

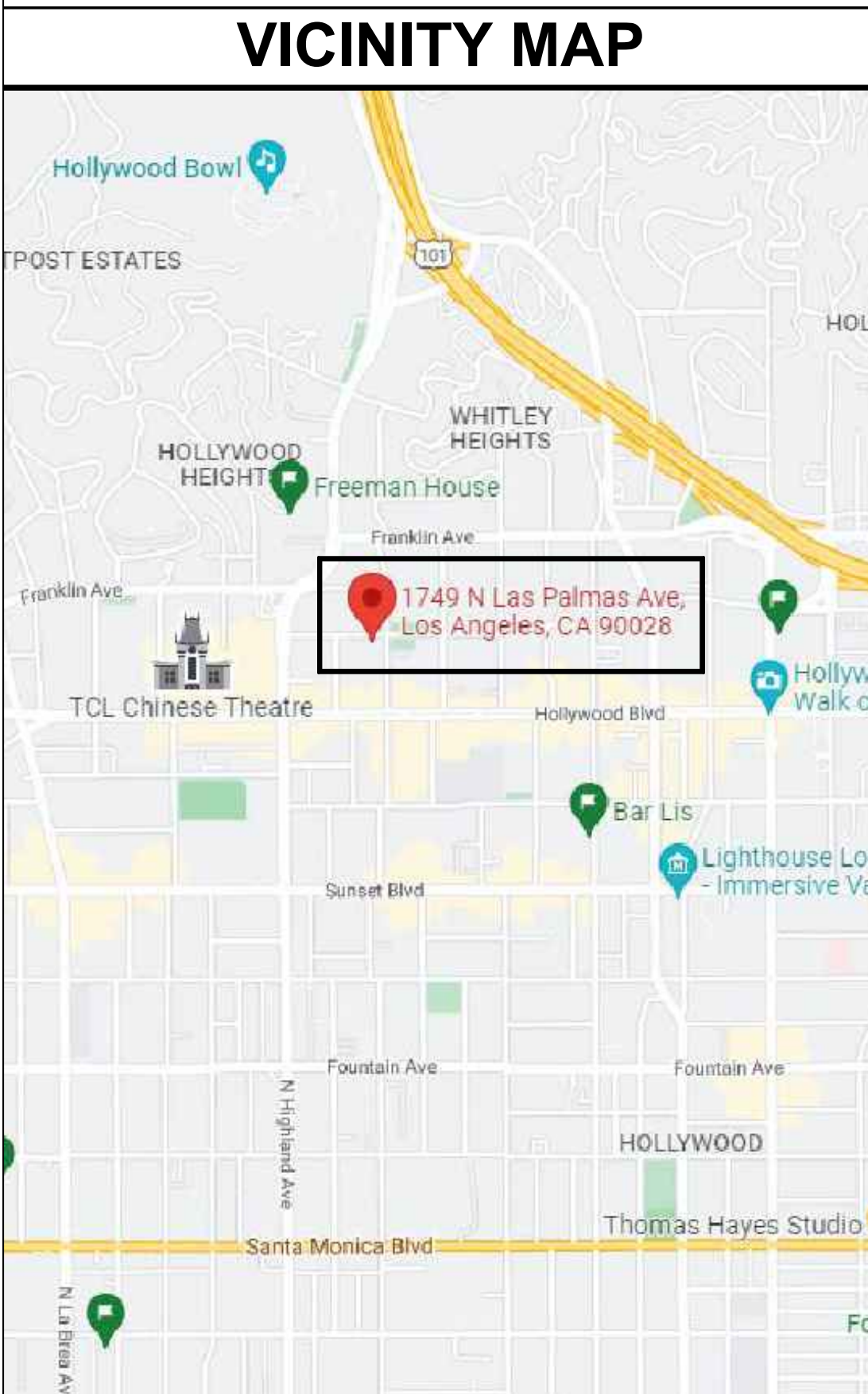
NEW 7-STORY 89-UNIT TOC MIXED-USE MULTI-FAMILY AND COMMERCIAL BUILDING

URBAN DESIGN SPECIALISTS
 4519 ADMIRALTY WAY, SUITE A, MARINA DEL REY, CA 90292
 TEL: 310.301-1810 WWW.URBANDESIGNSPECIALISTS.COM
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1749 N LAS PALMAS AVE
 LOS ANGELES, CA 90028

COVER

0.0



SHEET INDEX

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11.1	BUILDING SECTION B-B

BUILDING AREA				
FLOOR AREA CALCULATION				
	FLOOR AREA S.F. (ZONING CODE)	FLOOR AREA, GROSS (BUILDING CODE)	STAIRS, CORRIDORS, RAMPS	FLOOR AREA, NET (BUILDING CODE)
1ST FLOOR	2161.00 SQ. FT.	8758.00 SQ. FT.	364.00 SQ. FT.	8394.00 SQ. FT.
2ND FLOOR	8812.00 SQ. FT.	9335.00 SQ. FT.	1244.00 SQ. FT.	8091.00 SQ. FT.
3RD FLOOR	8812.00 SQ. FT.	9335.00 SQ. FT.	1244.00 SQ. FT.	8091.00 SQ. FT.
4TH FLOOR	8812.00 SQ. FT.	9335.00 SQ. FT.	1244.00 SQ. FT.	8091.00 SQ. FT.
5TH FLOOR	8812.00 SQ. FT.	9335.00 SQ. FT.	1244.00 SQ. FT.	8091.00 SQ. FT.
6TH FLOOR	8812.00 SQ. FT.	9335.00 SQ. FT.	1244.00 SQ. FT.	8091.00 SQ. FT.
7TH FLOOR	5170.00 SQ. FT.	5650.00 SQ. FT.	385.00 SQ. FT.	5265.00 SQ. FT.
TOTAL AREA	51391.00 SQ. FT.	61083.00 SQ. FT.	6969.00 SQ. FT.	54114.00 SQ. FT.

FOR FAR DIAGRAM CALCULATION SEE SHEET 0.5

FLOOR AREA RATIO:		COMMERCIAL AREAS:
BASE FAR (PER "D" LIMITATION)	3.0:1	COMMERCIAL (1ST FLOOR): 900 SQ. FT.
FAR (PER TOC TIER 4 & REDEVELOPMENT PLAN CAP (INCENTIVE #1):	4.5:1	COMMERCIAL (1ST FLOOR): 515 SQ. FT.
BUILDABLE AREA: 11,421 x 4.5=	51,394 SF	TOTAL: 1,415 SQ. FT.
PROPOSED FAR: (4.49:1)	51,391 SF	
		LOBBY (FIRST FLOOR): 514 SQ. FT.
		RESIDENCE LOUNGE (7 th FLR.): 514 SQ. FT.

REDEVELOPMENT PLAN CALCULATION:
 REDEVELOPMENT PROJECT AREA: HOLLYWOOD (REGIONAL COMMERCIAL)
 REQUIRED FAR: 4.5:1 (MAX)
 PROPOSED FAR: 4.498:1 < 4.5:1 OK

UNIT SUMMARY							
	UNITS	BEDROOM	BATHROOM	LIVABLE AREA W/O PERIMETER WALLS	TOTAL	LIVABLE AREA WITH PERIMETER WALLS	TOTAL
1	UNIT A	12	1	556 S.F.	6,672 S.F.		
2	UNIT B	5	1	540 S.F.	2,700 S.F.		
3	UNIT C	5	1	520 S.F.	2,600 S.F.		
4	UNIT D	46	STUDIO	414 S.F.	19,044 S.F.		
5	UNIT E	5	1	506 S.F.	2,530 S.F.		
6	UNIT F	5	2	700 S.F.	3,500 S.F.		
7	UNIT G	5	STUDIO	412 S.F.	2,060 S.F.		
8	UNIT H	6	1	553 S.F.	3,318 S.F.		
	TOTAL	89			42,424 S.F.		

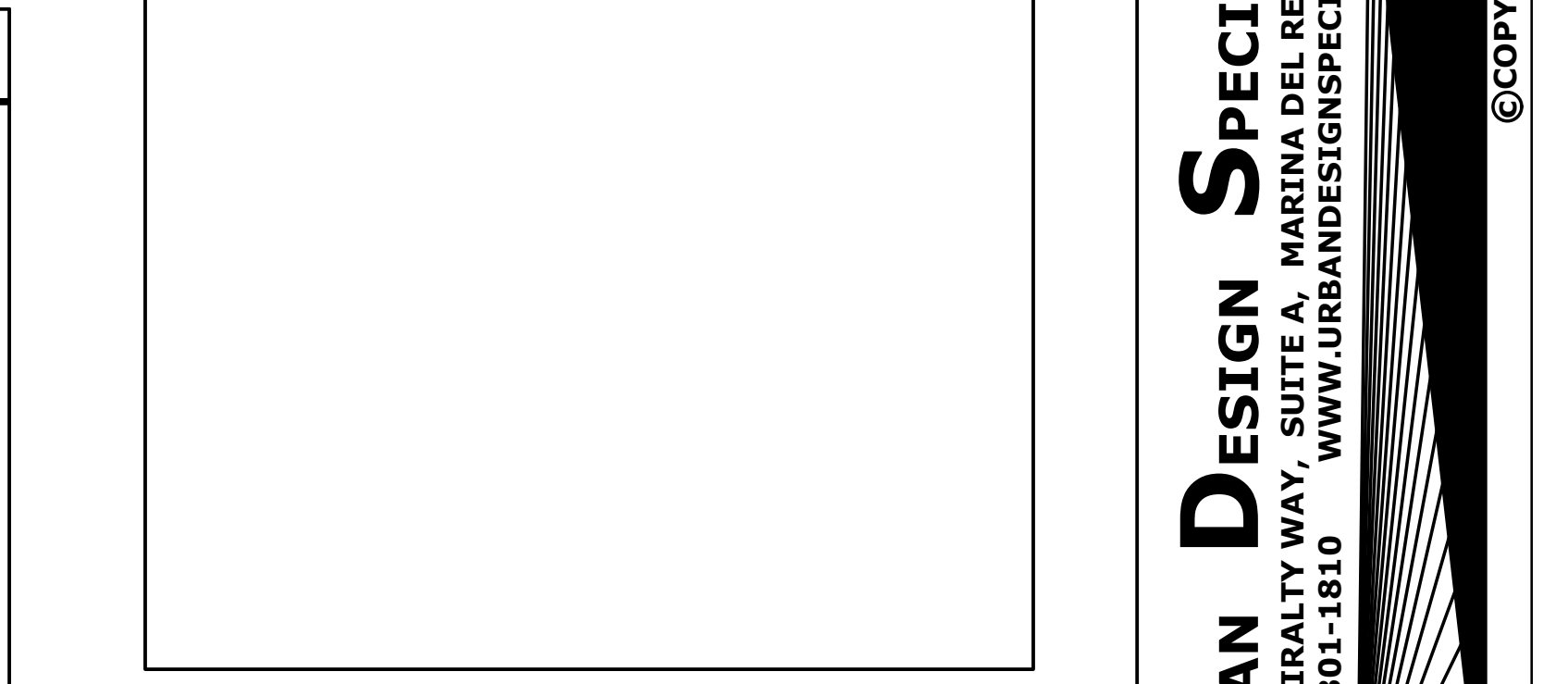
UNIT MIX		INCENTIVES REQUESTED	
STUDIO:	51	BASE INCENTIVES:	
ONE BEDROOM:	33	1. FAR INCREASE	
TWO BEDROOMS:	5	2. PARKING REDUCTION	
TOTAL:	89	ADDITIONAL INCENTIVES:	
		3. 25% OPEN SPACE REDUCTION	
		4. SETBACK (PER RAS3)	

PROJECT DIRECTORY	
ARCHITECT: URBAN DESIGN SPECIALISTS 4519 ADMIRALTY WAY, SUITE A MARINA DEL REY, CA 90292 TEL. (310) 301 1810	OWNER: 1822 N VERMONT ASSOCIATES, LLC 1710 North McCadden Place Hollywood, CA 90028
STRUCTURAL ENGINEER: SAA STRUCTURAL 22121 CLARENDON ST. UNIT #340, WOODLAND HILLS, CA 91367 TEL. (323) 448 4682	SURVEYOR: Builoff Surveying & Mapping, Inc 4004 Schuykill Dr. Calabasas, CA 91302 323-240-2303

AUTOMOBILE PARKING	
RESIDENTIAL PARKING REQUIREMENTS	
1 space per unit <3 habitable rooms; 1.5 spaces per unit =3 habitable rooms; 2 spaces per unit > 3 habitable rooms;	
STUDIO/ 1 BATH: 51 x1 = 51 1 BED/ 1 BATH: 33 x 1.5 = 60 2 BED/ 2 BATH: 5 x 2= 10 TOTAL: 111 (REQUIRED)	
COMMERCIAL PARKING REQUIREMENTS: 12.21A.4.(c)	
PARKING RATIO: 1 SPACE / 500 SF (RETAIL): 1,415/500=3 TOTAL COMMERCIAL PARKING SPACES: 3 STALLS	
RESIDENTIAL PARKING REQUIREMENTS PER TOC TIER 4: NO RESIDENTIAL PARKING REQUIRED (INCENTIVE #2)	
PROPOSED PARKING:	
RESIDENTIAL	7
COMMERCIAL	3
TOTAL PARKING SPACES:	10

BICYCLE PARKING		
PER LAMC Table 12.21 A.16.(a)(1)(i)		
DWELLING UNITS	SHORT TERM	LONG TERM
1-25	1 SPACE PER 10 UNITS	1 SPACE PER UNIT
26-100	1 SPACE PER 15 UNITS	1 SPACE PER 1.5 UNITS
DWELLING UNITS	SHORT TERM	LONG TERM
1-25	25/10= 2.5=2.5	1x25= 25
26-100	64/15= 4.26=4.26	64/1.5= 42.6=43
TOTAL (RESIDENTIAL)	6.76=7	68
COMMERCIAL USE	SHORT TERM	LONG TERM
RETAIL STORE(GENERAL)	1 per 2,000 sq. ft (minimum 2)	1 per 2,000 sq. ft (minimum 2)
TOTAL REQUIRED	SHORT TERM	LONG TERM
	9	70

OPEN SPACE		
FOR DIAGRAM CALCULATION SEE SHEET 0.7		
OPEN SPACE REQUIRED:		
>3 HABITABLE ROOMS:	100 SF X 84 UNITS= 8,400 SF	
3 HABITABLE ROOMS:	125 SF X 5 UNITS= 625 SF	
TOTAL OPEN SPACE:	9,025 SF	
TOC TIER 4 (INCENTIVE #3):		
25% REDUCTION:	- 2,256.25 SF = 6,768.75 SF	
OPEN SPACE PROVIDED:		
7 th FLR. OPEN SPACE ROOF DECK	3,650 S.F.	
ROOF LEVEL OPEN SPACE	4,000 S.F.	
TOTAL PROPOSED OPEN SPACE:	7,650 S.F.	
PLANTED COMMON OPEN SPACE PER LAMC 12.21 G.2(a)(3)		
	AREA	REQUIRED PLANTER AREA
COMMON OPEN SPACE #1	3,650 25%	912.5 S.F.
COMMON OPEN SPACE #2	4,000 25%	1000 S.F.
24 INCH BOX TREES REQUIRED PER LAMC 12.21 G.A(3) (MAY INCLUDE STREET TREES IN PARKWAY)		
# OF DWELLING UNITS	89	1:4 D/U
		22.25= 23



PROJECT SUMMARY	
PROJECT DESCRIPTION:	
<ul style="list-style-type: none"> NEW 89 UNIT, 7-STORY APARTMENT BUILDING. GROUND PARKING COMMERCIAL SPACE (RETAIL STORE, GENERAL) 	
LEGAL DESCRIPTION AND ADDRESS:	
ADDRESSES: - 1749 N Las Palmas Ave. Los Angeles, CA 90028 - 6710 W YUCCA St. Los Angeles, CA 90028	
APN: 5547-010-005 LOT: 5 LOT AREA: 11,421.7 (sq ft)	
ZONING: C4-2D-SN	
Z1-2330 Sign District: Hollywood Signage (CRA Area) Z1-2331 Sign District: Hollywood Signage (Media District) Z1-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 Z1-2433 Revised Hollywood Community Plan Injunction Z1-2452 Transit Priority Area in the City of Los Angeles Z1-2488 Redevelopment Project Area: Hollywood Z1-2374 State Enterprise Zone: Los Angeles	

BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT:	UNLIMITED
PROPOSED BUILDING MAX. HEIGHT:	72'-4"

SETBACK				
	COMMERCIAL 1 ST FLR.		RESIDENTIAL 2-7 TH FLR.	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT (EAST)	0'-0"	0'-0"	0'-0"	0'-0"
SIDE (NORTH)	0'-0"	7"	0'-0"	7"
SIDE (SOUTH)	0'-0"	5'-6"	5'-0"	5'-6"
REAR (WEST)	0'-0"	5'-0"	5'-0"	5'-0"

PER LAMC 12.22.A.18.c.3 - LAMC 12.16.C.1 & 2
 SIDE & REAR YARD PER: LAMC 12.10.5. (INCENTIVE #4)
 FOR SETBACK DIAGRAM CALCULATION SEE SHEET 0.6

