

2121 WESTWOOD BLVD. APARTMENTS

92 UNIT SB1818 MULTI FAMILY DEVELOPMENT

PROJECT INFO

PROJECT SCOPE	NEW 5-STORY, 92 DWELLING-UNIT, MIXED-USE, AFFORDABLE HOUSING PROJECT (8 VLI UNITS = 68 BASE x 11%) WITH 5 LEVELS OF TYPE IIIA APARTMENTS AND RETAIL AND GROUND FLOOR, OVER 4 LEVELS OF TYPE IA BASEMENT PARKING LEVELS WITH ADDITIONAL INCENTIVES PER 12.22A.25 AND AB 1818.
LEGAL DESCRIPTION	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
	PARCEL A: LOT 2 AND 3, IN BLOCK 47, OF TRACT 5609, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN 65, PAGE 72 OF MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY.
	PARCEL B: LOTS 4 AND 5 IN BLOCK 47 OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PROJECT SITE INFORMATION	
SITE ADDRESS:	2107 - 2121 S. WESTWOOD BLVD, LOS ANGELES, CA 90025
ZONE:	C4-1VL-POD
APN:	4322-001-021, 4322-001-015, 4322-001-016
GENERAL PLAN LAND USE DESIGNATION:	NEIGHBORHOOD COMMERCIAL
SB1818 INCENTIVES (11% VERY LOW INCOME - 8VLI)	ON MENU INCENTIVES: - 20% OPEN SPACE REDUCTION PER LAMC OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS: - 3.0:1 FAR INCREASE IN LIEU OF 1.5:1 - 11 FOOT AND 2 STORY HEIGHT INCREASE IN THE 1VL HEIGHT DISTRICT FOR A MIXED-USE BUILDING - NORTH AND SOUTH SIDE YARD REDUCTION FROM 8' TO 5' - WAIVER OF TRANSITIONAL HEIGHT REQUIREMENT
FUNDING:	THIS PROJECT IS 100% PRIVATELY FUNDED.

SITE AREA

LOT AREA:	27,018.3 SF (FROM ZIMAS)
BUILDABLE AREA (C4):	27,018.3 SF
NET LOT AREA (AFTER DEDICATIONS):	26,418.17 SF

DENSITY

LOT AREA PER UNIT (C4):	400 SF
BASE DENSITY:	27,018.3 SF / 400 SF = 68 UNITS
MAXIMUM BONUS WITH SB1818:	35% BONUS DENSITY W/11% VERY LOW INCOME (VLI)
ALLOWED DENSITY:	68 + (68 UNITS x 0.35) = 92 UNITS
PROPOSED DENSITY:	92 UNITS
PROPOSED AFFORDABLE UNITS:	68 UNITS x 0.11 = 8 (8 VERY LOW INCOME (VLI))

FAR (ZONING CODE)

BASE FAR PER C4:	1.5 FAR (40,527 SF)
MAXIMUM BONUS WITH SB1818 ON MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS	27,018 x 3.0 = 81,054 SF

PROPOSED FAR (SEE SHEET A03) 80,480 SF

PROPOSED BUILDING BREAKDOWN	
LEVEL	Area

02 - GROUND FLOOR	17720 SF
03 - SECOND FLOOR	18839 SF
04 - THIRD FLOOR	18841 SF
05 - FOURTH FLOOR	14861 SF
06 - FIFTH FLOOR	10219 SF
GRAND TOTAL AREA:	80480 SF < 81,054 SF

OPEN SPACE (SEE SHEET A23)

SB1818 ON MENU INCENTIVE - 20% REDUCTION IN REQUIRED OPEN SPACE

OPEN SPACE	
1 BEDROOM (100 SF/UNIT X 79 UNITS)	7,900 SF
2 BEDROOM (125 SF/UNIT X 10 UNITS)	1,250 SF
3 BEDROOM (175 SF/UNIT X 3 UNITS)	525 SF
TOTAL OPEN SPACE	9,675 SF
SB1818 ON-MENU INCENTIVE 20% REDUCTION	-1,935 SF
TOTAL OPEN SPACE REQUIRED	7,740 SF
PRIVATE OPEN SPACE PROVIDED	
1ST FLOOR (11 X 50 SF)	500 SF
2ND FLOOR (2 X 50 SF)	100 SF
3RD FLOOR (2 X 50 SF)	100 SF
4TH FLOOR (2 X 50 SF)	100 SF
5TH FLOOR (5 X 50 SF)	300 SF
TOTAL PRIVATE OPEN SPACE	1,100 SF
COMMON OPEN SPACE PROVIDED	
AMENITY (ALLOWABLE 25%) REC ROOM (776 SF) FITNESS ROOM (958 SF)	1,734 SF
COURTYARD ROOF DECK	1,523 SF 3,383 SF
TOTAL COMMON OPEN SPACE REQ: (7,740 SF - 1,100 SF)	6,640 SF
TOTAL COMMON OPEN SPACE PROVIDED:	6,640 SF
TOTAL OPEN SPACE PROVIDED: (PRIVATE: 1,100 SF + COMMON: 6,640 SF)	7,740 SF

BUILDING AREA (CBC)

(SEE SHEET A04 - INCLUDE PARKING AREA)

BUILDING AREA FOR TYPE I-A CONSTRUCTION AREA	
PROPOSED BUILDING AREA	
00 - P4 - PARKING	11,020 SF
00 - P3&P2 - PARKING	23,458 SF
00 - P1 - PARKING	12,803 SF
TOTAL BUILDING AREA	47,281 SF

ALLOWABLE BUILDING AREA FOR TYPE III-A CONSTRUCTION AREA #1	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (24,000) =	48,000 SF
PROPOSED BUILDING AREA	
02 - GROUND FLOOR	7,966 SF
03 - SECOND FLOOR	8,466 SF
04 - THIRD FLOOR	8,466 SF
05 - FOURTH FLOOR	6,232 SF
06 - FIFTH FLOOR	3,953 SF
TOTAL BUILDING AREA	35,084 SF

ALLOWABLE AREA FOR TYPE III-A CONSTRUCTION AREA #2	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (24,000) =	48,000 SF
PROPOSED BUILDING AREA	
02 - GROUND FLOOR	9,444 SF
03 - SECOND FLOOR	10,440 SF
04 - THIRD FLOOR	10,440 SF
05 - FOURTH FLOOR	8,656 SF
06 - FIFTH FLOOR	5,729 SF
TOTAL BUILDING AREA	44,710 SF

LOT COVERAGE

HARDSCAPE:	PENDING
LANDSCAPE:	PENDING
BUILDING FOOTPRINT:	72%

BUILDING HEIGHT:

BASE HEIGHT:	45' - 0"
PROPOSED HEIGHT:	56' ABOVE LOWEST ADJACENT GRADE SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS: - 11 ADDITIONAL FEET
TRANSITIONAL HEIGHT:	SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS: - REAR - BUILDING HEIGHT STEPPED BACK AT 45 DEGREE ANGLE MEASURED FROM A HORIZONTAL PLANE ORIGINATING 15'-0" ABOVE GRADE AT PROPERTY LINE OF ADJOINING LOT IN R1 ZONE FRONT - (LAMC 13.07 POD) 40'-0" HEIGHT TAKEN 5'-0" FROM LOWEST ADJACENT GRADE. ALL PORTIONS ABOVE 40'-0" SET BACK FROM FRONT LOT LINE AT A 45 DEGREE ANGLE, FOR A HORIZONTAL DISTANCE NOT LESS THAN 20'-0"
STORIES:	5 STORY MIXED USE BUILDING (STORY INCREASE) (SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS)

SETBACKS

SETBACKS REQUIRED:	FRONT - 0' SIDE - 8'-0" REAR - 17'-0"
SETBACKS PROPOSED:	FRONT - 0' SIDE - 5'-0" (PER SB1818 OFF MENU INCENTIVES / WAIVER OF DEVELOPMENT STANDARDS) REAR - 17'-0"

UNIT CALCULATIONS

LEVEL	STUDIO	1 BEDROOM	1 BEDROOM + LOFT (2 BD)	2 BEDROOM	3 BEDROOM	TOTAL PER LEVEL
GROUND FLOOR	2	12	0	0	0	14
SECOND FLOOR	5	22	0	0	0	27
THIRD FLOOR	5	15	7	0	0	27
FOURTH FLOOR	5	5	0	3	1	14
FIFTH FLOOR	0	8	0	0	2	10
TOTAL:	17	62	7	3	3	92 UNITS

UNIT TYPE SUMMARY

UNIT NAME	NET (S.F.)	GROSS (S.F.)	NO. OF BEDROOMS	NO. OF BATHROOMS
UNIT A	456 SF	506 SF	0	1
UNIT A-1	465 SF	516 SF	0	1
UNIT B	530 SF	616 SF	1	1
UNIT C	606 SF	659 SF	1	1
UNIT D	590 SF	650 SF	1	1
UNIT D-1	573 SF	632 SF	1	1
UNIT E	589 SF	680 SF	1	1
UNIT F	612 SF	700 SF	1	1
UNIT F-1	624 SF	697 SF	1	1
UNIT F-2	624 SF	697 SF	1	1
UNIT G	539 SF	645 SF	1	1
UNIT H	563 SF	622 SF	1	1
UNIT I	545 SF	608 SF	1	1
UNIT J	597 SF	669 SF	1	1
UNIT K	571 SF	629 SF	1	1
UNIT K-1	565 SF	615 SF	1	1
UNIT L	531 SF	588 SF	1	1
UNIT L-1	545 SF	602 SF	1	1
UNIT M	477 SF	533 SF	1	1
UNIT N	575 SF	646 SF	1	1
UNIT O	595 SF	671 SF	1	1
UNIT P	693 SF	758 SF	1	1
UNIT Q	614 SF	691 SF	1	1
UNIT R	573 SF	644 SF	1	1
UNIT S	477 SF	553 SF	1	1
UNIT T	1,029 SF	1,194 SF	2	2
UNIT T-1	787 SF	924 SF	2	2
UNIT T-2	832 SF	984 SF	2	2
UNIT T-3	884 SF	1,022 SF	2	2
UNIT U	1,097 SF	1,187 SF	2	2
UNIT V	1,036 SF	1,125 SF	2	2
UNIT W	959 SF	1,039 SF	2	2
UNIT X	1,112 SF	1,235 SF	3	3
UNIT Z	1,491 SF	1,613 SF	3	3
UNIT ZA	1,350 SF	1,479 SF	3	3

NOTE:

- METHANE BUFFER ZONE
- SPECIAL GRADING AREA

BICYCLE PARKING CALCULATION

LONG-TERM			
RESIDENTIAL LONG-TERM BICYCLE PARKING (92 UNITS) (PER LAMC 12.21 A.16 (a)(1)(i))			
1-25 UNITS	1 SPACE/UNIT	(25 UNITS + 1 SPACE)	25 SPACES
26-100 UNITS	1 SPACE/1.5 UNITS	(67 UNITS + 1.5 SPACES)	45 SPACES
TOTAL RES. LONG-TERM REQUIRED			70 SPACES
TOTAL RES. LONG-TERM PROVIDED			70 SPACES

COMMERCIAL LONG-TERM BICYCLE PARKING REQUIREMENTS (PER LAMC 12.21 A.16 (a)(2))			
COMMERCIAL LONG-TERM (SEE A10)	1 SPACE/10 UNITS	(25 UNITS + 10 SPACES)	2.5 SPACES
1 PER 2000 SF (MIN. 2 SPACES)	(556SF + 517SF + 478SF) / 2000		2 SPACES
TOTAL COMM. LONG-TERM REQUIRED			2 SPACES
TOTAL COMM. LONG-TERM PROVIDED			2 SPACES

TOTAL LONG-TERM SPACES PROVIDED (70 + 2) 72 SPACES
(RESIDENTIAL + COMMERCIAL)

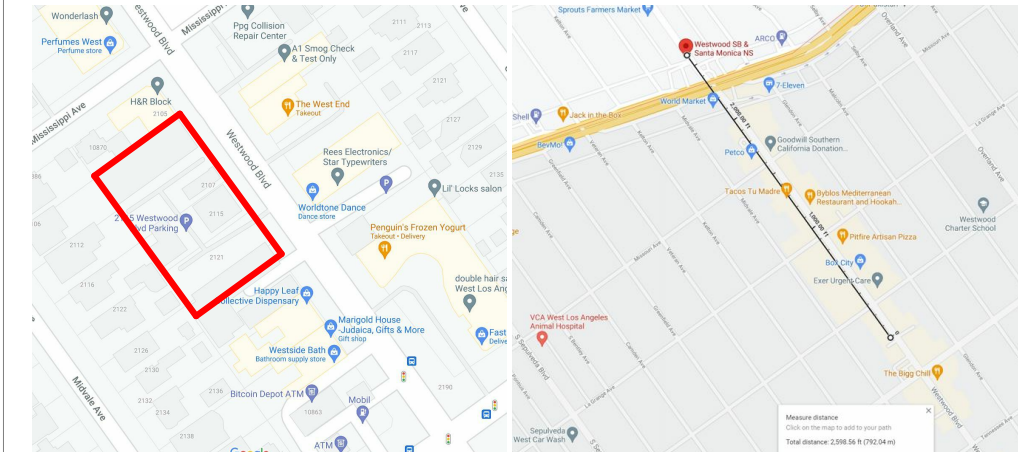
SHORT-TERM

RESIDENTIAL SHORT-TERM BICYCLE PARKING (92 UNITS)			
1-25 UNITS	1 SPACE/10 UNITS	(25 UNITS + 10 SPACES)	2.5 SPACES
26-100 UNITS	1 SPACE/15 UNITS	(67 UNITS + 15 SPACES)	4.4 SPACES
TOTAL RES. SHORT-TERM REQUIRED			7 SPACES
TOTAL RES. SHORT-TERM PROVIDED			7 SPACES

COMMERCIAL SHORT-TERM BICYCLE PARKING REQUIREMENTS (PER LAMC 12.21 A.16 (a)(2))			
COMMERCIAL SHORT-TERM	1 SPACE/10 UNITS	(25 UNITS + 10 SPACES)	2.5 SPACES
1 PER 2000 SF (MIN. 2 SPACES)	(556SF + 517SF + 478SF) / 2000		2 SPACES
TOTAL COMM. SHORT-TERM REQUIRED			2 SPACES
TOTAL COMM. SHORT-TERM PROVIDED			2 SPACES

TOTAL SHORT-TERM SPACES PROVIDED (7 + 2) 9 SPACES
(RESIDENTIAL + COMMERCIAL)

VICINITY MAP



PROJECT TEAM

OWNER/APPLICANT: 2121 WESTWOOD LLC 800 S. FIGUEROA STREET, SUITE 620 LOS ANGELES, CA 90017 CONTACT PERSON: HIRO KOBAYASHI (213) 488-9039	FAÇADE ACCESS: OLYMPIQUE 26429 RANCHO PARKWAY SOUTH #145 LAKE FOREST, CA 92630 TEL. (949) 535-2830
ARCHITECT: DE ARCHITECTS, AIA. 1535 6TH STREET SUITE 101 SANTA MONICA, CA 90401 TEL. (310) 451-7917	LANDSCAPE ARCHITECT: SOLA INC 380 N PALM STREET, SUITE B BREA, CA 92821 TEL. (562) 905-0800
STRUCTURAL ENGINEER: JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245 TEL. (213) 239-9600	MECHANICAL/PLUMBING/ENERGY CONSULTANT: MNS ENGINEERING 1600 SAWTELLE BLVD, SUITE 300 LOS ANGELES, CA 90025 TEL. (310)445-8474
SHORING: CEPALI & ASSOCIATES, INC. 4344 LAUREL CANYON BOULEVARD, SUITE 3 STUDIO CITY, CA 91604 TEL. (818) 752-1812	ELECTRICAL ENGINEER: ABRARI & ASSOCIATES CONSULTING ELECTRICAL ENGINEERS 1713 STANDARD AVE. GLENDALE, CA 91201 TEL. (310) 445-8474
SURVEY: M & G CIVIL ENGINEERING & LAND SURVEYING 347 S ROBERTSON BLVD BEVERLY HILLS, CA 90211 TEL. (310) 659-0871	CIVIL: JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245 TEL. (213) 239-9600
GEOTECHNICAL: IRVINE GEOTECHNICAL, INC. 145 N SIERRA MADRE BLVD. SUITE #1 PASADENA, CA 91107 TEL. (626) 844-6641	

PARKING CALCULATION

RESIDENTIAL PARKING	
PARKING REQUIRED PER SB1818 PARKING OPTION:	79 (STUDIO/1BR) X 1 = 79 SPACES 10 (2BR) X 2 = 20 SPACES 3 (3BR) X 2 = 6 SPACES TOTAL = 105 SPACES
PARKING PROVIDED:	P1 - 30 STANDARD SPACES (INCLUDES 3 HIC, 4 EV) / 4 COMPACT SPACES = 34 TOTAL P2 - 10 STANDARD SPACES (INCLUDES 9 EV) / 6 COMPACT SPACES = 16 TOTAL P3 - 32 STANDARD SPACES (INCLUDES 4 EV) / 4 COMPACT SPACES = 36 TOTAL P4 - 20 STANDARD SPACES (INCLUDES 20 EV) / 12 COMPACT SPACES = 32 TOTAL

92 DIRECTLY ACCESSIBLE STANDARD SPACES (INCLUDES 3 HIC & 37 EV)
26 DIRECTLY ACCESSIBLE COMPACT SPACES

COMMERCIAL PARKING	
PARKING REQUIRED (LAMC 12.21A4 COMMERCIAL 1 PER 200 SF)	RETAIL-1: 1 PER 200 SF= 556 SF/200 SF = 2.78 SPACES RETAIL-2: 1 PER 200 SF= 517 SF/200 SF = 2.58 SPACES RETAIL-3: 1 PER 200 SF= 478 SF/200 SF = 2.39 SPACES TOTAL: 8 SPACES
TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL W/ ORDINANCE (LAMC 12.21A4, 20% OF BICYCLE PARKING SPACE APPLIED TOWARD REQUIRED PARKING)	8 SPACES x 0.80 = 7 SPACES

99 DIRECTLY ACCESSIBLE STANDARD SPACES (INCLUDES 4 HIC & 38 EV)
26 DIRECTLY ACCESSIBLE COMPACT SPACES

PARKING PROVIDED:	P1 - 1 STANDARD SPACES (INCLUDES 1 HIC) - SEE SHEET A09 - 23 P2 - 6 STANDARD SPACES - SEE SHEET A09 - 4, 5, 6, 7, 8, 9 7 DIRECTLY ACCESSIBLE STANDARD SPACES (INCLUDES 1 HIC & 1 EV)
TOTAL PARKING PROVIDED:	7 TOTAL SPACES (INCLUDES 1 HIC, 1 EV)
TOTAL PARKING (RESIDENTIAL + COMMERCIAL)	

99 DIRECTLY ACCESSIBLE STANDARD SPACES (INCLUDES 4 HIC & 38 EV)
26 DIRECTLY ACCESSIBLE COMPACT SPACES

EV PARKING	
EVCS: 10% OF 125 SPACES = SEE SHEET A08: P4 SHEET A09: P3 SHEET A09: P2	13 SPACES (EV CHARGING STATIONS) 13, 14, 15, 16, 17, 18, 19, 20 <u>24</u> <u>9, 13, 14, 15</u>
EV: 30% OF 125 SPACES - 13 EVCS = SEE SHEET A08: P4 SHEET A09: P3 SHEET A09: P2 SHEET A10: P1	25 SPACES (FUTURE EV READY SPACES) <u>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12</u> <u>1, 4, 25</u> <u>1, 2, 3, 10, 11, 12, 16</u> <u>1, 24, 25</u> 38 TOTAL SPACES



SHEET NAME	SHEET #
PROJECT INFORMATION	A00
SURVEY / EXISTING PLOT PLAN	A01
SITE PLAN	A02
FAR CALCULATION	A03
ALLOWABLE BUILDING AREA PER CBC	A04
RENDER	A05
RENDER	A06
RENDER	A07
P4 - GARAGE	A08
P3& P2 GARAGE	A09
P1 - GARAGE	A10
GROUND FLOOR	A11
SECOND FLOOR	A12
THIRD FLOOR	A13
FOURTH FLOOR	A14
FIFTH FLOOR	A15
ROOF	A16
ELEVATION	A17
ELEVATION	A18
ELEVATION	A19
ELEVATION	A20
BUILDING SECTION	A21
BUILDING SECTION	A22
OPEN SPACE	A23
WESTWOOD POD COMPLIANCE SHEET	A24
TYP. UNIT PLAN	A25
BICYCLE ROOM / CLEARANCE	A26
RENDER	A27
RENDER	A28



DE ARCHITECTS AIA
1535 6TH STREET, SUITE 101
SANTA MONICA, CA 90401
310.451.7917
WWW.DE

THE ABOVE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF DE ARCHITECTS, AIA. NO PART THEREOF SHALL BE COPIED OR USED WITH ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF DE ARCHITECTS, AIA.

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

SURVEY / EXISTING PLOT PLAN

ISSUE 2021-07-29

SHEET NO.

A01

SURVEY CERTIFICATE:

To HIRO KOBAYASHI,
 FIDELITY NATIONAL TITLE COMPANY:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 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, 7(a), 7(b), 7(c), 8, 9, 11 (above ground only), 13, 14, 16, 17, 18, 20 of Table A thereof. The field work was completed on 2/3/2020.



Dated: 02/03/2020

Cynthia A. De Leon
 Cynthia A. De Leon
 RCE 31604 - Exp. 12-31-20

(Signed)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
 LOTS 2 AND 3, IN BLOCK 47, OF TRACT 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
 LOTS 4 AND 5 IN BLOCK 47 OF TRACT NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4322-001-021, 4322-001-015, 4322-001-016

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY ORDER NO. 000438-388-001-01 WITH AN EFFECTIVE DATE OF DECEMBER 31, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED IN SAID TITLE REPORT OR APPURTENANCE FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO BE HAVING BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING NORTH 35° 35' 30" WEST ON THE SIDELINE OF WESTWOOD BOULEVARD AS SHOWN ON TR. NO. 5609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 65, PAGES 72-73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

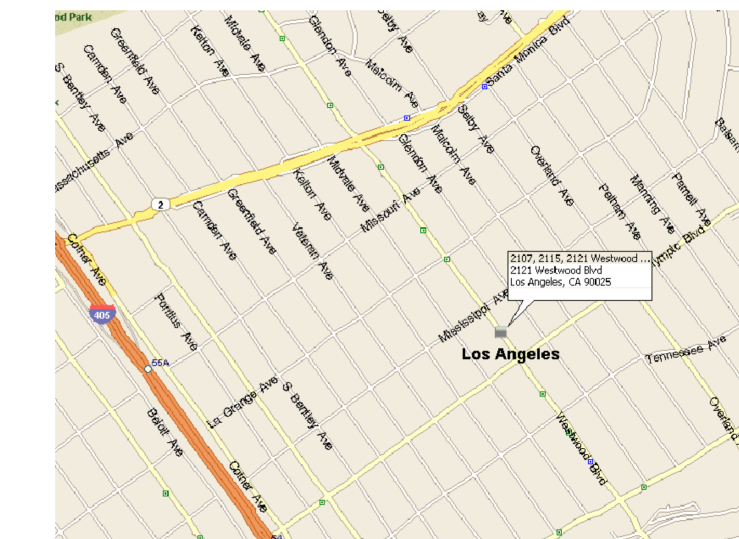
LOTS 2 & 3: 13,512.74 SQ. FT. OR 0.3102 ACRES, MORE OR LESS.
 LOTS 4 & 5: 6,756.41 SQ. FT. OR 0.1551 ACRES, MORE OR LESS.
 LOTS 2, 3, 4 & 5: 20,269.15 SQ. FT. OR 0.4653 ACRES, MORE OR LESS.
 TOTAL AREA: 27,028.60 SQ. FT. OR 0.6254 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: 15-26360
 DESCRIPTION: 1" WIRE SPK IN CURB OLYMPIC BLVD, 7.8FT W/D BSR W/D WESTWOOD BLVD W END CB (RESET 2001)
 ELEVATION: 198.66 FT

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "C" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.
 FROM FIRM NO. 0602035005
 EFFECTIVE DATE: 09/26/2008



VICINITY MAP
 NOT TO SCALE

M&G CIVIL ENGINEERING AND
 LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY		JOB NO.:	
2107, 2115 & 2121 WESTWOOD BOULEVARD, LOS ANGELES, CA 90025		20-15984	
CLIENT: HIRO KOBAYASHI	DATE: 2/5/20	SCALE: 1" = 10'	REVISION (S):
DESIGNED BY: F.S. / WG	SCALE: 1 inch = 10 ft	DRAWN BY: MC	CHECKED BY: C.D.L.
		347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL (310) 659-0871 FAX (310) 659-0845 info@mgsurvey.com www.mgsurvey.com	
SHEET 1 OF 1 SHEET		S:\VRM\2020\15984\DWG - 01	

MISCELLANEOUS NOTES:

- 1) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 2) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING DISTRICT.
- 3) THERE ARE NO METALIONS ON OR ADJACENT TO THE SUBJECT PROPERTY PER THE UNITED STATES FISH AND WILDLIFE SERVICES NATIONAL METALIONS INVENTORY WEB SITE. THIS STATEMENT SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACTUAL FIELD METALIONS DELINEATION OR ENVIRONMENTAL ASSESSMENT REPORT.

