1200 VINE ST.

ARCHITECTURE

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A1-5	SCHOOL FEE AREA CALC.
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A3-0	BUILDING PLANS
A4-0	BUILDING SECTIONS
A5-0	UNIT PLANS
A6-0	CONCEPTUAL PERSPECTIVES
A9-0	BICYCLE PARKING SPECS

LANDSCAPE

L0-1	LANDSCAPE DATA
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L1-3	LANDSCAPE PLAN - L7
L2-1	HARDSCAPE + PLANT PALETTE

PROJECT NARRATIVE

1200 VINE IS A MIXED-USE PROJECT, APPLYING FOR AB2345 DENSITY BONUS, PROVIDING 134 MARKET-RATE UNITS, 17 AFFORDABLE UNITS, AND APPROX. 3,700 SQFT OF COMMERCIAL SPACE. THE PROJECT ALSO INCLUDES 87 TOTAL PARKING SPACES, OVER 19,000 SF OF COMMON & PRIVATE OPEN SPACE, AND A PLETHORA OF COMMON RESIDENT AMENITY SPACES SUCH AS A CLUB LOUNGE, FITNESS, CO-WORKING, & 2 ROOF DECKS.
THE PROJECT IS A 7-STORY BUILDING WITH 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 2 LEVELS OF TYPE I PODIUM.

APPLICANT:

GRUBB PROPERTIES
CONTACT: MEGAN WATSON
LOS ANGELES, CA
T: 405.973.5229
MWATSON@GRUBBPROPERTIES.COM

ARCHITECT:

KTGY ARCHITECTURE + PLANNING
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LANDSCAPE ARCHITECT:

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CONTACT: DANA A. SAYLES
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505DESIGN
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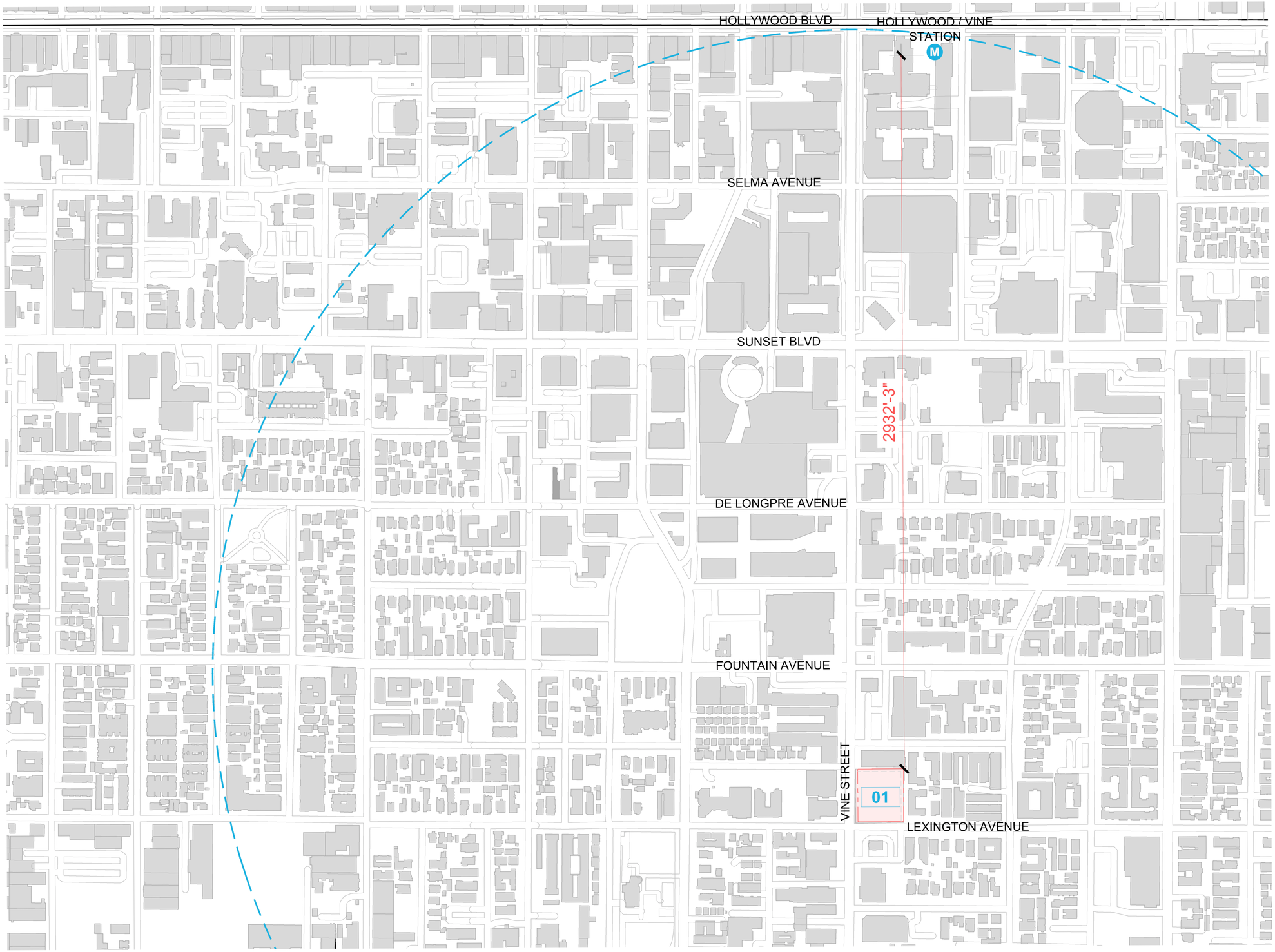
BLUNGHI@505DESIGN.COM



SYMBOLS LEGEND

- PROJECT SITE
- 2,640 FEET (0.5 M) RADIUS
- M METRO STATION

CALLOUT LEGEND

01 PROJECT SITE

ktgy
Architecture + Planning
888.456.5849
ktgy.com

Grubb Properties
4601 Park Road, Suite 450
Charlotte, NC 28209

1200 VINE STREET
LOS ANGELES, CA # 2021-1034

CONCEPTUAL DESIGN
APRIL 11, 2023

0 100 200 400

VICINITY MAP
PROJECT VICINITY SUMMARY

A0-1

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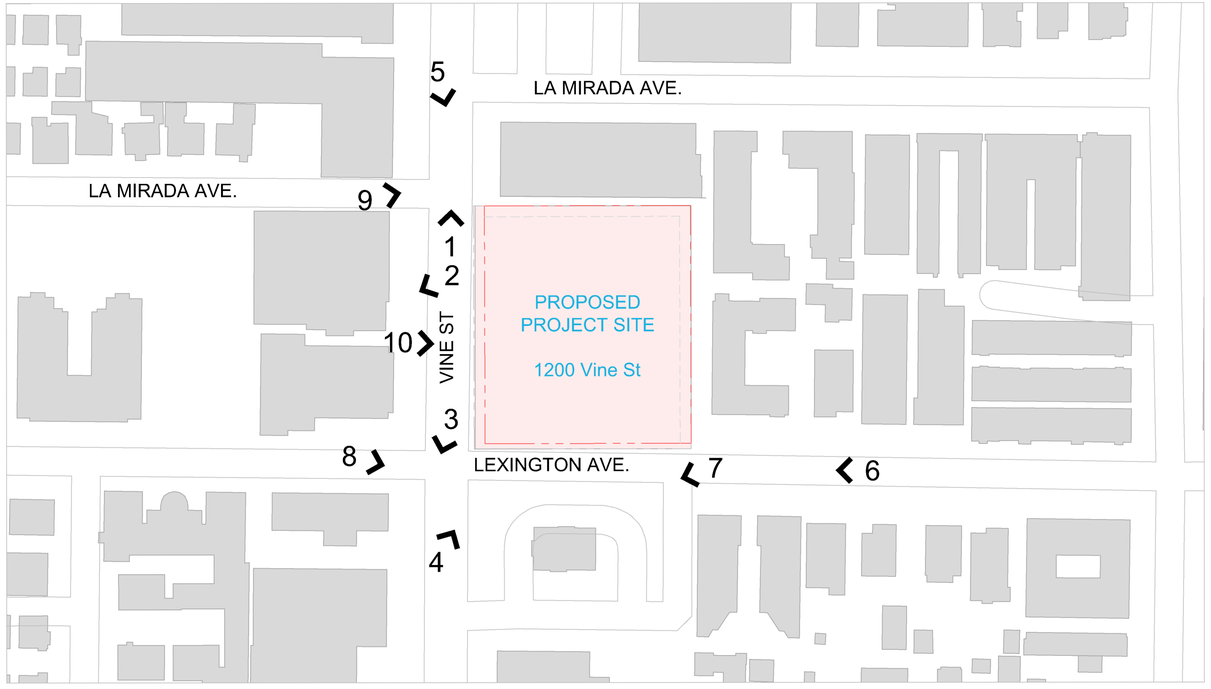

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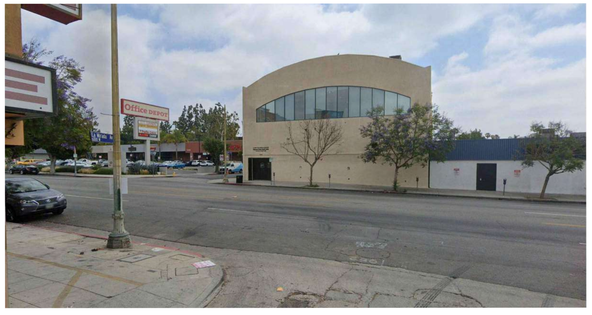

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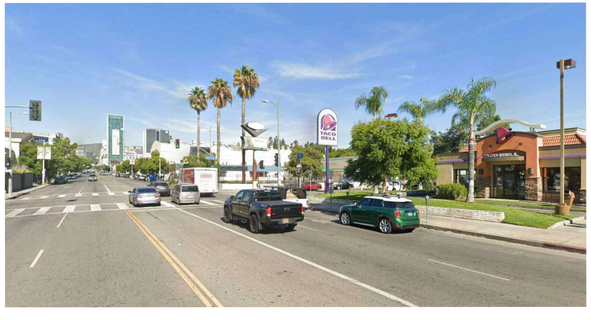

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1200 VINE STREET
LOS ANGELES, CA # 2021-1034

CONCEPTUAL DESIGN
APRIL 11, 2023

NTS

EXISTING CONTEXT

A0-2

PROJECT ZONING

PROJECT NAME	1200 VINE ST	
PROJECT ADDRESS	1200-1218 N. VINE ST 6245-6247 W. LEXINGTON AVE. Los Angeles, CA 90027	
LAND USE	Highway Oriented Commercial	
ASSESSOR PARCEL #	5534-002-023 & 18	
ZONING	[Q] C2-2D	
LEGAL DESCRIPTION	Refer to the Site Survey on sheet A0-4: "THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LEXINGTON AVENUE (FORMERLY EMILITA AVENUE) WITH THE EAST LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID EASE LINE OF VINE STREET 150 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF LEXINGTON AVENUE 198 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF VINE STREET 150 FEET TO THE NORTH LINE OF SAID LEXINGTON AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING. PARCEL 2: THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 10 OF MISCELLANEOUS RECORDS OF SAID COUNTY. DESCRIBED AS PARCELS NO. 2 AND NO. 3 IN DEED TO CITY OF LOS ANGELES RECORDED IN BOOK 7822, PAGE 44 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY."	
COMBINED SITE AREA	40,786	0.936 AC

SETBACKS	**REQUIRED**	**PROPOSED**
FRONT (Lexington)	com. 0' _ Res. 0'	com. 0' _ Res. 0'
SIDE (Vine)	com. 0' _ Res. 0'	com. 0' _ Res. 0'
SIDE (Abutting Prop.)	com. 0' _ Res. 10'	com. 0' _ Res. 10'
REAR (Abutting Prop.)	com. 0' _ Res. 20'	com. 0' _ Res. 10'

PROJECT SUMMARY & DATA

LOT AREA	40,786 SF	0.936 AC
DENSITY		
C2-1D ZONE (BASE) *1/400SF* 102 UNITS		**DB AB-2345** *47.5% INCREASE* **151 UNITS** *16% VLI UNITS - 17 UNITS*
PROPOSED DENSITY	**161.3 DU/AC**	
FAR		
PROPOSED FAR	**138,765 SF**	**3.40 :1**
PROGRAM	RETAIL	3,690 SF
	LEASING	3,660 SF
	FITNESS	1,220 SF
	CLUB ROOMS	1,100 SF
	OTHER AMENITY	4,015 SF
	RESIDENTIAL NRSF	**102,876 SF**
PROPOSED MIX		
STUDIO	16 UNITS	11% AVE. 412 SF
1-BED	95 UNITS	63% AVE. 575 SF
2-BED	40 UNITS	26% AVE. 1,040 SF
TOTAL	**151 UNITS**	**100% AVE. 681 SF**
HEIGHT		
ALLOWABLE	UNLIMITED	
PROPOSED	87'-0" _ 7 STORIES	
PARKING		
REQUIRED	83 SPACES	
PROPOSED	87 SPACES	
OPEN SPACE		
REQUIRED	16,100 SF	
PROPOSED	19,065 SF	

FAR TABLE

LOT SIZE: 40,786 SQFT

	FAR	**SQFT PERMITTED**
C2-1D ZONE	.5 :1	20,393 SF
PROPOSED	**3.40 :1**	**138,765 SF**

INCENTIVES

	BASE ZONING (C2-1D ZONE)	**DENSITY BONUS AB 2345**	**PROVIDED**
FAR	0.5:1 20,393 SF	3.0:1 122,358 SF	**3.40:1** **138,765 SF**
SETBACKS	FRONT: COM. 0' _ RES. 0' SIDE (Vine): COM. 0' _ RES. 10' SIDE: COM. 0' _ RES. 10' REAR: COM. 0' _ RES. 20'	FRONT: COM. 0' _ RES. 0' SIDE (Vine): COM. 0' _ RES. 10' SIDE: COM. 0' _ RES. 10' REAR: COM. 0' _ RES. 20'	FRONT: COM. 0' _ RES. 0' **SIDE (Vine): COM. 0' _ RES. 0'** SIDE: COM. 0' _ RES. 10' **REAR: COM. 0' _ RES. 10'** **(50% REDUCTION IN THE REAR SETBACK)**

PARKING REQUIRED

REQUIRED PARKING	**RESIDENTIAL**					
	UNIT COUNT		**AB 2345**		*Included in the total count*	
STUDIO UNITS	16	10.6%	0.5 PER UNIT	8	***ADA REQ'D***	***EV READY***
ONE BEDROOM UNITS	95	62.9%	0.5 PER UNIT	48	*2% of total standrad stalls +2% of EV Ready stalls*	*30% of total, inc. 10% EVCS*
TWO BEDROOM UNITS	40	26.5%	0.5 PER UNIT	20		
	151 UNITS		**TOTAL**	**76 SPACES**	*2 SPACES*	*23 SPACES*
REQUIRED PARKING	**COMMERCIAL**					
GROUND FLOOR RETAIL	3,690 SF	2 PER 1,000 SF	10% REDUCTION	**7 SPACES**	*1 SPACES*	*3 SPACES*
TOTAL			**AB 2345:**	**83 SPACES**	*3 SPACES*	*26 SPACES*

