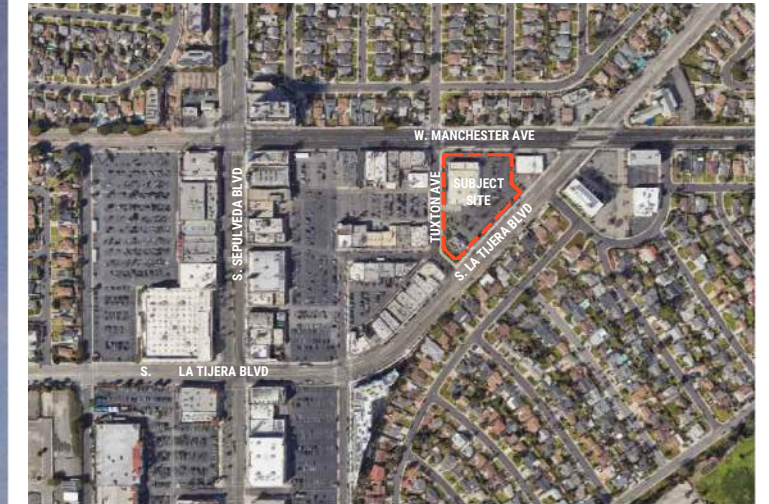


6136 W. MANCHESTER AVE.

Westchester, CA 90045



Vicinity Map



Sheet Index

Project Information

G000	Cover Sheet
G001	Project Summary
G002	Project Context
G003	ALTA Survey
G004	ALTA Survey
G005	FAR Calculations
G006	Buildable Area Calc
G007	Open Space Calc
G008	Open Space Diagram
G009	Open Space Diagram

Architectural

A001	Plot Plan
A002	Site Plan
A101	Ground Floor Plan
A102	Level 2 Floor Plan
A103	Level 3 Floor Plan (Podium)
A104	Level 4 Floor Plan
A105	Level 5 Floor Plan
A106	Level 6 Floor Plan
A107	Level 7 Floor Plan
A108	Level 8 Floor Plan
A109	Roof Level Floor Plan
A110	Level B1 Floor Plan
A111	Level B2 Floor Plan
A201	Exterior Elevations
A202	Exterior Elevations
A301	Building Sections
A302	Building Sections
A501	Typical Unit Plans

A502	Typical Unit Plans
A503	Typical Unit Plans
A504	Typical Unit Plans
A505	Typical Unit Plans
A601	Rendering
A602	Rendering
A603	Rendering

Landscape

L.1	Ground Level Plan
L.2	Plaza Enlargement
L.3	Podium Level Plan
L.4	Garden Enlargement
L.5	Swim Club Enlargement
L.6	Rooftop South
L.7	Rooftop North
L.8	Ground Tree Plan
L.9	Podium Tree Plan
L.10	Roof Tree Plan
L.11	Ground Hydrozone Plan
L.12	Podium Hydrozone Plan
L.13	Roof Hydrozone Plan
L.14	Landscape Cals.&Notes

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

ACMARTIN

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

[Q] CONDITION	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

SITE	
GROSS AREA (PER SURVEY)	105,276 SF
5' DEDICATION @ MANCHESTER AVE	
5' DEDICATION @ LA TIJERA BLVD	

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	416,915 SF

SITE AREA (DENSITY) : GROSS AREA	105,276 SF
----------------------------------	------------

BUILDING HEIGHT ALLOWABLE	UNLIMITED
PROPOSED MAX BUILDING HT	95.75'

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

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	264 DU
PROPOSED DENSITY	489 DU
PROPOSED AFFORDABLE	64 DU (24% AFFORDABLE)
64 DU - VLI	

BUILDING TOTALS

GROSS FLOOR AREA	
LEVEL 1	88,305 SF
LEVEL 2	88,065 SF
LEVEL 3	70,915 SF
LEVEL 4	70,415 SF
LEVEL 5	67,815 SF
LEVEL 6	66,400 SF
LEVEL 7	53,115 SF
LEVEL 8	42,610 SF
ROOF	1,375 SF
LEVEL P1 SUB-T	92,135 SF
LEVEL P2 SUB-T	52,455 SF
TOTAL GROSS FLOOR AREA	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

FLOOR AREA - F.A.R.	
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
TOTAL PROPOSED F.A.R. FLOOR AREA	416,915 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(2X)/CO-WORK	3,615 SF
LEVEL 1 MAIL	1,390 SF
LEVEL 2 LOBBY	380 SF
LEVEL 3 COVERED EXTERIOR	1,660 SF
LEVEL 3 RECREATION ROOM	2,240 SF
LEVEL 3/4 RECREATION ROOM	3,485 SF
LEVEL 4 RECREATION ROOM	1,280 SF
LEVEL 6 LOUNGE	510 SF
TOTAL AMENITY AREA	14,560 SF

COMMON OPEN SPACE

LEVEL 1 PLAZA	2,345 SF
LEVEL 3 COURTYARD	18,155 SF
LEVEL 5 TERRACE	4,575 SF
LEVEL 6 TERRACE	600 SF
LEVEL 7 TERRACE	1,020 SF
LEVEL 8 TERRACE	3,785 SF
TOTAL COMMON OPEN SPACE AREA	30,480 SF

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
TOTAL PRIVATE OPEN SPACE AREA	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

STUDIOS	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	TOTAL #	TOTAL SF
S01	458 SF	0	2	32	31	36	36	27	26	190	87,020 SF
S02	550 SF	0	0	6	6	6	6	6	6	36	19,800 SF
S02	532 SF	0	3	0	0	0	0	0	0	3	1,596 SF
TOTAL STUDIO										229	108,416 SF

1BEDROOM

1BD1	729 SF	0	0	4	5	5	5	1	1	21	15,309 SF
1BD2	655 SF	0	0	6	6	10	10	10	10	52	34,060 SF
1BD3	635 SF	0	0	1	1	1	1	1	1	6	3,810 SF
1BD4	545 SF	0	0	5	5	5	5	3	3	26	14,170 SF
1BD5	0 SF	0	0	0	0	0	0	0	0	0	0 SF
1BD6	699 SF	0	1	0	0	0	0	0	0	1	699 SF
1BD7	657 SF	0	4	9	10	8	8	8	7	56	36,792 SF
1BD8	936 SF	0	0	1	1	1	1	0	0	4	3,744 SF
1BD-L/W	1,581 SF	6	0	0	0	0	0	0	0	6	9,486 SF
TOTAL 1BEDROOM										172	118,070 SF

2BEDROOM

2BD1	1,029 SF	0	2	12	12	11	11	10	4	62	63,798 SF
2BD2	1,147 SF	0	0	5	5	3	3	2	0	18	20,646 SF
2BD3	832 SF	0	0	0	0	0	0	1	1	2	1,664 SF
2BD4	1,219 SF	0	0	0	0	0	0	1	1	2	2,438 SF
2BD5	0 SF	0	0	0	0	0	0	0	0	0	0 SF
2BD6	1,216 SF	0	0	1	1	1	1	0	0	4	4,864 SF
TOTAL 2BEDROOM										88	93,410 SF
TOTAL										489	319,896 SF
UNIT AVERAGE											654 SF

OPEN SPACE

REQUIRED	STUDIO	(<3 HABITABLE ROOMS)	#	SF/DU	TOTAL
	1BEDROOM	(<3 HABITABLE ROOMS)	172	100 SF	17,200 SF
	2BEDROOM	(=3 HABITABLE ROOMS)	88	125 SF	11,000 SF
TOTAL REQUIRED					51,100 SF
PROVIDED	COMMON OPEN SPACE	OUTDOOR			30,830 SF
	COMMON OPEN SPACE	INDOOR			12,405 SF
	PRIVATE OPEN SPACE				8,150 SF
TOTAL PROVIDED					51,385 SF

BICYCLE PARKING

RESIDENTIAL	UNITS	SHORT	LONG	TOTAL
1-25 DU	25	3	25	28
26-100	74	5	50	55
101-200	99	5	50	54
201+	291	7	73	80
TOTAL	489	20	198	217

COMMERCIAL

COMMERCIAL	AREA	SHORT	LONG	TOTAL
COMMERCIAL	16,120 SF	8	8	16
TOTAL	16,120 SF	8	8	16
TOTAL REQUIRED		28	206	233
TOTAL PROVIDED				
SHORT TERM				28
LONG TERM				206
TOTAL				234

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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 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.

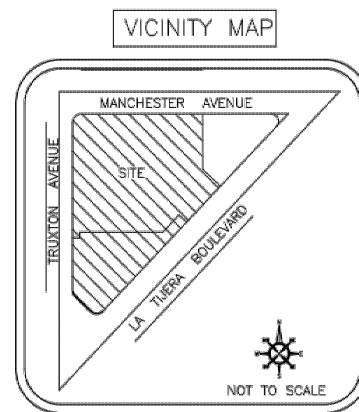
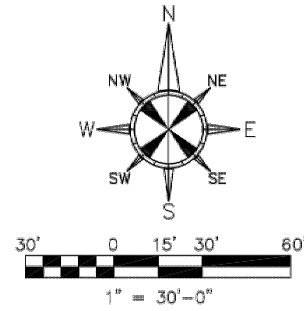
N7 NO EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

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. 1-31-27
STATE OF CALIFORNIA

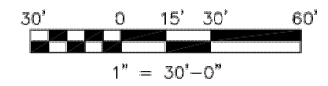
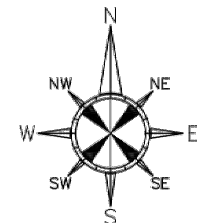
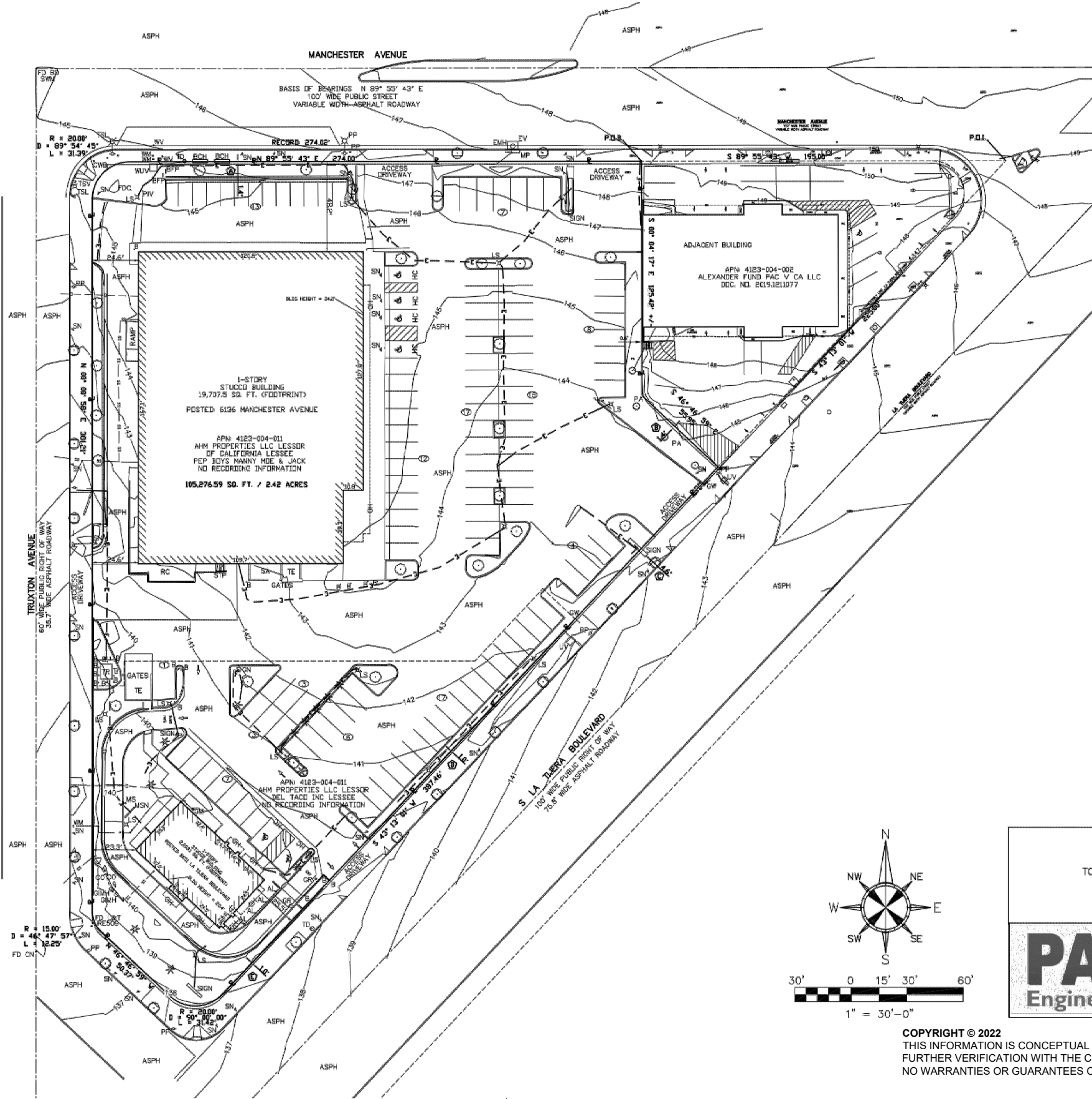
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CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com



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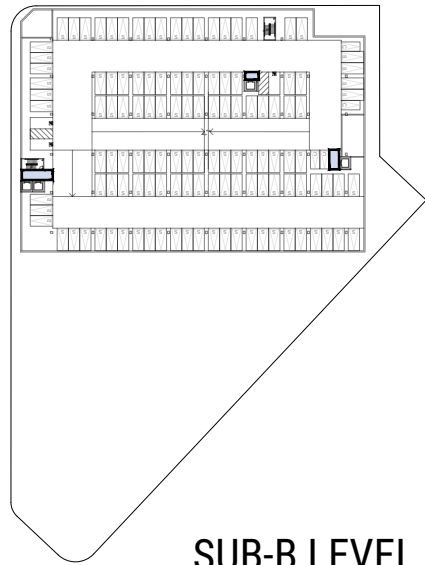
LEGEND	
AL	AREA LIGHT
APN	ASSESSOR'S PARCEL NUMBER
ASPH	ASPHALT
B	BELLARD
BD	BRASS DISK
BCH	BENCH
BFP	BACK FLOW VALVE
CN	C NAIL
CD	CLEAN OUT
CVB	CROSSWALK BUTTON
D	DELTA ANGLE OF CURVE
DOC	DOCUMENT
EMH	ELECTRIC UTILITY MANHOLE
EV	ELECTRIC UTILITY VAULT
FD	FOUND MONUMENT - AS NOTED
GMH	GREASE INTERCEPTOR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



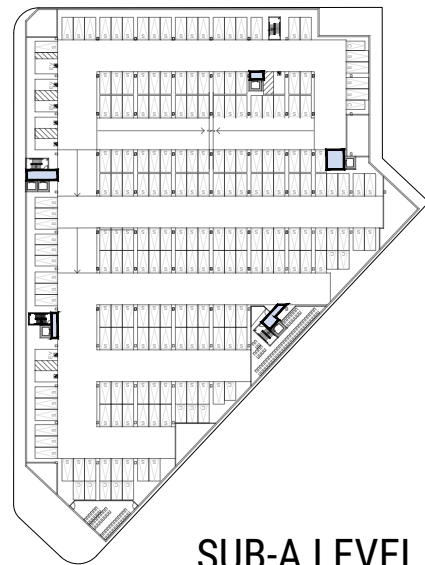
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 2154 TORRANCE BLVD.
 TORRANCE, CA 90501 888-213-7479
 ALTA@partnersi.com

PARTNER
 Engineering and Science, Inc.

