

2930 SEPULVEDA BLVD.

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)

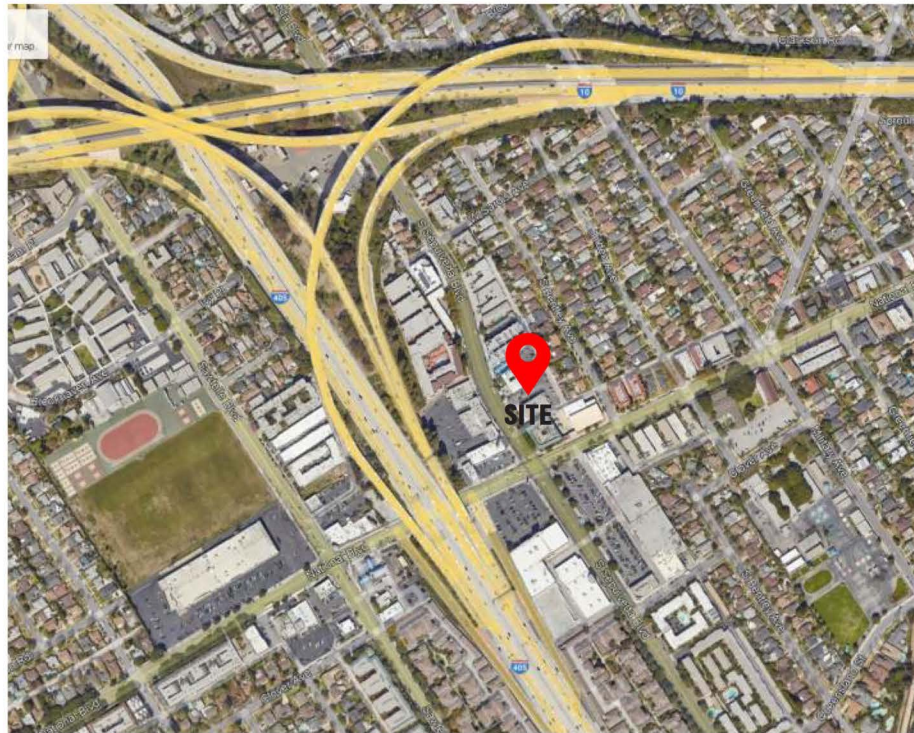
December 3rd, 2024



PROJECT DESCRIPTION

The proposed project is situated on a 25,756 SF site on Sepulveda Blvd., near the intersection with National Blvd. The site is bounded by Sepulveda Blvd & 2 alleys on the south & east ends. The current site is occupied by an unoccupied bank and surface parking lot. There is a utility easement to the south and dedication along Sepulveda Blvd. The site has split zoning, C2 - 1VL to the west and R4 P1 to the east. The proposed project is a 6-story podium building consisting of 77 units and supporting spaces. Project density will be achieved using density bonus incentives and waivers. 84 Parking stalls will be located between basement level and ground level. Vehicular access will exist along the south alley, comprised of 2 separate entrances for the basement and ground level parking. Residential amenities include a landscaped courtyard, fitness room and a sky deck with outdoor lounge & BBQ. The double height fitness room will have direct adjacency to courtyard.

VICINITY MAP



INDEX

COVER SHEET GENERAL:

G-1.1	PZA PROJECT INDEX
G-1.2	PROJECT SUMMARY
G-1.3	GROSS AREA DIAGRAM
G-1.4	F.A.R. DIAGRAM
G-1.5	OPEN SPACE DIAGRAM
G-1.6	SITE CONTEXT MAP
G-1.7	PLOT PLAN
G-1.8	DENSITY CALCULATION DIAGRAMS
G-1.9	BICYCLE PARKING / RECYCLING EXHIBIT
G-1.10	RAPID TRANSIT EXHIBIT
G-1.11	ALLOWABLE FLOOR AREA DIAGRAM

CIVIL:

C-1.0	EXISTING SURVEY
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ARCHITECTURE:

A-1.1	SITE PLAN
A-1.2	BASEMENT PLAN
A-1.3	LEVEL 1 PLAN
A-1.4	LEVEL 2 PLAN
A-1.5	LEVEL 3 PLAN
A-1.6	LEVEL 4-5 PLAN
A-1.7	LEVEL 6 PLAN
A-1.8	ROOF PLAN
A-1.9	TYPICAL UNIT PLANS
A-1.10	TYPICAL UNIT PLANS
A-2.1	BUILDING SECTIONS
A-3.1	PERSPECTIVE
A-3.2	PERSPECTIVE
A-3.3	PERSPECTIVE
A-3.4	PERSPECTIVE
A-3.5	ELEVATIONS
A-3.6	ELEVATIONS
A-3.7	MATERIALS BOARD

LANDSCAPE:

L-1.1	COMPOSITE PLAN
L-1.2	LEVEL 1
L-1.3	LEVEL 2
L-1.4	LEVEL 6

PROJECT TEAM

OWNER:

KARECO
1211 Cortez Drive
Glendale, CA. 91207
Contact: George Garikian

P: 818.634.2161
george.g@karecoinc.com

ARCHITECT:



TCA Architects
801 S. Grand Ave., Suite 1020
Los Angeles, CA 90017
Contact: Armine Movsesyan

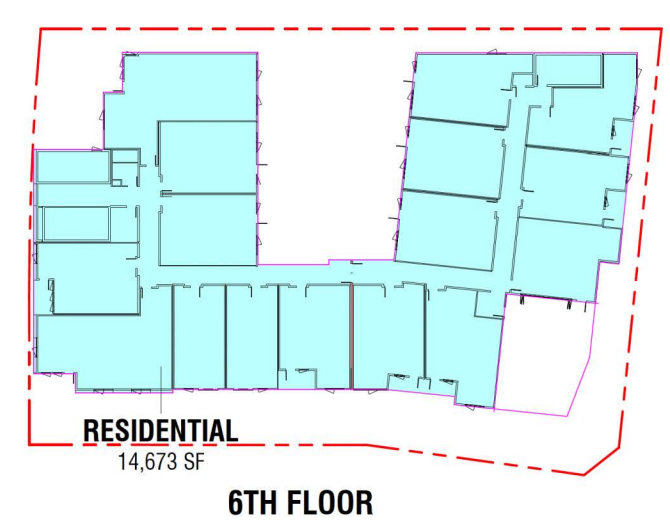
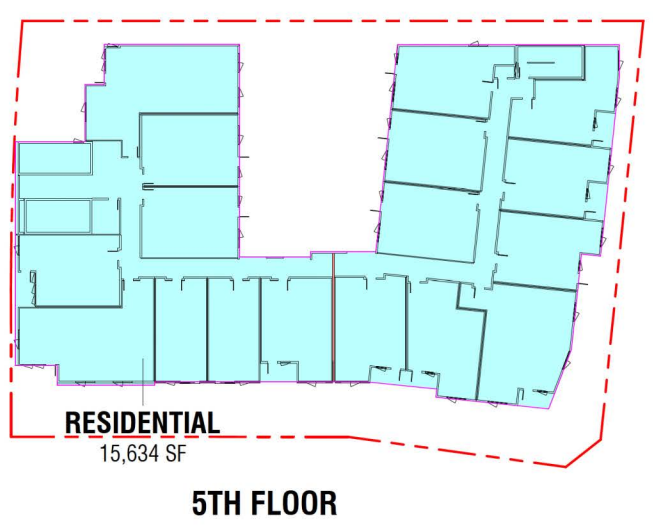
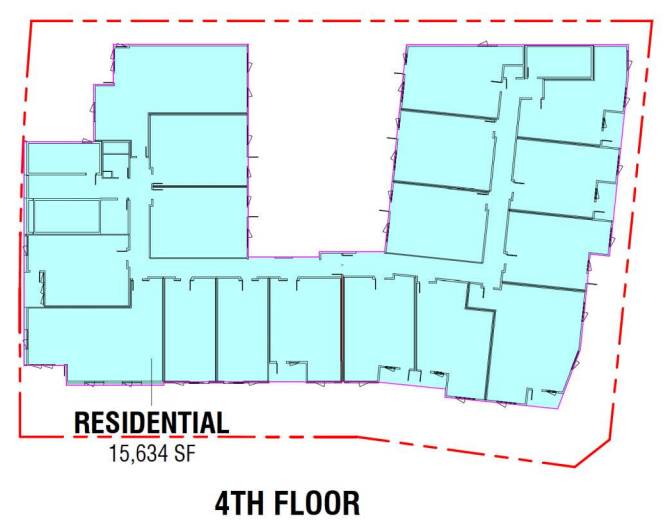
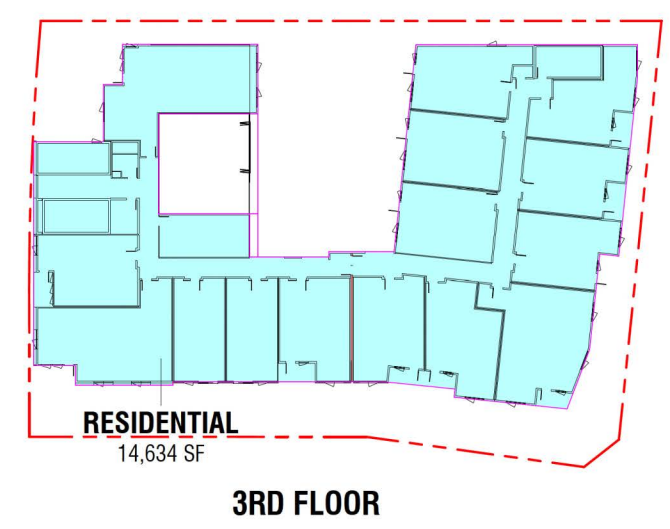
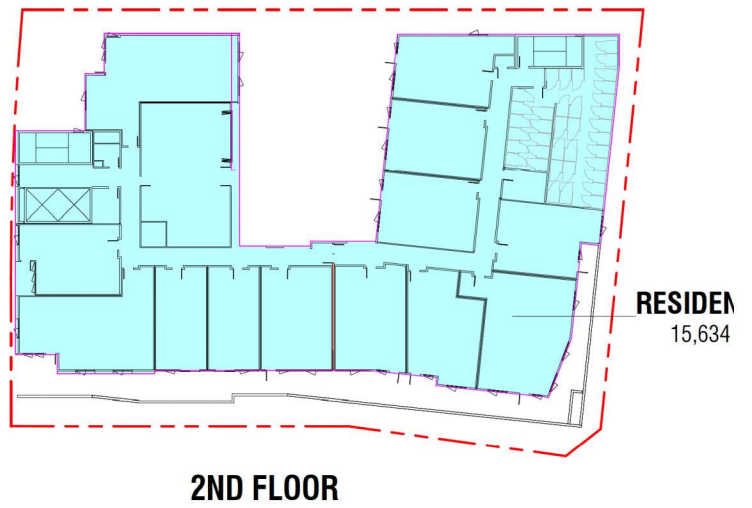
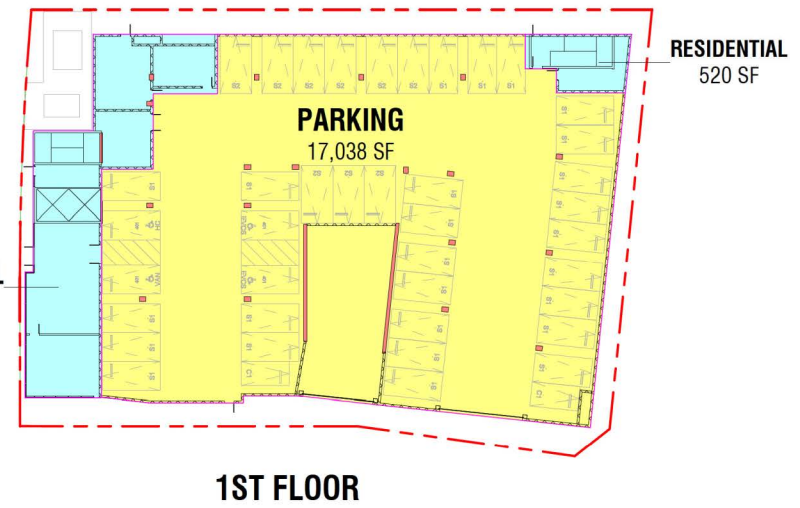
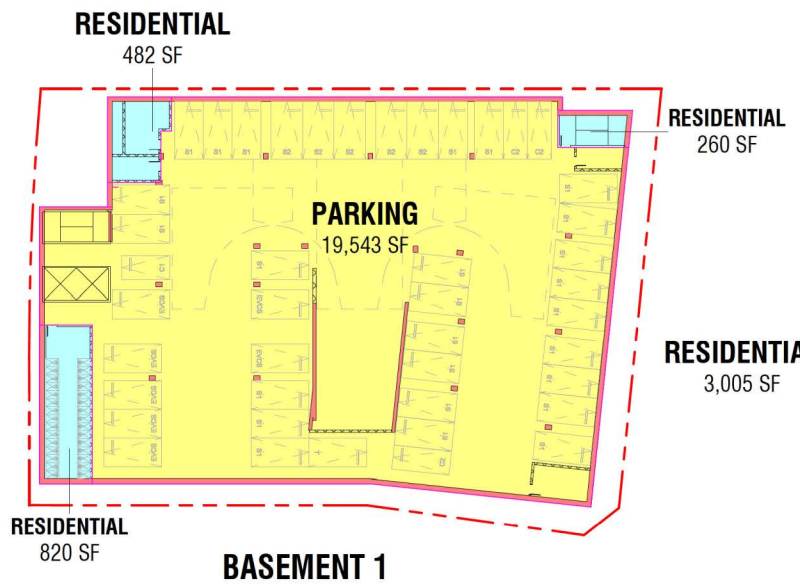
P: 213.553.1100
www.tca-arch.com
amovsesyan@tca-arch.com

LANDSCAPE ARCHITECT:



TGP, Inc.
3145 1/2 Brookhill St.
La Crescenta, CA. 91214
Contact: Nanda Raghunathan

P: 818.797.5914
www.tgpinc.net
nandar@tgpinc.net



GROSS FLOOR AREA SUMMARY	
LEVEL	AREA
BASEMENT - PARKING	19,543 SF
BASEMENT - RESIDENTIAL	1,562 SF
Level 1 - PARKING	17,038 SF
LEVEL 1 - RESIDENTIAL	3,525 SF
LEVEL 2	15,634 SF
LEVEL 3	14,634 SF
LEVEL 4	15,634 SF
LEVEL 5	15,634 SF
LEVEL 6	14,673 SF
TOTAL	117,877 SF

