

Landmark Plaza

11740 Wilshire Blvd, Los Angeles, CA 90025

SCOPE REVIEW FOR CITY PLANNING DEPARTMENT

PROJECT AND 3D VICINITY



WILSHIRE BLVD.

BARRINGTON AVE.

STONER AVE.

TEXAS AVE.

Barrington Plaza

APN: 4263009030



Planning and Zoning

Special Notes	None
Zoning	[Q]C2-2-CDO
Zoning	R4-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI)	ZI-2293 Community Design Overlay: West Wilshire Boulevard
Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
General Plan Land Use	General Commercial
General Plan Land Use	High Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION

Subarea	None
Special Land Use / Zoning	None

Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	West Wilshire Boulevard
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 35 Eligibility	View
Streetscape	No
Adaptive Reuse Incentive Area	None

Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High

Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: University Senior High School (Science, Technology, & Math Magnet)
500 Ft School Zone	Active: University Senior High School
500 Ft Park Zone	No

Planning and Zoning

Special Notes	None
Zoning	[Q]C2-2-CDO
Zoning	R4-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI)	ZI-2293 Community Design Overlay: West Wilshire Boulevard
Zoning Information (ZI)	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation
General Plan Land Use	General Commercial
General Plan Land Use	High Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION

Subarea	None
Special Land Use / Zoning	None

Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	West Wilshire Boulevard
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 35 Eligibility	View
Streetscape	No
Adaptive Reuse Incentive Area	None

Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High

Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: University Senior High School (Science, Technology, & Math Magnet)
500 Ft School Zone	Active: University Senior High School
500 Ft Park Zone	No

Address/Legal

Site Address	11728 W WILSHIRE BLVD
Site Address	11700 W WILSHIRE BLVD
Site Address	11734 W WILSHIRE BLVD
ZIP Code	90025
PIN Number	129B145 644
Lot/Parcel Area (Calculated)	206,957.8 (sq ft)
Thomas Brothers Grid	PAGE 631 - GRID J4
Thomas Brothers Grid	PAGE 631 - GRID J5
Assessor Parcel No. (APN)	4263009030
Tract	TR 21962
Map Reference	M B 657-51/52
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	129B145

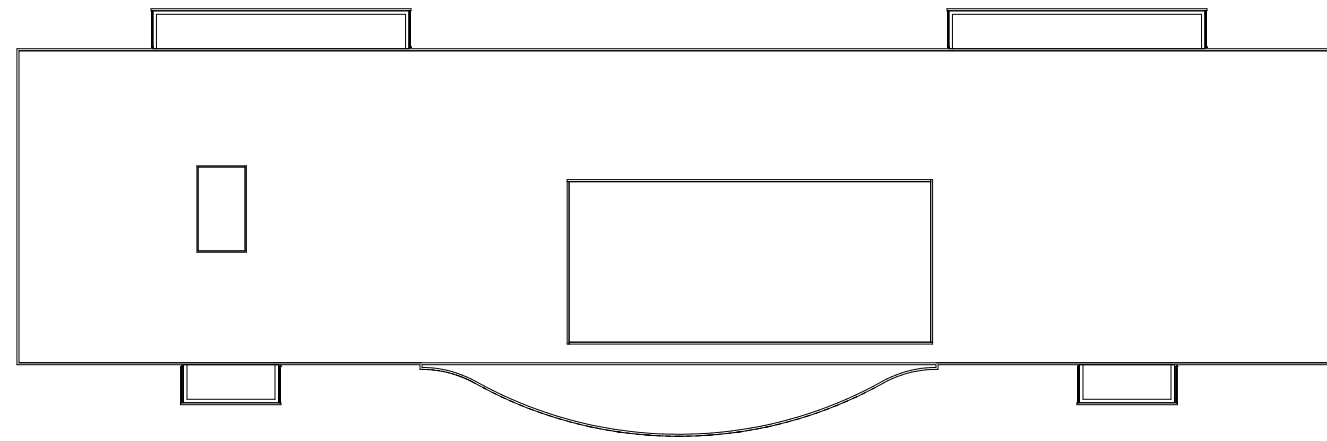
Jurisdictional

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Mike Bonin
Census Tract #	2674.04
LADBS District Office	West Los Angeles
Building Permit Info	View

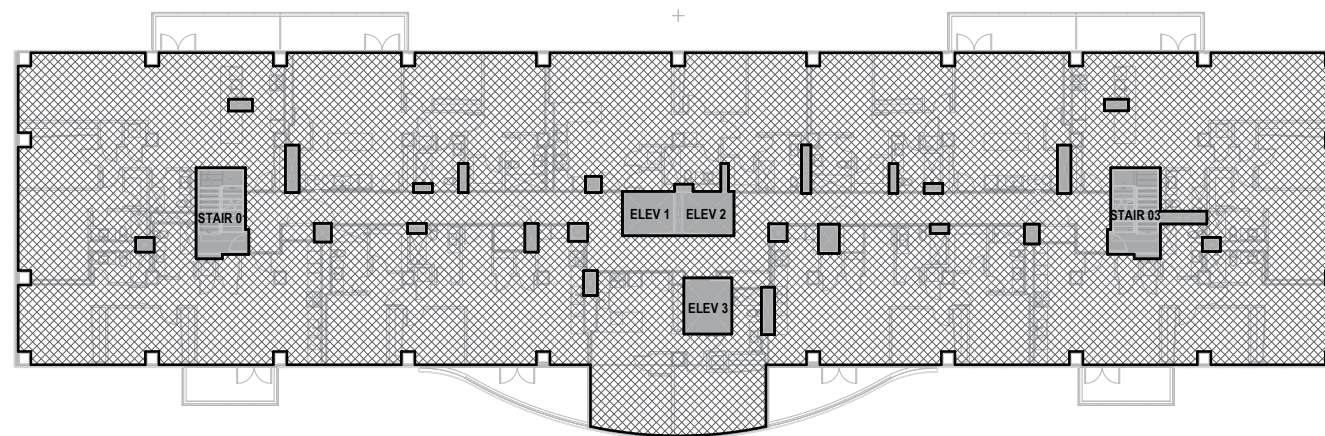
Assessor

Assessor Parcel No. (APN)	4263009030
Ownership (Assessor)	
Owner1	
Address	
Ownership (Bureau of Engineering, Land Records)	
Owner	
Address	
APN Area (Co. Public Works)*	4.750 (ac)
Use Code	0553 - Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More - Pool and Misc.