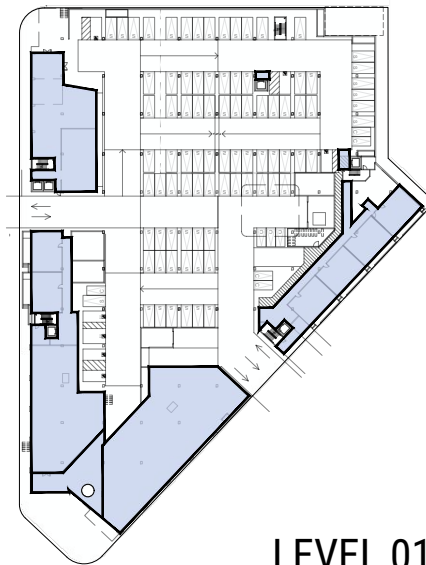
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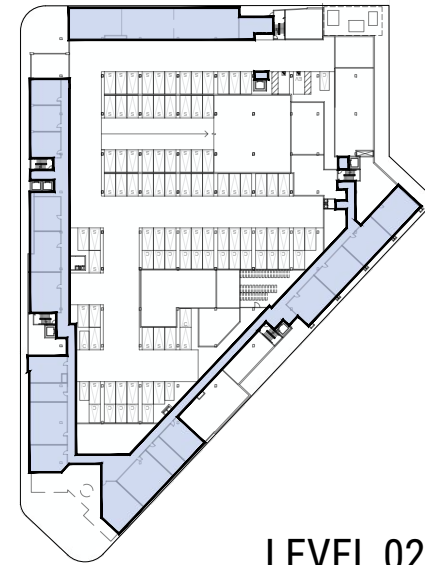
SUB-B LEVEL



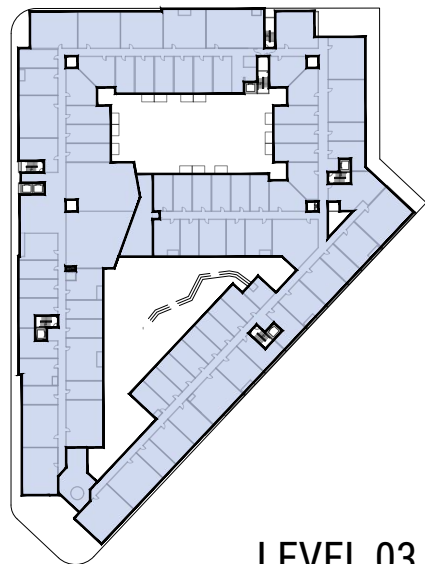
SUB-A LEVEL



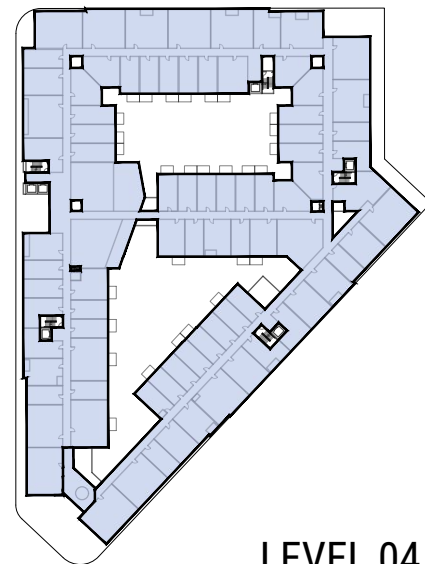
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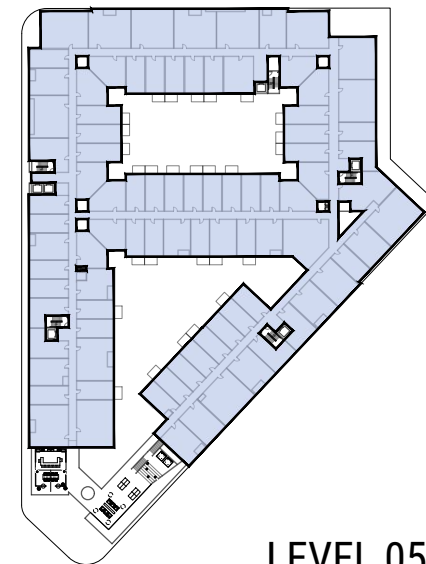
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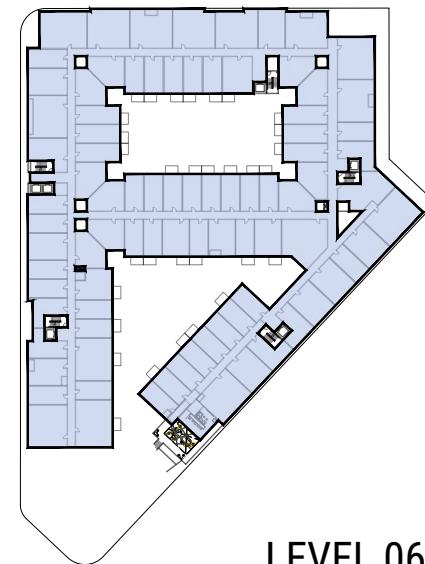
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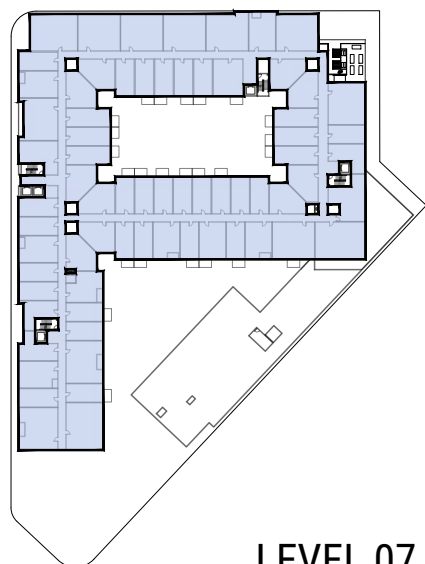
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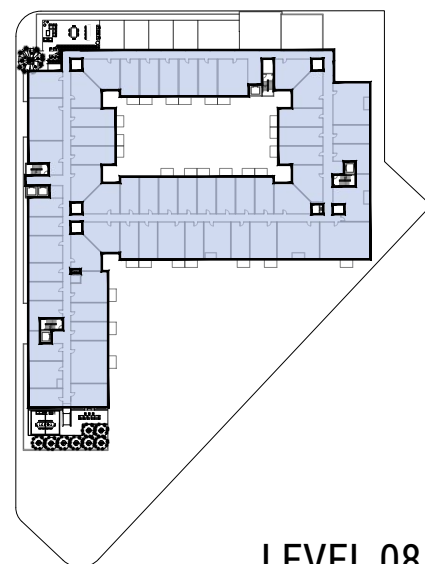
LEVEL 05



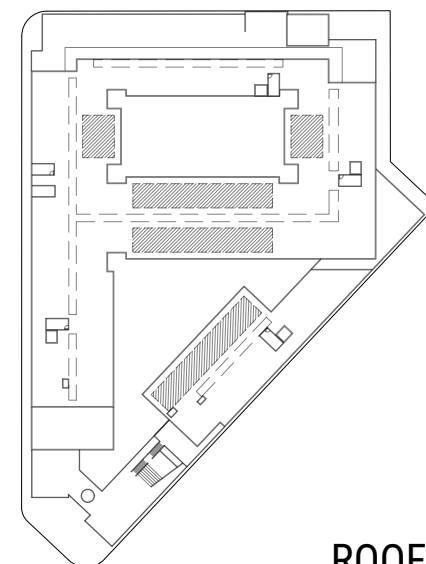
LEVEL 06



LEVEL 07



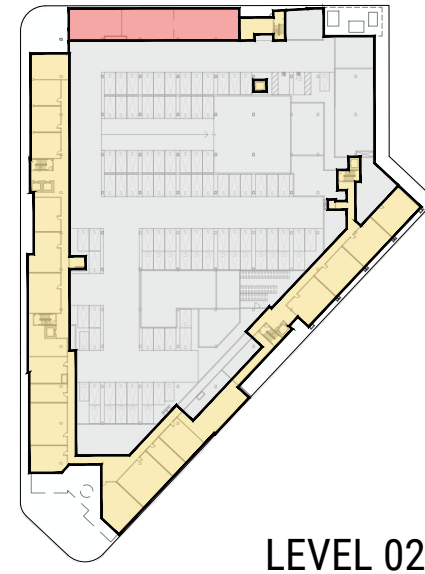
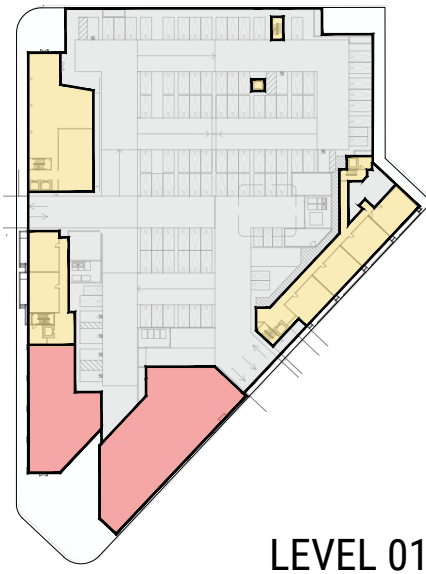
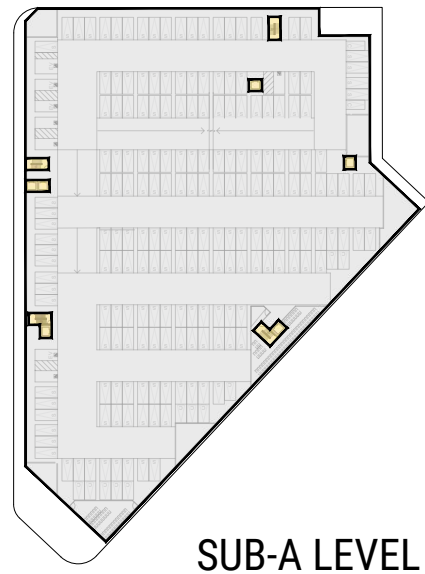
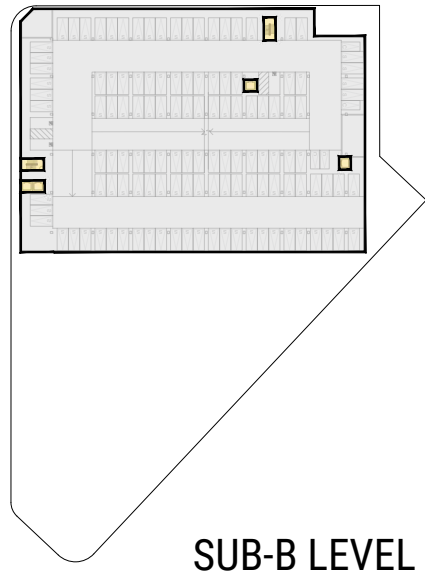
LEVEL 08



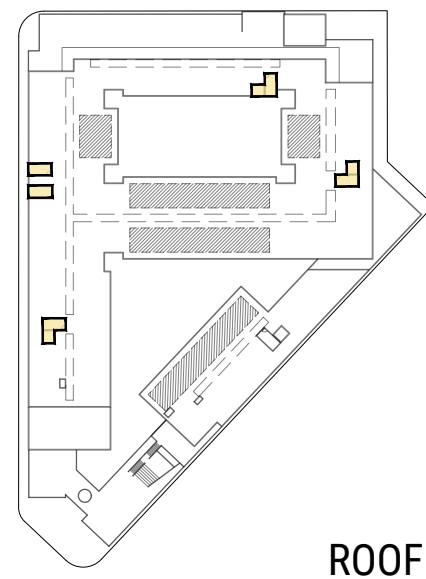
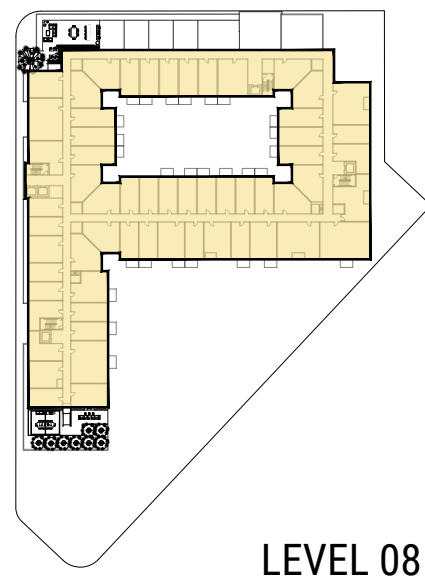
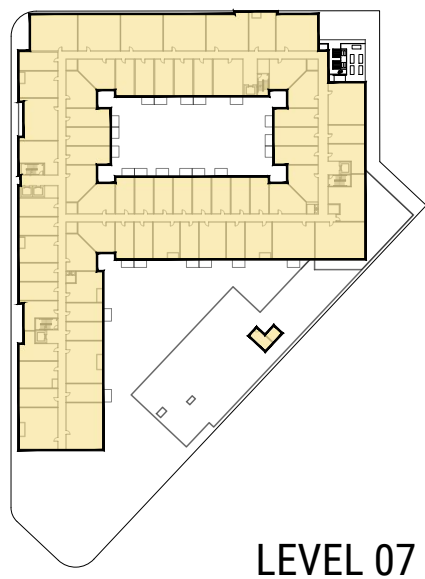
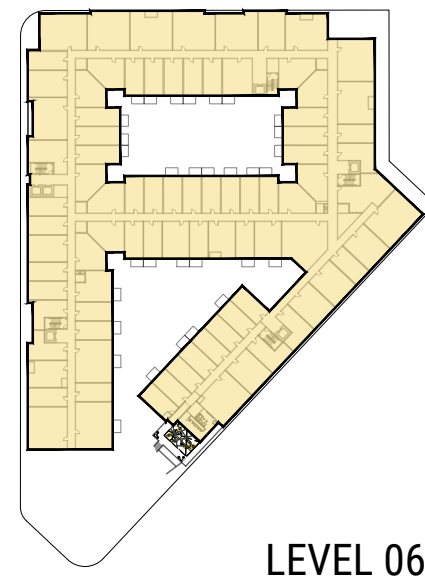
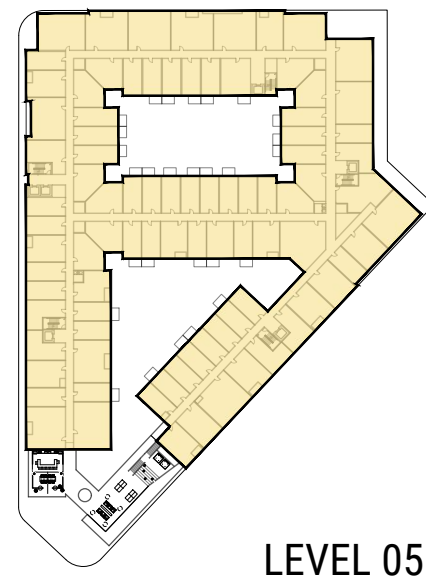
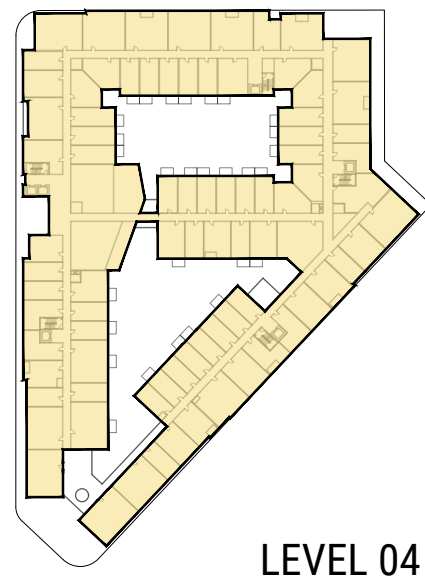
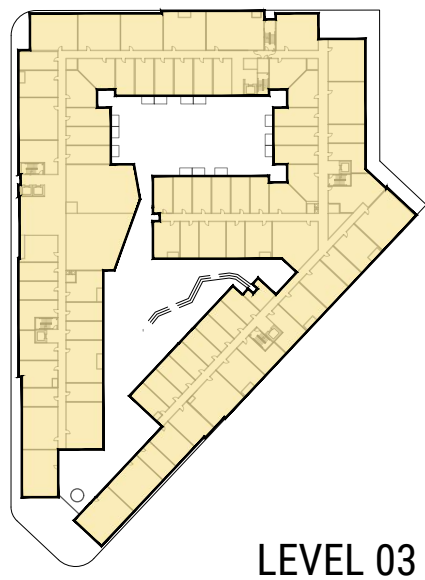
ROOF