LEGEND

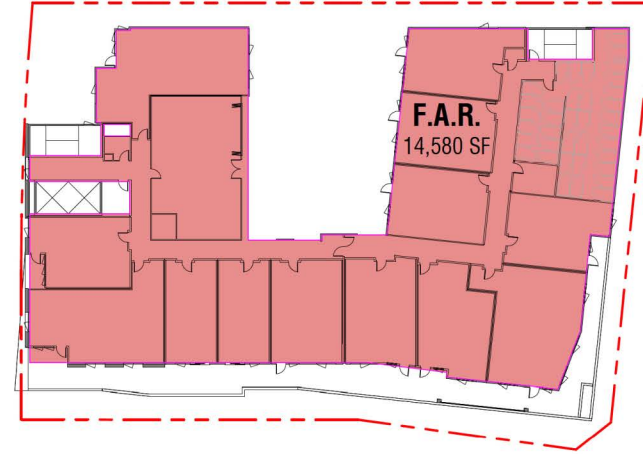
- PARKING AREA
- RESIDENTIAL AREA

**CALIFORNIA BUILDING CODE (2022)
SECTION 202 - DEFINITION:**

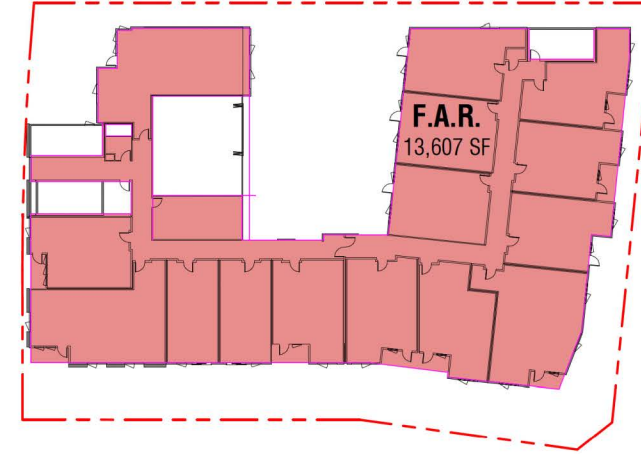
AREA, BUILDING - The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.



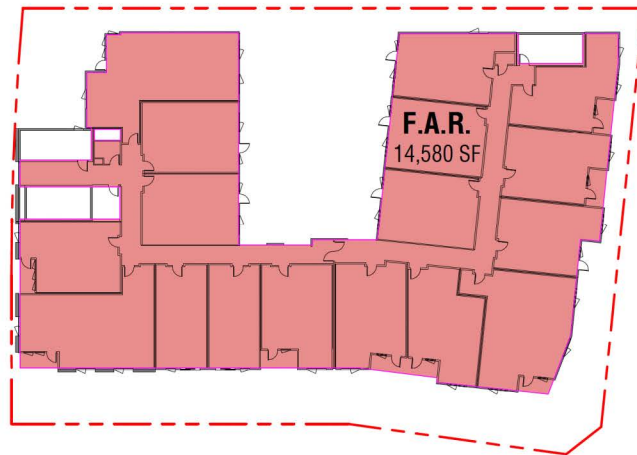
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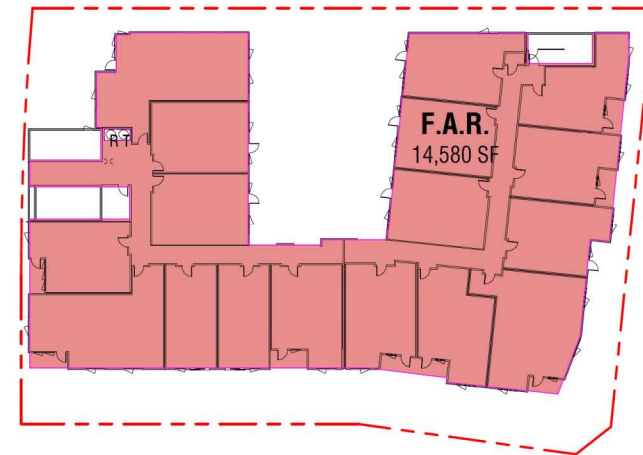
2ND FLOOR



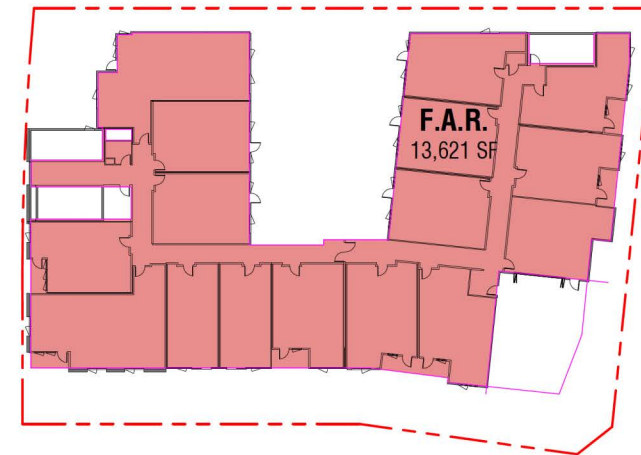
3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR

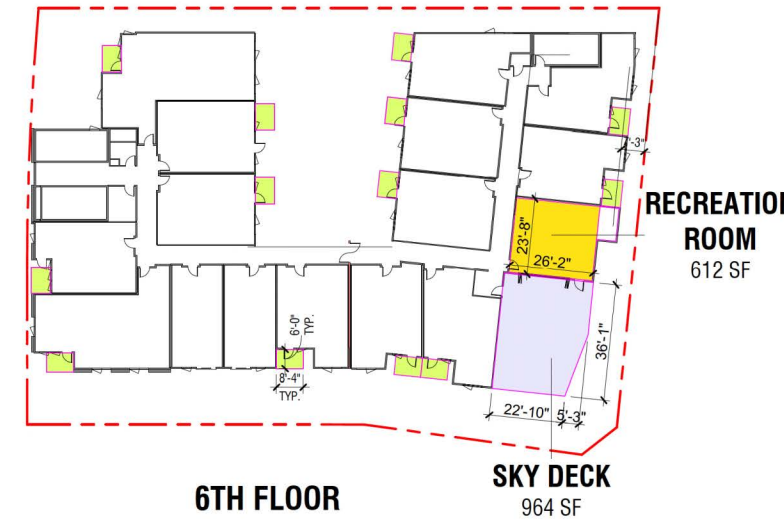
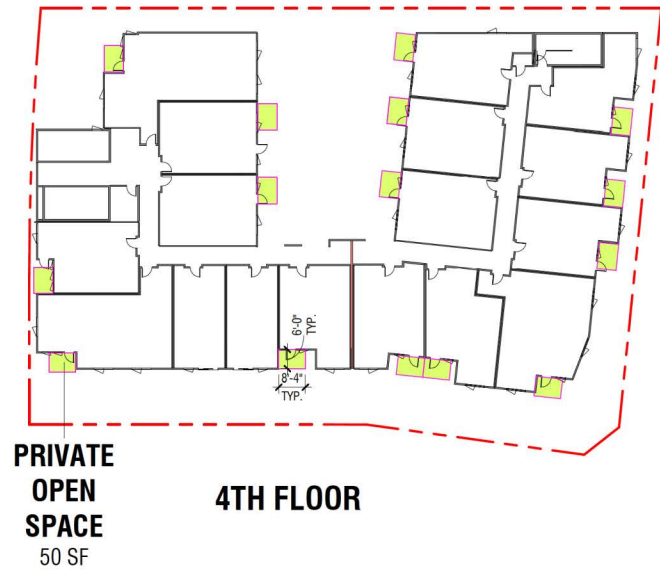
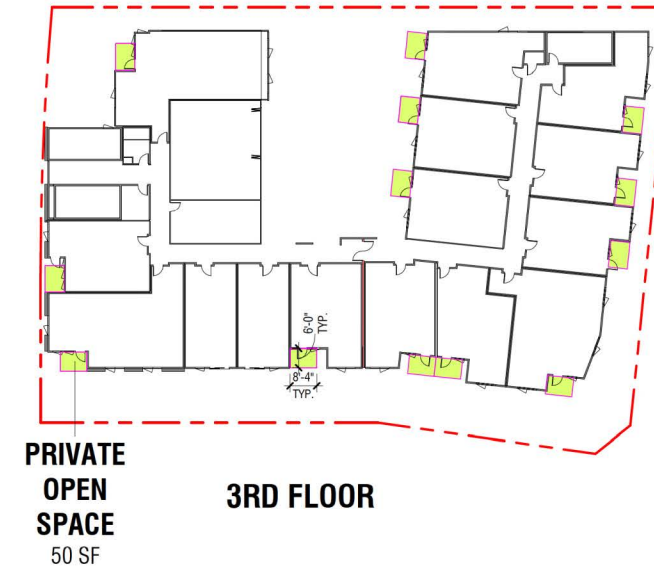
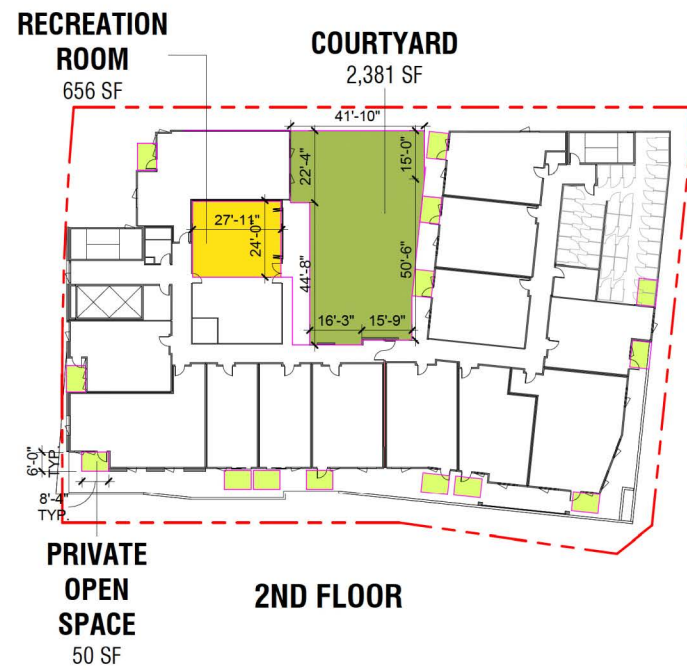
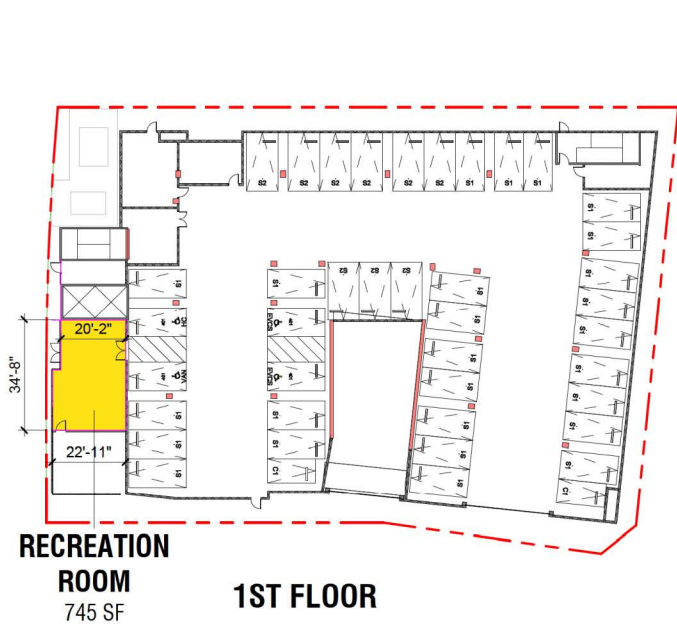
FAR SUMMARY	
LEVEL	AREA
LEVEL 1	1,894 SF
LEVEL 2	14,872 SF
LEVEL 3	13,879 SF
LEVEL 4	14,872 SF
LEVEL 5	14,872 SF
LEVEL 6	13,893 SF
TOTAL	74,282 SF

LEGEND

FLOOR AREA

ZONING CODE, FAR DEFINITION

ZONING CODE, FLOOR AREA IS THAT AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE.



OPEN SPACE SUMMARY	
LEVEL	AREA
COMMON OPEN SPACE - EXTERIOR	
LEVEL 2	2,381 SF
LEVEL 6	964 SF
SUBTOTAL	3,345 SF
COMMON OPEN SPACE - INTERIOR	
LEVEL 1	745 SF
LEVEL 2	656 SF
LEVEL 6	612 SF
SUBTOTAL	2,013 SF
PRIVATE OPEN SPACE	
LEVEL 2	650 SF
LEVEL 3	650 SF
LEVEL 4	750 SF
LEVEL 5	750 SF
LEVEL 6	650 SF
SUBTOTAL	3,450 SF
TOTAL	8,808 SF

- LEGEND**
- INDOOR AMENITY AREA (600 SF. MIN.)
 - COMMON OUTDOOR OPEN SPACE (MIN. 15' DIM., 400 SF. MIN.)
 - COMMON OUTDOOR OPEN SPACE - SKY DECK (MIN. 15' DIM., 400 SF. MIN.)
 - PRIVATE OUTDOOR OPEN SPACE (MIN. 6' DIM., 50 SF./UNIT)

Recreation rooms at least 600 square feet in area for a development of 16 or more dwelling units, or at least 400 square feet in area for a development of fewer than 16 dwelling units, may qualify as common open space, but shall not qualify for more than 25 percent of the total required usable open space. (3) a minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on the site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.



