



PROJECT RENDERING - SOUTH WEST CORNER 0.00





AERIAL CONTEXTUAL - LOOKING NORTH EAST 0.01

966 S. VERMONT  
SCHEMATIC DESIGN





AERIAL CONTEXTUAL - LOOKING NORTH WEST 0.02

966 S. VERMONT  
SCHEMATIC DESIGN





AERIAL CONTEXTUAL - LOOKING SOUTH WEST 0.03

966 S. VERMONT  
SCHEMATIC DESIGN





AERIAL CONTEXTUAL - LOOKING SOUTH EAST 0.04

9 6 6 S. V E R M O N T  
SCHEMATIC DESIGN



PROJECT NARRATIVE

The proposed mixed-use project will be providing 90 units, including a variety of unit types from studio, one, and two bedroom units, along with 2,815 square feet of ground level commercial space.

The mixed-use project appropriately serves as a transition from the neighboring low and mid-rise commercial buildings to the residential apartment buildings scattered throughout this section of Vermont Avenue.

The building's ground level includes commercial stores along with a driveway for convenient access to residential guest and commercial patron parking. Multiple ground level residential uses, including a street fronting lobby and resident lounge space will also front on Vermont. Access to the lower 2 level subterranean garage will be provided from the alley. The upper portion of the building will consist of 6 levels of residential units that wrap around a second level landscaped courtyard that fronts on Vermont. The units have been designed to maximize light and ventilation with all units enjoying large windows or glass doors opening to generous balconies.

The upper portion of the building's façade has been designed to complement Vermont's, vibrant commercial scene, with accents of dramatic angled "chartreuse" colored metal panels and grey horizontal siding set against white stucco walls accented with loft style windows and balconies. The ground level exterior design features a white metal canopy over the commercial storefront windows with individual commercial signage above while the garage and residential portion will be clad in a grey plank tile with sidewalk fronting raised planters.

The project will feature many outdoor residential amenities including a second level central courtyard and large rooftop deck with outdoor living, firepit, tv wall and dining areas with multiple barbecues.

BIKE PARKING SUMMARY

RESIDENTIAL BIKE PARKING REQUIRED:

LONG TERM

01- 25 UNITS	25	1/1.0 UNIT	=	25.00
26-100 UNITS	65	1/1.5 UNITS	=	43.33

SUB TOTAL 68.33 ROUND DN = 68

SHORT TERM

01- 25 UNITS	25	1/10 UNITS	=	2.50
26-100 UNITS	65	1/15 UNITS	=	4.33

SUB TOTAL 6.83 ROUND UP = 7.0

TOTAL RESIDENTIAL BIKE REQUIRED: 75

COMMERCIAL BIKE PARKING REQUIRED:

LONG TERM:

1/2000 SF X 2,815 SF = 1.41 ROUND UP = 2

SHORT TERM:

1/2000 SF X 2,815 SF = 1.41 ROUND UP = 2

TOTAL COMMERCIAL BIKE REQUIRED: = 4

TOTAL BIKE PARKING REQUIRED: 75 + 4 = 79

BIKE PARKING PROVIDED:

TOTAL LONG TERM BIKE PARKING PROVIDE: 70  
TOTAL SHORT TERM BIKE PARKING PROVIDE: 09  
TOTAL BIKE PARKING PROVIDE: 79

PARKING SUMMARY

PARKING REQUIRED:

RESIDENTIAL:  
90 UNITS X 0.5 = 45

COMMERCIAL 2/1000 X 2,815 SF = 5.63 ROUND UP = 06  
(LESS TOC 30%) = 4.2 ROUND UP = 05

TOTAL REQUIRED: 50

PARKING PROVIDED:

RESIDENTIAL	
1ST/GROUND LEVEL	
STD	4
STD ACC	1
VAN ACC	1
	6

SUB PARKING LEVEL P1	
STD	32
COMP	2
VAN ACC	1
	35

SUB PARKING LEVEL P2	
STD	31
COMP	8
	39
	80

COMMERCIAL	
1ST/GROUND LEVEL	
STD	3
COMP	1
VAN ACC	1
	5
	5

TOTAL PARKING PROVIDED 85

TOTAL PARKING TYPES PROVIDED:

STD	70
COMP	11
STD ACC	1
VAN ACC	3
TOTAL PARKING PROVIDED	85

THE FOLLOWING IS REQUIRED OF THE TOTAL PARKING PROVIDED:

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

80 SPACE 0.02 1.60 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:  
85 X 30% = 25.5 ROUND UP 26

TOTAL EV PARKING PROVIDED:

STD	23
VAN ACC	3
TOTAL PARKING PROVIDED:	26

UNIT PER LEVEL		
UNIT NAME	AREA	NO.UNIT
2ND/PODIUM LEVEL		
S-01	598 SF	1
1B+D-01	708 SF	1
1B-01	2,588 SF	4
1B-02	1,384 SF	2
1B-03	572 SF	1
1B-04	784 SF	1
1B-05	664 SF	1
1B-06	662 SF	1
1B-07	688 SF	1
1B-08	481 SF	1
2B-01	984 SF	1
2B-02	965 SF	1
2B-03	938 SF	1
2B-04	980 SF	1
	12,996 SF	18

3RD LEVEL		
S-01	598 SF	1
1B+D-01	708 SF	1
1B-01	2,588 SF	4
1B-02	1,384 SF	2
1B-03	572 SF	1
1B-04	784 SF	1
1B-05	664 SF	1
1B-06	662 SF	1
1B-07	688 SF	1
1B-08	575 SF	1
2B-01	984 SF	1
2B-02	965 SF	1
2B-03	938 SF	1
2B-04	980 SF	1
	13,090 SF	18

4TH LEVEL		
S-01	598 SF	1
1B+D-01	708 SF	1
1B-01	2,588 SF	4
1B-02	1,384 SF	2
1B-03	572 SF	1
1B-04	784 SF	1
1B-05	664 SF	1
1B-06	662 SF	1
1B-07	688 SF	1
1B-08	575 SF	1
2B-01	984 SF	1
2B-02	965 SF	1
2B-03	938 SF	1
2B-04	980 SF	1
	13,090 SF	18

5TH LEVEL		
S-01	598 SF	1
1B+D-01	708 SF	1
1B-01	2,588 SF	4
1B-02	1,384 SF	2
1B-03	572 SF	1
1B-04	784 SF	1
1B-05	664 SF	1
1B-06	662 SF	1
1B-07	688 SF	1
1B-08	575 SF	1
2B-01	984 SF	1
2B-02	965 SF	1
2B-03	938 SF	1
2B-04	980 SF	1
	13,090 SF	18

6TH LEVEL		
S-01	598 SF	1
1B+D-01	708 SF	1
1B-01	2,588 SF	4
1B-02	1,384 SF	2
1B-03	572 SF	1
1B-04	784 SF	1
1B-05	664 SF	1
1B-06	662 SF	1
1B-07	688 SF	1
1B-08	575 SF	1
2B-01	984 SF	1
2B-02	965 SF	1
2B-03	938 SF	1
2B-04	980 SF	1
	13,090 SF	18
TOTAL	65,356 SF	90

UNIT SUMMARY		
UNIT NAME	AREA	NO.UNIT
STUDIO		
S-01	2,990 SF	5
	2,990 SF	5
1 BEDROOM		
1B+D-01	3,540 SF	5
1B-01	12,940 SF	20
1B-02	6,920 SF	10
1B-03	2,860 SF	5
1B-04	3,920 SF	5
1B-05	3,320 SF	5
1B-06	3,310 SF	5
1B-07	3,440 SF	5
1B-08	2,781 SF	5
	43,031 SF	65
2 BEDROOM		
2B-01	4,920 SF	5
2B-02	4,825 SF	5
2B-03	4,690 SF	5
2B-04	4,900 SF	5
	19,335 SF	20
TOTAL	65,356 SF	90

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:		
90 UNITS		TOTAL
S (STUDIO)	5 X 100	= 500
1B	60 X 100	= 6,000
1B+	5 X 125	= 625
2B	20 X 125	= 2,500
	90	9,625
T3 25% REDUCTION	=	<2,406>
TOTAL REQUIRED:		7,219 SF

MAX. ALLOWED INDOOR OPEN SPACE  
25% OF REQUIRED: 1804 SF

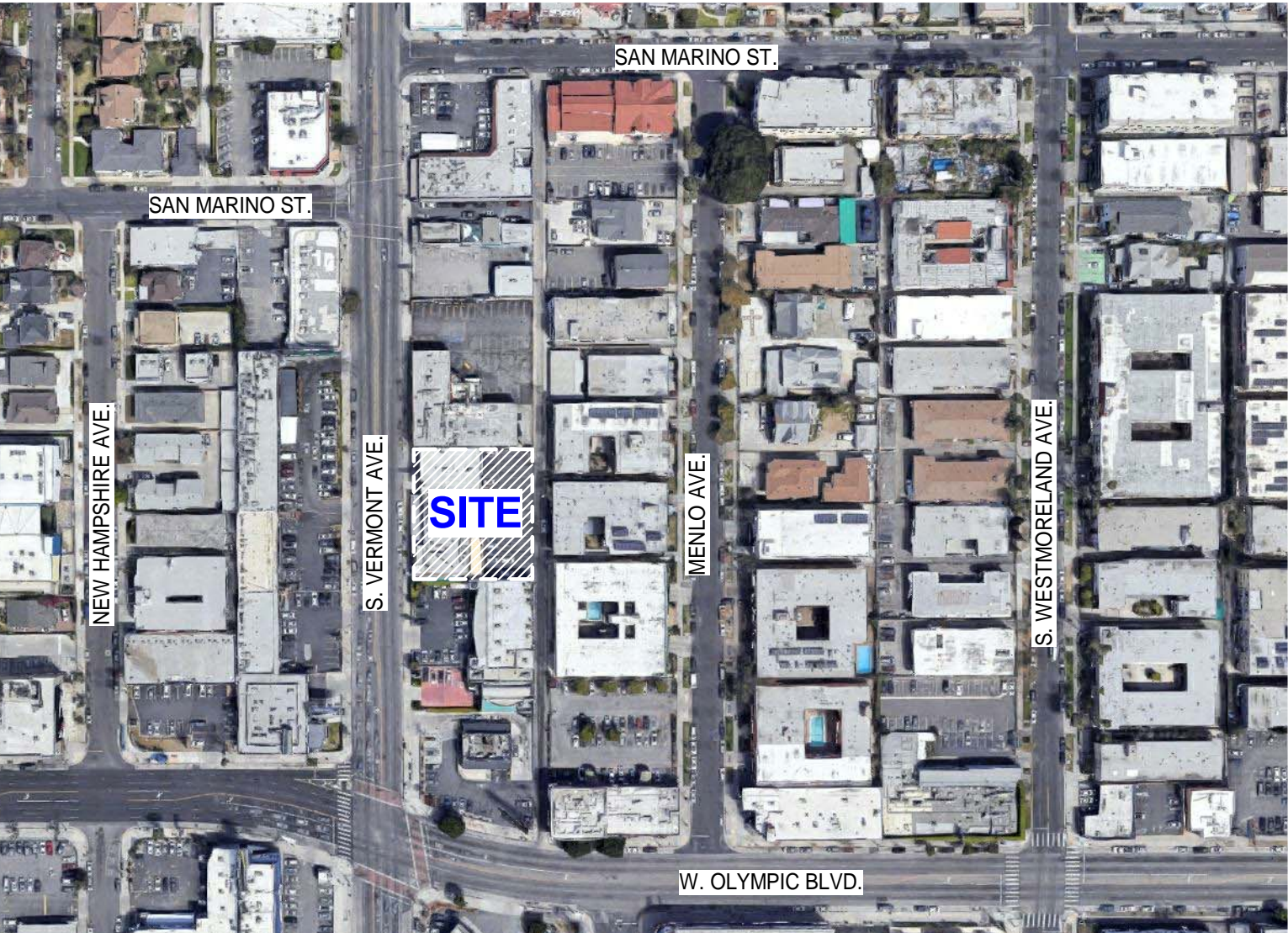
OPEN SPACE PROVIDED:

INDOOR	
RECREATION SPACE 02	860 SF
RECREATION SPACE 01	944 SF
	1,804 SF

OUTDOOR	
COURT RECREATION	1,382 SF
ROOF DECK RECREATION	2,533 SF
	3,915 SF

PRIVATE	
BALCONY/TERRACE (30X50 SF)	1,500 SF
	1,500 SF

TOTAL OPEN SPACE PROVIDED 7,219 SF



PROPOSED BUILDING FAR SUMMARY	
1ST/GROUND LEVEL	
COMMERCIAL	50 SF
COMMERCIAL 01 (RETAIL USE)	1,520 SF
COMMERCIAL 02 (RETAIL USE)	1,295 SF
COMMON AREA	3,643 SF
	6,508 SF
2ND/PODIUM LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
3RD LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
4TH LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
5TH LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
6TH LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
ADDITIONAL RESIDENTIAL AREA	
RESIDENTIAL	282 SF
	282 SF
TOTAL FAR PROVIDED	77,130 SF

COMMERCIAL FAR: 2,865 SF  
RESIDENTIAL FAR: 74,265 SF  
TOTAL FAR: 77,130 SF

PROJECT INFORMATION

PROJECT: 90 UNIT MIXED-USE INCLUDING 9 ELI UNITS-10%  
TOC: C2-1 (TIER 3)  
ADDRESS: 966 S. VERMONT, LOS ANGELES, CA  
APN: 5076-001021 & 5076-001031

NEIGHBORHOOD COUNCIL: MACARTHUR PARK  
COUNCIL DISTRICT: CD 10

LADBS DISTRICT OFFICE: LA METRO  
LEGAL DESCRIPTION:  
TRACK CLARK + BRYAN'S BUNGALOW ROW, BLOCK-NONE,  
LOTS 192, 193 + 194  
ZONING: C2-1  
LOT AREA: 20,568 SF 21,768 SF (W/ 1/2 ALLEY)

FAR: 3.75 PER T3 MAX  
PROPOSED FAR: 3.75 X 20,568 SF X 3.75 = 77,130 SF

OPEN SPACE: 25% T3 REDUCTION  
DENSITY: 1/400 X 21,768 SF = 55 X 70%(T3) = 94 UNITS  
GENERAL PLAN USE: GENERAL COMMERCIAL

SPECIFIC PLAN: NONE  
RPA: WILSHIRE CENTER / KOREA TOWN  
ADAPTIVE REUSE INCENTIVE AREA: NO

HEIGHT: C2 UNLIMITED (TYPE III 75' MAX)

- INCENTIVES:
- a. RAS 3 SETBACK REQUIREMENT
  - b. 25% OPEN SPACE REDUCTION
  - c. FAR 50% INCREASE OR 3.75:1 IN C ZONE
  - d. DENSITY INCREASE 1/400 SF + 70%
  - e. RESIDENTIAL PARKING 0.5 PER UNIT

CONSTRUCTION:  
TYPE III 5 LEVEL RESIDENTIAL OVER GROUND LEVEL TYPE I AND  
2 SUB LEVELS TYPE I ALL FULLY FIRE SPRINKLERED

YARDS: FRONT: 0' PER C2 ZONE  
SIDE: 5' RESIDENTIAL RAS 3 (PER T3)  
(0' COMMERCIAL)  
REAR: 0' MIXED-USE EXC. 12.22 (C3)

- PARKING:
- RESIDENTIAL PARKING: 0.5 SPACE/UNIT (T3)
  - COMMERCIAL PARKING: 30% REDUCTION (T3)

SHEET INDEX

SHEET #	SHEET NAME
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0.02	AERIAL CONTEXTUAL - LOOKING NORTH WEST
0.03	AERIAL CONTEXTUAL - LOOKING SOUTH WEST
0.04	AERIAL CONTEXTUAL - LOOKING SOUTH EAST
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1.01	SITE INFORMATION PLAN
1.02	BUILDING SITE PLAN
1.05	OPEN SPACE DIAGRAMS & SUMMARY
1.07	CONSTRUCTION AREA BUILDING USE SUMMARY
1.08	FAR DIAGRAMS & SUMMARY
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2.02	2ND & 3RD-6TH LEVEL
2.03	ROOF LEVEL
2.10	PARKING LEVEL P1 & P2
2.20	UNIT S & 1B ENLARGED PLANS
2.21	UNIT S & 1B ENLARGED PLANS
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3.01	WEST / FRONT / S. VERMONT AVE. BUILDING ELEVATION
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3.05	COURT SECTIONS / ELEVATIONS
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4.02	BUILDING SECTION
LS.01	PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL
LS.02	PRELIMINARY LANDSCAPE PLAN - 2ND LEVEL COURTYARD
LS.03	PRELIMINARY LANDSCAPE PLAN - ROOF DECK

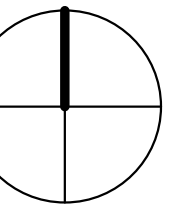
SHEET TOTAL: 29

PROJECT INFORMATION

1.00

966 S. VERMONT  
SCHEMATIC DESIGN





SITE INFORMATION PLAN  
1.01

966 S. V E R M O N T  
SCHEMATIC DESIGN

NOTE:  
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER SURVEY

05/06/2022 (UPDATED 07/23/2022)

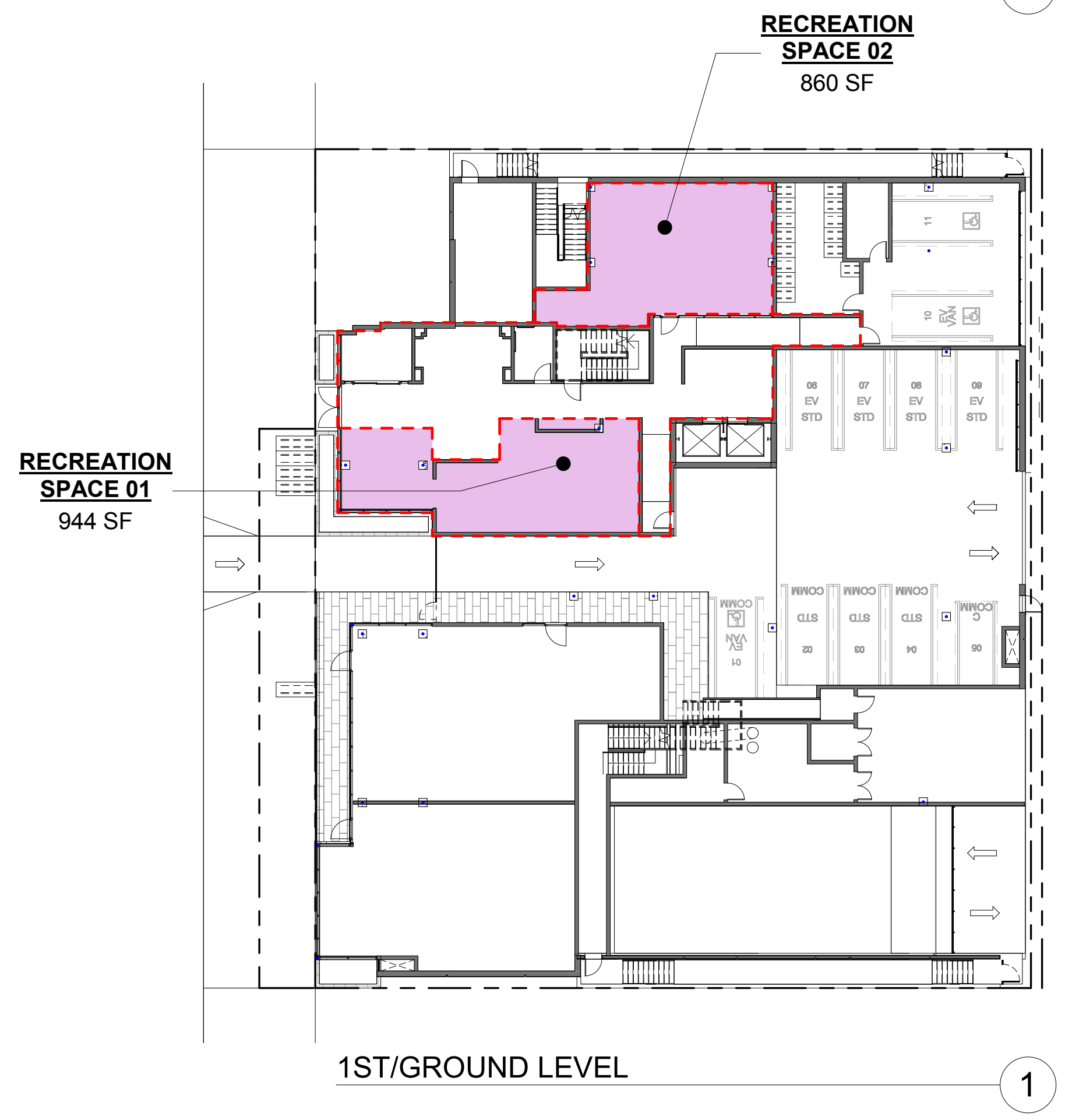
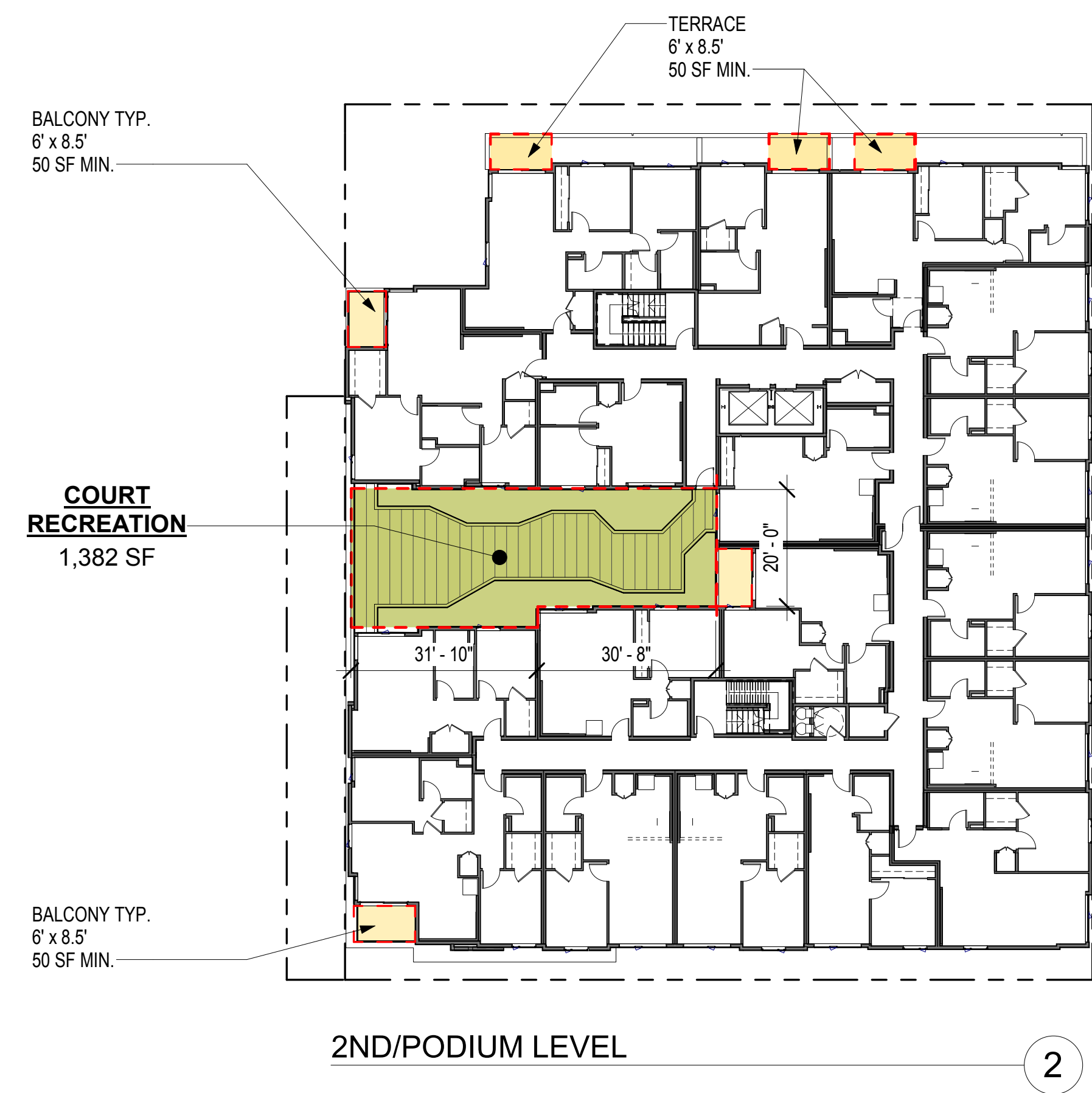
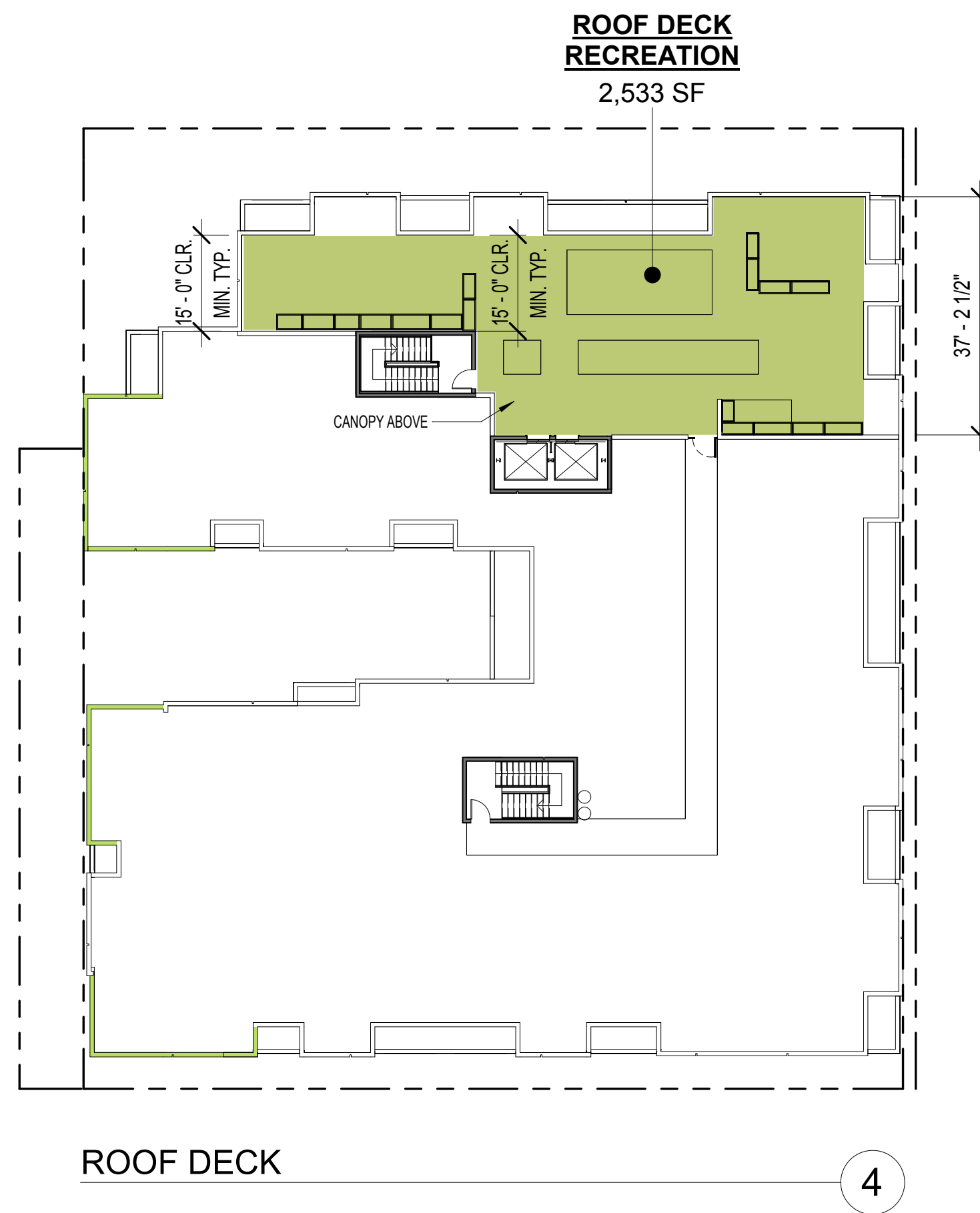
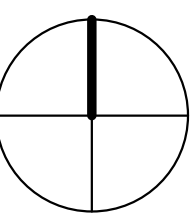