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	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
TOTAL PROPOSED F.A.R. FLOOR AREA	416,915 SF
BUILDABLE SITE AREA	105,276 SF
PROPOSED FAR	3.96:1



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
TOTAL BLDG AREA		693,605 SF

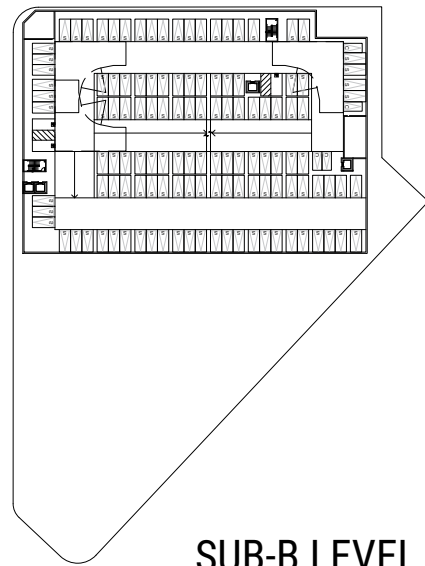


LEGEND

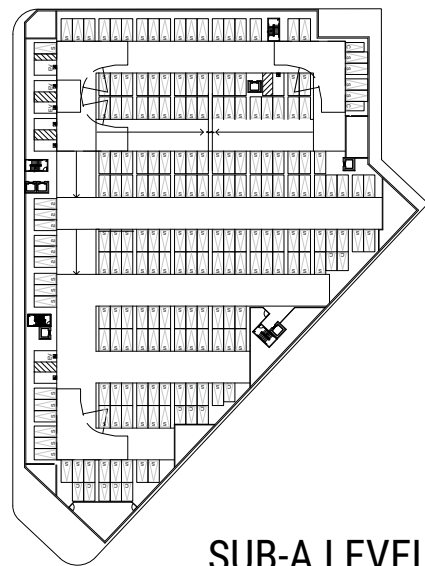
- PARKING AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA

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.

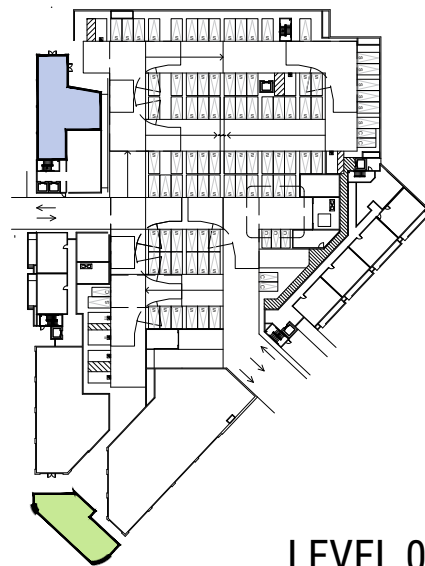
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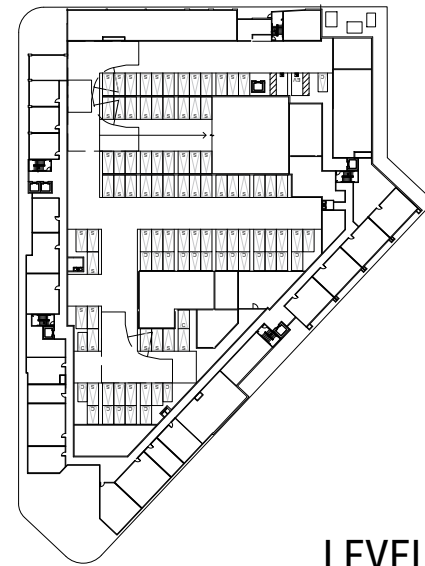
SUB-B LEVEL



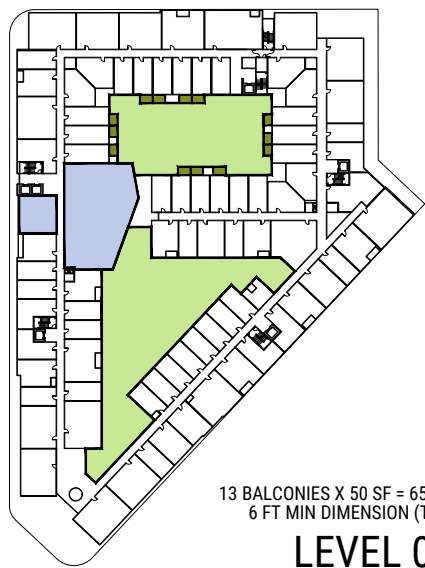
SUB-A LEVEL



LEVEL 01



LEVEL 02



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



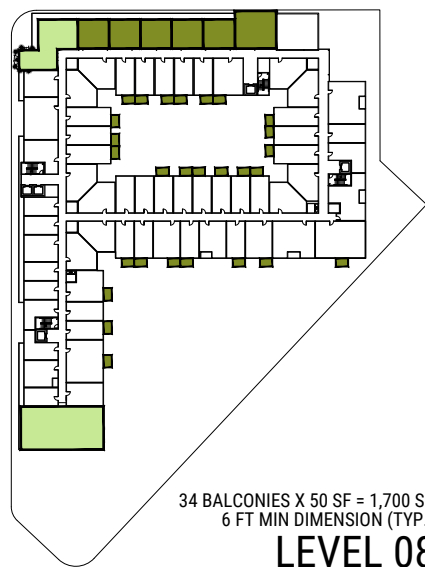
32 BALCONIES X 50 SF = 1,600 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 06



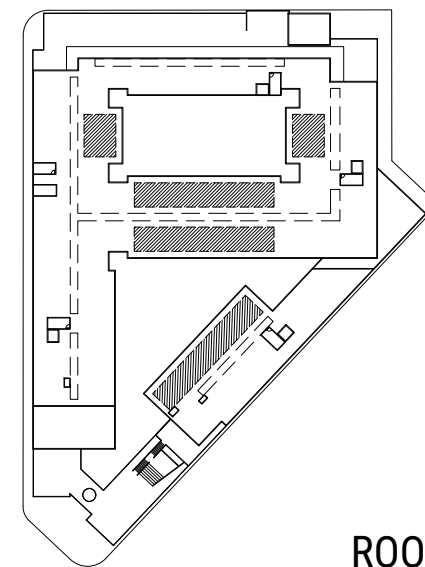
27 BALCONIES X 50 SF = 1,350 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 07



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

LEVEL 08



ROOF

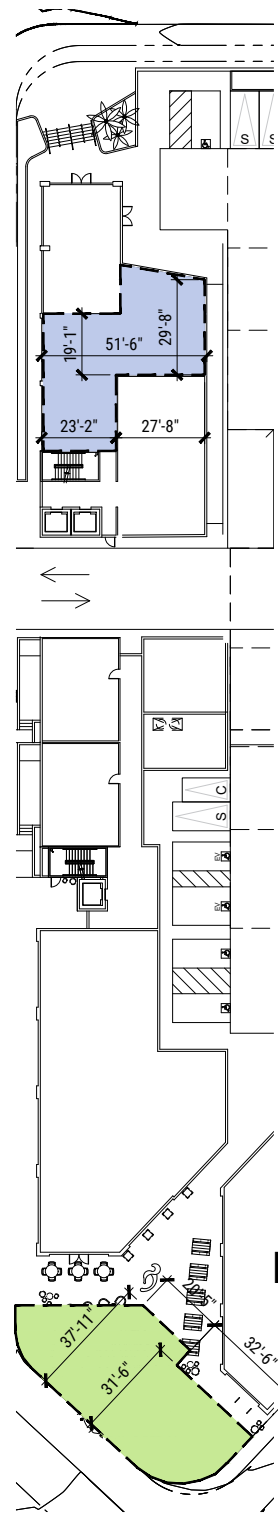
OPEN SPACE CALCULATION				
REQUIRED				
STUDIO	(<3 HABIT RMS)	229	100 SF	22,900 SF
1BEDRM	(<3 HABIT RMS)	172	100 SF	17,200 SF
2BEDRM	(=3 HABIT RMS)	88	125 SF	11,000 SF
TOTAL REQUIRED				51,100 SF
PROVIDED				
COMMON OPEN SPACE : EXTERIOR				
LEVEL 1	PLAZA			2,345 SF
LEVEL 3	COURTYARD			18,155 SF
LEVEL 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
TOTAL COMMON EXT OPEN SPACE AREA				30,830 SF
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
TOTAL				12,405 SF
INDOOR (MAX 25% REQ O.S. = 12,775SF)				12,775 SF
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
TOTAL PRIVATE OPEN SPACE AREA				8,150 SF
TOTAL OPEN SPACE PROVIDED				51,385 SF

LEGEND

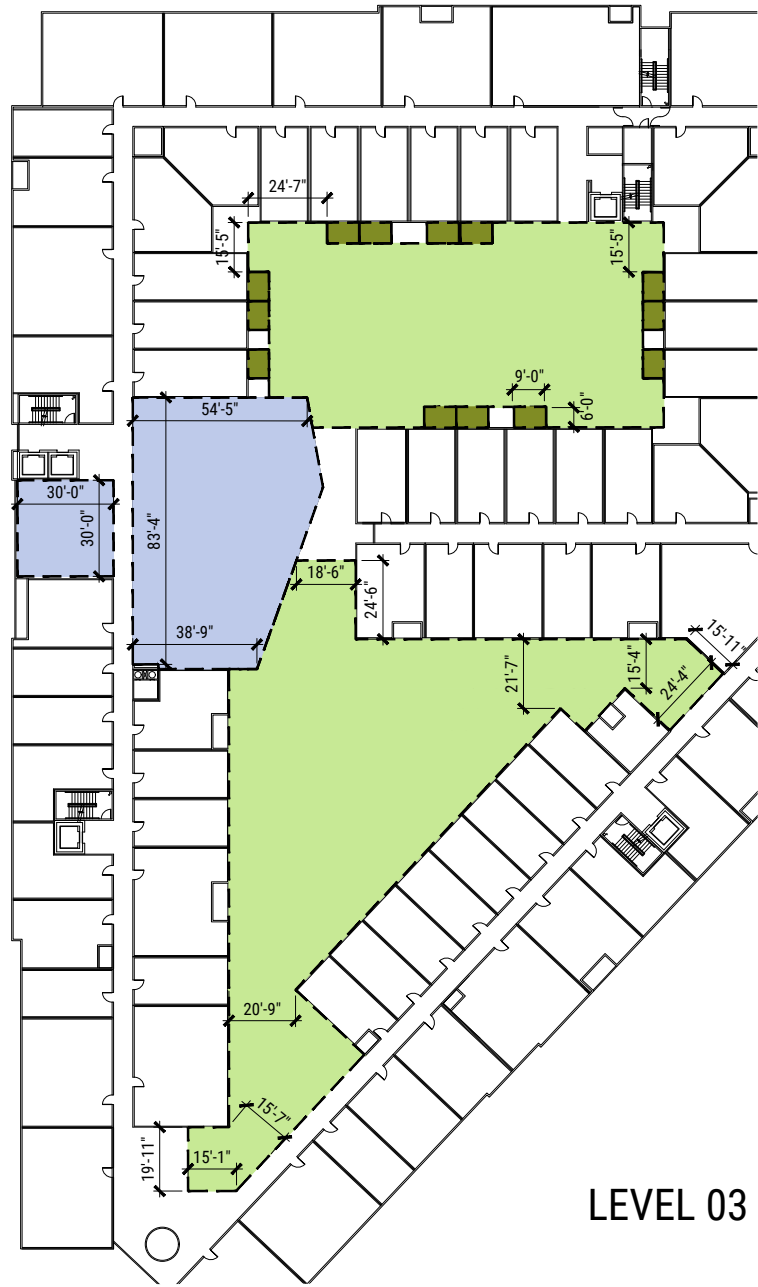
- COMMUNITY OPEN SPACE
(15'-0" MIN DIMENSION)
- PRIVATE OPEN SPACE- BALCONIES
(50 SF EACH & 6'-0" MIN DIMENSION)
- INDOOR AMENITY SPACE

FOR DIMENSIONAL INFORMATION
SEE SHEETS G008, G009

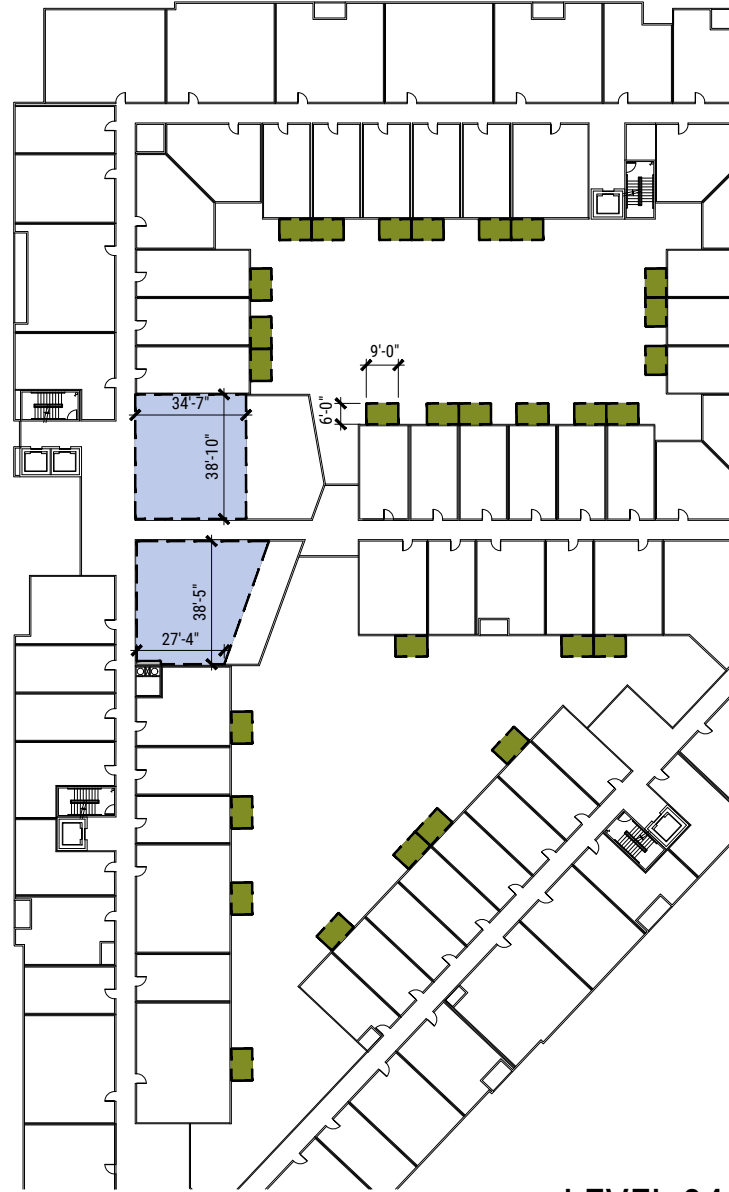
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LEVEL 01



