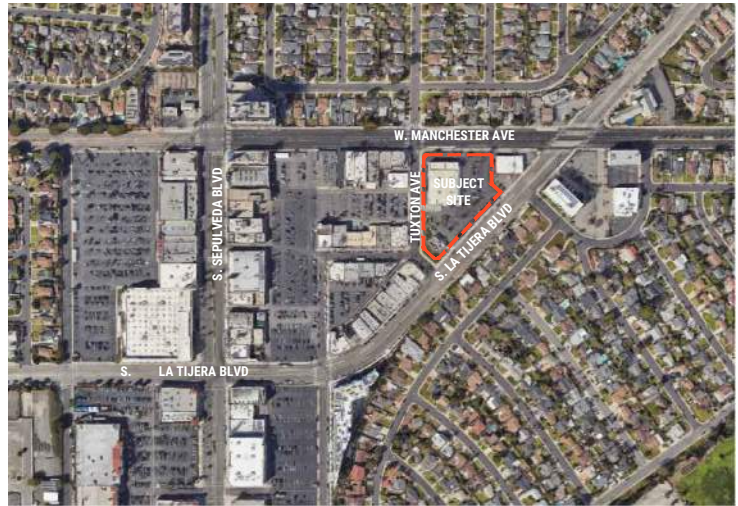


# 6136 W. MANCHESTER AVE.

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

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 4123-004-011
APN	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 REQUIRMENTS (@ 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	LEVEL5	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	10	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			#	SF/DU	TOTAL
STUDIO	(<3 HABITABLE ROOMS)		229	100 SF	22,900 SF
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
	SHORT-1 SPACE PER 10 UNITS / LONG-I SPACE PER UNIT			
26-100	74	5	50	55
	SHORT-1 SPACE PER 15 UNITS / LONG-I.5 SPACE PER UNIT			
101-200	99	5	50	54
	SHORT-1 SPACE PER 20 UNITS / LONG-I SPACE PER 2 UNITS			
201+	291	7	73	80
	SHORT-1 SPACE PER 40 UNITS / LONG-I SPACE PER 4 UNITS			
TOTAL	489	20	198	217

COMMERCIAL	AREA	SHORT	LONG	
COMMERCIAL	16,120 SF	8	8	16
	SHORT-1 SPACE PER 2,000 SF / LONG-1 SPACE PER 2,000 SF			
TOTAL	16,120 SF	8	8	16
TOTAL REQUIRED		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 RATES 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. 06037C1780F DATED SEPTEMBER 26, 2008 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.

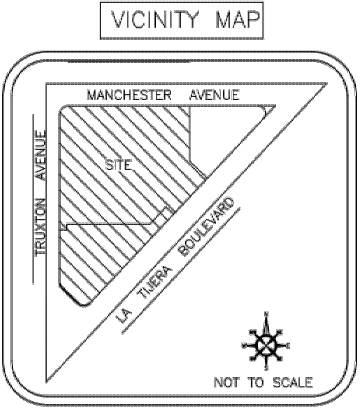
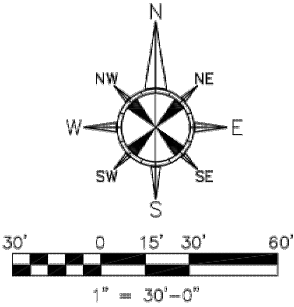
N9

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

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 46° 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 12.28 FEET TO THE END OF SAID CURVE BEING A POINT ON THE EASTERLY LINE OF TRUXTON AVENUE, 60 FEET WIDE, AS SHOWN ON SAID MAP; THENCE TANGENT TO SAID CURVE NORTH 0° 00' 58" EAST 381.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET, AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ALONG SAID CURVE 31.39 FEET TO THE SOUTH LINE OF SAID MANCHESTER AVENUE; THENCE ALONG SAID SOUTH LINE NORTH 89° 55' 43" EAST 274.02 FEET TO THE POINT OF BEGINNING.

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

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

ALTA/NSPS LAND TITLE SURVEY  
FOR

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

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

CERTIFICATION

TO: Commonwealth Land Title Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD  
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY  
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5,  
6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16 and 17 OF TABLE A THEREOF.  
THE FIELDWORK WAS COMPLETED ON December 18, 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

Bernhard K. Mayer

BERNHARD K. MAYER  
Registration No. P.L.S. 7319  
In the State of: California  
Field Date of Survey: December 18, 2021  
Latest Revision Date:

STAMP  
COMMONWEALTH LAND TITLE COMPANY  
NO. 7319  
Exp. 6-30-22  
STATE OF CALIFORNIA

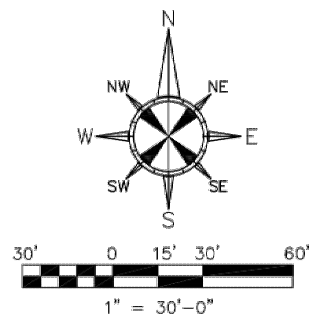
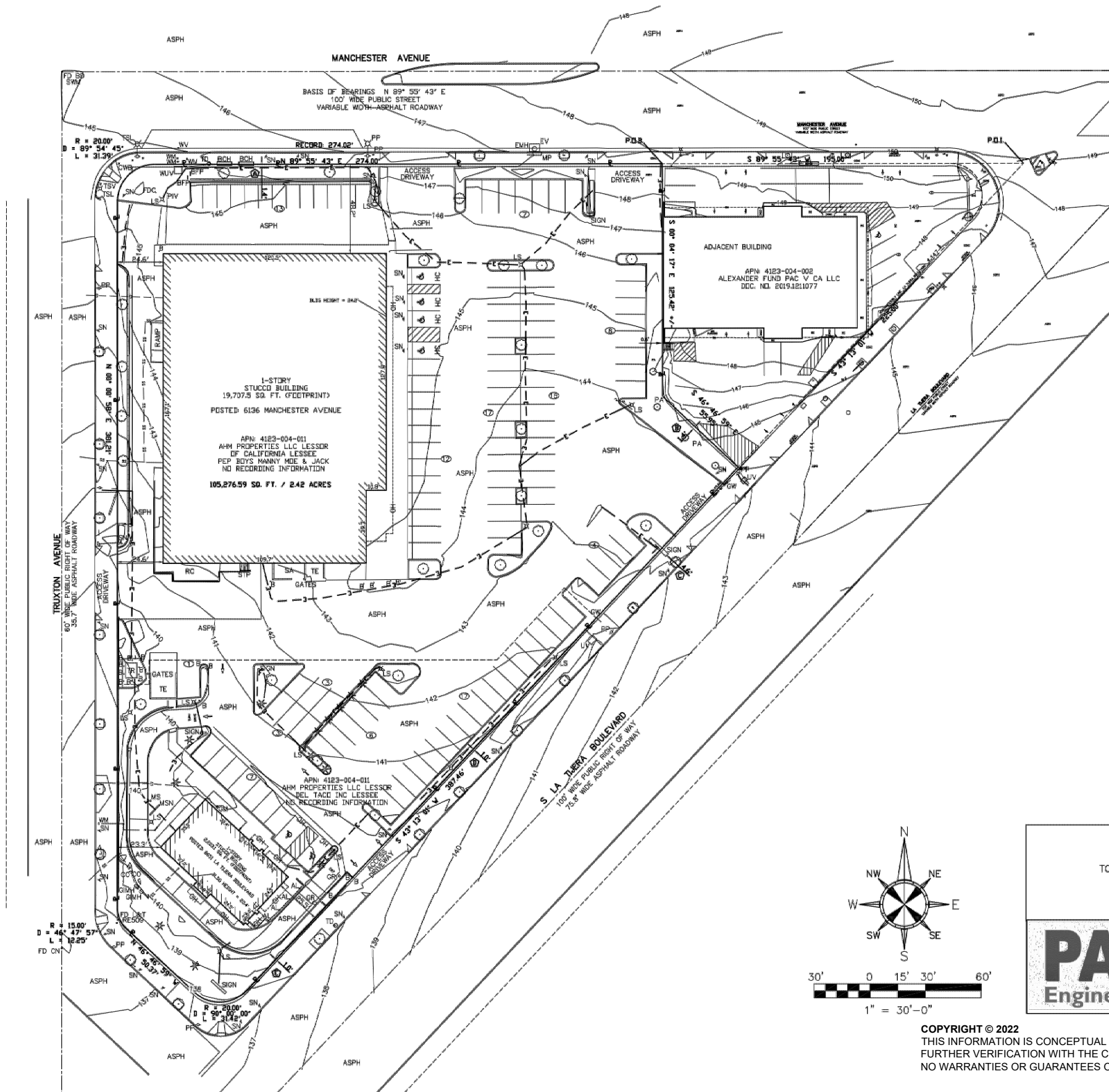
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ALTA@partneresi.com

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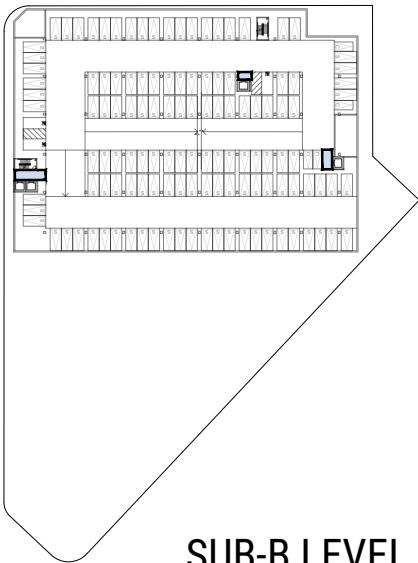


# PARTNER

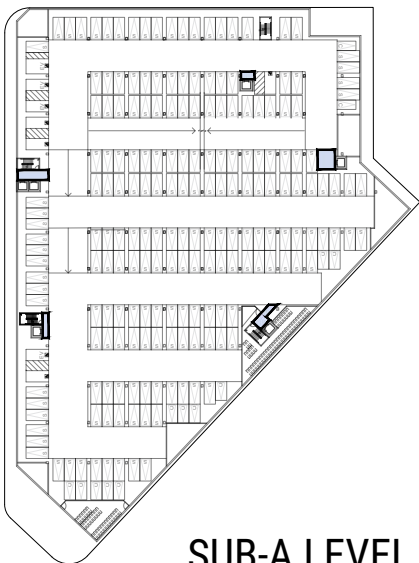
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ALTA SURVEY | G004