DENSITY	
C4 ZONE: R5 USES (MIXED USE PROJECT)	
LOT AREA:	11,421.7 SF
MAXIMUM ALLOWABLE UNIT:	200 SF/UNIT
BASE DENSITY:	57 UNITS
TOC TIER 4 80% DENSITY INCREASE: 57*1.8=102.6=102 UNITS	
PROPOSED UNITS:	89 UNITS
AFFORDABLE UNITS PROPOSED:	15% VLI: 14 UNITS
DATE:	10.22.2022
PAGE #	

NOTES
 PZA RESUB: 07.31.2024

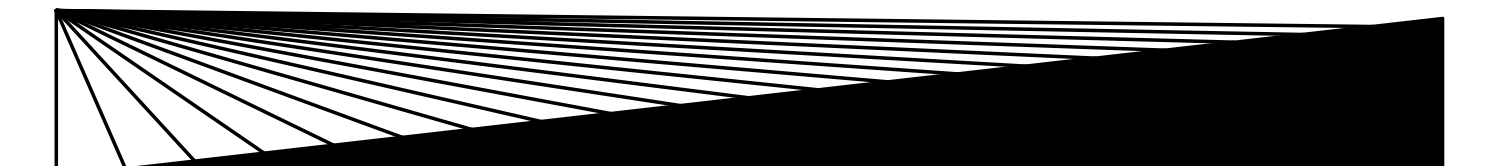
1749 N LAS PALMAS AVE, LOS ANGELES, CA 90028



LAS PALMAS APARTMENTS

NEW 89 UNIT APARTMENT BUILDING

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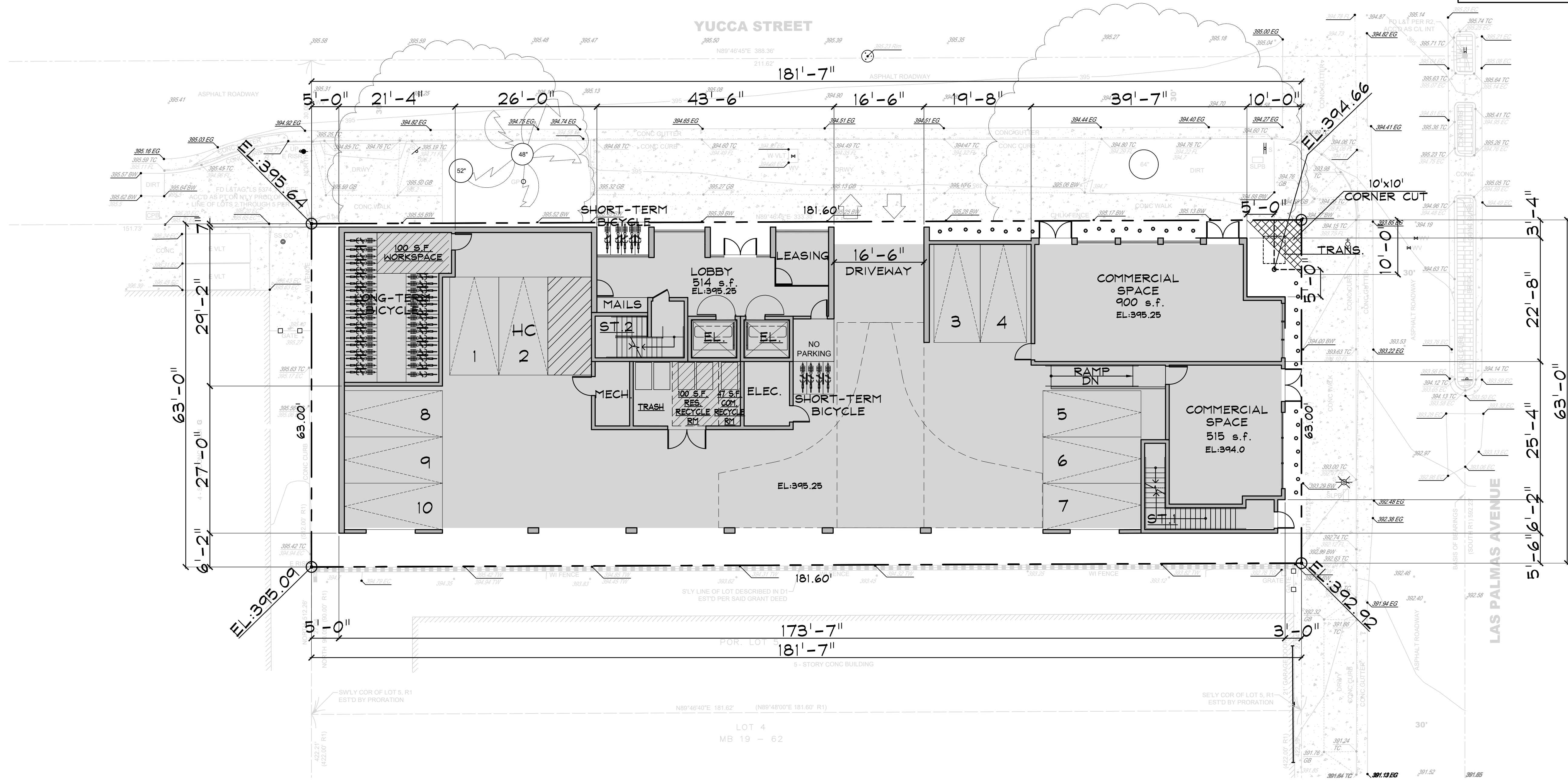
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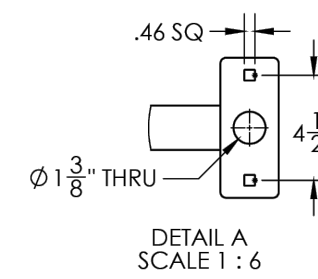
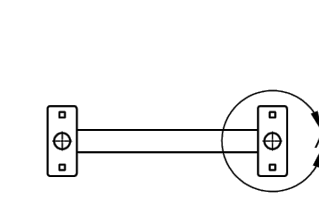
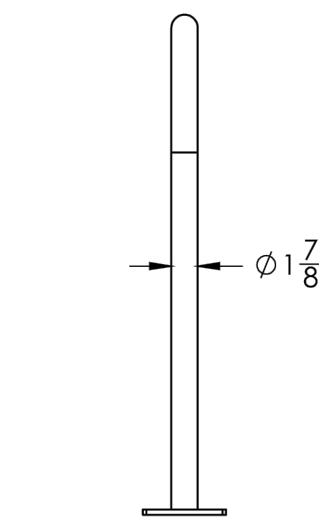
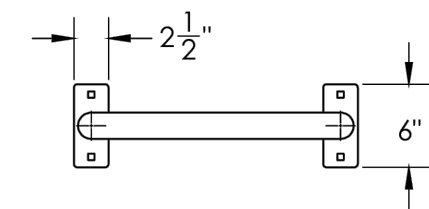
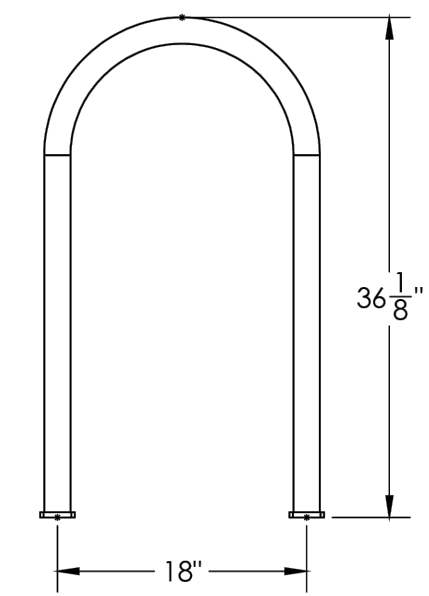
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SITE PLAN 

SHORT TERM BICYCLE RACK

GROUND CONTROL SYSTEMS
Micromobility Parking Solutions



Radius Bike Rack ***** Cut Sheet & Quick Specifications

MATERIALS & FEATURES

- ASTM A53 steel tubing
- U-lock compatible
- Slim and aesthetic design

FINISH OPTIONS

- Black Polyester Powder Coat

MOUNTING OPTIONS

- Surface mount - concrete (anchors sold separately)
- Rail Mount:
4, 6, 8, 10, 12 bike rails
- Rail lengths:
36", 66", 96", 126", 156"

SPACE USE RECOMMENDATIONS

- Wall setbacks
Parallel to wall: minimum 24" to center of rack
Recommended 36" to center of rack
Perpendicular to wall: minimum 42" to center of rack
- Rack to rack
Minimum: 30" (standard for rail mount)
Recommended: 36"
- Street setbacks
Parallel to street: minimum 24" to center of rack*
Recommended 36" to center of rack*
Perpendicular to street: minimum 24" to edge of base flange*

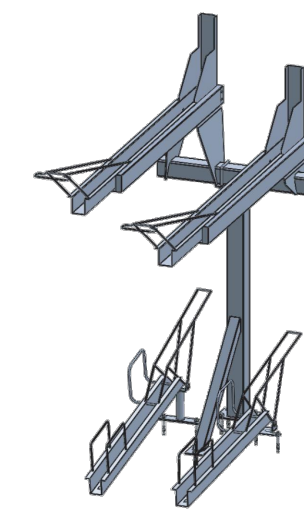
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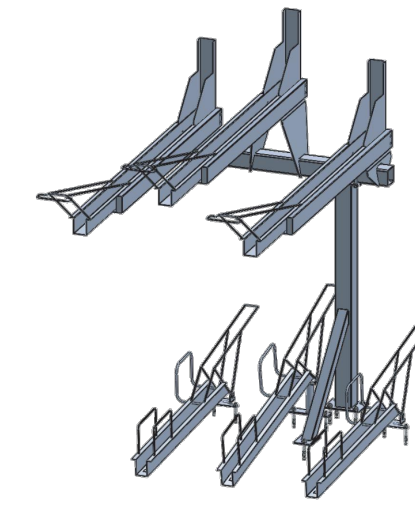
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LONG TERM BICYCLE RACK

GROUND CONTROL SYSTEMS
Micromobility Parking Solutions



DOUBLE DOCKER™ DD04



DOUBLE DOCKER™ DD06

Double Docker™ DD04, DD06 ***** Cut Sheet & Quick Specifications

MATERIALS & FEATURES

- All steel construction, ASI materials, for durability
- Plastic wheels for smooth travel of slide
- Urethane bumpers to absorb slide impact
- Zinc plated hardware
- Two-tier allows double the density
- Vertically staggered position prevents handle bar conflicts
- Gas strut Lift-assist makes loading easy - very little strength required*
- Grade 5 U-bolts keeps upper row secured
- Convenient locking loops to lock frame and wheel on bike
- Movable legs allow retro-fitting over existing horizontal bike parking

*Meets SMFTA requirements

FINISH

- Hot-Dipped Galvanized (Marine Environment)
- Black Powder Coat

CONFIGURATIONS & FOOTPRINT W/BIKES

- DD04 - 49.5" W 84" L X 102" H, - 4 bikes secured
- DD06 - 66.0" W 84" L X 102" H, - 6 bikes secured

MOUNTING OPTIONS

Surface Mount - Concrete (Anchors sold separately)
*Please contact us for additional information on Offset as a long-term parking solution.

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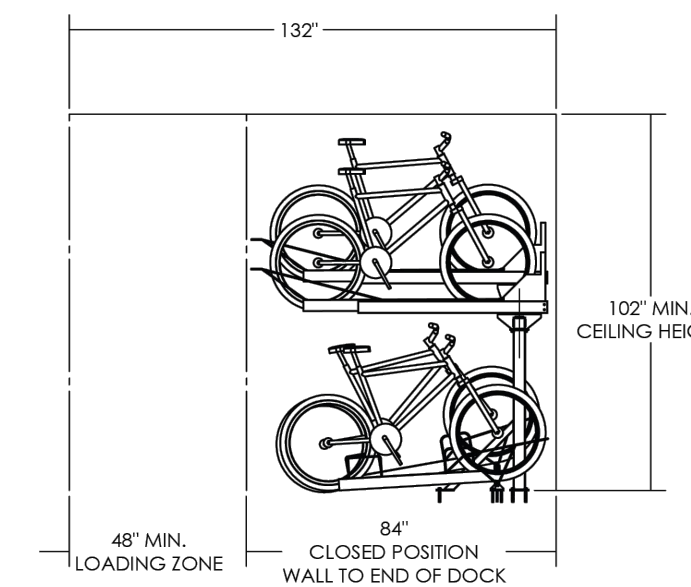
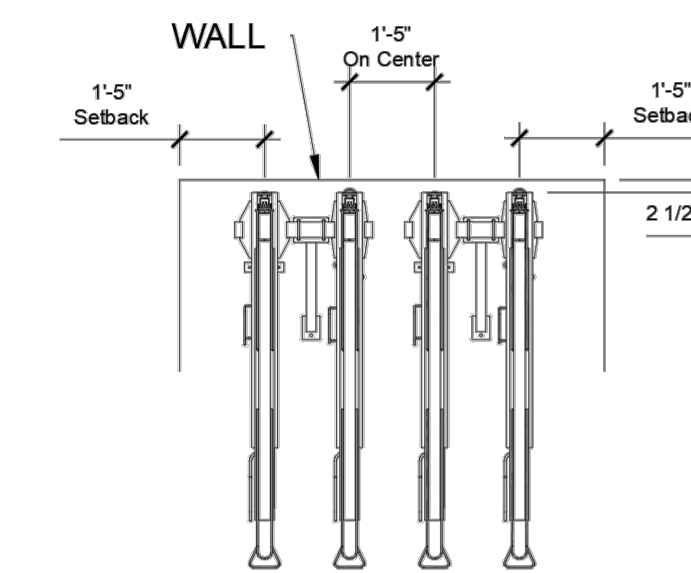
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GROUND CONTROL SYSTEMS
Micromobility Parking Solutions

Double Docker™ DD04, DD06 ***** Cut Sheet & Quick Specifications

SPACE USE RECOMMENDATIONS

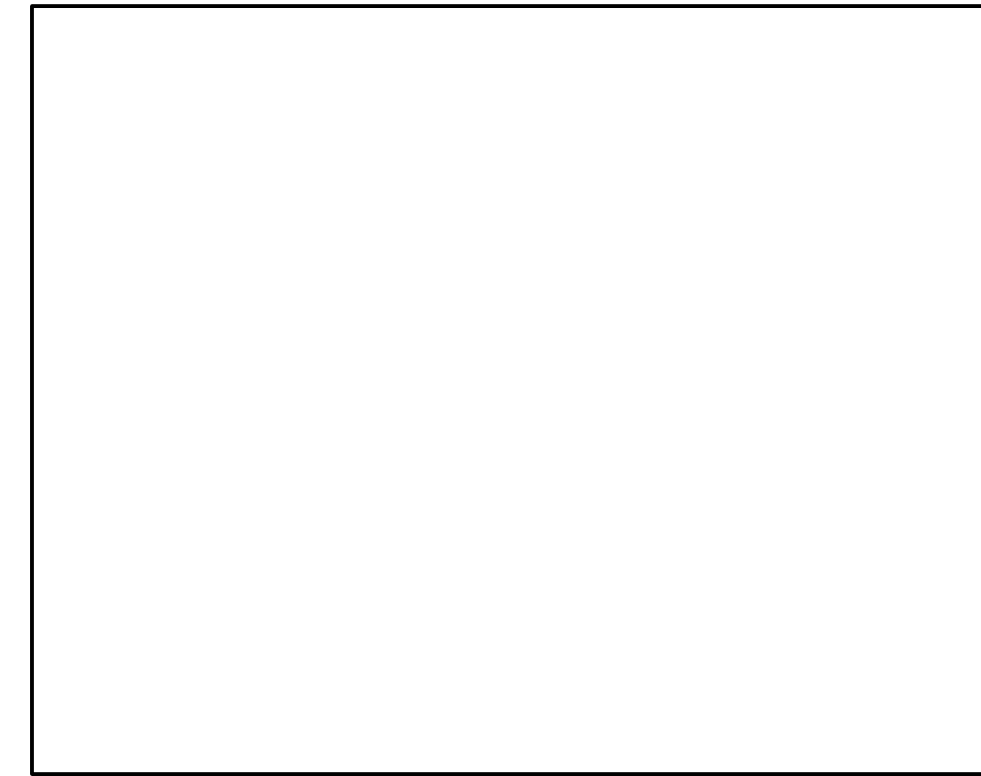
- Ceiling height: Minimum 102"
- Loading zone: Recommended 48"-72"
- Distance to front wall: 10" to center of beam (2.5" to edge of dock)
- Distance to side wall: 14.5" to 17" from center of bike
- When adding other Double Docker™ units in longer rows, maintain 17" bike to bike spacing
- Bike to bike spacing 17" OC standard



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SPEC SHEETS

NOTES

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LEGEND:

- PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1"=20' ON TO 1"=200')

- DI (Symbol) DRAIN INLET
DRWY DRIVEWAY
OVHG OVERHANG

ABBREVIATIONS:

- ACCD ACCEPTED
APPR APPROACH
BLK BLOCK

TOPOGRAPHY:

TOPOGRAPHIC DATA WERE GATHERED BY THE GROUND SURVEY METHODS. TOPOGRAPHIC CONTOURS ARE SHOWN AT 1' INTERVAL.

EASEMENTS:

THIS SURVEY DOES NOT INCLUDE REVIEWING PROJECT SITE FOR EXISTENCE OF ANY EASEMENTS. NO EASEMENTS ARE SHOWN HEREON.

UTILITIES:

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY OR SUBSTRUCTURE.

