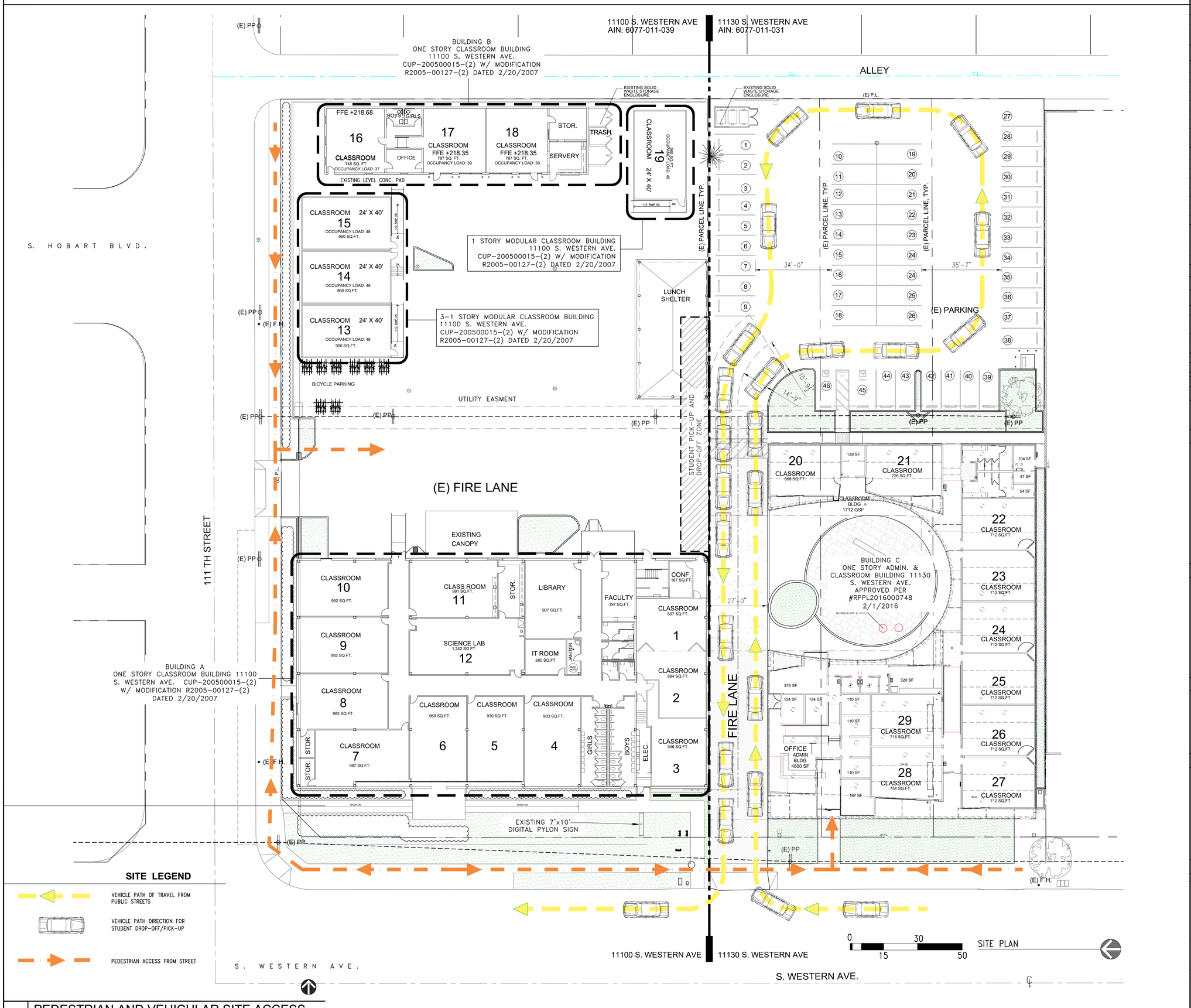


SITE LEGEND

- VEHICLE PATH OF TRAVEL FROM PUBLIC STREETS
- VEHICLE PATH DIRECTION FOR STUDENT DROP-OFF/PICK-UP
- PEDESTRIAN ACCESS FROM STREET

1 PEDESTRIAN AND VEHICULAR SITE ACCESS
SCALE: 1" = 30'-0"

SHEET INDEX

SHT.NO.	TITLE
SD1.0	SITE PLAN, INDEX, CODE REQUIREMENTS AND BUILDING DATA
SD2.0	BUILDING ELEVATIONS
SD3.0	EXISTING SITE PHOTOGRAPHS

BUILDING AREA PARCEL 6077-011-039

BUILDING-A TOAL GROSS AREA 18,590 S.F.