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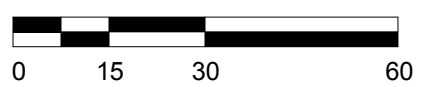
05/06/2022 (UPDATED 07/23/2022)





**OPEN SPACE SUMMARY**

<b>OPEN SPACE REQUIRED:</b>		
90 UNITS		<b>TOTAL</b>
S (STUDIO) 5 X 100	=	500
1B 60 X 100	=	6,000
1B+ 5 X 125	=	625
2B 20 X 125	=	2,500
90		9,625
T3 25% REDUCTION	=	<2,406>
TOTAL REQUIRED:		7,219 SF
MAX. ALLOWED INDOOR OPEN SPACE 25% OF REQUIRED: 1804 SF		
<b>OPEN SPACE PROVIDED:</b>		
<b>INDOOR</b>		
RECREATION SPACE 02		860 SF
RECREATION SPACE 01		944 SF
		1,804 SF
<b>OUTDOOR</b>		
COURT RECREATION		1,382 SF
ROOF DECK RECREATION		2,533 SF
		3,915 SF
<b>PRIVATE</b>		
BALCONY/TERRACE (30X50 SF)		1,500 SF
		1,500 SF
TOTAL OPEN SPACE PROVIDED		7,219 SF



OPEN SPACE DIAGRAMS & SUMMARY

1.05



Building Area Analysis Part 2: Calculation Table

966 S. Vermont

Applicant fills in cells with this color

Floor Area (non-parking)

	Residential Floor Area (not shared)	Non-residential Floor Area	
P-2	1482	0	
P-1	1196	0	
G-Level 1	5310	3524	
Level 2	14952	0	
Level 3	14952	0	
Level 4	14952	0	
Level 5	14952	0	
Level 6	14700	0	
Roof	0	0	
Totals	82496.00	3524.00	86020.00
Ratios	95.90%	4.10%	100.00%

Shared Floor Area (non-parking)

P-2	LEAVE BLANK	0	
P-1		0	
G-Level 1		323	
Total Shared			323
	309.77	13.23	

Floor Area (parking)

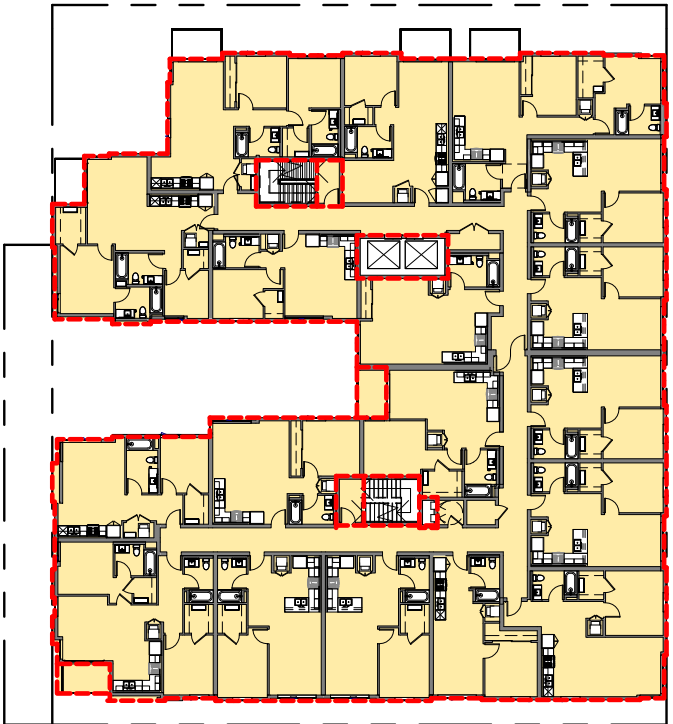
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area	
P-2	15300	0	0	
P-1	15328	0	0	
G-Level 1	2664	921	3576	
Totals	33292.00	921.00		3576

Parking Spaces using shared facilitated

	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces	
Total Qty	80	5		85
Ratios	94.12%	5.88%		100.00%
	3365.65	210.35		

GRAND TOTALS

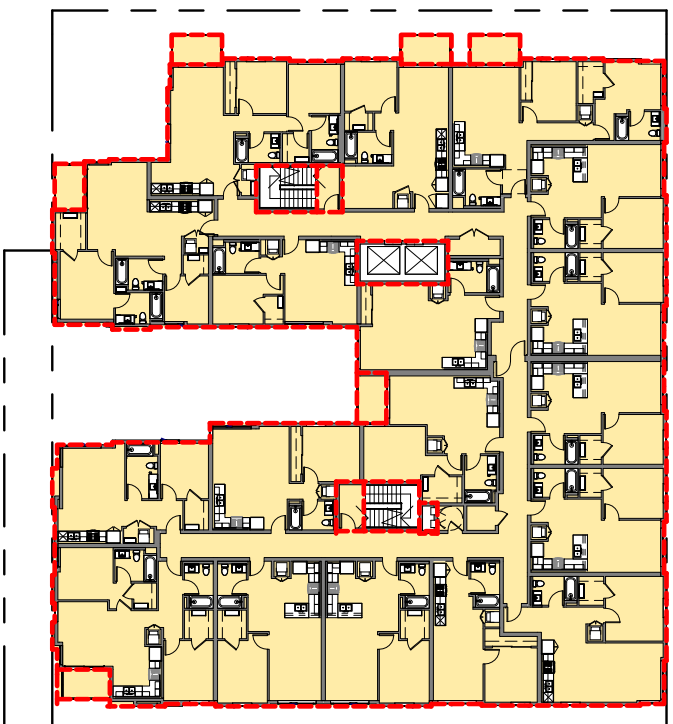
	Residential Floor Area	Non-residential Floor Area	
Total QTY	119463.41	4668.59	124132
Total Ratios	96.24%	3.76%	100.00%



6TH LEVEL

1" = 40'-0"

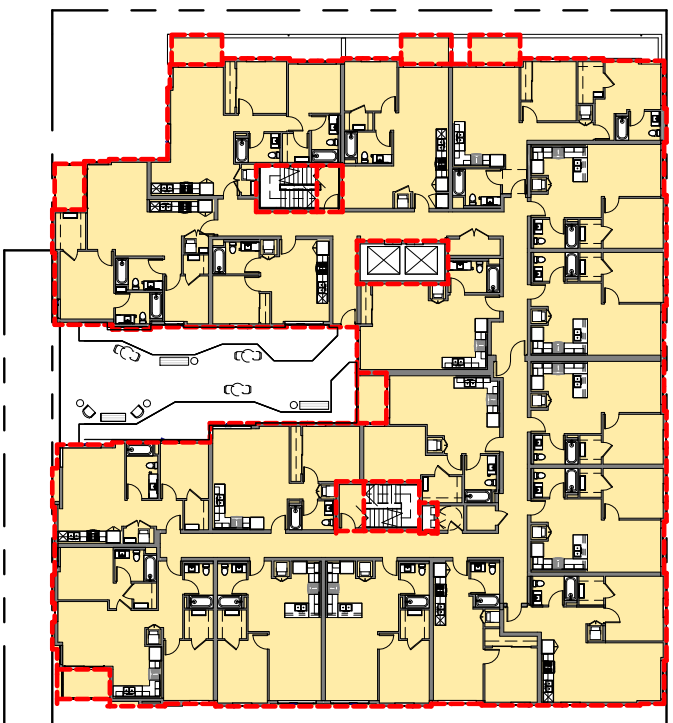
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3RD - 5TH LEVEL

1" = 40'-0"

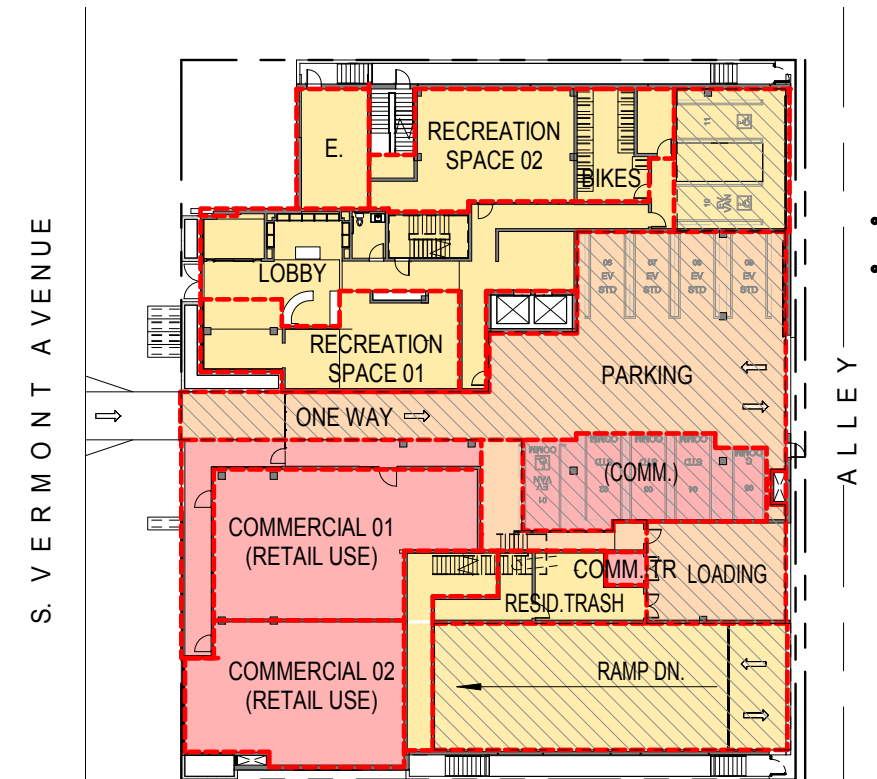
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2ND LEVEL

1" = 40'-0"

4



1ST/GROUND LEVEL

1" = 40'-0"

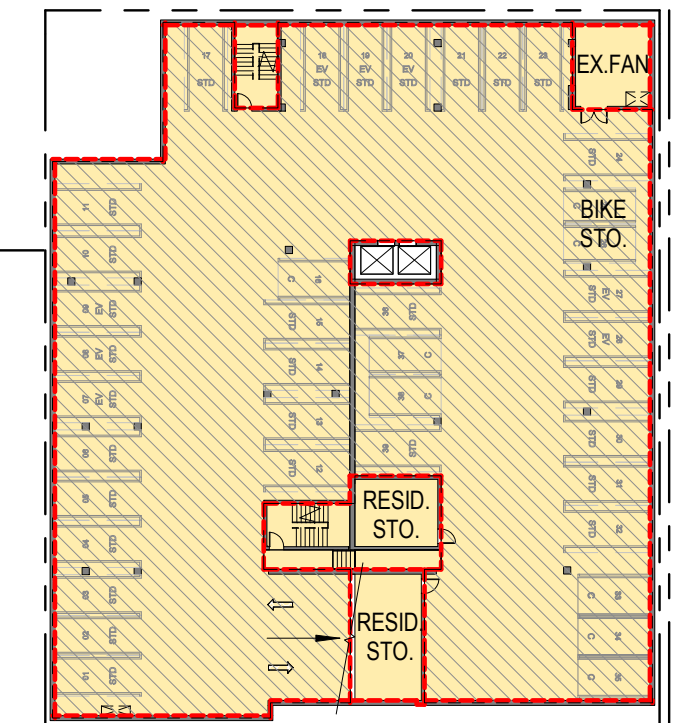
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SUB PARKING LEVEL P1

1" = 40'-0"

2



SUB PARKING LEVEL P2

1" = 40'-0"

1

KEY

NOTE: ONLY COVERED AREAS ARE INCLUDED IN AREA CALCS

	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 P2	
RESIDENTIAL PARKING USES	15,300 SF
NON-RESIDENTIAL PARKING USES	0 SF
SHARED PARKING USES	0 SF
	15,300 SF

SUB PARKING LEVEL P1	
RESIDENTIAL PARKING USES	15,328 SF
NON-RESIDENTIAL PARKING USES	0 SF
SHARED PARKING USES	0 SF
	15,328 SF

1ST/GROUND LEVEL	
RESIDENTIAL PARKING USES	2,664 SF
NON-RESIDENTIAL PARKING USES	921 SF
SHARED PARKING USES	3,576 SF
	7,161 SF

TOTAL PARKING AREA	37,789 SF
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FLOOR AREA - NON PARKING (INCLUDES ALL OTHER USES OTHER THAN PARKING)

SUB PARKING LEVEL P2	
RESIDENTIAL PARKING USES	1,482 SF
NON-RESIDENTIAL USES (COMMERCIAL)	0 SF
SHARE USES	0 SF
	1,482 SF

SUB PARKING LEVEL P1	
RESIDENTIAL PARKING USES	1,196 SF
NON-RESIDENTIAL USES (COMMERCIAL)	0 SF
SHARE USES	0 SF
	1,196 SF

1ST/GROUND LEVEL	
RESIDENTIAL USES	5,310 SF
NON-RESIDENTIAL USES (COMMERCIAL)	3,524 SF
SHARE USES	323 SF
	9,157 SF

2ND/PODIUM LEVEL	
RESIDENTIAL USES	14,568 SF
RESIDENTIAL USES COVERED EXTERIOR	384 SF
	14,952 SF

3RD LEVEL	
RESIDENTIAL USES	14,568 SF
RESIDENTIAL USES COVERED EXTERIOR	384 SF
	14,952 SF

4TH LEVEL	
RESIDENTIAL USES	14,568 SF
RESIDENTIAL USES COVERED EXTERIOR	384 SF
	14,952 SF

5TH LEVEL	
RESIDENTIAL USES	14,568 SF
RESIDENTIAL USES COVERED EXTERIOR	384 SF
	14,952 SF

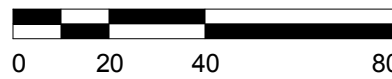
6TH LEVEL	
RESIDENTIAL USES	14,568 SF
RESIDENTIAL USES COVERED EXTERIOR	132 SF
	14,700 SF

ROOF DECK	
RESIDENTIAL USES	0 SF
	0 SF

TOTAL NON-PARKING AREA	86,343 SF
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BLDG FLOOR TOTAL BUILDING USES AREA

NON-PARKING	86,343 SF
PARKING	37,789 SF
TOTAL BUILDING AREA	124,132 SF



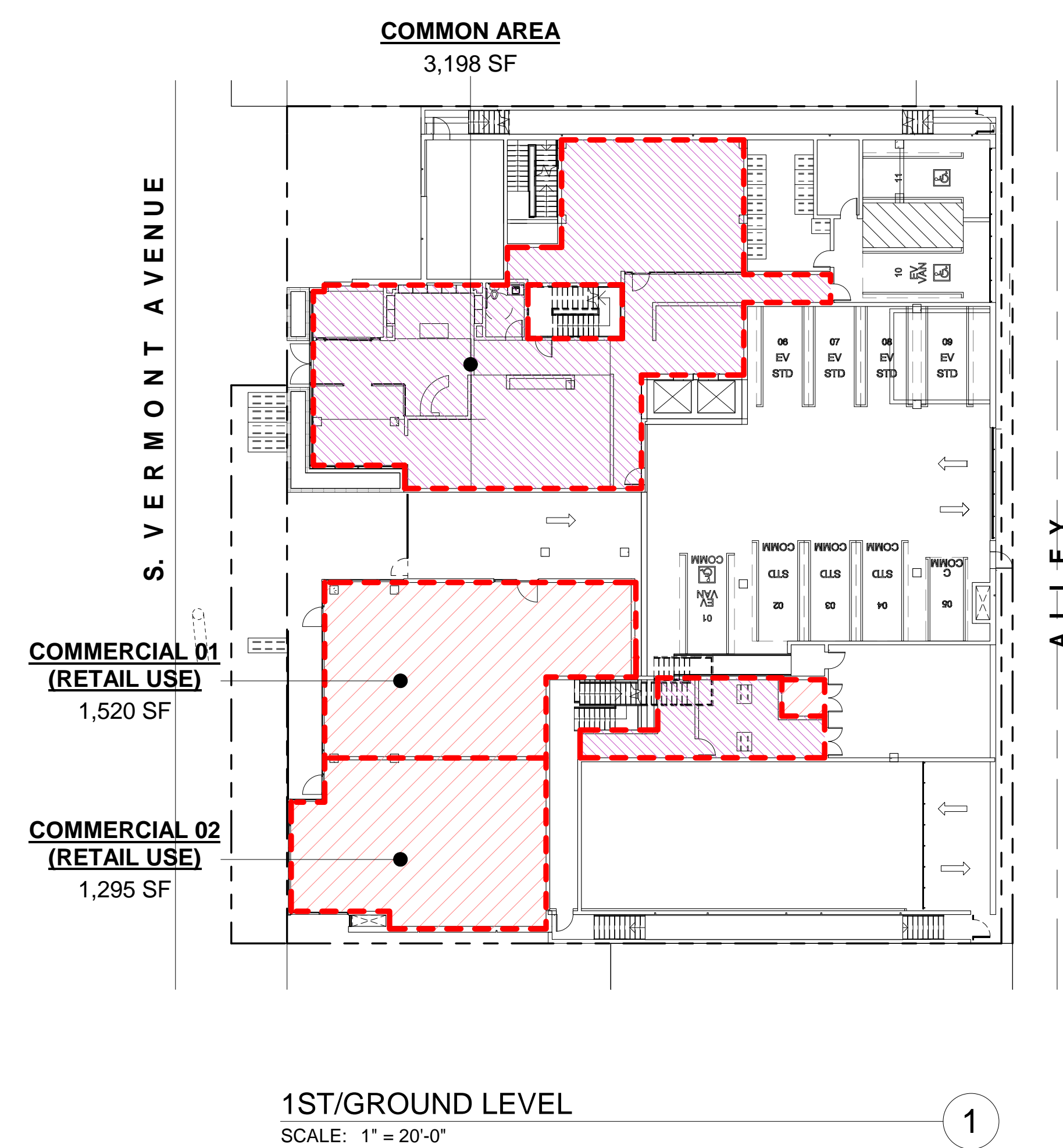
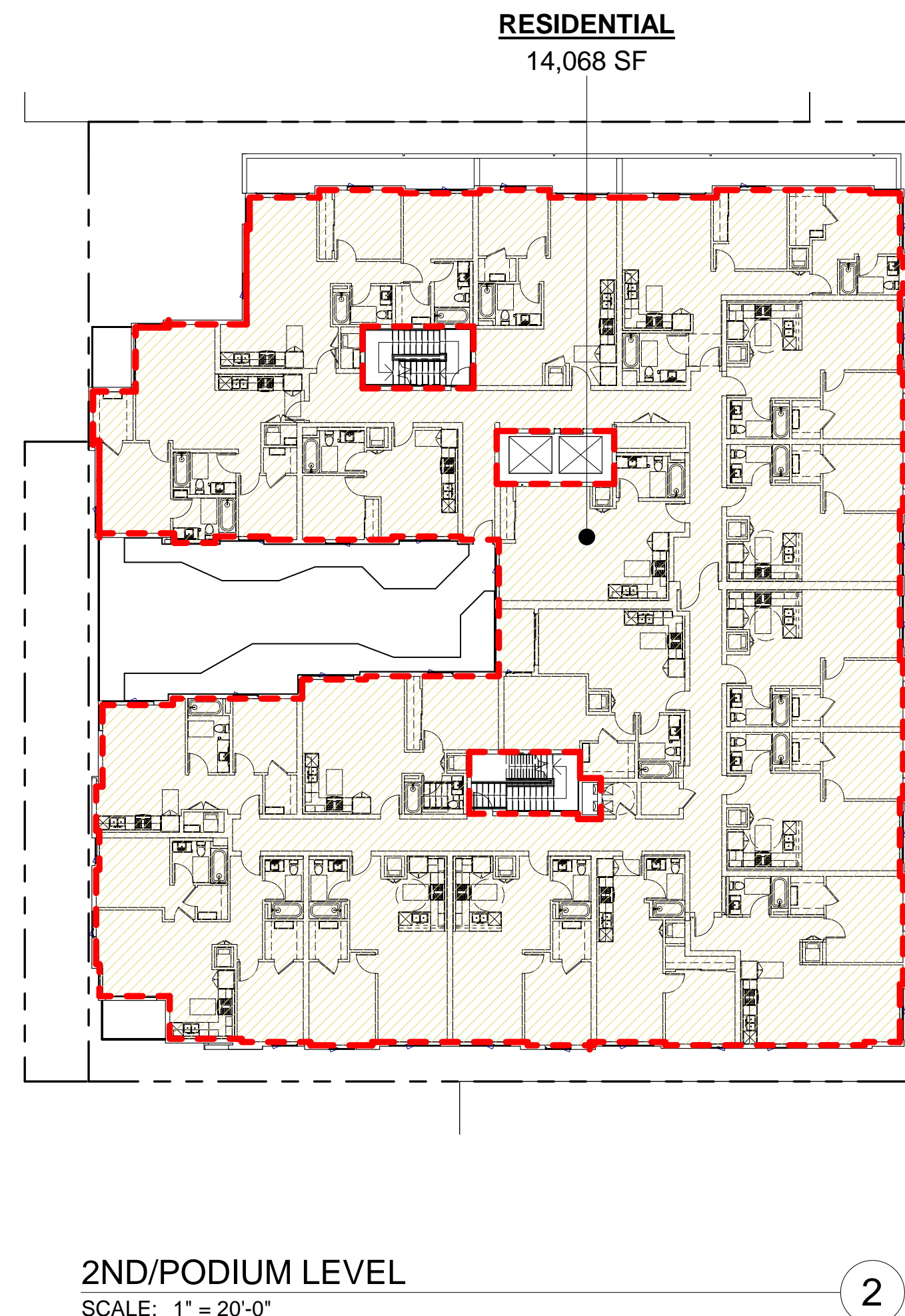
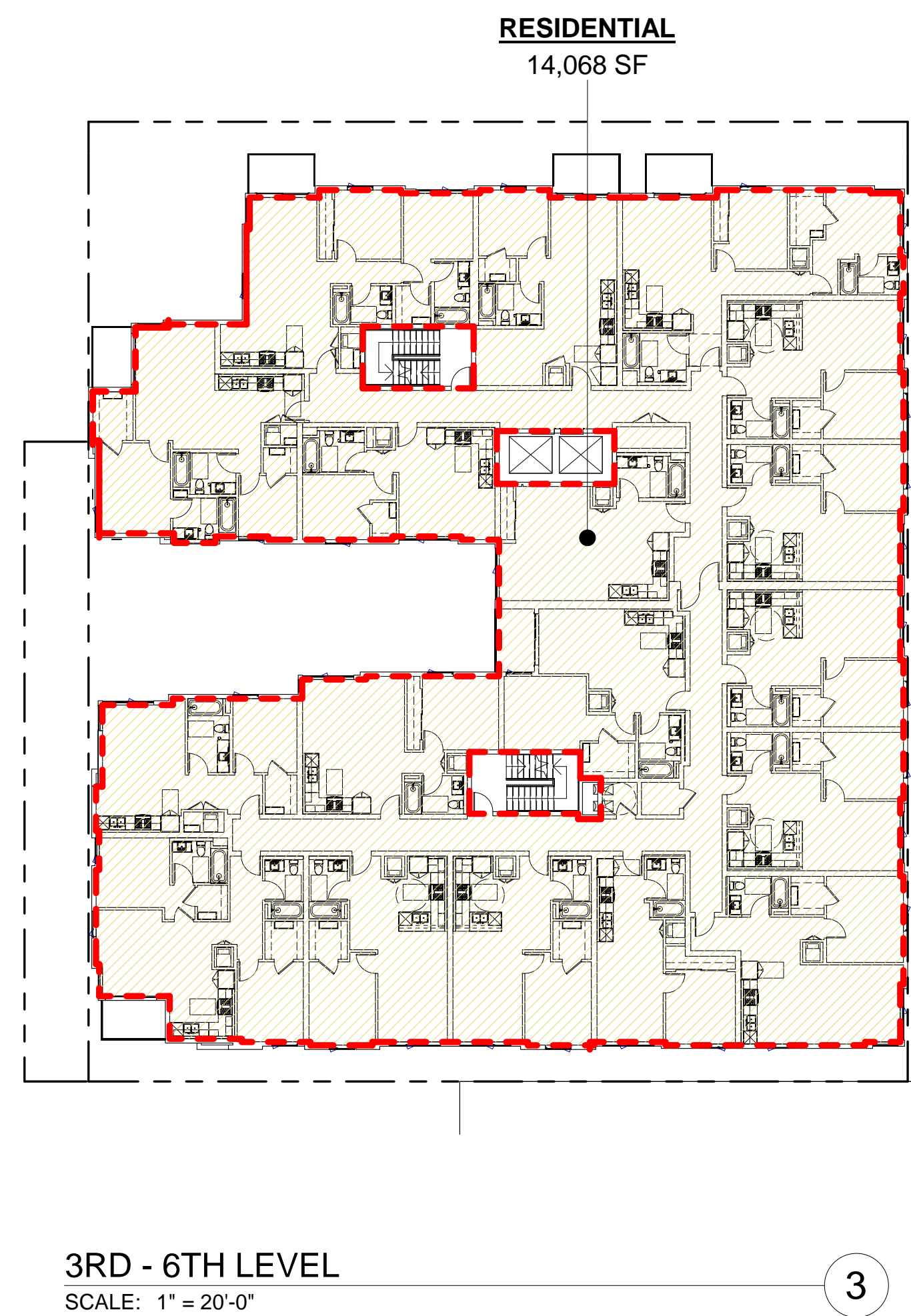
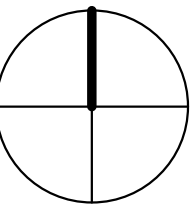
CONSTRUCTION AREA BUILDING USE SUMMARY