PARKING PROVIDED

PROVIDED PARKING	**RESIDENTIAL**					
	COMPACT	STANDARD	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	3	17	15	0	1	36
2nd FLOOR	6	27	9	1	1	44
TOTAL OF EACH STALL TYPE	**9**	**44**	**24**	**1**	**2**	
TOTAL PROVIDED	**80 SPACES**					**0.53 SPACE/UNIT**

PROVIDED PARKING	**COMMERCIAL**					
	COMPACT	STANDARD	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	0	3	3	1	0	7
2nd FLOOR	0	0	0	0	0	0
TOTAL OF EACH STALL TYPE	**0**	**3**	**3**	**1**	**0**	
TOTAL PROVIDED	**7 SPACES**					**1 SPACE / 530 SF**

BIKE PARKING

LONG-TERM			
DWELLING UNITS	**RATIO**	**DU**	**TOTAL**
1-25 DU	1	25	25.0
26-100 DU	0.67	75	50.0
101-200 DU	0.5	51	25.5
COMMERCIAL	**RATIO / SQFT**	**SQFT**	**TOTAL**
	2000	3,690 SF	1.845
TOTAL REQUIRED			**102.3**
TOTAL PROPOSED			**103**

SHORT-TERM			
DWELLING UNITS	**RATIO**	**DU**	**TOTAL**
1-25 DU	0.10	25	2.5
26-100 DU	0.07	75	5.0
101-200 DU	0.05	51	2.6
COMMERCIAL	**RATIO / SQFT**	**SQFT**	**TOTAL**
	2000	3,690 SF	1.845
TOTAL REQUIRED			**11.9**
TOTAL PROPOSED			**12**

OPEN SPACE

REQUIRED	**OPEN SPACE _ PER R4 ZONE**				
STUDIO UNITS	16		100 PER UNIT		1,600
ONE BEDROOM UNITS	95		100 PER UNIT		9,500
TWO BEDROOM UNITS	40		125 PER UNIT		5,000
	151 UNITS		**REQUIRED OPEN SPACE**		**16,100 SF**

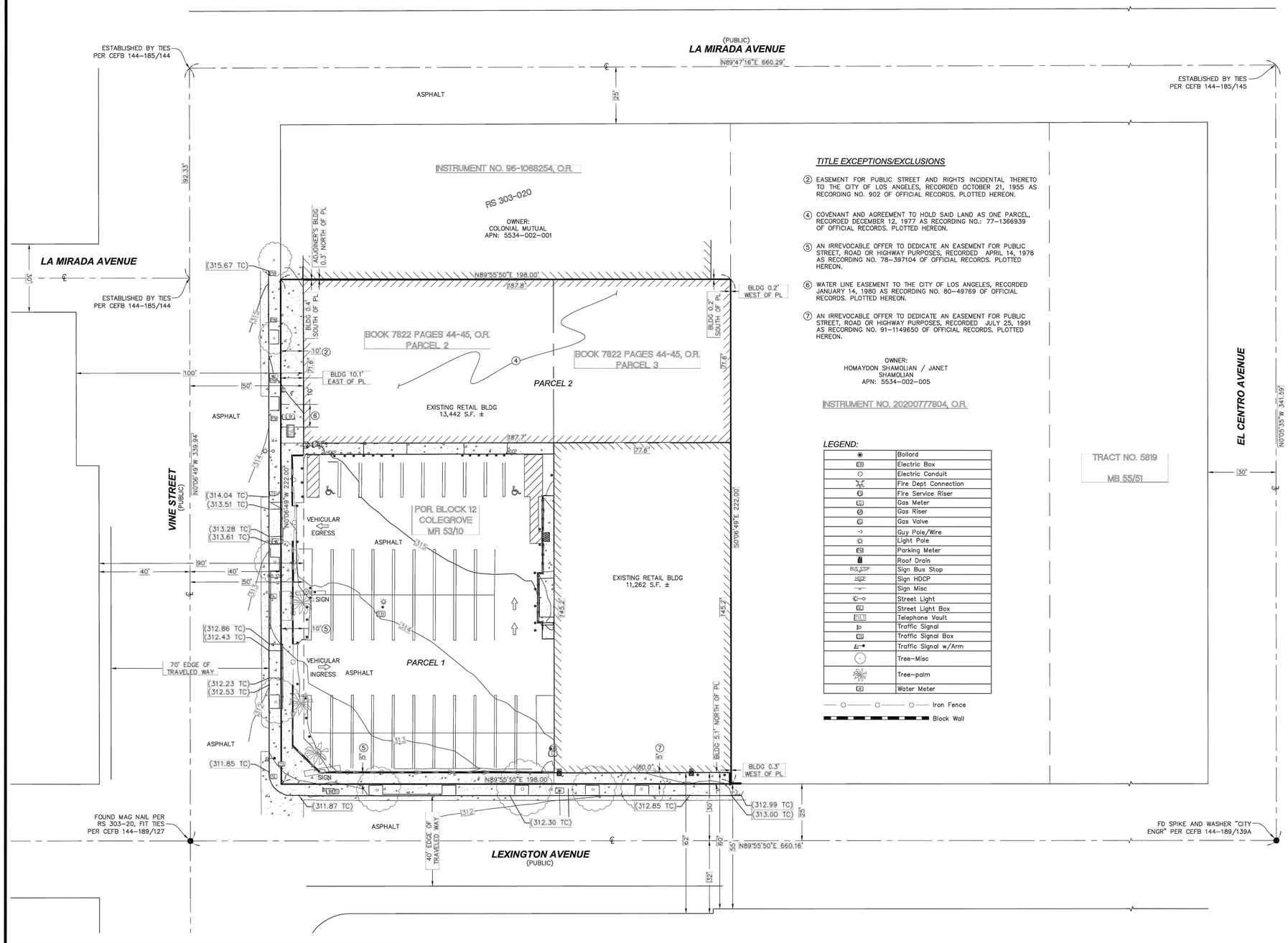
PROVIDED	**OPEN SPACE**
PRIVATE DECKS (50sf max.)	6,050 SF
OUTDOOR PLAZA - L1	1,200 SF
PODIUM COURTYARD - L3	5,970 SF
ROOF DECK A - L7	1,200 SF
ROOF DECK B - L7	620 SF
INDOOR AMENITIES *(max. 25% of total req.)*	4,025 SF
TOTAL	**19,065 SF**

FLOOR AREA SUMMARY

FLOOR / LEVEL	APARTMENT UNITS	RESIDENTIAL UNIT AREA	COMMON AREAS / CIRCULATION	AMENITY/ LOBBY / RETAIL AREA	BALC. AREA (INCL. IN FAR)	TOTAL FLOOR AREA	GARAGE / MECH AREA	GROSS BUILDING AREA
Level 1	0 UNITS	0 SF	1,380 SF	9,040 SF	0 SF	**10,420 SF**	22,262 SF	**32,682 SF**
Level 2	7 UNITS	5,389 SF	2,135 SF	2,140 SF	72 SF	**9,736 SF**	20,585 SF	**30,321 SF**
Level 3	27 UNITS	18,091 SF	3,308 SF	2,320 SF	466 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 4	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 5	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 6	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 7	27 UNITS	17,704 SF	2,800 SF	1,365 SF	0 SF	**21,869 SF**	0 SF	**21,869 SF**
Total	**151 UNITS**	102,876 SF	18,887 SF	14,865 SF	2,137 SF	**138,765 SF**	42,847 SF	**181,612 SF**

UNIT DATA

UNITS	S1	A1	A2	A3	B1	B3-angled	B3	TOTALS	
UNIT SQFT	412	496	585	660	952	1,130	1,145		
BALCONY SQFT	60	60	70	50	90	143	85		
Levels 1	0	0	0	0	0	0	0	0	0
Levels 2	0	2	2	0	1	1	1	7	5,389
Levels 3	4	5	7	4	4	1	2	27	18,091
Levels 4	3	5	10	4	4	2	2	30	20,564
Levels 5	3	5	10	4	4	2	2	30	20,564
Levels 6	3	5	10	4	4	2	2	30	20,564
Levels 7	3	5	9	4	4	1	1	27	17,704
TOTALS	16	27	48	20	21	9	10	**151** UNITS	
	10.6%	17.9%	31.8%	13.2%	13.9%	6.0%	6.6%		
RENTABLE AREA	6,592	13,392	28,080	13,200	19,992	10,170	11,450	**102,876** SQFT	
	STUDIO	1 BEDROOM			2 BEDROOM				
TOTAL UNITS	**16**	**95**			**40**			**151** UNITS	
UNIT MIX	**10.6%**	**62.9%**			**26.5%**				
AVG SQFT	**412**	**575**			**1,040**			**681** SQFT	



TITLE EXCEPTIONS/EXCLUSIONS

(2) EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO TO THE CITY OF LOS ANGELES, RECORDED OCTOBER 21, 1955 AS RECORDING NO. 902 OF OFFICIAL RECORDS. PLOTTED HEREON.

(4) COVENANT AND AGREEMENT TO HOLD SAID LAND AS ONE PARCEL, RECORDED DECEMBER 12, 1977 AS RECORDING NO.: 77-1366939 OF OFFICIAL RECORDS. PLOTTED HEREON.

(5) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, RECORDED APRIL 14, 1978 AS RECORDING NO. 78-397104 OF OFFICIAL RECORDS. PLOTTED HEREON.

(6) WATER LINE EASEMENT TO THE CITY OF LOS ANGELES, RECORDED JANUARY 14, 1980 AS RECORDING NO. 80-49769 OF OFFICIAL RECORDS. PLOTTED HEREON.

(7) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES, RECORDED JULY 25, 1991 AS RECORDING NO. 91-1149650 OF OFFICIAL RECORDS. PLOTTED HEREON.

OWNER: HOMAYOON SHAMOLIAN / JANET SHAMOLIAN APN: 5534-002-005

INSTRUMENT NO. 20200777804, O.R.

LEGEND:

	Bollard
EB	Electric Box
	Electric Conduit
FDC	Fire Dept Connection
FR	Fire Service Riser
GM	Gas Meter
GR	Gas Riser
GV	Gas Valve
	Guy Pole/Wire
	Light Pole
PM	Parking Meter
RD	Roof Drain
BUS STOP	Sign Bus Stop
HDCP	Sign HDCP
	Sign Misc
	Street Light
SLB	Street Light Box
T.V.T.	Telephone Vault
	Traffic Signal
TSB	Traffic Signal Box
	Traffic Signal w/Arm
	Tree-Misc
	Tree-palm
WM	Water Meter
	Iron Fence
	Block Wall

CERTIFICATION

TO MIG REAL ESTATE AND/OR ITS ASSIGNS AND SUCCESSORS AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 7B1, 8, 9, 10, 11, 13, 14, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/16/2020.

DATE OF PLAT OR MAP: 09/24/2020
DATE OF LAST REVISION: 10/13/2020

JOHN P. GERVAIS
PLS 8674

PROFESSIONAL LAND SURVEYOR JOHN P. GERVAIS No.8674 STATE OF CALIFORNIA

SURVEYOR'S NOTES

THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

INFORMATION SHOWN HEREON IS BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER# 00129357-021-PS4-JC DATED AS OF JULY 31, 2020, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN; AND THE SUBJECT LAND AND EACH PARCEL THEREOF DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMENT INDICATED THEREIN.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO VINE STREET AND LEXINGTON AVENUE, BOTH PUBLICLY DEDICATED AND MAINTAINED ROADS.

TABLE "A" ITEMS

2. PROPERTY ADDRESS: 1212-1218 VINE ST., LOS ANGELES, CA PER TITLE REPORT.

3. PROPERTY IS IN ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, PER FEMA MAP 06037C1605F, EFFECTIVE ON 09/26/2008.

4. GROSS AREA = 43,956 S.F. / 1.01 AC. ±

5. VERTICAL RELIEF SHOWN HEREON.

6(a). ZONING: C2-1D

A ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT. IT IS THE RESPONSIBILITY OF THE INSURED TO VERIFY THE ZONING INFORMATION.

7(a)(b). EXTERIOR DIMENSIONS OF ALL BUILDINGS & SQUARE FOOTAGE OF EXTERIOR BUILDING AT GROUND LEVEL SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.

9. PARKING: 28 REGULAR, 10 TANDEM, 2 ACCESSIBLE. TOTAL = 50 STALLS.

10. N/A

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ONLY.

13. ADJACENT OWNERS SHOWN HEREON.

14. DISTANCE TO NEAREST INTERSECTION SHOWN HEREON. (SUBJECT PROPERTY IS ADJACENT TO THE NEAREST INTERSECTION).

16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

17. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION

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

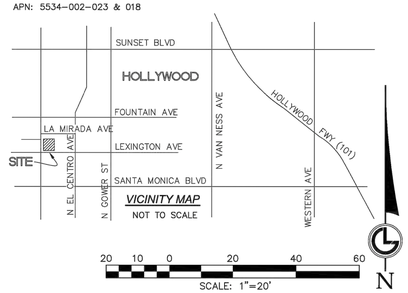
PARCEL 1:

THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LEXINGTON AVENUE (FORMERLY EMILITA AVENUE) WITH THE EAST LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID EAST LINE OF VINE STREET 150 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF LEXINGTON AVENUE 198 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF VINE STREET 150 FEET TO THE NORTH LINE OF SAID LEXINGTON AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 10 OF MISCELLANEOUS RECORDS, OF SAID COUNTY, DESCRIBED AS PARCELS NO. 2 AND NO. 3 IN DEED TO CITY OF LOS ANGELES, RECORDED IN BOOK 7822, PAGE 44 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5534-002-023 & 018



Revisions			
No.	Description	By	Date
1	CLIENT COMMENTS (REVISION TO EXC. ITEM 4)	JPG	10/13/2020

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF LEXINGTON AVENUE PER RS 303-20, I.E. N89°55'50"E.

BASIS OF ELEVATIONS:
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF LOS ANGELES BENCHMARK 12-13650, WIRE SPIKE IN W CURB VINE ST; 9FT N OF LEXINGTON AVE N END CB. EL = 311.692, NAVD 88.

