

361 N La Brea Ave

Los Angeles, CA 90036

40 APARTMENT UNITS
36 MARKET RATE + 4 VLI
WITH PARKING ON THE GROUND FLOOR

PROJECT TEAM

OWNER

361 NORTH LA BREA LLC
11627 TELEGRAPH ROAD, SUITE 200
SANTA FE SPRINGS, CA 90670

ARCHITECT

EDWARD X. CARLSON, ARCHITECT
710 E VERDUGO AVE, #102
BURBANK, CA 91501
EDCARLSON43@MSN.COM

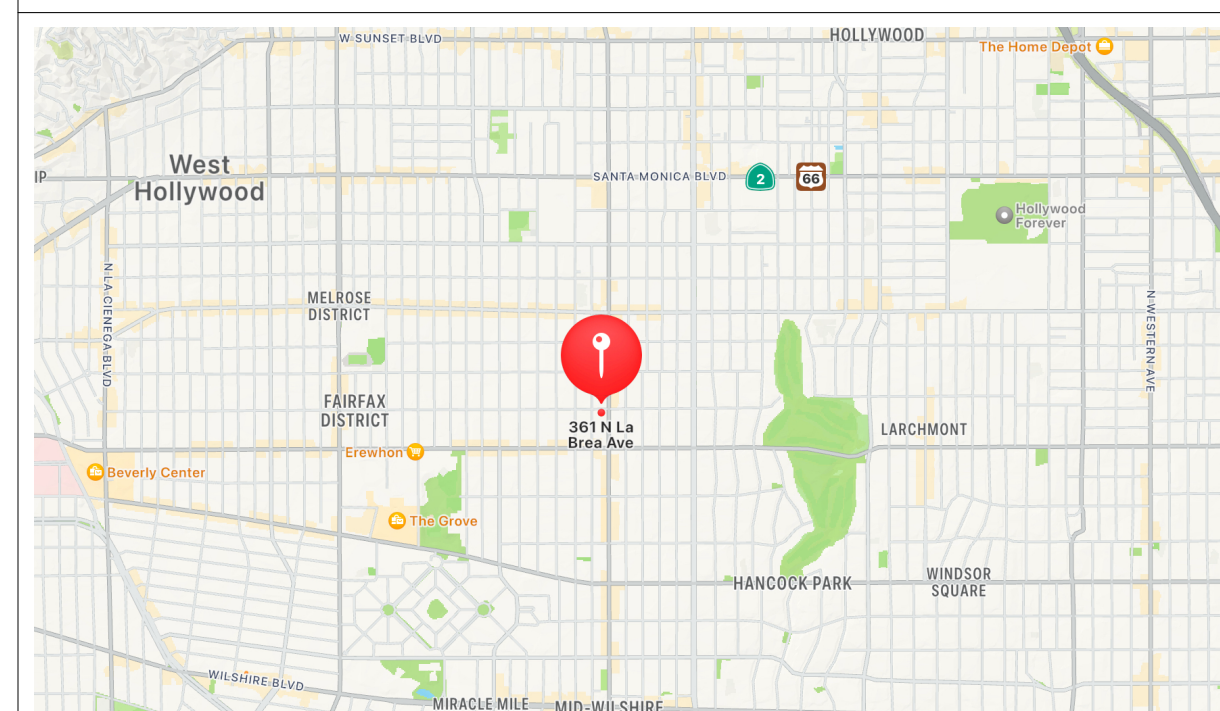
LAND USE CONSULTANT

nür - DEVELOPMENT | CONSULTING
864 S ROBERTSON BLVD, 3RD FLOOR
LOS ANGELES, CA 90035
DANIEL@NURDEVELOPMENT.COM

LANDSCAPE ARCHITECT

VIRIDITAS DESIGN
323.377.1018
VIRIDITASDESIGNGROUP@GMAIL.COM

VICINITY MAP



PROJECT SUMMARY BY **nür** DEVELOPMENT | CONSULTING

ADDRESS	361 N LA BREA AVE
LEGAL DESCRIPTION	LOTS 1-2 OF TRACT 4924
APN	5525-033-001
OCCUPANCY	R-2 / B / S-2
CONSTRUCTION TYPE	III-A (APT) / 1-A (GARAGE/COMMERCIAL)
PROJECT DESCRIPTION	NEW 6-STORY, 83.5' HIGH, 40-UNIT, 40,618 SQ FT MIXED-USE BUILDING WITH PARKING PROVIDED ON THE GROUND FLOOR.
REQUESTED ENTITLEMENTS	
BASE/MINISTERIAL INCENTIVES	1- 35% DENSITY BONUS
DB INCENTIVES/WAIVERS	1 - OFF-MENU INCENTIVE TO ALLOW HEIGHT AT 83.5- FEET/6-STORIES. 2 - OFF-MENU INCENTIVE TO ALLOW FAR @ 3.91:1. 3 - WAIVER TO ALLOW SOUTHERLY SIDE YARD AT 5- FEET.
LOT AREA	10,393
ZONING	C2-1VL
RESIDENTIAL DENSITY	
BASE DENSITY	
LOT AREA	10,393
1/2 ALLEY	1,000
LOT AREA FOR DENSITY	11,393
DENSITY RATIO FOR C2	1 DU/400 SF
DENSITY ALLOWED PER ZONE (UNROUNDED)	28.48
DENSITY ALLOWED PER ZONE (ROUND DOWN)	28
DENSITY BONUS	
BASE DENSITY PER DB (ROUND UP)	29
DENSITY BONUS @ 35%	10.15
DENSITY BONUS (ROUND UP)	11
MAX DENSITY PER DB	40
AFFORDABLE	
VLI UNITS REQUIRED PER DB: 11% x 29 = 3.2 =	4
AFFORDABLE REQUIRED PER LAHD RUD:	0
TOTAL	
TOTAL PROVIDED UNITS	40
MARKET RATE UNITS	36
VLI UNITS PER DB	4
RESIDENTIAL UNIT MIX	
STUDIO (1 HABITABLE ROOM)	0
1-BR (2 HABITABLE ROOMS)	18
2-BR (3 HABITABLE ROOMS)	22
TOTAL	40
FLOOR AREA & FAR (ZONING)	
BUILDABLE AREA	10,393
ALLOWABLE FAR PER C2	1.5:1
MAX SQUARE FOOTAGE PER C2	15,590
MAX SQUARE FOOTAGE PER OFF-MENU INCENTIVE	40,636
MAX FAR PER OFF-MENU INCENTIVE	3.91:1
RESIDENTIAL FLOOR AREA PROVIDED	38,362
COMMERCIAL (RESTAURANT) FLOOR AREA PROVIDED	2,143
TOTAL FLOOR AREA PROVIDED	40,505

HEIGHT / STORIES	MAX HEIGHT / STORIES PER C2-1VL	45- FEET / 3-STORIES	
	TRANSITIONAL HEIGHT WITHIN 99' OF R1 ZONE	33- FEET	
	PROPOSED HEIGHT VIA OFF-MENU INCENTIVE	83- FEET, 5-INCHES / 6-STORIES	
AUTO PARKING	RESIDENTIAL REQUIRED PER AB 2097	0	
	COMMERCIAL (RESTAURANT) REQUIRED PER AB 2097	0	
	TOTAL PARKING PROVIDED	16	
	EV PARKING REQUIREMENT (30%)	5	
	EVCS (FULL INSTALL) (25%)	4	
	EVSE (FUTURE INSTALL)	1	
	RESIDENTIAL REQUIRED PER DB W/O AB 2097 (FOR RECORD ONLY)	40	
	18 @ 1-BR X 1 STALL + 22 @ 2-BR X 1 STALL =		
	COMMERCIAL REQUIRED W/O AB 2097 (FOR RECORD ONLY)	22	
	2,155 @ RESTAURANT / 100 (1 STALL/100 SF OF REST)		
BIKE PARKING	RESIDENTIAL LONG-TERM REQUIRED: (25/1) + (15/1.5) = 25 + 15 =	35	
	RESIDENTIAL SHORT-TERM REQUIRED: (25/10) + (15/15) = 2.5 + 1 = 3.5 =	3	
	RESIDENTIAL LONG-TERM PROVIDED	35	
	RESIDENTIAL SHORT-TERM PROVIDED	4	
	COMMERCIAL (RESTAURANT) LONG-TERM REQUIRED & PROVIDED:	2	
	COMMERCIAL (RESTAURANT) SHORT-TERM REQUIRED & PROVIDED:	2	
OPEN SPACE	OPEN SPACE REQUIRED		
	2 HABITABLE ROOMS: 0 X 100	1,800	
	3 HABITABLE ROOMS: 2 X 125	2,750	
	4 HABITABLE ROOMS: 12 X 175	-	
	TOTAL REQUIRED OPEN SPACE PER LAMC	4,550	
	OPEN SPACE PROVIDED		
	ROOF DECK	3,694	
	2ND FLOOR REC ROOM (MAX 25%)	1,138	
	TOTAL PROVIDED SQUARE FOOTAGE	4,832	
	COMMON OPEN SPACE REQUIRED (50% OF REQ'D): 50% x 4,550 =	2,275	
	COMMON OPEN SPACE PROVIDED:	4,832	
	MAX REC ROOM: 25% X 4,550 =	1,137	
	REQUIRED LANDSCAPE: 25% X 3,533 (COMMON OPEN SPACE)	883	
	PROVIDED LANDSCAPE	928	
	REQUIRED # OF TREES: 40 DU / 4 TREES	10	
	TREES PROVIDED	10	
SETBACKS			
SETBACK	LOCATION	REQUIRED	PROVIDED
FRONT YARD	LA BREA AVE	0- FEET*	0- FEET
SIDE YARD	OAKWOOD AVE	0- FEET*	0- FEET
SIDE YARD	SOUTHERLY PL	9- FEET	5- FEET **
REAR YARD	ALLEY	0- FEET*	0- FEET

SHEET INDEX

ARCHITECTURAL

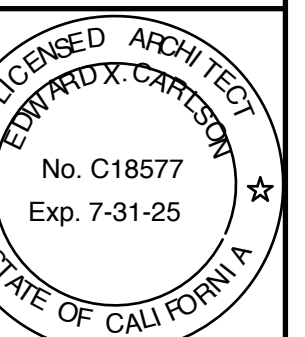
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	AB 2097 ELIGIBILITY
	FLOOR AREA & OPEN SPACE DIAGRAMS
	SITE PLAN
FA 1	FIRST FLOOR PLAN
A1.10	SECOND FLOOR PLAN
A2.10	THIRD FLOOR PLAN
A2.20	FOURTH FLOOR PLAN
A2.30	FIFTH FLOOR PLAN
A2.40	PENTHOUSE FLOOR PLAN
A2.50	ROOF PLAN
A2.60	EXTERIOR ELEVATIONS
A2.70	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A3.10	
A4.00	

BUILDING REQUIREMENTS APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE WITH 2023 L.A.CITY AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE WITH 2023 L.A.CITY AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE WITH 2023 L.A.CITY AMENDMENTS
2022 CALIFORNIA PLUMBING CODE WITH 2023 L.A.CITY AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARDS W/ 2023 L.A.CITY AMENDMENTS
2022 ACCESSIBILITY GUIDELINES (CAC-TITLE-24) W/ 2023 L.A.CITY AMENDMENTS
2022 CALIFORNIA FIRE CODE WITH 2023 L.A.CITY AMENDMENTS
TABLE 504 ALLOWABLE HEIGHT AND BUILDING AREA
GROUP R-2 APARTMENTS ABOVE PODIUM
TYPE IIIA CONSTRUCTION W/ NFPA 13 SPRINKLERS

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710 E. VERDUGO AVE, BURBANK, CALIFORNIA 91501
303.520.8192

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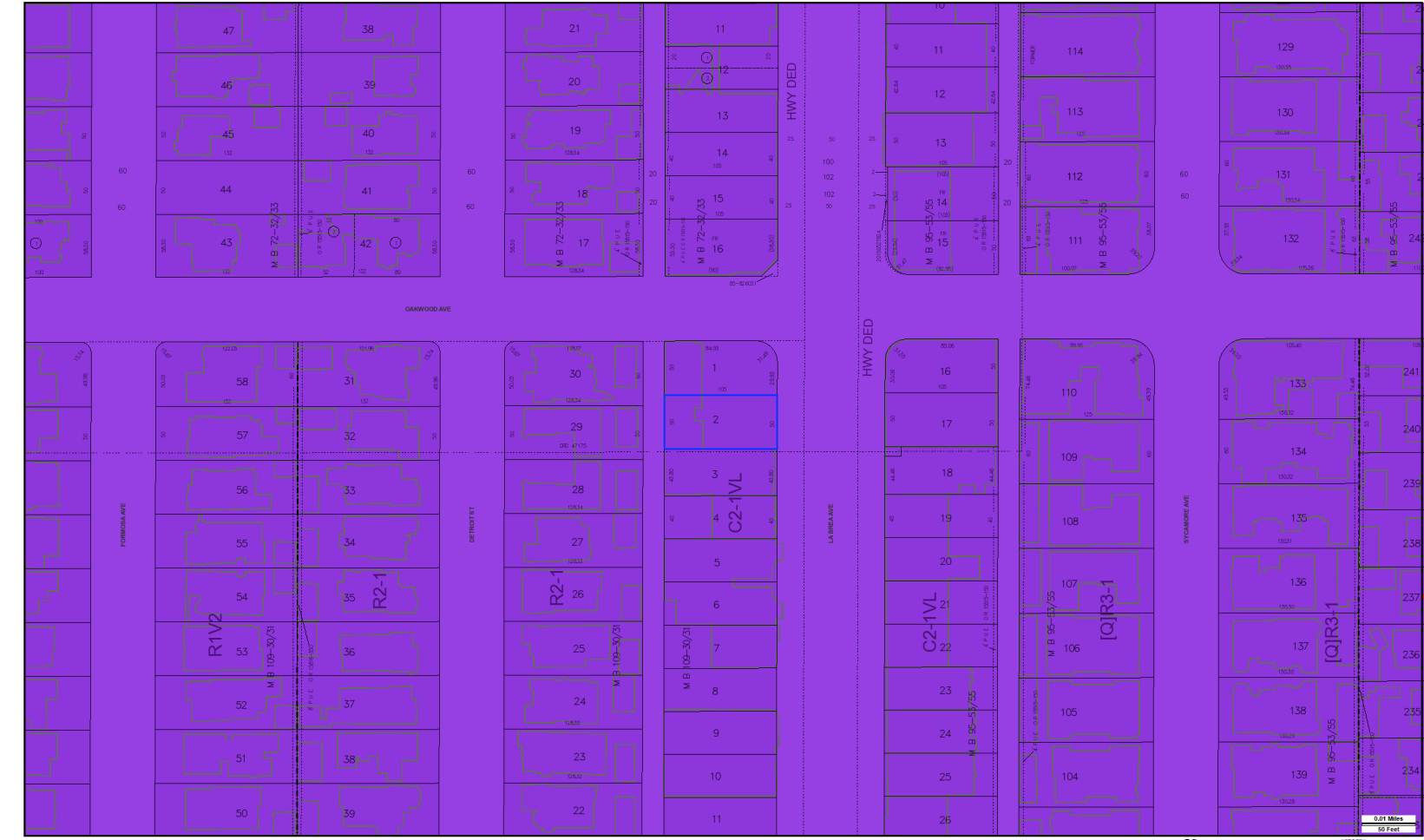
COVER SHEET

ISSUE DATE

SCALE :
PROJECT NO. :
DATE : 06/04/2024
DRAWN BY :
SHEET NO. :

A0.00

OF SHEETS



Address: 361 N LA BREA AVE Tract: TR 4924 Zoning: C2-1VL
 APN: 5525033001 Block: None General Plan: General Commercial
 PIN #: 138B181 112 Lot: 2 Arb: None



