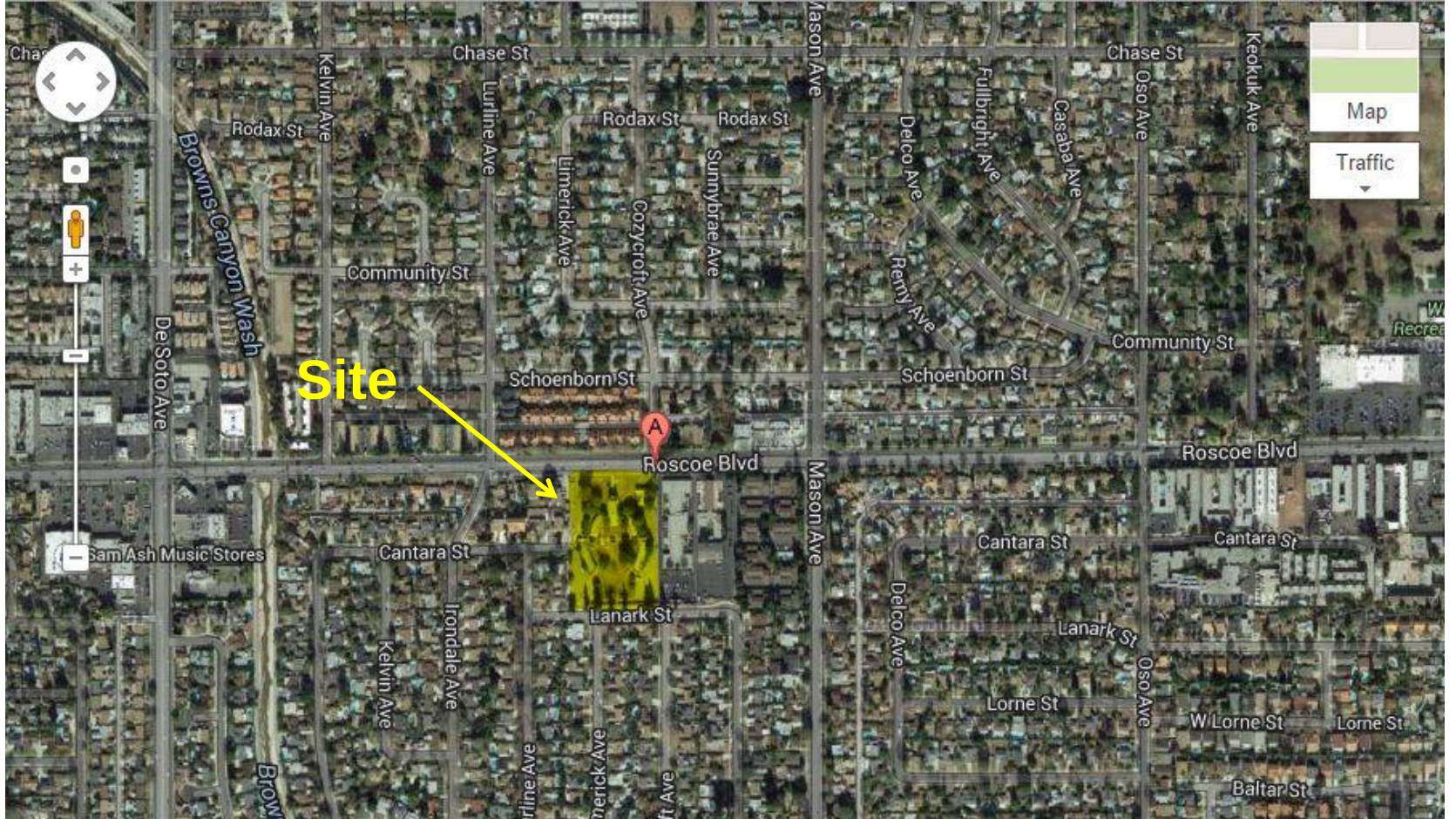




Ashton

By LaTerra Development



20600 West Roscoe Boulevard

Site is bounded by Roscoe Blvd. to the north and Lanark St. to the south

Currently Entitled Site Plan

Site Area: 4.28 AC
Dwelling Units: 129
Density: 30.14 DU/AC

105 Apartment Condo
Units

- 4 story building

17 Detached Condo
Units

- 2 story units

7 Detached Condo
Units along Lanark

- 2 story units



	Permitted	Existing Entitlement	Proposed Entitlement
Density	146	Tract Map LOD ¹ = 132 Tract Map = 129 CPC LOD = 132 ²	77
Floor Area	559,083		188,807
Open Space	Based on habitable rooms	45,583	Not Required Total 76,591
Building Height	45'	45'	38'
Parking	2.25 spaces per unit	310 total 2.3 per unit	195 2.5 per unit
Lot Coverage ³	80% or less within lot or tract	Not applicable because it was not a small lot subdivision	63% for entire tract
Setbacks	5 feet required adjacent to surrounding uses	Not applicable because it was not a small lot subdivision	Front = 15 feet West = 5'0" to 24'2" East = 5'0" to 23'10" Rear = 20'

¹ LOD = Letter of Determination

² See page 19 of the CPC recommendation

³ All structures on a lot which includes one or more dwelling units, may, taken together, occupy no more than 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of the lot area of each lot not meeting this provision.



Roscoe Elevation (currently entitled)
105 Apartment Condo Units (4 story) + 17 Condo Units



Roscoe Elevation (proposed)
70 Single Family Small Lot Homes (3 story)

KTGY | **Ashton**
Los Angeles, CA

Illustrative Site Plan

KTGY Group, Inc.

Site Area: 4.28 AC
Dwelling Units: 77 DU
Density: 17.99 DU/AC

Project Entry

- Decorative paving
- Matching entry trees

Paseo

- Decorative paving
- Entry pilasters

Open Space

- Benches
- Mailboxes
- Bike racks

Existing Oak Tree

- Protect in Place

Bike Rack



Illustrative Site Plan – 3-Story Small Lot SFD

KTGY Group, Inc.

15 Buildings
70 Units

Total Living Area:
129,902 SF

Total Parking:
Open Spaces: 20
Garage Spaces: 140
Total Spaces: 160



Illustrative Site Plan – 2-Story SFD

KTGY Group, Inc.

