APPROVED
Jan 15 2026
BOARD OF RECREATION
AND PARK COMMISSIONERS

REVISED

BOARD REPORT **NO.** 26-012

DATE January 15, 2026 C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-84881 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND IN-LIEU PARK FEE PAYMENT

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
C. Stoneham _____ N. Williams _____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract VTT-84881 (Project) to provide a land dedication or a combination of land dedication and in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33 to the satisfaction of RAP; and,

2. Authorize RAP's General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33.C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Chapter 1ASEC. 13B.7.1.C.2.a (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities…". The Director of the City Planning Department (City Planning) is

designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Chapter 1A SEC. 13B.7.1.D.3.b (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners (Board), specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision... ".

PROJECT SUMMARY

The proposed Project is for an eight-story (8) 97-foot tall mixed-use building in the Wilshire community of the City. The development includes 54 condominium dwelling units, as well as 89 residential parking spaces, five (5) commercial parking spaces, and 44 long-term bicycle parking spaces. The Project includes a pool deck, recreation room, and private balconies and/or private roof decks. All amenities would only be accessible to the residents of the building.

The Project, as submitted to City Planning, is not proposing to make an on-site or off-site land dedication to the City of Los Angeles.

Renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33.D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **September 17, 2025**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **June 26, 2025**. On December 17, 2025, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **January 25, 2026**. The Advisory Agency Filing Notification is attached (Attachment 2).

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33.D states that residential subdivision projects with more than fifty residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33.D.2:

- **LD = (DU x P) x F**
  - **LD =** Land to be dedicated in acres.
  - **DU =** Total number of new market-rate dwelling units.
  - **P =** Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.7**
  - **F =** Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project would be:

0.37 Acres = (54 x 2.7) x 0.00251

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 3 units that would likely qualify for an exemption per LAMC Section 12.33.C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

0.35 Acres = (51 x 2.7) x 0.00251

Per LAMC Section 12.33.D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

a) Neighborhood Park: within a 2-mile radius
b) Community Park: within a 5-mile radius
c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2025, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$17,964.00 x **number of new non-exempt dwelling units**

The **maximum** Park Fees payment for the Project would be:

$970,056.00 = $17,964.00 x 54 dwelling units

As currently proposed, the Project has 3 units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$916,164.00 = $17,964.00 x 51 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33.E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

a) Neighborhood Park: within a 2-mile radius
b) Community Park: within a 5-mile radius
c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilitates to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2025 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Wilshire community of the City and within the Wilshire Community Plan Area. Currently, the site is vacant. An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high-density area of the City. Below is an analysis of the citywide density and local community density:

- City of Los Angeles Population Density (2019-2023 American Community Survey): 8,217 persons per square mile.
- Wilshire Community Plan Area (2019-2023 American Community Survey): 19,608 persons per square mile.

Parks Needs Assessment

As part of the Park Needs Assessment (PNA), the PerSquareMile tool was used to identify potential areas where RAP might invest in developing new parks. The PerSquareMile analysis identified the most populous, park-underserved 1-mile grid areas in Los Angeles. It then narrowed these areas by identifying the grids with the highest socially and environmentally vulnerable people. This analysis was designed to guide investments in creating new park spaces to maximize impact. Using this tool, the PNA identified a total of Thirty-six New Park Priority Areas for addressing the top 25% of the City's need for new parks and additional park acreage.

The Project is located within one of the Thirty-six New Park Priority Areas. The Project is located in the Windsor Square PerSquareMile Park Priority Area. Windsor Square is ranked #130 out of 518 sites assessed in the PNA and is ranked in Prioritization Tier #2 out of 5 prioritization tiers.

Per the PNA: "Many people in PerSquareMile - Windsor Square lack access to a park within a 10-minute walk (a half mile). This is an area where most households earn less than 80% of what the median household earns in California. That is defined as a Disadvantaged Community (DAC). Creating new parks in PerSquareMile - Windsor Square can counterbalance the well-being challenges these communities face by bringing parks closer."

Based on these indicators, the City should consider opportunities for potential future parks in this area to close the growing service gaps in park access and supply.

Project Open Space and Recreational Areas

The Project includes a pool deck, recreation room, and private balconies and/or private roof decks.

Although the amount of common open space being provided by the Project meets the minimum amount of open space required per LAMC Section 12.21, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There is one public park within a half-mile walking distance of the Project site: Harold A. Henry Park, which is a Neighborhood Park located at 890 South Lucerne Avenue in the Wilshire community. This 1.6-acre park includes open spaces, benches, a playground, and a picnic shelter.

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the dedication of land or a combination of land dedication and in-lieu fee payment to the City as the Project is proposing the construction of condominium units and the proposed Project's common open space amenities will not reduce the impact on the park system.

FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently unknown.

This Report was prepared by Jeremy Silva, City Planning Associate, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1) Attachment 1 - Conceptual Project Renderings and Entitlement Package
2) Attachment 2 - Advisory Agency Filing Notice VTT-84881
3) Attachment 3 - Aerial View of Project Site
4) Attachment 4 - Generalized Zoning
5) Attachment 5 - Project Location and Surrounding Parks
6) Attachment 6 – Windsor Square New Park Priority Area Summary

Attachment 1



4135-4141 WILSHIRE BLVD,
644 S IRVING BLVD,
LOS ANGELES, CA 90010

Kevin Tsai Architecture

1439 W Jefferson Blvd Los Angeles CA 90007
T. 310.486.9328 www.kevin-tsai.com

architects stamp

consultant

KEY PLAN:

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE DESCRIPTION
01	03/04/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
COVER PAGE

SHEET:
G000

ARCHITECTURAL INDEX

G000 COVER PAGE
G001 PROJECT INFORMATION
G002 SITE PHOTOS AND EXISTING CONDITIONS
G003 BICYCLE PARKING SPECIFICATIONS
G004 TRANSIT VICINITY VERIFICATION
G005 GROSS AREA DIAGRAM
G006 GROSS AREA DIAGRAM
G007 GROSS AREA DIAGRAM
G008 F.A.R. DIAGRAM
G009 F.A.R. DIAGRAM
G010 F.A.R. DIAGRAM
G011 OPEN SPACE DIAGRAM
G012 RENDERING
G013 RENDERING
SURVEY FOR REFERENCE ONLY
A110 SITE PLAN
A201 BASEMENT PARKING LEVEL
A202 1ST FLOOR PLAN
A203 2ND FLOOR PLAN
A204 3RD FLOOR PLAN
A205 4TH FLOOR PLAN
A206 5TH FLOOR PLAN
A207 6TH FLOOR PLAN
A208 7TH FLOOR PLAN
A209 8TH FLOOR PLAN
A210 ROOF AND BULKHEAD PLAN
A300 SOUTH ELEVATION
A301 NORTH ELEVATION
A302 EAST ELEVATION
A303 WEST ELEVATION
A400 BUILDING SECTION AA
A401 BUILDING SECTION B-B
A402 BUILDING SECTION C-C
A600 PRELIMINARY WINDOW AND DOOR SCHEDULE
L0.1 LANDSCAPE PLAN- LEVEL 01
L0.2 LANDSCAPE PLAN- LEVEL 02
L0.3 LANDSCAPE PLAN- LEVEL 09
L0.4 PLANTING PLAN- LEVEL 01
L0.5 PLANTING PLAN- LEVEL 02
L0.6 PLANTING PLAN- LEVEL 09
L0.7 IRRIGATION PLAN- LEVEL 01
L0.8 IRRIGATION PLAN- LEVEL 02
L0.9 IRRIGATION PLAN- LEVEL 09
G-1 GRADING PLAN
G-2 GRADING PLAN
G-3 GRADING PLAN- LOWER BASEMENT LEVEL
G-4 GRADING PLAN- FIRST FLOOR LEVEL
G-5 GRADING PLAN- SECTION A-A
G-6 GRADING PLAN- SECTION B-B
G-7 GRADING PLAN
G-8 EROSION CONTROL PLAN

DEFERRED SUBMITTALS

FIRE ALARM SYSTEM
FIRE-SPRINKLER SYSTEM
TWO WAY COMMUNICATION SYSTEM MECHANICAL
ELEVATOR
METAL STAIRS
BLOCK WALL

PROPOSED FLOOR AREA (FAR)	
BASEMENT LEVEL	1,388 S.F.
1st FLOOR	5,587 S.F.
2nd FLOOR	6,655 S.F.
3rd FLOOR	15,629 S.F.
4th FLOOR	15,629 S.F.
5th FLOOR	15,629 S.F.
6th FLOOR	15,629 S.F.
7th FLOOR	15,629 S.F.
8th FLOOR	14,184 S.F.
TOTAL	105,959 S.F.

I. PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO CONSTRUCT A NEW 105,959 SQUARE-FOOT (5.08 FAR), EIGHT-STORY, 97-FOOT, SIX-INCH MIXED-USE BUILDING WITH 54 CONDOMINIUM DWELLING UNITS, INCLUDING 11 ONE-BEDROOM DWELLING UNITS, 35 TWO-BEDROOM DWELLING UNITS, AND EIGHT THREE-BEDROOM DWELLING UNITS, WITH THREE UNITS FOR VERY LOW INCOME HOUSEHOLDS (5% OF THE BASE DENSITY), AS WELL AS 3,893 SQUARE FEET OF RETAIL SPACE.
THE PROJECT INCLUDES 89 RESIDENTIAL PARKING SPACES, FIVE COMMERCIAL PARKING SPACES, 44 LONG-TERM AND FOUR SHORT-TERM RESIDENTIAL BICYCLE PARKING SPACES, TWO LONG-TERM AND TWO SHORT-TERM COMMERCIAL BICYCLE PARKING SPACES, AND 5,754 SQUARE FEET OF OPEN SPACE ON A 22,376.9 SQUARE-FOOT LOT WITHIN THE CR(PKM)-1 ZONE AND GENERAL COMMERCIAL LAND USE AREA OF THE WILSHIRE COMMUNITY PLAN AND WITHIN THE PARK MILE SPECIFIC PLAN.
THE PROJECT ALSO INVOLVES A HAUL ROUTE FOR THE EXPORT OF OVER 1,000 CUBIC YARDS OF SOIL.

UNIT MIX- 54 UNITS

- (11) ONE BEDROOM
- (35) TWO BEDROOM
- (8) THREE BEDROOM

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.G:

<3 HABITABLE ROOMS = 100 SF/UNIT (STUDIOS & 1BR UNITS)
=3 HABITABLE ROOMS = 125 SF/ UNIT (2BR UNITS)
> HABITABLE ROOMS = 175 SF/ UNIT (3BR+ UNITS)

OPEN SPACE CALC

TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL	REQ'D OPEN
1 BD		1	2	2	2	2	2	-	11	1,100 S.F.
2 BD		1	6	6	6	6	6	4	35	4,375 S.F.
3 BD			1	1	1	1	1	3	8	1,400 S.F.
									TOTAL	= 6,875 S.F.

TOTAL REQUIRED OPEN SPACE: 6,875 SF
PROVIDED:

- COMMON OPEN SPACE (2ND FLOOR):
  - OUTDOOR OPEN SPACE: 2,398 SF
  - REC ROOM SPACE ≥ 600 SF: TOTAL 656 SF
  - 25% OF TOTAL COMMON OPEN SPACE= 763.5 SF
- PRIVATE OPEN SPACE: 54 BALC. X 50 SF= 2,700 SF
- TOTAL OPEN SPACE PROVIDED: 5,754 SF

* PROJECT SEEKS A 16.3% REDUCTION OF REQUIRED OPEN SPACE

TREE REQUIREMENTS

TREE REQUIRED PER LAMC 12.21-G,2(A)(3):
1 TREE PER 4 UNITS: 54/4= 13.5 ≈ 14 TREES

TREE REQUIRED PER SPECIFIC PLAN:
1 TREE PER 30' WILSHIRE: 156'-4"/30'=5.21
1 TREE PER 25' IRVING AND BRONSON: 123'-8"(BRONSON)+122'-10"(IRVING) = 246'-6"/25=9.8
1 TREE PER 500 SF OF UNUTILIZED LOT AREA: 1,209 S.F. /500= 2.4

TOTAL TREES REQUIRED: 18 TREES

BICYCLE PARKING

BICYCLE PARKING REQUIRED PER LAMC 12.21.A.16:

LONG TERM BICYCLE: (RESIDENTIAL)	UNITS 1-25: 1 STALL PER UNIT UNITS 26-54: 1 STALL PER 1.5 UNITS TOTAL REQUIRED = 44 STALLS TOTAL PROVIDED = 44
SHORT TERM BICYCLE: (RESIDENTIAL)	UNITS 1-25: 1 STALL PER 10 UNITS UNITS 26-54: 1 STALL PER 15 UNITS TOTAL REQUIRED = 4 TOTAL PROVIDED = 4
LONG TERM BICYCLE: (COMMERCIAL)	TOTAL REQUIRED- 2 STALLS TOTAL PROVIDED- 2 STALLS
SHORT TERM BICYCLE: (COMMERCIAL)	TOTAL REQUIRED- 2 STALLS TOTAL PROVIDED- 2 STALLS

PARKING REQUIREMENTS

PARKING REQUIRED PER SPECIAL PLAN:
- 2 STALLS PER UNIT: 54 * 2= 108 STALLS

GUEST PARKING REQUIRED PER SPECIAL PLAN:
- .05 STALLS PER UNIT: 54*0.5=27 STALLS

COMMERCIAL PARKING REQUIRED PER SPECIAL PLAN:
- 1 STALL PER 1,000 SF: 4,039 SF/1,000=4.097 ≈ 5 STALLS

TOTAL: 140 STALLS

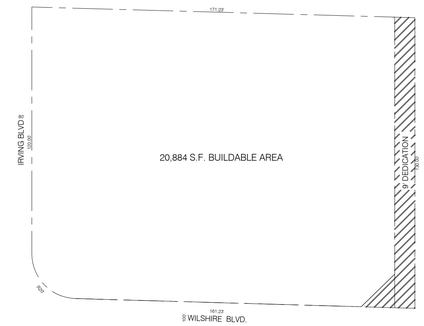
RESIDENTIAL PARKING PROVIDED: 92 STALLS
COMMERCIAL PARKING PROVIDED: 5 STALLS

VICINITY MAP



ZONING CODE AREA CALCULATIONS

BUILDABLE AREA DEFINITION PER LAND 12.02:



ALLOWABLE FAR: 20,884 x 3(SPECIFIC PLAN = 62,652 S.F.)

FLOOR AREA DEFINITION PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILIDNG EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING OR STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

FLOOR AREA RATIO (FAR) DEFINITION PER SPECIFIC PLAN:
FLOOR AREA RATIO" SHALL MEAN THE RATIO BETWEEN: (A) THE TOTAL SQUARE FOOTAGE OF A BUILDING'S FLOOR AREA, AS PROVIDED IN SECTION 12.21.1A5 AND 12.21.1B4 OF THE LOS ANGELES MUNICIPAL CODE, AND (B) THE LOT AREA OF THE LOT OR PARCEL, AS DEFINED IN SECTION 12.03 OF THE MUNICIPAL CODE.

INCENTIVES REQUESTED

II. ENTITLEMENT REQUESTS

A. A. PURSUANT TO AB 2334, THE APPLICANT REQUESTS TO UTILIZE THE GENERAL PLAN LAND USE BASE DENSITY RATIO OF ONE DWELLING UNIT PER 400 SQUARE FEET OF LOT AREA AND A 3.9% DENSITY BONUS TO INCREASE THE MAXIMUM ALLOWABLE DENSITY FROM 52 DWELLING UNITS TO 54 DWELLING UNITS, AND PURSUANT TO LAMC SECTION 13B.2.3, THE APPLICANT REQUESTS THE FOLLOWING OFF-MENU DENSITY BONUS INCENTIVE AND WAIVERS OF DEVELOPMENT STANDARDS:

OFF-MENU INCENTIVES (1):

i. OFF-MENU INCENTIVE

- OFF-MENU INCENTIVE TO ALLOW RETAIL USES WITHIN THE BUILDING, AS OTHERWISE PROHIBITED BY LAMC 12.12.2-A AND SPECIFIC PLAN SECTION 3.A.1.

WAIVERS OF DEVELOPMENT STANDARDS

- WAIVER OF DEVELOPMENT STANDARD FOR A 42'-6" AND FIVE-STORY HEIGHT INCREASE, TO PERMIT A MAXIMUM BUILDING HEIGHT OF 97'-6" AND EIGHT STORIES, IN LIEU OF 45' AND THREE STORIES, AS OTHERWISE REQUIRED BY SPECIFIC PLAN SECTION 3-C.
- WAIVER OF DEVELOPMENT STANDARD TO PERMIT THE TRANSITIONAL HEIGHT PLANE TO BEGIN 85'-1 1/2" ABOVE THE PROPERTY LINE OF THE RESIDENTIAL PROPERTY TO THE NORTH IN LIEU OF 20', AS OTHERWISE REQUIRED BY SPECIFIC PLAN SECTION 3-C.
- WAIVER OF DEVELOPMENT STANDARD TO PERMIT 90.6% LOT COVERAGE, IN LIEU OF 50%, AS OTHERWISE REQUIRED BY SPECIFIC PLAN SECTION 3-D.1
- WAIVER OF DEVELOPMENT STANDARD FOR A 66.7% FRONT YARD REDUCTION, TO PERMIT 5', IN LIEU OF 15', AS OTHERWISE REQUIRED BY SPECIFIC PLAN SECTION 3-B.3.
- WAIVER OF DEVELOPMENT STANDARD FOR A 100% REAR YARD REDUCTION, TO PERMIT 0', IN LIEU OF 20', AS OTHERWISE REQUIRED BY LAMC 12.12.2-C,3.
- WAIVER OF DEVELOPMENT STANDARD FOR A 50% WEST SIDE YARD REDUCTION, TO PERMIT 5', IN LIEU OF 10', AS OTHERWISE REQUIRED BY LAMC 12.12.2-C,2.
- WAIVER OF DEVELOPMENT STANDARD FOR A 100% EAST SIDE YARD REDUCTION, TO PERMIT 0', IN LIEU OF 10', AS OTHERWISE REQUIRED BY LAMC 12.12.2-C,2.
- WAIVER OF DEVELOPMENT STANDARD FOR A 16.3% OPEN SPACE REDUCTION, TO PERMIT 5,754 SF., IN LIEU OF 6,875 SF., AS OTHERWISE REQUIRED BY LAMC 12.21-G,2.
- WAIVER OF DEVELOPMENT STANDARD FOR A 69.4% FAR INCREASE, TO PERMIT 5.08:1, IN LIEU OF 3.0:1, AS OTHERWISE REQUIRED BY SPECIFIC PLAN SECTION 4-A.

B. PURSUANT TO LAMC 13B.4.2, THE APPLICANT REQUESTS SPECIFIC PLAN PROJECT COMPLIANCE REVIEW TO DETERMINE COMPLIANCE WITH THE PARK MILE SPECIFIC PLAN.

C. PURSUANT TO LAMC 13B.7.3, THE APPLICANT REQUESTS A VESTING TENTATIVE TRACT MAP APPROVAL FOR A CONDOMINIUM MAP.

D. PURSUANT TO AB 2097, THE APPLICANT REQUESTS RELIEF FROM ALL PARKING REQUIREMENTS.

APPLICABLE CODES

2023 LOS ANGELES MUNICIPAL CODE (LAMC)
2023 LOS ANGELES FIRE CODE (LAFC)
2023 LOS ANGELES BUILDING CODE (LABC)
2023 LOS ANGELES RESIDENTIAL CODE (LARC)
2023 LOS ANGELES ELECTRICAL CODE (LAEC)
2023 LOS ANGELES GREEN BUILDING CODE (LAGBC)
2023 LOS ANGELES MECHANICAL CODE (LAMC)

PROJECT INFORMATION

PROJECT NAME:	4135 WILSHIRE
ADDRESS:	4135-4141 WILSHIRE BLVD. 644 S IRVING BLVD. LOS ANGELES, CA 90010
OWNER:	Fouronefivefive LLC (APPLICANT)
ARCHITECT:	KEVIN TSAI ARCHITECTS
ENGINEER:	TBD
CONTRACTOR:	TBD
PROJECT DESCRIPTION:	NEW CONSTRUCTION 54 UNITS MIXED USE BUILDING WITH 4,039 SF OF RETAIL SPACE
PROJECT FUNDING:	100% PRIVATELY FUNDED
CONSTRUCTION TYPE:	TYPE III-A (3RD-8TH FLOOR) OVER TYPE IA PODIUM
SPRINKLERED:	NFPA-13 PER LAFC 903.2
FIRE ALARM:	AUTOMATIC FIRE ALARM
ACCESSIBILITY:	ELEVATOR BUILDING

ZONING INFORMATION

ZONING:	CR(PKM)-1
GENERAL PLAN LAND USE:	GENERAL COMMERCIAL
SPECIFIC PLAN:	PARK MILE
AB2097:	YES
ZONING INFORMATION:	ZI-1117 MTA RIGHT-OF WAY (ROW) PROJECT AREA ZI-2452 TRANSIT PRIORITY AREA IN THE ZI-2517 AL FRESCO ORDINANCE WITHIN PLANNING OVERLAY AND/ OR THE COASTAL ZONE (ORDINANCE 188073) ZI-1195 CONSTRUCTION SITE REVIEW: DEPARTMENT OF CONSERVATION, DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES ZI-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS- TIME LIMITS AND PARKING RELIEF-LAMC 16.01.1 ZI-1037 SPECIFIC PLAN: PARK MILE
ASSESOR PARCEL No.	5504-009-017
TRACT:	TR 1390
BLOCK:	NONE
LOT:	FR 162
SITE AREA (ZIMAS):	22,376.9 S.F.
LOT AREA : (POST DEDICATION)	20,884 S.F.

