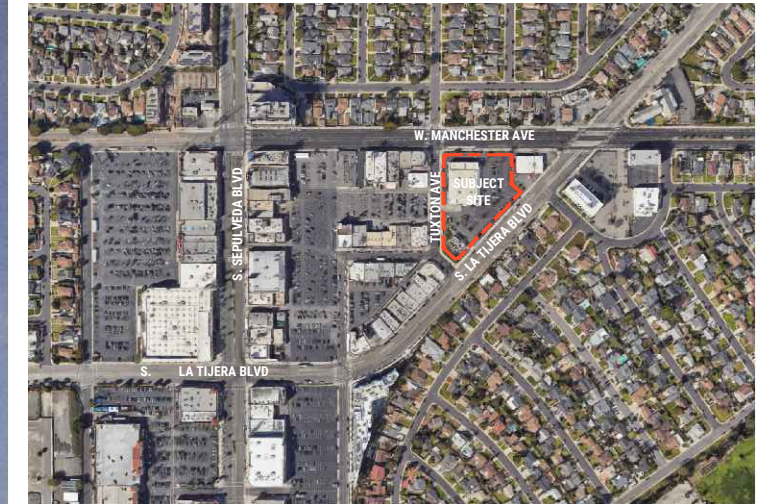


# 6136 W. MANCHESTER AVE.

Westchester, CA 90045



## Vicinity Map



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### Contract 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.

900 Wilshire Boulevard, Ste 2800  
Los Angeles, CA 90017  
T: 213.683.1900

### Landscape Architect

MJS Landscape Architecture

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

ENTITLEMENT SUB  
WESTCHESTER, CA

8/26/2024

**AC**MARTIN



PROJECT DATA

Table with 2 columns: Field Name (PROJECT ADDRESS, LEGAL DESCRIPTION, APN, ZONING, LANDUSE DESIGNATION) and Value (6136 MANCHESTER AVE, LA CA 90045, etc.)

Table with 2 columns: Field Name ([Q] CONDITION) and Value (ORD-175981-SA1041, ZONING CHANGE FROM C1-1 TO C2-2 (CPC-1998-10))

PROJECT DESCRIPTION

MIXED-USE RESIDENTIAL BUILDING WITH GROUND FLOOR COMMERCIAL PROJECT INCLUDES A TOTAL OF 489 RESIDENTIAL UNITS, OF WHICH 64 ARE VLI AFFORDABLE UNITS, HCD. PROJECT UTILIZES INCENTIVES PER LAMC 12.22.A.25 INCLUDES 2 LEVELS ABOVE GRADE PARKING WITH 1 FULL LEVEL(P1) AND SECOND PARTIAL LEVEL(P2) SUBTERRANEAN PARKING COMMERCIAL AREAS WILL INCLUDE BOTH RETAIL AND FOODSERVICE USES INCLUDED AT THE GROUND LEVEL ARE LIVE/WORK DWELLING UNITS AND RESIDENTIAL LOBBIES TO ACCESS ABOVE GRADE RESIDENTIAL USES

Table with 2 columns: Field Name (SITE GROSS AREA (PER SURVEY), 5' DEDICATION @ MANCHESTER AVE, 5' DEDICATION @ LA TIJERA BLVD) and Value (105,276 SF, etc.)

Table with 2 columns: Field Name (BASE F.A.R. BY RIGHT, BASE ALLOWED FLOOR AREA) and Value (1.5:1, 157,914 SF)

Table with 2 columns: Field Name (PROPOSED F.A.R. (DB), PROPOSED MAX FLOOR AREA) and Value (3.96:1, 416,915 SF)

Table with 2 columns: Field Name (SITE AREA (DENSITY) : GROSS AREA) and Value (105,276 SF)

Table with 2 columns: Field Name (BUILDING HEIGHT ALLOWABLE, PROPOSED MAX BUILDING HT) and Value (UNLIMITED, 95.75')

TRANSITIONAL HEIGHT TRANSITIONAL HEIGHT REQUIRED PER LAMC 12.21.1.A.10. WAIVER OF DEVELOPMENT STANDARD REQUESTED.

Table with 2 columns: Field Name (REQUIRED YARDS C2 REQUIREMENTS FRONT, SIDE, REAR, R4 REQUIREMENTS (@ RESIDENTIAL USES) FRONT, SIDE, REAR) and Value (0'-0", 12.22.A.18.C.3, etc.)

Table with 2 columns: Field Name (PROPOSED YARDS FRONT, SIDE (DB), REAR) and Value (0'-0", 11' INTERNAL; 5'-6" TRUXTON(DB), NO REAR YARD)

Table with 2 columns: Field Name (RESIDENTIAL BASE DENSITY, PROPOSED DENSITY, PROPOSED AFFORDABLE) and Value (264 DU, 489 DU, 64 DU (24% AFFORDABLE), 64 DU - VLI)

BUILDING TOTALS

Table with 2 columns: Field Name (GROSS FLOOR AREA LEVEL 1-8, ROOF, LEVEL P1 SUB-T, LEVEL P2 SUB-T, TOTAL GROSS FLOOR AREA) and Value (88,305 SF, etc., 693,605 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

Table with 2 columns: Field Name (FLOOR AREA - F.A.R. LEVEL 1-8, LEVEL P1 SUB-T, LEVEL P2 SUB-T, TOTAL PROPOSED F.A.R. FLOOR AREA) and Value (30,625 SF, etc., 416,915 SF)

Table with 2 columns: Field Name (COMMERCIAL FLOOR AREA L1 COMMERCIAL, L2 COMMERCIAL, TOTAL FLOOR AREA - COMMERCIAL) and Value (12,630 SF, 3,490 SF, 16,120 SF)

AMENITY SPACES

Table with 2 columns: Field Name (LEVEL 1 LEASING/LOBBY(2X)/CO-WORK, LEVEL 1 MAIL, LEVEL 2 LOBBY, LEVEL 3 COVERED EXTERIOR, LEVEL 3 RECREATION ROOM, LEVEL 3/4 RECREATION ROOM, LEVEL 4 RECREATION ROOM, LEVEL 6 LOUNGE, TOTAL AMENITY AREA) and Value (3,615 SF, 1,390 SF, 380 SF, 1,660 SF, 2,240 SF, 3,485 SF, 1,280 SF, 510 SF, 14,560 SF)

COMMON OPEN SPACE

Table with 2 columns: Field Name (LEVEL 1 PLAZA, LEVEL 3 COURTYARD, LEVEL 5 TERRACE, LEVEL 6 TERRACE, LEVEL 7 TERRACE, LEVEL 8 TERRACE, TOTAL COMMON OPEN SPACE AREA) and Value (2,345 SF, 18,155 SF, 4,575 SF, 600 SF, 1,020 SF, 3,785 SF, 30,480 SF)

PRIVATE OPEN SPACE

Table with 2 columns: Field Name (LEVEL 3, LEVEL 4, LEVEL 5, LEVEL 6, LEVEL 7, LEVEL 8, TOTAL PRIVATE OPEN SPACE AREA) and Value (650 SF, 1,450 SF, 1,400 SF, 1,600 SF, 1,350 SF, 1,700 SF, 8,150 SF)

PARKING

NO MINIMUM PARKING REQUIREMENT. PROJECT SUBJECT TO ASSEMBLY BILL 2097. TOTAL PARKING PROVIDED 549 \* PARKING WILL MEET LOS ANGELES GREEN BUILDING CODE AND ACCESSIBILITY REQUIREMENTS

RESIDENTIAL UNIT MIX

Table with 14 columns: Unit Type (STUDIOS S01, S02, S02), Area, Level 1-8, Total #, Total SF

1BEDROOM

Table with 14 columns: Unit Type (1BD1-8, 1BD-L/W), Area, Level 1-8, Total #, Total SF

2BEDROOM

Table with 14 columns: Unit Type (2BD1-6), Area, Level 1-8, Total #, Total SF

OPEN SPACE

Table with 5 columns: Unit Type (REQUIRED STUDIO, 1BEDROOM, 2BEDROOM), #, SF/DU, TOTAL SF, TOTAL SF

BICYCLE PARKING

Table with 5 columns: Residential Units (1-25 DU, 26-100, 101-200, 201+, TOTAL), Commercial Units (TOTAL, TOTAL REQUIRED), Short/Long Term, TOTAL

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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 ZONES 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. 0603701760F 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 ABUTTING 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.

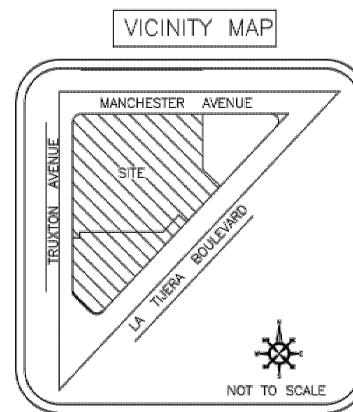
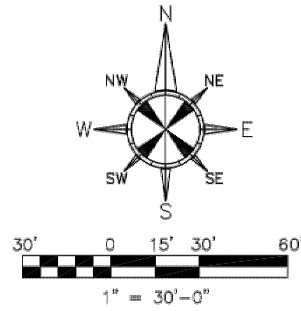
N7 NO EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

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.  
8061 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 6 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, 1953 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.

**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'

**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 387.46 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 46° 46' 59" WEST 50.37 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. 01905126 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, 7b1, 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. 7319  
In the State of California  
Field Date of Survey: December 16, 2021  
Latest Revision Date:

STAMP  
BERNHARD K. MAYER  
REGISTERED LAND SURVEYOR  
NO. 7319  
Exp. 1-30-27  
STATE OF CALIFORNIA

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

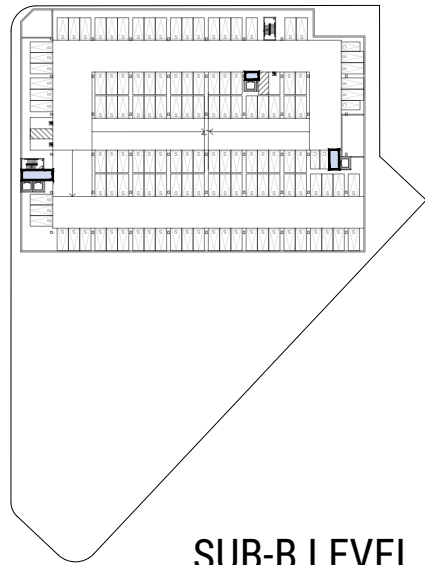


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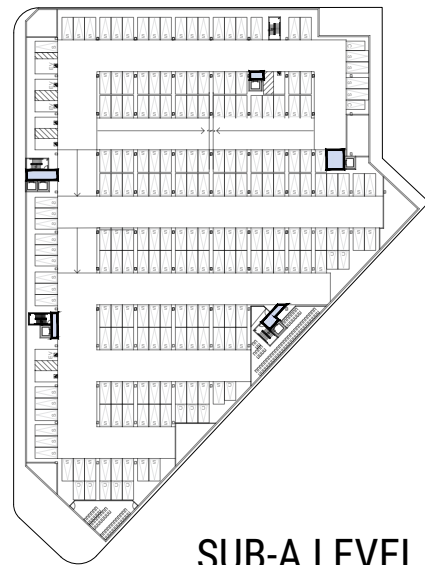




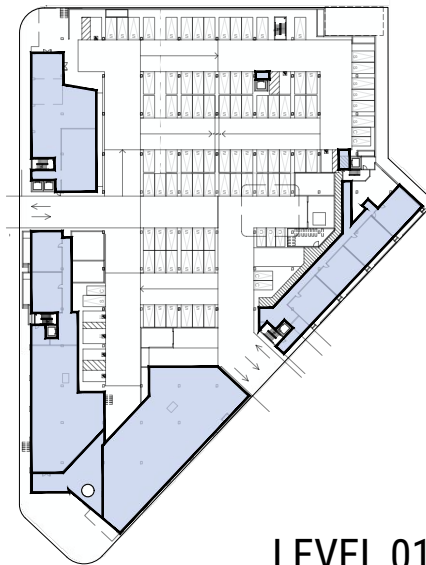




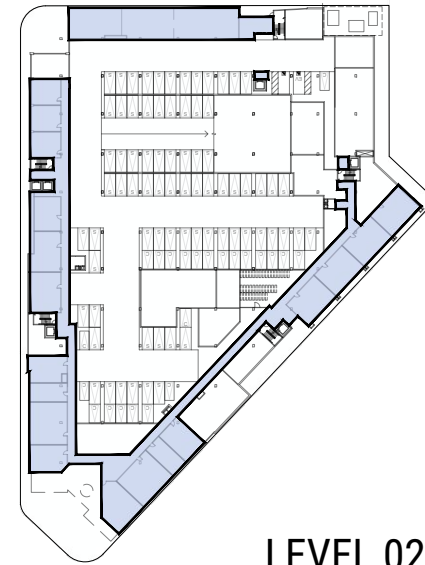
SUB-B LEVEL



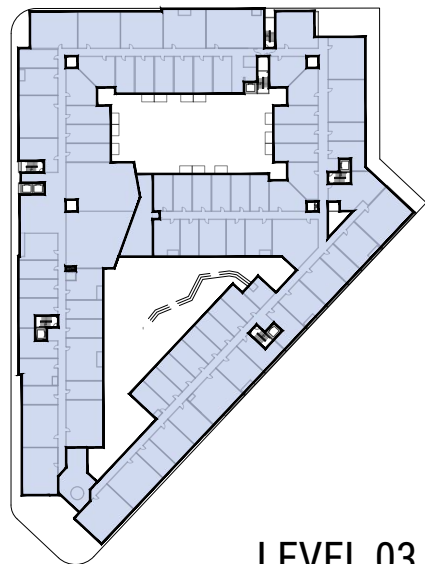
SUB-A LEVEL



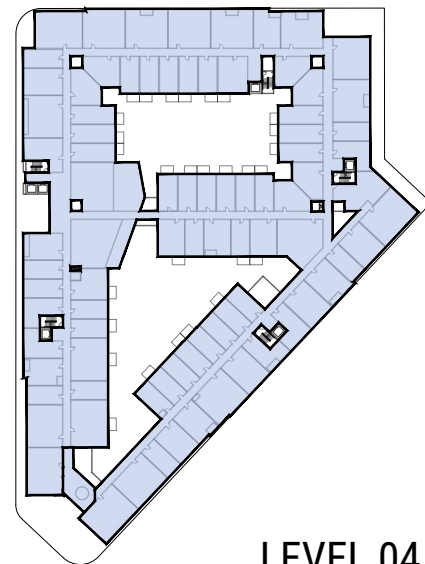
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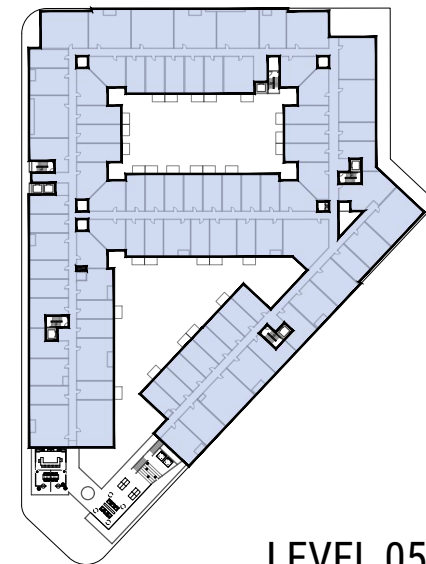
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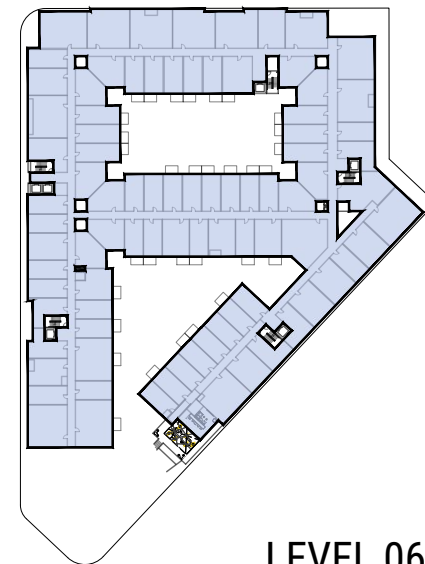
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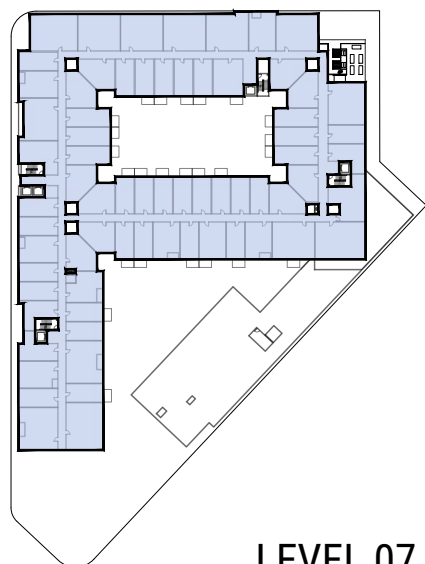
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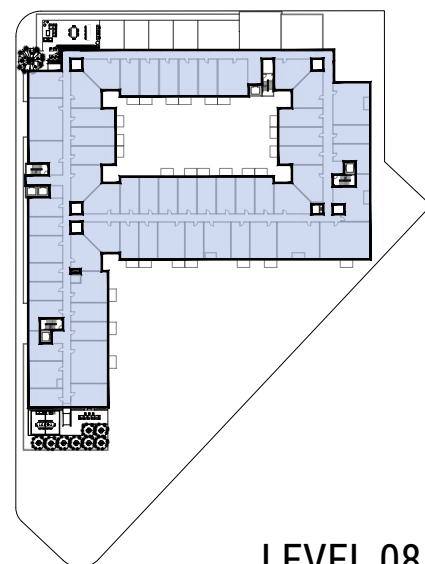
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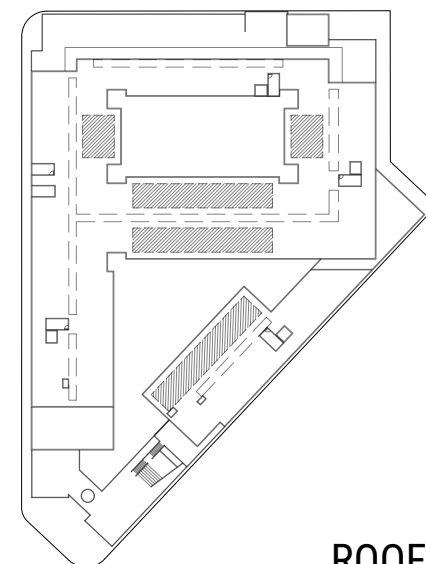
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LEVEL 07



