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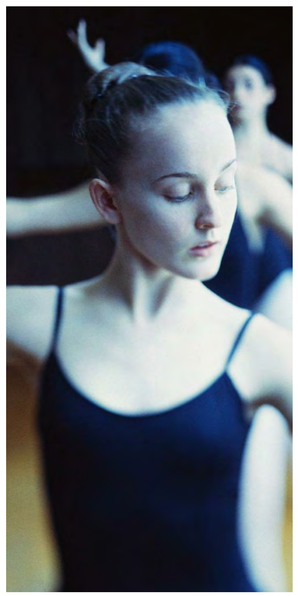
3600 WILSHIRE HIGHRISE RESIDENTIAL

ENTITLEMENT PACKAGE

JANUARY 7, 2019



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3600 WILSHIRE HIGHRISE RESIDENTIAL

JANUARY 7, 2019
PW PROJECT #716000.000

PERKINS + WILL

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ENTITLEMENT PACKAGE DOCUMENTS

3600 WILSHIRE BLVD., LOS ANGELES, CA 90010

FACILITY	OWNER	ARCHITECT (PERKINS + WILL)	INTERIOR DESIGN (PERKINS + WILL)	STRUCTURAL	MEP	CIVIL	LANDSCAPING (PERKINS + WILL)	CONTRACTOR	.	.	CITY OF LOS ANGELES
	3600 Wilshire LLC	PERKINS+WILL 617 W 7TH STREET SUITE 1200, LOS ANGELES, CA 90017 213.270.8400 (TEL) 213.270.8410 (FAX) CONTACT: CARL MEYER Carl.Meyer@perkinswill.com					PERKINS+WILL 2 BRYANT STREET SUITE 300, SAN FRANCISCO, CA 94105 415.856.3000 (TEL) CONTACT: JENNIFER COOPER-SABO Jennifer.Cooper-Sabo@perkinswill.com				CITY OF LOS ANGELES

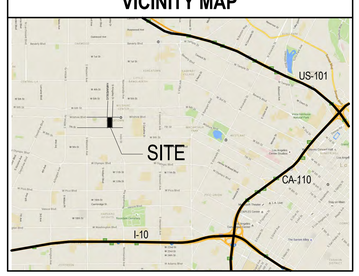
	FLOOR		FLOOR TO FLOOR	SOUTH TOWER GROSS FLOOR AREA	SOUTH TOWER FAR AREA	SOUTH TOWER OPEN SPACE	SOUTH TOWER UNIT COUNT STUDIO	1BR	1BR+DEN	2BR	TOTAL	WEST TOWER GROSS FLOOR AREA	WEST TOWER FAR AREA	WEST TOWER OPEN SPACE	WEST TOWER UNIT COUNT STUDIO	1BR	1BR+DEN	2BR	TOTAL	RETAIL	AMENITY	OPEN SPACE
	ROOF	AMENITY + SERVICE	20'-6" FT	19,610 SF	2,594 SF	13,196 SF						21,085 SF	4,353 SF	14,703 SF							6,607 SF	27,899 SF
TOWER	LEVEL 23	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 22	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 21	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 20	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 19	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 18	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 17	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 16	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 15	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 14	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 13	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 12	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 11	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 10	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 9	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 8	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 7	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 6	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
	LEVEL 5	RESIDENTIAL	10'-6" FT	19,610 SF	15,308 SF	900 SF	5	10	0	4	19	21,085 SF	17,512 SF	1,000 SF	2	15	0	4	21			1,900 SF
PODIUM	LEVEL 4	PARKING	11'-2" FT	117,500 SF	930 SF	858 SF																2,791 SF
	LEVEL 3	PARKING	10'-2" FT	117,500 SF	1,002 SF																	- SF
	LEVEL 2	PARKING+GYMNASIUM	10'-10" FT	110,712 SF	7,460 SF																6,531 SF	6,531 SF
	LEVEL 1	RETAIL + AMENITY + PARKING + SERVICE	13'-4" FT	118,916 SF	20,121 SF															6,359 SF	6,479 SF	6,479 SF
BELOW GRADE PARKING	LEVEL B1	PAKRING	11'-4" FT	118,916 SF -																		SF
	LEVEL B2	PARKING	10'-2" FT	118,916 SF -																		SF
	TOTAL		268'-6" FT	1,094,661 SF	322,959 SF	31,154 SF	95	190	0	76	361	421,701 SF	337,081 SF	33,703 SF	38	285	0	76	399	6,359 SF	19,617 SF	79,800 SF

PROJECT DATA

- **PROJECT SCOPE:** NEW CONSTRUCTION OF 23-STORY MULTI-FAMILY RESIDENTIAL BUILDING
- **SITE ADDRESS:** 3600 WILSHIRE BLVD., LOS ANGELES, CA 90010
- **PROPOSED ZONING:** C4-2 (PB-2 EXISTING); RS USE
- **LOT AREA:** 174,260 SF
- **OVERALL GROSS BUILDING AREA:** 1,094,661 SF (UNLIMITED PER CBC TABLE 503)
- **FLOOR AREA RATIO (FAR):** 6.00 : 1 (MAX 6:1)
- **STORIES:** 23 ABOVE GRADE (UNLIMITED PER CBC TABLE 503)
2 BELOW GRADE
- **HEIGHT:** 268.5 FEET (UNLIMITED PER CBC TABLE 503)
- **TYPE OF CONSTRUCTION:** TYPE I-A
- **SPRINKLERED:** YES
- **OCCUPANCY:** R-2, APARTMENT HOUSES
- **UNIT COUNT:** 760 UNITS (1 UNIT PER 200 SF IS ALLOWED. MAX 872 UNITS ALLOWED)
STUDIO: 133 UNITS
1 BEDROOM: 475 UNITS
2 BEDROOM: 152 UNITS
- **PARKING REQUIRED:** 1,527 SPACES (W/ 15% REDUCTION OF RESIDENTIAL & 30% REDUCTION OF OFFICE BY BIKE PARKING)
- **PARKING PROVIDED:** 1,527 SPACES (133 TANDEM STALLS INCLUDED)
- **BIKE PARKING REQUIRED:** 268 LONG-TERM PARKING
29 SHORT-TERM PARKING
- **BIKE PARKING PROVIDED:** 1,595 LONG-TERM PARKING
29 SHORT-TERM PARKING
- **OPEN SPACE REQUIRED:** 79,800 SF
- **OPEN SPACE PROVIDED:** 79,800 SF
- **FIRE RESISTANCE (CBC TABLE 601)**
  PRIMARY STRUCTURAL FRAME: 3-HR
  BEARING WALLS
  EXTERIOR: 3-HR
  INTERIOR: 3-HR
  NON-BEARING WALLS: 0-HR
  FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 2-HR
  ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 1.5-HR

  CORRIDOR: 1-HR (CBC TABLE 1018.1)
- **EXIT TRAVEL DISTANCE:** 250 FEET (CBC TABLE 1016.2)
- **COMMON PATH OF TRAVEL:** 125 FEET (CBC TABLE 1014.3)
- **DEAD END CORRIDOR:** 50 FEET (CBC 1018.4 EXCEPTION #2)

VICINITY MAP



FAR

LEVEL	FLOOR AREA SOUTH TOWER	FLOOR AREA WEST TOWER
ROOF	2,594 SF	4,353 SF
23	15,308 SF	17,512 SF
22	15,308 SF	17,512 SF
21	15,308 SF	17,512 SF
20	15,308 SF	17,512 SF
19	15,308 SF	17,512 SF
18	15,308 SF	17,512 SF
17	15,308 SF	17,512 SF
16	15,308 SF	17,512 SF
15	15,308 SF	17,512 SF
14	15,308 SF	17,512 SF
13	15,308 SF	17,512 SF
12	15,308 SF	17,512 SF
11	15,308 SF	17,512 SF
10	15,308 SF	17,512 SF
9	15,308 SF	17,512 SF
8	15,308 SF	17,512 SF
7	15,308 SF	17,512 SF
6	15,308 SF	17,512 SF
5	15,308 SF	17,512 SF
4		930 SF
3		1,002 SF
2		7,460 SF
1		20,121 SF
B1	-	
B2	-	
TOTAL		660,040 SF

SITE AREA	174,260 SF	
EXISTING OFFICE BUILDING	385,520 SF	
NEW DEVELOPMENT ALLOWED	660,040 SF	(6:1 FAR)
NEW DEVELOPMENT PROVIDED	660,040 SF	
FAR ALLOWED	6.00 :1	(C4-2 ZONING MAXIMUM)
FAR PROVIDED	6.00 :1	

OPEN SPACE

REQUIRED	Area per Unit		No. of Unit	Area
< 3 Habitable rooms	100	SF	608	60,800 SF
3 Habitable rooms	125	SF	152	19,000 SF
> 3 Habitable rooms	175	SF	-	-
TOTAL				79,800 SF

PROVIDED				
BALCONY	Area per Unit		No. of Unit	Area
	50	SF	722	36,100 SF
ROOFTOP AMENITY (OUTDOOR)				21,292 SF
TOP OF PARKING AMENITY (OUTDOOR)				2,791 SF
RECREATION ROOM (Maximum Allowed: 19,950 sf (25% of Common Open Space))				
ROOFTOP AMENITY (INDOOR)				6,607 SF
Ground Floor Amenity				6,479 SF
Gymnasium				6,531 SF
TOTAL				19,617 SF
TOTAL OPEN SPACE PROVIDED				79,800 SF

COMMON OPEN SPACE PROVIDED	43,700 SF
25% OF COMMON OPEN SPACE TO BE LANDSCAPED	10,925 SF
LANDSCAPED AREA IN COMMON OPEN SPACE PROVIDED	
ROOF DECK	9,209 SF
TOP OF PARKING (LEVEL 04)	1,716 SF
TOTAL	10,925 SF

Auto Parking

Required Residential	Spaces per Unit	No. of Units	No. of Pkg. Spaces
< 3 Habitable rooms	1	133	133
3 Habitable rooms	1.5	475	712.5
> 3 Habitable rooms	2	152	304
Sub Total			1150
15% Bike Parking Reduction			-172
Total Residential Required			978
Commercial Required	**Spaces/SF**	**No. of SF**	**No. of Pkg. Spaces**
Existing Office Building		385,520 sf	770
Retail	2 per 1000	6,359 sf	13
Sub Total			783
30% Bike Parking Reduction			-234
Total Commercial Required			549
Total Adjusted Required on-site			1527
Total Proposed on site			1527

PER CoO DATED APRIL 16, 1962

Bike Parking

Required - Residential	Short Term	Long Term	Total
Dwelling Units			
1 to 25	2.5 (=25/10)	25 (=25/1)	
26 to 100	5 (=75/15)	50 (=75/1.5)	
101 to 200	5 (=100/20)	50 (=100/2)	
201 to 760	14 (=560/40)	140 (=560/4)	
Total	26	265	291
Required - Commercial	**Short Term (1 per 2000 s.f.)**	**Long Term (1 per 2000 s.f.)**	**Total**
	3	3	6
Provided			**Total**
Required Residential Long Term	Per LAMC	265	265
Required Residential Short Term	Per LAMC	26	26
Residential Replacement Parking	4 per 1 Auto Stall Replaced	172	688
Total Residential Bike Provided On-Site			688
Required Commercial Long Term	1 per 2000 sf	6,359 sf	3
Required Commercial Short Term	1 per 2000 sf	6,359 sf	3
Commercial Replacement Parking	4 per 1 Auto Stall Replaced	234	936
Total Commercial Provided On-Site			936
Total Residential Long Term Proposed			662
Total Residential Short Term Proposed			26
Total Commercial Long Term Proposed			933
Total Commercial Short Term Proposed			3

PARKING PROVIDED PER LEVEL

FLOOR	STANDARD	COMPACT	HANDICAP	TOTAL
LEVEL 04	188	56		244
LEVEL 03	243	56		299
LEVEL 02	191	49		240
LEVEL 01	75	38	20	133
LEVEL B1	198	92	13	303
LEVEL B2	236	72		308
TOTAL	1131	363	33	1527

_SHEET INDEX

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A01-01	ARCHITECTURAL SITE PLAN	•			
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A10-B1	OVERALL FLOOR PLAN LEVEL B1	•			
A10-01	OVERALL FLOOR PLAN LEVEL 01	•			
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A10-12	OVERALL FLOOR PLAN LEVEL 12 - 23	•			
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A20-01	EXTERIOR ELEVATIONS - WEST	•			
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A21-01	BUILDING SECTION	•			
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05-LANDSCAPE					
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L10-00	LANDSCAPE LAYOUT LEVEL 01	•			
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L10-24	LANDSCAPE LAYOUT ROOF PLAN	•			

NOT FOR CONSTRUCTION

PROJECT

3600 WILSHIRE HIGHRISE RESIDENTIAL
3600 WILSHIRE BLVD.,
LOS ANGELES, CA 90010

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
1	ENTITLEMENT PACKAGE	01/07/2019

Job Number	716000.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

INDEX OF DRAWINGS & PROJECT INFORMATION

SHEET NUMBER

G00-01

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ABBREVIATIONS LEGEND

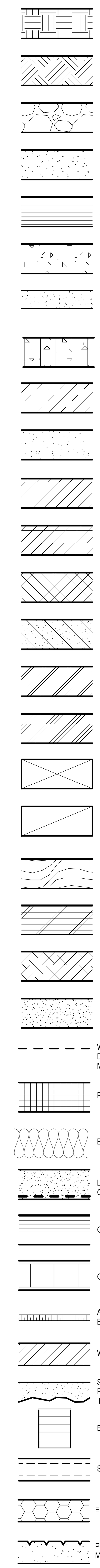
NOTE 1: ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION
NOTE 2: ABBREVIATIONS MAY BE DIFFERENT WHEN A PART OF A LEGEND

