



PROJECT RENDERING - LOOKING NORTH EAST 0.00



AERIAL CONTEXTUAL - LOOKING NORTH EAST 0.01

730 S. WESTERN
SCHEMATIC DESIGN



AERIAL CONTEXTUAL - LOOKING NORTH WEST 0.02

730 S. WESTERN
SCHEMATIC DESIGN



AERIAL CONTEXTUAL - LOOKING SOUTH WEST 0.03

730 S. WESTERN
SCHEMATIC DESIGN



AERIAL CONTEXTUAL - LOOKING SOUTH EAST 0.04

730 S. WESTERN
SCHEMATIC DESIGN

PROJECT NARRATIVE

The proposed 7 story mixed-use project will have 125 units with a variety of one and two bedroom units, including 13 extremely low income units, and 3,920 square feet of ground level commercial space. The proposed project will utilize incentives per LAMC 12.22A.31TOC.

The building's ground level includes commercial stores along with a driveway for convenient access to residential and commercial parking. Ground level residential uses will include a street fronting lobby and multiple recreation spaces.

The project's design appropriately serves as a transition from the neighboring two and three story commercial buildings to the newer six and seven story residential buildings scattered throughout this section of Western Avenue.

The street fronting commercial will include a raised planter and elevated walkway with varied storefronts along with opportunities for table seating. A second level design element of horizontal corrugated metal with store signage below relates to the scale of the neighboring commercial buildings.

The upper residential levels of the building massing are broken into two wings of six levels that wrap around a landscaped courtyard that opens to Western. All units have been designed to maximize light and ventilation with large windows or glass doors opening to generous balconies.

The upper portion of the building's façade has been designed to complement Western's vibrant mixed-use scene, with two large accent panels of dramatic "fire red" colored metal that include project signage. Warm white stucco panels and dark grey recessed window walls and balconies create a rhythm relating to the newer neighborhood residential buildings.

The project will feature many residential amenities including a second level recreation room that opens on to the courtyard. The courtyard will feature lush landscaping, a pool and spa, along with outdoor seating and a firepit. Amenities will also include a rooftop view deck with barbecues and outdoor seating and dining areas.

PARKING SUMMARY

PARKING REQUIRED:

RESIDENTIAL:
125 UNITS X 0.5 = 62.5 ROUND UP = 63

COMMERCIAL 2/1000 X 3,920 SF= 7.84 ROUND UP = 08
(LESS TOC 30%) = 5.6 ROUND UP = 06

TOTAL REQUIRED: 69

PARKING PROVIDED:

RESIDENTIAL	
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
STD	15
COMP	1
TANDEM	5
VAN	1
STD ACC	1
VAN ACC	1
	24
SUB PARKING LEVEL P1	
STD	51
COMP	9
TANDEM	11
	71
	95
COMMERCIAL	
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
	3
COMP	2
VAN ACC	1
	6
	6
TOTAL PARKING PROVIDED:	101

TOTAL PARKING TYPES PROVIDED:

STD	69
COMP	12
TANDEM	16
VAN	1
STD ACC	1
VAN ACC	2
TOTAL PARKING PROVIDED:	101

THE FOLLOWING IS REQUIRED OF THE TOTAL PARKING PROVIDED:

RESIDENTIAL ACCESSIBLE:
2% OF THE RESIDENTIAL PARKING PROVIDED (1 VAN MIN)

95 SPACE 0.02 1.90 ROUND UP 2 SPACES
TOTAL RESIDENTIAL ACCESSIBLE PROVIDED: 2

COMMERCIAL ACCESSIBLE:
1-25 SPACES 1 SPACE (1 VAN MIN) 1 SPACE
TOTAL COMMERCIAL ACCESSIBLE PROVIDED: 1

EV SPACES REQUIRED:
101 X 35% = 35.35 ROUND UP 36

TOTAL EV PARKING PROVIDED:

STD	32
VAN	1
STD ACC	1
VAN ACC	2
TOTAL PARKING PROVIDED:	36

UNIT SUMMARY			
UNIT NAME	AVERAGE UNIT AREA (SF)	AREA	NO.UNIT
1B-01	662	27,822 SF	42
1B-02	645	7,737 SF	12
1B-03	647	7,761 SF	12
1B-04	653	3,918 SF	6
1B-05	599	599 SF	1
1B+FL-01	710	4,257 SF	6
1B+FL-02	826	4,957 SF	6
2B-01	997	5,984 SF	6
2B-02	974	5,841 SF	6
2B-03	1,002	6,011 SF	6
2B-04	1,043	6,255 SF	6
2B-05	1,048	5,240 SF	5
2B-06	792	4,752 SF	6
2B-07	740	3,701 SF	5
TOTAL		94,834 SF	125

UNIT TYPE		NO.UNIT
1 BED		73
1 BED +		12
2 BED		40
TOTAL		125

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED:
125 UNITS TOTAL

1B 73 X 100 = 7,300
1B+ 12 X 125 = 1,500
2B 40 X 125 = 5,000
125 13,800
T3 25% REDUCTION = <3,450>
TOTAL REQUIRED: 10,350 SF

MAXIMUM ALLOWED INDOOR OPEN SPACE IS 25%
OF REQUIRED = 2,587 SF

OPEN SPACE PROVIDED:

INDOOR	
RECREATION SPACE 01	679 SF
RECREATION SPACE 02	713 SF
RECREATION SPACE 03	926 SF
	2,318 SF

OUTDOOR	
POOL COURT	3,645 SF
RECREATION SPACE	
ROOF RECREATION SPACE	1,437 SF
	5,082 SF

PRIVATE	
BALCONY/TERRACE (59X50 SF) *	2,950 SF
	2,950 SF

TOTAL OPEN SPACE PROVIDED 10,350 SF

*NO. OF PRIVATE BALCONY/TERRACE

2ND LEVEL: 00
3RD LEVEL: 08
4TH LEVEL: 12
5TH-7TH LEVEL: 13X3 39
TOTAL 59

BUILDING FAR SUMMARY

1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
COMMERCIAL	3,705 SF
COMMERCIAL TRASH	215 SF
RESIDENTIAL (COMMON AREA)	3,096 SF
RESIDENTIAL TRASH	247 SF
	7,263 SF
2ND/PODIUM LEVEL	
RESIDENTIAL	15,992 SF
RESIDENTIAL (COMMON AREA)	926 SF
	16,918 SF
3RD LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
4TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
5TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
6TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
7TH LEVEL	
RESIDENTIAL	16,892 SF
	16,892 SF
TOTAL FAR PROVIDED	108,641 SF

COMMERCIAL FAR	3,920 SF
RESIDENTIAL FAR	104,721 SF
TOTAL FAR PROVIDED	108,641 SF

BIKE PARKING SUMMARY

RESIDENTIAL BIKE PARKING REQUIRED:

LONG TERM

01- 25 UNITS 25 1/1.0 UNIT = 25
26-100 UNITS 75 1/1.5 UNITS = 50
101-200 UNITS 25 1/2.0 UNITS = 12.5
SUB TOTAL 87.5 = 87

SHORT TERM

01- 25 UNITS 25 1/10 UNITS = 2.5
26-100 UNITS 75 1/15 UNITS = 5.0
101-200 UNITS 25 1/20 UNITS = 1.25
SUB TOTAL 8.75 = 9.0

TOTAL RESIDENTIAL BIKE REQUIRED: 96

COMMERCIAL BIKE PARKING REQUIRED:

LONG TERM

1/2000 SF X 3,920 SF (2 SPACES MIN.)= 1.96 = 2

SHORT TERM

1/2000 SF X 3,920 SF (2 SPACES MIN.)= 1.96 = 2

TOTAL COMMERCIAL BIKE REQUIRED: 4

TOTAL BIKE PARKING REQUIRED: 96 + 4 = 100

BIKE PARKING PROVIDED:

TOTAL LONG TERM BIKE PARKING PROVIDE: 89
TOTAL SHORT TERM BIKE PARKING PROVIDE: 11
TOTAL BIKE PARKING PROVIDE: 100

PROJECT INFORMATION

PROJECT: 125 UNITS - 7 STORY MIXED USE PROJECT
TOC: TIER 3
AFFORDABLE REQUIREMENT: 10% = 13 "EXTREMELY LOW INCOME" UNITS
ADDRESS: 730 S. WESTERN AVENUE, LOS ANGELES, CA
APN: 5093007029

OWNER:
730 WESTERN LP
3470 WILSHIRE BLVD. STE 700
LOS ANGELES, CA 90010

NEIGHBORHOOD COUNCIL: WILSHIRE CENTER-KOREA TOWN
COUNCIL DISTRICT: CD 10

LADBS DISTRICT OFFICE: LA METRO
LEGAL DESCRIPTION:
TRACT: TR2189
BLOCK: NONE
LOTS: 14, 15, 16 AND PORTION LOT 13

ZONING: C2-1-0
LOT AREA: 28,971 SF (BEFORE DEDICATION)

FAR: 3.75 PER T3 MAX
3.75 X 28,971 SF = 108,641 SF

OPEN SPACE: 25% T3 REDUCTION
DENSITY: 1/400 X 28,971 SF = 73 UNITS
+T3: 70% 1.7 = 125 UNITS
(NOTE: FRACTION OF UNITS ROUNDED UP PER PG 9 OF TOC GUIDELINES ITEM V2a)

GENERAL PLAN USE: GENERAL COMMERCIAL
SPECIFIC PLAN: NONE
RPA: WILSHIRE CENTER - KOREA TOWN
ADAPTIVE REUSE INCENTIVE AREA: YES

HEIGHT: C2 UNLIMITED (TYPE III 75' MAX)

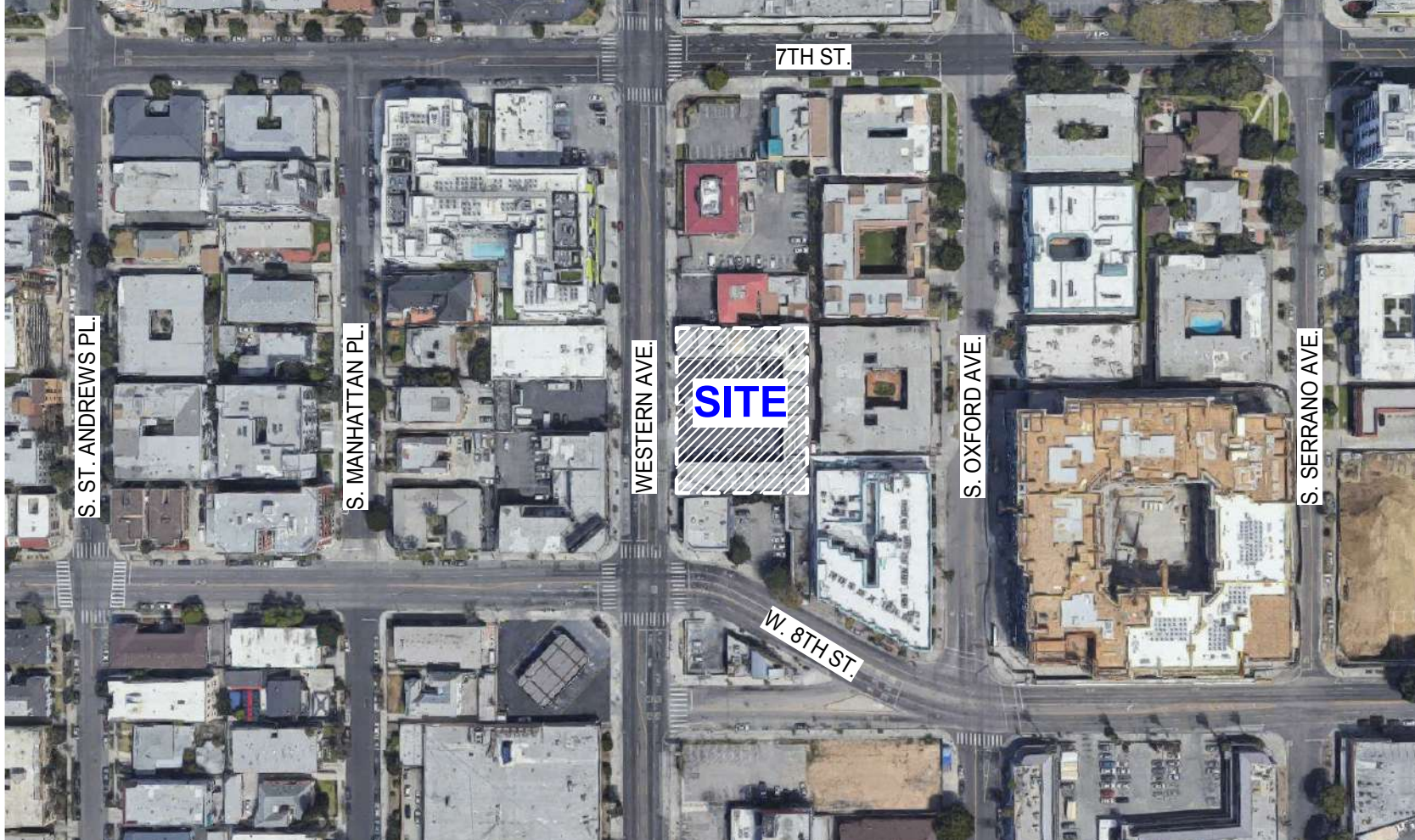
INCENTIVES (PER LAMC 12.22A.31 TOC):

- BASE INCENTIVES:
- a. FAR 3.75 INCREASE
 - b. DENSITY INCREASE 1/400 SF + 70%
 - c. RESIDENTIAL PARKING 0.5 PER UNIT
- ADDITIONAL INCENTIVES:
- d. RAS 3 SETBACK REQUIREMENTS
 - e. OPEN SPACE 25% REDUCTION

CONSTRUCTION:
TYPE III 5 LEVEL RESIDENTIAL OVER TYPE I GROUND LEVEL RETAIL AND PARKING AND TYPE I 2ND LEVEL RESIDENTIAL WITH 1 SUB LEVEL TYPE I PARKING, ALL FULLY FIRE SPRINKLERED

YARDS: FRONT: 0' PER C2/R4 ZONE
SIDE: 5' RESIDENTIAL RAS 3 (PER T3)
REAR: 5' RESIDENTIAL RAS 3 (PER T3)

- PARKING:
- RESIDENTIAL: 0.5 SPACE/UNIT
 - COMMERCIAL: 2 SPACES/1000SF (PLUS 30% REDUCTION PER TOC 3)

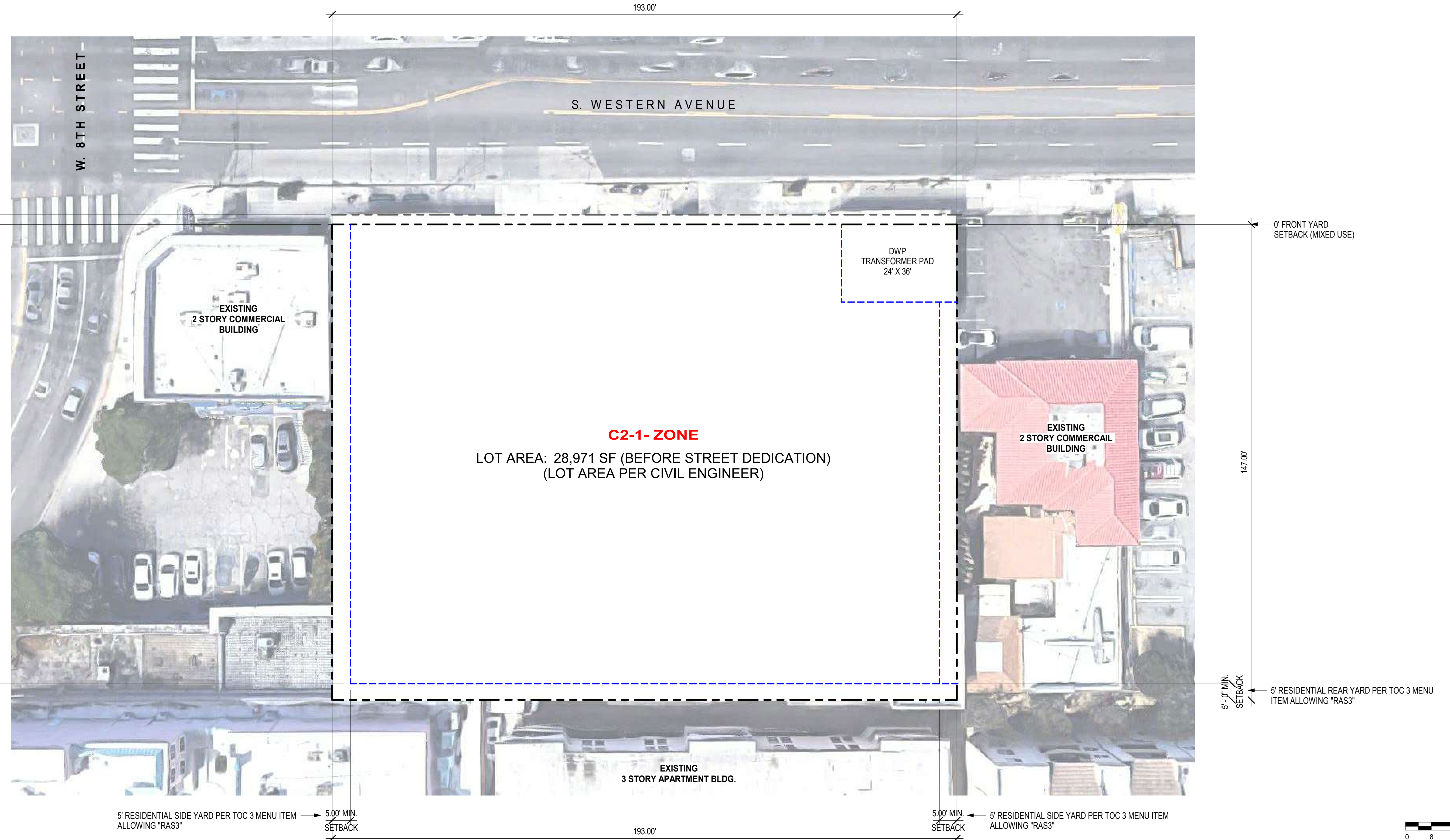


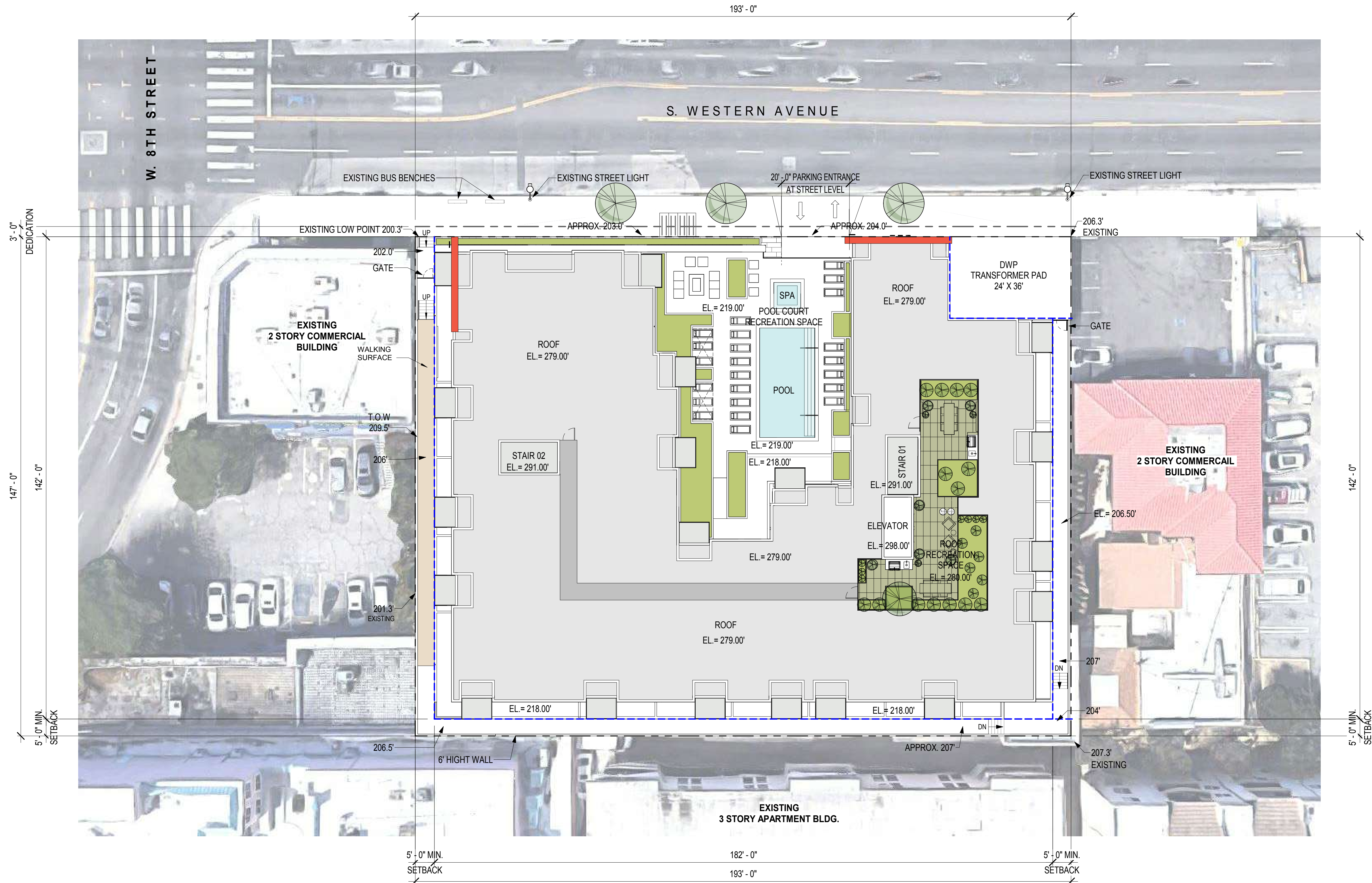
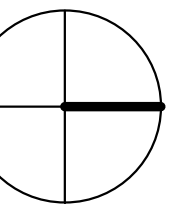
VICINITY MAP

PROJECT INFORMATION

1.00

730 S. WESTERN
SCHEMATIC DESIGN



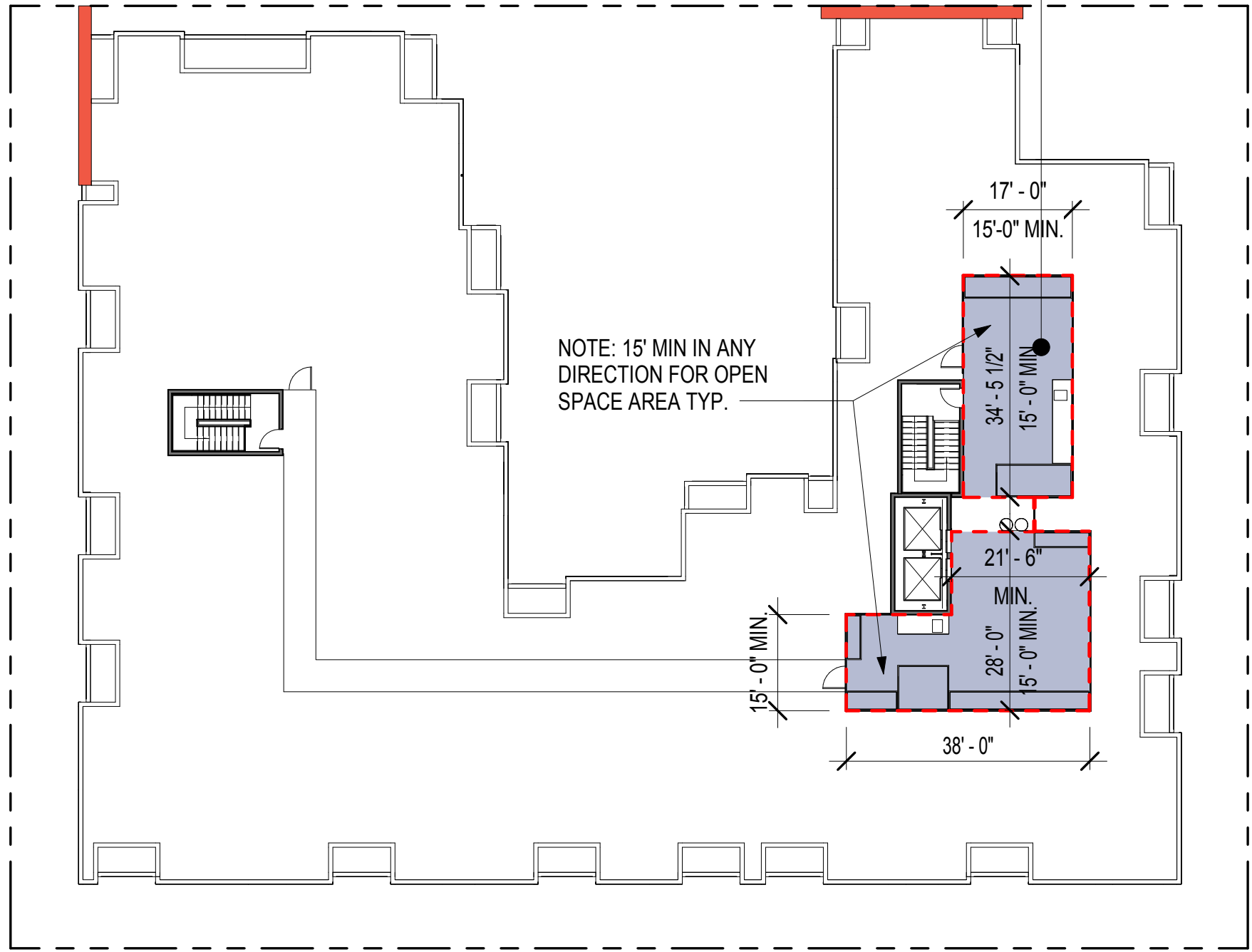


BUILDING SITE PLAN
1.02

730 S. WESTERN
SCHEMATIC DESIGN

NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE
CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION

**ROOF
RECREATION
SPACE**
1,437 SF



ROOF DECK
3/64" = 1'-0"

6

PRIVATE BALCONY TYP.
6' x 8.5'
50 SF MIN.

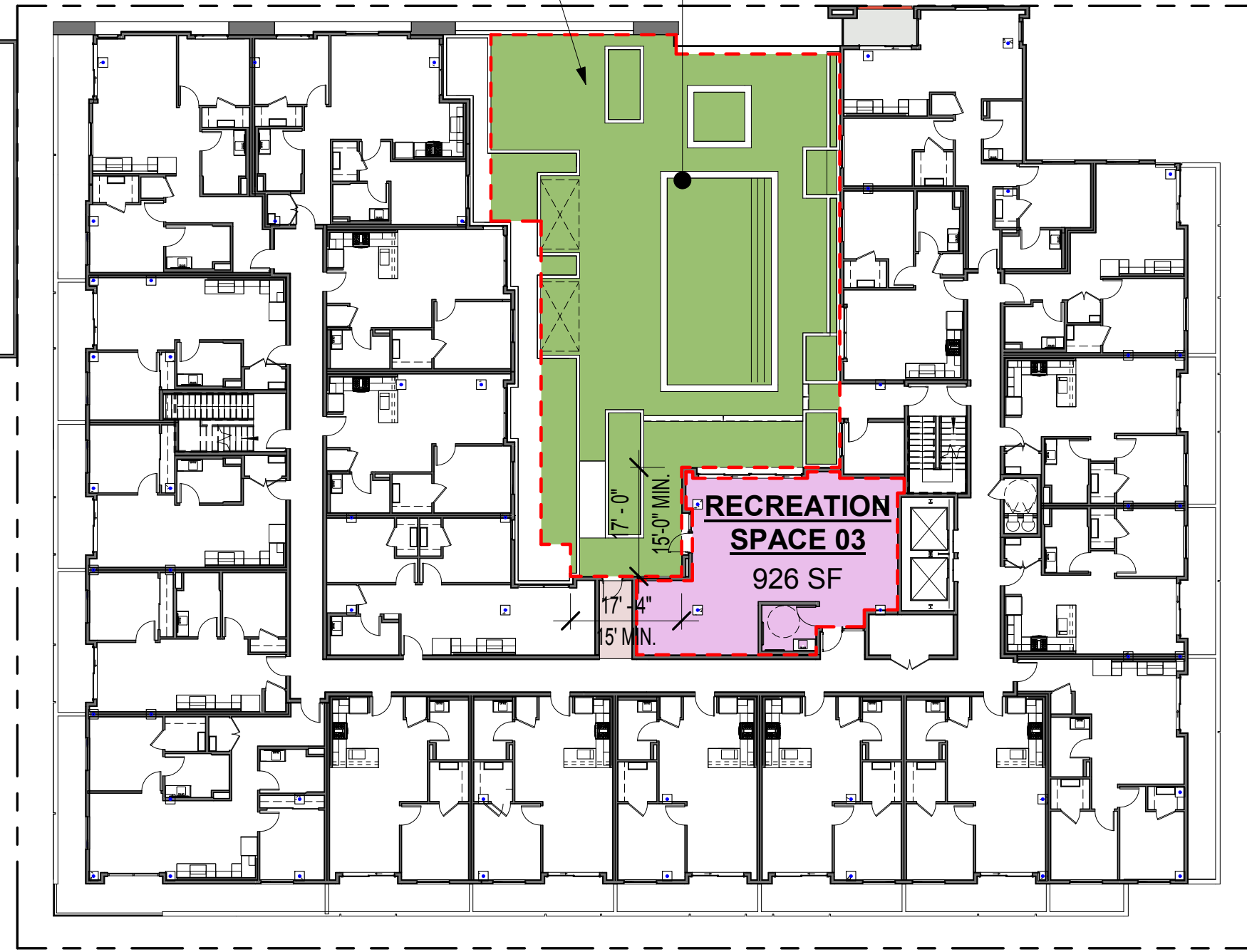


PRIVATE BALCONY TYP.
6' x 8.5'
50 SF MIN.

