVEL 7	200	-	200
LEVEL 8	200	-	200
LEVEL 9	200	1,750	1,950
LEVEL 10	200	2,000	2,200
SUM	1,300	2,000	3,300

BUILDING ANALYSIS PER LABC BUILDING CODE 2016

PROJECT ADDRESS 6555 W Franklin Ave, Los Angeles, CA 90028
 TRACT: RESUBDIVISION OF TRACTS 10 AND 11 HOLLYWOOD OCEAN VIEW TRACT
 LOT: 107

[illegible]

TOC INCENTIVE ANALYSIS

BASE INCENTIVES / TIER 3

PARKING		RESIDENTIAL (20 UNITS) X .5 PER UNIT = 10 STALL	47 STALL
REQUIRED	PROVIDED		

FAR				
BASE FAR	FAR INCREASE	FINAL FAR	TOTAL PERMITTED (SOF)	TOTAL PRODUCED (SOF)
2.1	INCREASE OF UP TO 50%	4.1 : 1	0.251 X 4.5 = 20.020	20.426

DENSITY (LBS/4 SQ. LOT AREA)			
RATIO	BASE DENSITY 600 PER UNIT	DENSITY INCREASE TON	TOTAL PROVIDED 36 UNITS
RES/5.7	9,444 / 600 = 15.11 = 17 UNITS	17 X 1.070N = 28.39 = 29 UNITS	

ADDITIONAL INCENTIVES / TIER 3

BUILDING HEIGHT (RA ZONE)	
REGULAR	RA = 45
INCENTIVE	ADDITIONAL 22
PERMITTED	67
PROHIBITED	65' OR

YARD BETTACHS (UP TO 3% DECREASE IN REQUIRED YARD BETTACH)		
FRONT	REAR	SIDE
10 FT	15 FT - 1 FT FOR EACH STORY OVER 150 SQ FT	5 FT - 1 FT FOR EACH STORY OVER 150 SQ FT
	10.5, 7 + 12.5 = 15.5*	6.5*
		6.5*
		12.5*

ADDITIONAL 16" SETBACK ON LOFT LEVEL (FOR ANY FLOOR OVER 11' ADDITIONAL TO ZONING HEIGHT (5ET))

PARKING ANALYSIS (S2 OCC.)

REQUIRED CAR PARKING

PER LAMB CODE	UNIT TYPE / HABITABLE ROOM	# UNITS	# REQUIRED PER UNIT	TOTAL REQ.
	STUDIO / LOFT - 3 H.R.	8	1	8
	1 BEDROOM - 3 H.R.	4	1	4
	2 BEDROOM - 3 H.R.	16	1.5	24
	SUM			36

PER TON TIER 3		
# OF UNIT	REQUIREMENT	TOTAL REQ.
28 UNIT	.5 PER UNIT	14

PROVIDED CAR PARKING

H.C.	STANDARD	COMPACT	SUBTOTAL
1	13	3	17

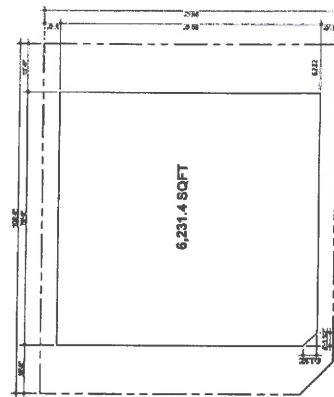
EV CAR PARKING

FOR 14 STALL	
REQUIRED:	14 X 5% = 7 = 1
PROVIDED:	1

BICYCLE PARKING

FOR 28 UNITS	LONG TERM	SHORT TERM	TOTAL
REQUIRED	1 PER UNIT = 28	1 PER 10 UNIT = 3	31
PROVIDED	28	0	

FAR CALCULATION MAP



WHITLEY AVE

FRANKLIN AVE

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6555 FRANKLIN

1

A0.0.1

EXHIBIT "A"
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Case No.



DATE	DESCRIPTION
1960-01-15	REVISION 1
1960-01-15	REVISION 2
1960-01-15	REVISION 3
1960-01-15	REVISION 4
1960-01-15	REVISION 5
1960-01-15	REVISION 6
1960-01-15	REVISION 7
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1960-01-15	REVISION 9
1960-01-15	REVISION 10

