AERIAL VIEW FROM SILVER LAKE BLVD. CORNER

STREE VIEW - SILVER LAKE BLVD.

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Silver Lake Garden Apts.
2413-2499 Silver Lake Blvd
Los Angeles, CA 90039

PROJECT REVIEW

June 7, 2024

COVER SHEET

Date: 09/28/23
Scale:
By: Author
Project No: 2227
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ABBREVIATIONS

A/C	AIR CONDITIONING
A.C.	ASPHALTIC CONCRETE PAVING
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BOT.	BOTTOM
C.L.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONC. BLK.	CONCRETE BLOCK
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DTL.	DETAIL
DWG.	DRAWING
(E)	EXISTING
ELEC.	ELECTRIC
E.V.	ELECTRIC VEHICLE
ELEV.	ELEVATION
EQ.	EQUAL
EQIUP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FP.	FIREPLACE
FT.	FEET
FTG.	FOOTING
G.	GAS
GA.	GAUGE
GALV.	GALVANIZE
GL.	GLASS
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HEAD
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
H.W.	HOT WATER
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M/C	MEDICINE CABINET
MECH.	MECHANICAL
MFGR.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
P.A.	PLANTING AREA
P.C.	PRE-CAST CONCRETE
P.P.	POWER POLE
PL.	PLATE
P.L.	PROPERTY LINE
PLYWD.	PLYWOOD
PLMB.	PLUMBING
PR.	PAIR
PT.	PAINT
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
RECP.	RECEPTACLE
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVISION
RF.	ROOF
RM.	ROOM
R.O.	ROUGH OPENING
S.A.	SUPPLY AIR
S.C.	SOLID CORE
S.D.	STORM DRAIN
S.F.	SQUARE FEET
SHTG.	SHEATHING
SHT. MTL.	SHEET METAL
SIM.	SIMILAR
S/S	STAINLESS STEEL
STL.	STEEL
STR.	STRUCTURAL
SUBFLR.	SUB-FLOOR
SUSP.	SUSPENDED
T.	TREAD
T & G	TONGUE AND GROOVE
THK.	THICK
T.O.	TOP OF
TYP.	TYPICAL
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
U.N.O.	UNLESS NOTED OTHERWISE
UNF.	UNFINISHED
W.	WATER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W/O	WITHOUT
W.O.	WHERE OCCURS
W.P.	WATER PROOF
W.W.M.	WELDED WIRE MESH

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
( )	EXISTING CONDITION
+461.0' T.O.P.	NEW OR REQUIRED POINT ELEVATION LOCATION
(+461.0') T.O.P.	EXISTING POINT ELEVATION LOCATION
268	EXISTING CONTOUR LINE
320	NEW CONTOUR LINE
	MATCH LINE, SHADED PORTION SIDE SHOWN
	LEVEL LINE, CONTROL POINT OR DATUM
	PROPERTY LINE, BOUNDARY LINES
	CENTER LINE, EXTERIOR ELEVATION LINES
	OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.
	OUTLINE OF HIDDEN OBJECTS BELOW
	EXISTING CONSTRUCTION TO BE REMOVED
	BUILDING SECTION REFERENCE DRAWING NUMBER
1 A-1 SIM	DETAIL NUMBER REFERENCE DRAWING NUMBER
	WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER
	DOOR NUMBER
EW9	WALL REFERENCE
A	WINDOW NUMBER
A A	MATERIAL REFERENCE COLOR REFERENCE
12	EQUIPMENT NUMBER
1	REVISION
N	PROJECT NORTH (MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)
0 0	REFERENCE GRIDS

PROJECT DIRECTORY

OWNER:
Fang Quan Morgan EGST Trust &
Seth James Morgan EGST Trust
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ARCHITECT:
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Attn: David Hibbert

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LCW + d.Kode
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(949)636-7096
Attn: Li C. Wang

PROJECT SUMMARY

2413-2499 SILVER LAKE BOULEVARD **APN**: 5440002001
LOS ANGELES, CA 90039

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGLES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS RESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9,10 AND 11 OF TRACT NO. 13693, AS PER MAP RECORDED IN BOOK 279, PAGE 5 OF MPAS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PROPOSED PROJECT: DEMOLITION OF 5 CARPORT STRUCTURES (INCLUDED IN CARPORT STRUCTURES ARE TRASH AND LAUNDRY FACILITIES) FOR 48 PARKING SPACES & PROPOSING IN THOSE LOCATIONS, TWO (5) STORY & ONE (4) STORY MULTI-FAMILY RESIDENTIAL APARTMENT BUILDINGS, 76 TOTAL RESIDENTIAL UNITS, OVER 2-LEVELS SUBTERRANEAN PARKING, ON AN EXISTING SITE AS DESCRIBED BELOW UNDER EXISTING USE. IN ADDTION, RSCOPE INCLUDES THREE NEW TRASH/RECYCLING ACCESSORY STRUCTURES (12.21 C5 ACCESSORY BUILDINGS) (SEE PLAN SHT. A2.03, ELEV. 2/A4.01, & DTLS. ON A5.01 FOR TRASH/RECYCLING ACCESSORY STRUCTURES DESCRIPTION)

EXISTING USE: 41,315 SF, (7) TWO-STORY APARTMENT BUILDINGS WITH 48 APARTMENT UNITS

ENTITLEMENT REQUESTS:

OFF-MENU INCENTIVE
1. REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 123 SPACES, AS OTHERWISE REQUIRED BY PARKING OPTION 1, TO 119 SPACES

WAIVER OF DEVELOPMENT STANDARDS
1. REDUCE THE REQUIRED SPACES BETWEEN MAIN BUILDINGS ON THE LOT TO 10'-0", IN LIEU OF 16'-0" AND 14'-0", AS OTHERWISE REQUIRED BY LAMC 12.21-C,2(a)
2. REDUCE PASSAGEWAY WIDTH TO 10'-0", N LIEU OF 16'-0" AND 14'-0", AS OTHERWISE REQUIRED BY LAMC 12.21-C,2(b).
3. PERMIT A MAXIMUM BUILDING HEIGHT OF 56' IN LIEU OF 45', AS OTHERWISE REQUIRED BY LAMC 12.21.1-A,1
4. PERMIT A 10'-0" REAR YARD SETBACK IN LIEU OF 15'-0", AS OTHERWISE REQUIRED BY LAMC 12.10-C,3
5. PERMIT ONE TRASH & RECYCLING ENCLOSURE ON THE FRONT HALF OF LOT, RATHER THAN REAR HALF OF LOT, AS OTHERWISE REQUIRED BY LAMC 12.21-A,19(c)(12)(ii).
6. PERMIT A 6'-0" TALL WALL FOR THE TRASH & RECYCLING ENCLOSURES, IN LIEU OF AN 8'-0" TALL WALL, AS OTHERWISE REQUIRED BY LAMC 12.21-A,19(c)(12)(iii)
7. RELIEF FROM THE LAMC 12.21-A,19(c)(12)(iv) REQUIREMENT THAT THE TRASH & RECYCLING AREAS BE LOCATED AT LEAST 10'-0' FROM ANY BUILIDNG OPENING

PROJECT REVIEW - FOR PROJECT THAT CREATES MORE THAN 50 NEW DWELLING UNITS, PURSUANT TO LAMC SECTIONS 16.05 & 13B.2.4

WAIVER OF DEDICATION & IMPROVEMENT - TO PERMIT MAINTENANCE OF CURRENT RIGHT-OF-WAY & ROADWAY DIMENSIONS, PURSUANT TO LAMC SECTION 12.37-1,3

ZONE: R3-1VL

LOT AREA: 88,773 SF

ALLOWABLE BUILDING HEIGHT
HEIGHT DISTRICT 1 = 45' + 11'-0" DENSITY BONUS = 56'-0" MAX HT.
PROVIDED BUILDING HEIGHT = 56'-0", 4/5 STORIES

OCCUPANCY CLASSIFICATION:
R-2 RESIDENTIAL (SEC 310.4)
S-2 PARKING GARAGE (SEC 311.3)

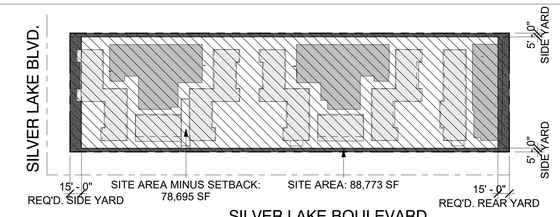
NEW APARTMENT UNIT DISTRIBUTION: 76 TOTAL
BUILIDNG A - 14 APARTMENT UNITS
BUILDING B - 29 APARTMENT UNITS
BUILDING C - 33 APARTMENT UNITS

HEIGHT (ZONING):
EXISTING GRADE ELEVATION (LOWEST POINT 5 FT. WITHIN BUILDING) - SEE SITE PLAN A-1.01
(L.A.G. = LOWEST ADJACENT GRADE)
BUILDING A L.A.G. 432.83', PROPOSED HEIGHT = 48'-9", 4-STORIES
BUILDING B L.A.G. 441.13', PROPOSED HEIGHT = 54'-7", 5-STORIES
BUILDING C L.A.G. 443.20', PROPOSED HEIGHT = 56'-0", 5-STORIES
HIGHEST POINT OF BUILDING (TO TOP OF ROOF PEAK)

SHEET INDEX

SETBACKS

YARD	REQUIRED	PROVIDED
FRONT	15'-0" (SILVER LAKE BLVD. SOUTH)	10'-0" (EXISTING BUILDING)
REAR	15'-0"	10'-0"
WEST SIDE	8'-0" (5'-0" SINGLE STORY BLDG.)	8'-0"
EAST SIDE	8'-0" (5'-0" SINGLE STORY BLDG.)	8'-0"



1 BUILDABLE AREA
1" = 80'-0"

DENSITY / FAR

SEE SHEET T-1.01 FOR FAR & SHEET T-1.03 FOR BUILDING AREA

FLOOR AREA (FAR) - SEE SHEET T-1.01
BASE FAR (3 x BUILDABLE AREA 78,695 SF) =236,085 SF
PROPOSED FAR = 71,206 SF (N) + 41,315 SF (E) = 112,521 SF
OR 1.430 FAR < 236,085 SF OR 3 FAR

EXISTING RESIDENTIAL UNIT SUMMARY:
48 UNITS (80 BEDS)
(16) 1 BEDROOMS
(32) 2 BEDROOMS

PROPOSED RESIDENTIAL UNIT SUMMARY:
1ST/GROUND FLOOR - (12) 1 BEDROOM
2ND - 5TH FLOORS - (64) 1 BEDROOM

76 UNITS (76 BEDS)
(76) 1 BEDROOM

*Area Schedule (F.A.R.) A, B, C

Building	Area
A	14023 SF
B	27876 SF
C	29307 SF
TOTAL	71206 SF

*Area Schedule (F.A.R.) Existing Buildings

Building	Area
(E) 1	7330 SF
(E) 2	2986 SF
(E) 3	7330 SF
(E) 4	7327 SF
(E) 5	2986 SF
(E) 6	7341 SF
(E) 7	6015 SF
TOTAL	41315 SF

RESIDENTIAL UNIT TOTALS:
48 UNITS EXISTING
76 UNITS PROPOSED

TOTALS **124 UNITS (6 VLI)**

DENSITY

BASE DENSITY: (LOT AREA/800) = 111 UNITS
88,773 SF/800 = 110.97 = 111 UNITS

DENSITY INCREASE:
TOTAL UNITS/BASE DENSITY - 1 X 100 = % DENSITY INCREASE (ROUNDED DOWN)
124 TOTAL UNITS / 111 BASE UNITS = 1.117 - 1 = 11.7% ~ **11% DENSITY INCREASE**

MARKET RATE UNITS: 118 UNITS
AFFORDABLE UNITS (111 UNITS x 5%) = 5.55 = 6 VERY LOW INCOME UNITS (VLI)

TOTAL UNITS: **124 UNITS TOTAL**

BUILDING AREA

EXISTING RESIDENTIAL AREA SUMMARY:
EXISTING SF = 44,985 SF

PROPOSED RESIDENTIAL AREA SUMMARY:
NEW SF = 84,273 SF

RESIDENTIAL SF TOTALS:
EXISTING SF = 44,985 SF
NEW FLOOR AREA = 84,273 SF
TOTALS **129,258 SF**

PARKING SF TOTAL: 60,219 SF

OPEN SPACE

OPEN SPACE REQUIRED/PROVIDED (NEW UNITS ONLY) (SEE T1.04 FOR OPEN SPACE PLAN DIAGRAMS):
100 SF FOR EACH UNIT LESS THAN 3 HABITABLE ROOMS (STUDIOS/1 BEDRMS = 76x100) = **7,600 SF TOTAL REQUIRED OPEN SPACE**

50% MIN. (3,800 SF) COMMON AND OPEN TO SKY OPEN SPACE PROVIDED:
25% MAX. (1,900 SF) COMMON INDOOR OPEN SPACE PROVIDED:

INDOOR:
RECREATION AREA = 1,292 SF

OPEN TO SKY:
ROOF DECK = 1,649 SF
COMMON = 859 SF

TOTAL = 1,292 < 1,900 S.F. ALLOWED

TOTAL COMMON OPEN SPACE (INDOOR/OUTDOOR) = 3,800 SF (3,800 SF REQ'D)
PRIVATE OPEN SPACE : BALCONIES = 76 X 50 SF = 3,800 SF

TOTAL OPEN SPACE PROVIDED = 7,600 SF (7,600 SF REQUIRED)

LANDSCAPED OPEN SPACE = 25% REQUIRED / 25% PROVIDED; 19 SITE TREES REQUIRED / 55 SITE TREES PROVIDED

Area Schedule (Open Space)

LEVEL	Area	
1st	2801 SF	(650 SF PRIVATE + 1292SF COMMON INDR + 859SF COMMON OUTDR)
2nd	900 SF	(PRIVATE)
3rd	900 SF	(PRIVATE)
4th	850 SF	(850 SF PRIVATE)
5th	2149 SF	(500 SF PRIVATE + 1649 SF COMMON OUTDOOR)
	7600 SF	

PARKING

REQUIRED PARKING:
1 PARKING SPACE PER UNIT = 124 SPACES
.5 SPACE ADD FOR 2 BEDRM (32 UNITS) = 16 SPACES
124 + 16 = 140 PARKING SPACES REQUIRED
10% REDUCTION FOR BICYCLE PARKING = 140 - 14 = 126
EACH VAN ACCESSIBLE EV SPACE = 2 SPACES
3 VAN EV SPACES X 2 = 6 OR A REDUCTION 126 - 3 = 123 (REFERENCE ZA MEMO 136-AB1100)

REQUIRED ELECTRIC VEHICLE PARKING:
30% EV CAPABLE 119 X 0.3 = 36
25% EV READY (EVSE) 119 X 0.25 = 30
10% EV CHARGING STATIONS (EVCS) 119 X 0.1 = 12
TOTAL 42 SPACES

PROVIDED PARKING:
119 TOTAL STANDARD PARKING SPACES PROPOSED

PROVIDED PARKING LEVEL BREAKDOWN:
LEVEL P1 = 56 SPACES (INCLUDING 5 ACCESSIBLE SPACES)
LEVEL P2 = 63 SPACES (INCLUDING 3 ACCESSIBLE EV SPACES

BICYCLE PARKING REQUIRED:

LONG TERM:
1-25 DU = 1 PER 1 UNIT
26-100 DU = 1 PER 1.5 UNIT

1-25 DU(25/1): 25 SPACES
26-76 DU(51/1.5): 34 SPACES
TOTAL: 59 SPACES

SHORT TERM:
1-25 DU = 1 PER 10 UNITS
26-100 DU = 1 PER 15 UNITS

1-25 DU(25/10): 2.5 SPACES
26-76 DU(51/15): 3.4 SPACES
TOTAL: 6 SPACES

BICYCLE PARKING PROVIDED:

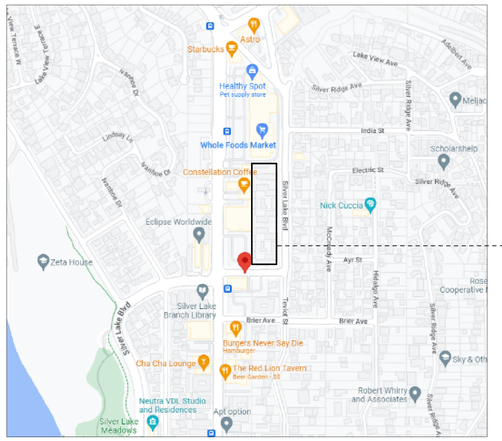
LONG TERM: 59 SPACES **SHORT TERM 6 SPACES**

CODES , REGULATIONS, PERMITS AND STANDARDS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
PART 1: 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R)
PART 2: 2023 LOS ANGELES BUILDING CODE (CBC), TITLE 24 C.C.R. (2009 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMMENDMENTS)
PART 3: 2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2008 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 4: 2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 5: 2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAMPO)
PART 6: 2022 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7: 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.
PART 9: 2022CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2009 INTERNATIONAL FIRE CODE)
PART 11: 2022 LOS ANGELES GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)
PART 12: 2022 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 C.C.R.
NFPA 13: 2010 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 24: 2010 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTANCES
NFPA 72: 2010 NATIONAL FIRE ALARM AND SIGNALING CODE
FAIR HOUSING ACT DESIGN MANUAL 1998 (FHADM) WITH ANSI A117.1-2003, "FAIR HOUSING ACT SAFE HARBOR"
2022 CALIFORNIA HISTORICAL BUILDING CODE (PART 8 OF TITLE 24)
NOTE: AS 2413-2499 SILVER LAKE BOULEVARD IS IDENTIFIED AS ELIGIBLE FOR HISTORIC DESIGNATION THORUHG SURVEY LA, IT IS A QUALIFIED BUILDING OR PROPERTY UNDER DEFINITIONS SEC. 8-201 THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR 67.7)

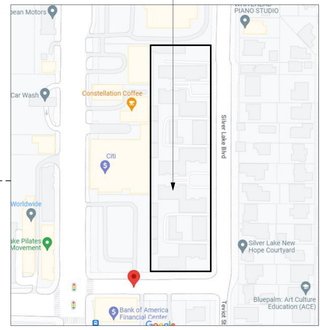
ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF
LOS ANGELES REGULATIONS, CODES AND AUTHORITIES:
A. BUILDING & SAFETY DEPT.
B. PLANNING & ZONING DEPT.
C. FIRE DEPT.
D. PUBLIC WORKS DEPT.
E. ENGINEERING DEPT.
F. RECREATION & PARKS DEPT.

VICINITY MAP



LOCATION MAP

2413 - 2499 SILVER LAKE BLVD.
LOS ANGELES, CA 90039
APN: 5440002001



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PROJECT REVIEW
June 7, 2024

PROJECT DATA

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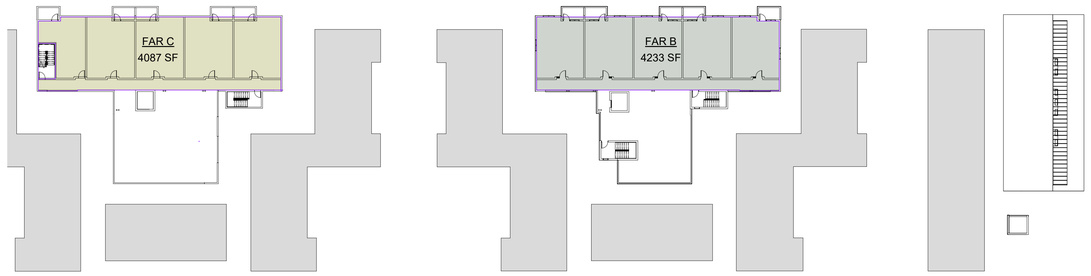
FLOOR AREA RATIO (FAR)



5th Floor FAR SCALE: 1" = 30'-0" 5

*Area Schedule (F.A.R.) A, B, C		
Building		Area
A	FAR	14023 SF
B	FAR	27876 SF
C	FAR	29307 SF
TOTAL		71206 SF

*Area Schedule (F.A.R.) Existing Buildings		
Building		Area
(E) 1	FAR	7330 SF
(E) 2	FAR	2986 SF
(E) 3	FAR	7330 SF
(E) 4	FAR	7327 SF
(E) 5	FAR	2986 SF
(E) 6	FAR	7341 SF
(E) 7	FAR	6015 SF
TOTAL		41315 SF

TOTAL (EXISTING AND NEW) 112,521 SF

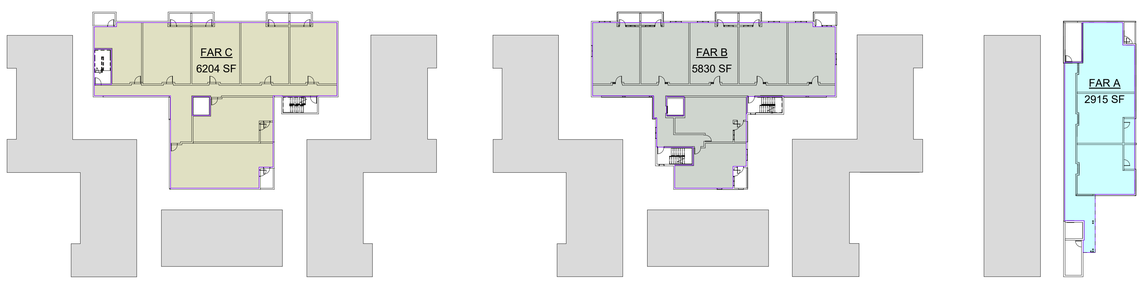
NOTE: INDIVIDUAL AREA NUMBERS & HATCHES FOR EXISTING BUILDINGS ARE BASED ON BUILDING FOOTPRINTS ESTABLISHED BY SURVEY PREPARED BY LICENSED SURVEYOR & AS-BUILT DRAWINGS PREPARED BY JOE MORENO; THIS IS IN LIEU OF AREA NUMBERS WHICH ARE UNAVAILABLE FROM BUILDING C OF 0'S DUE TO DATE OF BUILDINGS

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:

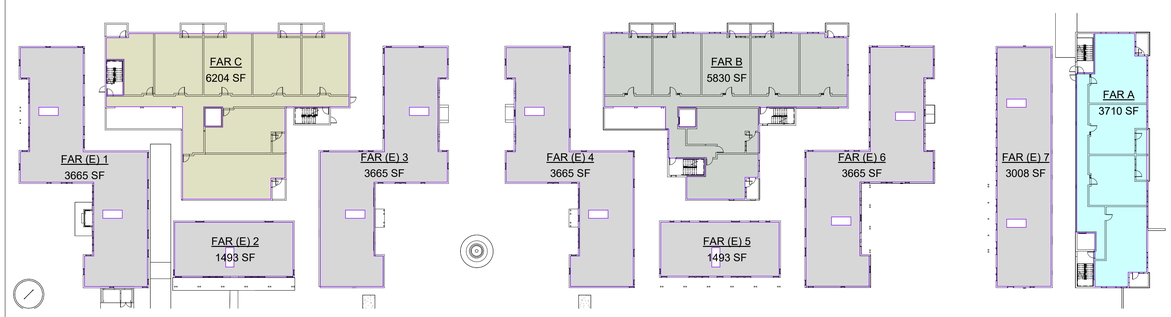
ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUS BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OR WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OR USES. FOR THE PURPOSE OF COMPUTING THE HEIGHT DISTRICT LIMITATIONS ON TOTAL FLOOR AREA IN BUILDINGS OF ANY HEIGHT, THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES ZONING CODE CHAPTER 1 ARTICLE 2 SECTION 12.03, SEE P/BC-2002-021 FOR FLOOR AREA DETERMINATION.

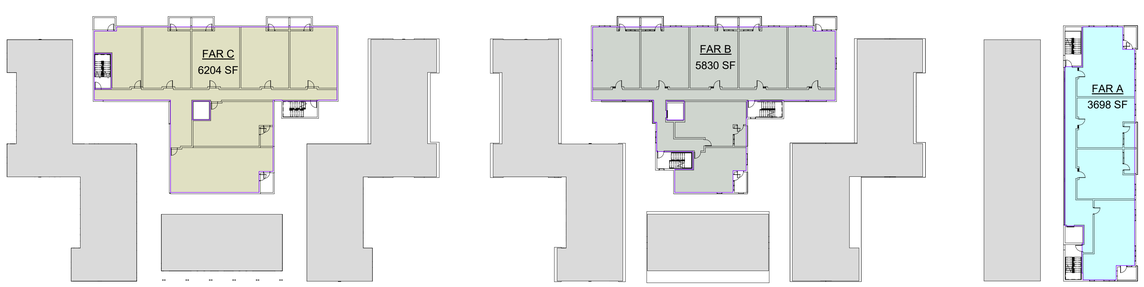
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALL, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKNG AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREA.



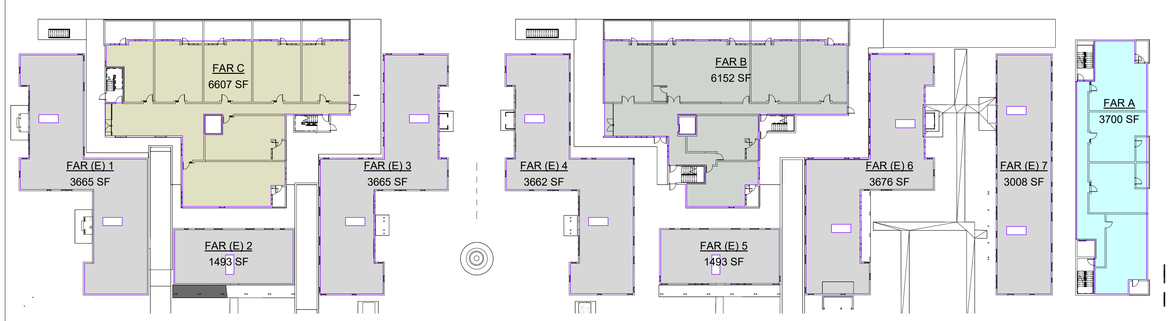
4th Floor FAR SCALE: 1" = 30'-0" 4



2nd Floor FAR SCALE: 1" = 30'-0" 2



3rd Floor FAR SCALE: 1" = 30'-0" 3



1st/Ground Floor FAR SCALE: 1" = 30'-0" 1

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FLOOR AREA RATIO (FAR)

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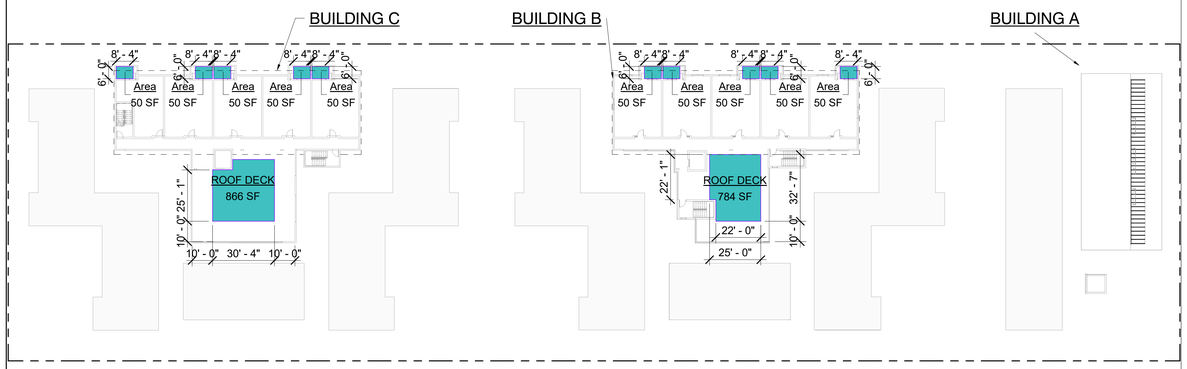
OPEN SPACE



5th Floor Open Space — SCALE: 1" = 30'-0" — 5

Area Schedule (Open Space)		
LEVEL	Area	
1st	2801 SF	(650SF PRIVATE + 1292SF COMMON INDR + 859SF COMMON OUTDR)
2nd	900 SF	(PRIVATE)
3rd	900 SF	(PRIVATE)
4th	850 SF	(850 SF PRIVATE)
5th	2149 SF	(500 SF PRIVATE + 1649 SF COMMON OUTDOOR)
	7600 SF	

OPEN SPACE REQUIRED/PROVIDED (NEW UNITS ONLY) (SEE T1.04 FOR OPEN SPACE PLAN DIAGRAMS):
100 SF FOR EACH UNIT LESS THAN 3 HABITABLE ROOMS (STUDIOS/1 BEDRMS = 76x100) = **7,600 SF TOTAL REQUIRED OPEN SPACE**

50% MIN. (3,800 SF) COMMON AND OPEN TO SKY OPEN SPACE PROVIDED:
25% MAX. (1,900 SF) COMMON INDOOR OPEN SPACE PROVIDED:

INDOOR:
RECREATION AREA = 1,292 SF

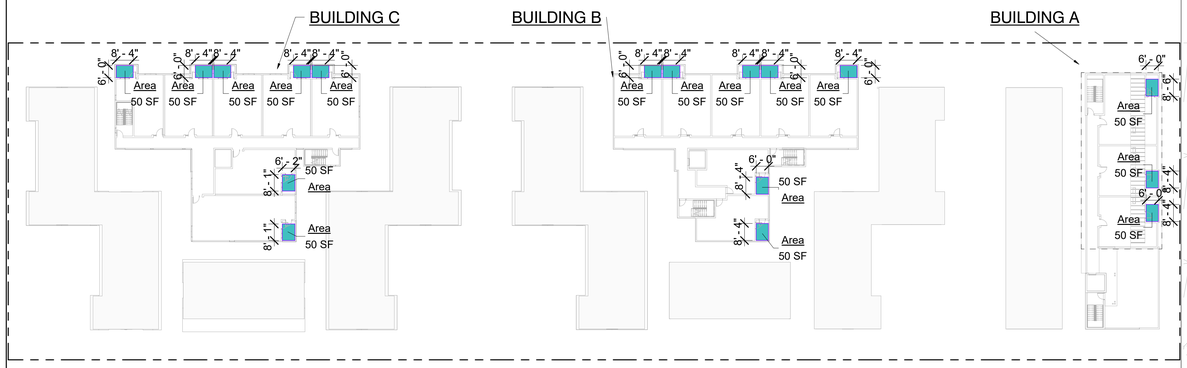
TOTAL = 1,292 < 1,900 S.F. ALLOWED

OPEN TO SKY:
ROOF DECK = 1,649 SF
COMMON = 859 SF

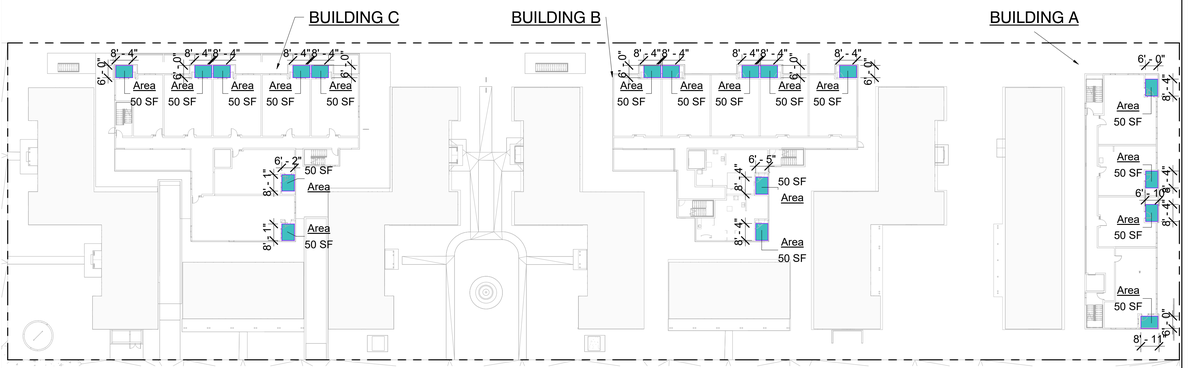
TOTAL COMMON OPEN SPACE (INDOOR/OUTDOOR) = 3,800 SF (3,800 SF REQ'D)
PRIVATE OPEN SPACE : BALCONIES = 76 X 50 SF = 3,800 SF

TOTAL OPEN SPACE PROVIDED = 7,600 SF (7,600 SF REQUIRED)

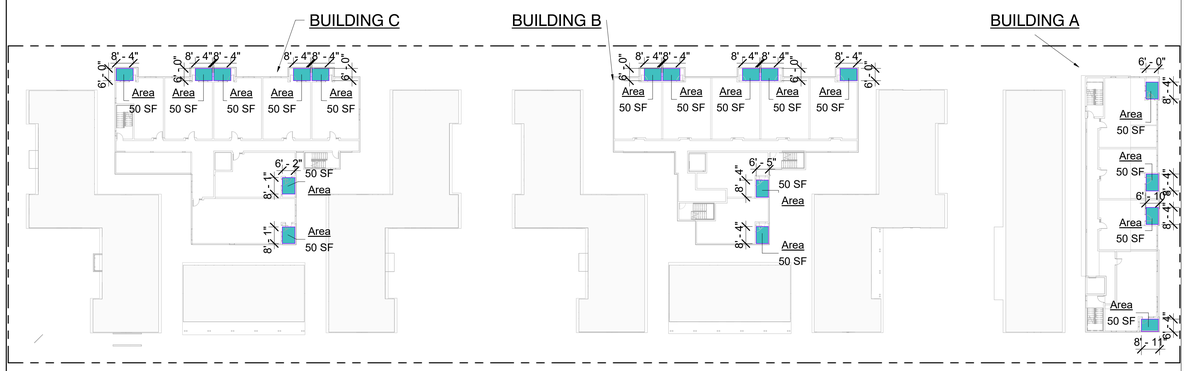
LANDSCAPED OPEN SPACE = 25% REQUIRED / 25% PROVIDED



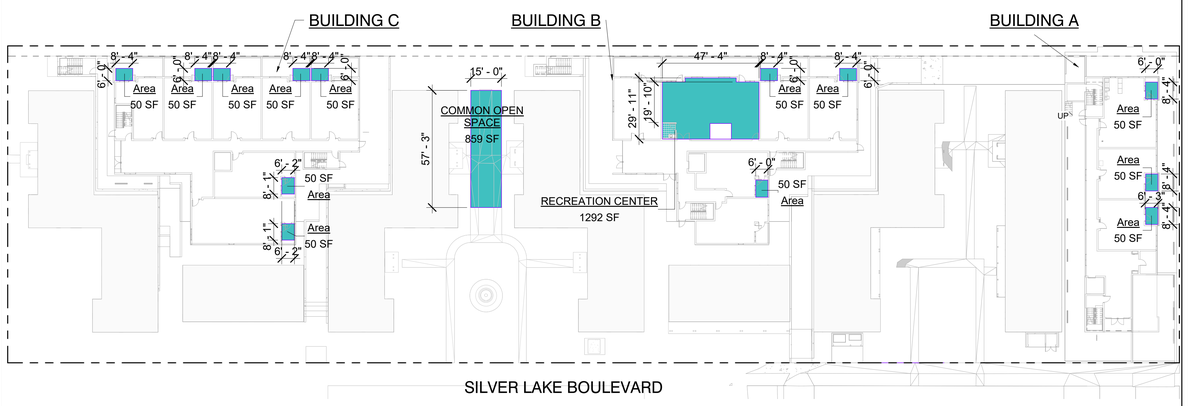
4th Floor Open Space — SCALE: 1" = 30'-0" — 4



2nd Floor Open Space — SCALE: 1" = 30'-0" — 2



3rd Floor Open Space — SCALE: 1" = 30'-0" — 3



1st/Ground Floor Open Space — SCALE: 1" = 30'-0" — 1

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PROJECT REVIEW

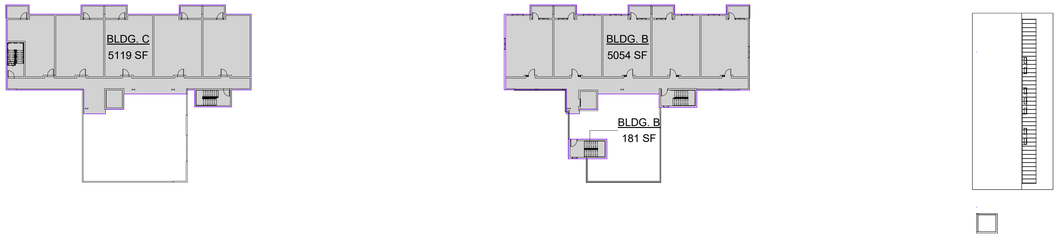
June 7, 2024

OPEN SPACE CALCULATIONS

Date: 09/28/23
Scale: 1" = 30'-0"
By: Author
Project No: 2227
Page No: T-1.02 OF

6/7/2024 8:33:18 AM

BUILDING AREA



5th Floor Building Area — SCALE: 1" = 30'-0" — 7

Building Area Schedule Bldg A		
Building	Area	CONSTRUCTION TYPE
A	16309 SF	IA
A	16941 SF	VA
	33250 SF	

Building Area Schedule Bldg B		
Building	Area	CONSTRUCTION TYPE
B	22426 SF	IA
B	32777 SF	VA
	55203 SF	

Building Area Schedule Bldg C		
Building	Area	CONSTRUCTION TYPE
C	21484 SF	IA
C	34555 SF	VA
	56039 SF	

Building Area Schedule Existing Bldgs		
Building	Area	CONSTRUCTION TYPE
(E) 1	7963 SF	VA
(E) 2	3280 SF	VA
(E) 3	7983 SF	VA
(E) 4	7958 SF	VA
(E) 5	3281 SF	VA
(E) 6	7986 SF	VA
(E) 7	6534 SF	VA
	44985 SF	

LAUNDRY 1	225 SF	VA
LAUNDRY 2	225 SF	VA
SHED	210 SF	VA
	660 SF	

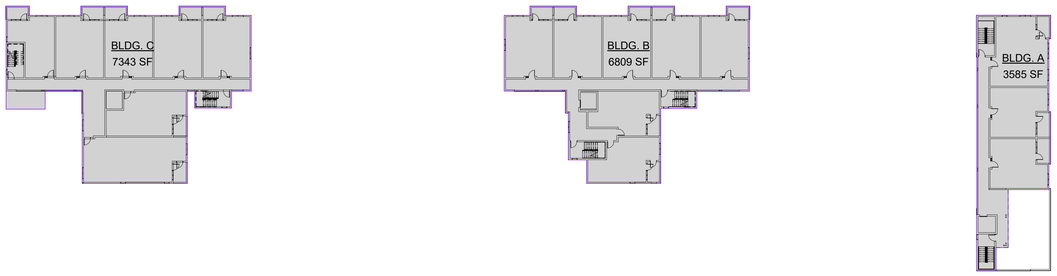
BUILDING AREA ANALYSIS FOR RESIDENTIAL PROJECTS:

THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALL & FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREA OF BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
- CALIFORNIA GOVERNMENT CODE SECTION 65941.1(C).

