

3D VIEW



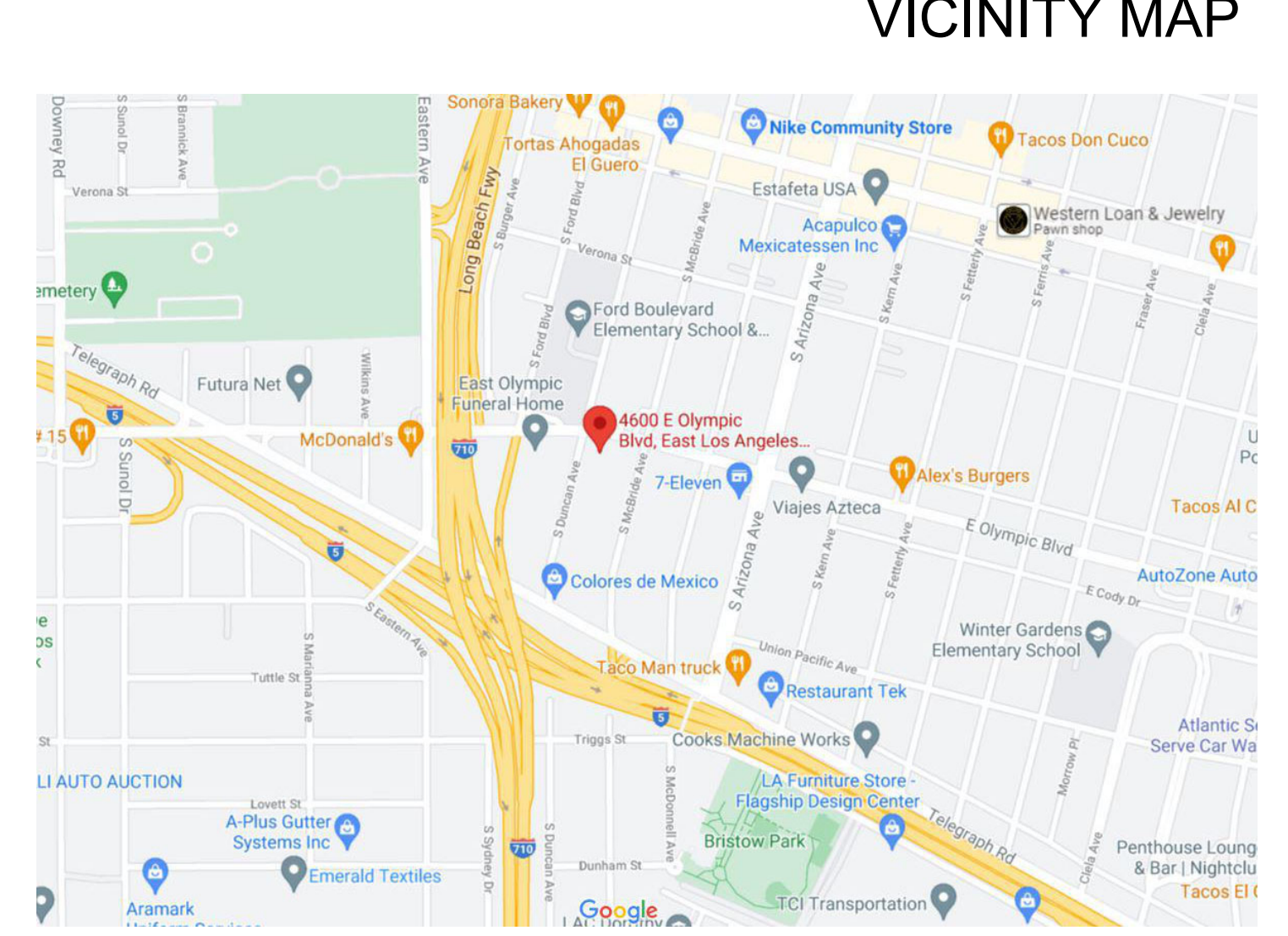