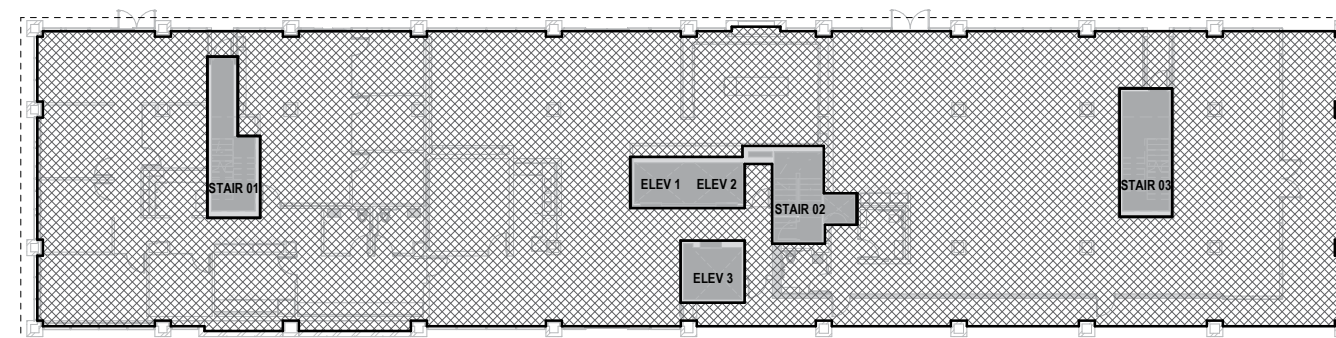
BUILDING A - FLOOR PLAN



ROOF
1/32" = 1'-0"





LEVELS 02~25
1/32" = 1'-0"



FIRST LEVEL
1/32" = 1'-0"