A/C	AIR CONDITION(ING)(ED)
ACC	ACCESSIBLE
ACST	ACOUSTIC(AL)
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ADJ	ADJUSTABLE/ ADJACENT
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE(D)
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL), ARCHITECT
ASPH	ASPHALT
ATC	ACOUSTICAL TILE CEILING
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT
B/B	BACK TO BACK
BC	BACK OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BM	BEAM/ BENCHMARK
BOT/	BOTTOM OF
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED, OWNER INSTALLED
CFM	CUBIC FEET PER MINUTE
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CI	CAST IRON, CURB INLET
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
COORD	COORDINATE
CORR	CORRIDOR
CP	CARPET
CPT	CARPET TILES
CT	CERAMIC TILE
CTR	CENTER/CONTOUR
CU	CUBIC
CW	COLD WATER PIPING/ CHEMICAL WASTELINE
D	DEEP, DEPTH, PENNY (NAIL)
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER (EXTERIOR)
DIAG	DIAGONAL
DIFF	DIFFUSER/ DIFFERENCE
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DR	DOOR/ DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EMER SHR	EMERGENCY SHOWER
ENGR	ENGINEER
ENTR	ENTRANCE
EO	ELECTRIC OUTLET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ET CETERA
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR, EXTERNAL
F/F	FACE TO FACE
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FF EL	FINISHED FLOOR ELEVATION
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SLAB/ FACE OF STUD
FP	FIRE PROTECTION/ FIREPROOF
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT (FEET)/ FIRE TREATED
FTG	FOOTING
FURG	FURRING
FURN	FURNISH, FURNITURE
FUT	FUTURE
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZED
GEN	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GL BLK	GLASS BLOCK
GLU LAM	GLUED LAMINATED WOOD
GR LN	GRADE LINE
GRFL	GROUND FLOOR
GSB	GYPSUM SHEATHING BOARD
GT	GREASE TRAP
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HSKPG	HOUSEKEEPING
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN CLO	JANITOR'S CLOSET
KIT	KITCHEN
L	LONG, LENGTH
LAM	LAMINATE(D)
LAU	LAUNDRY
LAV	LAVATORY
LB	POUND(S)
LF	LINEAR FOOT, (FEET)
LH	LEFT HAND
LIB	LIBRARY
LKR	LOCKER
LL	LIVE LOAD
LONG	LONGITUDINAL
LOC	LOCATION
LPT	LOW POINT
LT	LIGHT
LVR	LOUVER
m	METER
MACH	MACHINE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING @ FIRE PROTECTION
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MISC	MISCELLANEOUS
MKR BD	MARKER BOARD
mm	MILLIMETER
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OFF	OFFICE
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PA	PUBLIC ADDRESS
PAR	PARAPET, PARALLEL
PCC	PRE-CAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PNT	PAINT
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATE(D)
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT/ PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
QT	QUARRY TILE
QTY	QUANTITY
R	THERMAL RESISTANCE, RADIUS, RISER
RB	RUBBER BASE
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RCPTN	RECEPTION
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE, REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQ(D)	REQUIRE, REQUIRED
RESIL	RESILIENT
REV	REVISION
RF	RESILIENT FLOORING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RTF	RUBBER TILE FLOOR
RVL	REVEAL
S	SOUTH
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT(FEET)
SGL	SINGLE
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SLIP JOINT, SCORED JOINT
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYMM	SYMMETRICAL
T	TREAD
T/	TOP OF
TA	TOILET ACCESSORY
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
THK	THICK
TI	TENANT IMPROVEMENT
TLT	TOILET
TO_	TOP OF _____
TOPO	TOPOGRAPHY, TOPOGRAPHIC
TRTD	TREATED
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
U	HEAT TRANSFER COEFFICIENT
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORIES
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WG	WALL GUARD
WH	WATER HEATER
WI	WROUGHT IRON
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X	BY
YD	YARD
YR	YEAR
ZN	ZINC

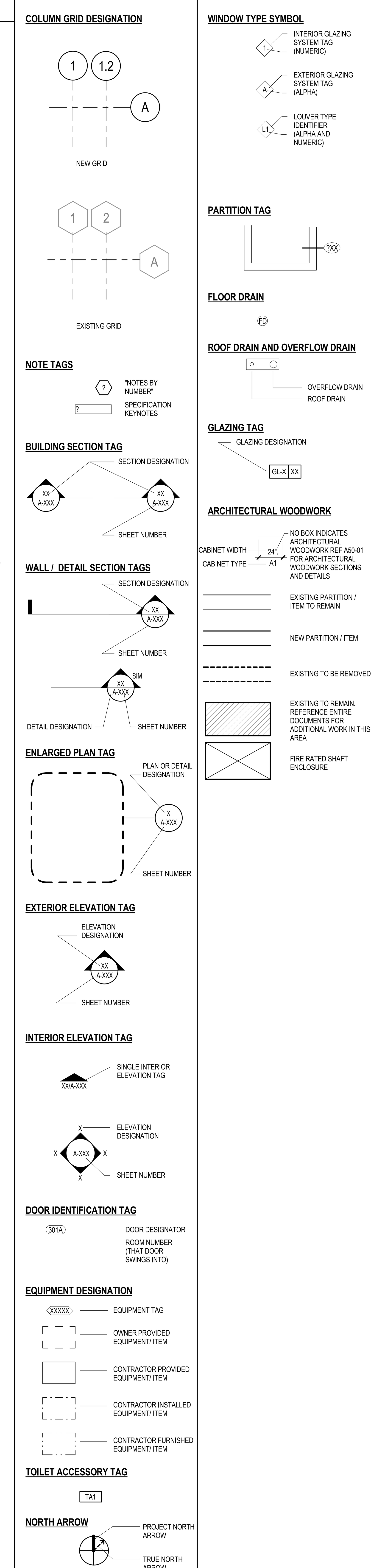
SYMBOLS

&	AND
∠	ANGLE
@	AT
x	BY (LOWERCASE)
℄	CENTER LINE
[	CHANNEL
X°	DEGREE
Ø	DIAMETER
╨	DOUBLE ANGLE
#	NUMBER, POUNDS
ℙ	PROPERTY LINE
±	PLUS OR MINUS
⅌	SQUARE FEET
–	ZEE
□	COLUMN; TUBE
/	DIVIDED BY
≤	MAXIMUM
≥	MINIMUM
–	RANGE

MATERIALS AT LARGE SCALES



SYMBOLS LEGEND



GENERAL PROJECT NOTES

1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
2. DO NOT SCALE THE DRAWING. IF DIMENSIONS ARE IN QUESTION. OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
3. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO THE FACE OF FINISH OF INTERIOR WALLS, TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS, UNLESS OTHERWISE INDICATED. DIMENSIONS IN RENOVATED AREAS ARE FROM FINISH FACE OF EXISTING WALLS AND TO FINISH FACE OF NEW STUD WALLS, UNLESS OTHERWISE INDICATED.
4. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS. COORDINATE WITH THE OWNER ON DELIVERY ANDINSTALLATION OF OF/CI EQUIPMENT. MINIMUM REQUIRED OPENINGS AND ACCESSIBLE ROUTES TO THE INSTALLATION AREA SHALL BE COORDINATED WITH THE SUPPLIER.
5. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
6. COORDINATE EXACT SIZE AND PLACEMENT OF EQUIPMENT BASE AND HOUSEKEEPING PADS WITH EQUIPMENT TO BE PROVIDED.
7. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE GYPSUM BOARD SHALL BE OFFSET AS REQUIRED TO PROVIDE FACE ALIGNMENT OFGYPSUM BOARD ON BOTH SIDES.
8. LEVEL FLOORS SO THAT THEY DO NOT EXCEED A ¼" VARIANCE IN A 10'-0" RADIUS.
9. PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS, EQUIPMENT ROOMS AND POWERHOUSE. COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS.
10. ALL EXTERIOR STEEL HANDRAILS, GUARDRAILS, AND BOLLARDS SHALL BE GALVANIZED AND PAINTED UNLESS OTHERWISE NOTED.
11. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.
12. APPROVE FLOOR OUTLET LOCATIONS WITH ARCHITECT AND BUILDING MANAGEMENT PRIOR TO CORE DRILLING.
13. OPENINGS IN A RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEMS OR PROTECTED WITH A FIRE RATED CHASE.
14. EXIT SIGNS AND SMOKE DETECTORS LOCATED IN CEILINGS SHALL BE POSITIONED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
15. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.
16. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
17. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT.
18. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER CONTIGUOUS SEALANTS.
19. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, AND CABINET WORK WITH ADJACENT MATERIALS. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES RE: DETAIL X/A01-01.
20. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES INSTALLED WITHIN 2' OF A URINAL, WATER CLOSET, SINK OR LAVATORY SHALL BE OISTURE SEALED.
21. DO NOT HANG (SUPPORT) ANY ITEMS FROM METAL ROOF DECK. IT IS ACCEPTABLE TO ATTACH, I.E. CEILING SYSTEM WIRE HANGERS FROM JOISTS AND/ OR BEAMS. IF NO JOIST OR BEAM, PROVIDE A STEEL STRIP.

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NOT FOR CONSTRUCTION

PROJECT

3600 WILSHIRE HIGHRISE RESIDENTIAL
3600 WILSHIRE BLVD.,
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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
1	ENTITLEMENT PACKAGE	01/07/2019

Job Number	716000.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

SHEET NUMBER

A00-01

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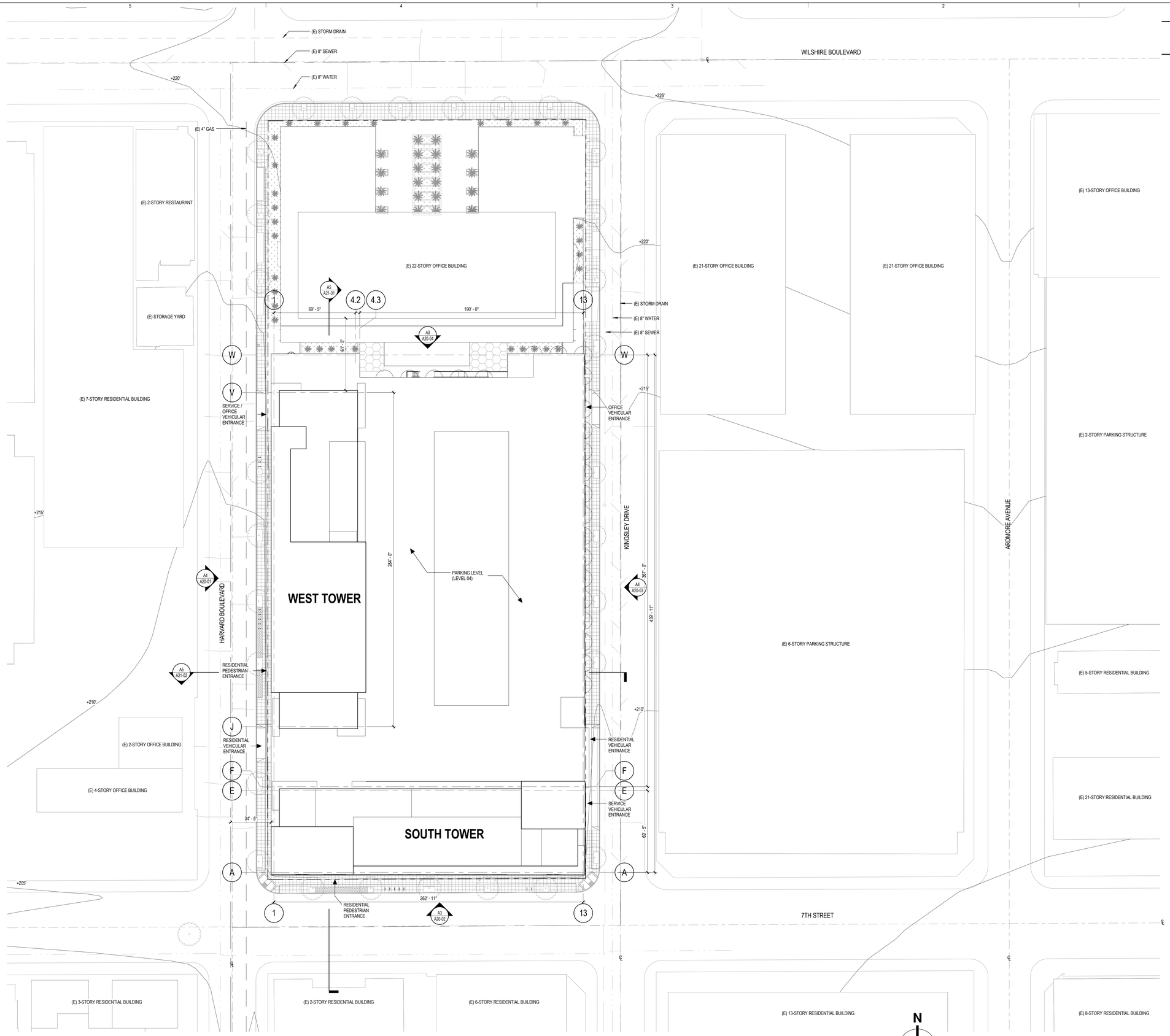

A4 SITE PLAN
1/32" = 1'-0"

ARCHITECTURAL SITE GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY.
2. RE: CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - SITE GEOMETRY AND DIMENSIONAL CONTROL
   - SITE UTILITIES
   - SITE GRADING AND DRAINAGE
   - ASPHALTICONCRETE PAVING DETAILS
   - PAVING MARKERS
   - CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS
   - PARKING BUMPERS
   - TRAFFIC SIGNAGE
   - PAVING STRIPING AND CURB MARKINGS
   - TYPICAL HANDICAP SIGNAGE/SPACES
3. RE: ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   - SITE LIGHT STANDARD LOCATIONS AND SIZES
   - ELECTRICAL SLEEVING LOCATIONS AND SIZES
   - TELEPHONE AND CABLE T.V. PULL BOX LOCATIONS
   - ELECTRICAL MANHOLE LOCATIONS AND DETAILS
   - PULL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS
   - EXTERIOR BUILDING ILLUMINATION AND UTILITY COORDINATION
4. REFERENCE SPECIFICATIONS FOR SITE SIGNAGE PACKAGE INFORMATION.
5. REFERENCE LANDSCAPE DRAWINGS FOR:
   - LANDSCAPE PLANTING AND DETAILS
   - SODDING AND SEEDING
   - LANDSCAPE BED DRAINAGE
   - HARDSCAPE LAYOUT AND DETAILS (SPECIALTY PAVING)
6. REFERENCE IRRIGATION IN LANDSCAPE DRAWINGS FOR:
   - HEAD AND VALVE LOCATIONS AND SIZES
   - IRRIGATION SLEEVING LOCATIONS AND SIZES
   - IRRIGATION SYSTEM CONTROLLER LOCATION
   - DETAILS AND SPECIFICATIONS
7. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO THE EMERGENCY DEPARTMENT ENTRANCE WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE FACILITY.
8. CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.