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

Case Number:	CPC-19XX-30618
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ZA-1996-286-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Description(s):	LOCATION OF OFF-SITE PARKING FOR ELEMENTARY SCHOOL AT 346-354 NORTH LA BREA AVE ZONE.
Case Number:	BZA-1996-5295-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Description(s):	LOCATION OF OFF-SITE PARKING FOR ELEMENTARY SCHOOL AT 346-354 NORTH LA BREA AVE ZONE.
Case Number:	ND-83-160-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Description(s):	Data Not Available

DATA NOT AVAILABLE
 ORD-183497
 ORD-158951
 AFF-21028
 AFF-11156

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Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	None
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.6701888
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.0000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Purely Compressed
Down Dip Width (km)	14.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	70.0000000
Maximum Magnitude	6.4000000
Alquist-Prado Fault Zone	No
Landslide	No
Liquefaction	No
Phillymmary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Habitzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promissse Zone	None
State Enterprise Zone	None
Housing	
Direct All Inquiries to Telephone (866) 557-7988	Los Angeles Housing Department
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5525033001]
Eligible Act Property	No
AB 1482 - Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.18 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Wishire
Reporting District	715
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	61

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PROPERTY ADDRESSES
 361 N LA BREA AVE
 90036
ZIP CODES
 90036
RECENT ACTIVITY
 None
CASE NUMBERS
 CPC-19XX-30618
 ORD-183497
 ORD-158951
 ZA-1996-286-ZV
 BZA-1996-5295-ZV
 ND-83-160-HD
 AFF-21028
 AFF-11156

City of Los Angeles
 Department of City Planning
 8/5/2024
PARCEL PROFILE REPORT

Address/Legal Information	
PIN Number	138B181 112
Lot/Parcel Area (Calculated)	5,240.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID D7
Assessor Parcel No. (APN)	5525033001
Tract	TR 4924
Map Reference	M B 1109-30/31
Block	None
Ad (Lot Cut Reference)	None
Map Sheet	138B181
Jurisdictional Information	
Community Plan Area	Wishire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Katy Young Yaroslavsky
Census Tract #	2140.00
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	C2-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Refuel - LAMC 16.02.1 ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CCO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUCO: Clean Up Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POO: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPFA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, RI, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSU, MMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

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

COMMERCIAL

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

FRAMEWORK

COMMERCIAL

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

INDUSTRIAL

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

PARKING

- Parking Buffer

PORT OF LOS ANGELES

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

LOS ANGELES INTERNATIONAL AIRPORT

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

OPEN SPACE / PUBLIC FACILITIES

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

INDUSTRIAL

- Limited Industrial
- Light Industrial

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Red Flag Restricted Parking No

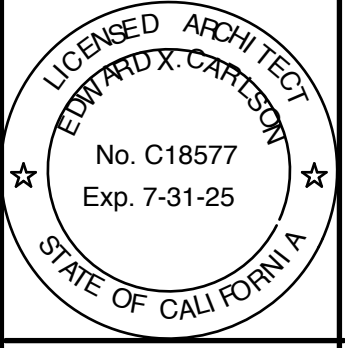
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adoptive Recuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED I Eligibility	Review Eligibility
RFA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5525033001
APN Area (Co. Public Works)*	0.239 (ac)
Use Code	1700 - Commercial - Office Building - One Story
Assessed Land Val.	\$1,814,225
Assessed Improvement Val.	\$1,690,650
Last Owner Change	06/14/2022
Last Sale Amount	\$4,925,000
Tax Rate Area	67
Dead Ref No. (City Clerk)	747638
	3499189
	1846262
	1627899.00
	0628536
Building 1	
Year Built	1955
Building Class	DOB
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,975.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5525033001]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No

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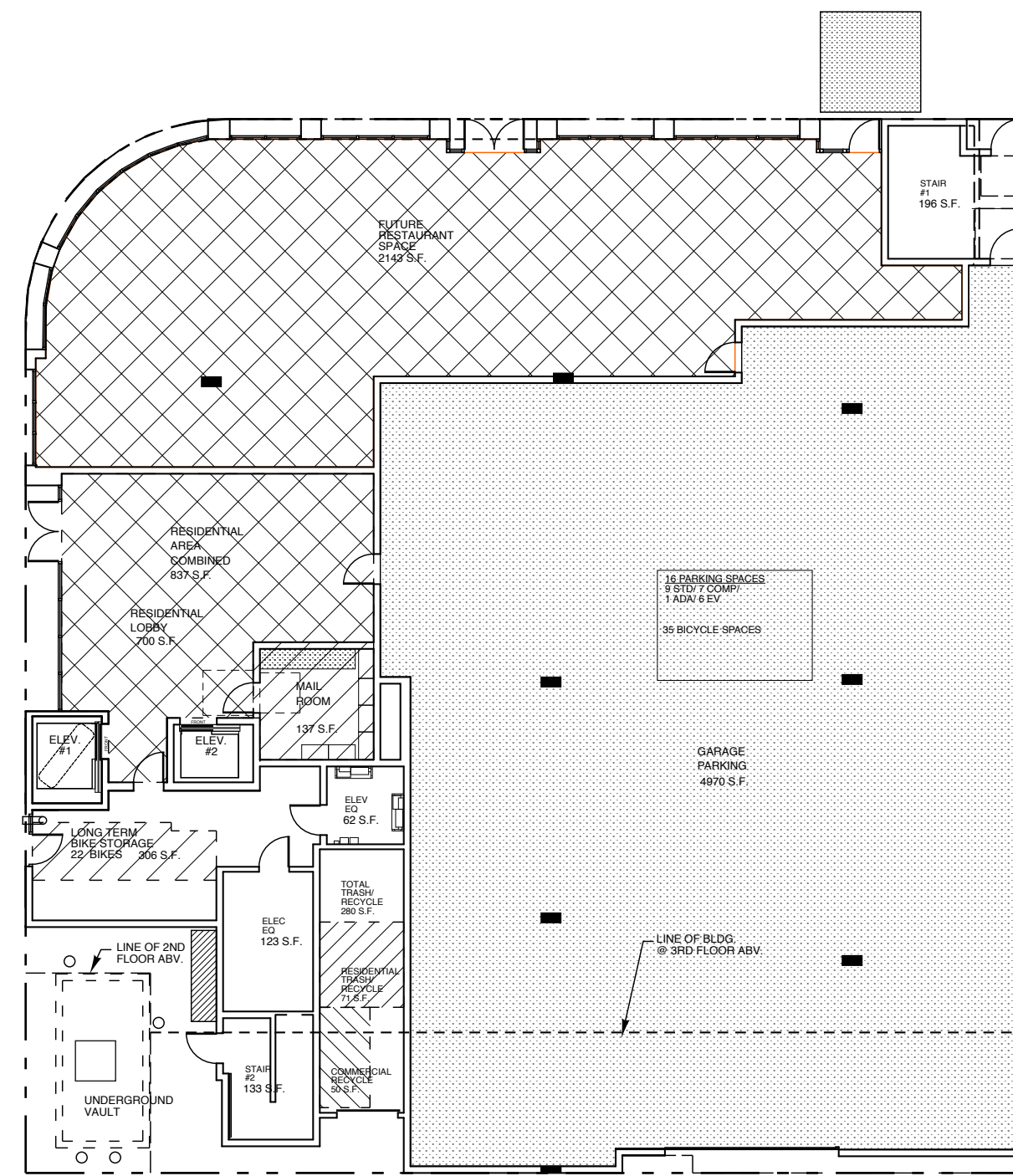


PARCEL PROFILE

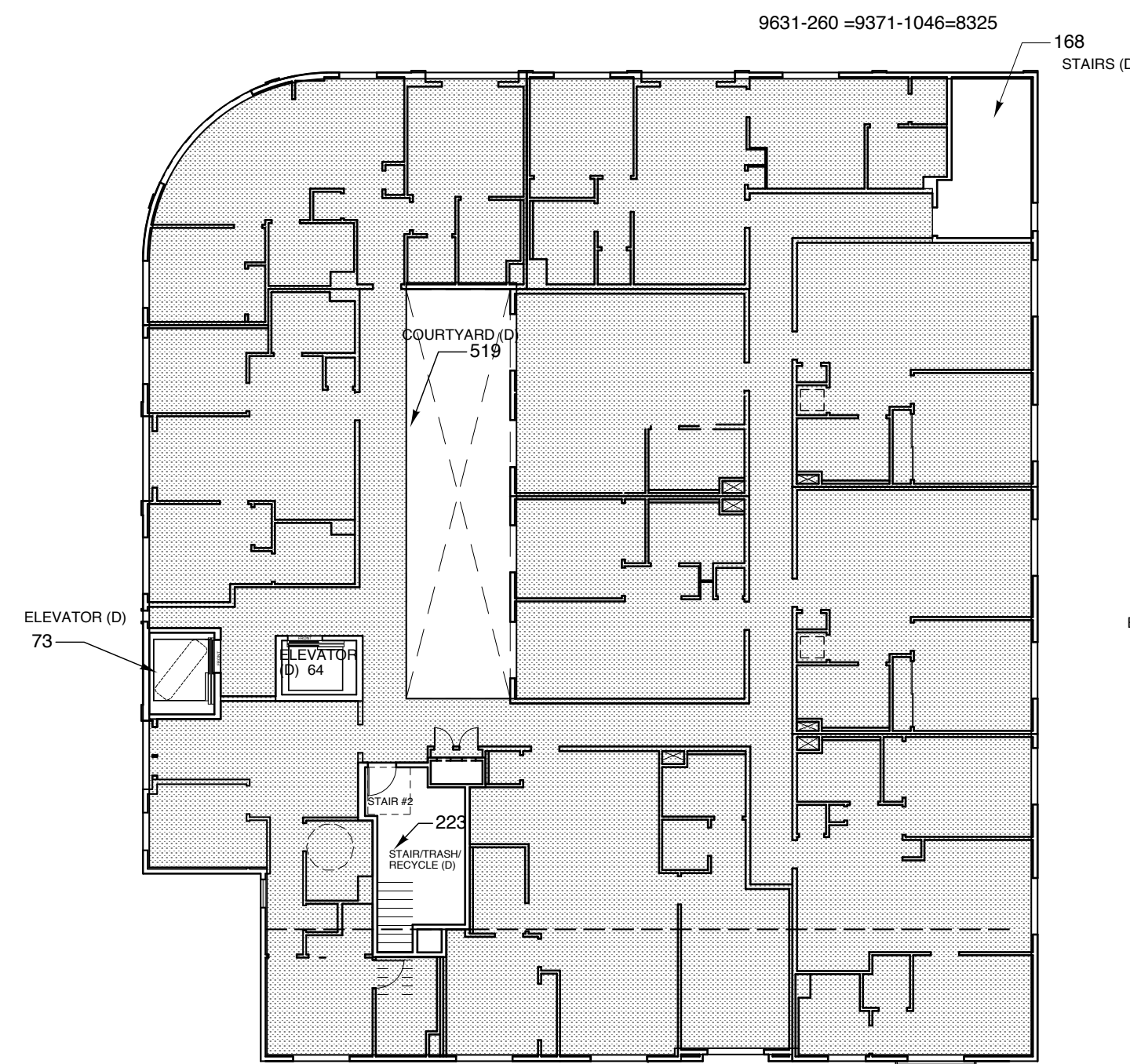
ISSUE	DATE

SCALE :
 PROJECT NO. :
 DATE : 12/20/21
 DRAWN BY :
 SHEET NO. :

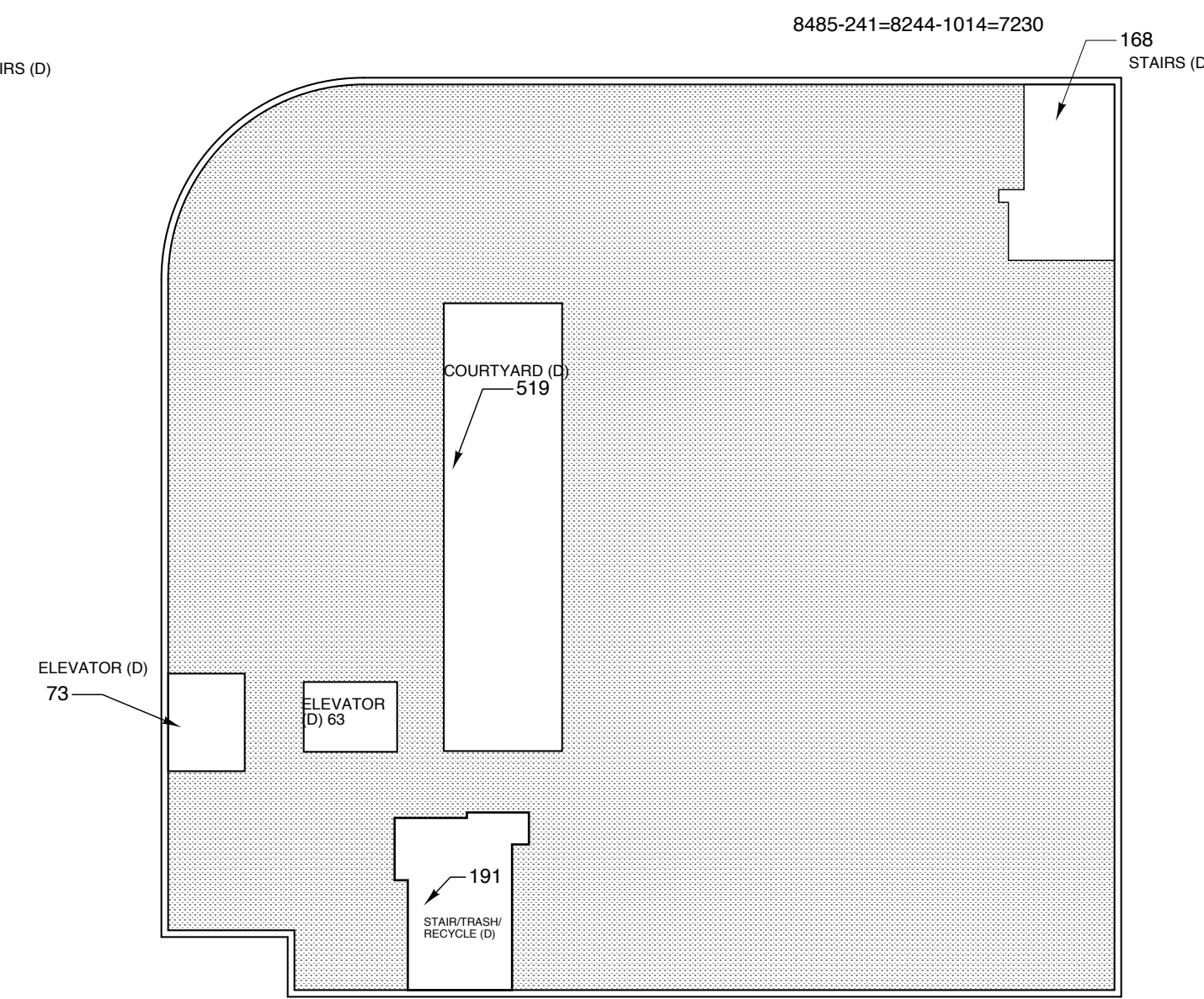
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1ST FLOOR / PARKING



2ND FLOOR



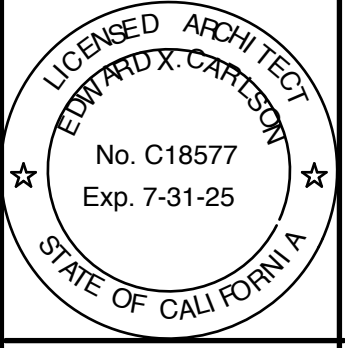
3RD - PH (6TH) FLOORS

FLOOR AREA DIAGRAM N.T.S.