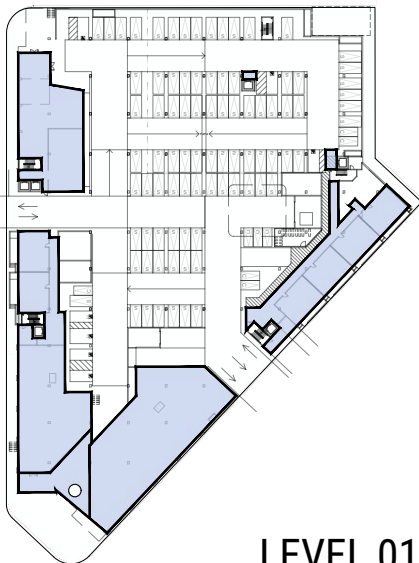




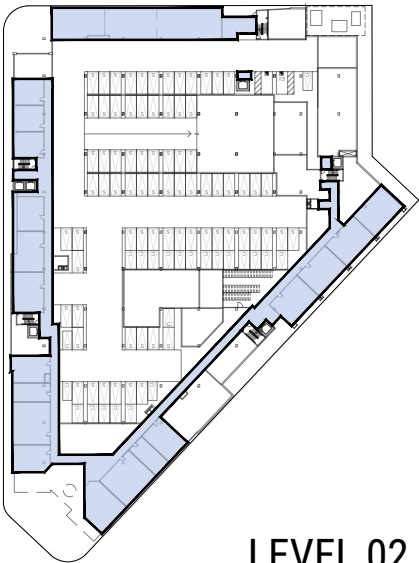
SUB-B LEVEL



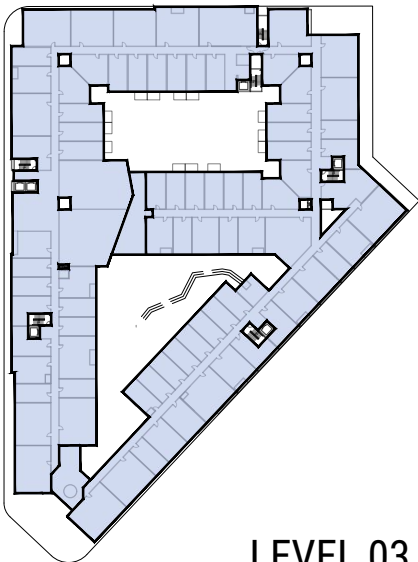
SUB-A LEVEL



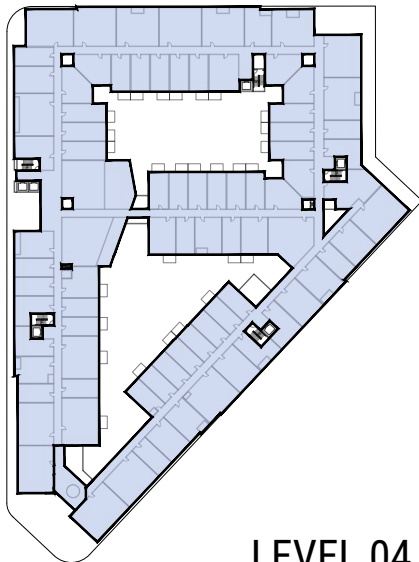
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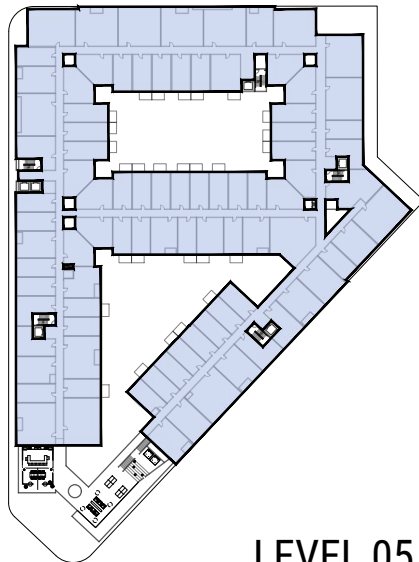
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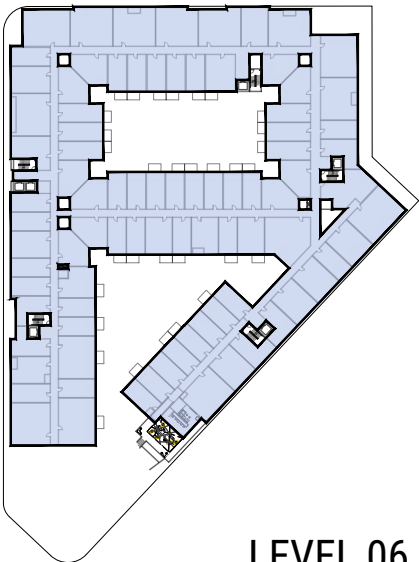
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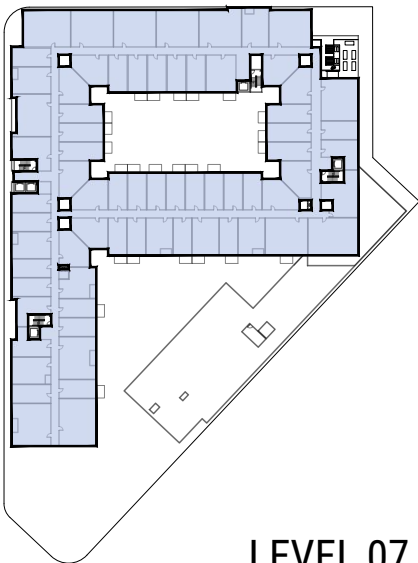
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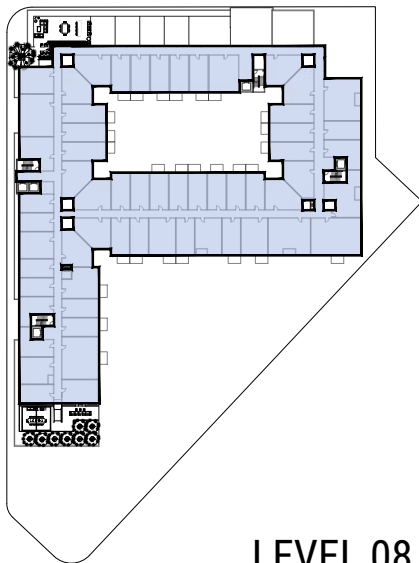
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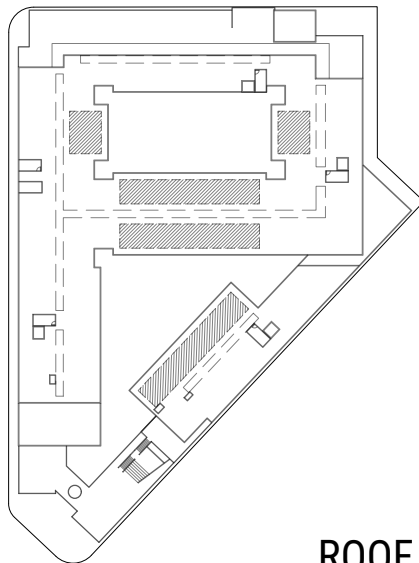
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LEVEL 07



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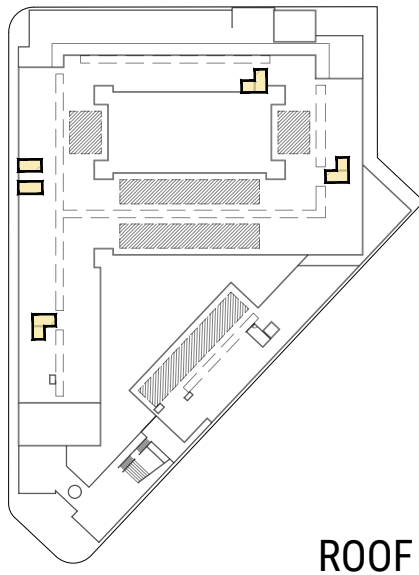
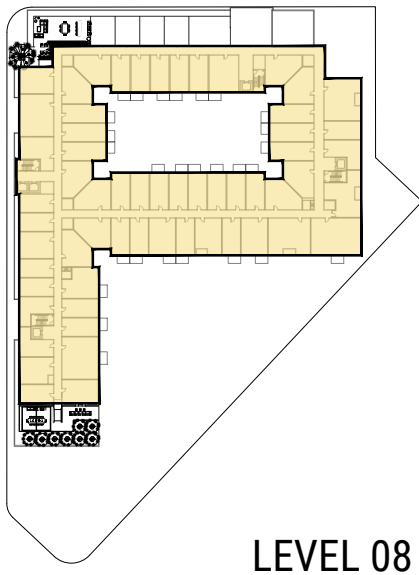
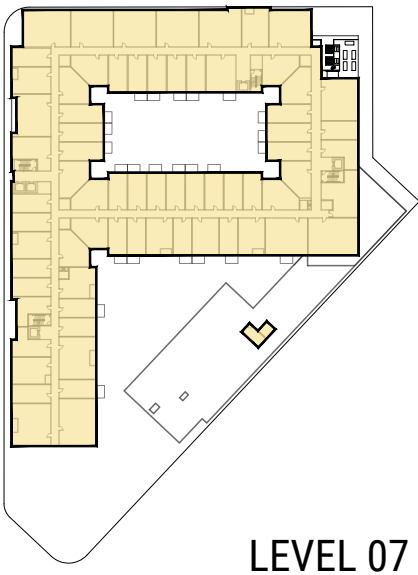
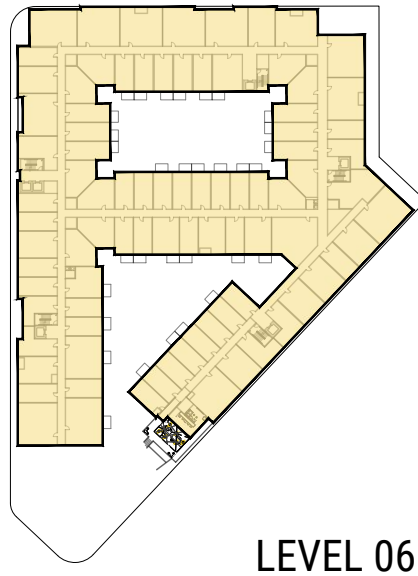
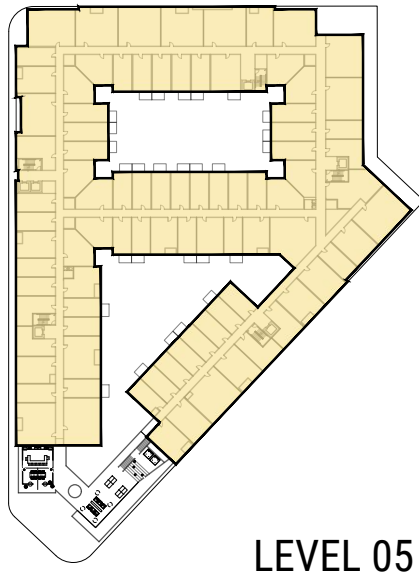
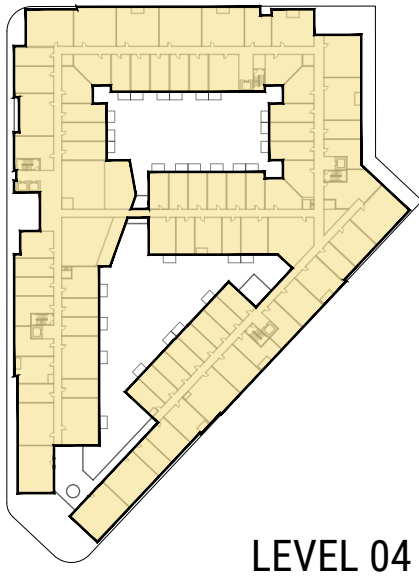
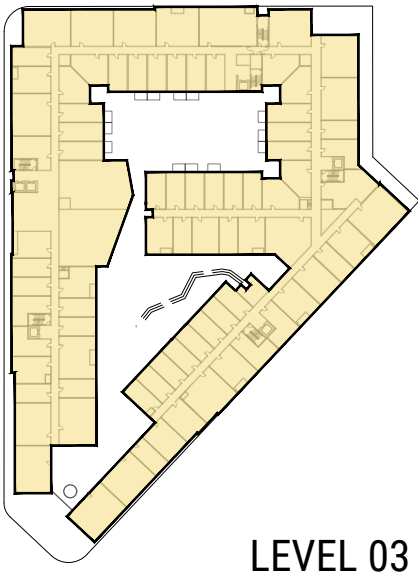
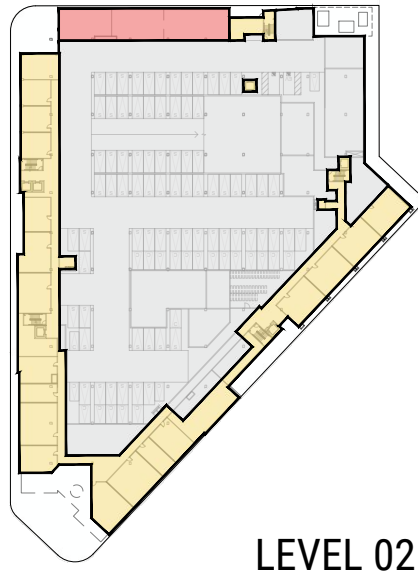
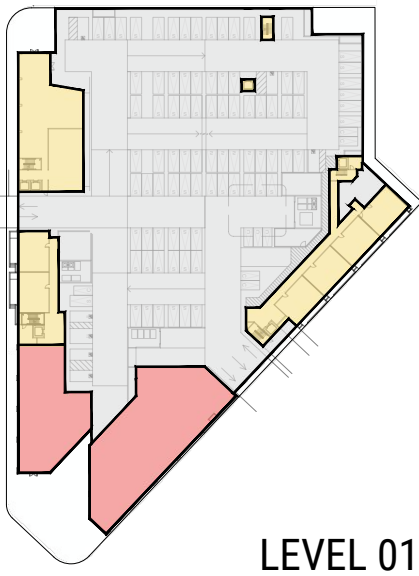
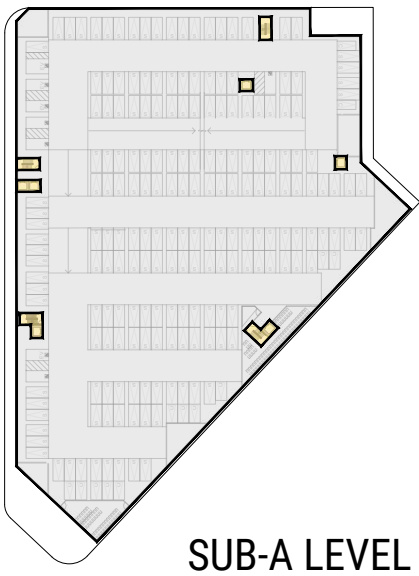
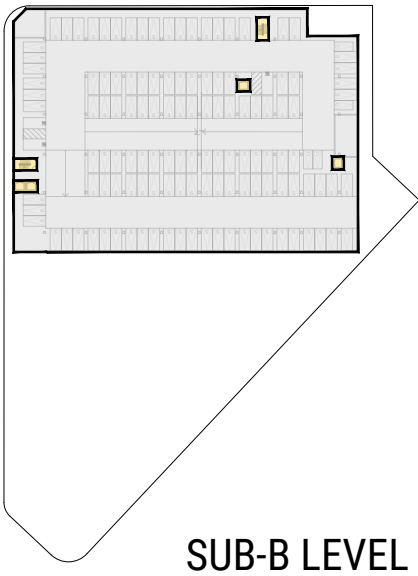


