

COMMERCIAL

RETAIL		AREA
SPACE		984 SF
Grand total		984 SF

AMENITY AREAS

LEASING / LOBBY AREAS		AREA
SPACE		1571 SF
LEASING		335 SF
MAIL ROOM		123 SF
RESIDENTIAL LOBBY		1786 SF
Grand total		3823 SF

AMENITIES		AREA
SPACE		440 SF
DOG SPA		667 SF
BUSINESS CENTER		372 SF
GUEST LOUNGE		919 SF
FITNESS		1598 SF
LOUNGE		749 SF
ROOF DECK		4746 SF
Grand total		4746 SF

UNIT AREA & COUNT

UNIT TYPE	AVERAGE S.F.	UNIT COUNT	% UNIT MIX
STUDIO	606	22	22%
ONE BEDROOM	777	18	18%
ONE BEDROOM + DEN	1027	4	4%
TWO BEDROOM	1155	34	34%
TWO BEDROOM - TOWN	1289	11	11%
THREE BEDROOM	1435	12	12%
TOTAL UNITS		101	

AREA NAME	UNIT COUNT	Average Area	UNIT DECK	ASSIGNED STORAGE	TOTAL
S1	13	593 SF	38 SF	70 SF	701 SF
S1 w/DECK	5	593 SF	160 SF	0 SF	753 SF
S2	4	686 SF	120 SF	0 SF	786 SF
A1	18	777 SF	66 SF	0 SF	843 SF
A6	1	895 SF	66 SF	0 SF	899 SF
A7	3	1071 SF	66 SF	0 SF	1139 SF
B1	30	1151 SF	66 SF	0 SF	1216 SF
GARDEN - TI	4	1186 SF	66 SF	0 SF	1251 SF
TH1 - TI	8	1284 SF	66 SF	0 SF	1356 SF
TH2 - TI	1	1316 SF	250 SF	0 SF	1679 SF
TH3 - TI	1	1300 SF	60 SF	0 SF	1360 SF
TH4 - TI	1	1287 SF	115 SF	0 SF	1415 SF
C2.1	6	1485 SF	108 SF	0 SF	1548 SF
C2.2	3	1441 SF	66 SF	0 SF	1507 SF
C4	3	1326 SF	66 SF	0 SF	1384 SF
TOTAL	101	16375 SF			

LEVEL	UNIT COUNT	AREA
1ST STORY	13	9897 SF
2ND STORY	3	9925 SF
3RD STORY	27	26500 SF
4TH STORY	29	27691 SF
5TH STORY	29	27691 SF
TOTAL	101	102094 SF

LEVEL	AREA
1ST STORY	19171 SF
2ND STORY	15442 SF
3RD STORY	35672 SF
4TH STORY	33160 SF
5TH STORY	33160 SF
ROOF	749 SF
TOTAL	137356 SF

TOTAL EFFICIENCY: 74%

STORAGE

TENANT STORAGE (ASSIGNED)		TENANT STORAGE (UNASSIGNED)	
Name	Area	STORAGE	AREA
S1-01	72 SF	S - COMBINED	264 SF
S1-02	72 SF	S1 - 1ST STORY	264 SF
S1-03	72 SF		
S1-04	102 SF	S - COMBINED	75 SF
S1-05	72 SF	S1 - 1ST STORY (High)	75 SF
S1-06	72 SF		
S1-07	72 SF	S - COMBINED	300 SF
S1-08	72 SF	2ND STORY	300 SF
S1-09	80 SF	GRAND TOTAL: 20	640 SF
1ST STORY	684 SF		
S1-10	71 SF		
S1-11	71 SF		
S1-12	71 SF		
S1-13	88 SF		
1ST STORY - RETAIL	301 SF		
GRAND TOTAL: 13	984 SF		

NOTE: STORAGE ABOVE IS IN ADDITION TO A MINIMUM OF TWO (2) CUBIC FEET OF STORAGE THAT IS REQUIRED FOR ALL UNITS PER HOLLYWOOD PARK SPECIFIC PLAN. SEE UNIT PLANS FOR LOCATION OF REQUIRED STORAGE.