1. SANTA MONICA AIRPORT



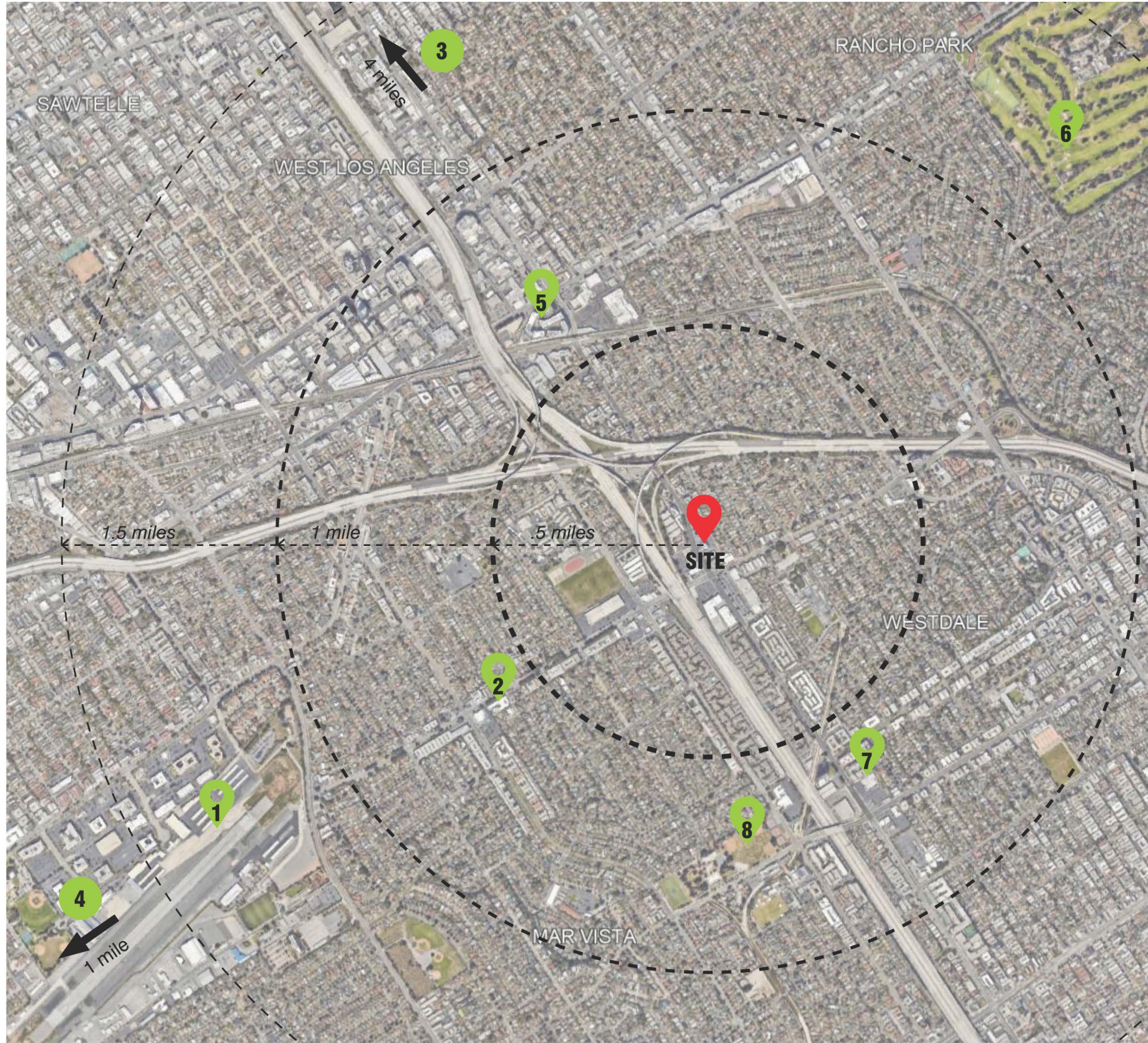
2. WHOLE FOODS



3. UCLA



4. SANTA MONICA COLLEGE



5. LINEA APPARTMENTS



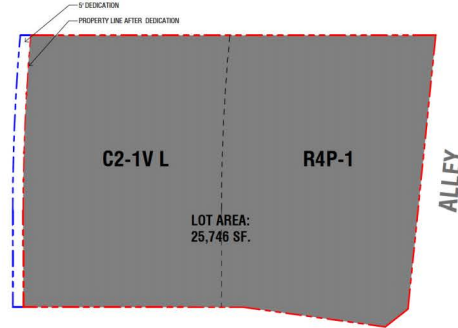
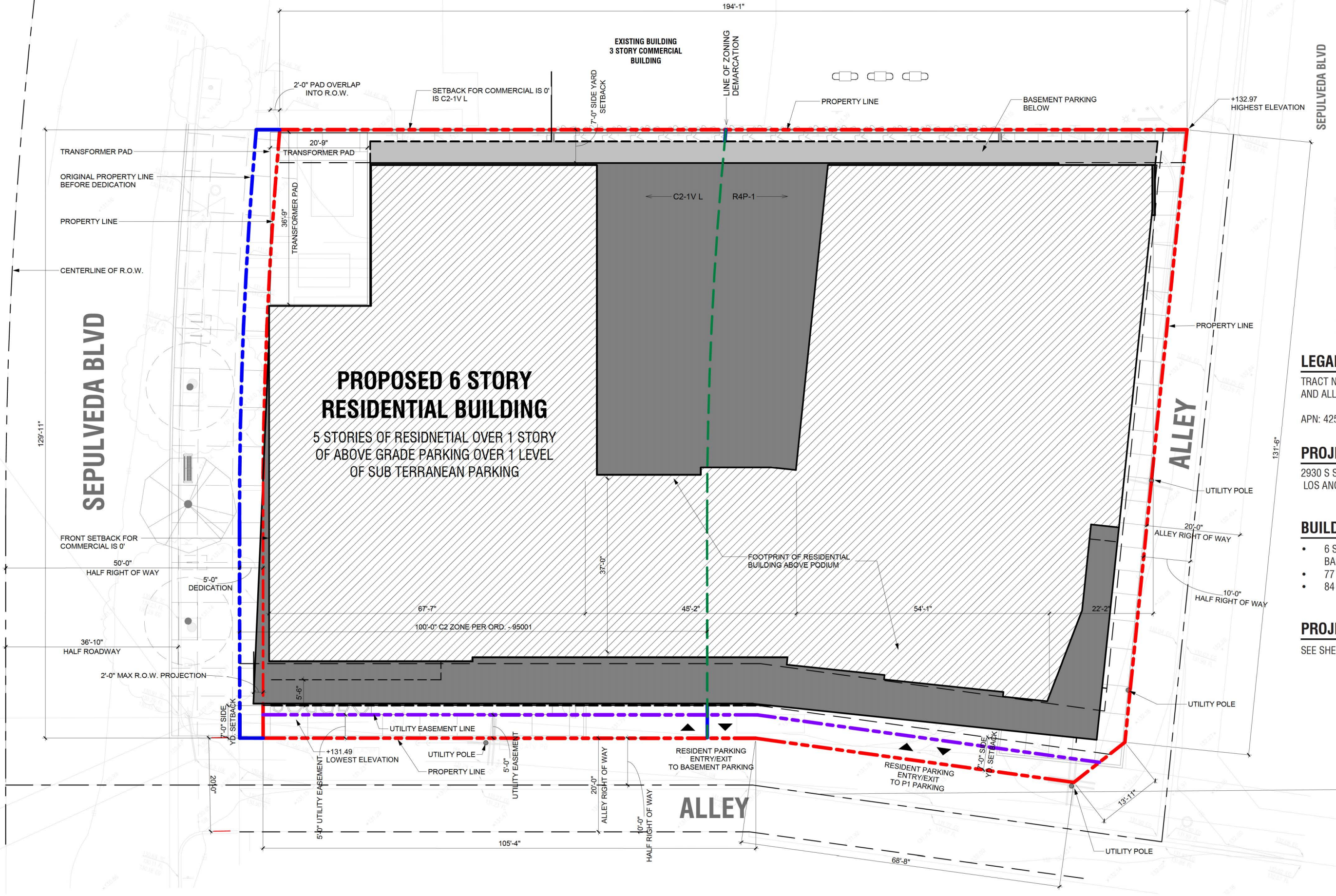
6. CHEVIOT HILLS RECREATION CENTER



7. TRADER JOE'S



8. MAR VISTA RECREATION CENTER



PLOT PLAN BUILDING LEGEND

- BASEMENT PARKING
- PODIUM (LOBBY/PARKING)
- 5 LEVEL RESIDENTIAL BUILDING ABOVE PODIUM

LEGAL DESCRIPTION

TRACT NO 14252 SE 24 FT MEASURED ON SW LINE OF LOT 37 AND ALL OF LOTS 38 AND LOT 39

APN: 4251-003-032

PROJECT ADDRESS

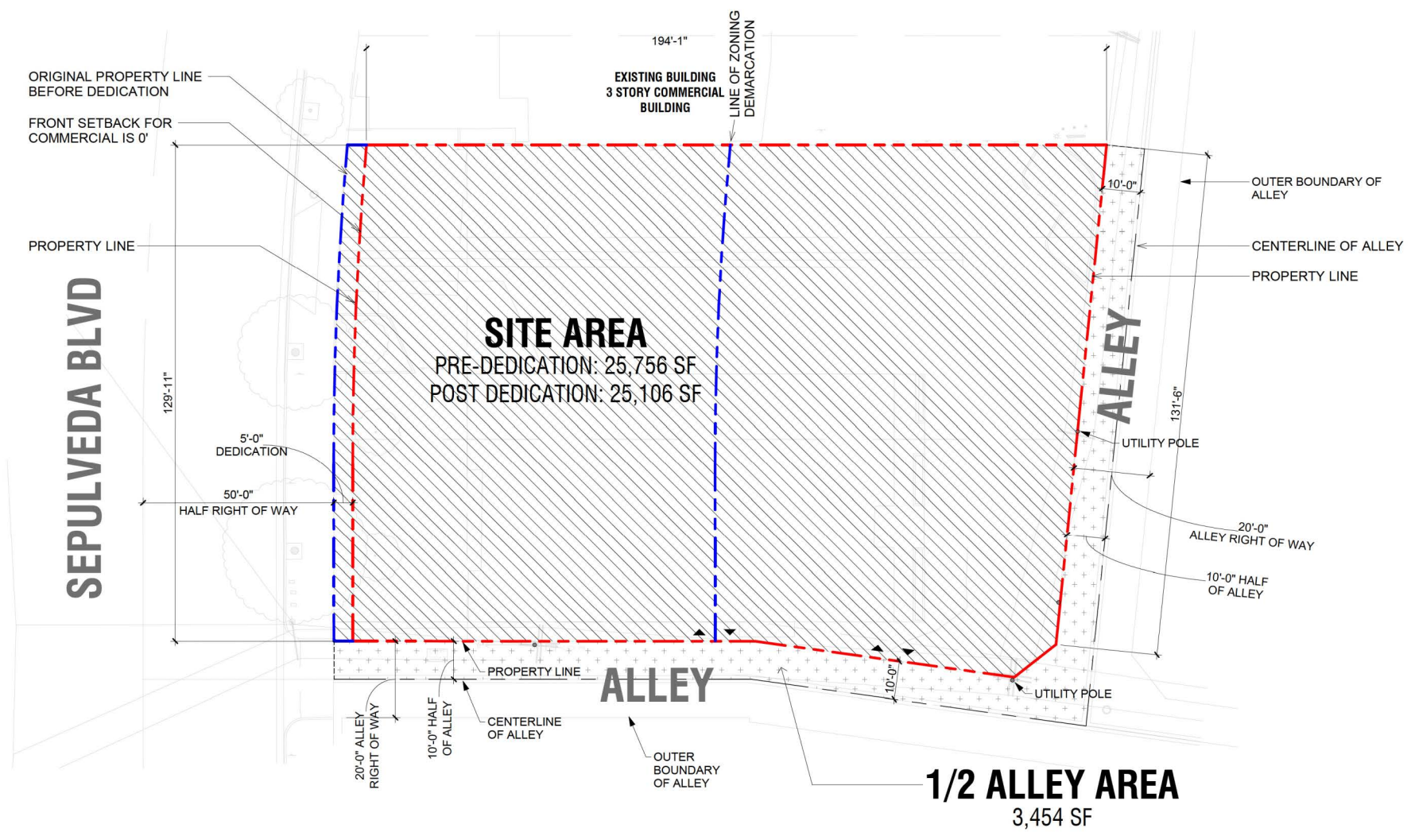
2930 S SEPULVEDA BLVD.
LOS ANGELES CA 90064

BUILDING DESCRIPTION

- 6 STORY MULTI-FAMILY RESIDENTIAL BUILDING OVER 1 BASEMENT LEVEL OF PARKING
- 77 RESIDENTIAL UNITS
- 84 PARKING STALLS

PROJECT SUMMARY

SEE SHEET G1.2 FOR PROJECT SUMMARY



LOT AREA	
Site Area - Pre Dedication	25,756 SF
Site Area - Post Dedication	25,106 SF
Site Area - For Density Calc. (Includes 1/2 Alleys)	29,210 SF
(25,756 SF Pre Dedication Site Area + 3,454 SF 1/2 Alley Area)	
ZONE	SITE AREA FOR DENSITY CALCULATIONS
	SF AC
C2-1VL (FRONT)	13,007 SF 0.30 AC
R4P-1 (REAR)	12,749 SF 0.29 AC
TOTAL	25,756 SF 0.59 AC

Site Area for Density calculations

Pre Dedication Site Area + 1/2 Alley Area
 25,756 SF + 3,454 SF = **29,210 SF**

RECYCLING NOTES

RECYCLING NOTES FROM SECTIONS 12.21.A19.(c)(4) THROUGH (12)(IV)

1. TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO THE STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;

2. EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLE OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;

3. NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;

4. ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;

5. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;

6. THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RELYING COLLECTION AND LOADING;

7. THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;

8. RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;

9. RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING ; (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)

A. RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.

B. OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.

C. OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.

D. PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.

LONG-TERM BIKE STORAGE

(e) Design Standards.

(1) Dimensions.

(i) Each bicycle parking space shall be a minimum 6 feet (72 inches) in length.

(a) Vertical Storage. Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet (48 inches) deep and 6 feet (72 inches) in height.

(A) Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.



BIKE RACKS
VR2 Offset®
VERTICAL BIKE PARKING RACKS

The VR2 Offset is our flagship lockable vertical parking rack. By staggering the wheel holders we created a high density vertical rack without sacrificing usability for the end user. Ground Control's best feature on this rack is the wheel ramp. It assists in the lifting and hanging of bicycles, simply set the bike's front tire on the ramp and roll it up and hook it on. The VR2's high density and end user features makes it the go to choice for architects all over the country. Check out our new **bike room builder tool** and layout a bike room in seconds.

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108 Alhambra Blvd., Sacramento, CA 95831

For layout assistance or planning assistance, please contact our planning team @ 916-430-7225.

Visit OurConfig.net for all our parking layouts and download the VR2 product pages for additional info.

