

WINNETKA VILLAGE

NEW MULTI-FAMILY RESIDENTIAL BUILDING 7111 WINNETKA AVE. WINNETKA, CA

PROJECT SUMMARY:

REQUESTING: VESTING ZONE CHANGE AS PER LMAC 12.32.Q.3(a)
BASED ON TENTATIVE TRACT NO. 74911

PROJECT ADDRESS : 7111 WINNETKA AVE. WINNETKA, CA

ASSESSOR PARCEL NO.: 2135038016
LEGAL DESCRIPTION : LOT 1, TRACT 24753 42,062 S.F.
LOT 2, TRACT 24753 33,622 S.F.

PROJECT DESCRIPTION:
A NEW PROPOSED MULTIFAMILY PROJECT CONTAINING 160 DWELLING UNITS IN A 3 STORY STRUCTURE (TYPE VA CONSTRUCTION) OVER LOBBY, AMENITIES, LIVE-WORK UNITS & PARKING AT STREET LEVEL (TYPE IA CONSTRUCTION) OVER ONE LEVEL OF SUBTERRANEAN PARKING (TYPE IA CONSTRUCTION)

POSSIBLE DEDICATION #1 : 5'-0" DEDICATION ALONG WINNETKA AVE.
COUNCIL DISTRICT: 3

ZONE : EXISTING (Q)C2-1VL-RIO & P-1VL-RIO
PROPOSED RAS4-1VL

GENERAL PLAN / LAND USE : COMMUNITY COMMERCIAL

TOTAL LOT AREA: 75,695 S.F.
TOTAL LOT AREA AFTER DEDICATION: 74,343

NUMBER OF UNITS: ALLOWED: 74,343/400 = 186
PROPOSED: 160

FAR: ALLOWED: 3/1
PROPOSED: 2.2/1

BUILDABLE AREA: 67,698 S.F.

BUILDING AREA: ALLOWED: 67,698X3=203,094 S.F.
PROPOSED: 149,874 S.F.

HEIGHT: ALLOWED: 45 FT.
PROPOSED: 45 FT.

SETBACKS:	FRONT	SIDE	REAR
REQUIRED	5'	5'	15'
PROVIDED	5'	5'	15'

PROPOSED UNITS:

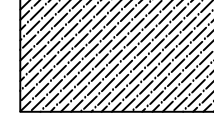
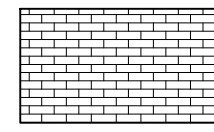
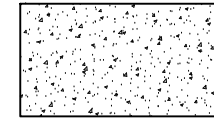
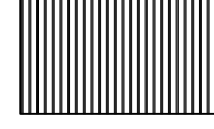
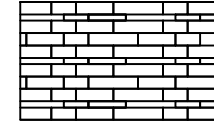
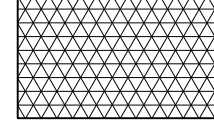
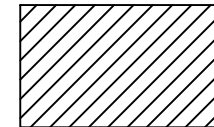
145 UNITS FOR RENT
6 LIVE/WORK
9 TOWNHOUSES FOR SALE
160 TOTAL

PROPOSED UNITS TABLE:

	1st	2nd	3rd	4th	total	%		open space	parking	
Live+Work	6				6	0.04	100	600	1.5	9
Townhouse	9				9	0.06	125	1125	2.5	22.5
1 br	10	28	28	25	91	0.57	100	9100	1.5	136.5
2 br	0	10	19	20	49	0.31	125	6125	2	98
3br	1	1	2	1	5	0.03	175	875	2	10
total	26	39	49	46	160		Req'd	17825	Req'd	276

PARKING CALCULATION:
REQUIRED: 276 (FOR RESIDENTIAL)
REQUIRED AFTER 10% BICYCLE REDUCTION: 249
REQUIRED FOR COMMERCIAL (RETAIL+L/W) 4,648 / 250 = 19
TOTAL REQUIRED PARKING: 249+19 = 268
PROVIDED: 280 (176 STANDARD+104 COMPACT)

FLOOR FINISH LEGEND:

LANDSCAPED AREA	
PAVERS	
CONC. PAVING	
DECK COATING	
STAMPED CONC. DECK WITH COATING	
SOLAR PANEL	
TOWNHOUSE (HEIGHT: 2 STORY 20 FT.)	