SETBACKS:

REQUIRED SETBACKS: (SPECIFIC PLAN)	-FRONT (WILSHIRE): 15' -SIDE (BRONSON): 10' -SIDE (IRVING): 10' -REAR (NORTH): 20' (15'+1 FOR EACH STORY OVER THE 3RD FOR RESIDENTIAL LEVEL)
PROVIDED SETBACKS:	-FRONT (WILSHIRE) 5' -SIDE (BRONSON) 0' -SIDE (IRVING) 0' -REAR (NORTH) 0'
DEDICATIONS:	9' ON BRONSON + 15'X15' CORNER CUT
ALLOWABLE HEIGHT:	3-STORY, 45'
TRANSITIONAL HEIGHT:	30-DEGREE HEIGHT PLANE STARTING 20' ABOVE THE NORTHERLY LOT LINE
PROVIDED HEIGHT:	8-STORY,
PER LAMC:	89'-6"
PER SPECIFIC PLAN:	97'-6"
TRANSITIONAL HEIGHT:	30-DEGREE HEIGHT PLANE STARTING 85'-1" ABOVE THE NORTHERLY LOT LINE

FAR:

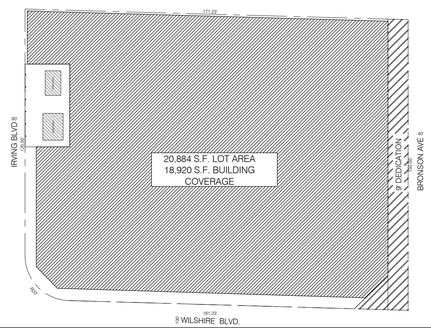
ALLOWABLE FLOOR AREA:	3:1 OR 62,652 SF
PROPOSED F.A.R.	5.08:1
PROPOSED FLOOR AREA:	105,959 SF

DENSITY:

SPECIFIC PLAN DENSITY:	20,884/2,000= 10.442 UNITS≈10 UNITS
BASE DENSITY:	20,884/400=52.21 UNITS ≈53 UNITS
PROPOSING:	54 UNITS
SET ASIDE UNITS:	5% (1 INCENTIVES) X 52 BASE UNITS= 2.6= 3 VLI UNITS

LOT COVERAGE DIAGRAM

LOT COVERAGE: 18,920 BUILDING/ 20,884 = 90.6% LOT COVERAGE



K T A
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architects stamp

consultant

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
PROJECT INFORMATION

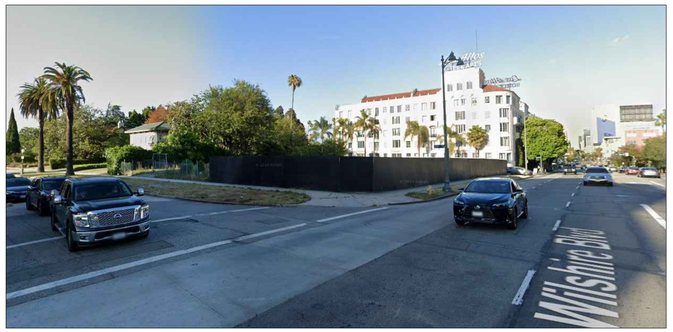
SHEET:
G001



VIEW 1 OF SITE FROM IRVING



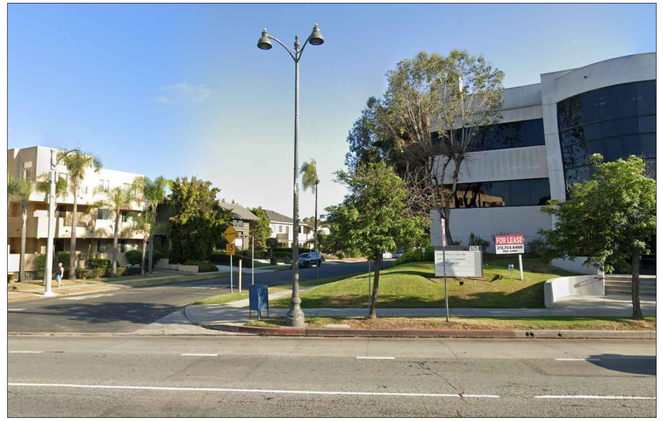
VIEW 2 OF SITE FROM CORNER OF BRONSON AND WISLHIRE



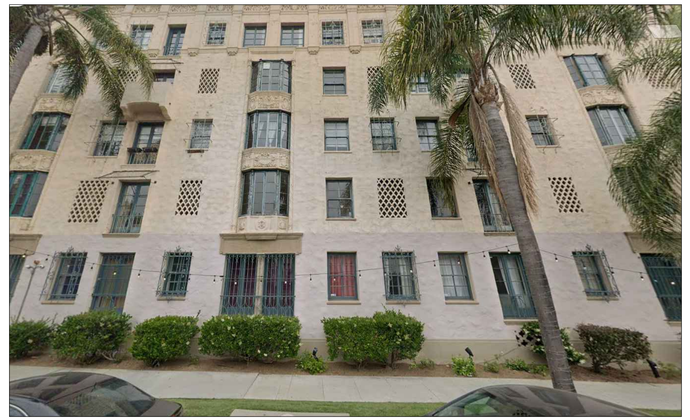
VIEW 3 OF SITE FROM CORNER OF IRVING AND WILSHIRE



ADJACENT VIEW 4 FROM IRVING



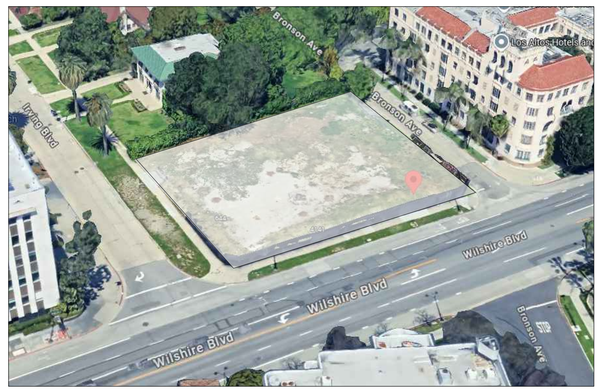
ADJACENT VIEW 2 FROM CORNER OF BRONSON AND WISLHIRE



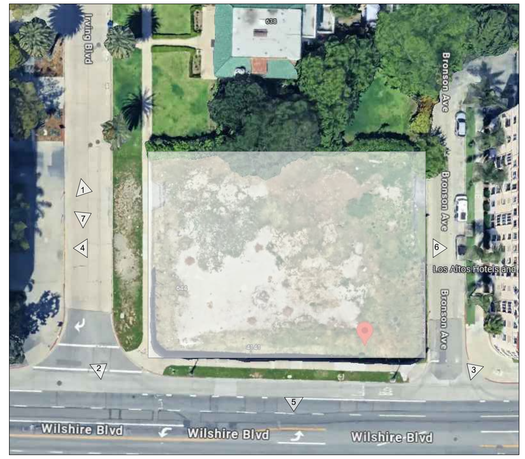
ADJACENT VIEW 3 FROM CORNER OF IRVING AND WILSHIRE



ADJACENT VIEW 7 FROM IRVING



ARIAL



INDEX MAP

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architects stamp

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01	30/04/2025	FEASIBILITY STUDY

ENTITLEMENT
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PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

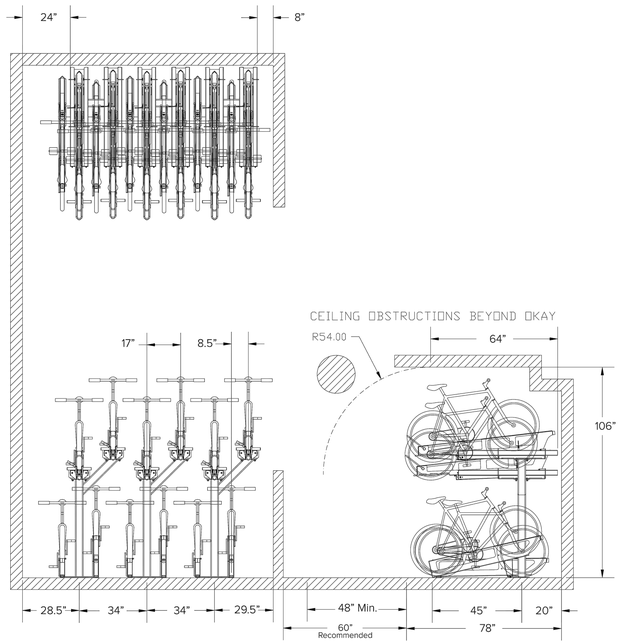
SITE PHOTOS & EXISTING CONDITION

SHEET:

G002

DERO | Dero **Decker**

Setbacks Single Sided



LONG TERM BIKE RACK - SPECIFICATION

Dero **Decker**

DERO



- Sturdy red handle grips
- Lift-assist trays *(weight limit 30lbs.)*
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available *(lower level only)*
- ADA cane-detectable extensions available for lower trays

FINISH OPTIONS

Galvanized



Powder Coat

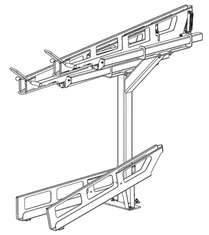
White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 701	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

©2024

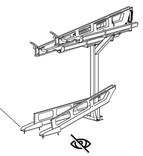
DERO | Dero **Decker**

Submittal Sheet

FOR REFERENCE ONLY

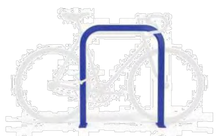


CAPACITY	4 Bikes per unit
MATERIALS	**Uprights:** 4" 11g square tube **Upright base:** 1/4" plate **Cantilevers:** 11g plate **Cantilever base:** 1/4" plate **Trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Surface only** Each upright has one 1/4" plate feet that accept 1/2" wedge anchors
FAT BIKE TRAYS	☐ **Fat Bike Tray Option (Lower Level Only - Additional Cost)** Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.
CANE STOPS	☐ **Add cane stops (additional cost)** Available in galvanized or powder coat finish



SHORT TERM BIKE RACK - SPECIFICATION





Downtown Rack

The Downtown Rack uses thick, square tube construction that can't be cut with a pipe cutter. The extended width of the Downtown Rack makes for easy bike parking by giving the bike full support and multiple locking points for a u-style bike lock.

Downtown Rack





FINISH OPTIONS

Galvanized



Stainless



Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Iron Gray RAL 701	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Blue RAL 5005	Sky Blue RAL 5015
Dark Purple	Flat Black	Wine Red RAL 3005	Bronze	Silver RAL 9007

MOUNT OPTIONS

Surface



In-Ground



Tamper-resistant fasteners available upon request

Rail

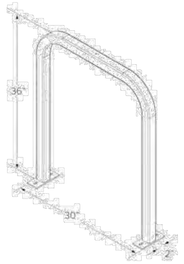


OPTIONAL LEAN BAR

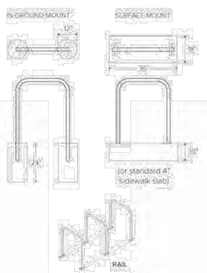


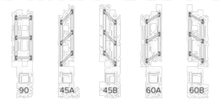
DERO | Downtown Rack

Submittal Sheet



CAPACITY	2 Bikes
MATERIALS	2" x 2" x .188" square tube - mild steel 2" x 2" x .120" square tube - stainless steel
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish
MOUNT OPTIONS	☐ **Surface** Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request. ☐ **In-Ground** In-ground mount is embedded into concrete base. Specify in-ground mount for this option. ☐ **Rail** Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.
OPTIONAL LEAN BAR	☐ **Add Lean Bar**





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#	DATE	ISSUE DESCRIPTION
01	28/01/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

BICYCLE PARKING SPECIFICATIONS

SHEET:

G003

City of Los Angeles
Department of City Planning

1/17/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
644 S IRVING BLVD
4141 W WILSHIRE BLVD
4135 W WILSHIRE BLVD

ZIP CODES
90010

RECENT ACTIVITY
None

CASE NUMBERS
CPC-5667
CPC-1989-319-PWA
CPC-1977-27006
ORD-59577
ORD-59188
ORD-57441
ORD-54822
ORD-46250
ORD-162530
ORD-152826
ORD-152472
ORD-152471
ORD-129944
ORD-104318
DIR-2016-2531-DRB-SPP
DIR-2004-1872-DRB-SPP
ZA-1991-642-YV
ZA-16877
ZA-16827
ZA-16790
TT-60265
ENV-2003-7805-MND

Address/Legal Information	
PIN Number	132B189 41
Lot/Parcel Area (Calculated)	22,377.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G2
Assessor Parcel No. (APN)	5504009017
Tract	TR 1390
Map Reference	M B 18-178
Block	None
Lot	FR 162
Arb (Lot Cut Reference)	None
Map Sheet	132B189
	135B189
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	2117.01
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	CR(PKM)-1
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
	ZI-1195 Construction Site Review: Department of Conservation, Division of Oil, Gas, and Geothermal Resources
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-1037 Specific Plan: Park Mile
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	PARK MILE
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	29
Red Flag Restricted Parking	No

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NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Wilshire Park Elementary
500 Ft Park Zone	None
Assessor Information	
Assessor Parcel No. (APN)	5504009017
APN Area (Co. Public Works)*	0.507 (ac)
Use Code	100V - Commercial - Commercial - Vacant Land
Assessed Land Val.	$3,373,834
Assessed Improvement Val.	$0
Last Owner Change	09/29/2021
Last Sale Amount	$4,180,041
Tax Rate Area	67
Deed Ref No. (City Clerk)	933819
	6-561
	301135
	284411
	2716612
	251382
	2036455-6
	1948613
	1484573
	1385368
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5504009017]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1989-319-PWA
Required Action(s):	PWA-PUBLIC WORKS APPROVAL
Project Descriptions(s):	VACATION - WILSHIRE BOULEVARD AND IRVING BOULEVARD VACATION DISTRICT (SUBSURFACE)
Case Number:	CPC-1977-27006
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	DIR-2016-2531-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD
	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PURSUANT TO 16.50, A PRELIMINARY DESIGN REVIEW BOARD, FOR A CHANGE OF USE FROM A VACANT LOT TO A PRIVATE SURFACE PARKING LOT WITH 47 STANDARD PARKING SPACES INCLUDING 30 TANDEM SPACES.
Case Number:	DIR-2004-1872-DRB-SPP
Required Action(s):	DRB-DESIGN REVIEW BOARD
	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	WILSHIRE DISTRICT - DESIGN REVIEW BOARD AND PARK MILE SPECIFIC PLAN PROJECT PERMIT COMPLIANCE.
Case Number:	ZA-1991-642-YV
Required Action(s):	YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s):	TO PERMIT THE DEVELOPMENT OF 2:021:1 FAR OFFICE BUILDING ON THE SUBJECT PROPERTYIN THE CR-1 ZONE.
Case Number:	TT-60265
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT NO 60265 FOR 13 UNIT CONDOMINIUM IN A 3-STORY BUILDING WITH GROUND LEVEL PARKING PLUS ONE SUBTERRANEAN PARKING FOR A TOTAL OF 48 PARKING SPACES, ON A 0.51 NET ACRE SITE, IN THE CR(PKM)-1 ZONE.
Case Number:	ENV-2003-7805-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TENTATIVE TRACT NO 60265 FOR 13 UNIT CONDOMINIUM IN A 3-STORY BUILDING WITH GROUND LEVEL PARKING PLUS ONE SUBTERRANEAN PARKING FOR A TOTAL OF 48 PARKING SPACES, ON A 0.51 NET ACRE SITE, IN THE CR(PKM)-1 ZONE.

DATA NOT AVAILABLE

CPC-5667
ORD-59577
ORD-59188
ORD-57441
ORD-54822
ORD-46250
ORD-162530
ORD-152826
ORD-152472
ORD-152471
ORD-129944
ORD-104318
ZA-16877
ZA-16827
ZA-16790

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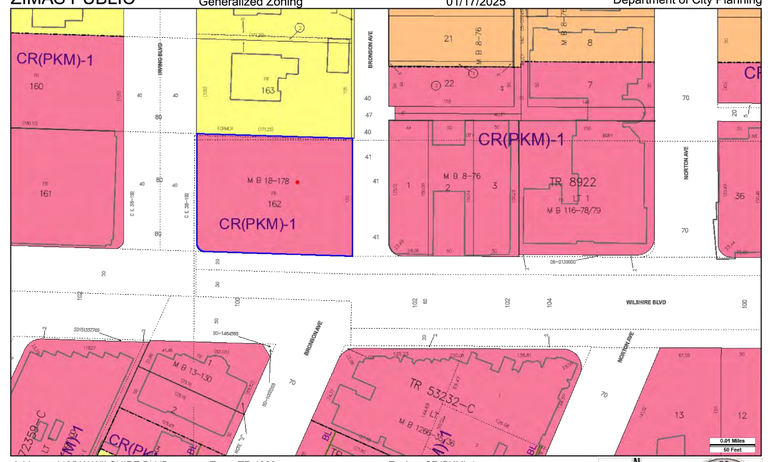
Watercourse	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	0403706346
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.7181576
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5504009017]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2021

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ZIMAS VICINITY REFERENCE

ZIMAS PUBLIC — Generalized Zoning — 01/17/2025 — City of Los Angeles Department of City Planning



Address: 4135 W WILSHIRE BLVD
APN: 5504009017
PIN #: 132B189 41

Tract: TR 1390
Block: None
Lot: FR 162
Arb: None

Zoning: CR(PKM)-1
General Plan: General Commercial

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consultant

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ENTITLEMENT
NOT FOR CONSTRUCTION

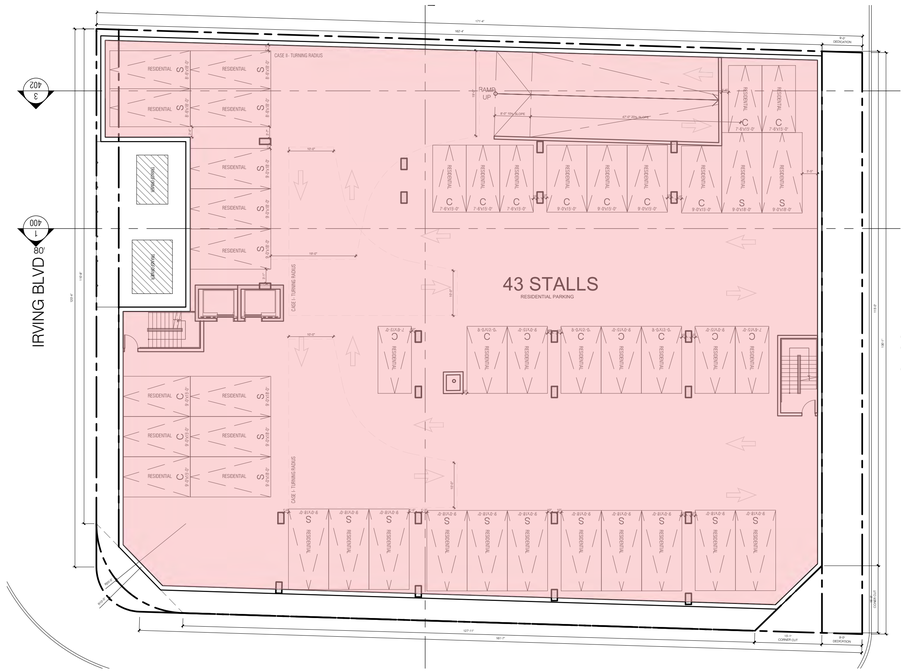
PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

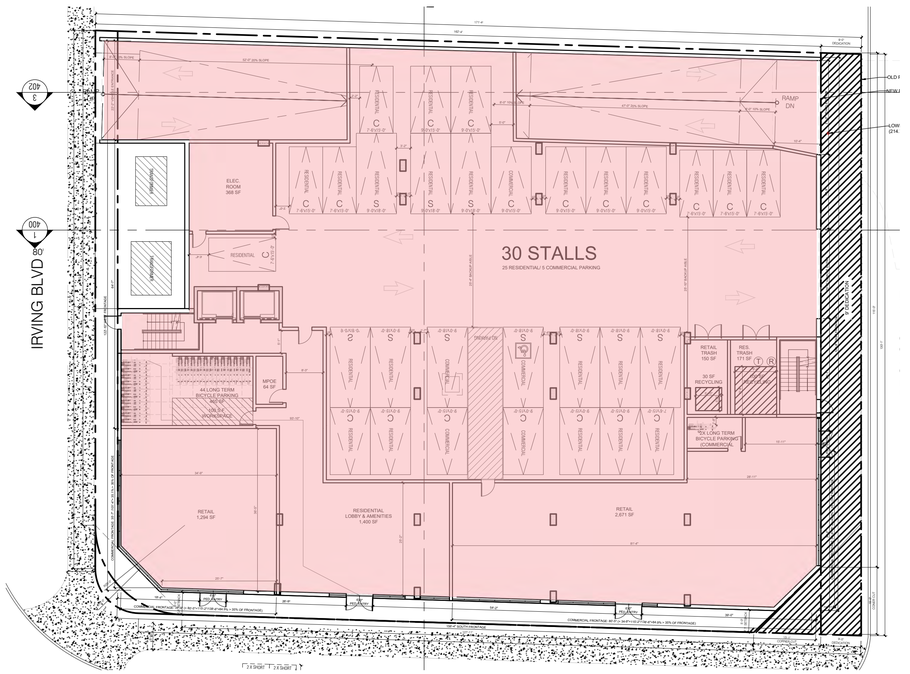
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DRAWN BY:
JOB NO:

DRAWING TITLE:
TRANSIT VICINITY VERIFICATION FORM

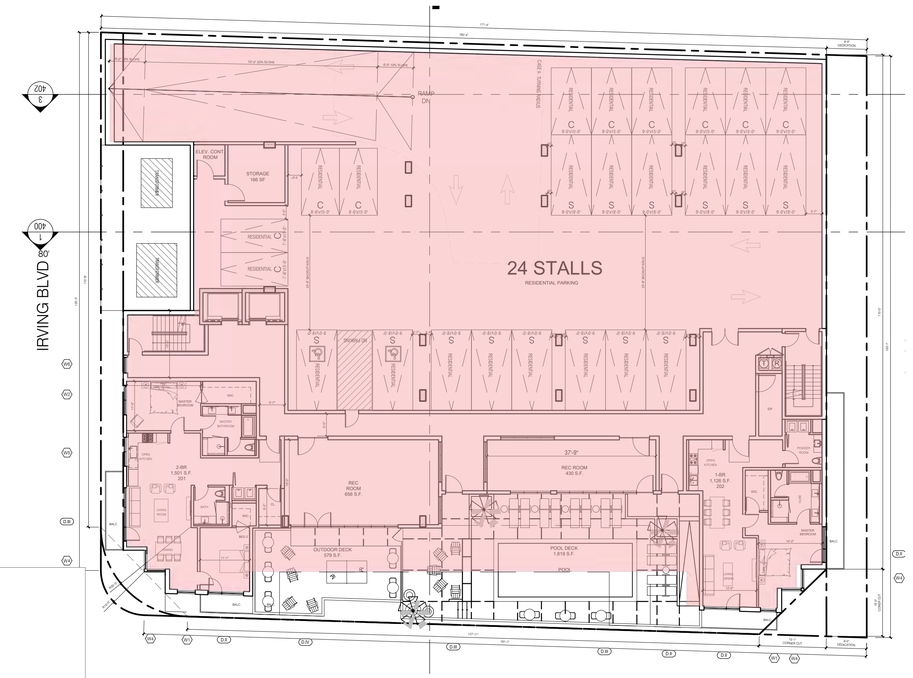
SHEET:
G004



BASEMENT PARKING LEVEL | SCALE 1/8" = 1'-0" | 01



1ST FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



2ND FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



3RD FLOOR PLAN | SCALE 1/8" = 1'-0" | 01

Kevin Tsai Architecture

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architects stamp

consultant

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#	DATE	ISSUE DESCRIPTION
01	30/04/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