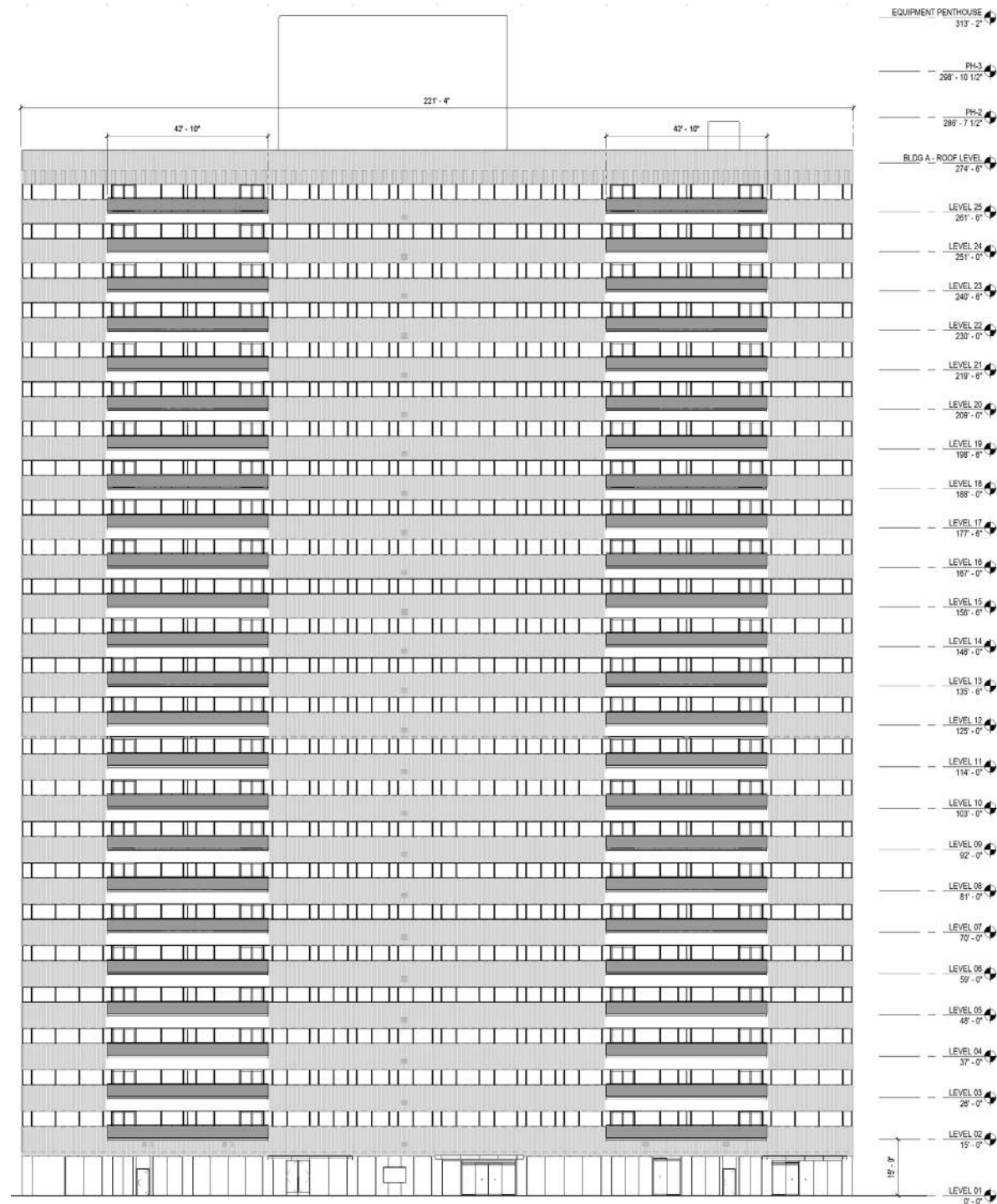


 **AREA EXCLUDED**
 **AREA COUNTED**

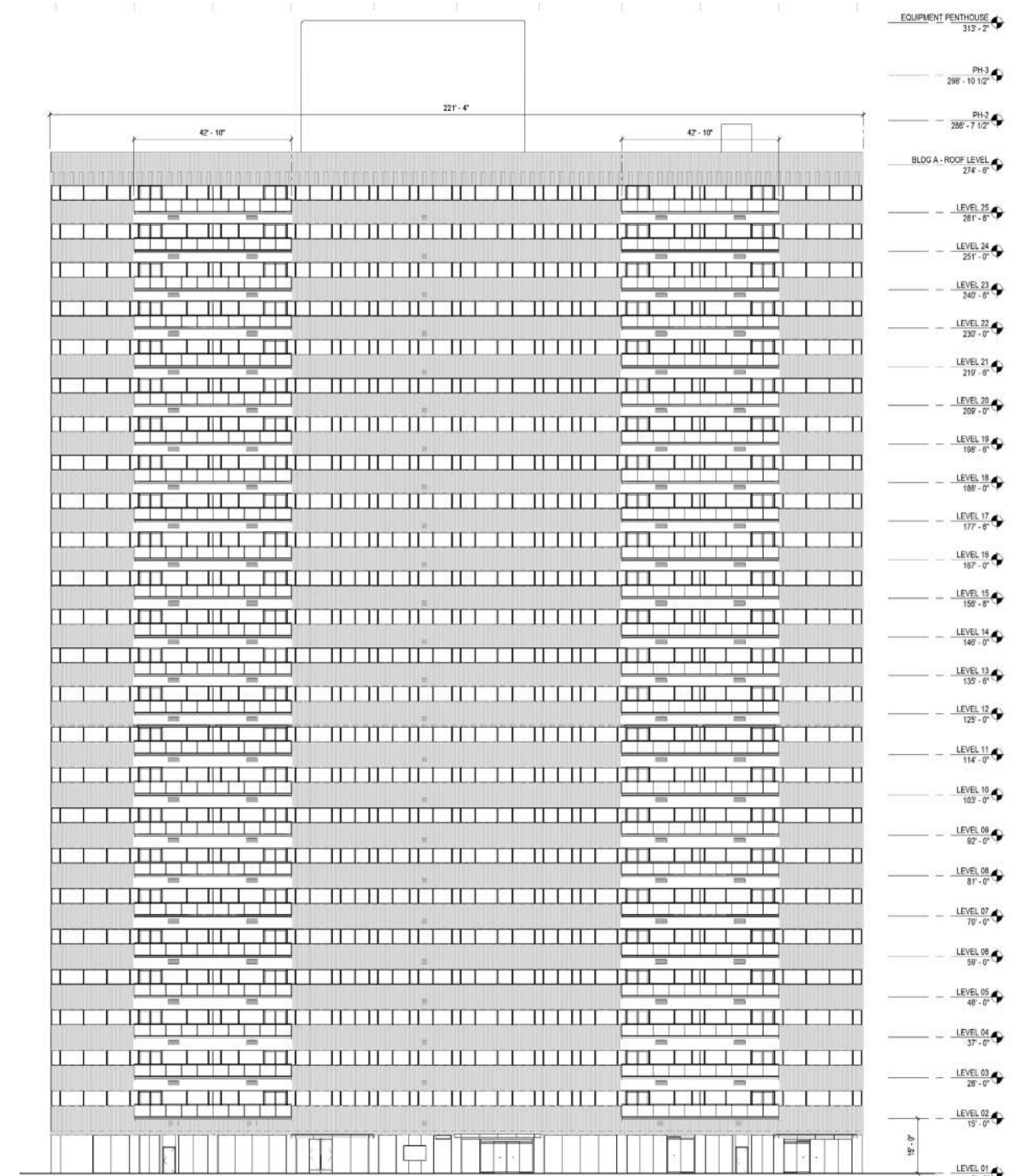
AREA SCHEDULE - LA FAR	
LEVEL	AREA (SF)
B1	1,322
1	9,822
2	10,942
3	10,942
4	10,942
5	10,942
6	10,942
7	10,942
8	10,942
9	10,942
10	10,942
11	10,942
12	10,942
13	10,942
14	10,942
15	10,942
16	10,942
17	10,942
18	10,942
19	10,942
20	10,942
21	10,942
22	10,942
23	10,942
24	10,942
25	10,942
TOTAL	273752

BUILDING A - BARRINGTON SIDE (EAST ELEVATION)

