ATHENS VISTAS

1248 WEST 105TH STREET
LOS ANGELES, CA

74 UNIT AFFORDABLE SENIOR HOUSING

A DEVELOPMENT OF
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORP.
700 W. MAIN ST.
ALHAMBRA, CA 91801
(626) 589-1824

SHEET INDEX

ARCHITECTURAL

A1.00	COVER SHEET
A2.00	SITE PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	CONCEPTUAL ROOF PLAN
A2.05	ENLARGED UNIT PLANS
A2.06	ENLARGED UNIT PLANS
A2.07	ENLARGED UNIT PLANS
A2.08	ENLARGED UNIT PLANS
A2.09	ENLARGED UNIT PLANS
A2.10	ENLARGED UNIT PLANS
A3.01	EXTERIOR ELEVATION
A4.01	BUILDING SECTION
A4.02	BUILDING SECTION

LANDSCAPE

L-1.0	LANDSCAPE PLAN

SURVEY

1	ALTA LAND TITLE SURVEY
2	ALTA LAND TITLE SURVEY

CIVIL
C2.01 CONCEPTUAL GRADING PLAN

ABBREVIATIONS

&	AND
@	AT
℄	CENTERLINE
ø	DIAMETER OR ROUND
⌀	SECURITY OPENING
ABV.	ABOVE
A.C.	ASPHALT CONCRETE
ACOUST.	ACOUSTICAL
A.C.U.	AIR CONDITIONING UNIT
A.D.	AREA DRAIN
ALUM.	ALUMINUM
A.P.	ACCESS PANEL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CONCRETE OPENING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.S.P.	COMBINATION STANDPIPE
C.U.M.	CONCRETE UNIT MASONRY
D.	DRYER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
EA.	EACH
EXP. JT.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRICAL WATER COOLER
EXT.	EXTERIOR

F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FLOOR SINK
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.D.	GARBAGE DISPOSER
GR.	GRADE
GYP.	GYPSUM
GWB.	GYPSUM WALL BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDBD.	HARDBOARD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP.	HIGH POINT
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LIN.	LINEN
LVR.	LOUVER
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
N.F.	NO FINISH (REQUIRED TO BE APPLIED BY CONTRACTOR)
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE

O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P/H.	PENTHOUSE
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REC.	RECESSED
REFR.	REFRIGERATOR
REQ'D.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
S.&P.	SHELF AND POLE
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.G.E.	SEMI GLOSS ENAMEL
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	SERVICE SINK
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
T.C.	TOP OF CURB OR TOP OF CONCRETE
T.D.	TOP OF DRAIN
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.W.C.	VINYL WALL COVERING
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
W.S.P.	WET STANDPIPE
W.W.	WINDOW WALL

SYMBOLS

PARTITION FIRE RATINGS (PLAN INDICATIONS)

- ONE HOUR FIRE RATED
- TWO HOUR FIRE RATED
- TWO HOUR SEPERATION
- THREE HOUR FIRE RATED
- CONCRETE (SHOTCRETE) WALL
- CMU WALL (2-HOUR F.R. U.N.O.)

MATERIALS (SMALL SCALE)

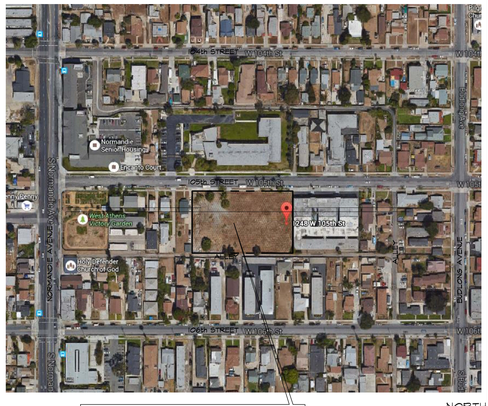
- CONCRETE
- EARTH
- INSULATION, BATT OR BLANKET
- INSULATION, RIGID
- MASONRY
- ROCK FILL

MATERIALS (LARGE SCALE)

- ACOUSTICAL BOARD OR TILE
- ASPHALT CONCRETE PAVING
- GLASS
- GRANITE, MARBLE OR STONE
- GYPSUM WALLBOARD
- INSULATION, BATT OR BLANKET
- METAL
- METAL LATH
- PLYWOOD
- SAND, MORTAR OR PLASTER
- SHEET METAL (ELEVATION)
- TILE
- WOOD FRAMING THROUGH MEMBER
- WOOD FRAMING (BLOCKING)
- WOOD FINISH

- +100.00' — EXISTING FINISH GRADE
- +100.00' — NEW FINISH GRADE OR FLOOR ELEVATION
- 1 / A — STATION LINES
- MATCH LINE
- WORK POINT, CONTROL POINT OR DATUM POINT
- 00 / A0.00 — SECTION NUMBER / SHEET NUMBER
- 00 / A0.00 — DETAIL NUMBER / SHEET NUMBER
- 00 / A0.00 — EXTERIOR ELEVATION # / SHEET NUMBER
- A / D 00 A0.00 B / C — INTERIOR ELEVATION # / SHEET NUMBER / INTERIOR EL. LETTER
- W1 — WINDOW TYPE
- U-1 — DOOR MARK
- 00 / A0.00 — PARTITION TAG
- LOW LEVE EXIT SIGN
- SPRINKLER HEAD
- OFFICE / 2.01 — ROOM NAME / ROOM NUMBER
- EXIT — EXIT SIGN
- PATH OF TRAVEL DIRECTION TO EXIT
- REVISION CLOUD
- REVISION NUMBER

VICINITY MAP



1248 WEST 105TH STREET
LOS ANGELES, CALIFORNIA 90044

NORTH

PARKING SUMMARY

PARKING PROVIDED	ACCESSIBLE STANDARD	ACCESSIBLE COMPACT	ACCESSIBLE HANDICAPPED	TOTAL
TENANTS	34	-	4	38
GUEST	9	–	1	10
TOTAL	43	-	5	48

UNIT TYPE SUMMARY

UNIT TYPE	BEDROOMS	BATH	UNIT SQ.FT.	QUANTITY	TOTAL SQ.FT.
A-1	1 BDRM	1	548 SQ.FT.	3	1,744 SQ.FT.
A-1.1	1 BDRM	1	596 SQ.FT.	34	20,264 SQ.FT.
A-1.2	1 BDRM	1	588 SQ.FT.	21	12,348 SQ.FT.
A-1.3	1 BDRM	1	556 SQ.FT.	2	1,112 SQ.FT.
A-1.4	1 BDRM	1	549 SQ.FT.	1	549 SQ.FT.
A-1.5	1 BDRM	1	549 SQ.FT.	1	549 SQ.FT.
A-1.6	1 BDRM	1	556 SQ.FT.	2	1,112 SQ.FT.
B	1 BDRM	1	610 SQ.FT.	2	1,220 SQ.FT.
C-1	1 BDRM	1	567 SQ.FT.	3	1,701 SQ.FT.
C-1.1	1 BDRM	1	564 SQ.FT.	2	1,128 SQ.FT.
C-1.2	1 BDRM	1	551 SQ.FT.	1	551 SQ.FT.
D	1 BDRM	1	538 SQ.FT.	2	1,076 SQ.FT.
TOTAL				74	43,410 SQ.FT.