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1960-01-15	REVISION 10

6555 FRANKLIN

6555 W. Franklin Ave
Los Angeles, CA 90028

19-001

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SURVEY

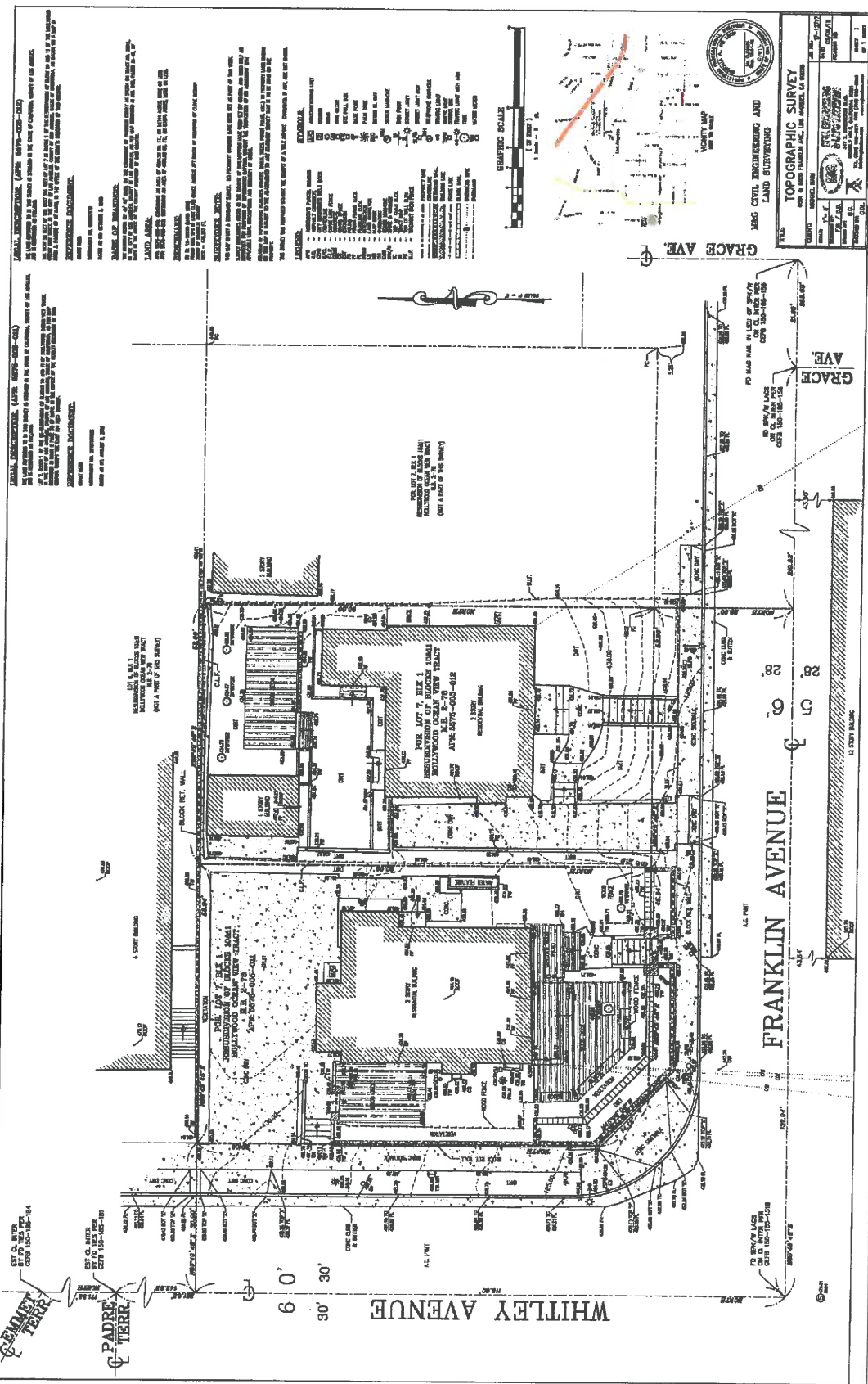
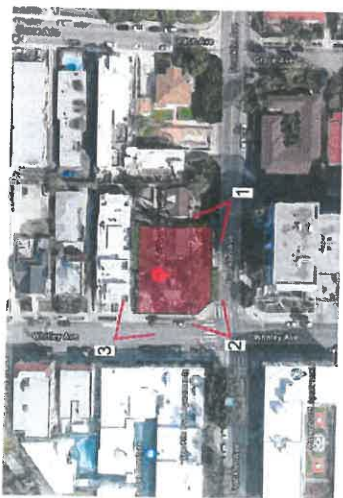
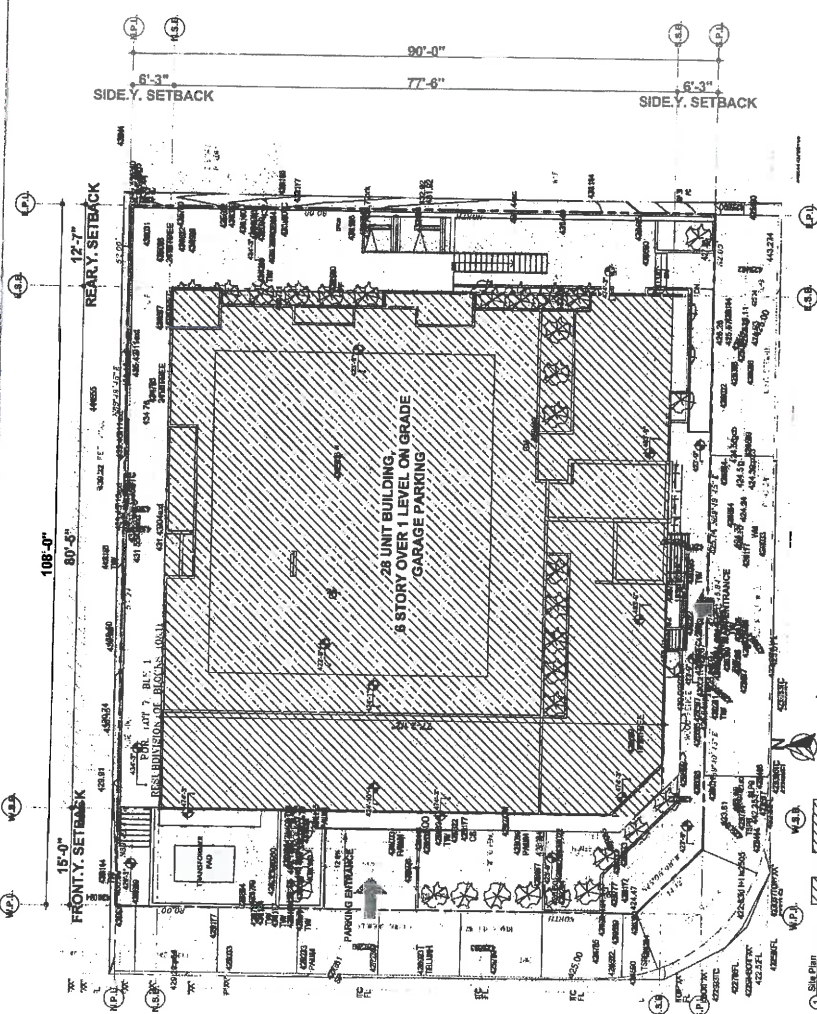
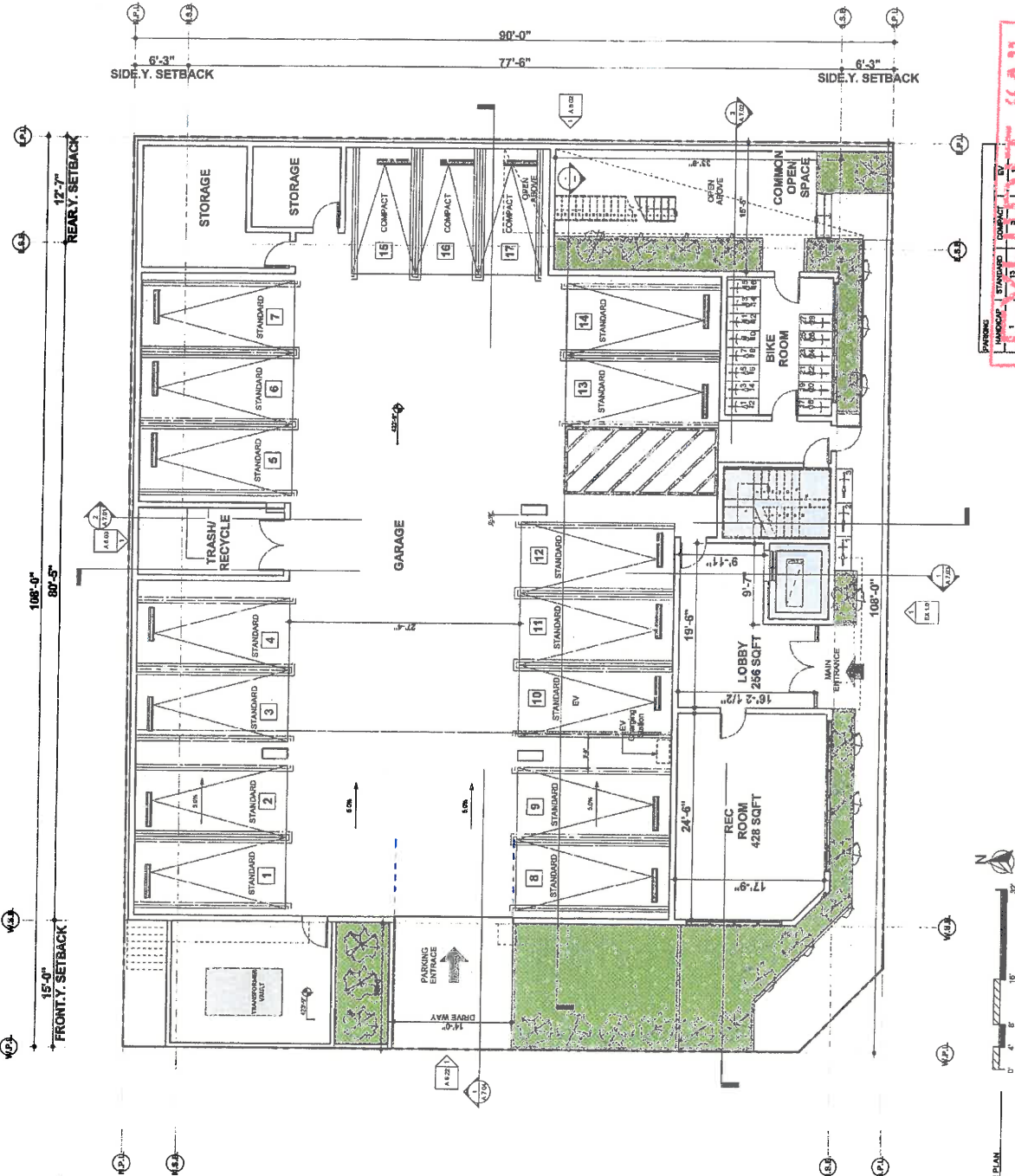