LEVEL 03



LEVEL 04

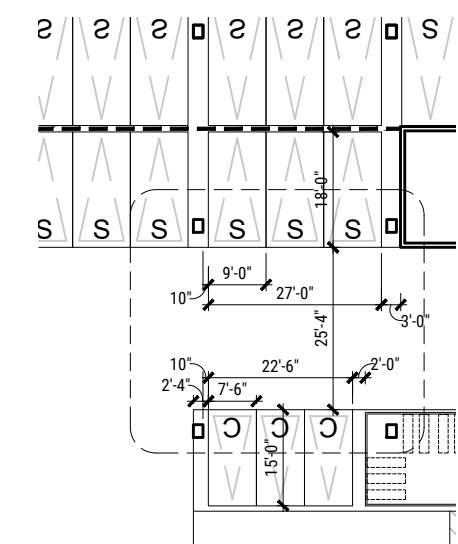
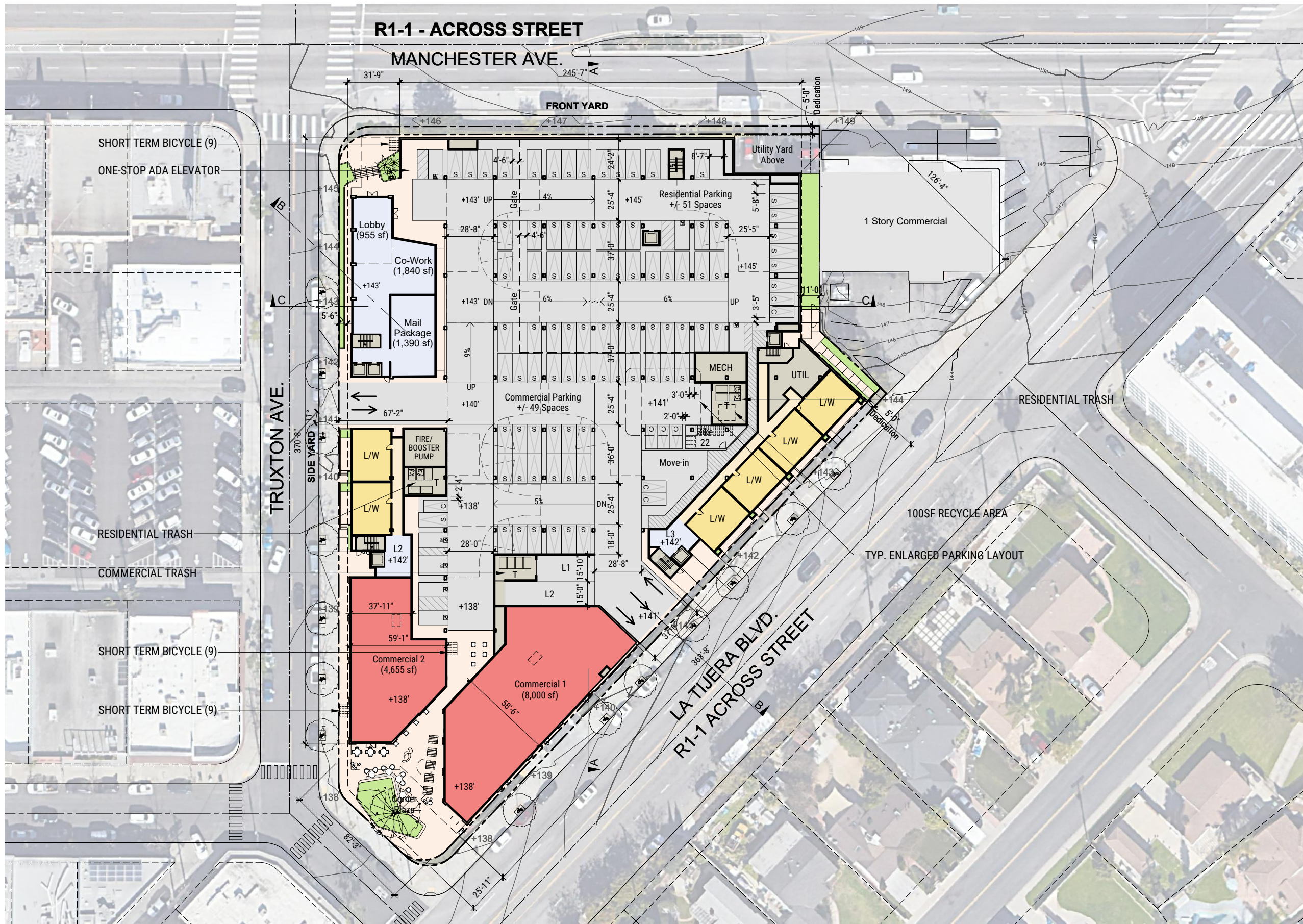


LEVEL 05

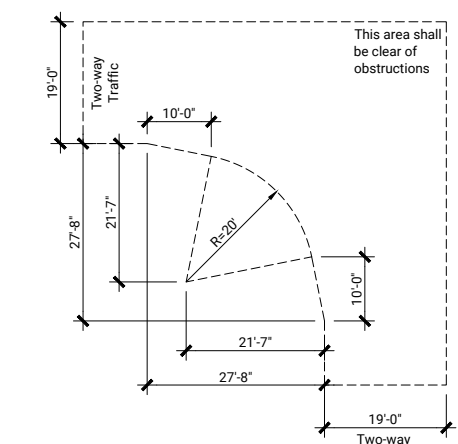
LEGEND

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

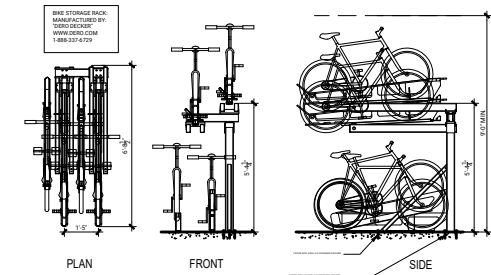
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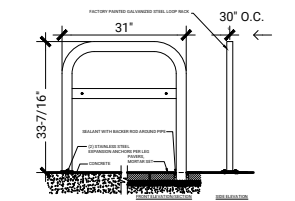
TYPICAL PARKING
SCALE 30'=1"



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



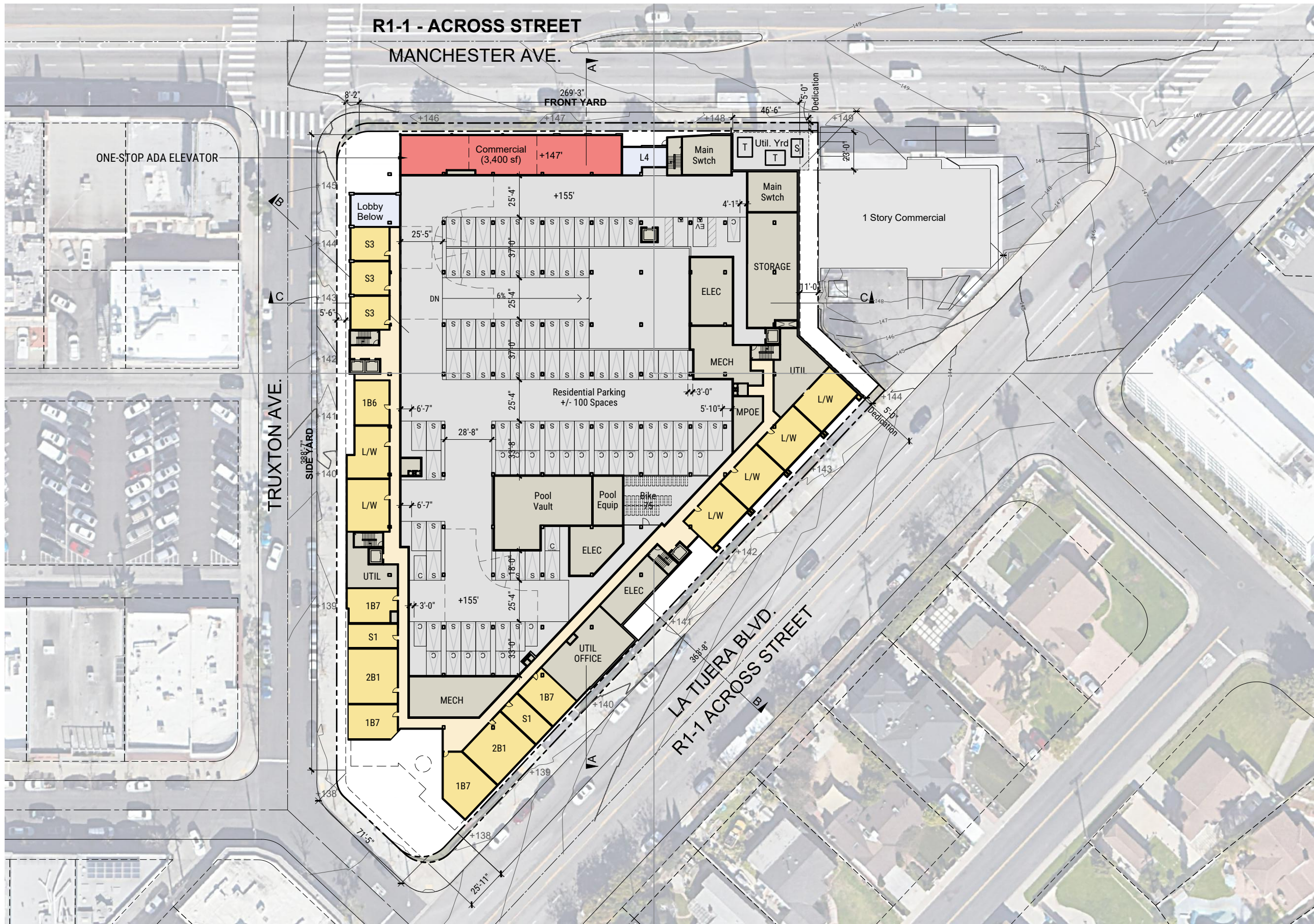
2-TIER BICYCLE RACK (LONG TERM)
SCALE 1'=1/8"



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

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R1-1 - ACROSS STREET
MANCHESTER AVE.



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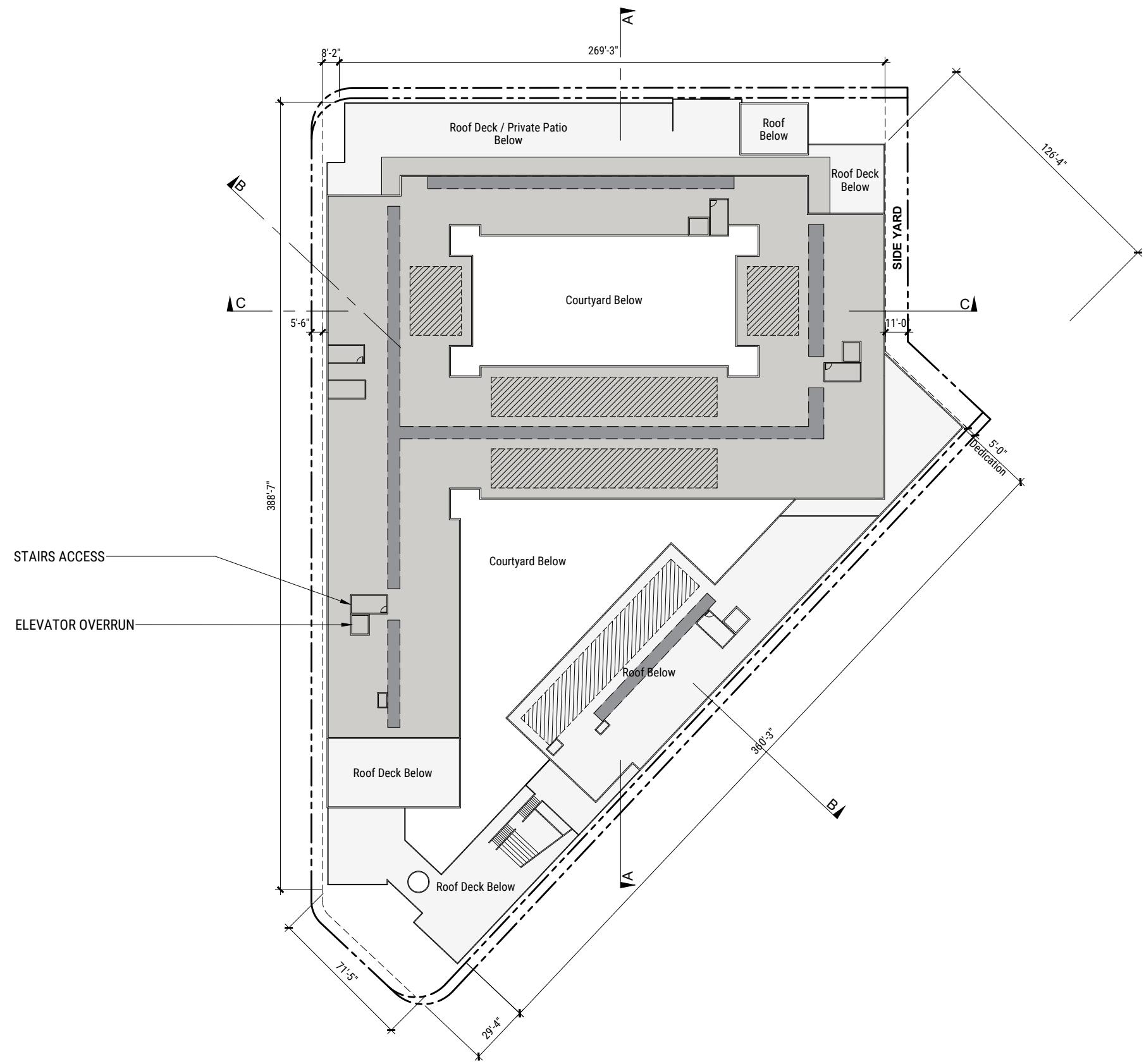