FLOOR LEVEL	A GROSS AREA (OUT TO OUT BLDG DIMENSION) SQ FT	B AREA OF EXTERIOR WALLS SQ FT	C AREA OF VENT SHAFTS & COURT YARD SQ FT	CALCULATE A - (B + C) BUILDING CODE AREA - SQ FT TYPE 3A ONLY	CALCULATE A - (B + C) BUILDING CODE AREA - SQ FT TYPE 1A ONLY	D AREA OF STAIRWAYS, MECHANICAL RMS & BIKE STORAGE SQ FT		CALCULATE A - (B + C + D) ZONING CODE AREA - SQ FT RES. COMM.	CALCULATE A - (C + D) SCHOOL CODE AREA - SQ FT
						TYPE 3A	TYPE 1A		
1ST FLOOR							329		
LOBBY					TYPE 1A 700 OCCUPANCY			700	700
PARKING					TYPE 1A 4,970 NOT INCLUDED IN FLOOR				
ELEVATORS							136		
MAIL ROOM					TYPE 1A 137 OCCUPANCY			137	137
TRASH					TYPE 1A 280 OCCUPANCY			280	280
ELECT. EQUIPT.					TYPE 1A		123		
BIKE PARKING/ STORAGE					TYPE 1A		306		
COMMERCIAL SPACE	2,275	132			TYPE 1A 2,143 OCCUPANCY			2,143	2,275
1ST FLOOR(TYPE 1A)								1,117	2,143
					8,230			3,260	
2ND FLOOR(TYPE 3A)	TYPE 3A 9,631	260	519	8,809 TYPE 3A		527		8,325	8,548
3RD FLOOR(TYPE 3A)	TYPE 3A 8,485	241	519	7,682 TYPE 3A		495		7,230	7,433
4TH FLOOR(TYPE 3A)	TYPE 3A 8,485	241	519	7,682 TYPE 3A		495		7,230	7,433
5TH FLOOR(TYPE 3A)	TYPE 3A 8,485	241	519	7,682 TYPE 3A		495		7,230	7,433
PH (6TH) FLOOR(TYPE 3A)	TYPE 3A 8,485	241	519	7,682 TYPE 3A		495		7,230	7,433
TOTAL AREA	45,846	1,356	2,595	39,537	8,230	2,507	894	40,505	41,861

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LOS ANGELES, CALIFORNIA, 90036
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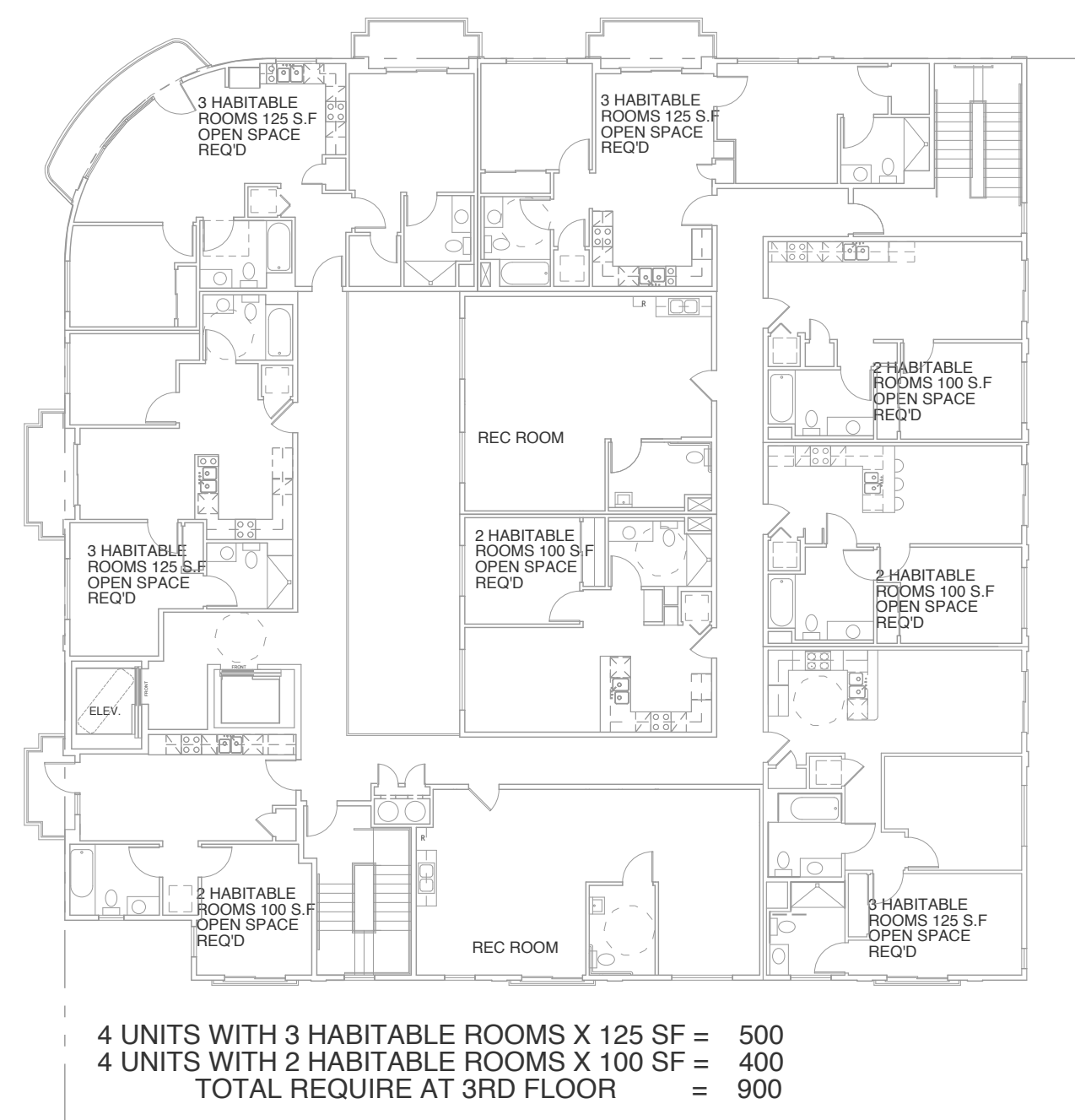


**FLOOR AREA DIAGRAM
FOR BUILDING & ZONING**

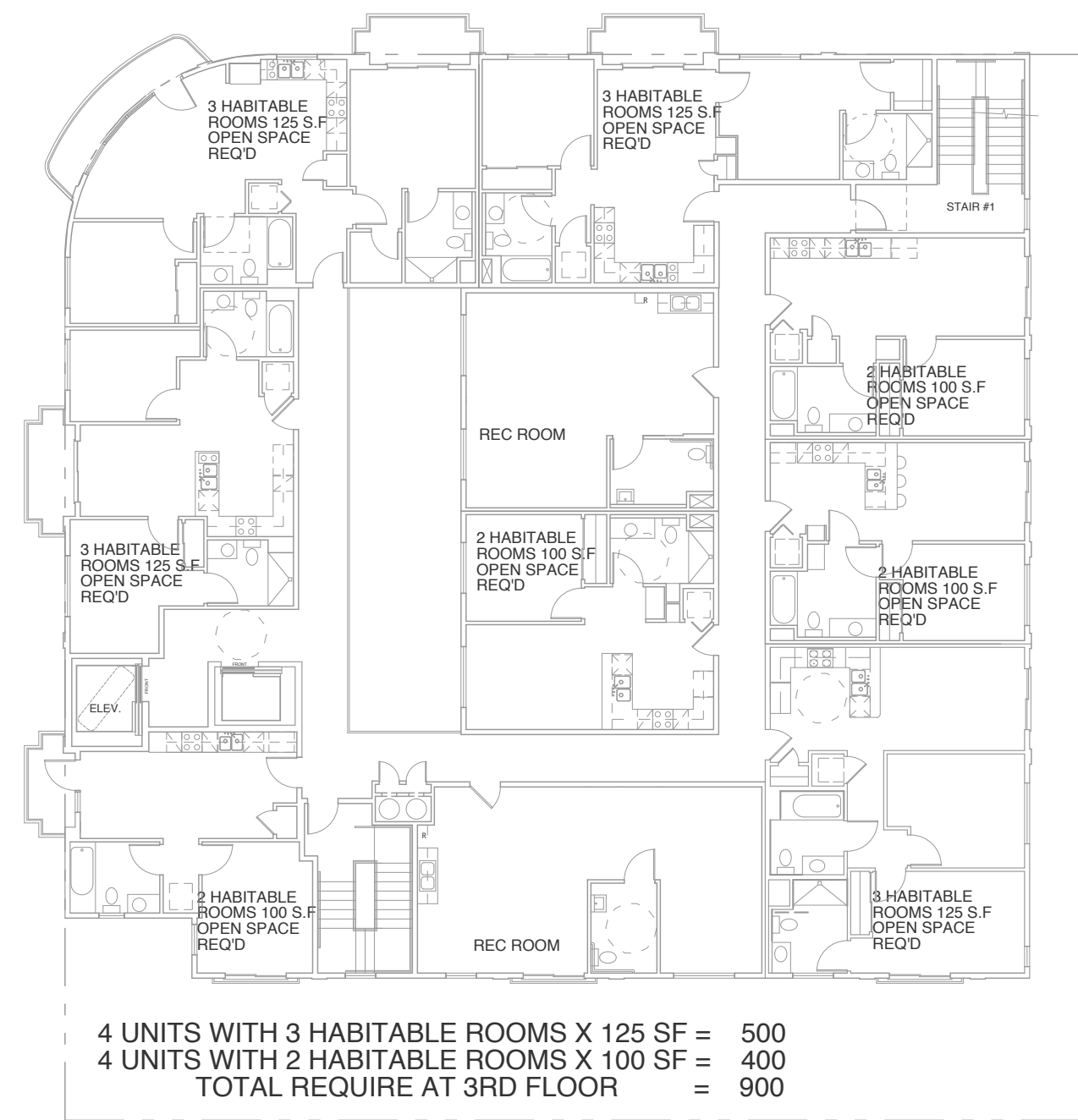
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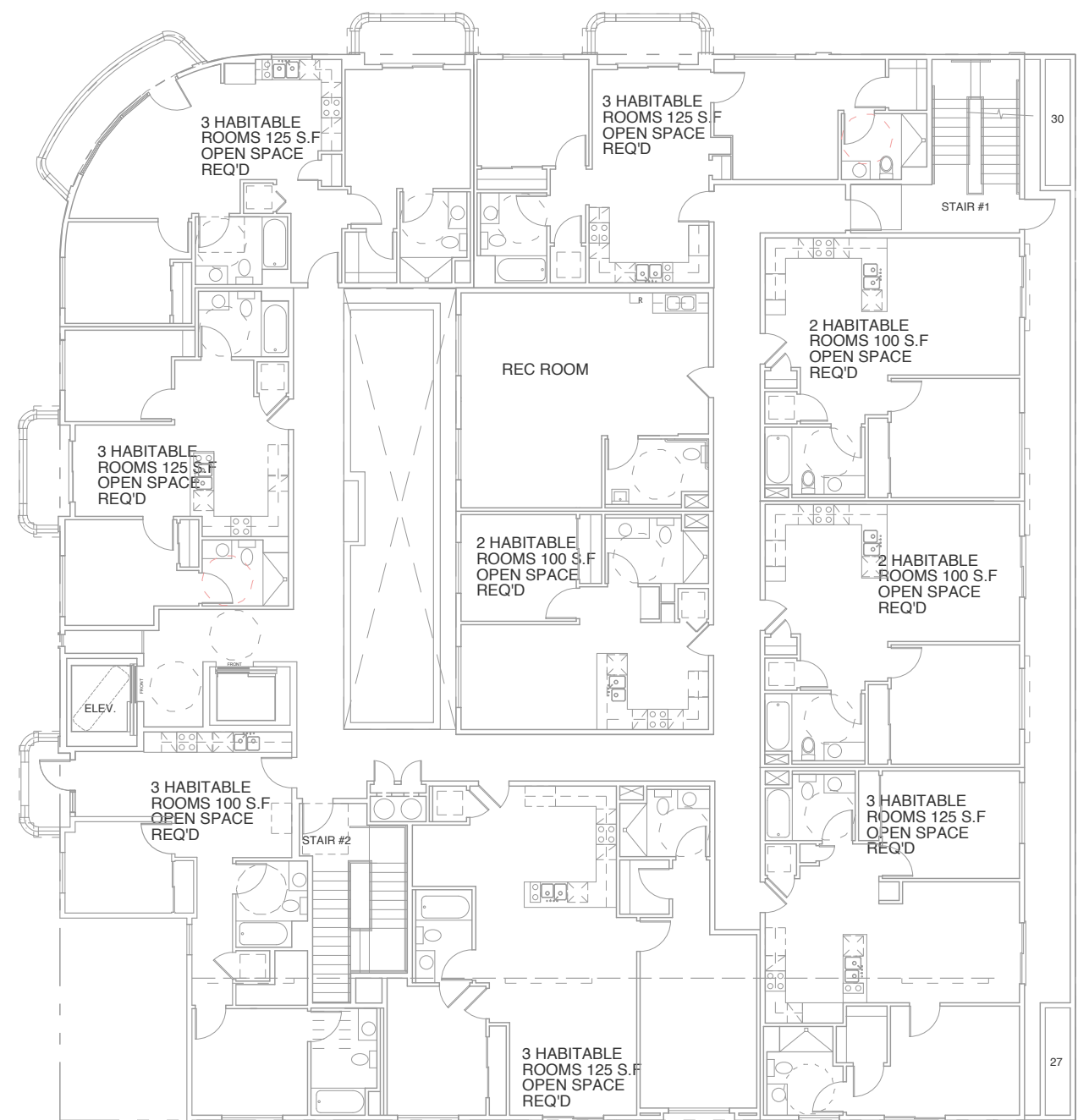
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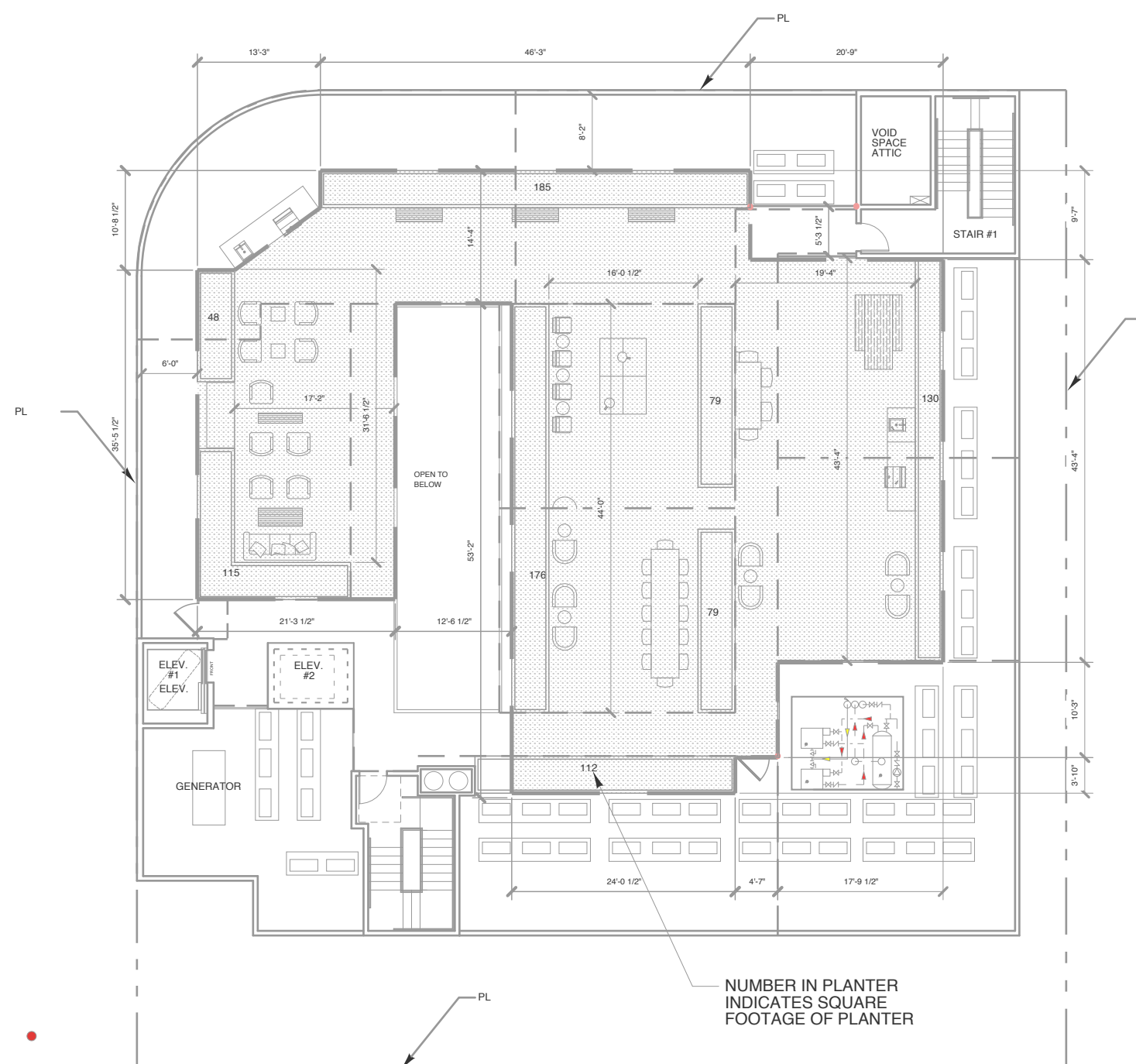
PENTHOUSE FLOOR (8 UNITS / 2 REC ROOMS) 900 SQ. FT. OF OPEN SPACE REQ'D