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Case No.



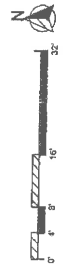


PRINTED NAME	ROOM NO.	STANDARD	CONTACT	BY
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“A”

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Case No. _____





NO.	DATE	REVISION
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3rd-5th FLOOR PLAN-TOC

6555 FRANKLIN
4665 W Franklin Ave
Los Angeles, CA 90028

19-08-11
A 4.03
3rd-5th FLOOR PLAN-TOC

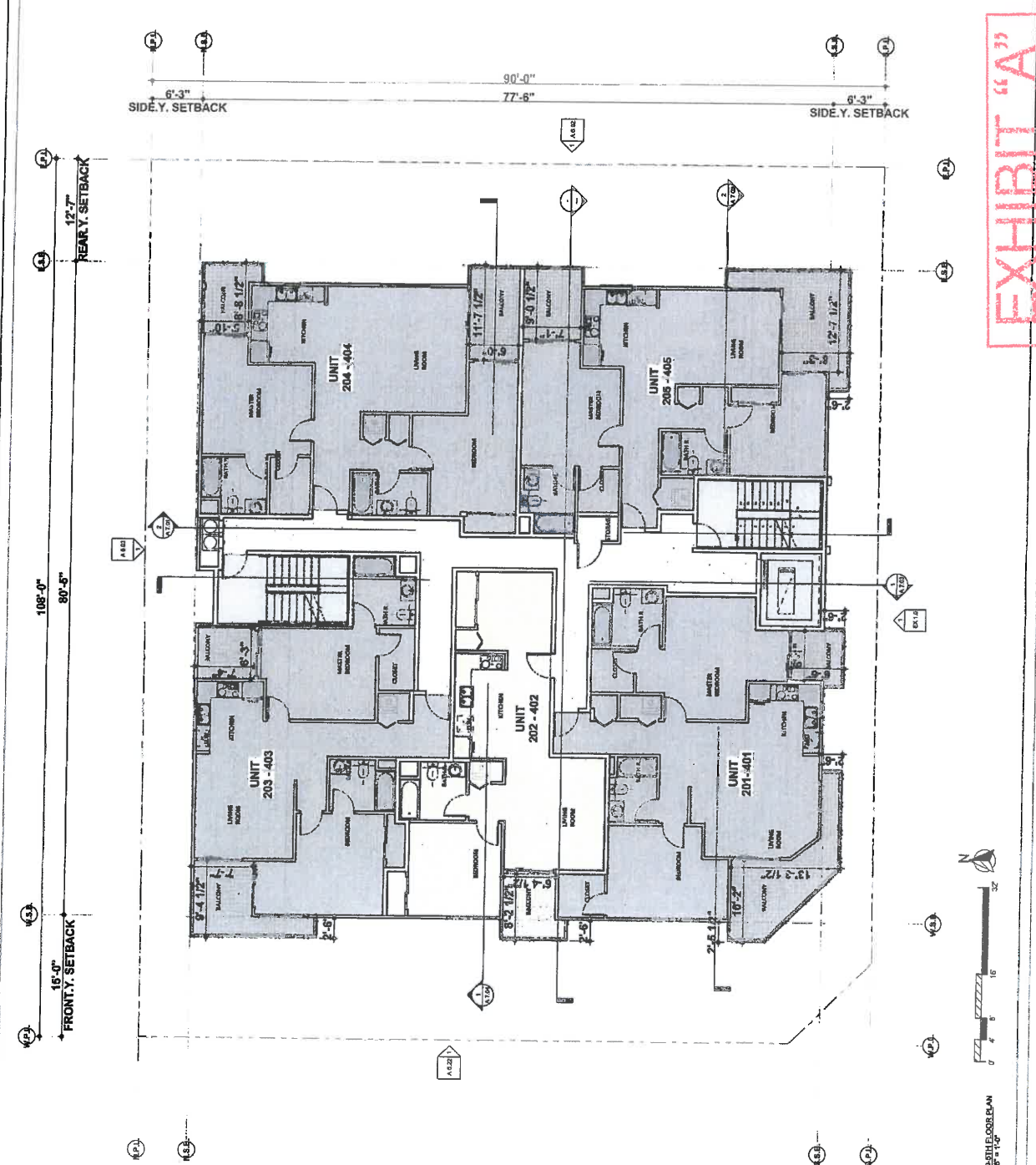


EXHIBIT "A"
Page No. 9 of 22
Case No.