4TH LEVEL
3/64" = 1'-0"

4

**POOL COURT
RECREATION
SPACE**
3,645 SF



2ND/PODIUM LEVEL
3/64" = 1'-0"

2

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED: 125 UNITS.			TOTAL
1B	73 X 100	=	7,300
1B+	12 X 125	=	1,500
2B	40 X 125	=	5,000
	125		13,800
T3 25% REDUCTION		=	<3,450>
TOTAL REQUIRED:			10,350 SF
MAXIMUM ALLOWED INDOOR OPEN SPACE IS 25% OF REQUIRED = 2,587 SF			
OPEN SPACE PROVIDED:			
INDOOR			
RECREATION SPACE 01			679 SF
RECREATION SPACE 02			713 SF
RECREATION SPACE 03			926 SF
			2,318 SF
OUTDOOR			
POOL COURT RECREATION SPACE			3,645 SF
ROOF RECREATION SPACE			1,437 SF
			5,082 SF
PRIVATE			
BALCONY/TERRACE (59X50 SF) *			2,950 SF
			2,950 SF
TOTAL OPEN SPACE PROVIDED			10,350 SF

***NO. OF PRIVATE BALCONY/TERRACE**

2ND LEVEL:	00
3RD LEVEL:	08
4TH LEVEL:	12
5TH-7TH LEVEL:	39
TOTAL	59

PRIVATE BALCONY TYP.
6' x 8.5'
50 SF MIN.

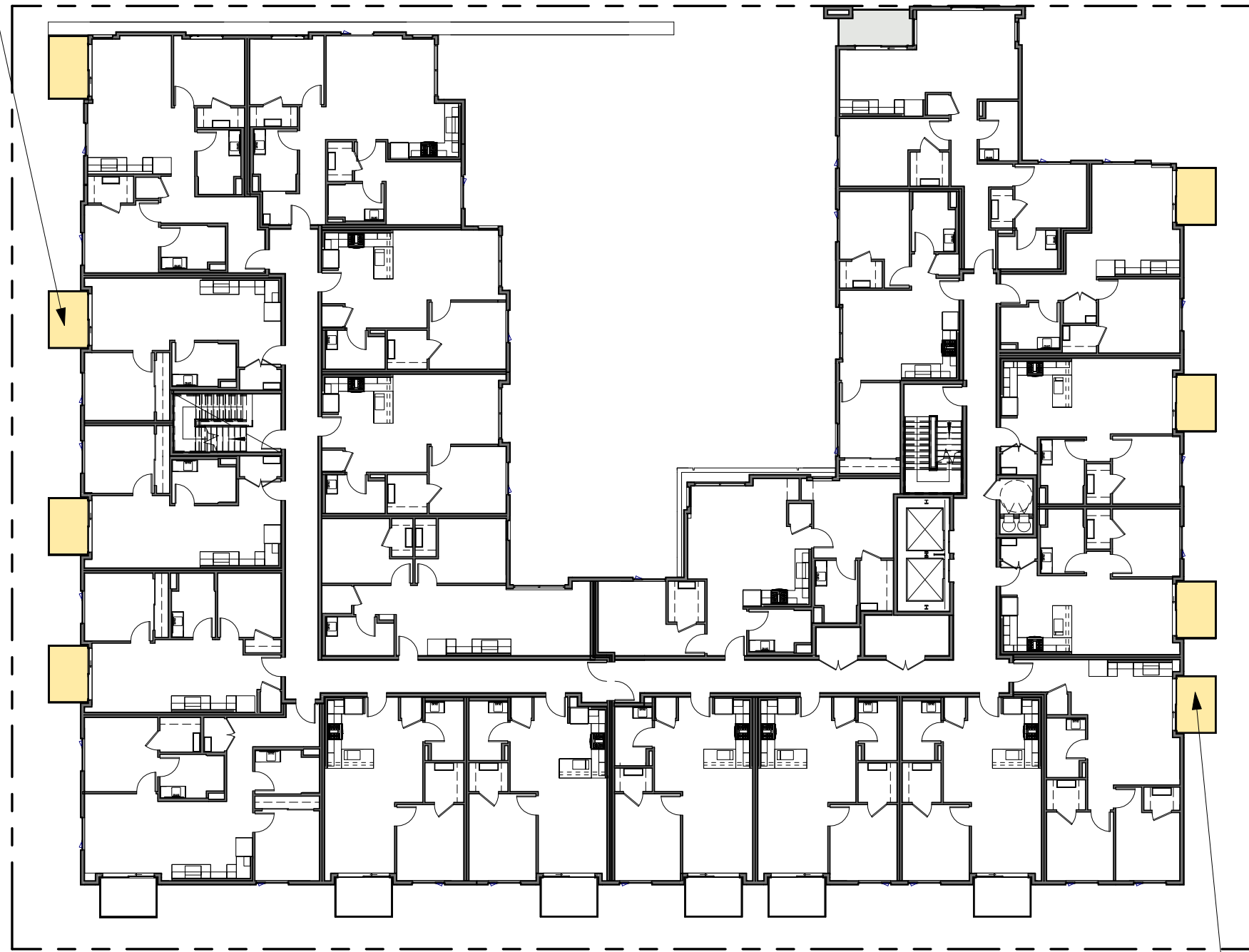


PRIVATE BALCONY TYP.
6' x 8.5'
50 SF MIN.

5TH / 7TH LEVEL
3/64" = 1'-0"

5

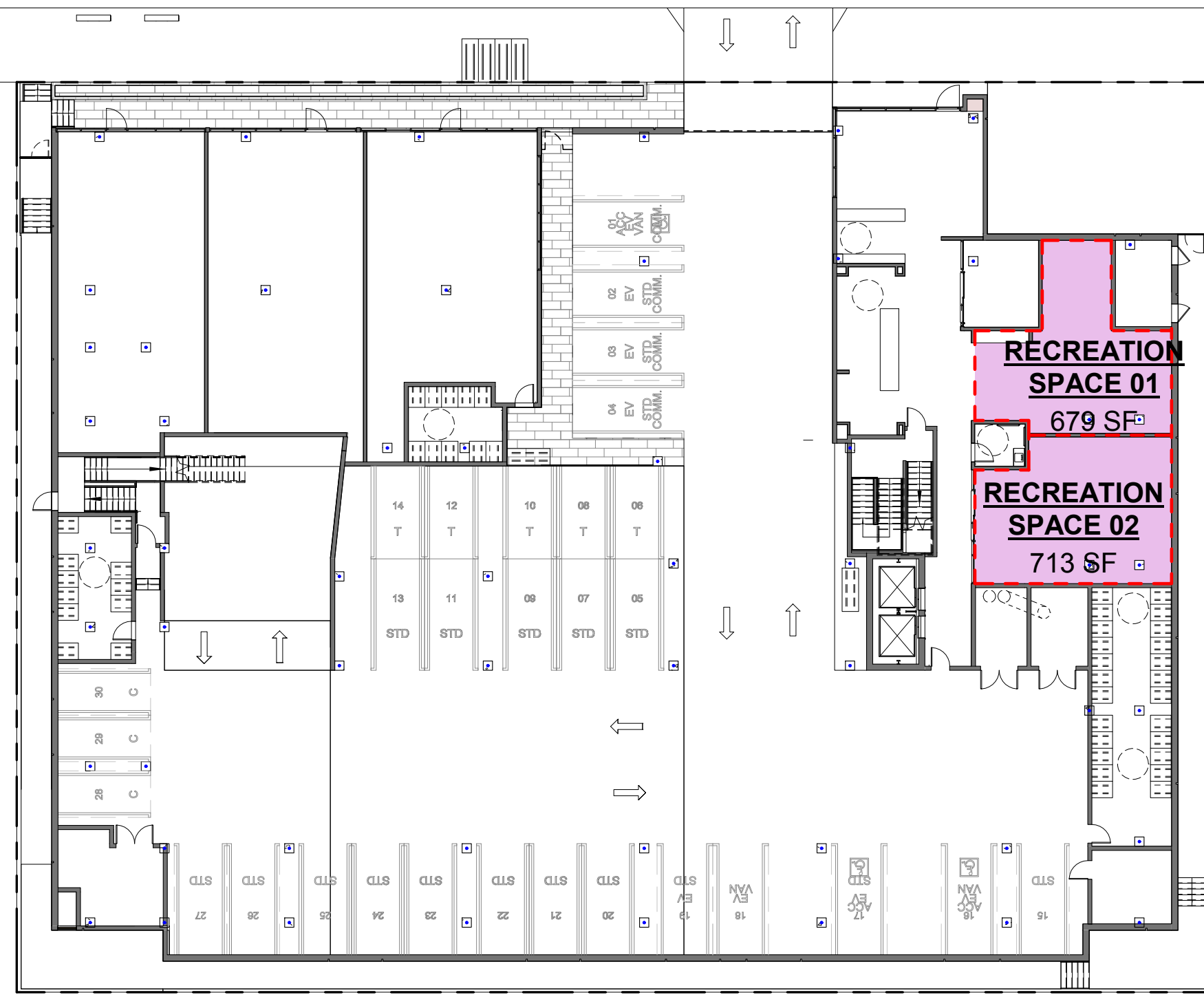
PRIVATE BALCONY TYP.
6' x 8.5'
50 SF MIN.



PRIVATE BALCONY TYP.
6' x 8.5'
50 SF MIN.

3RD LEVEL
3/64" = 1'-0"

3



1ST/GROUND LEVEL
3/64" = 1'-0"

1

OPEN SPACE SUMMARY & DIAGRAMS

1.05

Building Area Analysis Part 2: Calculation Table

730 S. Western

Applicant fills in cells with this color

11/22/2022

Floor Area (non-parking)

	Residential Floor Area (not shared)	Non-residential Floor Area	
P-1	1969	0	
G-Level 1	5218	4470	
Level 2	18411	0	
Level 3	18618	0	
Level 4	18562	0	
Level 5	18618	0	
Level 6	18618	0	
Level 7	17566	0	
Roof	0	0	
Totals	117580.00	4470.00	122050.00
Ratios	96.34%	3.66%	100.00%

Shared Floor Area (non-parking)

P-1		0
G-Level 1		670
Total Shared	645.46	24.54

Floor Area (parking)

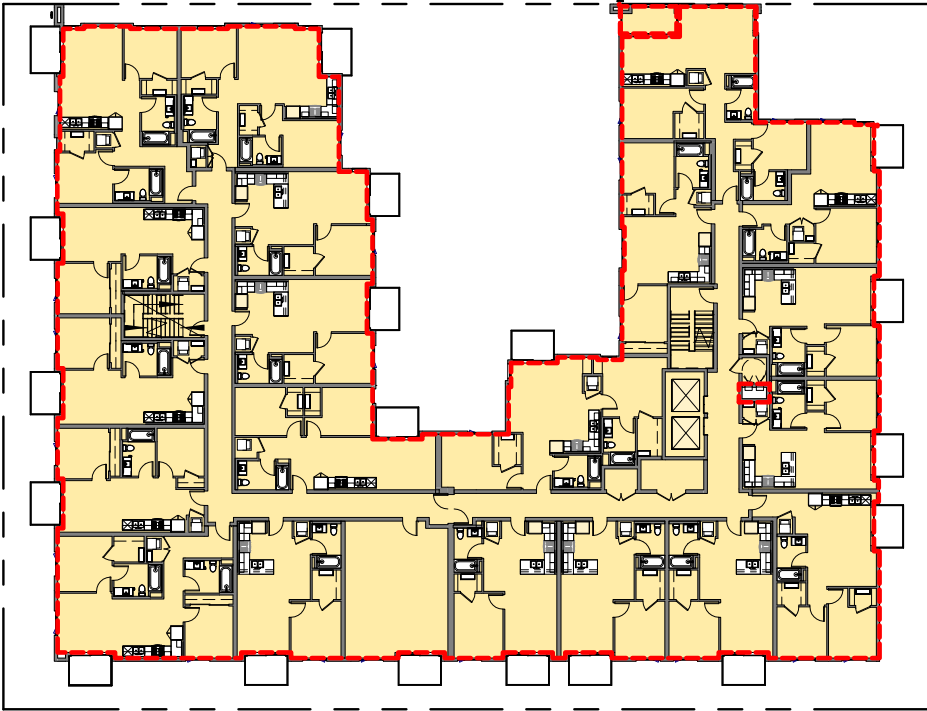
	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
P-1	22687	0	0
G-Level 1	6695	1225	5743
Totals	29382.00	1225.00	5743

Parking Spaces using shared facilities

	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	95	6	101
Ratios	94.06%	5.94%	100.00%
	5401.83	341.17	

GRAND TOTALS

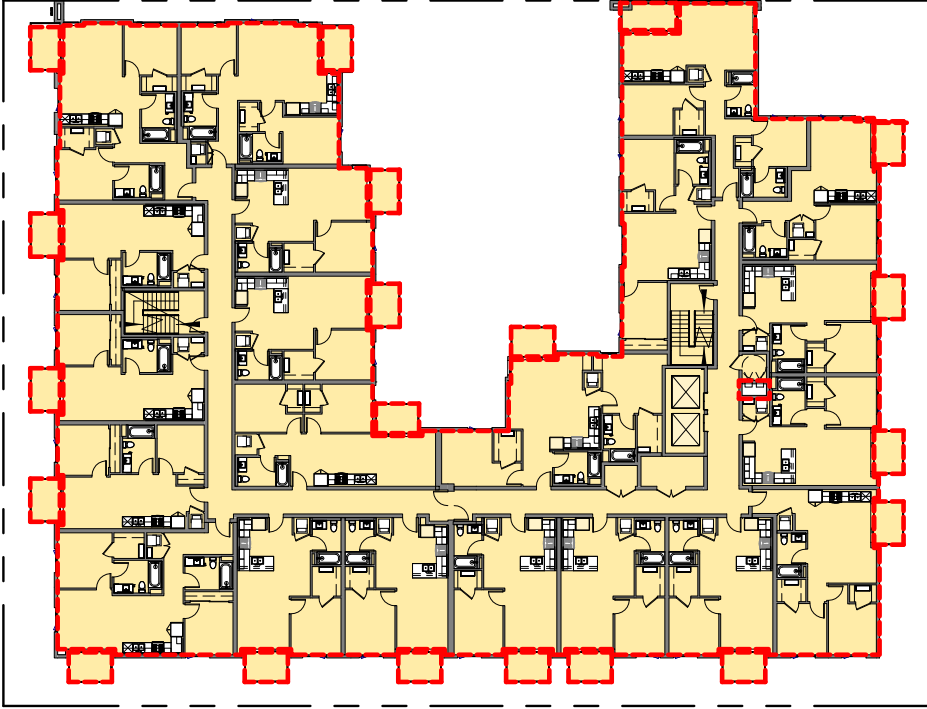
	Residential Floor Area	Non-residential Floor Area	
Total QTY	153009.29	6060.71	159070
Total Ratios	96.19%	3.81%	100.00%



7TH LEVEL

1" = 40'-0"

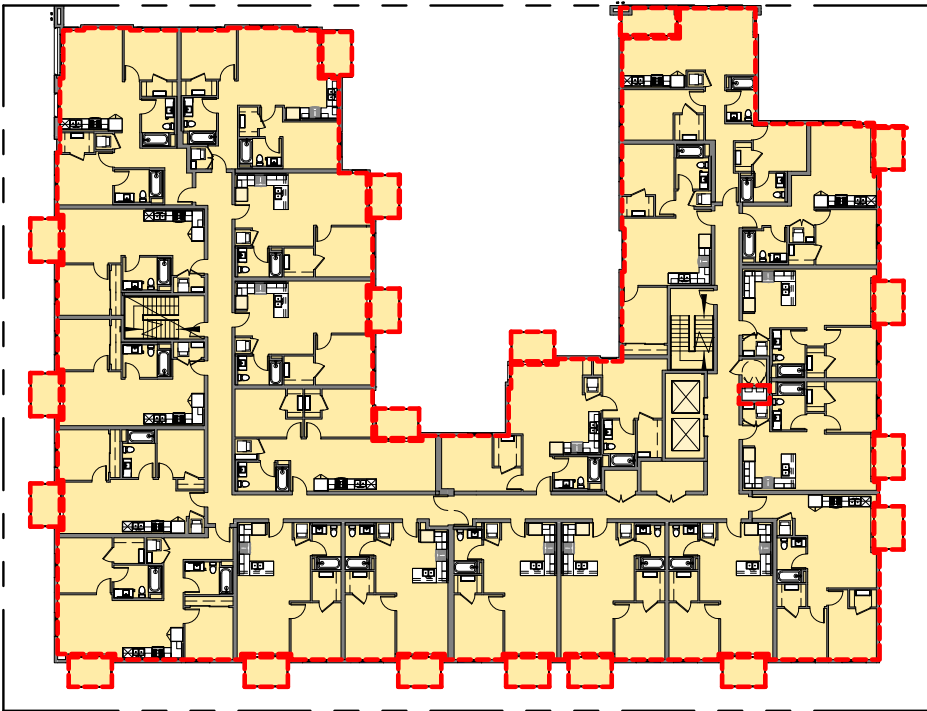
7



5TH/6TH LEVEL

1" = 40'-0"

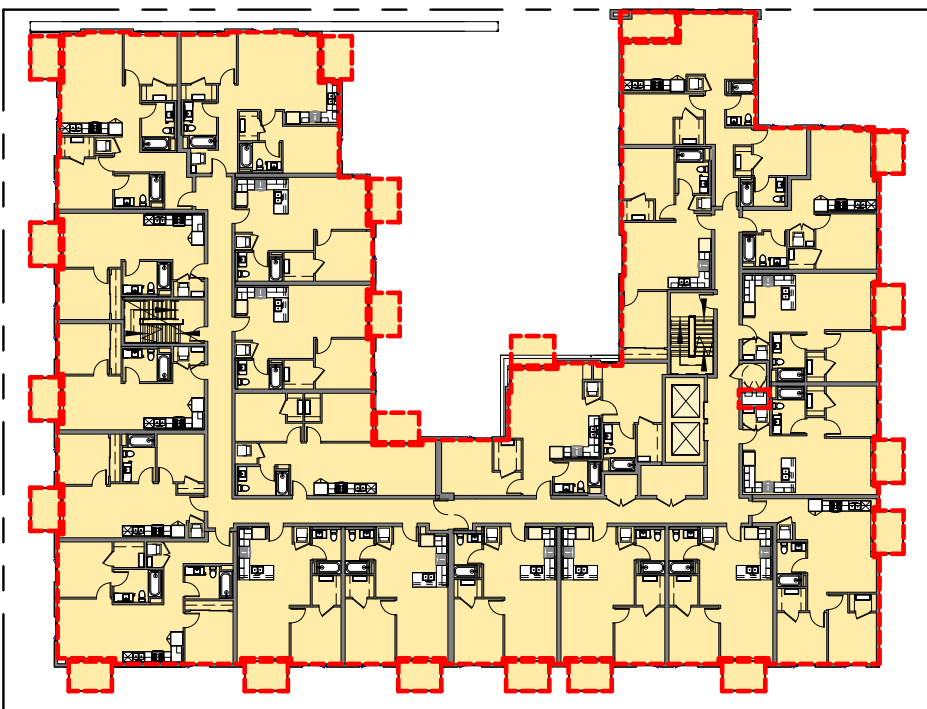
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4TH LEVEL

1" = 40'-0"

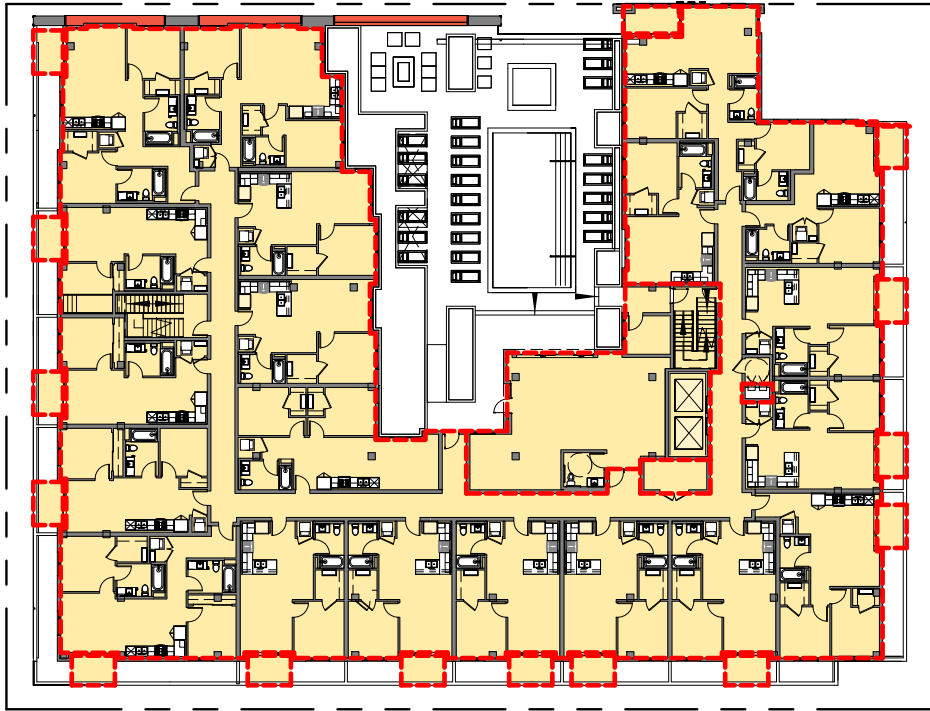
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3RD LEVEL

1" = 40'-0"

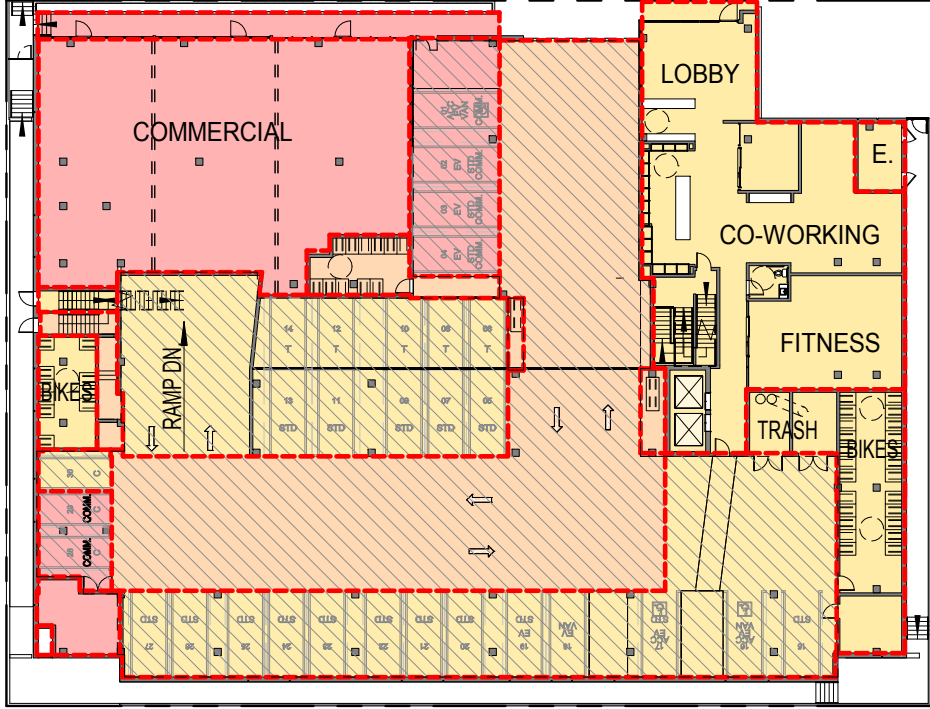
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2ND LEVEL

1" = 40'-0"

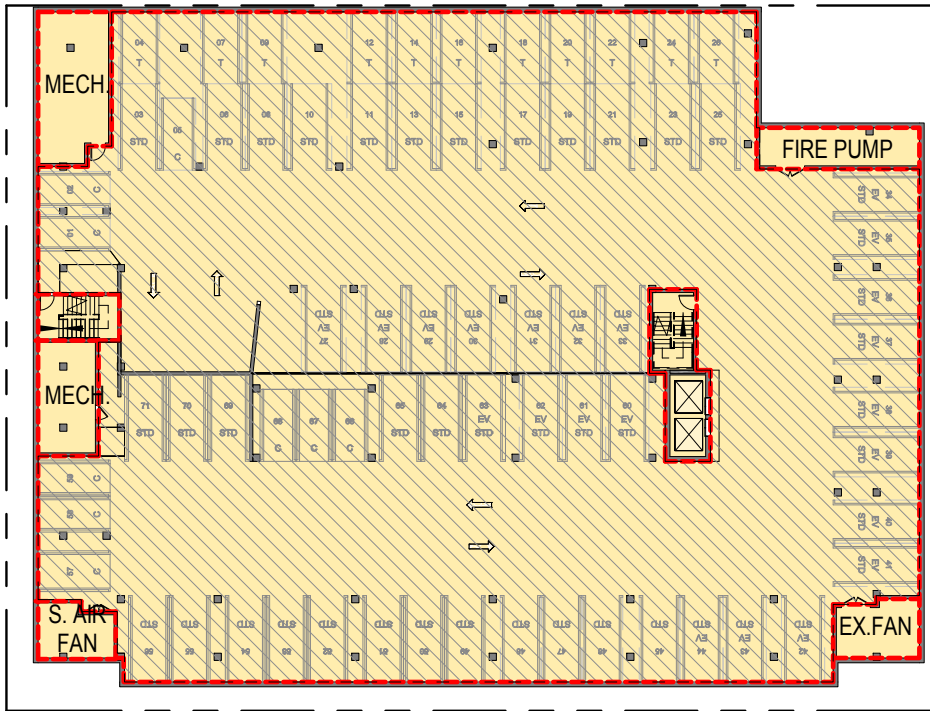
3



1ST/GROUND LEVEL

1" = 40'-0"

2



SUB PARKING LEVEL P1

1" = 40'-0"

1

KEY

NOTE: ONLY COVERED AREAS ARE INCLUDED IN AREA CALCULATIONS

RESIDENTIAL PARKING USES	
NON-RESIDENTIAL PARKING USES (COMMERCIAL)	
SHARED PARKING USES	
RESIDENTIAL USES	
NON-RESIDENTIAL USES (COMMERCIAL)	
SHARED USES	

FLOOR AREA - PARKING (INCLUDES PARKING SPACES AND DRIVE AISLES)