7 Units

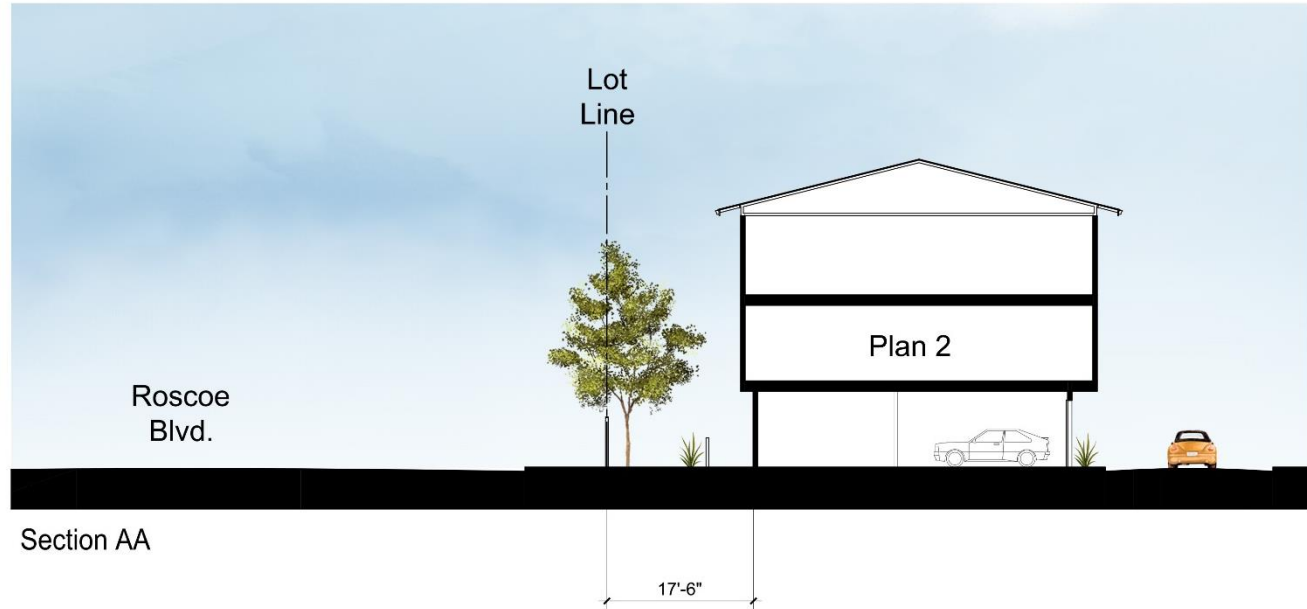
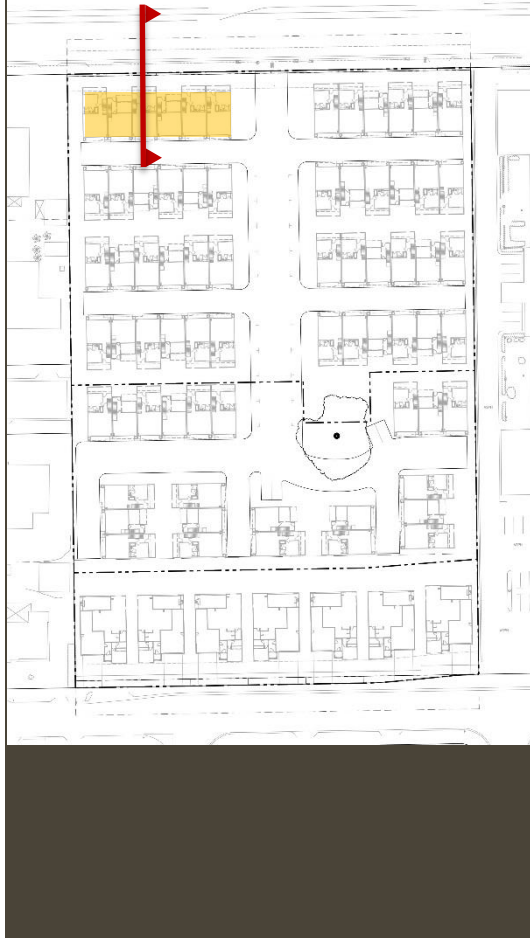
Total Living Area:
18,970 SF