PROJECT NO.	6555 FRANKLIN
DATE	10-04
DESIGNED BY	ARCHITECT
PROJECT NO.	6555 FRANKLIN
DATE	10-04
DESIGNED BY	ARCHITECT

6th FLOOR PLAN-TOC

6555 FRANKLIN
1000 W. Franklin Ave
Los Angeles, CA 90025

10-04
A 4.04
6th FLOOR PLAN-TOC

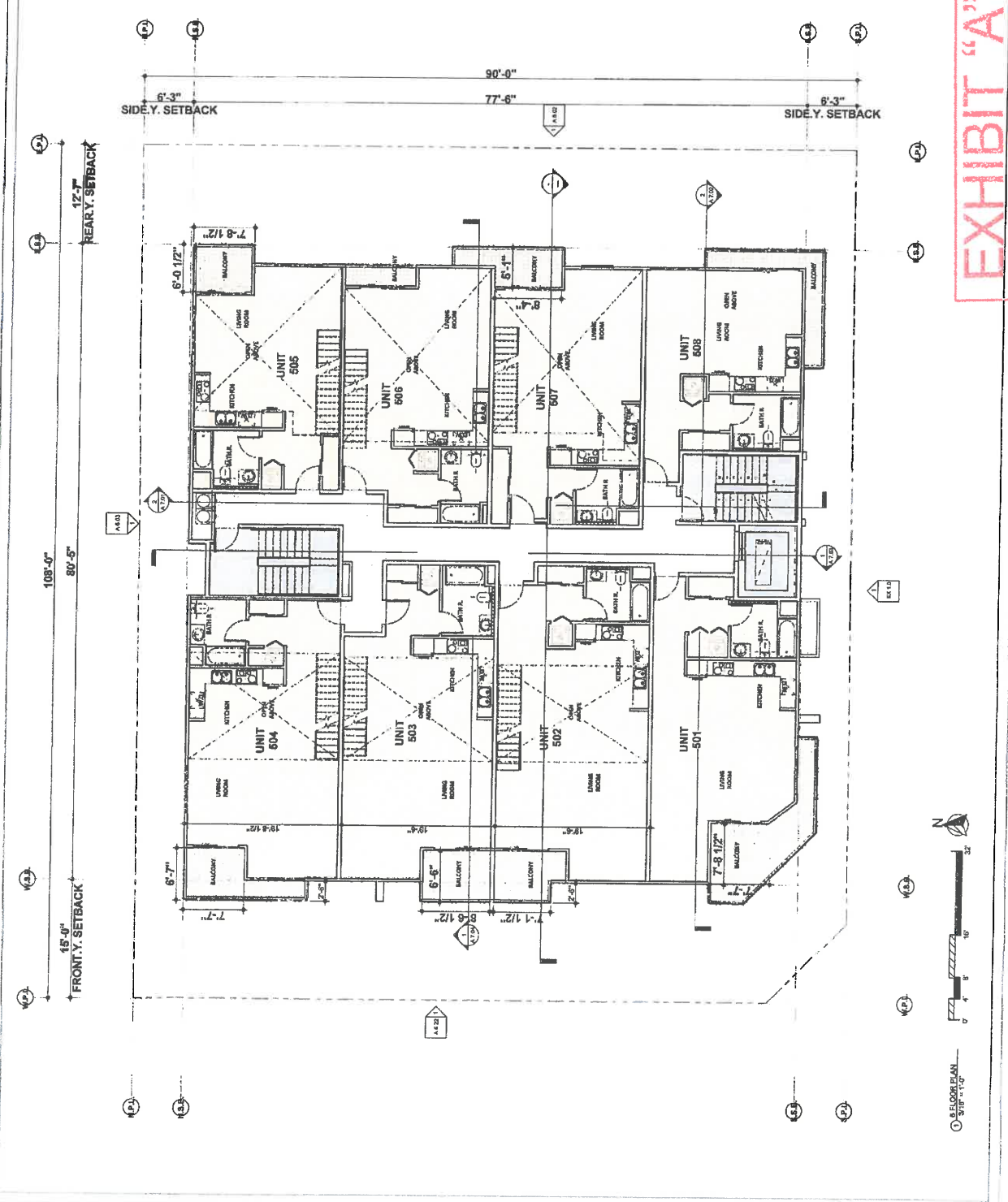


EXHIBIT "A"

Page No. 10 of 22

Case No.

