

6136 W. MANCHESTER AVE.

Westchester, CA 90045



Vicinity Map



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Property Owner & Applicant

6136 Manchester Avenue Apartments, LLC

1901 Ave. of the stars, Ste 1950
Los Angeles, CA 90067
T: 310-566-8700

Design Architect

AC Martin, Inc.

444 S. Flower Street, Suite 1220
Los Angeles, CA 90071
T: 213.614.6050

Landscape Architect

MJS Landscape Architecture

507 30th Street
Newport Beach, CA 92663
T: 949-675-9964

ENTITLEMENT SUB
WESTCHESTER, CA

8/12/2022

AC MARTIN

PROJECT DATA		
PROJECT ADDRESS	6136 MANCHESTER AVE, LA CA 90045	
	8651 S LA TIJERA BLVD, LA CA 90045	
LEGAL DESCRIPTION	LOT PL LT 38, ARB 65 OF THE RANCHO SAUSAL REDONDO TRACT	
APN	4123-004-011	
	4123-004-010	
ZONING	[Q]C2-1-CDO	
LANDUSE DESIGNATION	COMMUNITY COMMERCIAL	
SITE		
	GROSS AREA (PER SURVEY)	105,276 SF
	5' DEDICATION @ MANCHESTER AVE	
	5' DEDICATION @ LA TIJERA BLVD	

PROJECT DESCRIPTION		
MIXED-USE RESIDENTIAL BUILDING WITH GROUND FLOOR COMMERCIAL AND SUBTERRANEAN PARKING		
BASE F.A.R. BY RIGHT	1.5:1	
BASE ALLOWED FLOOR AREA	157,914 SF	
PROPOSED F.A.R. (DB)	3.96:1	
PROPOSED MAX FLOOR AREA	416,892 SF	
SITE AREA (DENSITY) : GROSS AREA	105,276 SF	
BUILDING HEIGHT ALLOWABLE	UNLIMITED	
PROPOSED MAX BUILDING HT (DB)	95.75'	
TRANSITIONAL HEIGHT		
	BUILDING HEIGHT LIMIT SHALL BE STEPPED AT A 45 DEGREE ANGLE AS MEASURED 25' ABOVE P.L. OF ADJOINING R1-1 ZONE PROPERTIES	
REQUIRED YARDS		
C2 REQUIREMENTS		
	FRONT	0'-0"
	SIDE	0'-0"
	REAR	0'-0"
R4 REQUIREMENTS (@ RESIDENTIAL USES)		
	FRONT	0'-0" 12.22.A.18.C.3
	SIDE	11'-0"
	REAR	11'-0"
PROPOSED YARDS		
	FRONT	0'-0"
	SIDE (DB)	11' INTERNAL; 5'-6" TRUXTON(DB)
	REAR	NO REAR YARD
RESIDENTIAL		
	BASE DENSITY	263 DU
	PROPOSED DENSITY	441 DU
	PROPOSED AFFORDABLE (VLI)	66 DU (11% VLI)

BUILDING TOTALS		
GROSS FLOOR AREA		
	LEVEL 1	87,830 SF
	LEVEL 2	90,785 SF
	LEVEL 3	72,140 SF
	LEVEL 4	71,650 SF
	LEVEL 5	65,715 SF
	LEVEL 6	66,665 SF
	LEVEL 7	54,755 SF
	LEVEL 8	49,545 SF
	ROOF	1,375 SF
	LEVEL P1 SUB-T	92,135 SF
	LEVEL P2 SUB-T	35,860 SF
TOTAL GROSS FLOOR AREA		688,455 SF

CONSTRUCTION TYPE INFORMATION	
8 STORY RESIDENTIAL MIXED-USE	
1 STORY TYPE 1A : COMMERCIAL , LOBBY, PARKING	
1 LEVEL TYPE 1A : ABOVE GROUND PARKING	
1 LEVEL TYPE 1A : RESIDENTIAL	
5 STORIES TYPE 111A : RESIDENTIAL	
1.25 LEVEL TYPE 1A : SUBTERRANEAN PARKING	

FLOOR AREA		
FLOOR AREA - F.A.R.		
	LEVEL 1	26,105 SF
	LEVEL 2	14,835 SF
	LEVEL 3	71,950 SF
	LEVEL 4	69,755 SF
	LEVEL 5	67,010 SF
	LEVEL 6	64,765 SF
	LEVEL 7	52,675 SF
	LEVEL 8	49,795 SF
	LEVEL P1 SUB-T	0 SF
	LEVEL P2 SUB-T	0 SF
TOTAL PROPOSED F.A.R. FLOOR AREA		416,890 SF

COMMERCIAL FLOOR AREA		
	L1 COMMERCIAL	12,630 SF
	L2 COMMERCIAL	3,490 SF
TOTAL FLOOR AREA - COMMERCIAL		16,120 SF

AMENITY SPACES		
	LEVEL 1 LEASING.LOBBY	3,780 SF
	LEVEL 1 MAIL	1,390 SF
	LEVEL 2 LOBBY	280 SF
	LEVEL 3 COVERED EXTERIOR	935 SF
	LEVEL 3 CLUB ROOM	2,240 SF
	LEVEL 3/4 FITNESS	3,485 SF
	LEVEL 4 CO-WORKING	1,280 SF
	LEVEL 6 LOUNGE	510 SF
TOTAL AMENITY AREA		13,900 SF

COMMON OPEN SPACE		
	LEVEL 1 PLAZA	2,345 SF
	LEVEL 3 COURTYARD	17,495 SF
	LEVEL 5 TERRACE	4,545 SF
	LEVEL 6 TERRACE	600 SF
	LEVEL 8 TERRACE	3,945 SF
TOTAL COMMON OPEN SPACE AREA		28,930 SF

PRIVATE OPEN SPACE		
	LEVEL 3	800 SF
	LEVEL 4	1,300 SF
	LEVEL 5	1,350 SF
	LEVEL 6	1,400 SF
	LEVEL 7	1,250 SF
	LEVEL 8	1,200 SF
TOTAL PRIVATE OPEN SPACE AREA		7,300 SF

PARKING				
PARKING PER DB OPTION 1				
REQUIRED	#	STL/DU	STALLS	
	STUDIO	125	1.00	125
	1BEDROOM	196	1.00	196
	2BEDROOM	120	1.50	180
	COMMERCIAL	16,120 SF	500 SF	32
ENTERPRISE ZONE = 2 SPACES / 1,000 SF				
TOTAL REQUIRED				
	RESIDENTIAL	501		
	COMMERCIAL	32		
TOTAL		533		
TOTAL PROVIDED				
	RESIDENTIAL	501		
	COMMERCIAL	50		
TOTAL PARKING PROVIDED		551		

RESIDENTIAL UNIT MIX													TOTAL #	TOTAL SF
STUDIOS														
	S01	452 SF	0	0	12	12	16	16	15	14	85	38,420 SF		
	S02	543 SF	0	0	7	7	7	7	6	6	40	21,720 SF		
TOTAL STUDIO												125	60,140 SF	
1BEDROOM														
	1BD1	722 SF	0	0	8	8	9	9	3	3	40	28,880 SF		
	1BD2	648 SF	0	0	6	6	10	10	10	10	52	33,696 SF		
	1BD3	628 SF	0	0	1	1	1	1	1	1	6	3,768 SF		
	1BD4	538 SF	0	0	5	5	5	5	3	3	26	13,988 SF		
	1BD5	0 SF	0	0	0	0	0	0	0	0	0	0 SF		
	1BD6	692 SF	0	4	0	0	0	0	0	0	4	2,768 SF		
	1BD7	650 SF	0	0	11	11	11	9	8	8	58	37,700 SF		
	1BD8	929 SF	0	0	1	1	1	1	0	0	4	3,716 SF		
	1BD-L/W	1,567 SF	6	0	0	0	0	0	0	0	6	9,402 SF		
TOTAL 1BEDROOM												196	133,918 SF	
2BEDROOM														
	2BD1	1,022 SF	0	0	16	16	15	15	14	12	88	89,936 SF		
	2BD2	1,140 SF	0	0	6	6	4	4	3	1	24	27,360 SF		
	2BD3	825 SF	0	0	0	0	0	0	1	1	2	1,650 SF		
	2BD4	1,212 SF	0	0	0	0	0	0	1	1	2	2,424 SF		
	2BD5	0 SF	0	0	0	0	0	0	0	0	0	0 SF		
	2BD6	1,209 SF	0	0	1	1	1	1	0	0	4	4,836 SF		
TOTAL 2BEDROOM												120	126,206 SF	
TOTAL												441	320,264 SF	
UNIT AVERAGE													726 SF	

OPEN SPACE				
REQUIRED			#	SF/DU
	STUDIO	(<3 HABITABLE ROOMS)	125	100 SF
	1BEDROOM	(<3 HABITABLE ROOMS)	196	100 SF
	2BEDROOM	(=3 HABITABLE ROOMS)	120	125 SF
TOTAL REQUIRED				
PROVIDED				
	COMMON OPEN SPACE	OUTDOOR		28,930 SF
	COMMON OPEN SPACE	INDOOR		11,775 SF
	PRIVATE OPEN SPACE			7,300 SF
TOTAL PROVIDED				
				48,005 SF

BICYCLE PARKING				
RESIDENTIAL	UNITS	SHORT	LONG	TOTAL
1-25 DU	25	3	25	28
SHORT-1 SPACE PER 10 UNITS / LONG-1 SPACE PER UNIT				
26-100	74	5	49	54
SHORT-1 SPACE PER 15 UNITS / LONG-1.5 SPACE PER UNIT				
101-200	99	5	50	54
SHORT-1 SPACE PER 20 UNITS / LONG-1 SPACE PER 2 UNITS				
201+	243	6	61	67
SHORT-1 SPACE PER 40 UNITS / LONG-1 SPACE PER 4 UNITS				
TOTAL	441	18	185	203

COMMERCIAL				
COMMERCIAL	AREA	SHORT	LONG	
	16,120 SF	8	8	16
SHORT-1 SPACE PER 2,000 SF / LONG-1 SPACE PER 2,000 SF				
TOTAL	16,120 SF	8	8	16
TOTAL REQUIRED				
		27	193	219
TOTAL PROVIDED				
	SHORT TERM	27		
	LONG TERM	193		
TOTAL		220		

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ZONING INFORMATION

ZONING INFORMATION NOT PROVIDED

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY 2022 PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 0603701760P DATED SEPTEMBER 26, 2009 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON DECEMBER 16, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF MANCHESTER AVENUE PER MAP FILED IN BOOK 289, PAGES 5 AND 6 OF MAPS.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
112	6	0	0	118

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE NEAREST INTERSECTING STREETS, MANCHESTER AVENUE, LA TIJERA BOULEVARD AND TRUXTON AVENUE ARE ADJUTING THE SUBJECT PROPERTY AND ARE DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 LOS ANGELES CITY BENCHMARK NO. 17-01521 DATUM: NAVD 1988 ELEVATION (FEET): 144.543 DESCRIPTION: WIRE SPIKE IN SOUTH CURB MANCHESTER AVENUE, 5.1 FEET WEST OF BC RETURN WEST OF TRUXTON AVENUE.

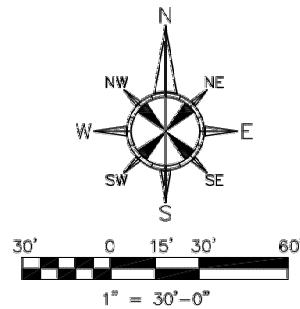
N7 NO EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

N8 THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO LA TIJERA BOULEVARD, TRUXTON AVENUE AND MANCHESTER AVENUE, ALL BEING DEDICATED, PUBLIC RIGHT OF WAYS.

N9 Survey Prepared By:
 SITETECH INC.
 8001 CHURCH STREET
 MAIL: POX 592
 HIGHLAND, CA 92346
 (909) 864-3180

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND (11b) - UTILITY PLANS OBTAINED FROM GPRS.



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

ITEM'S A THROUGH C ARE STANDARD TITLE EXCEPTIONS - DO AFFECT - NOT PLOTTED.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.

2 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DOCUMENT RECORDED MAY 12, 1993 AS RECORDING NO. 208 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.

ITEM #'S 3 THROUGH 7 ARE NON SURVEY RELATED - DO AFFECT - NOT PLOTTED.

ITEM #'S 8 THROUGH 12 ARE STANDARD TITLE EXEMPTIONS - DO AFFECT - NOT PLOTTED.

TITLE LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SOUTH LINE OF MANCHESTER AVENUE, 100 FEET WIDE, DISTANT THEREON SOUTH 89° 55' 43" WEST 195.00 FEET FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE NORTHWEST LINE OF LA TIJERA BOULEVARD, 100.00 FEET WIDE; THENCE SOUTH 0° 04' 17" EAST 125.42 FEET; MORE OR LESS, THENCE SOUTH 48° 46' 59" EAST TO A POINT IN SAID NORTHWEST LINE OF SAID BOULEVARD, DISTANT THEREON SOUTH 43° 13' 01" WEST 225 FEET FROM THE INTERSECTION OF SAID NORTHWEST LINE WITH SAID SOUTH LINE; THENCE ALONG SAID NORTHWEST LINE SOUTH 43° 13' 01" WEST 387.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS 20 FEET AS SHOWN ON MAP OF TRACT NO. 14012, IN SAID CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289 PAGES 5 AND 6 OF MAPS; THENCE WESTERLY ALONG SAID CURVE 31.42 FEET; THENCE TANGENT TO SAID CURVE NORTH 48° 48' 59" WEST 80.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15 FEET, AS SHOWN ON SAID MAP; THENCE NORTHWESTERLY ALONG SAID CURVE 12.25 FEET TO THE END OF SAID CURVE BEING A POINT ON THE EASTERLY LINE OF TRUXTON AVENUE, 60 FEET WIDE, AS SHOWN ON SAID MAP; THENCE TANGENT TO SAID CURVE NORTH 0° 00' 58" EAST 381.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET, AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ALONG SAID CURVE 31.39 FEET TO THE SOUTH LINE OF SAID MANCHESTER AVENUE; THENCE ALONG SAID SOUTH LINE NORTH 89° 55' 43" EAST 274.02 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 4123-004-010 & 4123-004-011

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN THE COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT NO. 01909126 DATED AS OF OCTOBER 19, 2021 AT 7:30 A.M.

ALTA/NSPS LAND TITLE SURVEY

FOR

6136 W Manchester Avenue
 8651 La Tijera Boulevard
 PARTNER PROJECT NUMBER 21-345544.2

ALTA SURVEY BASED AND RELIED ON Chicago Title Insurance Company TITLE COMMITMENT, NUMBER 00149247-001-TG3-JC, CONTAINING AN EFFECTIVE DATE AND TIME OF March 25, 2021 at 07:30 a.m.

CERTIFICATION

TO: Commonwealth Land Title Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 11b, 13, 14, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON December 16, 2021.

DATE OF PLAT OR MAP: December 17, 2021

PROPERTY ADDRESS: 8651 La Tijera Boulevard, Los Angeles, CA 90045
 PROPERTY ADDRESS: 6136 W. Manchester Avenue, Los Angeles, CA 90045

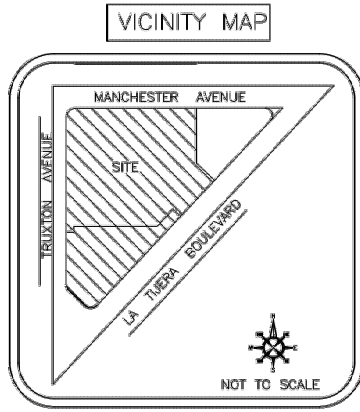
B. Mayer
 BERNHARD K. MAYER
 Registration No. P.L.S. 7318
 In the State of California
 Field Date of Survey: December 16, 2021
 Latest Revision Date:

STAMP
 COMMONWEALTH LAND TITLE COMPANY
 10000 WILSON AVENUE, SUITE 100
 WEST CHESTER, CA 93781
 ALL RIGHTS RESERVED. USE OF THIS SURVEY IS LIMITED TO THE PROJECT AND PARCEL IDENTIFIED THEREON.