LEGEND:	SYMBOLS:
APN - ASSESSOR'S PARCEL NO.	COLLUM - BRAN
AS - ASPHALT CONCRETE	CP - GATE POST
CC - CENTERLINE	GM - GAS METER
EST - ESTABLISH	GV - GAS VALVE
FF - FINISH FLOOR ELEV.	PM - PARK METER
FL - FINISH FLOOR ELEV.	PP - STREET LIGHT BOX
FM - FINISH FLOOR ELEV.	TL - TRAFFIC LIGHT CONTROL BOX
INT - INTERSECTION	TR - TREE
M.B. - MAP BOOK	WM - WATER METER
PL - PROPERTY LINE	
SSDM - STANDARD SURVEY	
TS - TOP OF CURB ELEV.	
TM - TOP OF WALL ELEV.	
- - - - - PROPERTY LINE	
- - - - - CENTERLINE	
- - - - - RETAINING WALL	
- - - - - FENCE LINE	
- - - - - OVERHEAD WIRE	

PARKING COUNT:
 25 STRIPED PARKING SPACES + 1 HANDICAP PARKING SPACE ONSITE
 TOTAL: 26 STRIPED PARKING SPACES ONSITE

SCHEDULE B / EASEMENT(S):

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 2848, PAGE 11, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 3821, PAGE 31, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 4051, PAGE 12, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - BLANKET IN NATURE
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 5504, PAGE 154, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - BLANKET IN NATURE
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 1700, PAGE 201, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 3848, PAGE 11, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 3821, PAGE 31, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 2204, PAGE 363, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - BLANKET IN NATURE
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 1700, PAGE 201, OFFICIAL RECORDS
 AFFECTS THE REAR 4 FEET
 - PLOTTED HEREON
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 3848, PAGE 11, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 3821, PAGE 31, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - PLOTTED HEREON
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 4111, PAGE 219, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - BLANKET IN NATURE
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 2204, PAGE 363, OFFICIAL RECORDS
 AFFECTS THE REAR 5 FEET
 - BLANKET IN NATURE
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING NO. BOOK 1700, PAGE 201, OFFICIAL RECORDS
 AFFECTS THE REAR 4 FEET
 - PLOTTED HEREON

ZONING AND ZONING REQUIREMENTS:

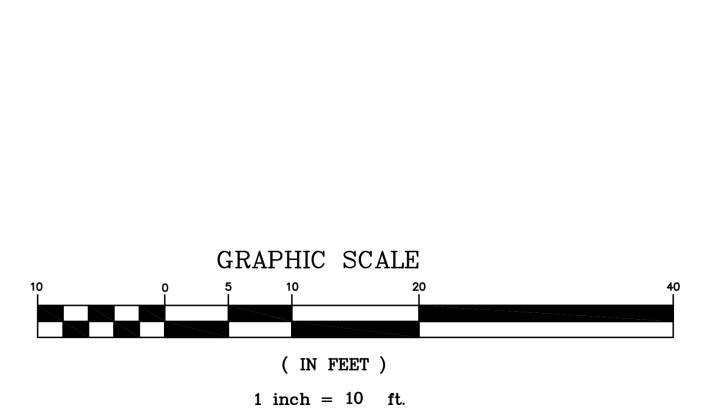
THE SUBJECT PROPERTY IS ZONED "C4-1H-PD" (COMMERCIAL ZONE, PER CITY OF LOS ANGELES)

ZONING INFORMATION (D) D-2556 WESTWOOD / PIDO

ZONING INFORMATION (D) D-2192 WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MODERNIZATION

ZONING INFORMATION (D) D-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES

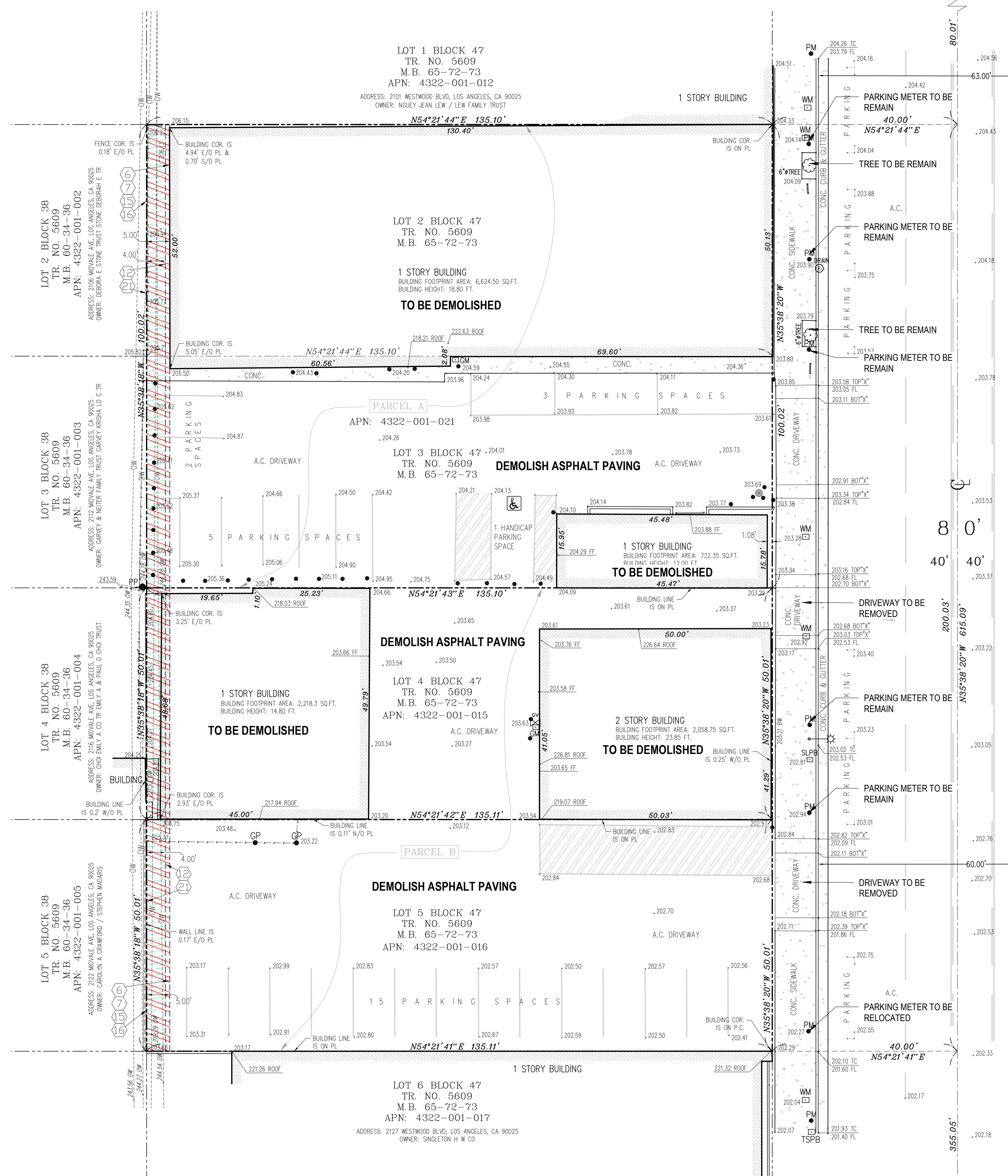
NOTE:
 THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE, ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.



GRAPHIC SCALE
 1 inch = 10 ft

MISSISSIPPI AVENUE
 (PUBLIC RIGHT OF WAY)

OLYMPIC BOULEVARD
 (PUBLIC RIGHT OF WAY)



MIDVALE AVENUE
 (PUBLIC RIGHT OF WAY)

EST. CL. INTER.
 BY FD CL. TIES
 PER FB 126-153-166

FD SSDM ON CL. INTER.
 PER FB 14105-22R

EST. CL. INTER.
 BY FD CL. TIES
 PER FB 126-153-161

FD SSDM ON CL. INTER.
 PER FB 126-153-145

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

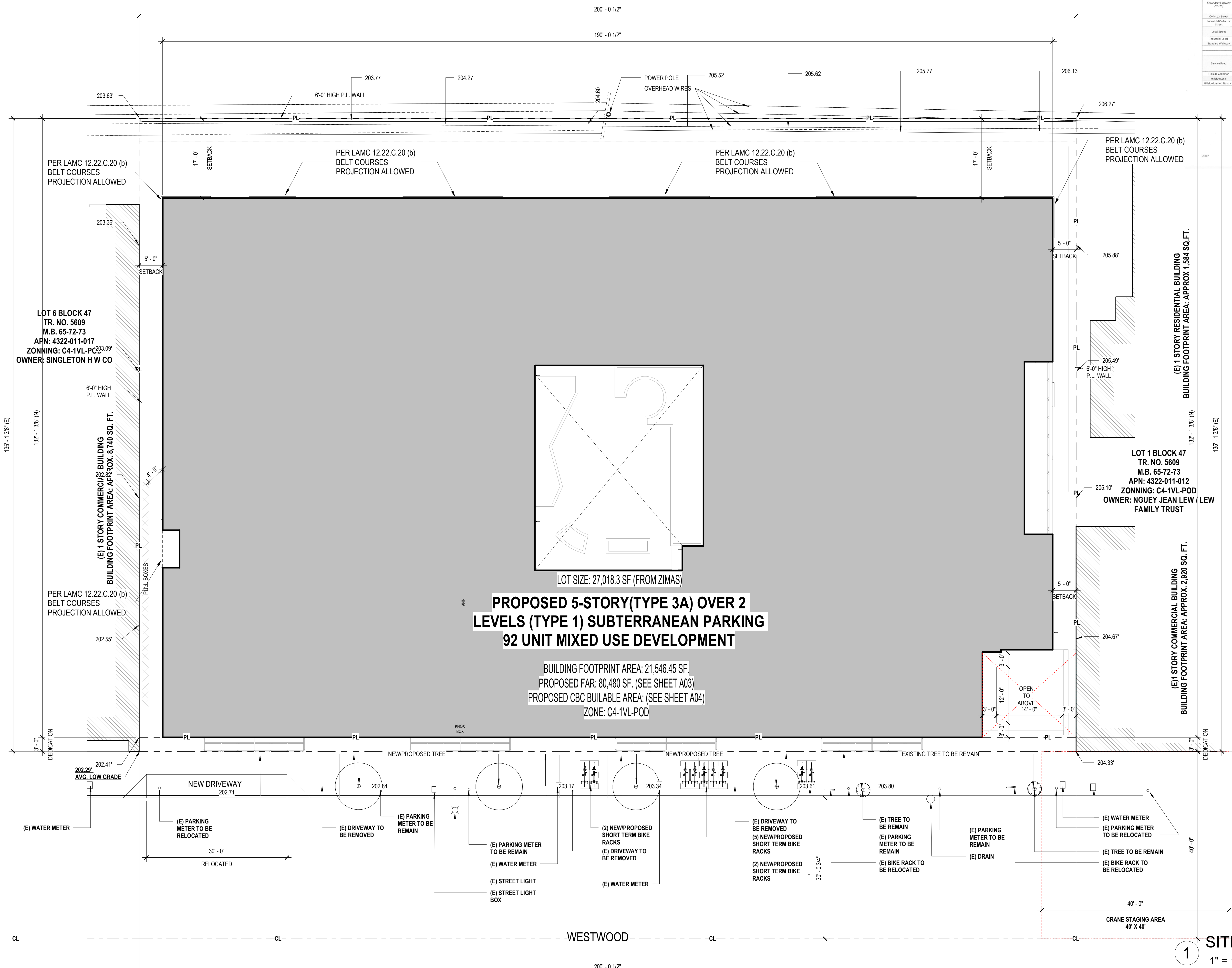
SITE PLAN

ISSUE
 2021-07-23

SHEET NO.

A02

Street Designations and Standard Roadway Dimensions			
Previous Designation	Proposed Designation	Previous Built Dimensions	New Designation
Major Highway Class I	12A-100	12A-100	12A-100
Major Highway Class II	12A-200	12A-200	12A-200
Major Highway Class III	12A-300	12A-300	12A-300
Major Highway Class IV	12A-400	12A-400	12A-400
Major Highway Class V	12A-500	12A-500	12A-500
Major Highway Class VI	12A-600	12A-600	12A-600
Major Highway Class VII	12A-700	12A-700	12A-700
Major Highway Class VIII	12A-800	12A-800	12A-800
Major Highway Class IX	12A-900	12A-900	12A-900
Major Highway Class X	12A-1000	12A-1000	12A-1000
Major Highway Class XI	12A-1100	12A-1100	12A-1100
Major Highway Class XII	12A-1200	12A-1200	12A-1200
Major Highway Class XIII	12A-1300	12A-1300	12A-1300
Major Highway Class XIV	12A-1400	12A-1400	12A-1400
Major Highway Class XV	12A-1500	12A-1500	12A-1500
Major Highway Class XVI	12A-1600	12A-1600	12A-1600
Major Highway Class XVII	12A-1700	12A-1700	12A-1700
Major Highway Class XVIII	12A-1800	12A-1800	12A-1800
Major Highway Class XIX	12A-1900	12A-1900	12A-1900
Major Highway Class XX	12A-2000	12A-2000	12A-2000
Major Highway Class XXI	12A-2100	12A-2100	12A-2100
Major Highway Class XXII	12A-2200	12A-2200	12A-2200
Major Highway Class XXIII	12A-2300	12A-2300	12A-2300
Major Highway Class XXIV	12A-2400	12A-2400	12A-2400
Major Highway Class XXV	12A-2500	12A-2500	12A-2500
Major Highway Class XXVI	12A-2600	12A-2600	12A-2600
Major Highway Class XXVII	12A-2700	12A-2700	12A-2700
Major Highway Class XXVIII	12A-2800	12A-2800	12A-2800
Major Highway Class XXIX	12A-2900	12A-2900	12A-2900
Major Highway Class XXX	12A-3000	12A-3000	12A-3000
Major Highway Class XXXI	12A-3100	12A-3100	12A-3100
Major Highway Class XXXII	12A-3200	12A-3200	12A-3200
Major Highway Class XXXIII	12A-3300	12A-3300	12A-3300
Major Highway Class XXXIV	12A-3400	12A-3400	12A-3400
Major Highway Class XXXV	12A-3500	12A-3500	12A-3500
Major Highway Class XXXVI	12A-3600	12A-3600	12A-3600
Major Highway Class XXXVII	12A-3700	12A-3700	12A-3700
Major Highway Class XXXVIII	12A-3800	12A-3800	12A-3800
Major Highway Class XXXIX	12A-3900	12A-3900	12A-3900
Major Highway Class XL	12A-4000	12A-4000	12A-4000
Major Highway Class XLI	12A-4100	12A-4100	12A-4100
Major Highway Class XLII	12A-4200	12A-4200	12A-4200
Major Highway Class XLIII	12A-4300	12A-4300	12A-4300
Major Highway Class XLIV	12A-4400	12A-4400	12A-4400
Major Highway Class XLV	12A-4500	12A-4500	12A-4500
Major Highway Class XLVI	12A-4600	12A-4600	12A-4600
Major Highway Class XLVII	12A-4700	12A-4700	12A-4700
Major Highway Class XLVIII	12A-4800	12A-4800	12A-4800
Major Highway Class XLIX	12A-4900	12A-4900	12A-4900
Major Highway Class L	12A-5000	12A-5000	12A-5000



1 SITE PLAN
 1" = 10'-0"

ZONING FLOOR AREA TABULATION

ALLOWABLE FLOOR AREA

FAR	3.00
BUILDABLE AREA	27,018 SF X 3.00
TOTAL ALLOWABLE AREA	81,054 SF

PROPOSED BUILDING BREAKDOWN

LEVEL	Area
02 - GROUND FLOOR	17720 SF
03 - SECOND FLOOR	18839 SF
04 - THIRD FLOOR	18841 SF
05 - FOURTH FLOOR	14861 SF
06 - FIFTH FLOOR	10219 SF
GRAND TOTAL AREA:	80480 SF < 81,054 SF

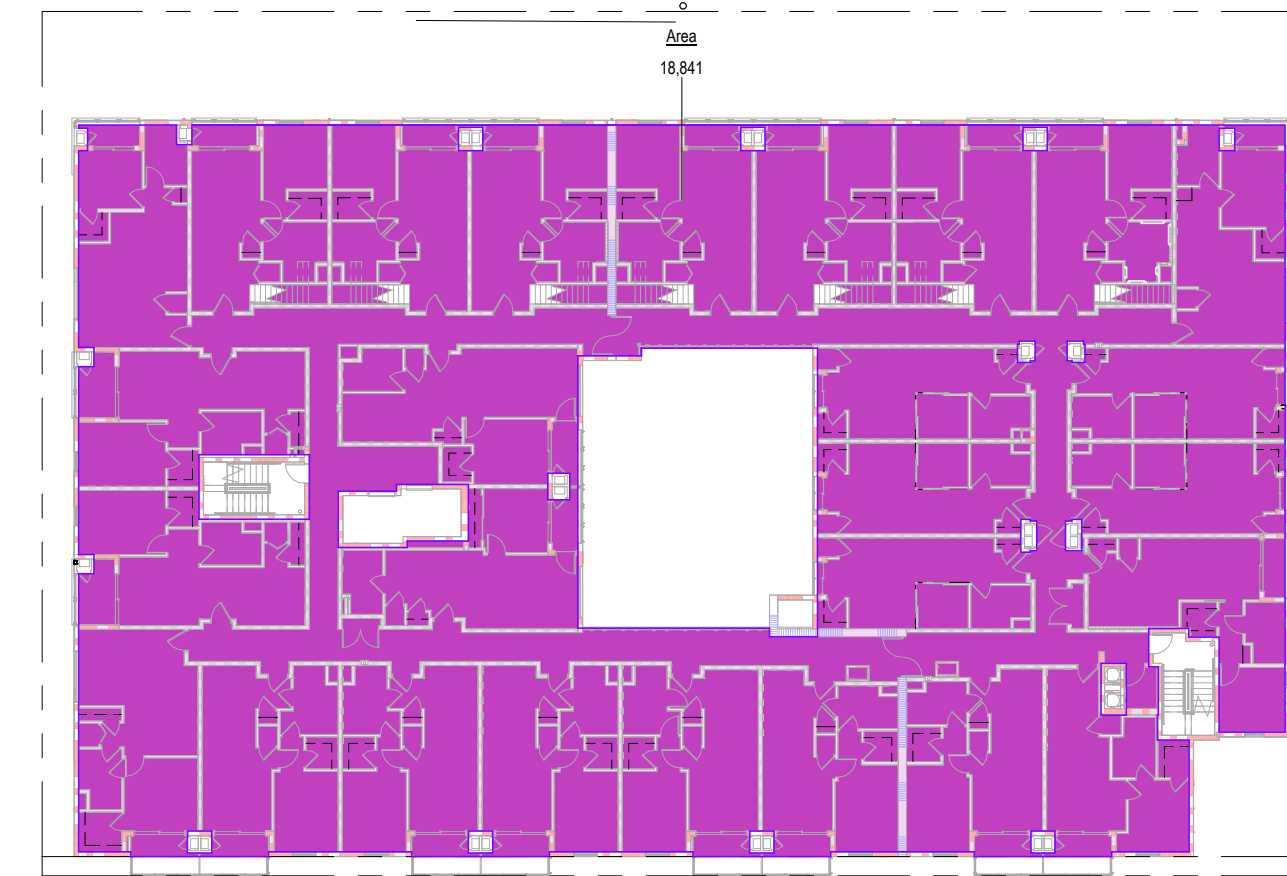
FAR = 80,480/ 27,018 = 2.978

ZONING CODE FLOOR AREA

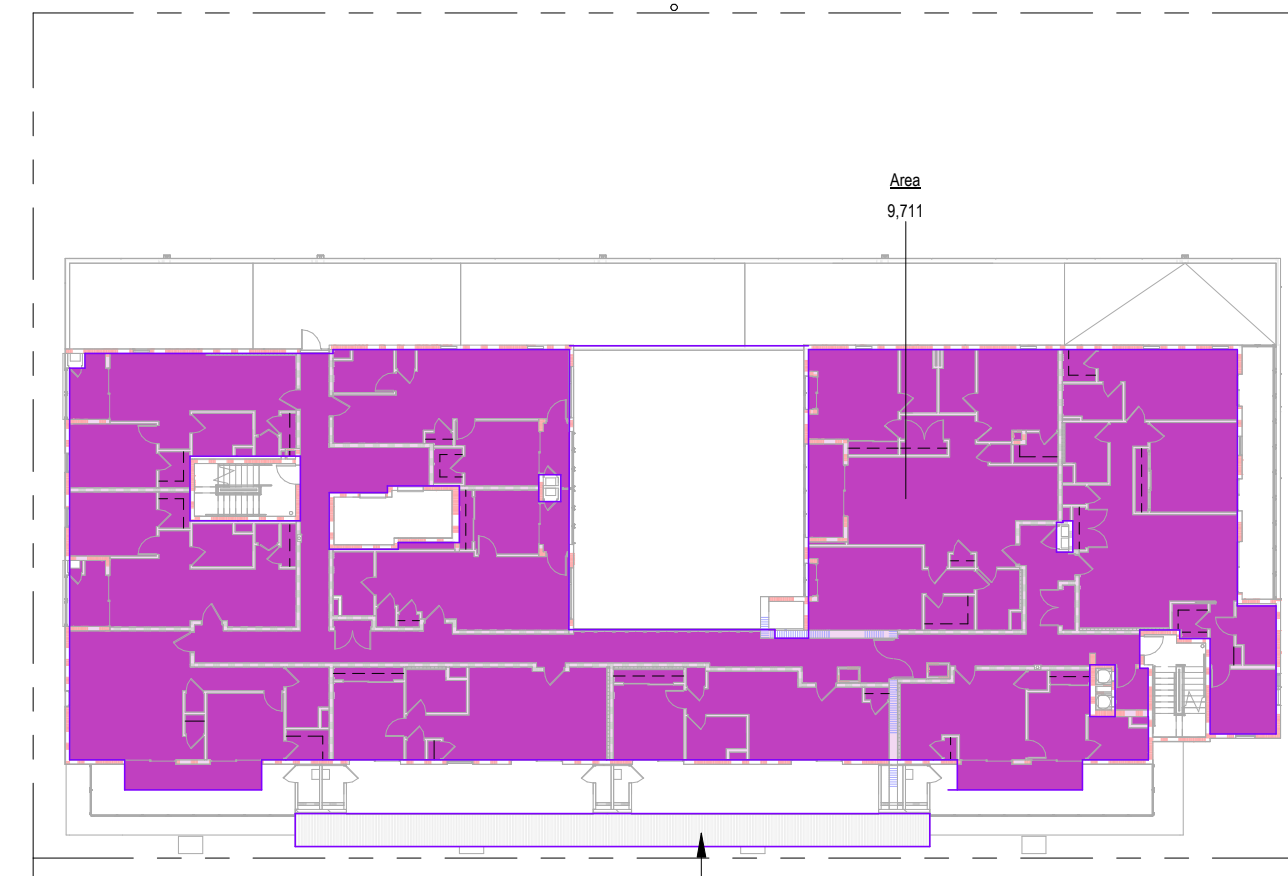
(AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.)
 THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND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

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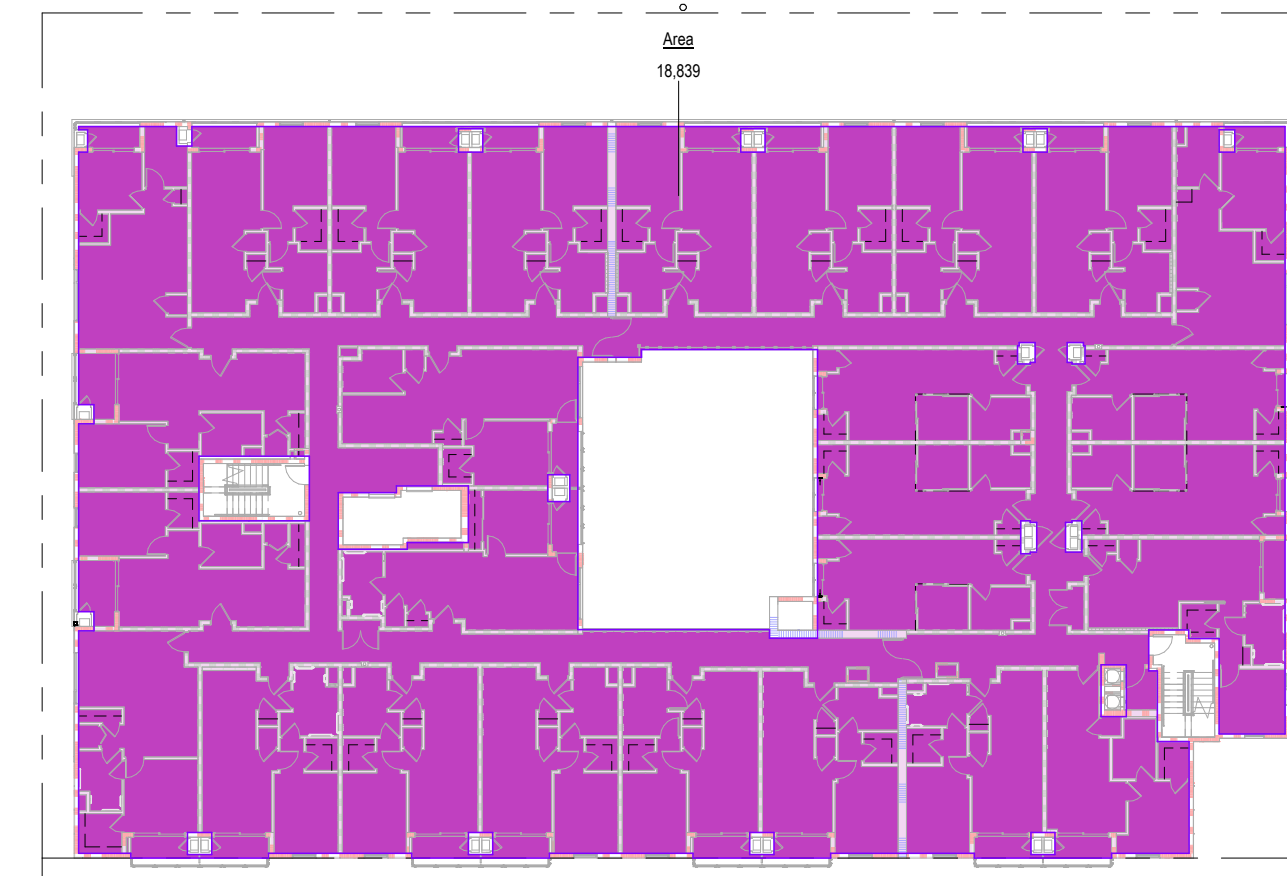
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③ FAR - THIRD FLOOR
 1" = 30'-0"



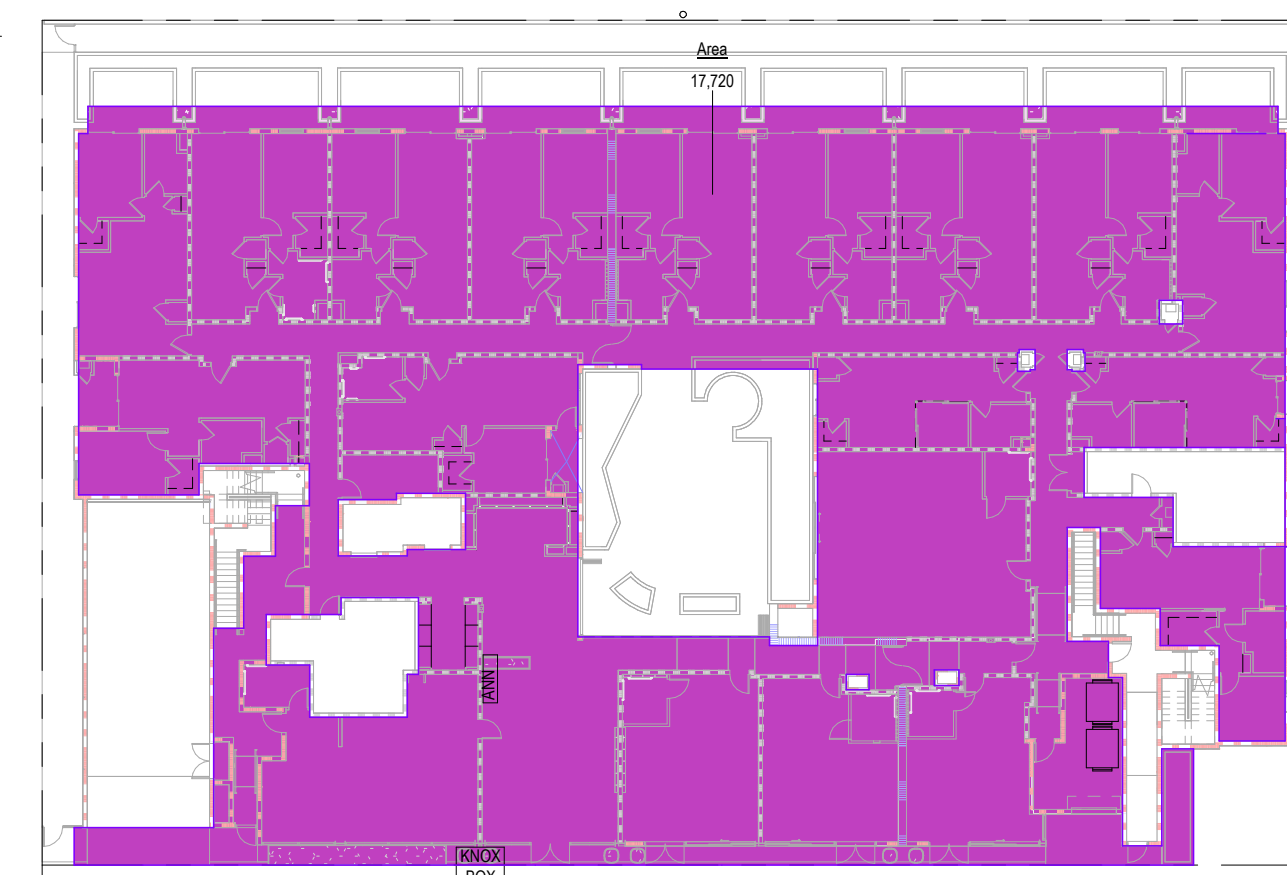
⑤ FAR - FIFTH FLOOR
 1" = 30'-0"