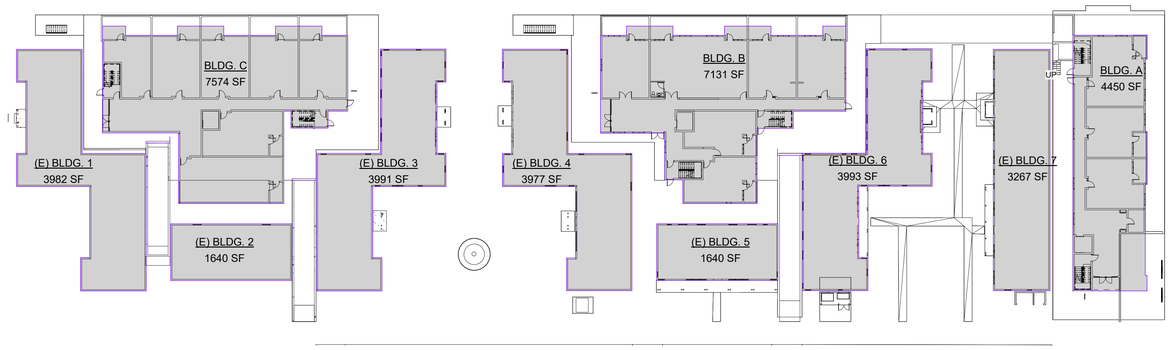
* INCLUDING ANY COVERED PARKING AREAS, ELEVATOR AND STAIRWELLS AT EACH LEVEL.

TOTAL NEW - 144,492 SF
RESIDENTIAL (VA) - 84,273 SF
PARKING (IA) - 60,219 SF

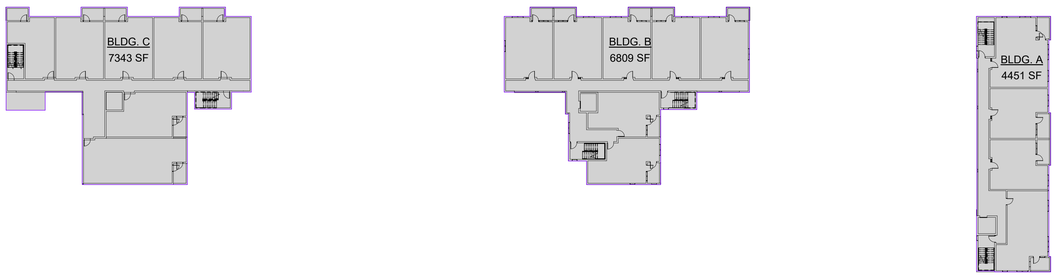
TOTAL (EXISTING AND NEW) **190,137 SF**



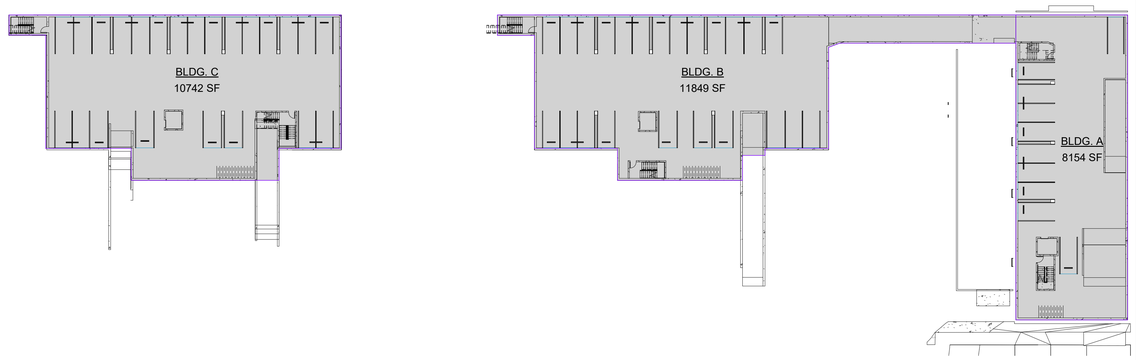
4th Floor Building Area — SCALE: 1" = 30'-0" — 6



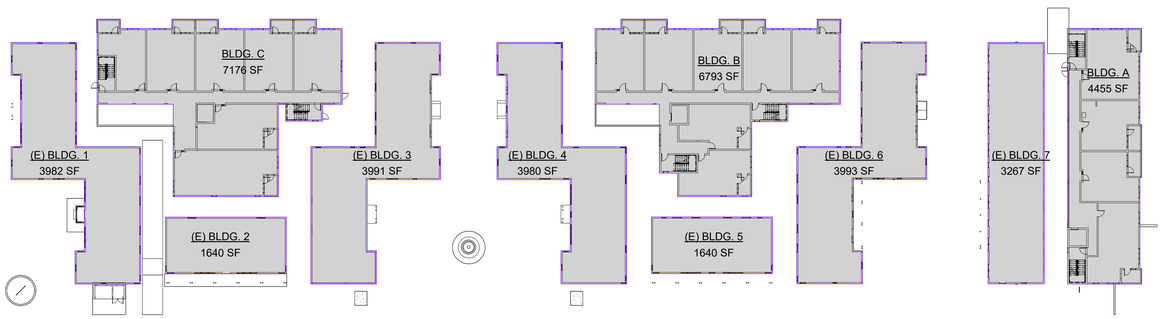
1st/Ground Floor Building Area — SCALE: 1" = 30'-0" — 3



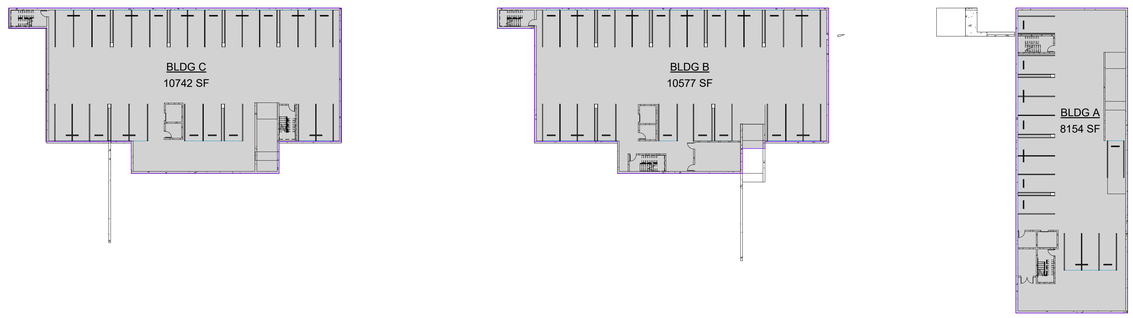
3rd Floor Building Area — SCALE: 1" = 30'-0" — 5



P1 Building Area — SCALE: 1" = 30'-0" — 2



2nd Floor Building Area — SCALE: 1" = 30'-0" — 4



P2 Building Area — SCALE: 1" = 30'-0" — 1

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PROJECT REVIEW

June 7, 2024

BUILDING AREA DIAGRAMS

Date: 09/28/23
Scale: 1" = 30'-0"
By: Author
Project No: 2227
Page No: T-1.03 OF

6/7/2024 8:33:25 AM

ALTA/NSPS LAND TITLE SURVEY

2421 SILVER LAKE BOULEVARD
LOS ANGELES, CA 90039

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 OF TRACT NO. 13693, AS PER MAP RECORDED IN BOOK 279, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 5440-002-001

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE COMPANY
4380 LA JOLLA VILLAGE DR., SUITE 110
SAN DIEGO, CA 92122
(858) 410-3916

COMMITMENT NO.: NCS-1072182-SD
TITLE OFFICER: JANICE TREANOR/TRIXY BROWN
DATED: NOVEMBER 7, 2022

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(9)— AN EASEMENT FOR PUBLIC UTILITIES AS SHOWN OR DEDICATED ON TRACT MAP NO. 13693 RECORDED JUNE 7, 1946 IN BOOK 279, PAGE 5 OF TRACT MAPS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(12)— WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. **THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.**

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S NOTES:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

LEGEND:

(TYP)	–	TYPICAL
APN	–	ASSESSORS PARCEL NUMBER
BFD	–	BACK FLOW DEVICE
CEFB	–	CITY ENGINEER FIELD BOOK
CLF	–	CHAIN LINK FENCE
CP	–	COMMUNICATIONS PANEL
E.	–	EAST
EP	–	ELECTRIC PANEL
FB	–	FIELD BOOK
FT.	–	FOOT
GM	–	GAS METER
GS	–	GAS SERVICE
L.S.	–	LICENSED SURVEYOR
MB	–	MAP BOOK
N.	–	NORTH
P.L.	–	PROPERTY LINE
R1	–	DATA PER TRACT NO. 13693 BOOK 279, PAGE 5
R2	–	DATA PER TRACT NO. 26348 BOOK 761, PAGES 19 AND 20
S.	–	SOUTH
SCO	–	SEWER CLEAN OUT
SE.	–	SOUTHEAST
S.F.	–	SQUARE FEET
T.R.	–	TITLE REPORT
UB	–	UTILITY BUILDING
W.	–	WEST
W/	–	WITH
WS	–	WATER SERVICE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 00°18'35" E ALONG THE CENTERLINE OF GLENDALE BOULEVARD PER TRACT NO. 13693, FILED IN BOOK 279, PAGE 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1610 F EFFECTIVE SEPTEMBER 26, 2008.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A)— BLOCK WALL LIES 0.1' THROUGH 0.2' WESTERLY OF PROPERTY LINE.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	8
CARPORT	51
HANDICAP	0
TOTAL	59

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	31.49'	20.00'	90°12'33"

LAND AREA:

88,773 SQUARE FEET
2.04 ACRES

SURVEYOR'S CERTIFICATE:

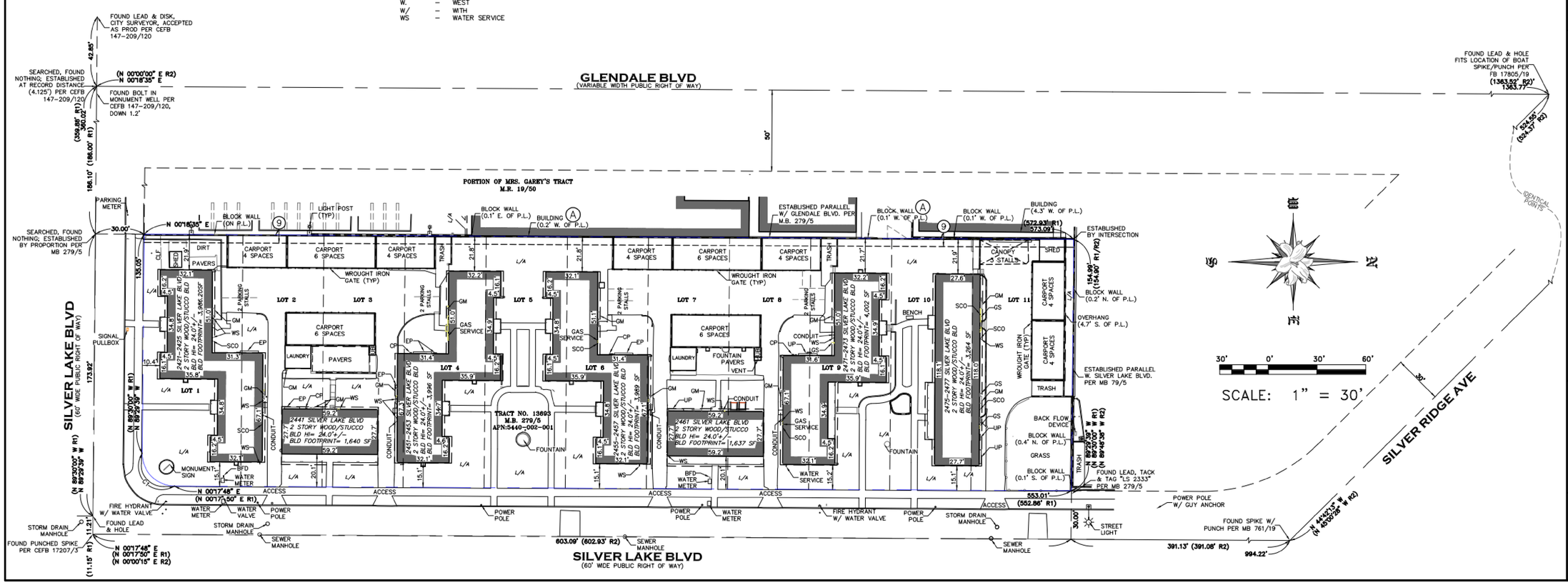
TO: SILVERLAKE GARDEN APARTMENTS AND FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2022.

DATE OF PLAT OR MAP: DECEMBER 16, 2022

JEFFERY L. MAYS L.S. NO. 6379
EXP:12/31/2024

PROFESSIONAL LAND SURVEYOR JEFFERY L. MAYS No. 6379 STATE OF CALIFORNIA



SHEET 1 OF 2	SCALE: 1" = 30'
	DATE: 12/16/2022
FILE NO. 21857	DRAWN BY: JFC
	CHKD. BY: JRN

ALTA/NSPS LAND TITLE SURVEY

ADDRESS: 2421 SILVER LAKE BOULEVARD LOS ANGELES, CA 90039

CLIENT: SILVERLAKE GARDEN APARTMENTS

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: JON CRAWLEY (JCRAWLEY@JRNCIVIL.COM)

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PROJECT REVIEW
June 7, 2024

SURVEY

Date: 09/28/23
Scale:
By: Author
Project No: 2227
Page No: A-1.00
OF

6/7/2024 8:33:26 AM

HISTORIC REQMNTS. & PROTECTIVE MEASURES

1. SHORING – MEASURES TO BE IMPLEMENTED AS NECESSARY FOR THE PROTECTION OF EXISTING STRUCTURES, PARTICULARLY ADJACENT TO DRIVEWAYS FOR BUILDINGS B & C.
2. PHASING PLAN – REQUIRED FOR THE PROTECTION & PRESERVATION OF EXISTING BUILDINGS THROUGH SITE DEVELOPMENT, & FORMALIZED AS RELATES TO SCOPE FOR NEW AND EXISTING BUILDING & RESPECTIVE CONSTRUCTION TIMELINES
   - PHASE I
     - JOINT TRENCH TO EXISTING BUILDINGS WITH STUB OUTS FOR NEW BUILDINGS
     - LAUNDRIES RELOCATED TO EXISTING BUILDINGS 1-7 (1 STACK UNIT PER EACH OF 4 UNITS)
     - CONSTRUCT TRASH ENCLOSURES AS INDICATED ON A-1.01
     - TEMPORARY PARKING AT LOCATION OF FUTURE BUILDING A
   - PHASE II
     - DEMOLITION OF EXISTING CARPORTS AND LAUNDRY
     - BUILDINGS B & C
   - PHASE III
     - AS NECESSARY REHABILITATE OR REPLACE-IN- KIND WINDOWS FOR EXISTING BUILDINGS AS OCCUPIED UNITS VACATE; FRAMES TO BE RETAINED; WINDOW MOCK-UP WILL BE AVAILABLE FOR REVIEW
     - UTILITY UPGRADE WITHIN UNITS AS OCCUPIED UNITS VACATE
     - POWER WASHING OF EXISTING BUILDINGS
     - BUILDING A
3. BUILDINGS B LOBBY CONNECTIVITY - PATH THROUGH EXISTING BUILDING CORRIDOR TO ENTRY LOBBY FOR BUILDING B TO BE PROVIDED (AS DEFINED IN DRAWINGS WITH CROSS-HATCH INDICATING WHERE EXISTING FRONT AND REAR DOORS AND UTILITY CLOSETS WILL BE MODIFIED/REMOVED TO STRENGTHEN THE VISUAL CONNECTION THROUGH EXISTINGBUILDING 4.
4. HVAC – UPGRADES PERFORMED ON AN EXISTING UNIT AVAILABILITY BASIS, INVOLVING REMOVAL OF IN-WINDOW AIR-CONDITIONERS & REPLACEMENT OF HVAC IN-KIND
5. SITE UTILITY UPGRADES – POWER, GAS, TELECOM UPGRADES AS DEFINED IN PHASING PLAN AND INCLUDING GAS METER LOCATION ADJUSTMENTS AND NEW UTILITY TRENCHES FOR POWER, GAS & TELECOM LINES TO NEW PANELS/CONNECTIONS FOR (E) BUILDINGS.
6. TRASH ENCLOSURES – INCLUDING MEASURES TAKEN TO SEPARATE ENCLOSURES FROM EXISTING BUILDINGS 1, 3, 6 & 7 FRONT WALLS SO TO PROTECT EXISTING PLASTER DURING CONSTRUCTION AND FROM USE-ASSOCIATED WEAR FROM TRASH BINS, SEE A-1.01
7. LANDSCAPE – SCOPE INCLUDES SITE ADJACENT TO NEW BUILDINGS ALONG WITH EXISTING COURTYARD AT SILVER LAKE BLVD., SEE LANDSCAPE PLANS INCLUDING:
   - ADDITIONAL COMMUNAL SPACES IN KEEPING W/ ORIGINAL COMMON SPACES
   - REPLACEMENT OF NON-ORIGINAL FOUNTAIN WITH ONE IN KEEPING W/ STYLE OF EXISTING BUILDINGS
   - DROUGHT TOLERANT VEGETATION
   - MAINTENANCE AND CONTINUANCE OF EXISTING SITE PATHS
   - REDESIGNED PROPERTY IDENTIFICATION SIGNAGE AT SE CORNER
8. ROOF PITCH - HISTORIC 3:12; NEW BUILDINGS 4:12 (GREATER SLOPE TO ALLOW FOR CONCEALED ROOF-TOP EQUIPMENT WITHIN MECHANICAL WELL).
9. PLASTER - PLASTER @ (E) BUILDINGS TO BE REPAIRED AS NEEDED; POWER WASH ALL FACADES; PAINT AS DESCRIBED ON ELEVATION SHEETS A-4.01 & A-4.02.

DEMOLITION NOTES

1. DEMOLISH EXISTING CARPORTS, TRASH ENCLOSURES, SHEDS & STAND-ALONG LAUNDRY STRUCTURES, SHOWN W/ DIAGONAL HATCH.

2. DEMOLISH PAVED VEHICULAR DRIVE AISLES AND CARPORTS EXCEPT AS PER IN NOTE 3, SHOWN WITH SHADING.

3. MAINTAIN EXISTING DRIVE AISLE AND CARPORT PAVING AT LOT 11 DURING CONSTRUCTION FOR TEMPORARY PARKING.

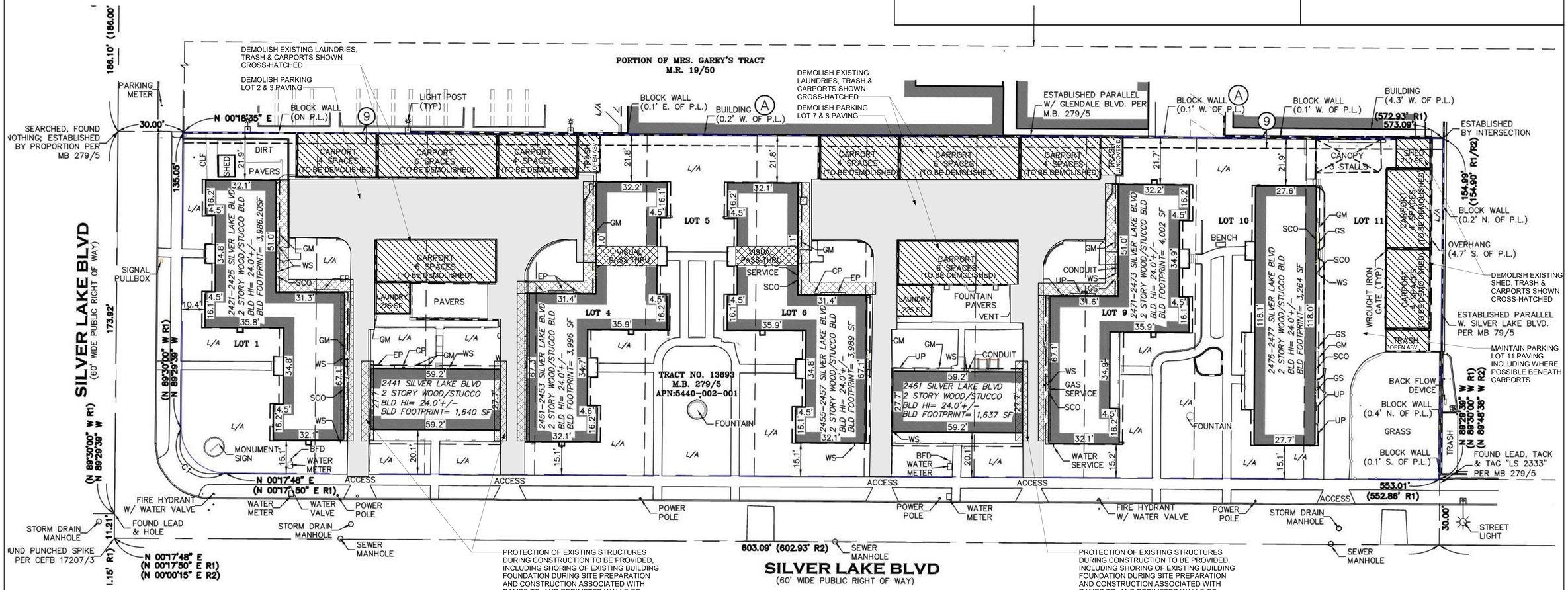
4. MAINTAIN EXISTING CONCRETE WALKING PATHS, UNLESS AS REQUIRED FOR ADJUSTMENTS TO ACCOMMODATE NEW LANDSCAPE, SEE LANDSCAPE DWGS. FOR MORE INFORMATION.

5. LAUNDRY & SHED FACILITIES REPRESENT LAMC FLOOR AREA TO BE DEMOLISHED AND INCLUDE A TOTAL OF 210 SF OF SHED ARE AND 450 SQUARE FEET OF LAUNDRY AREA FOR A TOTAL OF 660 WHICH IS INCLUDED IN THE TOTAL BUILDING AREA ON SHEET T1.03.

6. EXISTING RESIDENTIAL BUILDINGS WILL NOT BE IMPACTED AS PART OF PROPOSED PROJECT.

7. EXISTING LANDSCAPE AND HARDSCAPE TO BE ADJUSTED TO INCLUDE DROUGHT TOLERANT PLANTING, INCREASED AND ENHANCED GATHERING AREAS, AND TO ACCOMMODATE LID WATER STORAGE TANKS, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.

8. SHORING PLANS WILL BE PREPARED DURING THE DESIGN DEVELOPMENT PHASE OF THE PROJECT. FOR SHORING COMMITMENT STATEMENT, SEE SITE PLAN A1.01.



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PROJECT REVIEW

June 7, 2024

DEMOLITION PLAN

Date: 09/28/23
Scale: 1 1/2" = 1'-0"
By: Author
Project No: 2227
Page No: A-1.00.1 OF

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HISTORIC REQMNTS. & PROTECTIVE MEASURES

1 SHORING – MEASURES TO BE IMPLEMENTED AS NECESSARY FOR THE PROTECTION OF EXISTING STRUCTURES, PARTICULARLY ADJACENT TO DRIVEWAYS FOR BUILDINGS B & C.

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   PHASE II
   - DEMOLITION OF EXISTING CARPORTS AND LAUNDRY
   - BUILDINGS B & C

   PHASE III
   - AS NECESSARY REHABILITATE OR REPLACE-IN- KIND WINDOWS FOR EXISTING BUILDINGS AS OCCUPIED UNITS VACATE; FRAMES TO BE RETAINED; WINDOW MOCK-UP WILL BE AVAILABLE FOR REVIEW
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4. HVAC – UPGRADES PERFORMED ON AN EXISTING UNIT AVAILABILITY BASIS, INVOLVING REMOVAL OF IN-WINDOW AIR-CONDITIONERS & REPLACEMENT OF HVAC IN-KIND
5. SITE UTILITY UPGRADES – POWER, GAS, TELECOM UPGRADES AS DEFINED IN PHASING PLAN AND INCLUDING GAS METER LOCATION ADJUSTMENTS AND NEW UTILITY TRENCHES FOR POWER, GAS & TELECOM LINES TO NEW PANELS/CONNECTIONS FOR (E) BUILDINGS.
6. TRASH ENCLOSURES – INCLUDING MEASURES TAKEN TO SEPARATE ENCLOSURES FROM EXISTING BUILDINGS 1, 3, 6 & 7 FRONT WALLS SO TO PROTECT EXISTING PLASTER DURING CONSTRUCTION AND FROM USE-ASSOCIATED WEAR FROM TRASH BINS, SEE A-1.01
7. LANDSCAPE – SCOPE INCLUDES SITE ADJACENT TO NEW BUILDINGS ALONG WITH EXISTING COURTYARD AT SILVER LAKE BLVD., SEE LANDSCAPE PLANS INCLUDING:
   - ADDITIONAL COMMUNAL SPACES IN KEEPING W/ ORIGINAL COMMON SPACES
   - REPLACEMENT OF NON-ORIGINAL FOUNTAIN WITH ONE IN KEEPING W/ STYLE OF EXISTING BUILDINGS
   - DROUGHT TOLERANT VEGETATION
   - MAINTENANCE AND CONTINUANCE OF EXISTING SITE PATHS
   - REDESIGNED PROPERTY IDENTIFICATION SIGNAGE AT SE CORNER
8. ROOF PITCH - HISTORIC 3:12; NEW BUILDINGS 4:12 (GREATER SLOPE TO ALLOW FOR CONCEALED ROOF-TOP EQUIPMENT WITHIN MECHANICAL WELL).
9. PLASTER - PLASTER @ (E) BUILDINGS TO BE REPAIRED AS NEEDED; POWER WASH ALL FACADES; PAINT AS DESCRIBED ON ELEVATION SHEETS A-4.01 & A-4.02.

NEW & EXISTING BEDROOM MIX

NEW APARTMENT UNIT DISTRIBUTION:

BUILIDNG A - (14) 1-BEDROOM APARTMENT UNITS
BUILDING B - (33) 1-BEDROOM APARTMENT UNITS
BUILDING C - (29) 1-BEDROOM APARTMENT UNITS

76 TOTAL NEW 1-BEDROOM APARTMENT UNITS

EXISTING APARTMENT UNIT DISTRIBUTION: 48 TOTAL

BUILIDNG 1 - (8) 2-BEDROOM APARTMENT UNITS
BUILDING 2 - (4) 1-BEDROOM APARTMENT UNITS
BUILDING 3 - (8) 2-BEDROOM APARTMENT UNITS
BUILDING 4 - (8) 2-BEDROOM APARTMENT UNITS
BUILDING 5 - (4) 1-BEDROOM APARTMENT UNITS
BUILDING 6 - (8) 2-BEDROOM APARTMENT UNITS
BUILDING 7 - (8) 1-BEDROOM APARTMENT UNITS

16 TOTAL EXISTING 1-BEDROOM APARTMENT UNITS
32 TOTAL EXISTING 2-BEDROOM APARTMENT UNITS

PROJECT SUMMARY

ADDRESS: 2421 - 2477 SILVER LAKE BLVD.
LOS ANGELES, CA 90039

NOTE : THIS PROJECT IS 100% PRIVATELY FUNDED

APN: 5440002001

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGLES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS RESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9,10 AND 11 OF TRACT NO. 13693, AS PER MAP RECORDED IN BOOK 279, PAGE 5 OF MPAS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

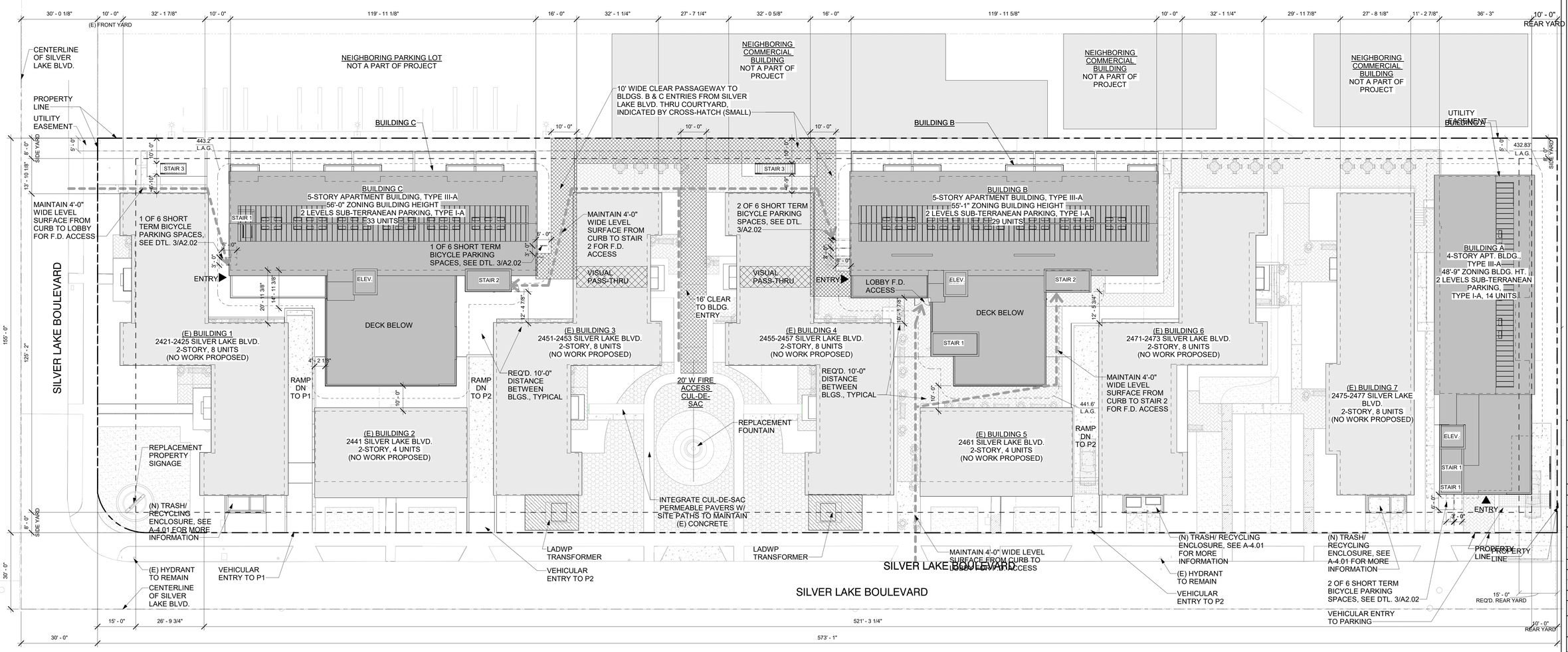
PROPOSED PROJECT: TWO (5) STORY & ONE (4) STORY MULTI-FAMILY RESIDENTIAL APARTMENTS OVER 2-LEVELS SUBTERRANEAN PARKING, TOTAL 6 BUILDING A & 7 STORIES BUILDINGS B & C

ZONING: R3-1VL

OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (SEC 310.4)
S-2 PARKING GARAGE (SEC 311.3)

HEIGHT DISTRICT: 1 = 45' + 11'-0" DENSITY BONUS
PROVIDED BUILDING HEIGHT = 56'-0" MAX, 4 & 5 STORIES ABOVE GRADE

HEIGHT (ZONING):
EXISTING GRADE ELEVATION (LOWEST POINT 5 FEET WITHIN BUILDING) - SEE SECTION A-3.01
BUILIDNG A - TOTAL HEIGHT = 48'-9", 4-STORIES
BUILDING B - TOTAL HEIGHT = 55'-1", 5-STORIES
BUILDING C - TOTAL HEIGHT = 56'-0", 5-STORIES
HIGHEST POINT OF BUILDING (TO TOP OF ROOF PEAK)



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

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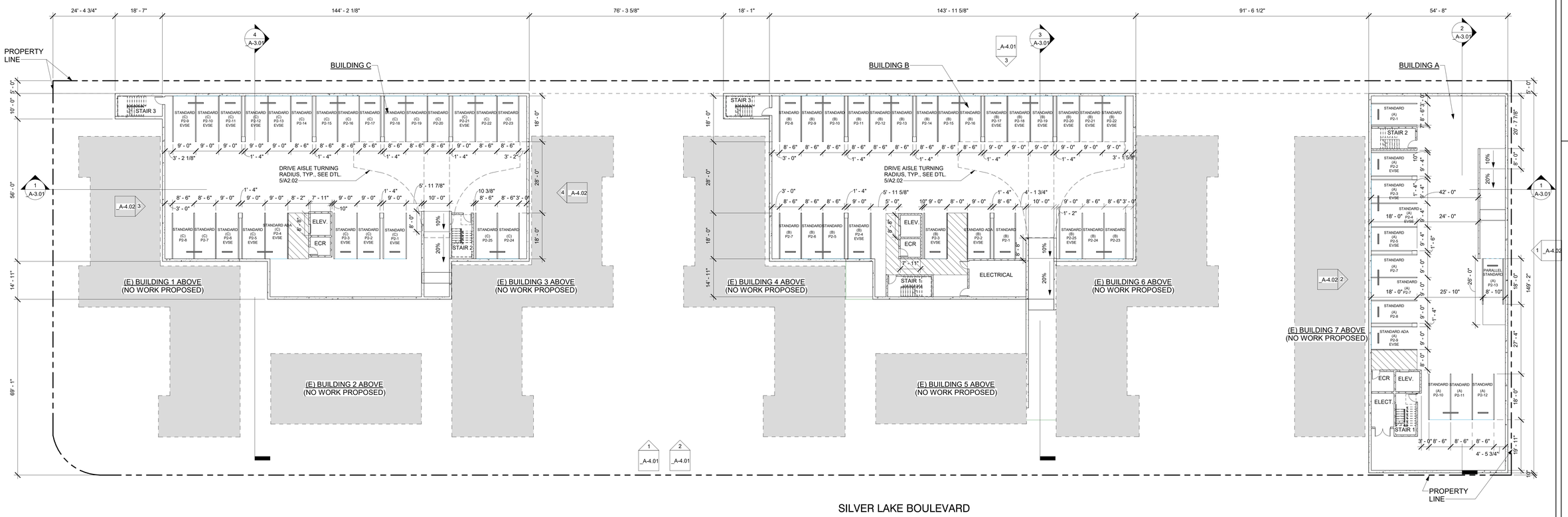
PROJECT REVIEW
June 7, 2024

PROPOSED SITE PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-1.01 OF

6/7/2024 9:22:00 AM



PARKING NOTES:

1. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21a5, CHART NO. 5

PARKING COUNT SCHEDULE:

Level	Type Mark	Count
P1 A	ADA	1
P1 A	STANDARD	9
		10
P2 A	ADA	1
P2 A	STANDARD	12
		13
P1 B	ADA	2
P1 B	STANDARD	21
		23
P2 B	ADA	1
P2 B	STANDARD	24
		25
P1 C	ADA	2
P1 C	STANDARD	21
		23
P2 C	ADA	1
P2 C	STANDARD	24
		25
		119

P2 FLOOR A, B, C — SCALE: 1/16" = 1'-0" — 1 OF

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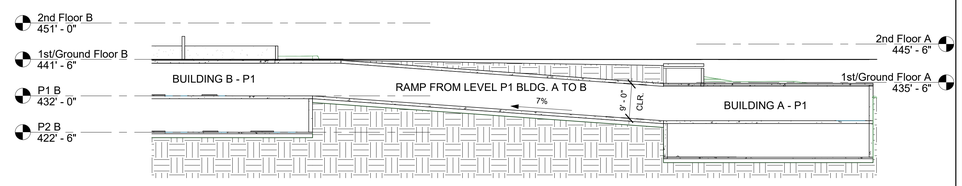
PROJECT REVIEW

June 7, 2024

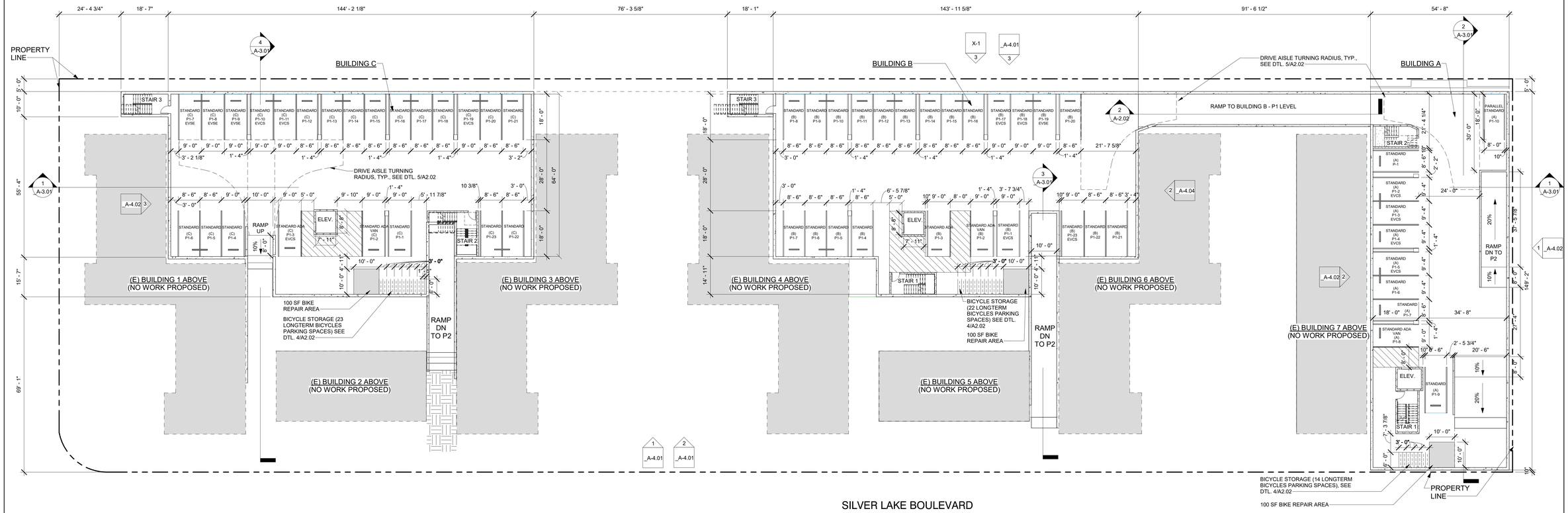
PARKING LEVEL P2 PLAN

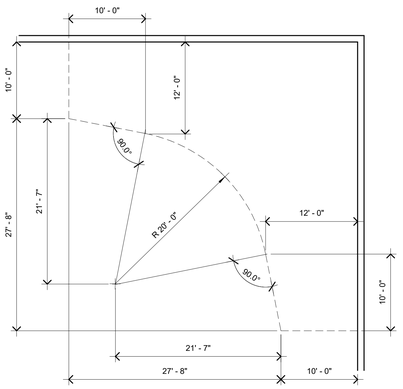
Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.01

6/7/2024 8:33:28 AM



RAMP - P1 LEVEL - BLDG. A TO B — SCALE: 1/16" = 1'-0" (2)



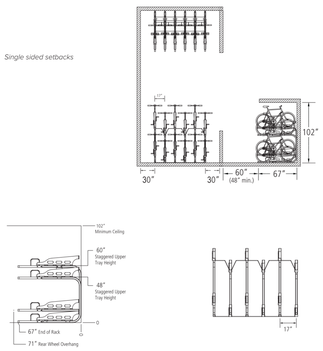


Drive Aisle Turning Radius — SCALE: 1/8" = 1'-0" (5)