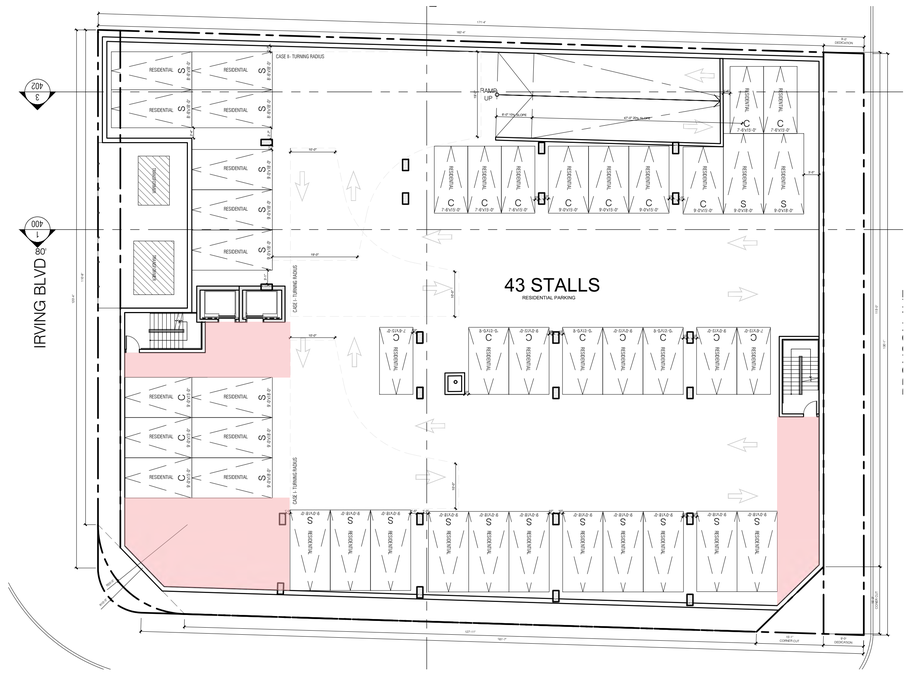
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DRAWING TITLE:
BLDG. GROSS CALCULATIONS

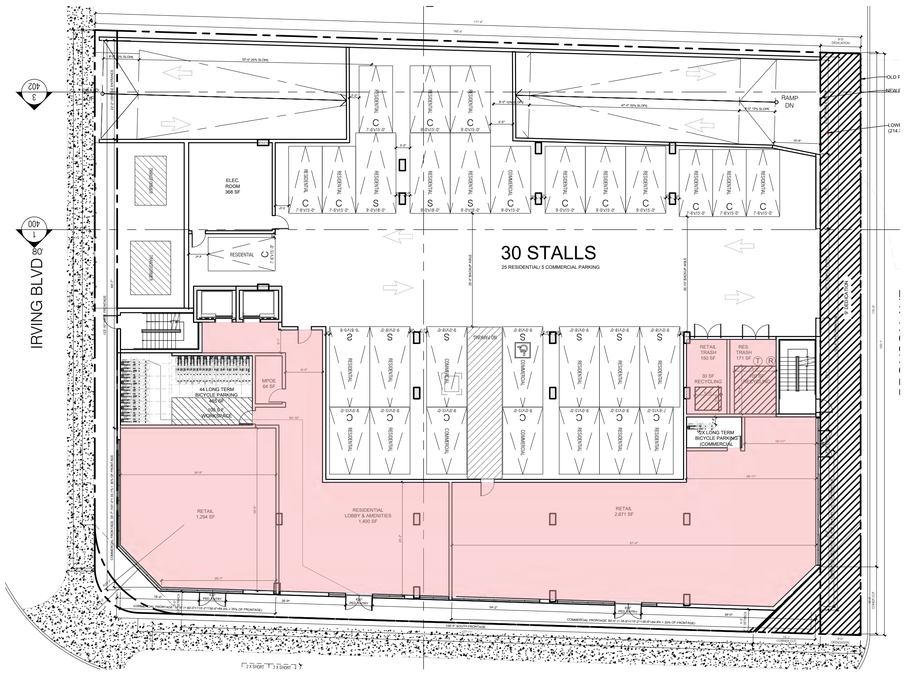
SHEET:
G005


IRVING BLVD
80'
2-BR
758 S.F.
406
1-BR
941 S.F.
407
2-BR
1,813 S.F.
408
3-BR
2,147 S.F.
409
2-BR
1,579 S.F.
401
1-BR
1,145 S.F.
402
2-BR+DEN
1,371 S.F.
403
2-BR+DEN
1,371 S.F.
404
2-BR
1,596 S.F.
405
MASTER BEDROOM
MASTER BATHROOM
LIVING ROOM
KITCHEN
DINING
BATH
BED 2
BED 3
WIC
OPEN KITCHEN
POWDER ROOM
BALC.
LAUNDRY
DEN
LOUNGE
CONCRETE
PLANTER
DRIVEWAY
CONCRETE CURB
CONCRETE CURB
CONCRETE CURB

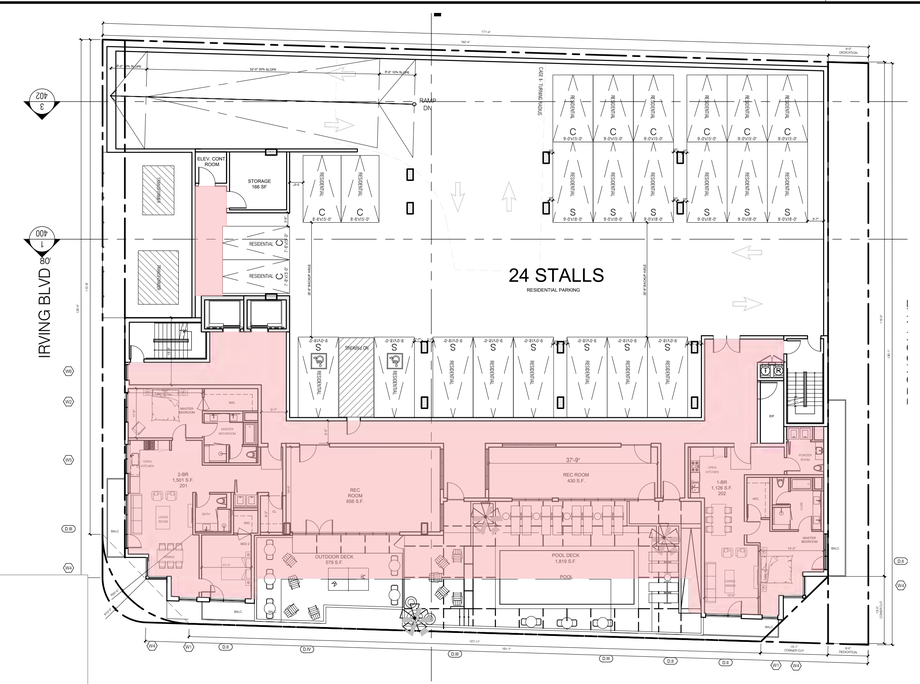

IRVING BLVD
80'
8TH FLOOR
BSMT PARKING
1,685 S.F.
941 S.F.
-11'-0"
2-BR
1,758 S.F.
506
2-BR
1,813 S.F.
508
2-BR
1,579 S.F.
501
1-BR
1,140 S.F.
502
2-BR+DEN
1,371 S.F.
503
2-BR+DEN
1,371 S.F.
504
2-BR
1,596 S.F.
505
LIVING ROOM
KITCHEN
MASTER BEDROOM
MASTER BATHROOM
BED 2
BED 3
BALC.
LAUNDRY
MEP
STAIR 1
STAIR 2
ELEV.
ELEV. OVERRUN
SKYLIGHT
CONDENSER
CONDENSER
CONDENSER



BASEMENT PARKING LEVEL | SCALE 1/8" = 1'-0" | 01



1ST FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



2ND FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



3RD FLOOR PLAN | SCALE 1/8" = 1'-0" | 01

K T A

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architects stamp

consultant

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ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

F.A.R. CALCULATIONS

SHEET:

G008



4TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



5TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



6TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01



7TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 01

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4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

F.A.R. CALCULATIONS

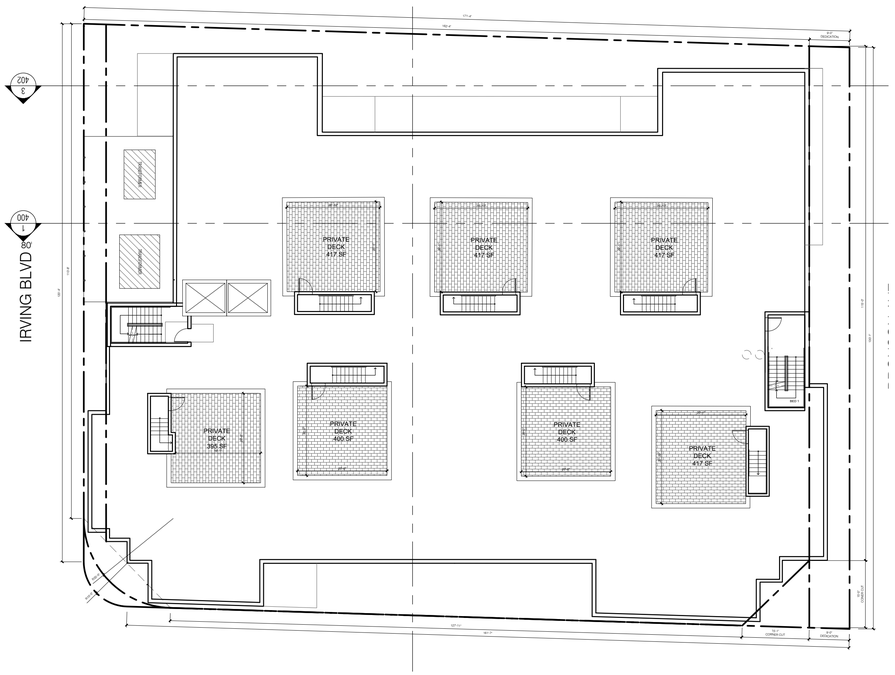
SHEET:

G009



8TH FLOOR PLAN

SCALE	
1/8" = 1'-0"	01



ROOF PLAN

SCALE	
1/8" = 1'-0"	01

WILSHIRE - SUMMARY

	PROPOSED F.A.R.	
	COMMERCIAL	RESIDENTIAL
BASEMENT LEVEL		1,388 S.F.
LEVEL 1	3,893 S.F.	1,694 S.F.
LEVEL 2		6,655 S.F.
LEVEL3		15,629 S.F.
LEVEL 4		15,629 S.F.
LEVEL 5		15,629 S.F.
LEVEL 6		15,629 S.F.
LEVEL 7		15,629 S.F.
LEVEL 8		14,184 S.F.
TOTAL		105,959 S.F.

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ENTITLEMENT
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PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

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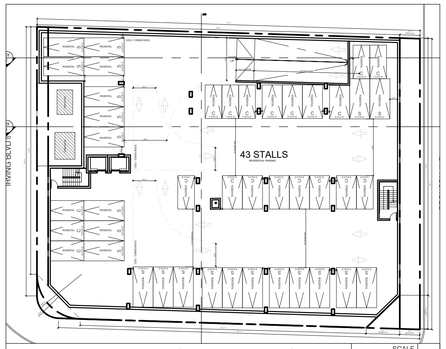
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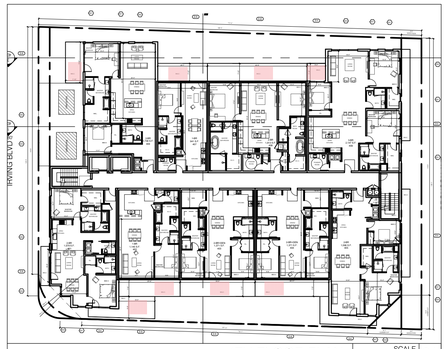
F.A.R. CALCULATIONS

SHEET:

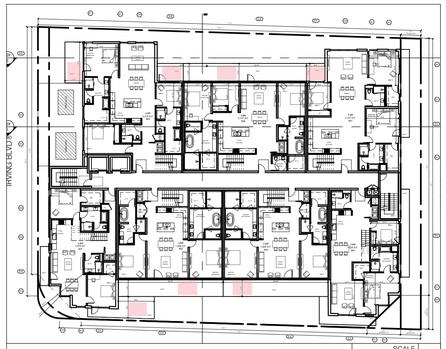
G010



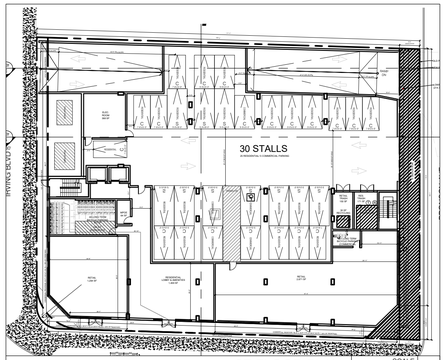
BASEMENT PARKING LEVEL | SCALE 1/32" = 1'-0" | 01



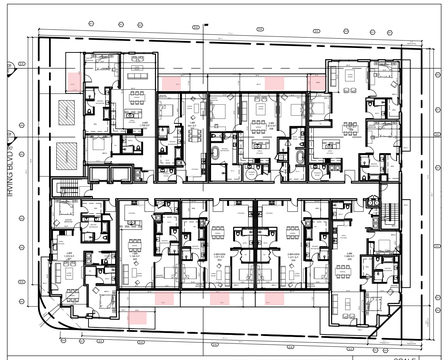
4TH FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



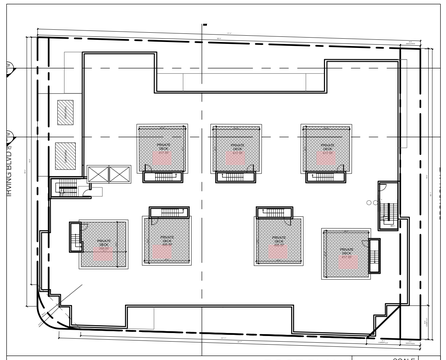
8TH FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



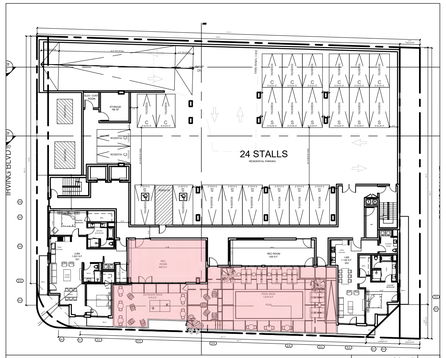
1ST FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



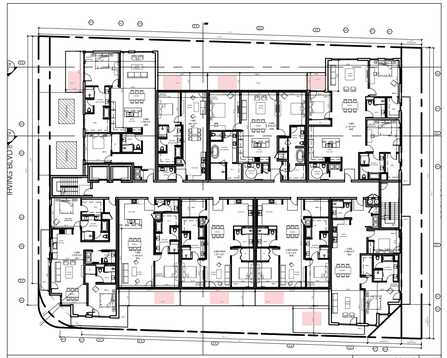
5TH FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



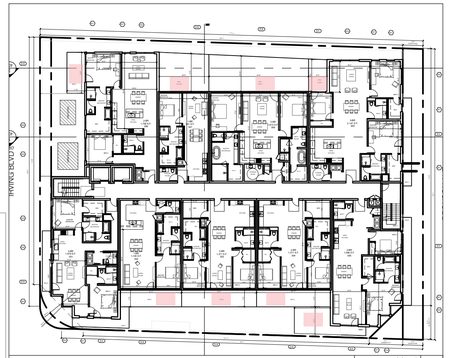
ROOF PLAN | SCALE 1/32" = 1'-0" | 01



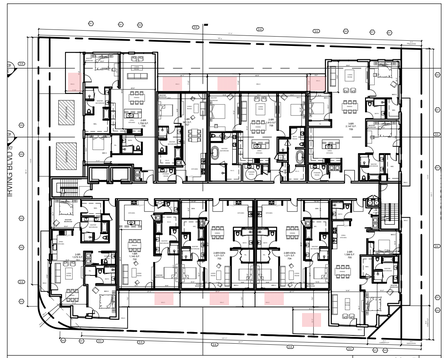
2ND FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



6TH FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



3RD FLOOR PLAN | SCALE 1/32" = 1'-0" | 01



7TH FLOOR PLAN | SCALE 1/32" = 1'-0" | 01

WILSHIRE - SUMMARY

	PROPOSED AREA			
	REC ROOM≥ 600 S.F.	OUT. COMMON OPEN SPACE	NUMBER OF BALC.	PRIVATE OPEN SPACE
BASEMENT LEVEL				
LEVEL 1				
LEVEL 2	656 S.F.	2,398 S.F.		
LEVEL3			8	400 S.F.
LEVEL 4			8	400 S.F.
LEVEL 5			8	400 S.F.
LEVEL 6			8	400 S.F.
LEVEL 7			8	400 S.F.
LEVEL 8			7	350 S.F.
ROOF			7	350 S.F.
TOTAL				5,754 S.F.

K T A

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01	30/04/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
OPEN SPACE CALCULATION

SHEET:
G011



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#	DATE	ISSUE DESCRIPTION
01	29/04/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

WILSHIRE RENDER

SHEET:

G012





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01	29/04/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

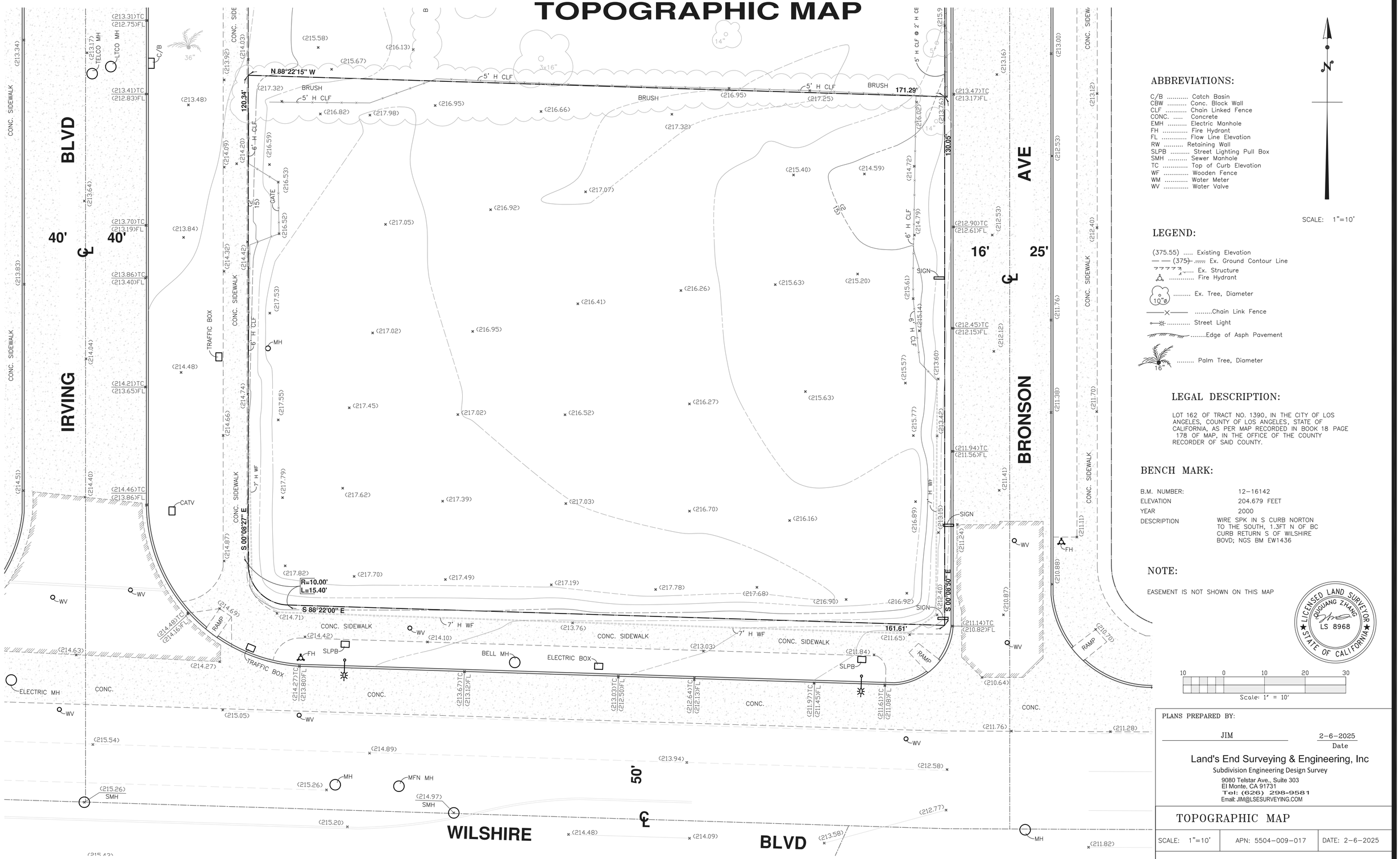
DRAWING TITLE:

NORTHWEST/EAST RENDER

SHEET:

G013

TOPOGRAPHIC MAP



ABBREVIATIONS:

C/B ..... Catch Basin
CBW ..... Conc. Block Wall
CLF ..... Chain Linked Fence
CONC. ..... Concrete
EMH ..... Electric Manhole
FH ..... Fire Hydrant
FL ..... Flow Line Elevation
RW ..... Retaining Wall
SLPB ..... Street Lighting Pull Box
SMH ..... Sewer Manhole
TC ..... Top of Curb Elevation
WF ..... Wooden Fence
WM ..... Water Meter
WV ..... Water Valve