PROPOSED SCOPE IS TYPICAL TO BUILDINGS B & C



ELEVATION - EXISTING (BARRINGTON SIDE)
NTS

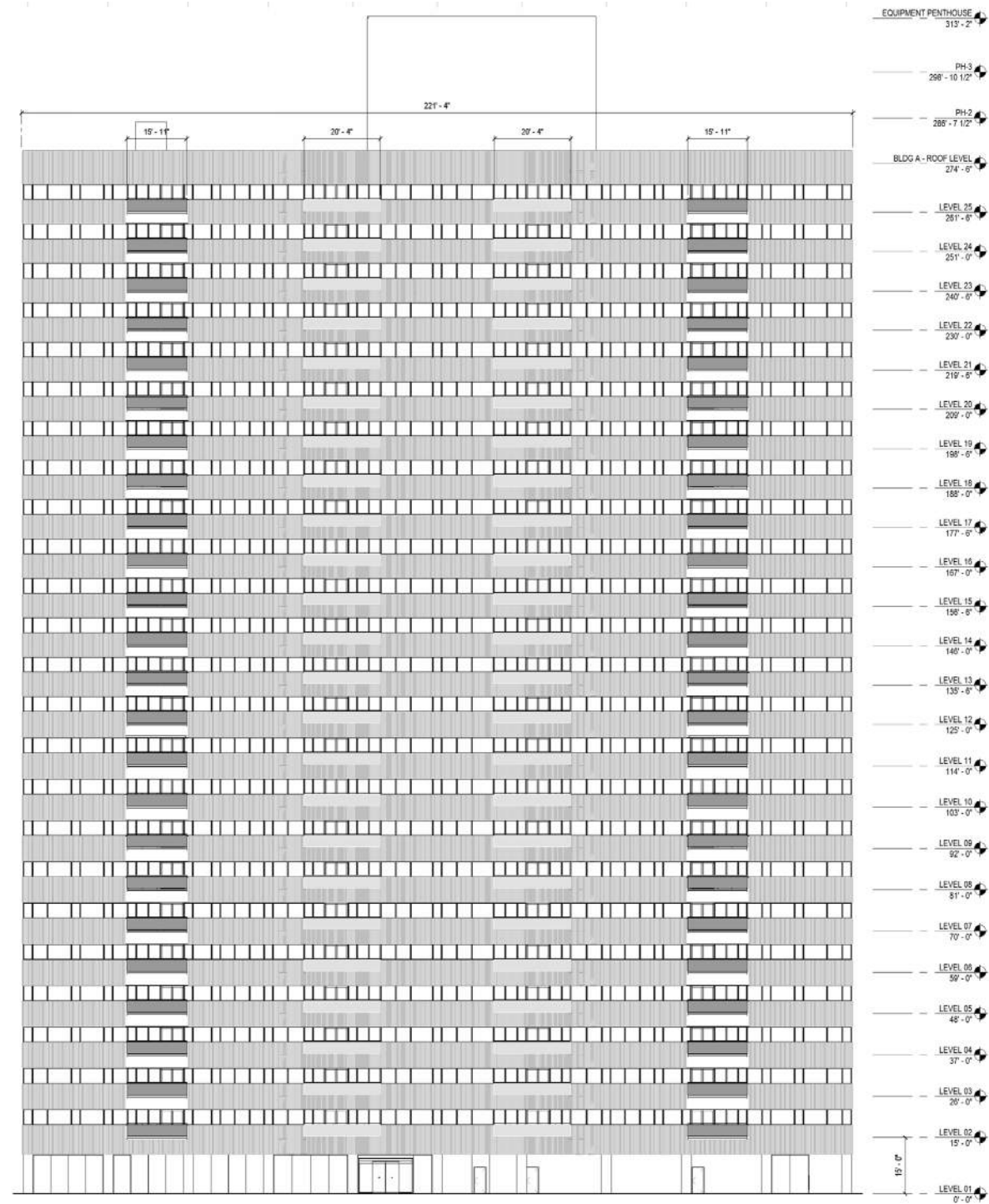


EAST ELEVATION - PROPOSED (BARRINGTON SIDE)
NTS

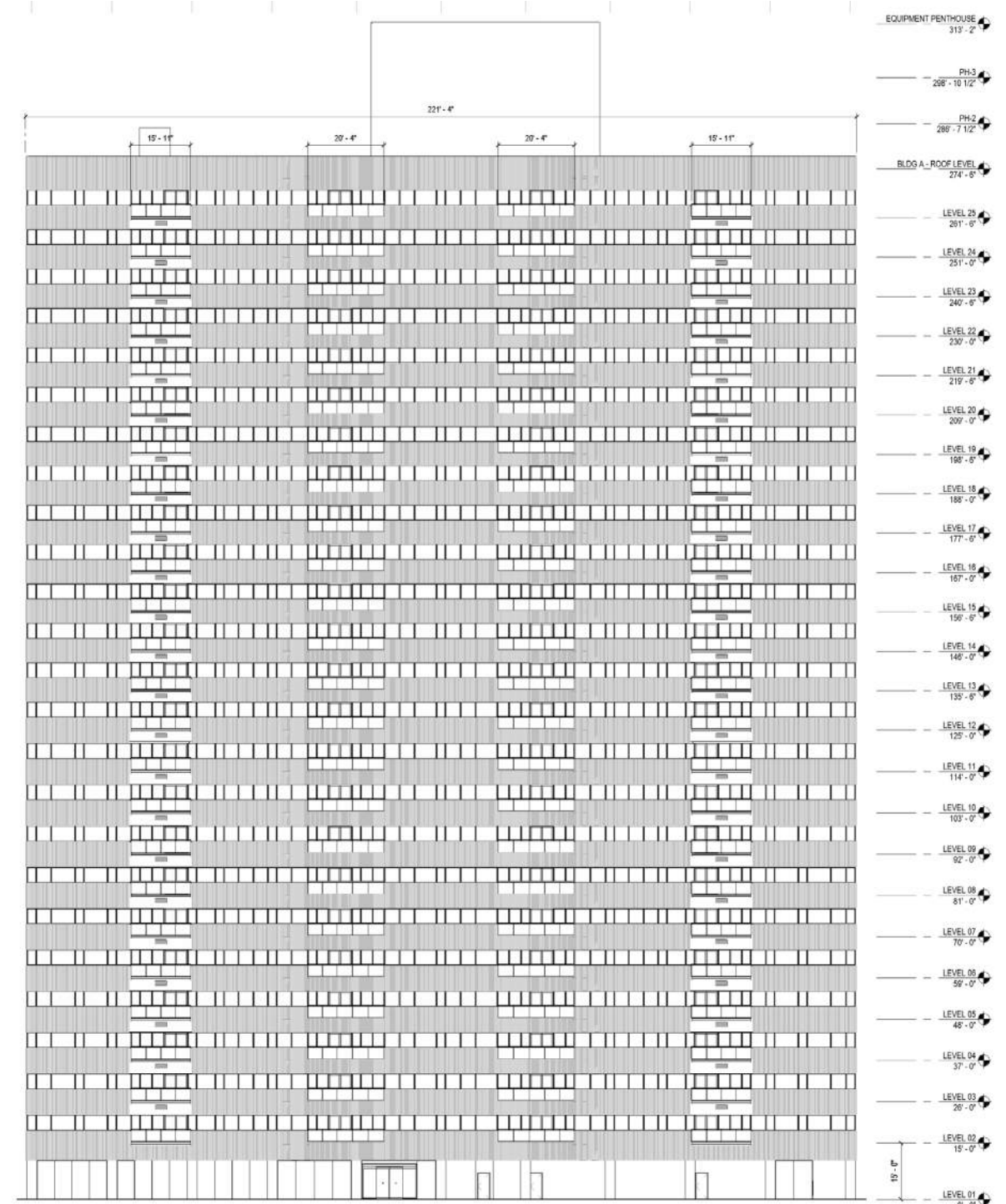
- PROPOSED:**
- REPLACE DWELLING UNIT WINDOWS WITH ENERGY EFFICIENT WINDOWS.
 - REPLACE METAL BALCONY RAILING WITH GLASS.
 - REPAIR/PAINT EXISTING PLASTER AND CONCRETE BALCONIES.
 - REPLACE FIRST FLOOR STOREFRONT AND CANOPY.