GROSS LEASABLE AREA (GLA)

THE TOTAL ENCLOSED FLOOR AREA DESIGNED FOR THE EXCLUSIVE USE OF AN OCCUPANT, INCLUDING ANY BASEMENTS, MEZZANINES, OR UPPER FLOORS, FOR EACH OCCUPANT, IT IS GENERALLY MEASURED FROM THE CENTERLINE OF PARTITIONS THAT SEPARATE ADJACENT OCCUPANTS, FROM THE MEASURE LINE ON THE EXTERIOR SURFACE OF EXTERIOR ENCLOSURES, FROM THE LEASE LINE AT COMMON AREAS, AND INCLUDES THE FULL THICKNESS OF ALL OTHER ENCLOSING WALLS. NO DEDUCTIONS IS MADE FOR COLUMNS, ANY STRUCTURAL ELEMENTS OR OCCUPANT VEHICLES ARE WITHIN GLA. BOMA 2010

PLUMBING FIXTURE COUNTS

1. POOL / CLUBHOUSE		REQUIRED SHARED POOL FACILITIES	
NAME	WATER SURFACE AREA	WATER SURFACE AREA	OCCUPANT LOAD FACTOR
POOL	188 SF	188	15
TOTAL	188 SF		13

NAME	AREA	OCC. GROUP	OCC. LOAD FACTOR	P. OCC. LOAD
LOUNGE	466 SF	A-3	15	32
	466 SF			

REQUIRED SPLIT CLUBHOUSE & POOL FACILITIES	
NUMBER OF USERS	REQUIRED SPLIT CLUBHOUSE & POOL FACILITIES
22	DRINKING FOUNTAIN (1 PER 250) 1, SERVICE SINK 1, WATER CLOSET - WOMEN'S (1 PER 25) 1, WATER CLOSET - MEN'S (1 PER 200) 1, URINAL - WOMEN (1 PER 150) 1, LAVATORY - WOMEN (1 PER 150) 1, LAVATORY - MEN'S (1 PER 150) 1

BUILDING CODE - PROJECT DATA

MU-2C BUILDING CODE ANALYSIS

1. OCCUPANCY CLASSIFICATION, OCCUPANT LOAD & EXITING REQUIREMENTS
 OCCUPANCY CLASSIFICATION: GROUP R-2
 FUNCTION OF SPACE (TABLE 1004.1.2): RESIDENTIAL
 OCCUPANCY CLASSIFICATION: GROUP R-2
 FUNCTION OF SPACE (TABLE 1004.1.2): PARKING GARAGES
 OCCUPANCY CLASSIFICATION: GROUP A-3 ; M RETAIL ; B BUSINESS ; S1 STORAGE
 FUNCTION OF SPACE (TABLE 1004.1.2): UNCOMBINED ASSEMBLY SPACES
 OCCUPANT LOAD & EXITING: SEE SHEETS G.20, G.21

2. TYPE OF CONSTRUCTION
 TYPE OF CONSTRUCTION (SEC. 510.2): TYPE V-A ABOVE 3HR HORIZONTAL ASSEMBLY AND TYPE I-A BELOW HORIZONTAL ASSEMBLY
 FIRE SPRINKLER SYSTEM: NFPA-13 THROUGHOUT