SHORT-TERM BIKE STORAGE

(C) HORIZONTAL STORAGE. WHERE BICYCLES ARE STORED HORIZONTALLY, DEVICES THAT HOLD THE BICYCLE UPRIGHT BY WHEEL CONTACT SHALL HOLD AT LEAST 180 DEGREES OF WHEEL ARC.

(ii) SHORT-TERM BICYCLE PARKING SPACES SHALL BE A MINIMUM OF 2 FEET (24 INCHES) WIDE.

(a) INDIVIDUAL RACKS INSTALLED BESIDE EACH OTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE DRACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.

(b) RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL, EXCEPT THAT BICYCLE PARKING SPACES PROVIDING A TRAY OR CHANNEL FOR INSERTION OF BICYCLE WHEELS MAY BE PLACED A MINIMUM OF 30 INCHES FROM THE WALL, OR 14 INCHES FROM THE WALL IF SUCH SPACES ARE ON THE UPPER LEVEL OF A STACKED, TWO-TIER RACK.

CUSTOMER APPROVAL:
X _____
DATE:
X _____

PROJECT CHAIRMAN SPECIFIC DIMENSIONS ARE IN INCHES		FORMS+SURFACES® 10 Pine Street, Pittsburgh, PA 15222 Tel: 800-451-0414 Fax: 412-781-7846	
DATE: 10/23/2013	NAME: SKTRO	TRIO BIKE RACK SKTRO	
SCALE: N.T.S.	SCALE: N.T.S.	SIZE: B	DWG. NO.: SKTRO-TD
REV: 0	SHEET: 1 OF 1		

rapid 6 Peak Hour Service

Servicio de Horas Pico



NORTHBOUND					
Green Line Station	LAX Transit Center	Sepulveda & Playa	Sepulveda & Washington	Sepulveda & Expo Line	UCLA Gateway Plaza
6:21AM	6:29AM	6:41AM	6:46AM	6:54AM	7:11AM
6:47	6:55	7:07	7:12	7:20	7:37
7:07	7:15	7:30	7:37	7:46	8:08
7:32	7:40	7:59	8:06	8:15	8:38
7:45	7:53	8:12	8:19	8:28	8:51
8:03	8:11	8:28	8:35	8:44	9:07
8:32	8:40	8:54	9:00	9:09	9:31
9:03	9:11	9:24	9:30	9:39	9:59
9:42	9:50	10:03	10:09	10:18	10:38
10:28	10:36	10:49	10:55	11:04	11:24
11:17	11:25	11:38	11:44	11:53	12:13PM
12:02PM	12:10PM	12:23PM	12:29PM	12:38PM	12:58
12:45	12:53	1:06	1:12	1:21	1:41
1:39	1:47	2:00	2:06	2:15	2:35
2:07	2:15	2:28	2:34	2:43	3:04
2:24	2:32	2:45	2:51	3:00	3:21
2:43	2:51	3:04	3:12	3:21	3:42
3:01	3:09	3:22	3:31	3:40	4:01
3:20	3:28	3:41	3:49	3:58	4:19
3:58	4:06	4:19	4:25	4:34	4:55
4:21	4:29	4:42	4:48	4:57	5:18
4:52	5:00	5:13	5:19	5:28	5:49
5:11	5:19	5:32	5:40	5:49	6:10
5:31	5:39	5:52	6:01	6:10	6:31
5:49	5:57	6:10	6:17	6:25	6:46
-	-	-	-	-	-

SOUTHBOUND					
UCLA Gateway Plaza	Sepulveda & Pico (Expo Line)	Sepulveda & Washington	Sepulveda & Slauson	LAX Transit Center	Green Line Station
7:21AM	7:33AM	7:42AM	7:48AM	8:00AM	8:15AM
7:48	8:00	8:09	8:15	8:27	8:42
8:18	8:30	8:39	8:45	8:57	9:12
8:16	8:28	8:37	8:43	8:55	9:10
9:16	9:28	9:37	9:43	9:55	10:10
10:07	10:19	10:28	10:34	10:46	11:01
10:52	11:04	11:13	11:19	11:31	11:46
11:38	11:50	11:59	12:05PM	12:17PM	12:32PM
12:23PM	12:41PM	12:50PM	12:57	1:11	1:26
12:51	1:09	1:18	1:25	1:39	1:54
1:08	1:26	1:35	1:42	1:56	2:11
1:27	1:45	1:54	2:01	2:15	2:30
1:45	2:03	2:12	2:19	2:33	2:48
2:03	2:22	2:31	2:38	2:52	3:07
2:39	2:58	3:09	3:16	3:30	3:45
2:57	3:16	3:30	3:37	3:51	4:06
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6:39	6:55	7:04	7:11	7:23	7:38
6:56	7:12	7:21	7:28	7:40	7:55

rapid 6 operates weekdays only.
Sorry, no weekend or holiday service

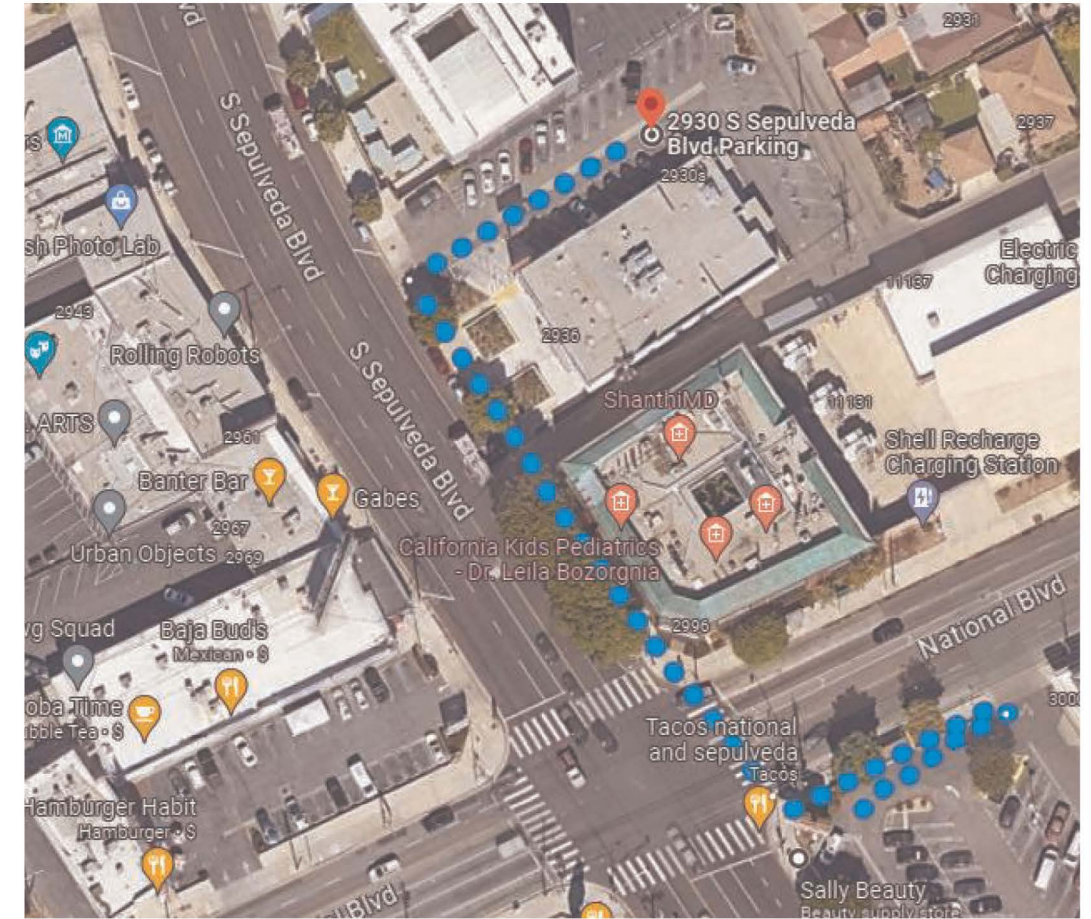
rapid 6 sólo funciona los días de semana.
Lo sentimos, no hay servicio los fines de semana o días festivos

Times are approximate and may vary due to traffic and weather conditions.
Times shown are subject to change without notice.
Los tiempos son aproximados y pueden variar debido a tráfico y condiciones de clima.
Los tiempos demostrados son conforme a cambio sin aviso.

Line 6 rapid Stop Locations

Paradas de la Línea 6 rapid

- Metro Green Line Station
- LAX City Bus Center
- Sepulveda/Manchester
- Sepulveda/Centinela
- Sepulveda/Playa
- Sepulveda/Sawtelle
- Sepulveda/Washington
- Sepulveda/Venice
- Sepulveda/Palms
- Sepulveda/National**
- NB Sepulveda/Expo Line
- SB Sepulveda/Pico (Expo Line)
- Sepulveda/Santa Monica
- Westwood/Weyburn
- UCLA - Medical Plaza
- UCLA - Gateway Plaza

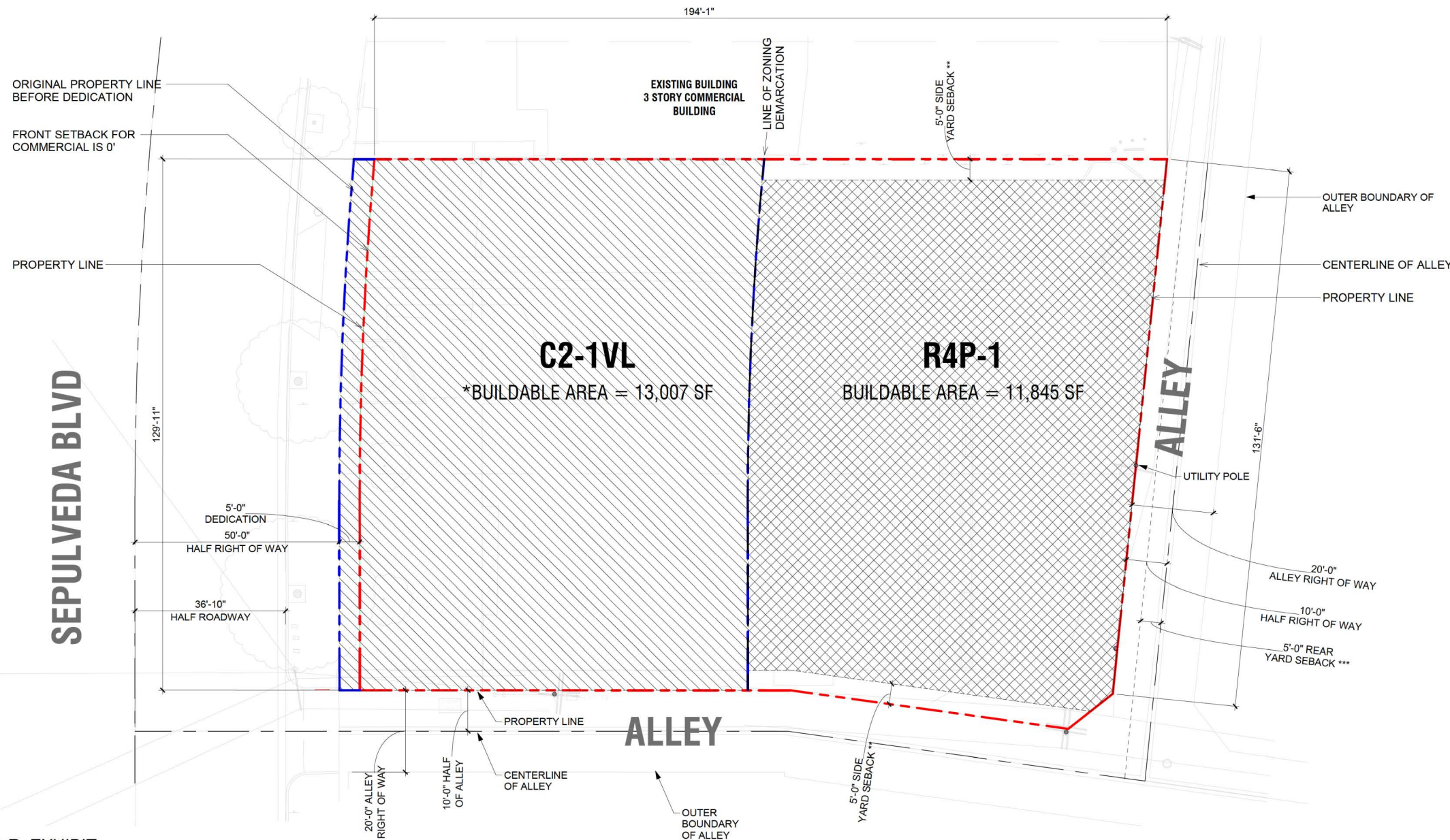


← from National EB & Sepulveda FS, Los Angeles, C...
to 2930 S Sepulveda Blvd Parking, 2930S S Sepulv...

3 min (0.1 mile)

via S Sepulveda Blvd
Mostly flat





PER LAMC 12.03 DEFINITIONS

BUILDABLE AREA. (Amended by Ord. No. 171,662, Eff. 8/17/97.) All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses. **For the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.**

Notwithstanding the above, in computing the height district limitations on total floor area for any development of residential dwelling units, or of both residential dwelling units and commercial uses, in the **C2, C4, or C5 zones**, **buildable area shall have the same meaning as lot area.** The additional square footage permitted by this calculation for residential use shall not result in an increase in the number of dwelling units beyond that which would have otherwise been permitted but may only be used to increase the floor area or number of habitable rooms within individual dwelling units.

This alternate definition of buildable area shall not apply within the following specific plan areas: Central City West, Century City North, Century City South, Coastal Bluffs, Devonshire/Topanga Corridor, Foothill Boulevard Corridor, Granada Hills, Oxford Triangle, Pacific Palisades Commercial Village/Neighborhoods, Playa Vista Area D, Porter Ranch Land Use/Transportation, San Pedro, Valley Village, and Westwood Village. This alternative definition shall also not apply to any lot for which a "Q" or "D" limitation setting forth a floor area limitation had been imposed before July 1, 1997. In the event of a conflict with any other adopted specific plan, the most restrictive provision shall prevail.