LEVEL 08

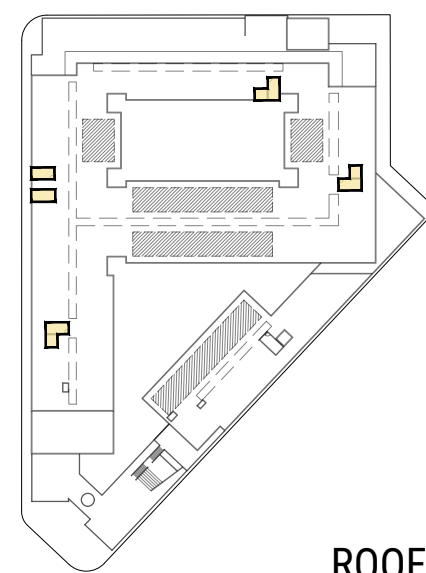
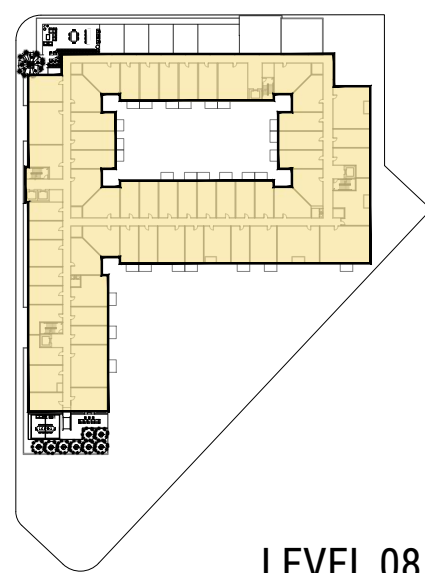
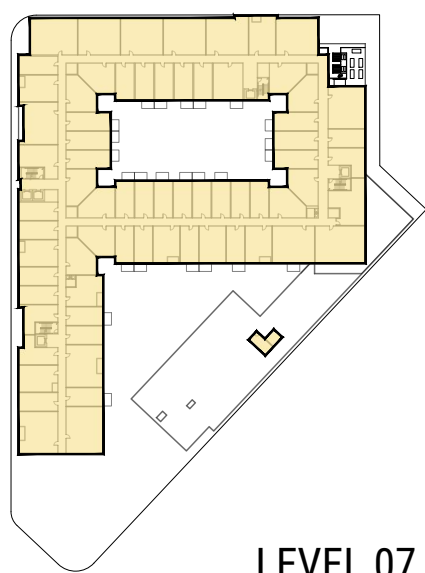
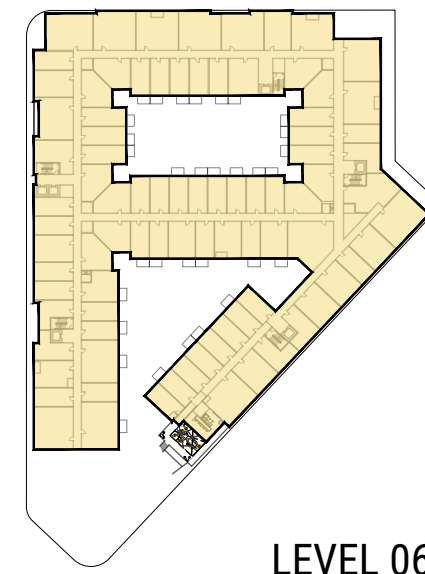
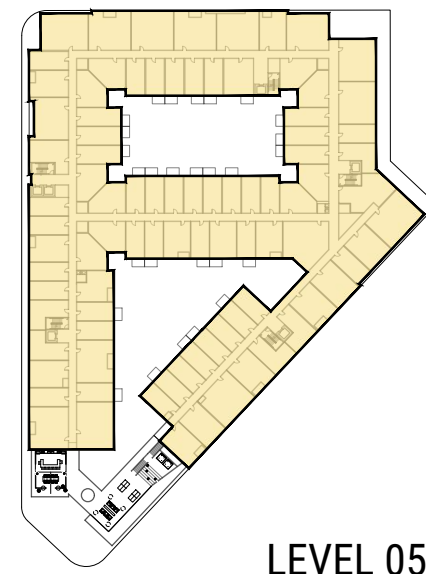
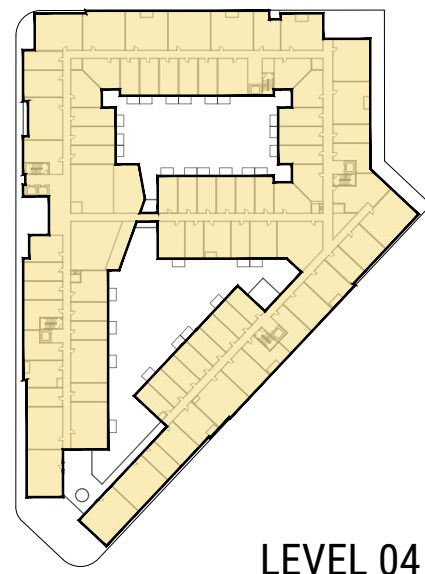
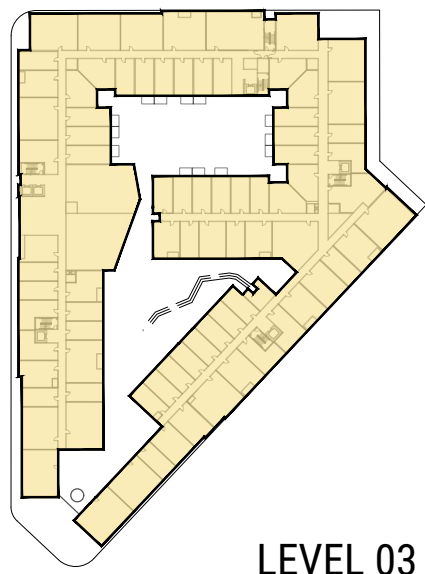
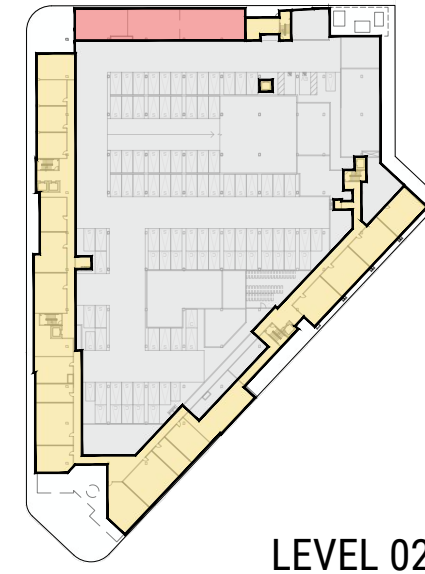
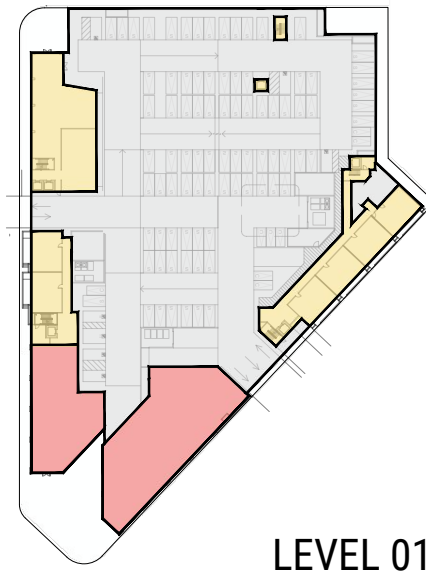
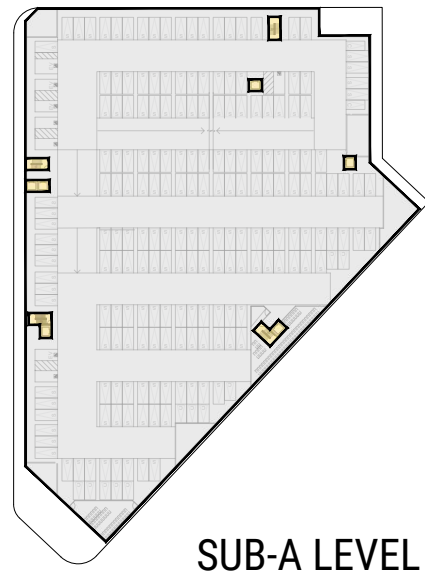
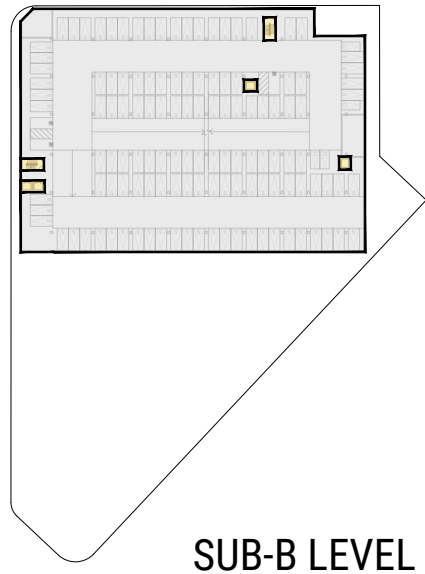


ROOF

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	30,625 SF
LEVEL 2	22,585 SF
LEVEL 3	70,760 SF
LEVEL 4	68,480 SF
LEVEL 5	65,670 SF
LEVEL 6	64,255 SF
LEVEL 7	51,345 SF
LEVEL 8	41,920 SF
LEVEL P1 SUB-T	890 SF
LEVEL P2 SUB-T	385 SF
<b>TOTAL PROPOSED F.A.R. FLOOR AREA</b>	<b>416,915 SF</b>
BUILDABLE SITE AREA	105,276 SF
<b>PROPOSED FAR</b>	<b>3.96:1</b>





BUILDING AREA CALCULATION		
LEVEL	USE	AREA
LEVEL 1	COMM / PARK / RES	88,305 SF
LEVEL 2	COMM / PARK / RES	88,065 SF
LEVEL 3	RESIDENTIAL	70,915 SF
LEVEL 4	RESIDENTIAL	70,415 SF
LEVEL 5	RESIDENTIAL	67,815 SF
LEVEL 6	RESIDENTIAL	66,400 SF
LEVEL 7	RESIDENTIAL	53,115 SF
LEVEL 8	RESIDENTIAL	42,610 SF
ROOF	RESIDENTIAL	1,375 SF
LEVEL P1 SUB-T	PARKING	92,135 SF
LEVEL P2 SUB-T	PARKING	52,455 SF
<b>TOTAL BLDG AREA</b>		<b>693,605 SF</b>

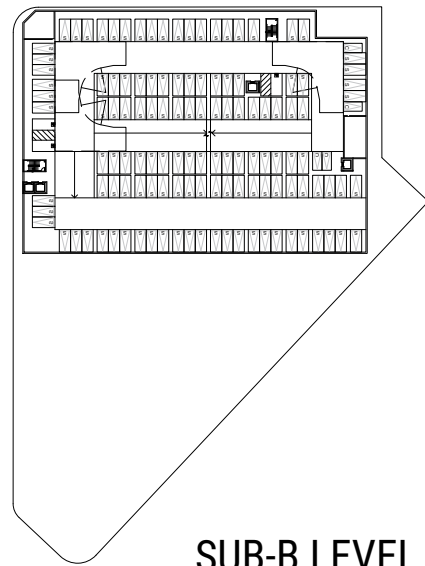
**LEGEND**

- PARKING AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA

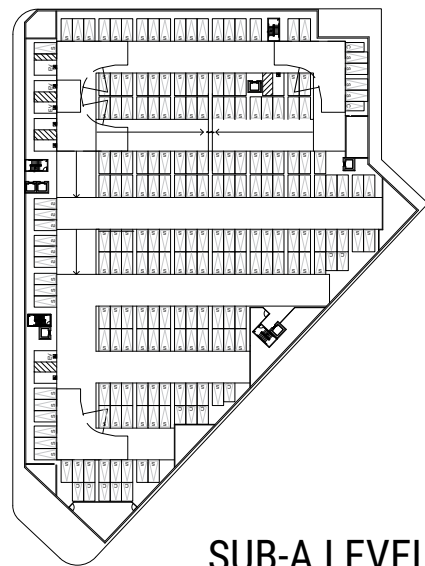
MEASUREMENT PER CBC 2019 "BUILDING AREA": The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shaft and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal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

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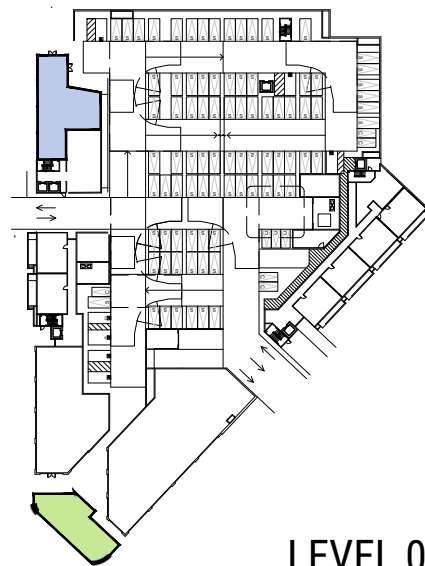




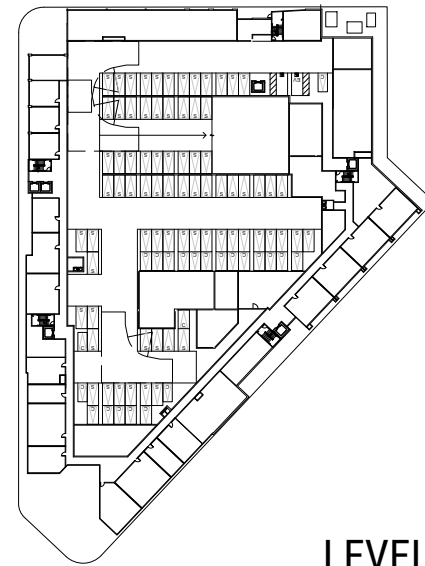
SUB-B LEVEL



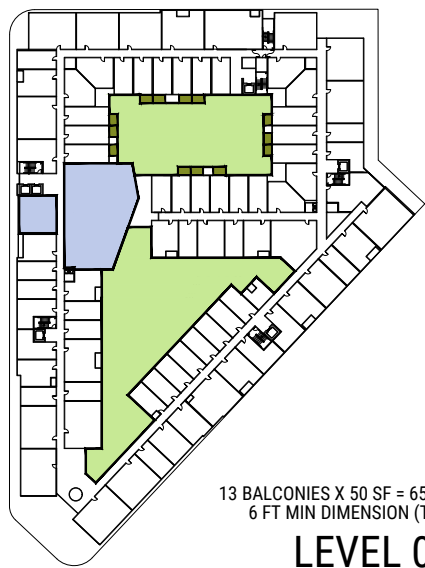
SUB-A LEVEL



LEVEL 01



LEVEL 02



13 BALCONIES X 50 SF = 650 SF  
6 FT MIN DIMENSION (TYP.)

LEVEL 03



29 BALCONIES X 50 SF = 1,450 SF  
6 FT MIN DIMENSION (TYP.)

LEVEL 04



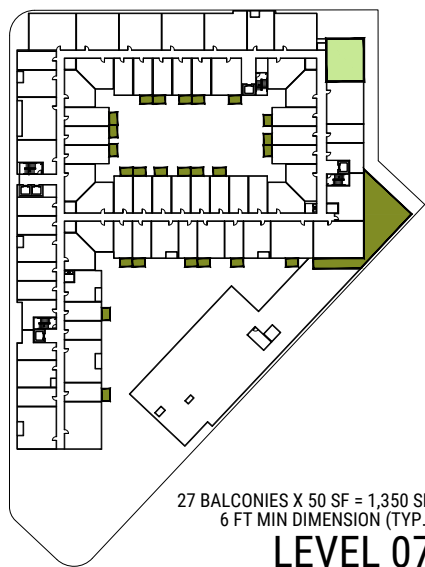
28 BALCONIES X 50 SF = 1,400 SF  
6 FT MIN DIMENSION (TYP.)

LEVEL 05



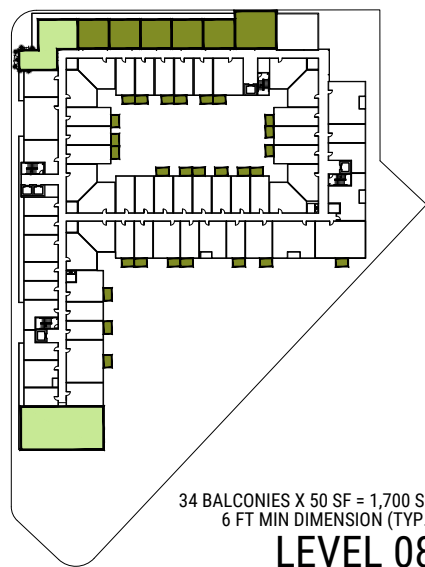
32 BALCONIES X 50 SF = 1,600 SF  
6 FT MIN DIMENSION (TYP.)

LEVEL 06



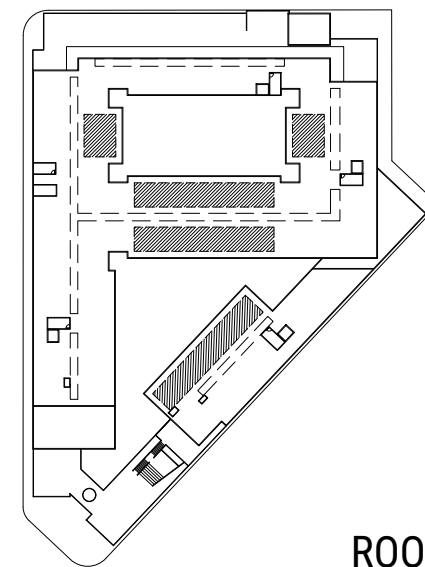
27 BALCONIES X 50 SF = 1,350 SF  
6 FT MIN DIMENSION (TYP.)

LEVEL 07



34 BALCONIES X 50 SF = 1,700 SF  
6 FT MIN DIMENSION (TYP.)

LEVEL 08



ROOF

OPEN SPACE CALCULATION				
REQUIRED		#	SF/DU	TOTAL
STUDIO	(<3 HABIT RMS)	229	100 SF	22,900 SF
1BEDRM	(<3 HABIT RMS)	172	100 SF	17,200 SF
2BEDRM	(=3 HABIT RMS)	88	125 SF	11,000 SF
<b>TOTAL REQUIRED</b>				<b>51,100 SF</b>
PROVIDED				
COMMON OPEN SPACE : EXTERIOR				
LEVEL 1	PLAZA			2,345 SF
LEVEL 3	COURTYARD			18,155 SF
LEVEL 4	TERRACE			350 SF
LEVEL 5	TERRACE			4,575 SF
LEVEL 6	TERRACE			600 SF
LEVEL 6	TERRACE			1,020 SF
LEVEL 8	TERRACE			3,785 SF
<b>TOTAL COMMON EXT OPEN SPACE AREA</b>				<b>30,830 SF</b>
COMMON OPEN SPACE : INTERIOR/COVERED				
LEVEL 1	CO-WORKING			3,140 SF
LEVEL 3	RECREATIONAL ROOM			2,240 SF
LEVEL 3	COVERED EXTERIOR			1,660 SF
LEVEL 3/4	RECREATIONAL ROOM			3,485 SF
LEVEL 4	RECREATIONAL ROOM			1,280 SF
LEVEL 6	LOUNGE			600 SF
<b>TOTAL</b>				<b>12,405 SF</b>
<b>INDOOR (MAX 25% REQ O.S. = 12,775SF)</b>				<b>12,775 SF</b>
PRIVATE OPEN SPACE				
LEVEL 3				650 SF
LEVEL 4				1,450 SF
LEVEL 5				1,400 SF
LEVEL 6				1,600 SF
LEVEL 7				1,350 SF
LEVEL 8				1,700 SF
<b>TOTAL PRIVATE OPEN SPACE AREA</b>				<b>8,150 SF</b>
<b>TOTAL OPEN SPACE PROVIDED</b>				<b>51,385 SF</b>