SCHEDULE "B" EXCEPTIONS:

- (A) B - EFFECT OF GENERAL AND SPECIAL TAXES, THE LIEN OF SUPPLEMENTAL TAXES.
(1) - EFFECT OF WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTES:

LEGAL DESCRIPTION:

THE NORTH 63 FEET OF LOT 5 IN BLOCK 3 OF THE HOLLYWOOD OCEAN VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION SOURCE:

CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. 00160531-994-LT2-JC DATED AUGUST 31, 2021.

BASIS OF BEARINGS:

THE BEARING NORTH 00°00'00" WEST OF THE CENTERLINE OF LAS PALMAS AVENUE SHOWN ON HOLLYWOOD OCEAN VIEW TRACT RECORDED IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARIES:

THE BOUNDARY SOLUTION SHOWN HEREON HAS BEEN DEVELOPED FROM THE REFERENCED LEGAL DESCRIPTION AND IS BASED UPON ANALYSIS OF THE PUBLICLY AVAILABLE RECORD DATA AND LOCATION OF THE RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

REFERENCES:

(XXX.XX) - INDICATES RECORD OR CALCULATED FROM RECORD DATA PER REFERENCES SHOWN BELOW. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

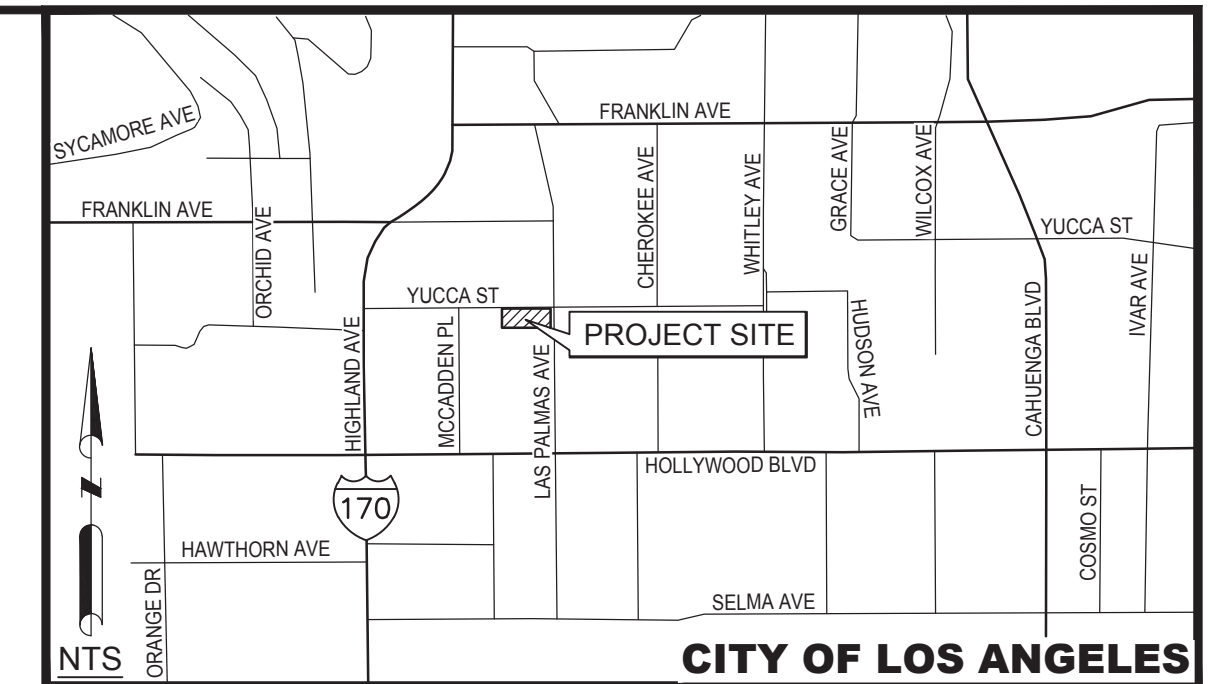
- R1 - HOLLYWOOD OCEAN VIEW TRACT, MB 1-62
R2 - CEFB 147-185, PG. 189
R3 - CEFB 147-185, PG. 188

AREA:

BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS: 11,442 SQ. FEET, 0.2627 ACRES

BENCHMARK:

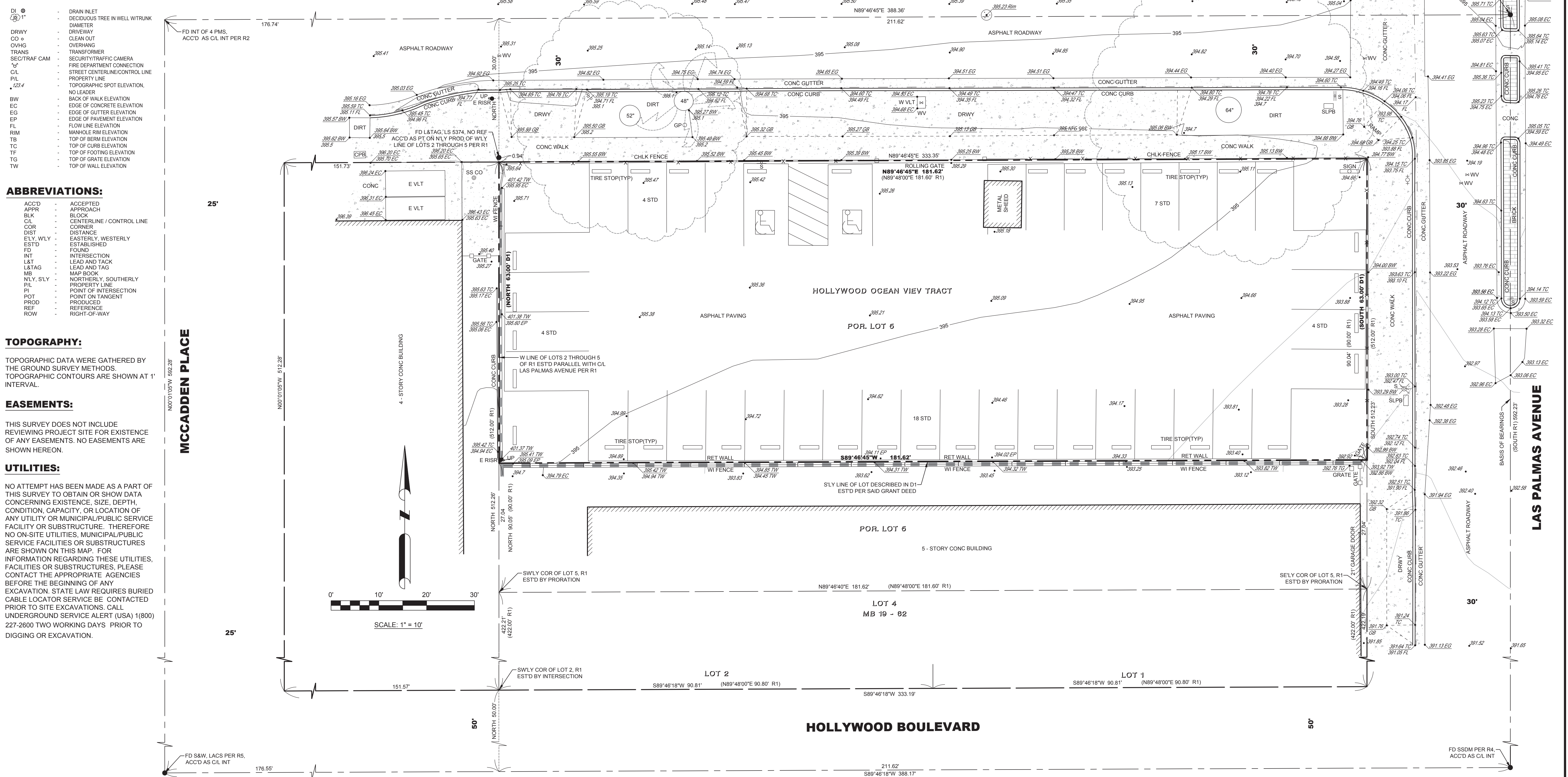
VERTICAL VALUES SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING CITY OF LOS ANGELES BENCHMARK NO. 12-20851 BEING SPK W CURB HIGHLAND AVE; 6' N/O N CURBLINE PROD YUCCA ST, N END CB, HAVING PUBLISHED ELEVATION OF 393.041 US FEET (2000 ADJUSTMENT).



APPROXIMATE GEOGRAPHIC LOCATION: LAT: N34.10301° LON: W118.33654°

VICINITY MAP

NOT TO SCALE



BULOFF SURVEYING & MAPPING, INC. 4004 SCHUYLKILL DR CALABASAS, CA 91302 (323) 240-2303 | BULOFF.COM

DATE: 08/27/2021 SCALE: 1"=10' CONTOUR INTERVAL: 1'

SEAL: SERGI BULOFF PROFESSIONAL LAND SURVEYOR STATE OF CALIFORNIA No. 8099

DESIGN GROUP: D.S. K.B. S.B. DATE: 9/30/2021

Table with columns: NO. REVISIONS, DATE, BY, APPD.

PREPARED EXCLUSIVELY FOR: DAVELY CONSTRUCTION, INC. PROJECT: TOPOGRAPHIC & BOUNDARY SURVEY PARKING LOT ADDRESS: 1749 N LAS PALMAS AVENUE LOS ANGELES, CALIFORNIA 90028

PROJECT NO. 13550101 SHEET NO. 1 OF 1 SHEETS



TRANSIT ORIENTED COMMUNITIES

This form is to serve as a referral to the Los Angeles City Planning Development Services Center (DSC) for Affordable Housing case filing purposes...

This form shall be completed by the Applicant and reviewed and signed by City Planning's Affordable Housing Services Section (AHSS) Staff prior to filing for an entitlement, administrative review, or building permit.

Notes: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application (CP-7771.1) and City Planning Application Filing Instructions (CP-7810).

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: MIGUEL GAMBOA, City Planning Associate
Planning Staff Signature: [Signature]
Referral Date: 4/2/2024 Expiration Date: 9/29/2024
Case Number: PAR_2023-7835-TOC
TRANSPORTATION QUALIFIERS
Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro B (Red Line) Hollywood/Highland
Service Interval #1: Rail L.O.S. <750' Service Interval #2: Rail L.O.S. <750'
Qualifier #2 (rail name & stop, ferry terminal or bus #):
Service Interval #1: Service Interval #2:
TOC Tier*: [] Tier 1 [] Tier 2 [] Tier 3 [x] Tier 4

* If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

Notes:

This project qualifies for Tier 4 is utilizing two (2) base and two (2) additional incentives. The project shall be subject to any applicable Hollywood Redevelopment Plan area regulations as well as LAMC regulations from which relief is not requested.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

[] LAHD [] DBS [] Funding [] SB 35 [] ED 1 [] AB 2011
[x] Other:

APPLICANT INFORMATION

Applicant Name: Urban Design Specialists
Phone Number: 310.301.1810
Email: info@udspecc.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 1749 Las Palmas Ave, Los Angeles CA 90028
Assessor Parcel Number(s): 5547010005
Community Plan: Hollywood
Existing Zone: C4-2D-SN
Land Use Designation: Regional Center Commercial
Number of Parcels: 1
Project Site Area (sf): 11,421.7
[] ED 1 Eligible [] Specific Plan [] HPOZ [] DRB
[] CPIO [x] Enterprise Zone [x] Redevelopment Project Area

2 Project Address must include all addresses on the subject/application site (as identified in ZIMAS http://zimas.lacity.org).

3 Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

[] Q Condition/D Limitation/T Classification (specify and provide a copy):
[x] Other Pertinent Zoning Information (specify): ZI-2331, ZI-2374, ZI-2452, ZI-2498, ZI-2512
[x] Location of Major Transit Stop (specify the intersection or Metro stop): Hollywood/Highland Metro station

II. PROJECT INFORMATION (if requesting additional incentives)

2. DESCRIPTION OF PROPOSED PROJECT

New 7-story 89-unit apartment building with 1st level of commercial space and parking garage. 2nd- 7th for residential units. Base incentives: 1. Floor area increase of 70%, 2. Parking reduction Additional incentives: 1) 25% open space reduction. 2) Setbacks per RAS3. In exchange, 14 units will be set aside for Very-low income households.

3. EXISTING USE

A. Describe Existing Development (Attach additional pages if necessary): Parking lot

Table with 4 columns: Existing Uses Dwelling Unit (DU) Square Footage (SF), Existing No. of DUs or Non-Residential SF, Existing No. of DUs or Non-Residential SF to be Demolished, Proposed No. of DUs or Non-Residential SF. Rows include Guest Rooms, Studio, One Bedroom, Two Bedrooms, Bedrooms, Non-Residential SF, and Other.

4 Per AB 744, a Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

5 Per SB 8, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

B. Previous Cases Filed:

Table with 3 columns (1, 2, 3) and 4 rows (Case No(s), Date Filed, Date Approved, End of Appeal Period, Environmental Case No.).

4. APPLICATION TYPE

[x] Transit Oriented Communities (TOC) (per TOC Guidelines) with Base Incentives, filed in conjunction with another discretionary approval. Note: If the project is by-right, this form is not required.
[x] TOC (per TOC Guidelines) with Additional Incentives (specify below, maximum of three):
1) 25% Open space reduction
2) Setbacks per RAS3
3)
[] If applicable, projects adhering to the Labor Standards in LAMC Section 11.5.11 may be granted two more Additional Incentives as listed in the TOC Guidelines (specify below):
4)
5)
[x] Site Plan Review per LAMC Section 16.05
[] Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C
[] Community Design Overlay per LAMC Section 13.08
[] Coastal Development Permit per LAMC Sections 12.20.2 or 12.20.2.1
[] Tract or Parcel Map per LAMC Sections 17.00 or 17.50
[] Other entitlements requested (specify) (Attach additional pages if necessary):

5. ENVIRONMENTAL REVIEW

[] Project is Exempt
[x] Not Yet Filed
[] Filed (Case No.):

6. HOUSING DEVELOPMENT PROJECT TYPE

Check all that apply:
[x] For Rent [] For Sale [] Mixed-Use Project
[x] Market Rate [] Extremely Low Income [x] Very Low Income
[] Low Income [] Moderate Income [] Senior
[] Chronically Homeless [] Other (describe):

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning
Lot size (including any 1/2 of alleys): 11,421.7 SF (a)
Minimum area per dwelling unit: 200 SF of lot area per DU (b)
Units allowed by right (per LAMC): 57 DUs (c) [c = a/b, round down to whole number]
Base Density: 58 DUs (d) [d = a/b, round up to whole number]
B. Maximum Allowable Density Bonus: 105 DUs (e) [e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4); in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4); round up to whole number]

6 Ministerial Projects (aka, "By-Right") and projects that are eligible for ED 1 Ministerial Approval Process does not require CEQA review.

7 If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

8 ED 1 qualifying projects can utilize the highest density allowed by the underlying zone or land use.

C. Proposed Project: Indicate the total number of DUs requested. For information on HCD and HUD levels of affordability, contact the LAHD https://housing.lacity.org.

Table with 2 columns: Category, Value. Rows include Market Rate (75), Managers Unit(s) - Market Rate, Extremely Low Income, Very Low Income (14), Low Income, Moderate Income, TOTAL No. of DUs Proposed (89), TOTAL No. of Affordable Housing DUs (14), No. of Density Increase DUs (32), Percent Density Increase Requested (53.45%), Percent of Affordable Set Aside (15%).

8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05.C, unless otherwise exempted per LAMC Section 16.05 D. For TOC projects involving bonus units, use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per LAMC Section 16.05 D, confirm the exemption with AHSS Staff.
57 units allowed by right (permitted by LAMC) - 0 existing units = 57 units
[x] YES, SPR is required. Proposed by-right units minus existing units is equal to or greater than 50
[] NO, SPR is not required. Base Density units minus existing units is less than 50
[] Exempt. Specify reason:

9 HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TOC) = Published affordability levels per the United States Department of Housing and Urban Development.

10 Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

11 Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

9. INCENTIVES

A. Base Density (Check all that apply)

Table with 2 columns: Tier, Permitted FAR (whichever is greater). Rows include Tier 1, Tier 2, Tier 3, Tier 4 (55% or 4.25:1 in Commercial Zone), RD Zones or Specific Plans/ Overlay Districts that Regulate FAR (45%, unless Tier 1), If Base FAR < 1.25:1 (2.75:1), Greater Downtown Housing Incentive Area (40%).

Table with 2 columns: Maximum Permitted (per LAMC), Proposed (per TOC). Rows include Final FAR (3:1:1, 4.5:1).

[x] Parking Reductions Allowed:

Table with 3 columns: Tier, Residential, Ground Floor Commercial. Rows include Tier 1, Tier 2, Tier 3, Tier 4 (No Parking Requirements, 40% Reduction), 100% Affordable Housing (No Parking Requirements, N/A), AB 2097 (No Parking Requirements, No Parking Requirements).

Table with 2 columns: Category, Value. Rows include Total No. of bedrooms (94), Total No. of residential DUs (89), Non-Residential parking per LAMC (3).

12 Refer to TOC Guidelines Section VI.1.b. for exceptions.

13 Calculated per LAMC 12.22 A.29(c)(1).

14 Refer to TOC Guidelines Section VI.1.b. for exceptions.

15 Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.



