

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

REVISED

Submitted on 8/2/17

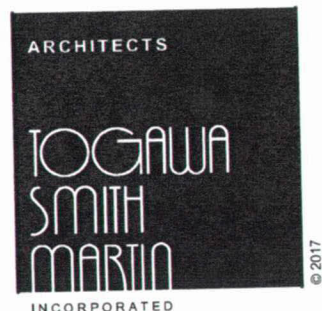
Authorized by: L. Lamborn

Comment:



Sheet Index

Cover	
Project Summary	
Alta Survey	
1 Plot Plan	14 Roof Plan
2 20th Level Plan	15 Section 1
3 19th Level Plan	16 Section 2
4 18th Level Plan	17 Unit Plans
5a 17th Level Plan	18 Unit Plans
5b 16th Level Plan	19 Hotel Room Plans
5c 15th Level Plan	20 Restaurant / Bar Plans
5d 12th Level Plan	21 Restaurant / Bar Plans
6a 8th Level Plan	22 North Elevation
6b 7th Level Plan	23 South Elevation
6c 5th Level Plan	24 West Elevation
7 4th Level Plan	25 East Elevation
8 3rd Level Plan	26 Signage / Lighting
9 2nd Level Plan	27 Signage / Lighting
10 1st Level Plan	28 Light Fixtures
11 P1 Level Plan	
12 P2 Level Plan	
13 P3 Level Plan	
Landscape	
L1 Overall Plan	
L2 1st Level Plan	
L3 4th Level Plan	
L4 20th Level Plan	
L5 Planting Imagery	



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

Project Summary

Address	Existing Zoning	Proposed Zoning	Lot Area	General Plan Designation	Max. Density	Proposed Density	Proposed Hotel	Buildable Area	Max. Floor Area	Proposed Floor Area		
6220-6224 Yucca	C4-2D-SN	C2-2-SN	19,707.2 sf	Regional Center	39,421.9 sf / 200* = = 197 Units	Bldg. 1 1 Bed - 99 Units 2 Bed - 88 Units Suite - 10 Units	Bldg. 2 1 Bed - 5 Units 2 Bed - 8 Units	Bldg. 1 116 Rooms 20 Suites	19,707.2 sf (=Lot Area)	48,022.5 sf x 6 = 288,135 sf	Bldg. 1 300,603 sf	Bldg. 2 16,345 sf
6210-6216 Yucca	R4-2D	C2-2	19,714.7 sf		* Per LAMC 12.22.A18				19,714.7 sf (=Lot Area)			
1777-1779 N. Vista del Mar 1771 N. Vista del Mar 1765 N. Vista del Mar	[Q]R3-1XL	R3-2	10,941.9 sf	Medium Residential	10,941.9 sf / 800 = = 13 Units				8,600.6 sf (=Lot Area - setbacks for 1 story bldg.)	x 1.1 (10%**) = 316,948.5 sf	*** Pursuant to requested ZAA for 10% additional FAR	*** ZA 2007-3430 (ZAI) Page 4 Rule #2 - If the angle created by the two exterior walls that border a corner balcony or deck is at least 90 degrees then the perimeter shall follow the exterior walls. The projecting portion shall not be considered part of the building and thus assumed to not create floor area.
			50,363.8 sf (1.16 Acres)		210 Units	210 Units	136 Rooms	48,022.5 sf				

Legal Description

Real Property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of Lot 1 of Tract No. 2209, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 22 page 37 of Maps, in the Office of the County Recorder of said county, described as follows:

Beginning at the southwesterly corner of said Lot 1; thence easterly along the southerly line of said lot, a distance of 86 feet to the intersection thereof with a line parallel with and distant 14 feet westerly measured at right angles from the easterly line of said lot; thence north 00 degrees 13 minutes 50 seconds west along said parallel line, a distance of 28.70 feet; thence northwesterly and westerly along a tangent curve concave southwesterly and having a radius of 5.82 feet, through an angle of 95 degrees 13 minutes 12 seconds, an arc distance of 9.67 feet to a point of reverse curve; thence westerly along a tangent curve concave northerly and having a radius of 428 feet, through an angle of 05 degrees 14 minutes 53 seconds, an arc distance of 39.20 feet; thence tangent south 89 degrees 47 minutes 51 seconds west, a distance of 40.50 feet to a point on the westerly line of said lot, distant thereon 33.09 feet northerly from said southwesterly corner; thence southerly along said westerly line, a distance of 33.09 to the point of beginning.

Except therefrom all oil, gas and other minerals in and under said land, lying beneath a plane which is 500 feet below the surface of said land, but without the right of entry from the surface thereof, or from any point within 500 feet of said surface, reserved by Trangniew Inc., in deed recorded January 6, 1977 as instrument No. 77-16879.

Parcel 2:

Lot 3 of Tract No. 2209, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 22 page 37 of Maps, in the Office of the County Recorder of said County.

Except therefrom any part contained within the lines of Vista Del Mar Avenue.

Parcel 3:

Lots 1, 3 and the north 17 feet of Lots 2 and 4 of Tract No. 10149, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 163 pages 17 through 19 inclusive of Maps, in the Office of the County Recorder of said county.

Except that portion of Lots 1 and 3 as deeded to the State of California for road purposes, by deed recorded June 13, 1951 as instrument No. 3378, in book 36524 page 312 of official records.

Lot 5 of Tract No. 2209, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 22 page 37 of Maps, in the Office of the County Recorder of said County.

The above described parcels are the same land described in North American Title Company amended preliminary title report number 1264869, dated October 21, 2013.

Maximum Height under Proposed Zoning

C2-2 - No height or story limit

R3-2 - 75 ft

Proposed Height

Bldg. 1 = 255 ft to top of Parapet

Bldg. 2 = 52 ft to top of Roof, 3 Stories

Bldg. 1

Setbacks Required / Provided

None for Commercial

Residential

Streets = None

Side = 5 ft + 1 ft for each story over 2nd, 16 ft Max.

Rear = N/A

Open Space Required = 22,650 sf

1 Bed - 99 Units x 100 sf = 9,900 sf

2 Bed - 88 Units x 125 sf = 11,000 sf

Suite -10 Units x 175 sf = 1,750 sf

Open Space Provided = 22,850 sf

Podium Courtyard = 10,610 sf

Roof Garden = 3,740 sf

Private Balconies (50 sf x 170 Units) = 8,500 sf

Parking Required = 415 Spaces

Residential = 344 Spaces

1 Bed - 99 Units x 1.5 Spaces = 148 Spaces

2 Bed - 88 Units x 2.0 Spaces = 176 Spaces

Suite - 10 Units x 2.0 Spaces = 20 Spaces

Reduction for Bike Parking Replacement = 33 Spaces

Residential = 33 Spaces (9.6% of required parking)

Residential Parking Required after Reduction = 311 Spaces

Commercial Parking Required = 25 Spaces

Commercial - 12,570 sf / 500 = 25 Spaces

Hotel Parking Required = 79 Spaces

1-30 Rooms = 30 Rooms x 1 Space = 30 Spaces

31-60 Rooms = 30 Rooms x 0.5 Space = 15 Spaces

Over 60 Rooms = 76 Rooms x 0.33 Space = 25 Spaces

Meeting Room = 4,600 sf / 500 = 9 Spaces

Parking Provided = 415 Spaces

*** In order for this interpretation to apply to a particular project a "Covenant and Agreement Regarding Maintenance of Building" must be approved by LADBS and recorded with the Los Angeles County Recorder. The Covenant and Agreement must state that the balcony or deck must remain unenclosed except for the guard rails required by the Building Code and that the area beneath shall not be used for any occupancy.

Bldg. 2

Setbacks Required / Provided

Front = 15 ft

Side = 5 ft + 1 ft for each story over 2nd = 6 ft

Rear = N/A

Open Space Required = 1,500 sf

1 Bed - 5 Units x 100 sf = 500 sf

2 Bed - 8 Units x 125 sf = 1,000 sf

Open Space Provided = 1,500 sf

Amenities = 375 sf (max. 25% of required open space)

Roof Garden= 875 sf

Private Balconies (50 sf x 5 Units) = 250 sf

Parking Required = 23 Spaces

1 Bed - 5 Units x 1.5 Spaces = 7 Spaces

2 Bed - 8 Units x 2.0 Spaces = 16 Spaces

Reduction for Bike Parking Replacement = 3 Spaces

23 Required Parking Spaces x 0.15 = 3 Spaces

Parking Required after Reduction = 20 Spaces

Parking Provided = 21 Spaces

Bike Parking Required / Provided

Bldg. 1

Long Term = 210 Spaces

Residential = 197 Units x 1 Space = 197 Spaces

Commercial = 12,500 sf / 2,000 = 6 Spaces

Hotel = 136 Rooms / 20 = 7 Spaces

Short Term = 33 Spaces

Residential = 197 Units x 0.1 Space = 20 Spaces

Commercial = 12,500 sf / 2,000 = 6 Spaces

Hotel = 136 Rooms / 20 = 7 Spaces

Bldg. 2

Long Term = 13 Spaces

Residential = 13 Units x 1 Space = 13 Spaces

Short Term = 2 Spaces

Residential = 13 Units x 0.1 Space = 2 Spaces

Bldg. 1

Level	# Parking	# Bike Parking
3rd	85 Spaces	-
2nd	106 Spaces	-
Ground	17 Spaces	111 Spaces
P1	61 Spaces	132 Spaces
P2	91 Spaces	-
P3	55 Spaces	-
Total	415 Spaces	243 Spaces

Bldg. 2

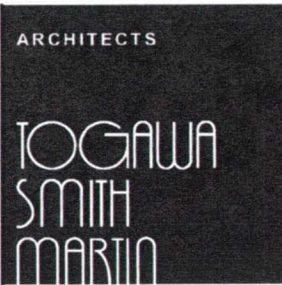
Level	# Parking	# Bike Parking
G	-	2 Spaces
P1	9 Spaces	13 Spaces
P2	12 Spaces	-
Total	21 Spaces	15 Spaces

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

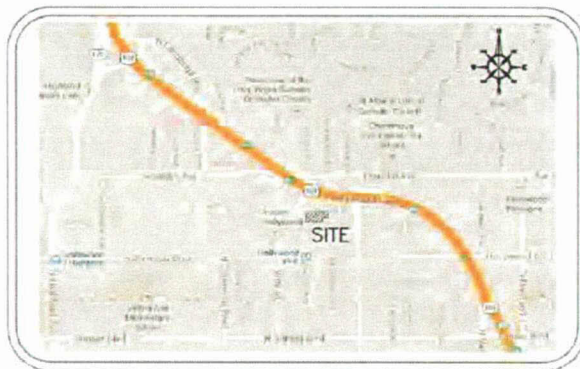
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071

213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017



VICINITY MAP

ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (BEYOND THOSE REQUIRED UNDER PARAGRAPH 5d OF THE ALTA STANDARDS) UNLESS "NONE" IS STATED BELOW. THE SOURCE OF THIS INFORMATION IS THE CITY OF LOS ANGELES NAVIGATE LA WEBSITE AND CITY OF LOS ANGELES GENERALIZED SUMMARY OF ZONING REGULATIONS.

THE PROPERTY DESCRIBED HEREON LIES WITHIN SEVERAL DIFFERENT ZONING CLASSIFICATIONS AS FOLLOWS:

LOTS 1 AND 3 OF TRACT NO. 2209 ARE ZONED [Q]R3-1XL (MULTIPLE DWELLING-HEIGHT DISTRICT 1XL).*

GENERAL DEVELOPMENT STANDARDS FOR THE R3-1XL ZONE ARE AS FOLLOWS:

1. MAXIMUM BUILDING HEIGHT - 30 FEET/2 STORIES
2. MINIMUM FRONT YARD - 15 FEET, 10 FEET FOR KEY LOTS
3. MINIMUM SIDE YARD - 10% OF LOT WIDTH FOR LOTS LESS THAN 50 FEET (3 FEET MINIMUM); 5 FEET PLUS 1 FOOT FOR EACH STORY OVER 2ND (16 FEET MAXIMUM)
4. MINIMUM REAR YARD - 15 FEET
5. MINIMUM LOT AREA - 5,000 SQ. FT.
6. MINIMUM AREA PER DWELLING UNIT - 800 SQ. FT. (500 SQ. FT. PER GUEST ROOM)
7. MINIMUM LOT WIDTH - 50 FEET
8. FLOOR AREA RATIO - 3:1 FAR

*NOTE THAT THE [Q] IN FRONT OF THE ZONING CLASSIFICATION INDICATES THAT THERE ARE RESTRICTIONS ON THE PROPERTY AS A RESULT OF A ZONE CHANGE, TO ENSURE COMPATIBILITY WITH SURROUNDING PROPERTY.

LOT 1 OF TRACT NO. 10149 IS ZONED R4-2D (MULTIPLE DWELLING-HEIGHT DISTRICT 2 WITH DEVELOPMENT LIMITATION).**

GENERAL DEVELOPMENT STANDARDS FOR THE R4-2 ZONE ARE AS FOLLOWS:

1. MAXIMUM BUILDING HEIGHT - NONE
2. MINIMUM FRONT YARD - 15 FEET/10 FEET FOR KEY LOTS
3. MINIMUM SIDE YARD - 10% OF LOT WIDTH FOR LOTS LESS THAN 50 FEET (3 FEET MINIMUM); 5 FEET PLUS 1 FOOT FOR EACH STORY OVER 2ND (10.00 FEET MAXIMUM)
4. MINIMUM REAR YARD - 15 FEET PLUS 1 FOOT FOR EACH STORY OVER THIRD (20 FEET MAXIMUM)
5. MINIMUM LOT AREA - 5,000 SQ. FT.
6. MINIMUM AREA PER DWELLING UNIT - 400 SQ. FT. (200 SQ. FT. PER GUEST ROOM)
7. MINIMUM LOT WIDTH - 50 FEET
8. FLOOR AREA RATIO - 6:1 FAR

LOT 3 OF TRACT NO. 10149 IS ZONED C4-2D-SN (COMMERCIAL-HEIGHT DISTRICT 2 WITH DEVELOPMENT LIMITATION-SIGN SUPPLEMENTAL USE DISTRICT).**

GENERAL DEVELOPMENT STANDARDS FOR THE C4-2 ZONE ARE AS FOLLOWS:

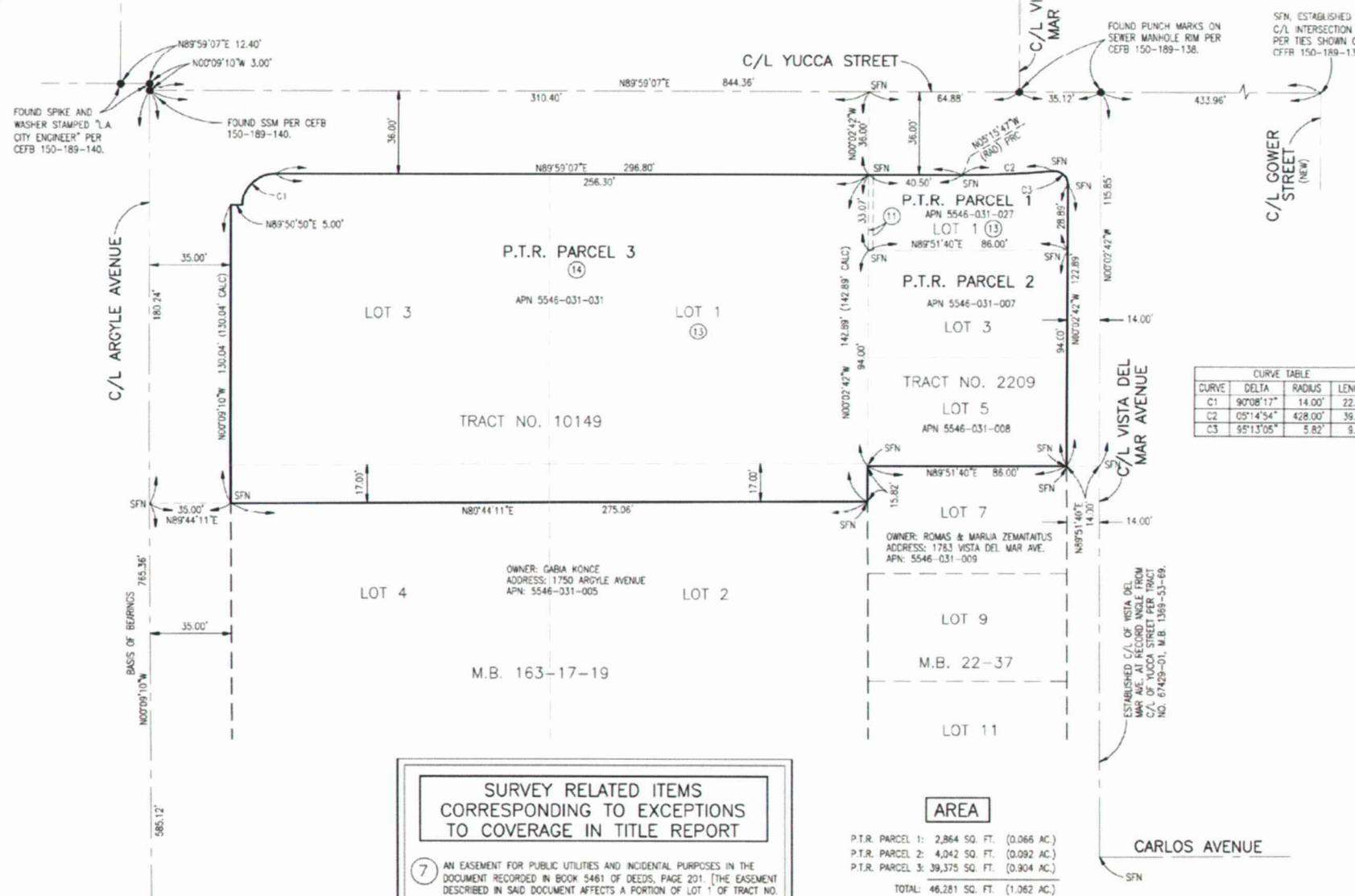
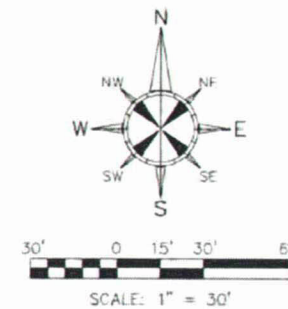
1. MAXIMUM BUILDING HEIGHT - NONE
2. MINIMUM FRONT YARD - NONE
3. MINIMUM SIDE YARD - NONE
 - FOR COMMERCIAL PURPOSES: NONE
 - FOR RESIDENTIAL PURPOSES: 10% OF LOT WIDTH FOR LOTS LESS THAN 50 FEET (3 FEET MINIMUM); 5 FEET PLUS 1 FOOT FOR EACH STORY OVER 2ND (16.00 FEET MAXIMUM) AT LOWEST RESIDENTIAL STORY
4. MINIMUM REAR YARD - NONE
 - FOR COMMERCIAL PURPOSES: NONE
 - FOR RESIDENTIAL PURPOSES: 15 FEET PLUS 1 FOOT FOR EACH STORY OVER THIRD (20.00 FEET MAXIMUM) AT LOWEST RESIDENTIAL STORY
5. MINIMUM LOT AREA - NONE
 - FOR COMMERCIAL PURPOSES: NONE
 - FOR RESIDENTIAL PURPOSES: 5,000 SQ. FT.
6. MINIMUM AREA PER DWELLING UNIT - NONE
 - FOR COMMERCIAL USES: NONE
 - FOR RESIDENTIAL USES: 400 SQ. FT. (200 SQ. FT. PER GUEST ROOM)
7. MINIMUM LOT WIDTH - NONE
 - FOR COMMERCIAL USES: NONE
 - FOR RESIDENTIAL PURPOSES: 50 FEET
8. FLOOR AREA RATIO - 6:1 FAR

**NOTE THAT THE "D" AFTER THE HEIGHT DISTRICT DESIGNATION INDICATES THERE ARE HEIGHT, FLOOR AREA RATIO, PERCENT OF LOT COVERAGE AND BUILDING SETBACK RESTRICTIONS ON THE PROPERTY.

[ALL THE PROPERTIES LISTED ABOVE HAVE DEVELOPMENT STANDARDS BEYOND WHAT ARE CALLED FOR IN THE GENERAL ZONING REGULATIONS. FOR THE EXACT DEVELOPMENT STANDARDS AFFECTING THESE PROPERTIES THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY SHOULD BE CONSULTED.]

