PROJECT INFORMATION

SITE ADDRESS	13022 N DRONFIELD AVE
ZIP CODE	91342
PIN NUMBER	222B153 58
LOT/PARCEL AREA (CALC.)	10,241.3 (SQ FT)
THOMAS BROTHERS GRID	PAGE 482 - GRID B4
ASSESSOR PARCEL NO. (APN)	2509013027
TRACT	TR 29127
MAP REFERENCE	M B 723-49/50
BLOCK	NONE
LOT	2
ARB (LOT CUT REFERENCE)	NONE
MAP SHEET	222B153
ZONING	R3-1-CPIO
ZONING INFORMATION (ZI)	ZI-2445 COMMUNITY PLAN IMPLEMENTATION OVERLAY: SYLMAR
GENERAL PLAN LAND USE	MEDIUM RESIDENTIAL
CONSTRUCIOTN TYPE	TYPE V-B
SPRINKLERED	NFPA-13-D

SCOPE OF WORK

1. NEW 3 STORY 18 UNIT APARTMENT OVER SUBTERRANEAN GARAGE WITH ROOF DECK

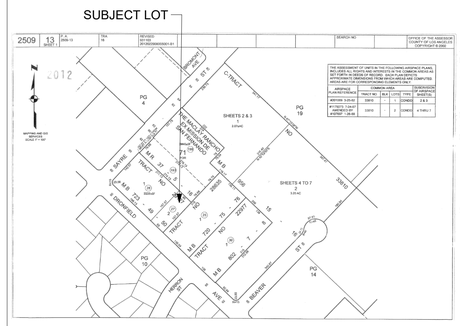
CODE INFORMATION

THESE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

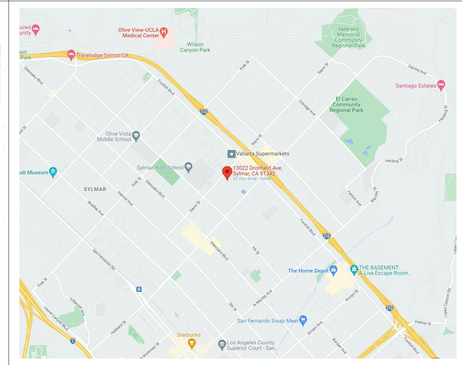
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE

2020 LOS ANGELES CITY AMENDMENTS
2020 LOS ANGELES CITY GREEN BUILDING CODE

ACCESSORS MAP



VICINITY MAP



DRONFIELD APARTMENT

13022 N DRONFIELD AVE | LOS ANGELES | CA 91342

CONSULTANTS

SCHEDULES

SYMBOL LEGEND

- SD — SMOKE DETECTOR (SEE 59/A001)
- CM — CARBON MONOXIDE DETECTOR (SEE 60/A001)
- EP — ELECTRICAL SERVICE PANEL
- EXHAUST FAN (SEE 54/A001)
- ## — KEYNOTE ON SAME SHEET
- ## — DOOR TAG
- X — WINDOW TAG
- ##.## — ELEVATION MARK
- # — SLOPE
- BRAKE LINE
- RUN / RISE — STEP
- VOLTAGE / TYPE — OUTLET
- DS — DOWN SPOT
- CD — CURB DRAIN
- ## / 00 — SECTION NUMBER / SECTION SYMBOL / SHEET
- ## / 00 — DETAIL NUMBER / DETAIL SYMBOL / SHEET

WALL LEGEND

- PROJECT OF WALL ABOVE/BELOW
- NEW STUD WALL
- 1HR FIRE RATED WALL

NOTE: REFER TO STRUCTURAL DRAWINGS FOR INFORMATION REGARDING WALL CONSTRUCTION

SHEET LEGEND

COVER	TITLE PAGE
	ARCHITECTURAL
A100	SITE PLAN
A101	GARAGE FLOOR PLANS
A102	1ST FLOOR PLANS
A103	2ND FLOOR PLANS
A104	3RD FLOOR PLANS
A105	ROOF DECK PLAN
A106	AREA PLANS
A107	PROJECT INFORMATION
A201	ELEVATIONS
A301	CROSS SECTIONS & DETAILS

BAVA, LLC.
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DRONFIELD APPARTMENT

13022 N Dronfield Ave
SYLMAR, CA 91342

20LA003

No.	Description	Date

TITLE PAGE

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

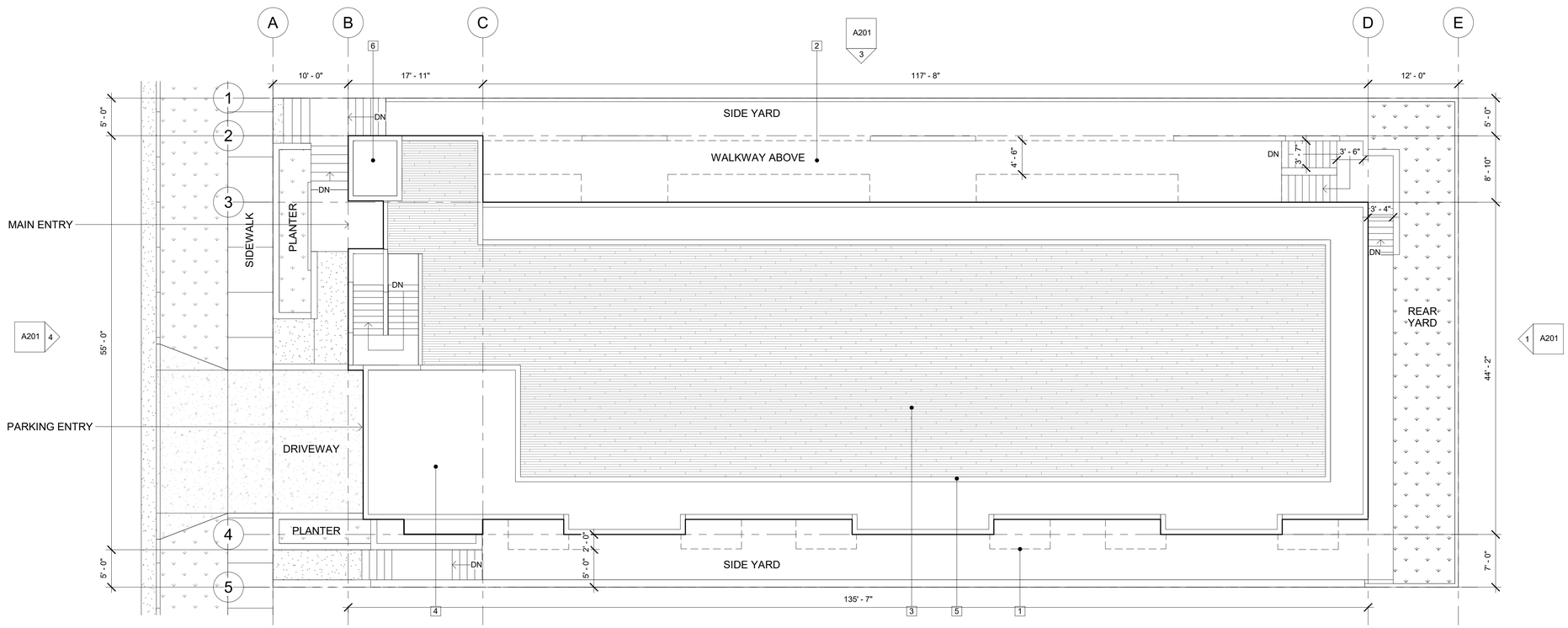
COVER

Scale

6/13/2022 7:27:53 PM

KEYNOTES

1. BALCONY
2. OPEN WALWAY
3. ROOF DECK
4. ROOF UTILITY AREA
5. 42" PARAPET GUARDRAIL
6. ELEVATOR



1 SITE PLAN
1/8" = 1'-0"

2
A201

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SYLMAR, CA 91342

20LA003

No.	Description	Date

SITE PLAN

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A100

Scale 1/8" = 1'-0"