1.07

966 S. VERMONT

SCHEMATIC DESIGN





PROPOSED BUILDING FAR SUMMARY	
1ST/GROUND LEVEL	
COMMERCIAL	50 SF
COMMERCIAL 01 (RETAIL USE)	1,520 SF
COMMERCIAL 02 (RETAIL USE)	1,295 SF
COMMON AREA	3,643 SF
	6,508 SF
2ND/PODIUM LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
3RD LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
4TH LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
5TH LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
6TH LEVEL	
RESIDENTIAL	14,068 SF
	14,068 SF
ADDITIONAL RESIDENTIAL AREA	
RESIDENTIAL	282 SF
	282 SF
TOTAL FAR PROVIDED	77,130 SF

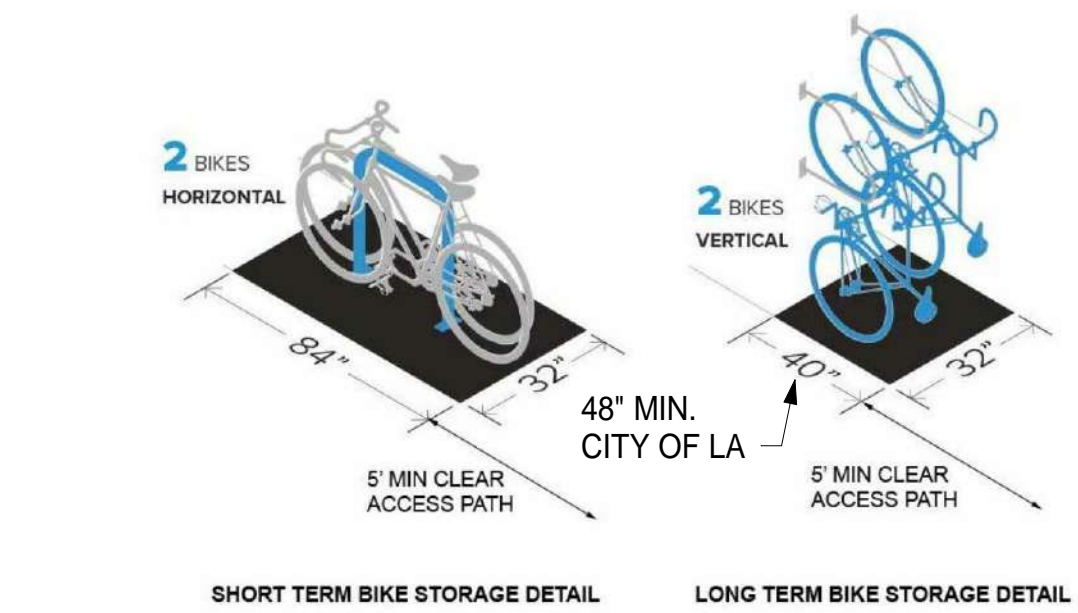
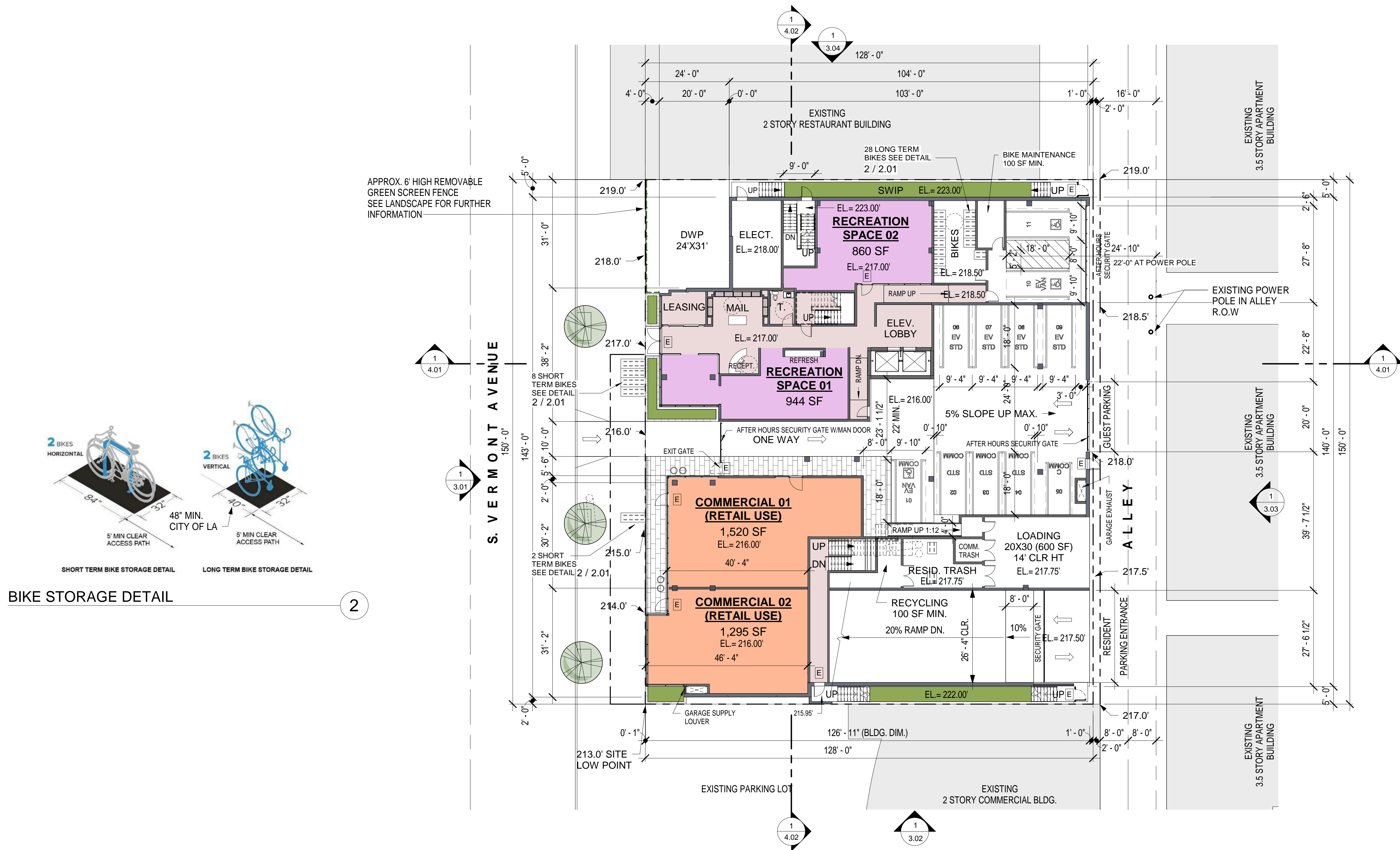
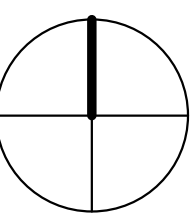
FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS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

FAR DIAGRAMS & SUMMARY

1.08

966 S. VERMONT  
SCHEMATIC DESIGN

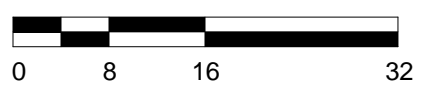




BIKE STORAGE DETAIL

PARKING 1ST/GROUND

RESIDENTIAL	
ACCESSIBLE	1
ACCESSIBLE VAN/EV	1
STANDARD/EV	4
6	
COMMERCIAL	
ACCESSIBLE VAN/EV	1
COMPACT	1
STANDARD	3
5	
TOTAL	11

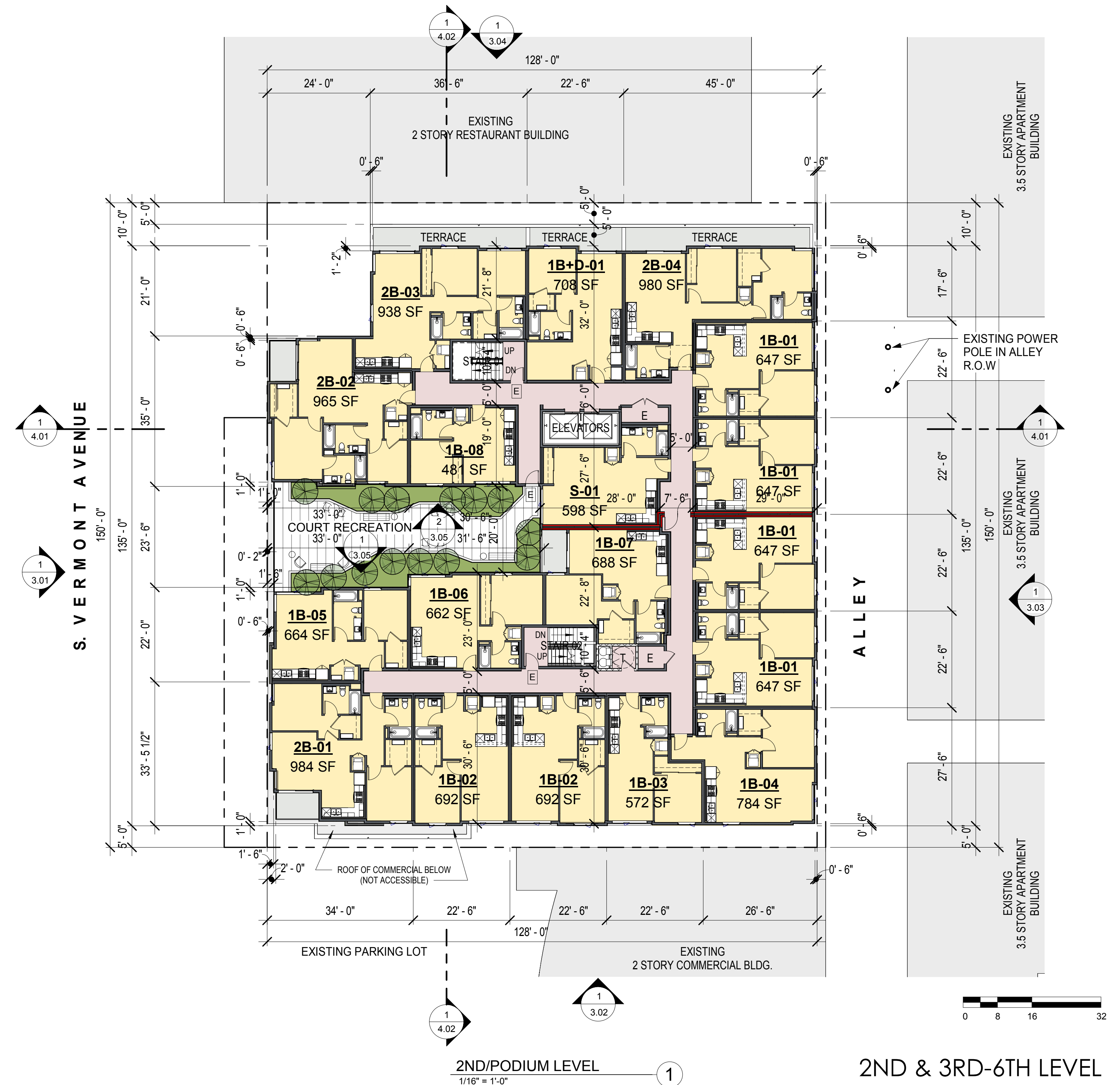
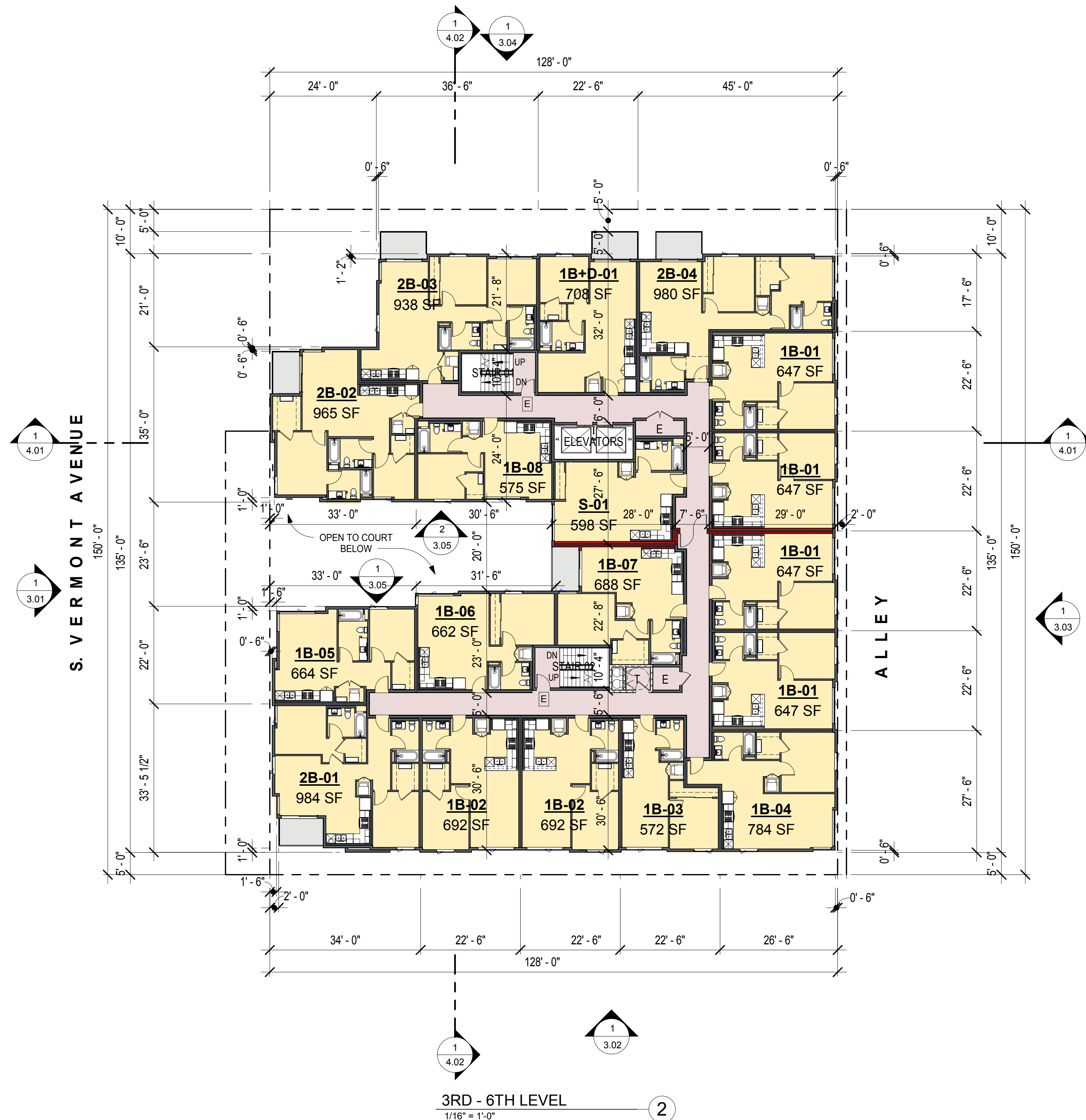
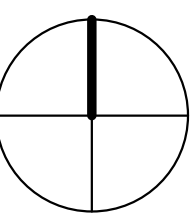


1ST/GROUND LEVEL

2.01

NOTE:  
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER SURVEY





2ND & 3RD-6TH LEVEL

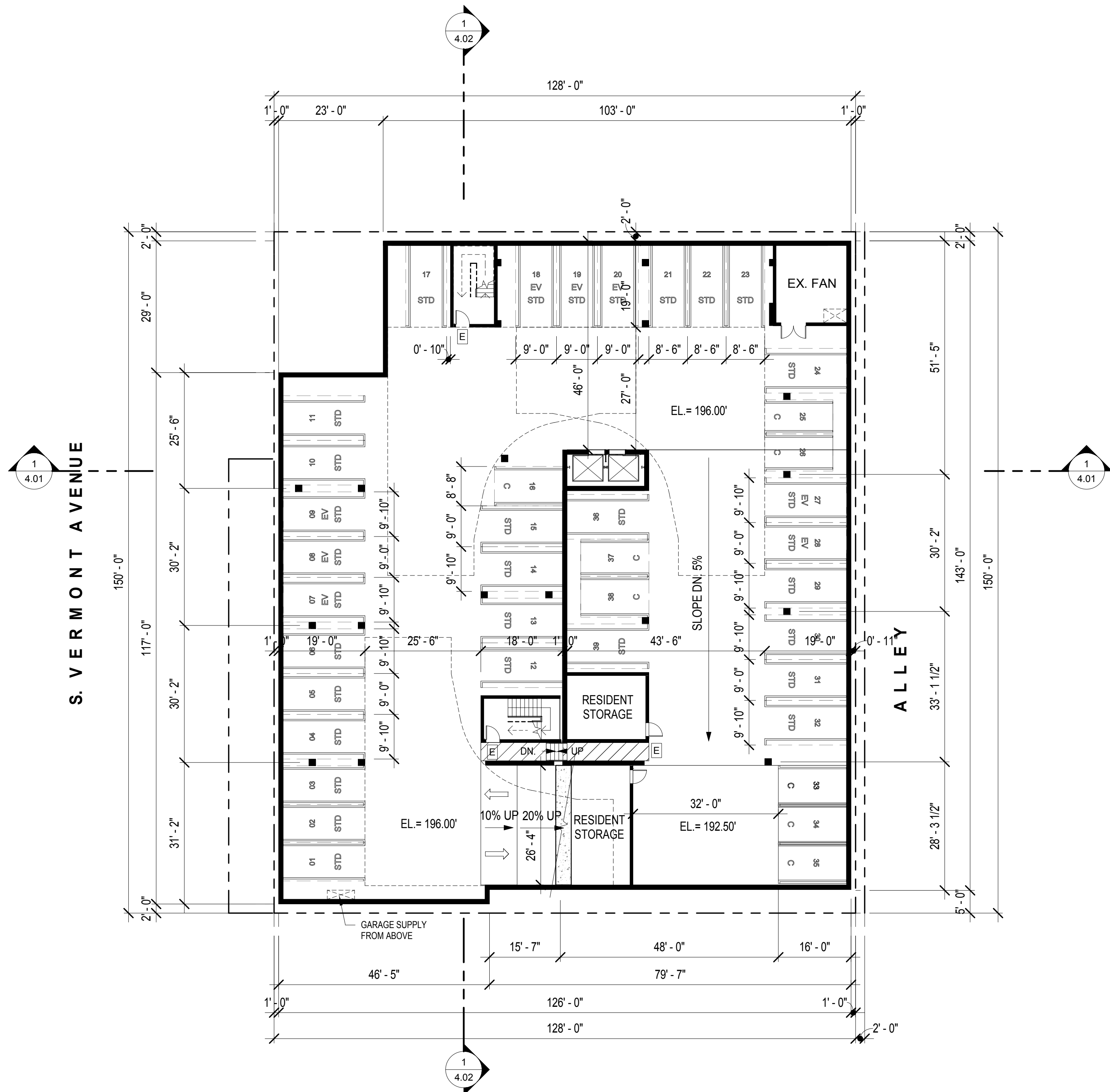
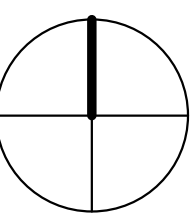
2.02

