

1931 WILSHIRE BLVD.

SANTA MONICA, CA

SANTA MONICA, CA
ADMINISTRATIVE APPROVAL SET



ACMARTIN

Property Owner

The 1931 Wilshire Owner, LLC
12121 Wilshire Blvd, Ste 801
Los Angeles, CA 90025

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424 317 3718

Applicant

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04/10/24

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PROJECT DESCRIPTION	
8 STORY HIGH-RISE	
5 STORIES OF TYPE III-A RESIDENTIAL OVER 3 LEVEL OF TYPE I-A RESIDENTIAL, LOBBY, LEASING, AMENITY, & PARKING	
3 LEVELS OF TYPE I-A UNDERGROUND PARKING	
APPLICABLE CODES	
SANTA MONICA, CALIFORNIA MUNICIPAL CODE	

PROJECT INFORMATION		
ADDRESS:		
1907-1931 WILSHIRE BOULEVARD, SANTA MONICA, CA 90403		
APN:		
4276-008-023; 4276-008-014; 4276-008-015		
LOT SIZE:		
BUILDABLE AREA	40,512 SF	
ZONING DESIGNATION		
MIXED-USE BOULEVARD	MUB	
EXISTING USE:		
1. SINGLE STORY COMMERCIAL BUILDING 13,216 SF		
2. SINGLE STORY COMMERCIAL BUILDING 6,911 SF		
2. SURFACE PARKING = 44 STALLS		
ALL TO BE DEMOLISHED		
BASE FAR		
	3.25:1	
BASE ALLOWED ZONING FLOOR AREA	131,664 SF	
PROPOSED FAR		
	5.94:1	
PROPOSED MAX ZONING FLOOR AREA	240,672 SF	
INCENTIVE REQUESTED SEE SHEET G-200		
ALLOWABLE BUILDING HEIGHT:		
	70'	
PROPOSED BUILDING HEIGHT:	84.17'	
WAIVER REQUESTED - SEE SHEET G-201		
AVERAGE NATURAL GRADE - ANG		
	176.58'	
FOR CALCULATION SEE SHEET G-008 FOR SPOT ELEVATION LOCATIONS AND BASE ELEVATION		
ALLOWABLE GRND FLOOR HEIGHT:		
	MINIMUM 11' COMPLIES	
SEE SHEET A-200		
ALLOWABLE BUILDING FOOT PRINT:		
	35,000 SF	
PROPOSED BUILDING FOOTPRINT:	34,936 SF	
SEE SHEET A-100		
SETBACKS		
	ALLOWED	PROVIDED
STREETS AND ALLEY	0.0'	0.0'
INTERIOR SIDYARD	0.0'	10.0'
UPPER STORIES*	5.0' AVG	13.60'/5.52'
*REQUIRED @ STREET FACING FACADES ONLY SEE SHEET G-108		
DAYLIGHT PLANE STEPBACK		
	REQ @ ALLEY	
WAIVER REQUESTED - SEE SHEET G-202		
BUILD-TO-LINE:		
NONRESIDENTIAL USES ON GROUND FLOOR, NOT FACING RESIDENTIAL SHALL HAVE 70% OF WALL LINEAR FRONTAGE NO MORE THAN 10' FROM P.L. COMPLIES, SEE SHEET A-461		
RECYCLING & REFUSE		
GREATER THAN 40,000 SF PER SMMC 9.21.130.C.4 MUST BE REVIEWED BY PUBLIC WORKS DIRECTOR		

AFFORDABLE - STATE DENSITY BONUS	
DENSITY BONUS UNIT INCREASE ABOVE BASE DENSITY, ALLOWING UP TO 260 UNITS	
REQUESTED INCENTIVES:	
1. INCREASE RESIDENTIAL FAR	
2. RESIDENTIAL LONG TERM BICYCLE PARKING REDUCTION	
REQUESTED WAIVERS:	
1. RELIEF FROM MARKET RATE STUDIO UNITS (REQ < 15% TOTAL DU)	
2. ELIMINATE MARKET RATE 3-BEDROOM UNITS (REQ > 10% TOTAL DU)	
3. ELIMINATE AFFORDABLE 3-BEDROOM UNITS (REQ > 10% TOTAL DU)	
4. RELIEF FROM DAYLIGHT PLANE PER 9.11.030.D	
5. INCREASED BUILDING HEIGHT	

RESIDENTIAL UNIT COUNT	
PERMITTED UNITS PER STATE DENSITY BONUS LAW	
BASE DENSITY	173 DU
15% OF BASE AFFORDABLE UNITS	26 DU
MARKET RATE UNITS	234 DU
PERMITTED UNITS (SDBL 173X1.5)	260 DU
TOTAL UNITS PROPOSED	260 DU

PROPOSED UNIT MIX		
UNIT TYPE	TOTAL	PERCENTAGE
STUDIO	56 DU	22%
STUDIO AFFORDABLE	4 DU	2%
1BEDROOM	141 DU	54%
1BEDROOM AFFORDABLE	19 DU	7%
2 BEDROOM	37 DU	14%
2 BEDROOM AFFORDABLE	3 DU	1%
TOTAL UNITS	260 DU	100%

FLOOR AREA TABULATIONS		
ZONING FLOOR AREA		
LEVEL	AREA	
ROOF LEVEL	0 SF	
LEVEL 08	27,089 SF	
LEVEL 07	30,865 SF	
LEVEL 06	30,410 SF	
LEVEL 05	30,788 SF	
LEVEL 04	30,788 SF	
LEVEL 03	30,474 SF	
LEVEL 02	28,005 SF	
LEVEL 01	32,253 SF	
TOTAL	240,672 SF	
LOT AREA 40,512 SF		
FLOOR AREA RATIO 5.94:1		
WAIVER TO ACHIEVE DENSITY BONUS - SEE SHEET G-200		
BUILDING AREA - GROSS FLOOR AREA		
LEVEL	USE	AREA
ROOF LEVEL	Residential	424 SF
LEVEL 08	Residential	28,466 SF
LEVEL 07	Residential	32,297 SF
LEVEL 06	Residential	31,840 SF
LEVEL 05	Residential	32,220 SF
LEVEL 04	Residential	32,222 SF
LEVEL 03	Residential	31,922 SF
LEVEL 02	Residential	29,408 SF
LEVEL 01	Residential	8,784 SF
	Commercial	11,195 SF
	Parking	15,306 SF
LEVEL B1	Parking	37,516 SF
LEVEL B2	Parking	39,004 SF
LEVEL B3	Parking	39,005 SF
TOTAL		369,609 SF
CONSTRUCTION FLOOR AREA PER CBC		

PROPOSED DENSITY BONUS PROJECT		
DESCRIPTION	ZONING FLR AREA	COMMENT
RESIDENTIAL	190,105 SF	
RES CORRIDOR	18,189 SF	
COMERCIAL	11,006 SF	
AMENITY	7,711 SF	
SUPPORT	13,661 SF	Parking, Trash, Util, etc
TOTAL	240,672 SF	
FLOOR AREA RATIO	5.94:1	
AVG UNIT	731 SF	
MARKET RATE RESIDENTIAL		
UNIT TYPE	AVG AREA	
STUDIO	507 SF	
1 BEDROOM	701 SF	
2 BEDROOM	1,205 SF	
AFFORDABLE RESIDENTIAL		
UNIT TYPE	AVG AREA	
STUDIO	518 SF	
1 BEDROOM	689 SF	
2 BEDROOM	1,068 SF	

OUTDOOR LIVING AREA REQUIRED - SMMC 9.21.090			
TYPE	UNITS	RATIO	SF
PRIVATE	260	60 SF/DU	15,570 SF
COMMON	260	40 SF/DU	10,380 SF
TOTAL OLA		100 SF/DU	25,950 SF

OUTDOOR LIVING AREA PROVIDED		
TYPE	LEVEL	SF
COMMON	ROOF LEVEL	643 SF
COMMON	LEVEL 08	3,997 SF
COMMON	LEVEL 02	3,209 SF
COMMON	LEVEL 01	1,609 SF
TOTAL COMMON OLA		9,458 SF
PRIVATE	LEVEL 08	2,084 SF
PRIVATE	LEVEL 07	2,672 SF
PRIVATE	LEVEL 06	2,973 SF
PRIVATE	LEVEL 05	2,711 SF
PRIVATE	LEVEL 04	2,928 SF
PRIVATE	LEVEL 03	2,538 SF
PRIVATE	LEVEL 02	1,880 SF
PRIVATE	LEVEL 01	565 SF
TOTAL PRIVATE OLA		18,351 SF
TOTAL OUTDOOR LIVING AREA		27,809 SF
ALL UNITS HAVE 60 SF MINIMUM OLA, SEE SHEETS G-105-107		

VEHICULAR PARKING PROVIDED			
RESIDENTIAL			
TYPE	NO. OF UNITS	RATIO	STALLS
STUDIO	60 DU	1.0	60
1BED	160 DU	1.2	192
2BED	40 DU	1.2	48
TOTAL	260 DU		300
COMMERCIAL	11,195 SF		20
TOTAL PARKING PROVIDED			320

EV PARKING PROVIDED			
RESIDENTIAL - SMMC 4.106.4.2.2			
EV CHARGING STATION (EVCS)		5%	15
EV CAPABLE (EV-CAP)		10%	30
EV READY (EV-RDY)		60%	180
TOTAL			225
COMMERCIAL - SMMC 4.106.5.3.1			
EV CHARGING STATION (EVCS)	5 / 10-25 STALLS		5
EV CAPABLE (EV-CAP)	2 / 10-25 STALLS		2
TOTAL EV			7

ACCESSIBLE PARKING PROVIDED	
RESIDENTIAL	
ACCESSIBLE - 1109A.3 (2%)	
VAN	1
PASSENGER	5
EV ACCESSIBLE - 11B-228.3.2.1	
VAN	1
PASSENGER	1
AMBULATORY	1
TOTAL ACCESSIBLE RESIDENTIAL EV PROVIDED	9
COMMERCIAL	
ACCESSIBLE - 11B-208.2	
VAN	1
PASSENGER	0
EV ACCESSIBLE - 11B-228.3.2.1	
VAN	1
PASSENGER	1
AMBULATORY	0
TOTAL ACCESSIBLE COMMERCIAL EV PROVIDED	3

BICYCLE FACILITIES REQUIRED - SMMC 9.28.140			
RESIDENTIAL	RATIO	BEDROOMS	REQUIRED
LONG TERM	1/BEDROOM	300	300
SHORT TERM	10% STALL/BED	300	30
COMMERCIAL			
LONG TERM	3,000 SF/STALL		4
SHORT TERM	4,000 SF/STALL		3
NON-RESIDENTIAL SHOWER - SMMC 9.28.170.B			
1 SHOWER FACILITY REQ : 10,000SF-24,999SF			
NON-RESIDENTIAL LOCKER - SMMC 9.28.170.B			
1 LOCKER/ 75% LONG TERM			
			3 LOCKERS

BICYCLE FACILITIES PROVIDED	
RESIDENTIAL	
LONG TERM	64
SHORT TERM	30
INCENTIVE REQUESTED - SEE SHEET A-411	
COMMERCIAL	
LONG TERM	4
SHORT TERM	3
NON-RESIDENTIAL SHOWER	
1 SHOWER	
NON-RESIDENTIAL LOCKER	
3 LOCKERS	

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1. Wilshire Place North



2. 19th St. North



Wilshire Blvd. - View west toward the site



Wilshire Blvd. - View east toward the site



IMAGE KEY

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3. 20th St. North East



4. 20th St. North East



5. 20th St. South West



6. 20th St. South West

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CALIFORNIA AVE.

7. 19th St. North East

Wilshire Blvd.
Matchline



Matchline
Wilshire Blvd.

8. 19th St. North East

Arizona Ave.



Arizona Ave.

9. 19th St. South West

Wilshire Blvd.
Matchline



Matchline
Wilshire Blvd.

10. 19th St. South West

CALIFORNIA AVE.

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11. Wilshire Blvd. North



12. Wilshire Blvd. North



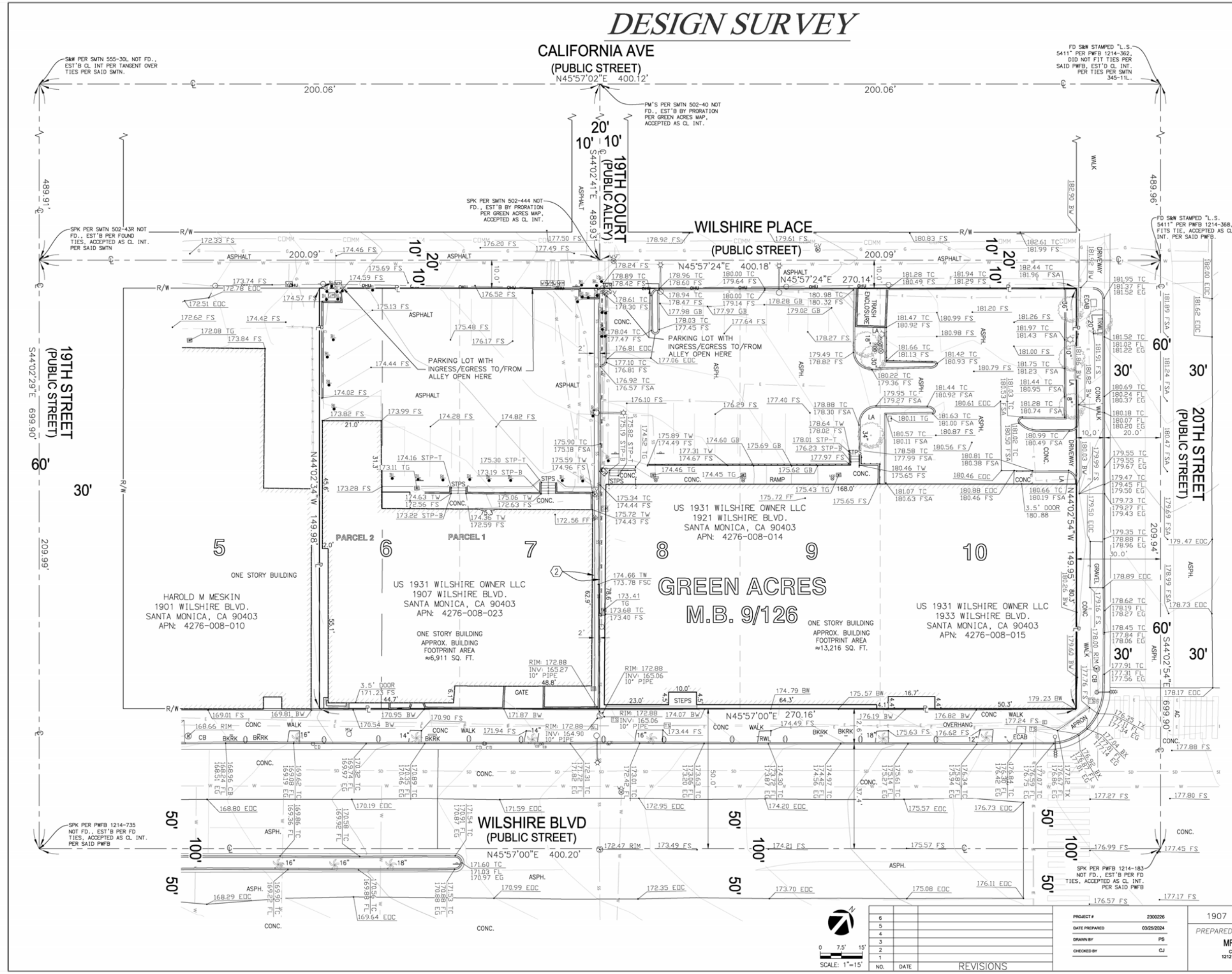
13. Wilshire Blvd. South



14. Wilshire Blvd. South

DESIGN SURVEY

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ABBREVIATIONS

AC	ASPHALT CONCRETE	NIS	NOT TO SCALE
AD	ADHESION	P	PROPERTY LINE
ADH	ADHESIVE	PCL	FINISH
ADPH	ADHESIVE	PWB	PUBLIC WORKS FIELD BOOK (CA COUNTY)
ADPH	ADHESIVE	R/W	RIGHT-OF-WAY
ADPH	ADHESIVE	SP	STANDARD CONC. PIPE
ADPH	ADHESIVE	STW	STANDARD SURVEY MONUMENT WALL
ADPH	ADHESIVE	SW	SEWER WALL (CONCRETE)
ADPH	ADHESIVE	SWC	SEWER CLEANOUT
ADPH	ADHESIVE	SWD	SEWER DRAIN
ADPH	ADHESIVE	SWH	SEWER DRAIN WHORL
ADPH	ADHESIVE	SWI	SEWER INTERCEPTOR
ADPH	ADHESIVE	SWM	SEWER MAIN
ADPH	ADHESIVE	SWN	SEWER NIPPLE
ADPH	ADHESIVE	SWO	SEWER OPENING
ADPH	ADHESIVE	SWP	SEWER PIPING
ADPH	ADHESIVE	SWR	SEWER REPAIR
ADPH	ADHESIVE	SWT	SEWER TIE
ADPH	ADHESIVE	SWU	SEWER UNDERPASS
ADPH	ADHESIVE	SWV	SEWER VALVE
ADPH	ADHESIVE	SWW	SEWER WORK
ADPH	ADHESIVE	SWX	SEWER XING
ADPH	ADHESIVE	SWY	SEWER YARD
ADPH	ADHESIVE	SWZ	SEWER ZONE
ADPH	ADHESIVE	SW1	SEWER 1"
ADPH	ADHESIVE	SW2	SEWER 2"
ADPH	ADHESIVE	SW3	SEWER 3"
ADPH	ADHESIVE	SW4	SEWER 4"
ADPH	ADHESIVE	SW5	SEWER 5"
ADPH	ADHESIVE	SW6	SEWER 6"
ADPH	ADHESIVE	SW7	SEWER 7"
ADPH	ADHESIVE	SW8	SEWER 8"
ADPH	ADHESIVE	SW9	SEWER 9"
ADPH	ADHESIVE	SW10	SEWER 10"

LEGEND

[Symbol]	ASPHALT TARGET	[Symbol]	ELECTRIC CABINET
[Symbol]	AREA WELDED VALVE	[Symbol]	ELECTRIC WHORL
[Symbol]	AREA DRAIN (ROUND)	[Symbol]	ELECTRIC METER
[Symbol]	AREA DRAIN (SQUARE)	[Symbol]	ELECTRIC PANEL
[Symbol]	ASPHALT PROTECTOR	[Symbol]	UTILITY POLE
[Symbol]	BALLIARD	[Symbol]	ELECTRIC PULLBOX
[Symbol]	BENCHMARK	[Symbol]	SEWER CLEAN OUT
[Symbol]	BLK-OUT VALVE	[Symbol]	SEWER WHORL
[Symbol]	CB DRN	[Symbol]	UNDERPASS
[Symbol]	CONTROL POINT	[Symbol]	UNDERPASS PAVING
[Symbol]	CORNER TO PULLBOX	[Symbol]	SPRINKLER
[Symbol]	COMMANDMENTS PULLBOX	[Symbol]	STORM DRAIN WHORL
[Symbol]	ELECTRIC TEST STATION	[Symbol]	STREET LIGHT
[Symbol]	FIRE HYDRANT	[Symbol]	STREET LIGHT PULLBOX
[Symbol]	FLAG POLE	[Symbol]	TELEPHONE BOX
[Symbol]	FIBER OPTIC PULLBOX	[Symbol]	TELEPHONE CABINET
[Symbol]	GROUND LIGHT	[Symbol]	TELEPHONE WHORL
[Symbol]	GAS WHORL	[Symbol]	TRAFFIC SIGNAL CABINET
[Symbol]	GAS METER	[Symbol]	TRAFFIC SIGNAL
[Symbol]	GUY WIRE	[Symbol]	TREE
[Symbol]	GRADE INTERCEPTOR	[Symbol]	UNIDENTIFIED CABINET
[Symbol]	HOSE BOX	[Symbol]	UNIDENTIFIED CLEAN OUT
[Symbol]	IRRIGATION CONTROL BOX	[Symbol]	UNIDENTIFIED WHORL
[Symbol]	IRRIGATION CONTROL VALVE	[Symbol]	UNIDENTIFIED CONTROL VALVE
[Symbol]	AREA LIGHT	[Symbol]	VALVE
[Symbol]	MALICE	[Symbol]	WATER WHORL
[Symbol]	MONITORING WELL	[Symbol]	WATER METER
[Symbol]	PAVING	[Symbol]	WATER VALVE
[Symbol]	PARKING METER	[Symbol]	RISE
[Symbol]	POST INDICATOR VALVE	[Symbol]	SECTOR CHECK VALVE
[Symbol]		[Symbol]	DRAINING FOUNTAIN

LINETYPES

[Line Style]	BUILDING LINE/WHORL
[Line Style]	BUILDING OVERHANG
[Line Style]	CONC LINE/WHORL
[Line Style]	CHALKLINE FIELD
[Line Style]	CURE FACE WITH BACK OF CURB (LEFT SIDE)
[Line Style]	FLUMK
[Line Style]	UNDERGROUND
[Line Style]	WALL
[Line Style]	WIRE FENCE
[Line Style]	WROUGHT IRON FENCE
[Line Style]	PROPERTY LINE
[Line Style]	LEFT LINE
[Line Style]	RIGHT OF WAY LINE
[Line Style]	CONTORLINE
[Line Style]	BASELINE
[Line Style]	PARCEL LINE
[Line Style]	SEWER/UTILITY LINES
[Line Style]	FIBER OPTIC LINE
[Line Style]	ELECTRICAL LINE
[Line Style]	TRAFFIC SIGNAL LINE
[Line Style]	TELECOMMUNICATIONS LINE
[Line Style]	STORM DRAIN LINE
[Line Style]	SEWER DRAIN LINE
[Line Style]	WATER LINE
[Line Style]	GAS LINE
[Line Style]	DAY LINE

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	2300226	1907 WILSHIRE BOULEVARD	kpff
DATE PREPARED	03/25/2024	PREPARED FOR:	
DRAWN BY	PS	MR. CRISTIAN MACHUCA	700 FLOWER ST., Suite 2100 Los Angeles, CA 90017 P: 213.418.0203 F: 213.264.5294 www.kpff.com
CHECKED BY	CJ	12121 WILSHIRE BOULEVARD, SUITE 801 LOS ANGELES, CA 90025	SHEET 2 OF 2

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LEVEL 1



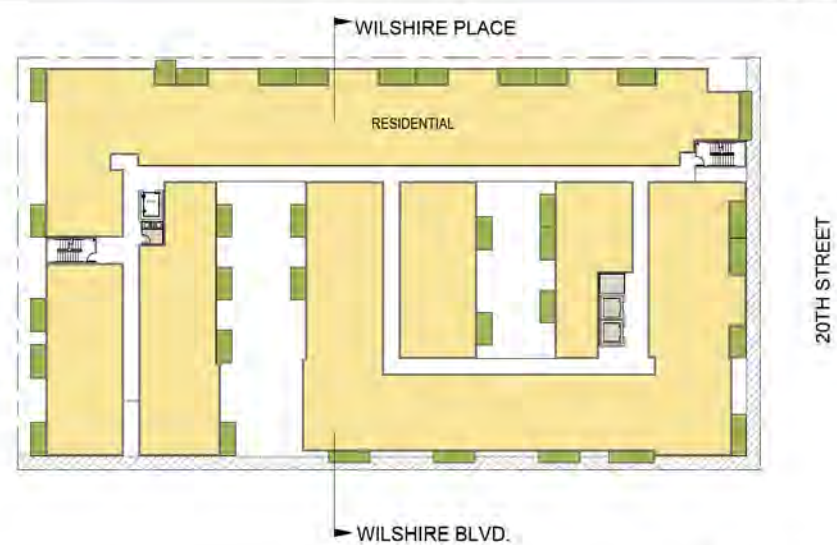
LEVEL 4&5



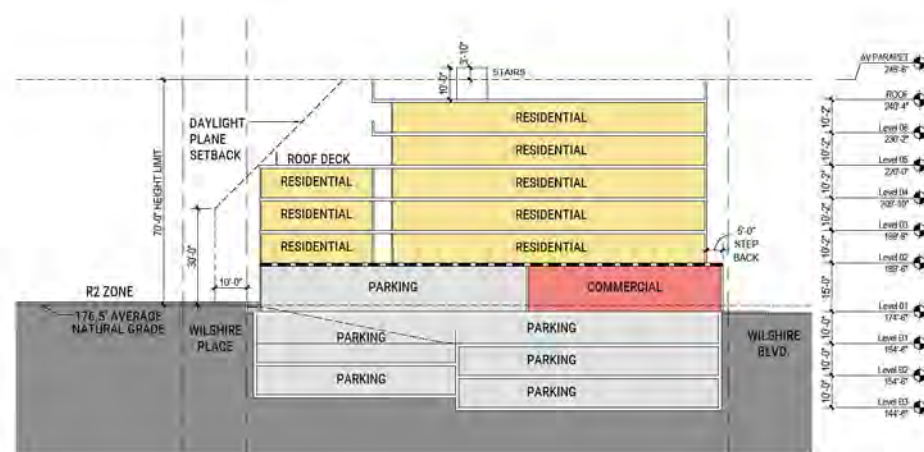
LEVEL 2



LEVEL 6



LEVEL 3 & 4



BUILDING SECTION

PROJECT SUMMARY

SITE AREA:	40,500 SF
ZONING:	MUB
MAX F.A.R.:	3.25:1 131,625 SF
PROPOSED F.A.R.:	3.25:1 131,436 SF
PROPOSED DENSITY	173 DU
UNIT AVERAGE	655 SF
HEIGHT LIMIT:	70.0'
PROPOSED HEIGHT:	70.0'
GROUND LEVEL HT:	11FT MINIMUM
PROPOSED GRND HT:	11'-15'
SETBACKS	REQUIRED PROVIDED
STREET & ALLEY	0' 0'
SIDE YARD (INT):	0' 10'
UPPER STORY	5' AVG 5'

ZONING AREA CALCULATION

COMMERCIAL	11,006 SF
RESIDENTIAL	113,279 SF
RESIDENTIAL AMENITY/LOBBY	2,639 SF
GROUND LEVEL LONG TERM BICYCLE	1,316 SF
GROUND LEVEL UTILITY	3,196 SF
TOTAL	131,436 SF

UNIT MIX

	COUNT	MIX
STUDIO	22 DU	
STUDIO AFFORD	4 DU	15%
1 BEDROOM	95 DU	
1 BEDROOM AFFORD	16 DU	65%
2 BEDROOM	15 DU	
2 BEDROOM AFFORD	3 DU	10%
3 BEDROOM	15 DU	
3 BEDROOM AFFORD	3 DU	10%
TOTAL	173 DU	101%
15% AFFORDABLE	26 DU	

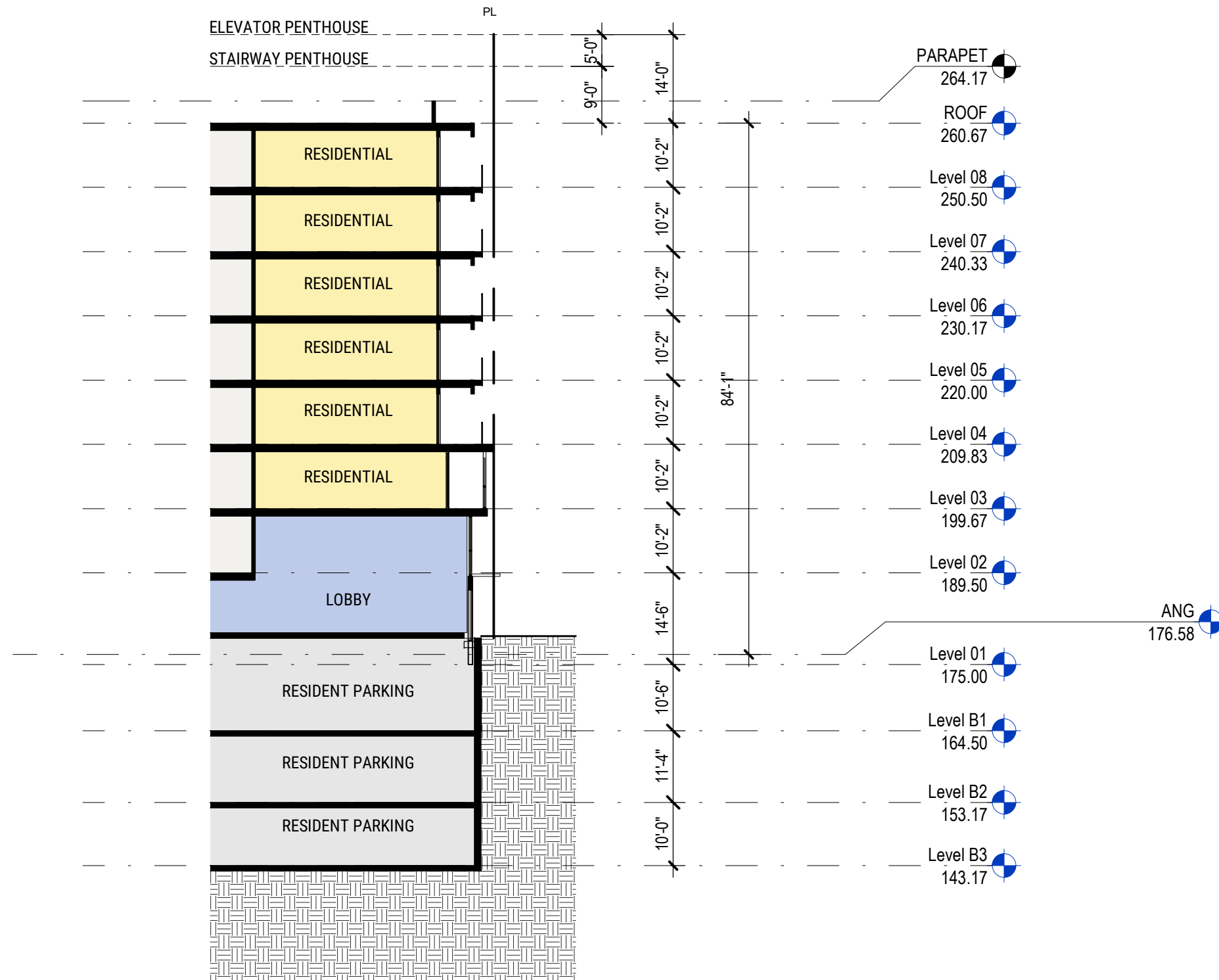
OUTDOOR LIVING AREA

REQUIRED O.L.A.		
100 SF/DU	173 DU	17,300 SF
60 SF/DU (PRIVATE OLA)		10,380 SF
PROVIDED O.L.A.		
COMMON OLA - LEVELS 1, 2, 5		7,627 SF
PRIVATE OLA - 142 DU		10,380 SF
TOTAL		18,007 SF

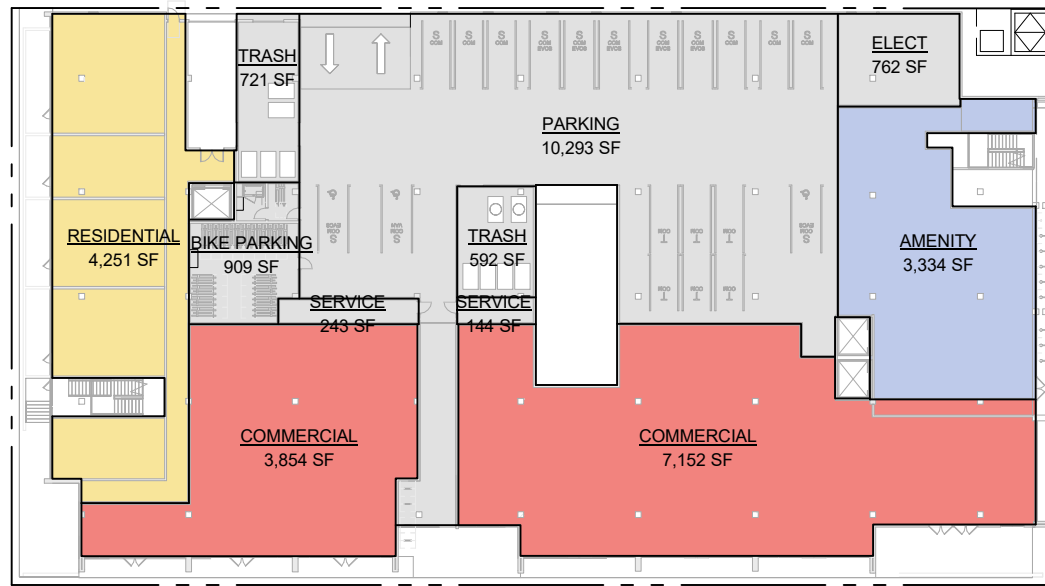
- RESIDENTIAL
- COMMON OUTDOOR LIVING AREA
- COMMERCIAL
- PRIVATE OUTDOOR LIVING AREA
- RESIDENTIAL AMENITY
- 5 FT STEPBACK ABOVE GROUND FLOOR
- PARKING / UTILITY
- DAYLIGHT PLANE STEPBACK