ROOF

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 alls, 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

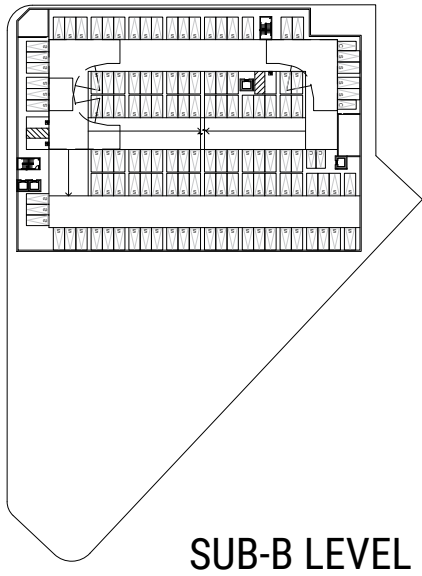
LEGEND

- PARKING AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA

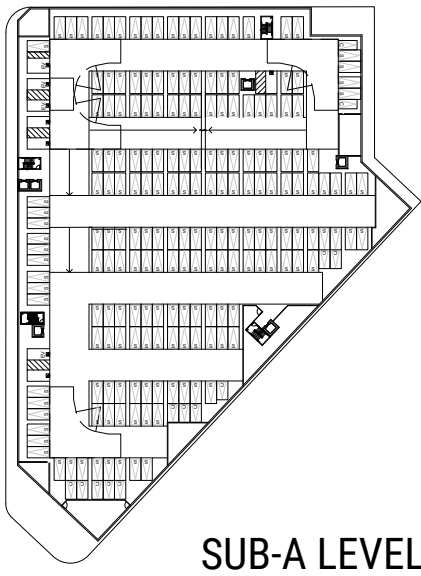
MEASUREMENT PER CBC 2019 "BUILDING AREA": The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shaft and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal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

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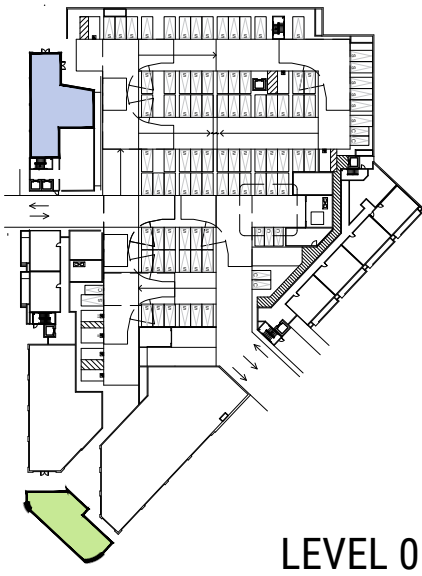




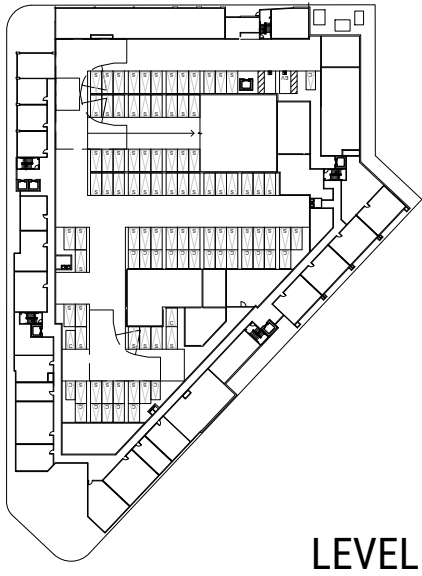
SUB-B LEVEL



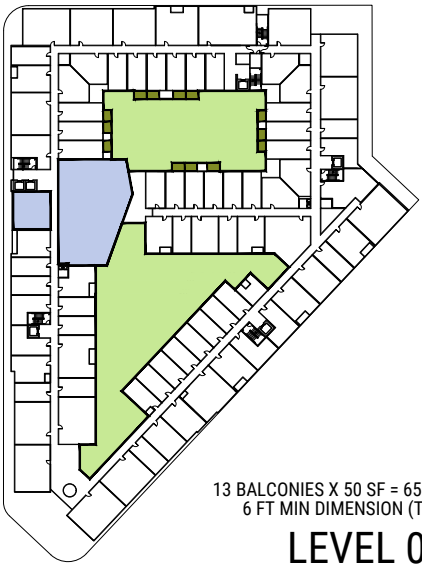
SUB-A LEVEL



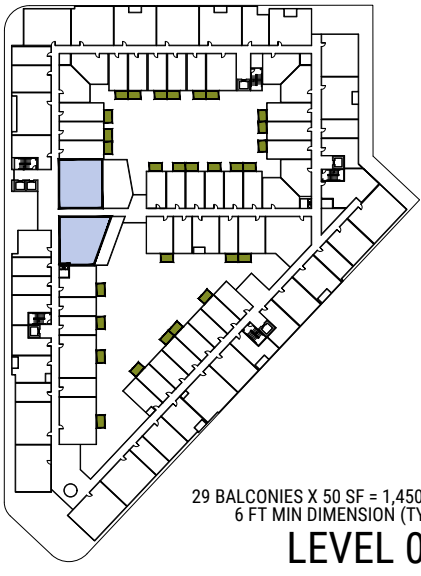
LEVEL 01



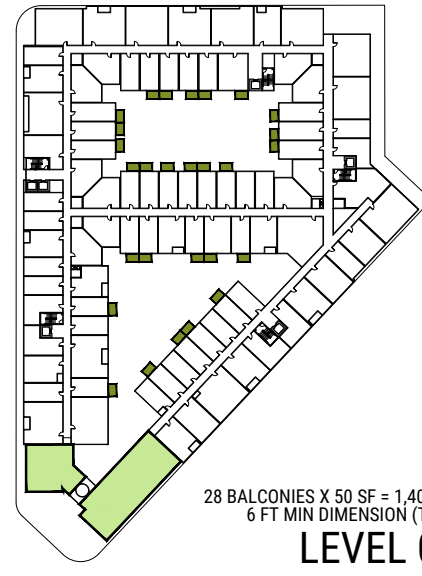
LEVEL 02



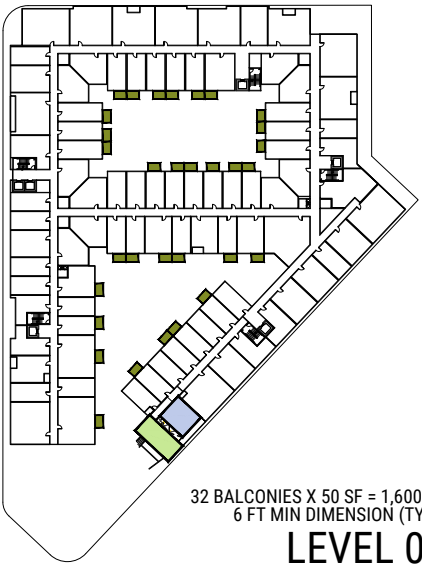
13 BALCONIES X 50 SF = 650 SF  
6 FT MIN DIMENSION (TYP.)  
LEVEL 03



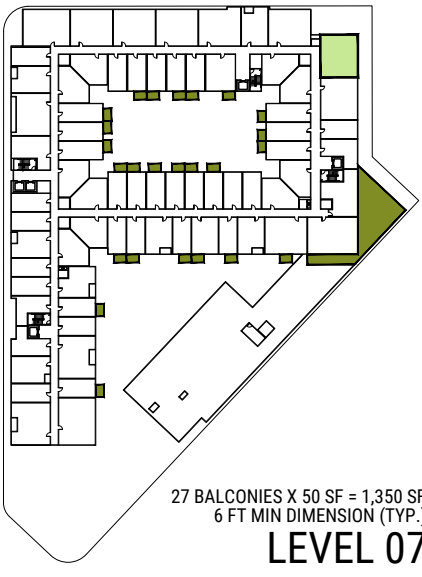
29 BALCONIES X 50 SF = 1,450 SF  
6 FT MIN DIMENSION (TYP.)  
LEVEL 04



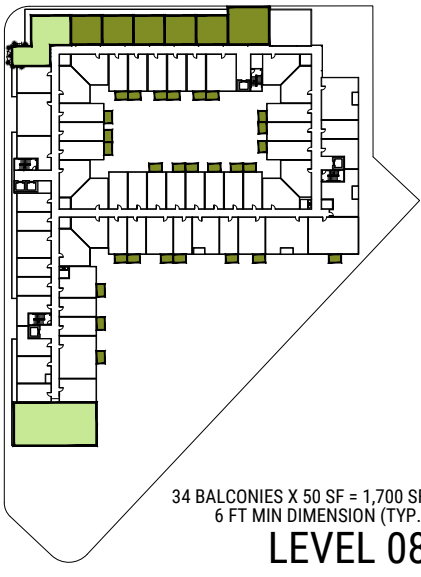
28 BALCONIES X 50 SF = 1,400 SF  
6 FT MIN DIMENSION (TYP.)  
LEVEL 05



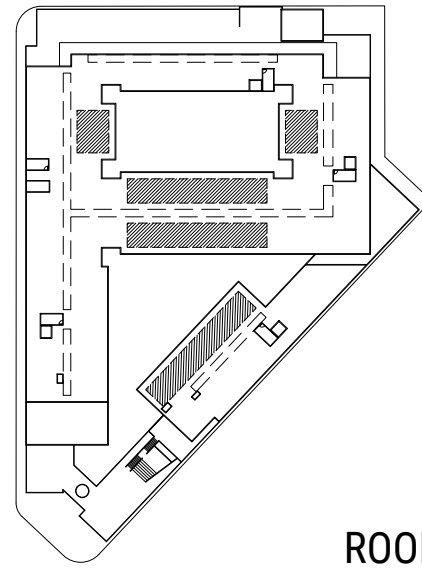
32 BALCONIES X 50 SF = 1,600 SF  
6 FT MIN DIMENSION (TYP.)  
LEVEL 06



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		#	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
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
---------------------------	-----------