ALTA/NSPS LAND TITLE SURVEY

PORTION BLOCK 12
COLEGROVE, M.R. 53/10
LOS ANGELES, CA

Drawn By: JPG	Project No. 20-121	Date:
Checked By:		Sheet 1 of 1

PROJECT NAME:
VINE STREET

LG LAND SURVEYING, INC.
"Quality Service You Can Count On"
30355 CALLEJO FELIZ TER
VALLEY CENTER, CA 92082
p: 619-535-1172
f: 619-618-1972
www.lglsinc.com

ktgy
Architecture + Planning
888.456.5849
ktgy.com

Grubb Properties
4601 Park Road, Suite 450
Charlotte, NC 28209

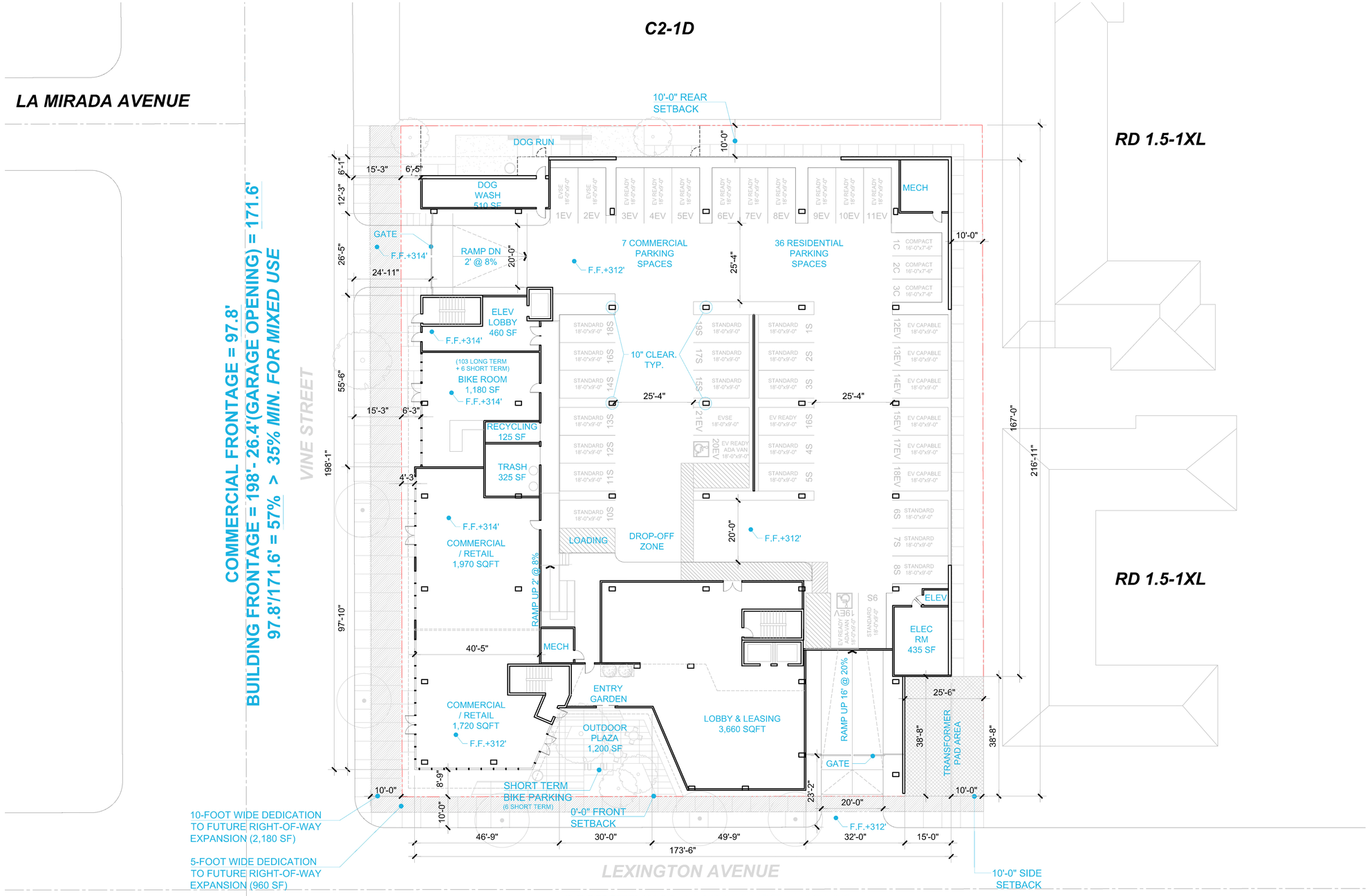
1200 VINE STREET
LOS ANGELES, CA # 2021-1034

CONCEPTUAL DESIGN
APRIL 11, 2023

NTS

SITE SURVEY

A0-4



BUILDING FRONTAGE = 198' - 26.4'(GARAGE OPENING) = 171.6'
97.8'/171.6' = 57% > 35% MIN. FOR MIXED USE

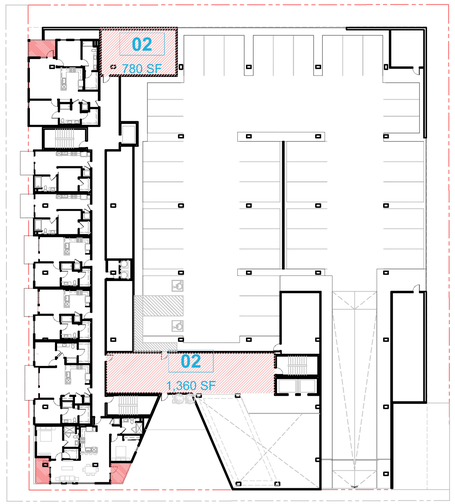
COMMERCIAL FRONTAGE = 46.75'
BUILDING FRONTAGE = 173.5' - 47' (GARAGE OPENING & UTILITIES) = 126.5'
46.75'/126.5' = 36.9% > 35% MIN. FOR MIXED USE

PROJECT SUMMARY

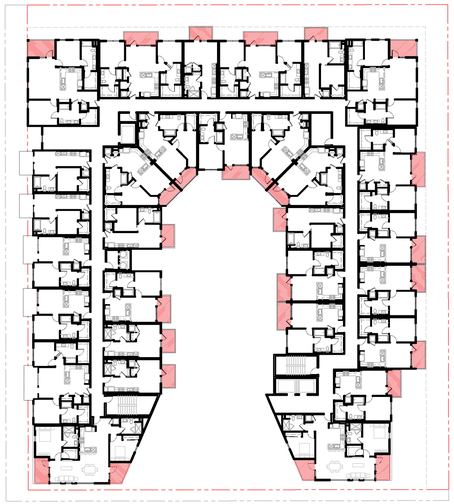
1200 VINE STREET
LOS ANGELES, CA

ZONING: [Q] C2-2D

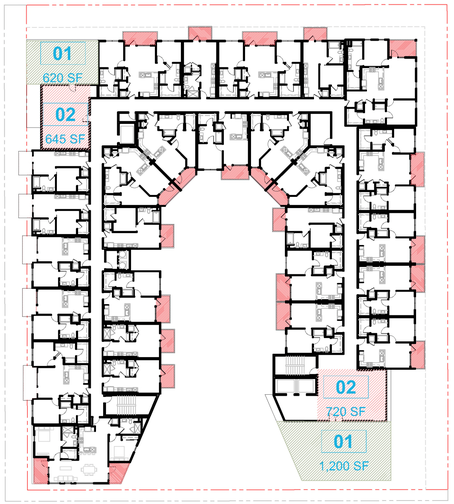
AREA: 0.936 ACRES (40,787 SF)
UNITS: 151 DU
DENSITY: 161.3 DU/AC



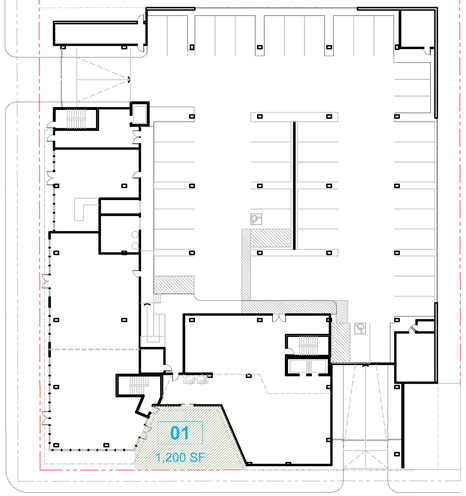
LEVEL 02



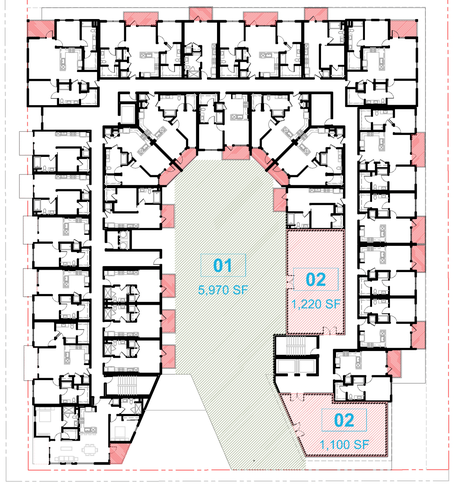
LEVEL 04-06



LEVEL 07



LEVEL 01



LEVEL 03

COLOR LEGEND

1. OUTDOOR COMMON OPEN SPACE
2. INDOOR COMMON OPEN SPACE
3. PRIVATE OPEN SPACE
   - BALCONIES WITH 6' MIN DIM IN LENGTH AND WIDTH
   - SEE A5-0 UNIT PLAN SHEETS FOR BALCONY DIMS

OPEN SPACE			
REQUIRED	**OPEN SPACE _ PER R4 ZONE**		
STUDIO UNITS	16	100 PER UNIT	1,600
ONE BEDROOM UNITS	95	100 PER UNIT	9,500
TWO BEDROOM UNITS	40	125 PER UNIT	5,000
	151 UNITS	**REQUIRED OPEN SPACE**	**16,100 SF**

PROVIDED	**OPEN SPACE**
PRIVATE DECKS (50sf max.)	6,050 SF
OUTDOOR PLAZA - L1	1,200 SF
PODIUM COURTYARD - L3	5,970 SF
ROOF DECK A - L7	1,200 SF
ROOF DECK B - L7	620 SF
INDOOR AMENITIES *(max. 25% of total req.)*	4,025 SF
TOTAL	**19,065 SF**

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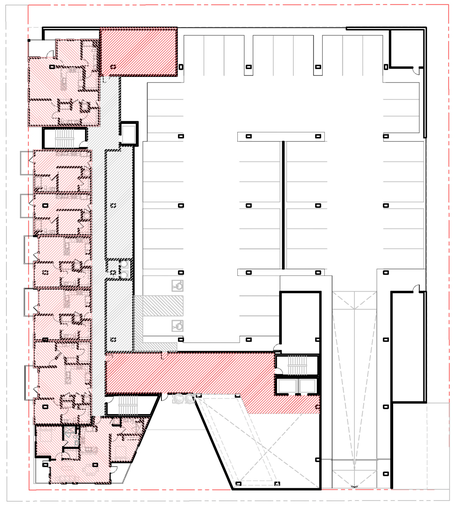
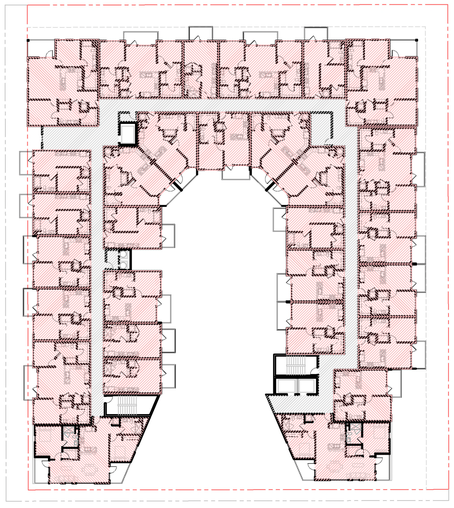
OPEN SPACE EXHIBIT

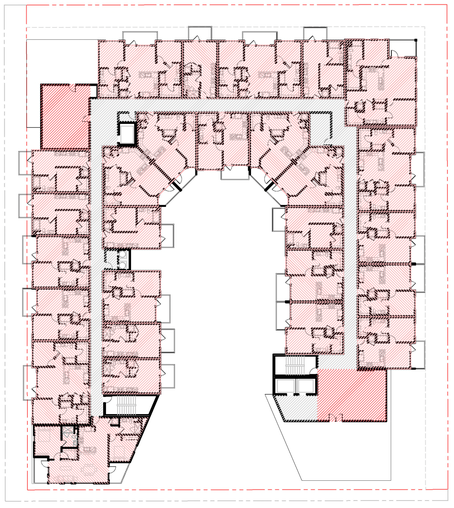
A1-2



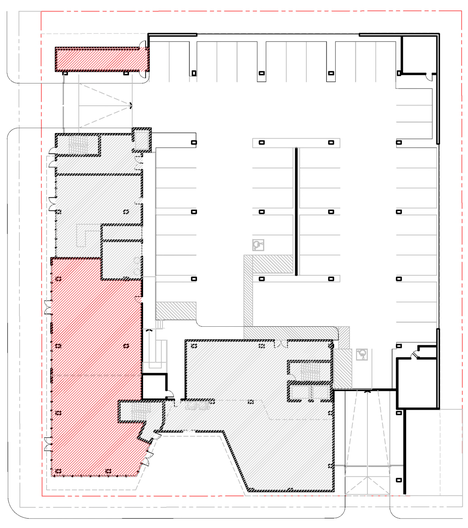
LEVEL 02



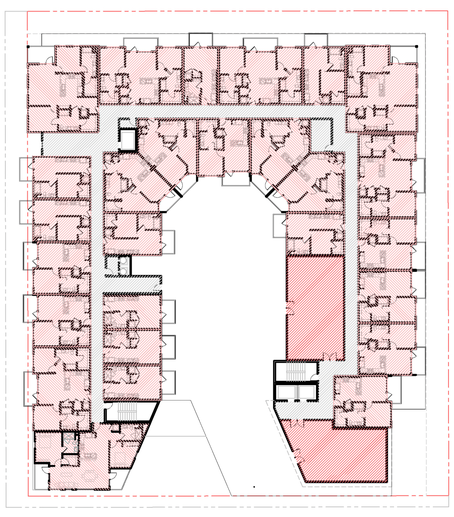
LEVEL 04-06



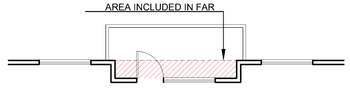
LEVEL 07



LEVEL 01



LEVEL 03



***PARTIAL BALCONY AREAS COVERED ON 3 SIDES ARE INCLUDED IN THE FAR CALCULATION*

COLOR LEGEND

1. AMENITY SPACE
2. RESIDENTIAL
3. COMMON SPACE

FAR TABLE		
LOT SIZE: 40,786 SQFT		
	FAR	SQFT PERMITTED
C2-1D ZONE	.5 :1	20,393 SF
PROPOSED	**3.40 :1**	**138,765 SF**

FLOOR AREA SUMMARY

FLOOR / LEVEL	APARTMENT UNITS	RESIDENTIAL UNIT AREA	COMMON AREAS / CIRCULATION	AMENITY/ LOBBY / RETAIL AREA	BALC. AREA (INCL. IN FAR)	TOTAL FLOOR AREA	GARAGE / MECH AREA	GROSS BUILDING AREA
Level 1	0 UNITS	0 SF	1,380 SF	9,040 SF	0 SF	**10,420 SF**	22,262 SF	**32,682 SF**
Level 2	7 UNITS	5,389 SF	2,135 SF	2,140 SF	72 SF	**9,736 SF**	20,585 SF	**30,321 SF**
Level 3	27 UNITS	18,091 SF	3,308 SF	2,320 SF	466 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 4	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 5	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 6	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	**24,185 SF**	0 SF	**24,185 SF**
Level 7	27 UNITS	17,704 SF	2,800 SF	1,365 SF	0 SF	**21,869 SF**	0 SF	**21,869 SF**
Total	**151 UNITS**	102,876 SF	18,887 SF	14,865 SF	2,137 SF	**138,765 SF**	42,847 SF	**181,612 SF**

