

LINCOLN LOFTS:
LINCOLN AVE AND CANADA AVE PROJECT
8-UNIT RESIDENTIAL APARTMENT

ATTACHMENT - B



LINCOLN LOFTS

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PROJECT TITLE

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 310-679-1321

OWNER/SUBDIVIDER
PAYKAN CORPORATION
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 WPOURNAM@USC.EDU

ZONING ANALYSIS

GENERAL PLAN DESIGNATION:	SUBJECT PROJECT DID NOT HAVE A PARCEL NUMBER DURING CREATION OF GENERAL PLAN THEREFORE NO CURRENT DESIGNATION.
SPECIFIC PLAN:	LINCOLN AVENUE SPECIFIC PLAN
PROPOSED GENERAL PLAN DESIGNATION:	MEDIUM DENSITY RESIDENTIAL.
CURRENT ZONE:	PUBLIC (PS)
PROPOSED ZONE:	LASP-RM-16
LOT SIZE:	23,000 SQFT (.53 ACRE)
DENSITY ALLOWED:	.53 ACRE X 16 DU/ACRE = 8 UNITS
DENSITY PROVIDED:	8 UNITS
PARKING REQUIRED:	2 PARKING PER 650 SQFT PER UNIT OR LARGER.
PARKING PROVIDED:	16 PARKING
FAR CALCULATION:	
HEIGHT:	MAX 36 FEET PER SPECIFIC PLAN
SETBACK:	FRONT: MIN 20 FEET SIDE: 5 FEET
LOT COVERAGE CALCULATION:	23000 X 35% = 8,050

PROJECT INFORMATION

PROJECT NAME:	LINCOLN LOFTS
ADDRESS:	LINCOLN AVE AND CANADA
APPLICANT:	PAYKAN CORPORATION 11444 ACACIA AVE UNIT A HAWTHORNE, CA 90250
PROJECT DESCRIPTION:	8 UNIT MULT - FAMILY APARTMENTS
CONSTRUCTION TYPE:	III-A CONSTRUCTION
LEGAL DESCRIPTION:	PORTION OF LA CANADA TRACT NO. 7438 M.B 82-62/63 PARCEL NO. 43968-2 STREET AREA: DK 43968-2
PROPOSED ZONING:	LASP-RM-16
UNIT TABLE:	8 UNITS 4 BEDROOMS PER UNIT

VICINITY MAP



SEAL

PRINTED NAME _____
 SIGNATURE _____
 DATE ISSUED _____
 REG NO. _____
 PROJECT ADDRESS
 LINCOLN AND CANADA AVE

PROJECT NUMBER	DATE
BLD19-1223009788	Issue Date
DRAWN BY	CHECKED BY
Author	Checker

