



PROJECT RENDERING - LOOKING NORTH EAST 0.00





AERIAL CONTEXTUAL - LOOKING NORTH EAST 0.01

730 S. WESTERN  
SCHEMATIC DESIGN





AERIAL CONTEXTUAL - LOOKING NORTH WEST 0.02

730 S. WESTERN  
SCHEMATIC DESIGN





AERIAL CONTEXTUAL - LOOKING SOUTH WEST 0.03

730 S. WESTERN  
SCHEMATIC DESIGN





AERIAL CONTEXTUAL - LOOKING SOUTH EAST 0.04

730 S. WESTERN  
SCHEMATIC DESIGN



PROJECT NARRATIVE

The proposed 7 story mixed-use project will have 125 units with a variety of one and two bedroom units, including 13 extremely low income units, and 3,920 square feet of ground level commercial space. The proposed project will utilize incentives per LAMC 12.22A.31TOC.

The building's ground level includes commercial stores along with a driveway for convenient access to residential and commercial parking. Ground level residential uses will include a street fronting lobby and multiple recreation spaces.

The project's design appropriately serves as a transition from the neighboring two and three story commercial buildings to the newer six and seven story residential buildings scattered throughout this section of Western Avenue.

The street fronting commercial will include a raised planter and elevated walkway with varied storefronts along with opportunities for table seating. A second level design element of horizontal corrugated metal with store signage below relates to the scale of the neighboring commercial buildings.

The upper residential levels of the building massing are broken into two wings of six levels that wrap around a landscaped courtyard that opens to Western. All units have been designed to maximize light and ventilation with large windows or glass doors opening to generous balconies.

The upper portion of the building's façade has been designed to complement Western's vibrant mixed-use scene, with two large accent panels of dramatic "fire red" colored metal that include project signage. Warm white stucco panels and dark grey recessed window walls and balconies create a rhythm relating to the newer neighborhood residential buildings.

The project will feature many residential amenities including a second level recreation room that opens on to the courtyard. The courtyard will feature lush landscaping, a pool and spa, along with outdoor seating and a firepit. Amenities will also include a rooftop view deck with barbecues and outdoor seating and dining areas.

PARKING SUMMARY

PARKING REQUIRED:

RESIDENTIAL:  
125 UNITS X 0.5 = 62.5 ROUND UP = 63

COMMERCIAL 2/1000 X 3,920 SF= 7.84 ROUND UP = 08  
(LESS TOC 30%) = 5.6 ROUND UP = 06

TOTAL REQUIRED: 69

PARKING PROVIDED:

RESIDENTIAL	
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
STD	15
COMP	1
TANDEM	5
VAN	1
STD ACC	1
VAN ACC	1
	24
SUB PARKING LEVEL P1	
STD	51
COMP	9
TANDEM	11
	71
	95
COMMERCIAL	
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
	3
COMP	2
VAN ACC	1
	6
	6
TOTAL PARKING PROVIDED:	101

TOTAL PARKING TYPES PROVIDED:

STD	69
COMP	12
TANDEM	16
VAN	1
STD ACC	1
VAN ACC	2
TOTAL PARKING PROVIDED:	101

THE FOLLOWING IS REQUIRED OF THE TOTAL PARKING PROVIDED:

RESIDENTIAL ACCESSIBLE:  
2% OF THE RESIDENTIAL PARKING PROVIDED (1 VAN MIN)

95 SPACE 0.02 1.90 ROUND UP 2 SPACES  
TOTAL RESIDENTIAL ACCESSIBLE PROVIDED: 2

COMMERCIAL ACCESSIBLE:  
1-25 SPACES 1 SPACE (1 VAN MIN) 1 SPACE  
TOTAL COMMERCIAL ACCESSIBLE PROVIDED: 1

EV SPACES REQUIRED:  
101 X 35% = 35.35 ROUND UP 36

TOTAL EV PARKING PROVIDED:

STD	32
VAN	1
STD ACC	1
VAN ACC	2
TOTAL PARKING PROVIDED:	36

UNIT SUMMARY			
UNIT NAME	AVERAGE UNIT AREA (SF)	AREA	NO.UNIT
1B-01	662	27,822 SF	42
1B-02	645	7,737 SF	12
1B-03	647	7,761 SF	12
1B-04	653	3,918 SF	6
1B-05	599	599 SF	1
1B+FL-01	710	4,257 SF	6
1B+FL-02	826	4,957 SF	6
2B-01	997	5,984 SF	6
2B-02	974	5,841 SF	6
2B-03	1,002	6,011 SF	6
2B-04	1,043	6,255 SF	6
2B-05	1,048	5,240 SF	5
2B-06	792	4,752 SF	6
2B-07	740	3,701 SF	5
TOTAL		94,834 SF	125

UNIT TYPE		NO.UNIT
1 BED		73
1 BED +		12
2 BED		40
TOTAL		125

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:

125 UNITS		TOTAL
1B	73 X 100	= 7,300
1B+	12 X 125	= 1,500
2B	40 X 125	= 5,000
	125	13,800
T3 25% REDUCTION		= <3,450>
TOTAL REQUIRED:		10,350 SF

MAXIMUM ALLOWED INDOOR OPEN SPACE IS 25% OF REQUIRED = 2,587 SF

OPEN SPACE PROVIDED:

INDOOR	
RECREATION SPACE 01	679 SF
RECREATION SPACE 02	713 SF
RECREATION SPACE 03	926 SF
	2,318 SF

OUTDOOR	
POOL COURT	3,645 SF
RECREATION SPACE	
ROOF RECREATION SPACE	1,437 SF
	5,082 SF

PRIVATE	
BALCONY/TERRACE (59X50 SF) *	2,950 SF
	2,950 SF

TOTAL OPEN SPACE PROVIDED 10,350 SF

\*NO. OF PRIVATE BALCONY/TERRACE

2ND LEVEL:	00
3RD LEVEL:	08
4TH LEVEL:	12
5TH-7TH LEVEL:	39
TOTAL	59

BUILDING FAR SUMMARY

1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
COMMERCIAL	3,705 SF
COMMERCIAL TRASH	215 SF
RESIDENTIAL (COMMON AREA)	3,096 SF
RESIDENTIAL TRASH	247 SF
	7,263 SF
2ND/PODIUM LEVEL	
RESIDENTIAL	15,992 SF
RESIDENTIAL (COMMON AREA)	926 SF
	16,918 SF
3RD LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
4TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
5TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
6TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
7TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
TOTAL FAR PROVIDED	108,641 SF

COMMERCIAL FAR	3,920 SF
RESIDENTIAL FAR	104,721 SF
TOTAL FAR PROVIDED	108,641 SF

BIKE PARKING SUMMARY

RESIDENTIAL BIKE PARKING REQUIRED:

LONG TERM

01- 25 UNITS	25	1/1.0 UNIT	=	25
26-100 UNITS	75	1/1.5 UNITS	=	50
101-200 UNITS	25	1/2.0 UNITS	=	12.5
SUB TOTAL	87.5		=	87

SHORT TERM

01- 25 UNITS	25	1/10 UNITS	=	2.5
26-100 UNITS	75	1/15 UNITS	=	5.0
101-200 UNITS	25	1/20 UNITS	=	1.25
SUB TOTAL	8.75		=	9.0

TOTAL RESIDENTIAL BIKE REQUIRED: 96

COMMERCIAL BIKE PARKING REQUIRED:

LONG TERM

1/2000 SF X 3,920 SF (2 SPACES MIN.)= 1.96 = 2

SHORT TERM

1/2000 SF X 3,920 SF (2 SPACES MIN.)= 1.96 = 2

TOTAL COMMERCIAL BIKE REQUIRED: 4

TOTAL BIKE PARKING REQUIRED: 96 + 4 = 100

BIKE PARKING PROVIDED:

TOTAL LONG TERM BIKE PARKING PROVIDE:	89
TOTAL SHORT TERM BIKE PARKING PROVIDE:	11
TOTAL BIKE PARKING PROVIDE:	100

PROJECT INFORMATION

PROJECT: 125 UNITS - 7 STORY MIXED USE PROJECT  
TOC: TIER 3  
AFFORDABLE REQUIREMENT: 10% = 13 "EXTREMELY LOW INCOME" UNITS  
ADDRESS: 730 S. WESTERN AVENUE, LOS ANGELES, CA  
APN: 5093007029

OWNER:  
730 WESTERN LP  
3470 WILSHIRE BLVD. STE 700  
LOS ANGELES, CA 90010

NEIGHBORHOOD COUNCIL: WILSHIRE CENTER-KOREA TOWN  
COUNCIL DISTRICT: CD 10

LADBS DISTRICT OFFICE: LA METRO  
LEGAL DESCRIPTION:  
TRACT: TR2189  
BLOCK: NONE

LOTS: 14, 15, 16 AND PORTION LOT 13  
ZONING: C2-1-0  
LOT AREA: 28,971 SF (BEFORE DEDICATION)

FAR: 3.75 PER T3 MAX  
3.75 X 28,971 SF = 108,641 SF

OPEN SPACE: 25% T3 REDUCTION  
DENSITY: 1/400 X 28,971 SF = 73 UNITS  
+T3: 70% 1.7 = 125 UNITS  
(NOTE: FRACTION OF UNITS ROUNDED UP PER PG 9 OF TOC GUIDELINES ITEM V2a)

GENERAL PLAN USE: GENERAL COMMERCIAL  
SPECIFIC PLAN: NONE  
RPA: WILSHIRE CENTER - KOREA TOWN  
ADAPTIVE REUSE INCENTIVE AREA: YES

HEIGHT: C2 UNLIMITED (TYPE III 75' MAX)

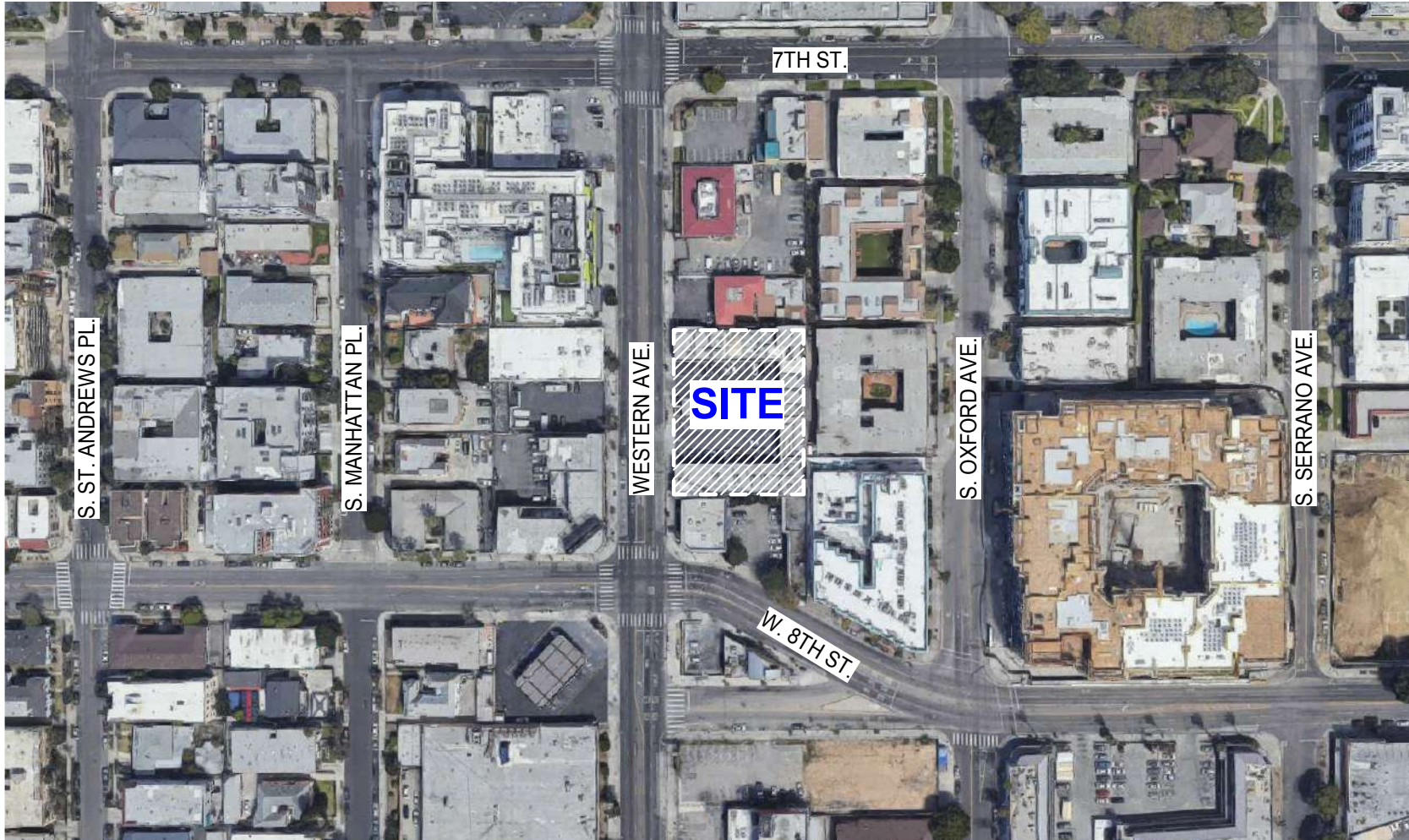
INCENTIVES (PER LAMC 12.22A.31 TOC):

- BASE INCENTIVES:
- a. FAR 3.75 INCREASE
  - b. DENSITY INCREASE 1/400 SF + 70%
  - c. RESIDENTIAL PARKING 0.5 PER UNIT
- ADDITIONAL INCENTIVES:
- d. RAS 3 SETBACK REQUIREMENTS
  - e. OPEN SPACE 25% REDUCTION

CONSTRUCTION:  
TYPE III 5 LEVEL RESIDENTIAL OVER TYPE I GROUND LEVEL RETAIL AND PARKING AND TYPE I 2ND LEVEL RESIDENTIAL WITH 1 SUB LEVEL TYPE I PARKING, ALL FULLY FIRE SPRINKLERED

YARDS: FRONT: 0' PER C2/R4 ZONE  
SIDE: 5' RESIDENTIAL RAS 3 (PER T3)  
REAR: 5' RESIDENTIAL RAS 3 (PER T3)

- PARKING:
- RESIDENTIAL: 0.5 SPACE/UNIT
  - COMMERCIAL: 2 SPACES/1000SF (PLUS 30% REDUCTION PER TOC 3)



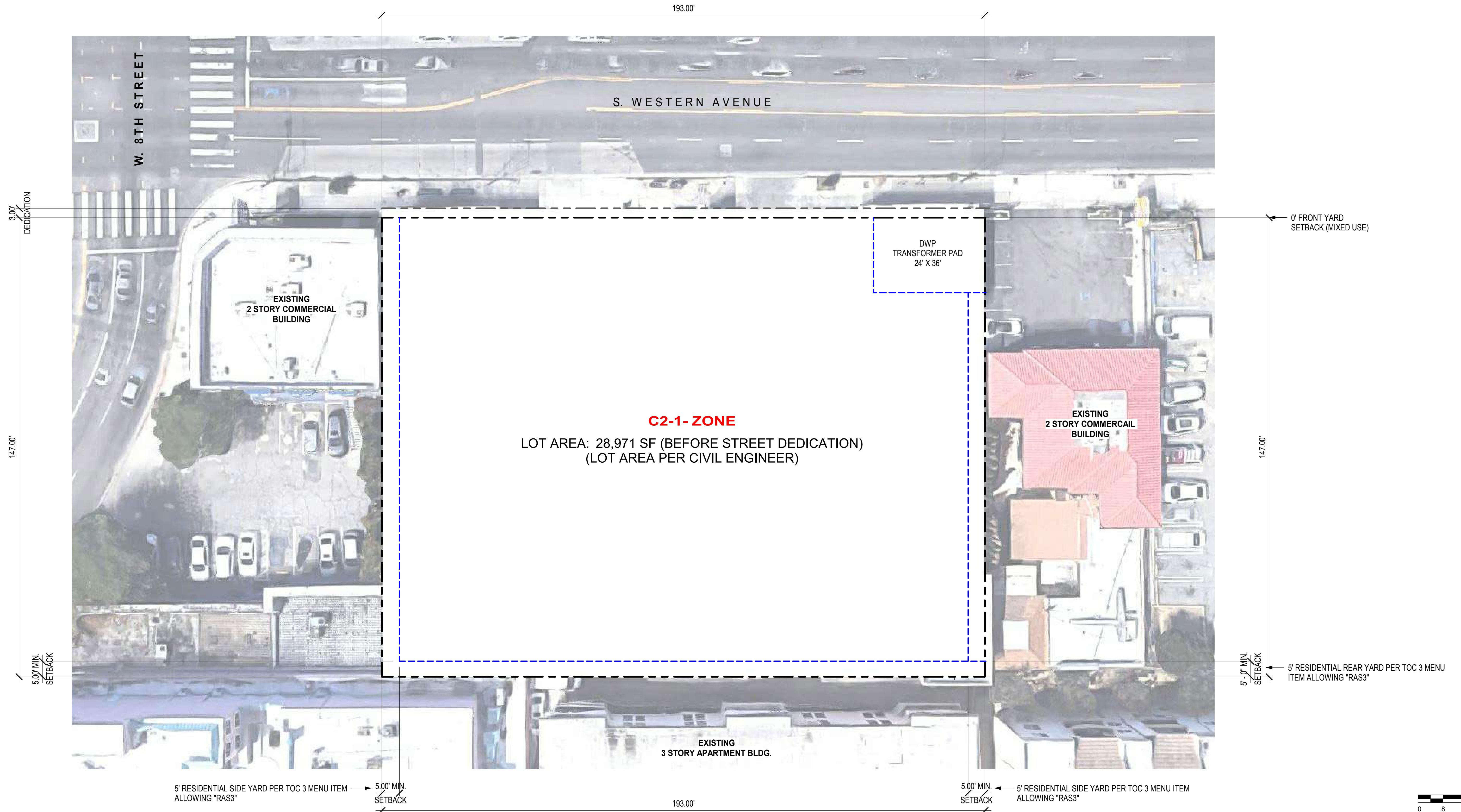
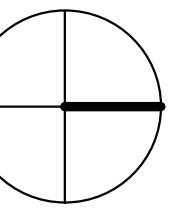
VICINITY MAP

PROJECT INFORMATION

1.00

730 S. WESTERN  
SCHEMATIC DESIGN





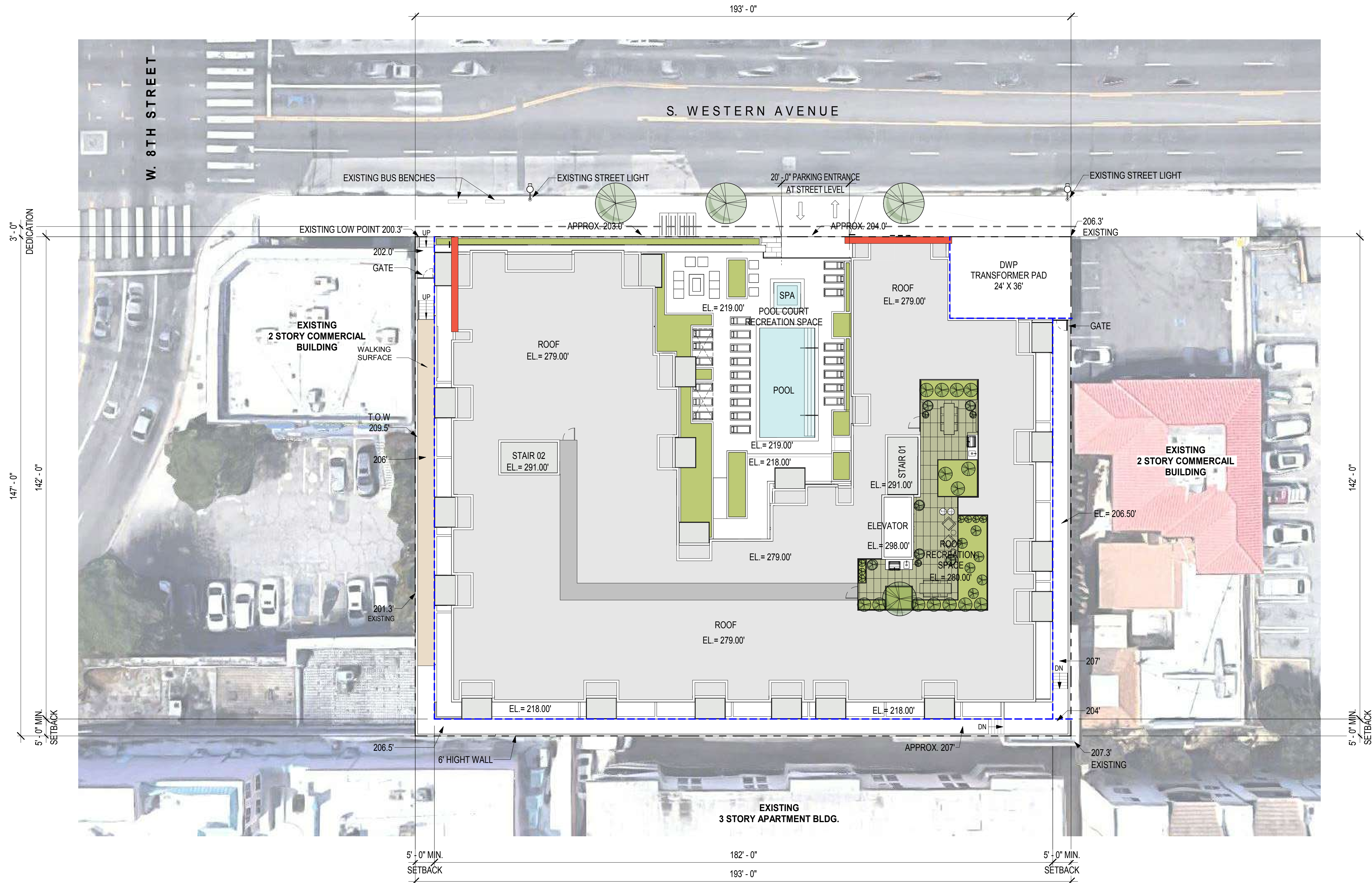
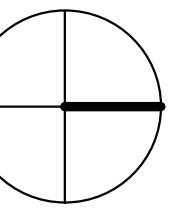
NOTE:  
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

10/07/2022

SITE INFORMATION PLAN  
1.01

730 S. WESTERN  
SCHEMATIC DESIGN





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CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

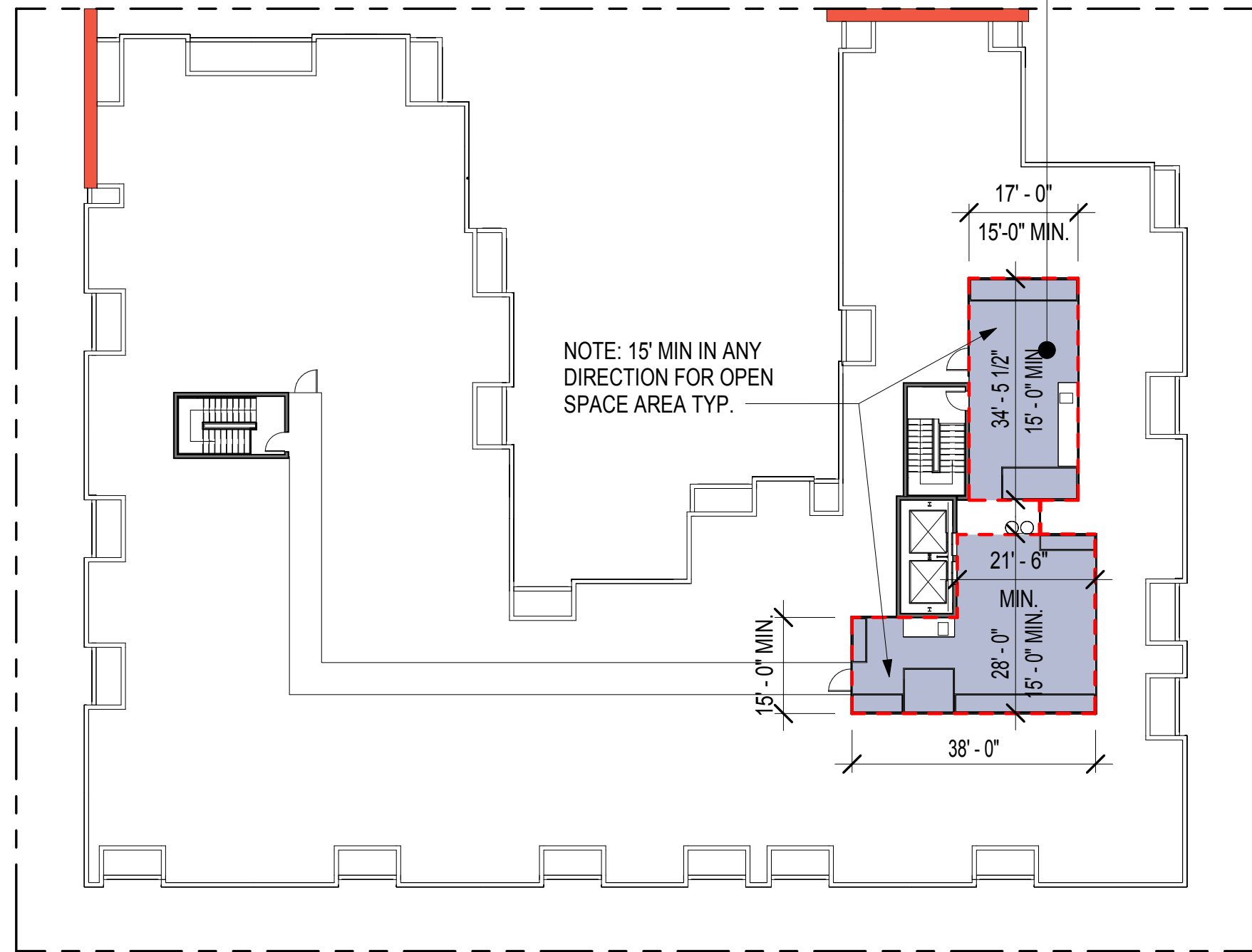
10/07/2022 (UPDATED 02/28/2023)

BUILDING SITE PLAN  
1.02

730 S. WESTERN  
SCHEMATIC DESIGN



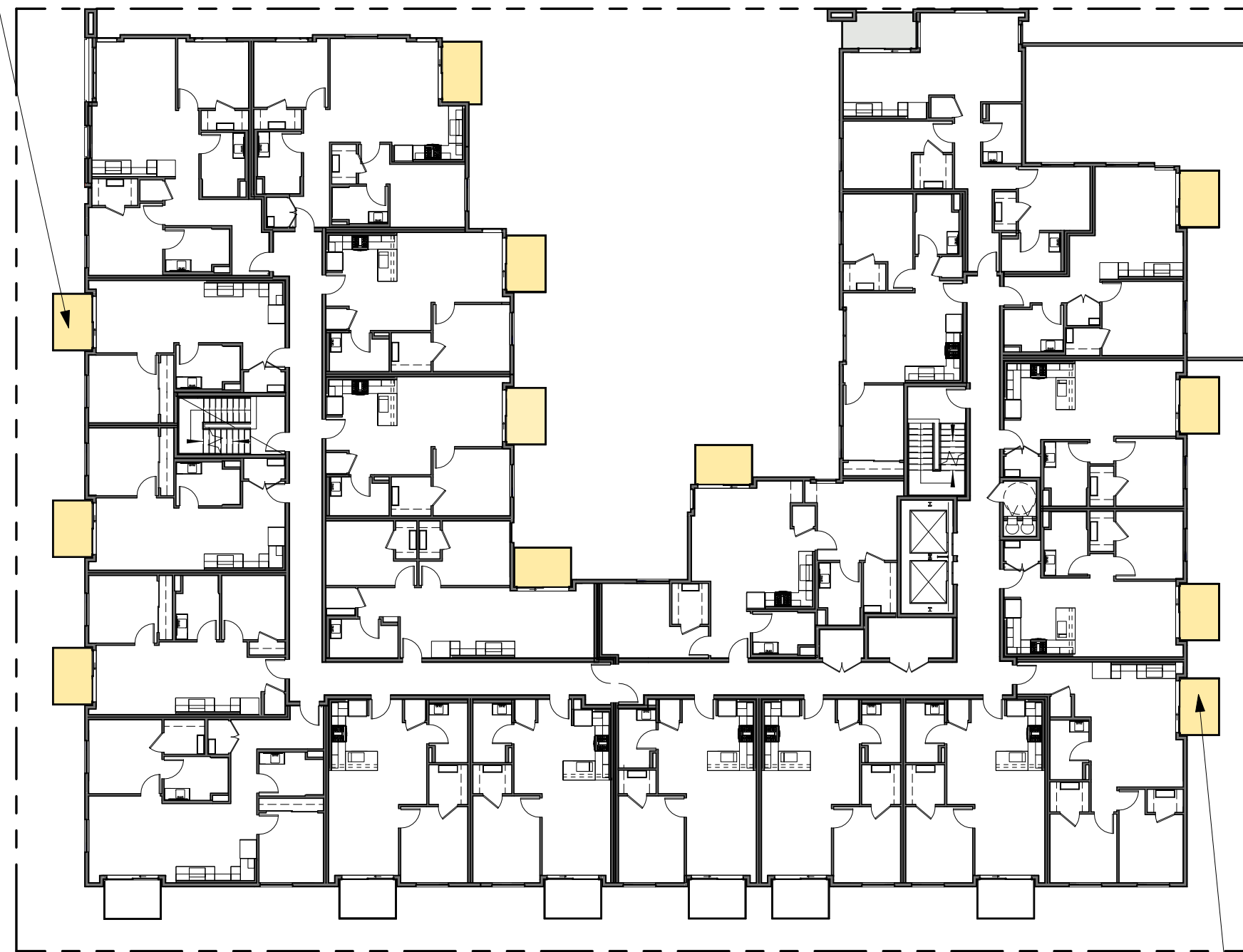
**ROOF  
RECREATION  
SPACE**  
1,437 SF



**ROOF DECK**  
3/64" = 1'-0"

6

PRIVATE BALCONY TYP.  
6' x 8.5'  
50 SF MIN.