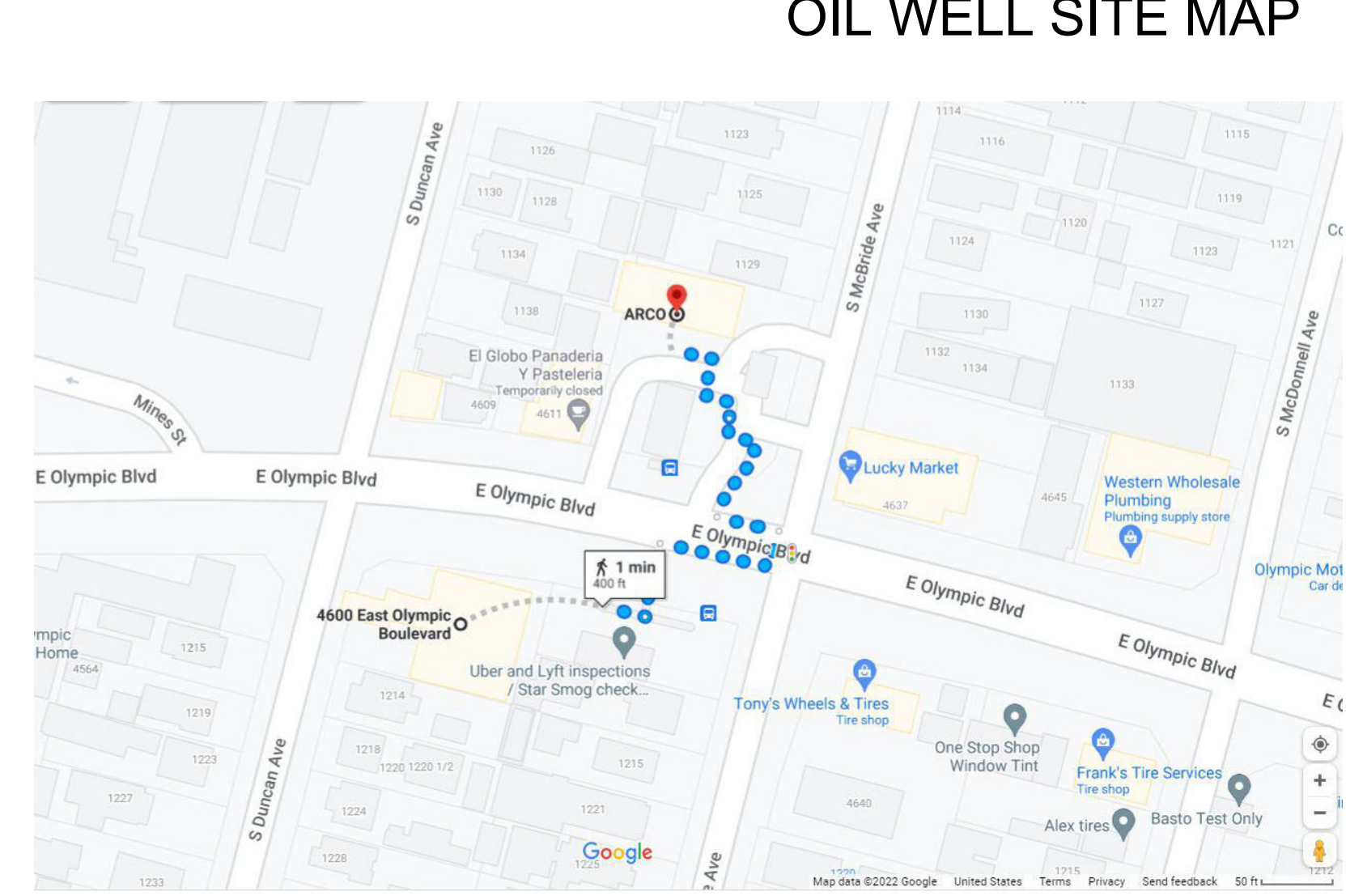
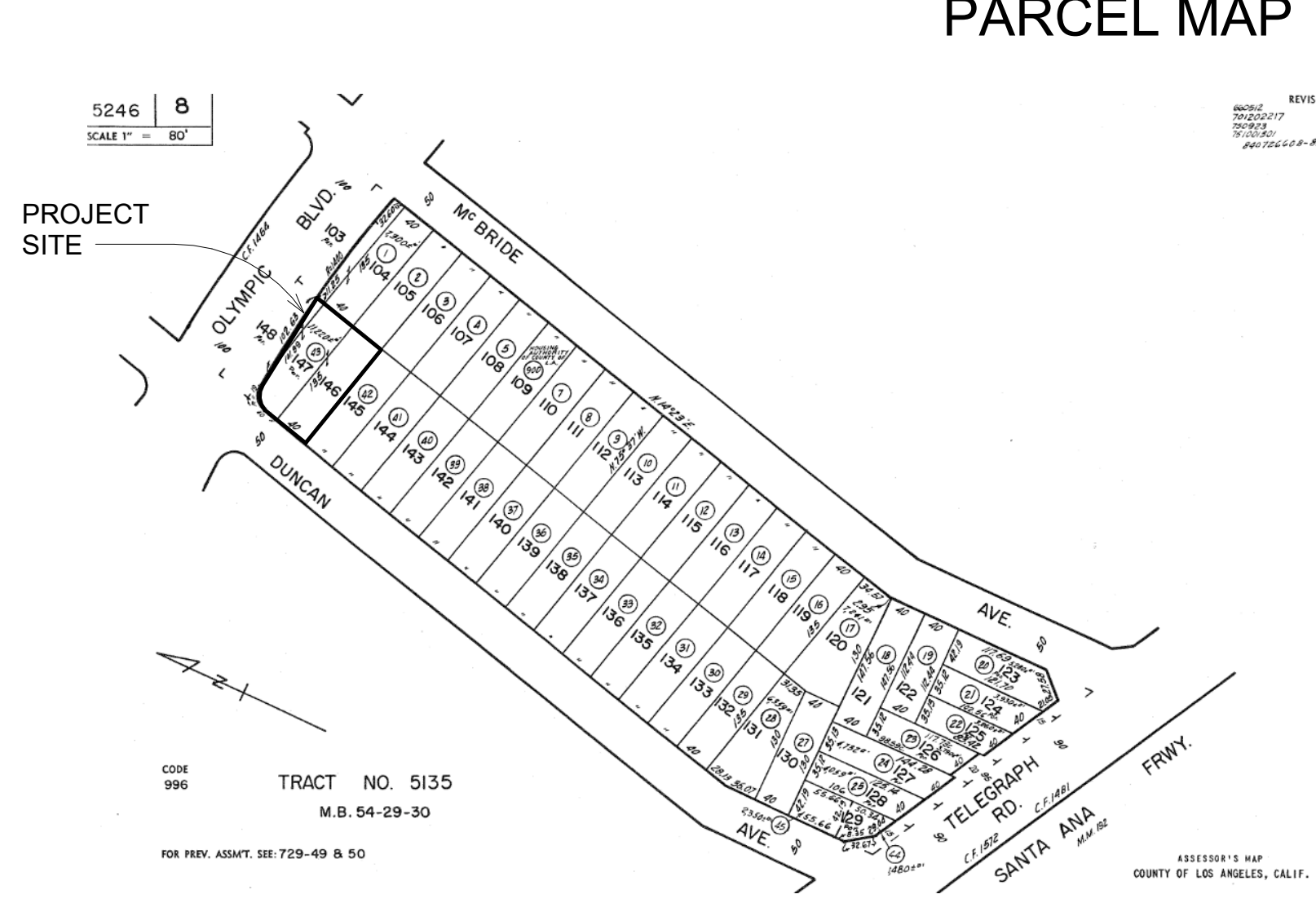
3D VIEW