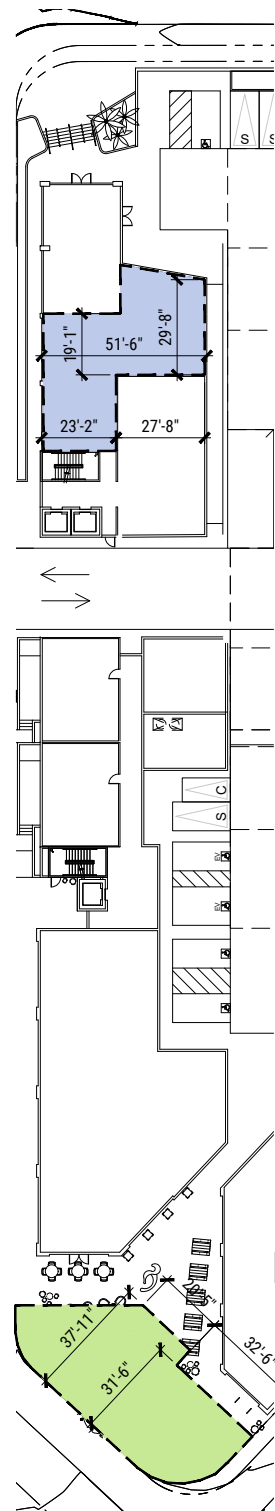
LEGEND

- 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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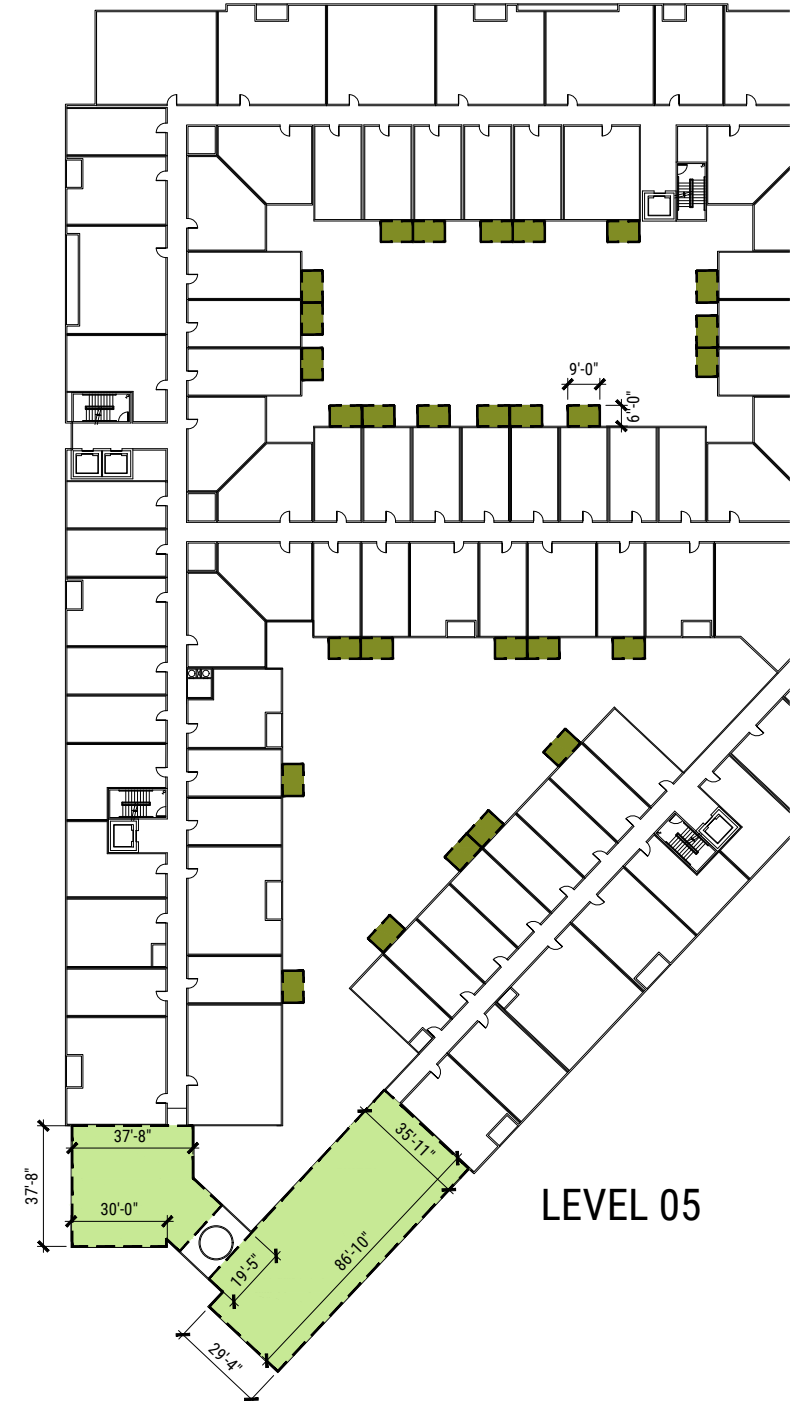
LEVEL 01



LEVEL 03



LEVEL 04



LEVEL 05

LEGEND



COMMUNITY OPEN SPACE  
(15'-0" MIN DIMENSION)



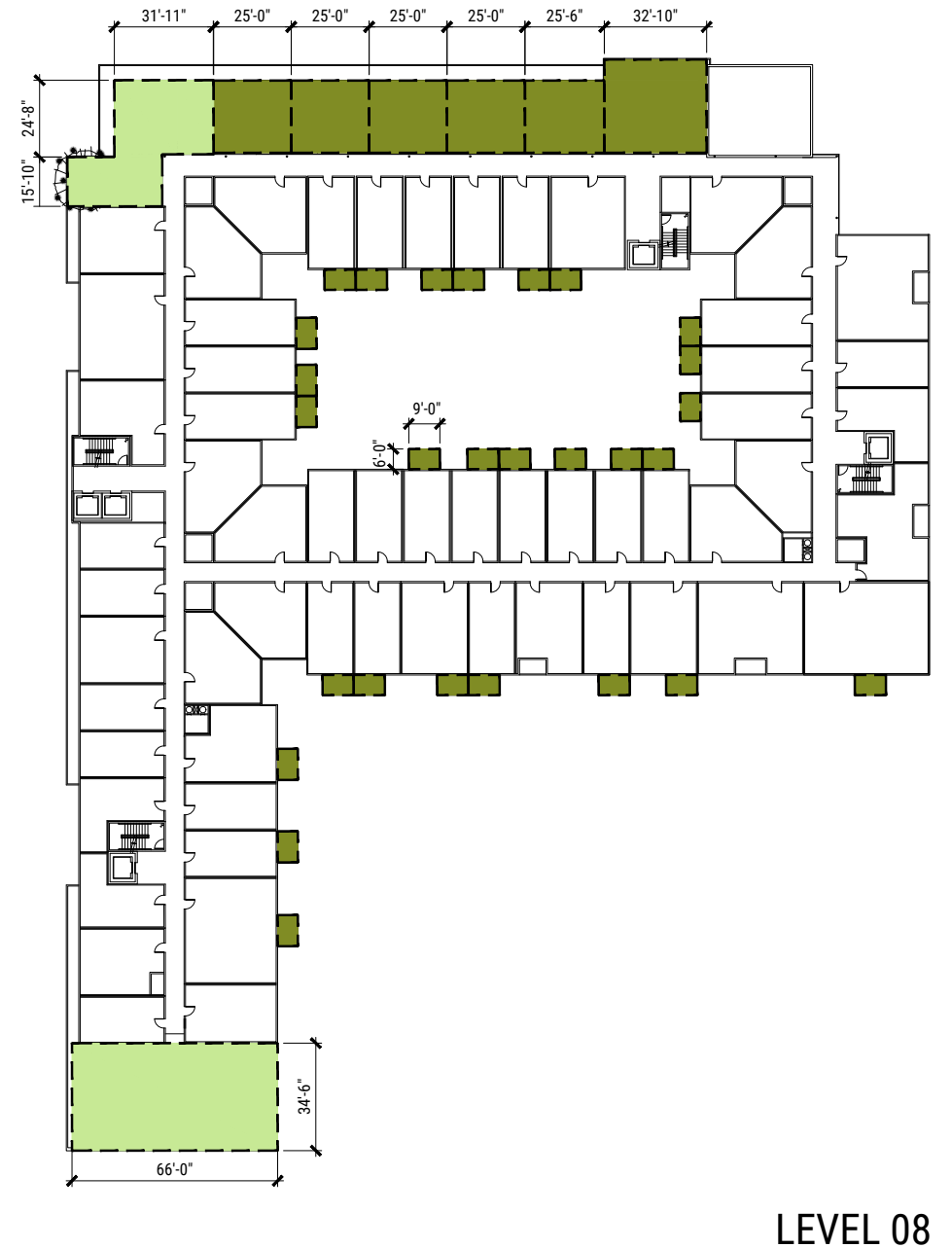
PRIVATE OPEN SPACE- BALCONIES  
(50 SF EACH & 6'-0" MIN DIMENSION)



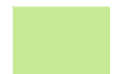
INDOOR AMENITY SPACE

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#### LEGEND



COMMUNITY OPEN SPACE  
(15'-0" MIN DIMENSION)



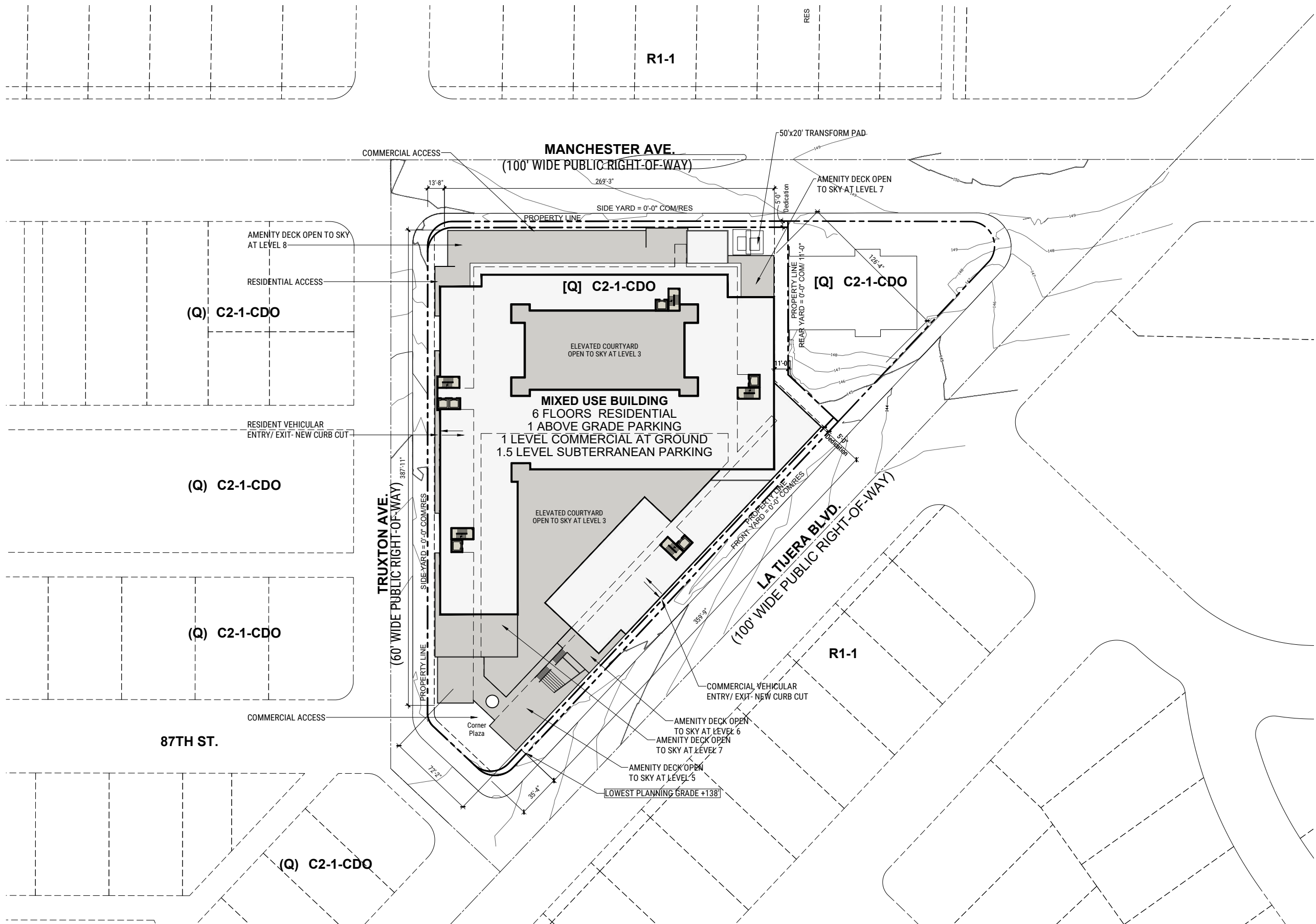
PRIVATE OPEN SPACE- BALCONIES  
(50 SF EACH & 6'-0" MIN DIMENSION)