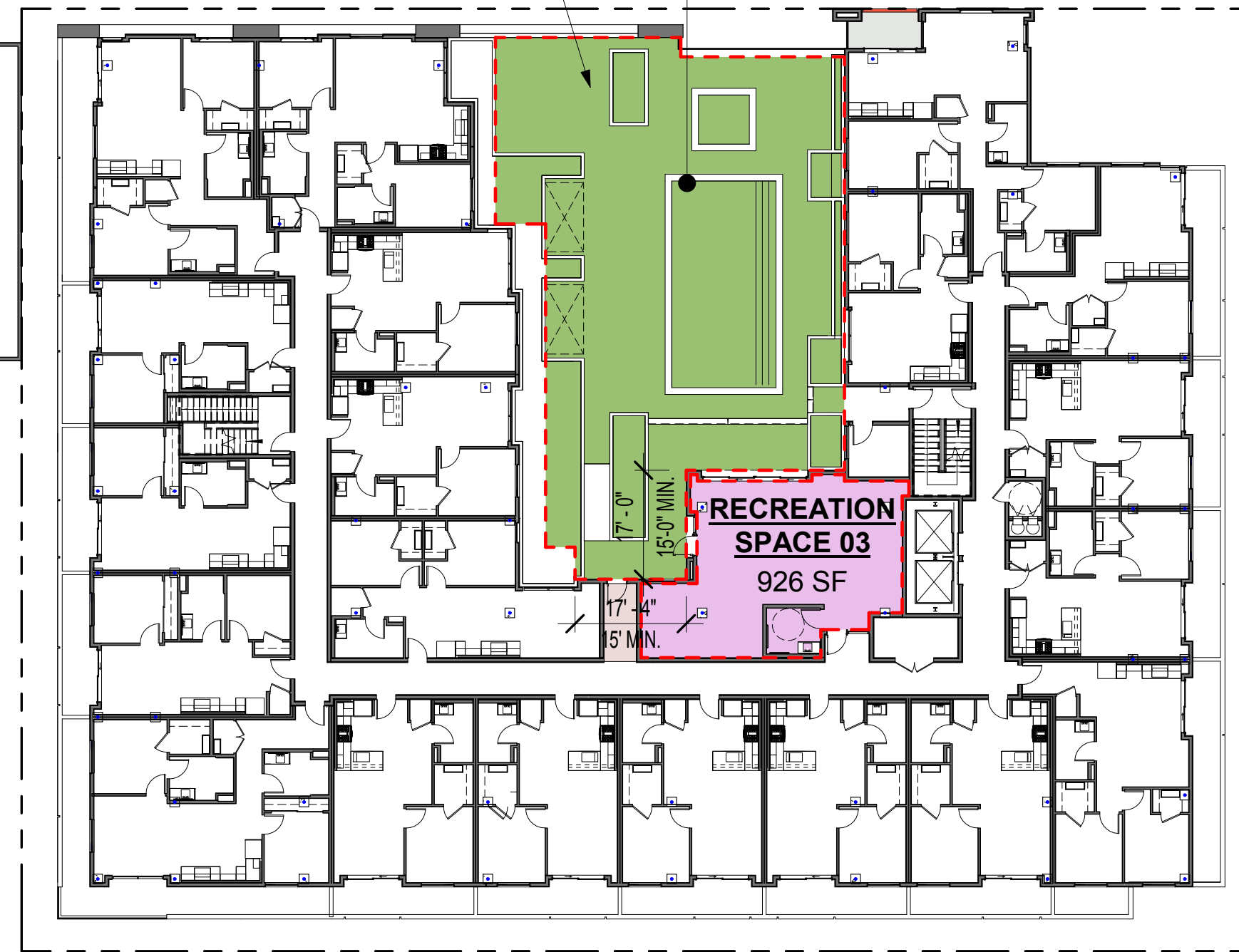


PRIVATE BALCONY TYP.  
6' x 8.5'  
50 SF MIN.

**4TH LEVEL**  
3/64" = 1'-0"

4

**POOL COURT  
RECREATION  
SPACE**  
3,645 SF



**2ND/PODIUM LEVEL**  
3/64" = 1'-0"

2

**OPEN SPACE SUMMARY**

OPEN SPACE REQUIRED: 125 UNITS.			TOTAL
1B	73 X 100	=	7,300
1B+	12 X 125	=	1,500
2B	40 X 125	=	5,000
	125		13,800
T3 25% REDUCTION		=	<3,450>
TOTAL REQUIRED:			10,350 SF
MAXIMUM ALLOWED INDOOR OPEN SPACE IS 25% OF REQUIRED = 2,587 SF			
OPEN SPACE PROVIDED:			
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RECREATION SPACE 01			679 SF
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RECREATION SPACE 03			926 SF
			2,318 SF
OUTDOOR			
POOL COURT RECREATION SPACE			3,645 SF
ROOF RECREATION SPACE			1,437 SF
			5,082 SF
PRIVATE			
BALCONY/TERRACE (59X50 SF) *			2,950 SF
			2,950 SF
TOTAL OPEN SPACE PROVIDED			10,350 SF

**\*NO. OF PRIVATE BALCONY/TERRACE**

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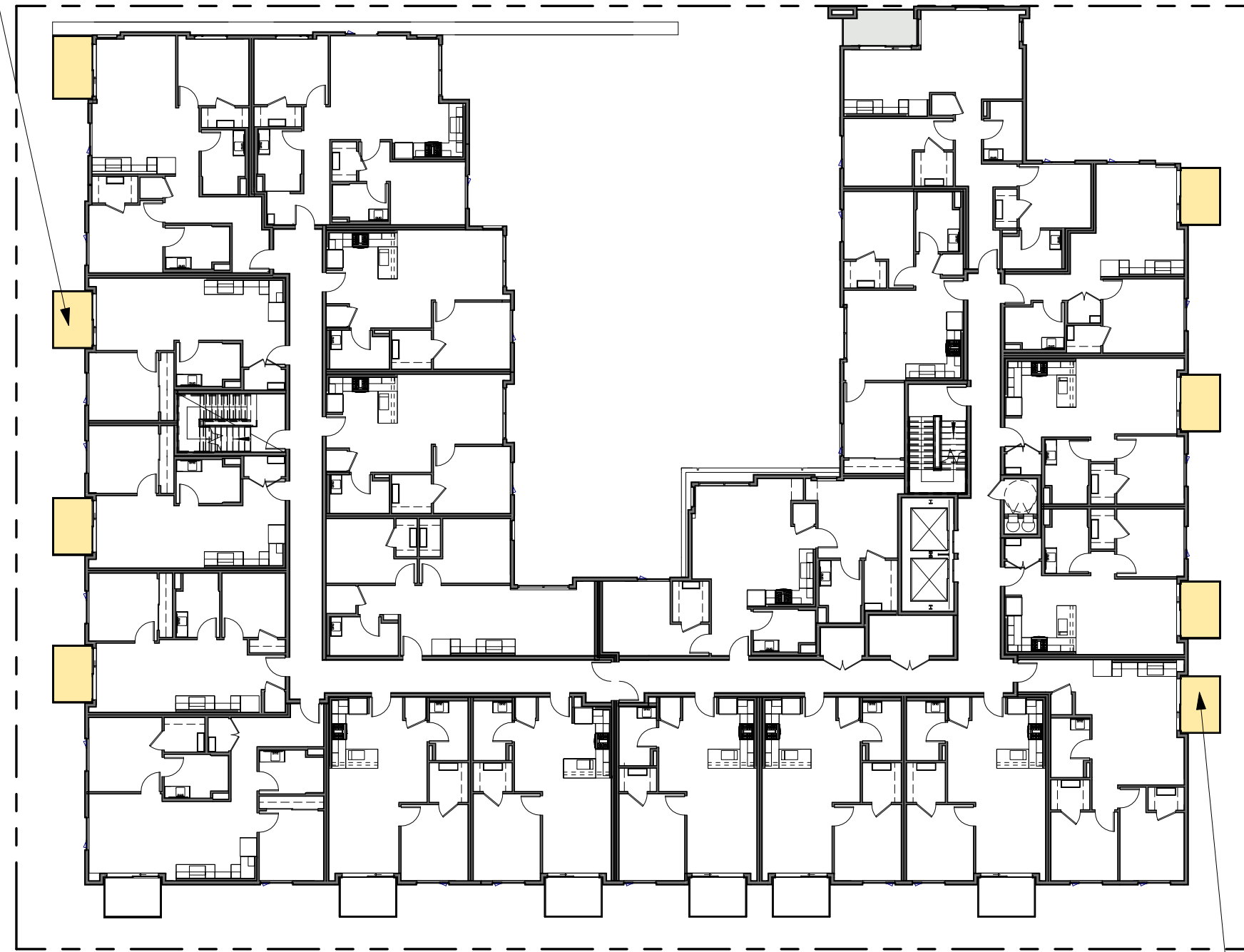
PRIVATE BALCONY TYP.  
6' x 8.5'  
50 SF MIN.



**5TH / 7TH LEVEL**  
3/64" = 1'-0"

5

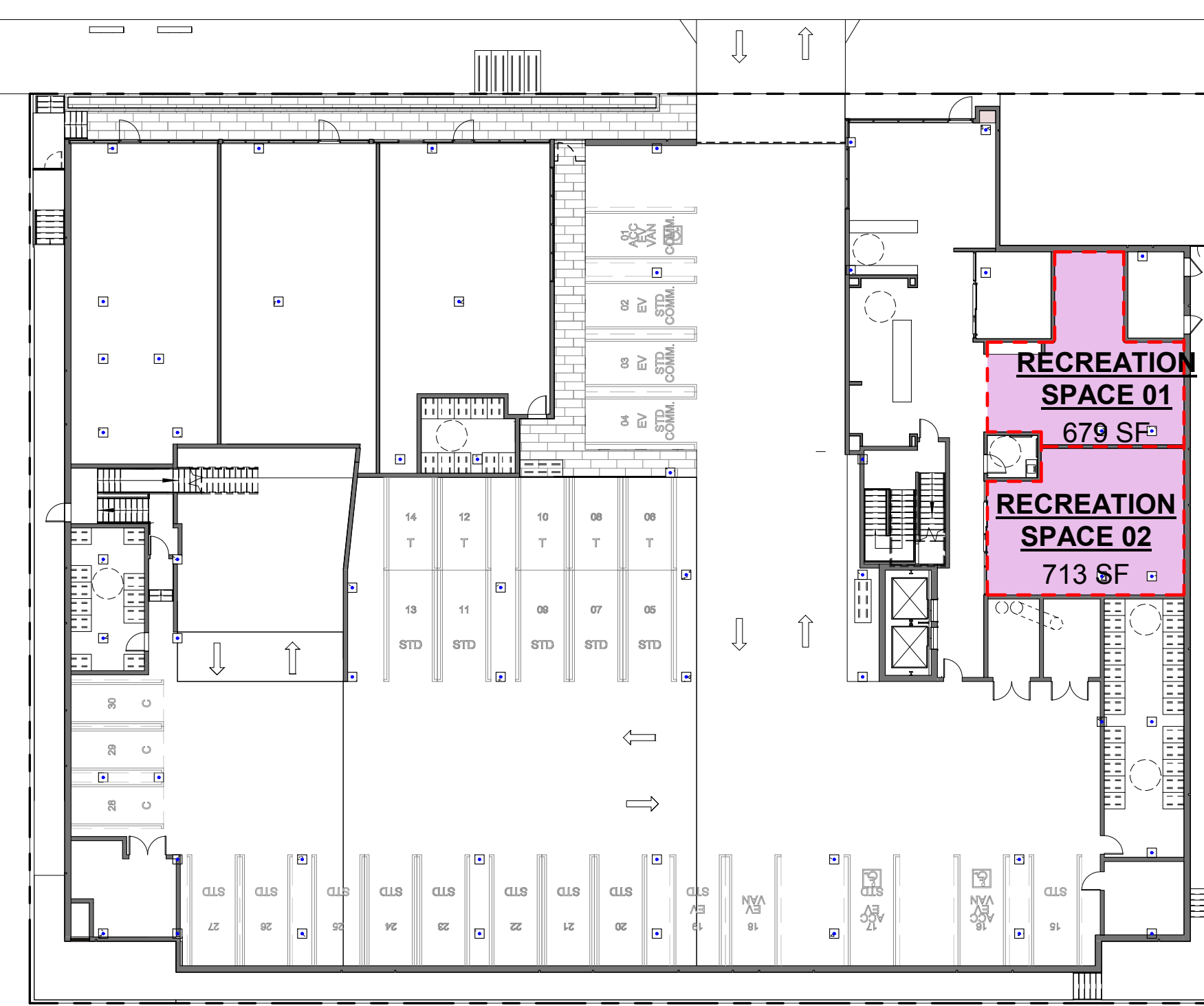
PRIVATE BALCONY TYP.  
6' x 8.5'  
50 SF MIN.



PRIVATE BALCONY TYP.  
6' x 8.5'  
50 SF MIN.

**3RD LEVEL**  
3/64" = 1'-0"

3



**1ST/GROUND LEVEL**  
3/64" = 1'-0"

1

**OPEN SPACE SUMMARY & DIAGRAMS**

1.05



Building Area Analysis Part 2: Calculation Table

730 S. Western

Applicant fills in cells with this color

11/22/2022

Floor Area (non-parking)

	Residential Floor Area (not shared)	Non-residential Floor Area	
P-1	1969	0	
G-Level 1	5218	4470	
Level 2	18411	0	
Level 3	18618	0	
Level 4	18562	0	
Level 5	18618	0	
Level 6	18618	0	
Level 7	17566	0	
Roof	0	0	
Totals	117580.00	4470.00	122050.00
Ratios	96.34%	3.66%	100.00%

Shared Floor Area (non-parking)

P-1		0
G-Level 1		670
Total Shared	645.46	24.54

Floor Area (parking)

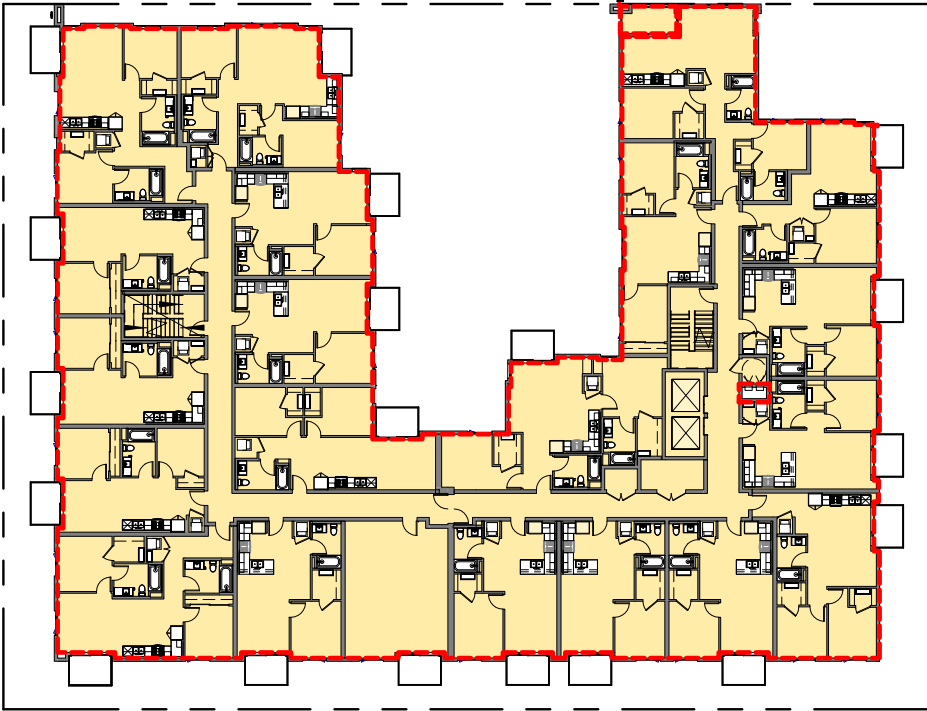
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
P-1	22687	0	0
G-Level 1	6695	1225	5743
Totals	29382.00	1225.00	5743

Parking Spaces using shared facilities

	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	95	6	101
Ratios	94.06%	5.94%	100.00%
	5401.83	341.17	

GRAND TOTALS

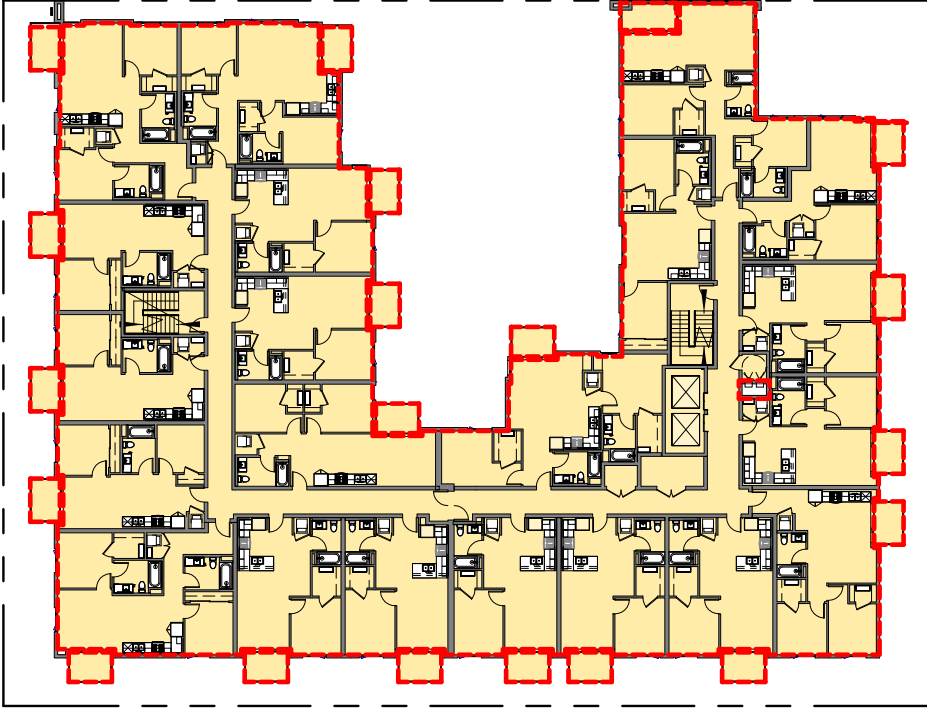
	Residential Floor Area	Non-residential Floor Area	
Total QTY	153009.29	6060.71	159070
Total Ratios	96.19%	3.81%	100.00%



7TH LEVEL

1" = 40'-0"

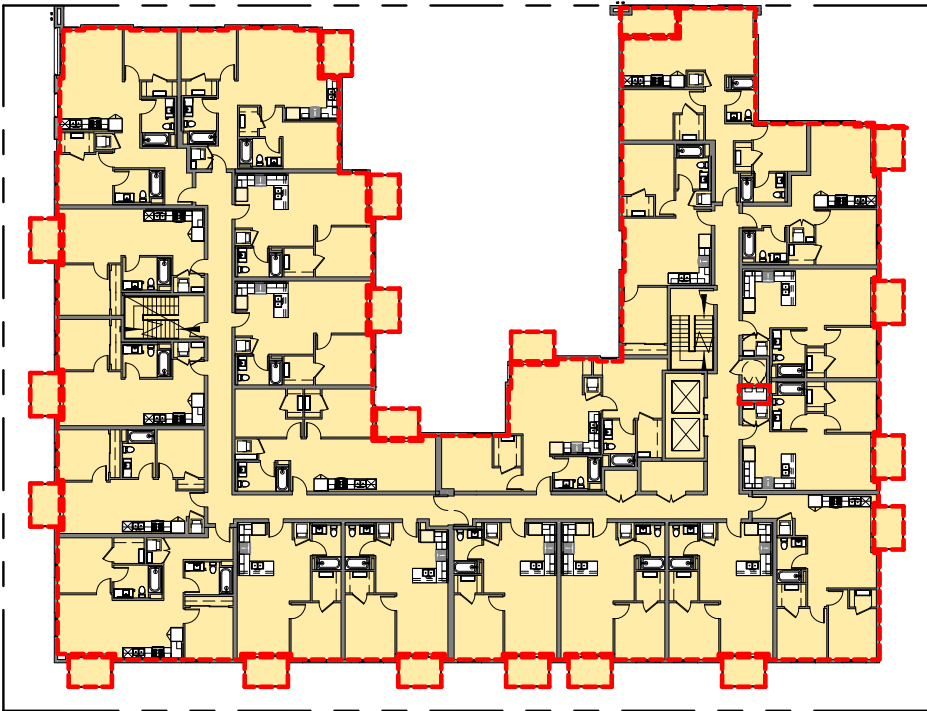
7



5TH/6TH LEVEL

1" = 40'-0"

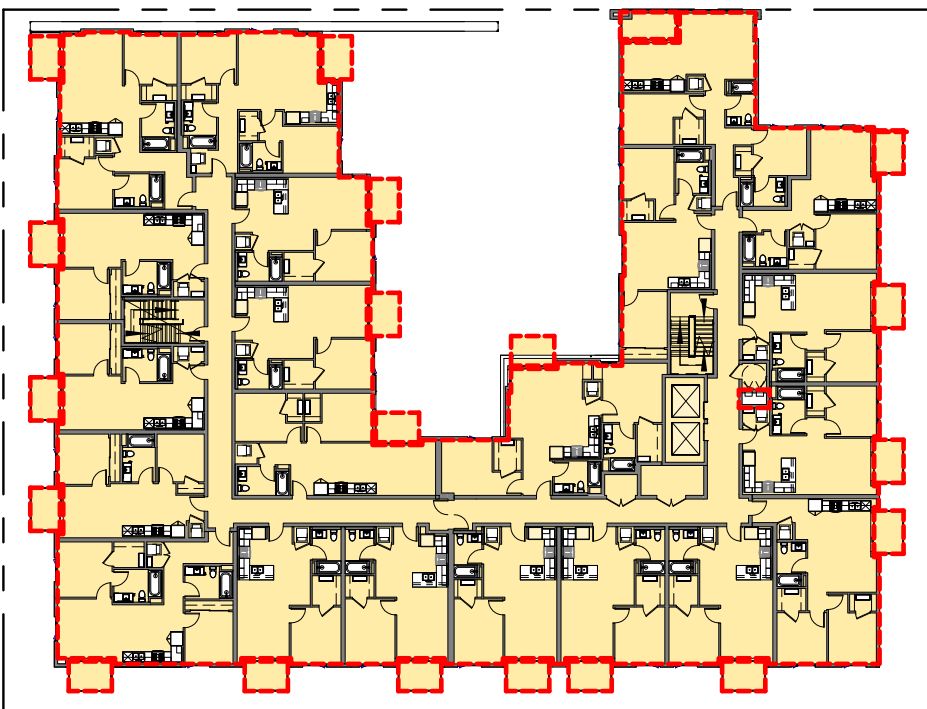
6



4TH LEVEL

1" = 40'-0"

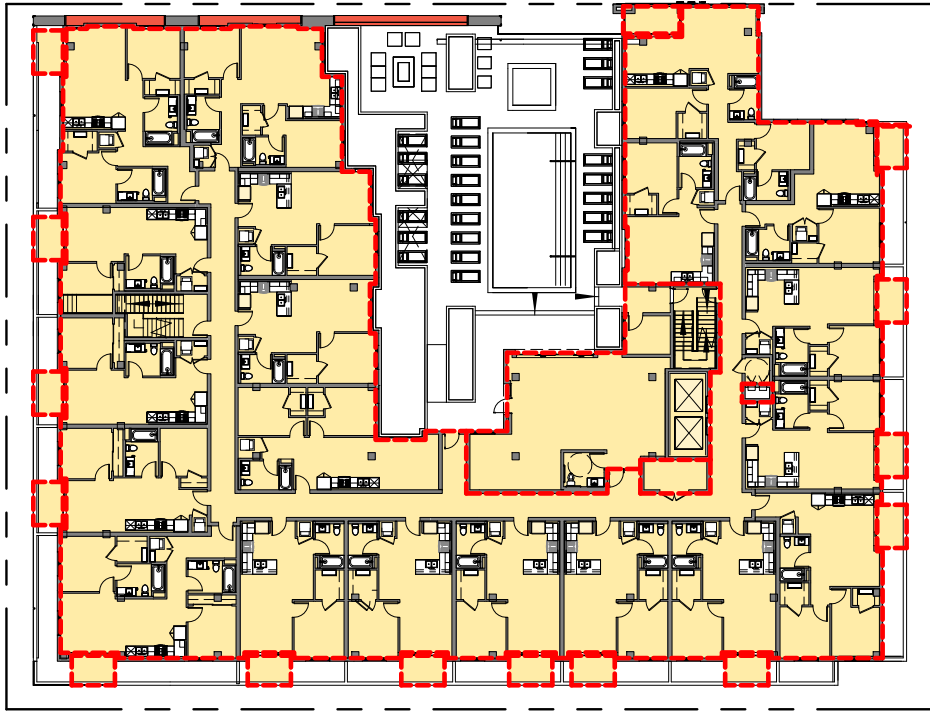
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3RD LEVEL

1" = 40'-0"