CORPORATE OFFICE
 2154 TORRANCE BLVD.
 TORRANCE, CA 90501 888-213-7479
 ALTA@partneresi.com



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STATEMENT OF ENCROACHMENTS

A SIDEWALK ENCROACHES ONTO SUBJECT PROPERTY BY 1.4'

B ASPHALT ENCROACHES ONTO SUBJECT PROPERTY BY 1.4'

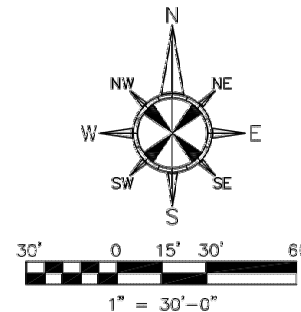
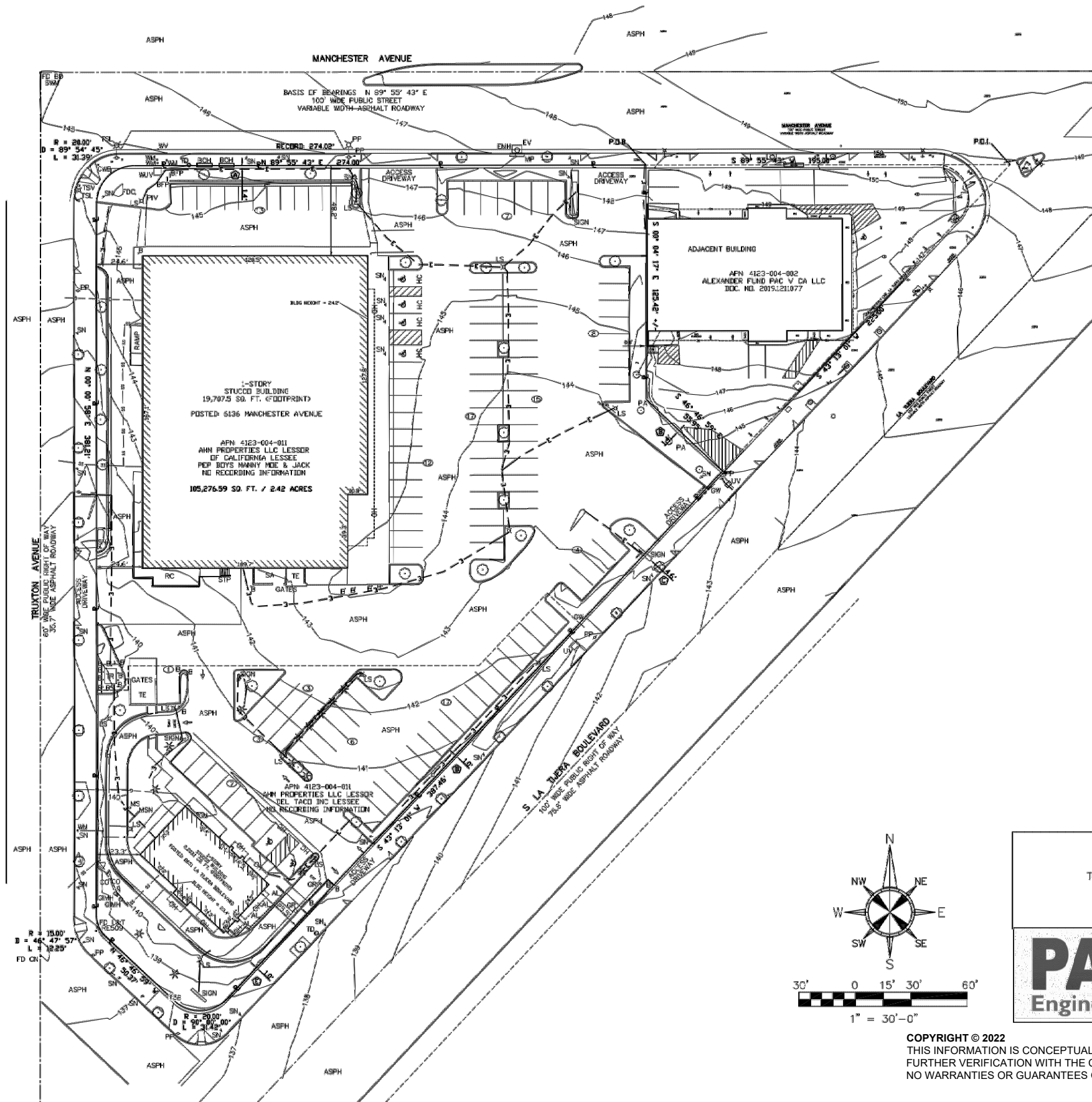
C SIGN ENCROACHES INTO RIGHT-OF-WAY BY 4.6'

D WALL ENCROACHES INTO RIGHT-OF-WAY BY 1.0'

E WALL ENCROACHES INTO RIGHT-OF-WAY BY 1.0'

LEGEND

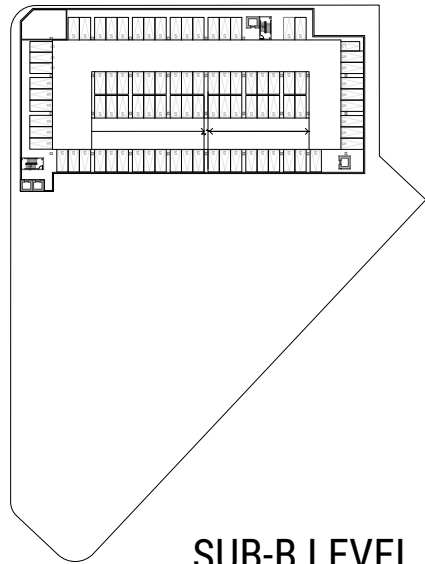
□	AL	AREA LIGHT
	APN	ASSESSOR'S PARCEL NUMBER
ASPH	ASPH	ASPHALT
○	B	BOLLARD
BB	BB	BRASS DISK
BCH	BCH	BENCH
BFP	BFP	BACK FLOW VALVE
CH	CH	C NAIL
CD	CD	CLEAN OUT
CVB	CVB	CROSSWALK BUTTON
D	D	DELTA ANGLE OF CURVE
DOC	DOC	DOCUMENT
EMH	EMH	ELECTRIC UTILITY MANHOLE
EV	EV	ELECTRIC UTILITY VAULT
FB	FB	FOUND MONUMENT - AS NOTED
GNH	GNH	GREASE INTERCEPTOR MANHOLE
GM	GM	GAS METER
GR	GR	GRATE
GV	GV	GUY WIRE
HC	HC	HANDICAP
L	L	LENGTH OF CURVE
L&T	L&T	LEAD AND TAG
LS	LS	LIGHT STANDARD
MP	MP	METAL PLATE
MS	MS	MENU SPEAKER
MSN	MSN	MENU SIGN
OH	OH	OVERHANG
P.O.B.	P.O.B.	POINT OF BEGINNING
P.O.I.	P.O.I.	POINT OF INTERSECTION
PL	PL	PROPERTY LINE
PP	PP	POWER PLE
R	R	RADIUS OF CURVE
RC	RC	RAISED CONCRETE
SA	SA	STORAGE AREA
SH	SH	SIGN
SG. FT.	SG. FT.	SQUARE FEET
STP	STP	STEPS
TB	TB	TRASH DISPENSER
TE	TE	TRASH ENCLOSURE
TR	TR	TRANSFORMER
TSL	TSL	TRAFFIC SIGNAL LIGHT
TSV	TSV	TRAFFIC SIGNAL VAULT
UV	UV	UTILITY VAULT
WM	WM	WATER METER
WUV	WUV	WATER UTILITY VAULT
WV	WV	WATER VALVE
		BLOCK WALL - TYPICAL
		PARKING SPACE COUNTER
		FENCE - WROUGHT IRON
		CENTER LINES
		USA - GAS
		USA - ELECTRIC
		USA - SEWER
		USA - WATER
		TREE - DECIDUOUS
		TREE - PALM



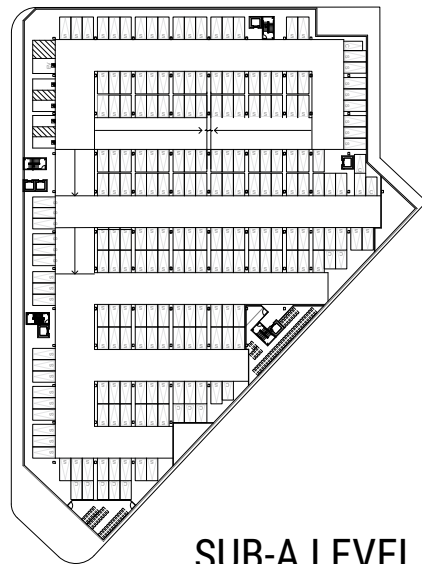
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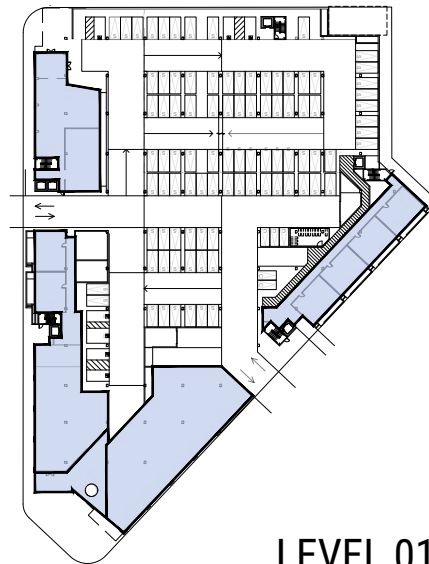
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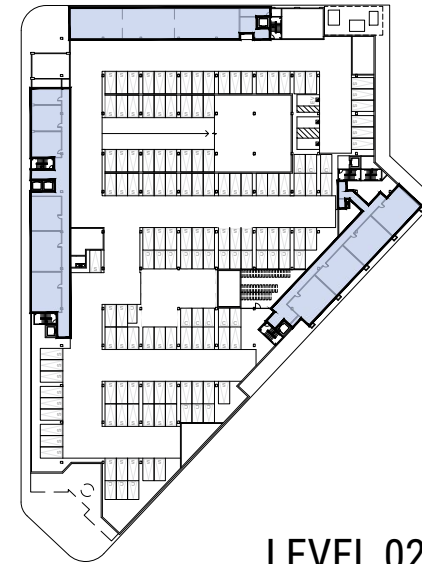
SUB-B LEVEL



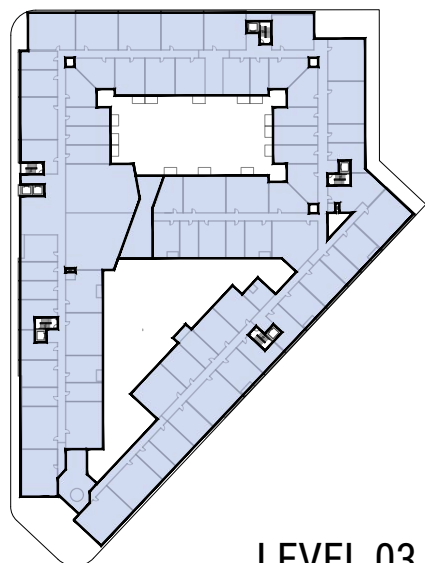
SUB-A LEVEL



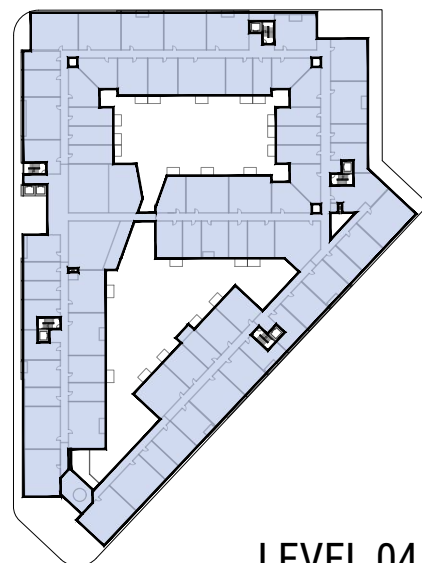
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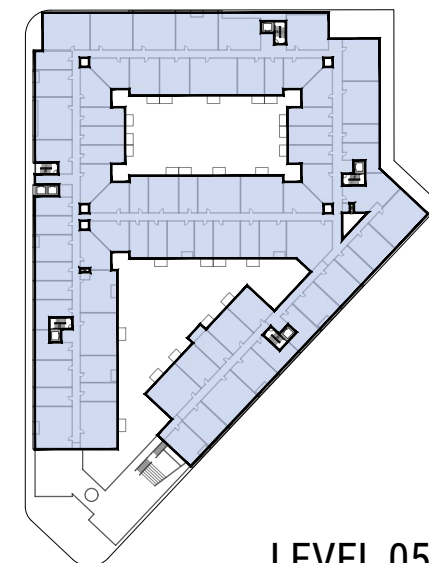
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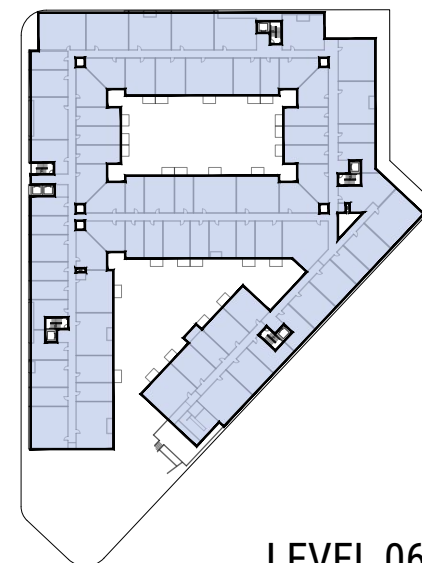
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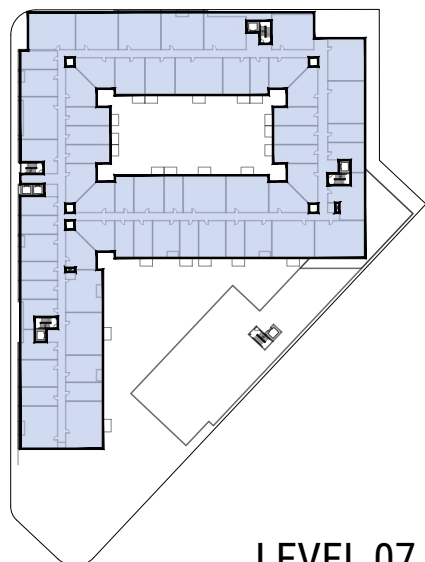
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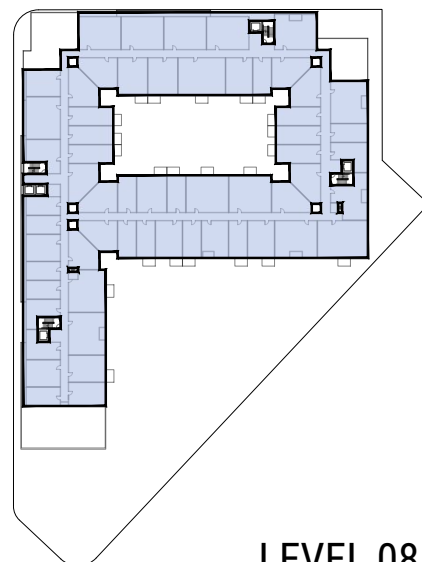
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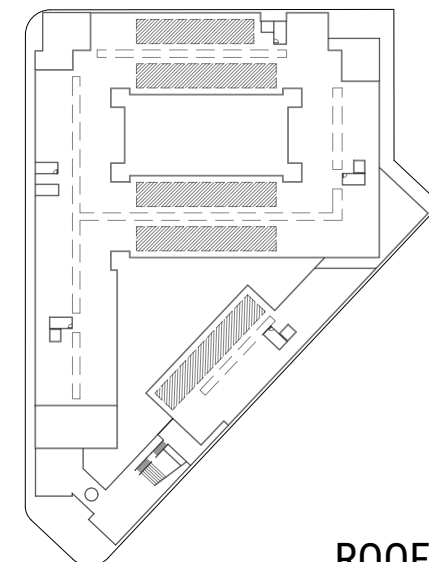
LEVEL 06



LEVEL 07



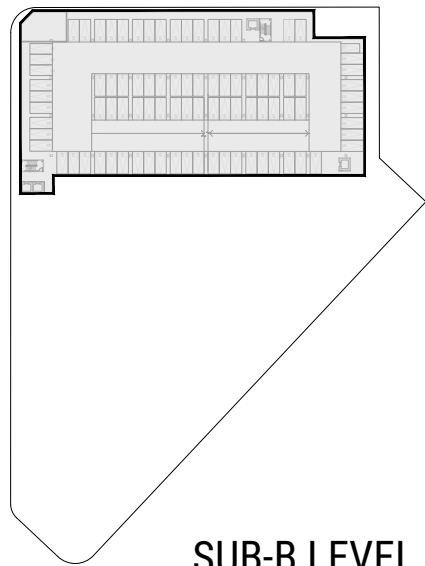
LEVEL 08



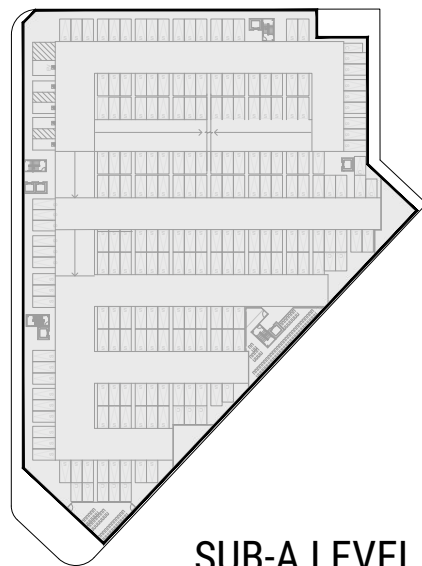
ROOF

MEASUREMENT PER LAMC 12.03:
 The area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior alleys, stairways, shafts, rooms housing Building-operating equipment or machinery, parking area with associated driveways and ramps, space dedicated to bicycle parking, space of the landing and storage of helicopters, and Basement storage areas.