966 S. VERMONT  
SCHEMATIC DESIGN





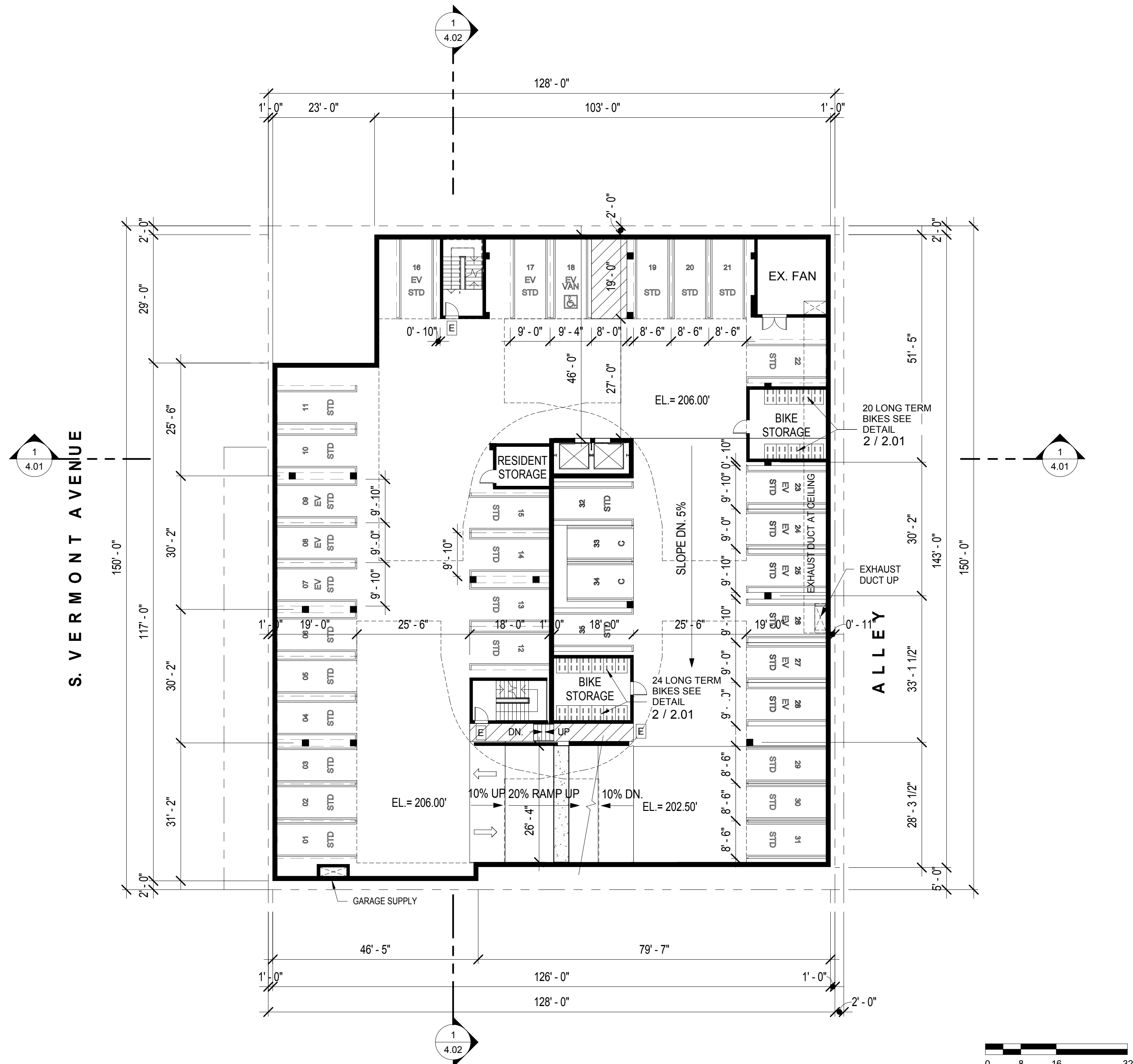




PARKING P2	
COMPACT	8
STANDARD	23
STANDARD/EV	8
TOTAL	39

SUB PARKING LEVEL P2  
1/16" = 1'-0"

2

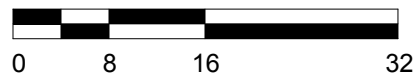


PARKING P1	
ACCESSIBLE VAN/EV	1
COMPACT	2
STANDARD	21
STANDARD/EV	11
TOTAL	35

SUB PARKING LEVEL P1  
1/16" = 1'-0"

1

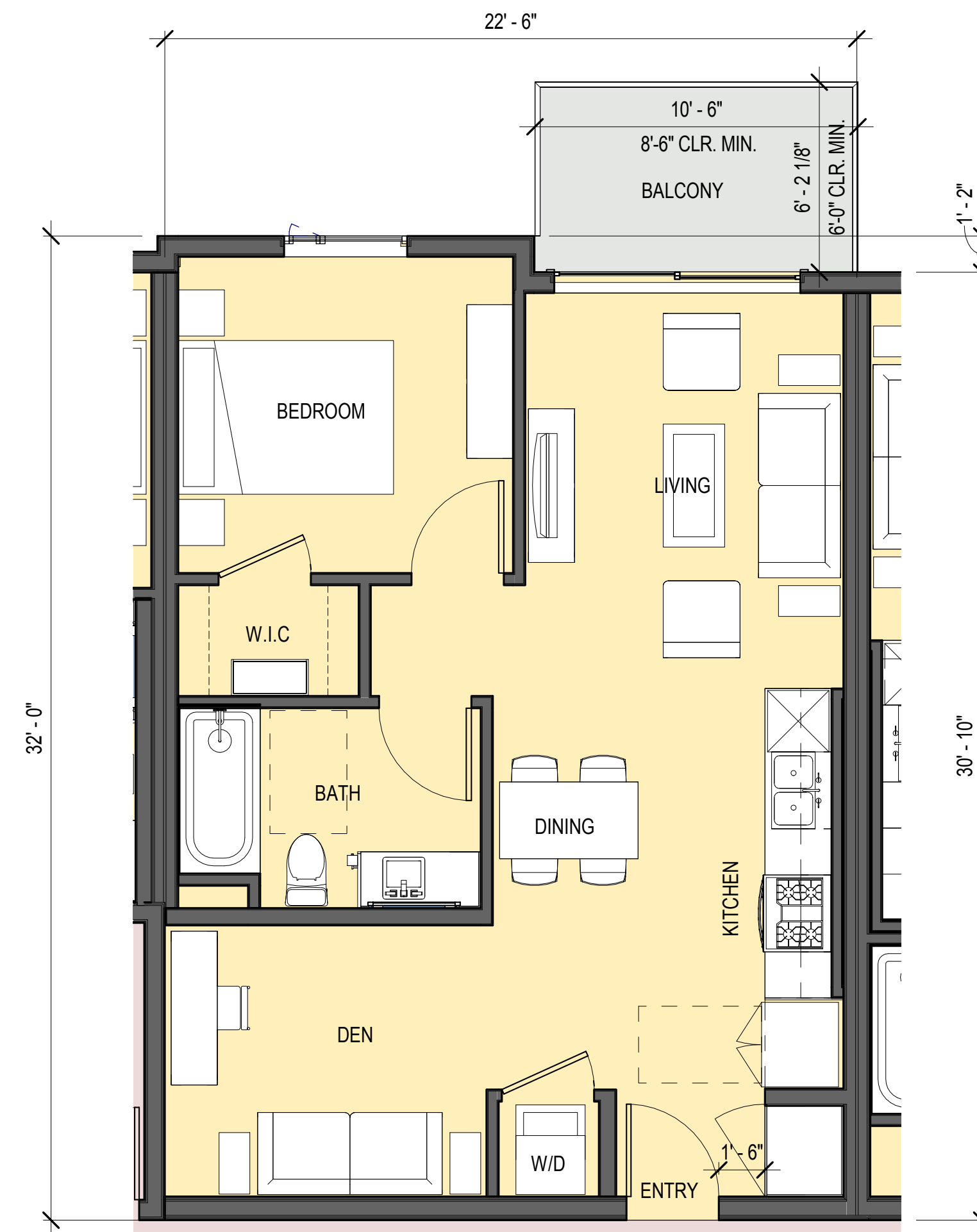
PARKING LEVEL P1 & P2  
1/16" = 1'-0"







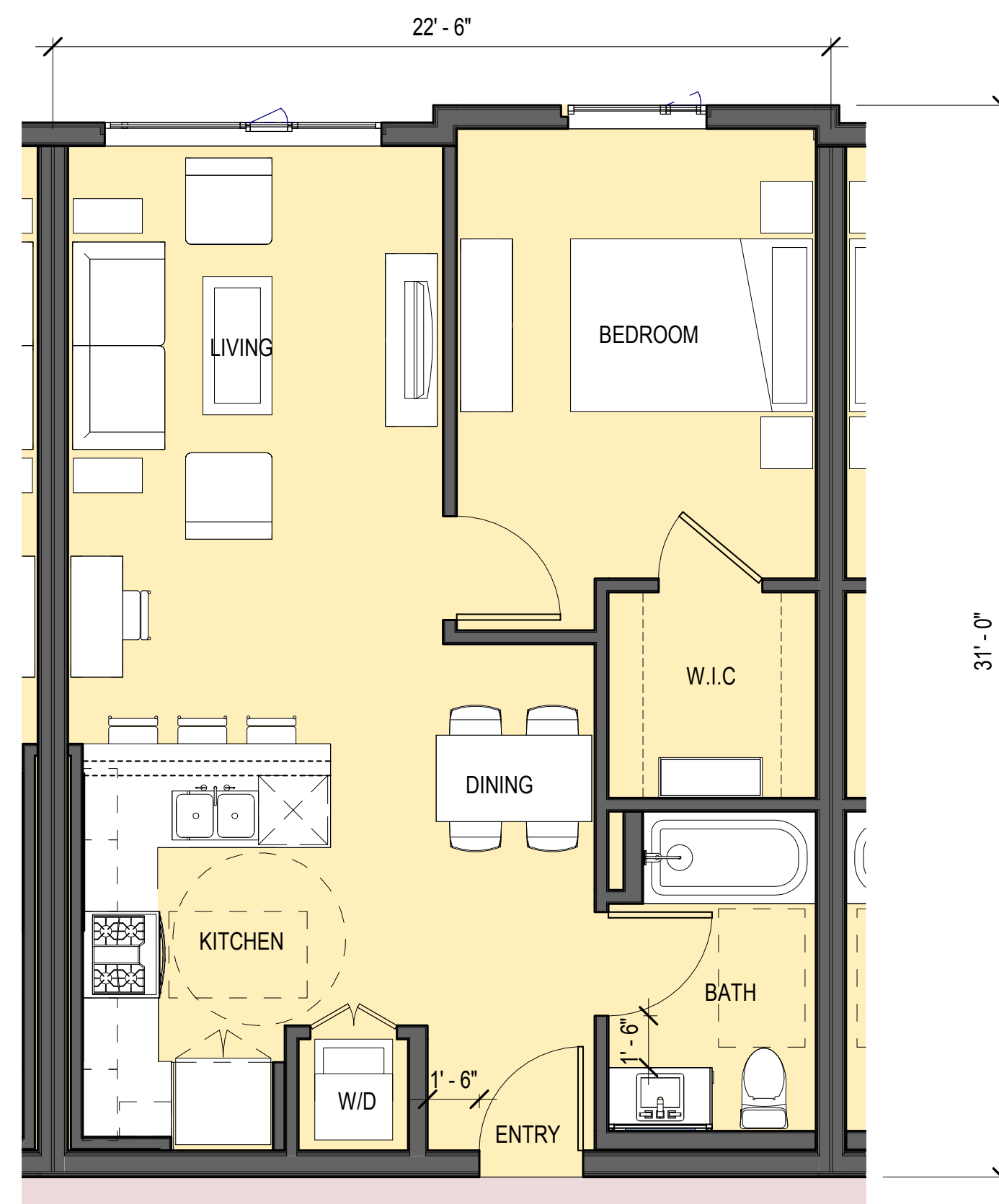
⑤ UNIT 1B-03 ENLARGED PLAN  
1/4" = 1'-0"



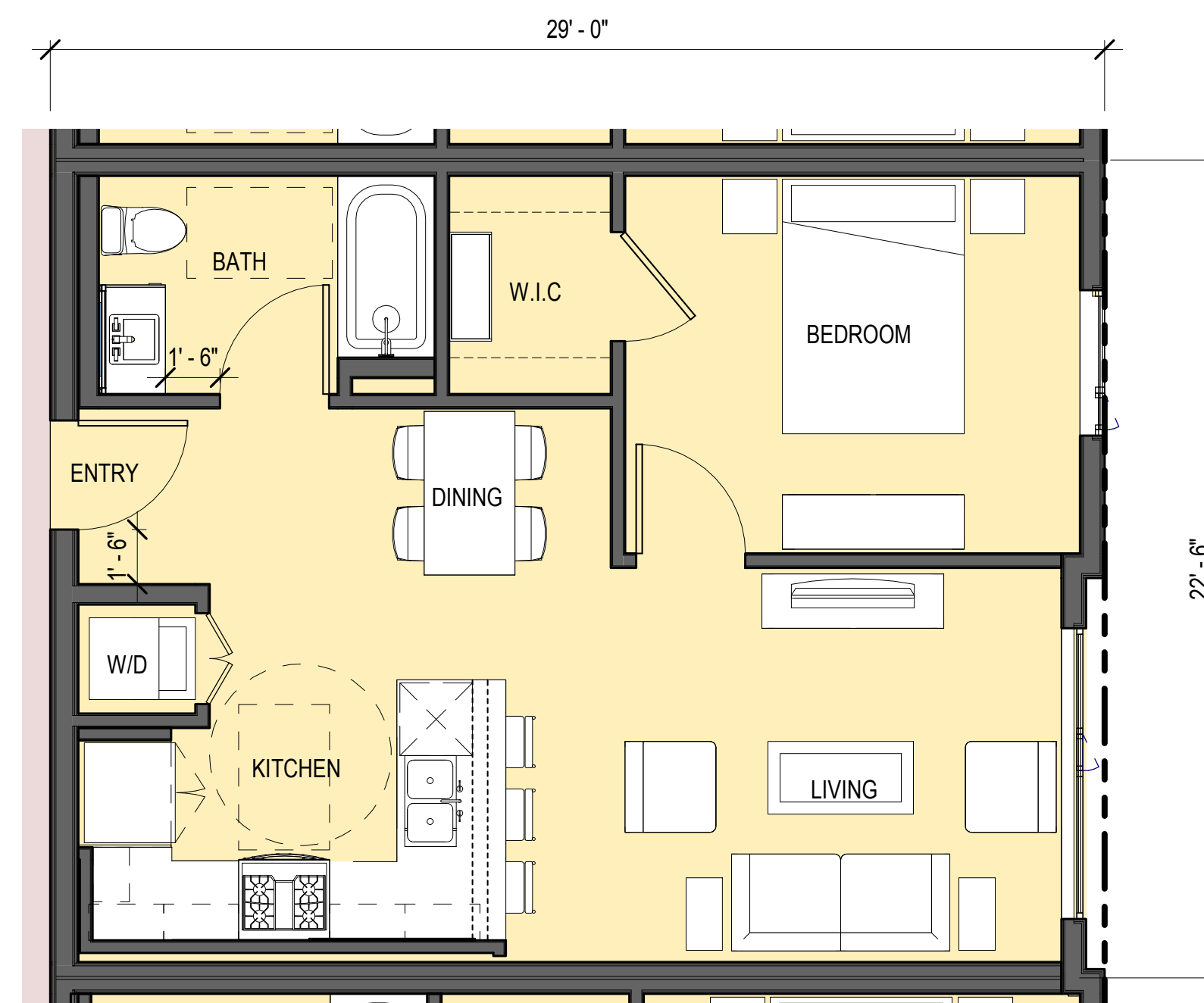
③ UNIT 1B+D-01 ENLARGED PLAN  
1/4" = 1'-0"



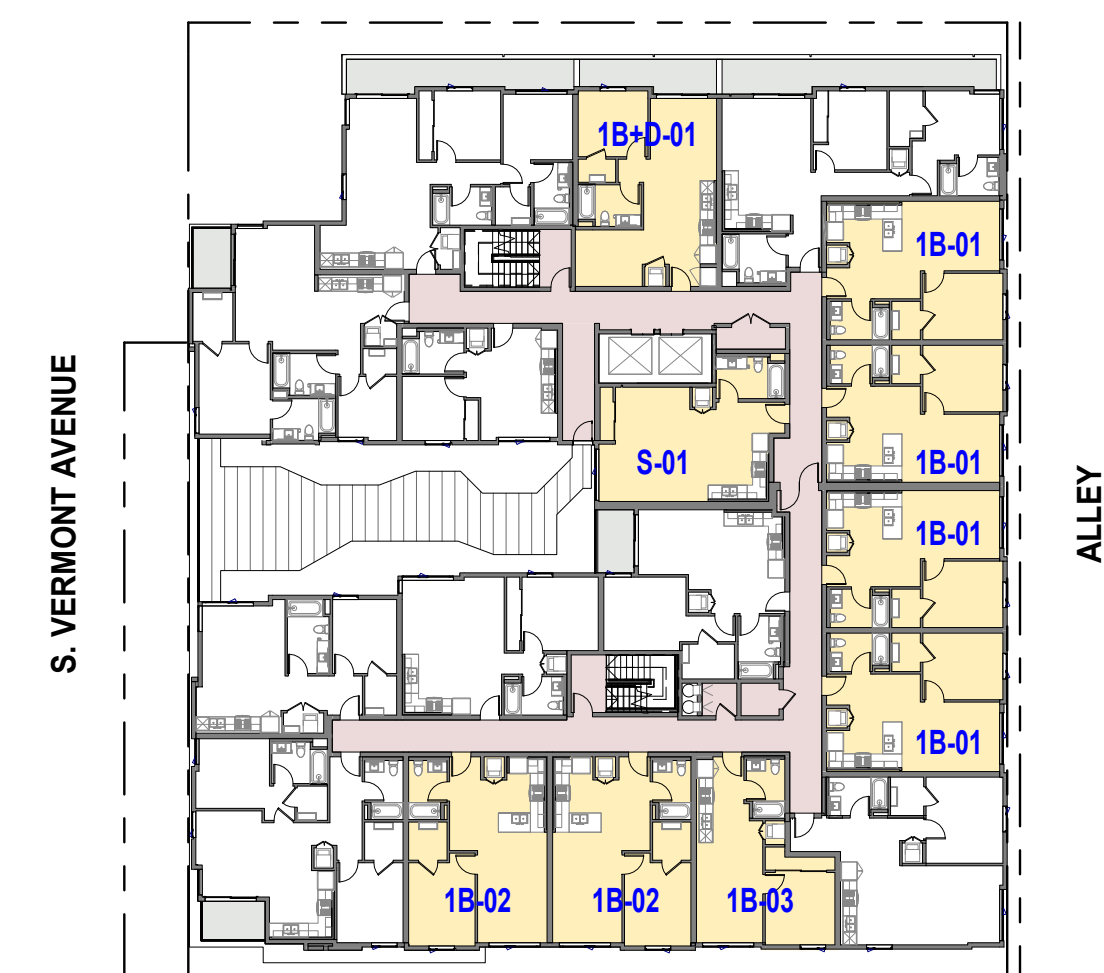
① UNIT S-01 ENLARGED PLAN  
1/4" = 1'-0"



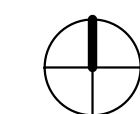
④ UNIT 1B-02 ENLARGED PLAN  
1/4" = 1'-0"