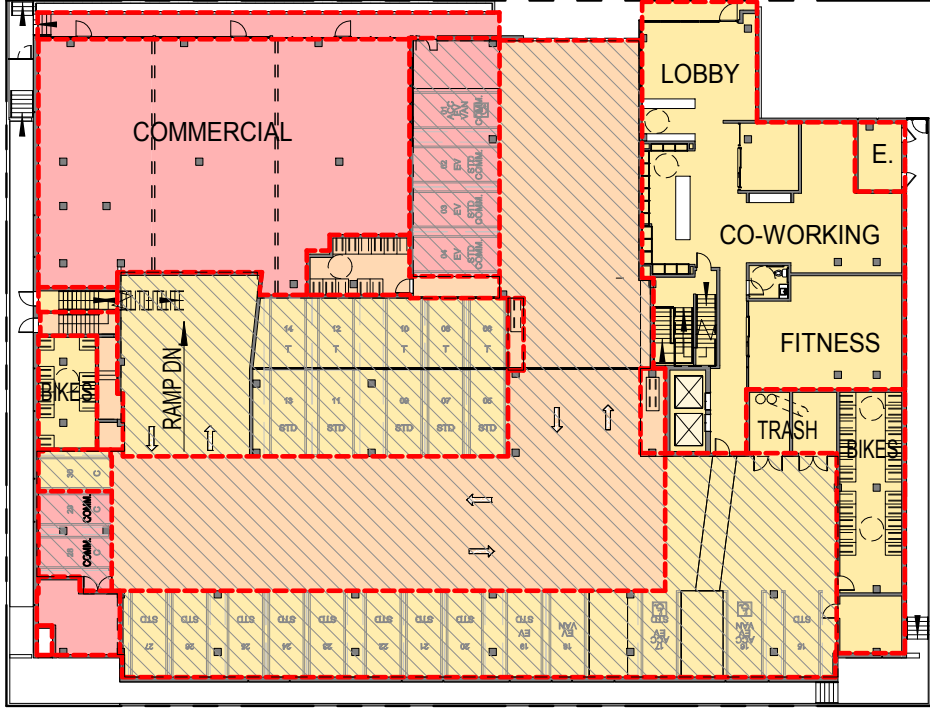
4



2ND LEVEL

1" = 40'-0"

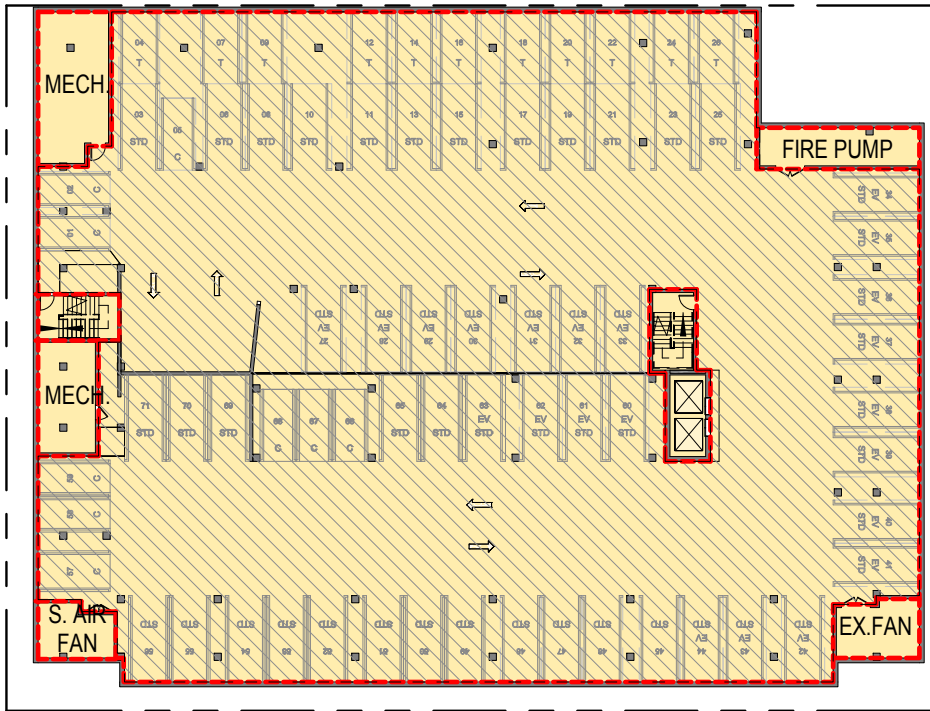
3



1ST/GROUND LEVEL

1" = 40'-0"

2



SUB PARKING LEVEL P1

1" = 40'-0"

1

KEY

NOTE: ONLY COVERED AREAS ARE INCLUDED IN AREA CALCULATIONS

RESIDENTIAL PARKING USES	
NON-RESIDENTIAL PARKING USES (COMMERCIAL)	
SHARED PARKING USES	
RESIDENTIAL USES	
NON-RESIDENTIAL USES (COMMERCIAL)	
SHARED USES	

FLOOR AREA - PARKING (INCLUDES PARKING SPACES AND DRIVE AISLES)

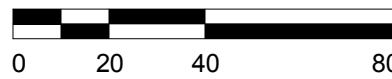
SUB PARKING LEVEL P1	
RESIDENTIAL PARKING USES	22,687 SF
NON-RESIDENTIAL PARKING USES	0 SF
SHARED PARKING USES	0 SF
	22,687 SF
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
RESIDENTIAL PARKING USES	6,695 SF
NON-RESIDENTIAL PARKING USES	1,225 SF
SHARED PARKING USES	5,743 SF
	13,663 SF
TOTAL PARKING AREA	36,350 SF

FLOOR AREA - NON PARKING (INCLUDES ALL OTHER USES OTHER THAN PARKING)

SUB PARKING LEVEL P1	
RESIDENTIAL PARKING USES	1,969 SF
NON-RESIDENTIAL USES (COMMERCIAL)	0 SF
SHARE USES	0 SF
	1,969 SF
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
RESIDENTIAL USES	5,218 SF
SHARE USES	670 SF
NON-RESIDENTIAL USES (COMMERCIAL)	4,470 SF
	10,358 SF
2ND/PODIUM LEVEL	
RESIDENTIAL USES	17,569 SF
RESIDENTIAL USES COVERED EXTERIOR	842 SF
	18,411 SF
3RD LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,118 SF
	18,618 SF
4TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,062 SF
	18,562 SF
5TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,118 SF
	18,618 SF
6TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,118 SF
	18,618 SF
7TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	66 SF
	17,566 SF
ROOF DECK	
RESIDENTIAL USES	0 SF
	0 SF
TOTAL NON-PARKING AREA	122,720 SF

BLDG FLOOR TOTAL BUILDING USES AREA

NON-PARKING	122,720 SF
PARKING	36,350 SF
TOTAL BUILDING AREA	159,070 SF



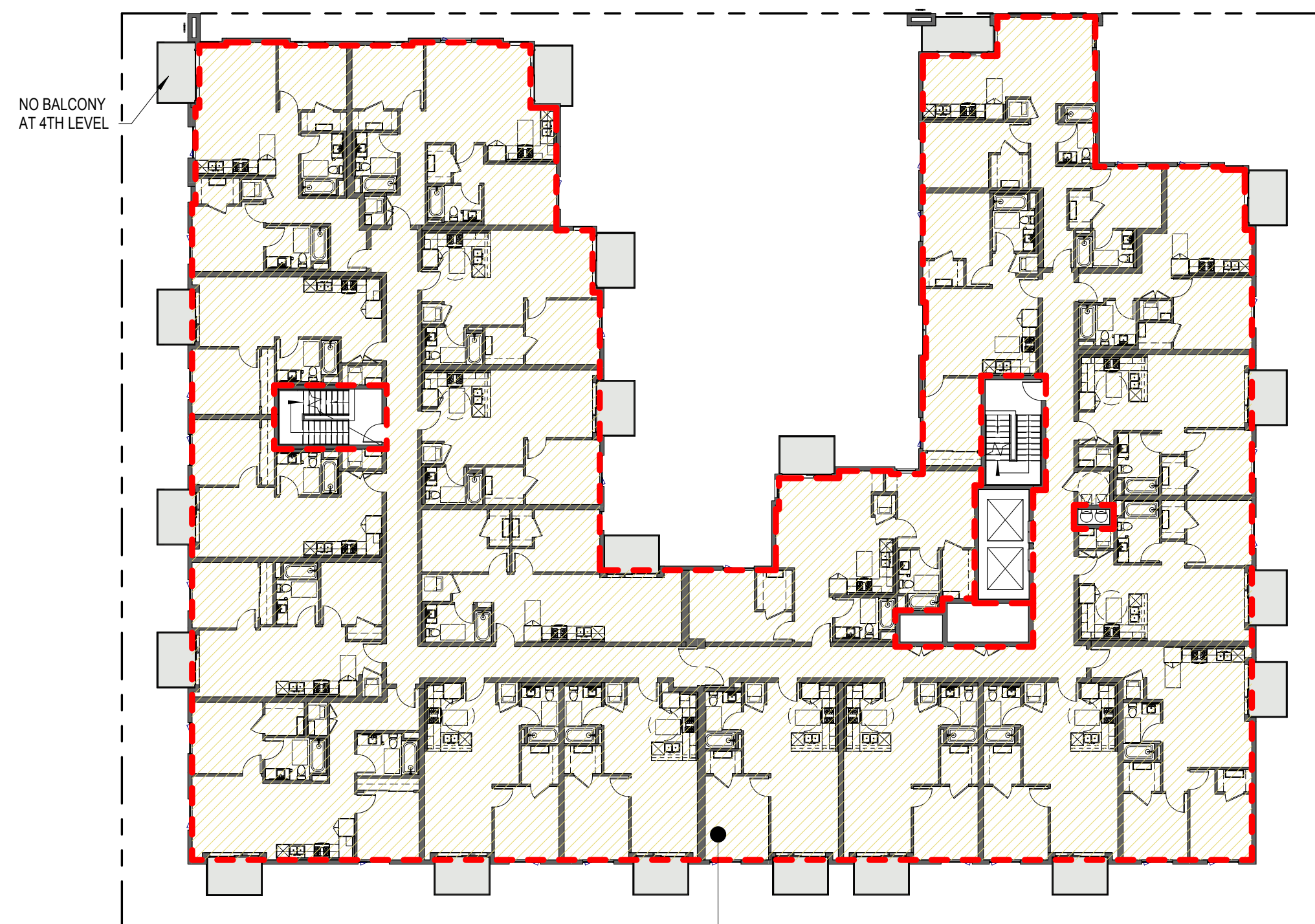
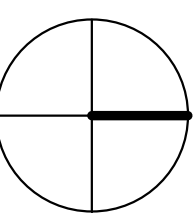
CONSTRUCTION AREA BUILDING USE SUMMARY

1.07

730 S. WESTERN

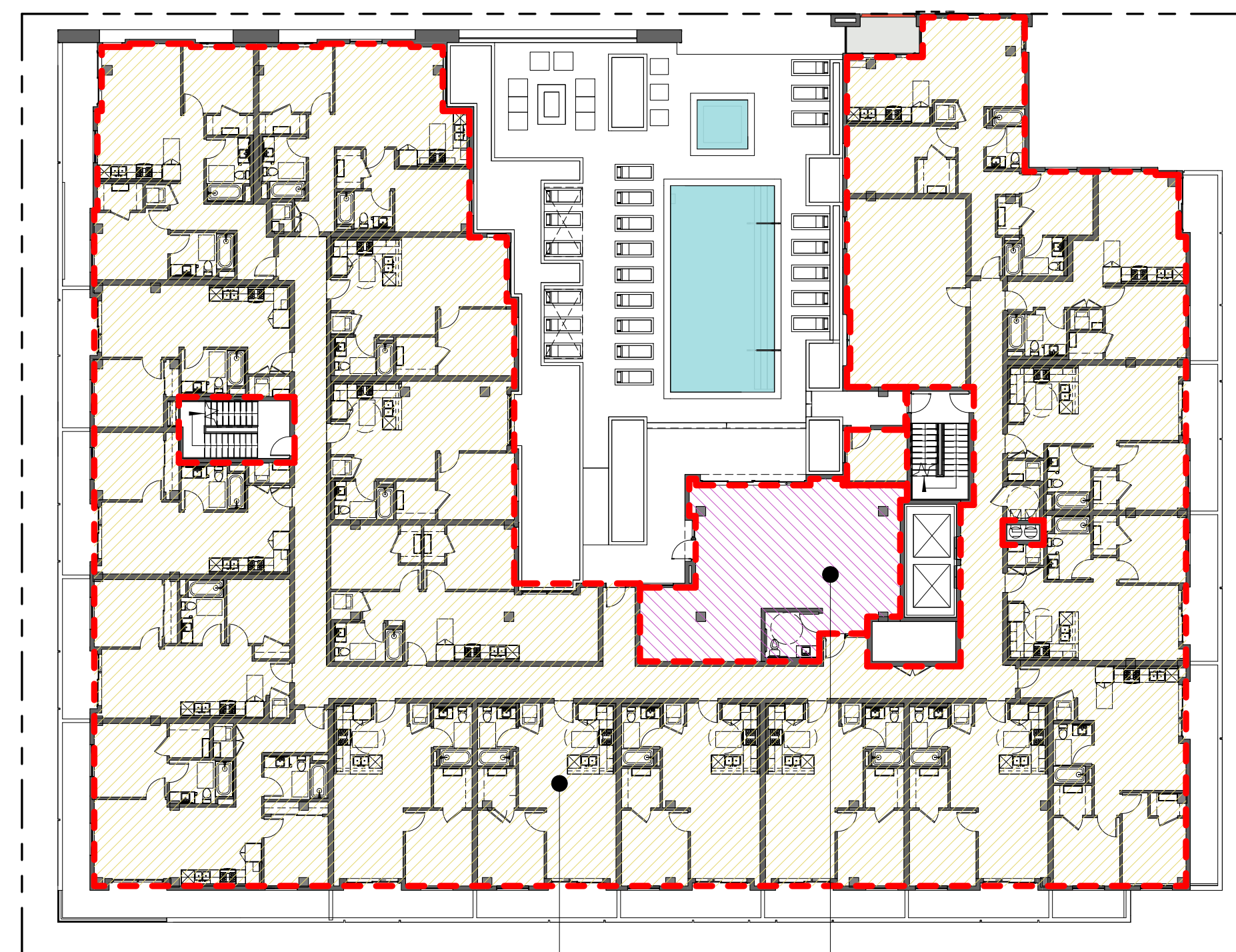
SCHEMATIC DESIGN





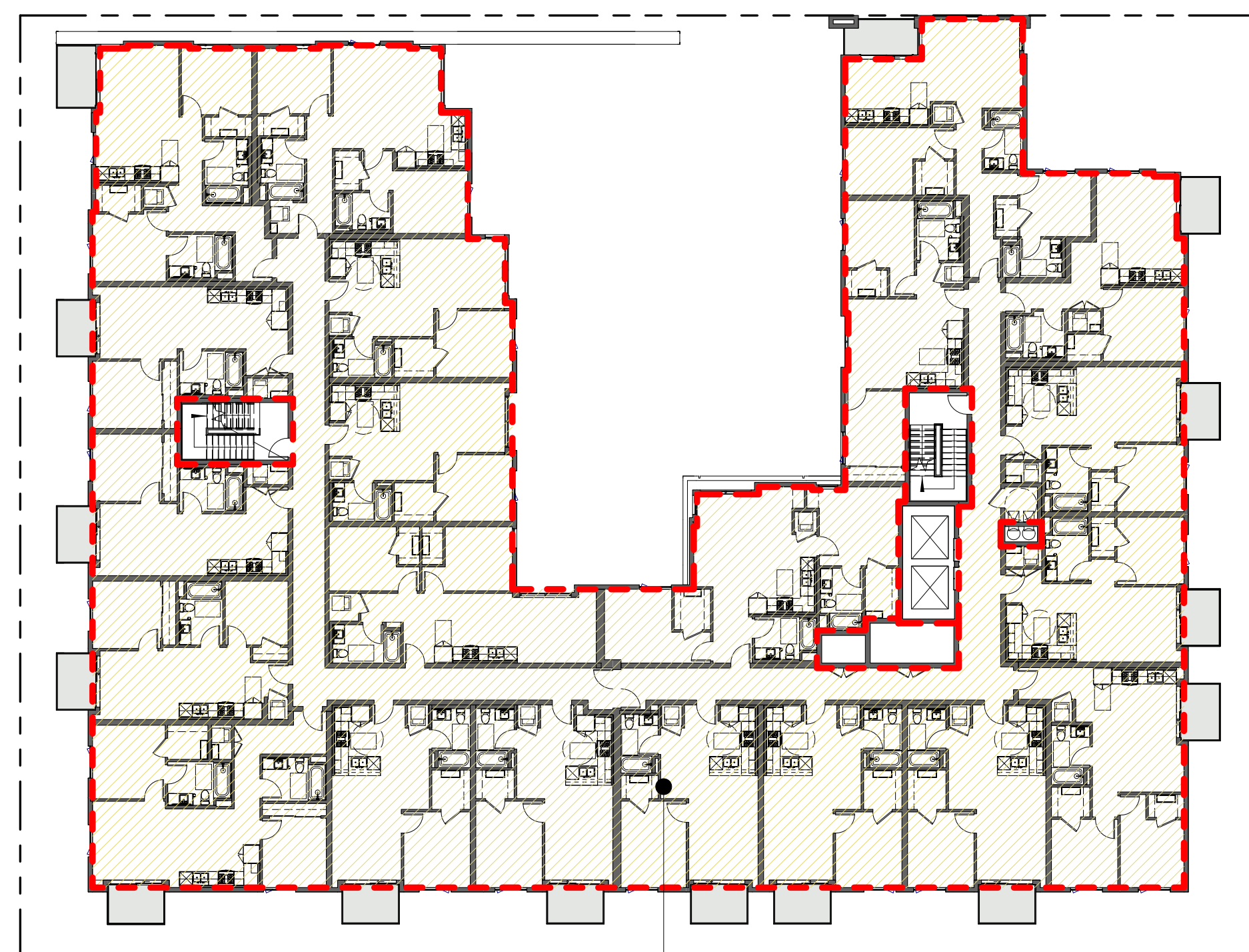
**RESIDENTIAL**  
16,892.00 SF  
**4TH-7TH LEVEL**  
SCALE: 1" = 20'-0"

4



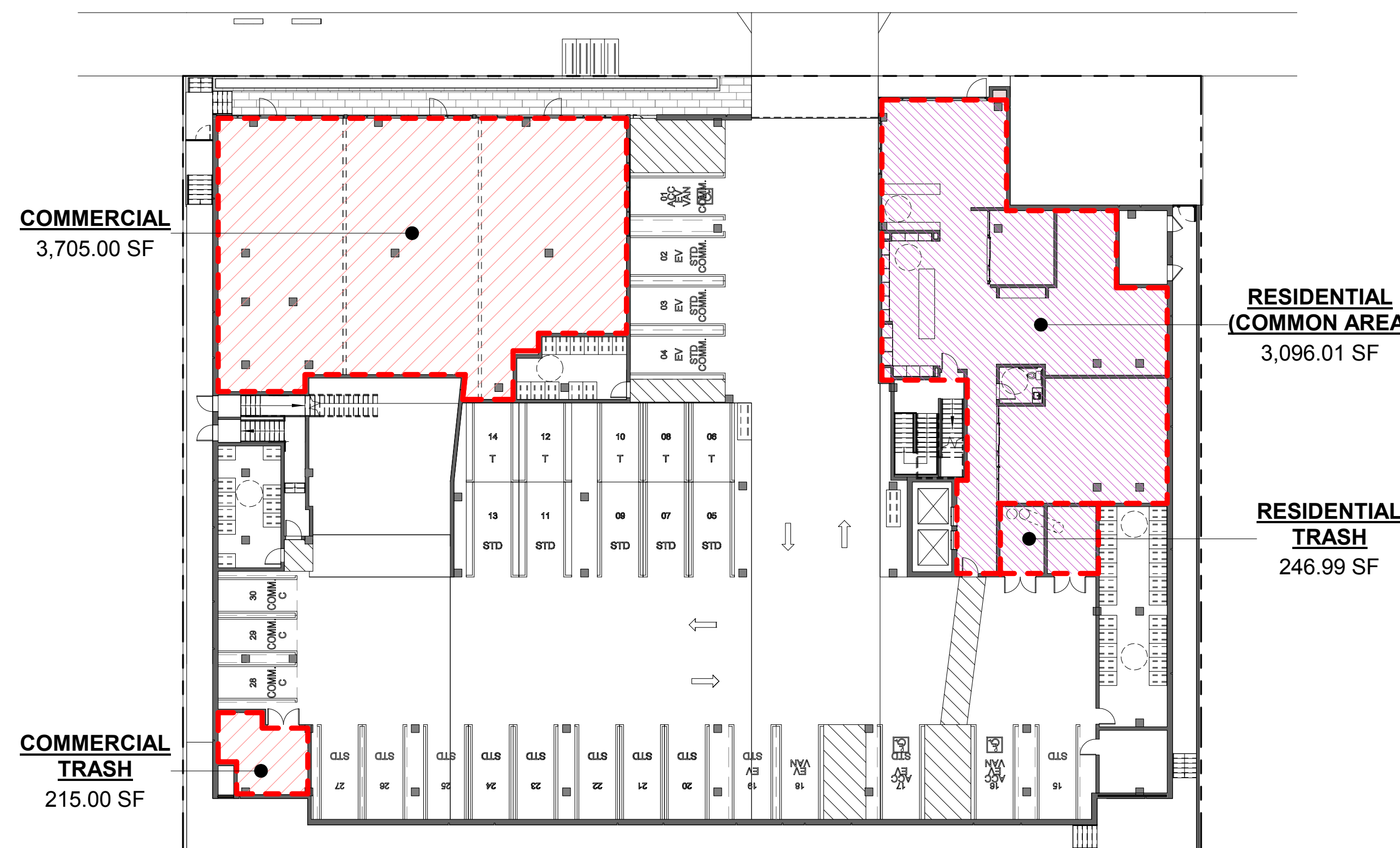
**RESIDENTIAL**  
15,992.00 SF  
**RESIDENTIAL (COMMON AREA)**  
926.00 SF  
**2ND/PODIUM LEVEL**  
SCALE: 1" = 20'-0"

2



**RESIDENTIAL**  
16,892.00 SF  
**3RD LEVEL**  
SCALE: 1" = 20'-0"

3



**COMMERCIAL**  
3,705.00 SF

**COMMERCIAL TRASH**  
215.00 SF

**RESIDENTIAL (COMMON AREA)**  
3,096.01 SF

**RESIDENTIAL TRASH**  
246.99 SF

**1ST/GROUND LEVEL**  
SCALE: 1" = 20'-0"

1

## FAR SUMMARY

### FAR ALLOWED:

FAR: 3.75 PER T3 MAX  
3.75 X 28,971 SF = 108,641 SF

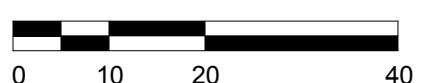
### FAR PROVIDED:

#### BUILDING FAR SUMMARY

<b>1ST/GROUND LEVEL @ RESIDENTIAL LOBBY</b>	
COMMERCIAL	3,705.00 SF
COMMERCIAL TRASH	215.00 SF
RESIDENTIAL (COMMON AREA)	3,096.01 SF
RESIDENTIAL TRASH	246.99 SF
	7,263.00 SF
<b>2ND/PODIUM LEVEL</b>	
RESIDENTIAL	15,992.00 SF
RESIDENTIAL (COMMON AREA)	926.00 SF
	16,918.00 SF
<b>3RD LEVEL</b>	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
<b>4TH LEVEL</b>	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
<b>5TH LEVEL</b>	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
<b>6TH LEVEL</b>	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
<b>7TH LEVEL</b>	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
<b>TOTAL FAR PROVIDED</b>	<b>108,641.02 SF</b>

COMMERCIAL FAR	3,920 SF
RESIDENTIAL FAR	104,721 SF
<b>TOTAL FAR PROVIDED</b>	<b>108,641 SF</b>

FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.)  
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOF HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



FAR SUMMARY & DIAGRAMS

1.08

730 S. WESTERN  
SCHEMATIC DESIGN





3D-AXO - NORTH WEST CORNER  
SCALE:

2



3D-AXO - SOUTH WEST CORNER  
SCALE:

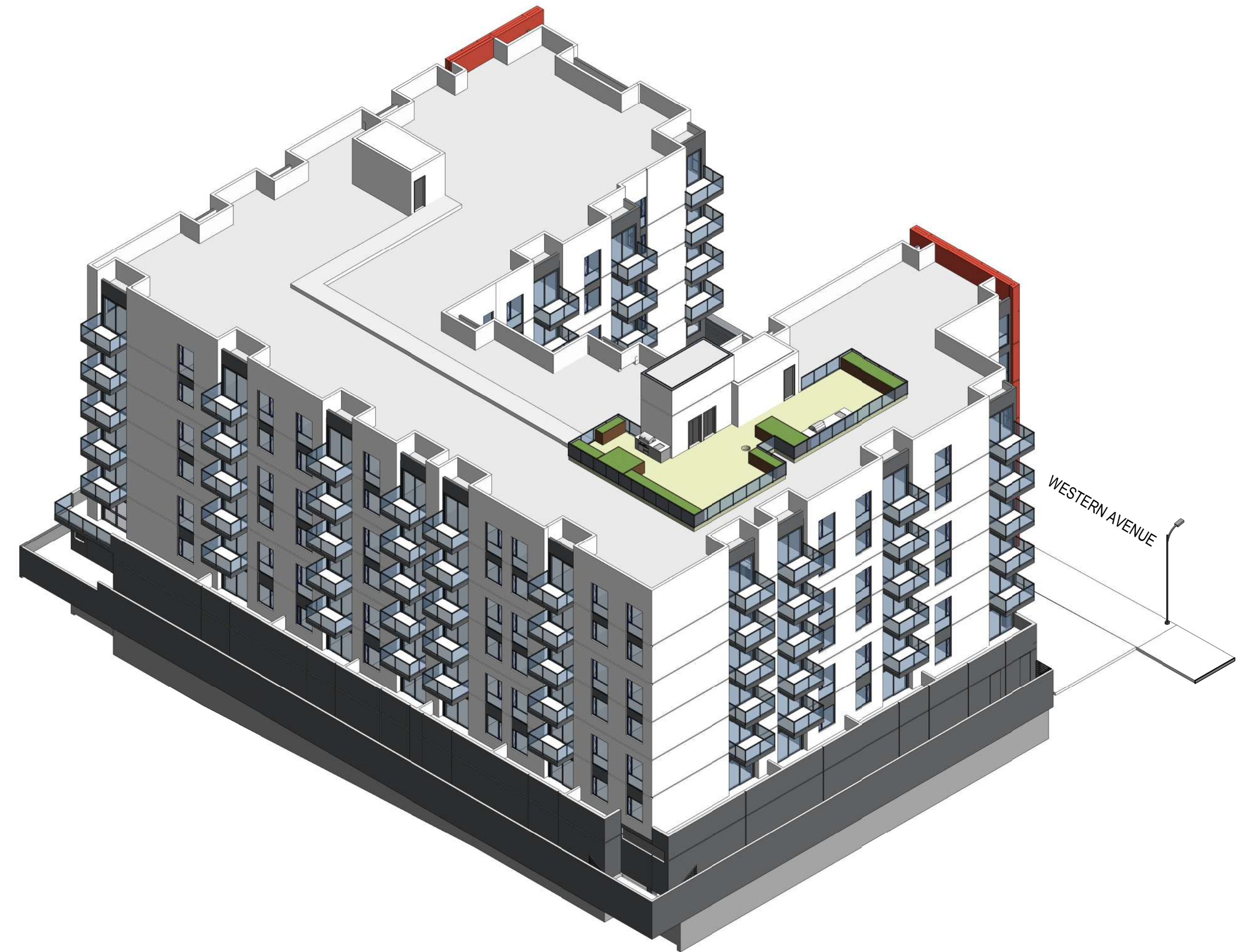
1

BUILDING AXONOMETRIC VIEWS

1.10

730 S. WESTERN  
SCHEMATIC DESIGN





3D-AXO - NORTH EAST CORNER  
SCALE:

2



3D-AXO - SOUTH EAST CORNER  
SCALE:

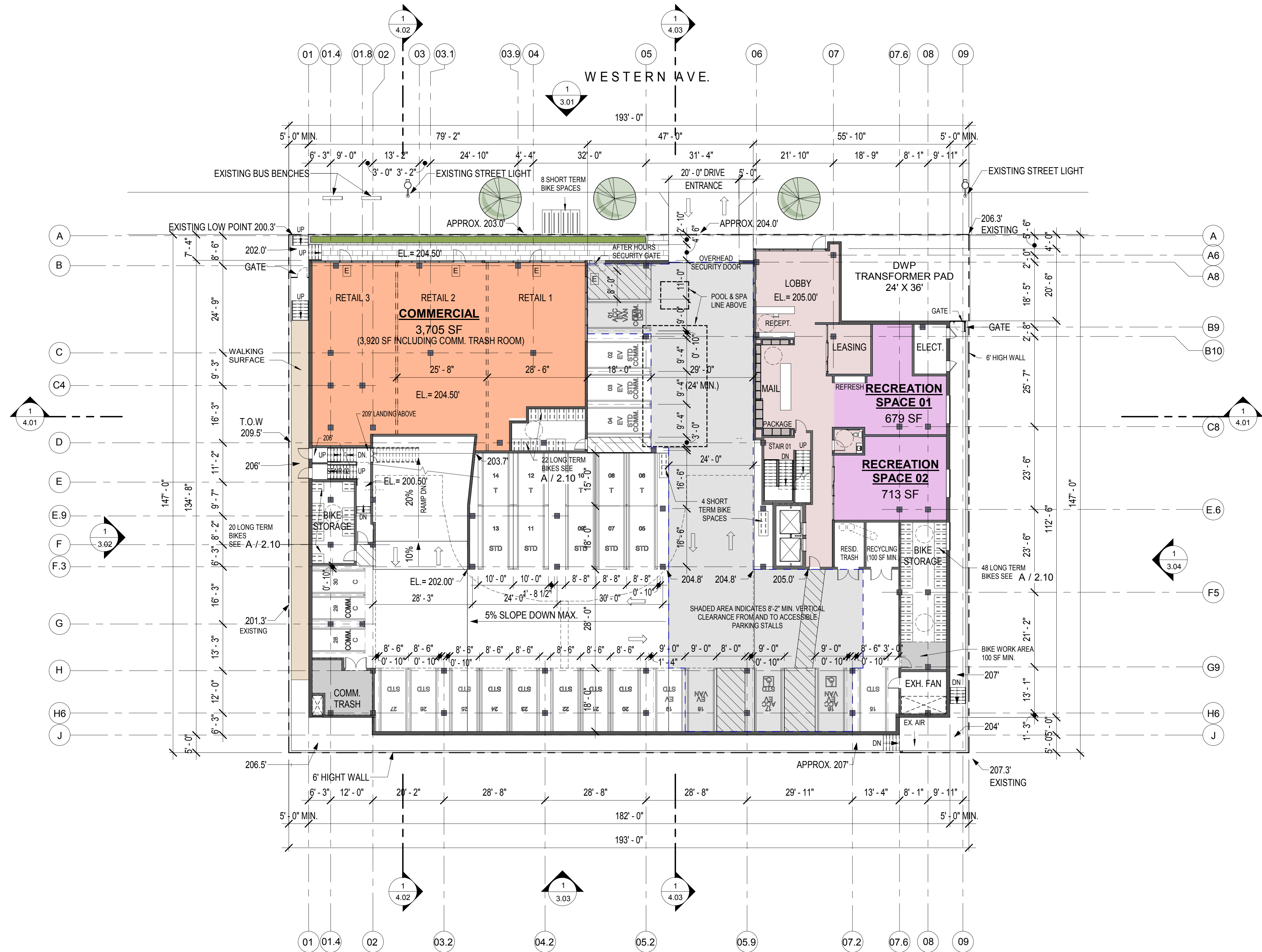
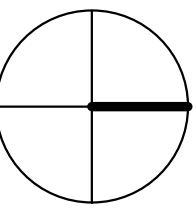
1

BUILDING AXONOMETRIC VIEWS

1.11

730 S. WESTERN  
SCHEMATIC DESIGN





#### PARKING 1ST/GROUND

COMMERCIAL	
ACCESSIBLE VAN/EV	1
COMPACT	2
STANDARD/EV	3
	6
RESIDENTIAL	
ACCESSIBLE STANDARD/EV	1
ACCESSIBLE VAN/EV	1
COMPACT	1
STANDARD	14
STANDARD/EV	1
TANDEM	5
VAN/EV	1
	24
TOTAL	30



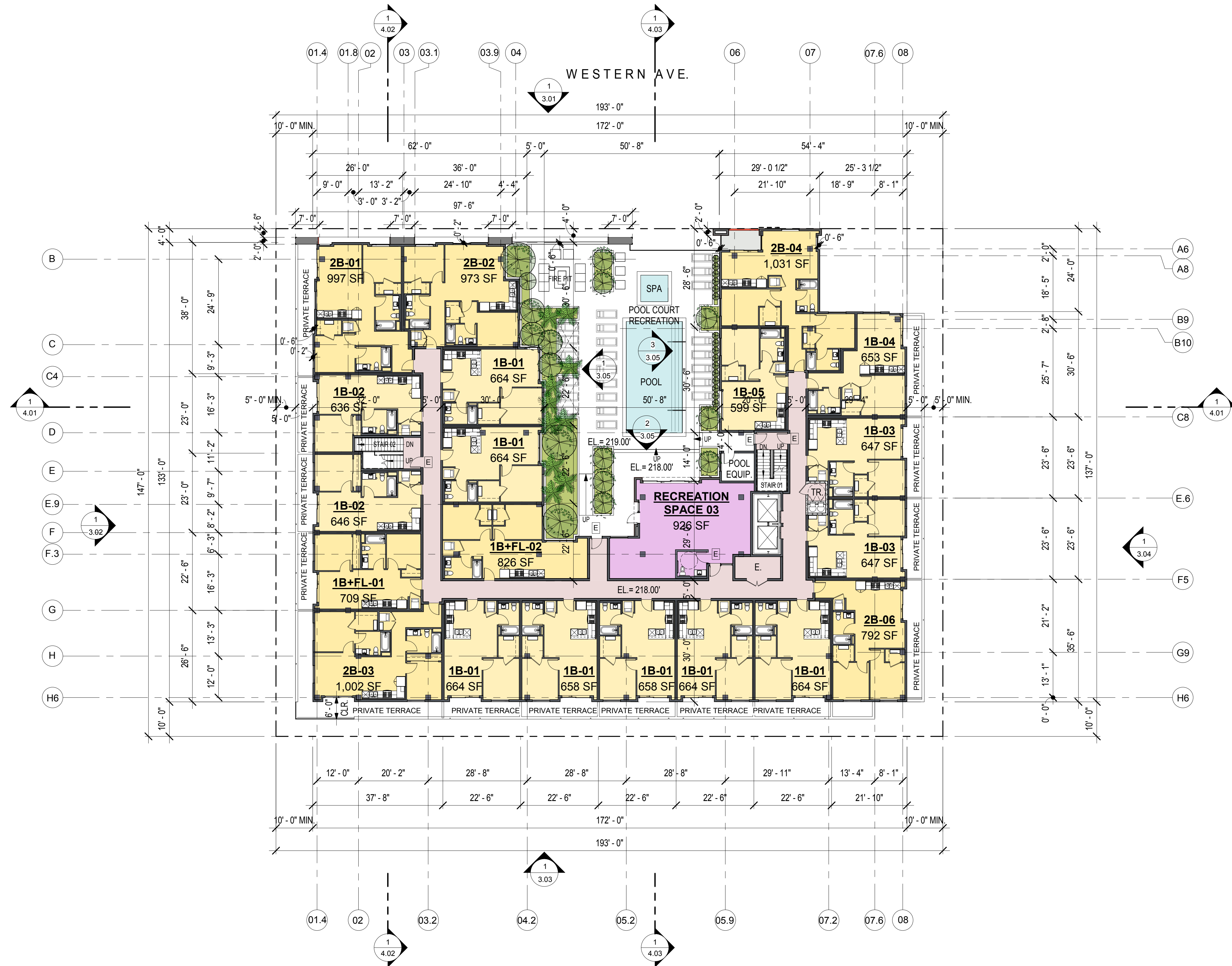
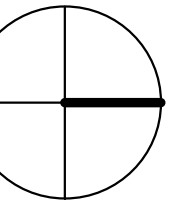
1ST/GROUND LEVEL

2.01

730 S. WESTERN  
SCHEMATIC DESIGN

NOTE:  
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

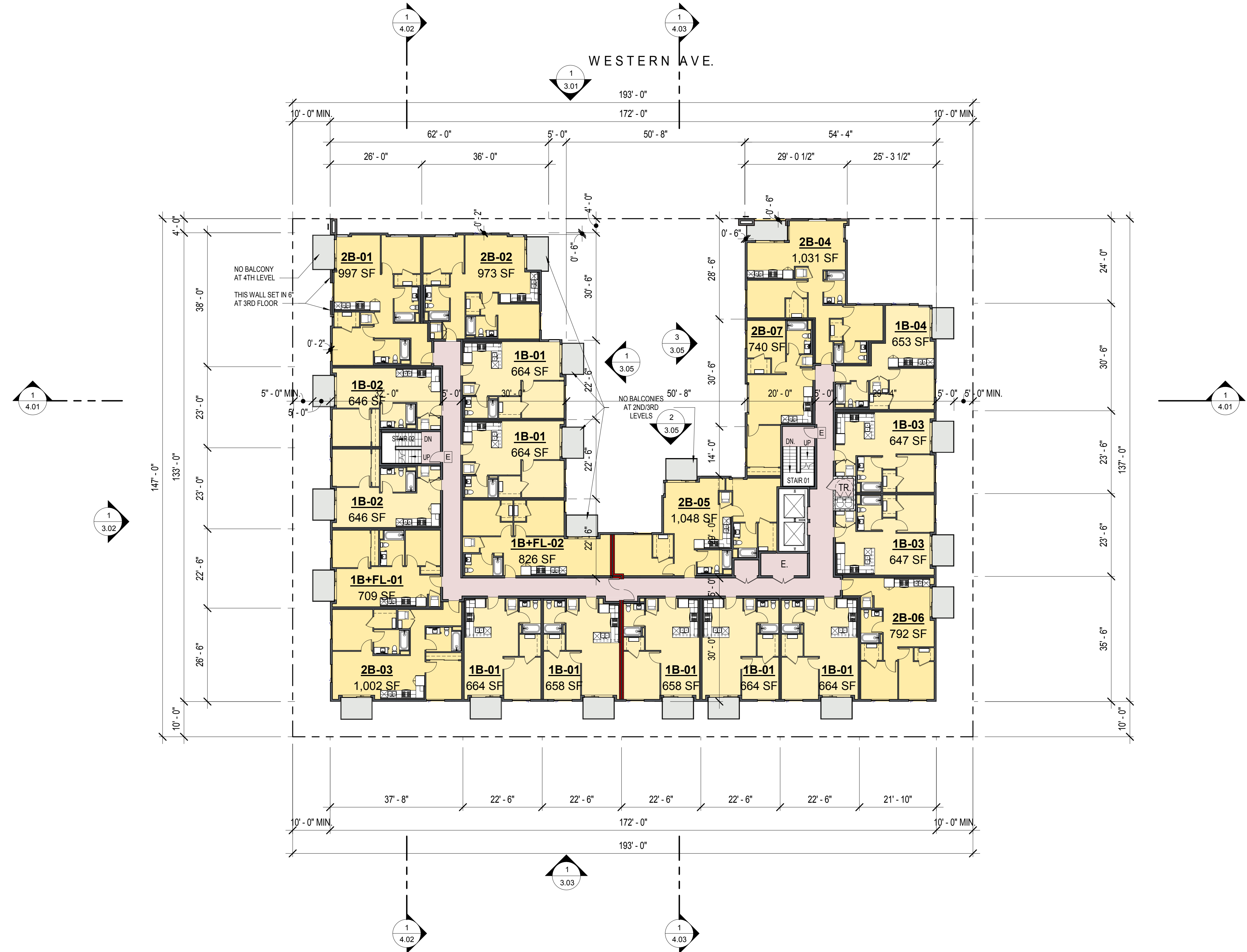
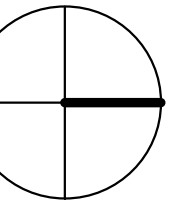




2ND LEVEL  
2.02

730 S. WESTERN  
SCHEMATIC DESIGN

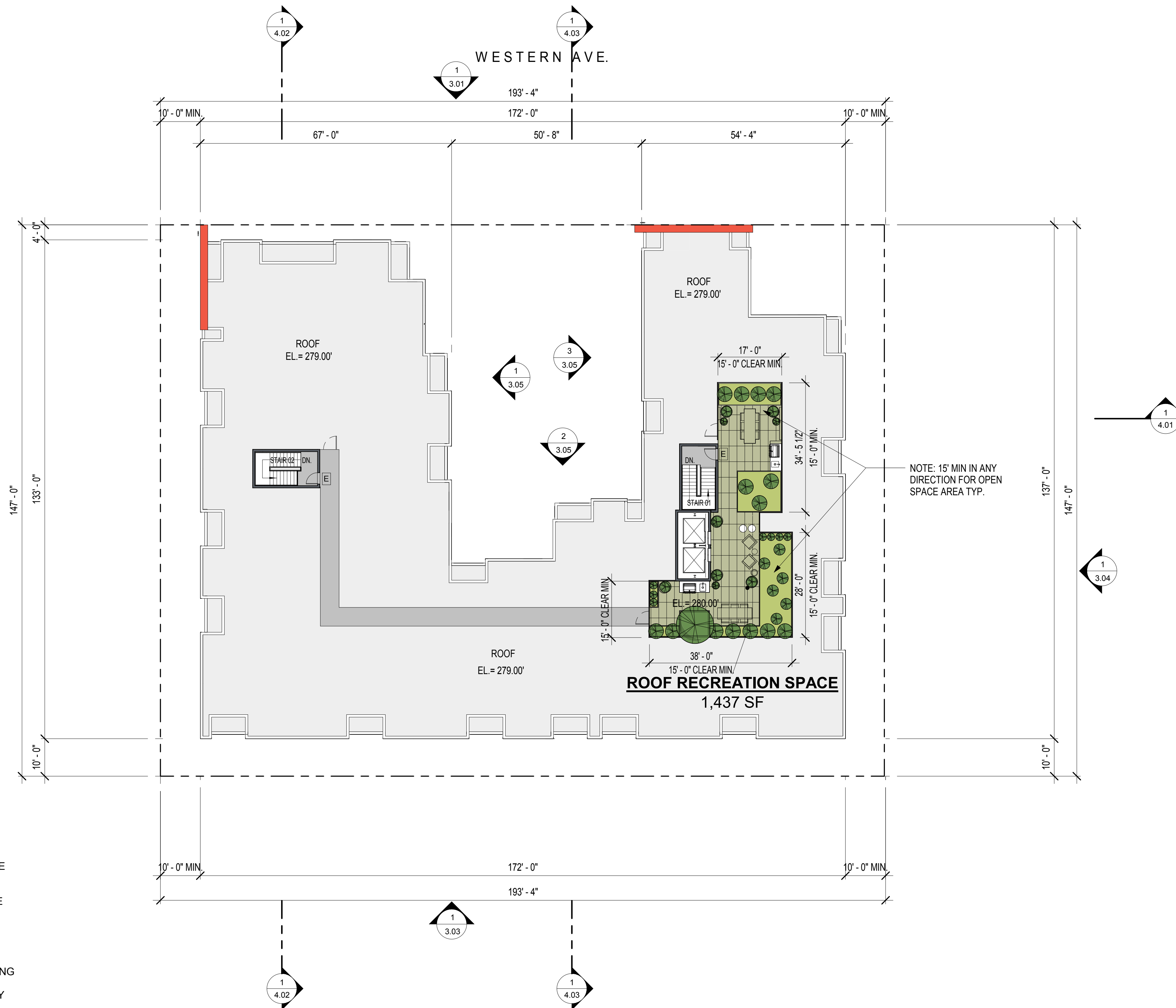




3RD - 7TH LEVEL

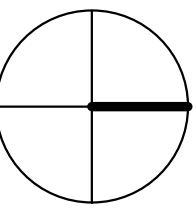
2.03





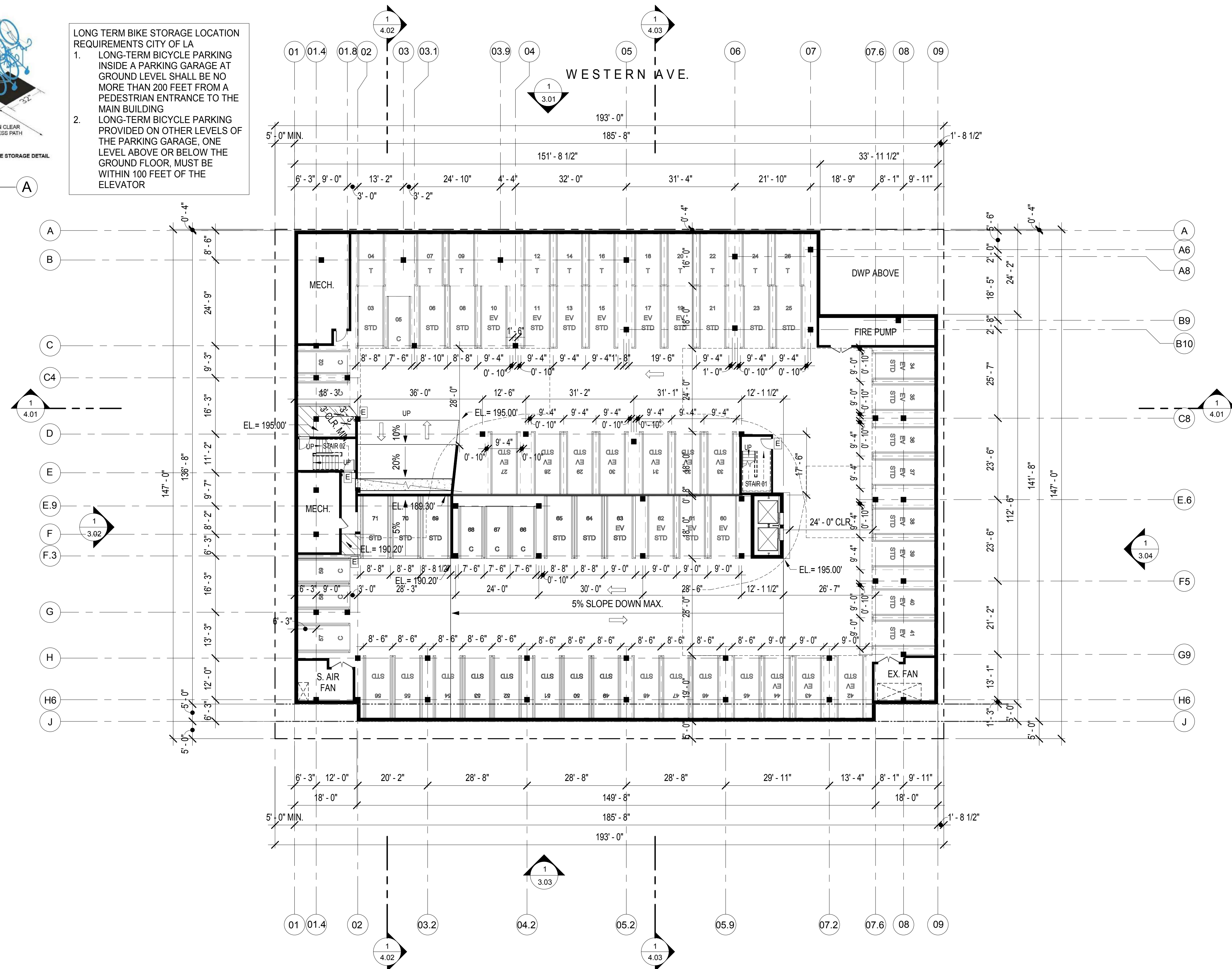
730 S. WESTERN  
SCHEMATIC DESIGN



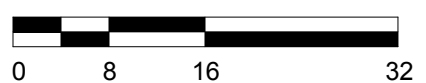


BIKE STORAGE DETAIL  
NOT TO SCALE

- LONG TERM BIKE STORAGE LOCATION REQUIREMENTS CITY OF LA
1. LONG-TERM BICYCLE PARKING INSIDE A PARKING GARAGE AT GROUND LEVEL SHALL BE NO MORE THAN 200 FEET FROM A PEDESTRIAN ENTRANCE TO THE MAIN BUILDING
  2. LONG-TERM BICYCLE PARKING PROVIDED ON OTHER LEVELS OF THE PARKING GARAGE, ONE LEVEL ABOVE OR BELOW THE GROUND FLOOR, MUST BE WITHIN 100 FEET OF THE ELEVATOR

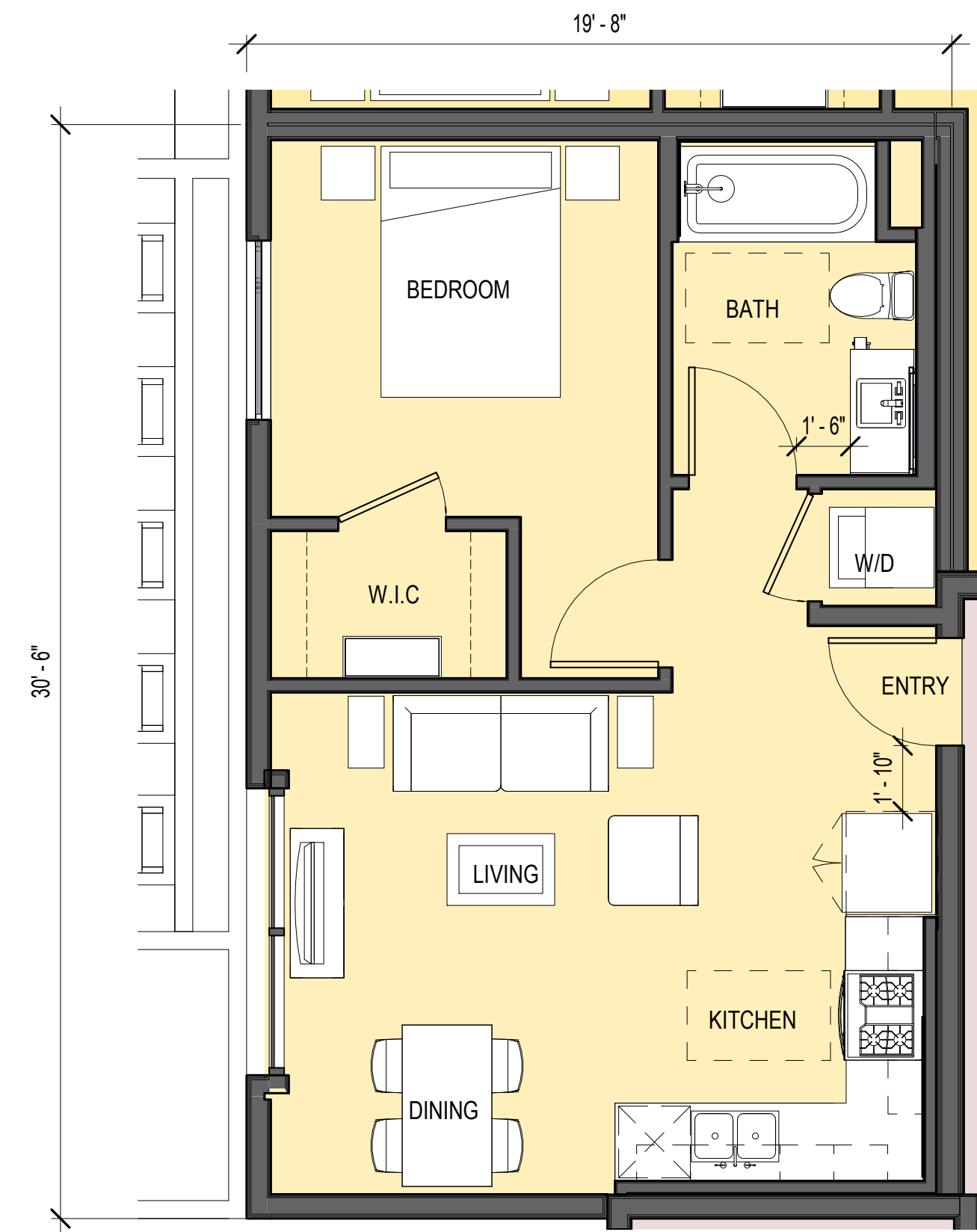


PARKING P1	
COMPACT	9
STANDARD	23
STANDARD/EV	28
TANDEM	11
TOTAL	71



PARKING LEVEL P1  
2.10

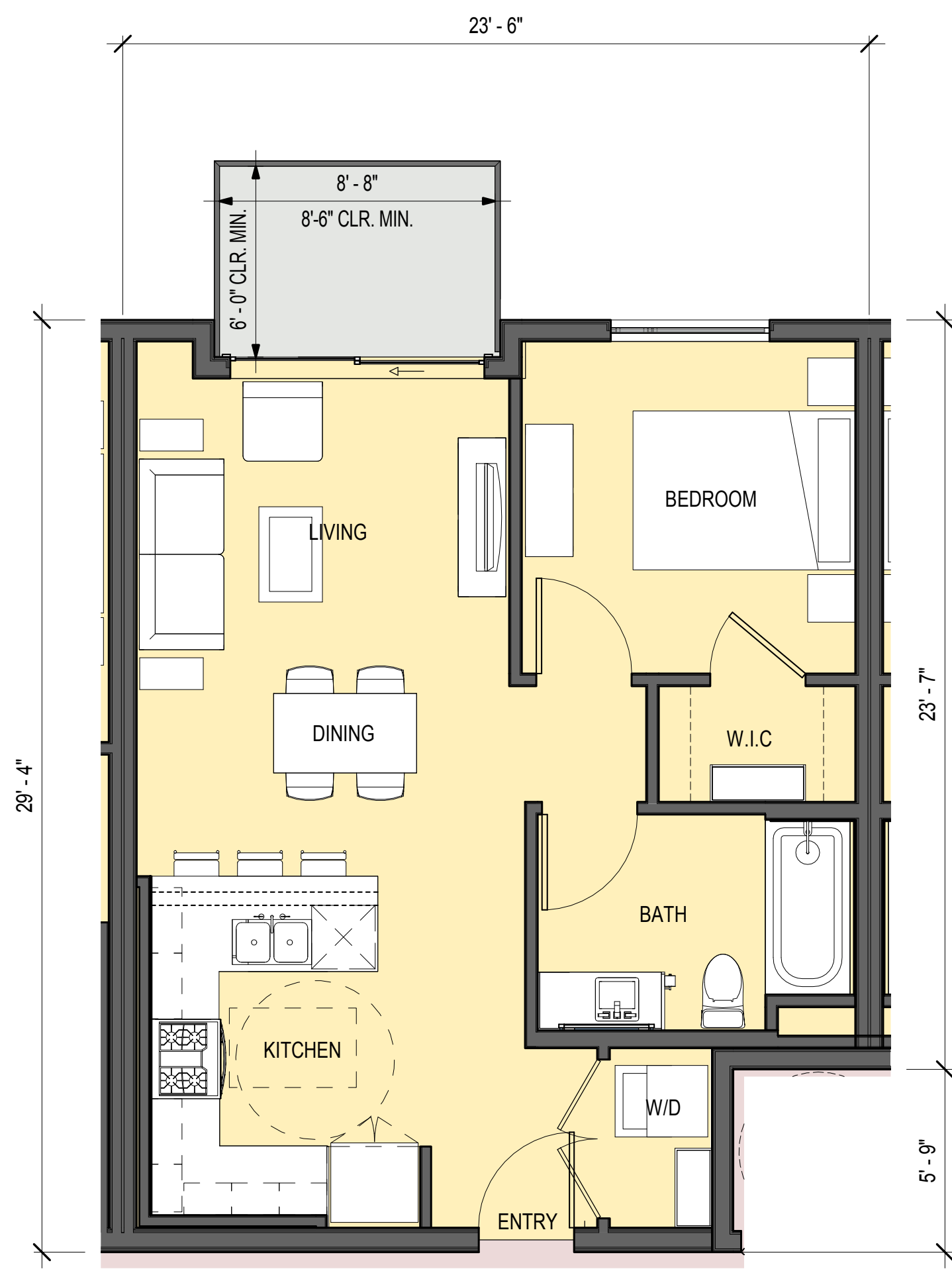




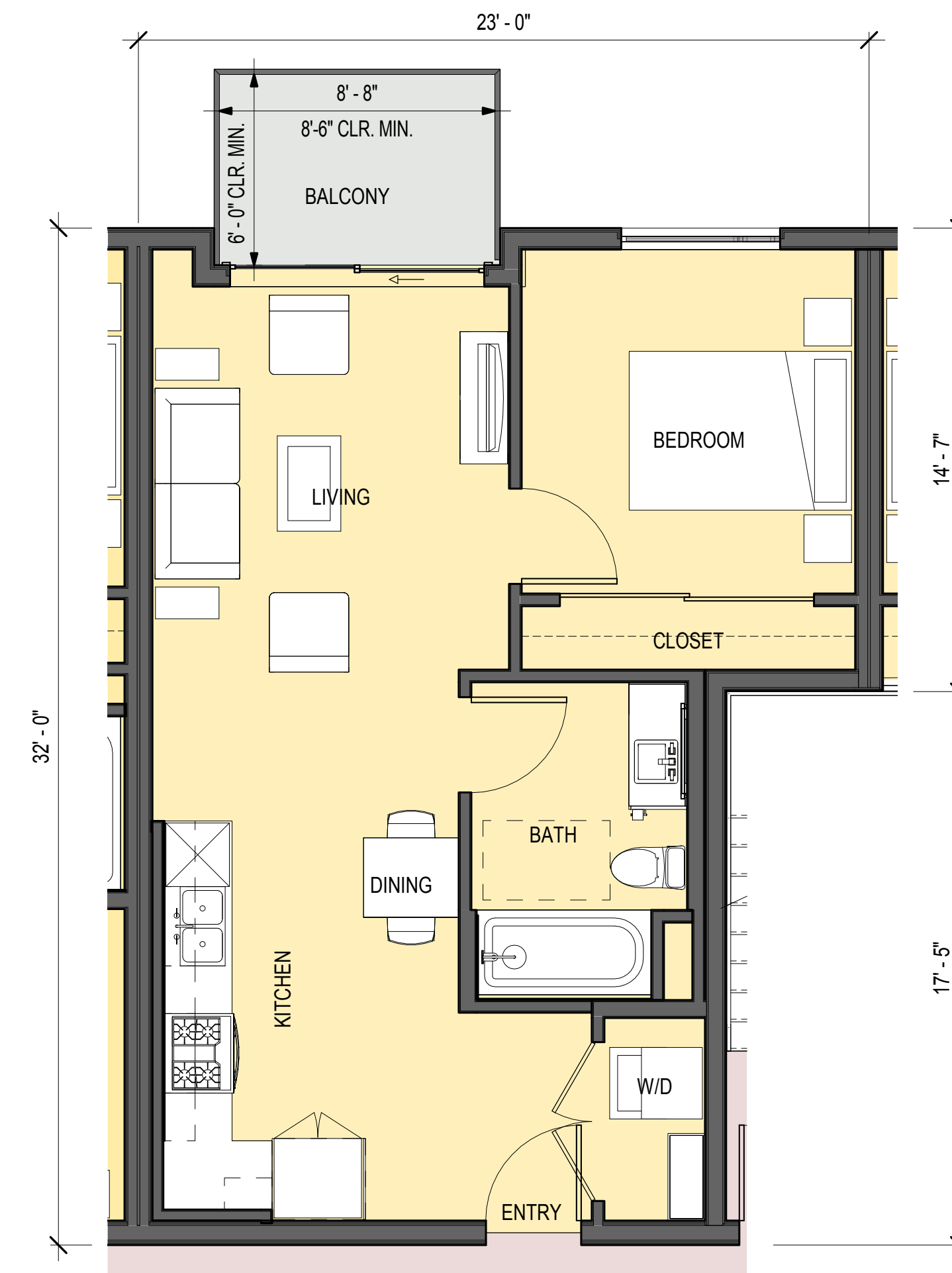
UNIT 1B-05  
1/4" = 1'-0"