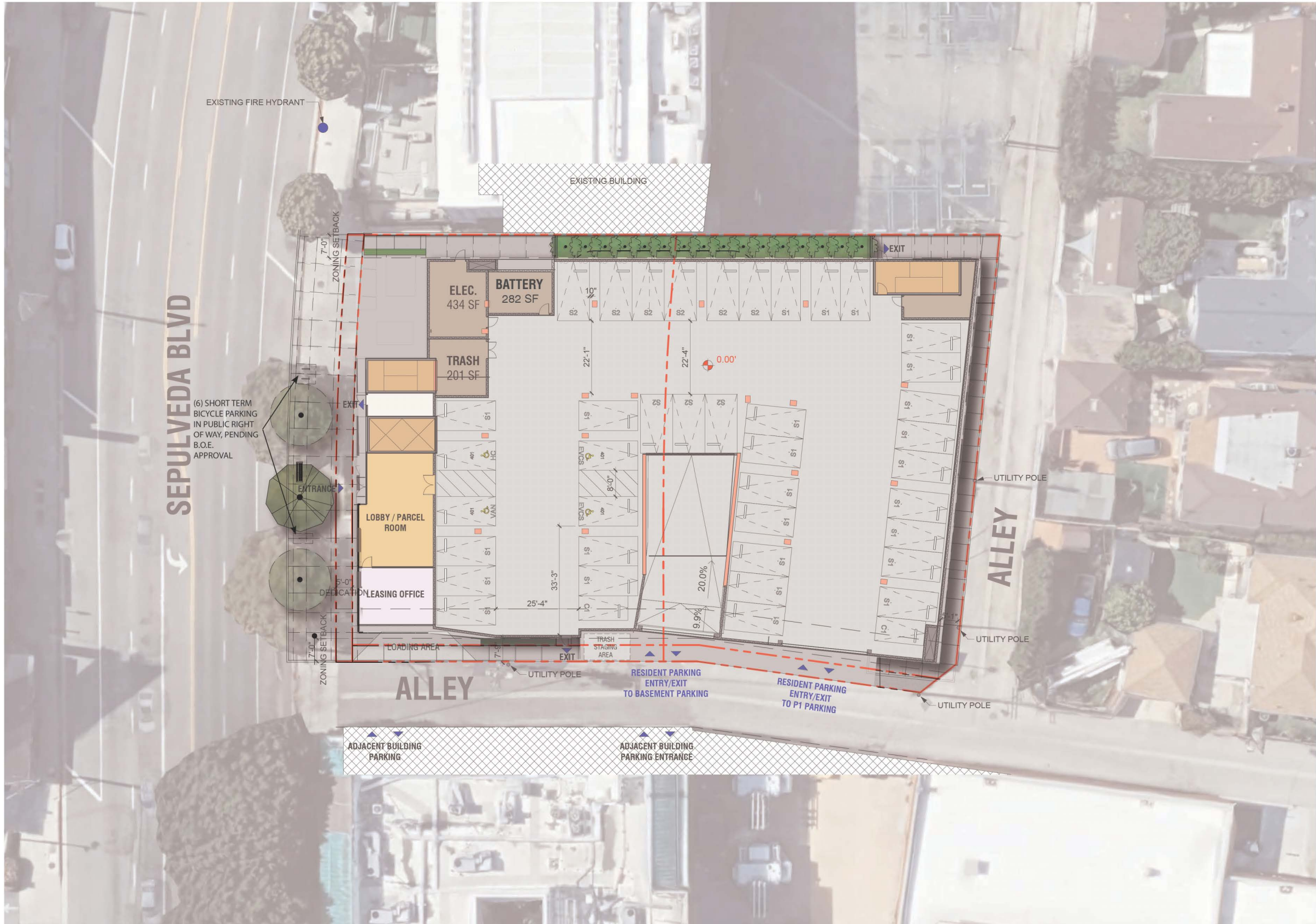
PER LAMC 12.22 EXCEPTIONS :

10. Rear Yard – Includes One-Half Alley. Except in the RS, R1, RU, RZ, RMP, and R2 Zones, in computing the depth of a rear yard where the rear yard opens onto an alley or in the RW Zone onto a court of not more than 30 feet in width, one-half the width of the alley or court may be assumed to be a portion of the required rear yard. (Amended by Ord. No. 177,103, Eff. 12/18/05.)

***FOR C2-1VL, THE BUILDABLE AREA IS THE SAME AS THE LOT AREA**
****THE BUILDABLE AREA SETBACK OF ONE STORY BUILDING APPLIES**
*****THE BUILDABLE AREA SETBACK OF ONE STORY BUILDING APPLIES, AND THE REAR YARD IS TAKEN FROM THE CENTERLINE OF THE ALLEY**

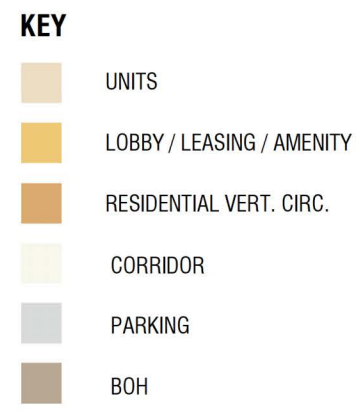
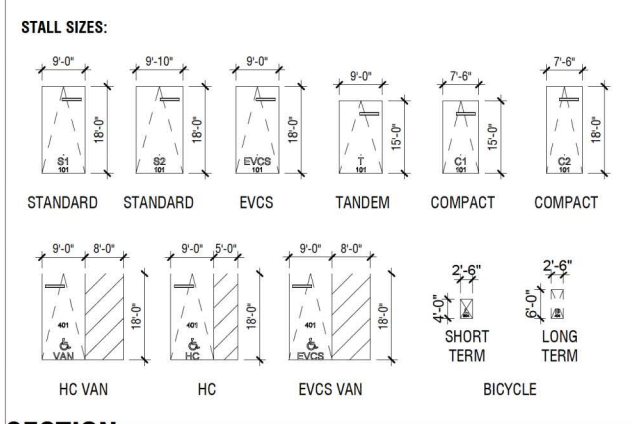
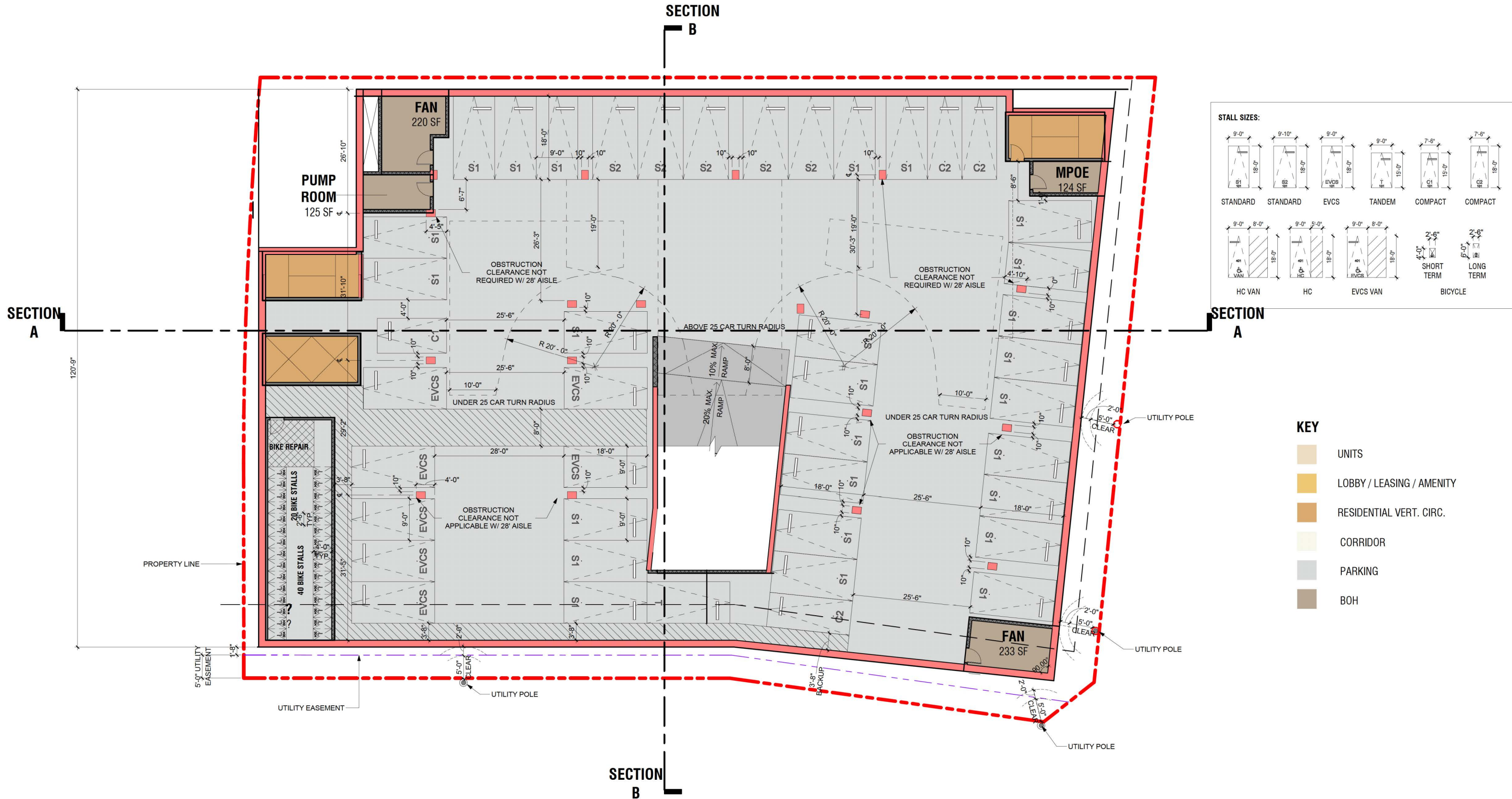
1 F.A.R. EXHIBIT
1/16" = 1'-0"

ZONE	BUILDABLE AREA FOR F.A.R. CALCULATIONS		PERMITTED AREA W/ 35% DENSITY BONUS	PERMITTED AREA W/ 35% DENSITY BONUS
	SF	AC		
C2-1VL (FRONT)	13,007 SF	0.30 AC	26,339 SF	*Using 35% Density Bonus
R4P-1 (REAR)	11,845 SF	0.27 AC		
TOTAL	24,852 SF	0.57 AC	47,972 SF	
PERMITTED	BASE	BASE	74,311 SF	
C2-1VL (FRONT)	1.5	19,511 SF	74,311 SF	Per Ordinance 179681 : Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access. A Housing Development Project that is located on two or more contiguous parcels may average the floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone, provided that:
R4P-1 (REAR)	3	35,535 SF		
PERMITTED AREA W/ DENSITY BONUS	55,046 SF x 1.35*	74,311 SF		
PROPOSED		Total SF		
NEW RESIDENTIAL		74,282 SF		



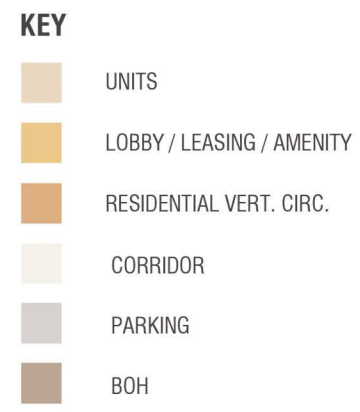
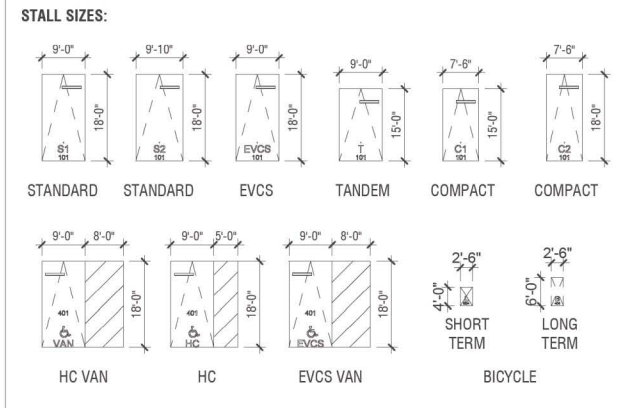
- KEY**
- UNITS
 - LOBBY / LEASING / AMENITY
 - RESIDENTIAL VERT. CIRC.
 - CORRIDOR
 - PARKING
 - BOH