SCALE: 1"=10'

LEGEND:

(375.55) ..... Existing Elevation
— — (375) ..... Ex. Ground Contour Line
..... Ex. Structure
..... Fire Hydrant
..... Ex. Tree, Diameter
.....Chain Link Fence
..... Street Light
.....Edge of Asph Pavement
..... Palm Tree, Diameter

LEGAL DESCRIPTION:

LOT 162 OF TRACT NO. 1390, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 178 OF MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

B.M. NUMBER:	12-16142
ELEVATION	204.679 FEET
YEAR	2000
DESCRIPTION	WIRE SPK IN S CURB NORTON TO THE SOUTH, 1.3FT N OF BC CURB RETURN S OF WILSHIRE BOVD; NGS BM EW1436

NOTE:

EASEMENT IS NOT SHOWN ON THIS MAP

LICENSED LAND SURVEYOR
QUGUANG ZHANG
LS 8968
STATE OF CALIFORNIA

10 0 10 20 30
Scale: 1" = 10'

PLANS PREPARED BY:

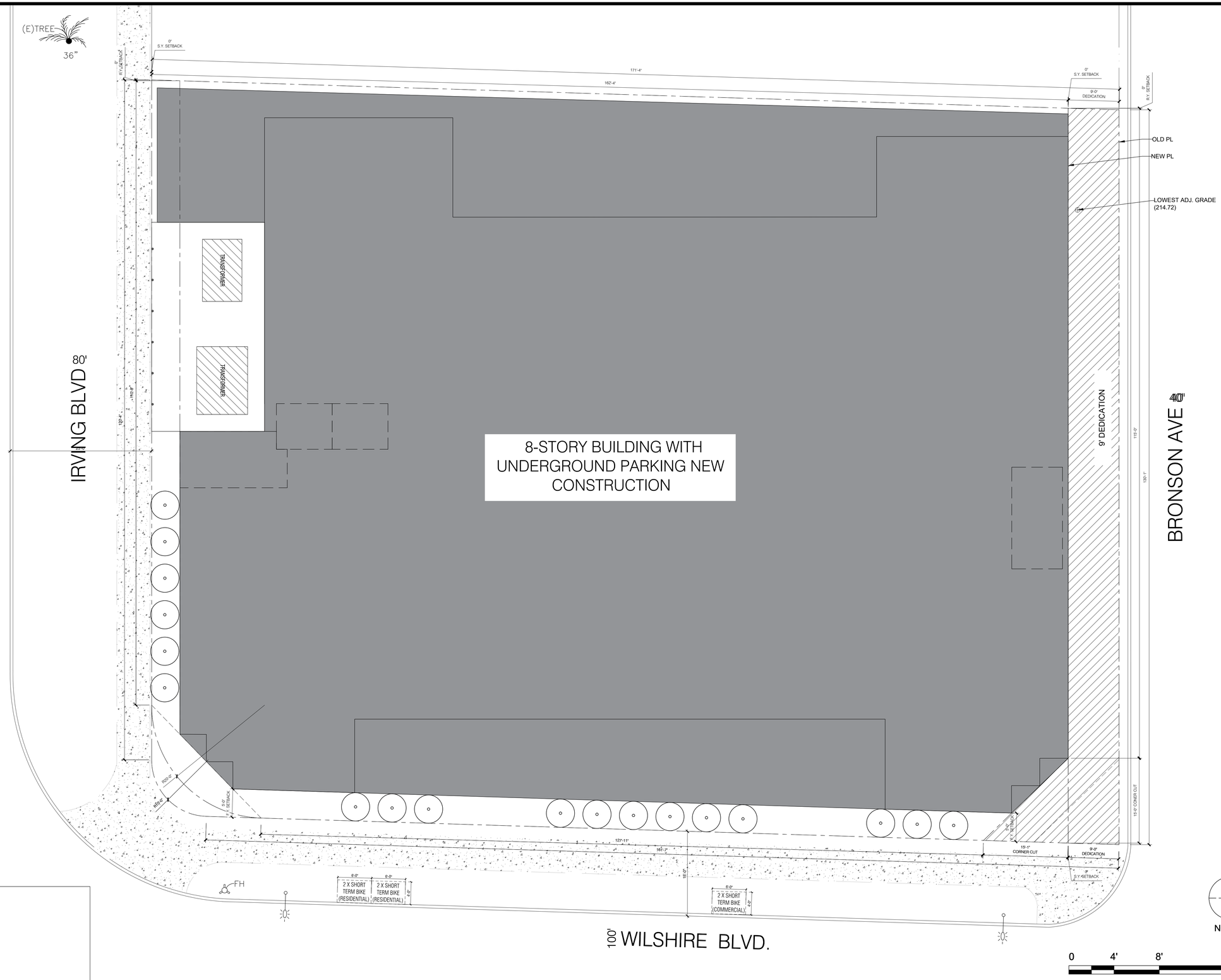
JIM — 2-6-2025 (Date)

Land's End Surveying & Engineering, Inc
Subdivision Engineering Design Survey
9080 Telstar Ave., Suite 303
El Monte, CA 91731
Tel: (626) 298-9581
Email: JIM@LSESURVEYING.COM

TOPOGRAPHIC MAP

SCALE: 1"=10'	APN: 5504-009-017	DATE: 2-6-2025

4155 WILSHIRE BLVD,
LOS ANGELES, CA 90010



SITE PLAN | SCALE 1/8" = 1'-0" | 01

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ENTITLEMENT
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PROJECT TITLE:

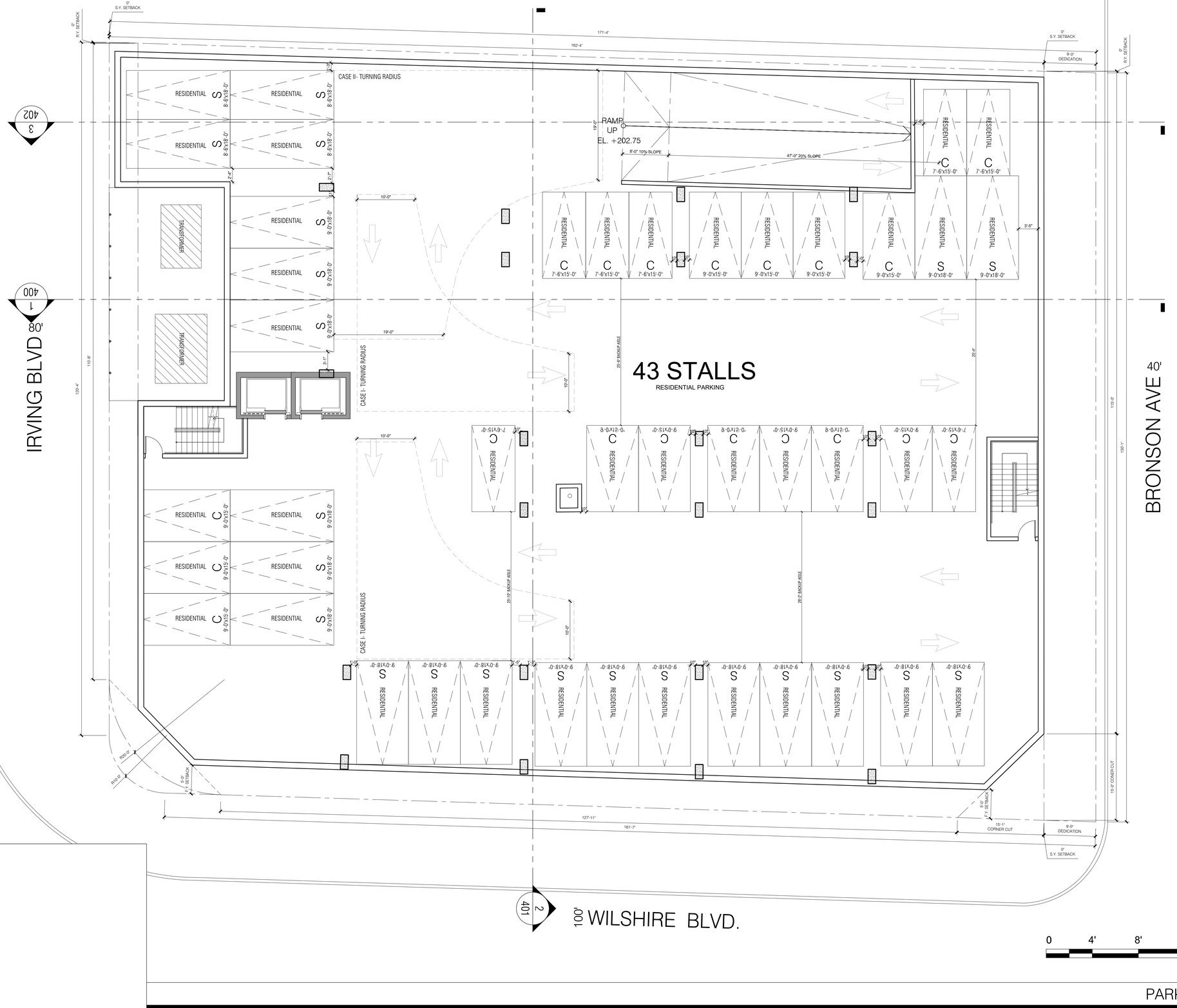
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
SITE PLAN

SHEET:
A100



WILSHIRE - SUMMARY

	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-		1,398 S.F.	18,338 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	5,387 S.F.	15,386 S.F.
LEVEL 2	1 UNIT	1 UNITS			2,627 S.F.	8,665 S.F.	17,682 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 8	-	6 UNITS	3 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF						844 S.F.	
TOTAL	11 UNIT	35 UNITS	8 UNITS	54 UNITS	89,232 S.F.	120,959 S.F.	152,272 S.F.
AVERAGE UNIT SQ FT	1,043 SQ FT	1,661 SQ FT	2,299 SQ FT				

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01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

PARKING LEVEL

SHEET:

A201

PARKING LEVEL 36 STALLS | SCALE 1/8" = 1'-0" | 01

30 STALLS

25 RESIDENTIAL/ 5 COMMERCIAL PARKING

WILSHIRE - SUMMARY

	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,398 S.F.	16,338 S.F.
LEVEL 1	-	-	-	-	4,008 S.F.	3,387 S.F.	18,396 S.F.
LEVEL 2	1 UNIT	1 UNITS			2,627 S.F.	8,693 S.F.	17,682 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 8	-	6 UNITS	3 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF						844 S.F.	
TOTAL	11 UNIT	55 UNITS	8 UNITS	54 UNITS	89,232 S.F.	105,959 S.F.	152,213 S.F.
AVERAGE UNIT SQ FT	1,043 SQ FT	1,661 SQ FT	2,288 SQ FT				

MIXED-USE FRONTAGE COMPLIANCE TABLE

STREET NAME	TOTAL BUILDING FRONTAGE (A)	VEHICULAR ENTRANCE WIDTH (B)	PEDESTRIAN ENTRANCE WIDTH (C)	ADJUSTED FRONTAGE (A-B-C)	COMMERCIAL FRONTAGE W/ 1.25 DEPTH (D)	COMPLIANCE (D / ADJUSTED FRONTAGE)
WILSHIRE	156'-4"	0'	18'	138'-4"	115.2'	84.4%
IRVING	123'-4"	22'-2"	0'	101'-4"	35'-7"	35.1%
BRONSON	123'-8"	+/-	6'	76'-8"	34'-9"	45.3%

KEYNOTES:
- PER CENTRAL HEIGHT NOTE (PER LAMC 12.22.C.20(f))
- NO FENCES, FREESTANDING SITE WALLS, OR RETAINING WALLS ARE PROPOSED.
- NO EXISTING FENCES OR WALLS CURRENTLY ON SITE.
- ALL VISIBLE EXTERIOR WALL AND BUILDING HEIGHTS ARE LABELED IN ELEVATIONS AND SECTIONS.

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

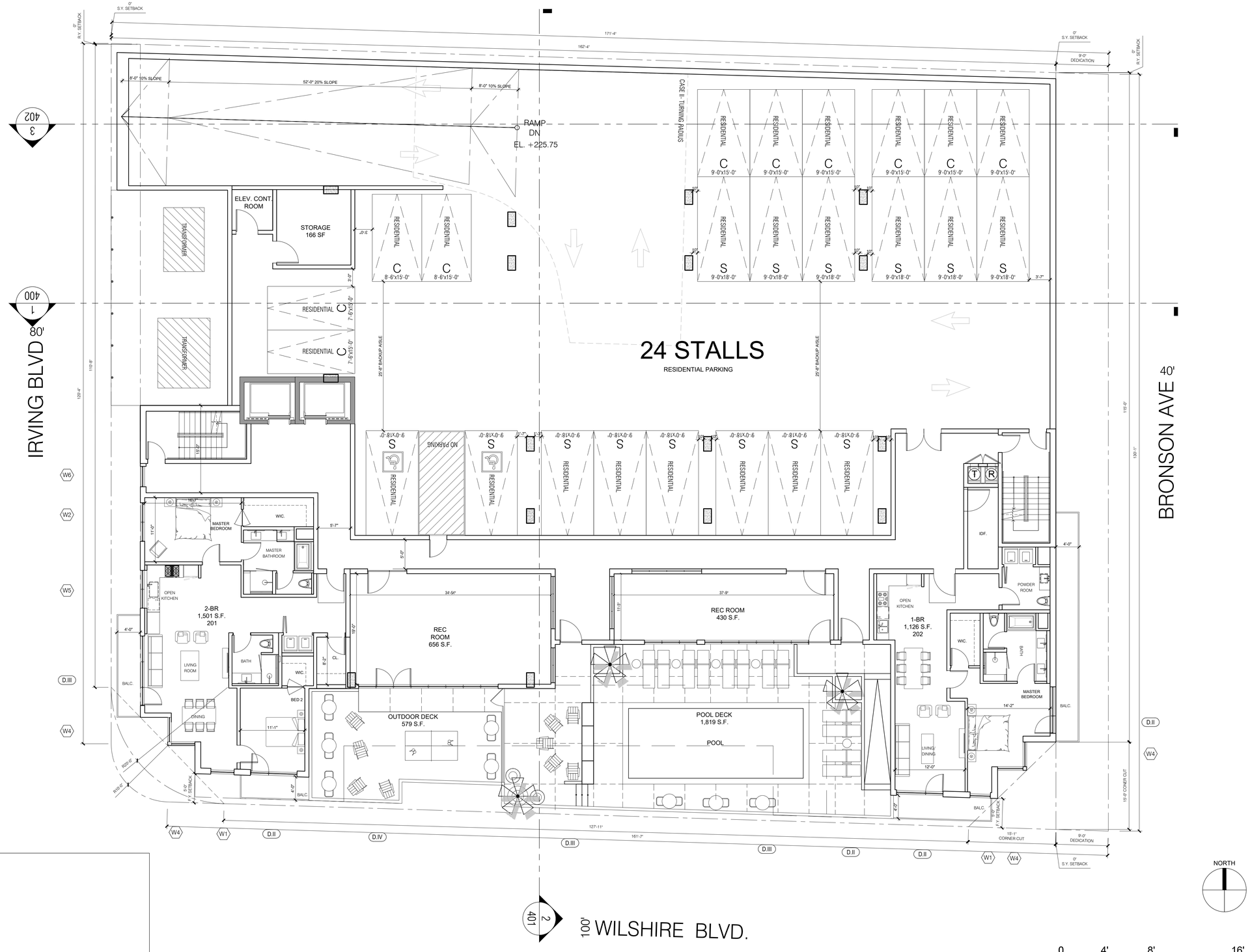
1ST FLOOR PLAN

SHEET:

A202

1ST FLOOR PLAN 33 STALLS | SCALE 1/8" = 1'-0" | 02

WILSHIRE - SUMMARY							
	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,398 S.F.	16,336 S.F.
LEVEL 1	-	-	-	-	4,599 S.F.	3,387 S.F.	18,396 S.F.
LEVEL 2	1 UNIT	1 UNITS			2,827 S.F.	8,693 S.F.	17,682 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 8	-	6 UNITS	3 UNIT	9 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF							844 S.F.
TOTAL	11 UNIT	55 UNITS	8 UNITS	54 UNITS	89,232 S.F.	105,956 S.F.	152,272 S.F.
AVERAGE UNIT SQ FT	1,043 SQ FT	1,664 SQ FT	2,238 SQ FT		-		



2ND FLOOR 36 STALLS

SCALE 1/8" = 1'-0"

03

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

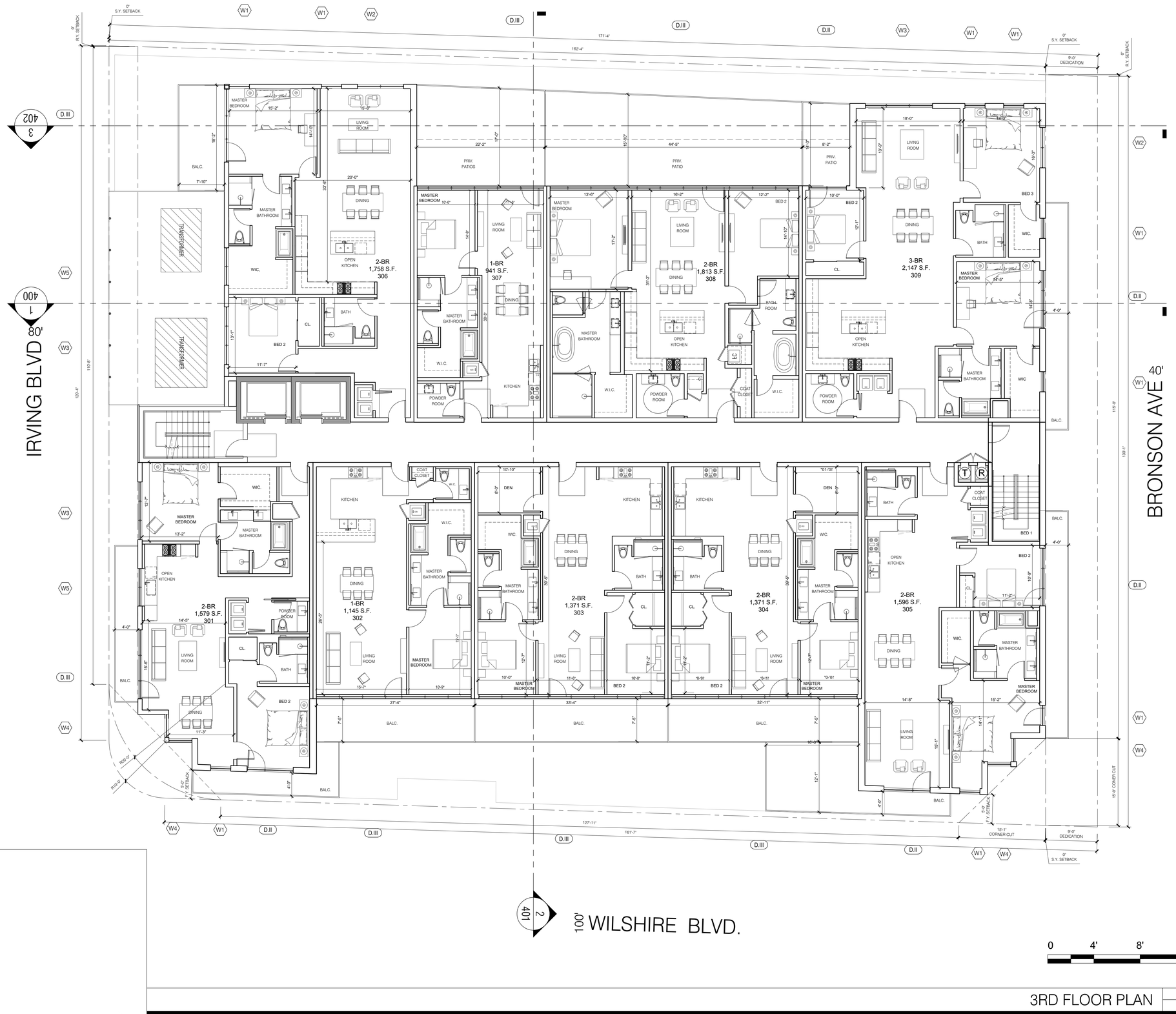
JOB NO:

DRAWING TITLE:

2ND FLOOR PLAN

SHEET:

A203



WILSHIRE - SUMMARY								
	PROPOSED UNITS				PROPOSED AREA			
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS	
BASEMENT LEVEL	-	-	-	-		1,398 S.F.	16,336 S.F.	
LEVEL 1	-	-	-	-	4,038 S.F.	3,367 S.F.	16,336 S.F.	
LEVEL 2	1 UNIT	1 UNITS	-	2 UNITS	2,837 S.F.	6,855 S.F.	17,682 S.F.	
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.	
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.	
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.	
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.	
LEVEL 7	2 UNIT	5 UNITS	1 UNIT	8 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.	
LEVEL 8	-	4 UNITS	3 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.	
ROOF							844 S.F.	
TOTAL	11 UNIT	39 UNITS	8 UNITS	54 UNITS	84,232 S.F.	120,969 S.F.	152,272 S.F.	
AVERAGE UNIT SQ FT	1,049 SQ FT	1,661 SQ FT	2,238 SQ FT					