NET AREA	OCCUP. FACTOR	TOTAL AREA	STUDENTS
CLASSROOM	1/20 FT.	10,353	518
LAB	1/50 FT.	1,242	25
OFFICE	1/150 FT.	677	5
CONFERENCE	1/15 FT.	167	11
LIBRARY	1/50 FT.	907	18
SUPPORT		4,695	
TOTAL		18,041	577

BUILDING-B TOTAL GROSS AREA 3,517 S.F.

	OCCUP. FACTOR	TOTAL AREA	STUDENTS
CLASSROOMS	1/20 FT.	2,319	116
OFFICE	1/150 FT.	165	1
SERVERY	1/200 FT.	231	1
SUPPORT		609	
TOTAL		3,324	118

MODULAR BUILDINGS TOTAL GROSS AREA 3.816 S.F.

	OCCUP. FACTOR	TOTAL AREA	STUDENTS
CLASSROOM	1/20 FT.	3,816	191
TOTAL		3,816	191

TOTAL FOR ALL BUILDING 25,923 S.F.

FLOOR AREA RATIO 25,923 / 62,320 = .42

BUILDING AREA PARCEL 6077-011-031

BUILDING C TOTAL GROSS AREA 11,662 S.F.

	OCCUP. FACTOR	TOTAL AREA	STUDENTS
CLASSROOM	1/20 FT.	7,135	357
OFFICE	1/150 FT.	4,509	32
TOTAL		11,201	456

TOTAL FOR ALL BUILDING 11,662 S.F.

FLOOR AREA RATIO 11,662 / 49,332 = .24

FLOOR AREA RATIO BOTH LOTS 37,585 / 111,652 = .34

LANDSCAPE

NUMBER OF EXISTING TREES BOTH LOTS:
CALIFORNIA FAN PALM = 2; CALIFORNIA JUNIPER = 29
TOTAL LANDSCAPE AREA LOT 39 = 5,020 S.F. ; LOT 31 = 3,241 S.F.

CODE REQUIREMENTS

PROJECT: GREEN DOT CHARTER SCHOOL – ANIMO SOUTH LOS ANGELES

LOCATION: 11100, 11130 S. WESTERN AVE., LOS ANGELES, CA 90047

OCCUPANCY: E – EDUCATION

BUILDING USE: EDUCATION (HIGH SCHOOL GRADES 9 THROUGH 12)

APPLICABLE CODES: 2026 LA COUNTY BUILDING CODE

CONSTRUCTION TYPE: TYPE IIB, TYPE VB FULLY SPRINKLERED

LEGAL DESCRIPTION: LOTS 12, 13, 14, 15, 16 AND 17 OF TRACT NO. 14933, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 310, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR PARCEL #: 6077-011-039, 6077-011-031

PARKING CALCULATIONS

A MIDDLE SCHOOL OR HIGH SCHOOL THAT DOESN'T PROVIDE AN INDOOR PUBLIC ASSEMBLY AREA, INCLUDING A GYMNASIUM, CAFETERIA, THEATRE, AUDITORIUM, ETC. MAY PROVIDE ONE AUTOMOBIL PARKING SPACE FOR EACH CLASSROOM.