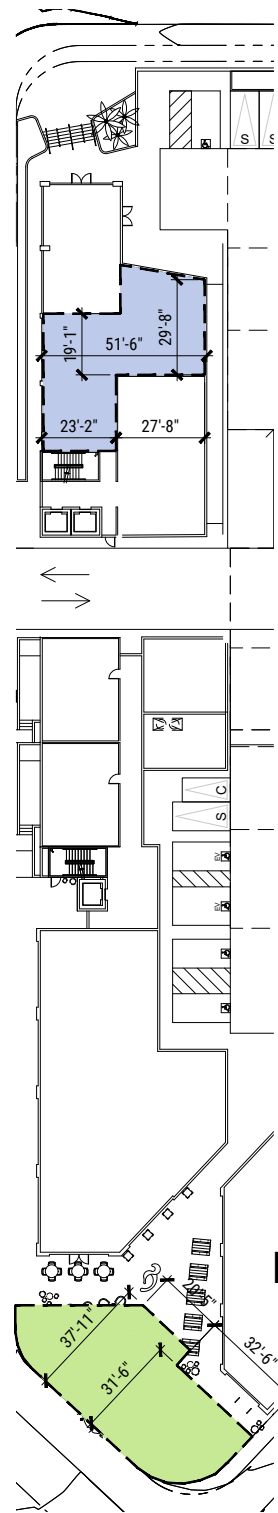
LEGEND

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

FOR DIMENSIONAL INFORMATION  
SEE SHEETS G008, G009

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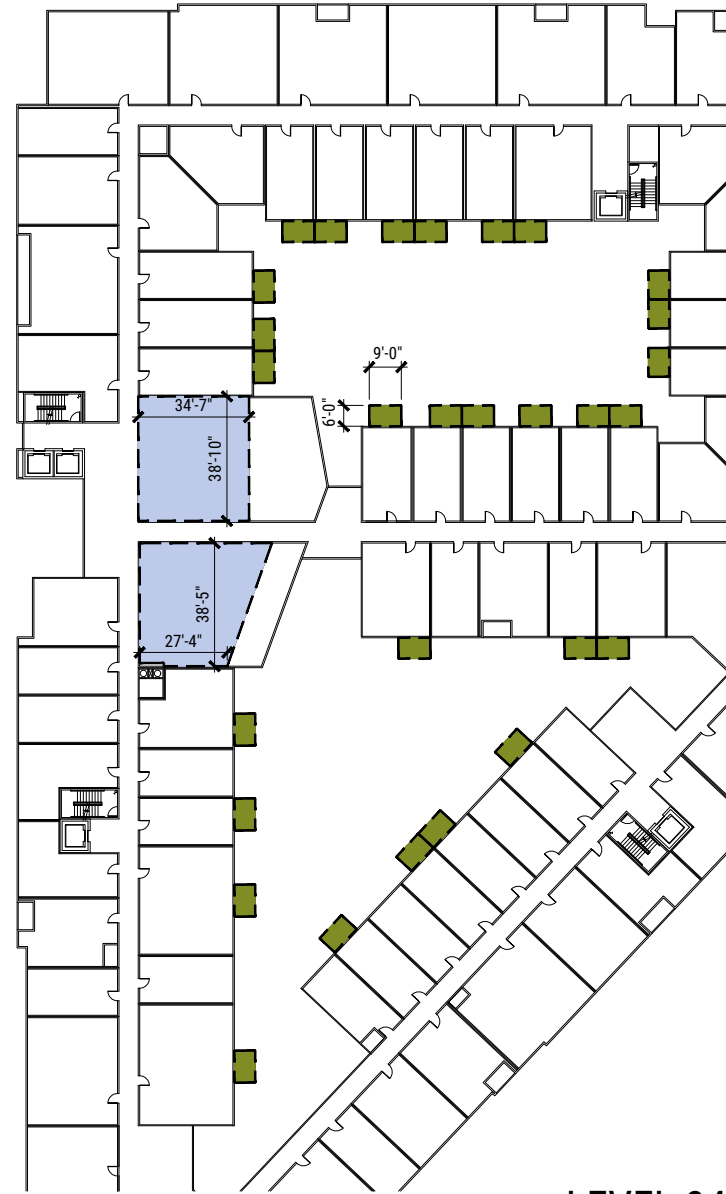




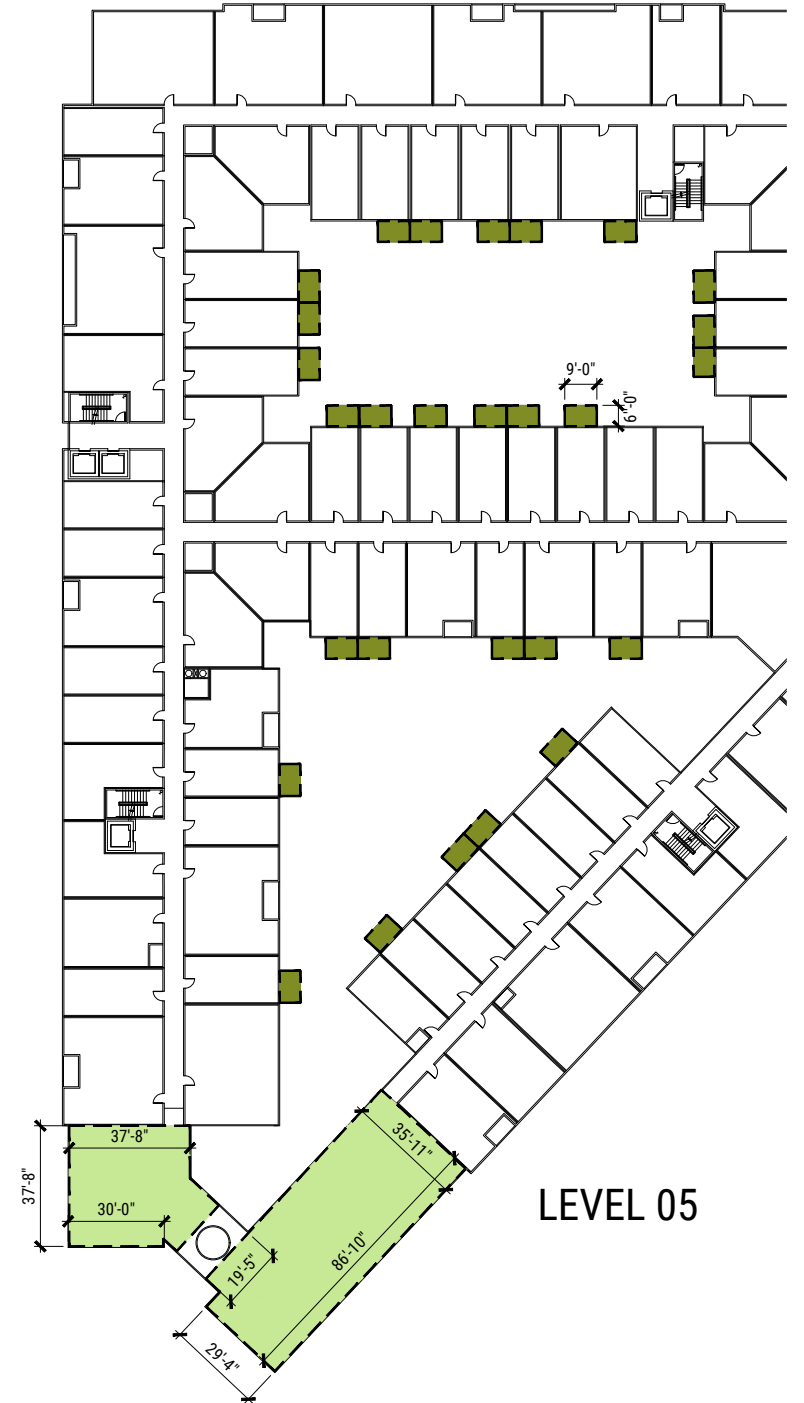
LEVEL 01



LEVEL 03



LEVEL 04



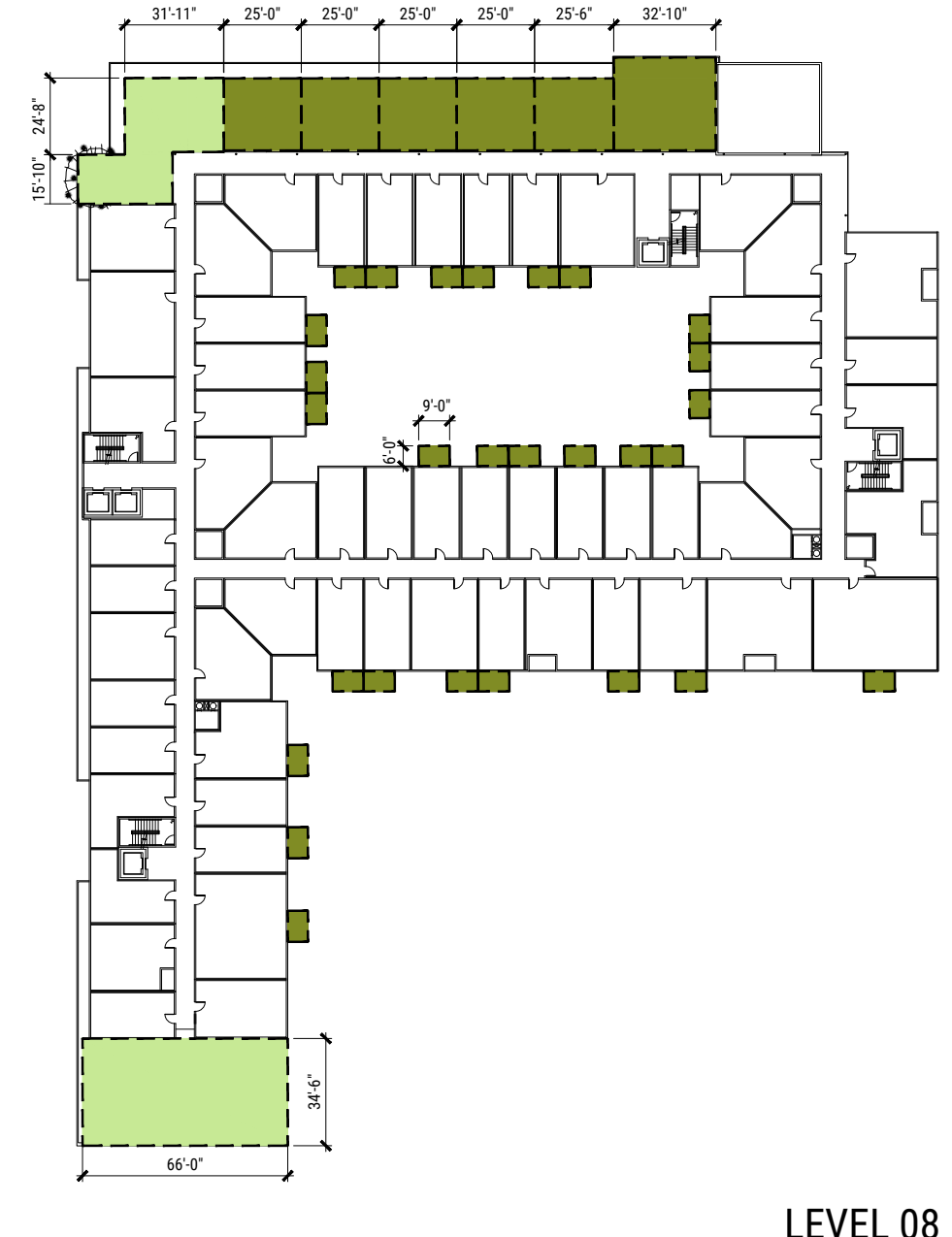
LEVEL 05

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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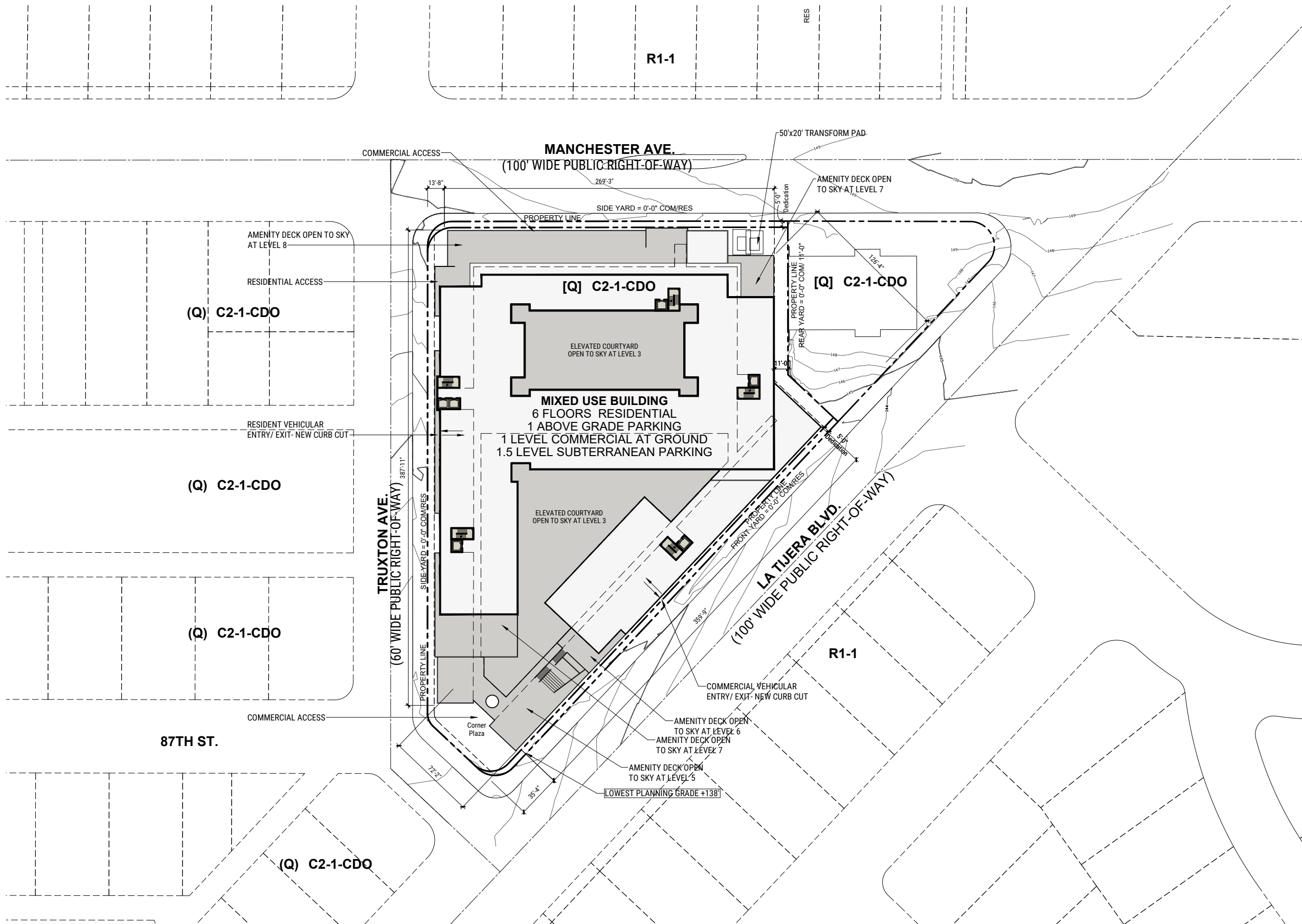




- LEGEND**
- COMMUNITY OPEN SPACE  
(15'-0" MIN DIMENSION)
  - PRIVATE OPEN SPACE- BALCONIES  
(50 SF EACH & 6'-0" MIN DIMENSION)
  - INDOOR AMENITY SPACE

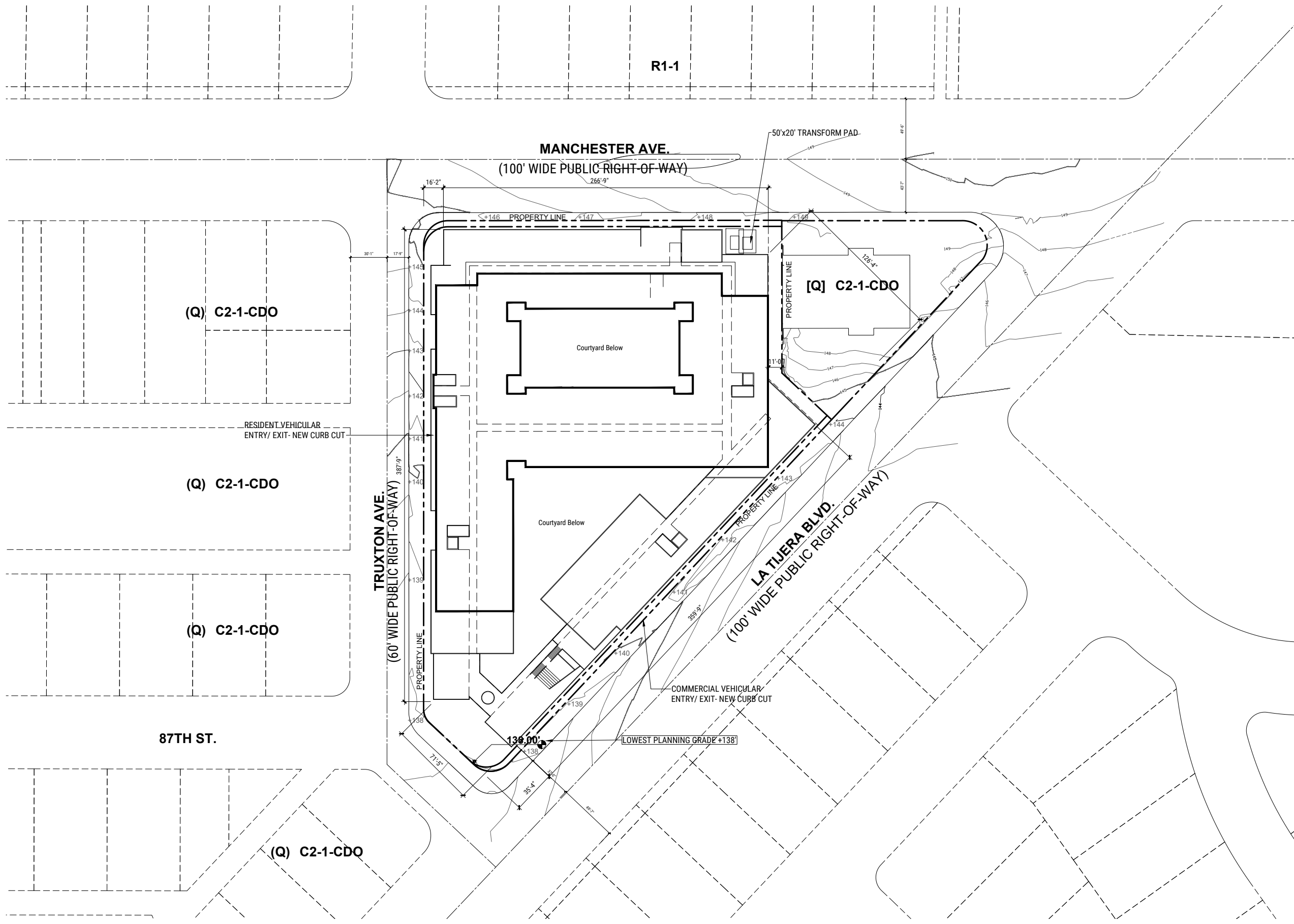
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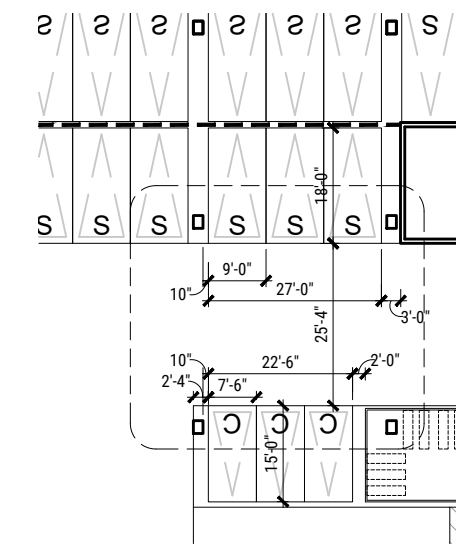
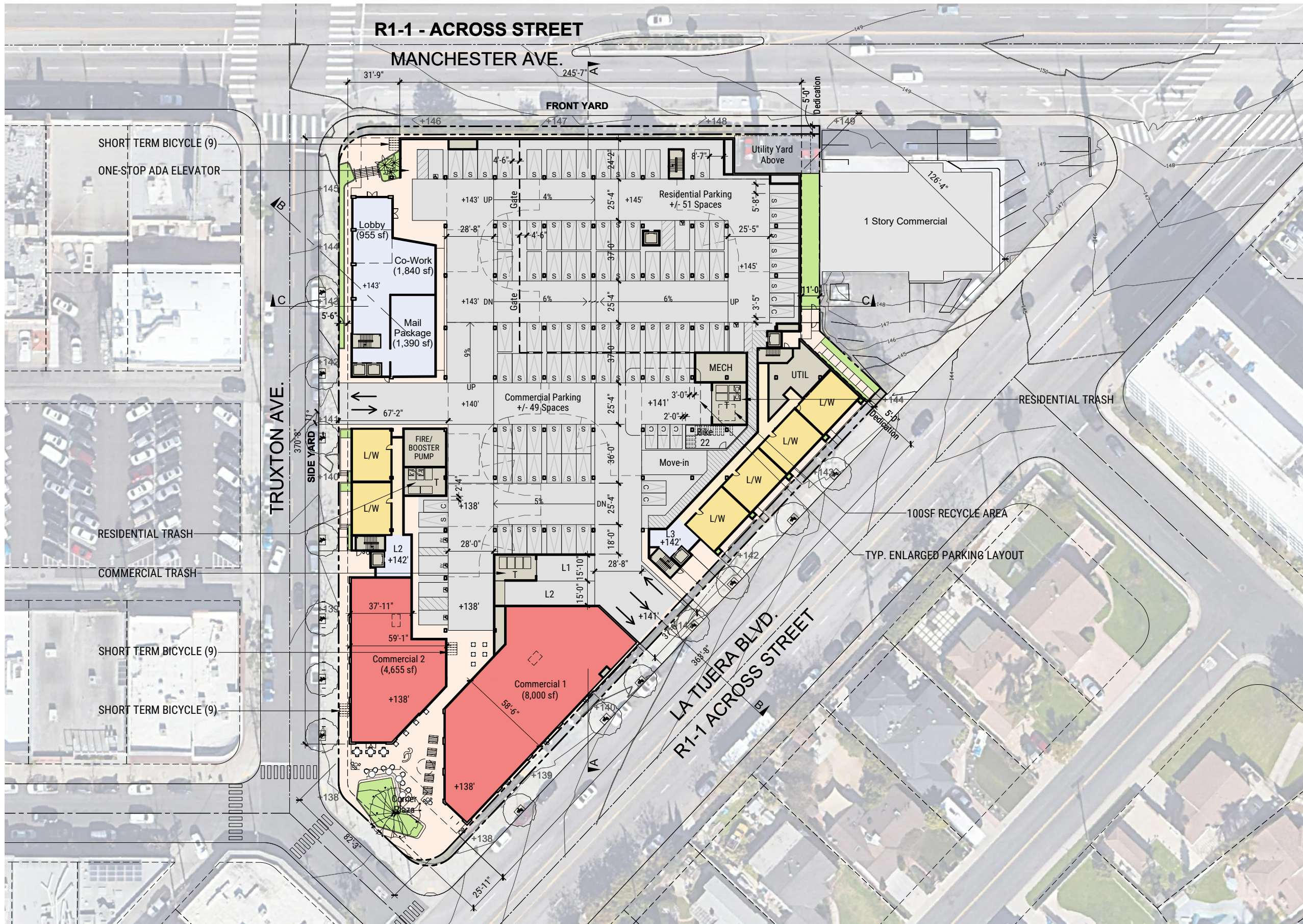
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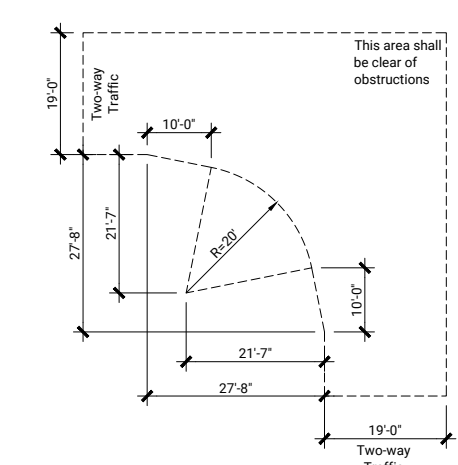