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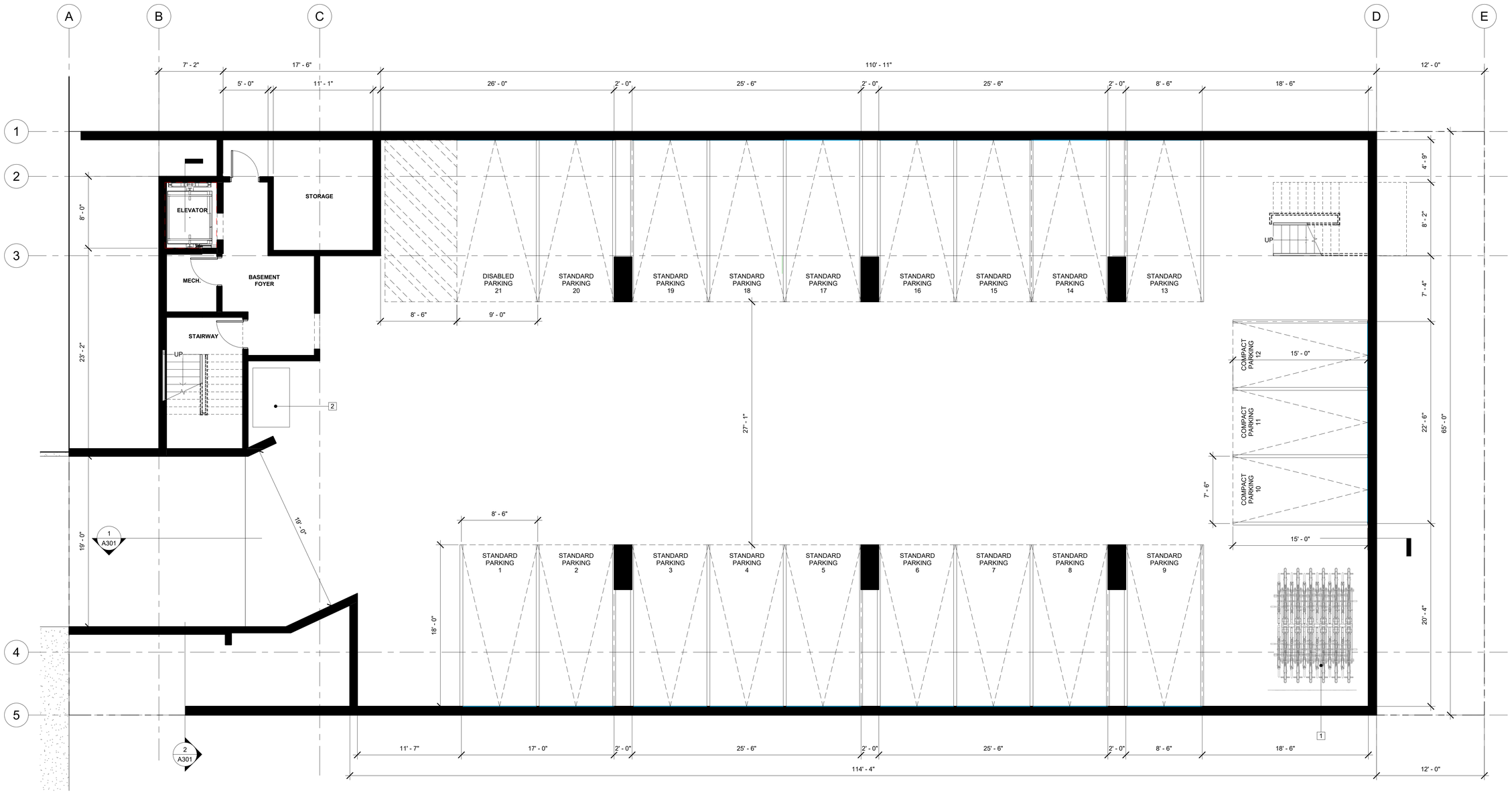
KEYNOTES

1. BICYCLE RACK
2. TRASH BIN



2 GROUND FLOOR
3/16" = 1'-0"

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20LA003

No.	Description	Date

FLOOR PLANS

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A101

Scale 3/16" = 1'-0"

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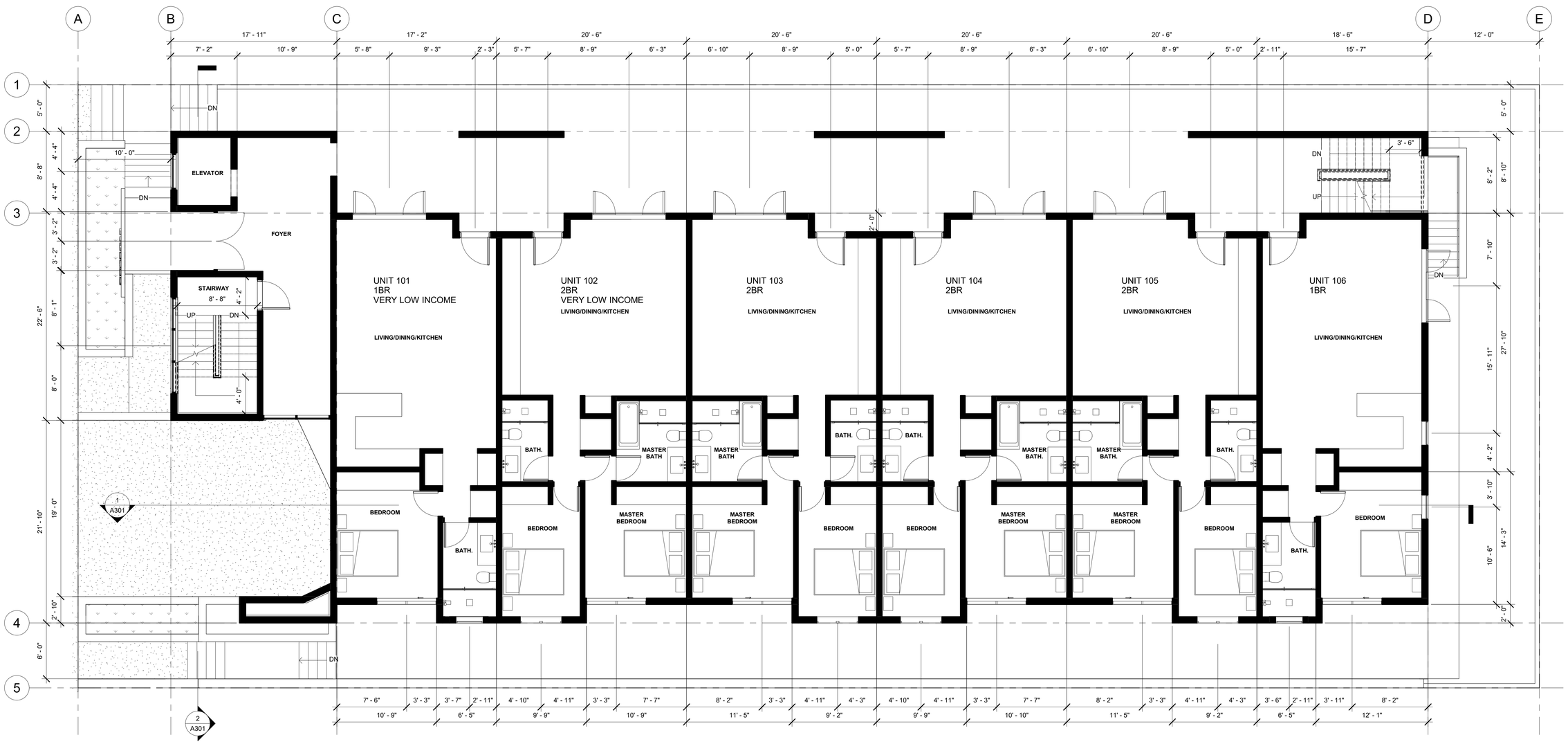