PROJECT DATA

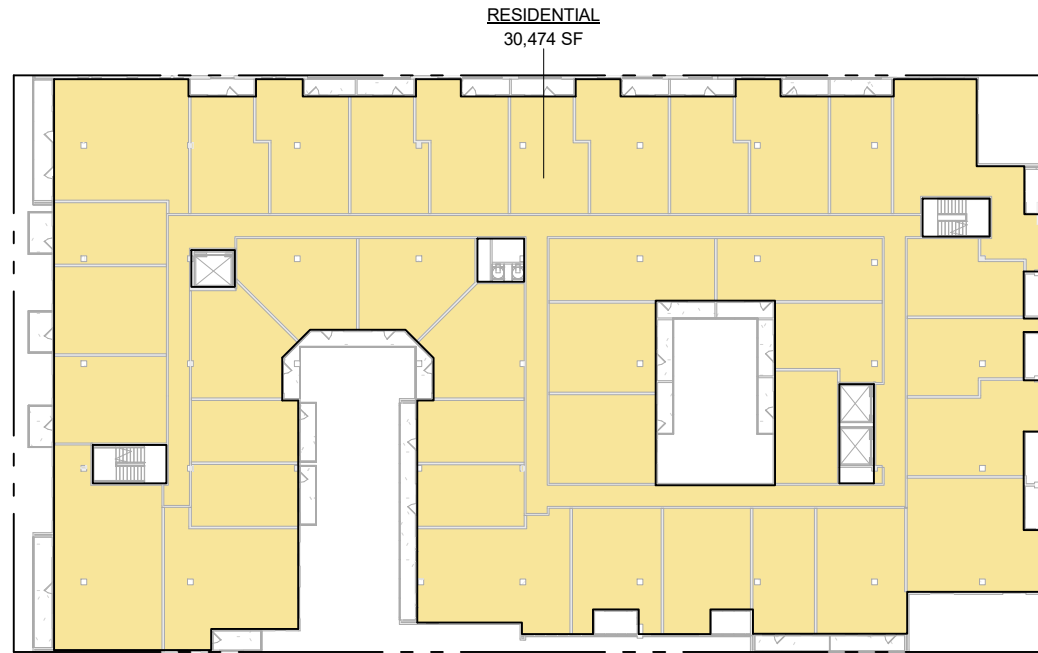
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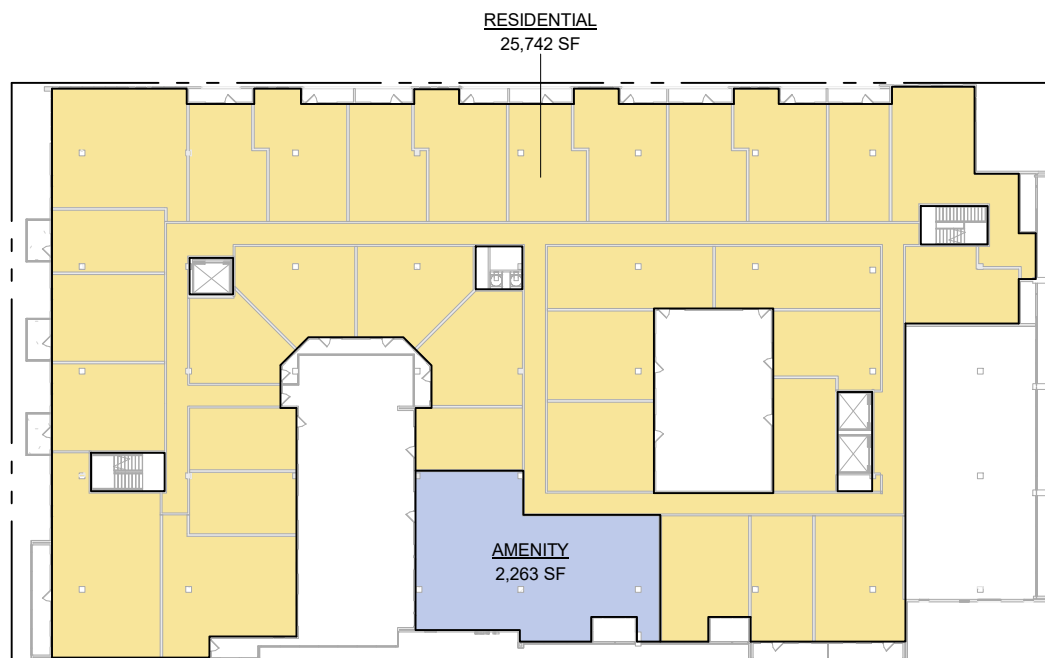
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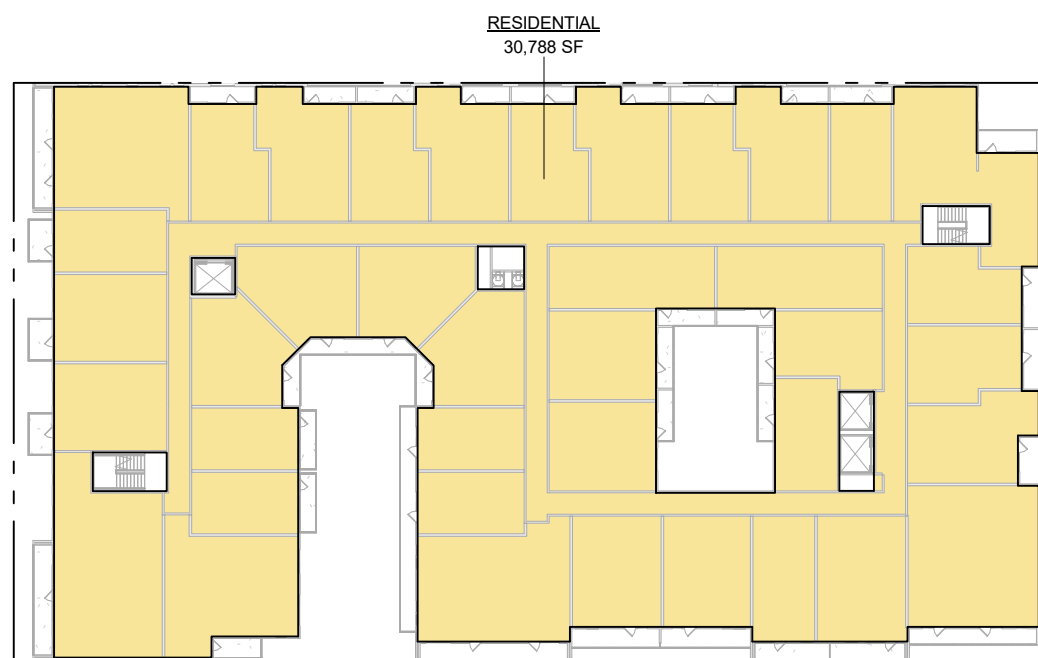
Level 01
SCALE: 1" = 50'-0"
1
G-100



Level 03
SCALE: 1" = 50'-0"
3
G-100



Level 02
SCALE: 1" = 50'-0"
2
G-100



Level 04
SCALE: 1" = 50'-0"
4
G-100

ZONING FLOOR AREA (FAR)

Level 01	COMMERCIAL	7,152 SF
Level 01	COMMERCIAL	3,854 SF
Level 01	RESIDENTIAL	4,251 SF
Level 01	PARKING	10,293 SF
Level 01	AMENITY	3,334 SF
Level 01	ELECT	762 SF
Level 01	TRASH	592 SF
Level 01	SERVICE	144 SF
Level 01	SERVICE	243 SF
Level 01	BIKE PARKING	909 SF
Level 01	TRASH	721 SF
		32,253 SF

Level 02	RESIDENTIAL	25,742 SF
Level 02	AMENITY	2,263 SF
		28,005 SF

Level 03	RESIDENTIAL	30,474 SF
		30,474 SF

Level 04	RESIDENTIAL	30,788 SF
		30,788 SF

Level 05	RESIDENTIAL	30,788 SF
		30,788 SF

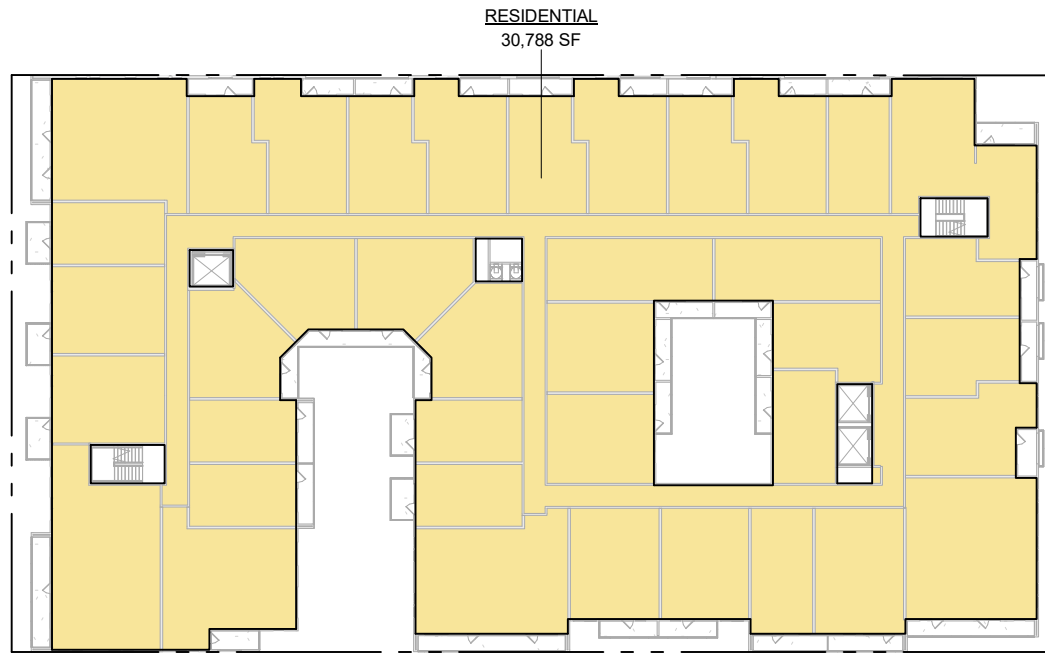
Level 06	RESIDENTIAL	30,410 SF
		30,410 SF

Level 07	RESIDENTIAL	30,865 SF
		30,865 SF

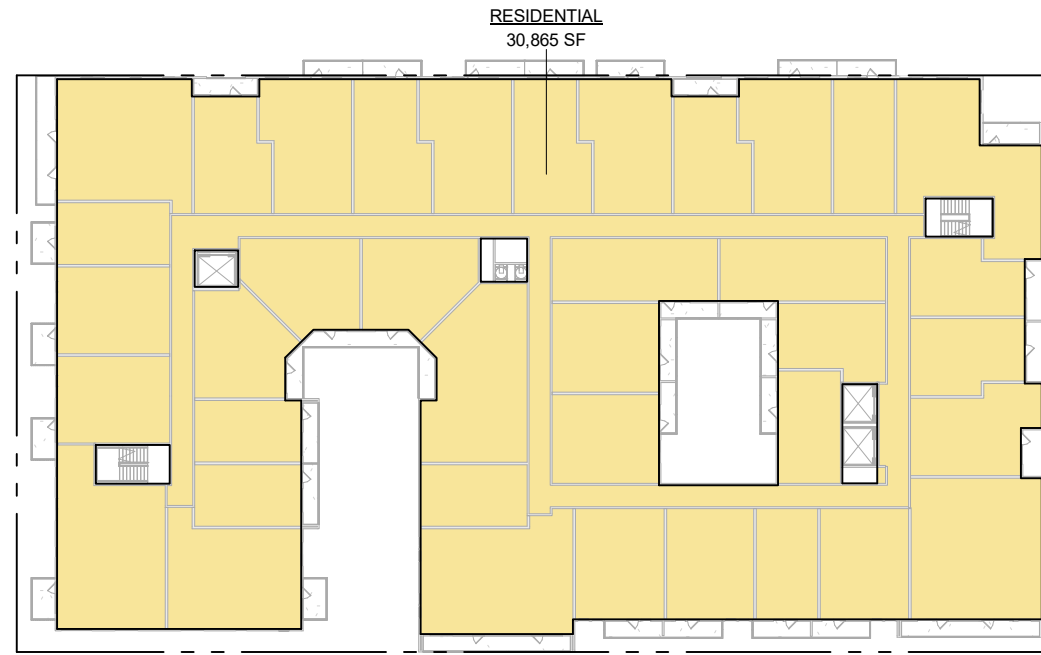
Level 08	RESIDENTIAL	24,976 SF
Level 08	AMENITY	158 SF
Level 08	AMENITY	926 SF
Level 08	AMENITY	1,030 SF
		27,089 SF

TOTAL ZONING FLOOR AREA 240,673 SF

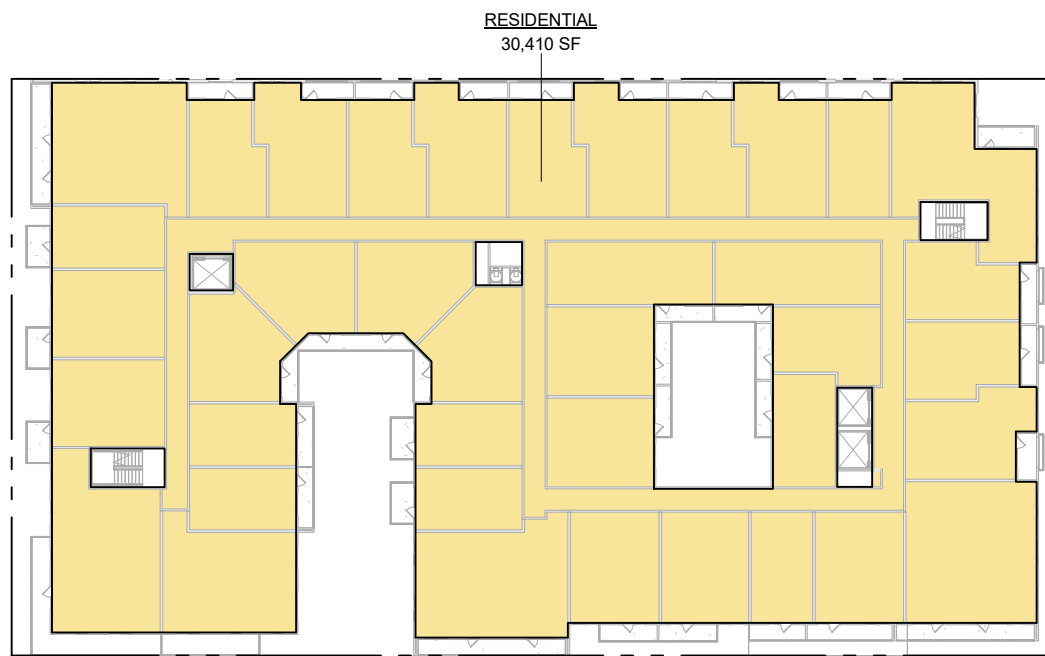
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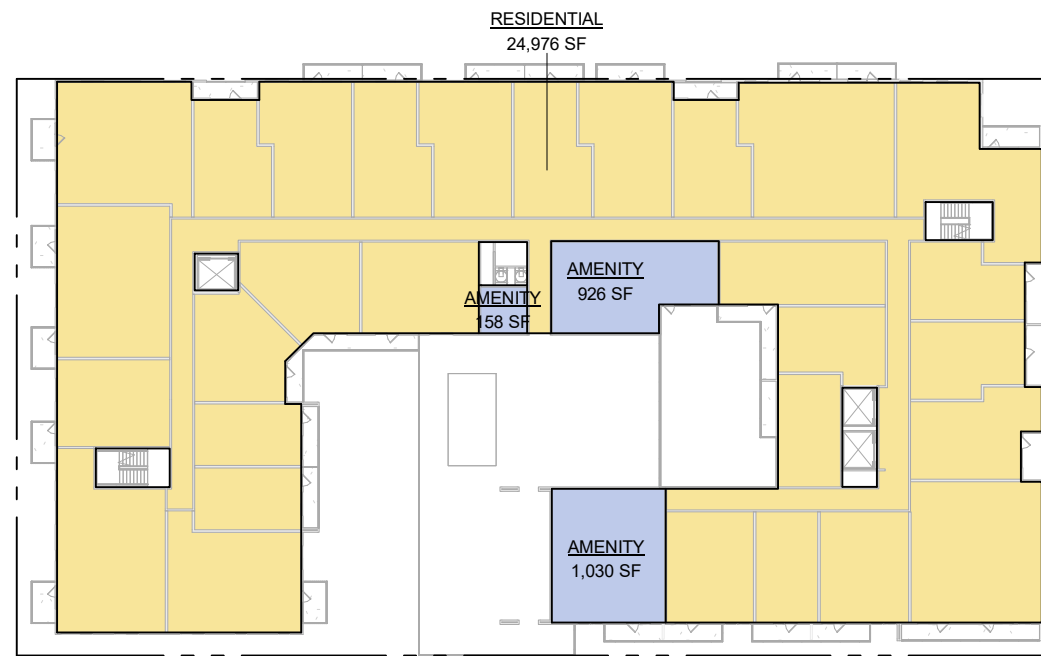
Level 05
SCALE: 1" = 50'-0"
5
G-101



Level 07
SCALE: 1" = 50'-0"
7
G-101



Level 06
SCALE: 1" = 50'-0"
6
G-101



Level 08
SCALE: 1" = 50'-0"
8
G-101

ZONING FLOOR AREA (FAR)

Level 01	COMMERCIAL	7,152 SF
Level 01	COMMERCIAL	3,854 SF
Level 01	RESIDENTIAL	4,251 SF
Level 01	PARKING	10,293 SF
Level 01	AMENITY	3,334 SF
Level 01	ELECT	762 SF
Level 01	TRASH	592 SF
Level 01	SERVICE	144 SF
Level 01	SERVICE	243 SF
Level 01	BIKE PARKING	909 SF
Level 01	TRASH	721 SF
		32,253 SF

Level 02	RESIDENTIAL	25,742 SF
Level 02	AMENITY	2,263 SF
		28,005 SF

Level 03	RESIDENTIAL	30,474 SF
		30,474 SF

Level 04	RESIDENTIAL	30,788 SF
		30,788 SF

Level 05	RESIDENTIAL	30,788 SF
		30,788 SF

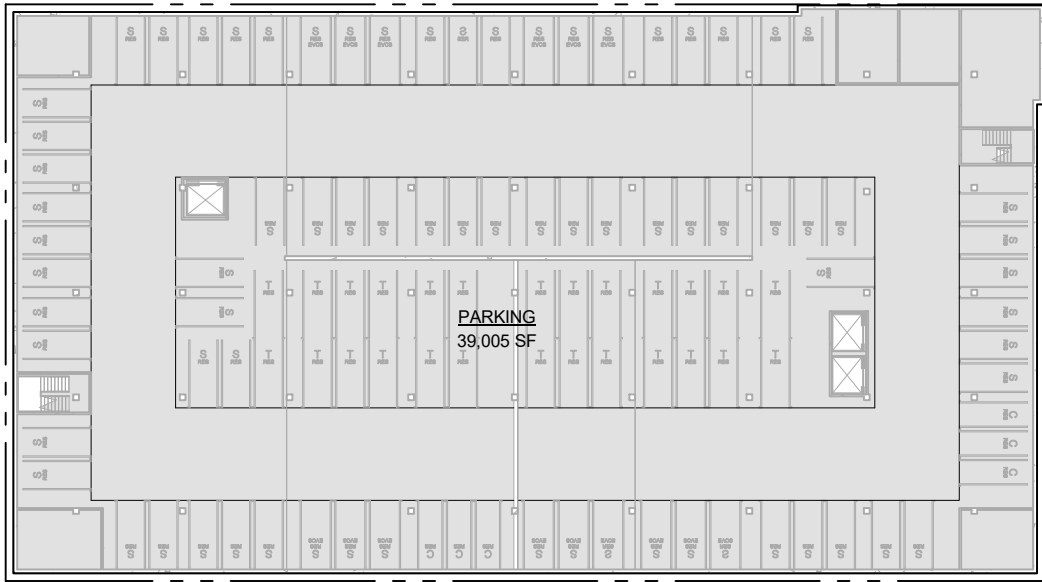
Level 06	RESIDENTIAL	30,410 SF
		30,410 SF

Level 07	RESIDENTIAL	30,865 SF
		30,865 SF

Level 08	RESIDENTIAL	24,976 SF
Level 08	AMENITY	158 SF
Level 08	AMENITY	926 SF
Level 08	AMENITY	1,030 SF
		27,089 SF

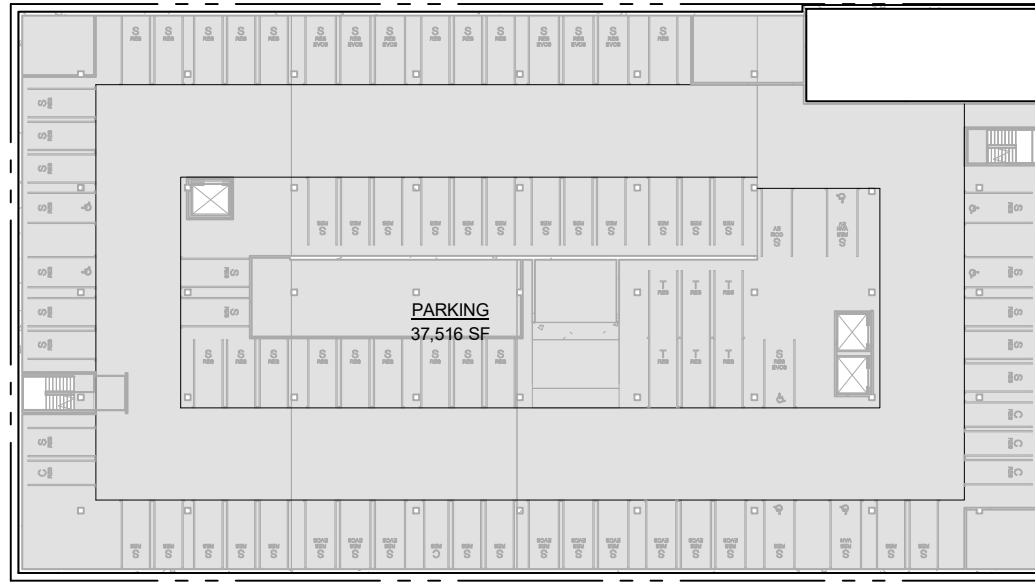
TOTAL ZONING FLOOR AREA 240,673 SF

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Level B3
SCALE: 1" = 50'-0"

7
G-102



Level B1
SCALE: 1" = 50'-0"

5
G-102



Level B2
SCALE: 1" = 50'-0"

6
G-102

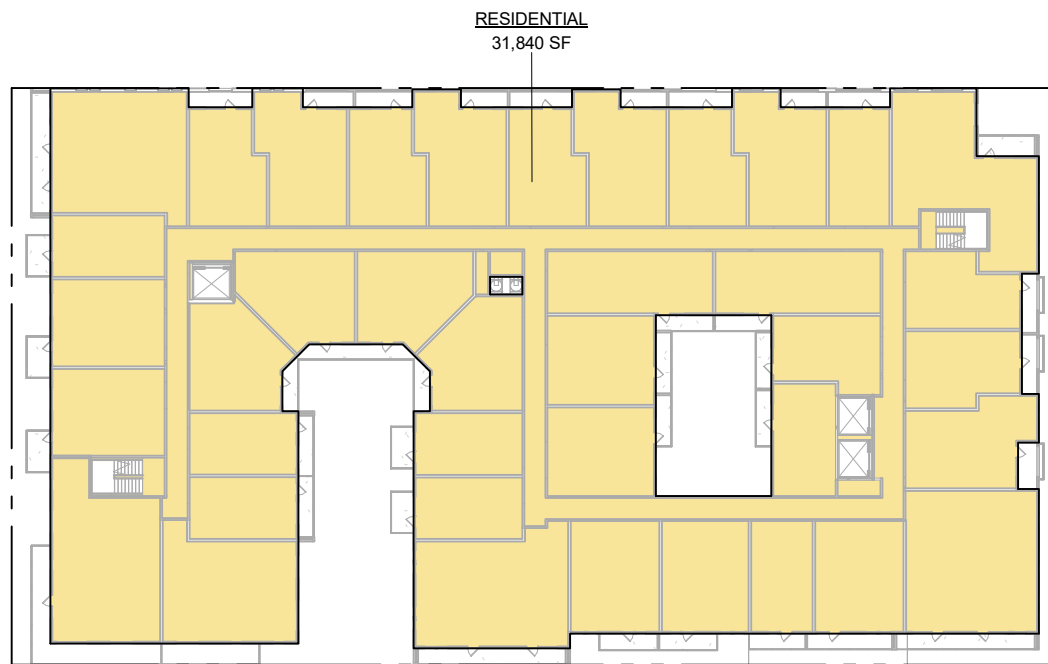


Level 01
SCALE: 1" = 50'-0"

1
G-102

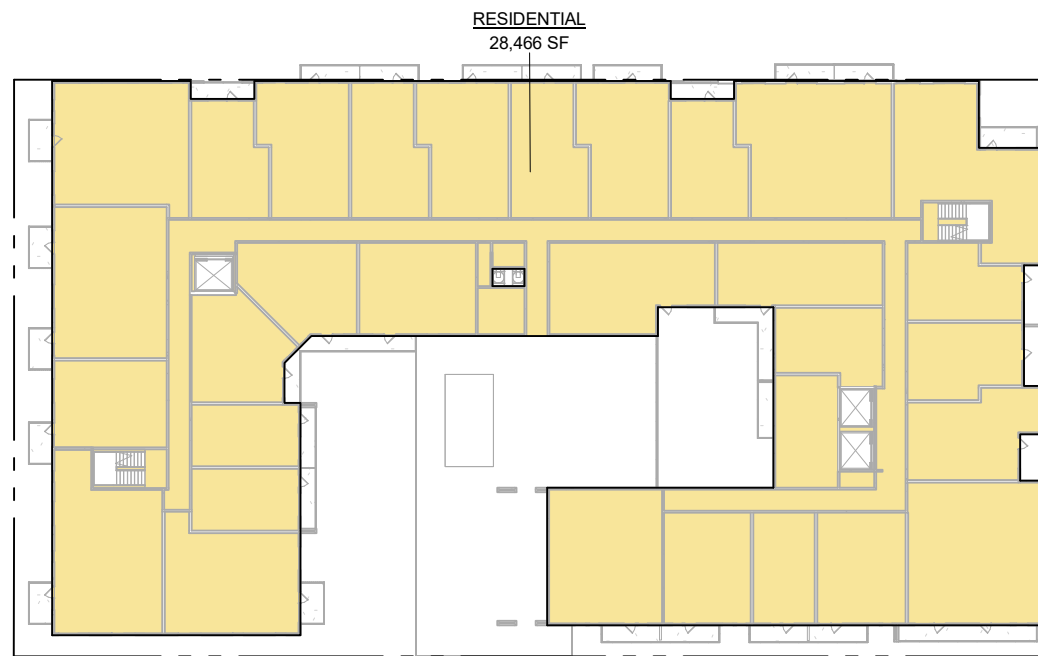
BUILDING AREA (GROSS SF)		
LEVEL	AREA TYPE	AREA
Level B3	PARKING	39,005 SF
Level B2	PARKING	39,004 SF
Level B1	PARKING	37,516 SF
Level 01	COMMERCIAL	11,195 SF
Level 01	PARKING	15,306 SF
Level 01	RESIDENTIAL	8,784 SF
		35,285 SF
Level 02	RESIDENTIAL	29,408 SF
Level 03	RESIDENTIAL	31,922 SF
Level 04	RESIDENTIAL	32,222 SF
Level 05	RESIDENTIAL	32,220 SF
Level 06	RESIDENTIAL	31,840 SF
Level 07	RESIDENTIAL	32,297 SF
Level 08	RESIDENTIAL	28,466 SF
ROOF	RESIDENTIAL	424 SF
		424 SF
TOTAL BUILDING AREA - GSF		369,609 SF

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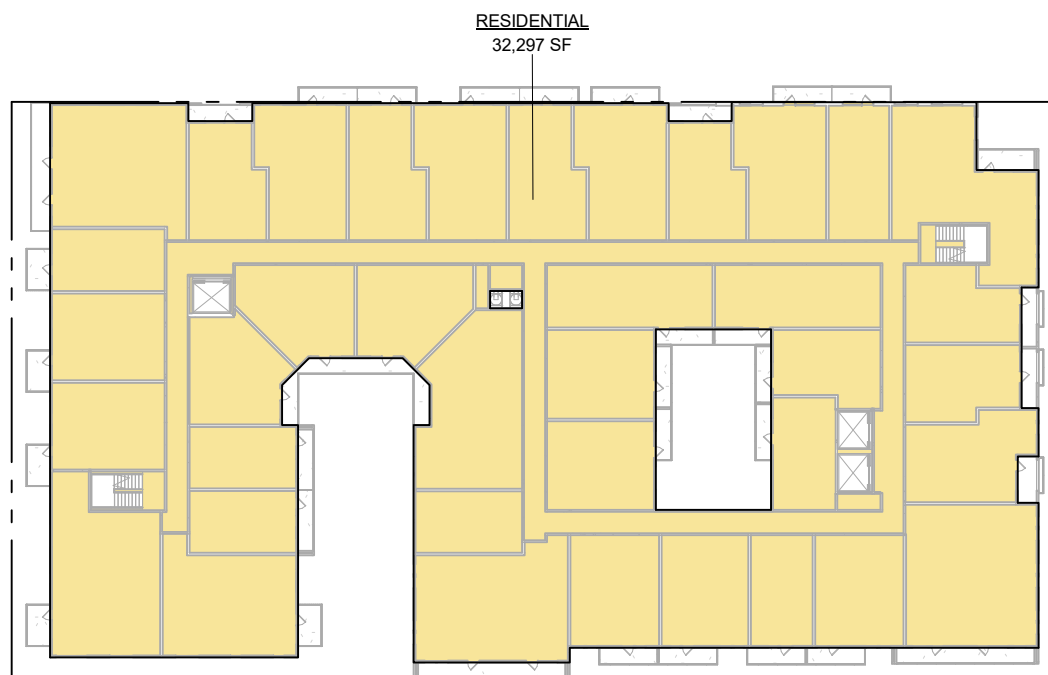
Level 06
SCALE: 1" = 50'-0"

3
G-104



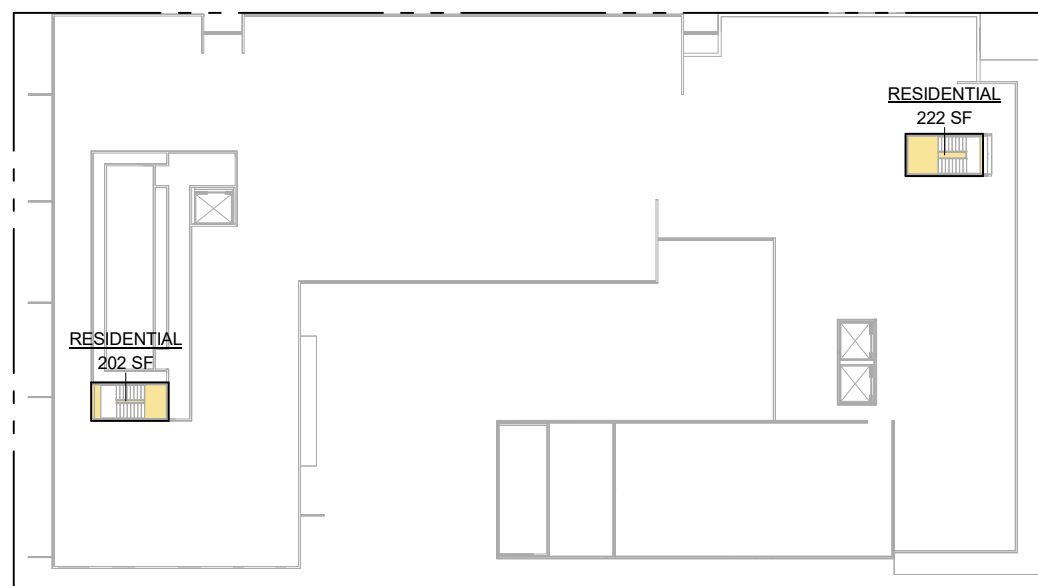
Level 08
SCALE: 1" = 50'-0"

1
G-104



Level 07
SCALE: 1" = 50'-0"

2
G-104

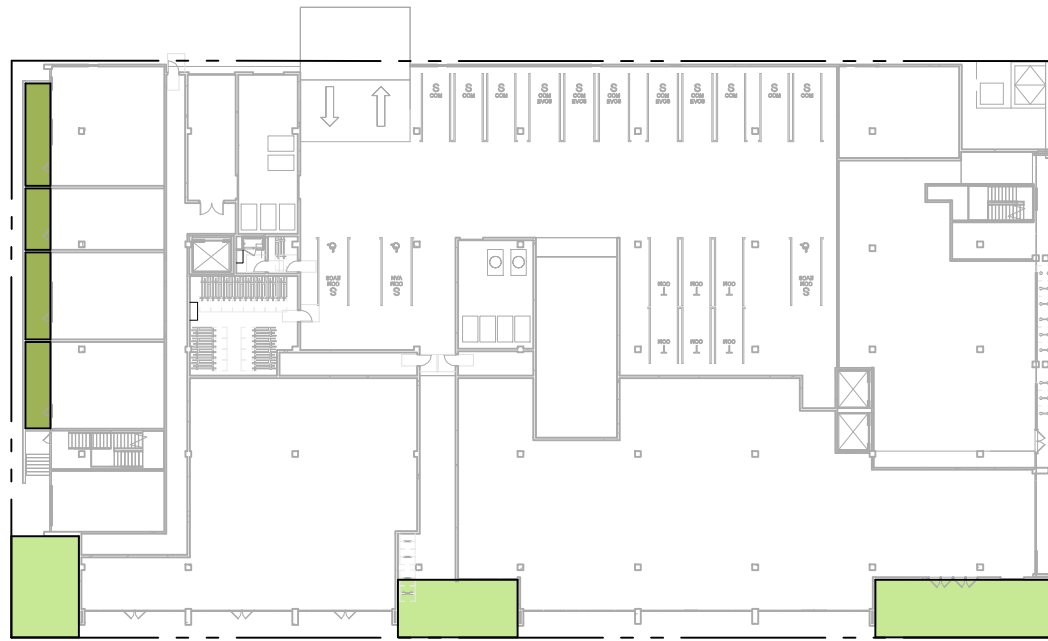


ROOF
SCALE: 1" = 50'-0"