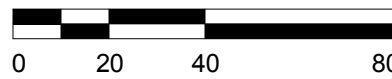
SUB PARKING LEVEL P1	
RESIDENTIAL PARKING USES	22,687 SF
NON-RESIDENTIAL PARKING USES	0 SF
SHARED PARKING USES	0 SF
	22,687 SF
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
RESIDENTIAL PARKING USES	6,695 SF
NON-RESIDENTIAL PARKING USES	1,225 SF
SHARED PARKING USES	5,743 SF
	13,663 SF
TOTAL PARKING AREA	36,350 SF

FLOOR AREA - NON PARKING (INCLUDES ALL OTHER USES OTHER THAN PARKING)

SUB PARKING LEVEL P1	
RESIDENTIAL PARKING USES	1,969 SF
NON-RESIDENTIAL USES (COMMERCIAL)	0 SF
SHARE USES	0 SF
	1,969 SF
1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
RESIDENTIAL USES	5,218 SF
SHARE USES	670 SF
NON-RESIDENTIAL USES (COMMERCIAL)	4,470 SF
	10,358 SF
2ND/PODIUM LEVEL	
RESIDENTIAL USES	17,569 SF
RESIDENTIAL USES COVERED EXTERIOR	842 SF
	18,411 SF
3RD LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,118 SF
	18,618 SF
4TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,062 SF
	18,562 SF
5TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,118 SF
	18,618 SF
6TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	1,118 SF
	18,618 SF
7TH LEVEL	
RESIDENTIAL USES	17,500 SF
RESIDENTIAL USES COVERED EXTERIOR	66 SF
	17,566 SF
ROOF DECK	
RESIDENTIAL USES	0 SF
	0 SF
TOTAL NON-PARKING AREA	122,720 SF

BLDG FLOOR TOTAL BUILDING USES AREA

NON-PARKING	122,720 SF
PARKING	36,350 SF
TOTAL BUILDING AREA	159,070 SF

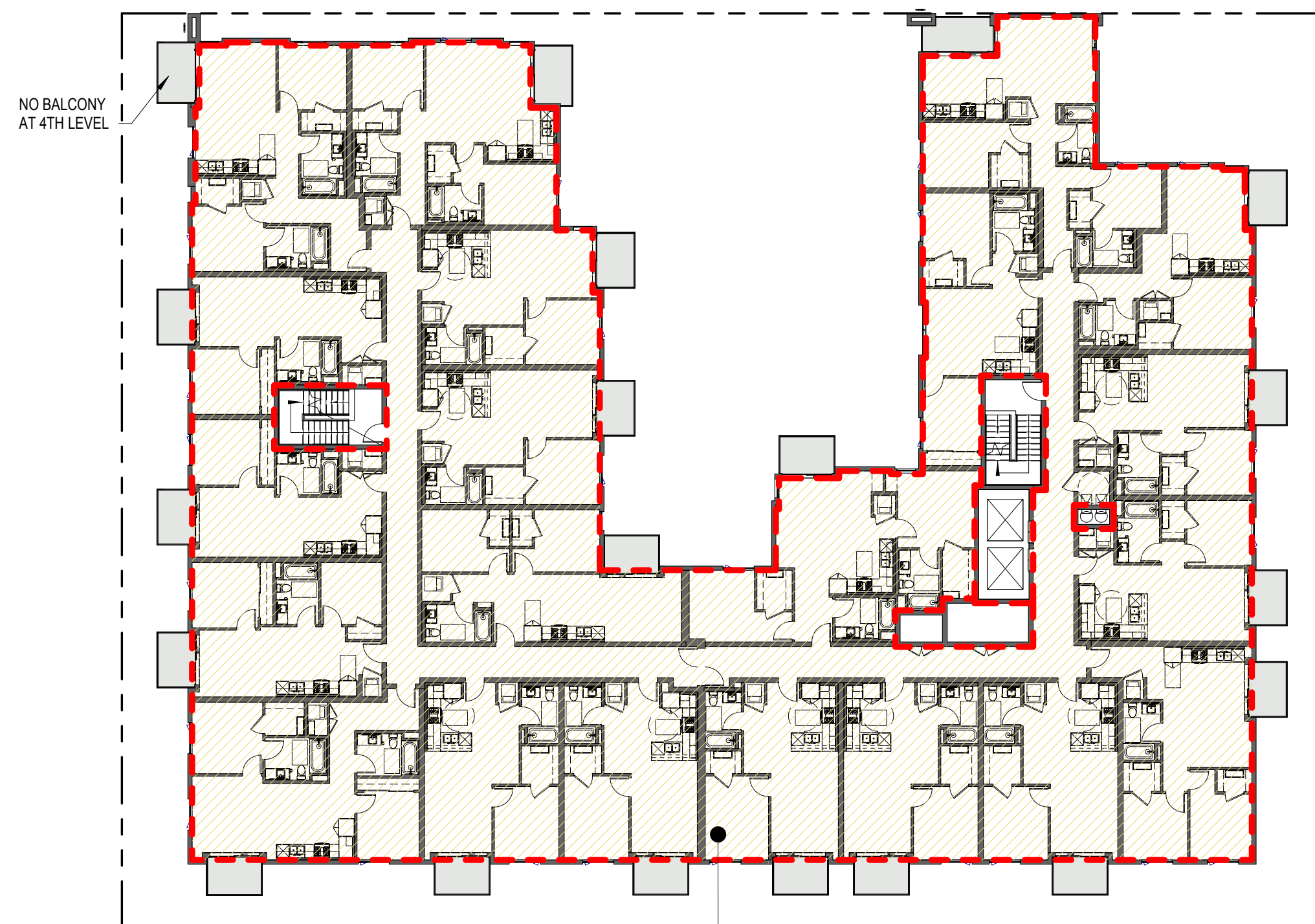
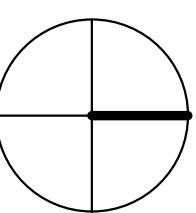


CONSTRUCTION AREA BUILDING USE SUMMARY

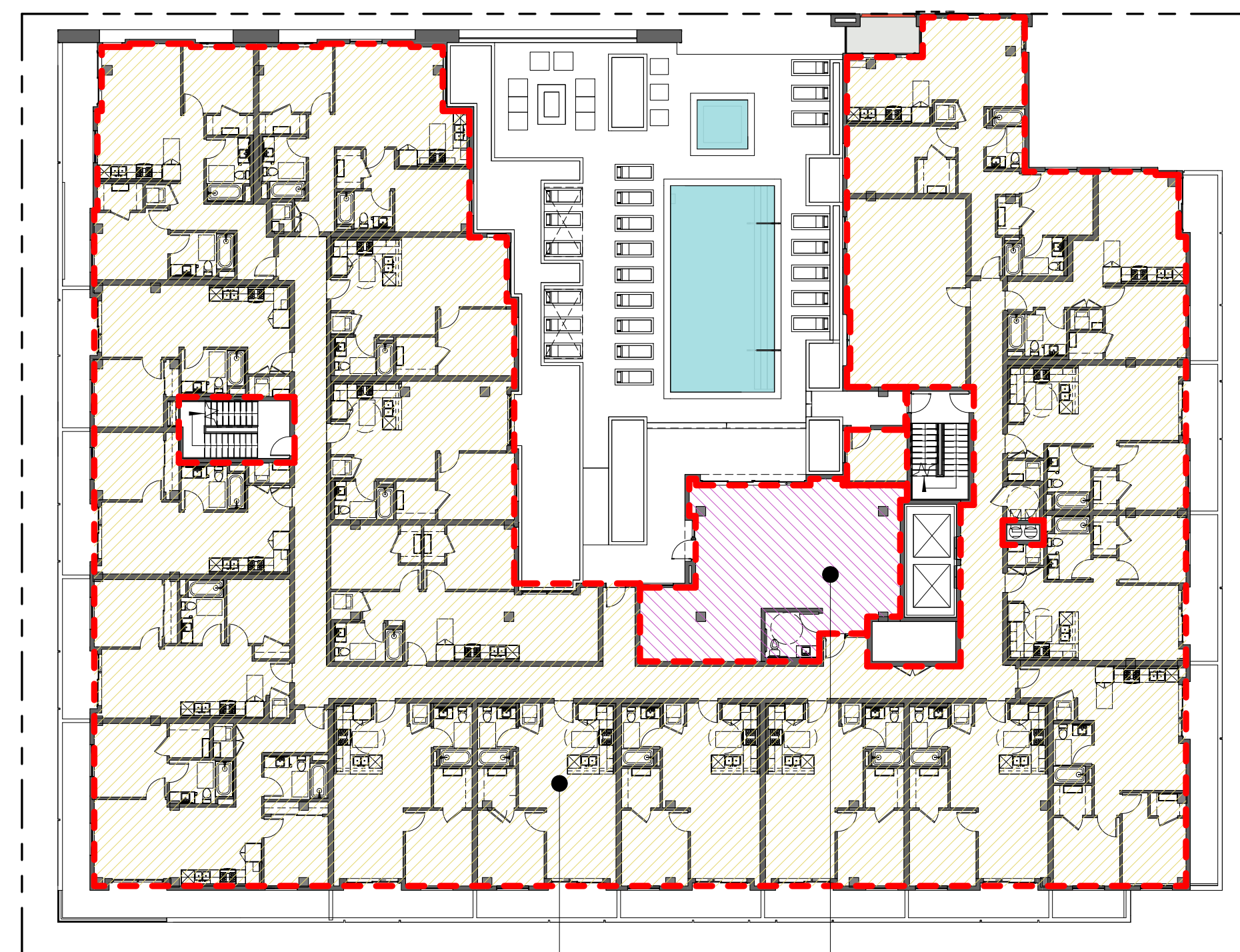
1.07

730 S. WESTERN

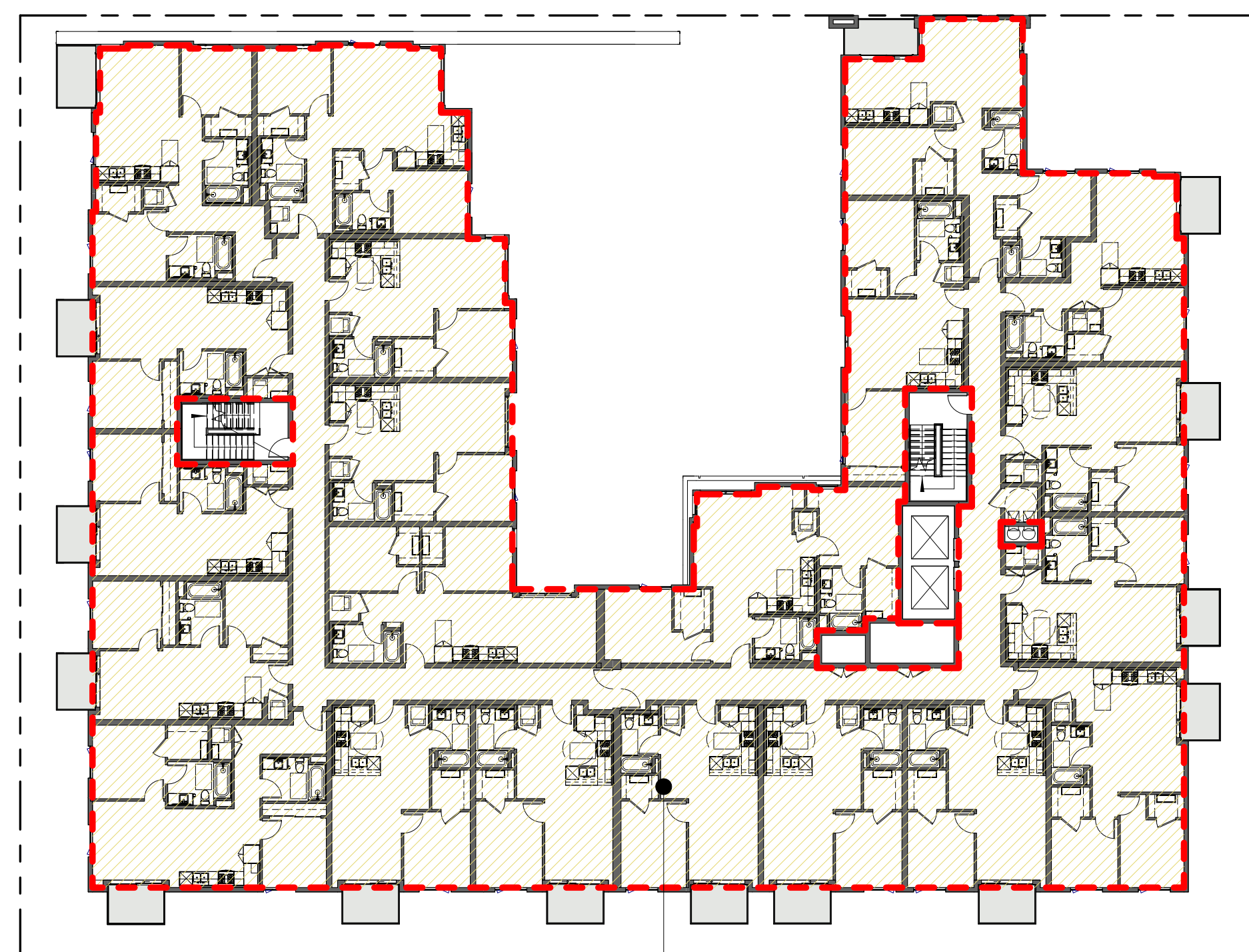
SCHEMATIC DESIGN



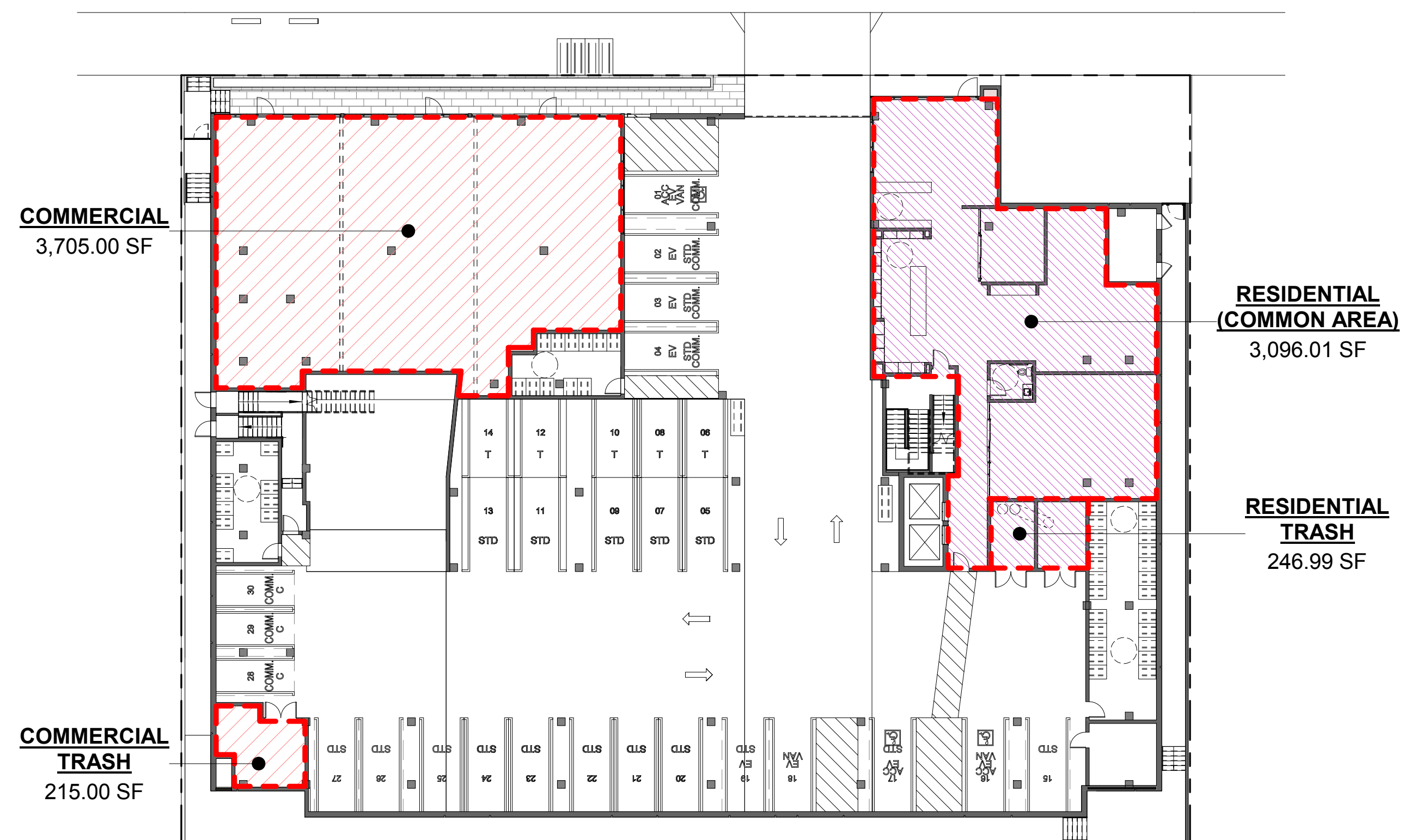
RESIDENTIAL
16,892.00 SF
4TH-7TH LEVEL
SCALE: 1" = 20'-0"



RESIDENTIAL
15,992.00 SF
RESIDENTIAL (COMMON AREA)
926.00 SF
2ND/PODIUM LEVEL
SCALE: 1" = 20'-0"



RESIDENTIAL
16,892.00 SF
3RD LEVEL
SCALE: 1" = 20'-0"



COMMERCIAL
3,705.00 SF

COMMERCIAL TRASH
215.00 SF

RESIDENTIAL (COMMON AREA)
3,096.01 SF

RESIDENTIAL TRASH
246.99 SF

1ST/GROUND LEVEL
SCALE: 1" = 20'-0"

FAR SUMMARY

FAR ALLOWED:

FAR: 3.75 PER T3 MAX
3.75 X 28,971 SF = 108,641 SF

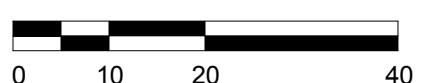
FAR PROVIDED:

BUILDING FAR SUMMARY

1ST/GROUND LEVEL @ RESIDENTIAL LOBBY	
COMMERCIAL	3,705.00 SF
COMMERCIAL TRASH	215.00 SF
RESIDENTIAL (COMMON AREA)	3,096.01 SF
RESIDENTIAL TRASH	246.99 SF
	7,263.00 SF
2ND/PODIUM LEVEL	
RESIDENTIAL	15,992.00 SF
RESIDENTIAL (COMMON AREA)	926.00 SF
	16,918.00 SF
3RD LEVEL	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
4TH LEVEL	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
5TH LEVEL	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
6TH LEVEL	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
7TH LEVEL	
RESIDENTIAL	16,892.00 SF
	16,892.00 SF
TOTAL FAR PROVIDED	108,641.02 SF

COMMERCIAL FAR	3,920 SF
RESIDENTIAL FAR	104,721 SF
TOTAL FAR PROVIDED	108,641 SF

FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.)
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOF HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



FAR SUMMARY & DIAGRAMS

1.08

730 S. WESTERN
SCHEMATIC DESIGN



3D-AXO - NORTH WEST CORNER
SCALE:

2



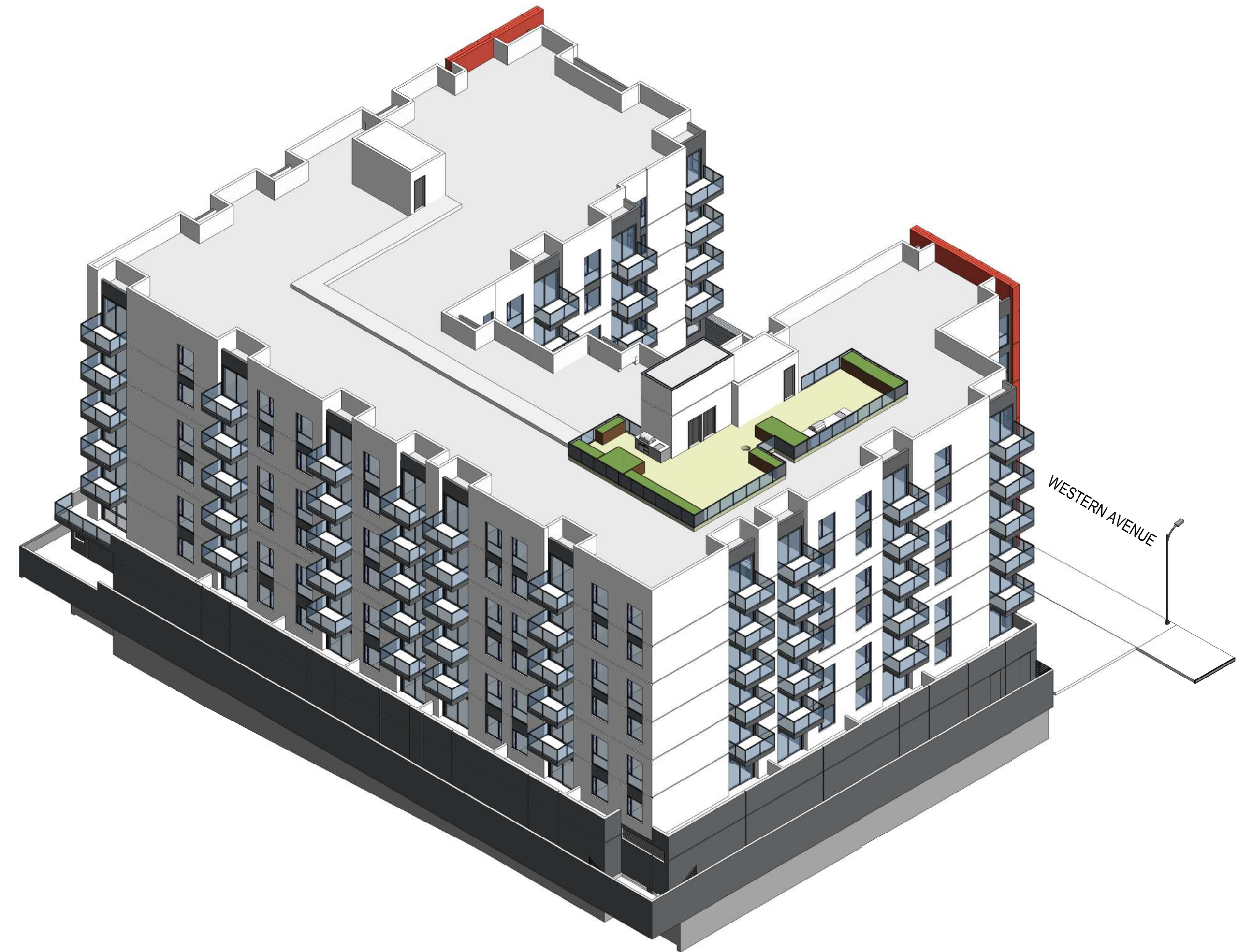
3D-AXO - SOUTH WEST CORNER
SCALE:

1

BUILDING AXONOMETRIC VIEWS

1.10

730 S. WESTERN
SCHEMATIC DESIGN



3D-AXO - NORTH EAST CORNER
SCALE:

2



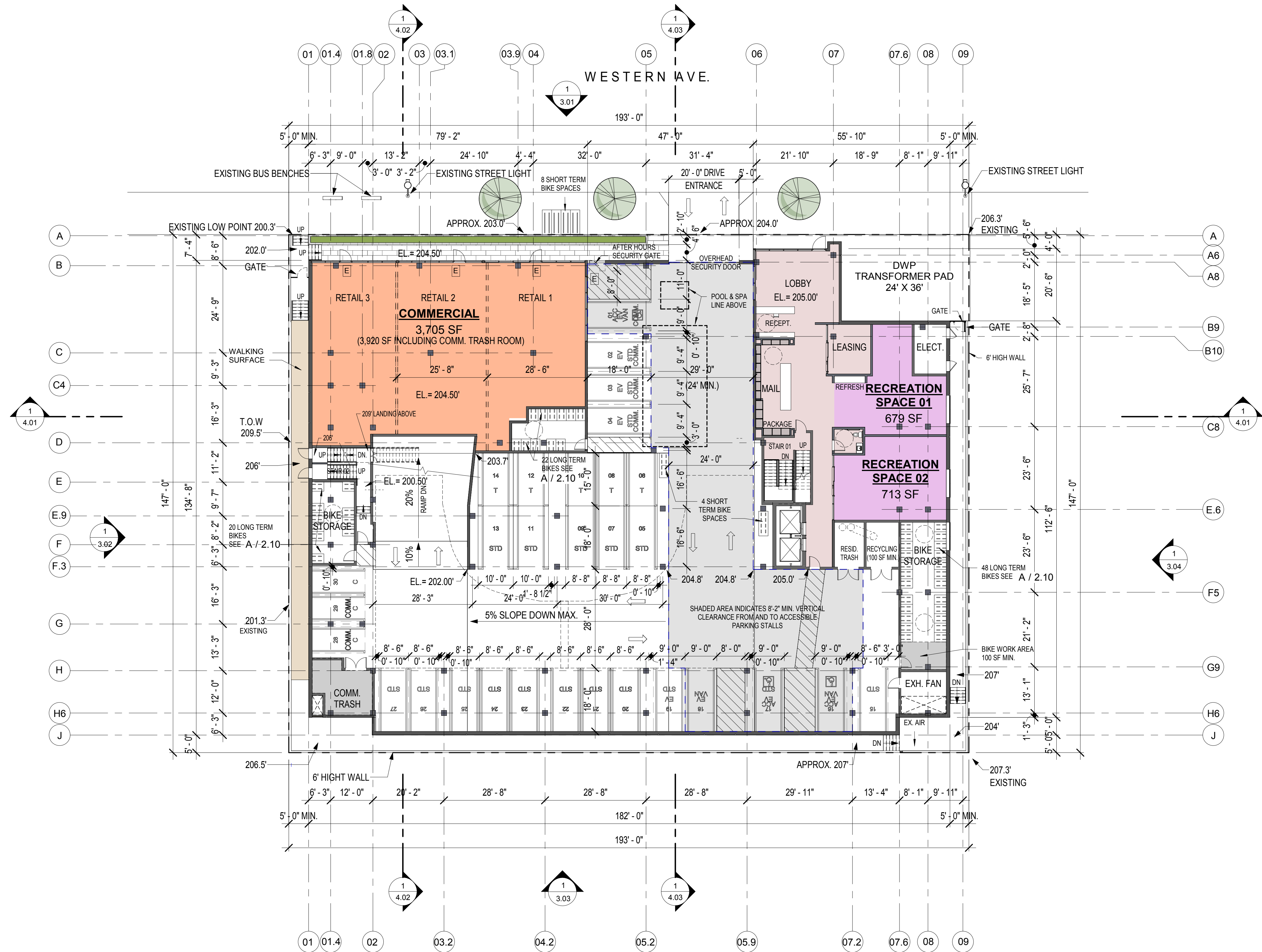
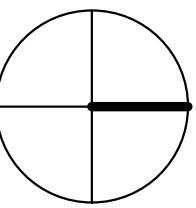
3D-AXO - SOUTH EAST CORNER
SCALE:

1

BUILDING AXONOMETRIC VIEWS

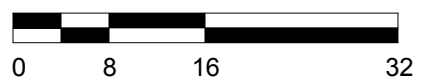
1.11

730 S. WESTERN
SCHEMATIC DESIGN



PARKING 1ST/GROUND

COMMERCIAL	
ACCESSIBLE VAN/EV	1
COMPACT	2
STANDARD/EV	3
	6
RESIDENTIAL	
ACCESSIBLE STANDARD/EV	1
ACCESSIBLE VAN/EV	1
COMPACT	1
STANDARD	14
STANDARD/EV	1
TANDEM	5
VAN/EV	1
	24
TOTAL	30