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

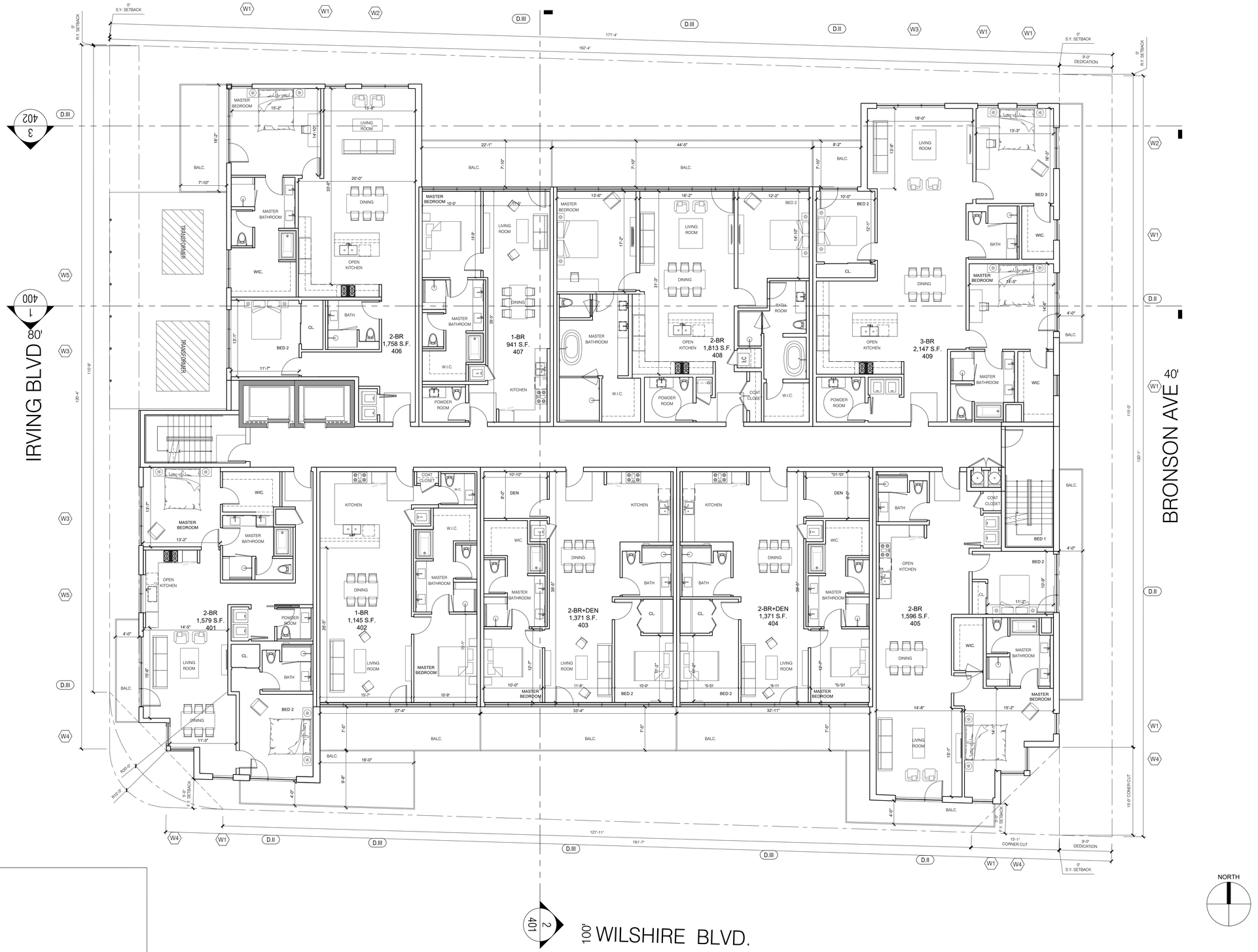
JOB NO:

DRAWING TITLE:
3RD FLOOR PLAN

SHEET:

A204

3RD FLOOR PLAN | SCALE 1/8" = 1'-0" | 04



WILSHIRE - SUMMARY							
	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,388 S.F.	18,336 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	5,387 S.F.	18,366 S.F.
LEVEL 2	1 UNIT	1 UNITS	-	-	2,457 S.F.	6,665 S.F.	17,682 S.F.
LEVEL 3	2 UNIT	5 UNITS	1 UNIT	8 UNITS	13,761 S.F.	15,929 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	5 UNITS	1 UNIT	8 UNITS	13,761 S.F.	15,929 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	5 UNITS	1 UNIT	8 UNITS	13,761 S.F.	15,929 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	5 UNITS	1 UNIT	8 UNITS	13,761 S.F.	15,929 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	5 UNITS	1 UNIT	8 UNITS	13,761 S.F.	15,929 S.F.	16,167 S.F.
LEVEL 8	-	4 UNITS	3 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF	-	-	-	-	-	844 S.F.	-
TOTAL	11 UNIT	34 UNITS	9 UNITS	54 UNITS	89,232 S.F.	120,999 S.F.	152,270 S.F.
AVERAGE UNIT SQ FT.	1,043 SQ FT	1,601 SQ FT	2,238 SQ FT				

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

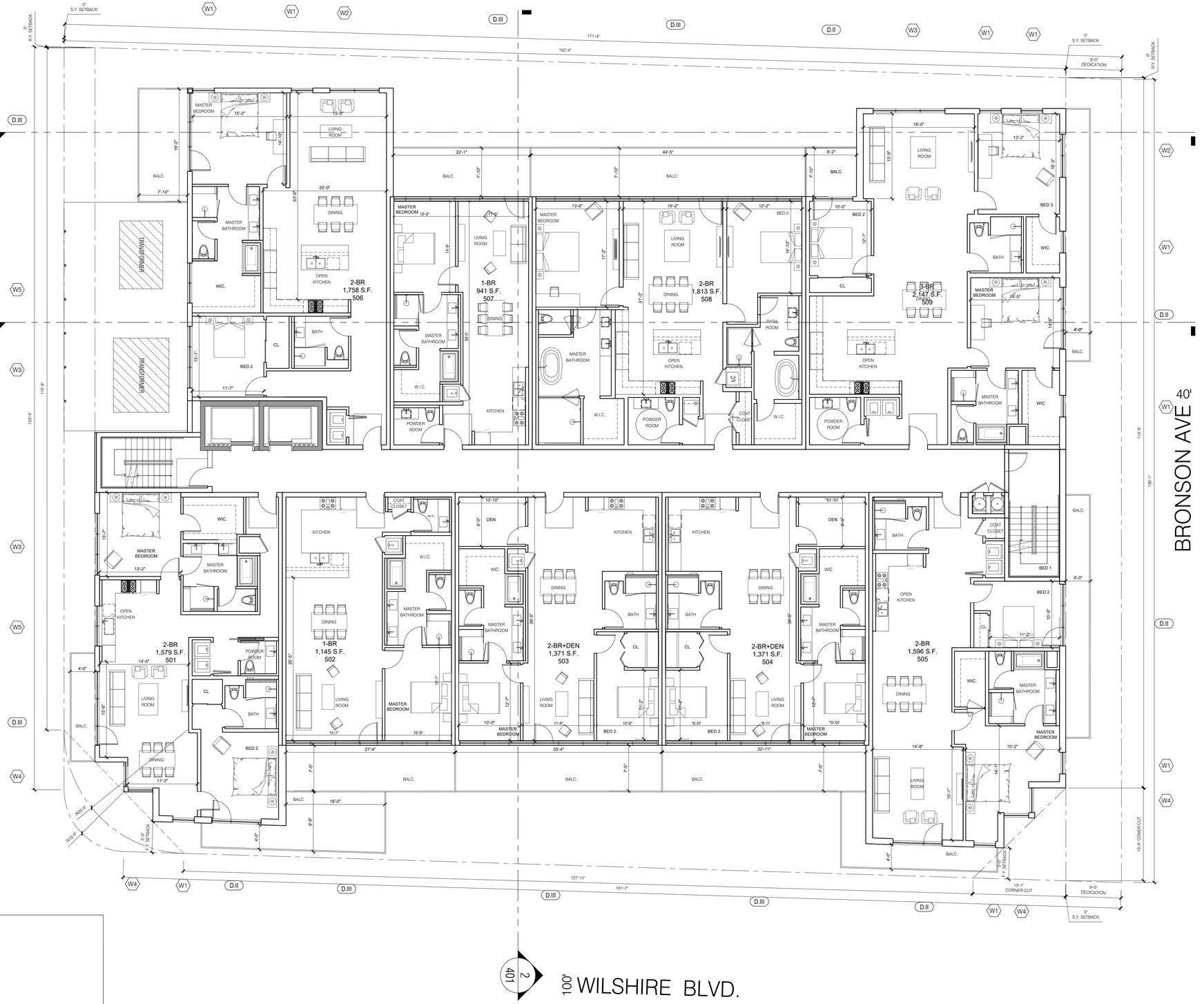
DRAWING TITLE:
4TH FLOOR PLAN

SHEET:
A205

4TH FLOOR PLAN | SCALE: 1/8" = 1'-0" | 05

WILSHIRE - SUMMARY

	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,398 S.F.	18,396 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	5,567 S.F.	18,396 S.F.
LEVEL 2	1 UNIT	1 UNITS	-	-	2,457 S.F.	8,855 S.F.	17,662 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 8	-	4 UNITS	3 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF	-	-	-	-	-	-	844 S.F.
TOTAL	11 UNIT	35 UNITS	8 UNITS	54 UNITS	89,232 S.F.	109,956 S.F.	152,272 S.F.
AVERAGE UNIT SQ FT.	1,043 SQ FT	1,801 SQ FT	2,038 SQ FT		-		



5TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 06

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#	DATE:	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

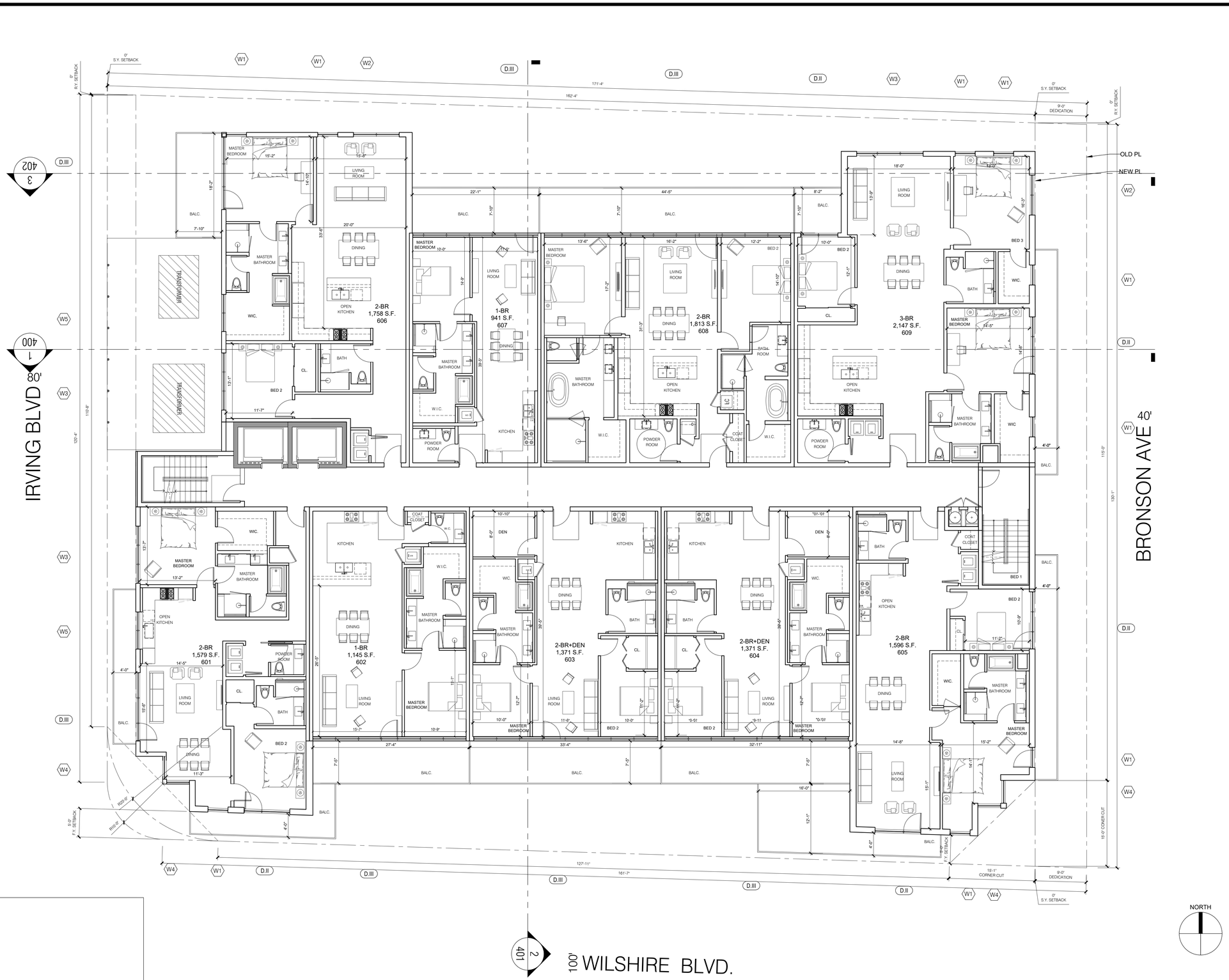
DRAWN BY:

JOB NO:

DRAWING TITLE:
5TH FLOOR PLAN

SHEET:

A206



WILSHIRE - SUMMARY

	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,398 S.F.	16,308 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	5,367 S.F.	15,386 S.F.
LEVEL 2	1 UNIT	1 UNITS			2,827 S.F.	8,855 S.F.	17,662 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	4 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,829 S.F.	16,167 S.F.
LEVEL 8	-	4 UNITS	3 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF							844 S.F.
TOTAL	11 UNIT	39 UNITS	9 UNITS	54 UNITS	89,232 S.F.	120,899 S.F.	152,272 S.F.
AVERAGE UNIT SQ FT.	1,043 SQ FT.	1,801 SQ FT.	2,238 SQ FT.				

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
6TH FLOOR PLAN

SHEET:
A207

6TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 07

WILSHIRE - SUMMARY							
	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,288 S.F.	18,398 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	5,567 S.F.	18,366 S.F.
LEVEL 2	1 UNIT	1 UNITS	-	-	2,457 S.F.	6,855 S.F.	17,682 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,929 S.F.	18,147 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,929 S.F.	18,147 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,929 S.F.	18,147 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,929 S.F.	18,147 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,929 S.F.	18,147 S.F.
LEVEL 8	-	4 UNITS	5 UNIT	7 UNITS	13,761 S.F.	14,184 S.F.	18,147 S.F.
ROOF	-	-	-	-	-	-	844 S.F.
TOTAL	11 UNIT	35 UNITS	9 UNITS	54 UNITS	89,232 S.F.	109,866 S.F.	182,272 S.F.
AVERAGE UNIT SQ FT.	1,043 SQ FT	1,601 SQ FT	2,036 SQ FT				

7TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 08

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
7TH FLOOR PLAN

SHEET:
A208

WILSHIRE - SUMMARY

	PROPOSED UNITS				PROPOSED AREA		
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-		1,386 S.F.	18,336 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	3,587 S.F.	18,336 S.F.
LEVEL 2	1 UNIT	3 UNITS			2,637 S.F.	8,855 S.F.	17,692 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,167 S.F.
LEVEL 8	-	6 UNITS	1 UNIT	7 UNITS	10,761 S.F.	14,184 S.F.	16,167 S.F.
ROOF							844 S.F.
TOTAL	11 UNIT	39 UNITS	6 UNITS	54 UNITS	89,232 S.F.	120,959 S.F.	152,272 S.F.
AVERAGE UNIT SQ FT	1,043 SQ FT	1,661 SQ FT	2,338 SQ FT				

8TH FLOOR PLAN | SCALE 1/8" = 1'-0" | 09

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
8TH FLOOR PLAN

SHEET:
A209



WILSHIRE - SUMMARY								
	PROPOSED UNITS				PROPOSED AREA			
	1-BR	2-BR	3-BR	TOTAL	SELLABLE	F.A.R.	GROSS
BASEMENT LEVEL	-	-	-	-	-	1,386 S.F.	18,336 S.F.
LEVEL 1	-	-	-	-	4,039 S.F.	5,587 S.F.	18,346 S.F.
LEVEL 2	1 UNIT	3 UNITS	-	-	2,637 S.F.	8,855 S.F.	17,692 S.F.
LEVEL 3	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,147 S.F.
LEVEL 4	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,147 S.F.
LEVEL 5	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,147 S.F.
LEVEL 6	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,147 S.F.
LEVEL 7	2 UNIT	6 UNITS	1 UNIT	9 UNITS	13,761 S.F.	15,629 S.F.	16,147 S.F.
LEVEL 8	-	4 UNITS	3 UNIT	7 UNITS	10,761 S.F.	14,184 S.F.	16,147 S.F.
ROOF	-	-	-	-	-	844 S.F.	-
TOTAL	11 UNIT	35 UNITS	8 UNITS	54 UNITS	89,232 S.F.	120,959 S.F.	152,272 S.F.
AVERAGE UNIT SQ FT	1,543 SQ FT	1,601 SQ FT	2,228 SQ FT		-	-	-

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KEY PLAN:

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#	DATE	ISSUE DESCRIPTION
01	20/05/2025	FEASIBILITY STUDY

ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

ROOF PLAN

SHEET:

A210

ROOF PLAN | SCALE 1/8" = 1'-0" | 10



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

01

Kevin Tsai Architecture

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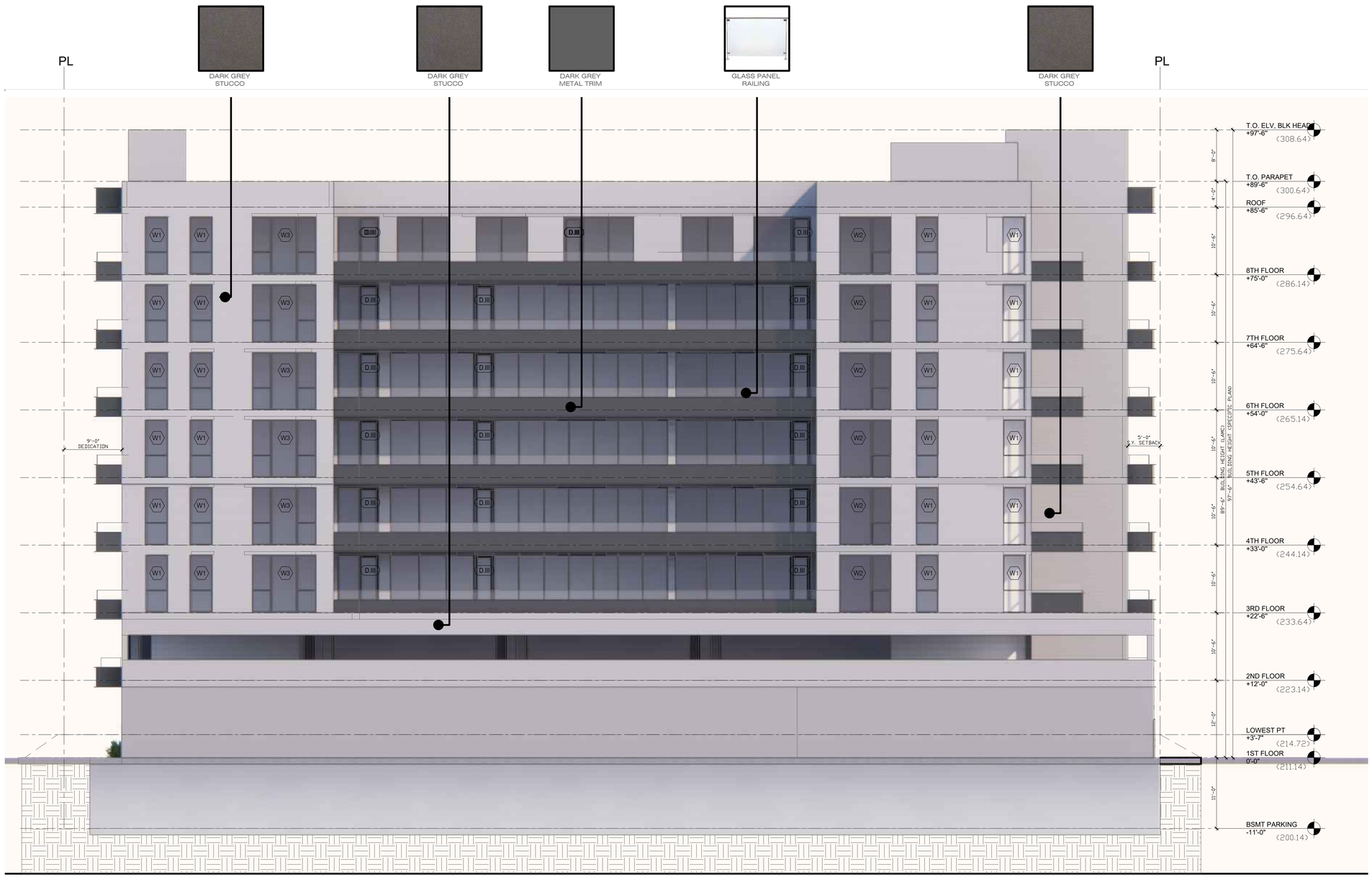
JOB NO:

DRAWING TITLE:

SOUTH ELEVATION

SHEET:

A300



NORTH ELEVATION

SCALE 1/8" = 1'-0"

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LOS ANGELES, CA 90010

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JOB NO:

DRAWING TITLE:

NORTH ELEVATION

SHEET:

A301



EAST ELEVATION

SCALE 1/8" = 1'-0"

01

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JOB NO:

DRAWING TITLE:

EAST ELEVATION

SHEET:

A302



WEST ELEVATION

SCALE 1/8" = 1'-0"

01

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PIC/PM:

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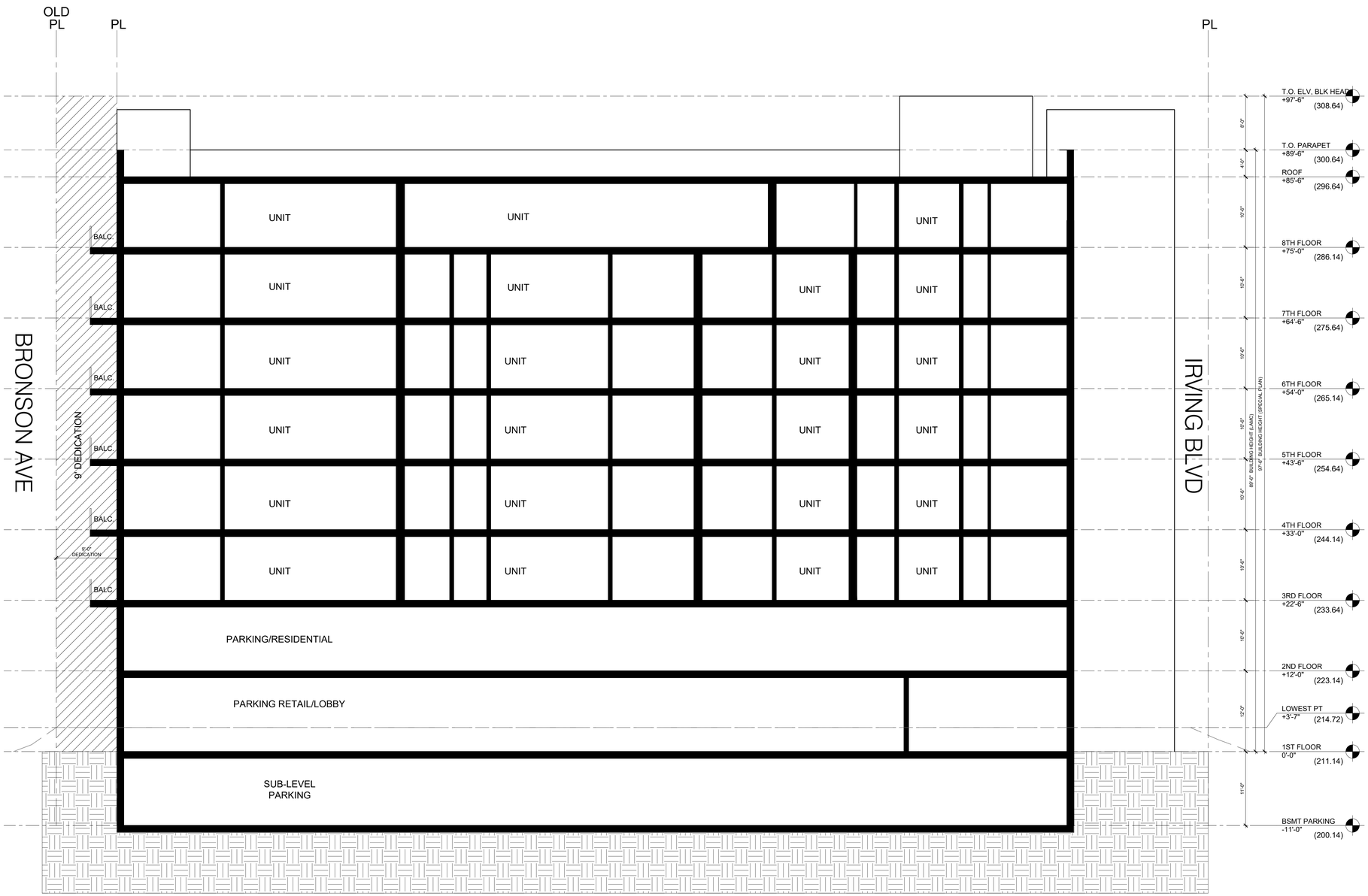
JOB NO.:

DRAWING TITLE:

WEST ELEVATION

SHEET:

A303



BUILDING SECTION A-A

SCALE 1/8" = 1'-0"

01

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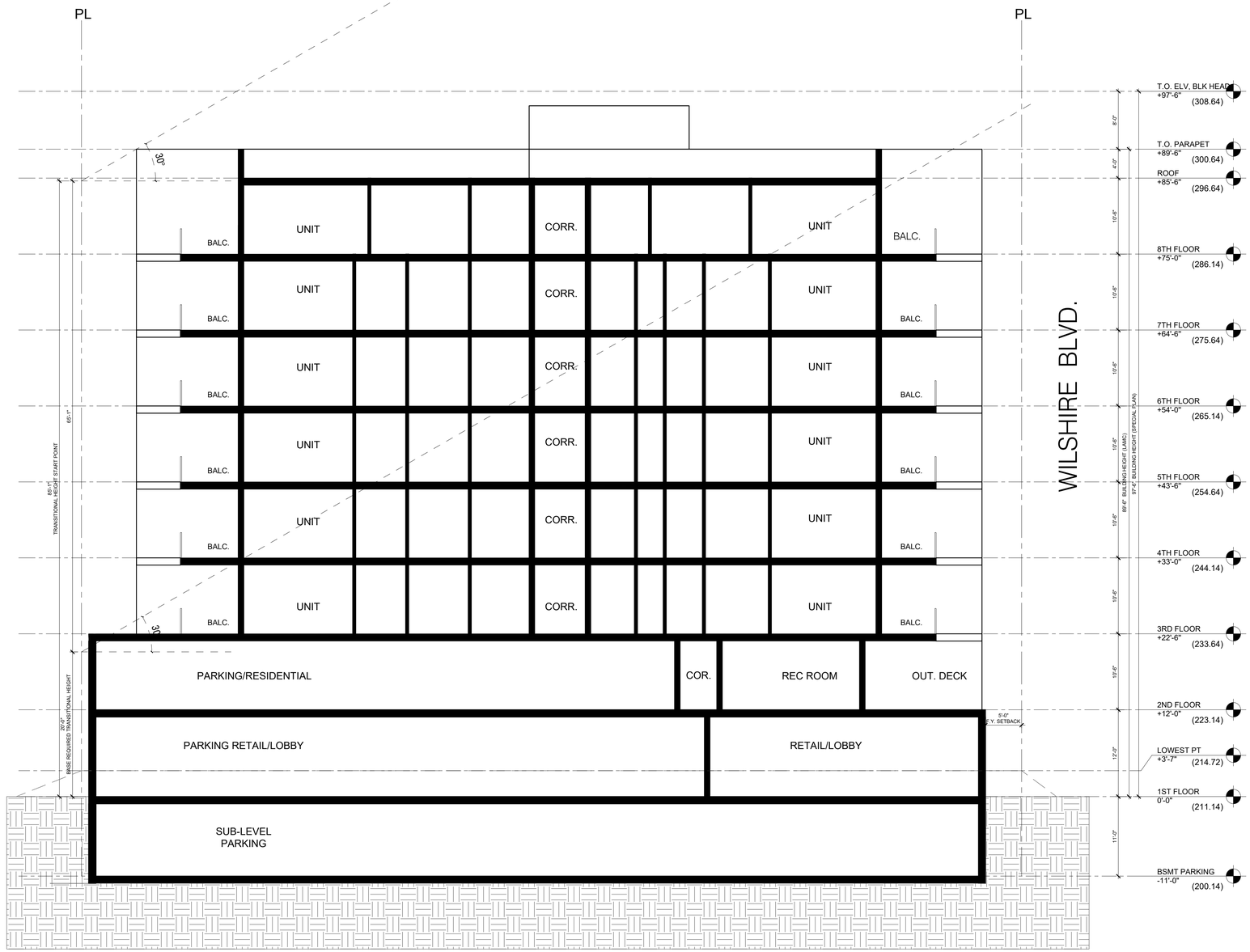
JOB NO:

DRAWING TITLE:

BUILDING SECTION A-A

SHEET:

A400



BUILDING SECTION B-B | SCALE 1/8" = 1'-0" | 02

K T A

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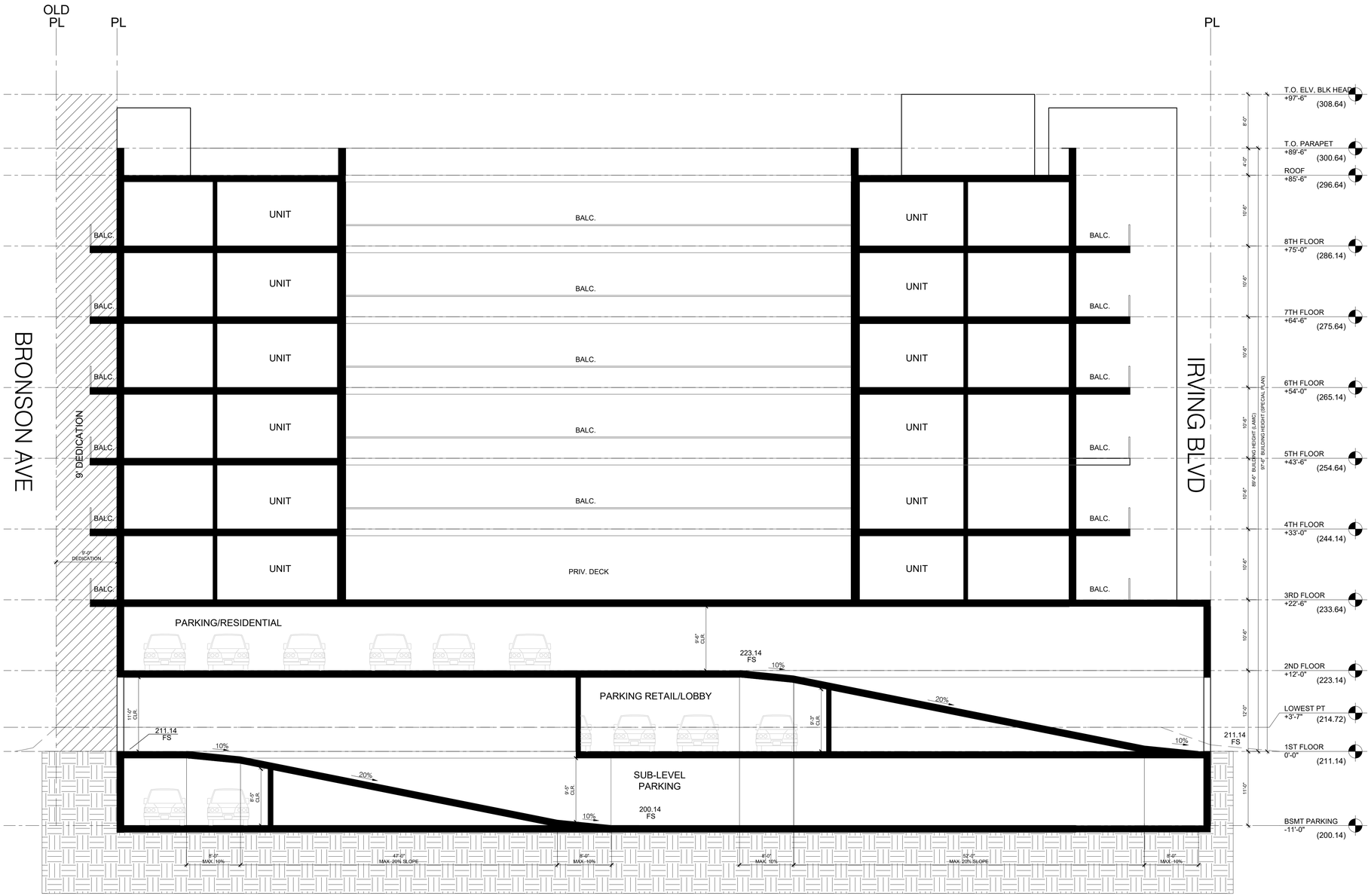
JOB NO:

DRAWING TITLE:

BUILDING SECTION B-B

SHEET:

A401



BUILDING SECTION C-C

SCALE 1/8" = 1'-0"

03

K T A

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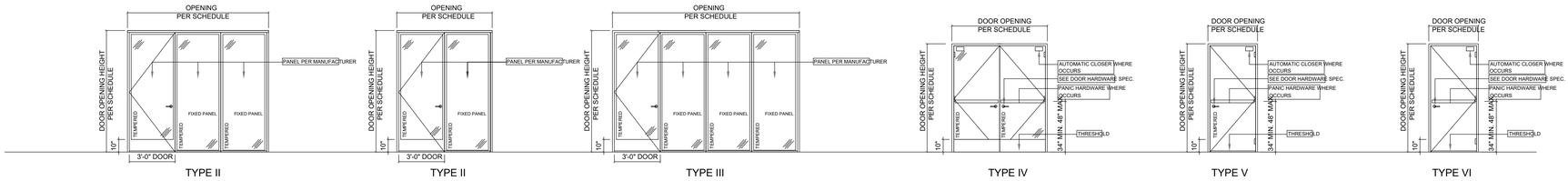
JOB NO:

DRAWING TITLE:

BUILDING SECTION C-C

SHEET:

A402



DOOR FINISH NOTES

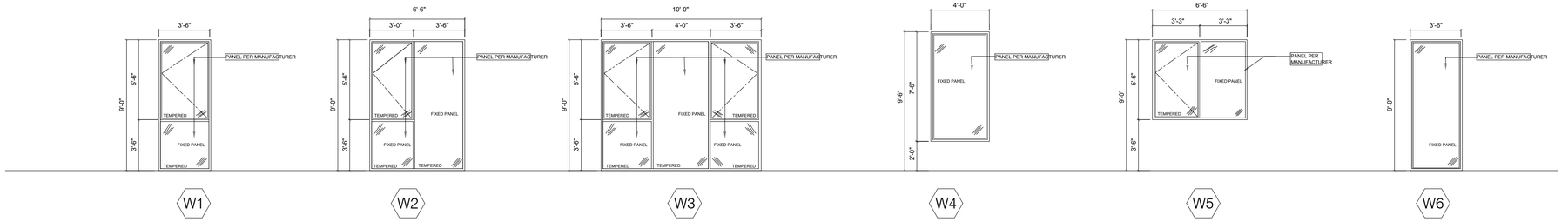
1. ALL TEMPERING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
2. ALL GLAZING PER ACOUSTIC CONSULTANT RECOMMENDATIONS.
3. POOL DECK ACCESS DOOR 20010 TO HAVE KEY FOB SYSTEM AND HARDWARE.
4. EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
5. ROOM DOORS: DOORS WILL BE SOLID CORE CONSTRUCTION, PAINT GRADE, BOTTOM RAIL. ALL DOORS SHALL BE 5-PLY CONSTRUCTION.
6. UTILITY DOORS: DOORS WILL BE SOLID CORE CONSTRUCTION, PAINT GRADE, WDMA PREMIUM GRADE. ALL DOORS SHALL BE 5-PLY CONSTRUCTION.
7. CORRIDOR: DOORS WILL BE SOLID CORE CONSTRUCTION, PAINT GRADE, WDMA PREMIUM GRADE. ALL DOORS SHALL BE 5-PLY CONSTRUCTION.
8. DOOR FRAMES: FACE DIMENSION AND WILL BE PRE-PUNCHED TO ACCEPT BUILDING STANDARD HARDWARE.

DOOR AND HARDWARE NOTES

1. 1126A.4 THE MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8½POUNDS. THE MAXIMUM EFFORT TO OPERATE INTERIOR DOORS OR GATES SHALL NOT EXCEED 5 POUNDS.
2. 1138A.4. EACH GLAZED OPENING REQUIRED TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. A 30"x48" CLEAR SPACE FOR FORWARD OR PARALLEL APPORACH, REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONCTROLS NO GREATER THAN 5 POUNDS.
3. CONTRACTOR TO SUBMIT CUTS OF ALL HARDWARE TO KEVIN TSAI ARCHITECTURE FOR APPROVAL PRIOR TO ORDERING.
4. PROVIDE SILENCERS ON ALL DOOR BUCKS.
5. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL.
6. ALL HARDWARE TO BE INSTALLED ACCORDING TO THE STANDARDS OF THE SPECIFIED MANUFACTURES USED.
7. ALL LOCKSET/LATCHSET LEVERS, KNOBS, OR PULLS TO BE 3'-2" A.F.F TO CENTERLINE, UNLESS OTHERWISE NOTED.
8. ALL DOORS DESIGNATED TO BE FIRE RATED SHALL BE LABELED AS SUCH AS REQUIRED BY CODE.
9. UNDERCUT ALL DOORS AS REQUIRED FOR NEW FLOOR FINISHES.
10. CONTRACTOR AT THE TIME OF BID TO VERIFY DELIVERY LEAD TIMES FOR ALL DOORS/FRAMES AND HARDWARE AND INCLUDE COSTS FOR INSTALLATION WITHIN SCHEDULE, INCLUDING SUCH COSTS AS RE-WELDING NON-STANDARD BUCKS, OVERTIME FABRICATION, ETC.
11. ALL HARDWARE FITTINGS AND ACCESSORIES AS REQUIRED FOR SPECIFIC INSTALLATION, AND FURNISH ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE AT SPECIAL DOOR LOCATIONS.
12. GENERAL CONTRACTOR AND HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR COORDINATING ALL LOCKING, LATCHING AND KEYING REQUIREMENTS FOR BUILDING AND OWNER USE PRIOR TO PURCHASE AND INSTALLATION.
13. THE FINISH HARDWARE SUPPLIER SHALL EXAMINE THE DRAWINGS, SCHEDULE AND SPECIFICATIONS AND FURNISH PROPER HARDWARE FOR ALL OPENINGS WHETHER LISTED OR NOT. COMPLETE SHOP DRAWINGS TO BE PROVIDED FOR APPROVAL PRIOR TO PURCHASE.
14. ALL HOLLOW METAL DOOR BUCKS TO BE WELDED TYPE UNLESS OTHERWISE NOTED.
15. ALL DOORS AND HARDWARE TO COMPLY WITH COBA/ANSI STANDARDS LATEST EDITION.
16. ALL DOORS UP TO AND INCLUDING 7'-6" SHALL BE PROVIDED WITH 1 1/2 PAIR OF HINGES AND ONE ADDITIONAL HINGE FOR EACH ADDITIONAL 2'-6" OR FRACTION THEREOF.
17. ALL SINGLE DOORS WITH SECURITY SHALL BE PROVIDED WITH ARMORED STRIKE PLATES ON THE ENTRY SIDE ON THE DOOR. ALL DOUBLE DOORS WITH SECURITY SHALL BE PROVIDED WITH A FULL HEIGHT ASTRAGAL ON THE ENTRY SIDE OF THE DOOR.
18. ALL WOOD VENEER DOORS TO BE SOLID CORE, STAINED AND FINISHED TO MATCH SAMPLE SUPPLIED, UNLESS OTHERWISE NOTED.
19. ALL NEW HARDWARE SHALL BE ADA COMPLIANT LEVER TYPE.
20. ALL WOODWORK DOORS 8'-0" OR HIGHER WITH PIVOT HINGES SHALL BE PROVIDED WITH TOP, BOTTOM, AND INTERMEDIATE PIVOTS
21. CONTRACTOR TO COORDINATE/CHECK LOCATION OF RECESSED FLOOR CLOSERS/PIVOTS WITH EXISTING CELL SYSTEMS OR OTHER FIELD CONDITIONS PRIOR TO ORDERING TO ENSURE PROPER CLEARANCES/DEPTHS.
22. ALL DOORS WITH MAGNETIC OR ELECTRONIC LOCKING DEVICES MUST BE CONNECTED TO THE BUILDING CLASS "E" SYSTEM AND MUST BE FAIL SAFE. PROVIDE FOR FINAL CLASS "E" HOOK-UPS IN TOTAL, WORKING IN CONJUNCTION WITH BUILDINGS VENDER (FIRE CONTROL SYSTEM).
23. ALL HARDWARE ON EXISTING DOORS NOT TAGGED OR LABELED SHALL BE BE EXISTING TO REMAIN. SERIES OR FUNCTION OF HARDWARE SHALL NOT CHANGE. ALL HOLES IN DOORS SHALL BE FILLED, SANDED SMOOTH AND PAINTED.
24. ALL GLASS DOORS UP TO AND INCLUDING 9'-0" SHALL BE 1/2" THICK TEMPERED SAFETY GLAZING. DOORS 9'-0" OR HIGHER SHALL BE 3/4" THICK TEMPERED SAFETY GLAZING ACCORDING WITH CBC TABLE 2406.2(1) AND SECTION 2406.4.2.
25. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES WITH NO MIRRORS, CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.
26. REQUIRED EXIT DOORS SHALL HAVE NOT LESS THAN 32" CLEAR WIDTH, 80" CLEAR HEIGHT, AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM SWINGING DOOR LEAF IS 48" NOMINAL.
27. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE HINGED SWINGING TYPE.
28. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 LBS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LB. FORCE. REVOLVING AND SLIDING DOORS MAY BE USED IN OTHER THAN GROUP H OCCUPANCIES AS EGRESS DOORS ONLY IF ALL OF THE REQUIREMENTS OF SECTION 1008.1.4.1 AND SECTION 1008.1.4.3 RESPECTIVELY ARE MET.
29. FOR PANIC HARDWARE:
    A. THE ACTUATING PORTION OF RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
    B. THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15 LBS.
    C. PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSHPAD TYPE WHERE PANIC HARDWARE IS REQUIRED, AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE-HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.
    D. EXIT DOORS AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PER CBC 1010.1.9
    E. ALL PANIC HARDWARE SHALL BE "FIRE/EXIT TYPE" WITH UL LABEL.
28. PER CBC 1008.1.9.3 PROVIDE A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN A CONSPICUOUS PLACE AT THE SINGLE ENTRY DOOR.
29. GLAZING OVER 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201) OR A (ANSI Z97.1). [CBC T2406.2(1) &2, CBC 2406.4(7)]
30. 1010.1.9.2 HARDWARE HEIGHT. DOOR HANDLES, PULLS,LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
31. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
32. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS.
33. WHERE MEANS OF EGRESS DOORS ARE OPERATED OR ASSISTED BY POWER, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS. THE FORCES REQUIRED TO OPEN THESE DOORS MANUALLY SHALL NOT EXCEED THOSE SPECIFIED IN NOTES #1 7 #2 ABOVE, EXCEPT THAT THE FORCE TO SET THE DOOR IN MOTION SHALL NOT EXCEED 50 POUNDS. THE DOOR SHALL BE CAPABLE OF SWINGING OPEN FROM ANY POSITION TO THE FULL WIDTH OF THE OPENING IN WHICH SUCH DOOR IS INSTALLED WHEN A FORCE IS APPLIED TO THE DOOR ON THE SIDE FROM WHICH EGRESS IS MADE. POWER OPERATED SWINGING DOORS, POWER OPERATED SLIDING DOORS AND POWER OPERATED FOLDING DOORS SHALL COMPLY WITH BHMA A156.10. POWER ASSISTED SWINGING DOORS AND LOW ENERGY POWER OPERATED WINGING DOORS SHALL COMPLY WITH BHMA A156.19.
34. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 INCH IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2 INCH ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/2 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50 PERCENT SLOPE).

EXCEPTIONS:
1. IN OCCUPANCY GROUP R-2 OR R-3, THRESHOLD HEIGHTS FOR SLIDING AND SIDE HINGED EXTERIOR DOORS SHALL BE PERMITTED TO BE UP TO 7-3/4 INCHES IN HEIGHT IF ALL OF THE FOLLOWING APPLY:
   a. THE DOOR IS NOT PART OF THE REQUIRED MEANS OF EGRESS
   b. THE DOOR IS NOT PART OF AN ACCESSIBLE ROUTE AS REQUIRED BY CHAPTER 11A OR 11B.
   c. THE DOOR IS NOT A PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT.
2. IN ADAPTABLE OR ACCESSIBLE DWELLING UNITS, WHERE EXCEPTION 5 TO SECTION 1010.1.5 PERMITS A 4 INCH ELEVATION CHANGE AT THE DOOR, THE THRESHOLD HEIGHT ON THE EXTERIOR SIDE OF THE DOOR SHALL NOT EXCEED 4-3/4 INCHES IN HEIGHT ABOVE THE EXTERIOR DECK, PATIO OR BALCONY FOR SLIDING DOORS OR 4-1/2 INCHES ABOVE THE EXTERIOR DECK, PATIO OR BALCONY FOR OTHER DOORS.