5
G-104

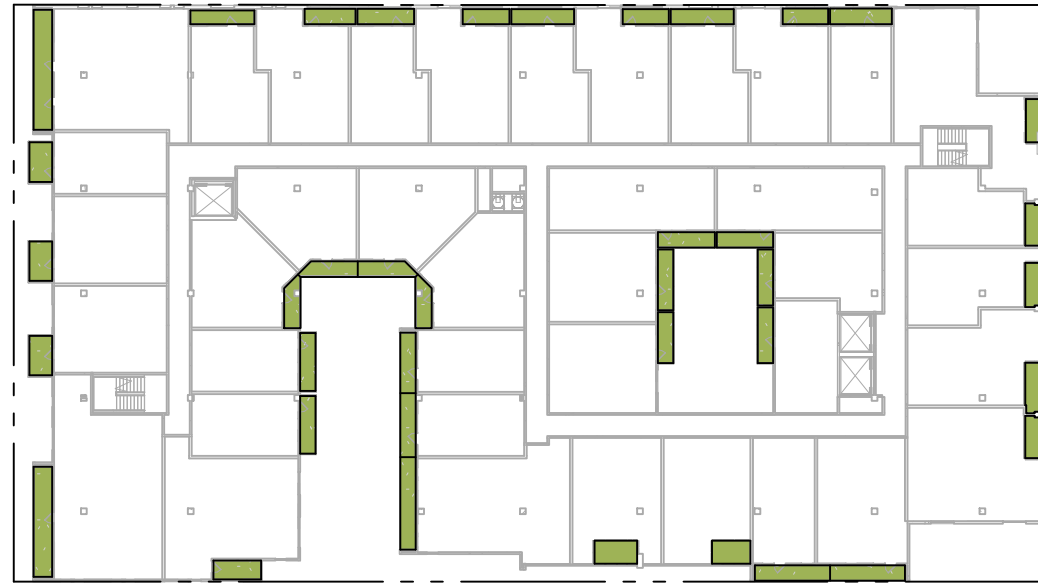
BUILDING AREA (GROSS SF)		
LEVEL	AREA TYPE	AREA
Level B3	PARKING	39,005 SF
		39,005 SF
Level B2	PARKING	39,004 SF
		39,004 SF
Level B1	PARKING	37,516 SF
		37,516 SF
Level 01	COMMERCIAL	11,195 SF
Level 01	PARKING	15,306 SF
Level 01	RESIDENTIAL	8,784 SF
		35,285 SF
Level 02	RESIDENTIAL	29,408 SF
		29,408 SF
Level 03	RESIDENTIAL	31,922 SF
		31,922 SF
Level 04	RESIDENTIAL	32,222 SF
		32,222 SF
Level 05	RESIDENTIAL	32,220 SF
		32,220 SF
Level 06	RESIDENTIAL	31,840 SF
		31,840 SF
Level 07	RESIDENTIAL	32,297 SF
		32,297 SF
Level 08	RESIDENTIAL	28,466 SF
		28,466 SF
ROOF	RESIDENTIAL	424 SF
		424 SF
TOTAL BUILDING AREA - GSF		369,609 SF

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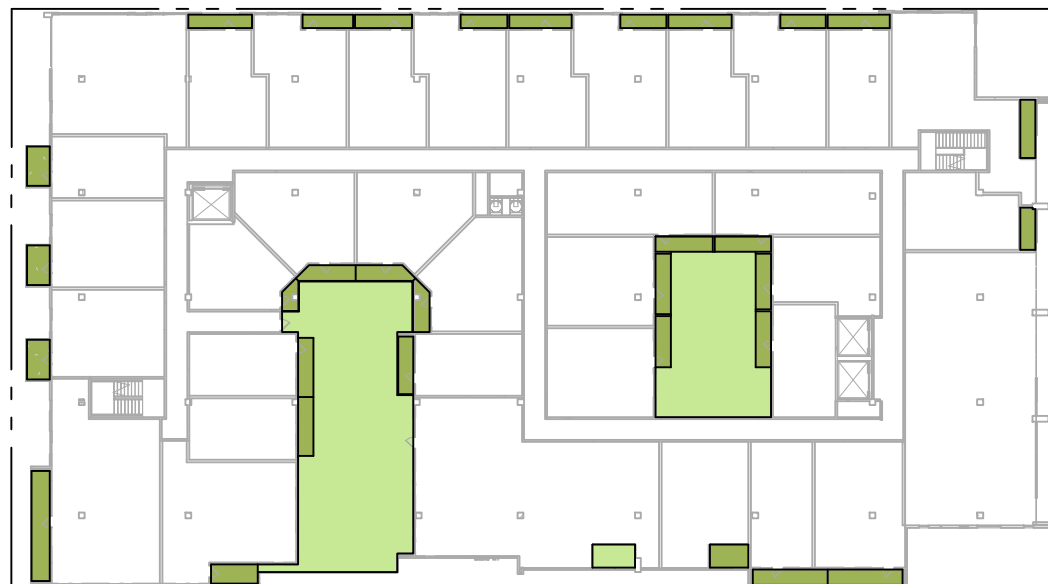
Level 01
SCALE: 1" = 50'-0"

4
G-105



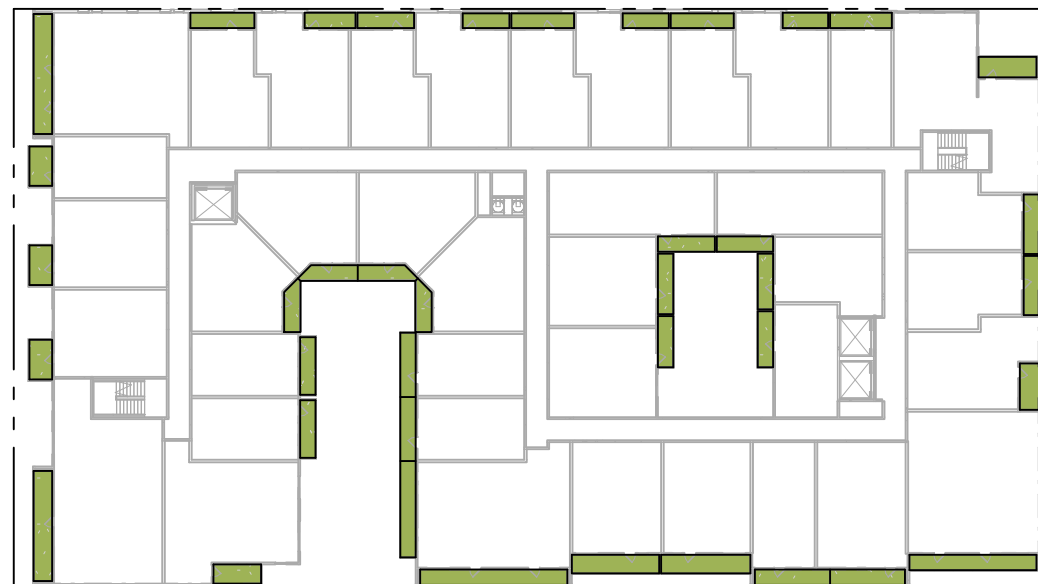
Level 03
SCALE: 1" = 50'-0"

2
G-105



Level 02
SCALE: 1" = 50'-0"

3
G-105



Level 04
SCALE: 1" = 50'-0"

1
G-105

OUTDOOR LIVING AREA REQUIRED			
TYPE	UNITS	RATIO	SF
PRIVATE	260	60 SF/DU	15,570 SF
COMMON	260	40 SF/DU	10,380 SF
TOTAL OLA		100 SF/DU	25,950 SF

RATIO PER SMMC 9.21.090

OUTDOOR LIVING AREA PROVIDED		
TYPE	LEVEL	SF
COMMON	ROOF LEVEL	643 SF
COMMON	LEVEL 08	3,997 SF
COMMON	LEVEL 02	3,209 SF
COMMON	LEVEL 01	1,609 SF
TOTAL COMMON OLA		9,458 SF
PRIVATE	LEVEL 08	2,084 SF
PRIVATE	LEVEL 07	2,672 SF
PRIVATE	LEVEL 06	2,973 SF
PRIVATE	LEVEL 05	2,711 SF
PRIVATE	LEVEL 04	2,928 SF
PRIVATE	LEVEL 03	2,538 SF
PRIVATE	LEVEL 02	1,880 SF
PRIVATE	LEVEL 01	565 SF
TOTAL PRIVATE OLA		18,351 SF
TOTAL OUTDOOR LIVING AREA		27,809 SF

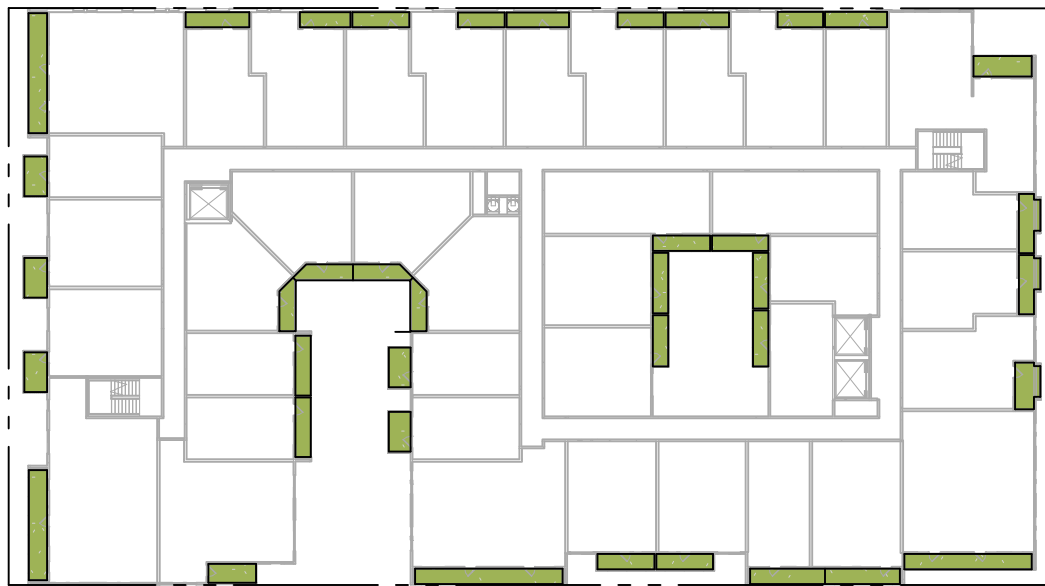
PRIVATE OUTDOOR LIVING AREA
PRIVATE OUTDOOR LIVING AREA (E.G., YARDS, DECKS, PATIOS, BALCONIES) SHALL BE NO LESS THAN 4 FEET DEEP. SMMC 9.21.090

COMMON OUTDOOR LIVING AREA.
COMMON OUTDOOR LIVING AREA LOCATED ON THE GROUND OR PODIUM LEVEL SHALL PROVIDE ONE SPACE THAT IS AT LEAST 400 SF WITH MINIMUM DIMENSIONS OF 20 FEET IN WIDTH AND 15 FEET IN LENGTH. COMMON OUTDOOR LIVING AREA LOCATED ON AN UPPER STORY SHALL BE NO LESS THAN 10 FEET IN WIDTH AND 10 FEET IN LENGTH

LEGEND	
	COMMON OUTDOOR LIVING AREA
	PRIVATE OUTDOOR LIVING AREA

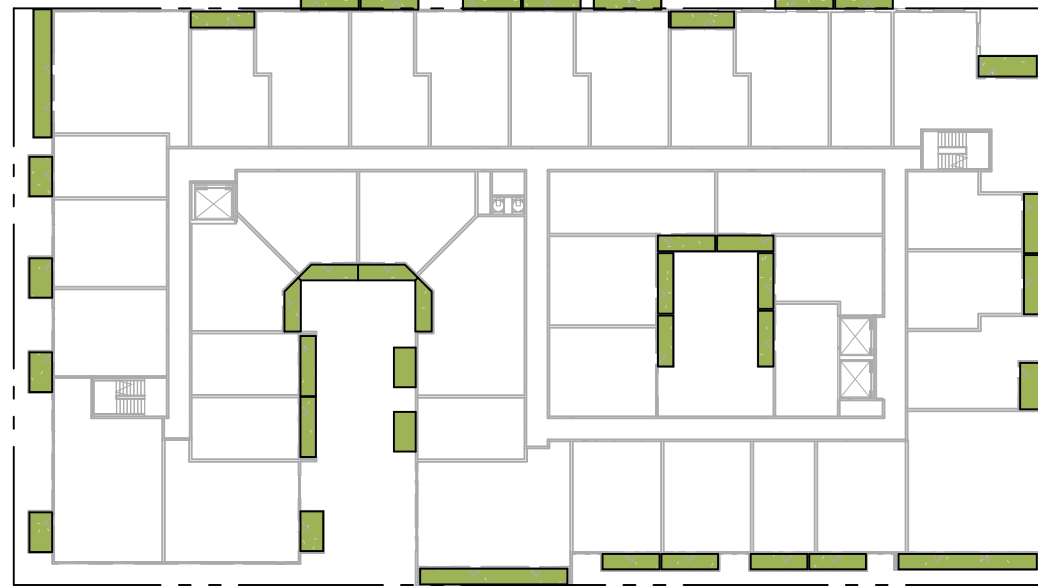


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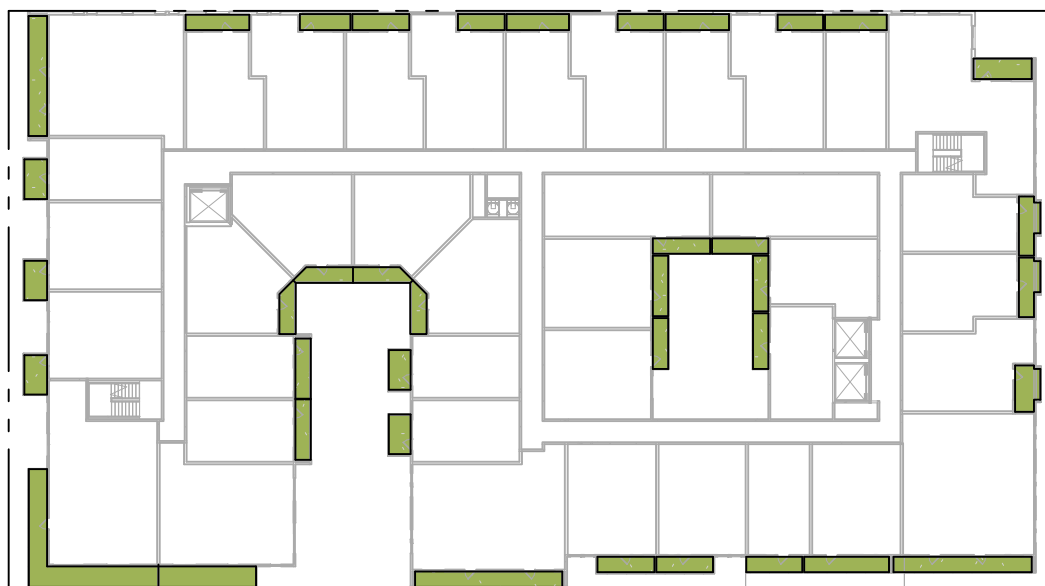
Level 05
SCALE: 1" = 50'-0"

5
G-106



Level 07
SCALE: 1" = 50'-0"

7
G-106



Level 06
SCALE: 1" = 50'-0"

6
G-106



LEVEL 8
SCALE: 1" = 50'-0"

8
G-106

OUTDOOR LIVING AREA REQUIRED			
TYPE	UNITS	RATIO	SF
PRIVATE	260	60 SF/DU	15,570 SF
COMMON	260	40 SF/DU	10,380 SF
TOTAL OLA		100 SF/DU	25,950 SF

RATIO PER SMMC 9.21.090

OUTDOOR LIVING AREA PROVIDED		
TYPE	LEVEL	SF
COMMON	ROOF LEVEL	643 SF
COMMON	LEVEL 08	3,997 SF
COMMON	LEVEL 02	3,209 SF
COMMON	LEVEL 01	1,609 SF
TOTAL COMMON OLA		9,458 SF
PRIVATE	LEVEL 08	2,084 SF
PRIVATE	LEVEL 07	2,672 SF
PRIVATE	LEVEL 06	2,973 SF
PRIVATE	LEVEL 05	2,711 SF
PRIVATE	LEVEL 04	2,928 SF
PRIVATE	LEVEL 03	2,538 SF
PRIVATE	LEVEL 02	1,880 SF
PRIVATE	LEVEL 01	565 SF
TOTAL PRIVATE OLA		18,351 SF
TOTAL OUTDOOR LIVING AREA		27,809 SF

PRIVATE OUTDOOR LIVING AREA

PRIVATE OUTDOOR LIVING AREA (E.G., YARDS, DECKS, PATIOS, BALCONIES) SHALL BE NO LESS THAN 4 FEET DEEP. SMMC 9.21.090

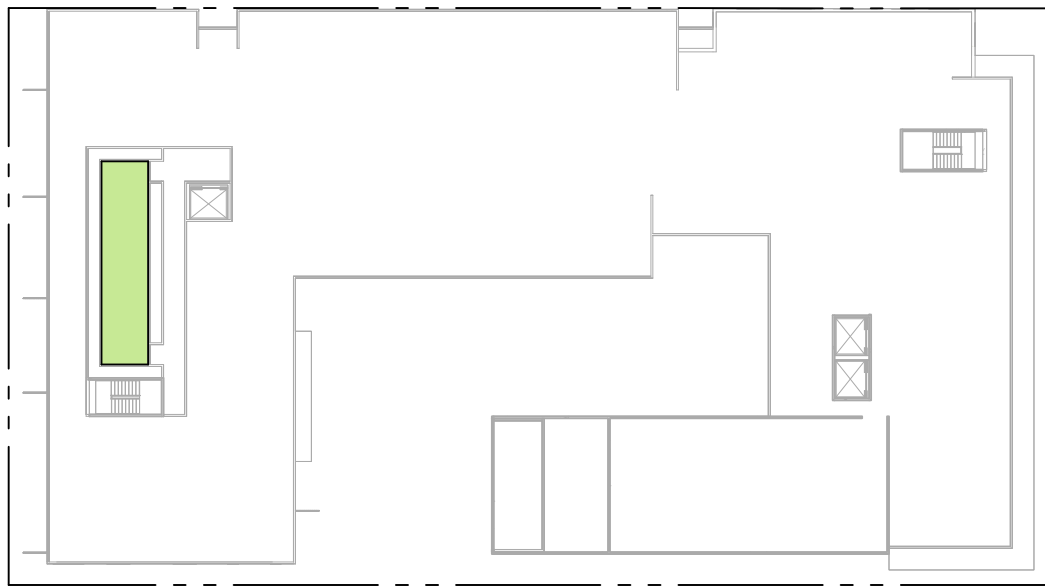
COMMON OUTDOOR LIVING AREA.

COMMON OUTDOOR LIVING AREA LOCATED ON THE GROUND OR PODIUM LEVEL SHALL PROVIDE ONE SPACE THAT IS AT LEAST 400 SF WITH MINIMUM DIMENSIONS OF 20 FEET IN WIDTH AND 15 FEET IN LENGTH. COMMON OUTDOOR LIVING AREA LOCATED ON AN UPPER STORY SHALL BE NO LESS THAN 10 FEET IN WIDTH AND 10 FEET IN LENGTH

LEGEND	
	COMMON OUTDOOR LIVING AREA
	PRIVATE OUTDOOR LIVING AREA



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OS ROOF
SCALE: 1" = 50'-0"

1
G-107



OUTDOOR LIVING AREA REQUIRED			
TYPE	UNITS	RATIO	SF
PRIVATE	260	60 SF/DU	15,570 SF
COMMON	260	40 SF/DU	10,380 SF
TOTAL OLA		100 SF/DU	25,950 SF

RATIO PER SMMC 9.21.090

OUTDOOR LIVING AREA PROVIDED		
TYPE	LEVEL	SF
COMMON	ROOF LEVEL	643 SF
COMMON	LEVEL 08	3,997 SF
COMMON	LEVEL 02	3,209 SF
COMMON	LEVEL 01	1,609 SF
TOTAL COMMON OLA		9,458 SF
PRIVATE	LEVEL 08	2,084 SF
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PRIVATE	LEVEL 06	2,973 SF
PRIVATE	LEVEL 05	2,711 SF
PRIVATE	LEVEL 04	2,928 SF
PRIVATE	LEVEL 03	2,538 SF
PRIVATE	LEVEL 02	1,880 SF
PRIVATE	LEVEL 01	565 SF
TOTAL PRIVATE OLA		18,351 SF
TOTAL OUTDOOR LIVING AREA		27,809 SF

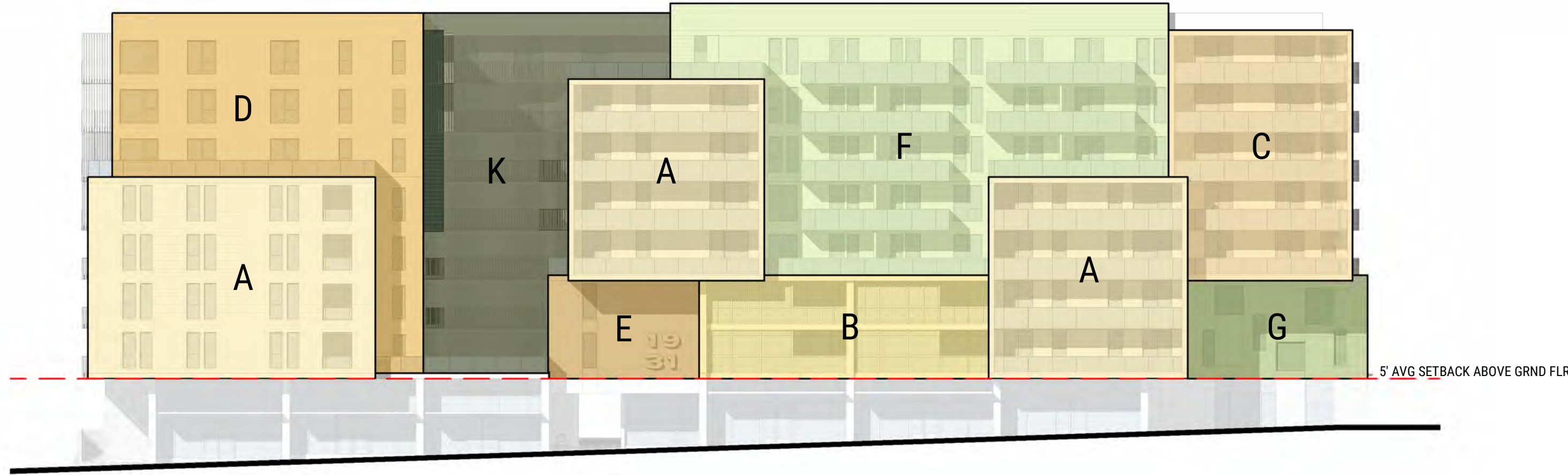
PRIVATE OUTDOOR LIVING AREA
PRIVATE OUTDOOR LIVING AREA (E.G., YARDS, DECKS, PATIOS, BALCONIES) SHALL BE NO LESS THAN 4 FEET DEEP. SMMC 9.21.090

COMMON OUTDOOR LIVING AREA.
COMMON OUTDOOR LIVING AREA LOCATED ON THE GROUND OR PODIUM LEVEL SHALL PROVIDE ONE SPACE THAT IS AT LEAST 400 SF WITH MINIMUM DIMENSIONS OF 20 FEET IN WIDTH AND 15 FEET IN LENGTH. COMMON OUTDOOR LIVING AREA LOCATED ON AN UPPER STORY SHALL BE NO LESS THAN 10 FEET IN WIDTH AND 10 FEET IN LENGTH

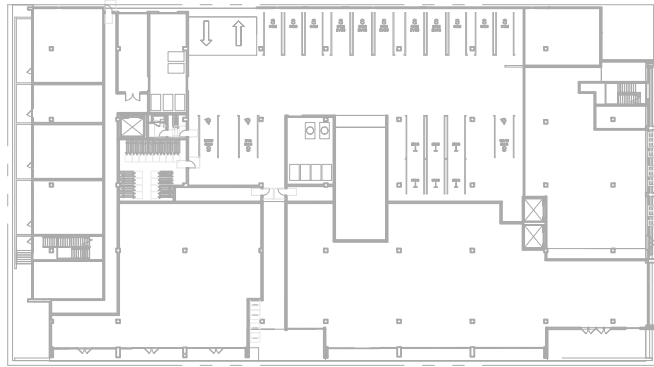
LEGEND	
	COMMON OUTDOOR LIVING AREA
	PRIVATE OUTDOOR LIVING AREA



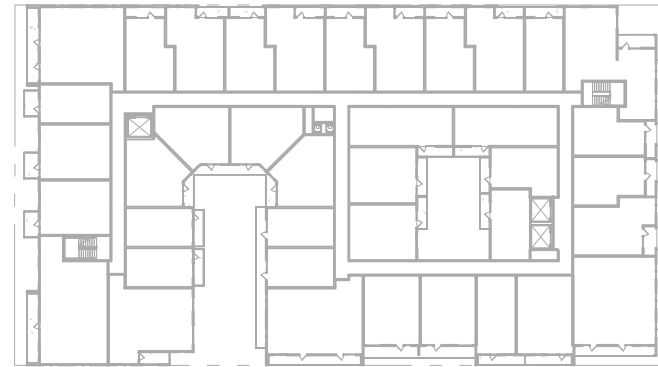
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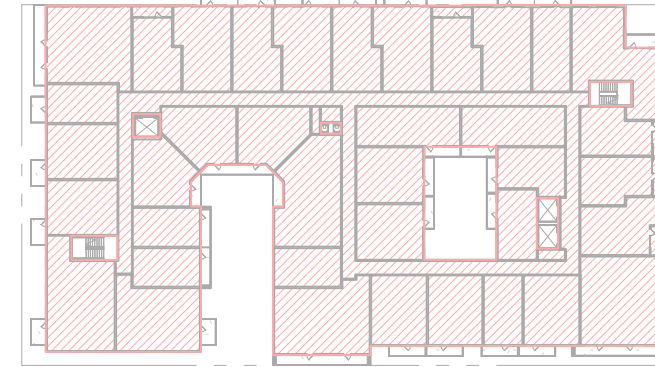
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION.



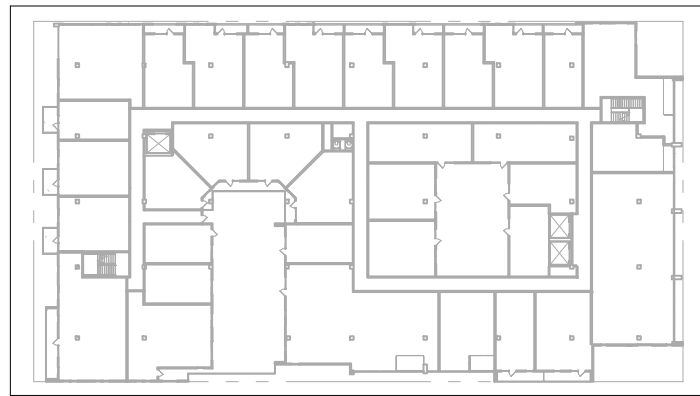
Level 01
SCALE: 1" = 80'-0"
1
G-200



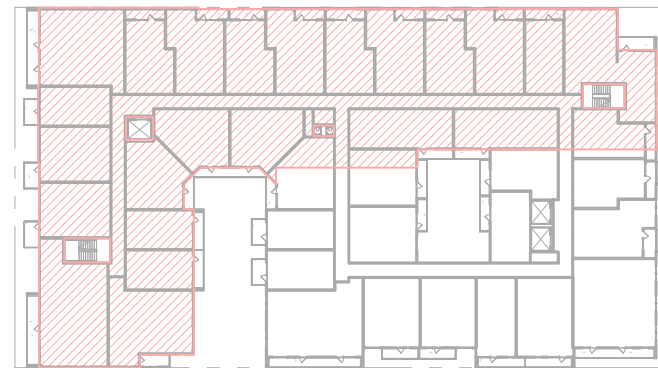
Level 04
SCALE: 1" = 80'-0"
4
G-200



Level 07
SCALE: 1" = 80'-0"
7
G-200
LOSS:
37 UNITS
30,865 SF



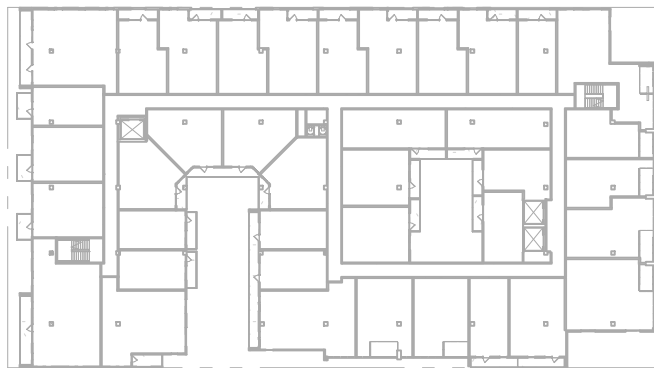
Level 02
SCALE: 1" = 80'-0"
2
G-200



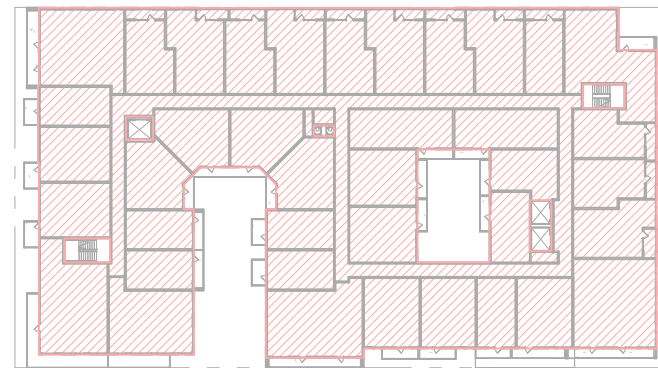
Level 05
SCALE: 1" = 80'-0"
5
G-200
LOSS:
24 UNITS
20,683 GSF



Level 08
SCALE: 1" = 80'-0"
8
G-200
LOSS:
30 UNITS
24,637 SF



Level 03
SCALE: 1" = 80'-0"
3
G-200



Level 06
SCALE: 1" = 80'-0"
6
G-200
LOSS:
39 UNITS
30,410 SF

WAIVER - INCREASED F.A.R.

Waive the MUB zoning district maximum F.A.R. of 3.25:1, per Table 9.11.030, to accommodate the permitted additional density bonus units.

To physically accommodate the permitted density bonus units beyond the allowable zoning threshold will require a zoning floor area of 238,220 square feet as designed. Resulting in a floor area ratio of 5.88:1.

Based on the proposed design, a reduction of F.A.R. will result in fewer residential units. This exhibit shows the impact of a reduced F.A.R. and unit removal based on the current design in a top down order.

As noted in red highlight below are the reductions of unit and zoning floor area to achieve a floor area ratio of 3.25:1:

Units Removed : 130 DU
Zoning Floor Area Removed : 106,595 SF

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WAIVER - INCREASE MAXIMUM BUILDING HEIGHT

Waive the 70' building height limit for MUB projects that include on-site affordable housing per SMMC Table 9.11.030 to accommodate the permitted density bonus units.

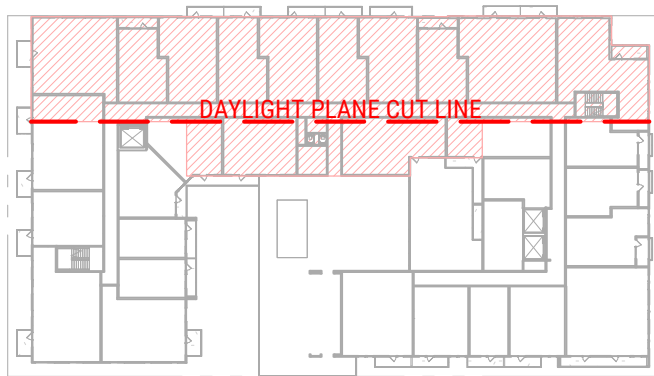
As the density bonus units are in addition to the number of units that will fit within the prescribed 70' height limit, compliance would physically preclude the addition of the permitted density bonus units. Therefore, a waiver of the 70' building height limit is requested. See additional explanation in cover letter.

To accommodate the density bonus units permitted, an additional two residential levels are required, resulting in a project that is composed of 260 units across seven residential levels.