Total Parking:
Driveways: 14
Garage Spaces: 21
Total Spaces: 35

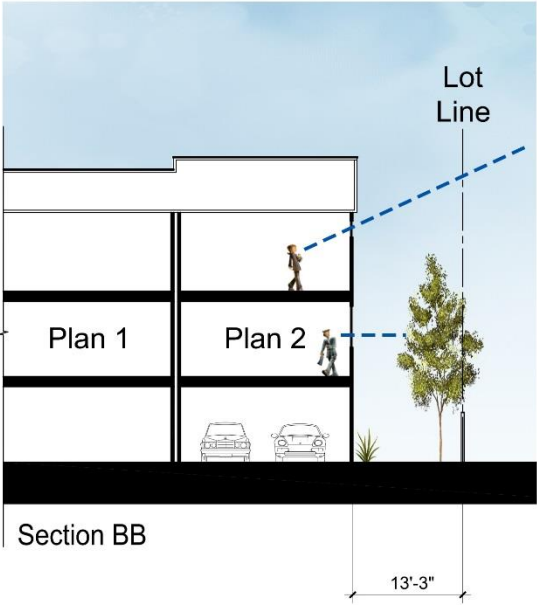
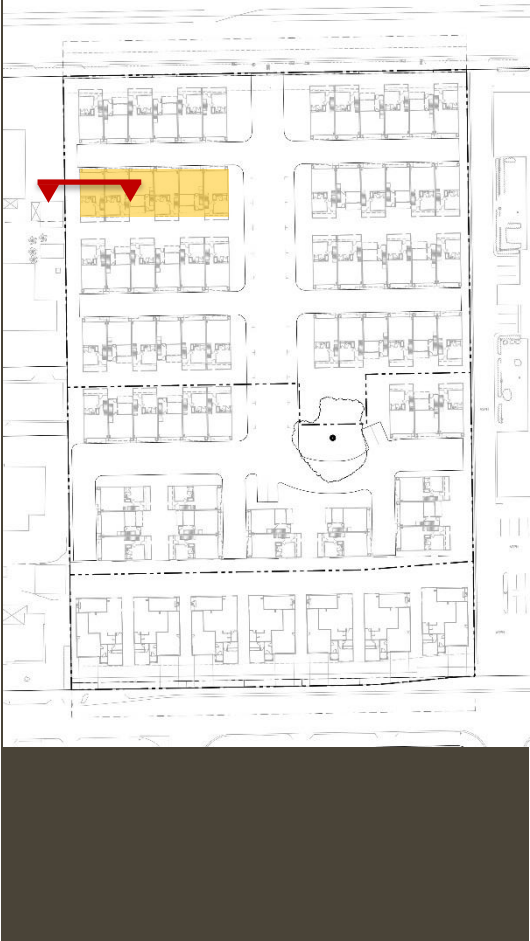


Section – Section AA

KTGY Group, Inc.



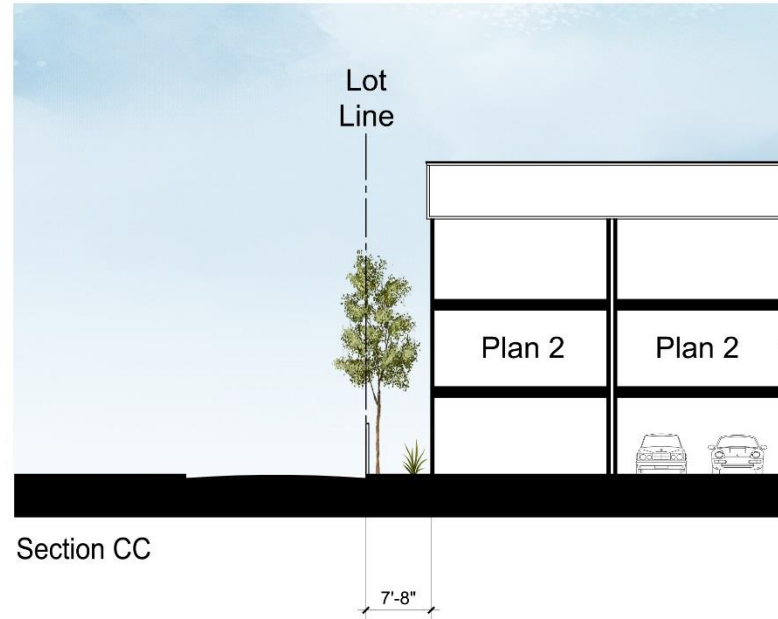
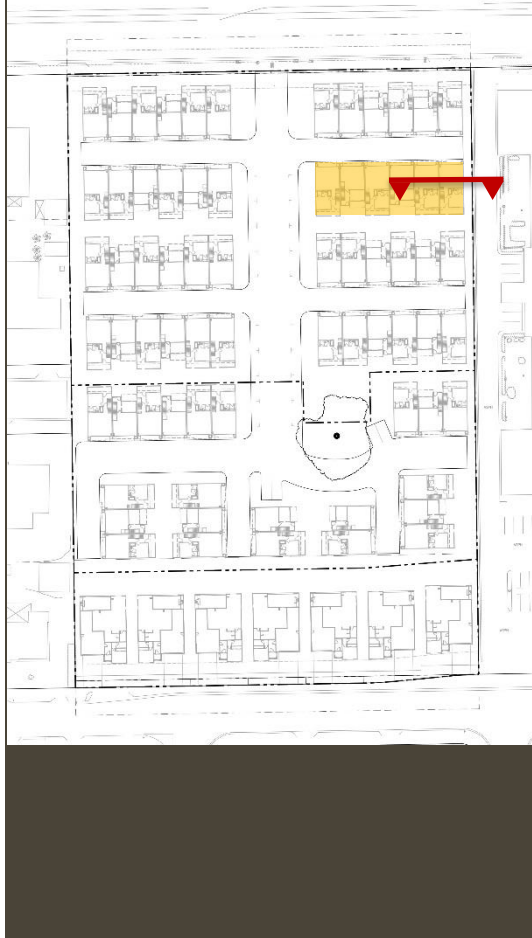
Section – Section BB



