

PROJECT SUMMARY

Density See A0-1 Lot Area Diagram

	(Q)C2-1VL	(Q)CM-1VL	Total
Lot Area (sf)	55,540	105,910	161,450
Lot Area / Unit (sf)	400	800	
Based Density Allowed	139	133	272
Density Bonus units (30%)			82
Total Allowed Units			354
Total Proposed Units			354

Affordable Units Required (VLI)

11.8 % of Total Units	42
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Unit Mix

Unit Type	Description	Avg sf	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total # Units	Total Area
A	Studio	555	15	25	25	25	-	90	49,950
A-L	Studio + Loft	690	-	-	-	-	23	23	15,870
B	1 Br / 1 Ba	745	24	23	23	23	-	93	69,285
B-L	1 Br / 1 Ba + Loft	860	-	-	-	-	22	22	18,920
C	2 Br / 2 Ba	1,095	15	25	25	25	-	90	98,550
C-L	2 Br / 2 Ba + Loft	1,220	-	-	-	-	21	21	25,620
D	3 Br / 2 Ba	1,425	3	3	3	3	-	12	17,100
D-L	3 Br / 2 Ba + Loft	1,600	-	-	-	-	3	3	4,800
Total		848	57	76	76	76	69	354	300,095

Floor Area See A0-2 Floor Area Diagrams

Residential Floor Area	300,095
Residential Amenities: Recreation / Fitness / Lobbies / Leasing	14,550
Corridors / Terraces / Garage Access / Misc.	90,710
Total Residential Floor Area	405,355
Total Commercial Floor Area	1,500
Total Floor Area Proposed	406,855

Floor Area Ratio - FAR See A0-1 Buildable Area Diagram

Buildable Area	157,649
Floor Area Proposed	406,855
Total FAR Proposed	2.6

Open Space See A0-3 Open Space Diagrams and Summary

Open Space Required	40,900 sf
Open Space Provided	40,990 sf

Vehicle and Bicycle Parking See A0-4 Parking Summary & Details

Parking Required (Per LAMC 12.22.A25 DENSITY BONUS OPTION 2)	536	Stalls
Parking Required (Per LAMC 12.21A4)	575	Stalls
Parking Provided	575	Stalls
Bicycle Parking Required	183	Stalls
Bicycle Parking Provided	183	Stalls

Affordable Units 11.8 % VLI Units (42) Provided

Unit Type	Description	Market Rate	Affordable	Total # Units	%
A	Studio	79	11	90	25%
A-L	Studio + Loft	20	3	23	7%
B	1 Br / 1 Ba	82	11	93	27%
B-L	1 Br / 1 Ba + Loft	20	2	22	6%
C	2 Br / 2 Ba	79	11	90	25%
C-L	2 Br / 2 Ba + Loft	19	2	21	6%
D	3 Br / 2 Ba	11	1	12	3%
D-L	3 Br / 2 Ba + Loft	2	1	3	1%
Total		312	42	354	100%

YARDS

Yards	Required	Provided
Front - Pacific Coast Hwy	0'	3' Min.
Front - 259th St.	0'	2' Min.
Side - Frampton Ave.	10'	8' Min.
Side - East	10'	8' Min.

SHEET INDEX

A-0	COVER SHEET
A-00	PROJECT RENDERING
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ALTA-02	LOT 1 - ALTA / NSPS LAND TITLE SURVEY 2/2
ALTA-03	LOT 2 - ALTA / NSPS LAND TITLE SURVEY 1/2
ALTA-03	LOT 2 - ALTA / NSPS LAND TITLE SURVEY 2/2
A0-1	ZONING DIAGRAMS - LOT AREA
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A0-4	VEHICLE AND BICYCLE PARKING SUMMARY
A0-5	CIRCULATION PLAN
A0-6	COMMERCIAL CORNER DEVELOPMENT STANDARDS
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	TYPICAL FLOOR PLAN (2ND - 4TH FLOORS)
A-4	FIFTH FLOOR PLAN
A-5	MEZZANINE PLAN
A-6	ROOF PLAN
A-7	CONCEPT ENLARGED FRONT ELEVATION (PCH)
A-8	CONCEPT ELEVATIONS
A-9	CONCEPT ELEVATIONS
A-10	CONCEPT SECTION
A-11	CONCEPT ELEVATION IMAGES
A-12	CONCEPT UNIT PLANS
A-13	CONCEPT UNIT PLANS
A-14	CONCEPT UNIT PLANS
A-15	CONCEPT UNIT PLANS
A-16	CONCEPT UNIT PLANS
A-17	CONCEPT UNIT PLANS
A-18	ENLARGED PLAN & ELEVATION
A-19	ENLARGED PLANS & ELEVATIONS
A-20	MATERIALS & COLOR

DENSITY BONUS

BASE DENSITY:	272 UNITS
DENSITY BONUS UNITS (30%):	82 UNITS
AFFORDABLE UNITS (VLI):	42 UNITS (11.8% OF TOTAL UNITS)

INCENTIVES:

- a. An On-Menu Incentive to permit the Averaging of Floor Area Ratio, Density, Parking, Open Space, and permitting Vehicular Access per LAMC Section 12.22.A25 (g)(2).
- b. An Off-Menu Incentive to permit a Floor Area Ratio of 2.6:1 in lieu of the permitted 1.5:1 FAR per LAMC Section 12.22.A5(g)(3).
- c. An Off-Menu Incentive to permit a total height of 80-ft and a mixed-use building with 5-story residential buildings and a 7-story parking garage in lieu of the permitted height of 45-ft and 3 stories.

WAIVERS

- d. A waiver of (Q) Condition B of Ordinance 172,853-SA22A and Ordinance 172,853-SA22B to permit 25 percent of the required open space to be landscaped per LAMC 12.21.G instead of the 50% required by the Q Condition.
- e. A waiver of (Q) Condition D of Ordinance 172,853-SA22A and Ordinance 172,853-SA22B to permit recreation rooms to count for up to 25% of the required open space per LAMC 12.21.G instead of the 10% allowed by the Q Condition.
- f. A waiver of (Q) Condition E of Ordinance 172,853-SA22A and Ordinance 172,853-SA22B "Architectural Treatment" requiring multi-level pitched roof with a minimum pitch of 3 to 12.
- g. Pursuant to LAMC Section 12.22.A25(g)(3), a waiver of Development Standards to reduce the side yard setback along Frampton Ave. from the required 10-ft to 8-ft.
- h. Pursuant to LAMC Section 12.22.A25(g)(3), a waiver of Development Standards to reduce the interior yard setback from the required 10-ft to 8-ft.

SITE LEGAL DESCRIPTION

**LOT 1:**  
 ASSESSOR PARCEL NUMBER (APN): 7411-019-016  
 TRACT: PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BLOCK: 10  
 LOT: PT  
 ARB (Lot Cut Reference): 33

**LOT 2:**  
 ASSESSOR PARCEL NUMBER (APN): 7411-019-020  
 TRACT: PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BLOCK: 10  
 LOT: PT  
 ARB (Lot Cut Reference): 67

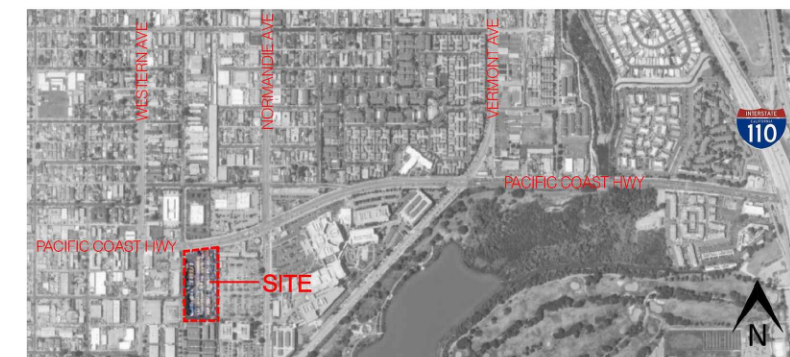
PROJECT DESCRIPTION

1280 PCH (PROJECT) IS A MIXED-USE DEVELOPMENT ON A 161,450 SF (3.706 AC) SITE AND IS LOCATED AT THE CORNER OF PACIFIC COAST HWY AND FRAMPTON AVE. THE PROJECT PROPOSES 354 RENTAL UNITS THAT INCLUDES 42 VERY LOW INCOME AFFORDABLE HOUSING UNITS. THE PROJECT CONSISTS OF 4 AND 5-STORY RESIDENTIAL BUILDINGS (TYPE III-A WOOD FRAME CONSTRUCTION). THE DESIGN ALSO INCLUDES 13,100 SF OF RECREATIONAL AND LEASING AREA AND 1,500 SF OF COMMERCIAL AT STREET LEVEL. RECREATIONAL AREAS INCLUDE: CLUB ROOMS, FITNESS CENTER & MEETING ROOMS IN ADDITION TO LANDSCAPED COURTYARDS PROVIDED WITH A POOL AND OUTDOOR AMENITIES. OVERALL THE PROJECT WOULD INCLUDE 406,855 SF OF FLOOR AREA AND A FLOOR AREA RATIO (FAR) OF 2.6:1. PARKING IS PROVIDED IN A PARKING GARAGE (7-STORY, INCLUDING ROOF-LEVEL FUTURE SOLAR PANELS, OF TYPE I-A CONCRETE CONSTRUCTION) THAT IS CENTRALLY LOCATED TO SERVE THE RESIDENTIAL & COMMERCIAL USES. IN TOTAL, THERE ARE 575 PARKING STALLS PROVIDED ON SITE.

PLANNING & ZONING INFORMATION

COMMUNITY PLAN AREA:	WILMINGTON - HARBOR CITY
ZONING:	[Q]C2-1VL (NORTH PORTION) [Q]CM-1VL (SOUTH PORTION)
GENERAL PLAN LAND USE:	COMMUNITY COMMERCIAL & LIMITED MANUFACTURING
HEIGHT-EXISTING:	1VL
FAR - EXISTING:	CM - 1.5:1 / C2 - 1.5:1
PROPOSED HEIGHT:	MAX. 80'
PROPOSED FAR:	2.6
METHANE HAZARD SITE:	METHANE ZONE

VICINITY MAP



Cover Sheet

A-0



**A-00**

FEBRUARY 28, 2023

PREPARED FOR:  
 Red Oak Investments, LLC  
 4199 Campus Drive #200  
 Irvine, CA 92612  
 (949) 733-2000



## 1280 PCH MIXED-USE DEVELOPMENT

1268~1290 W. PACIFIC COAST HWY. & 25900 S. FRAMPTON AVE.  
 HARBOR CITY (CITY OF LOS ANGELES), CA 90710

**EXHIBIT "A"**  
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18002



# ALTA/NSPS LAND TITLE SURVEY

## TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER UPDATED AND AMENDED PRELIMINARY REPORT NO. 10391068 DATED AUGUST 5, 2018, AS PREPARED BY PROVIDENT TITLE COMPANY, EL SEGUNDO, CALIFORNIA. [TITLE OFFICER: STEVE POSS / JULIE SCHALL (800)794-8094] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THE SURVEYOR.

## ADDRESS:

1280 PACIFIC COAST HIGHWAY, HARBOR CITY (LOS ANGELES), CALIFORNIA

## OWNERSHIP:

TITLE TO SAID ESTATE OR INTEREST IN THE LAND HERINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
1280 PACIFIC COAST HIGHWAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

## LEGAL DESCRIPTION:

THE SOUTH 655 FEET OF THE WEST 244.35 FEET (DISTANCES MEASURED TO STREET CENTERS) OF LOT 10 OF PECK'S SUBDIVISION OF LOT "J" AND A PORTION OF LOT "H" OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED NO. 141, FILED OCTOBER 30, 1897, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN A 50 FOOT ROAD ADJOINING SAID LOT ON THE WEST AND A 40 FOOT ROAD, ADJOINING SAID LOT ON THE SOUTH AS SHOWN ON SAID MAP.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF, IF ANY, INCLUDED WITHIN THE BOUNDARIES OF A PARCEL OF LAND DESCRIBED IN A DEED TO CALIFORNIA PACIFIC RAILWAY COMPANY, RECORDED IN BOOK 1835 PAGE 294 OF DEEDS.

ASSESSOR'S PARCEL NUMBER: 7411-019-016

## TITLE EXCEPTIONS

A - C TAXES

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.
- AN EASEMENT FOR RIGHT OF WAY AND STREET PURPOSES RECORDED IN BOOK 12550, PAGE 9 OF OFFICIAL RECORDS (DOCUMENT AFFECTS - PLOTTED HEREON)
- AN EASEMENT FOR PIPELINE PURPOSES, RECORDED IN BOOK 2705, PAGE 379 OF OFFICIAL RECORDS (DOCUMENT AFFECTS - PLOTTED HEREON)
- AN EASEMENT FOR STREET PURPOSES, RECORDED IN BOOK 15782, PAGE 363 OF OFFICIAL RECORDS (DOCUMENT AFFECTS - PLOTTED HEREON)
- AN EASEMENT FOR ELECTRICAL DISTRIBUTION EQUIPMENT AND FACILITIES, RECORDED OCTOBER 24, 1980 AS INSTRUMENT NO. 80-1065106 OF OFFICIAL RECORDS (DOCUMENT AFFECTS - BLANKET EASEMENT)
- THE PROVISIONS OF AN INSTRUMENT ENTITLED "NOTICE OF TEMPORARY VACANT AND SECURED RENTAL UNITS" RECORDED FEBRUARY 1, 2016 AS INSTRUMENT NO. 16-114968 OF OFFICIAL RECORDS (DOCUMENT AFFECTS - NOTHING TO PLOT)
- TITLE COMPANY NOTES

## BASIS OF BEARINGS:

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2017.50 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR FOR FEI POINT 10013 AND HOLDING THE COMPUTED POSITION ON THIS POINT. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 1.0000654672.

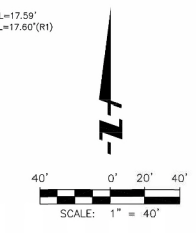
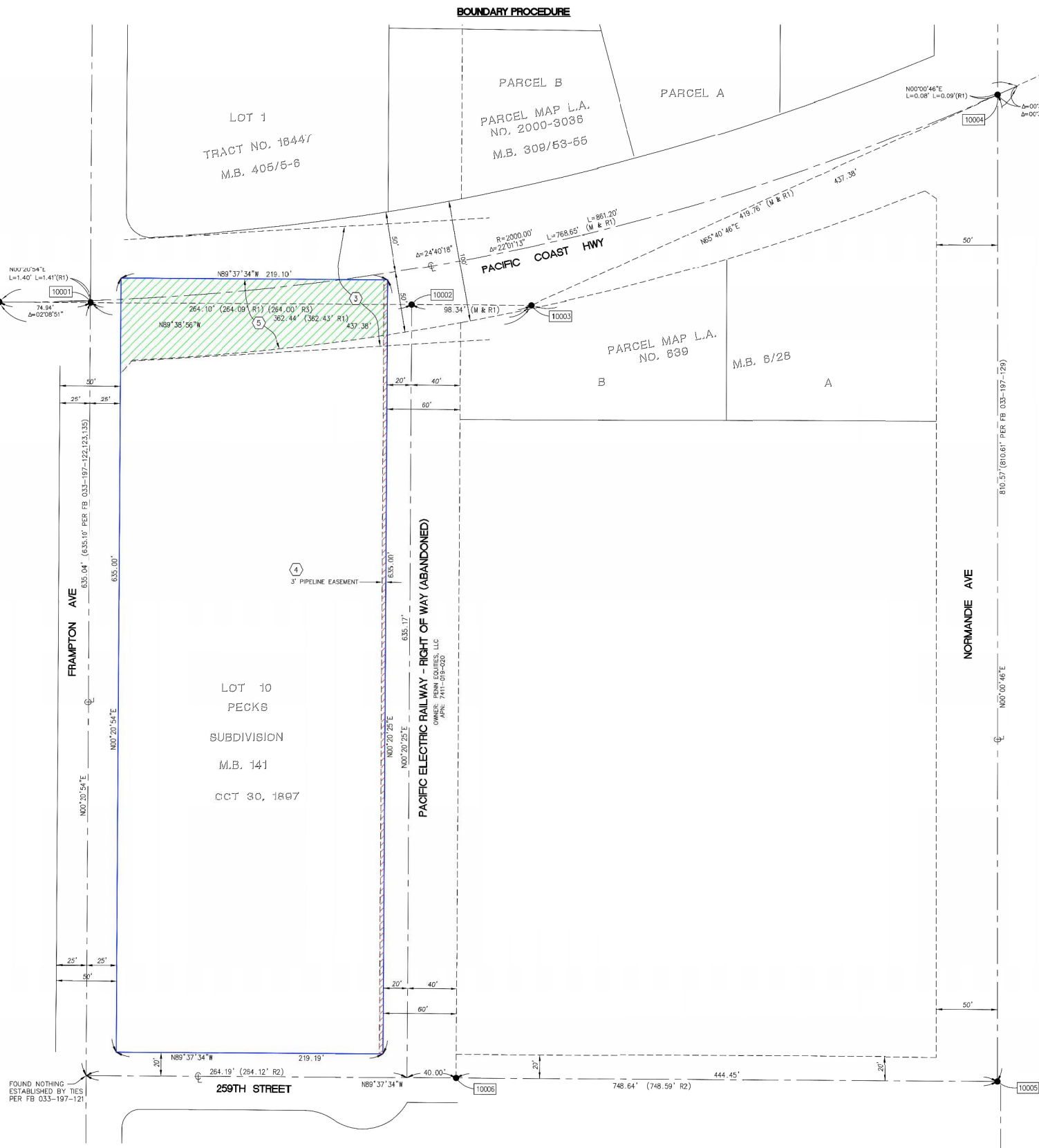
## FOUND MONUMENT NOTES

● INDICATES FOUND MONUMENT AS NOTED BELOW:

- 10001 FOUND HEX BAR IN SSM PER PWFE 0319/1540
- 10002 FOUND HEX BAR IN SSM PER FB 033-197-136
- 10003 FOUND LEAD AND TACK PER R1
- 10004 FOUND 3.5" BRASS DISK IN WELL MONUMENT PER R1
- 10005 FOUND HEX BAR IN SSM PER FB 033-197-129
- 10006 FOUND 2" IRON PIPE WITH TAG LS 6654 PER R2
- 10013 FOUND MAG NAIL NO REF, FITS TIES PER PWFB 319/1540

## RECORD DATA NOTE

- R1 INDICATES RECORD DATA PER PARCEL MAP LA NO. 2000-3036 P.M.B. 309/53-55.
  - R2 INDICATES RECORD DATA PER TRACT NO. 53789 M.B. 1297/48-50.
  - R3 INDICATES RECORD DATA PER TRACT NO. 16447 M.B. 405/5-6.
- (M & R) INDICATES MEASURED AND RECORD.



## LEGEND:

- PROJECT BOUNDARY
- CENTER LINE
- EXISTING ADJACENT PROPERTY LINE
- EASEMENT LINE

## ALTA/NSPS TABLE A ITEMS:

- ITEM 2 1280 PACIFIC COAST HIGHWAY, HARBOR CITY (LOS ANGELES), CALIFORNIA
- ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN ZONE "X" (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06037C1949F, EFFECTIVE DATE: SEPTEMBER 26, 2008.
- ITEM 4 THE GROSS LAND AREA IS: 139,155 S.F. ± / 3.194 ACRES ± THE NET LAND AREA (EXCLUDING THE LAND CONTAINED WITHIN ITEM 3): 125,733 SF.± / 2.886 ACRES ±
- ITEM 5 THE CONTOURS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:  
GPS PROCESSING AND NETWORK ADJUSTMENT WAS CONTROLLED BY USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) 2014 ADJUSTMENT, BASED ON THE CITY OF LOS ANGELES BENCH MARKS BENCH MARK 21-05770 ELEVATION=43.729 FEET.
- ITEM 6(a) PER THE CITY OF LOS ANGELES ZIMAS WEB SITE, THE ZONING IS DEFINED AS: COMMUNITY COMMERCIAL AND LIMITED MANUFACTURING.
- ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.
- ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTION.
- ITEM 15 TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY: ROBERT J LUNG & ASSOCIATES DATE OF PHOTOGRAPHY: 8-6-18 CONTOUR INTERVAL: 1' AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED AUGUST 6, 2018
- ITEM 16 THERE ISN'T ANY OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR DEMOLITION OVER ANY PORTION OF THE PROPERTY WITHIN RECENT MONTHS.
- ITEM 17 THERE ISN'T ANY OBSERVABLE EVIDENCE OF RIGHT OF WAY CHANGES. THERE IS NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 20 PROFESSIONAL LIABILITY INSURANCE IS IN EFFECT THROUGHOUT THE CONTRACT TERM.

## SURVEYORS NOTES:

- 1. NO CEMETERIES WERE OBSERVED WHILE CONDUCTING THE FIELD WORK FOR THIS SURVEY.

## SURVEYOR'S CERTIFICATE:

TO: 1280 PACIFIC COAST HIGHWAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; RED OAK INVESTMENTS, LLC AND PROVIDENT TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 8, 13, 14, 15, 16, 17 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON THE GROUND ON 07/20/2018.

PREPARED BY ME OR UNDER MY DIRECTION:

*Kurt R. Troxell*  
KURT R. TROXELL, L.S. 7854 DATE 12/19/18  
email: ktroxell@fuscoe.com



# ALTA-01

**EXHIBIT "A"**  
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NO.	DATE	REVISION
1	8/30/18	REVISED PER UPDATED PRELIM REPORT
2	9/09/18	ADDED NET AREA
3	10/16/18	REVISED SURVEYOR'S CERTIFICATION
4	12/19/18	REVISED SLY 259TH R/W

**ALTA/NSPS LAND TITLE SURVEY**  
of: **1280 PACIFIC COAST HIGHWAY HARBOR CITY, CALIFORNIA**  
for: **RED OAK INVESTMENTS, LLC**

**FUSCOE ENGINEERING**  
16795 Von Karman, Suite 100  
Irvine, California 92616  
tel 949.474.1960 • fax 949.474.5315  
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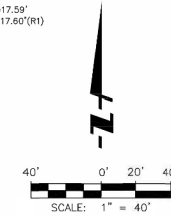
DATE: AUG 15, 2018  
SCALE: 1" = 40'  
PK: 774-010 ALTA.dwg  
JK: 774-010  
DRAWN BY: RLA  
CHECKED BY: KT  
**SHEET 1 OF 2**



# ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP  
NOT TO SCALE



**LEGEND:**

- PROJECT BOUNDARY
- CENTER LINE
- EXISTING ADJACENT PROPERTY LINE
- EASEMENT LINE

**ALTA/NSPS TABLE A ITEMS:**

- ITEM 2 VACANT LAND, HARBOR CITY (LOS ANGELES), CALIFORNIA
- ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES WITHIN ZONE "X" (UNSHADED) BEING DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06037C1945F, EFFECTIVE DATE: SEPTEMBER 26, 2008.
- ITEM 4 THE GROSS LAND AREA IS: 35,710 S.F. ± / 0.820 ACRES ±
- ITEM 5 THE CONTOURS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:  
GPS PROCESSING AND NETWORK ADJUSTMENT WAS CONTROLLED BY USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) 2014 ADJUSTMENT, BASED ON THE CITY OF LOS ANGELES BENCH MARKS BENCH MARK 21-05770 ELEVATION=43.729 FEET.
- ITEM 6(a) PER THE CITY OF LOS ANGELES ZIMAS WEB SITE, THE ZONING IS DEFINED AS: COMMUNITY COMMERCIAL AND LIMITED MANUFACTURING.
- ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.
- ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTION.
- ITEM 15 TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY: ROBERT J LUNG & ASSOCIATES  
DATE OF PHOTOGRAPHY: 8-6-18  
CONTOUR INTERVAL: 1'  
AND SUPPLEMENTED BY A FIELD SURVEY PERFORMED AUGUST 6, 2018
- ITEM 16 THERE ISN'T ANY OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR DEMOLITION OVER ANY PORTION OF THE PROPERTY WITHIN RECENT MONTHS.
- ITEM 17 THERE ISN'T ANY OBSERVABLE EVIDENCE OF RIGHT OF WAY CHANGES. THERE IS NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 20 PROFESSIONAL LIABILITY INSURANCE IS IN EFFECT THROUGHOUT THE CONTRACT TERM.