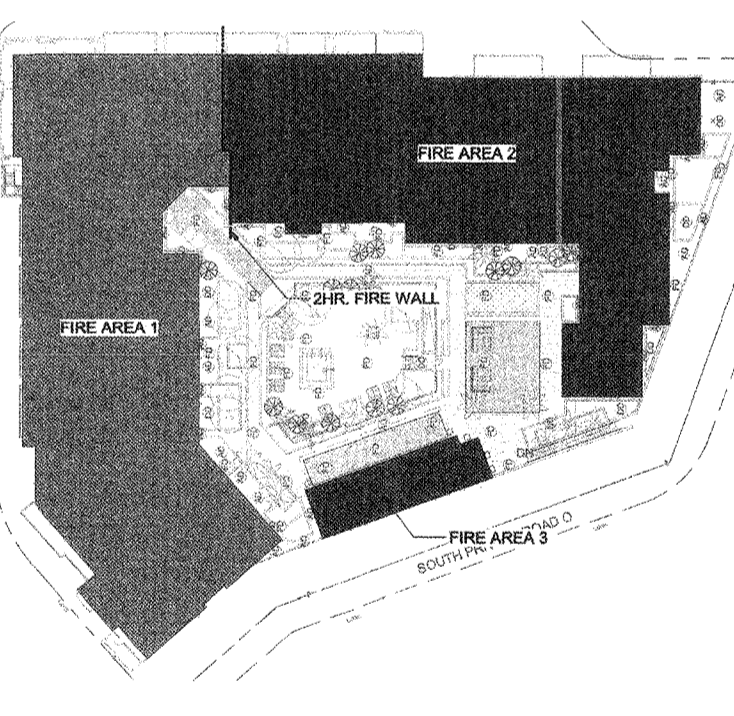
3. ALLOWABLE HEIGHT AND AREA (TABLES 504.3, 504.4 & 508.2)
 SPECIAL PROVISIONS SECTION 510: PODIUM BUILDING, HEIGHT AND AREA BASED ON SECTION 510.2
 ALLOWABLE AREA TABULATION: SEE SHEET G.10
 ALLOWABLE STORIES: R-2 OCCUPANCY, TYPE V-A + SPRINKLERS TABLE 504.4: 4 STORIES ABOVE HORIZONTAL ASSEMBLY
 ALLOWABLE STORIES: S-2, R-2, B OCCUPANCY, TYPE I-A + SPRINKLERS 510.2: 2 STORIES + BASEMENTS BELOW HORIZONTAL ASSEMBLY
 PROPOSED STORIES: 3 STORIES ABOVE HORIZONTAL ASSEMBLY, 2 STORIES BELOW HORIZONTAL ASSEMBLY
 ALLOWABLE HEIGHT TABLE 504.3: 60FT ABOVE GRADE PLANE
 PROPOSED HEIGHT: LESS THAN 60FT ABOVE GRADE PLANE, SEE SECTION ON SHEET G.JX

4. FIRE-RESISTANCE RATING OF BUILDING ELEMENTS (TABLE 601) - TYPE I-A
 PRIMARY STRUCTURAL FRAME: 3HR
 EXTERIOR BEARING WALLS: 3HR
 INTERIOR BEARING WALLS: 3HR
 EXTERIOR NON-BEARING WALLS: 0HR SEE SHEET G.XX
 INTERIOR NON-BEARING WALLS: 0HR
 FLOORS: 2HR
 ROOF: N/A
 FIRE WALLS: N/A
 HORIZONTAL SEPARATION BETWEEN TYPE IA BUILDING ABOVE: 3HR

5. FIRE-RESISTANCE RATING OF BUILDING ELEMENTS (TABLE 601) - TYPE V-A
 PRIMARY STRUCTURAL FRAME: 1HR
 EXTERIOR BEARING WALLS: 1HR
 INTERIOR BEARING WALLS: 1HR
 EXTERIOR NON-BEARING WALLS: 0HR PER TABLE 602 SEE SHEET G.XX
 INTERIOR NON-BEARING WALLS: 0HR
 FLOORS: 1HR
 ROOF: 1HR
 FIRE WALLS: 2HR
 HORIZONTAL SEPARATION BETWEEN TYPE IA BUILDING BELOW: 3HR

6. FIRE-RESISTANCE RATING OF INTERIOR ELEMENTS
 ELEVATOR AND SHAFTS: 2HR
 STAIR ENCLOSURES: 2HR
 DWELLING UNITS DEMISING WALLS: 1HR
 CORRIDOR WALLS: 1HR
 FIRE RATING BASED ON FIRE SEPARATION DISTANCE @ EXT. WALLS (TABLE 602): SEE SHEET G.XX
 EXTERIOR OPENING PROTECTION (TABLE 705.8): SEE SHEET G.XX

ALLOWABLE AREA



Fire Area	Allowable area per story (table 508.2) - (A1)	Frontage increase (per CBC 508.2.3) - (NS x If)	Total allowable area per story - (Aa)	Total allowable area - (Aa) x No. of stories	TOTAL BUILDING AREA PROVIDED
1	36,000	0	36,000	72,000	51765 SF
2	36,000	0	36,000	72,000	45028 SF
3	11,500	0	11,500	23,000	1757 SF