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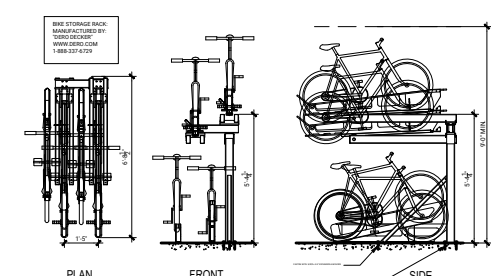




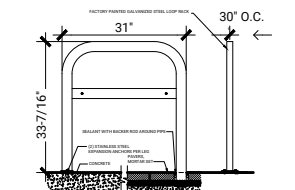
TYPICAL PARKING  
SCALE 30'=1"



CIRCULATION DRIVE (90° TURN)  
SCALE 30'=1"



2-TIER BICYCLE RACK (LONG TERM)  
SCALE 1'=1/8"

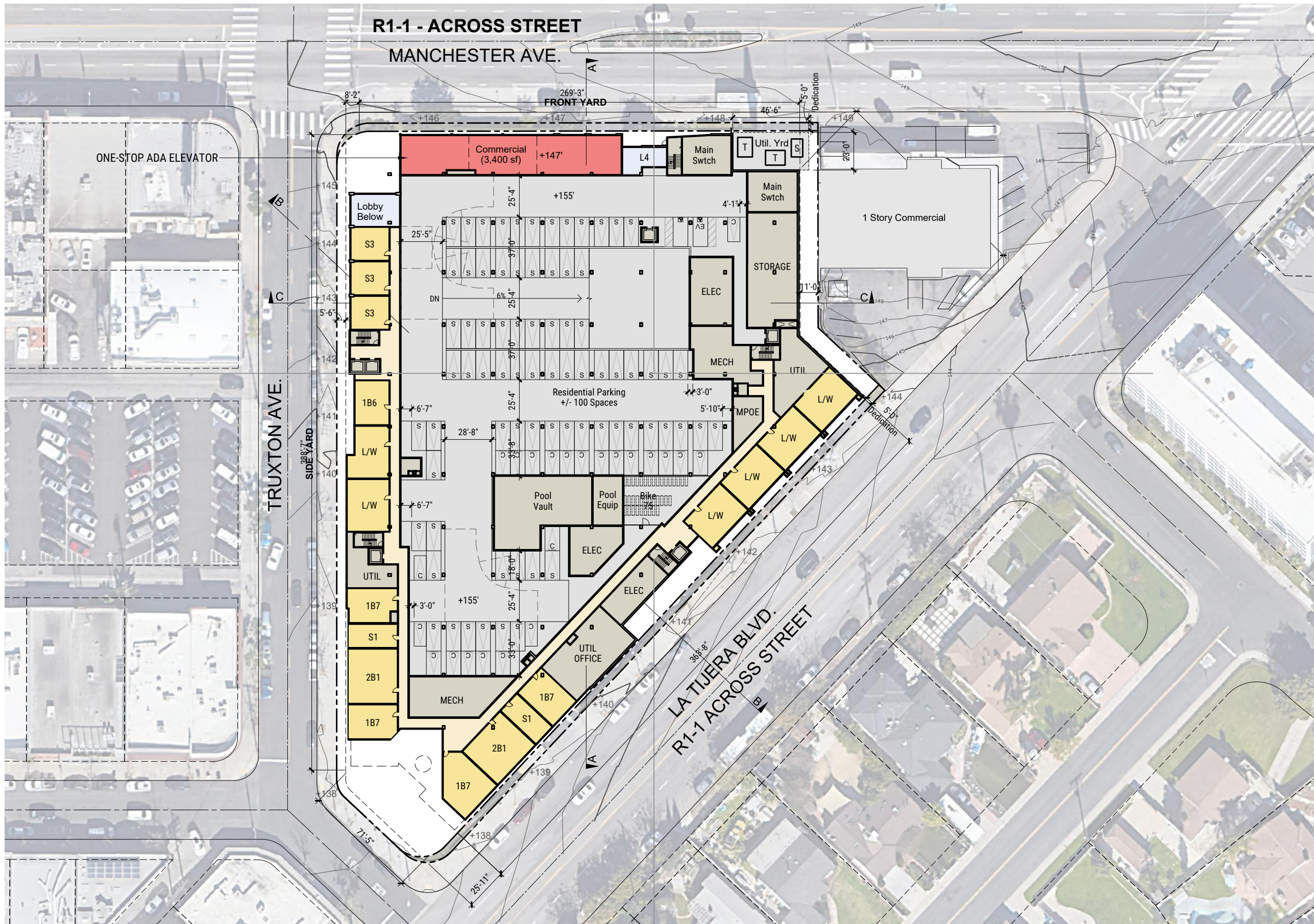


U BIKE RACK (SHORT TERM)  
SCALE 1'=1/4"

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R1-1 - ACROSS STREET  
MANCHESTER AVE.



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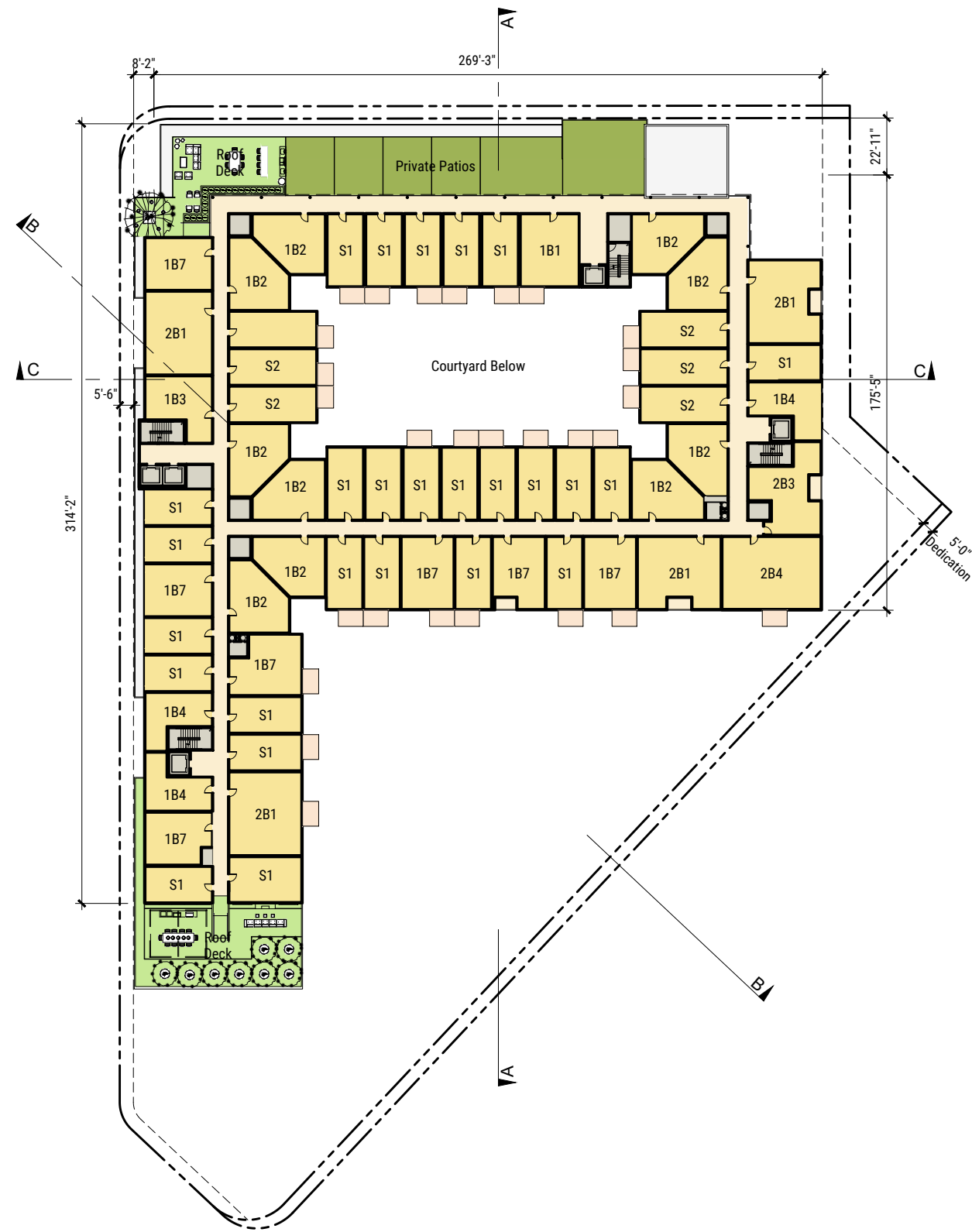




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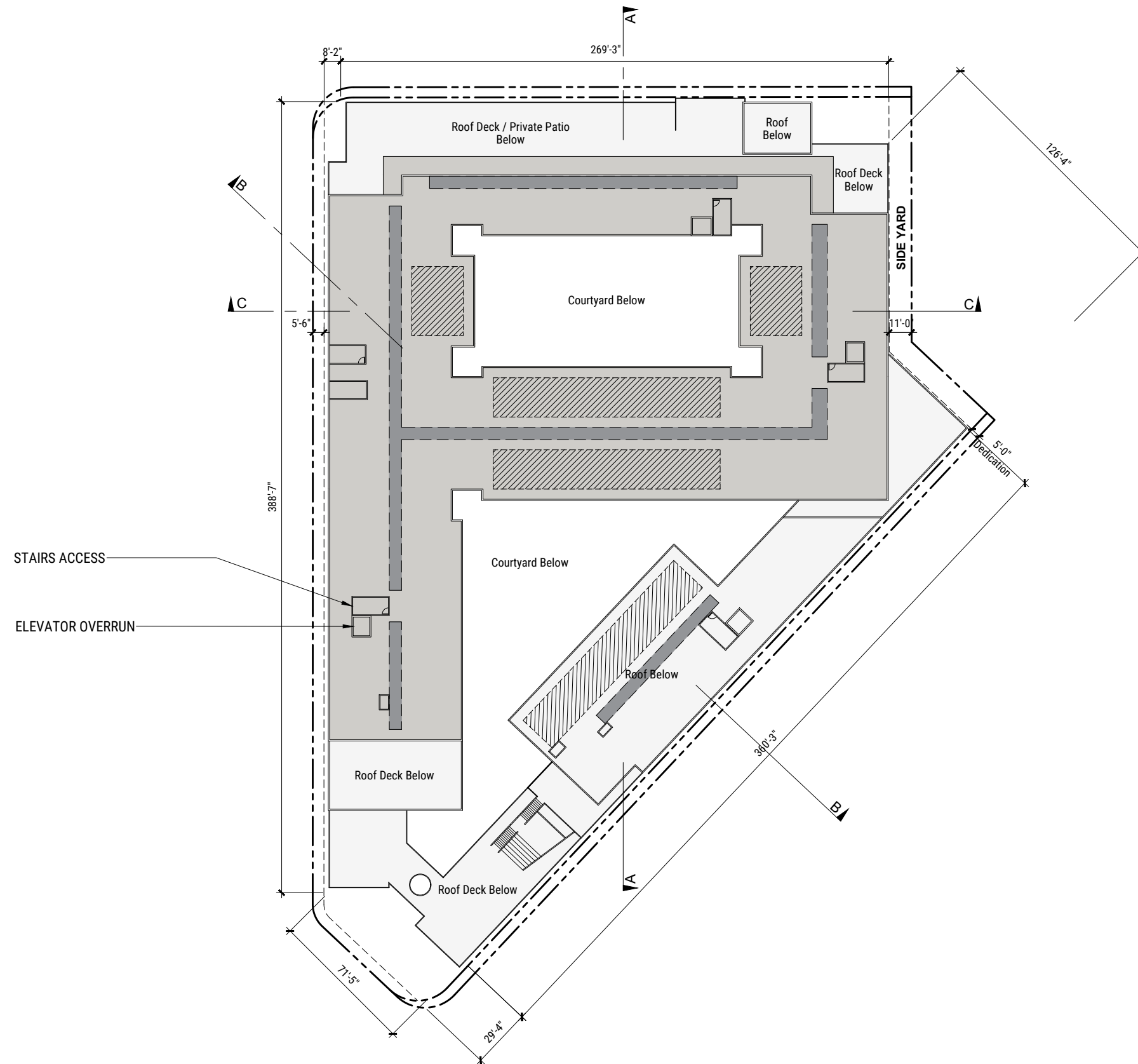






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- Mechanical Zone
- Photovoltaic Solar Zone - 15% of Roof Area