Based on the proposed design, a height limit of 70' would result in the loss of 67 units



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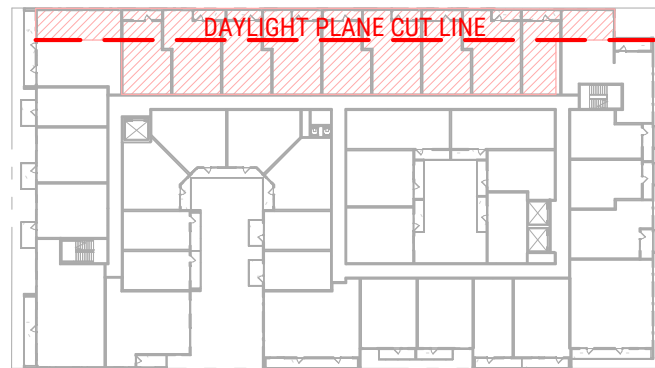


Level 08

LOSS:
12 UNITS
13,634 GSF

5
G-202

SCALE: 1" = 80'-0"

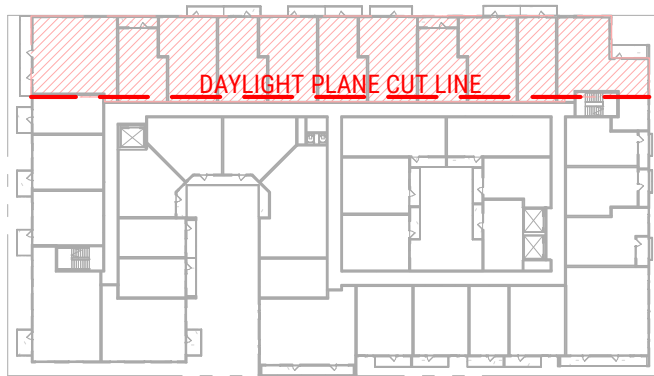


Level 05

LOSS:
9 UNITS
7,252 GSF

2
G-202

SCALE: 1" = 80'-0"

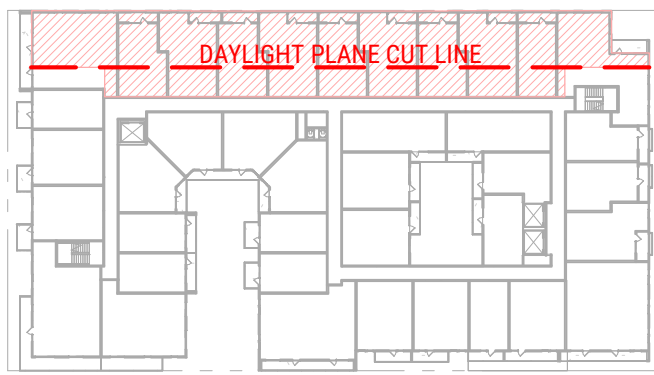


Level 07

LOSS:
11 UNITS
8,784 GSF

4
G-202

SCALE: 1" = 80'-0"



Level 06

LOSS:
11 UNITS
8,113 GSF

3
G-202

SCALE: 1" = 80'-0"

WAIVER - REMOVE DAYLIGHT PLANE

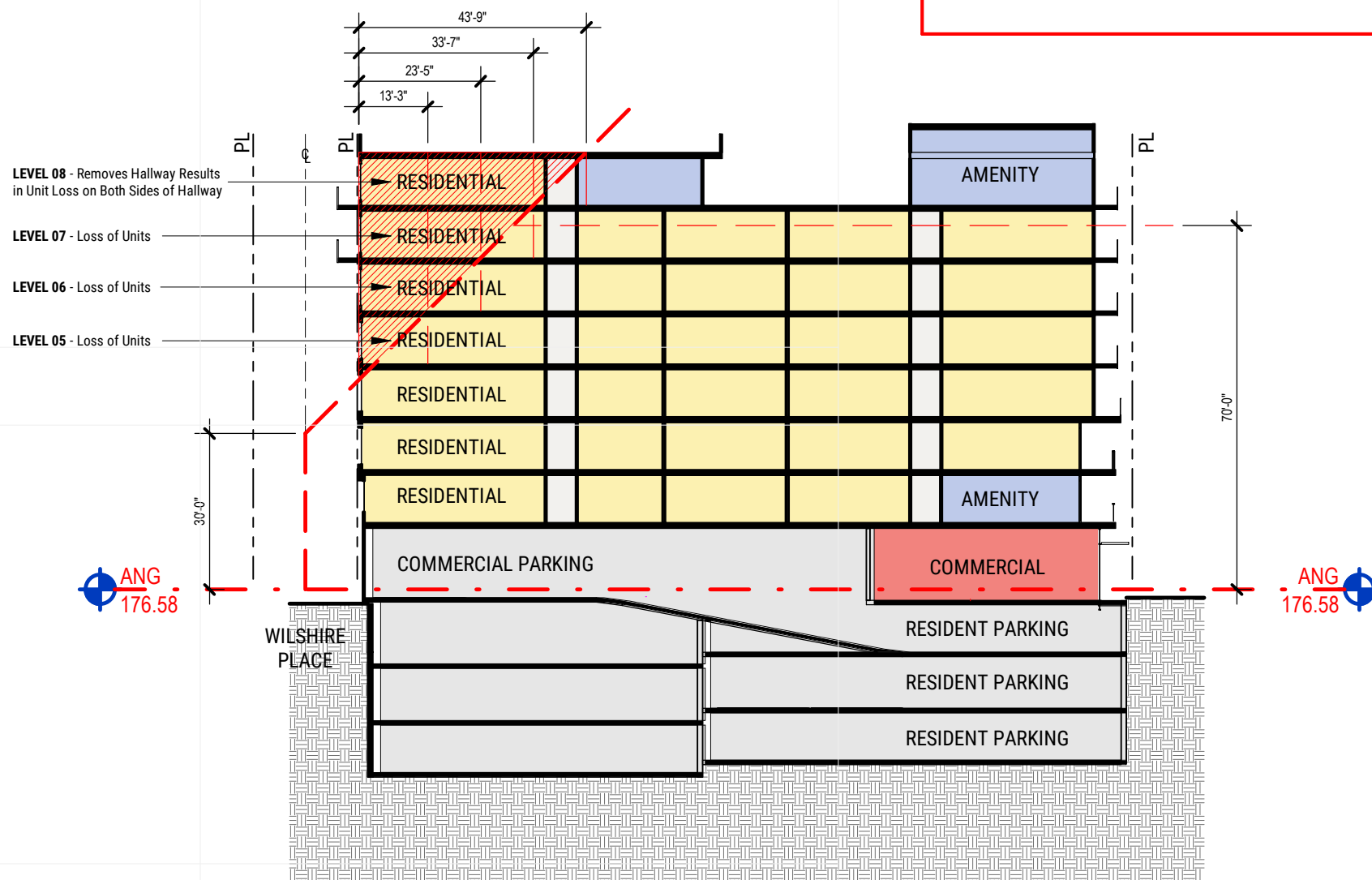
Waive daylight plane as required for properties abutting a residential district per SMMC 9.13.030.D to accommodate the permitted density bonus units.

As the density bonus units are in addition to the number of units that will fit within the prescribed daylight plane, compliance would physically preclude the addition of the permitted density bonus units. Therefore, a waiver of the daylight plane is requested. See additional explanation in cover letter.

To accommodate the density bonus units permitted, relief from the daylight plane is requested.

Based on the proposed design, the daylight plane will remove the following units and floor area across four levels:

43 Dwelling Units
37,783 Gross Floor Area



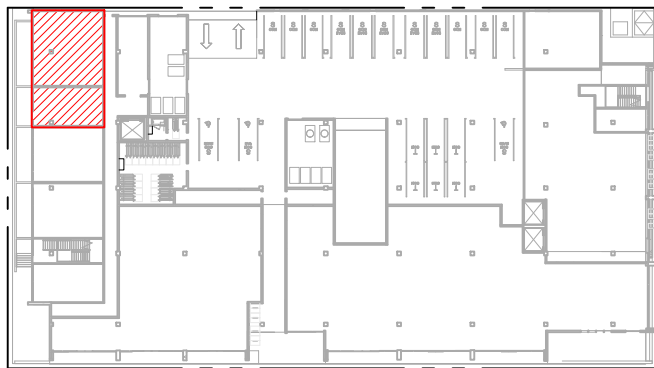
LEVEL 08 - Removes Hallway Results in Unit Loss on Both Sides of Hallway

LEVEL 07 - Loss of Units

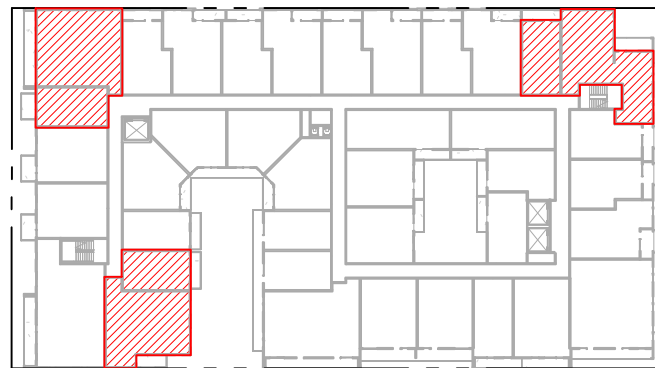
LEVEL 06 - Loss of Units

LEVEL 05 - Loss of Units

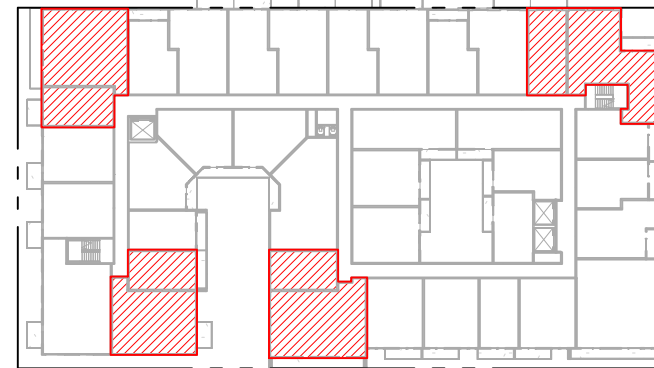
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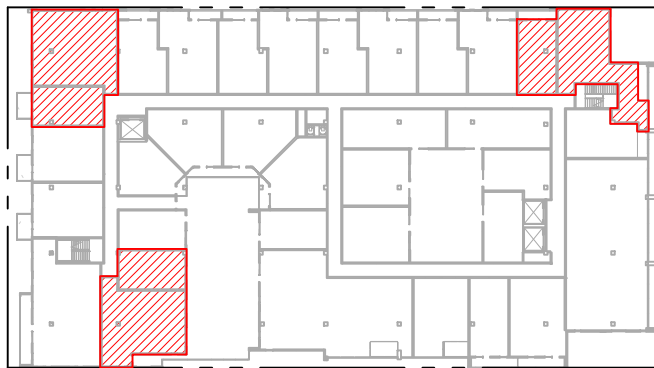
Level 01
SCALE: 1" = 80'-0"
1
G-203



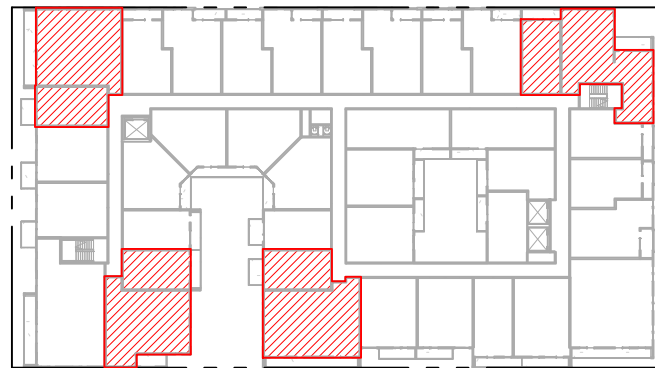
Level 04
SCALE: 1" = 80'-0"
4
G-203



Level 07
SCALE: 1" = 80'-0"
7
G-203



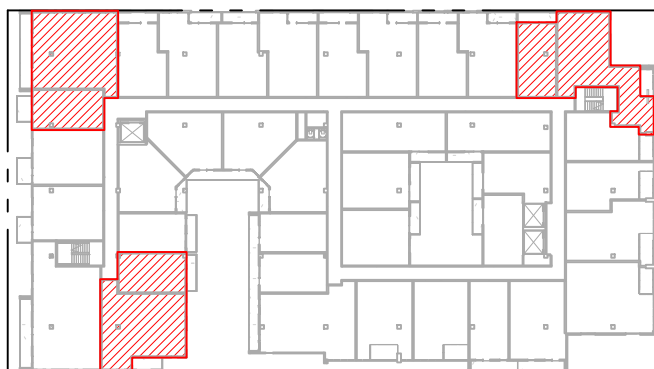
Level 02
SCALE: 1" = 80'-0"
2
G-203



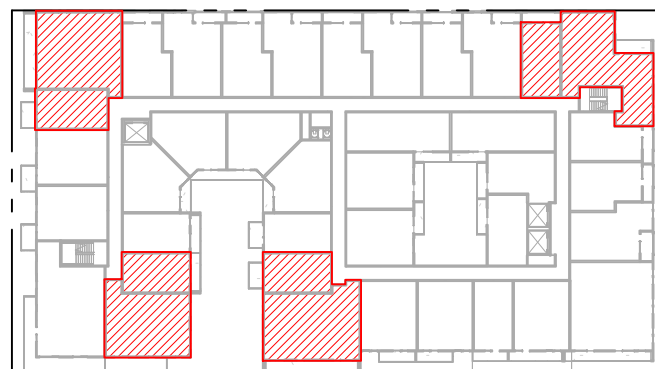
Level 05
SCALE: 1" = 80'-0"
5
G-203



Level 08
SCALE: 1" = 80'-0"
8
G-203



Level 03
SCALE: 1" = 80'-0"
3
G-203



Level 06
SCALE: 1" = 80'-0"
6
G-203

CURRENT UNIT COUNT AND MIX

RESIDENTIAL UNIT COUNT	
PERMITTED UNITS PER STATE DENSITY BONUS LAW	
BASE DENSITY	173 DU
15% OF BASE AFFORDABLE UNITS	26 DU
MARKET RATE UNITS	234 DU
PERMITTED UNITS (SDBL 173X1.5)	260 DU
TOTAL UNITS PROPOSED	260 DU

PROPOSED UNIT MIX		
UNIT TYPE	TOTAL	PERCENTAGE
STUDIO	56 DU	22%
STUDIO AFFORDABLE	4 DU	2%
1BEDROOM	141 DU	54%
1BEDROOM AFFORDABLE	19 DU	7%
2 BEDROOM	37 DU	14%
2 BEDROOM AFFORDABLE	3 DU	1%
TOTAL UNITS	260 DU	100%

RESIDENTIAL MIX PER SMMC

TYPE	MARKET	AFFORD	TOTAL
STUDIO	31	4	35
1BEDRM	123	17	140
2BEDRM	21	3	24
3BEDRM	25	3	28
TOTAL	201	26	227

RESIDENTIAL % PER SMMC

TYPE	MARKET	AFFORD	TOTAL
STUDIO	13.7%	2%	15%
1BEDRM	54%	7%	62%
2BEDRM	9%	1%	11%
3BEDRM	11%	1%	12%
			100%

WAIVER - RELIEF FROM STUDIO MARKET RATE UNIT MIX REQUIREMENT

Waive City requirement for a maximum 15% of the unit mix to be Studio Units, per SMMC 9.31.195.A, to accommodate allowed density bonus units.

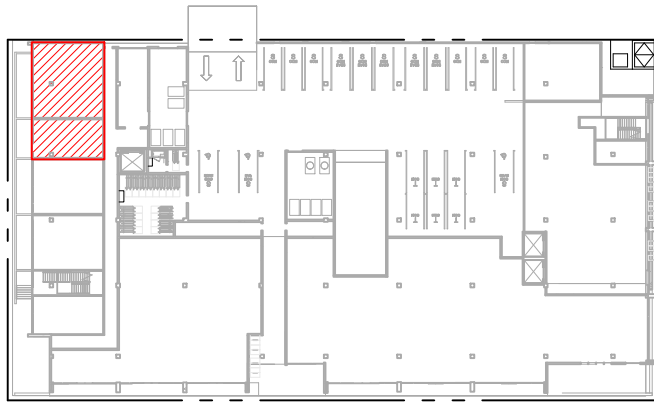
Per SMMC 9.31.195.A, only (31) Studio Market Rate Units would be allowed, per 'Residential Mix Per SMMC' table below.

To physically accommodate the permitted density bonus units, a modified project mix is proposed to achieve the allowed 260 units.

To accommodate the maximum allowed Studio Unit mix, a total of (25) Studio Market rate units would be eliminated, by combining with adjacent units, resulting in a project that provides a reduced total unit count of 235 units within the proposed FAR and Height limitations.

Therefore, request waiver of the Studio unit requirement, allowing the project to be developed as proposed with 260 units as permitted per state density bonus.

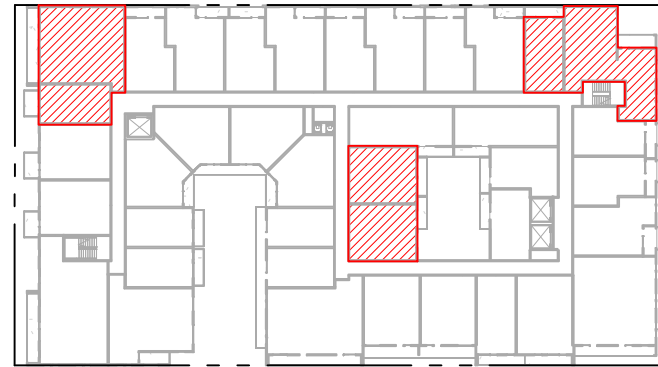
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Level 01 Three-Bedroom

SCALE: 1" = 80'-0"

1
G-204



Level 04 Three-Bedroom

SCALE: 1" = 80'-0"

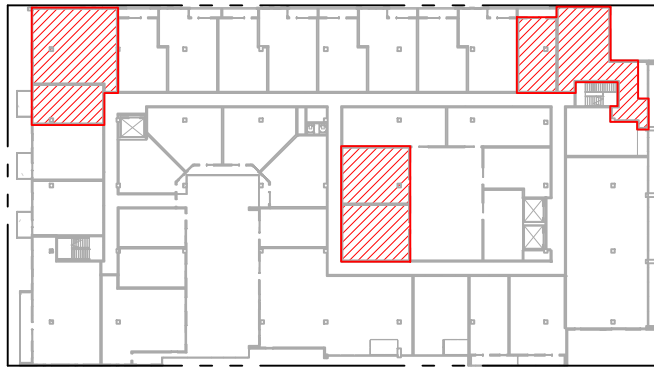
4
G-204



Level 07 Three-Bedroom

SCALE: 1" = 80'-0"

7
G-204



Level 02 Three-Bedroom

SCALE: 1" = 80'-0"

2
G-204



Level 05 Three-Bedroom

SCALE: 1" = 80'-0"

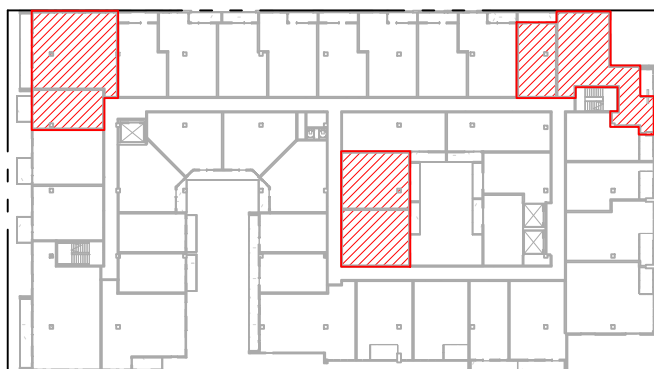
5
G-204



Level 08 Three-Bedroom

SCALE: 1" = 80'-0"

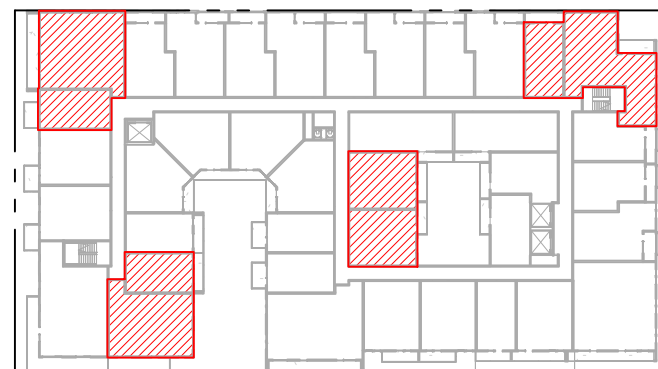
8
G-204



Level 03 Three-Bedroom

SCALE: 1" = 80'-0"

3
G-204



Level 06 Three-Bedroom

SCALE: 1" = 80'-0"

6
G-204

CURRENT UNIT COUNT AND MIX

RESIDENTIAL UNIT COUNT	
PERMITTED UNITS PER STATE DENSITY BONUS LAW	
BASE DENSITY	173 DU
15% OF BASE AFFORDABLE UNITS	26 DU
MARKET RATE UNITS	234 DU
PERMITTED UNITS (SDBL 173X1.5)	260 DU
TOTAL UNITS PROPOSED	260 DU

PROPOSED UNIT MIX		
UNIT TYPE	TOTAL	PERCENTAGE
STUDIO	56 DU	22%
STUDIO AFFORDABLE	4 DU	2%
1BEDROOM	141 DU	54%
1BEDROOM AFFORDABLE	19 DU	7%
2 BEDROOM	37 DU	14%
2 BEDROOM AFFORDABLE	3 DU	1%
TOTAL UNITS	260 DU	100%

WAIVER - ELIMINATE 3-BEDROOM MARKET RATE UNIT MIX REQUIREMENT

Waive City requirement for a minimum 10% of the unit mix to be 3-Bedroom Units, per SMMC 9.31.195.A, to accommodate allowed density bonus units.

Per SMMC 9.31.195.A, (25) 3-Bedroom Market Rate Units are required, per 'Residential Mix Per SMMC' table below.

To physically accommodate the permitted density bonus units, a modified project mix is proposed to achieve the allowed 260 units.

To accommodate (25) 3-Bedroom Market Rate Units a total of (18) Studio Units and (32) 2-Bedroom Units will be removed resulting in a project that provides a reduced total unit count of 235 units within the proposed FAR and Height limitations.

Therefore, request waiver of the 3-Bedroom requirement, allowing the project to be developed as proposed with 260 units as permitted per state density bonus.

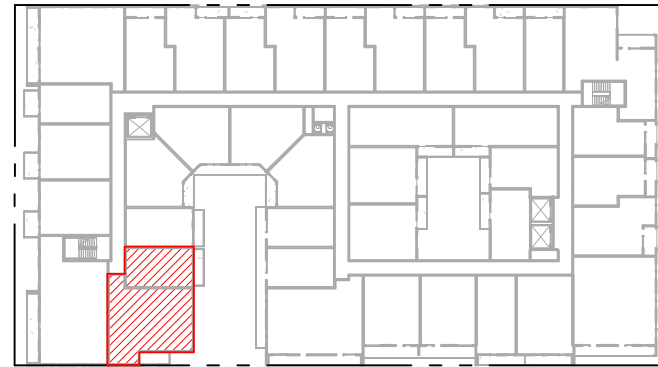
RESIDENTIAL MIX PER SMMC			
TYPE	MARKET	AFFORD	TOTAL
STUDIO	31	4	35
1BEDRM	123	17	140
2BEDRM	21	3	24
3BEDRM	25	3	28
TOTAL	201	26	227

RESIDENTIAL % PER SMMC			
TYPE	MARKET	AFFORD	TOTAL
STUDIO	13.7%	2%	15%
1BEDRM	54%	7%	62%
2BEDRM	9%	1%	11%
3BEDRM	11%	1%	12%
			100%

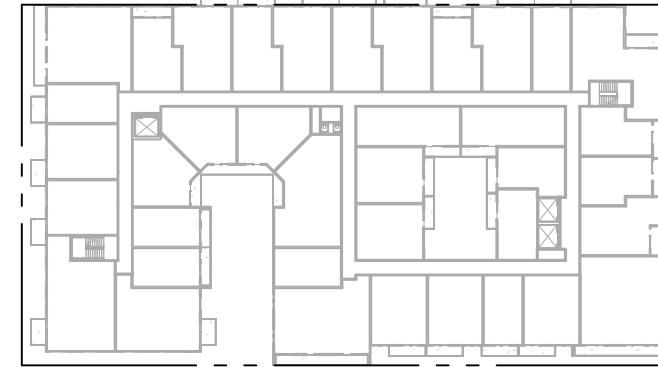
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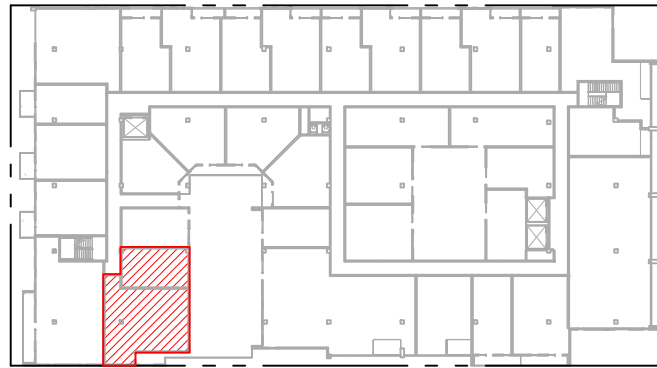
Level 01 Three-Bedroom Affordable 1
SCALE: 1" = 80'-0" G-205



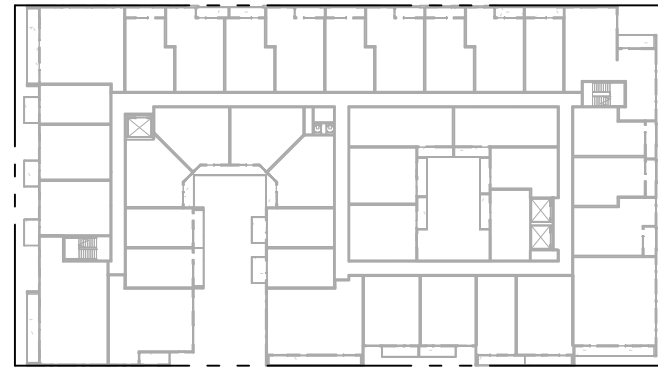
Level 04 Three-Bedroom Affordable 4
SCALE: 1" = 80'-0" G-205



Level 07 Three-Bedroom Affordable 7
SCALE: 1" = 80'-0" G-205



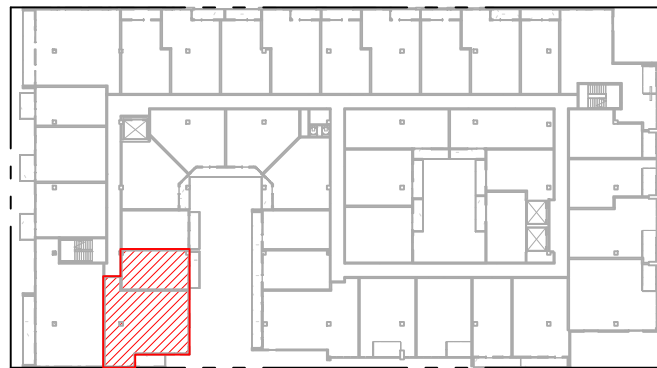
Level 02 Three-Bedroom Affordable 2
SCALE: 1" = 80'-0" G-205



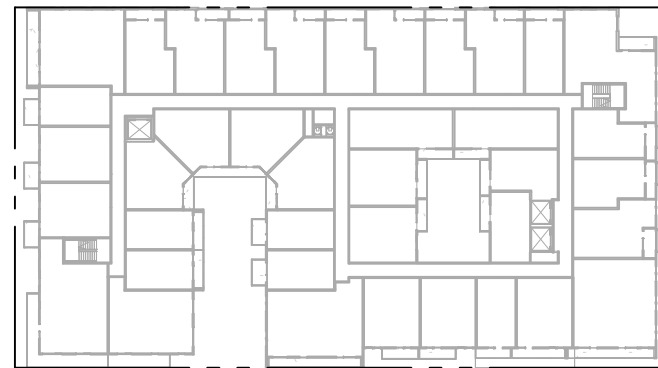
Level 05 Three-Bedroom Affordable 5
SCALE: 1" = 80'-0" G-205



Level 08 Three-Bedroom Affordable 8
SCALE: 1" = 80'-0" G-205



Level 03 Three-Bedroom Affordable 3
SCALE: 1" = 80'-0" G-205



Level 06 Three-Bedroom Affordable 6
SCALE: 1" = 80'-0" G-205

CURRENT UNIT COUNT AND MIX

RESIDENTIAL UNIT COUNT	
PERMITTED UNITS PER STATE DENSITY BONUS LAW	
BASE DENSITY	173 DU
15% OF BASE AFFORDABLE UNITS	26 DU
MARKET RATE UNITS	234 DU
PERMITTED UNITS (SDBL 173X1.5)	260 DU
TOTAL UNITS PROPOSED	260 DU

PROPOSED UNIT MIX		
UNIT TYPE	TOTAL	PERCENTAGE
STUDIO	56 DU	22%
STUDIO AFFORDABLE	4 DU	2%
1BEDROOM	141 DU	54%
1BEDROOM AFFORDABLE	19 DU	7%
2 BEDROOM	37 DU	14%
2 BEDROOM AFFORDABLE	3 DU	1%
TOTAL UNITS	260 DU	100%

RESIDENTIAL MIX PER SMMC

TYPE	MARKET	AFFORD	TOTAL
STUDIO	31	4	35
1BEDRM	123	17	140
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3BEDRM	25	3	28
TOTAL	201	26	227

RESIDENTIAL % PER SMMC

TYPE	MARKET	AFFORD	TOTAL
STUDIO	13.7%	2%	15%
1BEDRM	54%	7%	62%
2BEDRM	9%	1%	11%
3BEDRM	11%	1%	12%
			100%

WAIVER - ELIMINATE 3-BEDROOM AFFORDABLE UNIT MIX REQUIREMENT

Waive City requirement for a minimum 10% of the unit mix to be 3-Bedroom Units, per SMMC 9.31.195.A, to accommodate allowed density bonus units.

Per SMMC 9.31.195.A, (3) 3-Bedroom Affordable Units are required, per 'Residential Mix Per SMMC' table below.

To physically accommodate the permitted density bonus units, a modified project mix is proposed to achieve the allowed 260 units.

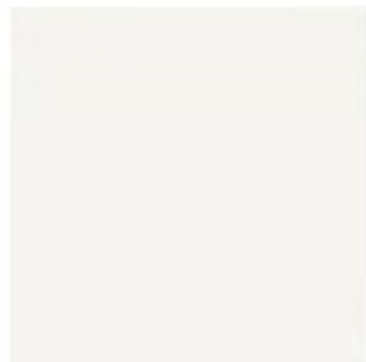
To accommodate (3) 3-Bedroom Affordable Units a total of (3) Studio Units and (3) 2-Bedroom Units will be removed resulting in a project that provides a reduced total unit count of 257 units within the proposed FAR and Height limitations.

Therefore, request waiver of the 3-Bedroom requirement, allowing the project to be developed as proposed with 260 units as permitted per state density bonus.

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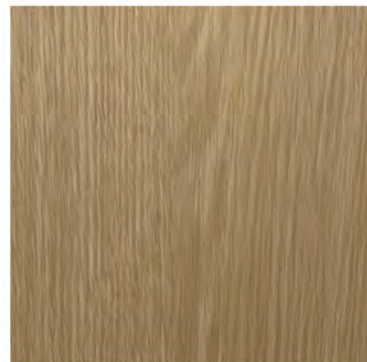
MATERIAL FINISHES	
1	SMOOTH PLASTER, CLR 1
2	SMOOTH PLASTER, CLR 2
3	6" MODIFIED WOOD PANEL
4	12" METAL PANEL, CLR 1
5	12" METAL PANEL, CLR 2
6	FORM LINED EXPOSED CONCRETE
7	SMOOTH EXPOSED CONCRETE
8	VINYL WINDOWS
9	STOREFRONT GLAZING
10	GLASS RAILING
11	MTL PICKET RAILING
12	MTL SHADE SCREEN



