

CARLTON WAY HOUSING

5416-5430 CARLTON WAY
HOLLYWOOD, CA

SNAP & PZA CORRECTIONS 6

11.20.2024

LADBS APPROVAL STAMP

CLIENT
5430 Carlton, LLC
9454 Wilshire Blvd., Suite 850
Beverly Hills, CA 90212

steinberg hart

ARCHITECT
Steinberg Hart
818 W 7th St, Suite 1100
Los Angeles, CA 90017

NOT FOR CONSTRUCTION

CARLTON WAY HOUSING

5416-5430 CARLTON WAY
LOS ANGELES, CA 90027

REV	DATE	ISSUE
10	11/20/24	SNAP & PZA CORRECTIONS 7
9	10/11/24	SNAP & PZA CORRECTIONS 6
8	08/07/24	SNAP & PZA CORRECTIONS 5
7	05/29/24	ENTITLEMENT UPDATES
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

COVER SHEET

PROJECT #: 23049.000
DATE: 04.05.2024
DRAWN BY: LC
CHECKED BY: AA

ENTITLEMENT SET SUBMITTAL

G0.0

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TRASH AND RECYCLING NOTE

RECYCLING NOTES FROM SECTIONS 12.21.A19.(C)(4) THROUGH (12)(IV)

1.TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;

2. EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;

3. NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;

4. ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;

5. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;

6. THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;

7. THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;

8. RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;

9. RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)

A. RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.

B. OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.

C. OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE FLOOR SLOPED TO DRAIN, AND A WATER FAUCET FOR HOSE ATTACHMENT SHALL BE LOCATED ADJACENT TO OR WITHIN THE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.

D. PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.

HEIGHT

HEIGHT: ALLOWABLE: 38'-10" SNAP TRANSITION HEIGHT REQUIREMENT
PROPOSED: 84'-11" TO ROOF 85'-0" MAX PER CBC
89'-10" T.O. PARAPET
105'-4" T.O. ELEVATOR OVERRUN

OPEN SPACE

REQUIRED OPEN SPACE

OPEN SPACE — REQUIRED (PER [Q] R4-2)

UNIT TYPE	COUNT	FACTOR	TOTAL REQ'D
<3 HABITABLE ROOMS	123	100 SF/DU	12,300 SF
=3 HABITABLE ROOMS	8	125 SF/DU	1,000 SF
>3 HABITABLE ROOMS	0	175 SF/DU	0 SF
TOTAL REQUIRED OPEN SPACE			**13,300 SF**
MIN. REQUIRED COMMON OPEN SPACE (50% OF TOTAL)			6,650 SF
MAX. INDOOR OPEN SPACE (25% OF TOTAL)			3,325 SF

74.4% OPEN SPACE REDUCTION CALCULATION PER SNAP SECTION 7-F

13,300 SF X 74.4% = 9,895 SF REDUCTION IN OPEN SPACE
REQUIRED OPEN SPACE X 74.4% = REDUCTION SF

13,300 - 9,895SF = 3,405 SF MIN .PROVIDED
REQUIRED OPEN SPACE - REDUCTION SF = MIN. PROVIDED OPEN SPACE

PROVIDED OPEN SPACE: REFER TO SHEET G1.3 OPEN SPACE ANALYSIS.

COMMON INDOOR OPEN SPACE:	1,270 SF
COMMON OUTDOOR OPEN SPACE:	3,405 SF
PRIVATE OPEN SPACE:	4,499 SF
TOTAL:	9,223 SF

PROVIDED OUTDOOR OPEN SPACE PER SNAP SECTION 7-F
REQUIRED 3,405 SF MIN.
PROVIDED 3,405 SF

PROVIDED OUTDOOR OPEN SPACE AT FIRST HABITABLE LEVEL (LEVEL 01)
REQUIRED 3,405SF X 50% = 1,702.5 SF MIN.
PROVIDED **1,702.5 SF**

PARKING : AUTO

AUTO PARKING REQUIRED PER VERMONT./WESTERN SNAP SECTION 7G:

UNITS	QUANTITY	MIN. RATIOS	MIN. REQUIRED
S (2 HABIT. RM.)	74	1.0 STALL X UNITS	74 STALLS
1BR (3 HABIT. RM.)	49	1.0 STALL X UNITS	49 STALLS
2BR (4 HABIT. RM.)	8	1.5 STALL X UNITS	12 STALLS
GUEST	131	0.25 STALL X UNITS	33 STALLS
TOTAL REQUIRED			**168 STALLS**

UNITS	QUANTITY	MAX. RATIOS	MAX. ALLOWED
S (2 HABIT. RM.)	74	1.0 STALL X UNITS	74 STALLS
1BR (3 HABIT. RM.)	49	1.0 STALL X UNITS	49 STALLS
2BR (4 HABIT. RM.)	8	2.0 STALL X UNITS	16 STALLS
GUEST	131	0.25 STALL X UNITS	33 STALLS
TOTAL ALLOWED			**172 STALLS**

AUTO PARKING PROVIDED: **REQUIRED:** **0 STALLS** (PER AB-2097)
PROPOSED: **148 TOTAL STALLS**
3 STALLS ON LEVEL 01 TO BE DESIGNATED AS GUEST PARKING

EV PER LAMC
EV SUPPLY EQUIPMENT (EVSE) (30%) **45 STALLS** (1 ADA VAN STALL , AND 1 ADA STANDARD STALL INCLUDED)
EV CHARGING STATIONS (EVCS) (10%) **15 STALLS :** (NO AMBULATORY STALL)

ACCESSIBLE PARKING
UNASSIGNED ACCESSIBLE 5 STALLS

PARKING STALLS SUMMARY

Stall Type	Count
Accessible - 9'-0" x 18'-0"	7
Accessible Van - 12'-0" x 18'-0"	1
Compact - 7'-6" x 15'	7
Compact - 8'-0" x 18'-0"	14
Compact - 8'-6" x 15'	29
Compact - 8'-6" x 18'-0"	4
Standard - 8'-6" x 18'-0"	74
Standard - 9'-0" x 18'-0"	8
Standard - 9'-4"x 18'-0"	4
TOTAL: 148	

PARKING: BICYCLE

LONG TERM BICYCLE PARKING:	REQUIRED:	0.5/UNIT	65 SPACES	PER SNAP SEC. 7.G.2
	PROPOSED:	0.5/UNIT	70 SPACES	
SHORT TERM BICYCLE	REQUIRED :		2 SPACES	
	PROPOSED:		2 SPACES	

TREE PLANTING SUMMARY

TREE CALCULATIONS:

(1) TREE REQUIRED FOR EVERY (4) UNITS. 131 UNITS PROPOSED: 33 TREES REQUIRED.

GROUND FLOOR SITE TREES PROVIDED: 31 TREES
2ND FLOOR ON SITE TREES PROVIDED: 4 TREES
TOTAL TREES PROPOSED ON SITE: 35 TREES

TREES TO BE REMOVED: (2) STREET TREE TO BE REMOVED AND REPLACED AT A 2:1 RATIO
(3) ON SITE PROTECTED TREES TO BE REMOVED AND REPLACED AT A 4:1 RATIO
(12) ON SITE NON-PROTECTED TREES TO BE REMOVED AND REPLACED AT A 1:1 RATIO

TREES TO REMAIN: (1) STREET TREES TO REMAIN

APPLICABLE CODES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED IN ACCORDANCE WITH RELATED, APPLICABLE PUBLISHED AND REFERENCED CODES. SHOULD A CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24 AND OR CITY OF LOS ANGELES BUILDING CODE, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING THE JURISDICTION BEFORE PROCEEDING THE WORK.

2023 CITY OF LOS ANGELES BUILDING CODE
2022 LOS ANGELES ELECTRICAL CODE
2022 LOS ANGELES MECHANICAL CODE
2022 LOS ANGELES PLUMBING CODE
2022 LOS ANGELES GREEN BUILDING STANDARDS CODE
2020 LOS ANGELES FIRE CODE

NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS, 2021 EDITION
NFPA 14, INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2019 EDITION
NFPA 20, INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2019 EDITION
NFPA 13R, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, 2022 EDITION
NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVE, 2019 EDITION

CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING STANDARDS CODE, PARTS 2-5, 7, 8, 10, AND 11
2022 CALIFORNIA BUILDING CODE - TITLE 24, PART 2, VOLUME 1, CHAPTER 11 (ACCESSIBILITY ONLY)

ASCE-SEI 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2016 EDITION

LIST OF ANTICIPATED APPROVALS

- VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN SPECIFIC PLAN PROJECT PERMIT COMPLIANCE.
- OFF-MENU DENSITY BONUS INCENTIVES & WAIVERS OF DEVELOPMENT STANDARDS.

ENTITLEMENT REQUESTS

A. PURSUANT TO AB 2334 AND AB 2345, THE APPLICANT PROPOSES TO UTILIZE A 46% DENSITY BONUS, AS PERMITTED WITHIN THE HOLLYWOOD REDEVELOPMENT PLAN AREA, TO INCREASE THE MAXIMUM ALLOWABLE DENSITY FROM 95 DWELLING UNITS TO 139 DWELLINGS, TO UTILIZE AB 2097 PARKING REDUCTIONS, AND TO REQUEST THE FOLLOWING OFF-MENU DENSITY BONUS INCENTIVES AND WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO SECTIONS 12.22-A,25(G)(2) & (3) OF LAMC CHAPTER 1 AND SECTION 13B.2.5 OF LAMC CHAPTER 1A:

OFF-MENU INCENTIVES

1. OFF-MENU INCENTIVE TO PERMIT A 12'-6" MINIMUM BUILDING SETBACK ALONG CARLTON WAY, IN LIEU OF A 14.94' MINIMUM BUILDING SETBACK, AS OTHERWISE REQUIRED BY SNAP SECTION 7-E.
2. OFF-MENU INCENTIVE TO PERMIT A 18'-3" MAXIMUM BUILDING SETBACK ALONG CARLTON WAY, IN LIEU OF A 14.99' MAXIMUM BUILDING SETBACK, AS OTHERWISE REQUIRED BY SNAP SECTION 7-E.
3. OFF-MENU INCENTIVE TO PERMIT ROOF LINES OF UP TO 169'-1" WITHOUT BREAKS, IN LIEU OF 40', AS OTHERWISE REQUIRED BY SNAP DEVELOPMENT STANDARDS SECTION IV-13.

WAIVER OF DEVELOPMENT STANDARDS

1. WAIVER OF DEVELOPMENT STANDARD FOR A 66'-6" HEIGHT INCREASE TO PERMIT A TRANSITIONAL BUILDING HEIGHT OF 105'-4", IN LIEU OF 38'-10", AS OTHERWISE REQUIRED BY SNAP SECTION 7-D.
2. WAIVER OF DEVELOPMENT STANDARD TO PERMIT FOUR LOTS WITH A TOTAL COMBINED AREA OF 37,688 SQUARE FEET TO BE TIED TOGETHER TO FORM A SINGLE BUILDING SITE IN LIEU TWO LOTS WITH A TOTAL COMBINED AREA OF 15,000 SQUARE FEET, AS OTHERWISE REQUIRED BY SNAP SECTION 7-A.
3. WAIVER OF DEVELOPMENT STANDARD FOR A 70% REAR YARD REDUCTION TO PERMIT 6', IN LIEU OF 20', AS OTHERWISE REQUIRED BY LAMC 12.11-C.3.
4. WAIVER OF DEVELOPMENT STANDARD FOR A 54.6% WEST SIDE YARD REDUCTION TO PERMIT 5', IN LIEU OF 11', AS OTHERWISE REQUIRED BY LAMC 12.11-C.2.
5. WAIVER OF DEVELOPMENT STANDARD FOR A 58.4% REDUCTION OF THE SPACE BETWEEN BUILDINGS WIDTH REQUIREMENT, TO PERMIT 9'-2" IN LIEU OF 22', AS OTHERWISE MANDATED BY LAMC 12.21-C.2(A).
6. WAIVER OF DEVELOPMENT STANDARD FOR A 72.8% PASSAGEWAY WIDTH REDUCTION, TO PERMIT 6' IN LIEU OF 22', AS OTHERWISE REQUIRED BY LAMC 12.21-C.2(B).
7. WAIVER OF DEVELOPMENT STANDARD FOR A 74.4% REDUCTION IN REQUIRED OPEN SPACE TO PERMIT 3,405 SQUARE FEET OF OPEN SPACE, IN LIEU OF 13,300 SQUARE FEET, AS OTHERWISE REQUIRED BY SNAP SECTION 7-F.

B. PURSUANT TO LAMC CHAPTER 1A, SECTION 13B.4.2, THE APPLICANT REQUESTS A SPECIFIC PLAN PROJECT COMPLIANCE REVIEW TO DETERMINE COMPLIANCE WITH THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN.

PROJECT DIRECTORY

OWNER: 5430 CARLTON, LLC
9454 WILSHIRE BLVD., SUITE 850
BEVERLY HILLS, CA 90212

ARCHITECT: STEINBERG HART
818 W 7TH ST, SUITE 1100
LOS ANGELES, CA 90017

LANDSCAPE ARCHITECT: AGENCY ARTIFACT
5522 W PICO BLVD.
LOS ANGELES, CA 90019

LAND USE: ALCHEMY PLANNING + LAND USE

ZONING INFORMATION

SITE AREA: PER CIVIL SURVEY REFER TO GO.2
37,711 SQUARE FEET, 0.87 ACRES - GROSS (LOTS 15 THROUGH 18)

EXISTING USE: RESIDENTIAL 22,916 SF PER ASSESSOR
EXISTING TOTAL UNITS: 33 DUs

DEMO'D UNITS:
5544-022-007 (16) STUDIOS
5544-022-008 (5) UNITS: (1) THREE-BEDROOM + (4) ONE-BEDROOMS
5544-022-009 (4) UNITS: (3) TWO-BEDROOM + (1) STUDIO
TOTAL DEMO'D UNITS: 25 Dus

PROPOSED USE: RESIDENTIAL
FLOOR AREA FOR NEW STRUCTURE: 138,894 SF
TOTAL FLOOR AREA FOR SITE: 144,851 SF

COMMUNITY PLAN: HOLLYWOOD
COMMUNITY PLAN LANDUSE: HIGH DENSITY RESIDENTIAL (R4, [Q] R5)

SPECIFIC PLAN: VERMONT WESTERN STATION NEIGHBORHOOD AREA PLAN (SNAP)
SPECIFIC PLAN SUBAREA: "A" (NEIGHBORHOOD CONSERVATION)

REDEVELOPMENT PLAN: HOLLYWOOD

DENSITY BONUS: 50% MAX.

SETBACK YARDS

YARDS (PER [Q] R4-2):

YARD	REQ'D	PROVIDED	NOTES
FRONT:	15'	12'-6"	(INCENTIVE)
SIDE:	11' [5' + 1' EA. STORY OVER 2ND (16' MAX)]	5'	(WAIVER)
REAR:	20' [15' + 1' EA. STORY OVER 3RD (20' MAX)]	6'	(WAIVER)

DENSITY

RESIDENTIAL DENSITY:

PARCEL AREA (ALL):	37,711 SF	
DENSITY:	400 SF/DU	PER COMMUNITY PLAN
BASE UNITS:	95 DUs	ROUND UP FOR DB BASE
BONUS LEVEL:	46%	STATE BONUS PER HOLLYWOOD REDEV PLAN
TOTAL UNITS ALLOWED:	139 DUs	

TOTAL UNITS PROVIDED IS 139 DUS BROKEN DOWN AS SUCH:

EXISTING TO REMAIN (5416/5418 CARLTON WAY RESIDENTIAL BUILDING)

LEVEL	TOTAL DUs	STUDIOS	1-BR	2-BR
1&2	**8**	1	6	1

NEW RESIDENTIAL BUILDING

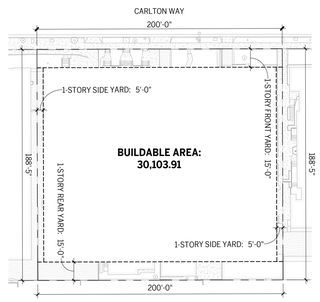
LEVEL	TOTAL DUs	STUDIOS	1-BR	2-BR
L8	**14**	6	7	1
L7	**15**	6	7	2
L6	**15**	6	7	2
L5	**14**	6	7	1
L4	**12**	6	5	1
L3	**23**	17	6	1
L2	**23**	17	6	0
L1	**15**	10	5	0
ALL	**131**	74	49	8

ALL BUILDINGS

LEVEL	TOTAL DUs	STUDIOS	1-BR	2-BR
ALL	**139**	75	55	9

AFFORDABLE UNITS: 15 VLI UNITS (15% VLI UNITS = 50% DENSITY BONUS)
2 LI UNITS
TOTAL: 17 AFFORDABLE UNITS

BUILDABLE AREA DIAGRAM



* SETBACKS BASED ON ONE STORY BUILDING FOR CALCULATIONS

FLOOR AREA

FLOOR AREA DEFINITION PER LAMC.

LOT AREA	37,711 SF
TOTAL YARD AREA (SEE ABOVE DIAGRAM)	7,584 SF
BUILDABLE SITE AREA FOR MEASURING BUILT AREA	30,103 SF
ALLOWABLE FAR (PER [Q]R4-2)	6 : 1
PROPOSED FAR FOR NEW STRUCTURE	4.6 : 1
PROPOSED FAR FOR SITE	4.8 : 1
ALLOWABLE FLOOR AREA	180,623 SF
PROPOSED FLOOR AREA FOR NEW STRUCTURE	138,894 SF
PROPOSED FLOOR AREA FOR SITE	144,851 SF

THE PROPOSED NEW BUILDING AREA IS 138,894 SF., REPRESENTING AN FAR OF 4.62, AND THE TOTAL BUILDING AREA IS 144,851 SF., REPRESENTING AN FAR OF 4.82.

VICINITY MAP



LEGAL DESCRIPTION & ADDRESSES

LEGAL DESCRIPTION: TRACT: PADEN
MAP BOOK: 16-190
BLOCK: NONE

LOT #	ADDRESS	APN
LOT 15	5430 CARLTON	5544-022-007
LOT 16	5424, 5426, 5428, 5426 1/2 & 5428 1/2 CARLTON	5544-022-008
LOT 17	5420, 5420 1/2, 5422 CARLTON	5544-022-009
LOT 18	5416 & 5418 CARLTON	5544-022-010

PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO CONSTRUCT A NEW 138,894 SQUARE-FOOT, EIGHT-STORY, 105-FOOT, FOUR-INCH APARTMENT BUILDING WITH 131 DWELLING UNITS, INCLUDING 74 STUDIO UNITS, 49 ONE-BEDROOM UNITS, AND EIGHT TWO-BEDROOM UNITS, ABOVE TWO AND ONE-HALF SUBTERRANEAN PARKING LEVELS CONTAINING 148 RESIDENTIAL PARKING STALLS, AS WELL AS THE MAINTENANCE OF AN EXISTING 5,957 SQUARE-FOOT, TWO-STORY APARTMENT BUILDING WITH EIGHT DWELLING UNITS, INCLUDING ONE STUDIO UNIT, SIX ONE-BEDROOM UNITS, AND ONE TWO-BEDROOM UNIT, FOR A PROJECT TOTAL OF 144,851 SQUARE FEET OF FLOOR AREA (4.82 FAR) AND 139 DWELLING UNITS, INCLUDING 75 STUDIO UNITS, 55 ONE-BEDROOM UNITS, AND NINE TWO-BEDROOM UNITS, WITH 15 VERY LOW INCOME UNITS AND TWO LOW INCOME UNITS (THE "PROJECT").

THE PROJECT ALSO INVOLVES THE DEMOLITION OF SEVEN EXISTING RESIDENTIAL AND ACCESSORY STRUCTURES, INCLUDING A 6,822 SQUARE-FOOT, TWO-STORY APARTMENT BUILDING WITH 16 DWELLING UNITS, C. 1952 (APN: 5544-022-007), A 4,472 SQUARE-FOOT, TWO-STORY FOURPLEX, C. 1921, 1,437 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY DWELLING, C. 1921, AND ONE-STORY GARAGE (APN: 5544-022-008), AND A 2,288 SQUARE-FOOT, TWO-STORY DUPLEX, C. 1917, 1,430 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY DWELLING, C. 1916, AND 510 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY DWELLING, C. 1926 (APN: 5544-022-009).

THE PROJECT COMPRISES FOUR LEGAL LOTS, TOTALING 37,688.3 SQUARE FEET OF LOT AREA (THE "PROPERTY") WITHIN THE [Q]R4-2 ZONE AND HIGH DENSITY RESIDENTIAL LAND USE AREA OF THE HOLLYWOOD COMMUNITY PLAN, THE HIGH RESIDENTIAL LAND USE AREA OF THE HOLLYWOOD REDEVELOPMENT PLAN, AND WITHIN SUBAREA A OF THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN (SNAP).

THE PROJECT SITE CONTAINS A TOTAL OF FIVE STREET TREES IN THE ADJACENT RIGHT-OF-WAY, INCLUDING THREE PROTECTED STREET TREES, OF WHICH TWO WILL BE REMOVED. THE PROJECT SITE ALSO HAS A TOTAL OF 16 TREES ON PRIVATE PROPERTY, INCLUDING THREE PROTECTED TREES, AND ALL 16 PRIVATE TREES ARE TO BE REMOVED.

SHEET INDEX

SHEET NO.	SHEET NAME	SB330 SUBMITTAL (5/8/23)	ENTITLEMENT & PZA SUBMITTAL	PZA CORRECTIONS 1	SNAP AND PZA CORRECTIONS 2	SNAP AND PZA CORRECTIONS 3	SNAP & PZA CORRECTIONS 4	SNAP & PZA CORRECTIONS 5	SNAP & PZA CORRECTIONS 6	SNAP & PZA CORRECTIONS 7
GENERAL										
G0.0	COVER SHEET	●	●	●	●	●	●	●	●	●
G0.1	PROJECT DATA	●	●	●	●	●	●	●	●	●
G0.2	SURVEY	●	●	●	●	●	●	●	●	●
G0.3	PARCEL PROFILE REPORT					●	●	●	●	●
G0.4	BICYCLE PARKING SYSTEM					●	●	●	●	●
G1.1	LAMC FLOOR AREA ANALYSIS	●	●	●	●	●	●	●	●	●
G1.2	HCA BUILDING AREA ANALYSIS	●	●	●	●	●	●	●	●	●
G1.3	OPEN SPACE ANALYSIS	●	●	●	●	●	●	●	●	●
G1.4	PRIVACY AND HEIGHT ELEVATION ANALYSIS		●	●	●	●	●	●	●	●
G1.5	ELEVATION ANALYSIS					●	●	●	●	●
G2.1	CONCEPT DIAGRAM		●	●	●	●	●	●	●	●
G2.2	STREET VIEW FROM CARLTON WAY		●	●	●	●	●	●	●	●
G2.3	AERIAL VIEW		●	●	●	●	●	●	●	●
G2.4	STREET VIEW FROM CARLTON WAY		●	●	●	●	●	●	●	●
G2.5	AMENITY COURTYARD VIEW		●	●	●	●	●	●	●	●
00-GENERAL: 15										
ARCHITECTURAL DEMOLITION										
D1.1	DEMOLITION PLAN	●	●	●	●	●	●	●	●	●
01-ARCHITECTURAL DEMOLITION: 1										
ARCHITECTURAL										
A1.1	PLOT PLAN	●	●	●	●	●	●	●	●	●
A2.B3	FLOOR PLAN - LEVEL B3	●	●	●	●	●	●	●	●	●
A2.B2	FLOOR PLAN - LEVEL B2	●	●	●	●	●	●	●	●	●
A2.B1	FLOOR PLAN - LEVEL B1	●	●	●	●	●	●	●	●	●
A2.1	FLOOR PLAN - LEVEL 1	●	●	●	●	●	●	●	●	●
A2.2	FLOOR PLAN - LEVEL 2	●	●	●	●	●	●	●	●	●
A2.3	FLOOR PLAN - LEVEL 3	●	●	●	●	●	●	●	●	●
A2.4	FLOOR PLAN - LEVEL 4	●	●	●	●	●	●	●	●	●
A2.5	FLOOR PLAN - LEVEL 5	●	●	●	●	●	●	●	●	●
A2.6	FLOOR PLAN - LEVEL 6	●	●	●	●	●	●	●	●	●
A2.7	FLOOR PLAN - LEVEL 7	●	●	●	●	●	●	●	●	●
A2.8	FLOOR PLAN - LEVEL 8	●	●	●	●	●	●	●	●	●
A2.9	FLOOR PLAN - LEVEL ROOF	●	●	●	●	●	●	●	●	●
A3.1	SECTIONS	●	●	●	●	●	●	●	●	●
A3.2	EXTERIOR ELEVATIONS	●	●	●	●	●	●	●	●	●
A3.3	EXTERIOR ELEVATIONS	●	●	●	●	●	●	●	●	●
A4.1	EXTERIOR DETAILS	●	●	●	●	●	●	●	●	●
A6.1	DOOR SCHEDULES & ELEVATIONS					●	●	●	●	●
A6.2	WINDOW & STOREFRONT SCHEDULE					●	●	●	●	●
04-ARCHITECTURAL: 19										
LANDSCAPE										
L1.10	GROUND FLOOR LANDSCAPE PLAN		●	●	●	●	●	●	●	●
L1.20	SECOND FLOOR LANDSCAPE PLAN		●	●	●	●	●	●	●	●
L1.40	FOURTH FLOOR LANDSCAPE PLAN		●	●	●	●	●	●	●	●
L2.01	PLANT PHOTOS		●	●	●	●	●	●	●	●
05-LANDSCAPE: 4										

LADBS APPROVAL STAMP

CLIENT
5430 Carlton, LLC
9454 Wilshire Blvd., Suite 850
Beverly Hills, CA 90212

steinberg hart

ARCHITECT
Steinberg Hart
818 W 7th St, Suite 1100
Los Angeles, CA 90017

NOT FOR CONSTRUCTION

CARLTON WAY HOUSING

5416-5430 CARLTON WAY
LOS ANGELES, CA 90027

REV	DATE	ISSUE
10	11/20/24	SNAP & PZA CORRECTIONS 7
9	10/11/24	SNAP & PZA CORRECTIONS 6
8	08/07/24	SNAP & PZA CORRECTIONS 5
7	06/29/24	ENTITLEMENT UPDATES
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

PROJECT DATA

PROJECT #: 23049.000
DATE: 04.05.2024
DRAWN BY: LC
CHECKED BY: AA

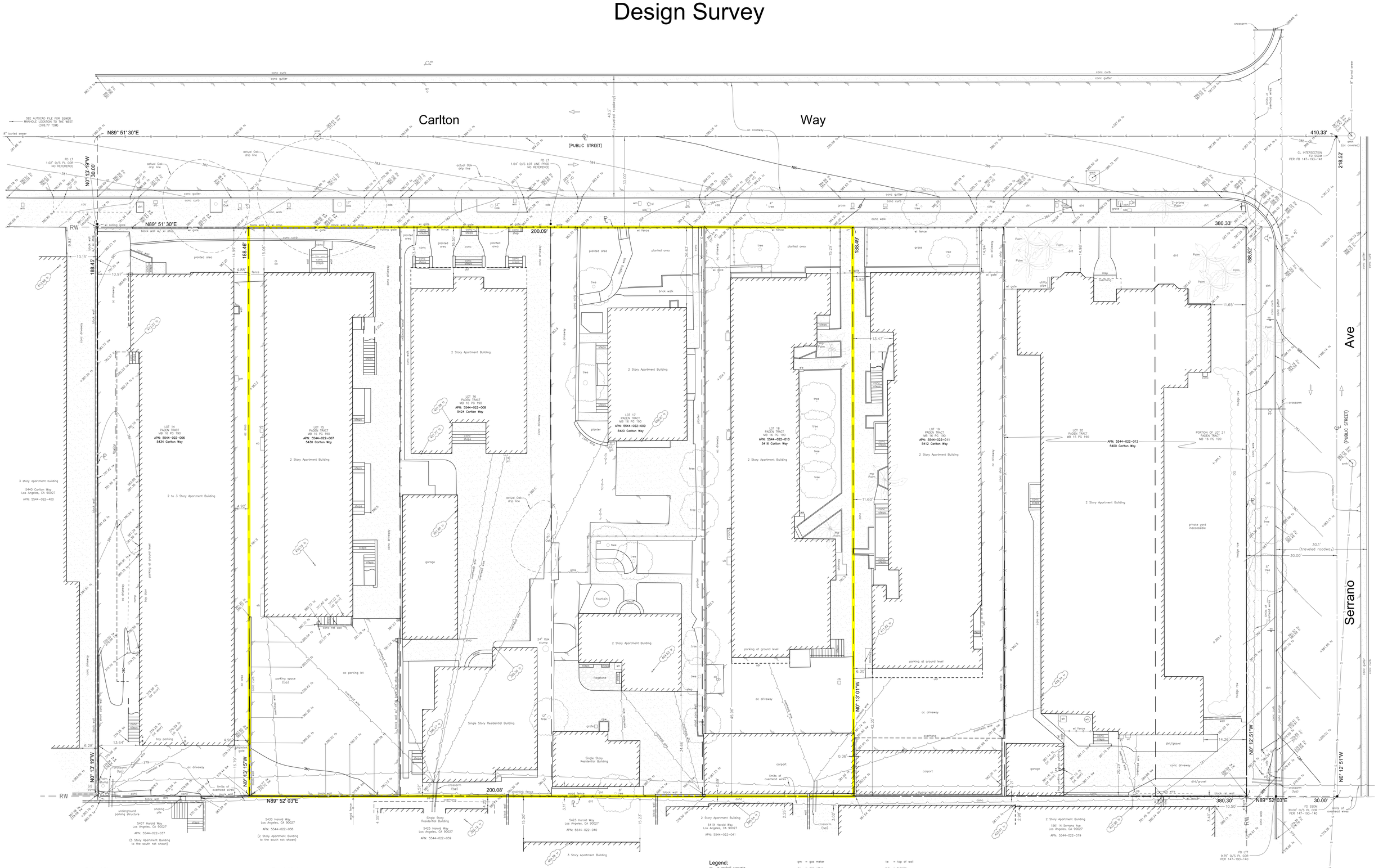
ENTITLEMENT SET SUBMITTAL

G0.1

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12/25/2024 4:40:03 PM Autodesk Docs://23049 Carlton Way Housing_AR_2023.rvt

Design Survey



Date of Plan:
NOVEMBER 22, 2024 (UPDATE-ADD CLEARS, AREA, HATCH)
JUNE 1, 2024

Date of Field Survey:
MAY 24, 2024

Site Address:
5400 – 5434 CARLTON WAY, LOS ANGELES, CA 90027

Assessor's Parcel Number (APN):
5544-022-006, 007, 008, 009, 010, 011 AND 012

Basis of Bearings:
THE BEARING OF N89°51'30"E ALONG THE CENTERLINE OF CARLTON WAY AS SHOWN ON PADEN TRACT, MAP BOOK 7, PAGE 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary and Easements:
THE BOUNDARY SHOWN HEREON IS PER PADEN TRACT, M.B. 16, PG 190 ONLY USING THE TAX ASSESSOR MAP FOR REFERENCE. A TITLE POLICY HAS NOT BEEN SUPPLIED. THE LOT LINES, CENTERLINES AND RIGHT-OF-WAY LINES SHOWN HEREON ARE FOR REFERENCE ONLY AND CANNOT BE VERIFIED WITHOUT SAID TITLE POLICY. EASEMENTS MAY EXIST, NOT SHOWN HEREON, THAT MAY BE STATED IN SAID TITLE POLICY.