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ARCHITECTURAL SITE PLAN

SHEET NUMBER

A01-01

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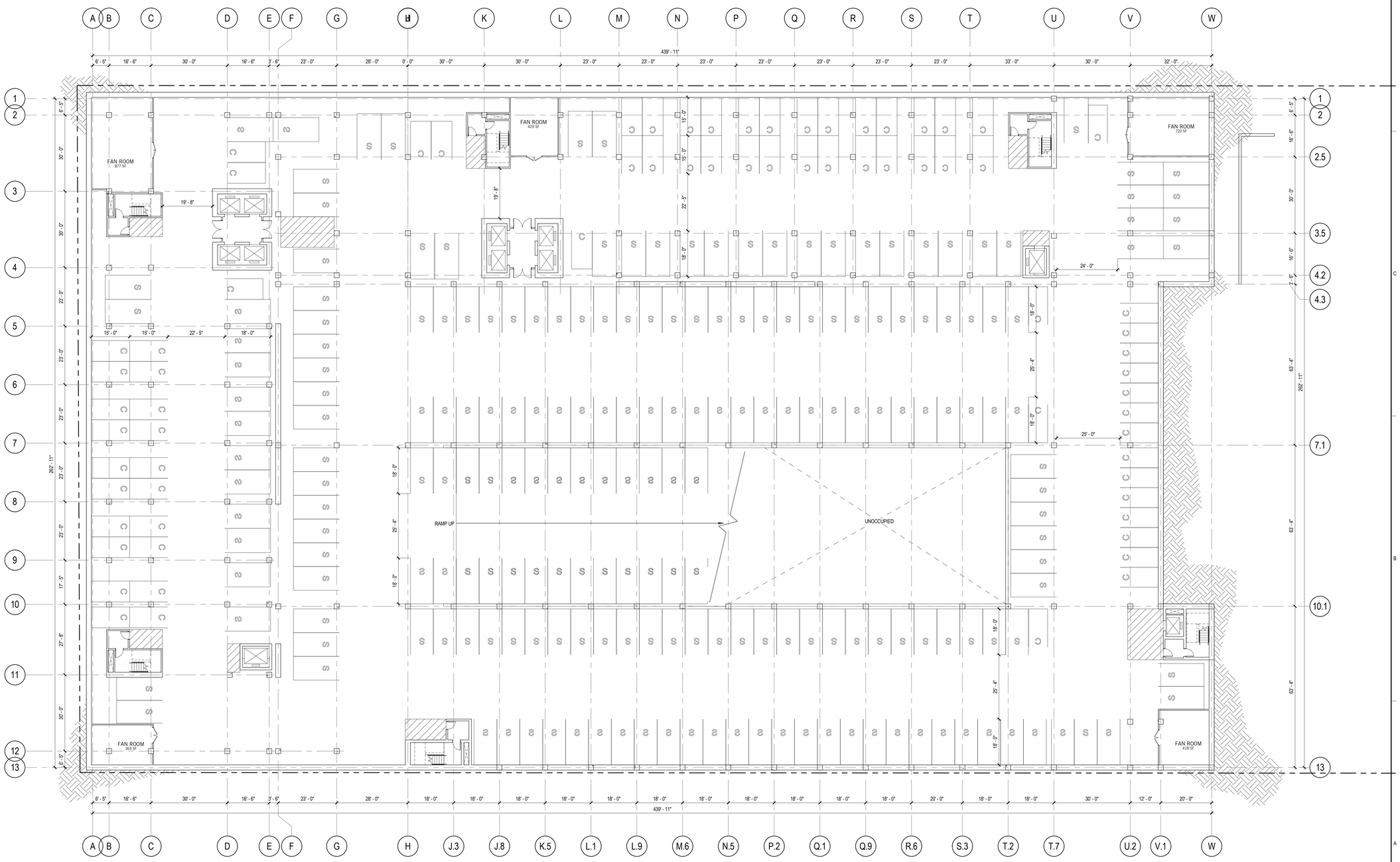

A4 FLOOR PLAN - LEVEL B2
1/16" = 1'-0"

N

0 8 16 32 64'

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OVERALL FLOOR PLAN LEVEL B2

SHEET NUMBER

A10-B2

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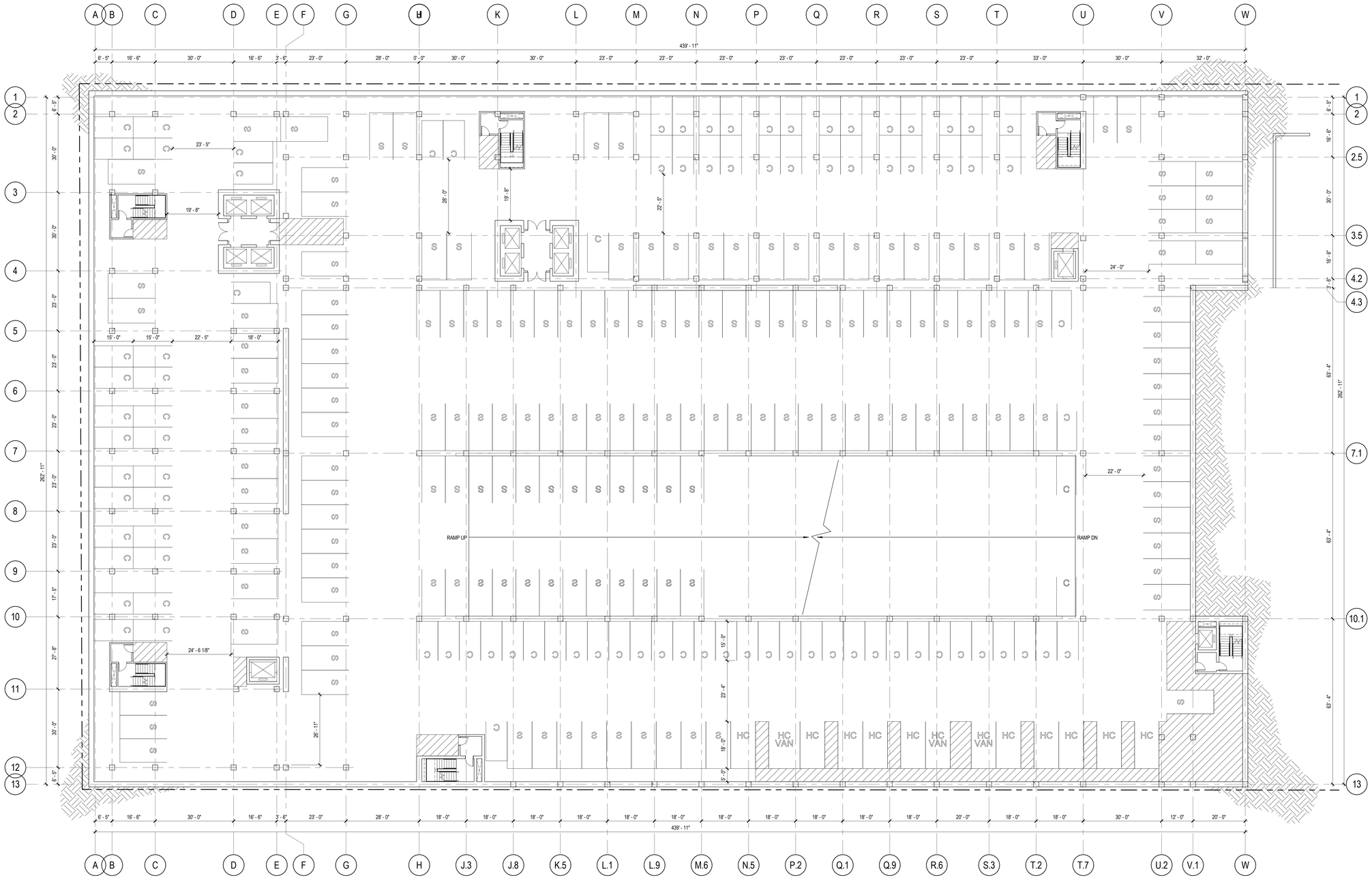

A4 FLOOR PLAN - LEVEL B1
1/16" = 1'-0"

N

0 8 16 32 64'

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OVERALL FLOOR PLAN LEVEL B1

SHEET NUMBER

A10-B1

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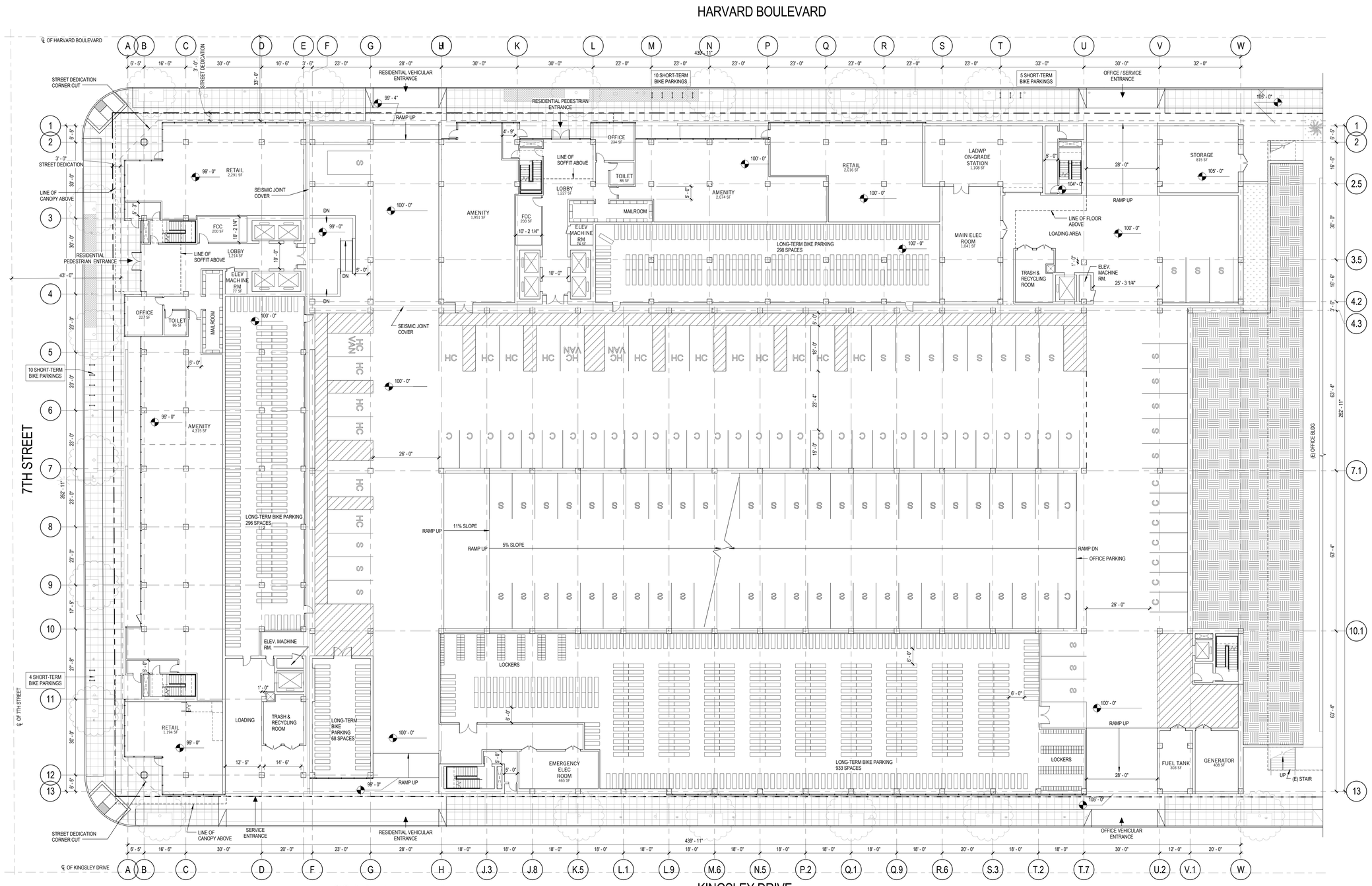

A4 FLOOR PLAN - LEVEL 01
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN LEVEL 01

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A10-01

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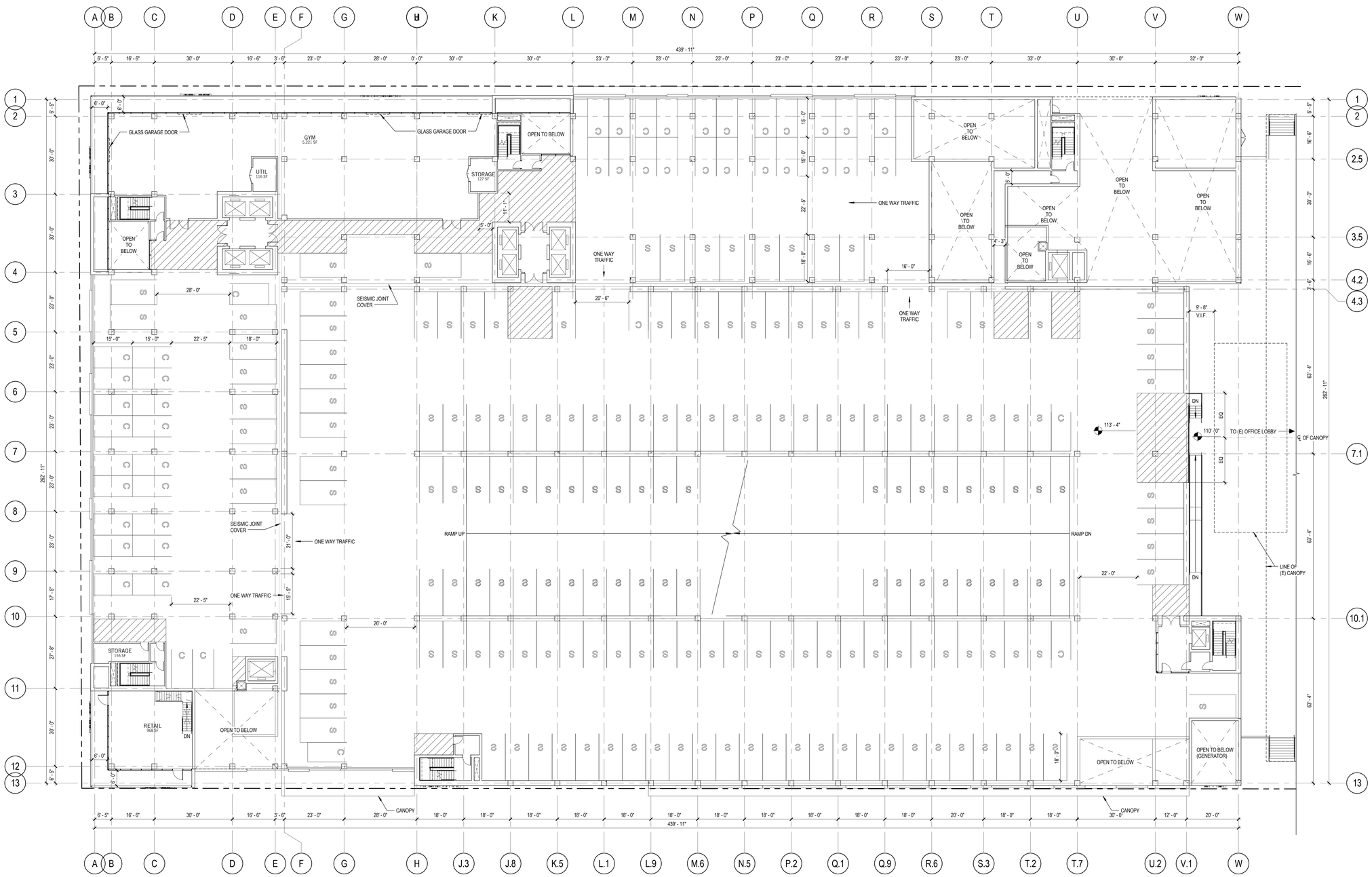