BUILDING A - STONER SIDE (WEST ELEVATION)

PROPOSED SCOPE IS TYPICAL TO BUILDINGS B & C



WEST ELEVATION - EXISTING (STONER SIDE)
NTS

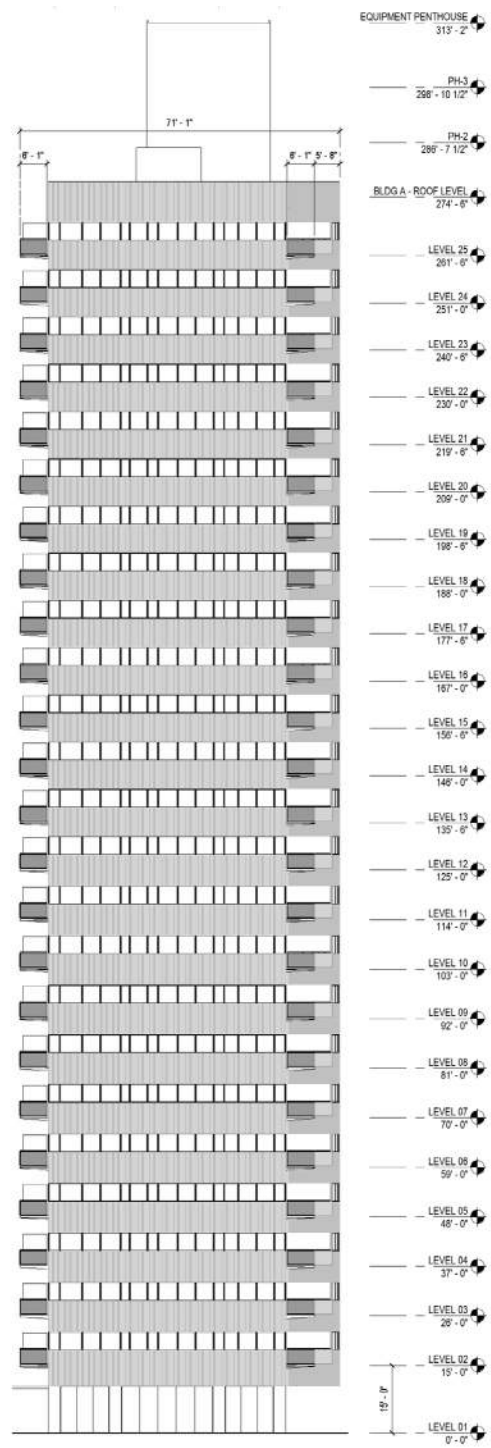


WEST ELEVATION - PROPOSED (STONER SIDE)
NTS

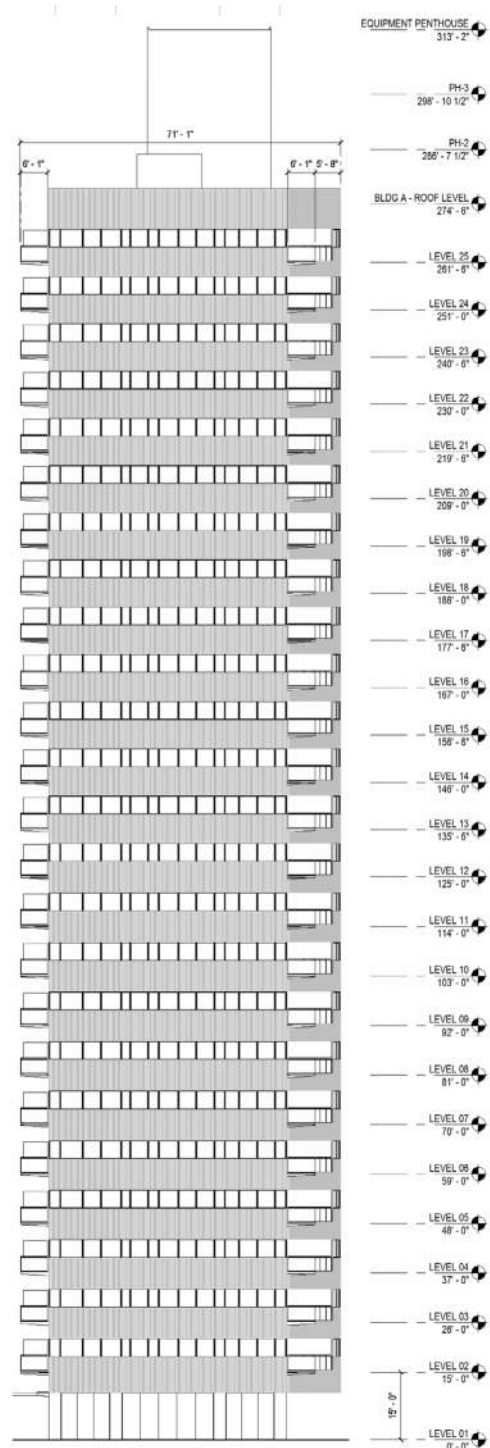
- PROPOSED:**
- REPLACE DWELLING UNIT WINDOWS WITH ENERGY EFFICIENT WINDOWS.
 - REPLACE METAL BALCONY RAILING WITH GLASS.
 - REPAIR/PAINT EXISTING PLASTER AND CONCRETE BALCONIES.
 - REPLACE FIRST FLOOR STOREFRONT.