GROUP R-2	FIRE AREA	STORY	TOTAL ALLOWABLE AREA PER STORY
GROUP R-2	1	3RD STORY	16481 SF
	1	4TH STORY	17642 SF
	1	5TH STORY	17642 SF

GROUP R-2	FIRE AREA	STORY	TOTAL ALLOWABLE AREA PER STORY
GROUP R-2	2	3RD STORY	15950 SF
	2	4TH STORY	14539 SF
	2	5TH STORY	14539 SF

GROUP A-3	FIRE AREA	STORY	TOTAL ALLOWABLE AREA PER STORY
GROUP A-3	3	3RD STORY	1757 SF

BICYCLE PARKING

BICYCLE PARKING REQUIREMENT

101 UNITS X 1 = 101 BICYCLE PARKING SPACES REQUIRED
 5% OF GUEST PARKING SPACES (39) = 2 SHORT TERM BICYCLE PARKING SPACES REQUIRED

PROVIDED BICYCLE PARKING	
RESIDENTIAL - LONG TERM	111
RESIDENTIAL - SHORT TERM	4
Grand total	115

COMMERCIAL SHORT TERM = MINIMUM OF 1 TWO-BIKE CAPACITY RACK
 COMMERCIAL LONG TERM = MINIMUM OF 1 SPACE

PROVIDED PARKING - COMMERCIAL	
RETAIL - LONG TERM	1
RETAIL - SHORT TERM	2

PARKING REQUIRED

RESIDENTIAL PARKING REQUIREMENTS per INGLEWOOD MUNICIPAL CODE SECTION 12-43
 RESIDENTIAL PARKING REQUIREMENTS 2 PARKING SPACES EACH UNIT.
 101 UNITS X 2 = 202 PARKING SPACES REQUIRED

RESIDENTIAL PARKING SPACES ARE ALL ASSIGNED AND ACCESSIBLE PARKING SPACES SHALL BE PROVIDED PER 2016 CBC, 1109A AND INGLEWOOD MUNICIPAL CODE SECTION 12-57.

RESIDENTIAL TOTAL = SIX (6) WITH 1 VAN-ACCESSIBLE SPACES.

GUEST PARKING SPACES
 GUEST PARKING SPACES TOTAL = 33
 1 GUEST PER 3 UNITS
 SHARED PARKING WITH ADJACENT RETAIL PARKING LOT.

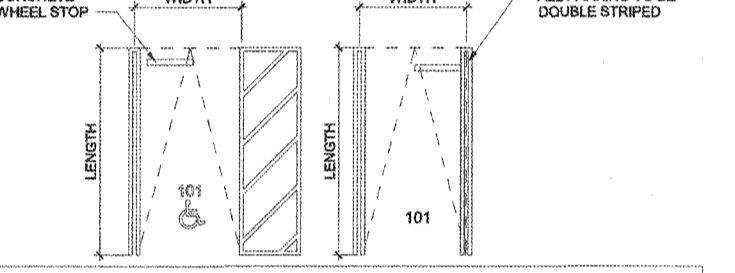
ACCESSIBLE PARKING SIGNAGE SHALL BE PROVIDED PER 2016 CBC 1109A.8.8

REQUIRED EVSE CAPABLE DESIGNATED PARKING per 2016 GREEN CODE
 RESIDENTIAL 3% TOTAL = 6 REQUIRED SPACES PER SEC 4.106.4.2

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE):
 ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE EV CHARGING SPACE.

PARKING PROVIDED



TYPE	SIZE	TOTAL
ACCESSIBLE-STANDARD	9' x 18'	5
ACCESSIBLE-VAN	9' x 18'	1
EVSE w/ 8'-0" ACCESS AISLE	9' x 18'	1
EVSE-STANDARD	9' x 18'	5
NON-STANDARD SURPLUS PARKING	8' x 18'	1
S1-STANDARD 8'x18'	8' x 18'	42
STANDARD 8'x18'	8' x 18'	131
STANDARD - TANDEM	8' x 18'	17
TOTAL		203