PARKING SPACES REQUIRED – 29 TOTAL SPACES (29 CLASSROOMS)
PARKING SPACES PROVIDED – 46 TOTAL SPACES
INCLUDING 44 STANDARD SPACES
INCLUDING 0 COMPACT SPACES
INCLUDING 2 HC SPACES

EXISTING BICYCLE PARKING PROVIDED:
PREMANENT BICYCLE LOCKER STORAGE – 2
SHORT TERM BICYCLE SPACES – 40

PLANNING REQUIREMENTS

PROPERTY USE: HIGH SCHOOL FOR GRADES 9TH THROUGH 12TH GRADE

CONDITIONAL USE PERMIT: 200500015-(2) WITH MODIFICATION R2005-00127 DATED 2/26/2007

TOTAL APPROVED OCCUPANCY PER CUP: 540 STUDENTS MAXIMUM

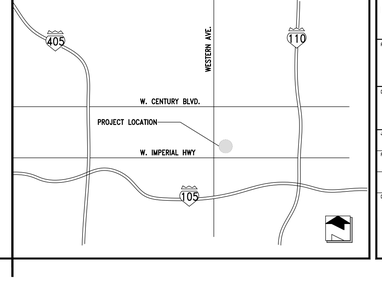
PROJECT DIRECTORY

BUILDING OWNER: GREEN DOT PUBLIC SCHOOLS
1149 S. HILL STREET, SUITE 600
LOS ANGELES, CA 90015
TEL. (213) 542-4708

LAND-USE CONSULTANT: SAUCEDO GROUP
633 W. 5TH ST. 26TH FLR.
LOS ANGELES, CA 90071
TEL. (323) 243-4556

ARCHITECT: FRANCO & ASSOCIATES INC.
12345 VENTURA BLVD., SUITE H
STUDIO CITY, CA 91604
TEL. (818) 754-2030 FAX (818) 754-2032

VICINITY MAP



Franco & Associates Inc.
12345 Ventura Blvd. H
Studio City, CA 91604
Tel 818 754-2030
Fax 818 754-2032
Architecture

GREEN DOT SCHOOL ASLA

GREEN DOT PUBLIC SCHOOLS, 11100 S. WESTERN AVE., LOS ANGELES, CA 90047

Green Dot Public schools™

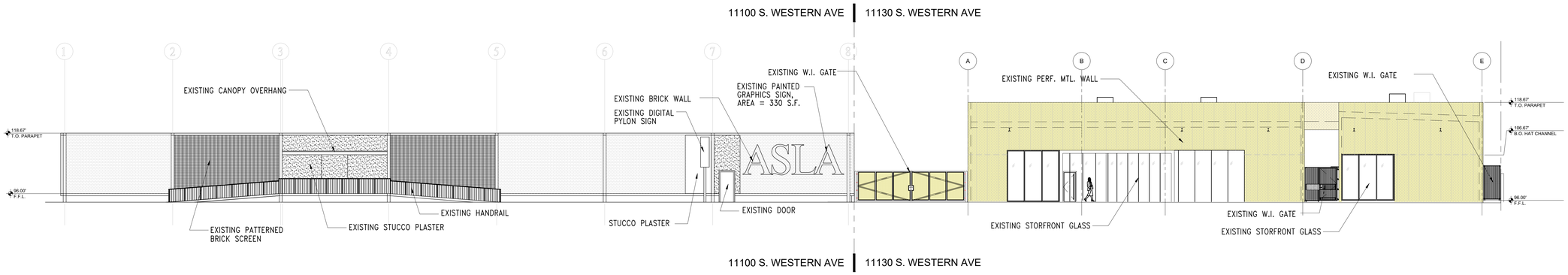
REV	DESCRIPTION	DATE
1	Traffic Study Rev.	12/10/2021
2	Traffic Study Rev.	06/3/22
3	Traffic Study Rev.	04/10/23