**SURVEYOR'S NOTES:**

1. NO CEMETERIES WERE OBSERVED WHILE CONDUCTING THE FIELD WORK FOR THIS SURVEY.
2. DUE TO THE EXCESSIVE NUMBER OF VEHICLES AND AUTO PARTS ON THE SUBJECT PROPERTY, ONLY A LIMITED SEARCH COULD BE MADE FOR EVIDENCE OF UTILITIES.

**SURVEYOR'S CERTIFICATE:**

TO: RED OAK INVESTMENTS, LLC, PENN EQUITIES, LLC AND PROVIDENT TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 8, 13, 14, 15, 16, 17 AND 20 OF TABLE A THEREOF.

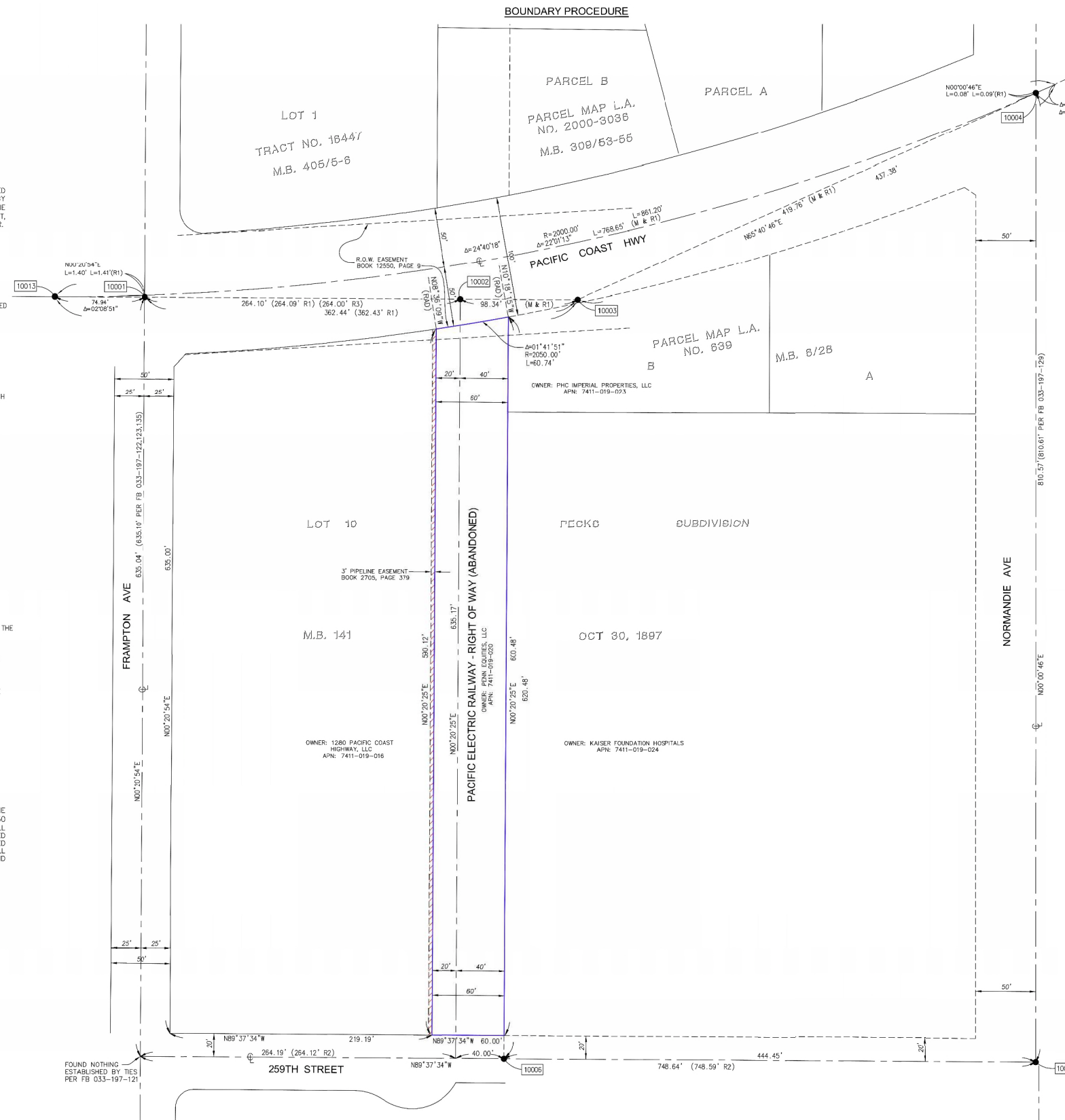
THE FIELD WORK WAS COMPLETED ON THE GROUND ON 09/12/2018.

PREPARED BY ME OR UNDER MY DIRECTION:

*Kurt R. Troxell* 12/19/18  
 KURT R. TROXELL, L.S. 7854 DATE  
 email: ktroxell@fuscoe.com



**ALTA-03**



**TITLE INFORMATION:**

THE TITLE INFORMATION SHOWN HEREON IS PER UPDATED AND AMENDED PRELIMINARY REPORT NO. 103798-GK DATED AUGUST 22, 2018, AS PREPARED BY PROVIDENT TITLE COMPANY, SHERMAN OAKS, CALIFORNIA. [TITLE OFFICER: LOUIE MAARFI/DEBBIE LEE/RALPH KHELL (800)794-8094] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THE SURVEYOR.

**ADDRESS:**

VACANT LAND, HARBOR CITY (LOS ANGELES), CALIFORNIA

**OWNERSHIP:**

TITLE TO SAID ESTATE OR INTEREST IN THE LAND HERINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
 PENN EQUITIES, LLC

**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 10 OF PECK'S SUBDIVISION OF LOT J AND PORTION OF LOT H OF THE PARTITION OF THE RANCHO LOS PALOS VERDES, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 141, FILED OCTOBER 30, 1897, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE BOUNDARIES OF PARCEL OF LAND DESCRIBED IN A DEED TO CALIFORNIA PACIFIC RAILWAY COMPANY, RECORDED IN BOOK 1835 PAGE 294 OF DEEDS.

EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE LAND CONDEMNED BY THE CITY OF LOS ANGELES FOR PACIFIC COAST HIGHWAY, BY DECREE RECORDED JUNE 7, 1938 IN BOOK 15782 PAGE 363 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY OF THE NORTHERLY LINE OF 259TH STREET AS SHOWN ON PARCEL MAP L.A. NO. 639, IN SAID CITY, COUNTY AND STATE FILED IN BOOK 6 PAGE 28 OF PARCEL MAPS, IN SAID RECORDER'S OFFICE.

ASSESSOR'S PARCEL NUMBER: 7411-019-020

**TITLE EXCEPTIONS**

A - C TAXES

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. A COVENANT AND AGREEMENT RECORDED: MAY 26, 1968, IN BOOK M2875, PAGE 934 OF OFFICIAL RECORDS REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
 AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. - NOT PLOTTABLE
- 3-5 TAXES
- 6-10 TITLE COMPANY NOTES

**BASIS OF BEARINGS:**

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2017.50 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR FOR FEI POINT 10013 AND HOLDING THE COMPUTED POSITION ON THIS POINT. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 1.0000654672.

**FOUND MONUMENT NOTES**

● INDICATES FOUND MONUMENT AS NOTED BELOW:

- 10001 FOUND HEX BAR IN SSM PER PWF 0319/1540
- 10002 FOUND HEX BAR IN SSM PER FB 033-197-136
- 10003 FOUND LEAD AND TACK PER R1
- 10004 FOUND 3.5" BRASS DISK IN WELL MONUMENT PER R1
- 10005 FOUND HEX BAR IN SSM PER FB 033-197-129
- 10006 FOUND 2" IRON PIPE WITH TAG LS 6654 PER R2
- 10013 FOUND MAG NAIL NO REF, FITS TIES PER PWF 319/1540

**RECORD DATA NOTE**

- R1 INDICATES RECORD DATA PER PARCEL MAP LA NO. 2000-3036 P.M.B. 309/53-55.
  - R2 INDICATES RECORD DATA PER TRACT NO. 53789 M.B. 1297/48-50.
  - R3 INDICATES RECORD DATA PER TRACT NO. 16447 M.B. 405/5-6.
- (M & R) INDICATES MEASURED AND RECORD.

TRACT NO. 53789  
 M.B. 1297/48-50

LOT 1

EXHIBIT "A"

Page No. 5 of 39  
 Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

NO.	DATE	REVISION
1	10/19/18	REVISED SURVEYOR'S CERTIFICATION
2	12/19/18	REVISED SLY 259TH R/W

**ALTA/NSPS LAND TITLE SURVEY**

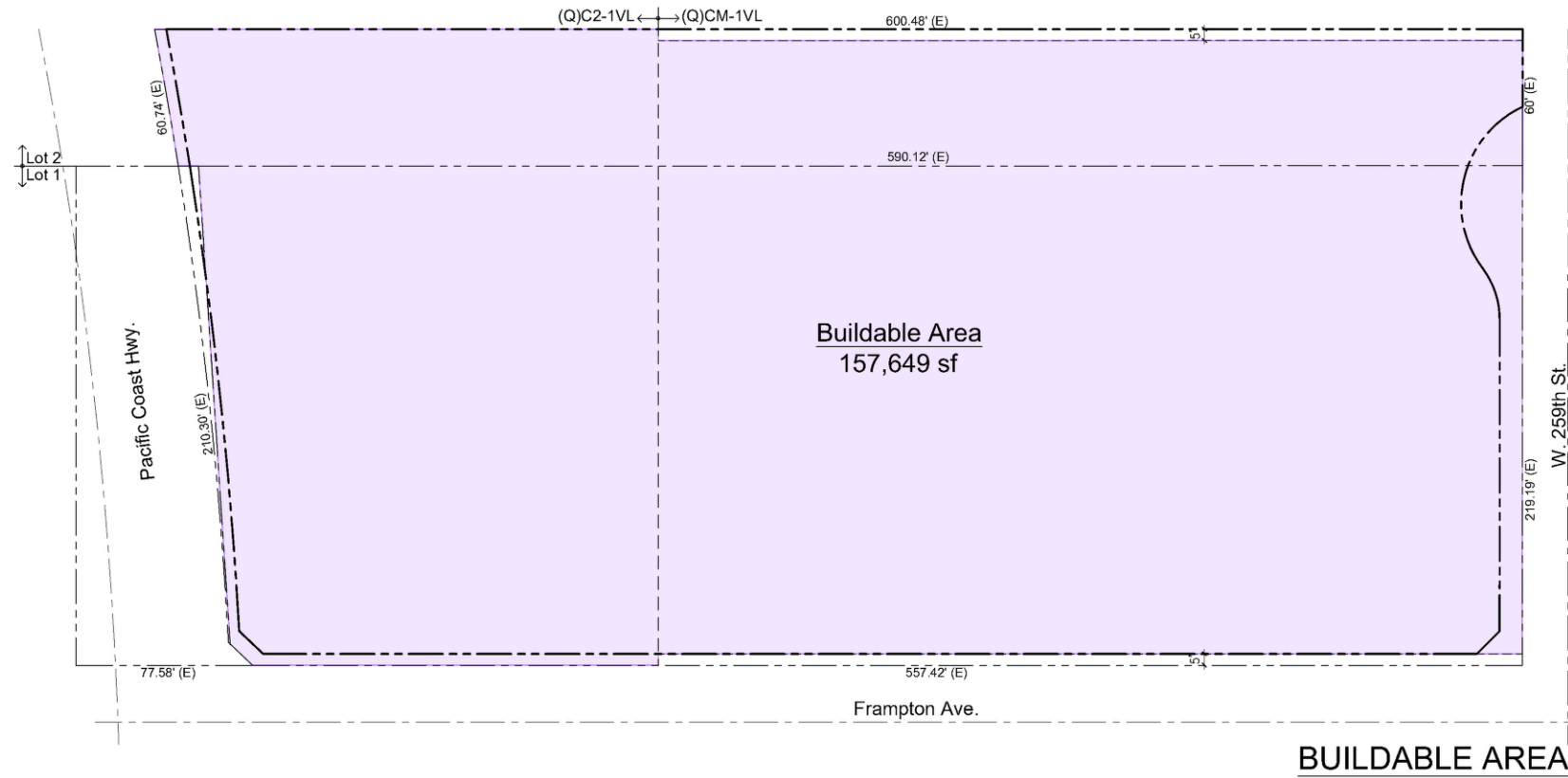
of: **PACIFIC COAST HIGHWAY  
 HARBOR CITY, CALIFORNIA**

for: **RED OAK INVESTMENTS, LLC**



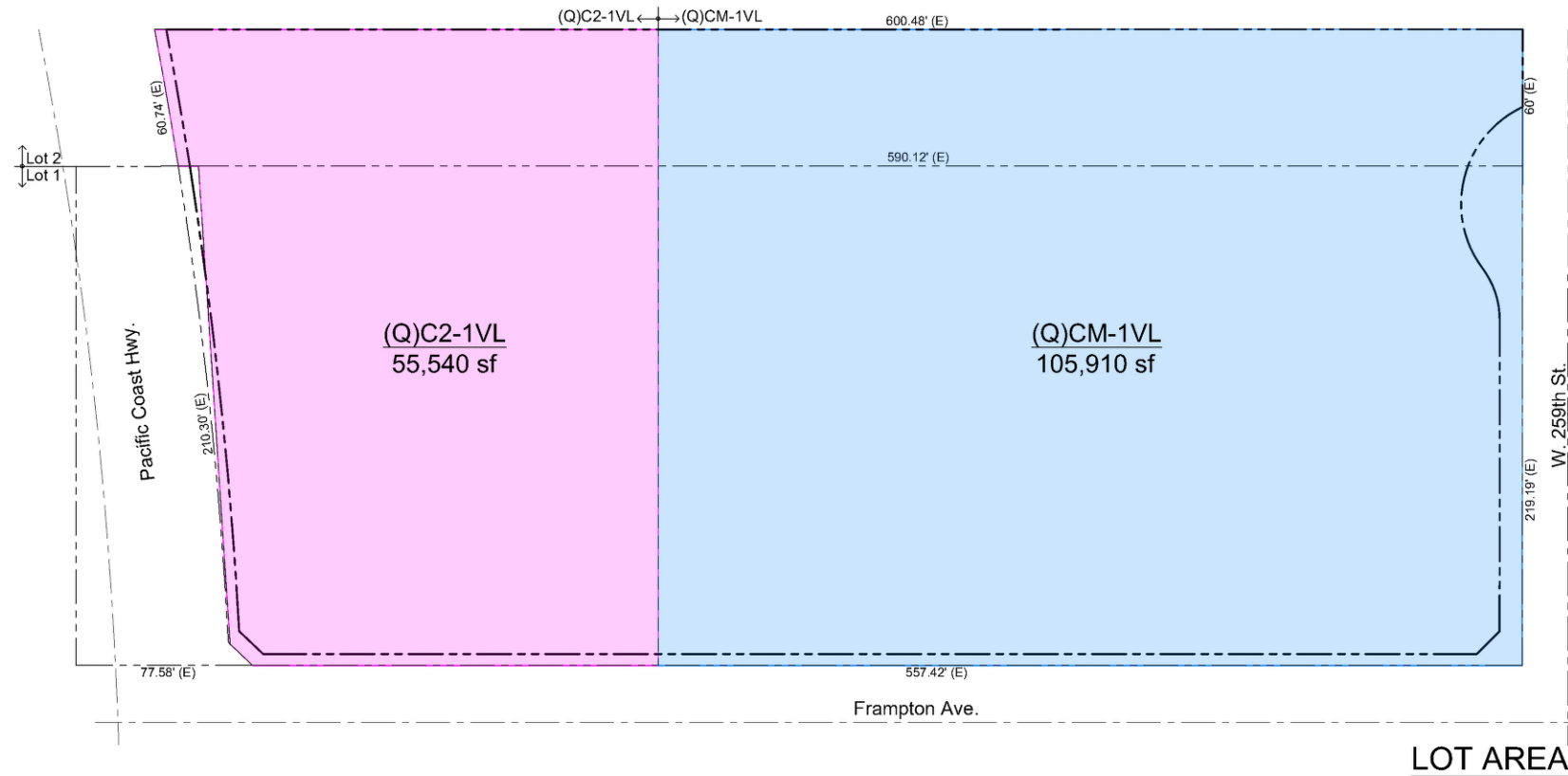
DATE: OCT 10, 2018  
 SCALE: 1" = 40'  
 FN: 774-010 ALTA.dwg  
 JN: 774-010 PART 2  
 DRAWN BY: RLA  
 CHECKED BY: KT  
**SHEET 1 OF 2**





**Buildable Area**

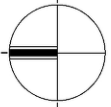
	(Q)C2-1VL	(Q)CM-1VL	Total
Lot Area	55,540	105,910	161,450
Minus Side Yard Setback (one story)	0	3,801	3,801
<b>Total</b>	<b>55,540</b>	<b>102,109</b>	<b>157,649</b>



**Lot Area**

Lot Area Calculation based on ALTA/NSPS Land Title Survey by Fusco Engineering dated 12/19/18

		Lot 1	Lot 2	Total
(Q)C2-1VL	Area Before Dedication	42,596	12,944	55,540
	Area to be Dedicated	1,547	304	1,851
	Area After Dedication	41,049	12,640	53,689
(Q)CM-1VL	Area Before Dedication	83,141	22,769	105,910
	Area to be Dedicated	4,813	392	5,205
	Area After Dedication	78,328	22,377	100,705
<b>Total</b>	Area Before Dedication	125,737	35,713	161,450
	Area to be Dedicated	6,360	696	7,056
	Area After Dedication	119,377	35,017	154,394