SCALE As indicated

TITLE

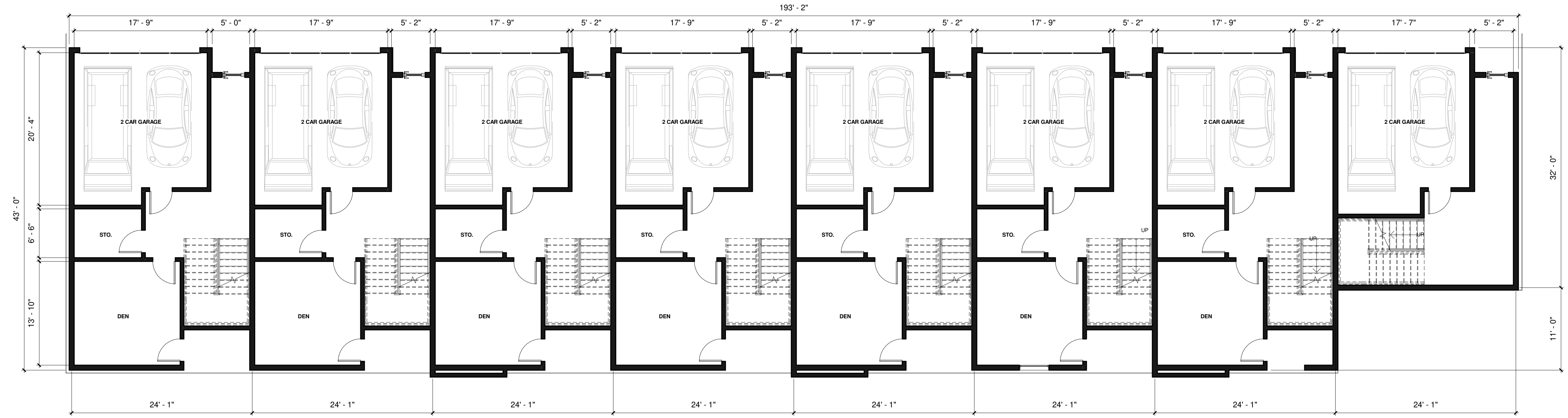
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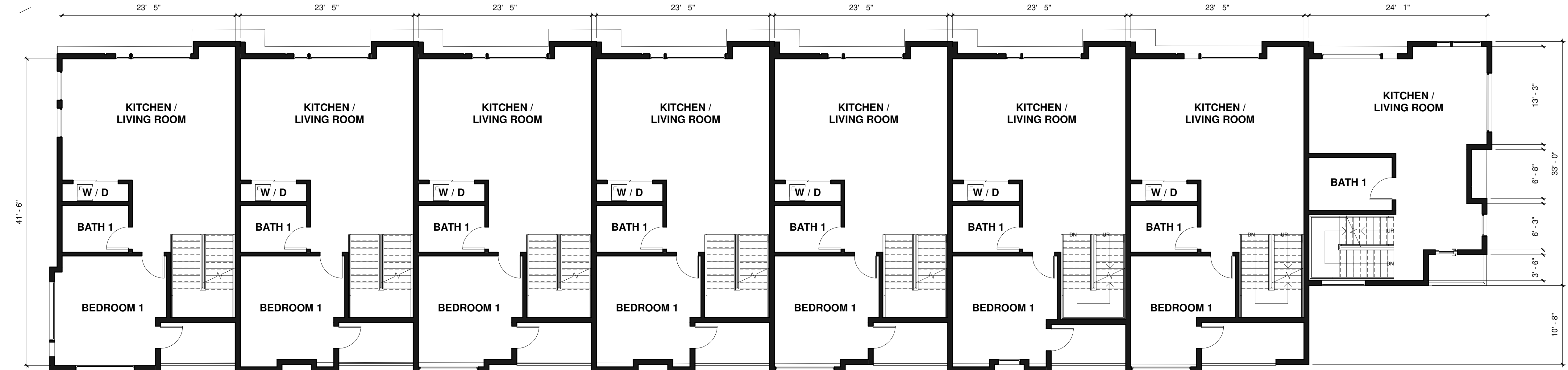
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LINCOLN LOFTS