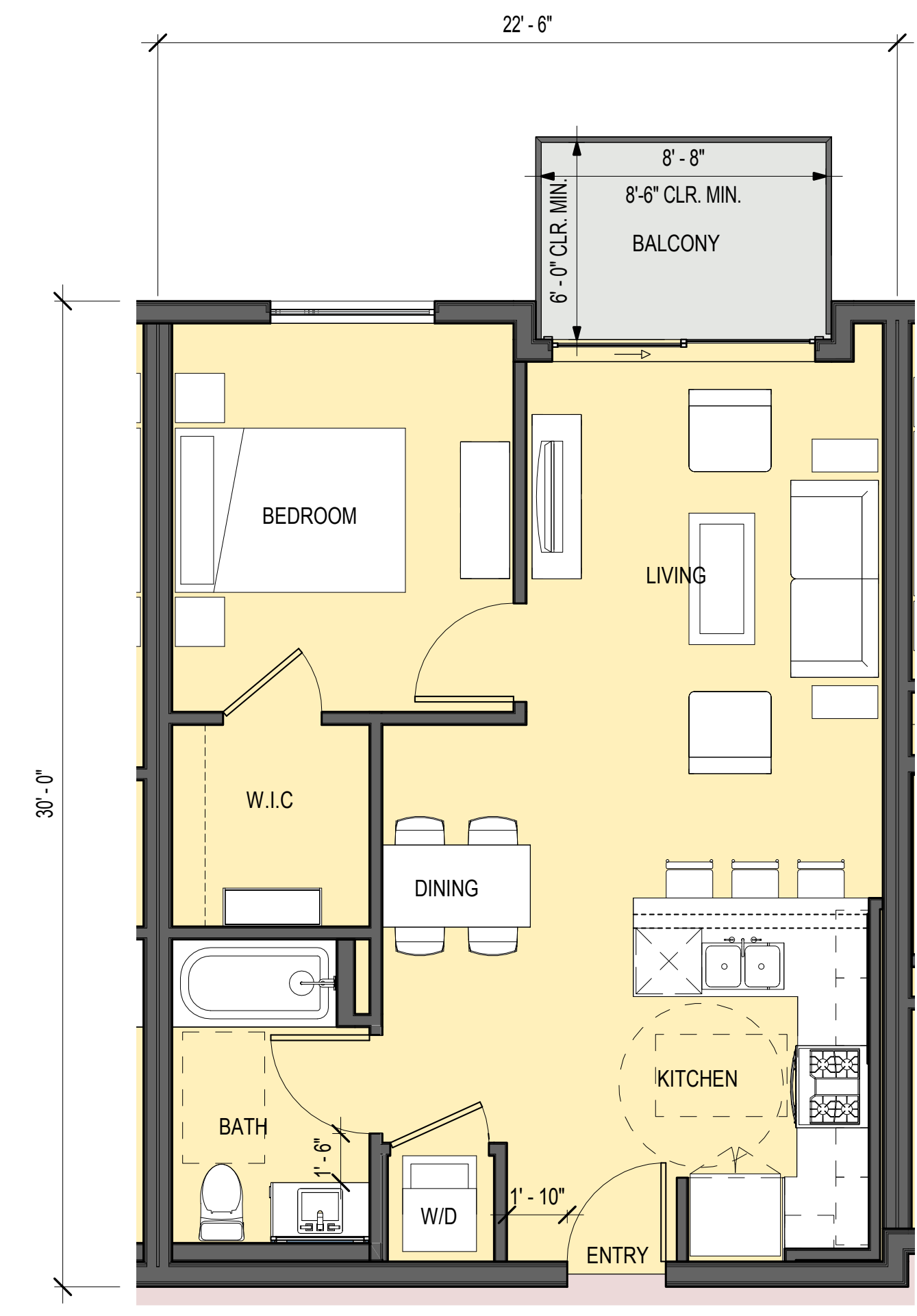
UNIT 1B-04  
1/4" = 1'-0"



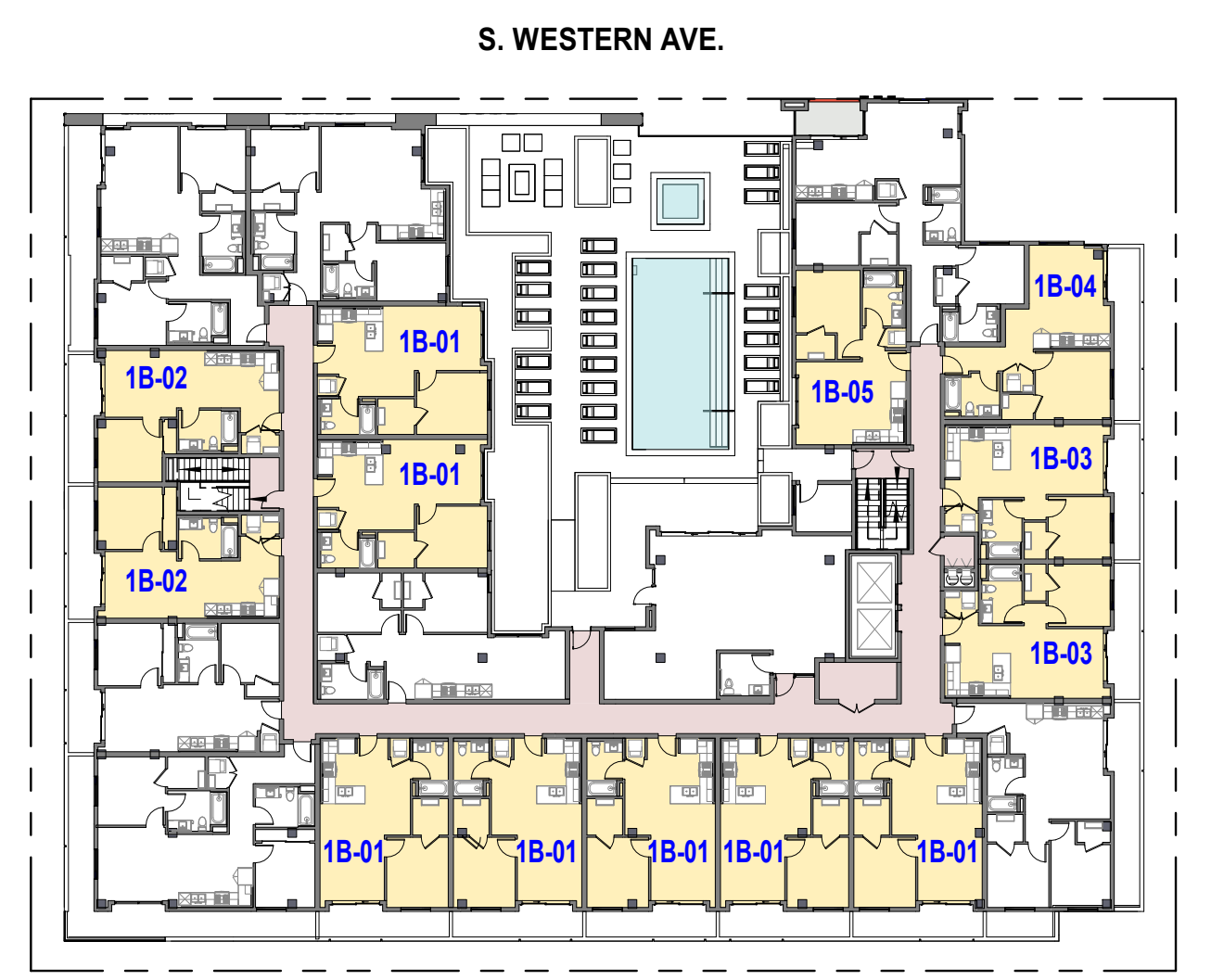
UNIT 1B-03  
1/4" = 1'-0"



UNIT 1B-02  
1/4" = 1'-0"

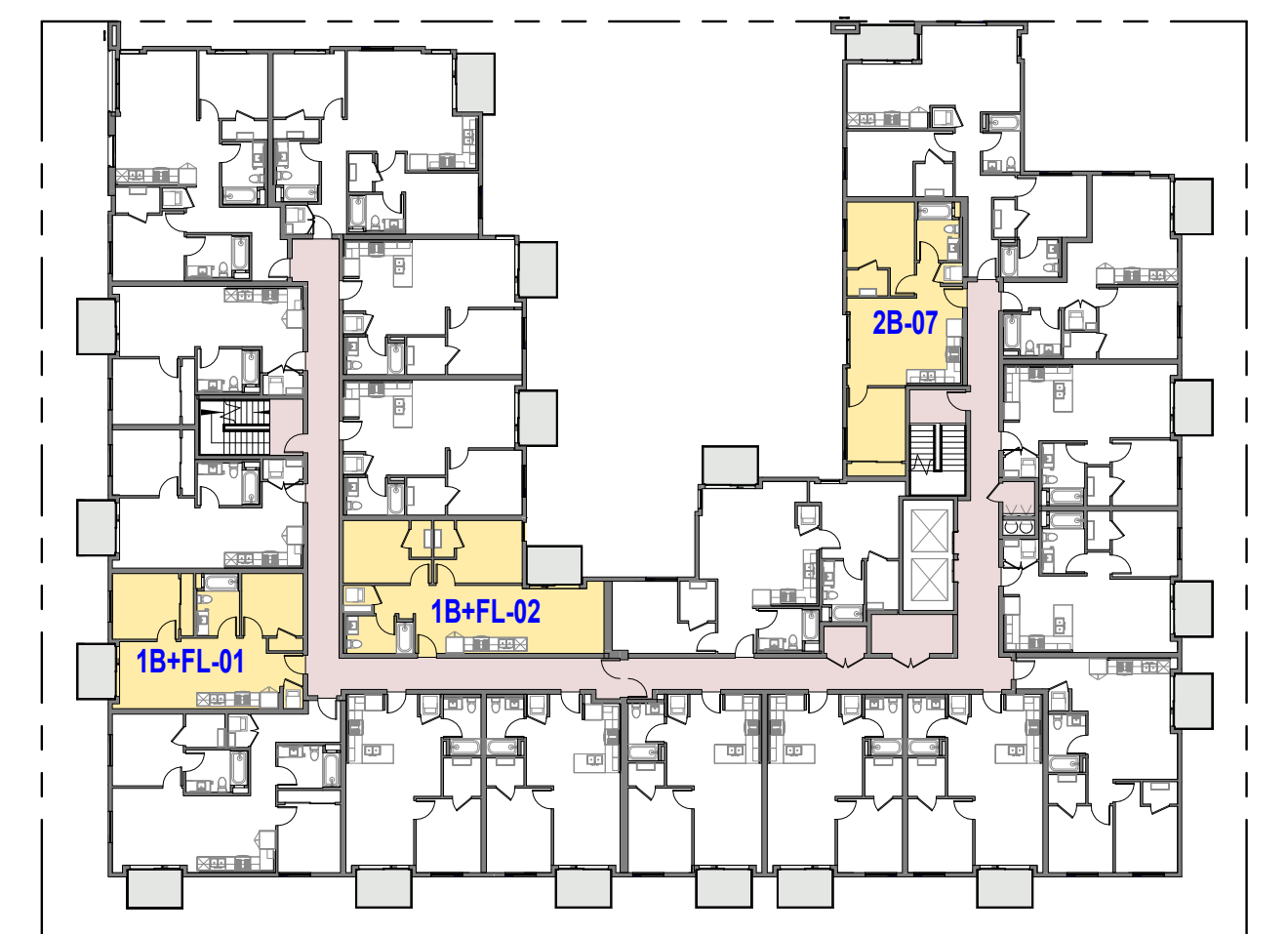
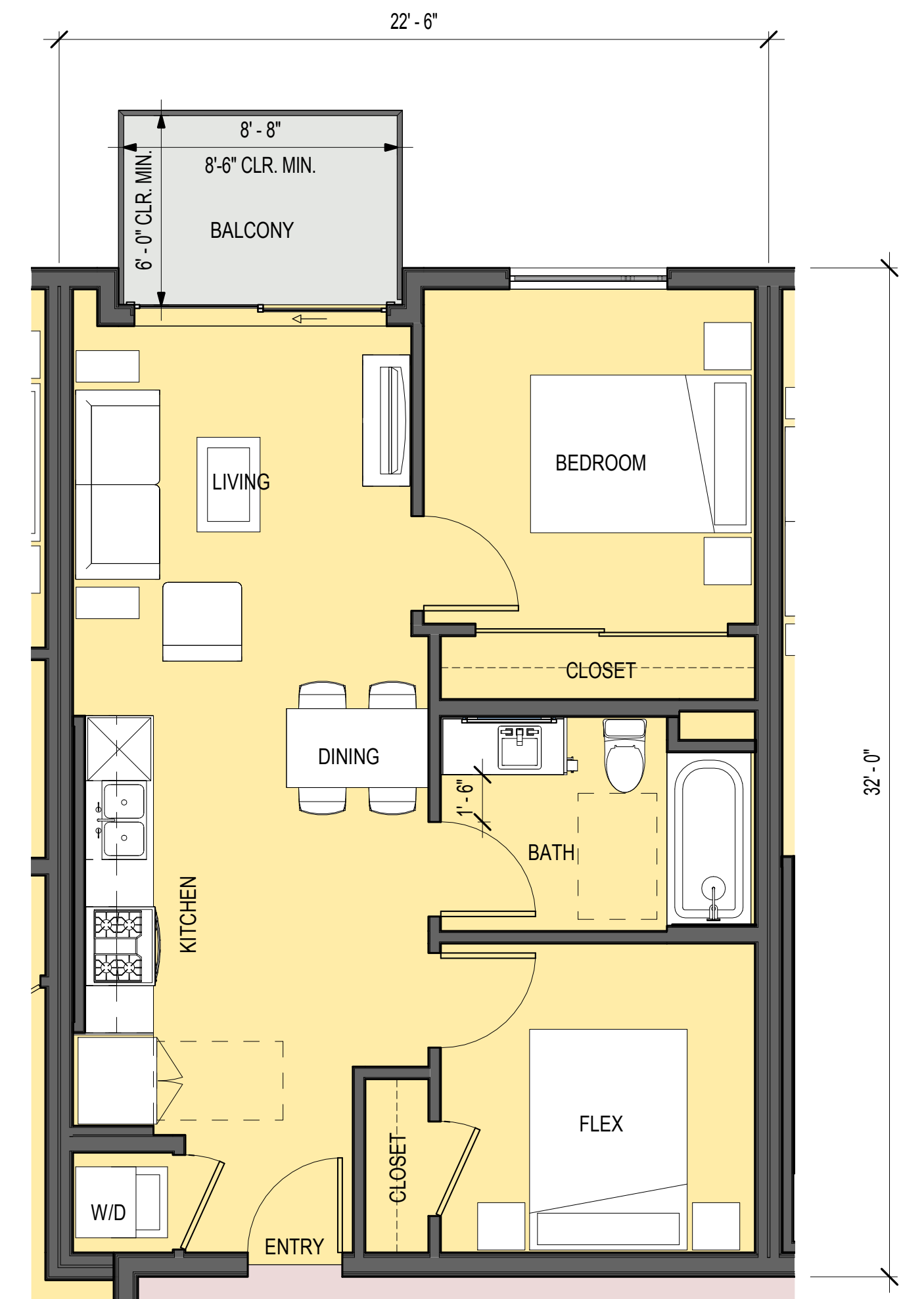
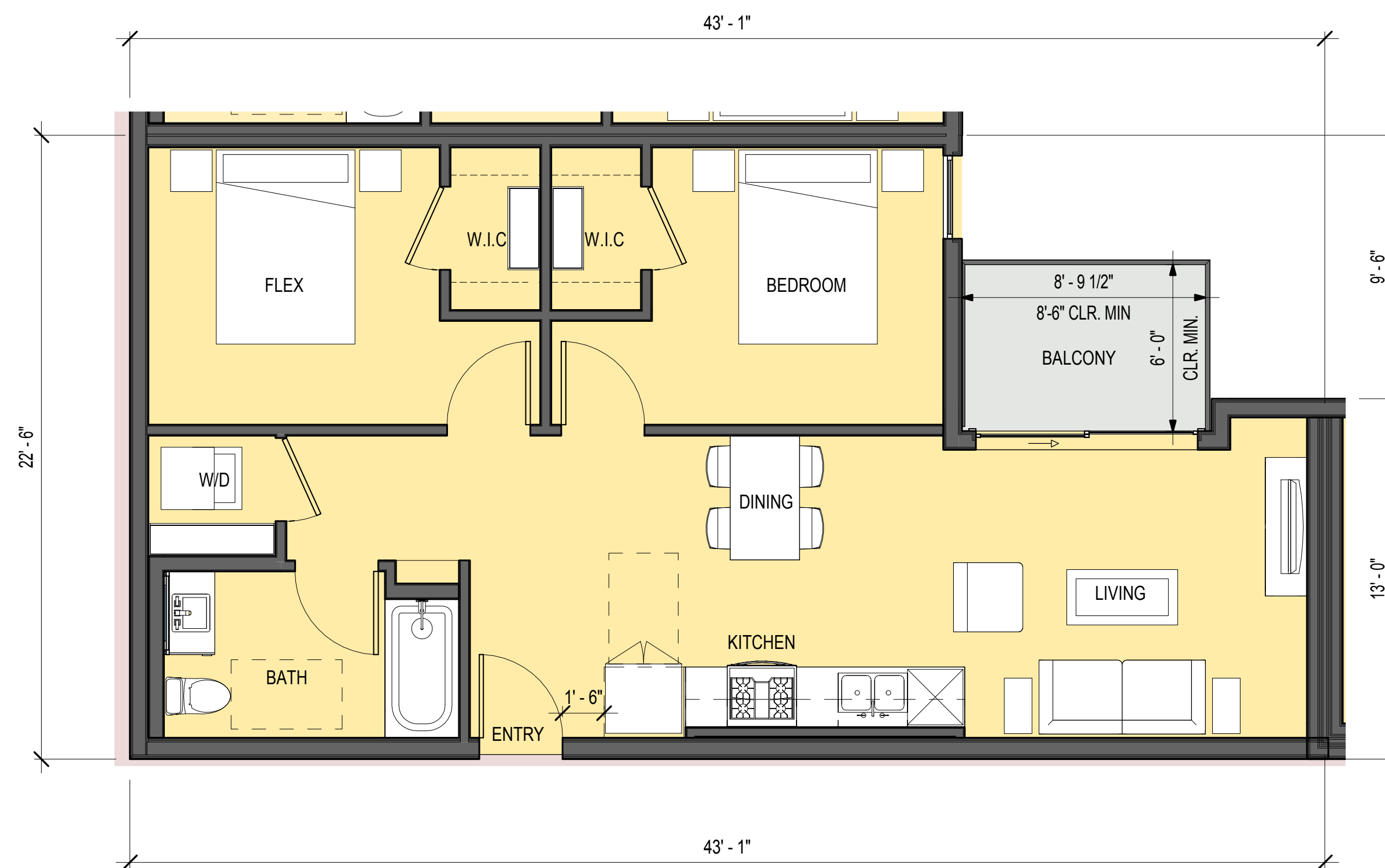
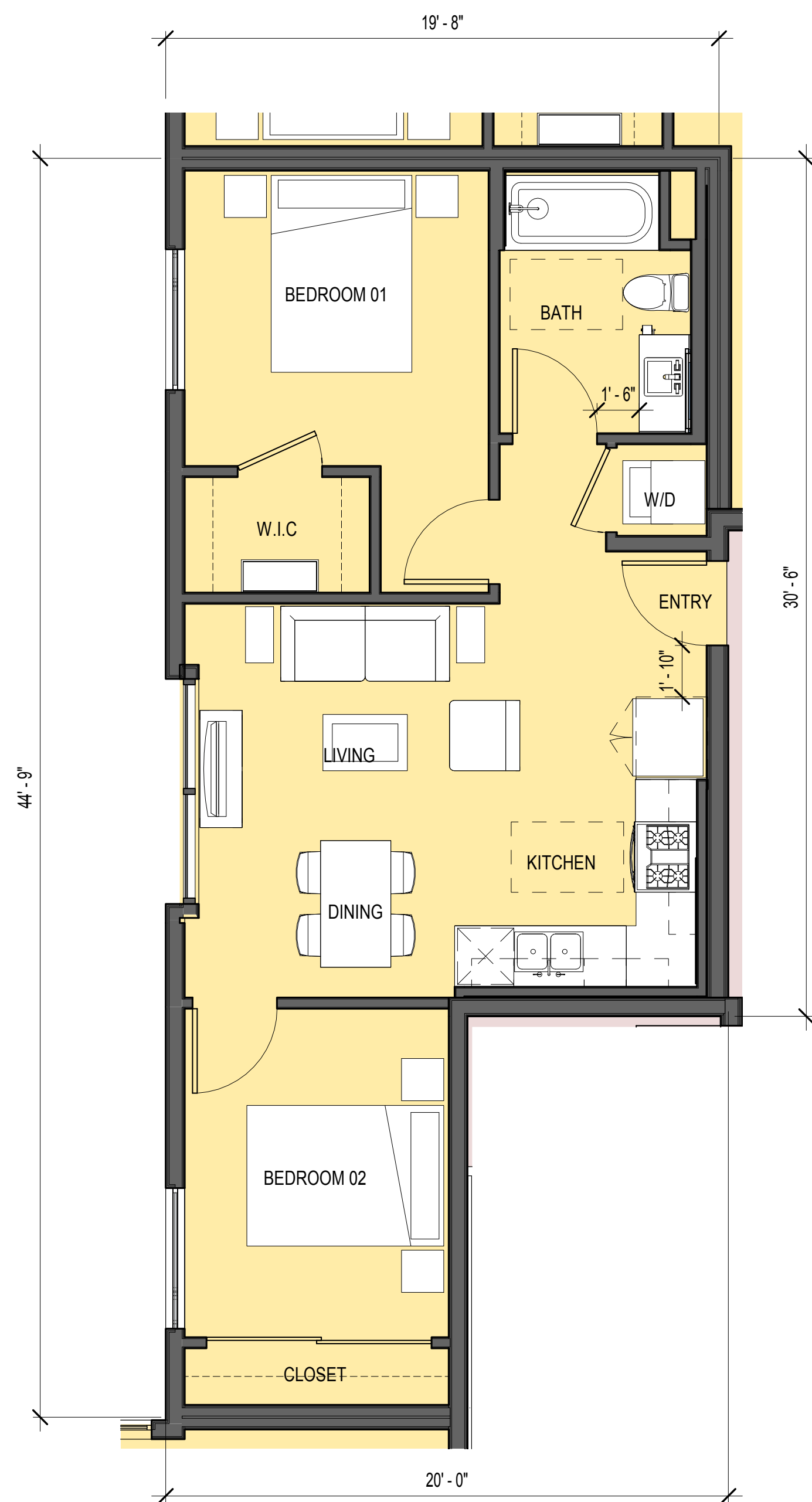


UNIT 1B-01  
1/4" = 1'-0"



UNIT 1B ENLARGED PLANS  
2.20





KEYPLAN



UNIT 1B+FL & 2B ENLARGED PLANS

2.21

730 S. WESTERN  
SCHEMATIC DESIGN





UNIT 2B-03  
1/4" = 1'-0"