  
**Zoning Diagrams - Lot Area**

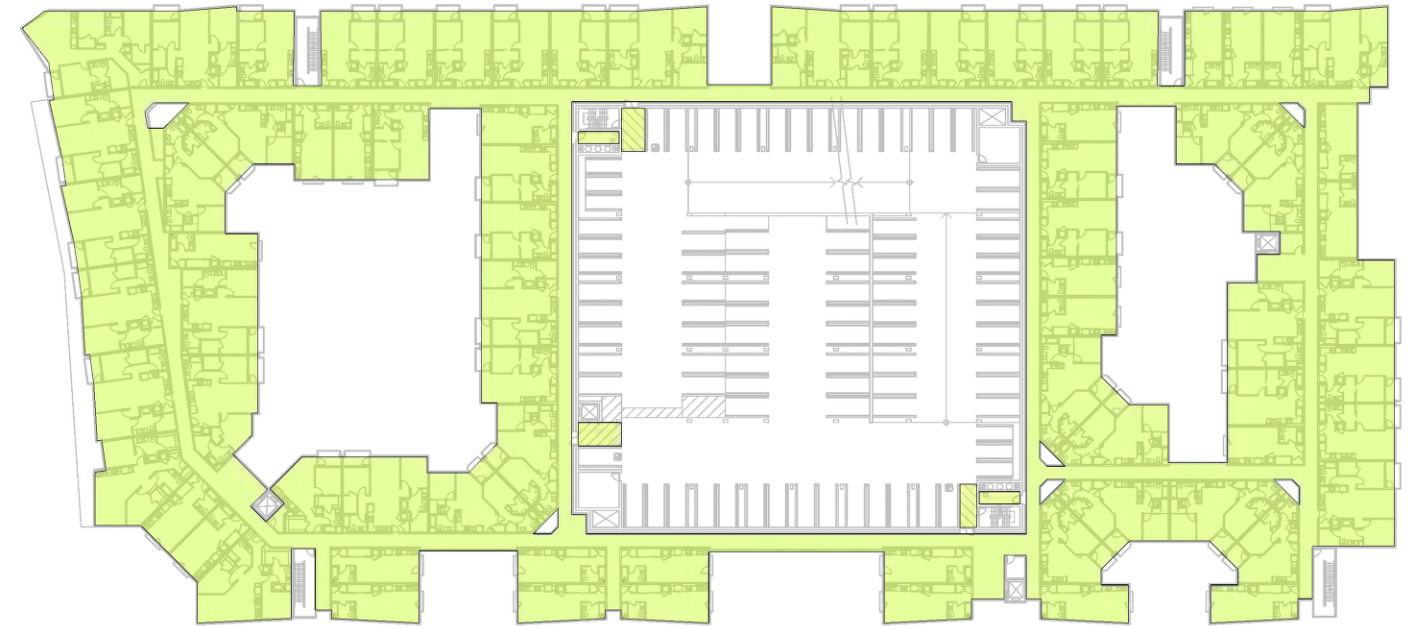


**A0-1**

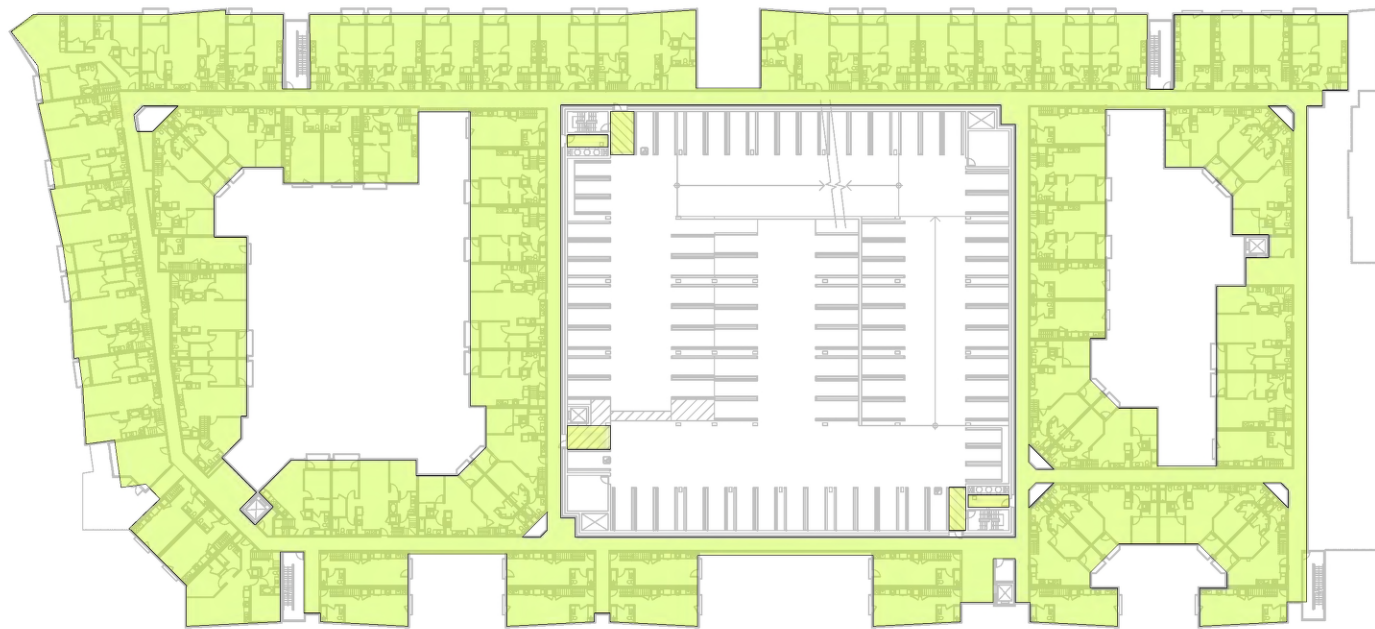
FEBRUARY 28, 2023



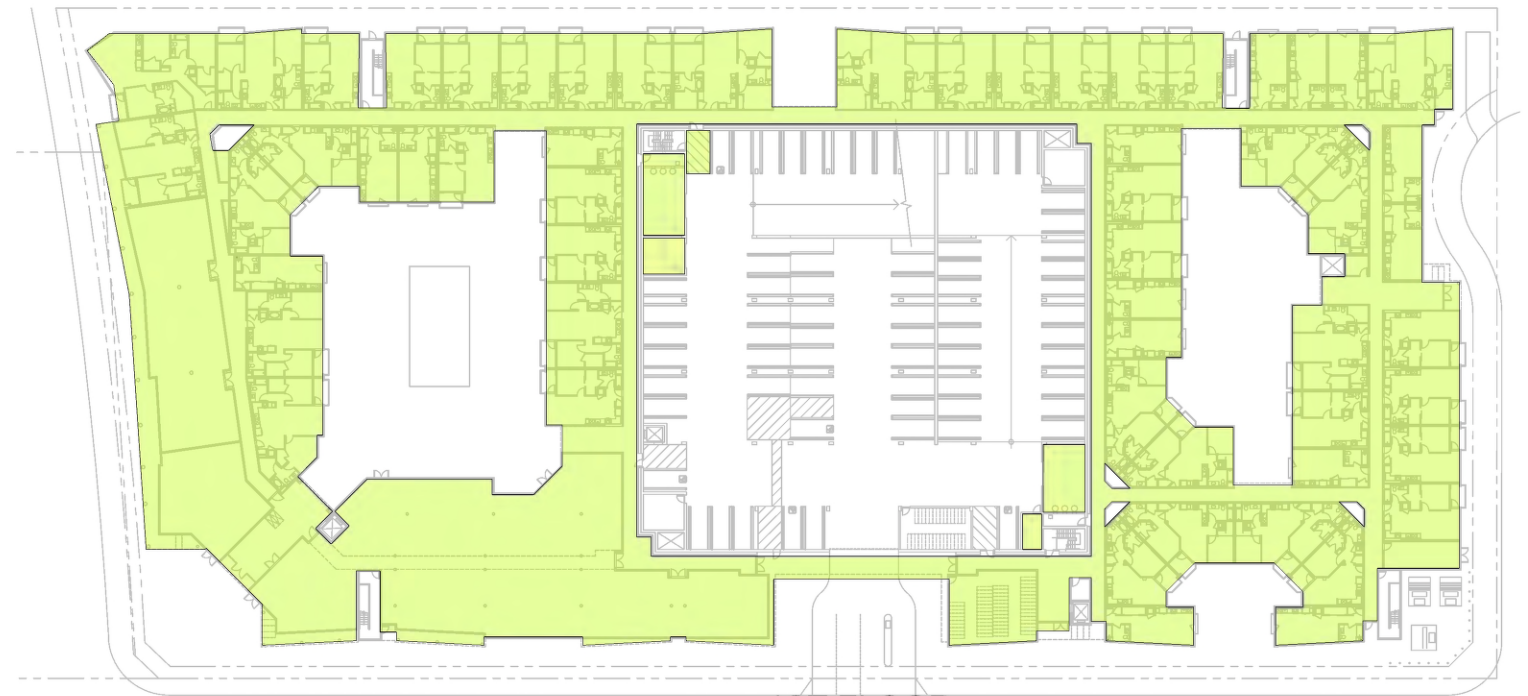
**MEZZANINE**  
Floor Area = 10,205 sf



**TYPICAL FLOOR (2ND THRU 4TH)**  
Floor Area = 79,600 sf



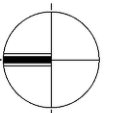
**5TH FLOOR**  
Floor Area = 74,150 sf



**1ST FLOOR**  
Floor Area = 83,700 sf

**Floor Area Summary**

Floor Area	18002 - 3/13/2022
1st Floor	83,700 sf
2nd Floor	79,600 sf
3rd Floor	79,600 sf
4th Floor	79,600 sf
5th Floor	74,150 sf
Mezzanine	10,205 sf
<b>Total Floor Area</b>	<b>406,855 sf</b>



**Zoning Diagrams - Floor Area**



**A0-2**

FEBRUARY 28, 2023



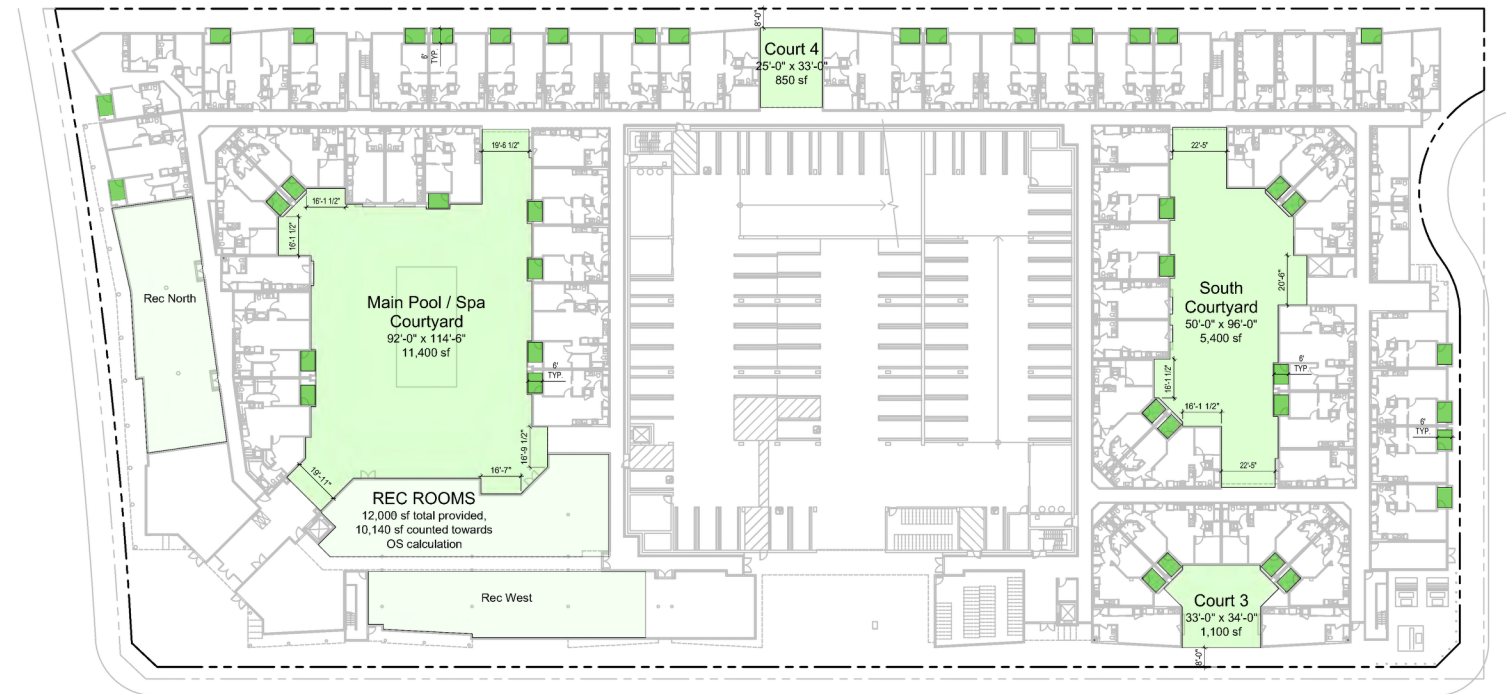
**5TH FLOOR**

Roof Deck: 400 sf  
Private Terraces: 45 x 50 sf = 2,250 sf



**TYPICAL FLOOR (2ND THRU 4TH)**

Private Terraces: 49 per Floor x 50 sf = 2,450 sf  
49 x 3 = 147 Total Terraces (7,350 sf)



**1ST FLOOR**

Common Open Space: Courtyards 18,750 sf + Rec Rooms 10,140 sf  
Private Terraces: 42 x 50 sf = 2,100 sf

**Open Space Summary**

Open Space Required										18002 - 3/13/2022
Unit Type	Description	Habitable Rooms	OS / Unit (sf)	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total # Units	OS Required (sf)
A	Studio	< 3	100	15	25	25	25	-	90	9,000
A-L	Studio + Loft	< 3	100	-	-	-	-	23	23	2,300
B	1 Br / 1 Ba	< 3	100	24	23	23	23	-	93	9,300
B-L	1 Br / 1 Ba + Loft	= 3	125	-	-	-	-	22	22	2,750
C	2 Br / 2 Ba	= 3	125	15	25	25	25	-	90	11,250
C-L	2 Br / 2 Ba + Loft	> 3	175	-	-	-	-	21	21	3,675
D	3 Br / 2 Ba	> 3	175	3	3	3	3	-	12	2,100
D-L	3 Br / 2 Ba + Loft	> 3	175	-	-	-	-	3	3	525
<b>Total Open Space Required</b>				57	76	76	76	69	354	40,900

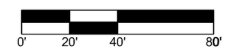
Open Space Provided		
	sf	%
<b>Common Open Space</b>		
Courtyards (Not including Plaza at PCH & Frampton)	18,750	46%
Recreation Room	10,140	25%
Roof Deck	400	1%
<b>Total Common Open Space</b>	<b>29,290</b>	<b>71%</b>
<b>Private Open Space</b>		
Unit Terrace/Balcony - 234 x 50 sf. each	11,700	29%
<b>Total Open Space Provided</b>	<b>40,990</b>	<b>100%</b>

Minimum 50% of Required Yard Setback shall be Landscaped Area.

Minimum 25% of Common Open Space as Landscaped Area.

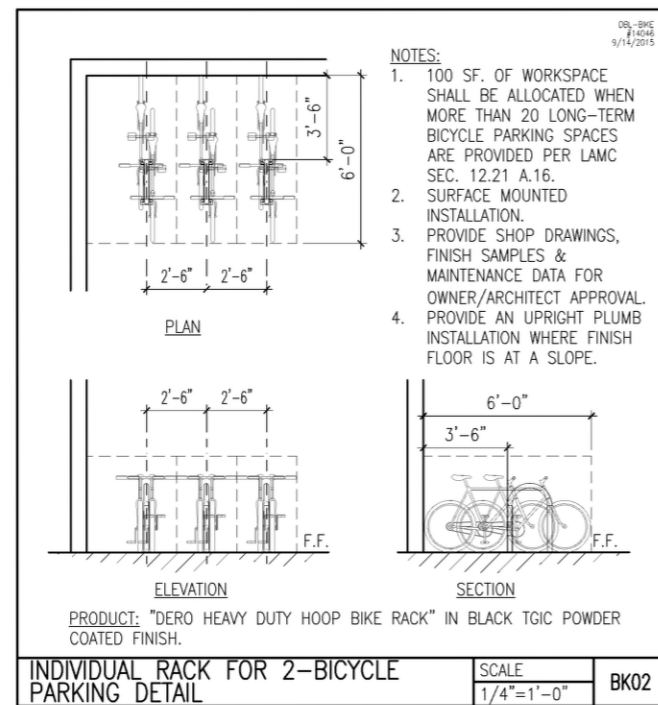
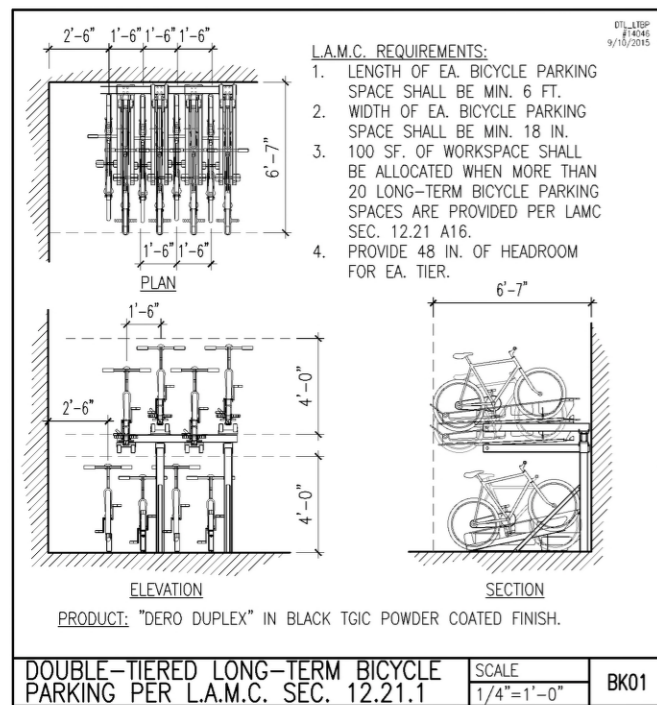
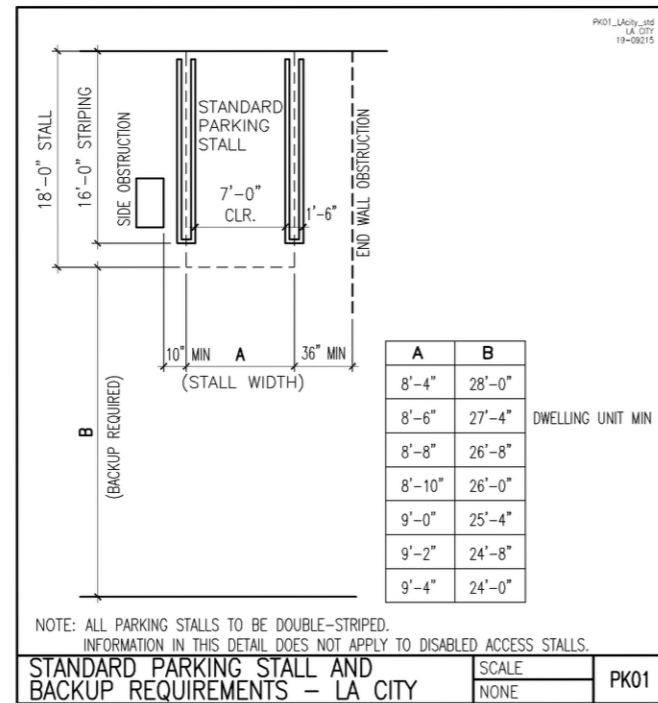
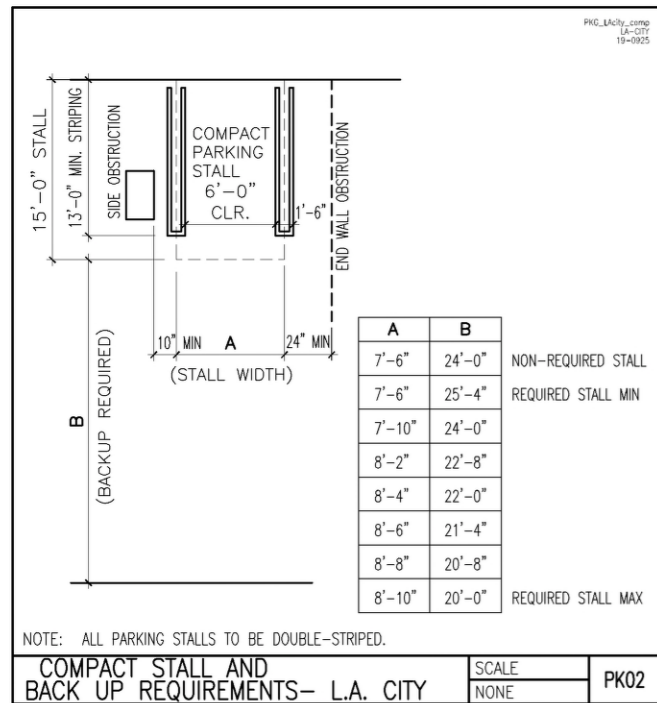
Trees Required: One 24' box for every 4 units. 354/4 = 89 trees required. 102 trees provided.

**Zoning Diagrams - Open Space**



**A0-3**

FEBRUARY 28, 2023



### Parking Summary

Residential Parking Required (Per LAMC 12.21A4) 18002 - 8/23/2022

Unit Type	Description	Habitable Rooms	Stall / Unit	Floor 1	Floor 2	Floor 3	Floor 4	Floor 5	Total # Units	Stalls Required
A	Studio	< 3	1	15	25	25	25	-	90	90
A-L	Studio + Loft	= 3	1.5	-	-	-	-	23	23	34
B	1 Br / 1 Ba	= 3	1.5	24	23	23	23	-	93	140
B-L	1 Br / 1 Ba + Loft	> 3	2	-	-	-	-	22	22	44
C	2 Br / 2 Ba	> 3	2	15	25	25	25	-	90	180
C-L	2 Br / 2 Ba + Loft	> 3	2	-	-	-	-	21	21	42
D	3 Br / 2 Ba	> 3	2	3	3	3	3	-	12	24
D-L	3 Br / 2 Ba + Loft	> 3	2	-	-	-	-	3	3	6
Total Residential Parking Required				57	76	76	76	69	354	560
Disabled Access Parking Required (2% of Total Parking Provided)										12
Disabled Access Standard										10
Disabled Access Van (1/8)										2
EV Charging Spaces (EVS) Required (30% of Total Parking Provided)										168
EVS Standard										161
EVS Van Accessible (1/25)										7
EV Charging Station (EVCS) Required (10% of Total Parking Provided, Included In EVS Total Above)										56
EVCS Standard										54
EVCS Van Accessible (1/25)										2

### Residential Parking Provided

Standard	235
Compact	145
Disabled Access Standard	10
Disabled Access Van	2
EVS Standard	107
EVS Van Accessible	5
EVCS Standard	54
EVCS Van Accessible	2
<b>Total Residential Parking Provided</b>	<b>560</b>

### Commercial Parking Required (Per LAMC 12.21A4)

	Stalls Required
Restaurant (Most Stringent Commercial Use) 1,500 sf. @ 1 Stall per 100 sf.	15
<b>Total Commercial Parking Required</b>	<b>15</b>
Disabled Access Parking Required CBC Table 11B-208.2	1
Disabled Access Standard	0
Disabled Access Van (1/6)	1
EV Charging Spaces (EVS) Required (30% of Total Parking Provided)	5
EVS Standard	3
EVS Van Accessible	0
EV Charging Station (EVCS) Required (10% of Total Parking Provided, Included In EVS Total Above)	2
EVCS Standard	1
EVCS Van Accessible	1

### Commercial Parking Provided

Standard	8
Compact	3
Disabled Access Standard	0
Disabled Access Van	1
EVS Standard	3
EVS Van Accessible	0
EVCS Standard (Not Included in Parking Count)	1
EVCS Van Accessible (Not Included in Parking Count)	1
<b>Total Commercial Parking Provided</b>	<b>15</b>

<b>Total Parking Required (Per LAMC 12.21A4)</b>	<b>575</b>
<b>Total Parking Provided</b>	<b>575</b>

### Parking Summary

Residential Parking Required (Per LAMC 12.22.A.25 Density Bonus Option 2) 18002 - 8/23/2022

Unit Type	Description	Habitable Rooms	Stall / Unit	Market Rate	Stalls	Stall / Unit	Afford.	Stalls	Total # Units	Stalls Required
A	Studio	< 3	1	79	79	1	11	11	90	90
A-L	Studio + Loft	= 3	1.5	20	30	1	3	3	23	33
B	1 Br / 1 Ba	= 3	1.5	82	123	1	11	11	93	134
B-L	1 Br / 1 Ba + Loft	> 3	2	20	40	1	2	2	22	42
C	2 Br / 2 Ba	> 3	2	79	158	1	11	11	90	169
C-L	2 Br / 2 Ba + Loft	> 3	2	19	38	1	2	2	21	40
D	3 Br / 2 Ba	> 3	2	11	22	1	1	1	12	23
D-L	3 Br / 2 Ba + Loft	> 3	2	2	4	1	1	1	3	5
<b>Total Residential Parking Required</b>				<b>312</b>	<b>494</b>		<b>42</b>	<b>42</b>	<b>354</b>	<b>536</b>

### Bicycle Parking Summary

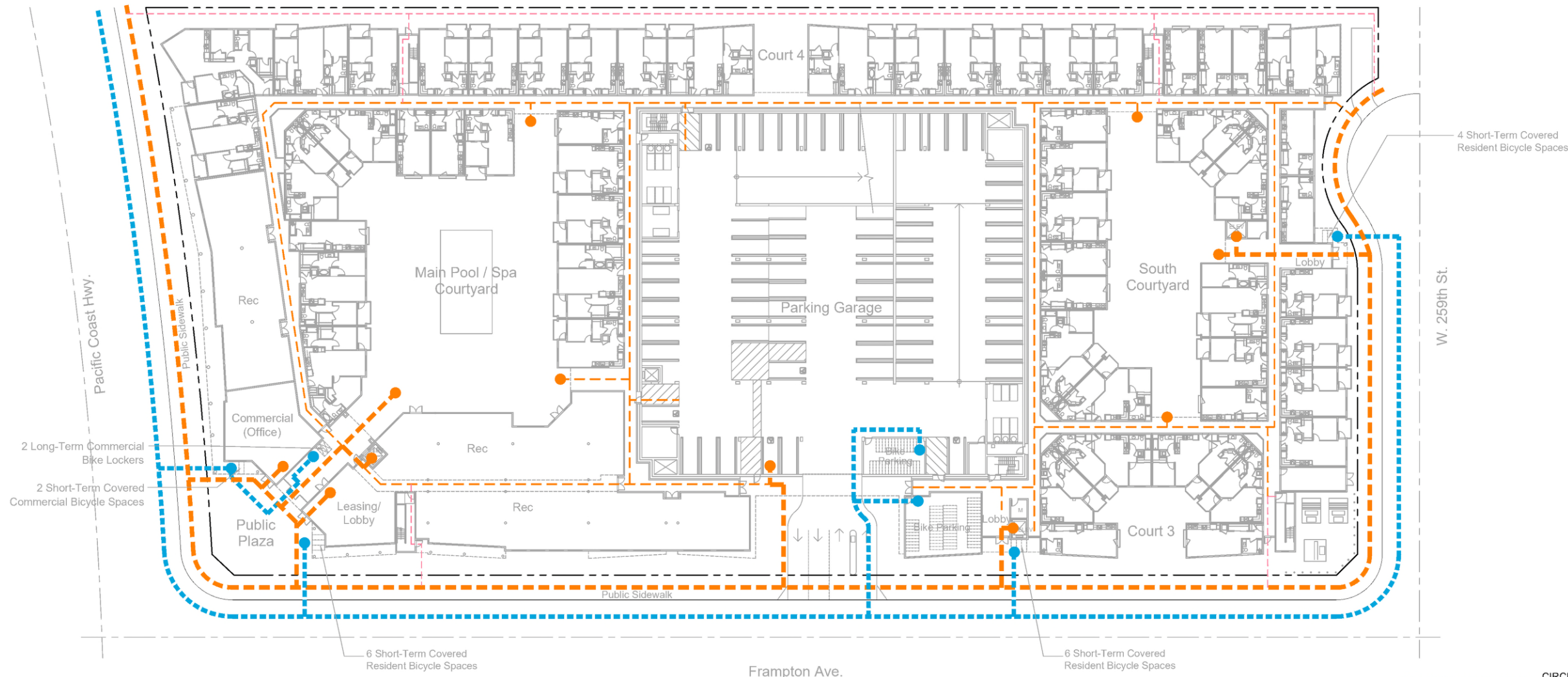
18002 - 8/23/2022

Residential Bicycle Parking Required	Commercial Bicycle Parking Required	Total Bicycle Parking Required
Long Term	Long Term	Long Term
1 - 25 Units 1 / Unit 25		
26 - 100 Units 1 / 1.5 Units 50		
101 - 200 Units 1 / 2 Units 50		
201+ Units 1 / 4 Units 38		
<b>Total Long Term</b> 163	<b>Total Long Term</b> 2	<b>Total Long Term</b> 165
Short Term	Short Term	Short Term
1 - 25 Units 1 / 10 Unit 2		
26 - 100 Units 1 / 15 Units 5		
101 - 200 Units 1 / 20 Units 5		
201+ Units 1 / 40 Units 4		
<b>Total Short Term</b> 16	<b>Total Short Term</b> 2	<b>Total Short Term</b> 18
<b>Total Bicycle Parking Required</b> 179	<b>Total Bicycle Parking Provided</b> 4	<b>Total Bicycle Parking Provided</b> 183