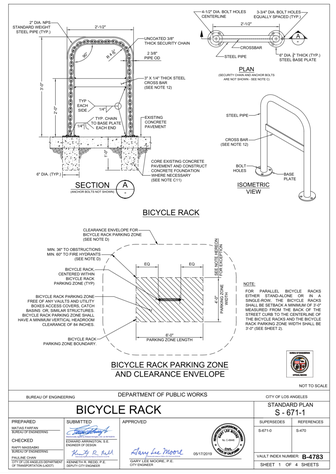
NOTE: MECHANICAL ASSISTANCE TO BE PROVIDED FOR LIFTING BIKES TO SECOND TIER, PER MUNICIPAL CODE 12.21.A.16(e)1(i)(b)

DERO DUPLEX

Installation Instructions – Setbacks for Configurations



Bicycle Racks - Long Term — SCALE: 1/2" = 1'-0" (4)



Bicycle Rack - Short Term — SCALE: 6" = 1'-0" (3)

PARKING NOTES:

1. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21a5, CHART NO. 5

PARKING COUNT SCHEDULE:

Level	Type Mark	Count
P1 A	ADA	1
P1 A	STANDARD	9
		10
P2 A	ADA	1
P2 A	STANDARD	12
		13
P1 B	ADA	2
P1 B	STANDARD	21
		23
P2 B	ADA	1
P2 B	STANDARD	24
		25
P1 C	ADA	2
P1 C	STANDARD	21
		23
P2 C	ADA	1
P2 C	STANDARD	24
		25
		119

P1 FLOOR A, B, C — SCALE: 1/16" = 1'-0" (1)

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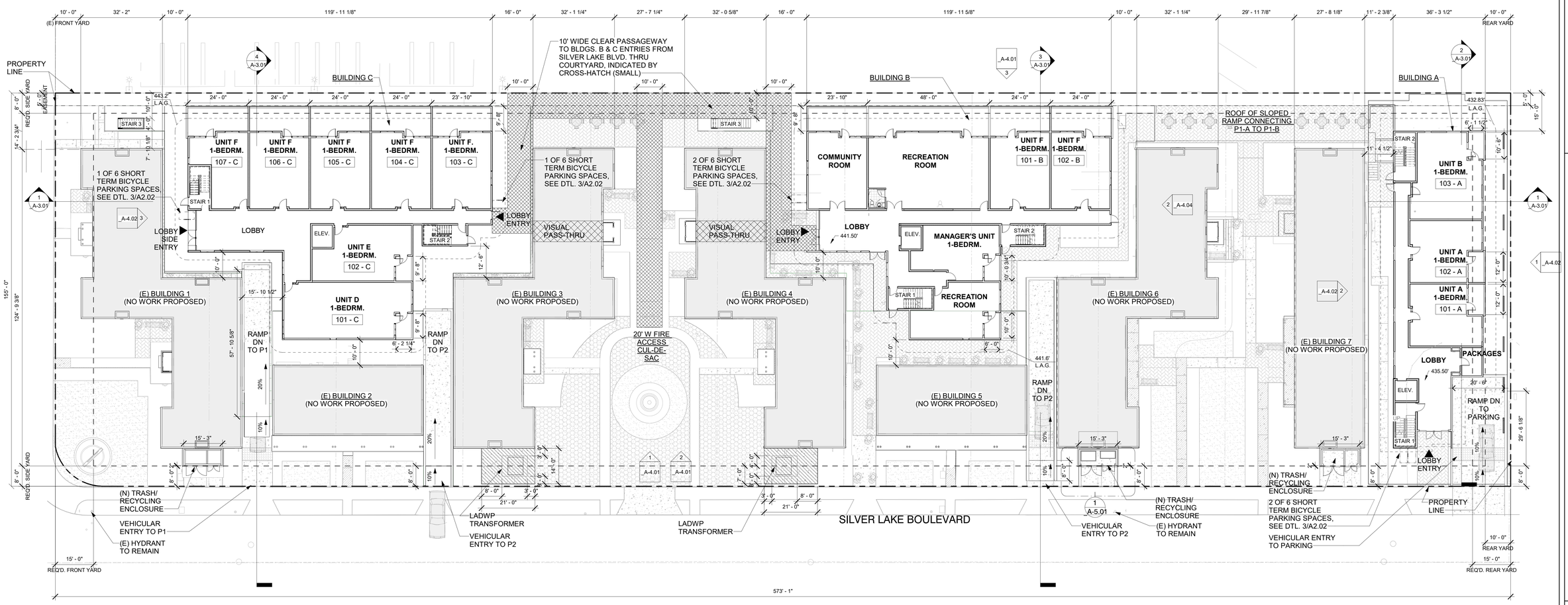
PROJECT REVIEW

June 7, 2024

PARKING LEVEL P1 PLAN

Date: 09/28/23
Scale: As indicated
By: Author
Project No: 2227
Page No: A-2.02 OF

6/7/2024 8:33:31 AM



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PROJECT REVIEW

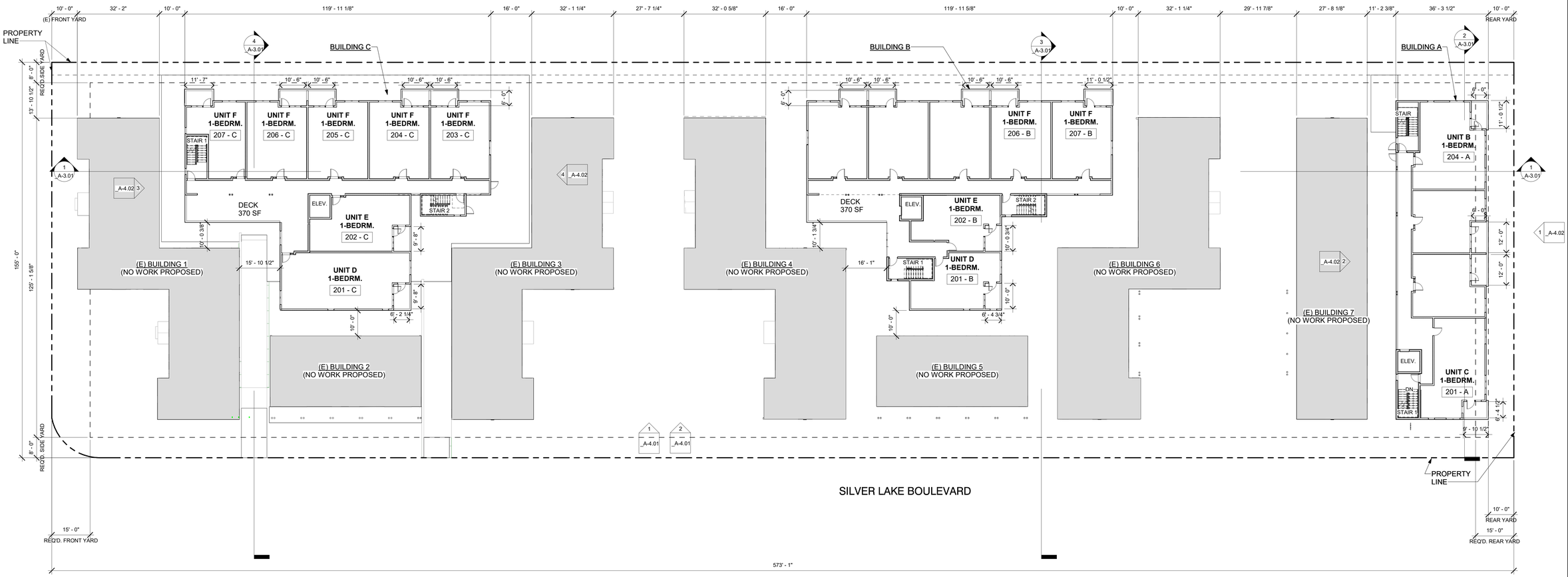
June 7, 2024

1ST/ GROUND FLOOR PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.03

1ST/Ground Floor C — SCALE: 1/16" = 1'-0" — 1

6/7/2024 9:22:03 AM



2ND FLOOR A, B, C

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

1

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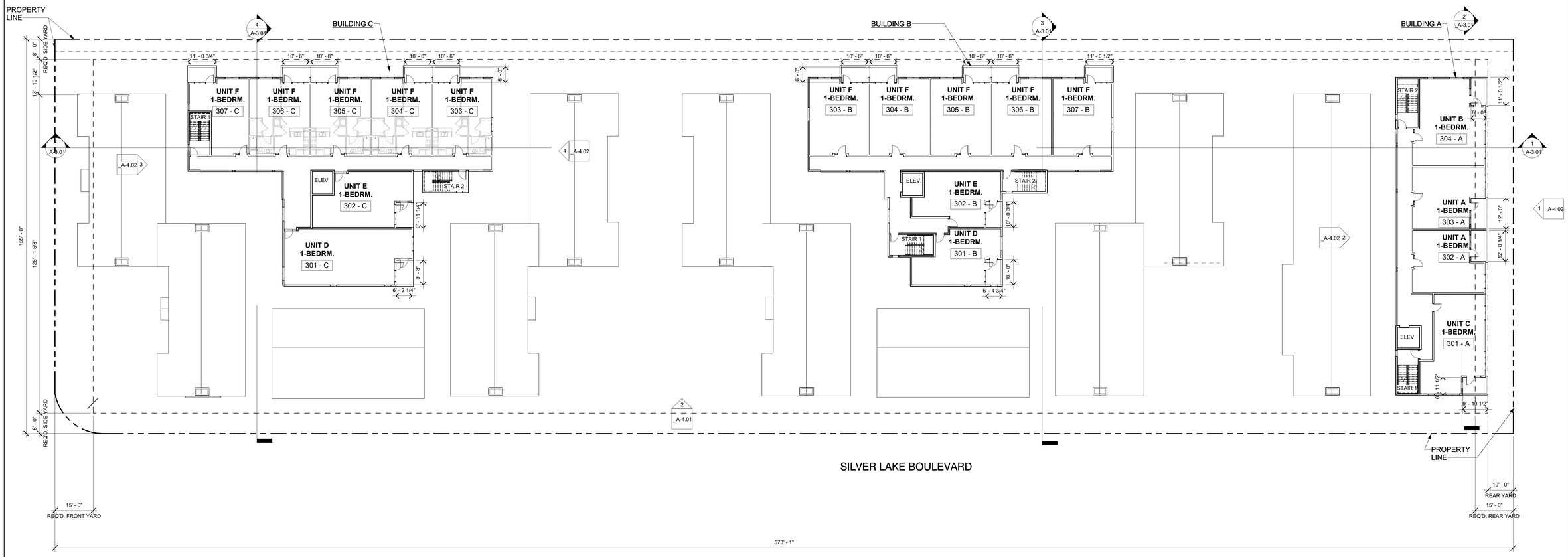
PROJECT REVIEW

June 7, 2024

2ND FLOOR PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.04 OF

6/7/2024 8:33:37 AM



3RD FLOOR A, B, C SCALE: 1/16" = 1'-0" 1

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June 7, 2024

3RD FLOOR PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.05 OF

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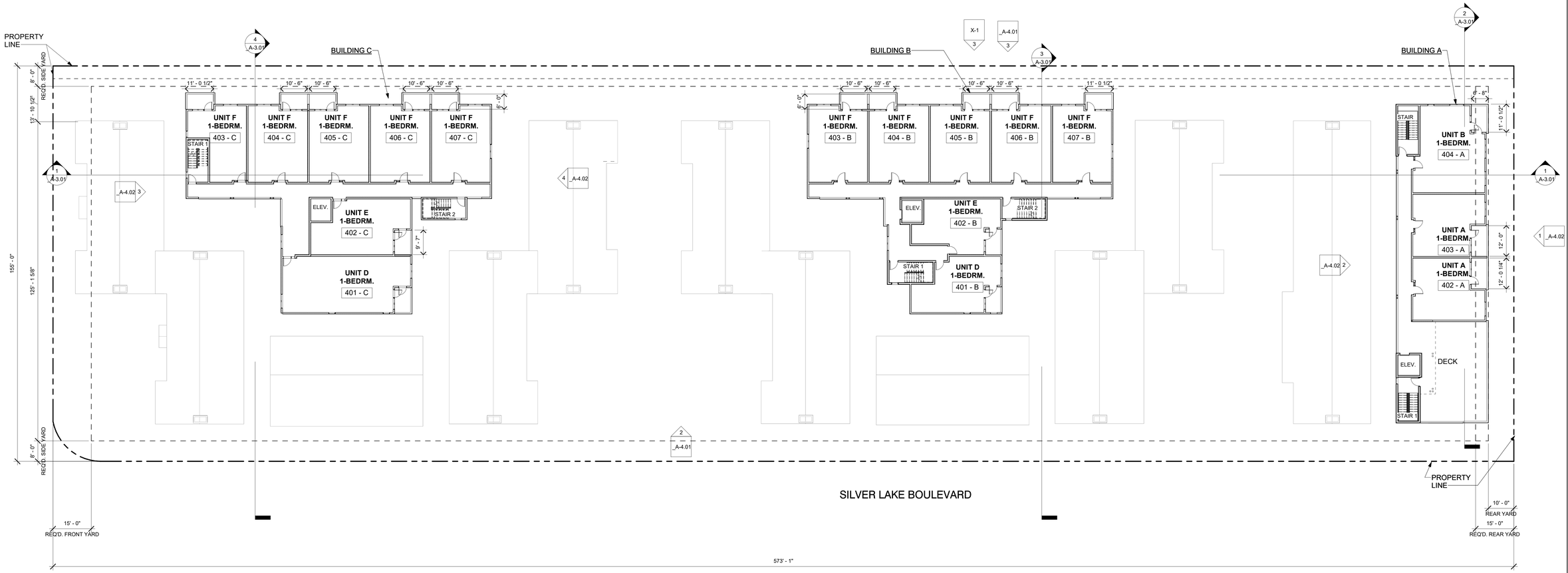

4TH FLOOR A, B, C

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

1 OF

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PROJECT REVIEW

June 7, 2024

4TH FLOOR PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.06

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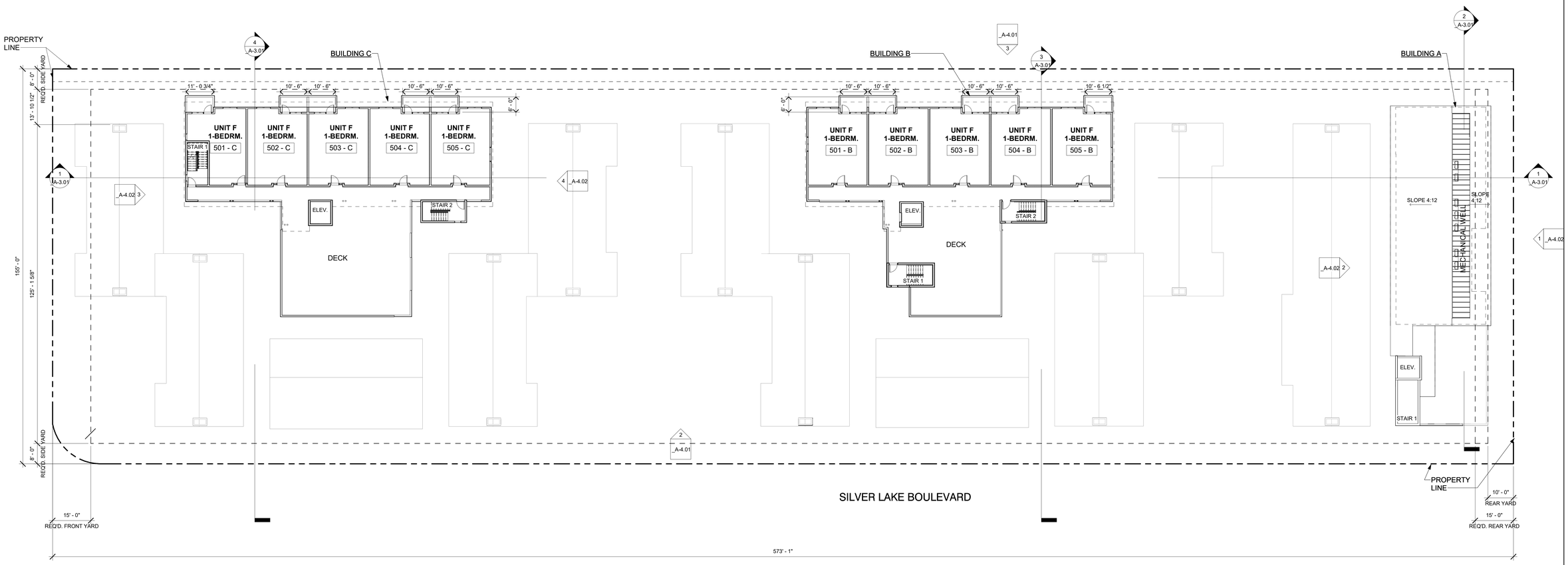

5TH FLOOR A, B, C SCALE: 1/16" = 1'-0" 1

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5TH FLOOR PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.07 OF

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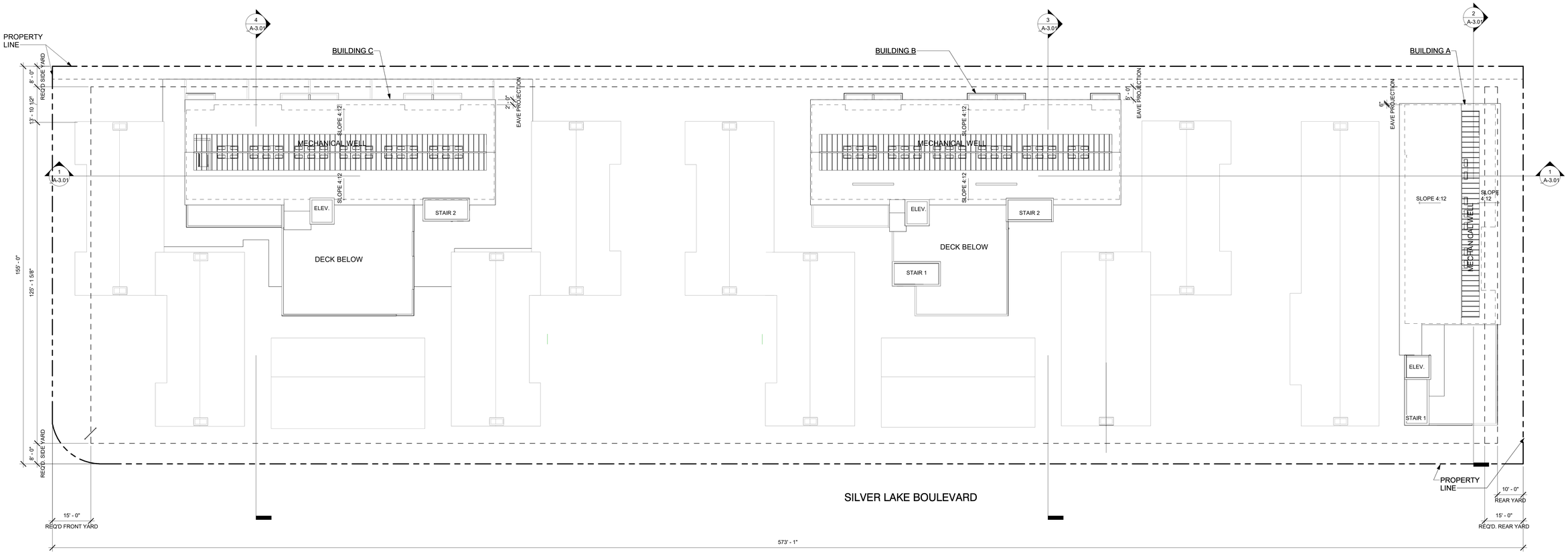

ROOF PLAN A, B, C SCALE: 1/16" = 1'-0" 1

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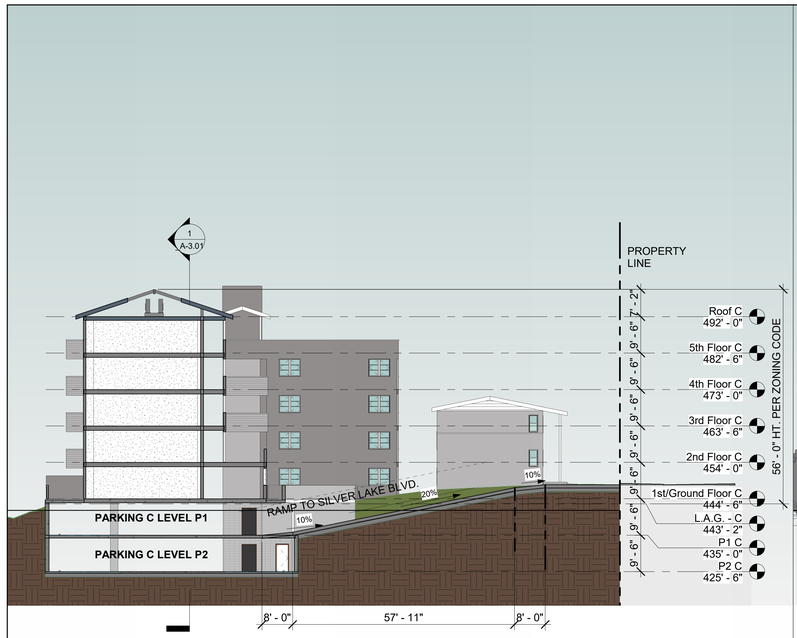
PROJECT REVIEW

June 7, 2024

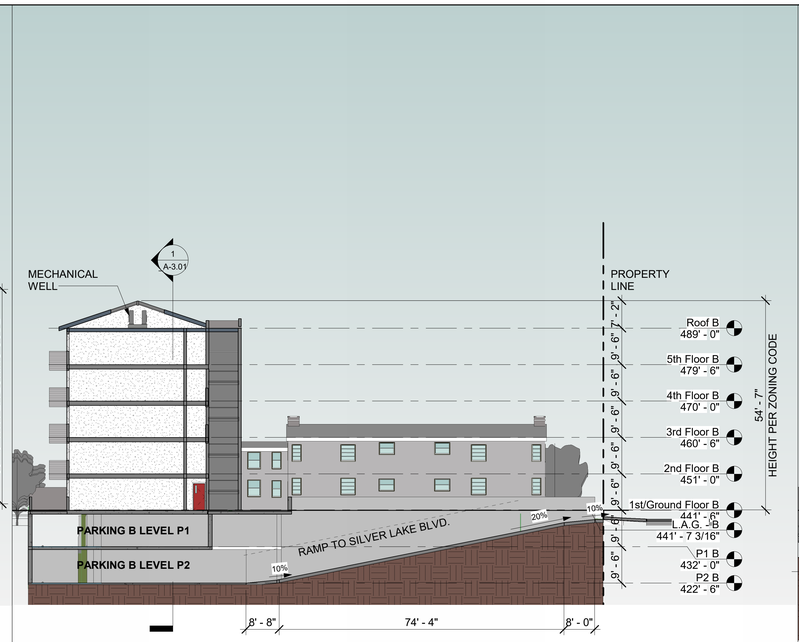
ROOF PLAN

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-2.08 OF

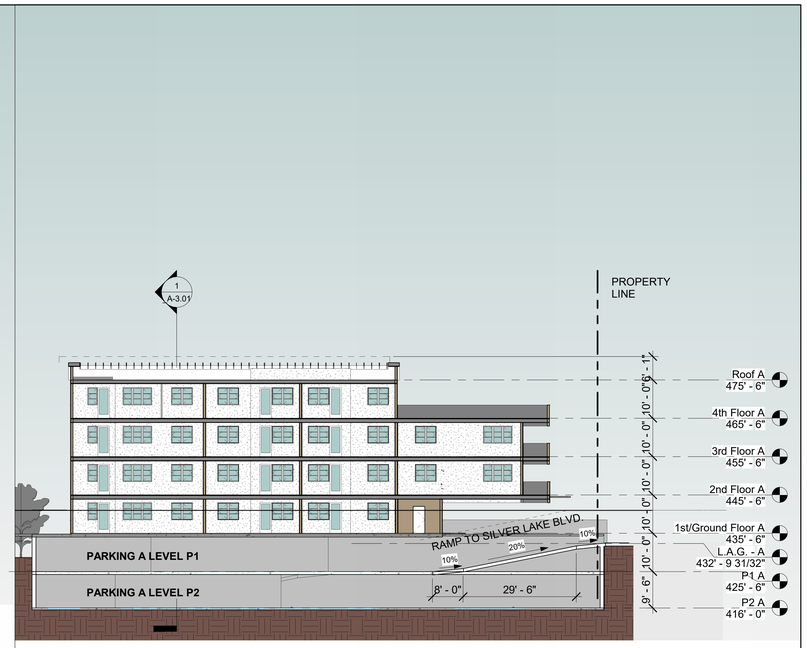
6/7/2024 8:33:44 AM



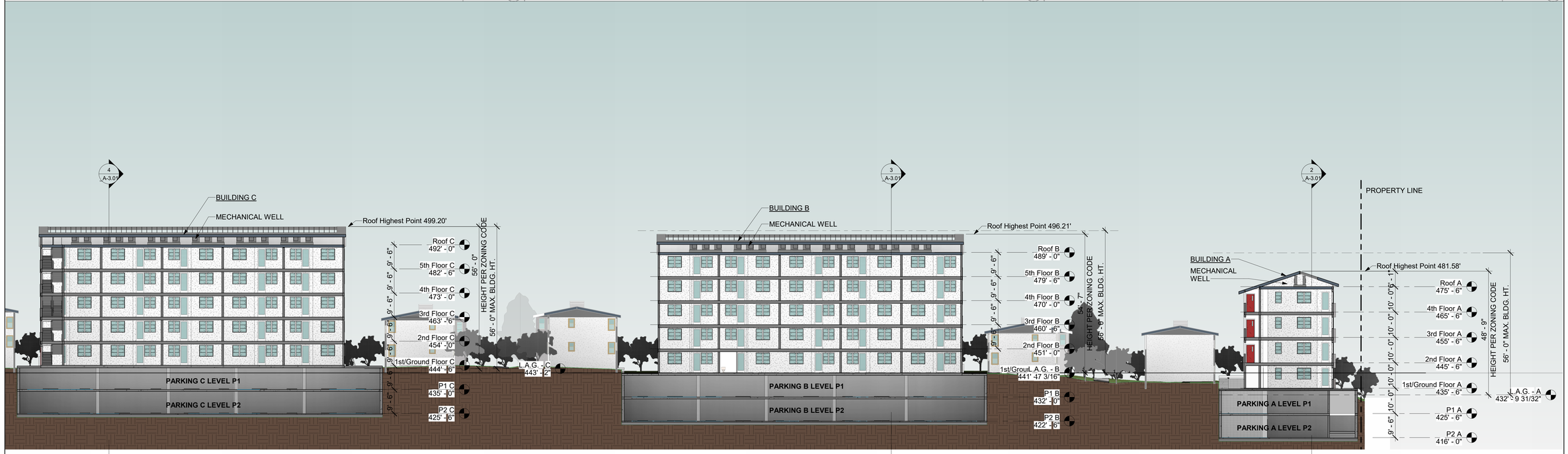
BUILDING C SECTION SCALE: 1/16" = 1'-0" 4



BUILDING B SECTION SCALE: 1/16" = 1'-0" 3



BUILDING A SECTION LOOKING NORTH (THRU RAMP) SCALE: 1/16" = 1'-0" 2



SECTION LOOKING WEST SCALE: 1/16" = 1'-0" 1

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PROJECT REVIEW

June 7, 2024

BUILDING SECTIONS

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-3.01 OF

6/7/2024 8:32:47 AM

EXTERIOR DOORS - FIBERGLASS WHITE W/ SINGLE LITE

WINDOWS - FIBERGLASS WHITE

ROOF SHINGLES - OYSTER SHELL
OWENS CORNING DURATION COOL ROOF

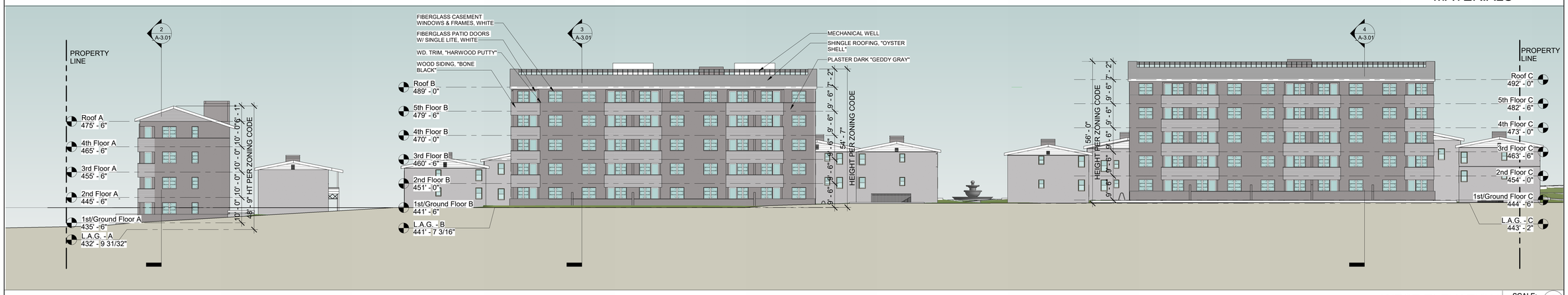
EXTERIOR TRIM PAINT - HARWOOD PUTTY
BENJAMIN MOORE, WILLIAMSBURG CW-5

EXTERIOR PLASTER PAINT / WOOD SIDING - GEDDY GRAY
BENJAMIN MOORE, WILLIAMSBURG CW-720

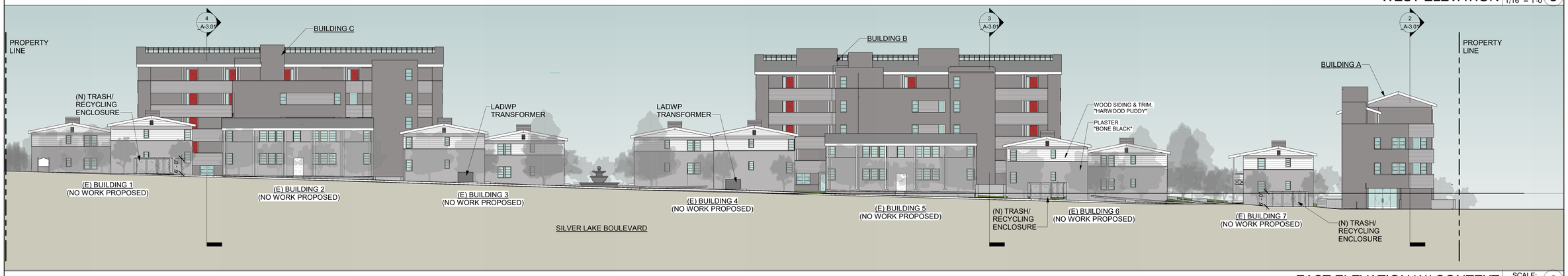
EXTERIOR PLASTER PAINT / WOOD SIDING - BONE BLACK
BENJAMIN MOORE, WILLIAMSBURG CW-715

EXTERIOR DOOR PAINT - KING'S RED
BENJAMIN MOORE, WILLIAMSBURG CW-335

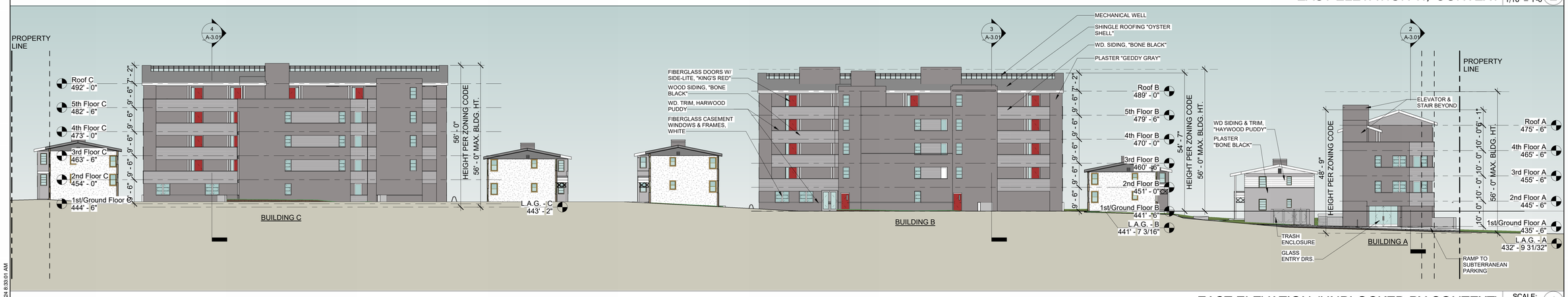
MATERIALS



WEST ELEVATION SCALE: 1/16" = 1'-0" 3



EAST ELEVATION W/ CONTEXT SCALE: 1/16" = 1'-0" 2



EAST ELEVATION (UNBLOCKED BY CONTEXT) SCALE: 1/16" = 1'-0" 1

6/7/2024 8:33:01 AM

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PROJECT REVIEW

June 7, 2024

EXTERIOR ELEVATIONS

Date: 09/28/23
Scale: 1/16" = 1'-0"
By: Author
Project No: 2227
Page No: A-4.01
OF

EXTERIOR DOORS - FIBERGLASS WHITE W/ SINGLE LITE

WINDOWS - FIBERGLASS WHITE

ROOF SHINGLES - OYSTER SHELL
OWENS CORNING DURATION COOL ROOF

EXTERIOR TRIM PAINT - HARWOOD PUTTY
BENJAMIN MOORE, WILLIAMSBURG CW-5

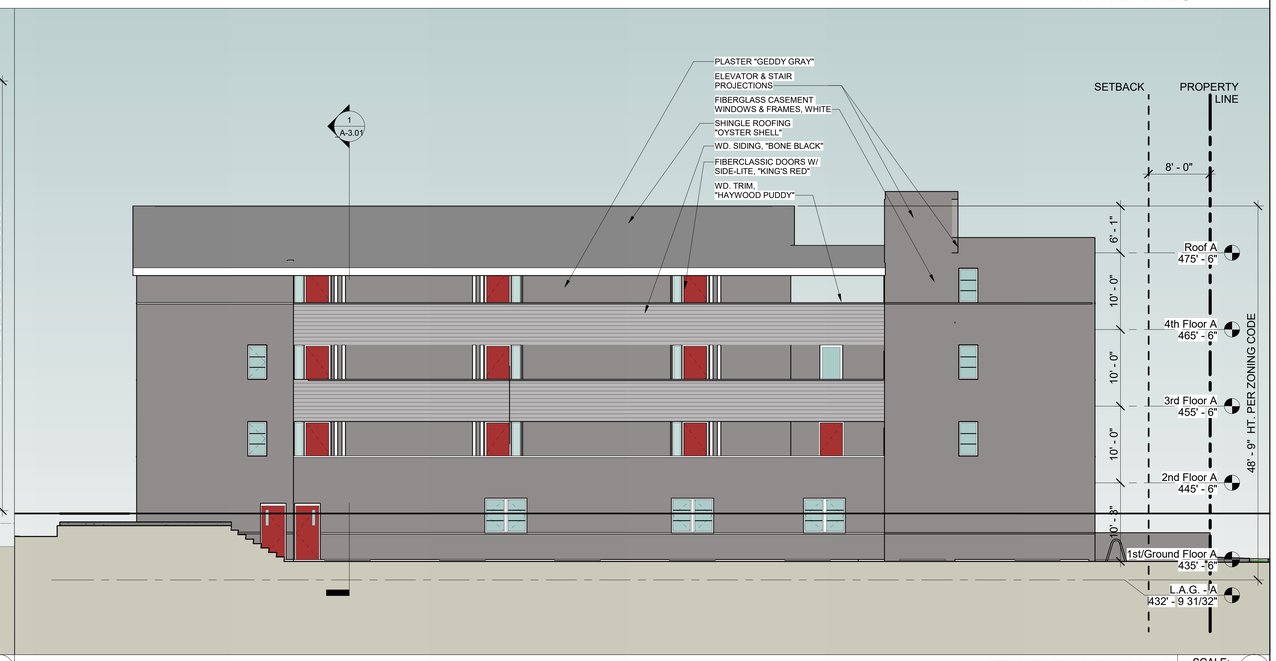
EXTERIOR PLASTER PAINT / WOOD SIDING - GEDDY GRAY
BENJAMIN MOORE, WILLIAMSBURG CW-720

EXTERIOR PLASTER PAINT / WOOD SIDING - BONE BLACK
BENJAMIN MOORE, WILLIAMSBURG CW-715

EXTERIOR DOOR PAINT - KING'S RED
BENJAMIN MOORE, WILLIAMSBURG CW-335

MATERIALS

NORTH ELEVATION C SCALE: 1/8" = 1'-0" 4



SOUTH ELEVATION - A SCALE: 1/8" = 1'-0" 2

SOUTH ELEVATION SCALE: 1/8" = 1'-0" 3

NORTH ELEVATION SCALE: 1/8" = 1'-0" 1

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PROJECT REVIEW

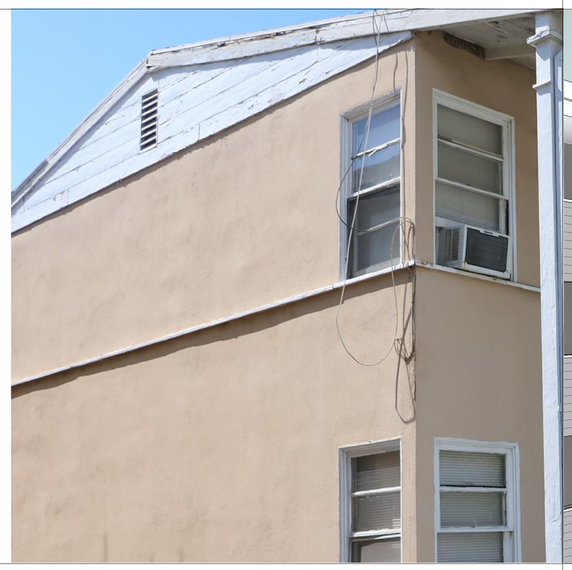
June 7, 2024

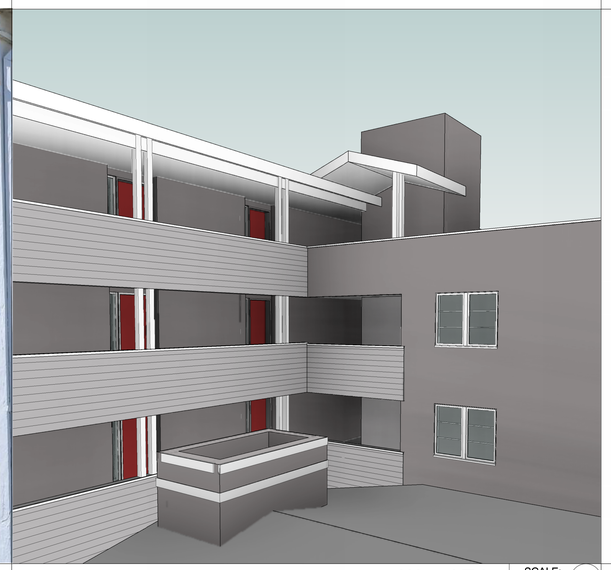
EXTERIOR ELEVATIONS

Date: 09/28/23
Scale: 1/8" = 1'-0"
By: Author
Project No: 2227
Page No: A-4.02 OF