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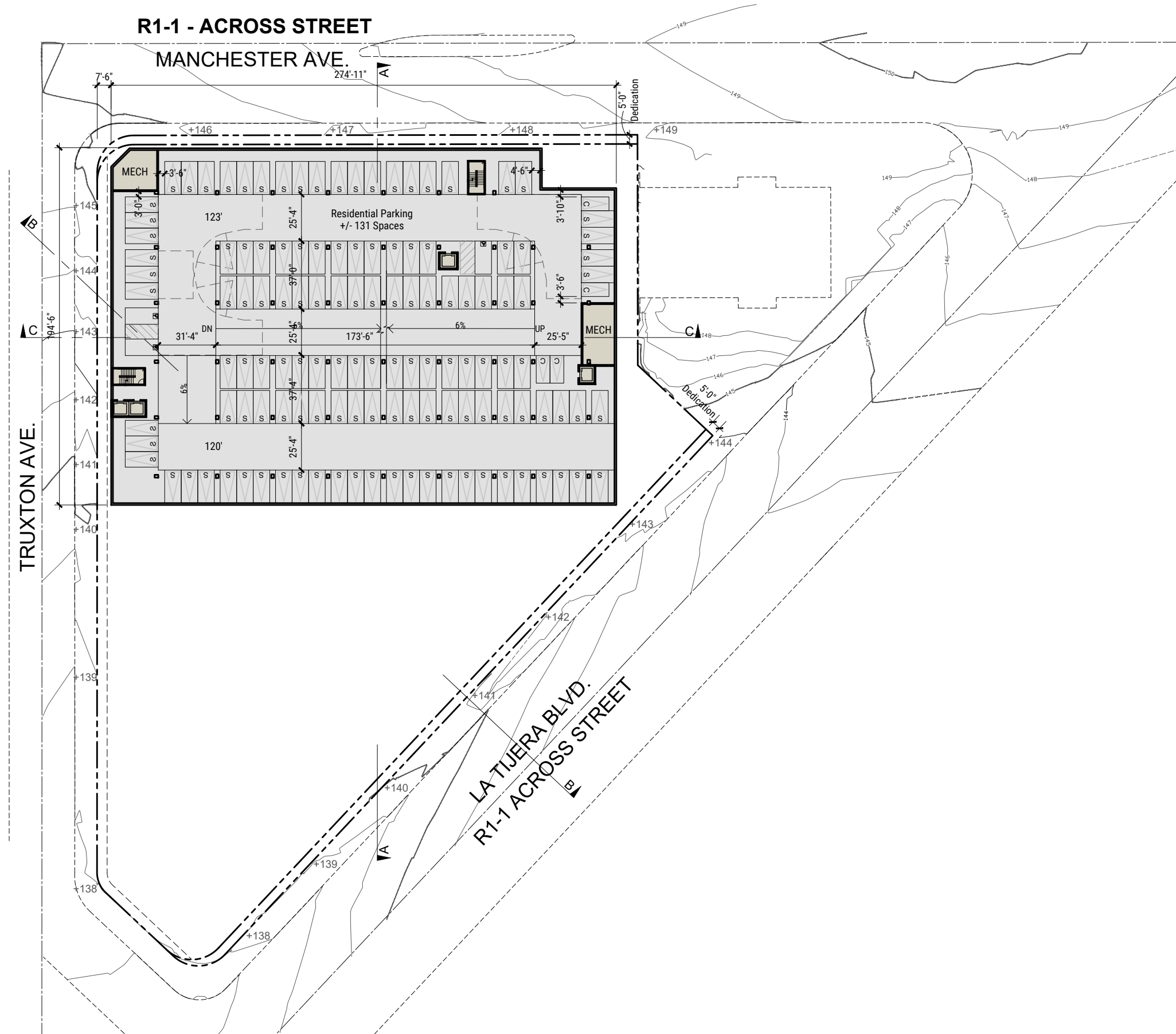
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STAIRS ACCESS
ELEVATOR OVERRUN

 Mechanical Zone
 Photovoltaic Solar Zone - 15% of Roof Area

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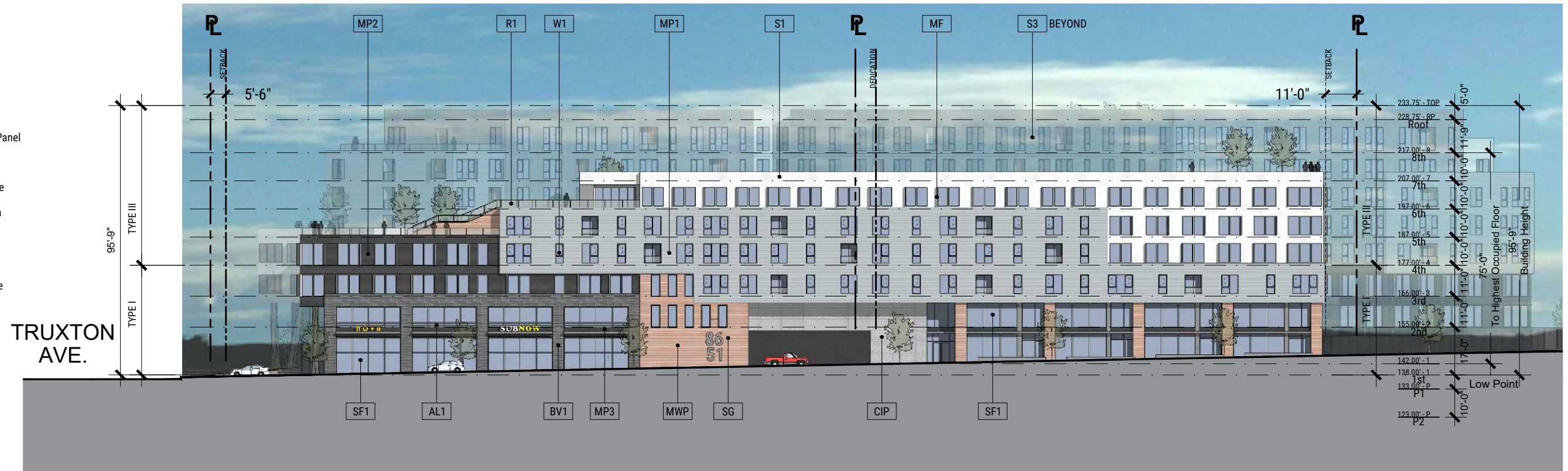
- S1 Stucco Color - 1
- S3 Stucco Color - 2
- MP1 Metal Panel - 1
- MP2 Metal Panel - 2
- MP3 Metal Panel - 3
- MWP Manufactured Wood Panel
- BV1 Brick Veneer
- CIP Cast in Place Concrete
- SF1 Storefront - Aluminum
- W1 Vinyl Window
- R1 Glass Railing - Clear
- R2 Glass Railing - Opaque
- MF Metal Fin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



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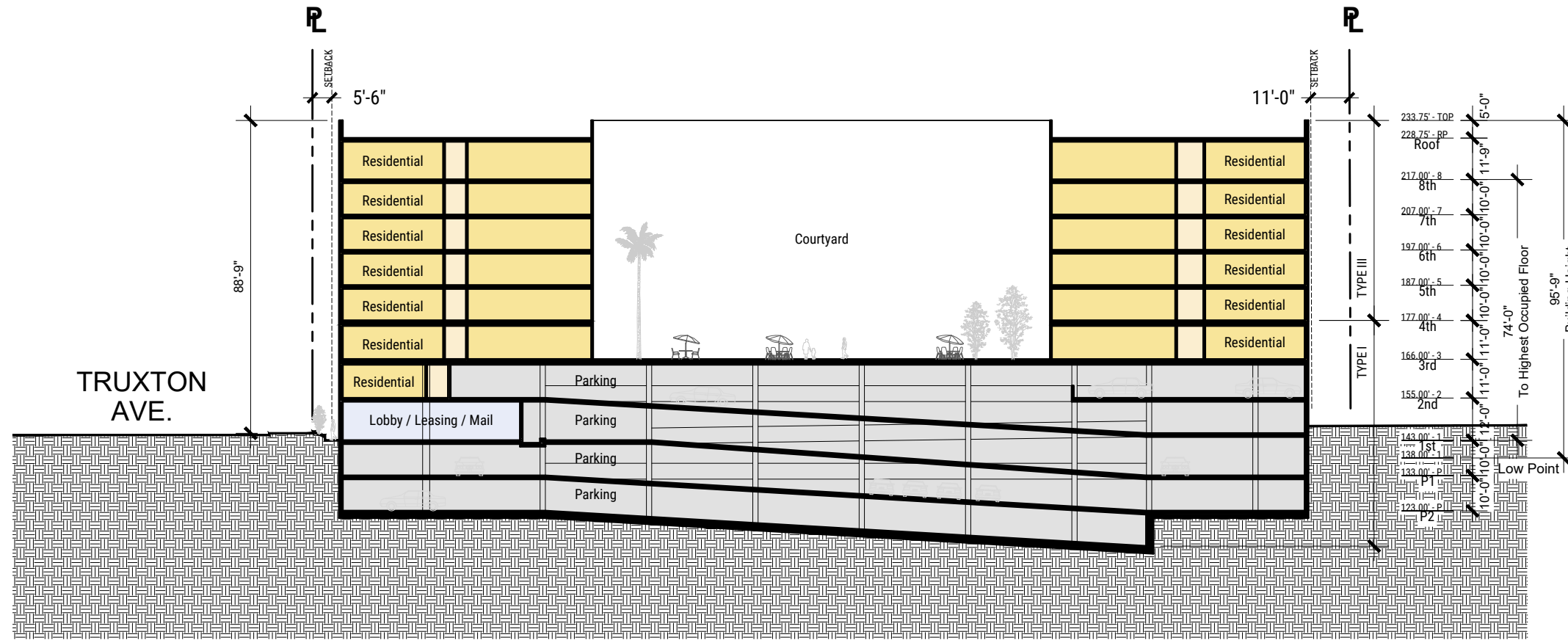


- S1 Stucco Color - 1
- S3 Stucco Color - 2
- MP1 Metal Panel - 1
- MP2 Metal Panel - 2
- MP3 Metal Panel - 3
- MWP Manufactured Wood Panel
- BV1 Brick Veneer
- CIP Cast in Place Concrete
- SF1 Storefront - Aluminum
- W1 Vinyl Window
- R1 Glass Railing - Clear
- R2 Glass Railing - Opaque
- MF Metal Fin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

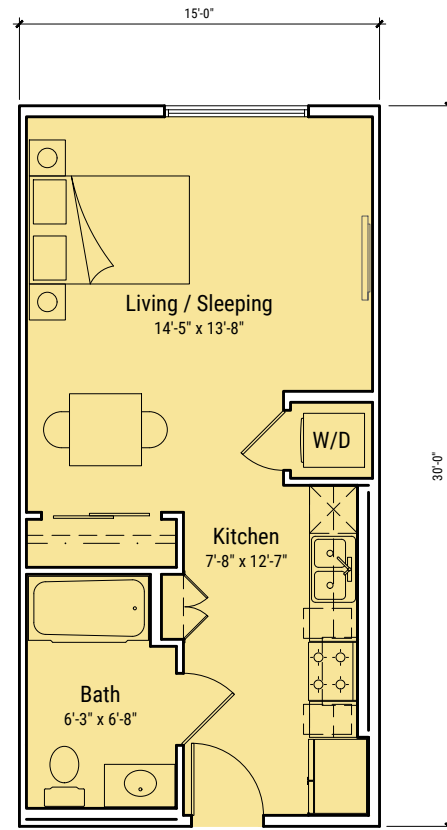


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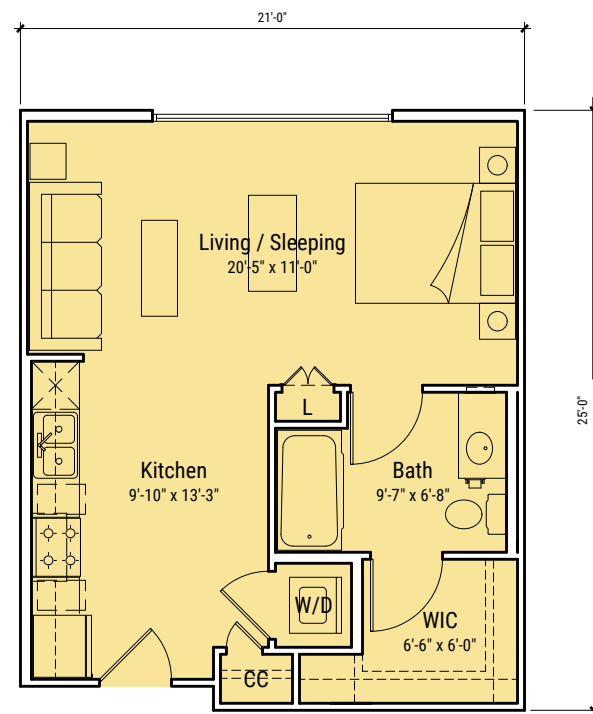
SECTION C



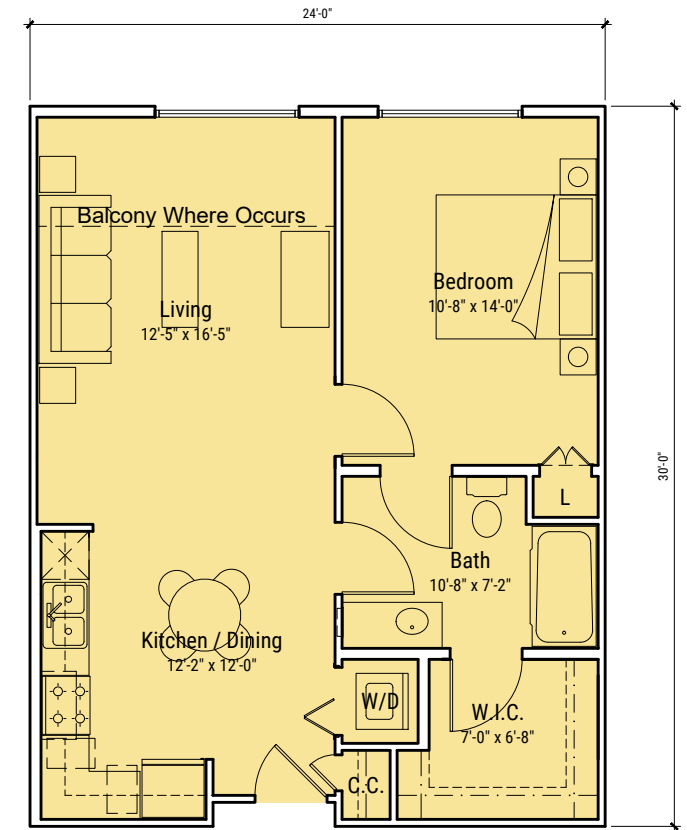
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Studio (S1,S2)
450 / 540 SF