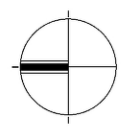
# Vehicle & Bicycle Parking Summary & Details

## A0-4

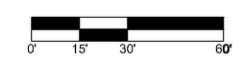
FEBRUARY 28, 2023



- - - - - CIRCULATION PATH - BICYCLE
- - - - - CIRCULATION PATH - PEDESTRIAN MAIN
- - - - - CIRCULATION PATH - BUILDING INTERIOR
- - - - - CIRCULATION PATH - EMERGENCY EGRESS



# Circulation Plan



## A0-5

FEBRUARY 28, 2023

PREPARED FOR:  
 Red Oak Investments, LLC  
 4199 Campus Drive #200  
 Irvine, CA 92612  
 (949) 733-2000



## 1280 PCH MIXED-USE DEVELOPMENT

1268~1290 W. PACIFIC COAST HWY. & 25900 S. FRAMPTON AVE.  
 HARBOR CITY (CITY OF LOS ANGELES), CA 90710

**EXHIBIT "A"**  
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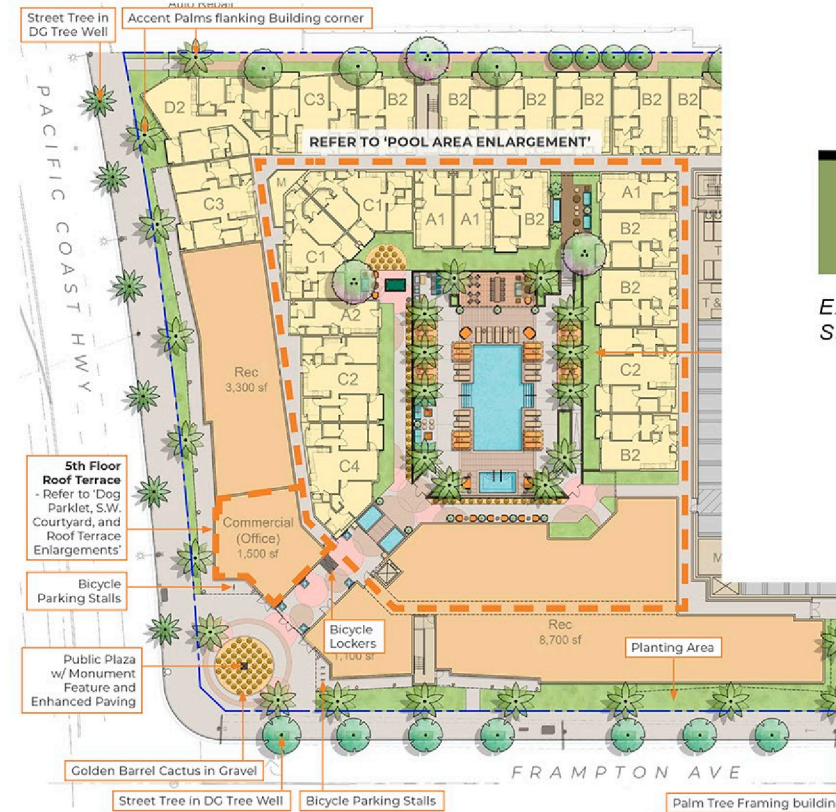
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18002

LAMC Section 12.22.A.23(a) - DEVELOPEMENT STANDARDS

- (1) Height: 80' max. proposed per Density Bonus Incentive Request.
- (2) Front Yard: See Plan Exhibit A0.
- (3) Windows: See Exterior Wall Diagrams.  
The exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.
- (4) Parking: Parking will be provided per Code. See Exhibit A0-4.  
(i) Notwithstanding Section 12.21 A.5.(h) of this Code to the contrary, no tandem parking shall be permitted, except those spaces reserved exclusively for residential use.  
(ii) Bicycle parking shall be provided as required by Section 12.21 A.16. of this Code.
- (5) Lighting: Site lighting will be provided per Code.  
All public areas of the lot or lots not covered by a building shall have night lighting for safety and security. All other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. All exterior lighting shall be directed onto the lot or lots, and all flood lighting shall be designed to eliminate glare to adjoining properties. All parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement.
- (6) Signs: Signage design will be provided per Code  
(i) In addition to the requirements set forth in Division 62 of this Code, no person shall erect on the lot or lots the following signs, as defined in Section 91.6203 of this Code without first obtaining a conditional use permit: pole signs; projecting signs; or roof signs.  
(ii) Monument signs and information signs shall be located only within the landscape-planted areas of the lot or lots.
- (7) Utilities: Utility design will be provided in coordinated with DWP. All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.
- (8) Walls and Trash Storage: See Plan Exhibits A2 - A4.  
A solid masonry wall at least six feet in height shall be erected along the lot lines of the lot or lots where the lot or lots abut or are across an alley from any residential zone or use, except for that portion of the lot line where an access driveway is required by the City. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building.
- (9) Recycling Area or Room: See Plan Exhibits A2 - A4.  
Every Mini-Shopping Center or Commercial Corner Development shall conform to the requirements of Section 12.21 A.19.(c) of this Code.
- (10) Landscaping: See Landscape Exhibits 01 - 05  
All landscaping shall comply with Sections 12.41, 12.42 and 12.43 of this Code and the following requirements:  
(i) Landscaping - Setback. A landscaped, planted area having a minimum inside width of five feet shall be required along all street frontages of the lot and on the perimeters of all parking areas of the lot or lots which abut a residential zone or use.  
(ii) Irrigation System. An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy.



North Elevation - PCH  
Exterior Wall Area = 2,695 sf. Approx.  
Storefront Area Provided = 1,620 sf. (60%) Approx.

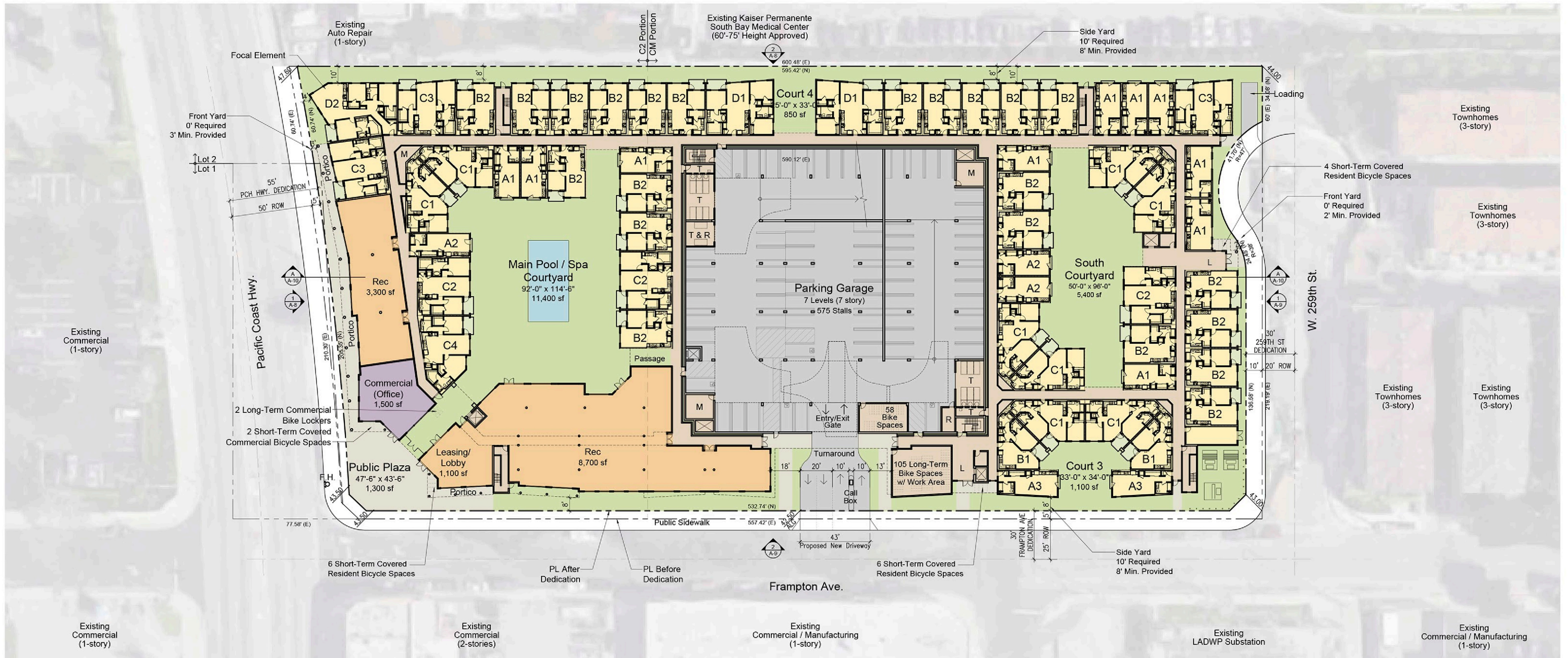


West Elevation - Frampton  
Exterior Wall Area = 2,640 sf. Approx.  
Storefront Area Provided = 1,450 sf. (55%) Approx.

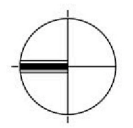
Commercial Corner Development Standards

A0-6

FEBRUARY 28, 2023

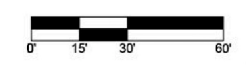


\* REFER TO SHEET A0-4 FOR VEHICLE AND BICYCLE PARKING SUMMARY & DETAILS.



Site Plan

A-1



FEBRUARY 28, 2023

PREPARED FOR:  
Red Oak Investments, LLC  
4199 Campus Drive #200  
Irvine, CA 92612  
(949) 733-2000



1280 PCH MIXED-USE DEVELOPMENT

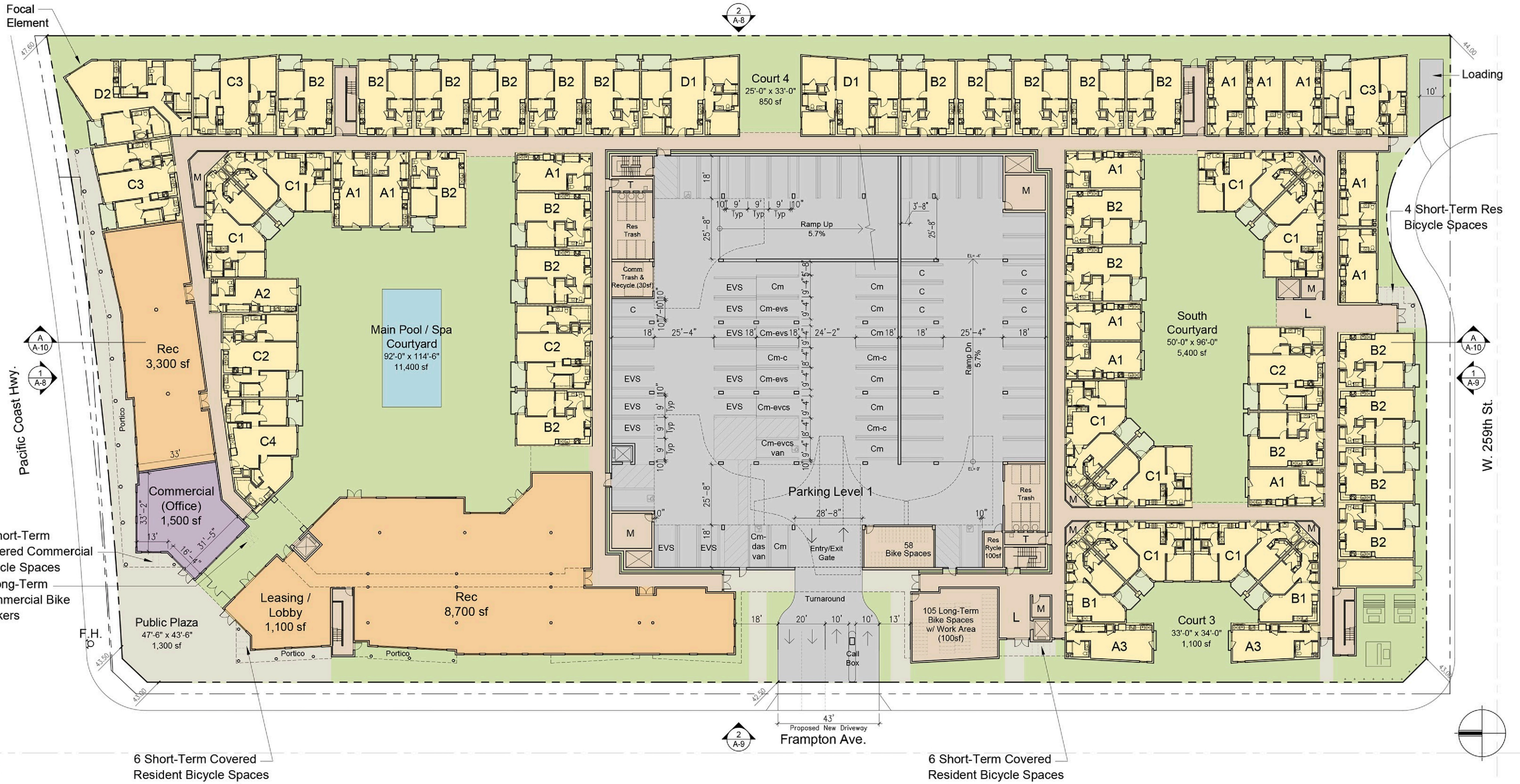
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**EXHIBIT "A"**  
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Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

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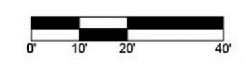
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18002



First Floor Plan

**A-2**



FEBRUARY 28, 2023

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4199 Campus Drive #200  
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**1280 PCH MIXED-USE DEVELOPMENT**

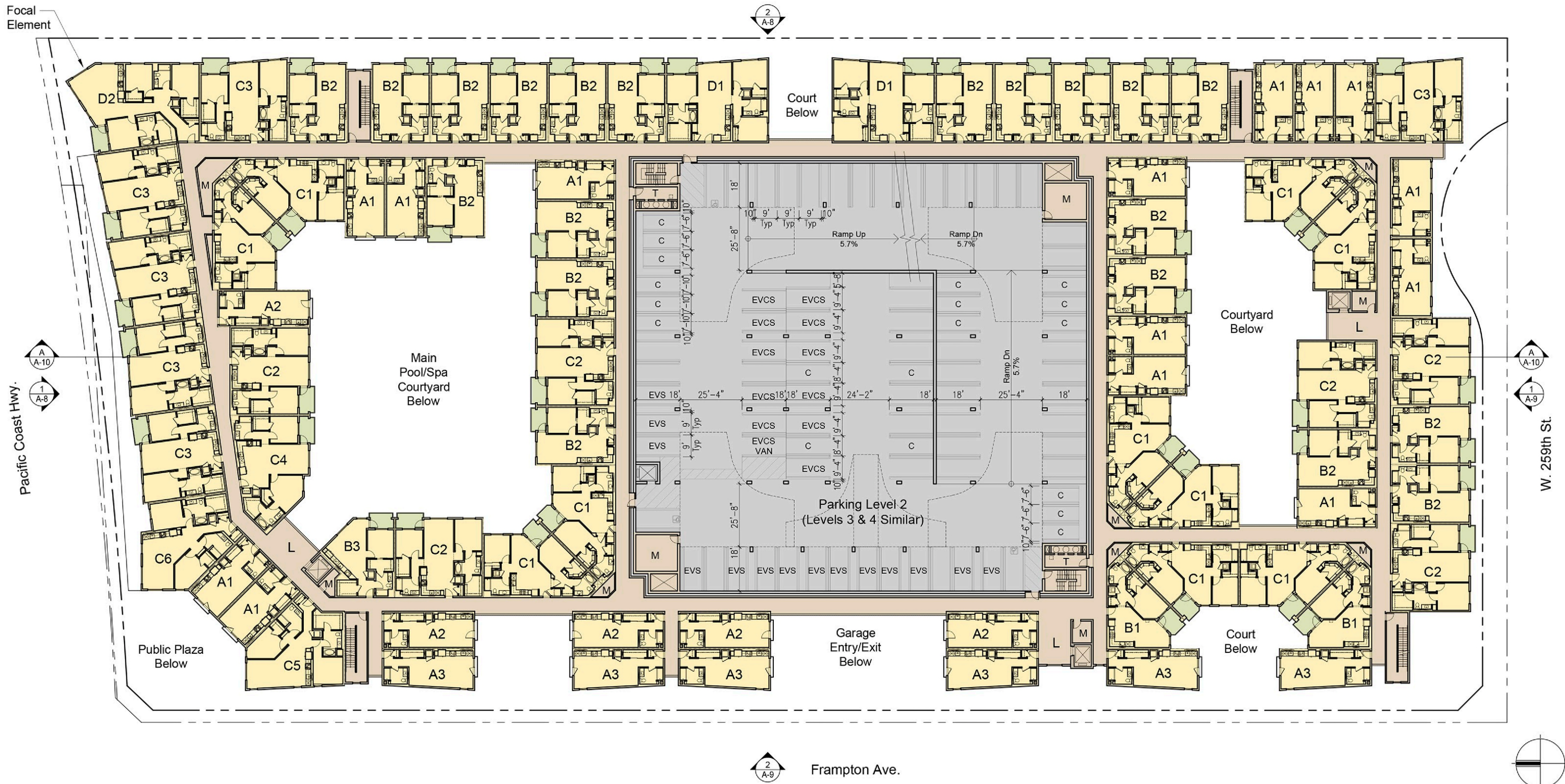
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**EXHIBIT "A"**  
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Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

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18002



Typical Floor Plan - Second to Fourth

**A-3**

FEBRUARY 28, 2023



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# 1280 PCH MIXED-USE DEVELOPMENT

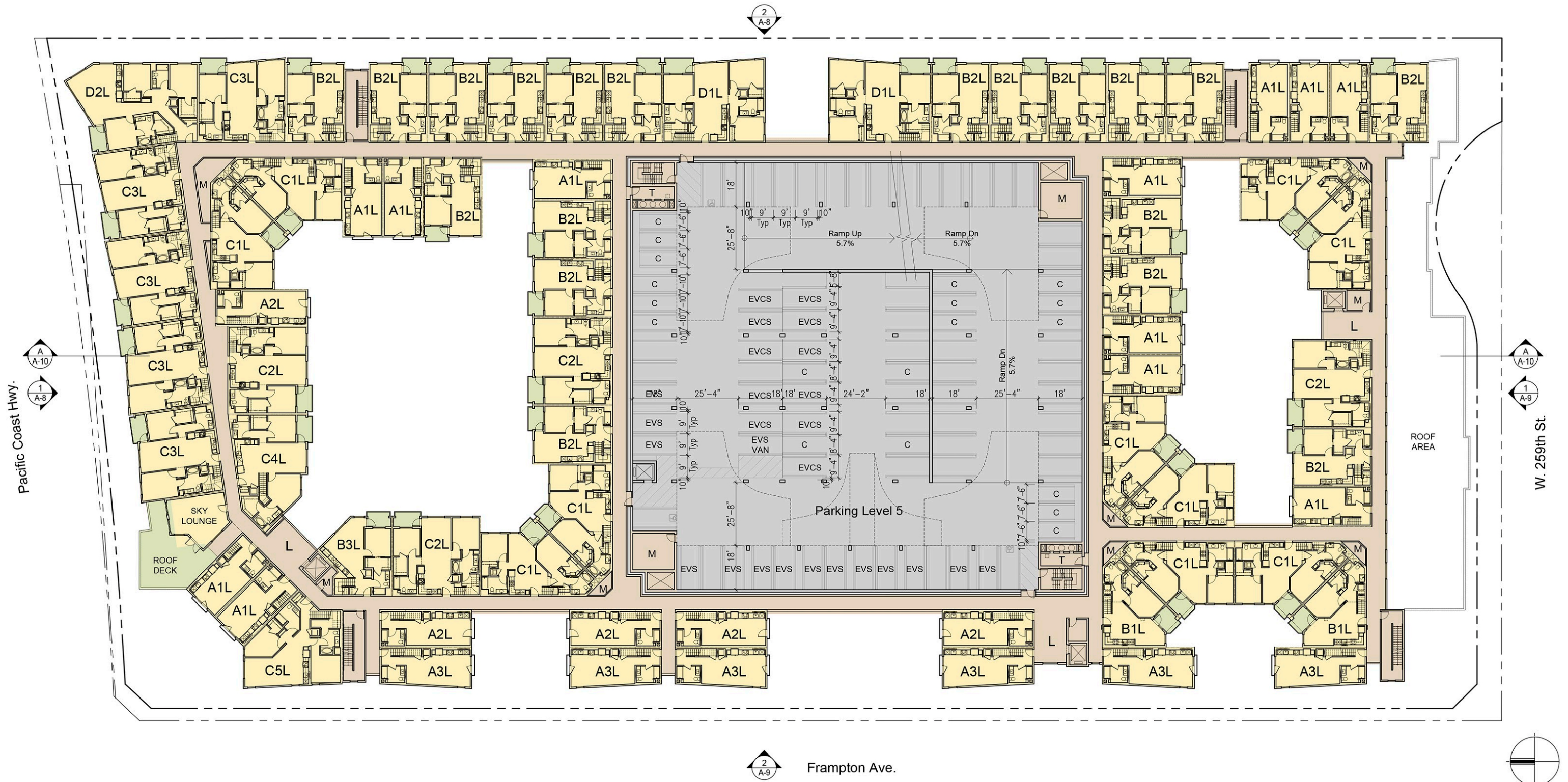
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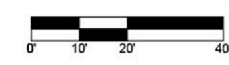
18002



Fifth Floor Plan

**A-4**

FEBRUARY 28, 2023



PREPARED FOR:  
Red Oak Investments, LLC  
4199 Campus Drive #200  
Irvine, CA 92612  
(949) 733-2000



**1280 PCH MIXED-USE DEVELOPMENT**

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**EXHIBIT "A"**  
Page No. 16 of 39  
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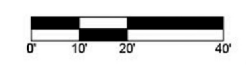
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Mezzanine Plan

**A-5**



FEBRUARY 28, 2023

PREPARED FOR:  
 Red Oak Investments, LLC  
 4199 Campus Drive #200  
 Irvine, CA 92612  
 (949) 733-2000



**1280 PCH MIXED-USE DEVELOPMENT**

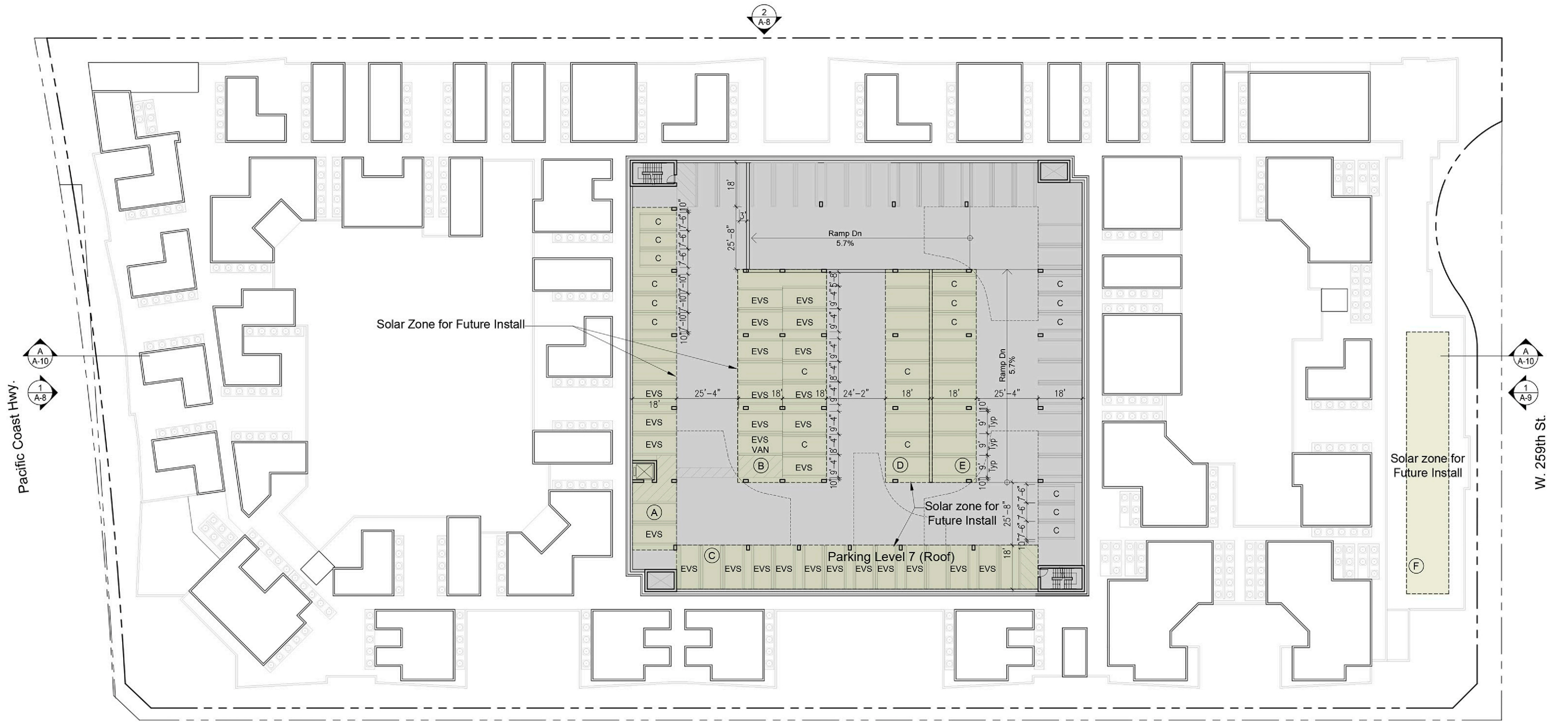
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Solar Zone Calculation:  
 Roof Area = 79,550 sf.  
 Solar Zone Required (15%) = 11,925 sf.  
 Area Provided:  
 Area A= 2,450 sf.  
 Area B= 3,100 sf.  
 Area C= 2,400 sf.  
 Area D= 1,550 sf.  
 Area E= 1,550 sf.  
 Area F= 875 sf.  
 Total= 11,925 sf.