1 1ST FLOOR
3/16" = 1'-0"

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20LA003

No.	Description	Date

FLOOR PLANS

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A102

Scale 3/16" = 1'-0"

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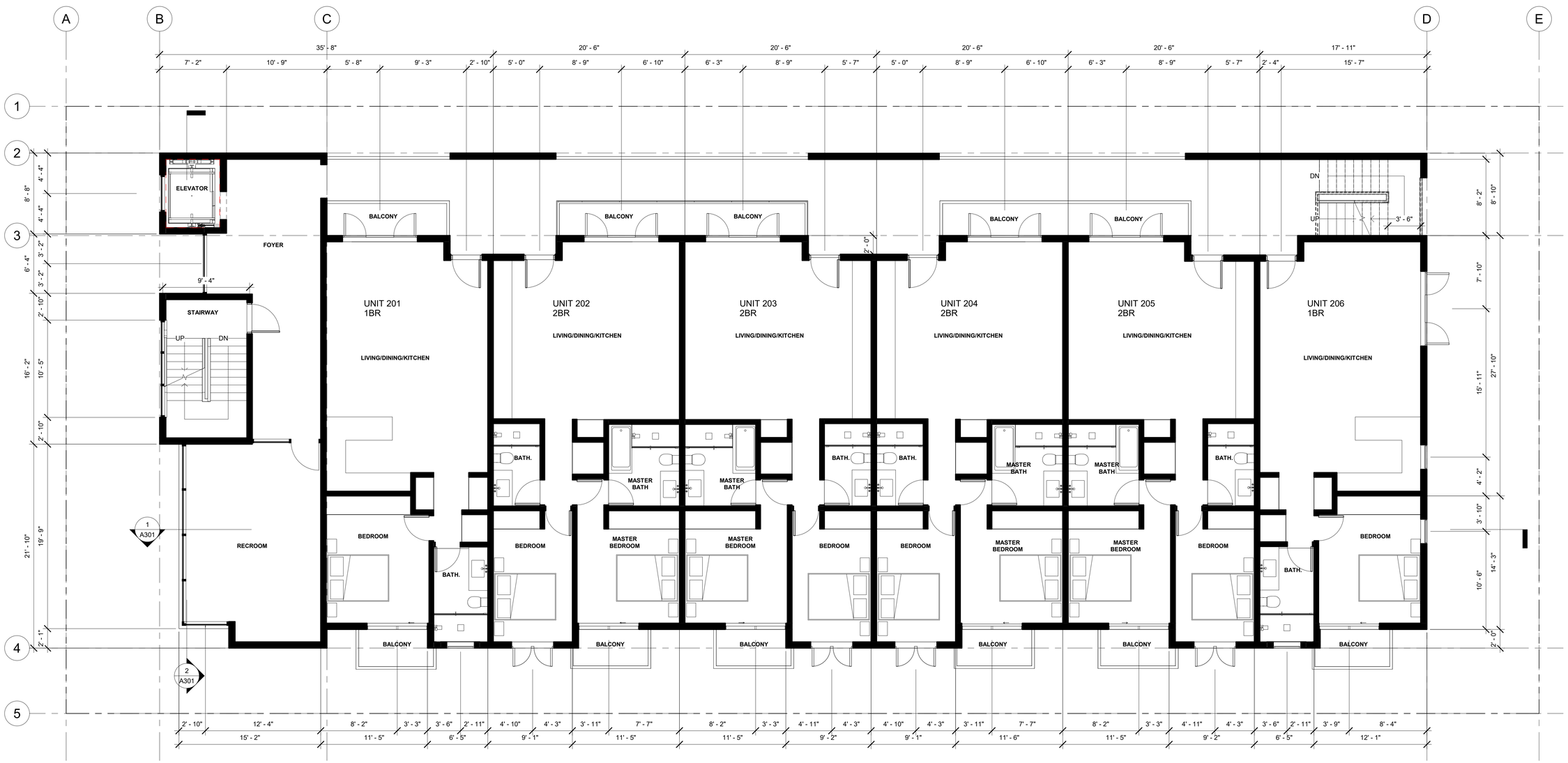

1 2ND FLOOR
3/16" = 1'-0"

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DRONFIELD APPARTMENT

13022 N Dronfield Ave
SYLMAR, CA 91342

20LA003

No.	Description	Date

FLOOR PLAN

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A103

Scale 3/16" = 1'-0"