DRAWING LIST

- ARCHITECTURAL:**  
 A0.0 COVER PAGE | SITE PLAN  
 A1.0 FIRST FLOOR PLAN  
 A1.1 SECOND FLOOR PLAN  
 A1.2 THIRD FLOOR PLAN  
 A1.3 FOURTH FLOOR PLAN  
 A1.4 FIFTH FLOOR PLAN  
 A1.5 ROOF PLAN  
 A3.0 EXTERIOR ELEVATIONS  
 A3.1 EXTERIOR ELEVATIONS  
 A3.2 EXTERIOR ELEVATIONS  
 A4.0 BUILDING SECTIONS  
 A4.1 BUILDING SECTIONS  
 A4.2 BUILDING SECTIONS
- STRUCTURAL:**
- LANDSCAPE:**
- CIVIL:**
- ELECTRICAL:**
- MECHANICAL:**

UNIT #	AREA
1st LEVEL	101 393
	102 394
	103 396
	104 398
	105 398
	106 406
	107 410
	108 410
	109 410
	110 403
	111 430
	112 430
	113 362
2nd LEVEL	201 393
	202 393
	203 499
	204 398
	205 398
	206 406
	207 410
	209 410
	210 403
	211 411
	212 412
	213 493
	214 378
3rd LEVEL	301 393
	302 393
	303 464
	304 398
	305 398
	306 406
	307 410
	308 410
	309 410
	310 403
	311 411
	312 412
	313 493
	314 378
4th LEVEL	401 393
	402 393
	403 464
	404 398
	405 398
	406 406
	407 410
	408 410
	409 410
	410 403
	411 411
	412 412
	413 493
	414 378
5th LEVEL	501 393
	502 394
	503 499
	504 398
	505 398
	506 406
	507 410
	508 410
	509 410
	510 403
	511 430
	512 430
	513 493
	514 378
	28454



PROJECT DATA

PROJECT ADDRESS:  
 4600 E OLYMPIC BLVD.  
 LOS ANGELES CA 90022

ASSESSORS PARCEL NUMBER:  
 5246-008-043

PROPERTY TYPE:  
 COMMERCIAL / INDUSTRIAL

REGION / CLUSTER:  
 27 / 27618

PROPERTY BOUNDARY DESCRIPTION:  
 TRACT NO 5135 LOT 146 AND (EX OF STS)  
 LOT 147 AND (EX OF ST)  
 LOT 148

SETBACKS

SETBACK	PROVIDED (Use Incentive)
FRONT	5'-0"
REAR	5'-0"
EAST SIDE	5'-0"
WEST SIDE	5'-0"

DESCRIPTION

PROJECT SCOPE:  
 CONSTRUCTION OF NEW 5-STORY, 69-UNIT APARTMENT BUILDING, FULLY SPRINKLERED, 100% AFFORDABLE HOUSING (LOW INCOME). (NO PARKING REQUIRED)

SITE AREAS

PERMEABLE PAVERS  
 PERMEABLE DECK  
 LANDSCAPE / PLANTERS / POOL  
 TOTAL PERMEABLE HARDSCAPE  
 IMPERMEABLE DECK  
 TOTAL HARDSCAPE %  
 STRUCTURE FOOT PRINT  
 TOTAL LOT COVERAGE

PROVIDE FIRE SPRINKLER

TYPE NFPA-13D  
 TO BE APPROVED BY PLUMBING DIVISION (PRIOR TO INSTALLATION)

PROJECT INFORMATION

**DENSITY:**  
 LOT SIZE: 11,228 S.F. = 0.2577 ACRES  
 LAND USE: 20 TO 50 UNITS / ACRE

DENSITY BONUS PROGRAM 50 UNITS / ACRE  
 50 UNITS X 0.2577 ACRES = 12.88 UNITS = 13 UNITS (By-right)  
 UNITS PROVIDED: 69 UNITS (PURSUANT AB 1763 (unlimited density))

**AFFORDABLE UNITS 100%  
 69 AFFORDABLE UNITS**

**LOT COVERAGE:**  
 MAXIMUM LOT COVERAGE 90% = 10,105.2 S.F.  
 PROPOSED LOT COVERAGE = 7,962 S.F. OK

**INCENTIVES**  
 SET ASIDE = 100% # OF INCENTIVES = UNLIMITED

**HEIGHT:**  
 MAXIMUM HEIGHT = 40'-0"  
 USE OF INCENTIVES [2] = ADDITIONAL 14'-0"  
 TOTAL = 54'-0" MAX. HT.

**PARKING:**  
 NO PARKING REQUIRED, NO PARKING PROVIDED

**SETBACKS:**  
 USE OF INCENTIVE [3] = 5'-0" SETBACK ALL AROUND  
 AB 1763 (2019) FOR 100% AFFORDABLE PROJECTS  
 UNLIMITED DENSITY AND A HEIGHT INCREASE OF 33 FEET OR 3 ADDITIONAL STORIES FOR 100% AFFORDABLE PROJECTS LOCATED WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP.

INCOME LEVELS FOR ALL DWELLING UNITS, EXCLUSIVE OF A MANAGER'S UNIT OR UNITS MUST BE RESTRICTED FOR LOWER INCOME HOUSEHOLDS, EXCEPT THAT UP TO 20 PERCENT OF ALL UNITS IN THE DEVELOPMENT MAY BE RESTRICTED FOR MODERATE INCOME HOUSEHOLDS.