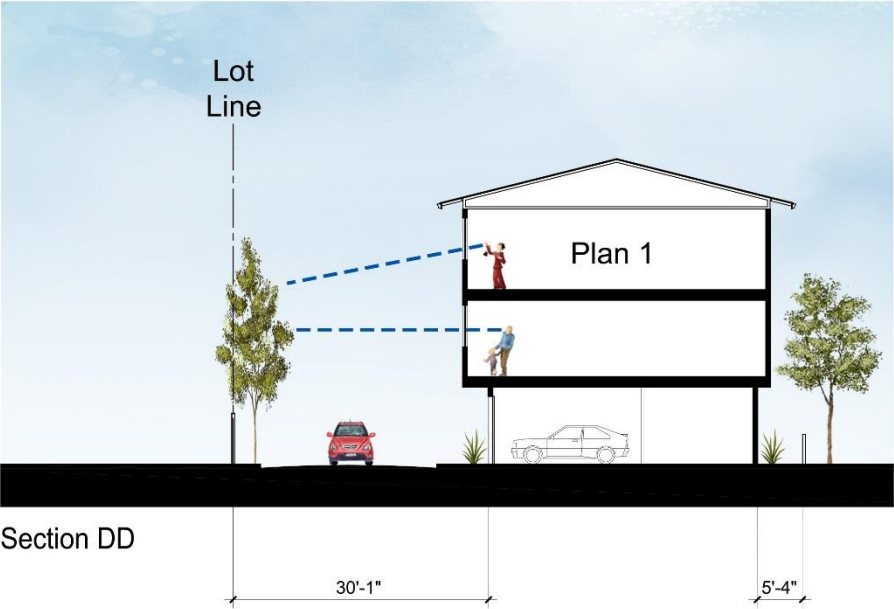
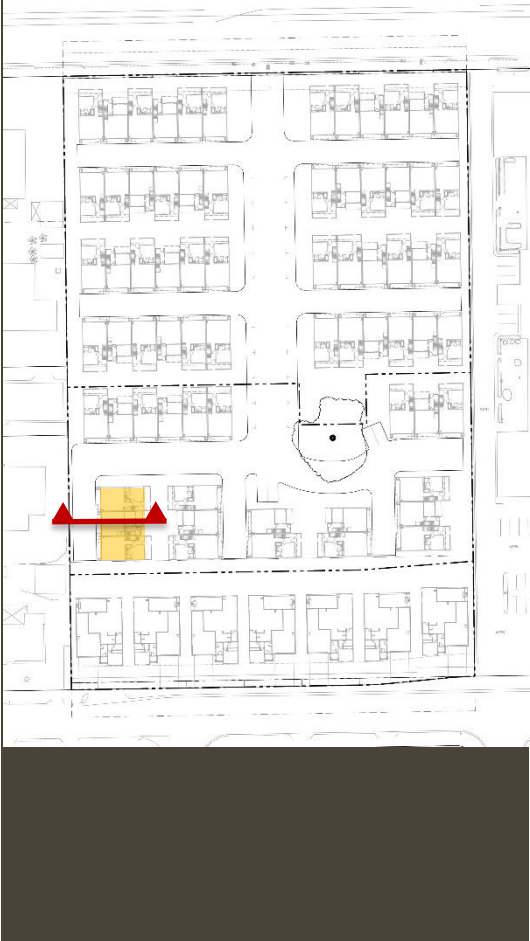
West-Facing Elevation