MISCELLANEOUS NOTES

- (N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF ARGYLE AVENUE AS SHOWN ON TRACT NO. 67429-01 RECORDED IN BOOK 1369, PAGES 53 THROUGH 69 OF MAPS, RECORDS OF LOS ANGELES COUNTY, BEING HELD AS NORTH 00°09'10" WEST AS SHOWN ON SAID MAP.
- (N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL." PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING | | | | |
|---------|----------|-----|---------|-------|
| REGULAR | HANDICAP | BUS | PARTIAL | TOTAL |
| 43 | 0 | 0 | 0 | 43 |
- (N3) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (N4) THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- (N5) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- (N6) THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ARGYLE AVENUE AND YUCCA STREET.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°08'17"	14.00'	22.02'
C2	09°14'54"	428.00'	39.21'
C3	95°11'05"	5.82'	9.67'

SURVEY RELATED ITEMS CORRESPONDING TO EXCEPTIONS TO COVERAGE IN TITLE REPORT

7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 5461 OF DEEDS, PAGE 201. [THE EASEMENT DESCRIBED IN SAID DOCUMENT AFFECTS A PORTION OF LOT 1 OF TRACT NO. 2209 THAT LIES WITHIN EXISTING STREET RIGHT-OF-WAY.]
9. AN EASEMENT FOR STREET, TELEPHONE, WATER, ELECTRIC, LIGHT, HEAT, POWER AND GAS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 6080 OF DEEDS, PAGE 184. [THE EASEMENT DESCRIBED IN SAID DOCUMENT AFFECTS A PORTION OF LOT 1 OF TRACT NO. 2209 THAT LIES WITHIN EXISTING STREET RIGHT-OF-WAY.]
11. AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1961 AS INSTRUMENT NO. 3492 OF OFFICIAL RECORDS.
13. THE EFFECT OF A DOCUMENT ENTITLED "COVENANT AND AGREEMENT", RECORDED JANUARY 15, 1993 AS INSTRUMENT NO. 93-103181 OF OFFICIAL RECORDS. [SAID DOCUMENT IS AN AGREEMENT TO HOLD LOT 1 OF TRACT NO. 2209 AND LOT 1 OF TRACT NO. 10149 AS ONE PARCEL.]
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MAY 26, 1997 AS INSTRUMENT NO. 97-791356 OF OFFICIAL RECORDS. [SAID EASEMENT IS BLANKET OVER LOTS 1 AND 3 AND THE NORTHERLY 17.00 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149.]

AREA

P.T.R. PARCEL 1: 2,864 SQ. FT. (0.066 AC.)
P.T.R. PARCEL 2: 4,042 SQ. FT. (0.092 AC.)
P.T.R. PARCEL 3: 39,375 SQ. FT. (0.904 AC.)
TOTAL: 46,281 SQ. FT. (1.062 AC.)

SURVEYOR'S NOTES

- - FOUND MONUMENT AS NOTED HEREON.
- SFN - SEARCHED FOR MONUMENT, FOUND NOTHING, SET NOTHING
- P.T.R. - INDICATES PRELIMINARY TITLE REPORT
- [] - INDICATES SURVEYOR'S COMMENT
- () - INDICATES RECORD DISTANCE PER TRACT NO. 10149, M.B. 163-17-19.

TITLE REPORT LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PANEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 86 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND DISTANT 14 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 28.70 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 28.70 FEET; THENCE WESTERLY ALONG A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.82 FEET, THROUGH AN ANGLE OF 95 DEGREES 11 MINUTES 05 SECONDS, A ARC DISTANCE OF 9.67 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 428 FEET, THROUGH AN ANGLE OF 09 DEGREES 14 MINUTES 54 SECONDS, AN ARC DISTANCE OF 39.20 FEET; THENCE TANGENT SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT; DISTANT THEREON 33.09 FEET NORTHERLY FROM SAID SOUTHWESTERLY CORNER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 33.09 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, LYING BENEATH A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FROM THE SURFACE THEREOF, OR FROM ANY POINT WITHIN 500 FEET OF SAID SURFACE. RESERVED BY TRANXVIEW INC., IN DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 77-16879.

PANEL 2:

LOT 3 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PART CONTAINED WITHIN THE LINES OF VISTA DEL MAR AVENUE.

PANEL 3:

LOTS 1, 3 AND THE NORTH 17 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGES 17 THROUGH 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOTS 1 AND 3 AS DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES, BY DEED RECORDED JUNE 13, 1951 AS INSTRUMENT NO. 3378, IN BOOK 36524 PAGE 312 OF OFFICIAL RECORDS.

LOT 5 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264869, DATED OCTOBER 21, 2013.

UTILITY NOTE

THE LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE ONLY.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 0601371A05F (CITY OF LOS ANGELES) DATED SEPTEMBER 26, 2008 AND IS NOT IN A FLOOD ZONE AREA.

ALTA/ACSM LAND TITLE SURVEY

FOR
6220 WEST YUCCA STREET
LOS ANGELES, CALIFORNIA 90028

PARTNER PROJECT NUMBER 13-1131122

ALTA SURVEY BASED AND RELIED ON NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264869, CONTAINING AN EFFECTIVE DATE OF OCTOBER 21, 2013 AND TIME OF 7:30 A.M.

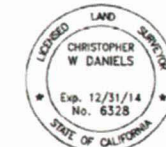
CERTIFICATION

TO CHAMPION REAL ESTATE COMPANY AND NORTH AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLES, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 10, 2013.

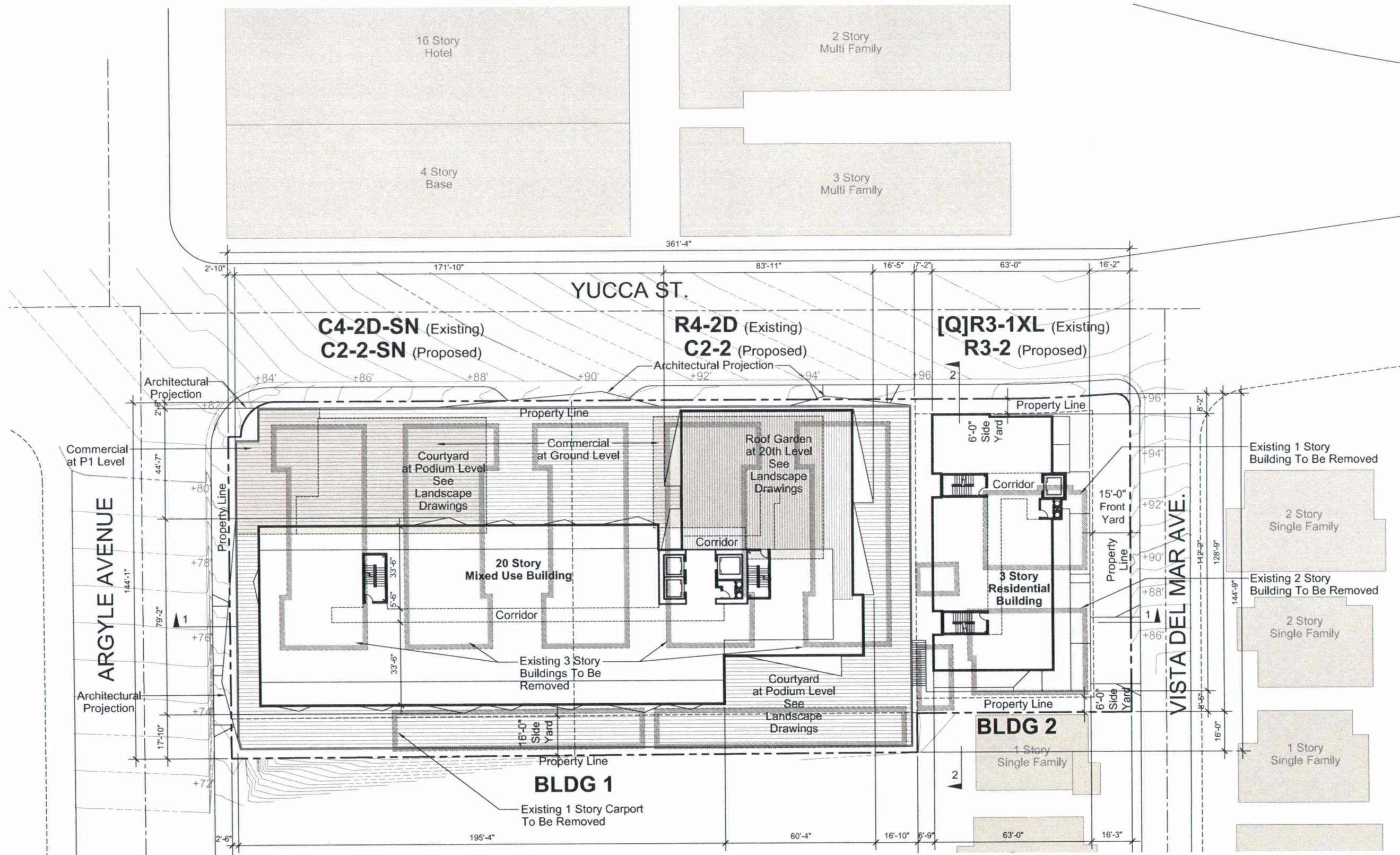
DATE OF PLAT OR MAP: DECEMBER 17, 2013

SURVEYOR: CHRISTOPHER W. DANIELS
REGISTRATION NUMBER: 6328
STATE OF REGISTRATION: CALIFORNIA
FIELD DATE OF SURVEY: 12/10/2013
LATEST REVISION DATE: N/A



PARTNER
Engineering and Science, Inc.

1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 949-930-9095
cdaniels@partneresi.com



Plot Plan

6220 West Yucca

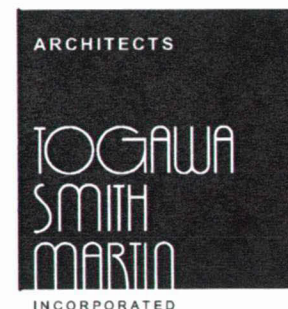
6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



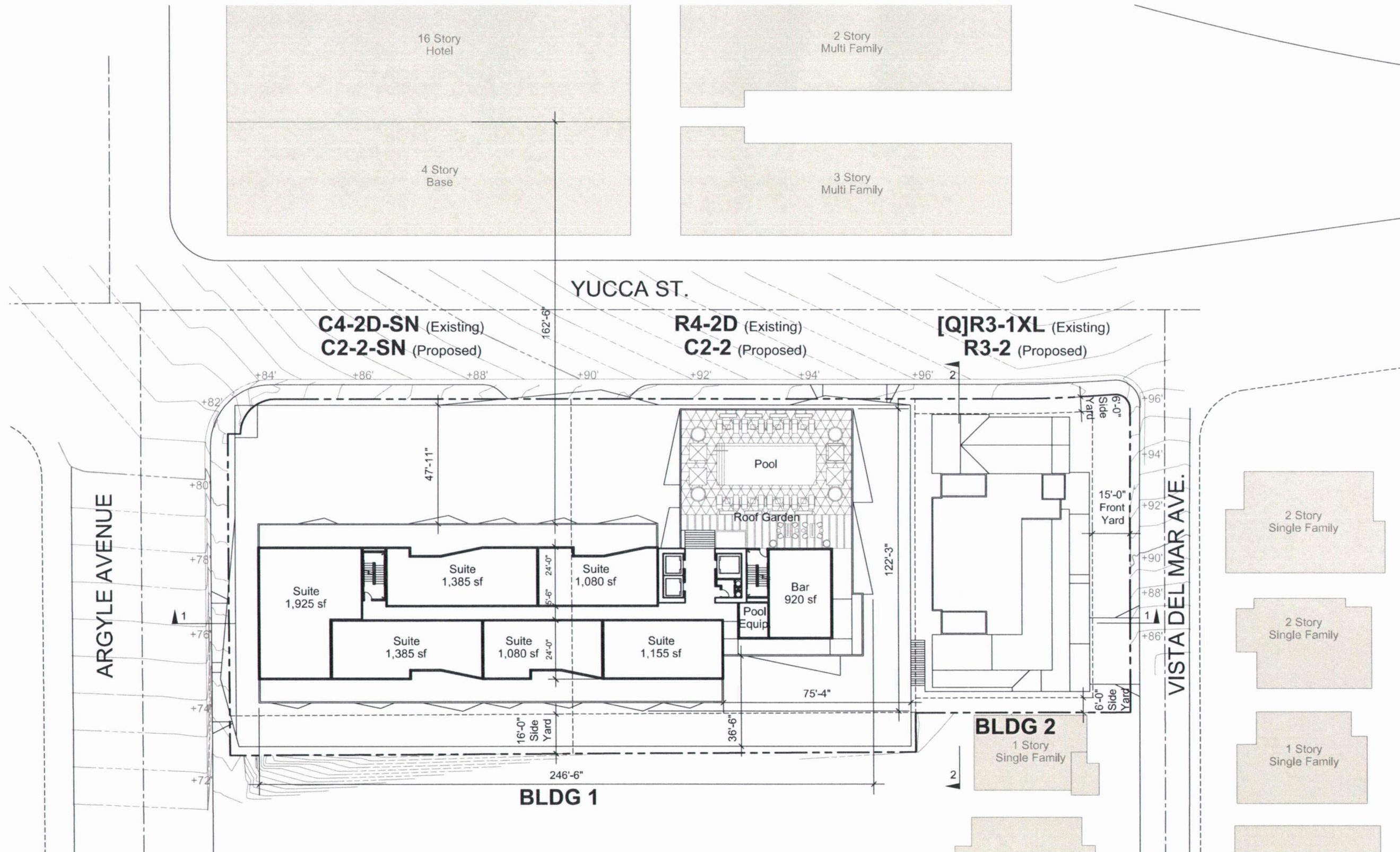
80 ft



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

1



20th Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



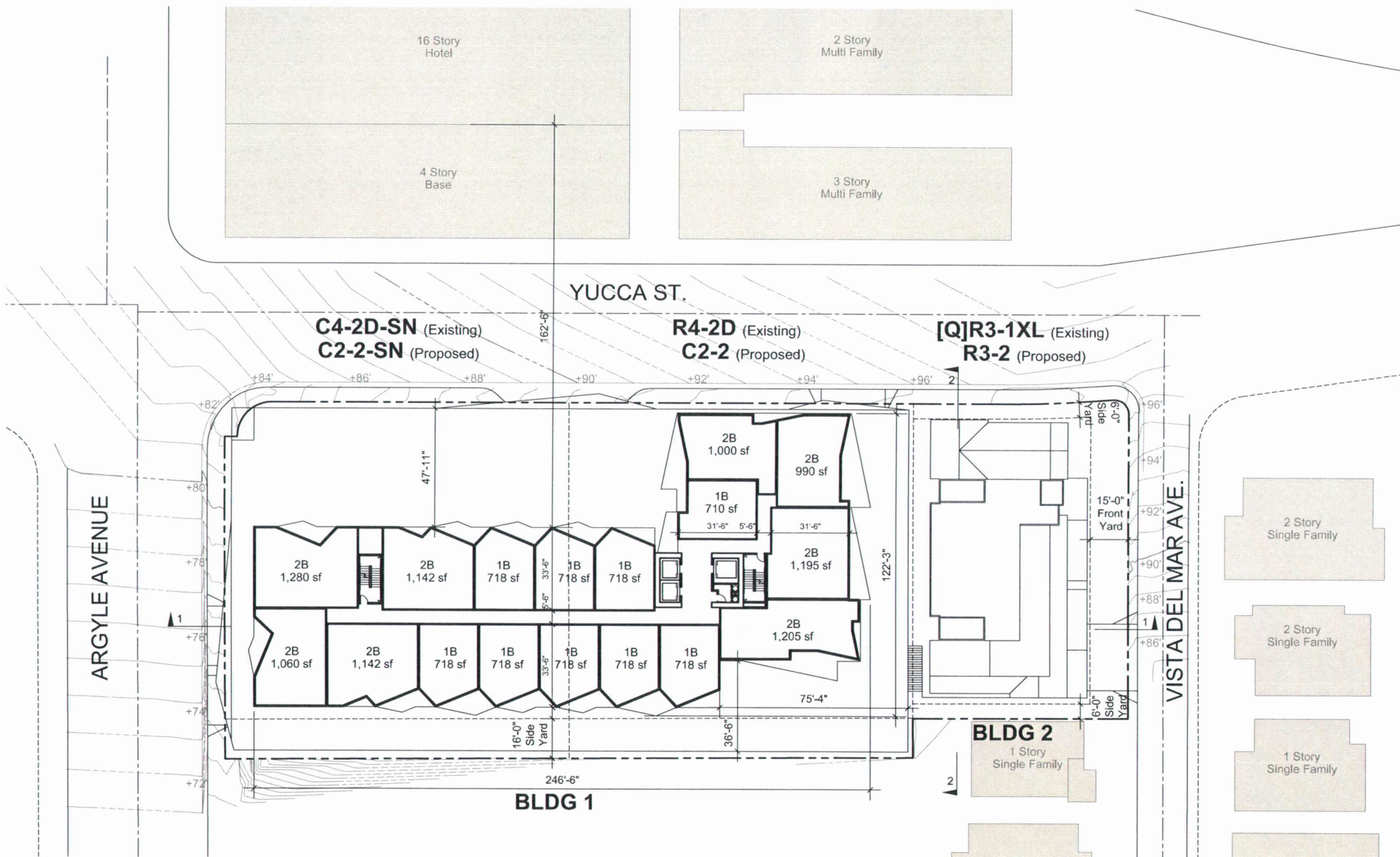
444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

2



June 9, 2017



17th Level Plan (11th & 13th Similar)

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

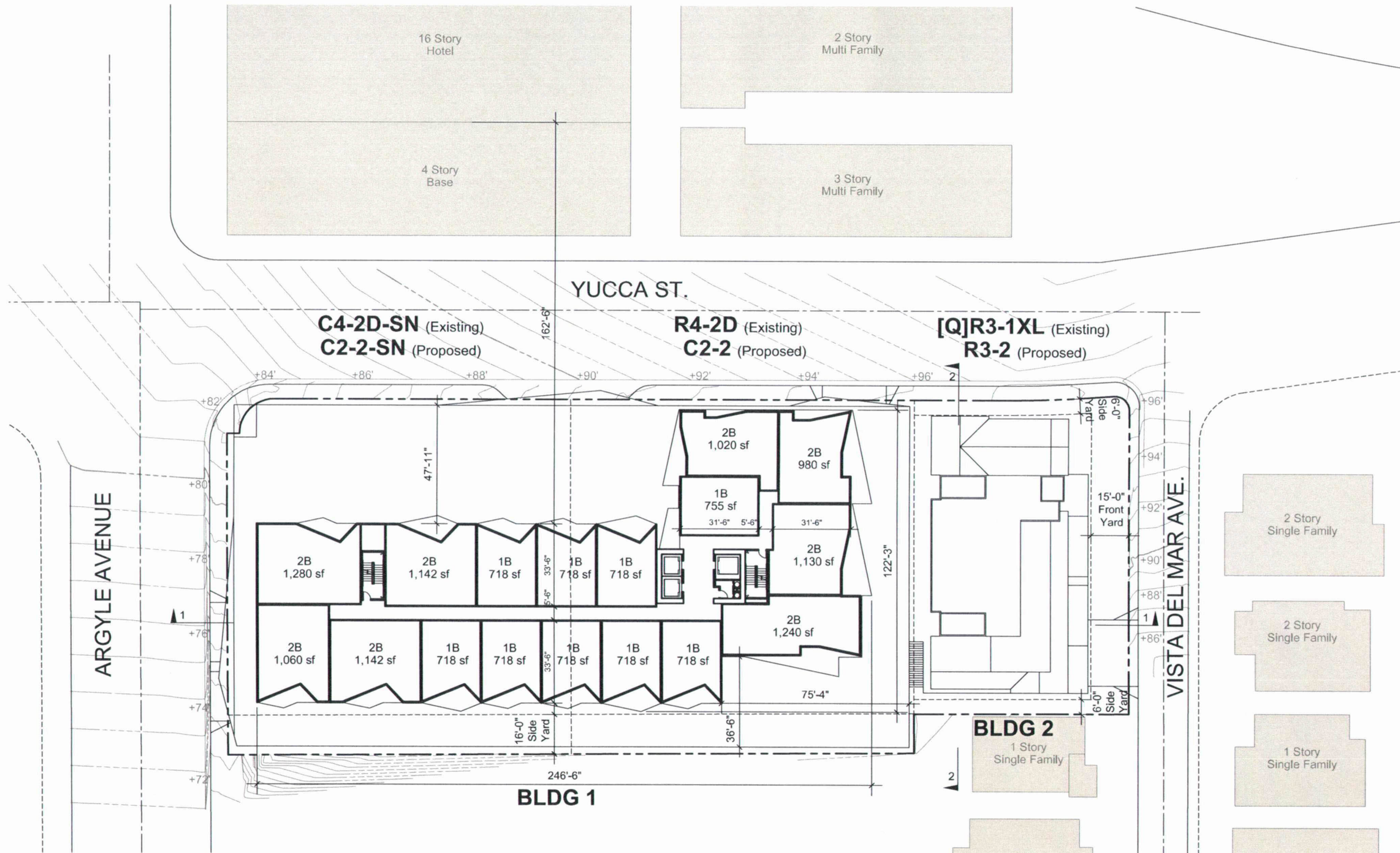


5a



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017



16th Level Plan (14th Similar)