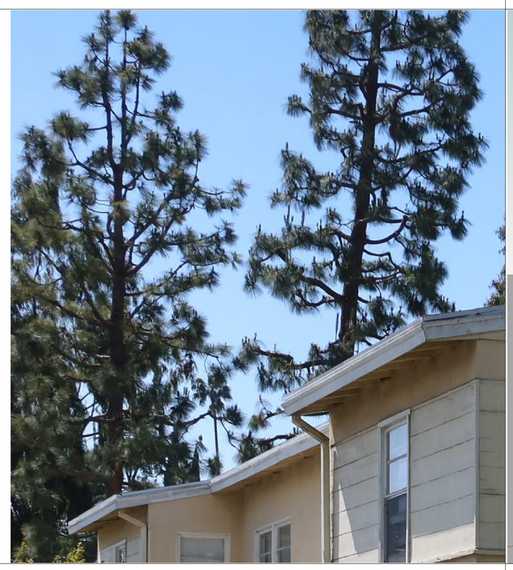
6/7/2024 8:33:10 AM

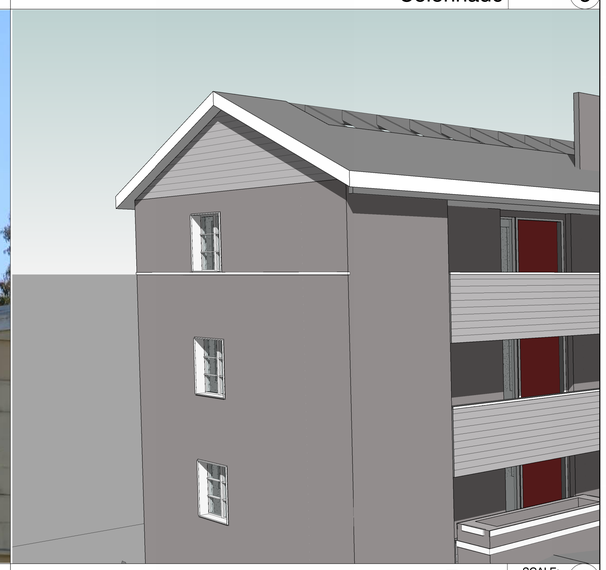
Colonnade SCALE: 3



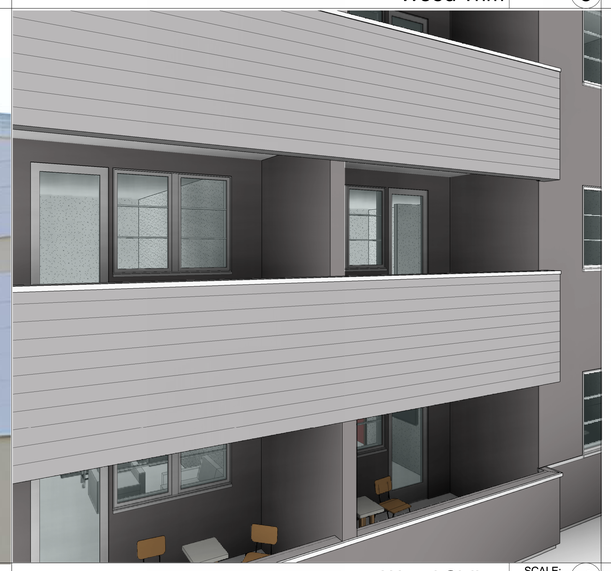


Wood Trim SCALE: 5

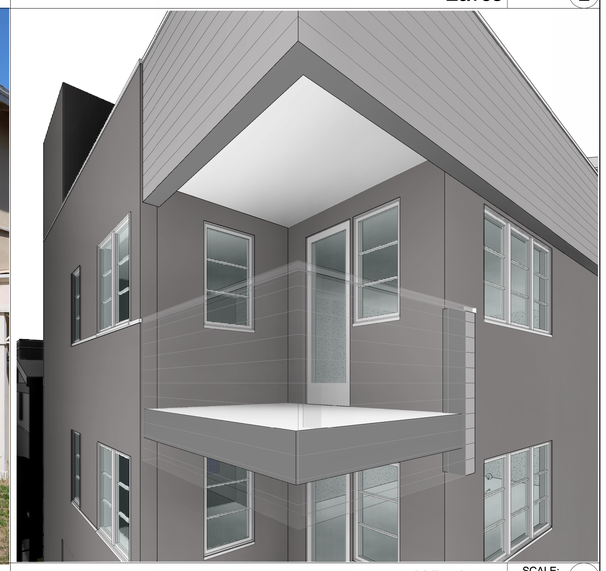




Eaves SCALE: 2



Wood Siding SCALE: 4



Windows SCALE: 1

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Silver Lake Garden Apts.
2413-2499 Silver Lake Blvd
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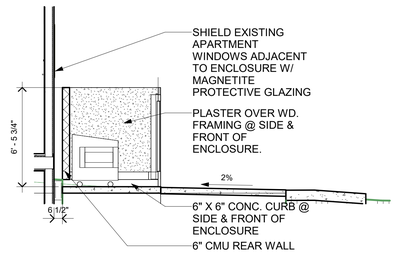
PROJECT REVIEW

June 7, 2024

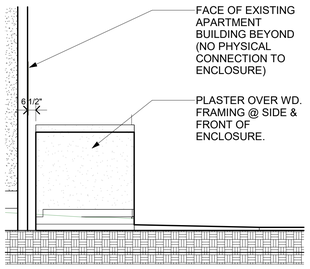
DESIGN FEATURES - NEW & EXISTING

Date: 09/28/23
Scale:
By: Author
Project No: 2227
Page No: A-4.03 OF

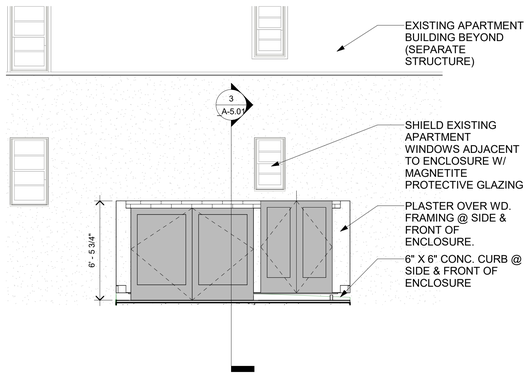
6/7/2024 8:33:55 AM



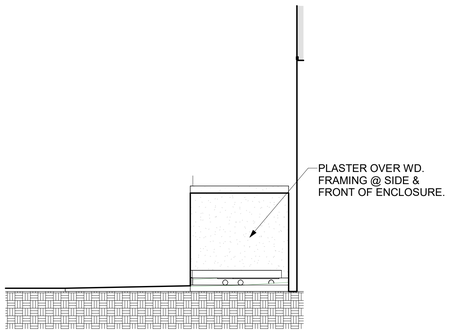
TRASH ENCLOSURE SECTION — SCALE: 1/4" = 1'-0" — 3



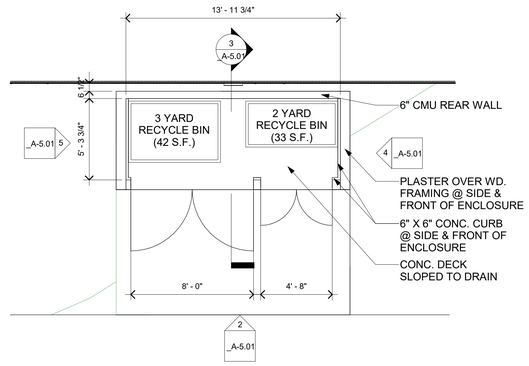
TRASH ENCLOSURE - SOUTH ELEVATION — SCALE: 1/4" = 1'-0" — 5



TRASH ENCLOSURE - EAST ELEVATION — SCALE: 1/4" = 1'-0" — 2



TRASH ENCOSURE - NORTH ELEVATION — SCALE: 1/4" = 1'-0" — 4



3 BIN SQUARE FOOTAGE PROVIDED

TRASH	42 S.F. X 3 =	126 S.F.
RECYCLING	33 S.F. X 3 =	99 S.F.

TRASH ENCLOSURE FLOOR PLAN — SCALE: 1/4" = 1'-0" — 1

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PROJECT REVIEW
June 7, 2024

TRASH ENCLOSURE PLANS, ELEVATIONS & SECTIONS

Date: 06/27/23
Scale: 1/4" = 1'-0"
By: Author
Project No: 2227
Page No: A-5.01 OF

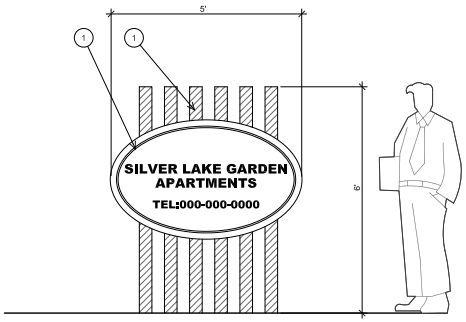
6/7/2024 8:33:57 AM

LEGEND OF AMENITY

A. Large private patio at ground level.
B. Community BBQ dining terrace.
C. Community chat room
D. Outdoor lobby
E. Stairs per Architecture
F. Trash enclosure
G. City Sidewalk and existing ramp.
H. Visual connection
I. Fountain
J. Fire Access Cul-De-Sac
K. New " Silver Lake Garden Apartment "property sign.
L. Preserved existing asphalt driveway with planter pots for traffic control and furniture as main access to Lobby and Manager Unit.
M. Transformer.
N. Driveway to the garage.
O. Green screen fence with vine for screening the transformer.

LEGEND

1. 4X4 Tubular steel post
2. Double sided metal plate with property name and contact info



NEW PROPERTY SIGN

NEW PROPERTY SIGN

Max Maltzman Inspiration

FOUNTAIN

INTERACTIONS BETWEEN RESIDENCE

DROUGHT TOLANCE

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SILVER LAKE GARDEN APARTMENT
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
LOS ANGELES, CA 90039

Date	Revision

Sheet Title:

OVERALL LANDSCAPE CONCEPT PLAN

Job No. :	90039-02
Scale:	1"=20'-0"
Drawn:	LCW/dKode
Checked:	LCW/dKode

Sheet Number:

LA-01

PRELIMINARY LANDSCAPE CONCEPT PACKAGE 2024-02-14

LEGEND OF HARDSCAPE MATERIAL

1. Permeable Paving - Concrete Pavers with gravel and sand base.
2. New Concrete walkways, color similar to existing.
3. Driveway ramp with speed bump and warning paving band.
4. Turf block permeable pavers for fire truck access
5. Concrete stairs for entering the existing buildings.
6. Turf
7. Planting area
8. City Sidewalk
9. Parkway, existing street trees and turf
10. Existing concrete paving, to be rehabilitated.

PAVING MATERIAL BOARD

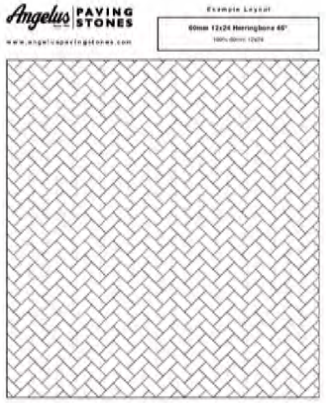
Turf block permeable pavers for fire truck access
By Grasscrete

New concrete walkways

Existing concrete paving, to be rehabilitated

Warning paving band at the entry of the driveway ramp

Permeable paving - Concrete pavers with gravel and sand base
By Angelus Paving Stones / Holland / Gray



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2413-2499 SILVER LAKE BOULEVARD,
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Date	Revision

Sheet Title:

PAVING MATERIAL CONCEPT PLAN

Job No. : XXXX
Scale: 1"=20'-0"
Drawn: LCW/dKode
Checked: LCW/dKode

Sheet Number:

LA-02

PRELIMINARY LANDSCAPE CONCEPT PACKAGE 2024-02-14

Large Focal Trees

Medium Garden Trees

Small Flowering / Native Trees

Vertical Screening Trees

Green on Green Drought Tolerant Shrubs and Perennials

Flowering Drought Tolerant Shrubs and Perennials

Turf

Large Planter Pot with Succulent Plants

Screening Fence with Flowering Vine - Solanum Jasminoides

Solanum Jasminoides - on Screening Fence

Large Focal Tree - Platanus × acerifolia / London Planetree

Medium Garden Tree - Tabebuia chrysotricha / Golden Trumpet Tree

Medium Garden Tree - Cupaniopsis anacardioides / Carrotwood

Vertical Screening Tree - Lophostemon confertus / Brisbane box

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2413-2499 SILVER LAKE BOULEVARD,
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Date	Revision

Sheet Title:

PLANTING CONCEPT PLAN

Job No. : 90039-02
Scale: 1"=20'-0"
Drawn: LCW/dKode
Checked: LCW/dKode

Sheet Number:

LA-03

PRELIMINARY LANDSCAPE CONCEPT PACKAGE 2024-02-14

Small / Native Tree - Arbutus unedo / Strawberry Tree

Small / Native Tree - Cercis occidentalis / Western Redbuds

Small / Native Tree - Magnolia x soulangeana / Saucer Magnolia

Large Planter Pot with Succulent Plants

Green on Green Drought Tolerant Shrubs and Perennials

Flowering Drought Tolerant Shrubs and Perennials

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PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
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Date	Revision

Sheet Title:

PLANTING CONCEPT PLAN

Job No. : 90039-02
Scale: -
Drawn: LCW/dKode
Checked: LCW/dKode

Sheet Number:

LA-04

PRELIMINARY LANDSCAPE CONCEPT PACKAGE 2024-02-14


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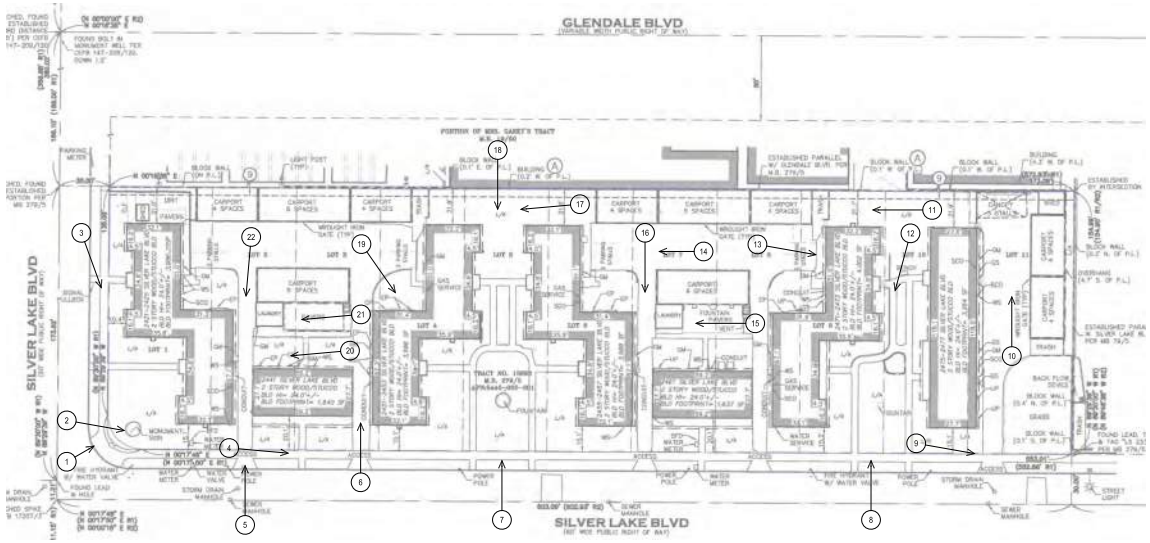


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SILVER LAKE GARDEN APARTMENT
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD, LOS ANGELES, CA 90039

Date	Revision

Sheet Title:

EXISTING LANDSCAPE CONDITION

Job No. :	90039-02
Scale:	-
Drawn:	LCW/dKode
Checked:	LCW/dKode

Sheet Number:

LA-05

PRELIMINARY LANDSCAPE CONCEPT PACKAGE 2024-02-14

PAVING SCHEDULE:

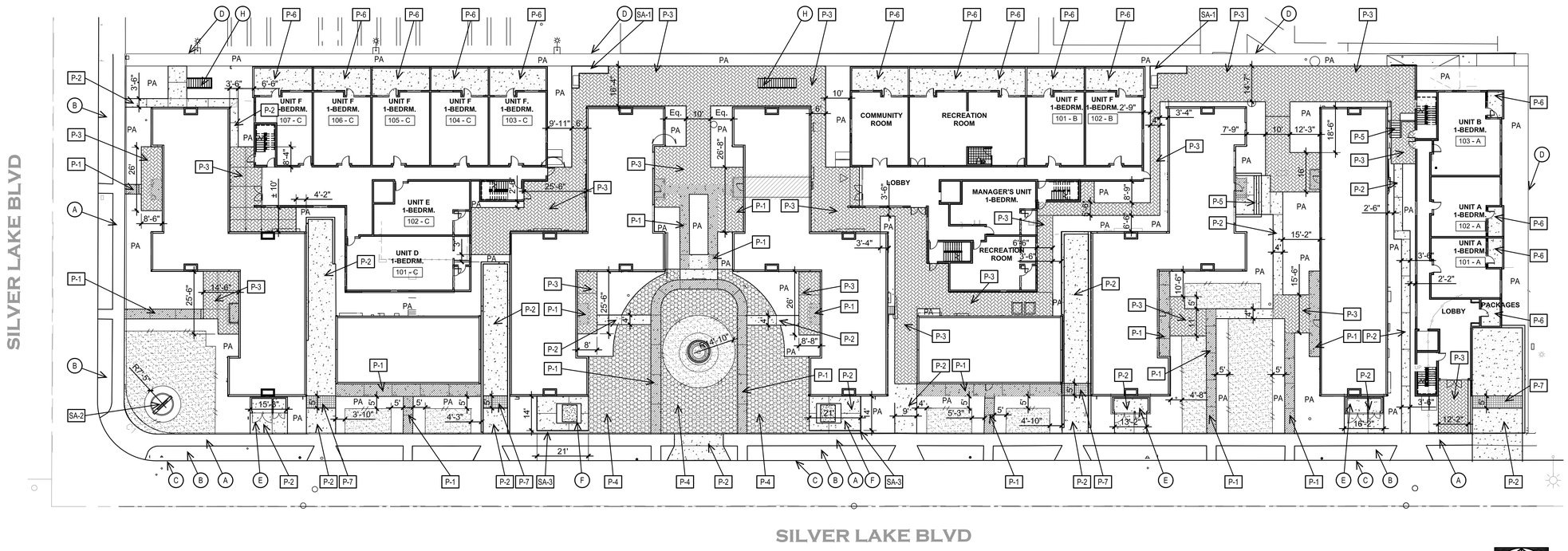
KEY	DESCRIPTION	DETAIL	COMMENTS
P-1	Existing Concrete Walkway / Driveway to be Repaired and Preserved		Pressure washed and repair damage and cracks.
P-2	Colored Concrete Driveway / Walkway match P-1	2/ LC 5.01	Natural gray with bloom finish. Joint patterns per plan.
P-3	Precast Concrete Paver Paving	3/ LC 5.01	
P-4	Turf Block - Fire Truck Access	10/ LC 5.01	
P-5	P.I.P. Concrete Stairs	4/ LC 5.01	
P-6	Concrete Paving for Private Patio	2/ LC 5.01	Per architect
P-7	Concrete Paver Warning Strip at Driveway Entrance		

SITE AMENITY SCHEDULE:

KEY	DESCRIPTION	DETAIL	COMMENTS
SA-1	BBQ Island	8/ LC 5.01	
SA-2	Project Signange	1/ LC 5.01	
SA-3	Screening Fence for Transformer	-	

NOTES :

A. Sidewalk, protect in place
B. Parkway, protect in place
C. Curb and gutter, protect in place
D. Existing property block wall, protect in place
E. Trash enclosure, per architect
F. Transformer, per engineer
G. Utility valve, per engineer
H. Access to garage, per architect



Scale: 1" = 20'

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SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD, LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Signature
Exp. 8/31/25
Renewal Date
Exp. 07/29/24
Date
STATE OF CALIFORNIA

Sheet Title:

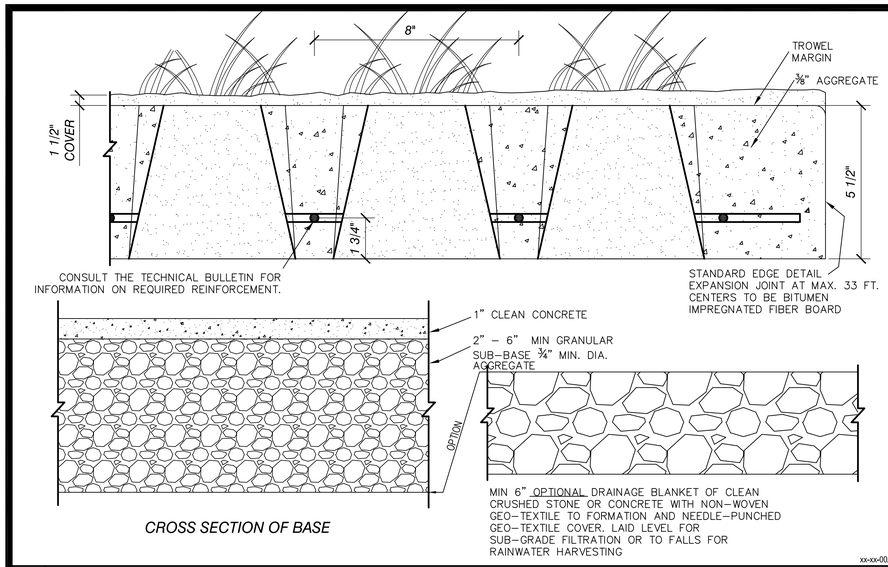
LANDSCAPE CONSTRUCTION PLAN

Job No. : 92694-03
Scale: 1" = 20'-0"
Drawn: LCW
Checked: LCW

Sheet Number:

LC-1.01

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29



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10 GRASSCRETE TURF BLOCK

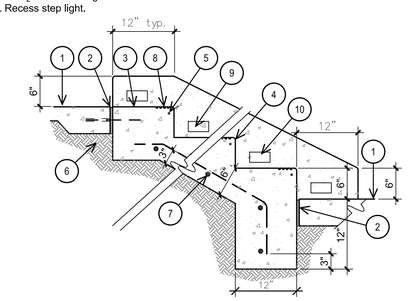
Scale: NTS

LEGEND

1. Adjacent paving per plan.
2. Expansion joint. Refer to detail "A"/CD-1.
3. Concrete steps per plan. Slope tread at 1 to 2%.
4. 1/2' radius on all edges.
5. #3 nosebar.
6. 90% Compacted subgrade.
7. #4 rebar at 1' on center both ways.
8. Warning Stripe. Grooves to be 1/4" deep and 3/4" o.c.
9. 8" side cheek wall on both sides of walk with ½" radius all edges.
10. Recess step light.

NOTES

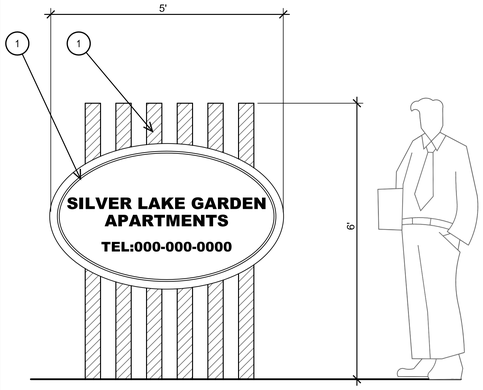
A. Refer to Construction Plan for all colors, types, finishes, and manufacturer
B. requirements. Refer to Structural Engineer's drawings for reinforcing, connections, and footing requirements.



4

LEGEND

1. 4X4 Tubular steel post
2. Double sided metal plate with property name and contact info



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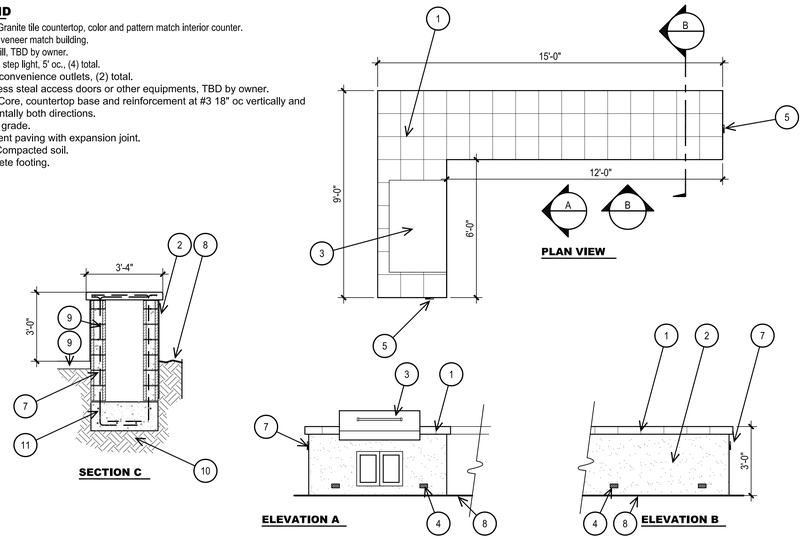
1 PROJECT SIGNAGE

Scale: 3/4" = 1'-0"

LEGEND

1. 12x12 Granite tile countertop, color and pattern match interior counter.
2. Stucco veneer match building.
3. BBQ grill, TBD by owner.
4. Recess step light, 5' oc., (4) total.
5. GFCI convenience outlets, (2) total.
6. Stainless steal access doors or other equipments, TBD by owner.
7. CMU Core, countertop base and reinforcement at #3 18" oc vertically and horizontally both directions.
8. Finish grade.
9. Adjacent paving with expansion joint.
10. 90% Compacted soil.
11. Concrete footing.



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8 BBQ ISLAND

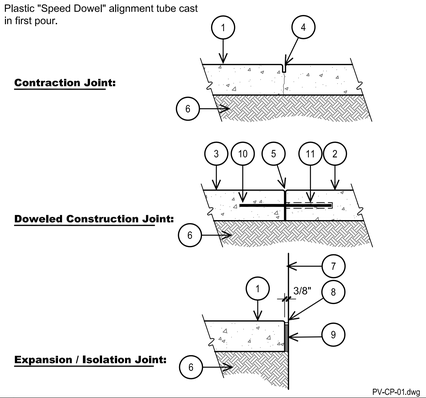
Scale: 3/8" = 1'-0"

LEGEND

1. Concrete paving.
2. Concrete paving - first pour.
3. Concrete paving - second pour.
4. Contraction joint 1/4th depth of slab.
5. Construction joint.
6. 90% compacted subgrade.
7. Fixed element, i.e. wall, column, vault, or
8. step.
9. Sealant.
10. Compressible joint filler.
11. Steel dowel. Plastic "Speed Dowel" alignment tube cast in first pour.

NOTES

A. Refer to Paving Schedule for paving types, colors, and finishes.
B. Refer to Soil Report for additional information of subbase preparation, reinforcement, thickness and Max. distance between joints.



PV-CP-01.dwg

2 CONCRETE PAVING JOINTS

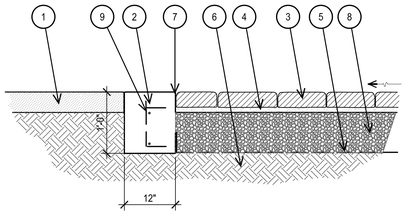
Scale: N.T.S.

LEGEND

1. Adjacent paving .
2. Concrete edge band with medium retardant finish. Provide contraction joints at 5' o.c. Max.
3. Interlocking pavers.
4. 1" sand setting bed.
5. Geotextile as required per soils report. Turn up at sides.
6. 90% compacted subgrade.
7. 4" Radius
8. Aggregate base
9. (2) # 4 rebar at 18" o.c. and #4 hoops at 18" o.c.

NOTES

A. Refer to soils report for paving thickness and base requirements
B.
C.



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6

3 INTERLOCKING PAVERS

Scale: 1" = 1'-0"

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SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Craig Wang Lic. No. 6326
Signature
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Renewal Date
Exp. 07/29/24
Date
STATE OF CALIFORNIA

Sheet Title:

LANDSCAPE CONSTRUCTION DETAILS

Job No. :	92694-03
Scale:	see details
Drawn:	LCW
Checked:	LCW

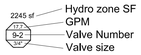
Sheet Number:

LC-5.01

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29

IRRIGATION GENERAL NOTES

1. All main line piping and control wires under paving shall be installed in separate sleeves. Main line sleeve size shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
2. All lateral line piping under paving shall be PVC schedule 40 pipe and shall be installed prior to paving.
3. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damages and rejected pipe shall be removed from the site at the time of said rejection.
4. Final location of the automatic controller shall be approved by owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. Spacing between on-grade drip line shall conform to those shown on the drawings, unless recommend by manufacture and approved by Landscape Architect prior to installation.
8. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with no overspray onto walks, streets, walls, etc.
9 This design is diagrammatic. All piping, valves, etc. Shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas.
10. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
11. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
12. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
13. ADV (anti-drain valves) units as shown in the details are for typical installation only, and may not be required on all heads. Prior to installation the contractor shall verify with the on-site grades. If there is an elevation difference of 24" or more between the highest head and lowest head on a system, the adv's shall be installed per the detail.



IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	SIZE	DETAIL	NOTES
M	DOMESTIC WATER METER - PER CIVIL PLANS	-	-	
A	RAINBIRD ESP-ME3 CONTROLLER. 36 STATION			Installed inside weather-proof enclosure box.
B	BACKFLOW PREVENTOR ZURN MODEL ZX500XL			
	HUNTER HC-100-FLOW IRRIGATION SUB-METER AND FLOW SENSOR	-	-	
	NIBCO T-585 BRONZE BALL VALVE - DIAGRAMMATIC LOCATION	per mainline	-	
	RAINBIRD DV/DVF REMOTE CONTROL VALVE	per plan	-	
	RAINBIRD XCZ-100-PRF REMOTE CONTROL VALVE KIT	per plan	-	
	RAINBIRD XFCV ON-GARDE DRIP LINE WITH 12" EMITTING SPACING.		-	
	RAINBIRD R-VAN 24 ADJUSTABLE ARC NOZZLE (45° to 270°) ON 12' RAISER	-	-	306° (3.36 gpm) / 270° (2.52 gpm) / 180° (1.68 gpm) / 90° (0.83 gpm)
	SCH. 40 PVC IRRIGATION MAINLINE	per plan		18" MIN. COVER
	SCH. 40 PVC NON-PRESSURE LATERAL LINE	per plan		12" MIN. COVER
	DRIP LINE FLUSH POINT			
	ESP-SMT RAIN SENSOR			
POC	POINT OF CONNECTION			
2"	SIZE OF PIPE			
	HYDRO ZONE BOUNDARY			
	Quick Coupler Valve			

SILVER LAKE GARDEN WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) 42.6

Hydrozone #	Description	Plant factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sr. ft.) [A]	ETAF x Area [B]	Estimated Total Water Use (ETWU)
A-01	1)	0.8	H.E. Spray	0.75	1.07	1,505	1,605.33	42,400.06
A-02	1)	0.8	H.E. Spray	0.75	1.07	388	413.87	10,931.05
A-03	1)	0.8	H.E. Spray	0.81	0.99	1,160	1,145.68	30,259.67
A-04	1)	0.8	H.E. Spray	0.81	0.99	1,739	1,717.53	45,363.43
A-05	1)	0.8	H.E. Spray	0.81	0.99	1,160	1,145.68	30,259.67
A-06	1)	0.8	H.E. Spray	0.75	1.07	388	413.87	10,931.05
A-07	1)	0.8	H.E. Spray	0.75	1.07	749	798.93	21,101.43
A-08	1)	0.8	H.E. Spray	0.75	1.07	844	900.27	23,777.84
A-09	3)	0.5	Dirip	0.81	0.62	2,245	1,385.80	36,601.81
A-10	3)	0.5	Dirip	0.81	0.62	1,202	741.98	19,597.05
A-11	3)	0.5	Dirip	0.81	0.62	777	479.63	12,667.98
A-12	3)	0.5	Dirip	0.81	0.62	1,359	838.89	22,156.73
A-13	3)	0.5	Dirip	0.81	0.62	1,330	820.99	21,683.93
A-14	3)	0.5	Dirip	0.81	0.62	934	576.54	15,227.66
A-15	3)	0.5	Dirip	0.81	0.62	878	541.98	14,314.65
A-16	3)	0.5	Dirip	0.81	0.62	934	576.54	15,227.66
A-17	3)	0.5	Dirip	0.81	0.62	745	459.88	12,146.26
A-18	3)	0.5	Dirip	0.81	0.62	604	372.84	9,847.44
A-19	3)	0.5	Dirip	0.81	0.62	745	459.88	12,146.26
A-20	3)	0.5	Dirip	0.81	0.62	795	490.74	12,961.44
A-21	3)	0.5	Dirip	0.81	0.62	910	561.73	14,836.37
A-22	3)	0.5	Dirip	0.81	0.62	1,012	624.69	16,499.35
A-23	3)	0.5	Dirip	0.81	0.62	1,895	1,169.75	30,895.52
A-24	3)	0.5	Dirip	0.81	0.62	1,014	625.93	16,531.96
A-25	4)	0.2	Dirip	0.81	0.25	35	8.64	228.25
A-26	4)	0.2	Dirip	0.81	0.25	21	5.19	136.95
A-27	4)	0.2	Dirip	0.81	0.25	28	6.91	182.60
A-28	4)	0.2	Dirip	0.81	0.25	56	13.83	365.20
A-29	4)	0.2	Dirip	0.81	0.25	35	8.64	228.25
A-30	4)	0.2	Dirip	0.81	0.25	21	5.19	136.95
A-31	4)	0.2	Dirip	0.81	0.25	21	5.19	136.95
A-32	4)	0.2	Dirip	0.81	0.25	130	32.10	847.79
A-33	4)	0.2	Dirip	0.81	0.25	21	5.19	136.95
A-34	4)	0.2	Dirip	0.81	0.25	28	6.91	182.60
35	5)				0.00	10,431	0.00	0.00
				0	Total	36,139	18,966.71	500,948.77

Special Landscape Areas					(C)	(D)	
37	6)			1	66	66	1,743.19
				Total	66	66	
						ETWU Total	1,743.19

Planting Description
1) lawn
2) low water use planting
3) medium water use planting
4) pots
5) preferred paving
6) fountain

Irrigation Method
overhead spray or drip

Irrigation Efficient
0.75 for spray head
0.81 for drip

ETWU (annual Gallon Required) = 500,948.77

MAWA (Annual Gallon Allowed) = 505,886.71

ETAF Calculation

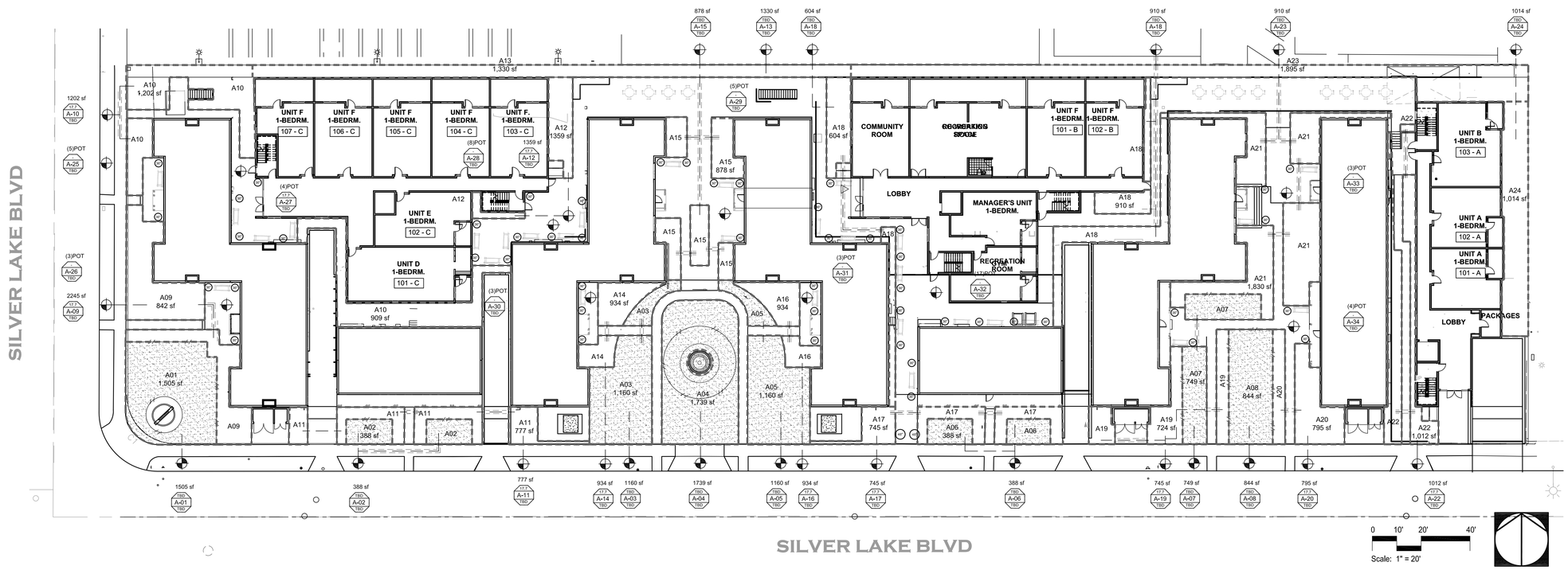
Regulat Landscape Area

Total ETAF x Artea	18,966.71	
Total Area	36,139	
Average ETAF	B ÷ A	0.52

Average ETAF for Regular landscape Areas must be 0.55 or below for residential, and 0.45 or below for Non-residential areas

All Landscape Area

Total ETAF x Area	19,032.71	
Total Area	36,205	
Sitewide ETAF	0.53	



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SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Chih Wang Lic. No. 5788
Signature
Exp. 8/31/25
Renewal Date
Exp. 07/29/24
Date
STATE OF CALIFORNIA

Sheet Title:

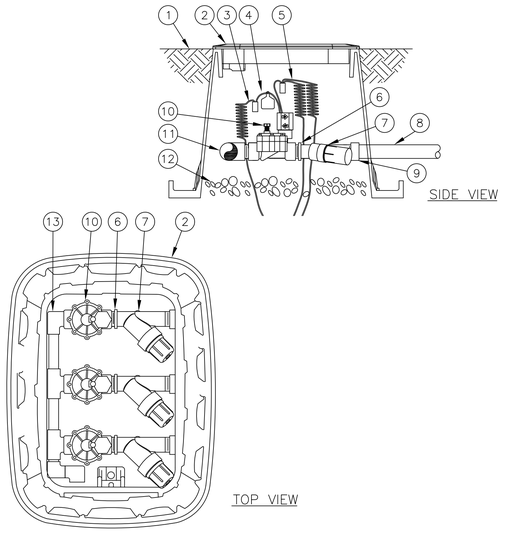
IRRIGATION PLAN

Job No. : 92694-03
Scale: see details
Drawn: LCW
Checked: LCW

Sheet Number:

LI-1.01

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29

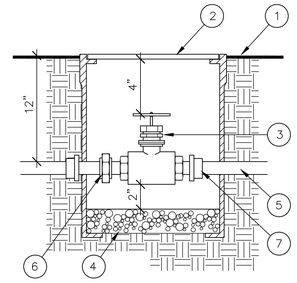


1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ¾" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS

xx-xx-00.dwg

10 XCZ CONTROL ZONE KIT IN SQUARE VALVE BOX

Scale: "?" = 1'-0"



LEGEND

1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "G.V."
3. GATE VALVE
4. ONE CUBIC FT. OF [" CRUSHED ROCK
5. PVC MAIN LINE
6. BRASS UNION
7. PVC MALE ADAPTOR (2 REQUIRED)

NOTE:
1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS
2. ALL GATE VALVES OVER 2" IN SIZE SHALL BE BOX HANDLE GATE VALVES

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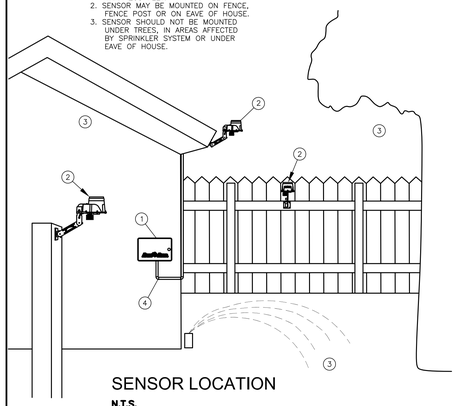
4 GATE VALVE

Scale: NTS

1. RAIN BIRD ESP-SMT CONTROLLER
2. RAIN BIRD ESP-SMT SENSOR RECOMMENDED MOUNTING SITE
3. SITES NOT RECOMMENDED FOR MOUNTING ESP-SMT SENSOR
4. WIRE FROM ESP-SMT CONTROLLER TO SENSOR

NOTES:
1. LENGTH OF WIRE FROM CONTROLLER TO SENSOR SHOULD BE NO GREATER THAN 200 FEET.
2. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST OR ON EAVE OF HOUSE.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.



