Site Description

Address 18367 W Hatteras Street

<u>Legal Description</u> Lot: FR 137 Block: None Tract: TR 5692

Zone
Existing: RA-1
Proposed: RD1.5-1

Building Height
Allowed: 45' (by right)
Proposed: 45'

<u>Dedications</u> 3' on Hatteras Street

Lot Area 21,822 sf pre dedication 21,650 sf post dedication

<u>Density</u> (based on the pre-dedication lot area) 21,822 sf / 1,500 sf/unit 14.5 units

<u>Unit Mix</u> 2 BR / 1.5 BA: 11 units 3 BR (plus office) / 3.5 BA: 1 units 12 units

Parking 12 units x 2 spaces/unit

24 spaces

24 spaces total required
24 spaces total provided (private garages)

Open Space 11 2BR x 125 sf/unit 1 3BR x 175 sf/unit

1,375 sf 450 sf

1,575 sf 1,550 sf total required

Rear Yard

Private Open Space

1,200 sf (12 patios x 1000 sf) 1,650 sf provided

<u>Floor Area</u> Buildable Area Allowable Floor Area

16,240 sf 16,240 sf x 3 = 48,720 sf (by right)

Proposed: Ground Floor 2nd Floor

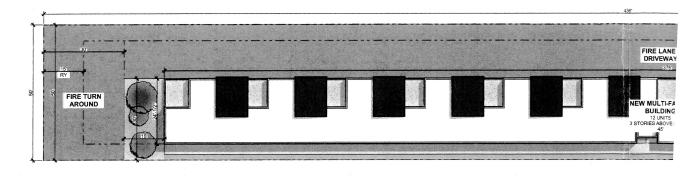
1,259 sf 6,835 sf

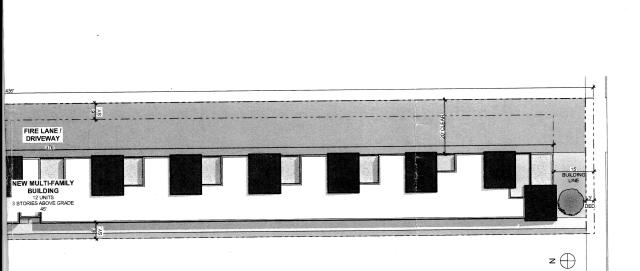
3rd Floor

5,488 sf 13,582 sf proposed

KEY

OPEN SPACE









4766 PARK GRANADA SUITE #108 CALABASAS, CA 91302 T: (310) 559-1332

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HATTERAS APARTMENTS

18367 W. HATTERAS ST. LOS ANGELES, CA 91356

DAVID ZADEH

PLOT PLAN

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