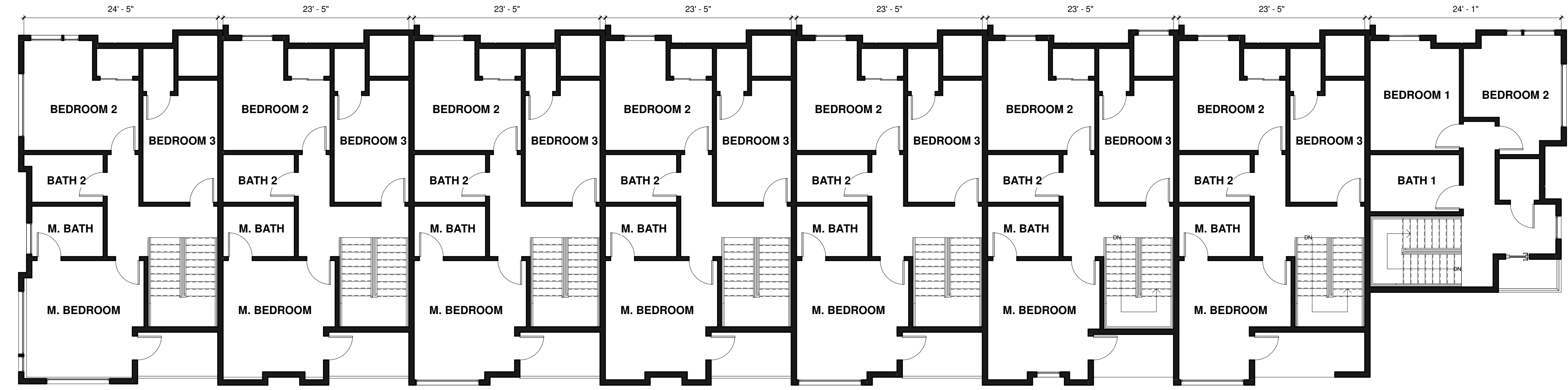
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1 1st Floor Plan
1/8" = 1'-0"



2 2nd Floor Plan
1/8" = 1'-0"



3 3rd Floor Plan
1/8" = 1'-0"

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DATE ISSUED

REG. NO.

PROJECT ADDRESS
LINCOLN AND CANADA AVE

PROJECT NUMBER
BLDR19-122309788

DATE
Issue Date

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SCALE
1/8" = 1'-0"

TITLE
FLOOR PLAN

Sheet number

A-2.00

LINCOLN LOFTS

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PROJECT NUMBER	DATE
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SCALE 1/8" = 1'-0"

