



Questions & Answers
Clarification on program requirements
2.26.07

1) Can teams suggest design alternatives for grading plans?

Yes, design alternates may be proposed. However, you will be judged by how much land you export and the integrity by which it is done. Treat the site like a real landscape.

2) Can teams propose present alternative tested materials?

Yes, alternative materials may be proposed, but teams must also present a basic scheme that accompanies the alternatives. Keep in mind that one of the critical issues competitors are asked to address is to “design for ease of construction by lay-builders (i.e. Habitat volunteers).”

3) On the site plan it appears that either the site is closer to ¾ acre or the scale on the site plan is wrong. Please confirm site size.

The site is approximately 36,200 SF of lot area, including the small “nose” at Cobalt and Foothill.

Note: teams will need to dedicate two feet along Foothill Boulevard for a public street.

4) The city documents obtained describe 12 attached homes, not eleven semi-attached units. Please clarify the type of housing Habitat wants.

There was a Tract Map No. 51713 filed with the City in 1993, for 12 attached condo units, but it was never recorded. Habitat would like 11 units- five duplexes and one single, which would be a disabled access unit.

5) The lot(s) are zoned part RD3-1 and part RA-1, according to ZIMAS -- LACITY Zoning Information Map Access System. That is a conflict for the type of building the program describes. Will the RA-1 zoning be changed to reflect the intentions of Habitat?

There was a zone change ordinance to (T)(Q)RD3-1 (Ord. No. 168,580) approved in 1993. That ordinance has expired and Habitat is resubmitting an application. You can assume that the entire property will be zoned RD3-1, which will allow the proposed 11 units.