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

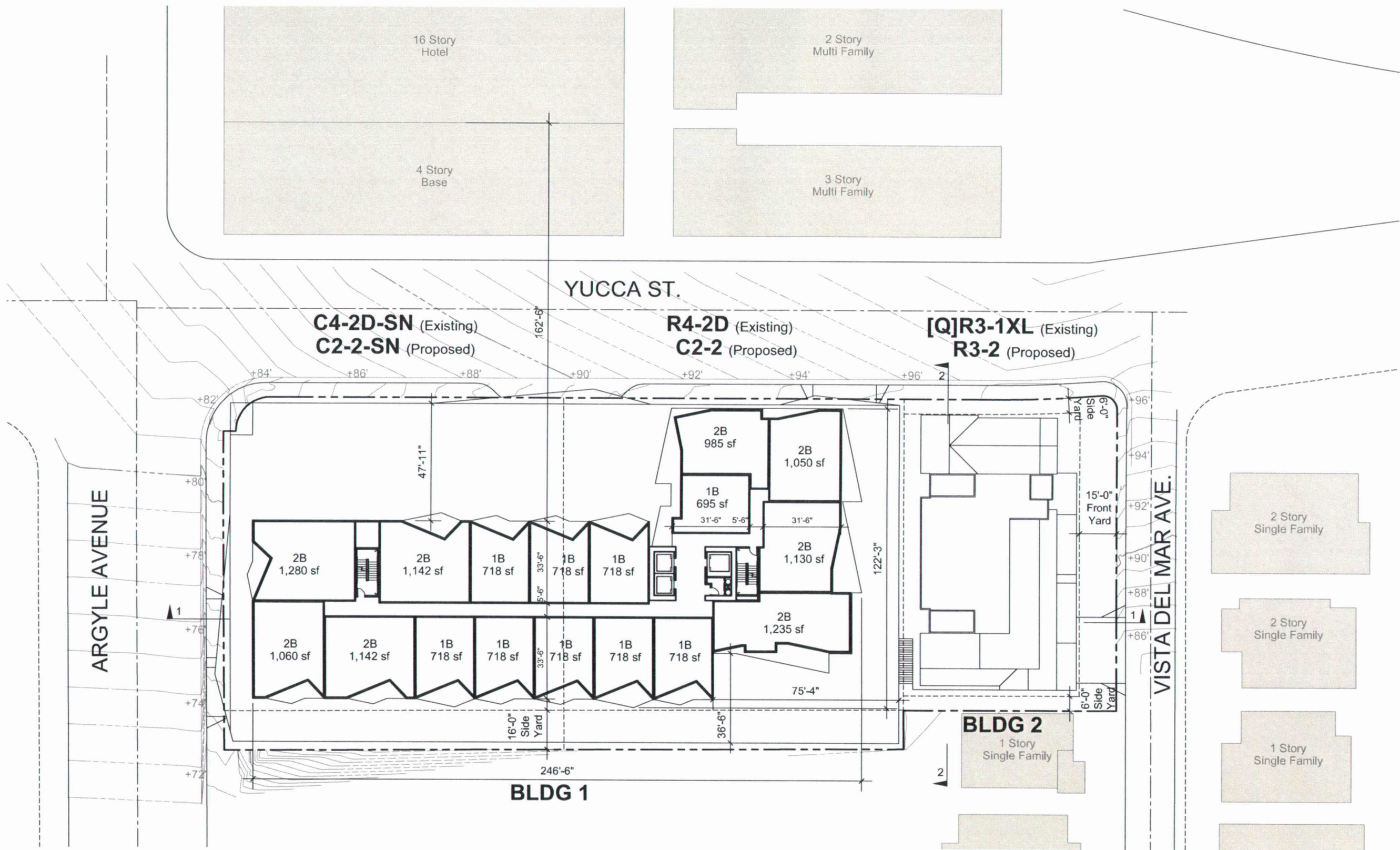


5b



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

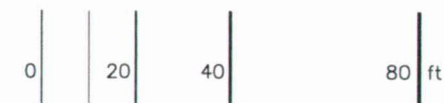


12th Level Plan (9th & 10th Similar)

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

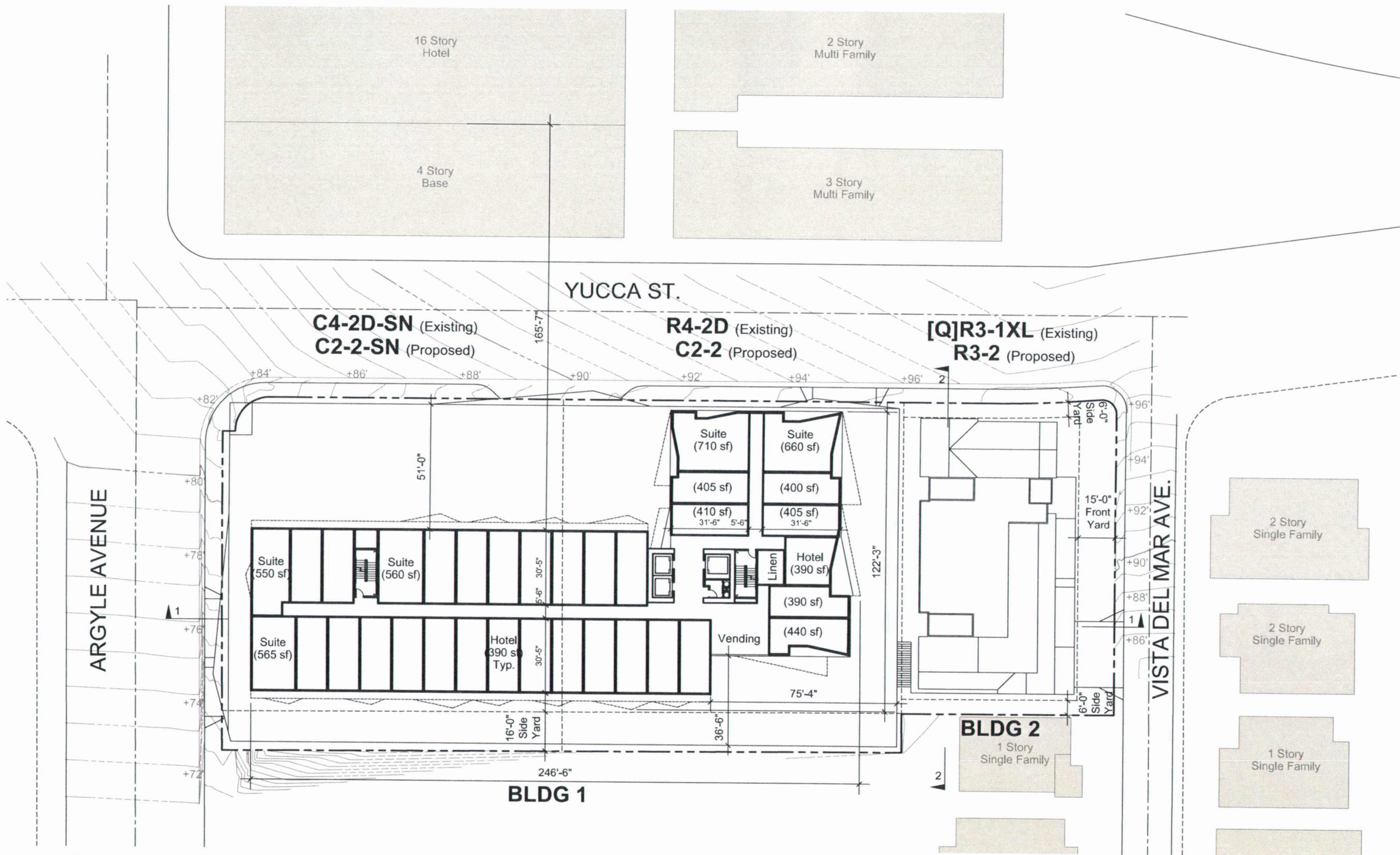
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

5d



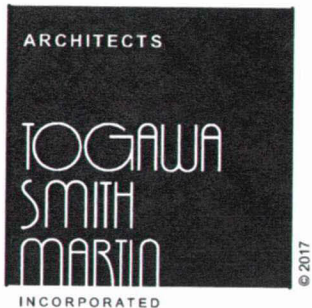
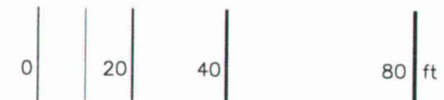
8th Level Plan (6th Similar)

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

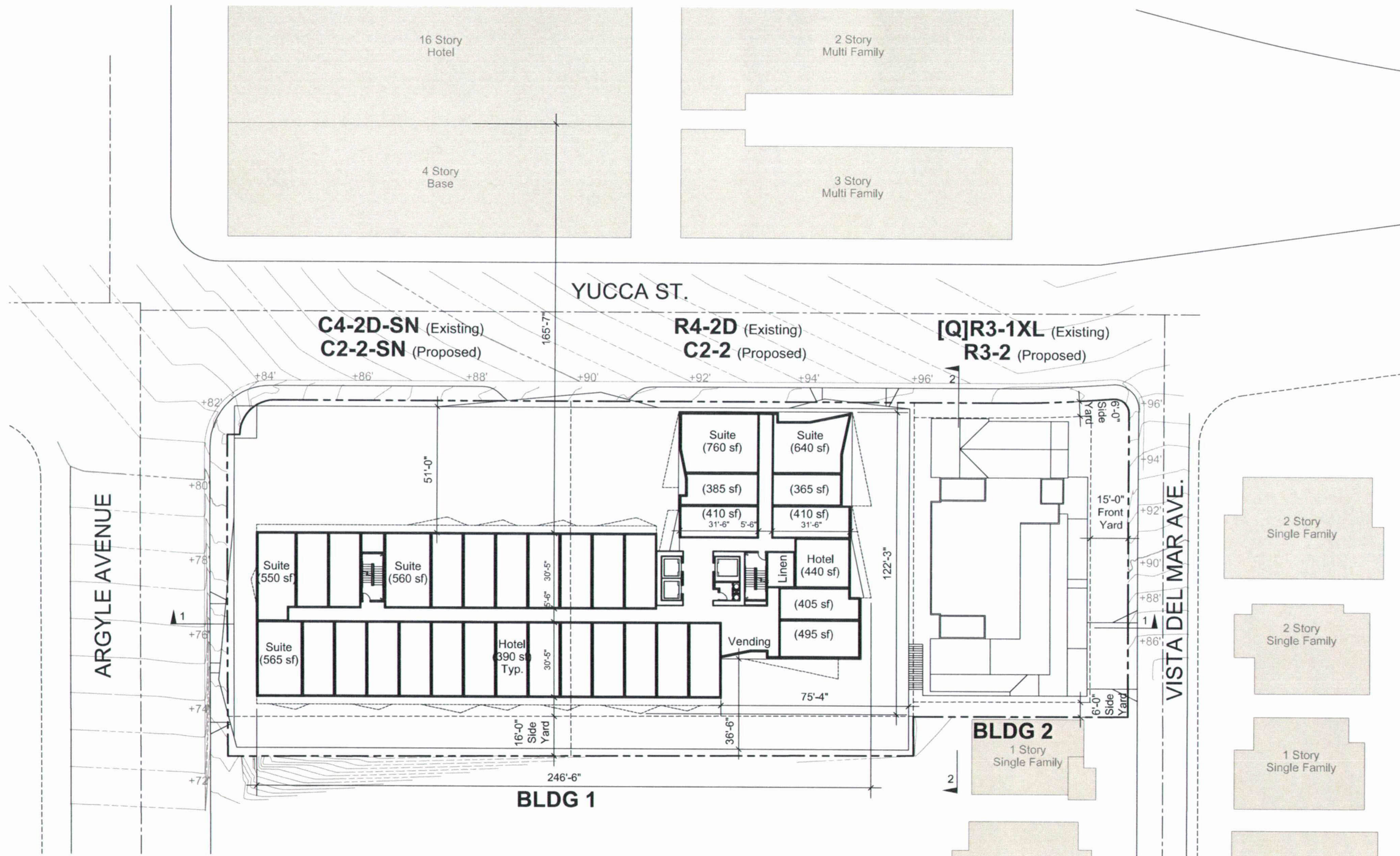
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

6a

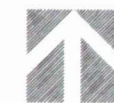


7th Level Plan

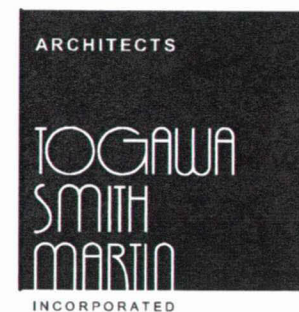
6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

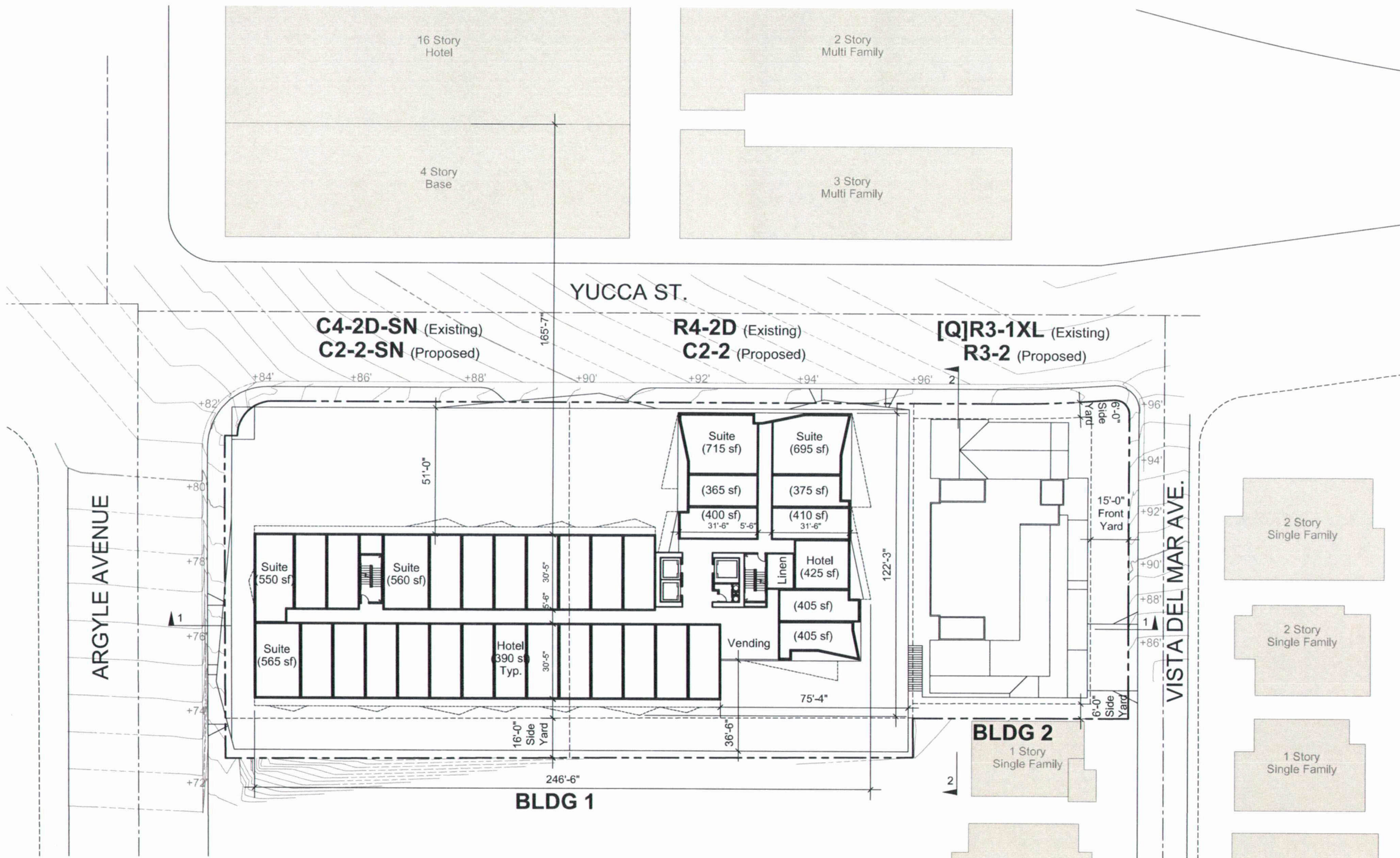


6b



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017



5th Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

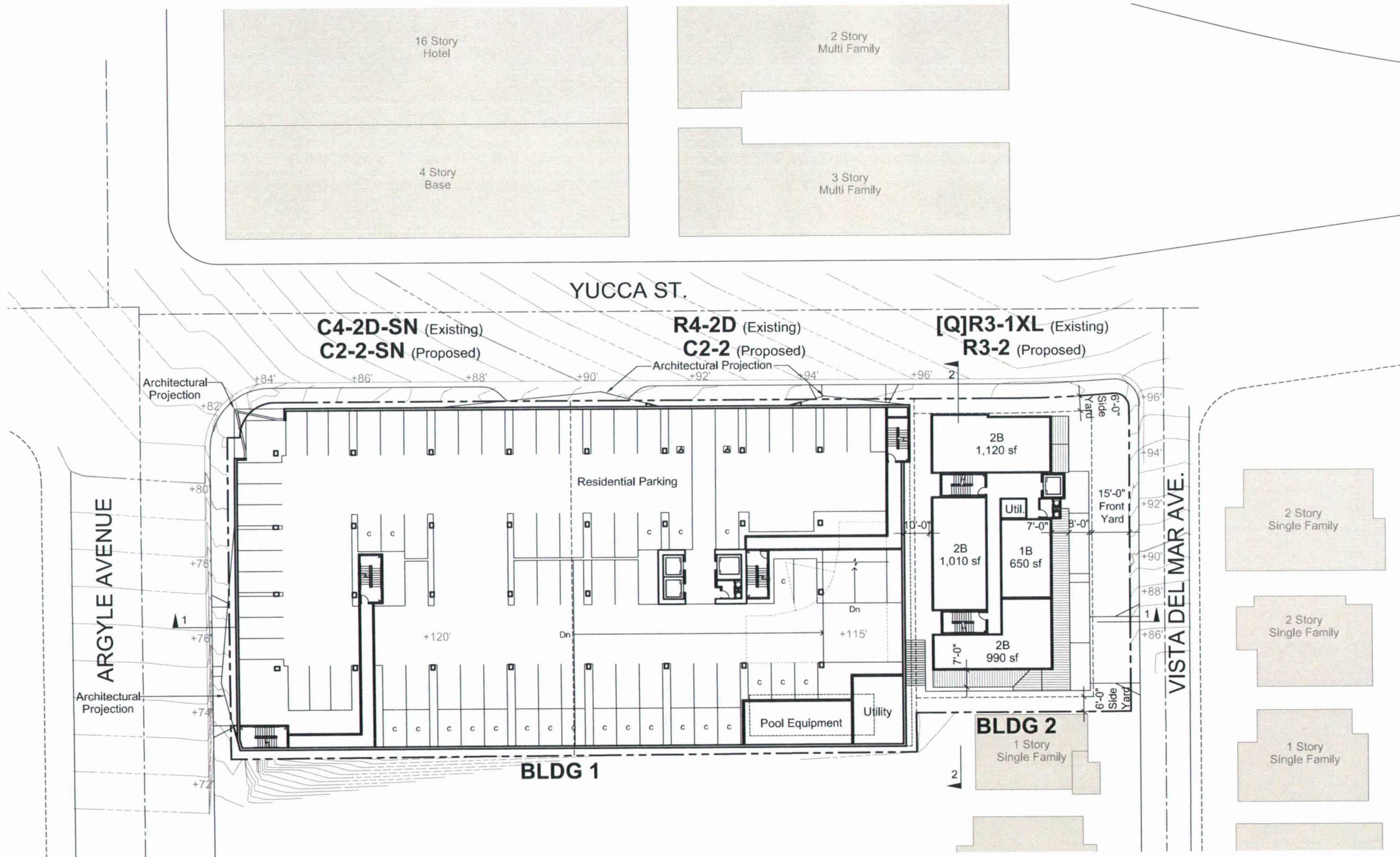


444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

6c

© 2017

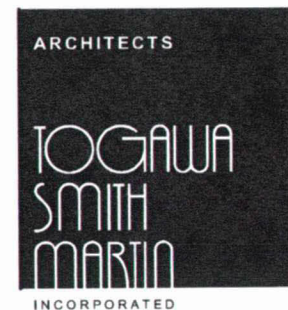
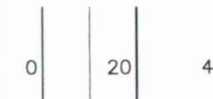