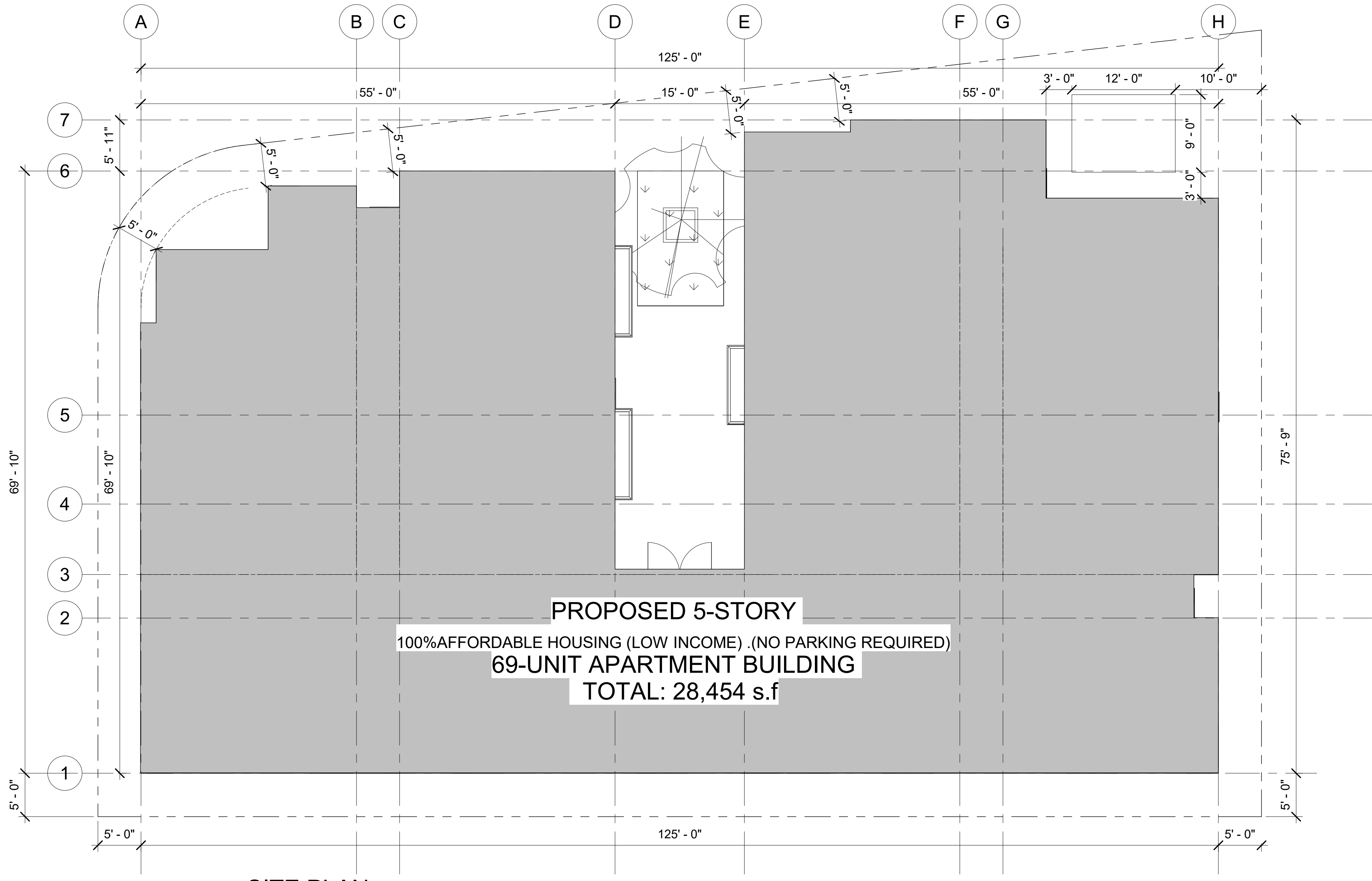
**TOTAL UNIT PROPOSED = 69 UNITS**

AFFORDABILITY LEVEL	PERCENTAGE	# OF UNITS
MANAGER UNIT		1
MODERATE INCOME	20%	14
LOW INCOME LEVEL	80%	54

**APPLICABLE CODES:**  
 2019 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF LA AMENDMENTS 2020  
 2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH CITY OF LA AMENDMENTS 2020  
 2019 CALIFORNIA FIRE CODE (CFC) WITH CITY OF LA AMENDMENTS 2020  
 2019 CALIFORNIA GREEN BUILDING CODE (CGBC) WITH CITY OF LA AMENDMENTS 2020  
 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBS) WITH CITY OF LA AMENDMENTS  
 2019 CALIFORNIA ENERGY CODE (CEESC) WITH CITY OF LA AMENDMENTS 2020  
 2019 CALIFORNIA ELEVATOR SAFETY CODE WITH CITY OF LA AMENDMENTS 2020  
 2019 CALIFORNIA REFERENCE STANDARDS CODE WITH CITY OF LA, AMENDMENTS 2020  
 28 CRF PART 36 (ADA)  
 TITLE 24  
 TITLE 8 CALIFORNIA STATE CODE FOR ELEVATORS

INCLUDES STUDIO ON BEDROOM

	STUDIO	ON BEDROOM
FIRST FLOOR	2	11
SECOND FLOOR	1	13
THIRD FLOOR	1	13
FOURTH FLOOR	1	13
FIFTH FLOOR	1	13
TOTAL		



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

**PROJECT**  
 4600 E OLYMPIC BLVD.  
 LOS ANGELES CA 90022

**OWNER**  
 MEHRDAD POURSALEMI  
 4600 E OLYMPIC BLVD.  
 LOS ANGELES CA 90022

PROGRESS

1

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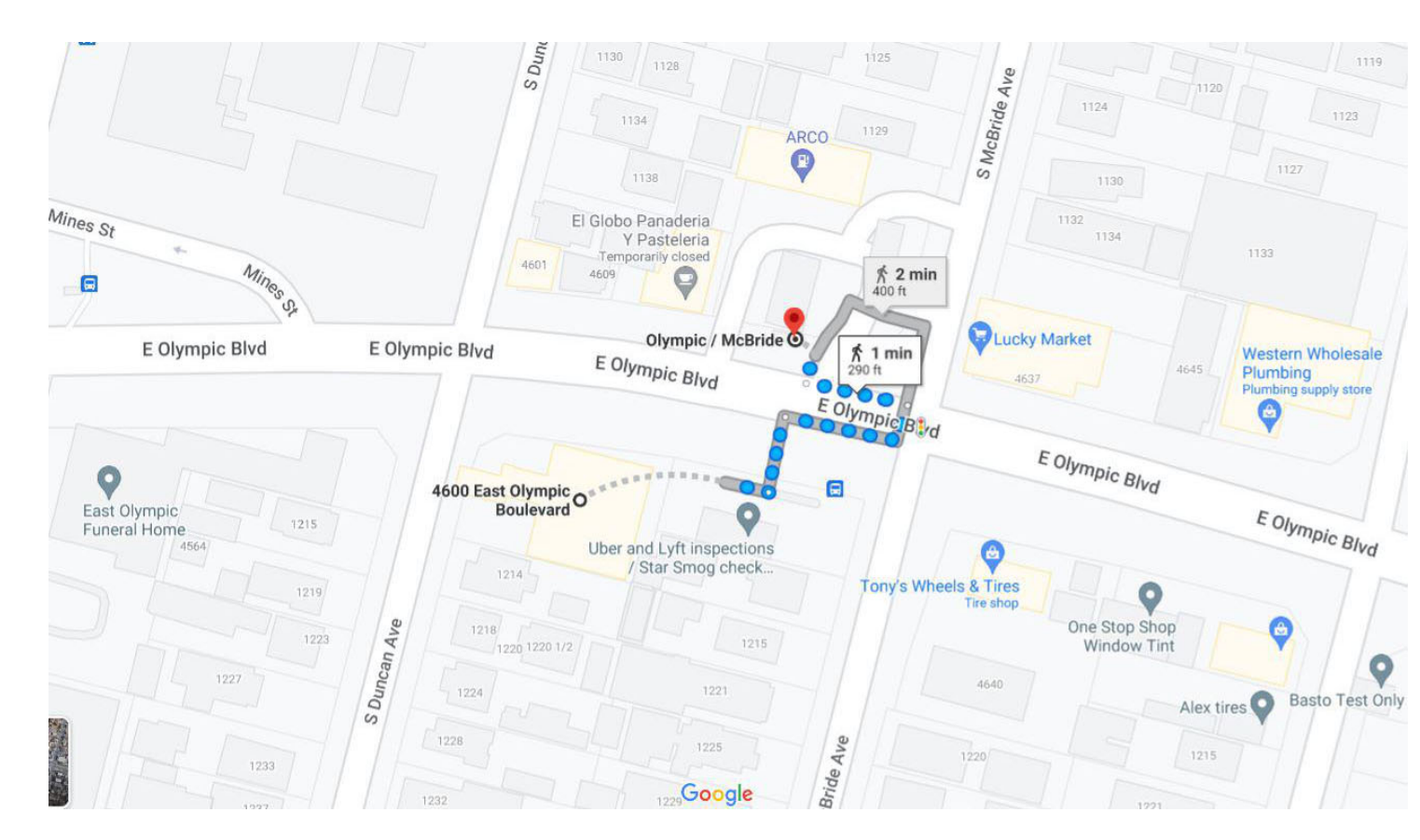
COVER PAGE  
 SITE PLAN