② FAR - SECOND FLOOR
 1" = 30'-0"



④ FAR - FOURTH FLOOR
 1" = 30'-0"



① FAR - GROUND FLOOR
 1" = 30'-0"

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BUILDING AREA PER CBC

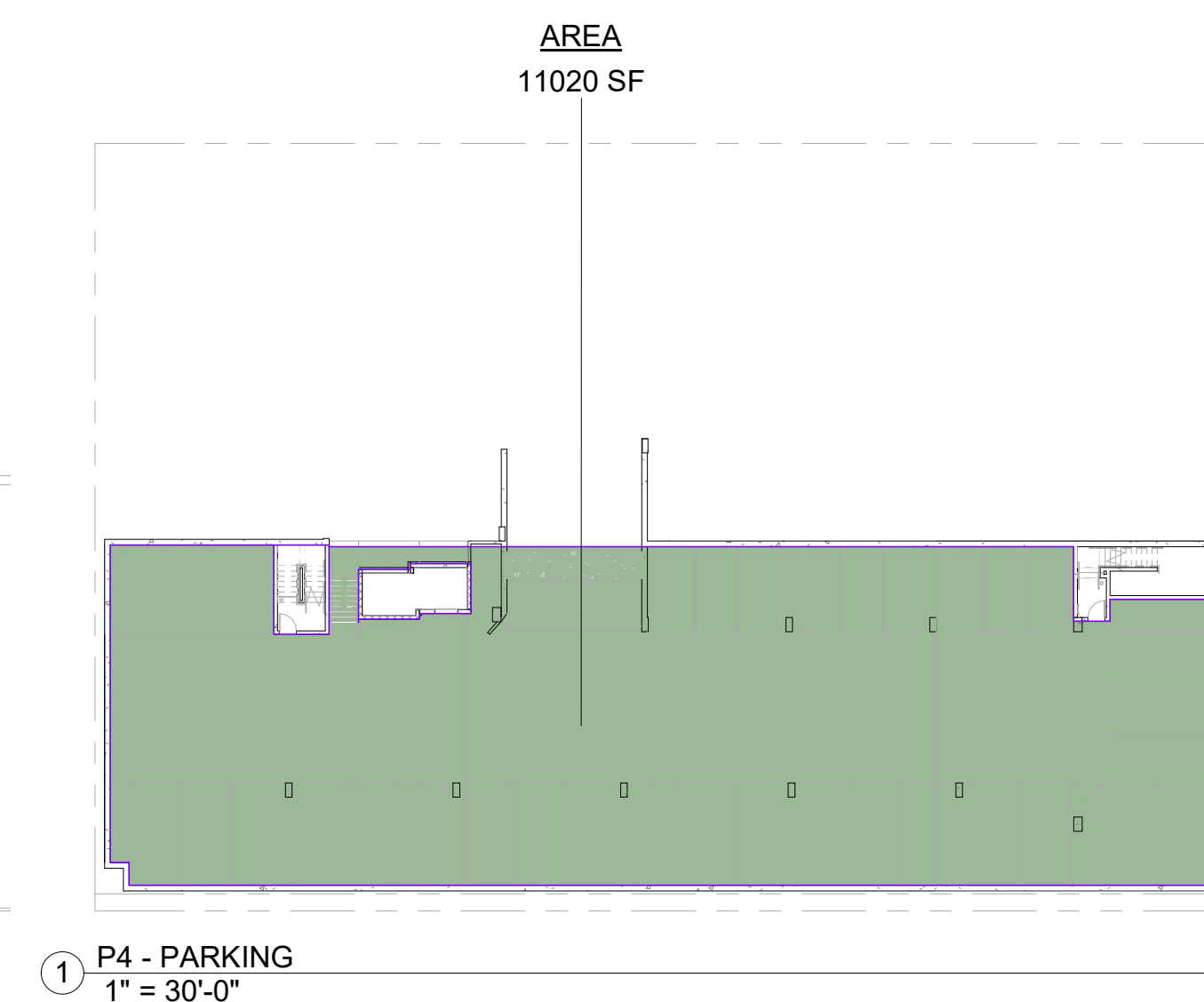
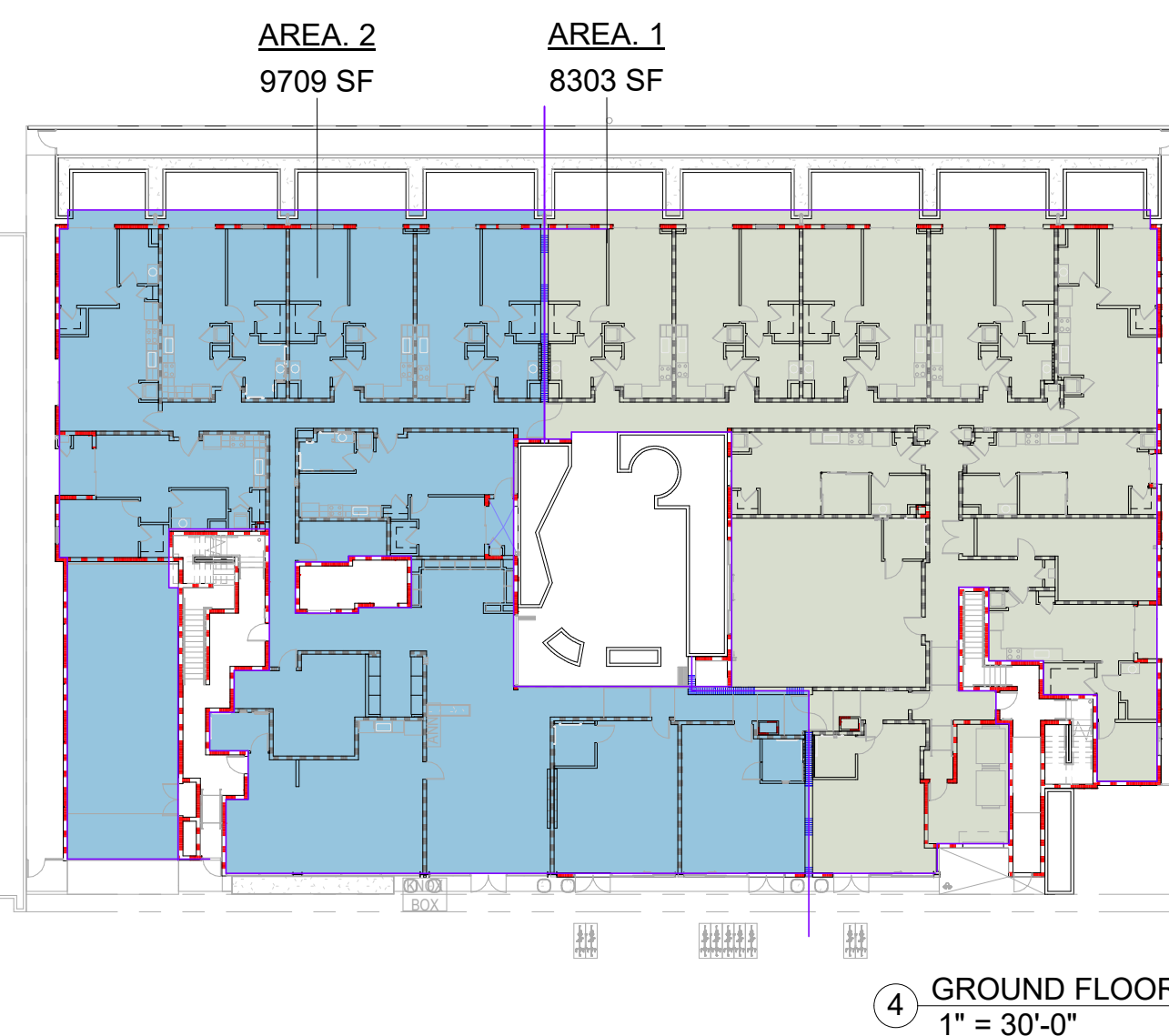
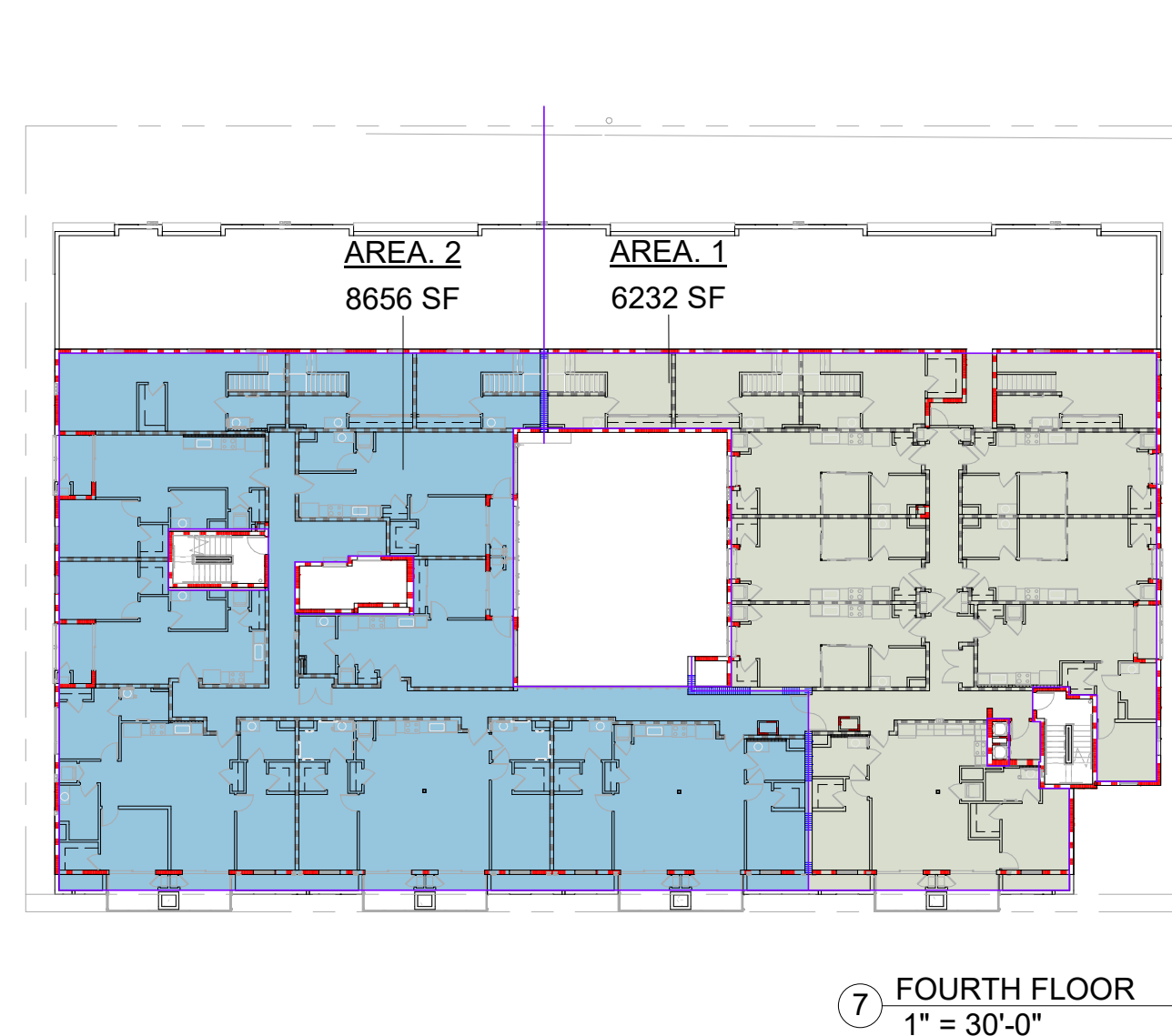
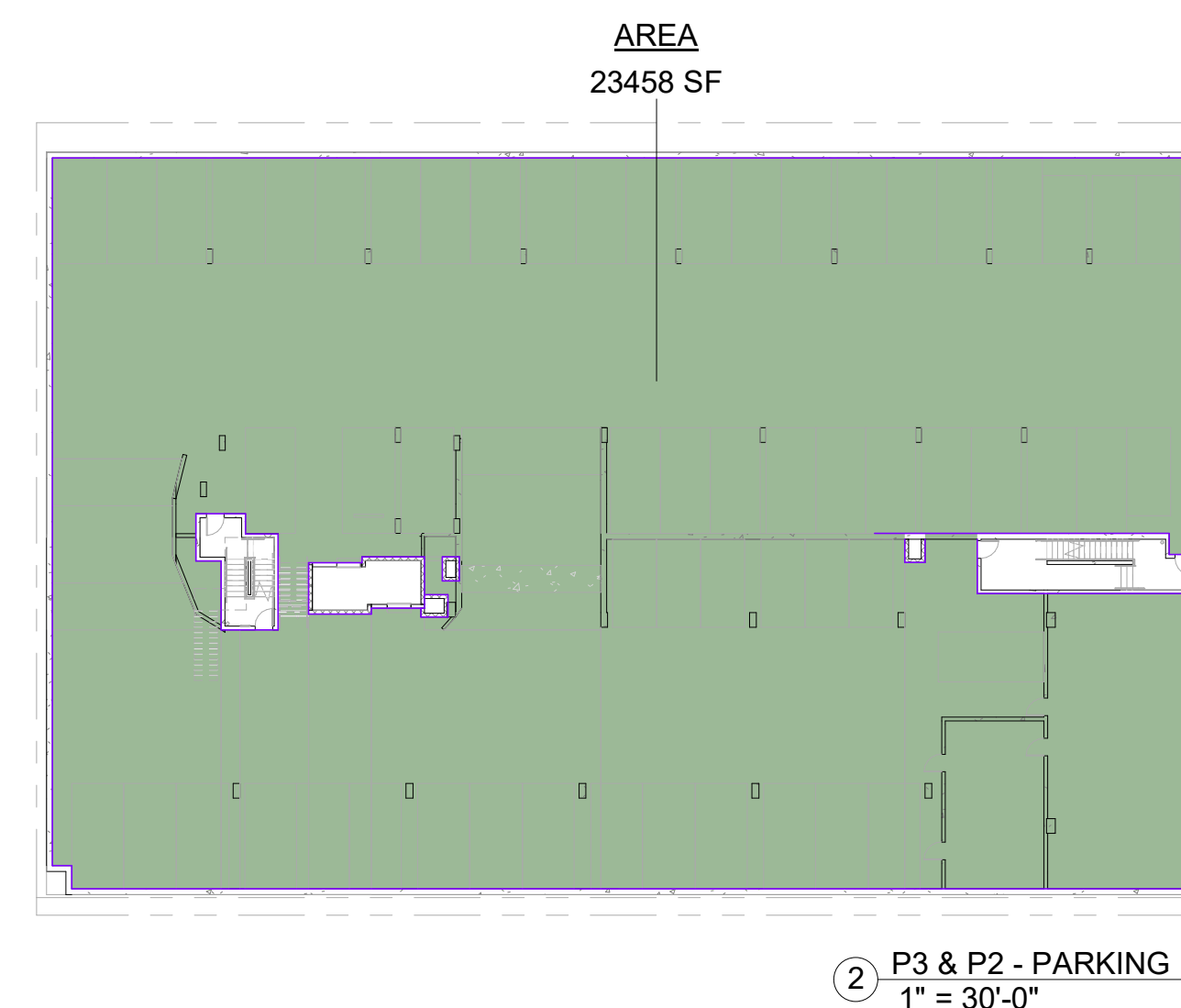
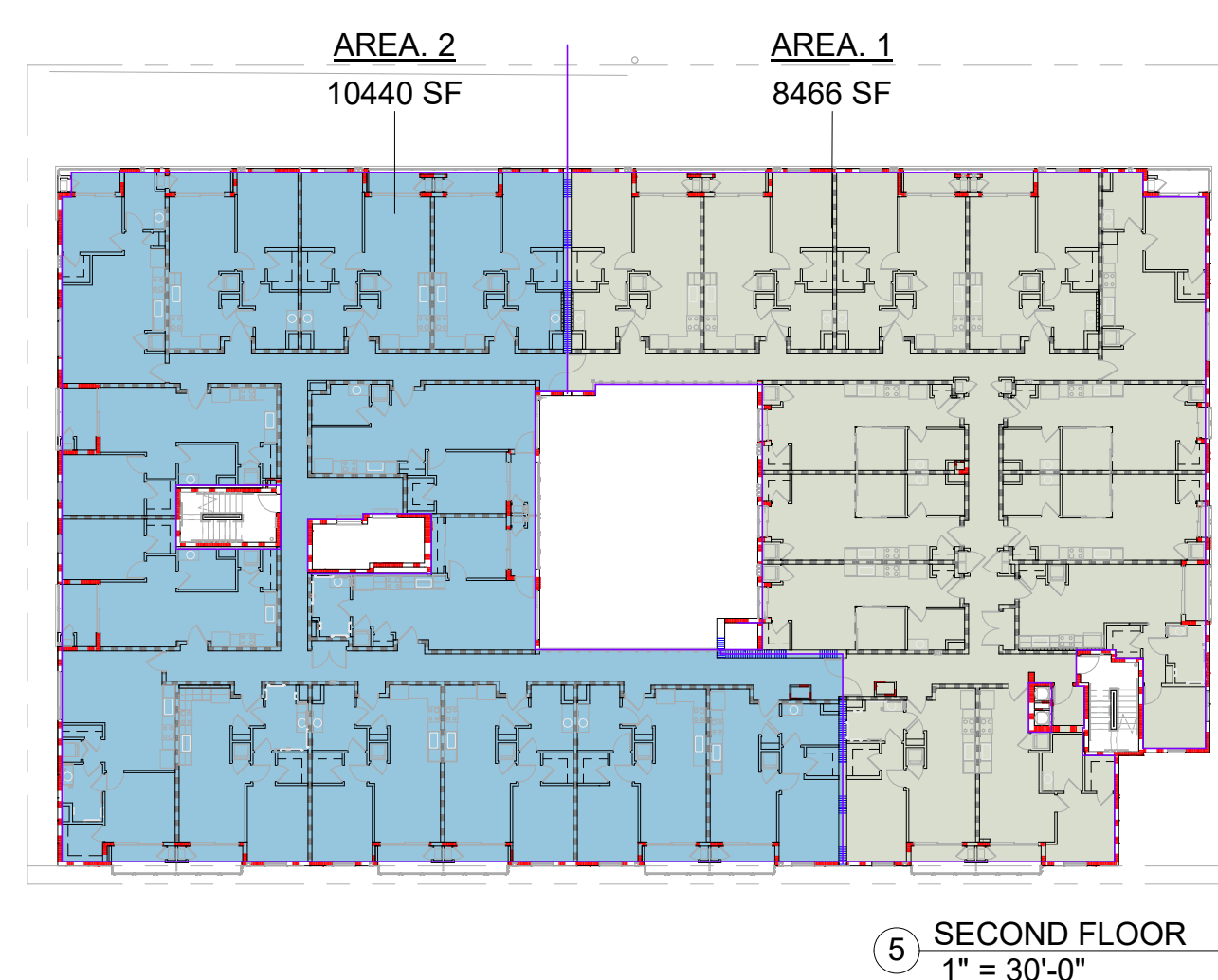
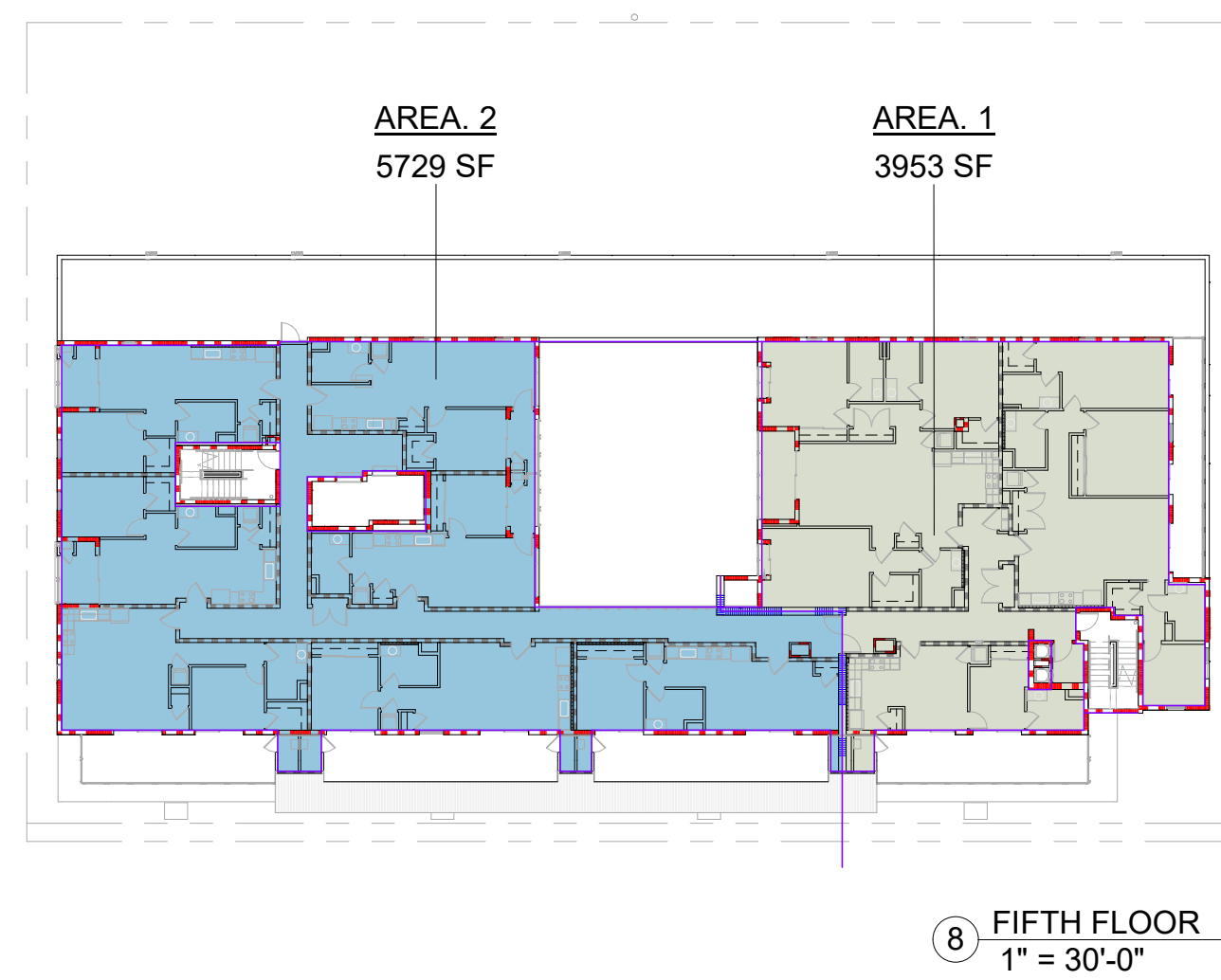
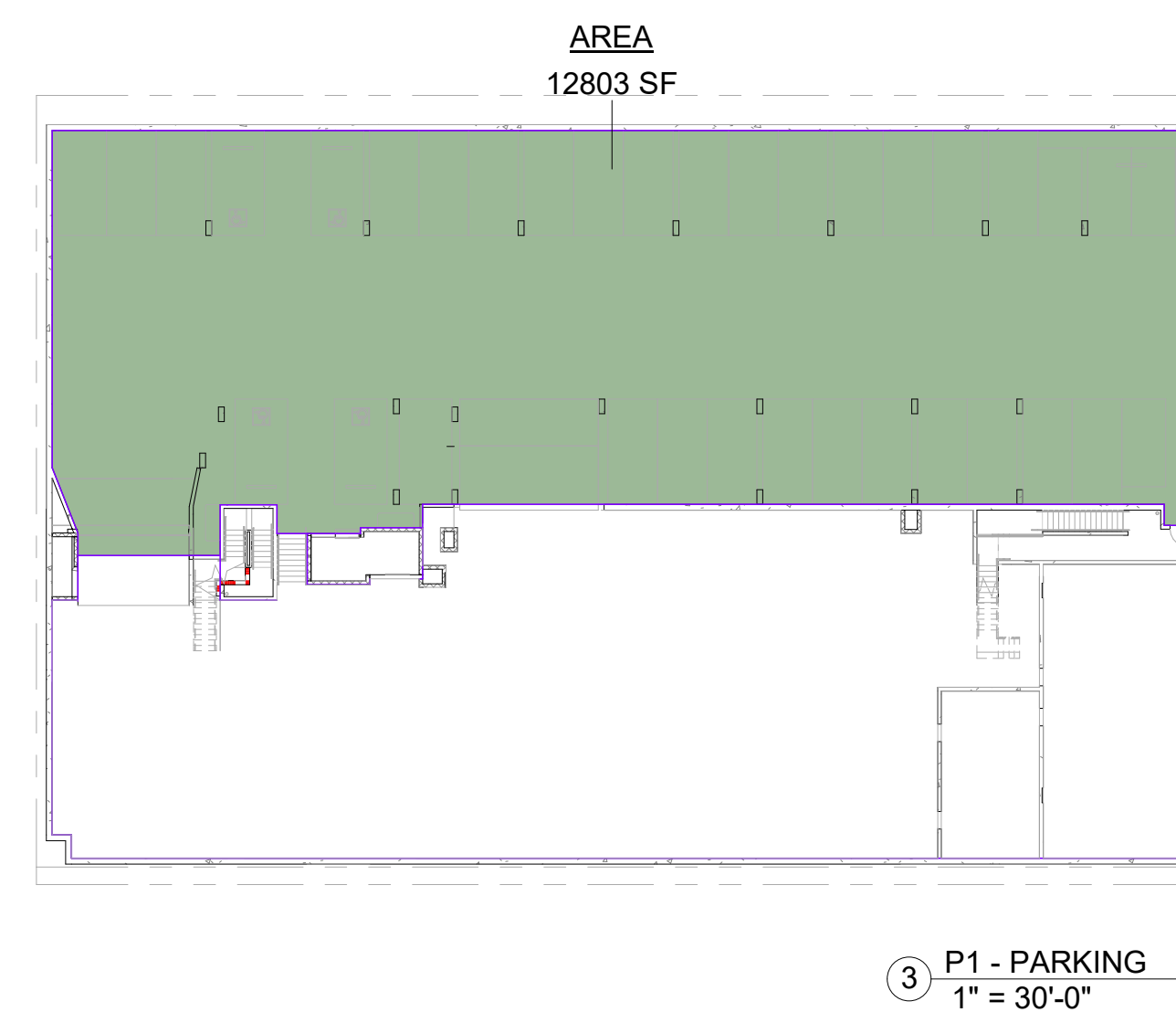
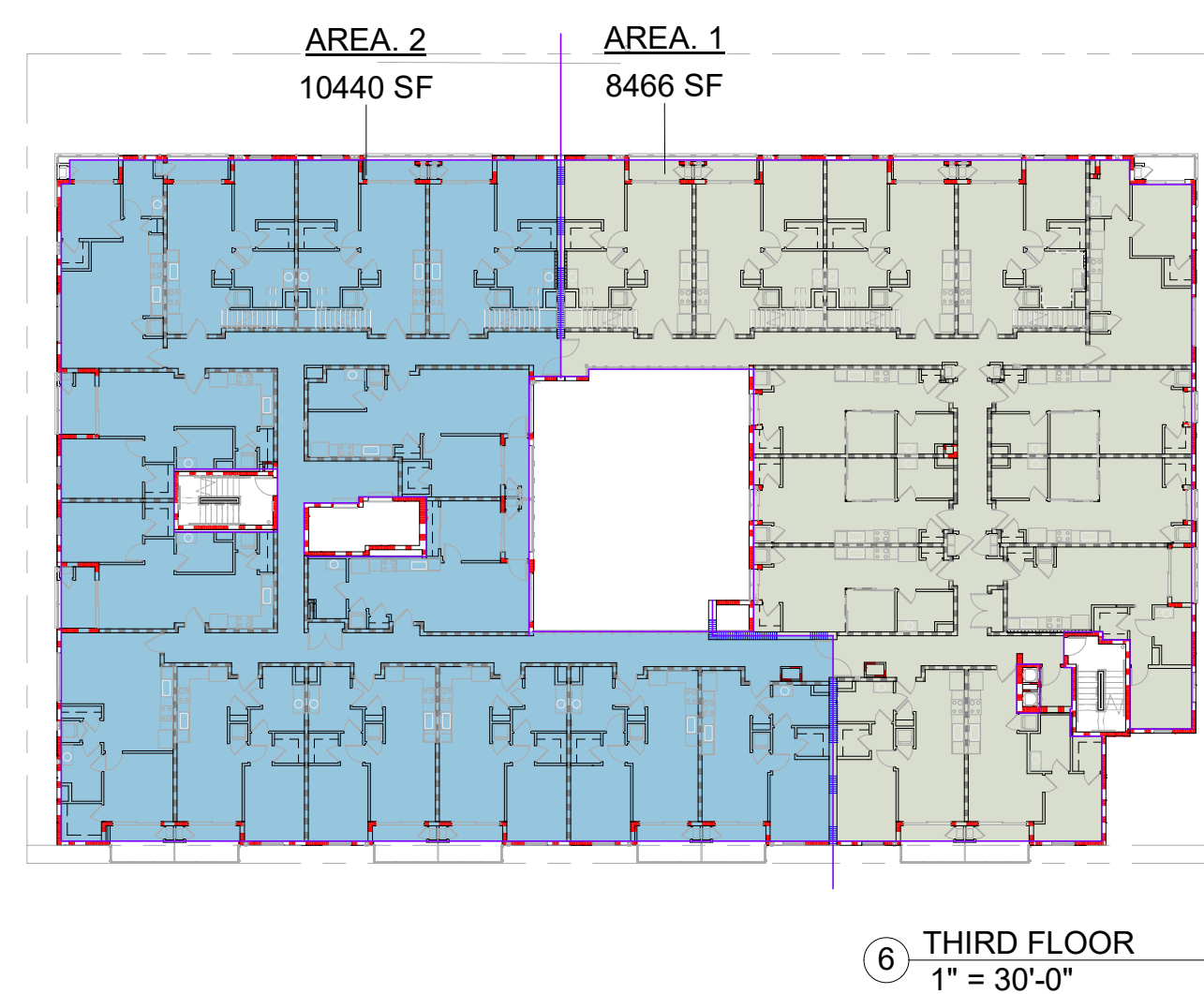
ALLOWABLE BUILDING AREA FOR TYPE I-A CONSTRUCTION AREA	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (UNLIMITED) =	UNLIMITED SF
PROPOSED BUILDING AREA	
00 - P4 - PARKING	11,020 SF
00 - P3&P2 - PARKING	23,458 SF
00 - P1 - PARKING	12,803 SF
TOTAL BUILDING AREA	47,281 SF