BUILDING CODE ANALYSIS

BUILDING CLASSIFICATION:

OCCUPANCY GROUP:	R2 - APARTMENT HOUSE
TYPE OF CONSTRUCTION:	V-A SPRINKLERED (NFPA-13), FIRE ALARM
EXTERIOR OPENINGS:	NOT PERMITTED < 5'-0"
BEARING WALLS EXTERIOR:	1 HR.
NON BEARING WALLS EXT.:	1 HR.
ALLOWABLE FLOOR AREA:	
BASIC ALLOWABLE AREA:	12,000 S.F.
FIRE SPRINKLER INCREASE (IBC 506.3)	24,000 S.F. (200%)
MAX ALLOWABLE BUILDING AREA/STORY:	36,000 S.F.
MAXIMUM ALLOWABLE BUILDING AREA:	72,000 S.F.
ACTUAL BUILDING AREA: (BUILDING FOOTPRINT)	72,922 S.F. > 72,000 S.F. *AREA SEPARATION WALL BE REQUIRED

FLOOR AREA SUMMARY (BUILDING):

FLOOR	BUILDING + OPEN CORRIDOR	TOTAL
1ST FLOOR	21,544 SQ. FT. + 2,284 S.F.	23,888 S.F.
2ND FLOOR	21,545 SQ. FT. + 2,384 S.F.	24,984 S.F.
3RD FLOOR	21,505 SQ. FT. + 2,545 S.F.	24,100 S.F.
TOTAL		72,922 S.F.

ZONING DATA

PROJECT ADDRESS:	1248 WEST 105th STREET LOS ANGELES, CA 90044	
ASSESSOR PARCEL NO:	6060-011-904, 6060-011-905, 6060-011-907, 6060-012-900, & 6060-012-901.	
PLAN NAME:	ORIGINAL SUNNYSIDE TRACT	
ZONING DISTRICT:	EXISTING	
USE:	- R2 (TWO-FAMILY RESIDENCE ZONE)	
	- VACANT LOT	APARTMENT HOUSES
DWELLING UNIT DENSITY:	17 UNITS PER ACRE	
LOT AREA:	55,200 SQ. FT. (1.27 ACRES)	
DENSITY CALCULATION:	1.27 acres x 17 = 21.58 UNITS SAY 22 UNITS	
DENSITY ALLOWED	22 UNITS	
DENSITY BONUS REQUESTED: 336%	22 UNITS X 336% = 73.92 73.92 ADDITIONAL UNITS 22 + 73.92 = 95.92 SAY 96 UNITS TOTAL	
UNITS PROPOSED	74 UNITS	
SETBACKS	REQUIRED	PROPOSED
FRONT YARD	20'-0"	15'-0"
SIDE YARD	5'-0"	7'-0"
REAR YARD	15'-0"	15'-0"
BUILDING HEIGHT	35'-0"	35'-0"
PARKING CALCULATION:	REQUIRED	PROVIDED
RESIDENT: 74 UNITS 1/2 PARKING PER UNIT	37	38
GUEST: 74/8 1 PARKING PER 8 UNITS	10	10
TOTAL	47	48

LEGAL DESCRIPTION

PER PRELIMINARY TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO. 08012187 DATED JUNE 12, 2014.

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

PARCEL A: APN: 6060-011-904
ADDRESS: 1314 W. 105TH ST, LOS ANGELES, CALIFORNIA
LOT 49, ORIGINAL SUNNYSIDE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 171, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: APN: 6060-011-907
ADDRESS: 1304 W. 105TH ST, LOS ANGELES, CALIFORNIA
THE WEST 50 FEET OF LOT 51, ORIGINAL SUNNYSIDE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 171, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: APN: 6060-011-905
ADDRESS: 1300 W. 105TH ST, LOS ANGELES, CALIFORNIA
THE EAST 50 FEET OF LOT 51, ORIGINAL SUNNYSIDE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 171, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: APN: 6060-012-901
ADDRESS: 1252 W. 105TH ST, LOS ANGELES, CALIFORNIA
THE WEST 50 FEET OF LOT 53, ORIGINAL SUNNYSIDE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 171, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E: APN: 6060-012-900
ADDRESS: 1248 W. 105TH ST, LOS ANGELES, CALIFORNIA
THE EAST 50 FEET OF LOT 53, ORIGINAL SUNNYSIDE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 171, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REVISIONS:

01	ENTITLEMENT 09/10/15
02	NOFA SUBMITTAL 10/21/15

LEGAL DESCRIPTIONS:
LOT 49 - PARCEL "A" - APN: 6060-011-904
LOT 51 - PARCEL "B" - APN: 6060-011-907
PARCEL "C" - APN: 6060-011-905
LOT 53 - PARCEL "D" - APN: 6060-012-901
PARCEL "E" - APN: 6060-012-900

BIRBA GROUP
Architects
2350 Higuerion Avenue, Los Angeles 90027
323.666.4768

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 105TH STREET
LOS ANGELES, CA

TITLE: COVER PAGE

LICENSED ARCHITECT
PEDRO BIRBA
NO. C-12848
April, 2017
RENEWAL DATE
STATE OF CALIFORNIA

SCALE:

DATE: 09/10/15

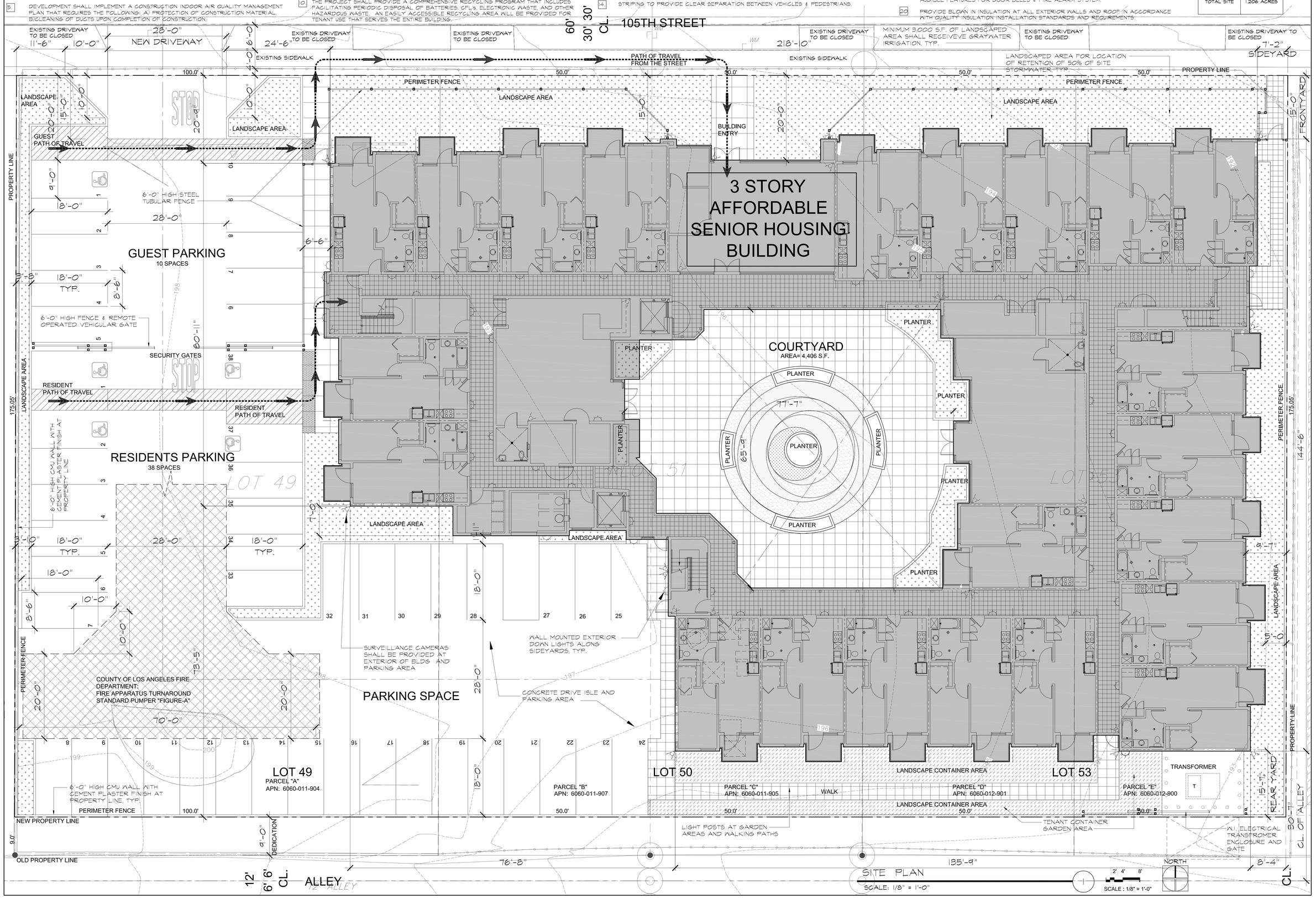
SHEET NO.
A-1.00

SITE - SUSTAINABLE BUILDING NOTES:

1. PROJECT SHALL INCORPORATE STORMWATER MANAGEMENT PRACTICES THROUGH A STORMWATER FILTRATION WHERE IT WILL RETAIN, INFILTRATE AND/OR TREAT ON SITE THE FIRST ONE-HALF INCH OF RAINFALL IN A 24-HOUR PERIOD. 50% OF STORMWATER MUST BE RETAINED ON SITE
2. ALL ROOFS SHALL INCORPORATE SOLAR PANELS THAT REDUCE ENERGY USE ASSOCIATED WITH DOMESTIC HOT WATER BY A MINIMUM OF 40%.
3. DEVELOPMENT SHALL EXCEED TITLE 24 ENERGY STANDARDS BY AT LEAST 30% AND CERTIFY THE PROJECT LEED - GOLD
4. PROJECT SHALL BE ENERGY STAR V.3.
5. DEVELOPMENT SHALL IMPLEMENT A CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT PLAN THAT REQUIRES THE FOLLOWING: A) PROTECTION OF CONSTRUCTION MATERIAL, B)CLEANING OF DUCTS UPON COMPLETION OF CONSTRUCTION.
6. THE PROPERTY MANAGER AND MAINTENANCE STAFF SHALL BE TRAINED IN THE USE OF A GREEN OPERATIONS AND MAINTENANCE MANUAL.
7. THE PROJECT SHALL BE A NONSMOKING BUILDING
8. THE PROJECT SHALL USE AT LEAST ONE OF THE FOLLOWING RECYCLED MATERIALS AT THE DESIGNATED LEVELS: A) CAST-IN-PLACE CONCRETE (25% FLYASH FOR FOUNDATIONS.
9. THE PROJECT SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
10. THE PROJECT SHALL PROVIDE A COMPREHENSIVE RECYCLING PROGRAM THAT INCLUDES FACILITATING PERIODIC DISPOSAL OF BATTERIES, CFL's, ELECTRONIC WASTE, AND OTHER HAZARDOUS WASTE. AN EASILY ACCESSIBLE RECYCLING AREA WILL BE PROVIDED FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.
11. PROJECT SHALL INCORPORATE A GRAYWATER IRRIGATION SYSTEM AS PART OF THE OUTDOOR WATER CONSERVATION MEASURES - SITE SHALL HAVE A MIN. OF 3,000 S.F. OF LANDSCAPING ON GRADE FOR GRAYWATER IRRIGATION.
12. ELECTRIC ROOM SHALL INCLUDE SUFFICIENT SPACE FOR THE FUTURE INSTALLATION OF ELECTRIC EQUIPMENT NECESSARY TO PROVIDE A RECEPTACLE TO ACCOMMODATE USE BY ELECTRIC CHARGING EQUIPMENT FOR 100% OF THE PARKING STALLS THAT ARE FOR USE BY OWNERS OR OCCUPIERS OF THE BUILDING. PROJECT SHALL EQUIP 5% OF THE PARKING STALLS WITH A RECEPTACLE TO ACCOMMODATE USE BY ELECTRIC VEHICLES CHARGING EQUIPMENT.
13. PROVIDE LIGHTING AT PARKING PER TITLE 24 REQUIREMENTS, TYP.
14. STRIPING TO PROVIDE CLEAR SEPARATION BETWEEN VEHICLES & PEDESTRIANS.
15. FIRE DEPARTMENT ACCESS AISLE PROVIDED IS 28 FEET WIDE
16. MOTORIZED ENTRANCE GATE SHALL HAVE ACCESS CONTROLL DEVICE PLACED NO FURTHER THAN 50 FEET FROM PUBLIC RIGHT OF WAY.
17. PROJECT SHALL USE NATIVE OR DROUGHT TOLERANT PLANS FOR A MINIMUM OF 100% OF LANDSCAPED AREA EXCEPT IN LOCATIONS WHERE GRAYWATER IRRIGATION IS APPLIED.
18. PROJECT IS LOCATED WITHIN ½ MILE OF A REGULAR BUS STOP OR RAPID TRANSIT SYSTEM STOP
19. 100% OF UNITS SHALL BE FULLY ACCESSIBLE, 5% OF UNITS SHALL COMPLY WITH VISUAL & AUDIBLE FEATURES FOR DOOR BELLS & FIRE ALARM SYSTEM.
20. PROVIDE BLOWN IN INSULATION AT ALL EXTERIOR WALLS AND ROOF IN ACCORDANCE WITH QUALITY INSULATION INSTALLATION STANDARDS AND REQUIREMENTS

EARTHWORK QUANTITY	
CUT	4,535 C.Y.
FILL	173 C.Y.
EXPORT	4,363 C.Y.
OVER-EXCAVATION/RECOMPACTION	2,384 C.Y.

POST-DEVELOPMENT CALCULATIONS	
PERVIOUS AREA	0.195 ACRES (16.1%)
IMPREVIOUS AREA	1.011 ACRES (83.9%)
TOTAL SITE	1.206 ACRES



SITE PLAN

REVISIONS:

01	ENTITLEMENT	09/10/15
02	NOFA SUBMITTAL	10/21/15

LEGAL DESCRIPTIONS:
LOT 49
PARCEL "A" - APN: 6060-011-904
PARCEL "B" - APN: 6060-011-907
PARCEL "C" - APN: 6060-011-905
LOT 51
PARCEL "D" - APN: 6060-012-901
PARCEL "E" - APN: 6060-012-900

BIRBA GROUP
Architects
2550 Higuerion Avenue, Los Angeles 90027
323.666.4768

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 105TH STREET
LOS ANGELES, CA