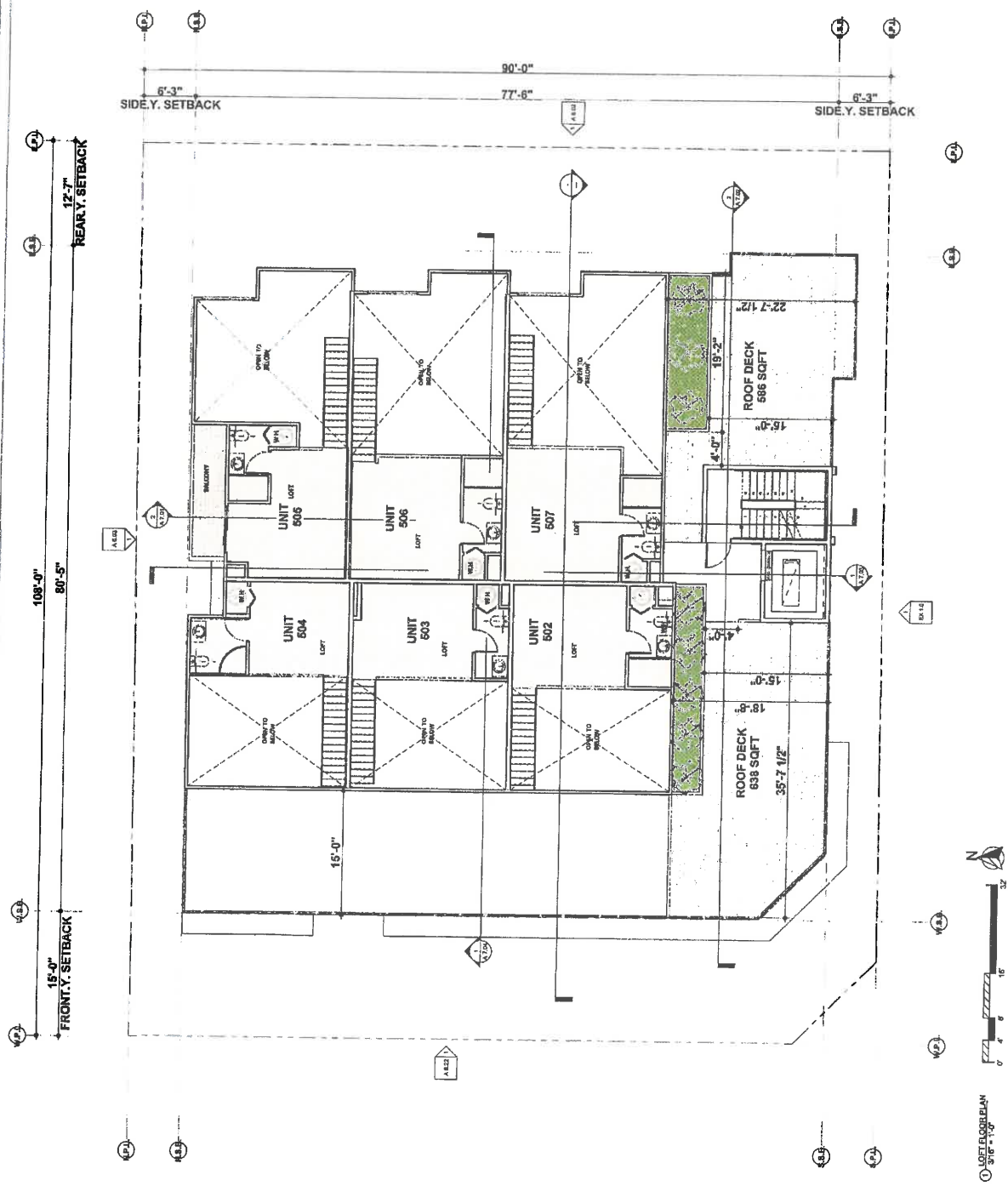


Exhibit "A"
Page No. 11 of 22
Case No.