TITLE
ELEVATION

Sheet number
A-3.00

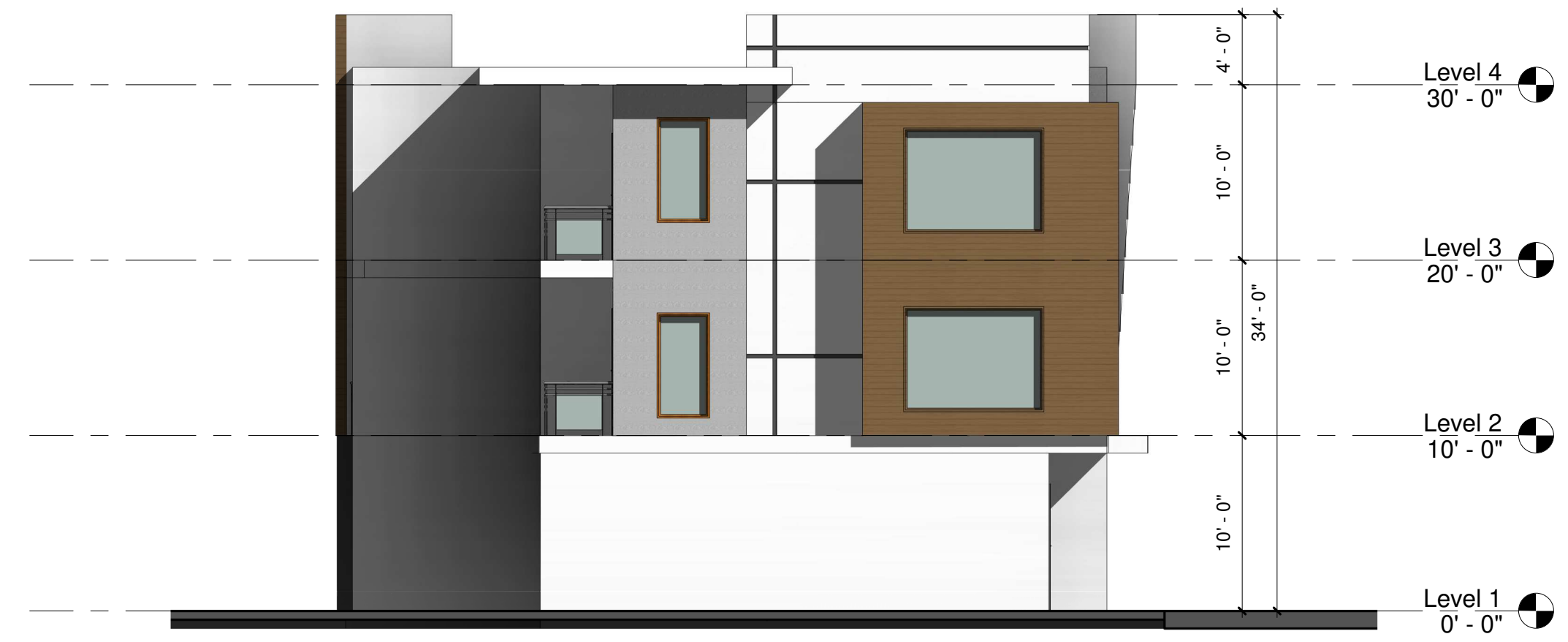
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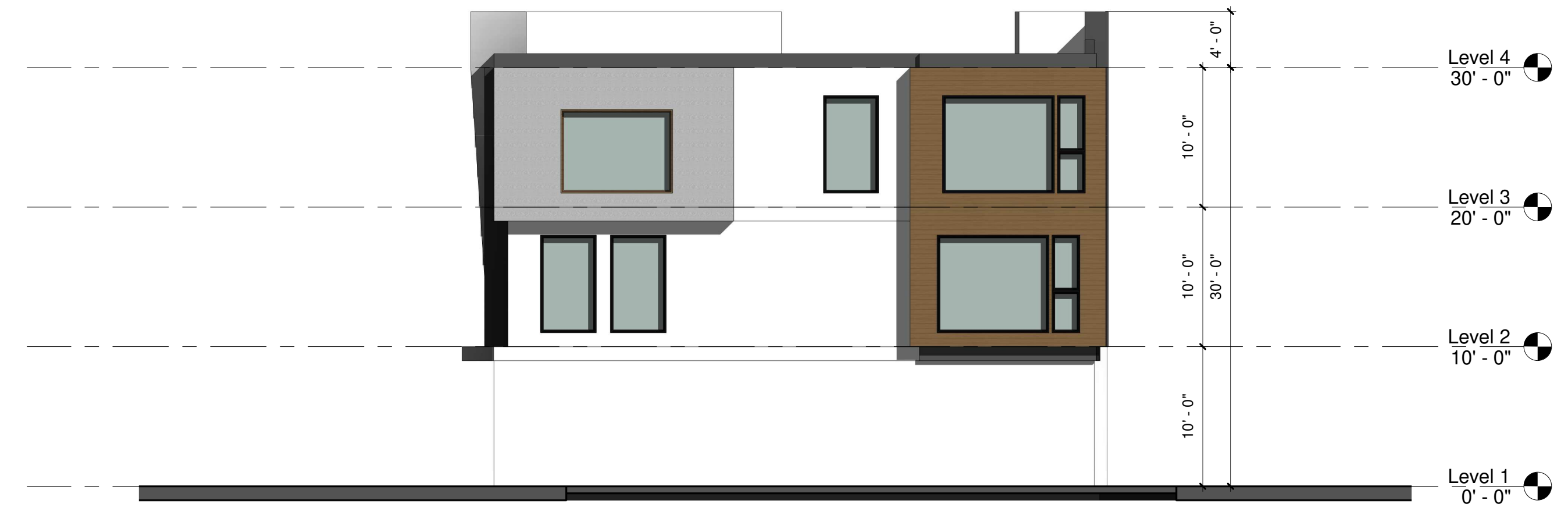
① North
 1/8" = 1'-0"



② South
 1/8" = 1'-0"



③ East
 1/8" = 1'-0"



④ West
 1/8" = 1'-0"