INDOOR AMENITY SPACE

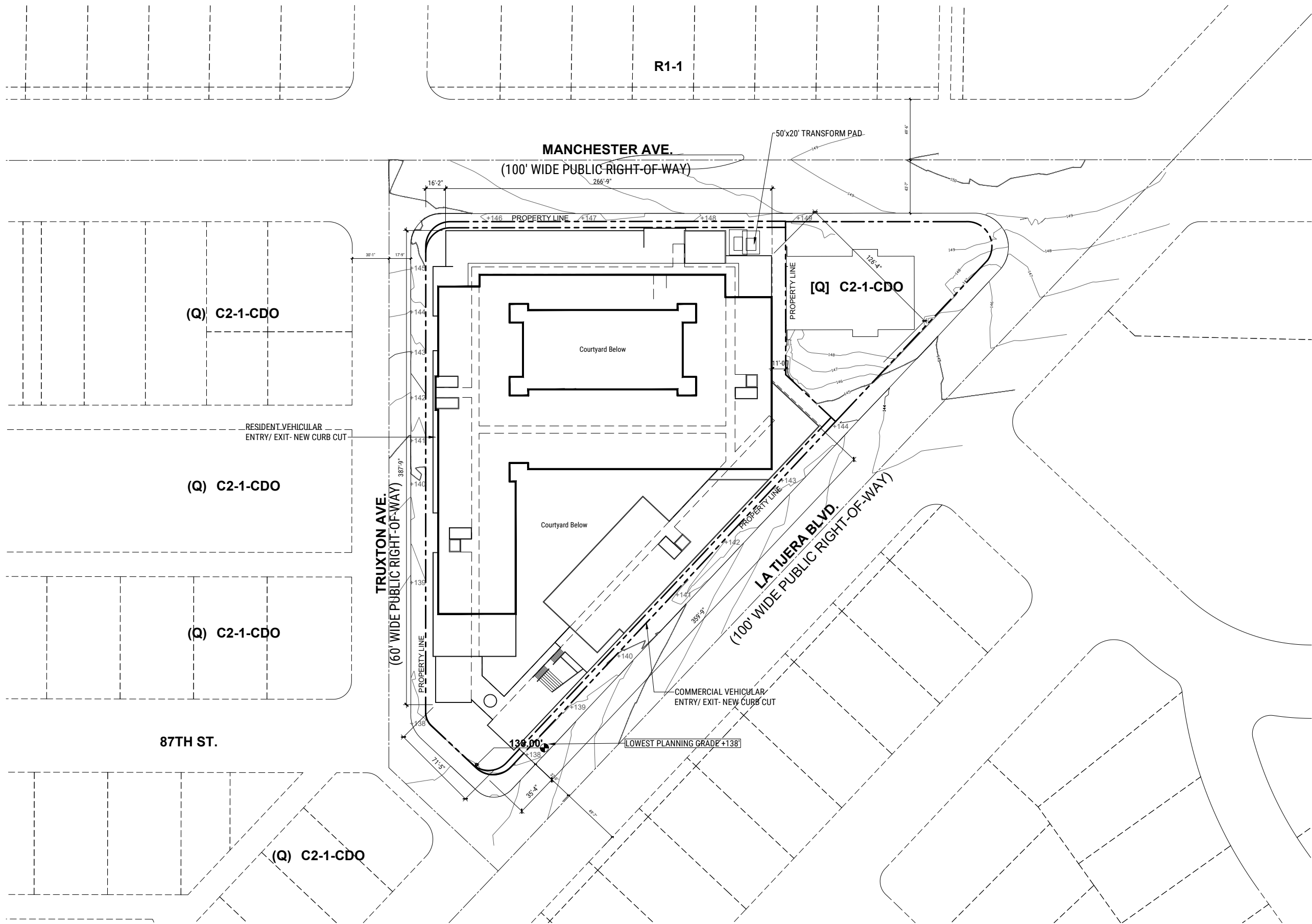
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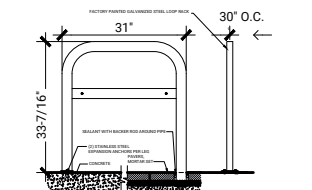
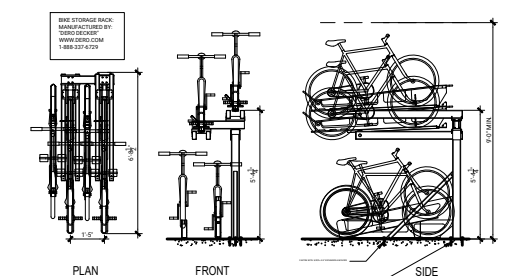
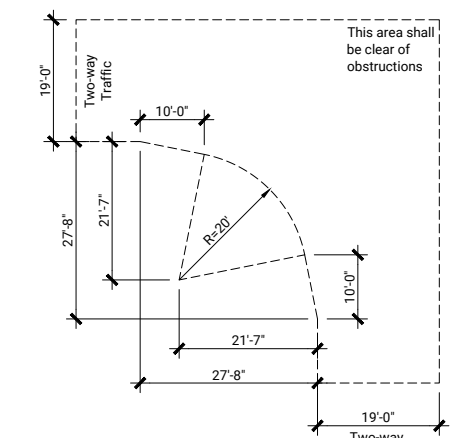
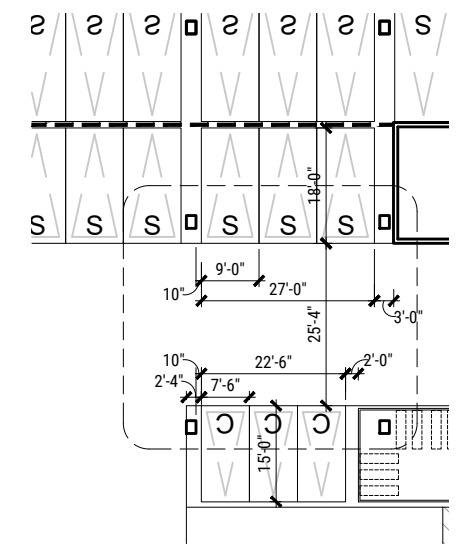
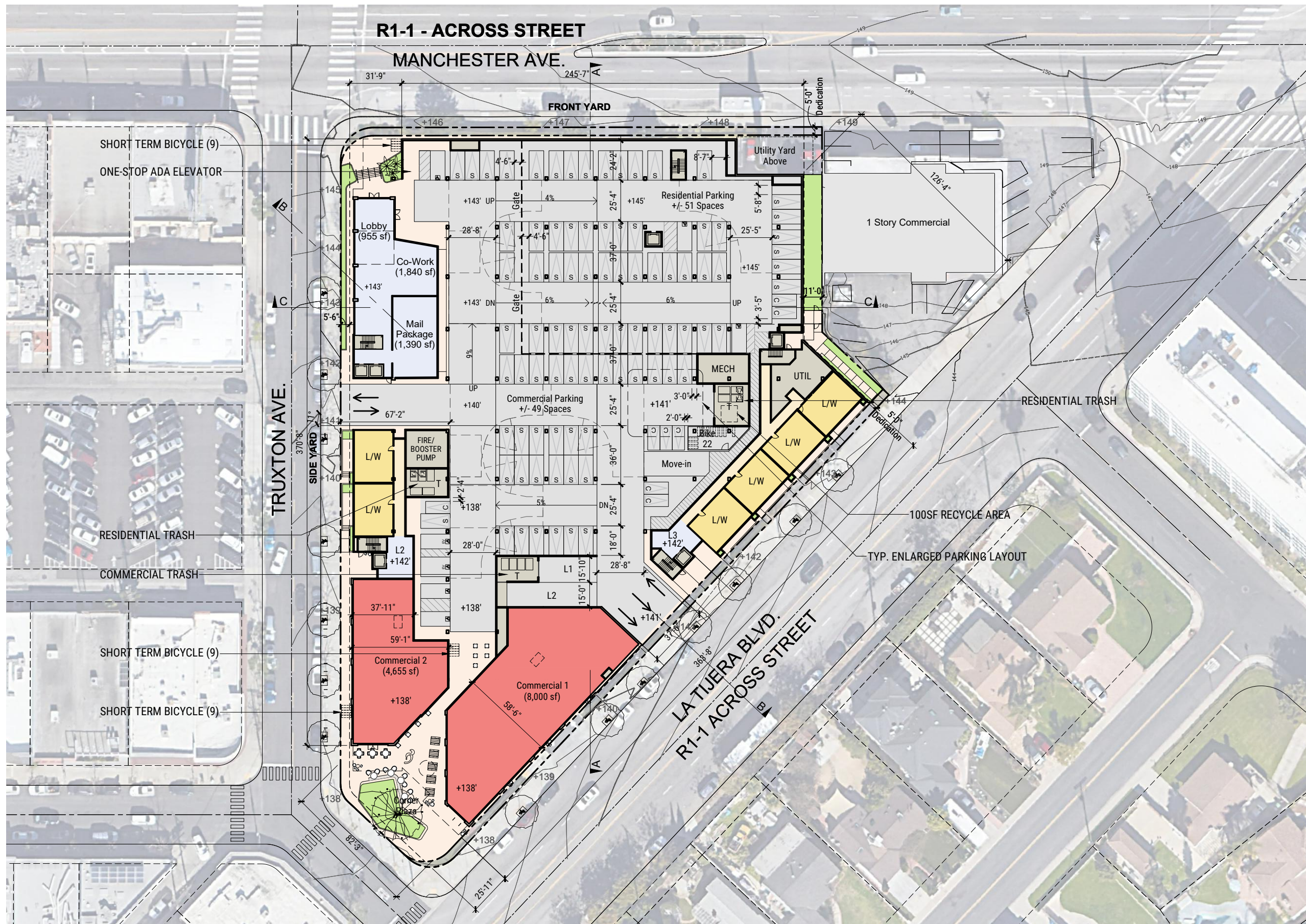
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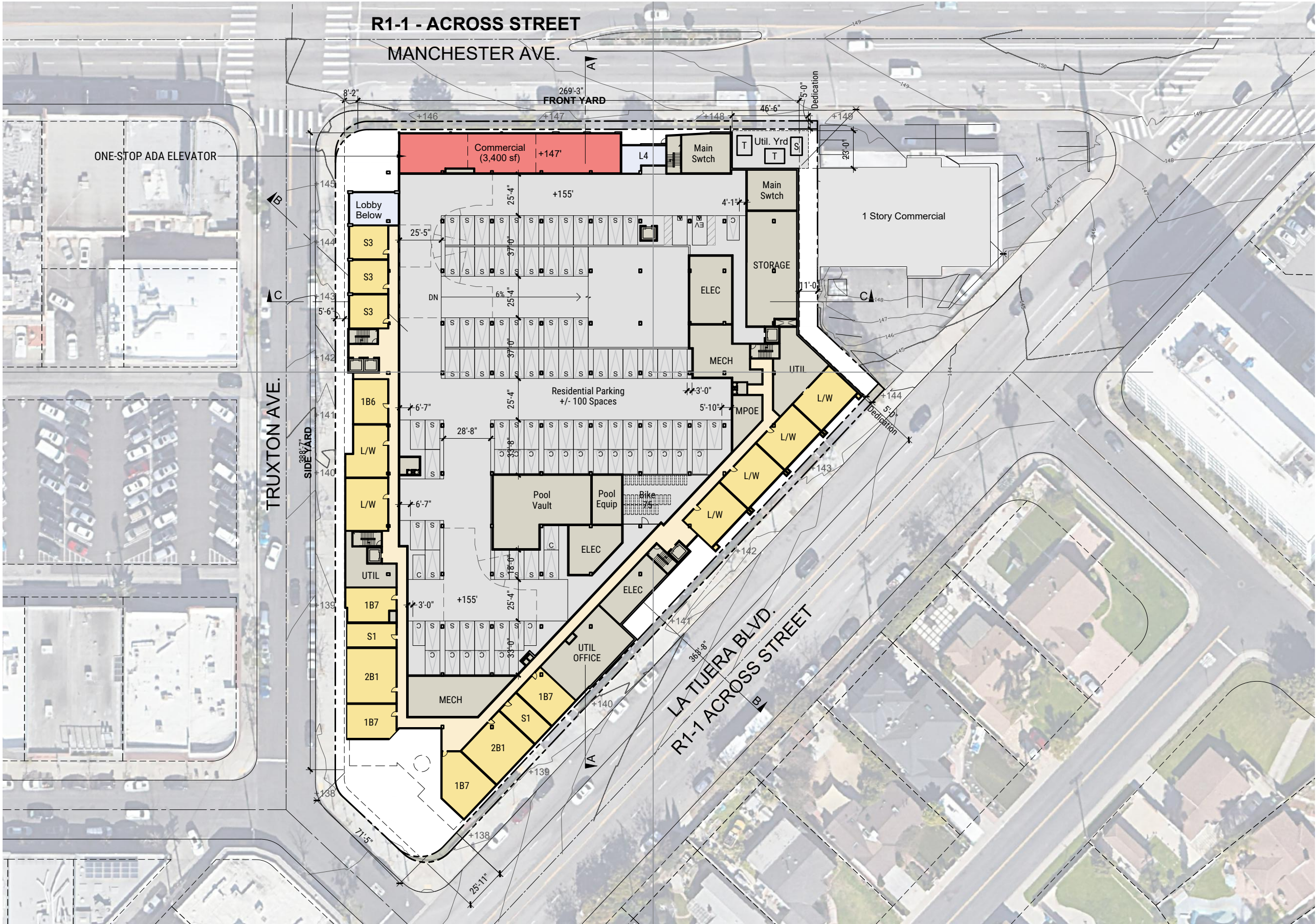
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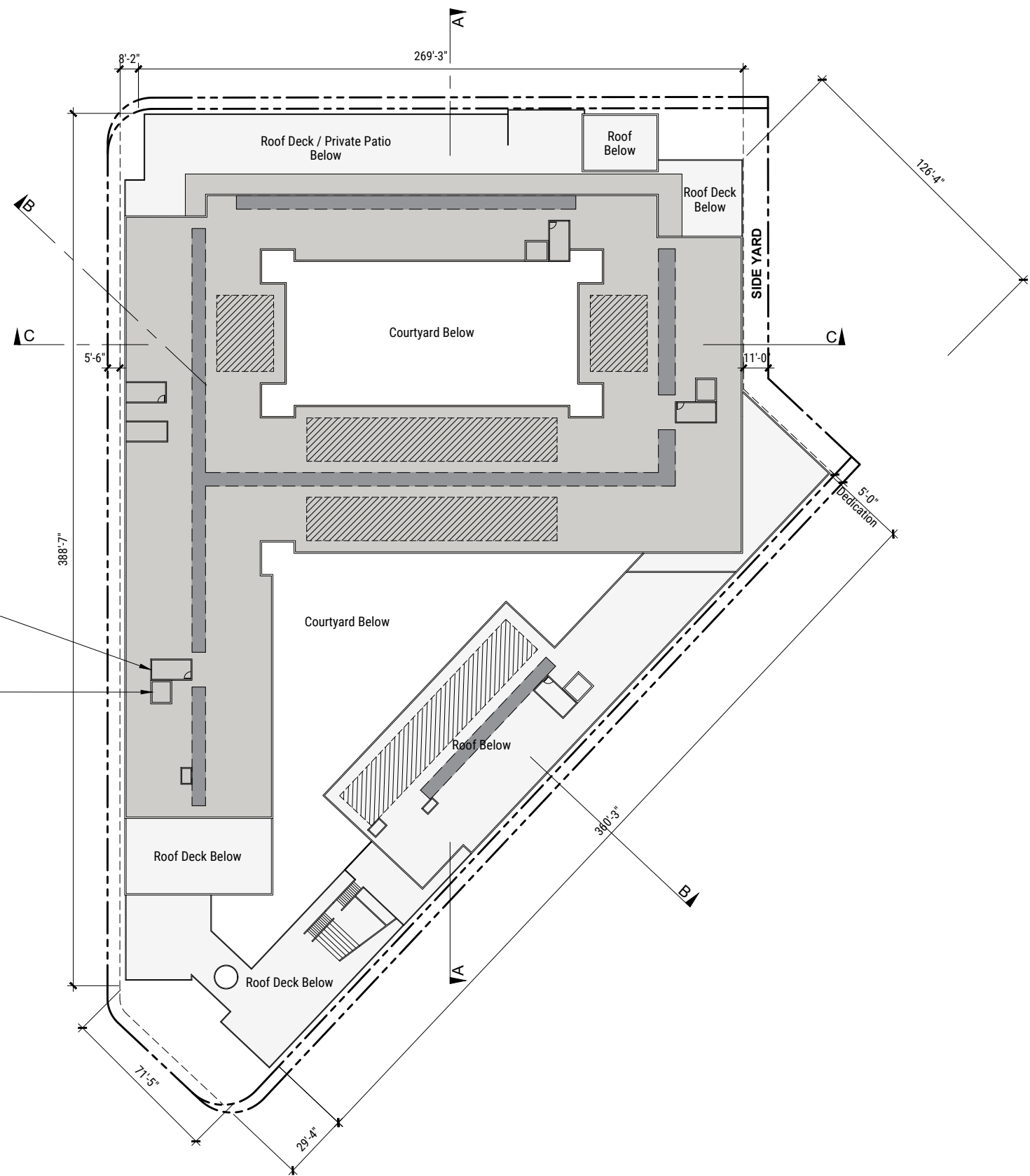