3



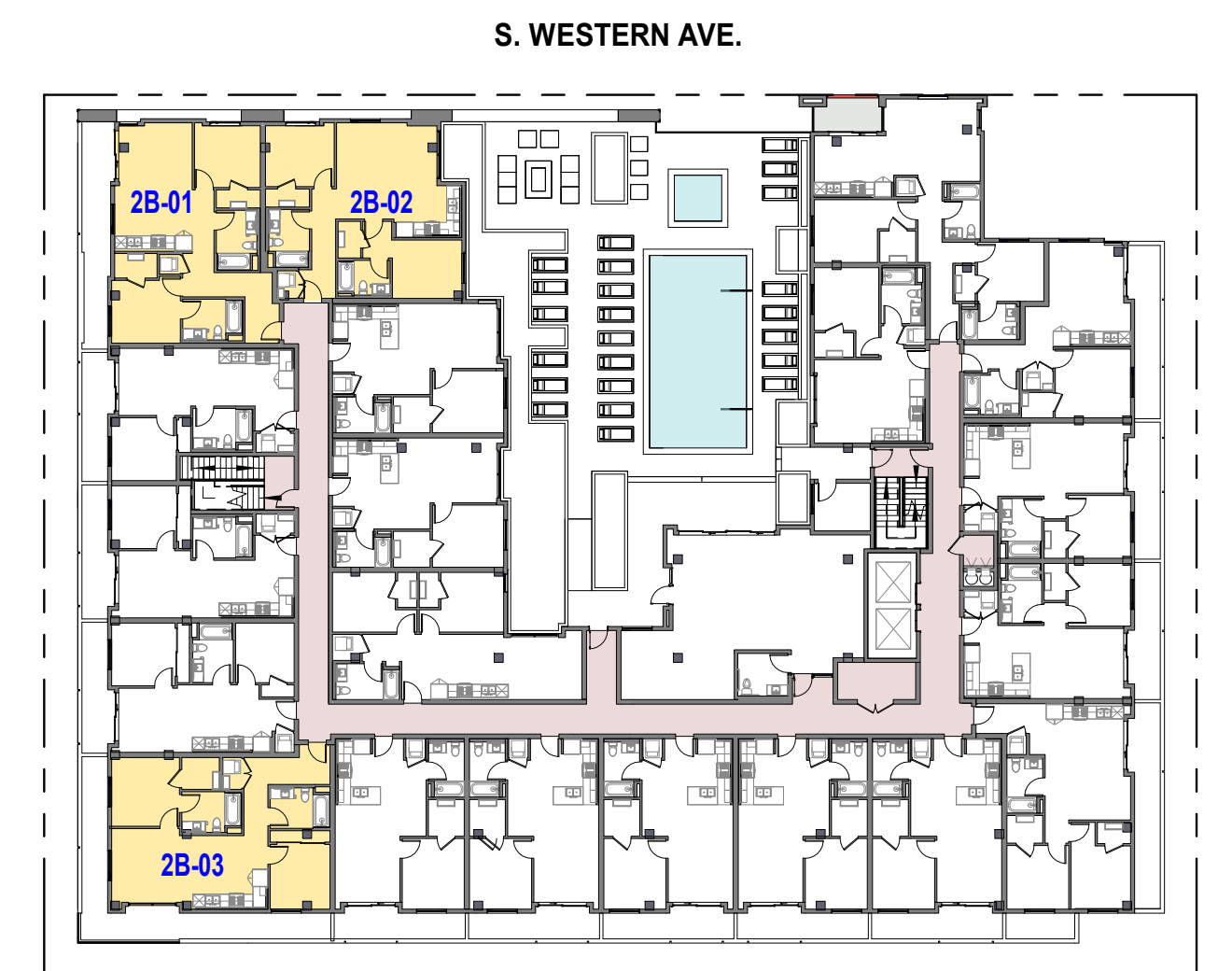
UNIT 2B-02  
1/4" = 1'-0"

2



UNIT 2B-01  
1/4" = 1'-0"

1



KEYPLAN



UNIT 2B ENLARGED PLANS

2.30

730 S. WESTERN  
SCHEMATIC DESIGN





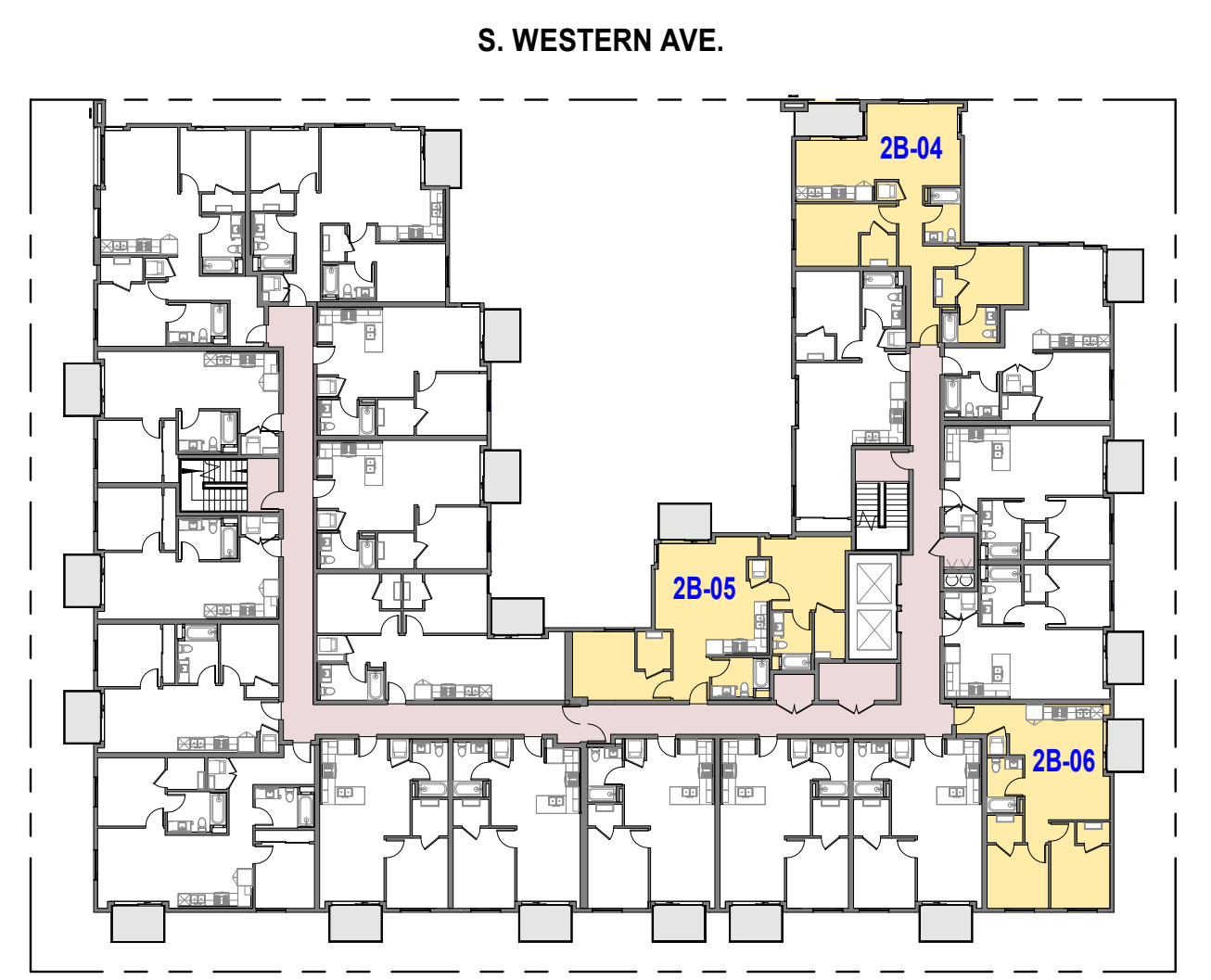
UNIT 2B-06  
1/4" = 1'-0"



UNIT 2B-05  
1/4" = 1'-0"



UNIT 2B-04  
1/4" = 1'-0"



UNIT 2B ENLARGED PLANS  
2.31





6  
GLASS RAILING  
SYSTEM (ALUMINUM  
DARK GRAY CABLE  
RAILING ALTERNATIVE  
AT SIDES AND REAR)



5  
6" X 36" PLANK  
PORCELAIN TILE -  
MIDNIGHT  
(MATTE)



4  
CORRUGATED METAL  
PANEL - ATAS  
CORRA-LOC-COLOR  
SILVER SMITH



3  
CEMENT PLASTER -  
DARK GREY - SAND  
FLOAT FINISH



2  
CEMENT PLASTER -  
WARM WHITE - SAND  
FLOAT FINISH



1  
METAL PANEL - CUSTOM COLOR "FIRE RED"  
9  
METAL PANEL TRIM ALL AROUND OPENING -  
CUSTOM COLOR "FIRE RED"  
11  
ADDRESS/PROJECT SIGNAGE - WHITE  
ALUMINUM MOUNTED OUT FROM FACE



8  
ALUMINUM STORE  
FRONT - DARK GRAY

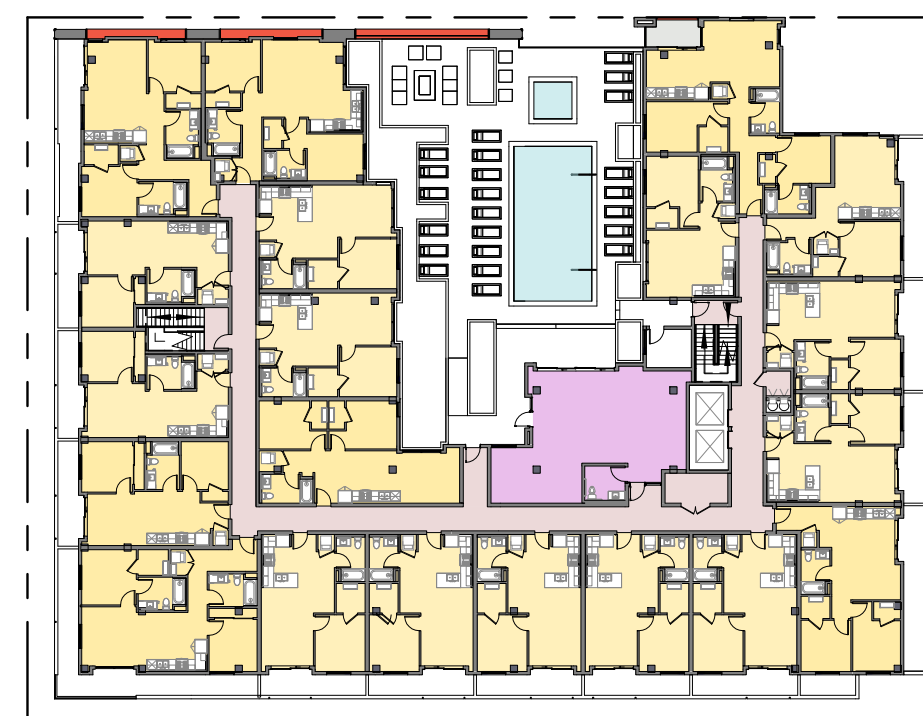


7  
VINYL WINDOWS AND SLIDING  
DOORS - DARK GRAY

#### MATERIAL KEY

1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH
4	CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH
5	6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)
6	GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)
7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE

S. WESTERN AVE.



KEYPLAN



WEST/FRONT/WESTERN AVE. ELEVATION

3.01

730 S. WESTERN  
SCHEMATIC DESIGN

NOTE:  
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6  
GLASS RAILING  
SYSTEM (ALUMINUM  
DARK GRAY CABLE  
RAILING ALTERNATIVE  
AT SIDES AND REAR)



5  
6" X 36" PLANK  
PORCELAIN TILE -  
MIDNIGHT  
(MATTE)



4  
CORRUGATED METAL  
PANEL - ATAS  
CORRA-LOC-COLOR  
SILVER SMITH



3  
CEMENT PLASTER -  
DARK GREY - SAND  
FLOAT FINISH



2  
CEMENT PLASTER -  
WARM WHITE - SAND  
FLOAT FINISH



1  
METAL PANEL - CUSTOM COLOR "FIRE RED"

9  
METAL PANEL TRIM ALL AROUND OPENING -  
CUSTOM COLOR "FIRE RED"

11  
ADDRESS/PROJECT SIGNAGE - WHITE  
ALUMINUM MOUNTED OUT FROM FACE



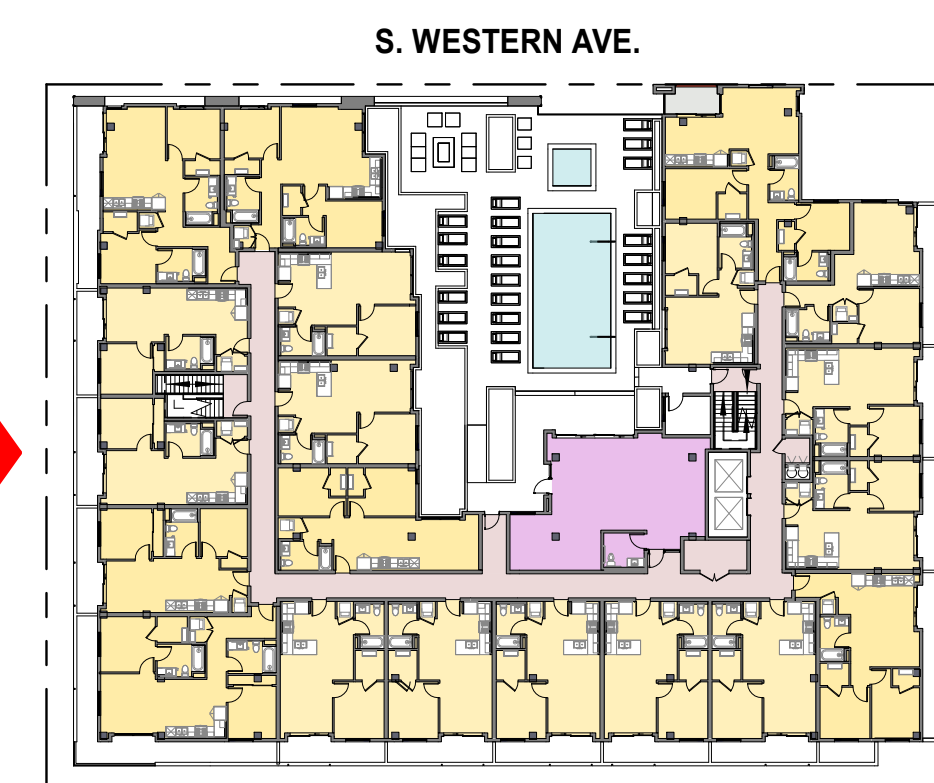
8  
ALUMINUM STORE  
FRONT - DARK GRAY



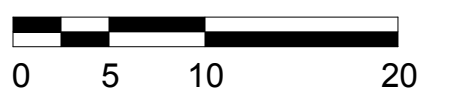
7  
VINYL WINDOWS AND SLIDING  
DOORS - DARK GRAY

#### MATERIAL KEY

1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH
4	CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH
5	6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)
6	GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)
7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



KEYPLAN



SOUTH/SIDE ELEVATION


3.02

730 S. WESTERN  
SCHEMATIC DESIGN


NOTE:  
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6 GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)




5 6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)




4 CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH



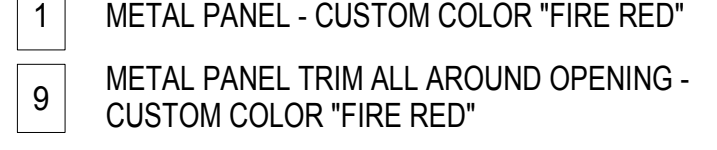
3 CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH



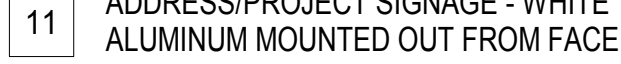
2 CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH




1 METAL PANEL - CUSTOM COLOR "FIRE RED"




9 METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"



11 ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE

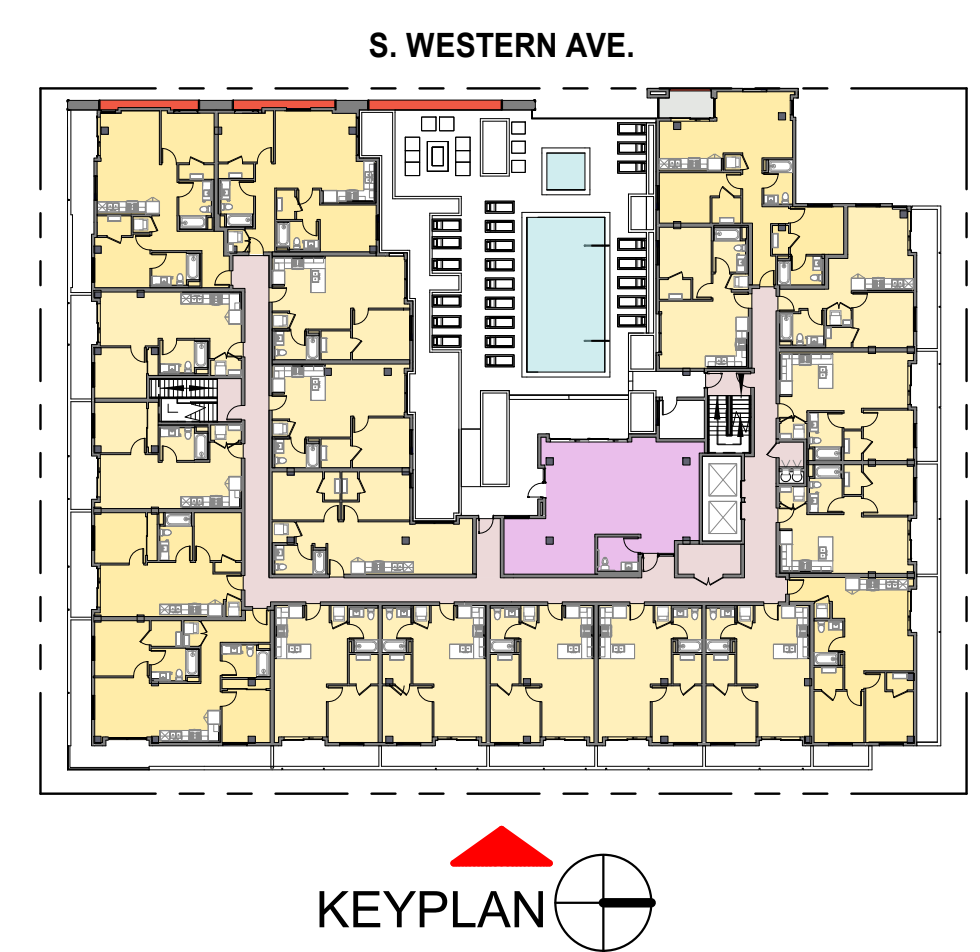


8 ALUMINUM STORE FRONT - DARK GRAY



7 VINYL WINDOWS AND SLIDING DOORS - DARK GRAY

MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH
4	CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH
5	6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)
6	GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)
7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



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6  
GLASS RAILING  
SYSTEM (ALUMINUM  
DARK GRAY CABLE  
RAILING ALTERNATIVE  
AT SIDES AND REAR)



5  
6" X 36" PLANK  
PORCELAIN TILE -  
MIDNIGHT (MATTE)



4  
CORRUGATED METAL  
PANEL - ATAS  
CORRA-LOC-COLOR  
SILVER SMITH



3  
CEMENT PLASTER -  
DARK GREY - SAND  
FLOAT FINISH



2  
CEMENT PLASTER -  
WARM WHITE - SAND  
FLOAT FINISH



1  
METAL PANEL - CUSTOM COLOR "FIRE RED"

9  
METAL PANEL TRIM ALL AROUND OPENING -  
CUSTOM COLOR "FIRE RED"

11  
ADDRESS/PROJECT SIGNAGE - WHITE  
ALUMINUM MOUNTED OUT FROM FACE

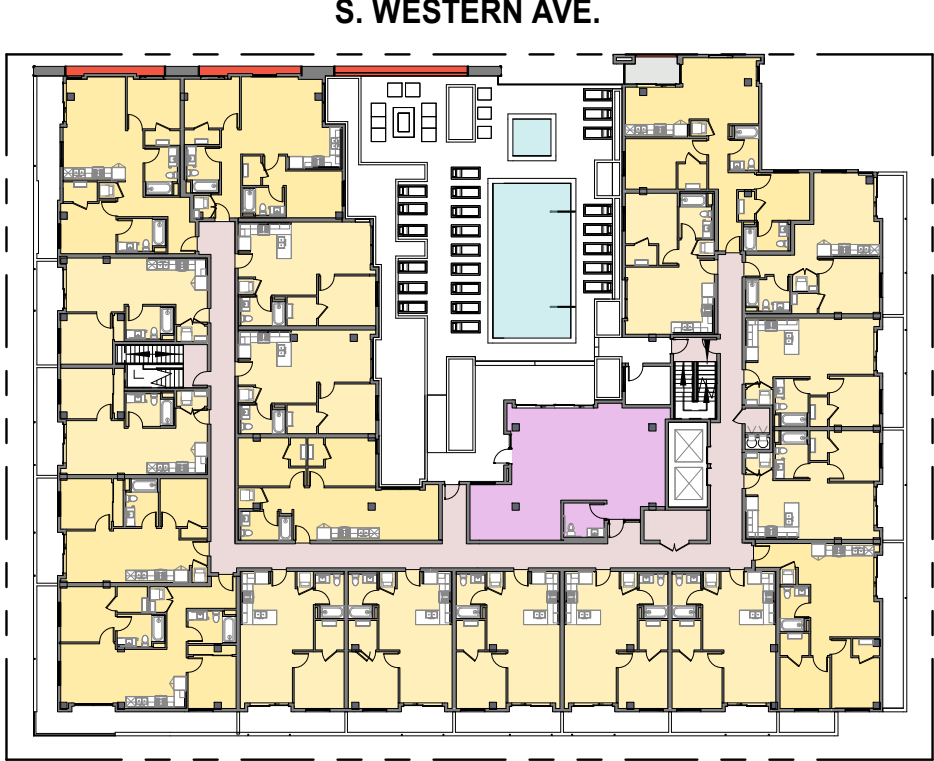


8  
ALUMINUM STORE  
FRONT - DARK GRAY



7  
VINYL WINDOWS AND SLIDING  
DOORS - DARK GRAY

MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "FIRE RED"
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8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



NOTE:  
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POOL COURT - SOUTH ELEVATION

SCALE: 1" = 10'-0"



POOL COURT - WEST ELEVATION

SCALE: 1" = 10'-0"



POOL COURT - NORTH ELEVATION

SCALE: 1" = 10'-0"



6 GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)



5 6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)



4 CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH



3 CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH



2 CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH



1 METAL PANEL - CUSTOM COLOR "FIRE RED"

9 METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"



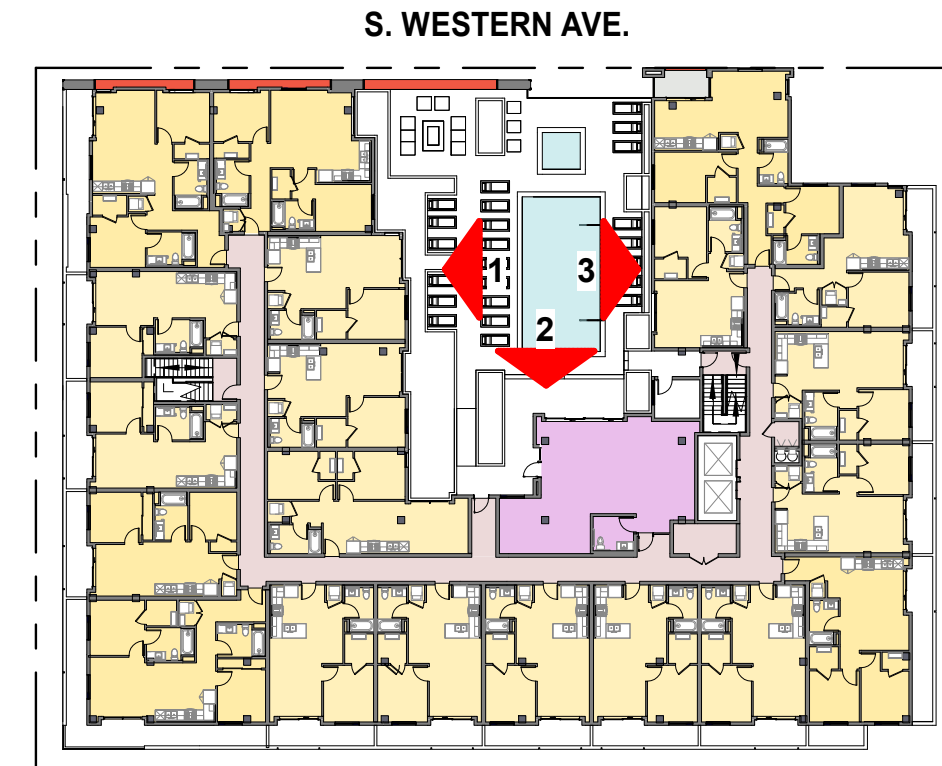
11 ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE

8 ALUMINUM STORE FRONT - DARK GRAY

7 VINYL WINDOWS AND SLIDING DOORS - DARK GRAY

#### MATERIAL KEY

1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
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7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



KEYPLAN



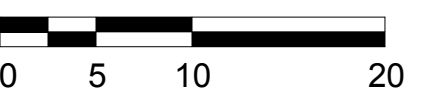
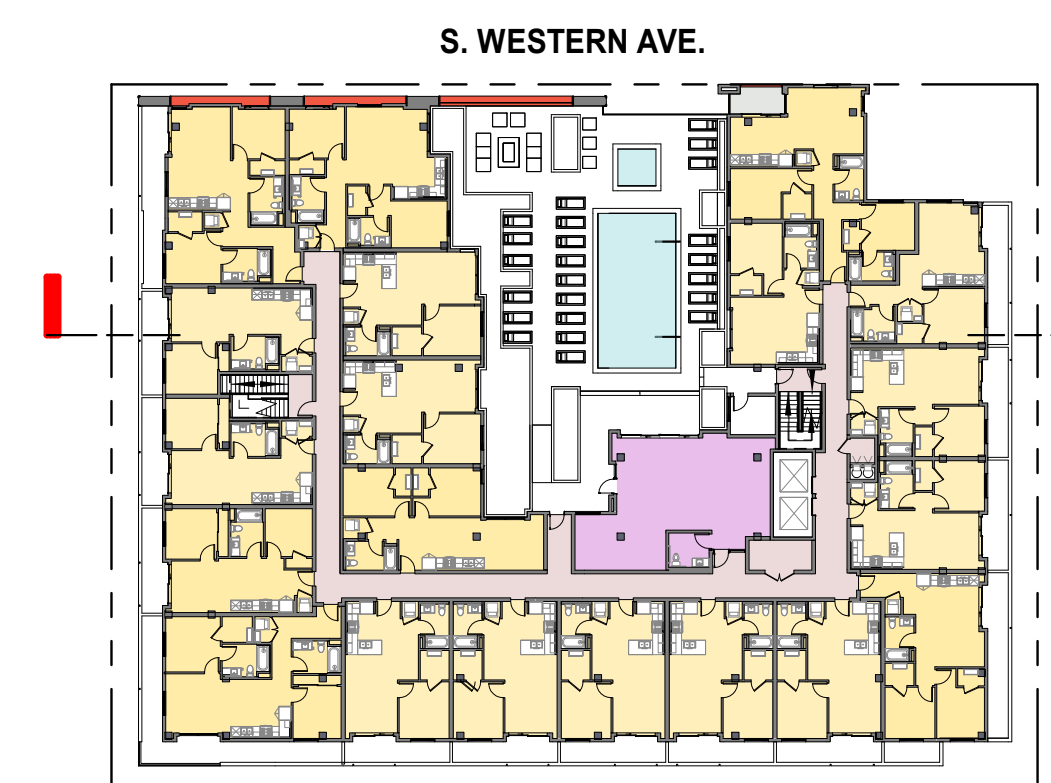
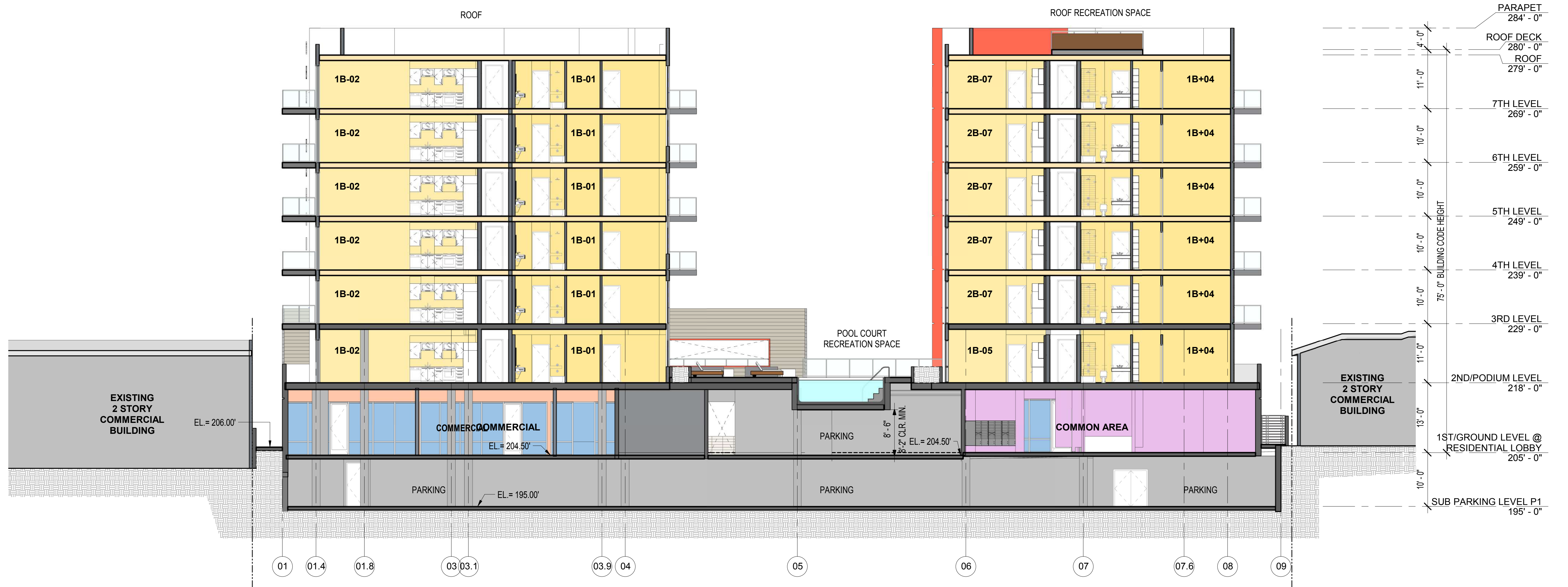
POOL COURT SECTIONS / ELEVATIONS