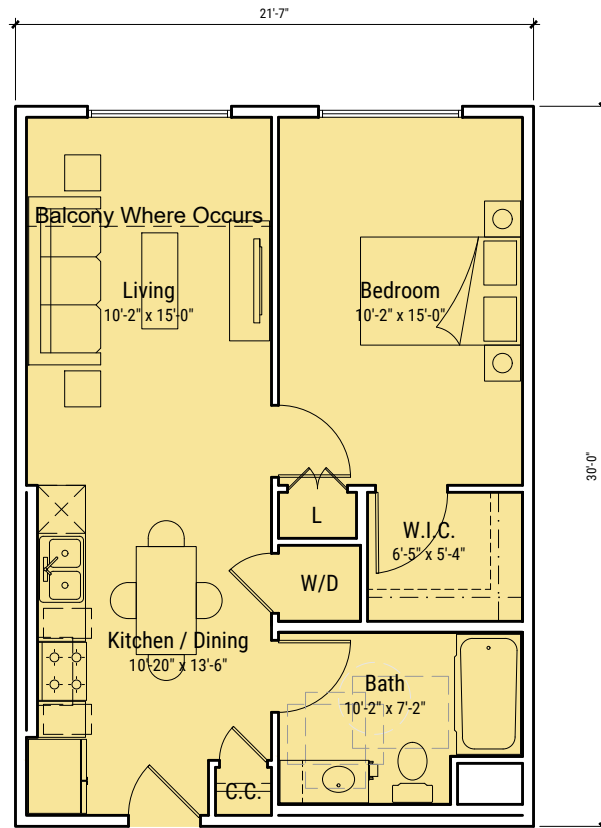


STUDIO (S3)
525 SF

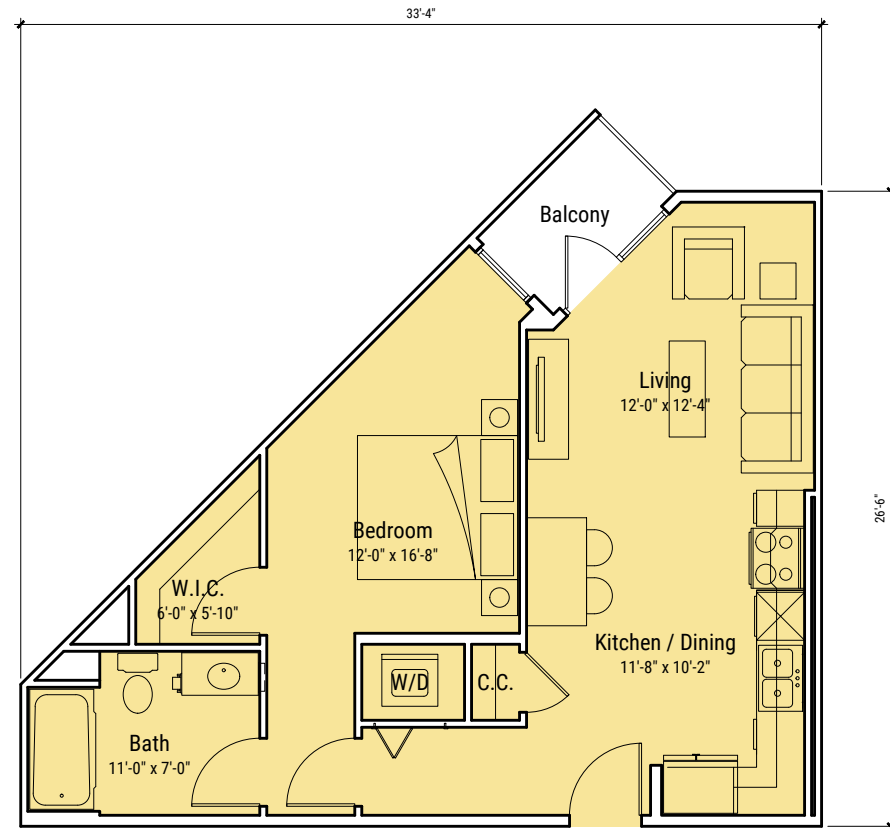


1- BEDROOM UNIT (1B1)
720 SF

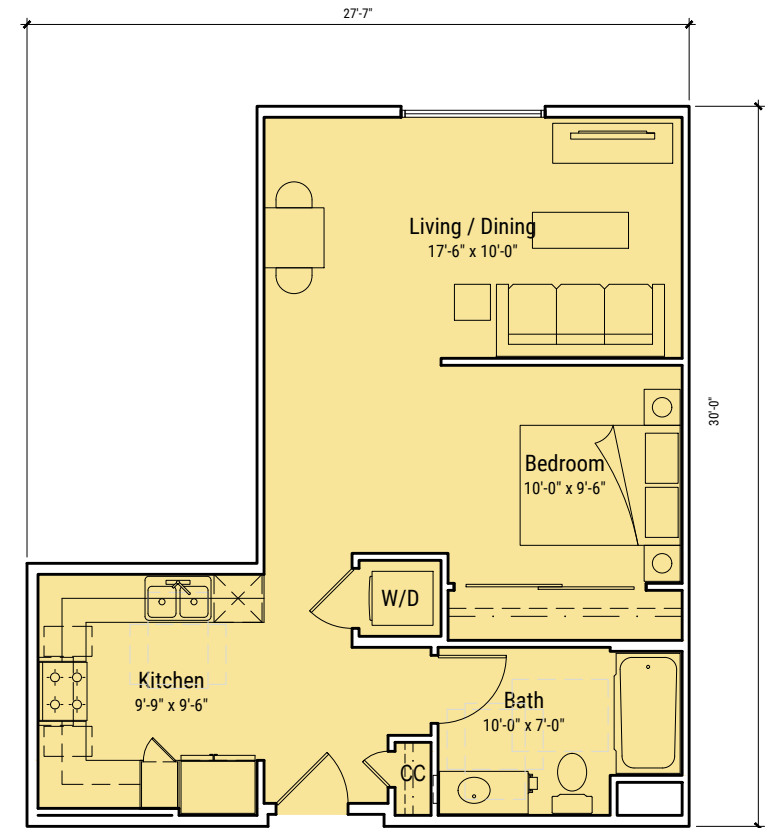
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1- BEDROOM UNIT (1B7)
650 SF

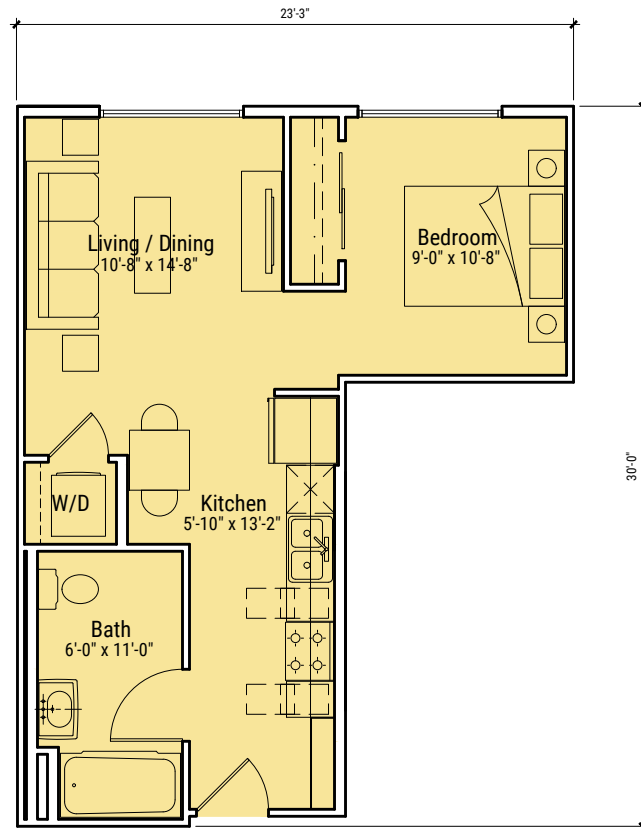


1- BEDROOM UNIT (1B2)
650 SF

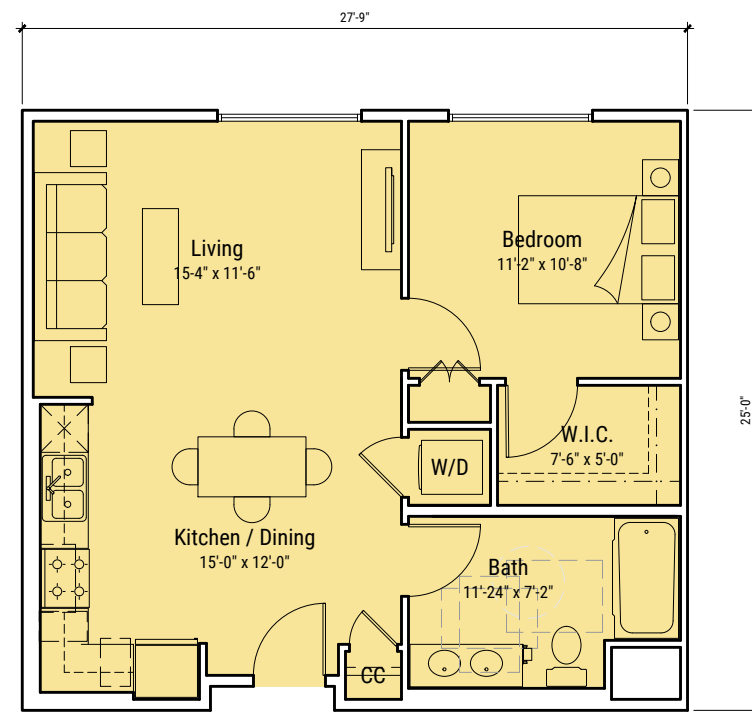


1- BEDROOM UNIT (1B3)
650 SF

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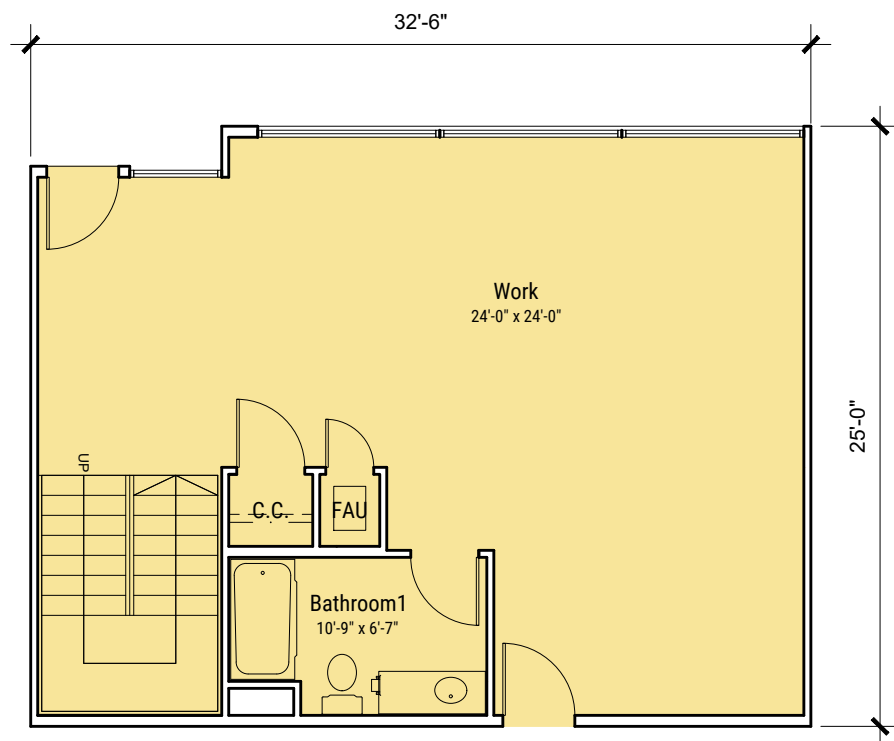


1- BEDROOM UNIT (1B4)
520 SF

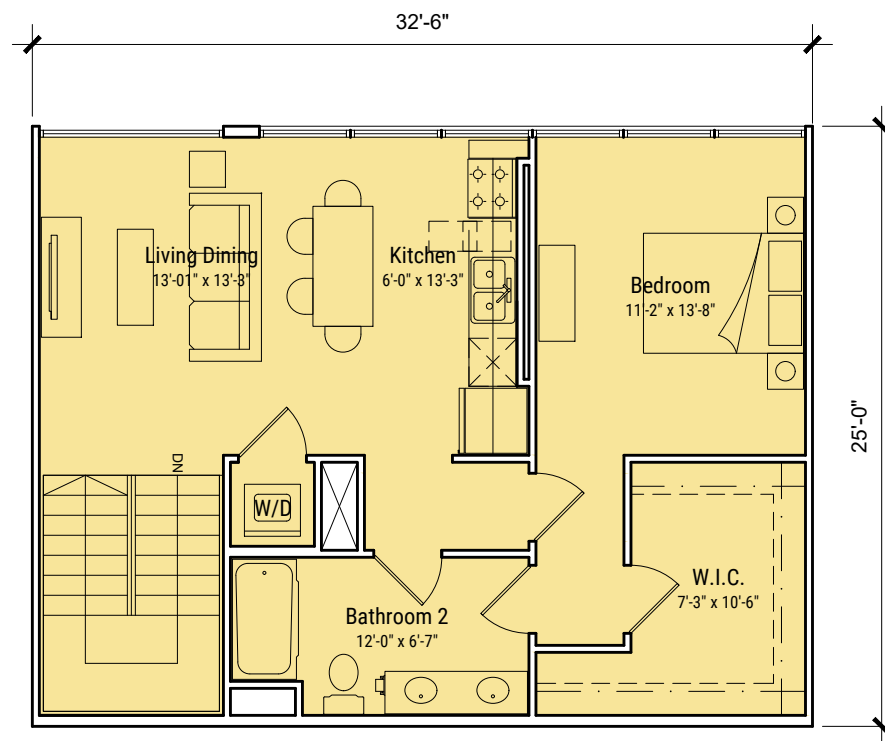


1- BEDROOM UNIT (1B6)
690 SF

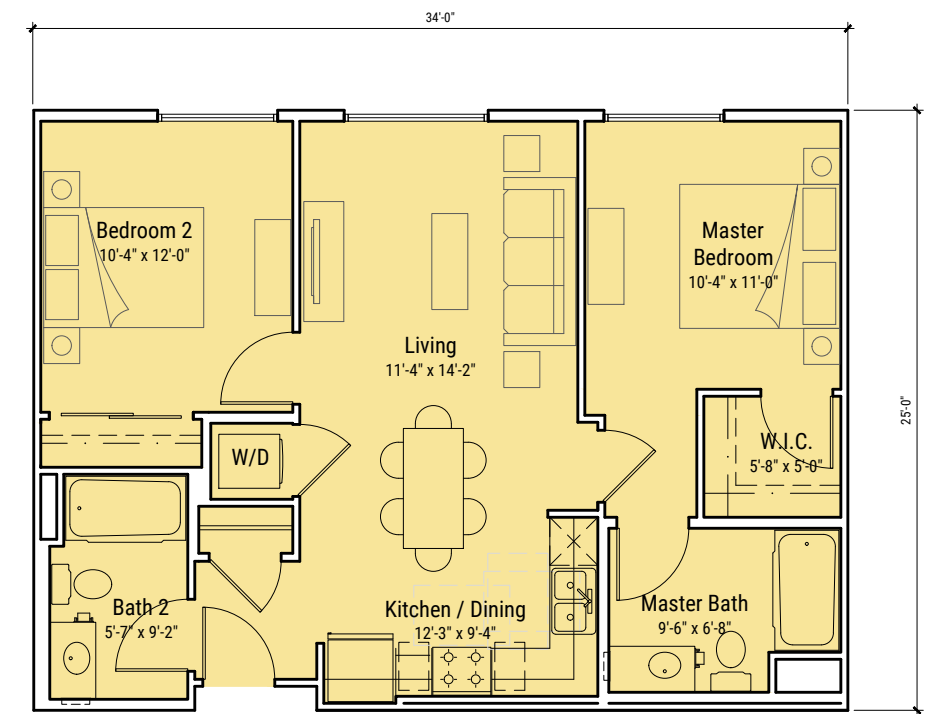
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1- BEDROOM UNIT L/W - LOWER (LW1)
1560 SF