ALLOWABLE BUILDING AREA FOR TYPE III-A CONSTRUCTION AREA #1	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (24,000) =	48,000 SF
PROPOSED BUILDING AREA	
02 - GROUND FLOOR	8,303 SF
03 - SECOND FLOOR	8,466 SF
04 - THIRD FLOOR	8,466 SF
05 - FOURTH FLOOR	6,232 SF
06 - FIFTH FLOOR	3,953 SF
TOTAL BUILDING AREA	35,420 SF

ALLOWABLE AREA FOR TYPE III-A CONSTRUCTION AREA #2	
FLOOR AREA PER SECTION 506:	
2 (Aa) =	TOTAL AREA (SF) ALLOWED
2 (24,000) =	48,000 SF
PROPOSED BUILDING AREA	
02 - GROUND FLOOR	9,709 SF
03 - SECOND FLOOR	10,440 SF
04 - THIRD FLOOR	10,440 SF
05 - FOURTH FLOOR	8,656 SF
06 - FIFTH FLOOR	5,729 SF
TOTAL BUILDING AREA	44,975 SF

BUILDING CODE FLOOR AREA

FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.



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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

RENDER

ISSUE
2021-07-23

SHEET NO.

A05

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A06



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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

RENDER

ISSUE
2021-07-23

SHEET NO.

A07

PARKING CALCULATION

P4	20 STANDARD 12 COMPACT
P3	32 STANDARD 4 COMPACT
P2	16 STANDARD 6 COMPACT
P1	31 STANDARD 4 COMPACT
TOTAL:	125 SPACES

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WESTWOOD APARTMENTS

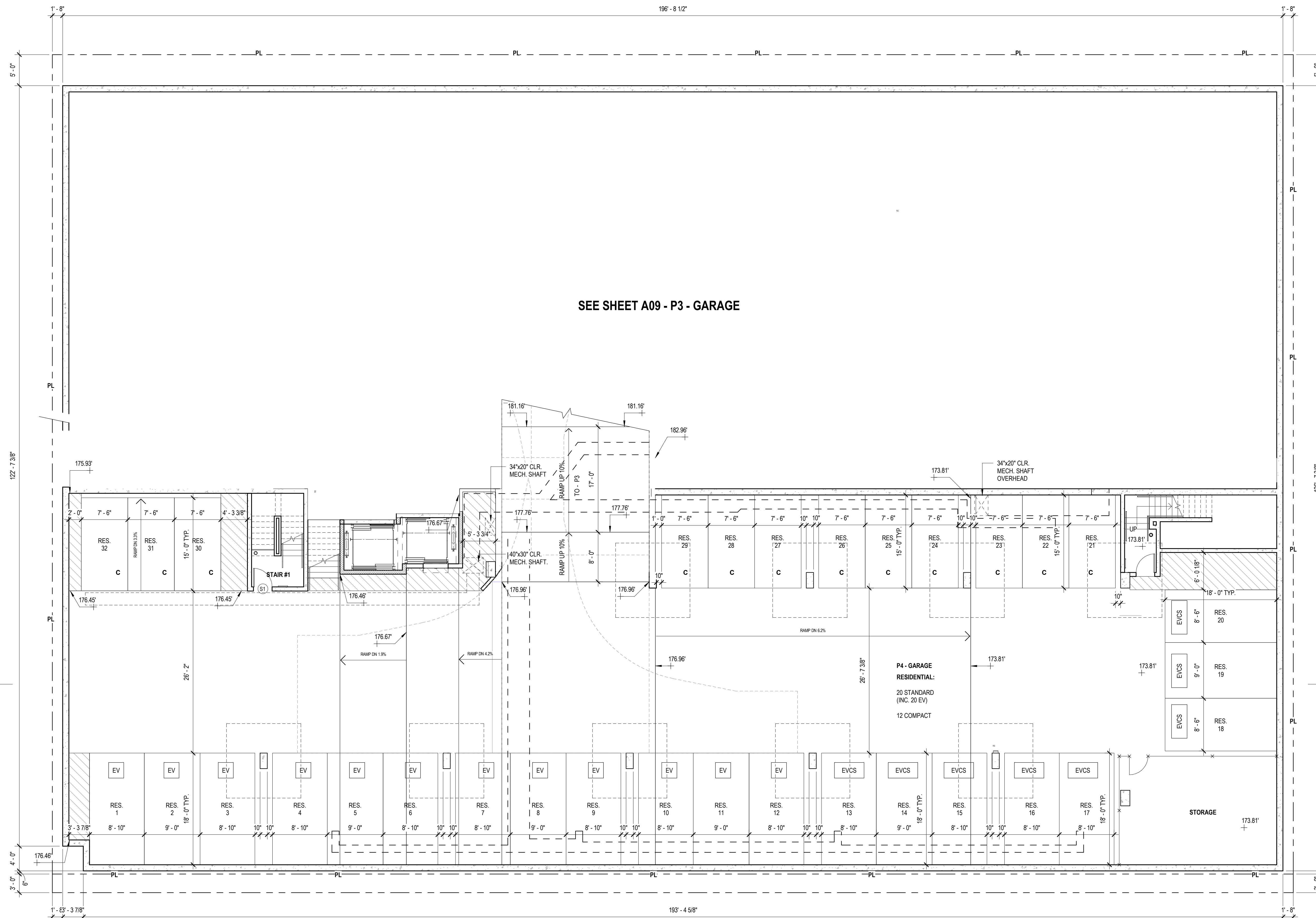
2121 Westwood Blvd. Los Angeles, CA

P4 - GARAGE

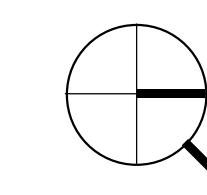
ISSUE
2021-07-23

SHEET NO.

A08



1 P4 - PARKING LEVEL
1/8" = 1'-0"

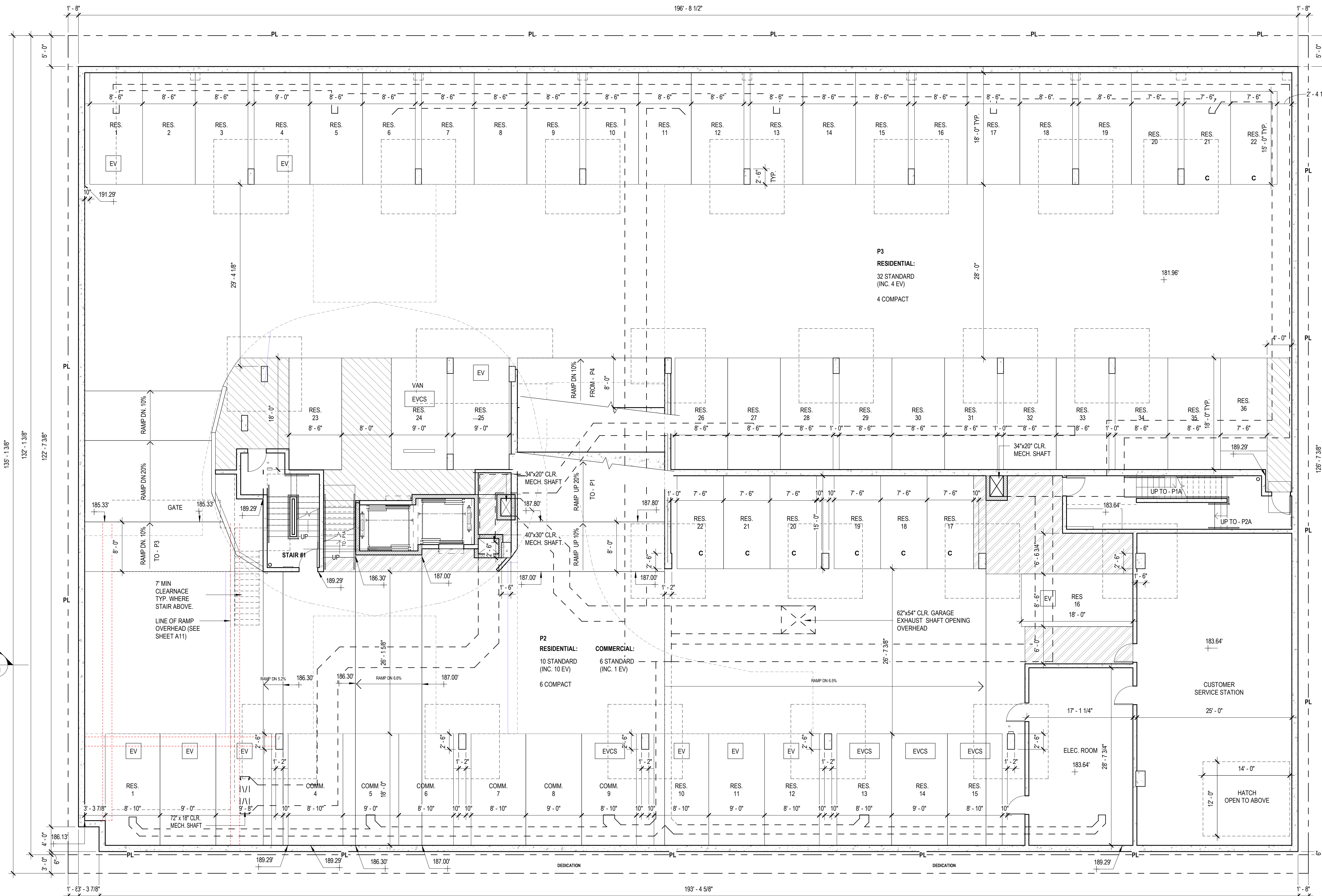


PARKING CALCULATION

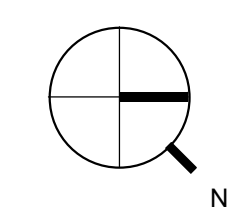
P4	20 STANDARD 12 COMPACT
P3	32 STANDARD 4 COMPACT
P2	16 STANDARD 6 COMPACT
P1	31 STANDARD 4 COMPACT
TOTAL:	125 SPACES

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1 P3 & P2 PARKING LEVEL
1/8" = 1'-0"



WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

P3 & P2 GARAGE

ISSUE
2021-07-23

SHEET NO.

A09

P4	20 STANDARD 12 COMPACT
P3	32 STANDARD 4 COMPACT
P2	16 STANDARD 6 COMPACT
P1	31 STANDARD 4 COMPACT
TOTAL:	125 SPACES

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WESTWOOD APARTMENTS

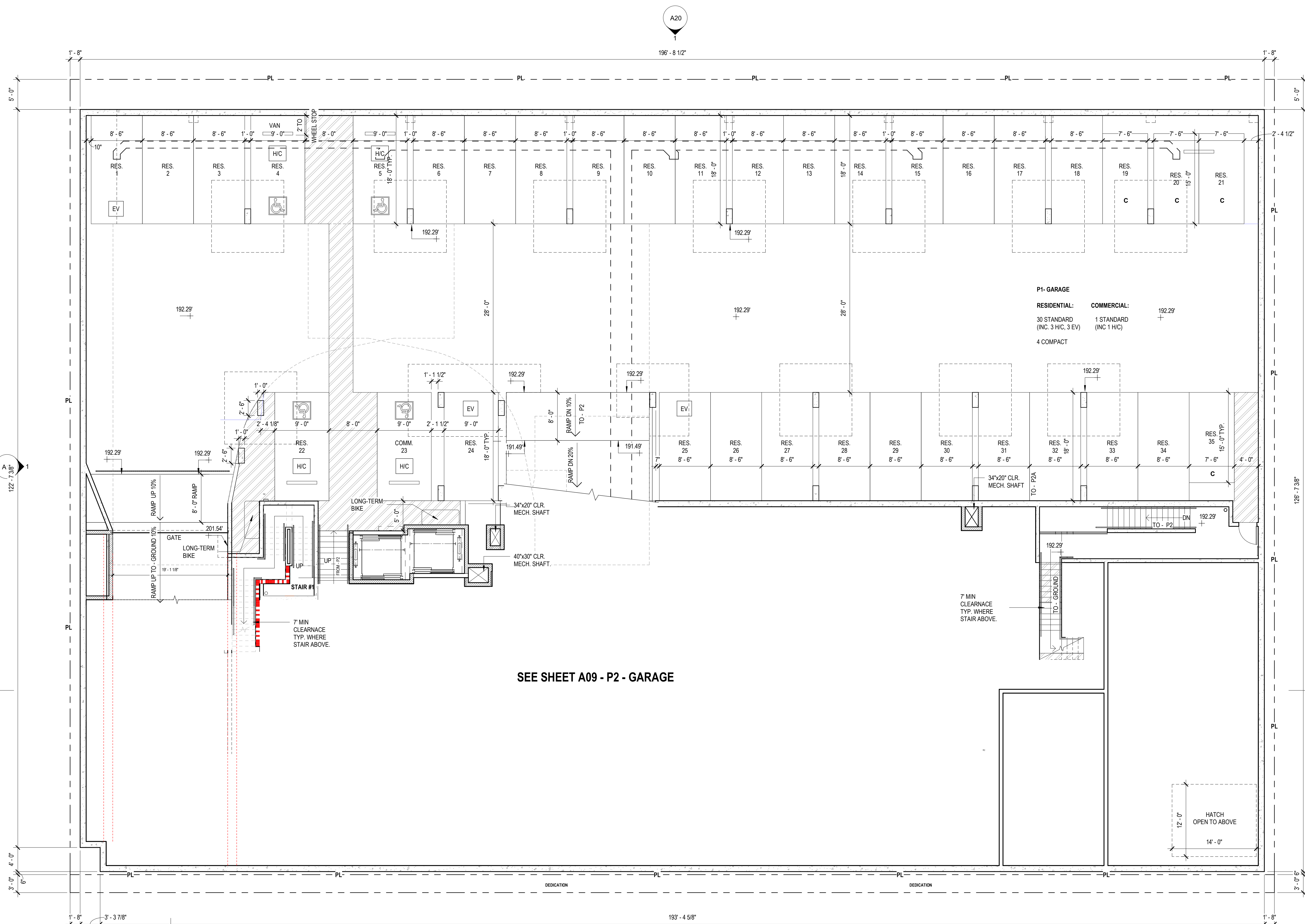
2121 Westwood Blvd. Los Angeles, CA

P1 - GARAGE

ISSUE
2021-07-23

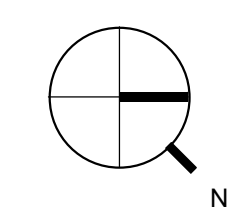
SHEET NO.

A10



SEE SHEET A09 - P2 - GARAGE

1 P1A PARKING LEVEL
1/8" = 1'-0"



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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

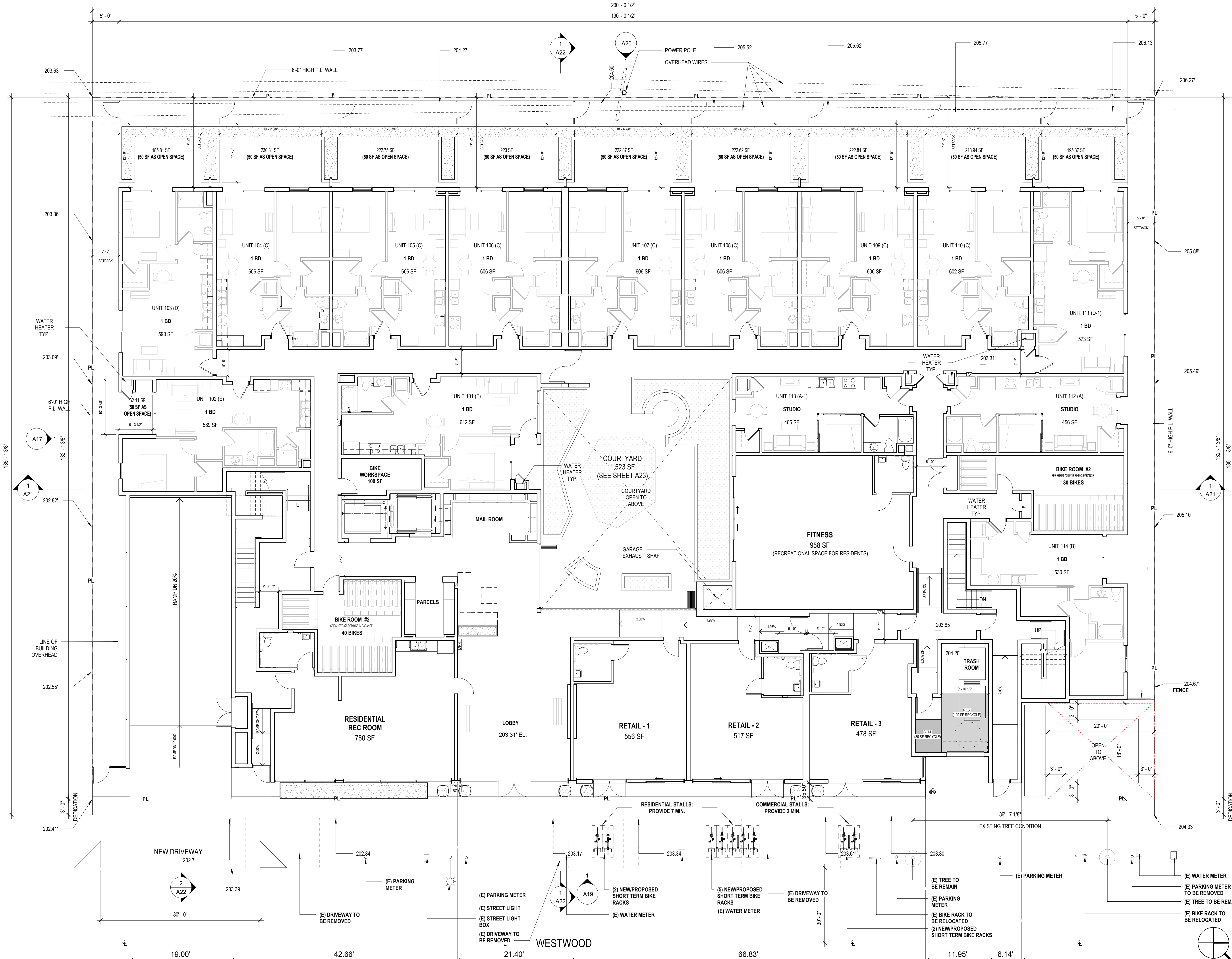
GROUND FLOOR

ISSUE

2021-07-23

SHEET NO.

A11



1 GROUND FLOOR
1/8" = 1'-0"

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WESTWOOD APARTMENTS

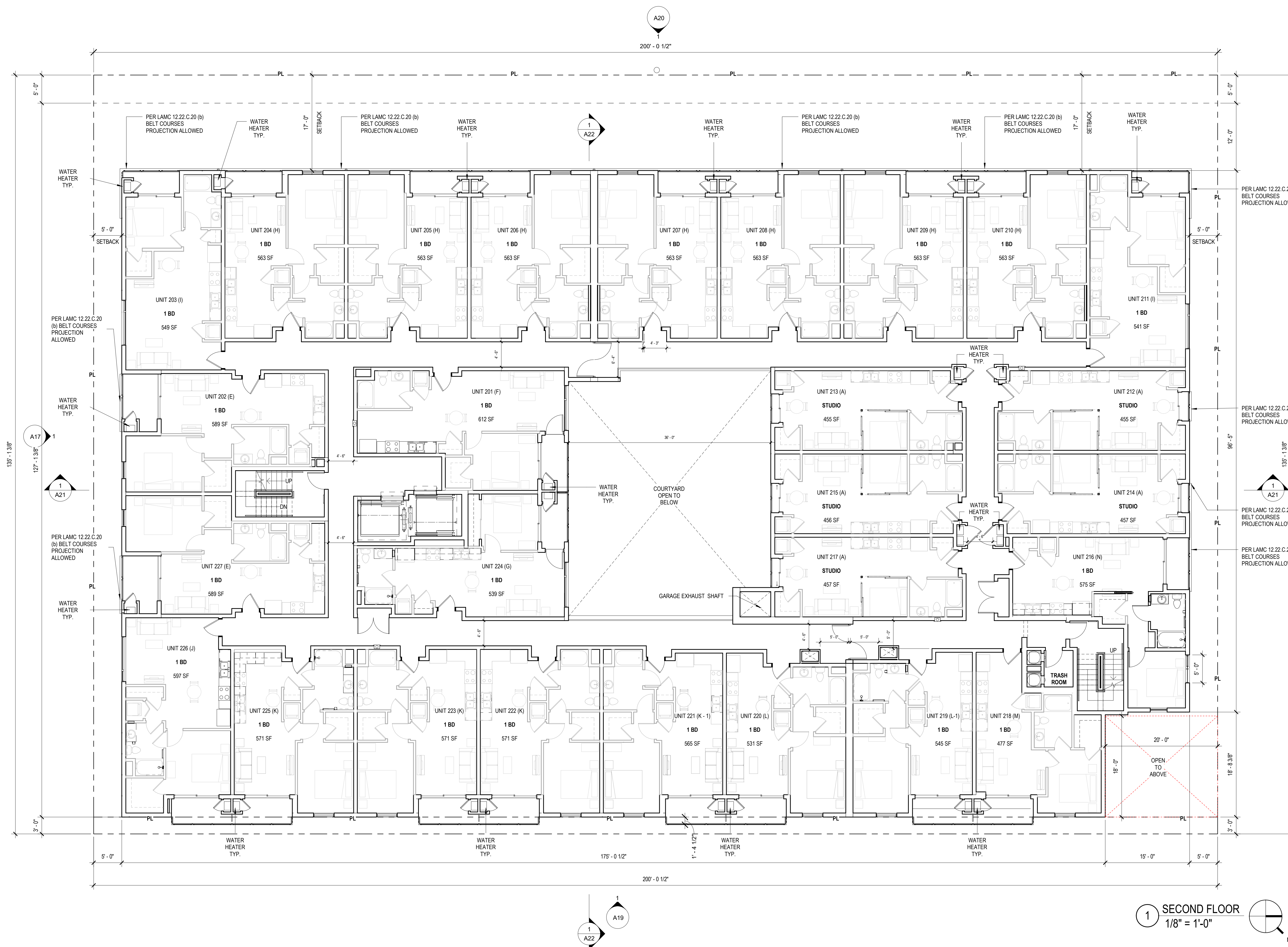
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SECOND FLOOR

ISSUE
2021-07-23

SHEET NO.