PROJECT: ANIMO S. LOS ANGELES EXISTING CAMPUS GRADES 9TH THROUGH 12TH

PROJECT ADDRESS: 11100 S. WESTERN AVE., LOS ANGELES, CA

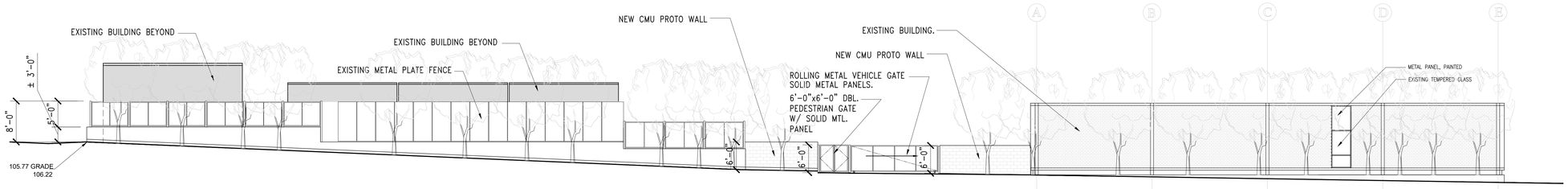
DRAWING TITLE: SITE PLAN

JOB NUMBER: -
DRAWN BY: AF
FILE NAME:
ISSUE DATE: 2/9/2026
DRAWING SCALE: 1/16"=1'-0"
DRAWING NUMBER: SD1.0



1 WEST ELEVATION

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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GREEN DOT SCHOOL ASLA

GREEN DOT PUBLIC SCHOOLS, 11100 S. WESTERN AVE., LOS ANGELES, CA 90047

Green Dot Public schools™

REV	DESCRIPTION	DATE

PROJECT
ANIMO S. LOS ANGELES
EXISTING CAMPUS GRADES
9TH THROUGH 12TH

PROJECT ADDRESS
11100 S. WESTERN AVE.,
LOS ANGELES, CA

DRAWING TITLE
ELEVATIONS

JOB NUMBER
-

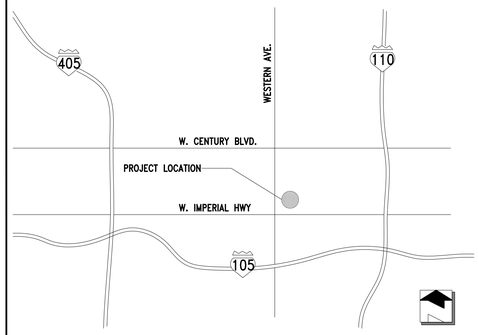
DRAWN BY
AF

FILE NAME

ISSUE DATE
2/9/2026

DRAWING SCALE

DRAWING NUMBER
SD2.0



VICINITY MAP
SCALE: NTS

A AERIAL SITE MAP
SCALE: SEE BAR SCALE AT LEFT

0 10 30 60 90

1 PARCEL VIEW OF ALLEY @ W 111ST.
SCALE: N.T.S.

2 PARCEL VIEW WEST @ W 111ST.
SCALE: N.T.S.

3 PARCEL VIEW FROM HOBART ST.
SCALE: N.T.S.

4 PARCEL VIEW W 111ST @ ENTRY
SCALE: N.T.S.

5 PARCEL VIEW W 111ST SOUTH
SCALE: N.T.S.

6 VIEW CORNER W 111ST/ WESTERN AVE.
SCALE: N.T.S.

7 PARCEL 11100 S WESTERN VIEW EAST
SCALE: N.T.S.

8 PARCEL 11100 S. WESTERN VIEW EAST
SCALE: N.T.S.

9 PARCEL 11130 S. WESTERN AVE
SCALE: N.T.S.

10 PARCEL VIEW 11130 S. WESTERN AVE
SCALE: N.T.S.

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GREEN DOT SCHOOL ASLA
GREEN DOT PUBLIC SCHOOLS, 11100 S. WESTERN AVE., LOS ANGELES, CA 90047

Green Dot Public schools™

REV	DESCRIPTION	DATE

PROJECT
ANIMO S. LOS ANGELES
EXISTING CAMPUS GRADES
9TH THROUGH 12TH

PROJECT ADDRESS
11100 S. WESTERN AVE.,
LOS ANGELES, CA

DRAWING TITLE
SITE PHOTOS

JOB NUMBER -	DRAWN BY AF
FILE NAME	ISSUE DATE 10/19/2020
	DRAWING SCALE NTS

DRAWING NUMBER
SD3.0