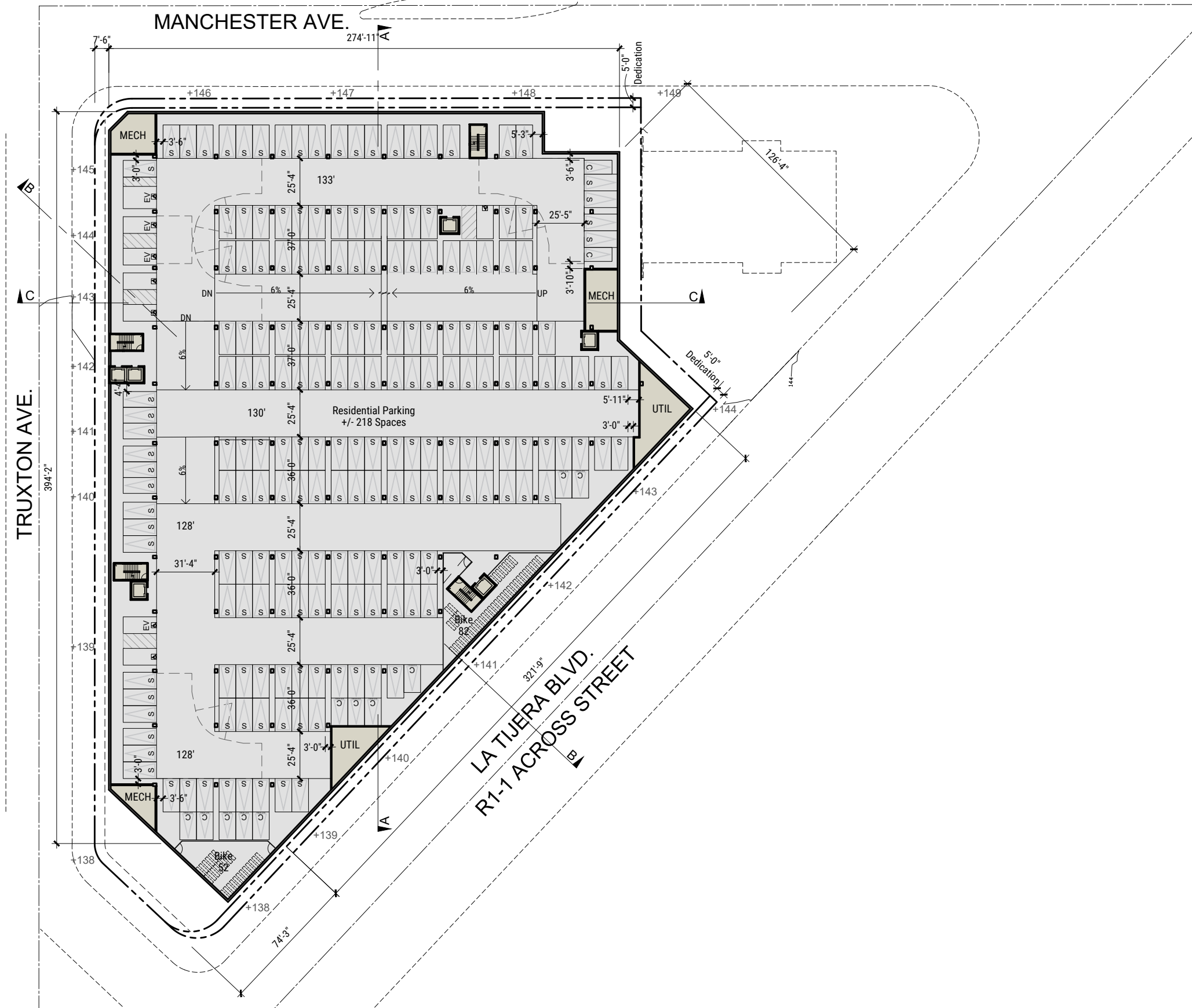
STAIRS ACCESS  
ELEVATOR OVERRUN

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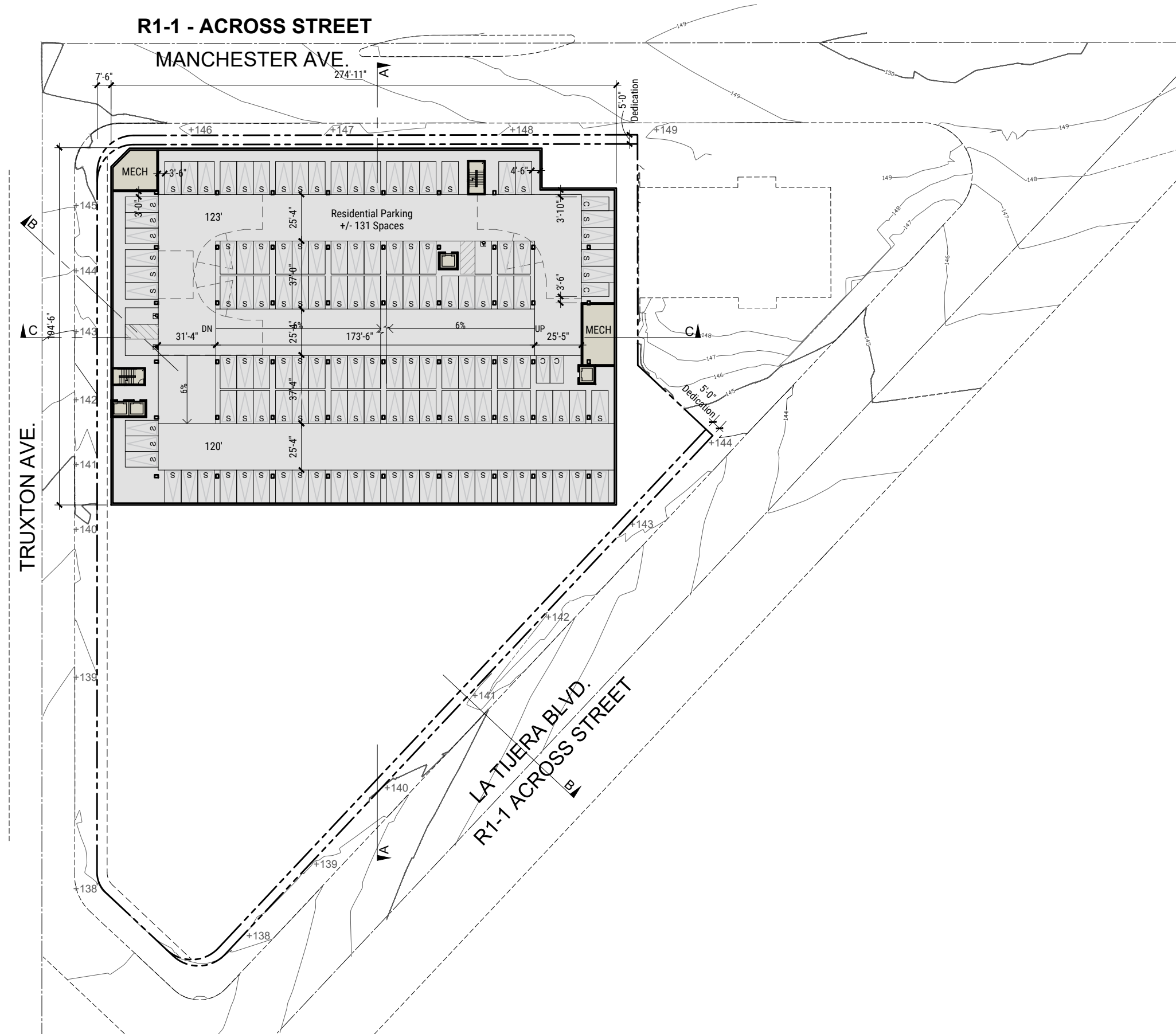


R1-1 - ACROSS STREET



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- S1 Stucco Color - 1
- S3 Stucco Color - 2
- MP1 Metal Panel - 1
- MP2 Metal Panel - 2
- MP3 Metal Panel - 3
- MWP Manufactured Wood Panel
- BV1 Brick Veneer
- CIP Cast in Place Concrete
- SF1 Storefront - Aluminum
- W1 Vinyl Window
- R1 Glass Railing - Clear
- R2 Glass Railing - Opaque
- MF Metal Fin - Vertical
- AL1 Aluminum Louver
- SG Signage
- MU Mural

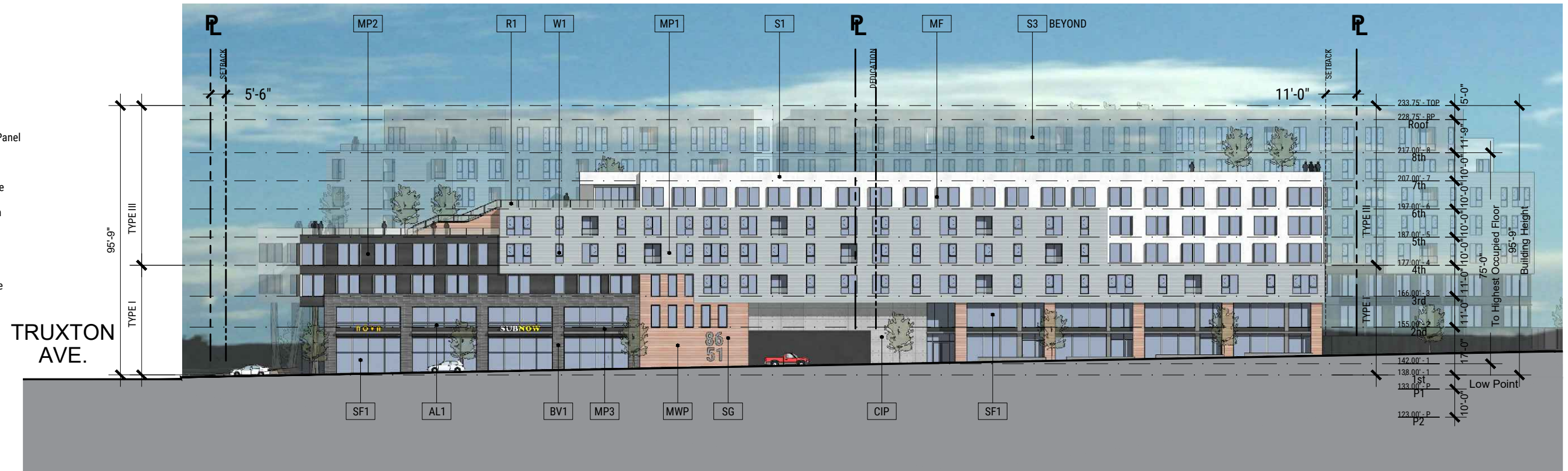


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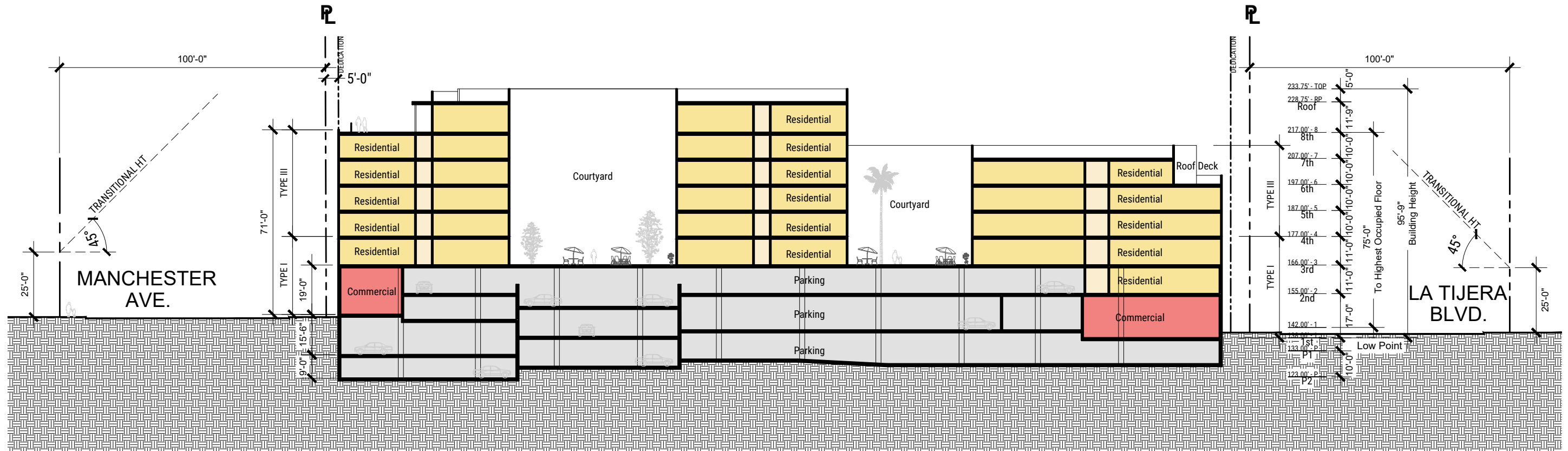
- S1 Stucco Color - 1
- S3 Stucco Color - 2
- MP1 Metal Panel - 1
- MP2 Metal Panel - 2
- MP3 Metal Panel - 3
- MWP Manufactured Wood Panel
- BV1 Brick Veneer
- CIP Cast in Place Concrete
- SF1 Storefront - Aluminum
- W1 Vinyl Window
- R1 Glass Railing - Clear
- R2 Glass Railing - Opaque
- MF Metal Fin - Vertical
- AL1 Aluminum Louver
- SG Signage
- MU Mural



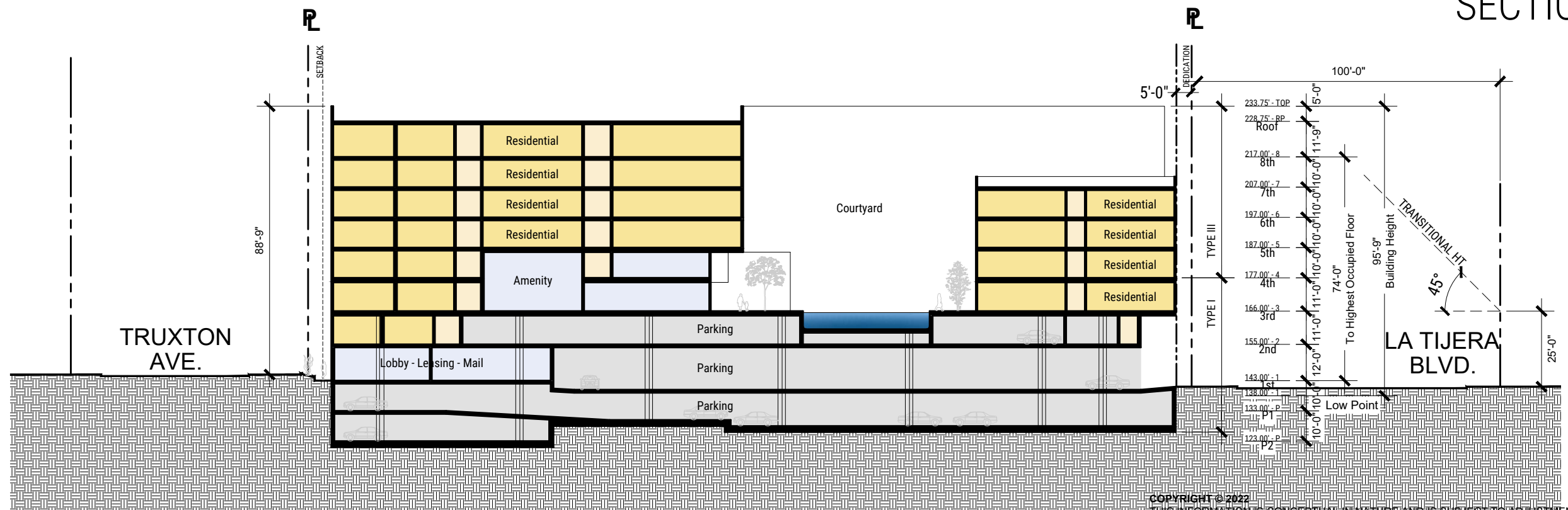
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# SECTION A

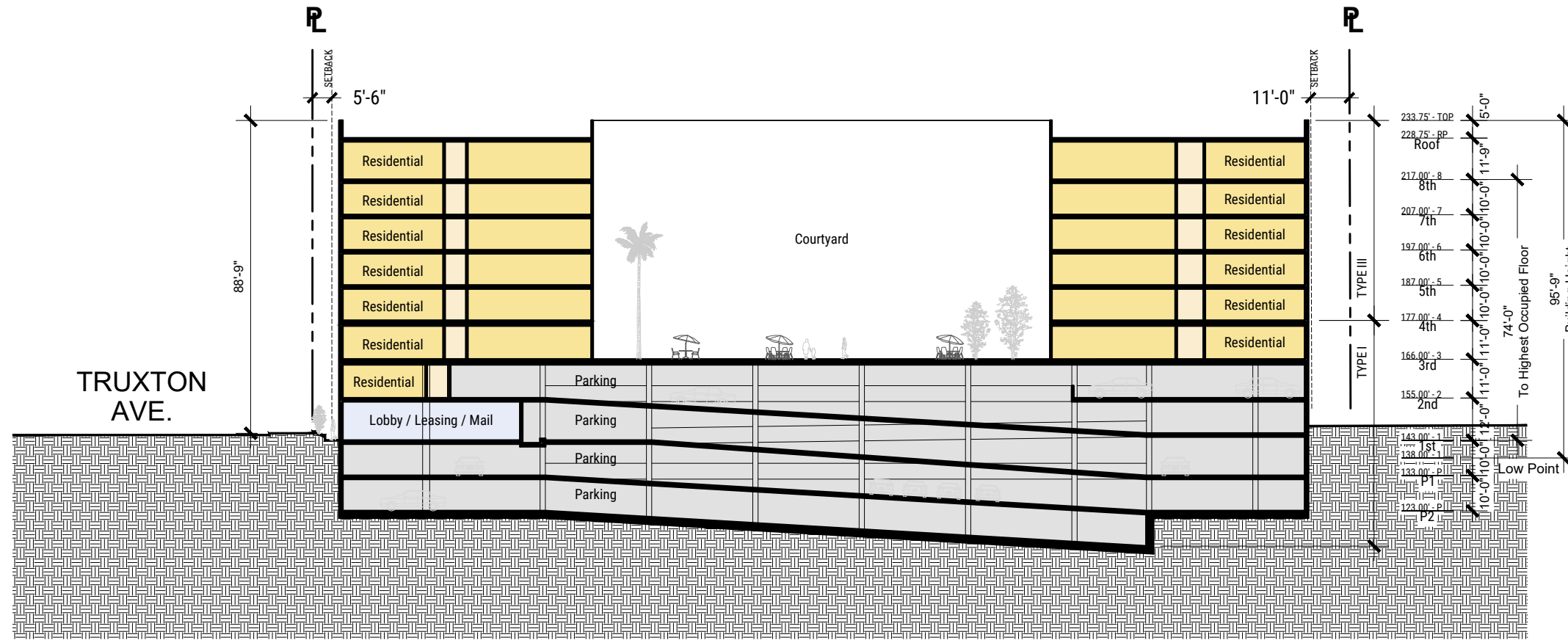


# SECTION B



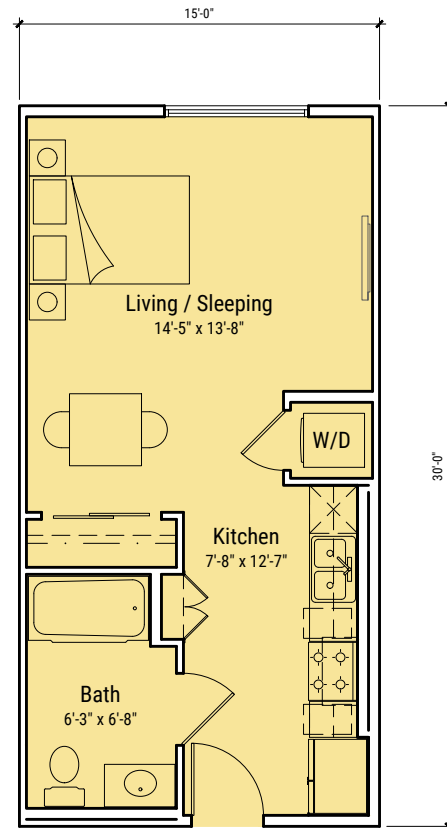
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# SECTION C

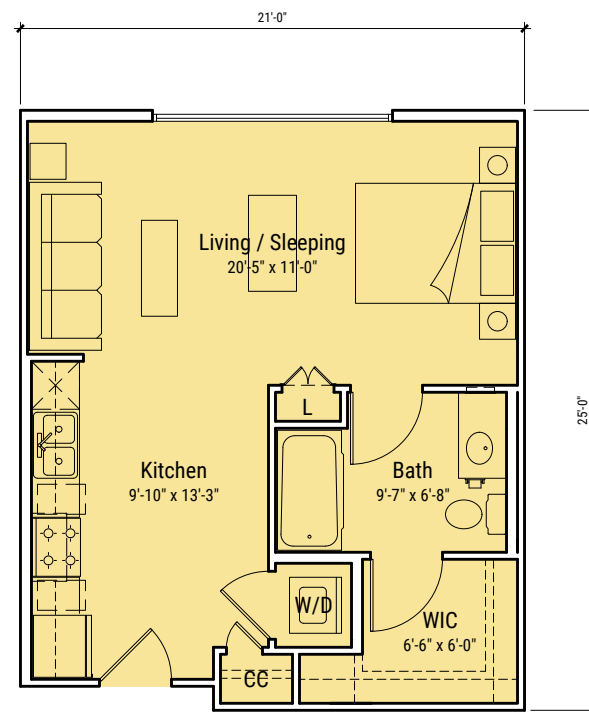


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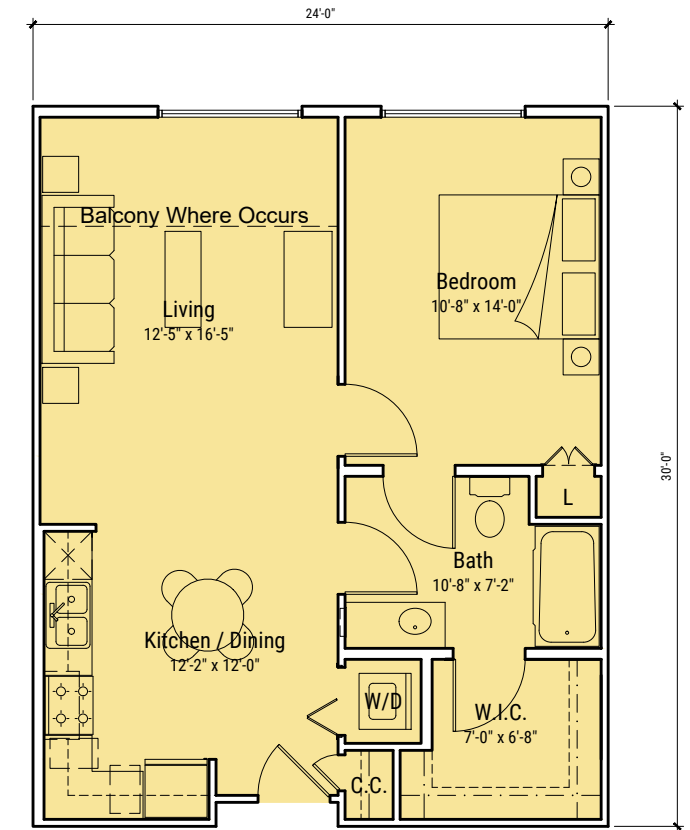