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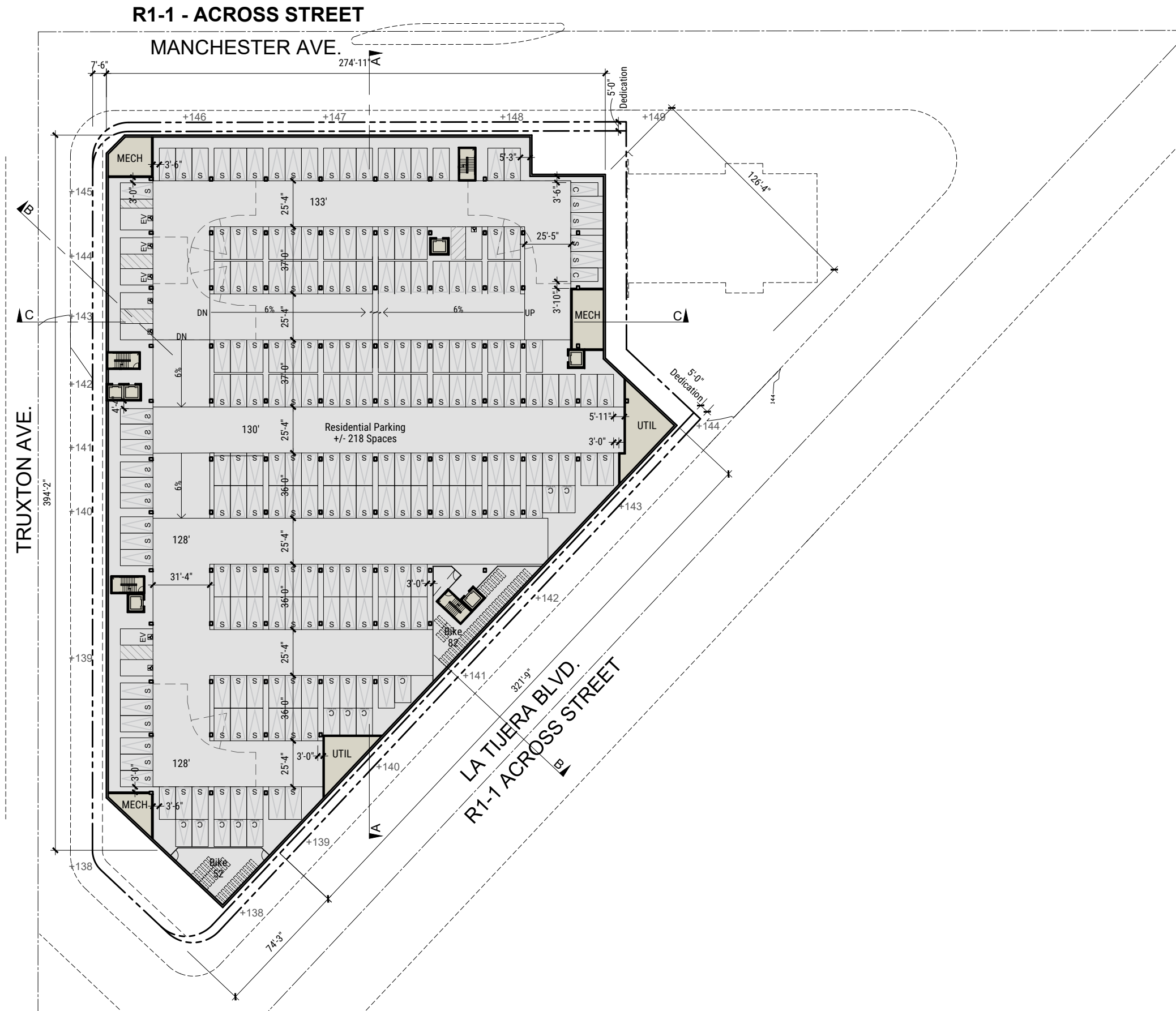
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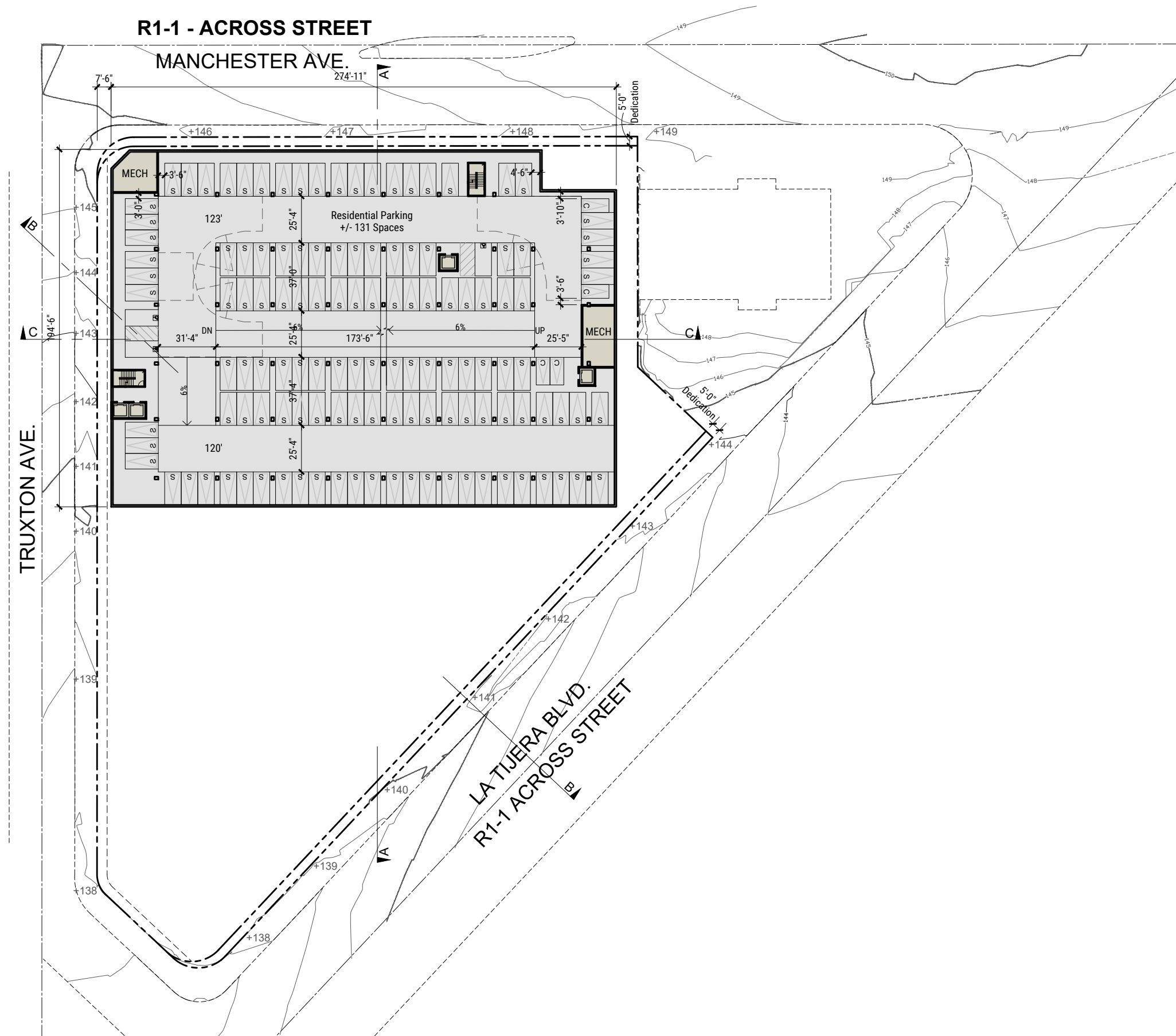
- Mechanical Zone
- Photovoltaic Solar Zone - 15% of Roof Area