3rd Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
 APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

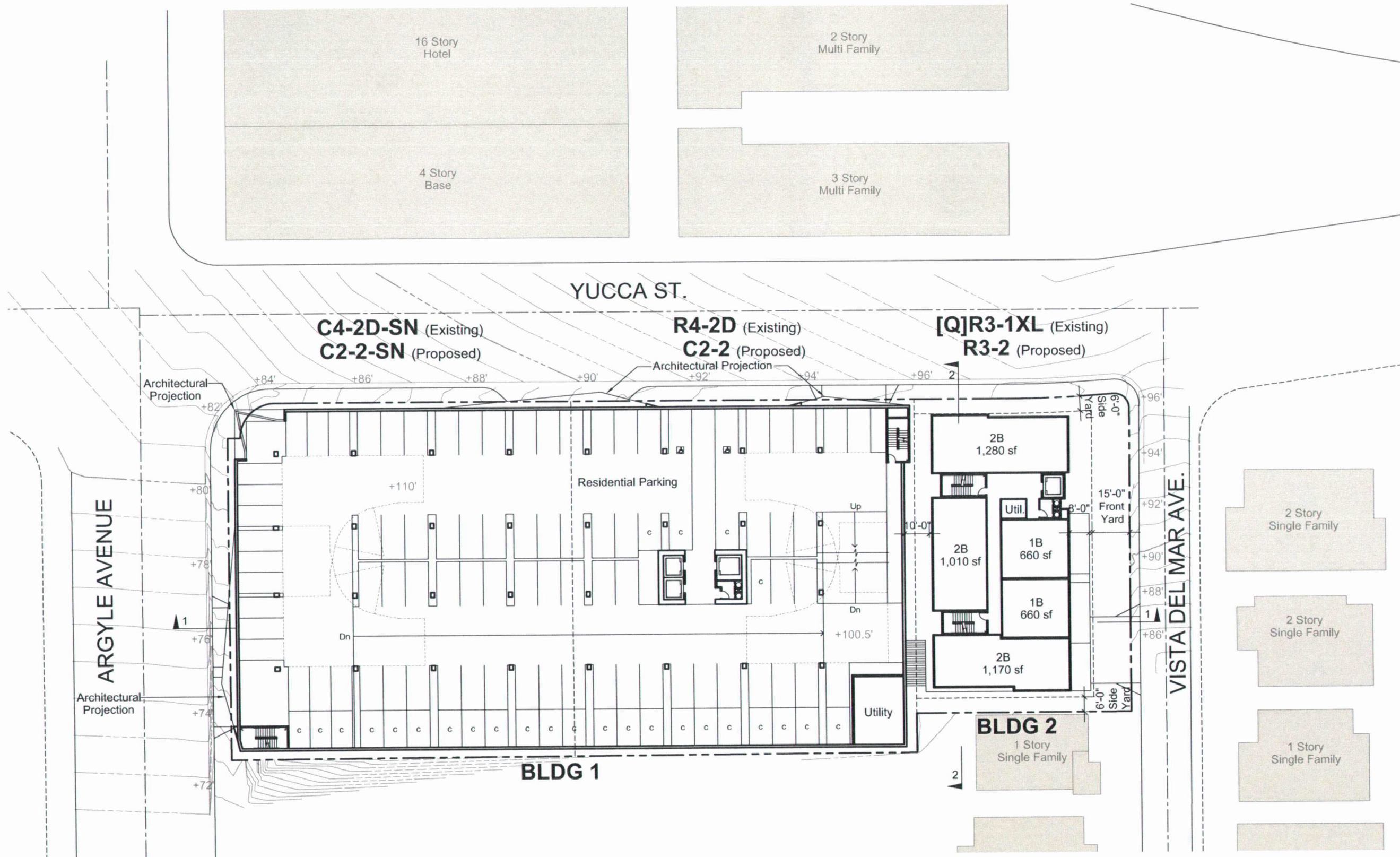
Champion Real Estate Company



444 S Flower Street - Suite 1220
 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
 www.tsminc.com

June 9, 2017

8



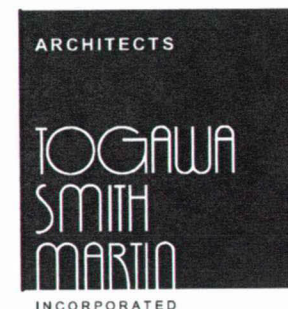
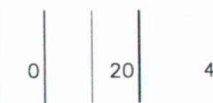
2nd Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

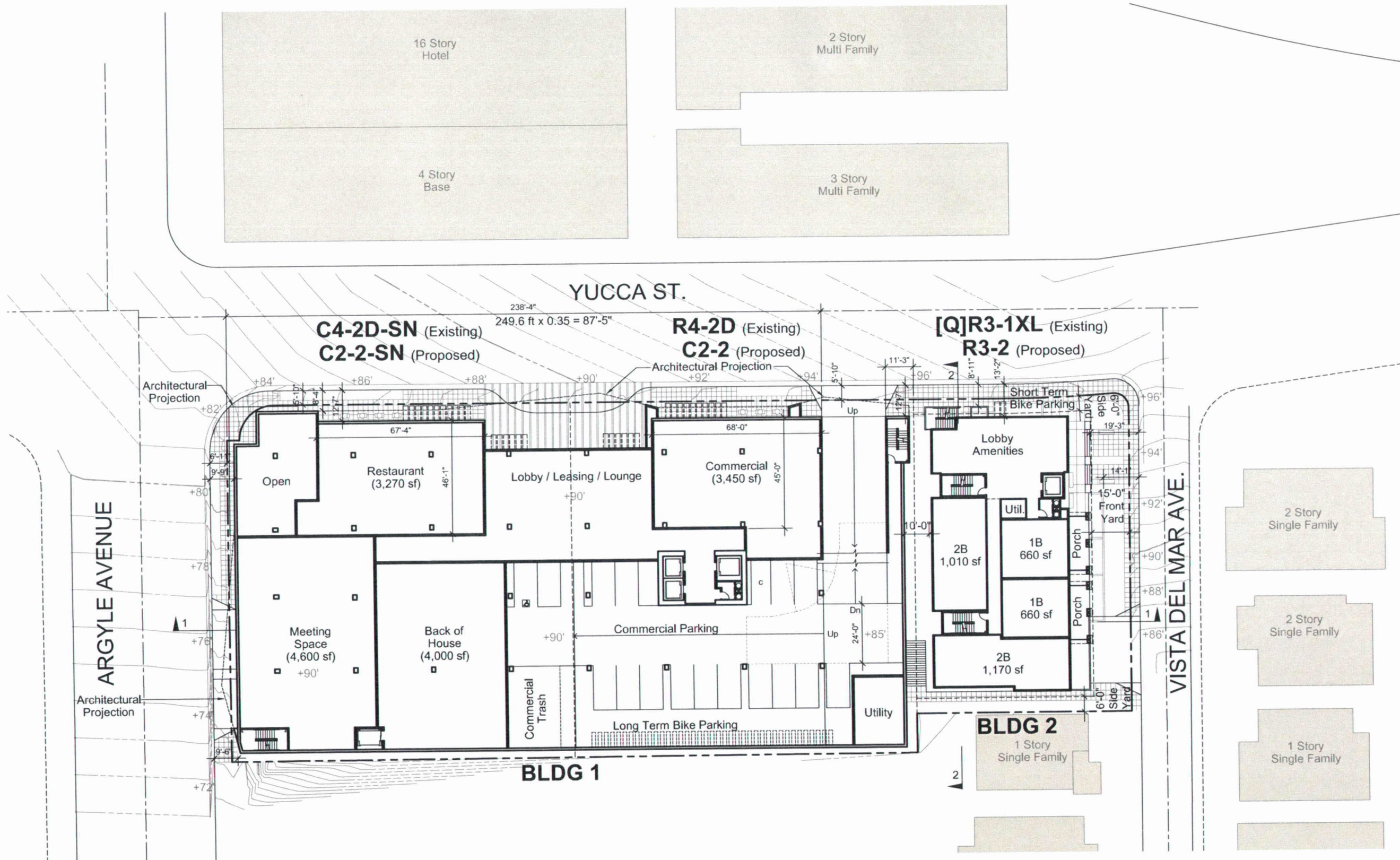
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

9



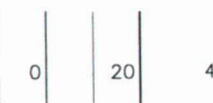
1st Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

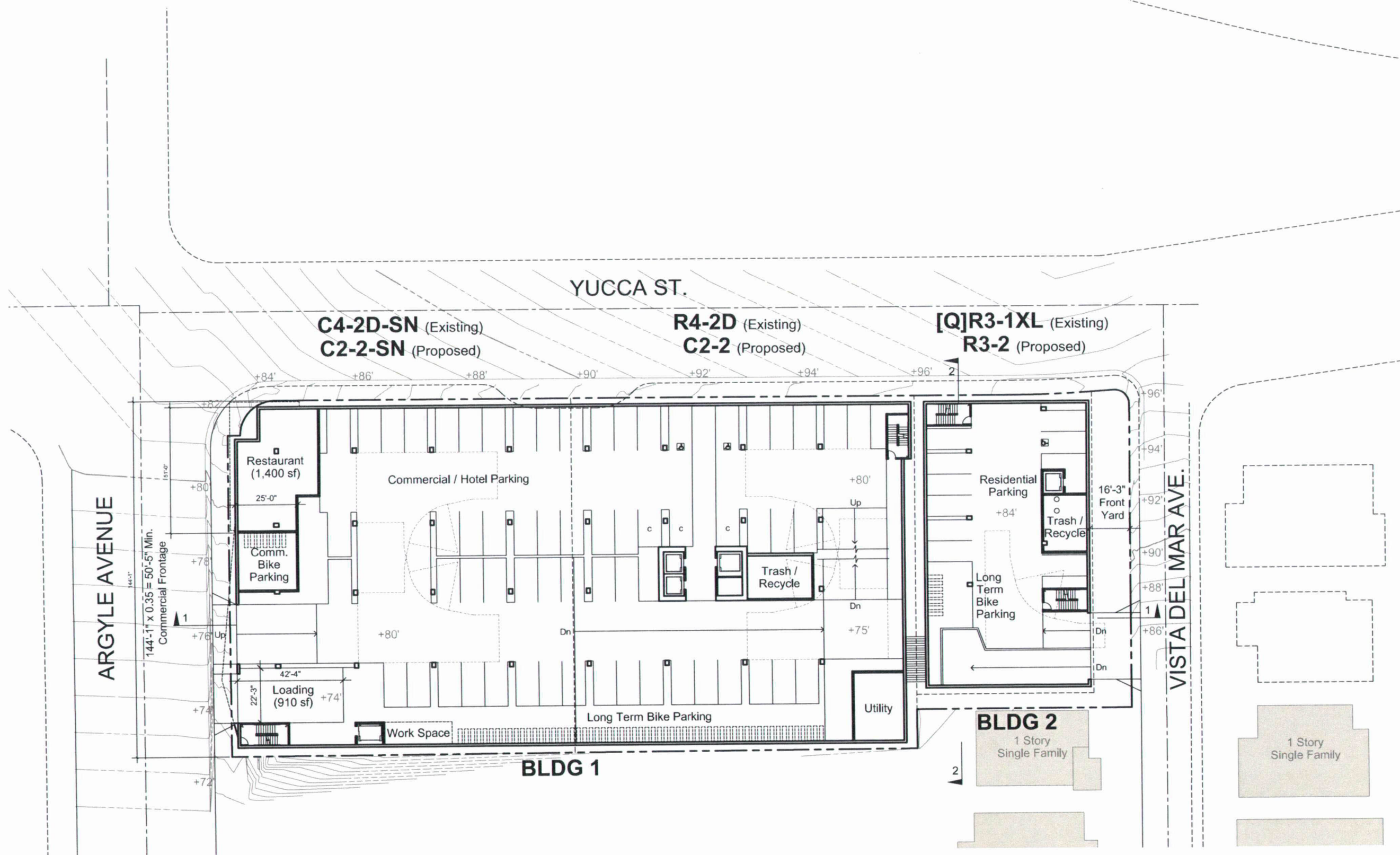
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

10



P1 Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

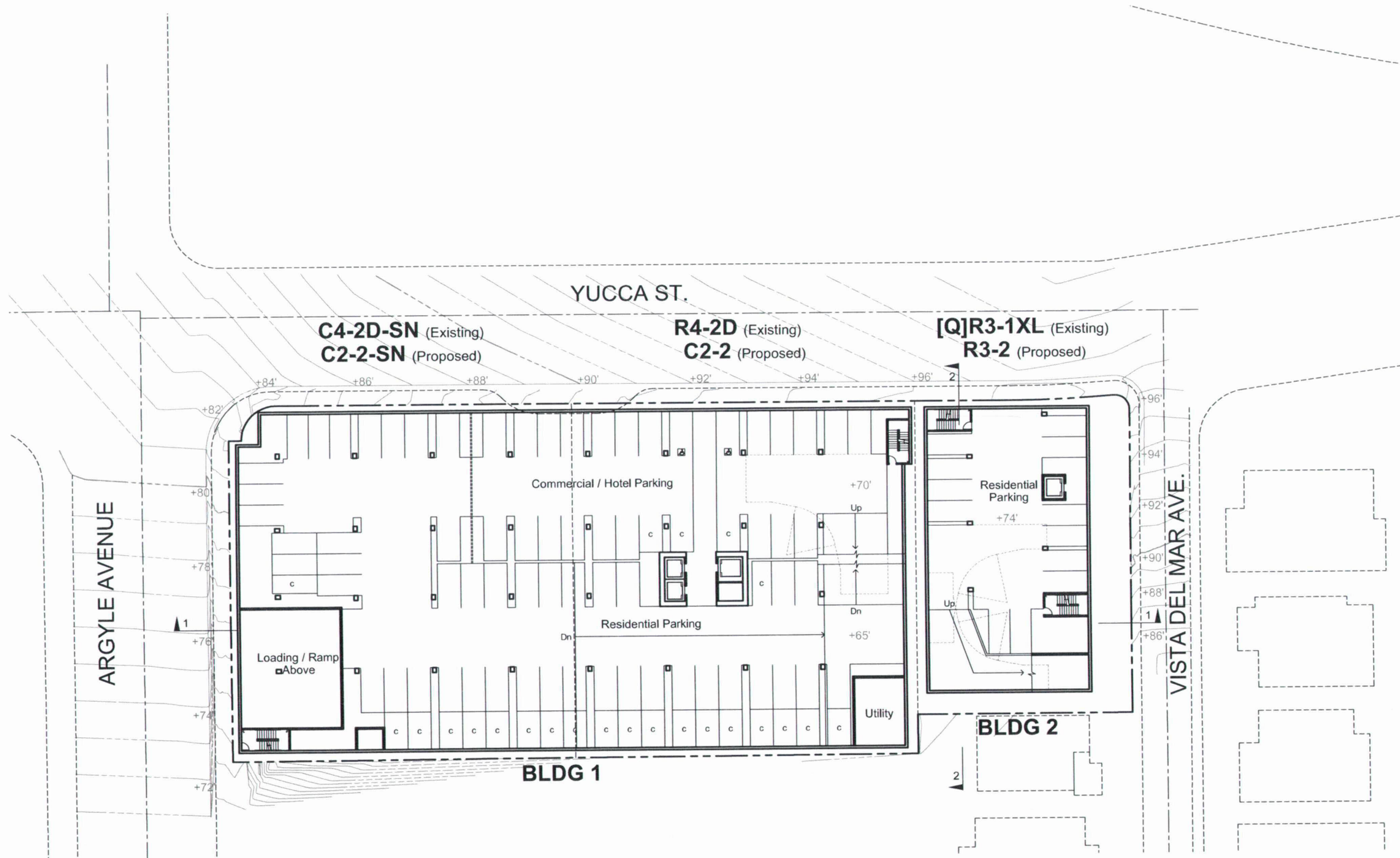


ARCHITECTS
**TOGAWA
SMITH
MARTIN**
INCORPORATED

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

11

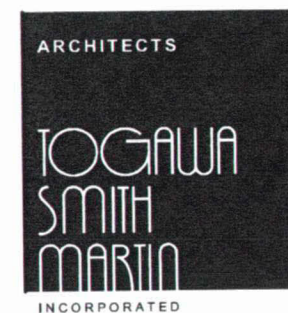
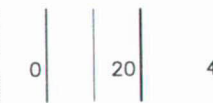


P2 Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

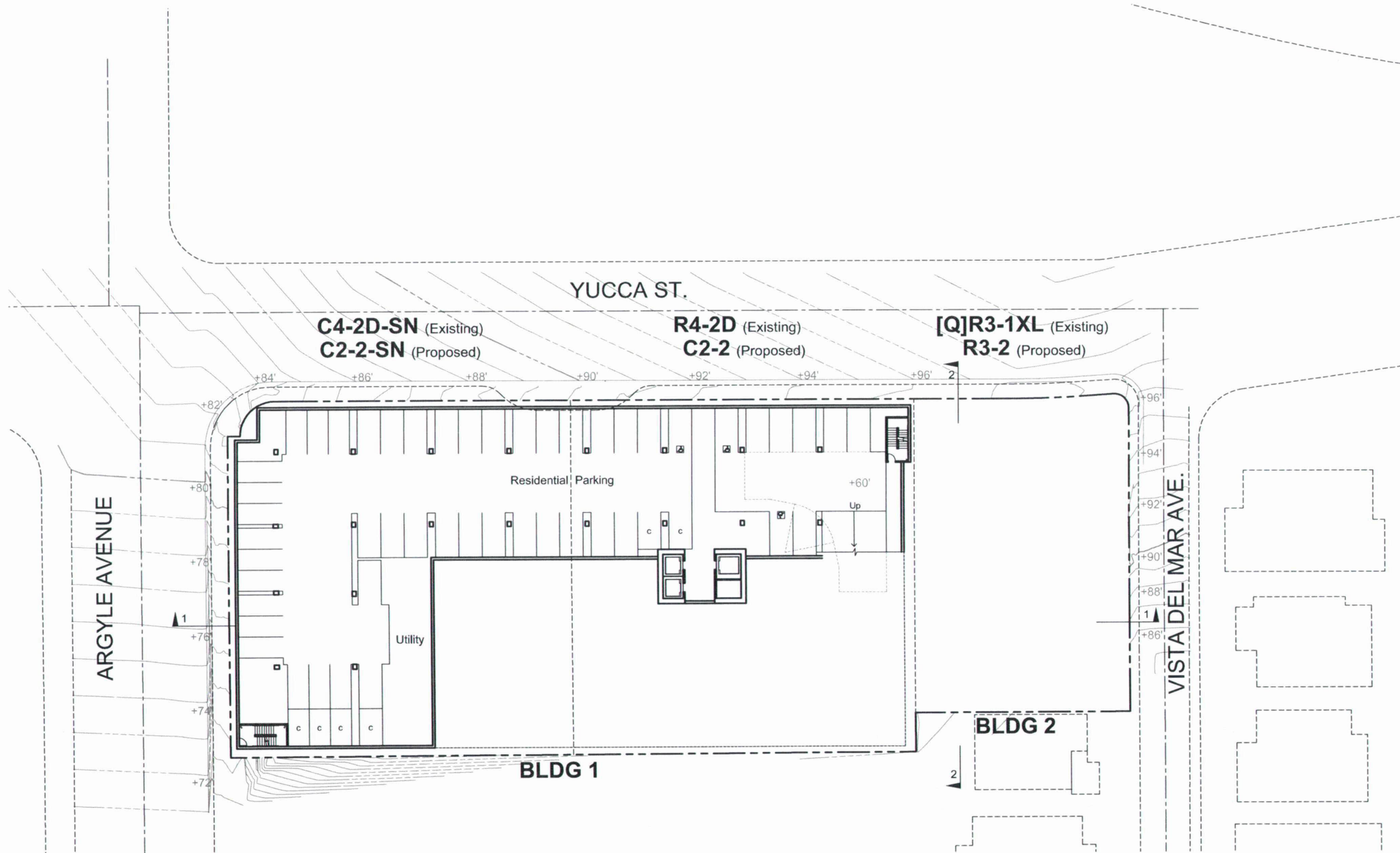
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