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1/8" = 1'-0" 4/3/2024 7:27:11 PM  
 22-05 Author Designer

**A0.0**

LESS THAN 1/2 MILE TO TRANSIT STOP





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LOS ANGELES CA 90022

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LOS ANGELES CA 90022

**PROGRESS**

**FIRST FLOOR PLAN**

1 1ST FLOOR LEVEL  
1/4" = 1'-0"

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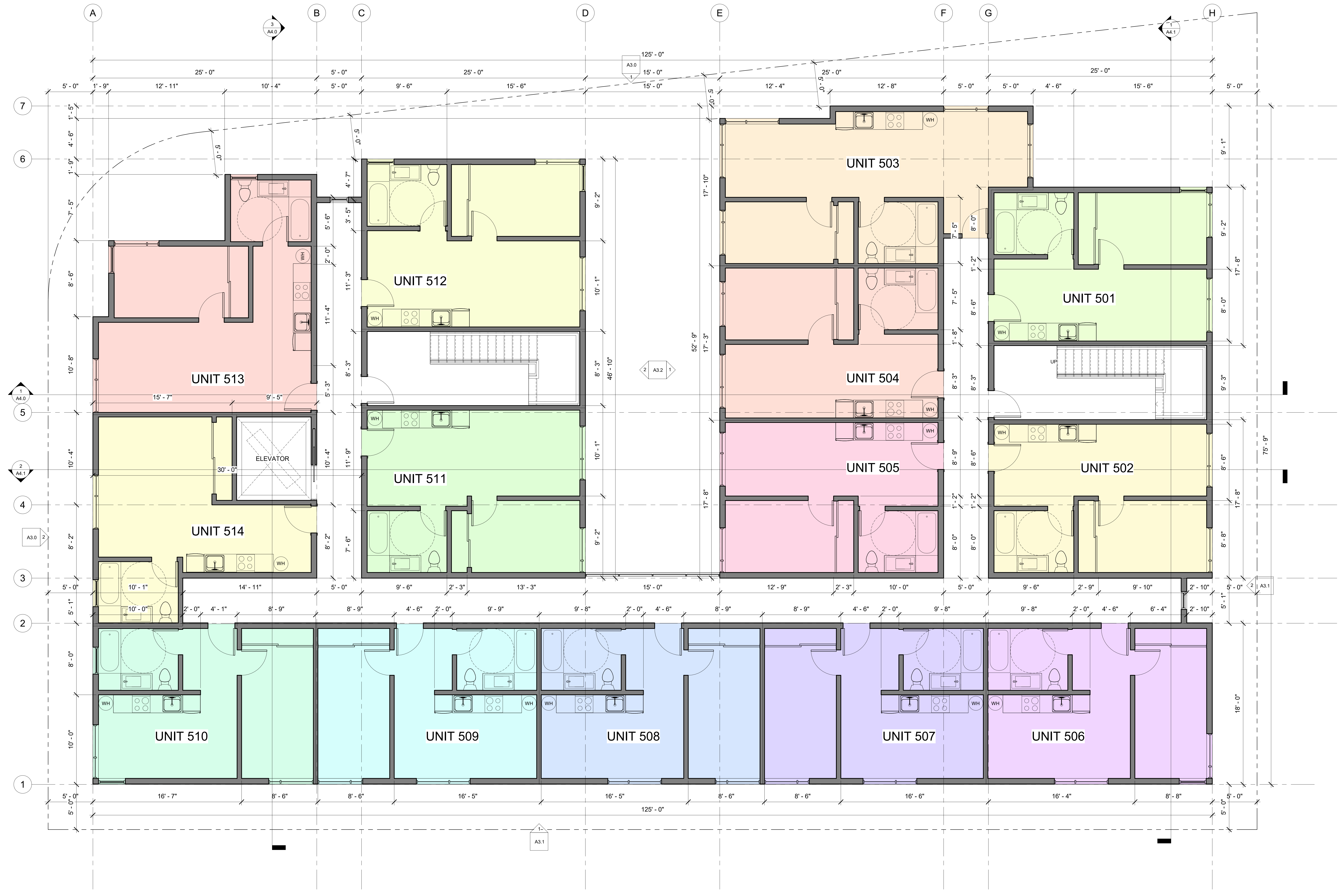
1 3RD FLOOR LEVEL  
1/4" = 1'-0"

**PROGRESS**


**THIRD FLOOR PLAN**

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**PROJECT**  
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LOS ANGELES CA 90022

**OWNER**  
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4600 E OLYMPIC BLVD.  
LOS ANGELES CA 90022

**PROGRESS**

1	

**FIFTH FLOOR PLAN**

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① 5TH FLOOR LEVEL  
1/4" = 1'-0"