Studio (S1,S2)  
450 / 540 SF

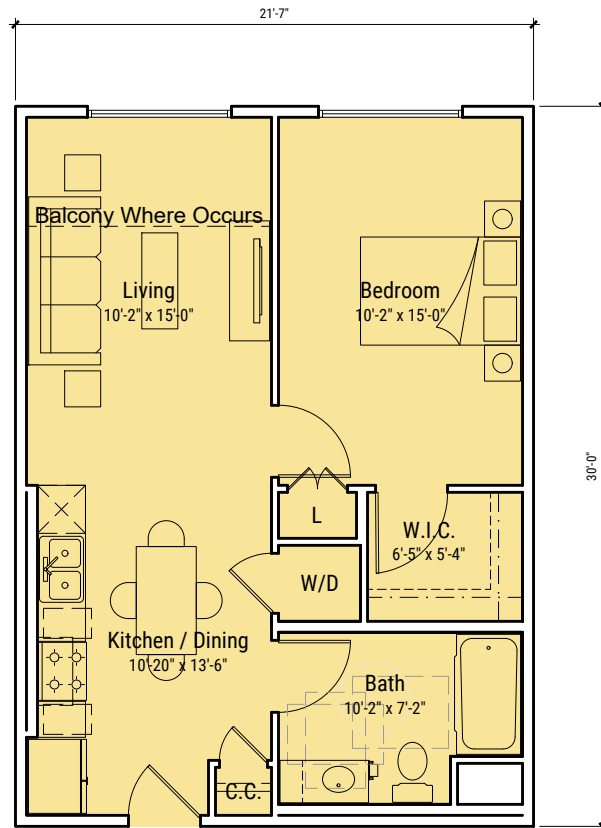


STUDIO (S3)  
525 SF

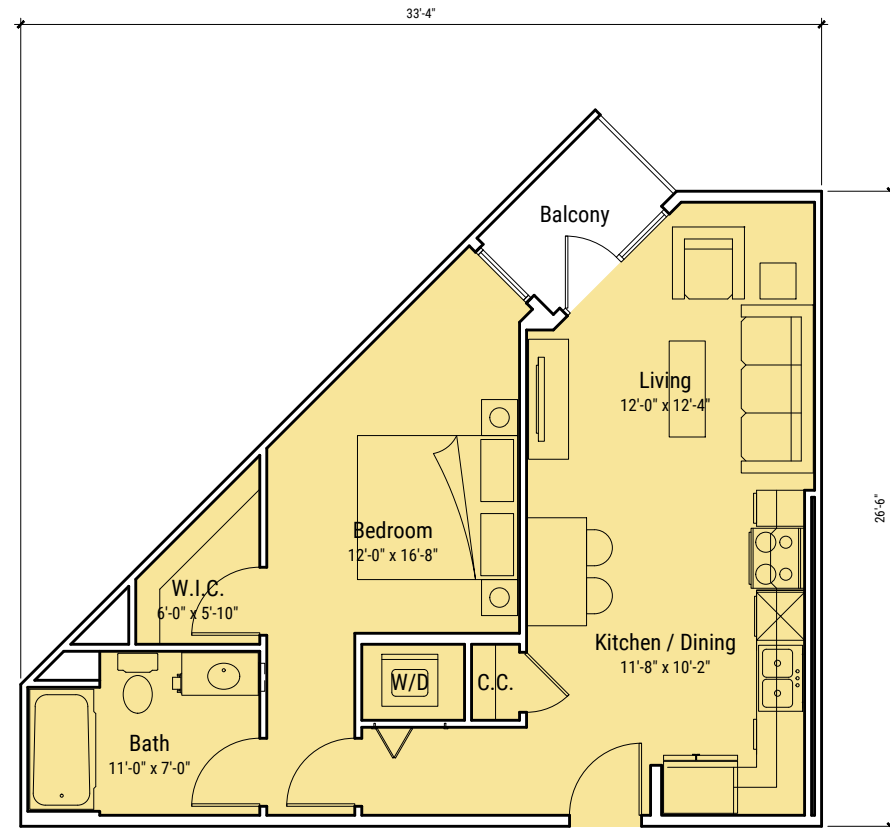


1- BEDROOM UNIT (1B1)  
720 SF

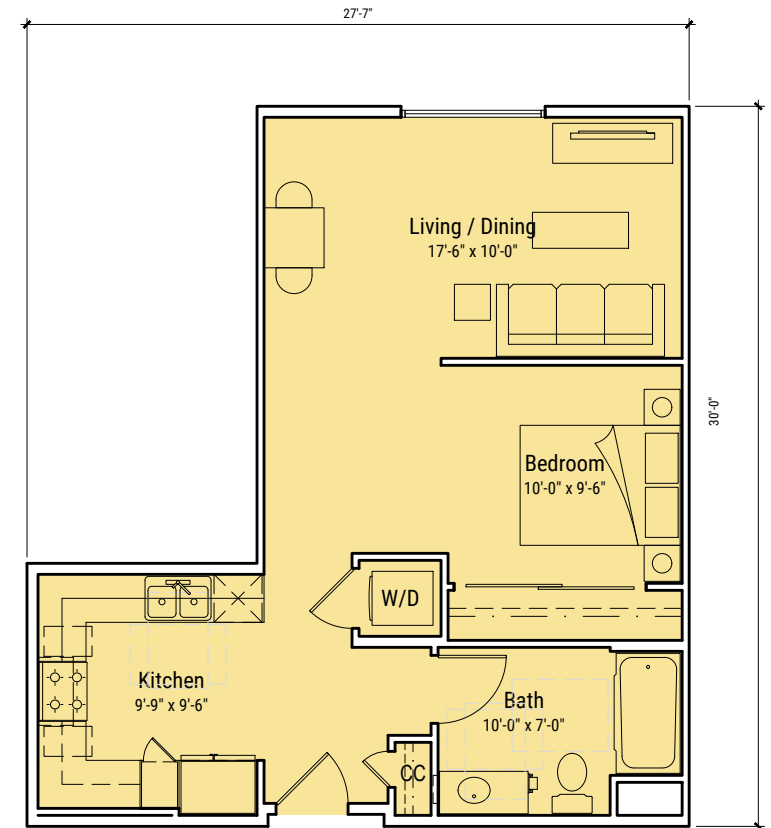
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1- BEDROOM UNIT (1B7)  
650 SF



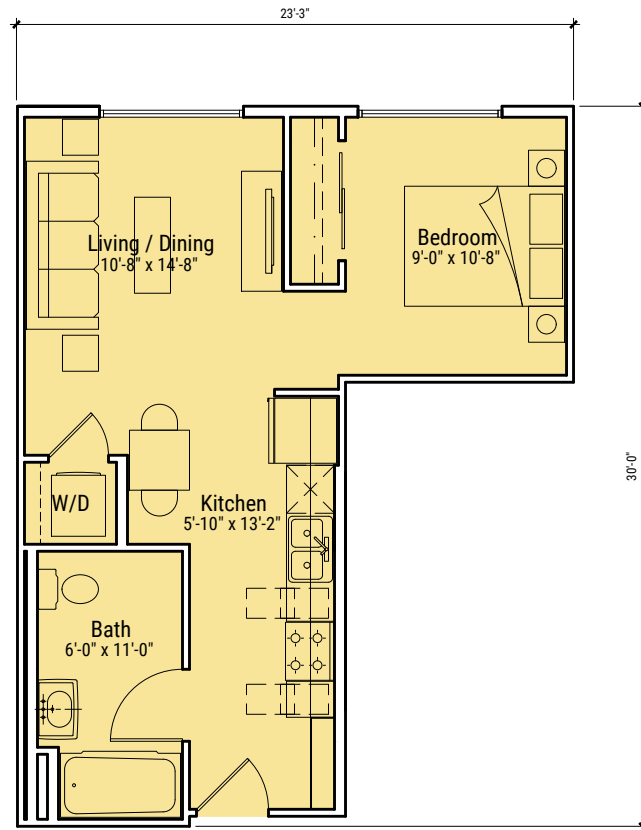
1- BEDROOM UNIT (1B2)  
650 SF



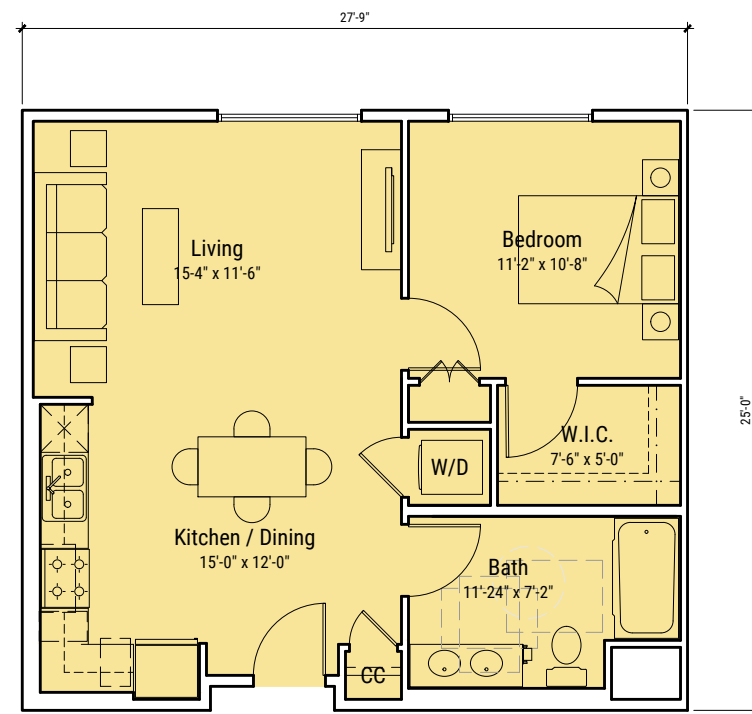
1- BEDROOM UNIT (1B3)  
650 SF

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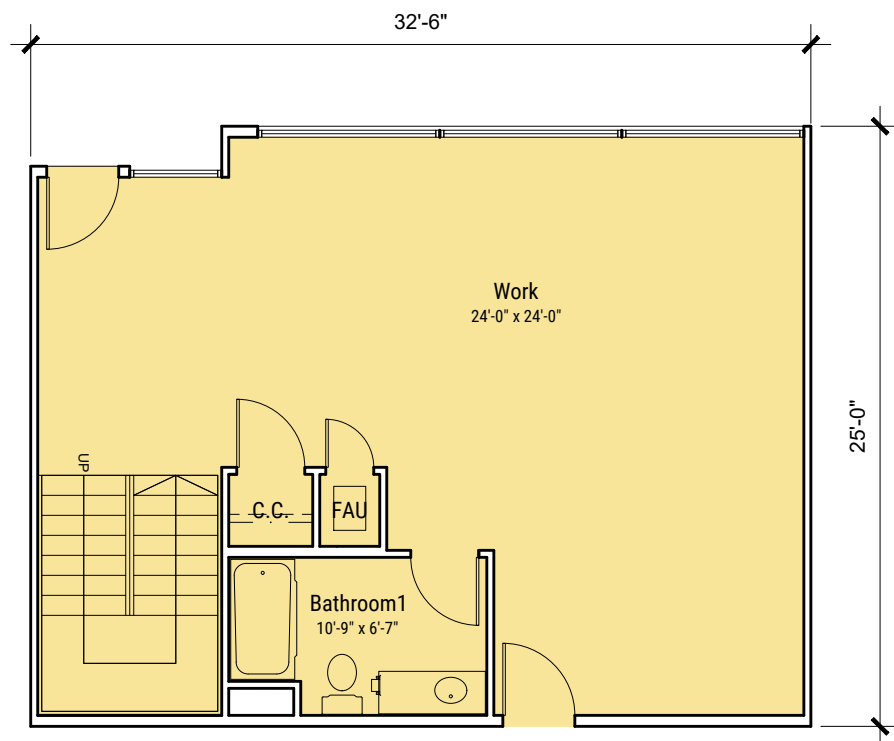


1- BEDROOM UNIT (1B4)  
520 SF

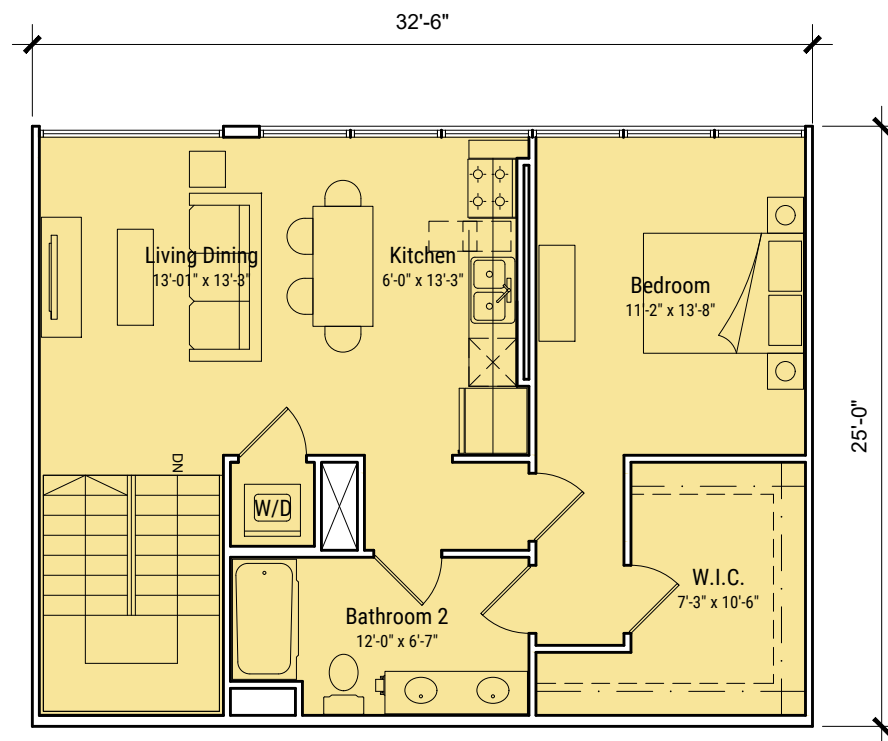


1- BEDROOM UNIT (1B6)  
690 SF

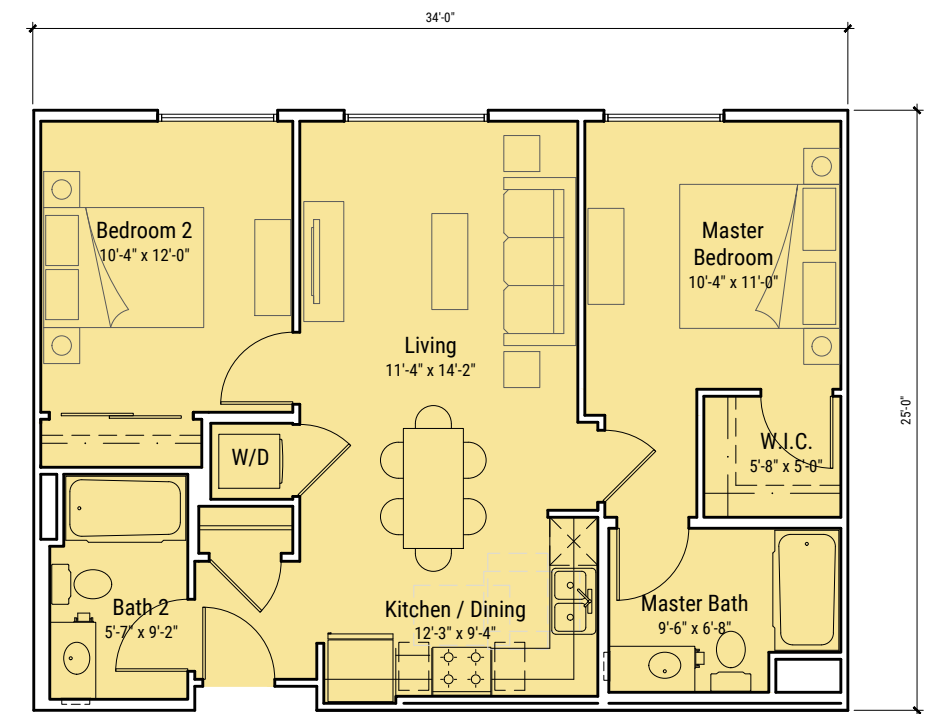
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1- BEDROOM UNIT L/W - LOWER (LW1)  
1560 SF