12



P3 Level Plan

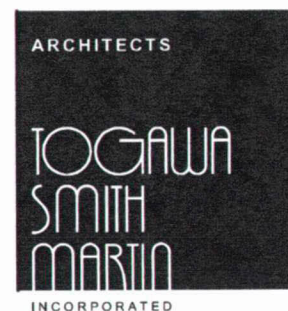
6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
 APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

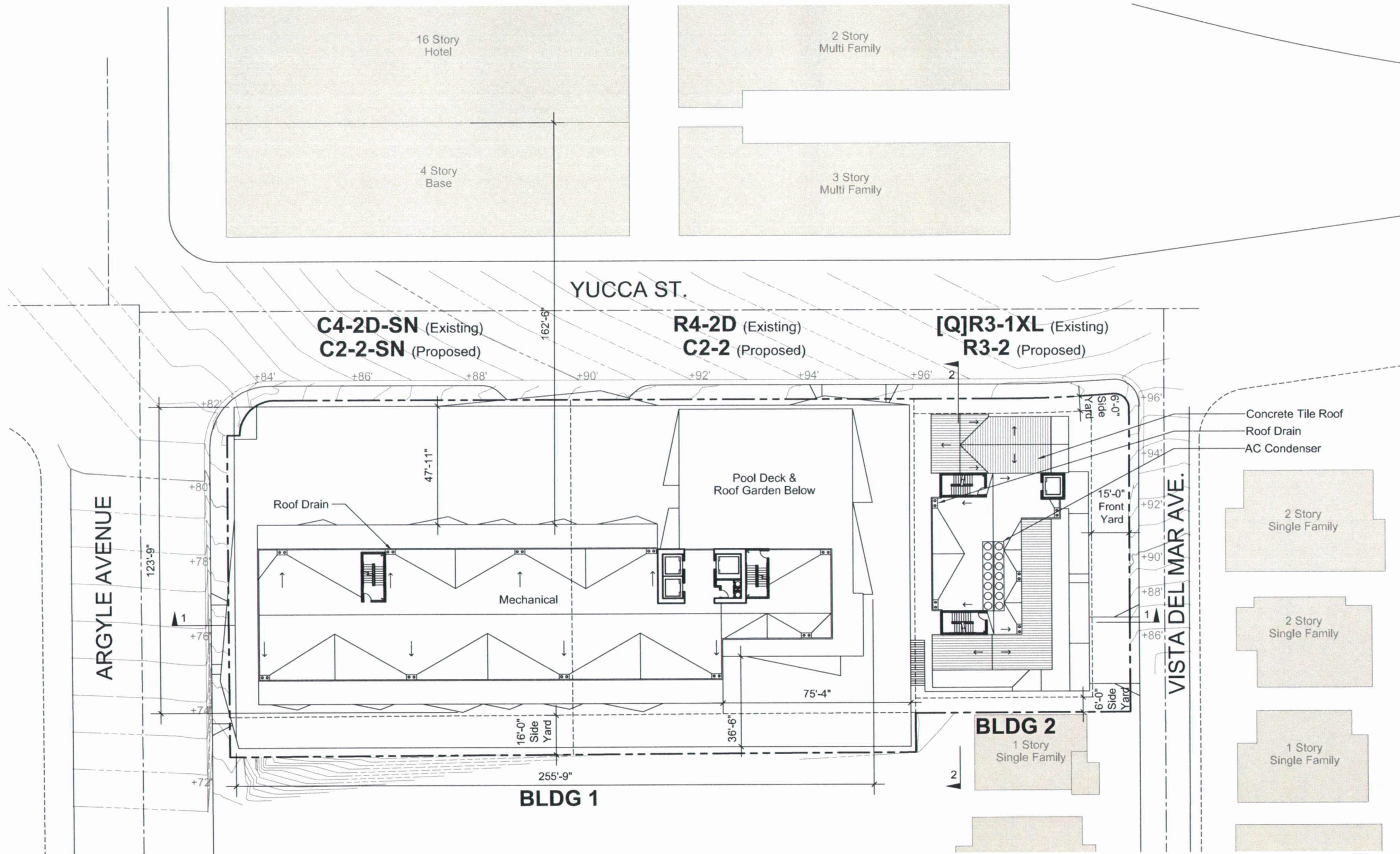


13



444 S Flower Street - Suite 1220
 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
 www.tsminc.com

June 9, 2017



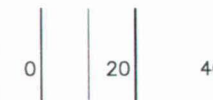
Roof Plan

6220 West Yucca

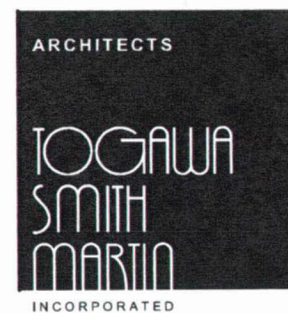
6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



80 ft

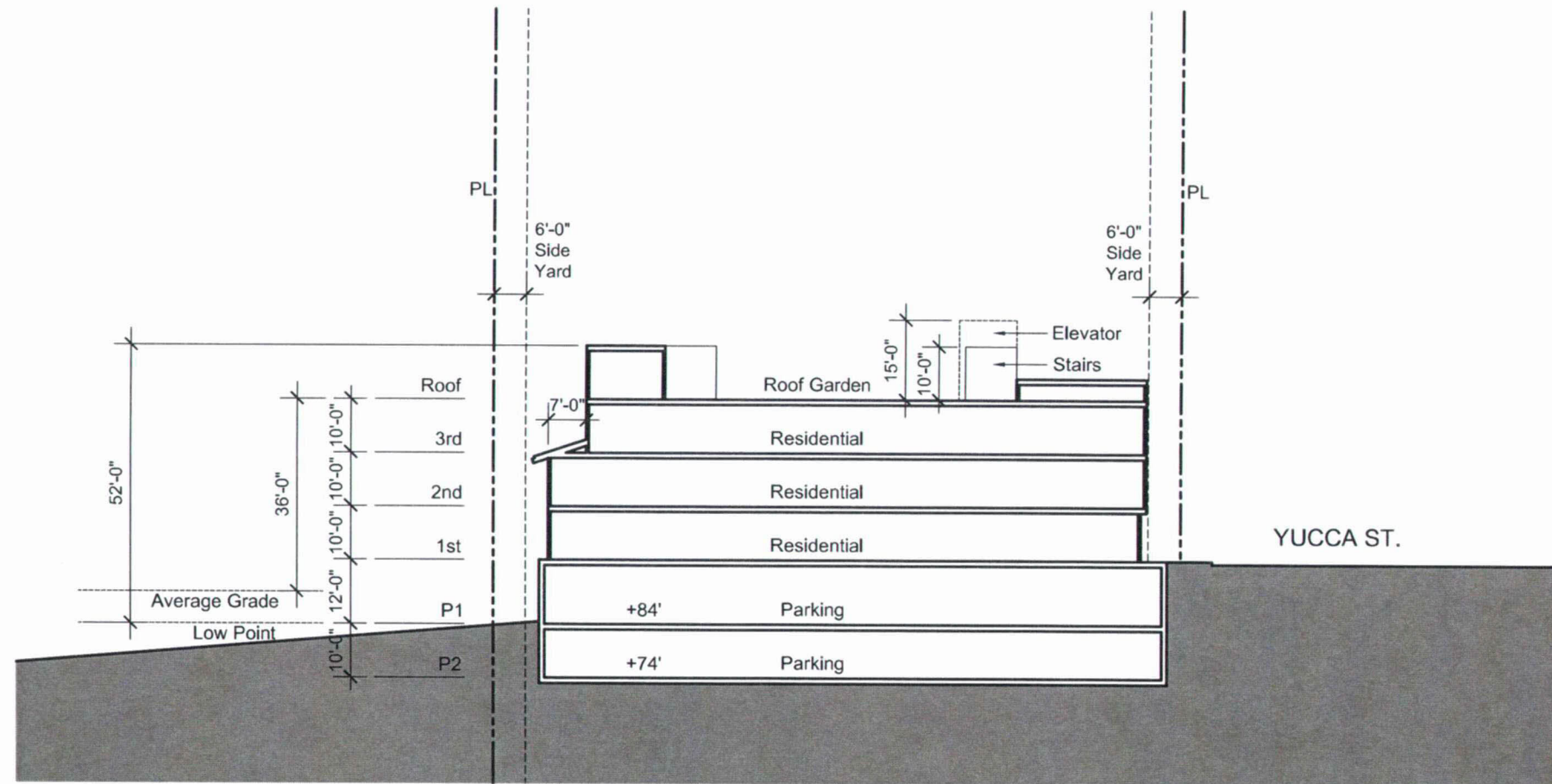


444 S Flower Street - Suite 1220
Los Angeles, California 90071

213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

14



[Q]R3-1XL (Existing), R3-2 (Proposed)

Section 2

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

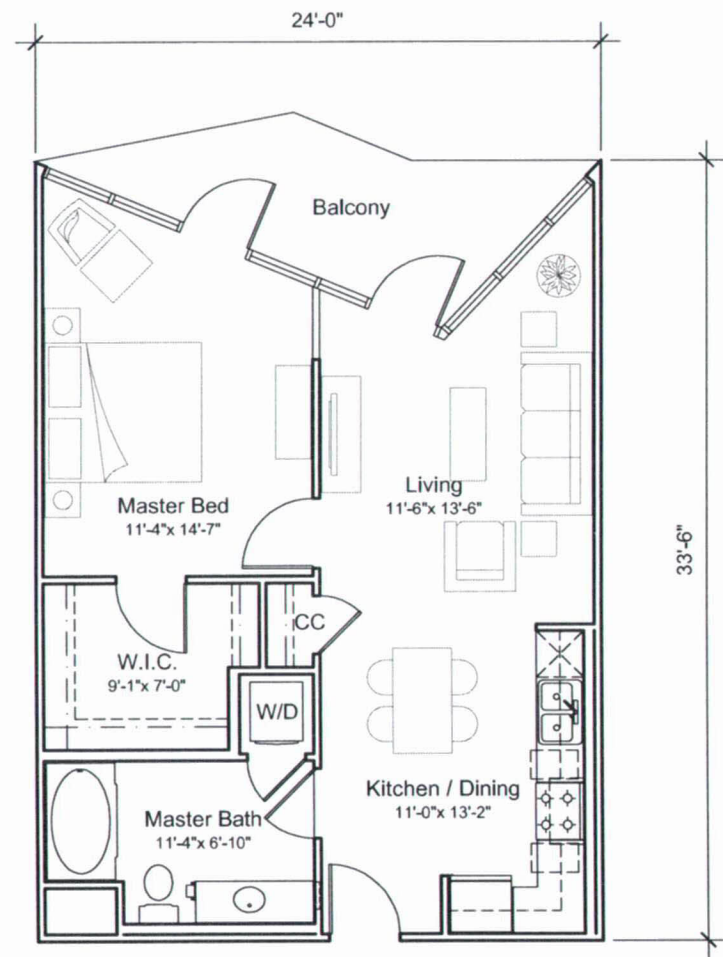
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

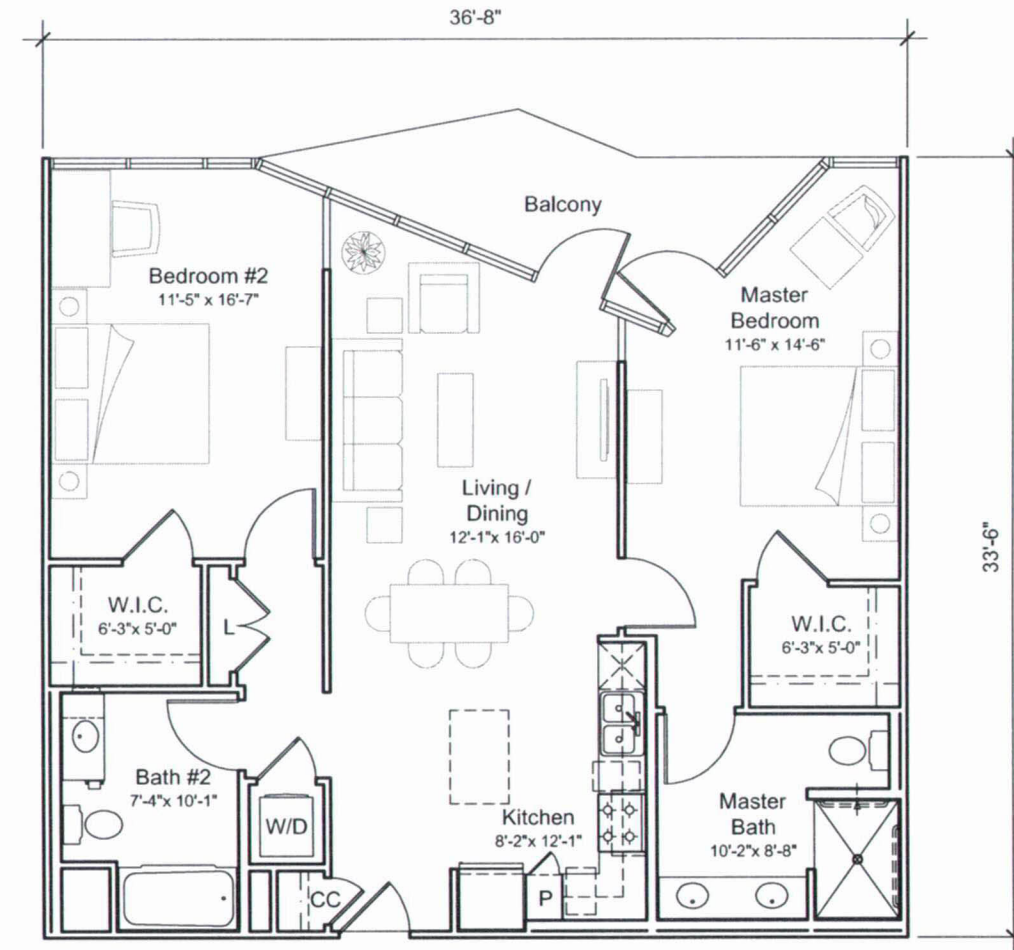


444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017



Unit 1B 718 sf
1 bed / 1 bath flat



Unit 2B 1,142 sf
2 bed / 2 bath flat

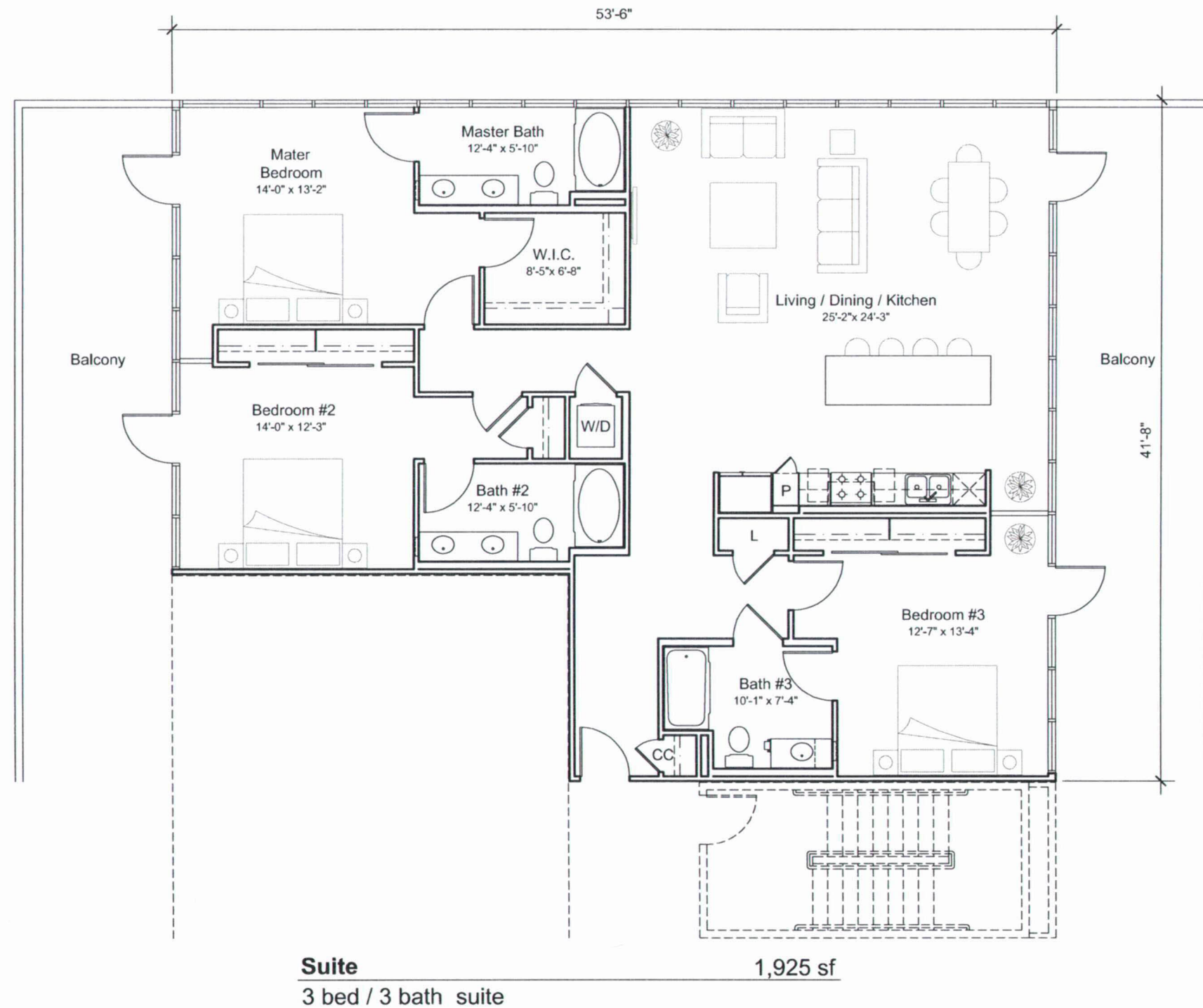
Unit Plans

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



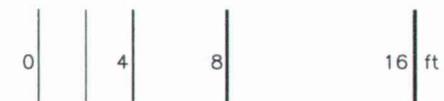


Unit Plans

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

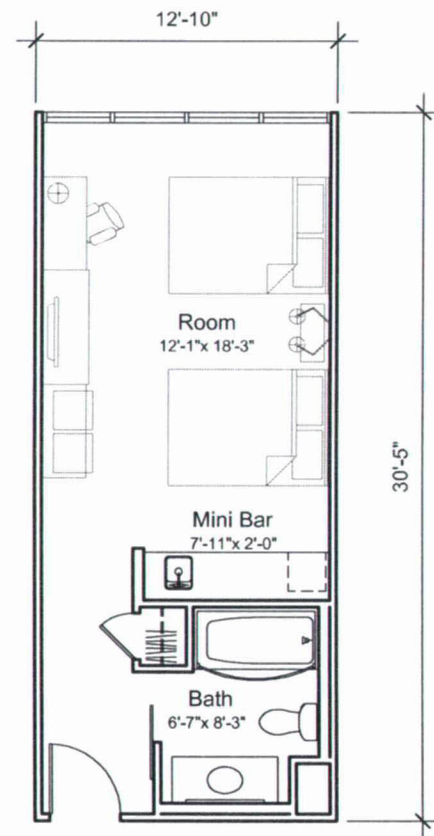
Champion Real Estate Company



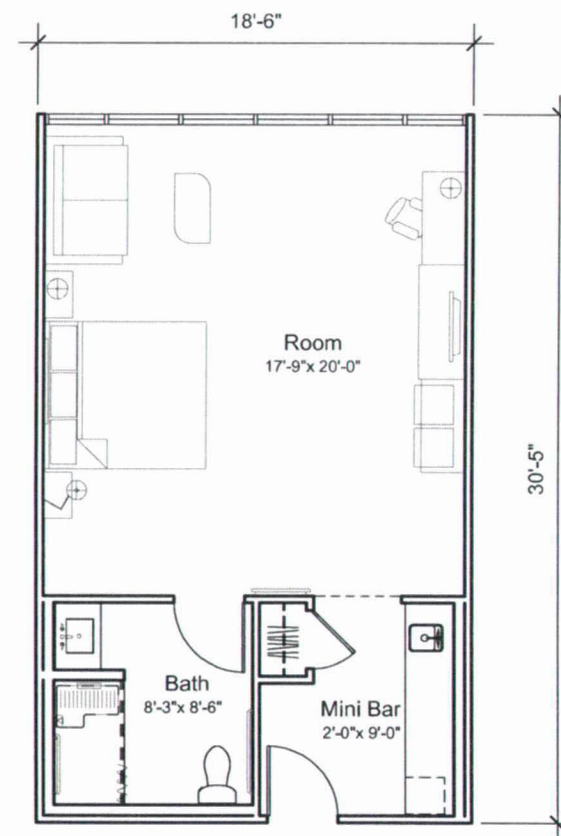
444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