1749 N LAS PALMAS AVE
LOS ANGELES, CA 90028

TOC REFERRAL FORM

NOTES

SCALE: 1/16" = 1'-0"
DATE: 10.22.2022

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	Required (per LAMC)	Proposed (per TOC)
Final Residential Parking	111	2
Final Non-Residential Parking	1/500	3

Other Parking Notes (Attach additional pages if necessary): No parking required per AB 209

B. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application. Check only one:

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input checked="" type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

58 Base Density x 10 % required for No. of incentives requested = 6 Affordable DUs

C. Additional Incentives (check selected incentives as qualified according to Section 9B)

Yard/Setback (each yard counts as one incentive in Tiers 1 and 2; two yards count as one incentive in Tiers 3 and 4)

RAS 3 Yards (only for Commercial Zones; specify numbers below, but only check this box)

	Permitted w/o Incentives	Proposed per Incentives
<input type="checkbox"/> Front	0'-0"	0'-0"
<input type="checkbox"/> Rear	19'-0"	5'-0"
<input type="checkbox"/> Side (1)	(South) 10'-0"	5'-6"
<input type="checkbox"/> Side (2)	(North) 0'-0"	0'-7"

Yard/Setback Reductions Allowed:

Project Location	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

	Permitted w/o Incentives	Proposed per Incentives
<input type="checkbox"/> Lot Coverage		
<input type="checkbox"/> Lot Width		
<input type="checkbox"/> Height/No. of Stories		

Height Increases Allowed:

Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits < 45 feet	Second and third additional stories must be stepped back at least 15 feet from any frontage

TRANSITIONAL HEIGHT (check one): Per LAMC Per TOC Guidelines¹⁸ N/A

	Permitted w/o Incentives	Proposed per Incentives
<input checked="" type="checkbox"/> Open Space	9,025 SF	6,768.75 SF
<input type="checkbox"/> Density Calculation		

Averaging (all count as one incentive – check all that are needed)

FAR Density Parking Open Space Vehicular Access

Public Facilities (PF) Zone

TOTAL # of Additional Incentives Requested: 2

Other Incentive Notes (Attach additional pages if necessary):

¹⁸ Provide elevations that show the 45-degree angle as allowed by the TOC Guidelines to determine the allowed height.

10. COVENANT

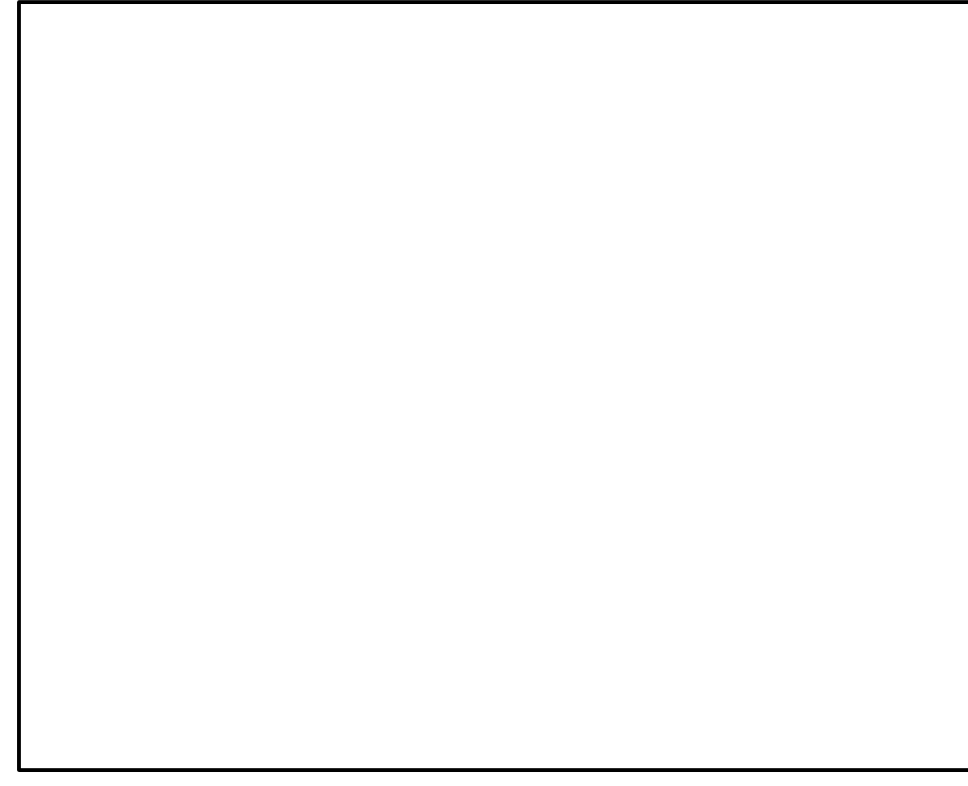
All TOC projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. Contact LAHD at lahd.landuse@lacity.org.

11. REPLACEMENT UNITS

Applicants must obtain a Replacement Unit Determination from LAHD pursuant to the Housing Crisis Act of 2019, as amended by SB 8.

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.

Plans have not been checked for full compliance with LAMC and Los Angeles Building Code. Submittal of a signed Referral Form does not constitute approval of Plans or Entitlements and it does not constitute a case filing or deem a project complete. For projects located within Specific Plans/Overlays, consult with the assigned project planner for additional limitations.



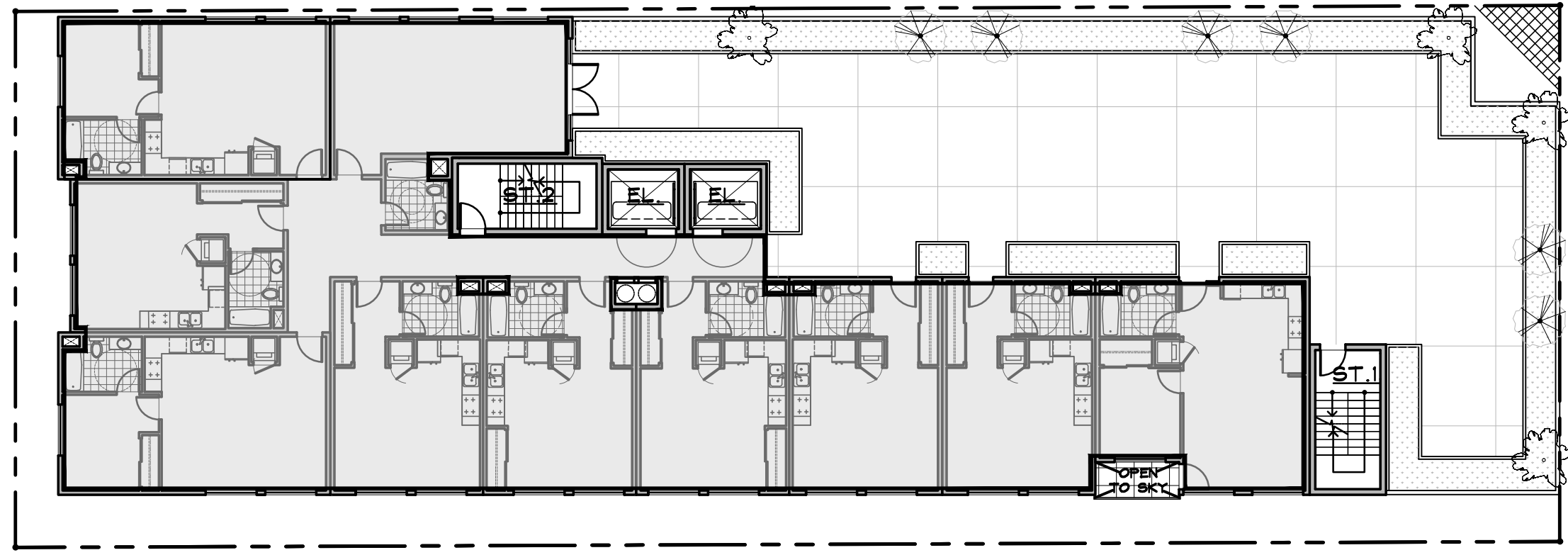
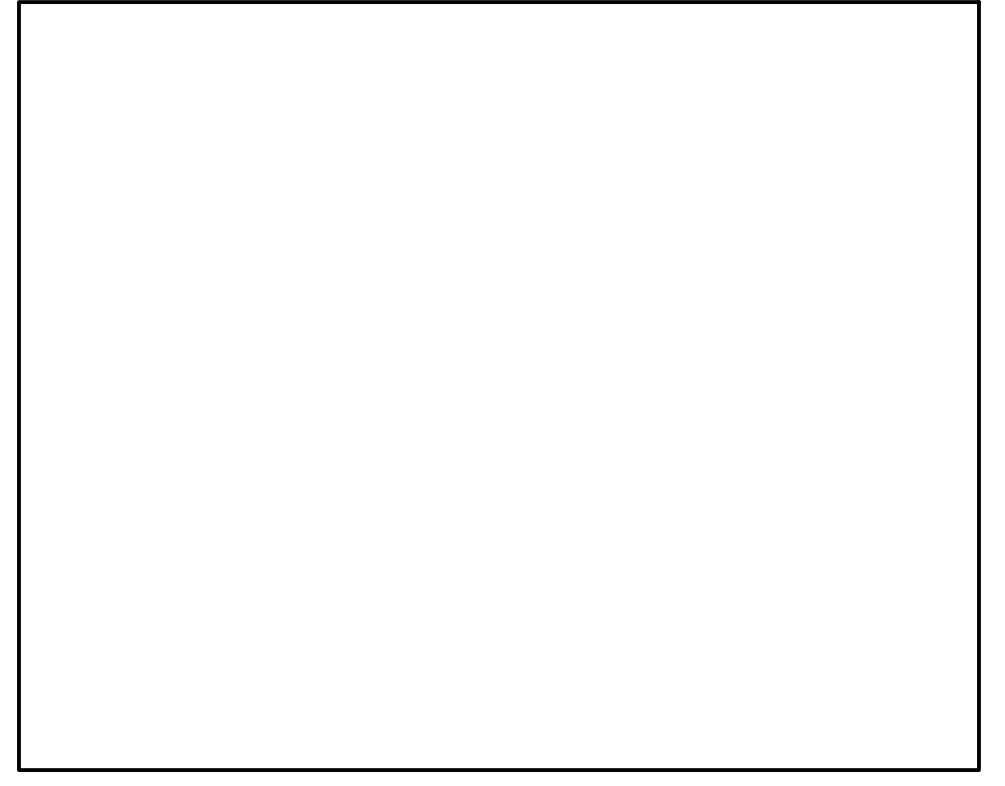
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DATE: 10.22.2022

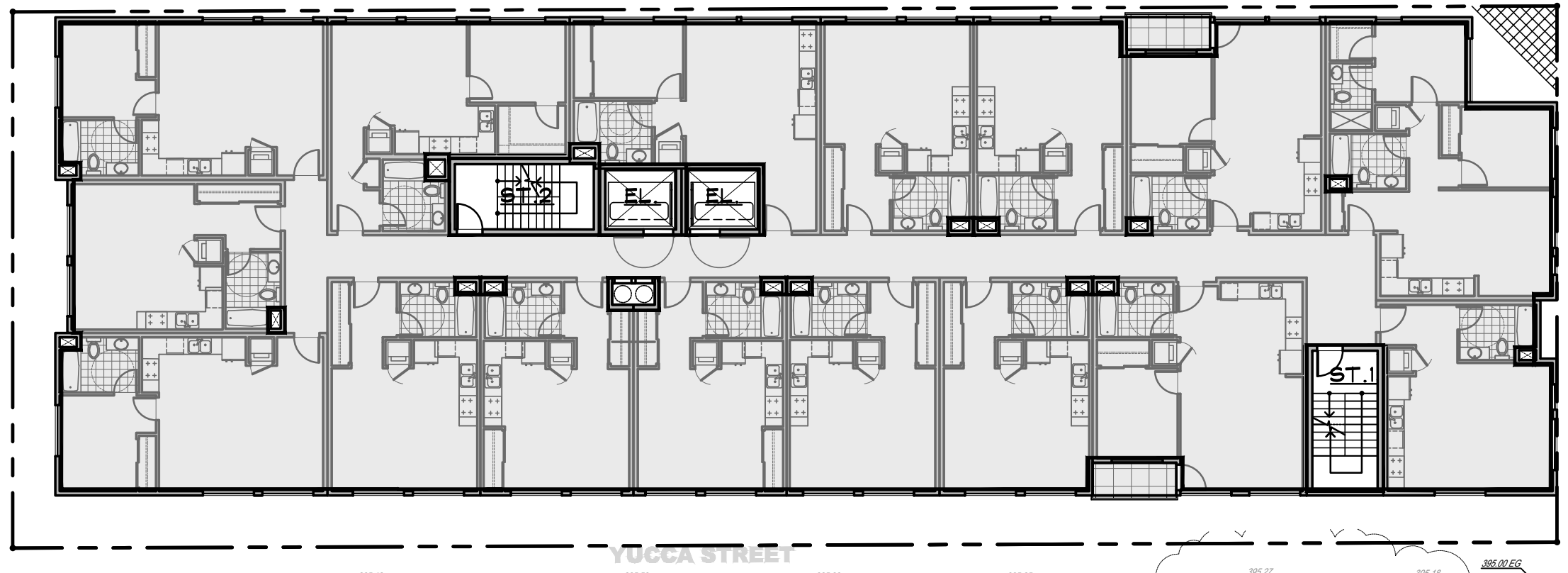
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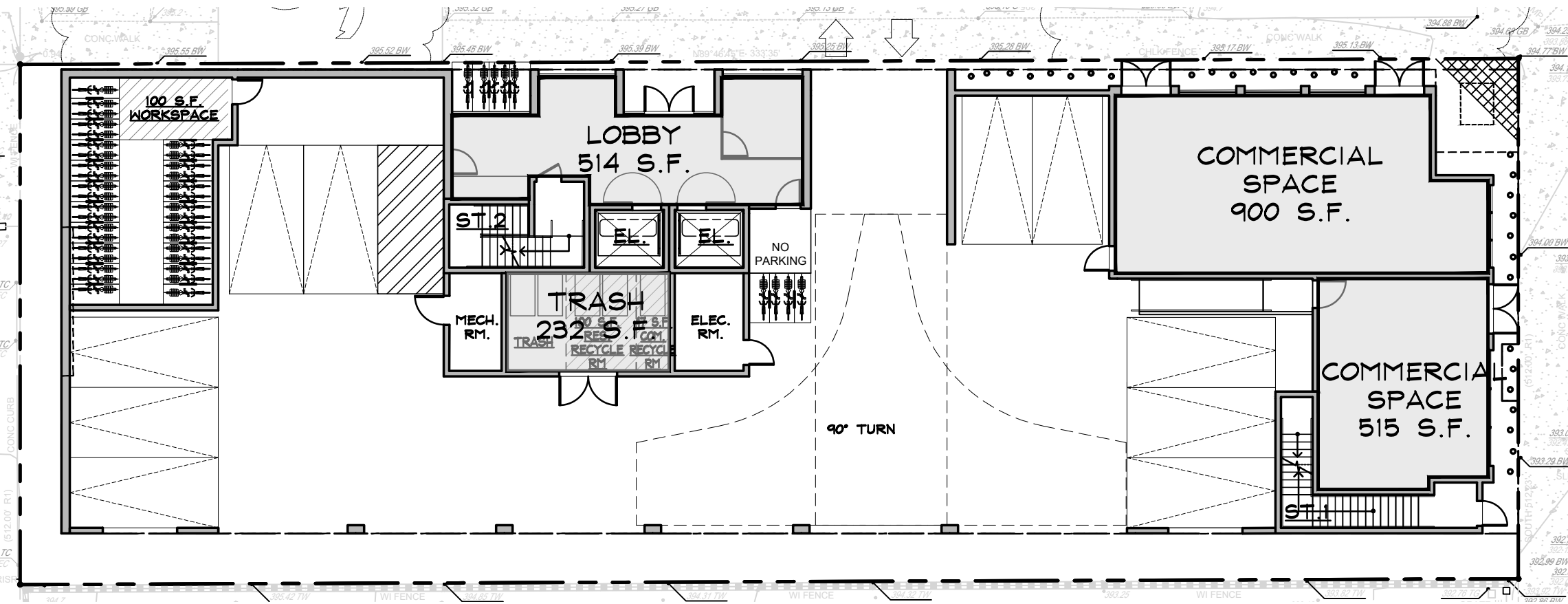
	FLOOR AREA S.F.
7TH FLOOR	5,170 S.F.