3.05

730 S. WESTERN  
SCHEMATIC DESIGN

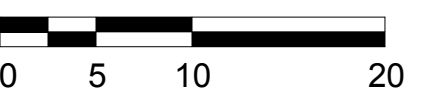
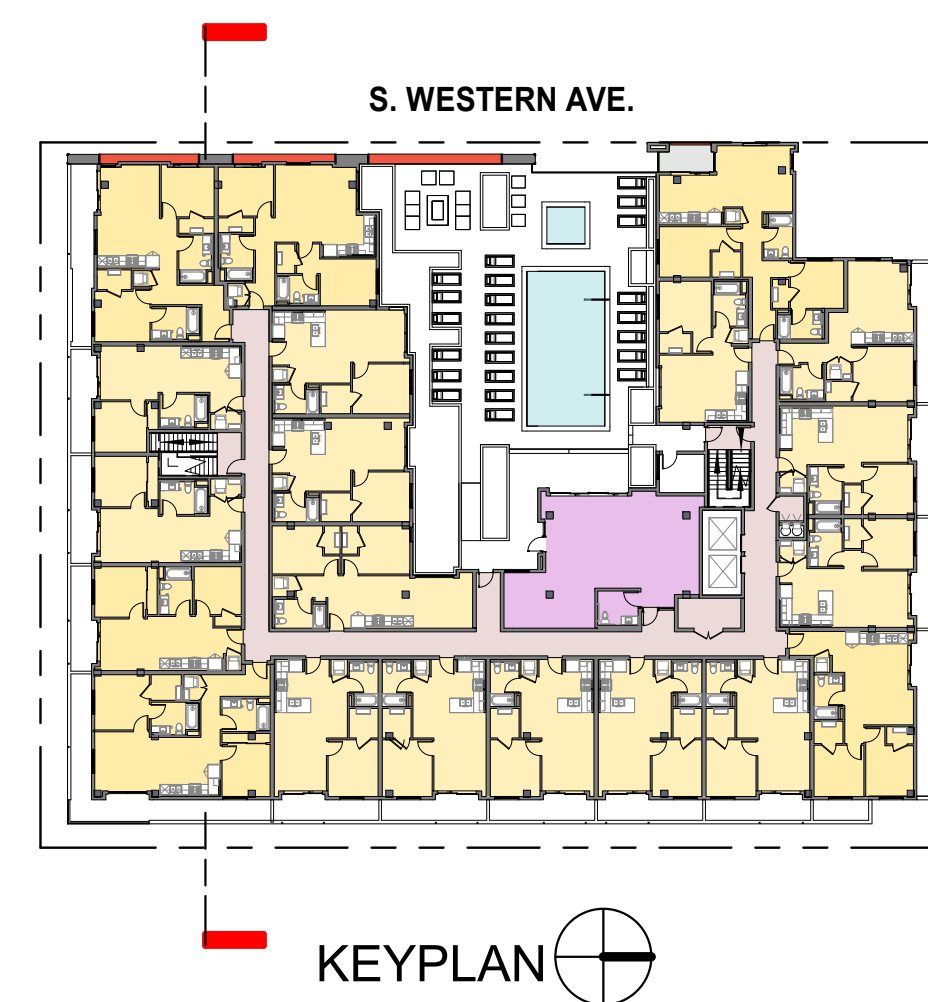
NOTE:  
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION





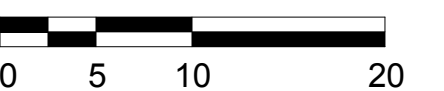
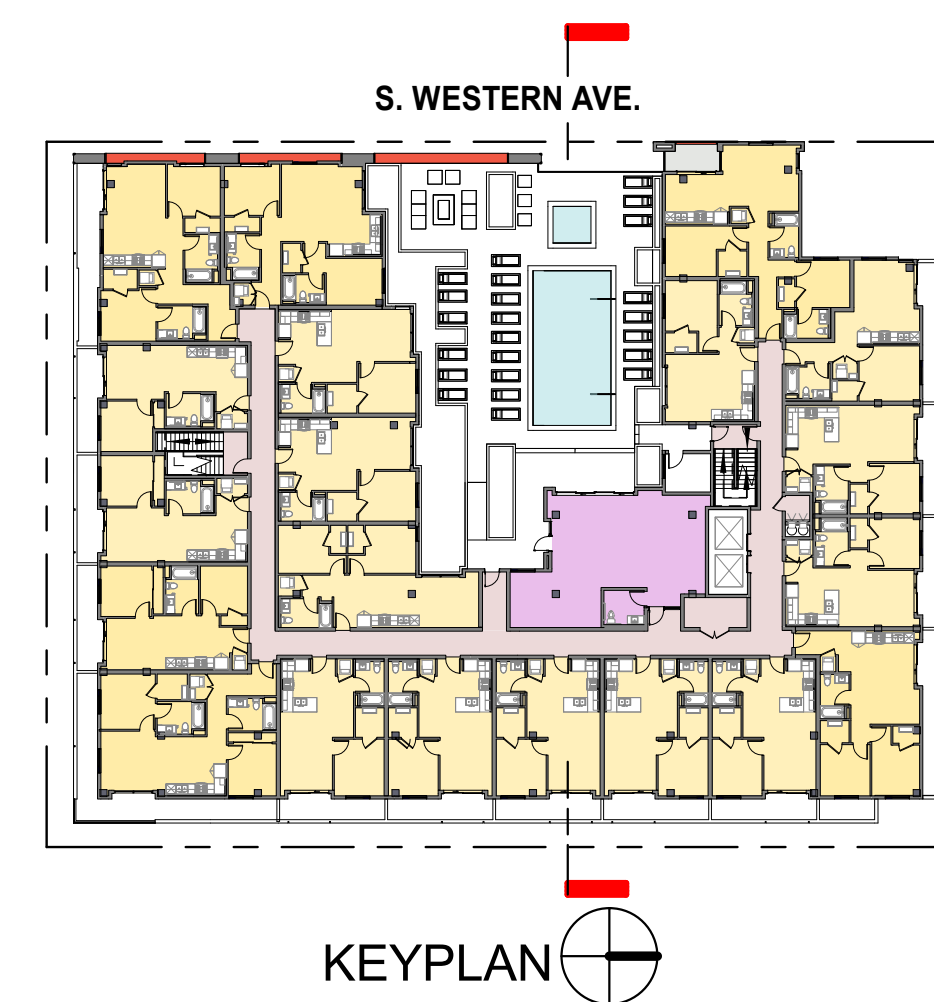
# BUILDING SECTION 4.01