BUILDING A - WILSHIRE SIDE (NORTH ELEVATION)

PROPOSED SCOPE IS TYPICAL TO BUILDINGS B & C



NORTH ELEVATION - EXISTING (WILSHIRE SIDE)
NTS



NORTH ELEVATION - PROPOSED (WILSHIRE SIDE)
NTS

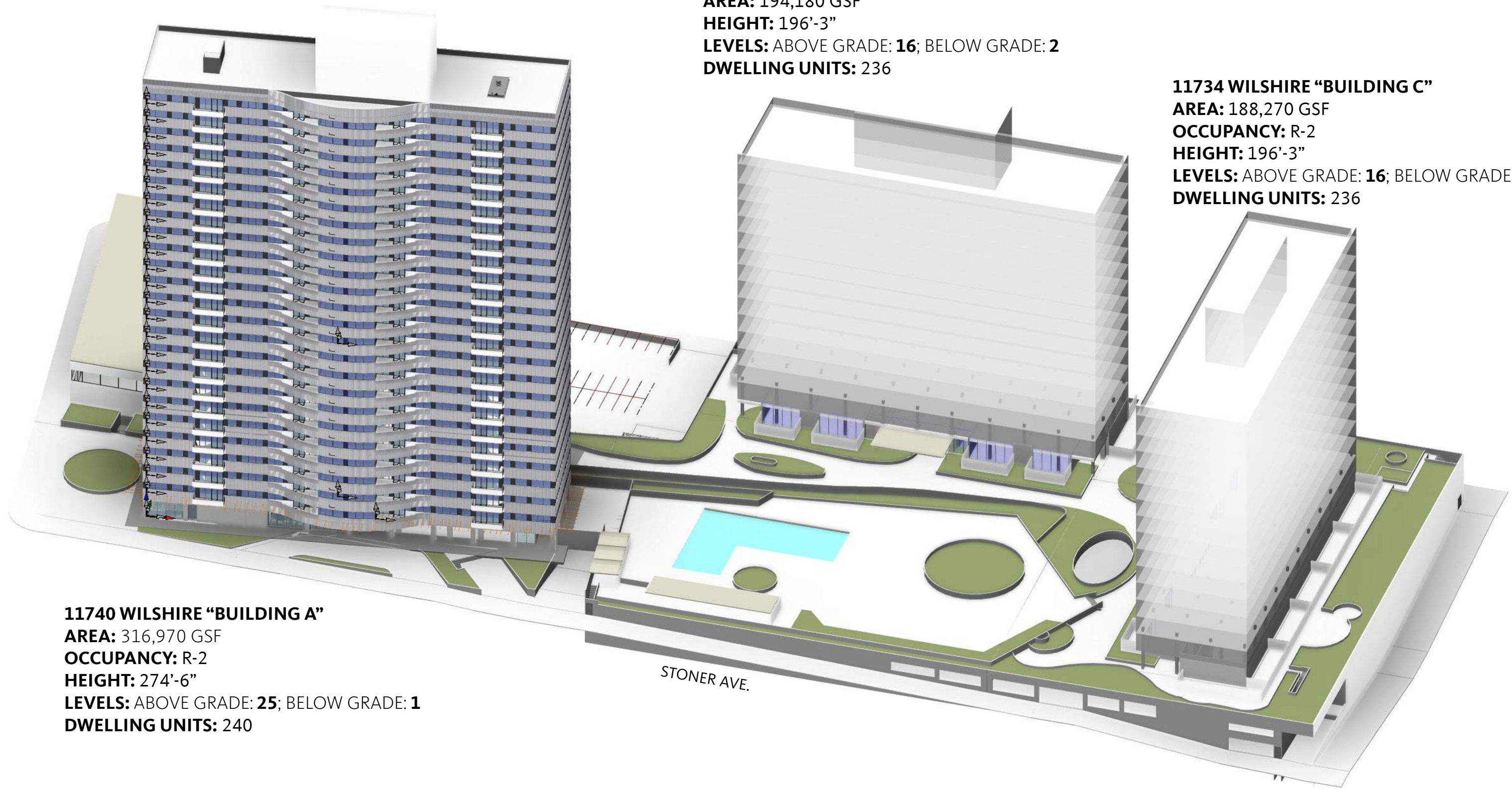
- PROPOSED:**
- REPLACE DWELLING UNIT WINDOWS WITH ENERGY EFFICIENT WINDOWS.
 - REPLACE METAL BALCONY RAILING WITH GLASS.
 - REPAIR/PAINT EXISTING PLASTER AND CONCRETE BALCONIES.
 - REPLACE FIRST FLOOR STOREFRONT AND CANOPY.

3D SITE PLAN

11728 WILSHIRE "BUILDING B"
OCCUPANCY: R-2
AREA: 194,180 GSF
HEIGHT: 196'-3"
LEVELS: ABOVE GRADE: **16**; BELOW GRADE: **2**
DWELLING UNITS: 236