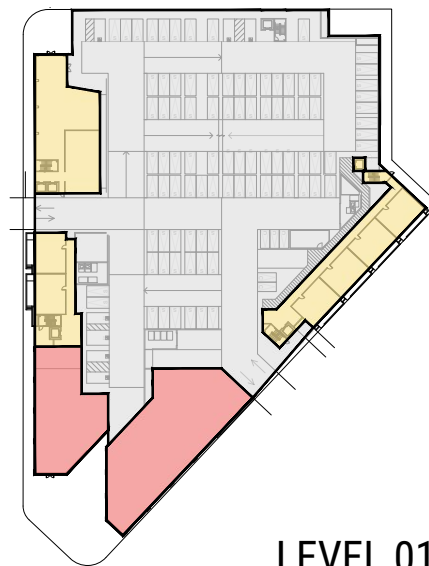
FAR CALCULATION	
LEVEL	AREA
LEVEL 1	26,105 SF
LEVEL 2	14,835 SF
LEVEL 3	71,950 SF
LEVEL 4	69,755 SF
LEVEL 5	67,010 SF
LEVEL 6	64,765 SF
LEVEL 7	52,675 SF
LEVEL 8	49,795 SF
LEVEL P1 SUB-T	0 SF
LEVEL P2 SUB-T	0 SF
TOTAL PROPOSED F.A.R. FLOOR AREA	416,890 SF
BUILDABLE SITE AREA	105,276 SF
PROPOSED FAR	3.96:1



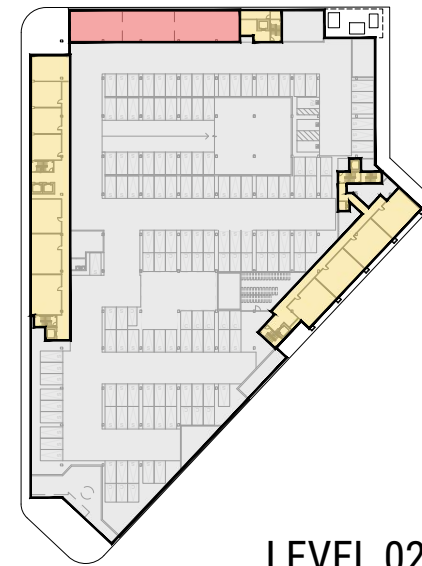
SUB-B LEVEL



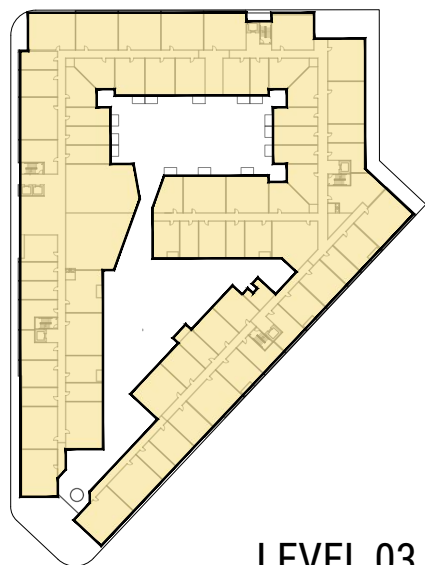
SUB-A LEVEL



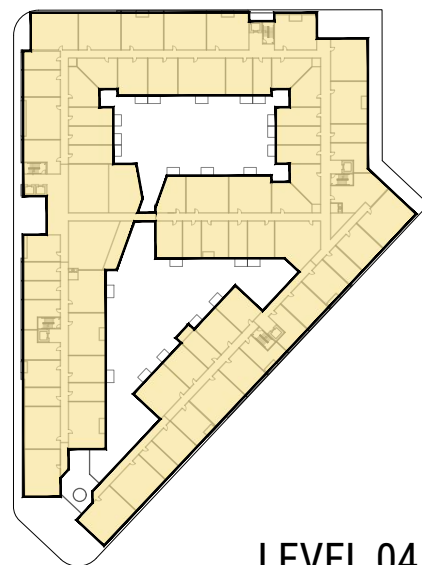
LEVEL 01



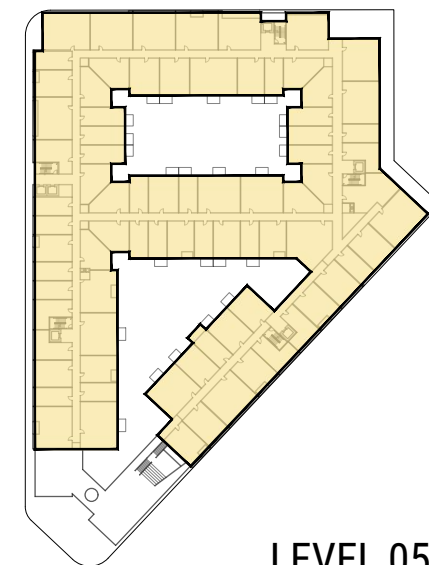
LEVEL 02



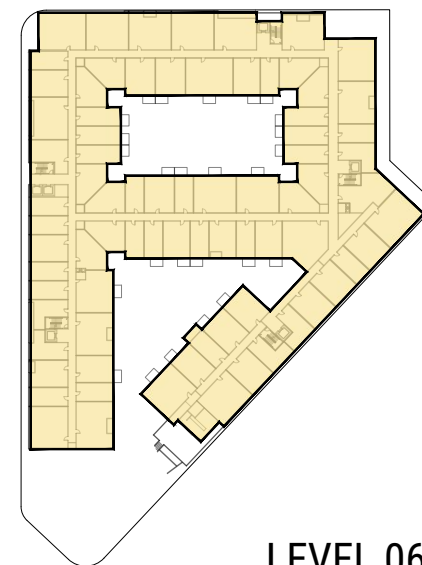
LEVEL 03



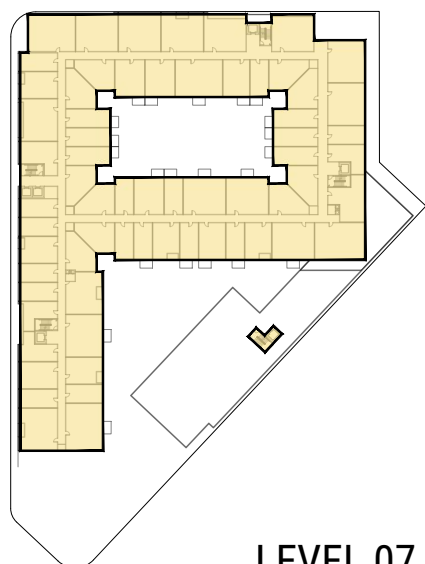
LEVEL 04



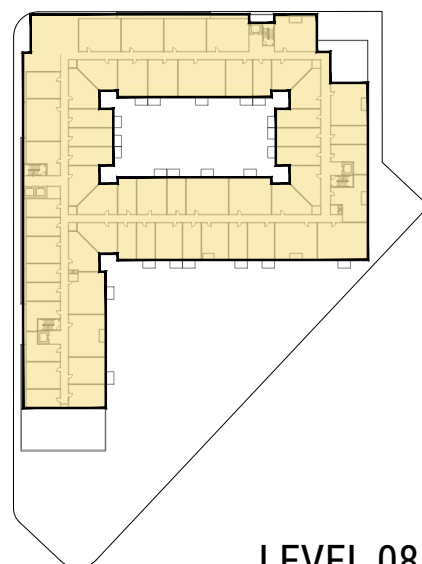
LEVEL 05



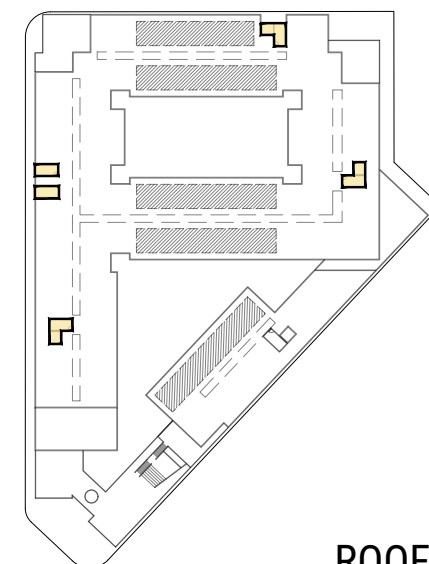
LEVEL 06



LEVEL 07






LEVEL 08



ROOF

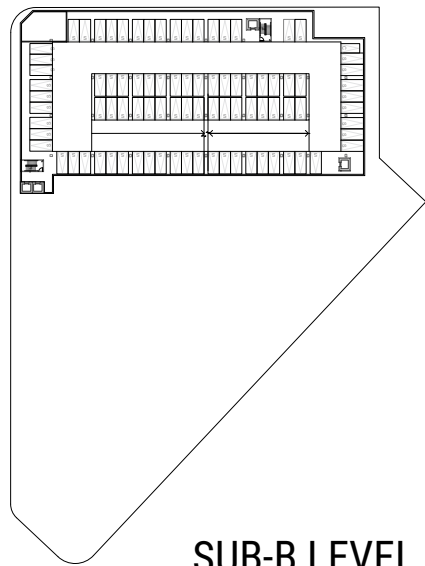
BUILDING AREA CALCULATION		
LEVEL	USE	AREA
LEVEL 1	COMM / PARK / RES	87,830 SF
LEVEL 2	COMM / PARK / RES	90,785 SF
LEVEL 3	RESIDENTIAL	72,140 SF
LEVEL 4	RESIDENTIAL	71,650 SF
LEVEL 5	RESIDENTIAL	65,715 SF
LEVEL 6	RESIDENTIAL	66,665 SF
LEVEL 7	RESIDENTIAL	54,755 SF
LEVEL 8	RESIDENTIAL	49,545 SF
ROOF	RESIDENTIAL	1,375 SF
LEVEL P1 SUB-T	PARKING	92,135 SF
LEVEL P2 SUB-T	PARKING	35,860 SF
TOTAL BLDG AREA		688,455 SF

LEGEND

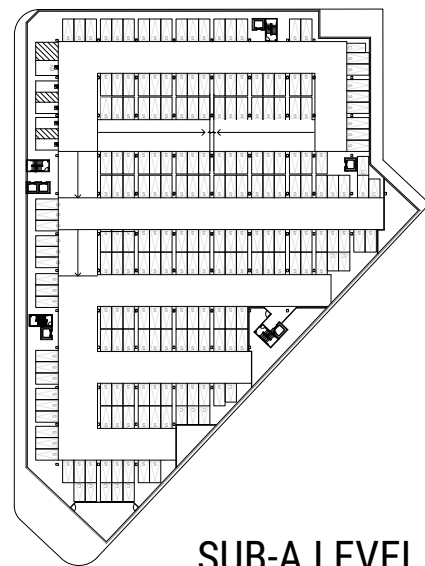
-  PARKING AREA
-  COMMERCIAL AREA
-  RESIDENTIAL AREA

MEASUREMENT PER CBC 2019 "BUILDING AREA": The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shaft and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal protection of the roof or floor above.

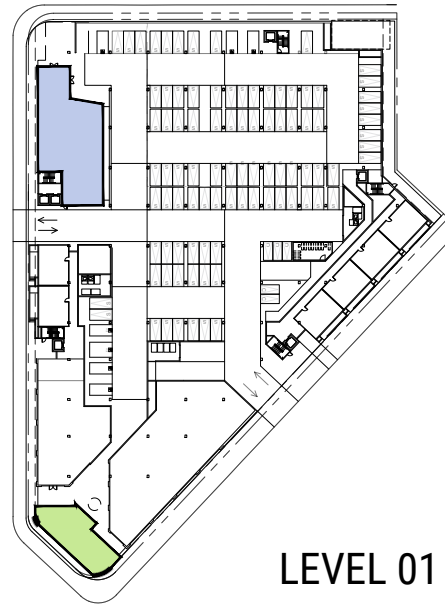
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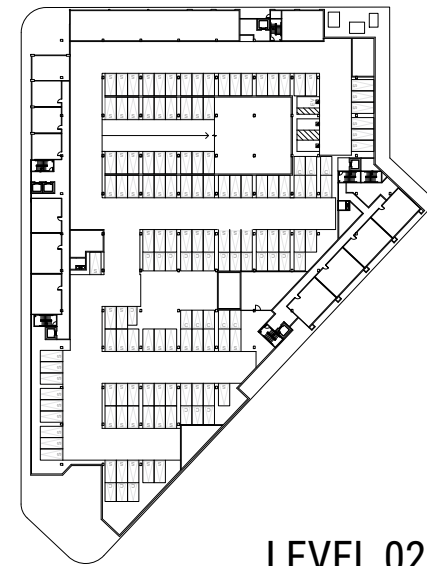
SUB-B LEVEL



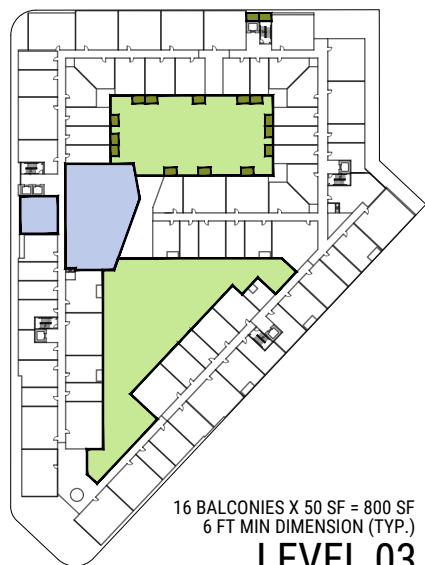
SUB-A LEVEL



LEVEL 01



LEVEL 02



16 BALCONIES X 50 SF = 800 SF
6 FT MIN DIMENSION (TYP.)
LEVEL 03



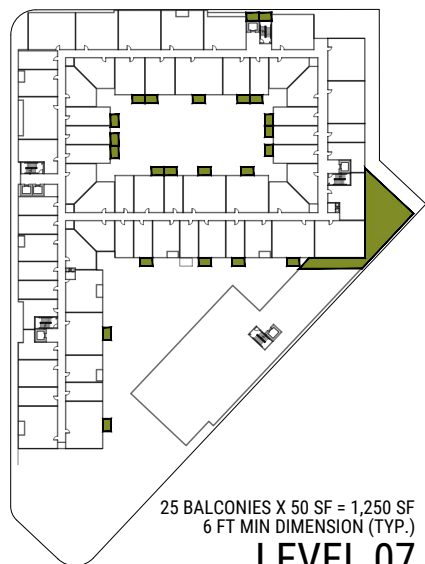
26 BALCONIES X 50 SF = 1,300 SF
6 FT MIN DIMENSION (TYP.)
LEVEL 04



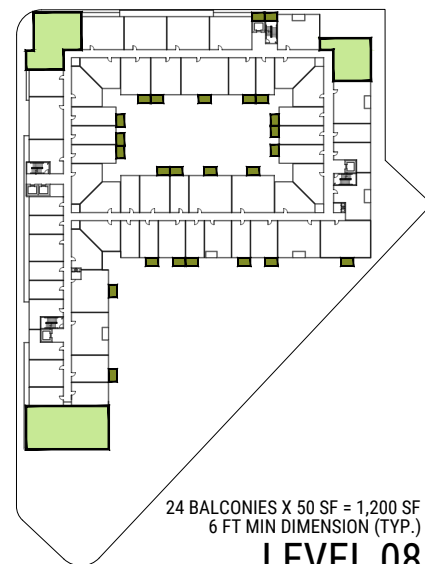
27 BALCONIES X 50 SF = 1,350 SF
6 FT MIN DIMENSION (TYP.)
LEVEL 05



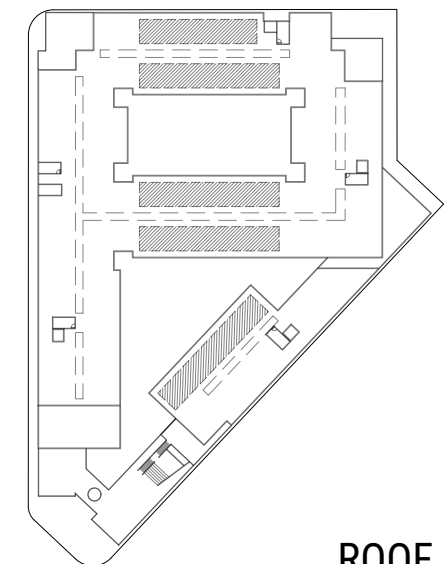
28 BALCONIES X 50 SF = 1,400 SF
6 FT MIN DIMENSION (TYP.)
LEVEL 06