A4 FLOOR PLAN - LEVEL 02
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN LEVEL 02

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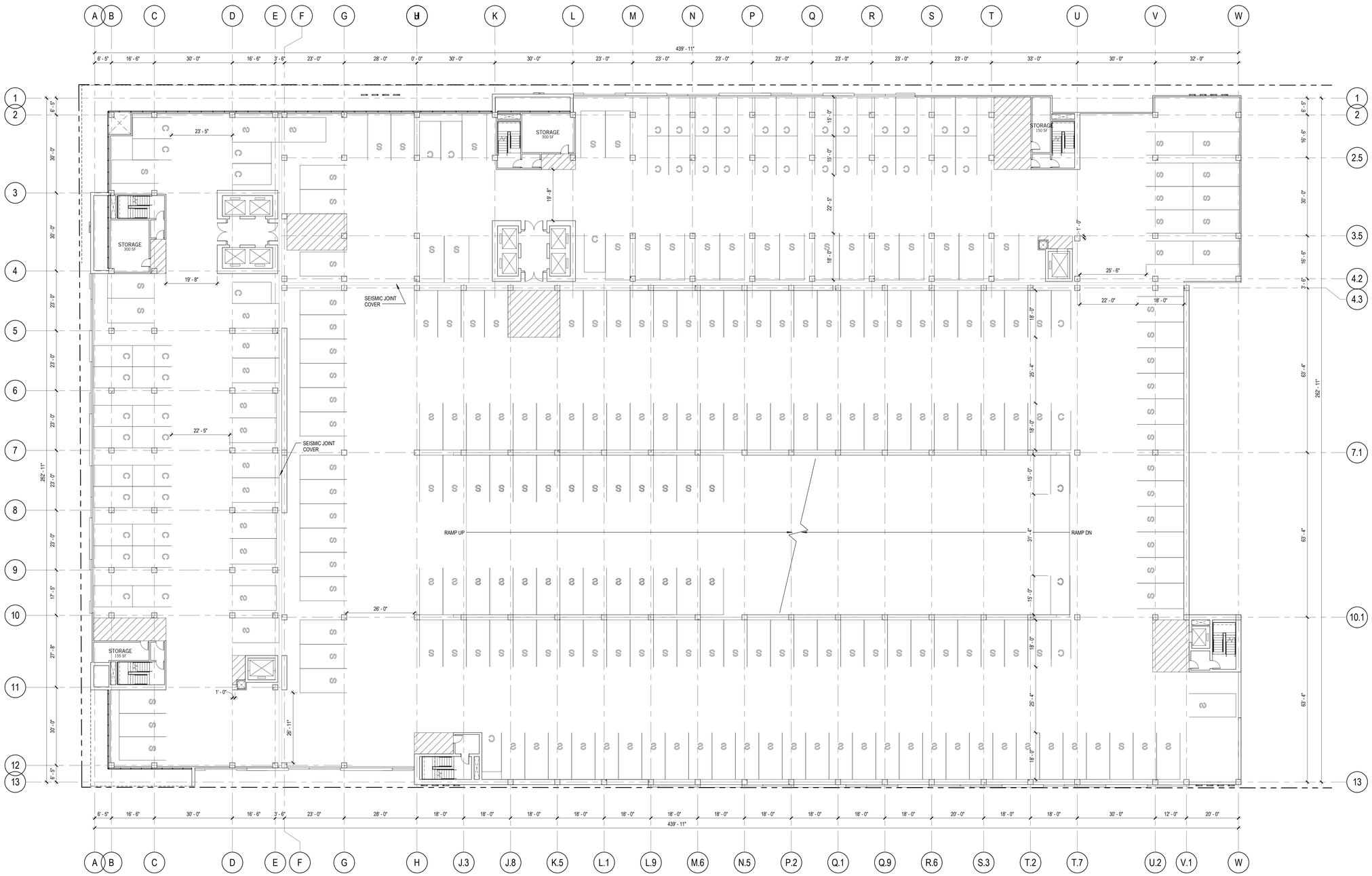

A4 FLOOR PLAN - LEVEL 03
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN LEVEL 03

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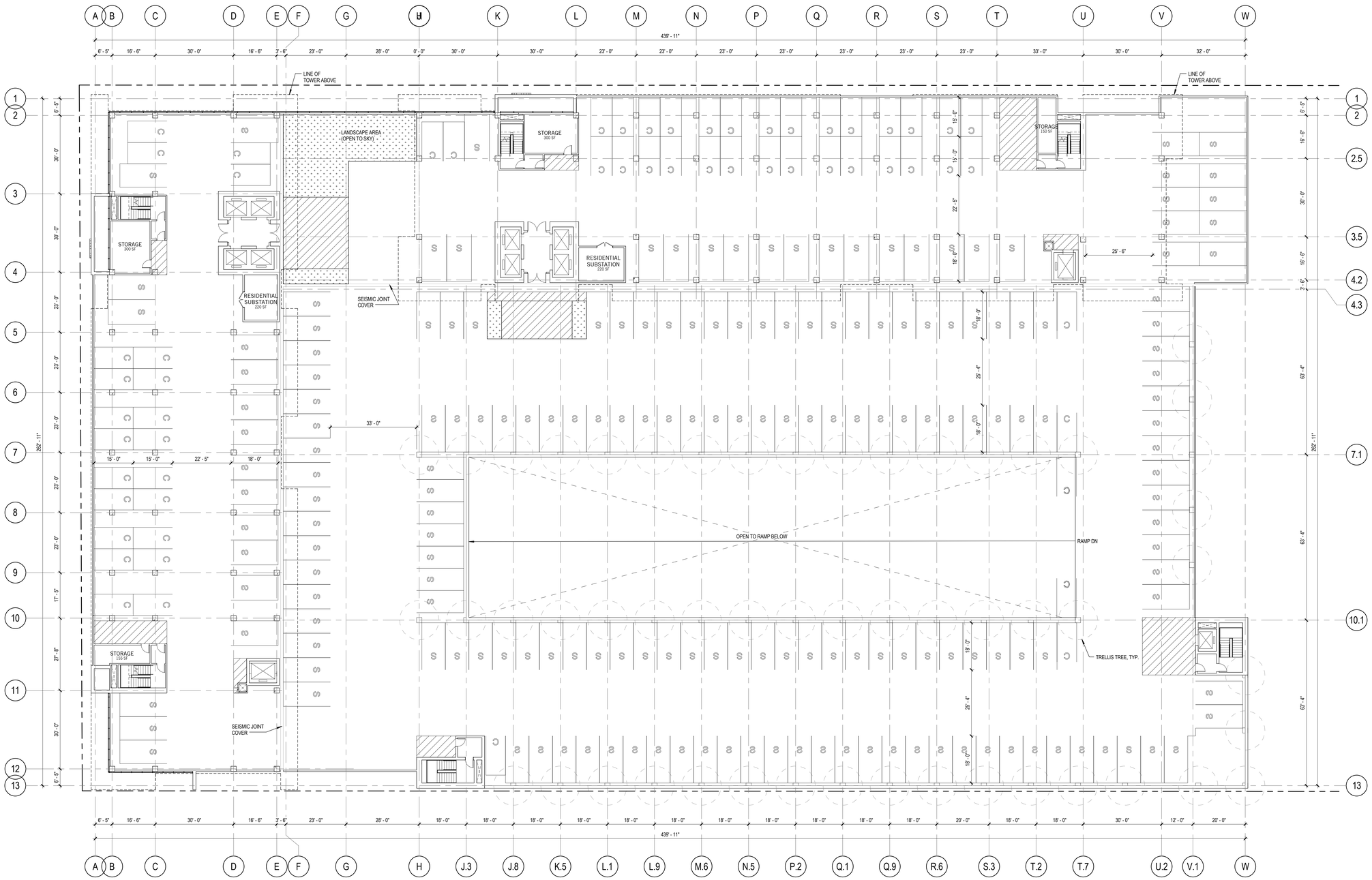
FLOOR PLAN LEGEND

LANDSCAPE AREA



A4 FLOOR PLAN - LEVEL 04
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN LEVEL 04

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A10-04

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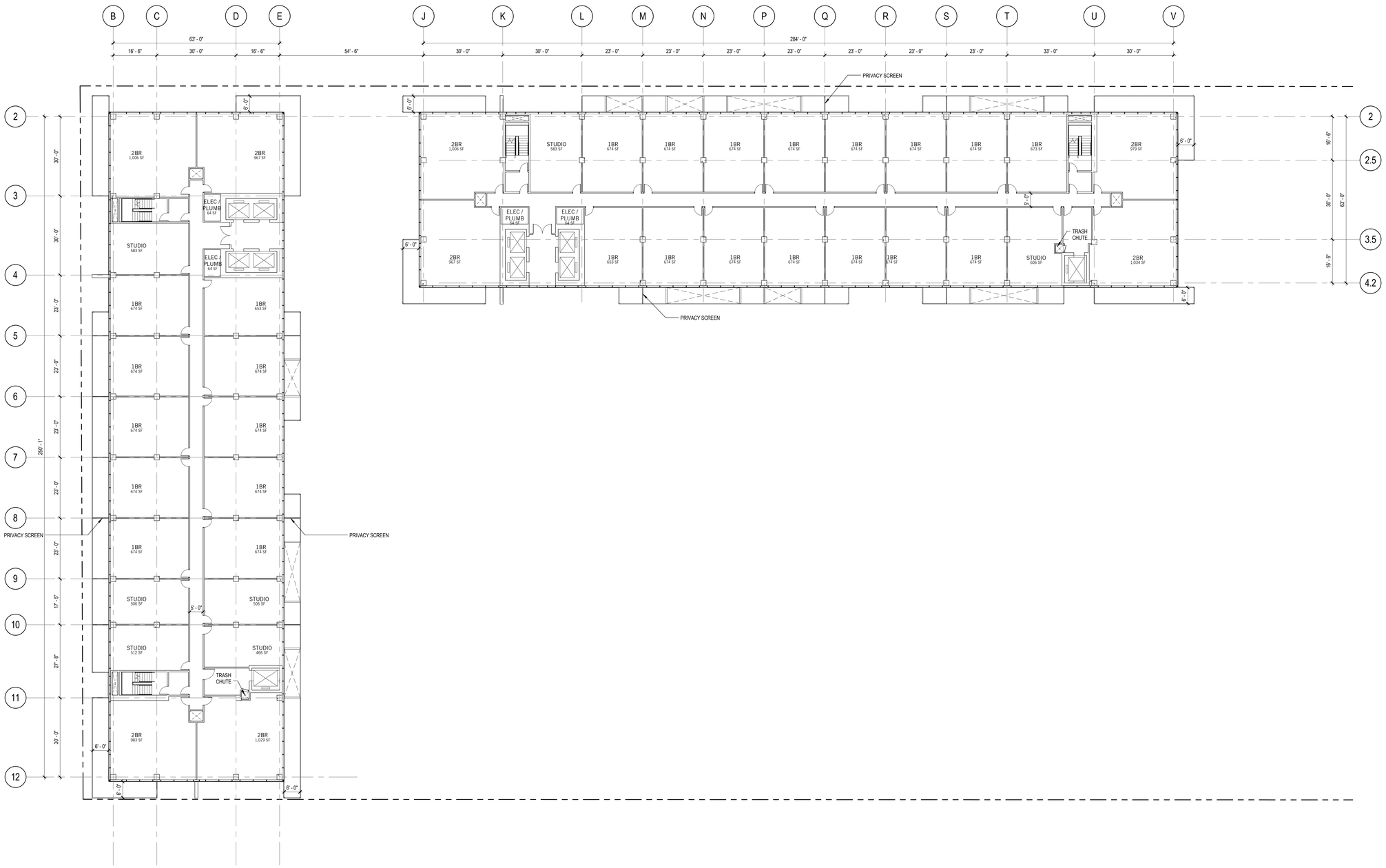

A4 FLOOR PLAN - LEVEL 05-11
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN LEVEL 05 - 11