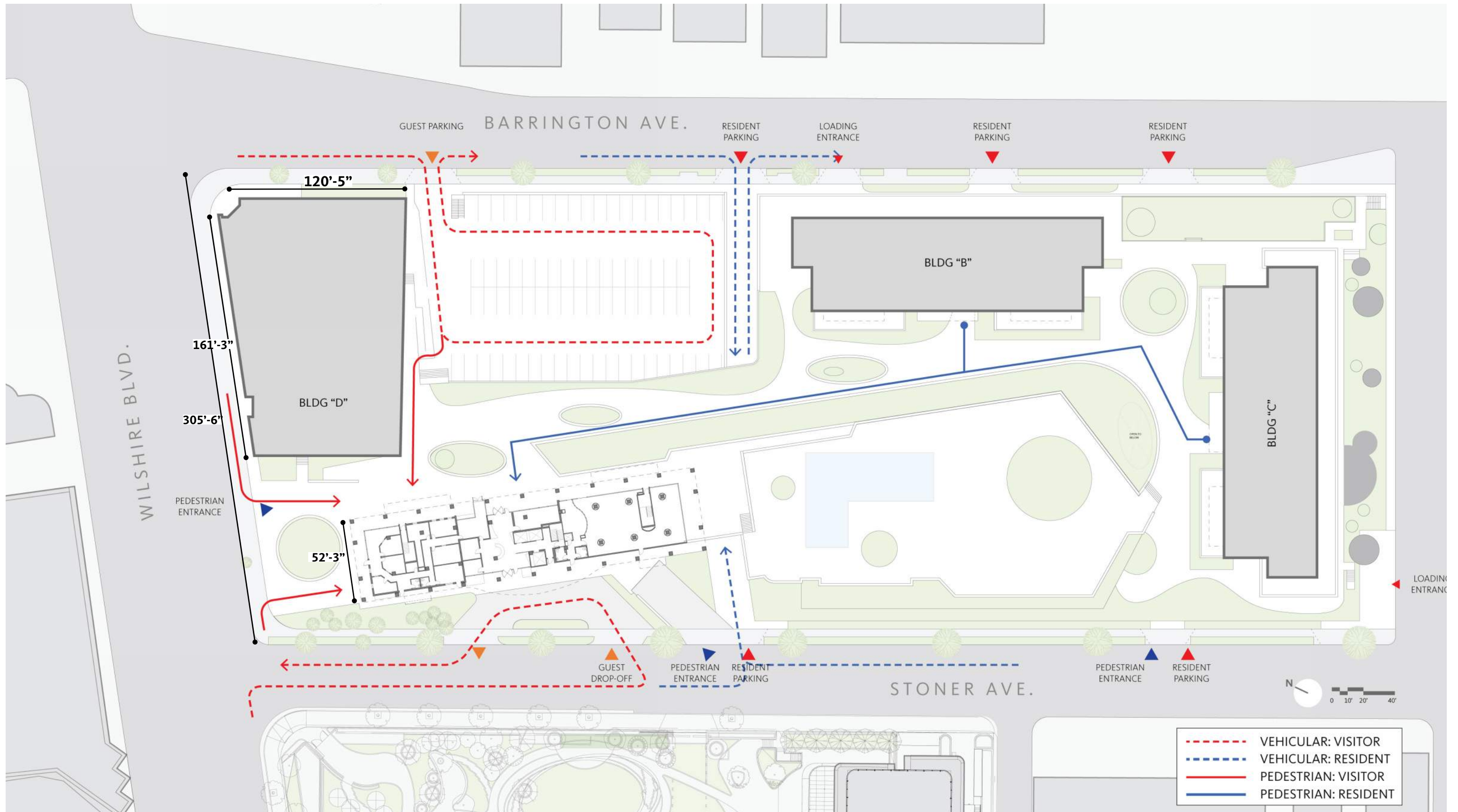
11734 WILSHIRE "BUILDING C"
AREA: 188,270 GSF
OCCUPANCY: R-2
HEIGHT: 196'-3"
LEVELS: ABOVE GRADE: **16**; BELOW GRADE: **2**
DWELLING UNITS: 236

11740 WILSHIRE "BUILDING A"
AREA: 316,970 GSF
OCCUPANCY: R-2
HEIGHT: 274'-6"
LEVELS: ABOVE GRADE: **25**; BELOW GRADE: **1**
DWELLING UNITS: 240

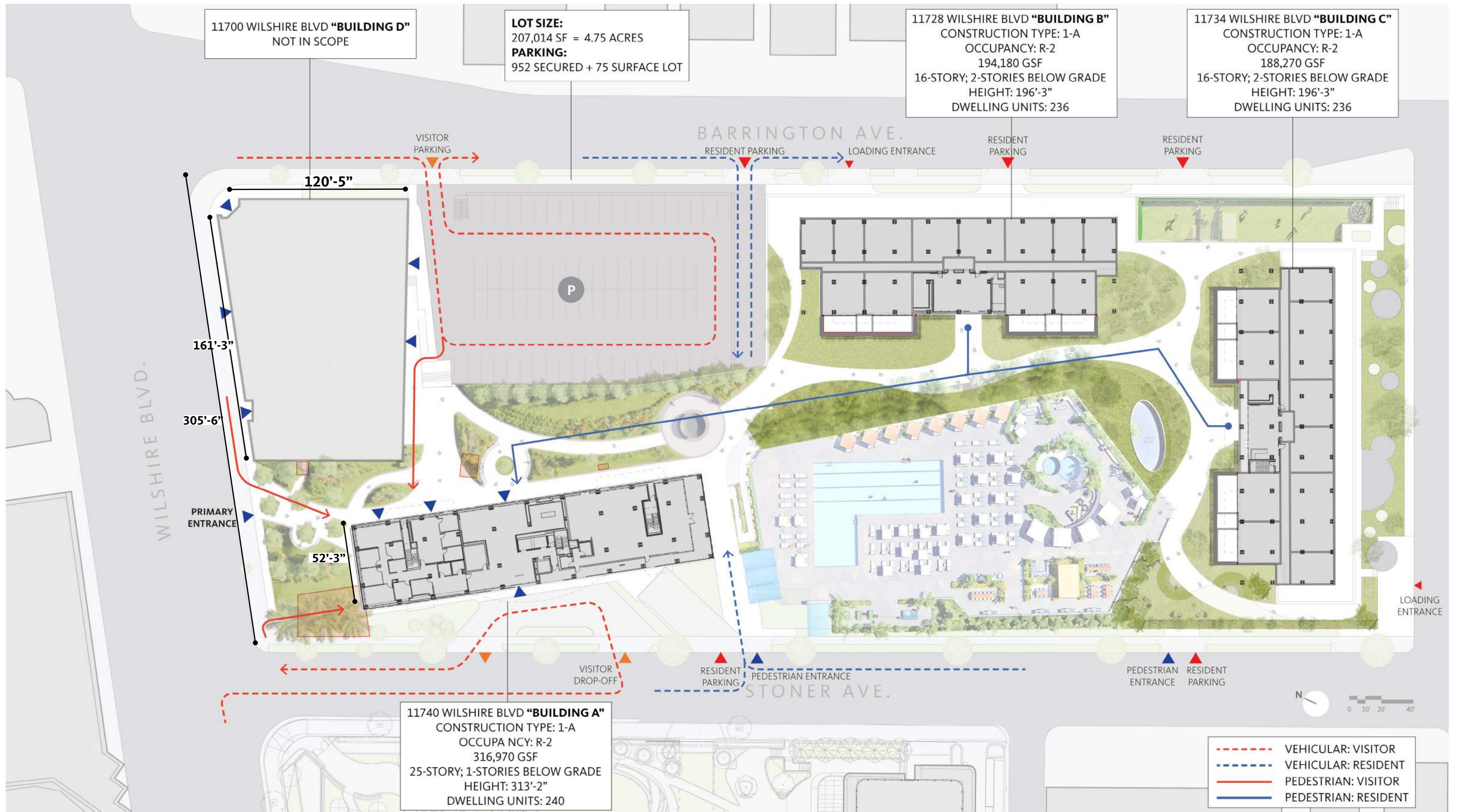


3D Illustration is diagrammatic, for reference of existing massing only and not representative of finish appearance of any proposed work