FOR ADDITIONAL BOUNDARY DETERMINATION INFORMATION REFER TO CORNER RECORD PREPARED AND FILED BY US.

Bench Mark:
THE ELEVATION OF 379.44 ON BENCH MARK NO. 12–21650 (CUT SPIKE IN W CURB WESTERN AVE 11FT N OF CARLTON WAY N END CB) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SURVEYOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY.

Legal Description:
LOTS 14 TO 20 AND THE WEST 30.15 FEET OF LOT 21 OF PADEN TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN BOOK 16, PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Area:
71,684 SQUARE FEET, 1.65 ACRES – GROSS (LOTS 14 THROUGH 21)
37,711 SQUARE FEET, 0.87 ACRES – GROSS (LOTS 15 THROUGH 18, HATCHED YELLOW)

Utilities:
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON ARE PER SEWER WYE MAP 148–5A–193. INDIVIDUAL UTILITY COMPANIES HAVE NOT BEEN CONTACTED AS PART OF THIS SURVEY. BURIED UTILITIES THAT MAY EXIST ON–SITE HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY. BURIED UTILITY LOCATING COMPANY HAS NOT BEEN HIRED TO FIND OR TRACE BURIED UTILITIES WITHIN OR ADJOINING SUBJECT PROPERTY.

Legend:

ac = asphalt concrete	gm = gas meter
bs = bottom step	gv = gas valve
bw = bottom wall	lt = lead & tack
cb = catch basin	ltt = lead, tack, and tag
cda = concrete driveway apron	mpt = multi-prong tree
cf = curb face	pi = property line
co = clean out	pm = power meter
conc = concrete	pp = power pole
cor = corner	sl = street light
cpw = concrete planter wall	slb = street light box
do = drain outlet	smh = sewer manhole
eb = electrical box	ss = street sign
emh = electrical manhole	ssdm= standard survey disc monument
fd = found	tc = top of curb
fh = fire hydrant	tol = top of lid
fl = flowline	tom = top of manhole
fs = finish surface	tr = top of roof
	ts = top of step

tw = top of wall	
typ = typical	
ub = utility box	
ubl = upper building line	
uc = utility cabinet	
uv = utility vault	
wh = water heater	
wi = wrought iron	
wm = water meter	
wv = water valve	
ww = wing wall	
PL = property line	
℄ = centerline	
RW = right of way	
S = buried sewer	
= overhead wires	
= existing point mark (indicating buried gas)	
= refers to driving lane and direction of traffic	
X = vegetated fence	
= chainlink fence	
= wood fence	
= wrought iron fence	

Survey Prepared For:

LFA
319 Main Street
El Segundo, CA 90245
(213) 239-9700

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES INC

LICENSED LAND SURVEYOR BRANDON M. HAHN NO. LS 7562 STATE OF CALIFORNIA

DATE OF SIGNATURE: NOVEMBER 22, 2024

HAHN JOB NO.: 7001–24–50

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

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Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA,DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA,DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-4006-CE
Required Action(s):	CE=CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA,DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA,DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR=ENVIRONMENTAL IMPACT REPORT
Project Description(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN.
Case Number:	ENV-2014-4479-SE
Required Action(s):	SE=STATUTORY EXEMPTIONS
Project Description(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	ENV-2013-3179-CE
Required Action(s):	CE=CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12,03, 12,04, 12,21, 12,22, 12,24, 13,11, 14,5, 16,05 AND 16,11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2005-2159-EIR
Required Action(s):	EIR=ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND=NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND=NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ENV-2005-1975-ND
Required Action(s):	ND=NEGATIVE DECLARATION
Project Description(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.

DATA NOT AVAILABLE

ORD-186735
ORD-184888
ORD-184414
ORD-184285
ORD-184271
ORD-182960
ORD-182173-SA9:1
ORD-179038
ORD-173799
ORD-173749
ORD-173562
ORD-165668-SA436
ND-2000-1978

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Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A= 13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.1870132
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hurbzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housingla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5544022008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0,42 Units, Above Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood

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SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with TOC eligibility requirements prior to the issuance of any permits or approvals. Refer to TOC Guidelines for more eligibility criteria.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Active
- Wells - Inactive

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, CS, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA=CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA,DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA,DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU=COMMUNITY PLAN UPDATE
Project Description(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2014-4959-CPU
Required Action(s):	CPU=COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2013-3189
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12,03, 12,04, 12,21, 12,22, 12,24, 13,11, 14,5, 16,05 AND 16,11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2005-4692
Required Action(s):	Data Not Available
Project Description(s):	HOLLYWOOD COMMUNITY PLAN UPDATE
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA=COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-2003-1128-CA
Required Action(s):	CA=CODE AMENDMENT
Project Description(s):	
Case Number:	CPC-2000-1975-SP
Required Action(s):	SP=SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.
Case Number:	CPC-1999-3244-CO
Required Action(s):	IO=INTERIM CONTROL ORDINANCE
Project Description(s):	
Case Number:	CPC-1999-2203-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Description(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-13-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ZA-1997-425-F
Project Description(s):	F=FENCE HEIGHT
	Data Not Available
Case Number:	ENV-2018-4121-ND
Required Action(s):	ND=NEGATIVE DECLARATION

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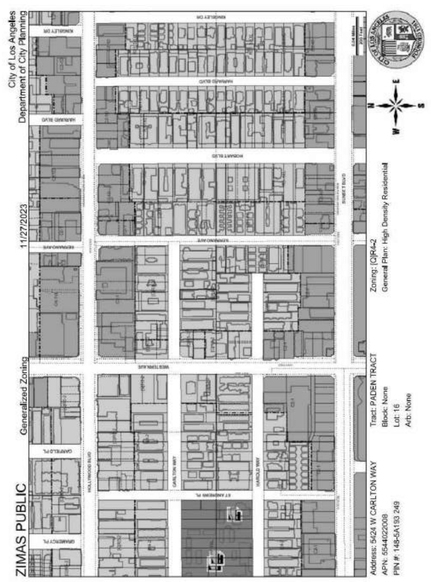
ENV-2005-1975-ND	NSO: Neighborhood Stabilization Overlay
ND-2000-1978	POD: Pedestrian Oriented Districts
	RBP: Restaurant Beverage Program Eligible Area
	RFA: Residential Floor Area District
	RIO: River Improvement Overlay
	SN: Sign District
	AB 2334: Very Low VMT
	AB 2097: Reduced Parking Areas
	Streetscape
	Adaptive Reuse Incentive Area
	Affordable Housing Linkage Fee
	Residential Market Area
	Non-Residential Market Area
	Transit Oriented Communities (TOC)
	ED 1 Eligibility
	RPA: Redevelopment Project Area
	Central City Parking
	Downtown Parking
	Building Line
	500 Ft School Zone
	500 Ft Park Zone
Assessor Information	
Assessor Parcel No. (APN)	5544022008
APN Area (Co. Public Works)*	0.216 (ac)
Use Code	0300 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	$506,691
Assessed Improvement Val.	$332,621
Last Owner Change	07/31/2015
Last Sale Amount	$9
Tax Rate Area	201
Deed Ref No. (City Clerk)	1118069
Building 1	
Year Built	1921
Building Class	D55B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,437.0 (sq ft)
Building 2	
Year Built	1921
Building Class	D55
Number of Units	4
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	4,472.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5544022008]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No

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POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- FSS Fire Station
- Fire Station (Proposed Expansion)
- FPS Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- Important Ecological Area
- Important Ecological Area (Proposed)
- IC Interpretive Center (Proposed)
- Junior College
- MTA / Metrolink Station
- MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- College
- Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Public Elementary (Proposed Expansion)
- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- Public Junior High School
- Public Junior High School (Proposed)
- Public Middle School
- Public Senior High School
- Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Developmeent
- Scenic View Site
- Scenic View Site (Proposed)
- School District Headquarters
- School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- Special School Facility
- Special School Facility (Proposed)
- Steam Plant
- SPR Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate



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Reporting District	648
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

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City of Los Angeles
Department of City Planning

11/27/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES	**Address/Legal Information**
5424 W CARLTON WAY	PIN Number
5426 W CARLTON WAY	Lot/Parcel Area (Calculated)
5428 W CARLTON WAY	Thomas Brothers Grid
5429 1/2 W CARLTON WAY	Assessor Parcel No. (APN)
5428 1/2 W CARLTON WAY	Tract
	Map Reference
ZIP CODES	Block
90027	Lot
	Arb (Lot Cut Reference)
RECENT ACTIVITY	Map Sheet
None	**Jurisdictional Information**
	Community Plan Area
CASE NUMBERS	Area Planning Commission
CPC-2018-6005-CA	Neighborhood Council
CPC-2016-1450-CPU	Council District
CPC-2014-4959-CPU	Census Tract #
CPC-2013-3189	LADBS District Office
CPC-2005-4692	**Permitting and Zoning Compliance Information**
CPC-2003-2115-CRA	Administrative Review
CPC-2002-1128-CA	**Planning and Zoning Information**
CPC-2000-1975-SP	Special Notes
CPC-1999-3244-CO	Zoning
CPC-1999-2203-ICO	Zoning Information (ZI)
CPC-1997-13-CPU	
CPC-1986-835-GPC	
ORD-186735	
ORD-184888	
ORD-184414	
ORD-184285	
ORD-184271	General Plan Land Use
ORD-182960	General Plan Note(s)
ORD-182173-SA9:1	Hillside Area (Zoning Code)
ORD-179038	Specific Plan Area
ORD-173799	Subarea
ORD-173749	Specific Plan Area
ORD-173562	Subarea
ORD-165668-SA436	Special Land Use / Zoning
ZA-1997-425-F	Historic Preservation Review
ENV-2018-4121-ND	Historic Preservation Overlay Zone
ENV-2018-4006-CE	Other Historic Designations
ENV-2016-1451-EIR	Other Historic Survey Information
ENV-2014-4479-SE	Mills Act Contract
ENV-2013-3179-CE	CDO: Community Design Overlay
ENV-2005-2159-EIR	CPIO: Community Plan Imp. Overlay
ENV-2002-1131-ND	Subarea
ENV-2002-1130-ND	CUGU: Clean Up-Green Up
	HCR: Hillside Construction Regulation

5544022008
9,422.0 (sq ft)
PAGE 583 - GRID H4
5544022008
PALEN TRACT
M B 16-190
None
16
None
148-5A193
Hollywood
Central
East Hollywood
CD 13 - Hugo Soto-Martinez
1905.10
Los Angeles Metro
None
[Q]R4-2
ZI-2433 Revised Hollywood Community Plan Injunction ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Hollywood ZI-2374 State Enterprise Zone: Los Angeles ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan ZI-2512 Housing Element Inventory of Sites
High Density Residential
Yes
No
ADAPTIVE REUSE INCENTIVE AREAS
None
VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
A: Neighborhood Conservation
None
No
None
None
None
None
None
None
None

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CARLTON WAY HOUSING

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LOS ANGELES, CA 90027

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2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

PARCEL PROFILE REPORT

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Dero Decker

Setbacks Single Sided

Dero Decker

Submittal Sheet

CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" Sq square tube **Upright base:** 1/4" plate **Cantilevers:** Sq plate **Cantilever base:** 1/4" plate **Trays:** Sq plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Surface only** Each upright has one ¼" plate feet that accept ½" wedge anchors

Dero Decker

- Sturdy red handle grips
- Lift-assist trays
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available

FINISH OPTIONS

Galvanized

Powder Coat

Dero Decker

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems, our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and stay dampers to provide safe lowering of upper trays. The neat vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.

Patent #US9623932

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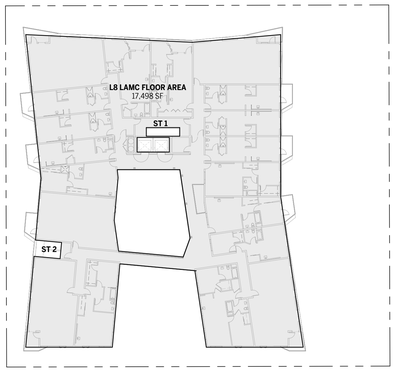
BICYCLE PARKING SYSTEM

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CHECKED BY:	AA

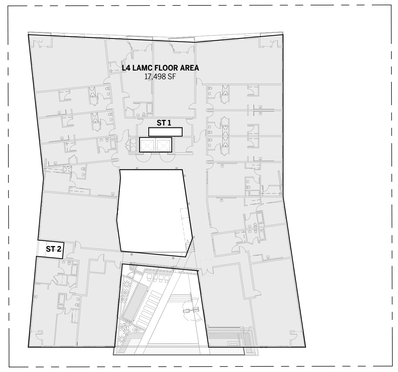
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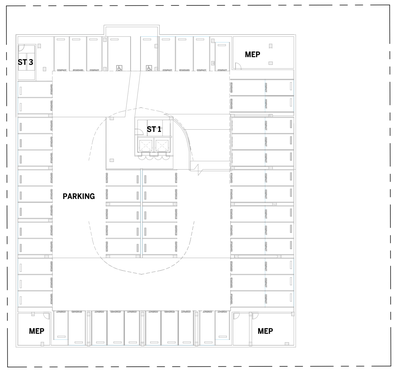
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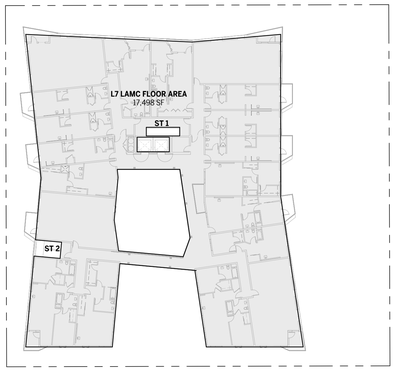
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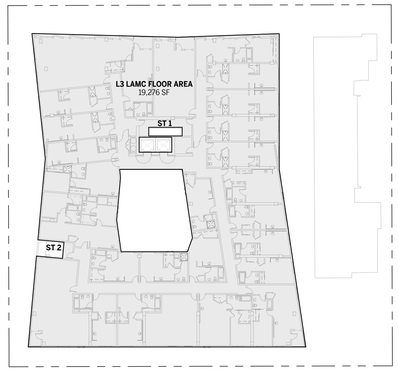
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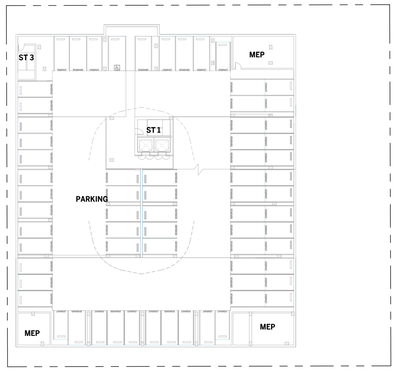
LEVEL B1 — 3
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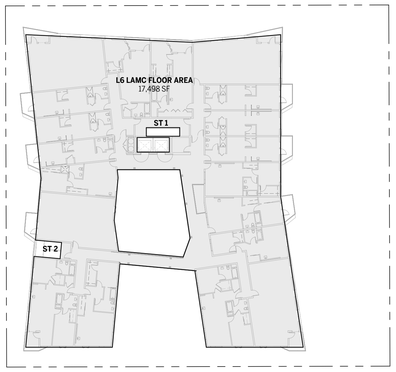
LEVEL 7 — 10
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 3 — 6
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL B2 — 2
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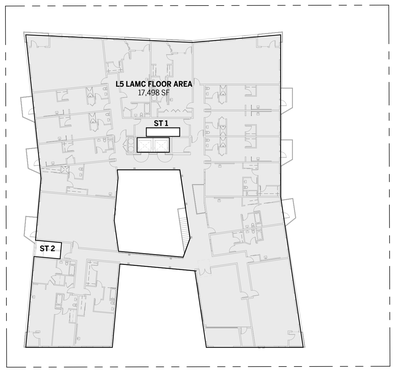
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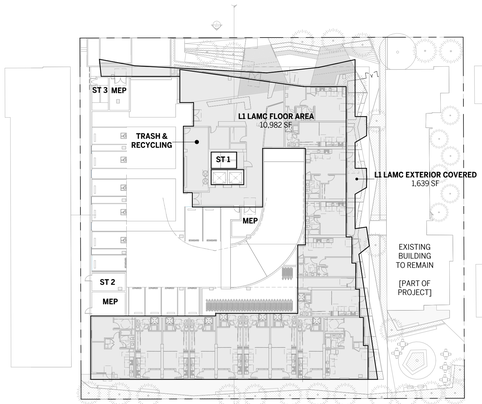
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LEVEL B3 — 1
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 5 — 8
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 1 — 4
SCALE: 1/32" = 1'-0" — REF: A3.1

FLOOR AREA

FLOOR AREA DEFINITION PER LAMC SECTION 12.03.

LEVEL	FLOOR AREA
LEVEL 01	12,620 SF
LEVEL 02	19,509 SF
LEVEL 03	19,276 SF
LEVEL 04	17,498 SF
LEVEL 05	17,498 SF
LEVEL 06	17,498 SF
LEVEL 07	17,498 SF
LEVEL 08	17,498 SF
	138,894 SF

FLOOR AREA OF EXISTING BUILDING TO REMAIN (PER ASSESSOR): 5,957 SF
PROPOSED FLOOR AREA FOR SITE: 144,851 SF

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5416-5430 CARLTON WAY
LOS ANGELES, CA 90027

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1	5/8/23	SB330 SUBMITTAL

LAMC FLOOR AREA ANALYSIS

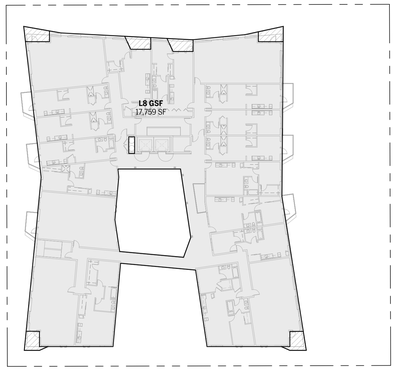
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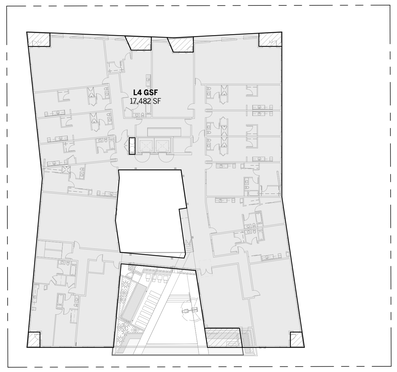
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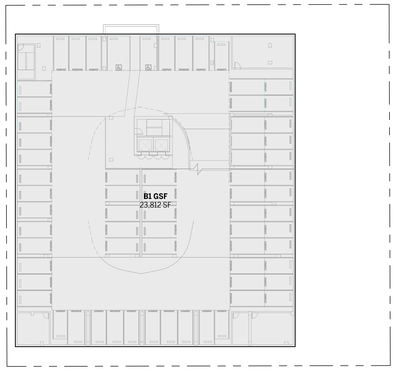
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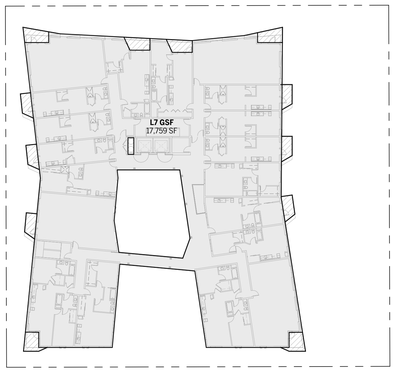
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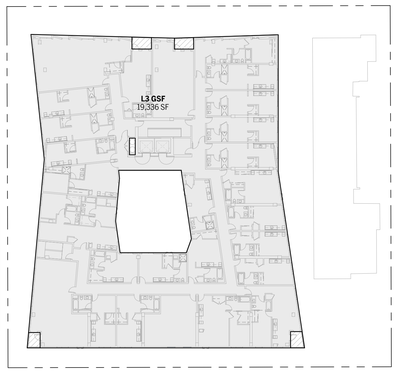
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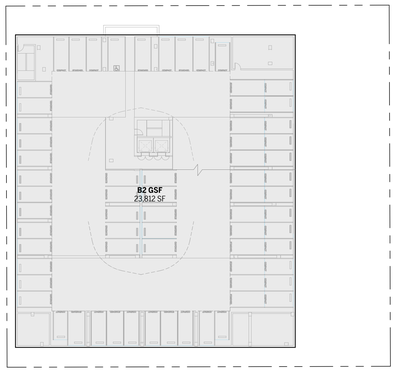
LEVEL B1 — 3
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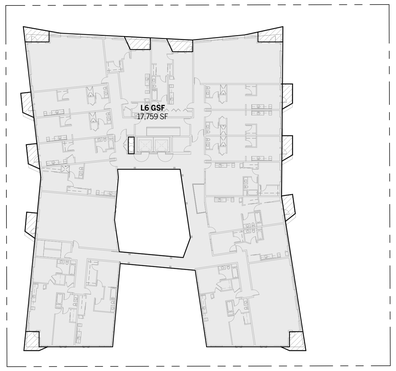
LEVEL 07 — 10
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 03 — 6
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL B2 — 2
SCALE: 1/32" = 1'-0" — REF: A3.1



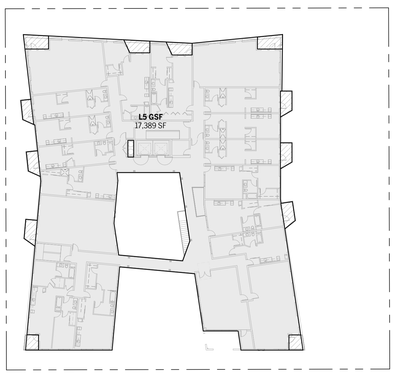
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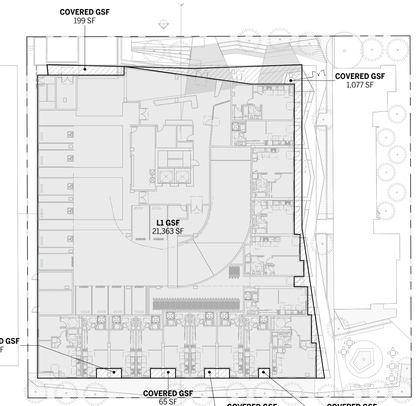
LEVEL 02 — 5
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LEVEL B3 — 1
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 05 — 8
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 01 — 4
SCALE: 1/32" = 1'-0" — REF: A3.1

Exterior Area
Gross Building Area

Building Area Definition
The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.
– California Government Code Section 65941.1(C)

AREA BREAKDOWN

HCA BUILDING AREA		
Level	Name	Area
LEVEL B3	B3 GSF	2,814 SF
LEVEL B3		2,814 SF
LEVEL B2	B2 GSF	23,812 SF
LEVEL B2		23,812 SF
LEVEL B1	B1 GSF	23,812 SF
LEVEL B1		23,812 SF
LEVEL 01	COVERED GSF	1,502 SF
LEVEL 01	L1 GSF	21,363 SF
LEVEL 01		22,864 SF
LEVEL 02	COVERED GSF	177 SF
LEVEL 02	L2 GSF	19,183 SF
LEVEL 02		19,359 SF
LEVEL 03	COVERED GSF	229 SF
LEVEL 03	L3 GSF	19,336 SF
LEVEL 03		19,565 SF

HCA BUILDING AREA		
Level	Name	Area
LEVEL 04	COVERED GSF	640 SF
LEVEL 04	L4 GSF	17,482 SF
LEVEL 04		18,122 SF
LEVEL 05	COVERED GSF	855 SF
LEVEL 05	L5 GSF	17,389 SF
LEVEL 05		18,244 SF
LEVEL 06	COVERED GSF	871 SF
LEVEL 06	L6 GSF	17,759 SF
LEVEL 06		18,630 SF
LEVEL 07	COVERED GSF	871 SF
LEVEL 07	L7 GSF	17,759 SF
LEVEL 07		18,630 SF
LEVEL 08	COVERED GSF	489 SF
LEVEL 08	L8 GSF	17,759 SF
LEVEL 08		18,249 SF
Grand total: 73		204,102 SF *

* (E) BUILDING TO REMAIN NOT INCLUDED ABOVE. PER ASSESSOR, 5957 SF

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HCA BUILDING AREA ANALYSIS

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LEVEL 08 — 8
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LEVEL 05 — 5
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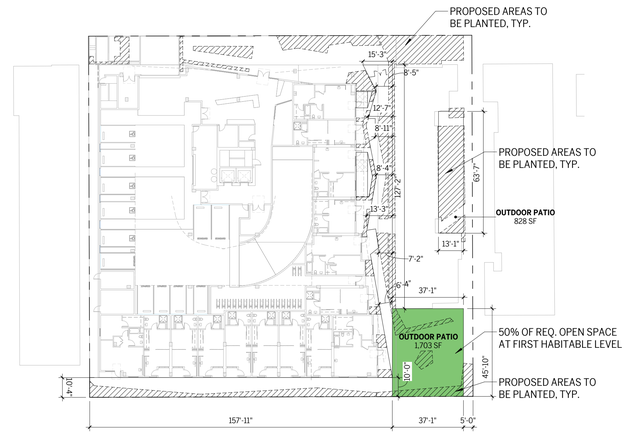
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LEVEL 07 — 7
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 04 — 4
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 01 — 1
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 06 — 6
SCALE: 1/32" = 1'-0" — REF: A3.1



LEVEL 03 — 3
SCALE: 1/32" = 1'-0" — REF: A3.1

LANDSCAPE NOTES

- All EXTERIOR COMMON OPEN SPACES TO BE PLANTED MIN. 25% OF TOTAL COMMON AREA.