PARKING - TYPE TOTALS MU-2C PER LEVEL		
TYPE	SIZE	TOTAL
1ST STORY		
ACCESSIBLE-STANDARD	9' x 18'	5
ACCESSIBLE-VAN	9' x 18'	1
EVSE w/ 8'-0" ACCESS AISLE	9' x 18'	1
EVSE-STANDARD	9' x 18'	5
NON-STANDARD SURPLUS PARKING	8' x 18'	1
S1-STANDARD 8'x18'	8' x 18'	11
STANDARD 8'x18'	8' x 18'	26
1ST STORY: 50		50
1ST STORY (High)		
S1-STANDARD 8'x18'	8' x 18'	4
STANDARD 8'x18'	8' x 18'	33
STANDARD - TANDEM	8' x 18'	2
1ST STORY (High): 39		39
2ND STORY		
S1-STANDARD 8'x18'	8' x 18'	27
STANDARD 8'x18'	8' x 18'	72
STANDARD - TANDEM	8' x 18'	15
2ND STORY: 114		114
TOTAL		203

GROSS BUILDING AREA

STORY	AREA
1ST STORY	62244 SF
2ND STORY	60130 SF
3RD STORY	42365 SF
4TH STORY	35595 SF
5TH STORY	35499 SF
ROOF	749 SF
TOTAL	236611 SF

GROSS BUILDING AREA IS FOR GENERAL AREA REFERENCE ONLY AND IS NOT FOR USE IN BUILDING CODE ANALYSIS. THE GROSS BUILDING AREA INCLUDES ALL EXTERIOR WALLS (INCLUDING FURRING AND DECKS) STAIRS, SHAFTS, VOID SPACES AND COVERED AREAS

APPLICABLE CODES

2017 COUNTY OF LOS ANGELES FIRE CODE (2016 CFC with amendments)
 2016 CALIFORNIA BUILDING CODE (2016 CBC)
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (2016 CALGREEN)
 2016 CALIFORNIA ELECTRICAL CODE (2016 CEC)
 2016 CALIFORNIA MECHANICAL CODE (2016 CMC)
 2016 CALIFORNIA PLUMBING CODE (2016 CPC)
 2016 CALIFORNIA ENERGY CODE (2016 CEC)
 2016 NFPA 13 STANDARD FOR THE INSTALLATION OF FIRE SPRINKLERS
 AUTHORITY HAVING JURISDICTION: CITY OF INGLEWOOD, CA
 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT

PROJECT DESCRIPTION

PROJECT DESCRIPTION
 THIS IS A 5-STORY APARTMENT BUILDING WITH 3 STORIES OF TYPE V-A CONSTRUCTION OVER 2-STORIES OF TYPE IA PODIUM PARKING STRUCTURE, AND TOWNHOMES. THERE ARE 101 DWELLING UNITS (62) WITH 203 PARKING SPACES AND RECREATION/AMENITY SPACE.

THERE IS A COURTYARD ON THE 3RD STORY, WITH POOL, SPA, FITNESS AND OTHER AMENITIES FOR THE BUILDING RESIDENTS. CLUBHOUSE ON THE 3RD STORY FOR USE BY THE BUILDING RESIDENTS. THE BUILDING HAS (1) ROOF DECK LOCATED AT THE ROOF. THE PROJECT IS AN ELEVATOR BUILDING AND ALL UNITS ARE COVERED MULTIFAMILY UNITS.

NOTE: THIS PROJECT IS 100% PRIVATELY FUNDED. NO TAX CREDITS. NOT PUBLIC HOUSING.

ZONING CODE ANALYSIS

PROJECT ADDRESS: HOLLYWOOD PARK, INGLEWOOD, CA 90301
APN: 4025-011-44 & 4025-011-46
HOLLYWOOD PARK SPECIFIC PLAN

ZONE: MIXED USE
SETBACKS: PUBLIC STREET: N/A ; INTERIOR SIDE & REAR: 0'-0"; SEPARATION FROM SINGLE FAMILY: 25'-0";
HEIGHT: 75'-0" AND NO MORE THAN 6 STORIES FROM GRADE, MEASURED AT FRONT OF BUILDING

LEGAL DESCRIPTION

PARCEL MAP NO. 72283 LOT NO. "B"

City of Inglewood - Planning Division
Preliminary Review Only
 "PLEASE RETURN THIS SET AND REVISED SET FOR NEXT REVIEW"

REVIEW #	DATE	PLANNER
No. 1		
No. 2		
No. 3		

Address/APP: _____
 Zoning/Overlay: _____
 Other info: _____

Please note that this plan has been reviewed based on the information provided by you, the applicant. I make no guarantee that this plan will be approved as submitted. I reserve the right to require additional information or changes to your plan. This stamp acknowledges that we have reviewed your plan and we find that it requires additional information or clarification. These items have "NOT" been approved by the Planning Division and will require further review. See Specific Comments on plans (if any).