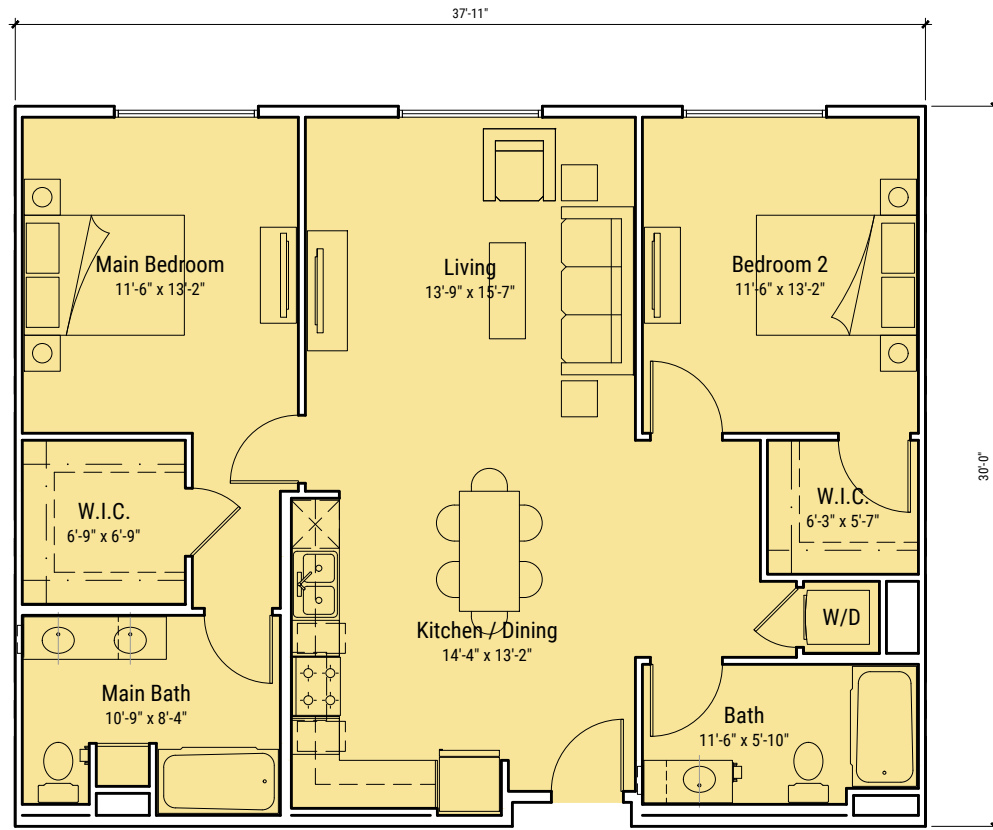


1- BEDROOM UNIT L/W - UPPER (LW1)
1560 SF

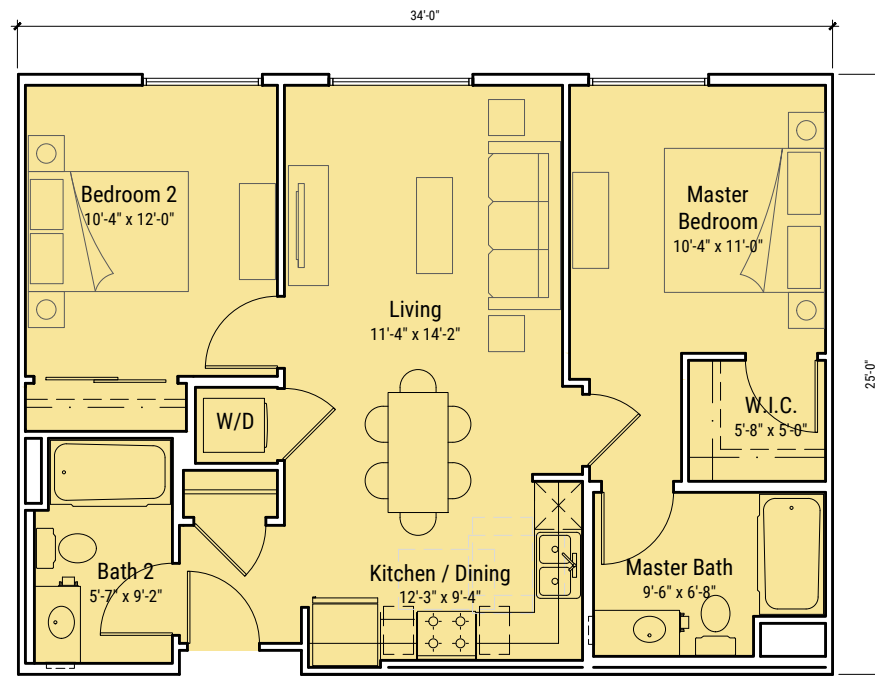


2- BEDROOM UNIT (2B1)
850 SF

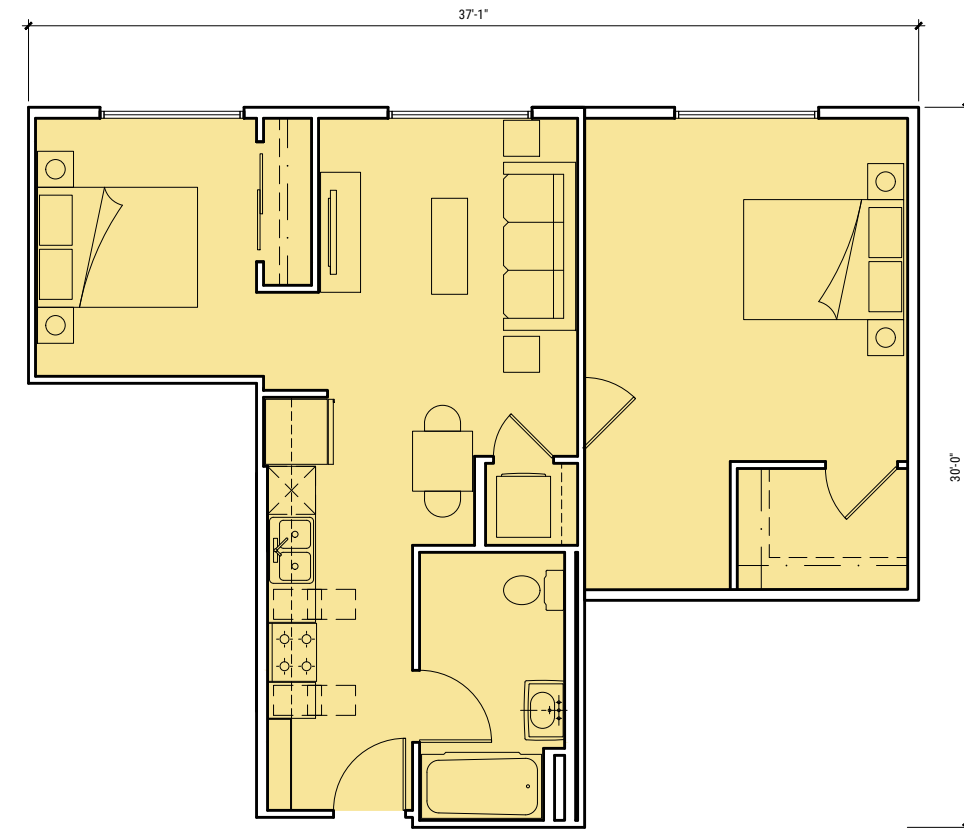
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2- BEDROOM UNIT (2B2,2B4)
1140 / 1212 SF



2- BEDROOM UNIT (2B5)
850 SF



2- BEDROOM UNIT (2B3)
825 SF

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MANCHESTER AVENUE

TRUXTON AVENUE

LA TIJERA BOULEVARD

DOG PARK

L1 PLAZA

LOBBY / MAIL

COMMERCIAL

COMMERCIAL

L/W

L/W

L/W

L/W

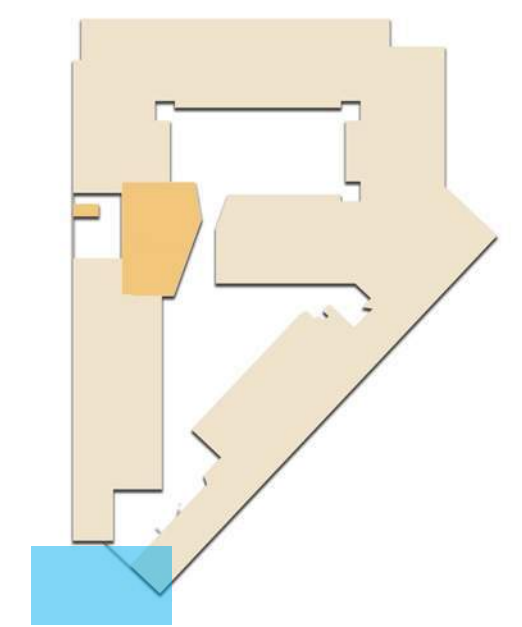
L/W

L/W



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

L3 GARDEN
• see sheet L.4

L3 SWIM CLUB
• see sheet L.5

CLUBROOM

FITNESS

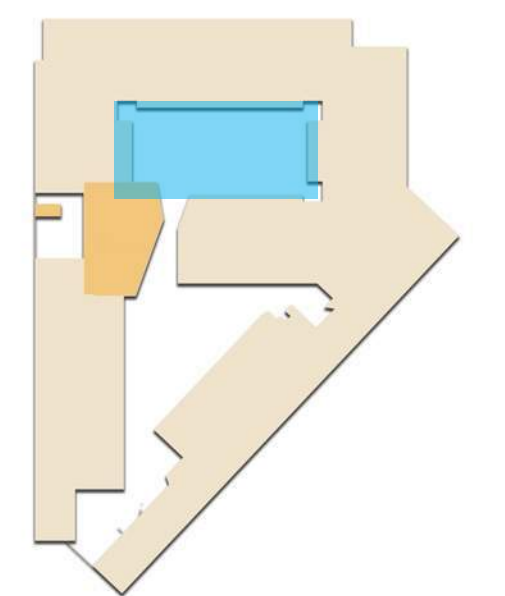


L3 GARDEN

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

L3 CALIFORNIA ROOM

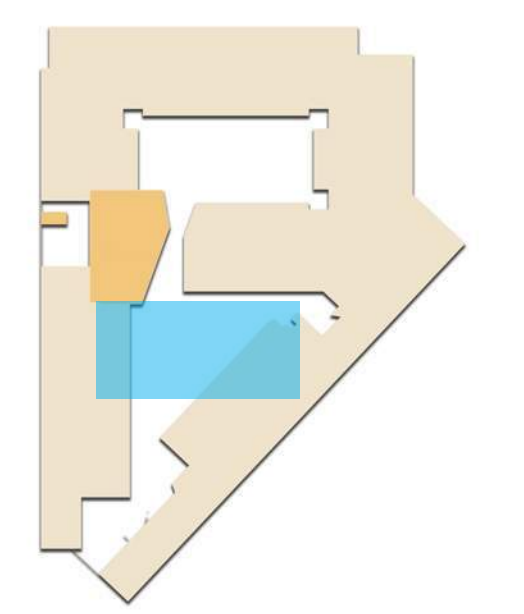
- ACCENT PALMS
- LOUNGE SEATING
- VINE TRELLIS





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 TRELIS
- LOUNGE SEATING
- LUSH PLANTING TRAYS
- TREE GROVE

L5 SOCIAL

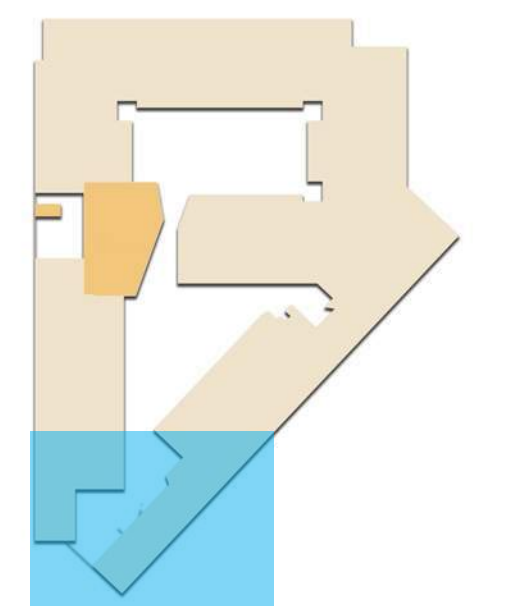
- SHADE STRUCTURE
- OUTDOOR KITCHEN
- VIEWS TO LAX/PLANE SPOTTING
- LUSH PLANTING TRAYS
- LOUNGE SEATING
- HANGING CHAIRS

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

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

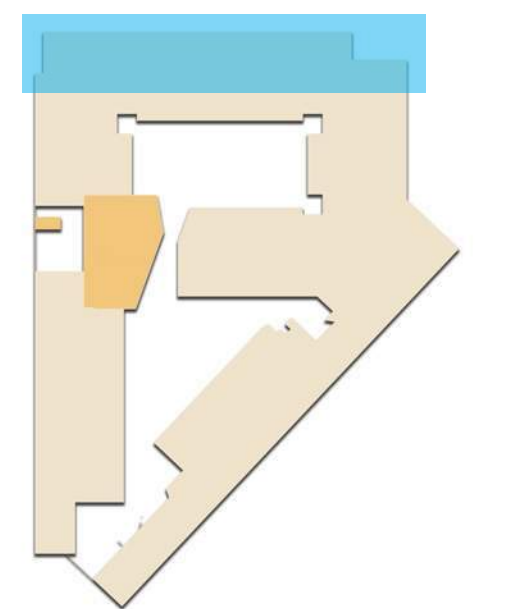
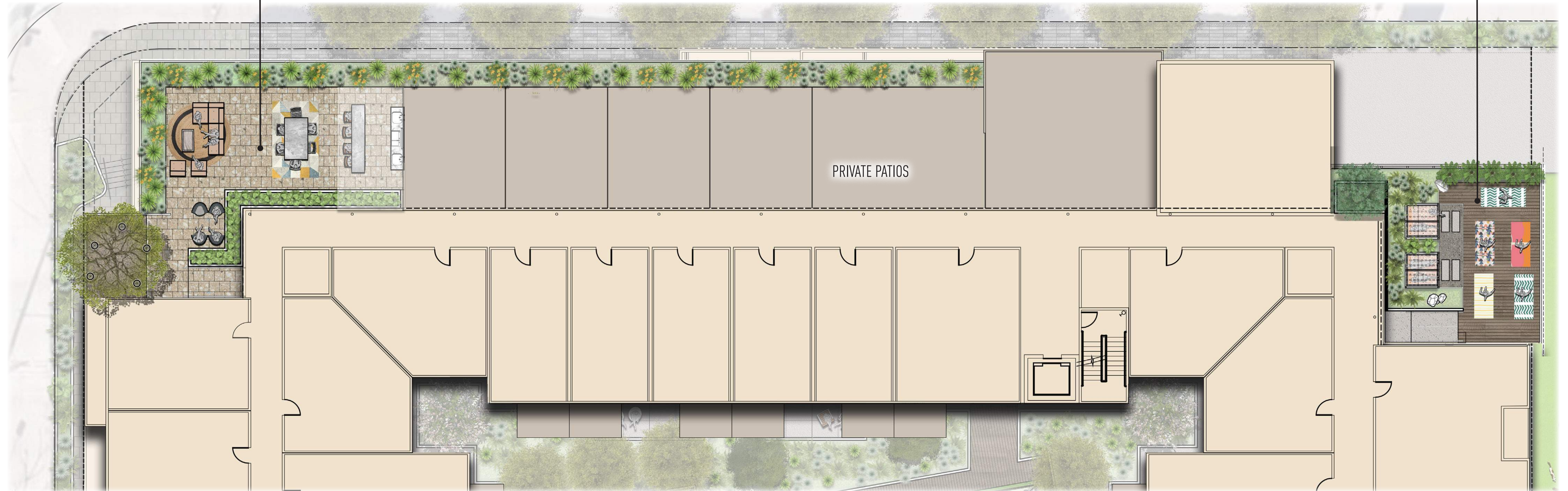