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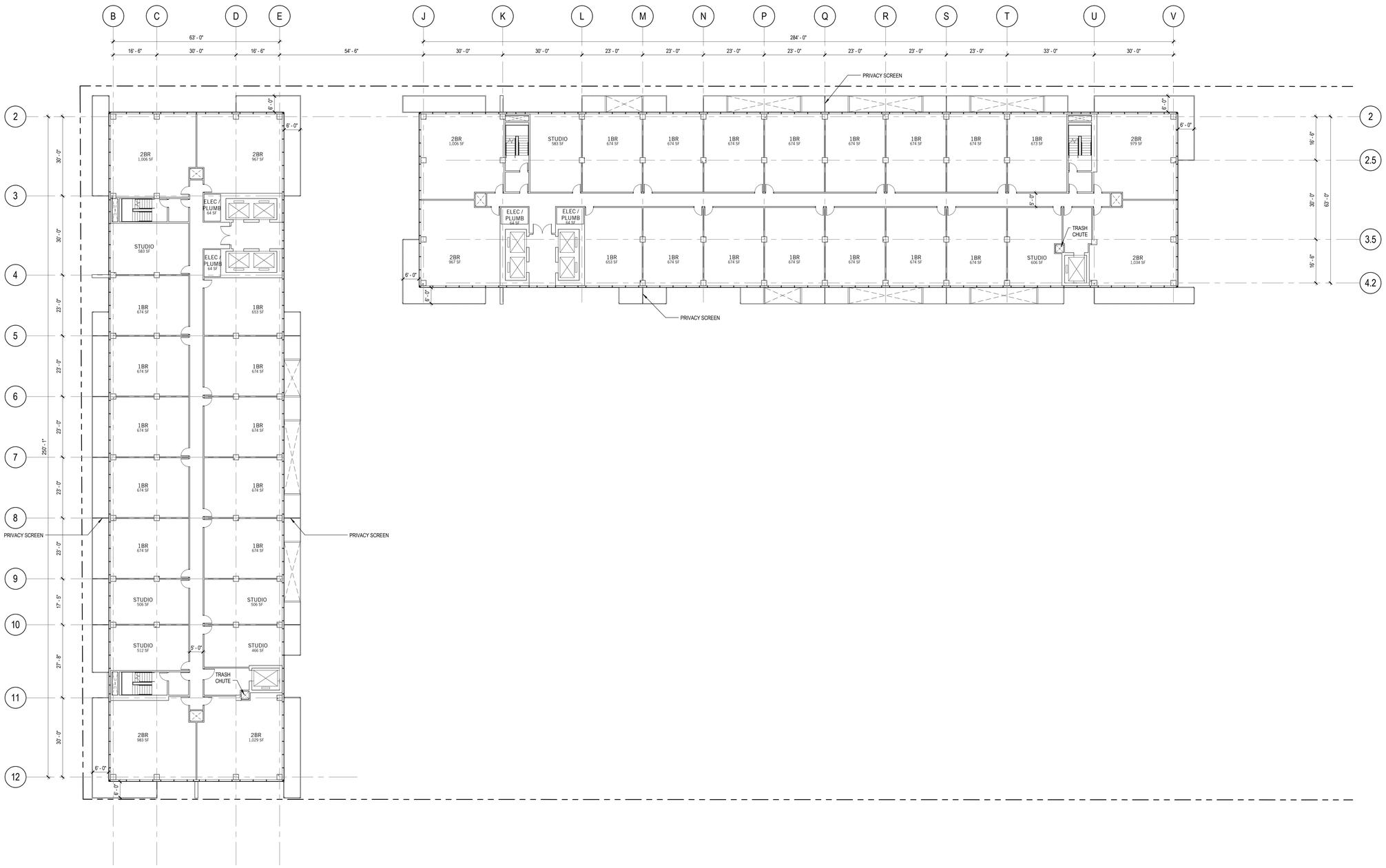

A4 FLOOR PLAN - LEVEL 12-23
1/16" = 1'-0"

N

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OVERALL FLOOR PLAN LEVEL 12 - 23

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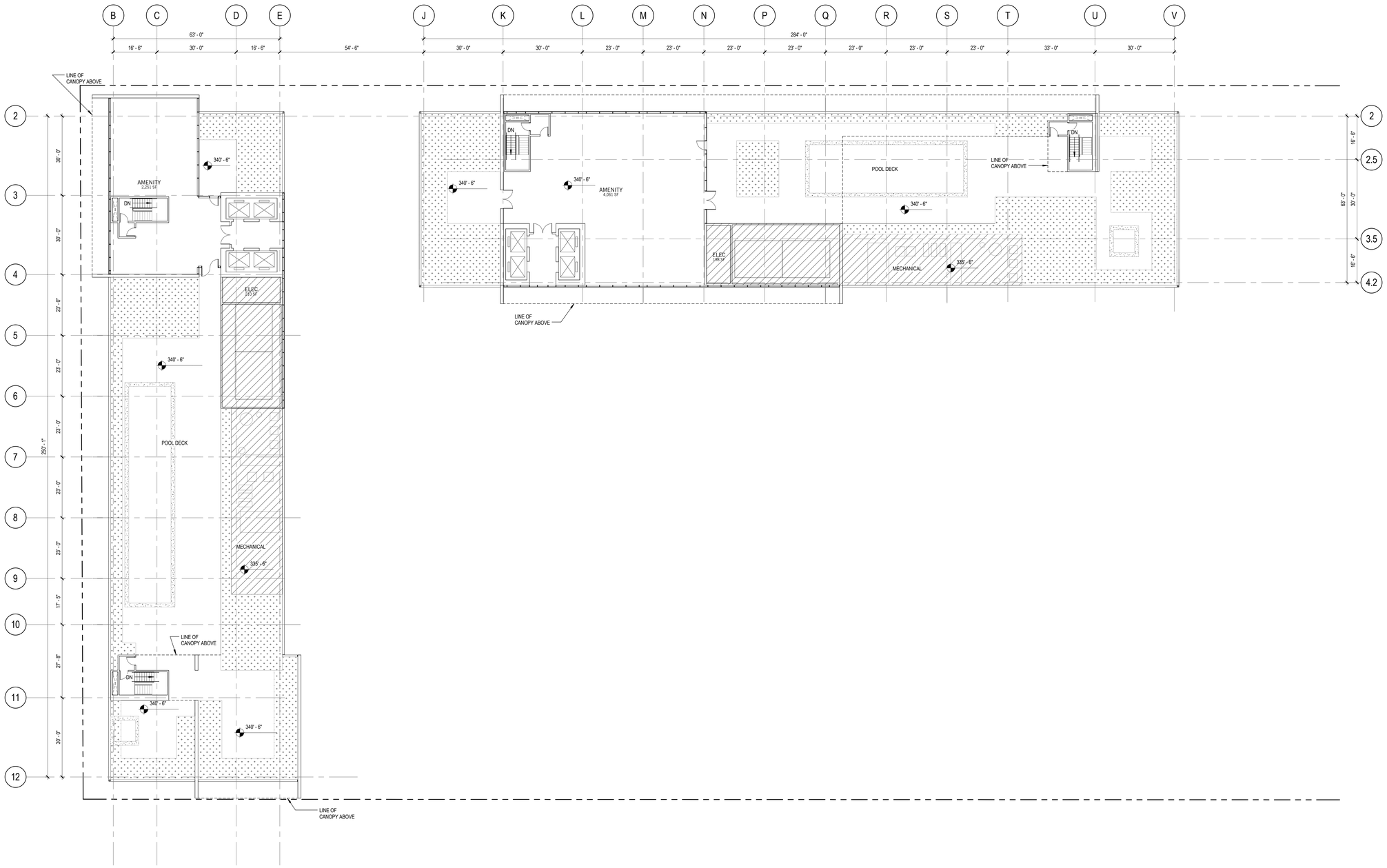
FLOOR PLAN LEGEND

LANDSCAPE AREA



A4 ROOF PLAN
1/16" = 1'-0"

N

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TITLE

ROOF PLAN

SHEET NUMBER

A10-24

ENTITLEMENT PACKAGE

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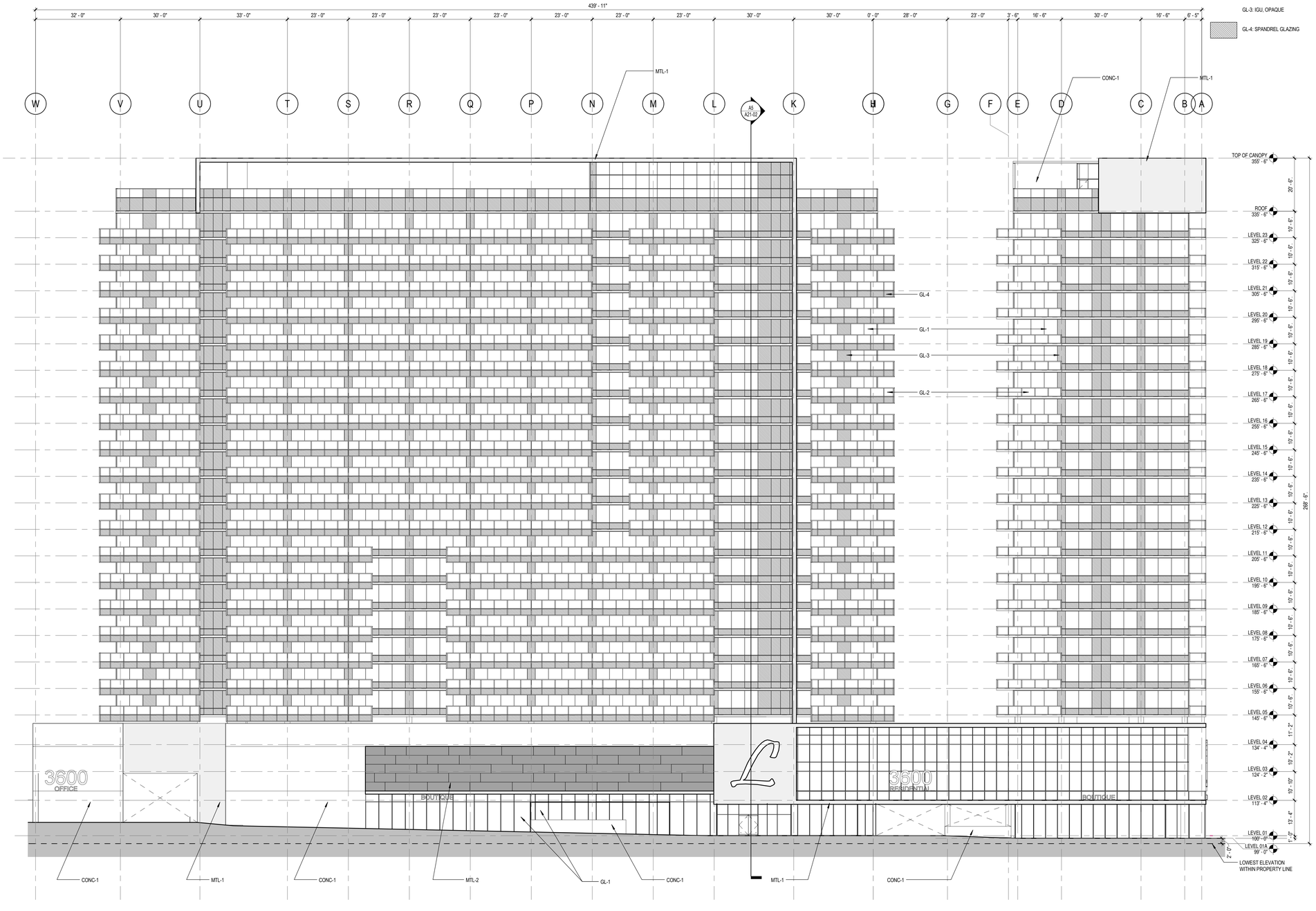
EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

EXTERIOR ELEVATION LEGEND

GL-1: IGU, CLEAR	CONC-1: EXPOSED CONCRETE
GL-2: CLEAR GLAZING	AL-1: ALUMINUM GUARDRAIL FRAME
GL-3: IGU, OPAQUE	MTL-1: METAL PANEL, LIGHT GRAY
GL-4: SPANDREL GLAZING	MTL-2: METAL PANEL SCREEN @PARKING LEVELS



A4 WEST EXTERIOR ELEVATION
1/16" = 1'-0"

0 8 16 32 64'