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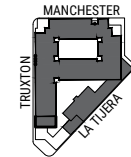


- S1 Stucco Color - 1
- S3 Stucco Color - 2
- MP1 Metal Panel - 1
- MP2 Metal Panel - 2
- MP3 Metal Panel - 3
- MWP Manufactured Wood Panel
- BV1 Brick Veneer
- CIP Cast in Place Concrete
- SF1 Storefront - Aluminum
- W1 Vinyl Window
- R1 Glass Railing - Clear
- R2 Glass Railing - Opaque
- MF Metal Fin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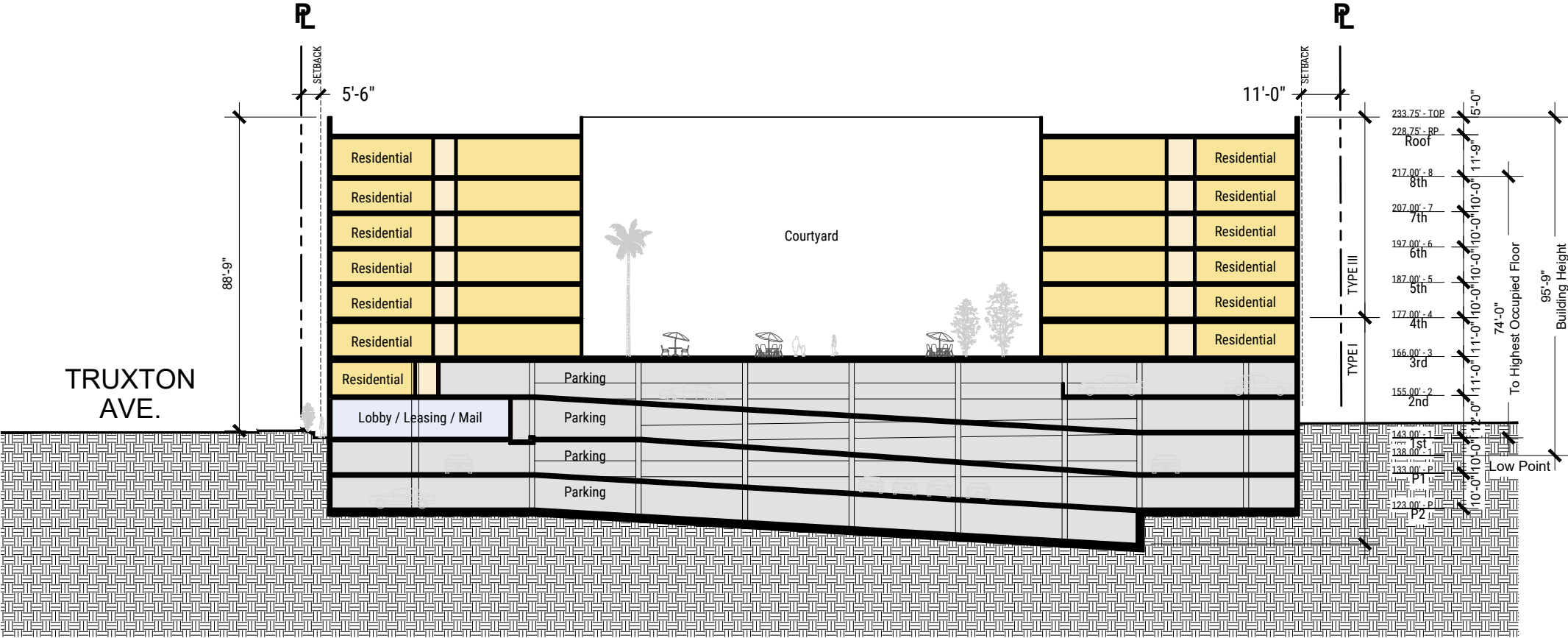


This architectural section drawing illustrates the vertical profile of a building facade. The drawing includes the following details:

- Left Side:** A vertical dashed line indicates a setback. The ground level is labeled "TRUXTON AVE.".
- Building Structure:** The building is divided into several horizontal sections:
  - Top Section:** Labeled "Residential", consisting of four floors.
  - Middle Section:** Labeled "Amenity", consisting of two floors.
  - Bottom Section:** Labeled "Lobby - Leasing - Mail", consisting of one floor.
  - Parking:** Three levels of parking are shown below the ground level, with cars indicated for scale.
  - Courtyard:** A central open space labeled "Courtyard" is located between the building wings.
- Right Side:** A vertical dashed line indicates another setback. The ground level is labeled "LA TIJERA BLVD.".
- Dimensions and Heights:**
  - Overall Height:** 88'-9" from the ground level to the top of the building.
  - Floor Levels:**
    - Roof: 233.75' - TOP
    - 8th: 228.75' - BP
    - 7th: 217.00' - 8
    - 6th: 207.00' - 7
    - 5th: 197.00' - 6
    - 4th: 187.00' - 5
    - 3rd: 177.00' - 4
    - 2nd: 166.00' - 3
    - 1st: 155.00' - 2
    - P1: 143.00' - 1
    - P2: 138.00' - 0
    - P3: 133.00' - P
    - P4: 122.00' - P
  - Building Height:** 95'-9" from the ground level to the top of the building.
  - Transitional Height:** 74'-0" from the ground level to the top of the building.
  - Low Point:** 10'-0" from the ground level to the top of the building.
  - Setback:** 5'-0" from the ground level to the top of the building.
  - Other Dimensions:** 100'-0" (width of the building footprint), 25'-0" (width of the building footprint), and 45° (angle of the transitional height line).
- Labels:** "TYPE I" and "TYPE III" are labeled on the right side of the building.
- Copyright:** "COPYRIGHT © 2022" is noted at the bottom right.

**BUILDING** SECTIONS | A301

SECTION C



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L1 PLAZA

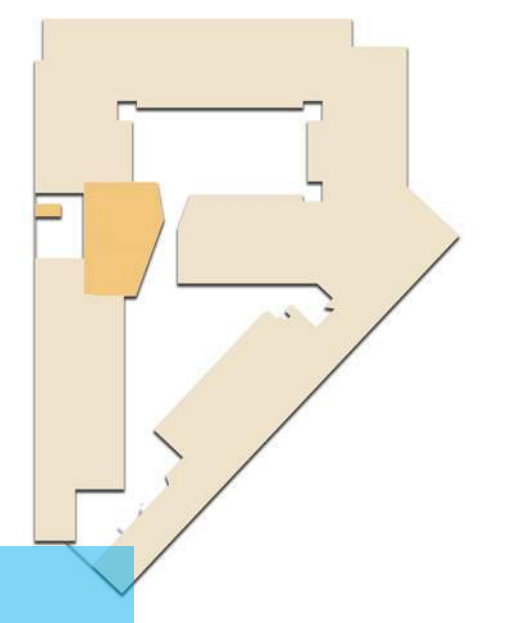
DOG PARK





## 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







**L3 SWIM CLUB**  
• see sheet L.5

**L3 GARDEN**  
• see sheet L.4



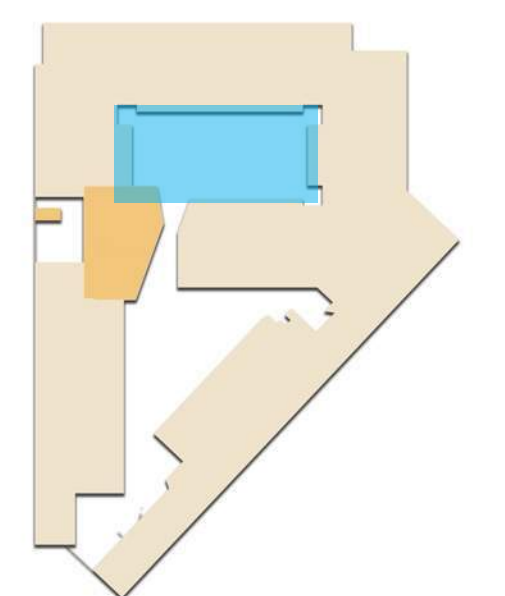


### L3 GARDEN

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

### L3 CALIFORNIA ROOM

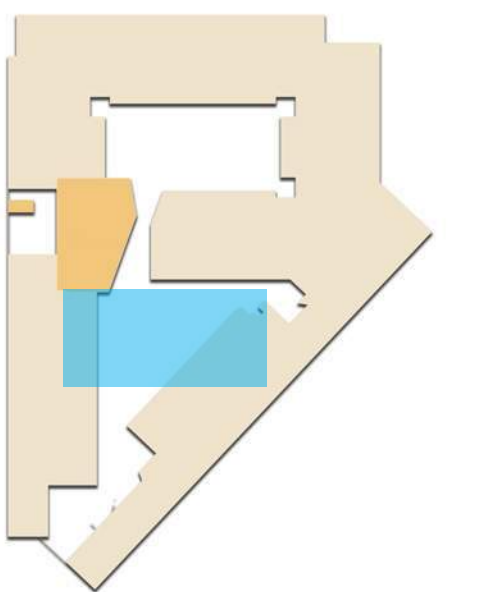
- ACCENT PALMS
- LOUNGE SEATING
- VINE TRELLIS





## 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

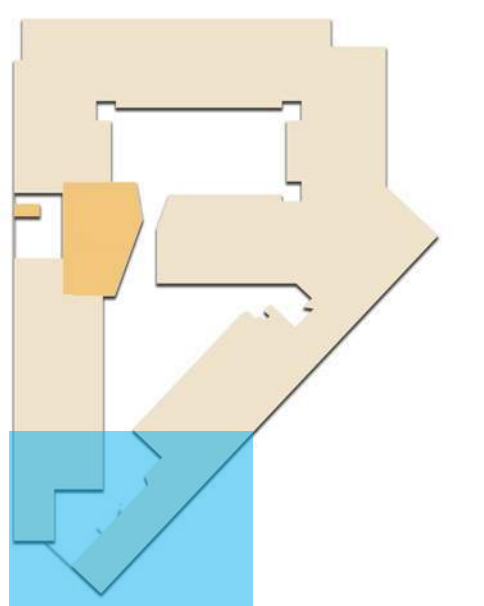
- SHADE STRUCTURE
- OUTDOOR KITCHEN
- VIEWS TO LAX/PLANE SPOTTING
- LUSH PLANTING TRAYS
- LOUNGE SEATING
- HANGING CHAIRS