7TH FLOOR ↑
 SCALE: 1/16" = 1'-0"



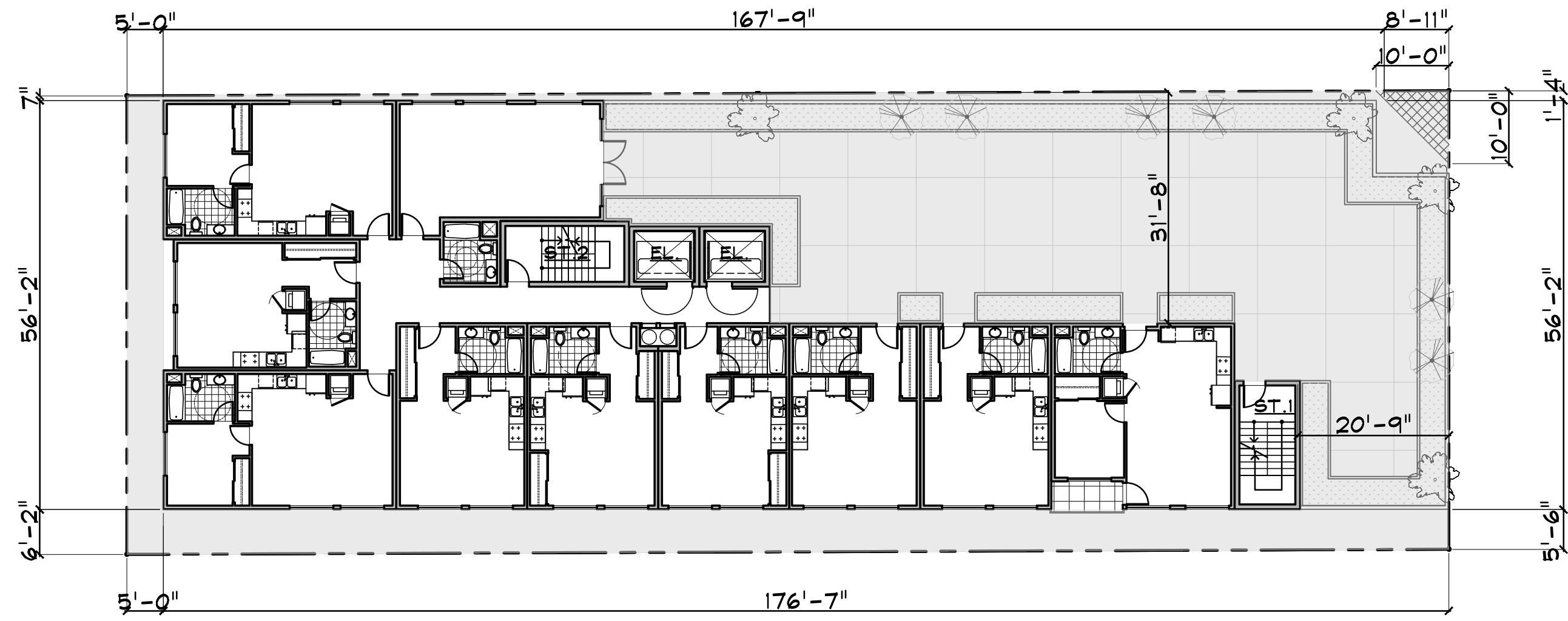
	FLOOR AREA S.F.
2ND FLOOR	8,812 S.F.
3RD FLOOR	8,812 S.F.
4TH FLOOR	8,812 S.F.
5TH FLOOR	8,812 S.F.
6TH FLOOR	8,812 S.F.
TOTAL	44,060 S.F.

2ND-6TH TYPE FLOOR ↑
 SCALE: 1/16" = 1'-0"



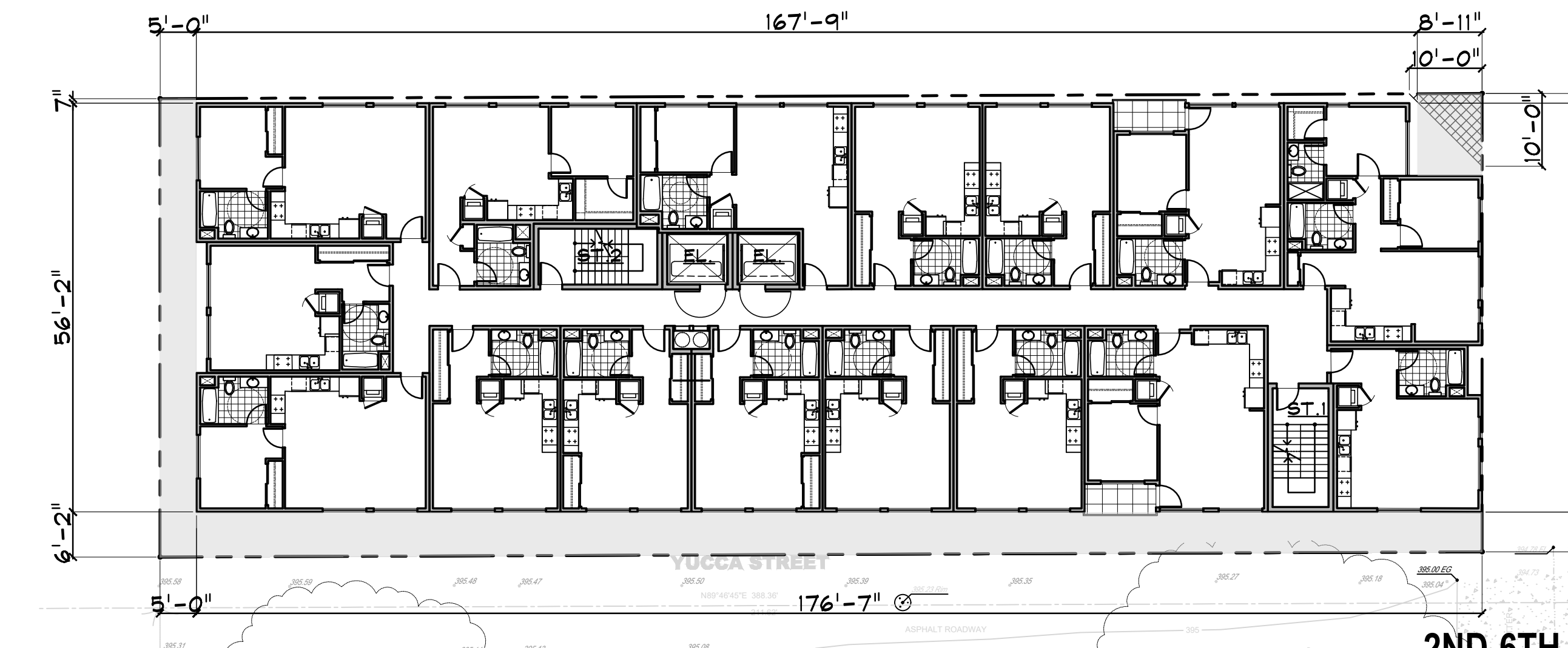
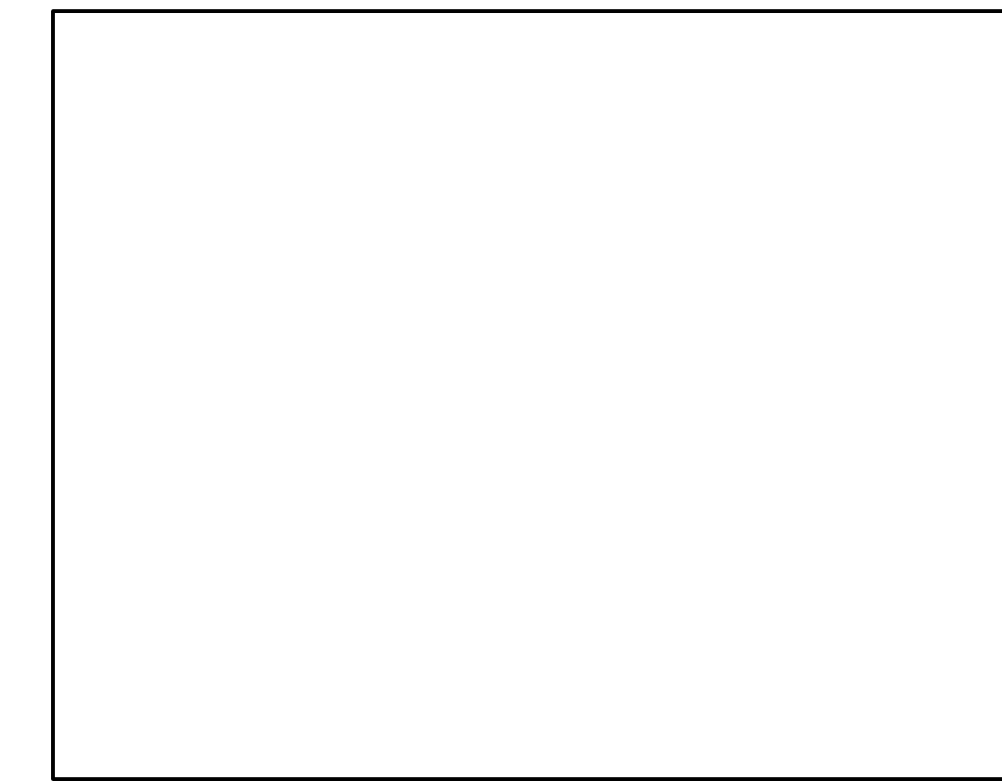
	FLOOR AREA S.F.
1ST FLR. LOBBY	514 S.F.
1ST FLR. COMMERCIAL	900 S.F.
1ST FLR. COMMERCIAL	515 S.F.
1ST FLR. TRASH RM	232 S.F.
TOTAL	2,161 S.F.

FIRST FLOOR ↑
 SCALE: 1/16" = 1'-0"



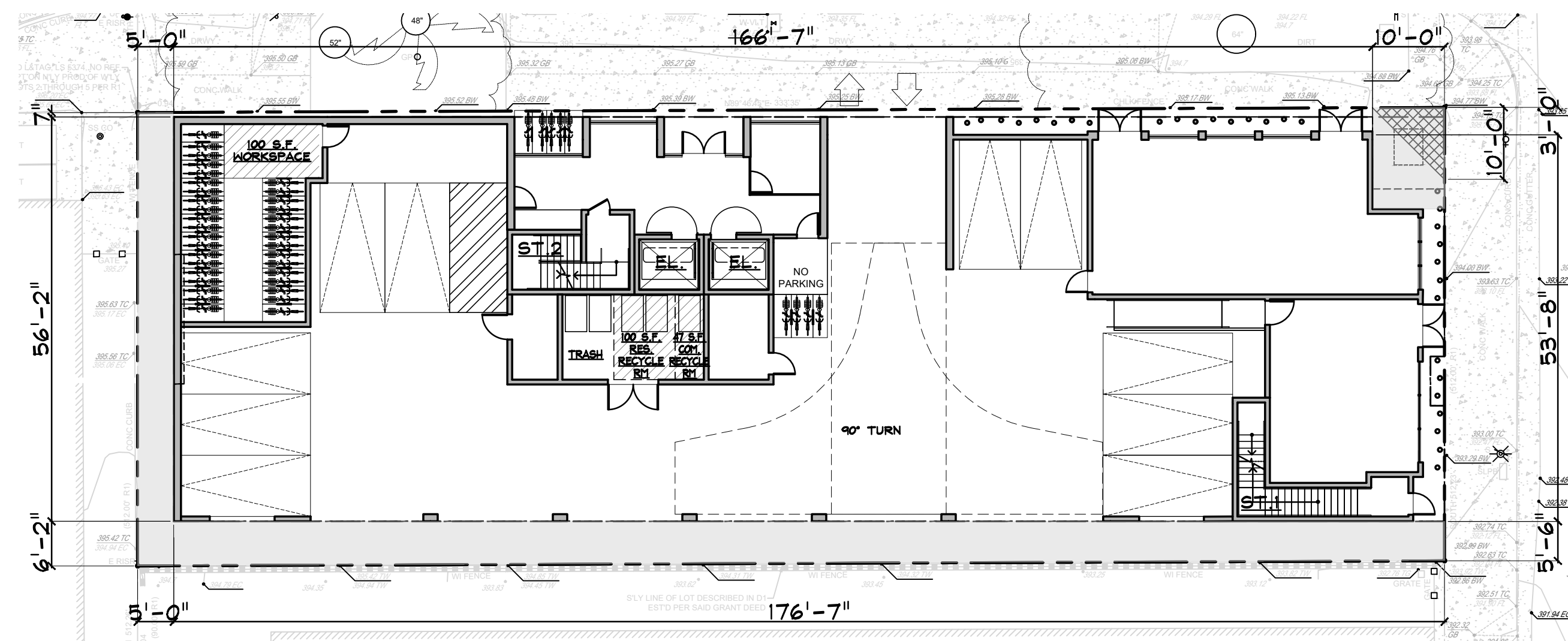
7TH FLOOR
SCALE: 1/16" = 1'-0"

	7TH FLOOR	
	REQ.	PROP.
FRONT (EAST):	MIN.: 0'	MIN.: 20'-9"
SIDE (NORTH):	MIN.: 0'	MIN.: 7"
SIDE (SOUTH):	MIN.: 5'-0"	MIN.: 5'-6"
REAR (WEST):	MIN.: 5'-0"	MIN.: 5'-0"



2ND-6TH TYPE FLOOR
SCALE: 1/16" = 1'-0"

	2ND-6TH FLOOR	
	REQ.	PROP.
FRONT (EAST):	MIN.: 0'	MIN.: 0'
SIDE (NORTH):	MIN.: 0'	MIN.: 7"
SIDE (SOUTH):	MIN.: 5'-0"	MIN.: 5'-6"
REAR (WEST):	MIN.: 5'-0"	MIN.: 5'-0"



FIRST FLOOR
SCALE: 1/16" = 1'-0"

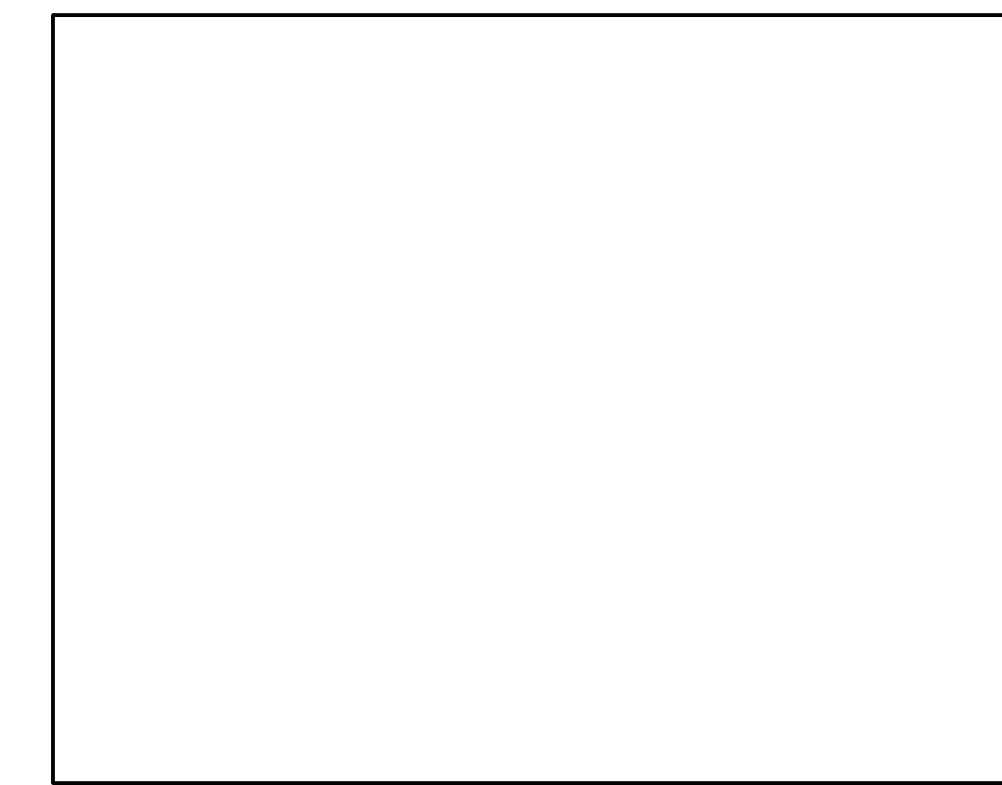
	1ST FLOOR	
	REQ.	PROP.
FRONT (EAST):	MIN.: 0'	MIN.: 0'
SIDE (NORTH):	MIN.: 0'	MIN.: 7"
SIDE (SOUTH):	MIN.: 5'-0"	MIN.: 5'-6"
REAR (WEST):	MIN.: 5'-0"	MIN.: 5'-0"

NOTES

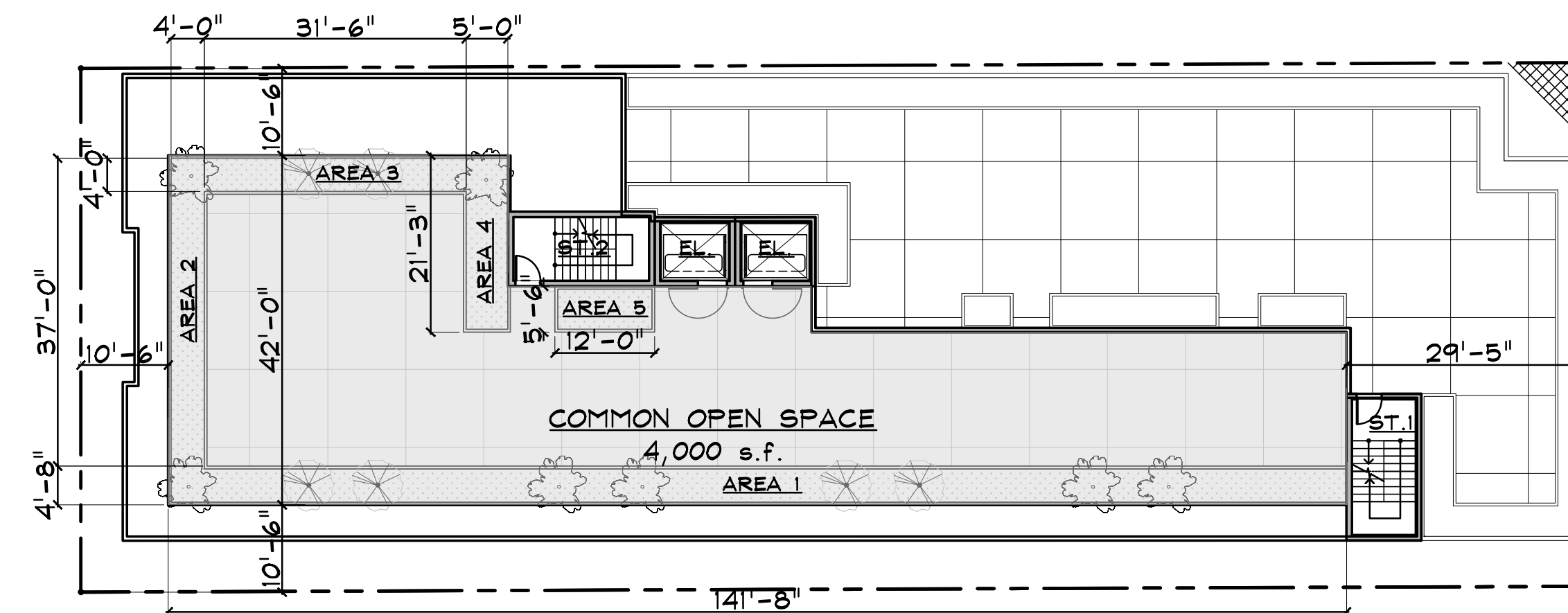
SCALE: 1/16" = 1'-0"

DATE: 10.22.2022

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PLANTER AREA:
 141'-8" x 4'-0" (AREA 1) = 566 S.F.
 37'-4" x 4'-0" (AREA 2) = 149 S.F.
 31'-6" x 4'-0" (AREA 3) = 126 S.F.
 21'-3" x 5'-0" (AREA 4) = 106 S.F.
 12'-0" x 5'-6" (AREA 5) = 66 S.F.
TOTAL: 1013 S.F.