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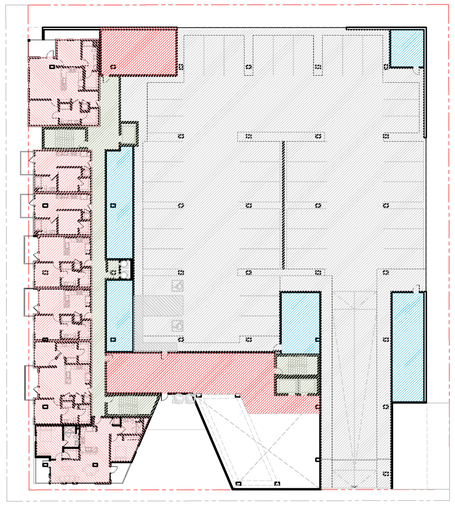
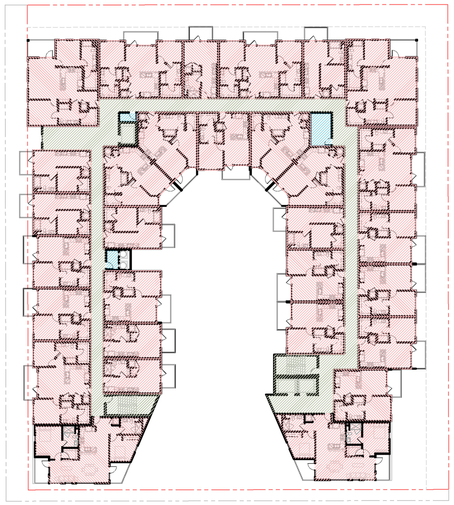
FAR EXHIBIT

A1-3



LEVEL 02



LEVEL 04-06

LEVEL 07

LEVEL 01

LEVEL 03

BUILDING AREA

LEVEL 1 (GRADE)

- RETAIL:	3,690 SF
- AMENITY:	5,350 SF
- CIRCULATION:	960 SF
- SERVICE:	1,282 SF
- PARKING:	21,400 SF
TOTAL:	32,682 SF

LEVEL 2

- RESIDENTIAL:	5,389 SF
- AMENITY:	2,140 SF
- CIRCULATION:	1,130 SF
- SERVICE:	2,447 SF
- PARKING:	19,143 SF
TOTAL:	30,321 SF

LEVEL 3 (PODIUM)

- RESIDENTIAL:	18,091 SF
- AMENITY:	2,320 SF
- CIRCULATION:	3,096 SF
- SERVICE:	212 SF
TOTAL:	24,185 SF

LEVEL 4-6

- RESIDENTIAL:	20,564 SF
- CIRCULATION:	2,876 SF
- SERVICE:	212 SF
TOTAL:	24,185 SF

LEVEL 7

- RESIDENTIAL:	17,704 SF
- AMENITY:	1,365 SF
CIRCULATION:	2,588 SF
- SERVICE:	212 SF
TOTAL:	24,185 SF

BUILDING AREA TOTAL: 181,612 SF

COLOR LEGEND

1. RESIDENTIAL AREA
2. RETAIL AREA
3. AMENITY AREA
4. CIRCULATION & COMMON AREAS
5. PARKING AREA
6. SERVICE AREA

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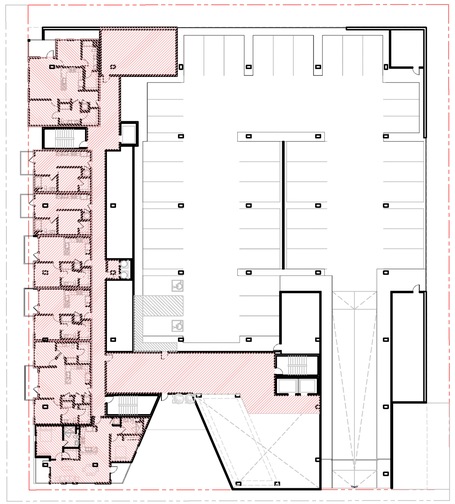
CBC BUILDING AREA EXHIBIT

A1-4

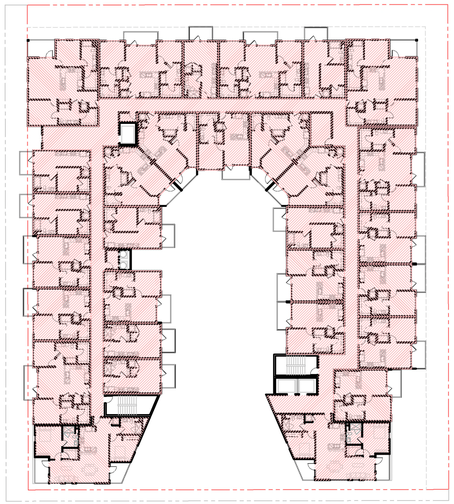
BUILDING AREA

RESIDENTIAL AREA
- 177,727 SF

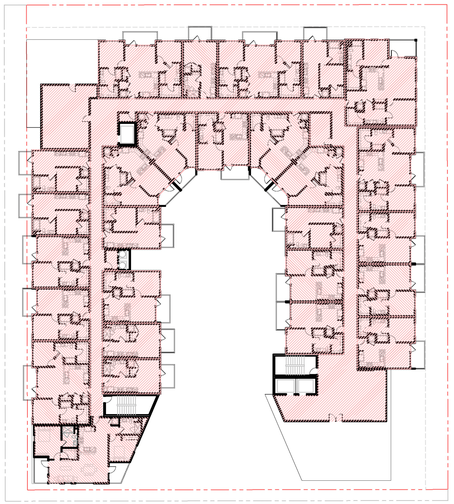
COMMERCIAL AREA
- 3,885 SF



LEVEL 02

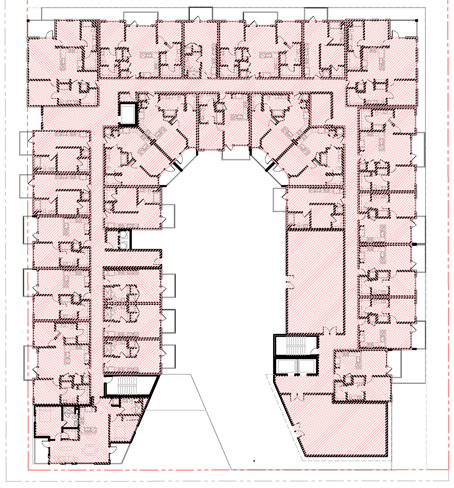


LEVEL 04-06



LEVEL 07

LEVEL 01



LEVEL 03

COLOR LEGEND

1. RESIDENTIAL AREA

2. COMMERCIAL AREA

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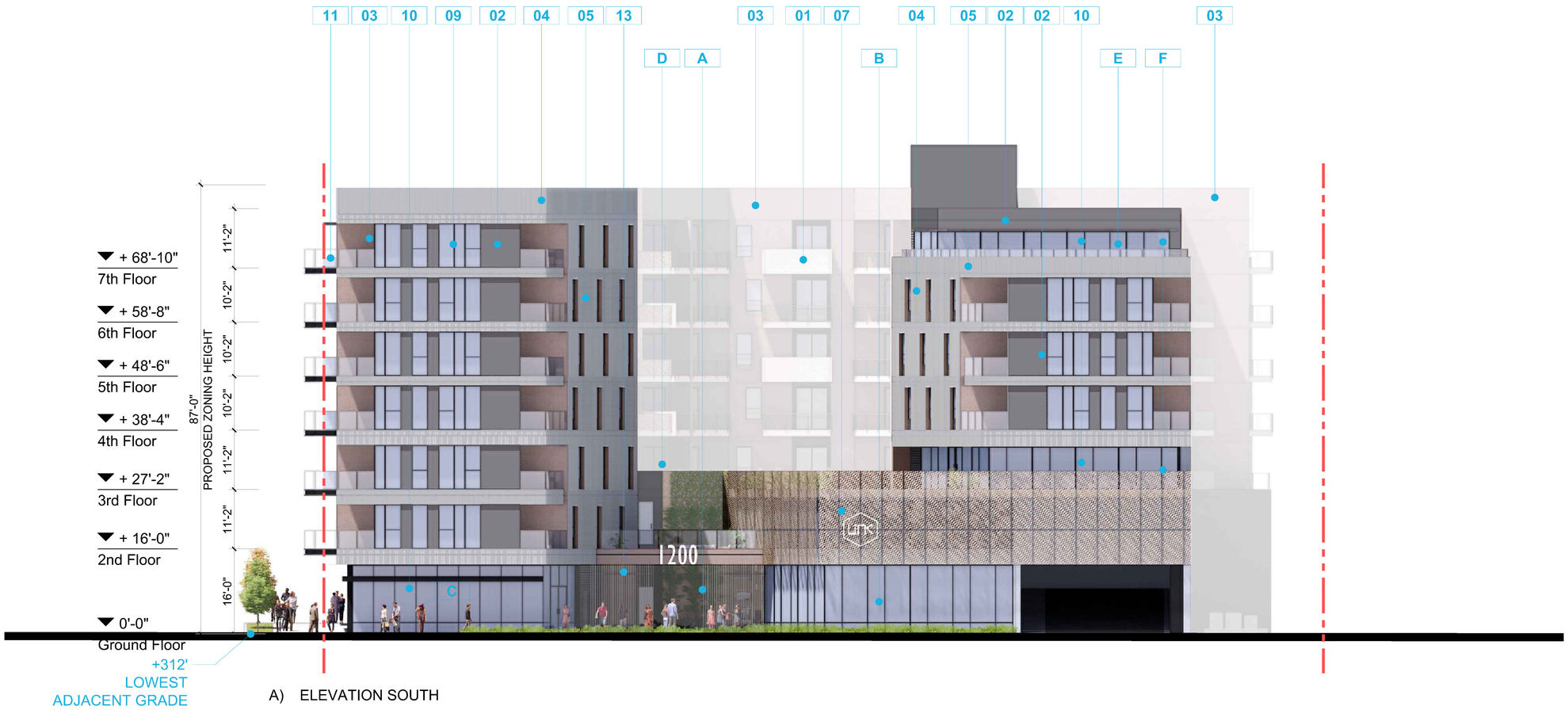
LAUSD FEE BREAKDOWN



A) ELEVATION SOUTH

SPACE CALLOUT LEGEND

A	MAIN ENTRY
B	LOBBY
C	RETAIL
D	COURTYARD
E	ROOF DECK
F	INDOOR AMENITY

MATERIAL CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	FIBER-CEMENT PANEL 01
05	FIBER-CEMENT PANEL 02
07	BOK MODERN PERF. METAL PANEL
08	NATURAL STONE TILE
09	DARK VINYL WINDOWS
10	DARK BRONZE STOREFRONT
11	GLASS GUARDRAILS
12	PERF. METAL GUARDRAILS / SCREEN
13	ALUMINUM LOUVRES

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BUILDING ELEVATIONS
SOUTH

A2-0

B) ELEVATION WEST

B ▸

SPACE CALLOUT LEGEND

A	MAIN ENTRY
B	LOBBY
C	RETAIL
D	COURTYARD
E	ROOF DECK
F	INDOOR AMENITY

MATERIAL CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	FIBER-CEMENT PANEL 01
05	FIBER-CEMENT PANEL 02
07	BOK MODERN PERF. METAL PANEL
08	NATURAL STONE TILE
09	DARK VINYL WINDOWS
10	DARK BRONZE STOREFRONT
11	GLASS GUARDRAILS
12	PERF. METAL GUARDRAILS / SCREEN
13	ALUMINUM LOUVRES

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BUILDING ELEVATIONS
WEST

A2-1

C) ELEVATION NORTH

SPACE CALLOUT LEGEND

A	MAIN ENTRY
B	LOBBY
C	RETAIL
D	COURTYARD
E	ROOF DECK
F	INDOOR AMENITY

MATERIAL CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	FIBER-CEMENT PANEL 01
05	FIBER-CEMENT PANEL 02
07	BOK MODERN PERF. METAL PANEL
08	NATURAL STONE TILE
09	DARK VINYL WINDOWS
10	DARK BRONZE STOREFRONT
11	GLASS GUARDRAILS
12	PERF. METAL GUARDRAILS / SCREEN
13	ALUMINUM LOUVRES