**MATERIALS**

TERRACOTTA PLASTER  
SMOOTH FINISH  
055-1 COLOR

TERRACOTTA PLASTER  
SMOOTH FINISH  
WHITE COLOR

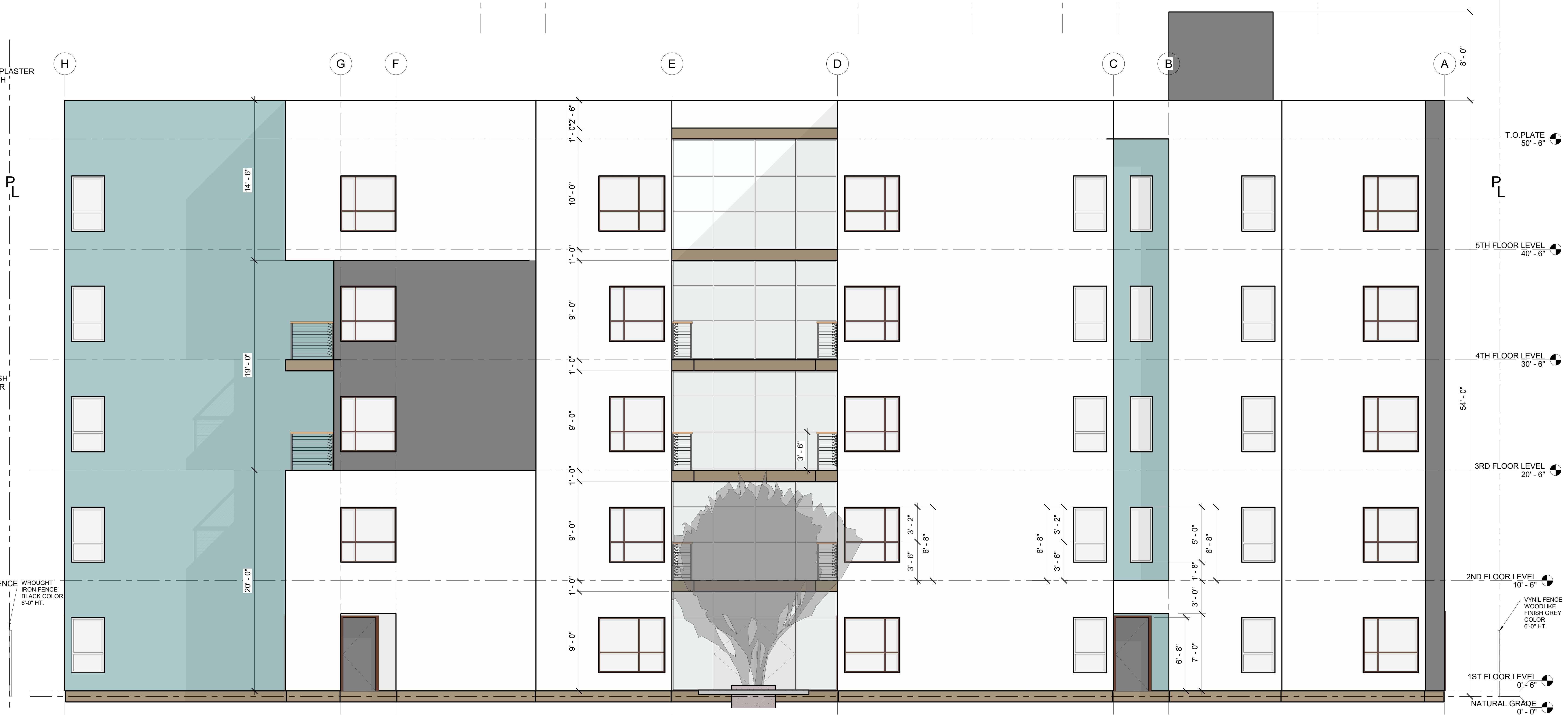
TERRACOTTA PLASTER  
SMOOTH FINISH  
065-1 COLOR

VINYL FENCE  
WOODLIKE FINISH  
CYPRESS COLOR

WROUGHT IRON FENCE  
BLACK COLOR  
WROUGHT IRON FENCE  
BLACK COLOR  
6'-0" HT.



**2** DUNCAN WEST ELEVATION  
1/4" = 1'-0"



**1** OLYMPIC NORTH ELEVATION  
1/4" = 1'-0"

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**PROGRESS**

**EXTERIOR ELEVATIONS FINISHES & MATERIAL**

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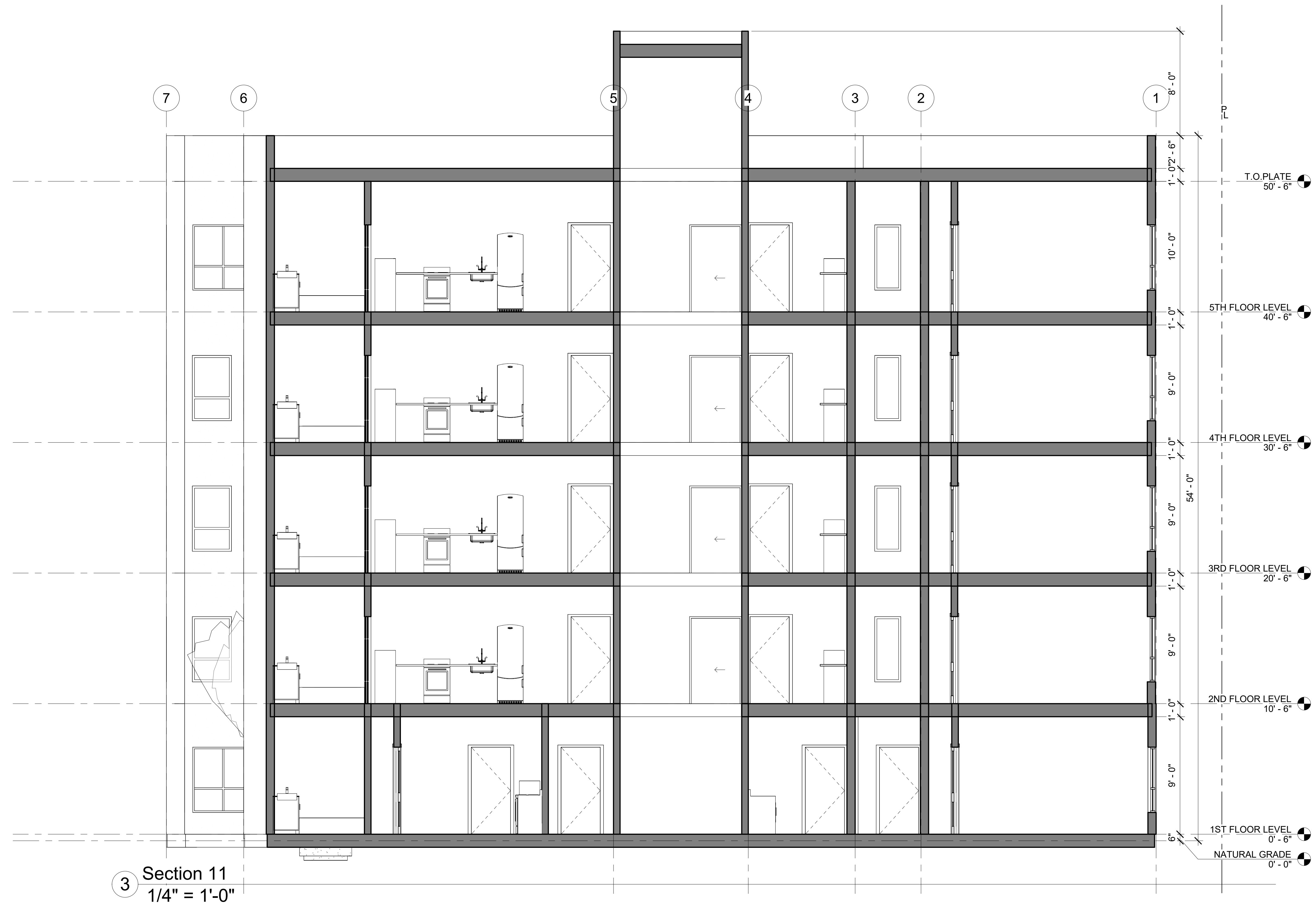