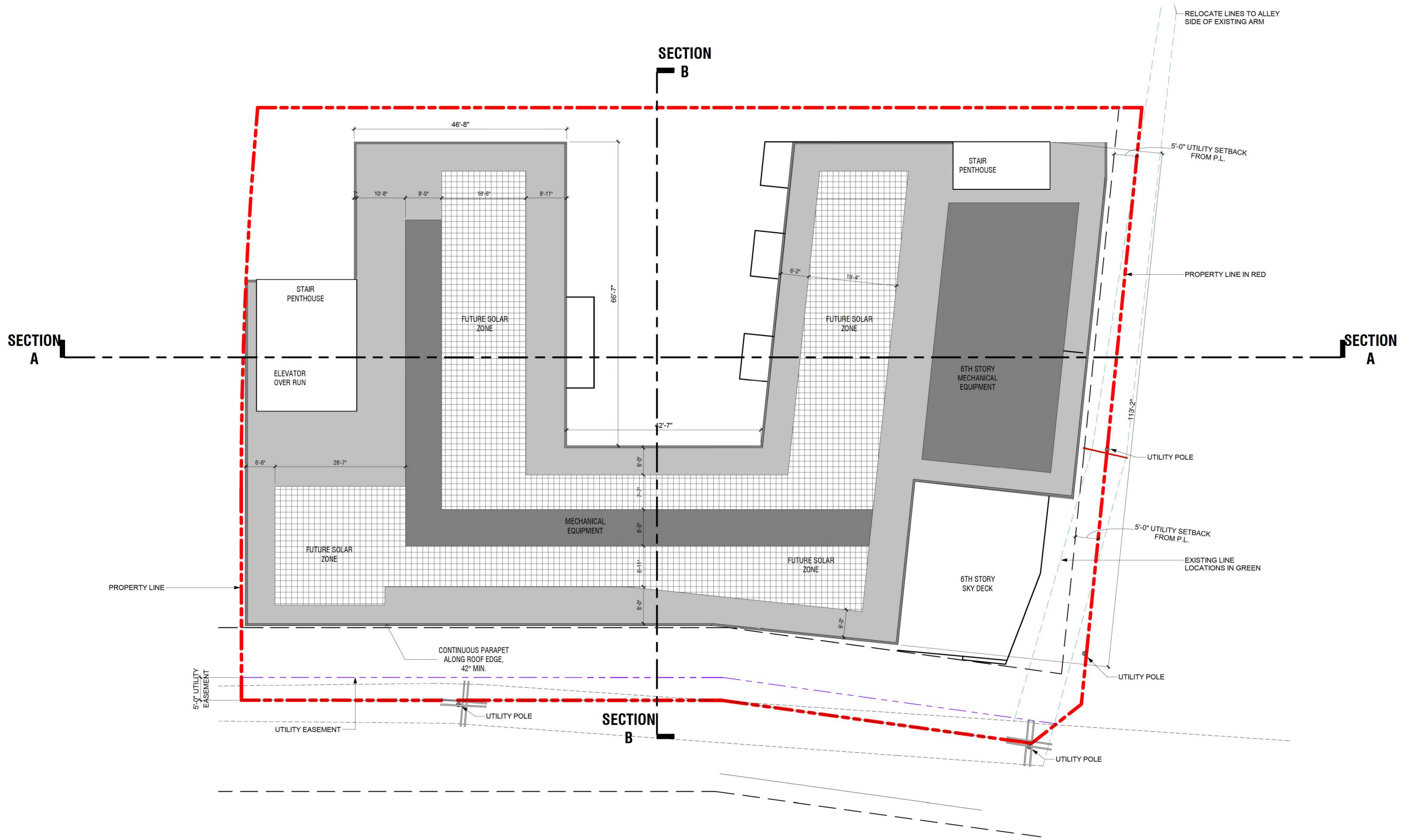
SEPULVEDA BLVD

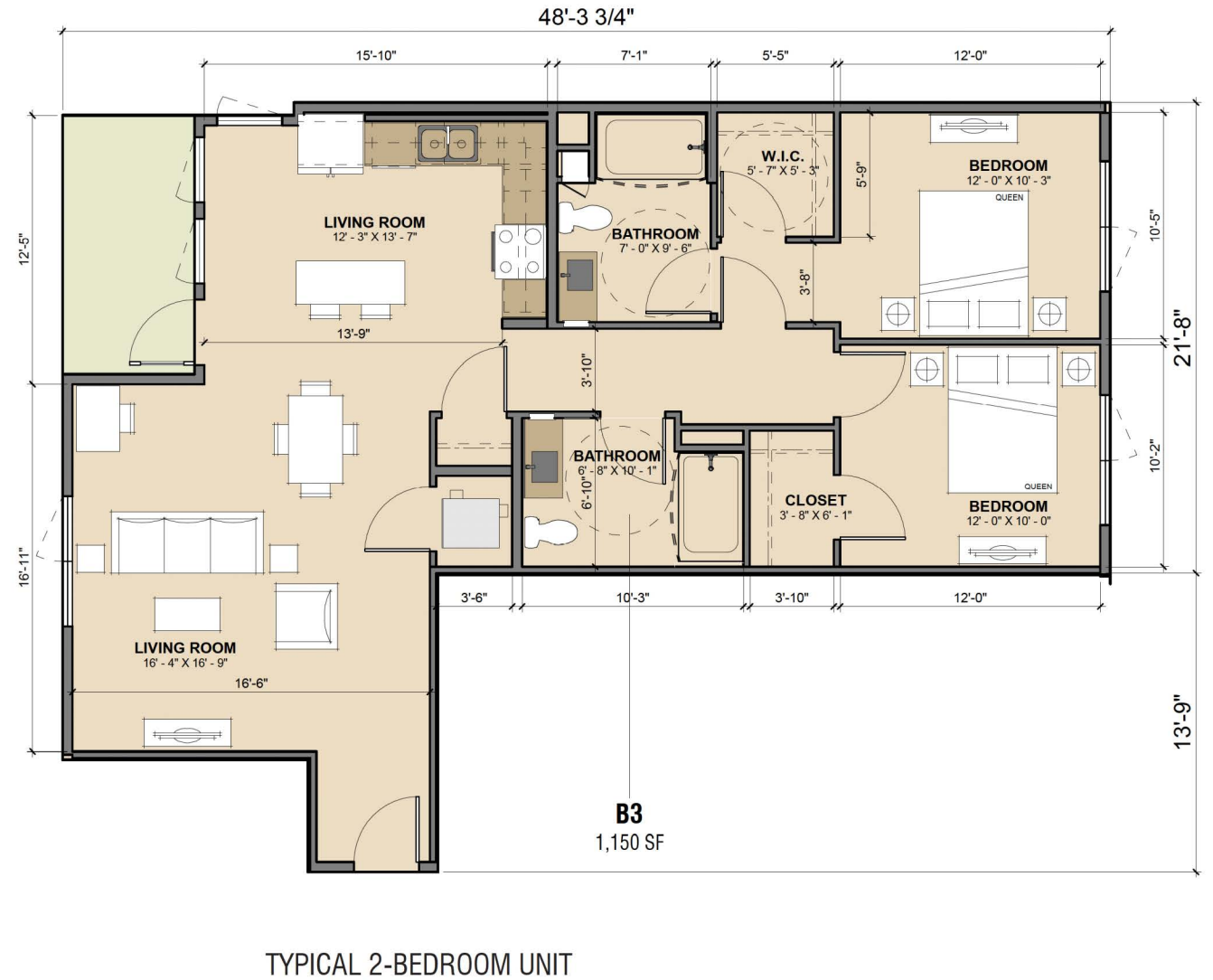
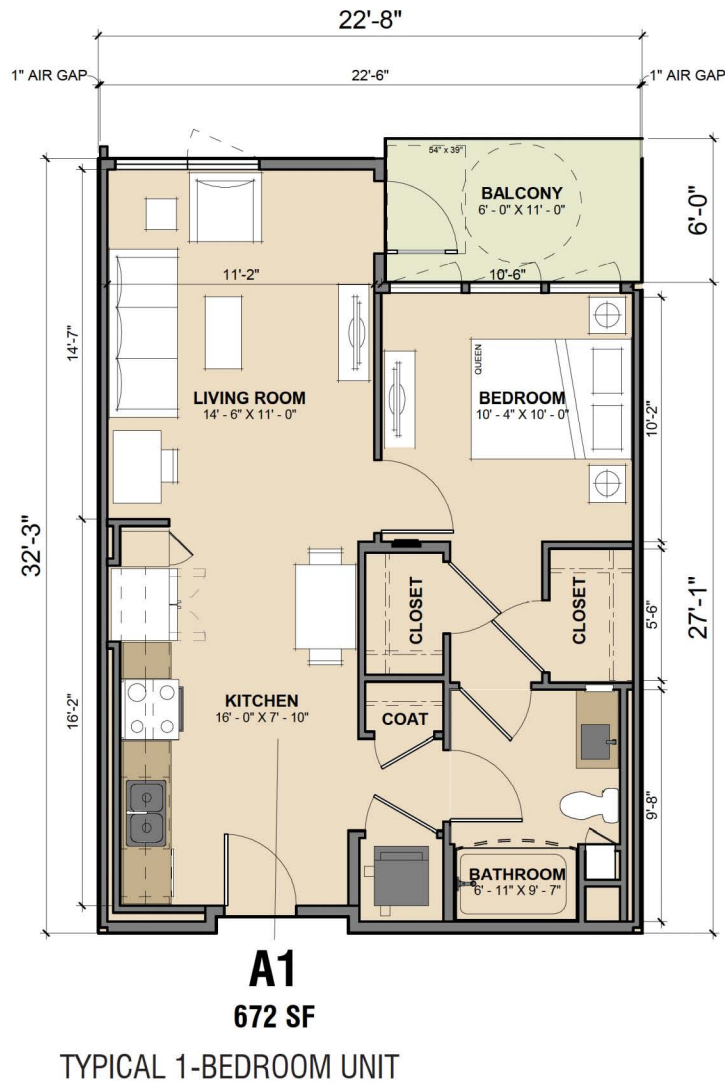
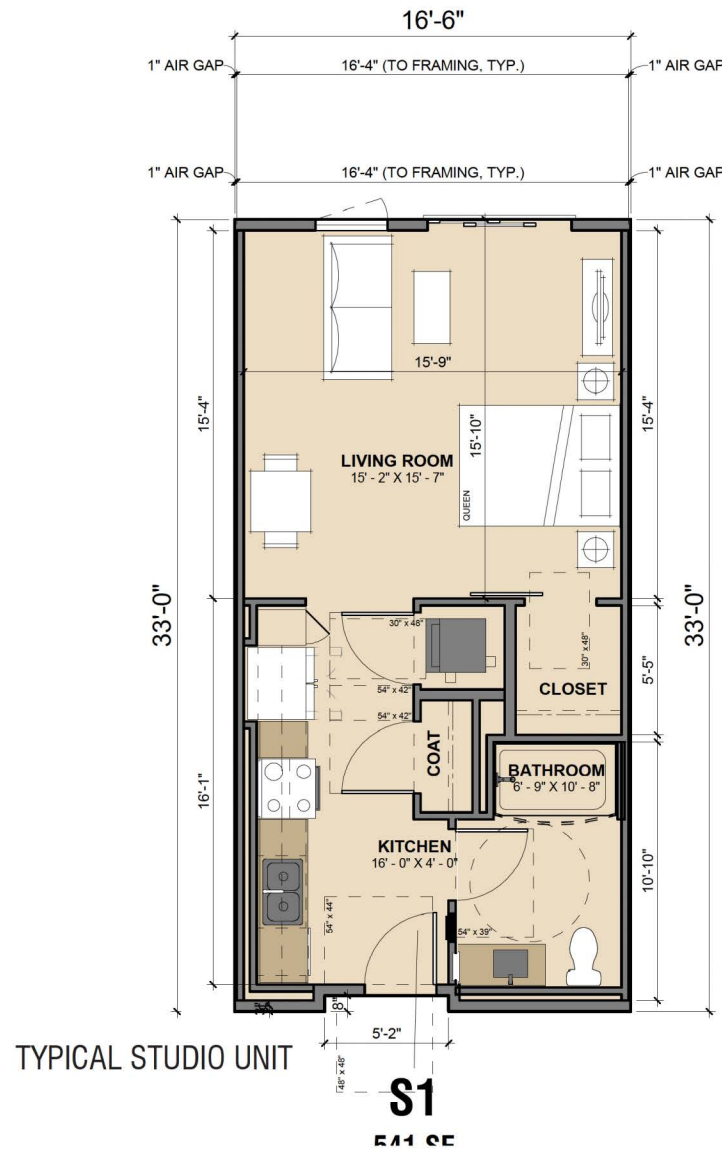
(6) SHORT TERM BICYCLE PARKING STALLS IN PUBLIC RIGHT OF WAY PENDING BOE APPROVAL











UNIT NAME	NUMBER OF BEDROOMS	HABITABLE ROOMS FOR OPEN SPACE	UNIT COUNT	REQUIRED OPEN SPACE PER UNIT
STUDIO				<i>100 SF / UNIT</i>
S1	0	1	10	1,000 SF
SUBTOTAL:			10	1,000 SF
ONE BEDROOM				<i>100 SF / UNIT</i>
A1	1	2	5	500 SF
A2	1	2	5	500 SF
A3	1	2	16	1,600 SF
A4	1	2	13	1,300 SF
A5	1	2	5	500 SF
A6	1	2	5	500 SF
A7	1	2	4	400 SF
SUBTOTAL:			53	5,300 SF

UNIT NAME	NUMBER OF BEDROOMS	HABITABLE ROOMS FOR OPEN SPACE	UNIT COUNT	REQUIRED OPEN SPACE PER UNIT
TWO BEDROOM				<i>125 SF / UNIT</i>
B1	2	3	5	625 SF
B2	2	3	4	500 SF
B3	2	3	5	625 SF
SUBTOTAL:			14	1,750 SF
TOTAL:			77	8,050 SF

* For the purposes of applying the Open Space requirements, a kitchen is not considered a habitable room.

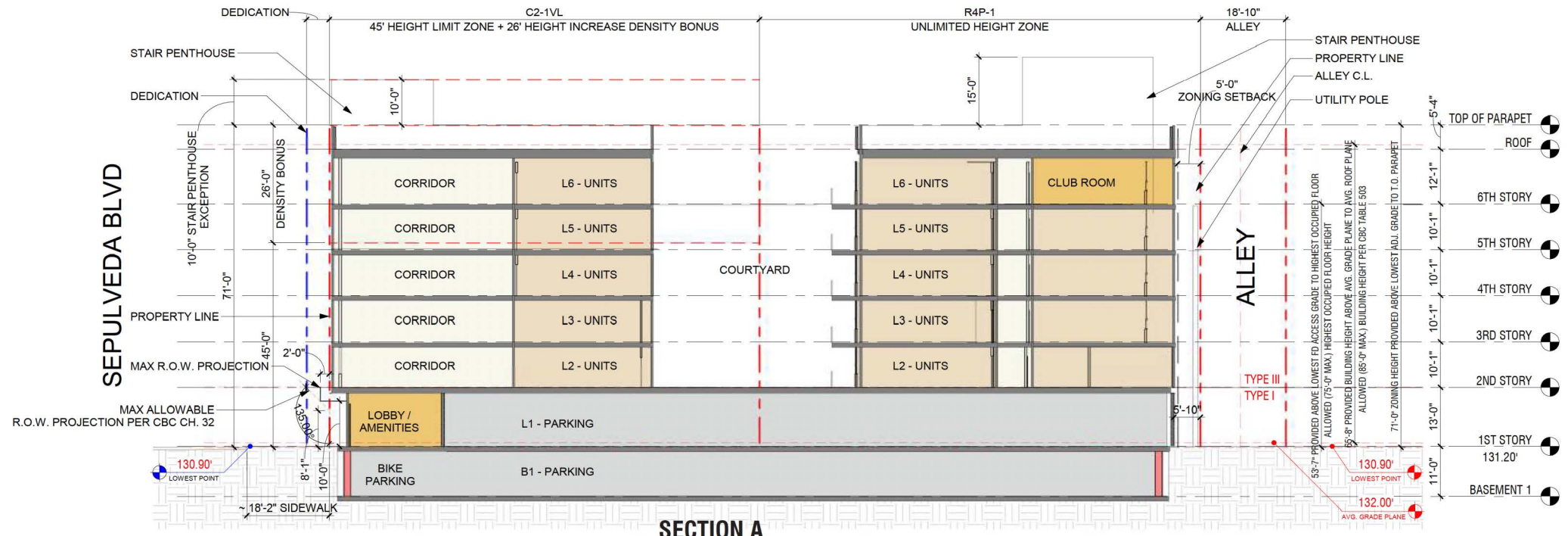
ROOM, HABITABLE DEFINITION

An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered a habitable room.

For the purpose of applying the automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room.