-LEVEL 1 OPEN SPACE:	1,705 SF TOTAL.	582.5 SF PLANTED.
-POOL DECK OPEN SPACE:	1,749 SF TOTAL.	270 SF PLANTED.
-TOTAL OUTDOOR OPEN SPACE:	3,454 SF	
-TOTAL QUALIFYING OPEN SPACE:	3,410 SF	852.5 SF PLANTED. (25% PROVIDED)

-TREE CALCULATIONS:

-(1) TREE REQUIRED FOR EVERY (4) UNITS. 131 UNITS PROPOSED - 33 TREES REQUIRED.

GROUND FLOOR SITE TREES PROVIDED: 31 TREES
2ND FLOOR ON SITE TREES PROVIDED: 4 TREES
TOTAL TREES PROPOSED ON SITE: 35 TREES

-TREES TO BE REMOVED: (2) STREET TREES TO BE REMOVED AND REPLACED AT A 2:1 RATIO
(3) ON SITE PROTECTED TREES TO BE REMOVED AND REPLACED AT A 4:1 RATIO
(12) ON SITE NON-PROTECTED TREES TO BE REMOVED AND REPLACED AT A 1:1 RATIO

-TREES TO REMAIN: (1) STREET TREE TO REMAIN

-REPLACEMENT TREES REQ.: (2) REPLACEMENT STREET TREES PER PLAN (100% PROVIDED)
(12) REPLACEMENT PROTECTED TREES (100% PROVIDED)

(12) REPLACEMENT ON-PROPERTY TREES (100% PROVIDED)

-ONE 24-INCH BOX TREE SHALL BE PLANTED IN THE PUBLIC ROW ON CENTER, OR IN A PATTERN SATISFACTORY TO BSS, FOR EVERY 20' STREET FRONTAGE:
200 LF OF STREET FRONTAGE = 10 TREES REQUIRED

1 (E) STREET TREE IN CURRENT PUBLIC ROW TO REMAIN
9 ADDITIONAL 24" BOX STREET TREES PROPOSED
= **10 TREES TOTAL PROVIDED IN PUBLIC ROW**

-STREET TREE PLACEMENT AND APPROVAL TO BE FINALIZED BY BUREAU OF STREET SERVICES AND URBAN FORESTRY

- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.

- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.

- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.

- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.

- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

LEGEND

- INDOOR OPEN SPACE
- OUTDOOR OPEN SPACE - COURTYARD
- OUTDOOR OPEN SPACE - EXCLUDED
- OUTDOOR OPEN SPACE - EXTERIOR COVERED
- OUTDOOR OPEN SPACE - ROOF DECK
- PRIVATE OPEN SPACE
- PLANTED WITH GROUND COVER, SHRUBS OR TREES

OPEN SPACE AREAS BREAKDOWN

PROVIDED OUTDOOR COMMON OPEN SPACE

LEVEL	NAME	AREA
LEVEL 01	OUTDOOR PATIO	1,702.5 SF
LEVEL 04	POOL DECK	1,702.5 SF
TOTAL		3,405.0 SF

PROVIDED INDOOR COMMON OPEN SPACE

LEVEL	NAME	AREA
LEVEL 04	FITNESS	635 SF
LEVEL 05	GYM	635 SF
TOTAL		1,270 SF

PROVIDED PRIVATE OPEN SPACE

LEVEL	QTY	AREA
LEVEL 02	13	1,427 SF
LEVEL 03	4	195 SF
LEVEL 04	6	377 SF
LEVEL 05	12	718 SF
LEVEL 06	12	594 SF
LEVEL 07	12	594 SF
LEVEL 08	12	594 SF
TOTAL	71	4,498 SF

NOTE: ALL PRIVATE OPEN SPACE ARE A MINIMUM OF 6'X6'

REQUIRED OPEN SPACE

OPEN SPACE — REQUIRED (PER [Q] R4-2)

UNIT TYPE	COUNT	FACTOR	TOTAL REQ'D
<3 HABITABLE ROOMS	123	100 SF/DU	12,300 SF
=3 HABITABLE ROOMS	8	125 SF/DU	1,000 SF
>3 HABITABLE ROOMS	0	175 SF/DU	0 SF
TOTAL REQUIRED OPEN SPACE			**13,300 SF**
MIN. REQUIRED COMMON OPEN SPACE (50% OF TOTAL) LAPZ 12.21 G.2(a)(1)(iv)			6,650 SF
MAX. INDOOR OPEN SPACE (25% OF TOTAL) LAPZ 12.21 G.2(a)(4)(i)			3,325 SF

OPEN SPACE REDUCTION CALCULATION

74.4% OPEN SPACE REDUCTION CALCULATION PER SNAP SECTION 7-F

13,300 SF X 74.4% = 9,895 SF REDUCTION IN OPEN SPACE
REQUIRED OPEN SPACE X 74.4% = REDUCTION SF

13,300 - 9,895SF = 3,405 SF MIN .PROVIDED
REQUIRED OPEN SPACE - REDUCTION SF = MIN. PROVIDED OPEN SPACE

PROVIDED OPEN SPACE

COMMON OUTDOOR OPEN SPACE	3,405 SF
COMMON INDOOR OPEN SPACE	851.25 SF
PRIVATE OPEN SPACE	4,499 SF
TOTAL:	9,223 SF

PROVIDED OUTDOOR OPEN SPACE PER SNAP SECTION 7-F
REQUIRED 3,405 SF MIN.
PROVIDED 3,405 SF

PROVIDED OUTDOOR OPEN SPACE AT FIRST HABITABLE LEVEL (LEVEL 01)
REQUIRED 3,405SF X 50% = 1,702.5 SF MIN.
PROVIDED **1,702.5 SF**

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REV	DATE	ISSUE
8	08/07/24	SNAP & PZA CORRECTIONS 5
7	05/29/24	ENTITLEMENT UPDATES
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

OPEN SPACE ANALYSIS

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EAST ELEVATION - PRIVACY ANALYSIS 3

SCALE: 1/16" = 1'-0"



WEST ELEVATION - PRIVACY ANALYSIS 2

SCALE: 1/16" = 1'-0"



CARLTON WAY ELEVATION - HEIGHT ANALYSIS 1

SCALE: 1/16" = 1'-0"

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10	11/20/24	SNAP & PZA CORRECTIONS 7
8	08/07/24	SNAP & PZA CORRECTIONS 5
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

PRIVACY AND HEIGHT ELEVATION ANALYSIS

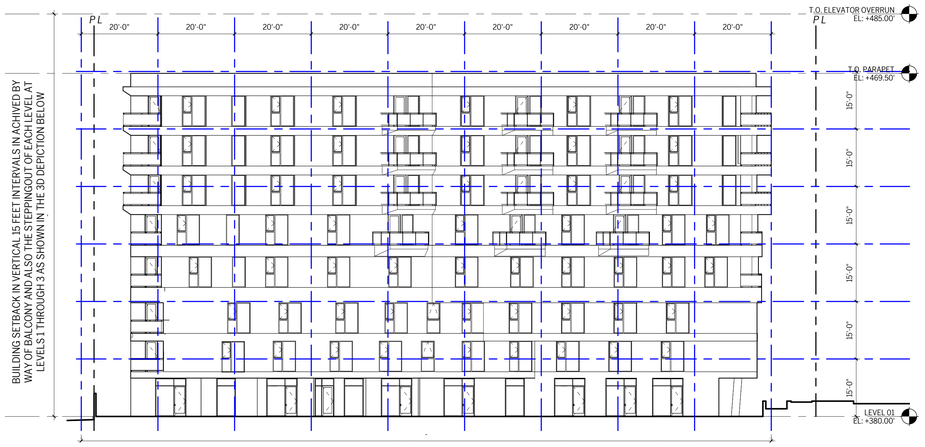
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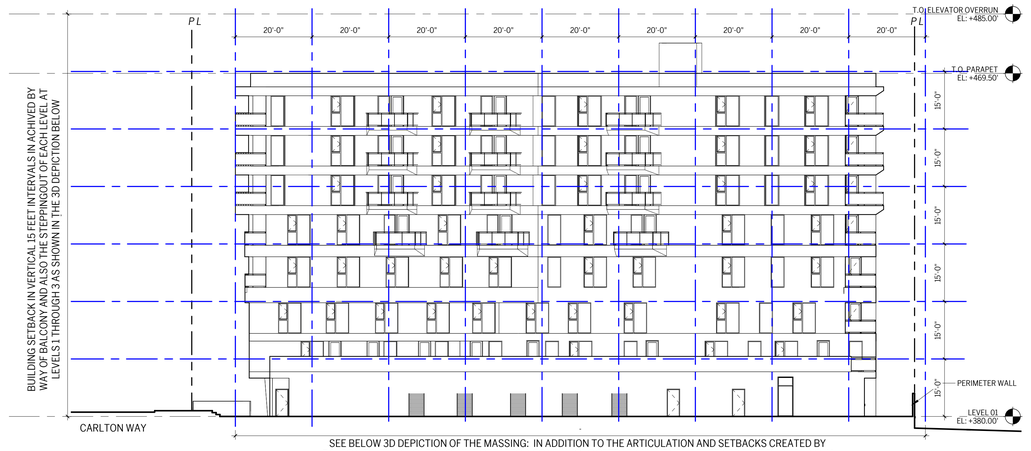
11/20/2024 8:49:52 AM Autodesk Docs://23049 Carlton Way Housing/23049_Carlton Way Housing_AR_2023.rvt



SEE BELOW 3D DEPICTION OF THE MASSING: IN ADDITION TO THE ARTICULATION AND SETBACKS CREATED BY BALCONIES, THE ANGLED VOLUME CREATES A CONTINUOUS SETBACK MOVEMENT EVERY 20 FEET BY ANGLING IN TOWARDS THE SPRING POINT AND ANGLING OUT TOWARDS THE SOUTH.

EAST ELEVATION - ANALYSIS 6

SCALE: 1/16" = 1'-0"



SEE BELOW 3D DEPICTION OF THE MASSING: IN ADDITION TO THE ARTICULATION AND SETBACKS CREATED BY BALCONIES, THE ANGLED VOLUME CREATES A CONTINUOUS SETBACK MOVEMENT EVERY 20 FEET BY ANGLING IN TOWARDS THE SPRING POINT AND ANGLING OUT TOWARDS THE SOUTH.

WEST ELEVATION - ANALYSIS 5

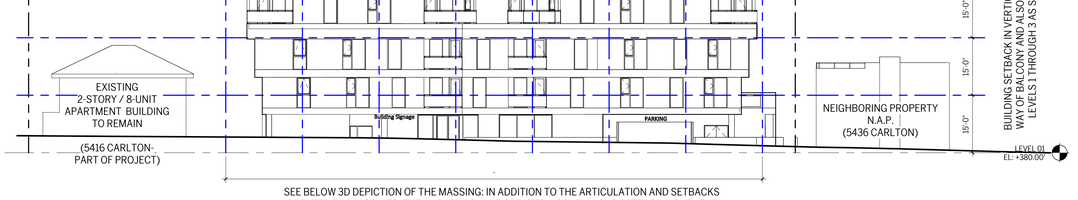
SCALE: 1/16" = 1'-0"



SEE BELOW 3D DEPICTION OF THE MASSING: IN ADDITION TO THE ARTICULATION AND SETBACKS CREATED BY BALCONIES, THE VGOLUM OF THE BUILDING BREAKS AND SETBACKS AT THE CENTER TO ACCOMODATE THE OPEN SPACE AT THE PODIUM AMENITY AREA.

SOUTH ELEAVATION - ANALYSIS 4

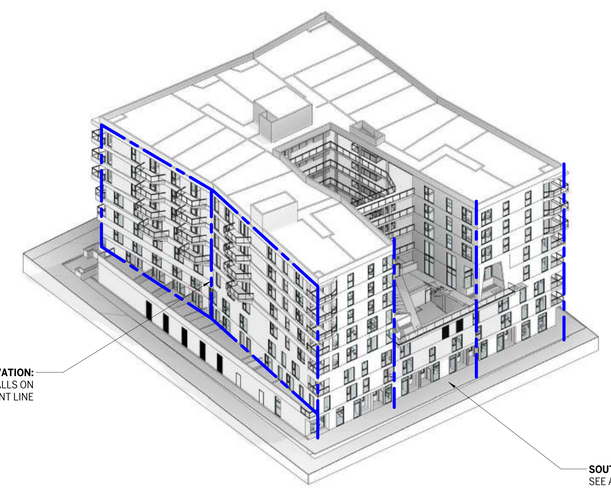
SCALE: 1/16" = 1'-0"



SEE BELOW 3D DEPICTION OF THE MASSING: IN ADDITION TO THE ARTICULATION AND SETBACKS CREATED BY BALCONIES, THE ANGLED VOLUME CREATES A CONTINUOUS SETBACK MOVEMENT EVERY 20 FEET BY ANGLING OUT TOWARDS THE EAST AND WEST FROM THE SPRING POINT

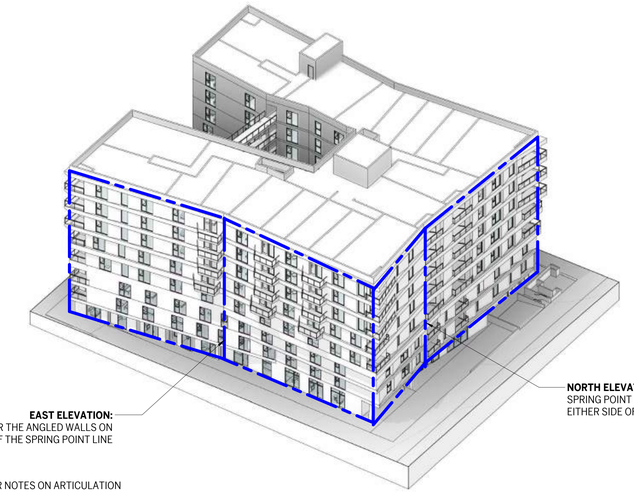
NORTH ELEVATION ANALYSIS 3

SCALE: 1/16" = 1'-0"



WEST ELEVATION:
SPRING POINT FOR THE ANGLED WALLS ON EITHER SIDE OF THE SPRING POINT LINE

SOUTH ELEVATION:
SEE ABOVE ELEVATION FOR NOTES ON ARTICULATION



EAST ELEVATION:
SPRING POINT FOR THE ANGLED WALLS ON EITHER SIDE OF THE SPRING POINT LINE

NORTH ELEVATION:
SPRING POINT FOR THE ANGLED WALLS ON EITHER SIDE OF THE SPRING POINT LINE

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1	5/8/23	SB330 SUBMITTAL

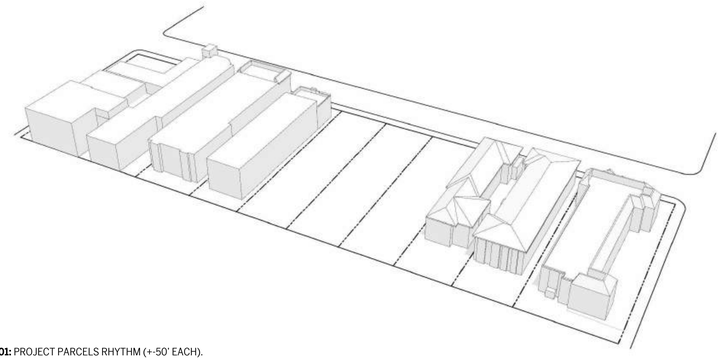
ELEVATION ANALYSIS

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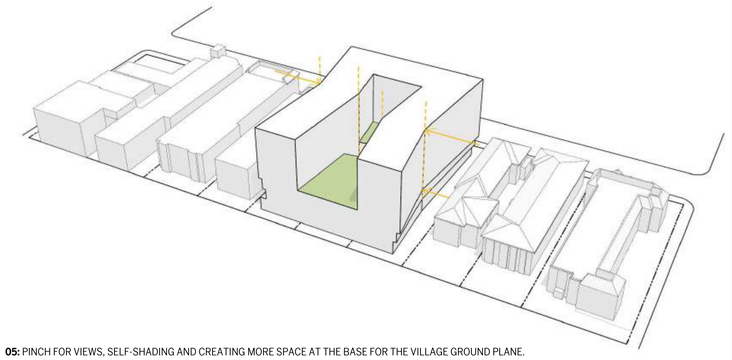
ENTITLEMENT SET SUBMITTAL

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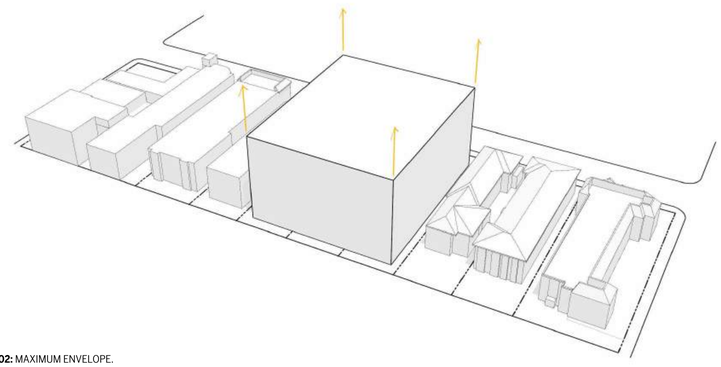
G1.5



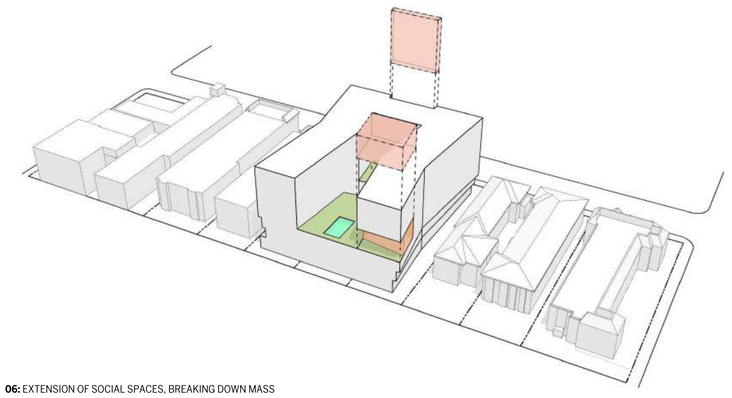
01: PROJECT PARCELS RHYTHM (+-50' EACH).



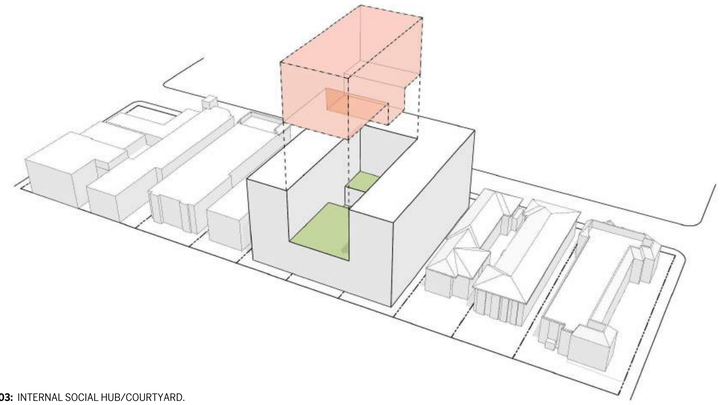
05: PINCH FOR VIEWS, SELF-SHADING AND CREATING MORE SPACE AT THE BASE FOR THE VILLAGE GROUND PLANE.



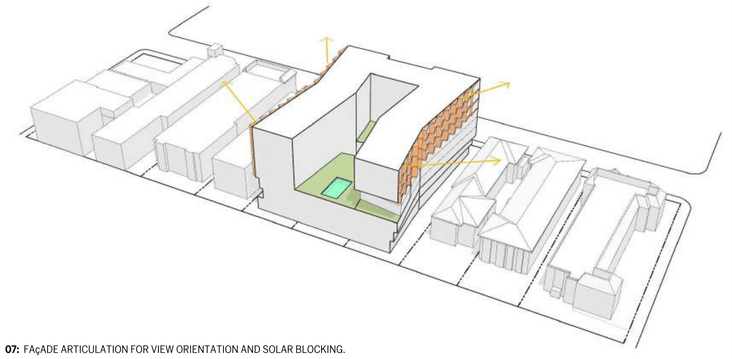
02: MAXIMUM ENVELOPE.



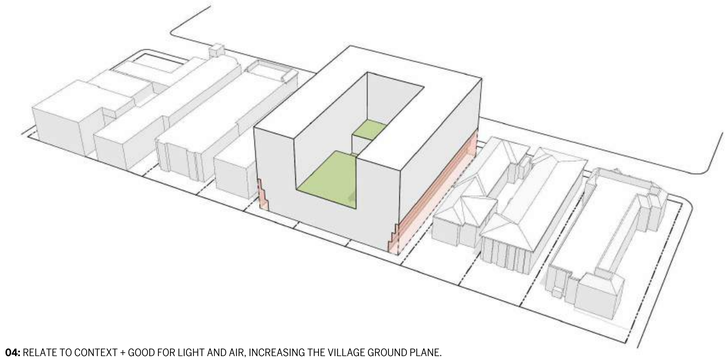
06: EXTENSION OF SOCIAL SPACES, BREAKING DOWN MASS



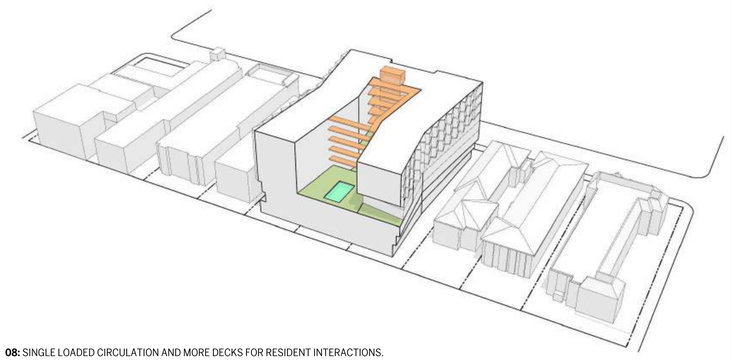
03: INTERNAL SOCIAL HUB/COURTYARD.



07: FAçADE ARTICULATION FOR VIEW ORIENTATION AND SOLAR BLOCKING.



04: RELATE TO CONTEXT + GOOD FOR LIGHT AND AIR, INCREASING THE VILLAGE GROUND PLANE.



08: SINGLE LOADED CIRCULATION AND MORE DECKS FOR RESIDENT INTERACTIONS.

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1	5/8/23	SB330 SUBMITTAL

CONCEPT DIAGRAM

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STREET VIEW - LOOKING SOUTHWEST AT CARLTON WAY

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STREET VIEW FROM CARLTON WAY

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AERIAL VIEW - LOOKING SOUTHEAST

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1	5/8/23	SB330 SUBMITTAL

AERIAL VIEW

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STREET VIEW - LOOKING AT LOBBY ENTRY

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1	5/8/23	SB330 SUBMITTAL

STREET VIEW FROM CARLTON WAY

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AMENITY DECK VIEW - LOOKING NORTHEAST AT POOL AND GYM ROOM

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2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

AMENITY COURTYARD VIEW

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LEVEL 2 COURTYARD VIEW - LOOKING SOUTH TO POOL DECK ON LEVEL 4

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1	5/8/23	SB330 SUBMITTAL

AMENITY COURTYARD VIEW

PROJECT #:	23049.000
DATE:	04.05.2024
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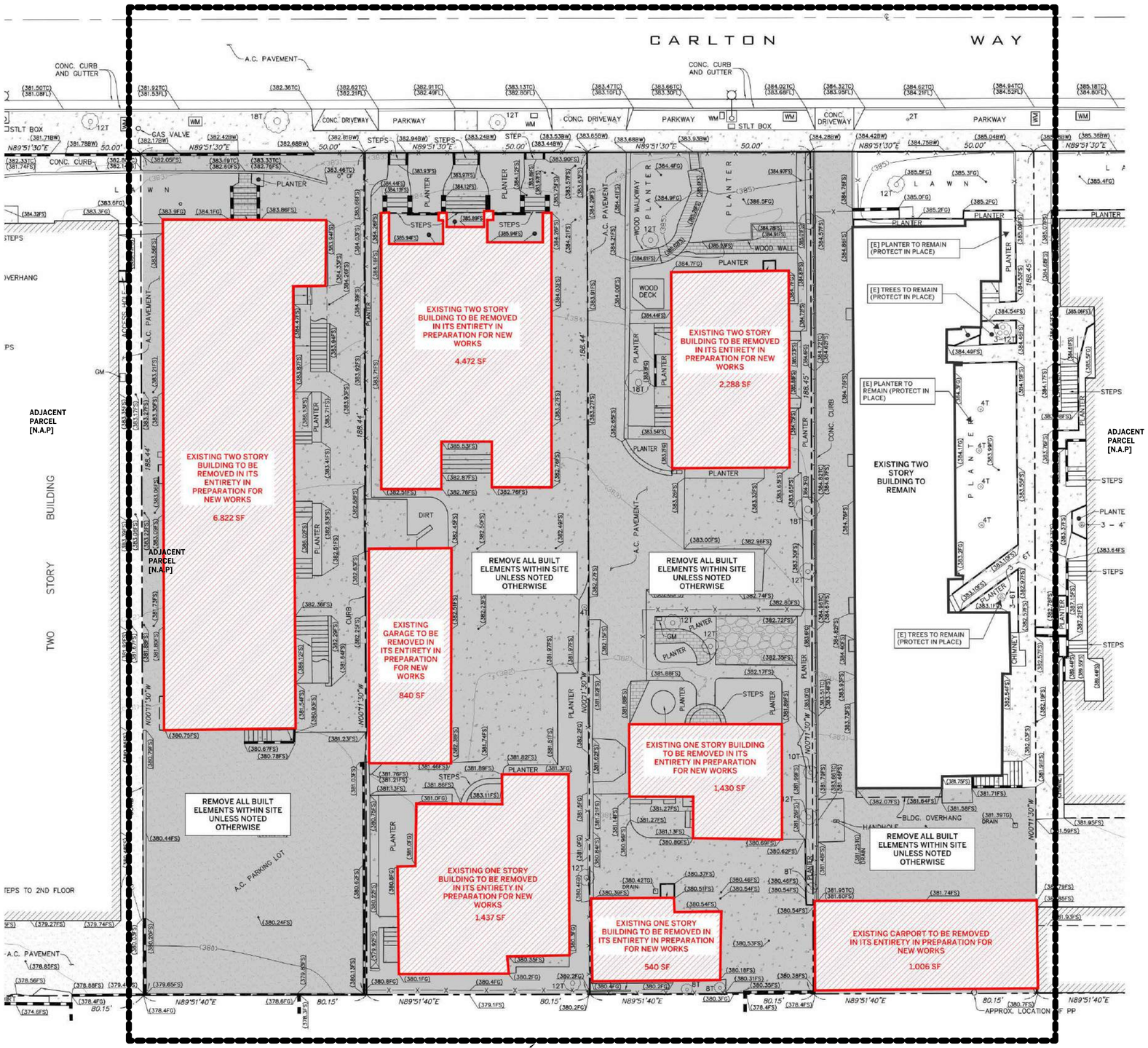
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0 10 20 30

Scale 1" = 10'

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6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
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1	5/8/23	SB330 SUBMITTAL

DEMOLITION PLAN

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DEVELOPMENT INFORMATION

SITE AREA:

APN	AREA [per ZIMAS]	
5544-022-007	9,421.8 SF	
5544-022-008	9,422.0 SF	
5544-022-009	9,422.2 SF	
5544-022-010	9,422.3 SF	
TOTAL	37,688.3 SF	[NO DEDICATION REQ'D]

EXISTING USE:

RESIDENTIAL	22,916 SF	PER ASSESSOR
EXISTING TOTAL UNITS:	33 DUs	

DEMO'D UNITS:

5544-022-007	(16) STUDIOS
5544-022-008	(5) UNITS: (1) THREE-BEDROOM + (4) ONE-BEDROOMS
5544-022-009	(4) UNITS: (3) TWO-BEDROOM + (1) STUDIO
TOTAL DEMO'D UNITS:	25 DUs

PROPOSED USE:

RESIDENTIAL

EXISTING TO REMAIN:	5,957 GSF
NEW:	204,102 GSF
TOTAL:	210,059 GSF

COMMUNITY PLAN: HOLLYWOOD
COMMUNITY PLAN LANDUSE: HIGH DENSITY RESIDENTIAL (R4, [Q] R5)

SPECIFIC PLAN: VERMONT WESTERN STATION NEIGHBORHOOD AREA PLAN (SNAP)
SPECIFIC PLAN SUBAREA: "A" (NEIGHBORHOOD CONSERVATION)

REDEVELOPMENT PLAN: HOLLYWOOD

DENSITY BONUS: 50% MAX.