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE per THE HOLLYWOOD PARK SPECIFIC PLAN (HPSP)
 SHALL PROVIDE A MINIMUM OF ONE-HUNDRED (100) SQUARE FEET OF OPEN SPACE PER UNIT.
 201 UNITS X 100 = 10,100 SF OF OPEN SPACE REQUIRED

COMMON OPEN SPACE
 SHALL MEAN ANY PRIVATE BALCONY, PORCH, DECK, PATIO, COURT, GROUND LEVEL YARD OR ROOF DECK THAT IS ACCESSIBLE FROM ONLY ONE (1) UNIT. ALL PRIVATE OPEN SPACE IS TYPICALLY ENCLOSED WITH SOME TYPE OF FENCING, IN ORDER TO COUNT TOWARD REQUIRED OPEN SPACE REQUIREMENTS, THE PRIVATE OPEN SPACE SHALL HAVE A MINIMUM AREA OF TWENTY (20) SQUARE FEET AND A MINIMUM HORIZONTAL DIMENSION OF FIVE (5) FEET. COMMON OPEN SPACE MAY ALSO INCLUDE THE WATER AREA OF A POOL AND COMMON RECREATION FACILITIES OR GARDENS LOCATED ON TOP OF A BUILDING OR PARKING STRUCTURE.

PRIVATE OPEN SPACE
 SHALL MEAN ANY PRIVATE BALCONY, PORCH, DECK, PATIO, COURT, GROUND LEVEL YARD OR ROOF DECK THAT IS ACCESSIBLE FROM ONLY ONE (1) UNIT. ALL PRIVATE OPEN SPACE IS TYPICALLY ENCLOSED WITH SOME TYPE OF FENCING, IN ORDER TO COUNT TOWARD REQUIRED OPEN SPACE REQUIREMENTS, THE PRIVATE OPEN SPACE SHALL HAVE A MINIMUM AREA OF TWENTY (20) SQUARE FEET AND A MINIMUM HORIZONTAL DIMENSION OF FOUR (4) FEET.

PROVIDED COMMON OPEN SPACE	
SPACE	AREA
BUSINESS CENTER	667 SF
FITNESS	919 SF
LOUNGE	1598 SF
ROOF DECK	749 SF
COURTYARD	2008 SF
COURTYARD CIRCULATION	349 SF
LAWN	667 SF
PLANTERS	12815 SF
POOL	188 SF
POOL COURTYARD	2291 SF
RETAIL	984 SF
TOTAL	23136 SF

PROVIDED PRIVATE OPEN SPACE	
SPACE	AREA
UNIT DECK	14181 SF
TOTAL	14181 SF

TOTAL PROVIDED OPEN SPACE (COMMON + PROVIDED)	
SPACE	AREA
TOTAL	37317 SF

NOTE: PROJECT COMMON OPEN SPACE MEETS OR EXCEEDS REQUIRED OPEN SPACE. PRIVATE OPEN SPACE (UNIT DECKS) IS PROVIDED FOR REFERENCE ONLY.

TM ARCHITECTS
 LOS ANGELES | IRVINE | OAKLAND
 THE DOCUMENT IS THE PROPERTY OF TM ARCHITECTS, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

WILSON MEANY

HOLLYWOOD PARK RESIDENTIAL - MU-2C
 INGLEWOOD, CALIFORNIA
 HOLLYWOOD PARK RETAIL AND COMMERCIAL INVESTORS, LLC

UNIT TALLIES, PARKING SUMMARY, PLUMBING FIXTURE COUNTS
NOT FOR CONSTRUCTION

THIS SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT.

G.10
 2017-083-01
 JOB NUMBER
 As indicated
 PLOT PLAN RESUBMITTAL
 SHEET #8
 09/21/2018
 DATE