18



Typical Hotel Room 390 sf



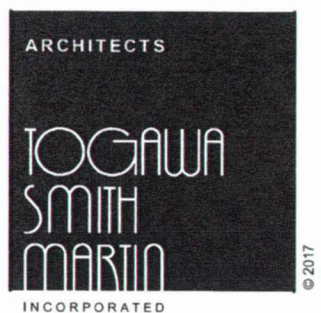
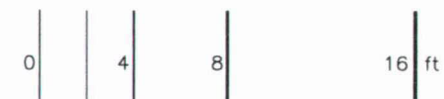
Hotel Suite 560 sf

Hotel Room Plans

6220 West Yucca

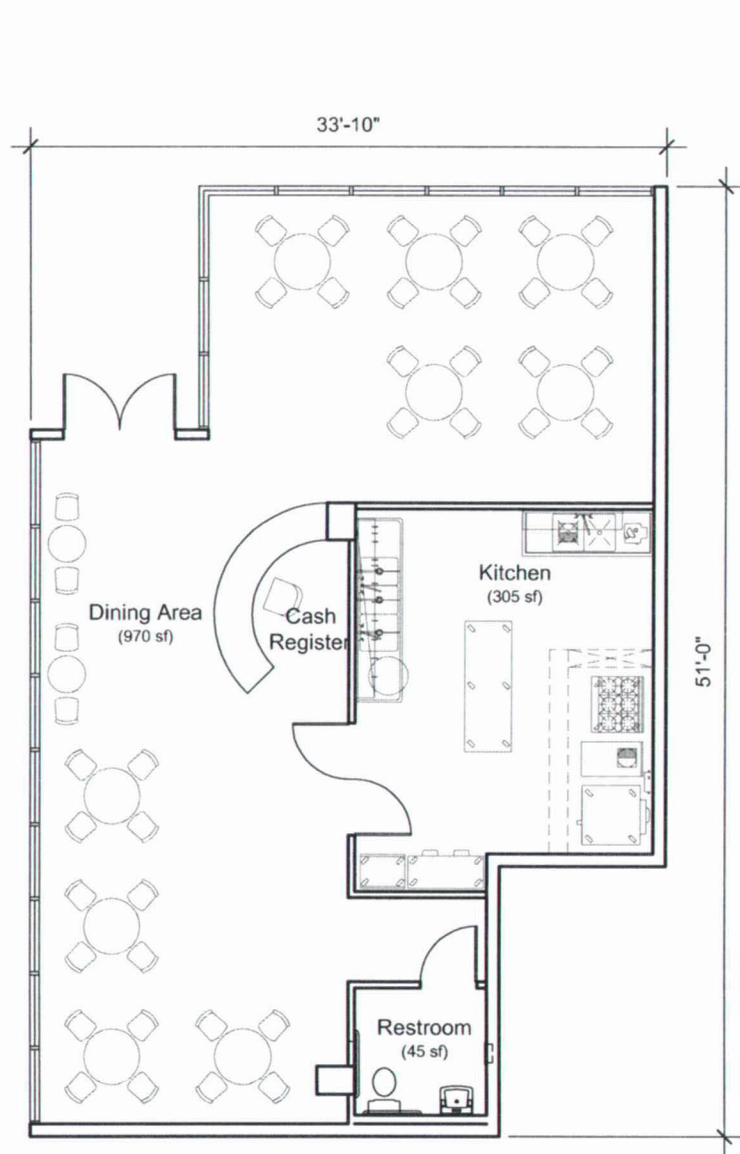
6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

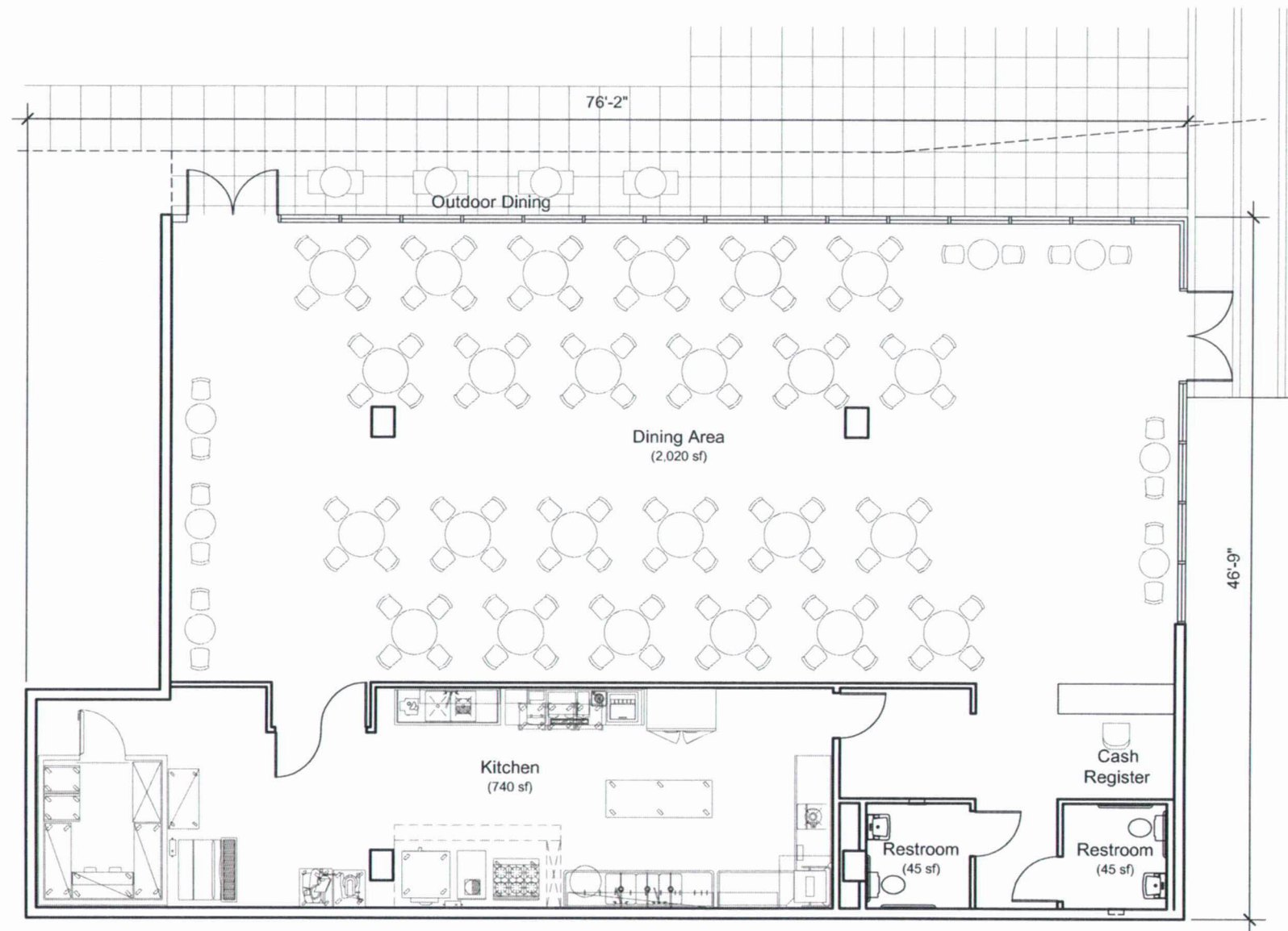


444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

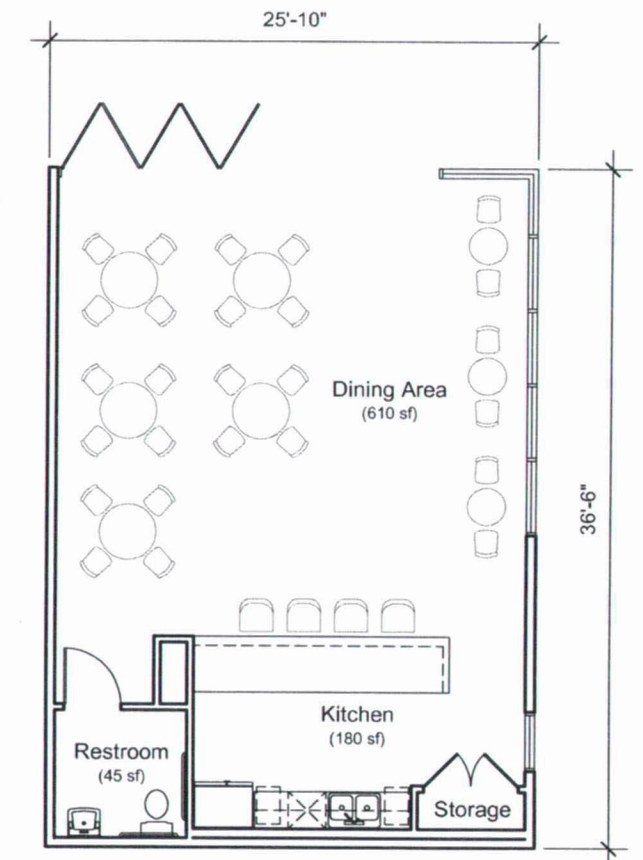
June 9, 2017



Restaurant (P1 Level) 1,400 sf
±80 Seats



Restaurant (1st Level) 3,270 sf
±170 Seats

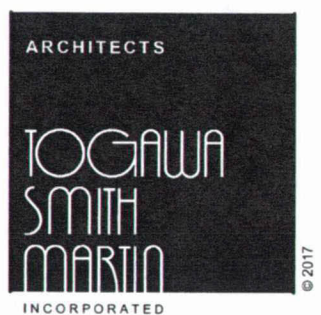


Bar (20th Level) 920 sf
±50 Seats

Restaurant / Bar Plans 6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

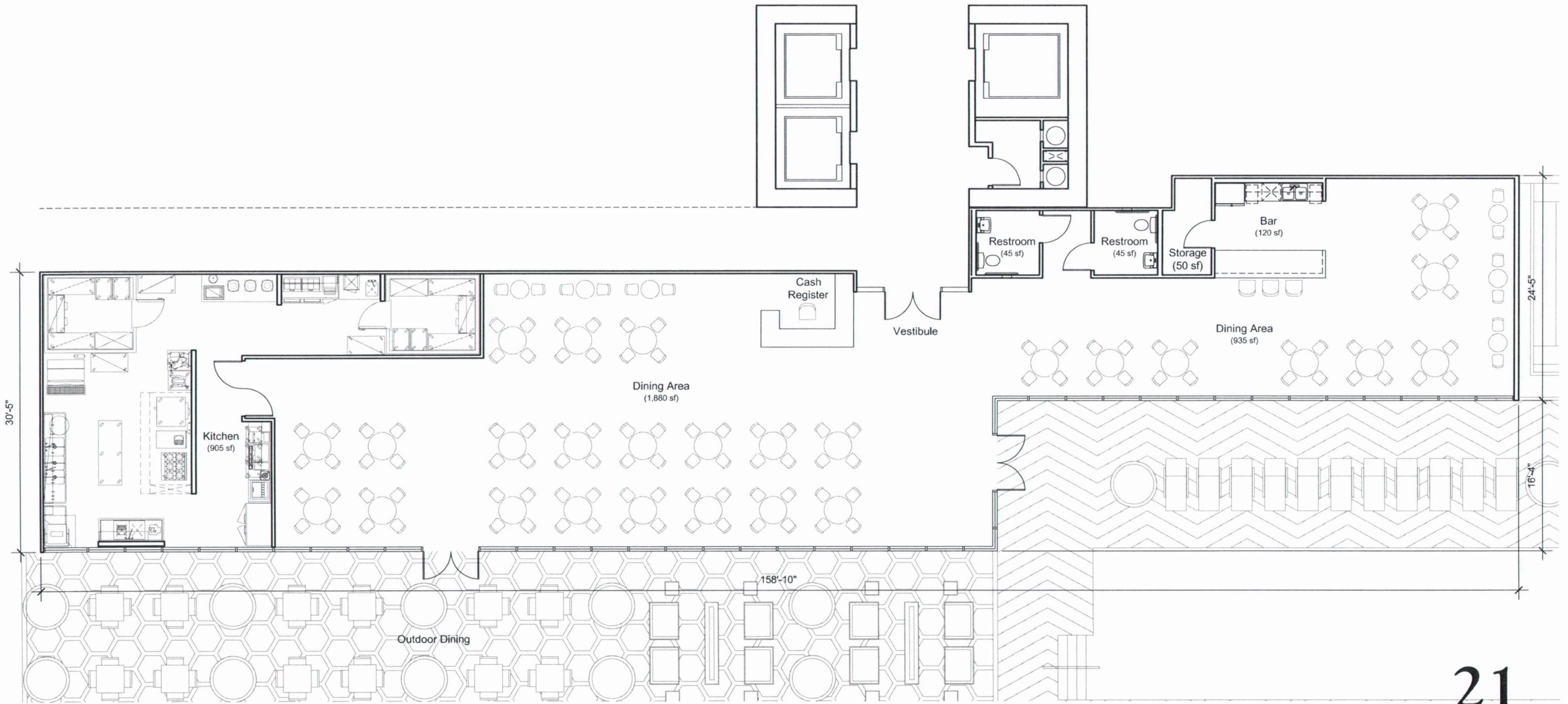
Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

20



Restaurant / Bar (4th Level) 4,450 sf
±200 Seats

21

Restaurant / Bar Plans

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



444 S Flower Street - Suite 1220
 Los Angeles, California 90071

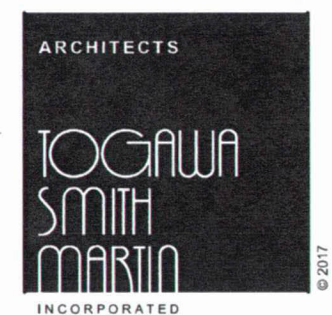
213.614.6050
 213.614.6051 fax
 www.tsminc.com

June 9, 2017



- MATERIALS LEGEND**
- ① Glass #1
 - ② Glass #2
 - ③ Glass #3
 - ④ Spandrel Glass
 - ⑤ Aluminum Window
 - ⑥ Vinyl Window
 - ⑦ Glass Rail
 - ⑧ Metal Rail #1
 - ⑨ Metal Rail #2
 - ⑩ Panel #1
 - ⑪ Panel #2
 - ⑫ Stone Veneer or Tile #1
 - ⑬ Fiber Cement Board #1 (Siding)
 - ⑭ Fiber Cement Board #2 (Siding)
 - ⑮ Fiber Cement Board #3 (Board & Batten)
 - ⑯ Stucco #1
 - ⑰ Stucco #2
 - ⑱ Metal Canopy #1
 - ⑲ Metal Canopy #2
 - ⑳ Metal Canopy #3
 - ㉑ Concrete Roof Tile
 - ㉒ Vines
 - ㉓ Metal Screen

22



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

6220 West Yucca
6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031
Champion Real Estate Company

June 9, 2017



MATERIALS LEGEND

- ① Glass #1
- ② Glass #2
- ③ Glass #3
- ④ Spandrel Glass
- ⑤ Aluminum Window
- ⑥ Vinyl Window
- ⑦ Glass Rail
- ⑧ Metal Rail #1
- ⑨ Metal Rail #2
- ⑩ Panel #1
- ⑪ Panel #2
- ⑬ Stone Veneer or Tile #1
- ⑮ Fiber Cement Board #1 (Siding)
- ⑯ Fiber Cement Board #2 (Siding)
- ⑰ Fiber Cement Board #3 (Board & Batten)
- ⑱ Stucco #1
- ⑲ Stucco #2
- ⑳ Metal Canopy #1
- ㉑ Metal Canopy #2
- ㉒ Metal Canopy #3
- ㉓ Concrete Roof Tile
- ㉔ Vines
- ㉕ Metal Screen

24



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

West Elevation (Argyle Avenue)

0 | 16 | 32

64 | ft



MATERIALS LEGEND

- ① Glass #1
- ② Glass #2
- ③ Glass #3
- ④ Spandrel Glass
- ⑤ Aluminum Window
- ⑥ Vinyl Window
- ⑦ Glass Rail
- ⑧ Metal Rail #1
- ⑨ Metal Rail #2
- ⑩ Panel #1
- ⑪ Panel #2
- ⑫ Stone Veneer or Tile #1
- ⑬ Fiber Cement Board #1 (Siding)
- ⑭ Fiber Cement Board #2 (Siding)
- ⑮ Fiber Cement Board #3 (Board & Batten)
- ⑯ Stucco #1
- ⑰ Stucco #2
- ⑱ Metal Canopy #1
- ⑲ Metal Canopy #2
- ⑳ Metal Canopy #3
- ㉑ Concrete Roof Tile
- ㉒ Vines
- ㉓ Metal Screen