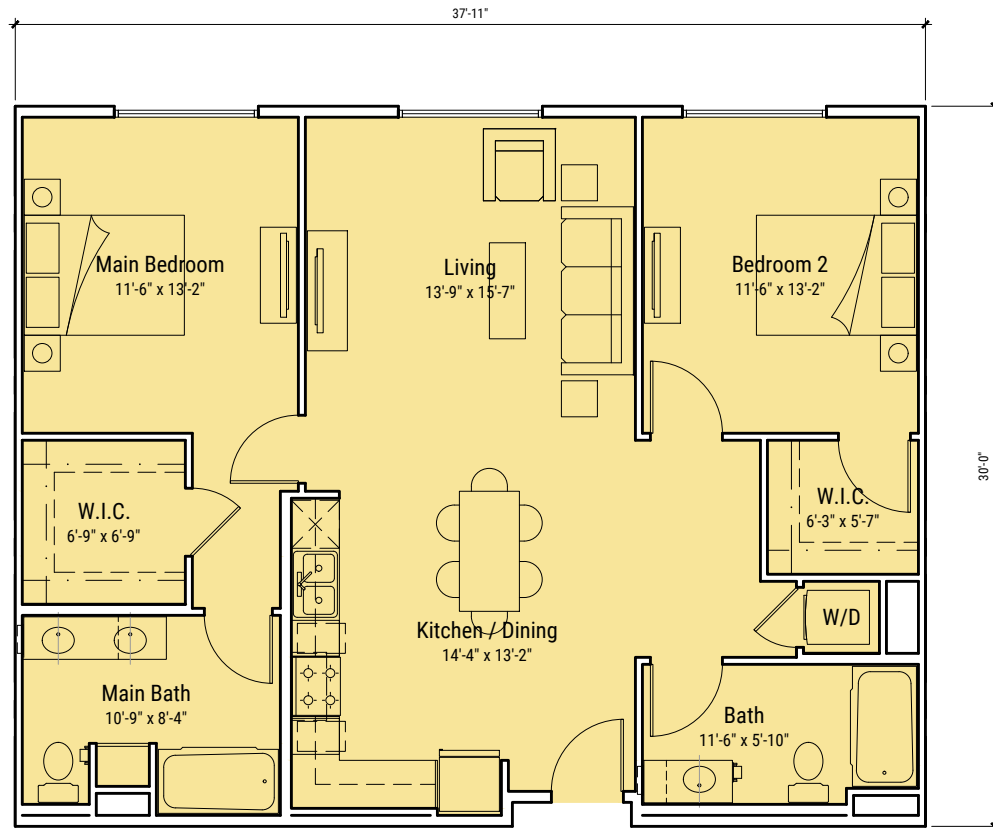


1- BEDROOM UNIT L/W - UPPER (LW1)  
1560 SF

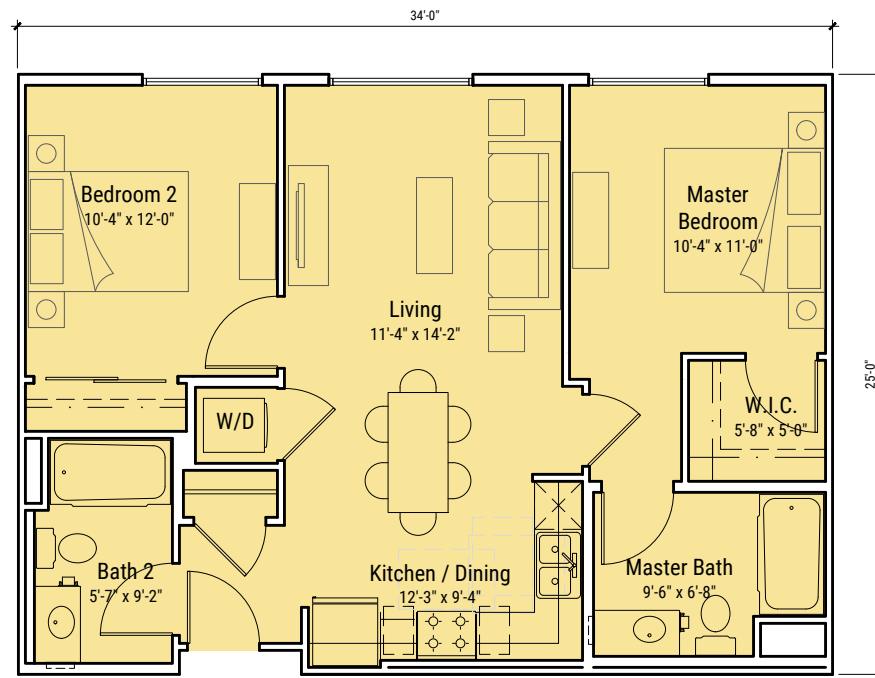


2- BEDROOM UNIT (2B1)  
850 SF

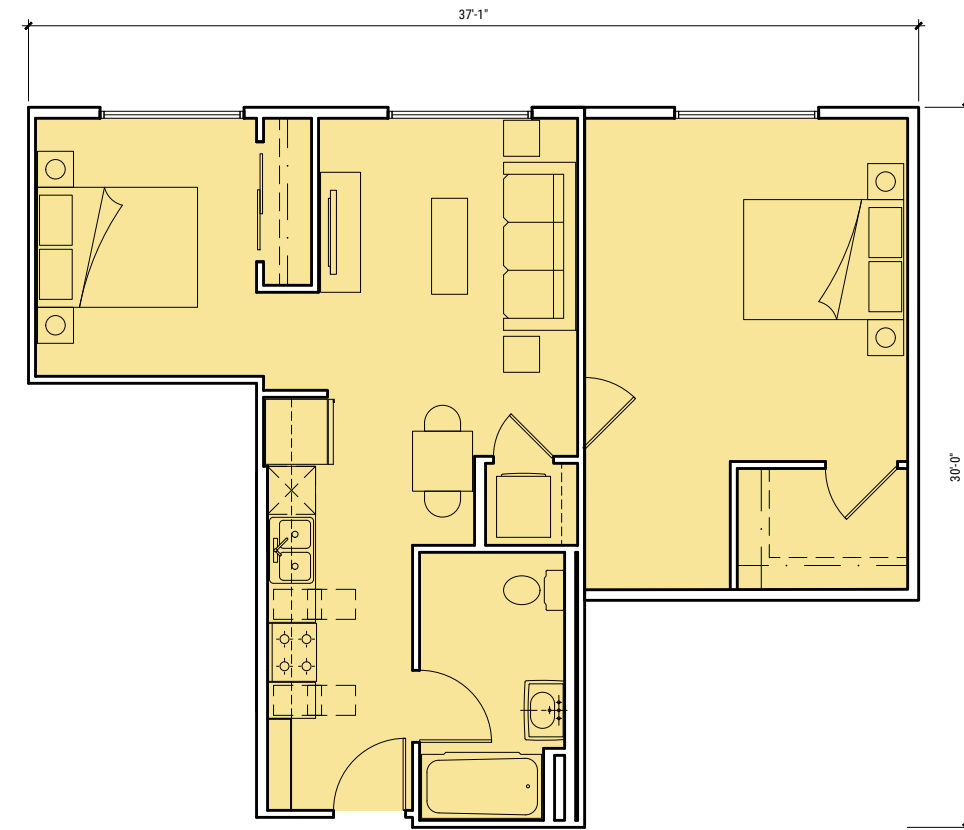
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2- BEDROOM UNIT (2B2,2B4)  
1140 / 1212 SF



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

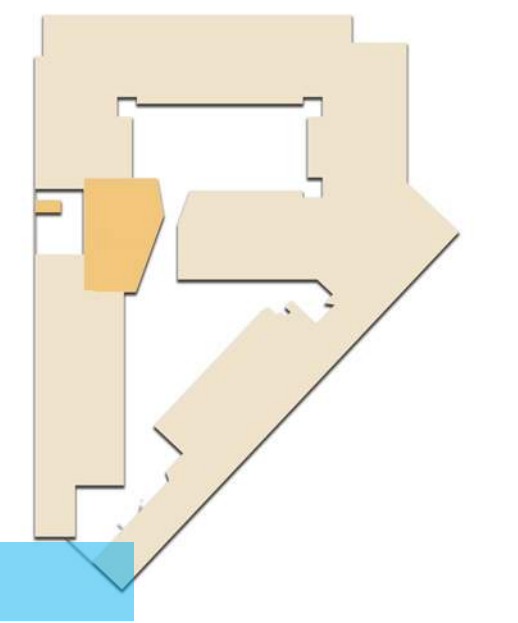
L1 PLAZA





### 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



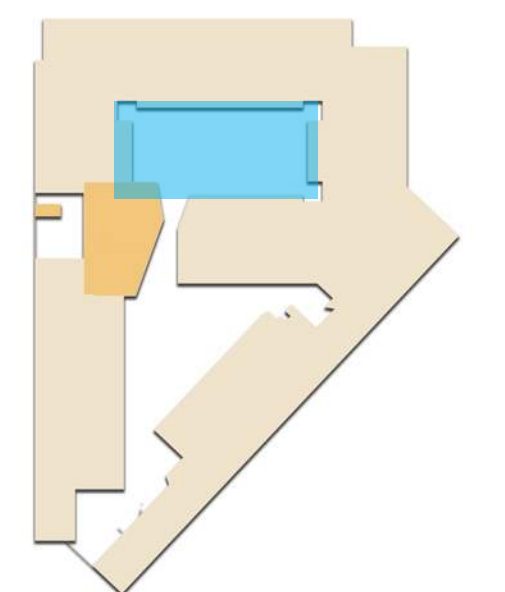


**L3 GARDEN**

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

**L3 CALIFORNIA ROOM**

- ACCENT PALMS
- LOUNGE SEATING
- VINE TRELLIS

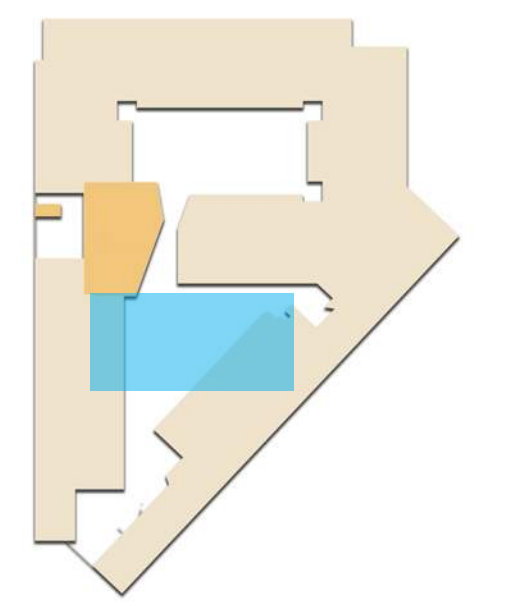






**L3 SWIM CLUB**

- POOL (701 SF)
- SPA (164 SF)
- DAY BEDS
- CHAISE LOUNGES
- CABANAS
- POTTERY





**L8 DINNER PARTY**

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

**L5 SOCIAL**

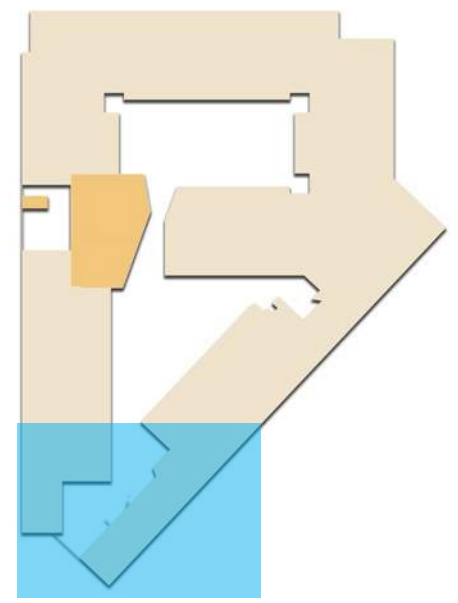
- SHADE STRUCTURE
- OUTDOOR KITCHEN
- VIEWS TO LAX/PLANE SPOTTING
- LUSH PLANTING TRAYS
- LOUNGE SEATING
- HANGING CHAIRS

**L6 VIEW TERRACE**

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

**L5 SKY LOUNGE**

- LOUNGE SEATING
- PING PONG
- GRAND STAIRCASE TO LEVEL 6 WITH SUNNING DECK
- LUSH PLANTING TRAYS
- POTTERY W/ ACCENT TREES



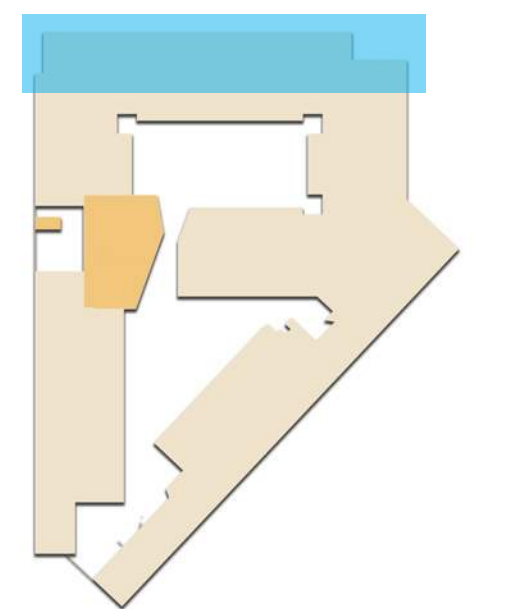
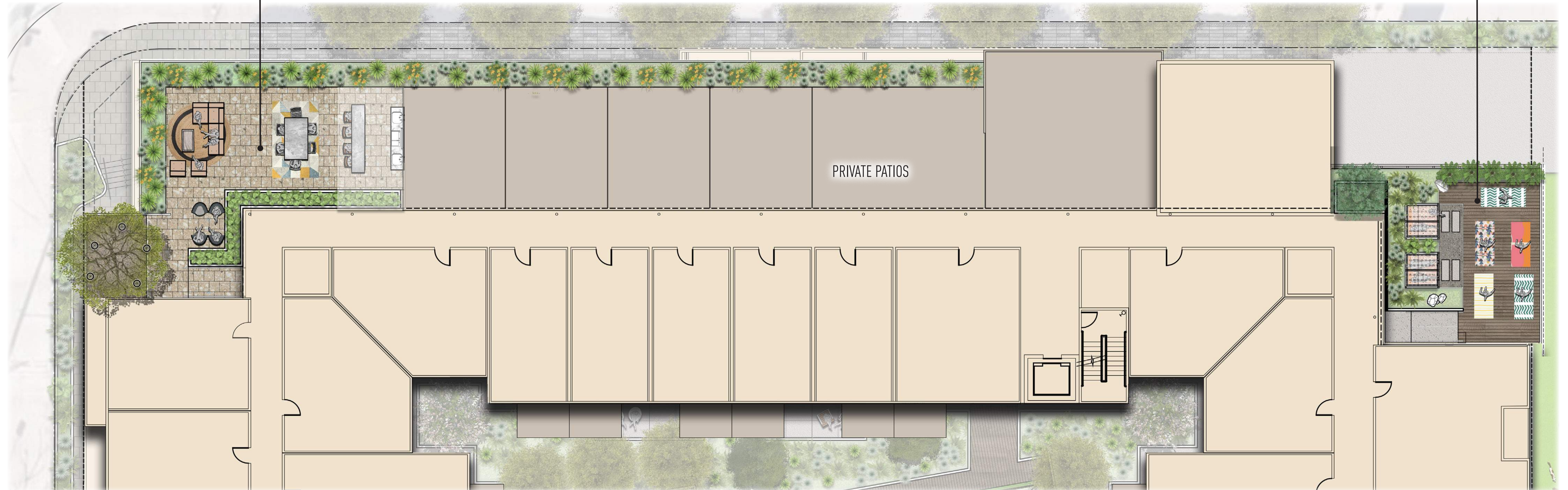


### L.8 WORK +PLAY

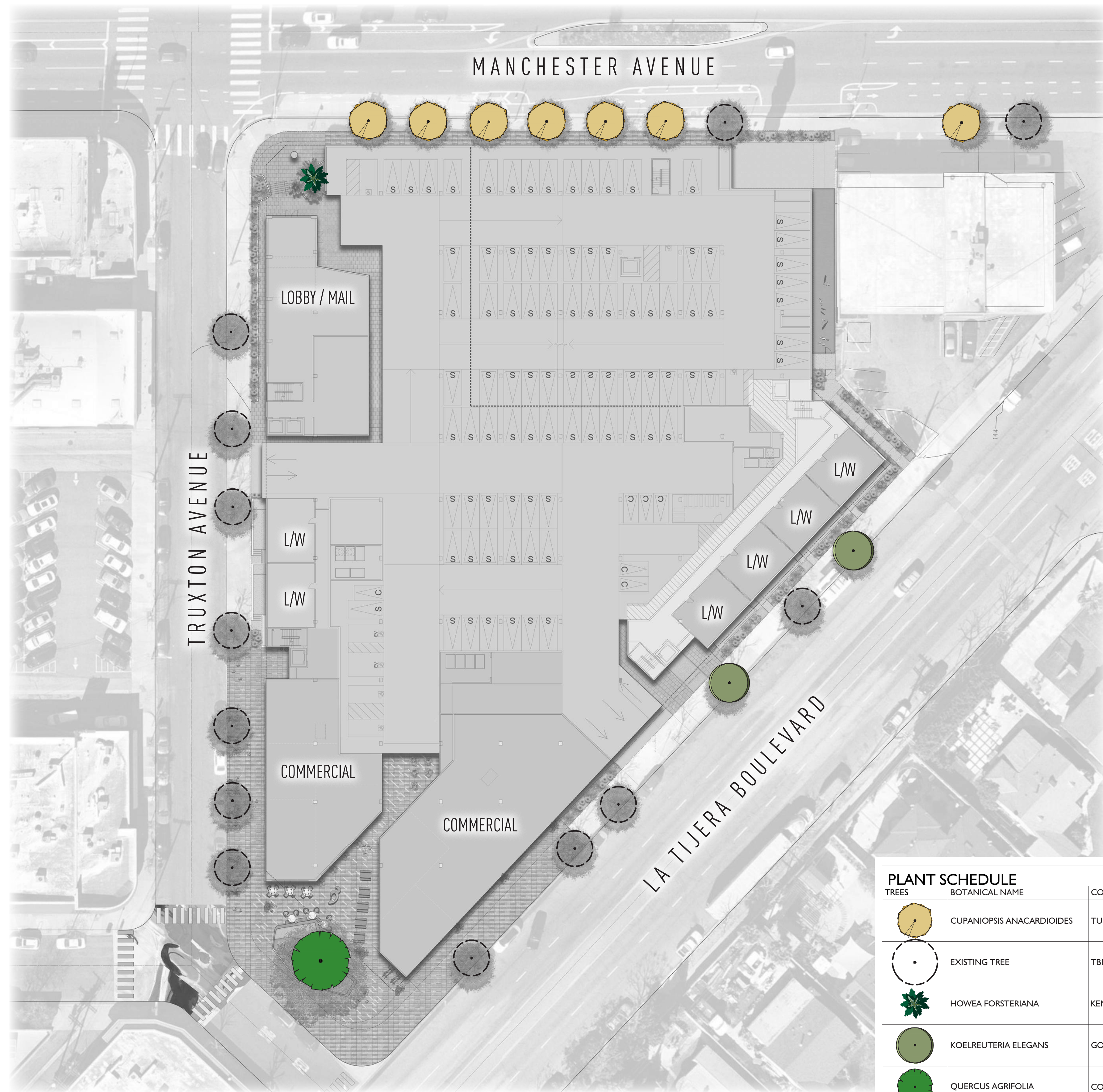
- RAISED COUNTER SEATING
- OUTDOOR KITCHEN
- CANTILEVERED SHADE STRUCTURE
- DINING TABLE
- LOUNGE SEATING
- SPECIMEN TREE W/ ACCENT LIGHTING
- GFCI OUTLETS

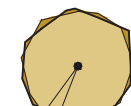


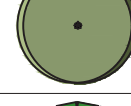

### L7 MEDIATION GARDEN

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





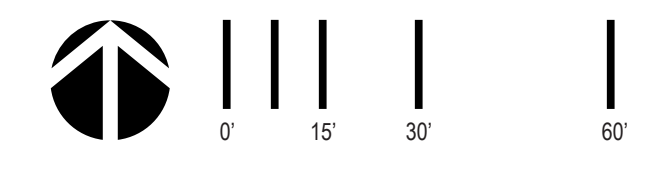


PLANT SCHEDULE					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CUPANIOPSIS ANACARDIODES	TUCKEROO	20' B.T.H.	MODERATE	7
	EXISTING TREE	TBD	36"BOX	LOW	13
	HOWEA FORSTERIANA	KENTIA PALM MULTI-TRUNK	24"BOX	MODERATE	1
	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	20' B.T.H.	MODERATE	2
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	60"BOX	VERY LOW	1



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GROUND LEVEL TREE PLAN L.8

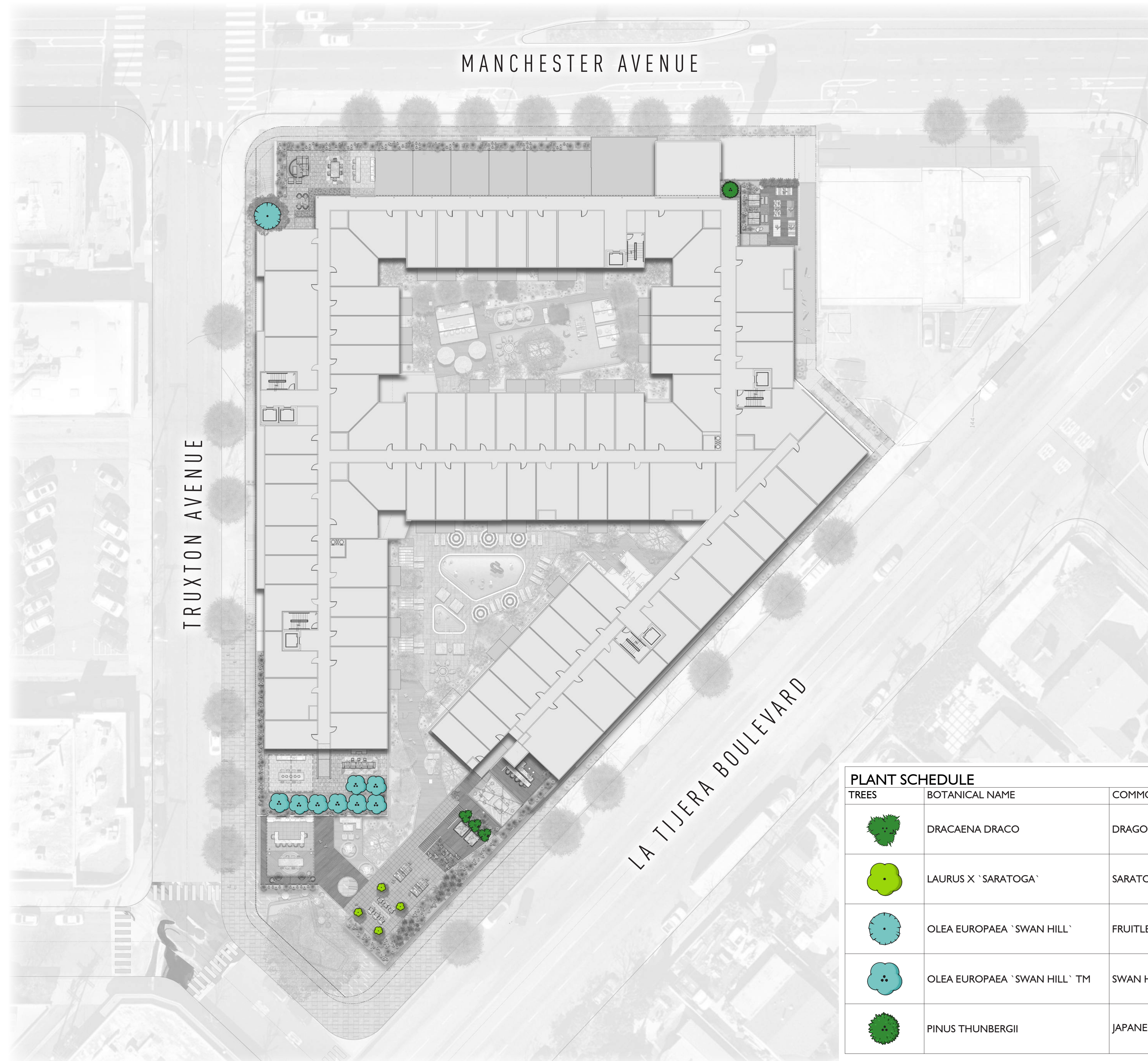



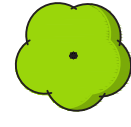




**PLANT SCHEDULE**

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	19





PLANT SCHEDULE					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	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
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	24"BOX	LOW	8
	PINUS THUNBERGII	JAPANESE BLACK PINE	24" BOX	MODERATE	1