## 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



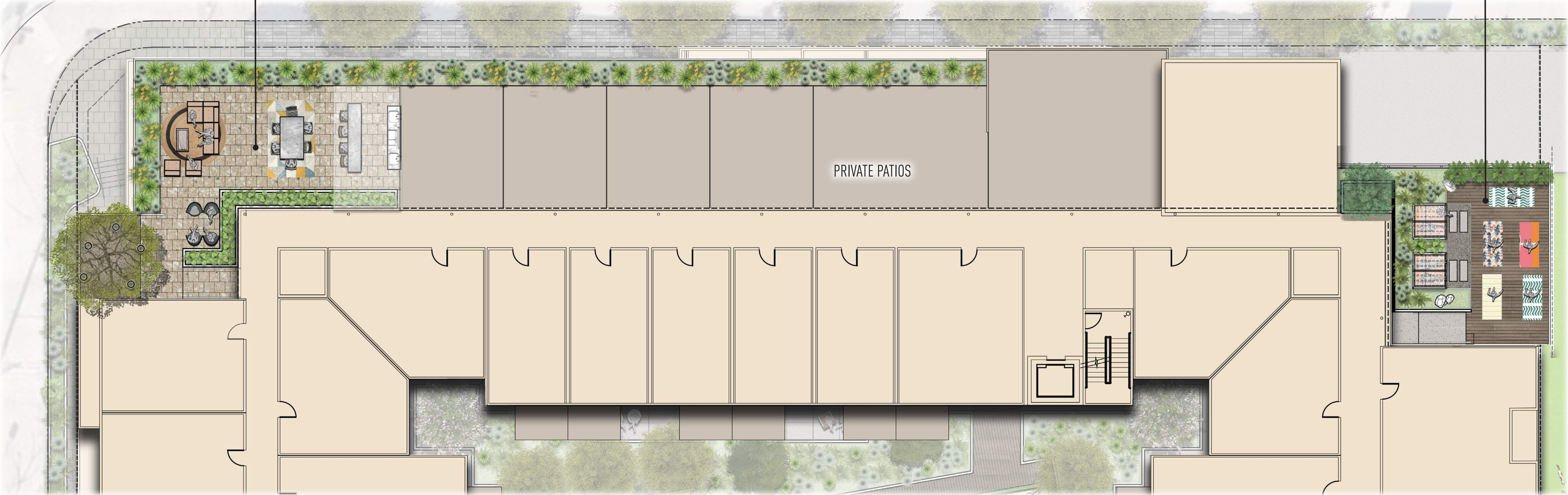


L.8 WORK +PLAY

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

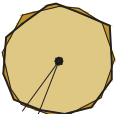




L7 MEDIATION GARDEN

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







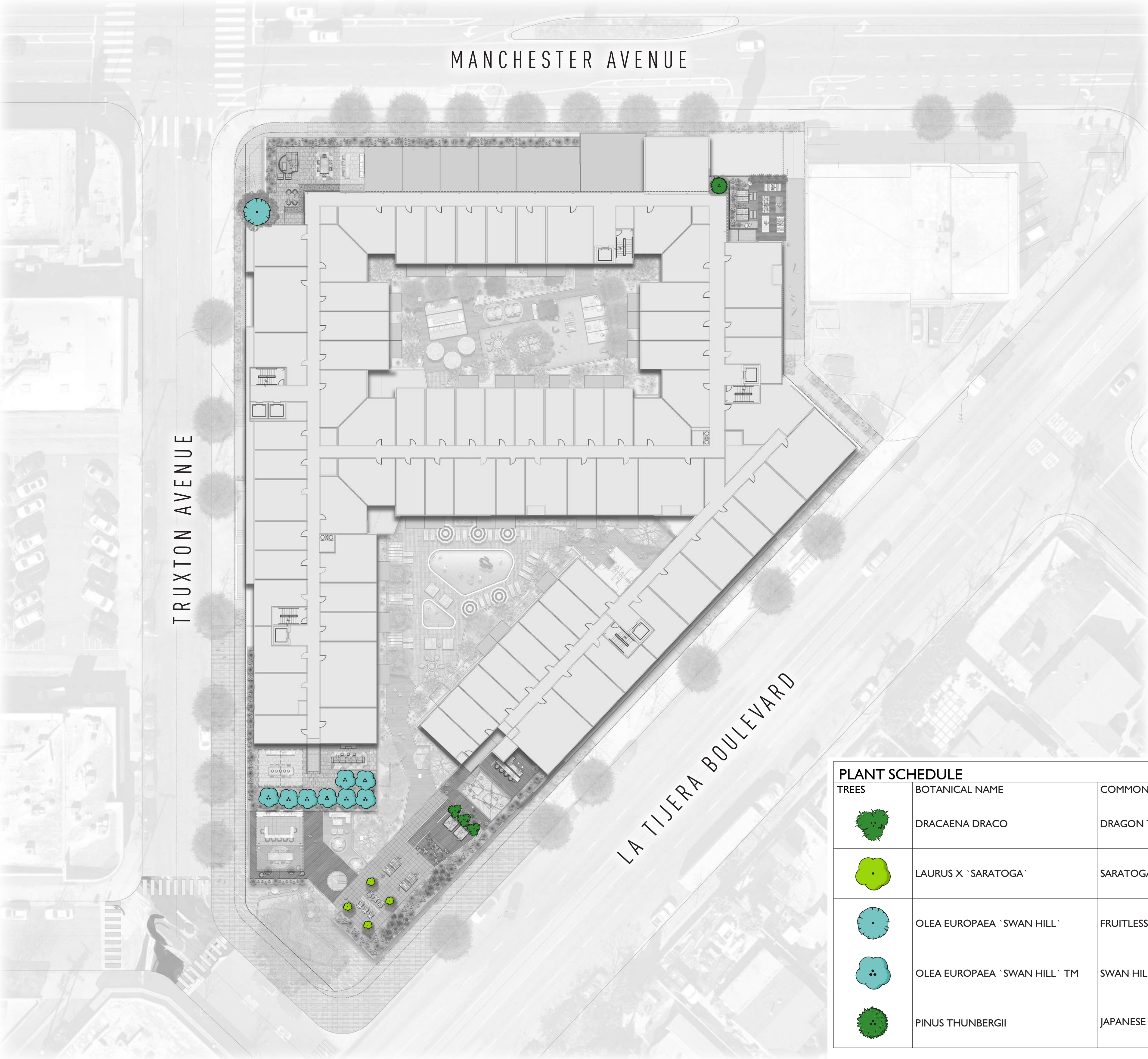
PLANT SCHEDULE					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	20' B.T.H.	MODERATE	7
	EXISTING TREE	TBD	36"BOX	LOW	13
	HOWEA FORSTERIANA	KENTIA PALM MULTI-TRUNK	24"BOX	MODERATE	1
	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	20' B.T.H.	MODERATE	2
	QUERCUS AGRIFOLIA	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 (Kc)
	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							
Reference Evapotranspiration (Eto)			42.90		ETAF for MAWA		0.55 (Residential)
Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PI/IE)	Landscape Area (sq. ft.)	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
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	9,938
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)	210,451

**\*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)**  
= 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 square foot per year.

**\*MAWA (Annual Gallons Allowed)** = (Eto) / (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		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
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		

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)





IRRIGATION HYDROZONES:				
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	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
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TOTAL HYDROZONE AREA:		12,451 S.F.		

WATER EFFICIENT LANDSCAPE WORKSHEET							
Reference Evapotranspiration (ETo)		42.90	ETAF for MAWA		0.55	(Residential)	
Hydrozone # Planting Description <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Irrigation Efficiency (IE) <sup>3</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>4</sup>
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
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				Totals	14,388	7,732	205,657
Special Landscape Areas				1.00			
				Totals			
						ETWU Total	205,657
						Maximum Allowed Water Allowance (MAWA)	210,481

<sup>1</sup>Hydrozone #/Planting Description  
E.g.  
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3) medium water use planting

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

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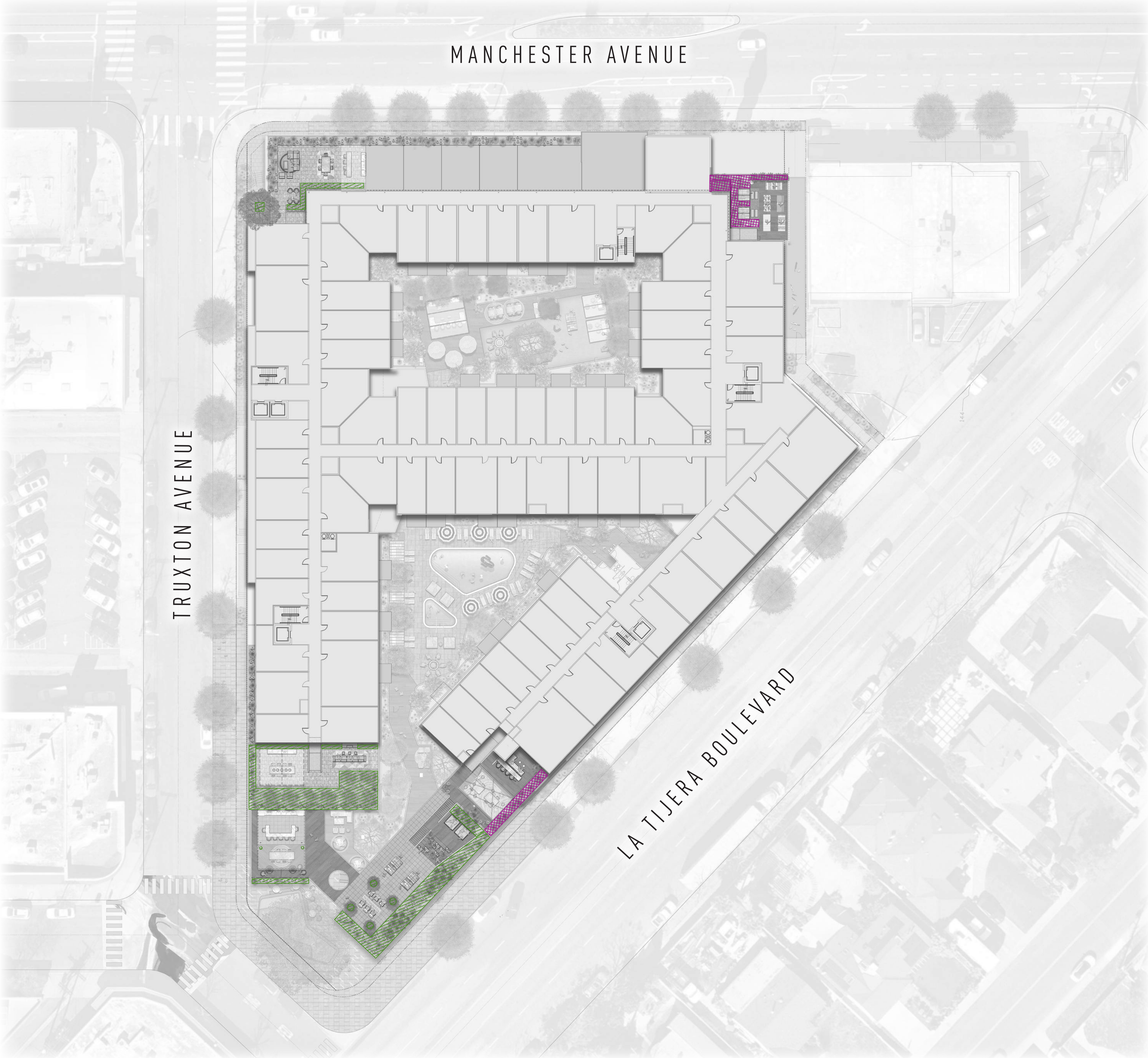
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