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



KEYPLAN

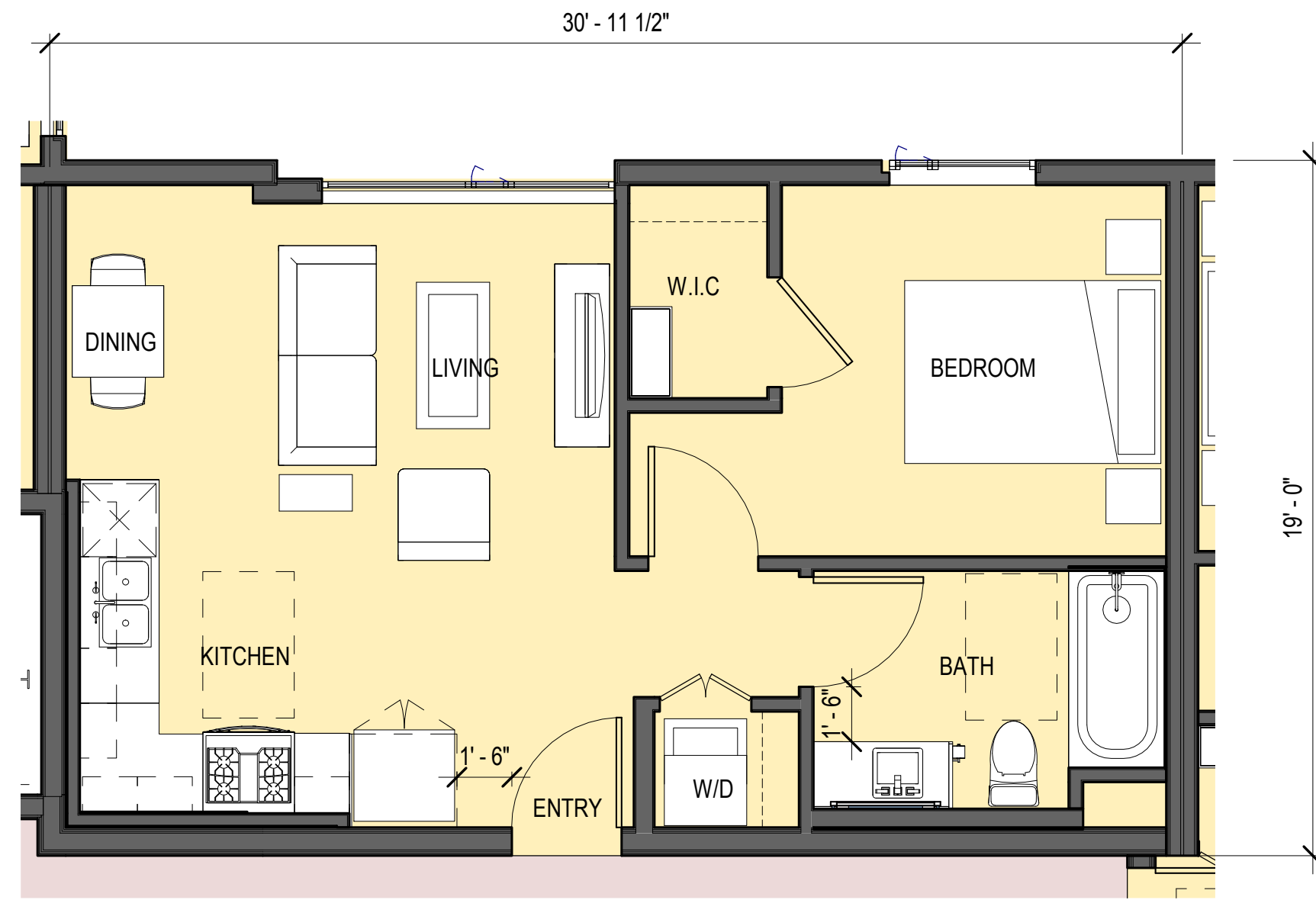


UNIT S & 1B ENLARGED PLANS

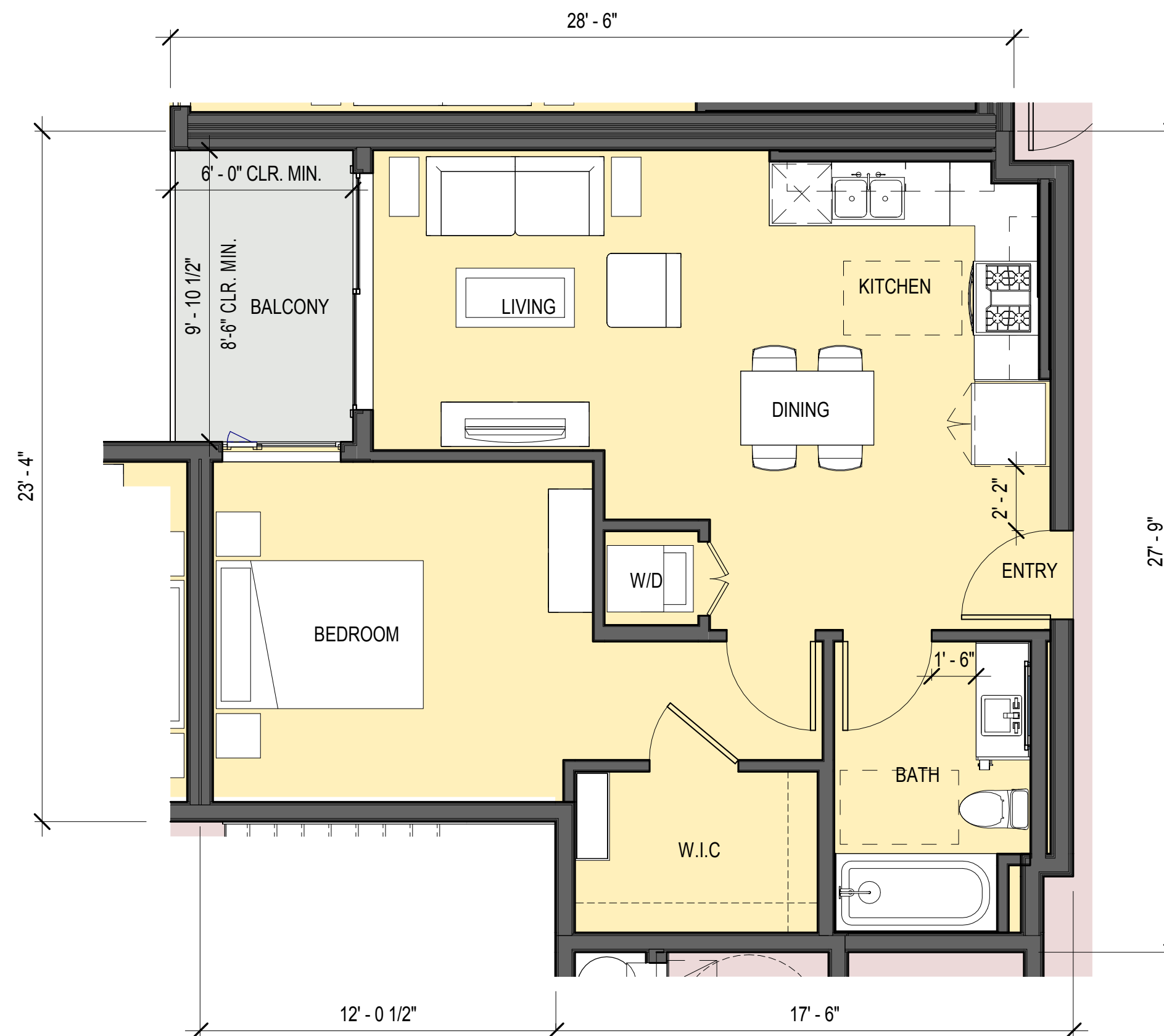
2.20

966 S. VERMONT  
SCHEMATIC DESIGN

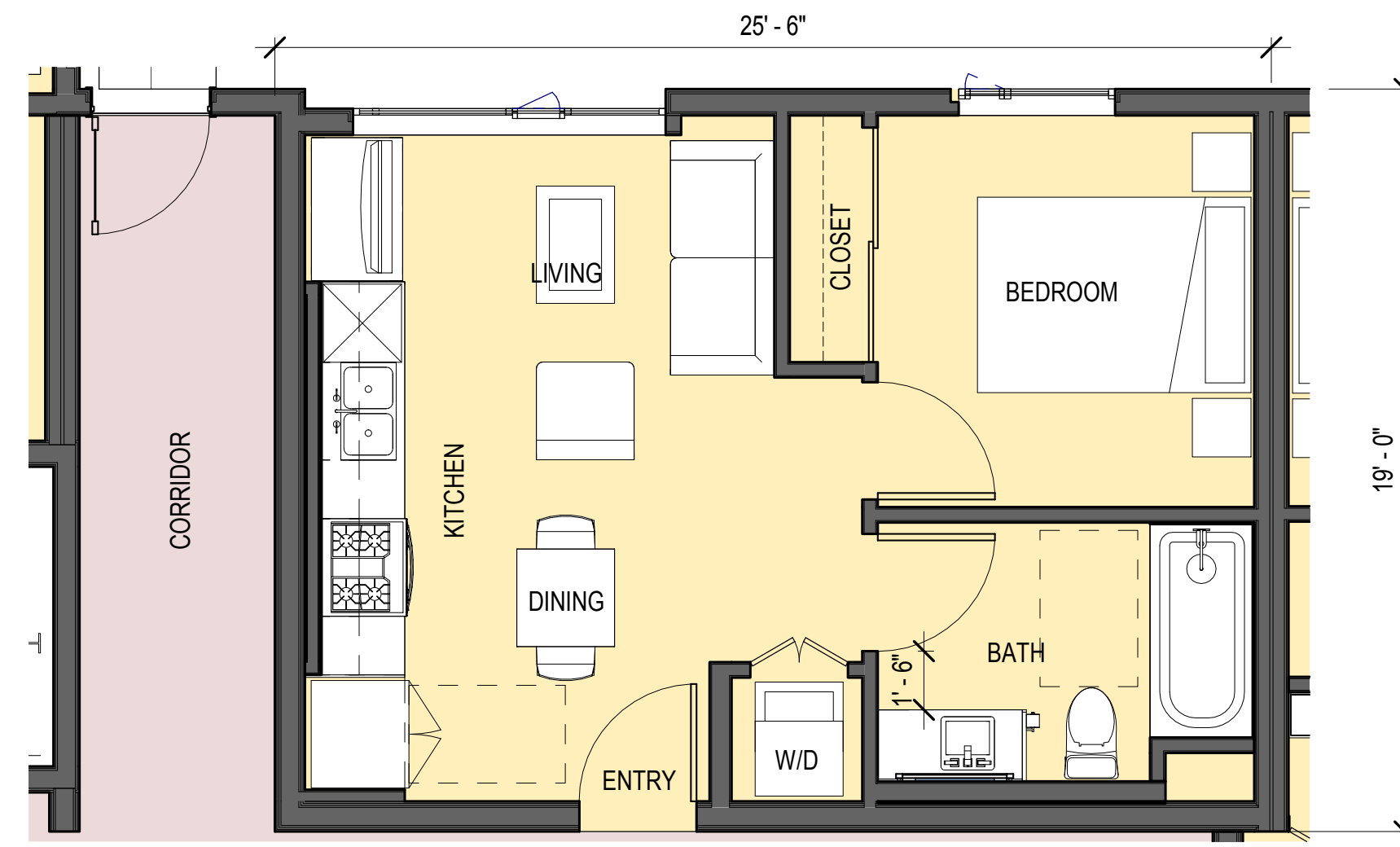




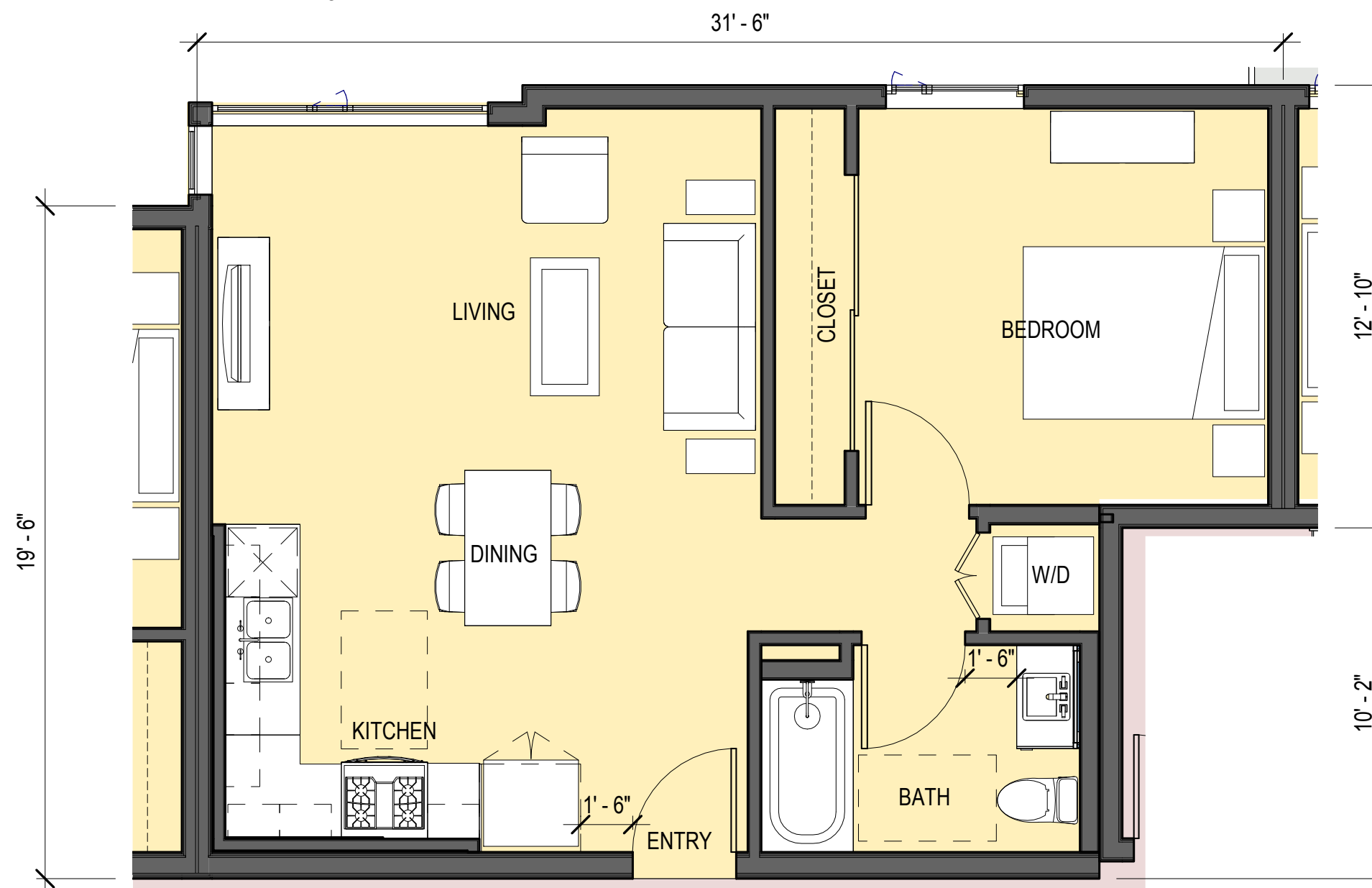
⑥ UNIT 1B-08 ENLARGED PLAN  
1/4" = 1'-0"



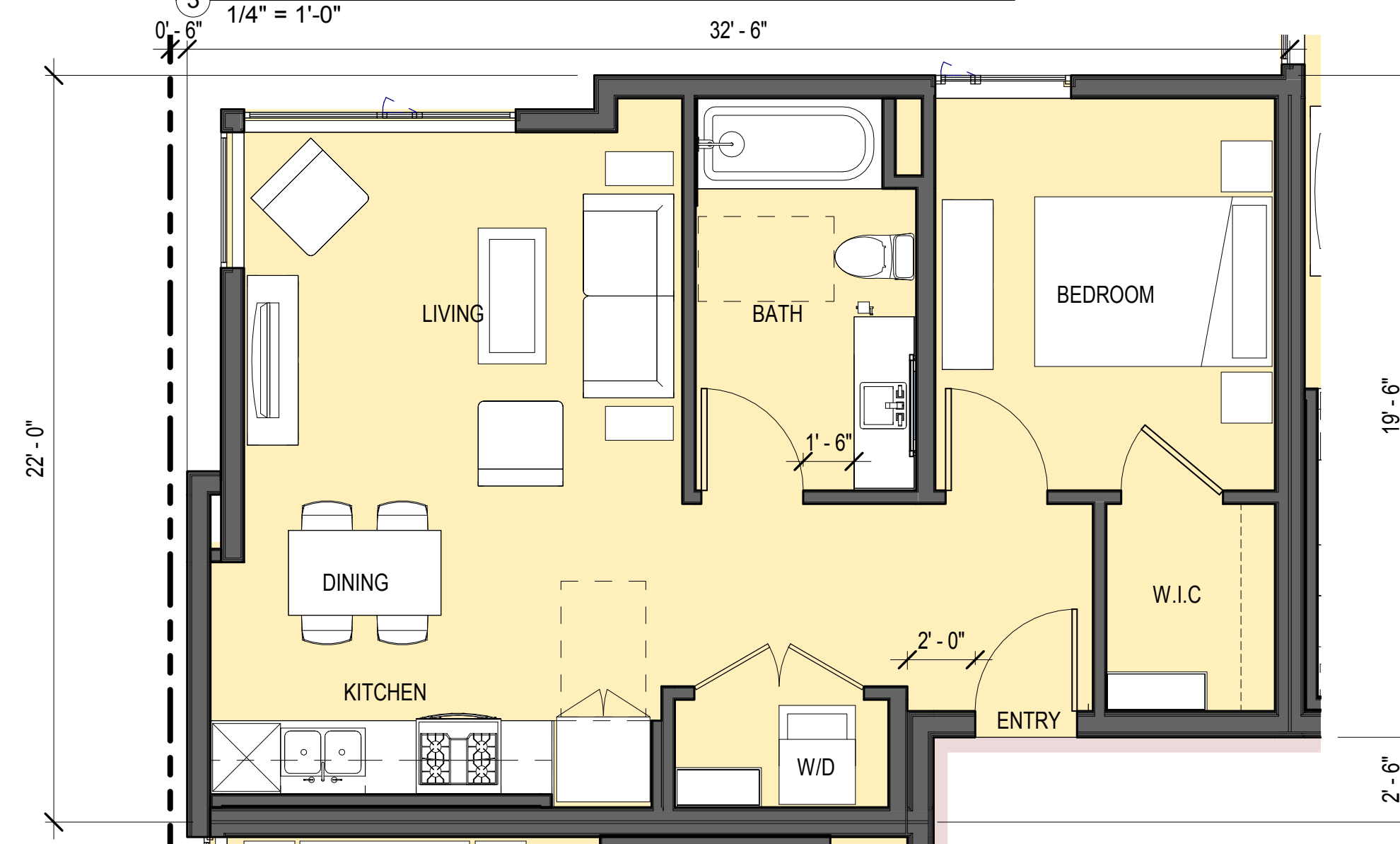
⑤ UNIT 1B-07 ENLARGED PLAN  
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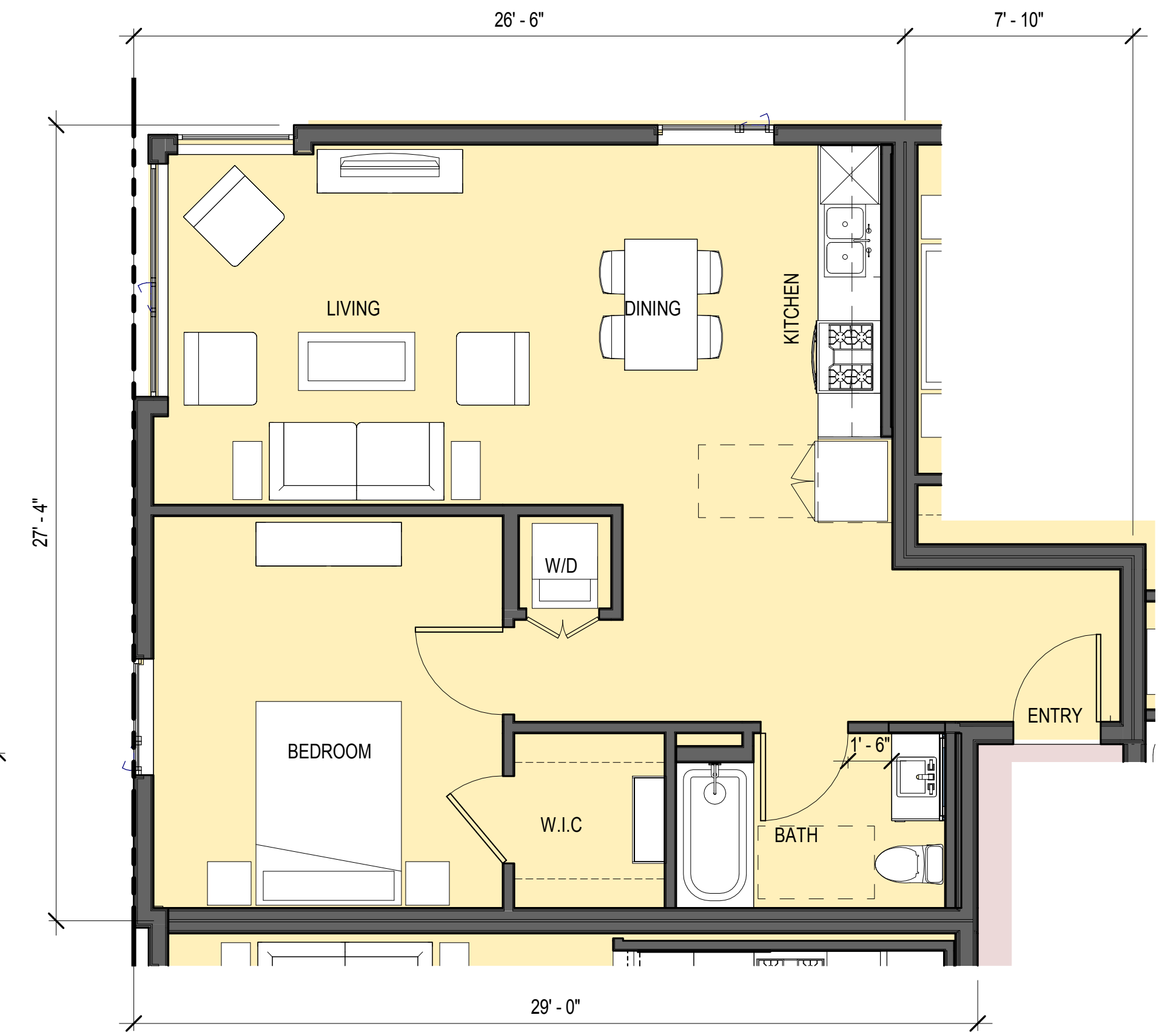
④ UNIT 1B-08b ENLARGED PLAN  
1/4" = 1'-0"



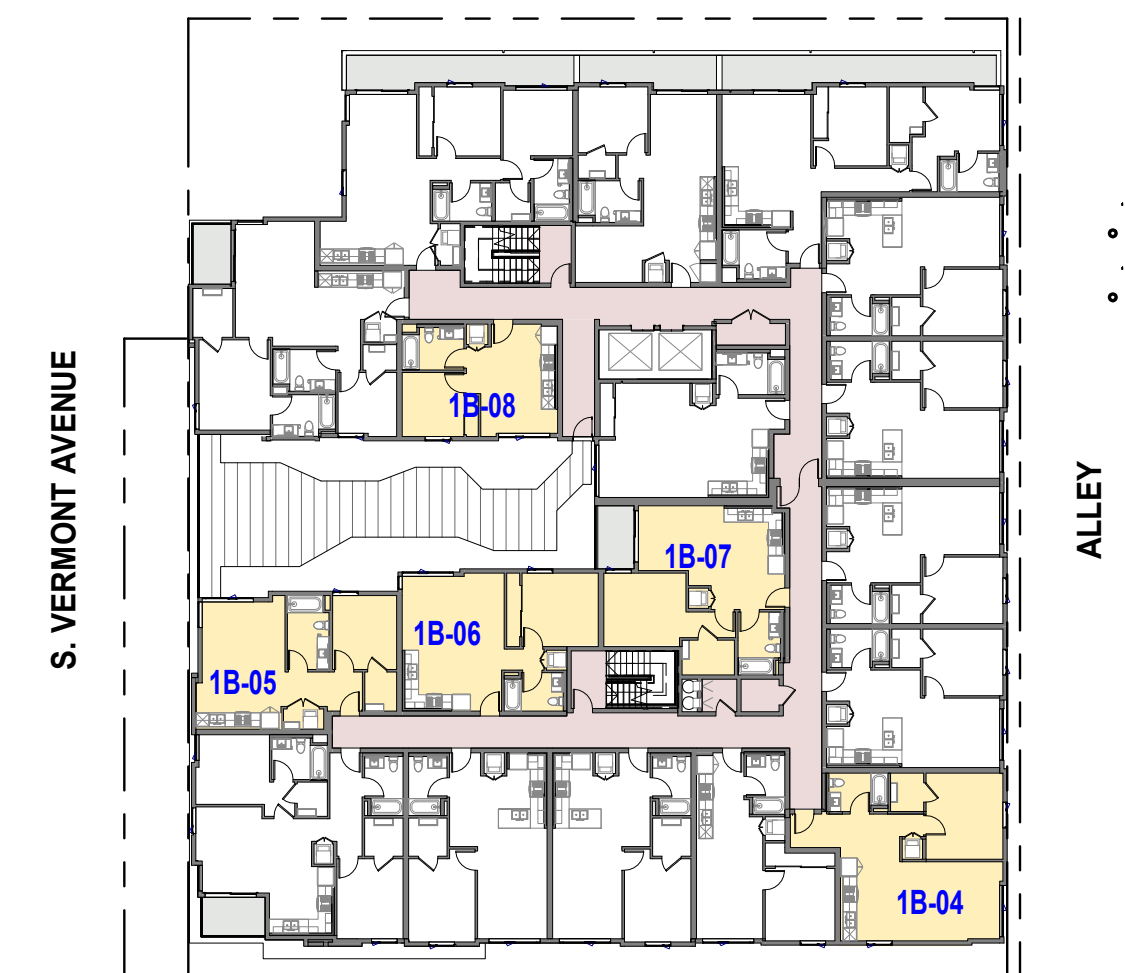
③ UNIT 1B-06 ENLARGED PLAN  
1/4" = 1'-0"