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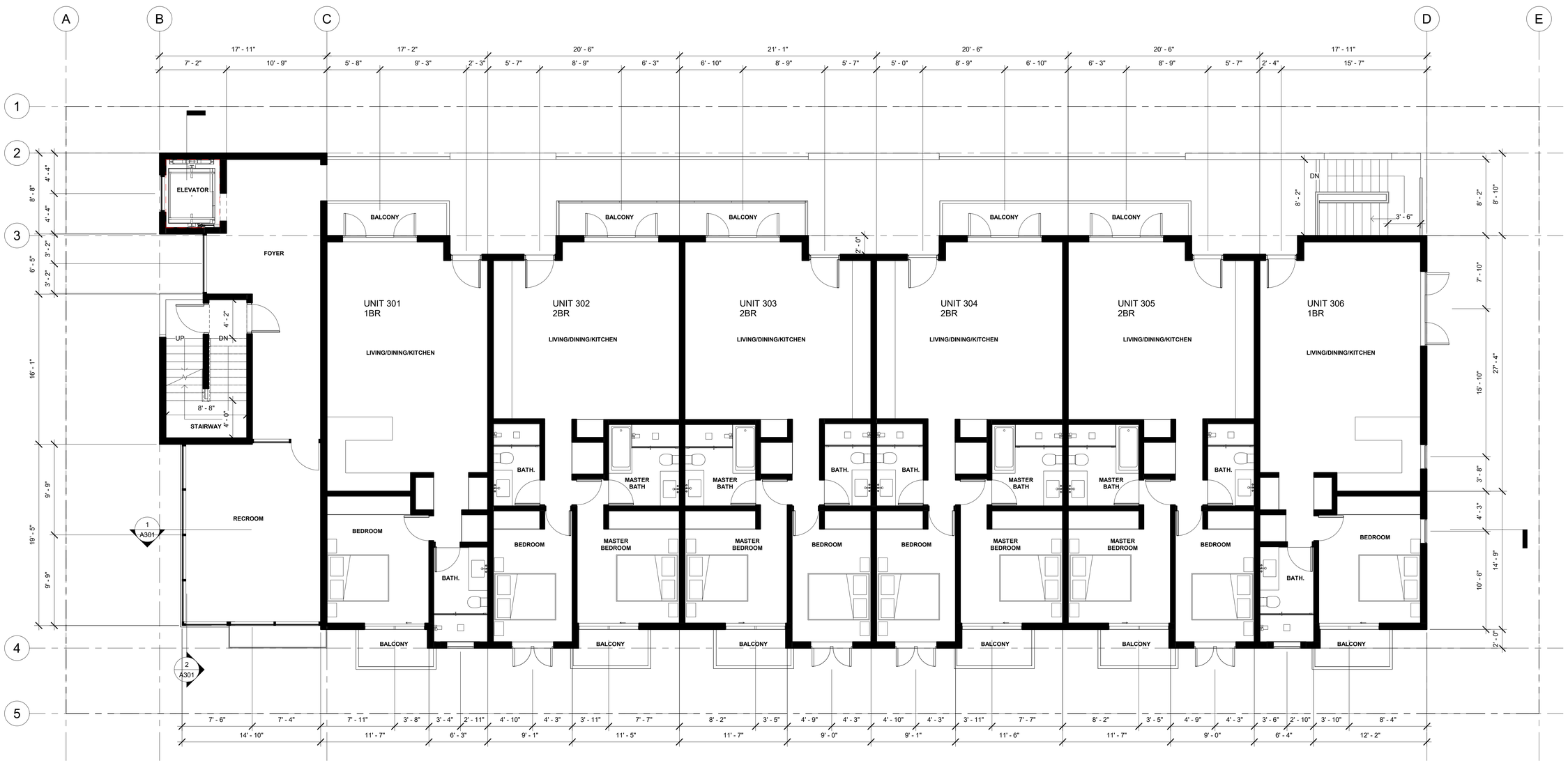

1 3RD FLOOR
3/16" = 1'-0"

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DRONFIELD APPARTMENT

13022 N Dronfield Ave
SYLMAR, CA 91342

20LA003

No.	Description	Date

FLOOR PLAN

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A104

Scale 3/16" = 1'-0"

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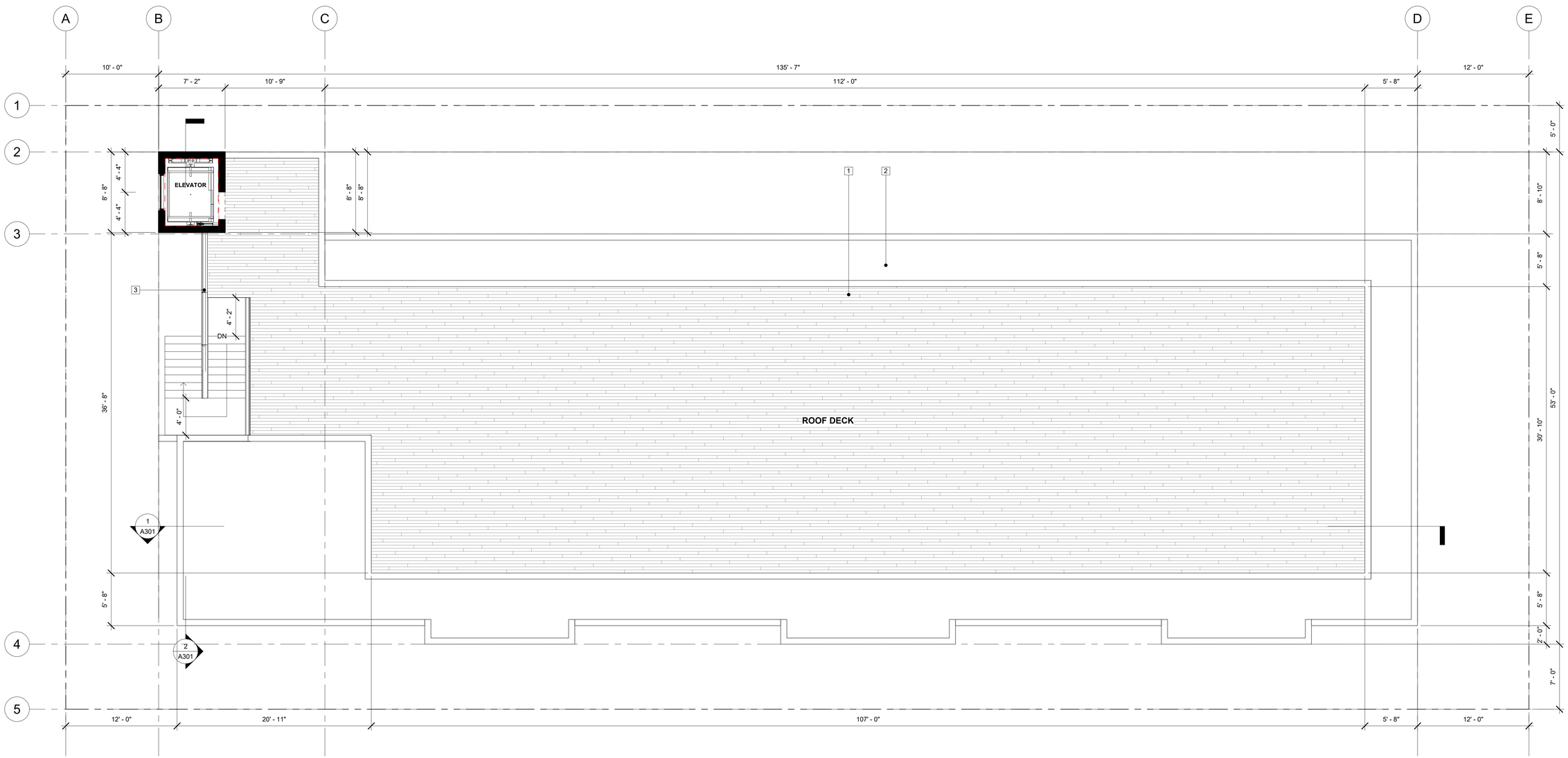
KEYNOTES

1. DEX-O-TEX WEATHERWEAR, CLASS A, ESR - 1757 COLOR TO MATCH EXTERIOR WALL, TYP. (SEE A004)
2. GAF - RUBEROID ENERGYCAP TORCH PLUS GRANULE FR, CLASS A, ICC-ESR 1274, OFF-WHITE, 92 SRI VALUE, 77 3YR SRI VALUE, TYP. (CRR# 0676-0019a) (SEE A004)
3. MIN. 42" HIGH CRL GLASS GUARDRAIL. W/ < 4" O.C. SPACING BETWEEN PANELS, TYP. ICC-ESR 3269.