25 BALCONIES X 50 SF = 1,250 SF
6 FT MIN DIMENSION (TYP.)
LEVEL 07



24 BALCONIES X 50 SF = 1,200 SF
6 FT MIN DIMENSION (TYP.)
LEVEL 08



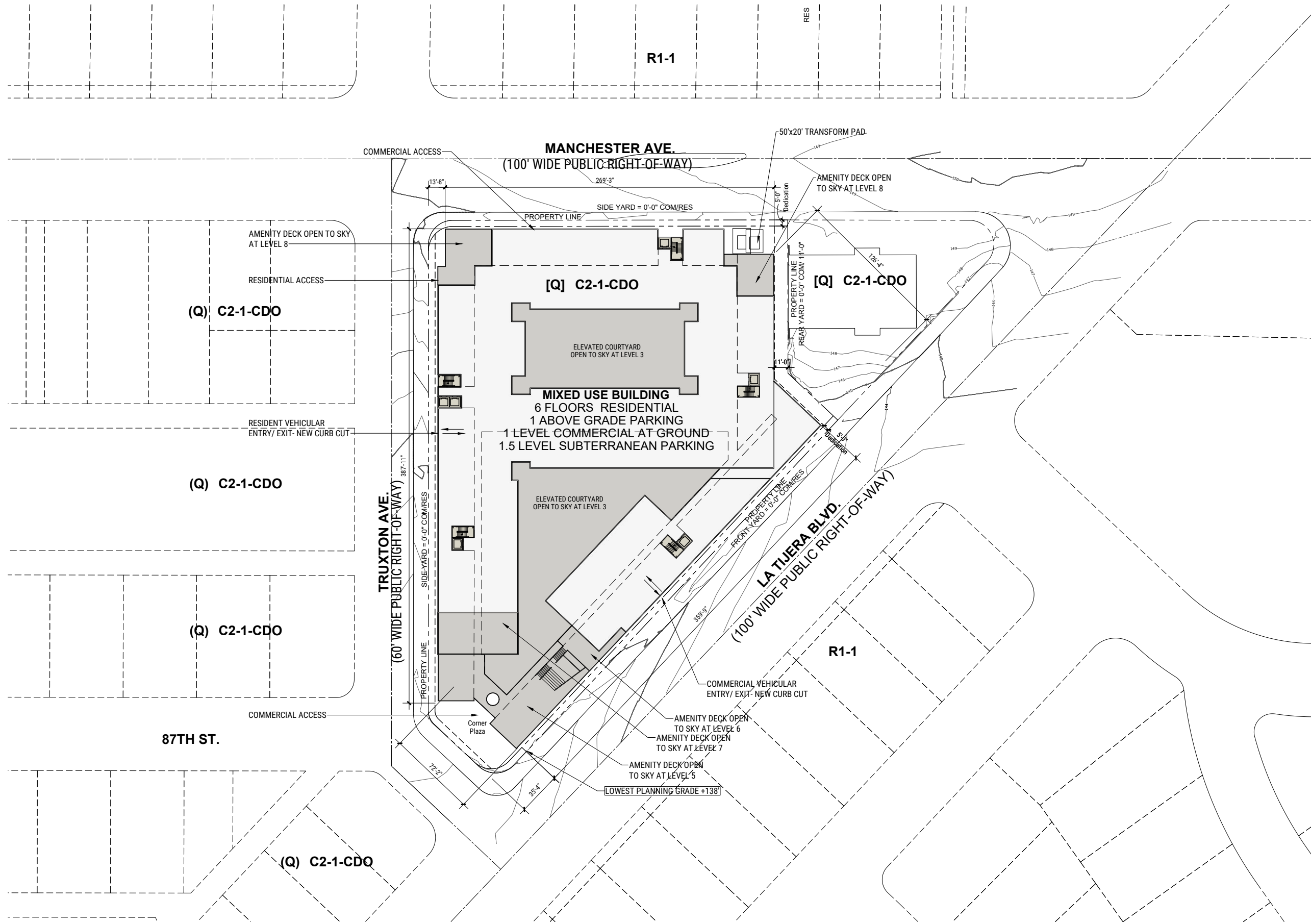
ROOF

OPEN SPACE CALCULATION				
REQUIRED		#	SF/DU	TOTAL
STUDIO (<3 HABIT RMS)		125	100 SF	12,500 SF
1BEDRM (<3 HABIT RMS)		196	100 SF	19,600 SF
2BEDRM (=3 HABIT RMS)		120	125 SF	15,000 SF
TOTAL REQUIRED				47,100 SF
PROVIDED				
COMMON OPEN SPACE : EXTERIOR				
LEVEL 1	PLAZA			2,345 SF
LEVEL 3	COURTYARD			17,495 SF
LEVEL 5	TERRACE			4,545 SF
LEVEL 6	TERRACE			600 SF
LEVEL 8	TERRACE			3,945 SF
TOTAL COMMON EXT OPEN SPACE AREA				28,930 SF
COMMON OPEN SPACE : INTERIOR				
LEVEL 1	LEASING.LOBBY			3,780 SF
LEVEL 1	MAIL			1,390 SF
LEVEL 2	LOBBY			280 SF
LEVEL 3	CLUB ROOM			2,240 SF
LEVEL3	COVERED EXTERIOR			935 SF
LEVEL 3/4	FITNESS			3,485 SF
LEVEL 4	CO-WORKING			1,280 SF
LEVEL 6	LOUNGE			510 SF
TOTAL COMMON INT OPEN SPACE AREA				13,900 SF
INDOOR (MAX 25% REQ O.S. = 11,775SF)				11,775 SF
PRIVATE OPEN SPACE				
LEVEL 3				800 SF
LEVEL 4				1,300 SF
LEVEL 5				1,350 SF
LEVEL 6				1,400 SF
LEVEL 7				1,250 SF
LEVEL 8				1,200 SF
TOTAL PRIVATE OPEN SPACE AREA				7,300 SF
TOTAL OPEN SPACE PROVIDED				48,005 SF

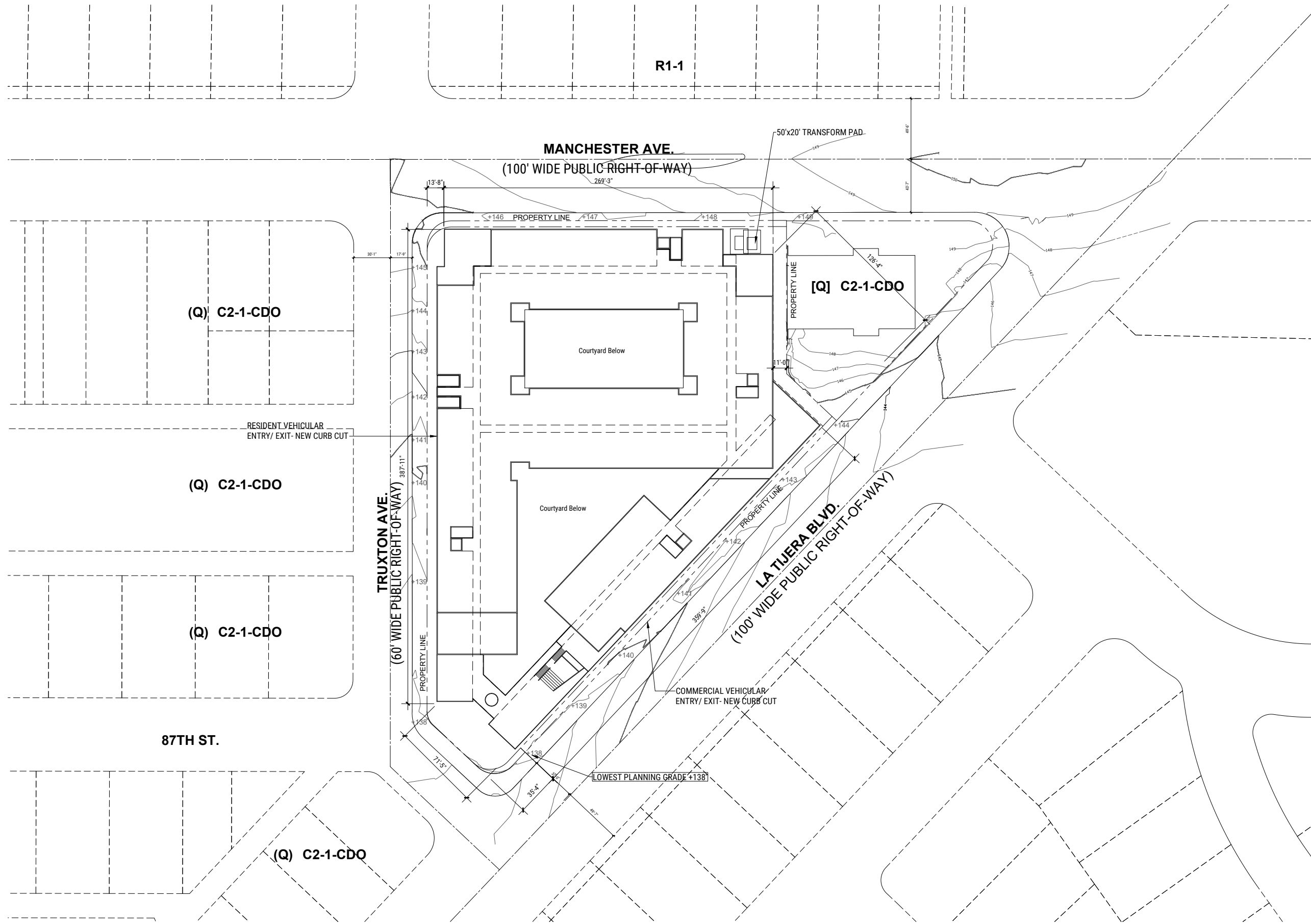
LEGEND

- COMMUNITY OPEN SPACE
(15'-0" MIN DIMENSION)
- PRIVATE OPEN SPACE- BALCONIES
(50 SF EACH & 6'-0" MIN DIMENSION)
- INDOOR AMENITY SPACE

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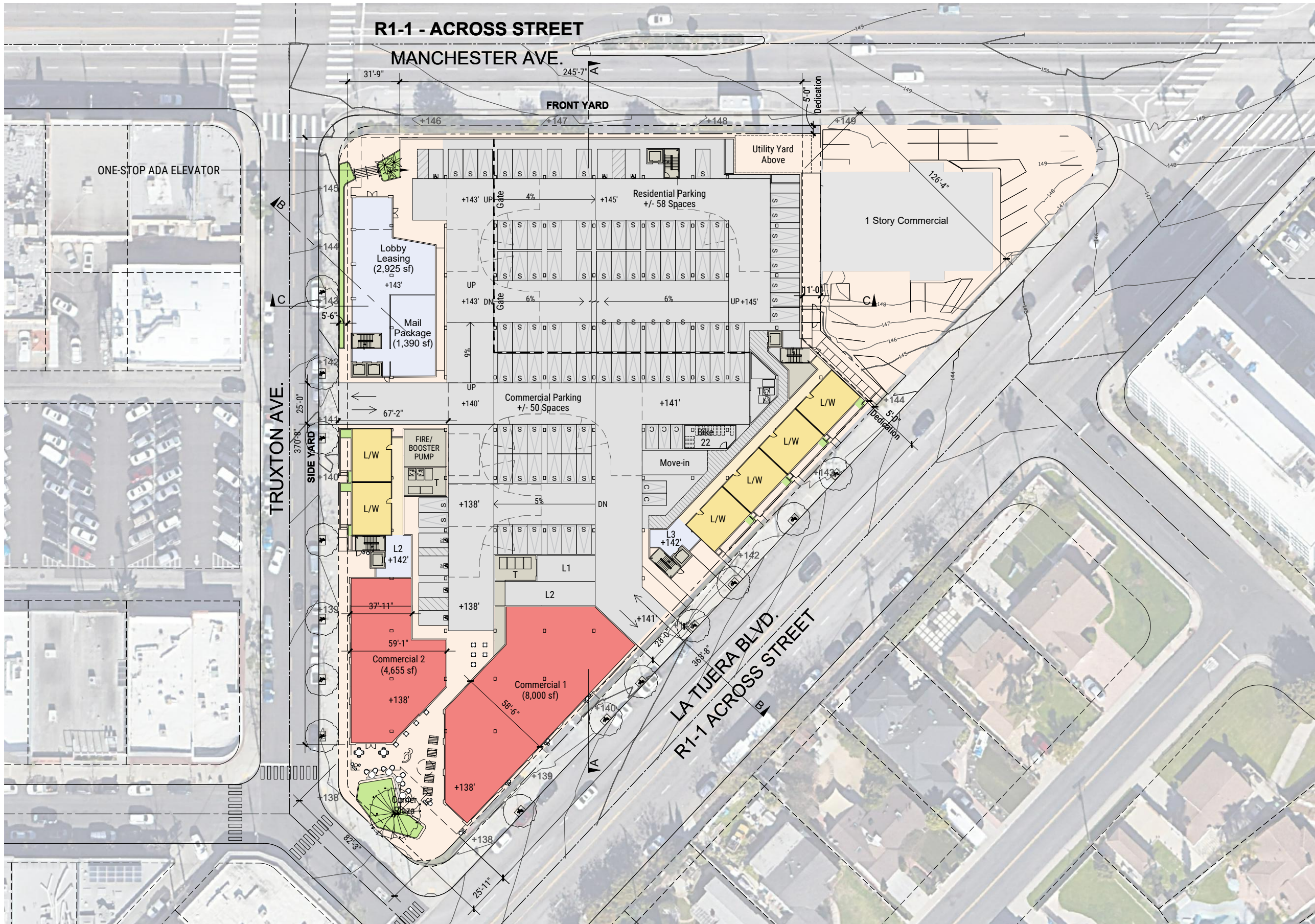
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R1-1 - ACROSS STREET

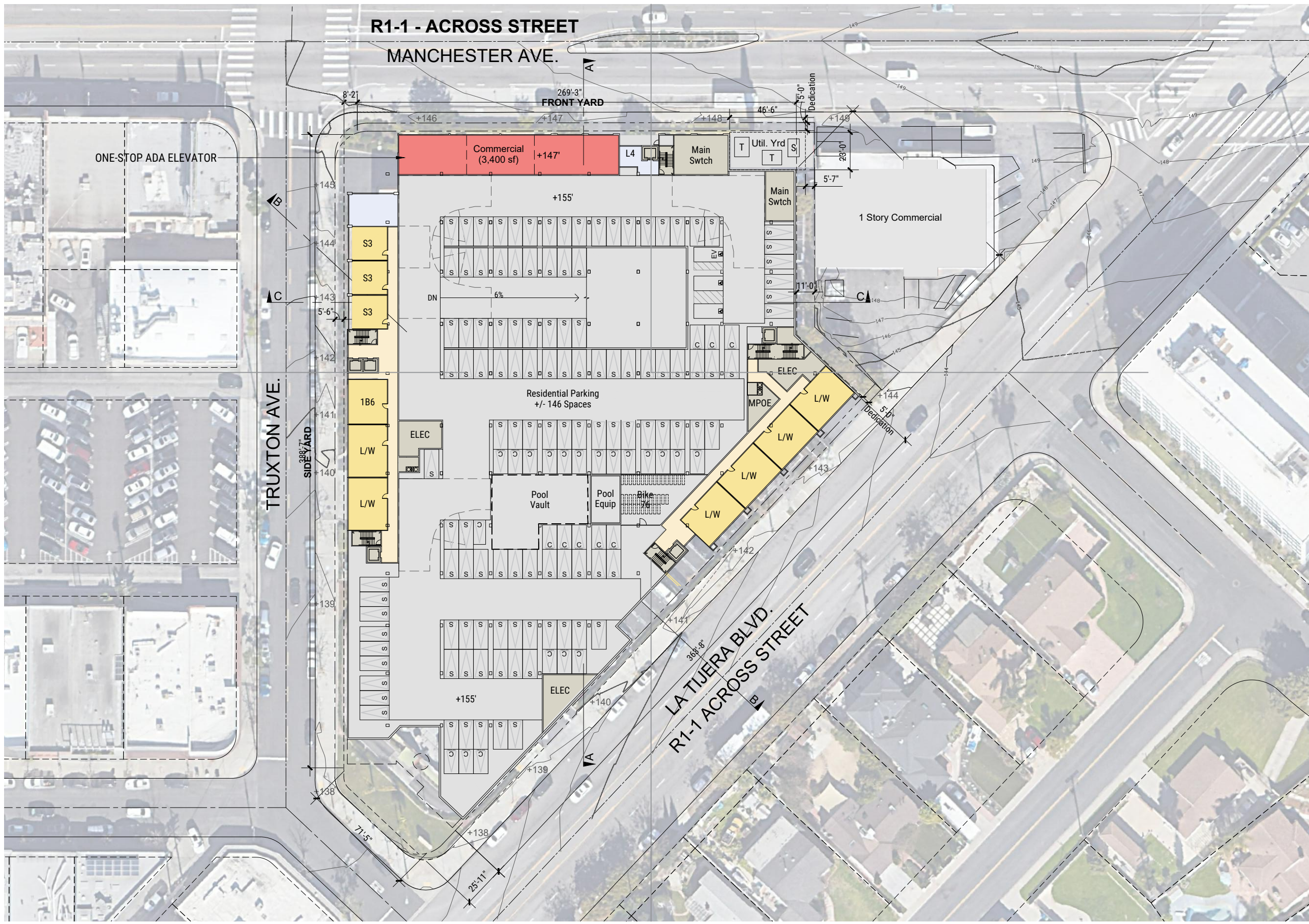
MANCHESTER AVE.



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R1-1 - ACROSS STREET
MANCHESTER AVE.