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BUILDING ELEVATIONS
NORTH

D) ELEVATION EAST

C

SPACE CALLOUT LEGEND

A	MAIN ENTRY
B	LOBBY
C	RETAIL
D	COURTYARD
E	ROOF DECK
F	INDOOR AMENITY

MATERIAL CALLOUT LEGEND

01	STUCCO BODY 01
02	STUCCO BODY 02
03	STUCCO BODY 03
04	FIBER-CEMENT PANEL 01
05	FIBER-CEMENT PANEL 02
07	BOK MODERN PERF. METAL PANEL
08	NATURAL STONE TILE
09	DARK VINYL WINDOWS
10	DARK BRONZE STOREFRONT
11	GLASS GUARDRAILS
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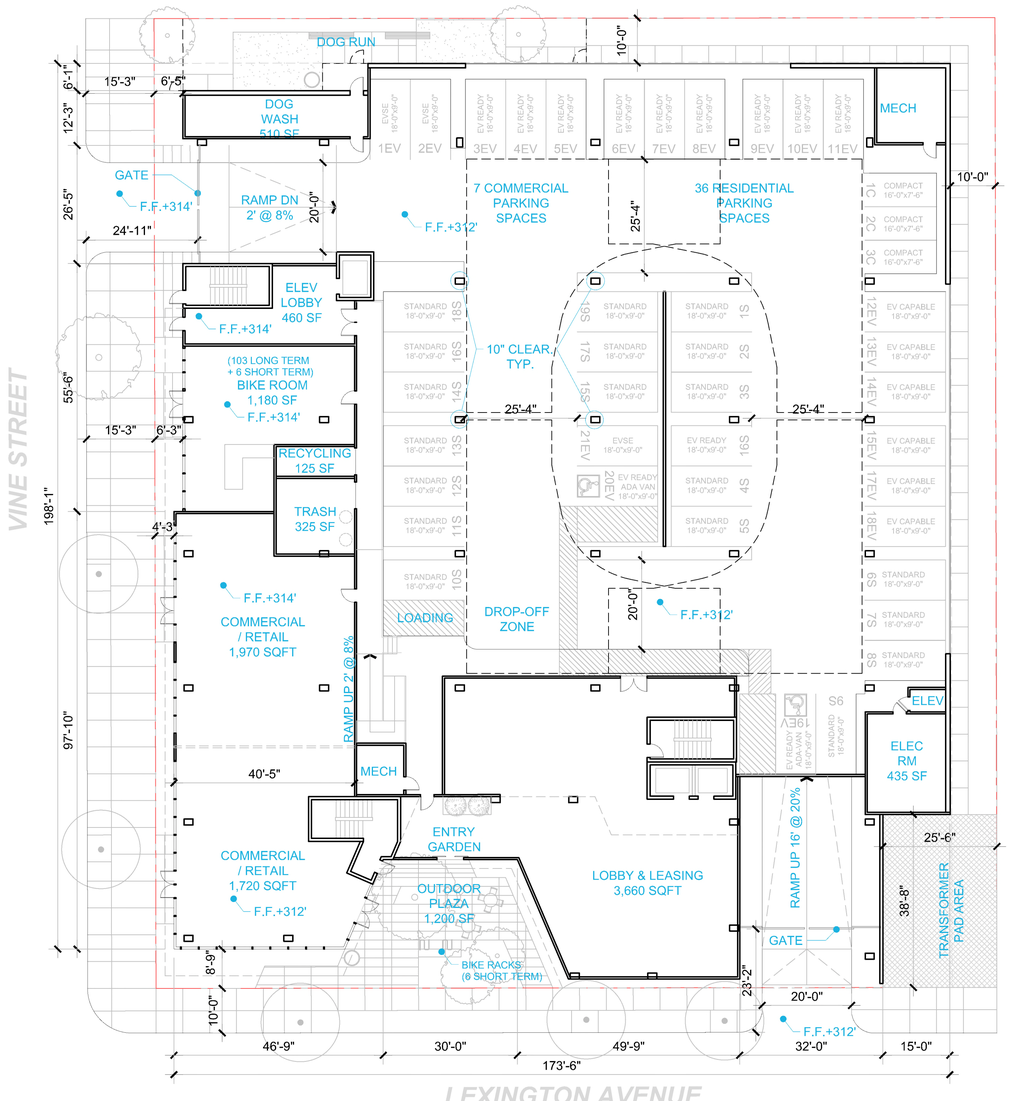
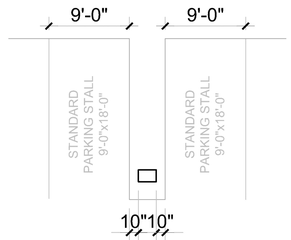
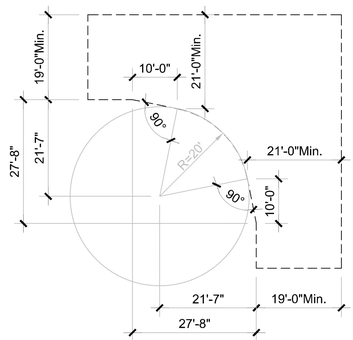
BUILDING ELEVATIONS
EAST

A2-3





TYPICAL 10" CLEARANCE FROM PARKING STALL TO STRUCTURAL COLUMN



2-WAY TURNING RADIUS

PARKING PROVIDED								
RESIDENTIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	3	16	2	5	9	1	0	36
COMMERCIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	0	3	1	1	1	1	0	7

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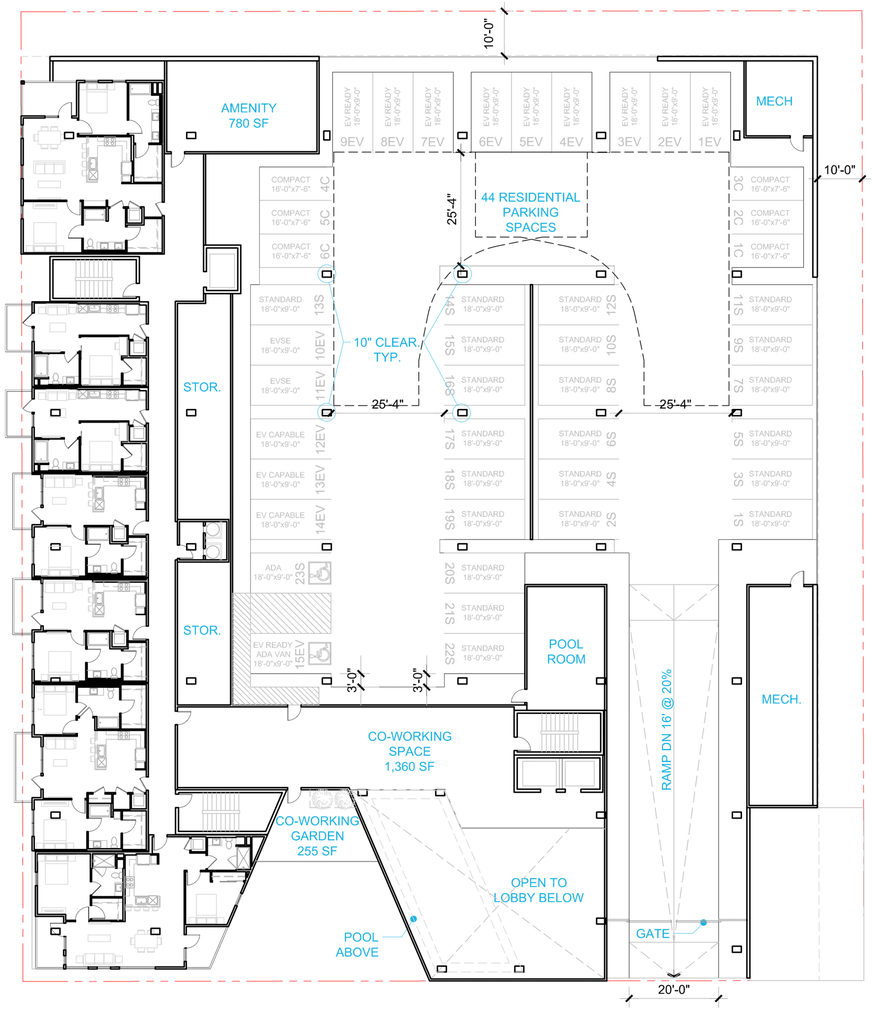
BUILDING PLAN
LEVEL 1

A3-0

VINE STREET



LEXINGTON AVENUE

PARKING PROVIDED								
RESIDENTIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
2nd FLOOR	6	22	2	3	9	1	1	44
COMMERCIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
2nd FLOOR	0	0	0	0	0	0	0	0

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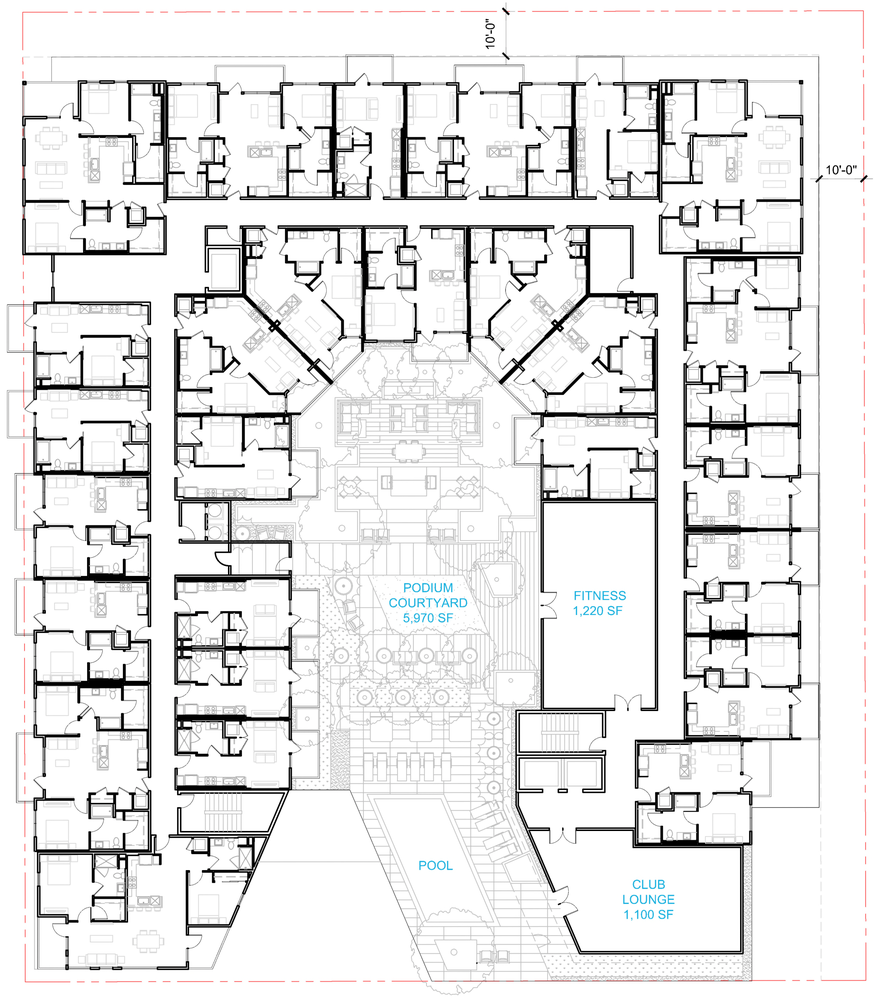
BUILDING PLAN
LEVEL 2

A3-1



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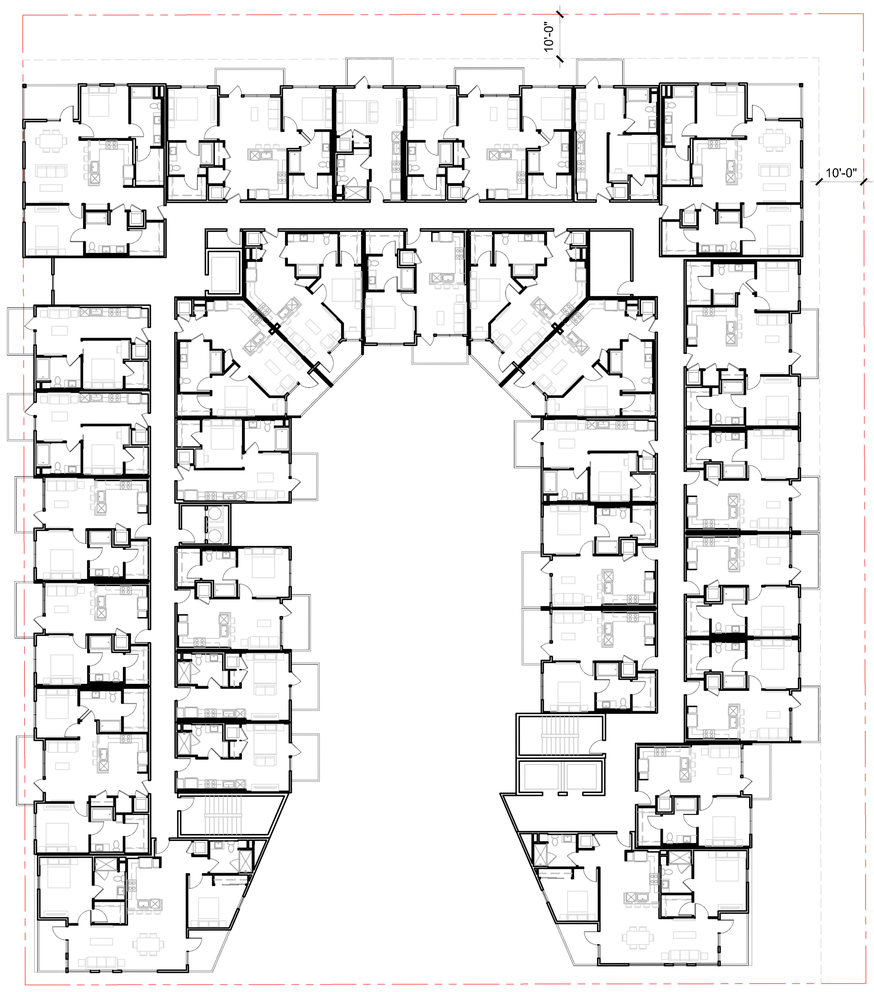
BUILDING PLAN
LEVEL 3

A3-2



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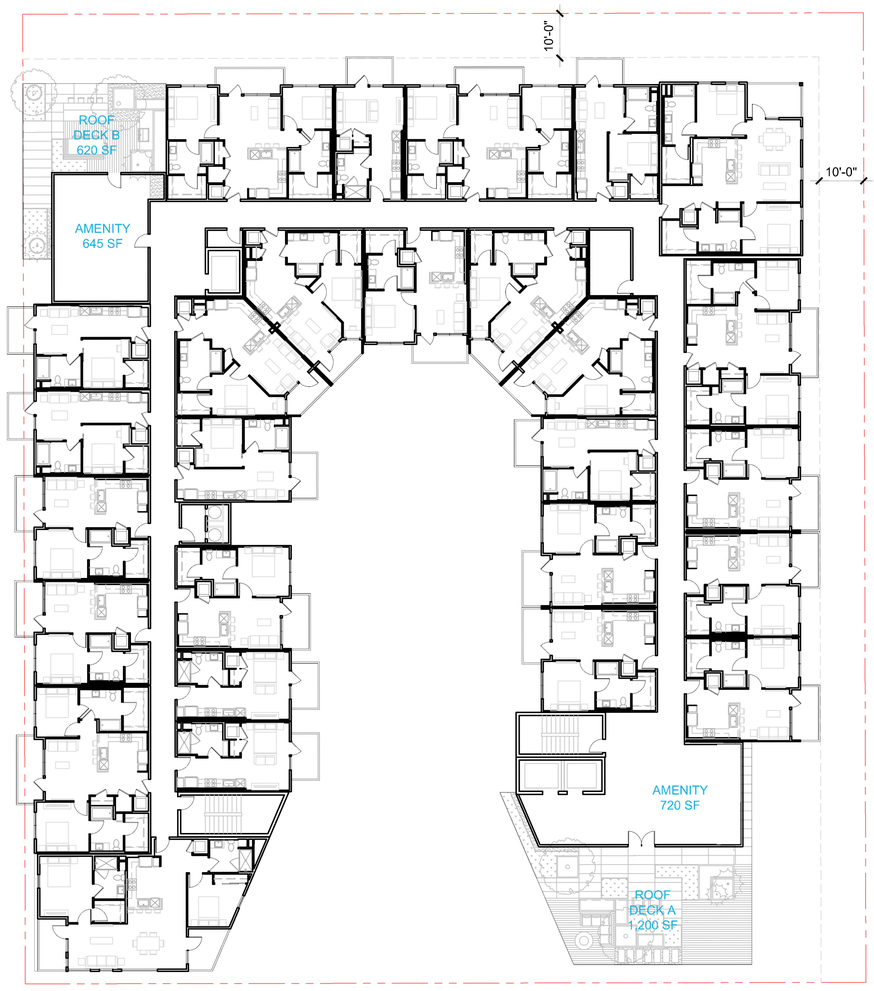
BUILDING PLAN
LEVEL 4-6