	ROOF
COMMON OPEN SPACE	4,000 S.F.

ROOF PLAN

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



OPEN SPACE REQUIRED:

>3 HABITABLE ROOMS: 100 SF X 84 UNITS= 8,400 SF
 3 HABITABLE ROOMS: 125 SF X 5 UNITS= 625 SF

TOTAL OPEN SPACE: 9,025 SF

TOC TIER 4 (INCENTIVE #3):

25% REDUCTION: - 2,256.25 SF = **6,768.75 SF**

OPEN SPACE PROVIDED:

7TH FLR. OPEN SPACE ROOF DECK 3,650 S.F.
 ROOF LEVEL OPEN SPACE 4,000 S.F.
TOTAL PROPOSED OPEN SPACE: 7,650 S.F.

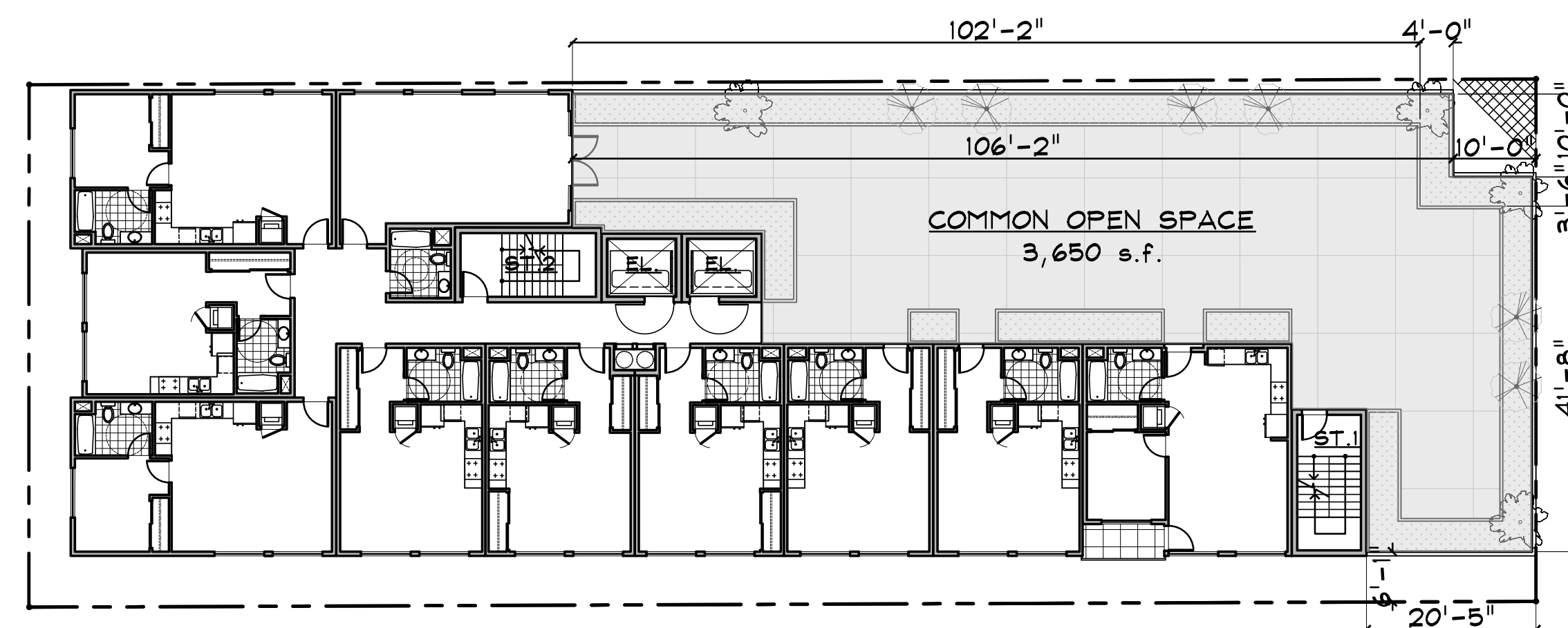
PLANTED COMMON OPEN SPACE PER LAMC 12.21 G.2(a)(3)

	AREA		REQUIRED PLANTER AREA
COMMON OPEN SPACE #1	3,650	25%	912.5 S.F.
COMMON OPEN SPACE #2	4,000	25%	1000 S.F.

**24 INCH BOX TREES REQUIRED PER LAMC 12.21 G.A(3)
 (MAY INCLUDE STREET TREES IN PARKWAY)**

# OF DWELLING UNITS	89	1:4 D/U	22.25= 23
---------------------	----	---------	-----------

PLANTER AREA:
 141'-8" x 4'-0" (AREA 1) = 566 S.F.
 37'-4" x 4'-0" (AREA 2) = 149 S.F.
 31'-6" x 4'-0" (AREA 3) = 126 S.F.
 21'-3" x 5'-0" (AREA 4) = 106 S.F.
 12'-0" x 5'-6" (AREA 5) = 66 S.F.
TOTAL: 1013 S.F.

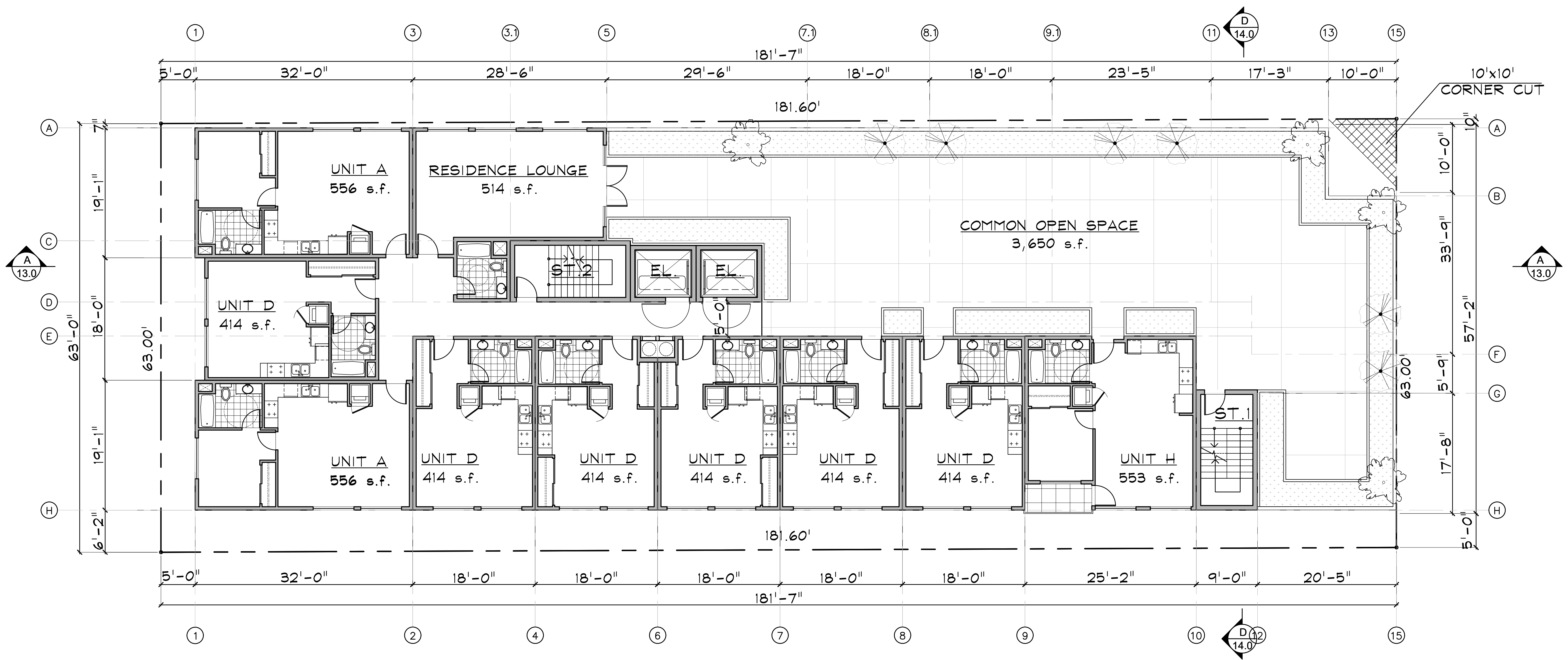


	7TH FLOOR
COMMON OPEN SPACE	3,650 S.F.

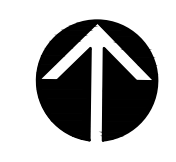
7TH FLOOR PLAN

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





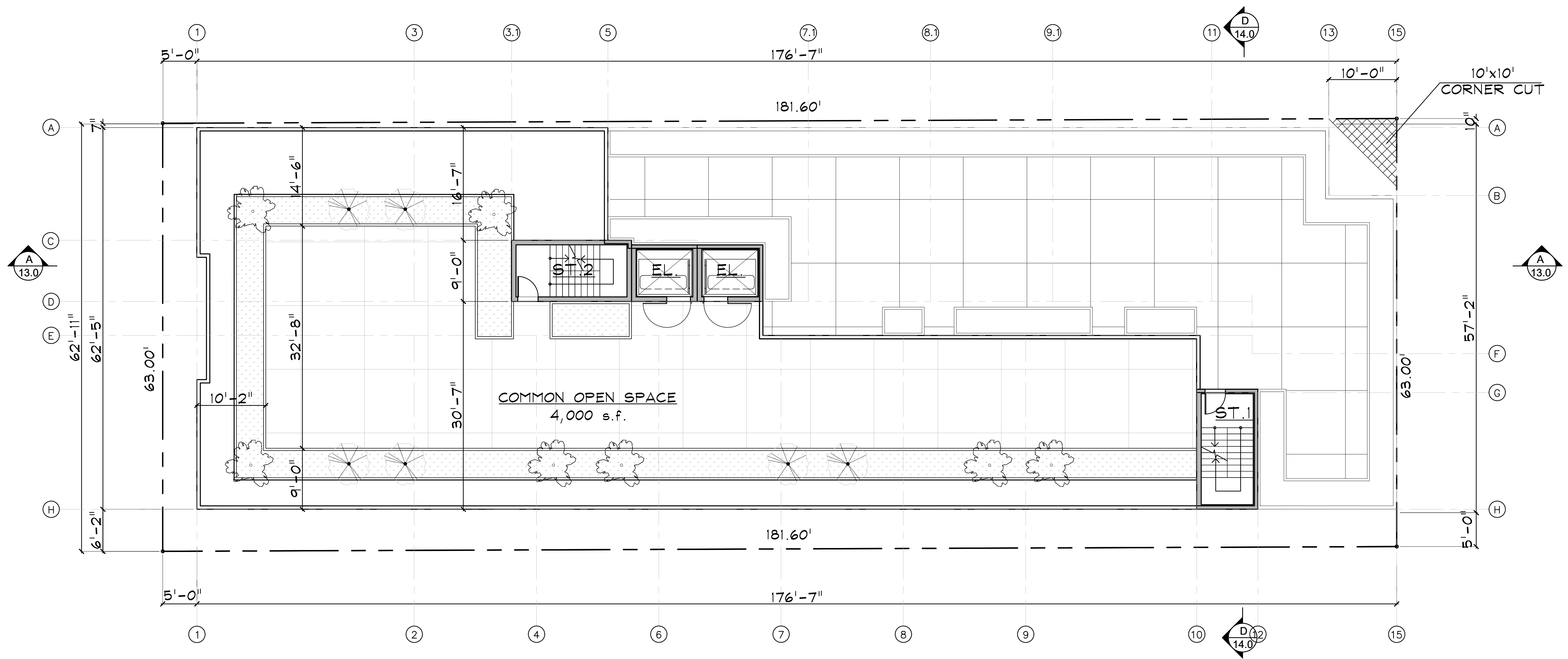
7TH FLOOR PLAN



NOTES

SCALE: 3/32" = 1'-0"
 DATE: 10.22.2022

PAGE #



NOTES:

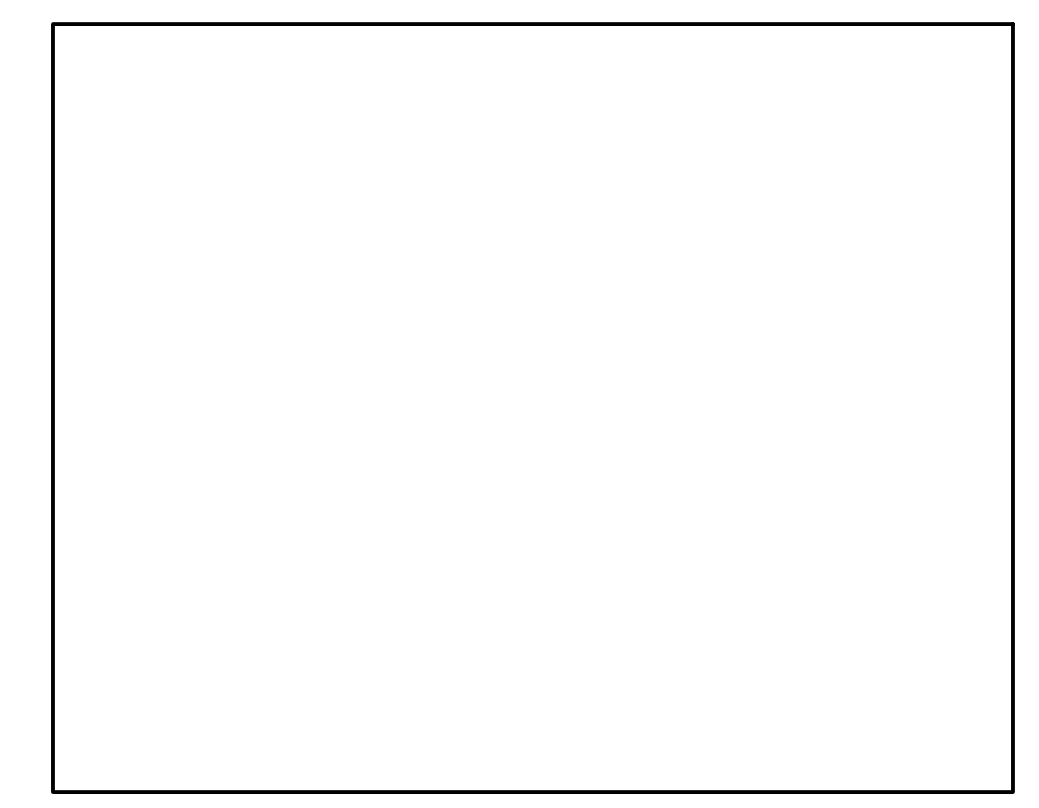
1. BUILD-UP ROOF (SEE SPECIFICATION).
2. A/C CONDENSER UNITS.
3. BATHROOMS VENTS.
4. GARAGE VENTILATION SHAFTS.
5. METAL TRELLIS.
6. 50" HIGH PARAPET.
7. ROOF DECK BELOW.
8. ROOF EQUIPMENT SCREEN.
9. ROOF HATCH FOR EQUIPMENT ACCESS.