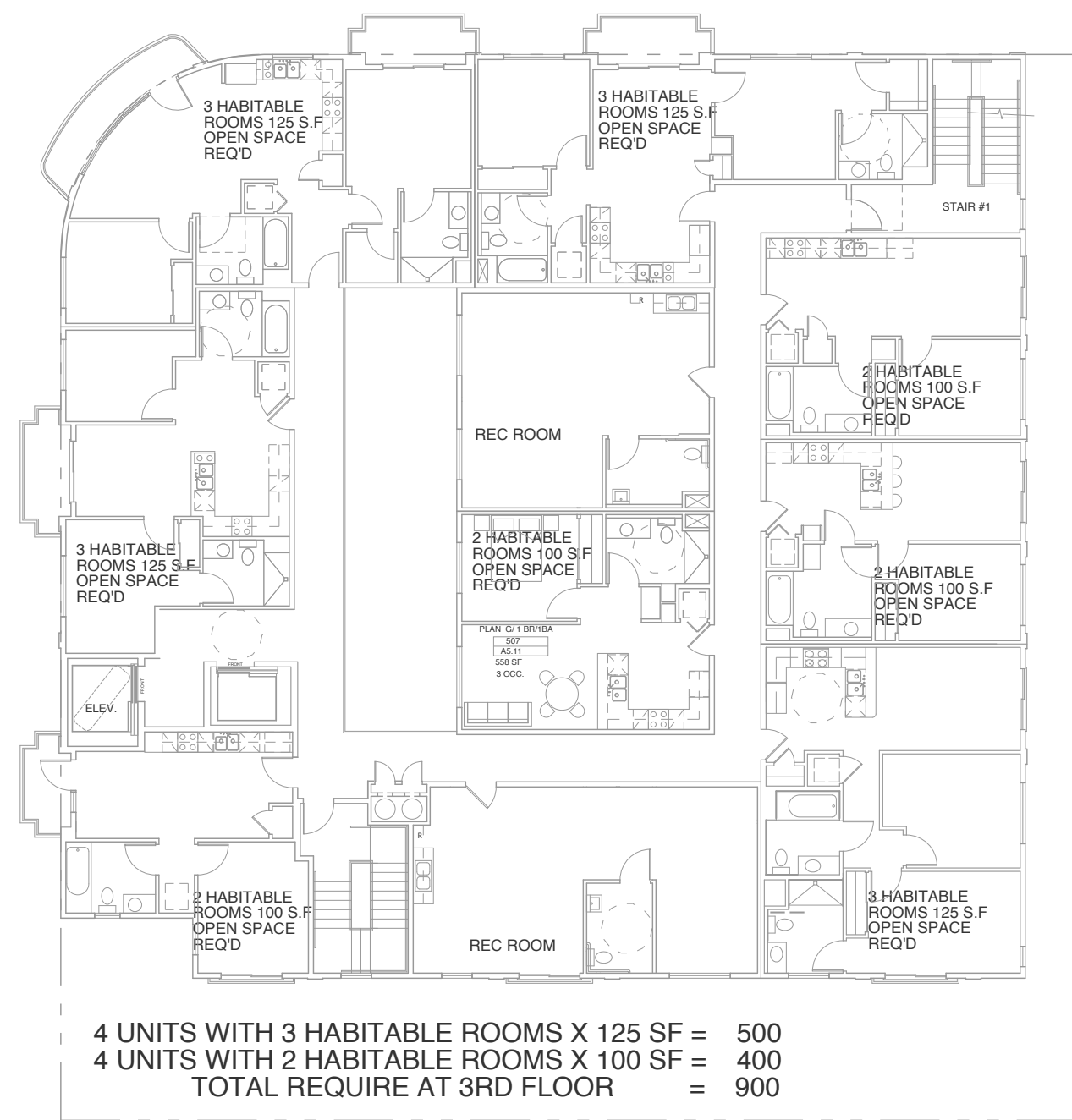
4TH FLOOR (8 UNITS / 2 REC ROOMS) 900 SQ. FT. OF OPEN SPACE REQ'D



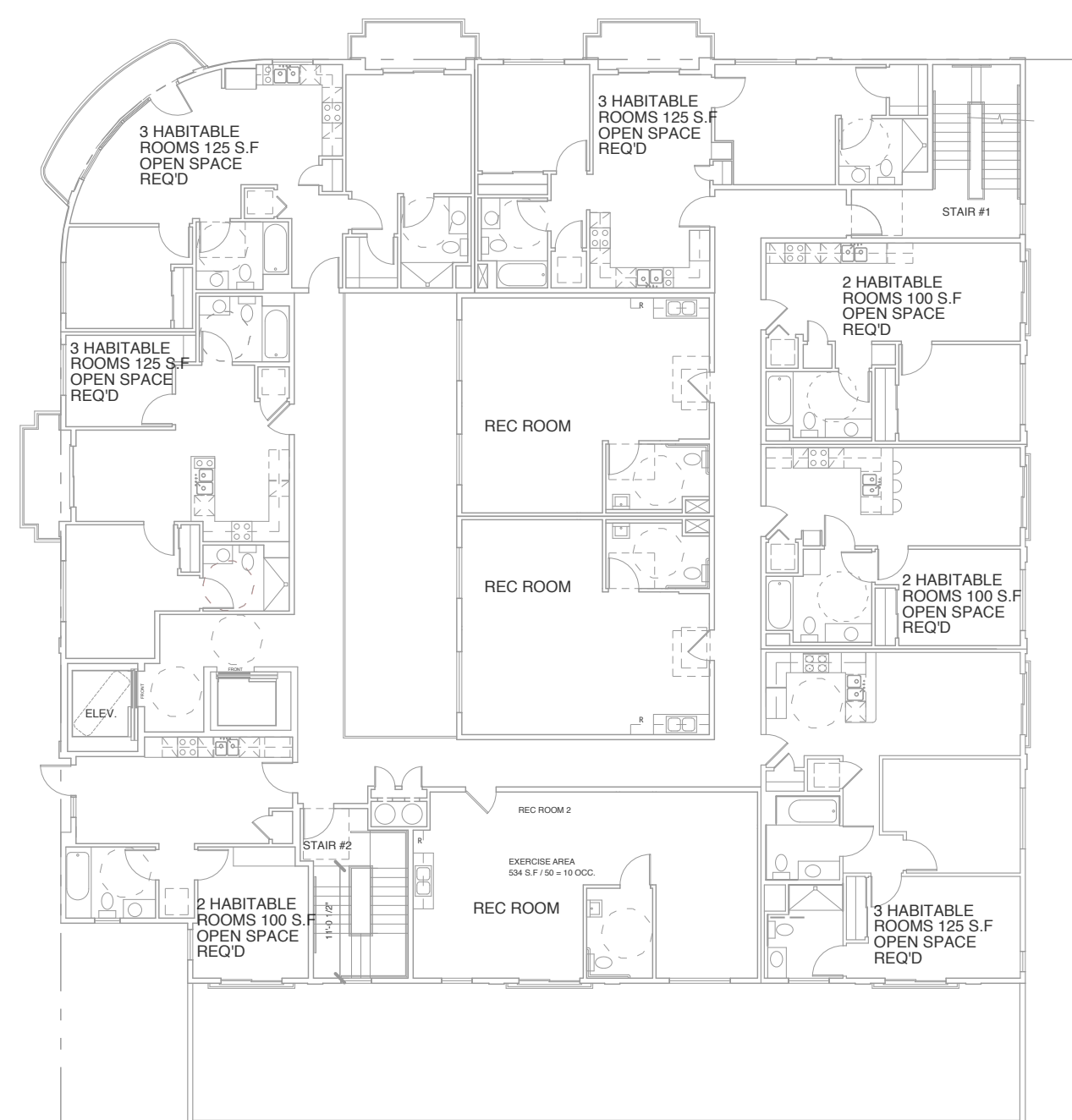
2ND FLOOR (9 UNITS / 1 REC ROOM) 1050 SQ. FT. OF OPEN SPACE REQ'D
 6 UNITS WITH 3 HABITABLE ROOMS X 125 SF = 750
 3 UNITS WITH 2 HABITABLE ROOMS X 100 SF = 300
 TOTAL REQUIRE AT 2ND FLOOR = 1,050



ROOF



5TH FLOOR (8 UNITS / 2 REC ROOMS) 900 SQ. FT. OF OPEN SPACE REQ'D



3RD FLOOR (7 UNITS / 3 REC ROOMS) 800 SQ. FT. OF OPEN SPACE REQ'D
 4 UNITS WITH 3 HABITABLE ROOMS X 125 SF = 500
 3 UNITS WITH 2 HABITABLE ROOMS X 100 SF = 300
 TOTAL REQUIRE AT 3RD FLOOR = 900

OPEN SPACE CALCULATION

18 UNITS @ 2 HABITABLE ROOMS @ 100 SF EA = 1800
 22 UNITS @ 3 HABITABLE ROOMS @ 125 SF EA = 2750

TOTAL OPEN SPACE REQUIRED = 4550

TOTAL OPEN SPACE PROVIDED
 ROOF DECK 3694 SF
 REC ROOMS (MAX. 25%) 1138 SF
 TOTAL OPEN SPACE PROVIDED 4832 SF

COMMON OPEN SPACE REQUIRED (50% OF REQUIRED) 50% X 4550 = 2275 SF
 COMMON OPEN SPACE PROVIDED = 4832 SF

MAX REC ROOM ALLOWED 25% X 4550 = 1138

LANDSCAPE CALC

LANDSCAPE RQUIRED

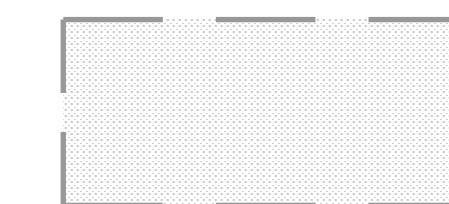
3694 X .25 = 923 SF

LANDSCAPING PROVIDED

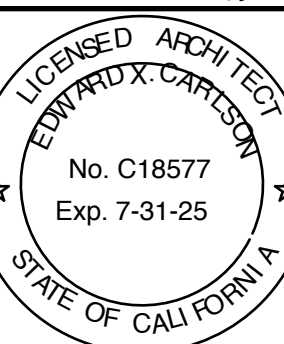
926 = 25%

OPEN SPACE CALCULATION:

SECOND FLOOR 1050 SQUARE FEET REQUIRED
 THIRD FLOOR 800 SQUARE FEET REQUIRED
 FOURTH FLOOR 900 SQUARE FEET REQUIRED
 FIFTH FLOOR 900 SQUARE FEET REQUIRED
 PENTHOUSE FLOOR 900 SQUARE FEET REQUIRED
 TOTAL OPEN SPACE REQUIRED 4550 SQUARE FEET