A12



1 SECOND FLOOR
1/8" = 1'-0"

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WESTWOOD APARTMENTS

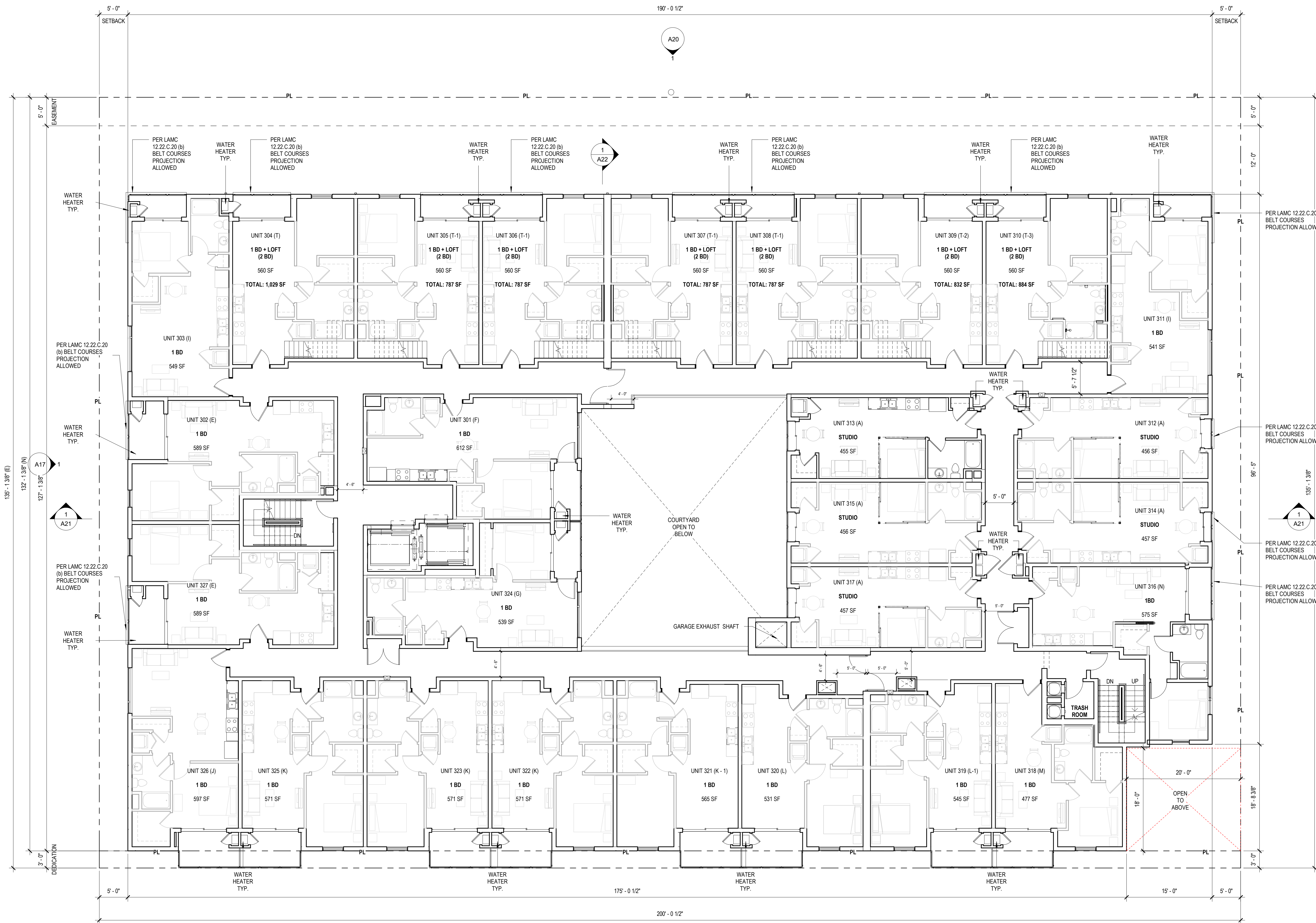
2121 Westwood Blvd. Los Angeles, CA

THIRD FLOOR

ISSUE
2021-07-23

SHEET NO.

A13



1 THIRD FLOOR
1/8" = 1'-0"

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WESTWOOD APARTMENTS

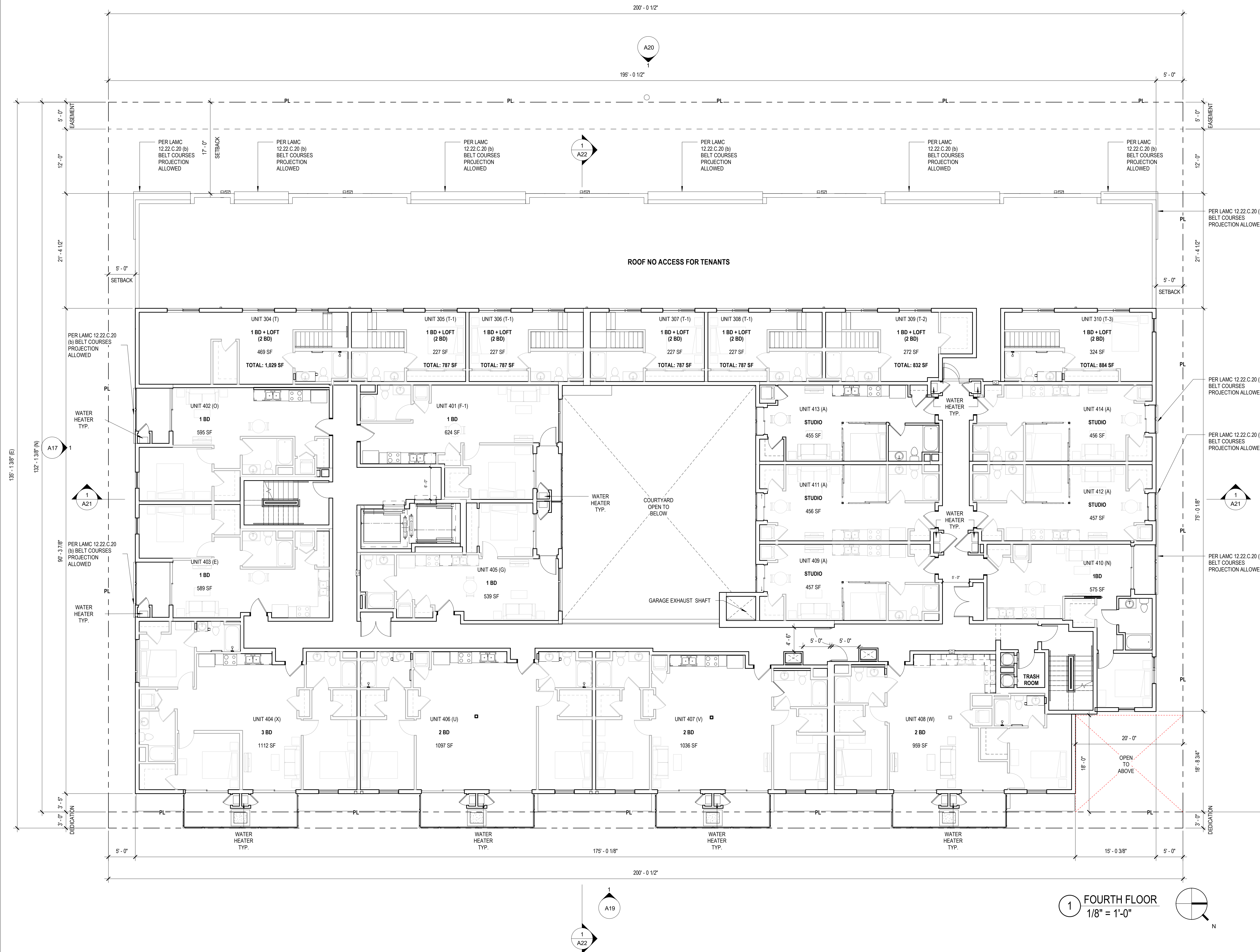
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FOURTH FLOOR

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2021-07-23

SHEET NO.

A14



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WESTWOOD APARTMENTS

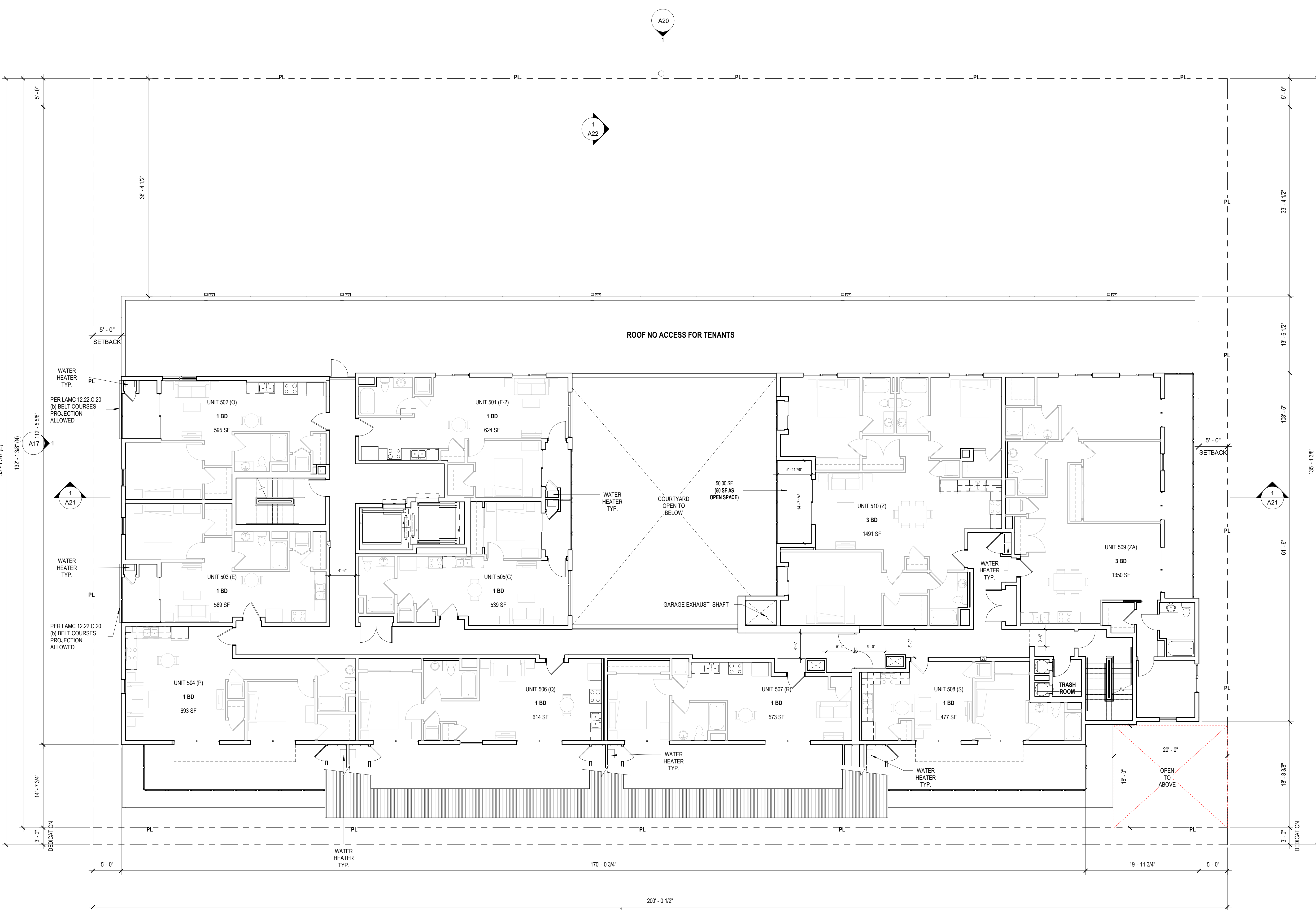
2121 Westwood Blvd. Los Angeles, CA

FIFTH FLOOR

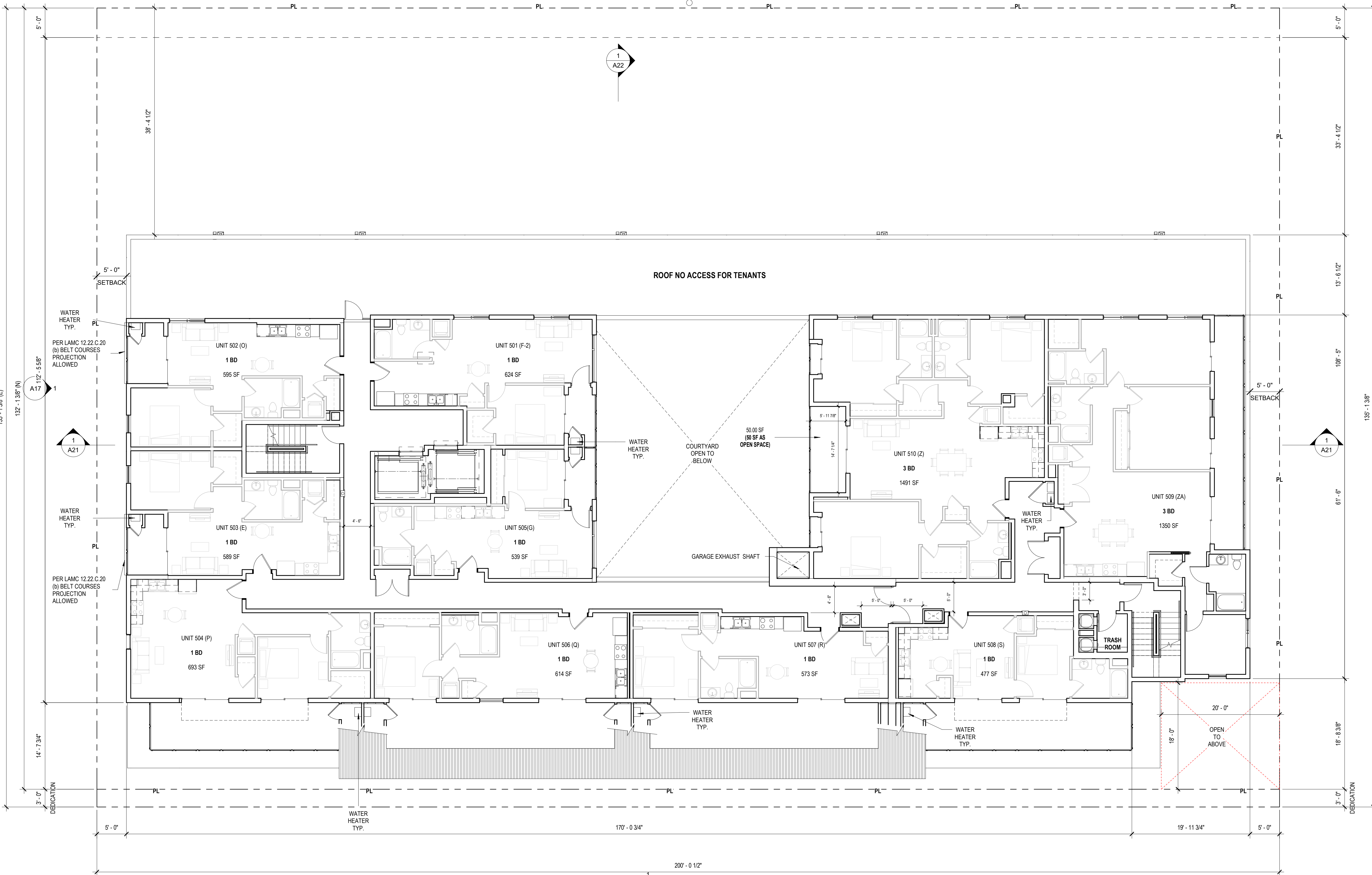
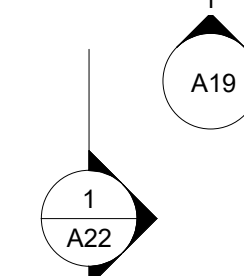
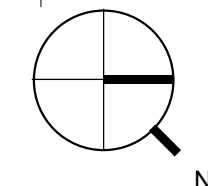
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2021-07-23

SHEET NO.

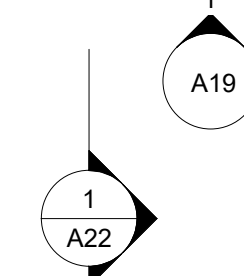
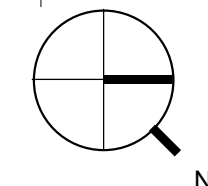
A15



1 06 - FIFTH FLOOR
1/8" = 1'-0"



1 06 - SIXTH FLOOR
1/8" = 1'-0"

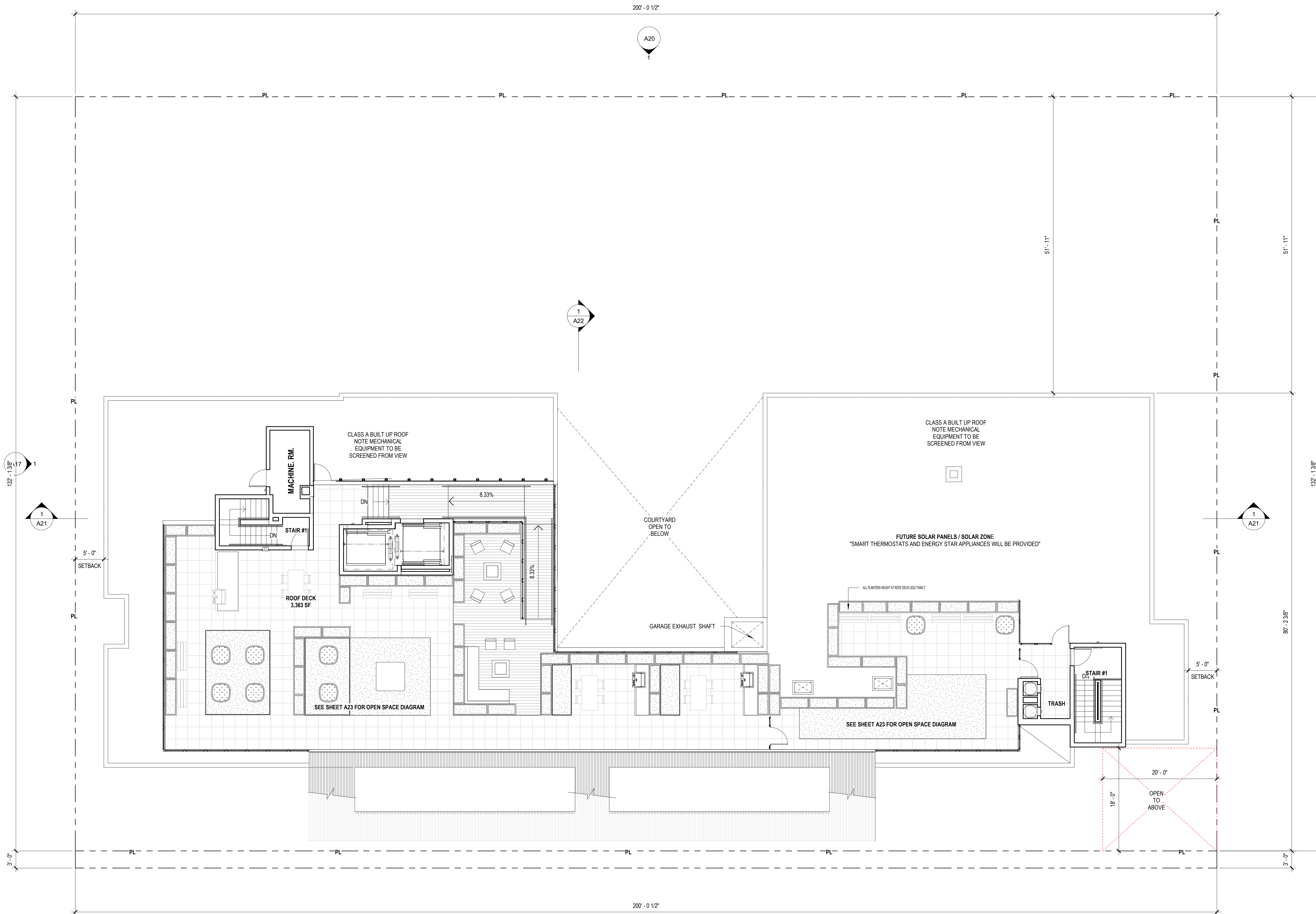


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WESTWOOD APARTMENTS

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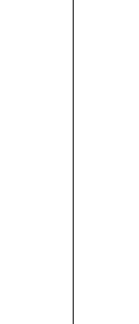
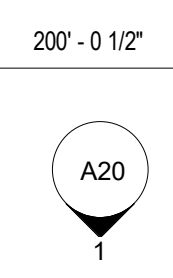
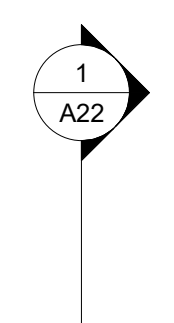
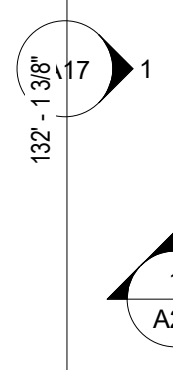
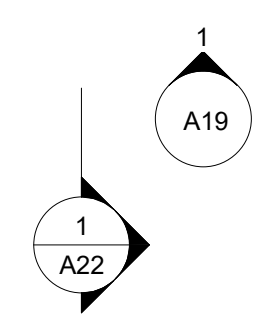
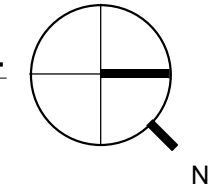
ROOF

ISSUE
 2021-07-23

SHEET NO.

A16

① 07 - ROOF LEVEL
 1/8" = 1'-0"



KEYNOTE LEGEND	
D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX



DE ARCHITECTS AIA
 1535 6TH STREET, SUITE 101
 SANTA MONICA, CA 90401
 310.451.7917
 WWW.DEARCHITECTS.NET

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SEE SHEET A22 FOR STEPBACK REQUIREMENTS

SOUTH ELEVATION

WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

ELEVATION

ISSUE
 2021-07-23

SHEET NO.

A17

KEYNOTE LEGEND	
D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX



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NORTH ELEVATION

WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

ELEVATION

ISSUE
 2021-07-23

SHEET NO.

A18

KEYNOTE LEGEND	
D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DES818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
05	METAL WINDOW CANOPY, KYNAR FINISH, COLOR - DE616 EQUINOX
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, GEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE616 EQUINOX



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WESTWOOD APARTMENTS

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EAST ELEVATION

ELEVATION

ISSUE
 2021-07-23

SHEET NO.

A19

KEYNOTE LEGEND	
D	DESCRIPTION
01	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DEW391 BOYSENBERRY SHADOW
02	7/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE5818 MIDNIGHT HAZE
03	GLASS GUARDRAIL
06	FIBER CEMENT PANEL, AMERICAN FIBER CEMENT CORPORATION, CEMBRIT PATINA, COLOR - P020 GRANITE
07	5/8" (3 COAT SYSTEM) PORTLAND CEMENT PLASTER 20/30 SAND FINISH, COLOR: DUNN EDWARDS - DE816 EQUINOX



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WEST ELEVATION

WESTWOOD APARTMENTS

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ELEVATION

ISSUE
 2021-07-23

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A20

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WESTWOOD APARTMENTS

2121 Westwood Blvd. Los Angeles, CA

BUILDING SECTION

ISSUE
2021-07-23

SHEET NO.

A21

2 BUILDING SECTION
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WESTWOOD APARTMENTS

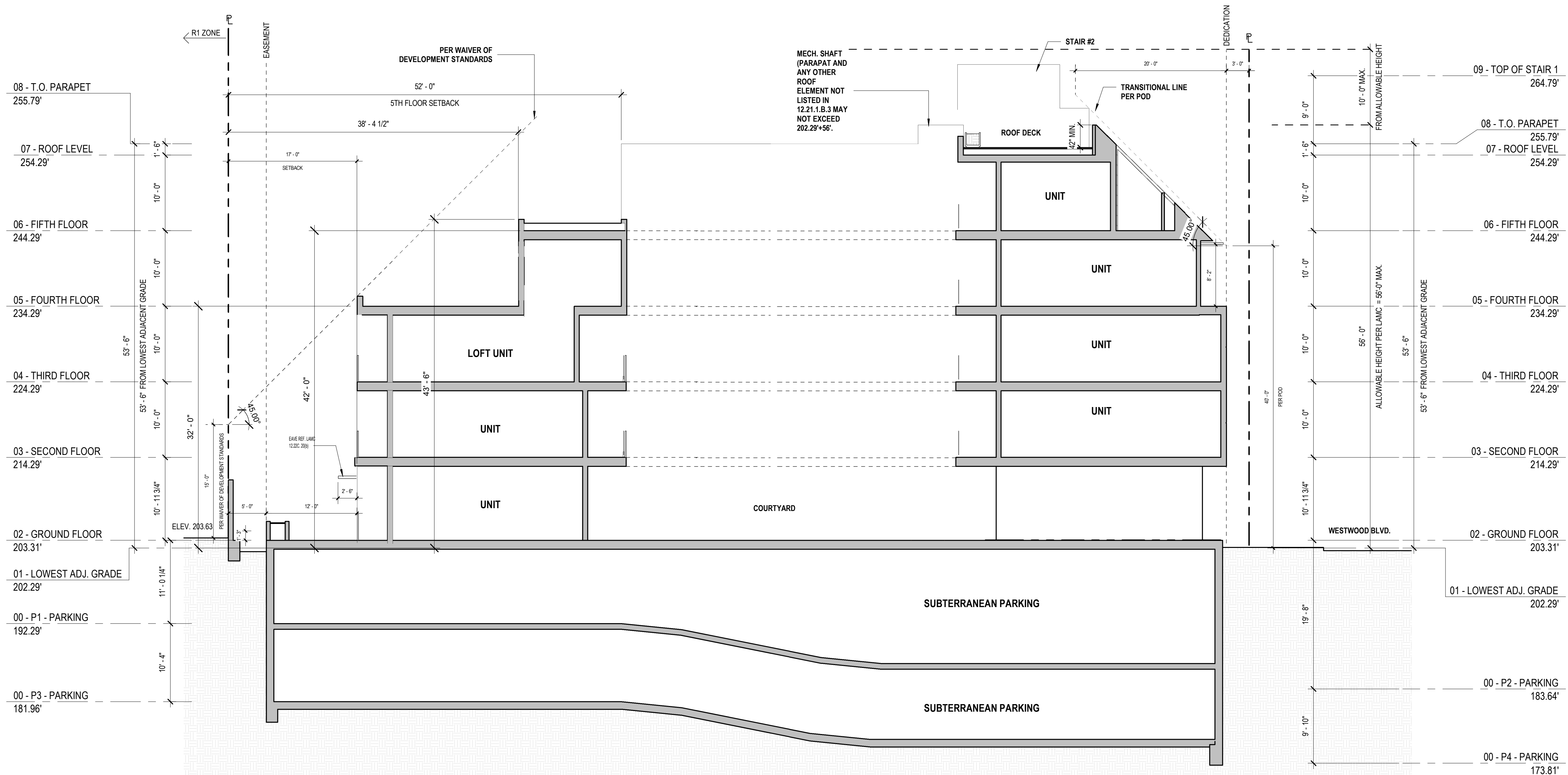
2121 Westwood Blvd. Los Angeles, CA

BUILDING SECTION

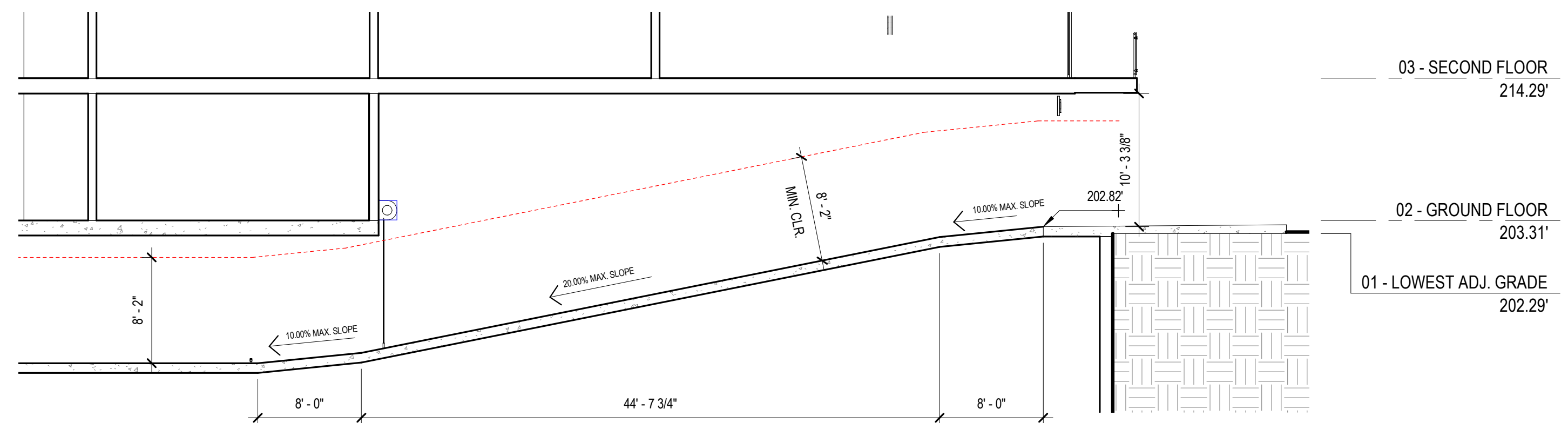
ISSUE
 2021-07-23

SHEET NO.