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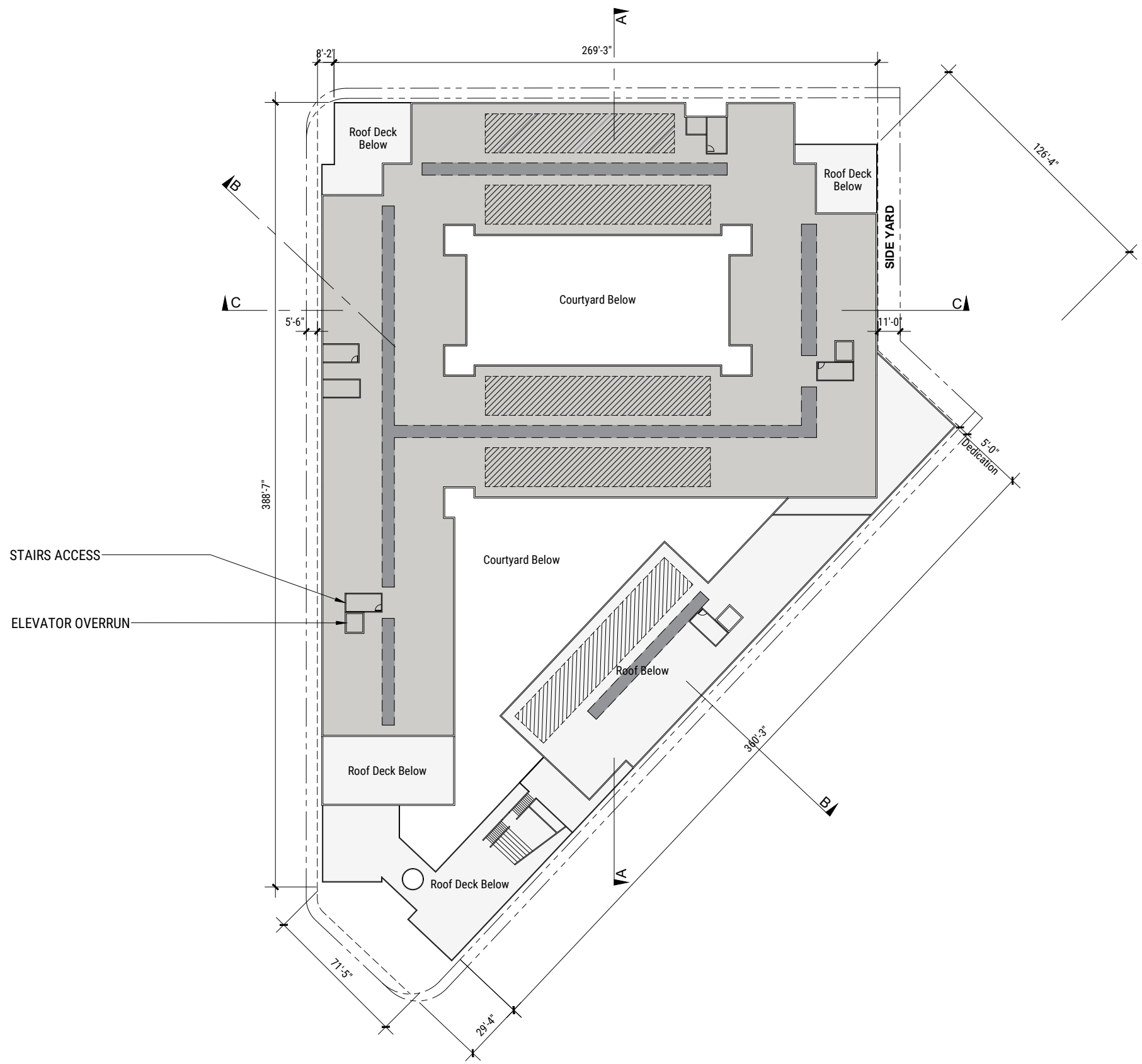
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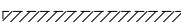
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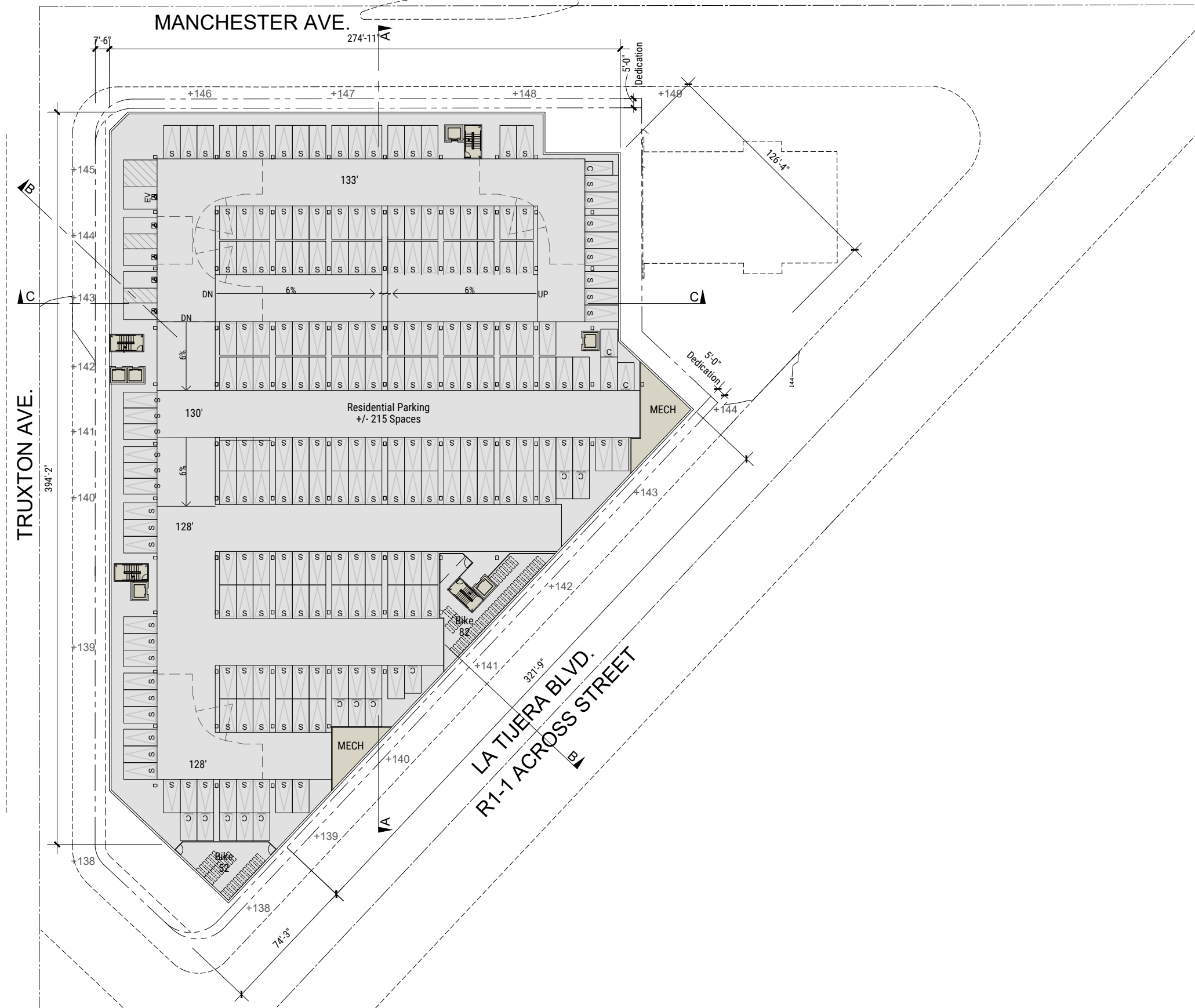


STAIRS ACCESS
ELEVATOR OVERRUN

 Mechanical Zone
 Photovoltaic Solar Zone - 15% of Roof Area

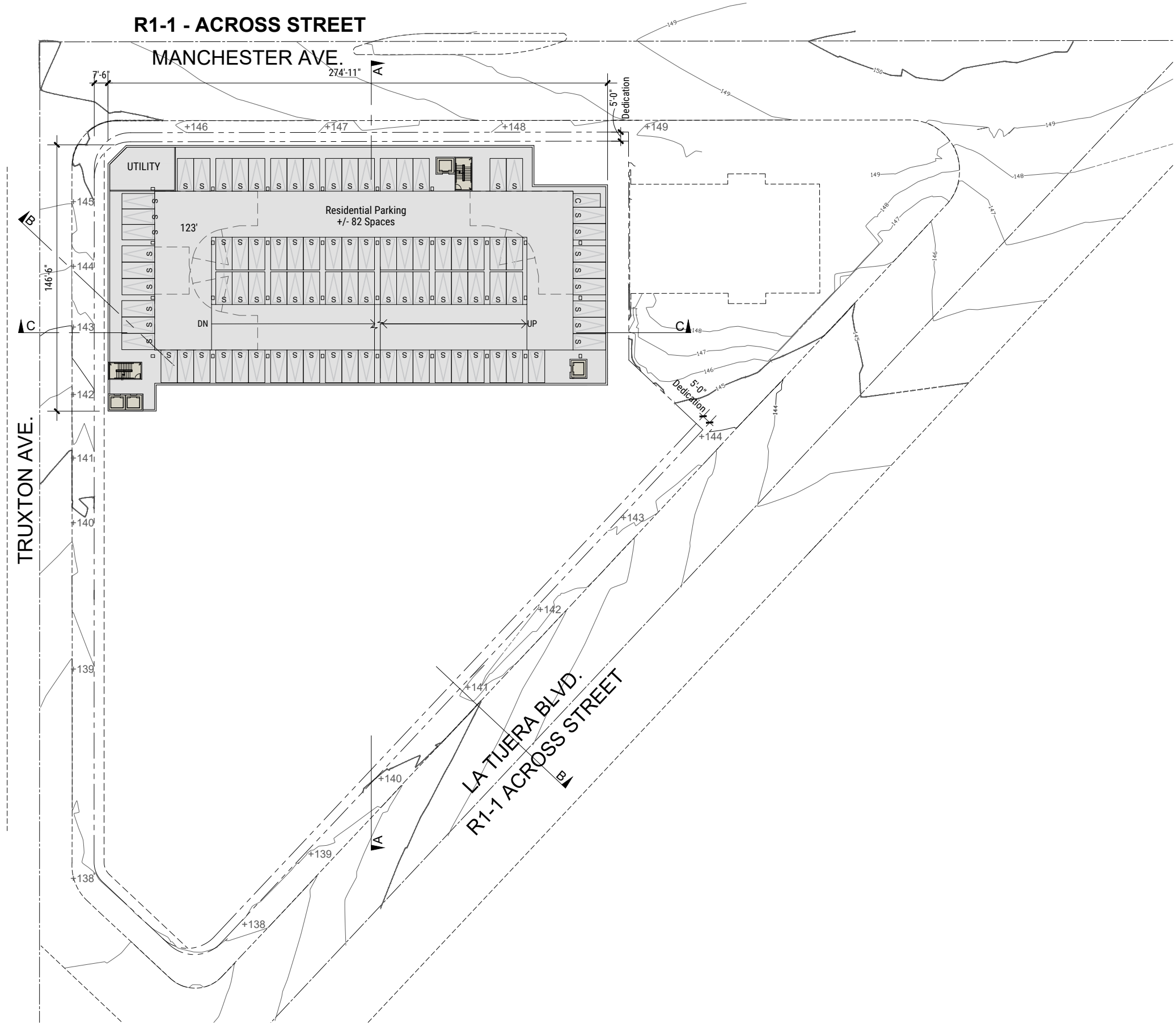
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R1-1 - ACROSS STREET



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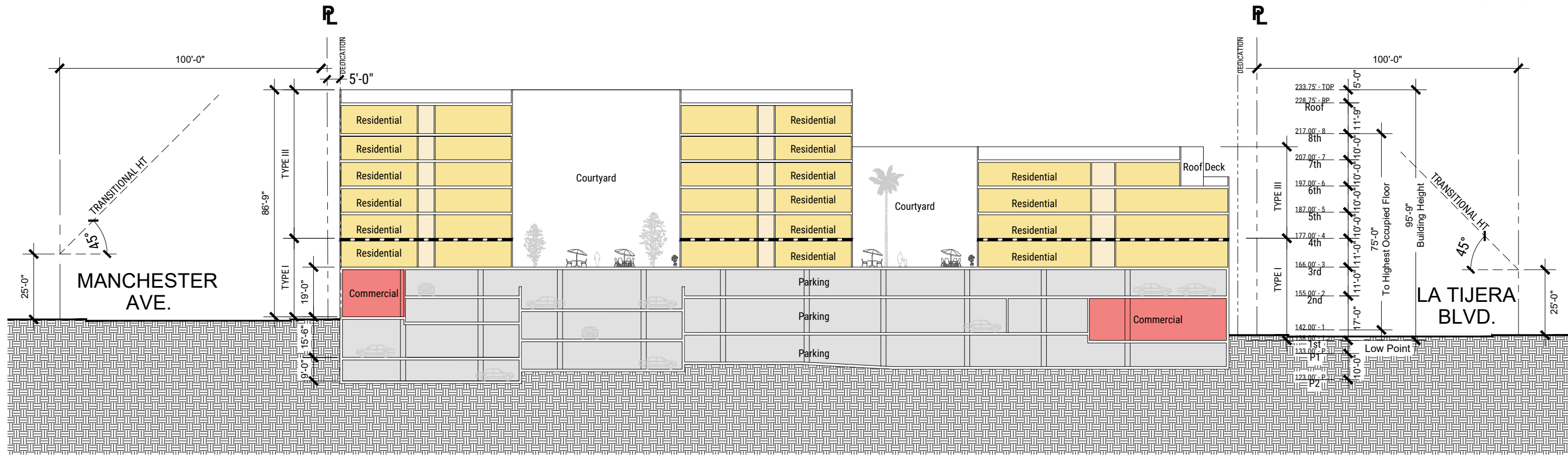


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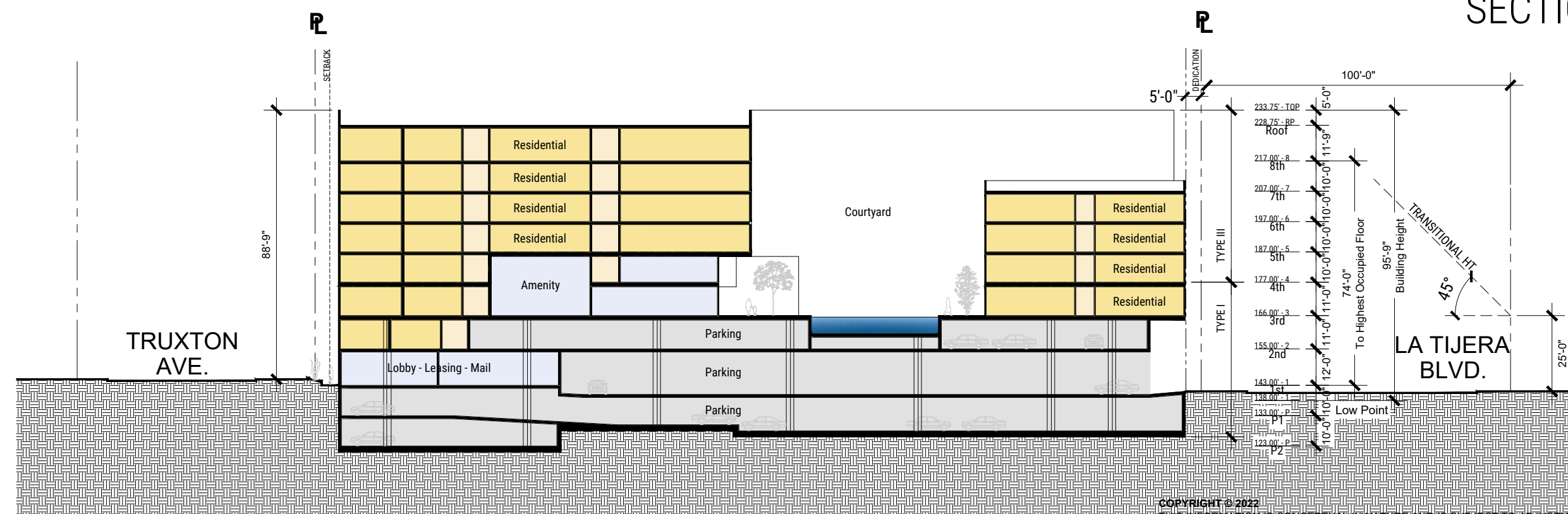