Roof Plan

**A-6**

FEBRUARY 28, 2023

PREPARED FOR:  
 Red Oak Investments, LLC  
 4199 Campus Drive #200  
 Irvine, CA 92612  
 (949) 733-2000



# 1280 PCH MIXED-USE DEVELOPMENT

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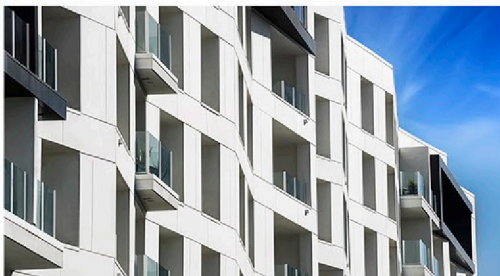
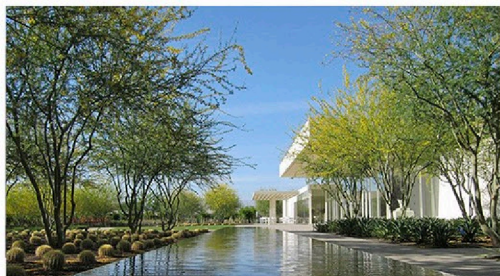
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EXTERIOR BUILDING MATERIALS

- |   |  |   |
|---|--|---|
| <p>1 PAINTED EXTERIOR CEMENT PLASTER<br/>20/30 SAND FINISH<br/>COLOR:<br/>A. SHERWIN WILLIAMS SW7003 'TOQUE WHITE'<br/>B. SHERWIN WILLIAMS SW9154 'PERLE NOIR'<br/>C. SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'<br/>D. SHERWIN WILLIAMS SW9105 'ALMOND ROCA'</p> <p>2 STANDING SEAM METAL WALL PANEL<br/>COLOR: SHERWIN WILLIAMS SW9154 'PERLE NOIR'</p> <p>3 FIBER CEMENT LAP SIDING<br/>ALLURA TRADITIONAL LAP<br/>COLOR: 'RED ROCK FALLS'</p> | <p>4 STUCCO CONTROL JOINT<br/>COLOR: TO MATCH ADJACENT PLASTER</p> <p>5 VINYL WINDOW SYSTEM<br/>COLOR: WHITE</p> <p>6 FIBERGLASS PATIO DOOR SYSTEM<br/>COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'</p> <p>7 ALUMINUM STOREFRONT GLAZING SYSTEM<br/>COLOR: CLEAR ANODIZED</p> <p>8 METAL GUARDRAIL SYSTEM<br/>COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'</p> | <p>9 GLASS GUARDRAIL SYSTEM<br/>COLOR: CLEAR ANODIZED</p> <p>10 CERAMIC ACCENT WALL TILE OR COLOR MURAL</p> |
|---|--|---|



Inspirational Images

Concept Elevation



**A-7**

FEBRUARY 28, 2023

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# 1280 PCH MIXED-USE DEVELOPMENT

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1. North Elevation - PCH

**EXTERIOR BUILDING MATERIALS**

- 1 PAINTED EXTERIOR CEMENT PLASTER  
20/30 SAND FINISH  
COLOR:  
A. SHERWIN WILLIAMS SW7003 'TOQUE WHITE'  
B. SHERWIN WILLIAMS SW9154 'PERLE NOIR'  
C. SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'  
D. SHERWIN WILLIAMS SW9105 'ALMOND ROCA'
- 2 STANDING SEAM METAL WALL PANEL  
COLOR: SHERWIN WILLIAMS SW9154 'PERLE NOIR'
- 3 FIBER CEMENT LAP SIDING  
ALLURA TRADITIONAL LAP  
COLOR: 'RED ROCK FALLS'
- 4 STUCCO CONTROL JOINT  
COLOR: TO MATCH ADJACENT PLASTER
- 5 VINYL WINDOW SYSTEM  
COLOR: WHITE
- 6 FIBERGLASS PATIO DOOR SYSTEM  
COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'
- 7 ALUMINUM STOREFRONT GLAZING SYSTEM  
COLOR: CLEAR ANODIZED
- 8 METAL GUARDRAIL SYSTEM  
COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'
- 9 GLASS GUARDRAIL SYSTEM  
COLOR: CLEAR ANODIZED
- 10 CERAMIC ACCENT WALL TILE OR COLOR MURAL



2. East Elevation - Kaiser

Concept Elevation Study

**A-8**



FEBRUARY 28, 2023

PREPARED FOR:  
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**1280 PCH MIXED-USE DEVELOPMENT**

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**EXTERIOR BUILDING MATERIALS**

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COLOR:  
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C. SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'  
D. SHERWIN WILLIAMS SW9105 'ALMOND ROCA'
- 2 STANDING SEAM METAL WALL PANEL  
COLOR: SHERWIN WILLIAMS SW9154 'PERLE NOIR'
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ALLURA TRADITIONAL LAP  
COLOR: 'RED ROCK FALLS'
- 4 STUCCO CONTROL JOINT  
COLOR: TO MATCH ADJACENT PLASTER
- 5 VINYL WINDOW SYSTEM  
COLOR: WHITE
- 6 FIBERGLASS PATIO DOOR SYSTEM  
COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'
- 7 ALUMINUM STOREFRONT GLAZING SYSTEM  
COLOR: CLEAR ANODIZED
- 8 METAL GUARDRAIL SYSTEM  
COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'
- 9 GLASS GUARDRAIL SYSTEM  
COLOR: CLEAR ANODIZED
- 10 CERAMIC ACCENT WALL TILE OR COLOR MURAL



**Concept Elevations**



**A-9**

FEBRUARY 28, 2023

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**1280 PCH MIXED-USE DEVELOPMENT**

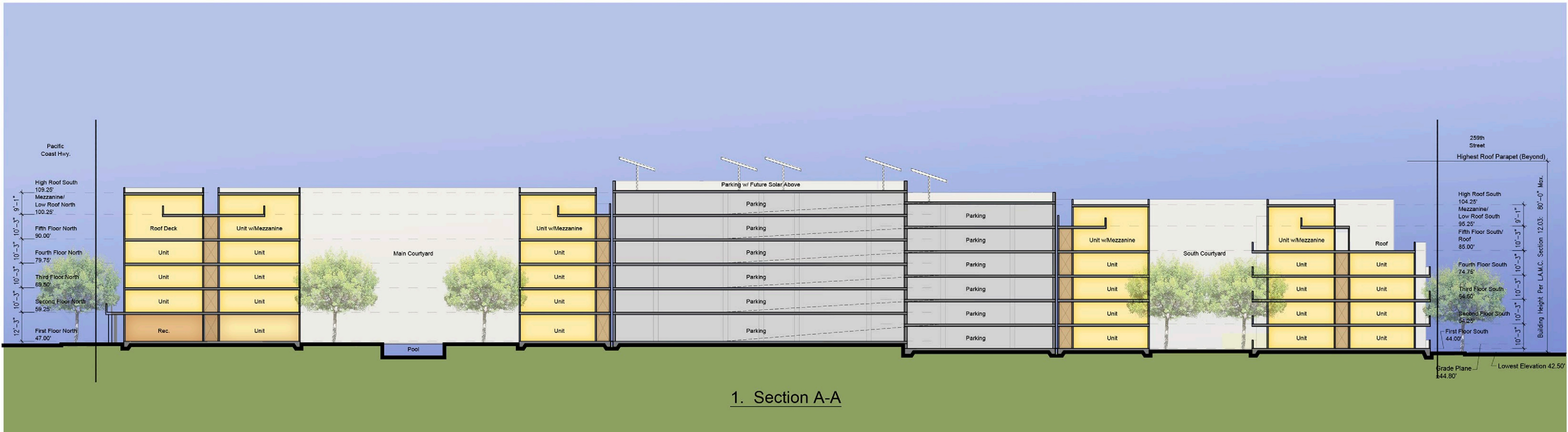
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Concept Section  
**A-10**  
 FEBRUARY 28, 2023



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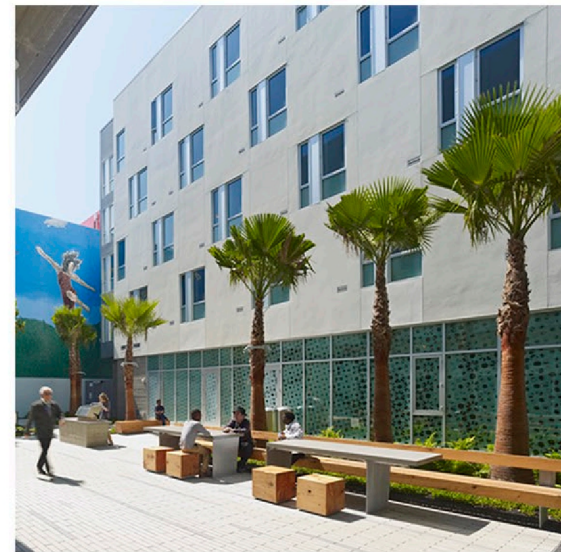
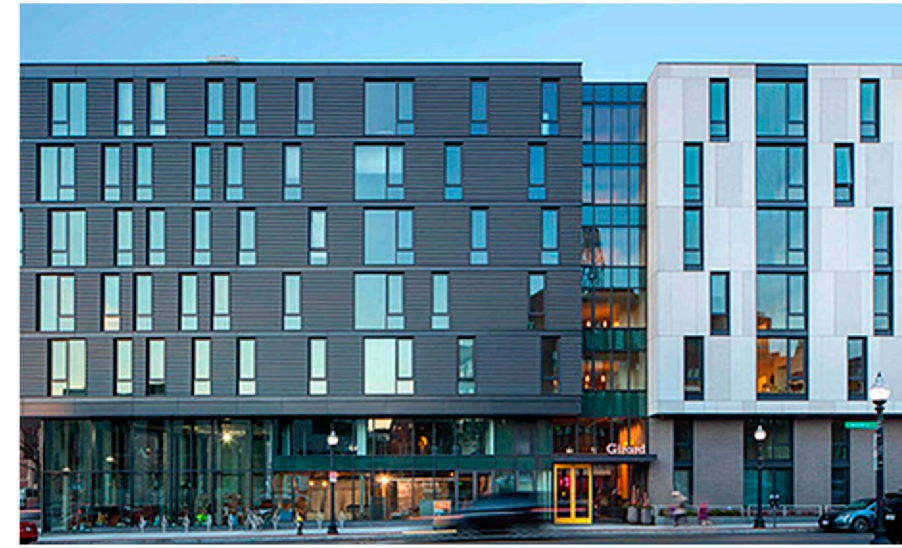
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Concept Images

A-11

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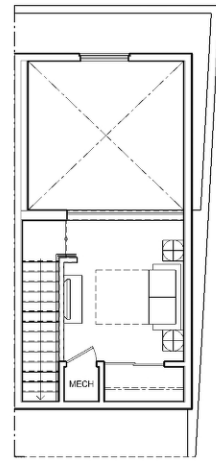
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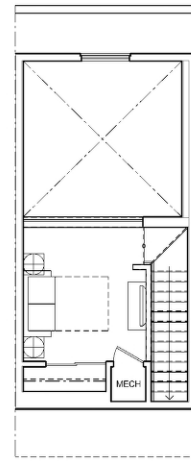
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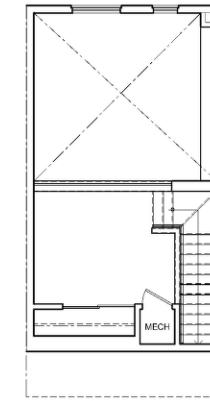




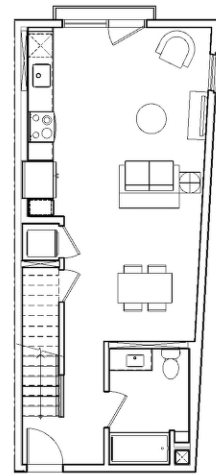
**Plan A3-L**  
 Mezzanine/Loft area: 142 sf  
 (14 sf max enclosed closet,  
 not incl. mech closet)  
 Open area below: 426 sf



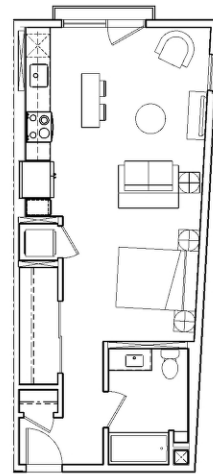
**Plan A2-L**  
 Mezzanine/Loft area: 130 sf  
 (13 sf max enclosed closet,  
 not incl. mech closet)  
 Open area below: 390 sf



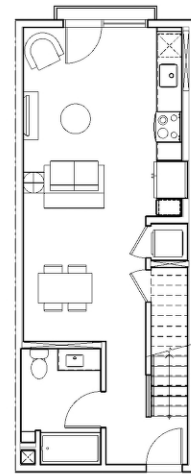
**Plan A1-L**  
 Mezzanine/Loft area: 125 sf  
 (12 sf max enclosed closet,  
 not incl. mech. closet)  
 Open area below: 375 sf



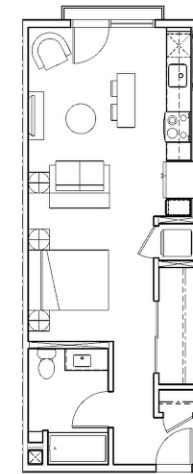
**Plan A3-L**  
 Studio / 1 Bath + Loft  
 742 sf  
 Habitable Rooms for Parking: =3  
 Habitable Rooms for Open Space : <3



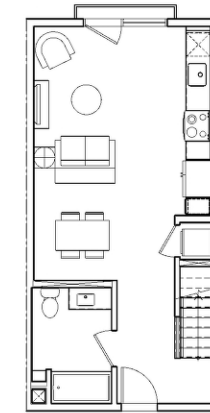
**Plan A3**  
 Studio / 1 Bath  
 600 sf  
 Habitable Rooms for Parking: <3  
 Habitable Rooms for Open Space : <3



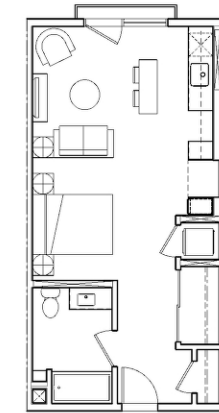
**Plan A2-L**  
 Studio / 1 Bath + Loft  
 692 sf  
 Habitable Rooms for Parking: =3  
 Habitable Rooms for Open Space : <3



**Plan A2**  
 Studio / 1 Bath  
 562 sf  
 Habitable Rooms for Parking: <3  
 Habitable Rooms for Open Space : <3



**Plan A1-L**  
 Studio / 1 Bath + Loft  
 661 sf  
 Habitable Rooms for Parking: =3  
 Habitable Rooms for Open Space : <3



**Plan A1**  
 Studio / 1 Bath  
 536 sf  
 Habitable Rooms for Parking: <3  
 Habitable Rooms for Open Space : <3

## Conceptual Unit Plans



**A-12**

FEBRUARY 28, 2023

PREPARED FOR:  
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 Irvine, CA 92612  
 (949) 733-2000



# 1280 PCH MIXED-USE DEVELOPMENT

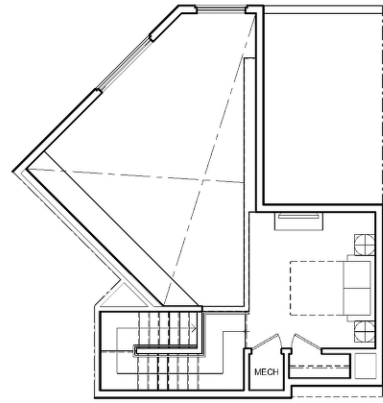
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 Page No. 24 of 39  
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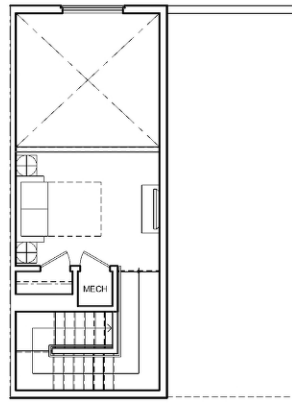
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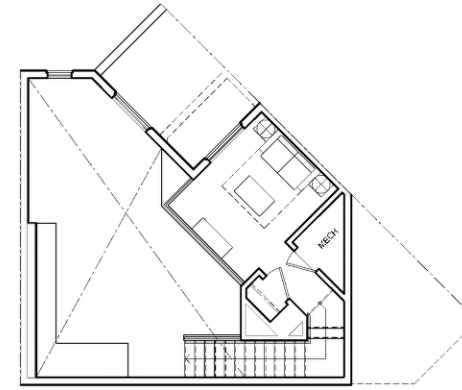
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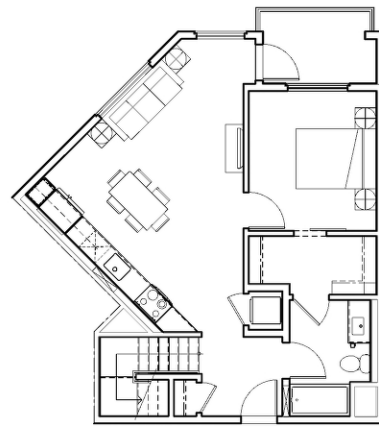
**Plan B3-L**  
Mezzanine/Loft area: 130 sf  
(13 sf max enclosed closet,  
not incl. mech closet)  
Open area below: 390 sf



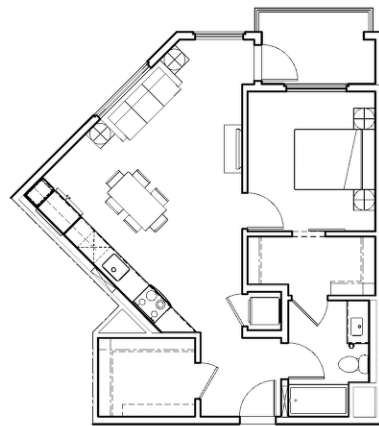
**Plan B2-L**  
Mezzanine/Loft area: 126 sf  
(12 sf max enclosed closet,  
not incl. mech closet)  
Open area below: 378 sf



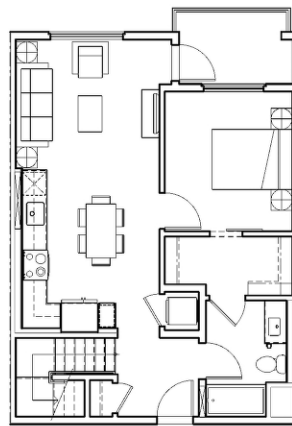
**Plan B1-L**  
Mezzanine/Loft area: 120 sf  
(12 sf max enclosed closet,  
not incl. mech closet)  
Open area below: 361 sf



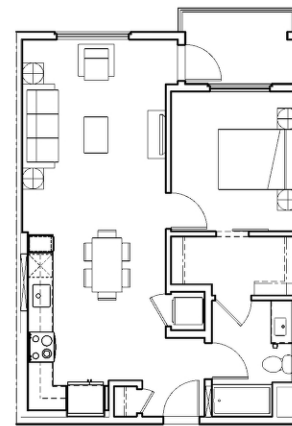
**Plan B3-L**  
1 Bedroom / 1 Bath + Loft  
889 sf  
Habitable Rooms for Parking: >3  
Habitable Rooms for Open Space : =3



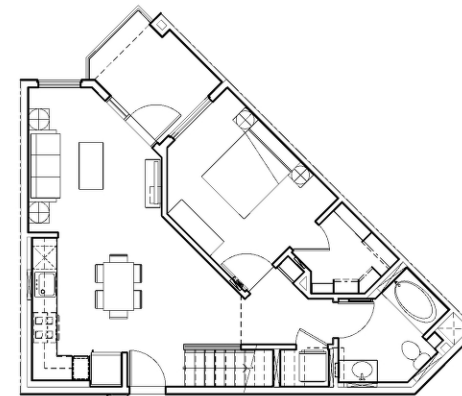
**Plan B3**  
1 Bedroom / 1 Bath  
759 sf  
Habitable Rooms for Parking: =3  
Habitable Rooms for Open Space : <3



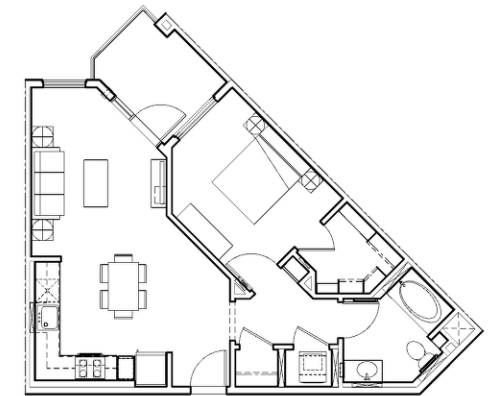
**Plan B2-L**  
1 Bedroom / 1 Bath + Loft  
867 sf  
Habitable Rooms for Parking: >3  
Habitable Rooms for Open Space : =3



**Plan B2**  
1 Bedroom / 1 Bath  
741 sf  
Habitable Rooms for Parking: =3  
Habitable Rooms for Open Space : <3



**Plan B1-L**  
1 Bedroom / 1 Bath + Loft  
851 sf  
Habitable Rooms for Parking: >3  
Habitable Rooms for Open Space : =3



**Plan B1**  
1 Bedroom / 1 Bath  
732 sf  
Habitable Rooms for Parking: =3  
Habitable Rooms for Open Space : <3

## Conceptual Unit Plans



# A-13

FEBRUARY 28, 2023

PREPARED FOR:  
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## 1280 PCH MIXED-USE DEVELOPMENT