SMOOTH PLASTER, CLR 1



SMOOTH PLASTER, CLR 2



6" MODIFIED WOOD PANELS



12" METAL PANEL, CLR 1



12" METAL PANEL, CLR 2



FORM LINED EXPOSED CONCRETE



SMOOTH EXPOSED CONCRETE



VINYL WINDOWS AND DOORS



STORE FRONT GLAZING



GLASS RAILING

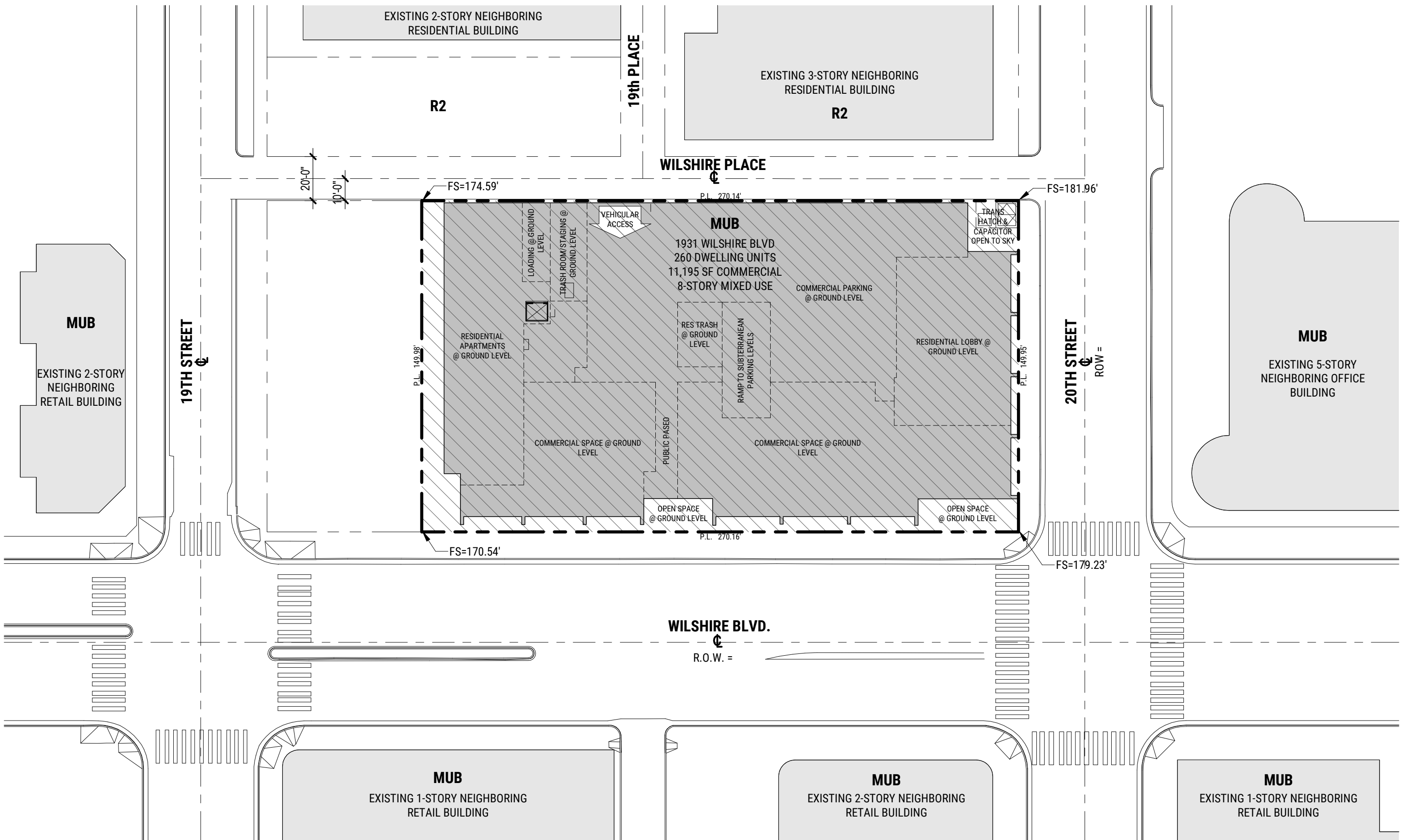


PICKET RAILING



PICKET SUN SHADE

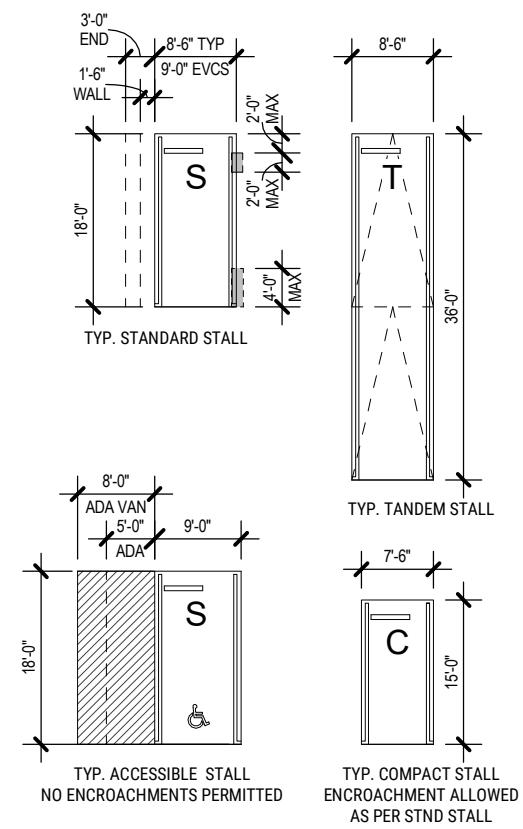
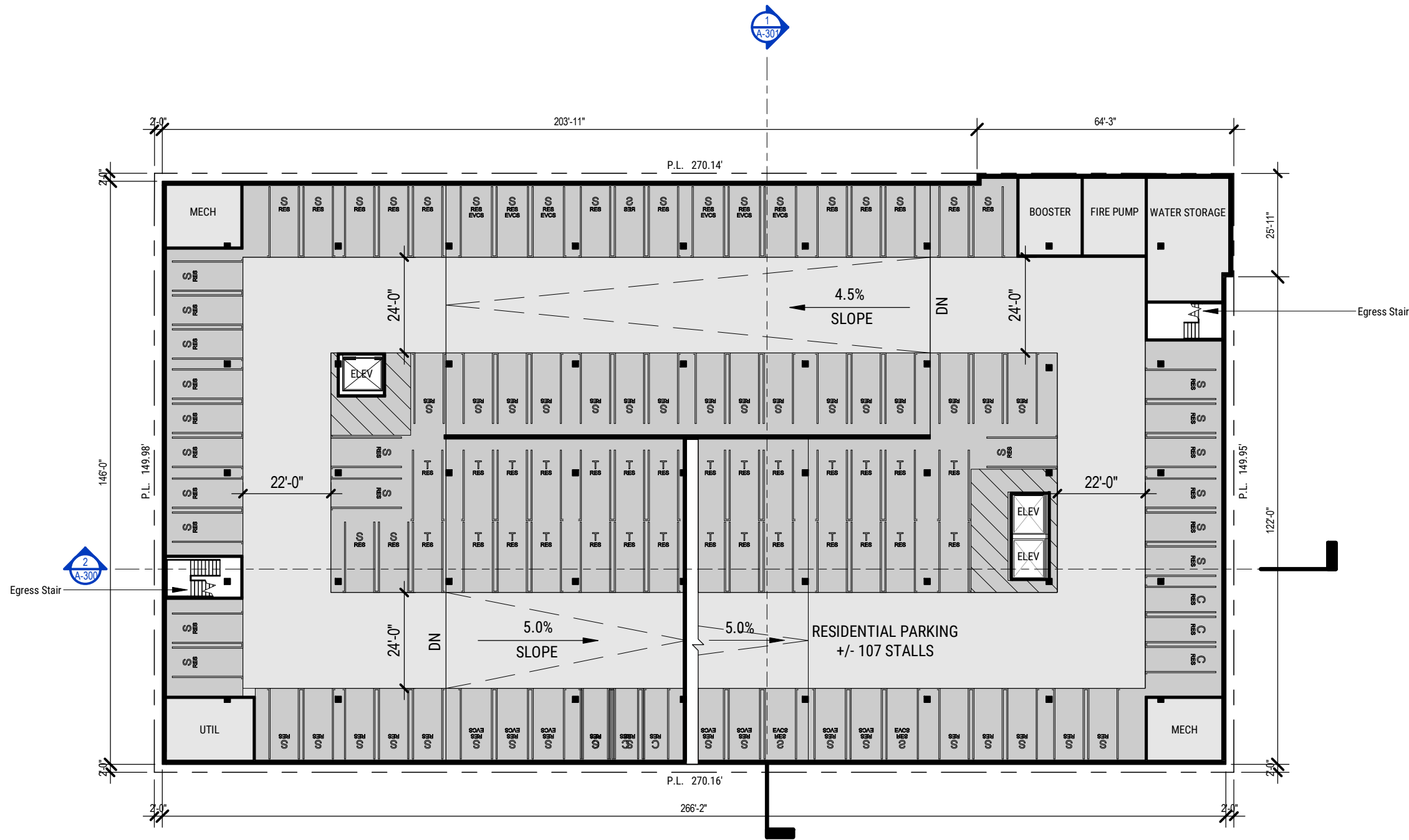
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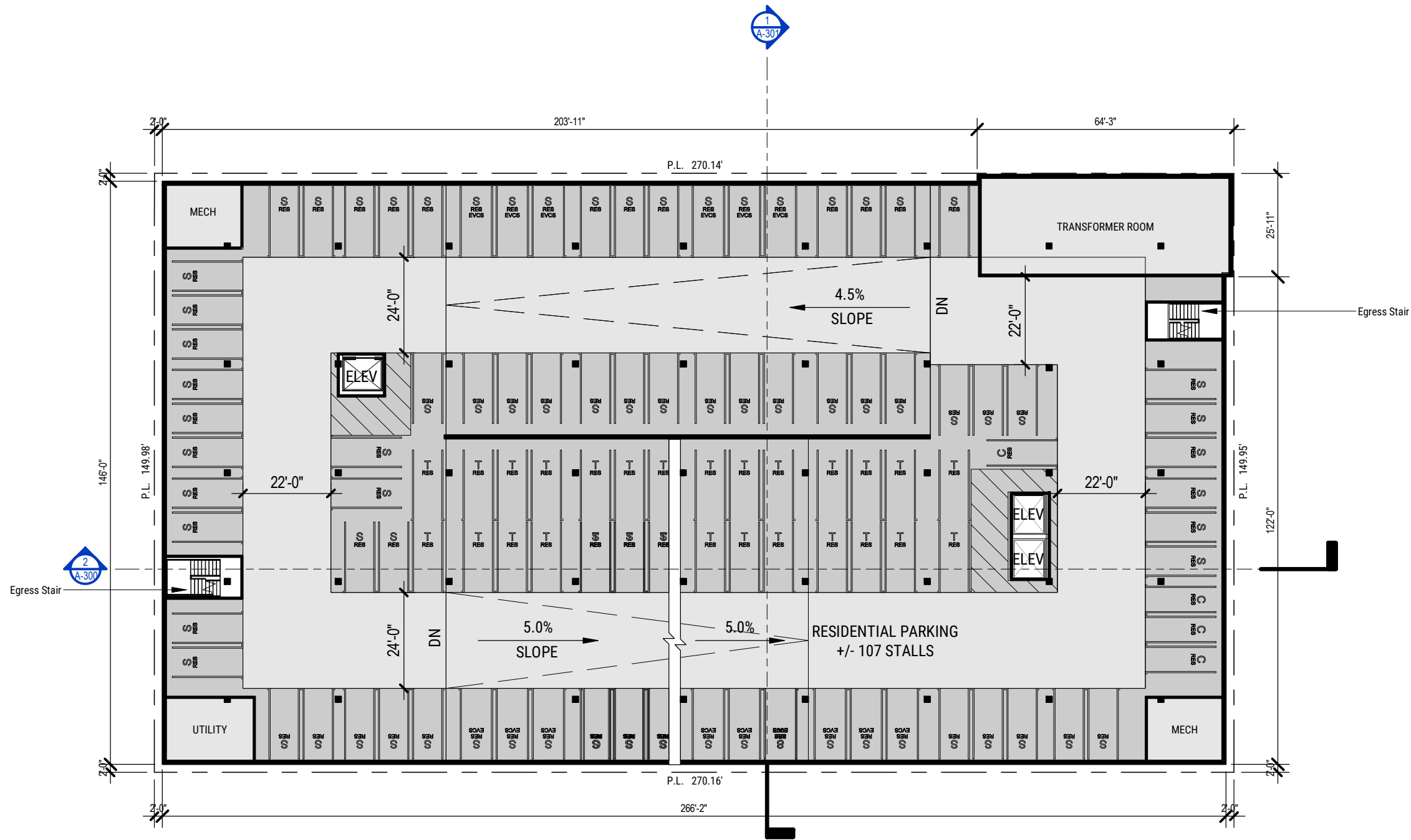
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PARKING PROVIDED			
TYPE	RESI	COMM	TOTAL
STND	242	13	255
COMP	13	0	13
HC(INC)	6	1	7
EV	45	7	52
EV HC(INC)	3	2	5
TOTAL	300	20	320

BICYCLE PARKING PROVIDED	
RESIDENTIAL	PROVIDED
LONG TERM	64
SHORT TERM	30
COMMERCIAL	
LONG TERM	4
SHORT TERM	3
NON-RESIDENTIAL SHOWER	1 SHOWER
NON-RESIDENTIAL LOCKER	3 LOCKERS

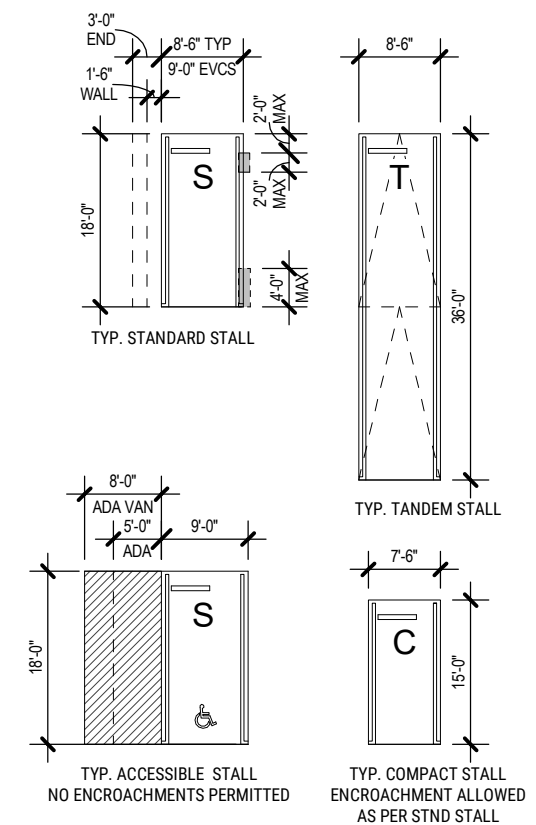


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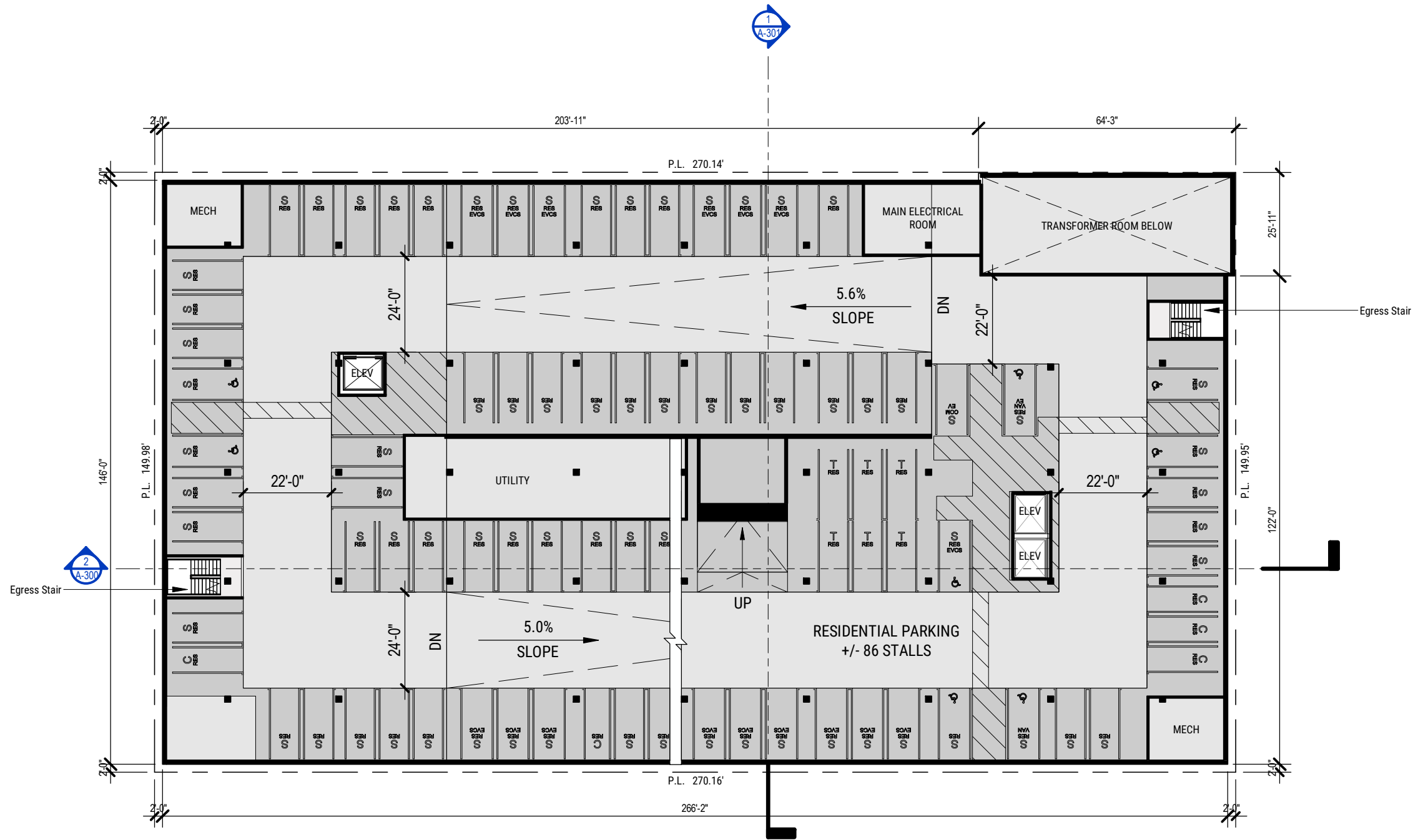


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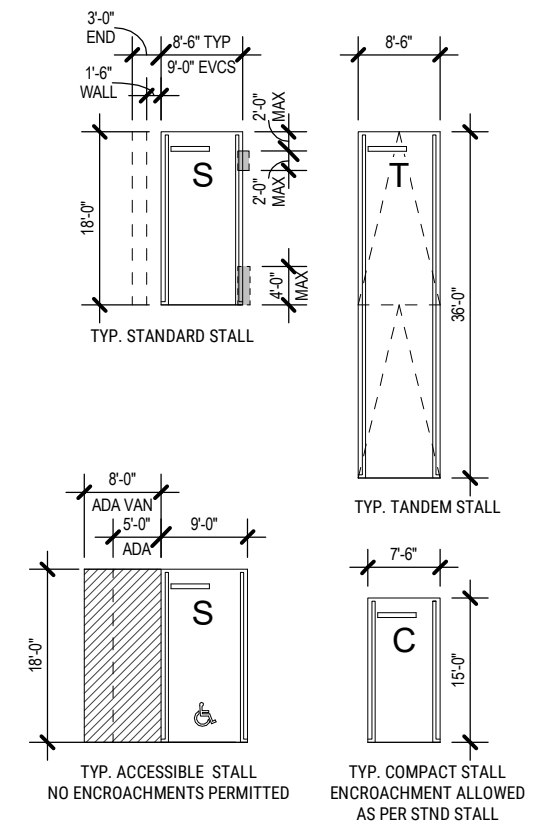


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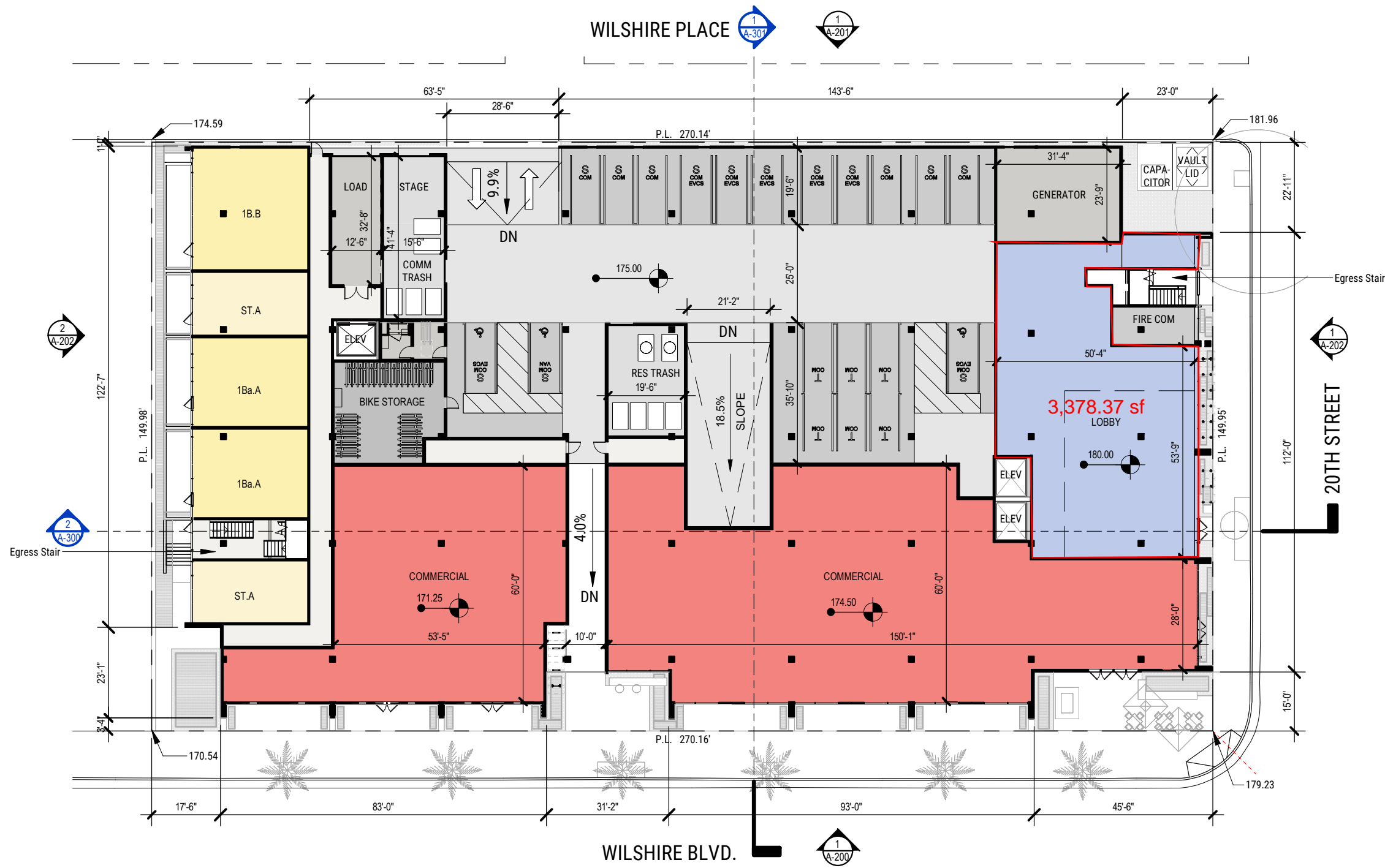


PARKING PROVIDED			
TYPE	RESI	COMM	TOTAL
STND	242	13	255
COMP	13	0	13
HC(INC)	6	1	7
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ZONING FLOOR AREA (FAR)	
LEVEL	AREA
ROOF LEVEL	0 SF
LEVEL 08	27,089 SF
LEVEL 07	30,865 SF
LEVEL 06	30,410 SF
LEVEL 05	30,788 SF
LEVEL 04	30,788 SF
LEVEL 03	30,474 SF
LEVEL 02	28,005 SF
LEVEL 01	32,253 SF
TOTAL	240,672 SF
BUILDABLE AREA FAR	40,512 SF 5.94:1

RESIDENTIAL MIX			
TYPE	COUNT	RATIO	AVG SF
ST	56	22%	509 SF
ST AFF	4	2%	518 SF
1BD	141	54%	708 SF
1BD AFF	19	7%	692 SF
2 BD	37	14%	1,265 SF
2BD AFF	3	1%	1,068 SF
TOTAL	260	100%	

PARKING PROVIDED			
TYPE	RESI	COMM	TOTAL
STND	242	13	255
COMP	13	0	13
HC(INC)	6	1	7
TOTAL	300	20	320

- NOTES**
- 5' x 5' HVO TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24' PURSUANT TO S.M.M.C. SECTION 9.21.108
 - ALL BICYCLE PARKING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY CITY CODE.
 - ALL PARKING SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY CITY CODE.
 - PROVIDE 8'-2" VERTICAL CLEAR HEIGHT ACCESS TO ALL ACCESSIBLE PARKING STALLS

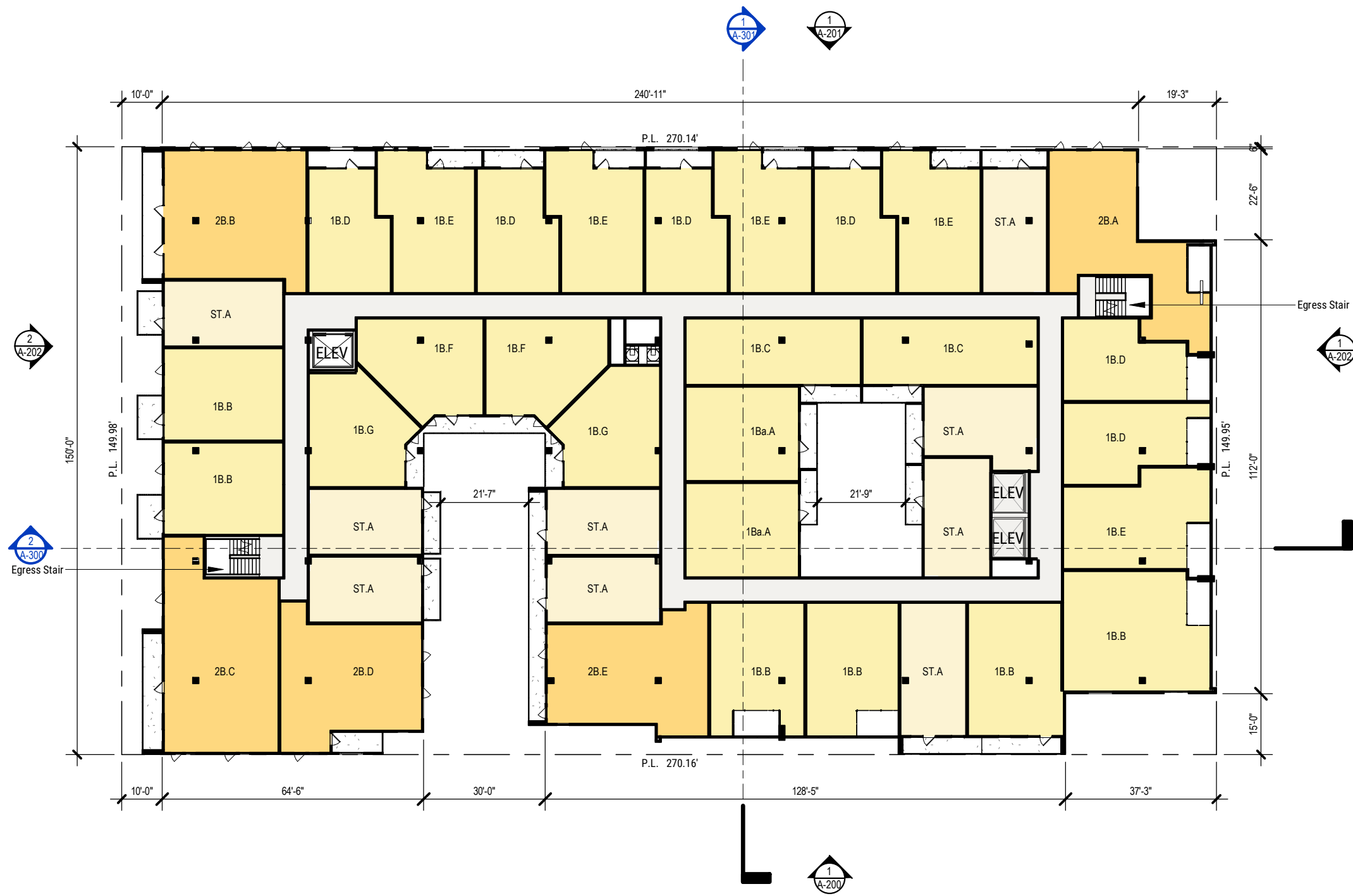
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TOTAL	260	100%	

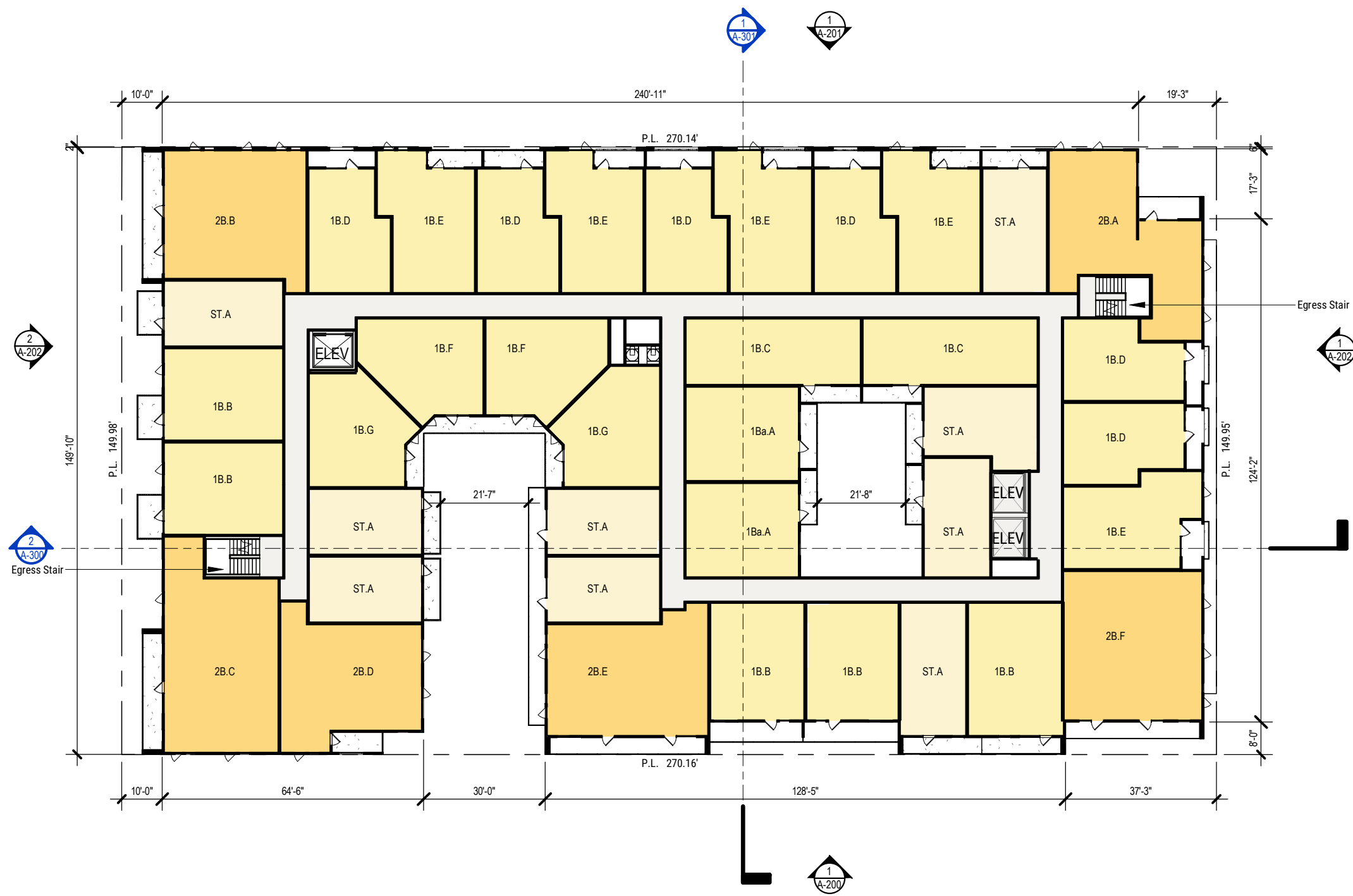
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TOTAL	260	100%	

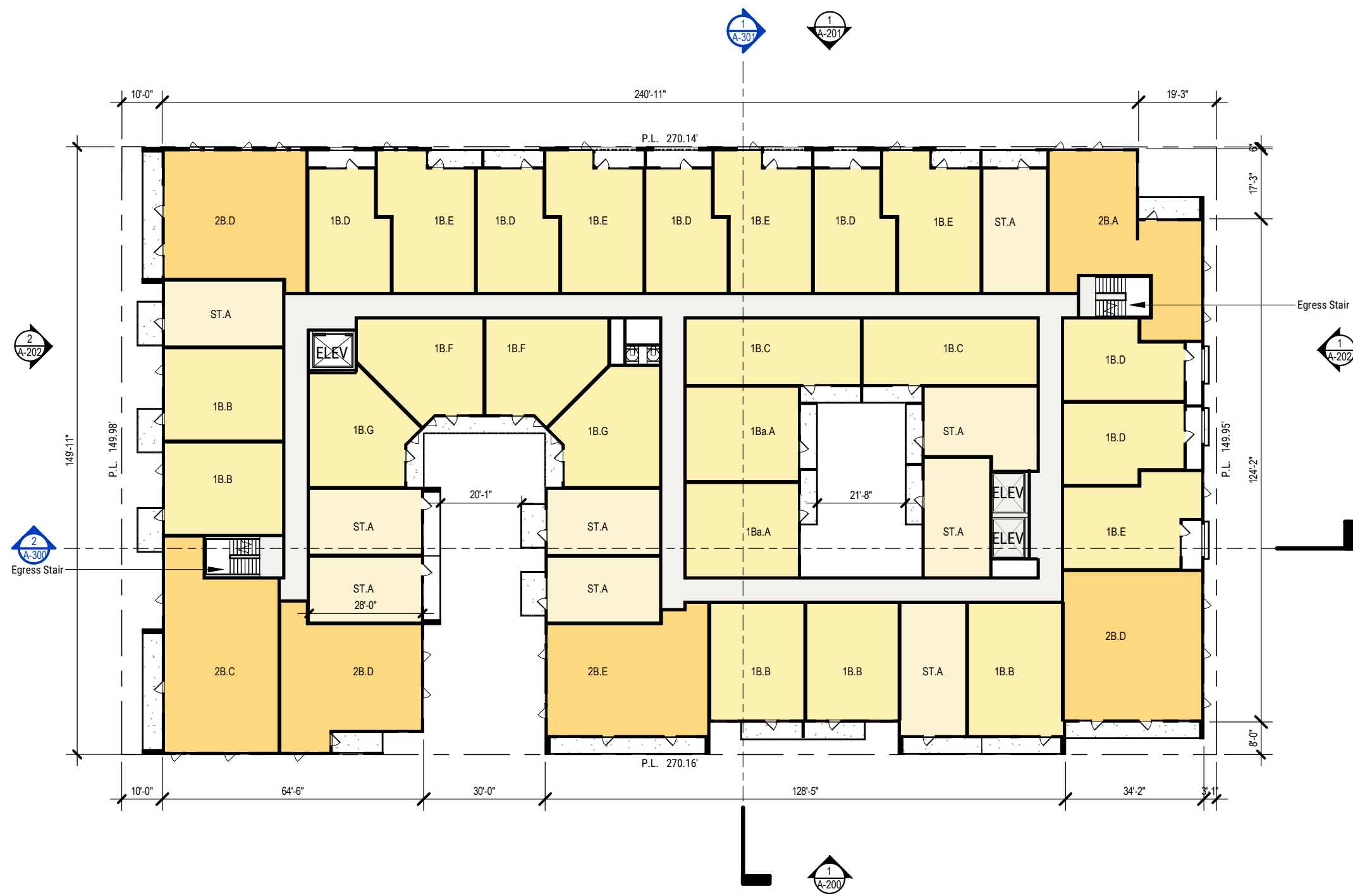
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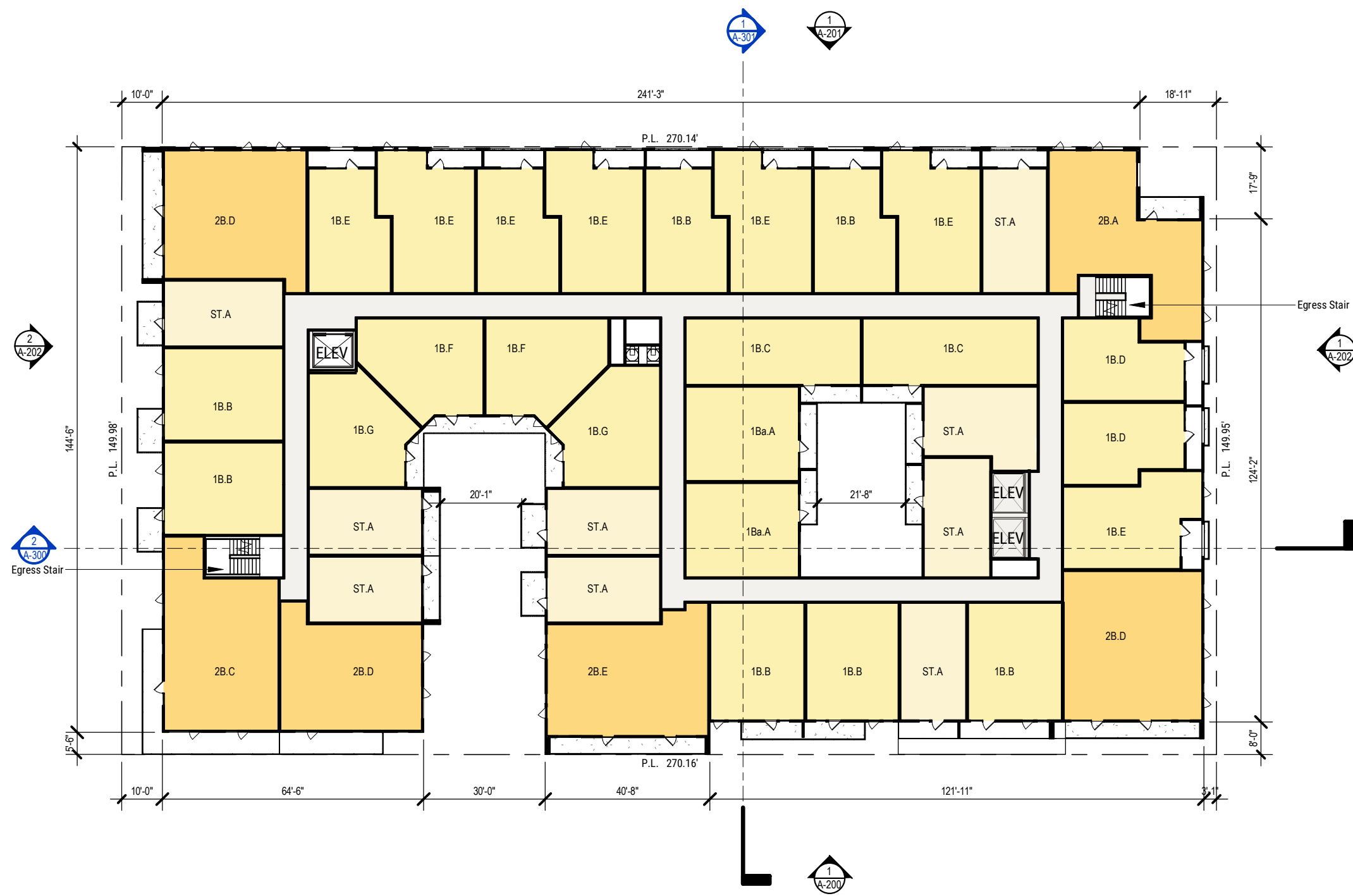
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TOTAL	260	100%	