DATE	12-01-01
BY	6555 FRANKLIN
CHECKED BY	
APPROVED BY	
PROJECT NO.	
DESCRIPTION	

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ROOF PLAN-TOC

6555 FRANKLIN

1555 W. Franklin Ave
Los Angeles, CA 90028

A 4.06

ROOF PLAN-TOC

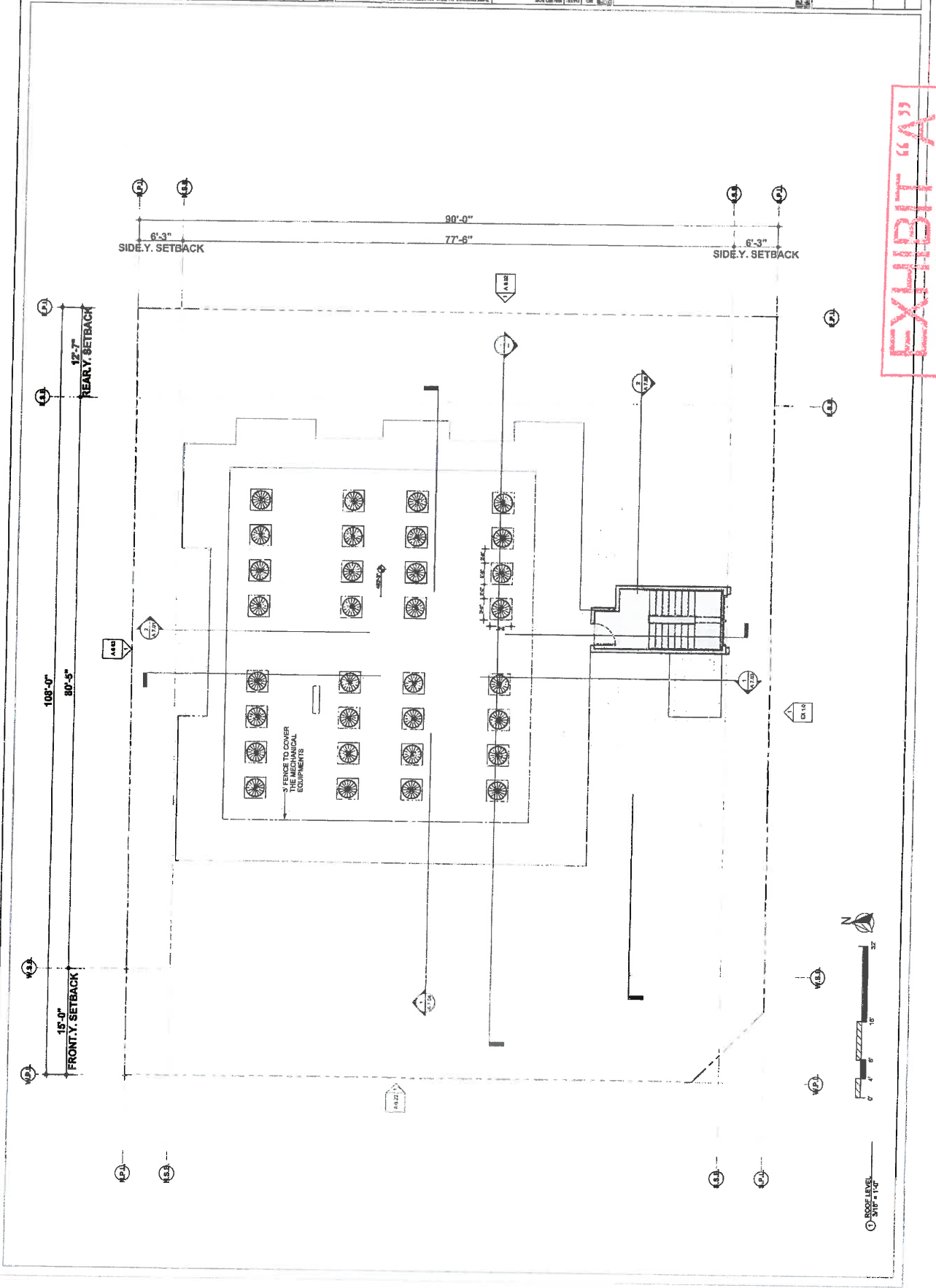


EXHIBIT "A"
Page No. 12 of
Case No. _____

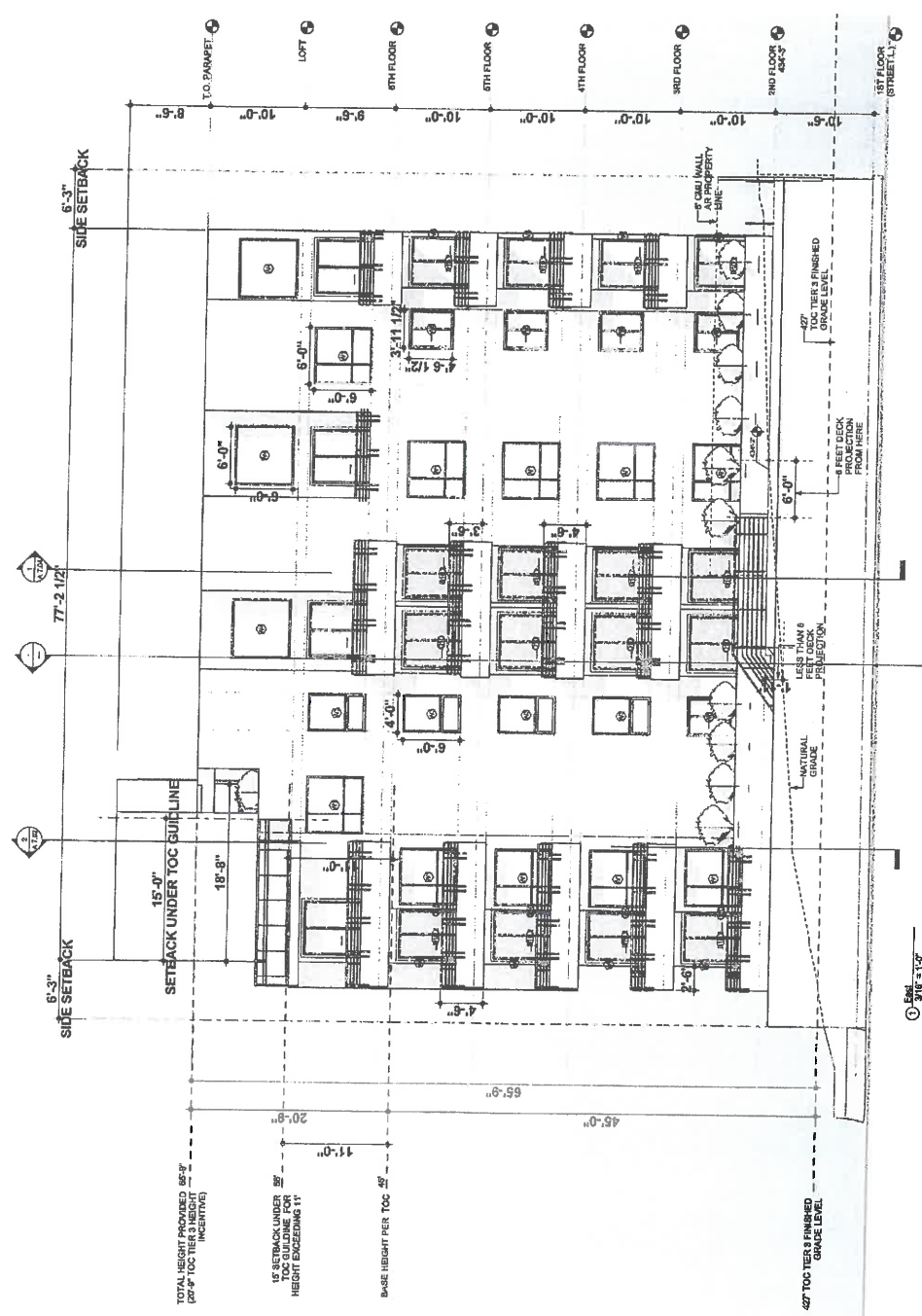


EXHIBIT "A"

Page No. 14 of 22

Case No. _____



PROJECT NO.	6555 FRANKLIN
DATE	10-01-01
DESIGNER	JOHN KETTER
DATE	10-01-01
PROJECT NO.	6555 FRANKLIN
DATE	10-01-01
DESIGNER	JOHN KETTER
DATE	10-01-01

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DATE	10-01-01
PROJECT NO.	6555 FRANKLIN
DATE	10-01-01
PROJECT NO.	6555 FRANKLIN
DATE	10-01-01
PROJECT NO.	6555 FRANKLIN
DATE	10-01-01
PROJECT NO.	6555 FRANKLIN
DATE	10-01-01