34. PROVIDE WEATHER STRIPS AT ALL DOORS FACING UNCONDITIONED SPACES.
35. PROVIDE SMOKESEALS AT ALL FIRE RATED DOORS.
36. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MIN. WHERE LOCATED IN CORRIDOR WALLS OR SMOKE-BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 715.4, SHALL BE TESTED - NFPA 252 OR UL 10C. FIRE DOOR ASSEMBLIES SHALL ALSO MEET THE REQUIREMENTS FOR SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. GLAZING MATERIAL IN THE DOOR ITSELF SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES. BUILDING CODE 715.4.3, 715.4.3.1 AND 715.4.3.2



WINDOW NOTES:

1. 1138A.4. EACH GLAZED OPENING REQUIRED TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. A 30"x48" CLEAR SPACE FOR FORWARD OR PARALLEL APPORACH, REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONCTROLS NO GREATER THAN 5 POUNDS.
2. 1126A.4 THE MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8 POUNDS. THE MAXIMUM EFFORT TO OPERATE INTERIOR DOORS OR GATES SHALL NOT EXCEED 5 POUNDS.
3. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. 2406.4 TO MEET ALL OF THE FOLLOWING CONDITIONS:
   A. EXPOSED BOTTOM EDGE LESS THAN 18 IN ABOVE THE FLOOR.
   B. EXPOSED TOP EDGE IS GREATER THAN 36 IN ABOVE THE FLOOR
   C. WITHIN 24" OF A DOORWAY AND LESS THAN 60" ABOVE A WALKWAY.
   D. WITHIN 60" VERTICALLY AND 36" HORIZONTALLY OF STAIRWAYS + LANDINGS.
4. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH INSECT SCREENS.
5. WINDOWS SHALL BE NFRC LABELED WITH MINIMUM: U-FACTOR = 0.29 / SHGC = .0.22 / VT= 0.50
6. STOREFRONT - PERFORMANCE WITH MINIMUM: U-FACTOR = 0.55/ SHGC = .0.67 / VT= 0.88
7. WINDOWS SHALL MEET MINIMUM STC RATINGS AS SHOWN IN ACOUSTICAL REPORT, SEE ACOUSTICAL REPORTS FOR ADDITIONAL REQUIREMENTS.

WINDOW SCHEDULE

TYPE	WINDOW SIZE		PRODUCT INFORMATION		GLASS		FRAME		REMARKS
	WIDTH	HEIGHT	MANUFACTURER	MODEL	GLAZING	FINISH	MATERIAL	FINISH	
W01	3'-6"	9'-0"			GLZ.	CLEAR	ALUM.	BLACK	FIXED TEMPERED GLASS: STC RATING 30 MINIMUM
W02	6'-6"	9'-0"			GLZ.	CLEAR	ALUM.	BLACK	FIXED TEMPERED GLASS: STC RATING 30 MINIMUM
W03	10'-0"	9'-0"			GLZ.	CLEAR	ALUM.	BLACK	FIXED TEMPERED GLASS: STC RATING 30 MINIMUM
W04	4'-0"	7'-6"			GLZ.	CLEAR	ALUM.	BLACK	FIXED TEMPERED GLASS: STC RATING 30 MINIMUM
W05	6'-6"	5'-6"			GLZ.	CLEAR	ALUM.	BLACK	FIXED TEMPERED GLASS: STC RATING 30 MINIMUM
W06	3'-6"	9'-0"			GLZ.	CLEAR	ALUM.	BLACK	FIXED TEMPERED GLASS: STC RATING 30 MINIMUM

WINDOW AND DOOR SCHEDULE

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4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
PRELIMINARY WINDOW AND DOOR SCHEDULE

SHEET:
A600

TREE COUNT SUMMARY	
TOTAL NO. OF UNITS	= 54
NO. OF TREES (24" BOX MIN.) REQUIRED 1 PER 4 UNITS	= 14
NO. OF TREES (24" BOX MIN.) PLANTED:	
9TH FLOOR	= 14
TOTAL PROVIDED	=14

OUTDOOR COMMON OPEN SPACE	
TOTAL OUTDOOR COMMON OPEN SPACE PROVIDED	= 1,474 S.F.
MINIMUM (25%) REQUIRED LANDSCAPE AREA	= 368 S.F.
LANDSCAPE AREA PROVIDED ON ROOF DECK:	= 505 S.F.
TOTAL LANDSCAPE AREA PROVIDED IN OUTDOOR COMMON OPEN SPACE	= 505 S.F.

GENERAL NOTES:

1. *ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.*
2. *ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.*
3. *IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS*
4. *STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.*
5. *ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.*
6. *THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.*
7. *THERE ARE NO PROTECTED TREES ON THE SITE.*

WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.



PLANT LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ARBUTUS UNEDO "STRAWBERRY TREE"
	CERCIDIUM 'DESERT MUSEUM' "PALO VERDE"
	CITRUS LIMON 'EUREKA' "EUREKA LEMON"
	OLEA EUROPEA "OLIVE"
	WASHINGTONIA FILIFERA CALIFORNIA PALM
	STREET TREE PER CITY OF LA
SHRUBS AND GROUNDCOVER	
	AGAPANTHUS SPECIES "LILY OF THE NILE"
	ASTRIDA PURPUREA"MUGWORT" "PURPLE THREE AWN"
	CALANDRINIA GRANDIFLORA "ROCK PURSLANE"
	CISTUS SPECIES "ROCKROSE"
	DIETES BICOLOR "FORTNIGHT LILY"
	HESPERALOE SPECIES "YUCCA"
	GREVILLEA NOELLI "NOEL'S GREVILLEA"
	KALANCHOE BEHARENSIS "ELEPHANT EARS"
	LAVANDULA SPECIES "LAVENDER"
	LIMONIUM PEREZII "SEA LAVANDER"
	MUHLENBERGIA SPECIES "MUHLY"
	PELARGONIUM SPECIES "GERANIUM"
	PHORMIUM SPECIES "NEW ZEALAND FLAX"
	PROTEA COMPACTA "PRINCE PROTEA"
	ROSEMARY SPECIES "ROSEMARY"
	SALVIA SPECIES "SAGE"
	WESTRINGIA SPECIES "COAST ROSEMARY"

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

0 4' 8' 16' 32'

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ENTITLEMENT
NOT FOR CONSTRUCTION

PROJECT TITLE:

WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

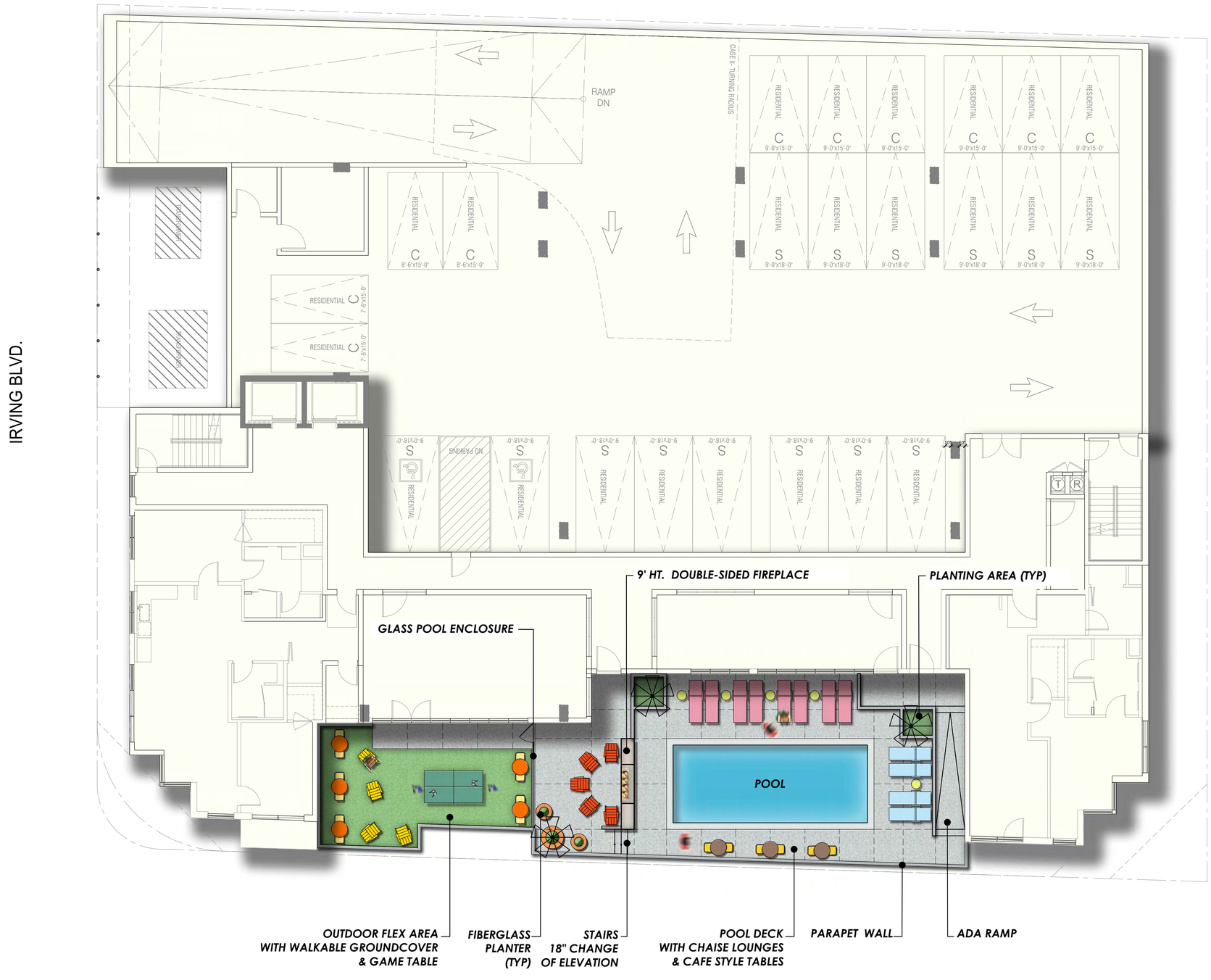
JOB NO:

DRAWING TITLE:

LANDSCAPE PLAN LEVEL 01

SHEET:

L0.1



PLANT LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ARBUTUS UNEDO "STRAWBERRY TREE"
	CERCIDIUM 'DESERT MUSEUM' "PALO VERDE"
	CITRUS LIMON 'EUREKA' "EUREKA LEMON"
	OLEA EUROPEA "OLIVE"
	WASHINGTONIA FILIFERA CALIFORNIA PALM
	STREET TREE PER CITY OF LA
SHRUBS AND GROUNDCOVER	
	AGAPANTHUS SPECIES "LILY OF THE NILE"
	ASTRIDA PURPUREA"MUGWORT" "PURPLE THREE AWN"
	CALANDRINIA GRANDIFLORA "ROCK PURSLANE"
	CISTUS SPECIES "ROCKROSE"
	DIETES BICOLOR "FORTNIGHT LILY"
	HESPERALOE SPECIES "YUCCA"
	GREVILLEA NOELLI "NOEL'S GREVILLEA"
	KALANCHOE BEHARENSIS "ELEPHANT EARS"
	LAVANDULA SPECIES "LAVENDER"
	LIMONIUM PEREZII "SEA LAVANDER"
	MUHLENBERGIA SPECIES "MUHLY"
	PELARGONIUM SPECIES "GERANIUM"
	PHORMIUM SPECIES "NEW ZEALAND FLAX"
	PROTEA COMPACTA "PRINCE PROTEA"
	ROSEMARY SPECIES "ROSEMARY"
	SALVIA SPECIES "SAGE"
	WESTRINGIA SPECIES "COAST ROSEMARY"

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

0 4' 8' 16' 32'

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4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:
LANDSCAPE PLAN LEVEL 02

SHEET:
L0.2



IRVING BLVD.

BRONSON AVE.

WILSHIRE BLVD.

PLANT LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ARBUTUS UNEDO "STRAWBERRY TREE"
	CERCIDIUM 'DESERT MUSEUM' "PALO VERDE"
	CITRUS LIMON 'EUREKA' "EUREKA LEMON"
	OLEA EUROPEA "OLIVE"
	WASHINGTONIA FILIFERA CALIFORNIA PALM
	STREET TREE PER CITY OF LA
SHRUBS AND GROUNDCOVER	
	AGAPANTHUS SPECIES "LILY OF THE NILE"
	ASTRIDA PURPUREA''MUGWORT'' "PURPLE THREE AWN"
	CALANDRINIA GRANDIFLORA "ROCK PURSLANE"
	CISTUS SPECIES "ROCKROSE"
	DIETES BICOLOR "FORTNIGHT LILY"
	HESPERALOE SPECIES "YUCCA"
	GREVILLEA NOELLI "NOEL'S GREVILLEA"
	KALANCHOE BEHARENSIS "ELEPHANT EARS"
	LAVANDULA SPECIES "LAVENDER"
	LIMONIUM PEREZII "SEA LAVANDER"
	MUHLENBERGIA SPECIES "MUHLY"
	PELARGONIUM SPECIES "GERANIUM"
	PHORMIUM SPECIES "NEW ZEALAND FLAX"
	PROTEA COMPACTA "PRINCE PROTEA"
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	WESTRINGIA SPECIES "COAST ROSEMARY"

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

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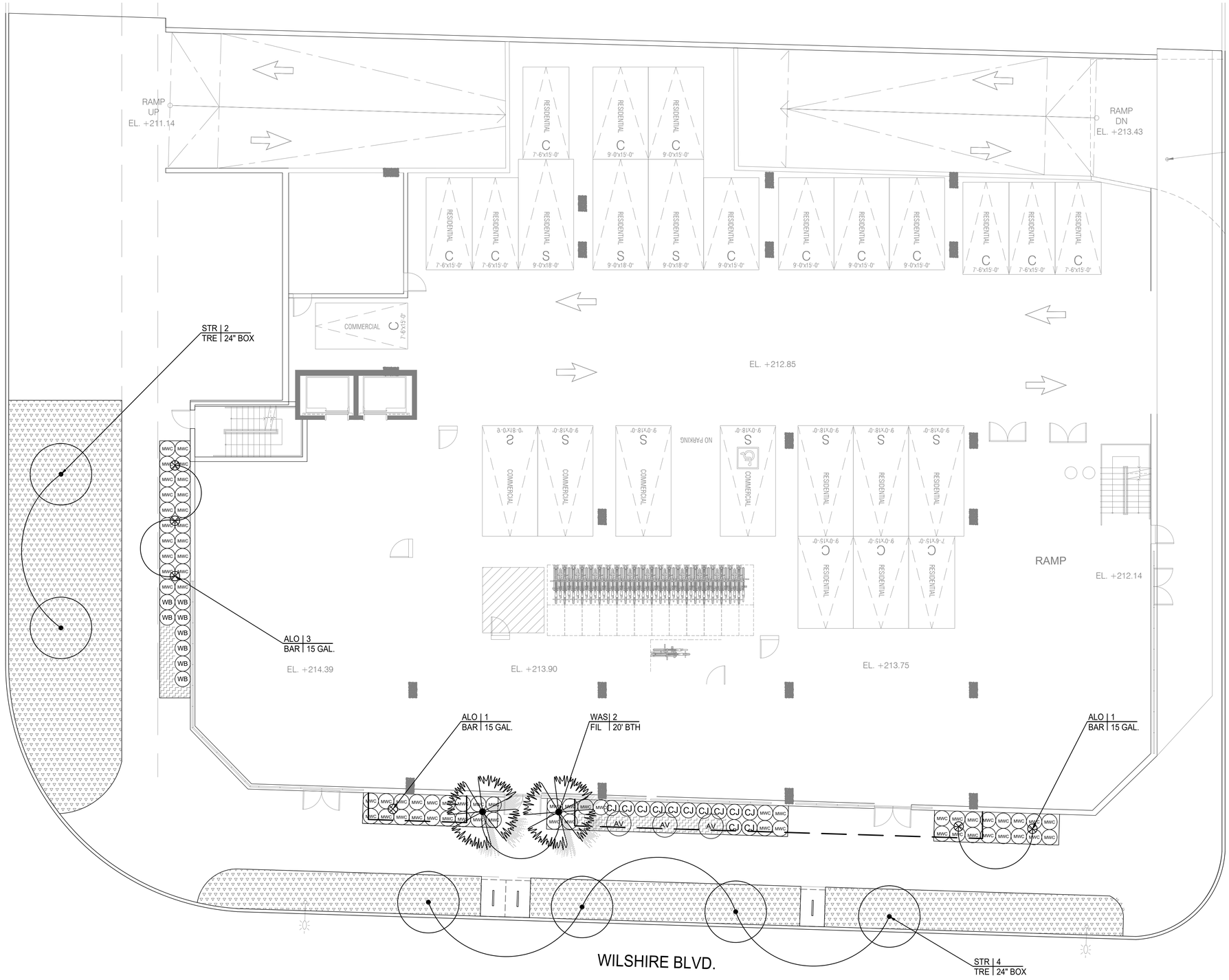
PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
LANDSCAPE PLAN LEVEL 09

SHEET:
L0.3



TREE LEGEND - GROUND LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
ALO BAR	ALOE BARBERAE
WAS FIL	WASHINGTONIA FILIFERA
STR TRE	STREET TREE

SHRUB LEGEND - GROUND LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
MWC	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' "WHITE CLOUD MUHLY"
WB	WESTRINGIA FRUTICOSA 'BLUE GEM' "BLUE GEM COAST ROSEMARY"
CJ	CALLISTEMON 'LITTLE JOHN' "LITTLE JOHN CALLISTEMON"
AV	AGAVE VILMORINIANA "OCTOPUS AGAVE"

GROUND COVER LEGEND - GROUND LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
	FESTUCA MAIREI "ATLAS FESCUE"
	PHYLA NODIFLORA "KURAPIA / LIPPIA"

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

0 4' 8' 16' 32'

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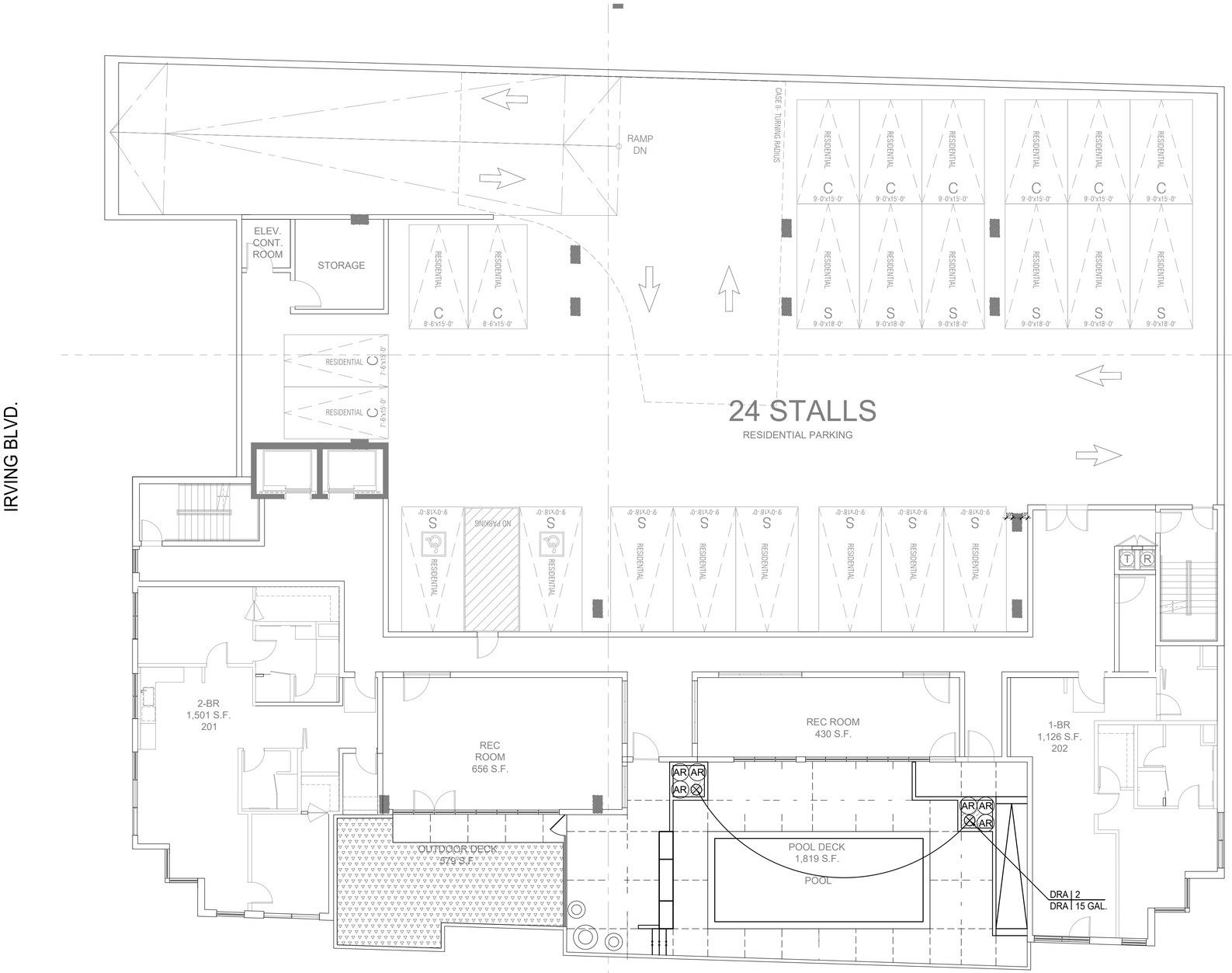
PROJECT TITLE:
WILSHIRE APARTMENTS

4135-4141 WILSHIRE BLVD,
LOS ANGELES, CA 90010

PIC/PM:
DRAWN BY:
JOB NO:

DRAWING TITLE:
PLANTING PLAN
LEVEL 01

SHEET:
L0.4



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

0 4' 8' 16' 32'

TREE LEGEND - PODIUM LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
DRA DRA	DRACAENA DRACO "DRAGON TREE"

SHURB LEGEND - PODIUM LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
AR	ANIGOZANTHOS 'BIG RED' "RED KANGAROO PAW"