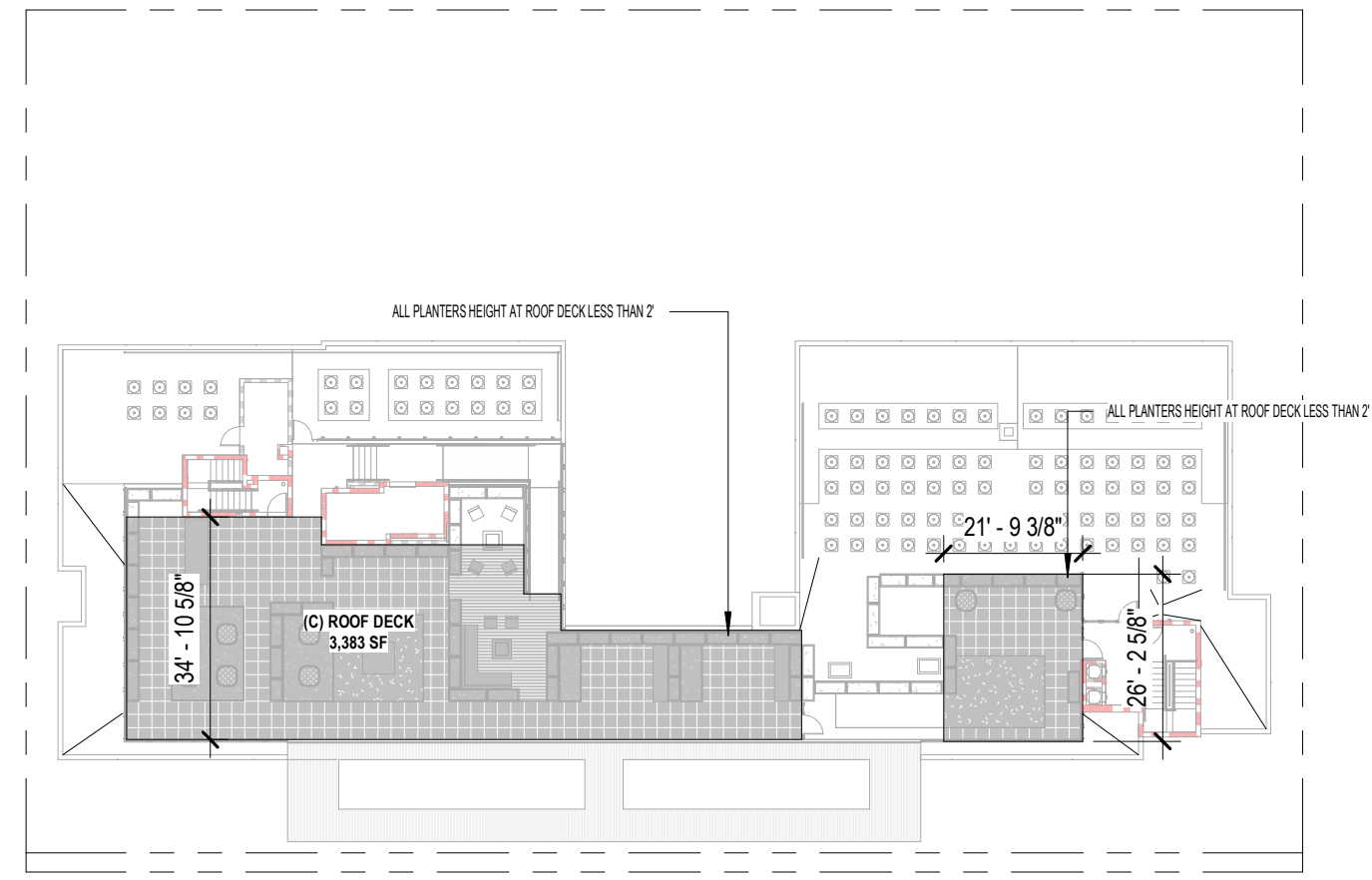
A22



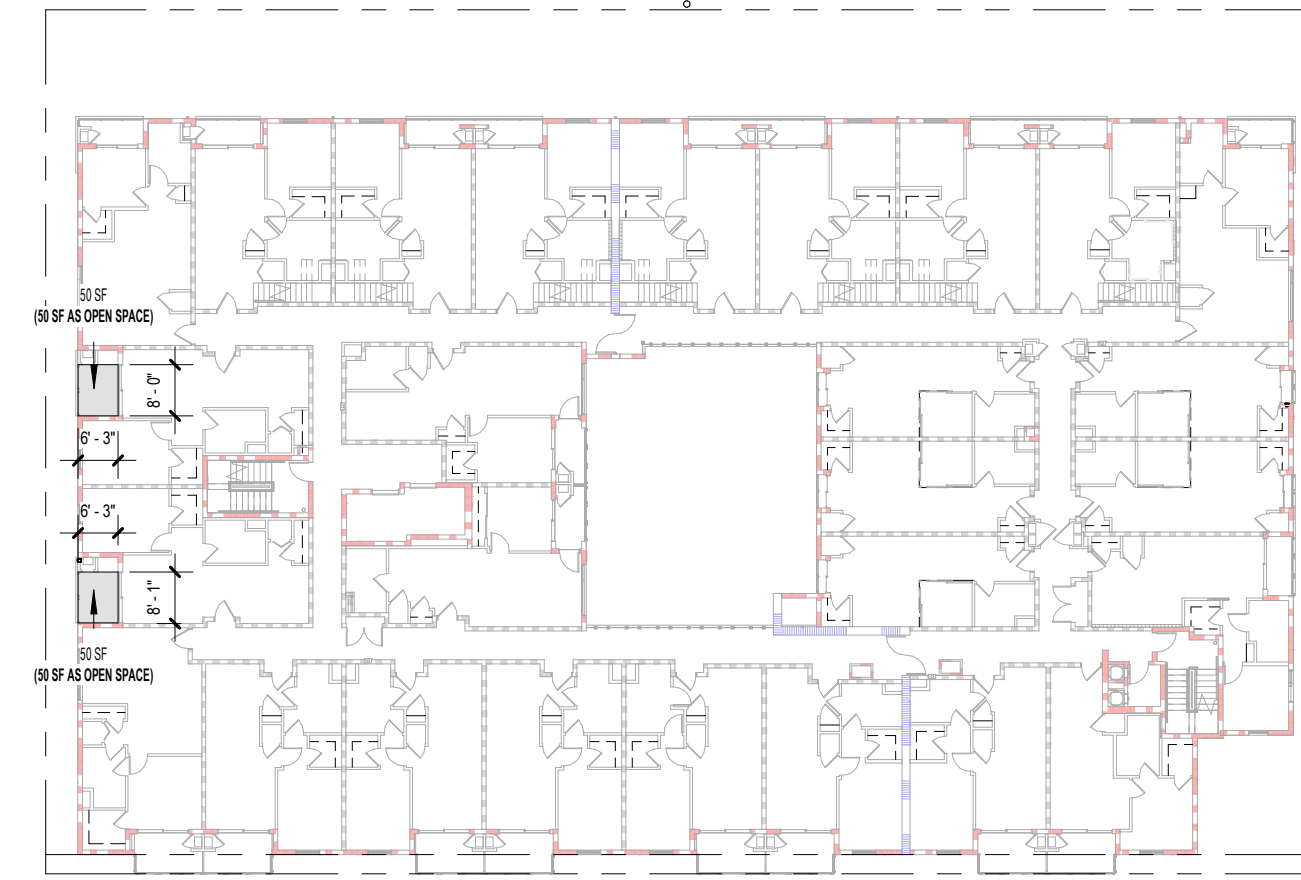
1 BUILDING SECTION
 1/8" = 1'-0"



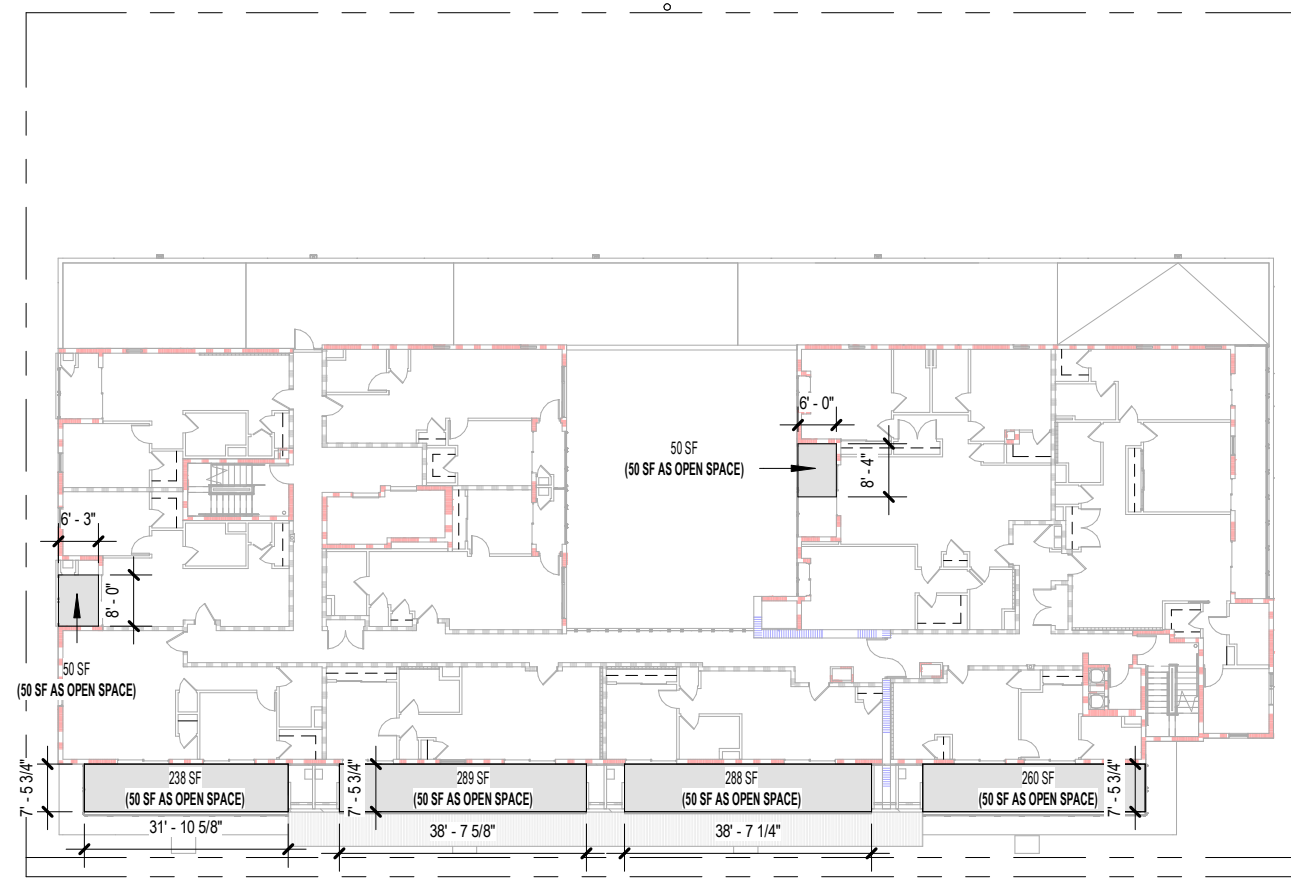
2 GARAGE RAMP SECTION
 1/8" = 1'-0"



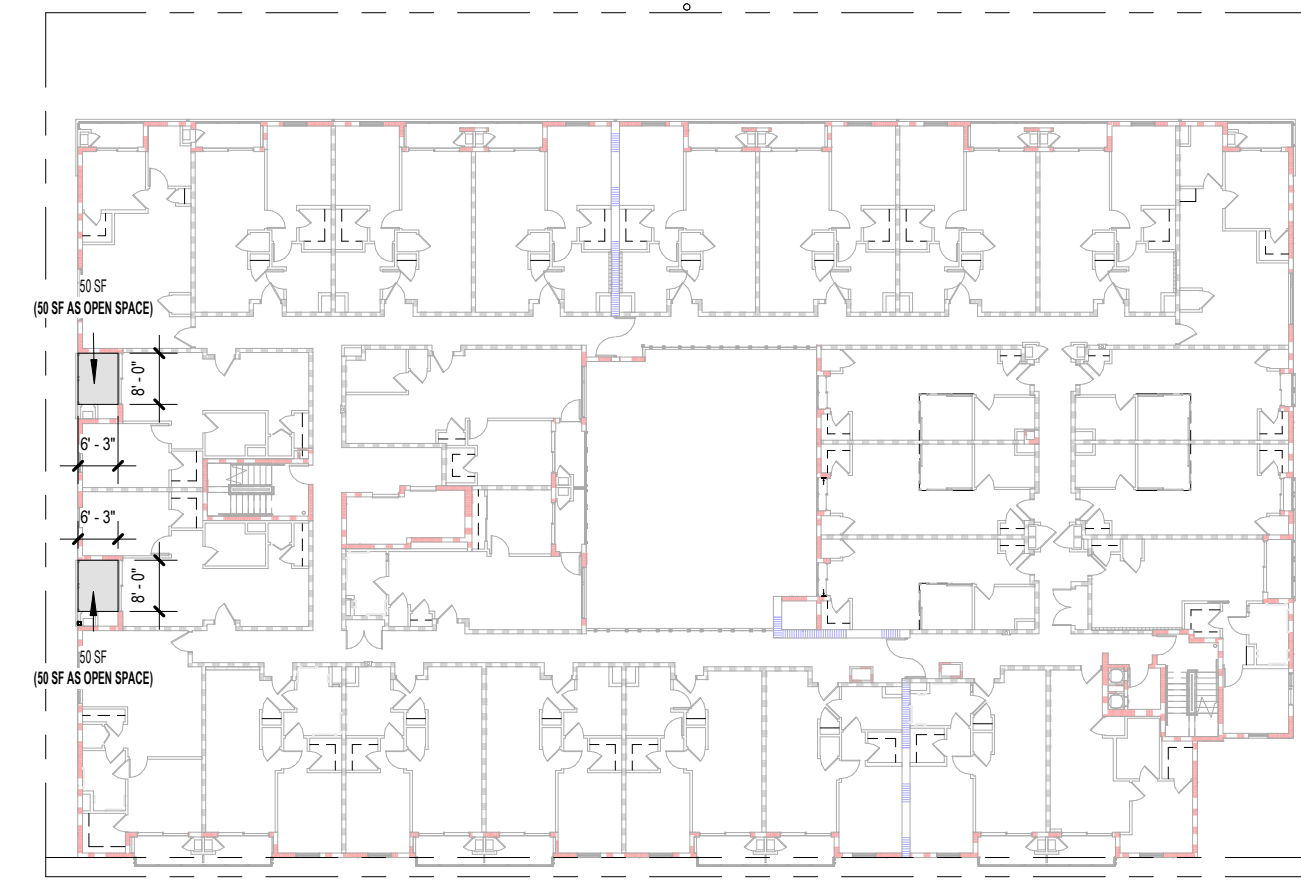
6 OPEN SPACE - ROOF PLAN
1" = 30'-0"



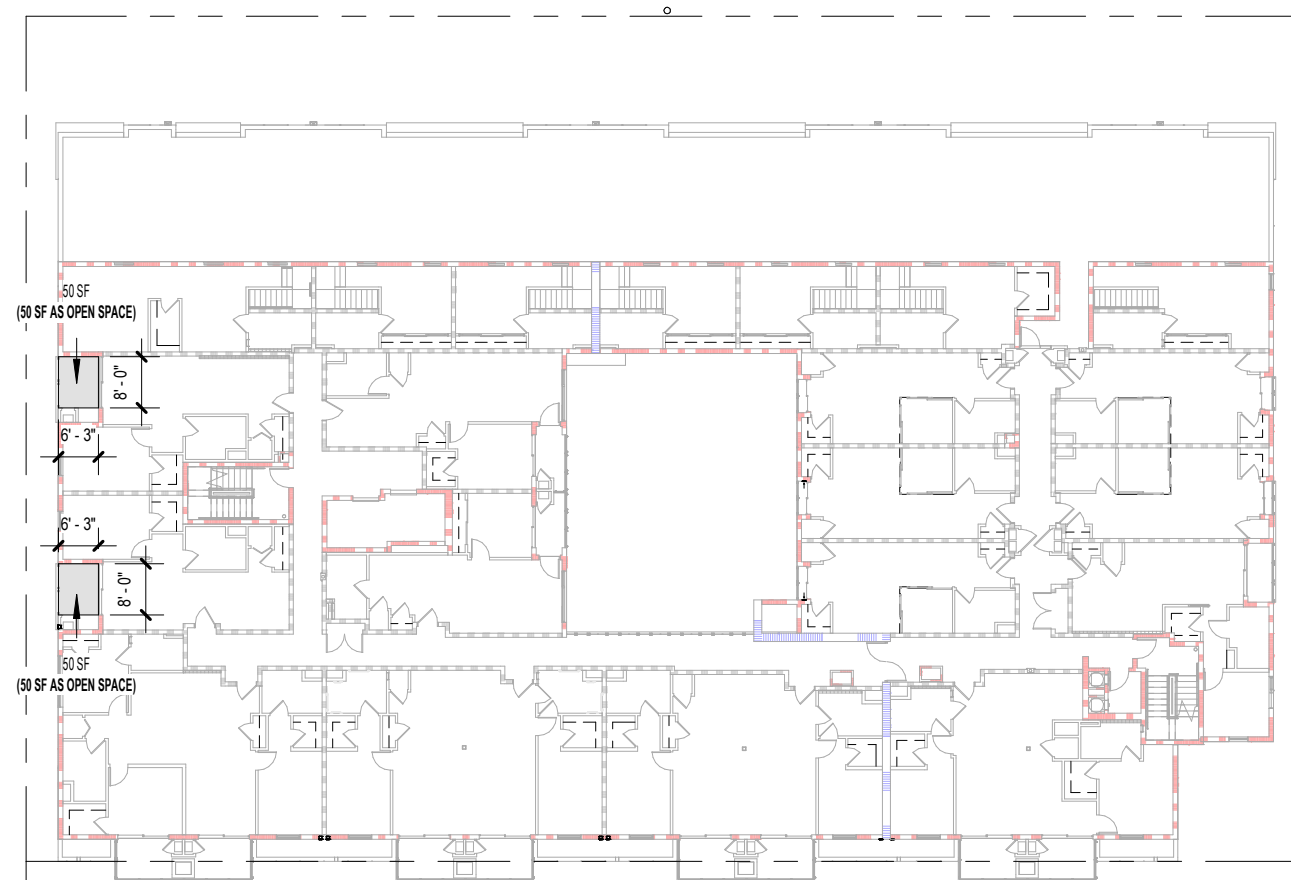
3 OPEN SPACE - THIRD FLOOR
1" = 30'-0"



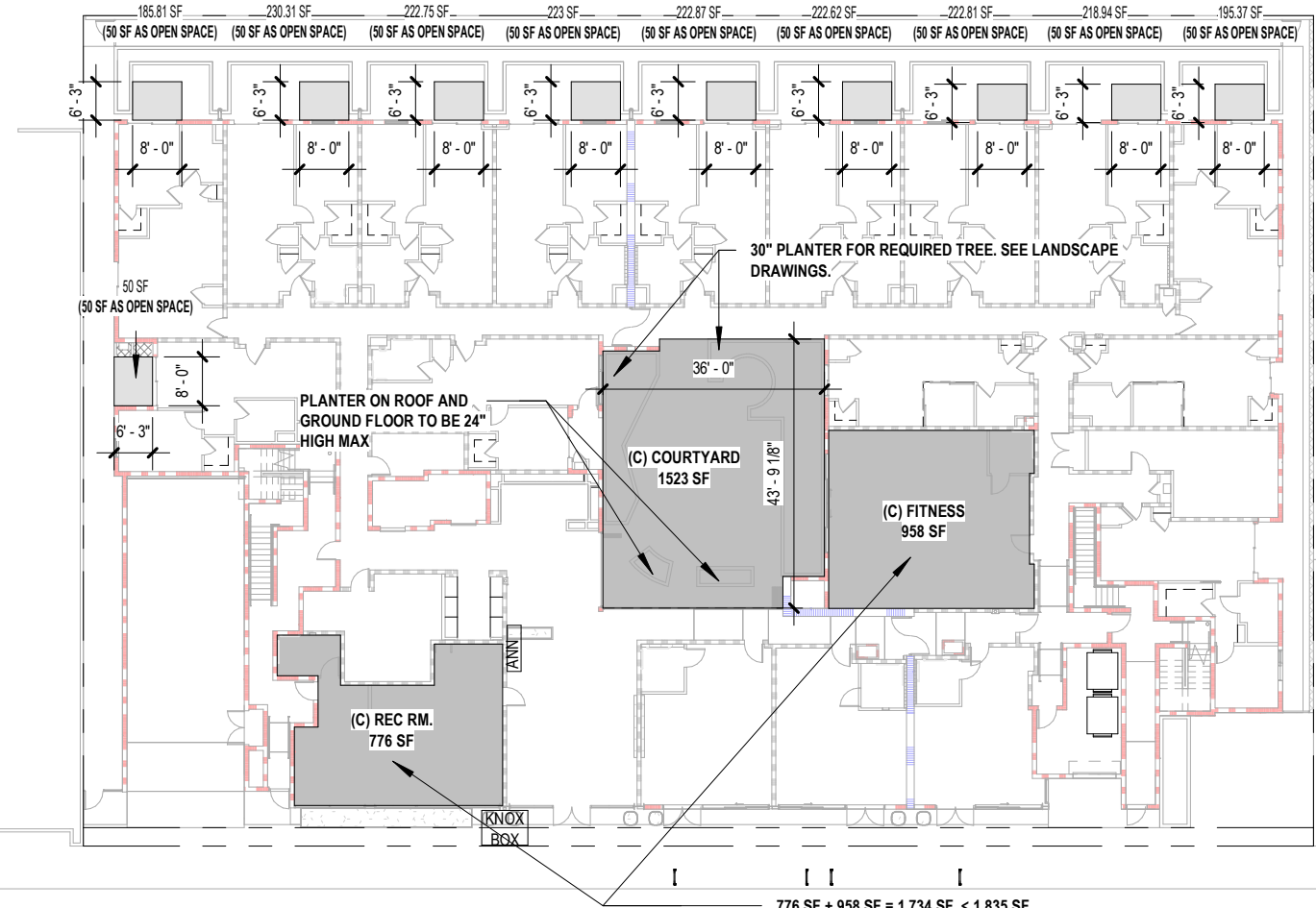
5 OPEN SPACE - FIFTH FLOOR
1" = 30'-0"



2 OPEN SPACE - SECOND FLOOR
1" = 30'-0"



4 OPEN SPACE - FOURTH FLOOR
1" = 30'-0"



1 OPEN SPACE - GROUND FLOOR
1" = 30'-0"

OPEN SPACE CALCULATION

OPEN SPACE

1 BEDROOM (100 SF/UNIT X 79 UNITS)	7,900 SF
2 BEDROOM (125 SF/UNIT X 10 UNITS)	1,250 SF
3 BEDROOM (175 SF/UNIT X 3 UNITS)	525 SF

TOTAL OPEN SPACE 9,675 SF
SB1818 INCENTIVE 20% REDUCTION -1,935 SF

TOTAL OPEN SPACE REQUIRED 7,740 SF

PRIVATE OPEN SPACE PROVIDED

1ST FLOOR (11 X 50 SF)	500 SF
2ND FLOOR (2 X 50 SF)	100 SF
3RD FLOOR (2 X 50 SF)	100 SF
4TH FLOOR (2 X 50 SF)	100 SF
5TH FLOOR (5 X 50 SF)	300 SF

TOTAL PRIVATE OPEN SPACE 1,100 SF

TOTAL COMMON OPEN SPACE REQ: 7,740 SF - 1,100SF = 6,640 SF

COMMON OPEN SPACE PROVIDED

(PER LAMC 12.21. G. ONLY 1,835 SF OF INTERIOR SPACE IS COUNTED TOWARD 25% OF COMMON OPEN SPACE TOTAL)

AMENITY (ALLOWABLE 25%)	1,734 SF
REC ROOM (776 SF)	
FITNESS ROOM (958 SF)	
COURTYARD	1,523 SF
ROOF DECK	3,383 SF

TOTAL COMMON OPEN SPACE PROVIDED 6,640 SF

TOTAL OPEN SPACE PROVIDED: 7,740 SF

LEGEND

- COMMON OPEN SPACE AREA (C)
- PRIVATE OPEN SPACE (P)
ONLY 50 SF COUNTED TOWARD PROPOSED PRIVATE OPEN SPACE REQUIREMENT



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310.451.7917

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OPEN SPACE

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GROUND AREA: 200.04' x 10' = 2000.4 SF.

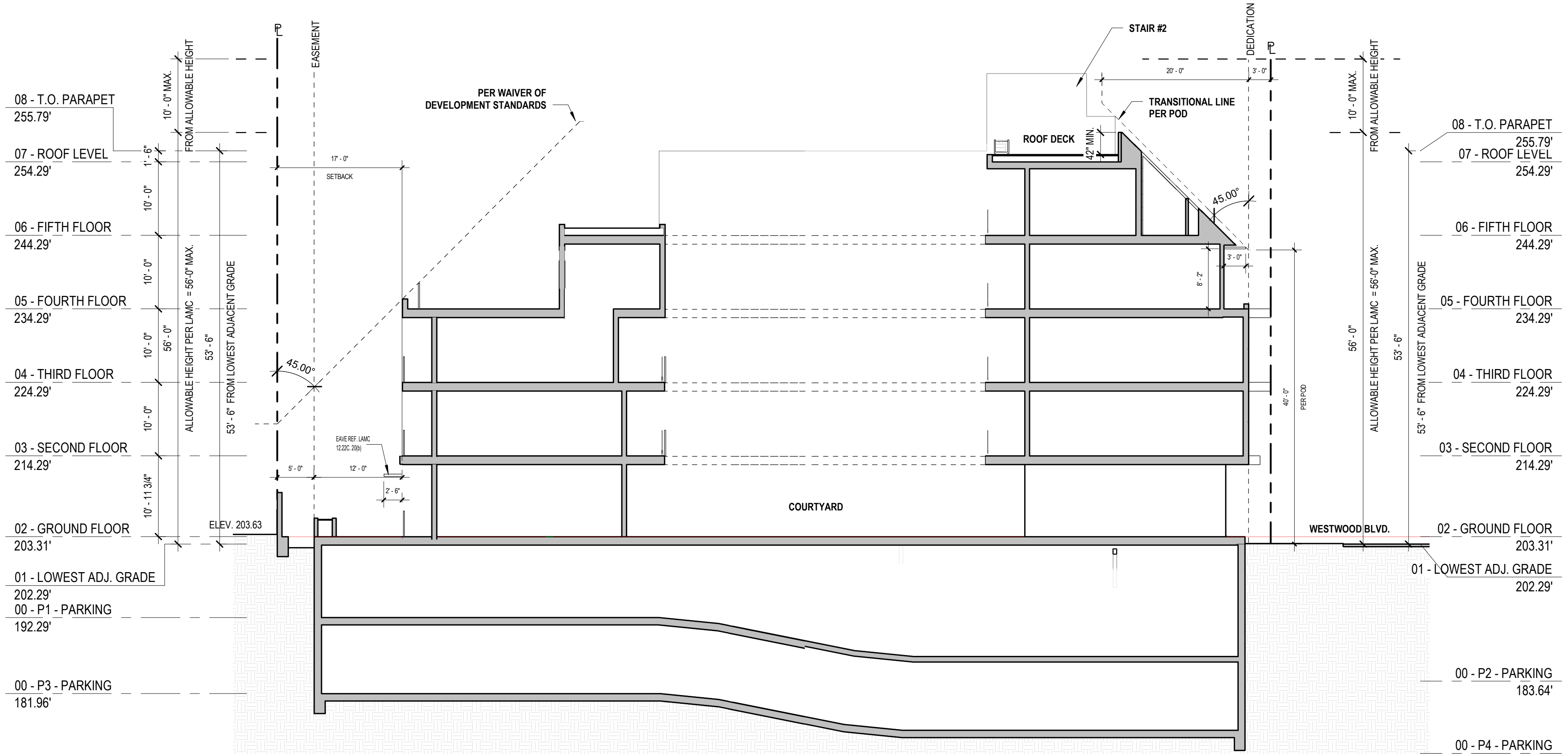
WITHIN FIRST 10' OF BUILDING HEIGHT

REQUIRED: 2000.4 / 2 = 1000.2 SF.