A3-3



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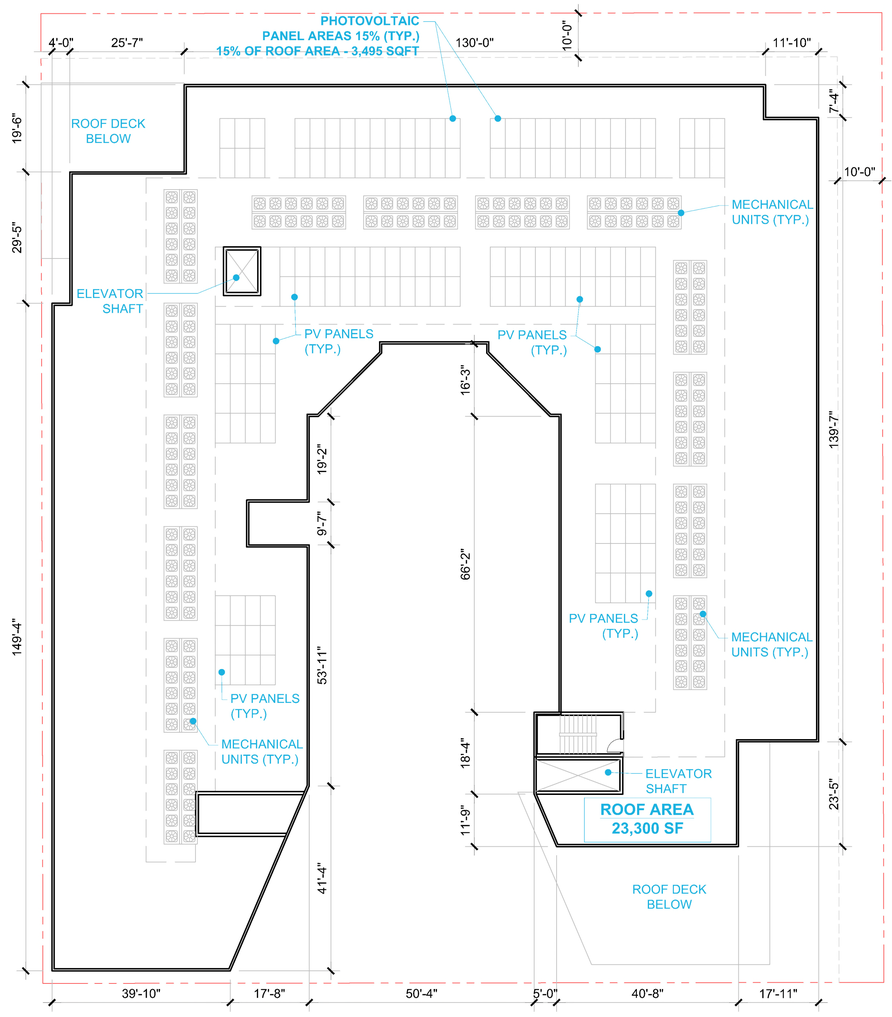
BUILDING PLAN
LEVEL 7

A3-4



PHOTOVOLTAIC REQUIREMENT
15% OF THE ROOF AREA

ROOF AREA - 23,300 SQFT
_15% OF ROOF AREA A - 3,495 SQFT

TOTAL PHOTOVOLTAIC AREA ON ROOF
15% - 3,495 SQFT

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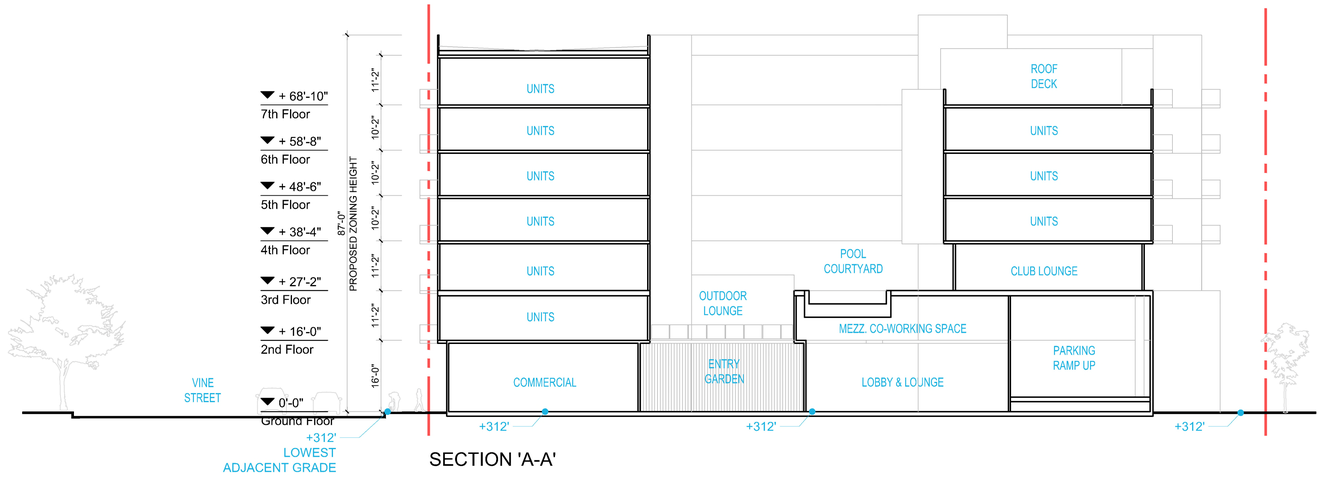
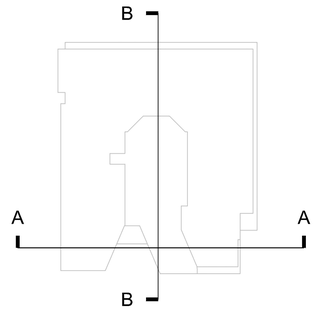
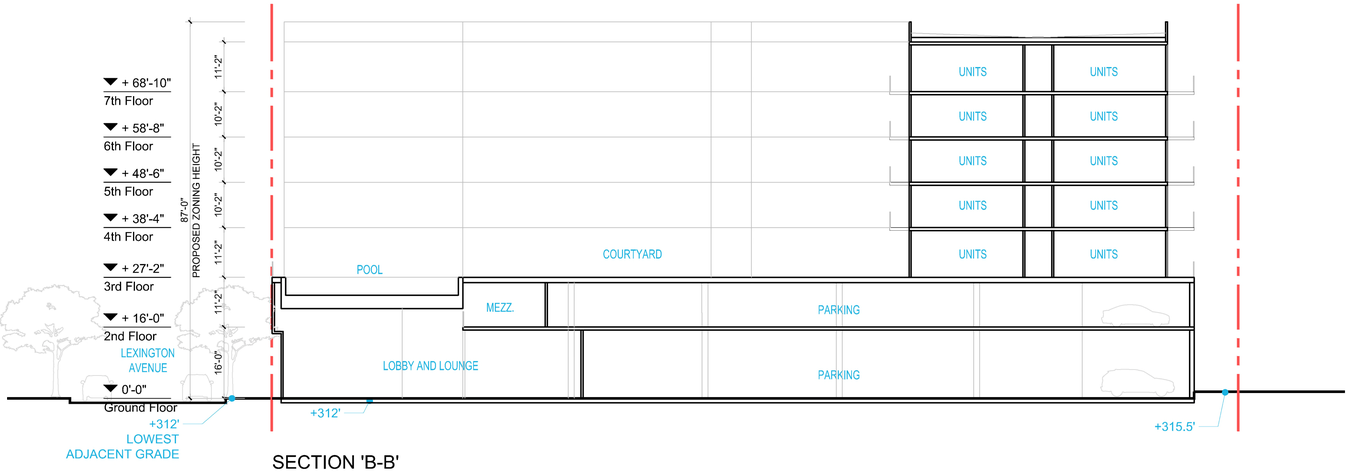
BUILDING ROOF PLAN

A3-5



SECTION 'A-A'





SECTION 'B-B'

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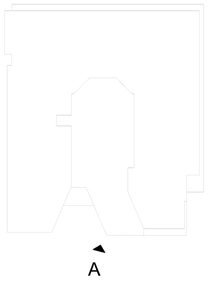
APRIL 11, 2023

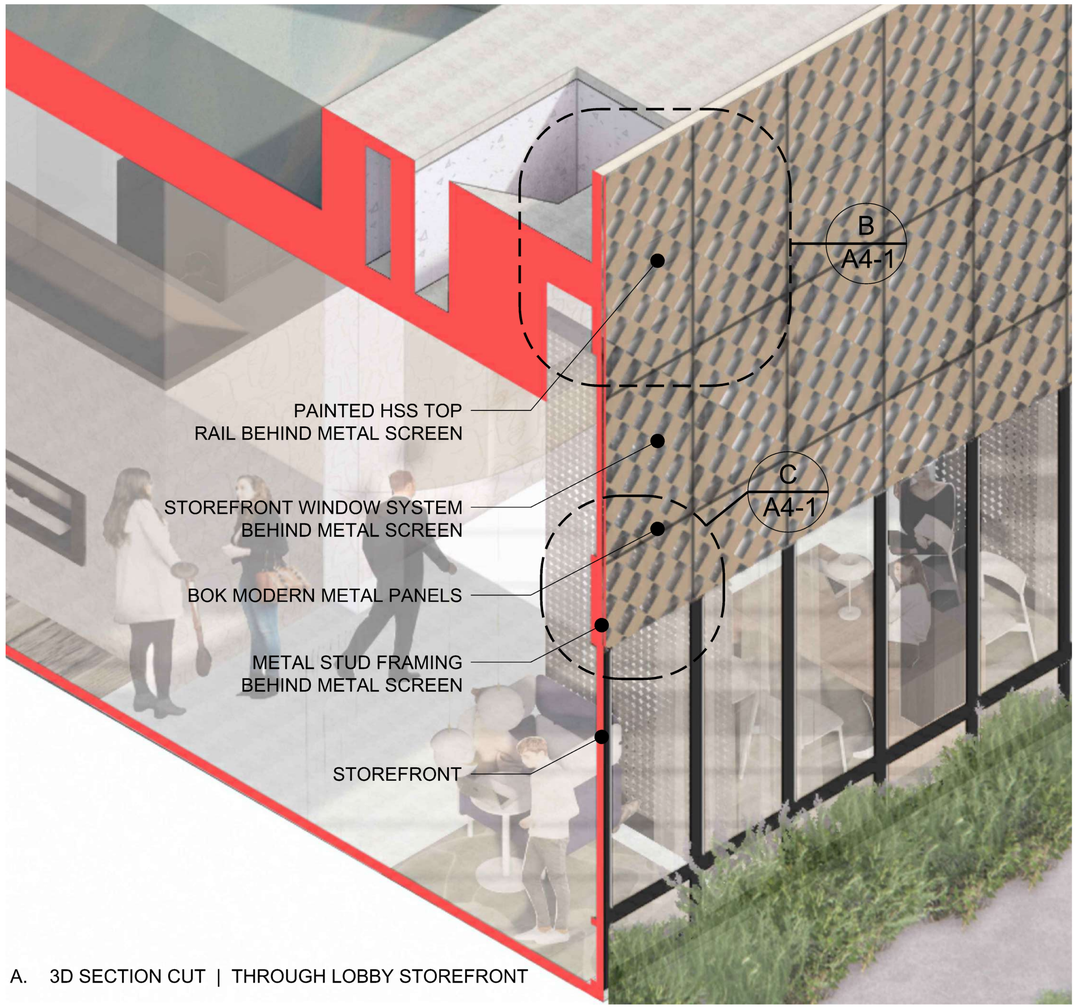
0 8 16 32

BUILDING SECTIONS
SECTION A-A & B-B

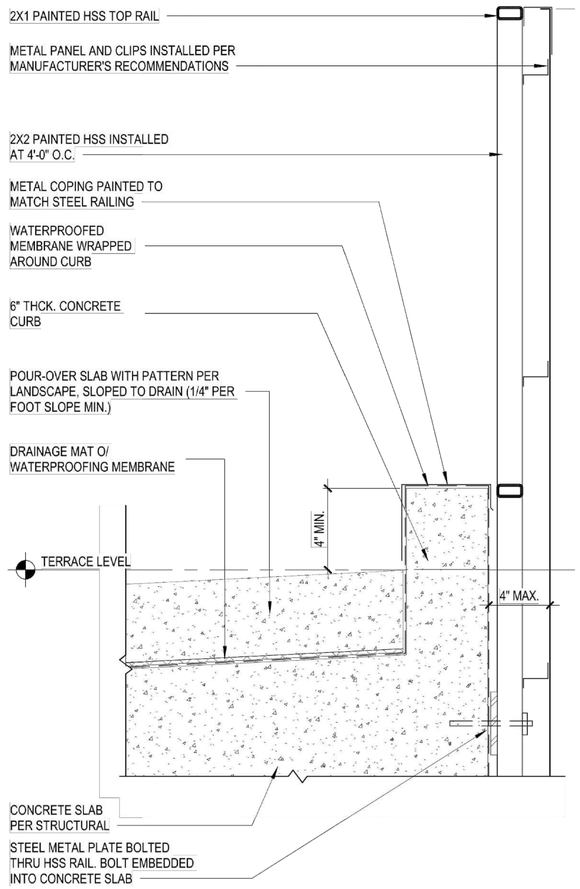
A4-0

SOUTH ELEVATION

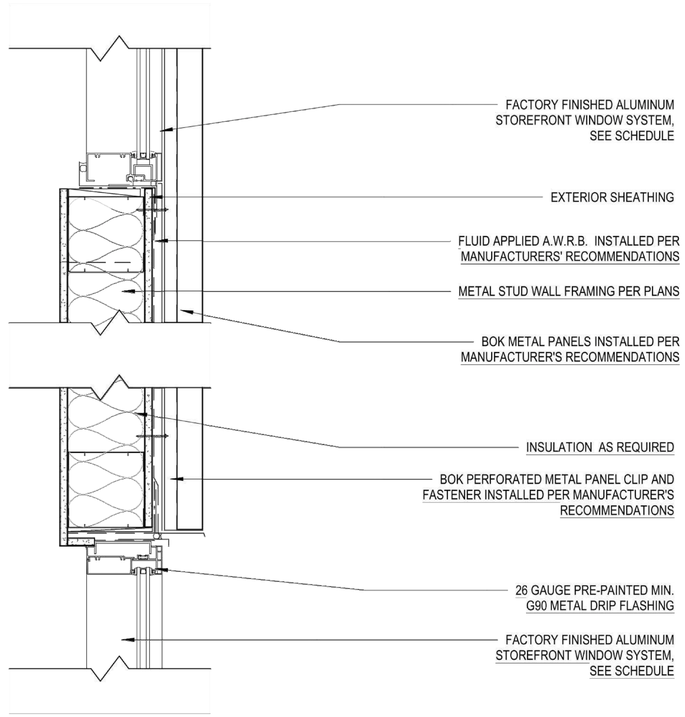




A. 3D SECTION CUT | THROUGH LOBBY STOREFRONT



B. EXTERIOR METAL SCREEN AT TERRACE



C. EXTERIOR METAL SCREEN AT STOREFRONT

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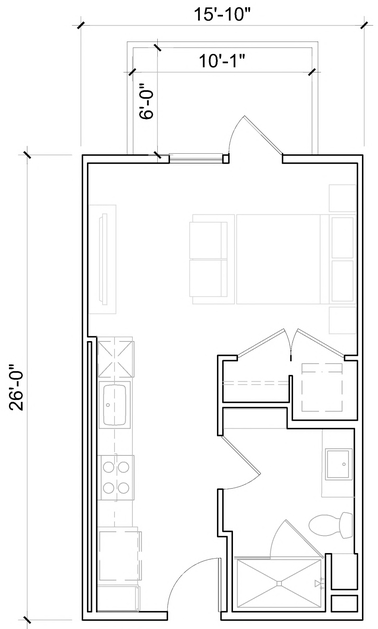
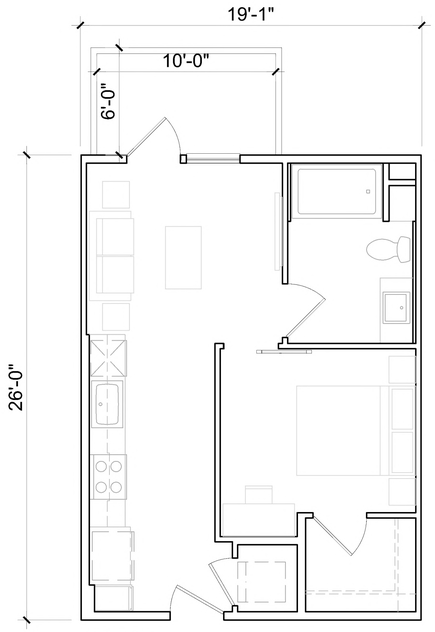
STOREFRONT & METAL SCREEN
SOUTH ELEVATION