ENTITLEMENT REQUESTS
A. PURSUANT TO AB 2334 AND AB 2345, THE APPLICANT PROPOSES TO UTILIZE A 46% DENSITY BONUS, AS PERMITTED WITHIN THE HOLLYWOOD REDEVELOPMENT PLAN AREA, TO INCREASE THE MAXIMUM ALLOWABLE DENSITY FROM 95 DWELLING UNITS TO 139 DWELLINGS, TO UTILIZE AB 2097 PARKING REDUCTIONS, AND TO REQUEST THE FOLLOWING OFF-MENU DENSITY BONUS INCENTIVES AND WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO LAMC 12.22-A.25(G)(3):

INCENTIVES

1. OFF-MENU INCENTIVE TO PERMIT A 12'-6" TO 18'-3" VARIABLE BUILDING SETBACK ALONG CARLTON WAY, IN LIEU OF 14.94' TO 14.99', AS OTHERWISE REQUIRED BY SNAP SECTION 7-E.
2. OFF-MENU INCENTIVE TO PERMIT ROOF LINES OF UP TO 169'-1" WITHOUT BREAKS, IN LIEU OF 40', AS OTHERWISE REQUIRED BY SNAP DEVELOPMENT STANDARDS SECTION IV-13.
3. OFF-MENU INCENTIVE FOR A 54.6% WEST SIDE YARD REDUCTION TO PERMIT 5', IN LIEU OF 11', AS OTHERWISE REQUIRED BY LAMC 12.11-C.2.

WAIVERS OF DEVELOPMENT STANDARDS

1. WAIVER OF DEVELOPMENT STANDARD FOR A 52'-0" HEIGHT INCREASE TO PERMIT A MAXIMUM BUILDING HEIGHT OF 97'-9", IN LIEU OF 45', AS REQUIRED BY ORDINANCE 165,668.
2. WAIVER OF DEVELOPMENT STANDARD FOR A 59'-6" HEIGHT INCREASE TO PERMIT A TRANSITIONAL BUILDING HEIGHT OF 97'-9", IN LIEU OF 38'-3", AS OTHERWISE REQUIRED BY SNAP SECTION 7-D.
3. WAIVER OF DEVELOPMENT STANDARD TO PERMIT FOUR LOTS WITH A TOTAL COMBINED AREA OF 37,688 SQUARE FEET TO BE TIED TOGETHER TO FORM A SINGLE BUILDING SITE IN LIEU TWO LOTS WITH A TOTAL COMBINED AREA OF 15,000 SQUARE FEET, AS OTHERWISE REQUIRED BY SNAP SECTION 7-A.
4. WAIVER OF DEVELOPMENT STANDARD FOR A 70% REAR YARD REDUCTION TO PERMIT 6', IN LIEU OF 20', AS OTHERWISE REQUIRED BY LAMC 12.11-C.3,
5. WAIVER OF DEVELOPMENT STANDARD FOR A 58.4% REDUCTION OF THE SPACE BETWEEN BUILDINGS WIDTH REQUIREMENT, TO PERMIT 9'-2" IN LIEU OF 22', AS OTHERWISE MANDATED BY LAMC 12.21-C.2(A).
6. WAIVER OF DEVELOPMENT STANDARD FOR A 72.8% PASSAGEWAY WIDTH REDUCTION, TO PERMIT 6' IN LIEU OF 22', AS OTHERWISE REQUIRED BY LAMC 12.21.C.2(B).
7. WAIVER OF DEVELOPMENT STANDARD TO PERMIT A 74.4% REDUCTION IN REQUIRED OPEN SPACE TO PERMIT 3,410 SQUARE FEET OF OPEN SPACE, IN LIEU OF 13,300 SQUARE FEET, AS OTHERWISE REQUIRED BY SNAP SECTION 7-F

RESIDENTIAL DENSITY:

PARCEL AREA (ALL):	37,688.3 SF	
DENSITY:	400 SF/DU	PER COMMUNITY PLAN
BASE UNITS:	95 DUs	ROUND UP FOR DB BASE
BONUS LEVEL:	46%	STATE BONUS PER HOLLYWOOD REDEV PLAN
TOTAL UNITS ALLOWED:	139 DUs	

TOTAL UNITS PROVIDED IS 139 DUS BROKEN DOWN AS SUCH:

EXISTING TO REMAIN (5416/5418 CARLTON WAY RESIDENTIAL BUILDING)

LEVEL	TOTAL DUs	STUDIOS	1-BR	2-BR
1&2	**8**	1	6	1

NEW RESIDENTIAL BUILDING

LEVEL	TOTAL DUs	STUDIOS	1-BR	2-BR
L8	**14**	6	7	1
L7	**15**	6	7	2
L6	**15**	6	7	2
L5	**14**	6	7	1
L4	**12**	6	5	1
L3	**23**	17	6	1
L2	**23**	17	6	0
L1	**15**	10	5	0
ALL	**131**	74	49	8

ALL BUILDINGS

LEVEL	TOTAL DUs	STUDIOS	1-BR	2-BR
ALL	**139**	75	55	9

AFFORDABLE UNITS:

14 VLI UNITS (15% VLI UNITS = 50% DENSITY BONUS)
3 LI UNITS

TOTAL: 17 AFFORDABLE UNITS
COUNT IS PENDING LAHD REPLACEMENT UNIT DETERMINATION

ALLOWABLE AREA:

LOT AREA:	37,688.3 SF
YARD AREA TOTAL (SEE ABOVE DIAGRAM) :	7,584.39 SF
BUILDABLE SITE AREA FOR MESURING BUILT AREA:	30,103.91 SF
FAR 6.0:1 PER [Q] R4-2	
ALLOWED LAMC FLOOR AREA:	180,623.46 SF
PROPOSED LAMC FLOOR AREA:	144,851 SF

YARDS (PER [Q] R4-2):

YARD	REQ'D	PROVIDED	NOTES
FRONT:	15'	12'-6"	(INCENTIVE)
SIDE:	11' [5' + 1' EA. STORY OVER 2ND (16' MAX)]	5'	(WAIVER)
REAR:	20' [15' + 1' EA. STORY OVER 3RD (20' MAX)]	6'	(WAIVER)

HEIGHT: ALLOWABLE: MAX. 45' [Q] CONDITION & SNAP TRANSITIONAL REQ'
PROPOSED: 97'-9" MAX. MEASURED PER LAMC

REQUIRED OPEN SPACE

OPEN SPACE

UNIT TYPE	COUNT	FACTOR	TOTAL REQ'D
REQUIRED (PER [Q] R4-2)			
<3 HABITABLE ROOMS	123	100 SF/DU	12,300 SF
=3 HABITABLE ROOMS	8	125 SF/DU	1,000 SF
>3 HABITABLE ROOMS	0	175 SF/DU	0 SF
TOTAL REQUIRED OPEN SPACE			**13,300 SF**
MIN. REQUIRED COMMON OPEN SPACE (50% OF TOTAL)			6,650 SF
MAX. INDOOR OPEN SPACE (25% OF TOTAL)			3,325 SF

PROVIDED OPEN SPACE:

INDOOR OPEN SPACE	1,270 SF
OUTDOOR OPEN SPACE	3,454 SF
PRIVATE OPEN SPACE	4,499 SF
TOTAL :	**9,223 SF**
COUNTED PROVIDED OPEN SPACE ABOVE GRADE 50% =	1,705 SF
COUNTD PROVIDED OPEN SPACE PER SNAP SECTION 7-F.1 REQ:	3,410 SF

ADDITIONAL OPEN SPACE PROVIDED:
PRIVATE OPEN SPACE (13 X 50SF) 650 SF

LANDACPE NOTES

- All EXTERIOR COMMON OPEN SPACES TO BE PLANTED MIN. 25% OF TOTAL COMMON AREA.

-LEVEL 1 OPEN SPACE:	1,705 SF TOTAL.	582.5 SF PLANTED.
-POOL DECK OPEN SPACE:	1,749 SF TOTAL.	270 SF PLANTED.
-TOTAL OUTDOOR OPEN SPACE:	3,454 SF	
-TOTAL QUALIFIYNG OPEN SPACE:	3,410 SF	852.5 SF PLANTED. (25% PROVIDED)

-TREE CALCULATIONS:

-(1) TREE REQUIRED FOR EVERY (4) UNITS. 131 UNITS PROPOSED - 33 TREES REQUIRED.

GROUND FLOOR SITE TREES PROVIDED: 31 TREES
2ND FLOOR ON SITE TREES PROVIDED: 4 TREES
TOTAL TREES PROPOSED ON SITE: 35 TREES

-TREES TO BE REMOVED: (2) STREET TREES TO BE REMOVED AND REPLACED AT A 2:1 RATIO
(3) ON SITE PROTECTED TREES TO BE REMOVED AND REPLACED AT A 4:1 RATIO
(12) ON SITE NON-PROTECTED TREES TO BE REMOVED AND REPLACED AT A 1:1 RATIO

-TREES TO REMAIN: (1) STREET TREE TO REMAIN

-REPLACEMENT TREES REQ.: (2) REPLACEMENT STREET TREES PER PLAN (100% PROVIDED)
(12) REPLACEMENT PROTECTED TREES (100% PROVIDED)

(12) REPLACEMENT ON-PROPERTY TREES (100% PROVIDED)

-ONE 24-INCH BOX TREE SHALL BE PLANTED IN THE PUBLIC ROW ON CENTER, OR IN A PATTERN SATISFACTORY TO BSS, FOR EVERY 20' STREET FRONTAGE:

200 LF OF STREET FRONTAGE = 10 TREES REQUIRED

1 (E) STREET TREE IN CURRENT PUBLIC ROW TO REMAIN
9 ADDITIONAL 24" BOX STREET TREES PROPOSED
= **10 TREES TOTAL PROVIDED IN PUBLIC ROW**

-STREET TREE PLACEMENT AND APPROVAL TO BE FINALIZED BY BUREAU OF STREET SERVICES AND URBAN FORESTRY

- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.

- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS, WHEN PLANTING AS A HEDGE OR SCREEN.

- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.

- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER. MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.

- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.



PLOT PLAN

SCALE: 3/32" = 1'-0" — 1

DEVELOPMENT INFORMATION

AUTO PARKING REQUIRED PER VERMONT/WESTERN SNAP SECTION 7C:

UNITS	QUANTITY	MIN. RATIOS	MIN. REQUIRED
S (2 HABIT. RM.)	74	1.0 STALL X UNITS	74 STALLS
1BR (3 HABIT. RM.)	49	1.5 STALL X UNITS	74 STALLS
2BR (4 HABIT. RM.)	8	1.5 STALL X UNITS	12 STALLS
GUESS	131	0.25 STALL X UNITS	33 STALLS
TOTAL REQUIRED			**193 STALLS**

UNITS	QUANTITY	MAX. RATIOS	MAX. ALLOWED
S (2 HABIT. RM.)	74	1.0 STALL X UNITS	74 STALLS
1BR (3 HABIT. RM.)	49	1.5 STALL X UNITS	74 STALLS
2BR (4 HABIT. RM.)	8	2.0 STALL X UNITS	16 STALLS
GUESS	131	0.25 STALL X UNITS	33 STALLS
TOTAL ALLOWED			**197 STALLS**

AUTO PARKING PROVIDED: **REQUIRED:** **0 STALLS** (PER AB-2097)
PROPOSED: **148 TOTAL STALLS**

EV PER LAMC
EV SUPPLY EQUIPMENT (EVSE) (30%) 45 STALLS
EV CHARGING STATIONS (EVCS) (10%) 15 STALLS (1 ADA VAN STALL , AND 1 ADA STANDARD STALL INCLUDED) (NO AMBULATORY STALL)

ACCESSIBLE PARKING
UNASSIGNED ACCESSIBLE (5%) 8 STALLS

PARKING STALLS SUMMARY

Stall Type	Count
Accessible - 9'-0" x 18'-0"	7
Accessible Van - 12'-0" x 18'-0"	1
Compact - 7'-6" x 15'	7
Compact - 8'-0" x 18'-0"	14
Compact - 8'-6" x 15'	29
Compact - 8'-6" x 18'-0"	4
Standard - 8'-6" x 18'-0"	74
Standard - 9'-0" x 18'-0"	8
Standard - 9'-4" x 18'-0"	4
TOTAL: 148	

LONG TERM BICYCLE PARKING: REQUIRED: 0.5/UNIT 65 SPACES PER SNAP SEC. 7.G.2
PROPOSED: 0.5/UNIT 70 SPACES

SHORT TERM BICYCLE REQUIRED : 2 SPACES
PROPOSED: 2 SPACES

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7	05/29/24	ENTITLEMENT UPDATES
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

PLOT PLAN

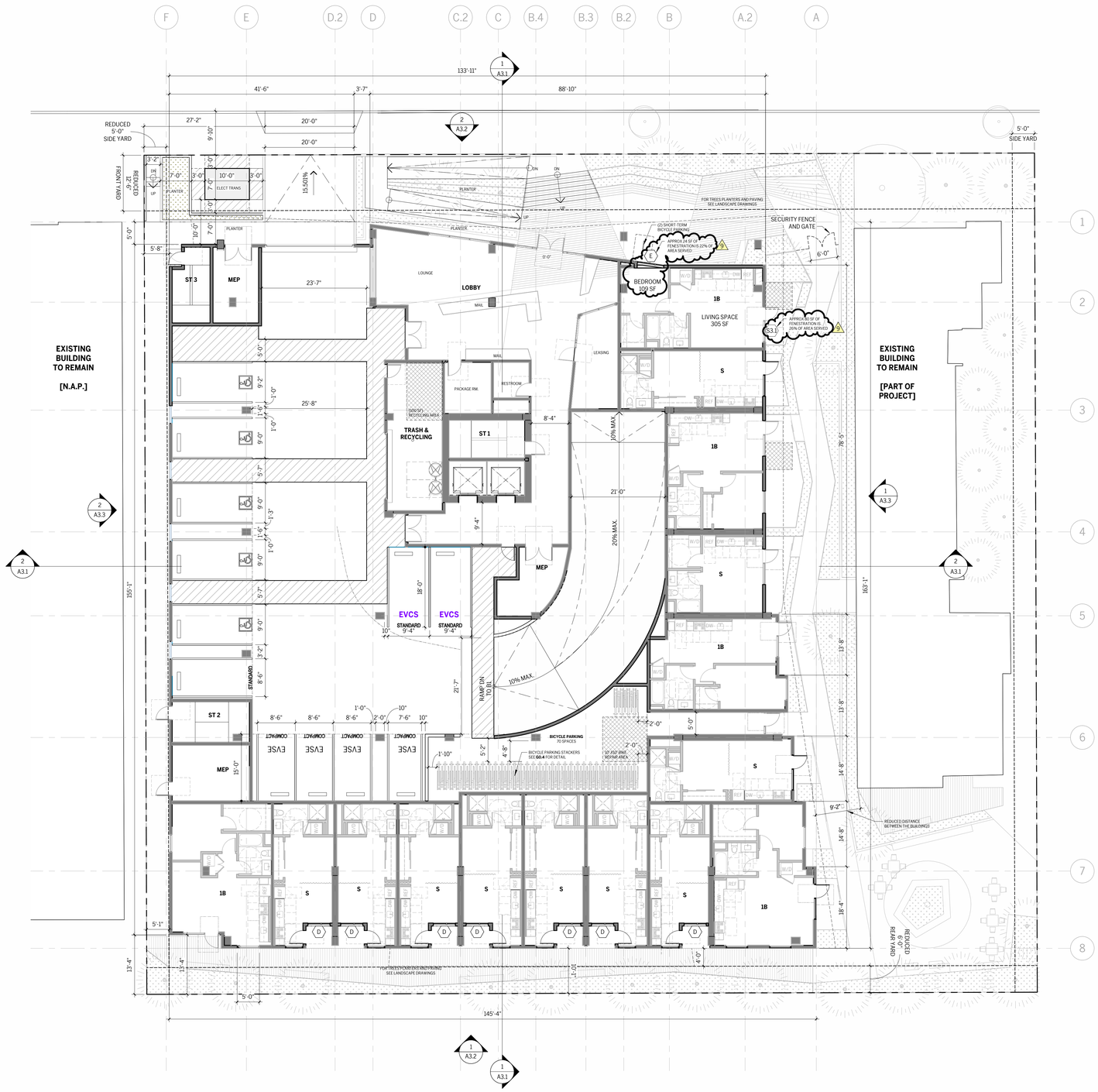
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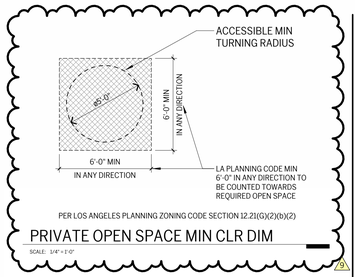


LEVEL 01 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

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REF: A3.1



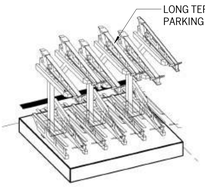
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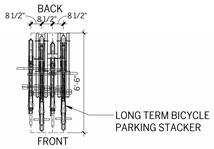
PRIVATE OPEN SPACE MIN CLR DIM

SCALE: 1/4" = 1'-0"

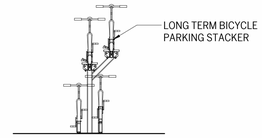
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LONG TERM BICYCLE PARKING STACKER DETAIL

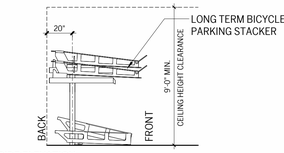




TYP. PLAN

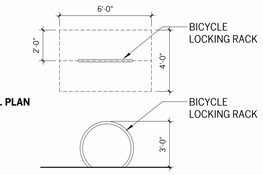


TYP. FRONT ELEVATION



TYP. SIDE ELEVATION

SHORT TERM BICYCLE PARKING DETAIL



TYP. PLAN

TYP. ELEVATION

BICYCLE PARKING DETAILS

SCALE: 1/4" = 1'-0"

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5
- WHEN A NEW DEVELOPMENT PROJECT PROVIDES A TRASH CHUTE OR AN EXISTING DEVELOPMENT PROJECT ADDS A TRASH CHUTE, A RECYCLING CHUTE SHALL ALSO BE PROVIDED IN BOTH CASES. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY. LAMC 12.21.A19(C)

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9	10/11/24	SNAP & PZA CORRECTIONS 6
7	05/29/24	ENTITLEMENT UPDATES
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4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 1

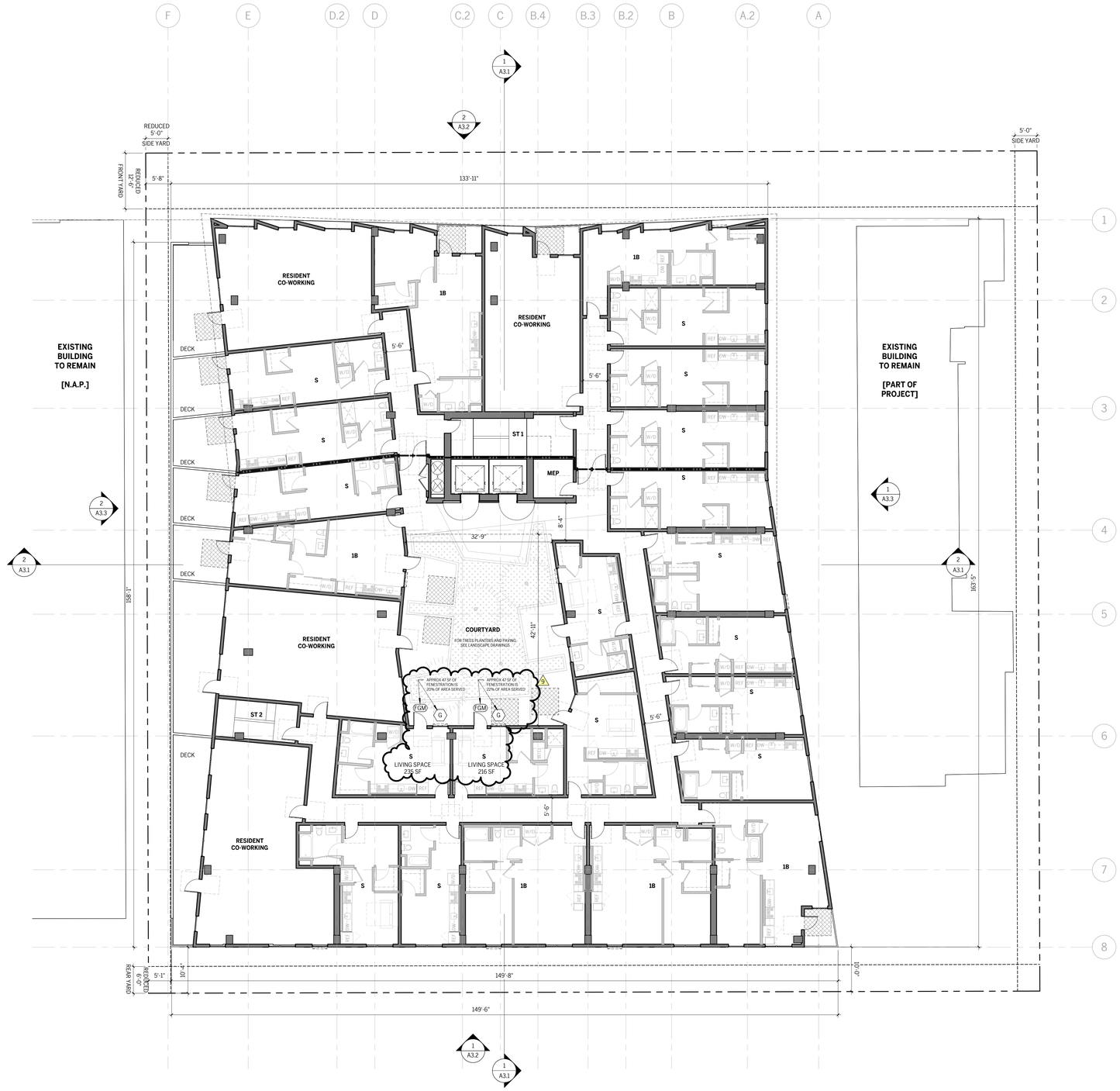
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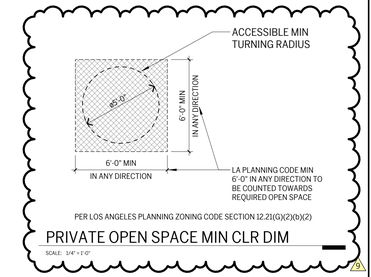


LEVEL 02 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

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REF: A3.1



PER LOS ANGELES PLANNING ZONING CODE SECTION 12.21(G)(2)(b)(2)

PRIVATE OPEN SPACE MIN CLR DIM

SCALE: 1/4" = 1'-0"

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3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 2

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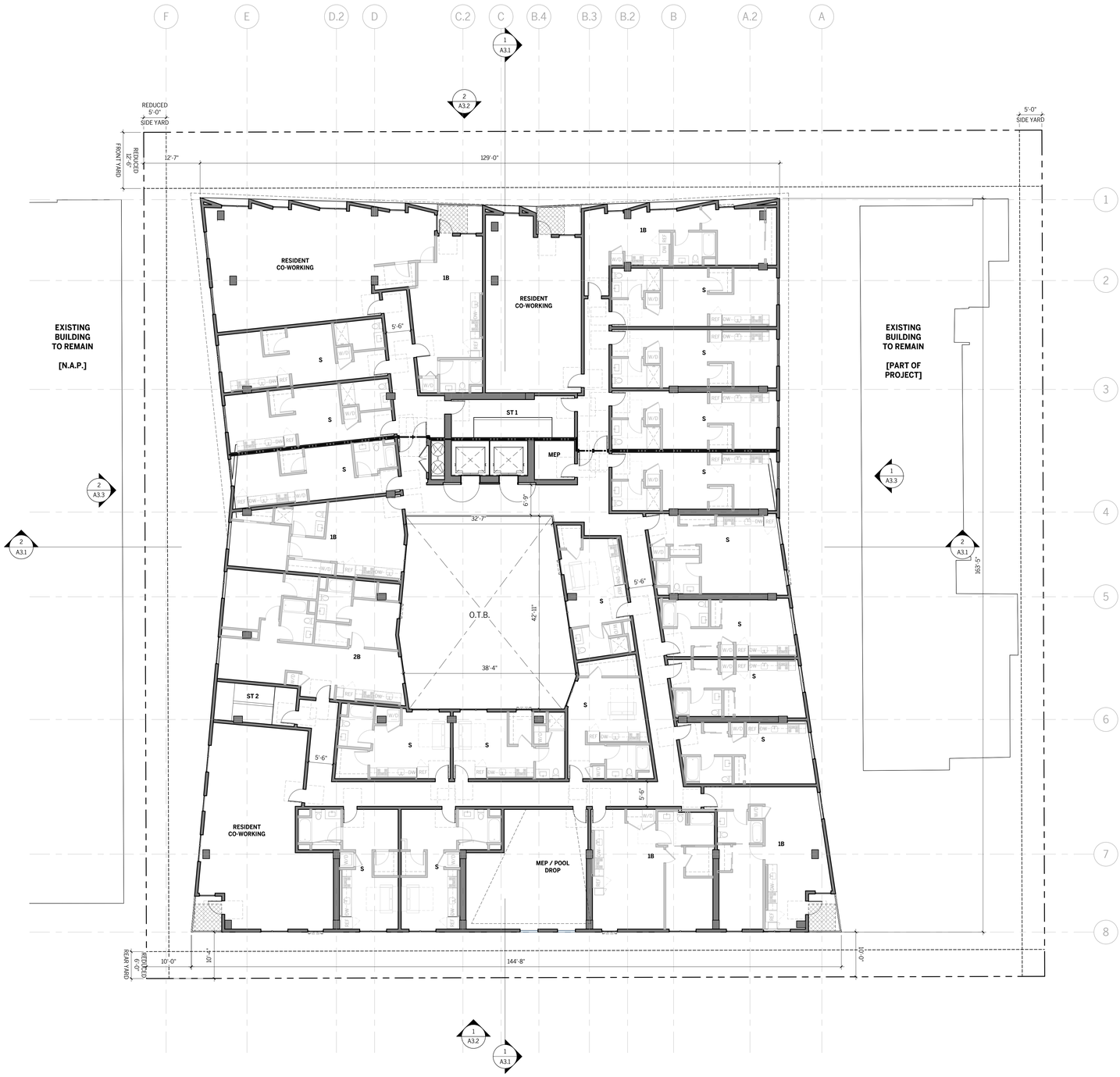
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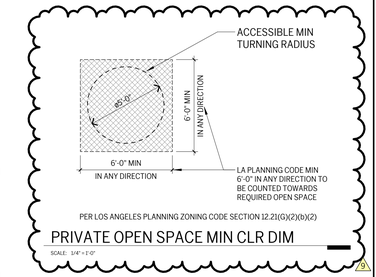
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LEVEL 03 - FLOOR PLAN 1