1 SOUTH ELEVATION  
1/4" = 1'-0"

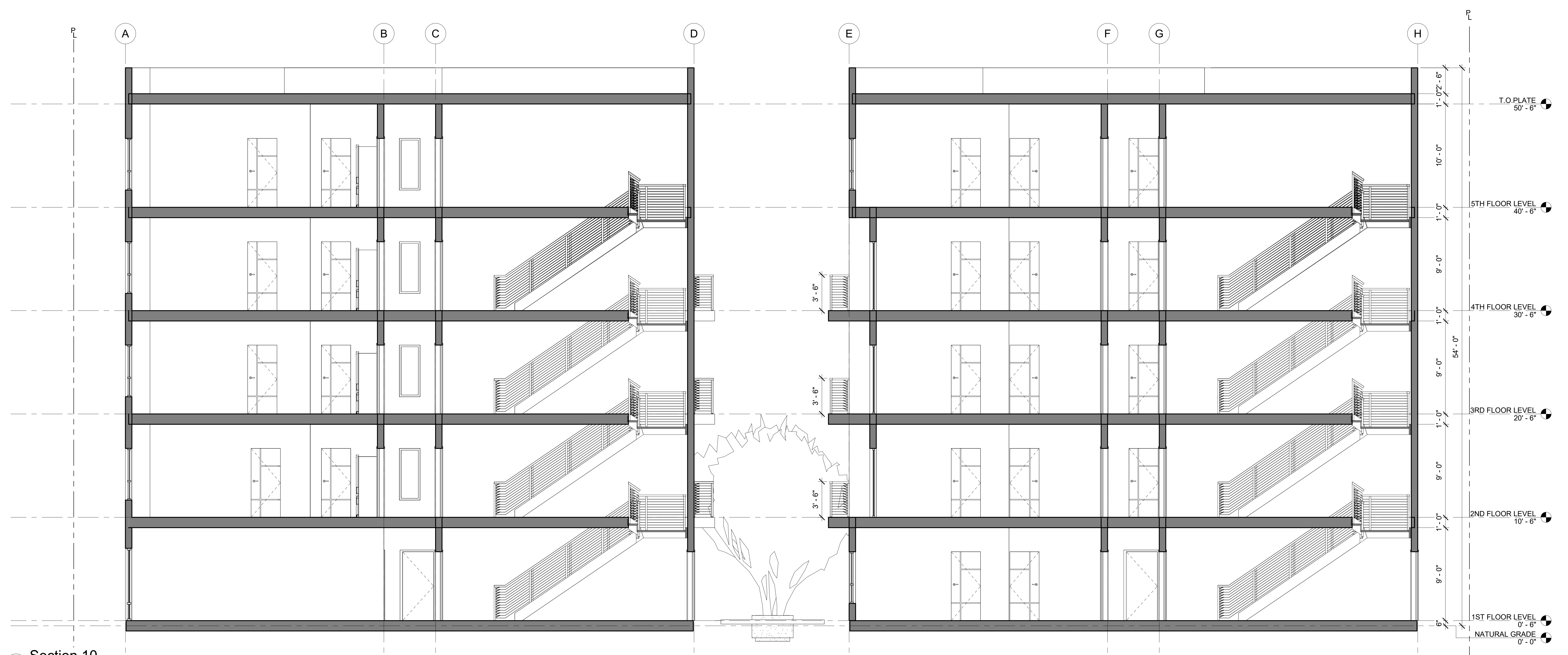


2 EAST ELEVATION  
1/4" = 1'-0"

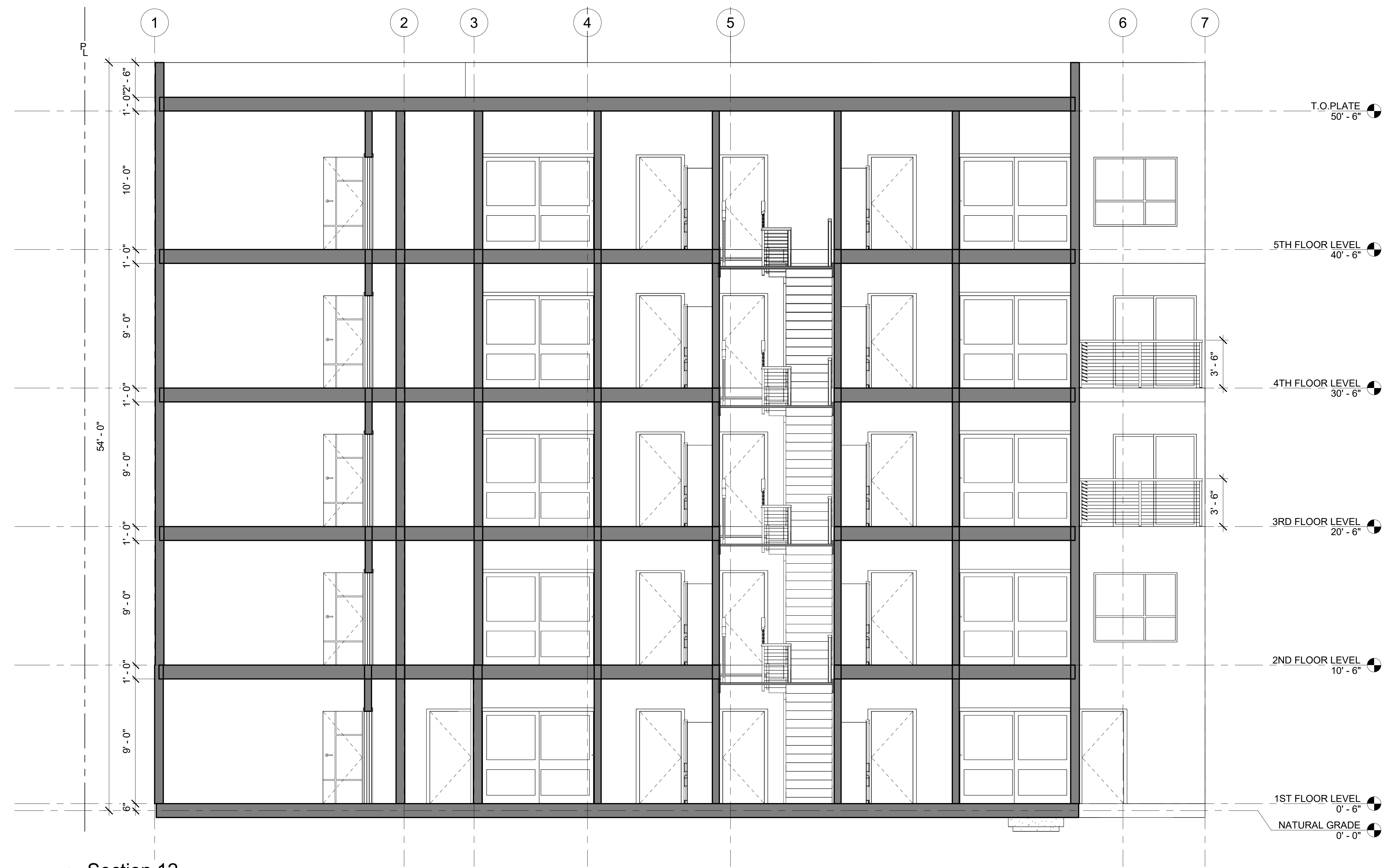