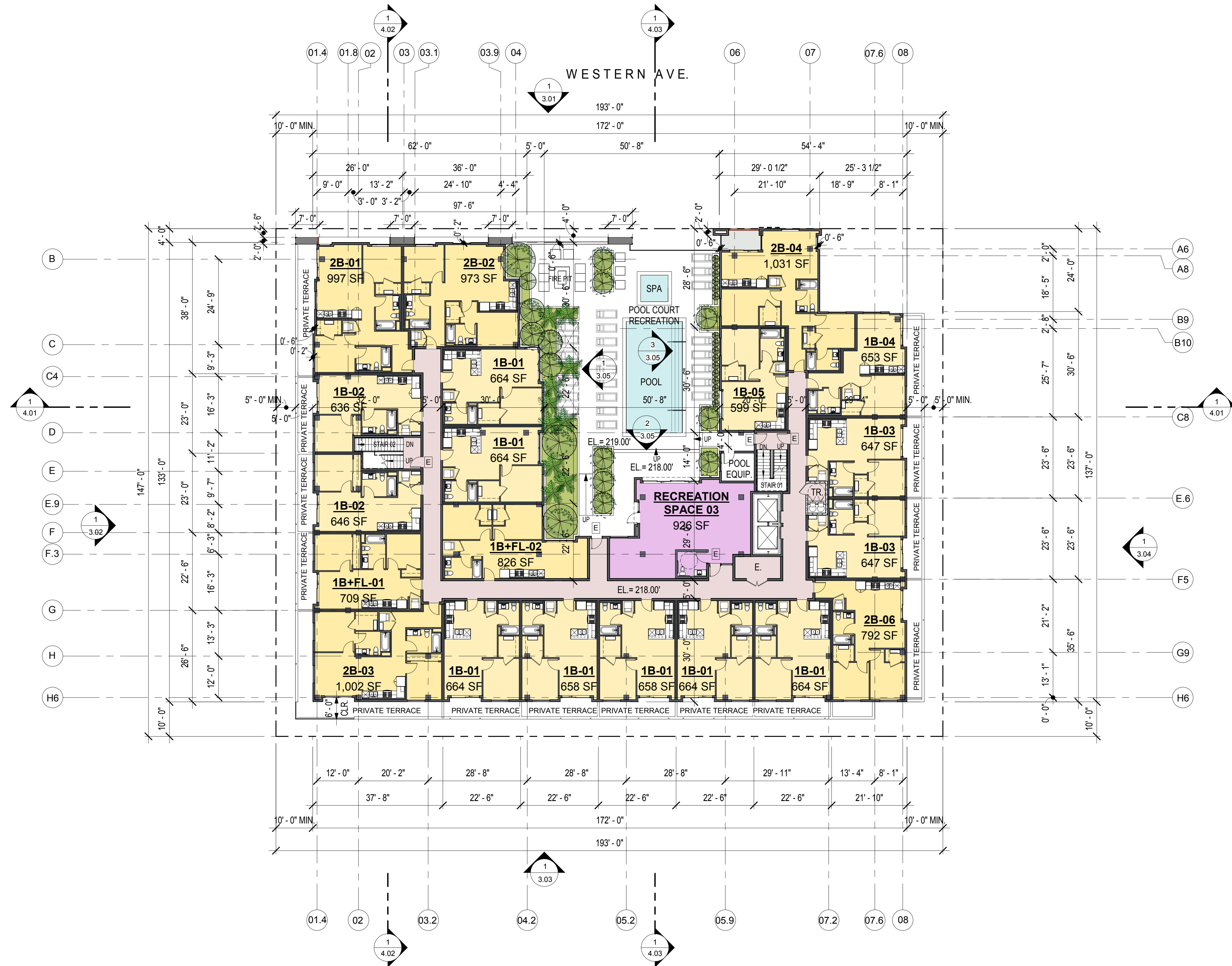
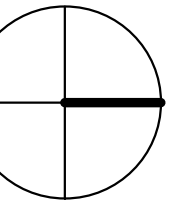


1ST/GROUND LEVEL

2.01

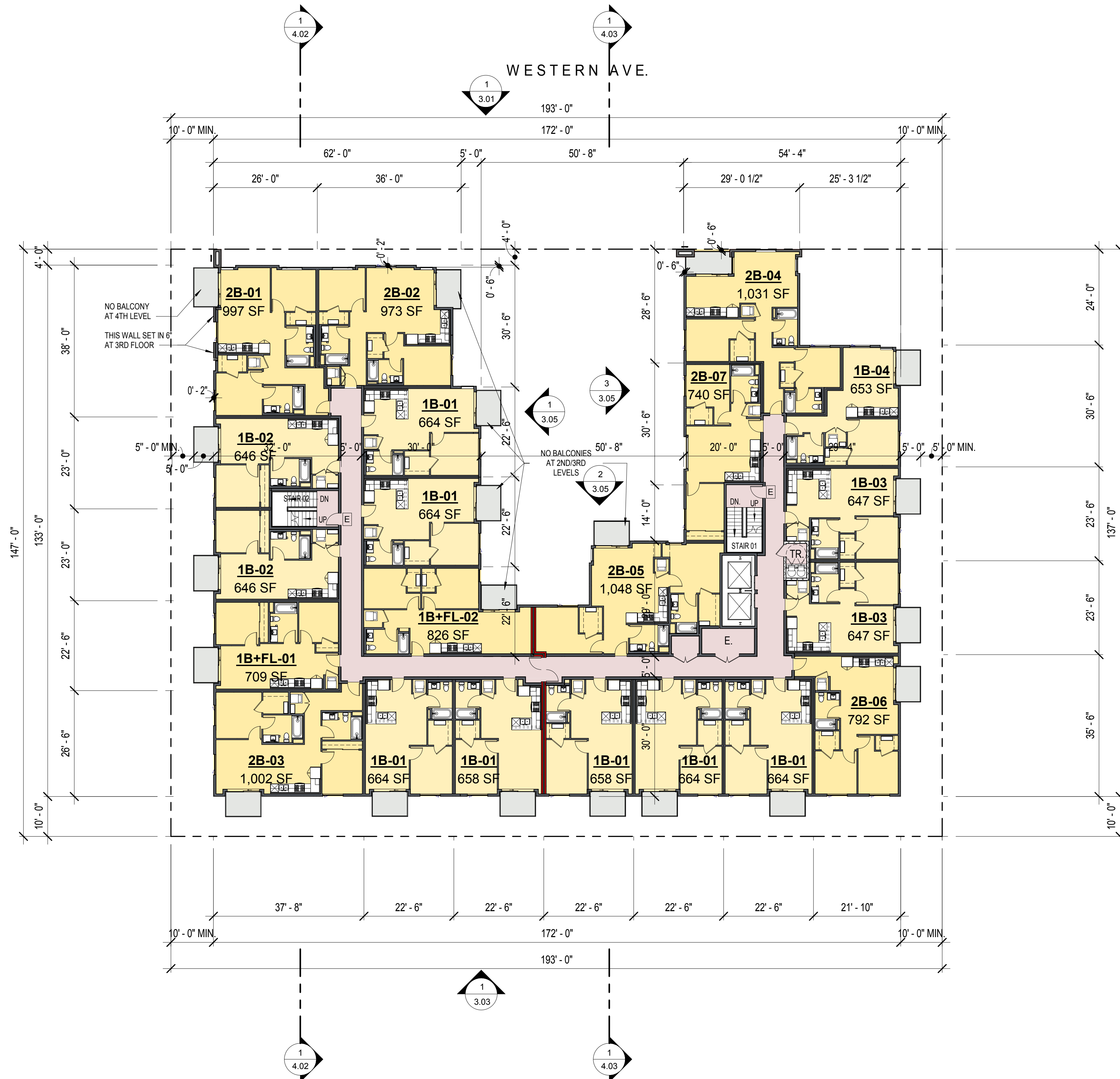
730 S. WESTERN
SCHEMATIC DESIGN

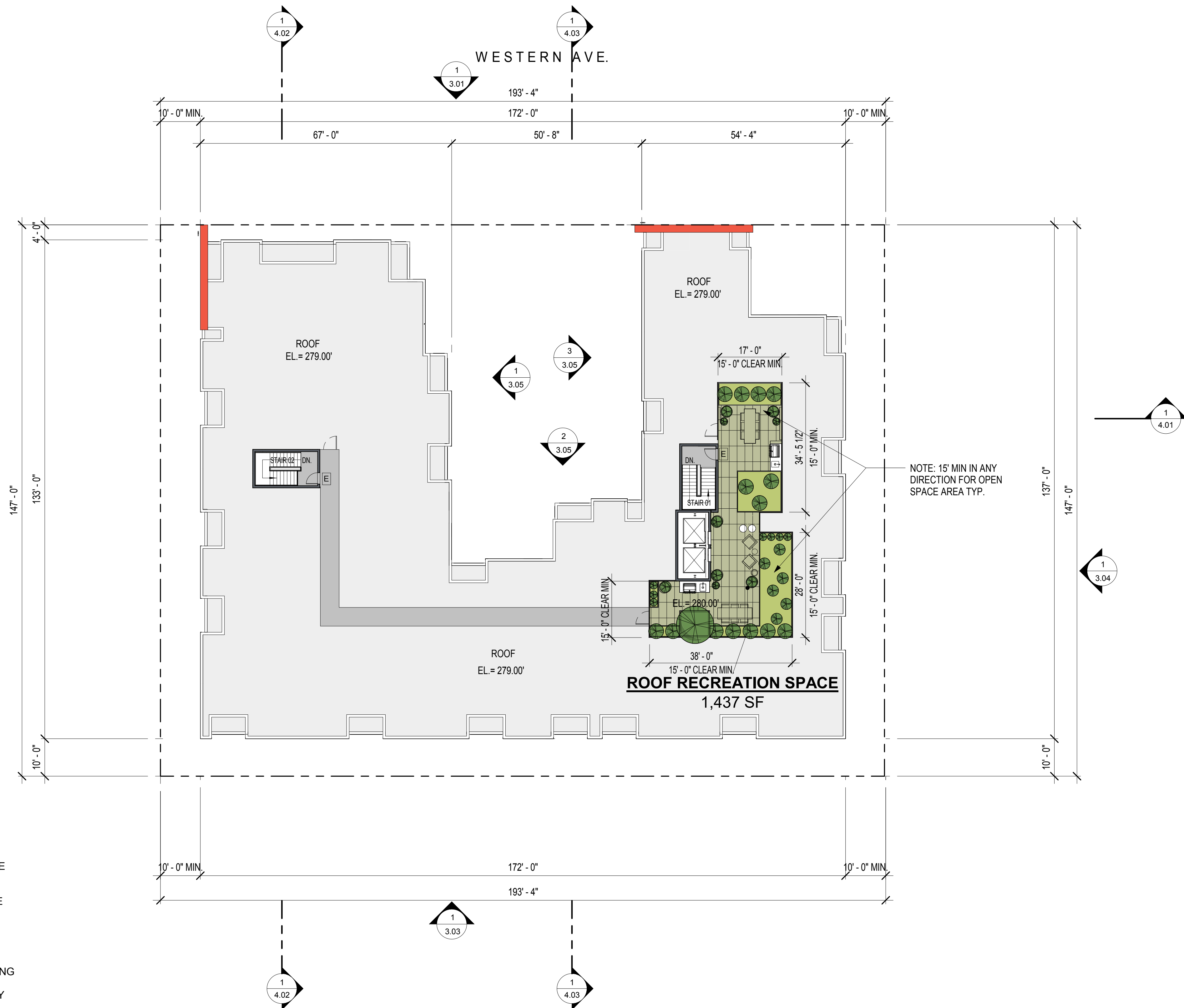
NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION



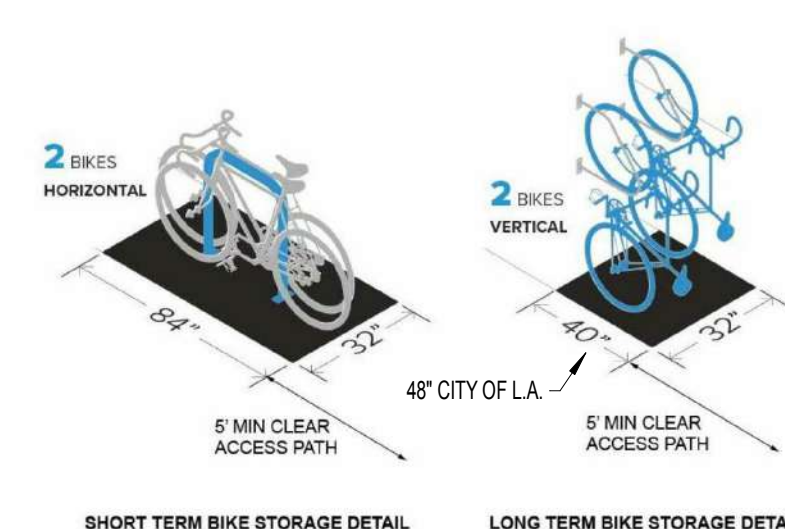
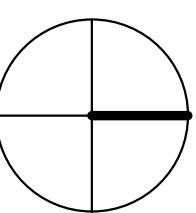
2ND LEVEL
2.02

730 S. WESTERN
SCHEMATIC DESIGN



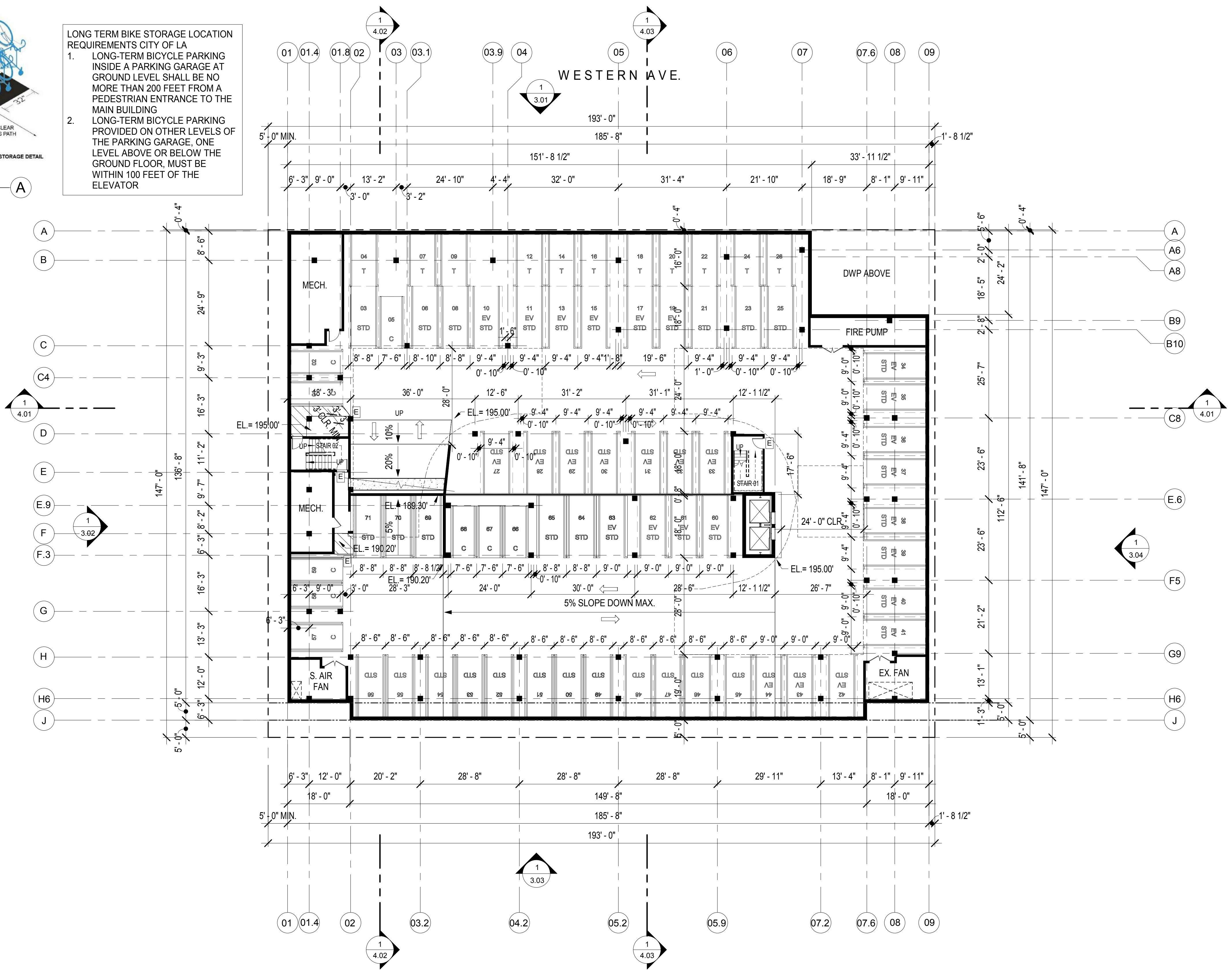


730 S. WESTERN
SCHEMATIC DESIGN

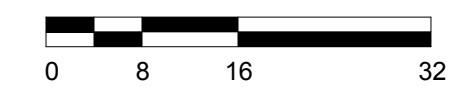


BIKE STORAGE DETAIL
NOT TO SCALE

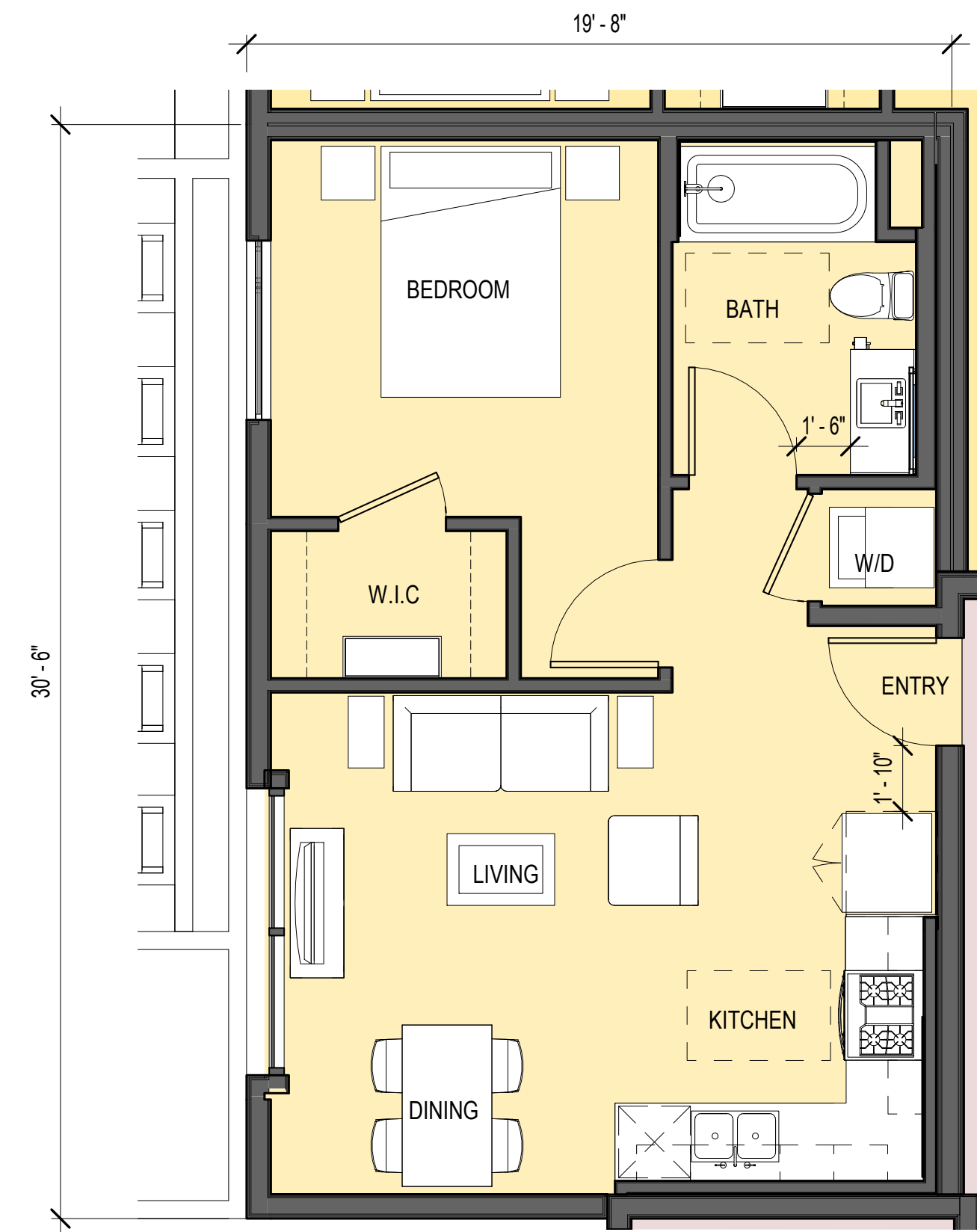
LONG TERM BIKE STORAGE LOCATION REQUIREMENTS CITY OF LA
1. LONG-TERM BICYCLE PARKING INSIDE A PARKING GARAGE AT GROUND LEVEL SHALL BE NO MORE THAN 200 FEET FROM A PEDESTRIAN ENTRANCE TO THE MAIN BUILDING
2. LONG-TERM BICYCLE PARKING PROVIDED ON OTHER LEVELS OF THE PARKING GARAGE, ONE LEVEL ABOVE OR BELOW THE GROUND FLOOR, MUST BE WITHIN 100 FEET OF THE ELEVATOR



PARKING P1	
COMPACT	9
STANDARD	23
STANDARD/EV	28
TANDEM	11
TOTAL	71



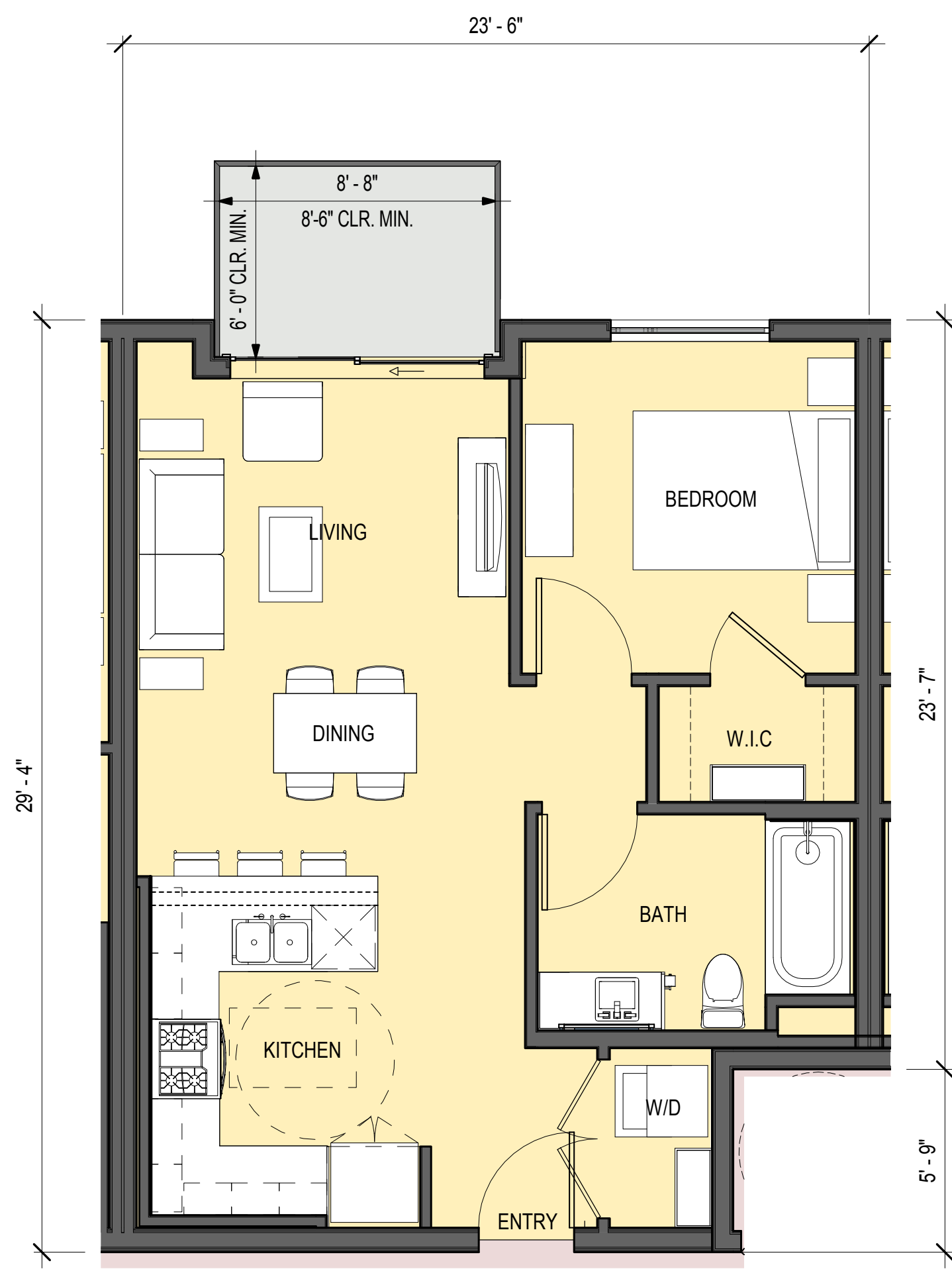
PARKING LEVEL P1
2.10



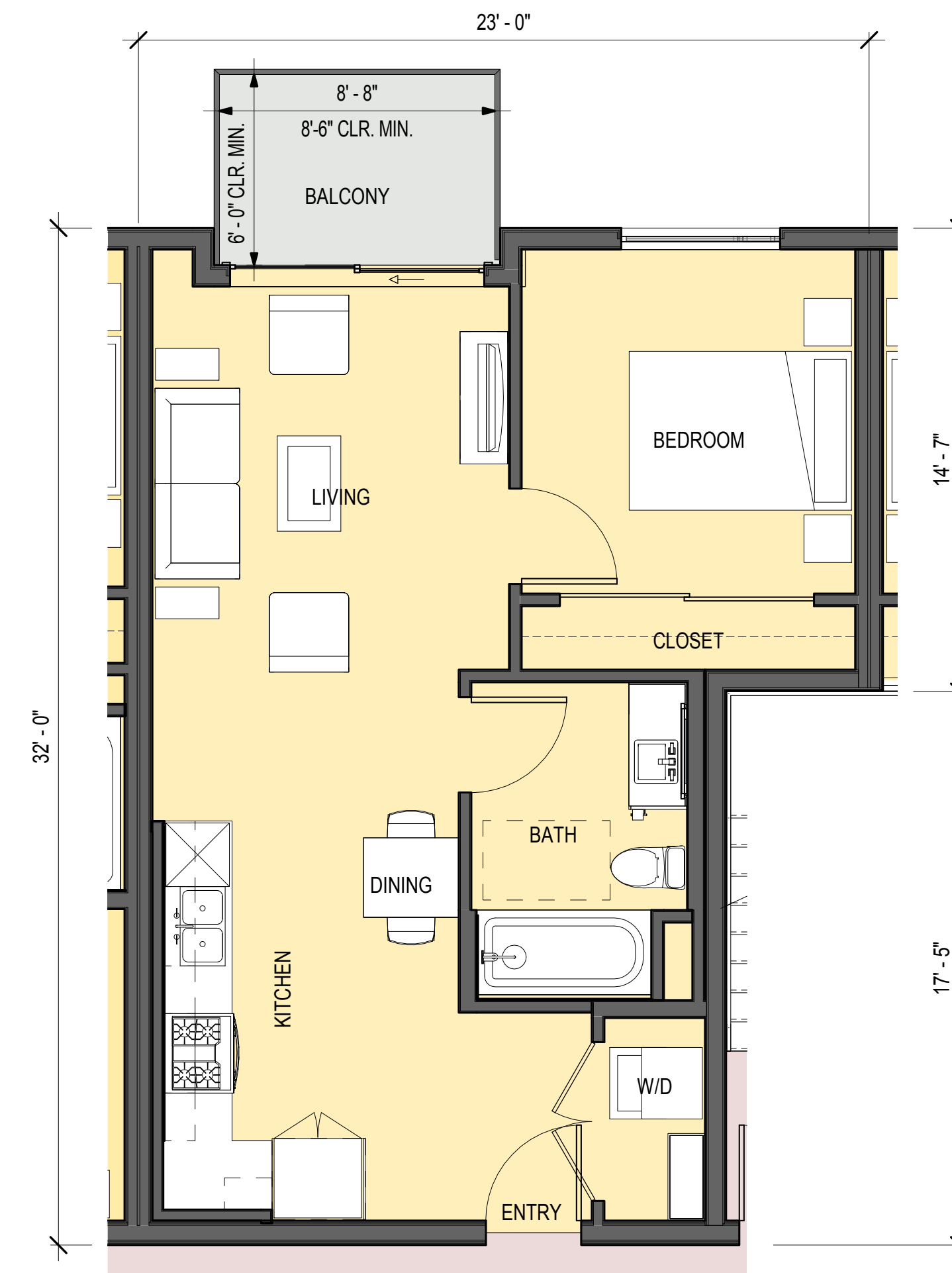
UNIT 1B-05
1/4" = 1'-0"