1 ROOF DECK
3/16" = 1'-0"

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20LA003

No.	Description	Date

ROOF DECK PLAN

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A105

Scale 3/16" = 1'-0"

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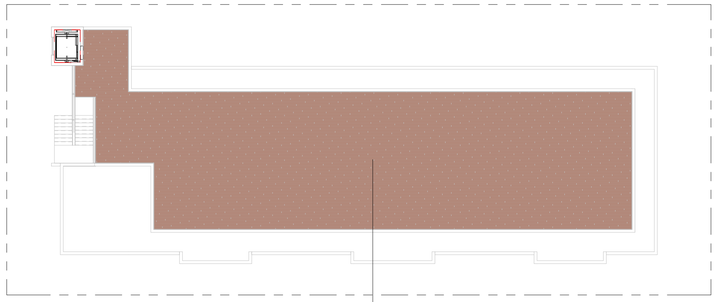
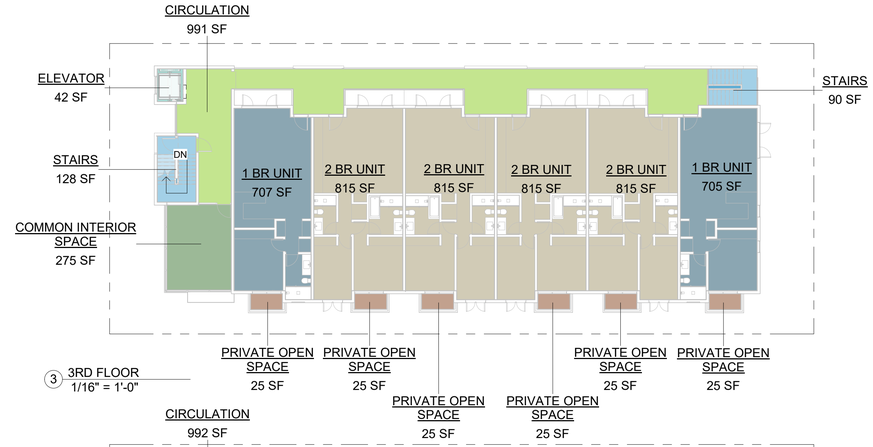


5 ROOF DECK
1/16" = 1'-0"

AREA LEGEND

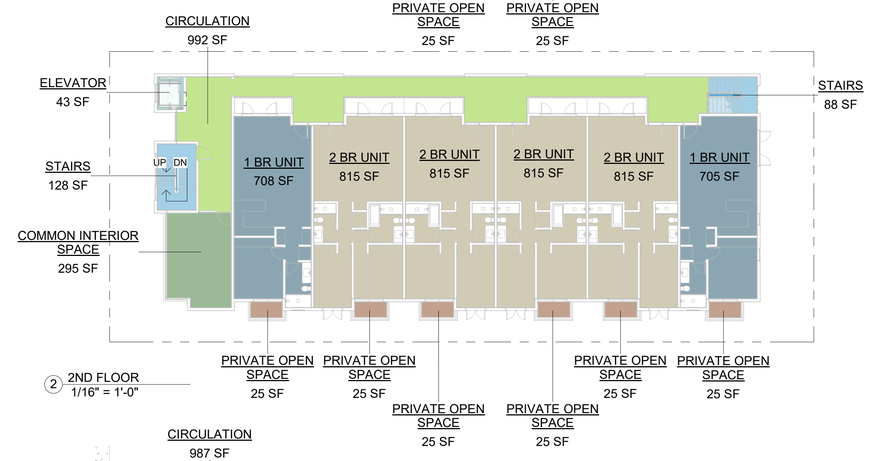
- COMMON OPEN SPACE



3 3RD FLOOR
1/16" = 1'-0"

AREA LEGEND

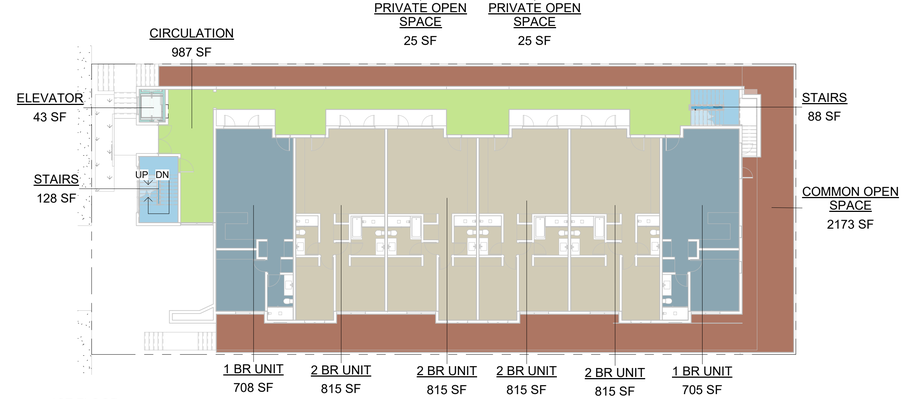
- 1 BR UNIT
- 2 BR UNIT
- CIRCULATION
- COMMON INTERIOR SPACE
- ELEVATOR
- PRIVATE OPEN SPACE
- STAIRS



2 2ND FLOOR
1/16" = 1'-0"

AREA LEGEND

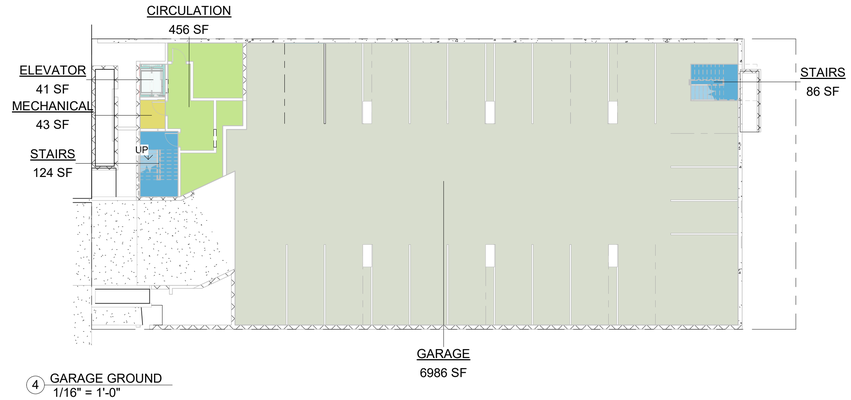
- 1 BR UNIT
- 2 BR UNIT
- CIRCULATION
- COMMON INTERIOR SPACE
- ELEVATOR
- PRIVATE OPEN SPACE
- STAIRS



1 1ST FLOOR
1/16" = 1'-0"