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EXTERIOR ELEVATIONS - WEST

SHEET NUMBER

A20-01

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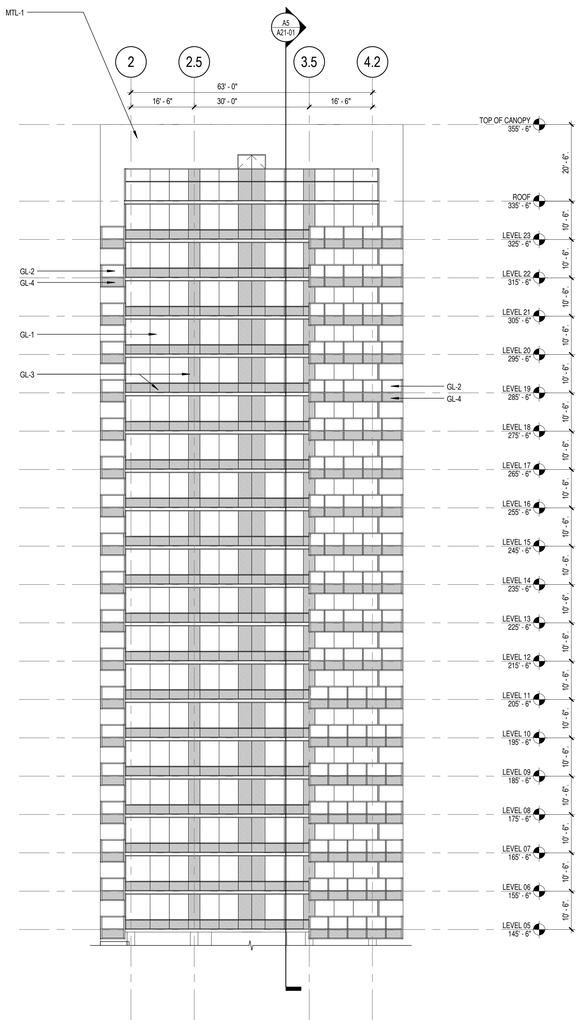
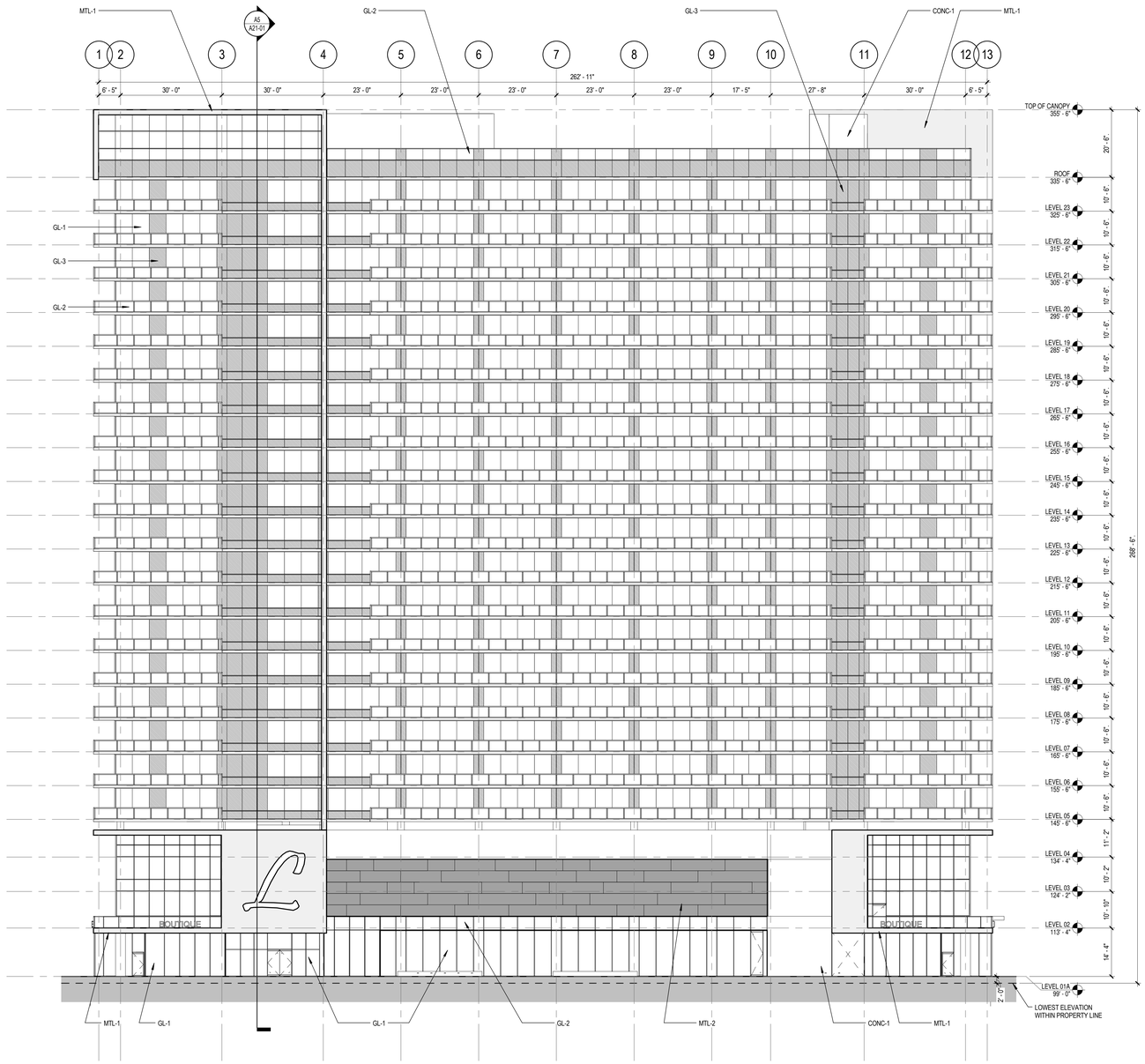
NOTE:
1. EXTERIOR MATERIAL LEGEND SEE A20-01



A5 SOUTH EXTERIOR ELEVATION - WEST TOWER
1/16" = 1'-0"



A3 SOUTH EXTERIOR ELEVATION - SOUTH TOWER
1/16" = 1'-0"

0 8 16 32 64'

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3600 WILSHIRE HIGHRISE RESIDENTIAL
3600 WILSHIRE BLVD.,
LOS ANGELES, CA 90010

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
1	ENTITLEMENT PACKAGE	01/07/2019

Job Number	716000.000
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Approved	Approver

TITLE

EXTERIOR ELEVATIONS - SOUTH

SHEET NUMBER

A20-02

ENTITLEMENT PACKAGE

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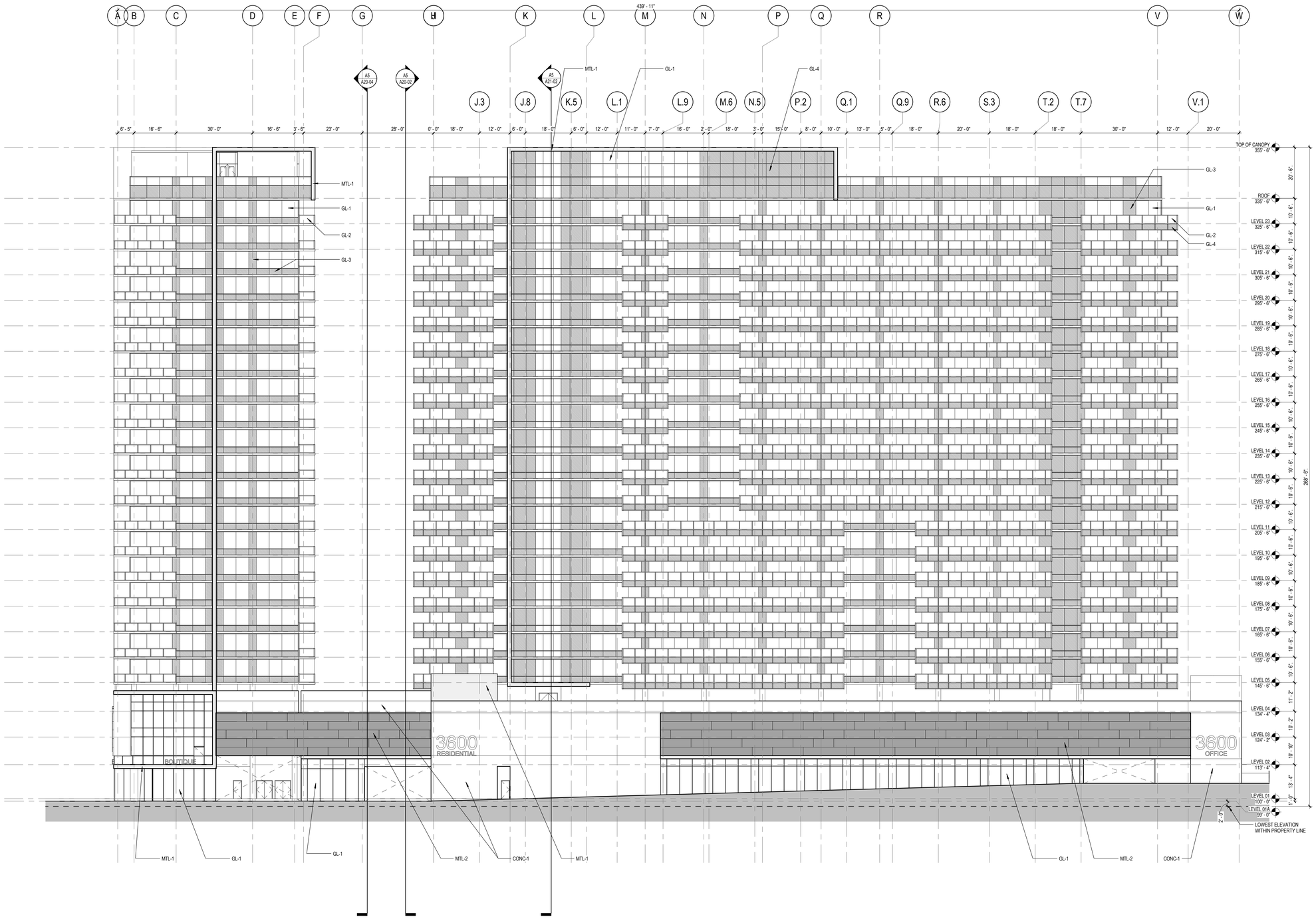
NOTE:
1. EXTERIOR MATERIAL LEGEND SEE A20-01



A4 EAST EXTERIOR ELEVATION

1/16" = 1'-0"

0 8 16 32 64'

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TITLE

EXTERIOR ELEVATIONS - EAST

SHEET NUMBER

A20-03

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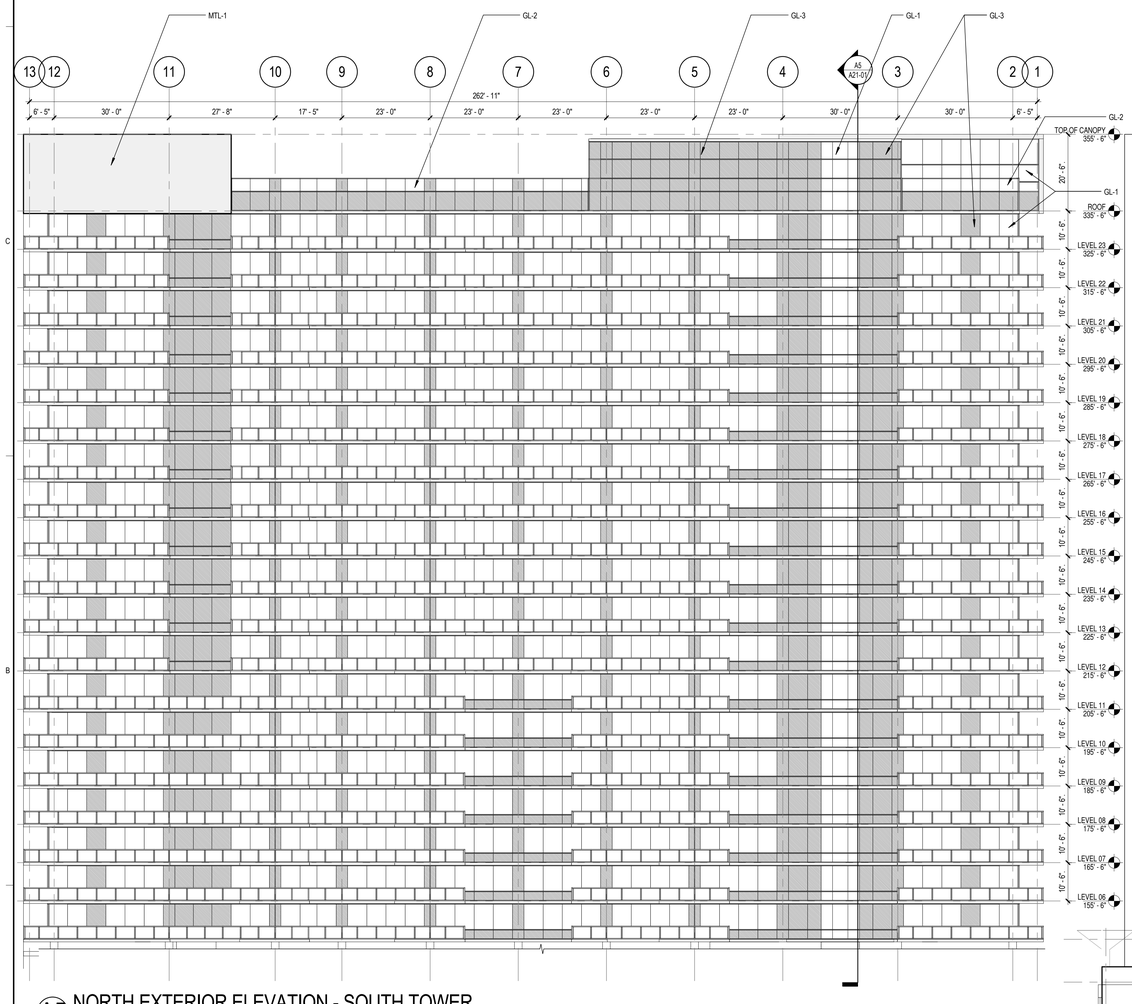
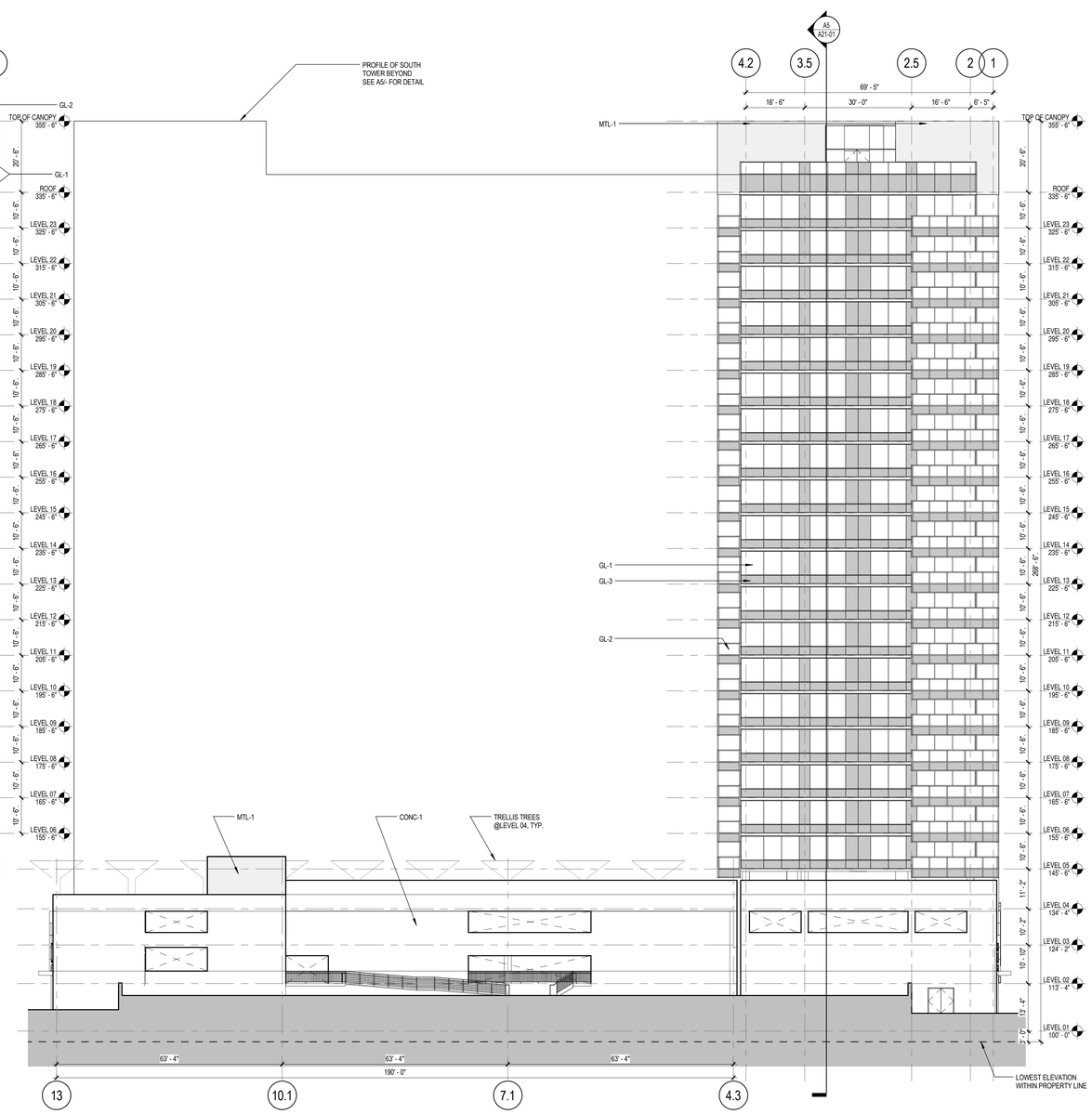
NOTE:
1. EXTERIOR MATERIAL LEGEND SEE A20-01