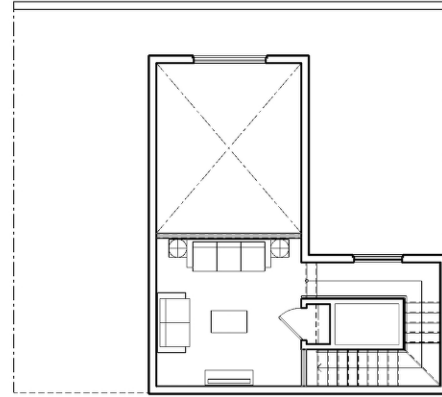
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**EXHIBIT "A"**  
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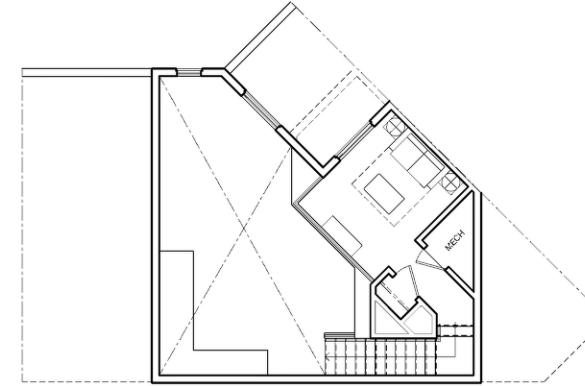
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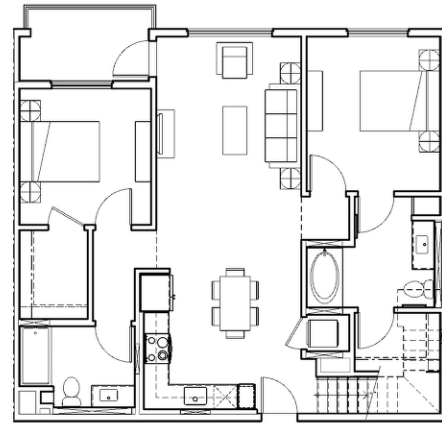
18002



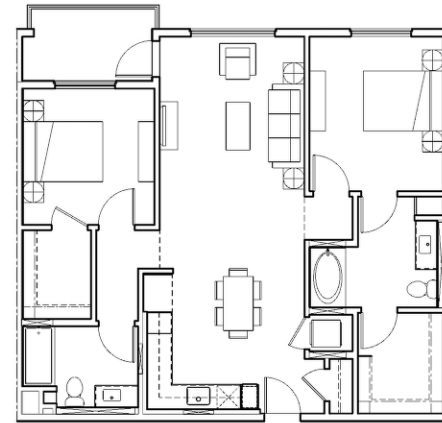
**Plan C2-L**  
 Mezzanine/Loft area: 157 sf  
 (15 sf max enclosed closet, not  
 incl. mech closet)  
 Open area below: 472 sf



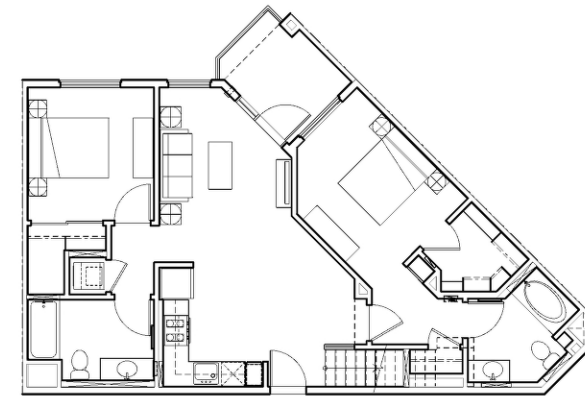
**Plan C1-L**  
 Mezzanine/Loft area: 120 sf  
 (12 sf max enclosed closet,  
 not incl. mech closet)  
 Open area below: 360 sf



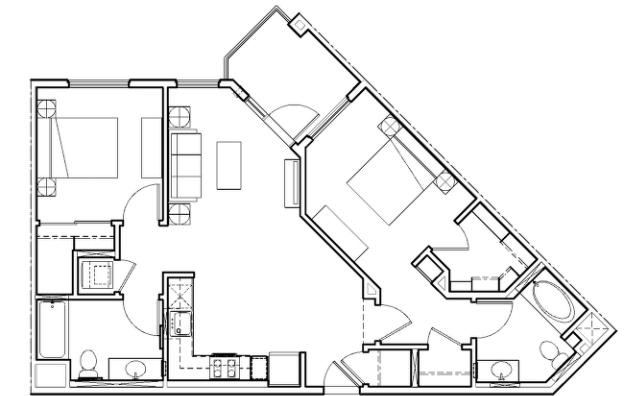
**Plan C2-L**  
 2 Bedroom / 2 Bath + Loft  
 1,284 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan C2**  
 2 Bedroom / 2 Bath  
 1,127 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : =3



**Plan C1-L**  
 2 Bedroom / 2 Bath + Loft  
 1,128 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan C1**  
 2 Bedroom / 2 Bath  
 1,009 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : =3

Conceptual Unit Plans



**A-14**

FEBRUARY 28, 2023

PREPARED FOR:  
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**1280 PCH MIXED-USE DEVELOPMENT**

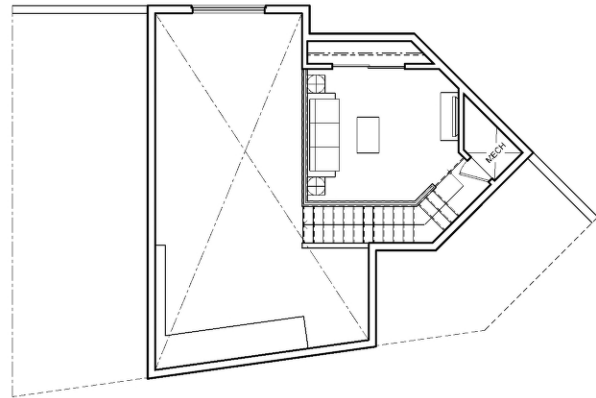
1268~1290 W. PACIFIC COAST HWY. & 25900 S. FRAMPTON AVE.  
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**EXHIBIT "A"**  
 Page No. 26 of 39  
 Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

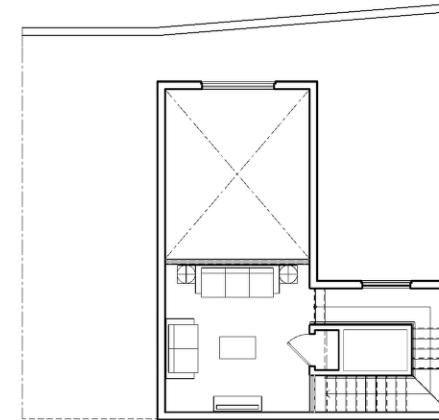
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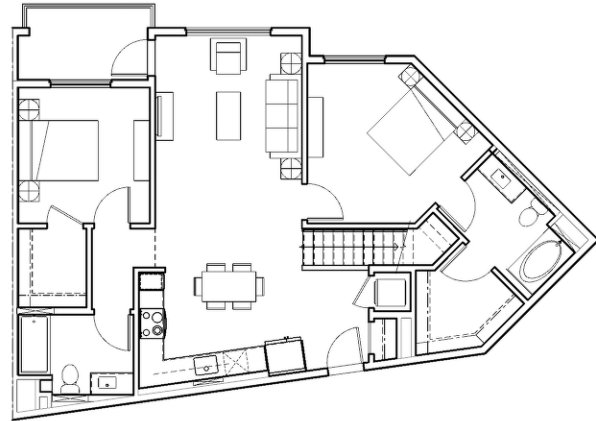
18002



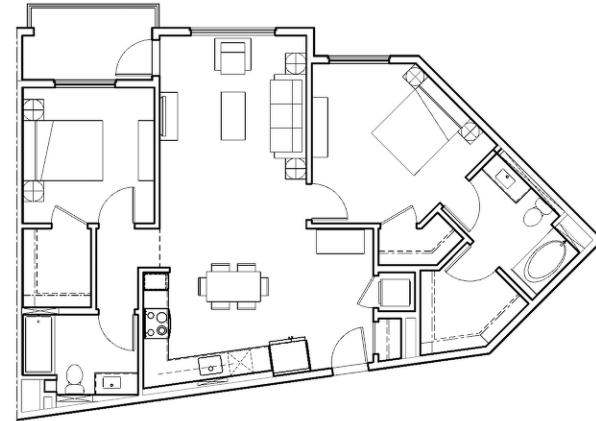
**Plan C4-L**  
 Mezzanine/Loft area: 156 sf  
 (15 sf max enclosed closet, not  
 incl. mech closet)  
 Open area below: 469 sf



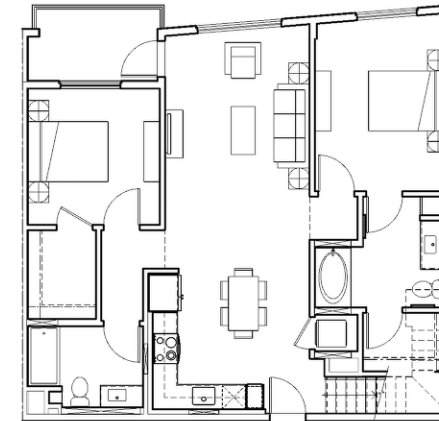
**Plan C3-L**  
 Mezzanine/Loft area: 159 sf  
 (15 sf max enclosed closet, not  
 incl. mech closet)  
 Open area below: 478 sf



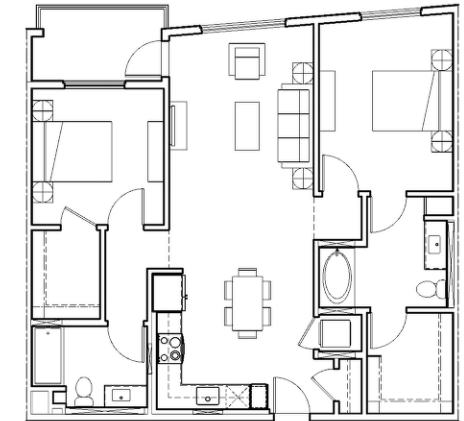
**Plan C4-L**  
 2 Bedroom / 2 Bath + Loft  
 1,323 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan C4**  
 2 Bedroom / 2 Bath  
 1,167 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : =3



**Plan C3-L**  
 2 Bedroom / 2 Bath + Loft  
 1,309 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan C3**  
 2 Bedroom / 2 Bath  
 1,152 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : =3

Conceptual Unit Plans



**A-15**

FEBRUARY 28, 2023

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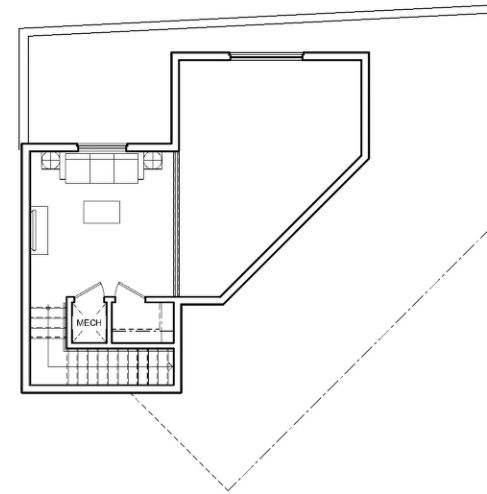
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 Page No. 27 of 39  
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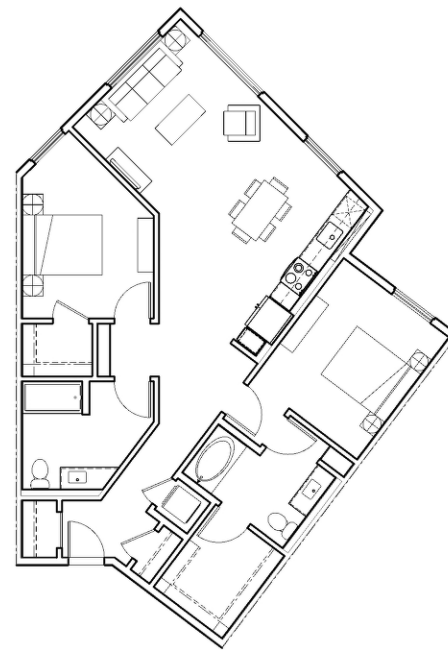
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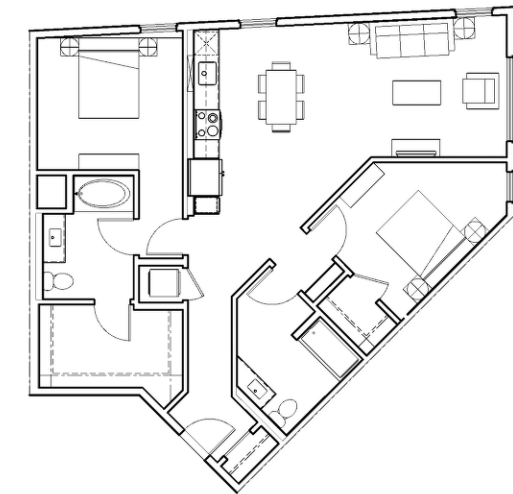
Plan C5-L  
 Mezzanine/Loft area: 168 sf  
 (16 sf max enclosed closet,  
 not incl. mech closet)  
 Open area below: 499 sf



Plan C6  
 2 Bedroom / 2 Bath  
 1,218 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : =3



Plan C5-L  
 2 Bedroom / 2 Bath + Loft  
 1,388 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



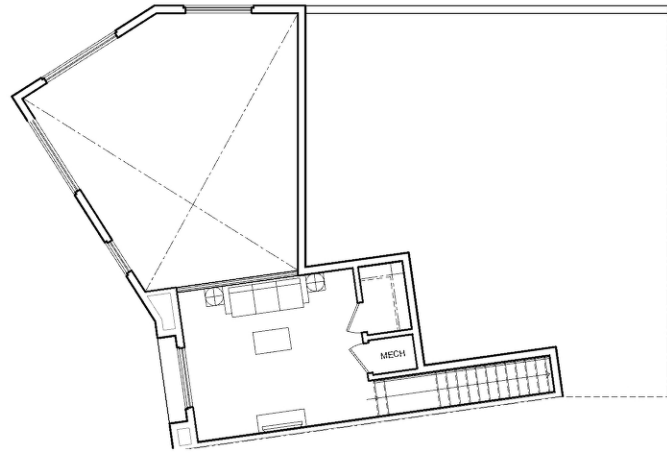
Plan C5  
 2 Bedroom / 2 Bath  
 1,222 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : =3

Conceptual Unit Plans

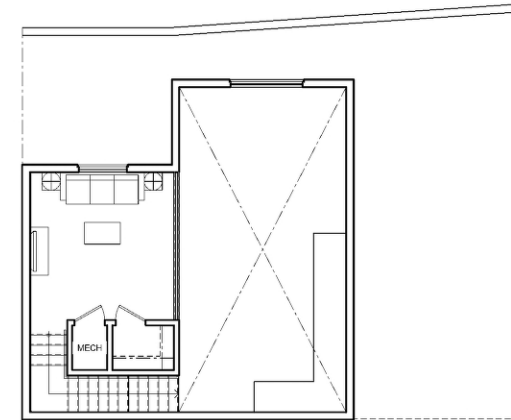


**A-16**

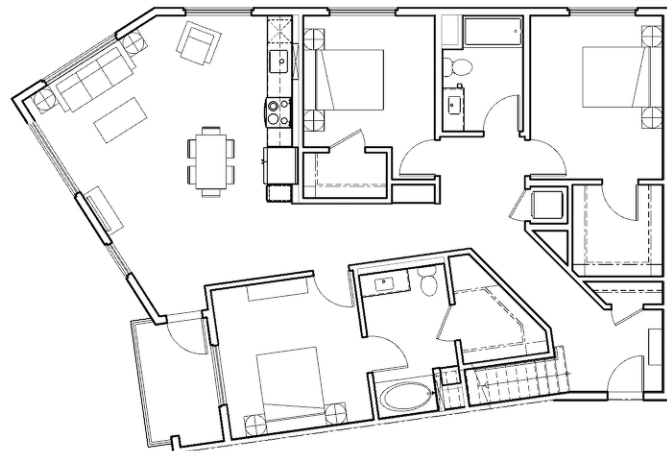
FEBRUARY 28, 2023



**Plan D2-L**  
 Mezzanine/Loft area: 211 sf  
 (21 sf max enclosed closet,  
 not incl. mech closet)  
 Open area below: 634 sf



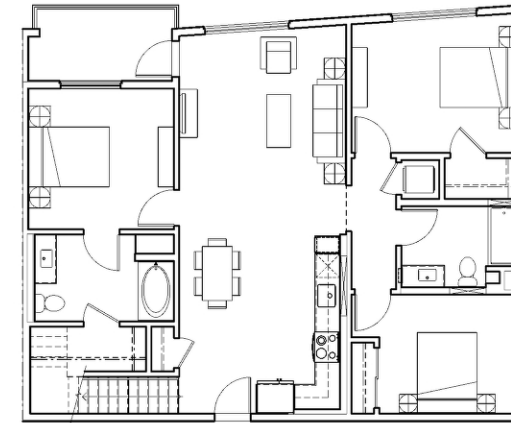
**Plan D1-L**  
 Mezzanine/Loft area: 173 sf  
 (17 sf max enclosed closet, not  
 incl. mech closet)  
 Open area below: 520 sf



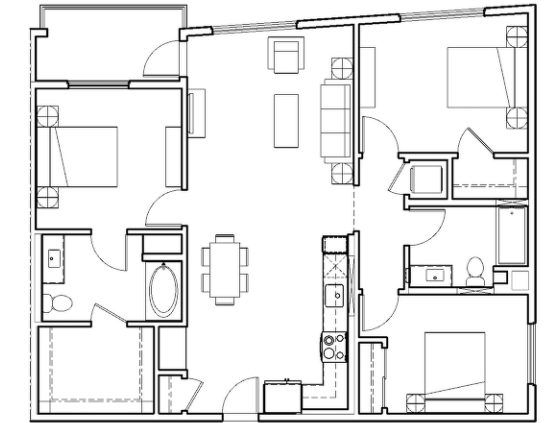
**Plan D2-L**  
 3 Bedroom / 2 Bath + Loft  
 1,776 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan D2**  
 3 Bedroom / 2 Bath  
 1,565 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan D1-L**  
 3 Bedroom / 2 Bath + Loft  
 1,524 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3



**Plan D1**  
 3 Bedroom / 2 Bath  
 1,351 sf  
 Habitable Rooms for Parking: >3  
 Habitable Rooms for Open Space : >3

**Conceptual Unit Plans**



**A-17**

FEBRUARY 28, 2023

PREPARED FOR:  
 Red Oak Investments, LLC  
 4199 Campus Drive #200  
 Irvine, CA 92612  
 (949) 733-2000



**1280 PCH MIXED-USE DEVELOPMENT**

1268~1290 W. PACIFIC COAST HWY. & 25900 S. FRAMPTON AVE.  
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**EXHIBIT "A"**  
 Page No. 29 of 39  
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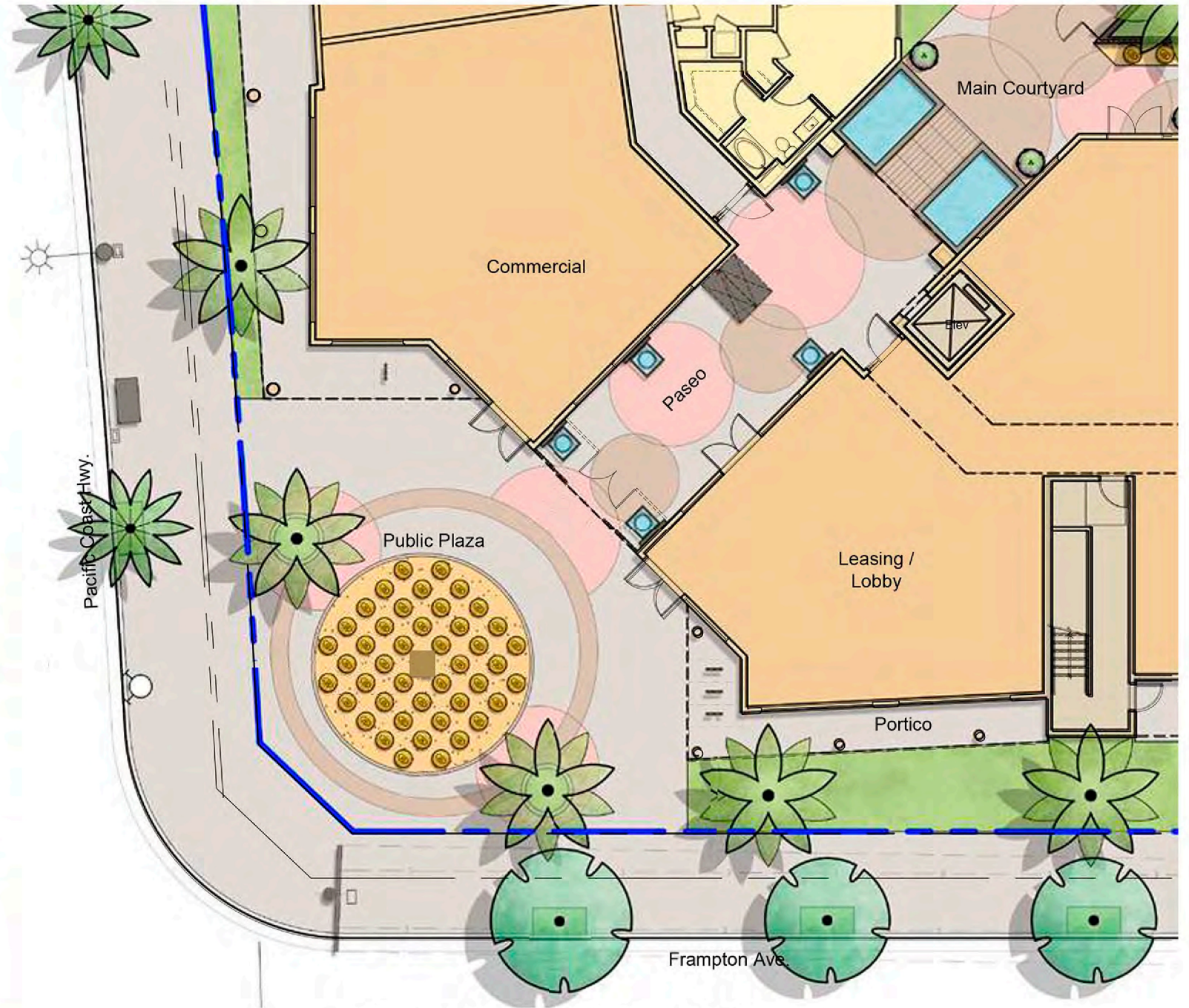
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North Elevation - PCH



Ground Floor Plan - Leasing /Lobby

Enlarged Plan & Elevation

SCALE: 1/8" = 1'-0"  
 0 4 8 16'

**A-18**

FEBRUARY 28, 2023

PREPARED FOR:  
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 4199 Campus Drive #200  
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**1280 PCH MIXED-USE DEVELOPMENT**