AREA LEGEND

- 1 BR UNIT
- 2 BR UNIT
- CIRCULATION
- COMMON OPEN SPACE
- ELEVATOR
- STAIRS



4 GARAGE GROUND
1/16" = 1'-0"

AREA LEGEND

- CIRCULATION
- ELEVATOR
- GARAGE
- MECHANICAL
- STAIRS

AREA TABULATION

LEVEL	NAME	AREA TYPE	COMMENT	AREA
GARAGE GROUND				
GARAGE GROUND	CIRCULATION	Building Common Area	CIRCULATION	456 SF
GARAGE GROUND	ELEVATOR	Building Common Area	CIRCULATION	41 SF
GARAGE GROUND	GARAGE	Building Common Area	PARKING	6986 SF
GARAGE GROUND	MECHANICAL	Building Common Area	MECHANICAL ROOM	43 SF
GARAGE GROUND	STAIRS	Building Common Area	CIRCULATION	124 SF
GARAGE GROUND	STAIRS	Building Common Area	CIRCULATION	86 SF
1ST FLOOR				
1ST FLOOR	1 BR UNIT	Floor Area	UNIT 101	708 SF
1ST FLOOR	1 BR UNIT	Floor Area	UNIT 106	705 SF
1ST FLOOR	2 BR UNIT	Floor Area	UNIT 103	815 SF
1ST FLOOR	2 BR UNIT	Floor Area	UNIT 102	815 SF
1ST FLOOR	2 BR UNIT	Floor Area	UNIT 104	815 SF
1ST FLOOR	2 BR UNIT	Floor Area	UNIT 105	815 SF
1ST FLOOR	CIRCULATION	Building Common Area	CIRCULATION	987 SF
1ST FLOOR	COMMON OPEN SPACE	Exterior Area	OPEN DECK & BACK YARD	2173 SF
1ST FLOOR	ELEVATOR	Building Common Area	CIRCULATION	43 SF
1ST FLOOR	STAIRS	Building Common Area	CIRCULATION	128 SF
1ST FLOOR	STAIRS	Building Common Area	CIRCULATION	88 SF
2ND FLOOR				
2ND FLOOR	1 BR UNIT	Floor Area	UNIT 201	708 SF
2ND FLOOR	1 BR UNIT	Floor Area	UNIT 206	705 SF
2ND FLOOR	2 BR UNIT	Floor Area	UNIT 203	815 SF
2ND FLOOR	2 BR UNIT	Floor Area	UNIT 202	815 SF
2ND FLOOR	2 BR UNIT	Floor Area	UNIT 204	815 SF
2ND FLOOR	2 BR UNIT	Floor Area	UNIT 205	815 SF
2ND FLOOR	CIRCULATION	Building Common Area	CIRCULATION	992 SF
2ND FLOOR	COMMON INTERIOR SPACE	Building Common Area	UNIT 200	295 SF
2ND FLOOR	ELEVATOR	Building Common Area	CIRCULATION	43 SF
2ND FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
2ND FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
2ND FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
2ND FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
2ND FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
2ND FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
2ND FLOOR	STAIRS	Building Common Area	CIRCULATION	128 SF
2ND FLOOR	STAIRS	Building Common Area	CIRCULATION	88 SF
3RD FLOOR				
3RD FLOOR	1 BR UNIT	Floor Area	UNIT 301	707 SF
3RD FLOOR	1 BR UNIT	Floor Area	UNIT 306	705 SF
3RD FLOOR	2 BR UNIT	Floor Area	UNIT 303	815 SF
3RD FLOOR	2 BR UNIT	Floor Area	UNIT 302	815 SF
3RD FLOOR	2 BR UNIT	Floor Area	UNIT 304	815 SF
3RD FLOOR	2 BR UNIT	Floor Area	UNIT 305	815 SF
3RD FLOOR	CIRCULATION	Building Common Area	CIRCULATION	991 SF
3RD FLOOR	COMMON INTERIOR SPACE	Building Common Area	UNIT 300	275 SF
3RD FLOOR	ELEVATOR	Building Common Area	CIRCULATION	42 SF
3RD FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
3RD FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
3RD FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
3RD FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
3RD FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
3RD FLOOR	PRIVATE OPEN SPACE	Exterior Area	BALCONY	25 SF
3RD FLOOR	STAIRS	Building Common Area	CIRCULATION	128 SF
3RD FLOOR	STAIRS	Building Common Area	CIRCULATION	90 SF
ROOF DECK				
ROOF DECK	COMMON OPEN SPACE	Exterior Area	ROOF DECK	3665 SF

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DRONFIELD APPARTMENT

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SYLMAR, CA 91342

20LA003

No.	Description	Date

AREA PLANS

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A106

Scale 1/16" = 1'-0"

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UNIT MIX & COUNT

TOTAL NUMBER OF UNITS	
ROOM	COUNT
1 BR UNIT	6
2 BR UNIT	12
Grand total: 18	18

UNIT MIX PER FLOOR		
LEVEL	ROOM	COUNT
1ST FLOOR	1 BR	2
1ST FLOOR	2 BR	4
2ND FLOOR	1 BR	2
2ND FLOOR	2 BR	4
3RD FLOOR	1 BR	2
3RD FLOOR	2 BR	4
Grand total: 18		18

UNIT FLOOR AREA TABULATION			
LEVEL	UNIT NUMBER	ROOM	AREA
1ST FLOOR			
1ST FLOOR	UNIT 101	1 BR	708 SF
1ST FLOOR	UNIT 102	2 BR	815 SF
1ST FLOOR	UNIT 103	2 BR	815 SF
1ST FLOOR	UNIT 104	2 BR	815 SF
1ST FLOOR	UNIT 105	2 BR	815 SF
1ST FLOOR	UNIT 106	1 BR	705 SF
6			4675 SF
2ND FLOOR			
2ND FLOOR	UNIT 200	COMMON SPACE	295 SF
2ND FLOOR	UNIT 201	1 BR	708 SF
2ND FLOOR	UNIT 202	2 BR	815 SF
2ND FLOOR	UNIT 203	2 BR	815 SF
2ND FLOOR	UNIT 204	2 BR	815 SF
2ND FLOOR	UNIT 205	2 BR	815 SF
2ND FLOOR	UNIT 206	1 BR	705 SF
7			4969 SF
3RD FLOOR			
3RD FLOOR	UNIT 300	COMMON SPACE	275 SF
3RD FLOOR	UNIT 301	1 BR	707 SF
3RD FLOOR	UNIT 302	2 BR	815 SF
3RD FLOOR	UNIT 303	2 BR	815 SF
3RD FLOOR	UNIT 304	2 BR	815 SF
3RD FLOOR	UNIT 305	2 BR	815 SF
3RD FLOOR	UNIT 306	1 BR	705 SF
7			4948 SF
Grand total: 20			14592 SF

AUTOMOBILE PARKING ANALYSIS

REQUIRED PARKING PER LAMC 12.21.A.4(a)

6 UNITS X 1 STALL	6 STALLS
12 UNITS X 1.5 STALL	18 STALLS
TOTAL REQUIRED PARKING	**24 STALLS**

BICYCLE PARKING REDUCTION PER LAMC 12.21.A.4 (10% REDUCTION)

24 X 0.10 = 2.4 ROUNDED DOWN TO 21 SPACES

TOTAL REQUIRED PARKING AFTER REDUCTION	**21 STALLS**

BICYCLE PARKING REQUIREMENT LAMC 12.21.A16

1-10 UNITS REQUIRE	
1 SHORT-TERM STALL PER 10 UNITS	1.8 OR 2 STALL
1 LONG-TERM STALL PER UNIT	18 STALLS
TOTAL COMBINED REQUIRED BICYCLE PARKING	**20 STALLS**

AUTOMOBILE PARKING SCHEDULE		
PARKING TYPE	SIZE	COUNT
COMPACT PARKING	7' 6" X 15' 0"	3
DISABLED PARKING	9' 0" X 18' 0"	1
STANDARD PARKING	8' 6" X 18' 0"	17
Grand total: 21		

ZONING ANALYSIS - FAR

MEASUREMENT PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

LOT AREA: 10,241.3 SF

ALLOWABLE FAR: 3:1 (21,876.25 SF)

157'-7" (LOT LENGTH) - 15'-0 (R.Y.S.B.) - 10'-0" (F.Y.S.B.) =132'-2"
65'-0" (LOT WIDTH) - 2 X 5'-0" (S.Y.S.B.) = 55'-0"
132'-2" X 55'-0" X 3 = 21,876.25 SF (MAX FAR)