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SECTION A

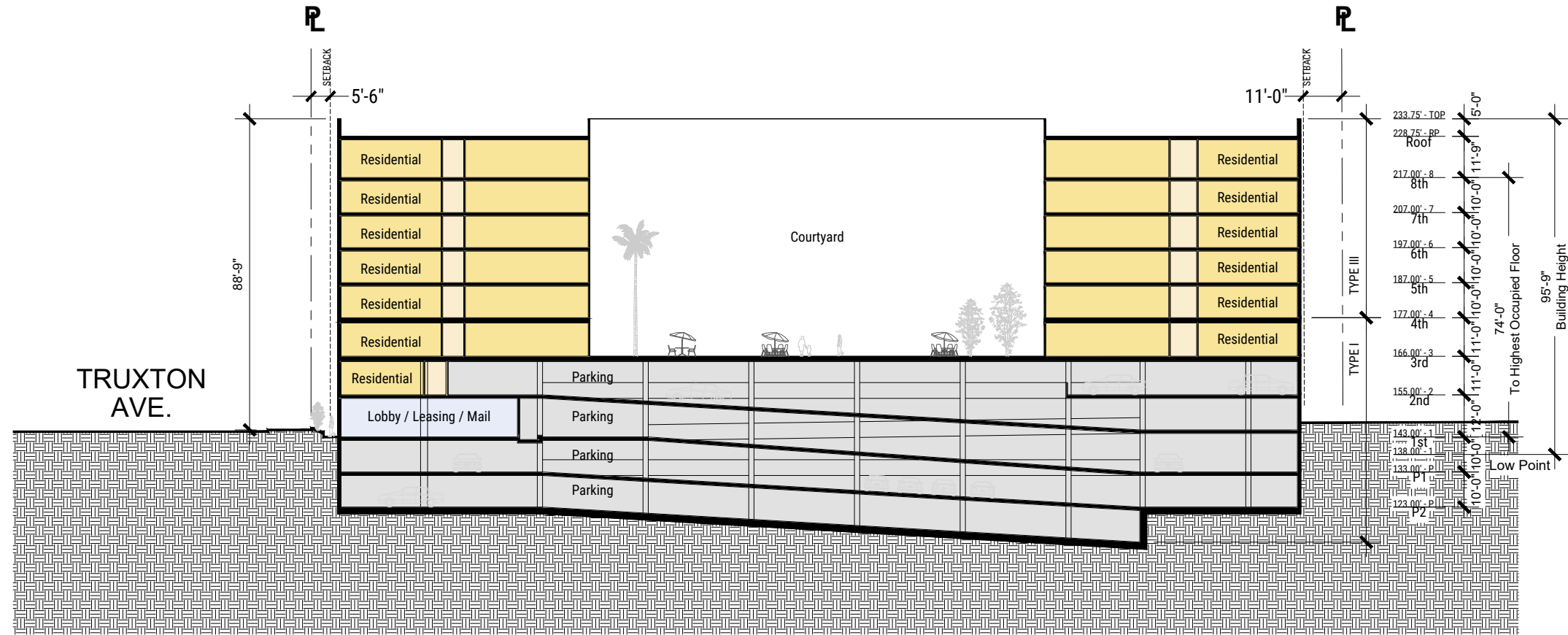


SECTION B

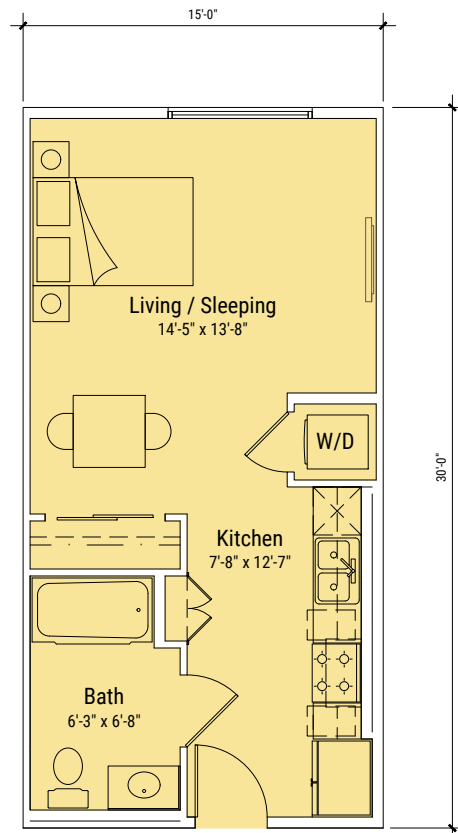


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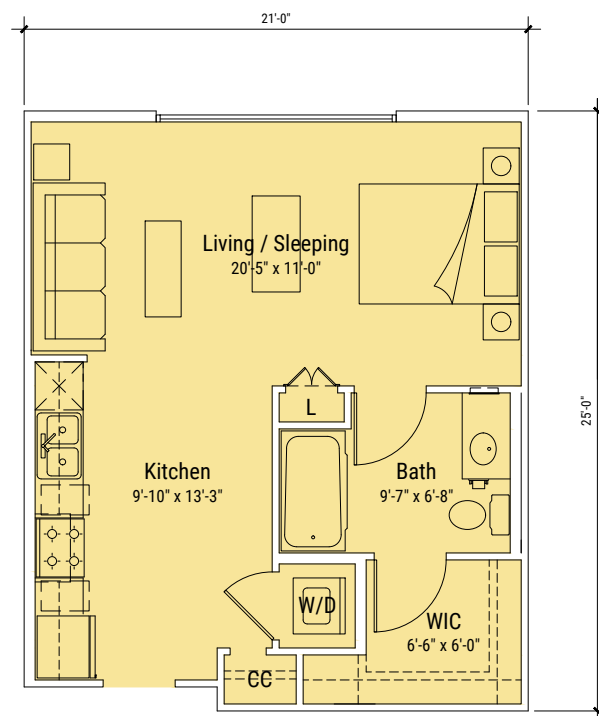
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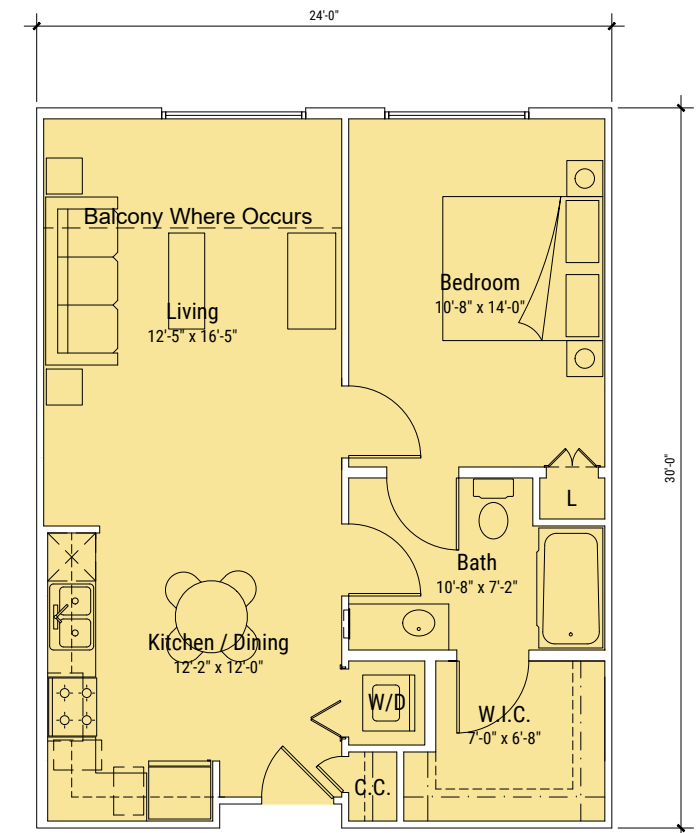
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Studio (S1,S2)
450 / 540 SF

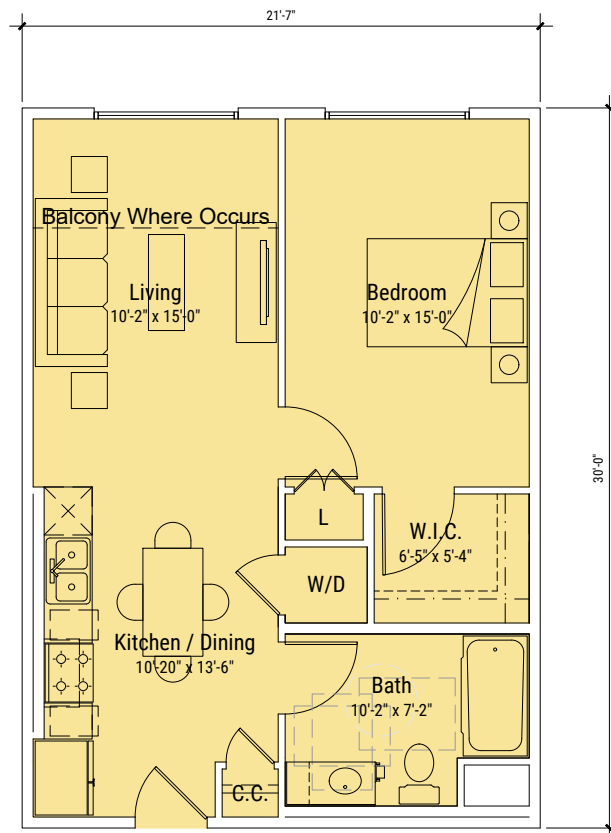


STUDIO (S3)
525 SF

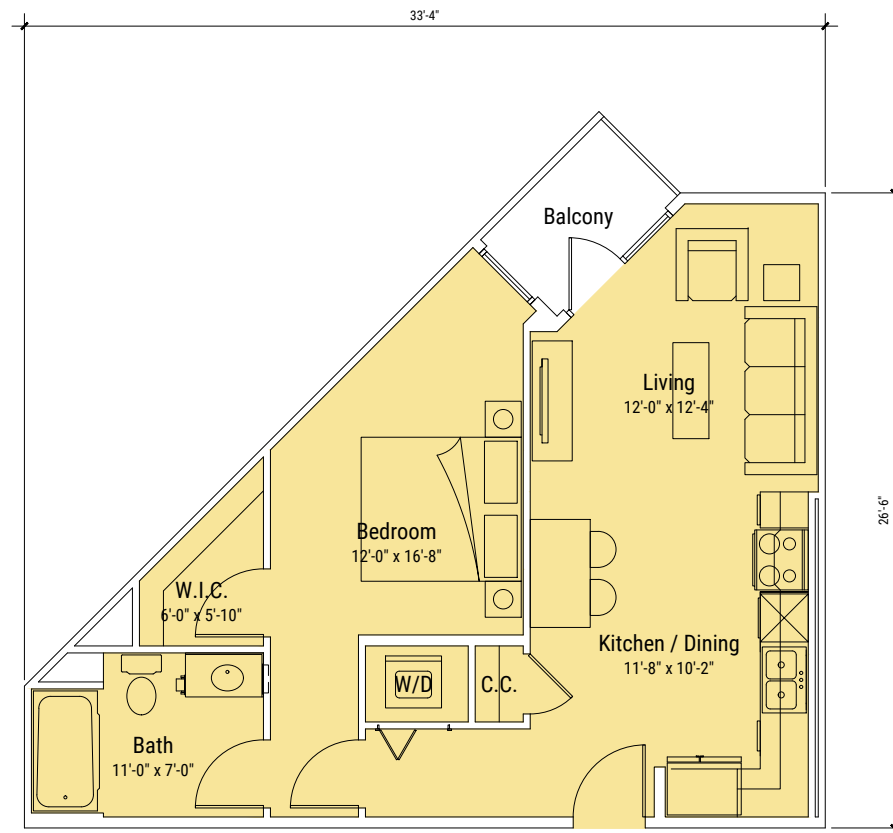


1- BEDROOM UNIT (1B1)
720 SF

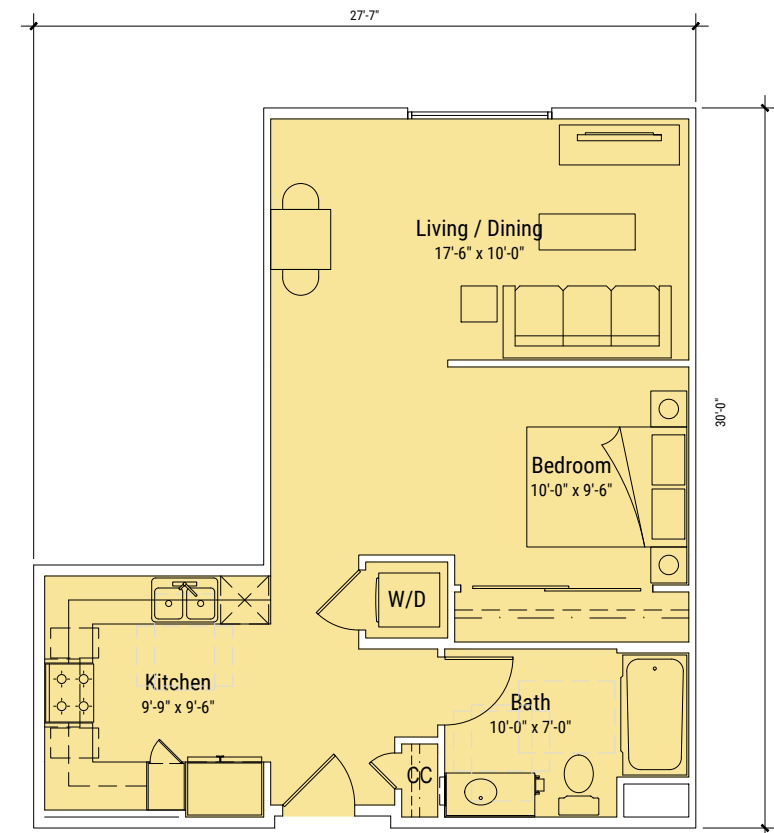
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1- BEDROOM UNIT (1B7)
650 SF

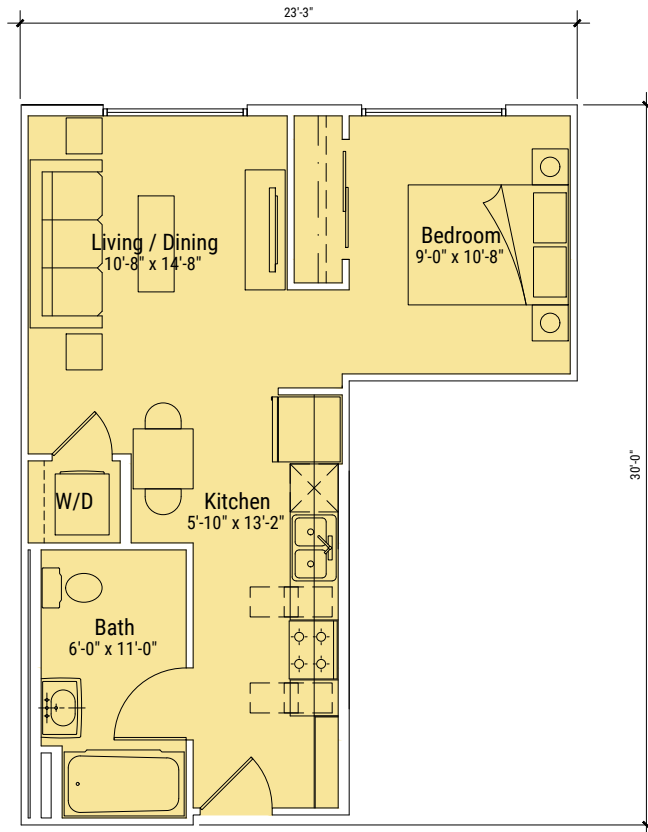


1- BEDROOM UNIT (1B2)
650 SF

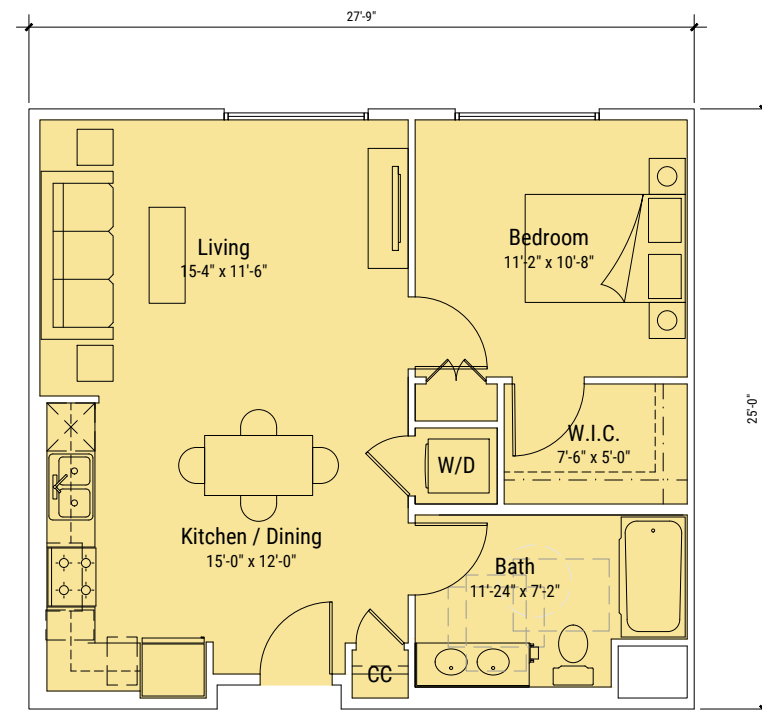


1- BEDROOM UNIT (1B3)
650 SF

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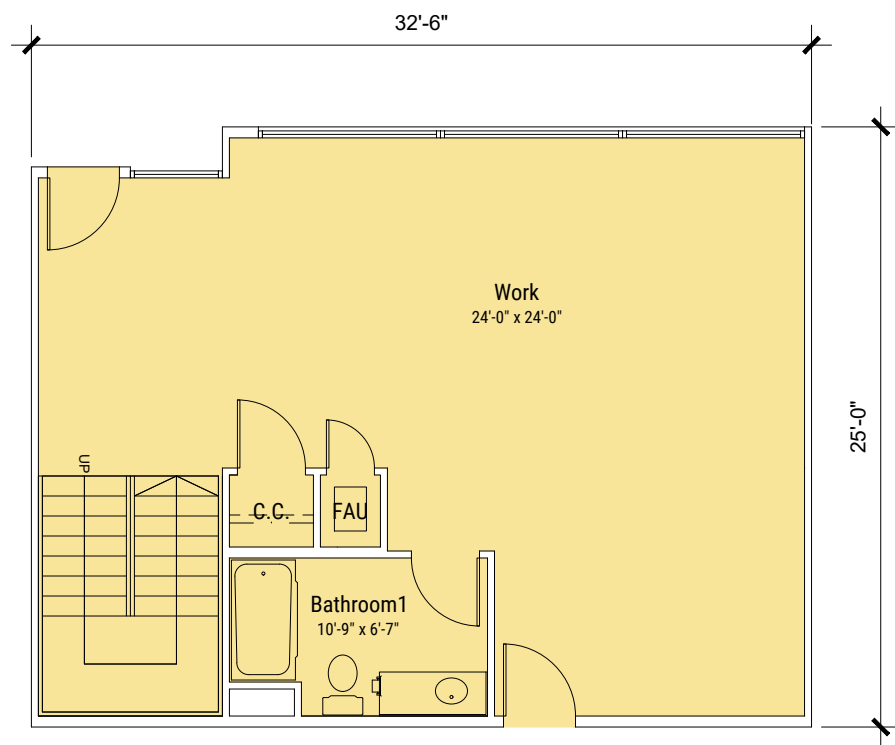
1- BEDROOM UNIT (1B4)
520 SF