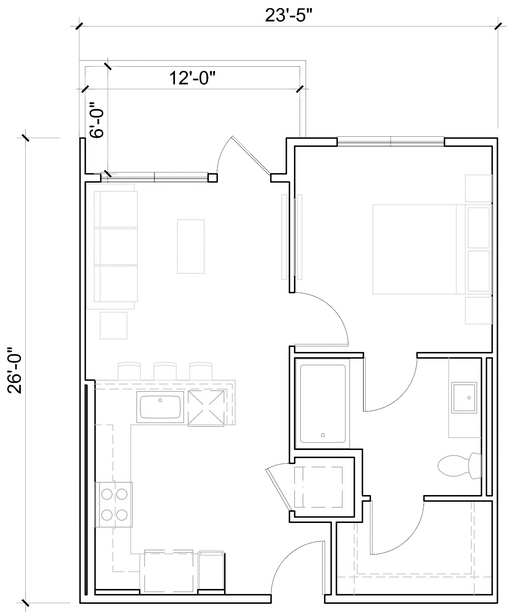
A4-1



PLAN S1
STUDIO
1 BATH
412 SF



PLAN A1
1 BEDROOM
1 BATH
496 SF



PLAN A2
1 BEDROOM
1 BATH
585 SF

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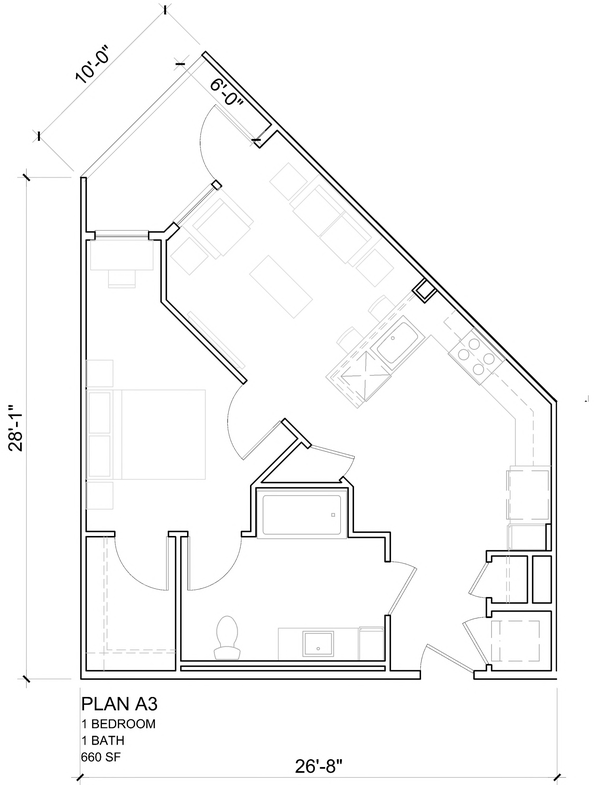
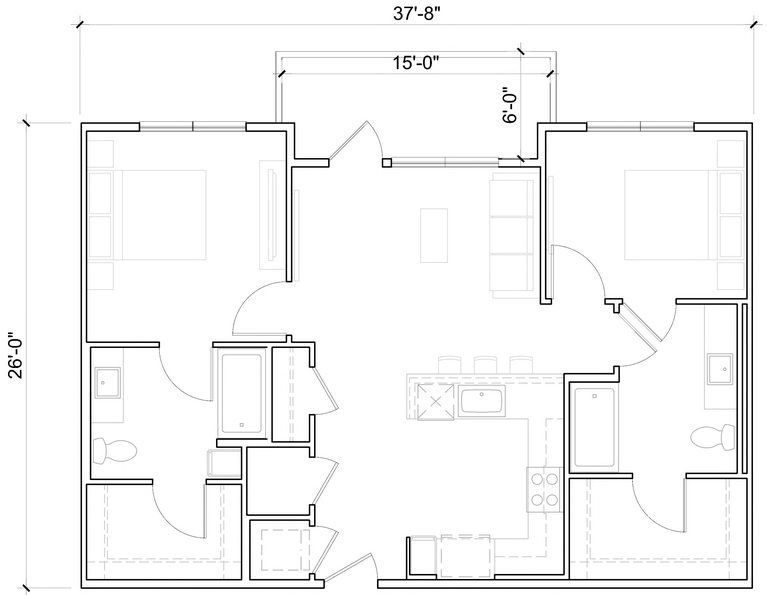
UNIT PLANS
STUDIOS AND 1-BEDROOM

A5-0



PLAN A3
1 BEDROOM
1 BATH
660 SF



PLAN B1
2 BEDROOM
2 BATH
952 SF

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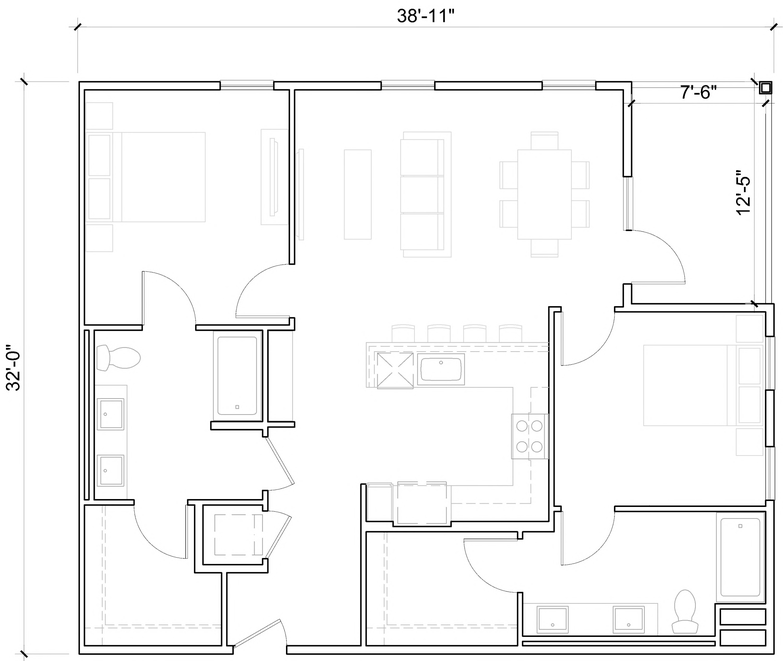
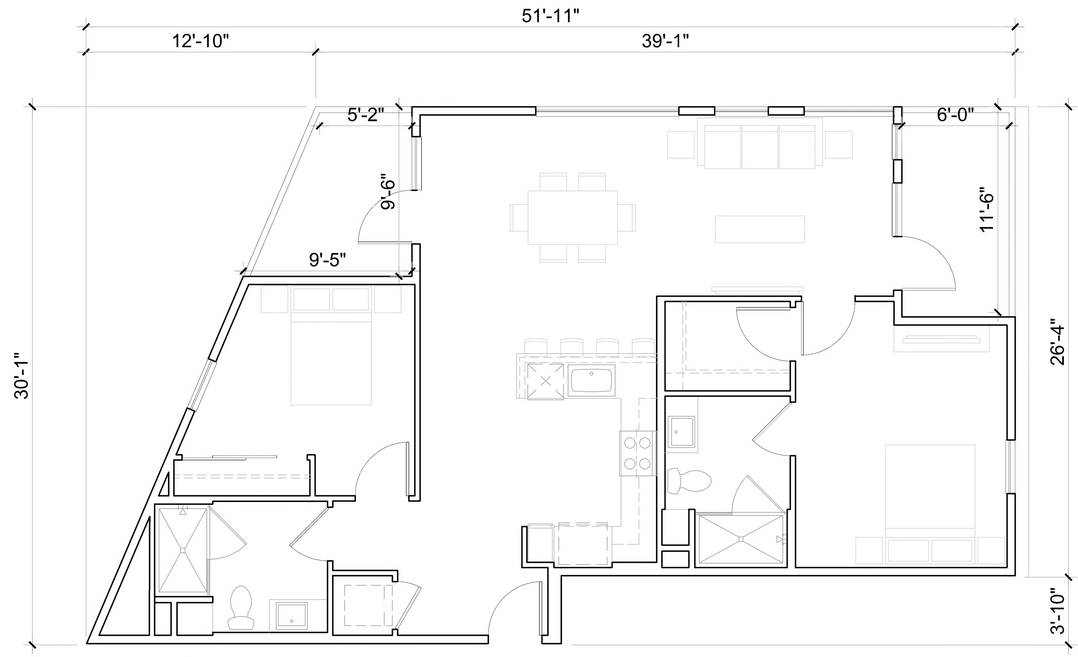
UNIT PLANS
1-BEDROOMS AND 2-BEDROOM

A5-1



PLAN B3
2 BEDROOM
2 BATH
1,145 SF



PLAN B3-ALT
2 BEDROOM
2 BATH
1,130 SF

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UNIT PLANS
2-BEDROOMS

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CONCEPTUAL PERSPECTIVES

A6-0

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CONCEPTUAL PERSPECTIVES

A6-1

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CONCEPTUAL PERSPECTIVES

A6-2

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CONCEPTUAL PERSPECTIVES

A6-3

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CONCEPTUAL PERSPECTIVES

A6-4

01_STUCCO BODY 01
20/30 FINISH

02_STUCCO BODY 02
SMOOTH FINISH

03_STUCCO BODY 03
20/30 FINISH

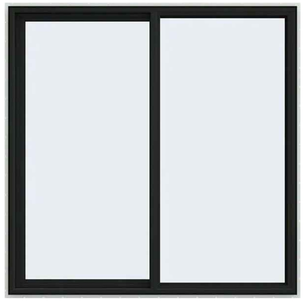
04_FIBER-CEMENT PANEL 01
CERACLAD_MODERN STRIPE

05_FIBER-CEMENT PANEL 02
CERACLAD_8-REVEAL

A | SOUTH ELEVATION

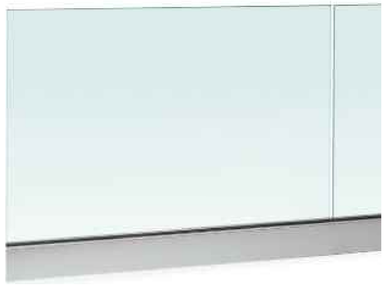
07_BOK MODERN METAL PANEL

08_NATURAL STONE TILE

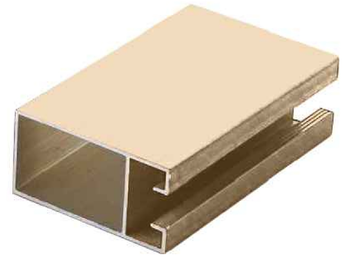


09_VINYL WINDOWS

10_DARK BRONZE STOREFRONT



11_GLASS GUARDRAILS



13_VERTICAL ALUMINUM LOUVRES

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COLOR AND MATERIALS

A8-0

Dero **Duplex**

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545

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GUIDE SPECIFICATIONS FOR THE DUPLEX BIKE RACK
SECTION 129313
BIKE RACKS

These specifications were current at the time of publication but are subject to change at any time without notice. Please confirm the accuracy of these specifications with the manufacturer and/or distributor prior to installation.

PART 1 GENERAL

1.1 Summary

This section includes specifications for the Duplex Bike Rack.

Modular system.

1.2 Quality Assurance

Installer Qualifications: An experienced installer who has completed installation of bicycle racks similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.

Manufacturer Qualifications: A firm experienced in manufacturing bicycle racks similar to those required for this project and with a record of successful in-service performance.

Source Limitations: Obtain each color, finish, shape and type of bicycle rack from a single source with resources to provide components of consistent quality in appearance and physical properties.

Product Options: Drawings indicate size, shape and dimensional requirements of bicycle racks and are based on the specific system indicated.

1.3 Submittals

Product Data: Include physical characteristics such as shape, dimensions, bicycle, material parking capacity and finish for each bicycle rack.

Shop Drawings: Show installation details for each bicycle rack.

Samples for Verification: Submit finish samples for review and verification.

Maintenance Data: For each bicycle rack.

Include recommended methods for repairing damage to the finish.

1.4 Delivery, Storage and Handling

A. Upon delivery, before signing for shipment, inspect for any damages and notate on the B.O.L.

B. Store bicycle racks in original undamaged packages and containers until ready for installation. Handle bicycle racks with sufficient care to prevent any scratches or damage to the finish.

1.5 Warranty

A. Bicycle racks carry a one-year manufacturer's limited warranty against defects in materials and workmanship. The one-year warranty period begins the date the product is shipped from the manufacturer.

PART 2 PRODUCTS

2.1 Acceptable Manufacturers

Provide bicycle racks manufactured by DERO BIKE RACK CO., 5522 Lakeland Avenue N., Minneapolis, MN 55429, 1-888-337-6729. Fax: 612-331-2731 Website: www.dero.com

2.2 Materials

Main frame tube: 2" 11g square tube

Connecter plates: 1/4" plate

Bike trays: 11g plate

Installation Method. Each connecter plate accepts 3/8" wedge anchors.

2.3 Finishes

A. Finish: A hot-dipped galvanized finish is standard. Over 250 high quality TGIC powder-coated colors are available from Dero Bike Rack Co.

2.4 Duplex Bike Rack

A. Setbacks

Please see setback diagrams.

PART 3 EXECUTION

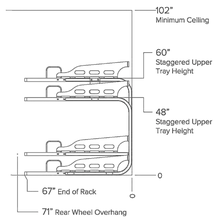
3.1 Ordering Information

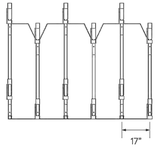
A. When ordering or specifying this rack, make sure the product type, finish and fastener type (if applicable) are included. Contact your Dero representative for a current price list or to place an order.