PROPOSED FAR: 14,592 SF

FAR TABULATION		
LEVEL	NAME	AREA
1ST FLOOR	2 BR UNIT	815 SF
1ST FLOOR	2 BR UNIT	815 SF
1ST FLOOR	1 BR UNIT	708 SF
1ST FLOOR	2 BR UNIT	815 SF
1ST FLOOR	2 BR UNIT	815 SF
1ST FLOOR	1 BR UNIT	705 SF
2ND FLOOR	2 BR UNIT	815 SF
2ND FLOOR	1 BR UNIT	708 SF
2ND FLOOR	2 BR UNIT	815 SF
2ND FLOOR	2 BR UNIT	815 SF
2ND FLOOR	2 BR UNIT	815 SF
2ND FLOOR	1 BR UNIT	705 SF
2ND FLOOR	COMMON INTERIOR SPACE	295 SF
3RD FLOOR	2 BR UNIT	815 SF
3RD FLOOR	1 BR UNIT	707 SF
3RD FLOOR	2 BR UNIT	815 SF
3RD FLOOR	2 BR UNIT	815 SF
3RD FLOOR	2 BR UNIT	815 SF
3RD FLOOR	1 BR UNIT	705 SF
3RD FLOOR	COMMON INTERIOR SPACE	275 SF
Grand total		14592 SF

ZONING ANALYSIS - OPEN SPACE

OPEN SPACE REQUIREMENTS PER LAMC 12.21 G.2:

100 SF/UNIT < 3 HABITABLE ROOMS (STUDIO & 1 BR UNITS)
125 SF/UNIT = 3 HABITABLE ROOMS (2 BR UNITS)

1 BED	6X100	= 600 SF
2 BED	12X125	= 1,500 SF

TOTAL REQUIRED OPEN SPACE 2,100 SF

NOTE:
A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR PURPOSES OF CALCULATING OPEN SPACE.

OPEN SPACE TABULATION				
LEVEL	TYPE	AREA	COMMENT	Area Type
1ST FLOOR				
1ST FLOOR	COMMON OPEN SPACE	2173 SF	OPEN DECK & BACK YARD	Exterior Area
2ND FLOOR				
2ND FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
2ND FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
2ND FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
2ND FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
2ND FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
2ND FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
2ND FLOOR	COMMON INTERIOR SPACE	295 SF	UNIT 200	Building Common Area
3RD FLOOR				
3RD FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
3RD FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
3RD FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
3RD FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
3RD FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
3RD FLOOR	PRIVATE OPEN SPACE	25 SF	BALCONY	Exterior Area
3RD FLOOR	COMMON INTERIOR SPACE	275 SF	UNIT 300	Building Common Area
ROOF DECK				
ROOF DECK	COMMON OPEN SPACE	3665 SF	ROOF DECK	Exterior Area
Grand total: 16		6708 SF		

GROSS BUILDING AREA

GROS SBUILDING AREA				
LEVEL	OCCUPAN CY GROUP	CONSTRUCT ION TYPE	AREA	COMMENTS
TYPE I-B				
GARAGE GROUND	R-2	TYPE I-B	752 SF	
GARAGE GROUND	U	TYPE I-B	6986 SF	PARKING
			7738 SF	
TYPE V-A				
1ST FLOOR	R-2	TYPE V-A	260 SF	CIRCULATION
2ND FLOOR	R-2	TYPE V-A	260 SF	CIRCULATION
3RD FLOOR	R-2	TYPE V-A	260 SF	CIRCULATION
			779 SF	
TYPE V-B				
1ST FLOOR	R-2	TYPE V-B	5662 SF	
2ND FLOOR	R-2	TYPE V-B	6112 SF	
3RD FLOOR	R-2	TYPE V-B	6089 SF	
ROOF DECK	R-2	TYPE V-B	3665 SF	ROOF DECK
			21528 SF	
Grand total			30045 SF	

SITE INFORMATION

SITE ADDRESS	13022 N DRONFIELD AVE
ZIP CODE	91342
PIN NUMBER	222B153 58
LOT/PARCEL AREA (CALC.)	10,241.3 (SQ FT)
THOMAS BROTHERS GRID	PAGE 482 - GRID B4
ASSESSOR PARCEL NO. (APN)	2509013027
TRACT	TR 29127
MAP REFERENCE	M B 723-49/50
BLOCK	NONE
LOT	2
ARB (LOT CUT REFERENCE)	NONE
MAP SHEET	222B153

ZONING ANALYSIS

ZONING:	R3-1-CPIO
HEIGHT DISTRICT:	1
ZONING INFORMATION:	ZI-2445 COMMUNITY PLAN IMPLEMENTATION OVERLAY: SYLMAR ZI-2374 STATE ENTERPRISE ZONE: LOS ANGELES
CPIO:	SYLMAR
SUBAREA:	MULTIPLE FAMILY RESIDENTIAL
LOT AREA:	10,241.3 SQ FT
ALLOWED DENSITY: *(BY RIGHT)*	10,241.3 / 800 SF = 12.8 UNITS OR 12 UNITS
ON MENU STATE DENSITY INCENTIVE: *ALLOWABLE DENSITY:*	35% INCREASE *PER LAMC 12.22.25.c.1* 12.8 X 1.35 = 17.28 (ROUND UP) 18 UNITS
AFFORDABLE UNIT %:	11% VERY LOW INCOME UNITS 18 X .11 = 1.98 UNITS (ROUND UP) 2 UNITS
PROPOSED DENSITY:	**18 UNITS**
ALLOWED BLDG HEIGHT:	**45'-0"** +10'-0" STAIRCASE AND ELEVATOR SHAFTS
PROPOSED BLDG HEIGHT:	**38'-10"** +10'-7" ELEVATOR SHAFT PROJECTION
REQ'D SET BACKS	
FRONT:	10'-0" PER LAMC
SIDE:	6'-0" (5'-0" + ADDITIONAL 1'-0" FOR EACH ADDITIONAL STORY ABOVE 2ND STORY) PER LAMC
ON MENUE INSENTIVE #1	-20% ON MENU INCENTIVE 5'-0" REQUIRED *(PER LAMC 12.22.25.f.5.i)*
REAR:	15'-0" PER LAMC
ON MENUE INSENTIVE #2	-20% 12'-0" REQUIRED *(PER LAMC 12.22.25.f.5.i)*
PROVIDED SET BACKS	
FRONT:	**10'-0"**
SIDE:	**5'-0"**
REAR:	**12'-0"**

BAVA, LLC.
150 S Glenoaks Blvd #199
Burbank, CA 91504
818.359.1946
www.ba-ba.com
info@ba-va.com

