

**PROJECT DESCRIPTION**

APARTMENT BUILDING - 8 STORY  
 RESIDENTIAL CONSTRUCTION - TYPE IIIA (5 OVER 3 STORY PODIUM)  
 PARKING CONSTRUCTION - TYPE I (3 LOWER PODIUM LEVELS)

**PROPERTY INFORMATION**

PROJECT ADDRESS: 1100 WEST TEMPLE ST, LOS ANGELES CA 90012

SITE ADDRESS: 1100 - 1108 W. TEMPLE ST. / 333 N. BEAUDRY AVE.  
 1101 -1111 W. ANGELINA ST.

APN: 5160-025-001

LEGAL DESCRIPTION: PARK TRACT, MR7-26/27 BLOCK 12, LOT(S) FR1/2

ZONE: C2-U/3-0 (CW)  
 CENTRAL CITY WEST SPECIFIC PLAN  
 (NORTH SUB AREA)

**HEIGHT**  
 1,268 FEET ABOVE MEAN SEA LEVEL  
 +355.0 - LOW POINT 5' FROM BUILDING (ZONING)  
 +359.4 - AVG. GRADE PLANE (BUILDING)

**AREA**

LOT AREA: 7,113 SF + 8,650 SF = 15,764 SF (PRE DEDICATION)  
 BUILDABLE AREA: 15,764 SF

**FLOOR AREA (3:1)**

PERMITTED : 47,292 SF (15,764 x 3)  
 PROPOSED : 47,264 SF

**DENSITY BONUS (SB1818)**

10% VL = 32.5% DENSITY BONUS

**INCENTIVES (2)**

- 20% SIDE YARD REDUCTION (11' - 20% = 8'-10")
- 20% SIDE YARD REDUCTION (11' - 20% = 8'-10")

**DENSITY**

PERMITTED: 40 + 13 = 53 UNITS (32.5% DENSITY BONUS)  
 PROPOSED: 53 UNITS (4 UNITS VL @ 10%)

**UNIT DATA**

UNIT TYPE	QUANTITY	SF	TOTAL FAR	%
A01 (Studio)	4	546	2,184	8%
A02 (Studio)	9	534	4,806	17%
B01 (1 Bedroom)	9	644	5,796	17%
B02 (1 Bedroom)	4	763	3,052	8%
B03 (1 Bedroom)	4	769	3,076	8%
B04 (1 Bedroom)	4	668	2,672	8%
B05 (1 Bedroom)	9	760	6,840	17%
C01 (2 Bedroom)	5	1,075	5,375	9%
C02 (2 Bedroom)	5	1,034	5,170	9%
<b>TOTAL UNIT SF</b>	<b>53</b>		<b>38,971</b>	<b>100%</b>

**UNIT MIX SUMMARY**

		AVG (SF)		
A (Studio)	13	538	6,990	25%
B (1 Bedroom)	30	715	21,436	57%
C (2 Bedroom)	10	1,055	10,545	19%
<b>TOTAL UNIT</b>	<b>53</b>	<b>735</b>	<b>38,971</b>	<b>100%</b>

**TOTAL FAR (See G2.00 FAR Diagrams)**

Residen+Amenity	40,190
Lobby	1,382
Corr/Trash Vestib.	4,726
Balconies	966
<b>PROPOSED FAR</b>	<b>47,264</b>

**DEFINITIONS:**

1. ZONING CODE FLOOR AREA DEFINITION IS MEASURED FROM WITHIN THE EXTERIOR WALLS OF THE BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATED EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS, RAMPS AND BASEMENT STORAGE AREAS.

**PARKING SUMMARY**

**REQUIRED AUTOMOBILE PARKING SPACE - AB 744**

DWELLING UNITS REQUIREMENT	PARKING SPACES
13 - Studios 1/2 space per bedroom	6
30 - 1 BR 1/2 space per bedroom	15
10 - 2 BR 1 space per bedroom	10
<b>TOTAL PARKING ( AB 744 )</b>	<b>31</b>

**PROVIDED AUTOMOBILE PARKING SPACE**

SPACES	LEVEL	PARKING STALL TYPES
25 spaces	Level 1	16 standard / 2 ADA / 7 compact
17 spaces	Level 2	14 standard / 1 ADA / 2 compact
22 spaces	Level 3	18 standard / 0 ADA / 4 compact
<b>64 spaces</b>		<b>48 standard / 3 ADA / 13 compact</b>
		<b>51 prime spaces</b>