TITLE:
SITE PLAN

LICENSED ARCHITECT
PEDRO BIRBA
NO. C-12848
April, 2017
RENEWAL DATE
STATE OF CALIFORNIA

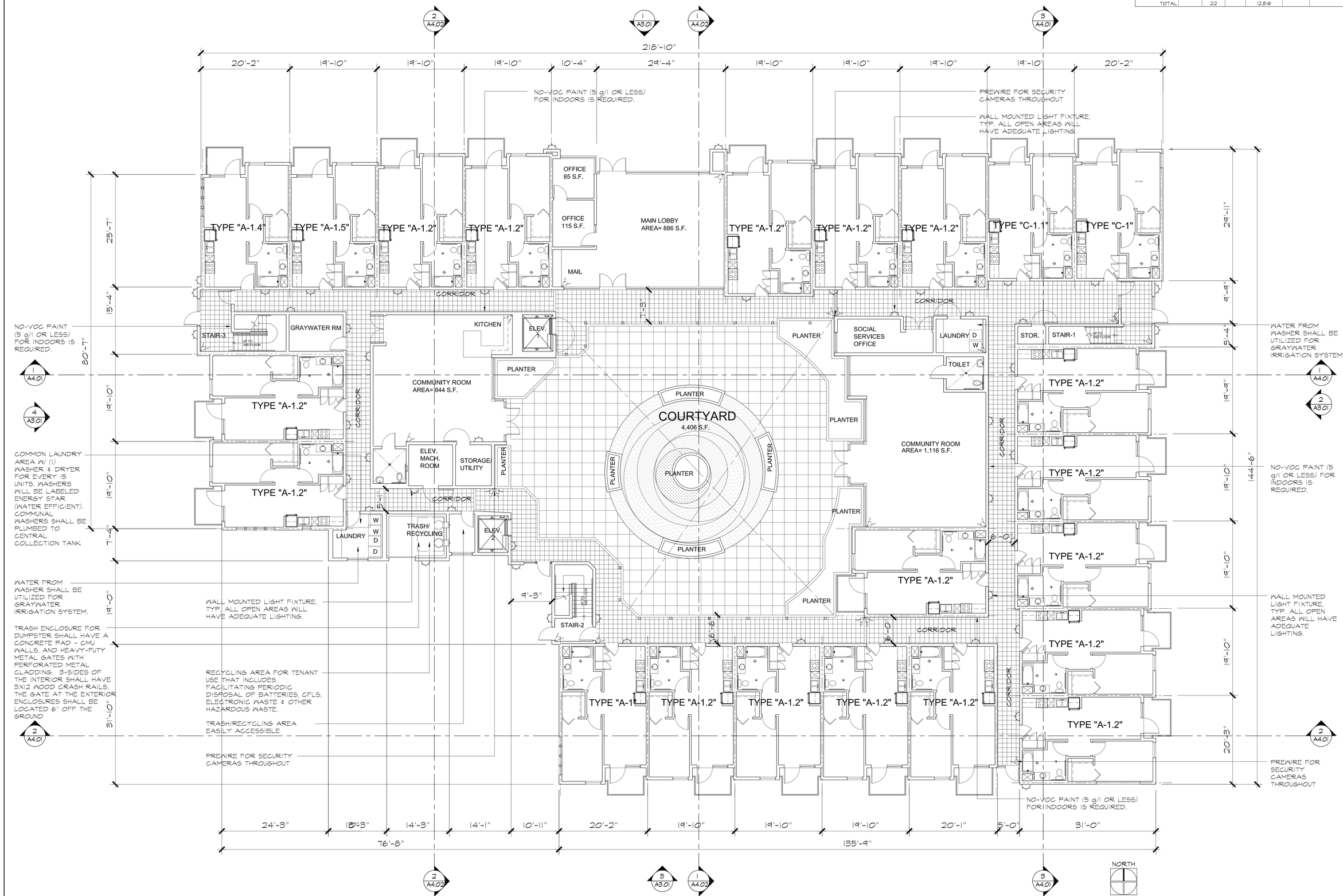
SCALE:

DATE: 09/10/15

SHEET NO.
A-2.00

UNIT TYPE SUMMARY

UNIT SUMMARY:	NUMBER		TOTAL		
	UNITS	UNITS	SQ.FT.	AREA	DESCRIPTION
1-BEDROOM:					
	A-1	1	548	548	1BR/1BTH
	A-1.2	17	558	9486	1BR/1BTH
	A-1.4	1	548	548	1BR/1BTH
	A-1.5	1	548	548	1BR/1BTH
	C-1	1	567	567	1BR/1BTH
	C-1.1	1	557	557	1BR/1BTH
TOTAL		22		12,816	



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE : 1/8" = 1'-0"

REVISIONS:

01	ENTITLEMENT 09/10/15
02	NOFA SUBMITTAL 10/21/15

LEGAL DESCRIPTIONS:

LOT 49
PARCEL "A" - APN: 6060-011-904
LOT 51
PARCEL "B" - APN: 6060-011-907
PARCEL "C" - APN: 6060-011-905
LOT 52
PARCEL "D" - APN: 6060-012-901
PARCEL "E" - APN: 6060-012-900

BIRBA GROUP
Architects
2550 Higuerion Avenue, Los Angeles 90027
323.666.4768

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 105TH STREET
LOS ANGELES, CA

TITLE:
FIRST FLOOR PLAN

LICENSED ARCHITECT
PEDRO BIRBA
NO. C-12848
April, 2017
RENEWAL DATE
STATE OF CALIFORNIA

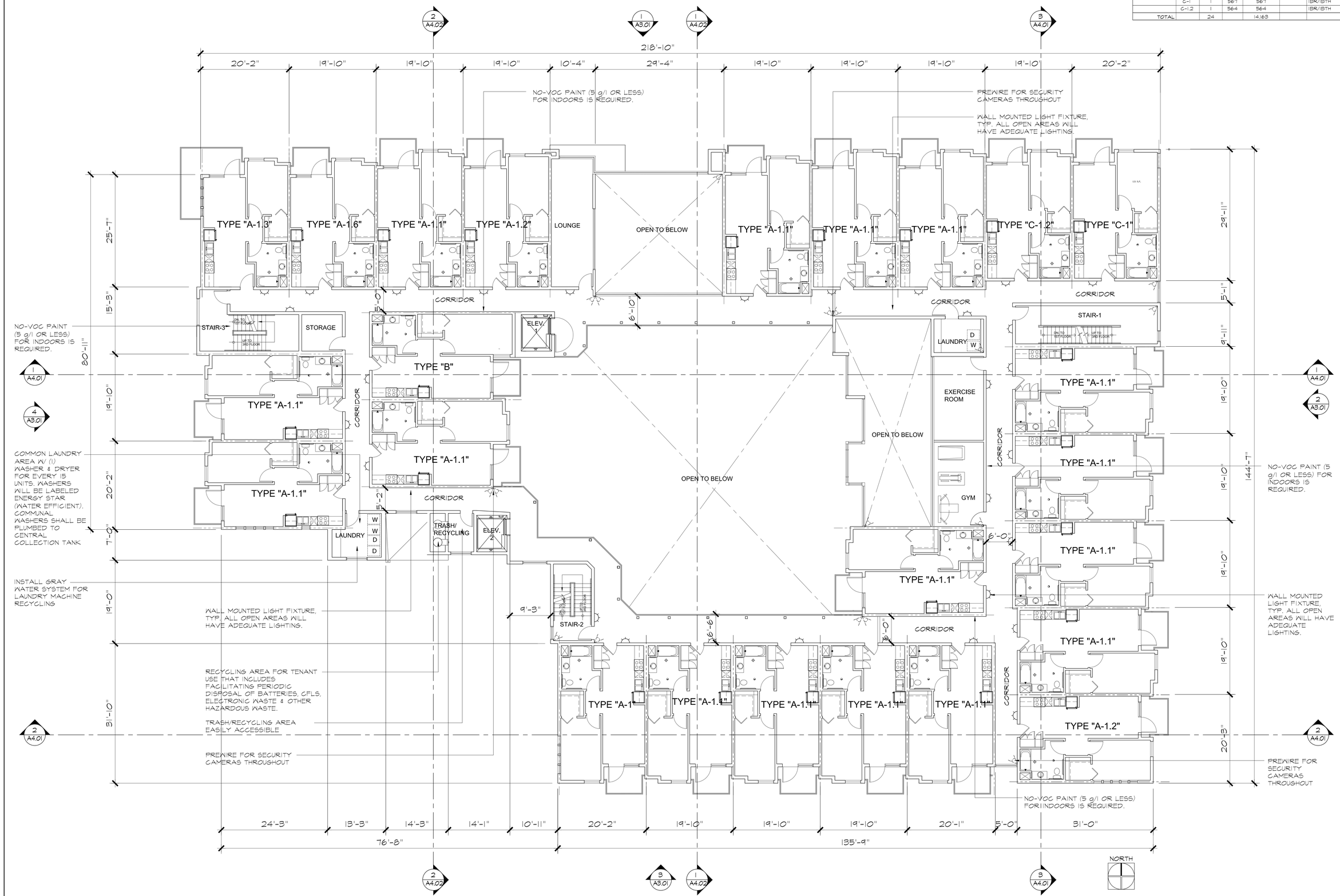
SCALE:

DATE: 09/10/15

SHEET NO.
A-2.01

UNIT TYPE SUMMARY

UNIT SUMMARY:	NUMBER		TOTAL		
	UNITS	UNITS	SQ.FT.	AREA	DESCRIPTION
1-BEDROOM:					
	A-1	1	548	548	1BR/1BTH
	A-1.1	16	546	8,536	1BR/1BTH
	A-1.2	2	588	1,176	1BR/1BTH
	A-1.3	1	556	1,112	1BR/1BTH
	A-1.F	1	556	1,112	1BR/1BTH
	B	1	610	610	1BR/1BTH
	C-1	1	567	567	1BR/1BTH
	C-1.2	1	564	564	1BR/1BTH
TOTAL		24		14,163	



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE : 1/8" = 1'-0"

REVISIONS:

01	ENTITLEMENT 09/10/15
02	NOFA SUBMITTAL 10/21/15

LEGAL DESCRIPTIONS:
LOT 49
PARCEL "A" - APN: 6060-011-904
LOT 51
PARCEL "B" - APN: 6060-011-907
PARCEL "C" - APN: 6060-011-905
LOT 52
PARCEL "D" - APN: 6060-012-901
PARCEL "E" - APN: 6060-012-900

BIRBA GROUP
Architects
2350 Higgerson Avenue, Los Angeles 90027
323.666.4768

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 108TH STREET
LOS ANGELES, CA

TITLE: SECOND FLOOR PLAN

LICENSED ARCHITECT
PEDRO BIRBA
NO. C-12848
April, 2017
RENEWAL DATE
STATE OF CALIFORNIA

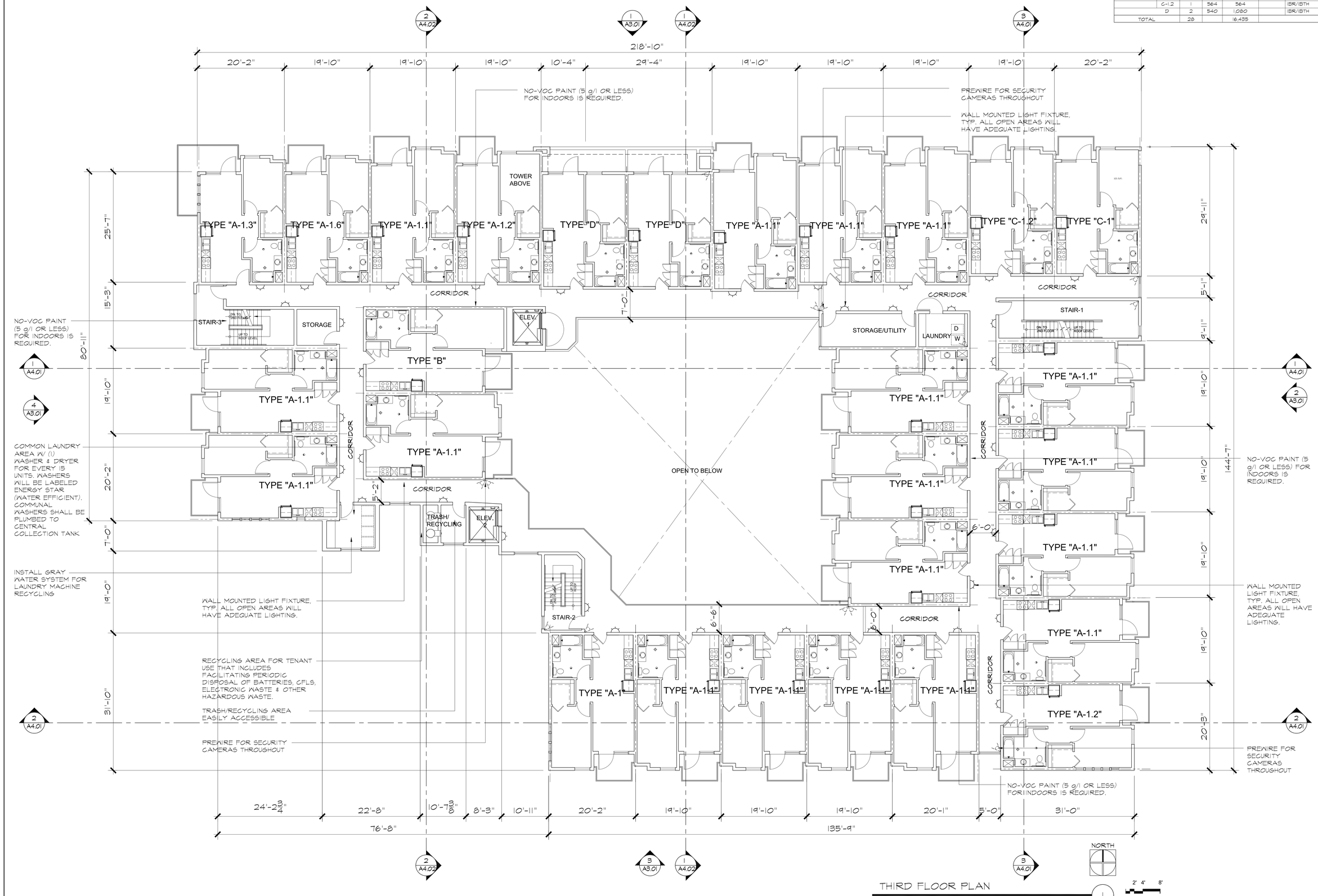
SCALE:

DATE: 09/10/15

SHEET NO.
A-2.02

UNIT TYPE SUMMARY

UNIT SUMMARY:	NUMBER			TOTAL		
	UNITS	UNITS	SQ.FT.	AREA		DESCRIPTION
1-BEDROOM:						
	A-1	1	548	548		1BR/1BTH
	A-1.1	18	546	10,728		1BR/1BTH
	A-1.2	2	588	1,176		1BR/1BTH
	A-1.3	1	556	556		1BR/1BTH
	A-1.6	1	556	556		1BR/1BTH
	B	1	610	610		1BR/1BTH
	C-1	1	567	567		1BR/1BTH
	C-1.2	1	564	564		1BR/1BTH
	D	2	540	1,080		1BR/1BTH
TOTAL		28		16,435		



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

SCALE : 1/8" = 1'-0"

REVISIONS:

01	ENTITLEMENT 09/10/15
02	NOFA SUBMITTAL 10/21/15

LEGAL DESCRIPTIONS:
LOT 49
PARCEL "A" - APN: 6060-011-904
LOT 51
PARCEL "B" - APN: 6060-011-907
PARCEL "C" - APN: 6060-011-905
LOT 52
PARCEL "D" - APN: 6060-012-901
PARCEL "E" - APN: 6060-012-900

BIRBA GROUP
Architects
2550 Ingersion Avenue, Los Angeles 90027
323.666.4768

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 108TH STREET
LOS ANGELES, CA

TITLE:
THIRD FLOOR PLAN

LICENSED ARCHITECT
PEDRO BIRBA
NO. C-12848
April, 2017
RENEWAL DATE
STATE OF CALIFORNIA

SCALE:

DATE: 09/10/15

SHEET NO.
A-2.03

WEST ELEVATION (4)