**IRRIGATION HYDROZONES:**

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kg)
[Red checkered pattern]	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	LOW	0.30
[Green checkered pattern]	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
[Red diagonal lines]	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	749 S.F.	MODERATE	0.40
[Yellow horizontal lines]	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
[Blue checkered pattern]	HYDRO-ZONE - 5 POOL AND SPA	865 S.F.	HIGH	1.0
[Purple checkered pattern]	HYDRO-ZONE - 6 NORTH / EAST LEVEL 3	3,589 S.F.	MODERATE	0.40
[Green horizontal lines]	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
<b>TOTAL HYDROZONE AREA:</b>		<b>12,451 S.F.</b>		

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Hydrozone # Planting Description <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Irrigation Efficiency (IE) <sup>3</sup>	Reference Evapotranspiration (Eto) 42.90		ETAF for MAWA 0.55 (Residential)		Estimated Total Water Use (ETWU) <sup>4</sup>
				ETAF (PFIE)	ETAF x Area (sq. ft.)	ETAF x Area	ETWU	
<b>Regular Landscape Areas</b>								
H1 - Western Sun Exposure	0.30	drip	0.81	0.37	677	251	6,669	
H2 - North Sun Exposure	0.40	spray	0.75	0.53	424	226	6,015	
H3 - Southern Sun Exposure	0.40	spray	0.81	0.49	749	370	9,838	
H4 - Eastern Sun Exposure	0.40	spray	0.75	0.53	1,340	715	19,009	
H5 - Pool and Spa	1.00	drip	0.81	1.23	865	1,068	28,404	
H6 - North / East Podium	0.40	drip	0.81	0.49	3,589	1,772	47,141	
H7 - South / West Podium and Rooftops	0.40	drip	0.81	0.49	6,744	3,330	88,581	
				Totals	14,388	7,732	205,657	
<b>Special Landscape Areas</b>								
				Totals	1.00			
				Totals				
						ETWU Total	205,657	
						Maximum Allowed Water Allowance (MAWA)	210,481	

<sup>1</sup>Hydrozone #/Planting Description  
 1) front lawn  
 2) low water use plantings  
 3) medium water use planting

<sup>2</sup>Irrigation Method  
 overhead spray  
 or drip

<sup>3</sup>Irrigation Efficiency  
 0.75 for spray head  
 0.81 for drip

<sup>4</sup>ETWU (Annual Gallons Required)  
 = Eto x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per acre per year to gallons per square foot per year.

**ETAF Calculations**

Regular Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
Average ETAF	0.54

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
Site-wide ETAF	0.54

Eto data for City of Los Angeles from MWELO Appendix A 2/23/2024

\*\* Note - Plant Factor (PF) calculation is based on the overall plant factor and the microclimate factor for sun or shade. (Southwest Sun Exposure = 1.0, 2:1 slope Southwest Sun Exposure = 1.2, East Sun Exposure = 0.85, North Sun Exposure = 0.70)



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GROUND LEVEL HYDROZONE PLAN L.11





**IRRIGATION HYDROZONES:**

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (K <sub>g</sub> )
	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	3,589 S.F.	MODERATE	0.40
	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
<b>TOTAL HYDROZONE AREA:</b>		<b>12,451 S.F.</b>		

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Hydrozone # Description <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Reference Evapotranspiration (E <sub>to</sub> )		ETAF for MAWA		(Residential)	
			42.90	0.55	ETAF (PF/E <sub>to</sub> )	ETAF x Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>3</sup>
<b>Regular Landscape Areas</b>								
H1 - Western Sun Exposure	0.30	drip	0.81	0.37	677	251	6,669	
H2 - North Sun Exposure	0.40	spray	0.75	0.53	424	226	6,015	
H3 - Southern Sun Exposure	0.40	spray	0.81	0.49	749	370	9,838	
H4 - Eastern Sun Exposure	0.40	spray	0.75	0.53	1,340	715	19,009	
H5 - Pool and Spa	1.00	drip	0.81	1.23	865	1,068	28,404	
H6 - North / East Podium and Rooftops	0.40	drip	0.81	0.49	3,589	1,772	47,141	
H7 - South / West Podium and Rooftops	0.40	drip	0.81	0.49	6,744	3,330	88,581	
<b>Totals</b>					<b>14,388</b>	<b>7,732</b>	<b>205,657</b>	
<b>Special Landscape Areas</b>								
					<b>1.00</b>			
<b>Totals</b>								
							<b>205,657</b>	
							<b>210,481</b>	
							<b>Maximum Allowed Water Allowance (MAWA)</b>	

<sup>1</sup>Hydrozone #/Planting Description  
 1) front lawn  
 2) low water use plantings  
 3) medium water use planting

<sup>2</sup>Irrigation Method  
 overhead spray  
 or drip

<sup>3</sup>ETWU (Annual Gallons Required)  
 = E<sub>to</sub> x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per acre per year to gallons per square foot per year

**MAWA (Annual Gallons Allowed)** = (E<sub>to</sub>) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
<b>Average ETAF</b>	<b>0.54</b>

All Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
<b>Site-wide ETAF</b>	<b>0.54</b>

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

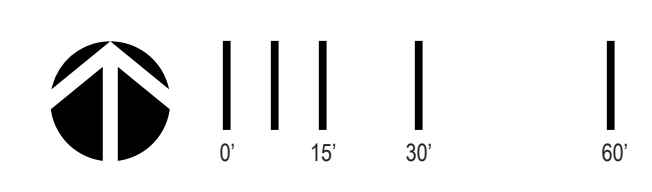
Eto data for City of Los Angeles from MWEL0 Appendix A 2/23/2024

\*\* Note - Plant Factor (PF) calculation is based on the overall plant factor and the microclimate factor for sun or shade. (Southwest Sun Exposure = 1.0, 2:1 slope Southwest Sun Exposure= 1.2, East Sun Exposure = 0.85, North Sun Exposure = 0.70)



**MANCHESTER**

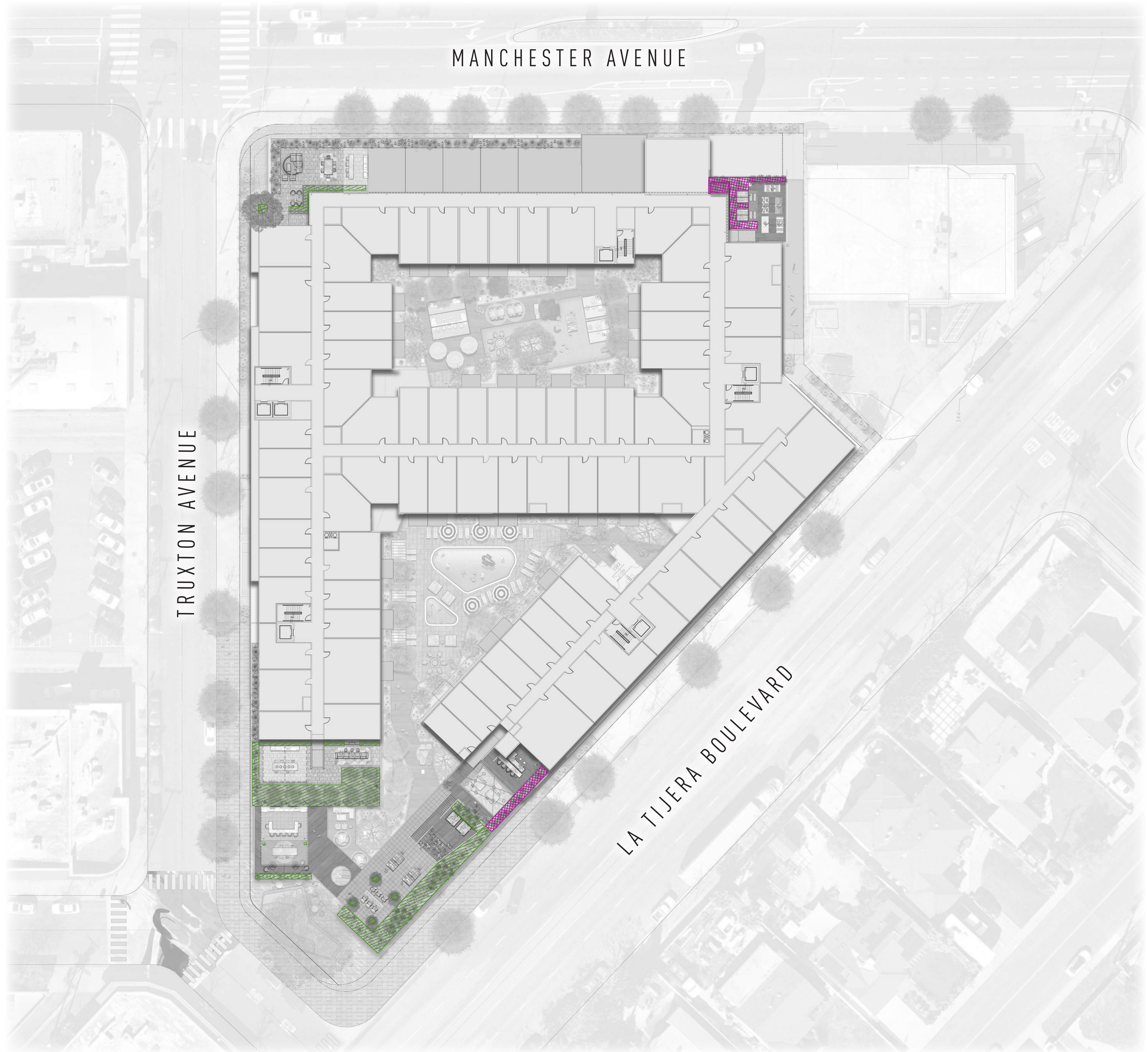
WESTCHESTER, CA



**PODIUM LEVEL HYDROZONE PLAN L.12**

DATE: 06.14.24





IRRIGATION HYDROZONES:				
SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (K <sub>G</sub> )
	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	3,589 S.F.	MODERATE	0.40
	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
TOTAL HYDROZONE AREA:		12,451 S.F.		

WATER EFFICIENT LANDSCAPE WORKSHEET							
Hydrozone # Planting Description <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Reference Evapotranspiration (E <sub>to</sub> )		ETAF for MAWA		(Residential)
			42.90	ETAF (PF/E <sub>to</sub> )	ETAF x Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>3</sup>
<b>Regular Landscape Areas</b>							
H1 - Western Sun Exposure	0.30	drip	0.81	0.37	677	251	6,669
H2 - North Sun Exposure	0.40	spray	0.75	0.53	424	226	6,015
H3 - Southern Sun Exposure	0.40	spray	0.81	0.49	749	370	9,838
H4 - Eastern Sun Exposure	0.40	spray	0.75	0.53	1,340	715	19,009
H5 - Pool and Spa	1.00	drip	0.81	1.23	865	1,068	28,404
H6 - North / East Podium	0.40	drip	0.81	0.49	3,589	1,772	47,141
H7 - South / West Podium and Rooftops	0.40	drip	0.81	0.49	6,744	3,330	88,581
			Totals		14,388	7,732	205,657
<b>Special Landscape Areas</b>							
			Totals		1.00		
			Totals				205,657
			Maximum Allowed Water Allowance (MAWA)				210,481

<sup>1</sup>Hydrozone #/Planting Description  
 1) front lawn  
 2) low water use plantings  
 3) medium water use planting

<sup>2</sup>Irrigation Method  
 overhead spray  
 or drip

<sup>3</sup>ETAF (Annual Gallons Required)  
 = E<sub>to</sub> x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

**MAWA (Annual Gallons Allowed)** = (E<sub>to</sub>) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet. and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	7.732
Total Area	14,388
Average ETAF	0.54
All Landscape Areas	
Total ETAF x Area	7.732
Total Area	14,388
Site-wide ETAF	0.54

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

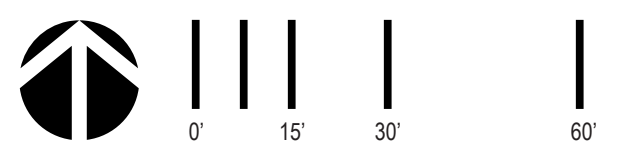
Eto data for City of Los Angeles from MWELo Appendix A 2/23/2024

\*\* Note - Plant Factor (PF) calculation is based on the overall plant factor and the microclimate factor for sun or shade.  
 (Southwest Sun Exposure = 1.0, 2:1 slope Southwest Sun Exposure = 1.2, East Sun Exposure = 0.85, North Sun Exposure = 0.70)



MANCHESTER

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ROOF LEVEL HYDROZONE PLAN L.13

DATE: 06.14.24



PRELIMINARY PLANT PALETTE			
<b>SHRUBS - PODIUM / ROOFTOP - 3' O.C. SPACING</b>			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
<b>LARGE SHRUBS</b>			
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X 'KEN TAYLOR'	FLANNEL BUSH	15 GAL	VERY LOW
<b>MEDIUM SHRUBS</b>			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X 'PEACHES AND CREAM'	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR 'POM POM'	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTIOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTIOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	VERY LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
<b>SMALL SHRUBS AND GROUNDCOVERS</b>			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW
PITTIOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL TAWHIWIHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	5 GAL	VERY LOW
SALVIA X 'MRS. BEARD'	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYIS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
<b>ACCENT/COLOR SHRUBS</b>			
AEONIUM X 'MINT SAUCER'	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE Plicatilis	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
<b>GRASSES</b>			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
<b>VINES/CLIMBING SHRUBS</b>			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN 'CLAIRE AUSTIN'	ENGLISH ROSE	15 GAL	MODERATE
ROSA X 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE
<b>TURF</b>			
TURF AT ROOFTOP: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF			
<b>SHRUBS - GROUND LEVEL - 3' O.C. SPACING</b>			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
<b>LARGE SHRUBS</b>			
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	15 GAL	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW
<b>MEDIUM SHRUBS</b>			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	LOW
CEANOTHUS SP	CALIFORNIA LILAC	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'	TEXAS SAGE	5 GAL	LOW
SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL	LOW
TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	LOW
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	5 GAL	LOW
<b>SMALL SHRUBS AND GROUNDCOVERS</b>			
AGAPANTHUS X 'STORM CLOUD'	DARK BLUE LILY OF THE NILE	5 GAL	MODERATE
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	LOW
ASTER CHILENSIS	PACIFIC ASTER	1 GAL	LOW
DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	VERY LOW
KNIPHOFIA UVARIA 'SHINING SCEPTRE'	POKER PLANT	5 GAL	LOW
LUPINUS EXCUBITUS	GRAPE SODA LUPINE	1 GAL	LOW
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	PURPLE LEAF SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW
<b>ACCENT/COLOR SHRUBS</b>			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	LOW
<b>GRASSES</b>			
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
LYGEUM SPARTUM	FALSE ESPARTO GRASS	5 GAL	LOW
MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
PENNISETUM X 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS	5 GAL	MODERATE
<b>VINES/CLIMBING SHRUBS</b>			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE
<b>PRELIMINARY PLANT PALETTE NOTES:</b>			
<ol style="list-style-type: none"> <li>THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.</li> <li>THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.</li> <li>THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF LOS ANGELES GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES AND PROMOTES THE OBJECTIVES OF THE S.N.A.P SPECIFIC PLAN.</li> </ol>			

**IRRIGATION CONCEPT NOTES:**

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A 'SMART CONTROLLER' AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

- CITY of L.A. LANDSCAPE NOTES**
- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
  - SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
  - THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
  - THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

**BICYCLE PARKING**

USES	SITE LOCATION	REQUIRED	PROVIDED
RESIDENTIAL (SHORT TERM)	ALONG TRUXTON AVENUE	18 SPACES	20 SPACES
COMMERCIAL (SHORT TERM)	ALONG TRUXTON AVENUE	8 SPACES	8 SPACES
TOTAL		27 SPACES	28 SPACES

**EXISTING TREE NOTE**

- NO PROTECTED TREES ON SITE NO PROTECTED TREES OFF SITE - ALL STREET TREES TO BE MAINTAINED. REFER TO ARBORICULTURAL INVENTORY AND REPORT BY NOREAS, DATED JULY 2022.

**LANDSCAPE AREA BREAKDOWN**

- RESIDENTIAL: 12,816 S.F.
- NON- RESIDENTIAL: 1,572 S.F.

**OPEN SPACE REQUIREMENTS**

**PER LA CITY ZONING CODE, SECTION 12.21G**

OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	229	= 22,900 S.F.
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	172	= 17,200 S.F.
125 S.F. FOR UNITS = 3 HABITABLE ROOMS	88	= 11,000 S.F.
TOTAL REQUIRED		= 51,100 S.F.
<b>PROVIDED OPEN SPACE :</b>		
OUTDOOR COMMON OPEN SPACE		= 30,830 S.F.
INDOOR COMMON OPEN SPACE		= 12,405S.F.
PRIVATE OPEN SPACE		= 8,150 S.F.
TOTAL PROVIDED		51,385 S.F.
<b>LANDSCAPE AREA REQUIRED (25% OF 25,550 S.F. - 50% OF COMMON OPEN SPACE)</b>		
		<b>6,388 S.F.</b>
<b>LANDSCAPE AREA PROVIDED:</b>		
LEVEL 3		= 3,452 S.F.
LEVEL 5		= 1,061 S.F.
LEVEL 6		= 257 S.F.
LEVEL 8		= 1,618 S.F.
TOTAL PROVIDED		6,388 S.F.
<b>TREE REQUIREMENTS:</b>		
<b>PRIVATE TREES - PER LA CITY ZONING CODE, SECTION 12.21G</b>		
1 TREE PER 4 UNITS	489 UNITS	<b>TREES REQUIRED:</b>
	- UNITS/4 =	<b>123</b>
<b>TREES PROVIDED - 24" BOX OR GREATER</b>		
LEVEL 1 - 25 TREES (23 OF 25 TREES IN R.O.W.)		<b>79</b>
LEVEL 3 - 38 TREES		
LEVEL 5 - 6 TREES		
LEVEL 8 - 10 TREES		
		<b>TREES DEFICIENT FOR 12.21G:</b>
APPLICANT REQUESTS 36% REDUCTION WITH IN LIEU FEE		<b>44</b>

- GENERAL PLANTING NOTES:**
- MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
  - SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
  - ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
  - PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS

**POTENTIAL LANDSCAPE AREA**

POTENTIAL LANDSCAPE AREA = (SITE) 105,276 S.F. - (BUILDING) 92,135 S.F. = 13,141 S.F.



WESTCHESTER, CA

LANDSCAPE CALCULATIONS & NOTES L.14