MIN. 50% OF GROUND AREA

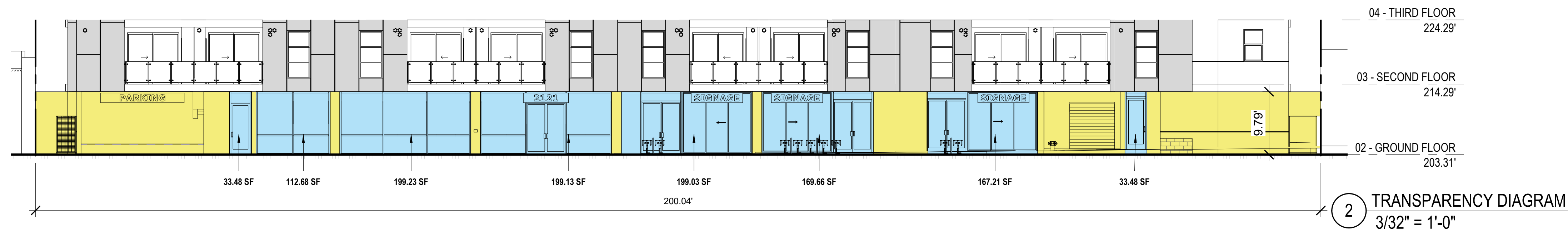
PROPOSED: = 1,113.9 SF.
 SEE TABLE BELOW

AREA BREAKDOWN		
AREA 1	3.42' x 9.79'	= 33.48 SF.
AREA 2	11.51' x 9.79'	= 112.68 SF.
AREA 3	20.35' x 9.79'	= 199.23 SF.
AREA 4	20.34' x 9.79'	= 199.13 SF.
AREA 5	20.33' x 9.79'	= 199.03 SF.
AREA 6	17.33' x 9.79'	= 169.66 SF.
AREA 7	17.08' x 9.79'	= 167.21 SF.
AREA 8	3.42' x 9.79'	= 33.48 SF.
TOTAL:		1,113.9 SF.

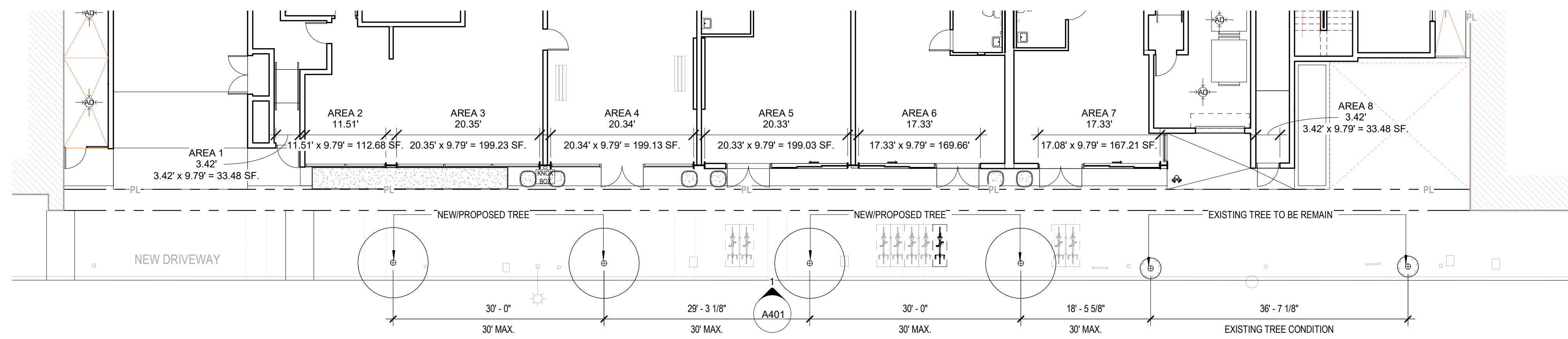


3A BACK 45 DEGREE STEPBACK DIAGRAM
 3/32" = 1'-0"

3 FRONT 45 DEGREE STEPBACK DIAGRAM
 3/32" = 1'-0"



2 TRANSPARENCY DIAGRAM
 3/32" = 1'-0"



1 TRANSPARENCY DIAGRAM / STREET TREE LOCATION
 3/32" = 1'-0"

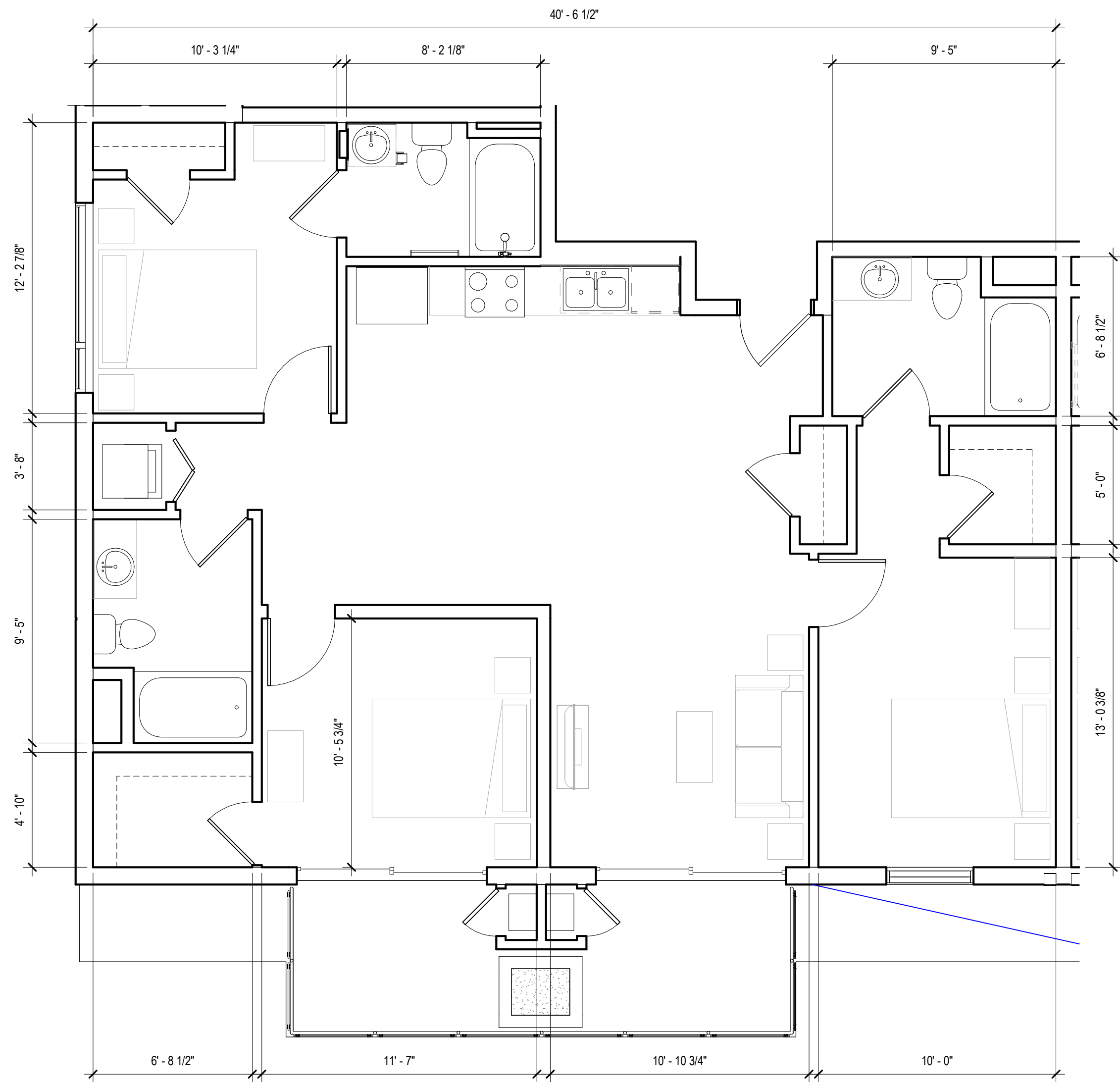
WESTWOOD APARTMENTS

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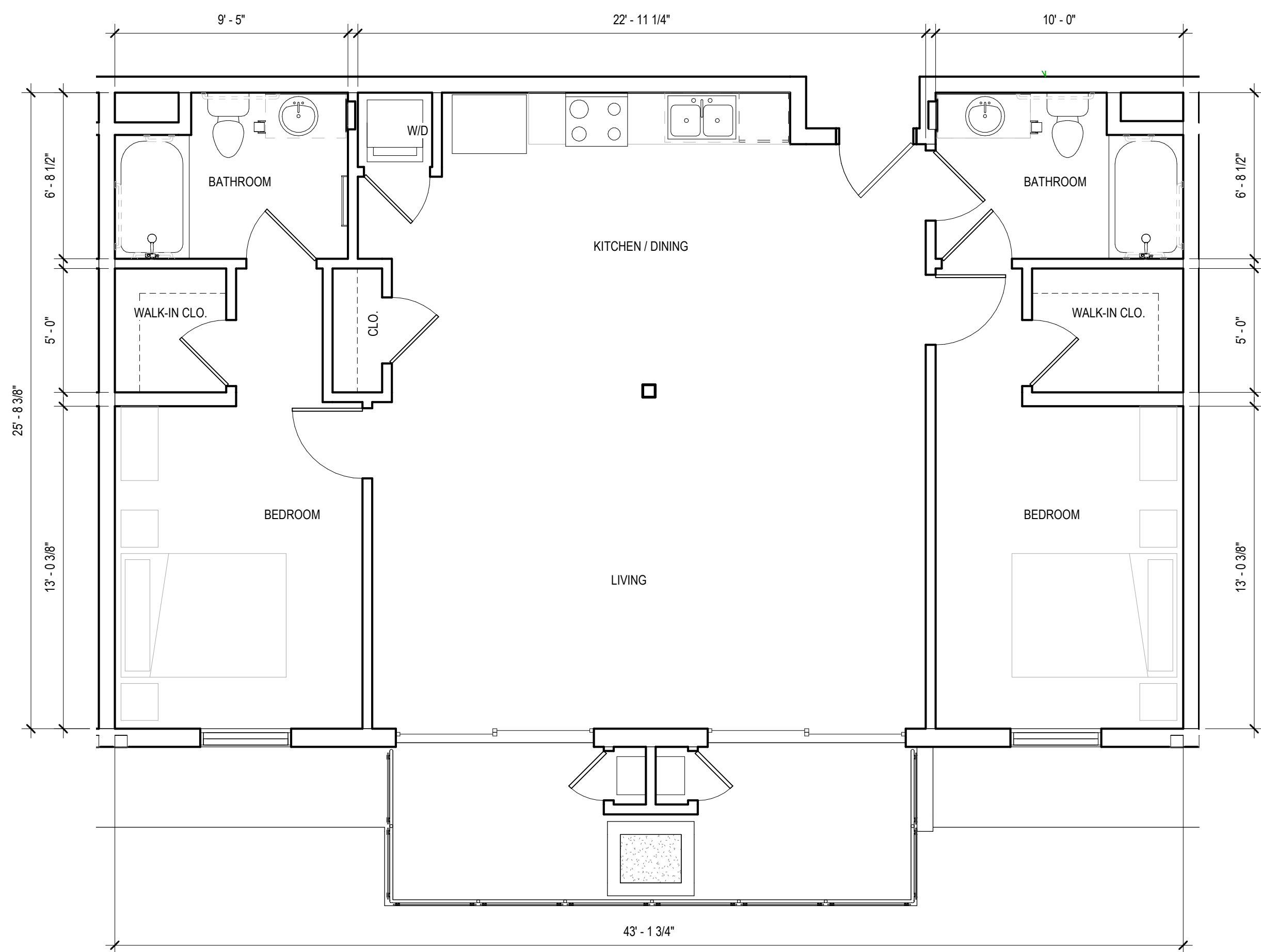
WESTWOOD POD COMPLIANCE SHEET

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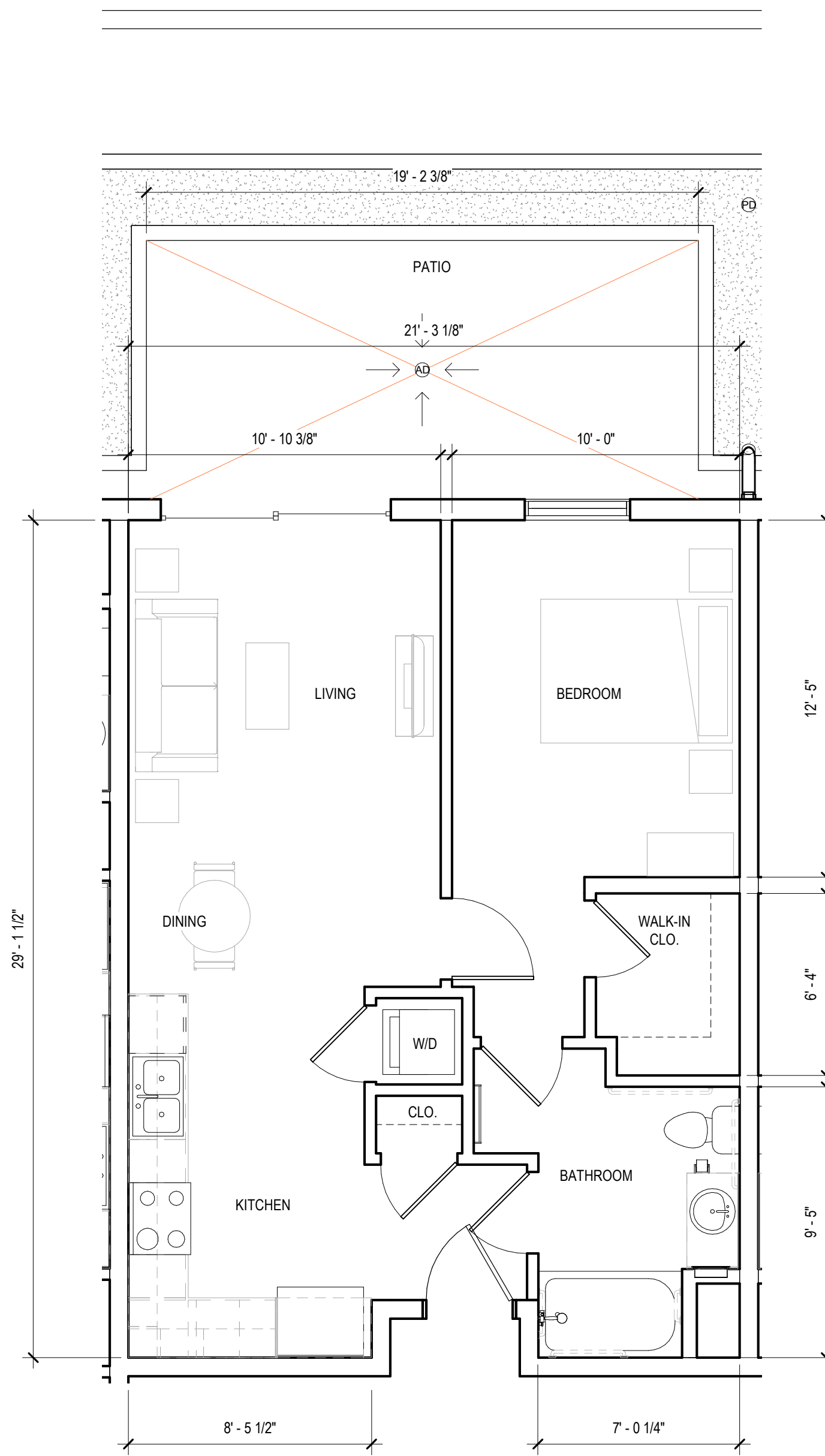
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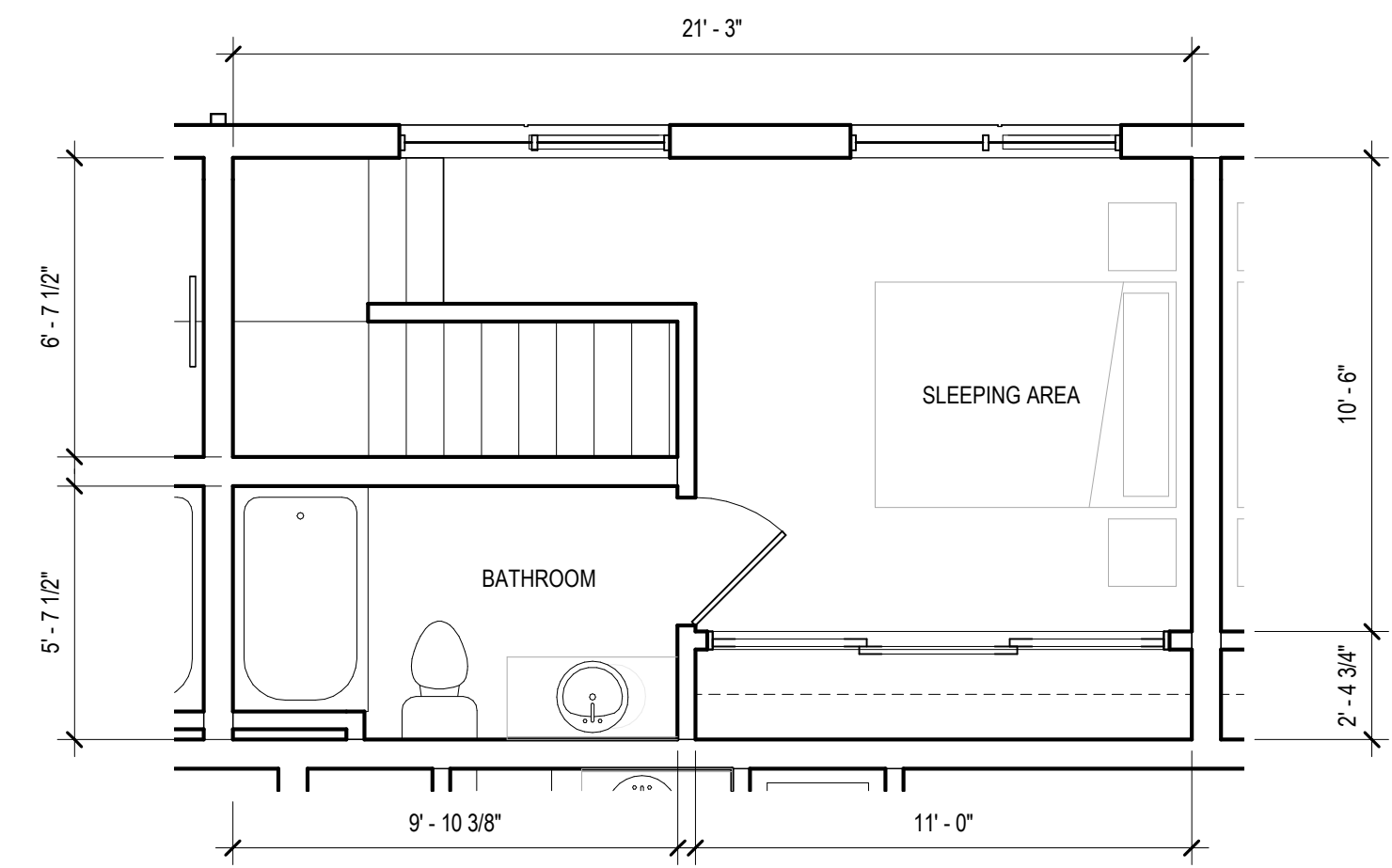
5 3 BEDROOM TYP.
1/4" = 1'-0"



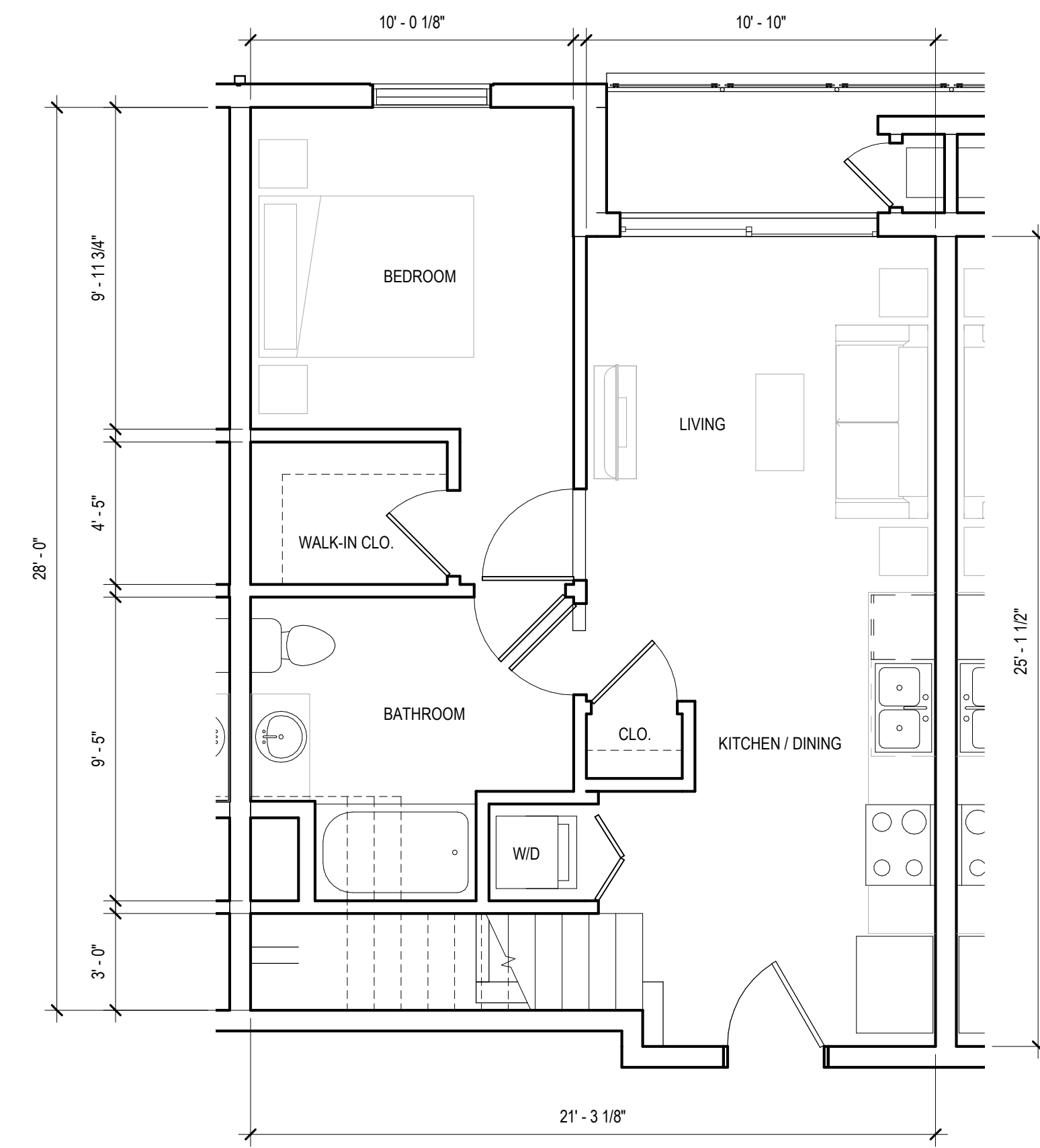
4 2 BEDROOM TYP.
1/4" = 1'-0"



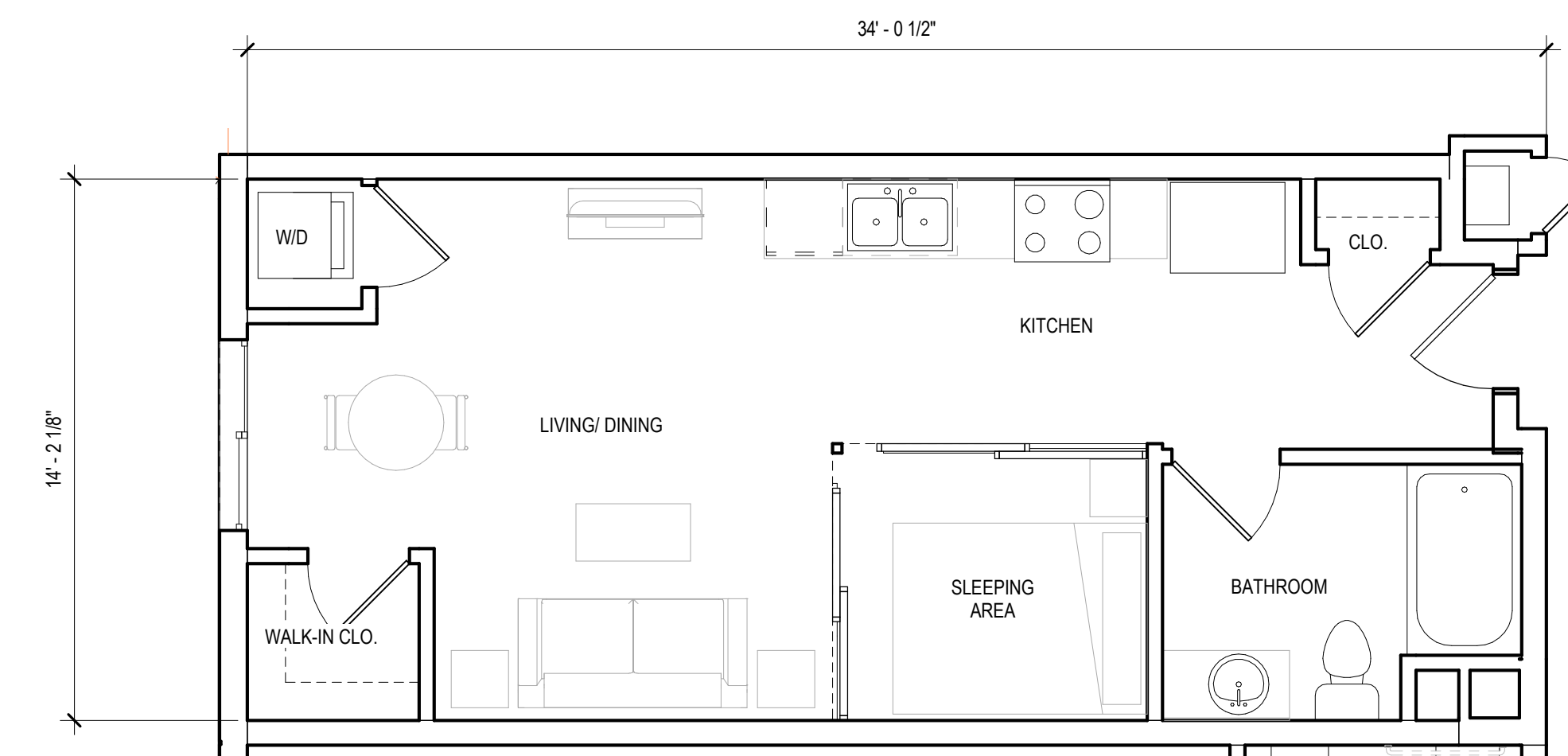
3 1 BEDROOM TYP.
1/4" = 1'-0"