A5 NORTH EXTERIOR ELEVATION - SOUTH TOWER
1/16" = 1'-0"



A3 NORTH EXTERIOR ELEVATION - WEST TOWER
1/16" = 1'-0"

0 8 16 32 64'

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EXTERIOR ELEVATIONS - NORTH

SHEET NUMBER

A20-04

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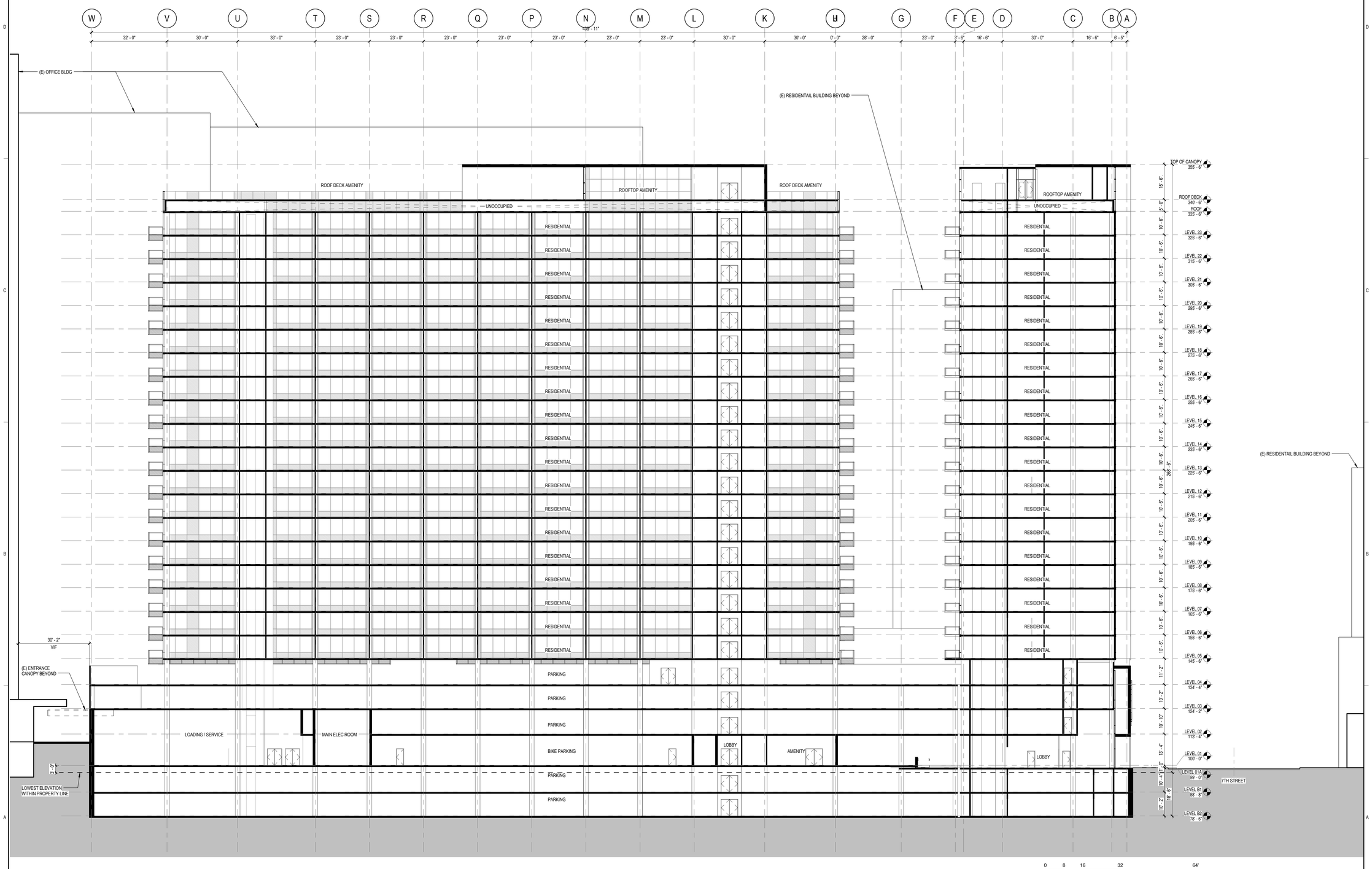

A5 NORTH-SOUTH SECTION
1/16" = 1'-0"

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BUILDING SECTION

SHEET NUMBER

A21-01

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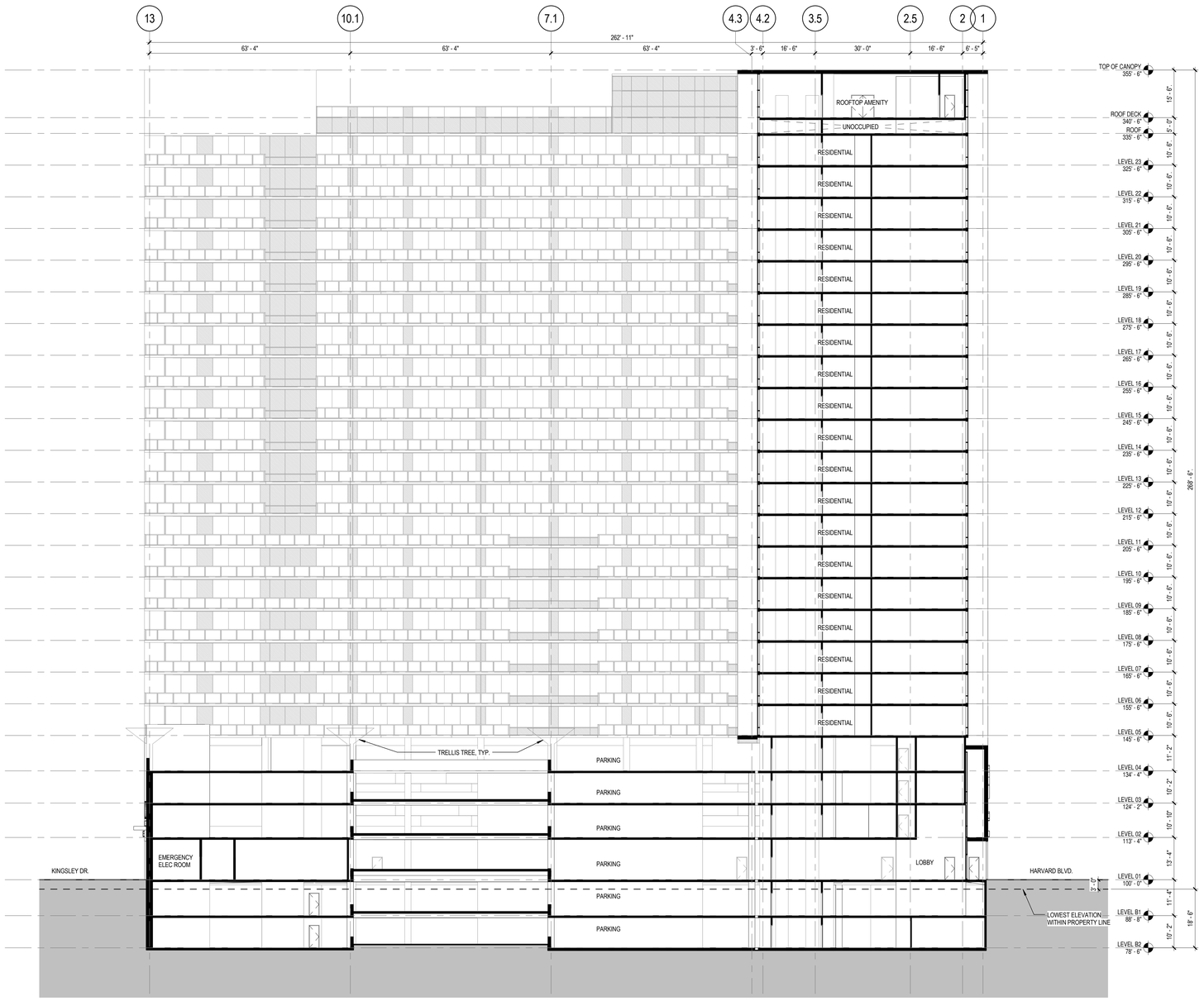

A5 EAST-WEST SECTION
1/16" = 1'-0"

0 8 16 32 64'

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BUILDING SECTION

SHEET NUMBER

A21-02

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A3 VIEW FROM SOUTH WEST
NOT TO SCALE

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TITLE

PERSPECTIVE

SHEET NUMBER

A70-01

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A3 VIEW FROM EAST
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PERSPECTIVE

SHEET NUMBER

A70-02

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A3 VIEW FROM SOUTH EAST
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PERSPECTIVE

SHEET NUMBER

A70-03

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A3 STREETSCAPE @SOUTH WEST CORNER
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PERSPECTIVE

SHEET NUMBER

A70-04

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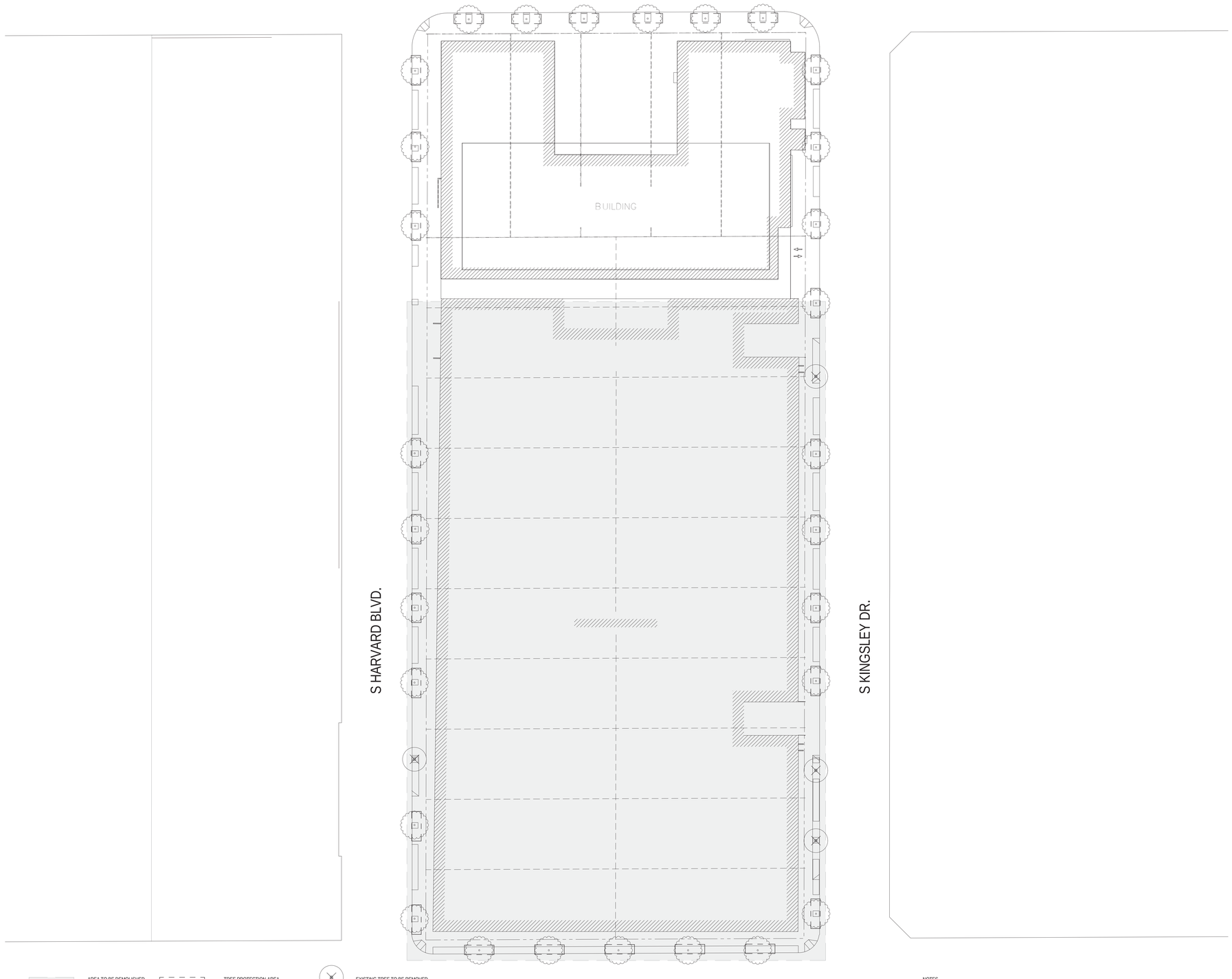

AREA TO BE DEMOLISHED

TREE PROTECTION AREA

EXISTING TREE TO BE REMOVED

EXISTING JACARANDA MIMOSIFOLIA TO REMAIN

NOTES
1. EXISTING PARKING GARAGE, SIDEWALK, CURBS, GUTTER, AND ASPHALT AS NEEDED TO BE DEMOLISHED.
2. FOUR EXISTING JACARANDA MIMOSIFOLIA IN THE R.O.W TO BE REMOVED TO ACCOMMODATE VEHICULAR ENTRIES.
3. REMAINING TWENTY-NINE JACARANDA MIMOSIFOLIA IN THE R.O.W TO BE PROTECTED DURING CONSTRUCTION.
4. ALL TREES WITHIN THE PROPERTY LINE TO BE REMOVED.