INDICATES OPEN SPACE AT ROOF



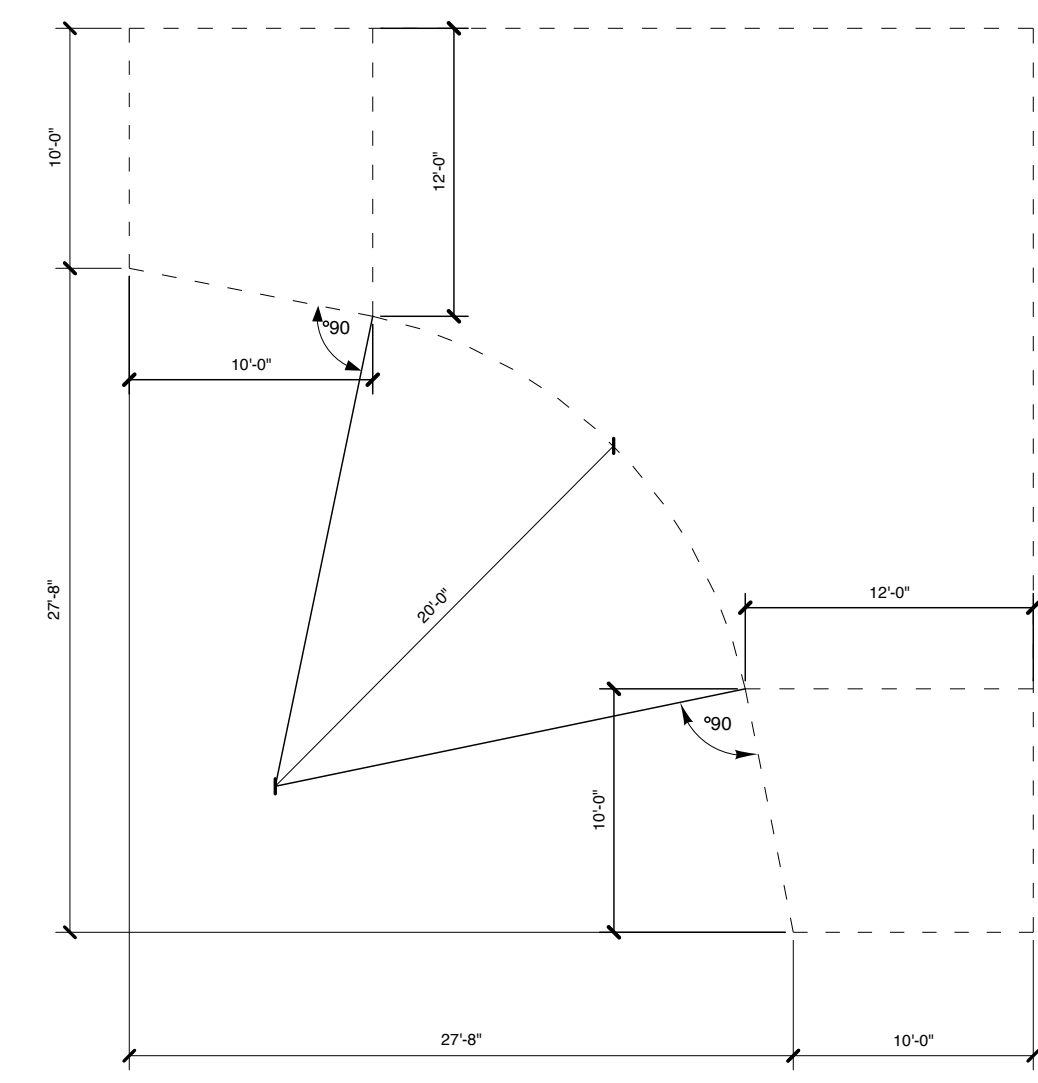
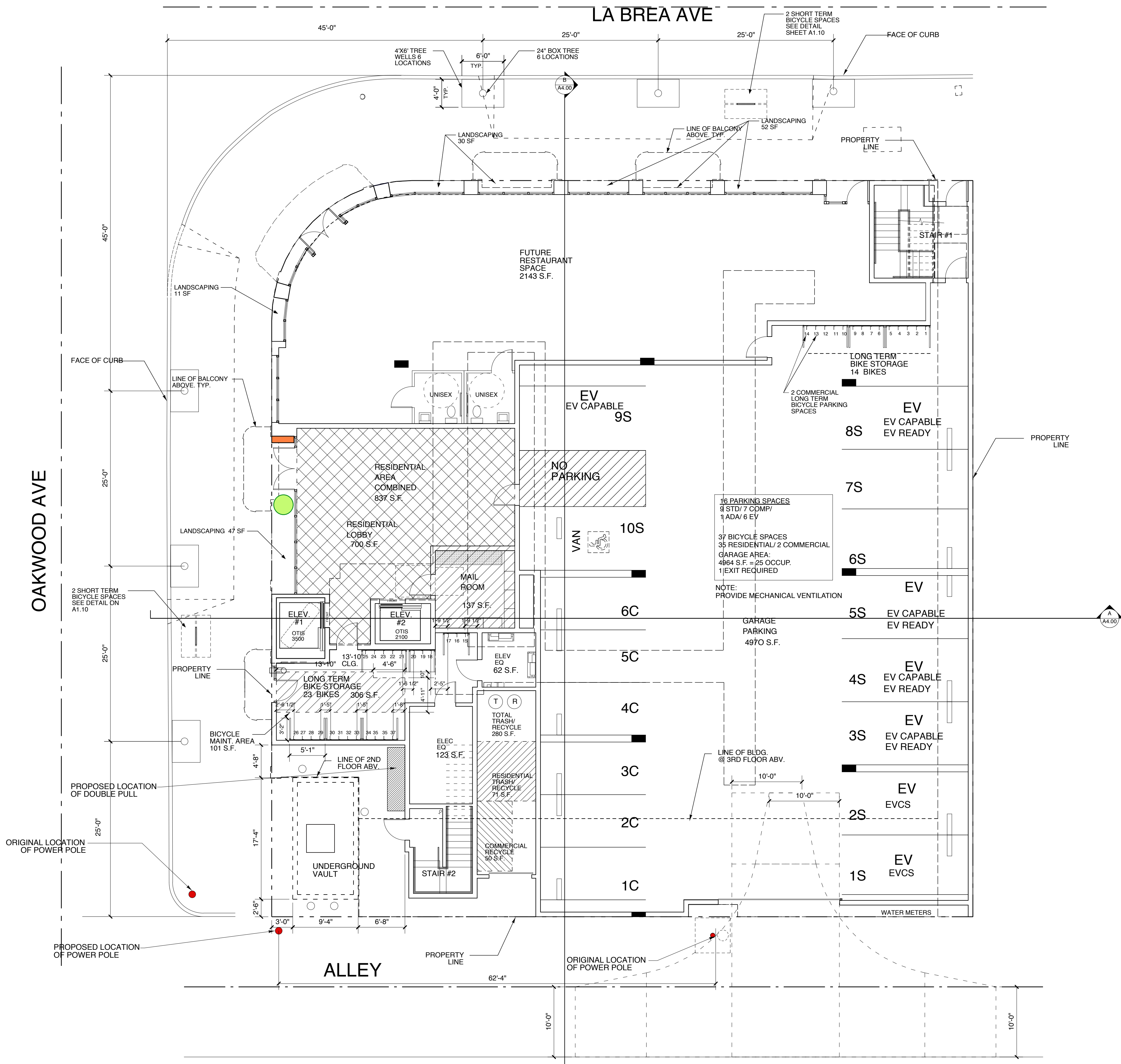
ISSUE DATE

SCALE:
 PROJECT NO.:
 DATE: 12/20/21
 DRAWN BY:

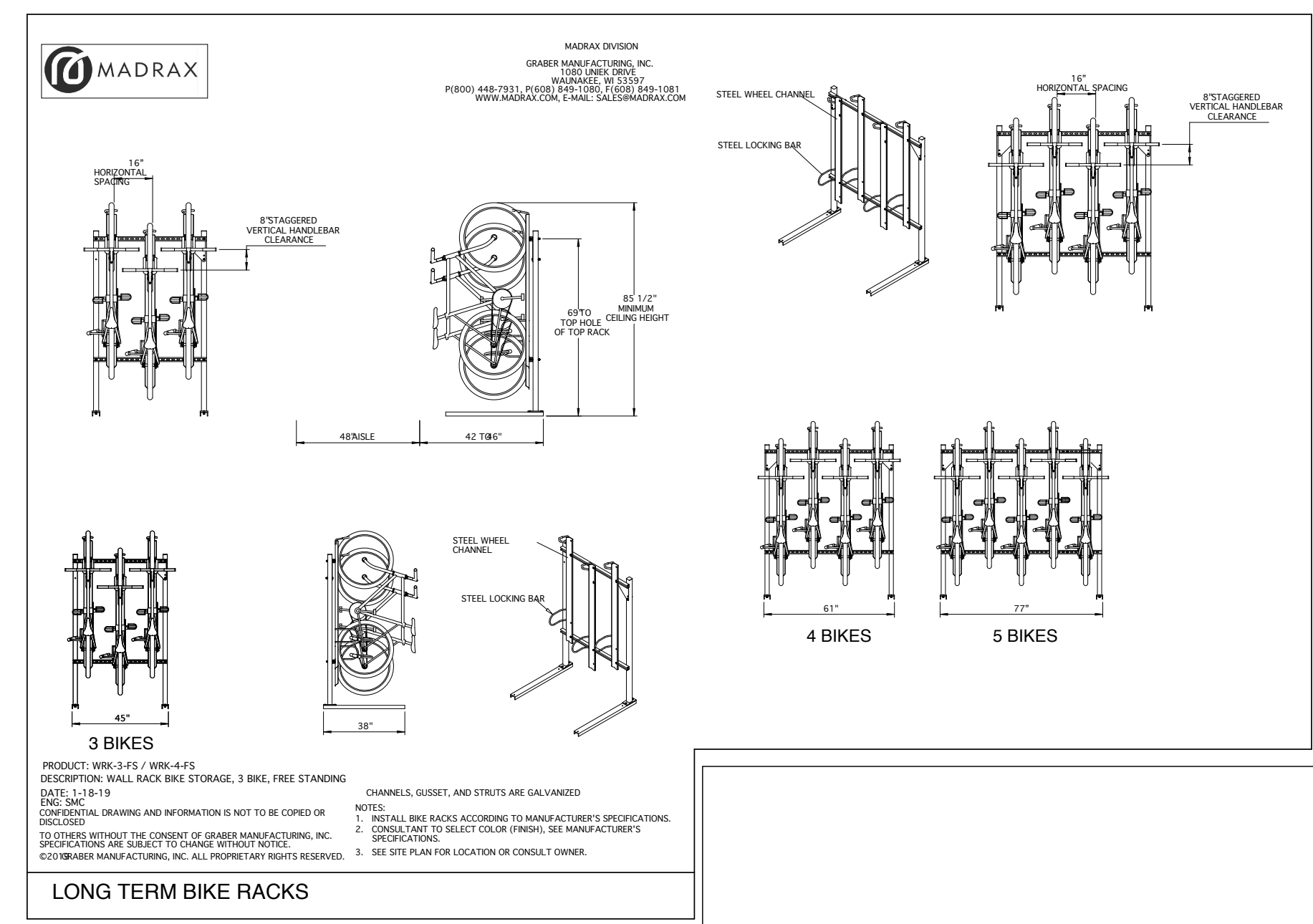
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OF SHEETS



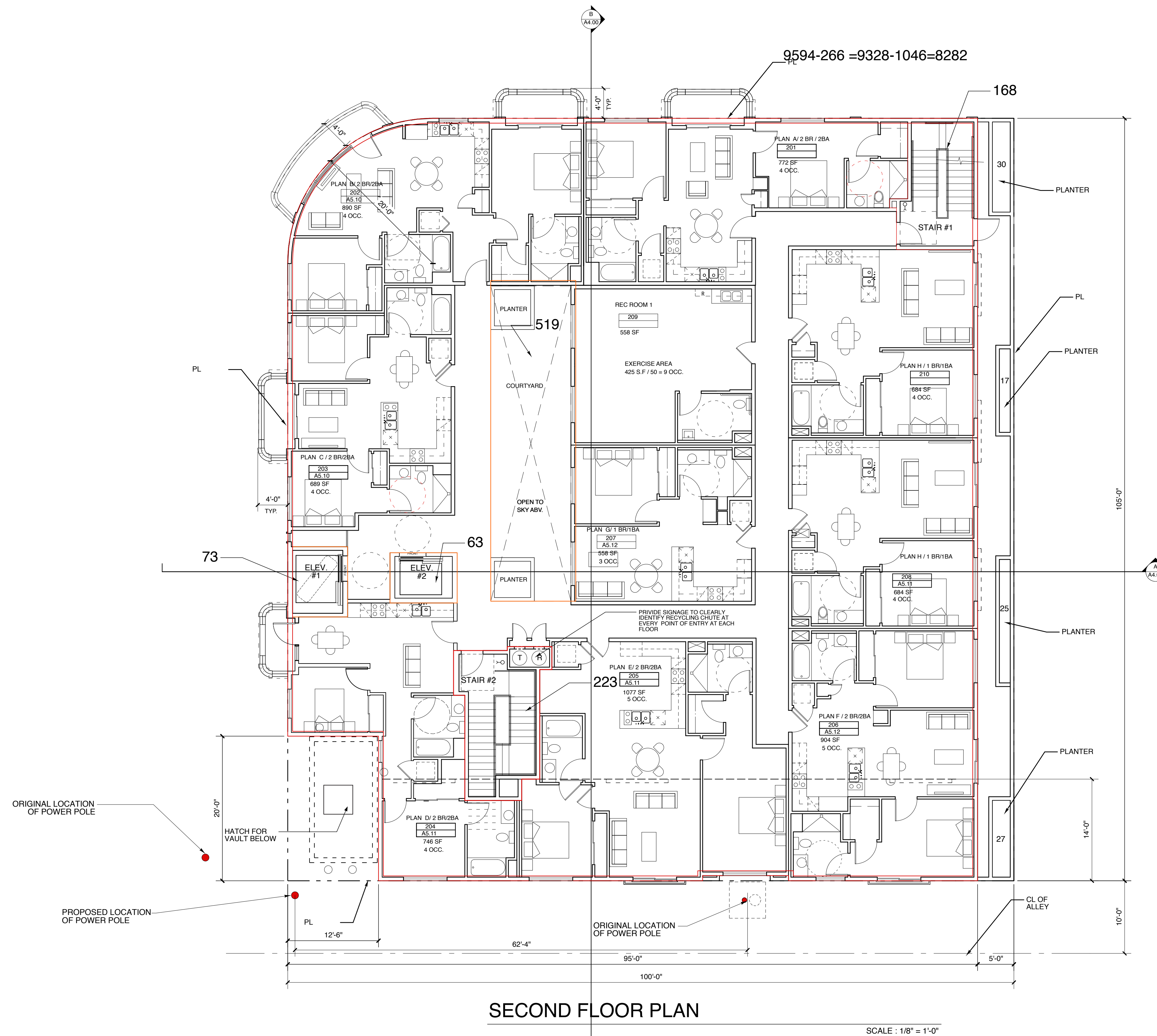
TURNING RADIUS FOR CASE I: TWO-WAY TRAFFIC WHERE NO MORE THAN 25 CARS GO AROUND THE TURN



LONG TERM BIKE RACKS

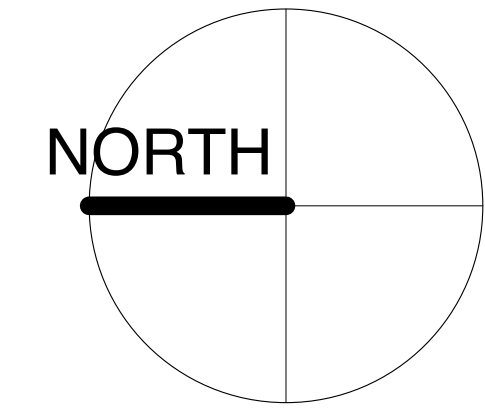
PRODUCT: WRK-3-FS / WRK-4-FS
 DESCRIPTION: WALL RACK BIKE STORAGE, 3 BIKE, FREE STANDING
 DATE: 11-19-19
 SCALE: AS SHOWN
 CONSENT: DRAWING AND INFORMATION IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
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CHANNELS, GUSSET, AND STRUTS ARE GALVANNEAL
 NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULT AISC TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



SECOND FLOOR PLAN

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



EDWARD XAVIER CARLSON
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361 N. LA BREA, LLC
11627 TELEGRAPH ROAD, SUITE 200
SANTA FE SPRINGS, CA 90067 (323)301-9115