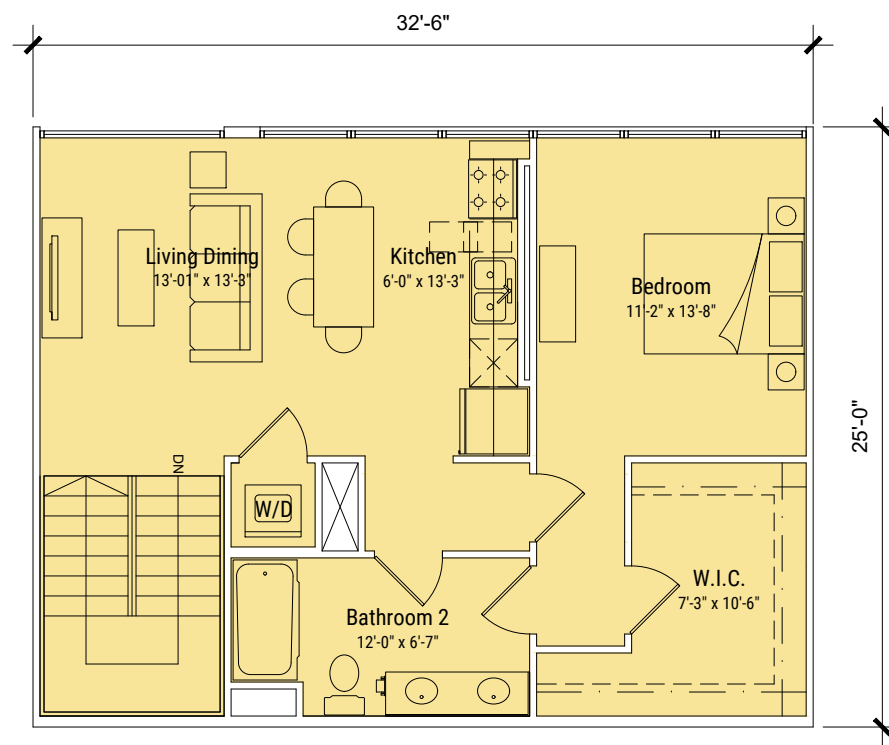
1- BEDROOM UNIT (1B6)
690 SF

1- BEDROOM UNIT (1B8)
920 SF

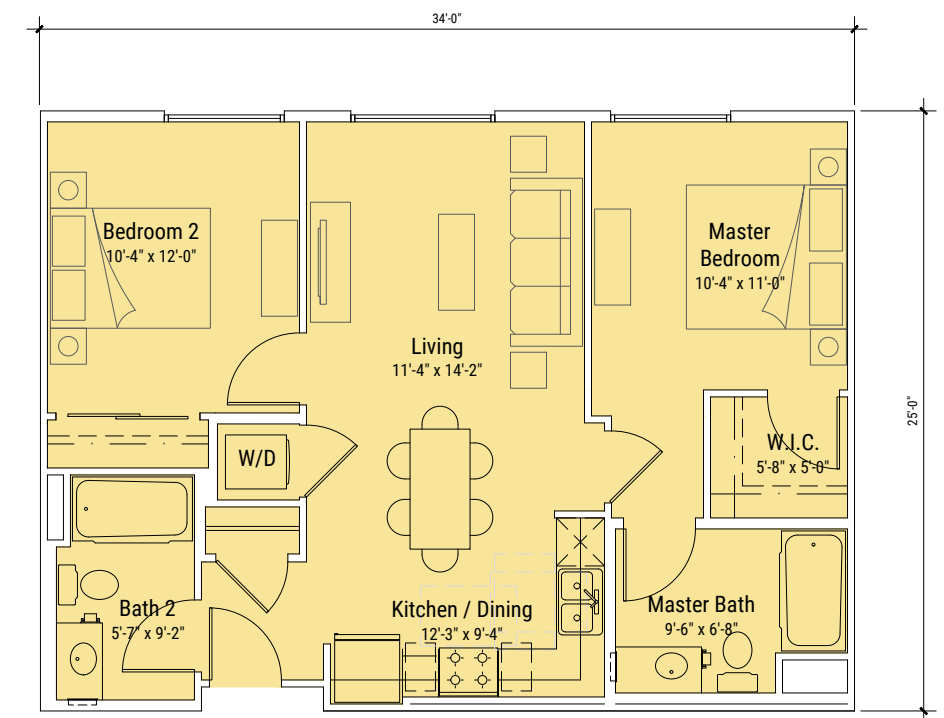
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1- BEDROOM UNIT L/W - LOWER (LW1)
1560 SF

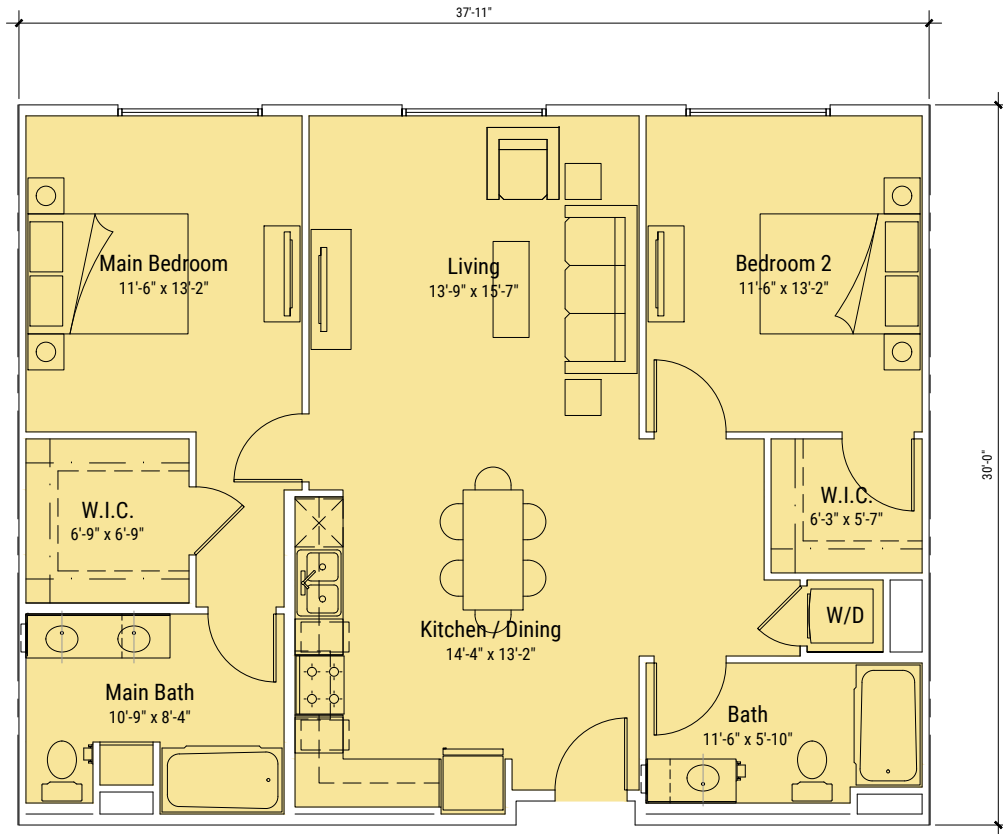


1- BEDROOM UNIT L/W - UPPER (LW1)
1560 SF

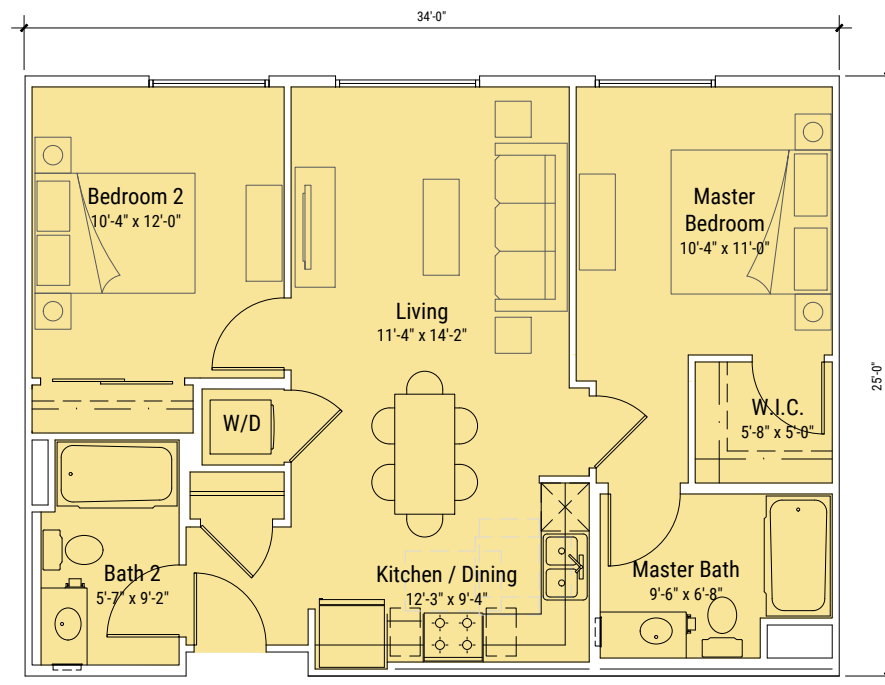


2- BEDROOM UNIT (2B1)
850 SF

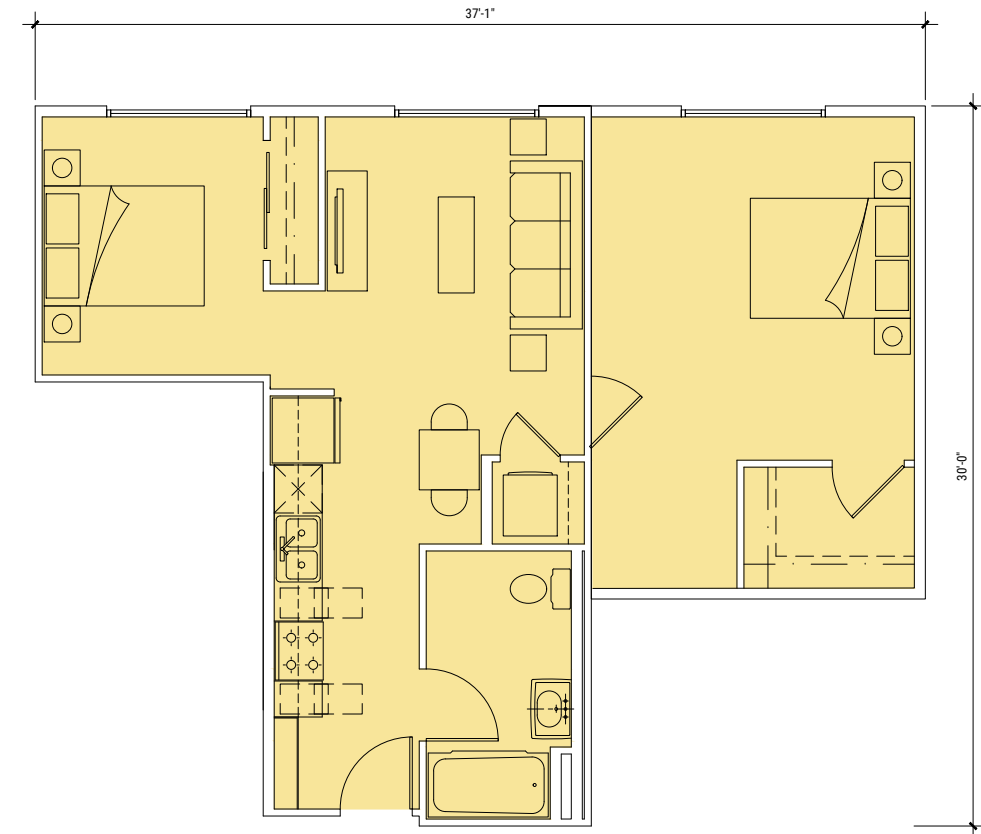
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2- BEDROOM UNIT (2B2,2B4)
1140 / 1212 SF



2- BEDROOM UNIT (2B5)
850 SF



2- BEDROOM UNIT (2B3)
825 SF

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MANCHESTER AVENUE

TRUXTON AVENUE

LA TIJERA BOULEVARD

LOBBY / MAIL

COMMERCIAL

COMMERCIAL

DOG PARK

L1 PLAZA



MANCHESTER

WESTCHESTER, CA



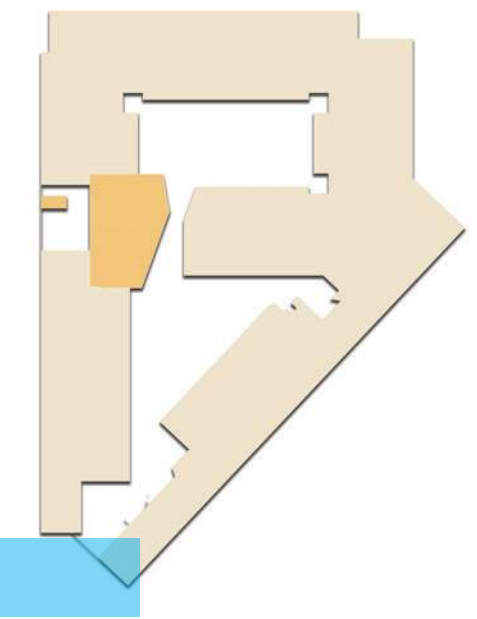
GROUND LEVEL PLAN L.1

DATE: 08.12.22



L1 PLAZA

- ARTFUL CROSSWALK
- BATTERED WALL RAISED PLANTER W/ TURF LAWN
- SPECIMEN TREE
- BANQUETTE SEATING
- PICNIC TABLES
- SCULPTURE
- STATEMENT PAVING PATTERN
- IN-GROUND ACCENT LIGHTING
- POTTERY
- BIKE PARKING





MANCHESTER AVENUE

TRUXTON AVENUE

LA TIJERA BOULEVARD

CLUBROOM

FITNESS

L3 GARDEN

• see sheet L.4

L3 SWIM CLUB

• see sheet L.5

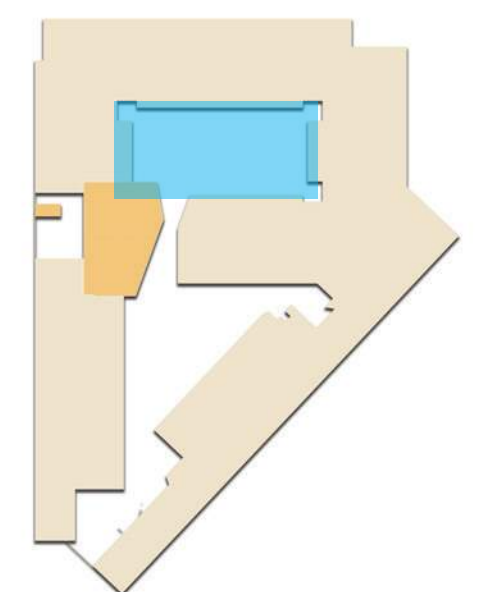


L3 GARDEN

- SYNTHETIC TURF
- CABANAS
- LOUNGE FURNISHINGS
- LAWN GAMES
- FIRE PIT
- OUTDOOR KITCHEN
- DINING FURNISHINGS
- UMBRELLAS
- SPECIMEN TREE

L3 CALIFORNIA ROOM

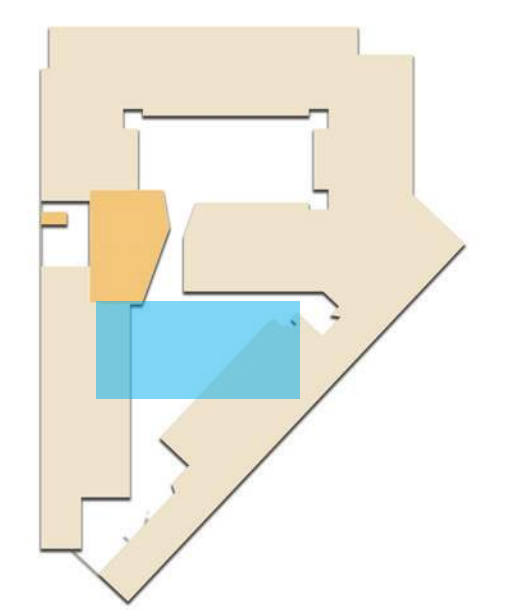
- ACCENT PALMS
- LOUNGE SEATING
- FIRE PIT
- VINE TRELLIS





L3 SWIM CLUB

- POOL (50'X24')
- SPA (164 SF)
- DAY BEDS
- CHAISE LOUNGES
- CABANAS
- FIRE PIT
- POTTERY





L8 DINNER PARTY

- DINNER PARTY DECK
- OUTDOOR KITCHEN
- SHADE STRUCTURE
- VINES ON WIRE TRELIS
- FIRE PLACE
- LOUNGE SEATING
- LUSH PLANTING TRAYS
- TREE GROVE

L5 SOCIAL

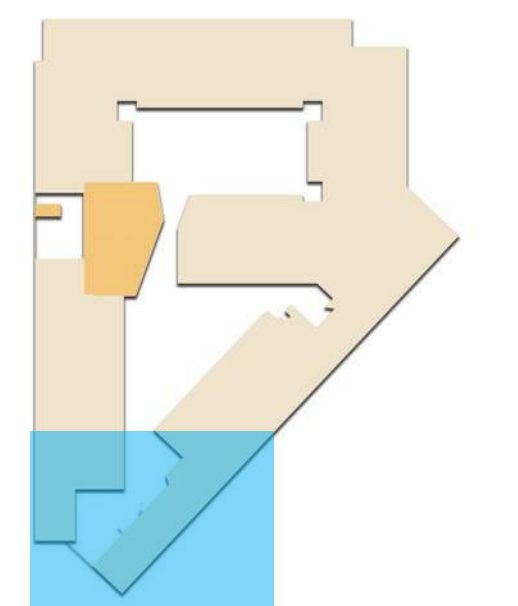
- SHADE STRUCTURE
- OUTDOOR KITCHEN
- VIEWS TO LAX/PLANE SPOTTING
- LUSH PLANTING TRAYS
- LOUNGE SEATING
- HANGING CHAIRS

L6 VIEW TERRACE

- CLUB ROOM W/ LOUNGE FURNISHINGS AND TV
- SHADE TRELIS WITH ICONIC TRELIS AND PENDENT LIGHTING
- SIT UP BAR SEATING
- LUSH PLANTING TRAYS

L5 SKY LOUNGE

- STATEMENT FIRE FEATURE
- PING PONG
- GRAND STAIRCASE TO LEVEL 6 WITH SUNNING DECK
- LUSH PLANTING TRAYS
- POTTERY W/ ACCENT TREES