6555 FRANKLIN

6555 W. Franklin Ave.
Los Angeles, CA 90028

10-01-01

A 6.03

ELEVATION

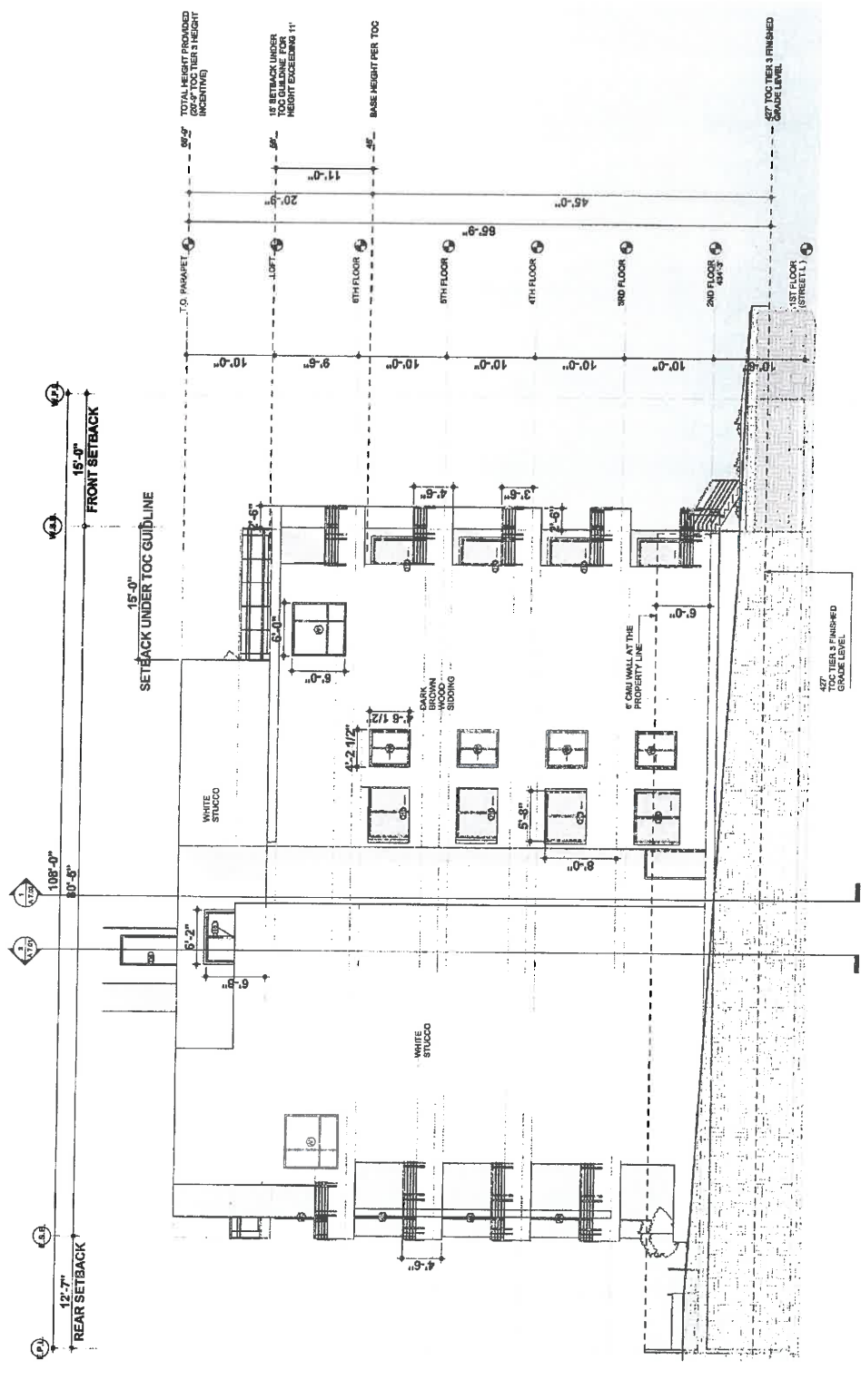
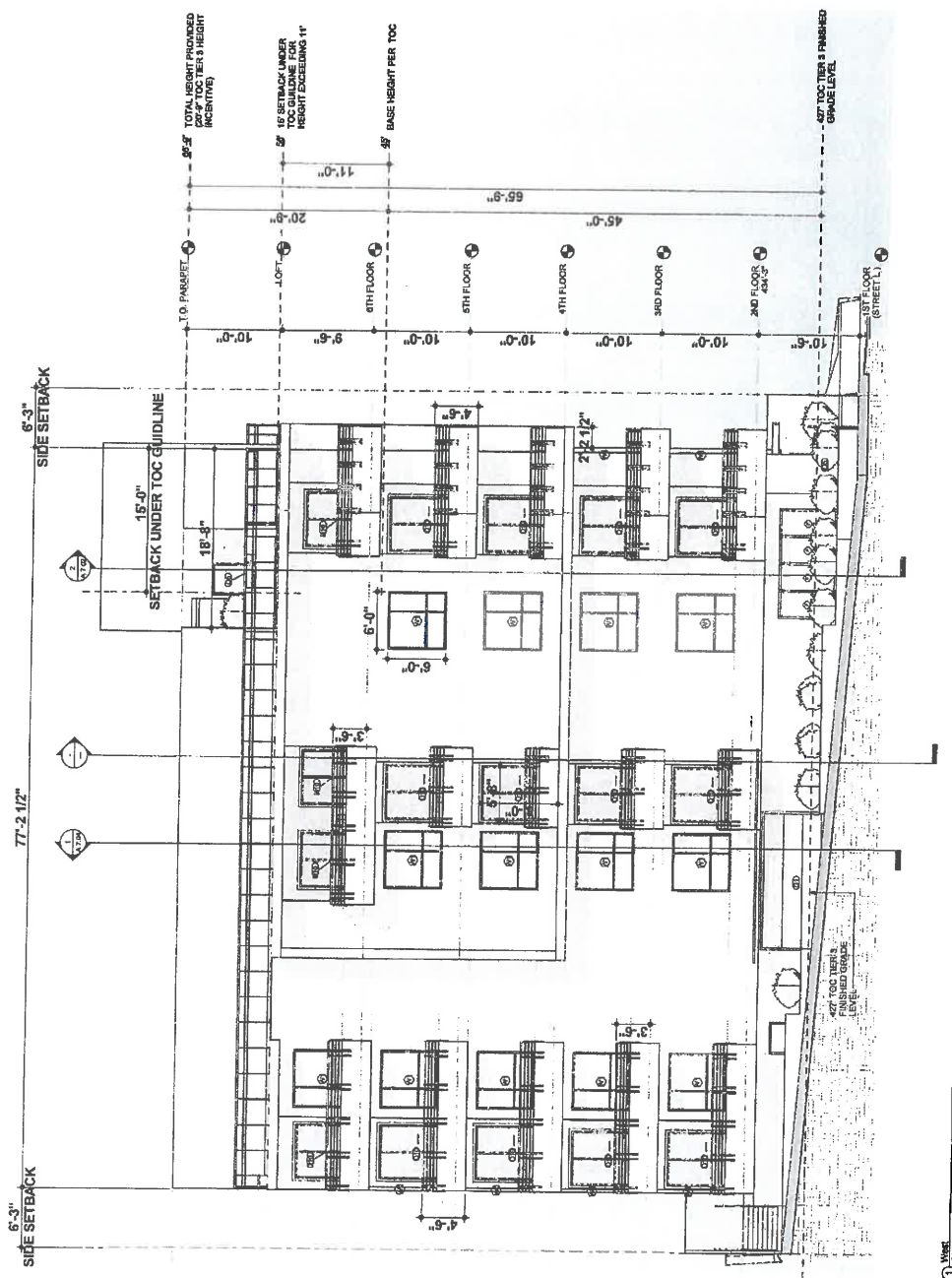


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Page No. 15 of 22
Case No.