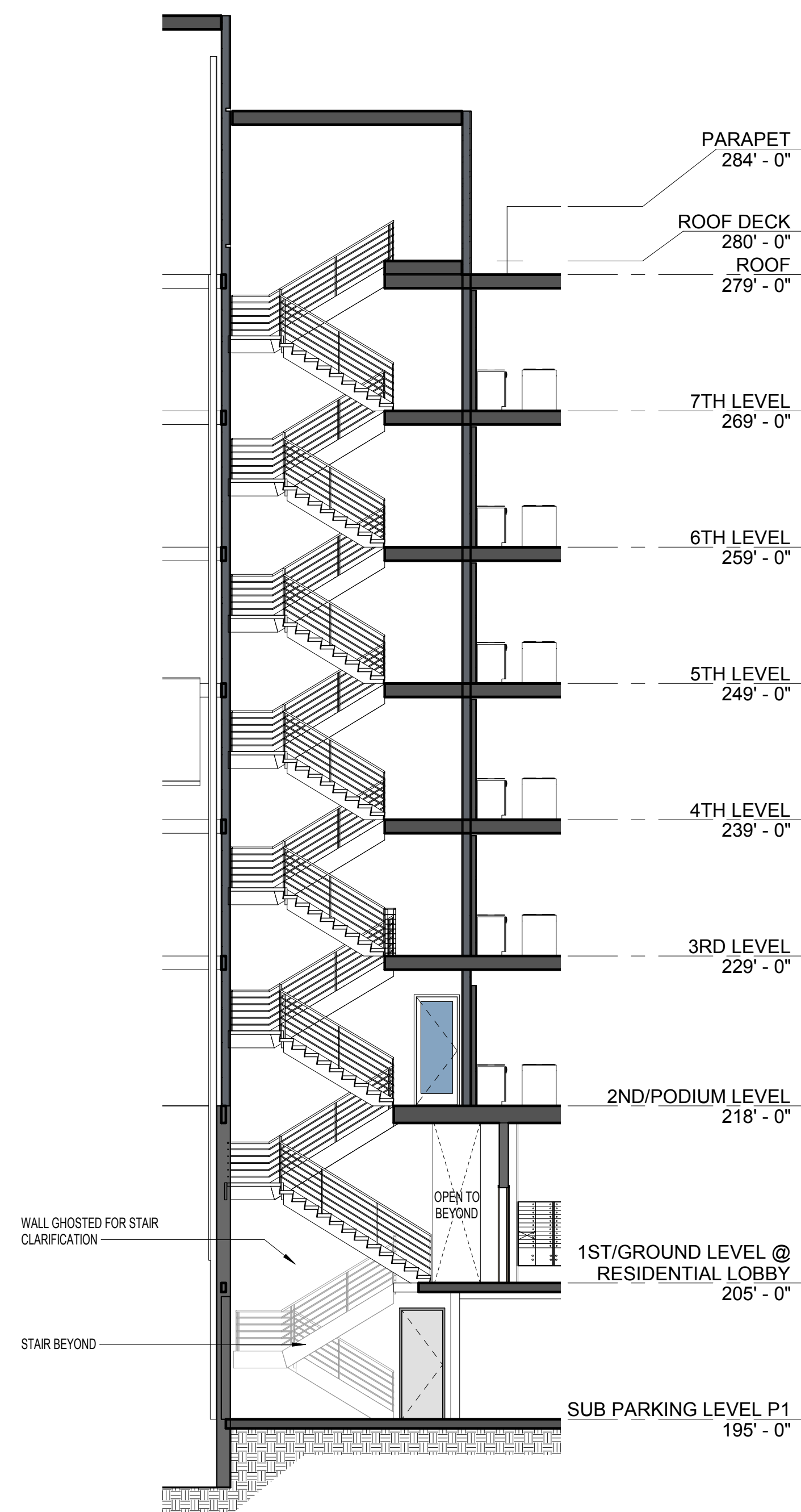
BUILDING SECTION  
4.02



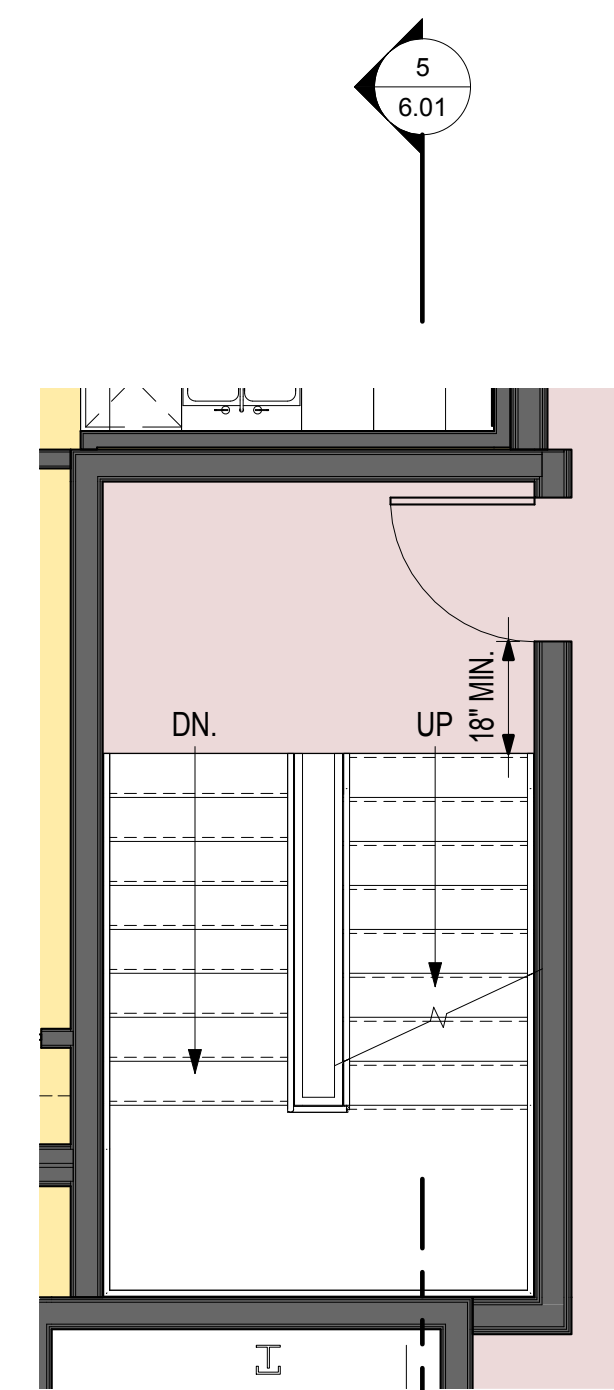


BUILDING SECTION  
**4.03**

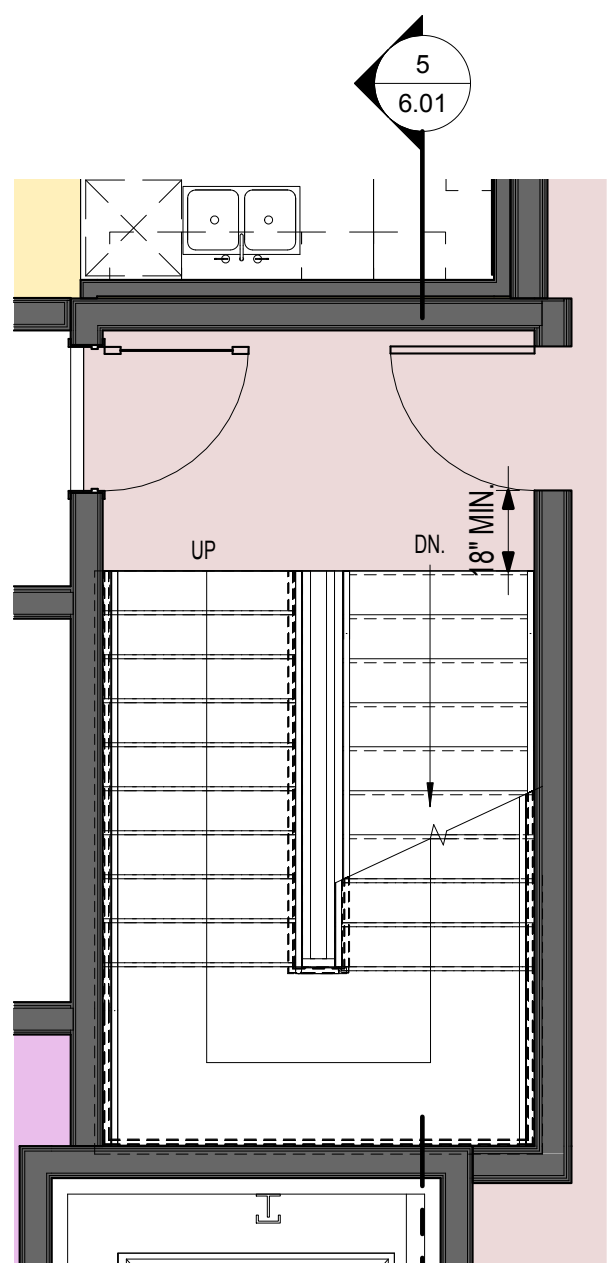




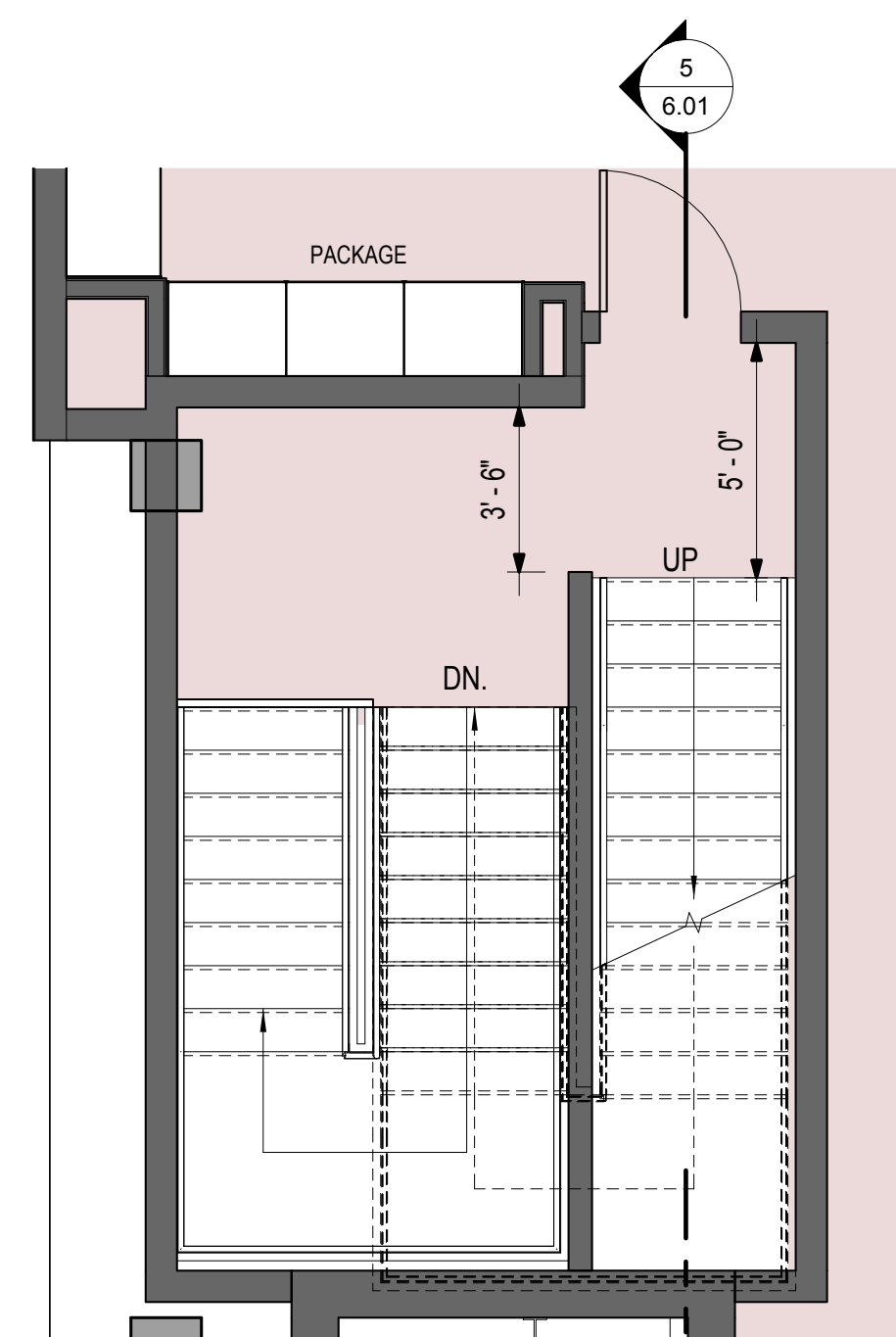
STAIR 01 - SECTION  
1/8" = 1'-0" 5



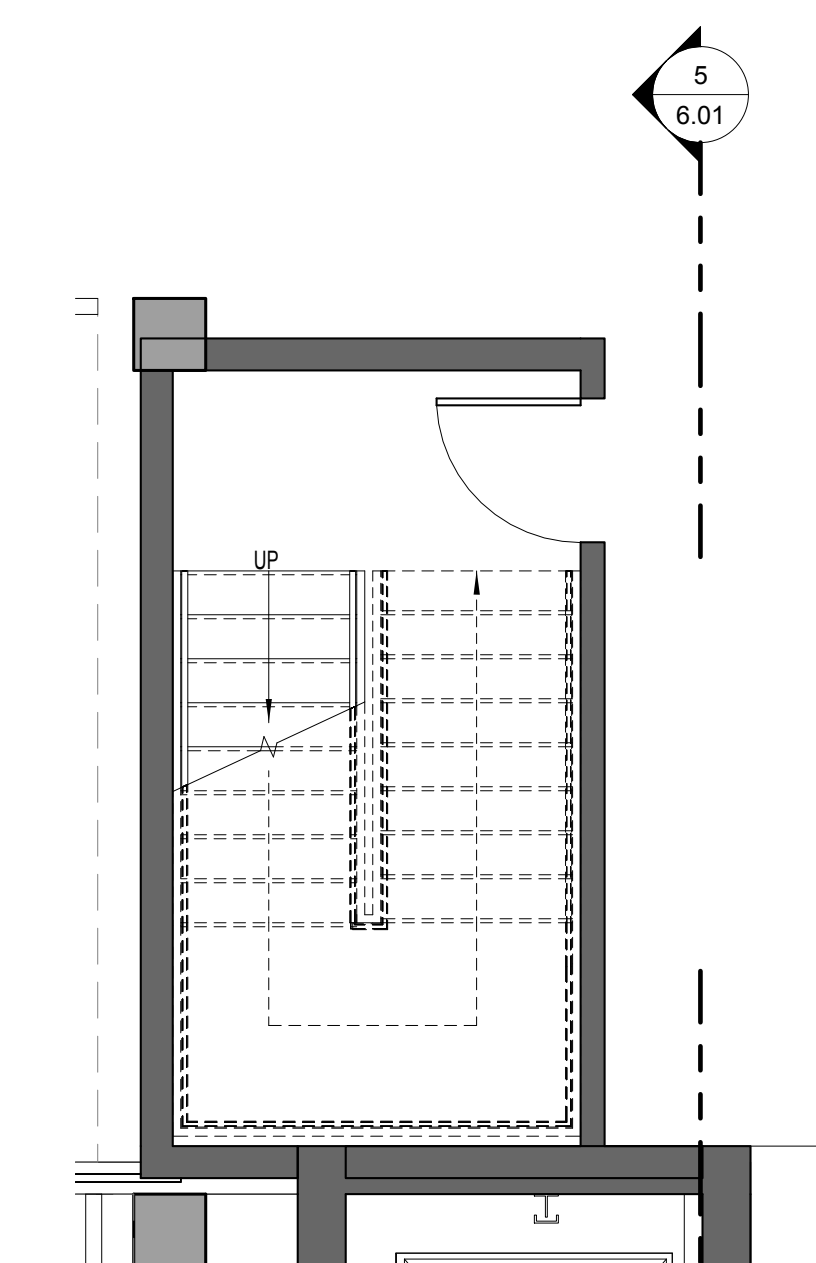
STAIR 01 - 3RD / ROOF  
1/4" = 1'-0" 4



STAIR 01 - 2ND LEVEL  
1/4" = 1'-0" 3



STAIR 01 - 1ST LEVEL  
1/4" = 1'-0" 2

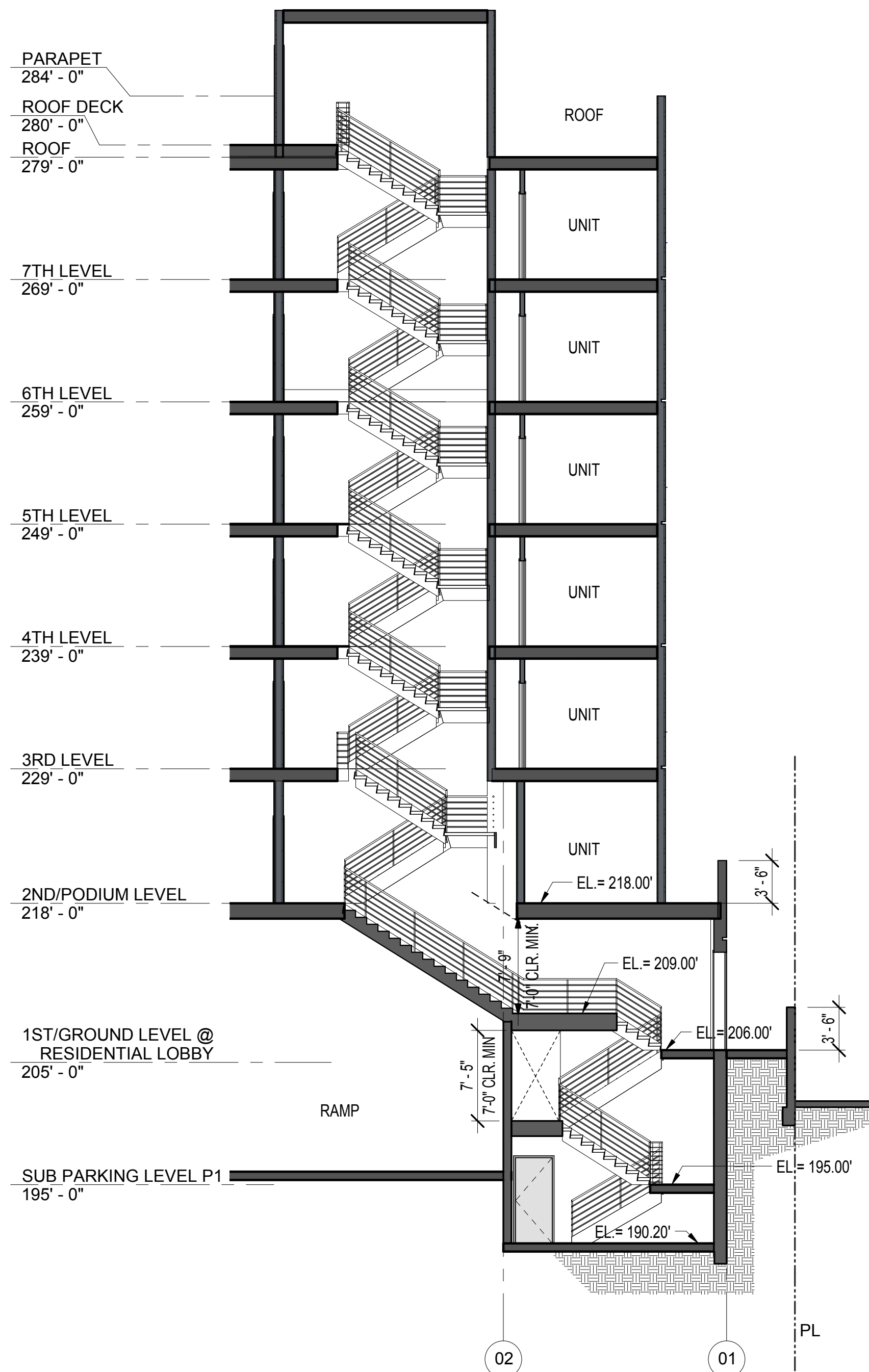


STAIR 01 - SUB P1  
1/4" = 1'-0" 1

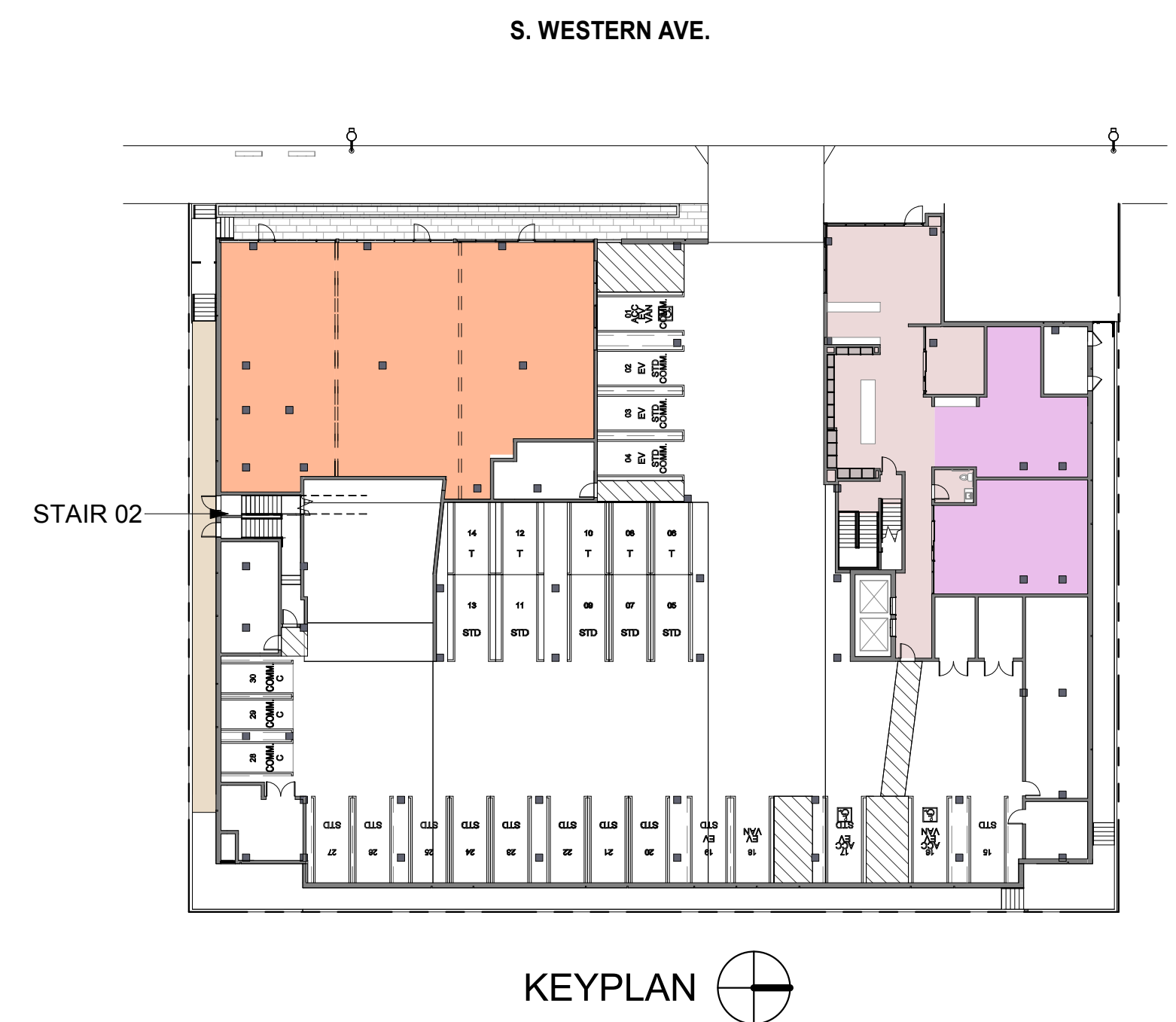
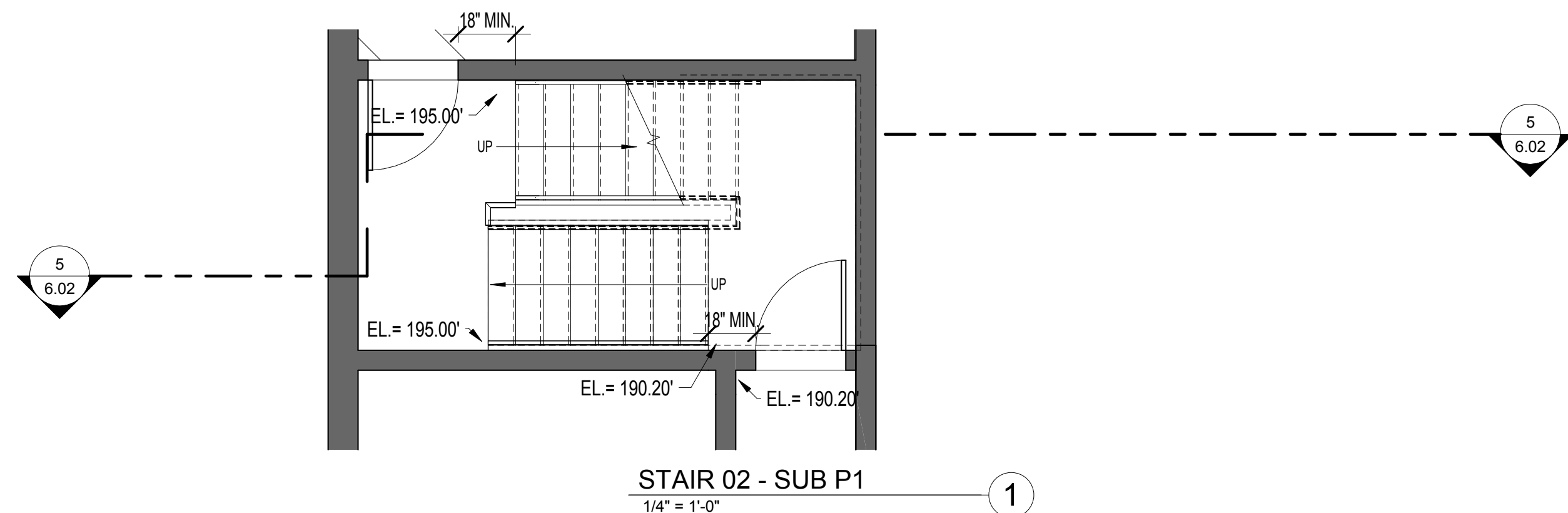
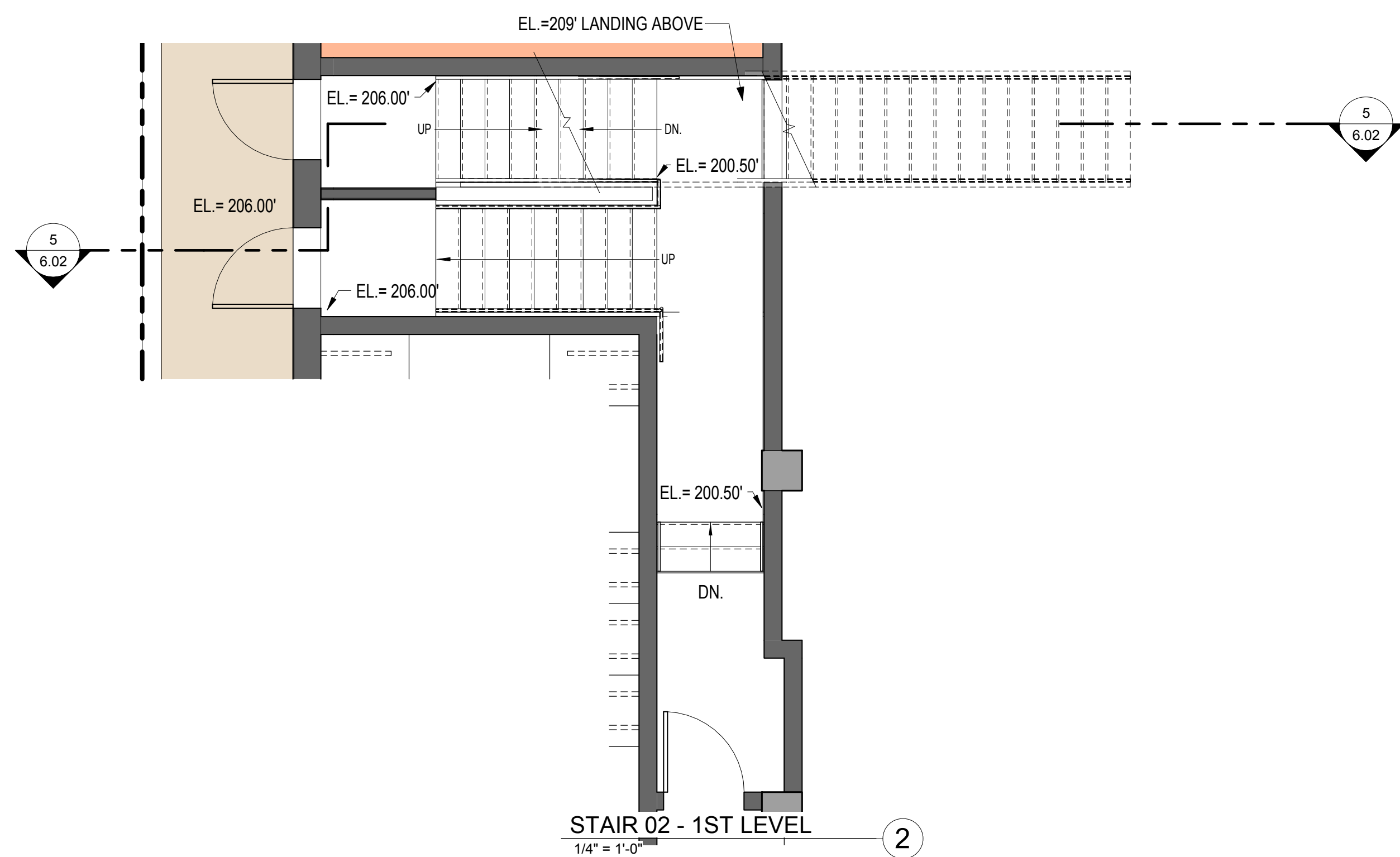
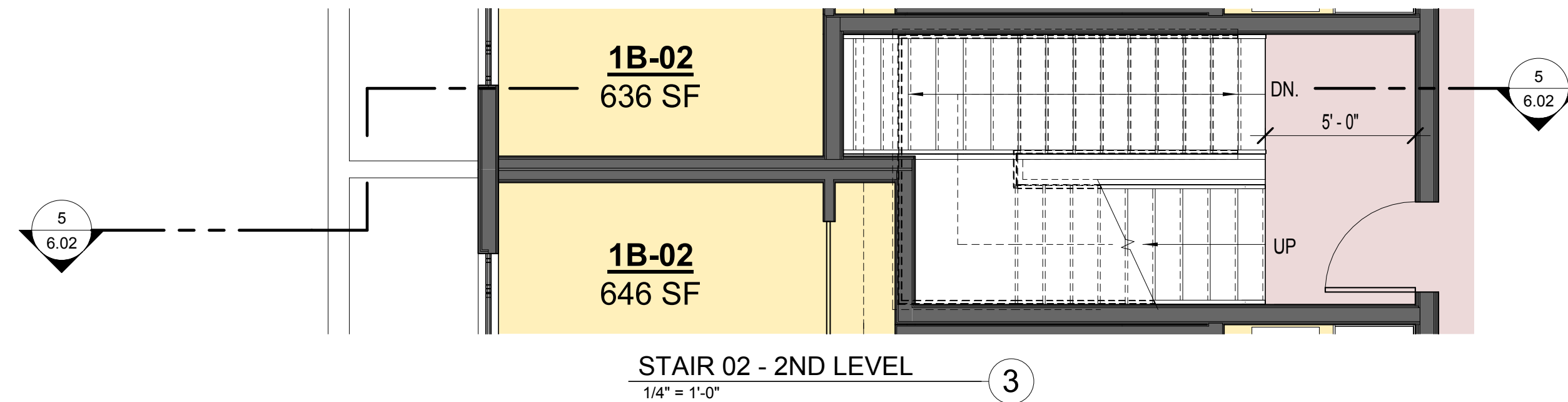
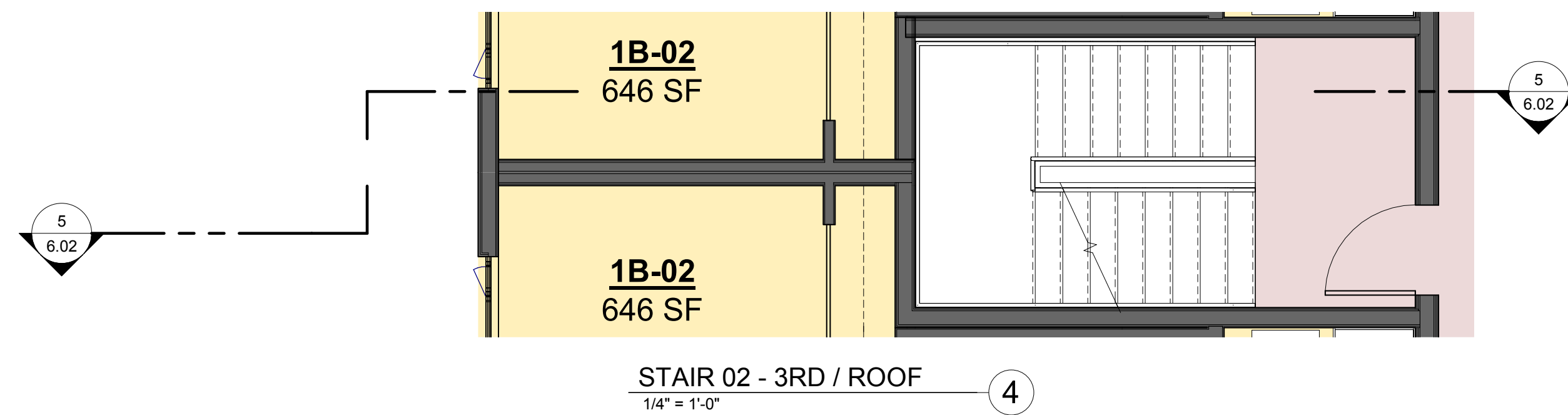


# STAIR 01- ENLARGED PLANS & SECTIONS 6.01



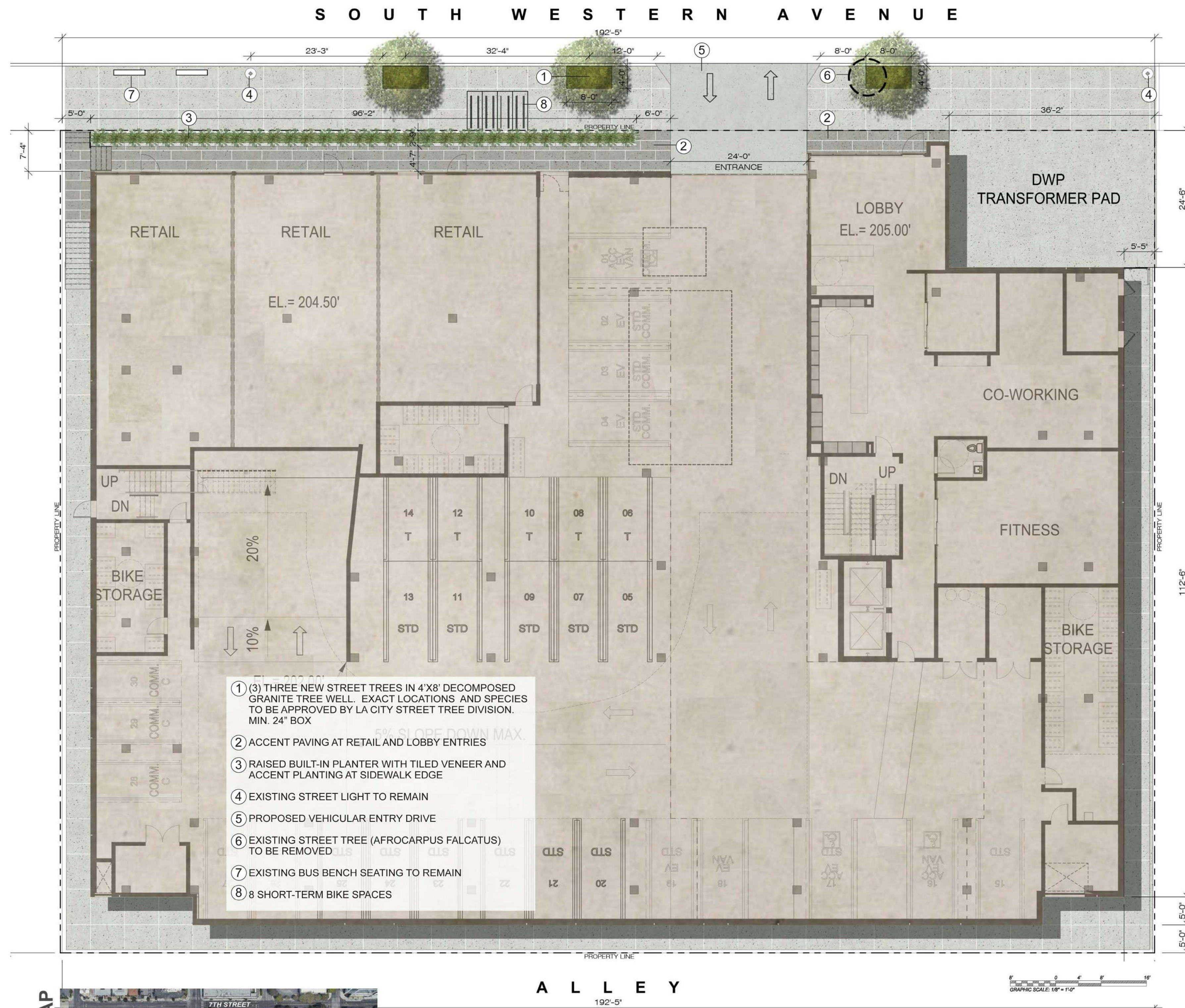


STAIR 02 - SECTION  
1/8" = 1'-0"



## STAIR 02 - ENLARGED PLANS & SECTIONS 6.02





PROPOSED PLANT PALETTE: GROUND

BOTANICAL NAME	COMMON NAME
STREET TREES (36" BOX): OR AS APPROVED BY STREET TREE DIVISION	
AFROCARPUS FALCATUS	AFRICAN FERN PINE
ACCENT PLANTING (5 GALLON):	
AGAVE ATTENUATA	FOXTAIL AGAVE
CLIVIA MINIATA	ORANGE CLIVIA
DIETES BICOLOR	AFRICAN IRIS

TREES REQUIRED: 32

TREES PROVIDED: 32 MINIMUM  
GROUND LEVEL: 3 (36" BOX STREET TREES)  
2ND FLOOR: 12 (24" BOX SMALL CANOPY TREES)  
3 (36" BOX SPECIMEN TREE)  
ROOF LEVEL: 13 (24" BOX SMALL CANOPY TREES)  
1 (36" BOX SPECIMEN TREE)

OPEN SPACE

COMMON OUTDOOR OPEN SPACE PROVIDED: 5,082SF  
25% OF OUTDOOR OPEN SPACE-REQUIRED LANDSCAPE: 1,270.5 SF  
LANDSCAPE PROVIDED : 1,274 SF  
2ND LEVEL COURT: 946 SF  
ROOF LEVEL: 328 SF

NOTE:  
-ALL LANDSCAPED AREAS TO BE IRRIGATED BY  
AUTOMATIC WATERING SYSTEM.  
-NO SIGNIFICANT TREES ON SITE.

NOTE:  
SEE ARCHITECTURAL SHEETS FOR:  
-PROJECT SUMMARY FOR OPEN SPACE CALCULATIONS.  
-COLORED BUILDING RENDERINGS

TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA : 1,432 SF  
GROUND LEVEL: 158 SF  
2ND LEVEL COURT: 946 SF  
ROOF LEVEL: 328 SF



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310.828.4908  
dgaudet@gaudetdesigngroup.com



APN: 509-300-7029



SCALE: 1/8" = 1'-0"

730 S. WESTERN AVENUE  
LOS ANGELES, CA  
1st / Ground Floor Landscape Schematic Plan

1ST / GROUND LEVEL LANDSCAPE SCHEMATIC PLAN

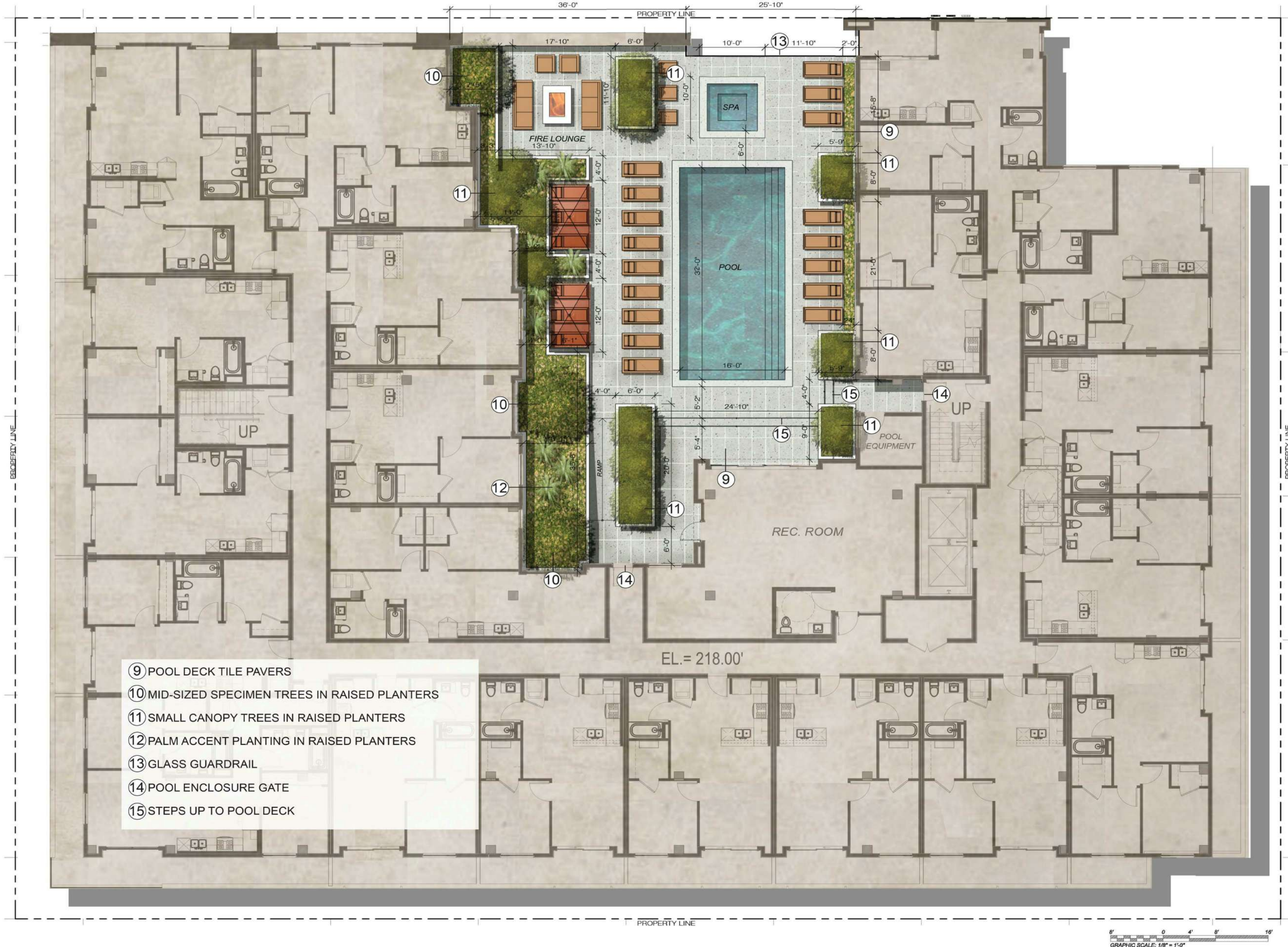
LS.01

SEPTEMBER 20TH, 2022  
NORTH  
→

SCHEMATIC DESIGN



S O U T H W E S T E R N A V E N U E



PROPOSED PLANT PALETTE: 2ND FLOOR

BOTANICAL NAME	COMMON NAME
<strong>MID-SIZED SPECIMEN TREES (36" BOX):</strong>	
ARJUNUS 'MARINA'	MARINA STRAWBERRY TREE
LAGERSTROEMIA INDICA	GRAPE MYRTLE
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	COMPACT MAGNOLIA
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE
TRISTANIA LAURINA	LITTLE LEAF MYRTLE
<strong>SMALL CANOPY TREES (24" BOX):</strong>	
AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE
CITRUS 'MEYER LEMON'	MEYER LEMON TREE
FORTUNELLA MARGARITA	KUMQUAT
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUUH
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA
<strong>ACCENT PALMS (24" BOX):</strong>	
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
HOWEA FORSTERIANA	KENTIA PALM
<strong>SMALL HEDGE SCREENING (15 GALLON):</strong>	
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
PODOCARPUS ELONG. 'MONMAL'	ICEE BLUE YELLOW-WOOD
<strong>SHRUB PLANTING (5-15 GALLON):</strong>	
COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'
LAVANDULA X HETEROPHYLLA	SWEET LAVENDER
PHILODENDRON SELLOUM	TREE PHILODENDRON
PHILODENDRON XANADU	WINTERBORN PHILODENDRON
RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN
<strong>GRASSES / GRASSY SHRUBS (5 GALLON):</strong>	
CLIVIA MINIATA	ORANGE CLIVIA
CRASSULA FALCATA	AIRPLANE PLANT
LOMANDRA CONFERTIFOLIA 'SHORTY'	DWARF MAT RUSH



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730 S. WESTERN AVENUE  
LOS ANGELES, CA  
2nd Floor Landscape Schematic Plan

2ND LEVEL LANDSCAPE SCHEMATIC PLAN  
LS.02

SEPTEMBER 20TH, 2022 NORTH



SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN





PROPOSED PLANT PALETTE: ROOF

BOTANICAL NAME	COMMON NAME
<strong>MID-SIZED SPECIMEN TREES (36" BOX):</strong>	
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE
<strong>SMALL ACCENT TREES 24" BOX:</strong>	
AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE
CITRUS 'MEYER LEMON'	MEYER LEMON TREE
FORTUNELLA MARGARITA	KUMQUAT
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUUHU
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA
<strong>SMALL HEDGE SCREENING (15 GALLON):</strong>	
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN
<strong>SHRUB PLANTING (5-15 GALLON):</strong>	
COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'
LAVANDULA X HETEROPHYLLA	SWEET LAVENDER
<strong>GRASSES / GRASSY SHRUBS (5 GALLON):</strong>	
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
<strong>SUCCULENTS (5 GALLON):</strong>	
AGAVE ATTENUATA	FOXTAIL AGAVE
ALOE 'HERCULES'	TREE ALOE
ALOE VERA	ALOE VERA
SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP



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APN: 509-300-7029



SCALE: 1/8" = 1'-0"

730 S. WESTERN AVENUE  
LOS ANGELES, CA  
Roof Level Landscape Entitlement Plan

ROOF LEVEL LANDSCAPE SCHEMATIC PLAN

LS.03

SEPTEMBER 20TH, 2022 NORTH →

SCHEMATIC DESIGN