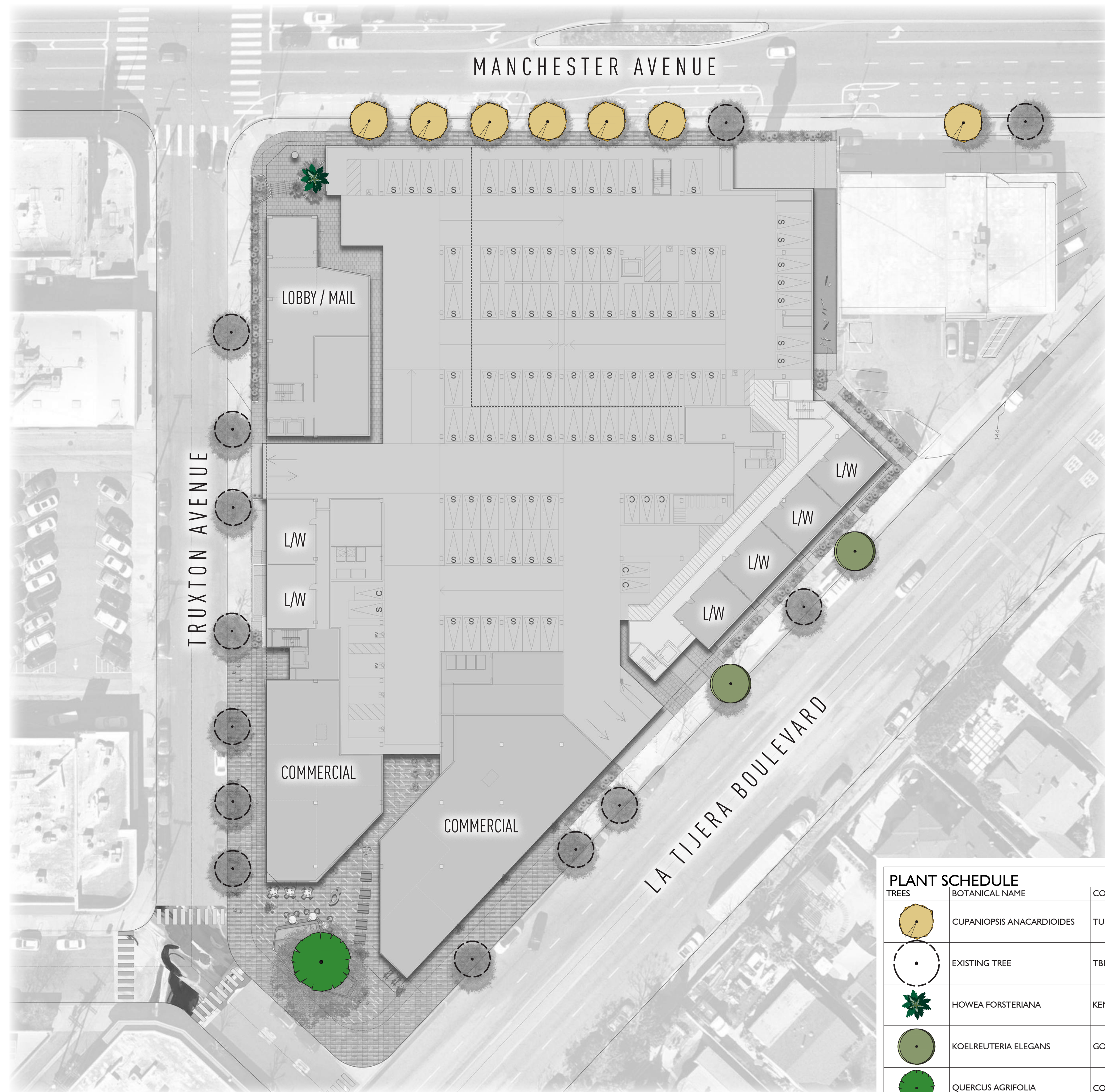
L.8 WORK +PLAY

- 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



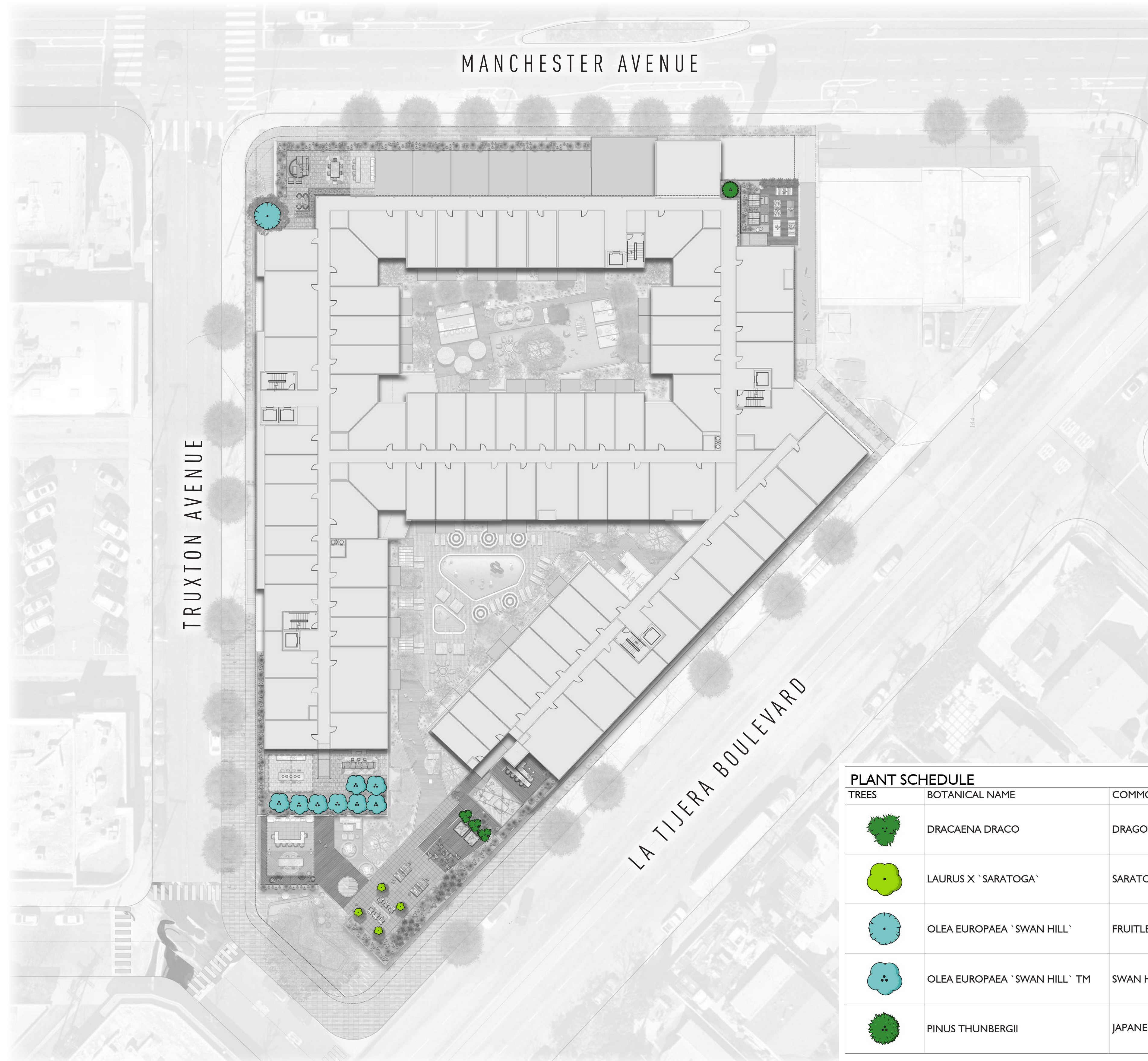



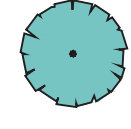


PLANT SCHEDULE					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CUPANIOPSIS ANACARDIODES	TUCKEROO	20' B.T.H.	MODERATE	7
	EXISTING TREE	TBD	36"BOX	LOW	13
	HOWEA FORSTERIANA	KENTIA PALM MULTI-TRUNK	24"BOX	MODERATE	1
	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	20' B.T.H.	MODERATE	2
	QUERCUS AGRIFOLIA	COAST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



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)
	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 ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	Reference Evapotranspiration (ET _o)		ETAF for MAWA		Estimated Total Water Use (ETWU) ⁴
				42.90	0.55	0.55	(Residential)	
Regular Landscape Areas								
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
Special Landscape Areas						1.00		
				Totals				205,657
						ETWU Total		210,451
						Maximum Allowed Water Allowance (MAWA)		210,451

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

²Irrigation Method
 overhead spray
 or drip

³Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

⁴ETWU (Annual Gallons Required)
 = ET_o 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

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.

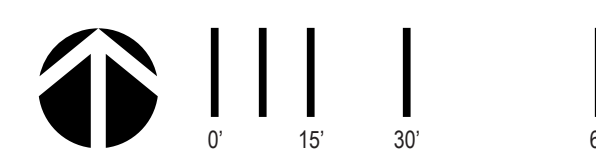
City of Los Angeles
 MWELo Appendix A
 2/23/2024

** 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

WESTCHESTER, CA



GROUND LEVEL HYDROZONE PLAN L.11



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (K _g)
	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 # Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	Reference Evapotranspiration (E _{to})		ETAF for MAWA		ETAF x Area	Estimated Total Water Use (ETWU) ⁴
				42.90	0.55 (Residential)	ETAF (PFIE)	ETAF x Area (sq. ft.)		
Regular Landscape Areas									
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		
Special Landscape Areas									
					1.00				
Totals									
								ETWU Total	205,657
								Maximum Allowed Water Allowance (MAWA)	210,481

¹Hydrozone #/Planting Description
 E.g. 1) Front lawn
 2) low water use plantings
 3) medium water use planting

²Irrigation Method
 overhead spray
 or drip

³Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

⁴ETWU (Annual Gallons Required)
 = E_{to} 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_{to}) (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

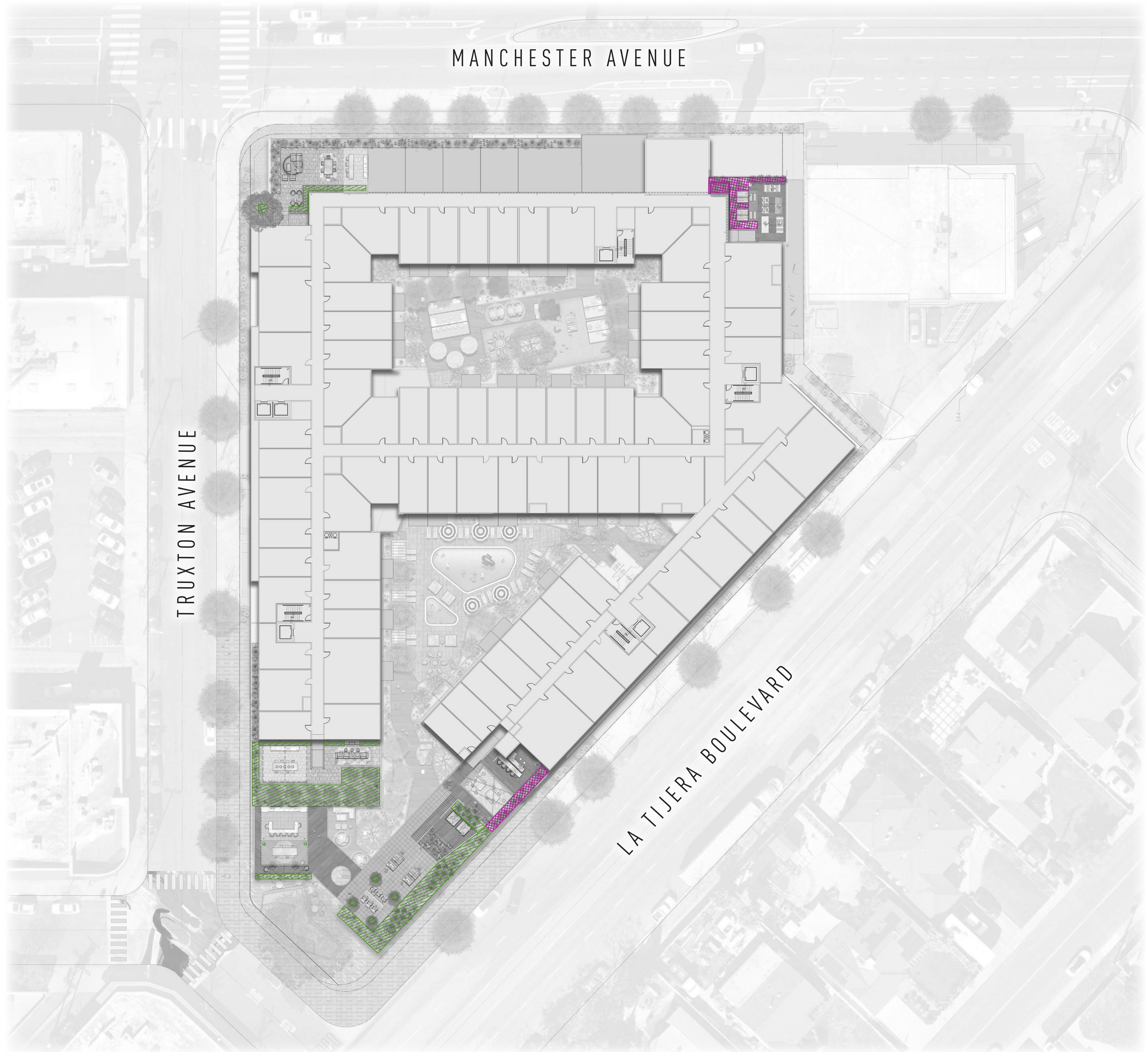
Regular Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
Average ETAF	0.54

All Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
Sitewide 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 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)



IRRIGATION HYDROZONES:				
SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (K _g)
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	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							
Reference Evapotranspiration (E _{to})		42.90		ETAF for MAWA		0.55 (Residential)	
Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	ETAF x Area	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
H1 - Western Sun Exposure	0.30	drip	0.81	0.37	677	251	6,669
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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
Special Landscape Areas							
				Totals	1.00		
				Totals			205,657
				Maximum Allowed Water Allowance (MAWA)			210,481

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

Irrigation Method
 overhead spray
 or drip

Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

ETWU (Annual Gallons Required)
 $= E_{to} \times 0.62 \times ETAF \times Area$
 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)
 $= (E_{to}) \times (0.62) \times (ETAF \times LA) + ((1-ETAF) \times SLA)$
 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

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Average ETAF	0.54
All Landscape Areas	
Total ETAF x Area	7,732
Total Area	14,388
Sitewide 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.

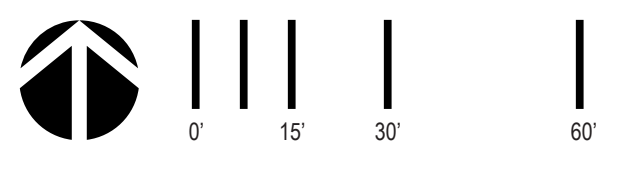
Eto data for City of Los Angeles from MWEL0 Appendix A 2/23/2024

** 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



ROOF LEVEL HYDROZONE PLAN L.13

DATE: 06.14.24

PRELIMINARY PLANT PALETTE

SHRUBS - PODIUM / ROOFTOP - 3' O.C. SPACING			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X 'KEN TAYLOR'	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS			
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
SMALL SHRUBS AND GROUNDCOVERS			
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
ACCENT/COLOR SHRUBS			
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
GRASSES			
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
VINES/CLIMBING SHRUBS			
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
TURF			
TURF AT ROOFTOP: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF			

SHRUBS - GROUND LEVEL - 3' O.C. SPACING			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
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
MEDIUM SHRUBS			
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
SMALL SHRUBS AND GROUNDCOVERS			
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
ACCENT/COLOR SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	LOW
GRASSES			
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
VINES/CLIMBING SHRUBS			
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

PRELIMINARY PLANT PALETTE NOTES:

- 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.
- 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.
- 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.

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.
PROVIDED OPEN SPACE :		
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.
LANDSCAPE AREA REQUIRED (25% OF 25,550 S.F. - 50% OF COMMON OPEN SPACE)		
		6,388 S.F.
LANDSCAPE AREA PROVIDED:		
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.

TREE REQUIREMENTS:

PRIVATE TREES - PER LA CITY ZONING CODE, SECTION 12.21G

I TREE PER 4 UNITS	489 UNITS	TREES REQUIRED:
	- UNITS/4 =	123
TREES PROVIDED - 24" BOX OR GREATER		
LEVEL 1 - 25 TREES (23 OF 25 TREES IN R.O.W.)		79
LEVEL 3 - 38 TREES		
LEVEL 5 - 6 TREES		
LEVEL 8 - 10 TREES		
TREES DEFICIENT FOR 12.21G:		
APPLICANT REQUESTS 36% REDUCTION WITH IN LIEU FEE		44

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.