\* Required & provided ADA parking stalls: 3

\*\* Required & provided EV parking stalls: 4

**BIKE PARKING SUMMARY**

**REQUIRED & PROVIDED BIKE PARKING SPACE (City of LA Bicycle Parking Ordinance)**

TYPE	REQUIREMENT	UNITS	PARKING SPACES
Long-term	1 space per 1 unit	53	53
Short-term	1 space per 10 units	53	5
<b>TOTAL</b>			<b>58</b>

**OPEN SPACE**

**Common Open Space Required**

Studio	13 units	x 100 SF	1,300 SF
1 Bedroom	30 units	x 100 SF	3,000 SF
2 Bedroom	10 units	x 125 SF	1,250 SF
<b>TOTAL REQUIRED</b>			<b>5,550 SF</b>

**Common Open Space Provided (See G2.10 Open Space Diagrams)**

Community Room & Gym *	1	x 1,317 SF	1317 SF
Podium Courtyard **	1	x 1,147 SF	1,147 SF
Roof Deck 1 **	1	x 3,310 SF	3,310 SF
<b>TOTAL PROVIDED</b>			<b>5,774 SF</b>

\* community room attribute 25% max of common open space requirement (see G2.10)

\*\* a minimum of 25% of interior courtyards shall be landscaped ( see L1.40 & L1.80)

**ADDITIONAL OTHER OPEN SPACE**

\*not counted for purposes of required open space per LAMC 12.21g

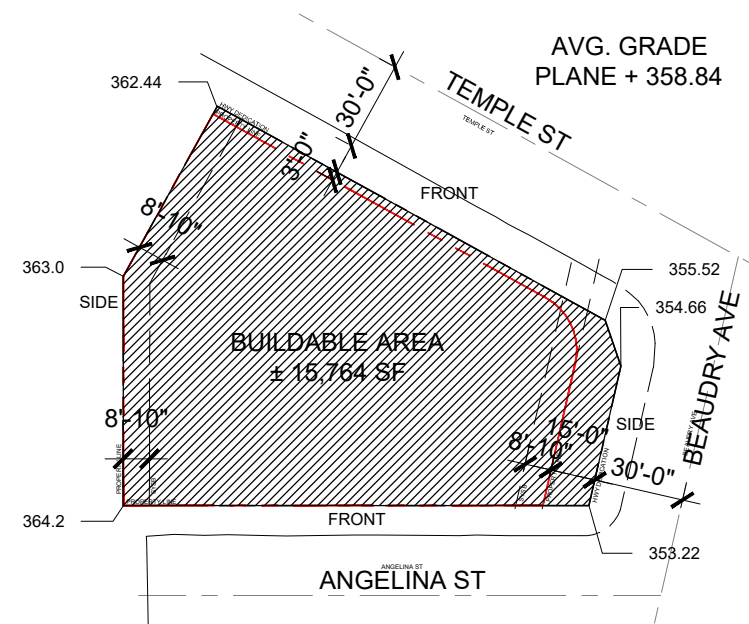
Lobby Patio (at grade) (occupiable area)	335 SF
Private Balconies (20 total)	1200 SF
<b>TOTAL</b>	<b>1,535 SF</b>

**DEDICATIONS**

TEMPLE STREET - 3'-0" (AVENUE II)  
 BEAUDRY AVE. - 15'-0" (AVENUE I) (20'-0" REDUCED WITH WAIVER)  
 ANGELINA STREET - 3'-0" (COLLECTOR - WAIVED)

**ZONE SETBACKS**

	REQUIRED	PROVIDED
FRONT YARD	0'-0"	0'-0"
SIDE YARD (EAST)	11'-0"- 20%	8'-10"
SIDE YARD (WEST)	11'-0"- 20%	8'-10"
REAR YARD	N/A	N/A



PROJECT:

**TEMPLE LOFTS  
 SELECT**  
 by LaTerra

1100 WEST TEMPLE ST.  
 LOS ANGELES | CA 90012

OWNER:

LA TERRA  
 DEVELOPMENT, LLC

1880 CENTURY PARK EAST SUITE 600  
 LOS ANGELES | CA 90067



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PHASE

**ENTITLEMENT  
 PACKAGE**

**53 UNIT  
 APARTMENT  
 BUILDING**

THIS SET OF DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT. THEREFORE, THE BUILDINGS PROVIDED FROM THESE DOCUMENTS ARE NOT SUITABLE FOR USE AS OR CONVERSION TO A CONDOMINIUM PROJECT.

KEY PLAN

ISSUE DATE: 10/19/2017

SHEET TITLE

PROJECT DATA

SCALE:  
 AS SHOWN



SHEET NO.

G1.00