LOT COVERAGE:
BUILDING FOOTPRINT: %89
PAVING/HARDSCAPE: %7.2
LANDSCAPE: %3.8

OPEN SPACE CALCULATION:
REQUIRED: 17,825 S.F. (SEE TABLE BELOW)

PROVIDED: 28,501 S.F.

PROVIDED OPEN SPACE TABULATION:

Court Yard	11,971
Pool Deck	2,804
Lower Yard (Rear Setback)	3,685
Rec Room	1,671
Gym	1,370
Balconies (140 total)	7,000
Total	28,501

PROJECT DIRECTORY:

CLIENT:
Rainbow Investments, LLC.
23945 Calabasas Road,
Suite 101
Calabasas CA 91302
T: (818) 223-9070 Ext. 104

ARCHITECT:
Arcaforma
15206 Ventura Blvd., Suite 201
Sherman Oaks, CA 91403
T: (310) 866 8233
E: babak@arcaforma.com
Babak Azimi, AIA

PUBLIC OUTREACH,
LAND USE & MANAGEMENT:
AHN & Associates, LLC
4924 Balboa Blvd.
Suite 518
Encino, CA 91316
W: (818) 906-7449
C: (818) 430-0552
E: Athenavk@aol.com
Ms. Athena Novak

LANDSCAPE ARCHITECT:
Susan E. McEowen
E: Susan@Landarch.us
T: (661) 294-3753

CIVIL ENGINEER:
GENTRY SURVEYING CO.
255 E. EASY ST. UNIT B, SIMI
VALLEY, CA, 93065
T: (805)527-5299

UNIT TYPES:

UNIT TYPE	AREA (S.F.)	QUANTITY	TOTAL
1A	628	88	55264
1B	667	2	1334
1C	668	1	668
2A	935	31	28985
2B	977	8	7816
2C	903	5	4515
2D	950	4	3800
2F	833	1	833
3A	1274	3	3822
3B	1170	1	1170
3C	1149	1	1149
TOWNHOUSE (TH)	1372	9	12348
LIVE/WORK*	1083	6	6498
TOTAL		160	

* EACH LIVE/WORK UNIT INCLUDES 610 S.F. OF COMMERCIAL IN THE 1ST FLOOR

COMMERCIAL FLOOR AREA CALCULATIONS:
COMMERCIAL FLOOR AREA = 988 (OFFICE NEXT TO LOBBY)
+ 610X6 (6 L/W UNITS, 1st Flr.) = 988+3,660= 4,648 S.F.

AREA CALCULATION:

ZONING AREA:	GROSS AREA:
1ST FLOOR: 23,174 S.F.	BASEMENT: 55,056 S.F.
2ND FLOOR: 46,048 S.F.	1ST FLOOR: 25,472 S.F.
3RD FLOOR: 41,761 S.F.	2ND FLOOR: 49,266 S.F.
4TH FLOOR: 38,891 S.F.	3RD FLOOR: 44,906 S.F.
TOTAL: 149,874 S.F.	4TH FLOOR: 42,901 S.F.
	TOTAL: 217,601 S.F.

AFFORDABLE HOUSING (MEASURE JJJ):