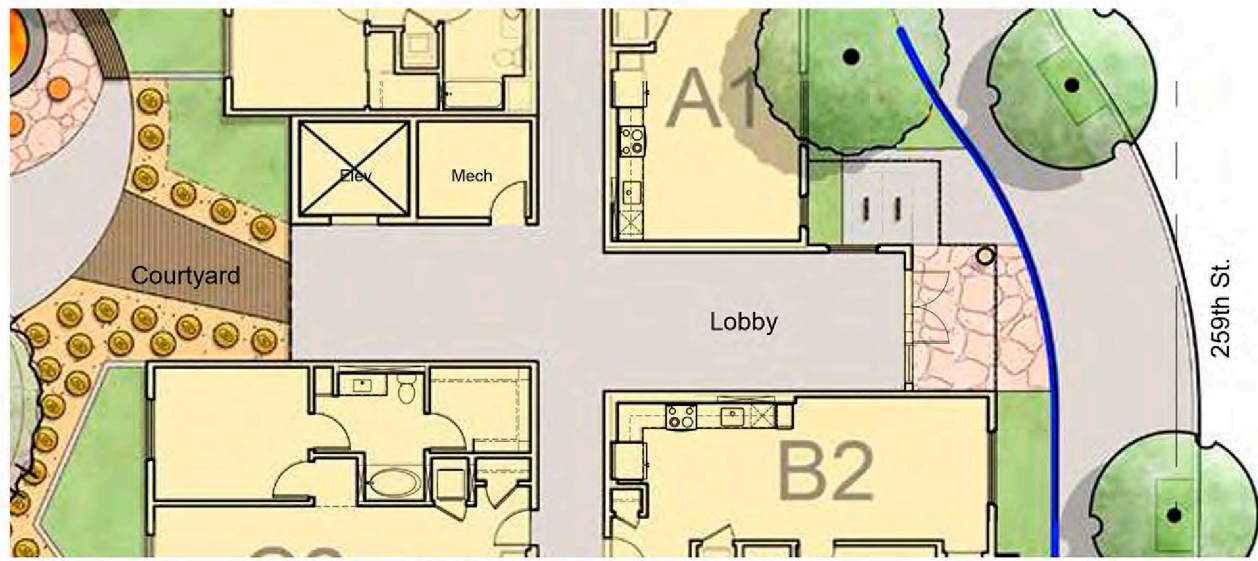
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**EXHIBIT "A"**  
 Page No. 30 of 39  
 Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

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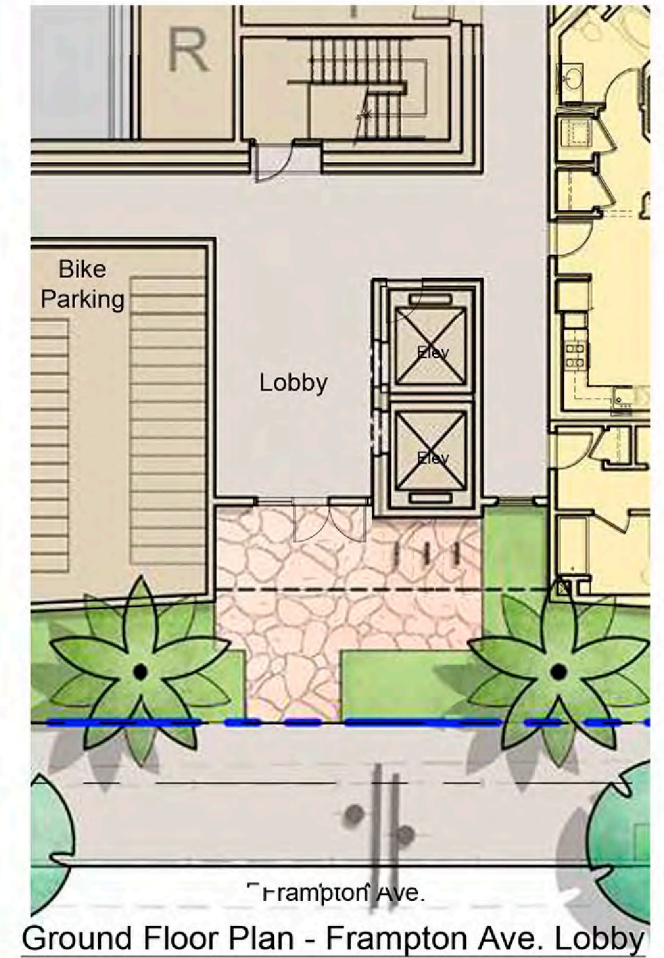
Ground Floor Plan - 259th St. Lobby



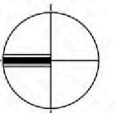
South Elevation - 259th St.



West Elevation - Frampton Ave.



Ground Floor Plan - Frampton Ave. Lobby



Enlarged Plans & Elevations

SCALE: 1/8" = 1'-0"  
 0 4 8 16'

**A-19**

FEBRUARY 28, 2023

PREPARED FOR:  
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 4199 Campus Drive #200  
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1280 PCH MIXED-USE DEVELOPMENT

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**EXHIBIT "A"**  
 Page No. 31 of 39  
 Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

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18002



1. North Elevation - PCH

**EXTERIOR BUILDING MATERIALS**

- 1 PAINTED EXTERIOR CEMENT PLASTER  
20/30 SAND FINISH  
COLOR:  
A. SHERWIN WILLIAMS SW7003 'TOQUE WHITE'  
B. SHERWIN WILLIAMS SW9154 'PERLE NOIR'  
C. SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'  
D. SHERWIN WILLIAMS SW9105 'ALMOND ROCA'
- 2 STANDING SEAM METAL WALL PANEL  
COLOR: SHERWIN WILLIAMS SW9154 'PERLE NOIR'
- 3 FIBER CEMENT LAP SIDING  
ALLURA TRADITIONAL LAP  
COLOR: 'RED ROCK FALLS'
- 4 STUCCO CONTROL JOINT  
COLOR: TO MATCH ADJACENT PLASTER
- 5 VINYL WINDOW SYSTEM  
COLOR: WHITE
- 6 FIBERGLASS PATIO DOOR SYSTEM  
COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'
- 7 ALUMINUM STOREFRONT GLAZING SYSTEM  
COLOR: CLEAR ANODIZED
- 8 METAL GUARDRAIL SYSTEM  
COLOR: SHERWIN WILLIAMS SW9153 'MOONLIT ORCHID'
- 9 GLASS GUARDRAIL SYSTEM  
COLOR: CLEAR ANODIZED
- 10 CERAMIC ACCENT WALL TILE OR COLOR MURAL

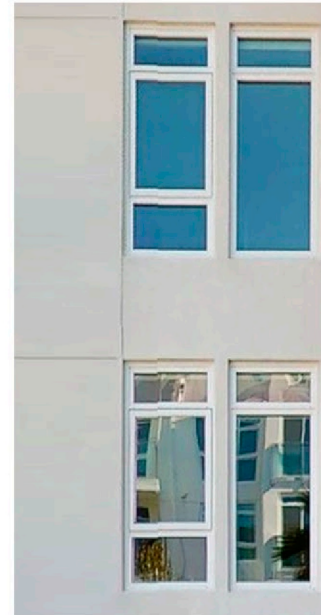
1. EXT. CEMENT PLASTER  
20/30 SAND FINISH



7. ALUMINUM STOREFRONT SYSTEM  
CLEAR ANODIZED

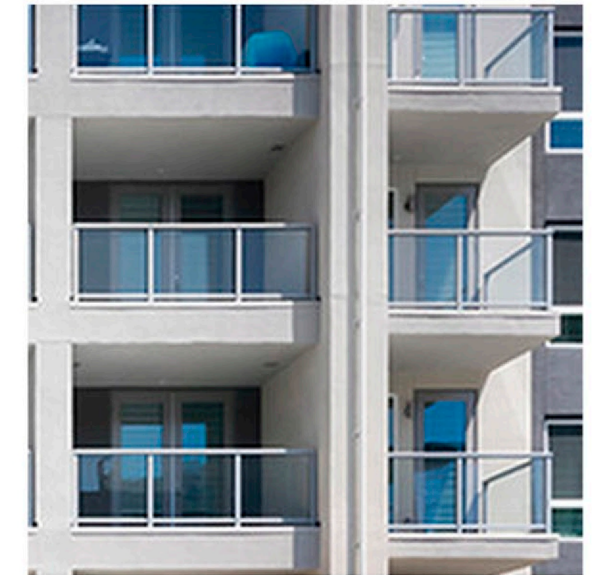


5. VINYL WINDOW SYSTEM  
WHITE



2. METAL SIDING

9. GLASS RAIL SYSTEM  
CLEAR ANODIZED



A. SHERWIN WILLIAMS  
SW7003 'TOQUE WHITE'



B. SHERWIN WILLIAMS  
SW9154 'PERLE NOIR'



C. SHERWIN WILLIAMS  
SW9153 'MOONLIT ORCHID'



D. SHERWIN WILLIAMS  
SW9105 'ALMOND ROCA'



3. FIBERCEMENT LAP SIDING  
ALLURA 'RED ROCK FALLS'

**Materials & Colors**

**A-20**

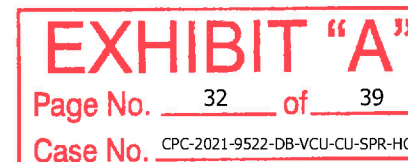
FEBRUARY 28, 2023

PREPARED FOR:  
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**1280 PCH MIXED-USE DEVELOPMENT**

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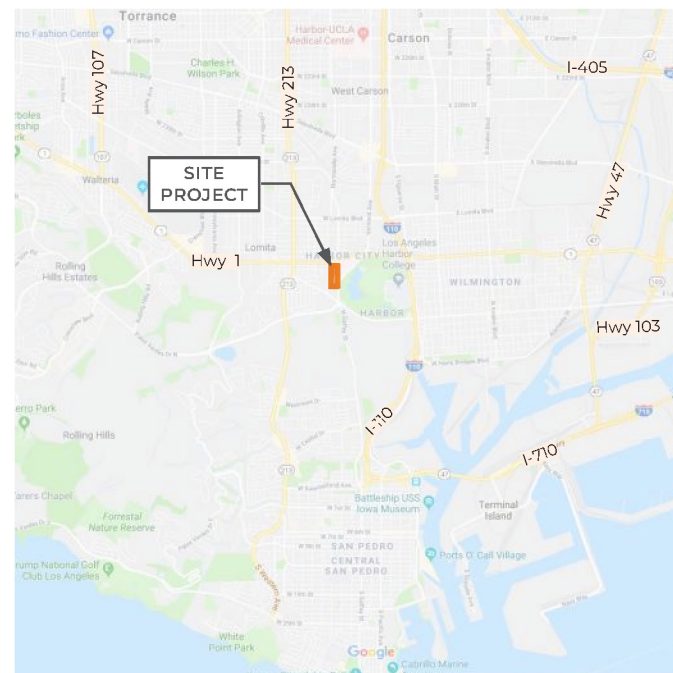
18002



CLIENT



REGIONAL CONTEXT



LOCAL CONTEXT



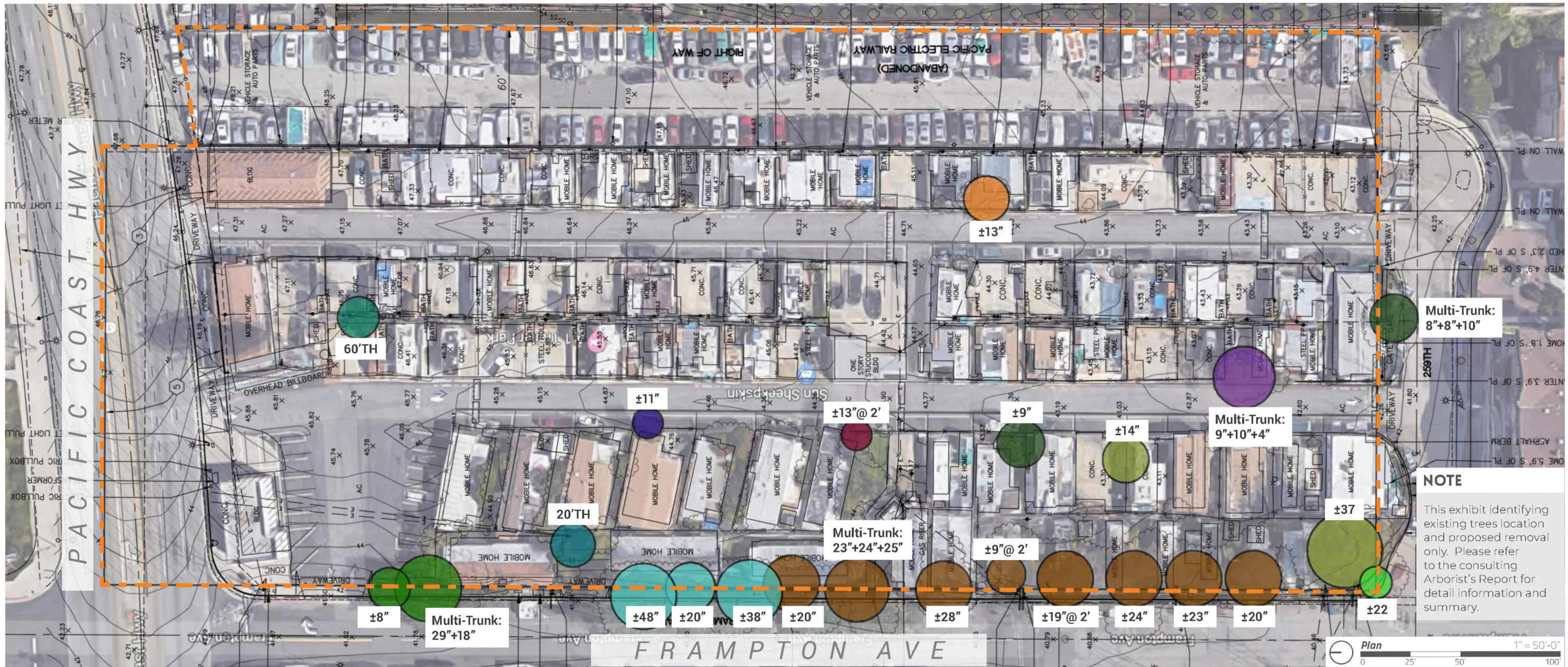
## LANDSCAPE ENTITLEMENT SET

- 01 Existing Tree Plan
- 02 Overall Conceptual Landscape Plan
- 03 Pool Area Enlargement
- 04 South Courtyard Enlargement
- 05 Dog Parklet, S.W. Courtyard, and Roof Terrace Enlargements
- 06 Conceptual Shrubs and Groundcovers Plant List

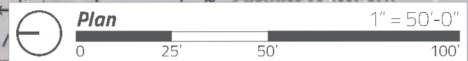
EXHIBIT "A"

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Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

**NOVEMBER 18, 2022**



**NOTE**  
This exhibit identifying existing trees location and proposed removal only. Please refer to the consulting Arborist's Report for detail information and summary.



**TREES TO BE REMOVED** (Note: No protected tree species are found existing on-site per LAMC 17.02)

	(2) <b>Schinus terebinthifolia</b> Brazilian Pepper Tree		(2) <b>Ficus benjamina</b> Chinese Weeping Banyan		(1) <b>Syagrus romanzoffiana</b> Queen Palm
	(8) <b>Ulmus parviflora</b> Chinese Elm		(1) <b>Jacaranda mimosifolia</b> Jacaranda Tree		(1) <b>Washingtonia robusta</b> Mexican Fan Palm
	(2) <b>Fraxinus uhdei</b> Shamel Ash		(1) <b>Ligustrum japonicum</b> Japanese Privet		(1) <b>Schefflera actinophylla</b> Umbrella Tree
	(3) <b>Ceratonia siliqua</b> Carob		(1) <b>Ailanthus altissima</b> Tree of Heaven		(1) <b>Persea americana</b> Avocado

**DESCRIPTION**

The City of Los Angeles (City) requires a report that identifies the location of the follow:

- Trees and/or shrubs that are designated as "protected tree or shrub" as defined by Section 17.02 of the Los Angeles Municipal Code (LAMC). This category includes Oak trees (*Quercus* spp.) excluding the Scrub Oak (*Quercus dumosa*), Southern California Black Walnuts (*Juglans californica*), Western Sycamores (*Platanus racemosa*), California Bay Laurels (*Umbellularia californica*), Mexican Elderberry (*Sambucus mexicana*), and Toyon (*Heteromeles arbutifolia*), which have a cumulative trunk diameter of at least four inches, four and one-half feet above ground at the base of the tree or shrub.

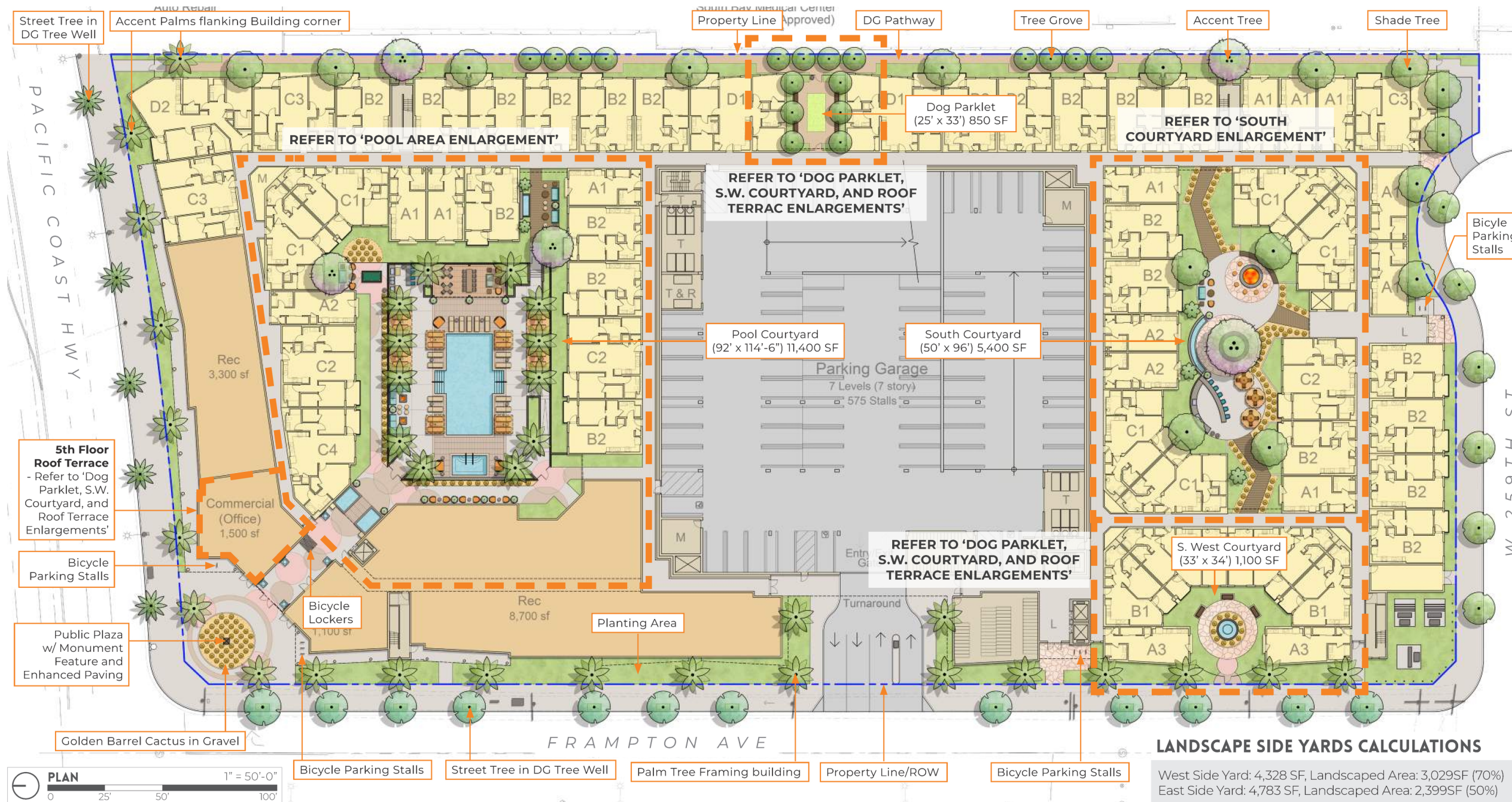
The property is located along Pacific Coast Highway at Frampton Avenue and is currently occupied by a mobile home development, a vacant commercial building, and a vehicular storage yard. The primary sizable trees on-site are located behind the curb along Frampton and consist of (7) Brazilian Pepper trees and (6) Chinese Elms. (2) Chinese Pistache are existing at the corner of Frampton and W 259th Street. The remainder of trees on-site are of significantly smaller size and located within the mobile residence's yards.

**No "protected trees," as defined in the City's Municipal Code, occur within the survey area documented in this report. All trees are proposed to be removed for new development.**

**EXISTING TREE PLAN**

**01**

NOVEMBER 18, 2022



**GENERAL NOTE**

The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

**STREETSCAPE NOTES**

1. Street trees shall be pruned and maintained as specified by Los Angeles Urban Forestry Division including: obtain a permit prior to pruning, adhere to ISA tree pruning guidelines and ANSI A300 standards. These guidelines prohibit "topping" and "heading".
2. Tree wells shall be covered with a 2-inch thick layer of unstabilized decomposed granite, installed per manufacturer specifications and per the City of Los Angeles specific plan S-450-3.

**SHRUBS AND GROUNDCOVERS**

Refer to Landscape Notes and Plant List Sheet for Conceptual Shrub and Groundcover Plant List.

**EXISTING TREES NOTE**

There are 24 existing trees on the project site to be removed and replaced with 48 new trees per the 2:1 tree replacement ratio requirement on the Urban Forestry Division's document 'Requesting a Tree Removal Permit'. The 48 replacement trees are part of the 102 proposed new trees.

**LANDSCAPE TABULATIONS**

REQUIREMENT	REQUIRED	PROVIDED
Planted Landscape Area is required to be greater than 25% of common open space (29,290 SF)	7,323 SF	7,375SF (25%)
Trees are required to be provided at a rate of 1 tree for every 4 residential units (354 Units)	89	102

**LANDSCAPE SIDE YARDS CALCULATIONS**

West Side Yard: 4,328 SF, Landscaped Area: 3,029SF (70%)  
 East Side Yard: 4,783 SF, Landscaped Area: 2,399SF (50%)

**TREE OPTIONS NOTE**

Landscape trees symbol are conceptual and each symbol is provided with two potential species. The final selection is to be reviewed and approved in the permitting phase.