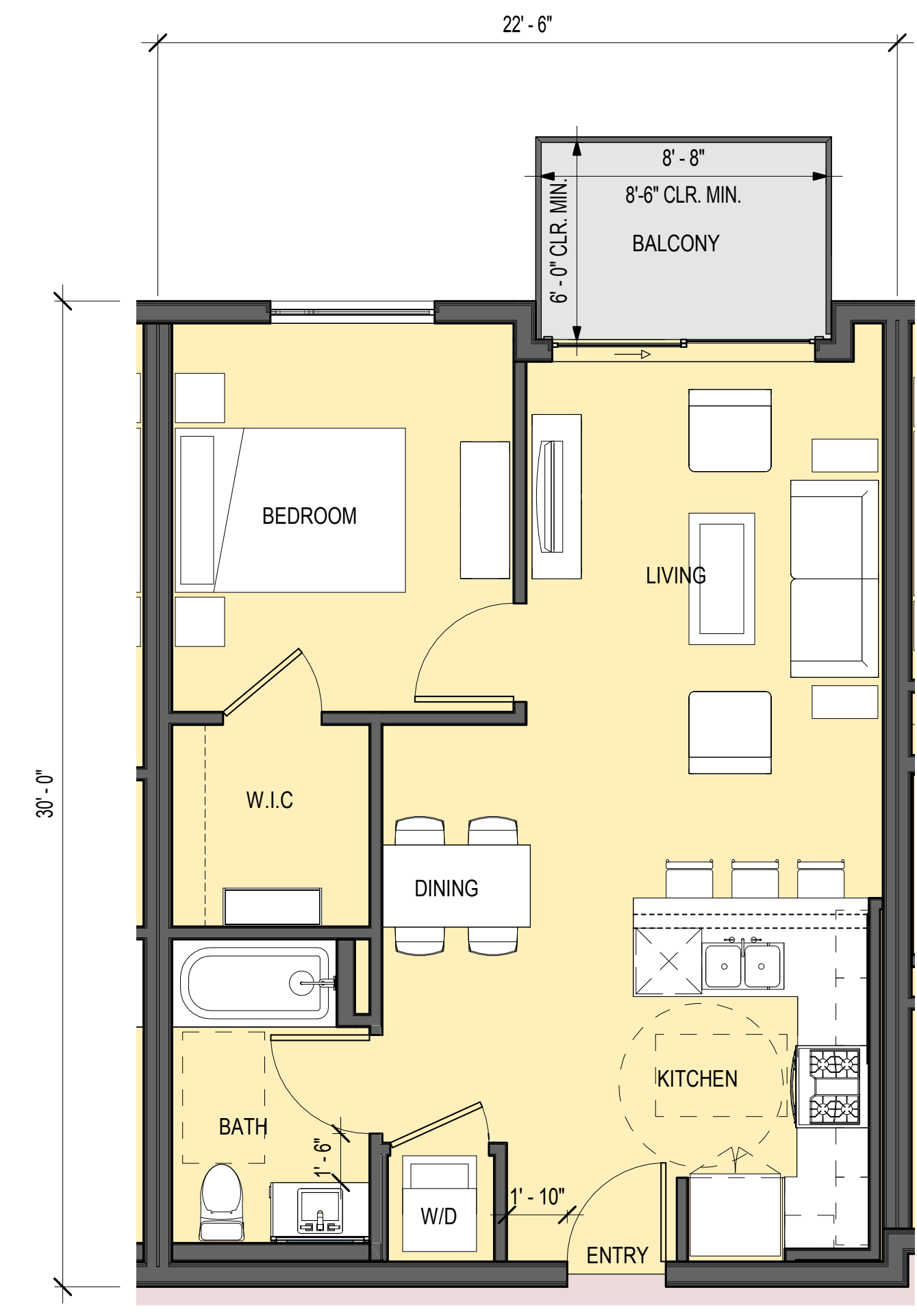
UNIT 1B-04
1/4" = 1'-0"



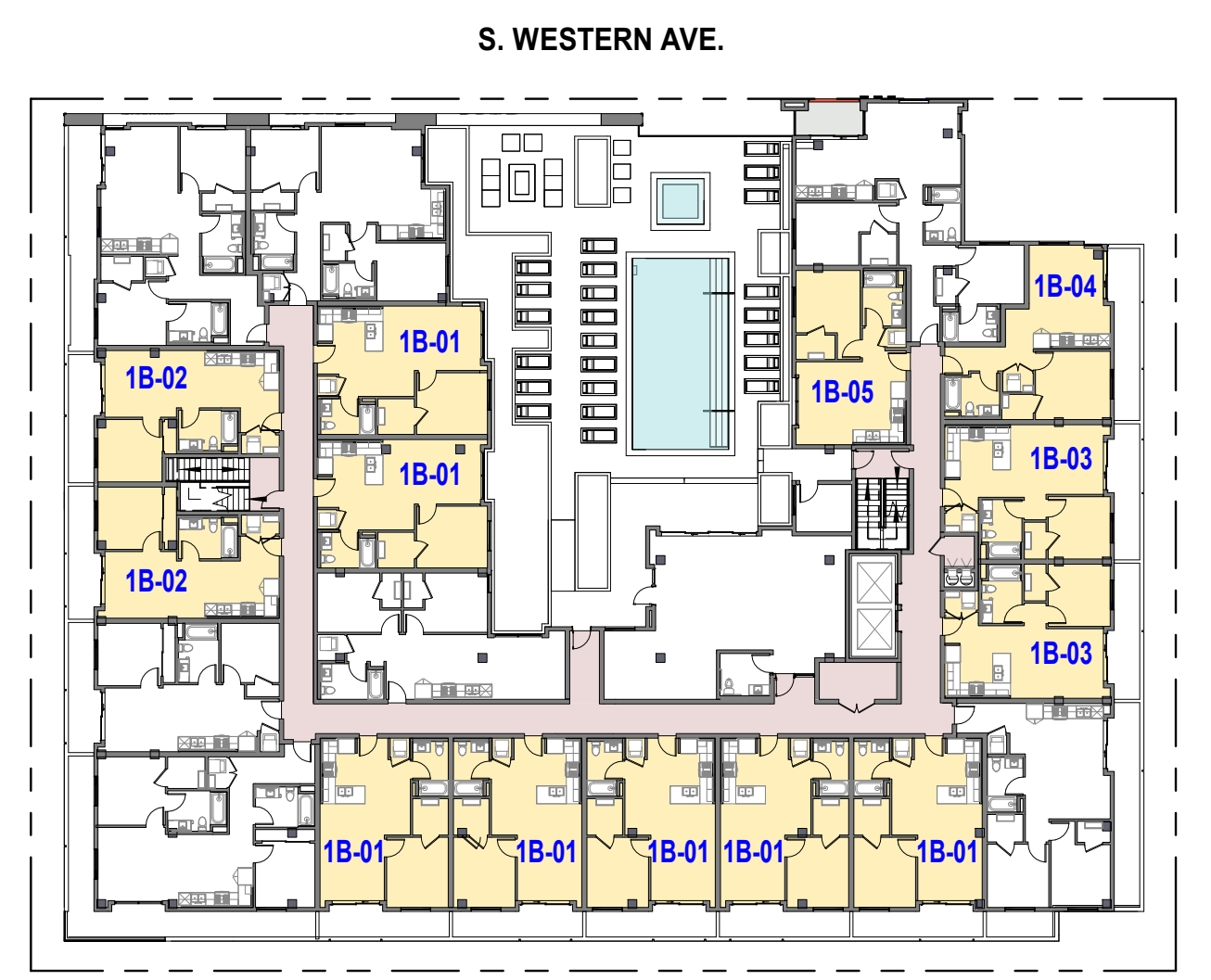
UNIT 1B-03
1/4" = 1'-0"



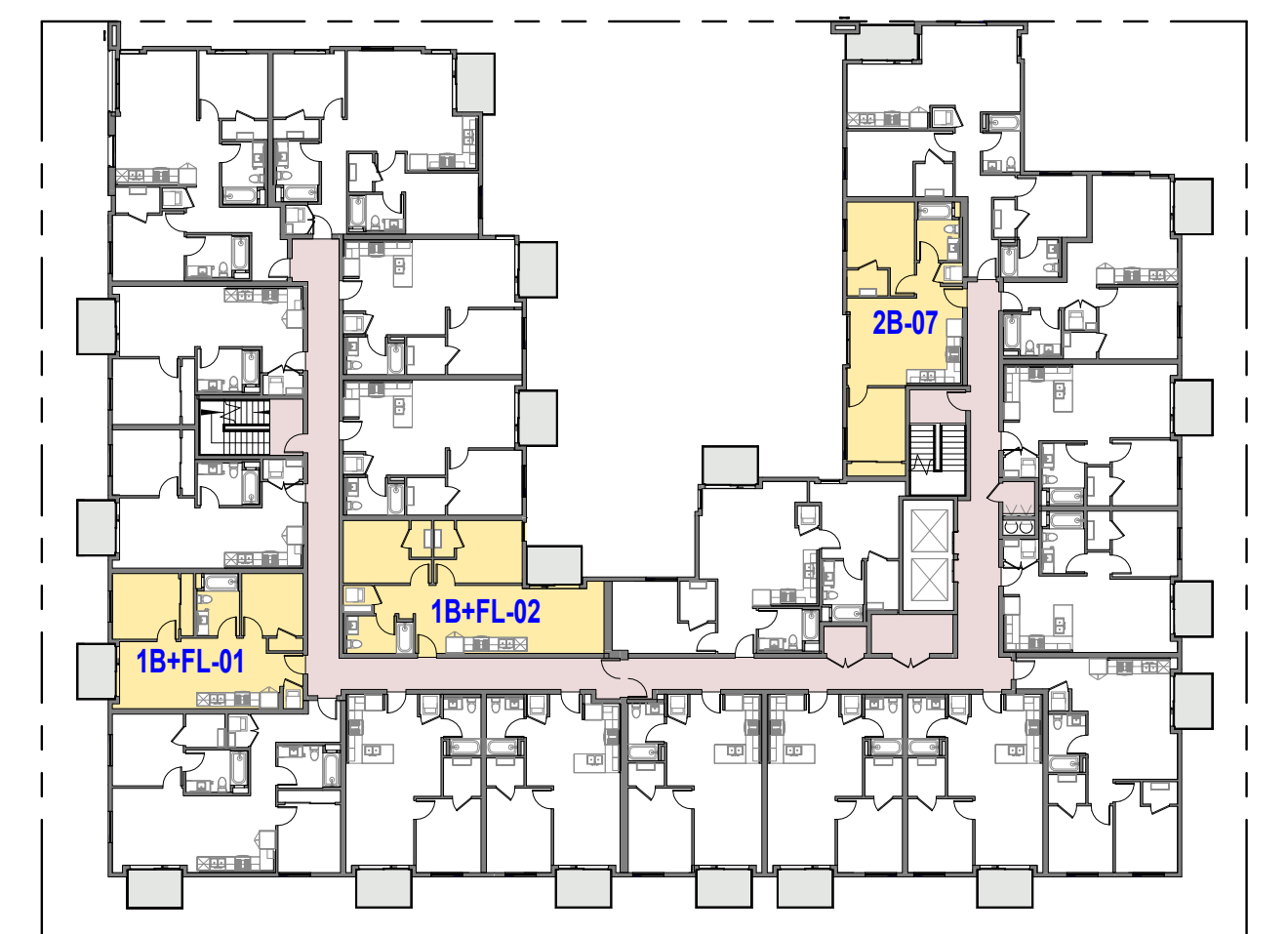
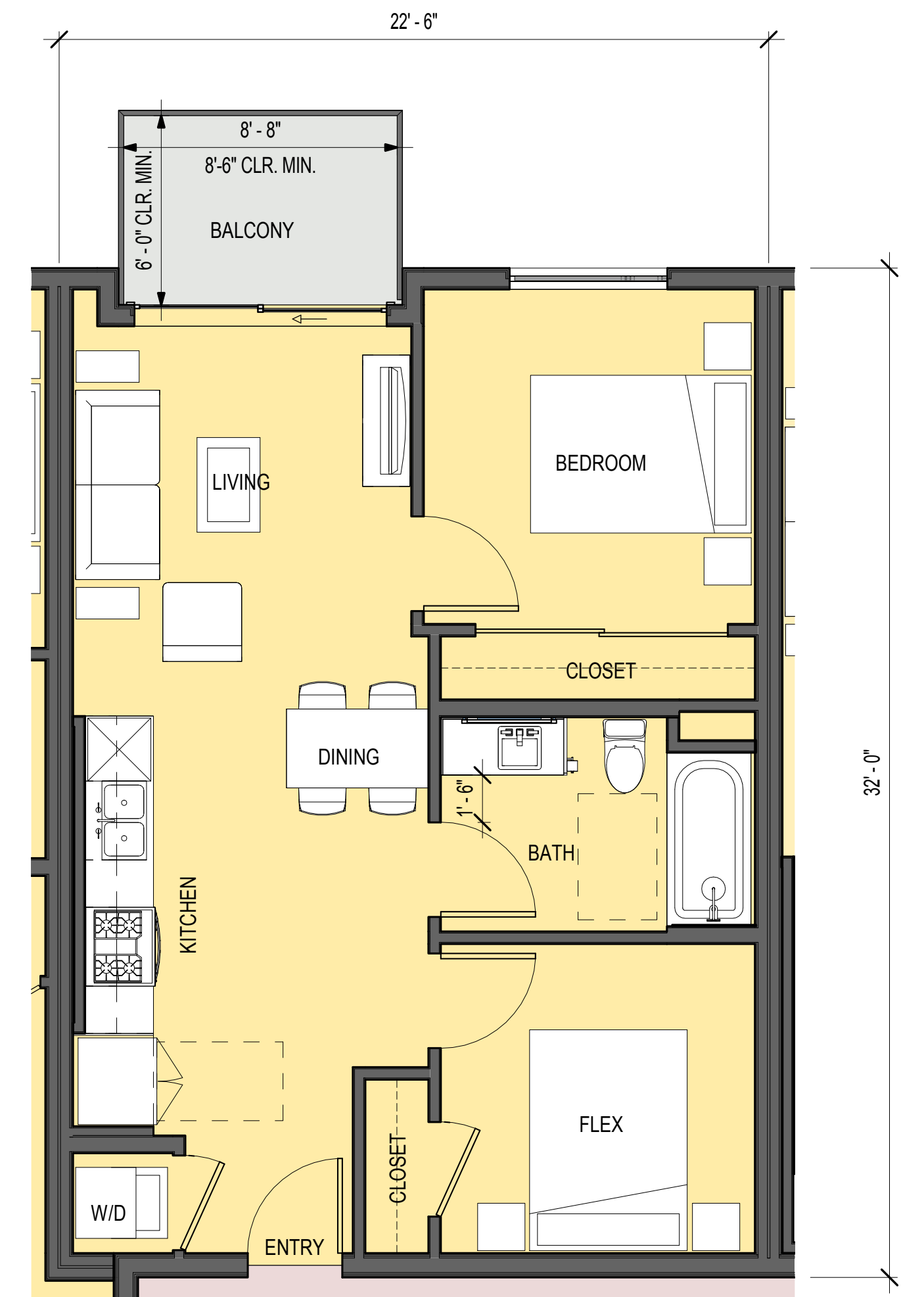
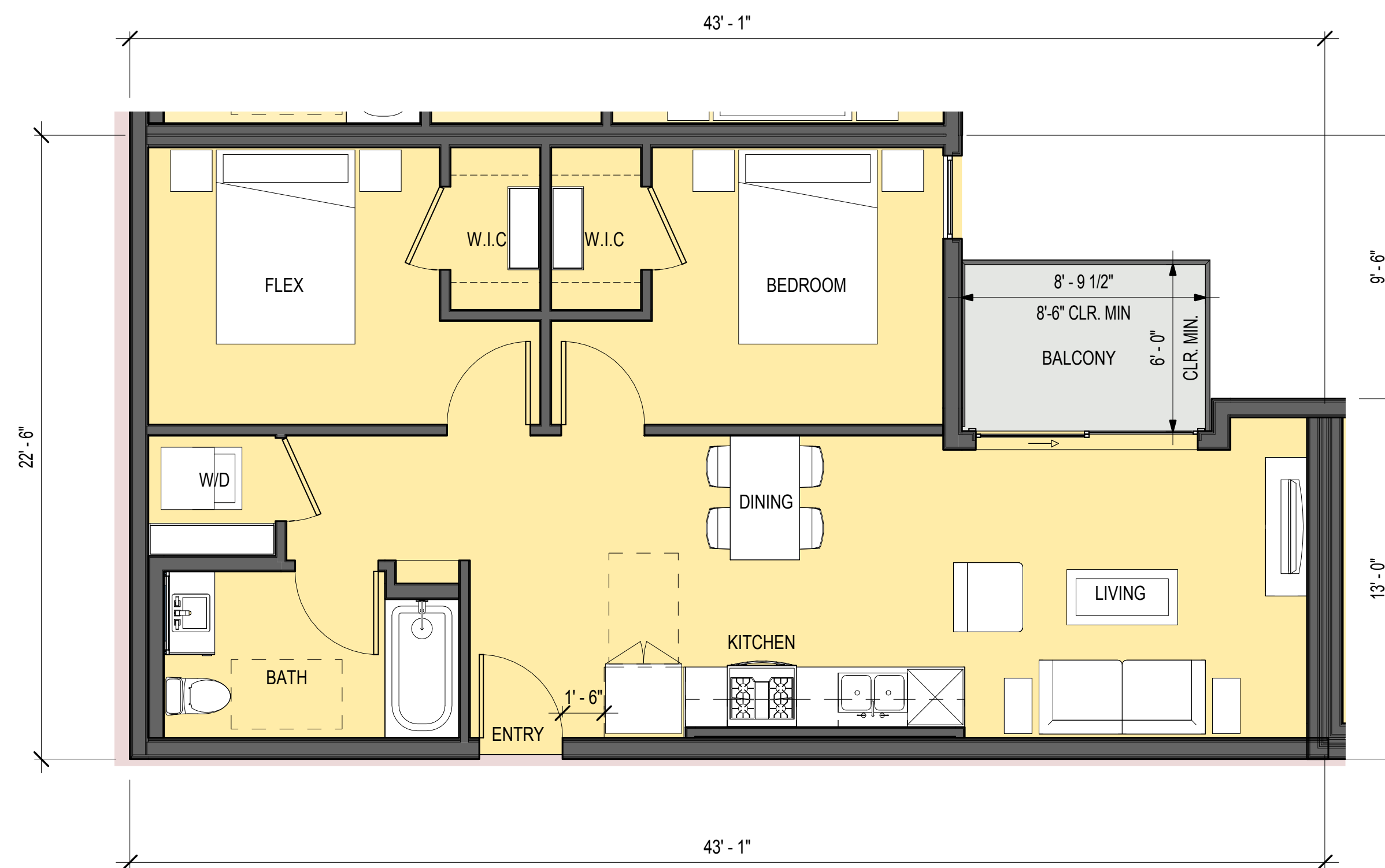
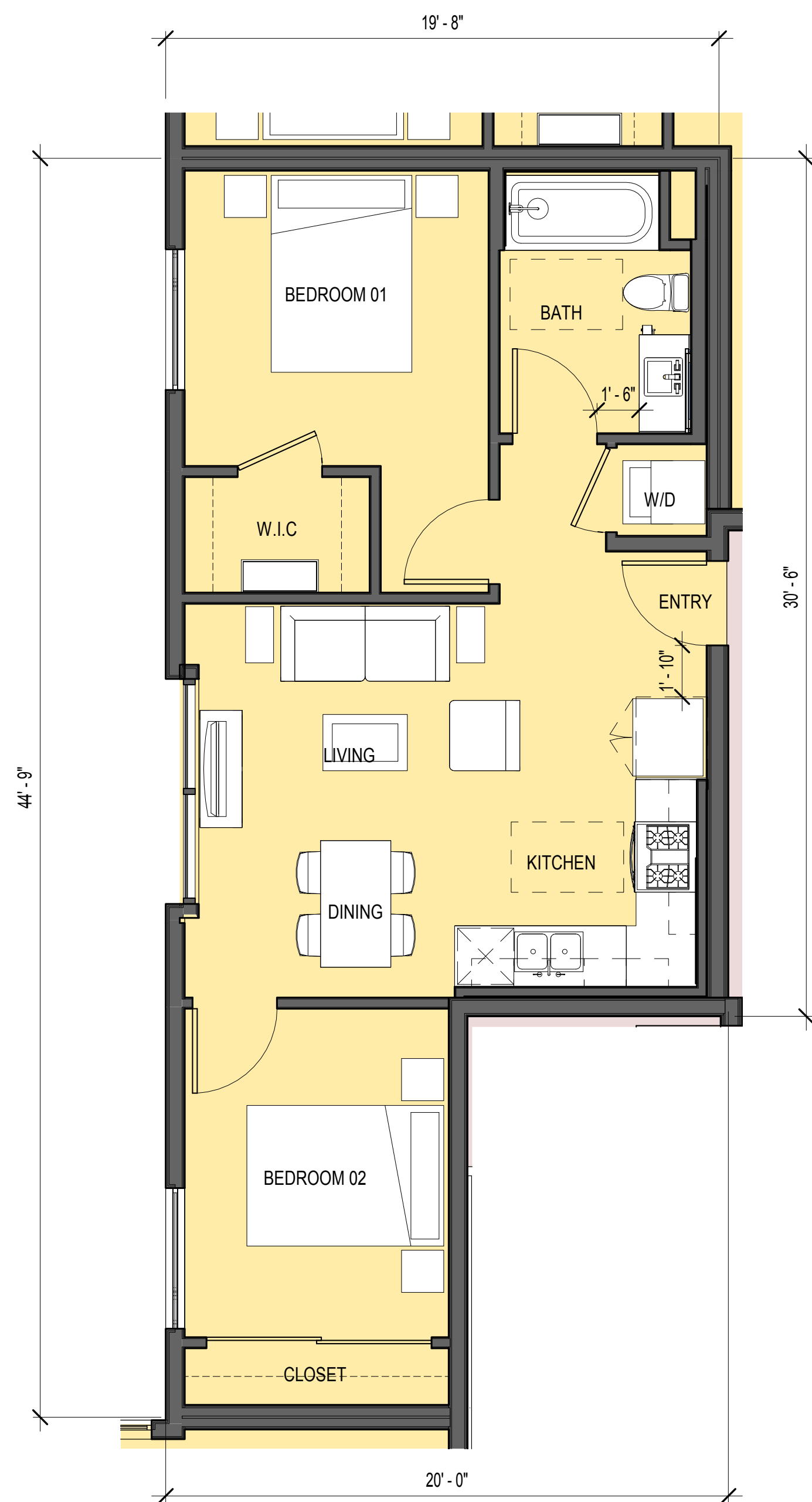
UNIT 1B-02
1/4" = 1'-0"



UNIT 1B-01
1/4" = 1'-0"



UNIT 1B ENLARGED PLANS
2.20



KEYPLAN



UNIT 1B+FL & 2B ENLARGED PLANS

2.21

730 S. WESTERN
SCHEMATIC DESIGN



UNIT 2B-03
1/4" = 1'-0"

3



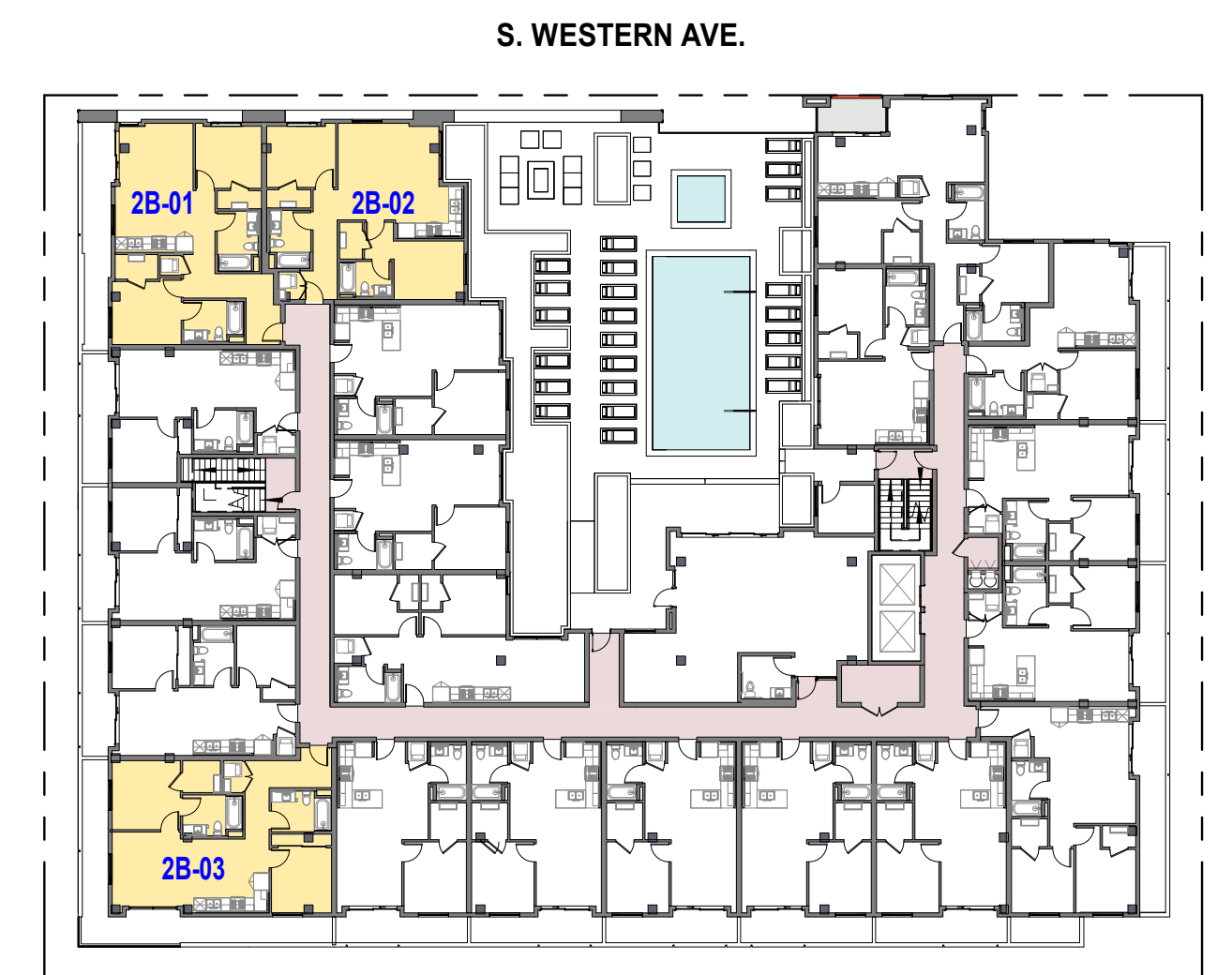
UNIT 2B-02
1/4" = 1'-0"

2



UNIT 2B-01
1/4" = 1'-0"