25



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

6220 West Yucca

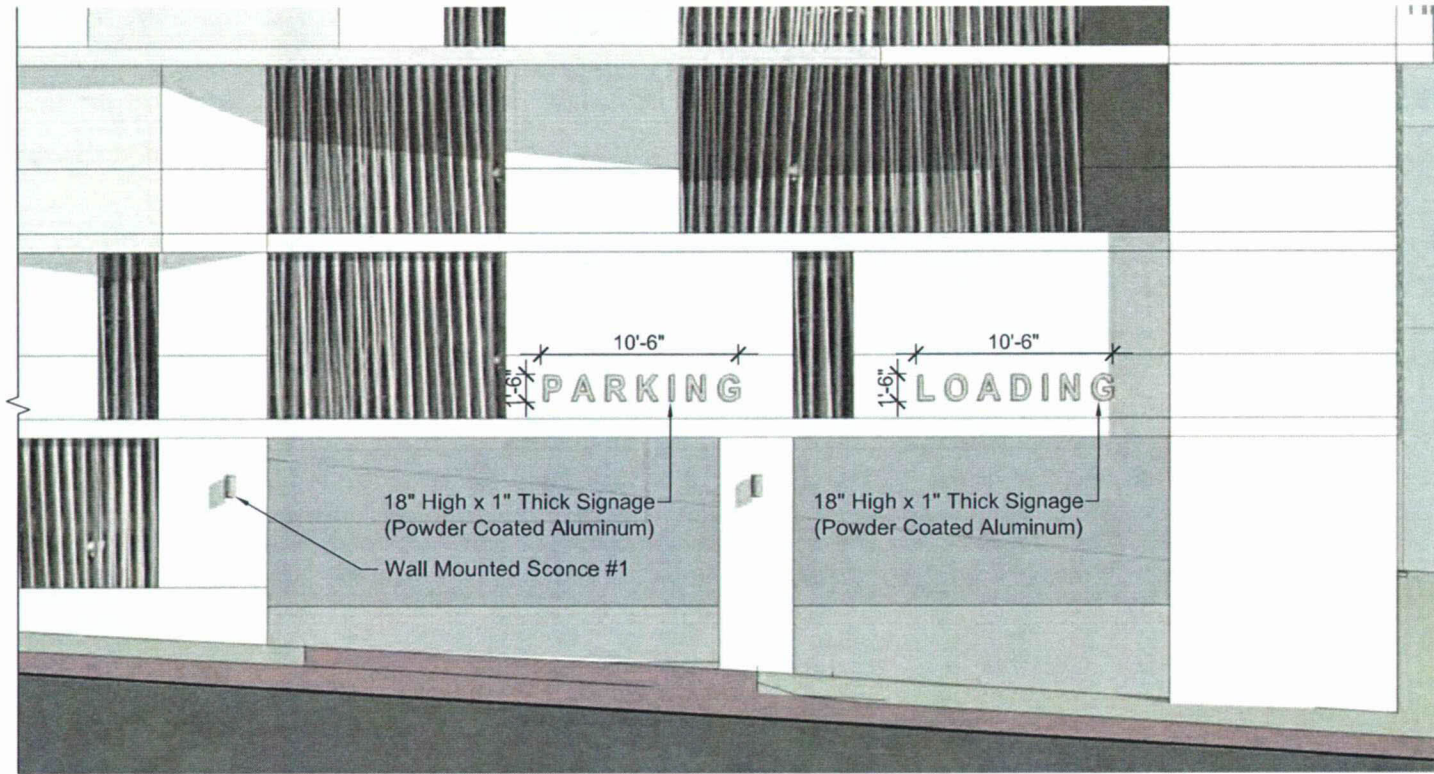
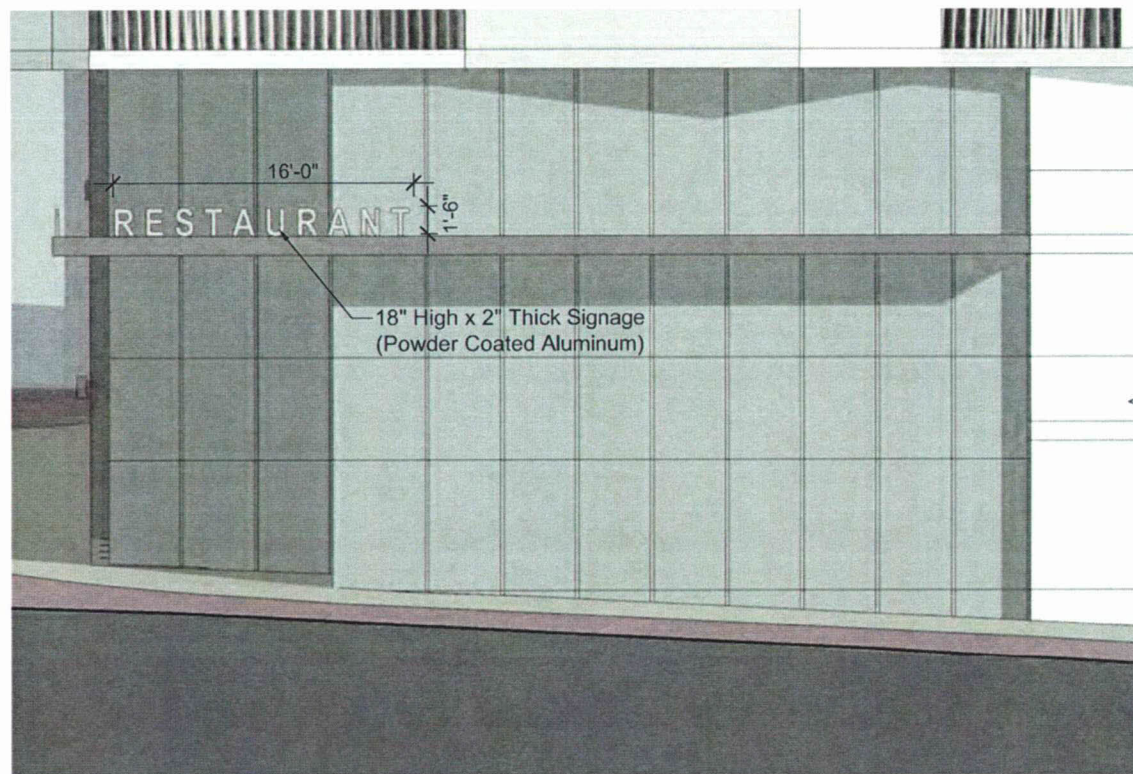
6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

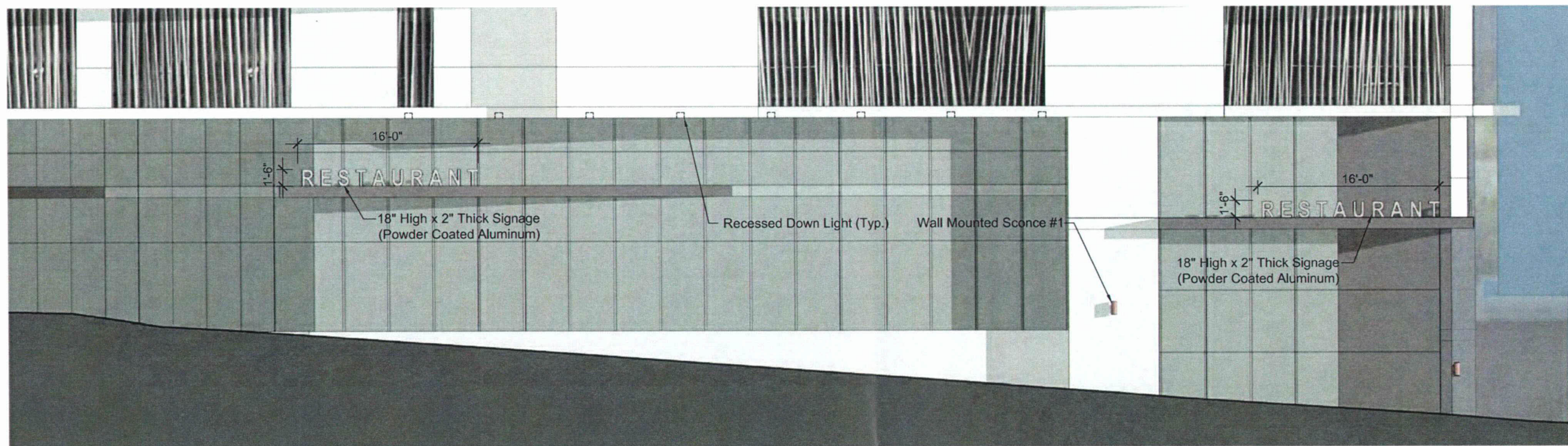
East Elevation (Vista Del Mar Avenue)

0 16 32 64 ft

June 9, 2017



West Elevation



North Elevation

Signage / Lighting

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

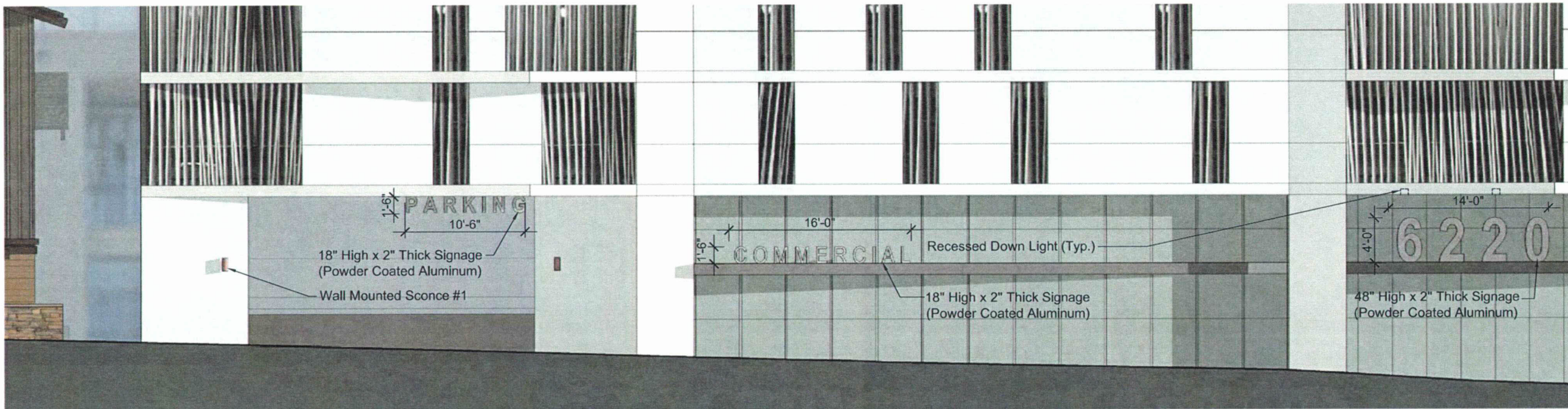


26

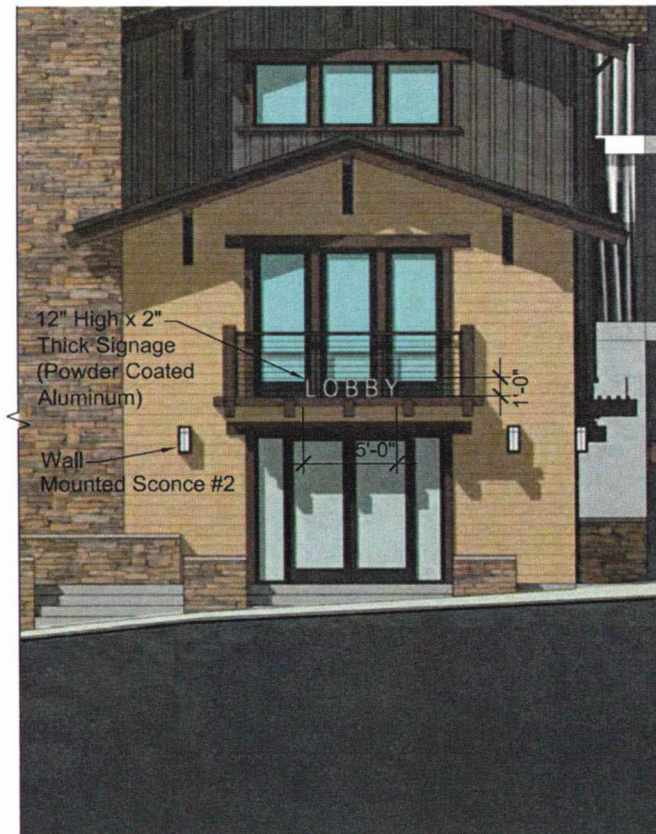


444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017



North Elevation



East Elevation



North Elevation

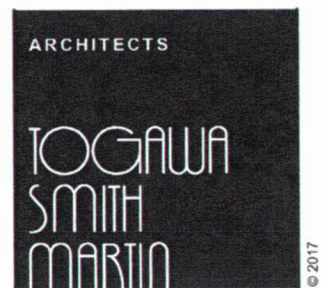
Signage / Lighting

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017

10" ROUND DOWNLIGHT – HORIZONTAL LAMP

PH10

SUBMITTAL:

JOB:

TYPE: VOLTAGE:

EXAMPLE

PH10 - 2 42T - CS - OPTIONS - EB2 - UNV

✓

 SERIES

✓

 NUMBER OF LAMPS

✓

 WATTAGE/TYPE

✓

 REFLECTOR FINISH

✓

 OPTIONS

✓

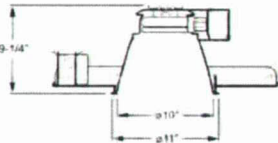
 BALLAST TYPE

✓

 VOLTAGE

FEATURES

- Self-flanged aluminum reflector prevents light leaks and is available in assorted colors.
- Horizontal lamp and reflector offer low glare and focused distribution for use in high-ceiling applications.
- Sturdy one-piece pan construction.
- Adjustable hanger brackets with bar hangers standard.
- Easy-access, 14-gauge galvanized steel junction box with two snap-on covers.
- This fixture is proudly made in the USA.



SPECIFICATIONS

Housing – 20-gauge, die-formed, galvanized steel pan/plaster frame.
Reflector – Low-iridescent aluminum; Clear semi specular (CS) finish standard.
Electrical – Electronic ballast. Prewired at factory for easy field installation.
Mounting – Recessed. Pan size: 17" x 23". Ceiling cutout: #10-5/8". Cutout with SCA: #13-3/4".
Labels – UL/CUL listed for through-branch circuit wiring and dry or damp locations. UL/CUL listed for wet location under covered ceiling when specified with /C73 or /CGS option.

LAMP BASE DATA	
Wattage	Base
18Q	G24q-2
26Q	G24q-3
32T	GX24q-3
42T	GX24q-4
57T	GX24q-5
57QBX	GX24q-5

- Compatible with Osram SYLVANIA 57W triple tube lamps.
- Compatible with GE 57W quad base lamps.
- CCEA is not available with 3-lamp fixture.
- Acrylic or polycarbonate lens options, if so available.
- Must specify manufacturer. See Downlighting Information section for dimming ballast options.

ORDERING INFORMATION

SERIES
PH10 10" Round Downlight–Horizontal Lamp

# OF LAMPS	WATTAGE/TYPE
1	32T, 42T, 57T ¹ , or 57QBX ²
2	18Q, 26Q, 32T, 42T, 57T ¹ , or 57QBX ²
3 ³	18Q or 26Q ²

REFLECTOR FINISH	
CS	Clear semi-specular (standard)
SPC	Clear specular
CG	Champagne gold
GD	Gold
PW	Pewter
SG	Satin glow
STR	Straw
WT	Wheat

OPTIONS	
For EM and EM/ITS ballast options, see Downlighting Information section.	
F	Fuse (must specify voltage)
MWT	Matte white trim
CCEA ⁴	Chicago plenum (C.P.) ⁵
MB	Micro-baffle
WW	Wall wash (not available with AC or MB)

OPTIONS (Continued)	
AC/C73	Accent cone with clear prismatic tempered glass lens
AC/CGS ¹	Accent cone with clear glass lens ⁴
MB/C73	Micro-baffle with clear prismatic tempered glass lens
MB/CGS ¹	Micro-baffle with clear glass lens ⁴
LD	Luminous disk
LDO	Luminous disk open
LR	Luminous ring
SCA	Sloped Ceiling Adapter (Specify degree of slope in 5° increments, 10°-30°. SCA increases fixture height, see Downlighting Information for details.)

BALLAST TYPE	
EB1	1-lamp electronic ballast
EB2	2-lamp electronic ballast
EB2/1	(1) 2-lamp and (1) 1-lamp electronic ballast
EBD1	1-lamp electronic dimming ballast (120V or 277V only, must specify) ⁵
EBD2	2-lamp electronic dimming ballast (120V or 277V only, must specify) ⁵
EBD2/1	(1) 2-lamp and (1) 1-lamp electronic dimming ballast (120V or 277V only, must specify) ⁵

VOLTAGE (Must specify)	
120	120V
277	277V
UNV	120, 277V

H. E. Williams, Inc. • Carthage, Missouri • www.hewilliams.com • 417-358-4065 • Fax: 417-358-8015
February 7, 2011



Recessed Down Light



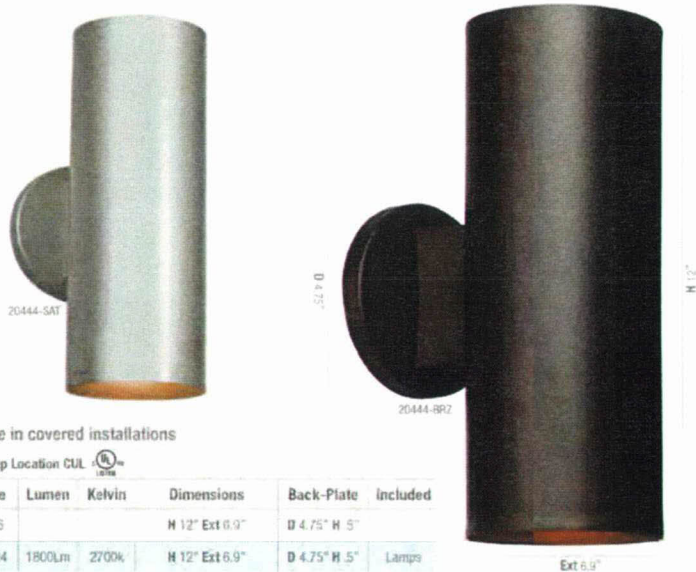
Fallbrook Collection 11 3/4" High Bronze Outdoor Wall Light - Style # 4M756

PRODUCT DETAILS

Bring stylish illumination to your outdoor areas with this versatile outdoor wall lantern. Finished in bronze and made of sturdy steel, this design features a frosted inner glass diffuser surrounded by clear inner glass for a dimensional look that provides ambient illumination. From the Fallbrook Collection by Franklin Iron Works™.

- 11 3/4" high x 7" wide x extends 7 3/4" from the wall.
- Backplate is 6 1/2" high, 4 3/4" wide.
- Takes one maximum 72 watt or equivalent bulb (not included).
- Outdoor wall lantern from the Franklin Iron Works™ brand of porch lighting.
- Bronze finish steel frame and backplate, clear outer glass with frosted inner glass.

Wall Mounted Sconce #2



Poseidon Damp location wall washer, for use in covered installations

Model	Wattage	Type	Base	Lumen	Kelvin	Dimensions	Back-Plate	Included
20444-___	2L1 x 60w	A-19	E-26			H 12" Ext 6.9"	D 4.75" H 5"	
C20444-___ EN1213BS	2L1 x 13w	Spiral	GU-24	1800lm	2700K	H 12" Ext 6.9"	D 4.75" H 5"	Lamps

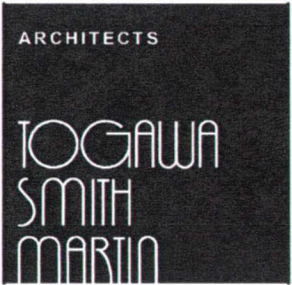
Wall Mounted Sconce #1

Light Fixtures

6220 West Yucca

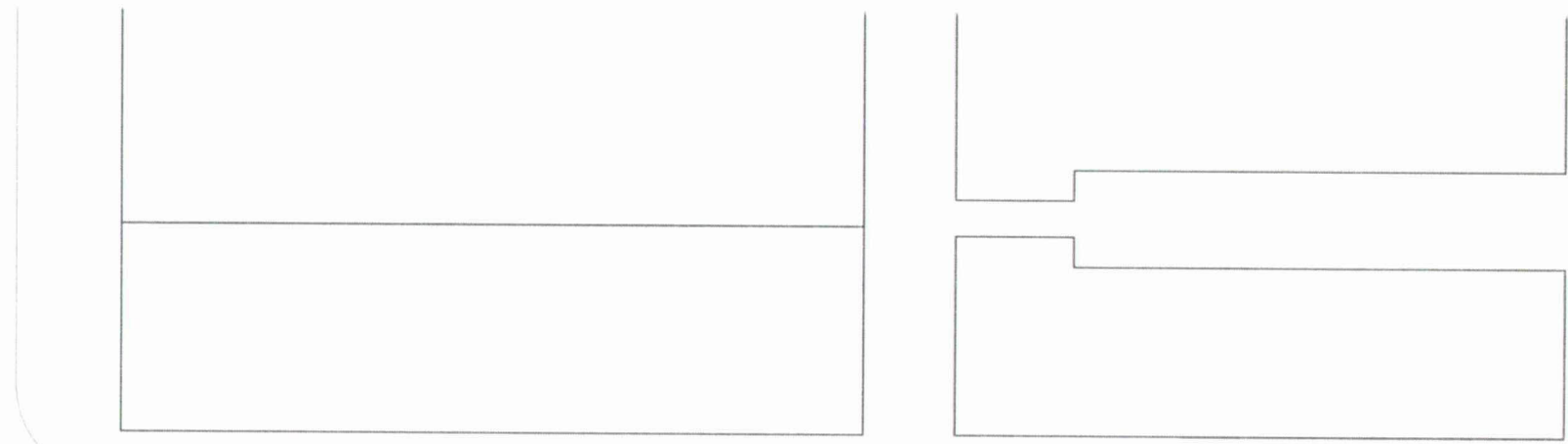
6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

June 9, 2017



Yucca Street

Open Space Summary

Open Space Required

Common Open Space (Indoor)
Common Open Space (Hardscape)
Common Open Space (Landscape)
Private Open Space

Open Space Provided

Number of Trees Required
Number of Trees Provided
(24" box or greater)