LICENSED ARCHITECT
EDWARD X. CARLSON
No. C18577
Exp. 7-31-25
STATE OF CALIFORNIA

SECOND FLOOR PLAN

ISSUE	DATE

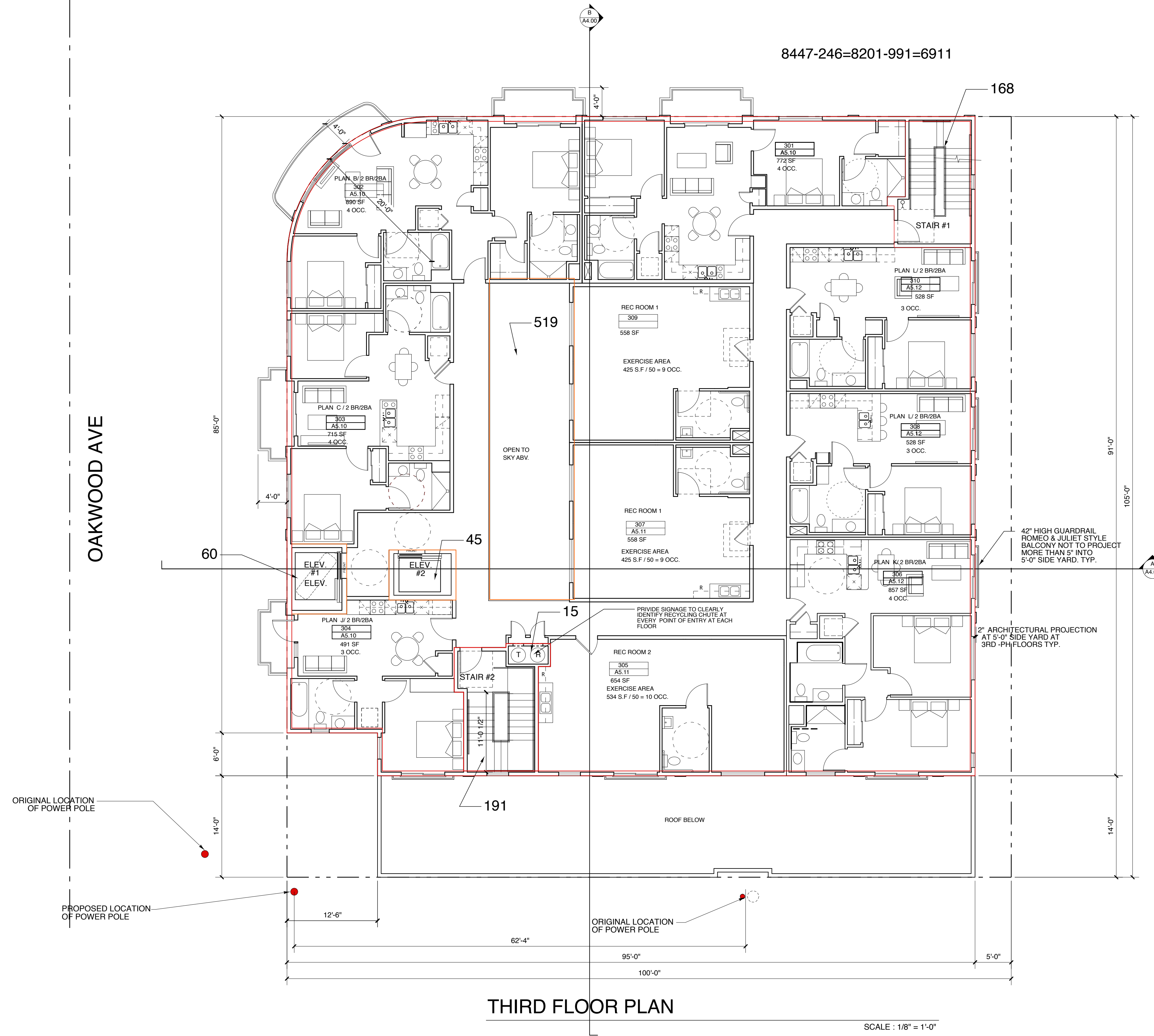
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DATE :
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SHEET NO. :

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OF SHEETS

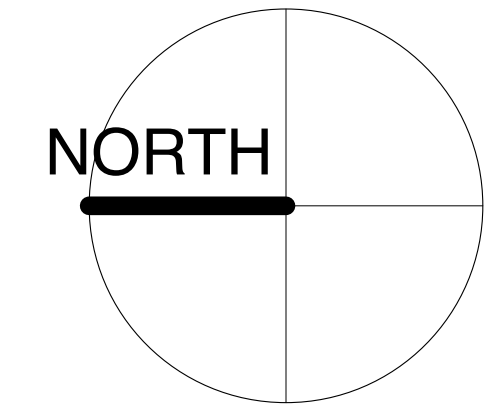
8447-246=8201-991=6911

OAKWOOD AVE



THIRD FLOOR PLAN

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



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 361 N LA BREA, LLC
 11627 TELEGRAPH ROAD, SUITE 200
 SANTA FE SPRINGS, CA 90067 (323)301-9115

THIRD FLOOR PLAN

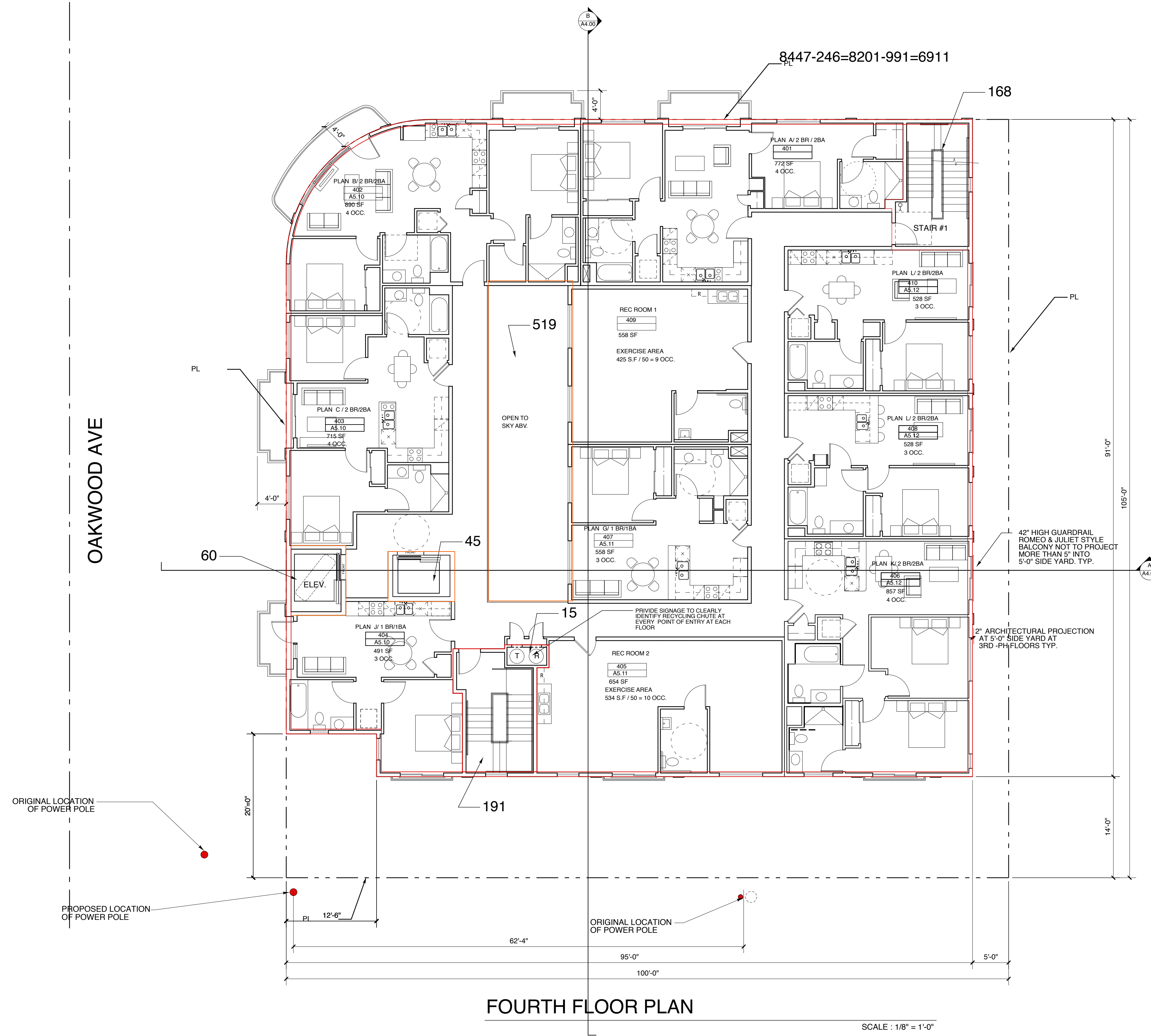
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OF SHEETS

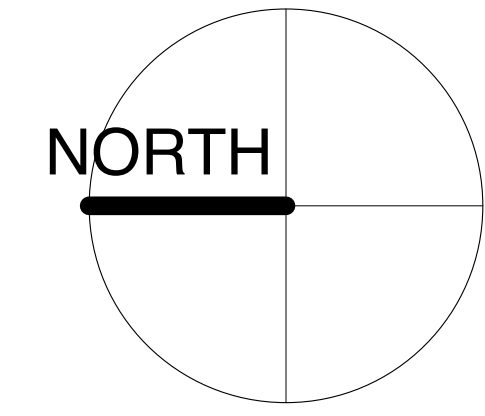
LA BREA AVE

OAKWOOD AVE



FOURTH FLOOR PLAN

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



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 SANTA FE SPRINGS, CA 90067 (323)301-9115

FOURTH FLOOR PLAN

ISSUE	DATE

SCALE :
 PROJECT NO. :
 DATE :
 DRAWN BY :
 SHEET NO. :

A 2.40

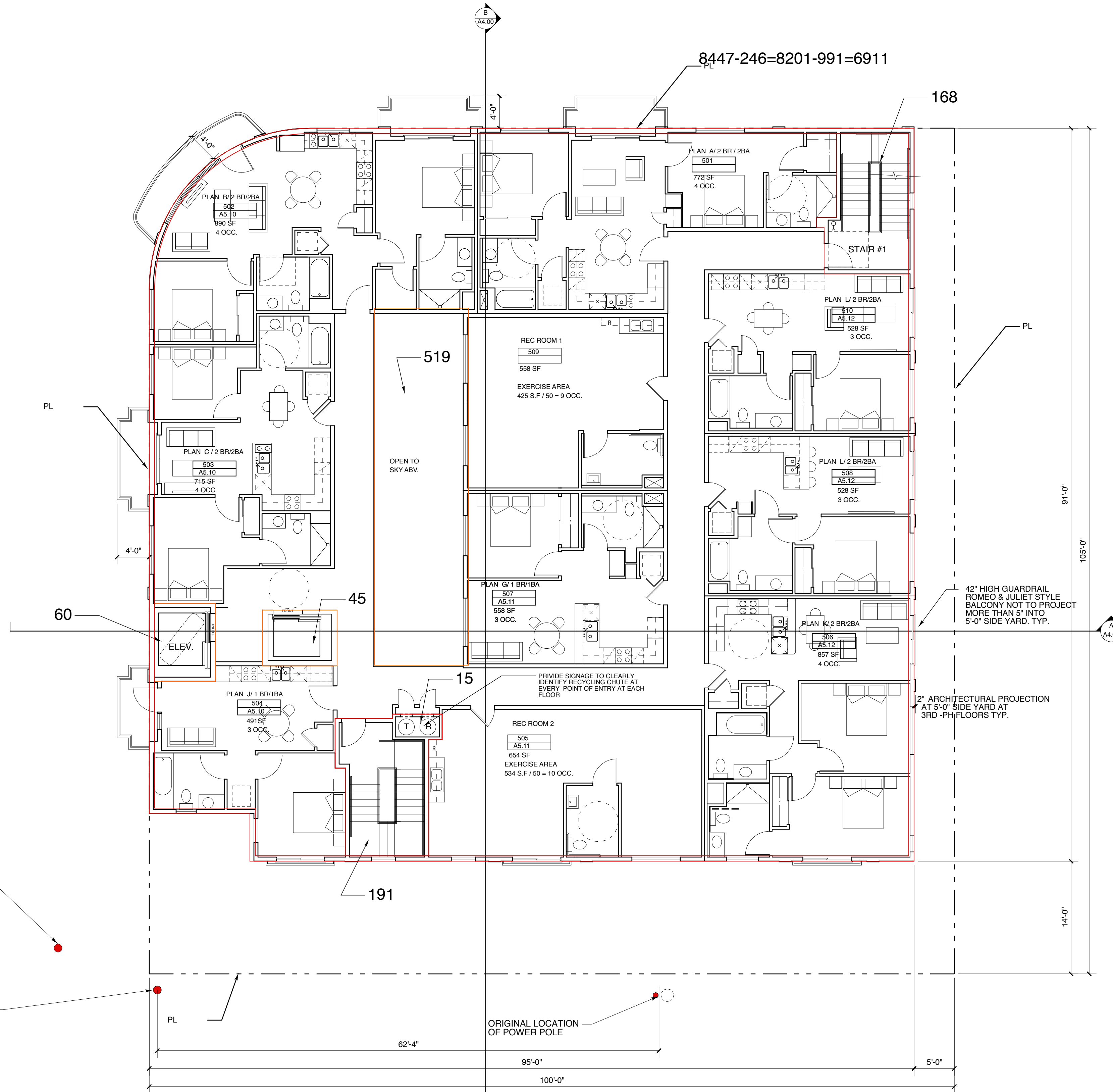
OF SHEETS

LA BREA AVE

OAKWOOD AVE

8447-246-8201-991-6911

168



ORIGINAL LOCATION OF POWER POLE

PROPOSED LOCATION OF POWER POLE

FIFTH FLOOR PLAN

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

EDWARD XAVIER CARLSON
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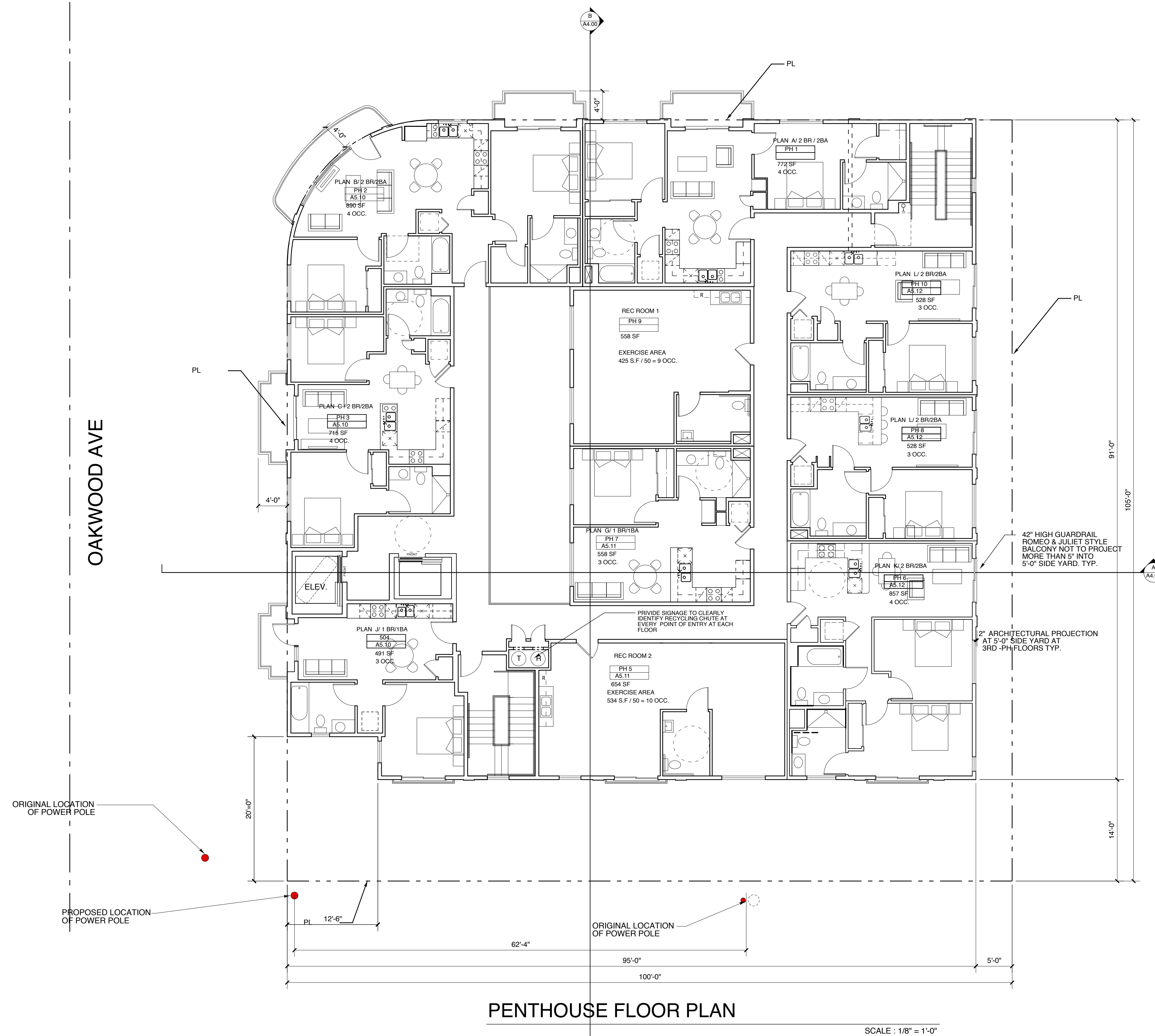
FIFTH FLOOR PLAN