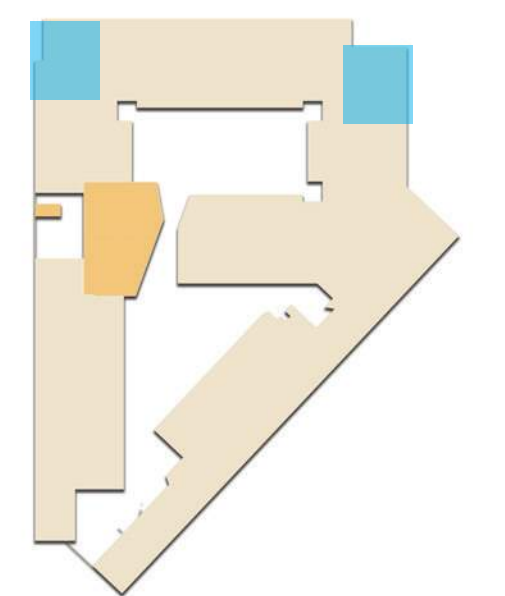
L8 WORK + PLAY

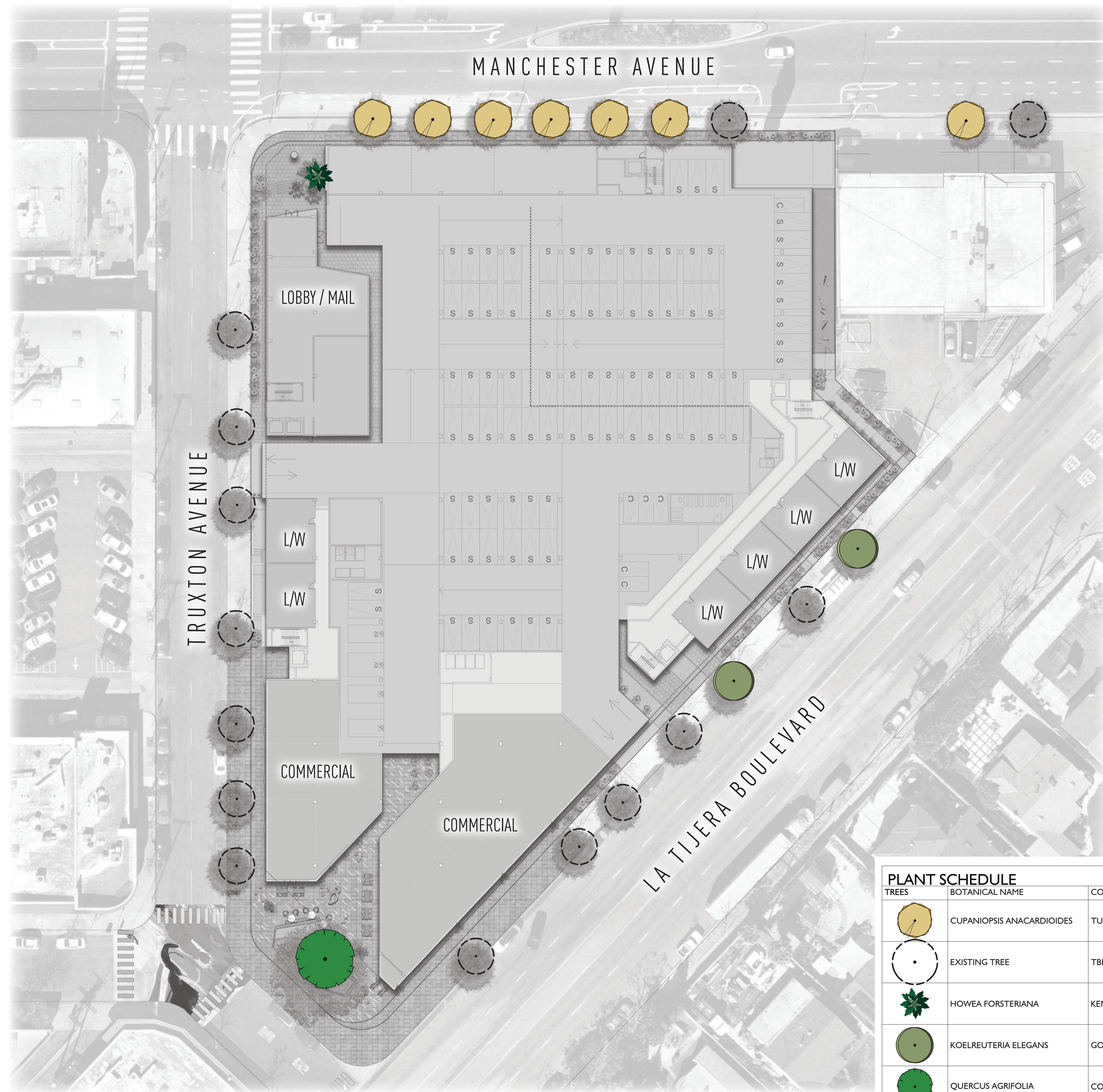
- WET BAR W/ BEER TAPS
- BAR SEATING
- CANTILEVERED SHADE STRUCTURE
- BANQUETTE SEATING
- COWORK/DINING TABLES
- SPECIMEN TREE W/ ACCENT LIGHTING
- GFCI OUTLETS
- LOUNGE FURNISHINGS
- GAME LAWN



L8 MEDITATION GARDEN

- YOGA DECK
- COBBLE AND BOULDERS
- LOUNGE COTTAGE
- VINES ON WIRE TRELLIS
- LUSH PLANTING TRAYS
- SPECIMEN TREE
- BREEZE BLOCK SCREEN WALL

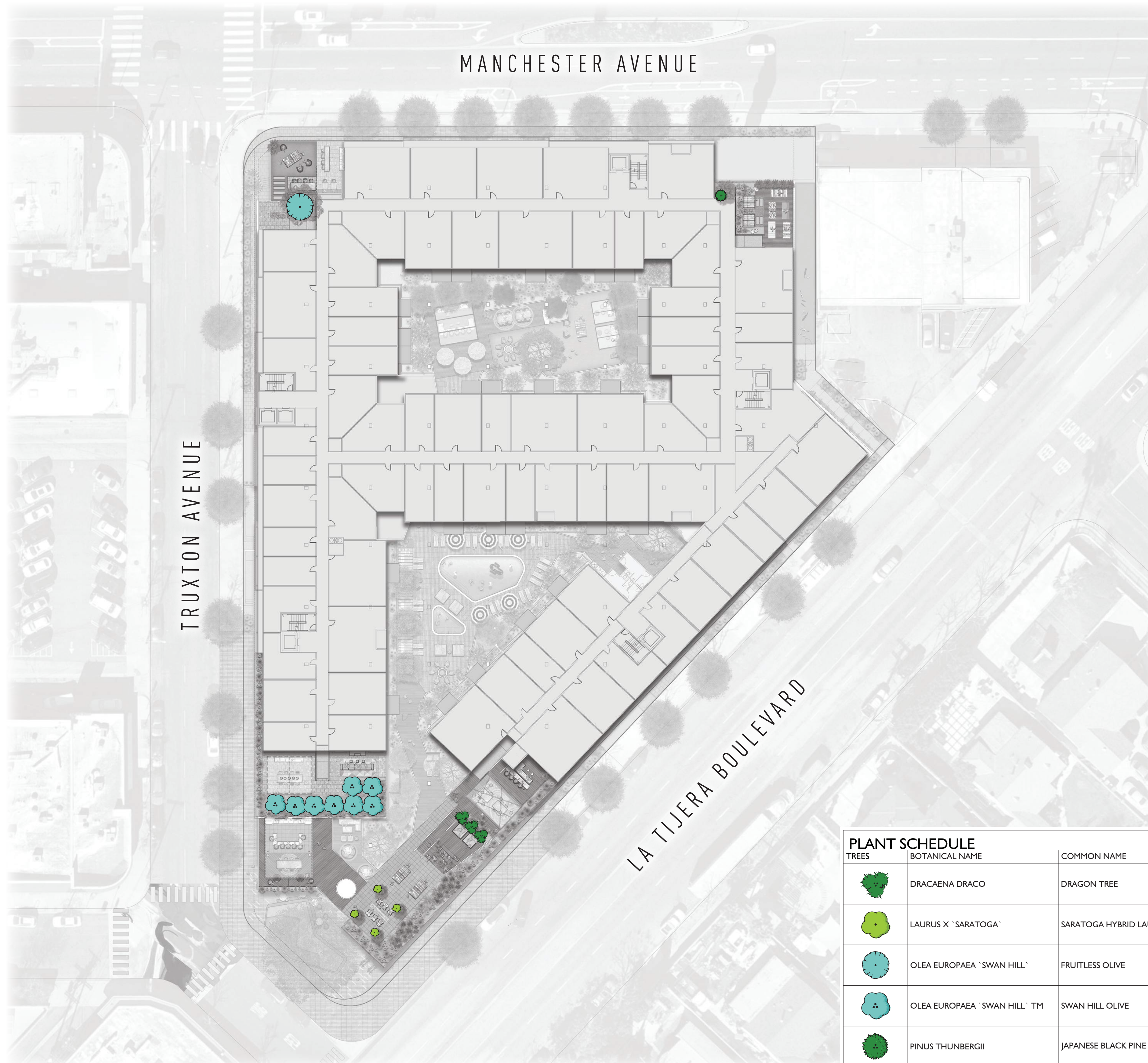






PLANT SCHEDULE

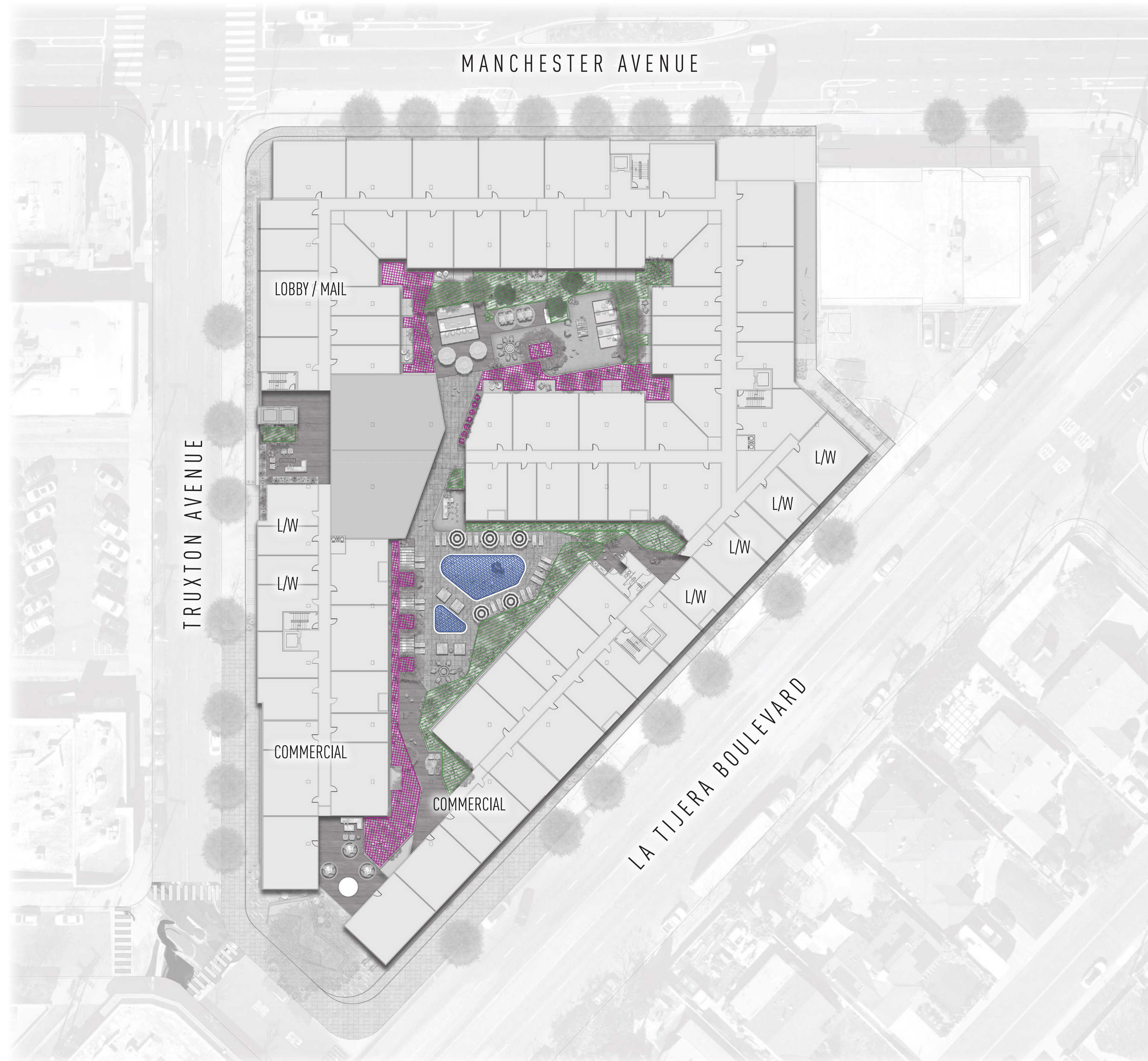
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	HOWEA FORSTERIANA	KENTIA PALM	20" B.T.H.	LOW	3
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW	6
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	6
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36"BOX	LOW	4
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48"BOX	MODERATE	1
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	3
	UMBELLULARIA CALIFORNICA	BAY LAUREL	48"BOX	LOW	18



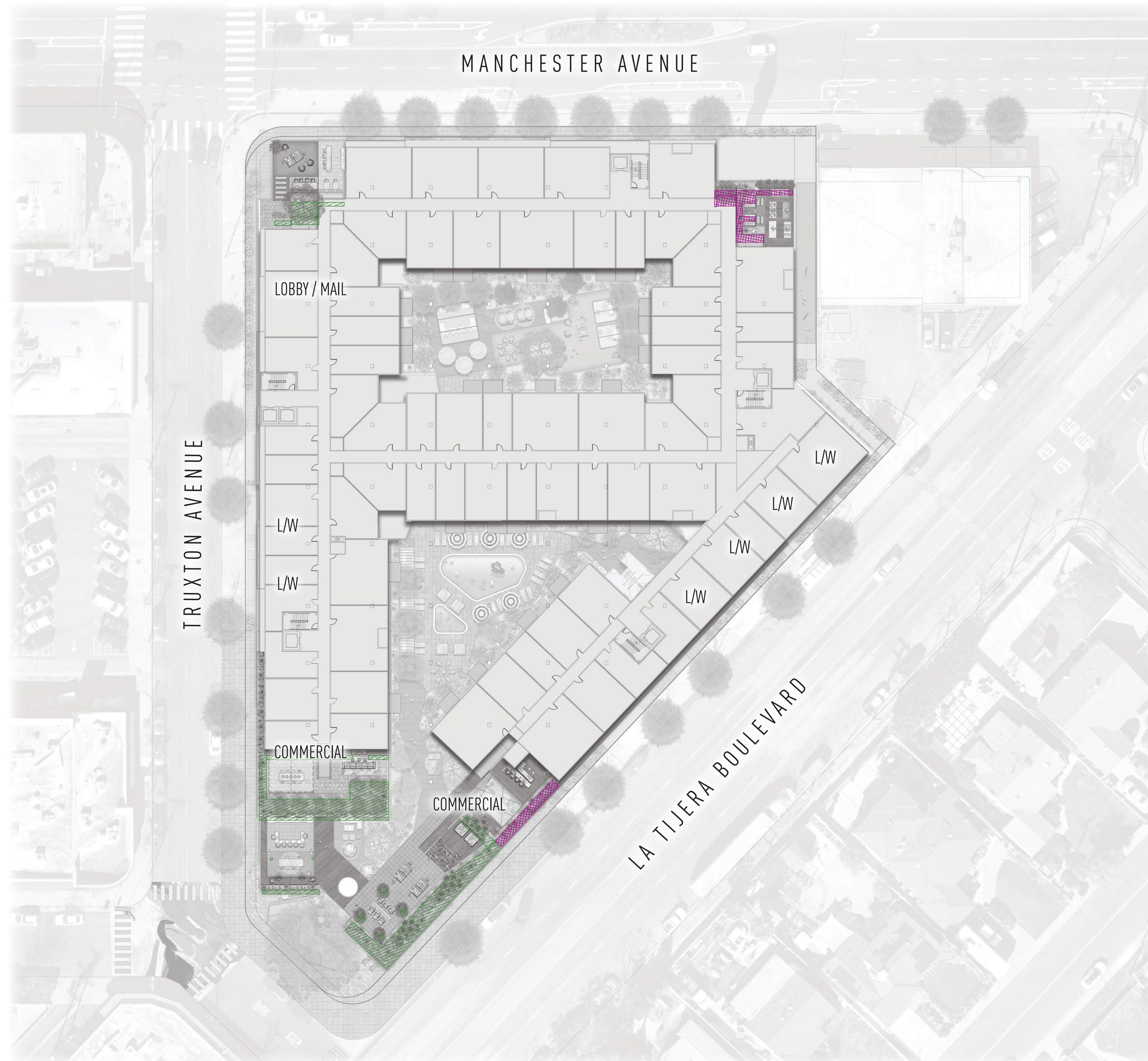
PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	DRACAENA DRACO	DRAGON TREE	36"BOX	LOW	3	
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW	4	
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	36"BOX	LOW	1	MULTI-TRUNK
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	24"BOX	LOW	8	
	PINUS THUNBERGII	JAPANESE BLACK PINE	20' B.T.H.	MODERATE	1	SOURCED FROM BONSAI NURSERY



IRRIGATION HYDROZONES:				
SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kg)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	749 S.F.	MODERATE	0.40
	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 5 POOL AND SPA	865 S.F.	HIGH	1.0
	HYDRO-ZONE - 6 NORTH / EAST LEVEL 3	3,582 S.F.	MODERATE	0.40
	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
TOTAL HYDROZONE AREA:		12,444 S.F.		



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	HYDRO-ZONE - 5 POOL AND SPA	865 S.F.	HIGH	1.0
	HYDRO-ZONE - 6 NORTH / EAST LEVEL 3	3,582 S.F.	MODERATE	0.40
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