SENSOR LOCATION

N.T.S.

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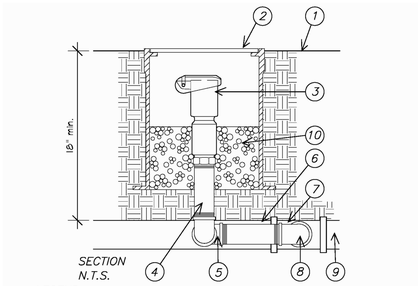
1 C-ESP-SMT-SENSORLOCATE.DWG

8-27-09

Scale:



LEGEND

1. Finish grade.
2. 10" dia. round valve box with locking lid no. 910 manufactured by Carson Industries. Marked "Q.C." on cover.
3. Quick coupling valve.
4. PVC Sch. 80 riser.
5. (2) PVC street ells.
6. PVC Sch. 80 nipple.
7. PVC tee.
8. PVC Sch. 40 ell.
9. PVC mainline.
10. One cubic foot of 1" crushed rock.

NOTE: Install 6" from nearest adjacent paved area.

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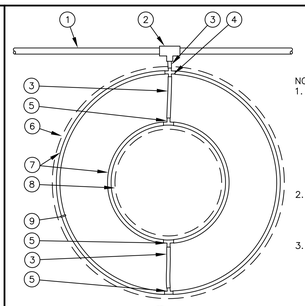
11 QUICK COUPLER VALVE

Scale: NTS



NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

AROUNF TREE

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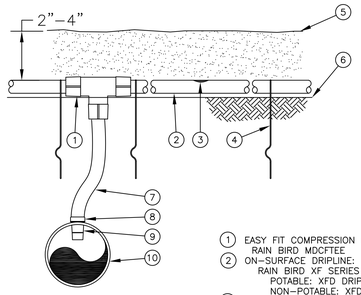
8 ON SURFACE DRIPLINE

Scale: NTS



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE
7. RAIN BIRD XF SERIES BLANK TUBING
8. RATCHET CLAMP (INCLUDED WITH ADAPTER)
9. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
10. PVC LATERAL PIPE MINIMUM 1½" IN DIAMETER

INSERT ADAPTER FROM 1 1/2" OR LARGER PVC

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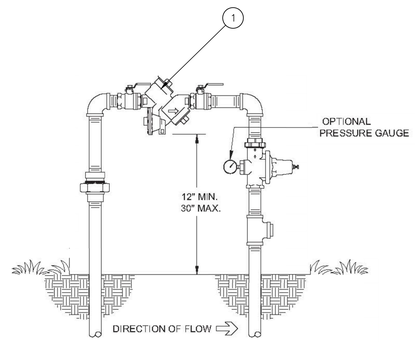
5 ON SURFACE DRIPLINE

Scale: NTS



LEGEND

1. BACKFLOW UNIT PER LEGEND

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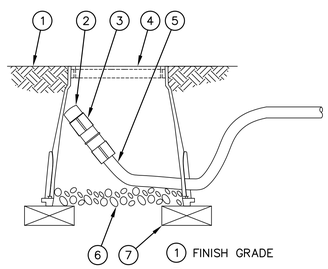
2 BACKFLOW PREVENTER UNIT

Scale: NTS



1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

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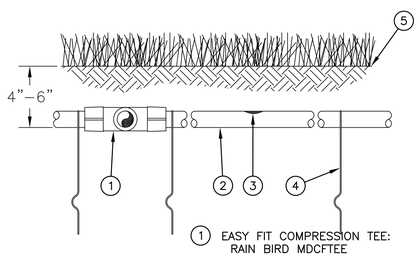
12 DRIPLINE FLUSH POINT

Scale: NTS



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

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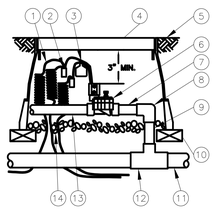
9 SUB SURFACE DRIPLINE

Scale: NTS



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. VALVE BOX WITH COVER: RAIN BIRD VB-STD
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: RAIN BIRD 100-DV-SS
7. CLASS 200 PIPE (LENGTH AS REQUIRED)
8. PVC SCH 40 ELL
9. CLASS 200 PIPE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. PVC SCH 40 TEE OR ELL
13. PVC LATERAL PIPE
14. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

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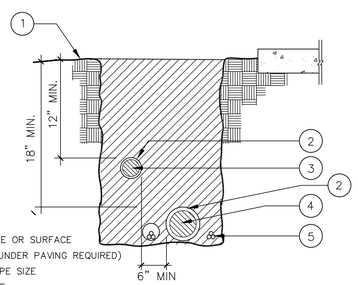
6 ELECTRIC REMOTE-CONTROL VALVE

Scale: NTS



LEGEND

1. FINISH GRADE OR SURFACE
2. SLEEVE (IF UNDER PAVING REQUIRED) TWICE OF PIPE SIZE
3. LATERAL LINE
4. MAINLINE OR SLEEVE
5. CONTROL WIRE

NOTE:

1. ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES
2. BUNDLE AND TAPE WIRING AT 10' INTERVALS
3. TIE A LOOSE 20' LOOP IN WIRING AT CHANGE OF DIRECTION GREATER THAN 30^. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE
4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAIN LINE PIPE
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS
6. PIPE DEPTH FOR 2\" DIA. AND LARGER SHALL BE 24"
7. PIPE DEPTH FOR 2" DIA. AND SMALLER SHALL BE 18"
8. PIPE DEPTH FOR NON-PRESSURE LATERAL LINES SHALL BE 12"

.dwg

3 TRENCHING / SLEEVING

Scale: NTS

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SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Signature
Exp. 8/31/25
Renewal Date
Exp. 07/29/24
Date
STATE OF CALIFORNIA

Sheet Title:

IRRIGATION DETAILS

Job No. : 92694-03
Scale: see details
Drawn: LCW
Checked: LCW

Sheet Number:

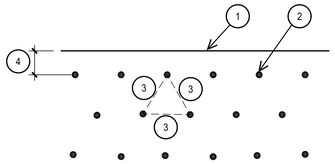
LI-5.01

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29

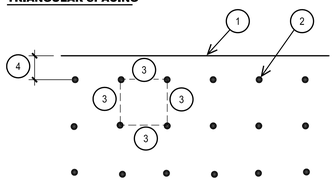
7 SHRUB/GROUNDCOVER SPACING

LEGEND

1. Edge of paving, sidewalk, wall or curb
2. Shrub or groundcover plant.
3. Locate plant equal distance from each other. Spacing per Plant Legend.
4. 1/2 of plant spacing distance - 12" min.



TRIANGULAR SPACING



SQUARE SPACING

PL-GC-01.dwg

Scale: N.T.S.

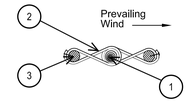
4 TREE PLANTING (Double-Staked)

LEGEND

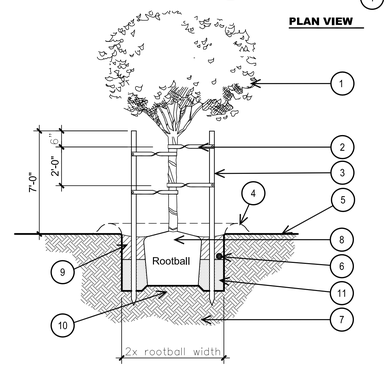
1. Tree - center in pit.
2. Tree ties.
3. 2" dia. x 10' Lodgepole Pine stake - keep clear of rootball.
4. 3" deep water basin - no basin in turf areas.
5. Finish grade.
6. Plant tablets - quantity per specifications.
7. Undisturbed native soil.
8. Rootball - set top 2" above finish grade.
9. 12" deep layer of amended backfill.
10. 3" high native soil pedestal.
11. Non-amended backfill.

NOTES

A. Refer to planting specifications for additional information.
B. Keep turf 24" clear of trunk - mulch this area and keep mulch 3" clear of trunk.



PLAN VIEW



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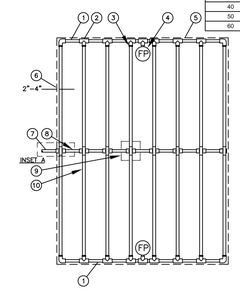
Scale: NTS

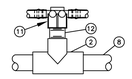
1 ON SURFACE DRIPLINE

XFD Dripline Maximum Lateral Lengths (Feet)						
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	760	514



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFT-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
12. ¾" PVC NIPPLE, LENGTH AS NECESSARY

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



INSET A

CENTER FEE LAYOUT

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Scale: NTS

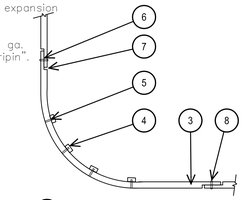
8 PLASTIC HEADERBOARD

LEGEND

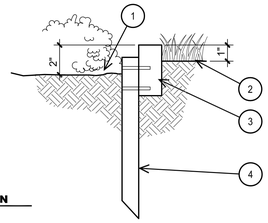
1. Finish grade of
2. shrub/groundcover area.
3. Finish grade of turf area.
4. 2x4" plastic headerboard. Plastic stakes at 3' o.c. – set
5. top of stake 1" below top of
6. headerboard.
7. Use hot-dipped galvinized nails
8. and screws. Factory thermal cut expansion slip joint. 1/2" – 3/4" gap.. 1-1/2" ID x 13" (7) ga. galvanized steel "haripin".

NOTES

A. Lay headerboard true to line and grade. Refer to Construction Plan for additional information.
B. Use hot-dipped galvinized nails.
C.



PLAN VIEW



SECTION

PL-EG-02.dwg

Scale: N.T.S.

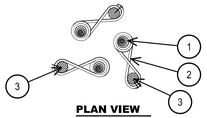
5 MULTI-TRUNK TREE PLANTING (Staked)

LEGEND

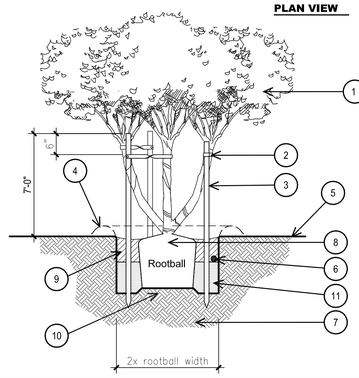
1. Tree - center in pit.
2. Tree ties.
3. 2" dia. x 10' Lodgepole Pine stake - keep clear of rootball. Provide one stake min. per trunk.
4. 3" deep water basin - no basin in turf areas.
5. Finish grade.
6. Plant tablets - quantity per specifications.
7. Undisturbed native soil.
8. Rootball - set top 2" above finish grade.
9. 12" deep layer of amended backfill.
10. 3" high native soil pedestal.
11. Non-amended backfill.

NOTES

A. Refer to planting specifications for additional information.
B. Keep turf 24" clear of trunk - mulch this area and keep mulch 3" clear of trunk.



PLAN VIEW

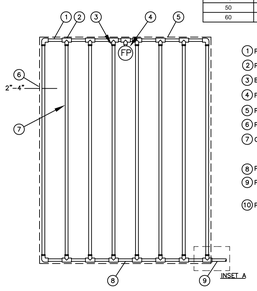


PL-TR-09.dwg

Scale: NTS

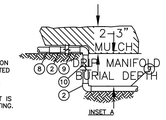
2 ON SURFACE DRIPLINE

XFD Dripline Maximum Lateral Lengths (Feet)						
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFT-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
8. PVC SUPPLY HEADER
9. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



INSET A

END FEED LAYOUT

.dwg

Scale: NTS

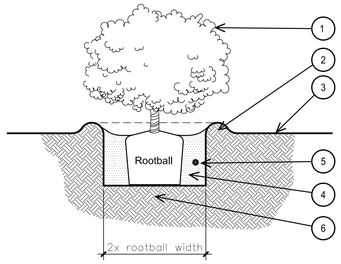
6 SHRUB PLANTING

LEGEND

1. Shrub - center in pit.
2. 3" deep water basin.
3. Finish grade.
4. Amended backfill.
5. Plant tablets - quantity per specifications.
6. Undisturbed native soil.

NOTES

A. Refer to planting specifications for additional information.
B. Set rootball 1" above finish grade.



PL-SH-01.dwg

Scale: NTS

3 ON SURFACE DRIPLINE

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
4. BARB X MALE FITTING: RAIN BIRD XFT-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFT-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
9. PVC SUPPLY MANIFOLD
10. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
11. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
12. PVC SCH 40 RISER PIPE

XFD Dripline Maximum Lateral Lengths (Feet)						
	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
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40	395	255	465	402	652	474
50	417	285	528	420	720	488
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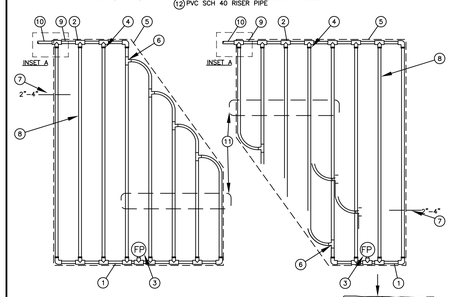

NOTES:
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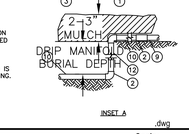
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



INSET A

IRREGULAR SHAPED LAYOUT

.dwg

Scale: NTS

d.Kode Studio
LCWGROUP
INTERIOR ARCHITECTURE
LANDSCAPE DESIGN SITE PLANNING
PHONE: 949.232.2309
ADDRESS: 3943 Irvine Blvd., #619
Irvine, CA 92602

SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
CHYI-NANG LIU
NO. 2088
STATE OF CALIFORNIA
Signature
Exp. 8/31/25
Renewal Date
Exp. 07/29/24
Date

Sheet Title:

IRRIGATION & PLANTING DETAILS

Job No. : 92694-03
Scale: see details
Drawn: LCW
Checked: LCW

Sheet Number:

LI-5.02

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29

TREE SCHEDULE:

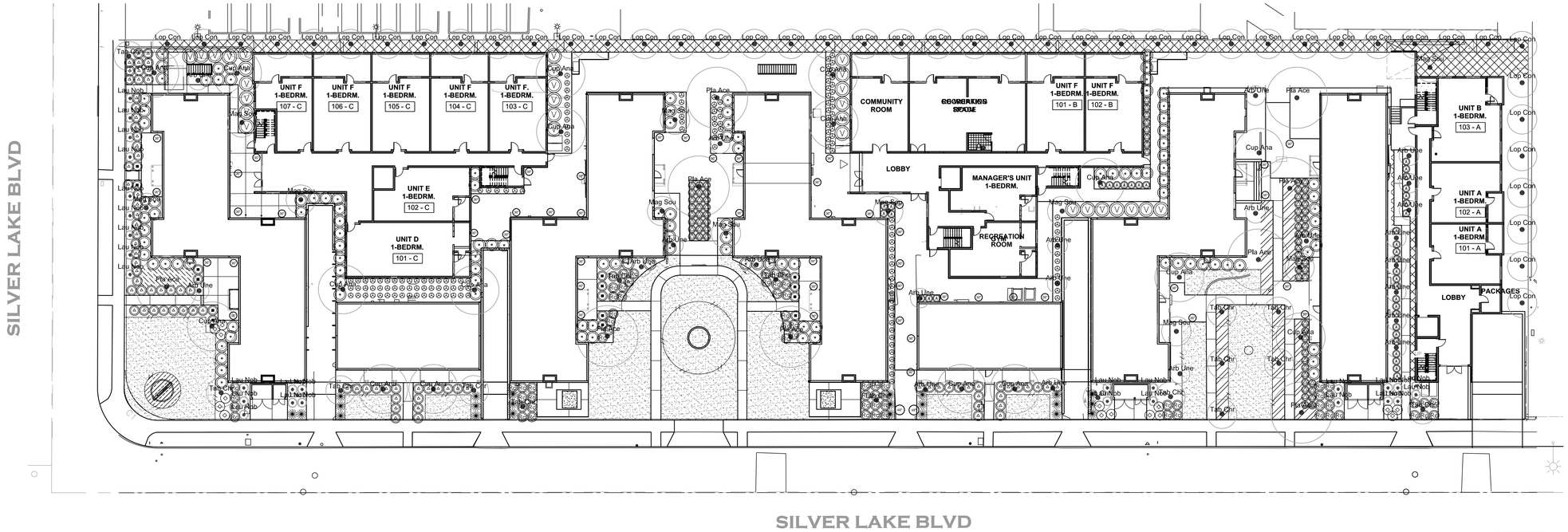
KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	STAKE/GUY	WUCOLS	QTY	COMMENTS
Arb Une	Arbutis unedo	Strawberry Tree	15 gal.	Multi / L.B.	Stake	L	22	Install root barrier manufacture recommendations if within 6' of paving
Cup Ana	Cupaniopsis anacardioides	Carrotwood	24 box	STD	Stake	M	14	Install root barrier manufacture recommendations if within 6' of paving
Lau Nob	Laurus nobilis	Bay Laurel	15 gal.	Column	Stake	L	27	Install root barrier manufacture recommendations if within 6' of paving
Lop Con	Lophostemon confertus	Brisbane Box	24 box	STD	Stake	M	45	Install root barrier manufacture recommendations if within 6' of paving
Mag Sou	Magnolia x Soulangeana	Saucer Magnolia	15 gal.	L.B.	Stake	M	11	Install root barrier manufacture recommendations if within 6' of paving
Pla Ace	Platanus x acerifolia	London Plane Tree	24" box	STD	Stake	M	9	Install root barrier manufacture recommendations if within 6' of paving
Tab Chr	Tabebuia chrysotricha	Golden Trumpet Tree	24" box	STD	Stake	M	16	Install root barrier manufacture recommendations if within 6' of paving
							144	Total Proposed

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	QTY	WUCOLS	COMMENTS
A	Agapanthus hybrid 'Monmid'	Midknigh Blue Agapanthus	5 gal.	–	-	M	
	Agave desmettiana 'Variegata'	Variegated Dwarf Smooth Agave	5 gal.	–	-	VL	
	Anigozanthos 'Tequila Sunrise'	Tequila Sunrise Kangaroo Paw	5 gal.	–	-	L	
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	1 gal.	–	-	L	
	Hemerocallis ' Crystal Tide'	Crystal Tide Dalily	1 gal.	–	-	M	
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	–	-	M	
	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Pittosporum	1 gal.	–	-	M	
	Phormium tenax 'Atropurpureum'	New Zealand Flax 'Atropurpureum'	5 gal.	–	-	L	
Rc	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	5 gal.	–	-	L	
	Rosa x 'Noare'	Flower Carpet Red Rose	5 gal.	–	-	M	
V	Viburnum suspensum	Sandankwa viburnum	5 gal.	–	-	M	

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUCOLS	COMMENTS
	Myoporum parvifolium	Creeping Boobialla	Flat	24" o.c.	-	L	
	Vinca minor	Periwinkle	Flat	24" o.c.	-	L	
	Turf		Sod		-	H	



0 10' 20' 40'
Scale: 1" = 20'

d.Kode Studio
INTERIOR ARCHITECTURE
LCWGROUP
LANDSCAPE DESIGN SITE PLANNING

PHONE: 949.232.2309
ADDRESS: 3943 Irvine Blvd., #619
Irvine, CA 92602

SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD, LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Signature
Exp. 8/31/25
Renewal Date
Exp. 07/29/24
Date
STATE OF CALIFORNIA

Sheet Title:

PLANTING PLAN

Job No. : 92694-03
Scale: see details
Drawn: LCW
Checked: LCW

Sheet Number:

LP-1.01

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29

FURNITURE SCHEDULE:

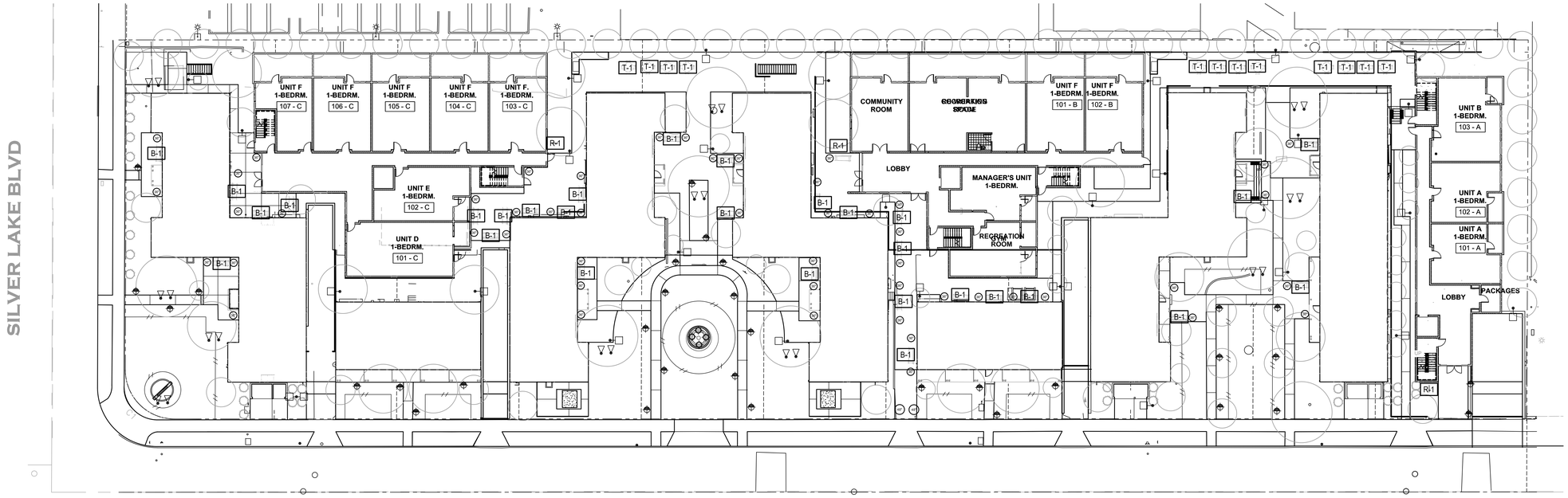
KEY	DESCRIPTION	DETAIL	COMMENTS
B-1	6' Bench	-	T.B.D.
T-1	Dinning Table Set	-	T.B.D.
R-1	Bicycle Rack		
36"	36" Dia. Irrigated Planter Pot		
	48" Dia. Irrigated Planter Pot		

SITE LIGHTING FIXTURE SCHEDULE:

KEY	DESCRIPTION	MFG.	MODEL #	VOLTAGE	QTY	LAMP	FINISH	COMMENTS
	Street/Parking Lot Light	TBD	TBD	120	–	TBD	TBD	– –
	Pole Light - Single Lamp	TBD	TBD	120	–	TBD	TBD	– –
	Pole Light - Double Lamp	TBD	TBD	120	–	TBD	TBD	– –
	Bollard Light	TBD	TBD	120	–	TBD	TBD	–
	Recessed Wall Light	TBD	TBD	12	–	TBD	TBD	Center fixture between top and bottom of wall.
	Tree Uplight	TBD	TBD	12	–	TBD	TBD	Locate fixture 30" from trunk of tree.
	Fountain Underwater Light	TBD	TBD	12	–	TBD	TBD	Per Fountain Contractor drawings.

Notes:

1. This plan is for exterior site lighting and electrical coordination and budgeting purposes only and is not intended to be used for construction purposes.
2. Circuiting to be determined jointly by the Site Lighting Contractor and Owner.
3. Adhere to applicable electrical codes for 120 and 12 volt lighting.
4. Review proposed lights and low-voltage transformer locations with the Owner's Authorized Representative prior to installing fixtures and pulling wire or cable.
5. Contact Owner's Authorized Representative for a Final Acceptance walk-through to be held during the night. Keep on hand, different 12 volt lamp types and wattages for possible lamp change-out during this walk-through
6. Keep visibility of low voltage cable and transformers to a minimum.
7. Locate required J-boxes as discretely as possible, i.e. shrub areas.
8. Refer to "LC" (construction plans) and related construction details for specific light fixture and GFCI locations.



0 10' 20' 40'
Scale: 1" = 20'

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INTERIOR ARCHITECTURE
LCWGROUP
LANDSCAPE DESIGN SITE PLANNING
PHONE: 949.232.2309
ADDRESS: 3943 Irvine Blvd., #619
Irvine, CA 92602

SILVER LAKE GARDEN APARTMENTS
PRELIMINARY LANDSCAPE CONCEPTS
2413-2499 SILVER LAKE BOULEVARD,
LOS ANGELES, CA 90039

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Chih Wang Lic. No. 5288
Signature
Exp. 8/31/25
Renewal Date
Exp. 07/29/24
Date
STATE OF CALIFORNIA

Sheet Title:

OUTDOOR FURNITURE & LIGHTING PLAN

Job No. : 92694-03
Scale: 1" = 20'-0"
Drawn: LCW
Checked: LCW

Sheet Number:

LF-1.01

PRELIMINARY LANDSCAPE DESIGN PACKAGE 2024-07-29

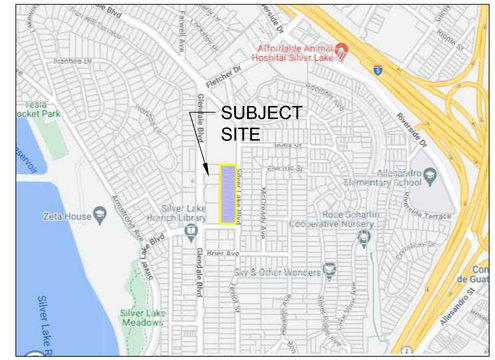
AS BUILT PLANS FOR

LOCATED AT: 2421-2477 SILVER LAKE BLVD, LOS ANGELES

THIS PLAN IS NOT A SURVEY OF LAND AND IS A DIAGRAM FOR INFORMATION ONLY AND IS DEEMED TO BE ACCURATE FOR THE PURPOSES INTENDED. ALL INFORMATION AND PHYSICAL MONUMENTS SHOWN ON THE SITE & FLOOR PLANS ARE BY CLIENT PROVIDED PLANS AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

AS BUILT SITE PLAN,
FLOOR PLAN,
ELEVATIONS
&
REFLECTED CEILING PLANS

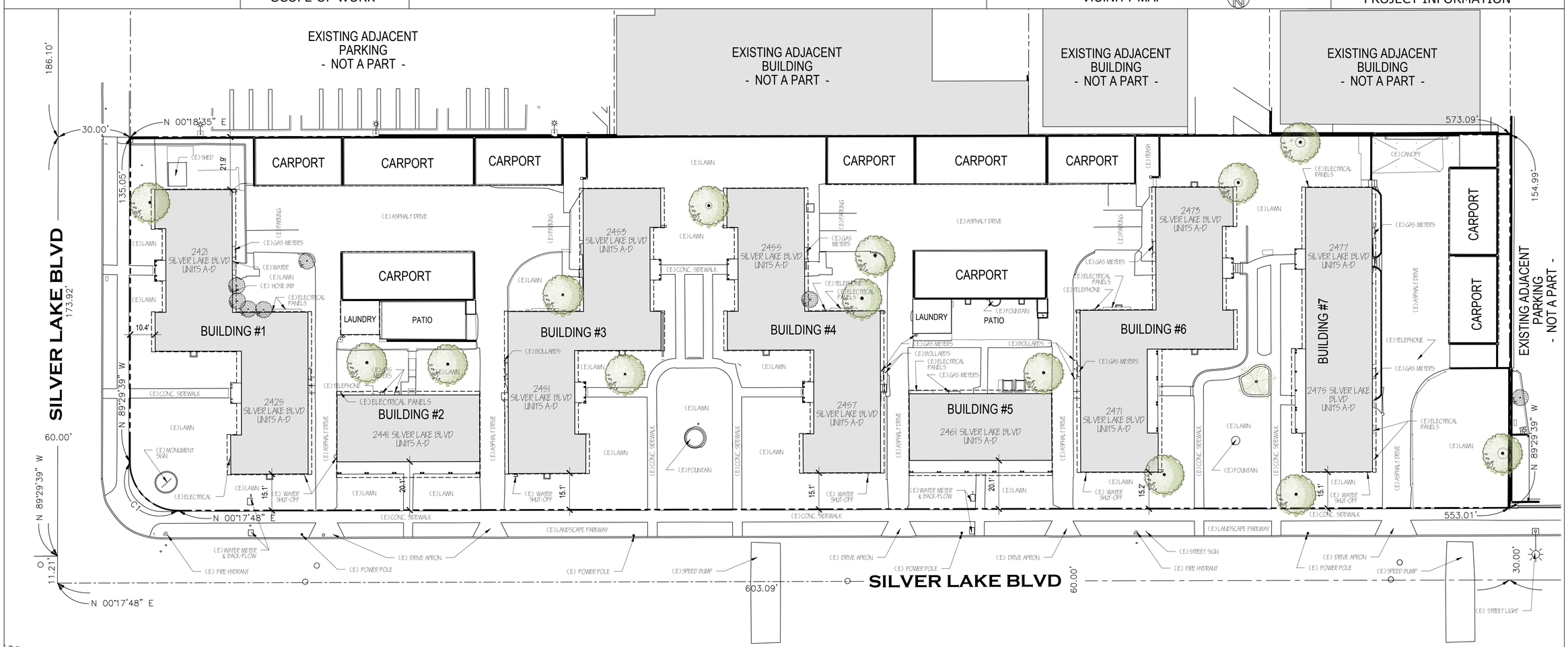
SCOPE OF WORK



VICINITY MAP SCALE: NTS

SITE ADDRESS: 2421 SILVER LAKE BLVD
LOS ANGELES, CA 90039
OWNER: MORGAN FANG, QIAN MORGAN FANG
OWNER ADDRESS: 2051 MALCOLM AVE
LOS ANGELES, CA 90025
ZONE: R3
APN: 8535-011-017
LEGAL DESCRIPTION: TRACT # 13693 LOTS 1,2,3,4,5, 6,7,8,9,10 AND LOT 11
LOT SIZE : 154.90' X 572.93'
LOT AREA: 45,152 SQ.FT. (1.93 AC)
FIRE SPRINKLERS: NO
BUILDING AREA: 88,998 SQ.FT. (ASSESSED)

PROJECT INFORMATION



EXISTING SITE PLAN SCALE: 1" = 20'-0"

Revisions	By

JOE MORENO
(626) 350-5944
moreservices@sbcglobal.net
OWNERSHIP / OCCUPANTS LIST - RADIUS MAPS - LAND USE
PLANS -MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE.EL MONTE, CA 91732 - FAX (626)350-1532
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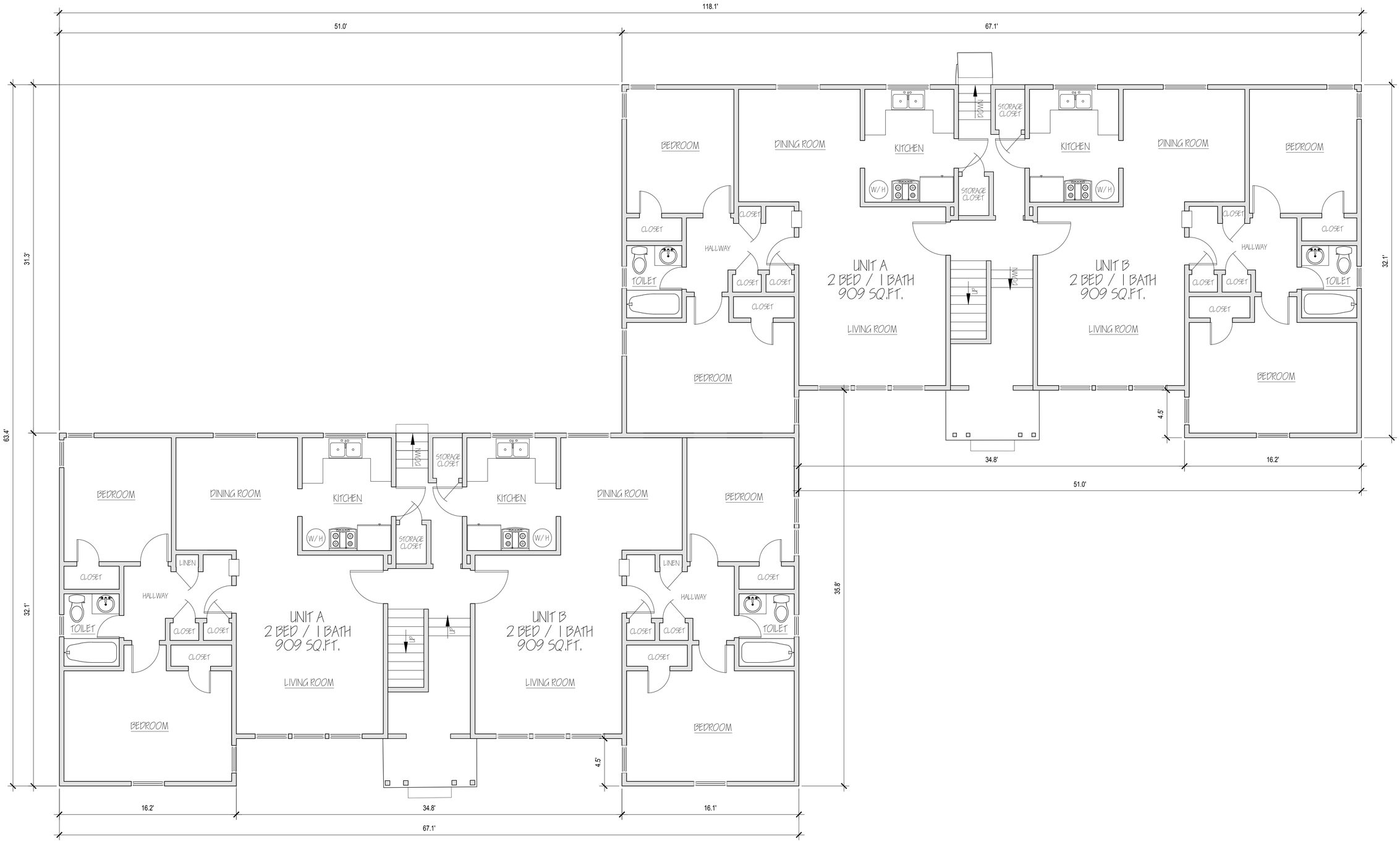
EXISTING SITE PLAN

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A1



EXISTING BUILDING #1 - FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

Revisions	By

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EXISTING BUILDING #1
FIRST FLOOR PLAN
2421 UNITS A & B
&
2425 UNITS A & B

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A2

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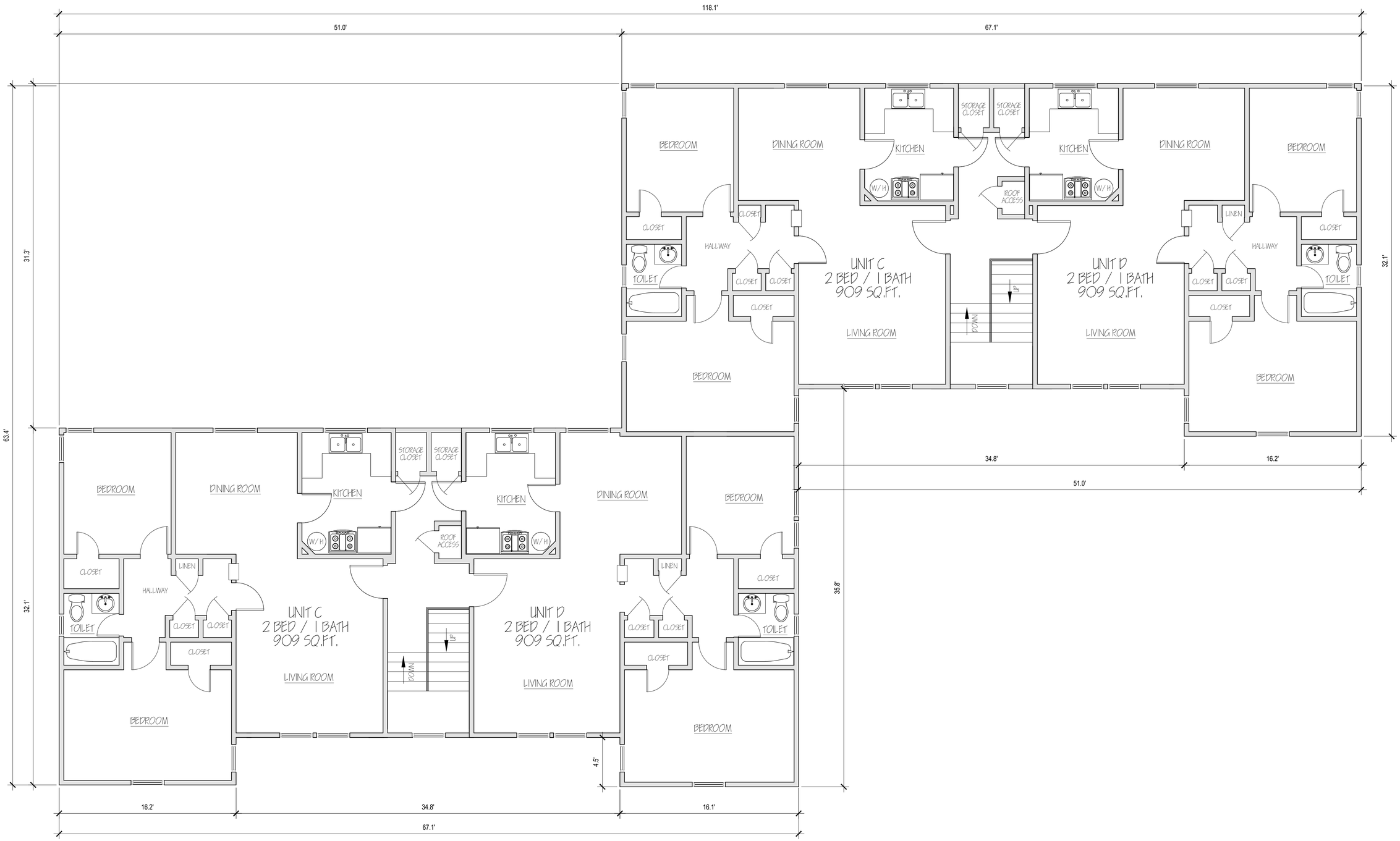