SCALE: 3/32" = 1'-0" REF: A3.1

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3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 3

PROJECT #:	23049.000
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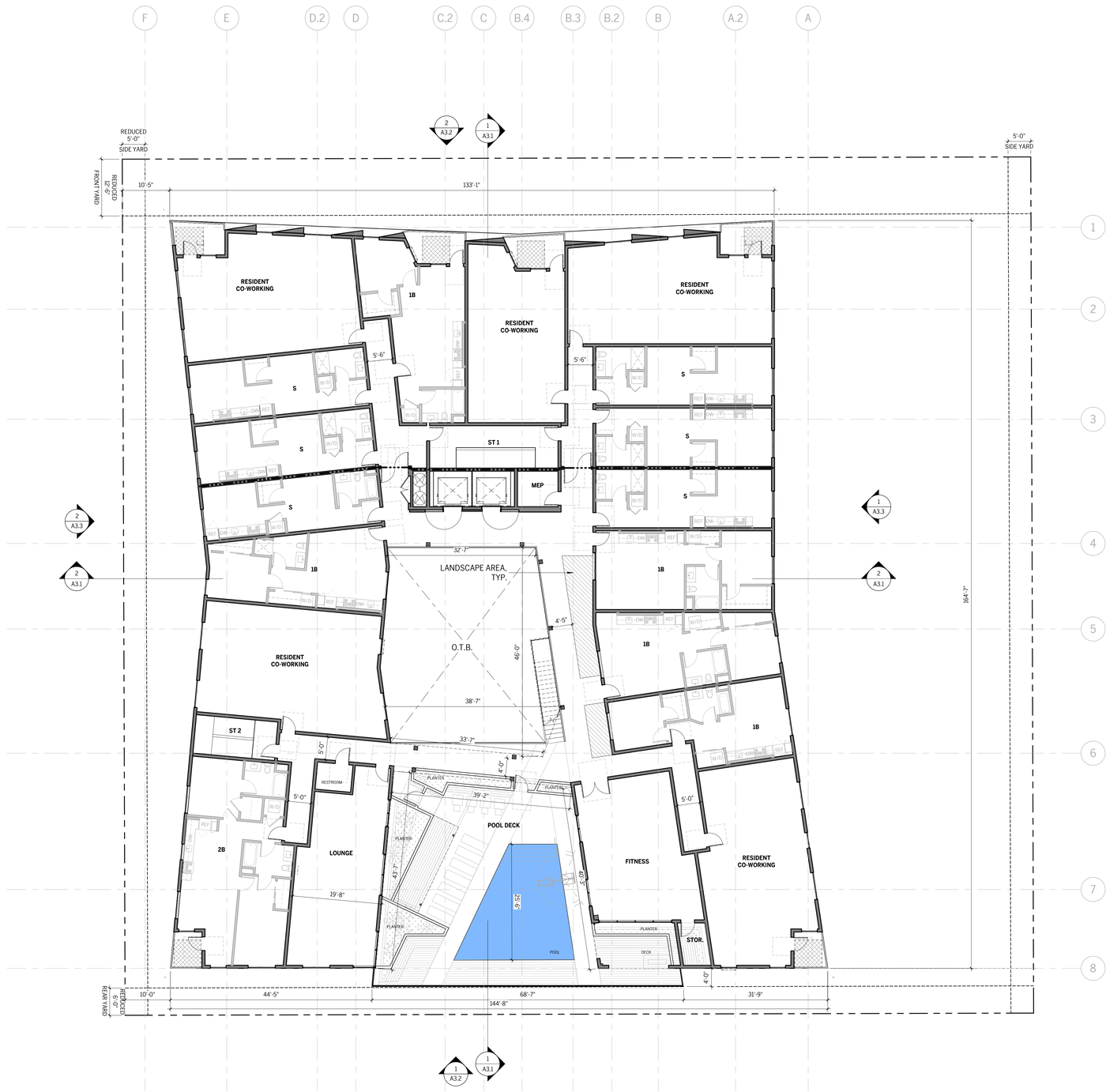
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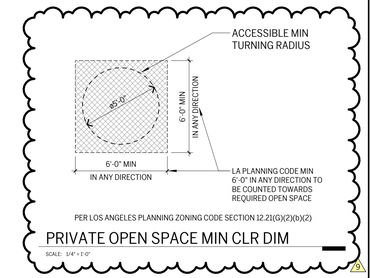


LEVEL 04 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

REF: A3.1



PER LOS ANGELES PLANNING ZONING CODE SECTION 12.21(G)(2)(b)(2)

PRIVATE OPEN SPACE MIN CLR DIM

SCALE: 1/4" = 1'-0"

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3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 4

PROJECT #:	23049.000
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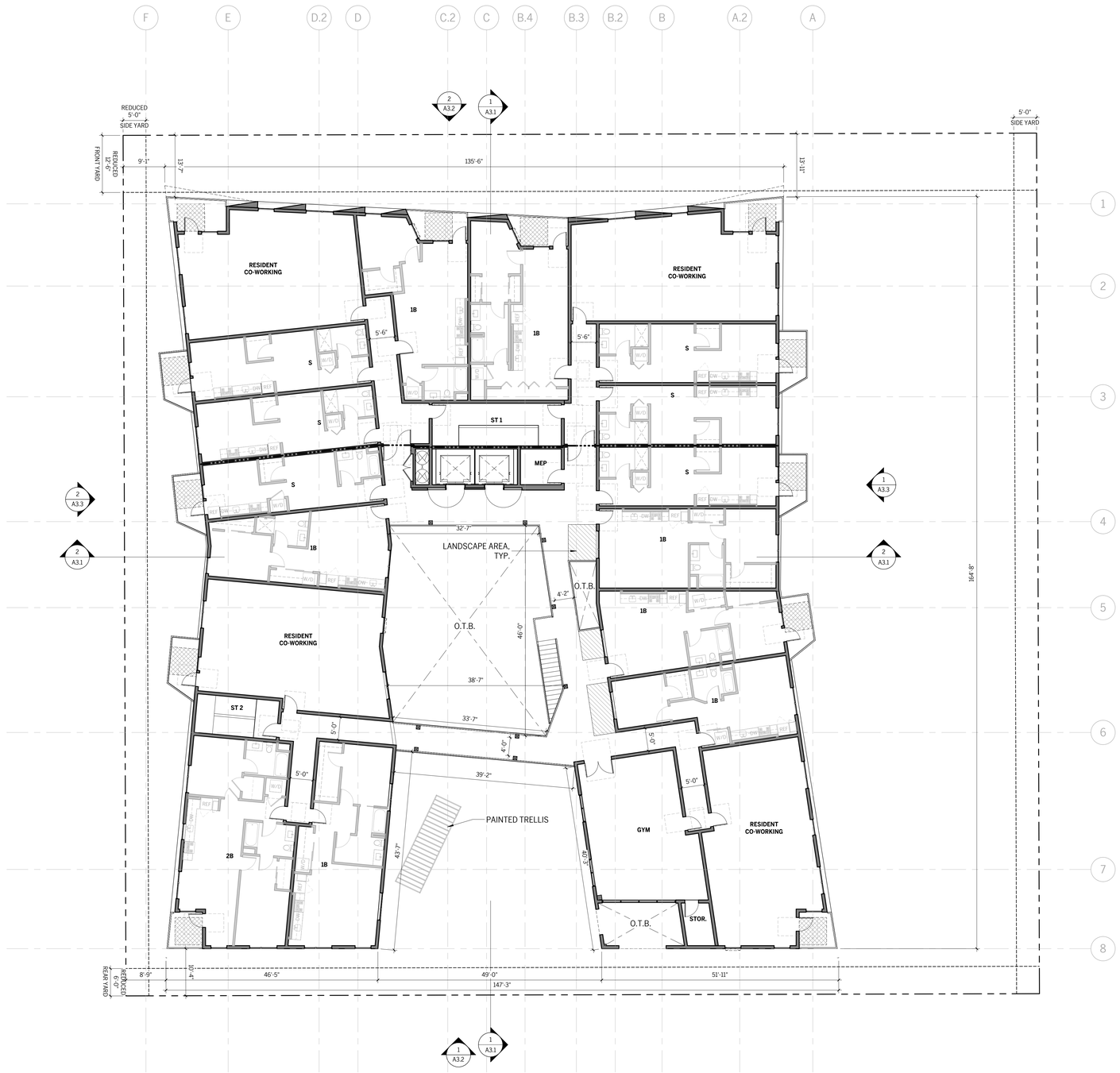
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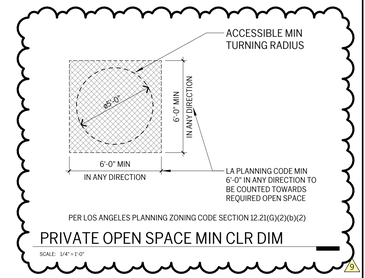
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LEVEL 05 - FLOOR PLAN 1

SCALE: 1/32" = 1'-0" REF: A3.1



PER LOS ANGELES PLANNING ZONING CODE SECTION 12.21(G)(2)(b)(2)

PRIVATE OPEN SPACE MIN CLR DIM

SCALE: 1/4" = 1'-0" 7b

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6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 5

PROJECT #:	23049.000
DATE:	04.05.2024
DRAWN BY:	LC
CHECKED BY:	AA

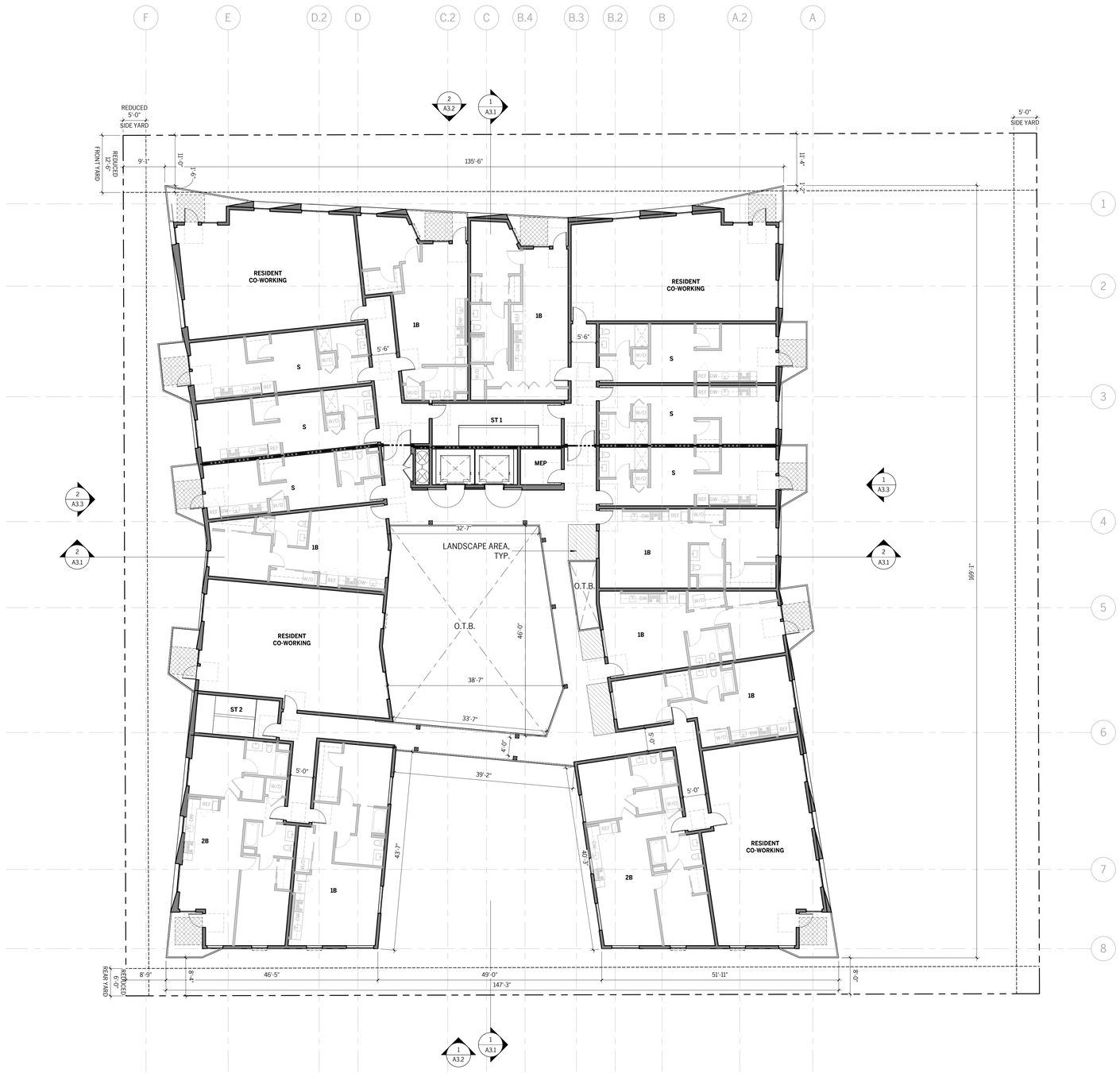
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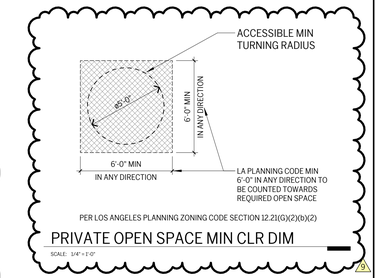
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A2.5

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PER LOS ANGELES PLANNING ZONING CODE SECTION 12.21(G)(2)(b)(2)

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SCALE: 1/4" = 1'-0"

LEVEL 06 - FLOOR PLAN 1

SCALE: 3/32" = 1'-0" REF: A3.1

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5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 6

PROJECT #: 23049.000
DATE: 04.05.2024
DRAWN BY: LC
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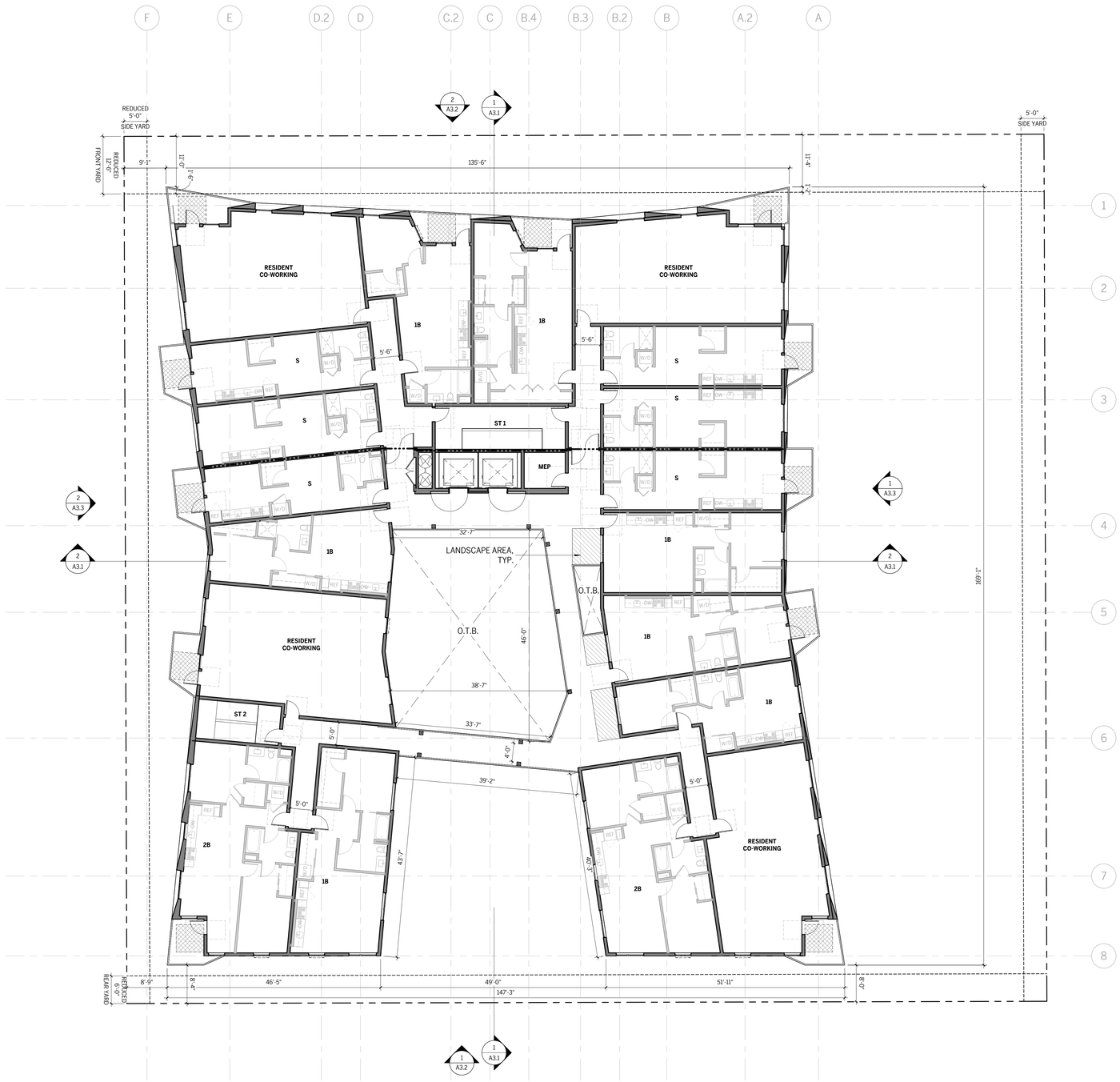
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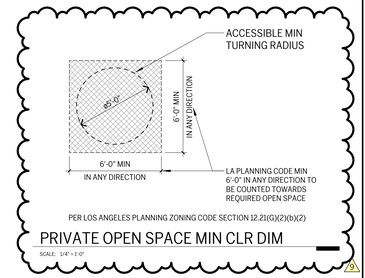
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PRIVATE OPEN SPACE MIN CLR DIM

SCALE: 1/4" = 1'-0"

LEVEL 07 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

REF: A3.1

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5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 7

PROJECT #:	23049.000
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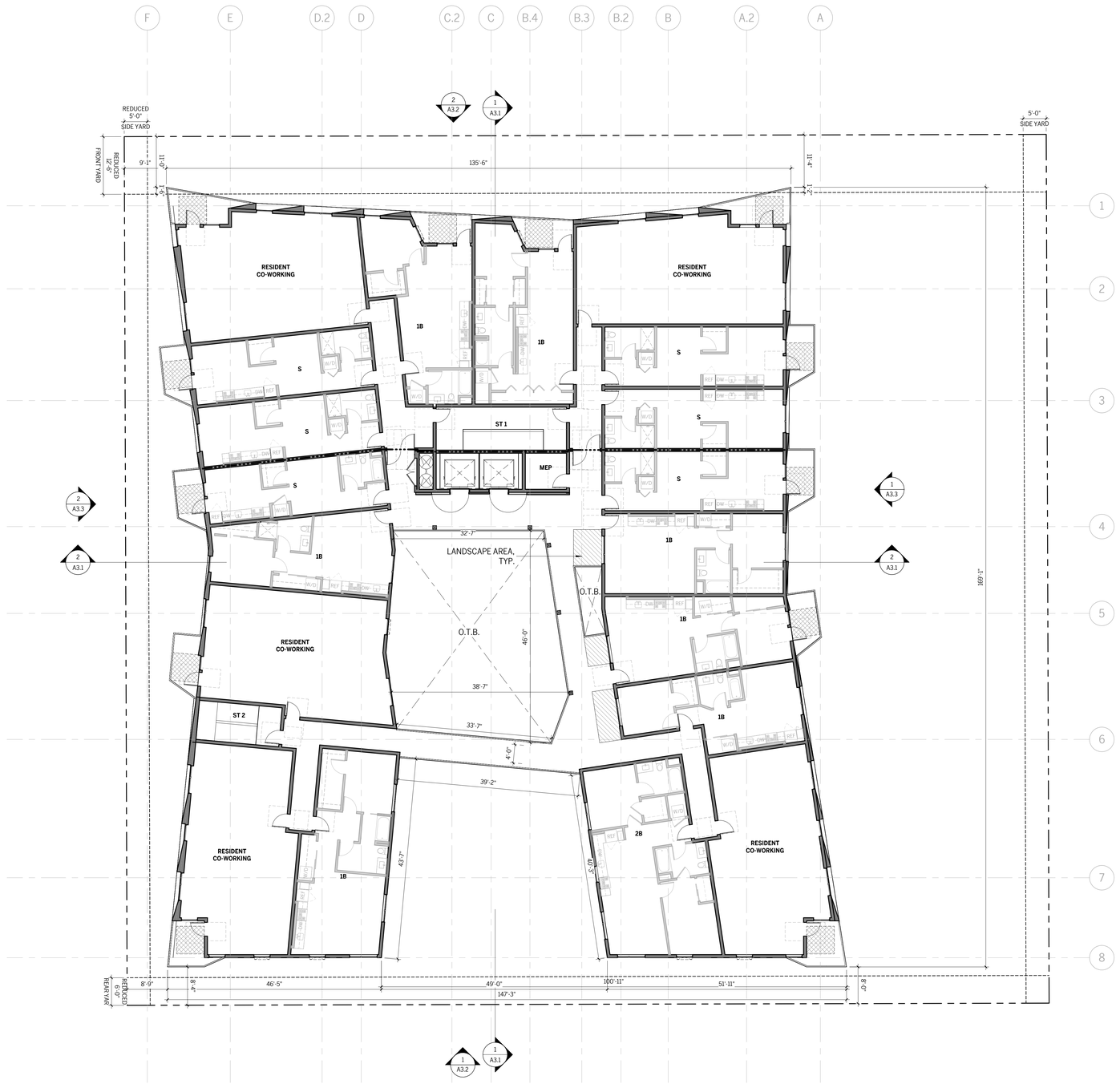
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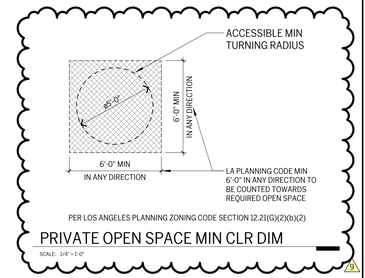
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PRIVATE OPEN SPACE MIN CLR DIM

SCALE: 1/4" = 1'-0"

LEVEL 08 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

REF: A3.1

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5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL 8

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CHECKED BY:	AA

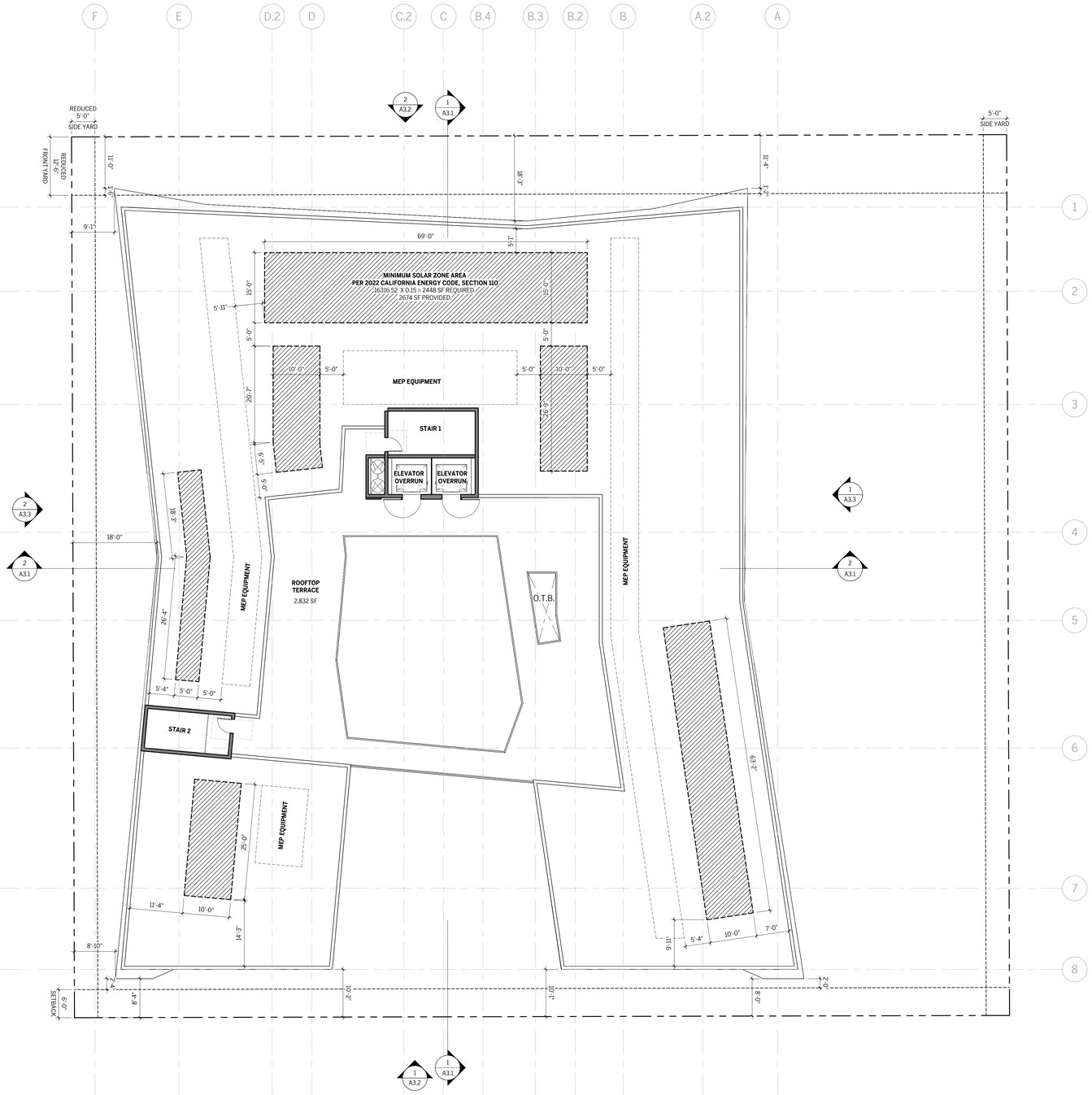
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LEVEL ROOF - FLOOR PLAN 1

SCALE: 3/32" = 1'-0"

REF: A3.1

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7	05/29/24	ENTITLEMENT UPDATES
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
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1	5/8/23	SB330 SUBMITTAL