Section – Section CC

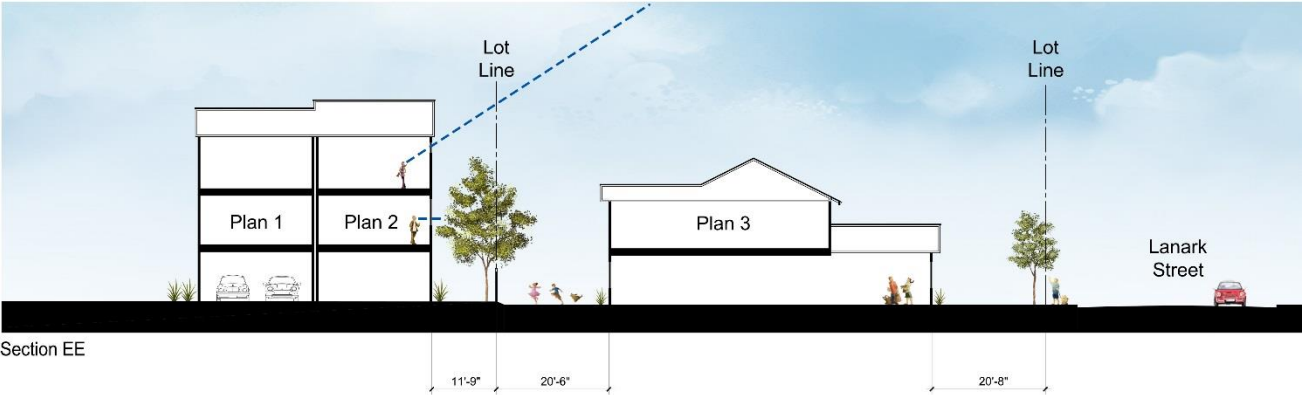
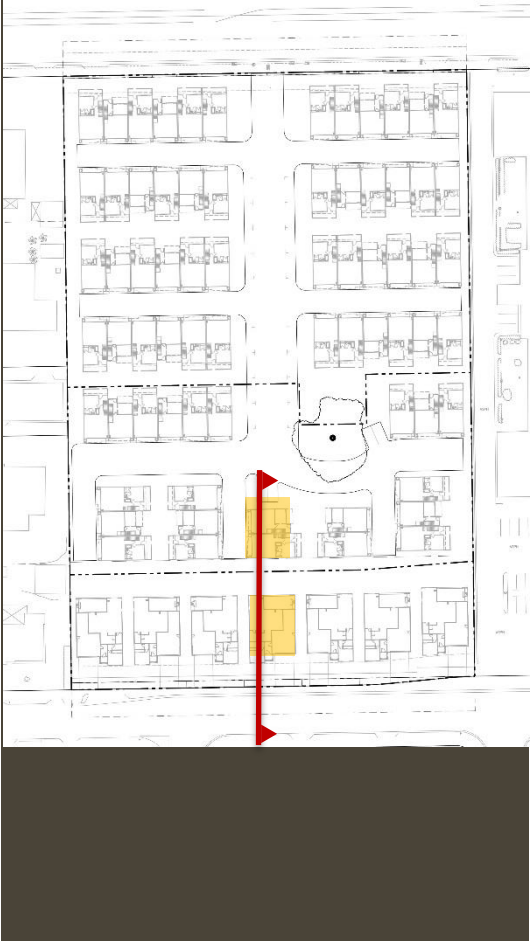
KTGY Group, Inc.



Section – Section DD



Section – Section EE



3-Story Small Lot SFD Elevations

KTGY Group, Inc.



3-Story Small Lot SFD Perspective – *Entry off Roscoe Blvd.*

KTGY Group, Inc.



Plan 3 – 2-Story SFD Street Scene Along Lanark Street

KTGY Group, Inc.