ROOF PLAN 

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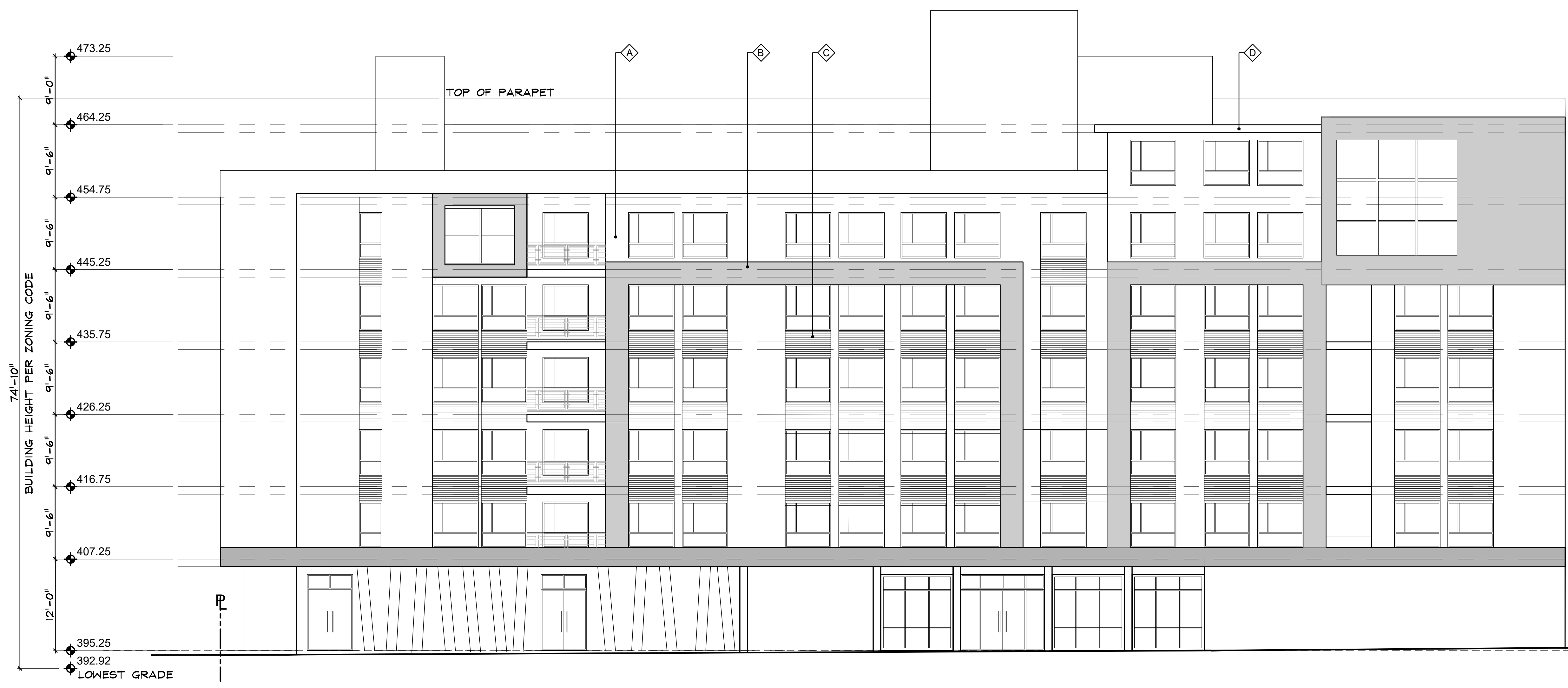
ROOF PLAN

NOTES	
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DATE:	10.22.2022
PAGE #	8.0

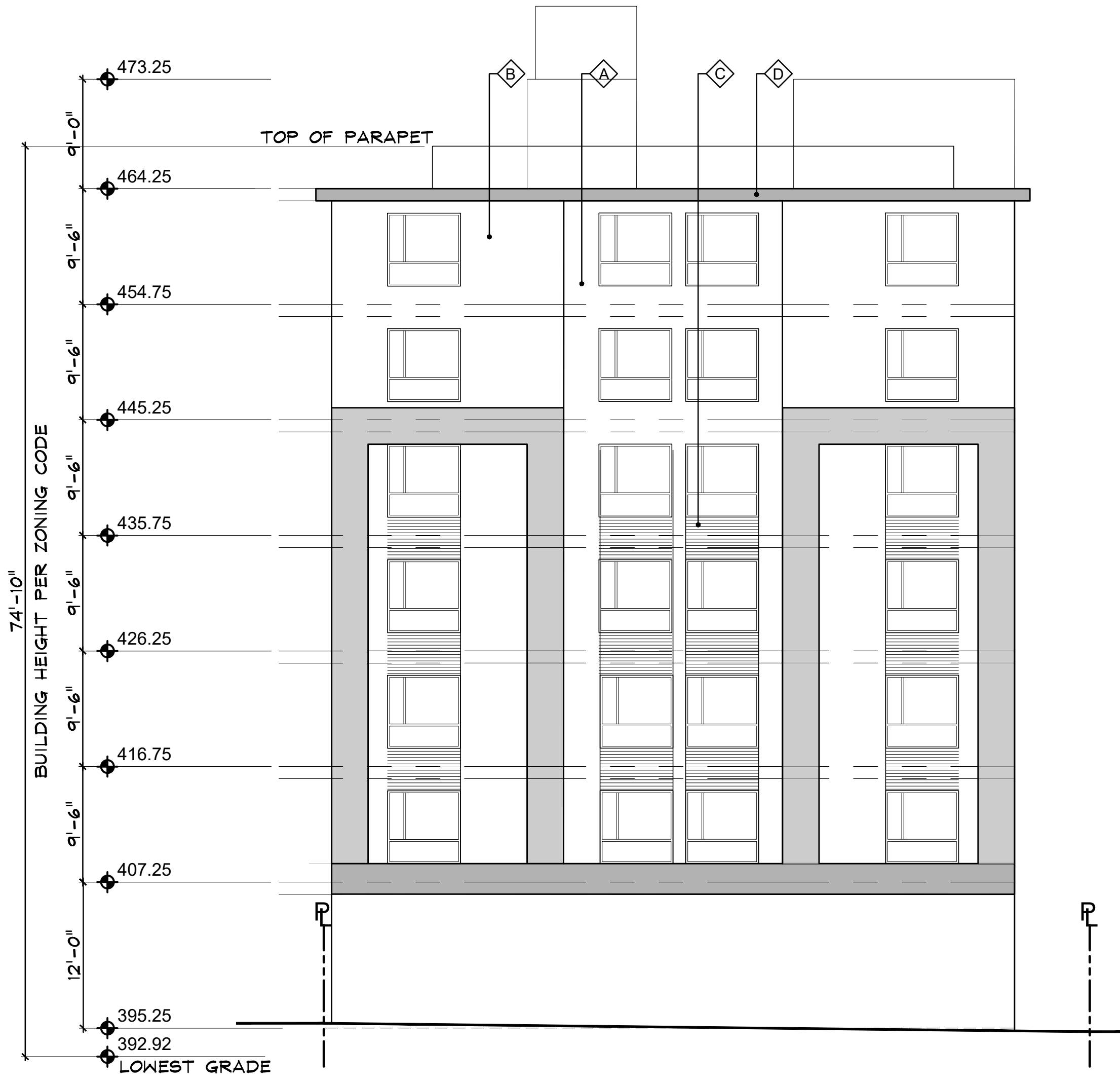


◇ EXTERIOR FINISHES	
A. PLASTER TYPE 1	TEXTURE: SAND FINISH - DUNN EDWARDS - DE6393 MOUNTAIN AIR
B. PLASTER TYPE 2	TEXTURE: SAND FINISH - DUNN EDWARDS - DE6369 LEGENDARY GRAY
C. METAL WALL PANELS TYPE 1	METALSALES EM1-1653 (OR SIMILAR) FINISH: PVDF PAINT SYSTEM
D. METAL FASCIA	PAC-CLAD PAC-TITE WT EXTENDED CANTED FASCIA OR SIMILAR COLOR: DARK GRAY

EAST ELEVATION

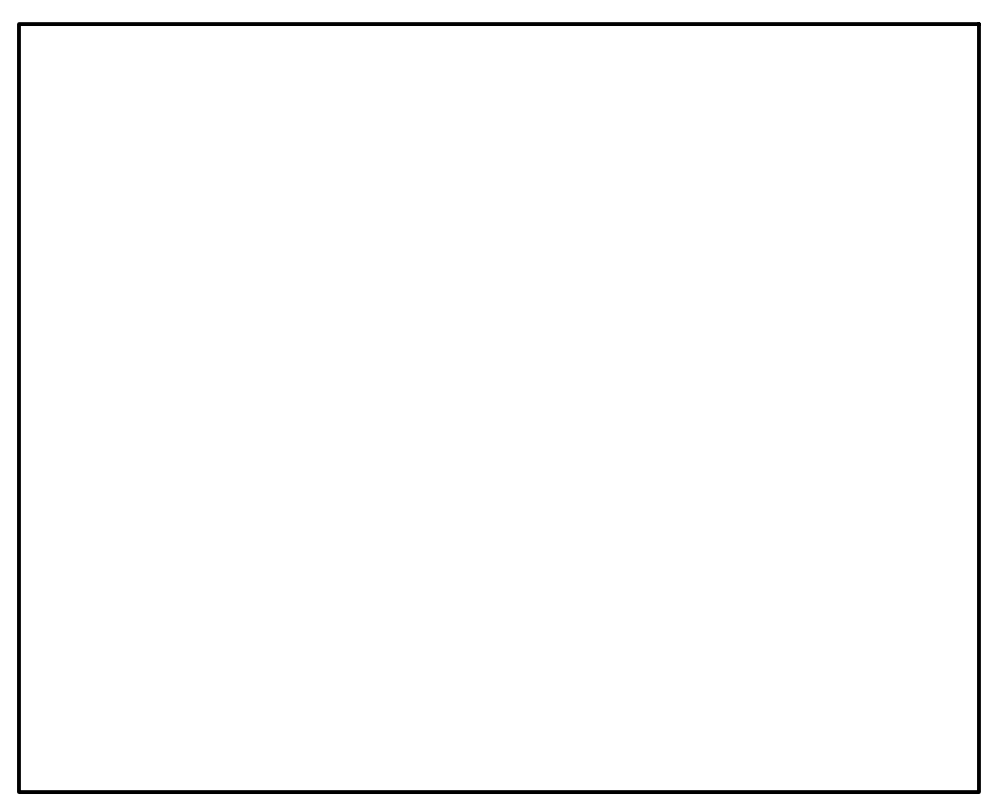


NORTH ELEVATION

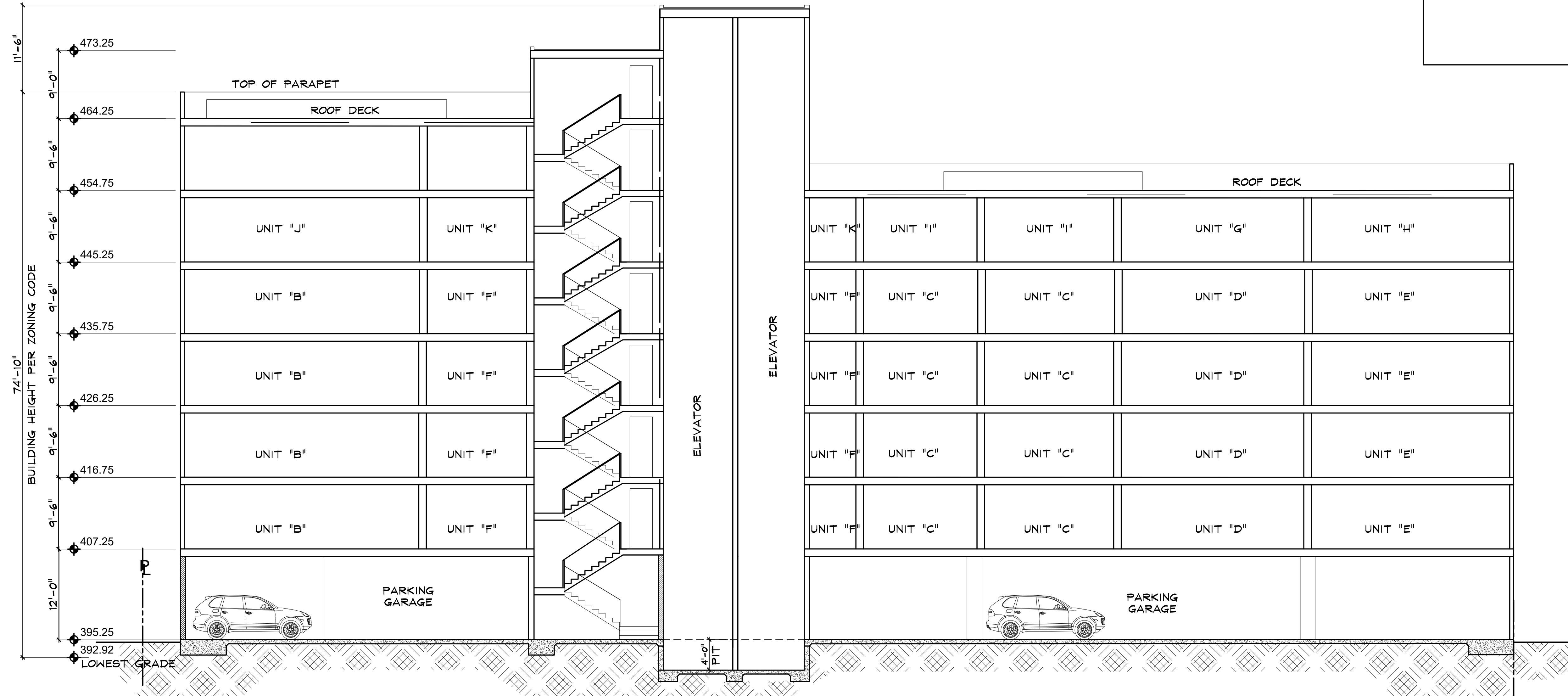


WEST ELEVATION

◇ EXTERIOR FINISHES	
A. PLASTER TYPE 1	TEXTURE: SAND FINISH - DUNN EDWARDS - DE6393 MOUNTAIN AIR
B. PLASTER TYPE 2	TEXTURE: SAND FINISH - DUNN EDWARDS - DE6369 LEGENDARY GRAY
C. METAL WALL PANELS TYPE 1	METALSALES EM1-1653 (OR SIMILAR) FINISH: PVDF PAINT SYSTEM
D. METAL FASCIA	PAC-CLAD PAC-TITE WT EXTENDED CANTED FASCIA OR SIMILAR COLOR: DARK GRAY