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EXISTING BUILDING #1 - SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

Revisions	By

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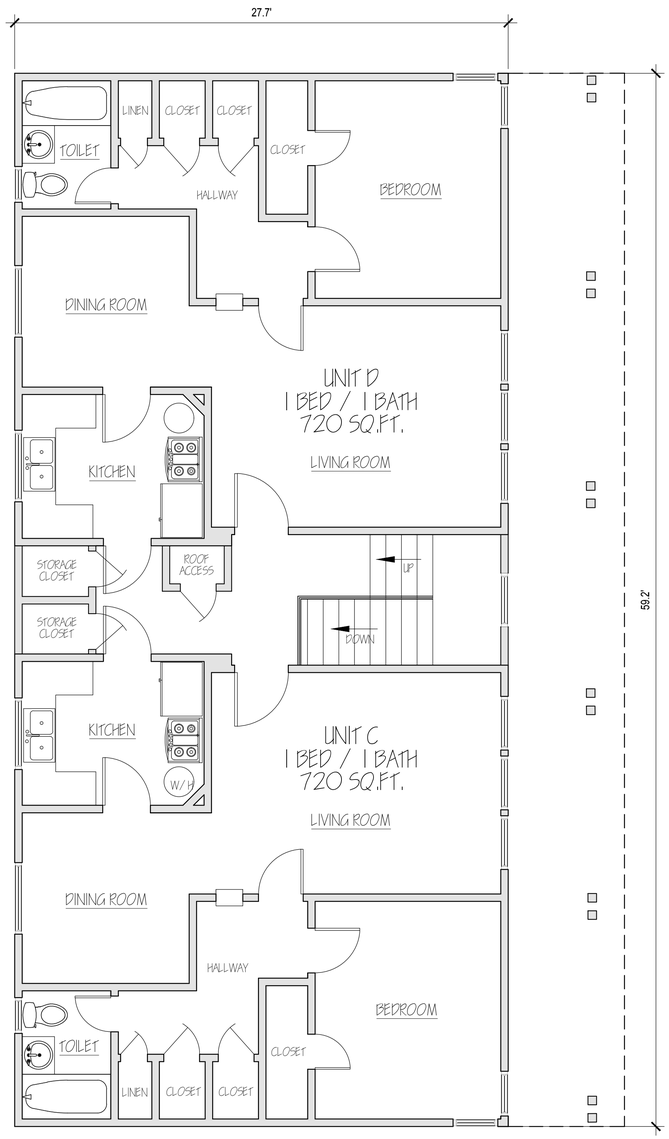
PLANS -MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE.EL MONTE, CA 91732 - FAX (626)350-1532

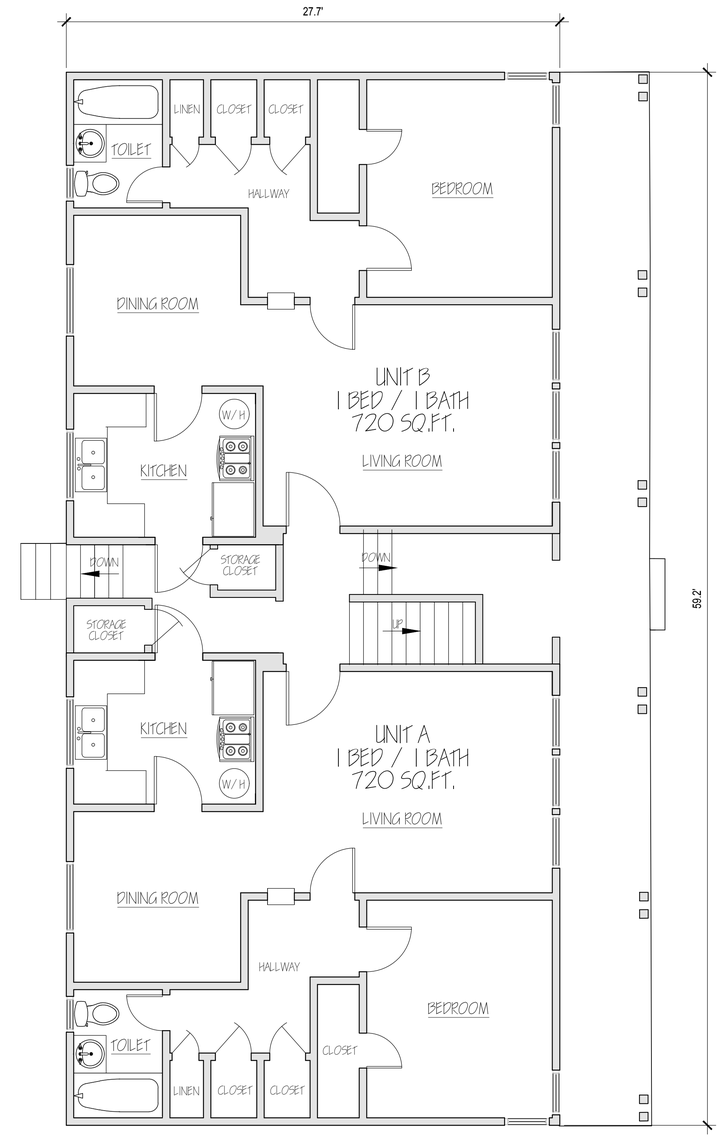
EXISTING BUILDING #1
2ND FLOOR PLAN
2421 UNITS C & D
&
2425 UNITS C & D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A3



EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

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Revisions	By

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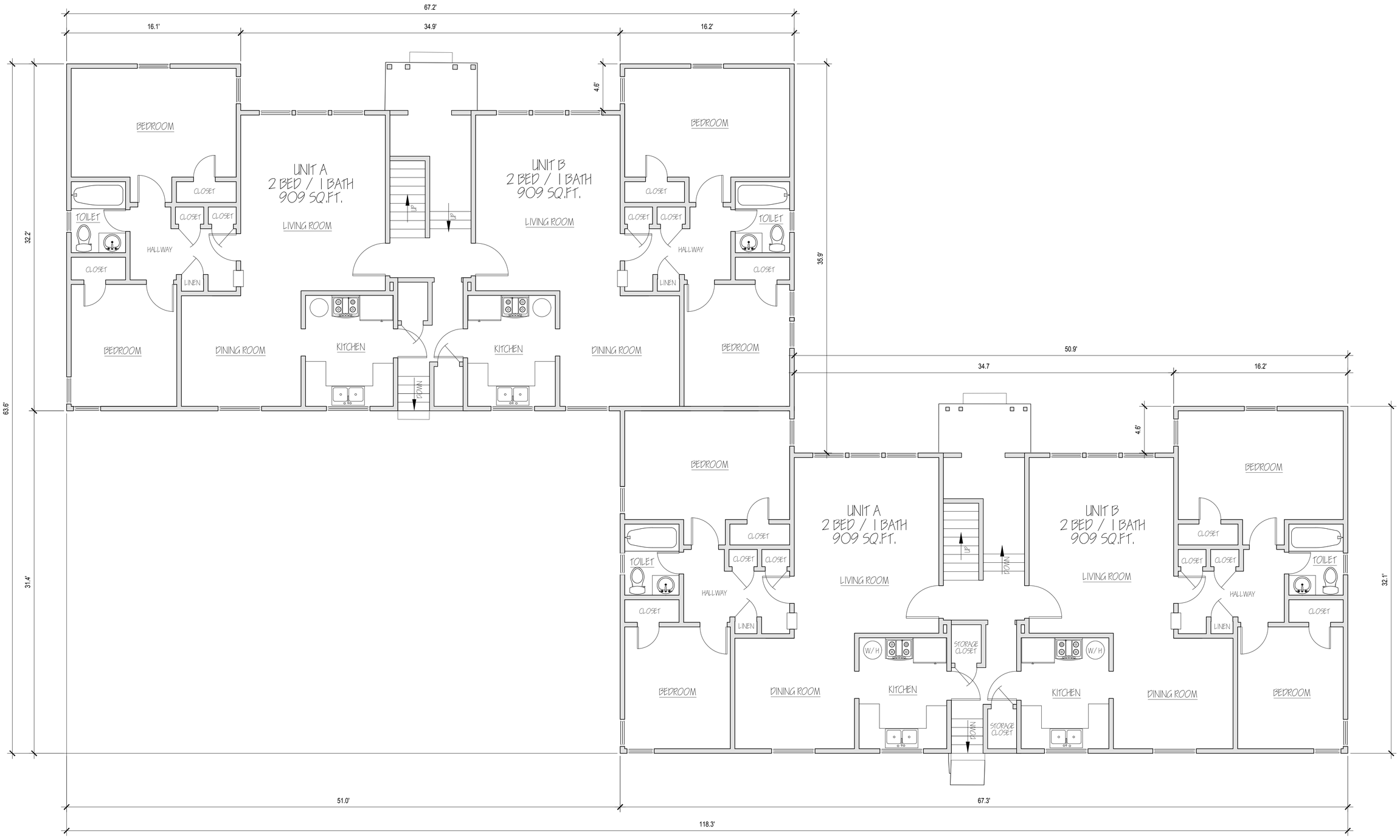
EXISTING BUILDING #2
1ST & 2ND FLOOR PLAN
2441 UNITS A-D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A4



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EXISTING BUILDING #3 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

Revisions	By

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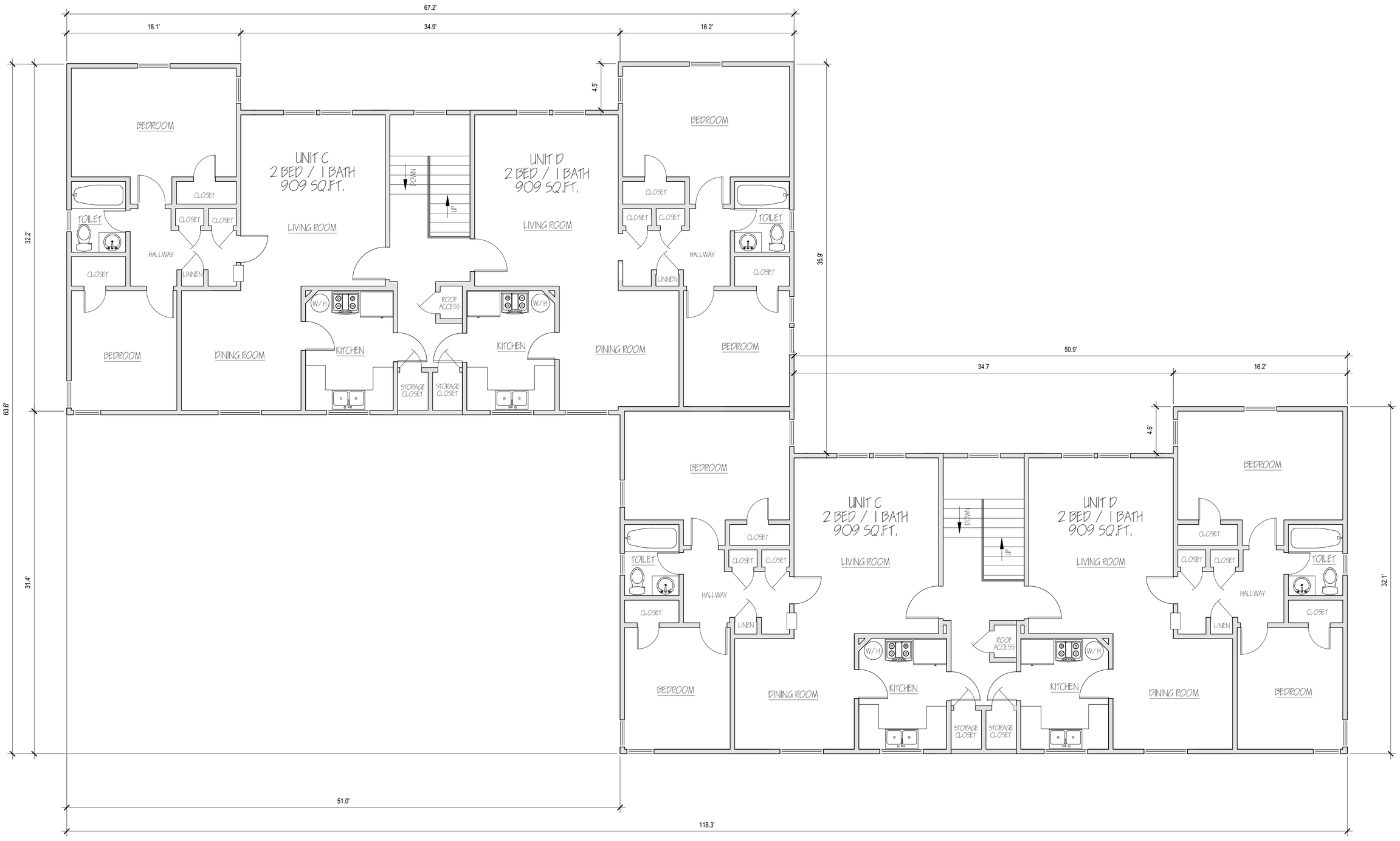
EXISTING BUILDING #3
FIRST FLOOR PLAN
2451 UNITS A & B
&
2453 UNITS A & B

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A5



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EXISTING BUILDING #3 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

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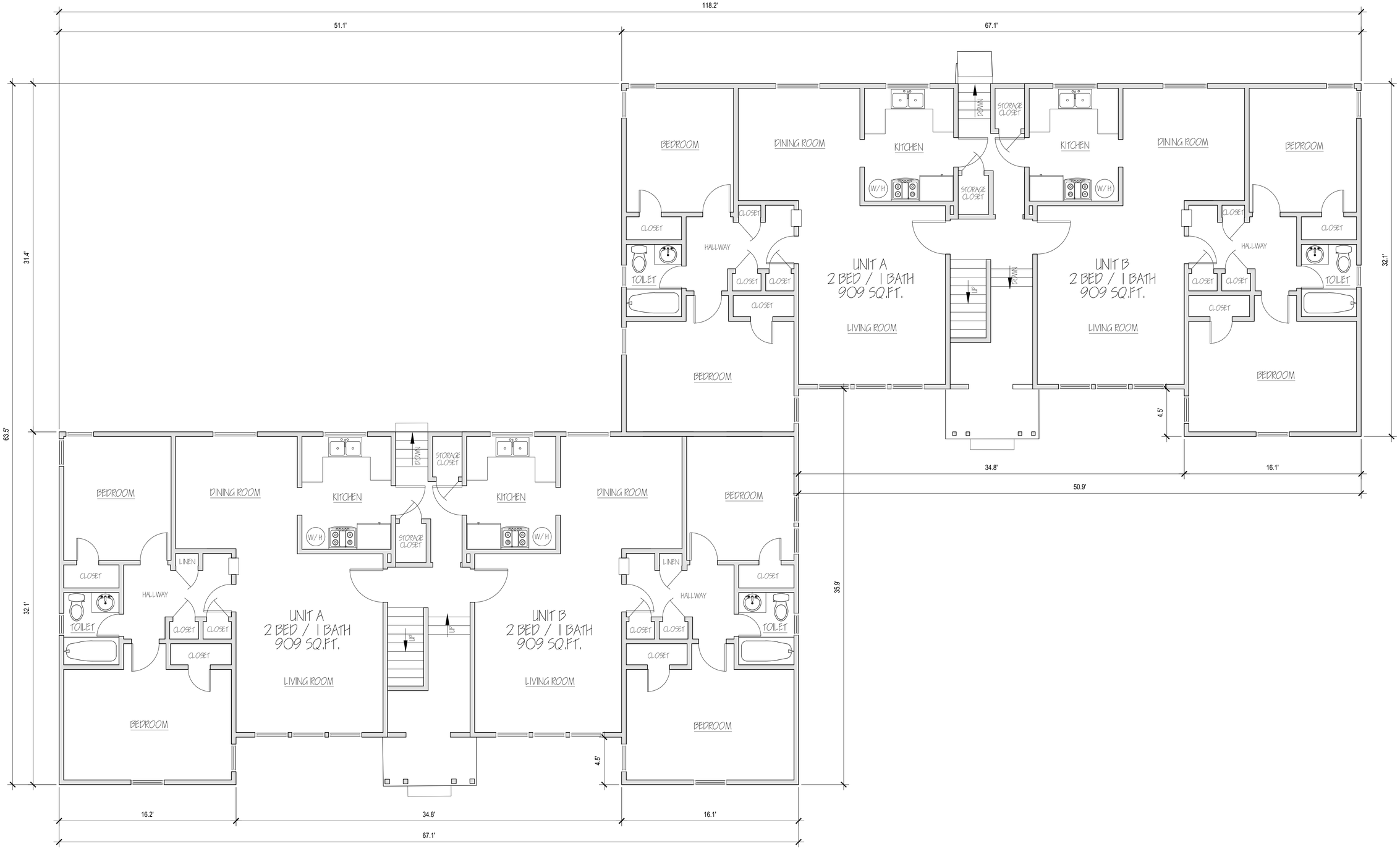
EXISTING BUILDING #3
SECOND FLOOR PLAN
2451 UNITS C & D
&
2453 UNITS C & D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A6



EXISTING BUILDING #4 - FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

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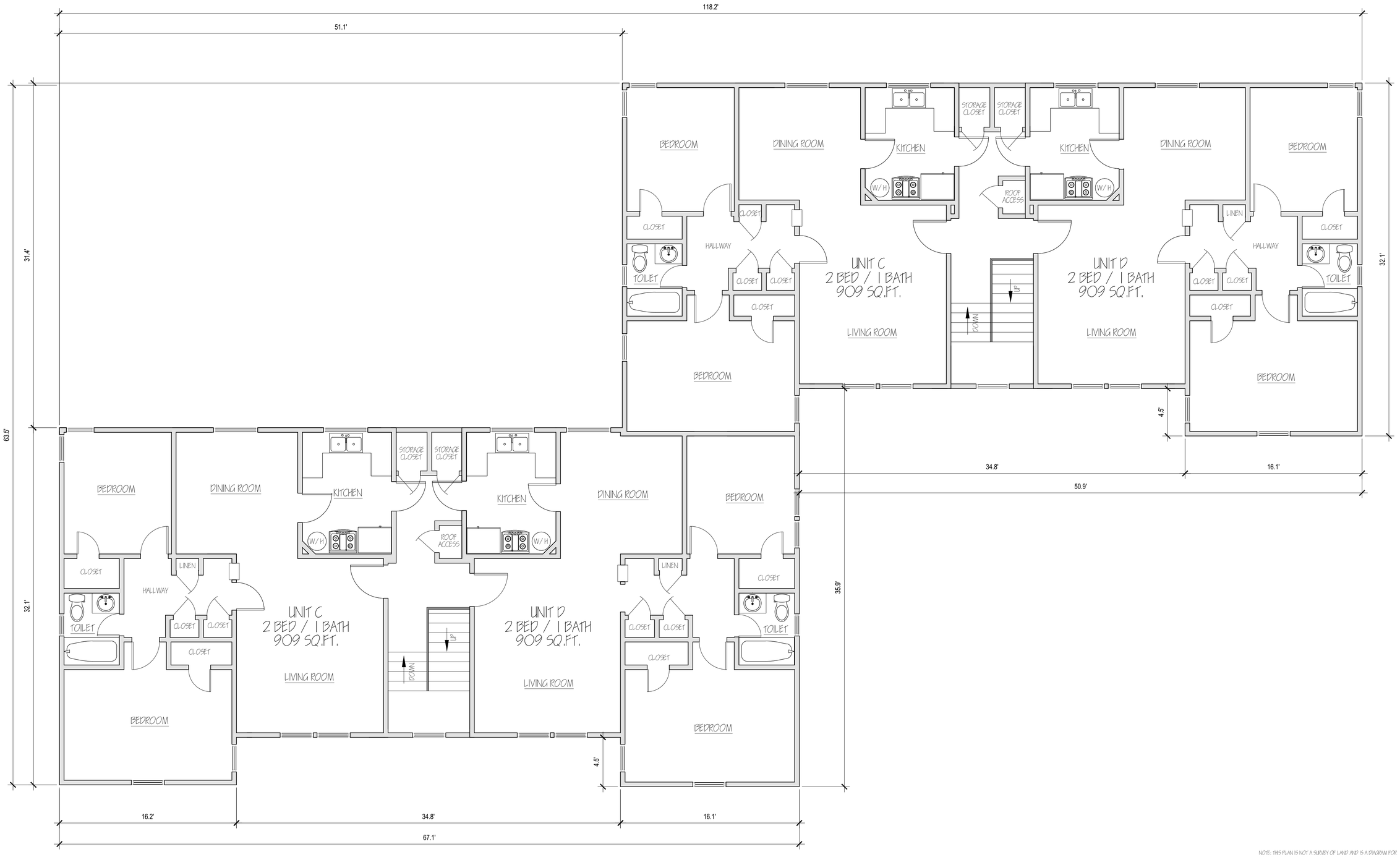
EXISTING BUILDING #4
FIRST FLOOR PLAN
2455 UNITS A & B
&
2457 UNITS A & B

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A7



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EXISTING BUILDING #4 - SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

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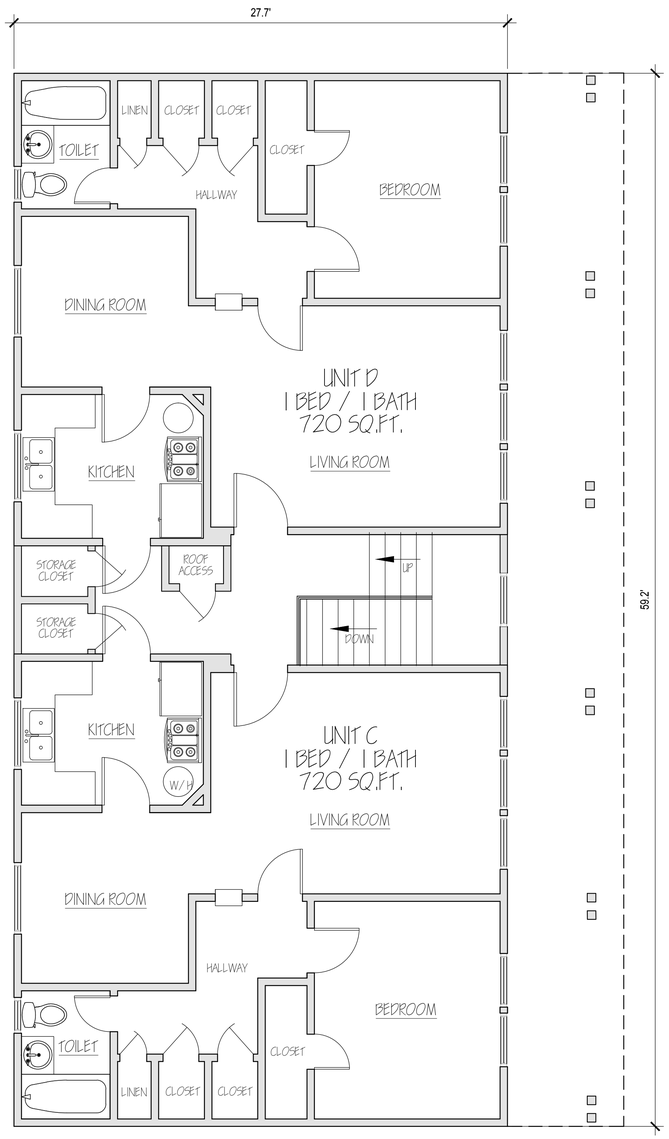
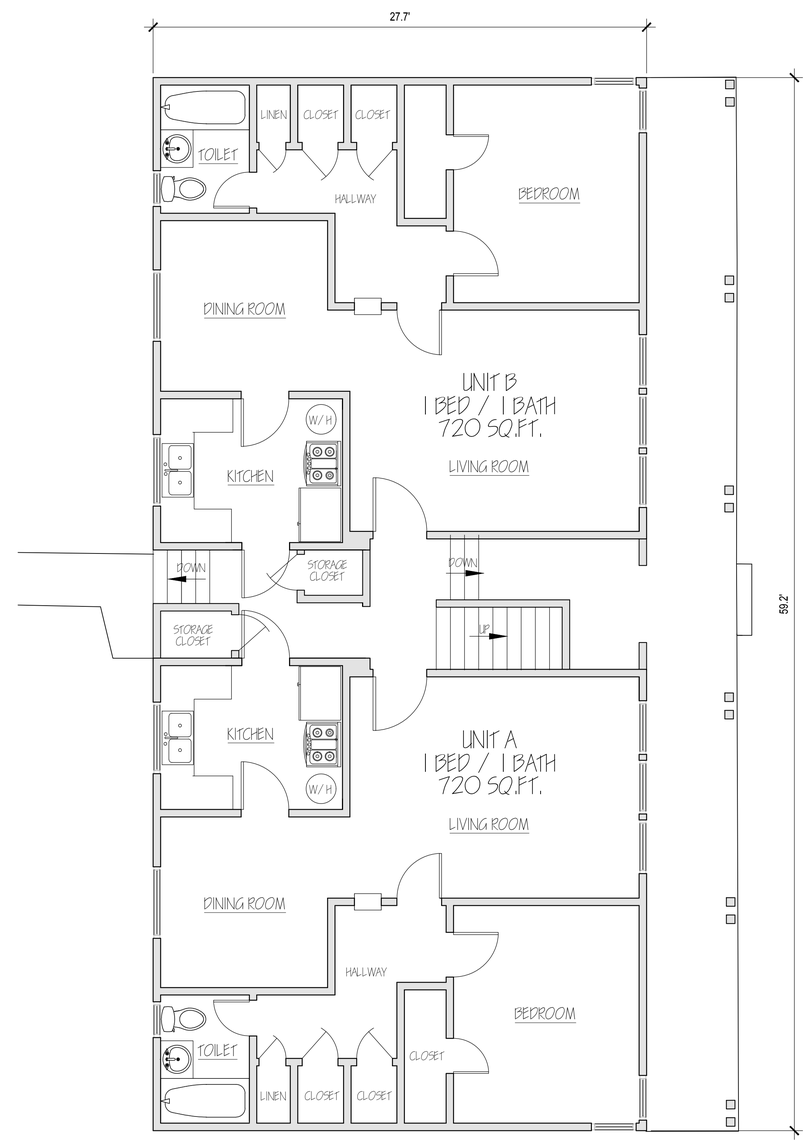
EXISTING BUILDING #4
SECOND FLOOR PLAN
2455 UNITS C & D
&
2457 UNITS C & D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A8



EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

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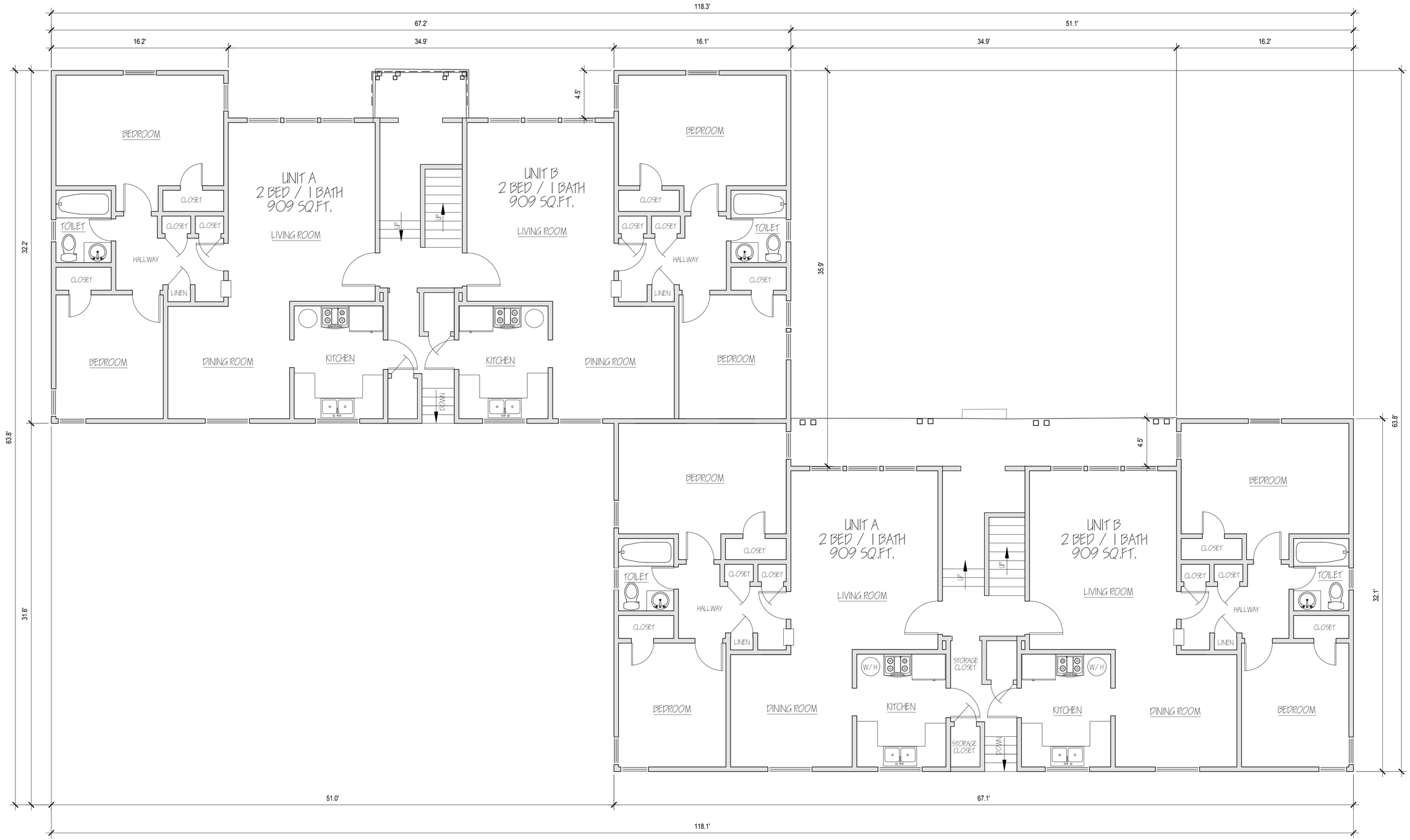
EXISTING BUILDING #5
1ST & 2ND FLOOR PLAN
2461 UNITS A-D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A9



EXISTING BUILDING #6 - FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

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EXISTING BUILDING #6
FIRST FLOOR PLAN
2471 UNITS A & B
&
2473 UNITS A & B

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A10

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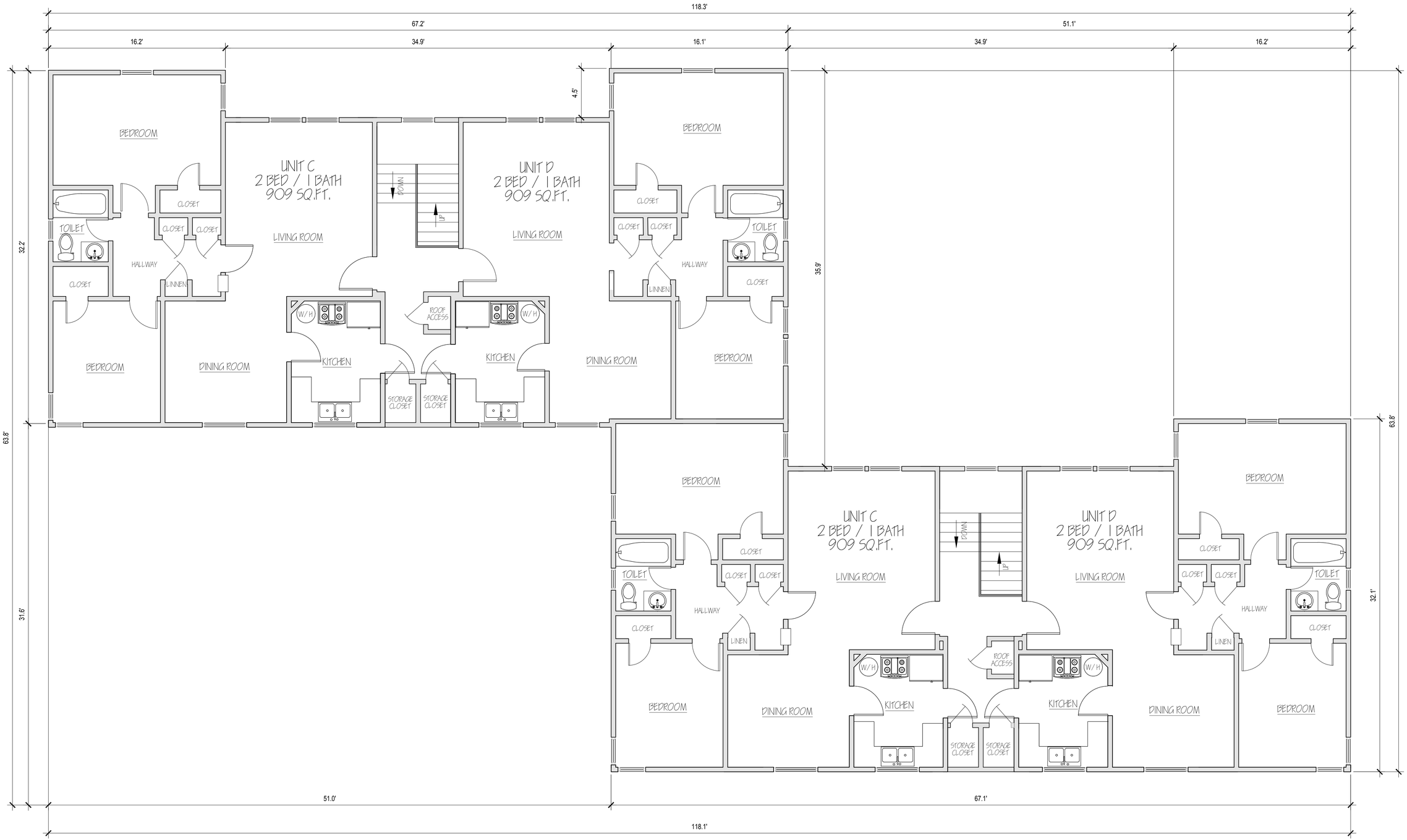

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EXISTING BUILDING #6 - SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

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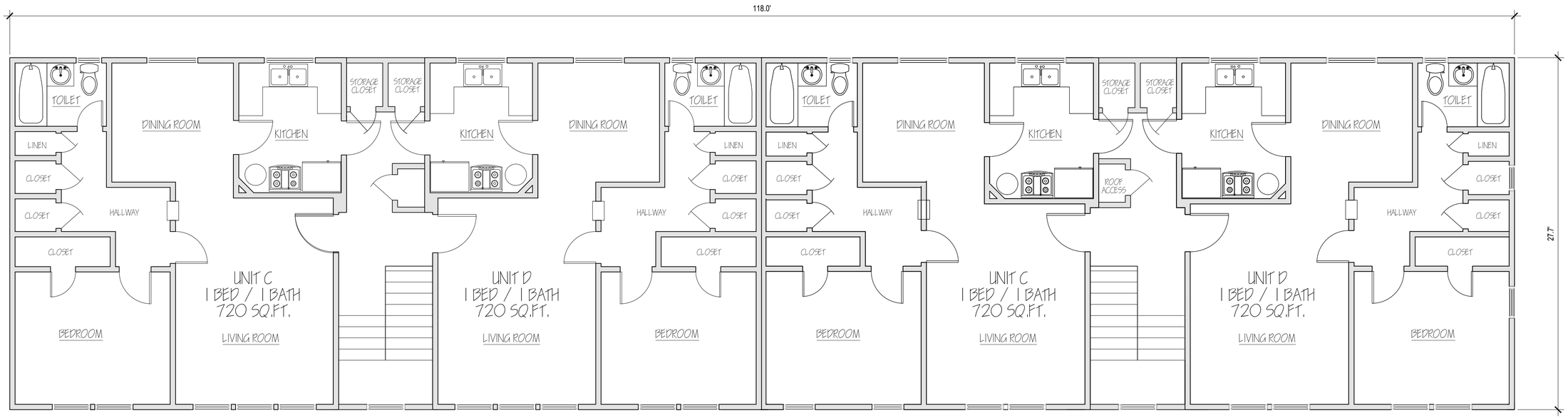
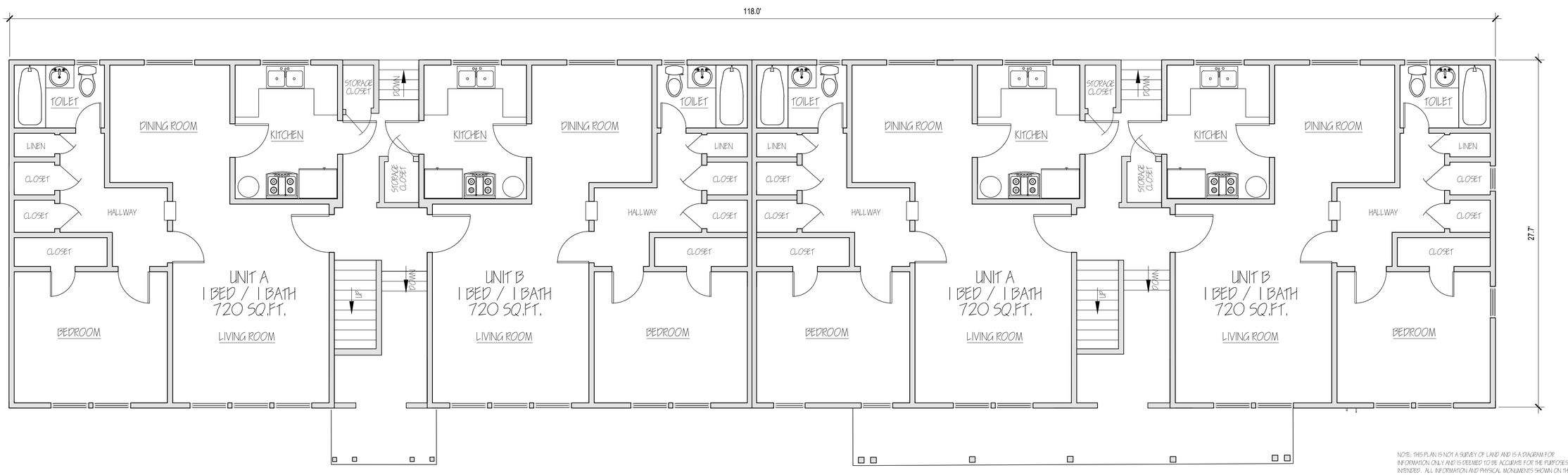
EXISTING BUILDING #6
SECOND FLOOR PLAN
2471 UNITS C & D
&
2473 UNITS C & D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A11



EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

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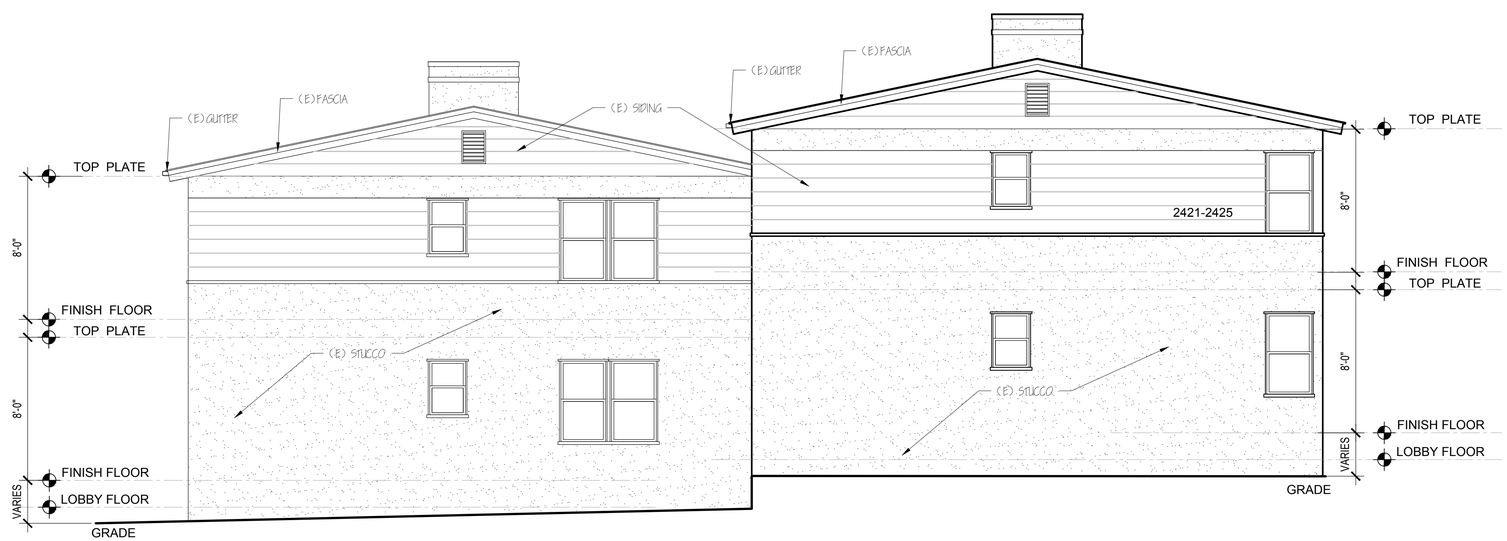
EXISTING BUILDING #7
1ST & 2ND FLOOR PLAN
2475 & 2477 UNITS A-D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A12

EXISTING BUILDING #1 - SOUTH (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #1 - EAST (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"

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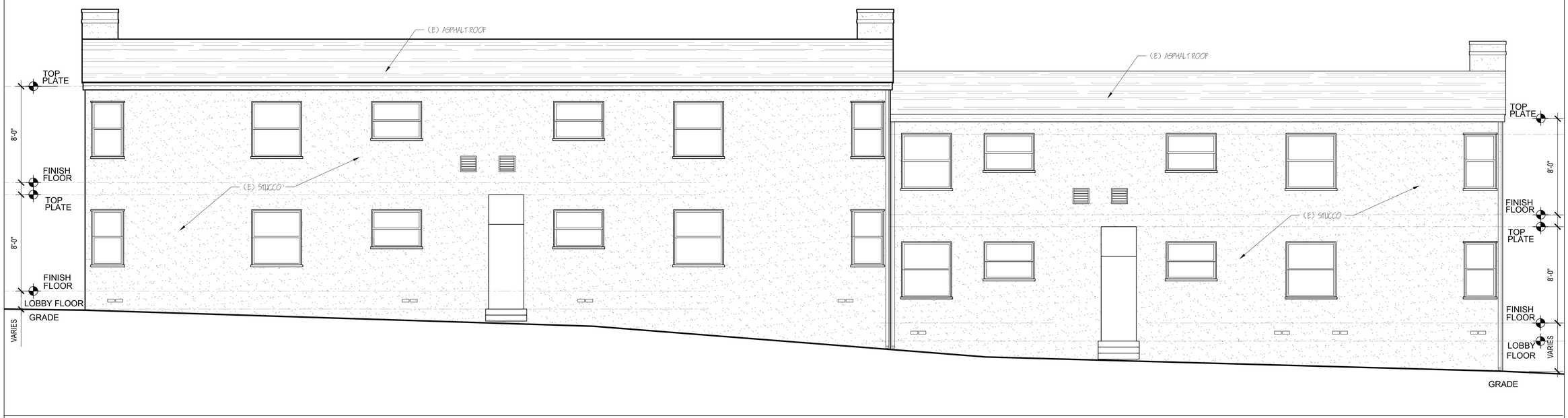
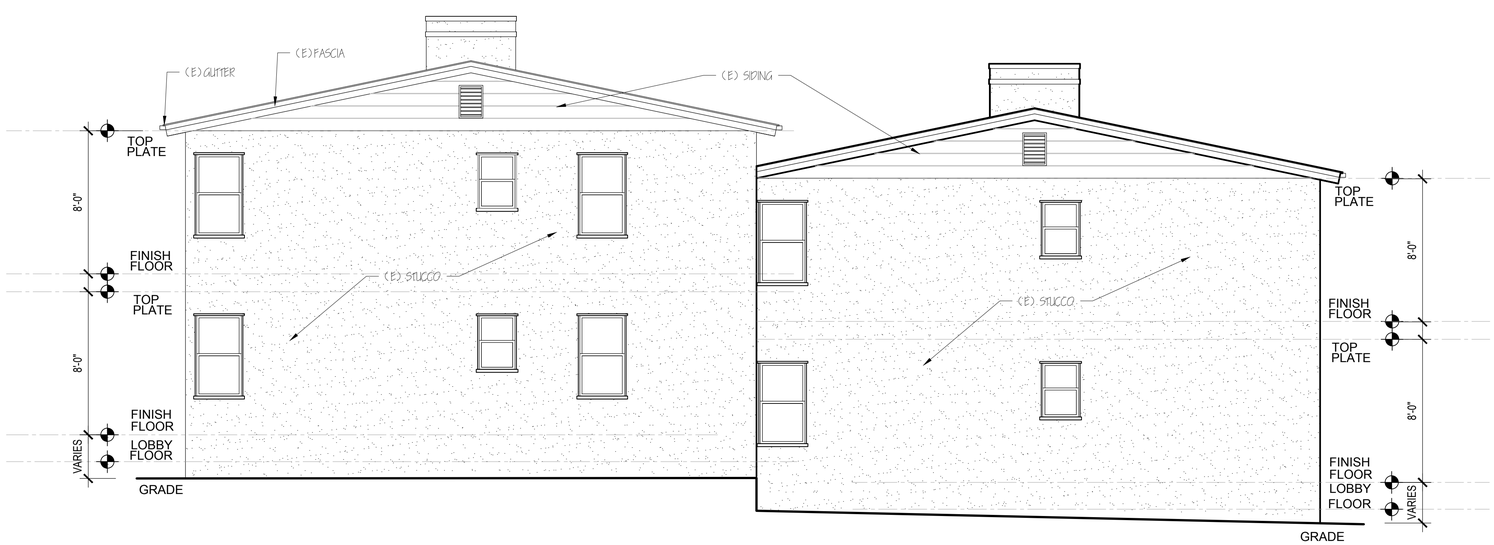
EXISTING BUILDING #1
ELEVATIONS
2421 - 2425 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A13



EXISTING BUILDING #1 - NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #1 - WEST ELEVATION SCALE: 1/4" = 1'-0"

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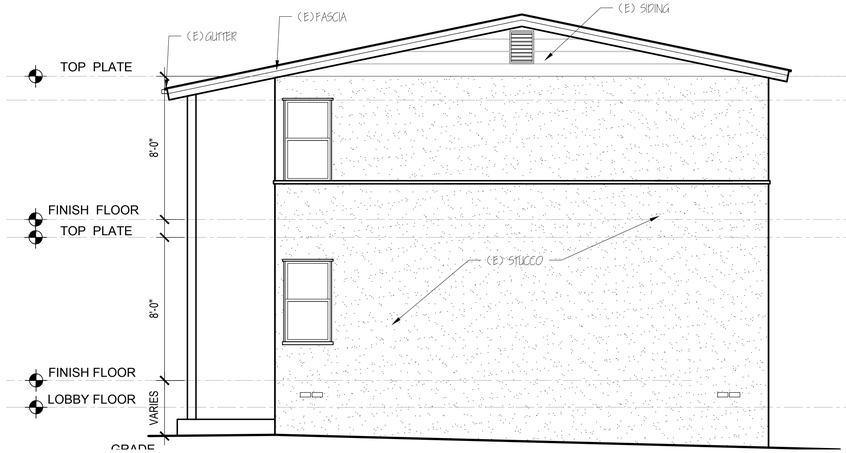
EXISTING BUILDING #1
ELEVATIONS
2421-2425 UNITS A - D

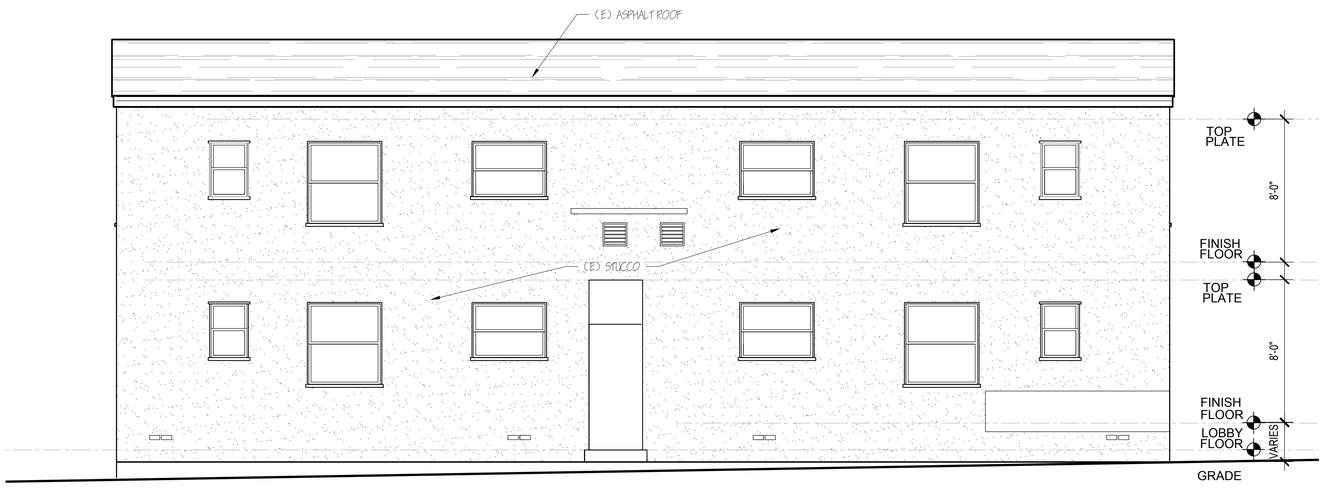
SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A14

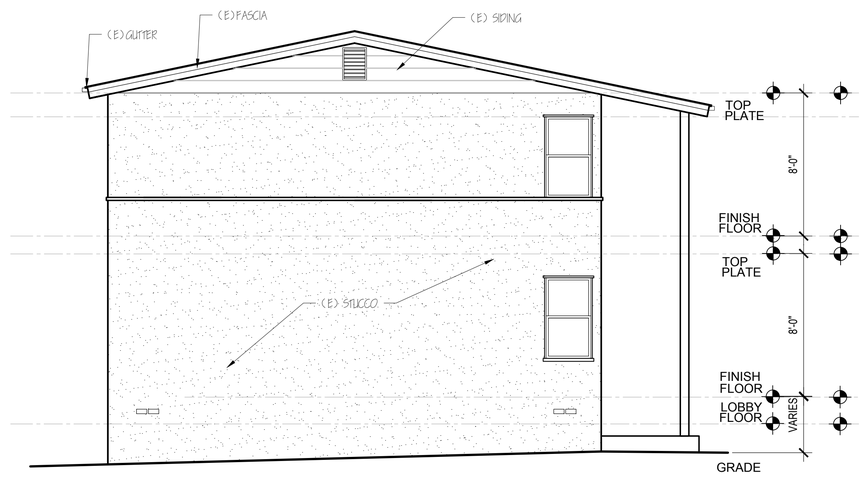
EXISTING EAST (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0"

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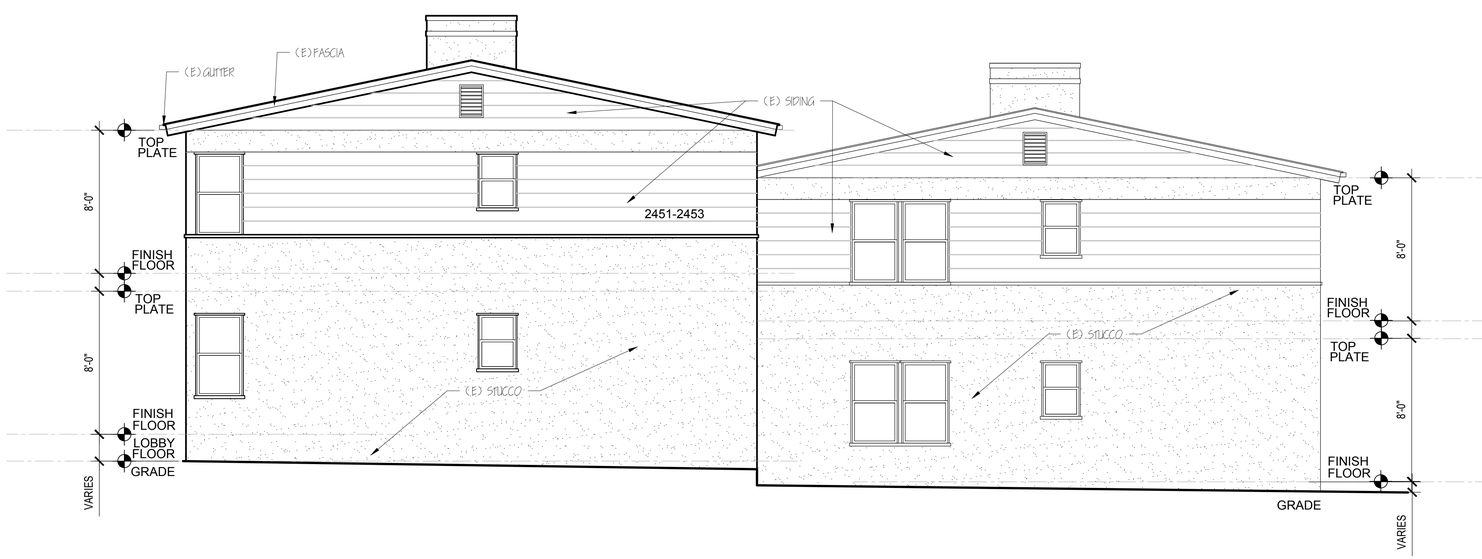
EXISTING BUILDING #2
ELEVATIONS
2441 UNITS A-D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A15

EXISTING BUILDING #3 - NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #3 - EAST (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"

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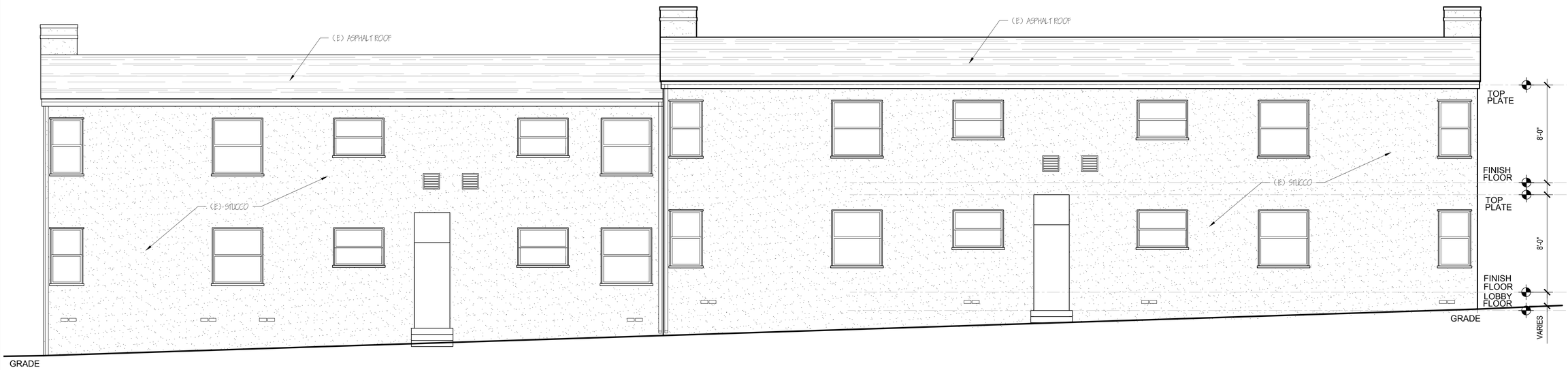
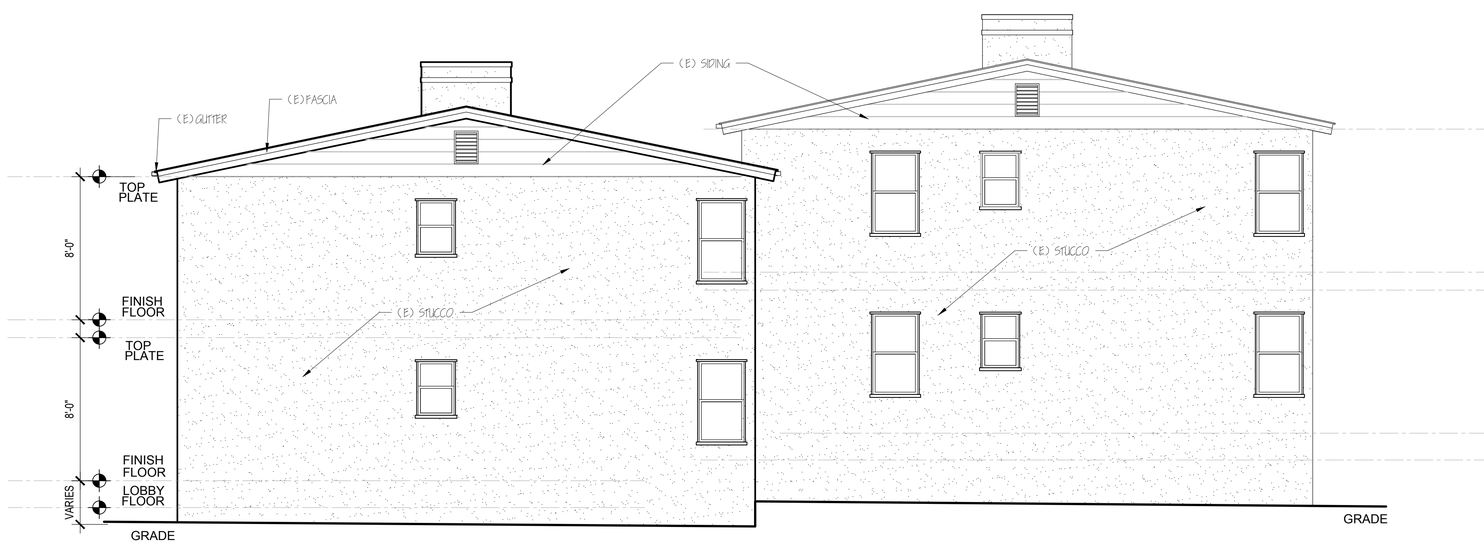
EXISTING BUILDING #3
ELEVATIONS
2451-2453 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A16



EXISTING BUILDING #3 - SOUTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #3 - WEST ELEVATION SCALE: 1/4" = 1'-0"

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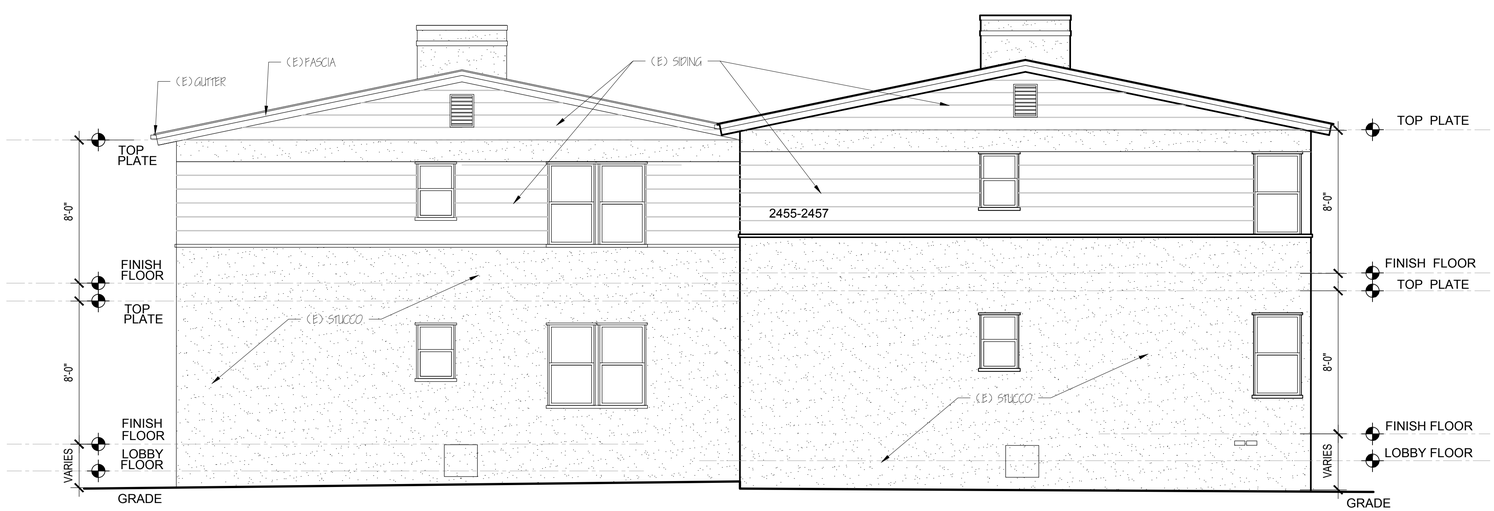
EXISTING BUILDING #3
ELEVATIONS
2451-2453 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A17

EXISTING BUILDING #4 - SOUTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #4 - EAST (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"

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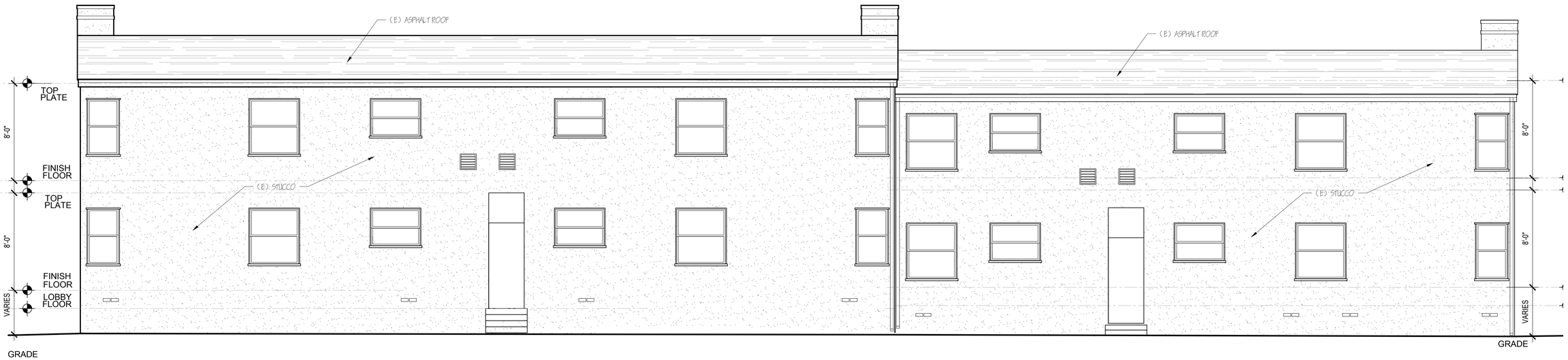
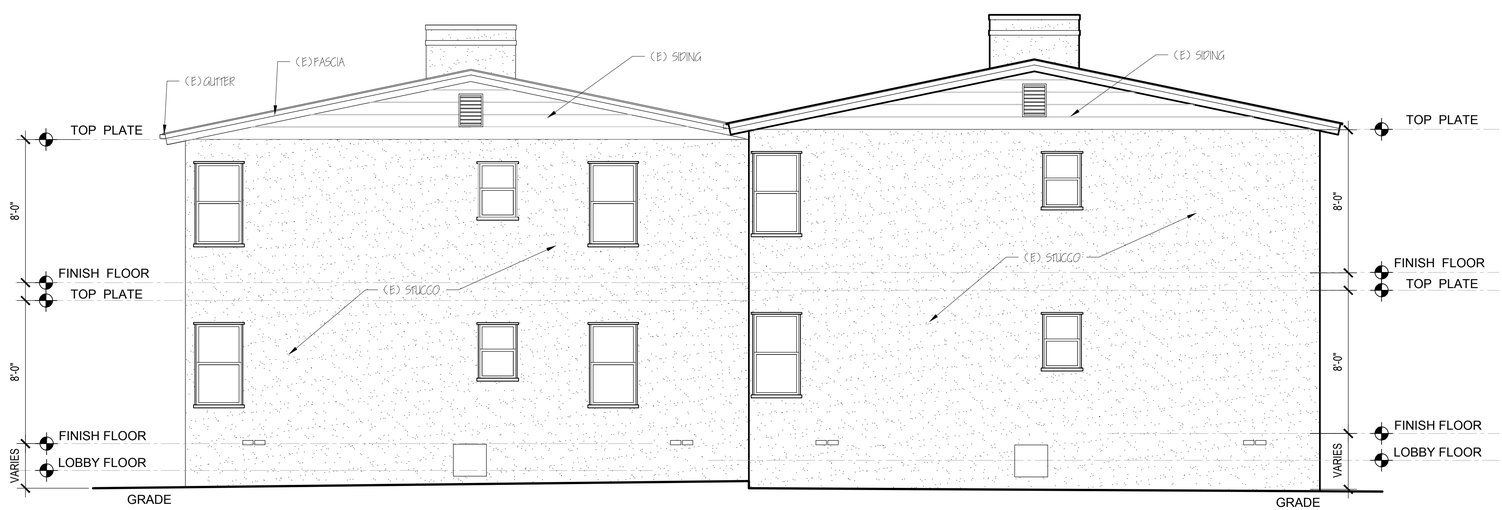
EXISTING BUILDING #4
ELEVATIONS
2455-2457 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A18



EXISTING BUILDING #4 - NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #4 - WEST ELEVATION SCALE: 1/4" = 1'-0"

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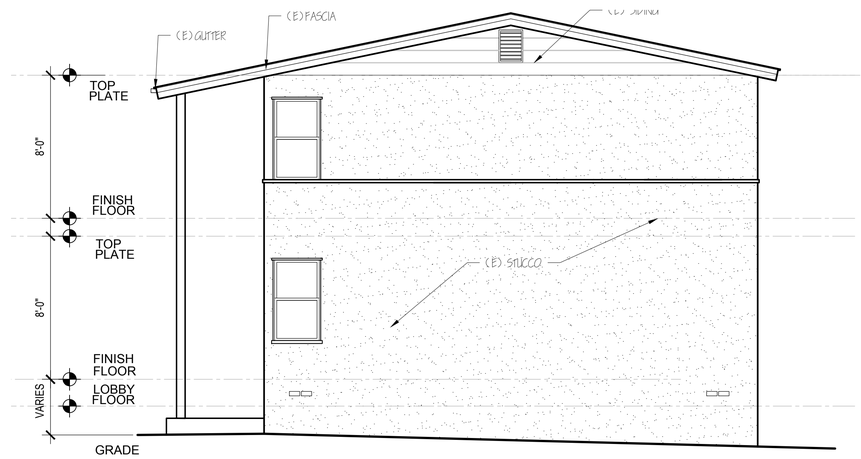
EXISTING BUILDING #4
ELEVATIONS
2455-2457 UNITS A - D

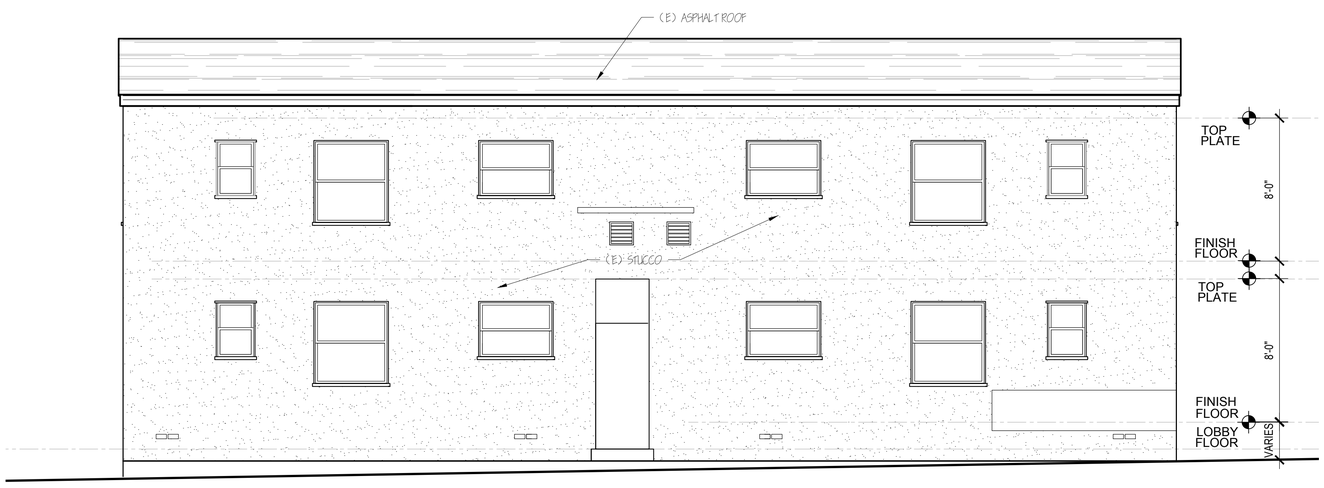
SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A19

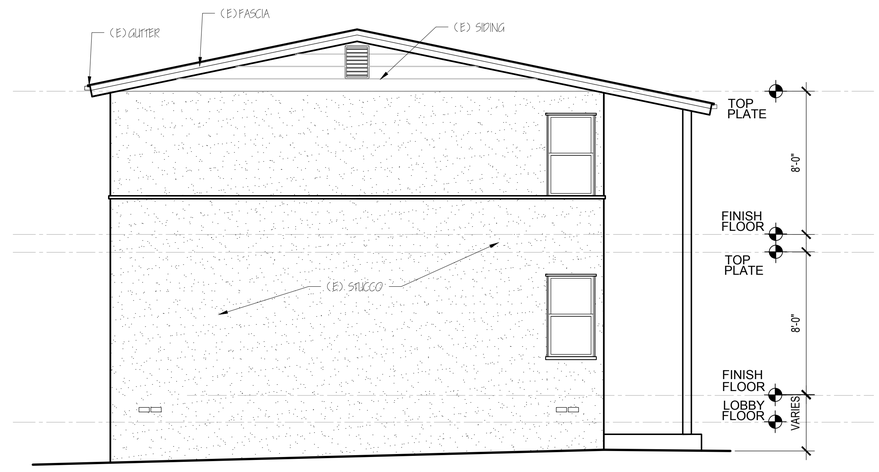
EXISTING EAST (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0"

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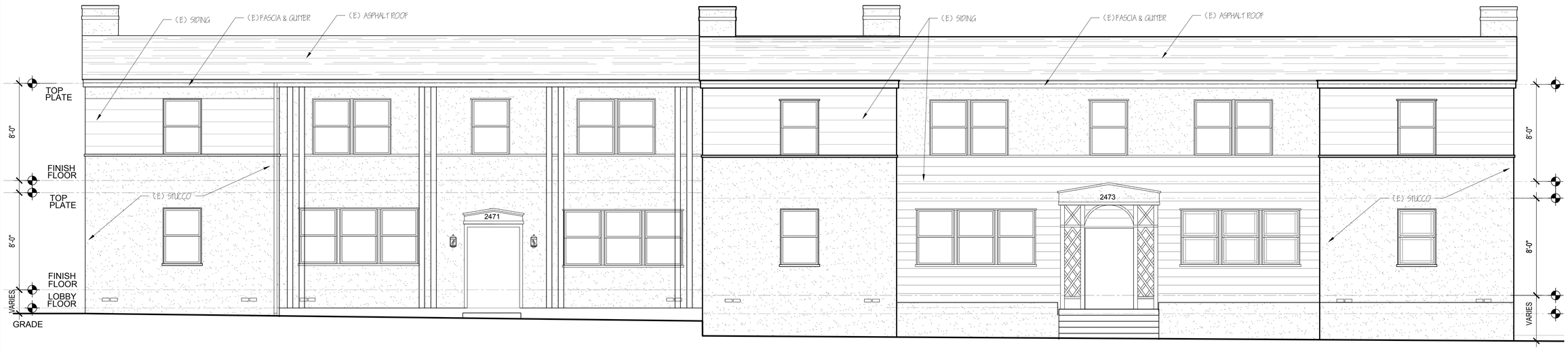
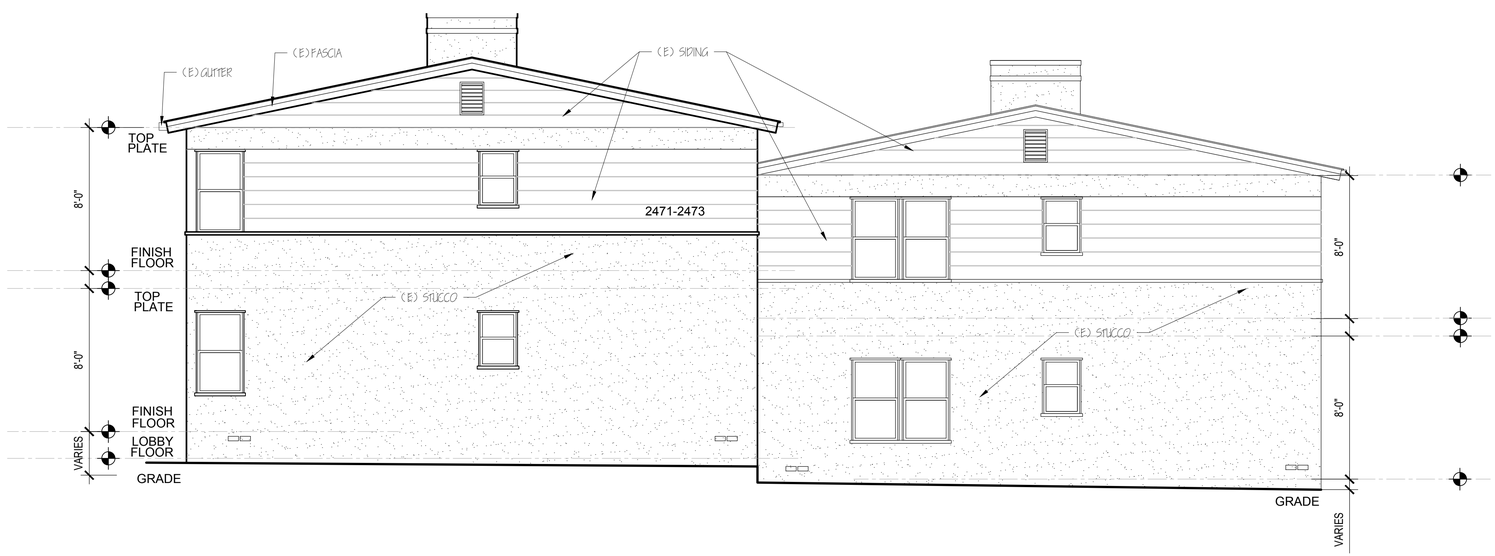
EXISTING BUILDING #5ELEVATIONS
2461 UNITS A-D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
Scale	AS NOTED
Drawn	MORENO
Job	23-119
Sheet	A20



EXISTING BUILDING #6 - NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING BUILDING #6- EAST (SILVER LAKE BLVD) ELEVATION SCALE: 1/4" = 1'-0"

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EXISTING BUILDING #6
ELEVATIONS
2471-2473 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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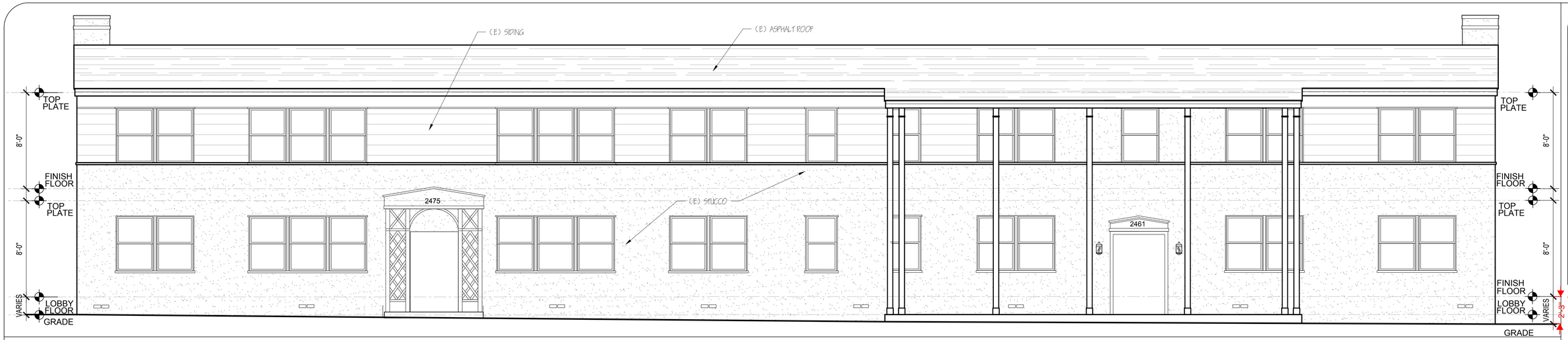