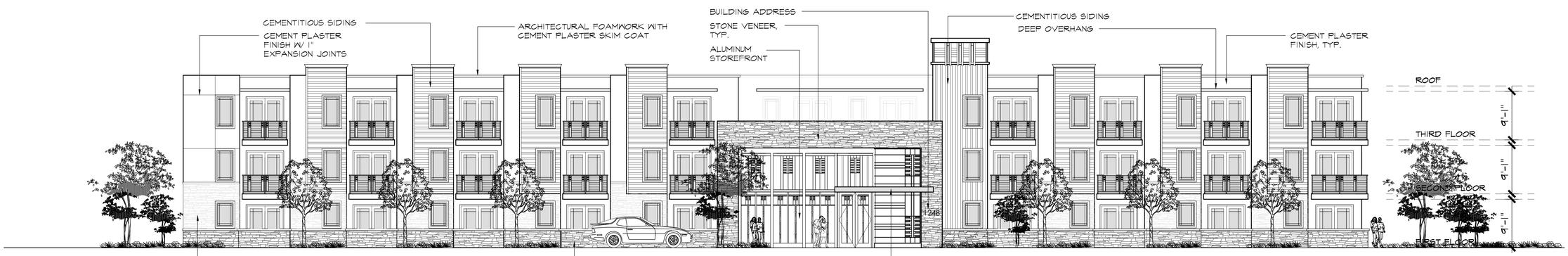
SCALE: 1/8" = 1'-0"

ALLEY / SOUTH ELEVATION (3)

SCALE: 1/8" = 1'-0"

EAST ELEVATION (2)

SCALE: 1/8" = 1'-0"



105th STREET / NORTH ELEVATION (1)

SCALE: 1/8" = 1'-0"

2' 4' 8'

SCALE : 1/8" = 1'-0"

REVISIONS:

01	ENTITLEMENT	09/10/15
02	NOFA SUBMITTAL	10/21/15

LEGAL DESCRIPTIONS:

LOT 49 - PARCEL "A" - APN: 6060-011-904
LOT 51 - PARCEL "B" - APN: 6060-011-907
PARCEL "C" - APN: 6060-011-905
LOTS 52 - PARCEL "D" - APN: 6060-012-901
PARCEL "E" - APN: 6060-012-900

BIRBA GROUP
Architects
2350 Higgerson Avenue, Los Angeles 90027
323.666.4766

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 105TH STREET
LOS ANGELES, CA

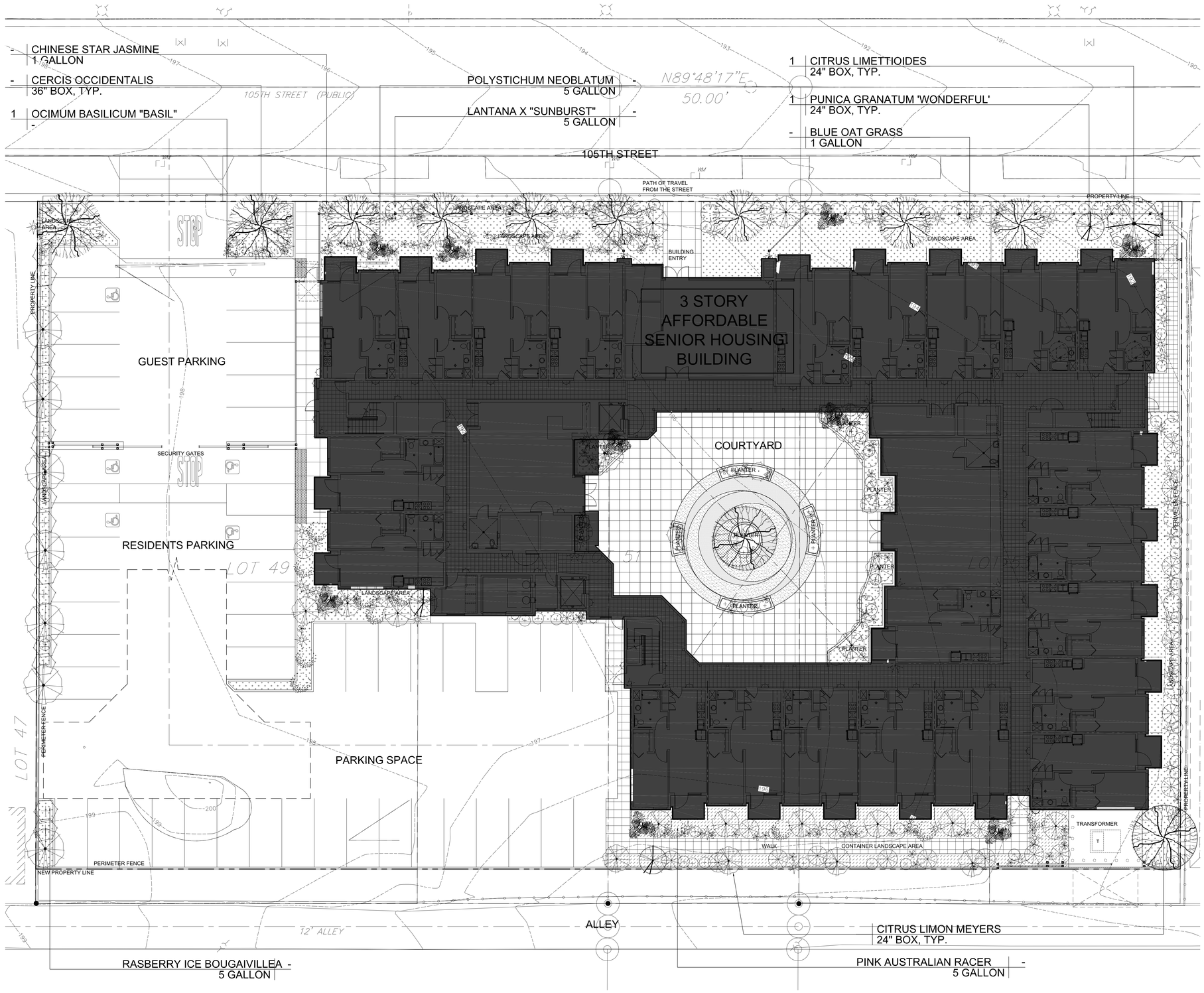
TITLE:
EXTERIOR ELEVATIONS

LICENSED ARCHITECT
PEDRO BIRBA
NO. C-12848
April, 2017
EXPIRATION DATE
STATE OF CALIFORNIA

SCALE:

DATE: 09/10/15

SHEET NO.
A-3.01



PLANT AND MATERIAL LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USE	REMARKS	FUEL MODIFICATION REMARKS
	CERCIS OCCIDENTALIS	WESTERN REDBUD (STANDARD)	36" BOX	10	LOW	GUY. SEE DETAIL 2, SHEET L-3.0	ZONES A,B
	CITRUS X LIMON 'MEYER'	MEYER LEMON	24" BOX		LOW		
	CITRUS LIMETTIOIDES	SWEET LIME	24" BOX		LOW		
	CITRUS X SINENSIS	SWEET ORANGE	24" BOX		LOW		
	PUNICA GRANATUM "WONDERFUL'	POMEGRANATE	24" BOX		LOW		
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE (STANDARD)	36" BOX	6	LOW	GUY. SEE DETAIL 2, SHEET L-3.0	ZONE B (MIN 20' FROM STRUCTURE)
	POLYSTICHUM NEOBLATUM	ASIAN SABER FERN	5 GAL.	34	LOW	SPACE 4' O.C. DETAIL 3, SHEET L-3.0	ZONES A, B
	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL.	14	LOW	SPACE PER PLAN. DETAIL 3, SHEET L-3.0	ZONE B (MIN. 20' FROM STRUCTURE
	CEANOTHUS 'ANCHOR BAY'	ANCHOR BAY CALIFORNIA LILAC	5 GAL.	70	LOW	SPACE 5' O.C. DETAIL 3, SHEET L-3.0	ZONE B (MIN. 20' FROM STRUCTURE)
	ANIGOZANTHOS 'HARMONY'	HARMONY KANGAROO PAW	5 GAL.	236	LOW	SPACE 2' O.C. DETAIL 3, SHEET L-3.0	ZONES A, B
	LANTANA X 'SUNBURST'	SUNBURST SPREADING LANTANA	5 GAL.	52	LOW	SPACE 5' O.C.	ZONES A, B (MIN. 10' FROM STRUCTURE)
	CAPSICUM ANUUM MARIACHI	MARIACHI HYBRID PEPPER					
	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	5 GAL.	115	LOW	SPACE 5' O.C. DETAIL 3, SHEET L-3.0	ZONES A, B
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 GAL.	3000 S.F.	HIGH		FOR GRAYWATER ZONES ONLY
	CYCAS REVOLUTA	KING SAGO PALM			LOW		
	OCIMUM BASILICUM	BASIL					
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	1 GAL.				
M2" SHREDDED BARK MULCH IN ALL PLANTING AREAS, EXCEPT LAWN							