2A 1 BEDROOM + LOFT TYP.
1/4" = 1'-0"



2 1 BEDROOM + LOFT TYP.
1/4" = 1'-0"



1 STUDIO TYP.
1/4" = 1'-0"

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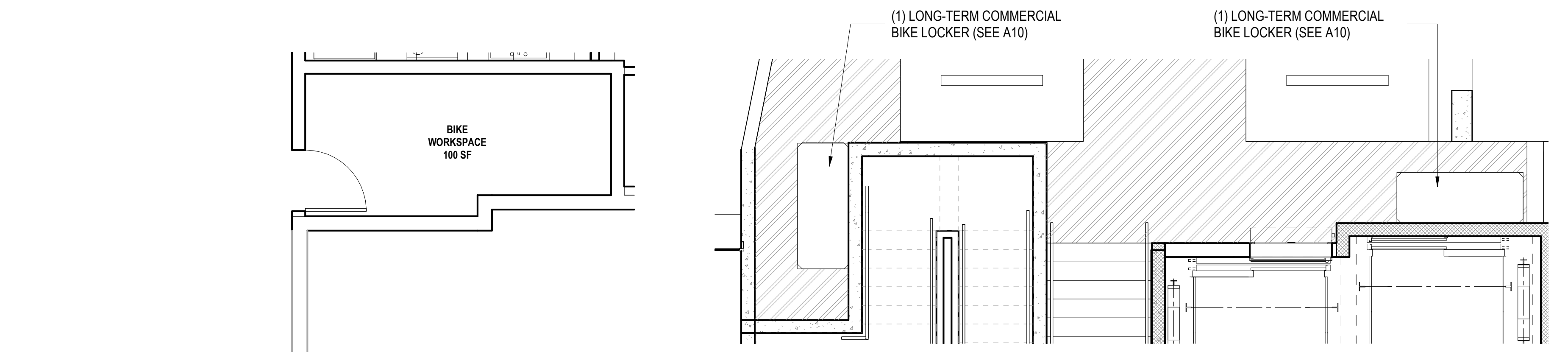
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BICYCLE ROOM / CLEARANCE

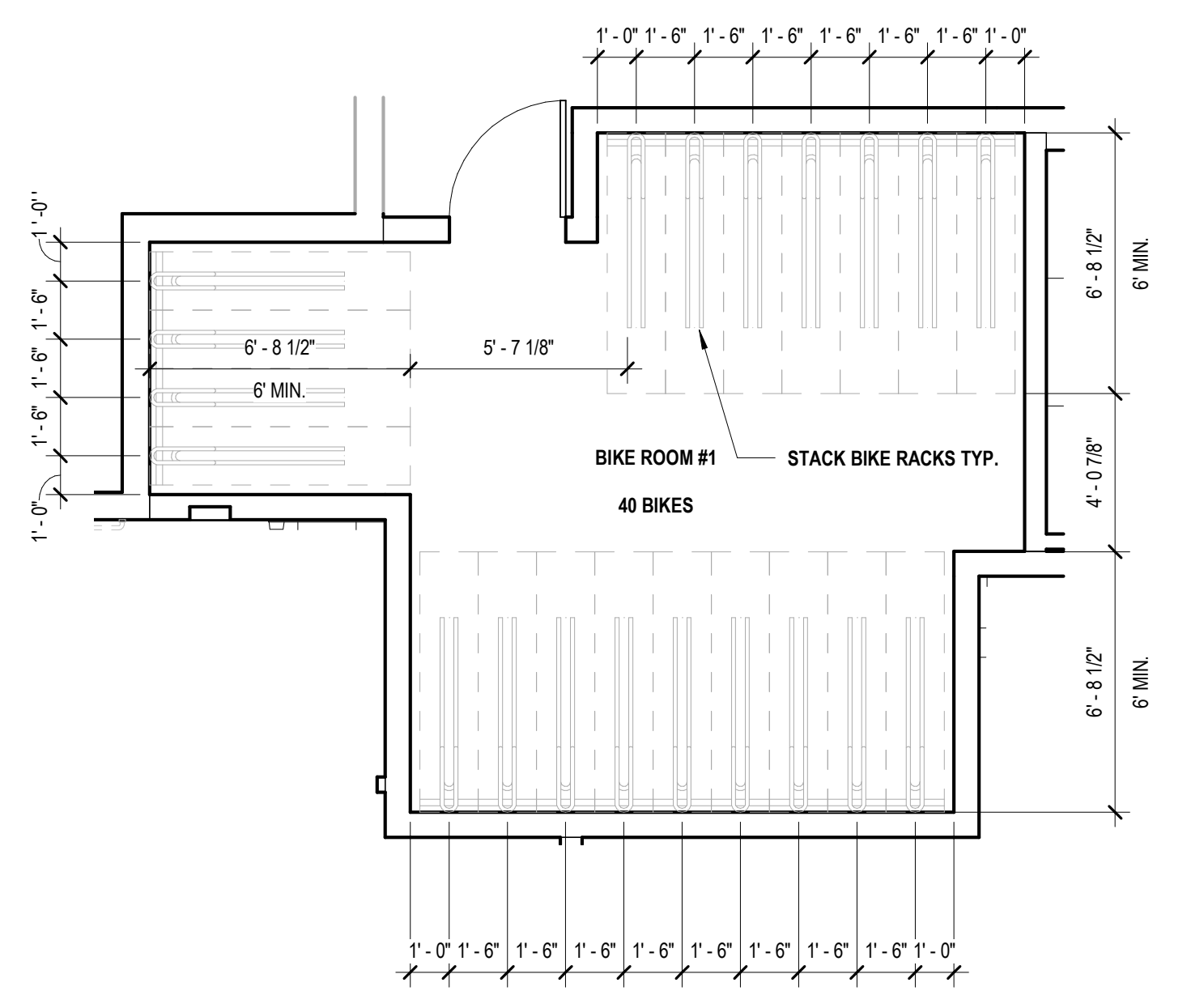
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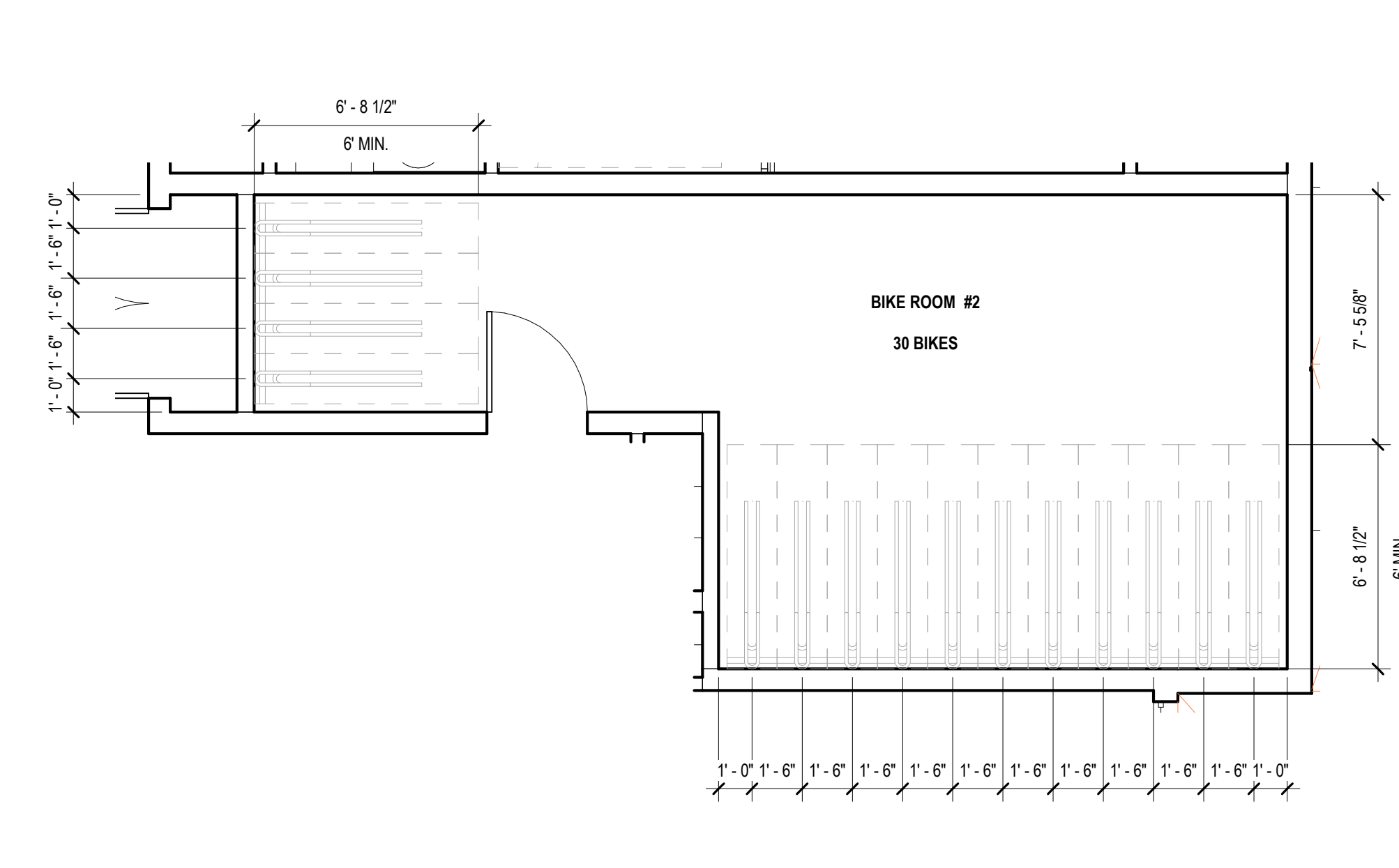
A26



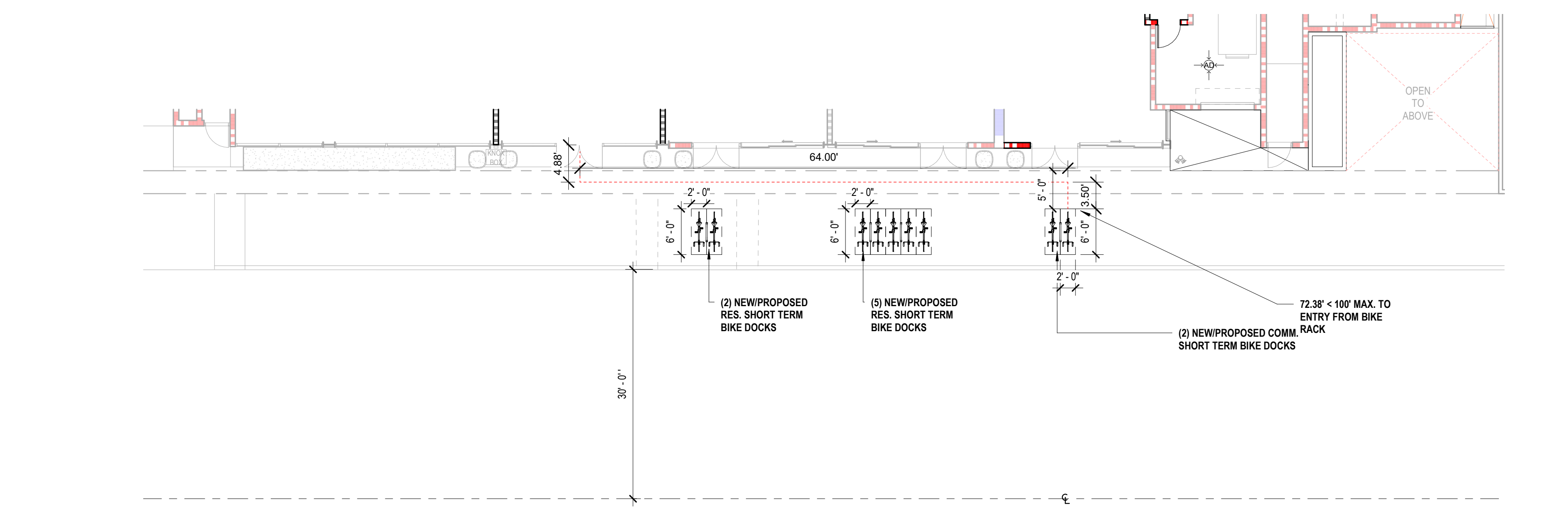
4 LONG-TERM COMMERCIAL BIKE LOCKER
1/4" = 1'-0"



2 BIKE ROOM #1 @ GROUND FLOOR - STACK RACK
1/4" = 1'-0"



3 BIKE ROOM #2 @ GROUND FLOOR - STACK RACK
1/4" = 1'-0"



1 SHORT-TERM BIKE DOCK
3/32" = 1'-0"

BIKE LOCKERS

Specifications and Space Use

Structure and Finish

- 100% 100% epoxy
- One piece molded fiberglass plastic composite, UV and graffiti resistant.
- Concrete in place (stone, marble, or other) with epoxy grout.
- Concrete standard 48" choice of Thru-Lock with three keys including handle system.

Product Details

- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Flow moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100")

Bike Dock

Recommended Spacing

Product Details

- 1.5x2" 2" square schedule 40 pipe - most affordable solution
- 2.5x3" 2" square schedule 40 pipe - larger diameter pipe located between the lock and rack, which provides better security
- 2" square 2" square schedule 40 pipe - flexible tubing resists efforts from thieves using pipe cutters
- Others 2" square of other pipe for bike stability
- Meets ASPEP guidelines

Downloadable product resources available online

SARIS STACK RACK

The customizable Stack Rack combines industrial design and strength with two-tier spacing for added capacity and maximum density. And, the lift assist mechanism eases any bike lifting required by the user, making it easier to load and unload. Flexibility in bike spacing, rack configuration and the modular design make this product unique to each installation.

Notes: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

Capacity	Dimensions (L x W x H)	Weight (lbs)
14	12' x 36" x 34"	154"
14	12' x 36" x 34"	154"

BIKE RACK

DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN NO. S-671-0

Notes:

- GENERAL:
 - INSTALL ALL NEW DOCKS & RACKS WITHIN 10' OF ANY EXISTING DOCKS.
 - INSTALL ALL NEW DOCKS WITHIN 10' OF ANY EXISTING DOCKS.
 - INSTALL ALL NEW DOCKS WITHIN 10' OF ANY EXISTING DOCKS.
- INSTALLATION:
 - INSTALL ALL NEW DOCKS WITHIN 10' OF ANY EXISTING DOCKS.
 - INSTALL ALL NEW DOCKS WITHIN 10' OF ANY EXISTING DOCKS.
 - INSTALL ALL NEW DOCKS WITHIN 10' OF ANY EXISTING DOCKS.

Stack Rack

Recommended Spacing

Product Details

- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Flow moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100")

Single-Sided Layout

Double-Sided Layout

Downloadable product resources available online

BIKE DOCK

Recommended Spacing

Product Details

- Can be built as single sided or double sided unit
- Flexibility in bike spacing during planning or installation
- Flow moving parts to minimize maintenance
- Security locking cable is 3/4" structural steel cable, sheathed in vinyl coating
- Requires 108" ceiling clearance (low ceiling height model can be provided if needed for ceiling height of 100")

Downloadable product resources available online

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WESTWOOD APARTMENTS

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KEYNOTES

- FOLLY BIRD CAGE PAVILION
- 30" H. PLANTER
- LAWN
- 12" H. SEATING PLATFORM
- RAIN CURTAIN W/ SPACE FRAME
- GREEN WALL
- PLANT POTS
- 36" H. OVERSTRUCTURE PLANTER
- BENCH
- GRAVELS
- 18" CORTEN STL. PLANTER W/ CRUSHED ROCKS
- ON-GRADE PLANTING AREA
- HIGHLINE BENCH BY B2G
- CONCRETE PAVING
- STREET TREE WELL PER PUBLIC WORKS

LIGHTING LEGEND

- TREE UPLIGHT
- VOLT ALL STAR CAST BRASS SPOTLIGHT VAL-2000-4-BBZ <https://www.vollighting.com/>
- LED RECESSED PATH LIGHT VOC DECK LIGHT VDL-6000-4-BWH https://www.vollighting.com

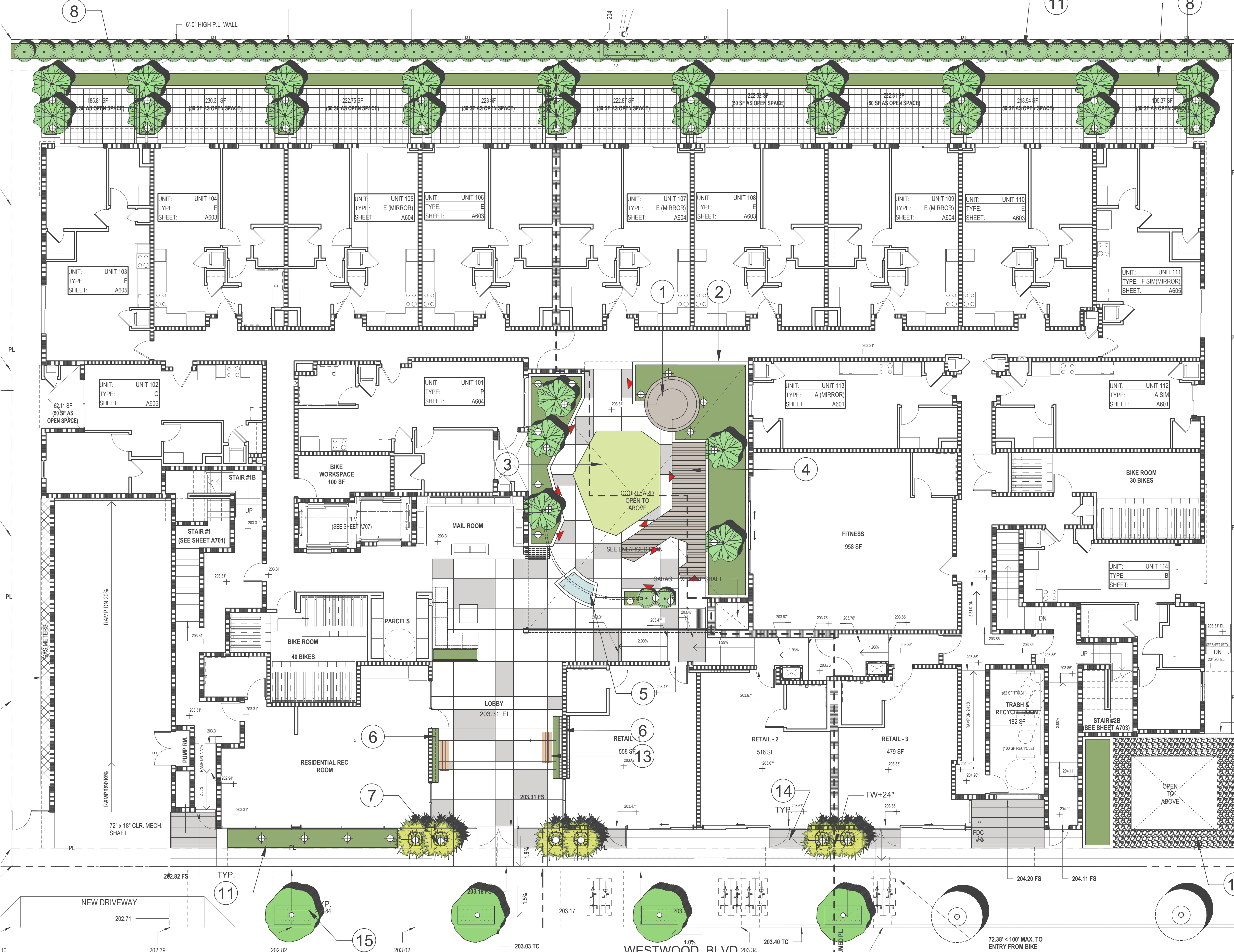


PLANTING LEGEND

- | TREES | SIZE & QUAN. |
|--|------------------|
| CERCIDIMUM HYBRID 'DESERT MUSEUM' | 24" BOX / 25 EA. |
| DESERT MUSEUM PALO VERDE | |
| OLEA EUROPAEA 'MAJESTIC BEAUTY' | 24" BOX / 6 EA. |
| FRUITLESS OLIVE OR CERCIS OCCIDENTALIS WESTERN REDBUD | |
| PRUNUS CAROLINA 'COMPACTA' | 24" BOX / 66 EA. |
| CAROLINA CHERRY | |
| NEW STREET TREE PER CITY OF L.A. URBAN FORESTRY STREET TREE DIV. | |
| EXISTING STREET TREE TO REMAIN | |
| SHRUBS & GROUNDCOVERS | |
| AGAVE ATTENUATA | |
| FOXTAIL AGAVE | |
| PHORMIUM TENAX 'RAINBOW SUNRISE' | |
| NEW ZEALAND FLAX | |
| BERBERIS THUNBERGII 'ATROPUPUREA' | |
| REDLEAF JAPANESE BARBERRY | |
| DIETES BICOLOR | |
| FORTNIGHT LILY | |
| NASSELLA TENUISSIMA | |
| MEXICAN FEATHER GRASS | |
| JUNCUS PATENS 'ELK BLUE' | |
| CALIFORNIA GRAY RUSH | |
| SENECIO MANDRALISCAE | |
| KLEINIA | |
| AGROSTIS PALLENS | |
| WEST COAST NATIVE BENTGRASS | |
| CALIFORNIA NATIVE GRASS | |
| VINE | |
| BOUGAINVILLEA | |
| 'SAN DIEGO RED' | |
| BOUGAINVILLEA RED (VINE TYPE) | |

1 PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL

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



TOTAL PROPOSED LANDSCAPE AREA:	2,923 SF.	TOTAL COMMON OPEN SPACE AREA PROPOSED:	5,025 SF.
- GROUND LEVEL: (ON SITE):	1,756 SF.	- GROUND LEVEL - COURTYARD:	1,534 SF.
- OFF SITE):	1,697 SF.	- ROOF LEVEL:	3,491 SF.
- ROOF LEVEL:	72 SF.	TOTAL LANDSCAPE AREA PROVIDED:	1,785 SF. (36%)
	1,154 SF.	- GROUND LEVEL - COURTYARD:	631 SF.
		- ROOF LEVEL:	1,154 SF.

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS".



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 Landscape Architects

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 BREA, CA. 92821
 la@sqalainc.com

T. 562-905-0800
 F. 562-905-0880
 www.sqalainc.com





1 PRELIMINARY LANDSCAPE PLAN - ROOF FLOOR
SCALE: 1/8" = 1'-0"



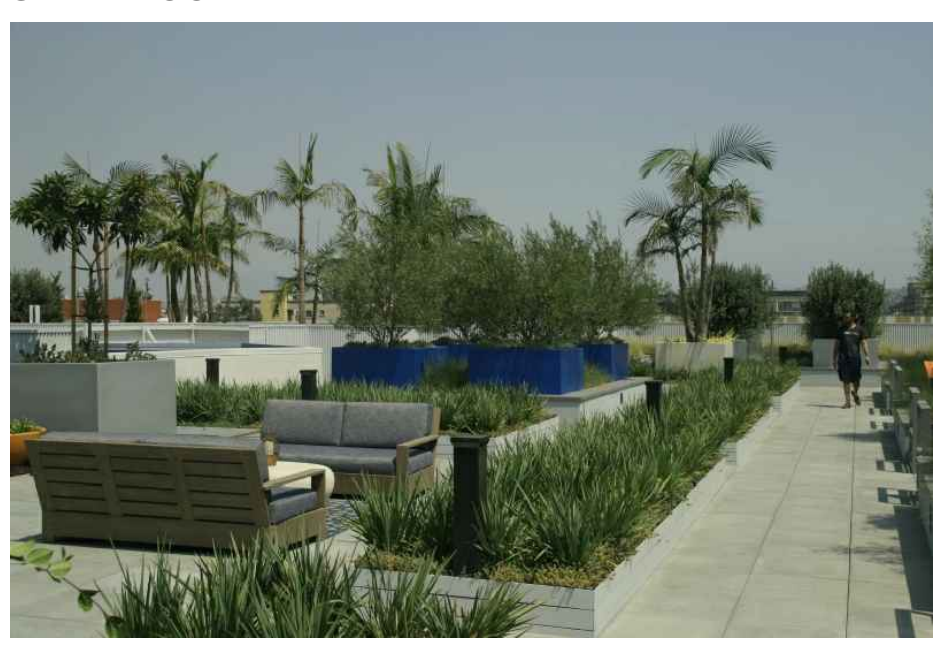
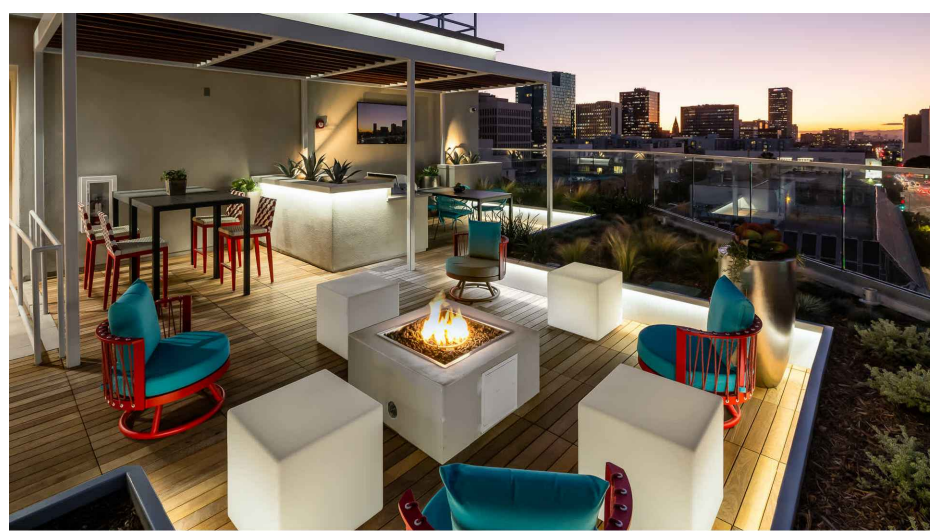
PLANTING LEGEND	
TREES	SIZE & QUAN.
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX / 8 EA.
DODONAEA VISCOSA HOPBUSH	15 GAL. / 42 EA.
LANDSCAPE AREA	
AGAVE ATTENUATA FOXTAIL AGAVE	
PHORMIUM TENAX 'RAINBOW SUNRISE' NEW ZEALAND FLAX	
DIETES BICOLOR FORTNIGHT LILY	
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	
DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA	
CAREX FLACCA BLUE SEDGE	

LIGHTING LEGEND	
TREE UPLIGHT VOLT ALL STAR CAST BRASS SPOTLIGHT VAL-2000-4-BBZ https://www.vollighting.com/	
PATH LIGHT VOLT ELEVATOR CAST BRASS PATH LIGHT VPL-3024-4-BBZ	
UNDERWATER LIGHT	

COMMON OPEN SPACE AREA PROPOSED: 3,491 SF.
LANDSCAPE AREA PROVIDED: 1,154 SF. (34%)

KEYNOTES

- TREE POT
- FIREPIT W/ LOUNGE CHAIRS
- GREENROOF
- 24" H. FIBERGLASS PLANTER
- BBQ/COUNTER
- BENCH
- GREEN WALL W/ OUTDOOR TV
- SYNTHETIC GRASS
- 24" SQ. IPE WOOD PEDESTAL PAVERS
- 24" SQ. PORCELAIN PEDESTAL PAVERS
- QUIET ZEN WATERFEATURE (SKIM FOUNTAIN BY B2G)
- 42"H. DOG GATE AND FENCE
- PREFAB TRELLIS STRUCTURE W/ BACKDROP & TV
- OUTDOOR TV



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