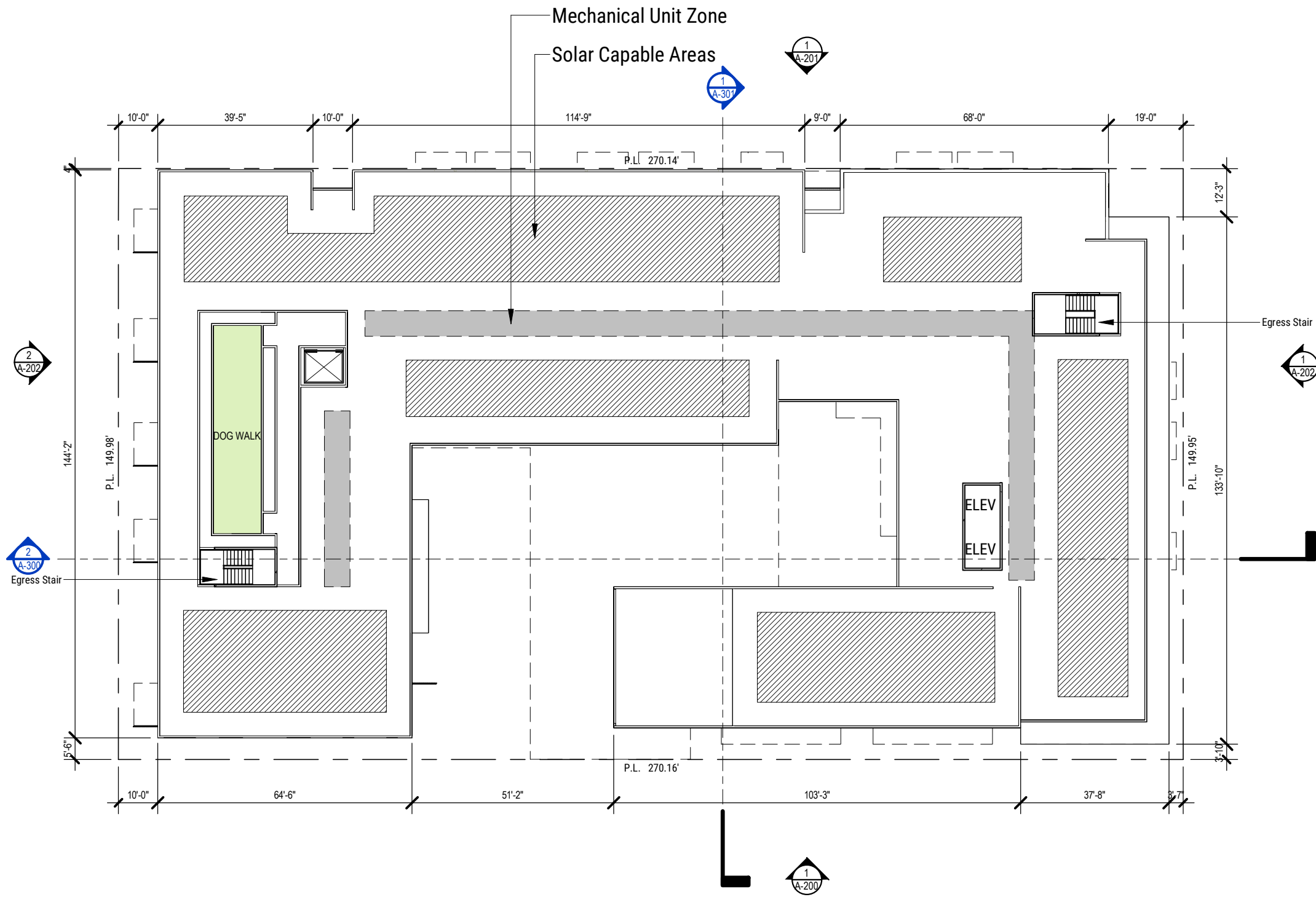
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FAR	5.94:1

RESIDENTIAL MIX			
TYPE	COUNT	RATIO	AVG SF
ST	56	22%	509 SF
ST AFF	4	2%	518 SF
1BD	141	54%	708 SF
1BD AFF	19	7%	692 SF
2 BD	37	14%	1,265 SF
2BD AFF	3	1%	1,068 SF
TOTAL	260	100%	

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ZONING FLOOR AREA (FAR)	
LEVEL	AREA
ROOF LEVEL	0 SF
LEVEL 08	27,089 SF
LEVEL 07	30,865 SF
LEVEL 06	30,410 SF
LEVEL 05	30,788 SF
LEVEL 04	30,788 SF
LEVEL 03	30,474 SF
LEVEL 02	28,005 SF
LEVEL 01	32,253 SF
TOTAL	240,672 SF
BUILDABLE AREA	40,512 SF
FAR	5.94:1

RESIDENTIAL MIX			
TYPE	COUNT	RATIO	AVG SF
ST	56	22%	509 SF
ST AFF	4	2%	518 SF
1BD	141	54%	708 SF
1BD AFF	19	7%	692 SF
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TOTAL	260	100%	

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MATERIAL FINISHES

- 1 SMOOTH PLASTER, CLR 1
- 2 SMOOTH PLASTER, CLR 2
- 3 6" MODIFIED WOOD PANEL
- 4 12" METAL PANEL, CLR 1
- 5 12" METAL PANEL, CLR 2
- 6 FORM LINED EXPOSED CONCRETE
- 7 SMOOTH EXPOSED CONCRETE
- 8 VINYL WINDOW
- 9 STOREFRONT GLAZING
- 10 GLASS RAILING
- 11 MTL PICKET RAILING
- 12 MTL SHADE SCREEN



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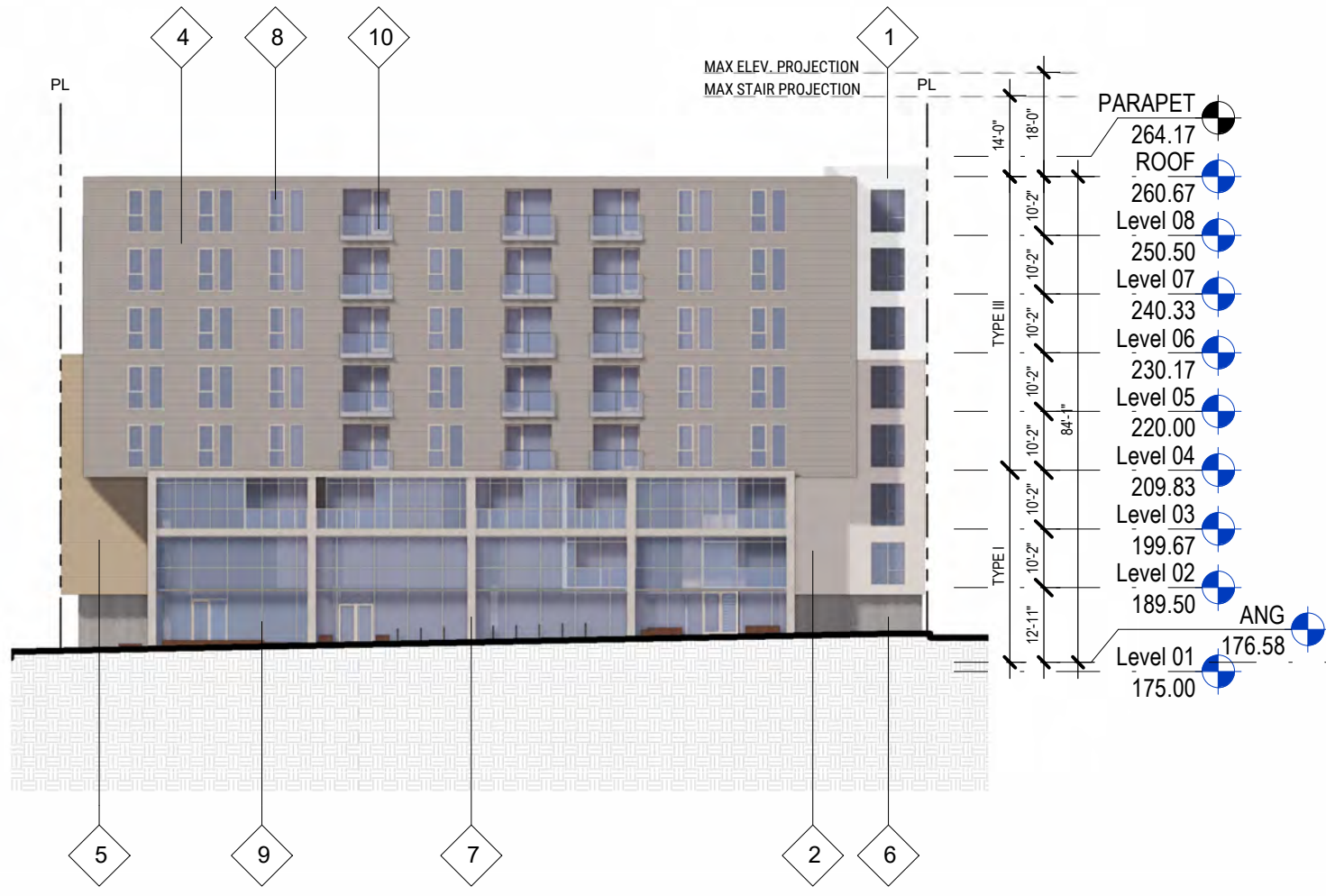
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MATERIAL FINISHES	
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9	STOREFRONT GLAZING
10	GLASS RAILING
11	MTL PICKET RAILING
12	MTL SHADE SCREEN

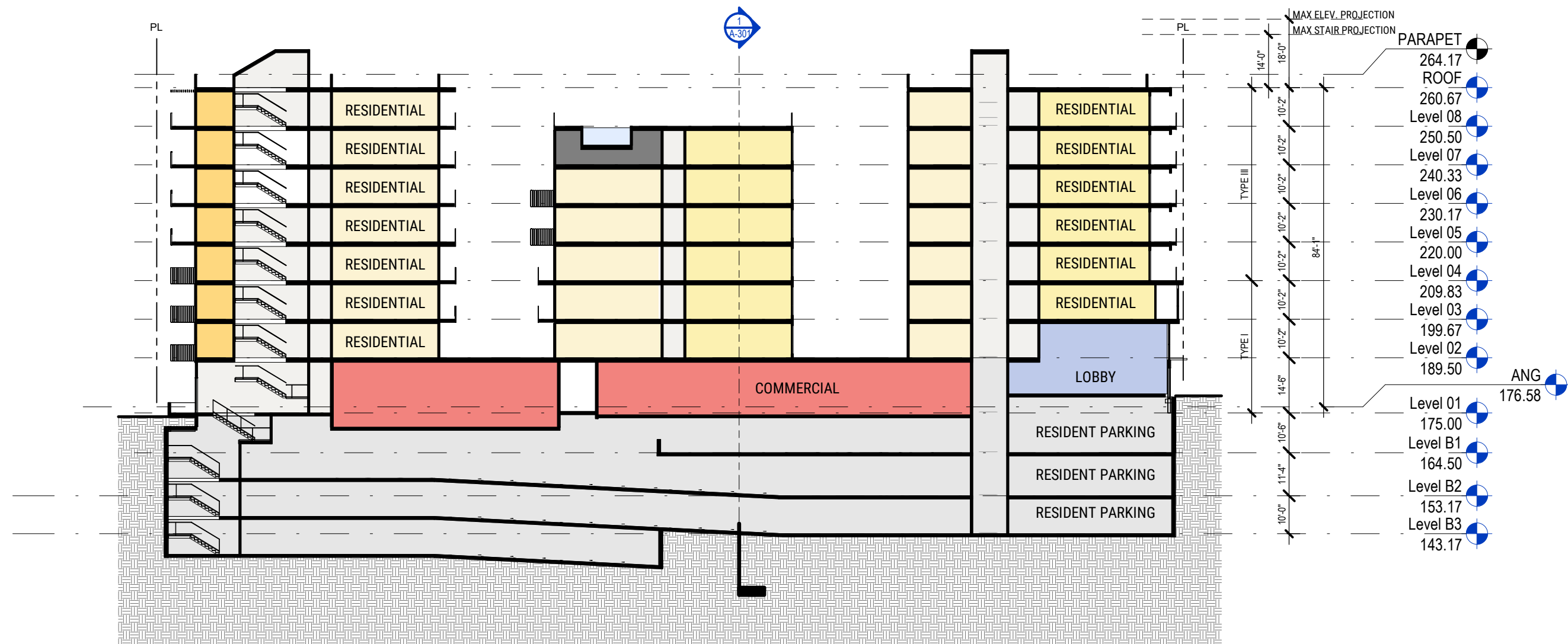


ELEVATION - EAST

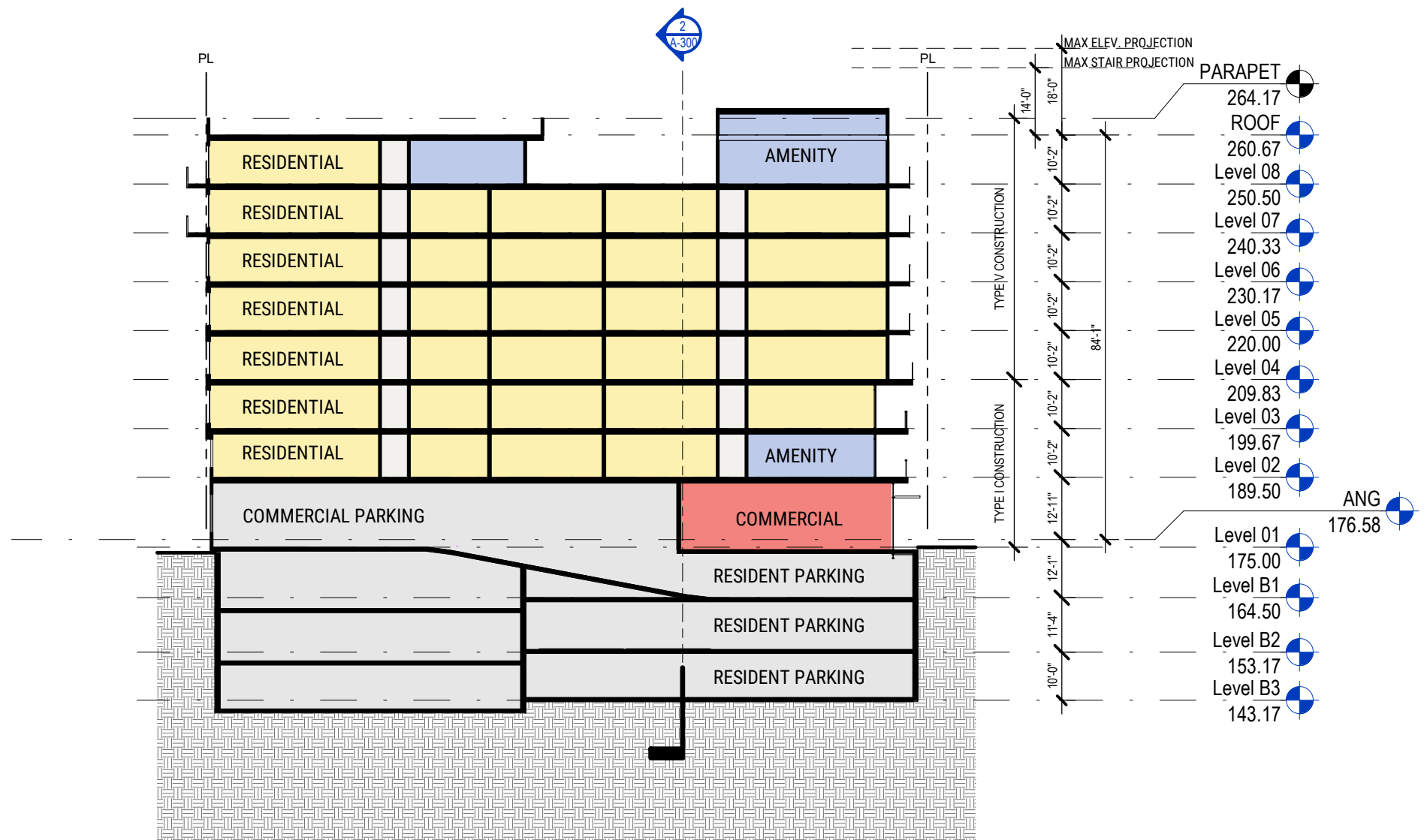


ELEVATION - WEST

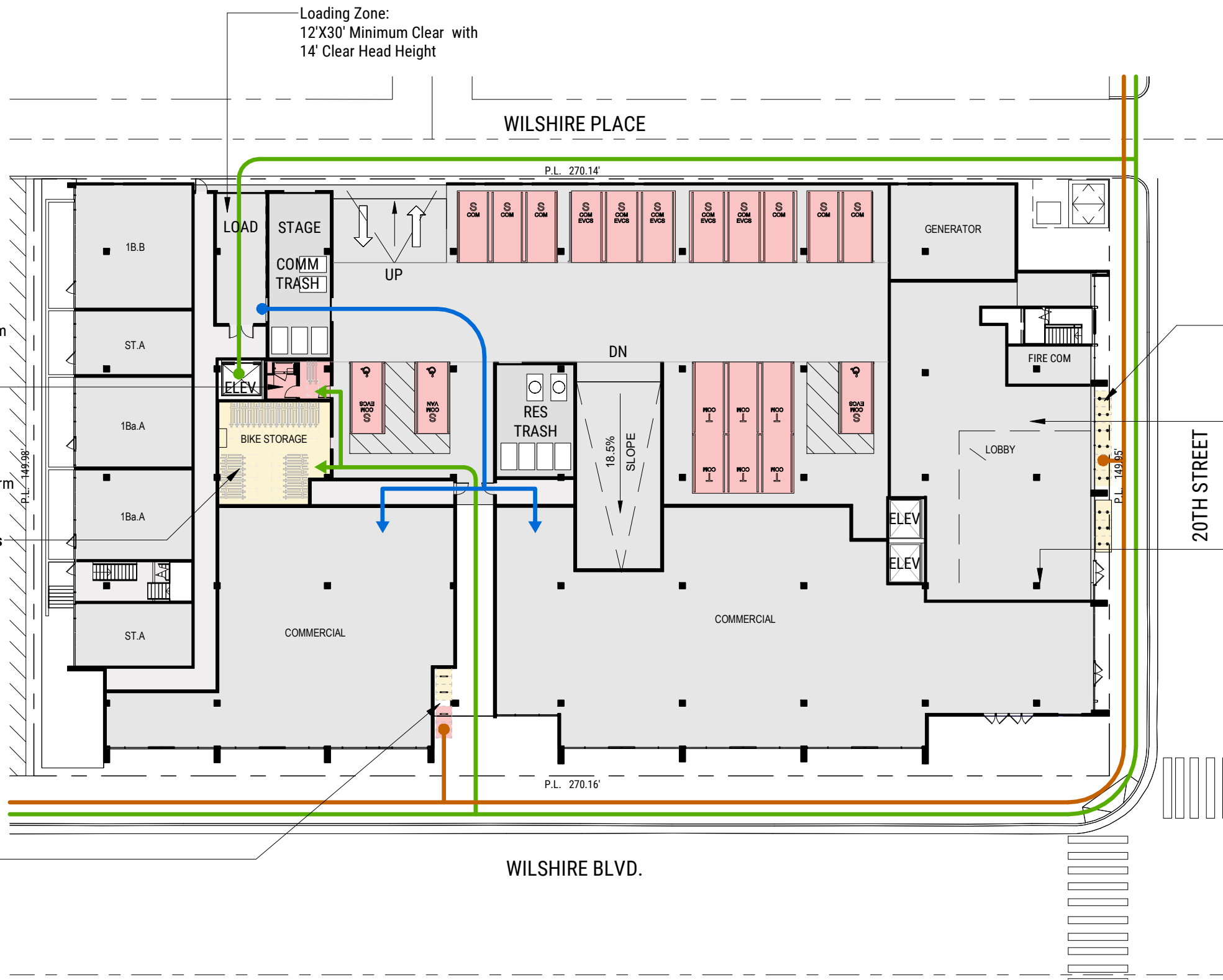
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PARKING PROVIDED			
TYPE	RESI	COMM	TOTAL
STND	242	13	255
COMP	13	0	13
HC(INC)	6	1	7
EV	45	7	52
EV HC(INC)	3	2	5
TOTAL	300	20	320

BICYCLE PARKING PROVIDED	
RESIDENTIAL	PROVIDED
LONG TERM	64
SHORT TERM	30
COMMERCIAL	
LONG TERM	4
SHORT TERM	3
NON-RESIDENTIAL SHOWER	1 SHOWER
NON-RESIDENTIAL LOCKER	3 LOCKERS

LOADING SPACE PROVIDED	
LEVEL	GROUND LEVEL
	ALLEY ACCESS
DESCRIPTION	(1) - 12'X30'

- | NOTES | |
|-------|---|
| 1. | 5' x 5' HVO TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24' PURSUANT TO S.M.M.C. SECTION 9.21.108 |
| 2. | XX |

LEGEND	
—	LONG TERM BICYCLE PATH OF TRAVEL
—	SHORT TERM BICYCLE PATH OF TRAVEL
—	COMMERCIAL LOADING PATH OF TRAVEL
	COMMERCIAL PARKING
	RESIDENTIAL PARKING

Bike Room A-COM:
(1) - 4-BIKE Long Term Stacking Rack

Provided = 4 Spaces

Bike Room A-RES:
(17) - 4-BIKE Long Term Stacking Rack

Provided = 68 Spaces

(3) - Short Term Com.
(5) - Short Term Res.

(18) - Short Term Res.

Pedestrian Wayfinding Board and Transit Info, to be Located in Residential Lobby

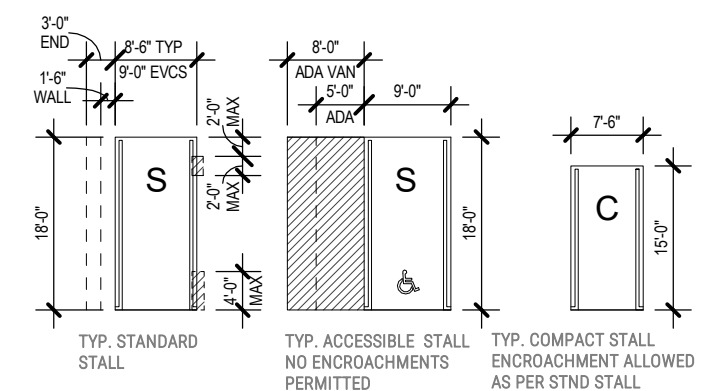
Bicycling Parking Wayfinding Signage

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- | NOTES | |
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| 2. | XX |

LEGEND	
	LONG TERM BICYCLE PATH OF TRAVEL
	SHORT TERM BICYCLE PATH OF TRAVEL
	COMMERCIAL LOADING PATH OF TRAVEL
	COMMERCIAL PARKING
	RESIDENTIAL PARKING

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EV HC(INC)	3	2	5
TOTAL	300	20	320

BICYCLE PARKING PROVIDED	
RESIDENTIAL	PROVIDED
LONG TERM	64
SHORT TERM	30
COMMERCIAL	
LONG TERM	4
SHORT TERM	3
NON-RESIDENTIAL SHOWER	1 SHOWER
NON-RESIDENTIAL LOCKER	3 LOCKERS

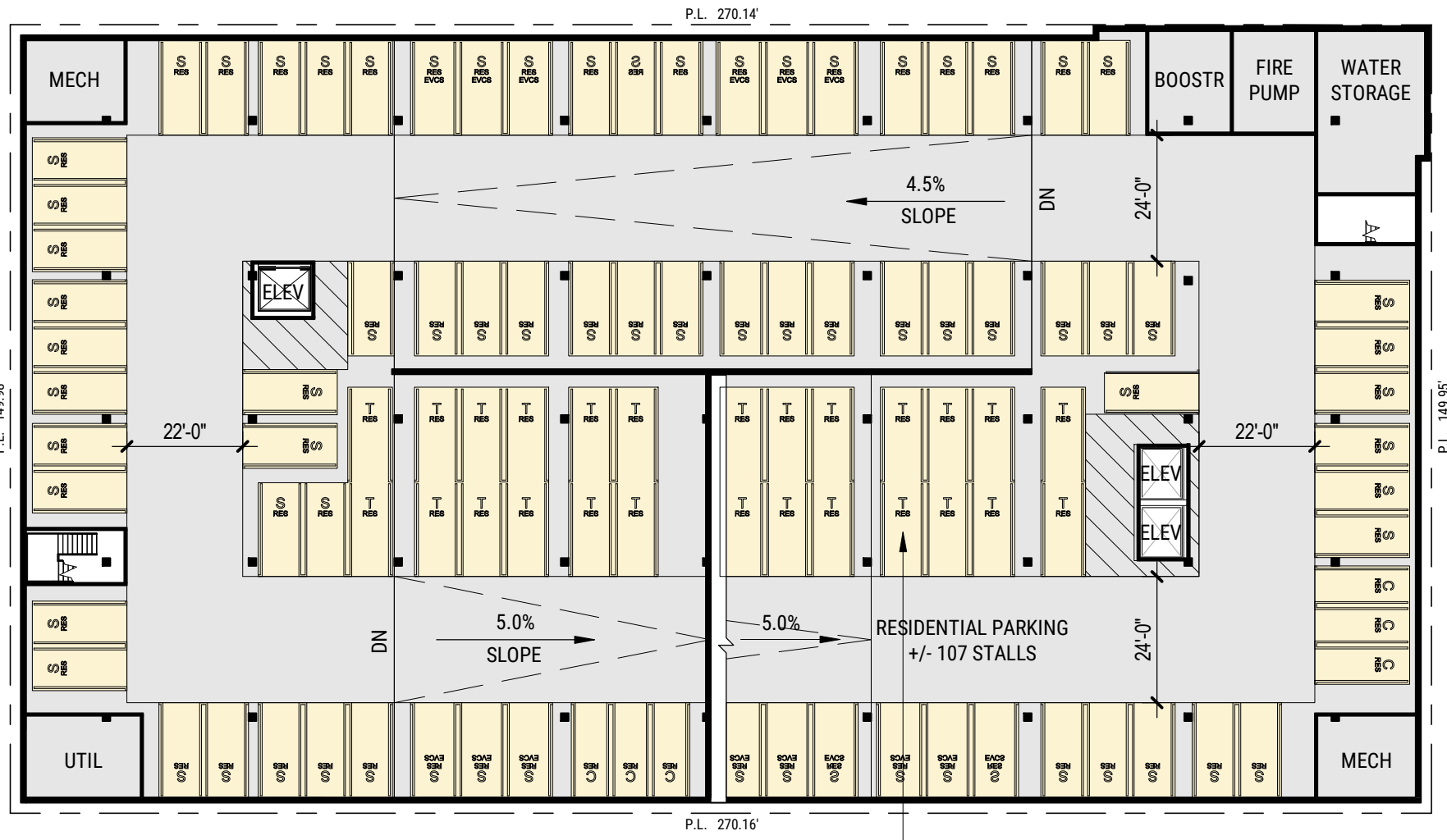
- NOTES**
- 5' x 5' HVO TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24' PURSUANT TO S.M.M.C. SECTION 9.21.108
 - XX

LEGEND

	LONG TERM BICYCLE PATH OF TRAVEL
	SHORT TERM BICYCLE PATH OF TRAVEL
	COMMERCIAL LOADING PATH OF TRAVEL
	COMMERCIAL PARKING
	RESIDENTIAL PARKING

Tandem Parking Stalls Assigned to 2 Bedroom Units

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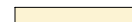


Tandem Parking Stalls Assigned to 2 Bedroom Units

PARKING PROVIDED			
TYPE	RESI	COMM	TOTAL
STND	242	13	255
COMP	13	0	13
HC(INC)	6	1	7
EV	45	7	52
EV HC(INC)	3	2	5
TOTAL	300	20	320

BICYCLE PARKING PROVIDED	
RESIDENTIAL	PROVIDED
LONG TERM	64
SHORT TERM	30
COMMERCIAL	
LONG TERM	4
SHORT TERM	3
NON-RESIDENTIAL SHOWER	1 SHOWER
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- | NOTES | |
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| 2. | XX |

LEGEND	
	LONG TERM BICYCLE PATH OF TRAVEL
	SHORT TERM BICYCLE PATH OF TRAVEL
	COMMERCIAL LOADING PATH OF TRAVEL
	COMMERCIAL PARKING
	RESIDENTIAL PARKING

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BICYCLE PARKING PROVIDED	
RESIDENTIAL	PROVIDED
LONG TERM	64
SHORT TERM	30
COMMERCIAL	
LONG TERM	4
SHORT TERM	3
NON-RESIDENTIAL SHOWER	1 SHOWER
NON-RESIDENTIAL LOCKER	3 LOCKERS



Long Term Bicycle Storage:
 (16) - Residential 4-BIKE Long Term Stacking Rack
 (1) - Commercial 4-BIKE Long Term Stacking Rack

Provided = 72 Spaces

Short Term Parking:
 (25) - Residential

Short Term Parking:
 (5) - Residential
 (3) - Commercial

Total Bicycle Parking Provided
 Residential Long Term = 64
 Commercial Long Term = 4
 Residential Short Term = 30
 Commercial Short Term = 3
Total Bicycle Parking Provided: 101

NOTES	
LEGEND	
	COMMERCIAL PARKING
	RESIDENTIAL PARKING

Level 01 - BICYCLE PARKING DIAGRAM

SCALE: 1" = 30'-0"

1
A-410

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DERO Hoop Rack Submittal Sheet

CAPACITY: 2 Bikes

MATERIALS: 1 1/2" schedule 40 pipe (1 1/2" OD)

FINISHES:

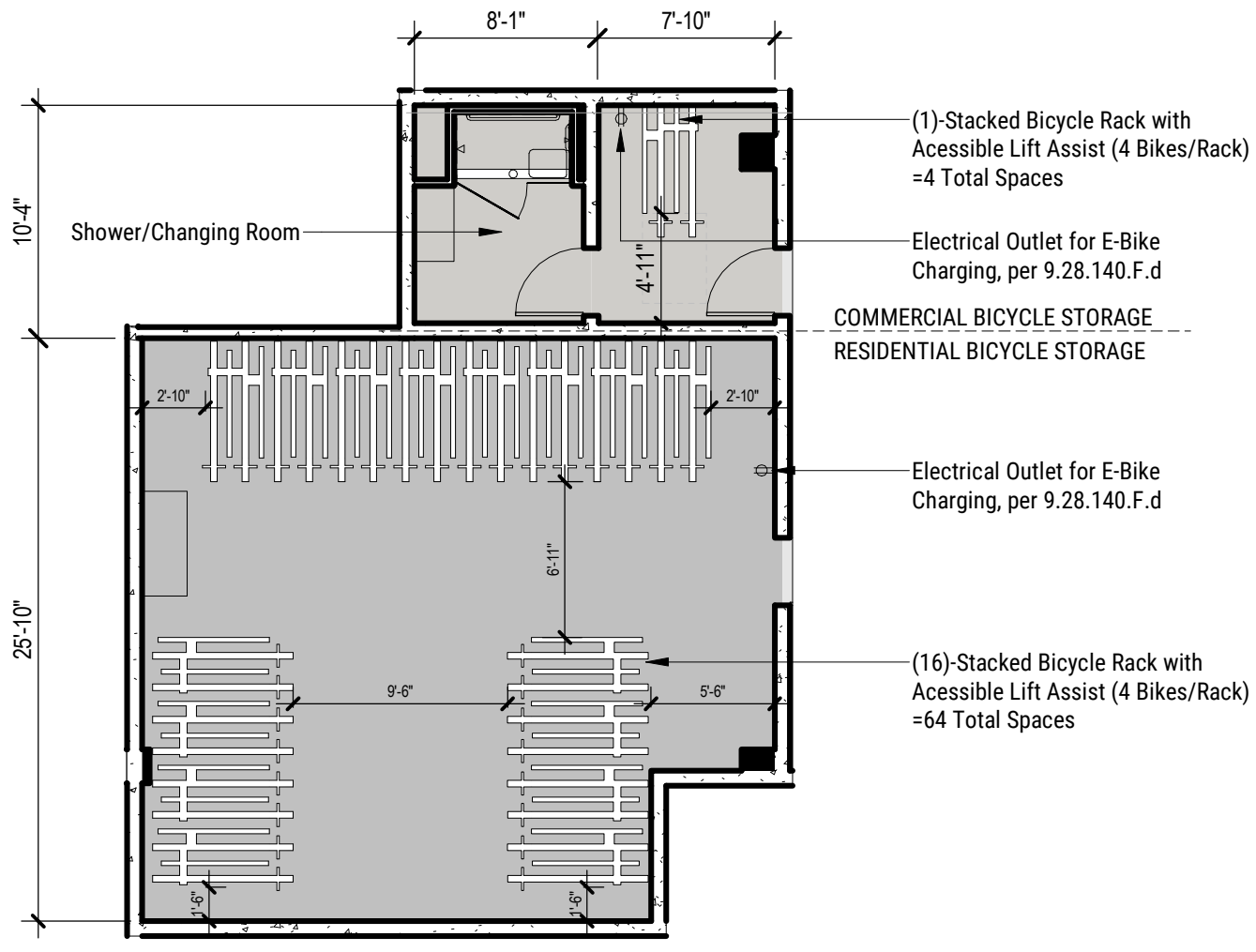
- Submittal**
See other submittal for specified performance finish to be installed on-site.
- Powder Coat**
Our standard finish is a high quality powder coat. Availability by following these steps:
1. Specify
2. Specify color & finish/texture
3. Final check TSC, polymer powder coat
- Stainless**
Customer Select 304 grade stainless steel required. Indicate when a high corrosion zone is a clean finish.