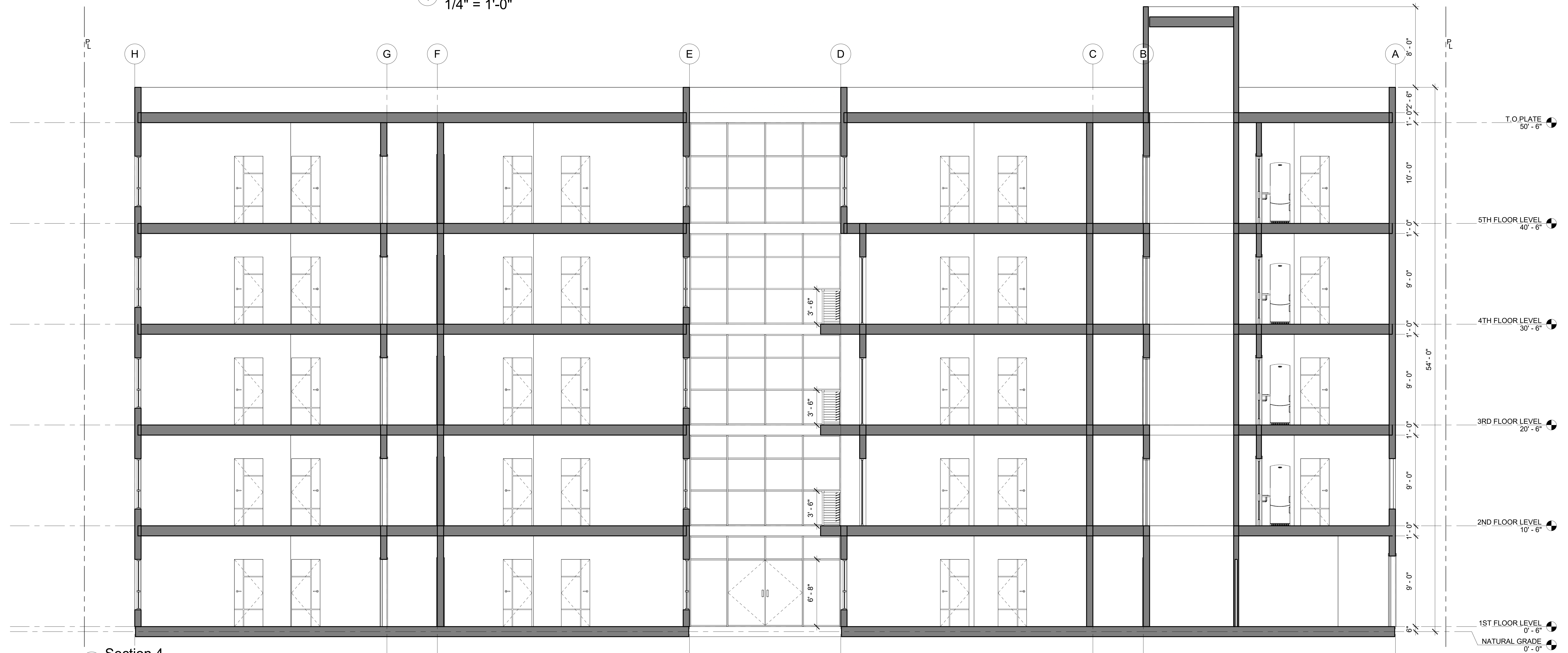
3 Section 11  
1/4" = 1'-0"



1 Section 10  
1/4" = 1'-0"



1 Section 12  
1/4" = 1'-0"



2 Section 4  
1/4" = 1'-0"