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



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



KEYPLAN



UNIT S & 1B ENLARGED PLANS

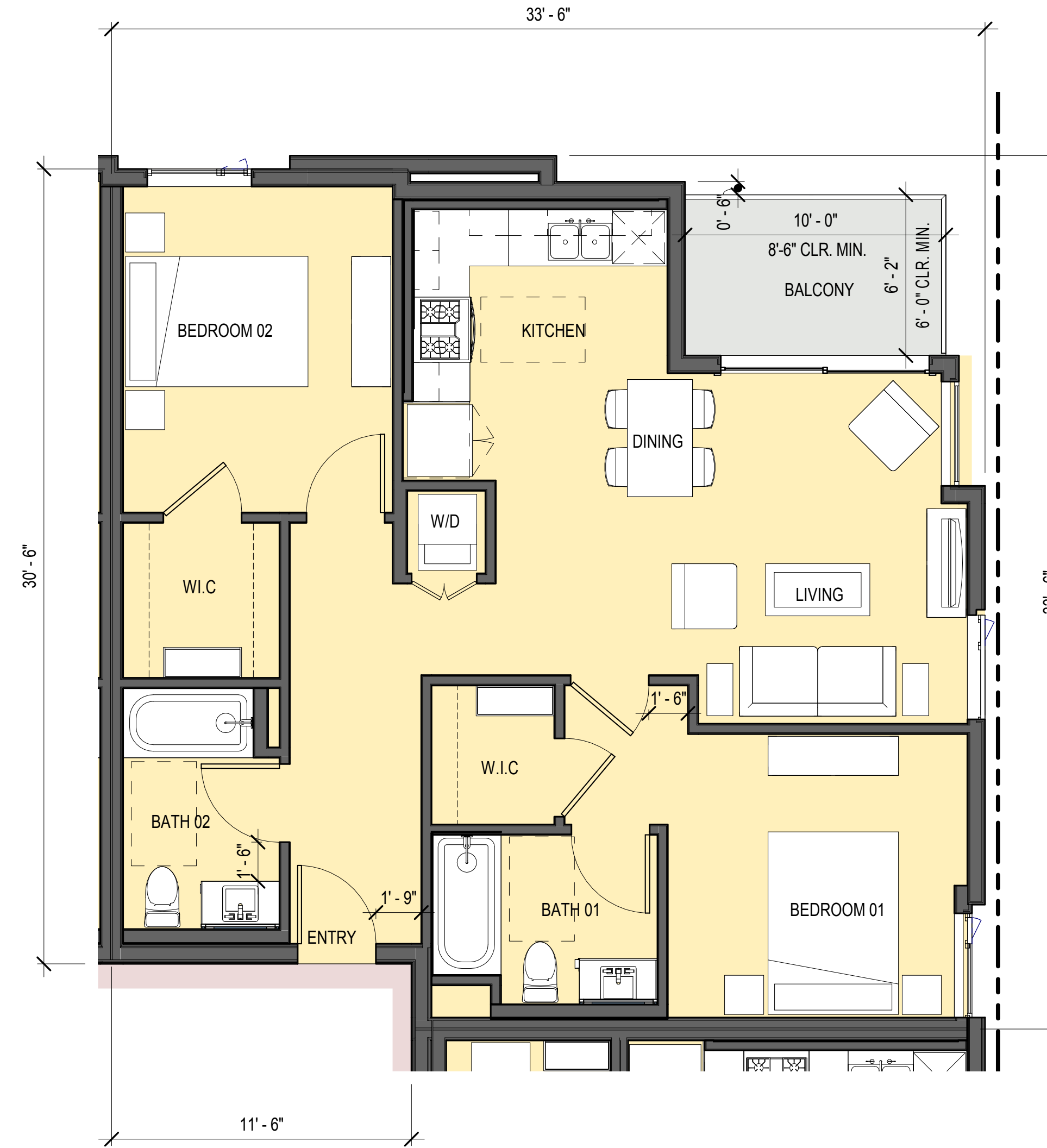
2.21

966 S. VERMONT  
SCHEMATIC DESIGN

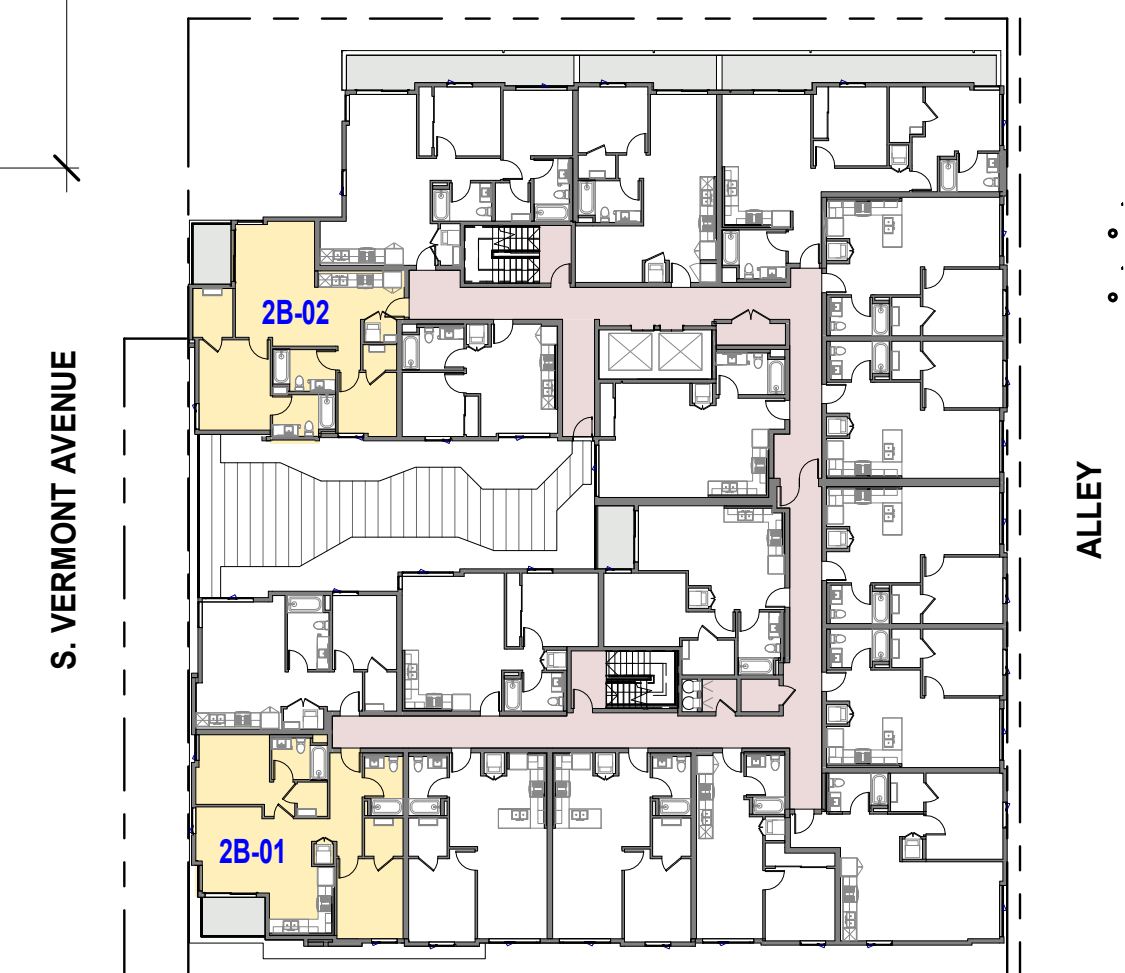




② UNIT 2B-02 ENLARGED PLAN  
1/4" = 1'-0"



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



KEYPLAN

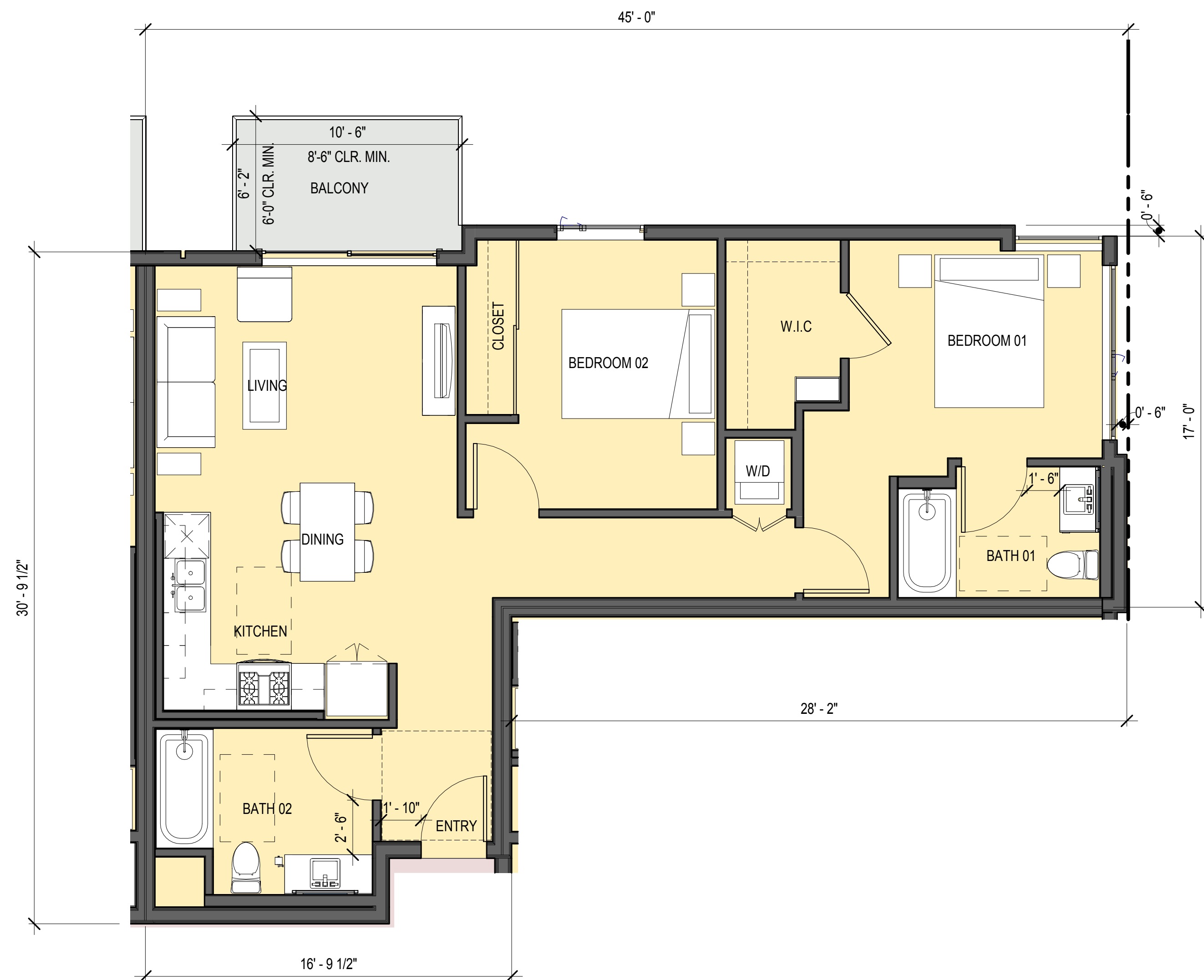


UNIT 2B ENLARGED PLANS

2.30

966 S. VERMONT  
SCHEMATIC DESIGN

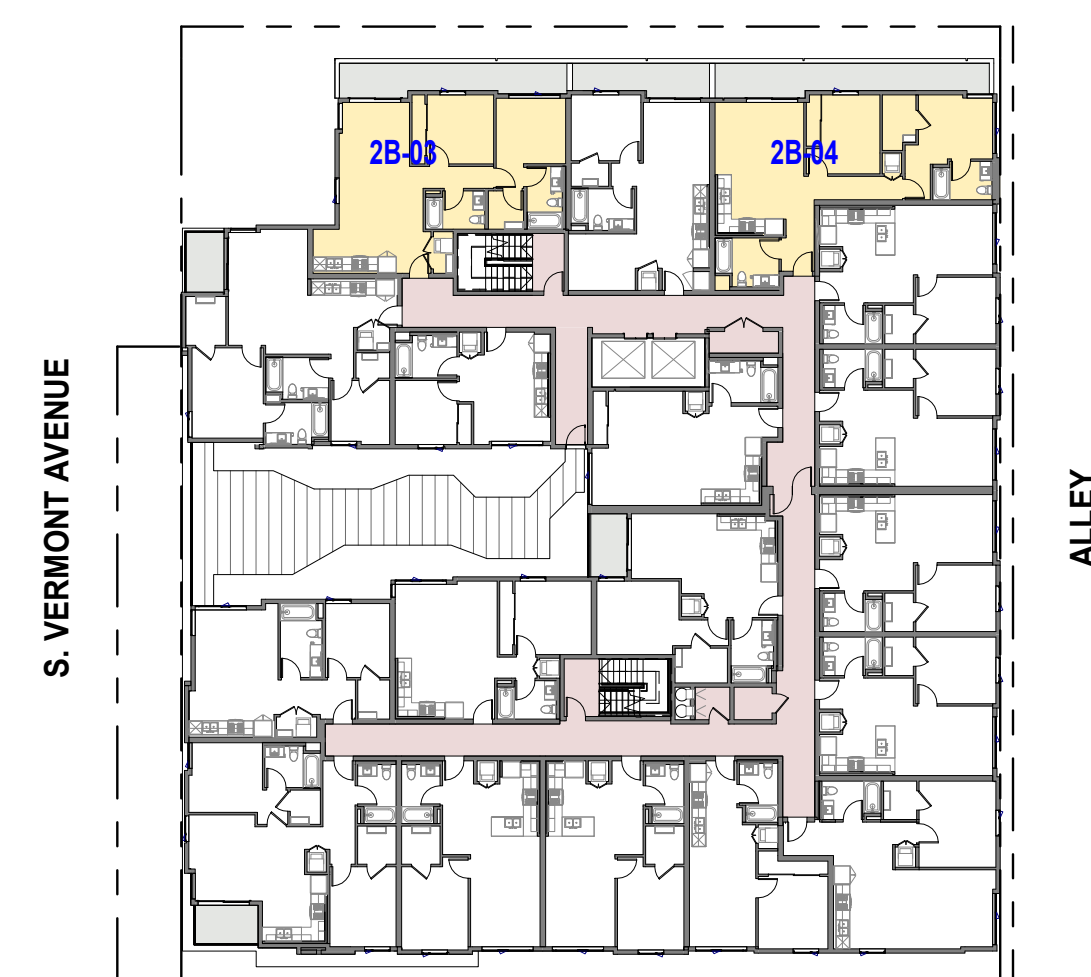




② UNIT 2B-04 ENLARGED PLAN  
1/4" = 1'-0"



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



KEYPLAN



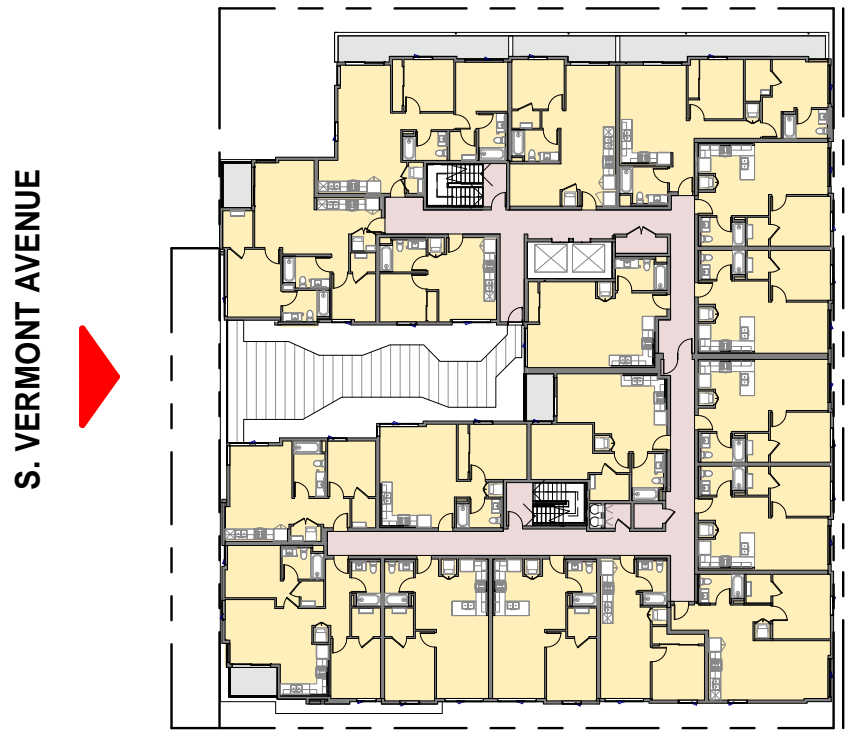
UNIT 2B ENLARGED PLANS

2.31





MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "CHARTREUSE"
2	CEMENT PLASTER GREY - FINISH SW "PORPOISE"
3	CEMENT FIBER BOARD "HARDIE" ARTISAN "V" - PAINTED SW "PORPOISE"
4	6" X 36" PLANK PORCELAIN TILE - SLATE GREY
5	HORIZONTAL METAL SLATS/LOUVERS - FINISH SW "PORPOISE"
6	CEMENT PLASTER - BRIGHT WHITE
7	CANTILEVERED CANOPY - METAL PANEL "WHITE"



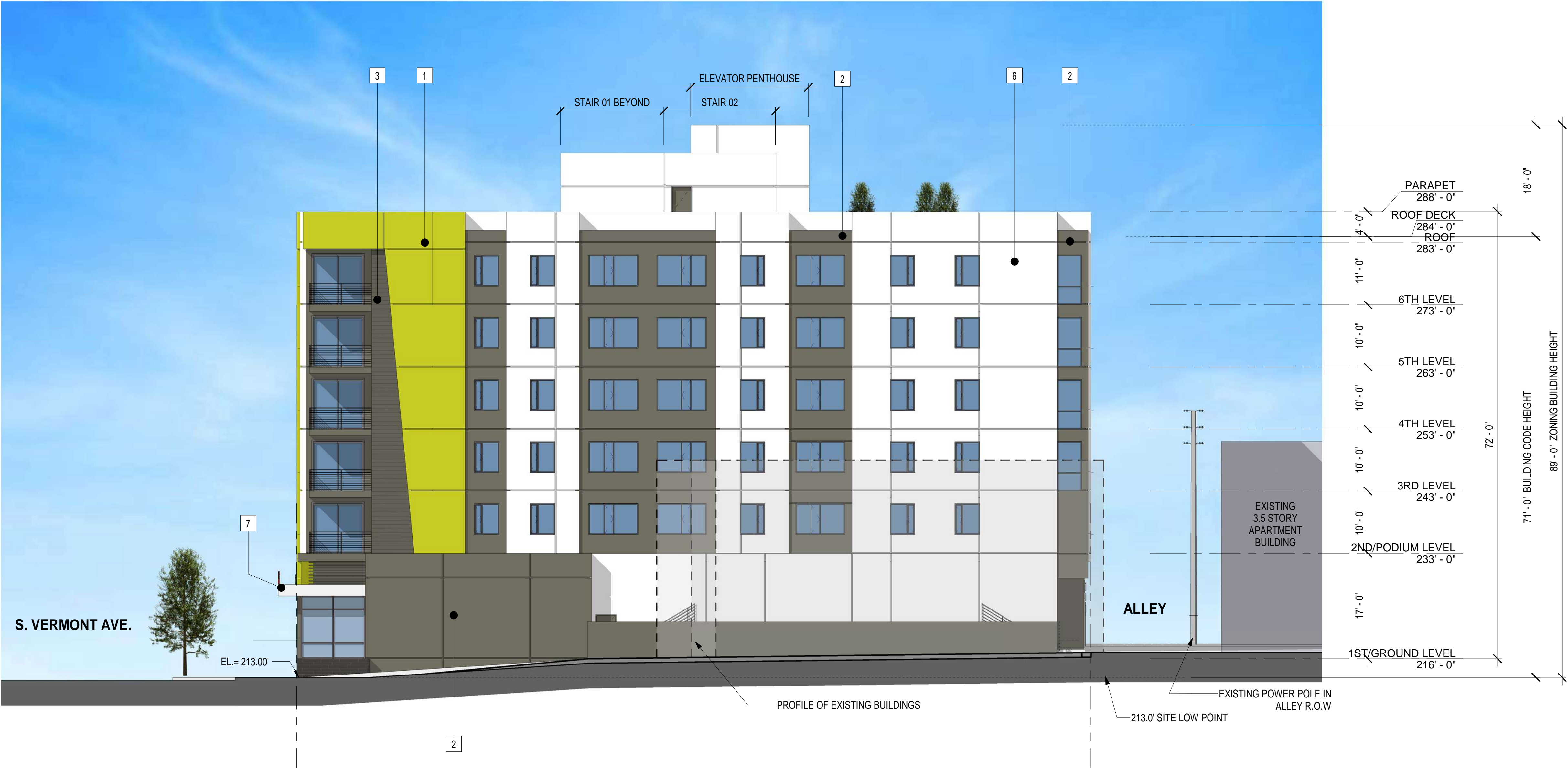
KEYPLAN

WEST / FRONT / S. VERMONT AVE. BUILDING ELEVATION

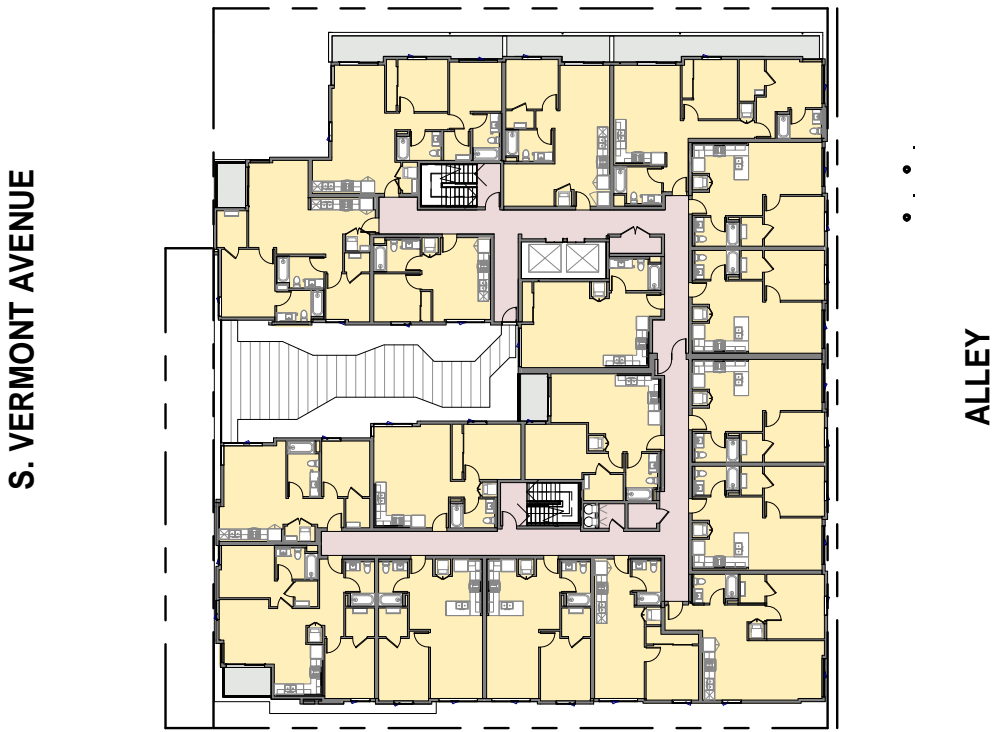
3.01

966 S. VERMONT  
SCHEMATIC DESIGN





MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "CHARTREUSE"
2	CEMENT PLASTER GREY - FINISH SW "PORPOISE"
3	CEMENT FIBER BOARD "HARDIE" ARTISAN "V" - PAINTED SW "PORPOISE"
4	6" X 36" PLANK PORCELAIN TILE - SLATE GREY
5	HORIZONTAL METAL SLATS/LOUVERS - FINISH SW "PORPOISE"
6	CEMENT PLASTER - BRIGHT WHITE
7	CANTILEVERED CANOPY - METAL PANEL "WHITE"



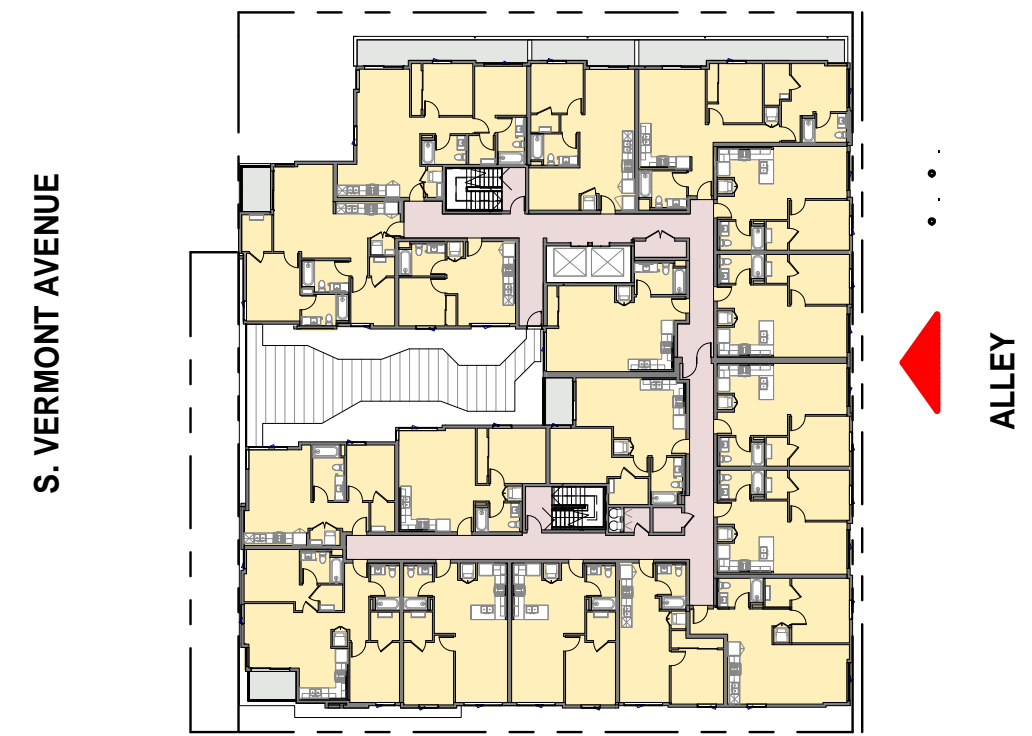
SOUTH / SIDE BUILDING ELEVATION

3.02





MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "CHARTREUSE"
2	CEMENT PLASTER GREY - FINISH SW "PORPOISE"
3	CEMENT FIBER BOARD "HARDIE" ARTISAN "V" - PAINTED SW "PORPOISE"
4	6" X 36" PLANK PORCELAIN TILE - SLATE GREY
5	HORIZONTAL METAL SLATS/LOUVERS - FINISH SW "PORPOISE"
6	CEMENT PLASTER - BRIGHT WHITE
7	CANTILEVERED CANOPY - METAL PANEL "WHITE"