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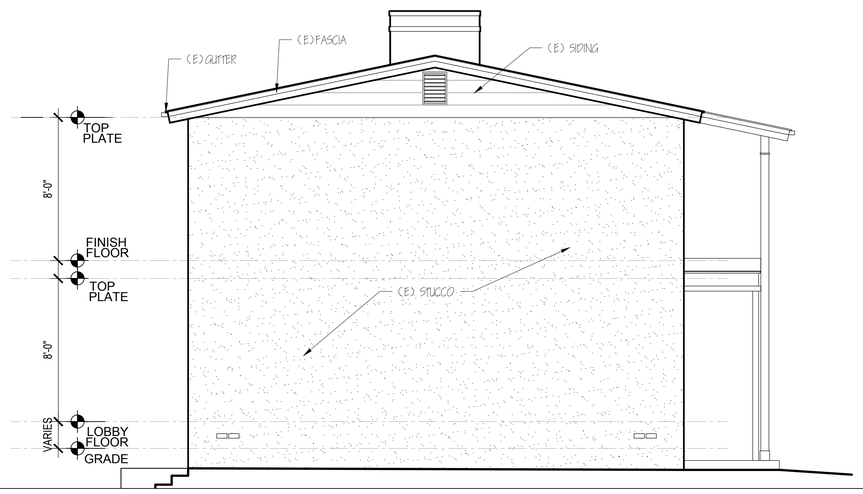
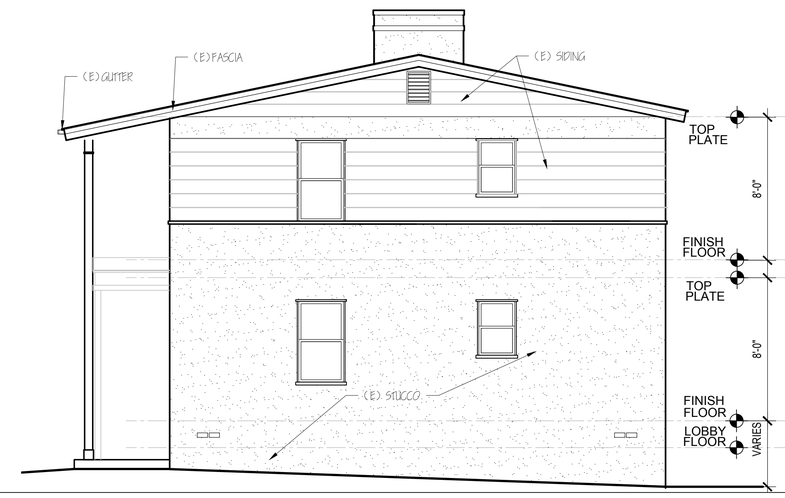


EXISTING BUILDING #7 - WEST ELEVATION SCALE: 1/4" = 1'-0"



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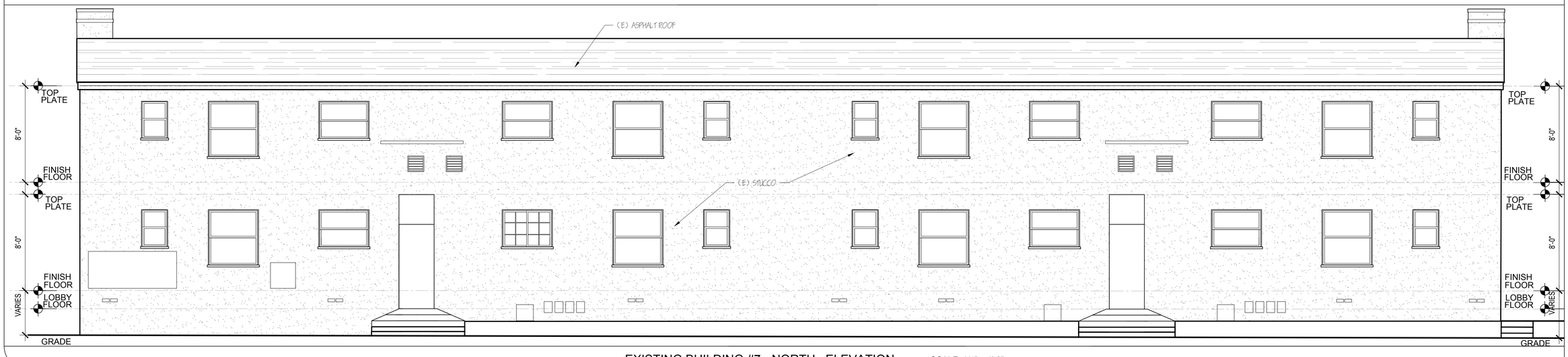

EXISTING BUILDING #7 - NORTH ELEVATION SCALE: 1/4" = 1'-0"

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EXISTING BUILDING #7
ELEVATIONS
2475-2477 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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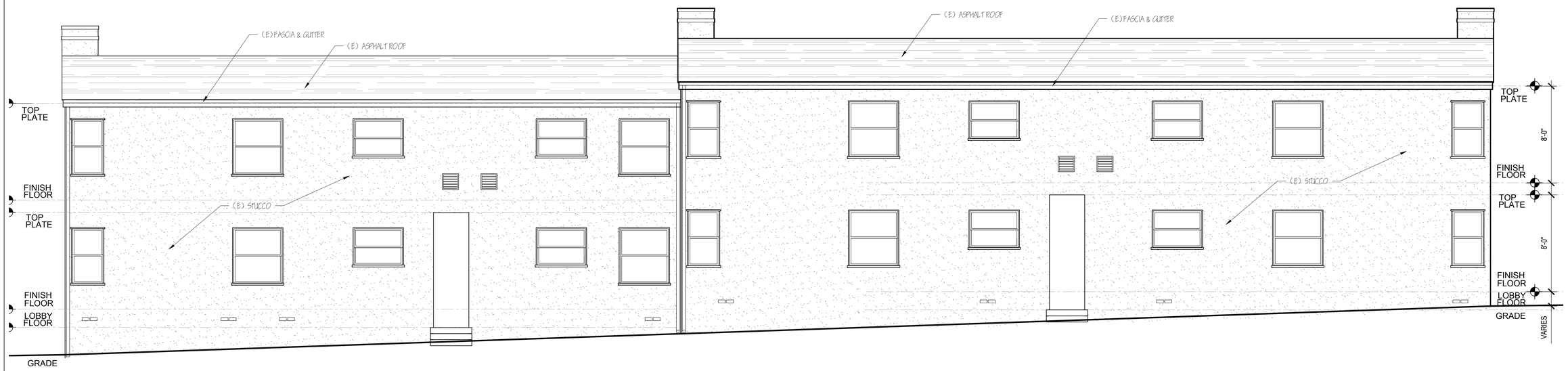

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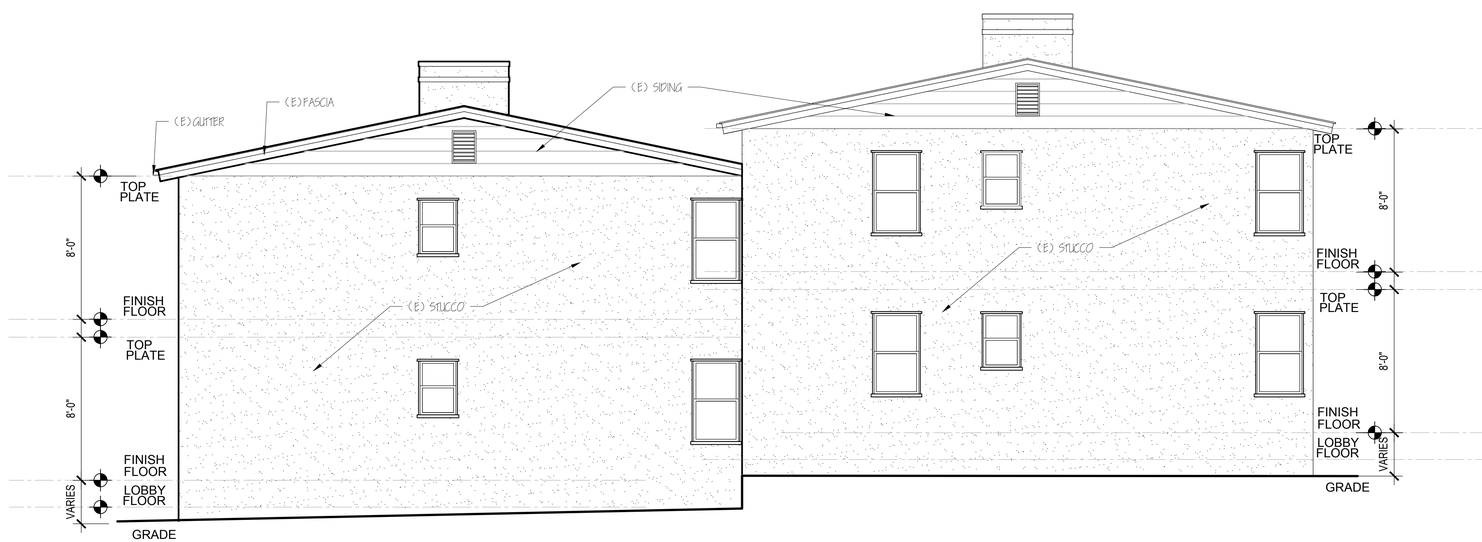

EXISTING BUILDING #6 - WEST ELEVATION SCALE: 1/4" = 1'-0"

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EXISTING BUILDING #6
ELEVATIONS
2471-2473 UNITS A - D

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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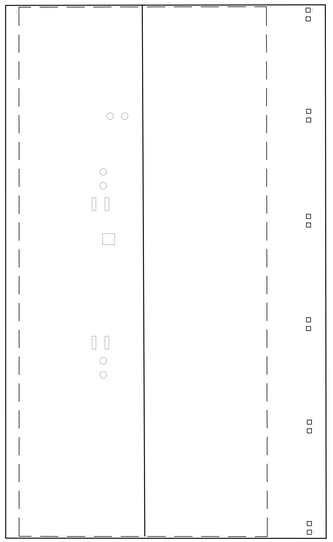

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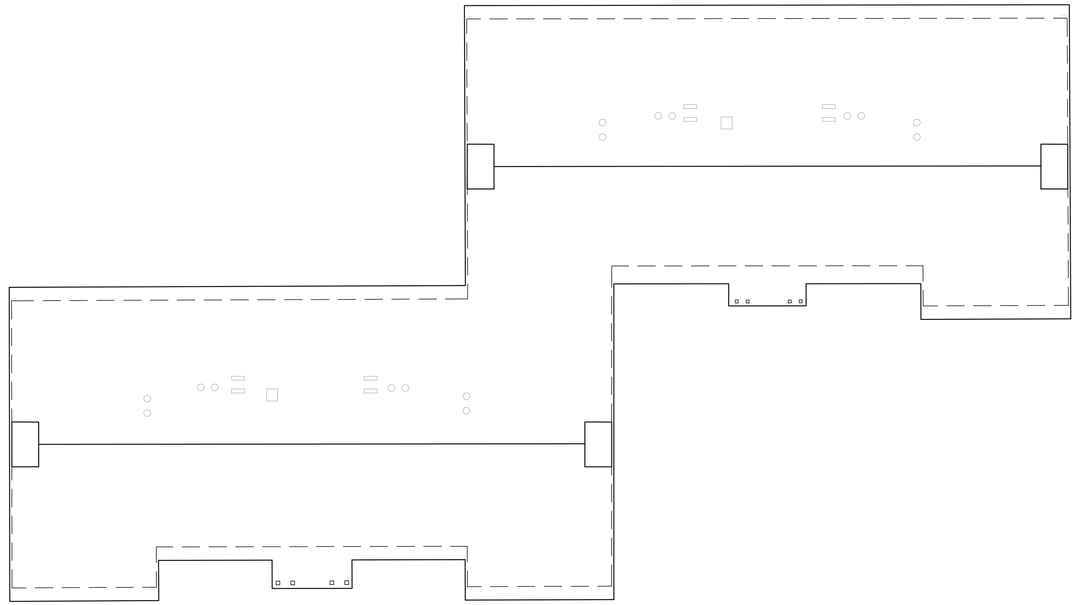

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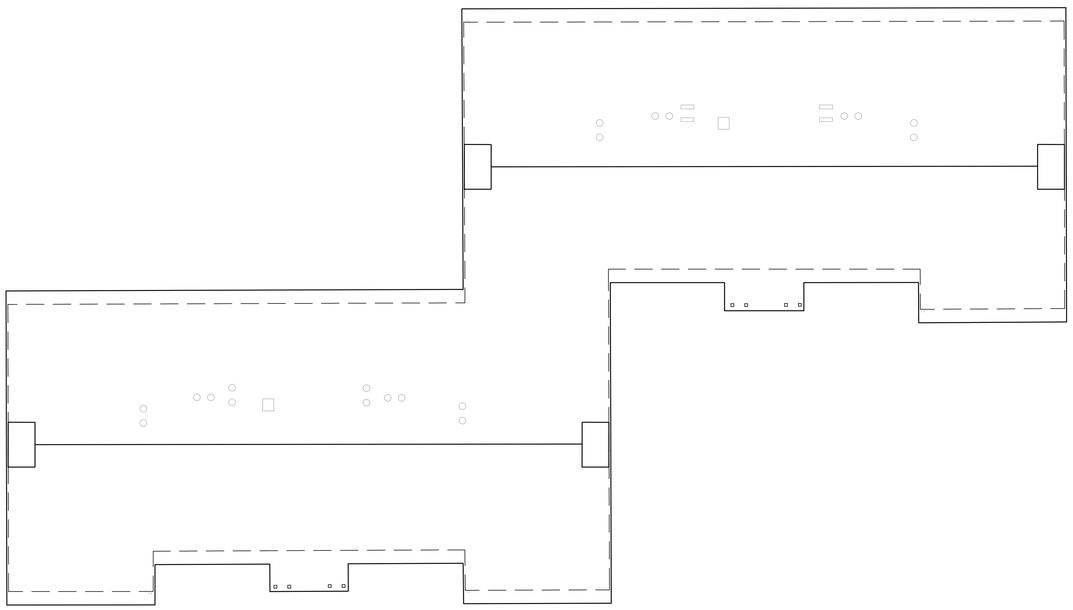

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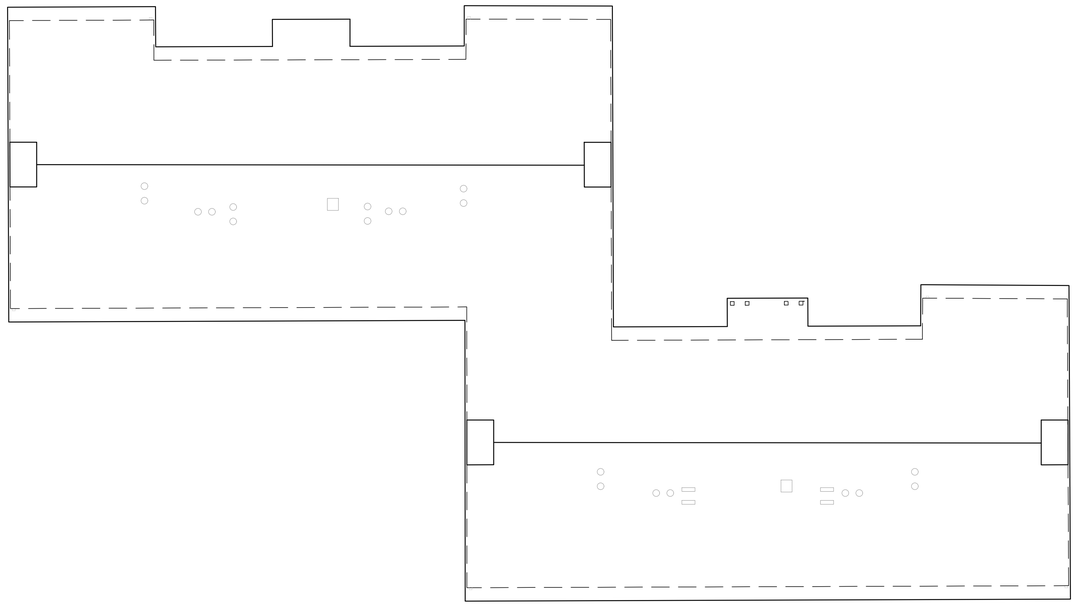

EXISTING BUILDING #3 - ROOF PLAN SCALE: 1/8" = 1'-0"

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EXISTING ROOF PLAN

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

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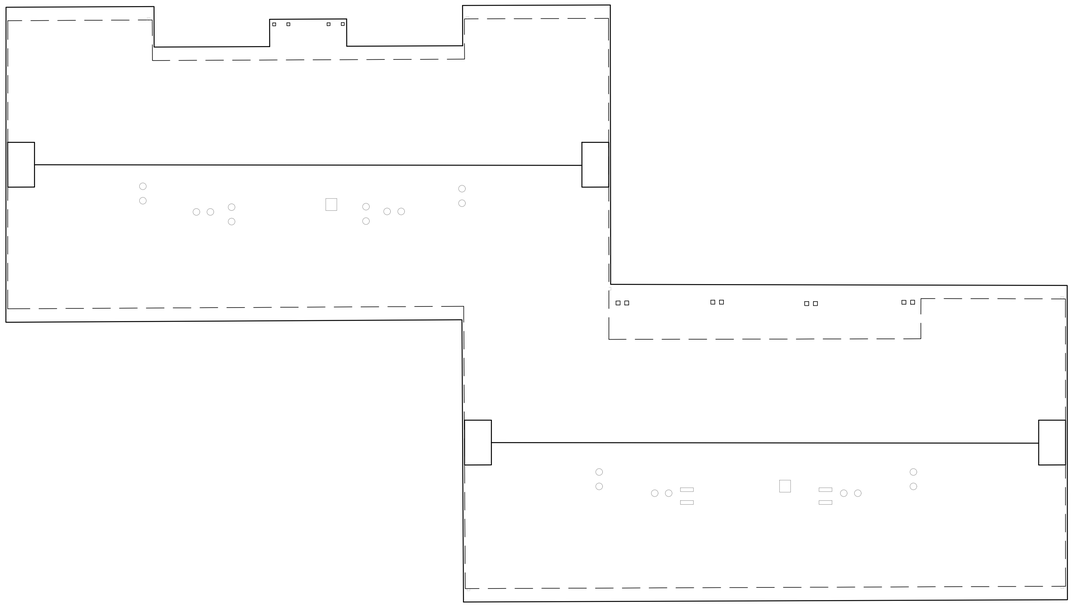

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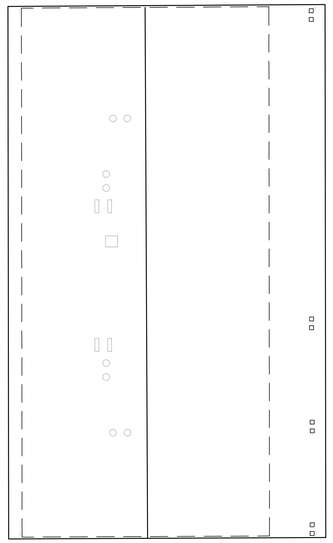

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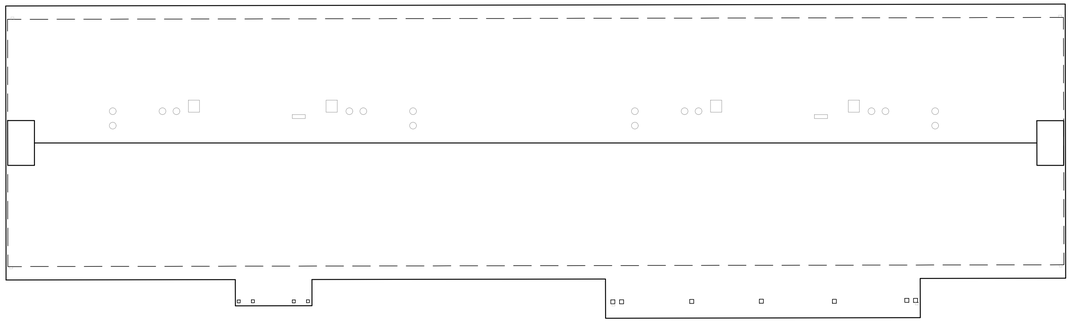

EXISTING BUILDING #7 - ROOF PLAN SCALE: 1/8" = 1'-0"

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EXISTING ROOF PLAN

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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Drawn	MORENO
Job	23-119
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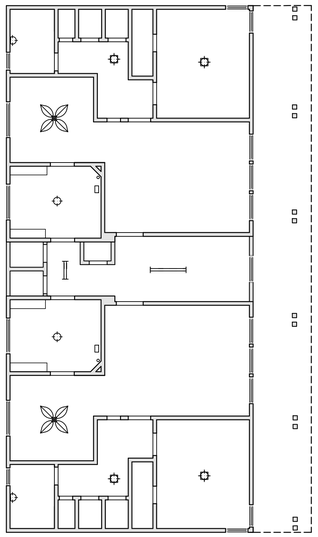
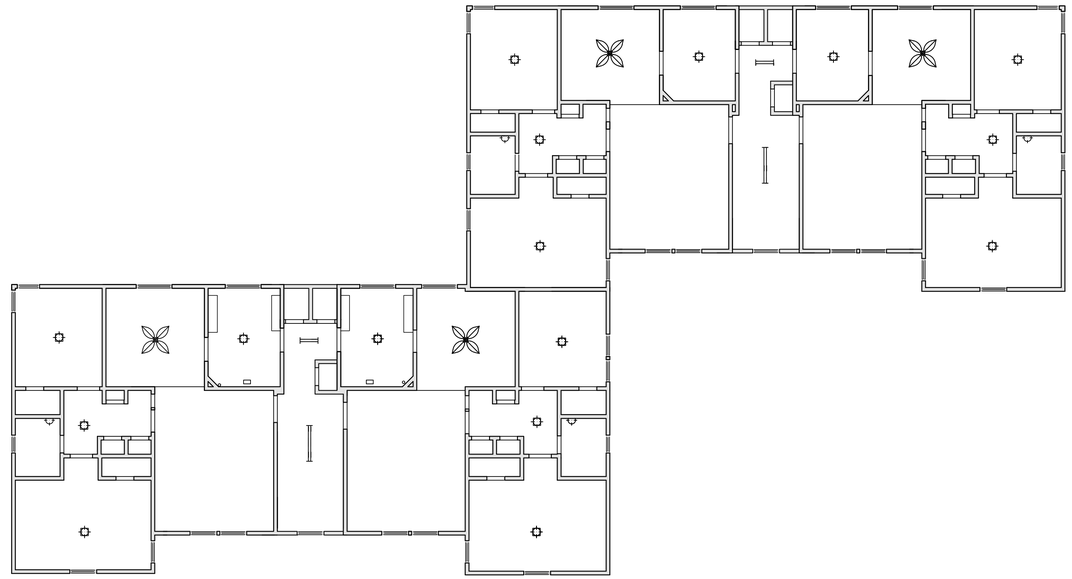


EXISTING BUILDING #2 - 2ND FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"



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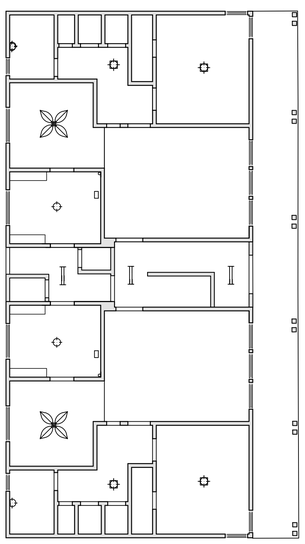

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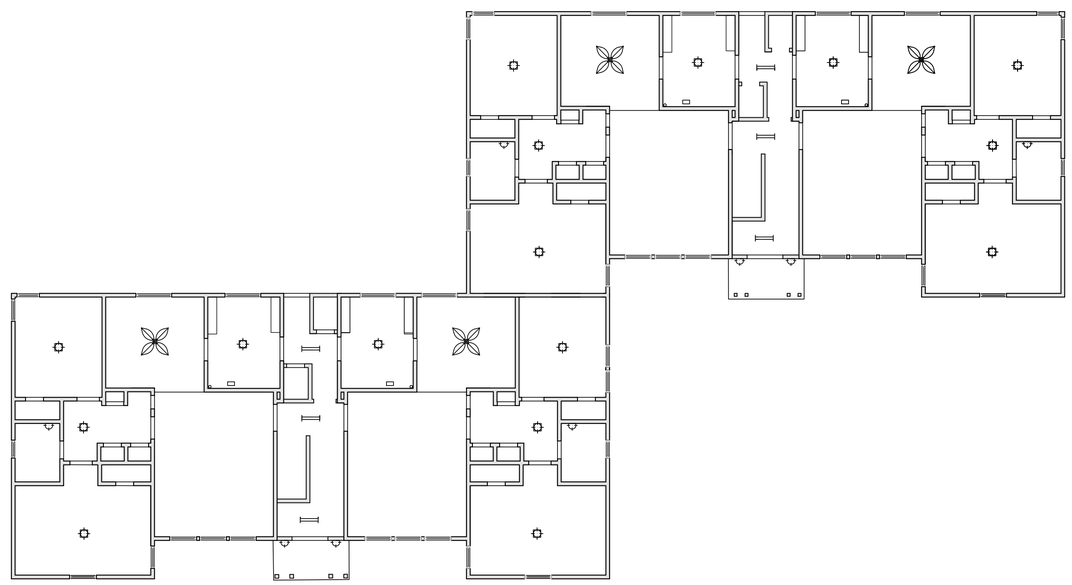

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EXISTING REFLECTED CEILING PLAN

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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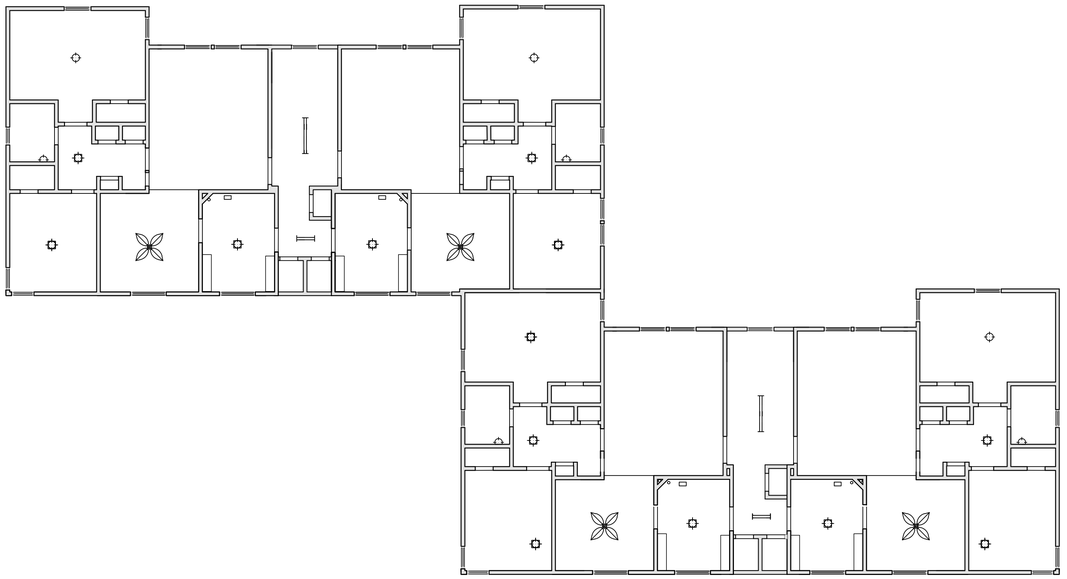

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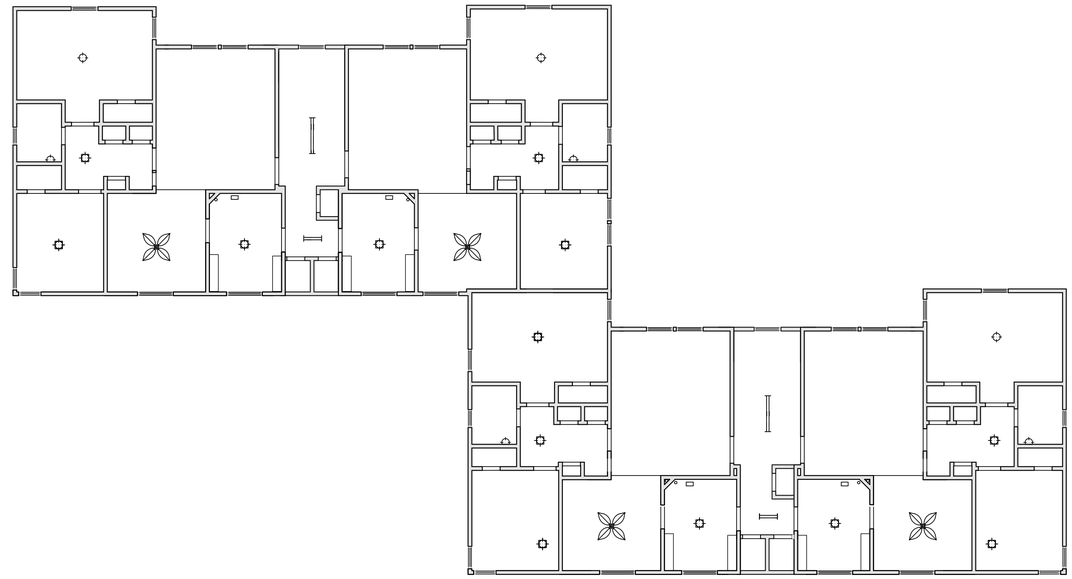

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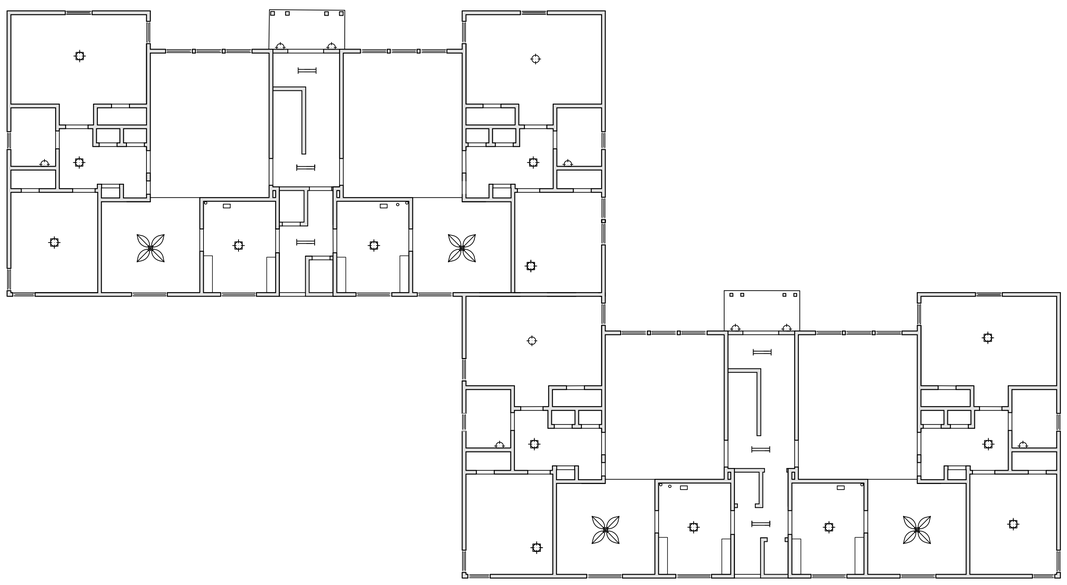

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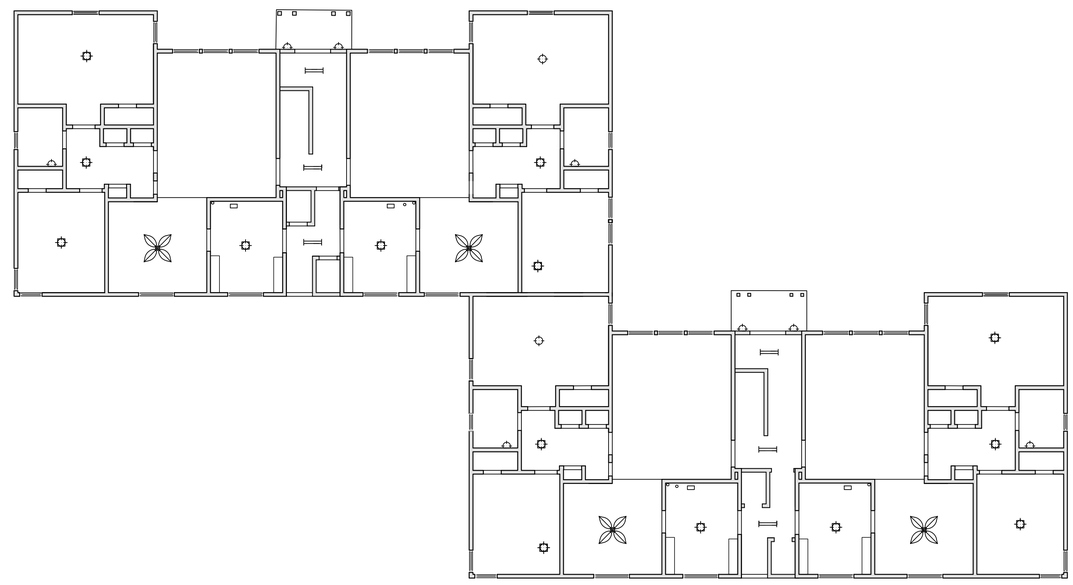

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EXISTING REFLECTED CEILING PLAN

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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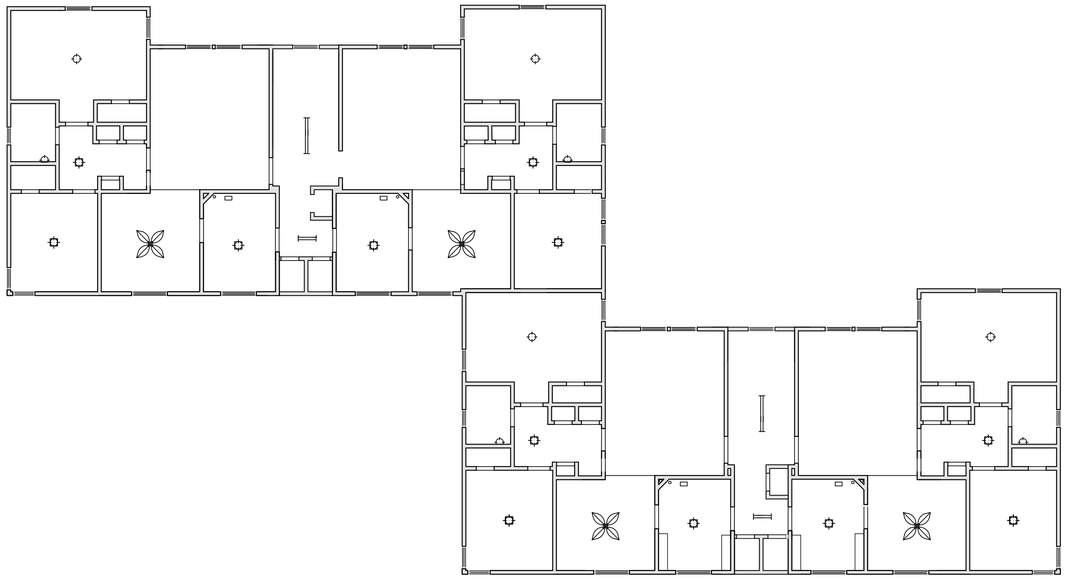

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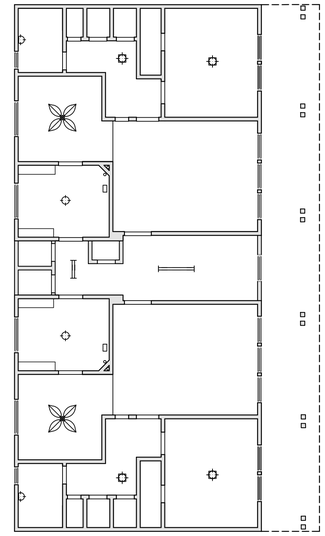
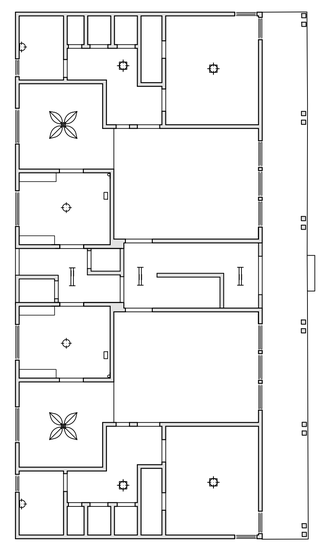


EXISTING BUILDING #5 - 2ND FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"

EXISTING BUILDING #6 - 1ST FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"



EXISTING BUILDING #5 - 1ST FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"

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EXISTING REFLECTED CEILING PLAN

SILVERLAKE GARDEN APARTMENTS
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FONDA

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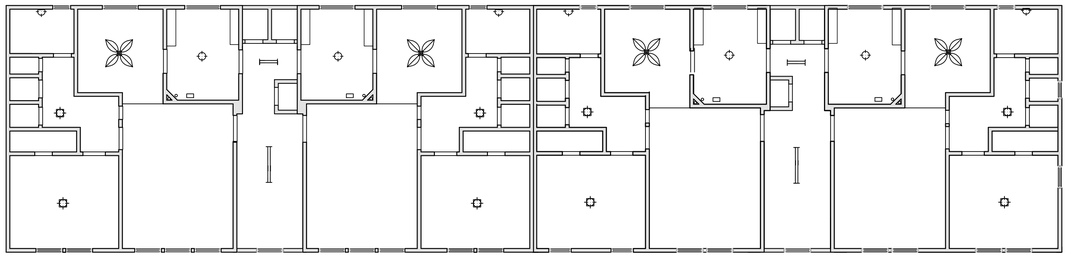
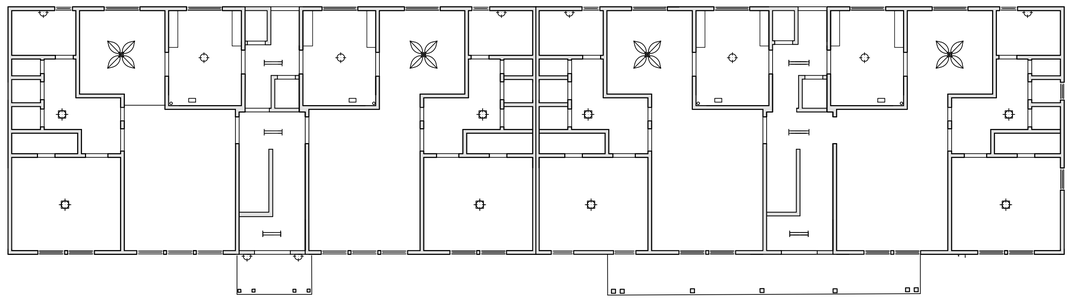


EXISTING BUILDING #7 - 2ND FLOOR REFLECTED CEILING PLAN SCALE: 1/8" = 1'-0"



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EXISTING REFLECTED CEILING PLAN

SILVERLAKE GARDEN APARTMENTS
2421-2477 SILVER LAKE BLVD
LOS ANGELES, CA. 90039
FONDA

Date	4 / 12 / 2023
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