1



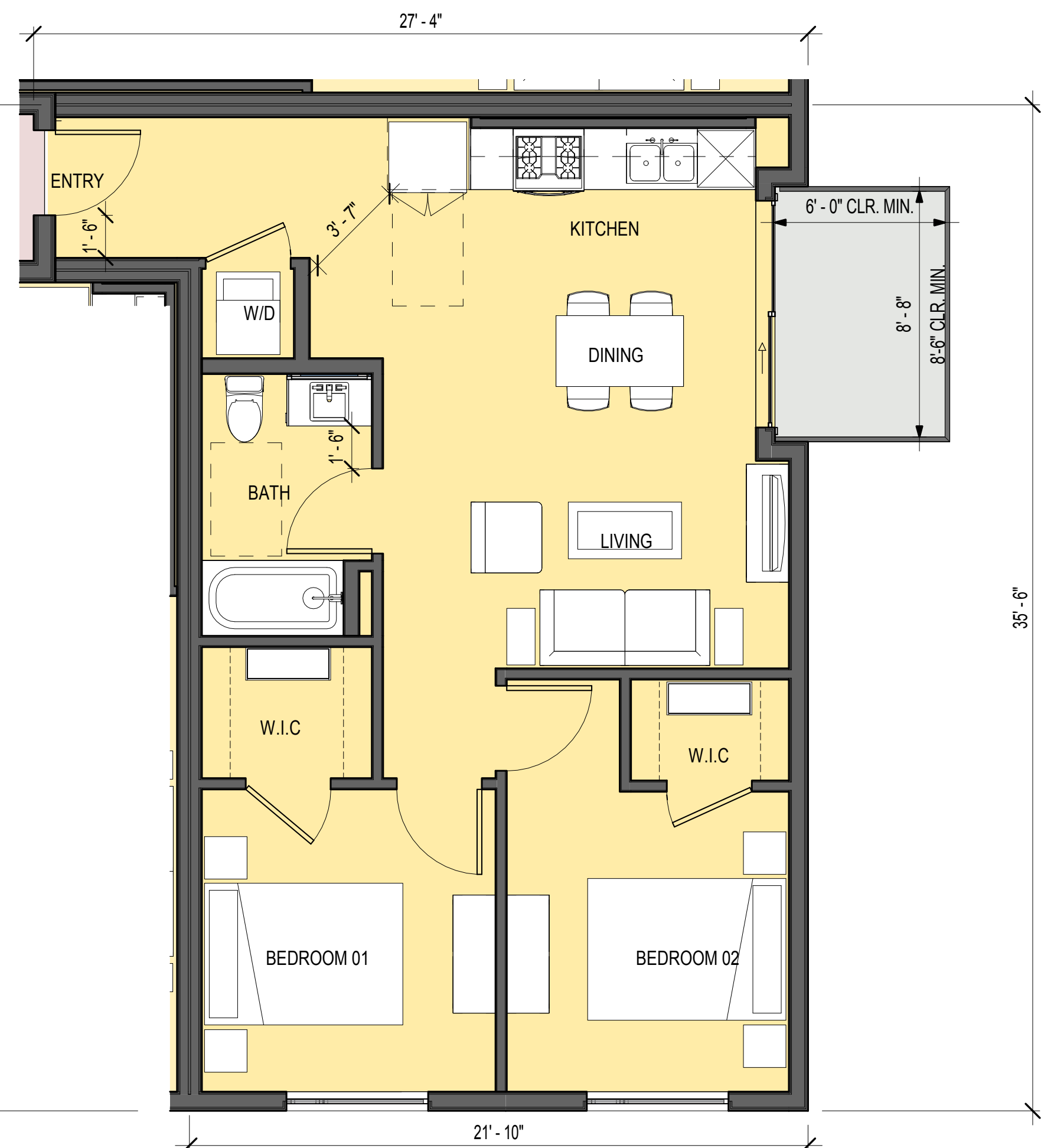
KEYPLAN



UNIT 2B ENLARGED PLANS

2.30

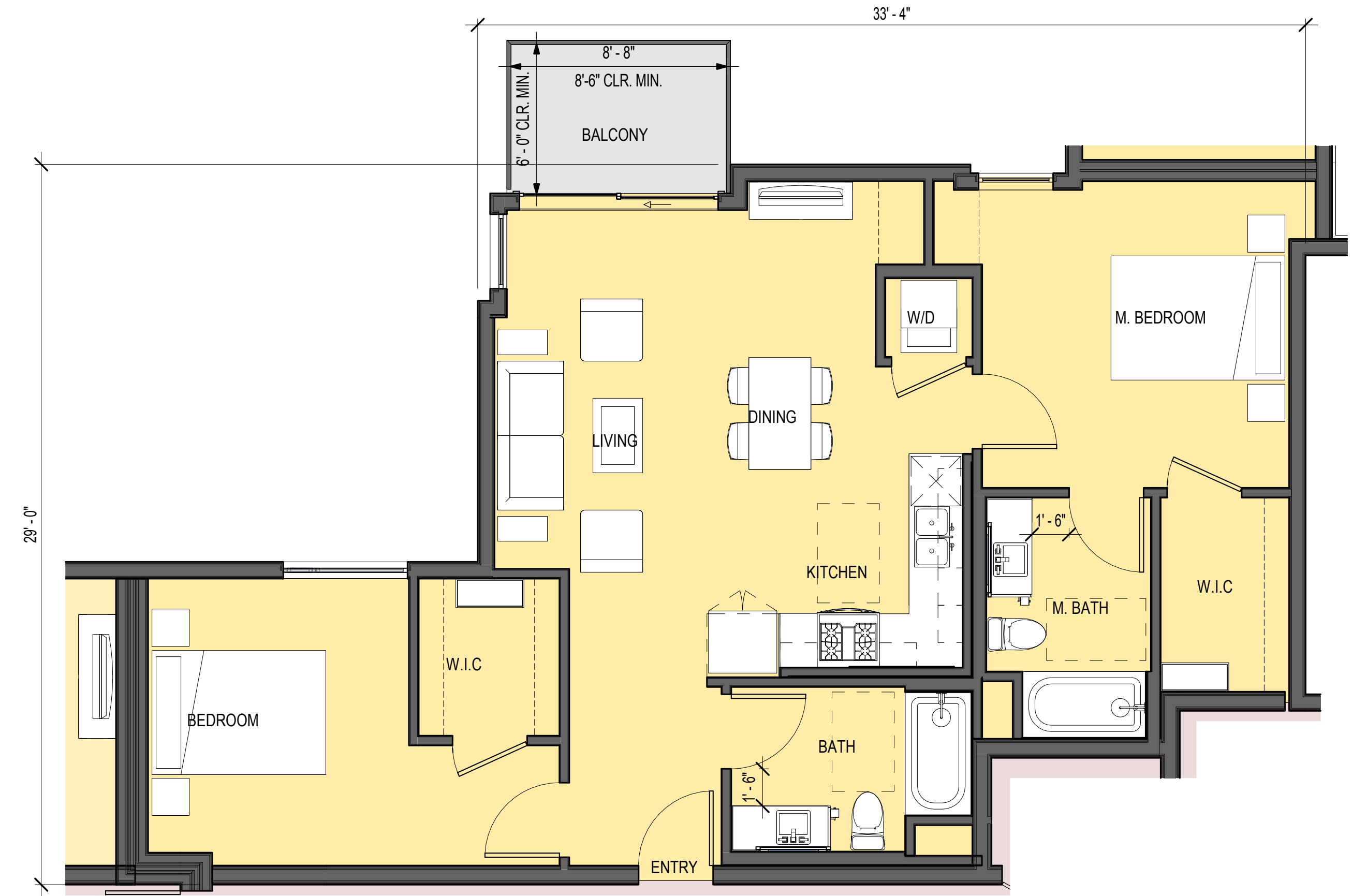
730 S. WESTERN
SCHEMATIC DESIGN



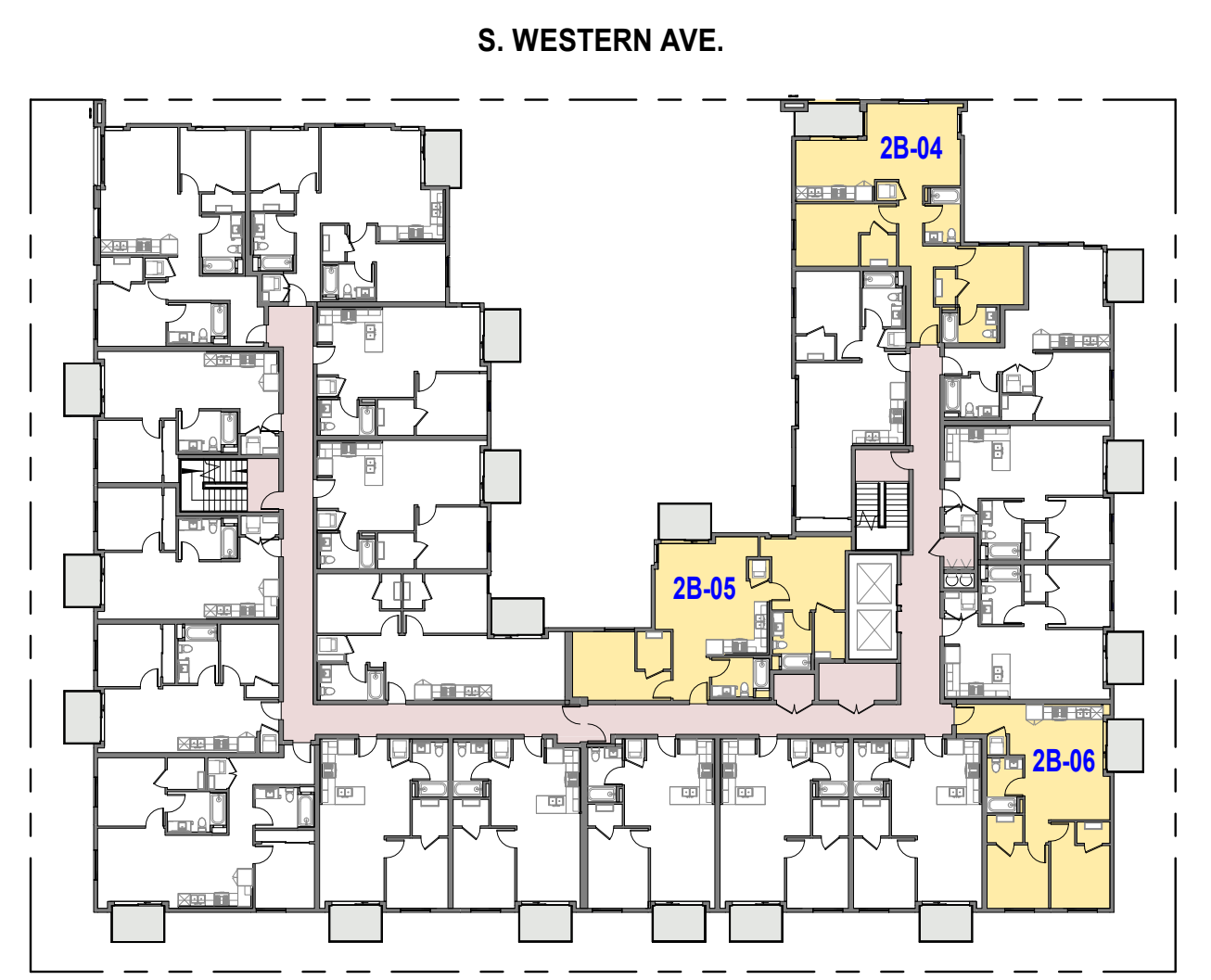
UNIT 2B-06
1/4" = 1'-0"



UNIT 2B-04
1/4" = 1'-0"



UNIT 2B-05
1/4" = 1'-0"



UNIT 2B ENLARGED PLANS
2.31



6
GLASS RAILING
SYSTEM (ALUMINUM
DARK GRAY CABLE
RAILING ALTERNATIVE
AT SIDES AND REAR)



5
6" X 36" PLANK
PORCELAIN TILE -
MIDNIGHT
(MATTE)



4
CORRUGATED METAL
PANEL - ATAS
CORRA-LOC-COLOR
SILVER SMITH



3
CEMENT PLASTER -
DARK GREY - SAND
FLOAT FINISH



2
CEMENT PLASTER -
WARM WHITE - SAND
FLOAT FINISH



1
METAL PANEL - CUSTOM COLOR "FIRE RED"
9
METAL PANEL TRIM ALL AROUND OPENING -
CUSTOM COLOR "FIRE RED"
11
ADDRESS/PROJECT SIGNAGE - WHITE
ALUMINUM MOUNTED OUT FROM FACE



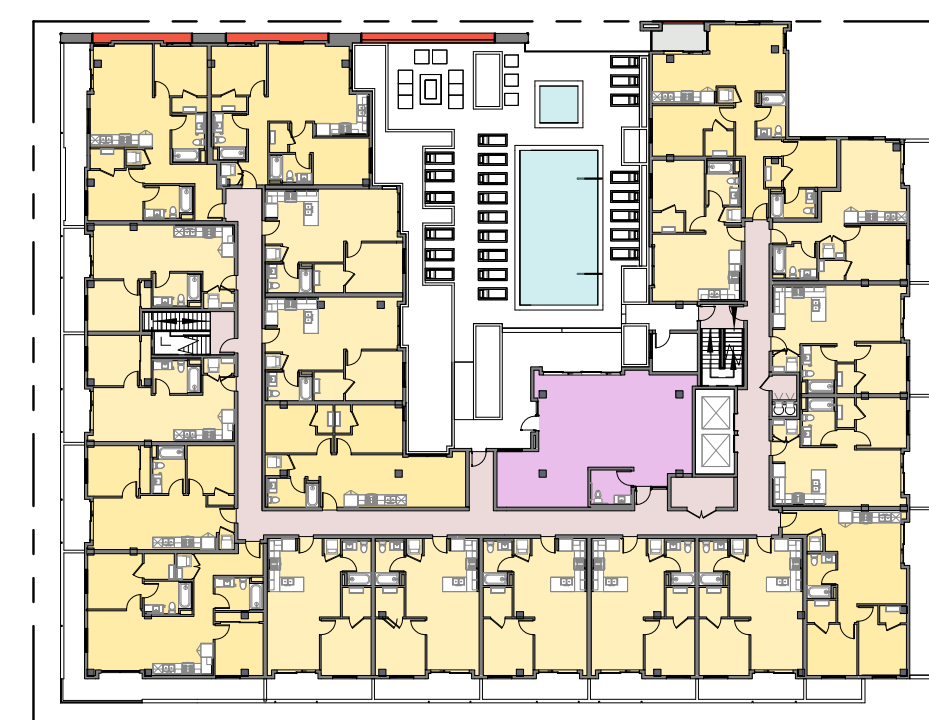
8
ALUMINUM STORE
FRONT - DARK GRAY



7
VINYL WINDOWS AND SLIDING
DOORS - DARK GRAY

MATERIAL KEY

1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH
4	CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH
5	6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)
6	GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)
7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



KEYPLAN

0 5 10 20

WEST/FRONT/WESTERN AVE. ELEVATION

3.01

730 S. WESTERN
SCHEMATIC DESIGN

NOTE:
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6
GLASS RAILING
SYSTEM (ALUMINUM
DARK GRAY CABLE
RAILING ALTERNATIVE
AT SIDES AND REAR)



5
6" X 36" PLANK
PORCELAIN TILE -
MIDNIGHT
(MATTE)



4
CORRUGATED METAL
PANEL - ATAS
CORRA-LOC-COLOR
SILVER SMITH



3
CEMENT PLASTER -
DARK GREY - SAND
FLOAT FINISH



2
CEMENT PLASTER -
WARM WHITE - SAND
FLOAT FINISH



1
METAL PANEL - CUSTOM COLOR "FIRE RED"

9
METAL PANEL TRIM ALL AROUND OPENING -
CUSTOM COLOR "FIRE RED"

11
ADDRESS/PROJECT SIGNAGE - WHITE
ALUMINUM MOUNTED OUT FROM FACE



8
ALUMINUM STORE
FRONT - DARK GRAY

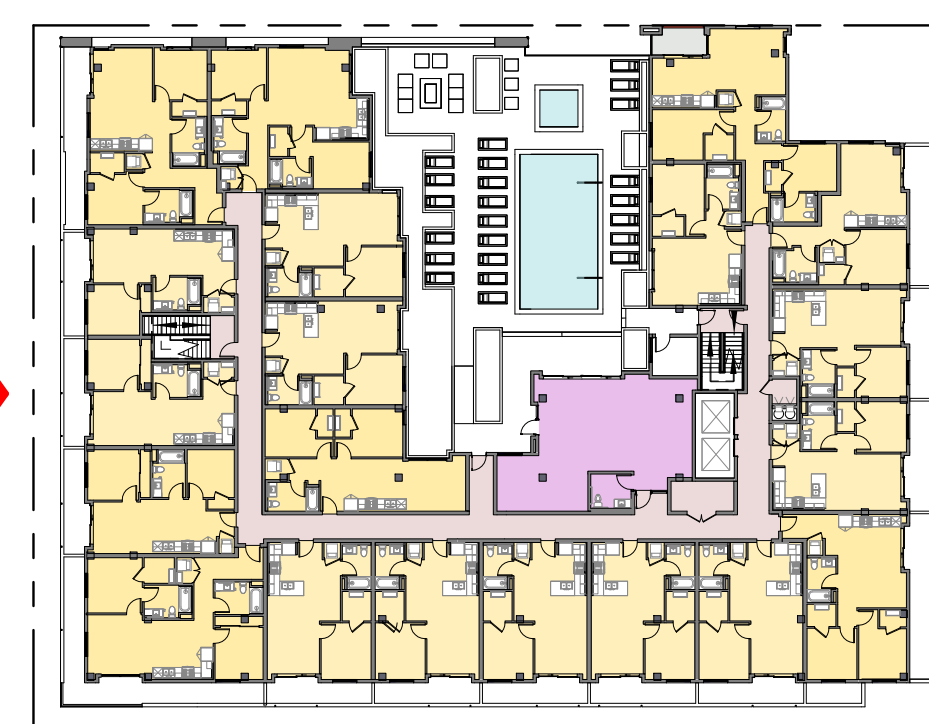


7
VINYL WINDOWS AND SLIDING
DOORS - DARK GRAY

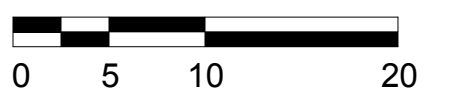
MATERIAL KEY

1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH
4	CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH
5	6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)
6	GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)
7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE

S. WESTERN AVE.



KEYPLAN



SOUTH/SIDE ELEVATION

3.02

730 S. WESTERN
SCHEMATIC DESIGN

NOTE:
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6
GLASS RAILING
SYSTEM (ALUMINUM
DARK GRAY CABLE
RAILING ALTERNATIVE
AT SIDES AND REAR)



5
6" X 36" PLANK
PORCELAIN TILE -
MIDNIGHT
(MATTE)



4
CORRUGATED METAL
PANEL - ATAS
CORRA-LOC-COLOR
SILVER SMITH



3
CEMENT PLASTER -
DARK GREY - SAND
FLOAT FINISH



2
CEMENT PLASTER -
WARM WHITE - SAND
FLOAT FINISH



1
METAL PANEL - CUSTOM COLOR "FIRE RED"

9
METAL PANEL TRIM ALL AROUND OPENING -
CUSTOM COLOR "FIRE RED"

11
ADDRESS/PROJECT SIGNAGE - WHITE
ALUMINUM MOUNTED OUT FROM FACE

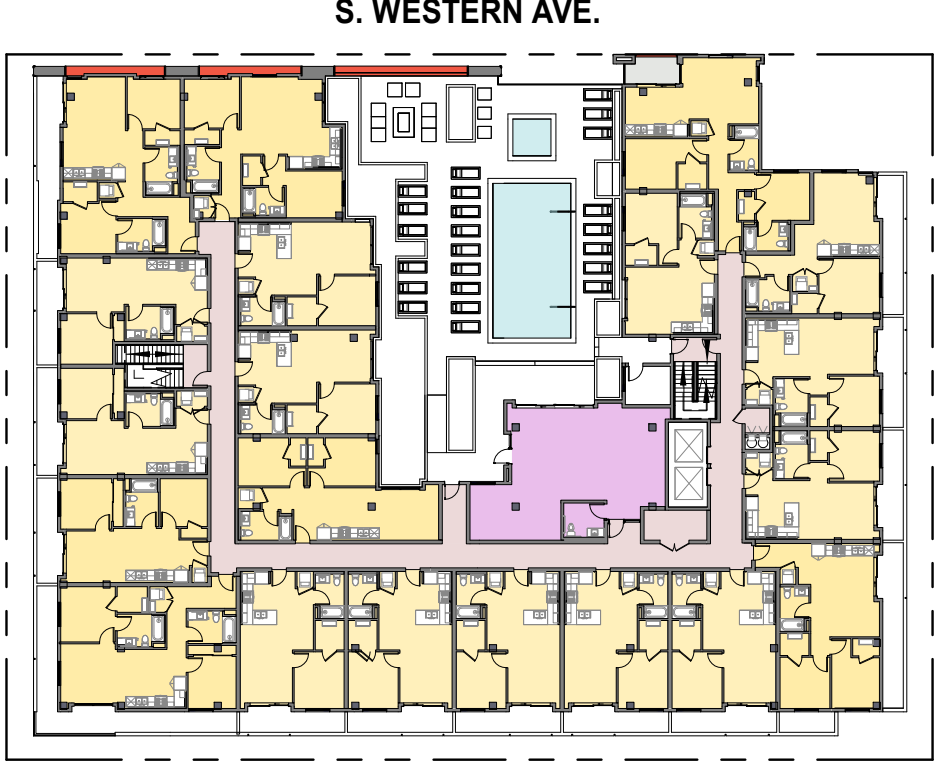


8
ALUMINUM STORE
FRONT - DARK GRAY



7
VINYL WINDOWS AND SLIDING
DOORS - DARK GRAY

MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GREY - SAND FLOAT FINISH
4	CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH
5	6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)
6	GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)
7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



KEYPLAN



NORTH/SIDE ELEVATION
3.04

NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION



POOL COURT - SOUTH ELEVATION
SCALE: 1" = 10'-0"



POOL COURT - WEST ELEVATION
SCALE: 1" = 10'-0"



POOL COURT - NORTH ELEVATION
SCALE: 1" = 10'-0"



6
GLASS RAILING SYSTEM (ALUMINUM DARK GRAY CABLE RAILING ALTERNATIVE AT SIDES AND REAR)



5
6" X 36" PLANK PORCELAIN TILE - MIDNIGHT (MATTE)



4
CORRUGATED METAL PANEL - ATAS CORRA-LOC-COLOR SILVER SMITH



3
CEMENT PLASTER - DARK GRAY - SAND FLOAT FINISH



2
CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH



1
METAL PANEL - CUSTOM COLOR "FIRE RED"

9
METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"

11
ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE

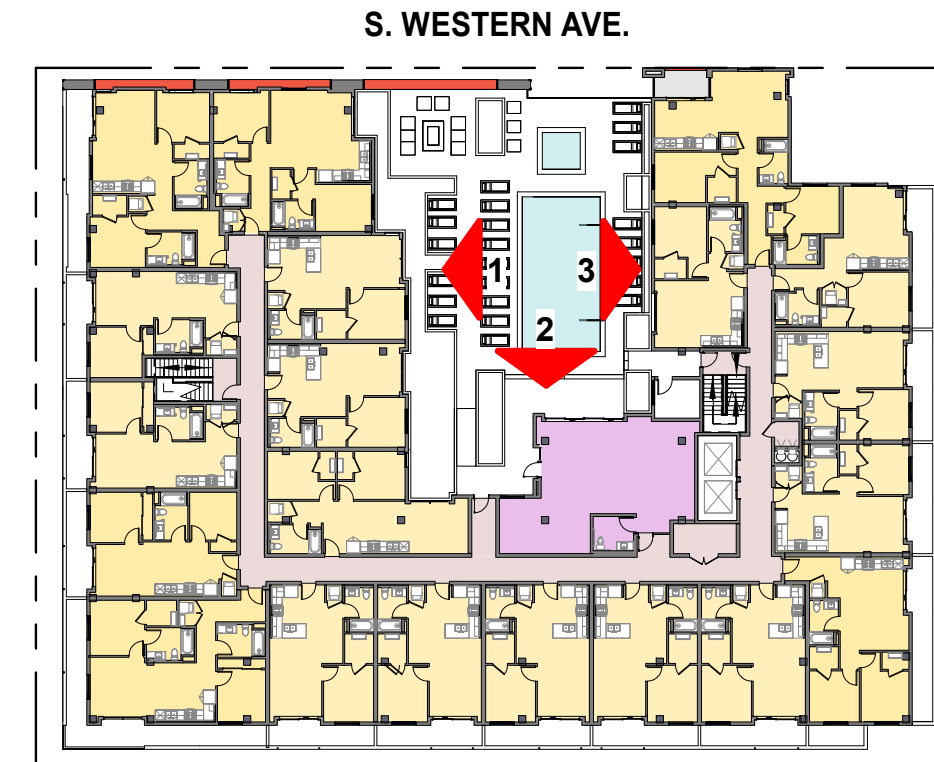


8
ALUMINUM STORE FRONT - DARK GRAY



7
VINYL WINDOWS AND SLIDING DOORS - DARK GRAY

MATERIAL KEY	
1	METAL PANEL - CUSTOM COLOR "FIRE RED"
2	CEMENT PLASTER - WARM WHITE - SAND FLOAT FINISH
3	CEMENT PLASTER - DARK GRAY - SAND FLOAT FINISH
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7	VINYL WINDOWS AND SLIDING DOORS - DARK GRAY
8	ALUMINUM STORE FRONT - DARK GRAY
9	METAL PANEL TRIM ALL AROUND OPENING - CUSTOM COLOR "FIRE RED"
10	STORE SIGNAGE INDIVIDUAL LIT LETTERS SUSPENDED BELOW SOFFIT - TBD
11	ADDRESS/PROJECT SIGNAGE - WHITE ALUMINUM MOUNTED OUT FROM FACE



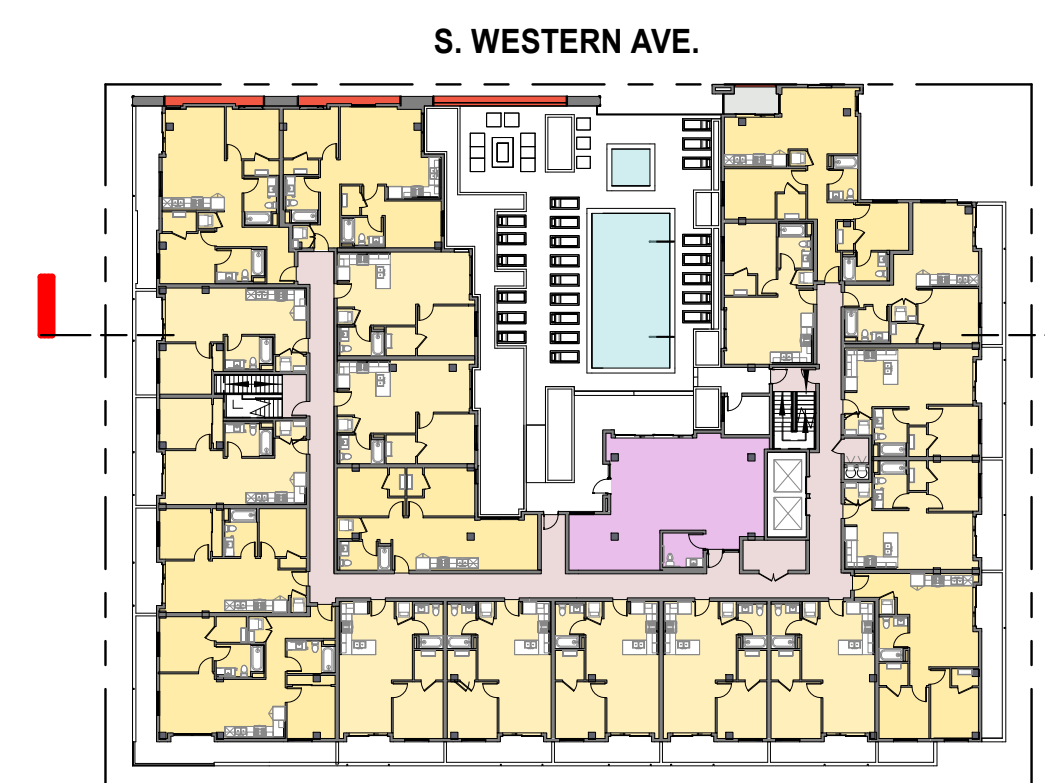
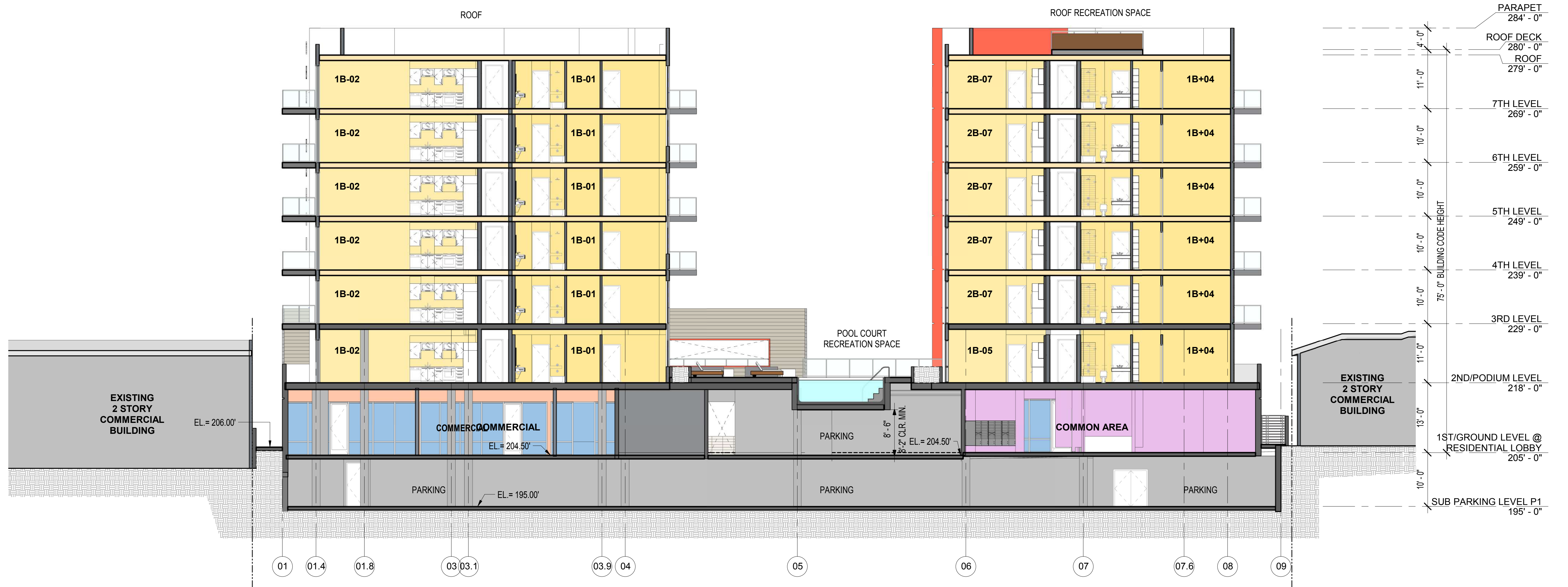
KEYPLAN