ISSUE	DATE

SCALE :
 PROJECT NO. :
 DATE :
 DRAWN BY :
 SHEET NO :

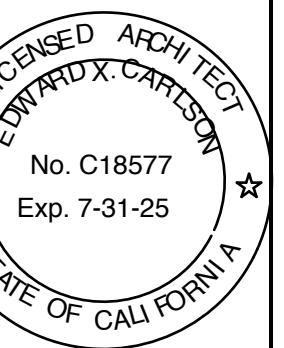
A 2.50

OF SHEETS



PENTHOUSE FLOOR PLAN

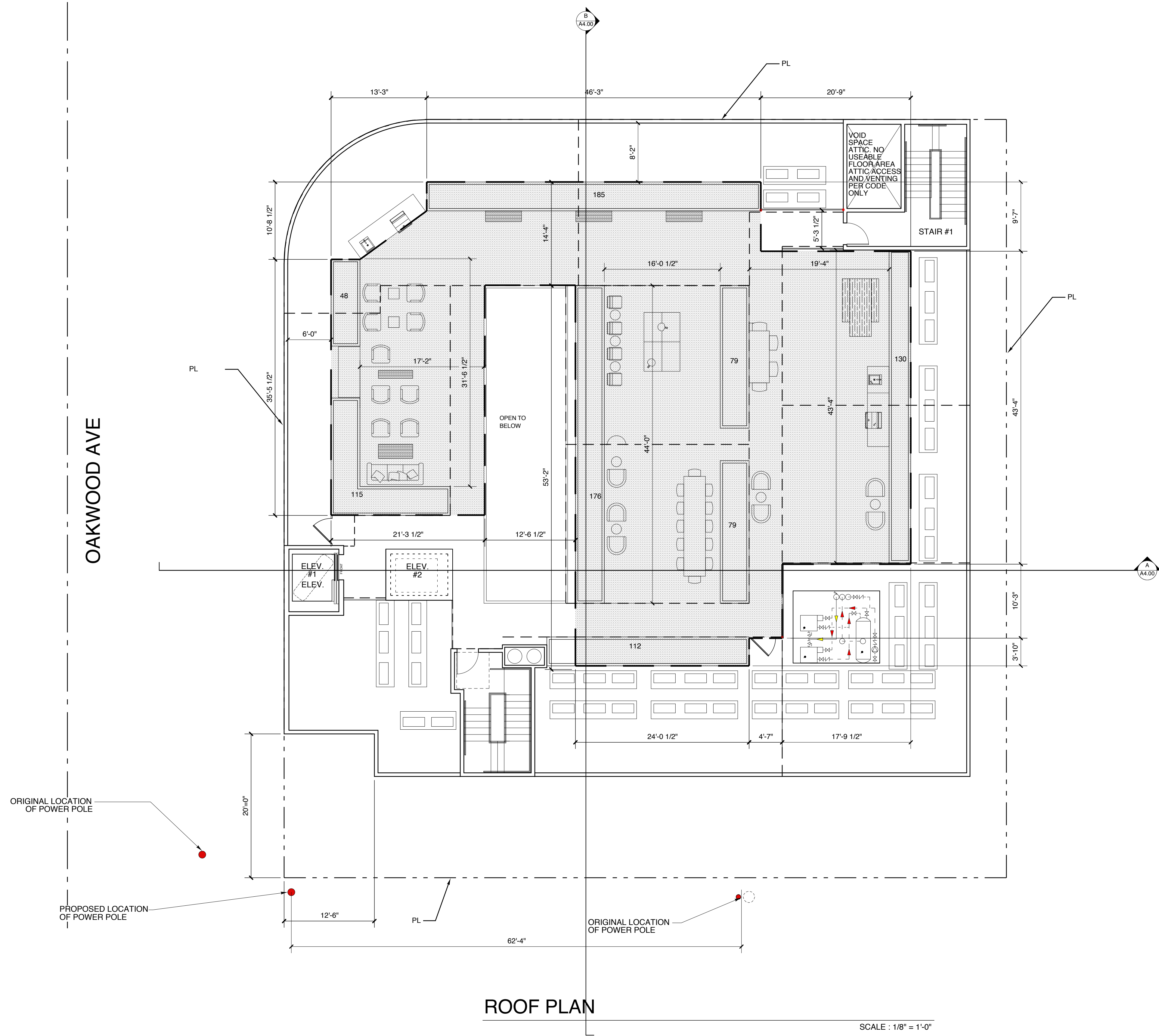
SCALE : 1/8" = 1'-0"



ISSUE DATE

SCALE :
PROJECT NO. :
DATE :
DRAWN BY :
SHEET NO :

OAKWOOD AVE



ROOF PLAN

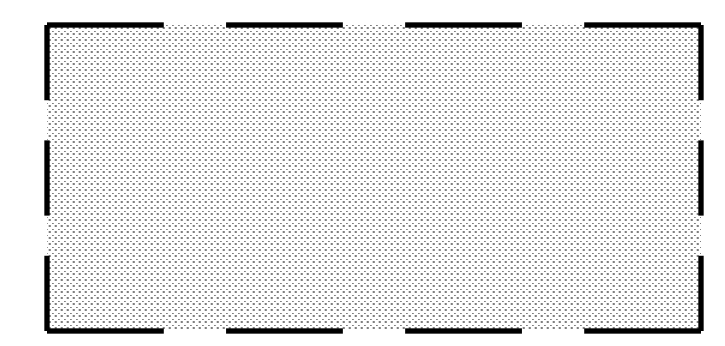
SCALE : 1/8" = 1'-0"

OPEN SPACE CALCULATION

18 UNITS @ 2 HABITABLE ROOMS @ 100 SF EA =	1800
22 UNITS @ 3 HABITABLE ROOMS @ 125 SF EA =	2750
TOTAL OPEN SPACE REQUIRED	= 4550
TOTAL OPEN SPACE PROVIDED	
ROOF DECK	3694 SF
REC ROOMS (MAX. 25%)	1138 SF
TOTAL OPEN SPACE PROVIDED	4832 SF
COMMON OPEN SPACE REQUIRED (50% OF REQUIRED)	50% X 4550 = 2275 SF
COMMON OPEN SPACE PROVIDED	= 4832 SF
MAX REC ROOM ALLOWED	25% X 4550 = 1138

LANDSCAPE CALC

LANDSCAPE RQUIRED	
3694 X .25 =	923 SF
LANDSCAPING PROVIDED	
926 =	25%



INDICATES OPEN SPACE

ROOF PLAN

ISSUE	DATE

SCALE :
 PROJECT NO. :
 DATE :
 DRAWN BY :
 SHEET NO. :

A 2.70



EAST ELEVATION AT LA BREA AVE

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

COLORS AND MATERIALS

ALL STUCCO FINISHES TO BE LIGHT SAND

- LA HABRA STUCCO
DOVE GREY
X-40 (66)
BASE 200
- CLADDING AT 1ST FLOOR 12"X24"
AND PRECAST TRIM PIECES
1ST FLOOR BALCONIES
AN BALLUSTRADES
PRECAST INOVATIONS
SOFT WHITE LIMESTONE
- CLEAR TEMPERED
GLASS
- METAL RAILINGS
SHERWIN-WILLIAMS
IRON ORE SW 7069
- SLATE ROOFING
- DARK BRONZE ANODIZED
WINDOWS, STOREFRONT
FRAMES AND PANELS BELOW
GLASS AT 1ST FLOOR



NORTHEAST ELEVATION AT CORNER

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

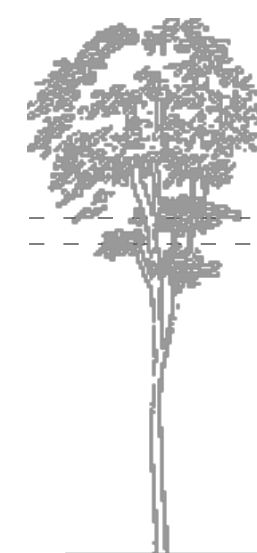
PROPERTY LINE

GRADE LINE REPRESENTS LOWEST GRADE
WITHIN 5'-0" OF THE BUILDING AT 237.94

PROPERTY LINE

PROPERTY LINE

LA BREA AVE



GRADE LINE REPRESENTS LOWEST GRADE
WITHIN 5'-0" OF THE BUILDING AT 237.94

NORTH ELEVATION AT OAKWOOD AVE

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

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EXTERIOR ELEVATIONS

ISSUE DATE

SCALE :
PROJECT NO. :
DATE :
DRAWN BY :
SHEET NO :

A 3.00

OF SHEETS



WEST ELEVATION AT ALLEY

GRADE LINE REPRESENTS LOWEST GRADE WITHIN 5'-0" OF THE BUILDING AT 237.94



SOUTH ELEVATION INTERIOR SIDE YARD

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

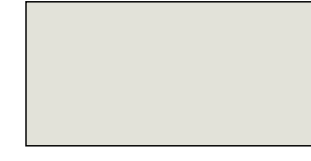
GRADE LINE REPRESENTS LOWEST GRADE WITHIN 5'-0" OF THE BUILDING AT 237.94

COLORS AND MATERIALS

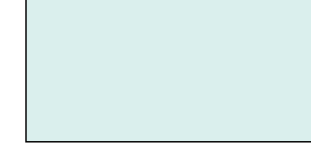
ALL STUCCO FINISHES TO BE LIGHT SAND



LA HABRA STUCCO
DOVE GREY
X-40 (66)
BASE 200



CLADDING AT 1ST FLOOR 12"x24"
AND PRECAST TRIM PIECES
1ST FLOOR BALCONIES
AN GALLUSTRADES
PRECAST INOVATIONS
SOFT WHITE LIMESTONE



CLEAR TEMPERED
GLASS



METAL RAILINGS
SHERWIN-WILLIAMS
IRON ORE SW 7069



SLATE ROOFING



DARK BRONZE ANODIZED
WINDOWS, STOREFRONT
FRAMES AND PANELS BELOW
GASS AT 1ST FLOOR

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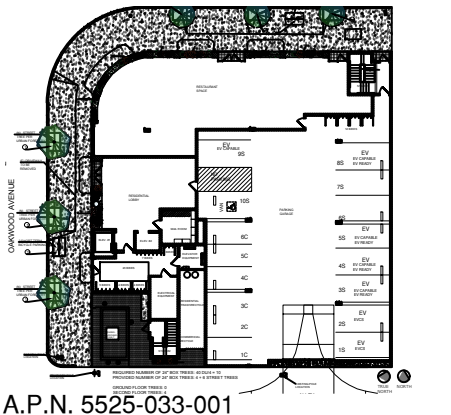
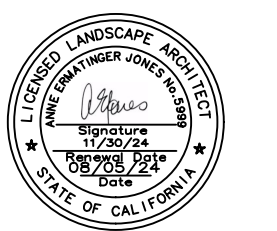
EXTERIOR ELEVATIONS

ISSUE DATE

SCALE :
PROJECT NO. :
DATE :
DRAWN BY :
SHEET NO. :

A 3.10

OF SHEETS



A.P.N. 5525-033-001
REVISIONS

ARCHITECT:
EDWARD CARLSON
710 E. VERDUGO AVE.
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edcarlson43@msn.com
OWNER:
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11627 TELEGRAPH RD, SUITE 200
SANTA FE SPRINGS, CA 90067
323.301.9115

DATE:
AUGUST 5, 2024

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

CONCEPTUAL
LANDSCAPE PLAN
GROUND FLOOR

L-1.0

PLANT LEGEND - GROUND FLOOR

BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	QUANTITY	PLANT TYPE	WUCOLS
AEONIUM 'KIWI'	KIWI AEONIUM	2' X 18"	4	SUCCULENT	0.3/L
AEONIUM 'MINT SAUCER'	AEONIUM	2' X 3'	9	SUCCULENT	0.3/L
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	3' X 3'	1	SUCCULENT	0.3/L
AGAVE LOPHANTHA 'QUADRICOLOR'	QUADRICOLOR CENTURY PLANT	18" X 18"	3	SUCCULENT	0.3/L
ARBUTUS 'MARINA' STANDARD FORM	MARINA STRAWBERRY TREE	12' X 10'	3	TREE	0.3/L
CRASSULA OVATA 'TRICOLOR'	TRICOLOR JADE	2' X 18"	4	SUCCULENT	0.3/L
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	2' X 2'	15	GRASS LIKE	0.3/L
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	20' X 15'	3	TREE	0.3/L
GRAPTOVERIA 'FRED IVES'	GRAPTOVERIA	1' X 2'	5	SUCCULENT	0.3/L
KALANCHOE THYRSIFLORA	FLAPJACKS	1' X 2'	7	GRASS LIKE	0.3/L
PHORMIUM TENAX 'TOM THUMB'	TOM THUMB FLAX	2' X 2'	7	PERENNIAL	0.3/L
SEDUM NUSSBAUMERIANUM	COPPERTONE SEDUM	1' X 2'	10	SUCCULENT	0.3/L
SENECIO MANDRALISCAE	BLUE CHALK STICKS	2' X 2'	4	SUCCULENT	0.3/L