3.2 Freight

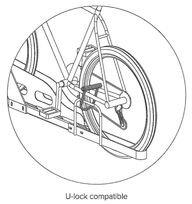
Call 1-888-337-6729 for freight quotes.

Dero **Duplex** **Submittal Sheet**



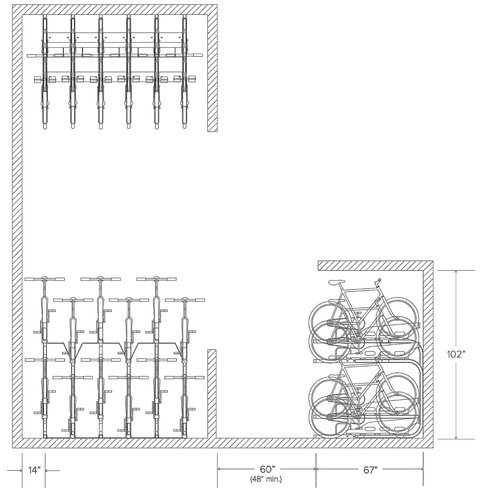


CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	**Main frame tube:** 2" 11g square tube **Connector plates:** 1/4" plate **Bike trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS	**Surface only** Each connector plate accepts 3/8" wedge anchors.



U-lock compatible

Dero **Duplex** **Setbacks** Single Sided



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BICYCLE PARKING SPECS

A9-0

Flo Bike Rack
Installation Guide

Date: September 9, 2016
www.landscapeforms.com Ph: 800.521.2546

Surface mount

Embedded

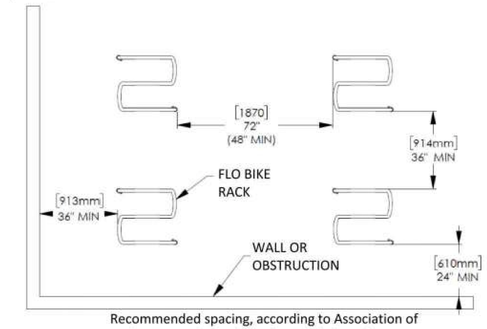
2X - Threaded rods
Embedded only

Included components:

- (2) 5/8-11 x 4" threaded rods with Loctite for embedded unit

Tools required:

- Surface mount unit ships fully assembled
- Surface mount option: (2) non-corrosive anchor bolts required per unit, maximum size Ø3/8" x 2-1/2" to 3" length
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

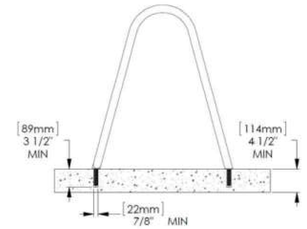
HANDLE WITH CARE! Flo's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

EMBEDDED INSTALLATION:

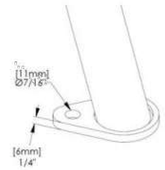
1. Install thread patch ends of threaded rods into the bike rack legs.
2. Set unit in position and mark hole locations.
3. Move unit and drill 7/8" diameter (minimum) holes 3-1/2" deep.
4. Set unit in position to make sure that Nylon glides make contact with the surface. Threaded rods should not be resting on the bottom of the drilled hole.
5. Move unit. Clear holes of debris.
6. Fill holes with chemical anchoring adhesive.
7. Set unit in position.
8. Wipe away excess adhesive.

SURFACE MOUNT INSTALLATION:

1. Set unit in place and mark holes.
2. Move the unit and drill the holes.
3. Install the anchors and bike rack according to the anchor manufacturer's instructions. Be sure that both anchor plates make solid contact with the surface.



Embedded detail



Surface mount detail

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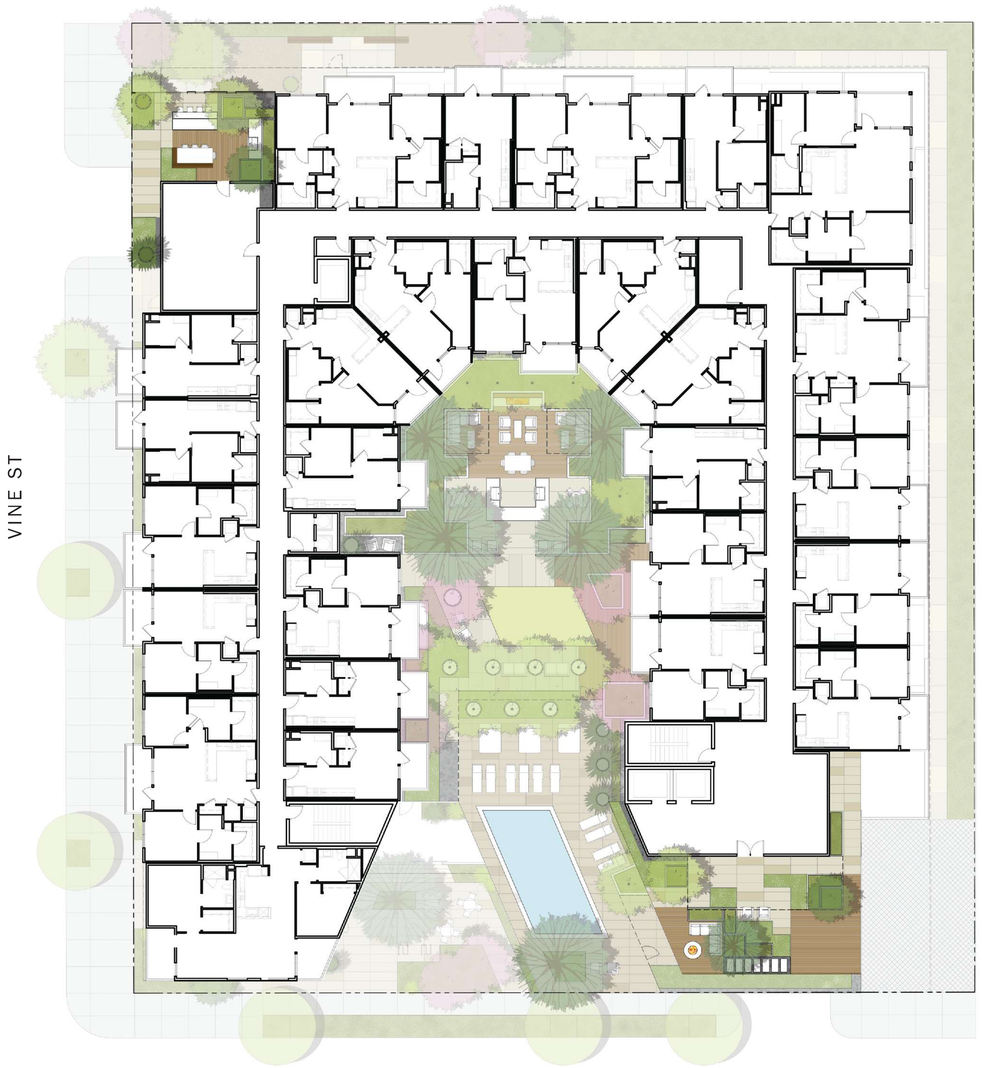
BICYCLE PARKING SPECS

A9-1



COMPOSITE LANDSCAPE PLAN

LANDSCAPE DATA

LANDSCAPE AREA	PROVIDED
Level 1	3213 SF
Level 3 Podium	2129 SF
Level 7	619 SF
Total	5961 SF

HYDROZONE AREA	PROVIDED
Very Low	895 SF
Low	3875 SF
Moderate	1191 SF
Total	5961 SF

EXTERIOR COMMON OPEN SPACE	PROVIDED	REQUIRED LANDSCAPE (25%)	PROPOSED LANDSCAPE
Level 1 Plaza	1200 SF	300 SF	394 SF
Level 3 Podium Courtyard	5970 SF	1493 SF	2129 SF
Level 7 Roof Deck A	1200 SF	300 SF	355 SF
Level 7 Roof Deck B	620 SF	155 SF	264 SF
Total	8990 SF	2248 SF	3142 SF

TREE COUNT	PROVIDED	REQUIRED
Level 1	9	**TOTAL UNITS: 151** **REQUIRED: (1) 24" BOX MIN. PER 4 UNITS**
Level 3 Podium	23	
Level 7	6	
Total	38	38

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LANDSCAPE DATA

L0-1

LEGEND

1. Entry Plaza
2. Bike Parking (6 spaces)
3. Planting Area
4. Decorative Pottery
5. Dog Run
6. Maintenance Path
7. Existing Street Trees
8. Proposed Street Tree
9. Streetscape per City Standards
10. Inner Garden Planting
11. Wood Screen with Vines

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LANDSCAPE PLAN
LEVEL 1

L1-1

LEGEND

1. Pool
2. Flush Planter
3. Pool Deck
4. Decorative Pottery
5. Live Roof Planting
6. Lawn
7. Fitness Spillout Space
8. Juice Bar/Countertop
9. Outdoor Kitchen
10. Fire Feature
11. Cabana Rooms
12. Garden Screens
13. Seating Gardens

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LANDSCAPE PLAN
LEVEL 3

L1-2

LEGEND

1. Fiberglass Planters
2. Live Roof Planting
3. Yoga/Sun Deck
4. Fire Feature
5. Stepping Stones
6. Trellis
7. Amenity Room Terrace
8. Outdoor Kitchen
9. Decorative Gravel
10. Countertop w/ Bar Seating
11. Decorative Pottery

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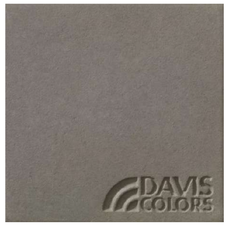
LANDSCAPE PLAN
LEVEL 7

L1-3

HARDSCAPE PALETTE

PAVING | GROUND LEVEL

Integral Color Concrete | Trademark
Color: Mesa Sand
Finish: Ecocast #5



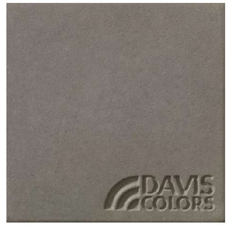
Integral Color Concrete | Davis
Color: Dune
Finish: Sandblast

Precast Concrete Paver | Stepstone
Color: Porcelain
Finish: Medium Sandblast w/Slag

Decomposed Granite | Southwest
Color: Desert Gold

PAVING | PODIUM AND ROOF LEVELS

Integral Color Concrete | Trademark
Color: Mesa Sand
Finish: Ecocast #5



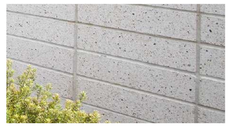
Integral Color Concrete | Davis
Color: Dune
Finish: Sandblast

Porcelain Tile | Belgard
Color: Jurupa - Camp
Finish: N/A

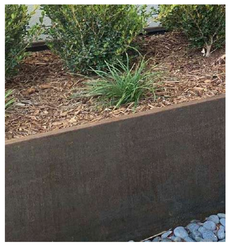
Porcelain Tile | Belgard
Color: Lagoon - Atmosphere
Finish: N/A

WALLS + POTTERY

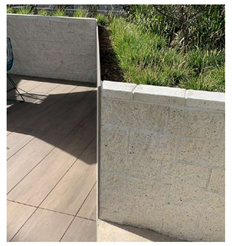
CMU Planter | Orco
Color: Tan
Finish: Precision



CMU Planter | Orco
Color: White
Finish: Burnished



Steel Planter
Color: Bronze
Finish: Matte



CMU to Steel Planter Connection

Fiberglass Pottery | Old Town Fiberglass
Color: Venetian and River Gold
Finish: Matte

Concrete Pottery | Kornegay
Color: Sandstone
Finish: Sandblast

PLANT PALETTE

TREES

Arbutus 'Marina'
Strawberry Tree

Agonis flexuosa 'Burgundy'
Burgundy Peppermint Willow

Chilopsis linearis
Desert Willow

Olea europaea 'Swan Hill'
Swan Hill Fruitless Olive

Dracaena draco
Dragon Tree

Ulmus parvifolia 'Drake'
Drake Elm

SHRUBS

Acacia cognata 'Cousin Itt'
Cousin Itt Acacia

Aloe vera
NCN

Dianella caerulea 'Cassa Blue'
Cassa Blue Flax Lily

Echium candicans
Pride of Madeira

Epilobium canum
California Fuchsia

Euphorbia characias 'Glacier
Glacier Blue Spurge

Fejoia sellowiana
Pineapple Guava

Kalanchoe beharensis
Velvet Elephant Ear

Leonotis leonurus
Lion's Ear

Mahonia eurybracteata 'Soft Caress'
Soft Caress Mahonia

Miscanthus sinensis 'Adagio'
Adagio Maiden Grass

Olea europaea 'Little Ollie'
Little Ollie Olive

Salvia chamaedryoides
Germander Sage

Salvia clevelandii
Cleveland Sage

Westringia fruticosa 'Morning Light'
Morning Light Coast Rosemary

Yucca whipplei
Our Lord's Candle

GRASSES + GROUNDCOVER

Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama

Juniperus conferta 'Blue Pacific'
Blue Pacific Shore Juniper

Sedum reflexum 'Blue Spruce'
Blue Spruce Creeping Sedum

Sesleria autumnalis
Autumn Moor Grass

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE (HxW)	WUCOLS
Arbutus 'Marina'	Strawberry Tree	40' x 25'	Low
Agonis flexuosa 'Burgundy'	Burgundy Peppermint Willow	20' x 15'	Low
Chilopsis linearis	Desert Willow	20' x 15'	Very Low
Dracaena draco	Dragon Tree	20' x 15'	Low
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	25' x 20'	Low
Ulmus parvifolia 'Drake'	Drake Elm	40' x 35'	Moderate
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	3' x 12'	Moderate
Aloe vera	NCN	2' x 2'	Low
Dianella caerulea 'Cassa Blue'	Cassa Blue Flax Lily	2' x 2'	Moderate
Echium candicans	Pride of Madeira	5' x 5'	Low
Epilobium canum	California Fuchsia	2' x 4'	Very Low
Euphorbia characias 'Glacier Blue'	Glacier Blue Spurge	2' x 2'	Very Low
Fejoia sellowiana	Pineapple Guava	10' x 10'	Low
Kalanchoe beharensis	Velvet Elephant Ear	10' x 6'	Low
Leonotis leonurus	Lion's Ear	5' x 5'	Low
Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	3' x 3'	Moderate
Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	2' x 3'	Moderate
Olea europaea 'Little Ollie'	Little Ollie Olive	5' x 4'	Low
Salvia chamaedryoides	Germander Sage	2' x 4'	Low
Salvia clevelandii	Cleveland Sage	4' x 4'	Low
Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	3' x 3'	Low
Yucca whipplei	Our Lord's Candle	2' x 3'	Very Low
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1' x 1'	Low
Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	1' x 6'	Low
Sedum reflexum 'Blue Spruce'	Blue Spruce Creeping Sedum	6" x 18"	Low
Sesleria autumnalis	Autumn Moor Grass	1'x1'	Moderate

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CONCEPTUAL DESIGN
APRIL 11, 2023

HARDSCAPE + PLANT PALETTE