POOL COURT SECTIONS / ELEVATIONS

3.05

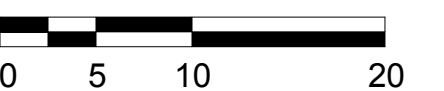
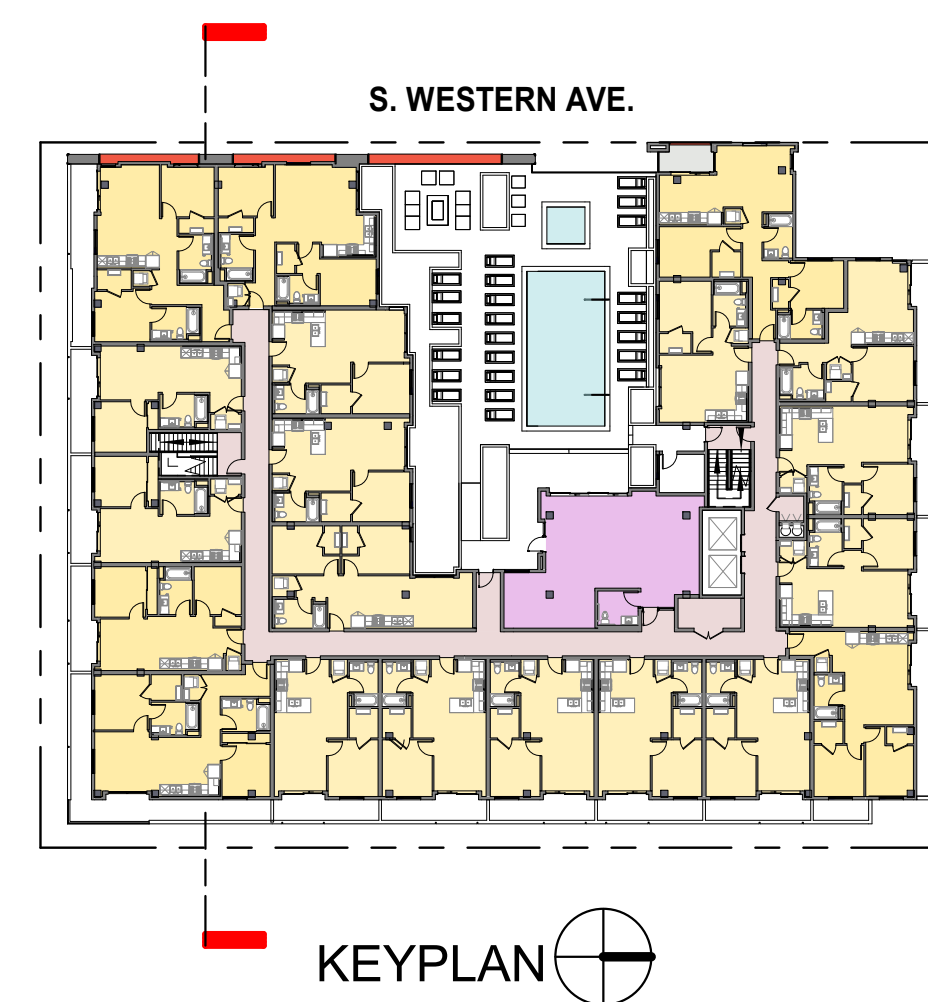
NOTE:
ALL INFORMATION SHOWN HERE TO BE VERIFIED BY CIVIL ENGINEER AND OR LANDUSE CONSULTANT. SEE LANDSCAPE AND SURVEY FOR FURTHER INFORMATION



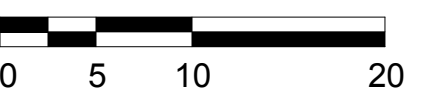
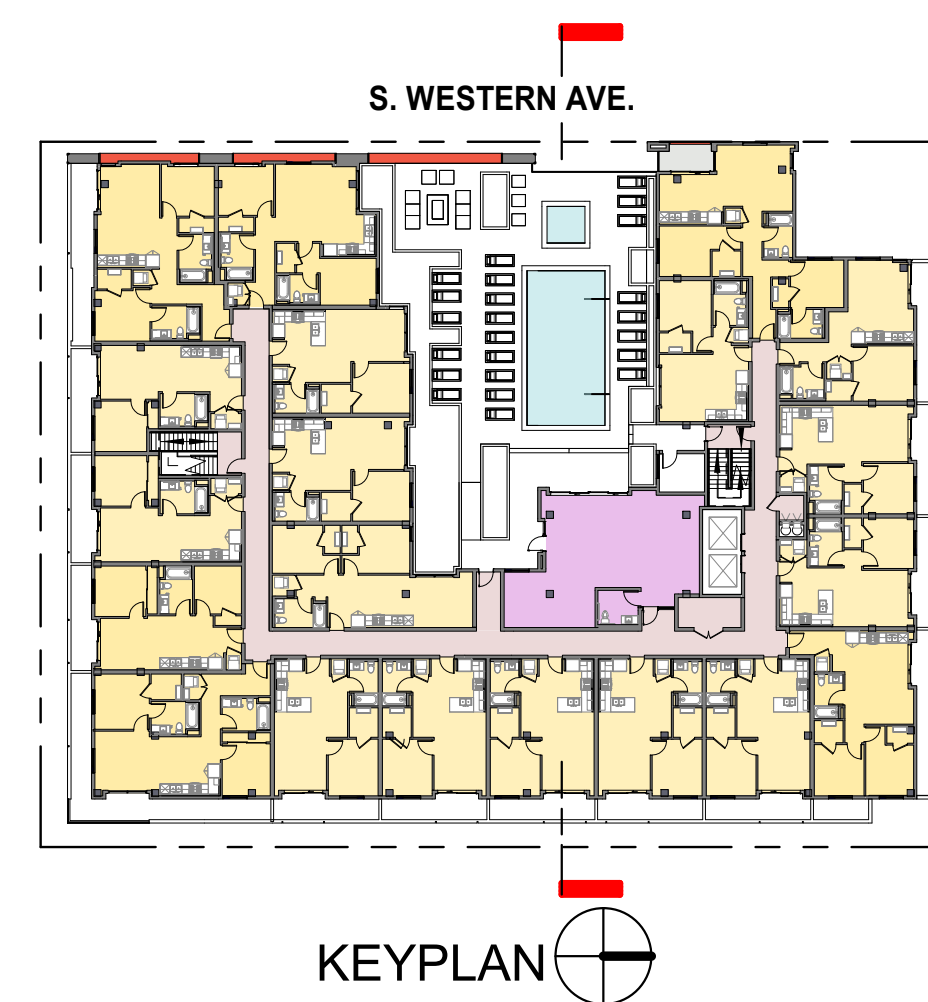
KEYPLAN