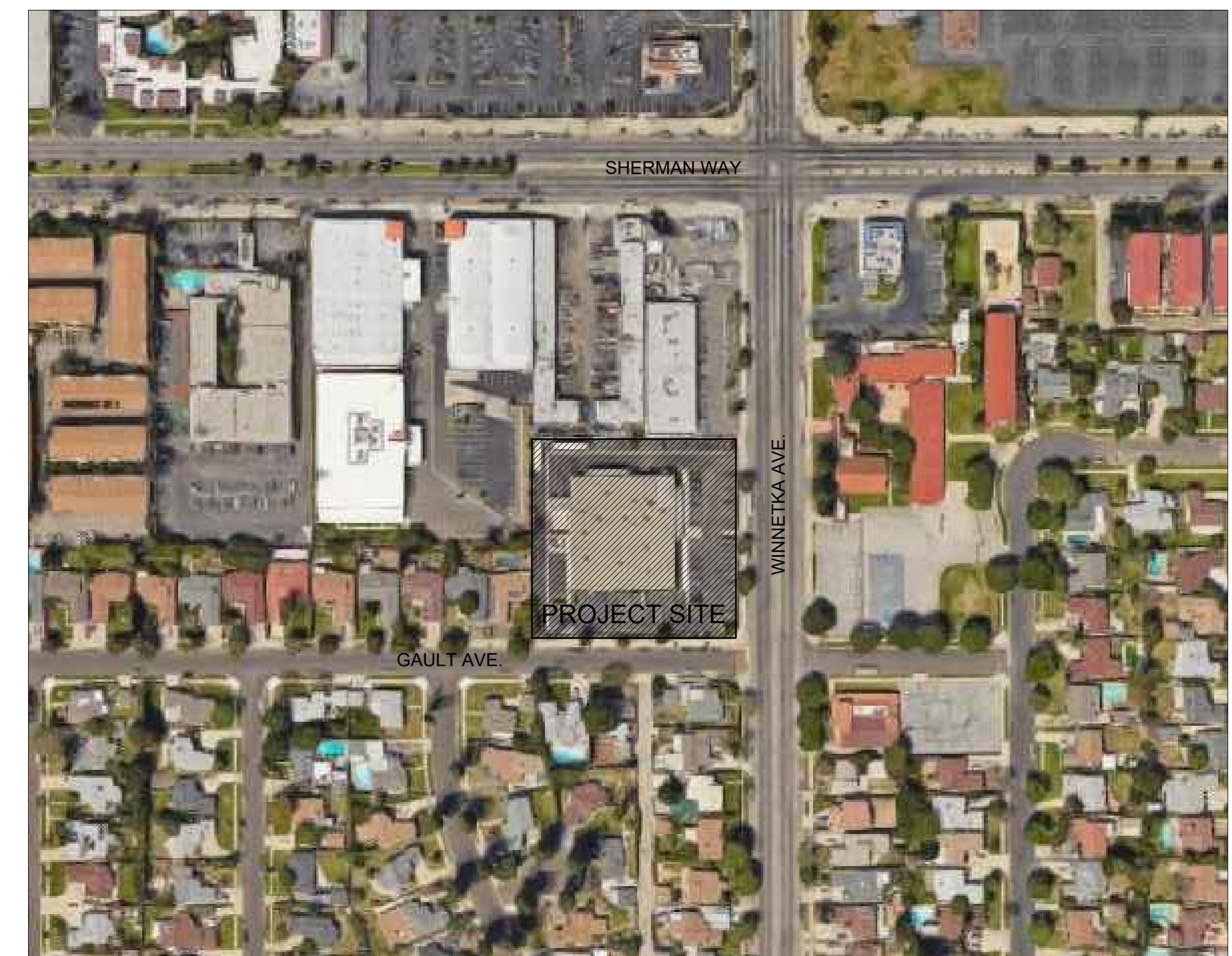
5% OF THE RENTAL UNITS (5% X 151 = 8) AND 5% OF THE FOR SALE TOWNHOUSE UNITS (11% X 9 = 1) HAVE BEEN DESIGNATED TO EXTREMELY LOW INCOME PER MEASURE JJJ SECTION 11.5.11 (a)1&2.

INCENTIVES: TO BE DETERMINED

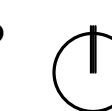
DRAWING LIST

ARCHITECTURAL:

A-0 COVER SHEET	A-17 BIRD'S EYE VIEW
A-1 EXISTING SITE PLAN	A-18 SOUTHEAST VIEW
A-2 PROPOSED SITE PLAN	A-19 SOUTHWEST VIEW
A-3 BASEMENT PLAN	A-20 COURTYARD VIEW
A-4 1ST FLOOR PLAN	A-21 SETBACK VS. HEIGHT ANALYSIS
A-5 2ND FLOOR PLAN	
A-6 3RD FLOOR PLAN	LANDSCAPE:
A-7 4TH FLOOR PLAN	PL-1 1ST FLOOR LANDSCAPE PLAN
A-8 ROOF PLAN	PL-2 2ND FLOOR LANDSCAPE PLAN
A-9 ENLARGED FLOOR PLANS	
A-10 ENLARGED FLOOR PLANS	CIVIL:
A-11 ELEVATIONS	1 GROUND LOT 1 AND TITLE/NOTES
A-12 ELEVATIONS	2 AIRSPACE LOT 2 (BELOW GRADE)
A-13 COLOR ELEVATIONS	3 AIRSPACE LOTS 2, 3 & 4 (AT GROUND LEVEL)
A-14 COLOR ELEVATIONS	4 AIRSPACE LOT 2 (AT 3RD FLOOR)
A-15 SECTIONS	5 AIRSPACE VERTICAL CROSS SECTIONS
A-16 SECTIONS	6 ISOMETRIC - GROUND LOT 1, AIRSPACE LOTS 2, 3 & 4



VICINITY MAP



N.T.S