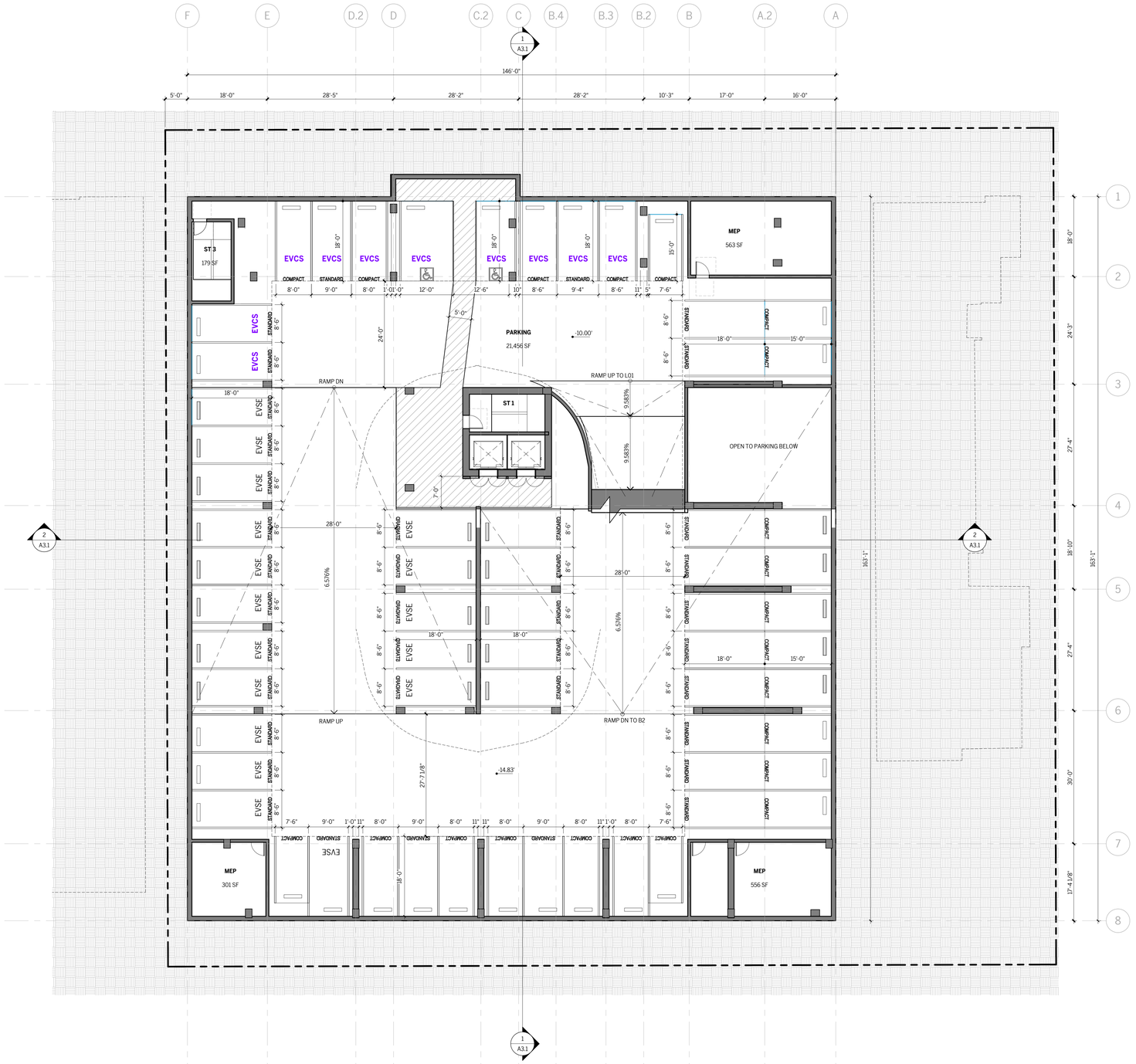
FLOOR PLAN - LEVEL ROOF

PROJECT #: 23049.000
DATE: 04.05.2024
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CHECKED BY: AA

ENTITLEMENT SET SUBMITTAL

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A2.9



LEVEL B1 - FLOOR PLAN 1

SCALE: 3/32" = 1'-0" REF: A3.1

NOTES:
DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5

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3	11/03/23	PZA CORRECTIONS 1
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FLOOR PLAN - LEVEL B1

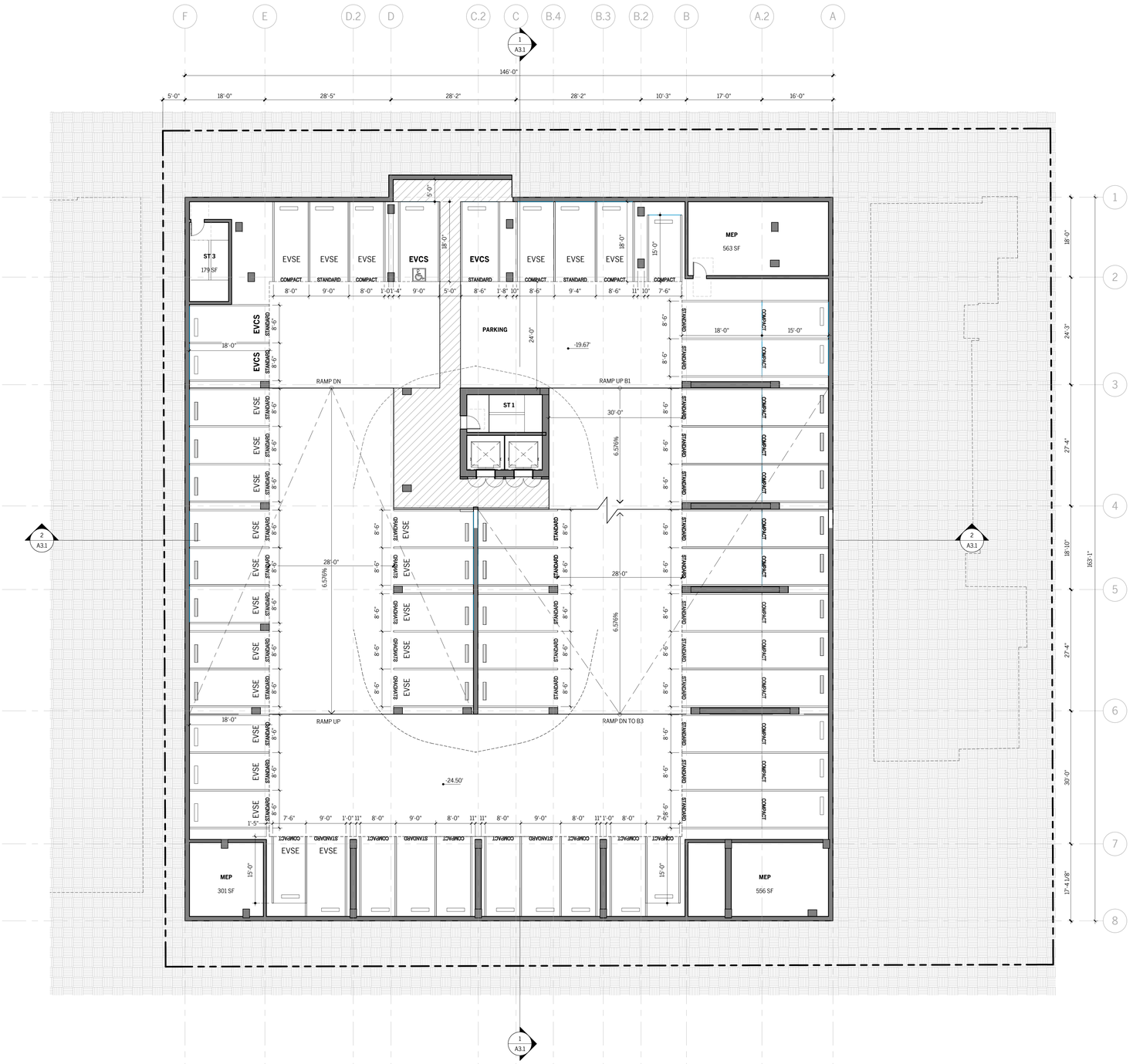
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LEVEL B2 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

REF: A3.1

NOTES:
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3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL B2

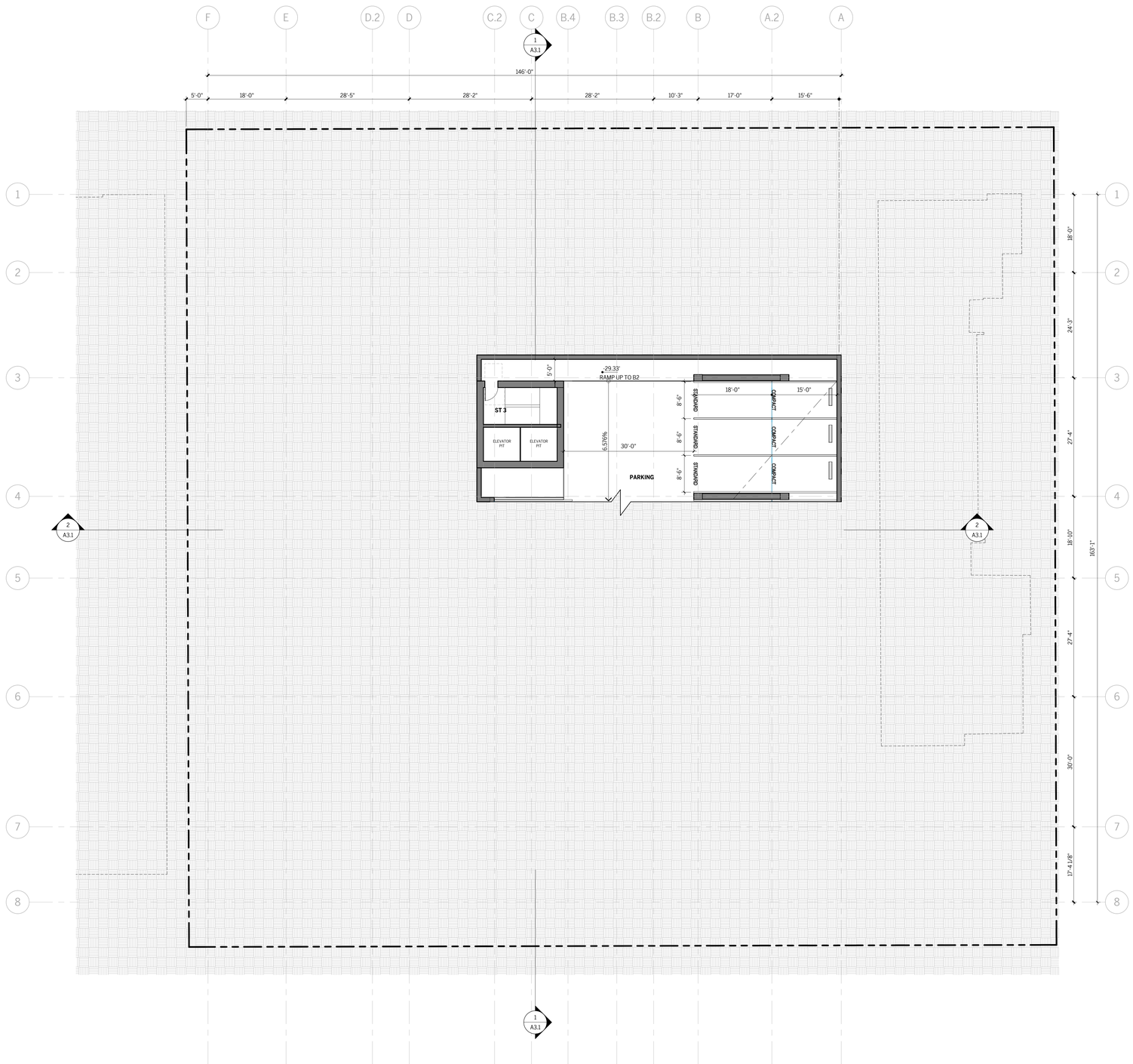
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LEVEL B3 - FLOOR PLAN 1

SCALE: 1/32" = 1'-0" REF: A3.1

NOTES:
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4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

FLOOR PLAN - LEVEL B3

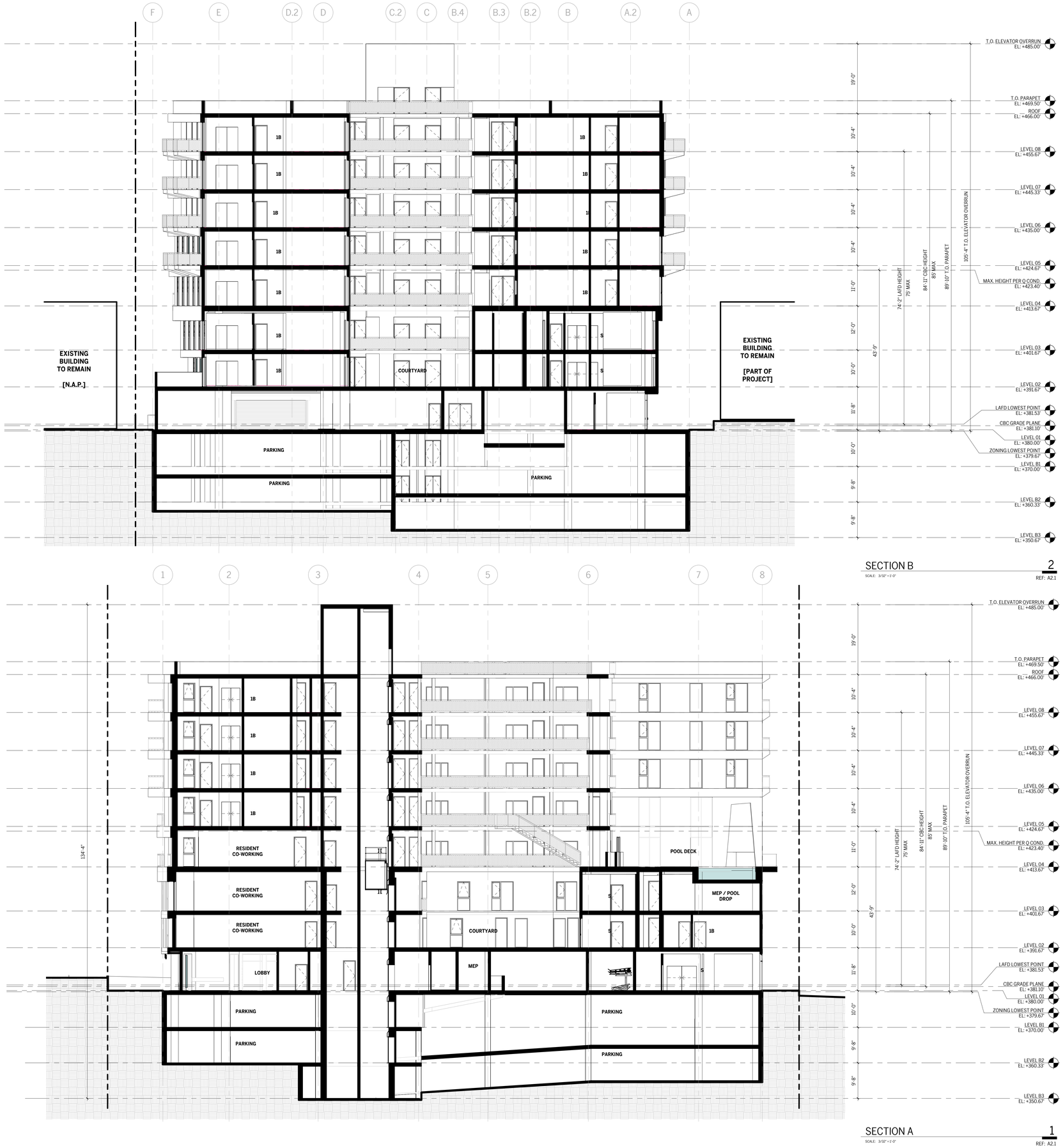
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SECTION B

SCALE: 3/32" = 1'-0"

2

REF: A2.1

SECTION A

SCALE: 3/32" = 1'-0"

1

REF: A2.1

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SECTIONS

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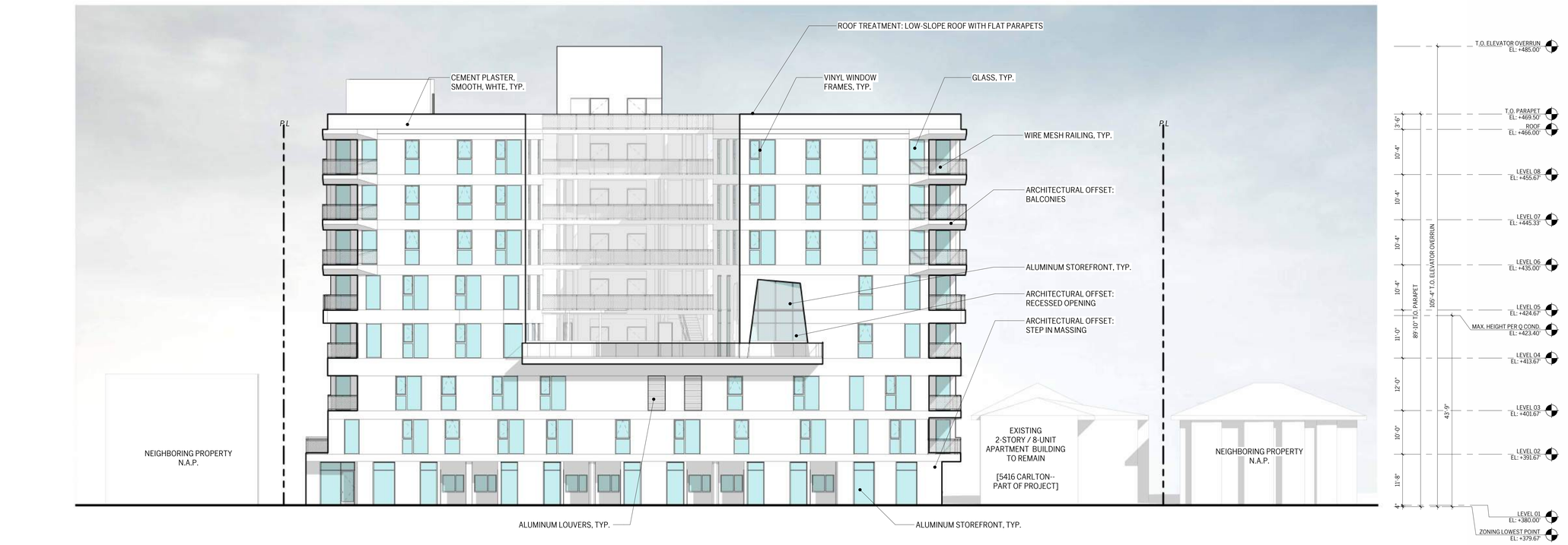
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NORTH ELEVATION 2
SCALE: 3/32" = 1'-0" REF: A2.1



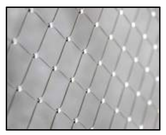
SOUTH ELEVATION 1
SCALE: 3/32" = 1'-0" REF: A2.1

ELEVATIONS MATERIALS, ELEMENTS, TEXTURES AND COLORS

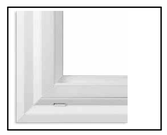
ROLL-UP ALUMINUM GRILLE



WIRE MESH RAILING



WINDOW VYNIL FRAMES



ALUMINUM STOREFRONT



PAINTED CEMENT PLASTER

COLOR / FINISH

WHITE

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1	5/8/23	SB330 SUBMITTAL

EXTERIOR ELEVATIONS

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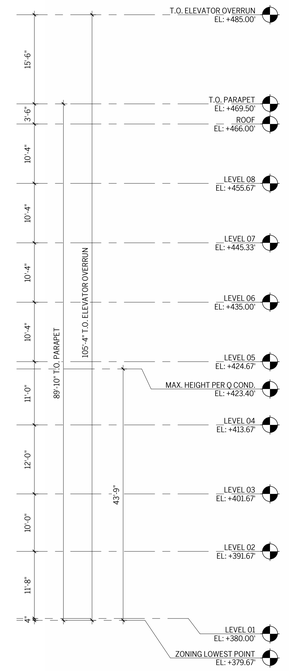
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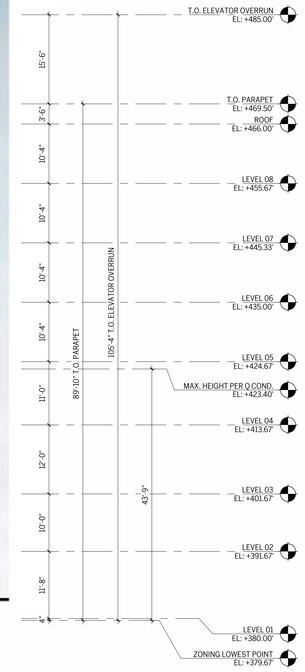
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WEST ELEVATION 2
SCALE: 3/32" = 1'-0" REF: A2.1





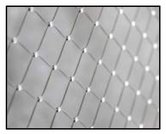
EAST ELEVATION 1
SCALE: 3/32" = 1'-0" REF: A2.1

ELEVATIONS MATERIALS, ELEMENTS, TEXTURES AND COLORS

ROLL-UP ALUMINUM GRILLE



WIRE MESH RAILING



WINDOW VYNIL FRAMES



ALUMINUM STOREFRONT



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COLOR / FINISH

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3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

EXTERIOR ELEVATIONS

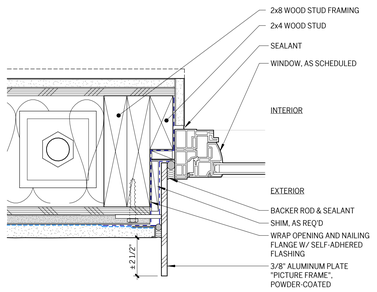
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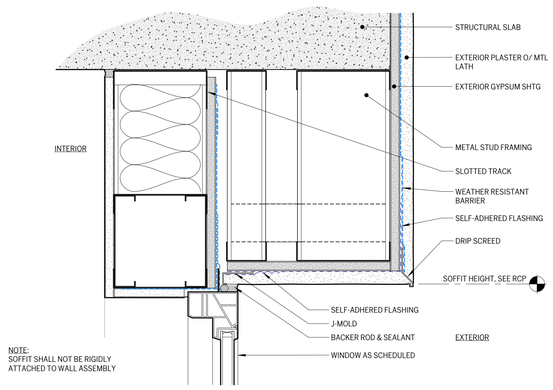


NOTE:

SEE FOR ADDITIONAL INFORMATION

WINDOW JAMB @ PICTURE FRAME 6

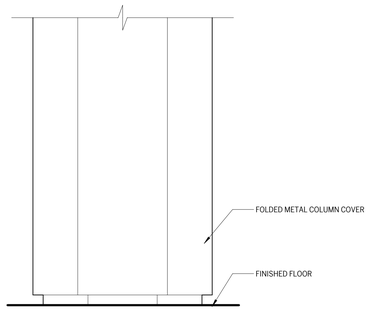
SCALE: 3" = 1'-0"



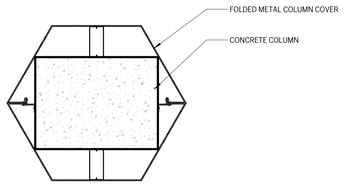
NOTE:
SOFFIT SHALL NOT BE RIGIDLY ATTACHED TO WALL ASSEMBLY

RECESSED WINDOW HEAD, DEEP 5

SCALE: 3" = 1'-0"



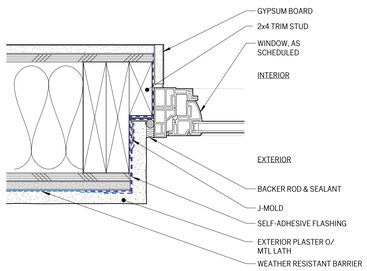
ELEVATION @ COLUMN BASE



PLAN

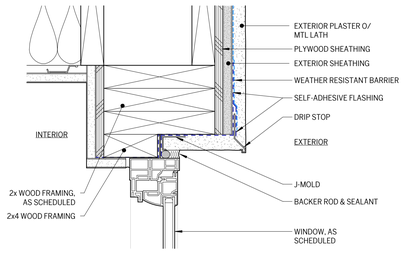
COLUMN COVER 4

SCALE: 1" = 1'-0"



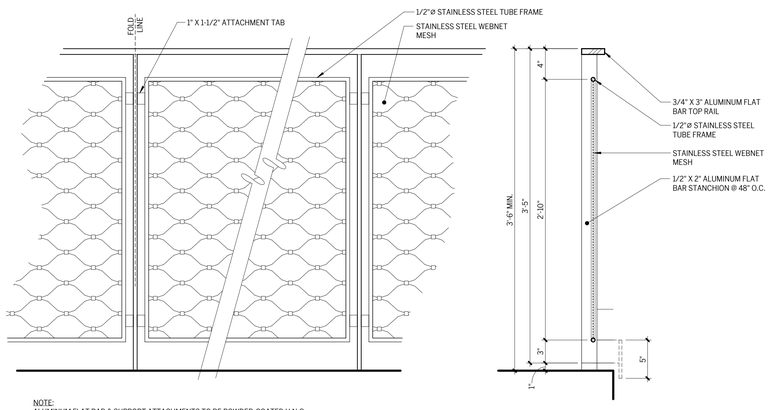
RECESSED WINDOW JAMB 3

SCALE: 3" = 1'-0"



RECESSED WINDOW HEAD 2

SCALE: 3" = 1'-0"



NOTE:
ALUMINUM FLAT BAR & SUPPORT ATTACHMENTS TO BE POWDER-COATED U.N.O.