EXISTING SITE PLAN



PROPOSED SITE PLAN



REVIEW

Before / After

VIEW LOOKING NORTHEAST FROM STONER



BEFORE



AFTER

REVIEW

Before / After

VIEW FROM PARKING LOOKING WEST TOWARDS BLDG A



BEFORE



AFTER

REVIEW

Before / After

VIEW FROM PARKING LOOKING NORTHWEST TOWARDS BLDG A



BEFORE



AFTER

REVIEW

Before / After

VIEW LOOKING WEST AT BLDG A ENTRY



BEFORE



AFTER

REVIEW

Before / After

VIEW OF BUILDING A EAST ELEVATION



BEFORE



AFTER

REVIEW

Before / After

VIEW FROM WILSHIRE LOOKING SOUTH AT BLDG A ENTRY



BEFORE



AFTER

REVIEW

Before / After

BUILDING A PLAZA LEVEL VIEW



BEFORE



AFTER

REVIEW

Before / After

VIEW FROM PARKING LOOKING NORTHWEST TOWARDS BLDG A



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL VIEW LOOKING SOUTH



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL VIEW LOOKING NORTH



BEFORE



AFTER

REVIEW

Before / After

BUILDING A EAST ELEVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING A WEST ELEVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING A WEST STONER ENTRY



BEFORE



AFTER

REVIEW

Before / After

BUILDING A INTERIOR LOBBY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING A INTERIOR LOBBY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING A INTERIOR LEASING OFFICE RENOVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING A INTERIOR FITNESS RENOVATION



BEFORE



AFTER

REVIEW

Before / After

UPPER LEVEL CORRIDOR RENOVATIONS



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

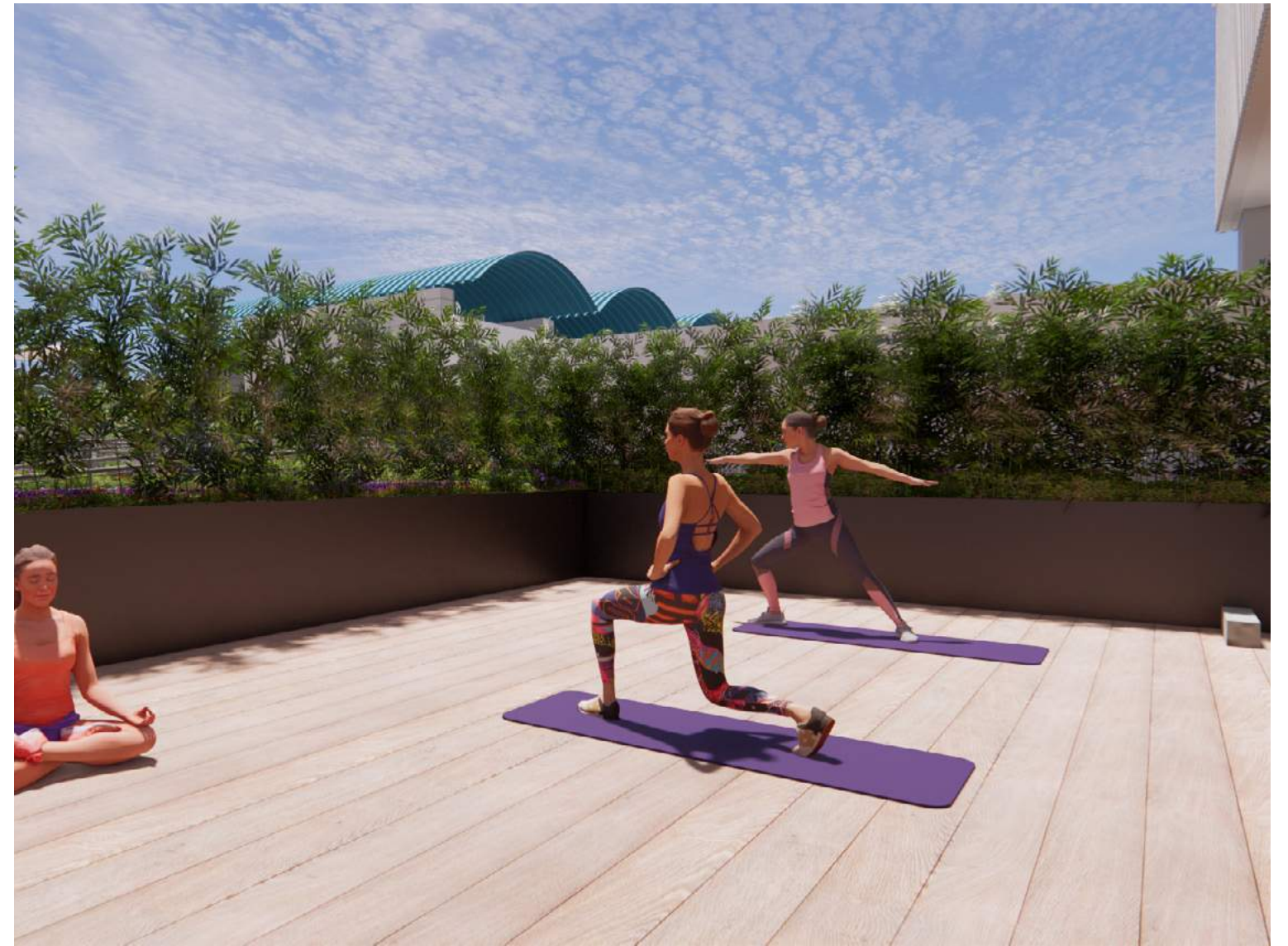
REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

PLAZA LEVEL AMENITY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING B ENTRY CANOPY REPLACEMENT



BEFORE



AFTER

REVIEW

Before / After

BUILDING B ENTRY CANOPY REPLACEMENT



BEFORE



AFTER

REVIEW

Before / After

BUILDING B LOBBY RENOVATION



BEFORE



AFTER

REVIEW

Before / After

BUILDING B - BARRINGTON DROP OFF



BEFORE



AFTER