KEYPLAN



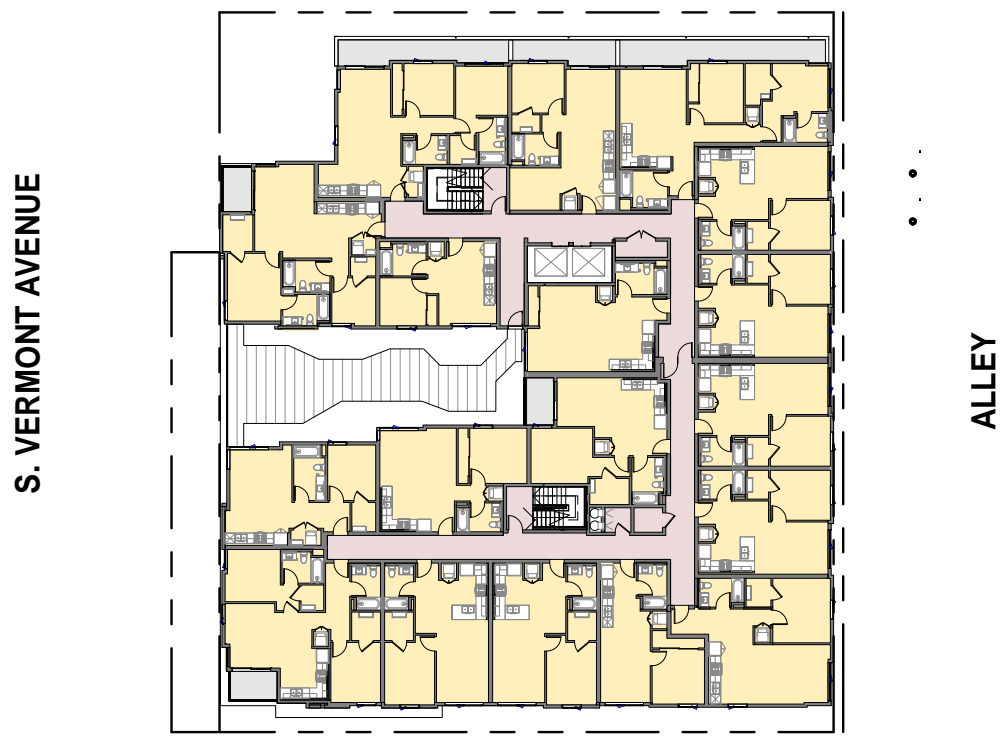
EAST / ALLEY BUILDING ELEVATION

3.03





MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "CHARTREUSE"
2	CEMENT PLASTER GREY - FINISH SW "PORPOISE"
3	CEMENT FIBER BOARD "HARDIE" ARTISAN "V" - PAINTED SW "PORPOISE"
4	6" X 36" PLANK PORCELAIN TILE - SLATE GREY
5	HORIZONTAL METAL SLATS/LOUVERS - FINISH SW "PORPOISE"
6	CEMENT PLASTER - BRIGHT WHITE
7	CANTILEVERED CANOPY - METAL PANEL "WHITE"



KEYPLAN



NORTH / SIDE BUILDING ELEVATION

3.04



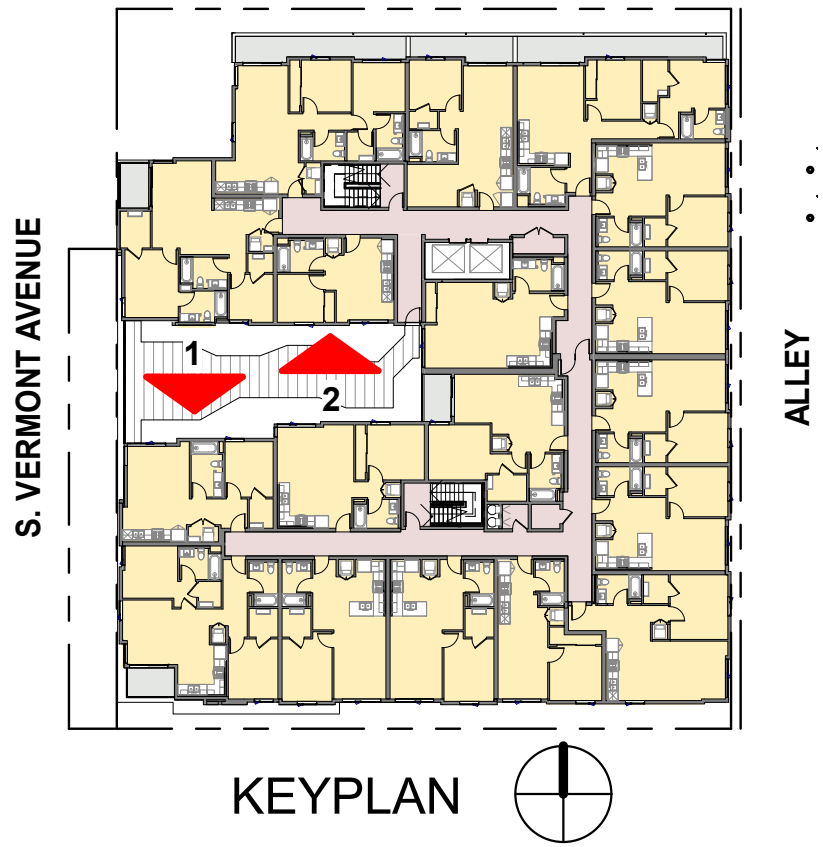


② COURT - SOUTH ELEVATION  
1" = 10'-0"



① COURT - NORTH ELEVATION  
1" = 10'-0"

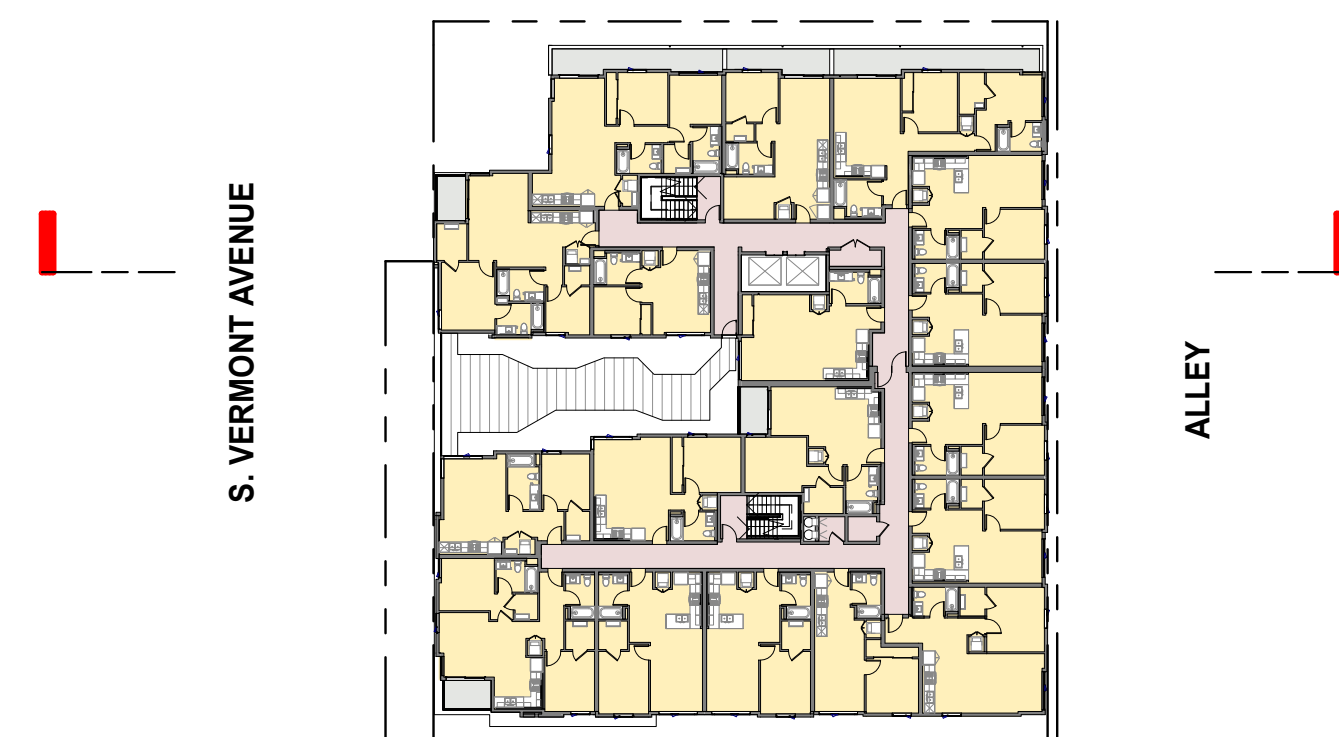
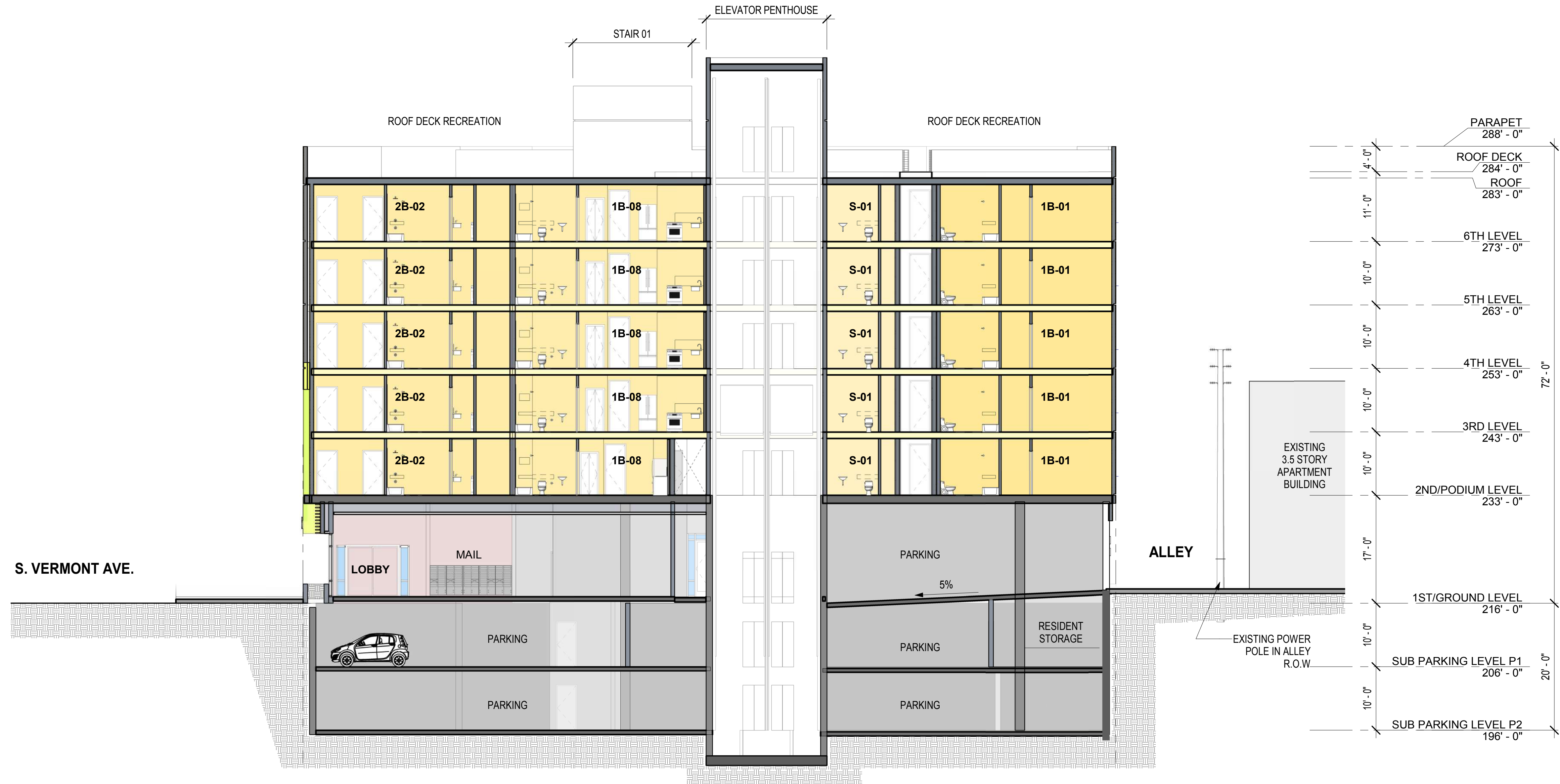
MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "CHARTREUSE"
2	CEMENT PLASTER GREY - FINISH SW "PORPOISE"
3	CEMENT FIBER BOARD "HARDIE" ARTISAN "V" - PAINTED SW "PORPOISE"
4	6" X 36" PLANK PORCELAIN TILE - SLATE GREY
5	HORIZONTAL METAL SLATS/LOUVERS - FINISH SW "PORPOISE"
6	CEMENT PLASTER - BRIGHT WHITE
7	CANTILEVERED CANOPY - METAL PANEL "WHITE"



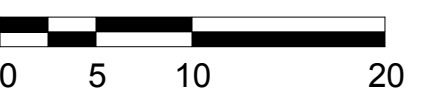
COURT SECTIONS / ELEVATIONS

3.05





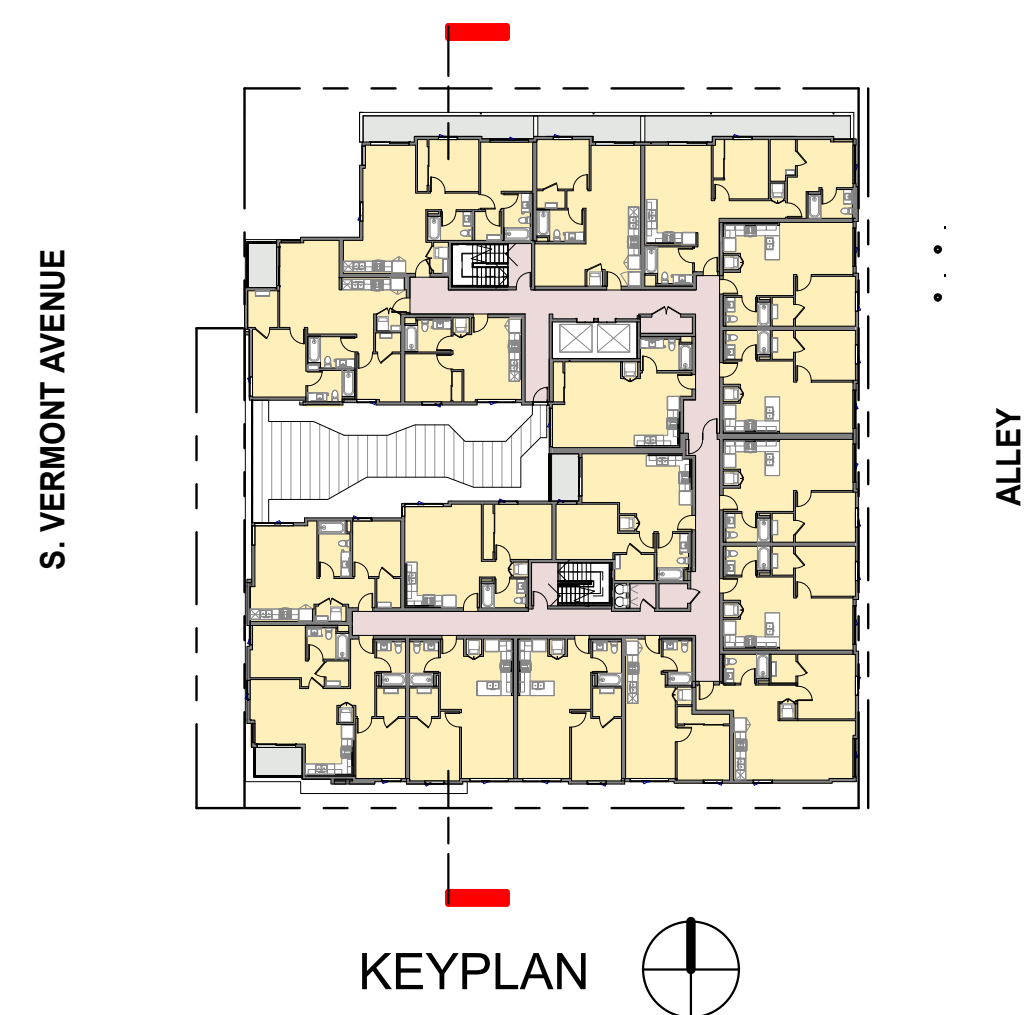
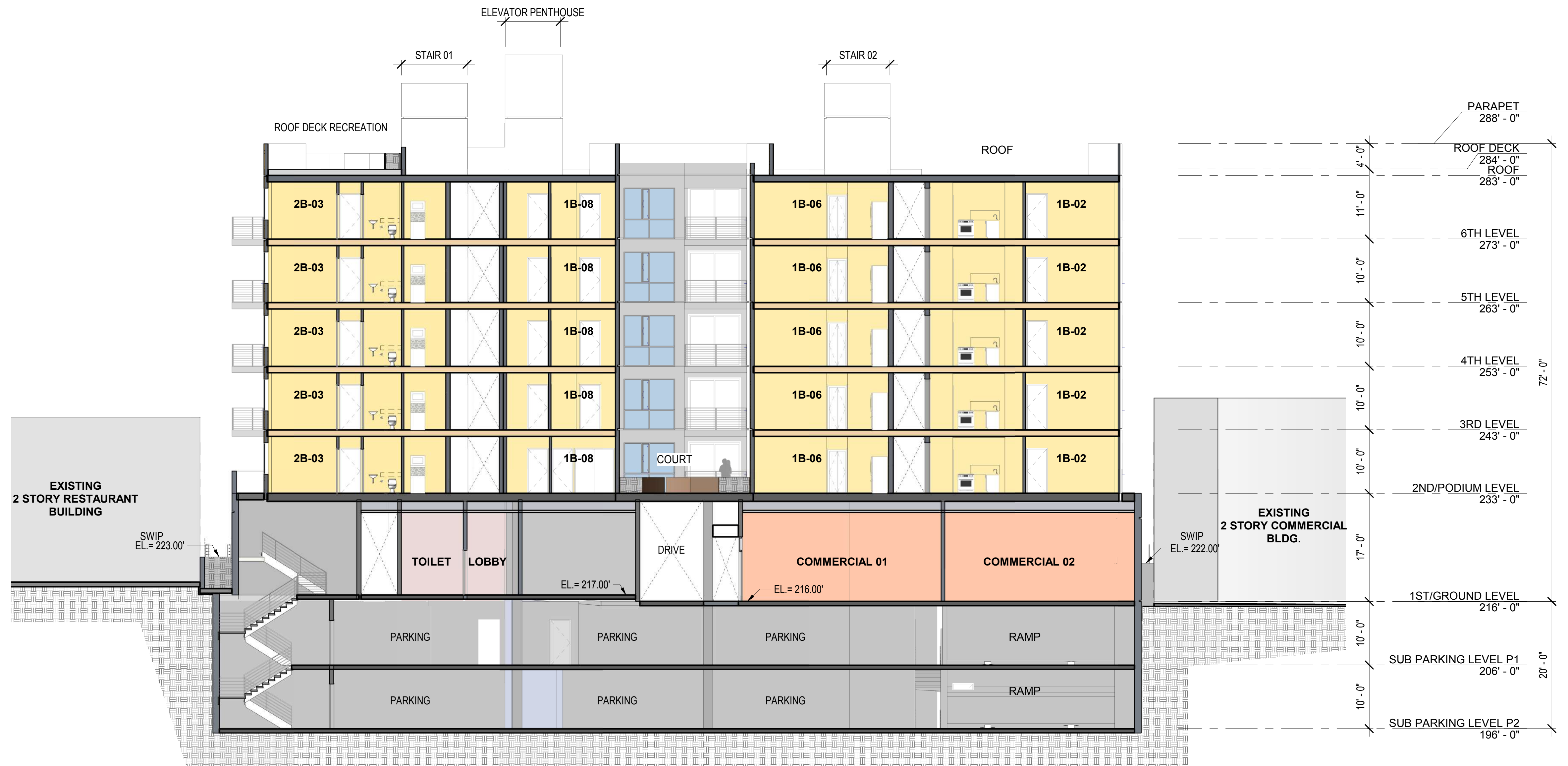
KEYPLAN



BUILDING SECTION  
4.01

966 S. VERMONT  
SCHEMATIC DESIGN





BUILDING SECTION  
4.02



TOTAL LANDSCAPE CALCULATION

GROUND FLOOR:	699 SF
-ON SITE:	635 SF
-OFF SITE (STREET TREE):	64 SF
2ND. LEVEL COURTYARD:	574 SF
ROOF DECK:	498 SF
TOTAL LANDSCAPE PROVIDED:	1,771 SF

COMMON OPEN SPACE CALCULATION

COMMON OPEN SPACE PROVIDED (OPEN TO SKY):	
2ND. FLOOR COURTYARD:	1,382 SF
ROOF DECK:	2,378 SF

TOTAL: 3,760 SF

LANDSCAPE REQUIRED @ COMMON OPEN SPACE: 940 SF (25%)

LANDSCAPE PROVIDED @ COMMON OPEN SPACE:

2ND. FLOOR COURTYARD:	574 SF
ROOF DECK:	498 SF

TOTAL: 1,072 SF (29%)

TREES REQUIRED (LAMC SECTION 12.21.G.2

24" BOX TREE REQUIRED FOR EVERY 90 DWELLING UNITS (90/4): 23 TREES

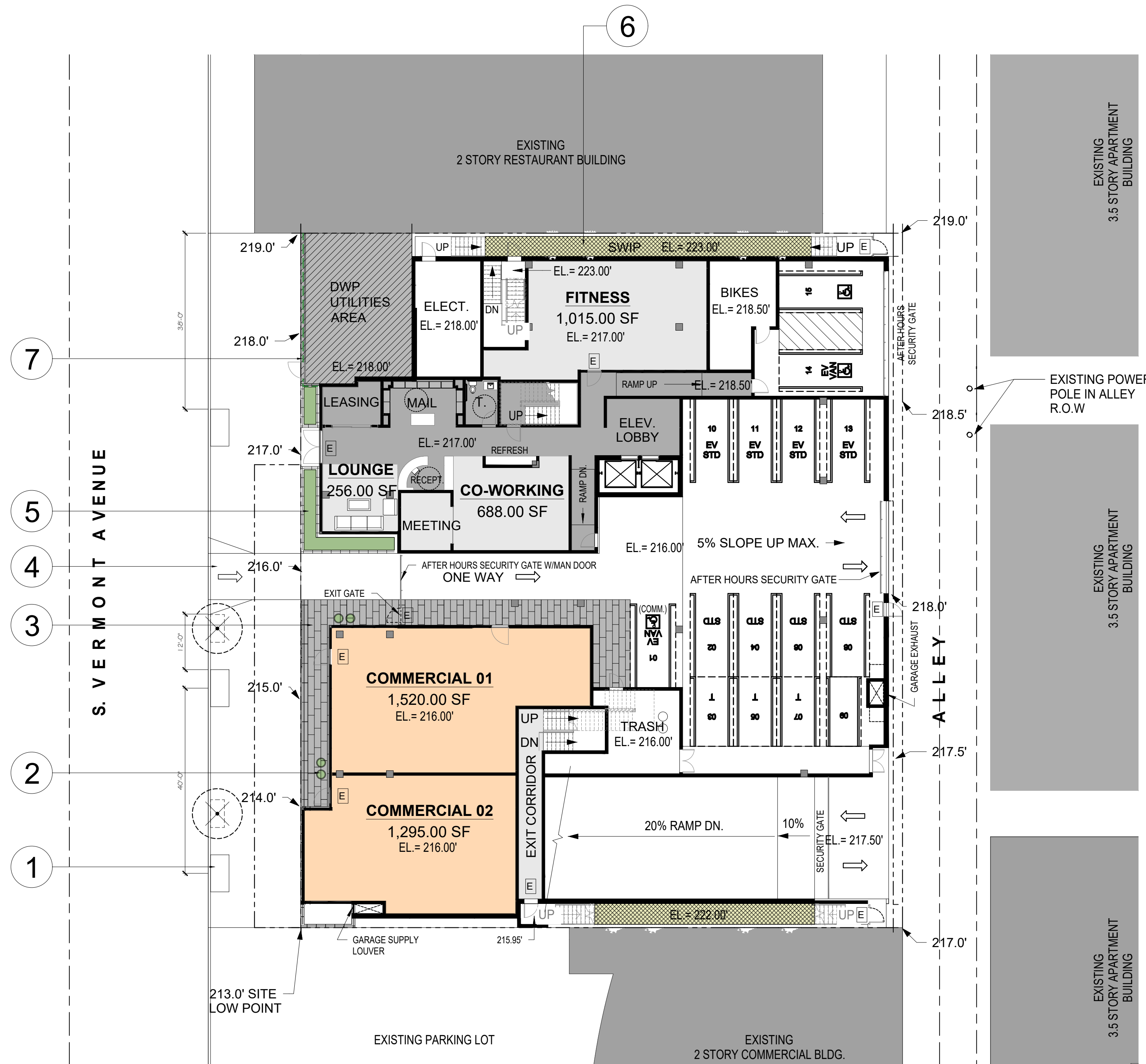
NUMBER OF TREE REQUIRED: 23 EA. (1 PER 4 UNITS)

NUMBER OF TREE PROPOSED:

- GROUND FL.:	3 EA.
- ON SITE:	0 EA.
- OFF SITE (STREET TREES):	3 EA.