KEY NOTES

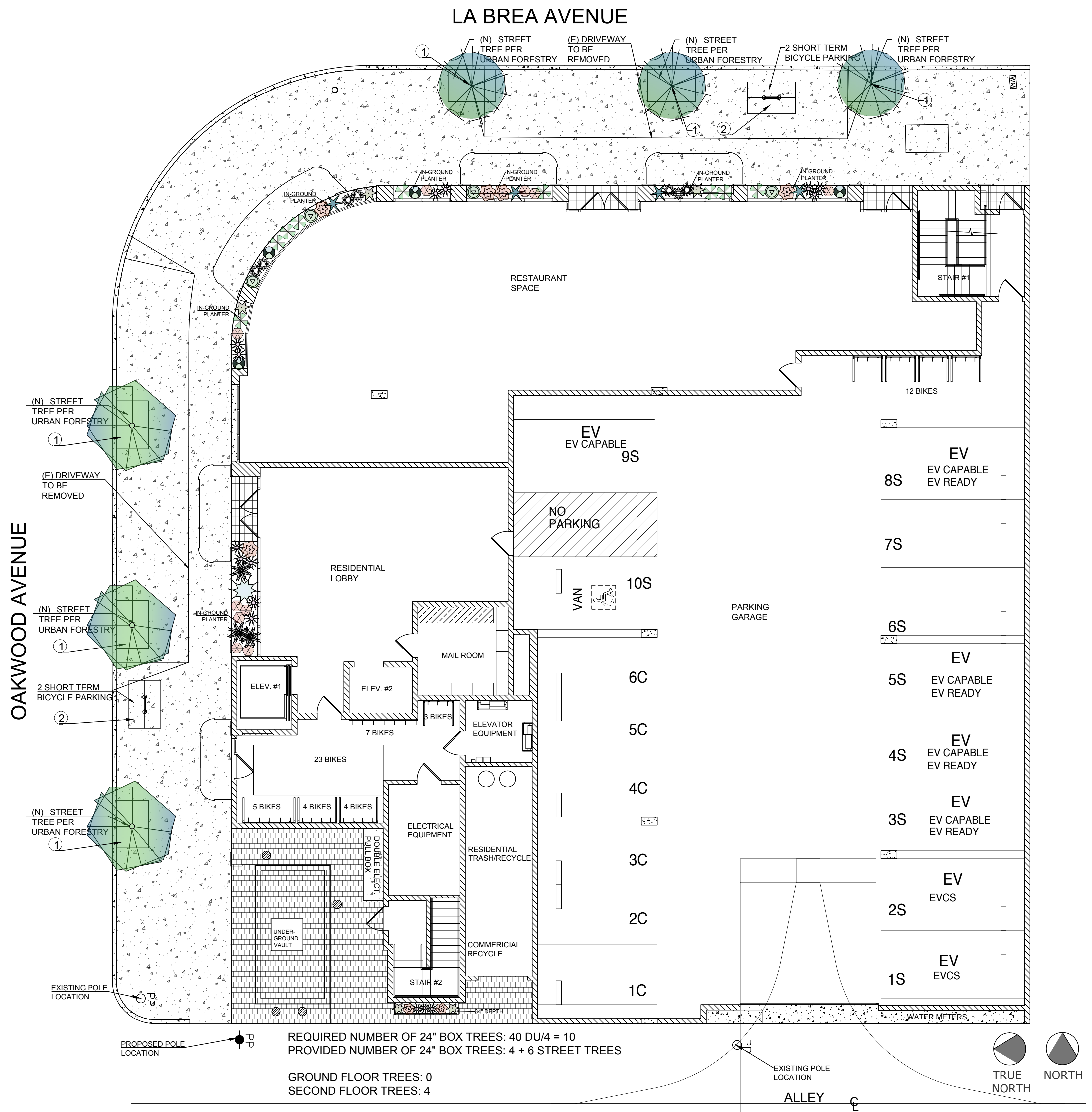
1. STREET TREES



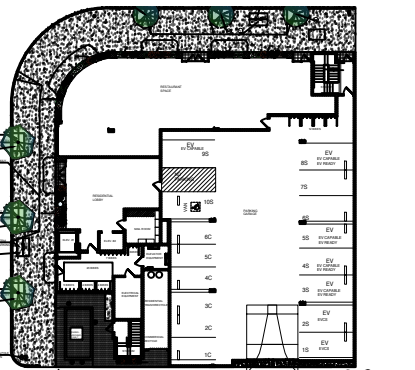
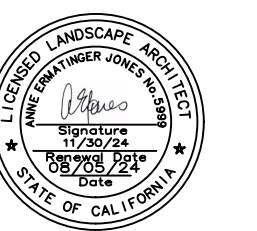
2. BICYCLE RACK



LANDSCAPE POINT SYSTEM	
SQUARE FOOTAGE OF SITE	10,414 S.F.
POINTS REQUIRED:	15
POINTS PROVIDED:	
24" BOX STREET TREES - 6 AT 1 POINT EA.	6
30' ON CENTER MAXIMUM STREET TREES 6 AT 2 POINTS EA.	12
HANDICAP ACCESSIBLE MAIN ENTRANCE	5
TOTAL POINTS PROVIDED:	23



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



A.P.N. 5525-033-001
 REVISIONS

ARCHITECT:
 EDWARD CARLSON
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 edcarlson43@msn.com
 OWNER:
 361 N. LA BREA, LLC
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 SANTA FE SPRINGS, CA 90067
 323.301.9115

DATE:
 AUGUST 5, 2024

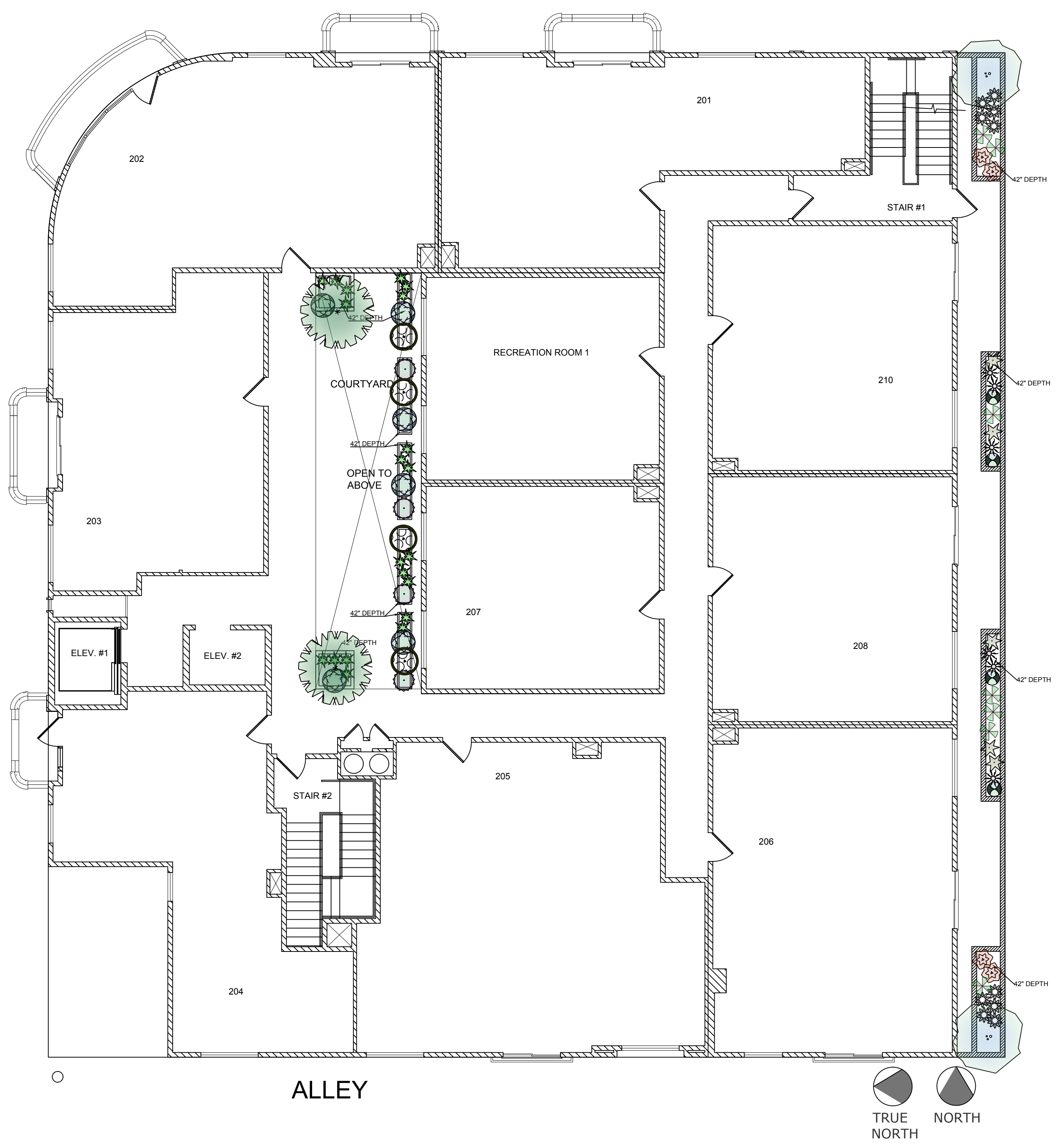
SCALE:
 1/8" = 1'-0"

CONCEPTUAL
 LANDSCAPE PLAN
 2ND FLOOR

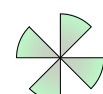

L-1.1

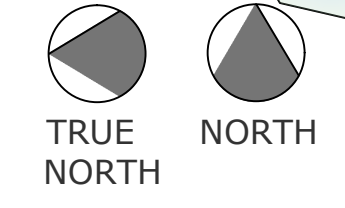
LA BREA AVENUE

OAKWOOD AVENUE



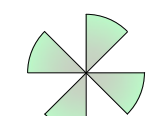
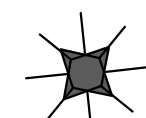
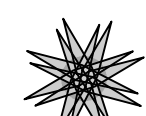
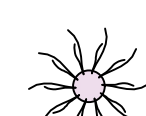

PLANT LEGEND - SECOND FLOOR



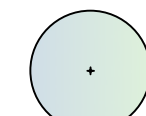



BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	QUANTITY	PLANT TYPE	WUCOLS
 AEONIUM 'KIWI'	KIWI AEONIUM	2' X 18"	4	SUCCULENT	0.3/L
 AEONIUM 'MINT SAUCER'	AEONIUM	2' X 3'	7	SUCCULENT	0.3/L
 DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	2' X 2'	6	GRASS LIKE	0.3/L
 FICUS LYRATA	FIDDLE LEAF FIG	7' X 5'	2	TREE	0.6/M
 GRAPTOVERIA 'FRED IVES'	GRAPTOVERIA	1' X 2'	5	SUCCULENT	0.3/L
 KALANCHOE THYRSIFLORA	FLAPJACKS	1' X 2'	4	SUCCULENT	0.3/L
 PELARGONIUM TOMENTOSUM	PEPPERMINT GERANIUM	1' X 3'	4	PERENNIAL	0.3/L
 PHORMIUM TENAX 'TOM THUMB'	TOM THUMB FLAX	2' X 2'	10	PERENNIAL	0.3/L
 PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE PODODOCARPUS	12' X 10'	2	TREE	0.6/M
 SANSEVIERIA TRIFASCIATA 'MOONLIGHT'	MOTHER-IN-LAW'S TONGUE	2' X 1'	20	SUCCULENT	0.3/L
 TRADESCANTIA 'GREENLEE'	PALE PUMA SPIDERWORT	6' X 2'	6	PERENNIAL	0.3/L
 ZAMIOCULCAS ZAMIIFOLIA	ZZ PLANT	3' X 2'	4	PERENNIAL	0.6/M



CONCEPTUAL LANDSCAPE PLAN - 2ND FLOOR
 SCALE: 1/8" = 1'-0"

PLANT LEGEND - ROOF

BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	QUANTITY	PLANT TYPE	WUCOLS
 AEONIUM 'MINT SAUCER'	AEONIUM	2' X 3'	24	SUCCULENT	0.3/L
 AGAVE BRACTEOSA 'CALAMAR'	SQUID AGAVE	3' X 3'	15	SUCCULENT	0.3/L
 AGAVE LOPHANTHA 'QUADRICOLOR'	QUADRICOLOR CENTURY PLANT	18" X 18"	11	SUCCULENT	0.3/L
 ALOE STRIATA	CORAL ALOE	2' X 2'	16	SUCCULENT	0.3/L
 DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	2' X 2'	59	GRASS LIKE	0.3/L
 GRAPTOVERIA 'FRED IVES'	GRAPTOVERIA	1' X 2'	13	SUCCULENT	0.3/L

BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	QUANTITY	PLANT TYPE	WUCOLS
 KALANCHOE THYRSIFLORA	FLAPJACKS	1' X 2'	21	SUCCULENT	0.3/L
 MANGAVE 'MISSION TO MARS'	MANGAVE	2' X 3'	7	SUCCULENT	0.3/L
 OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	4' X 4'	23	SHRUB	0.3/L
 PHORMIUM TENAX 'TOM THUMB'	TOM THUMB FLAX	2' X 2'	5	PERENNIAL	0.3/L
 PORTULACARIA AFRA MINIMA	ELEPHANT'S FOOD	<1' X 3'	18	SUCCULENT	0.3/L
 SENECIO MANDRALISCAE	BLUE CHALK STICKS	2' X 2'	20	SUCCULENT	0.3/L



CONCEPTUAL LANDSCAPE PLAN - ROOF
SCALE: 1/8" = 1'-0"

KEY NOTES

1. GRILL STATION



2. COMMUNAL DINING



5. PICNIC TABLE



3. OUTDOOR FIREPLACE



4. PING PONG TABLE



6. SITTING AREA

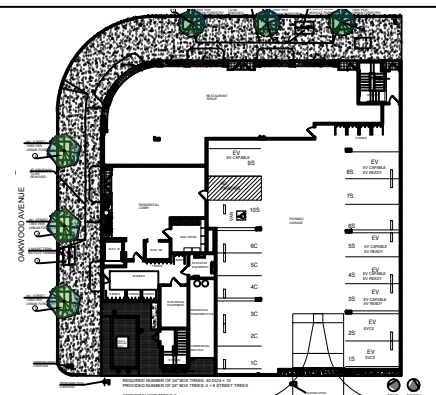
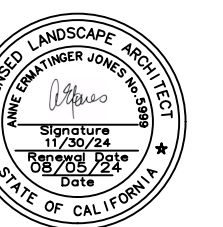


LA BREA APARTMENTS
361 N. LA BREA AVENUE
LOS ANGELES CA 90036

VIRIDITAS DESIGN

Landscape Architecture

Anne Jones
RLA CA 5999
viriditasdesigngroup@gmail.com
2735 W. Avenue 33
Los Angeles, CA
323.377.1018



A.P.N. 5525-033-001
REVISIONS

ARCHITECT:
EDWARD CARLSON
710 E. VERDUGO AVE.
BURBANK, CA 91501
303.520.8192
edcarlson43@msn.com
OWNER:
361 N. LA BREA, LLC
11627 TELEGRAPH RD, SUITE 200
SANTA FE SPRINGS, CA 90067
323.301.9115

DATE:
AUGUST 5, 2024

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

CONCEPTUAL
LANDSCAPE PLAN
ROOF

L-1.2



AEONIUM



AUSTRALIAN WILLOW



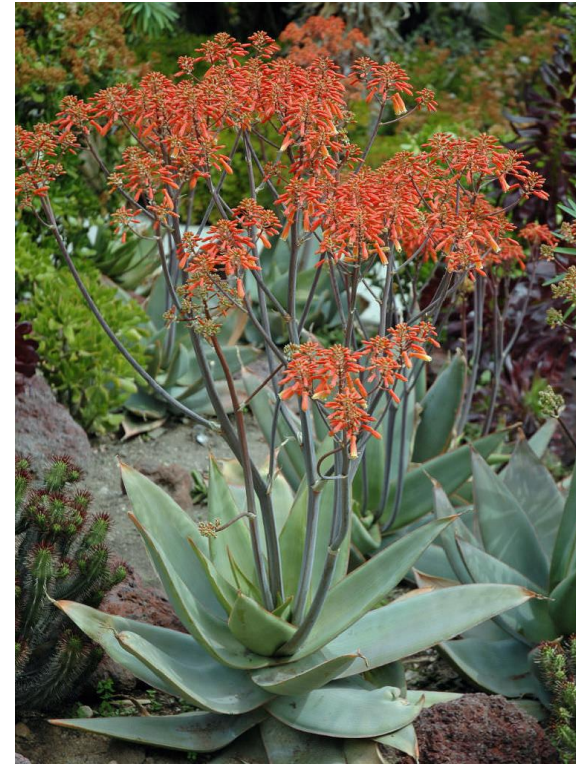
BLUE CHALK STICKS



BLUE FLAME AGAVE



COPPERTONE SEDUM



CORAL ALOE



ELEPHANT'S FOOD



FIDDLE LEAF FIG



FLAPJACKS



GRAPTOVERIA



ICEE BLUE PODOCARPUS



KIWI AEONIUM



LITTLE REV FLAX LILY



LITTLE OLLIE DWARF OLIVE



MANGAVE



MARINA STRAWBERRY TREE



MOTHER-IN-LAWS TONGUE



PEPPERMINT GERANIUM



QUADRICOLOR CENTURY PLANT



PALE PUMA SPIDERWORT



SQUID AGAVE



TRICOLOR JADE



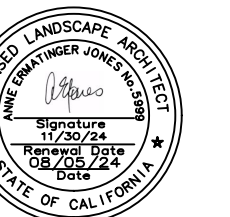
ZZ PLANT

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SCALE:
NONE

CONCEPTUAL
PLANT PALETTE

L-2