PLANT AND MATERIAL LIST

SYMBOL	MATERIAL	REMARKS
	CONCRETE HEADER	SEE DETAIL #10, SHEET L-3.1
	CONTOUR MOUND	CONTOUR NUMBERS REFER TO HEIGHT ABOVE FINISH GRADE
	CONCRETE STEPPING STONES	36" WIDE X 3" THICK CONCRETE WITH BROOM FINISH, SPACED 6" APART

NOTE:

GREEN BUILDING PROGRAM

THE PROJECT WILL REGISTER WITH THE UNITED STATES GREEN BUILDING COUNCIL (USGBC) AND PURSUE GOLD LEED RATING. IN ADDITION, THE PROJECT WILL CONFORM TO LOW IMPACT DEVELOPMENT STANDARDS OF LOS ANGELES COUNTY AND WILL FEATURE DROUGHT TOLERANT LANDSCAPING COMPLIANT WITH THE DEPARTMENT OF REGIONAL PLANNING STANDARDS; INCLUSIVE OF IRRIGATION.

LANDSCAPE - GREEN BUILDING GUIDELINES:

1. GROUP PLANTS BY WATER NEEDS (HYDROZONING). DIVIDE THE LANDSCAPE INTO ZONES OF LOW, MEDIUM, AND HIGH WATER USE TO PREVENT OVER WATERING. PLACE THIRSTIER PLANTS IN SPOTS THAT NATURALLY COLLECT WATER. PLANT LARGER PERIMETER AREAS WITH DROUGHT-ADAPTED SPECIES.

2. EACH HYDROZONE SHALL BE CLEARLY DELINEATED ON THE SITE, IRRIGATION, AND PLANTING PLAN. INSTALL SEPARATE IRRIGATION VALVES FOR DIFFERENT ZONES.

3. APPLY ORGANIC MULCH (NO ROCK OR RUBBER MULCH) AROUND ALL PLANTS AND TREES. USE SITE MADE MULCH OR FROM LOCAL SOURCES WITHIN A 150-MILE RADIUS. INSTALL 4 INCHES OF MULCH TO ACCOUNT FOR SETTLING AND INSURE THAT 3 INCH MINIMUM WILL BE MET.

4. USE LESS WATER AND FERTILIZER AND AVOID CREATING EXCESS DEBRIS BY CONSTRUCTING RESOURCE EFFICIENT LANDSCAPE. USE PLANTS AND TECHNIQUES THAT ARE SUITED TO LOCAL SOILS, WILDLIFE, RAINFALL AND CLIMATE.

5. ELIMINATE ANY INVASIVE SPECIES FROM THE SITE BEFORE PLANTING. EXCLUDE INVASIVE SPECIES FROM PLANTING PLAN.

6. EXCLUDE ANY PLANT SPECIES FROM PLANTING PLAN THAT WILL REQUIRE SHEARING OR PRUNING. SELECT SPECIFIC PLANTS & PLANT LOCATION THAT WILL ALLOW THE PLANTS TO GROW TO THEIR NATURAL SIZE WITH VERY LIMITED SHEARING/PRUNING. SELECT TREES WITH MATURE HEIGHT OF LESS THAN 20 FEET WHEN PLANTING NEAR POWER LINES TO REDUCE PRUNING.

7. GRAY WATER IRRIGATION TO BE UTILIZED IN MINIMUM OF 3,000 S.F. OF LANDSCAPE AREA ON FRONT, SIDE AND REAR YARDS

8. INCORPORATE 75% OF PLANTS THAT ARE DROUGHT-TOLERANT, CALIFORNIA NATIVES, MEDITERRANEAN OR OTHER APPROPRIATE SPECIES. UTILIZE PLANTS THAT ARE DROUGHT-TOLERANT AND REQUIRE NO OR LITTLE IRRIGATION DURING THE DRY SEASON.

9. INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM TO PREVENT WATER RUNOFF AND OVERWATERING.

   A. UTILIZE DRIP AND BUBBLER IRRIGATION. USE LOW-FLOW SPRINKLER HEADS. USE IRRIGATION SYSTEM THAT IS CONTROLLED BY RAIN/MOISTURE SENSORS.

   B. IRRIGATE SHRUB AREAS EXCLUSIVELY WITH DRIP, BUBBLERS, OR LOW-FLOW SPRINKLERS.

   C. INSTALL A SMART (WEATHER BASED) IRRIGATION CONTROLLER TO ADJUST THE FREQUENCY AND DURATION OF IRRIGATION TIMES IN RESPONSE TO CHANGING WEATHER AND SOIL MOISTURE.

10. ADD TWO INCHES OF COMPOST IN THE TOP 6 TO 12 INCHES OF TOPSOIL BEFORE PLANTING.

11. DESIGN LANDSCAPE WITH AN IRRIGATION SYSTEM TO OPERATE WATER BUDGET AT LESS THAN OR EQUAL TO 70% REFERENCE EVAPOTRANSPIRATION. LANDSCAPE ARCHITECT WILL CALCULATE THE AMOUNT OF WATER NEEDED AT SPECIFIC SITE TO COMPLY WITH WATER BUDGET.

12. PROVIDE A CONTAINER GARDEN AND EDIBLE LANDSCAPING PROGRAM. THIS PROGRAM WOULD INVOLVE THE USE OF EDIBLE LANDSCPAE COMPONENTS WHICH WILL INCLUDE FRUIT TREES, CULINARY HERBS THAT CAN BE PUT IN CONTAINERS AT DESIGNATED AREAS NOTED ON PLANS.