N

0 15 30 60 120'

A5 TREE DISPOSITION PLAN
1" = 30'-0"

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TREE DISPOSITION PLAN

SHEET NUMBER

L01-01

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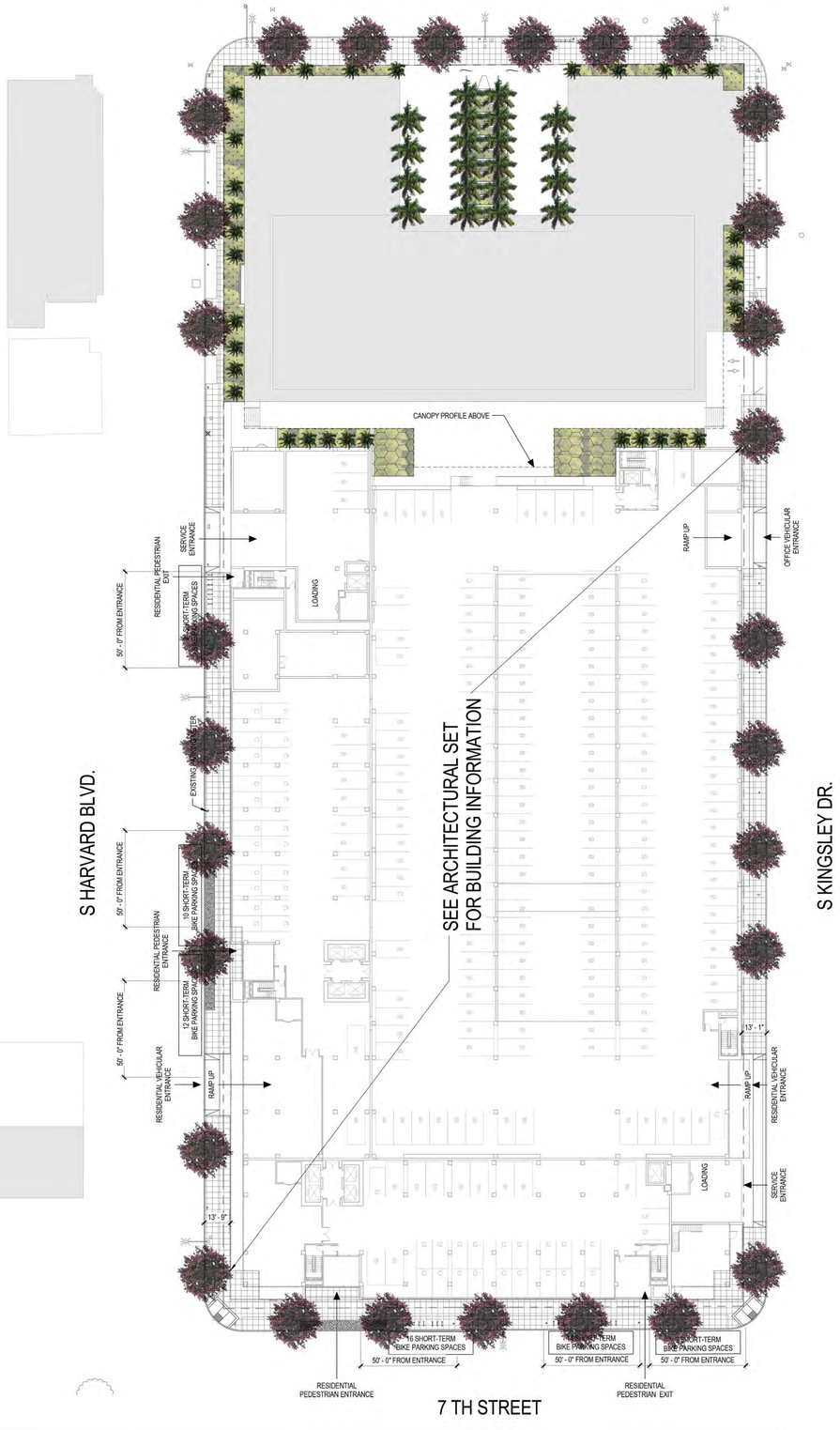

1 LEVEL 01
1" = 30'-0"

MATERIALS LEGEND

PLANTING AREA ORNAMENTAL:
AGAVE GEMINIFLORA
ALOE STRIATA
ANIGOZANTHOS CULTIVARS
HESPERALOE 'BRAKELIGHTS'
PACHYCEREUS MARGINATUS
YUCCA 'GOLDEN SWORD'

PLANTING AREA MEDIUM SCREEN:
LOPHOMYRTUS X RALPHII 'MAGIC DRAGON'
MISCANTHUS TRANSMORRISONENSIS
MYRSINE AFRICANA
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'

ACACIA STENOPHYLLA
SYAGRUS ROMANZOFFIANUM
VINE STRUCTURE
PYROSTEGIA VENUSTA
EX. TREE JACARANDA MIMOSIFOLIA
CHAMAEROPS HUMILIS
CORDYLINE AUSTRALIS
DRACAENA ARBOREA
DICKSONIA ANTARCTICA
GINKGO BILOBA 'FASTIGIATA'

GRANITE COBBLE PAVERS
CITY STANDARD CONCRETE SIDEWALK
TRUNCATED DOMES
DECOMPOSED GRANITE
CONCRETE PEDESTAL PAVER TYPE 1
CONCRETE PEDESTAL PAVER TYPE 2
SCREEN WALL
POOL COPING
ROOF DECK
CONCRETE PLANTER WALL
PROPERTY LINE
BIKE RACKS
EXISTING STREET LIGHT

NOTES
1) ALL PLANTINGS TO BE LOW WATER USE.
2) ALL IRRIGATION TO BE DRIP AND TO INCLUDE A RAIN SENSOR.
3) 25,322 S.F OF PLANTING AT ROOF DECK AND LEVEL 5 PODIUM , EQUAL TO 30% OF TOTAL COMMON OPEN SPACE.
4) 86 SHORT-TERM BIKE PARKING SPACES PROVIDED AT STREET LEVEL WITHIN 50' OF PEDESTRIAN ENTRANCES AND EXITS.

TREE COUNT SUMMARY
REQUIREMENT 1 TREE : 4 UNITS
760 UNITS YIELDS 190 TREES + 8 TREES TO REPLACE THE REMOVAL OF 4 EXISITING TREES*

*SEE L01-01 TREE DISPOSITION PLAN

	EXISTING	NEW	TOTAL
GROUND	29	52	81
LEVEL 04		61	61
ROOF		56	56
TOTAL	29	169	198

SEE LAYOUT PLANS FOR LOCATION AND TYPE

N

0 15 30 60 120'

SCIENTIFIC NAME	AREA	PERCENTAGE	SPACING O.C.	COUNT
ORNAMENTAL	3,543 SF			
AGAVE GEMINIFLORA	591 SF	16.66%	4'-0"	24
ALOE STRIATA	591 SF	16.66%	2'-0"	77
ANIGOZANTHOS CULTIVARS	591 SF	16.66%	2'-0"	77
HESPERALOE 'BRAKELIGHTS'	590 SF	16.66%	3'-0"	34
PACHYCREUS MARGINATUS	590 SF	16.66%	1'-0"	316
YUCCA 'GOLDEN SWORD'	590 SF	16.66%	4'-0"	18
MEDIUM SCREEN	3,241 SF			
LOPHOMYRTUS X RALPHII 'MAGIC DRAGON'	810 SF	25%	5'-0"	61
MISCANTHUS TRANSMORRISONENSIS	810 SF	25%	4'-0"	93
MYRSINE AFRICANA	810 SF	25%	5'-0"	61
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	811 SF	25%	5'-0"	61
TREES				
EXISTING ST TREE– JACARANDA MIMOSIFOLIA				29
LARGE PALM				20
SMALL PALM				32

PLANTING LEGEND LEVEL 01
12" = 1'-0"

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KEYPLAN

ISSUE CHART

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TITLE

LANDSCAPE LAYOUT LEVEL 01

SHEET NUMBER

L10-00

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1 LEVEL 04

1/16" = 1'-0"

MATERIALS LEGEND

PLANTING AREA ORNAMENTAL:
AGAVE GEMINIFLORA
ALOE STRIATA
ANIGOZANTHOS CULTIVARS
HESPERALOE 'BRAKELIGHTS'
PACHYCEREUS MARGINATUS
YUCCA 'GOLDEN SWORD'

PLANTING AREA MEDIUM SCREEN:
LOPHOMYRTUS X RALPHII 'MAGIC DRAGON'
MISCANTHUS TRANSMORRISONENSIS
MYRSINE AFRICANA
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'

GRANITE COBBLE PAVERS
CITY STANDARD CONCRETE SIDEWALK
TRUNCATED DOMES
DECOMPOSED GRANITE
CONCRETE PEDESTAL PAVER TYPE 1
CONCRETE PEDESTAL PAVER TYPE 2
SCREEN WALL
POOL COPING
ROOF DECK
CONCRETE PLANTER WALL
PROPERTY LINE
BIKE RACKS
EXISTING STREET LIGHT

NOTES
1) ALL PLANTINGS TO BE LOW WATER USE.
2) ALL IRRIGATION TO BE DRIP AND TO INCLUDE A RAIN SENSOR.
3) 25,322 S.F.OF PLANTING AT ROOF DECK AND LEVEL 5 PODIUM , EQUAL TO 30% OF TOTAL COMMON OPEN SPACE.
4) 86 SHORT-TERM BIKE PARKING SPACES PROVIDED AT STREET LEVEL WITHIN 50' OF PEDESTRIAN ENTRANCES AND EXITS.

N

0 8 16 32 64'

SCIENTIFIC NAME	AREA	PERCENTAGE	SPACING O.C.	COUNT
ORNAMENTAL	1,716 SF			
AGAVE GEMINIFLORA	429 SF	16.66%	4'-0"	13
ALOE STRIATA	429 SF	16.66%	2'-0"	49
ANIGOZANTHOS CULTIVARS	429 SF	16.66%	2'-0"	49
HESPERALOE 'BRAKELIGHTS'	429 SF	16.66%	3'-0"	22
PACHYCREUS MARGINATUS	429 SF	16.66%	1'-0"	197
YUCCA 'GOLDEN SWORD'	429 SF	16.66%	4'-0"	13
TREES				
GINKGO BILOBA 'FASTIGIATA'				7
TREES (VINES)				
PYROSTEGIA VENUSTA				53

PLANTING LEGEND LEVEL 04

12" = 1'-0"

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LANDSCAPE LAYOUT LEVEL 04

SHEET NUMBER

L10-04

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1 ROOF DECK
1/16" = 1'-0"

MATERIALS LEGEND

PLANTING AREA ORNAMENTAL:
AGAVE GEMINIFLORA
ALOE STRIATA
ANIGOZANTHOS CULTIVARS
HESPERALOE 'BRAKELIGHTS'
PACHYCEREUS MARGINATUS
'YUCCA 'GOLDEN SWORD'

PLANTING AREA MEDIUM SCREEN:
LOPHOMYRTUS X RALPHII 'MAGIC DRAGON'
MISCANTHUS TRANSMORRISONENSIS
MYRSINE AFRICANA
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'

ACACIA STENOPHYLLA
SYAGRUS ROMANZOFFIANUM
VINE STRUCTURE
PYROSTEGIA VENUSTA
EX. TREE
JACARANDA MIMOSIFOLIA
CHAMAEROPS HUMILIS
CORDYLINE AUSTRALIS
DRACAENA ARBOREA
DICKSONIA ANTARCTICA
GINKGO BILOBA 'FASTIGIATA'

GRANITE COBBLE PAVERS
CITY STANDARD CONCRETE SIDEWALK
TRUNCATED DOMES
DECOMPOSED GRANITE
CONCRETE PEDESTAL PAVER TYPE 1
CONCRETE PEDESTAL PAVER TYPE 2
SCREEN WALL
POOL COPING
ROOF DECK
CONCRETE PLANTER WALL
PROPERTY LINE
BIKE RACKS
EXISTING STREET LIGHT

NOTES
1) ALL PLANTINGS TO BE LOW WATER USE.
2) ALL IRRIGATION TO BE DRIP AND TO INCLUDE A RAIN SENSOR.
3) 25,322 S.F.OF PLANTING AT ROOF DECK AND LEVEL 5 PODIUM , EQUAL TO 30% OF TOTAL COMMON OPEN SPACE.
4) 86 SHORT-TERM BIKE PARKING SPACES PROVIDED AT STREET LEVEL WITHIN 50' OF PEDESTRIAN ENTRANCES AND EXITS.

N

0 8 16 32 64'

SCIENTIFIC NAME	AREA	PERCENTAGE	SPACING O.C.	COUNT
ORNAMENTAL	1,978 SF			
AGAVE GEMINIFLORA	330 SF	16.66%	4'-0"	22
ALOE STRIATA	330 SF	16.66%	2'-0"	83
ANIGOZANTHOS CULTIVARS	330 SF	16.66%	2'-0"	83
HESPERALOE 'BRAKELIGHTS'	330 SF	16.66%	3'-0"	36
PACHYCREUS MARGINATUS	329 SF	16.66%	1'-0"	327
YUCCA 'GOLDEN SWORD'	329 SF	16.66%	4'-0"	21
MEDIUM SCREEN	7,231 SF			
LOPHOMYRTUS X RALPHII 'MAGIC DRAGON'	1,808 SF	25%	5'-0"	73
MISCANTHUS TRANSMORRISONENSIS	1,808 SF	25%	4'-0"	113
MYRSINE AFRICANA	1,808 SF	25%	5'-0"	73
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	1,807 SF	25%	5'-0"	73
TREES:				
ACACIA STENOPHYLLA				34
ROOF PALM				24

PLANTING LEGEND ROOF
12" = 1'-0"

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LANDSCAPE LAYOUT ROOF PLAN

SHEET NUMBER

L10-24

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