BUILDING SECTION
4.01

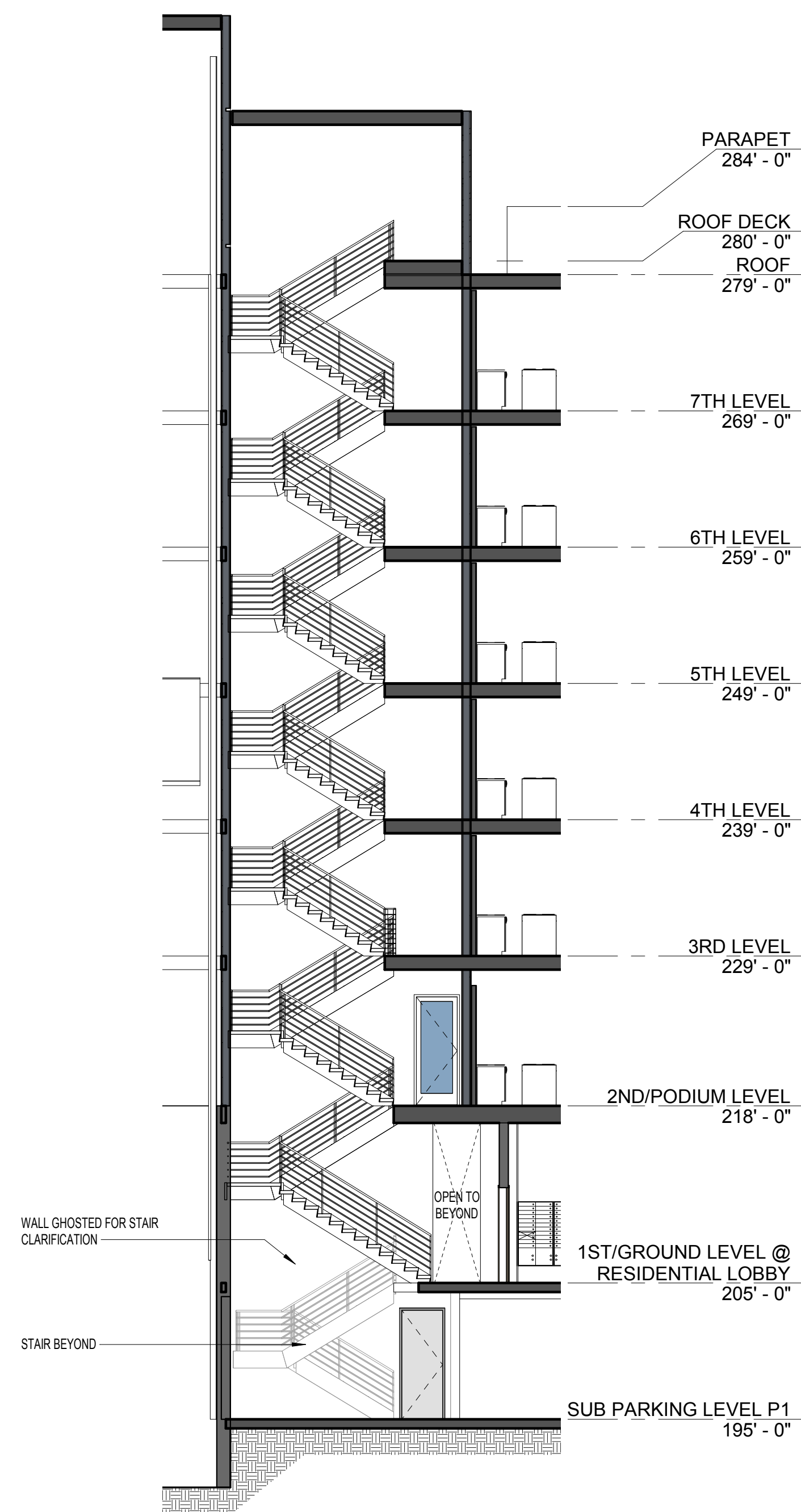
730 S. WESTERN
SCHEMATIC DESIGN



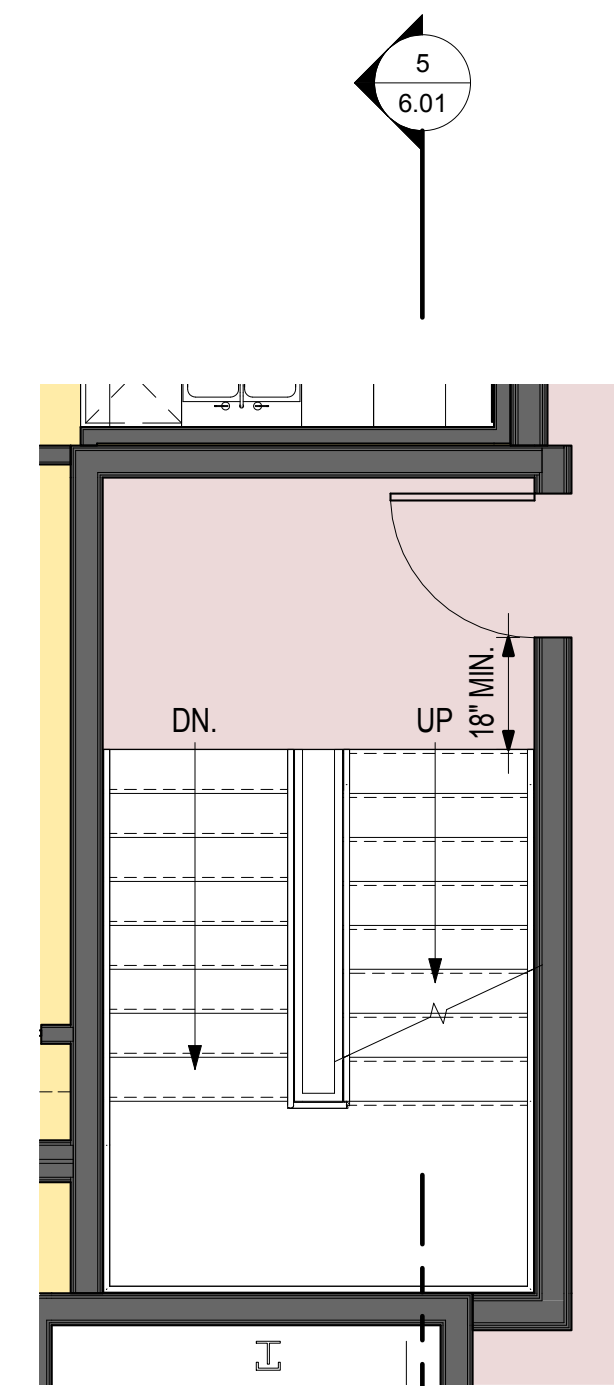
BUILDING SECTION
4.02



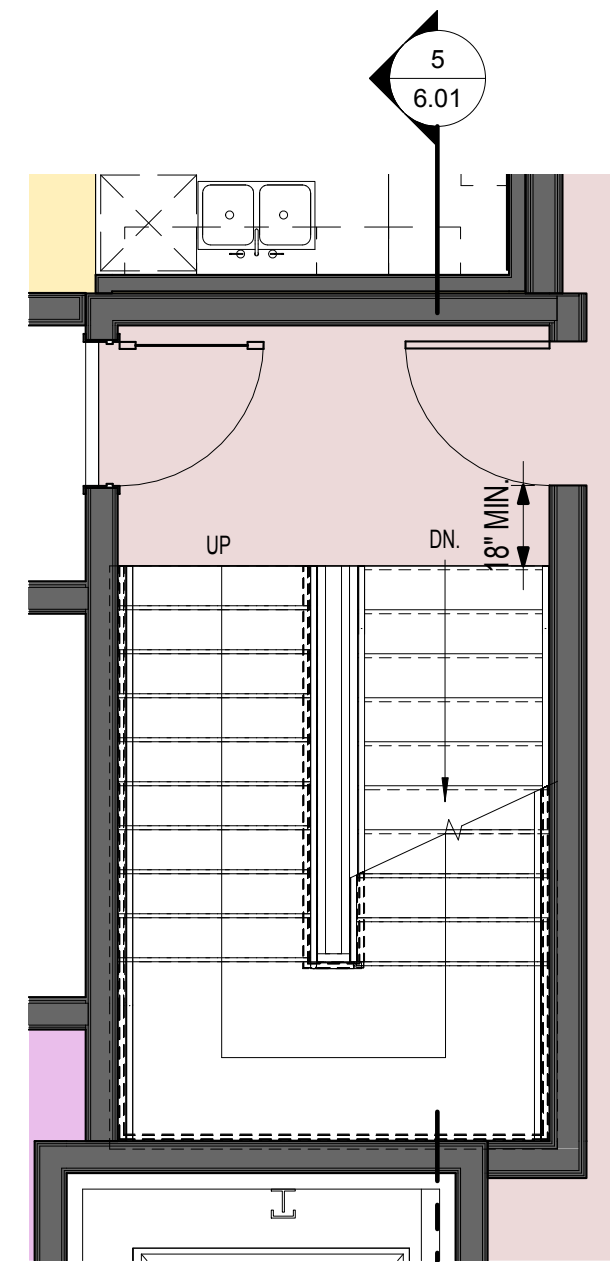
BUILDING SECTION
4.03



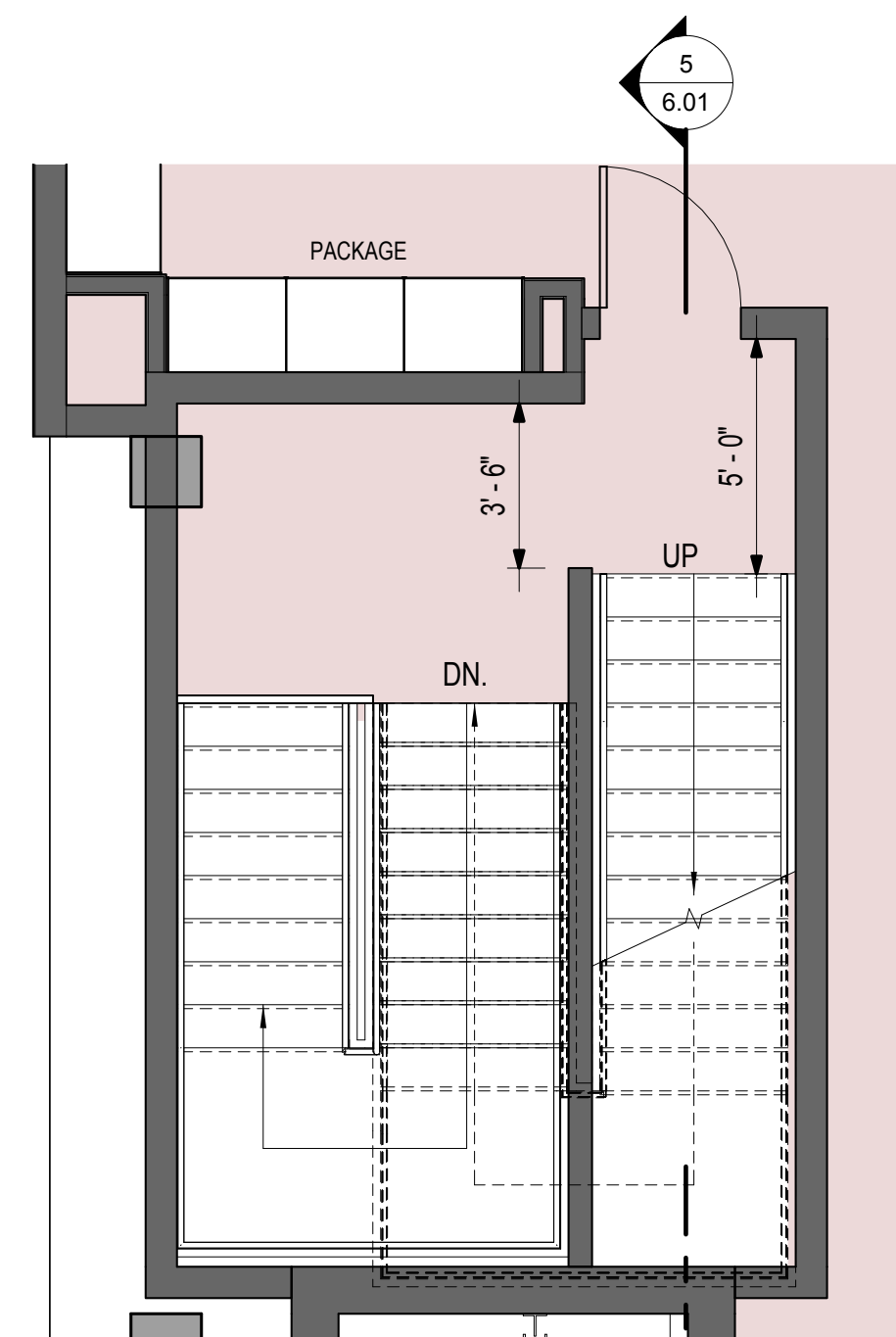
STAIR 01 - SECTION
1/8" = 1'-0" 5



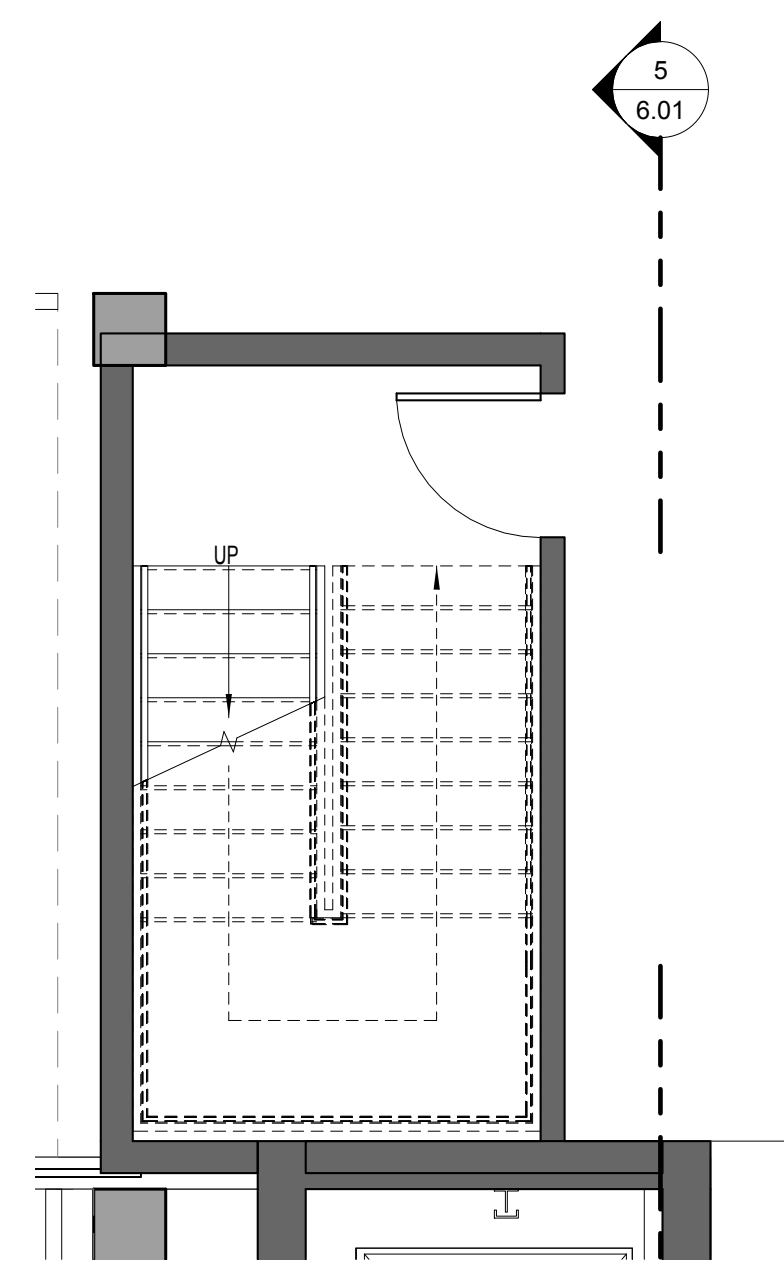
STAIR 01 - 3RD / ROOF
1/4" = 1'-0" 4



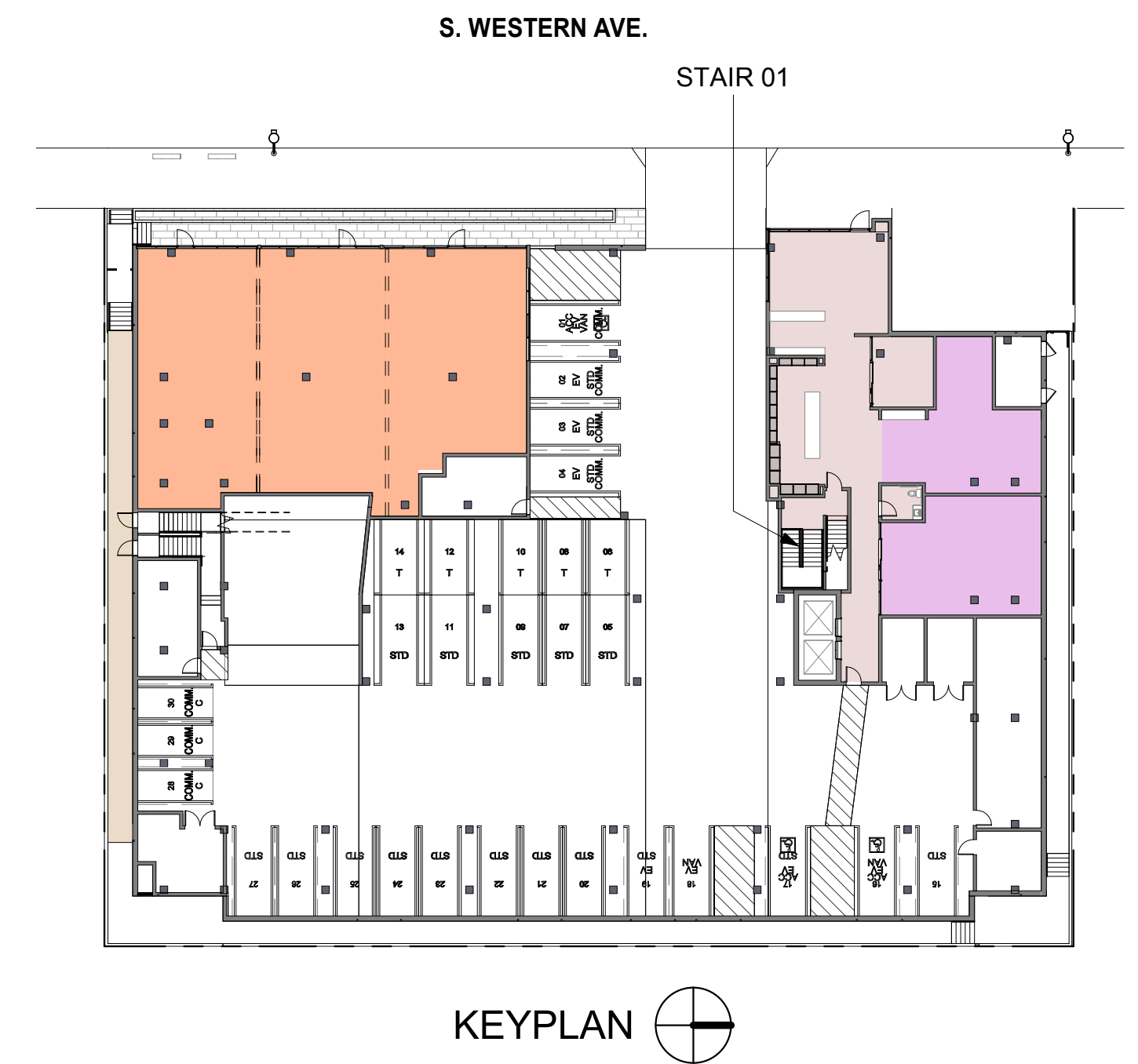
STAIR 01 - 2ND LEVEL
1/4" = 1'-0" 3



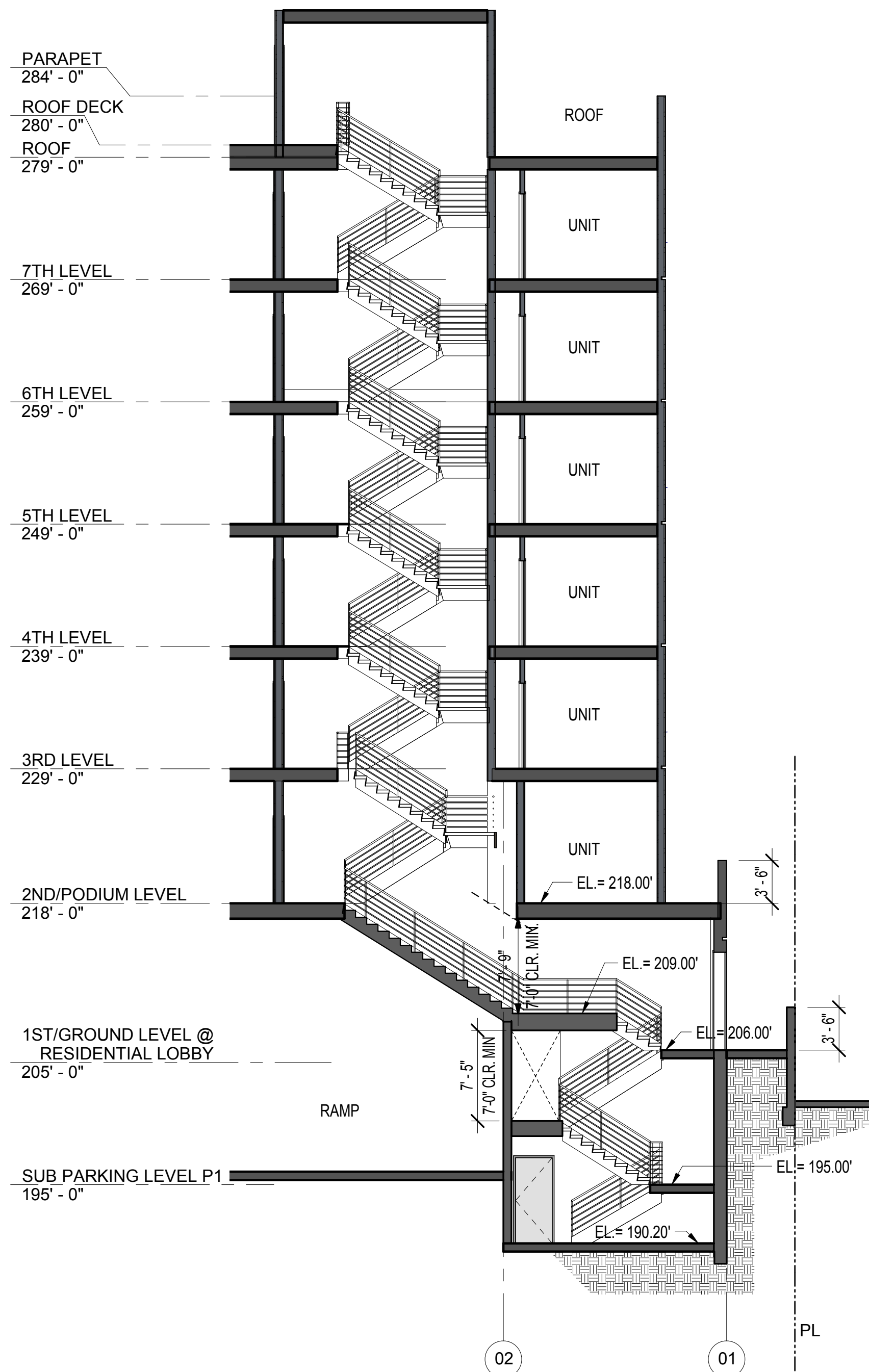
STAIR 01 - 1ST LEVEL
1/4" = 1'-0" 2



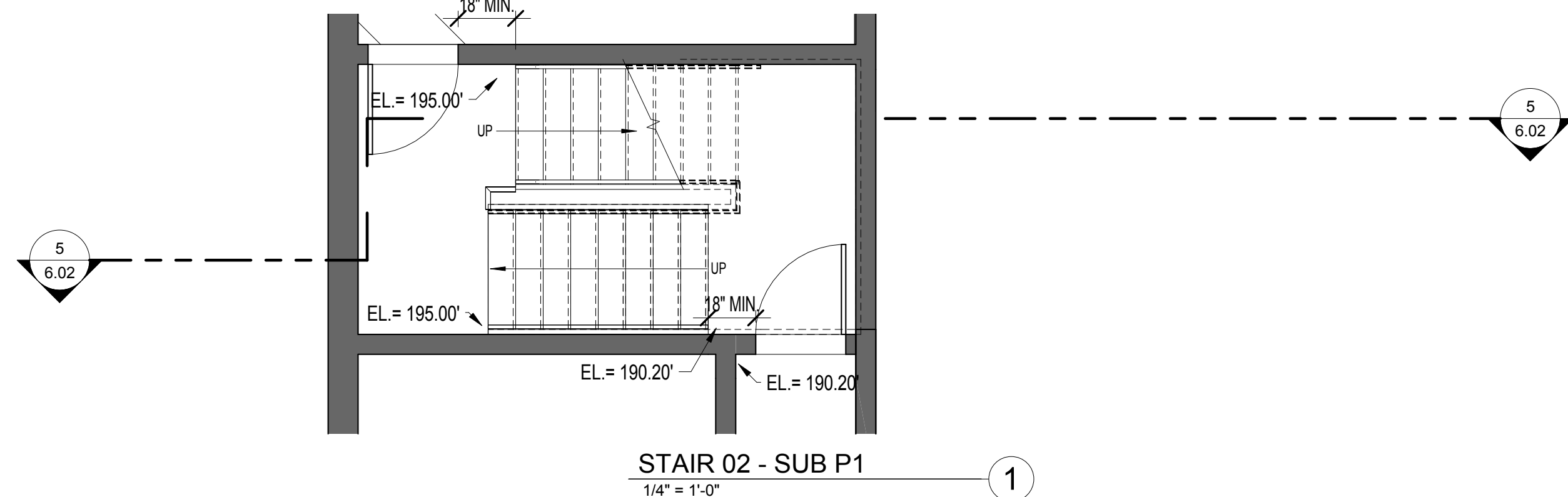
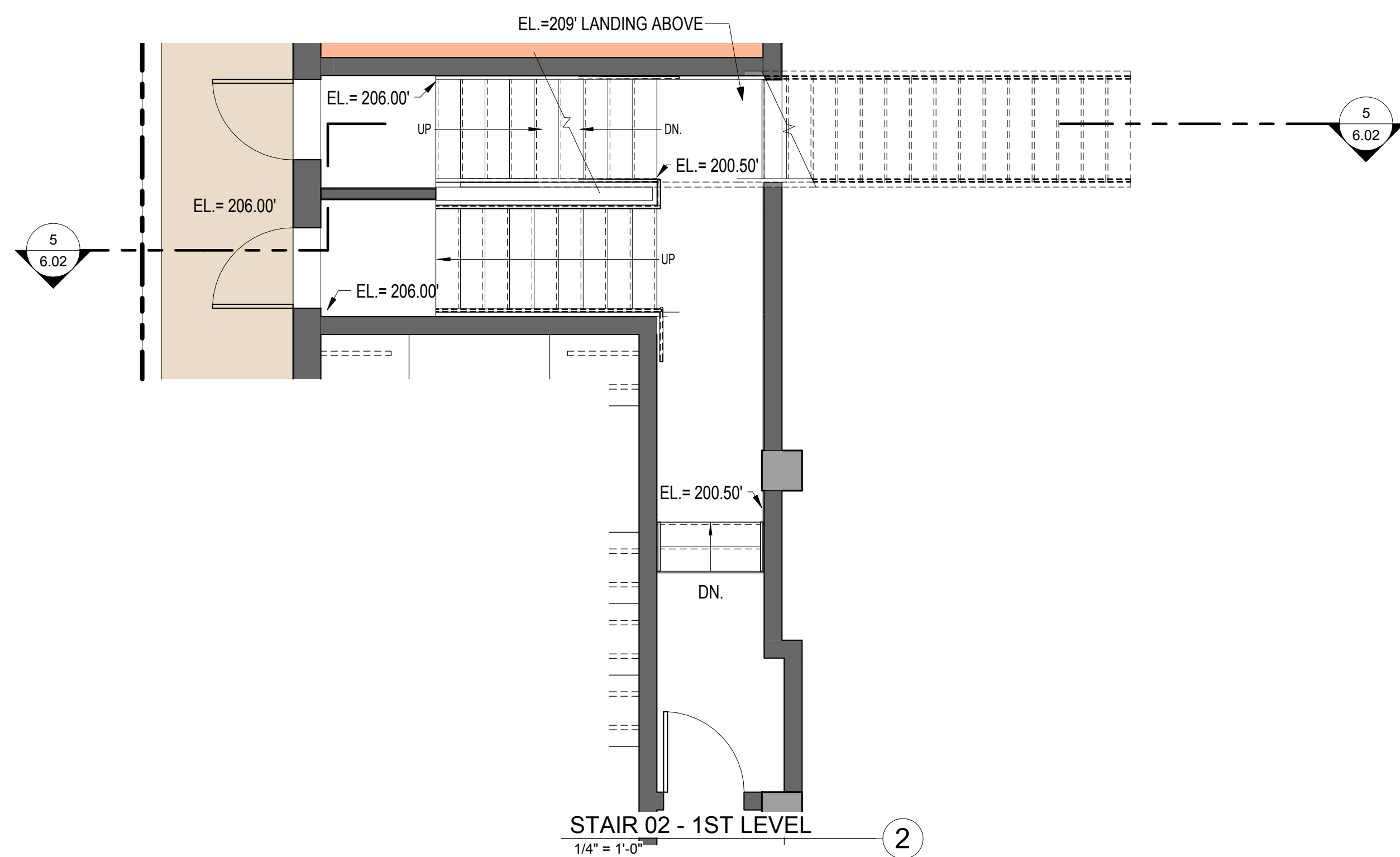
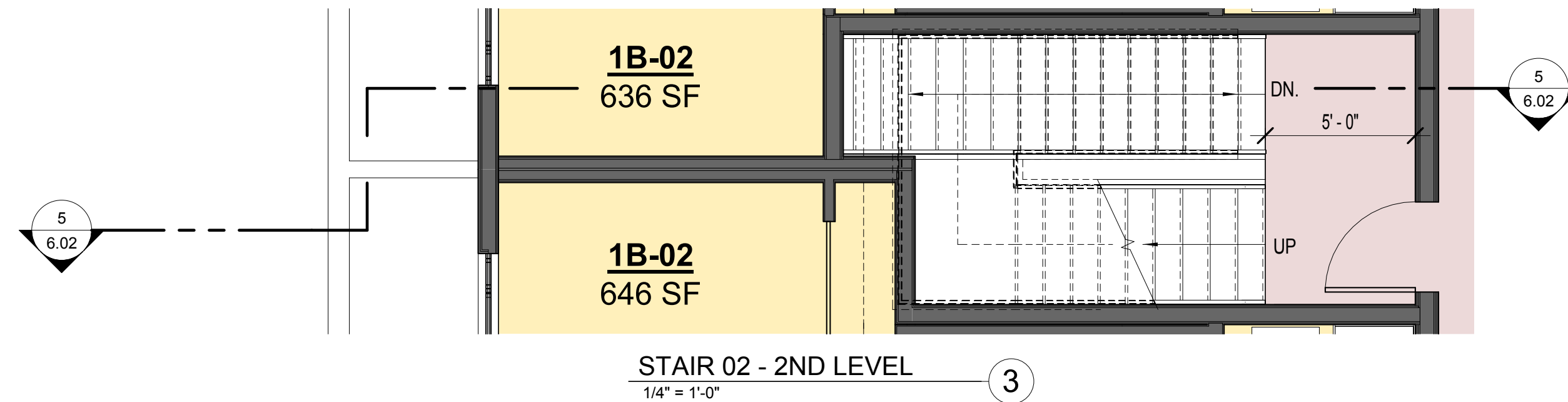
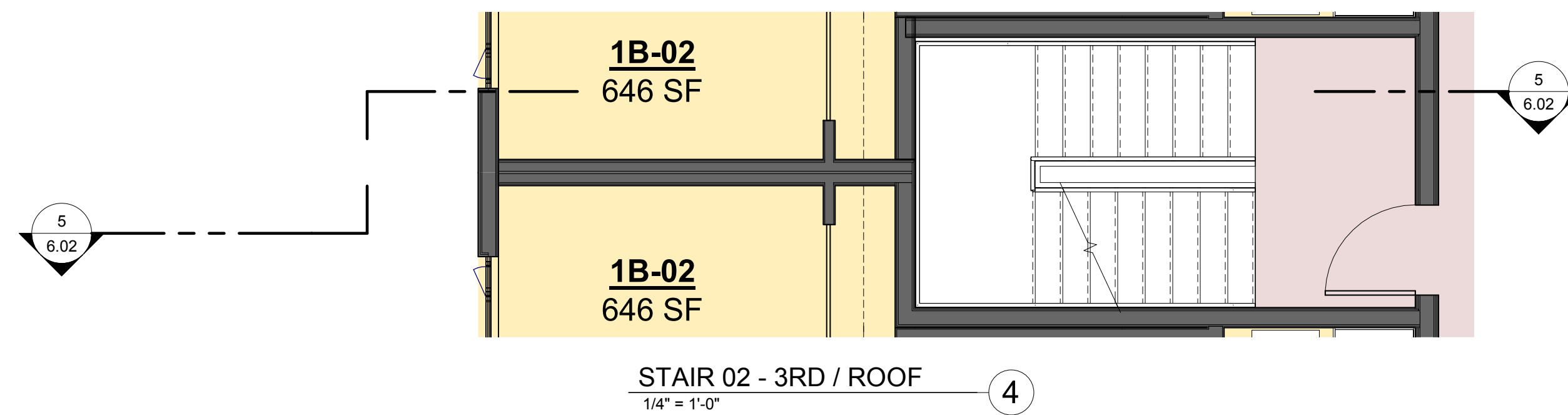
STAIR 01 - SUB P1
1/4" = 1'-0" 1



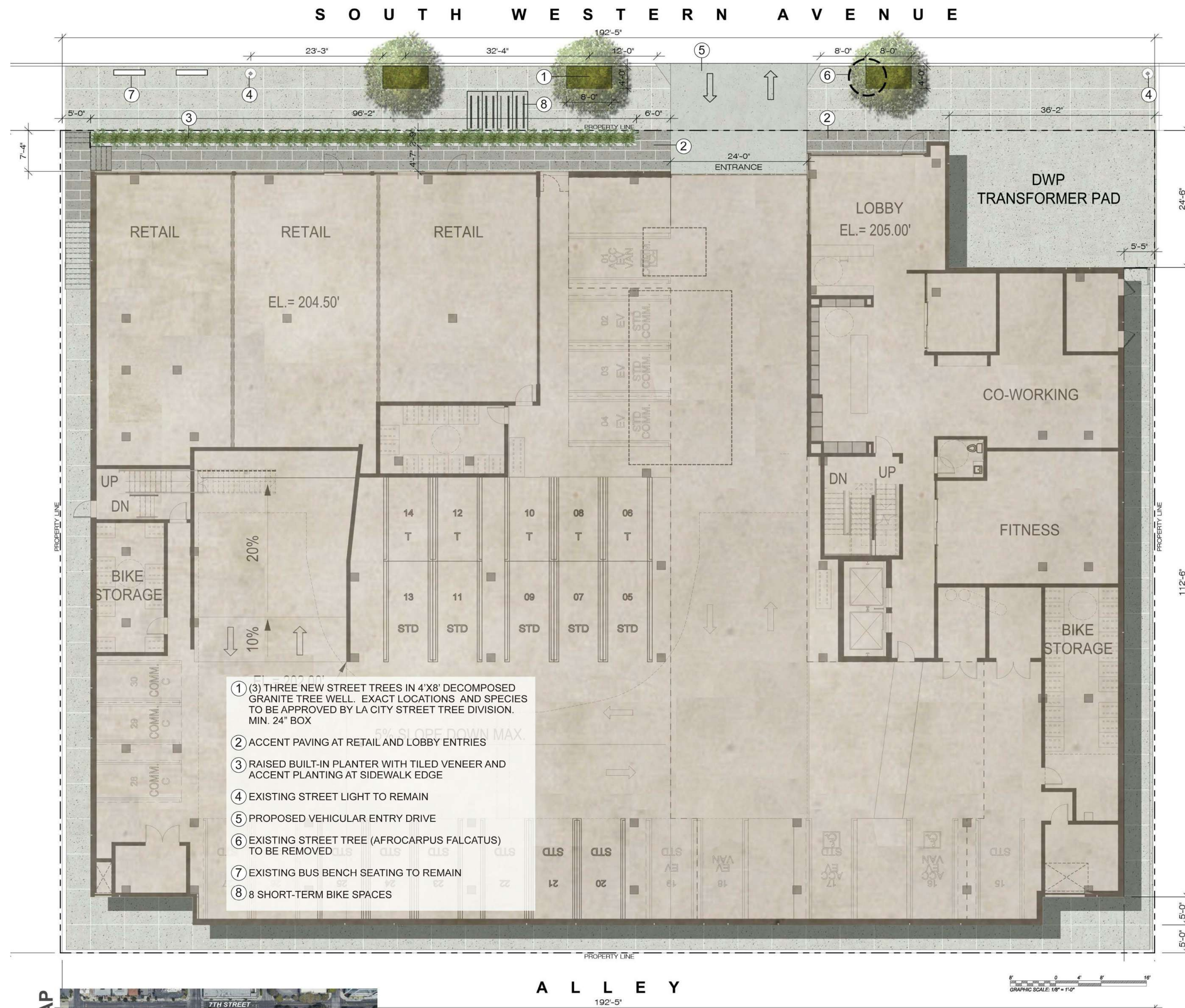
STAIR 01- ENLARGED PLANS & SECTIONS 6.01



STAIR 02 - SECTION
1/8" = 1'-0"



STAIR 02 - ENLARGED PLANS & SECTIONS 6.02



PROPOSED PLANT PALETTE: GROUND

BOTANICAL NAME	COMMON NAME
STREET TREES (36" BOX); OR AS APPROVED BY STREET TREE DIVISION	
AFROCARPUS FALCATUS	AFRICAN FERN PINE
ACCENT PLANTING (5 GALLON):	
AGAVE ATTENUATA	FOXTAIL AGAVE
CLIVIA MINIATA	ORANGE CLIVIA
DIETES BICOLOR	AFRICAN IRIS

TREES REQUIRED: 32

TREES PROVIDED: 32 MINIMUM
GROUND LEVEL: 3 (36" BOX STREET TREES)
2ND FLOOR: 12 (24" BOX SMALL CANOPY TREES)
3 (36" BOX SPECIMEN TREE)
ROOF LEVEL: 13 (24" BOX SMALL CANOPY TREES)
1 (36" BOX SPECIMEN TREE)

OPEN SPACE

COMMON OUTDOOR OPEN SPACE PROVIDED: 5,082SF
25% OF OUTDOOR OPEN SPACE-REQUIRED LANDSCAPE: 1,270.5 SF
LANDSCAPE PROVIDED : 1,274 SF
2ND LEVEL COURT: 946 SF
ROOF LEVEL: 328 SF

NOTE:
-ALL LANDSCAPED AREAS TO BE IRRIGATED BY AUTOMATIC WATERING SYSTEM.
-NO SIGNIFICANT TREES ON SITE.

NOTE:
SEE ARCHITECTURAL SHEETS FOR:
-PROJECT SUMMARY FOR OPEN SPACE CALCULATIONS.
-COLORED BUILDING RENDERINGS

TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA : 1,432 SF
GROUND LEVEL: 158 SF
2ND LEVEL COURT: 946 SF
ROOF LEVEL: 328 SF



APN: 509-300-7029

OWNER:
730 Western LP
Attn: Garrett Lee
3470 Wilshire Blvd, Ste 700
Los Angeles, CA 90010
213.365.5000

LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908
dgaudet@gaudetdesigngroup.com



730 S. WESTERN AVENUE
LOS ANGELES, CA
1st / Ground Floor Landscape Schematic Plan

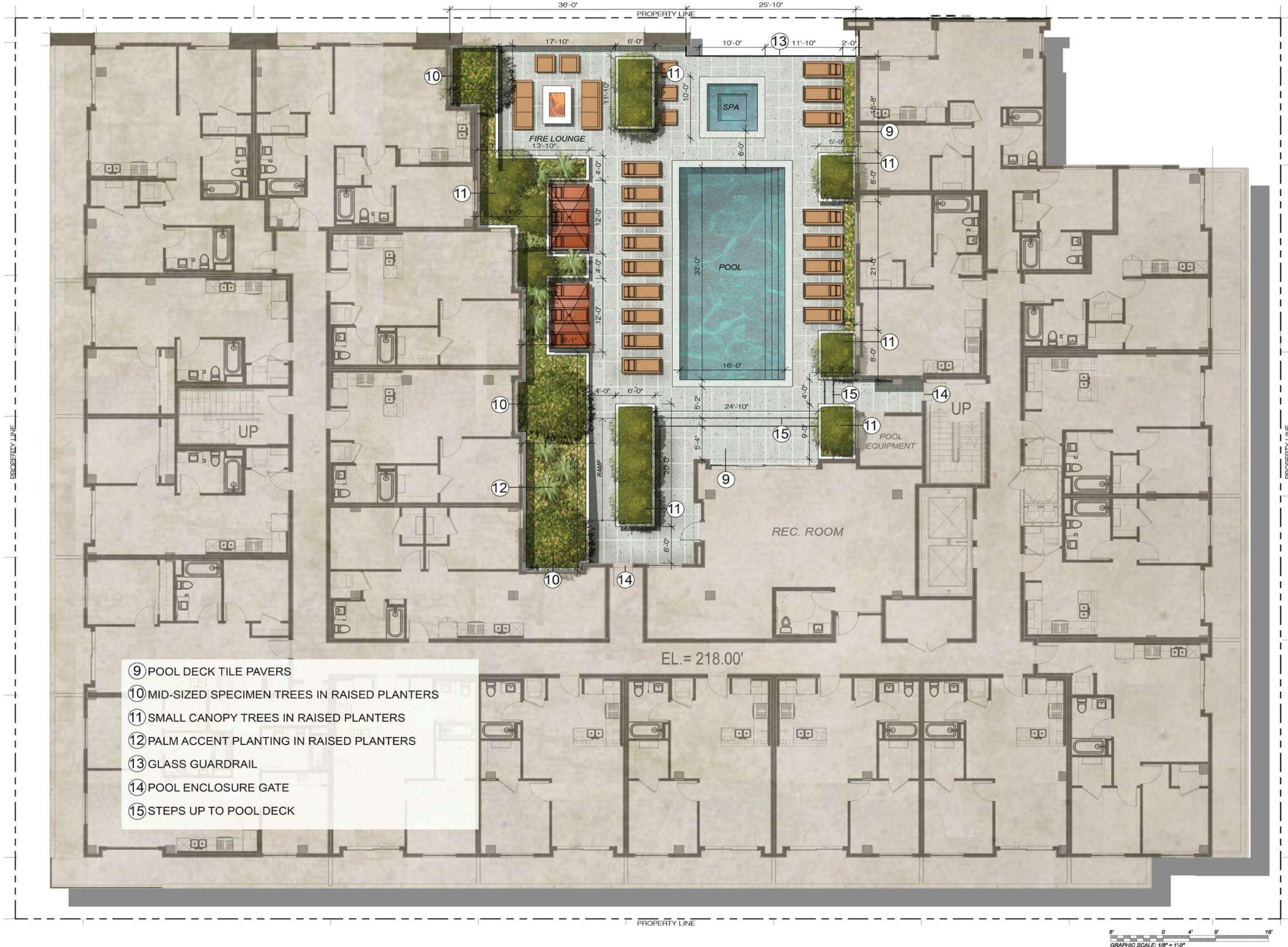
1ST / GROUND LEVEL LANDSCAPE SCHEMATIC PLAN

LS.01

SEPTEMBER 20TH, 2022
NORTH
→

SCHEMATIC DESIGN

S O U T H W E S T E R N A V E N U E



PROPOSED PLANT PALETTE: 2ND FLOOR

BOTANICAL NAME	COMMON NAME
MID-SIZED SPECIMEN TREES (36" BOX):	
ARJUTUS 'MARINA'	MARINA STRAWBERRY TREE
LAGERSTROEMIA INDICA	GRAPE MYRTLE
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	COMPACT MAGNOLIA
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE
TRISTANIA LAURINA	LITTLE LEAF MYRTLE
SMALL CANOPY TREES (24" BOX):	
AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE
CITRUS 'MEYER LEMON'	MEYER LEMON TREE
FORTUNELLA MARGARITA	KUMQUAT
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUHU
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA
ACCENT PALMS (24" BOX):	
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
HOWEA FORSTERIANA	KENTIA PALM
SMALL HEDGE SCREENING (15 GALLON):	
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
PODOCARPUS ELONG. 'MONMAL'	ICEE BLUE YELLOW-WOOD
SHRUB PLANTING (5-15 GALLON):	
COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'
LAVANDULA X HETEROPHYLLA	SWEET LAVENDER
PHILODENDRON SELLOUM	TREE PHILODENDRON
PHILODENDRON XANADU	WINTERBORN PHILODENDRON
RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN
GRASSES / GRASSY SHRUBS (5 GALLON):	
CLIVIA MINIATA	ORANGE CLIVIA
CRASSULA FALCATA	AIRPLANE PLANT
LOMANDRA CONFERTIFOLIA 'SHORTY'	DWARF MAT RUSH



OWNER:
730 Western LP
Attn: Garrett Lee
3470 Wilshire Blvd, Ste 700
Los Angeles, CA 90010
213.385.5000

LANDSCAPE CONSULTANTS:
GAUDET DESIGN GROUP
322 Tejon Place
Palos Verdes Estates, CA 90274
310.828.4908
dgaudet@gaudetdesigngroup.com



730 S. WESTERN AVENUE
LOS ANGELES, CA
2nd Floor Landscape Schematic Plan

2ND LEVEL LANDSCAPE SCHEMATIC PLAN
LS.02

SEPTEMBER 20TH, 2022



SCHEMATIC DESIGN



PROPOSED PLANT PALETTE: ROOF

BOTANICAL NAME	COMMON NAME
MID-SIZED SPECIMEN TREES (36" BOX):	
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE
SMALL ACCENT TREES 24" BOX:	
AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT TREE
CITRUS 'MEYER LEMON'	MEYER LEMON TREE
FORTUNELLA MARGARITA	KUMQUAT
PITTOSPORUM 'MARJORIE CHAN.'	VARIEGATED KOHUUH
TECOMA 'ORANGE JUBILEE'	ORANGE JUBILEE TECOMA
SMALL HEDGE SCREENING (15 GALLON):	
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN
SHRUB PLANTING (5-15 GALLON):	
COPROSMA KIRKII 'VARIEGATA'	COPROSMA KIRKII 'VARIEGATA'
LAVANDULA X HETEROPHYLLA	SWEET LAVENDER
GRASSES / GRASSY SHRUBS (5 GALLON):	
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
SUCCULENTS (5 GALLON):	
AGAVE ATTENUATA	FOXTAIL AGAVE
ALOE 'HERCULES'	TREE ALOE
ALOE VERA	ALOE VERA
SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP



OWNER:
 730 Western LP
 Attn: Garrett Lee
 3470 Wilshire Blvd., Ste 700
 Los Angeles, CA 90010
 213.365.5000

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 Palos Verdes Estates, CA 90274
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ROOF LEVEL LANDSCAPE SCHEMATIC PLAN

LS.03