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

1

4' 8' 16'

SCALE : 1/16" = 1'-0"

NORTH

REVISIONS:

01	ENTITLEMENT 09/10/15
02	NOFA SUBMITTAL 10/21/15

LEGAL DESCRIPTIONS:

LOT 49
APN: 6080-011-904
PARCEL "A" - LOT 51
PARCEL "B" - APN: 6080-011-907
PARCEL "C" - APN: 6080-011-905
LOT 47
PARCEL "D" APN: 6080-012-901
PARCEL "E" - APN: 6080-012-900

BIRBA GROUP
Architects
2350 Higgerson Avenue, Los Angeles 90027
323.666.4768

A DEVELOPMENT BY:
THE LOS ANGELES COUNTY HOUSING DEVELOPMENT CORPORATION
700 N. MAIN ST.
ALHAMBRA, CA 91801
(626) 586-1824

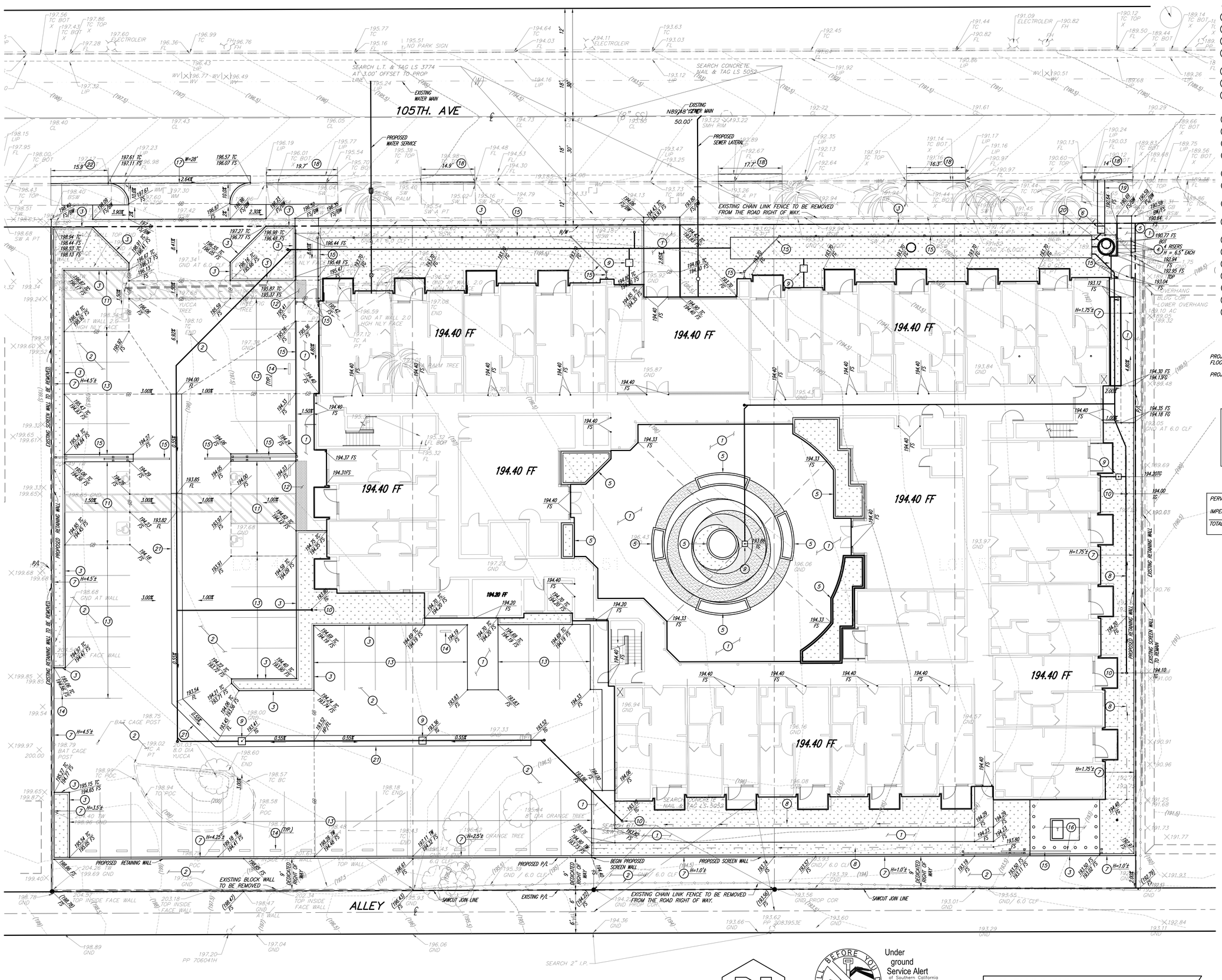
PROJECT NAME:
ATHENS VISTAS
74 UNIT SENIOR APT.
1248 WEST 105TH STREET
LOS ANGELES, CA

TITLE:
LANDSCAPE PLAN

SCALE:

DATE: 09/10/15

SHEET NO.
L-1.0



CONSTRUCTION NOTES:

1. CONSTRUCT PEDESTRIAN PCC PAVEMENT.
2. CONSTRUCT VEHICULAR ASPHALT PAVEMENT.
3. CONSTRUCT CONCRETE CURB.
4. CONSTRUCT CONCRETE STAIR AND METAL HANDRAIL PER ARCHITECTURAL PLAN.
5. CONSTRUCT PLANTER WALL PER ARCHITECTURAL PLAN.
6. OVERFLOW BURP STRUCTURE.
7. CONSTRUCT RETAINING WALL WITH 6-FOOT-HIGH SECURITY WROUGHT IRON FENCE PER ARCHITECTURAL PLAN.
8. CONSTRUCT GRADED DRAINAGE SWALE.
9. CATCH BASIN.
10. PLANTER DRAIN.
11. PAINT ACCESSIBLE STALL STRIPING. PER DETAIL ON ARCHITECTURAL PLANS.
12. INSTALL TRUNCATED DOMES.
13. PAINT NON-ACCESSIBLE PARKING STALL LINES PER DETAIL ON ARCHITECTURAL PLAN.
14. INSTALL CONCRETE WHEEL STOP PER ARCHITECTURAL PLAN.
15. CONSTRUCT 6-FOOT-HIGH SECURITY WROUGHT IRON FENCE/GATE PER ARCHITECTURAL PLAN.
16. CONSTRUCT TRANSFORMAER PAD, BALLORDS AND GATE.
17. CONSTRUCT COMMERCIAL DRIVEWAY, W=28'.
18. CLOSE DRIVEWAY. CONSTRUCT CURB AND GUTTER.
19. CONSTRUCT PARKWAY DRAIN.
20. INSTALL STORMWATER INFILTRATION SYSTEM.
21. CONSTRUCT RIBBON GUTTER.
22. CLOSE UNUSED PORTION OF COMMON DRIVEWAY AND REPLACE WITH CURB, AND GUTTER.

PROJECT IS NOT WITHIN A COUNTY ADOPTED FLOODWAY

PROJECT IS NOT WITHIN FEMA FLOOD ZONE A

EARTHWORK QUANTITIES

CUT	= 4,535 CY
FILL	= 173 CY
EXPORT	= 4,363 CY
OVER-EXCAVATION/ RECOMPACTION	= 2,389 CY

POST-DEVELOPMENT CALCULATIONS

PERVIOUS AREA	= 0.195 ACRES (16.1%)
IMPERVIOUS AREA	= 1.011 ACRES (83.9%)
TOTAL SITE	= 1.206 ACRES

0' 10

Under ground Service Alert of Southern California
Call: TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

LA COUNTY PUBLIC WORKS
BENCHMARK NO. Y 9627
EL. 216.849 FT.
RDBM TAG IN W CB 2 FT. S/O BCR @ SW COR NORMANDIE AVE. & 108TH ST.
NAVD 88
2005 ADJ.

Barbara L. Hall, P.E., Inc.
318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

REVISIONS:

01	PLANNING REVIEW 02/04/14
02	OWNER'S REVIEW 03/04/15
03	ENTITLEMENT 07/14/15

Architects
BIRBAGROUP
2350 Hyperion Avenue, Los Angeles 90027
323.666.9168 323.666.1866 FAX

A DEVELOPMENT BY:
ATHENS VISTAS LP
C/O LOS ANGELES COUNTY HOUSING DEVELOPMENT CORP.
700 W. MAIN ST.
ALHAMBRA, CA 91801

PROJECT NAME:
NORMANDIE SENIOR APARTMENTS
1248 WEST 105TH STREET
LOS ANGELES, CA 90044

TITLE:
CONCEPTUAL GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
BARBARA L. HALL
No. 42206
Exp. 03/31/16
CIVIL
STATE OF CALIFORNIA

SCALE:

DATE: 10/22/14

SHEET NO.
C2.01