MESH GUARDRAIL @ BALCONY 1

SCALE: 1 1/2" = 1'-0"

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REV	DATE	ISSUE
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

EXTERIOR DETAILS

PROJECT #: 23049.000
DATE: 04.05.2024
DRAWN BY: AB
CHECKED BY: --

ENTITLEMENT SET SUBMITTAL

LADBS APPROVAL STAMP

A4.1

DOOR SCHEDULE - EXTERIOR

LOCATION		DOOR											FRAME				DETAILS				
				SIZE			HARDWARE														
ROOM NAME	DOOR NO.	TYPE	PAIR	WIDTH	HEIGHT	THICKNESS	GROUP	PANIC	CARD READER	GLAZING	MAT	FINISH	MAT	FINISH	FIRE RATING	STC RATING	HEAD	JAMB	SILL	SIGNAGE	REMARKS
LEVEL 01																					
LOBBY	X100	FGN	●	5'-10 3/4"	9'-9 3/4"																
MEP	X116	F		3'-0"	7'-0"	1 3/4"															
MEP	X118	F	●	6'-0"	7'-0"	1 3/4"															
LOBBY	X119A	OC		20'-0"	8'-0"	1"															
LOBBY	X119B	FGM		2'-11 3/8"	7'-11 3/8"																
ST 2	XST2	F		3'-0"	7'-0"	1 3/4"															
ST 3	XST3	F		3'-0"	7'-0"	1 3/4"															
LEVEL 02																					
COURTYARD	X205A	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X205B	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X206	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X220	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X222	FGM		3'-0"	8'-0"	1 3/4"															
LEVEL 03																					
RESIDENT CO-WORKING	X306	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X321	FGM		3'-0"	8'-0"	1 3/4"															
LEVEL 04																					
RESIDENT CO-WORKING	X408	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X410	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X411	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X418	FGM		3'-0"	8'-0"	1 3/4"															
FITNESS	X419	FGM	●	6'-0"	7'-0"	1 3/4"															
LEVEL 05																					
RESIDENT CO-WORKING	X503	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X508	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X511	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X518	FGM		3'-0"	8'-0"	1 3/4"															
GYM	X519	FGM	●	6'-0"	7'-0"	1 3/4"															
LEVEL 06																					
RESIDENT CO-WORKING	X603	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X608	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X611	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X618	FGM		3'-0"	8'-0"	1 3/4"															
LEVEL 07																					
RESIDENT CO-WORKING	1462	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	1468	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	1473	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	1474	FGM		3'-0"	8'-0"	1 3/4"															
LEVEL 08																					
RESIDENT CO-WORKING	1496	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	1502	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	1507	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	1508	FGM		3'-0"	8'-0"	1 3/4"															
RESIDENT CO-WORKING	X802	FGM		3'-0"	8'-0"	1 3/4"															
ROOF																					
ROOFTOP TERRACE	215	F		4'-0"	7'-0"	1 3/4"															
ROOFTOP TERRACE	236	F		4'-0"	7'-0"	1 3/4"															

DOOR SCHEDULE - UNITS

	DOOR						DOOR			FRAME				DETAILS					
			SIZE			APPROX GLAZING SF													
TYPE	TYPE	PAIR	WIDTH	HEIGHT	THICKNESS		GLAZING	MAT'L	FINISH	MAT'L	FINISH	FIRE RATING	STC RATING	HEAD	JAMB	SILL	HARDWARE	SIGNAGE	REMARKS
UNITS - DOUBLE - 72 x 85	F	●	6'-0"	7'-0"	1 3/4"														
UNITS BALCONY FGM - 36 x 96	FGM		3'-0"	8'-0"	1 3/4"	23.5 SF													
UNITS BATHROOM - 36 x 84	F		3'-0"	7'-0"	1 3/4"														
UNITS BEDROOM - 36 x 85	F		3'-0"	7'-0"	1 3/4"														
UNITS CLOSET SLIDING - 60 x 80	XX	●	5'-0"	6'-8"	1 3/4"														
UNITS CLOSET SLIDING - 72 x 80	XX	●	6'-0"	6'-8"	1 3/4"														
UNITS CLOSET SLIDING - 96 x 80	XX	●	8'-0"	6'-8"	1 3/4"														
UNITS DOUBLE - 48 x 84	F	●	4'-0"	7'-0"	1 3/4"														
UNITS ENTRY - 36 x 84	F		3'-0"	8'-0"	1 3/4"														
UNITS LAUNDRY - 36 x 84	F		3'-0"	7'-0"	1 3/4"														
UNITS LAUNDRY BIFOLD - 36 x 80	BF		3'-0"	6'-8"	1 3/8"														
UNITS LAUNDRY SMALL - 31 x 84	F		2'-7"	7'-0"	1 3/4"														
UNITS POCKET - 36 x 80	P		3'-0"	6'-8"	1 3/8"														
UNITS WIC - 36 x 84	F		3'-0"	7'-0"	1 3/4"														

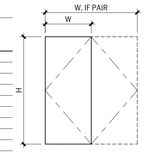
SHEET NOTES

1. FOR GLASS TYPES AT STOREFRONT SYSTEMS, SEE STOREFRONT SCHEDULE.
2. FOR DOOR HARDWARE INFORMATION, SEE SPECIFICATION SECTION 087100.
3. ALL CORRIDOR DOORS SHALL HAVE SMOKE GASKET SEAL PER CBC 716.5.3 AND ALSO MEET ALL OTHER REQUIREMENTS OF THAT SECTION.
4. ALL RATED DOORS ARE TO BE POSITIVE LATCHING AND SELF-CLOSING.
5. ALL 20 MINUTE RATED ASSEMBLIES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL SO INSTALLED TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP **(CBC SECTION 716.5.3.1)**.
6. FIRE-RATED DOOR FRAMES SHALL BE INSTALLED STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS. MANUFACTURER'S PRINTED INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
7. ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
8. ALL FIRE-RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS, SHALL COMPLY WITH THE PROVISIONS OF 716 CBC.
9. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS **(CBC 11B-404.2.9)**.
10. ALL FIRE RATED DOORS TO BE AUTOMATIC AND SELF CLOSING.

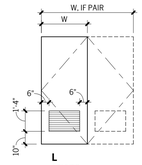
ABBREVIATIONS

ADO	AUTOMATIC DOOR OPERATOR
ADB	AUTOMATIC DOOR BOTTOMS
AG	ACOUSTICAL GASKET
AL	ALUMINUM
AL/GL	GLAZED ALUMINUM ENTRANCE DOOR
CR	CARD READER
CLR	CLEAR SEALED
DA	DOOR ALARM
DE	DOUBLE EGRESS
EXT	EXTERIOR
FF	FACTORY FINISH
GL	GLASS
HC	HOLLOW CORE WOOD DOOR
HM	HOLLOW METAL
HMI	HOLLOW METAL INSULATED
HO	HOLD OPEN
HO	INTEGRATED HOLD OPEN
KB	KNOX BOX
KP	KEYPAD AT ACCESSIBLE REACH RANGES
PAO	POWER ASSIST OPERATOR
PH	PANIC HARDWARE
PT-x	PAINTED (REFER TO FINISH SCHEDULE)
SC	SOLID CORE WOOD DOOR
SS	SOUND SEAL
SST	STAINLESS STEEL
STL	STEEL
ST	STAIN
T	TEMPERED
U/C	UNDER CUT
WD	PAINT GRADE WOOD
WD-x	WOOD VENEER (REFER TO SCHEDULE)

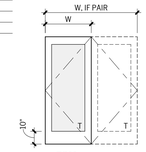
DOOR ELEVATIONS



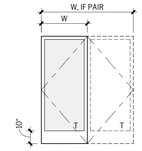
F
FLUSH



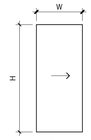
L
LOUVER



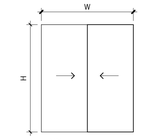
FGM
FULL GLASS, MEDIUM STILE



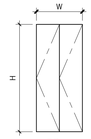
FGN
FULL GLASS, NARROW STILE



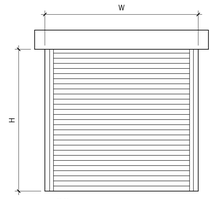
P
POCKET SINGLE



XX
2-PANEL FLUSH BYPASS SLIDER



BF
BI-FOLD



OC
OVERHEAD COILING

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REV	DATE	ISSUE
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5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
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1	5/8/23	SB330 SUBMITTAL

DOOR SCHEDULES & ELEVATIONS

PROJECT #: 23049.000
DATE: 04.05.2024
DRAWN BY: CR/AB
CHECKED BY: Checker

ENTITLEMENT SET SUBMITTAL

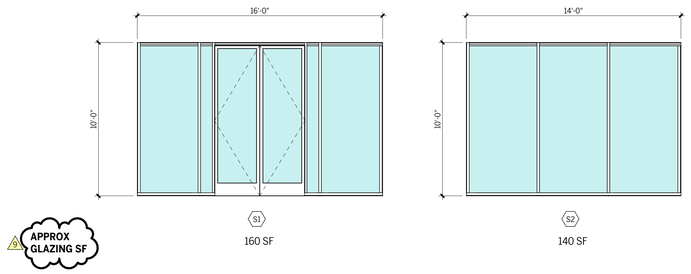
A6.1

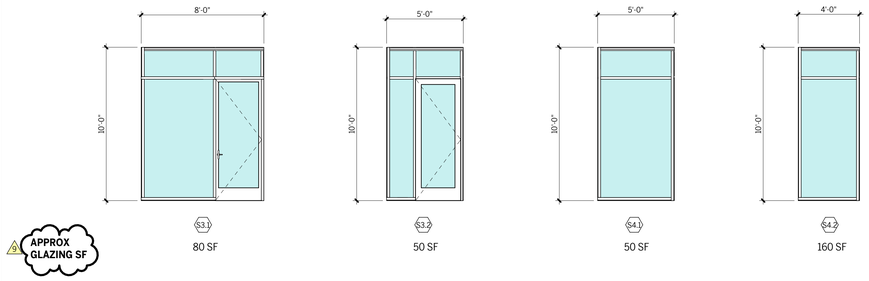
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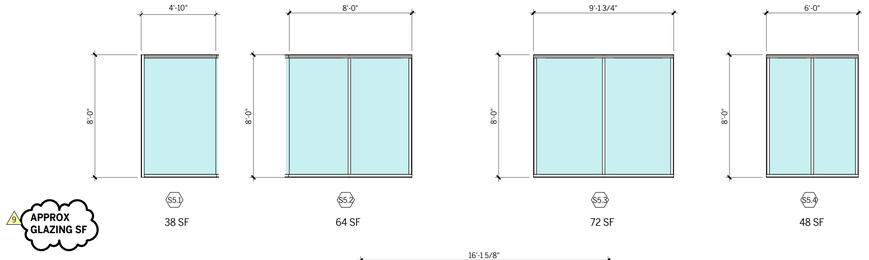
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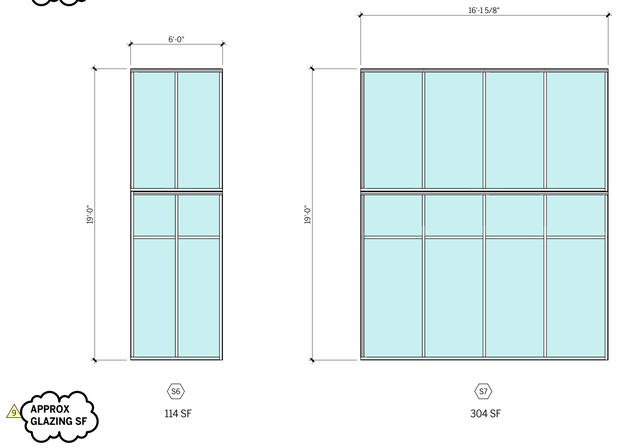
STOREFRONT SCHEDULE

STOREFRONT MATERIAL & FINISH: POWDER COATED CHAMPAGNE GOLD ALUMINUM MULLIONS & CLEAR INSULATED GLAZING UNITS





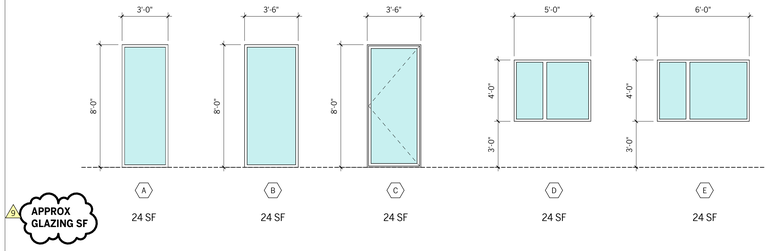


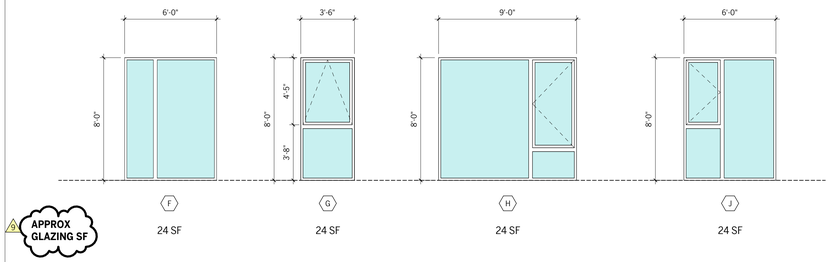


WINDOW SCHEDULE

TYPE	SIZE		MATERIAL		DETAIL			STC RATING	FIRE RATING	REMARKS
	WIDTH	HEIGHT	FRAME	GLAZING	HEAD	JAMB	SILL			
A	3'-0"	8'-0"	VINYL							
B	3'-6"	8'-0"	VINYL							
C	3'-6"	8'-0"	VINYL							
D	5'-0"	4'-0"	VINYL							
E	6'-0"	4'-0"	VINYL							
F	6'-0"	8'-0"	VINYL							
G	3'-6"	8'-0"	VINYL							
H	9'-0"	8'-0"	VINYL							RECESSED DETAIL
J	6'-0"	8'-0"	VINYL							

WINDOW TYPES





SHEET NOTES

1. FOR ADDITIONAL INFORMATION ON GLAZING AND RELATED ITEMS, SEE SPECIFICATIONS, FLOOR PLANS, ACOUSTICAL REPORT, AND TITLE 24 ENERGY REPORT.
2. FOR DOOR SIZES, SEE DOOR SCHEDULE ON SHEET A6.10
3. GUEST ROOMS AND HABITABLE ROOMS WITHIN DWELLING UNITS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZING WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SF AND NATURAL VENTILATION WITH A MINIMUM OF 4% OF THE FLOOR AREA.
4. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BEIDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER'S OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN SECTION 2406:
    A. SWING DOORS.
    B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
    C. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
    D. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALING SURFACE. READ CODE FOR EXCEPTIONS.
    E. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS C AND D, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
        a. EXPOSED AREA OF AN INDVIDUAL PANE GREATER THAN 9 SF.
        b. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        c. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
        d. ONE OF MORE WALING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
    F. ADJACENT TO STAIRWAYS, LANDING AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)
5. ALL HAND ACTIVATED HARDWARE SHALL BE CENTERED BETWEEN 42 INCHES AND 48 INCHES ABOVE THE FLOOR.
6. ALL WINDOW SIZES ARE NOMINAL AND TO BE VERIFIED IN THE FIELD PRIOR TO ORDERING WINDOWS
7. PROVIDE SAFETY GLAZING AS NOTED ON 3 ABOVE.
8. ALL WINDOWS SHALL HAVE LOW-E GLAZING PER TITLE 24 REPORT.
9. PROVIDE AAMA CERTIFICATION FOR ALL WINDOWS. THIS TEST METHOD COVERS THE DETERMINATION OF THE RESISTANCE OF STALLED EXTERIOR WINDOWS, CURTAIN WALLS, SKYLIGHTS, AND DOORS TO WATER PENETRATION WHEN WATER IS APPLIED TO THE OUTDOOR FACE AND EXPOSED EDGES SIMULTANEOUSLY WITH A STATIC AIR PRESSURE AT THE OUTDOOR FACE HIGHER THAN THE PRESSURE AT THE INDOOR FACE. AAMA CERTIFICATION REPORT SHALL INCLUDE:
    A. GENERAL INFORMATION
    B. TEST SPECIMENT DESCRIPTION
    C. DETAILED DRAWINGS
    D. SAMPLING PROCEDURES
    E. TEST PARAMETERS
    F. TEST CONDITIONS
    G. TEST RESULTS
    H. COMPLIANCE STATEMENT
10. **§11B-229.1** WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 11B-309. EACH GLAZED OPENING REQUIRED BY AN ADMINISTRATIVE AUTHORITY TO BE OPERABLE SHALL COMPLY WITH SECTION 11B-309.
11. **§11B-309** OPERABLE PARTS

    §11B-309.2 CLEAR FLOOR SPACE: A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED.

    §11B-309.3 HEIGHT: OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308.

    §11B-309.4 OPERATION: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
12. PROVIDE SAFETY GLAZING AS NOTED ON 3 ABOVE.

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CARLTON WAY HOUSING

5416-5430 CARLTON WAY
LOS ANGELES, CA 90027

REV	DATE	ISSUE
9	10/11/24	SNAP & PZA CORRECTIONS 6
6	04/05/23	SNAP & PZA CORRECTIONS 3
5	12/11/23	SNAP CORRECTIONS
4	12/04/23	PZA CORRECTIONS 2
3	11/03/23	PZA CORRECTIONS 1
2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

WINDOW & STOREFRONT SCHEDULE

PROJECT #: 23049.000
DATE: 04.05.2024
DRAWN BY: CR/AB
CHECKED BY: Checker

ENTITLEMENT SET SUBMITTAL

A6.2

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10/30/2024 3:55:04 PM Autodesk Docs://23049 Carlton Way Housing/23049_Carlton Way Housing_AR_2023.rvt

(E) STREET TREE TO REMAIN NOT PART OF SCOPE

(E) STREET TREE TO BE REMOVED AND REPLACED

(N) STREET TREES

(N) REPLACEMENT STREET TREE

(E) STREET TREE TO BE REMOVED AND REPLACED

(N) REPLACEMENT STREET TREE

(E) STREET LIGHT

(2) SHORT TERM BIKE PARKING SPACES

TERRACED SEATING

(N) STREET TREES

(E) STREET TREE TO REMAIN

(N) STREET TREE

REPLACEMENT OAK SPP. TREE

16'-10" 16'-0" 8'-0" 20'-0" 8'-0" 20'-1" 20'-0" 20'-0" 14'-5" 7'-9" 17'-2" 14'-7" 18'-2"

SLOPED WALK

15.50%

STEEL PLANTERS AT ENTRY TYP.

REPLACEMENT OAK SPP. TREE

REPLACEMENT PLATANUS SPP. TREE

REPLACEMENT OAK SPP. TREES

REPLACEMENT PLATANUS SPP. TREES

BOARD FORM CONCRETE PLANTER

WOOD DECKING

BUILT-IN BENCH WITH SEATBACK

BOARD FORM CONC. PLANTERS

REPLACEMENT OAK SPP. TREE

BUILT-IN BENCH SEATING

RAISED PLANTER WITH BENCH SEATING

REPLACEMENT OAK SPP. TREE

REPLACEMENT PLATANUS SPP. TREE

OUTDOOR KITCHEN

WOOD DECKING

HEAVY TIMBER BENCH TYP.

STANDARD

COMPACT

COMPACT

LANDSCAPE NOTES

- All EXTERIOR COMMON OPEN SPACES TO BE PLANTED MIN. 25% OF TOTAL COMMON AREA..
  - -LEVEL 1 OPEN SPACE: 1,702.5 SF TOTAL. 582.5 SF PLANTED.
  - -POOL DECK OPEN SPACE: 1,702.5 SF TOTAL. 270 SF PLANTED.
  - -TOTAL OUTDOOR OPEN SPACE: 3,405 SF
  - -TOTAL QUALIFYING OPEN SPACE: 3,405 SF 852.5 SF PLANTED. (25% PROVIDED)

-TREE CALCULATIONS:

-(1) TREE REQUIRED FOR EVERY (4) UNITS. 131 UNITS PROPOSED- 33 TREES REQUIRED.
GROUND FLOOR SITE TREES PROVIDED: 31 TREES
2ND FLOOR ON SITE TREES PROVIDED: 4 TREES
TOTAL TREES PROPOSED ON SITE: 35 TREES

-TREES TO BE REMOVED: (2) STREET TREES TO BE REMOVED AND REPLACED AT A 2:1 RATIO
(3) ON SITE PROTECTED TREES TO BE REMOVED AND REPLACED AT A 4:1 RATIO
(12) ON SITE NON-PROTECTED TREES TO BE REMOVED AND REPLACED AT A 1:1 RATIO

-TREES TO REMAIN: (1) STREET TREE TO REMAIN

-REPLACEMENT TREES REQUIRED: (2) REPLACEMENT STREET TREES PER PLAN (100% PROVIDED)
(12) REPLACEMENT PROTECTED TREES (100% PROVIDED)
(12) REPLACEMENT ON-PROPERTY TREES (100% PROVIDED)

-ONE 24-INCH BOX TREE SHALL BE PLANTED IN THE PUBLIC ROW ON CENTER, OR IN A PATTERN SATISFACTORY TO BSS, FOR EVERY 20' STREET FRONTAGE:
200 LF OF STREET FRONTAGE = 10 TREES REQUIRED

1 (E) STREET TREE IN CURRENT PUBLIC ROW TO REMAIN
9 ADDITIONAL 24" BOX STREET TREES PROPOSED
= **10 TREES TOTAL PROVIDED IN PUBLIC ROW**

-STREET TREE PLACEMENT AND APPROVAL TO BE FINALIZED BY BUREAU OF STREET SERVICES AND URBAN FORESTRY

- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.

- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.

- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.

- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.

- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

0' 8' 16' 24'

GROUND LEVEL PLAN 1
Scale:1/8"= 1'-0"

GROUND LEVEL TREES



CERCIS OCCIDENTALIS
WESTERN RED BUD



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE TREE



QUERCUS AGRIFOLIA
COAST LIVE OAK



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

PAVING MATERIALS LEGEND

1. GRAY CONCRETE TOPCAST 5 FINISH
2. INTEGRAL COLOR GRAY CONCRETE TOP CAST 5 FINISH
3. IPE WOOD DECKING
4. LINEAR CONCRETE PAVERS
5. GEOMETRIC PORCELAIN POOL DECK TILE
6. LINEAR PORCELAIN PAVERS

HARDSCAPE MATERIALS



BOARD FORM CONCRETE



BLACK POWDER COATED STEEL PLANTERS



BUILT IN BENCH



DECOMPOSED GRANITE

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REV	DATE	ISSUE
4	8/07/24	ENTITLEMENT UPDATES
3	11/03/23	PZA CORRECTIONS 1
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GROUND FLOOR LANDSCAPE PLAN

PROJECT #: 23049.000
DATE: 09/15/2023
DRAWN BY: LC
CHECKED BY: AA

ENTITLEMENT SET SUBMITTAL

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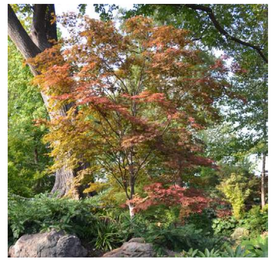
L1.10



SECOND FLOOR LANDSCAPE PLAN (1)
Scale: 1/8"= 1'-0"

0' 8' 16' 24'

COURTYARD TREES:



ACER PALMATUM 'SANGOKAKU'
CORAL BARK JAPANESE MAPLE

HARDSCAPE MATERIALS



BOARD FORM CONCRETE



BUILT IN BENCH

PAVING MATERIALS LEGEND

1. GRAY CONCRETE TOPCAST 5 FINISH
2. INTEGRAL COLOR GRAY CONCRETE TOP CAST 5 FINISH
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SECOND FLOOR
LANDSCAPE
PLAN

PROJECT #: 23049.000
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HARDSCAPE MATERIALS



BOARD FORM CONCRETE



TILE AT POOL



SHADE STRUCTURE



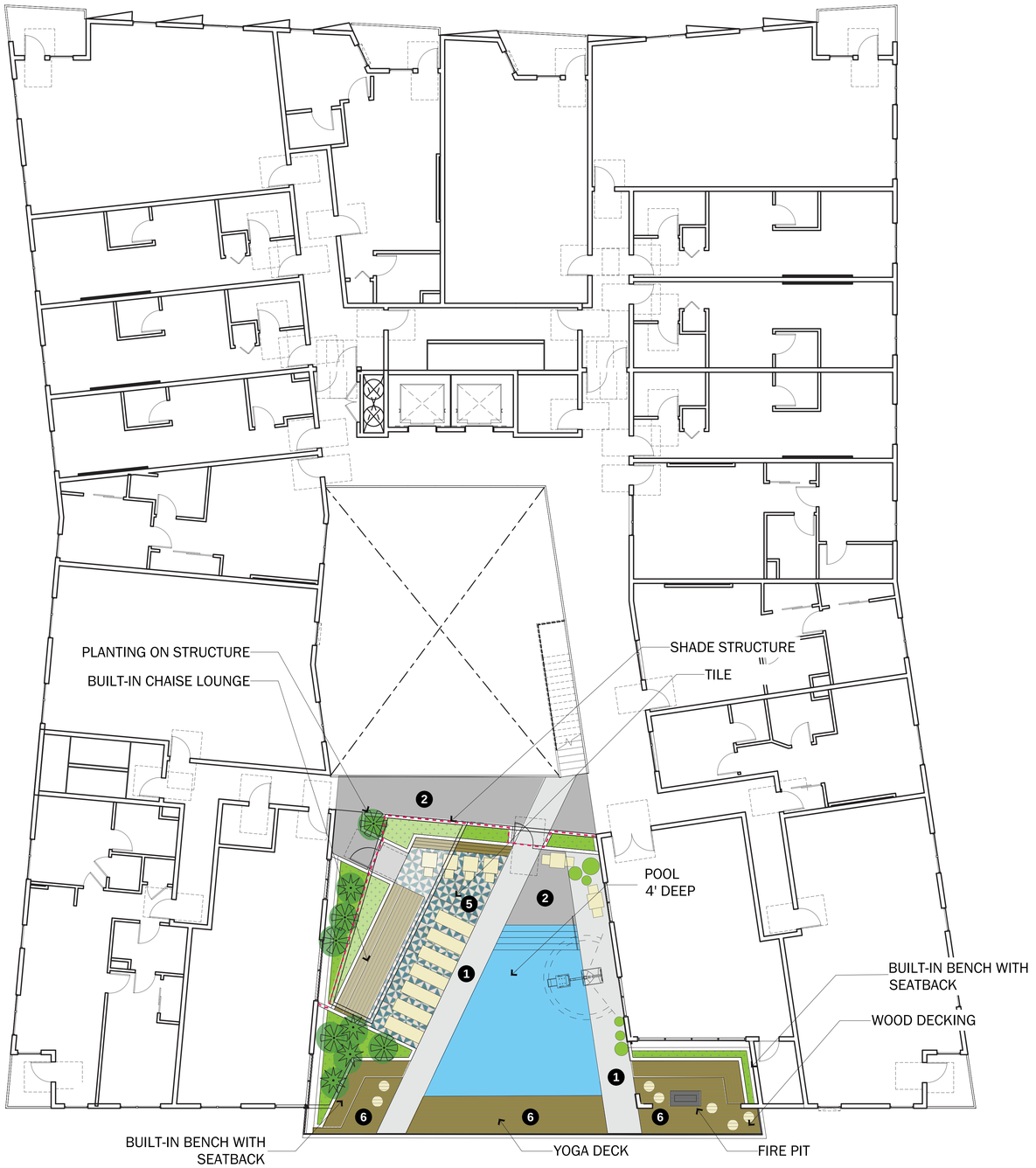
BUILT IN BENCH



FIRE PIT

PAVING MATERIALS LEGEND

1. GRAY CONCRETE TOPCAST 5 FINISH
2. INTEGRAL COLOR GRAY CONCRETE TOP CAST 5 FINISH
3. IPE WOOD DECKING
4. LINEAR CONCRETE PAVERS
5. GEOMETRIC PORCELAIN POOL DECK TILE
6. LINEAR PORCELAIN PAVERS



0' 8' 16' 24'

FOURTH FLOOR LANDSCAPE PLAN 1
Scale:1/8"= 1'-0"

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FOURTH FLOOR LANDSCAPE PLAN

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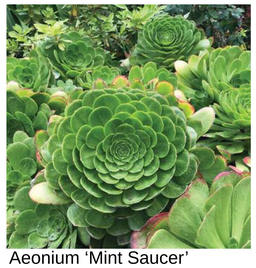
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SHRUBS/PERRENIALS


Achillea ‘Sonoma Coast’
White yarrow


Aeonium ‘Mint Saucer’
Mint saucer


Brunnera ‘Jack Frost’
Brunnera


Carex tumulicola
Foothill sedge


Cistus ladanifer
Rockrose


Lavandula stoechas
‘Ottoquast’ / Lavender


Leucandendron ‘Red Gem’
Leucandendron ‘Red Gem’


Mahonia ‘Soft Caress’
Soft caress mahonia


Muhlenbergia rigens
Deer grass


Phormium ‘Black Adder’
Black Adder phormium


Salvia guaranitica ‘Purple
Majesty’ / Purple sage


Woodwardia fimbriata
Giant chain fern

TREES


Acer Palmatum ‘Sangokaku’
Japanese maple


Cercis occidentalis
Western redbud


Olea europaea ‘Swan Hill’
Fruitless Olive tree


Platanus racemosa
California sycamore


Quercus agrifolia
Coast live oak

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PLANT
PHOTOS

PROJECT #: 23049.000
DATE: 09/15/2023
DRAWN BY: LC
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L2.01

GENERAL IRRIGATION NOTES:

1. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL SLEEVING SIZES SHALL BE AS INDICATED ON THE PLANS. ALL SLEEVES SHALL BE AT A DEPTH OF 18" MINIMUM BELOW SUB GRADE.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING. THE PIPING SHALL BE A MINIMUM OF 12" BELOW SUB GRADE.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE REJECTION.
4. THE 120 VAC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. MAKE THE FINAL CONNECTION FROM THE SOURCE TO THE CONTROLLER OR AS ALLOWED BY LOCAL CODES.
5. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED OR DIRECTED.
6. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, OR OTHER SIMILAR APPURTENANCES SHOWN IN PAVED AREAS IS FOR DESIGN AND GRAPHIC CLARIFICATION AND SHALL BE INSTALLED IN IRRIGATED PLANTING AREAS. WHEREVER POSSIBLE INSTALL ALL VALVES AND BOXES IN SHRUB AREAS AND NOT IN TURF AREAS.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES OF THE SITE. COORDINATE WORK WITH OTHER TRADES AND CONTRACTORS FOR THE LOCATION AND INSTALLATION OF ALL IRRIGATION EQUIPMENT. REPAIR AND/OR REPLACE ALL ITEMS DAMAGED BY WORK PERFORMED.
8. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS THAT THE FIELD CONDITIONS VARY FROM THE DRAWINGS AND THAT UNKOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT HAVE NOT BEEN INDICATED ON THE ENGINEERING. SUCH ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS IN THE EVENT THAT THIS NOTIFICATION IS NOT HEEDED.
9. FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR THEIR OPTIMUM OPERATION.
10. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 40 PSI AND A MAXIMUM FLOW DEMAND OF 17.3 GPM. VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE SHOWN ON THE PLANS AND THE PRESSURE READING IN THE FIELD TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED HEREIN SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL PROVIDE IN HIS BID FOR A ONE-YEAR (1-YEAR) MAINTENANCE PERIOD.
2. THE CONTRACTOR SHALL INSTALL ALL MAINLINES IN LANDSCAPE AREAS AND NOT UNDER PAVING UNLESS IT IS A NECESSARY CROSSING OF A STREET OR WALK. THE MAINLINE SHALL BE INSTALLED AT THE DEPTH NOTED IN THE IRRIGATION DETAILS AND AT A HORIZONTAL DISTANCE OF 12"-24" FROM THE EDGE OF ALL CURBS OR WALKS. ALL MAINLINE AND VALVES SHALL BE LOCATED BEHIND THE PROPERTY LINE.