**STREET TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Podocarpus gracilior</i> Fern Pine	24" Box	M
	<i>Quercus ilex</i> Holly Oak	24" Box	L

**STREET TREE LEGEND CONTINUED**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Fraxinus ang. 'Raywood'</i> Raywood Ash	24" Box	M
	<i>Syagrus romanzoffiana</i> Queen Palm	25' BTH	M
	<i>Metrosideros excelsus</i> New Zealand Christmas	36" Box	M
	<i>Cupaniopsis anacardioides</i> Carrotwood	36" Box	M

**TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Phoenix dac. 'Medjool'</i> Medjool Date Palm	25' BTH	L
	<i>Archontophoenix cunning.</i> King Palm	25' BTH	M
	<i>Dracaena draco</i> Dragon Tree	24" Box	L
	<i>Yucca rigida</i> Blue Yucca	24" Box	VL

**TREE LEGEND CONTINUED**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	L
	<i>Quercus virginia</i> Southern Live Oak	36" Box	L
	<i>Eriobotrya deflexa</i> Bronze Loquat	24" Box	M
	<i>Tristania conferta</i> Brisbane Box	24" Box	M

**TREE LEGEND CONTINUED**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Laurus nobilis 'Saratoga'</i> Sweet Bay	24" Box	M
	<i>Prunus car. 'Bright 'N Tight'</i> Sweet Bay	24" Box	M

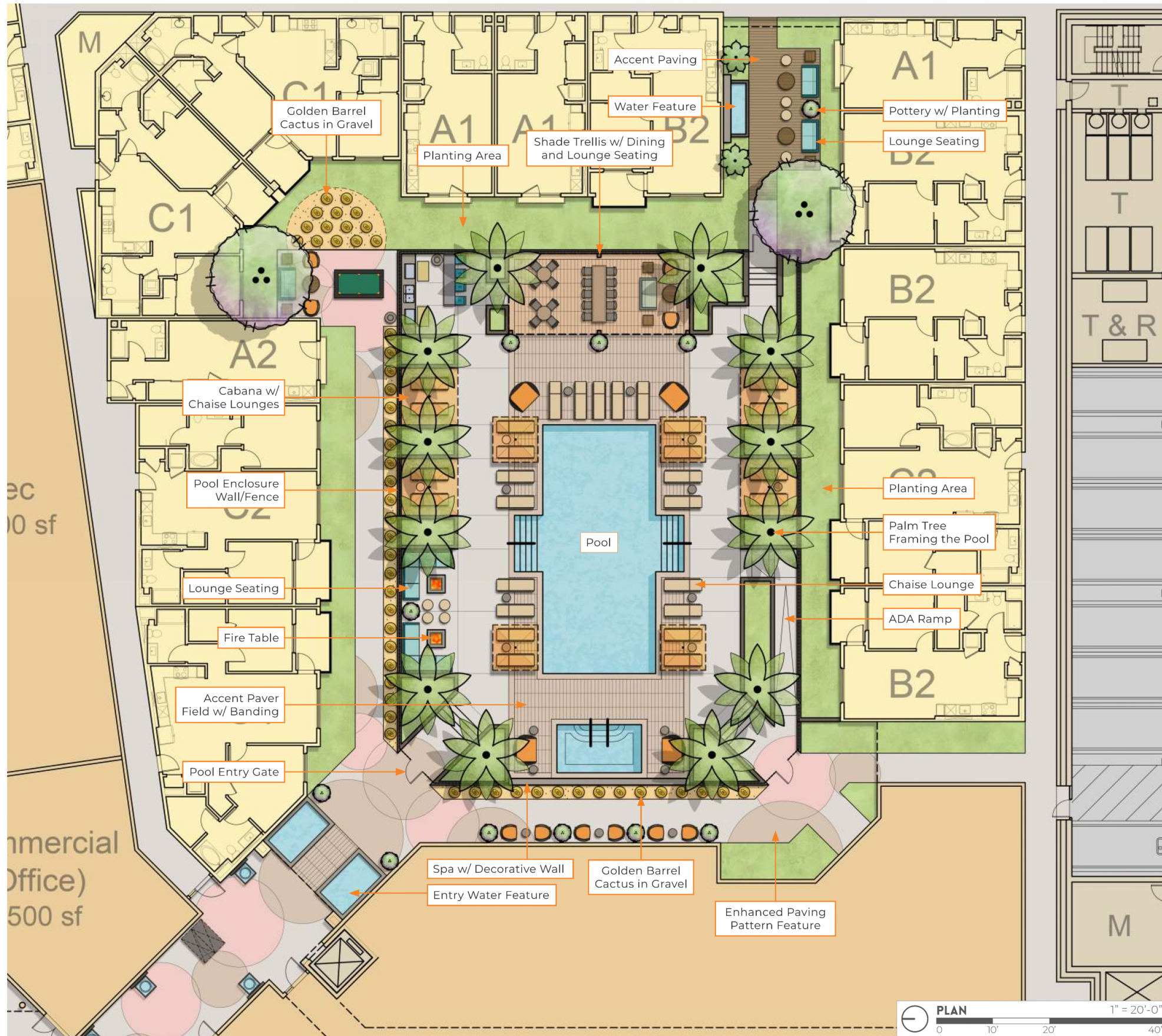
**OVERALL CONCEPTUAL LANDSCAPE PLAN 02**

NOVEMBER 18, 2022

**1280 PCH MIXED-USE DEVELOPMENT**

1268~1290 W. PACIFIC COAST HWY. & 25900 S. FRAMPTON AVE.  
 HARBOR CITY (CITY OF LOS ANGELES), CA 90710

**EXHIBIT "A"**  
 Page No. 35 of 39  
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**TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Phoenix dac. 'Medjool'</i> Medjool Date Palm	25' BTH	L
	<i>Archontophoenix cunning.</i> King Palm	25' BTH	M
	<i>Dracaena draco</i> Dragon Tree	24" Box	L
	<i>Yucca rigida</i> Blue Yucca	24" Box	VL
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	L
	<i>Quercus virginia</i> Southern Live Oak	36" Box	L
	<i>Eriobotrya deflexa</i> Bronze Loquat	24" Box	M
	<i>Tristania conferta</i> Brisbane Box	24" Box	M

**ACCENT PLANTING SWATCH LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Echinocactus grusonii</i> Golden Cactus Barrel	5Gal.	VL

**GENERAL NOTE**

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**SHRUBS AND GROUNDCOVERS**

Refer to Landscape Notes and Plant List Sheet for Conceptual Shrub and Groundcover Plant List.

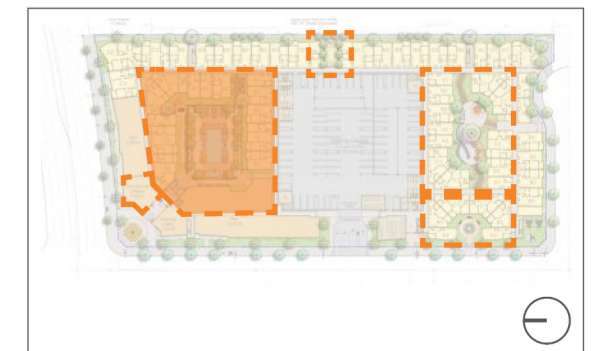
**EXISTING TREES NOTE**

There are no existing trees on site that are to remain and be protected in place. Refer to the submitted Registered Consulting Arborist Report.

**TREE OPTIONS NOTE**

Landscape trees symbol are conceptual and each symbol is provided with two potential species. The final selection is to be reviewed and approved in the permitting phase.

**KEYMAP**



**POOL AREA ENLARGEMENT**

**03**

NOVEMBER 18, 2022

PREPARED FOR:  
Red Oak Investments, LLC  
4199 Campus Drive #200  
Irvine, CA 92612  
(949) 733-2000



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HARBOR CITY (CITY OF LOS ANGELES), CA 90710

**EXHIBIT "A"**  
Page No. 36 of 39  
Case No. CPC-2021-9522-DB-VCU-CU-SPR-HCA

1738 BERKELEY STREET  
SANTA MONICA, CA 90404  
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18002



**STREET TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Podocarpus gracilior</i> Fern Pine	24" Box	M
	<i>Quercus ilex</i> Holly Oak	24" Box	L

**TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Dracaena draco</i> Dragon Tree	24" Box	L
	<i>Yucca rigida</i> Blue Yucca	24" Box	VL
	<i>Eriobotrya deflexa</i> Bronze Loquat	24" Box	M
	<i>Tristania conferta</i> Brisbane Box	24" Box	M
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	36" Box	L
	<i>Quercus virginia</i> Southern Live Oak	36" Box	L

**ACCENT PLANTING SWATCH LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Echinocactus grusonii</i> Golden Cactus Barrel	5Gal.	VL

**GENERAL NOTE**

The images, illustrations, drawings, and statements ("information") contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

**SHRUBS AND GROUNDCOVERS**

Refer to Landscape Notes and Plant List Sheet for Conceptual Shrub and Groundcover Plant List.

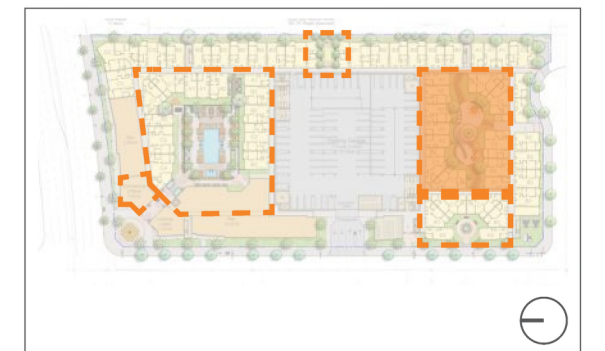
**EXISTING TREES NOTE**

There are no existing trees on site that are to remain and be protected in place. Refer to the submitted Registered Consulting Arborist Report.

**TREE OPTIONS NOTE**

Landscape trees symbol are conceptual and each symbol is provided with two potential species. The final selection is to be reviewed and approved in the permitting phase.

**KEYMAP**



**SOUTH COURTYARD ENLARGEMENT**

**04**

NOVEMBER 18, 2022

PREPARED FOR:  
Red Oak Investments, LLC  
4199 Campus Drive #200  
Irvine, CA 92612  
(949) 733-2000



**1280 PCH MIXED-USE DEVELOPMENT**

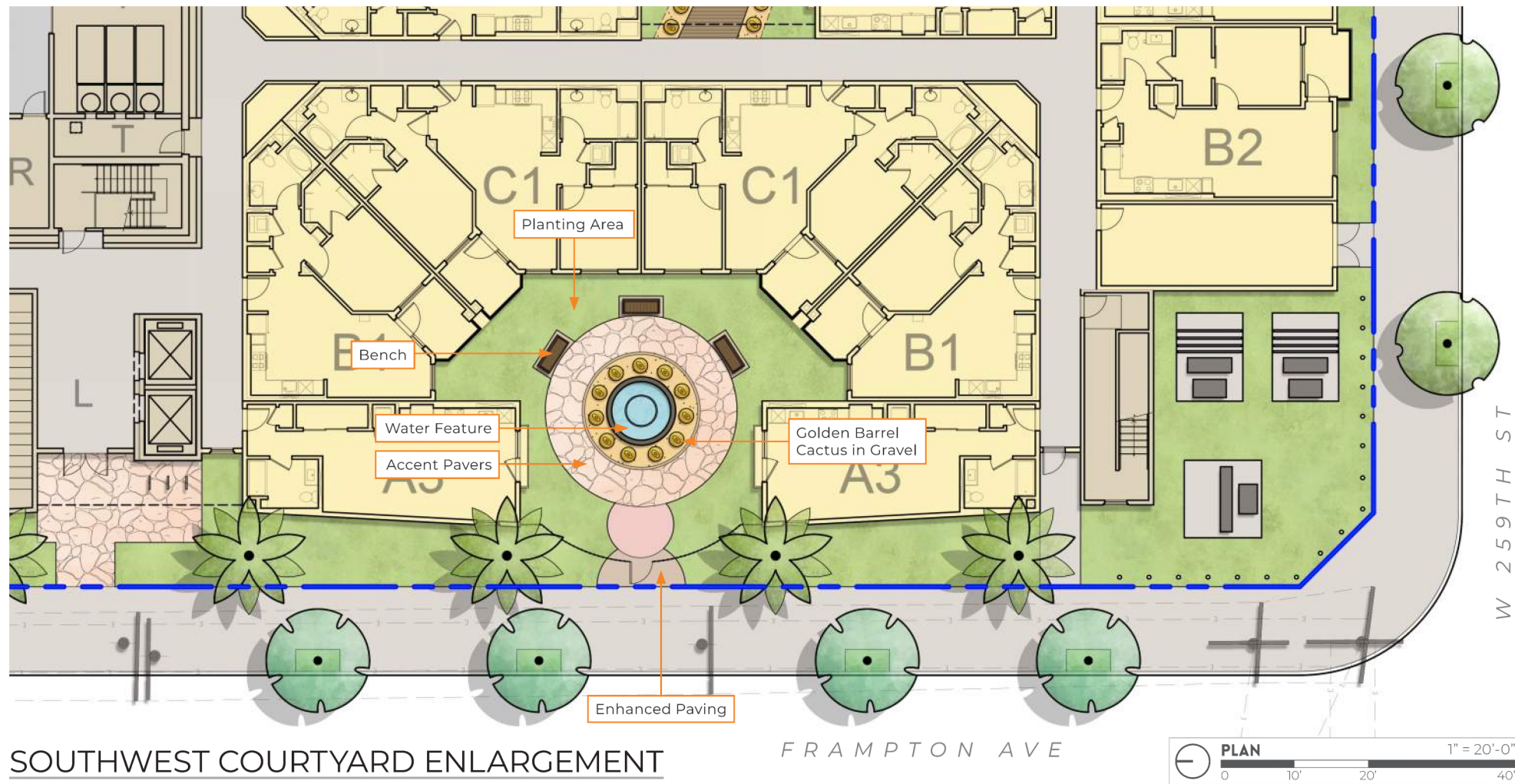
1268~1290 W. PACIFIC COAST HWY. & 25900 S. FRAMPTON AVE.  
HARBOR CITY (CITY OF LOS ANGELES), CA 90710

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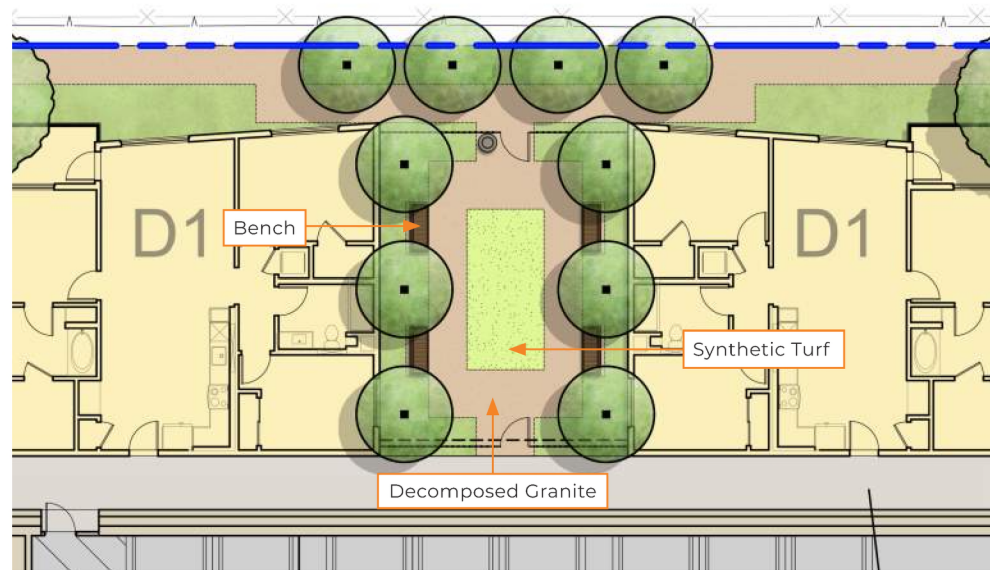
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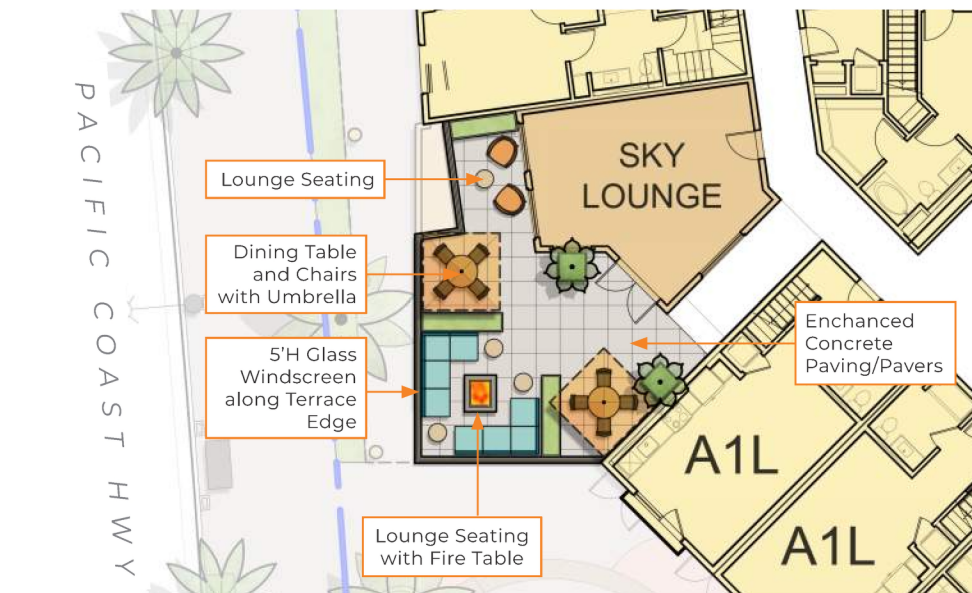


**SOUTHWEST COURTYARD ENLARGEMENT**



**DOG PARKLET ENLARGEMENT**

SCALE: 1" = 20'-0"



**ROOF TERRACE ENLARGEMENT**

SCALE: 1" = 20'-0"

**STREET TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Podocarpus gracilior</i> Fern Pine	24" Box	M
	<i>Quercus ilex</i> Holly Oak	24" Box	L
	<i>Metrosideros excelsus</i> New Zealand Christmas	36" Box	M
	<i>Cupaniopsis anacardioides</i> Carrotwood	36" Box	M

**TREE LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Phoenix dac. 'Medjool'</i> Medjool Date Palm	25" BTH	L
	<i>Archontophoenix cunning.</i> King Palm	25" BTH	M
	<i>Dracaena draco</i> Dragon Tree	24" Box	L
	<i>Yucca rigida</i> Blue Yucca	24" Box	VL
	<i>Laurus nobilis 'Saratoga'</i> Sweet Bay	24" Box	M
	<i>Prunus car. 'Bright 'N Tight'</i> Sweet Bay	24" Box	M

**ACCENT PLANTING SWATCH LEGEND**

SYMBOL	NAME	SIZE	WUCOLS
	<i>Echinocactus grusonii</i> Golden Cactus Barrel	5Gal.	VL

**GENERAL NOTE**

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**SHRUBS AND GROUNDCOVERS**

Refer to Landscape Notes and Plant List Sheet for Conceptual Shrub and Groundcover Plant List.

**EXISTING TREES NOTE**

There are no existing trees on site that are to remain and be protected in place. Refer to the submitted Registered Consulting Arborist Report.

**TREE OPTIONS NOTE**

Landscape trees symbol are conceptual and each symbol is provided with two potential species. The final selection is to be reviewed and approved in the permitting phase.

**KEYMAP**



**DOG PARKLET, S.W. COURTYARD, AND ROOF TERRACE ENLARGEMENTS**

**05**

NOVEMBER 18, 2022

**GENERAL NOTE**

The images, illustrations, drawings, and statements (“information”) contained herein are based upon a preliminary review of the entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in how the site may eventually be developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, appearance, or use as presented.

**PLANTING NOTES**

- All landscape planting improvements shall follow the City of Los Angeles guidelines, and County of Los Angeles Guidelines.
- The selection of plant material is based on cultural, aesthetic, water efficiency, and maintenance considerations.
- All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from a sample taken from the project site.
- Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration, and runoff. all shrub beds shall be mulched to a 3” depth to help conserve water, lower the soil temperature, and reduce weed growth.
- Trees and shrubs shall be allowed to grow to their natural forms.
- Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.
- All required landscape planting areas shall be maintained by owner per the city’s requirements.
- The landscape architect shall be aware of utility, sewer, and storm drain easements and place plantings accordingly.

**SHRUB AND GROUND COVER OPTIONS NOTE**

The shrubs and groundcovers symbol is to identify the planting area. The options provided are suggestive species. The final selection and location are to be reviewed and approved by the Client and the City of Los Angeles in the permitting phase.

**IRRIGATION NOTES**

- All Irrigation improvements shall follow water efficiency ordinance AB 1881, the City of Los Angeles Guidelines, and County of Los Angeles Guidelines.
- An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. irrigation systems shall use high quality automatic control valves, controllers, and other necessary irrigation equipment. all components shall be of non-corrosive material. all drip systems shall be adequately filtered and regulated per the manufacturer’s recommended design parameters.
- The irrigation system shall utilize drip irrigation, high efficiency spray heads, and/or bubblers. the system controls shall be self adjusting via on site weather data and historical weather data.the system shall be designed for dedicated hydrozones based on plant water requirements and irrigation efficiency.
- The design of the irrigation system shall include a water budget, a dedicated water meter, a weather based controller, and be designed by an epa watersense partner.
- The irrigation products selected shall come from commercial grade irrigation manufacturing companies with outstanding technical support, including rainbird and hunter.
- The irrigation components together shall provide an irrigation efficiency rating equal to or greater than 80%.
- Estimated water usage calculations, schedules, and point of connection water pressure calculations shall be made available at the permit submittal phase. all calculations and factors shall be derived from California Assembly Bill 1881.

**SHRUBS AND GROUND COVERS**

SYMBOL	NAME	SIZE	SPACING	WUCOLS
	<i>Achillea millefolium</i> Common Yarrow	5 Gal.	3'-0" O.C.	M-L
	<i>Agave a. var. medio-picta</i> 'Dwarf Alba' Dwarf White Striped Century Plant	15 gal.	4'-0" O.C.	VL
	<i>Agave attenuata</i> 'Blue Flame' Blue Flame Agave	7 Gal.	2'-0" O.C.	L
	<i>Agave</i> 'Blue Glow' Blue Glow Agave	7 Gal.	2'-0" O.C.	VL
	<i>Agave victoriae-reginae</i> Queen Victoria Agave	7 Gal.	1'-6" O.C.	L
	<i>Aloe</i> 'Hercules' (Samson) Hercules Aloe	5 Gal.	2'-0" O.C.	L
	<i>Aloe x</i> 'Always Red' Always Red Aloe	1 Gal.	1'-6" O.C.	L
	<i>Bougainvillea spp.</i> Bougainvillea	5 Gal.	3'-0" O.C.	L
	<i>Bouteloua gracilis</i> Blue Grama Grass	7 Gal.	1'-6" O.C.	L
	<i>Buchloe dactyloides</i> 'UC Verde' UC Verde Buffalo Grass	Flats	1'-0" O.C.	L-VL
	<i>Calamagrostis</i> 'Karl Foerster' Dwarf Bottlebush	5 Gal.	2'-0" O.C.	M
	<i>Callistemon v.</i> 'Better John' Dwarf Bottlebush	5 Gal.	2'-0" O.C.	L
	<i>Carissa macrocarpa</i> Natal Plum	1 Gal.	2'-0" O.C.	L
	<i>Cordyline australis spp.</i> Cabbage Palm	15 gal.	4'-0" O.C.	L
	<i>Dianella revoluta</i> 'Baby Bliss' Clarity Blue Flax Lily	5 Gal.	1'-6" O.C.	L
	<i>Hesperaloe pariflora</i> Red Yucca	5 Gal.	2'-0" O.C.	VL
	<i>Juncus patens</i> California Grey Rush	5 Gal.	3'-0" O.C.	L

**SHRUBS AND GROUND COVERS CONTINUED**

SYMBOL	NAME	SIZE	SPACING	WUCOLS
	<i>Kalanchoe beharensis</i> Felt Bush	15 Gal.	3'-0" O.C.	L
	<i>Leucophyllum spp.</i> Texas Ranger	15 Gal.	4'-0" O.C.	L
	<i>Lotus corniculatus</i> 'Plenus' Bird's Foot Trefoil	Flats	1'-0" O.C.	L
	<i>Ligustrum japonicum</i> 'Texanum' Texas Privet	15 Gal.	2'-6" O.C.	M
	<i>Muhlenbergia spp.</i> Dee Grass Muhly	5 Gal.	3'-0" O.C.	L
	<i>Olea europaea</i> 'Little Ollie' Little Ollie Olive	15 Gal.	2'-0" O.C.	L
	<i>Pittosporum spp.</i> Mock Orange	5 Gal.	2'-0" O.C.	M
	<i>Rosmarinus officianalis</i> Rosemary	5 Gal.	2'-0" O.C.	L
	<i>Senecio mandraliscae</i> Blue Chalk Sticks	Flats	1'-0" O.C.	L
	<i>Thymus praecox</i> 'Minus' Minus Creeping Thyme	Flats	1'-0" O.C.	M
	<i>Westringia fruticosa</i> Coast Rosemary	5 Gal.	2'-0" O.C.	L
	<i>Echinocactus grusonii</i> Golden Cactus Barrel	5 Gal.	Per Plan	VL

**TREES**

Refer to Overall Conceptual Landscape Plan Sheet for Conceptual Trees List.

**WUCOLS NOTE**

†WUCOLS - Water use classification of landscape species:

VL = Very Low | L = Low | M = Moderate | H = High

This project is in Region 3 South Coastal