For the purpose of applying the lot area requirements of this article, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room.

For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room. (Fourth Para. Added by Ord. No. 171,753, Eff. 11/17/97.)



KEY PLAN

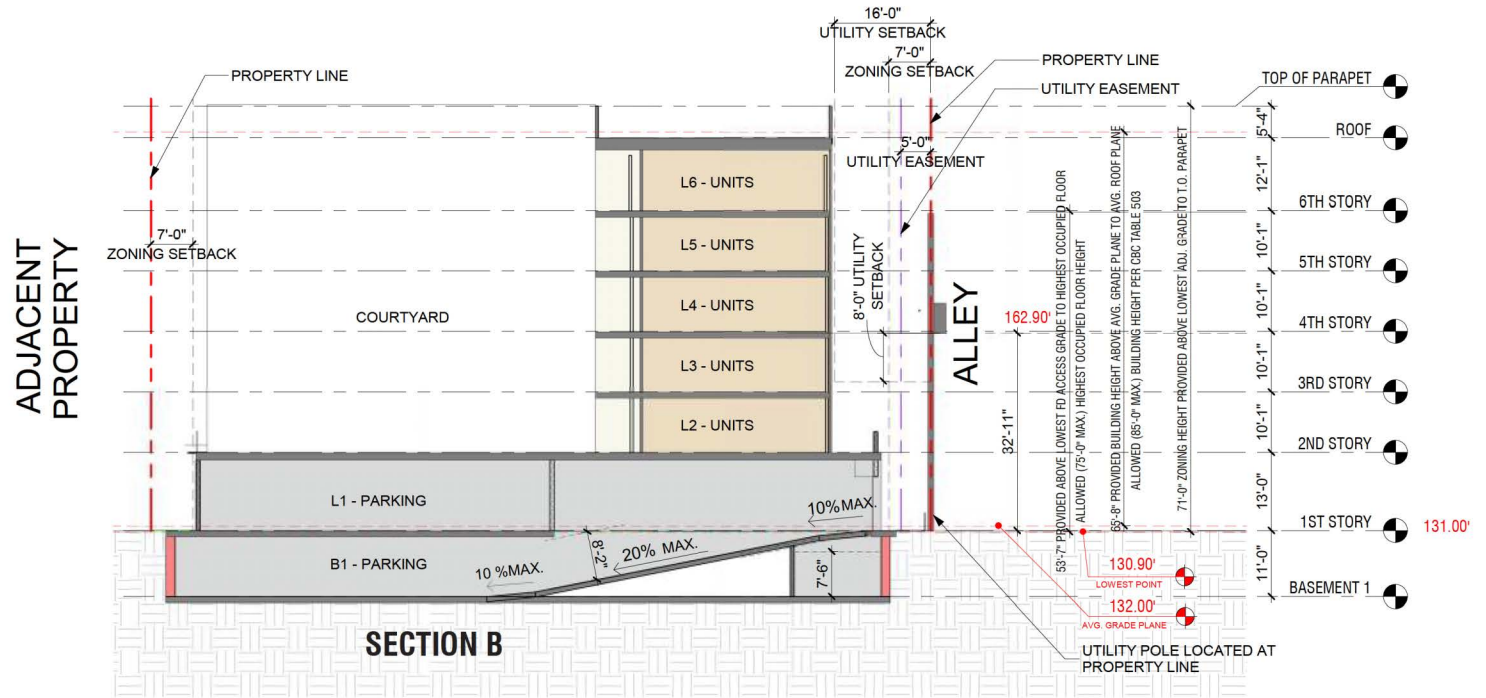
R.O.W. ENCHROACHMENTS PER CBC 2022 CH. 32

3202.2.3 AWNINGS
 THE VERTICAL CLEARANCE FROM THE PUBLIC RIGHT-OF-WAY TO THE LOWEST PART OF ANY AWNING, INCLUDING VALANCES, SHALL BE NOT LESS THAN 7 FEET.

32.02.3 ENCHROACHMENTS 8 FEET OR MORE ABOVE GRADE
 ENCHROACHMENTS 8 FEET OR MORE ABOVE GRADE SHALL COMPLY WITH SECTIONS 3202.3.1 THROUGH 3202.3.4

3202.3.1 AWNINGS, CANOPIES, MARQUEES AND SIGNS
 AWNINGS, CANOPIES, MARQUEES AND SIGNS SHALL BE CONSTRUCTED SO AS TO SUPPORT APPLICABLE LOADS AS SPECIFIED IN CHAPTER 16. AWNINGS, CANOPIES, MARQUEES AND SIGNS WITH LESS THAN 15 FEET OF CLEARANCES ABOVE THE SIDEWALK SHALL NOT EXTEND INTO OR OCCUPY MORE THAN TWO-THIRDS THE WIDTH OF THE SIDEWALK MEASURED FROM THE BUILDING. STANCHIONS OR COLUMNS THAT SUPPORT AWNINGS, CANOPIES, MARQUEES AND SIGNS SHALL BE LOCATED NOT LESS THAN 2 FEET IN FROM THE CURB LINE.

3202.3.2 WINDOWS, BALCONIES, ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT
 WHERE THE VERTICAL CLEARANCE ABOVE GRADE TO PROJECTING WINDOWS, BALCONIES, ARCHITECTURAL FEATURES OR MECHANICAL EQUIPMENT IS MORE THAN 8 FEET, 1 INCH OF ENCHROACHMENT IS PERMITTED FOR EACH ADDITIONAL 1 INCH OF CLEARANCE ABOVE 8 FEET, BUT THE MAXIMUM ENCHROACHMENT SHALL BE 4 FEET.



KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

PER LAMC 12.21.1
 B Exceptions
 3. Roof Structures and Equipment. (Amended by Ord. No. 182,110, Eff. 5/29/12.)

(a) Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to seventy-five (75) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to twenty (20) feet in height, and where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.



2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094



KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024



PERSPECTIVE - LOOKING NORTH ON SEPULVEDA BLVD

A-3.1



2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094



KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024



PERSPECTIVE - LOOKING SOUTH ON SEPULVEDA BLVD.

A-3.2



2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094



KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024



PERSPECTIVE - STREET LEVEL BUILDING ENTRANCE

A-3.3

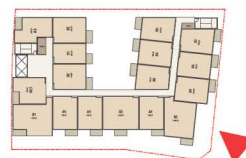


2930 SEPULVEDA BLVD.
LOS ANGELES, CA.
TCA # 2022-094



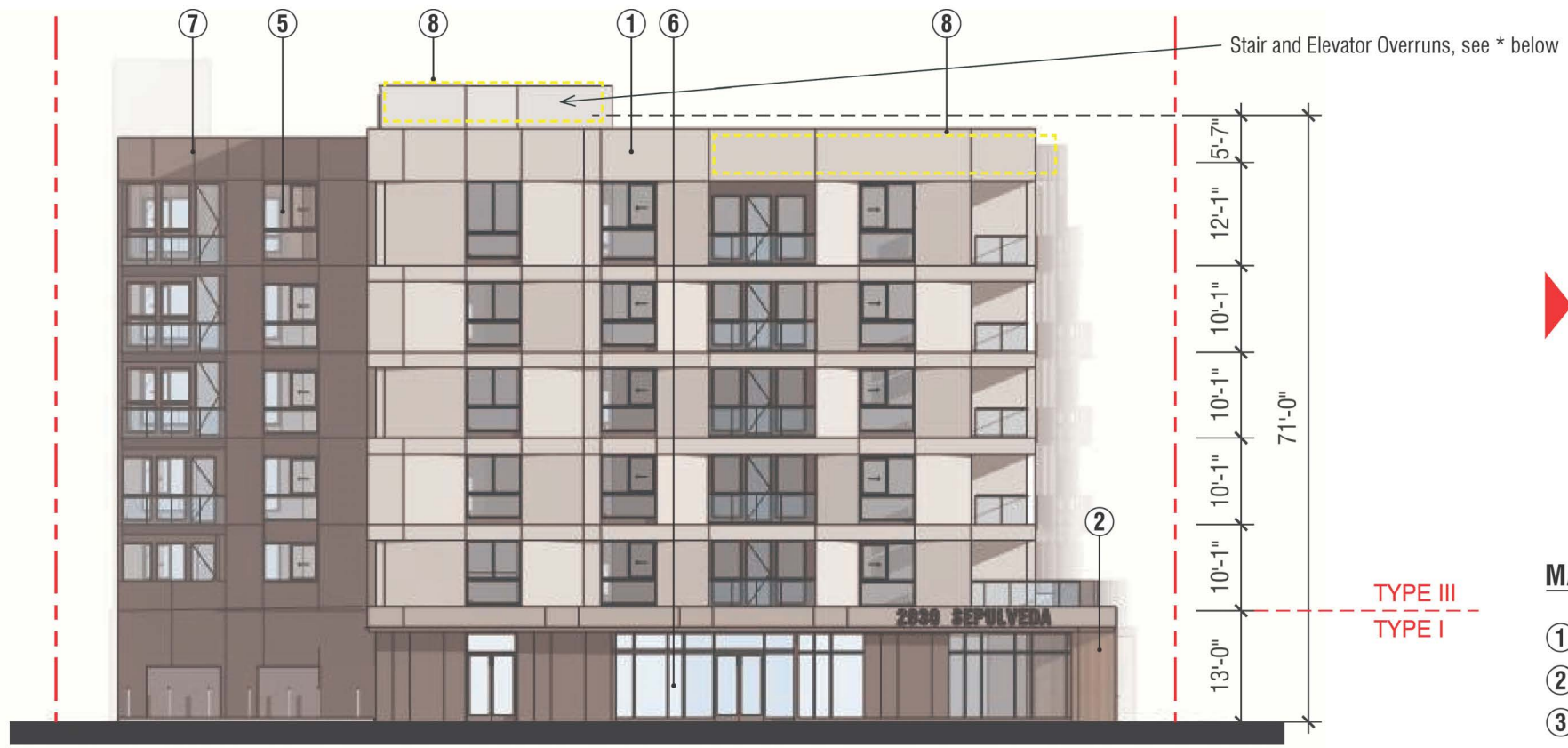
KARECO

DENSITY BONUS HOUSING PROJECT
REVISION 2 (WOW HOA COMMENTS)
DECEMBER 03, 2024



PERSPECTIVE - LOOKING WEST ON REAR ALLEY

A-3.4



WEST ELEVATION



KEY PLAN

MATERIAL LEGEND

- ① METAL PANEL - SILVER (OR SIMILAR)
- ② TILE / SIMULATED WOOD (OR SIMILAR)
- ③ PLASTER - WHITE (OR SIMILAR)
- ④ PLASTER - GREY (OR SIMILAR)
- ⑤ VINYL WINDOWS - BLACK (OR SIMILAR)
- ⑥ ALLUMINUM STOREFRONT - DARK ANNOXIDIZED (OR SIMILAR)
- ⑦ FIBER CEMENT PANEL - BROWN (OR SIMILAR)
- ⑧ LEASING SIGNAGE AREA

TYPE III
TYPE I



EAST ELEVATION

TYPE III
TYPE I

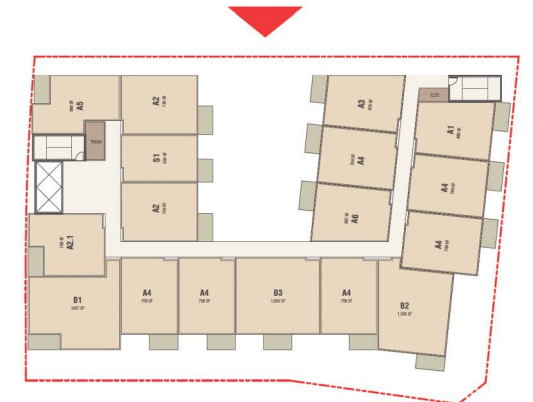
PER LAMC 12.21.1
B Exceptions
3. Roof Structures and Equipment. (Amended by Ord. No. 182,110, Eff. 5/29/12.)

(a) Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to seventy-five (75) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to twenty (20) feet in height, and where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.



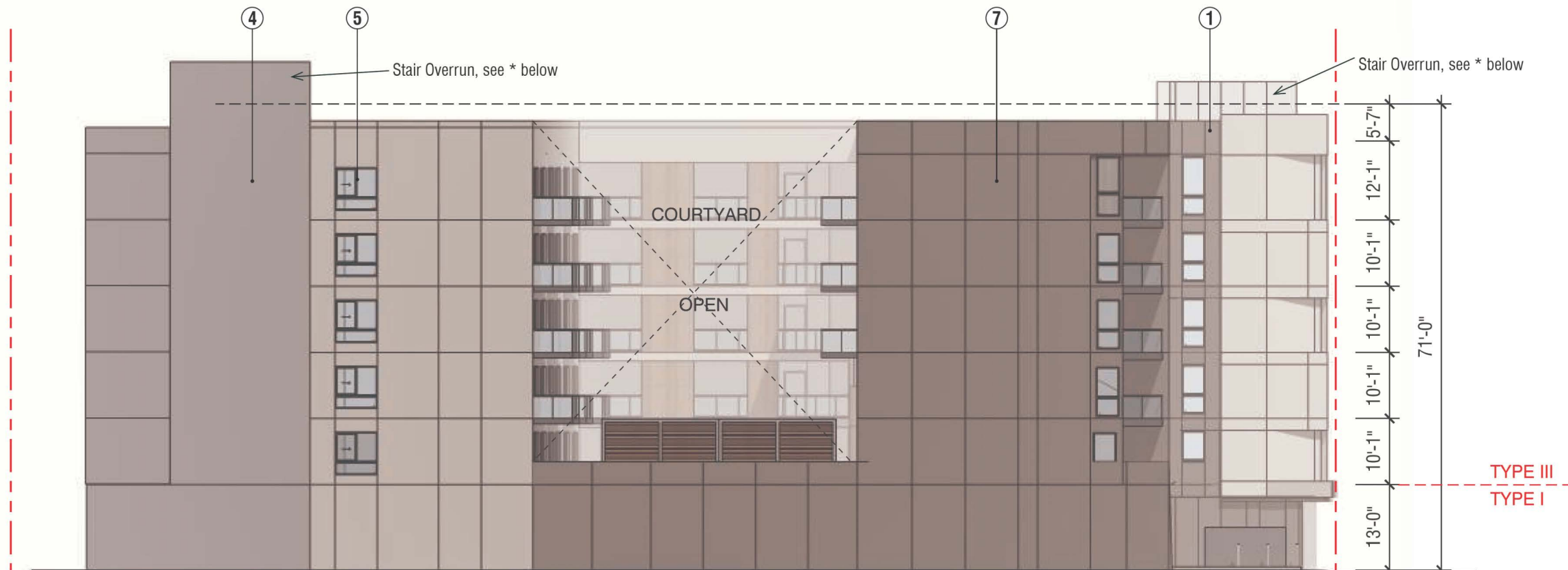
SOUTH ELEVATION



KEY PLAN

MATERIAL LEGEND

- ① METAL PANEL - SILVER (OR SIMILAR)
- ② TILE / SIMULATED WOOD (OR SIMILAR)
- ③ PLASTER - WHITE (OR SIMILAR)
- ④ PLASTER - GREY (OR SIMILAR)
- ⑤ VINYL WINDOWS - BLACK (OR SIMILAR)
- ⑥ ALLUMINIUM STOREFRONT - DARK ANNOXIDIZED (OR SIMILAR)
- ⑦ FIBER CEMENT PANEL - BROWN (OR SIMILAR)



NORTH ELEVATION

PER LAMC 12.21.1
 B Exceptions
 3. Roof Structures and Equipment. (Amended by Ord. No. 182,110, Eff. 5/29/12.)