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NUMBER/ DESCRIPTION	REMARKS
MV	HUNTER	ICV-101G, 1" MASTER CONTROL VALVE	SEE DETAIL A
	NIBCO	APPROVED BRONZE 150 PSI RATED BALL VALVE; LINE SIZE IN VALVE BOX	SEE DETAIL E
FS	HUNTER	HC-100-FLOW, 1" PVC FLOW SENSOR	SEE DETAIL F
	HUNTER	ICZ-101-40, 1" DRIP REMOTE CONTROL VALVE (1" ICV FILTER SENTRY GLOBE W/1" HY100 FILTER+REGULATOR)	SEE DETAIL B
	HUNTER	ICV-101G, 1" GLASS-FILLED NYLON GLOBE VALVE W/ FLOW CONTROL	SEE DETAIL A
	HUNTER	HQ-33DLRC, 3/4" QUICK COUPLER.	SEE DETAIL C
	FEBCO	LF825-YA, 1" REDUCED PRESSURE BACKFLOW DEVICE	SEE DETAIL D
	HUNTER	PCN-50; PRESSURE COMPENSATING BUBBLER NOZZLE , 0.50 GPM	SEE DETAIL L
A	HUNTER	PHC-1200, FIXED 12 STN. WALL MOUNT CONTROLLER W-RAIN CLIK SENSOR; WIFI ENABLED HYDRAWISE WEATHER-BASED CONTROLLER. 120 VAC POWER TO THE CONTROLLER LOCATION BY OTHERS.	SEE DETAIL G
M	APPROVED	IRRIGATION SUBMETER AS REQUIRED BY MWELO	
	RAINBIRD	AR VALVE KIT; 1" AIR/ VACUUM RELIEF VALVE IN VALVE BOX AT HIGH POINT.	SEE DETAIL H
	NETAFIM	TL050-MFV AUTOMATIC FLUSH VALVE IN VALVE BOX AT LOW POINT.	SEE DETAIL H
	RAINBIRD	XFD-09-12-xxx DRIPLINE W/ COPPER SHIELD EMITTERS; EMITTERS @12" O.C. & 12" ROW SPACING.	SEE DETAIL I
	APPROVED	PVC SCH. 40 LATERAL LINE; SEE PLAN FOR SIZE	SEE DETAIL J
	APPROVED	PVC SCH. 40 MAINLINE SLEEVE; 2 AT EACH LOCATION 2X THE DIA. OF PIPE TO BE SLEEVED	SEE NOTES 1, 2
	APPROVED	MAINLINE; 1) UNDER CONCRETE DECK (IN GARAGE) - TYPE L COPPER FOR SIZES 1-1/2" AND SMALLER 2) INSIDE WALLS AND BETWEEN FLOORS (DECK PENETRATIONS) - TYPE K COPPER 3) BETWEEN WATER MAIN AND BACKFLOW - TYPE K COPPER 4) DOWNSTREAM FROM BACKFLOW - SCHEDULE 40 PVC BURIED IN SOIL SIZE 1 1/2" AND SMALLER, SIZE NOTED	SEE DETAIL J
ECO	HUNTER	ECO-ID DRIP SYSTEM INDICATOR	SEE DETAIL K

DRIP — IRRIGATION TYPE
-- — VALVE / CONTROLLER SEQUENCE
-- — VALVE SIZE
-- — GPM
MWUS — HYDROZONE TYPE
xx sf — AREA
xx in/hr — APPLICATION RATE
40 psi — DESIGN OPERATING PRESSURE

HYDROZONE LEGEND

SYMBOL	DESCRIPTION
CST	COOL SEASON TURF
WST	WARM SEASON TURF
HWUS	HIGH WATER USING SHRUB/TREE
MWUS	MEDIUM WATER USING SHRUB/TREE
LWUS	LOW WATER USING SHRUB/TREE
VLWUS	VERY LOW WATER USING SHRUB/TREE

EMITTER SCHEDULE	
1 GALLON SHRUBS	1 PCR-1 (1 GPH)
5 GALLON SHRUBS	1 PCR-2 (2 GPH)
15 GALLON SHRUBS/ TREES	2 PCR-2 (4 GPH)
24" BOX TREES	4 PCR-2 (8 GPH)
36" BOX TREES	6 PCR-2 (12 GPH)
48" BOX TREES	8 PCR-2 (16 GPH)
60" BOX TREES	12 PCR-2 (24 GPH)
PALM TREES	12 PCR-2 (24 GPH)

PIPE SIZING SCHEDULE - PER EMITTER QUANTITY			S
1 GPH EMITTERS	2 GPH EMITTERS	5 GPH EMITTERS	
0 - 270	0 - 135	0 - 58	
271 - 570	136 - 285	59 - 120	3
571 - 960	286 - 480	120 - 180	

HYDROZONES

Hydrozone A-1	Drip	Hydrozone A-5	Bubb.
Hydrozone A-2	Drip	Hydrozone A-6	Bubb.
Hydrozone A-3	Drip	Hydrozone A-7	Drip
Hydrozone A-4	Drip	Hydrozone A-8	Drip

DIG ALERT
DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1(800) 422-4133.

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IRRIGATION NOTES

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LATERAL LINE TYP.
NO PRESSURIVED LINES IN
PUBLIC R.O.W

20'-0"

15.50'

2 - 2 ½" SLEEVES (TYP)
USE EXISTING
SLEEVES WHERE
POSSIBLE

POC TO
WATER
METER

BALL VALVE
(MANUAL SHUT OFF)

M

MV

FS

BACKFLOW
PREVENTOR

VERIFY WITH MANUFACTURER
SPECS MINIMUM DISTANCE AND
PIPE REQUIREMENTS

BUBBLER
A-5
1"
9
LWUS

DRIP
A-1
1"
9.7
LWUS
645 sf
1.44 in/hr
40 psi

PROVIDE A DEDICATED
LANDSCAPE WATER
METER AS REQUIRED
BY MWELO IF NOT
ALREADY ONE ON SITE

DRIP
A-2
1"
11
LWUS
730 sf
1.44 in/hr
40 psi

POC TO 2ND FLOOR
MAINLINE AND
CONDUIT PER MEP

POC TO 4TH FLOOR
MAINLINE AND
CONDUIT PER MEP

STANDARD
STANDARD
STANDARD
COMPACT
COMPACT
COMPACT
COMPACT
COMPACT

DRIP
A-3
1"
8.7
LWUS
577 sf
1.44 in/hr
40 psi

BUBBLER
A-6
1"
9
LWUS

B

A

PROPOSED CONTROLLER LOCATION.
LOCATE ON SITE PER LANDSCAPE
ARCHITECT & OWNER. 110V BY OTHERS

INSTALL ET SENSOR WITHIN WIFI RANGE OF
CONTROLLER AND PER MANUF. DIRECTIONS

DRIP
A-4
1"
11.9
LWUS
794 sf
1.44 in/hr
40 psi

0' 8' 16' 24'

GROUND LEVEL PLAN
Scale:1/8"= 1'-0"
1

HYDROZONES

Hydrozone A-1	Drip		Hydrozone A-5	Bubb.
Hydrozone A-2	Drip		Hydrozone A-6	Bubb.
Hydrozone A-3	Drip		Hydrozone A-7	Drip
Hydrozone A-4	Drip		Hydrozone A-8	Drip

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AT LEAST TWO
DAYS BEFORE
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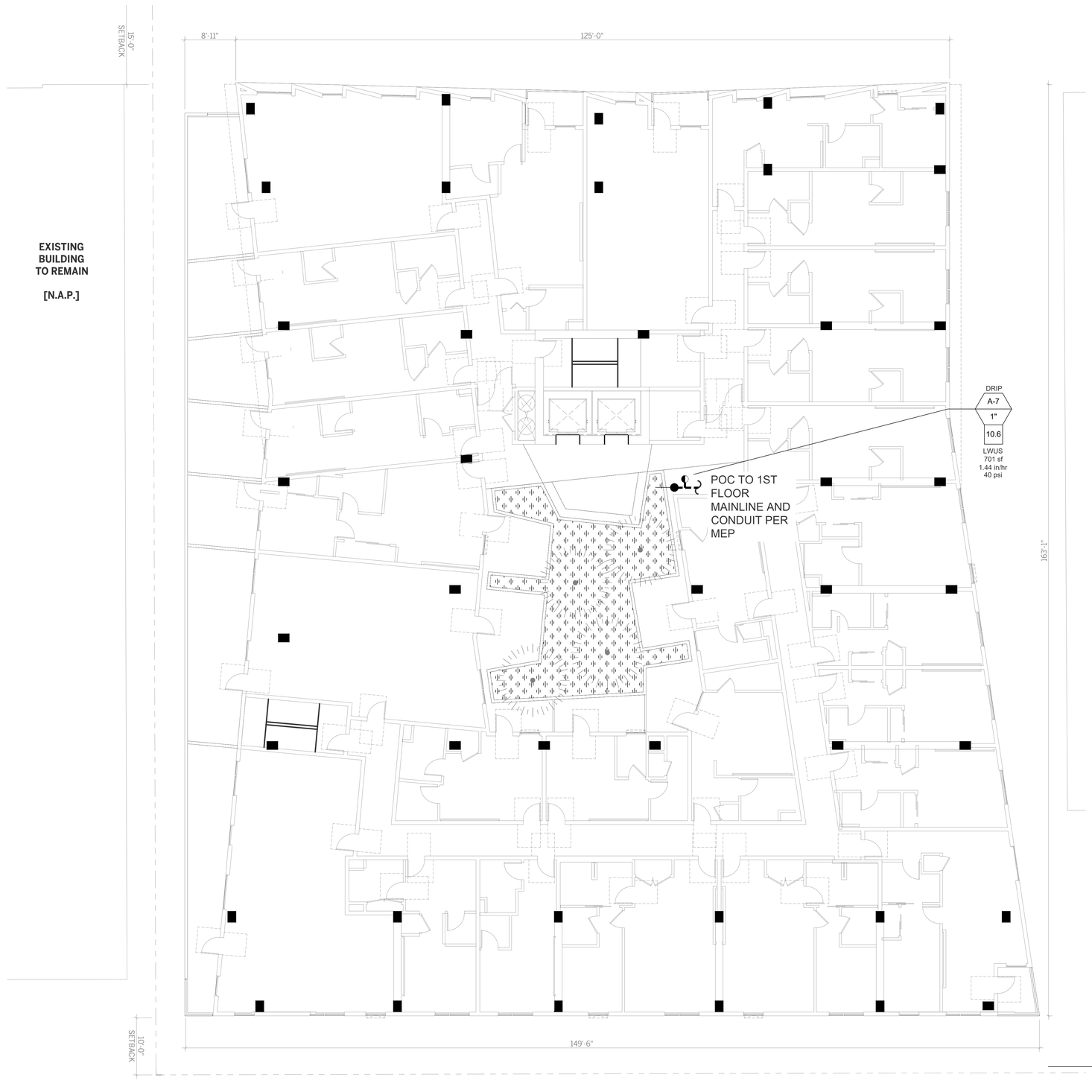
REV	DATE	ISSUE
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2	9/25/23	ENTITLEMENT & PZA SUBMITTAL
1	5/8/23	SB330 SUBMITTAL

GROUND FLOOR
LANDSCAPE
PLAN

PROJECT #: 23049.000
DATE: 09/15/2023
DRAWN BY: LC
CHECKED BY: AA

ENTITLEMENT SET SUBMITTAL

L2.10



SECOND FLOOR LANDSCAPE PLAN
Scale: 1/8"= 1'-0"

1

0' 8' 16' 24'

HYDROZONES

Hydrozone A-1	Drip		Hydrozone A-5	Bubb.
Hydrozone A-2	Drip		Hydrozone A-6	Bubb.
Hydrozone A-3	Drip		Hydrozone A-7	Drip
Hydrozone A-4	Drip		Hydrozone A-8	Drip

DIG ALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO
DAYS BEFORE
YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1(800) 422-4133.

LADBS APPROVAL STAMP

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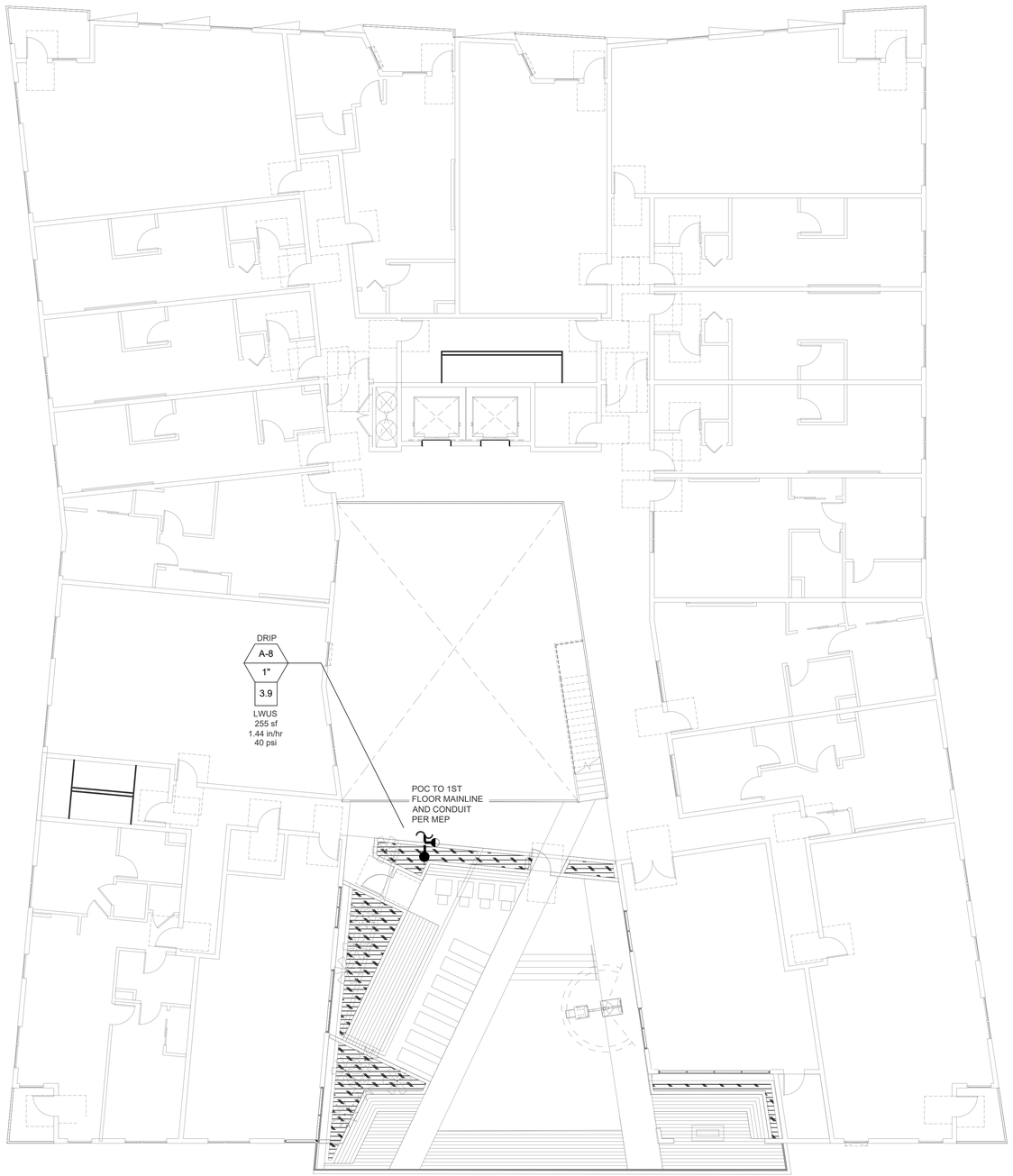
SECOND FLOOR
IRRIGATION
PLAN

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FOURTH FLOOR LANDSCAPE PLAN
Scale:1/8"= 1'-0"

1

0' 8' 16' 24'

HYDROZONES

Hydrozone A-1	Drip		Hydrozone A-5	Bubb.
Hydrozone A-2	Drip		Hydrozone A-6	Bubb.
Hydrozone A-3	Drip		Hydrozone A-7	Drip
Hydrozone A-4	Drip		Hydrozone A-8	Drip

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TREE SCHEDULE

SYMBOL	SYMBOL #	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES
	T-1	4	ACER PALMATUM 'SANGOKAKU'	WESTERN REDBUD	36" BOX	MEDIUM	MULTI
	T-2	19	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	LOW	MULTI
	T-3	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	60" BOX	LOW	STANDARD
	T-4	4	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	LOW	STANDARD
	T-5	16	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW	STANDARD

PLANTING SCHEDULE

SYMBOL	SYMBOL #	QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NOTES
	S-1	181	ACH MIL	ACHILLEA 'SONOMA COAST'	WHITE YARROW	1 GAL	18" O.C.	LOW	
	S-2	32	AEO MIN	AEONIUM 'MINT SAUCER'	MINT SAUCER	1 GAL	18" O.C.	LOW	
	S-3	96	BRU JAC	BRUNNERA 'JACK FROST'	BRUNNERA	1 GAL	24" O.C.	MODERATE	
	S-4	330	CAR TUM	CAREX TUMILICOLA	FOOTHILL SEDGE	1 GAL	12" O.C.	LOW	
	S-5	69	CIS LAD	CISTUS LADANIFER	ROCK ROSE	5 GAL	30" O.C.	LOW	
	S-6	16	KAL THY	KALANCHOE THYRSIFLORA	PADDLE SUCCULENT	1 GAL	24" O.C.	LOW	
	S-7	19	LAV STO	LAVANDULA STOECHAS 'OTTOQUAST'	SPANISH LAVENDER	5 GAL	24" O.C.	LOW	
	S-8	43	LEU RED	LEUCADENDRON 'RED GEM'	RED GEM CONE BUSH	5 GAL	30" O.C.	LOW	
	S-9	86	MAH SOF	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	30" O.C.	MODERATE	
	S-10	130	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	30" O.C.	LOW	
	S-11	13	PHO BLA	PHORMIUM 'BLACK ADDER'	BLACK ADDER FLAX	5 GAL	30" O.C.	MODERATE	
	S-12	44	SAL GUA	SALVIA GUARANITICA 'PURPLE MAJESTY'	PURPLE SAGE	5 GAL	30" O.C.	MODERATE	
	S-13	39	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	30" O.C.	MODERATE	

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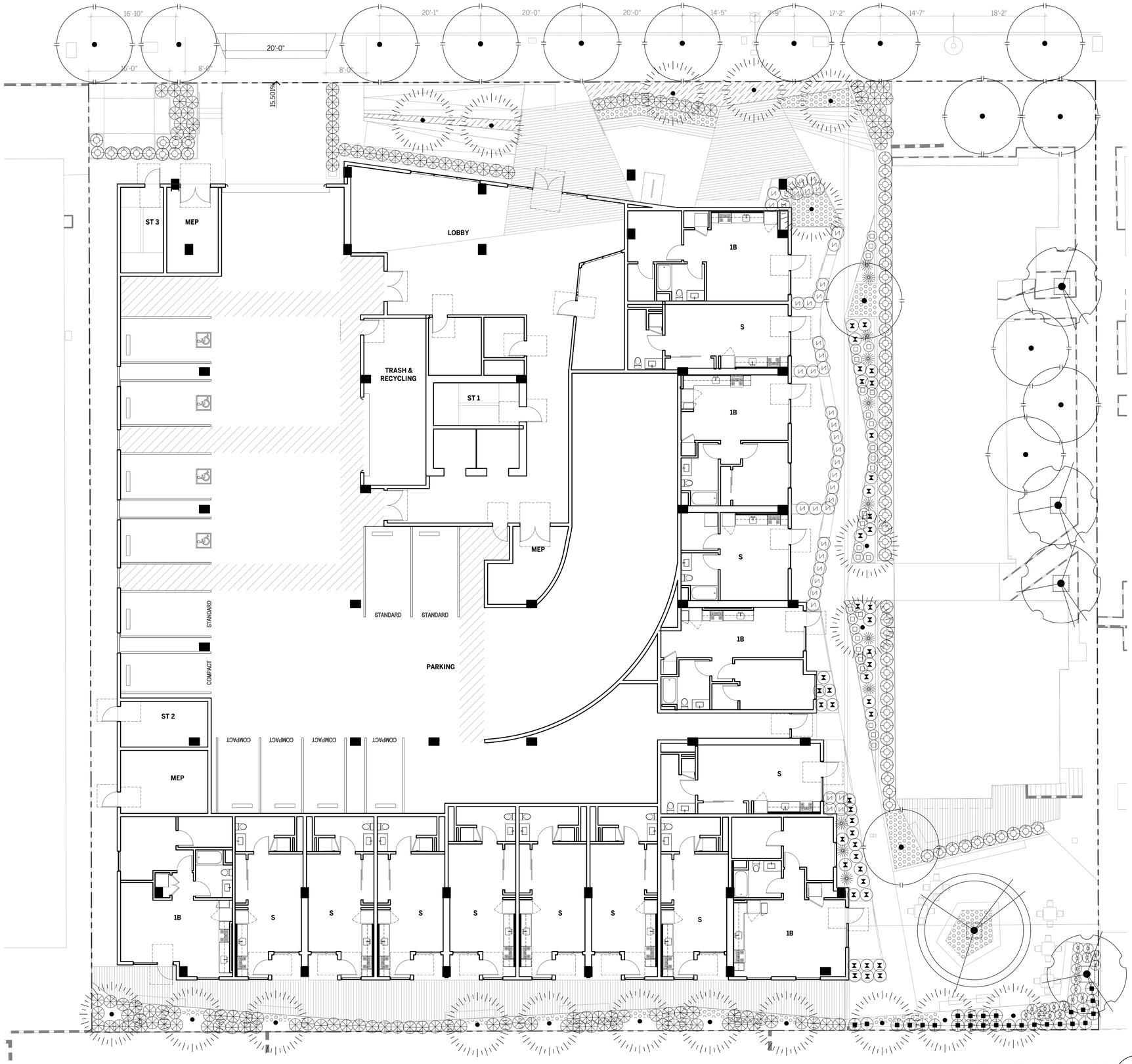
PLANTING
LEGEND

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GROUND LEVEL PLANTING PLAN 1
Scale:1/8"= 1'-0"

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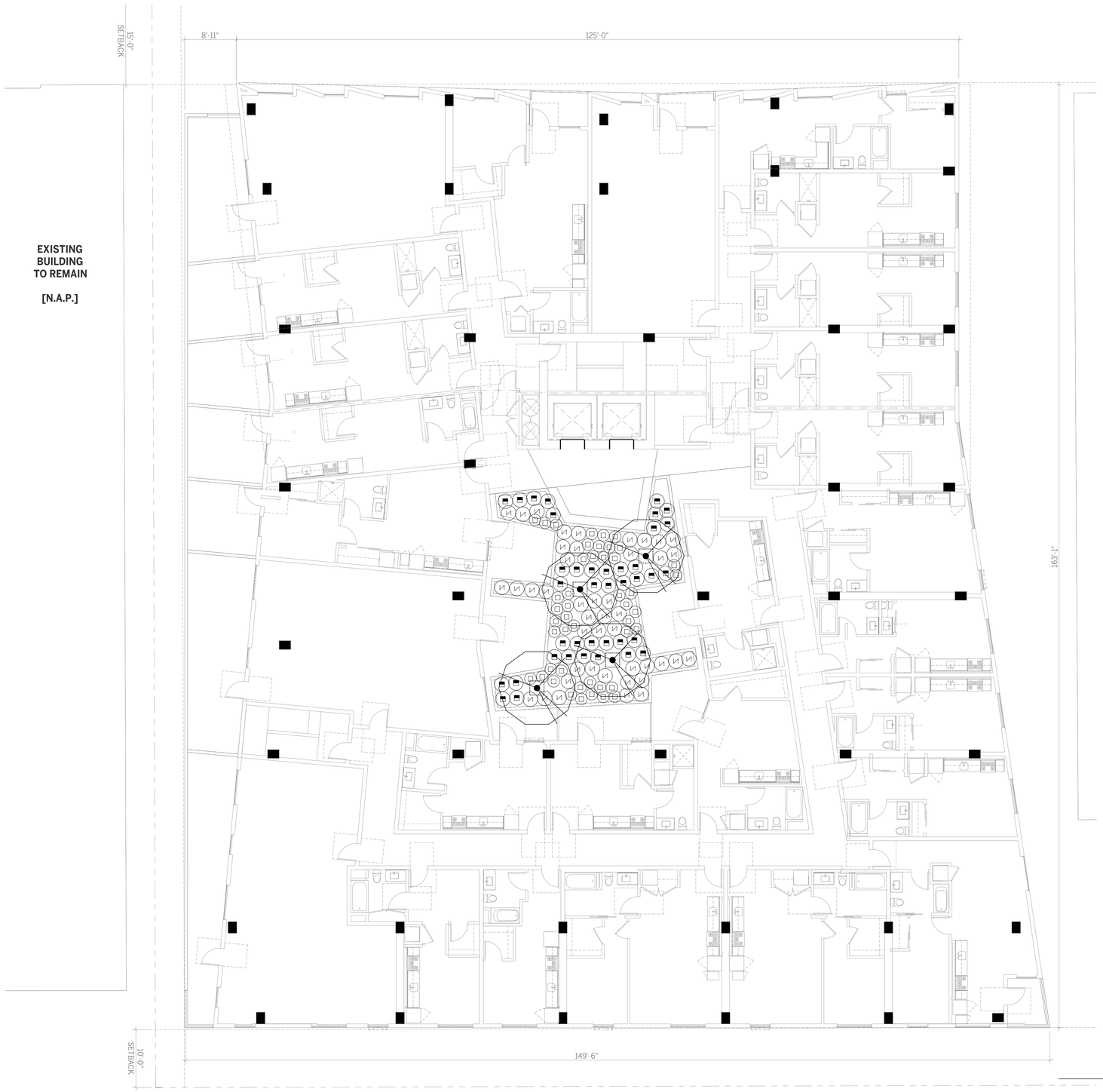
GROUND FLOOR
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0' 8' 16' 24'

SECOND FLOOR PLANTING PLAN 1
Scale:1/8"= 1'-0"

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0' 8' 16' 24'

FOURTH FLOOR PLANTING PLAN
Scale: 1/8" = 1'-0"

1

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