① West
9'18" = 1' 2"

EXHIBIT "A"

Page No. 16 of 22

2005



KETER
KETER CORPORATION
10000 W. 16th Ave.
Los Angeles, CA 90025

NO.	DATE	REVISION
1	10-01	10-01
2	10-01	10-01
3	10-01	10-01
4	10-01	10-01
5	10-01	10-01
6	10-01	10-01
7	10-01	10-01
8	10-01	10-01
9	10-01	10-01
10	10-01	10-01

SECTION
10-01
10-01
10-01
10-01
10-01
10-01
10-01
10-01
10-01
10-01

6555 FRANKLIN
6555 Franklin Ave.
Los Angeles, CA 90025

SECTION
A 7.02
10-01
10-01
10-01
10-01
10-01
10-01
10-01
10-01
10-01

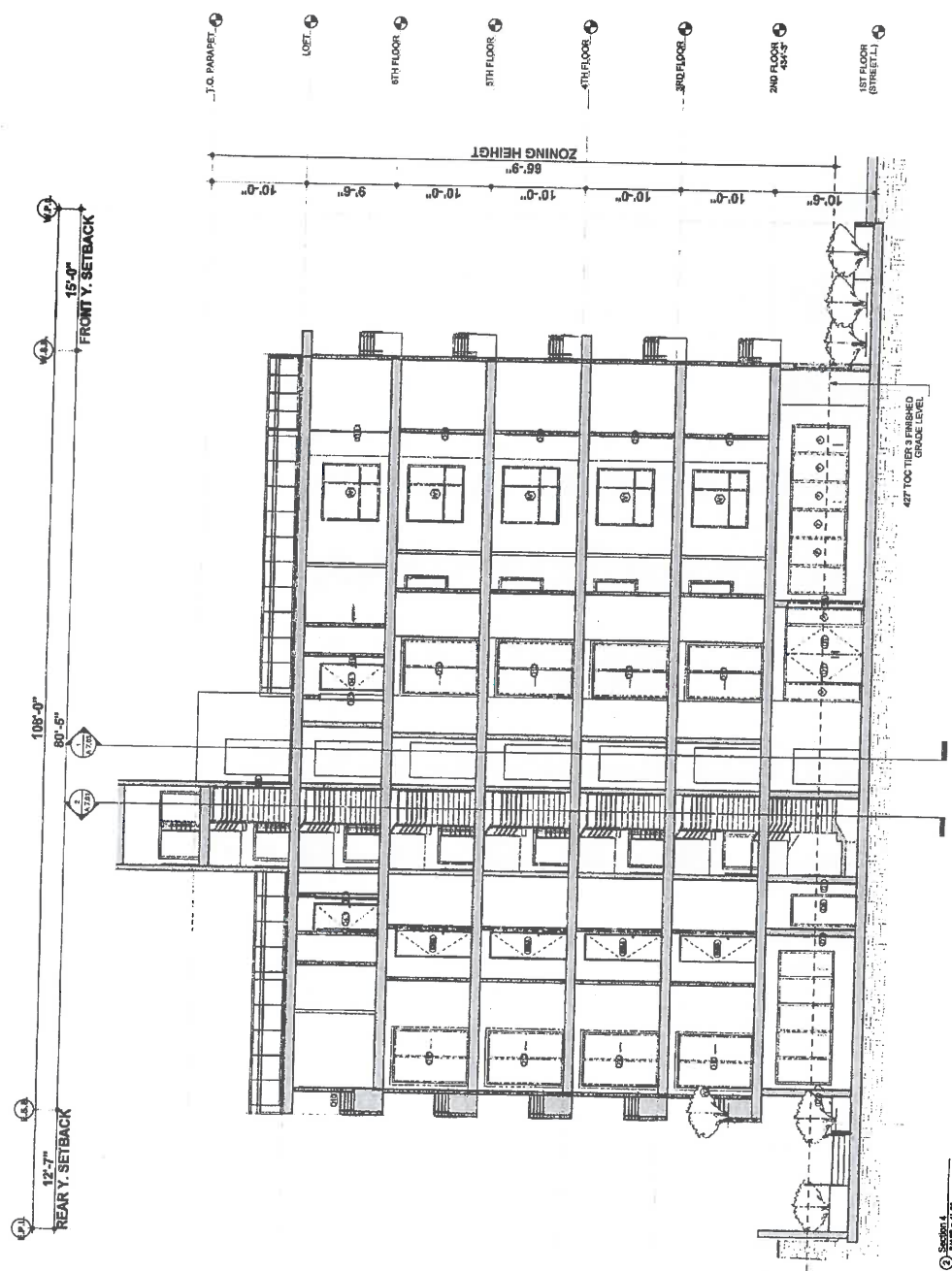
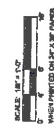


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Page No. 18 of 22
Case No.

[illegible][illegible]

Senecio's company, "Blue Chatterbox"



BETTER
 PAPER MANAGEMENT CONSULTANTS
 3000 CHRYSLER DRIVE
 CHRYSLER CITY, CA 94007
 (415) 347-4033
 Email: info@bpc-managers.com

NAME	DATE	APPROVED BY	PROJECT NO.
✓			
✓			
✓			
✓			
NO. DATE	DESCRIPTION		

[illegible]

NO.	DATE:	RECEIVED FROM

 <p>6555 FRANKLIN</p> <p>Project Address: 6555 W Franklin Ave Los Angeles, CA 90028</p>	 <p>19.061</p>	<p>L 1.02</p> <p>LANDSCAPE PLAN</p>
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page No. 20 of _____
Case No. _____

Page No. 20 of 20
Case No.



1 WHITE STUCCO

2 DARK GRAY STUCCO

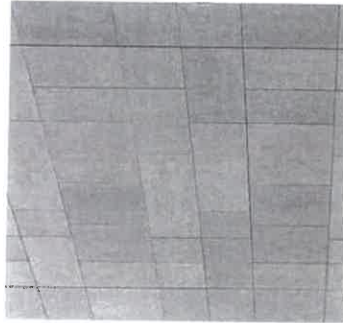
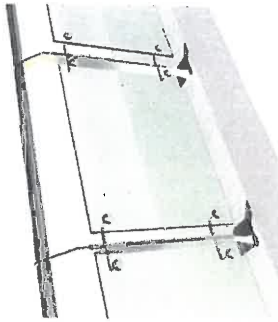
3 PREFINISHED WOODGRAIN METAL PANELS
WOOD SIDING FINISHING

4 LIGHT GRAY ANODIZED ALUMINIUM WINDOW FRAMES

5 METAL GUARD RAILS

6 GRAY TILE FOR EXTERIORS

7 TEMPER GLASS AND METAL RAILING



NO.	DATE	DESCRIPTION	APPROVED BY	DATE
1				
2				
3				
4				
5				
6				
7				

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MATERIAL BOARD

NO.	DATE	DESCRIPTION	APPROVED BY	DATE
1				
2				
3				
4				
5				
6				
7				

6555 FRANKLIN
8655 W. Franklin Ave.
Los Angeles, CA 90028

NO.	DATE	DESCRIPTION	APPROVED BY	DATE
1				
2				
3				
4				
5				
6				
7				



PROJECT NO.	
DATE	
REVISION	
BY	
CHECKED BY	
APPROVED BY	

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NO.	
DATE	
REVISION	
BY	
CHECKED BY	
APPROVED BY	

6555 FRANKLIN
1855 W Franklin Ave
Los Angeles, CA 90025

18-081
MB 1.1
RENDERING