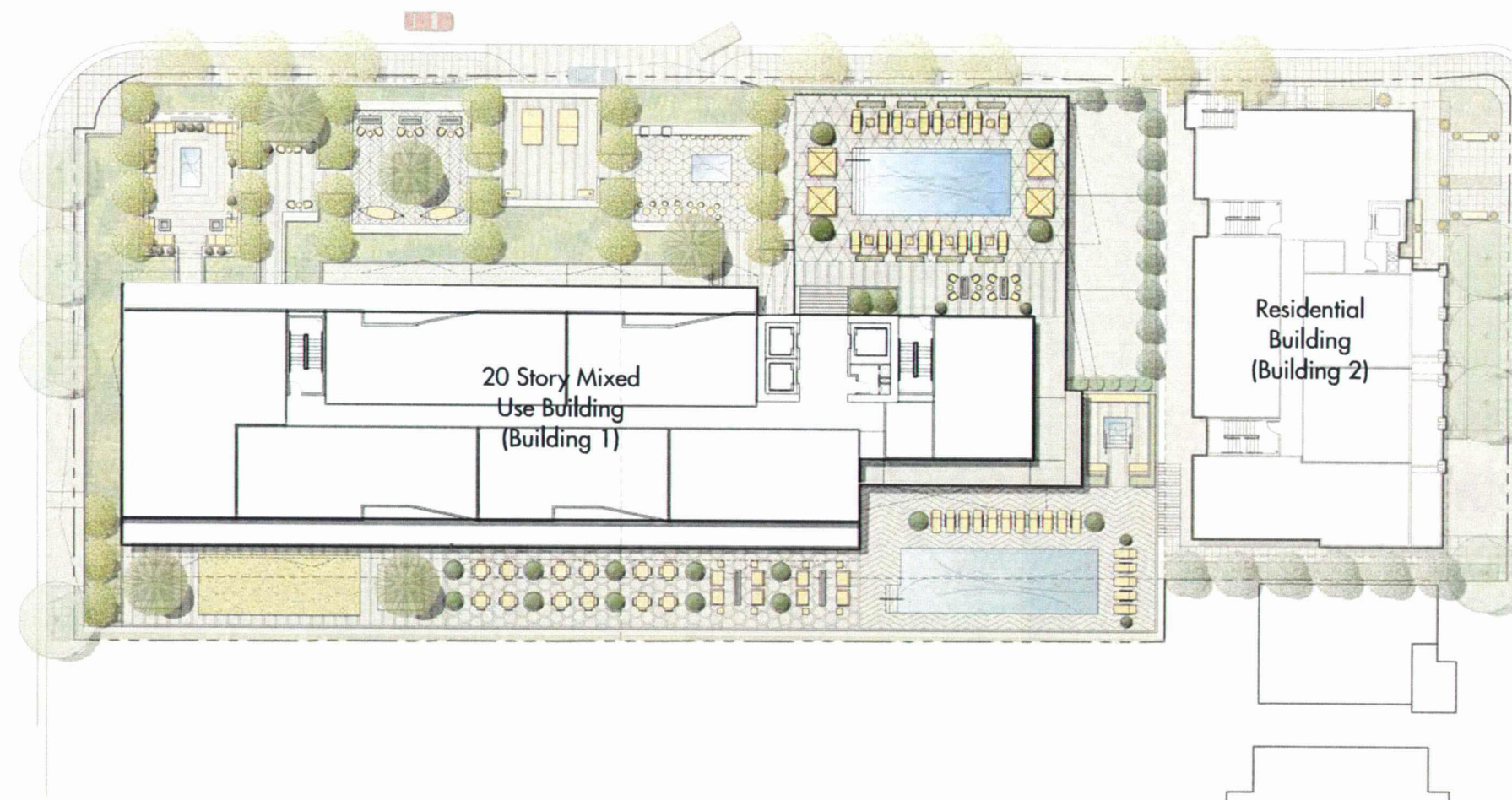
Building 1 Building 2

22,650 SF 1,500 SF

- 375 SF
9,500 SF 500 SF
4,850 SF 375 SF
8,500 SF 250 SF

22,850 SF 1,500 SF

50 4
54 8



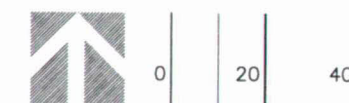
Vista Del Mar

Overall Plan

6220 West Yucca

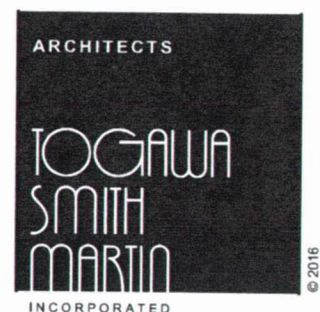
6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



80 ft

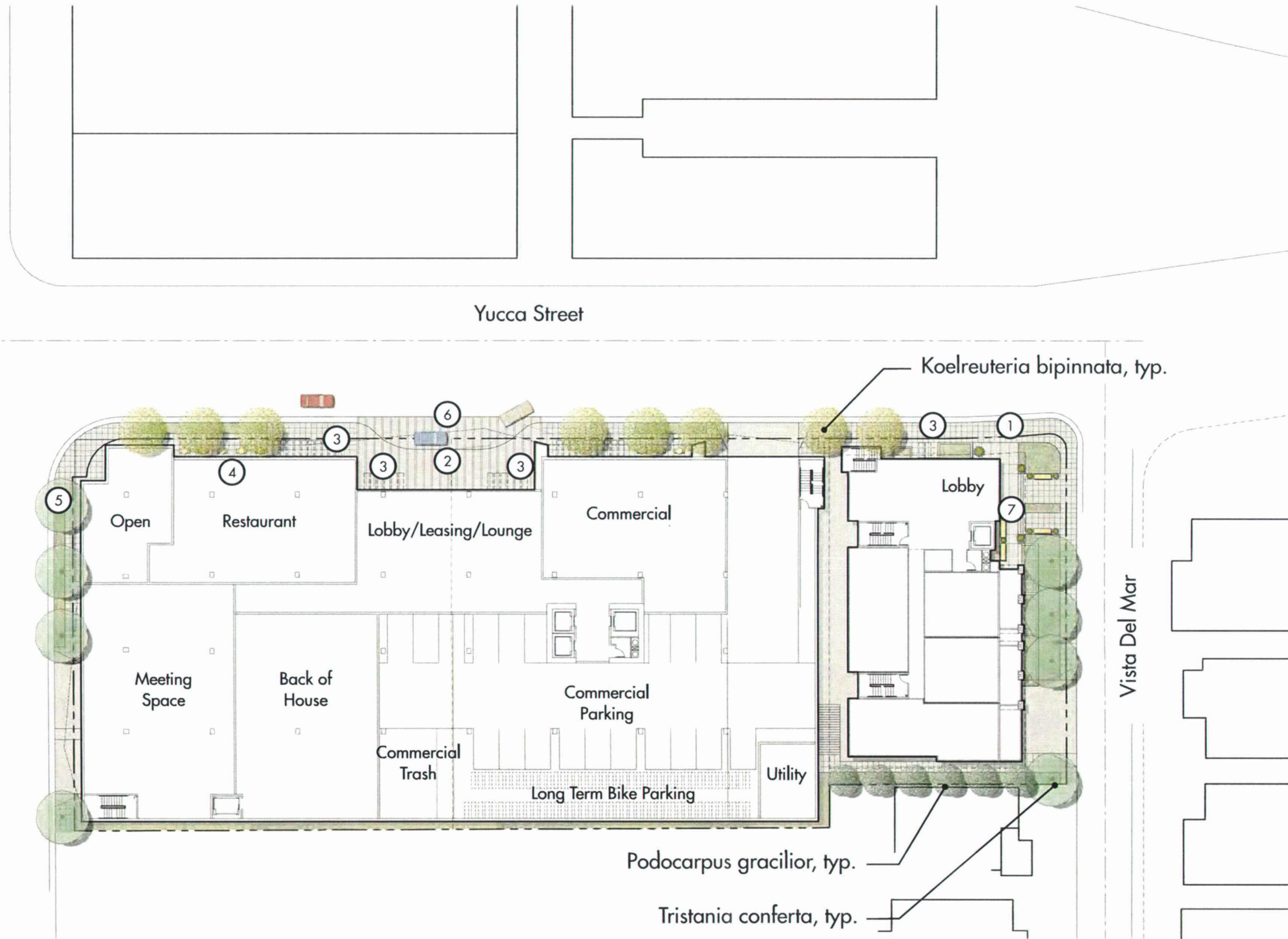
L1



444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

EPTDESIGN

June 9, 2017



LEGEND

- ① Scored Concrete Sidewalk
- ② Decorative Paving
- ③ Short Term Bike Parking, Typ.
- ④ Outdoor Tables
- ⑤ Street Tree in 4' Wide Parkway, Typ.
- ⑥ Vehicle Drop Off
- ⑦ Outdoor Seating

1st Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028

APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



L2



444 S Flower Street - Suite 1220
Los Angeles, California 90071

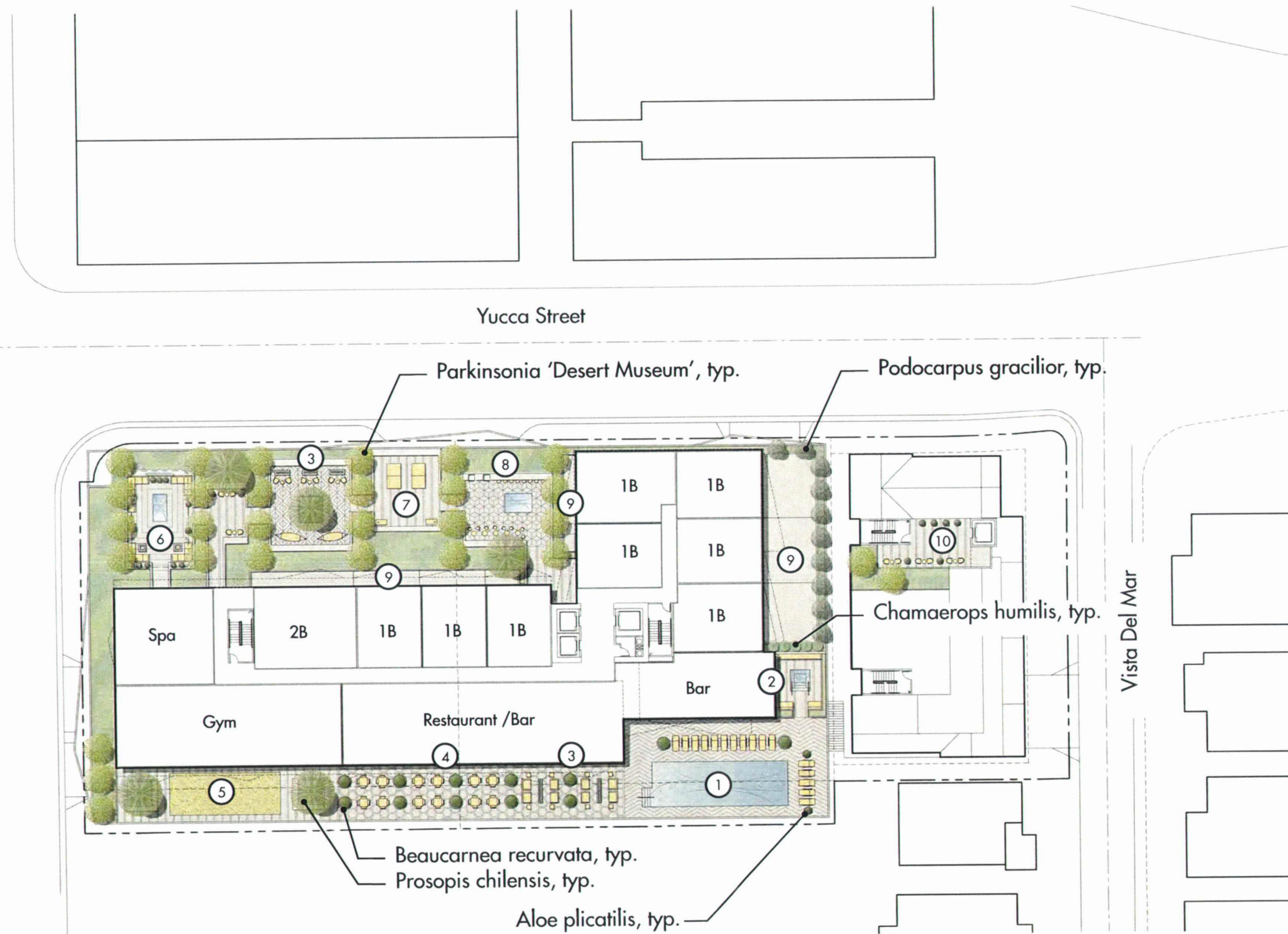
213.614.6050
213.614.6051 fax
www.tsminc.com

EPTDESIGN

June 9, 2017

LEGEND

- ① Pool (50'x16.5')
- ② Spa (8'x8')
- ③ Fire Pit Lounge
- ④ Restaurant Seating
- ⑤ Synthetic Lawn/ Workout Space
- ⑥ Lounge and Trellis
- ⑦ Gaming Lounge
- ⑧ BBQ & Dining
- ⑨ Private Patios
- ⑩ Roof Garden



4th Level Plan

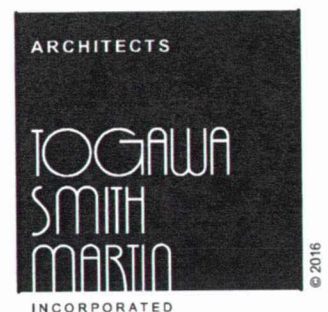
6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
 APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



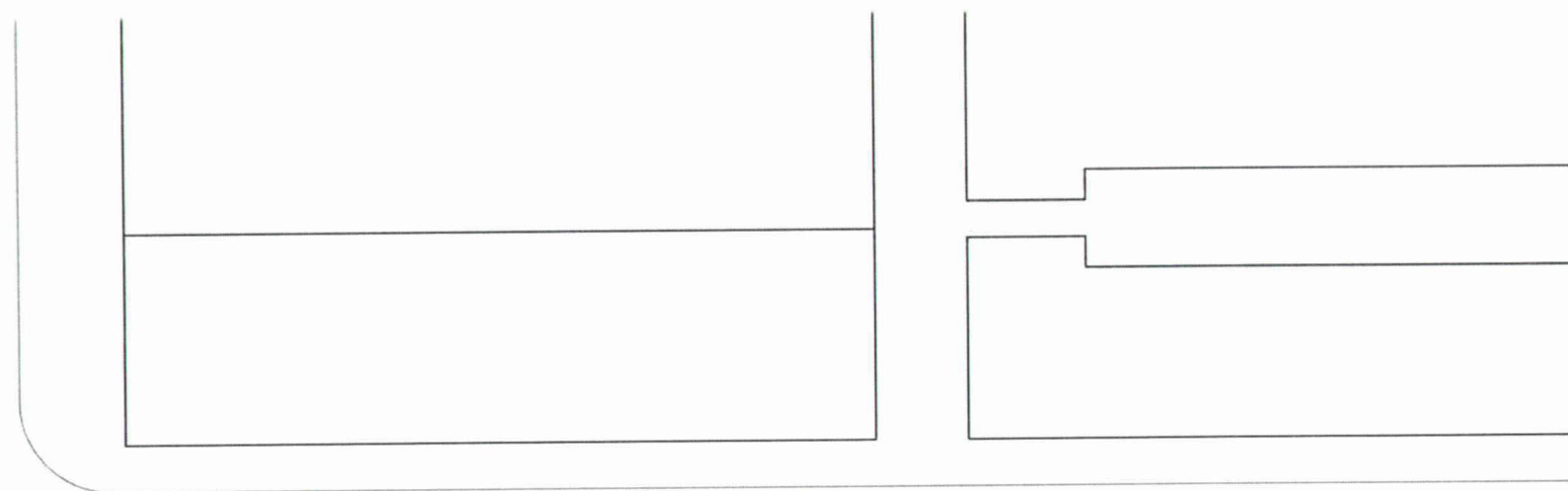
L3



444 S Flower Street - Suite 1220
 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
 www.tsminc.com

June 9, 2017

EPTDESIGN



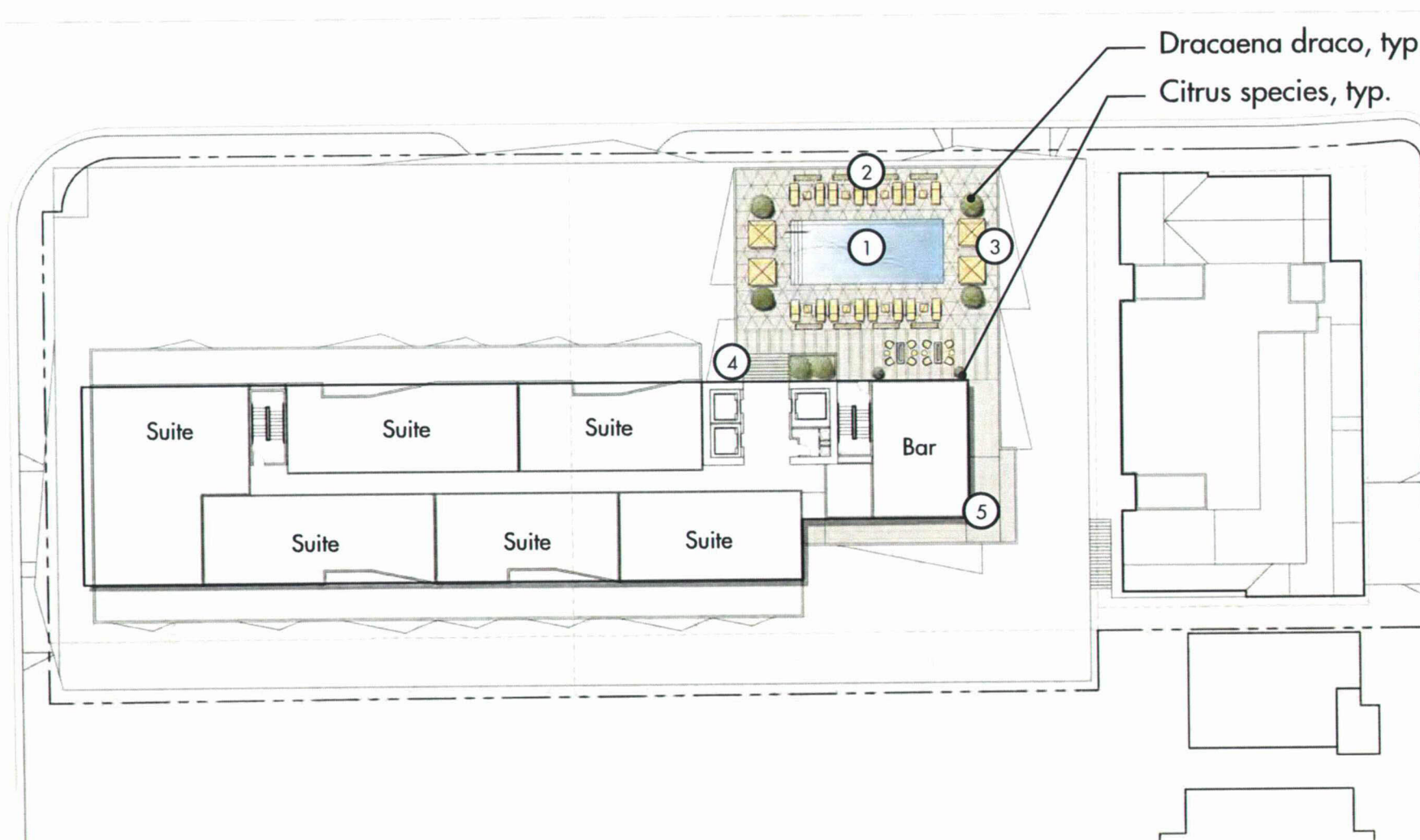
Yucca Street

LEGEND

- ① Pool (40'x17')
- ② Chaise Lounge
- ③ Cabana Seating
- ④ Entry Steps
- ⑤ Entry Ramp

Dracaena draco, typ.
Citrus species, typ.

Argyle Avenue



Vista Del Mar

20th Level Plan

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company



0 20 40

80 ft

L4

ARCHITECTS

TOGAWA
SMITH
MARTIN

INCORPORATED

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com

EPTDESIGN

June 9, 2017



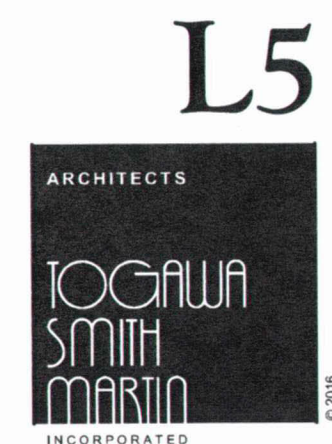
Planting Imagery

6220 West Yucca

6220 West Yucca Street, Los Angeles, California 90028
 APN 5546-031-007, 5546-031-008, 5546-031-027, 5546-031-031

Champion Real Estate Company

June 9, 2017



444 S Flower Street - Suite 1220
 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
 www.tsmlnc.com

EPTDESIGN