- SECOND FLOOR COURTYARD:	14 EA.
- ROOF DECK:	8 EA.

TOTAL: 25 EA.



1 PRELIMINARY LANDSCAPE PLAN - GROUND FLOOR  
SCALE: 1/16"= 1'-0"

0 8' 16' 32'  
Scale: 1/16" = 1'-0"

KEYNOTES

1. NEW 4X8 TREE WELL PER CITY OF LA
2. DECORATIVE POT

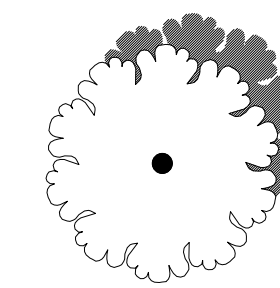


3. COLORED CONC. PAVING
4. NEW DRIVEWAY PER CIVIL DWG.
5. OVER-STRUCTURE CONC. PLANTER
6. GRASSCRETE W/ KURAPIA
7. 6' H DESIGNMASTER FENCE W/ ACCESS GATE AND FAUX IVY SCREENING VINES



PLANTING LEGEND

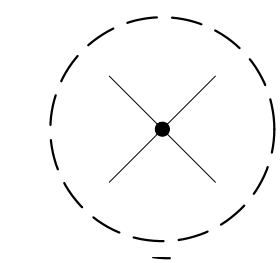
TREES



NEW STREET TREE  
PER CITY OF L.A.  
URBAN FORESTRY  
STREET TREE DIV.

SIZE & QUAN.

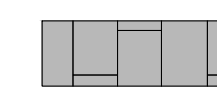
24" BOX / 3 EA.



EXISTING STREET TREES  
TO BE REMOVED

2 EA.

PAVING LEGEND



COLORED CONC. PAVING  
TBD.

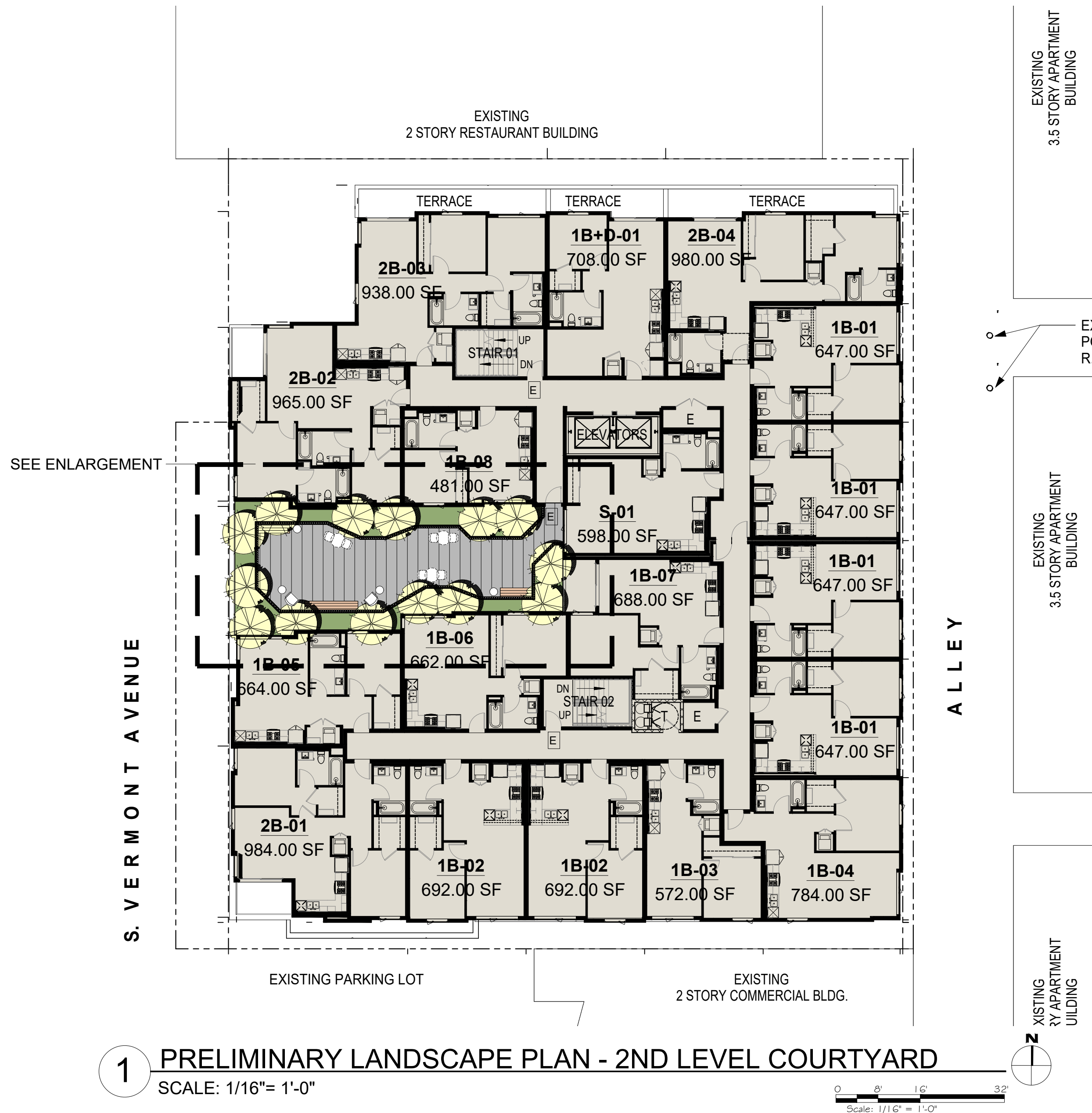
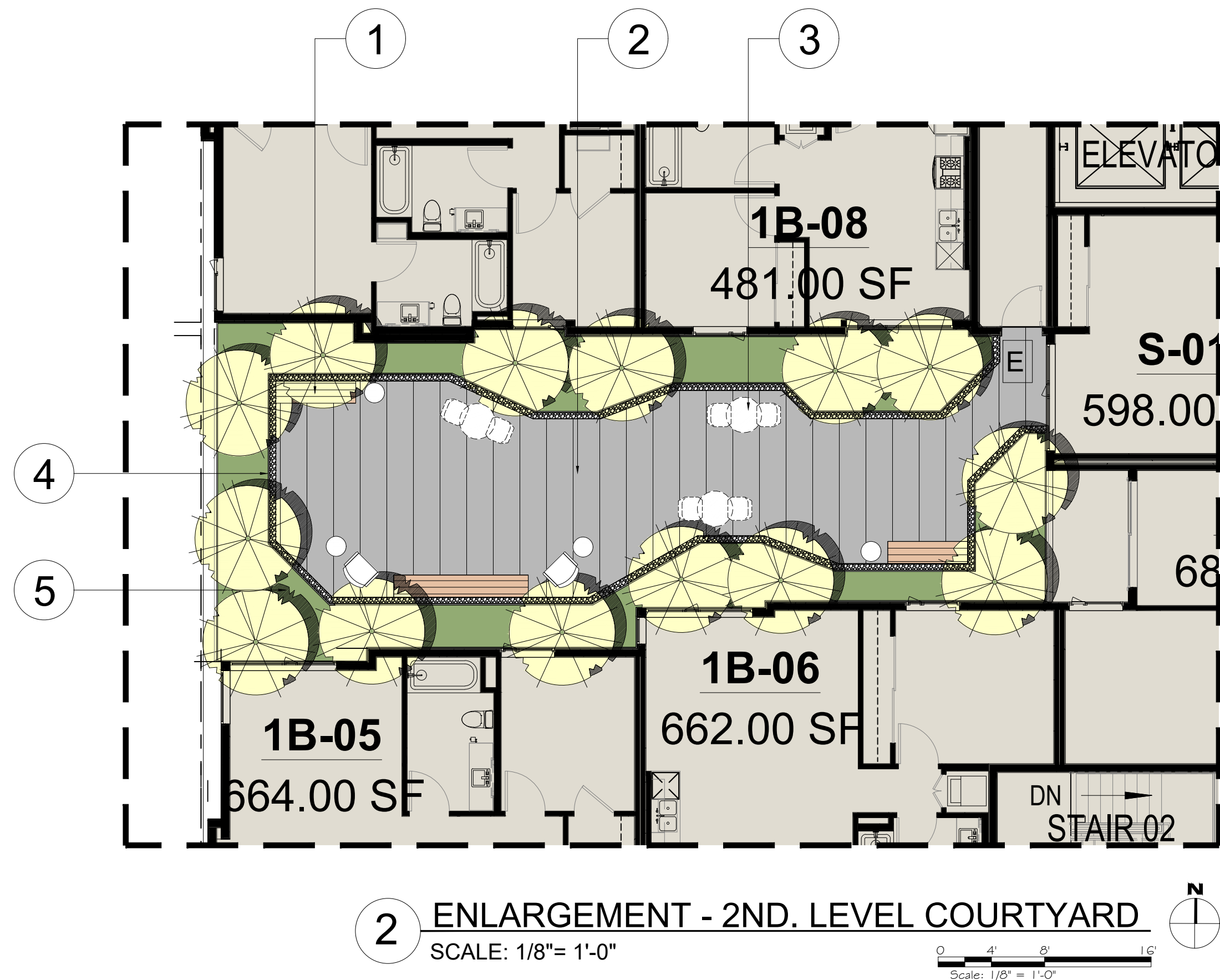


LANDSCAPE AREA



GRASSCRETE W/ KURAPIA





#### KEYNOTES

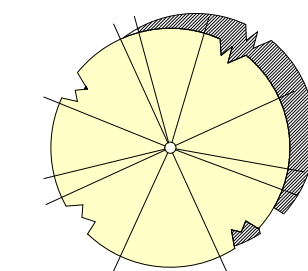
1. BENCH
2. COLORED CONC. PAVING
3. SEATING
4. BLACK PEBBLE
5. CORTEN STEEL PLANTER

#### PAVING LEGEND

- COLORED CONC. PAVING TBD.
- LANDSCAPE AREA

#### PLANTING LEGEND

##### TREES



- ACER PALMATUM
- 'SANGOKAKU'
- CORAL BARK JAPANESE MAPLE

##### SIZE & QUAN.

24" BOX / 14 EA.

#### COMMON OPEN SPACE CALCULATION

COMMON OPEN SPACE PROVIDED (OPEN TO SKY):  
 2ND. FLOOR COURTYARD: 1,382 SF  
 ROOF DECK: 2,378 SF

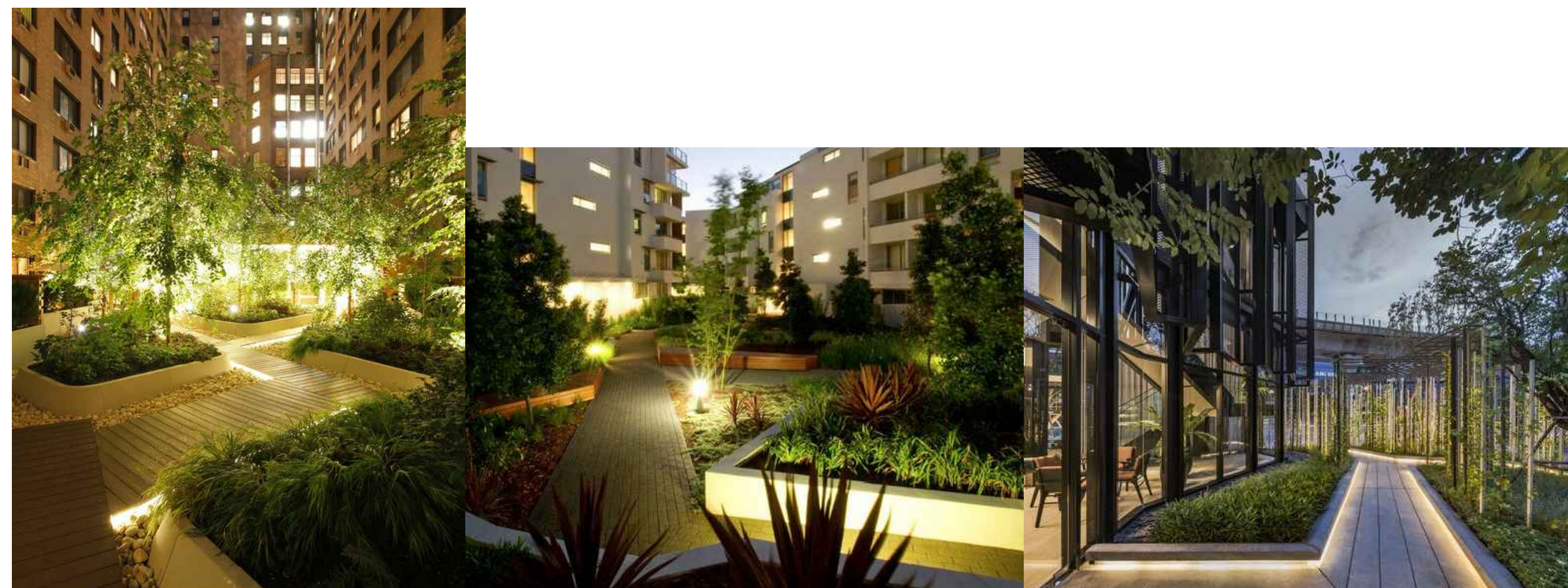
TOTAL: 3,760 SF

LANDSCAPE REQUIRED @ COMMON OPEN SPACE: 940 SF (25%)

LANDSCAPE PROVIDED @ COMMON OPEN SPACE:

2ND. FLOOR COURTYARD: 574 SF  
 ROOF DECK: 498 SF

TOTAL: 1,072 SF (29%)



ACER PALMATUM  
'SANGOKAKU'  
CORAL BARK JAPANESE MAPLE

966 S VERMONT, LOS ANGELES, CA.

**SQLA INC**  
Landscape Architects

PROJECT #: 22210

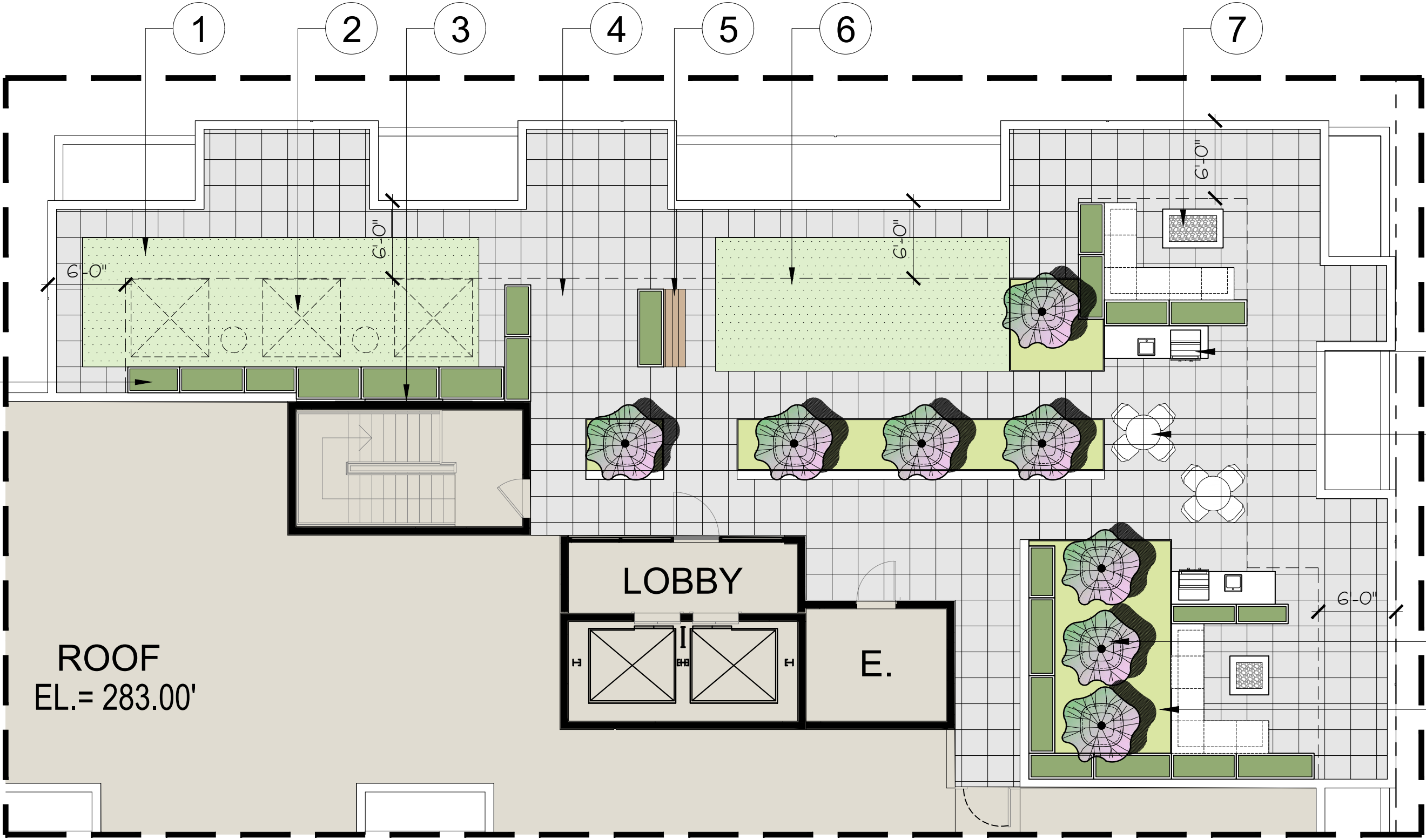
04/20/2022

2669 Saturn Street  
BREA, CA, 92821  
info@sqlainc.com

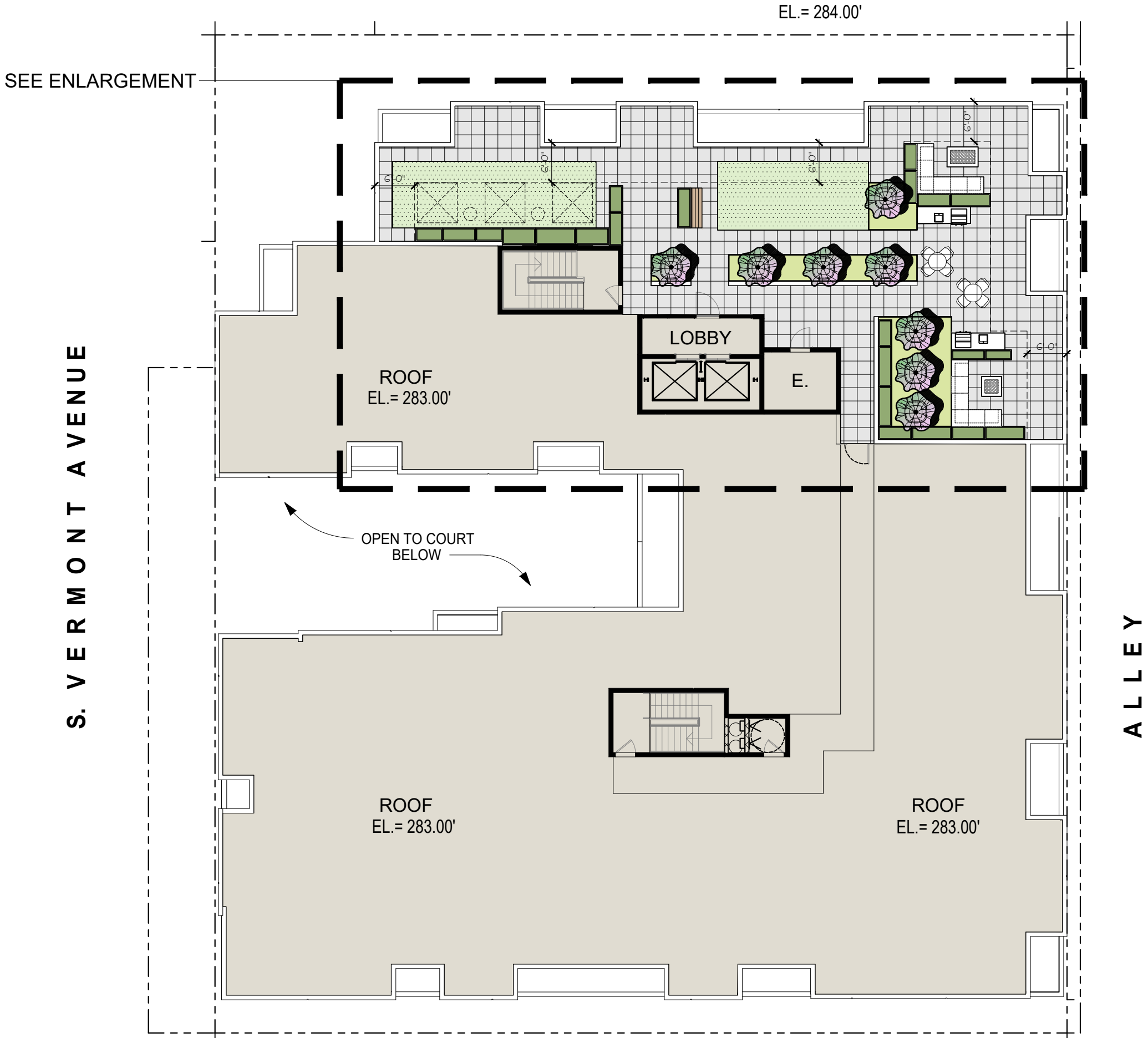
T. 562-905-0800  
F. 562-905-0880  
www.sqlainc.com



COMMON OPEN SPACE CALCULATION	
COMMON OPEN SPACE PROVIDED (OPEN TO SKY):	
2ND. FLOOR COURTYARD:	1,382 SF
ROOF DECK:	2,378 SF
TOTAL:	3,760 SF
LANDSCAPE REQUIRED @ COMMON OPEN SPACE: 940 SF (25%)	
LANDSCAPE PROVIDED @ COMMON OPEN SPACE:	
2ND. FLOOR COURTYARD:	574 SF
ROOF DECK:	498 SF
TOTAL:	1,072 SF (29%)



1 ENLARGEMENT - ROOF DECK  
SCALE: 1/8"= 1'-0"



1 PRELIMINARY LANDSCAPE PLAN - ROOF DECK  
SCALE: 1/16"= 1'-0"

### KEYNOTES

1. 6'X6' CABANA AREA  
W/ SYNTHETIC GRASS



5. BENCH  
6. SYNTHETIC GRASS CORN HOLE



9. OUTDOOR SEATING  
10. SQUARRO POT FOR TREE



2. 6'X6' CABANA



7. LOUNGE SEATING AREA W/ FIREPIT



11. GREEN ROOF



3. T.V. WALL  
4. TILE OVER PEDESTAL SYSTEM



8. BBQ. BAR COUNTER W/ SINK

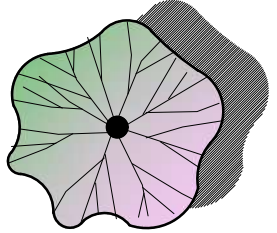


12. 24" HT. RECTANGULAR FIBERGLASS  
PLANTERS



### PLANTING LEGEND

#### TREES



CERCIS OCCIDENTALIS  
WESTERN REDBUD

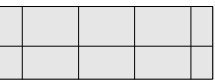
#### SIZE & QUAN.

24" BOX / 8 EA.



CERCIS OCCIDENTALIS  
WESTERN REDBUD

### PAVING LEGEND



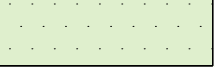
TILE TECH PAVERS



LANDSCAPE AREA



GREEN ROOF



SYNTHETIC GRASS AREA

966 S VERMONT, LOS ANGELES, CA.

**SQLA** INC  
Landscape Architects

PROJECT #: 22210

04/20/2022

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www.sqlainc.com