MOUNT OPTIONS:

- Surface**
Floor Mount: 2 1/2" x 4" x 24" flat with two sections per foot. Specify iron mount for this option. Temperature/relative humidity available upon request.
- In-Ground**
In-ground mount or embedded into concrete slab. Specify in-ground mount for this option.
- Rail**
Rail Mount: Dero Hoop Racks are designed to be mounted only when the lift is suspended to a structure. Rail mount is not available. Rail size: 2" x 1/4" x 24" flat. Specify rail mount for this option.

OPTIONAL LEAN BAR: Add Lean Bar

SHORT TERM BICYCLE PARKING



DERO Dero Decker Submittal Sheet

CAPACITY: 4 Bikes per row

MATERIALS: Uprights: 1 1/2" square tube; Upright base: 1 1/2" x 1 1/2" x 1/4" plate; Cantilever: 1 1/2" x 1 1/2" x 1/4" plate; Cantilever base: 1 1/2" x 1 1/2" x 1/4" plate; Base: 1/2" plate

FINISHES:

- Submittal**
See other submittal for specified performance finish to be installed on-site.
- Powder Coat**
Our standard finish is a high quality powder coat. Availability by following these steps:
1. Specify
2. Specify color & finish/texture
3. Final check TSC, polymer powder coat

MOUNT OPTIONS:

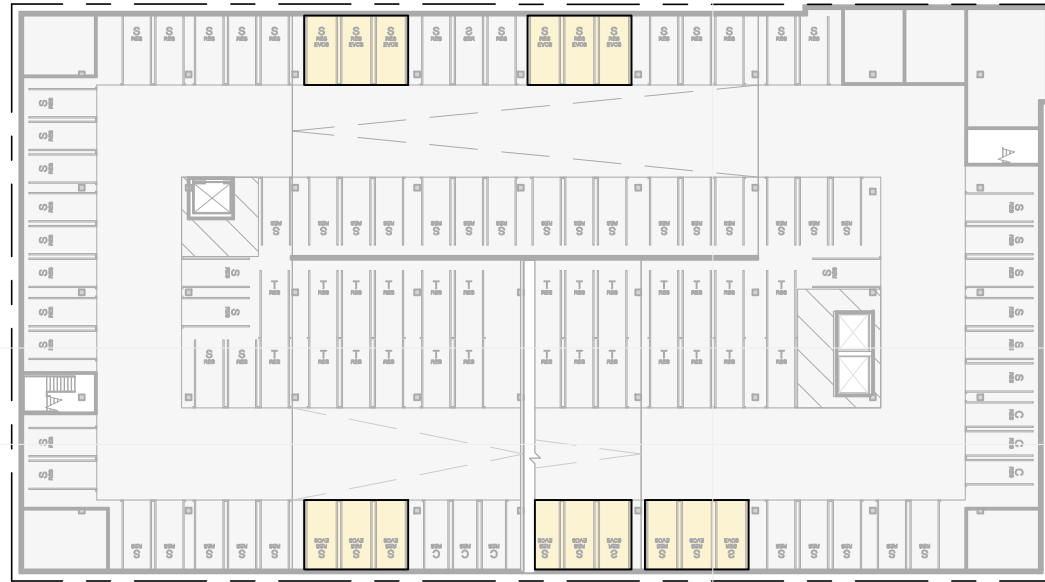
- Surface only**
Flat to upright base only. 2" x 1/4" x 24" flat with two sections per foot. Specify iron mount for this option. Temperature/relative humidity available upon request.

CANE STOPS: Add cane stops (additional cost). Available in galvanized or powder coated finish.

Setbacks Double Sided

LONG TERM BICYCLE PARKING - 4-BIKE RACK

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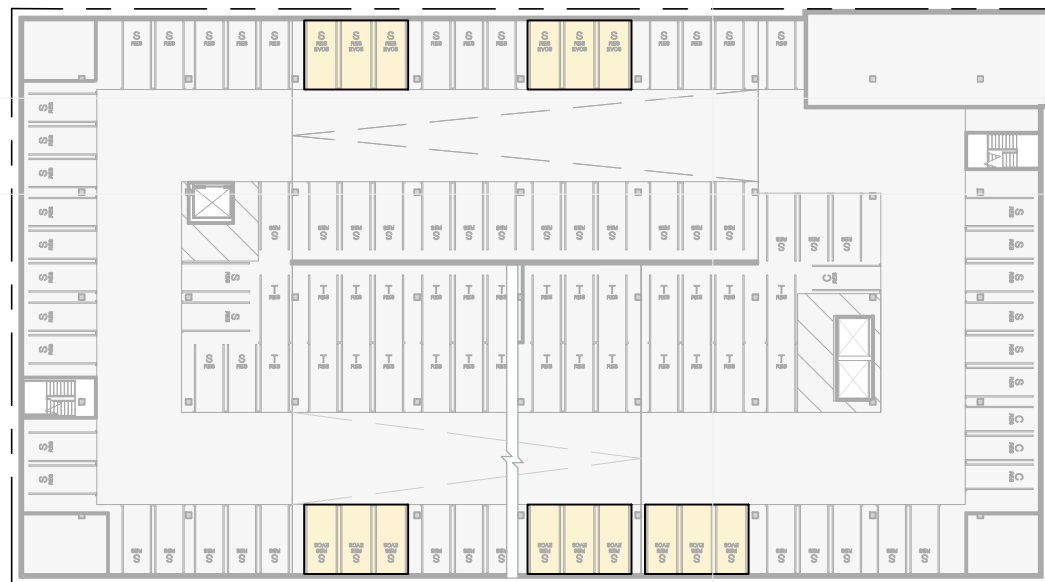
Level B3 - EV CHARGING DIAGRAM
SCALE: 1" = 50'-0"

4
A-420



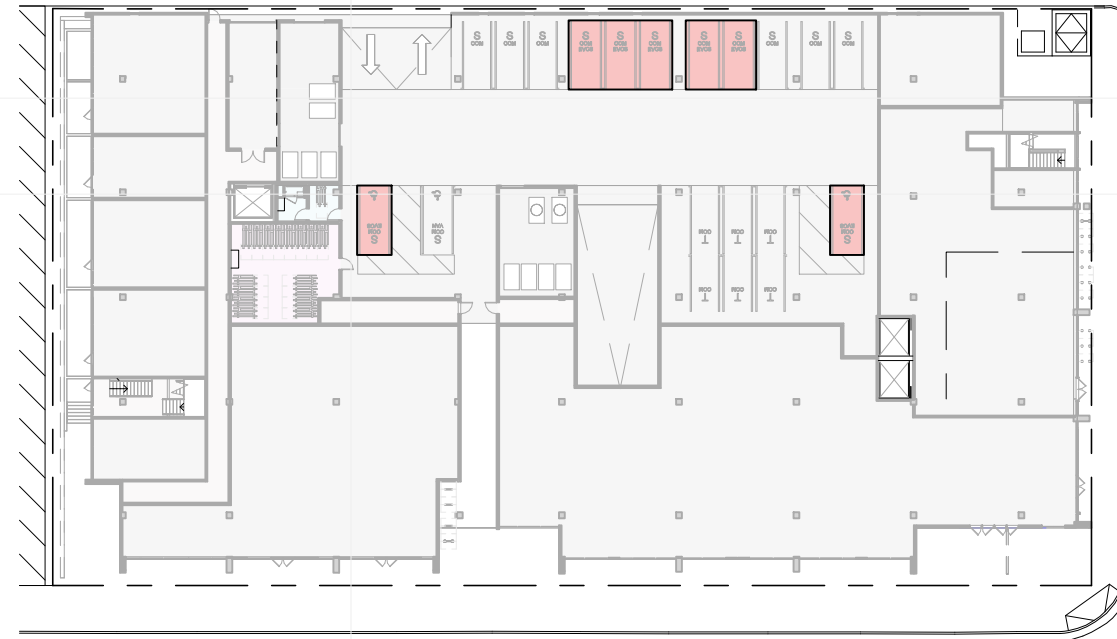
Level B1 - EV CHARGING DIAGRAM
SCALE: 1" = 50'-0"

2
A-420



Level B2 - EV CHARGING DIAGRAM
SCALE: 1" = 50'-0"

3
A-420



Level 01 - EV PARKING
SCALE: 1" = 50'-0"

1
A-420

VEHICULAR PARKING PROVIDED			
RESIDENTIAL			
TYPE	NO. OF UNITS	RATIO	STALLS
STUDIO	60 DU	1.0	60
1BED	160 DU	1.2	192
2BED	40 DU	1.2	48
TOTAL	260 DU		300
COMMERCIAL	11,195 SF		20
TOTAL PARKING PROVIDED			320

EV PARKING PROVIDED			
RESIDENTIAL - SMMC 4.106.4.2.2			
EV CHARGING STATION (EVCS)		5%	15
EV CAPABLE (EV-CAP)		10%	30
EV READY (EV-RDY)		60%	180
TOTAL			225
COMMERCIAL - SMMC 4.106.5.3.1			
EV CHARGING STATION (EVCS)	5 / 10-25 STALLS		5
EV CAPABLE (EV-CAP)	2 / 10-25 STALLS		2
TOTAL EV			7



CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information
Specify model number followed by the applicable code(s).
The order code sequence is: **Model-Options-Software-Services** and **Misc** are ordered as separate line items.

Hardware	
Description	Order Code
Model 1830 mm (6 ft) Single Port Bollard Mount	CT4001-GW1
1830 mm (6 ft) Dual Port Bollard Mount	CT4021-GW1
1830 mm (6 ft) Single Port Wall Mount	CT4031-GW1
1830 mm (6 ft) Dual Port Wall Mount	CT4032-GW1
2440 mm (8 ft) Single Port Bollard Mount	CT4025-GW1
2440 mm (8 ft) Dual Port Wall Mount	CT4027-GW1
Included	Integral Modem - North America -GW1
Misc.	Power Management Kit -CT4000-PMGMT
	Bollard Concrete Mounting Kit -CT4001-CCH

Note: All CT4000 stations include Integral Modem -GW1.

Software & Services	
Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-yr
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-yr
ChargePoint Assure	CT4000-ASSURE-yr
Station Activation and Configuration	CPSSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALD

Note: All CT4000 stations require a network service plan per port.
*Substitute n for desired years (1, 2, 3, 4, or 5 years).

Order Code Examples	
Description	Full Order Code to
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCH
ChargePoint Commercial Service Plan, 3 Year Subscription	CPCLD-COMMERCIAL-3
ChargePoint Station Installation and Validation	CT4000-INSTALLVALD
5 Years of Assure Coverage	CT4000-ASSURES
1830 mm (6 ft) Single Port Wall Networked Station	CT4031-GW1
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5
5 Years of Assure Coverage	CT4000-ASSURES
Station Activation and Configuration	CPSSUPPORT-ACTIVE



CT4021

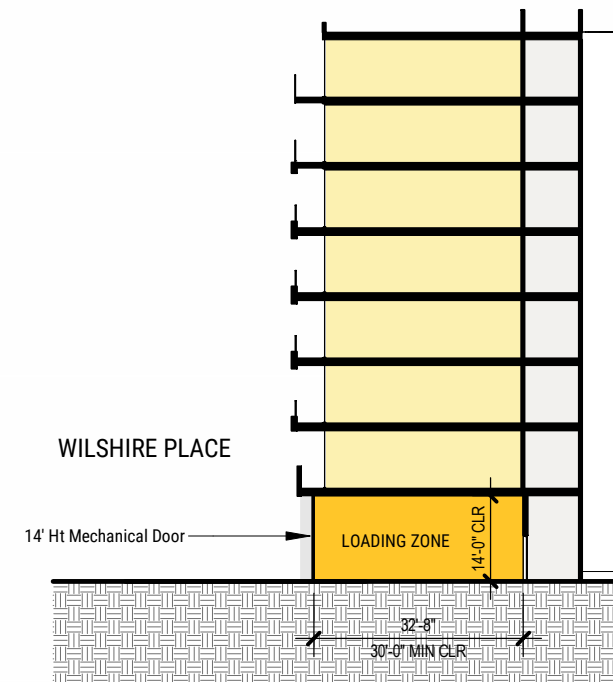
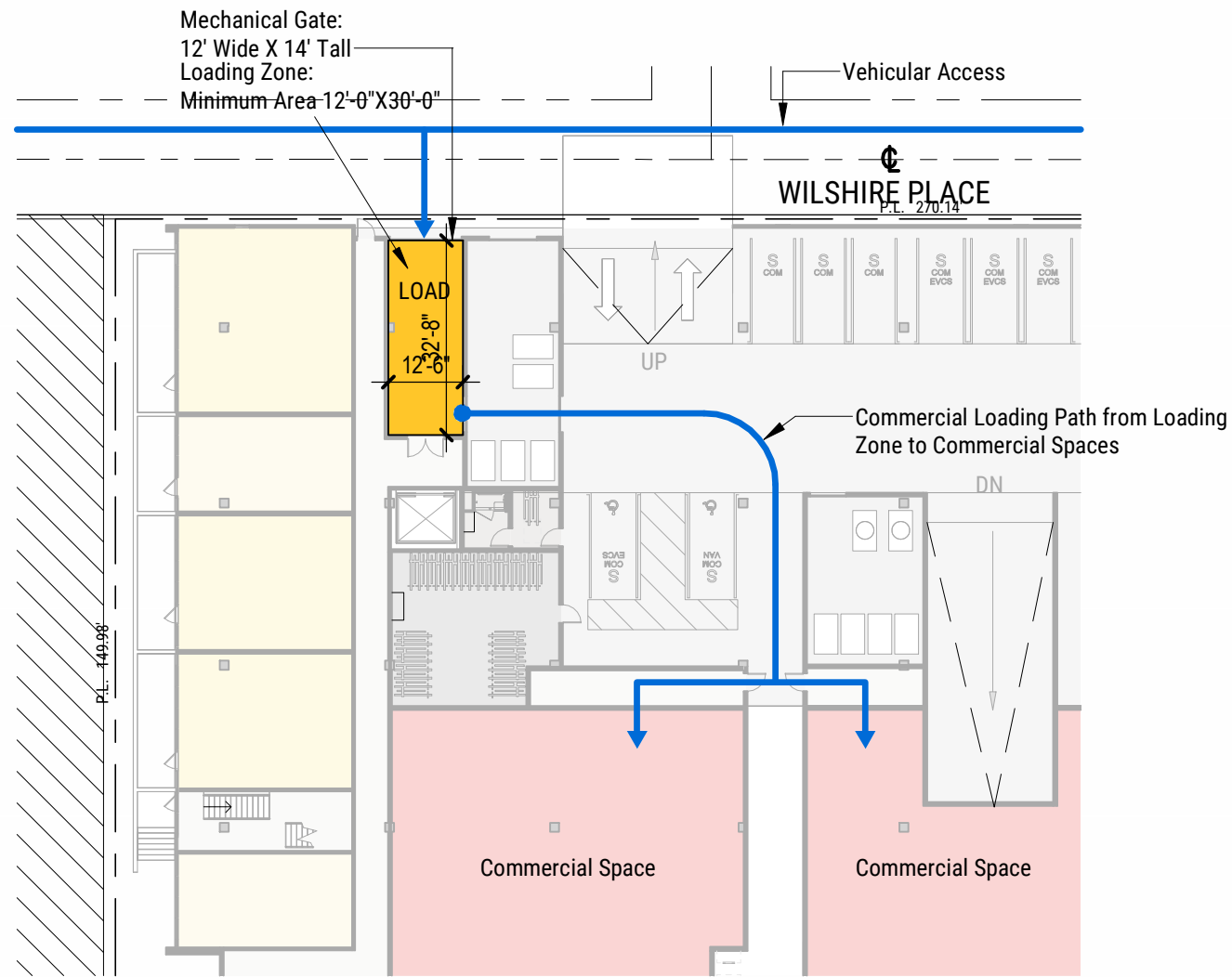


The First ENERGY STAR Certified EV Charger

EV CHARGER SPECIFICATION

LEGEND	
	COMMERCIAL PARKING
	RESIDENTIAL PARKING

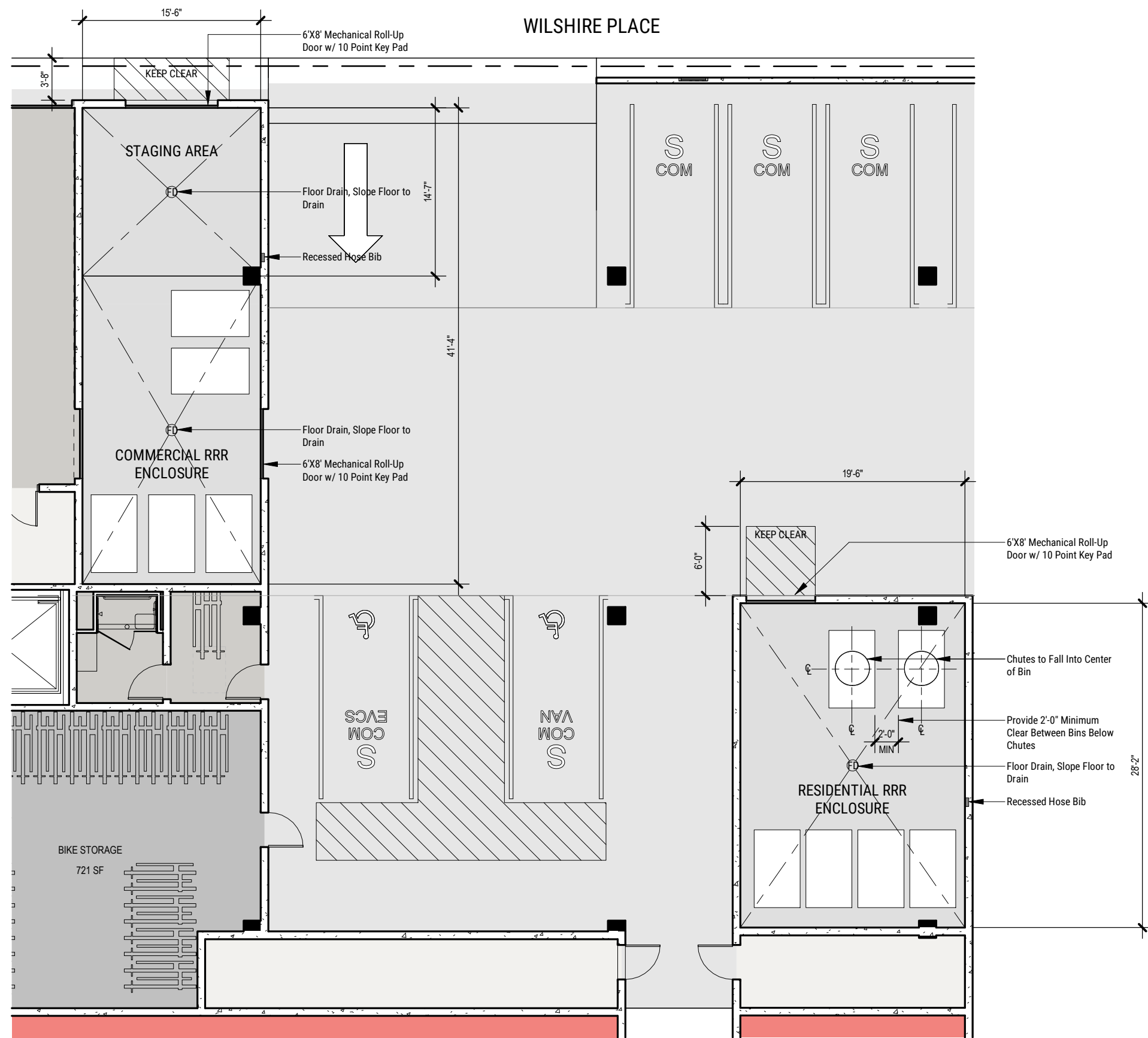
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NOTE:
Loading Space is Fully Screened

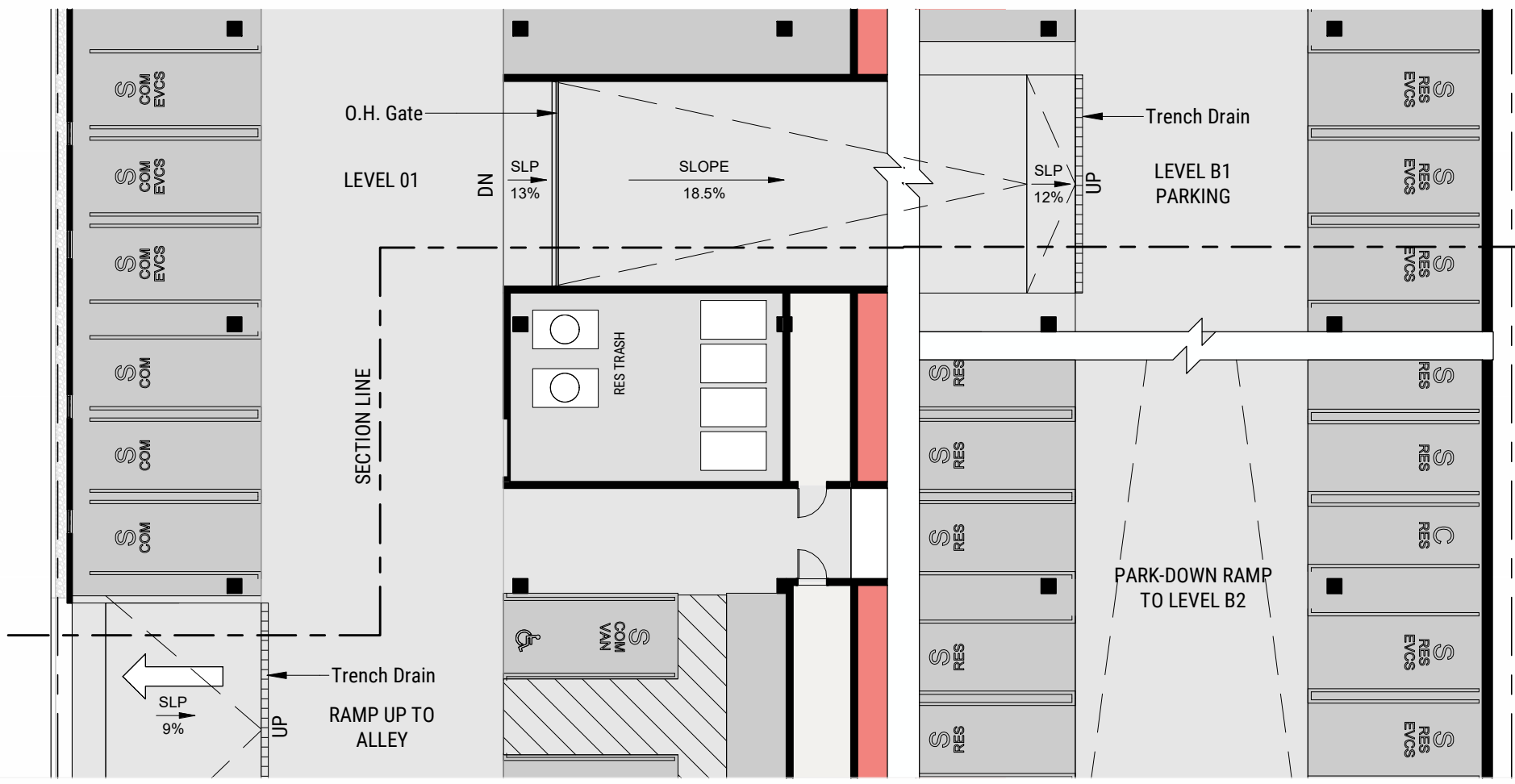
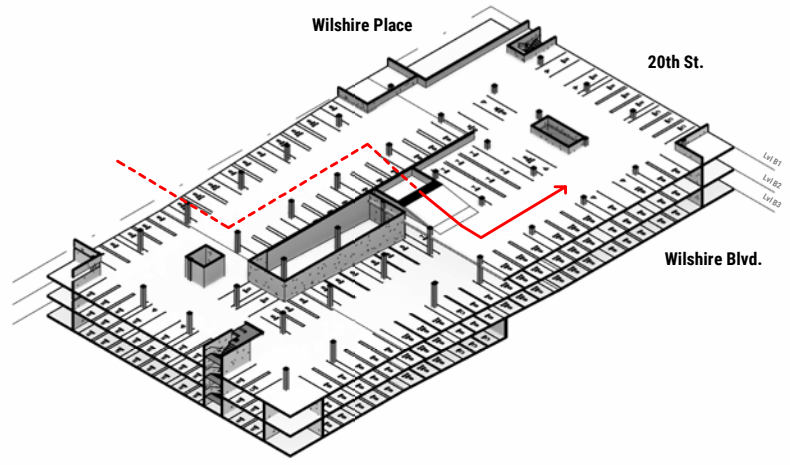
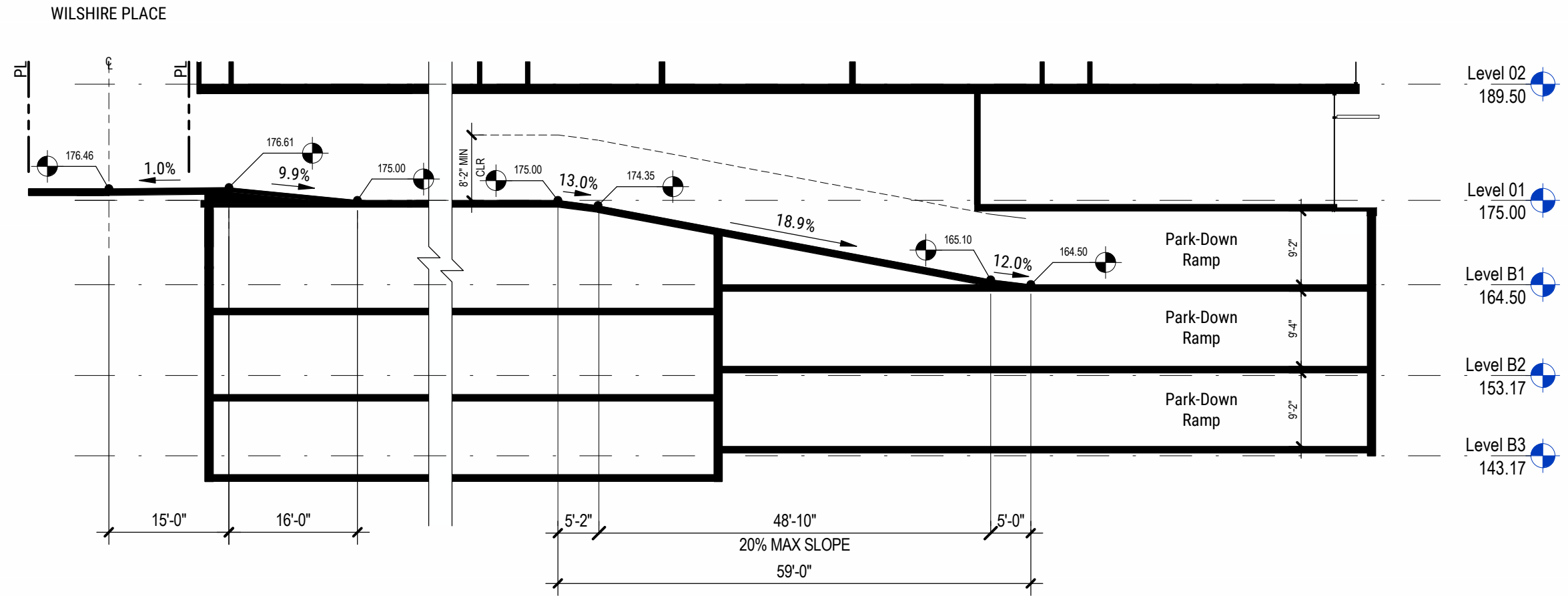


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- | NOTES | |
|-------|---|
| 1. | ALL INTERIOR WALLS, REGARDLESS OF HEIGHT, SHALL REMAIN BARE. |
| 2. | 10' HIGH MINIMUM CEILING HEIGHT |
| 3. | EACH RRR ROOM TO HAVE A FLOOR DRAIN AND HOSE BIB WITHIN 25'. IF BIB IS WITHIN THE RIM IT SHALL BE RECESSED. |
| 4. | AS A SHARED ENCLOSURE FOR RESIDENTIAL AND COMMERCIAL USES, OWNER WILL PAY A HIGHER REFUSE COLLECTION RATE. |
| 5. | ALL WALLS TO HAVE 1/4" DIAMOND PLATE TO 6' HIGH. |
| 6. | BINS ARE 4X6. |
| 7. | ALL RRR ROOMS TO BE FULLY ENCLOSED WITH VENTILATION, SANITARY DRAINS, AND LIGHTING WITH OCCUPANCY SENSORS. |

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PEDESTRIAN-ORIENTED DESIGN

The proposed ground floor facade is highly articulated with a combination of public plaza spaces, generous facade plane changes, and framed retail storefront bays. Landscape planters and projecting awnings further frame and provide shade at the ground level. Designed as a composition of materials this extends to the ground floor and includes: exposed concrete, aluminum storefront, glazing, metal and wood paneling.



PEDESTRIAN-ORIENTED DESIGN

- No more than 20 feet or 40% of a building's ground floor facade, whichever is less, may be continuous blank or featureless linear street-level frontage
- Articulated facades at the ground floor street frontage, which may include, but not necessarily require, such measures as indentation in plane, change of material in complementary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awning and marquees to provide shade and shelter.

LEGEND

- FACADE ARTICULATION
- AWNING
- LANDSCAPE PLANTER

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BUILD-TO LINE CALCULATION

TOTAL LENGTH OF STREET FACING FACADE : 407.58'

TOTAL LENGTH OF FACADE < 10' FROM PL : 288.00'

PERCENTAGE OF COMPLYING FACADE = 71%



BUILD-TO LINE

1. BUILDINGS WITH NONRESIDENTIAL USES ON THE GROUND FLOOR AND NOT FACING A RESIDENTIAL DISTRICT SHALL BE CONSTRUCTED NO FARTHER THAN 10 FEET FROM THE STREET FACING PROPERTY LINE(S) FOR 70% OF LINEAR STREET FRONTAGE.

LEGEND

— BUILDING FACE

- - - 10' SETBACK

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GROUND LEVEL TRANSPARENCY CALCULATION

TOTAL LENGTH OF STREET FACING FACADE : 407.58'

TOTAL LENGTH OF TRANSPARENT FACADE : 296.50'

PERCENTAGE OF TRANSPARENT FACADE = 72%



ACTIVE COMMERCIAL DESIGN

- STREET FACING FACADES. A MINIMUM OF 50% OF EACH STREET FACING FACADE SHALL BE TRANSPARENT AND INCLUDE WINDOWS, DOORS, AND OTHER OPENINGS BETWEEN 2.5 AND 8 FEET ABOVE FINISH GRADE.