(a) Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to seventy-five (75) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to twenty (20) feet in height, and where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.



1. METAL PANEL - SILVER (OR SIMILAR)



2. TILE / SIMULATED WOOD (OR SIMILAR)



3. PLASTER - WHITE - SW9582 (OR SIMILAR)



4. PLASTER - GREY - SW7066 (OR SIMILAR)



5. VINYL WINDOWS - BLACK (OR SIMILAR)



6. ALLUMINUM STOREFRONT - DARK ANODIZED (OR SIMILAR)



7. FIBER CEMENT PANEL - BROWN (OR SIMILAR)

SEPULVEDA BLVD.



PODIUM LANDSCAPE: LEVEL 2
SEE SHEET L-3.

SHORT TERM BICYCLE PARKING	
TOTAL NO. OF SHORT TERM BICYCLE PARKING REQUIRED:	= 6
TOTAL NO. PROVIDED:	= 6

TREE COUNT SUMMARY	
TOTAL NO. OF UNITS	= 77
NO. OF TREES (24" BOX MIN.) REQUIRED 1 PER 4 UNITS	= 19
NO. OF TREES (24" BOX MIN.) PLANTED:	
GROUND LEVEL (Including new Street Trees @ 25' o.c.)	= 17
LEVEL 2	= 3
LEVEL 6	= 2
TOTAL PROVIDED	= 22

OUTDOOR COMMON OPEN SPACE	
TOTAL OUTDOOR COMMON OPEN SPACE PROVIDED:	
LEVEL 2:	= 2,381 sq.ft.
LEVEL 6:	= 964 sq.ft.
TOTAL:	= 3,345 sq.ft.
MINIMUM (25%) REQUIRED LANDSCAPE AREA:	
LEVEL 2:	= 595 sq.ft.
LEVEL 6:	= 241 sq.ft.
TOTAL:	= 836 sq.ft.
LANDSCAPE AREA PROVIDED:	
LEVEL 2:	= 1,138 sq.ft.
LEVEL 6:	= 242 sq.ft.
TOTAL LANDSCAPE AREA PROVIDED IN OUTDOOR COMMON OPEN SPACE	= 1,198 sq.ft.

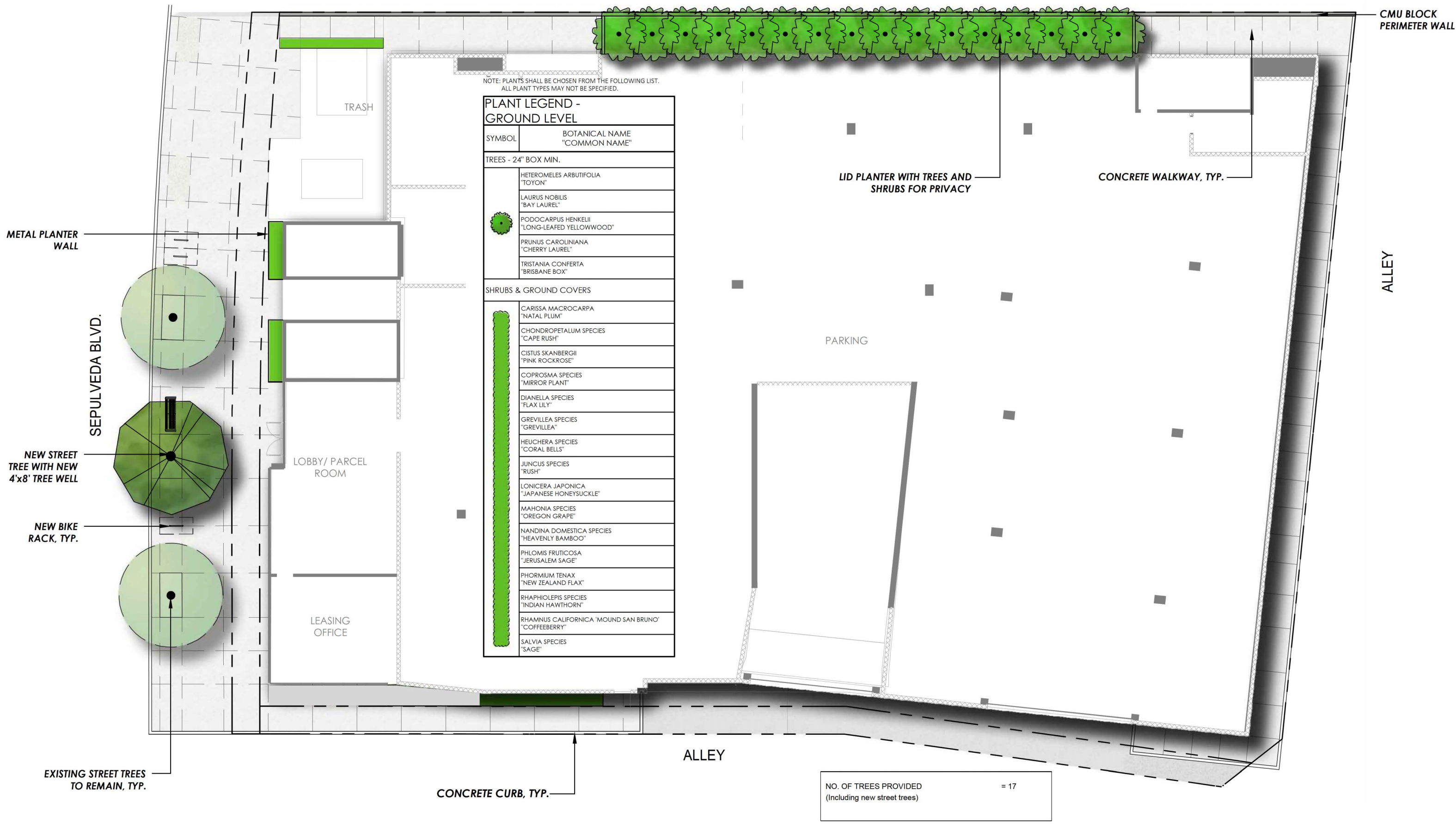
- GENERAL NOTES:**
1. A MINIMUM 80% OF LANDSCAPE SHALL BE DROUGHT TOLERANT PER EXPO TNP 4.2.4.C.1.
 2. 50% PERMEABLE PAVING IS NOT FEASIBLE. THE MAJORITY OF PAVING IS ABOVE STRUCTURE.
 3. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
 4. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
 5. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS.
 6. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
 7. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
 8. THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.
 9. THERE ARE NO PROTECTED TREES ON THE SITE.

STREET & PERIMETER LANDSCAPE: LEVEL 1
SEE SHEET L-2.

ALLEY

ROOF DECK LANDSCAPE: LEVEL 6
SEE SHEET L-4.

ALLEY



NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.
ALL PLANT TYPES MAY NOT BE SPECIFIED.

**PLANT LEGEND -
GROUND LEVEL**

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	HETEROMELES ARBUTIFOLIA "TOYON"
	LAURUS NOBILIS "BAY LAUREL"
	PODOCARPUS HENKELII "LONG-LEAFED YELLOWWOOD"
	PRUNUS CAROLINIANA "CHERRY LAUREL"
	TRISTANIA CONFERTA "BRISBANE BOX"
SHRUBS & GROUND COVERS	
	CARISSA MACROCARPA "NATAL PLUM"
	CHONDROPETALUM SPECIES "CAPE RUSH"
	CISTUS SKANBERGII "PINK ROCKROSE"
	COPROSMA SPECIES "MIRROR PLANT"
	DIANELLA SPECIES "FLAX LILY"
	GREVILLEA SPECIES "GREVILLEA"
	HEUCHERA SPECIES "CORAL BELLS"
	JUNCUS SPECIES "RUSH"
	LONICERA JAPONICA "JAPANESE HONEYSUCKLE"
	MAHONIA SPECIES "OREGON GRAPE"
	NANDINA DOMESTICA SPECIES "HEAVENLY BAMBOO"
	PHLOMIS FRUTICOSA "JERUSALEM SAGE"
	PHORMIUM TENAX "NEW ZEALAND FLAX"
	RHAPHIOLEPIS SPECIES "INDIAN HAWTHORN"
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' "COFFEEBERRY"
	SALVIA SPECIES "SAGE"

LID PLANTER WITH TREES AND
SHRUBS FOR PRIVACY

CONCRETE WALKWAY, TYP.

PARKING

ALLEY

CONCRETE CURB, TYP.

NO. OF TREES PROVIDED
(Including new street trees) = 17

METAL PLANTER
WALL

SEPULVEDA BLVD.

NEW STREET
TREE WITH NEW
4'x8' TREE WELL

NEW BIKE
RACK, TYP.

EXISTING STREET TREES
TO REMAIN, TYP.

TRASH

LOBBY/ PARCEL
ROOM

LEASING
OFFICE

CMU BLOCK
PERIMETER WALL

ALLEY

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.
ALL PLANT TYPES MAY NOT BE SPECIFIED.



COLORED CONCRETE PAVING TO MATCH INTERIOR FLOOR FINISH AT GYM

SYNTHETIC TURF FLEX DECK FOR YOGA, SUNNING, LOUNGING ETC.

BUILT-IN SEATING WITH WOOD BENCH ACCENTS

WOOD DECK OVER CONCRETE SLAB

LOUNGE SEATING WITH FIREPIT

STONE COLUMN FOUNTAIN SET IN BLACK COBBLE

RAISED PLANTERS, TYP. 18"-30" HT.

CATENARY LIGHT


OUTDOOR COMMON OPEN SPACE AREA	= 2,381 sq.ft.
MINIMUM (25%) REQUIRED LANDSCAPE AREA	= 595 sq.ft.
LANDSCAPE AREA PROVIDED	= 1,138 sq.ft.

NO. OF TREES PROVIDED	= 3
-----------------------	-----

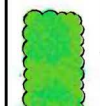
PLANT LEGEND - LEVEL 2

SYMBOL	BOTANICAL NAME "COMMON NAME"
--------	---------------------------------




TREES - 24" BOX MIN.

	Laurus nobilis "BAY LAUREL"
	Magnolia stellata "STAR MAGNOLIA"
	Metrosideros excelsus "NEW ZEALAND CHRISTMAS TREE"
	Acer palmatum species "JAPANESE MAPLE"
	Bauhinia species "ORCHID TREE"
	Lagerstroemia indica species "GRAPE MYRTLE"

SHRUBS AND GROUND COVERS

	Acanthus mollis "BEAR'S BREECHES"
	Ajuga reptans "BUGLEWEED"
	Aspidistra elatior "CAST-IRON PLANT"
	Bambusa species "BAMBOO"
	Bergenia species "BERGENIA"
	Brugmansia species "ANGLES TRUMPET"
	Buxus species "BOXLEAF"
	Carissa macrocarpa "NATAL PLUM"
	Clivia miniata "BUSH LILY"
	Dianella species "FLAX LILY"
	Euonymus fortunei "FORTUNE'S SPINDLE"
	Fatsia japonica "GLOSSY-LEAF PAPERPLANT"
	Heuchera species "CORAL BELLS"
	Lavandula species "LAVENDER"
	Liriope species "LILY TURF"
	Loropetalum chinense "CHINESE FRINGE FLOWER"
	Nandina domestica species "HEAVENLY BAMBOO"
	Philodendron xanadu "XANADU"
	Schefflera species "UMBRELLA PALM"
	Strelitzia reginae "BIRD OF PARADISE"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.
ALL PLANT TYPES MAY NOT BE SPECIFIED.

PLANT LEGEND - LEVEL 6	
SYMBOL	BOTANICAL NAME "COMMON NAME"
SCULPTURAL SHRUBS	
	ALOE BARBERAE "TREE ALOE"
	CERCIDIUM 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"
	CHILOPSIS LINEARIS "DESERT WILLOW"
	DRACAENA DRACO "DRAGON TREE"
SCREENING HEDGE	
	DODONAEA VISCOSA 'PURPUREA' "PURPLE HOPSEED BUSH"
	LEUCOPHYLLUM FRUTESCENS 'GREEN LEAF' "TEXAS RANGER"
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' "VARIEGATED TOWHIWHI"
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' "SILVER SHEEN KOHUHU"
SHRUBS & GROUNDCOVER	
	AGAVE SPECIES "AGAVE"
	ALOE SPECIES "ALOE"
	CHONDRPETALUM TECTORUM "SMALL CAPE RUSH"
	DASYLIRION SPECIES "SOTOL"
	HESPERALOE SPECIES "YUCCA"
	SEDUM SPECIES "STONE CROP"
	SENECIO SPECIES "CHALKSTICKS"
	ELYMUS CONDENSATUS 'CANYON PRINCE' "CANYON PRINCE WILD RYE"
	HELIOTRICHON SEMPERVIRENS "BLUE OAT GRASS"
	MISCANTHUS SINENSIS 'ADAGIO' "DWARF MAIDEN GRASS"
	MUHLENBERGIA SPECIES "MUHLY"
	PENNISETUM SPECIES "FOUNTAIN GRASS"



NO. OF TREES PROVIDED = 2

OUTDOOR COMMON OPEN SPACE AREA	= 964 sq.ft.
MINIMUM (25%) REQUIRED LANDSCAPE AREA	= 241 sq.ft.
LANDSCAPE AREA PROVIDED	= 242 sq.ft.