DRONFIELD APPARTMENT

13022 N Dronfield Ave
SYLMAR, CA 91342

20LA003

No.	Description	Date

PROJECT SUMMARY

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A107

Scale

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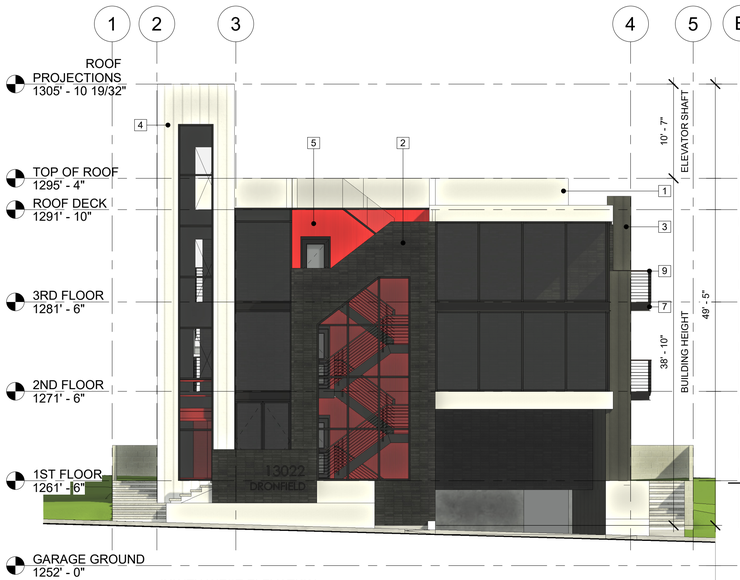
KEYNOTES

1. MIN 7/8" WHITE STUCCO, TYP.
2. BLACK BRICK VENEER, TYP.
3. VERTICAL GREY STANDING SEAM CLADDING, TYP.
4. VERTICAL WHITE STANDING SEAM CLADDING, TYP.
5. RED CORRUGATED METAL CLADDING, TYP.
6. VERTICAL FLUTED STUCCO, TYP.
7. METAL C-CHANNEL.
8. MIN. 42" HIGH CRL GLASS GUARDRAIL. W/ < 4" O.C.SPACING BETWEEN PANELS, TYP. ICC-ESR 3269.
9. MIN. 42" HIGH HORIZONTAL METAL GUARDRAIL. W/ < 4" O.C.SPACING BETWEEN RAILS TYP.



4 SOUTH WEST ELEVATION
1/8" = 1'-0"

3 NORTH WEST ELEVATION
1/8" = 1'-0"

1 NORTH EAST ELEVATION
1/8" = 1'-0"

2 SOUTH EAST ELEVATION
1/8" = 1'-0"

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SYLMAR, CA 91342

20LA003

No.	Description	Date

ELEVATIONS

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A201

Scale 1/8" = 1'-0"

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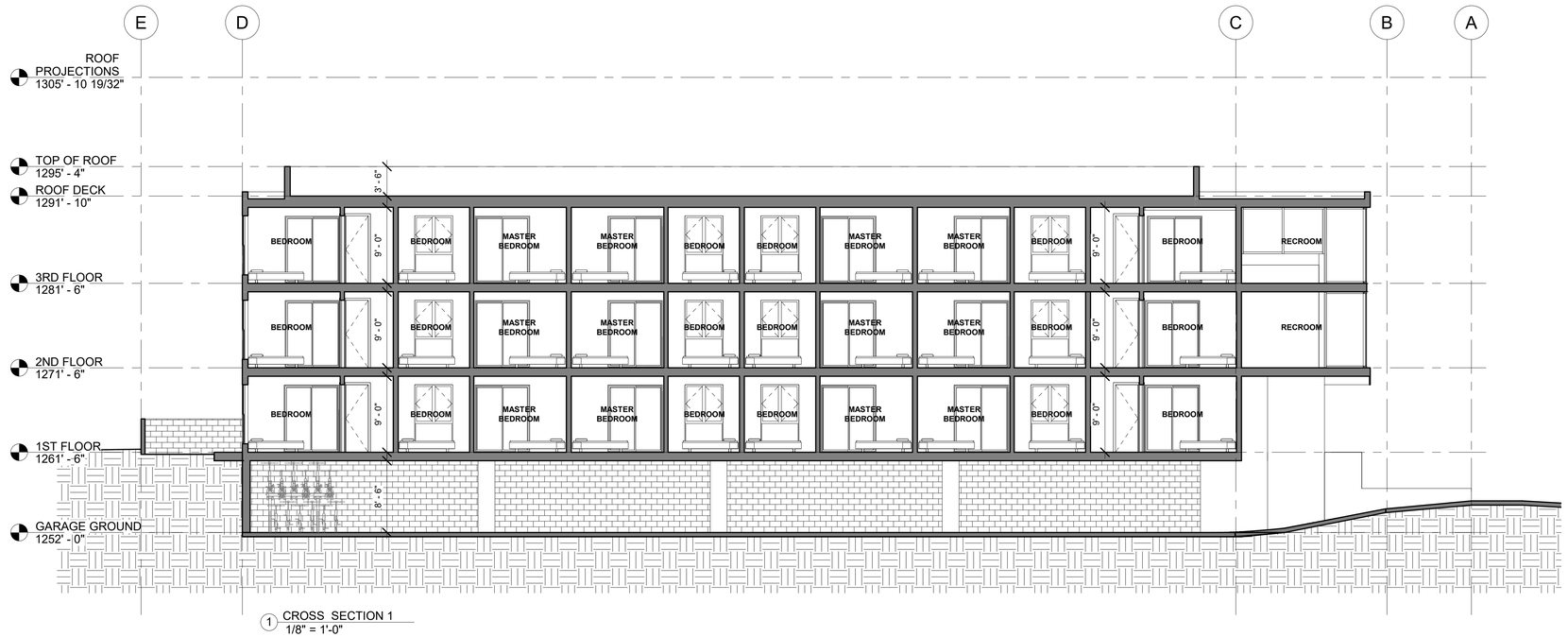
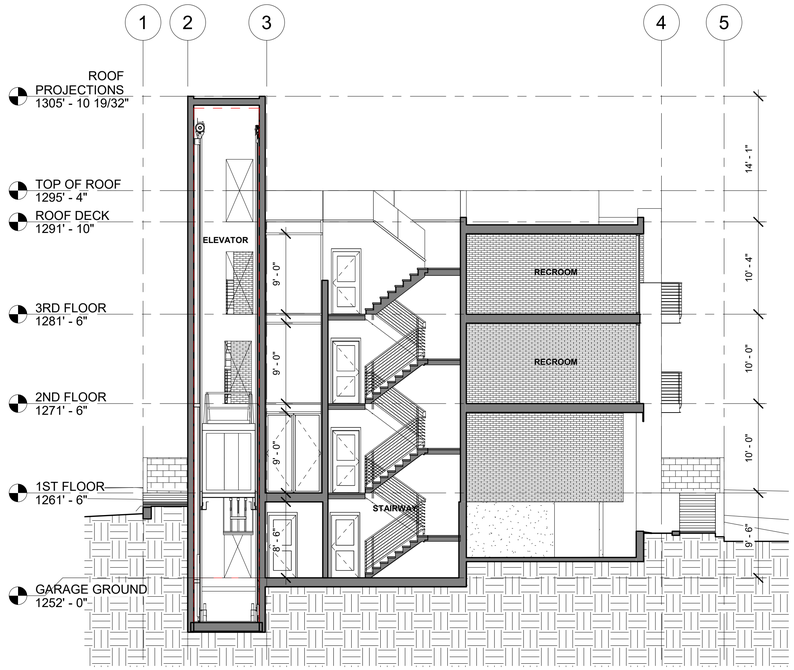


1 CROSS SECTION 1
1/8" = 1'-0"



2 CROSS SECTION 2
1/8" = 1'-0"

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20LA003

No.	Description	Date

CROSS SECTIONS

Project number	20LA003
Date	6/13/2022
Drawn by	S.V.
Checked by	S.V.

A301

Scale 1/8" = 1'-0"

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