LEGEND

- TRANSPARENT FACADE
- SOLID FACADE

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WILSHIRE BOULEVARD LOOKING EAST

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CORNER OF WILSHIRE BOULEVARD & 20th STREET

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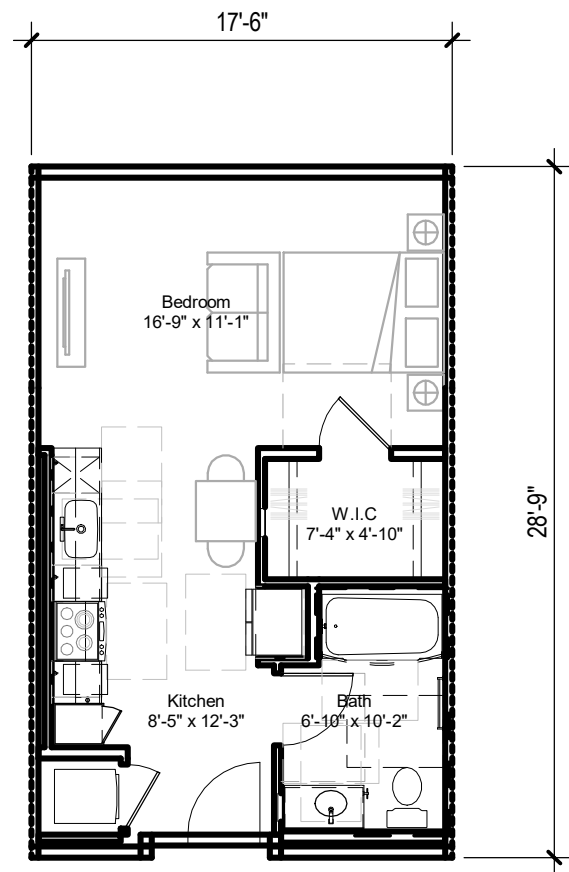
CORNER OF 20th & WILSHIRE PLACE

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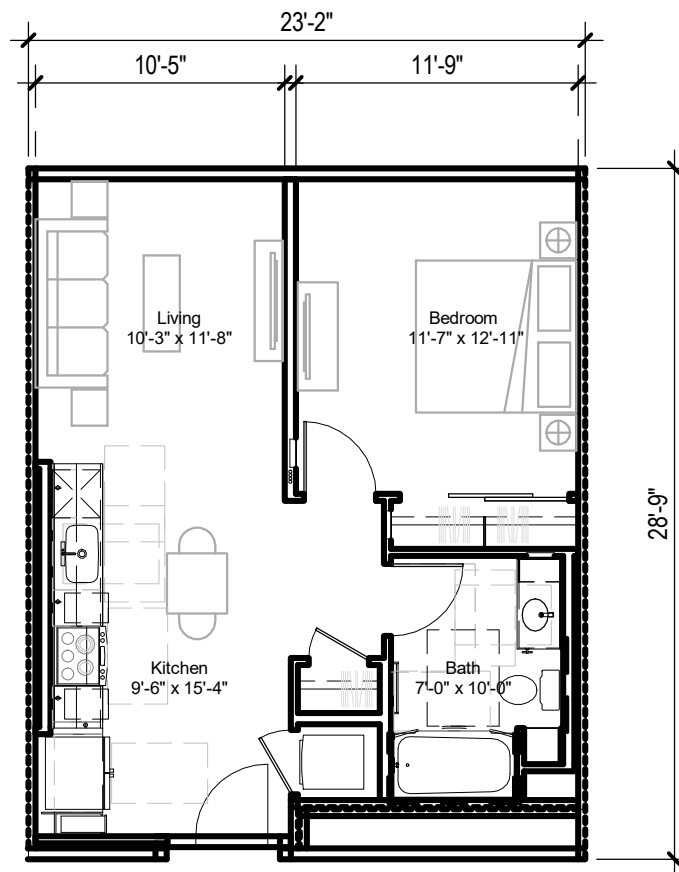
WILSHIRE PLACE LOOKING EAST

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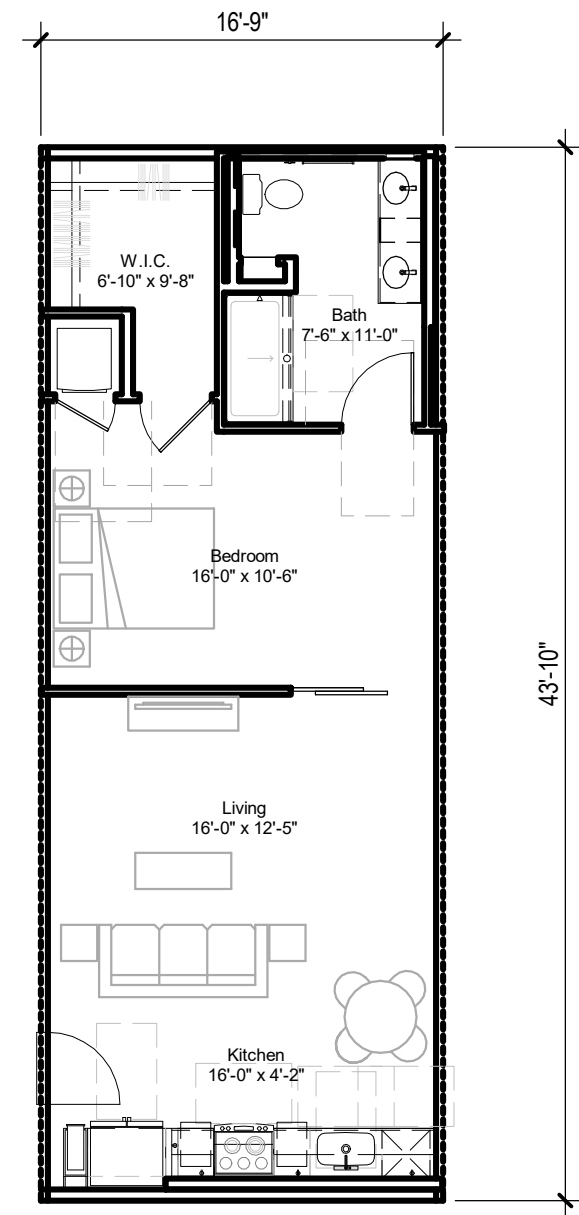
**STUDIO
MARKET & AFFORDABLE UNITS**

Type	Count	Average
ST.A	54	509 SF
STa.A	6	518 SF



**1 BED - 1 BATH
MARKET & AFFORDABLE UNIT**

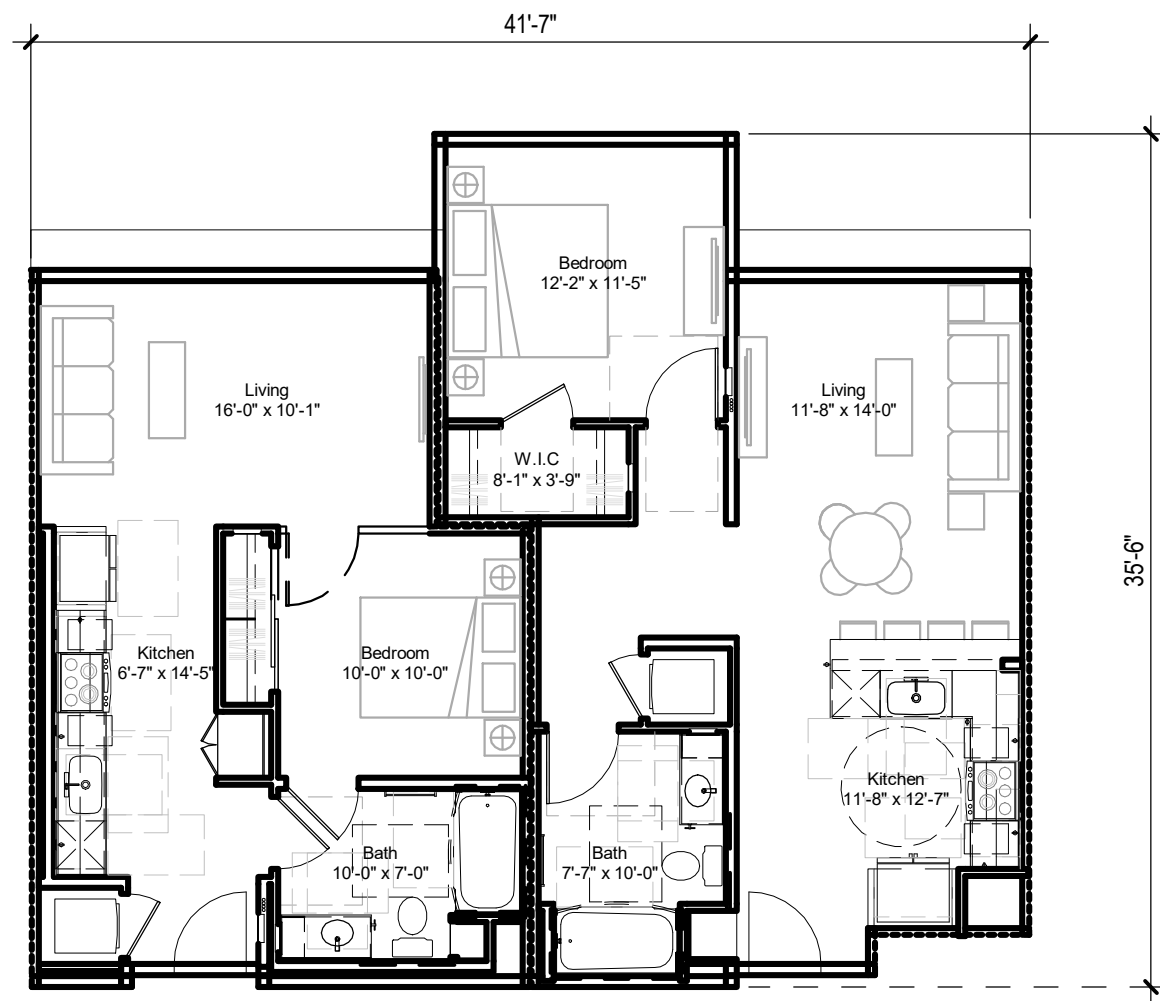
Type	Count	Average
1B.B	39	735 SF
1Ba.A	14	687 SF



1 BED - 1 BATH

Type	Count	Average
1B.C	13	747 SF

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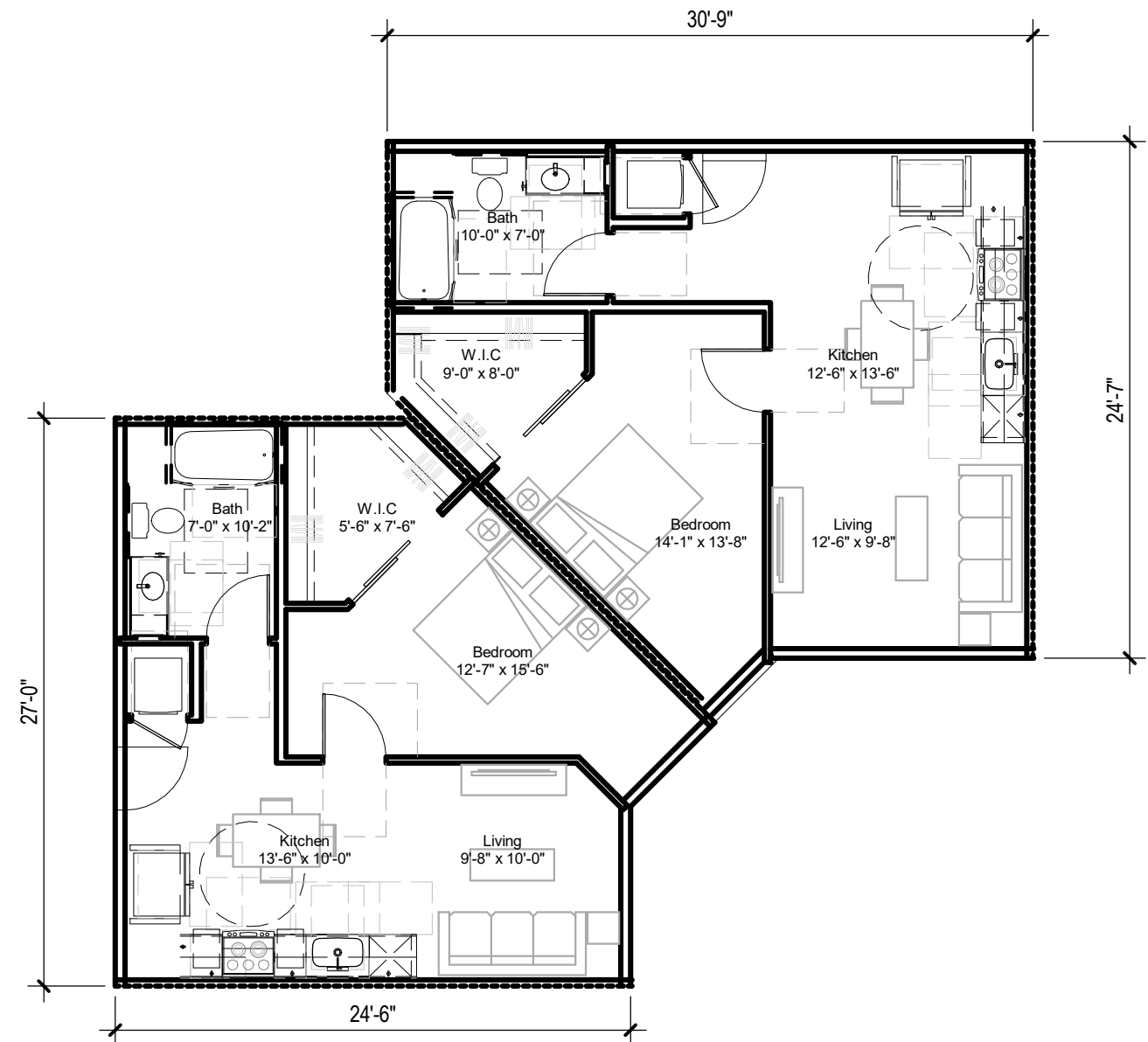


1 BED - 1 BATH

Type	Count	Average
1B.D	40	610 SF

1 BED - 1 BATH

Type	Count	Average
1B.E	33	771 SF



1 BED - 1 BATH

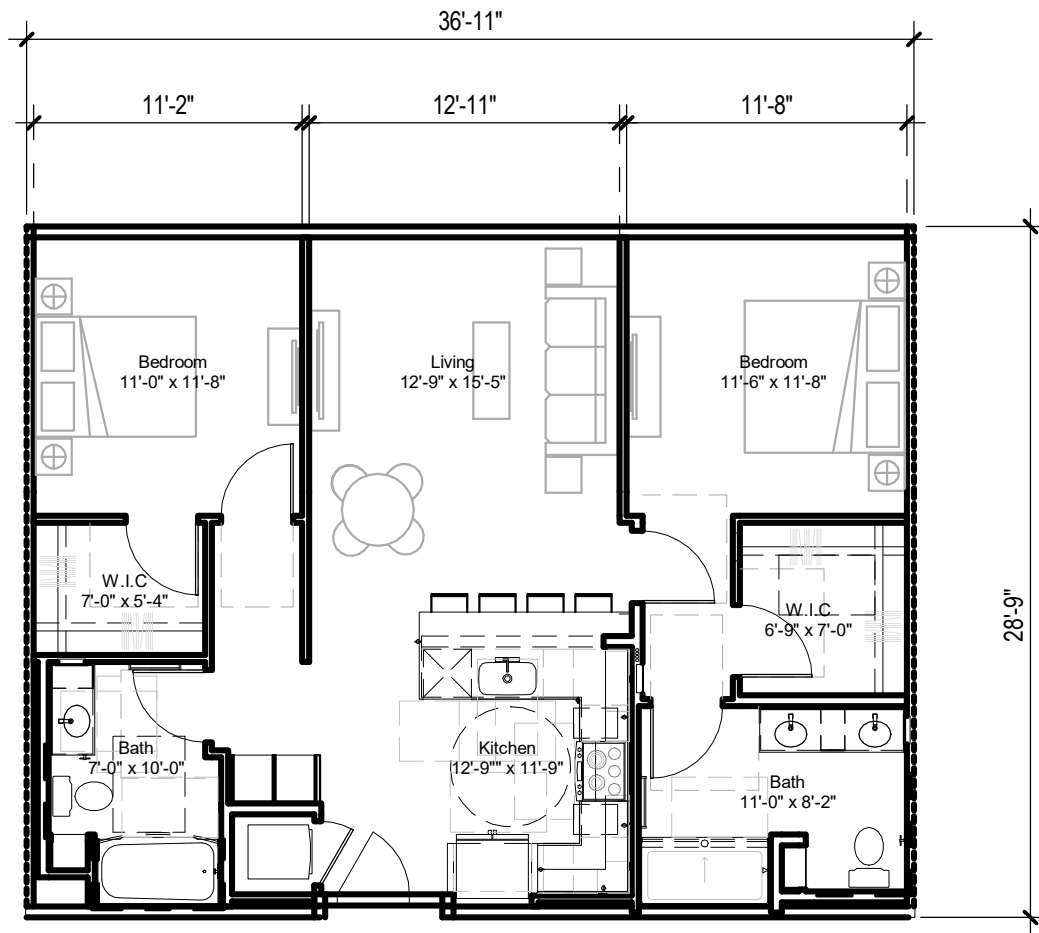
Type	Count	Average
1B.G	10	688 SF

1 BED - 1 BATH

Type	Count	Average
1B.F	9	698 SF

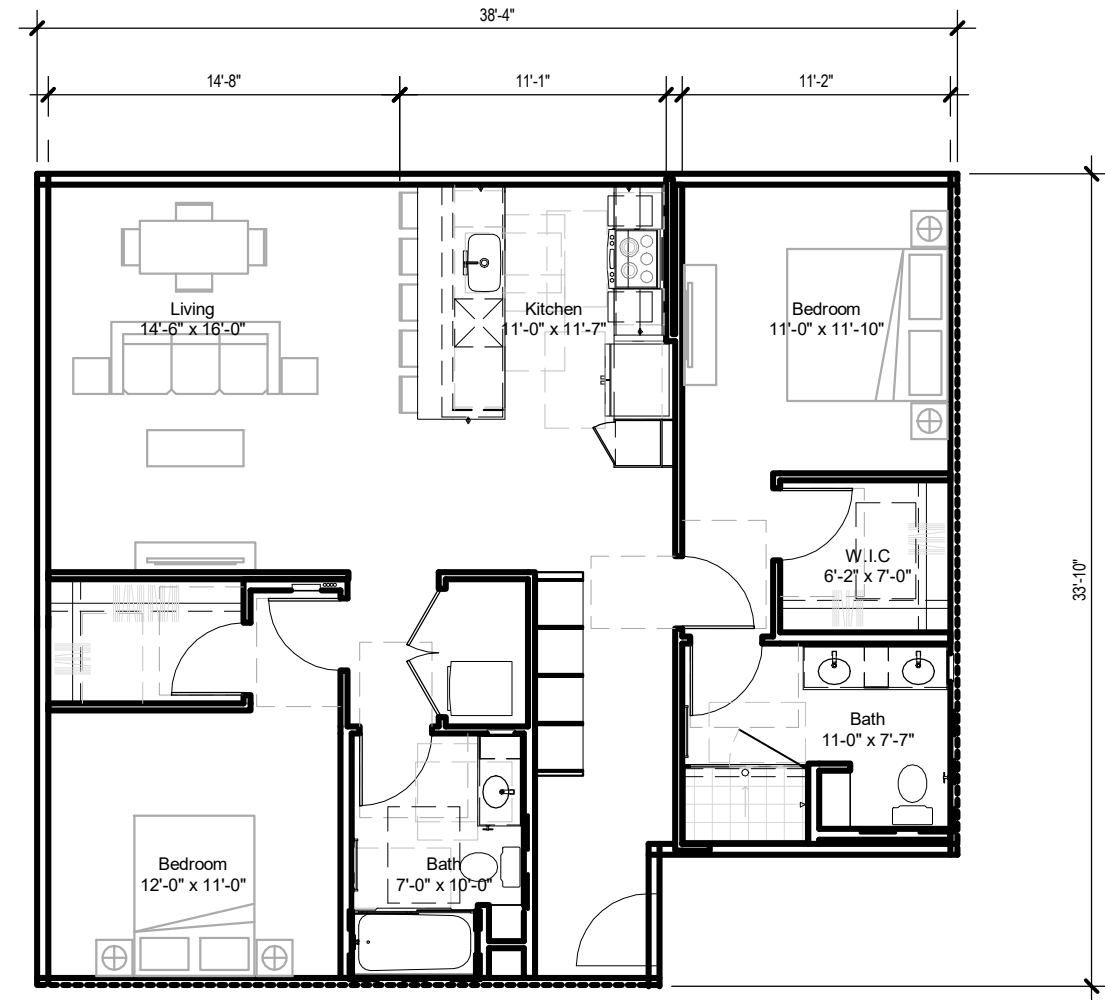
Type	Count	Average
1Ba.F	2	697 SF

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2 BED - 2 BATH

Type	Count	Average
2B.B	2	1,322 SF



2 BED - 2 BATH OUTSIDE CORNER
MARKET & AFFORDABLE UNITS

Type	Count	Average
2B.D	34	1,208 SF

Type	Count	Average
2Ba.D	4	1,068 SF

WILSHIRE PLACE



20TH STREET

WILSHIRE BLVD.

NOTES

1. No street trees are proposed to be removed. Street trees to be compatible with the Santa Monica Urban Forest Master Plan Revised 2017.

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GROUND COVER
DYMONDIA MARGARETAE
 silver carpet
 SODDED FROM FLATS



MYOPORUM PARVIFOLIUM
 'PUTAH CREEK'
 creeping myoporum
 4" POTS @ 8" O.C.



SENECIO MANDRALISCAE
 blue chalk sticks
 1 GAL @ 12" O.C.



GRASSES
BOUTELOUA GRACILIS
 'BLONDE AMBITION'
 blonde ambition blue grama grass
 1 GAL @ 12" O.C.



LOMANDRA LONGIFOLIA
 'BREEZE'
 dwarf mat rush
 1 GAL @ 12" O.C.



PENNISETUM 'FAIRY TAILS'
 everygreen fountain grass
 1 GAL @ 12" O.C.



SHRUBS
AGAVE ATTENUATA
 fox tail agave
 5 GAL @ 18" O.C.
 15 GAL @ 24" O.C.



ASPIDISTRA ELATIOR
 'VARIIGATA'
 variegated cast iron plant



CAREX 'FEATHER FALLS'
 variegated japanese sedge
 5 GAL @ 18" O.C.



CHONDRPETALUM TEC-TORUM
 small cape rush
 5 GAL @ 18" O.C.



DIANELLA CAERULEA 'CASSA BLUE'
 blue flax lily
 5 GAL @ 18" O.C.



DIANELLA TASMANICA 'VARIIGATA'
 white striped tasman flax lily
 5 GAL @ 18" O.C.



DIETES BICOLOR
 fortnight Lily
 5 GAL @ 24" O.C.



EUPHORBIA 'BLACKBIRD'
 blackbird Spurge
 5 GAL @ 18" O.C.



LIRIOPE 'GIGANTEA'
 giant lily turf
 5 GAL @ 18" O.C.



LOROPETALUM CHINENSE 'RAZZLEBERRY'
 razzleberry fringe flower
 5 GAL @ 24" O.C.



OLEA EUROPAEA 'MONTRA'
 little ollie dwarf olive
 5 GAL @ 18" O.C.



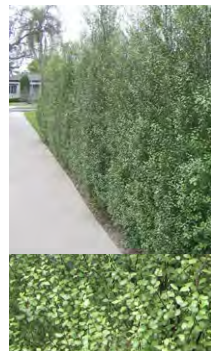
PHORMIUM 'AMAZING RED'
 amazing red new zealand flax
 5 GAL @ 18" O.C.



WESTRINGIA FRUTICOSA 'MORNING LIGHT'
 coast rosemary
 5 GAL @ 24" O.C.



HEDGES
FICUS MICROCARPA NITIDA 'GREEN GEM'
 green gem fig
 24" BOX @ 24" O.C.



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
 silver sheen kohuhu
 24" BOX @ 24" O.C.



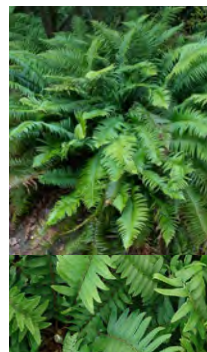
PODOCARPUS GRACILIOR
 fern podocarpus
 24" BOX @ 24" O.C.



SHADE SHRUBS
ASPARAGUS DENSIFLORUS 'MYERS'
 myers' foxtail fern
 1 GAL @ 18" O.C.



PHILODENDRON 'XANADU'
 winterbourne philodendron
 5 GAL @ 18" O.C.



POLYSTICHUM MUNITUM
 western sword fern
 5 GAL @ 18" O.C.



SANSEVIERIA TRIFASCIATA 'LAURENTII'
 striped mother-in-laws tongue
 8" POTS @ 12" O.C.



TREES
CERCIDIUM 'DESERT MUSEUM'
 desert museum palo verde
 24" BOX MIN.



CERCIS CANADENSIS 'FOREST PANSY'
 forest pansy redbud
 24" BOX MIN.



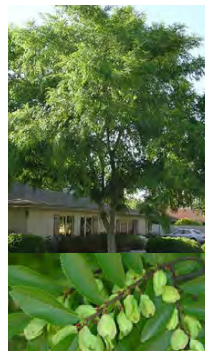
OLEA EUROPAEA
 olive
 24" BOX MIN.



PODOCARPUS GRACILIOR
 fern podocarpus
 24" BOX MIN.



PRUNUS CERASIFERA 'KRAUTER VESUVIUS'
 krauter vesuvius purple leaf plum
 24" BOX MIN.



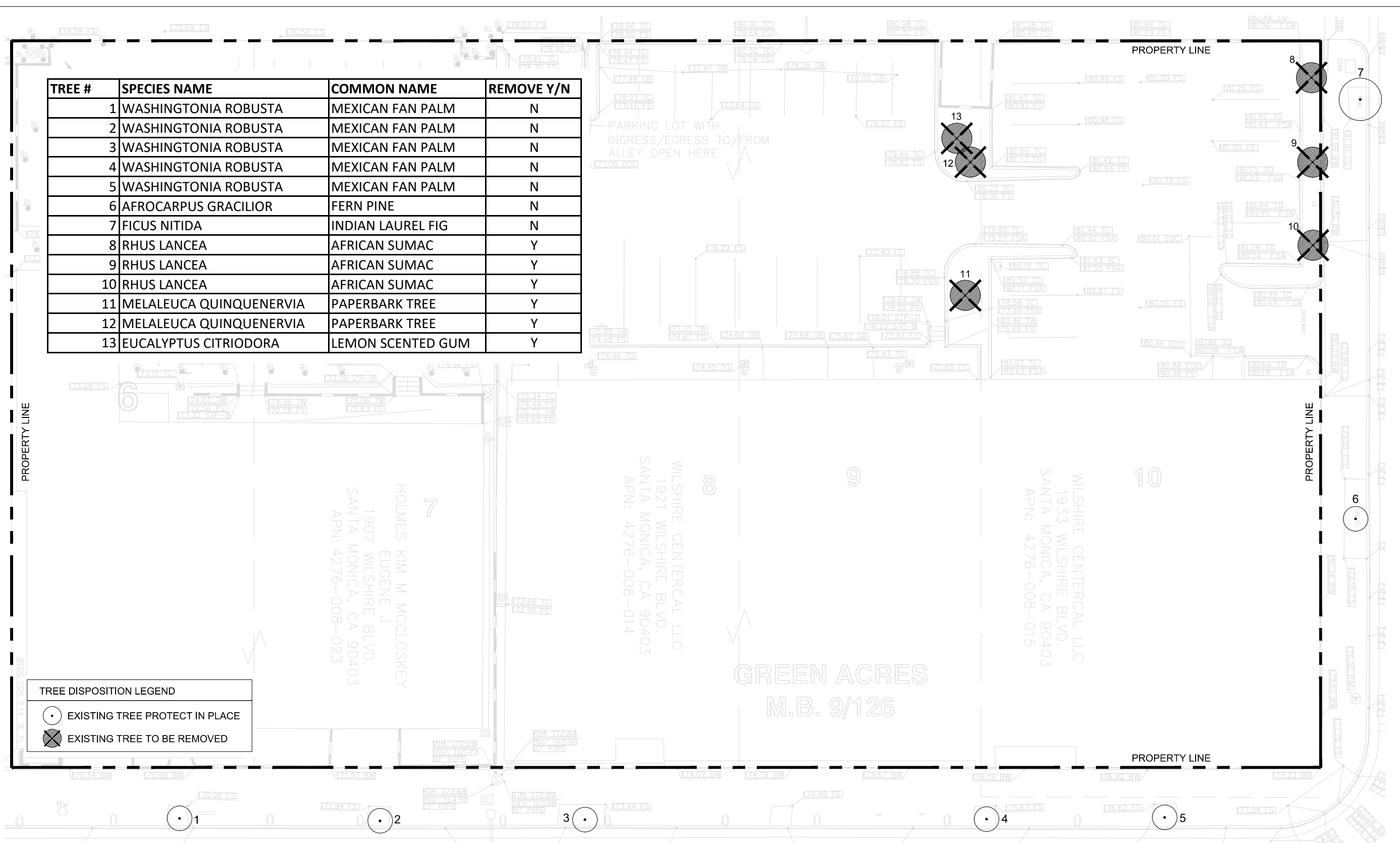
ULMUS PARVIFOLIA
 chinese elm
 24" BOX MIN.



STREET TREES
WASHINGTONIA ROBUSTA
 MEXICAN FAN PALM
 18"-30" BTH

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TREE #	SPECIES NAME	COMMON NAME	REMOVE Y/N
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N
6	AFROCARPUS GRACILIOR	FERN PINE	N
7	FICUS NITIDA	INDIAN LAUREL FIG	N
8	RHUS LANCEA	AFRICAN SUMAC	Y
9	RHUS LANCEA	AFRICAN SUMAC	Y
10	RHUS LANCEA	AFRICAN SUMAC	Y
11	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	Y
12	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	Y
13	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	Y



TREE DISPOSITION LEGEND

- EXISTING TREE PROTECT IN PLACE
- EXISTING TREE TO BE REMOVED

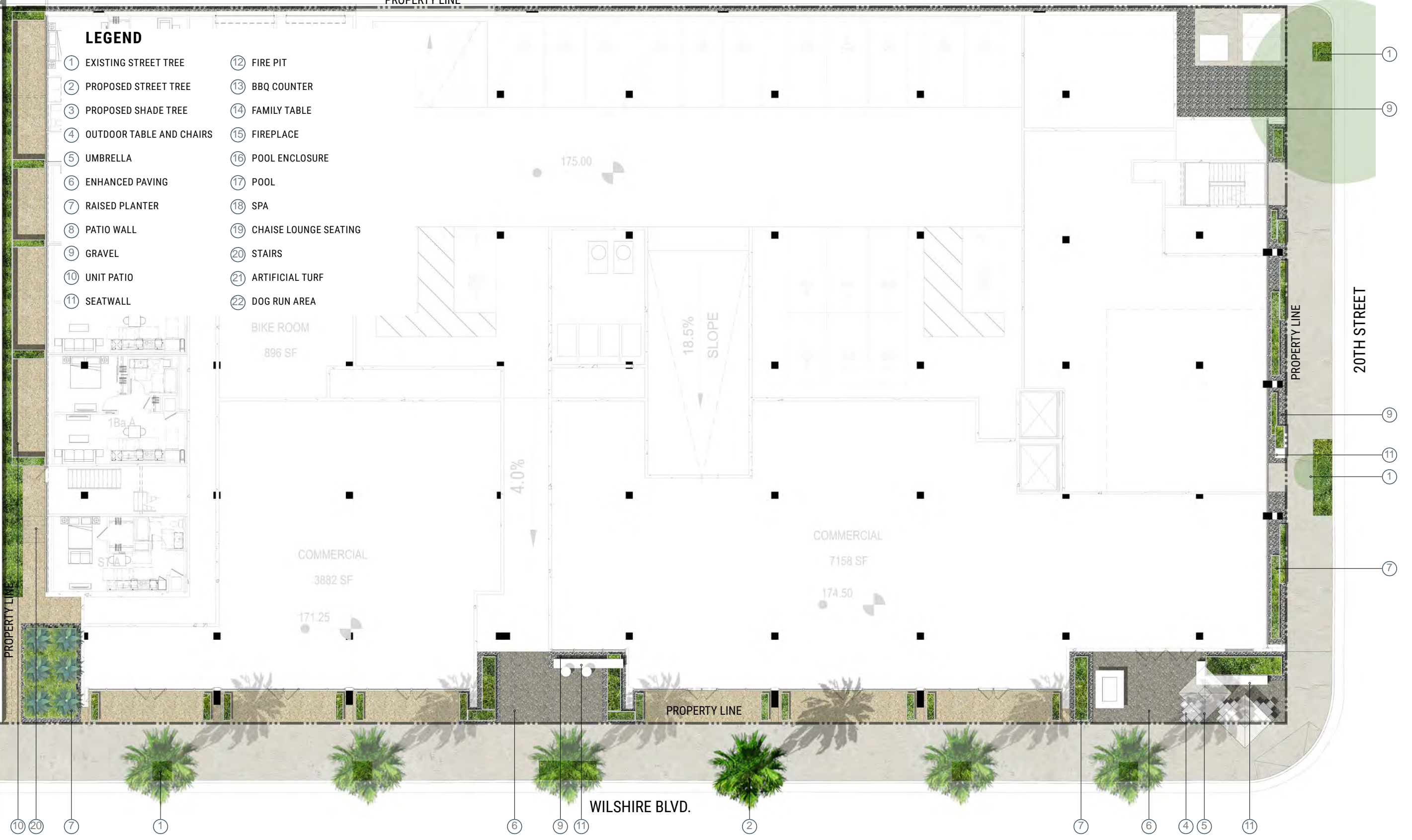
NOTES
 1. All trees to be removed are on private property.

WILSHIRE PLACE

PROPERTY LINE

LEGEND

- ① EXISTING STREET TREE
- ② PROPOSED STREET TREE
- ③ PROPOSED SHADE TREE
- ④ OUTDOOR TABLE AND CHAIRS
- ⑤ UMBRELLA
- ⑥ ENHANCED PAVING
- ⑦ RAISED PLANTER
- ⑧ PATIO WALL
- ⑨ GRAVEL
- ⑩ UNIT PATIO
- ⑪ SEATWALL
- ⑫ FIRE PIT
- ⑬ BBQ COUNTER
- ⑭ FAMILY TABLE
- ⑮ FIREPLACE
- ⑯ POOL ENCLOSURE
- ⑰ POOL
- ⑱ SPA
- ⑲ CHAISE LOUNGE SEATING
- ⑳ STAIRS
- ㉑ ARTIFICIAL TURF
- ㉒ DOG RUN AREA



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WILSHIRE PLACE

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WILSHIRE PLACE

20TH STREET

WILSHIRE BLVD.

LEGEND

- ① EXISTING STREET TREE
- ② PROPOSED STREET TREE
- ③ PROPOSED SHADE TREE
- ④ OUTDOOR TABLE AND CHAIRS
- ⑤ UMBRELLA
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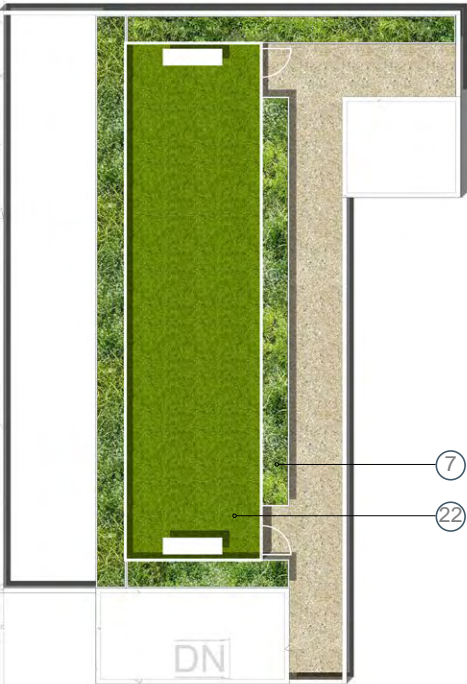


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WILSHIRE PLACE

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20TH STREET

WILSHIRE BLVD.

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