SOUTH ELEVATION



SECTION A-A

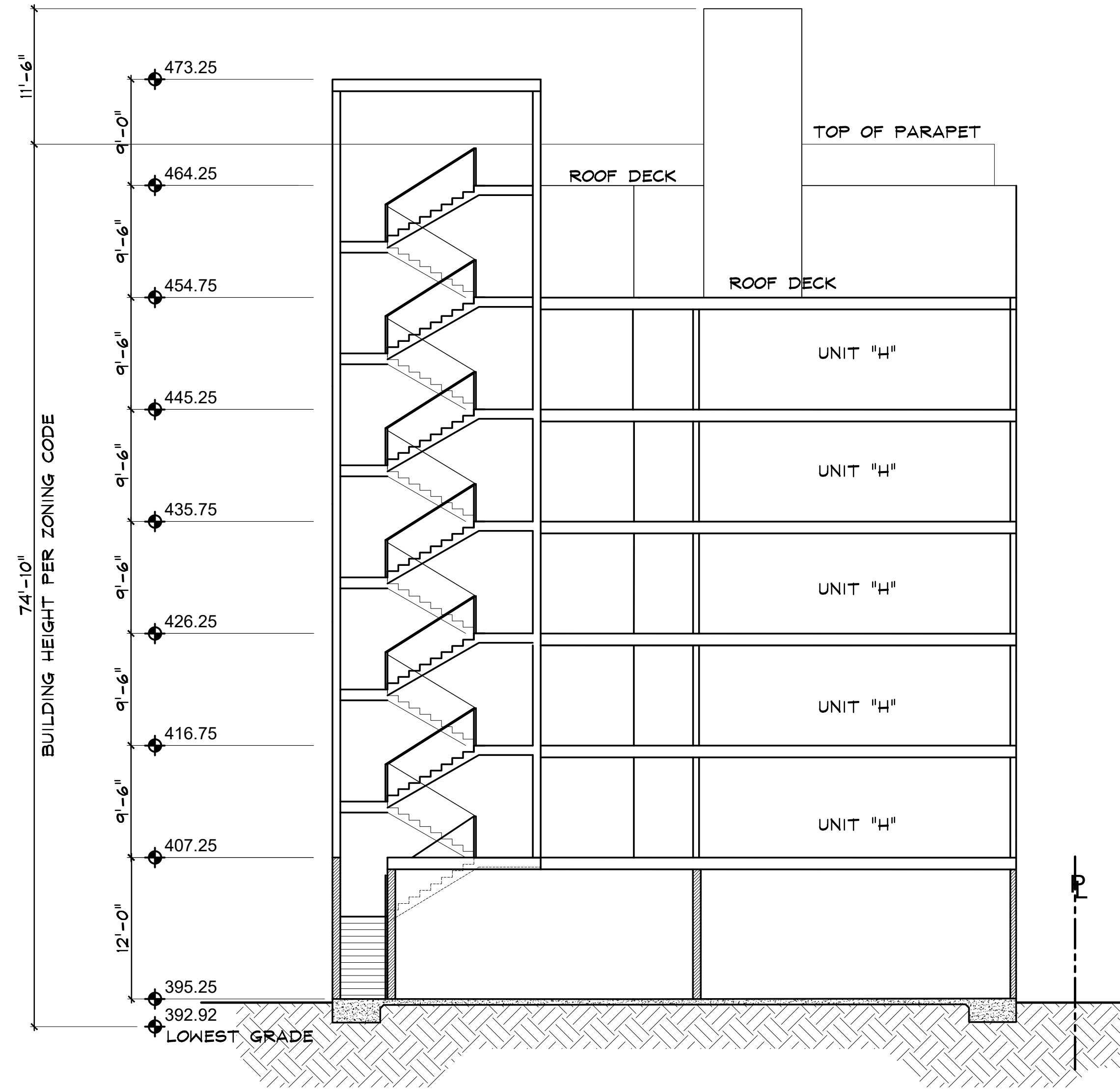
SECTIONS

NOTES

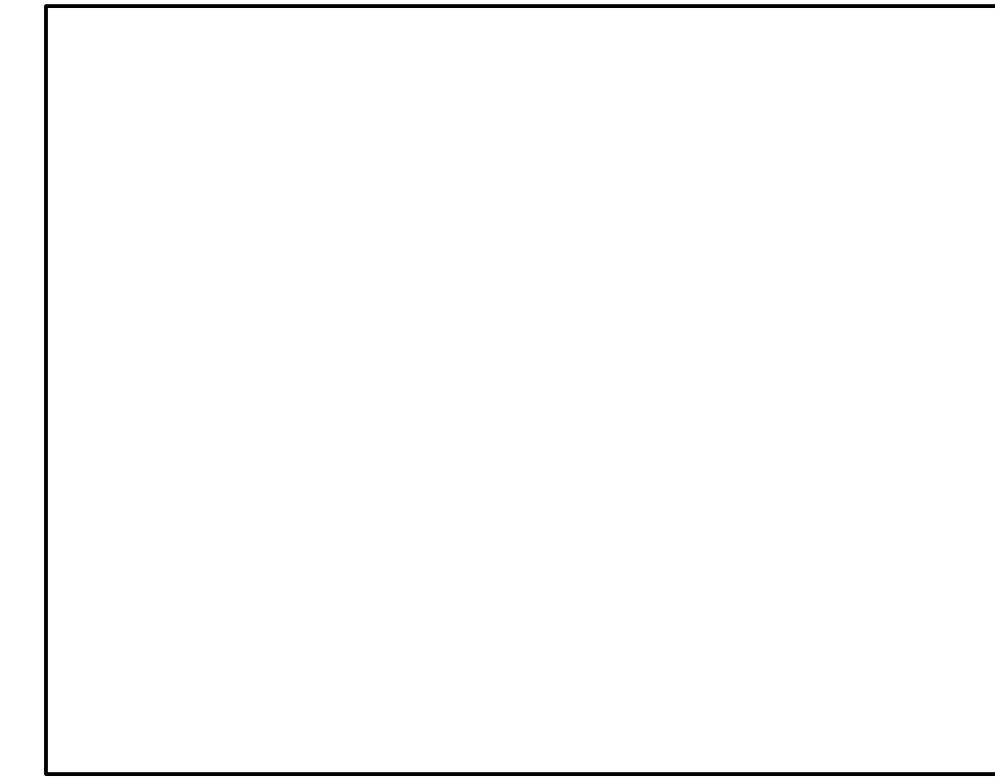
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DATE: 10.22.2022

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SECTION B-B



1749 N LAS PALMAS AVE
 LOS ANGELES, CA 90028

SECTIONS

NOTES

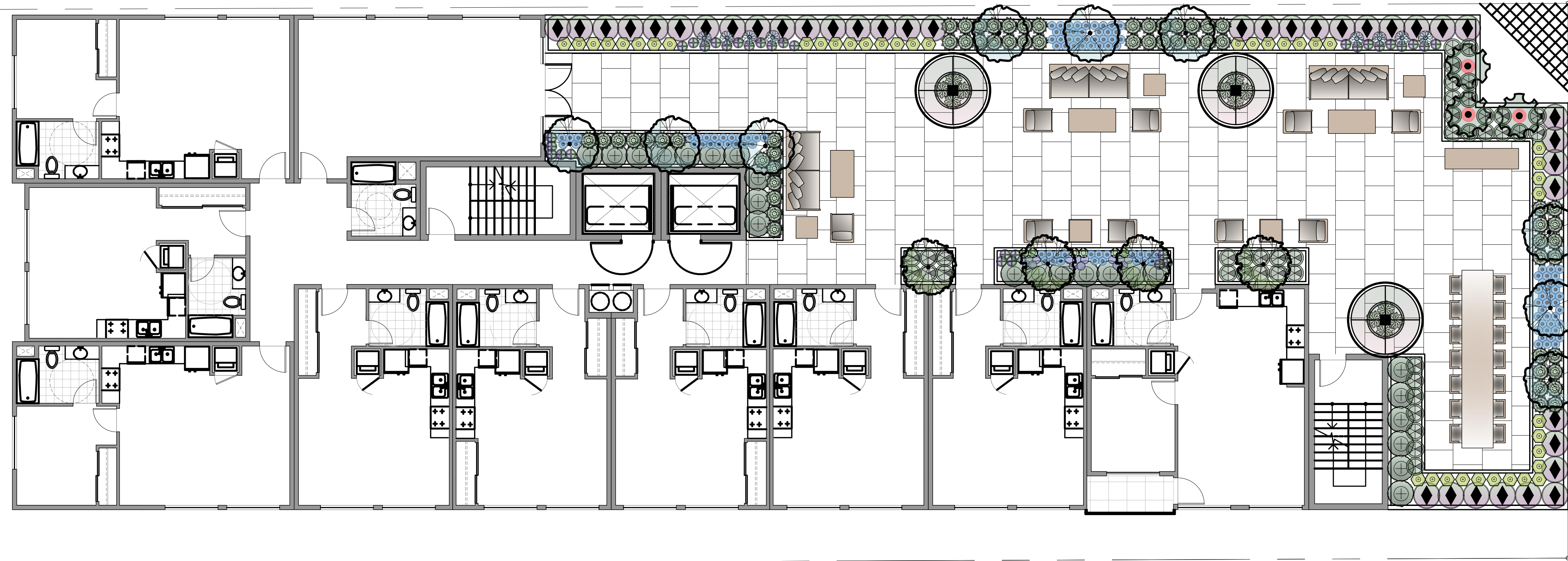
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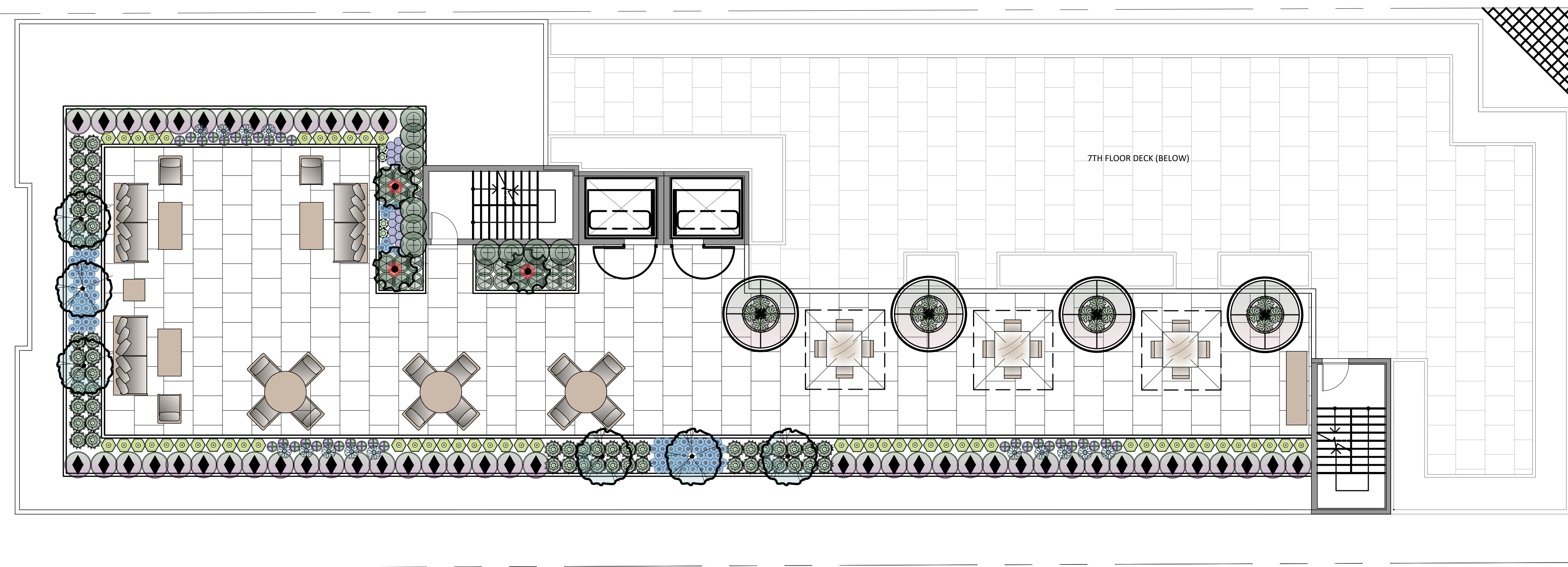
PAGE #

11.1

YUCCA ST.



7TH FLOOR LANDSCAPE
SCALE: 1/8"=1'-0"



ROOF LANDSCAPE
SCALE: 1/8"=1'-0"



LAS PALMAS AVE.



LARGE SCALE PORCELAIN PAVERS
SOLAR REFLECTANCE >0.33

ARCHITECTURAL POTTERY
15151 VAN BUREN ST.
MIDWAY CITY, CA 92655
PHONE: (714) 895-3359
FAX: (714) 898-5109
www.archpot.com

SELECT DESIRED PLANTER:
 ITEM #GLEGACY2420, 24" DIA X 20" H X 11" BASE
 ITEM #GLEGACY3624, 36" DIA X 20" H X 14" BASE
 ITEM #GLEGACY3624, 36" DIA X 20" H X 17" BASE
 ITEM #GLEGACY3624, 36" DIA X 20" H X 19.5" BASE
 ITEM #GLEGACY4224, 42" DIA X 24" H X 19.5" BASE
 ITEM #GLEGACY4640, 46" DIA X 40" H X 22.5" BASE
 ITEM #GLEGACY6648, 66" DIA X 48" H X 28" BASE

SELECT DESIRED NATURAL CONCRETE FINISH:
 MORNING FOG EVENING STORM
 MAIN CLOUD

SELECT DESIRED PERMA SPEC FINISH:
 KHAKI URBAN SLATE
 DARK WALNUT BEECHWOOD
 ENGLISH LEAD DEEP AMBER
 SEQUOIA BURNT TERRA COTTA
 TUSCAN WASH GREEK
 COBALT TAUPE

SELECT DESIRED SOLID FINISH:
 BLACK TERRA COTTA
 WHITE AULIUM REGE
 COOL GREY CHARCOAL GREY

SELECT DESIRED OTHER FINISH:
 SANDSTONE FINISHES:
 METALLIC FINISHES:

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 407-016.

LEGACY SERIES
LEGACY PLANTER

PLAN VIEW

PERSPECTIVE

RAIN CLOUD FINISH

1749 Las Palmas Landscape REVISION DATE: 08/20/2024
CADetails.com

PLANTING SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	HEIGHT (FT)	NATIVE
	VITEX TRIFOLIA 'PURPUREA'	EMERALD BLANKET NATAL PLUM	5 GAL	--	0.3	4	N
	WESTRINGIA 'MUNDI'	DWARF COAST ROSEMARY	1 GAL	--	0.3	2	N
	CAREX GLAUCA 'BLUE ZINGER'	BLUE SEDGE GRASS	1 GAL	--	0.3	1	N
	CORREA 'WYN'S WONDER'	VARIEGATED AUSTRALIAN FUSCHIA	5 GAL	--	0.3	2	N
	ERIGERON GLAUCUS 'SEASIDE'	SEASIDE DAISY	1 GAL	--	0.3	1	Y
	CASUARINA 'COUSIN ITT'	PROSTRATE SWAMP OAK	1 GAL	--	0.2	2-3	N
	LAURUS NOBILIS	SWEET BAY	5 GAL	--	0.2	5-6	N
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	1 GAL	--	0.2	2-3	N
	ALOE VERA	CAPE ALOE	2 GAL	--	0.2	2	N
	AGAVE CELSII ALBICANS 'UCB'	GHOST AGAVE	5 GAL	--	0.2	1.5	N
	AGAVE BRACTEOSA 'CALAMAR'	SQUID AGAVE	1 GAL	--	0.2	1	N

TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	HEIGHT (FT)	NATIVE
	ACACIA PODALYRIFOLIA (STANDARD LOW BRANCHING)	PEARL ACACIA	15 GAL	15	0.3	15'	N
	ALOE MEDUSA (MULTI)	MEDUSA ALOE TREE	24" BOX	6	0.2	12'	N
	ACACIA WILLARDIANA (STANDARD LOW BRANCHING)	PALOE VERDE TREE	24" BOX	4	0.5	15'	N
	CHITALPA TASHKENTENSIS 'PINK DAWN' (STANDARD)	PINK DAWN CHITALPA	24" BOX	7	0.5	15'	N



PRELIMINARY
LANDSCAPE PLAN

THIS PLAN(S) DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT.

PROJECT TITLE
1749 N. LAS PALMAS
LOS ANGELES,
CA 90028

NO.	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE
L-1

DATE 08.19.2024

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



VITEX TRIFOLIA 'PURPUREA'

WESTRINGIA 'MUNDI'

CAREX GLAUCA 'BLUE ZINGER'

CORREA 'WYN'S WONDER'

ERIGERON GLAUCUS 'SEASIDE'



CASUARINA 'COUSIN ITT'

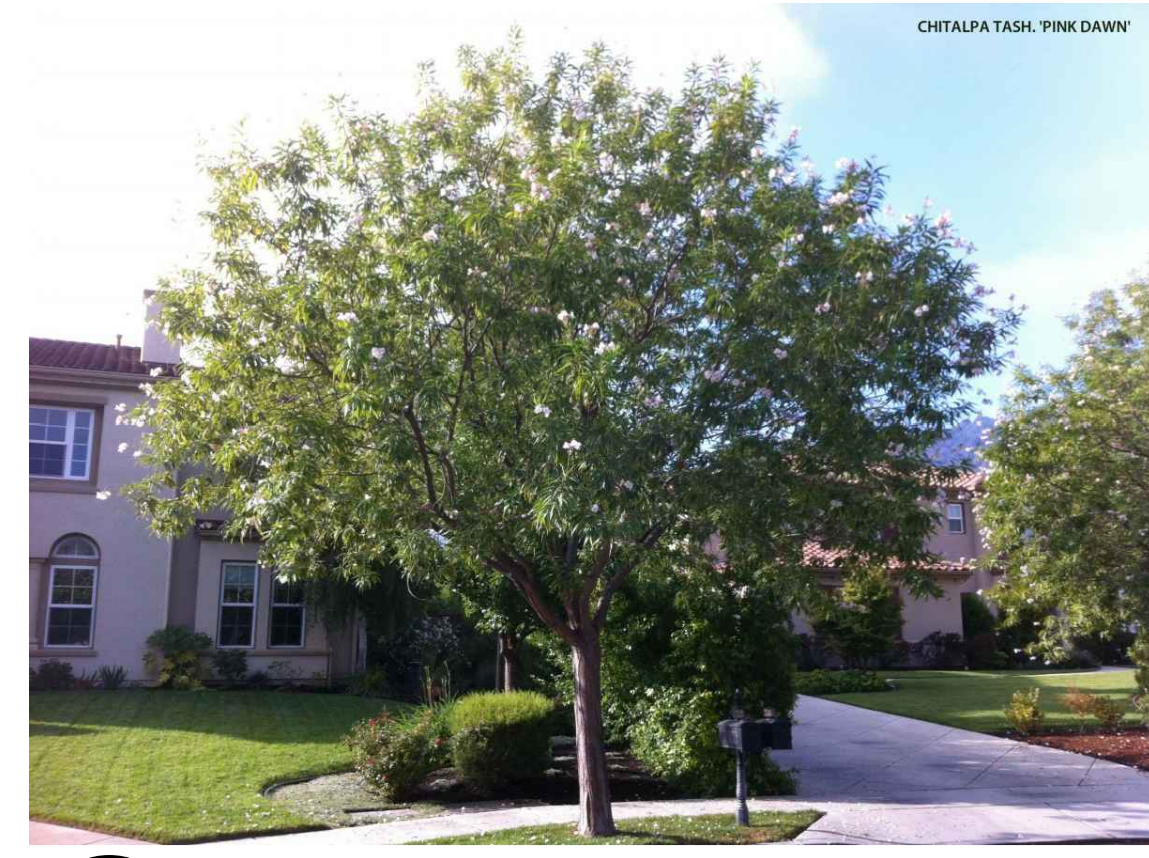
LAURUS NOBILIS

OLEA EUROPAEA 'LITTLE OLLIE'

ALOE VERA

AGAVE CELSII ALBICANS 'UCB'

AGAVE BRACTEOSA 'CALAMAR'



ACACIA PODALYRIFOLIA (STANDARD LOW BRANCHING)

ALOE MEDUSA (MULTI)

ACACIA WILLARDIANA (STANDARD LOW BRANCHING)

CHITALPA TASHKENTENSIS 'PINK DAWN'



PLANTING PHOTOS

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PROJECT TITLE 1749 N. LAS PALMAS LOS ANGELES, CA 90028

Table with columns for NO., DATE, DESCRIPTION, and SHEET TITLE.

PLANTING PHOTOS L-2

DATE 08.19.2024

PRELIMINARY PLAN NOT FOR CONSTRUCTION