GROUND COVER LEGEND - PODIUM LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
	SENECIO TALLINOIDES "NARROW-LEAF CHALK STICKS"
	PHYLA NODIFLORA "KURAPIA / LIPPIA"

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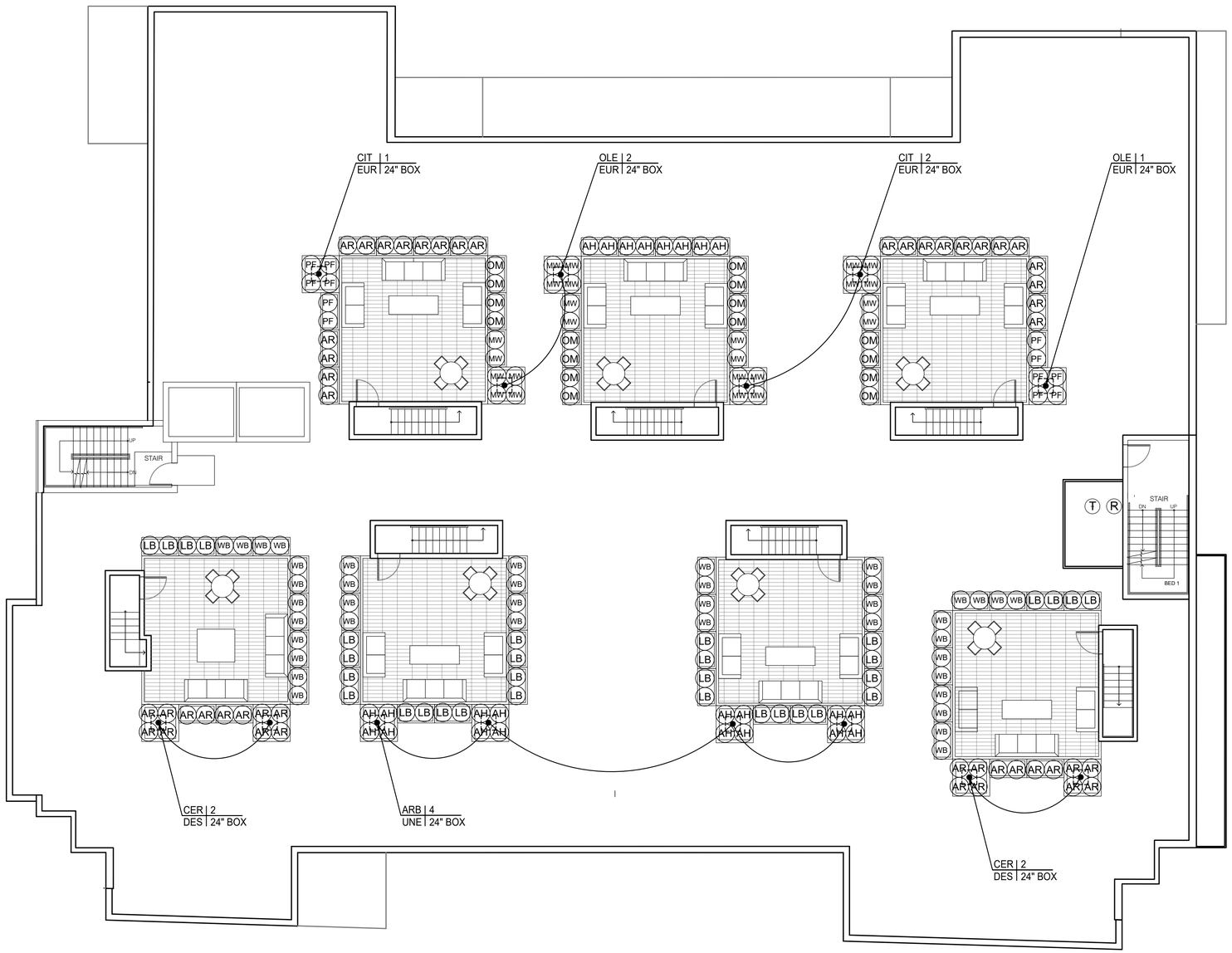
JOB NO:

DRAWING TITLE:

PLANTING PLAN LEVEL 02

SHEET:

L0.5



TREE LEGEND FOR ROOF LEVEL

SYMBOL	BOTANICAL NAME "COMMON NAME"
ARB UNE	ARBUTUS UNEDO "STRAWBERRY TREE"
CER DES	CERCIDIUM 'DESERT MUSEUM' "PALO VERDE"
CIT EUR	CITRUS LIMON 'EUREKA' "EUREKA LEMON"
OLE SWA	OLEA EUROPAEA 'SWAN HILL' "SWAN HILL OLIVE"

SHRUBS LEGEND FOR ROOF LEVEL

SYMBOL	BOTANICAL NAME "COMMON NAME"
AR	ANIGOZANTHOS 'BIG RED' "RED KANGAROO PAW"
AH	ANIGOZANTHOS 'HARMONY' "YELLOW KANGAROO PAW"
LB	LOMANDRA LONGIFOLIA 'BREEZE' "BREEZE DWARF MAT RUSH"
MW	MUHLENBERGIA SERICEA 'WHITE CLOUD'
OM	OLEA EUROPAEA 'MONTRA' "LITTLE OLLIE – DWARF OLIVE"
PF	PENNISETUM SETACEUM 'FIREWORKS' "DWARF RED FOUNTAIN GRASS"
WB	WESTRINGIA FRUTICOSA 'BLUE GEM' "BLUE GEM COAST ROSEMARY"

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

0 4' 8' 16' 32'

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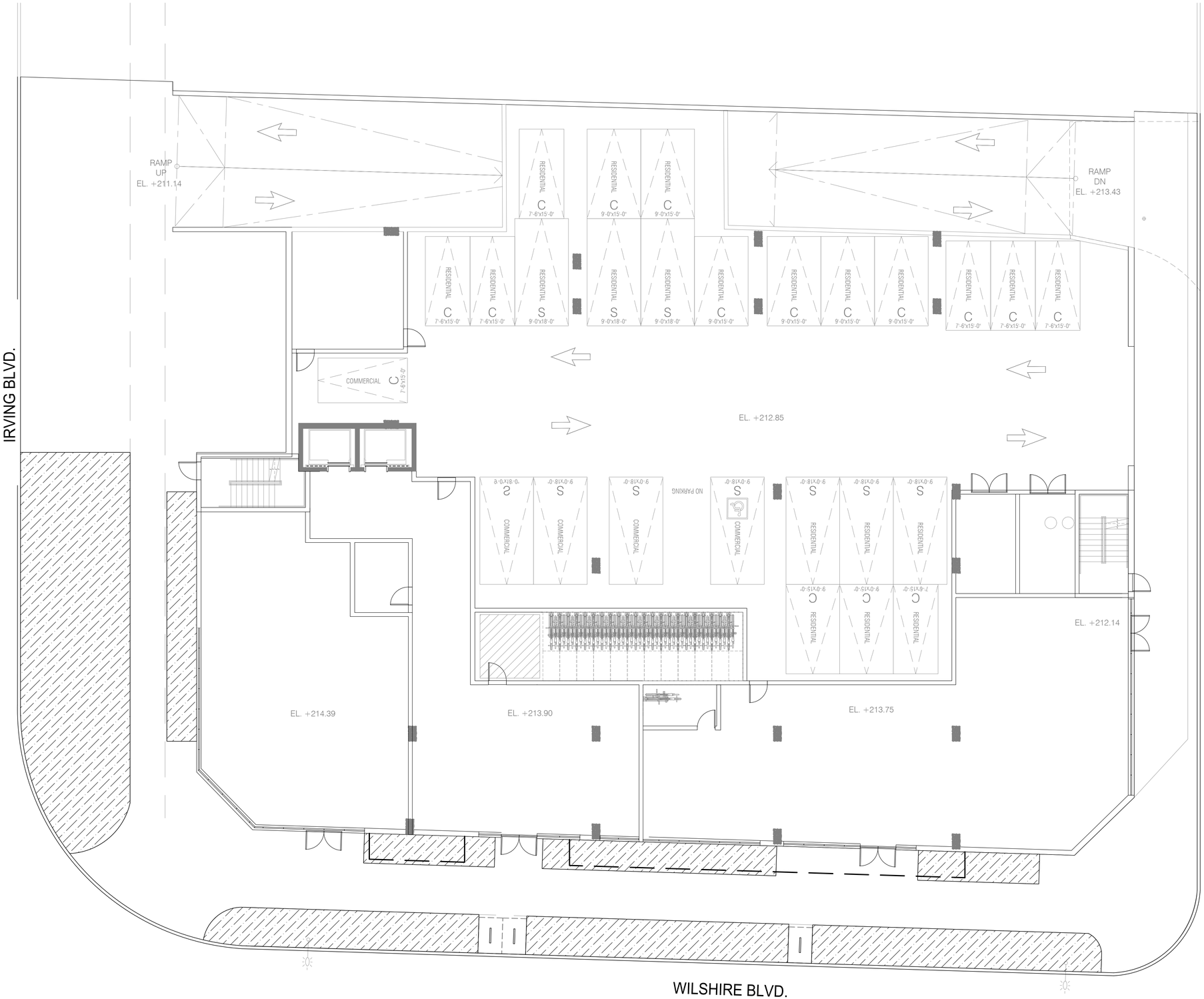
JOB NO:

DRAWING TITLE:

PLANTING PLAN LEVEL 09

SHEET:

L0.6



IRRIGATION LAYOUT

LOW WATER USE

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

0 4' 8' 16' 32'

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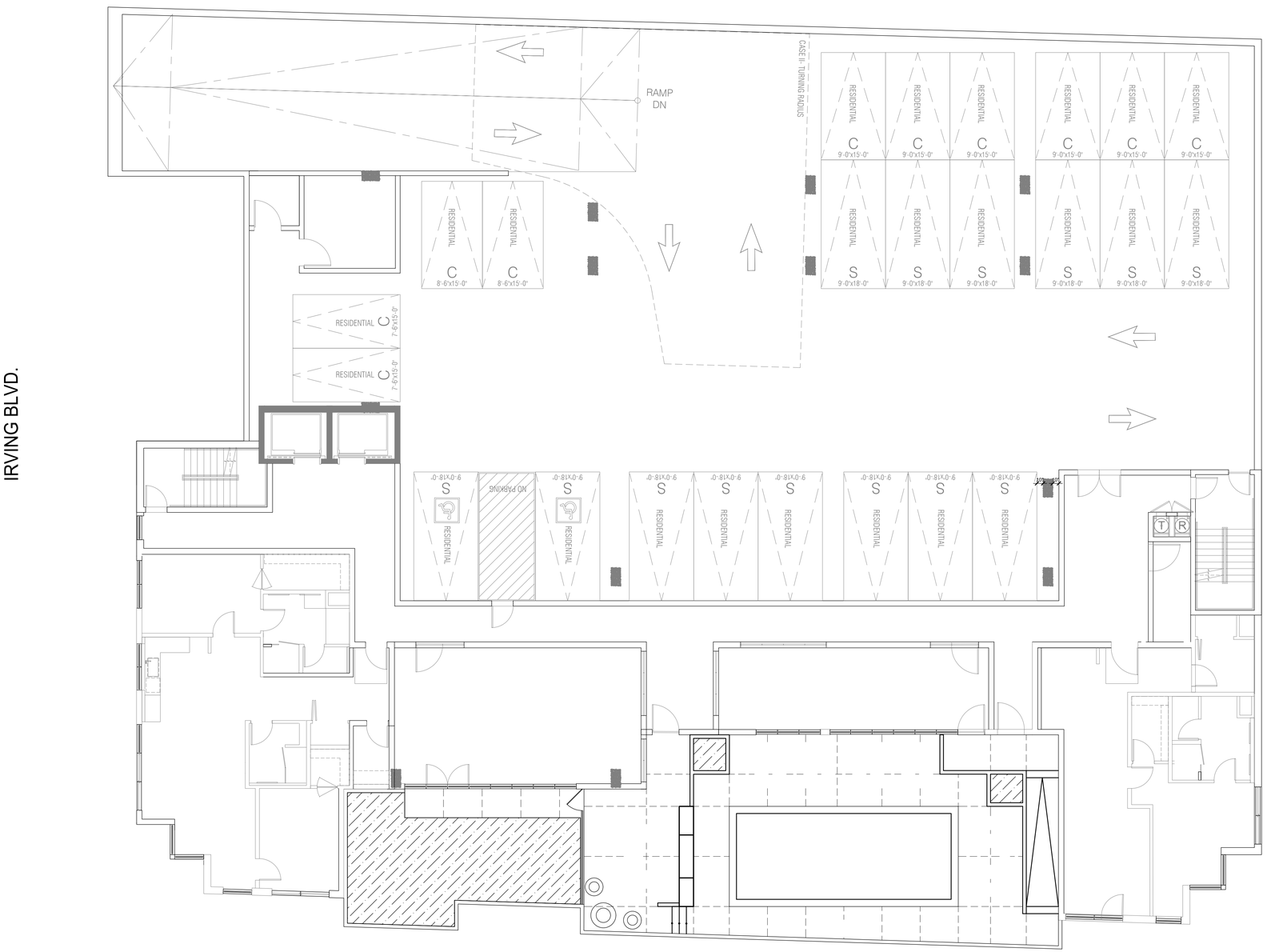
JOB NO:

DRAWING TITLE:

IRRIGATION PLAN
LEVEL 01

SHEET:

L0.7



IRRIGATION LAYOUT

LOW WATER USE

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

0 4' 8' 16' 32'

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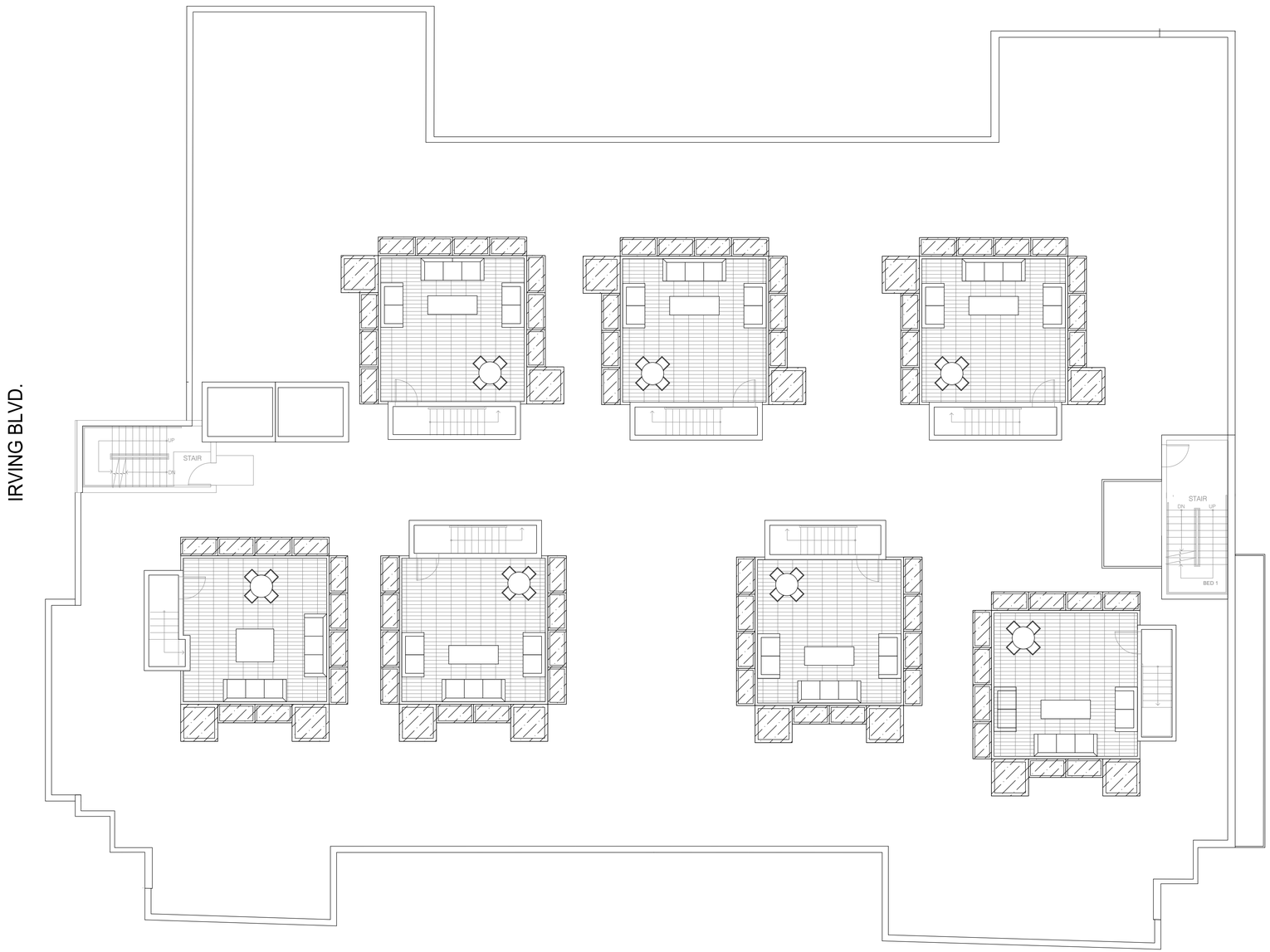
IRRIGATION PLAN
LEVEL 02

SHEET:

L0.8

Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (ETo)		50.1	Los Angeles				
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.3	Drip	0.81	0.370	4,374	1,620.00	50,320
2) medium water use plants	0.5	Drip	0.81	0.617	0	0.00	0
3) High water use plants	1	Overhead Spray	0.75	1.333	0	0.00	0
gravel mulch	0		1		0		0
				Totals	4,374	1,620.00	50,320
Special Landscape Areas (SLA): Recycled Water							
1) gravel mulch	[redacted]			0	0	0	0
Pool					360		
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	50,320
						Maximum Allowed Water Allowance (MAWA)	61,139

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		



IRRIGATION LAYOUT

LOW WATER USE

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

0 4' 8' 16' 32'

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PIC/PM:

DRAWN BY:

JOB NO:

DRAWING TITLE:

IRRIGATION PLAN LEVEL 09

SHEET:

L0.9

NOTICE TO THE CONTRACTORS

1. SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
2. THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
3. ALL RECOMMENDATIONS AND CONDITIONS OF THE APPROVED SOILS AND/OR GEOLOGICAL REPORT AND THE DEPARTMENT'S APPROVAL LETTERS SHALL BE PART OF THE PLANS AND SHALL AT THE JOB SITE AT ALL TIMES.
4. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING inspector.
5. NO GRADING WORK, INCLUDING IMPORT AND EXPORT, SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON ANY DAY AND NO WORK SHALL BE ON SUNDAY AT ANY TIME, EXCEPT IN EMERGENCIES AS PROVIDED IN SECTION 91.7001(F) OF THE BUILDING CODE. A HAUL ROUTE SATISFACTORY TO THE GRADING DIVISION OR APPROVED BY THE BOARD OF BUILDING AND SAFETY COMMISSIONERS SHALL BE SHOWN ON THE PLANS. THE TRAFFIC BUREAU OF THE LOS ANGELES POLICE DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE START OF HAULING.
6. OWNER SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMP TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION. OWNER SHALL, AT ALL TIMES, PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
7. IF THE GRADING JOB EXTENDS OVER A PERIOD OF TIME EXCEEDING SIX MONTHS, THE DEPARTMENT MAY REQUIRE PLANTING OF THOSE PORTIONS OF THE JOB WHERE ALL OTHER GRADING REQUIREMENTS HAVE BEEN MET IN ORDER TO PREVENT DUST AND EROSION.
8. HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.
9. EXCEPT IN EMERGENCY CASES, THE REPAIR OF CONSTRUCTION EQUIPMENT OR THE DELIVERY OF CONSTRUCTION MATERIALS IS NOT PERMITTED BEFORE 8:00 A.M. OR AFTER 6:00 P.M. ON SATURDAY NOR AT ANY TIME ON Sunday.
10. THE FILL MATERIALS IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
11. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
12. NO PERSON SHALL, WHEN EXCAVATING, COMPACTING, HAULING OR MOVING EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, OR ANY OTHER SIMILAR SUBSTANCE, CAUSE, ALLOW OR PERMIT SUCH MATERIALS TO DROP, BE DEPOSITED, OR FALL FROM THE BODY, TIRES, OR WHEELS OF ANY VEHICLE SO USED UPON ANY PUBLIC STREET OR ALLEY WITHOUT IMMEDIATELY AND PERMANENTLY REMOVING THE SAME THEREFROM.
13. PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS ARE LOADED IN THE street.
14. THE LOADING OR DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
15. BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING inspector.
16. PRIOR TO PLACING FILL, SLOPES SHALL BE PROPERLY PREPARED BY BRUSHING AND BENCHING.
17. LOOSE MATERIAL SHALL NOT EXCEED 3" IN DEPTH ON A GRADED SLOPE.
18. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
19. ALL LOOSE MATERIALS SHALL BE REMOVED OR COMPACTED PER APPROVED PLAN.
20. IF AT ANY STAGE OF WORK ON AN EXCAVATION OR FILL THE DEPARTMENT DETERMINES THAT FURTHER WORK AS AUTHORIZED BY AN EXISTING PERMIT IS LIKELY TO ENDANGER ANY PROPERTY OR PUBLIC WAY, THE DEPARTMENT MAY REQUIRE AS A CONDITION TO ALLOW THE WORK TO CONTINUE, THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
21. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETING OF GRADING operations.
22. THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL COMPLY WITH RGA 4–67 AND 5–67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
23. AN AS GRADED PLAN AT A SCALE OF 1" = 40' (OR OTHER SCALES DEEMED APPROPRIATE BY THE DEPARTMENT) PREPARED BY THE TRACT CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION.
24. THE PERMITTEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITTEE SHALL AVAIL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES AND THE SERVICES OF A GRADING DEPUTY INSPECTOR TO IMPLEMENT HIS SUPERVISORY CONTROL.
25. SUBDRAINS SHALL BE LAID UNDER ALL FILLS PLACED IN NATURAL WATERCOURSES. SUBDRAINS SHALL BE PLACED ALONG THE WATERCOURSE FLOW LINE AND ALONG THE FLOW LINE OF ANY BRANCHES TRIBUTARY THERETO. ADDITIONAL SUBDRAINS SHALL BE INSTALLED TO COLLECT ANY ACTIVE OR POTENTIAL SPRINGS OR SEEPS WHICH WILL BE COVERED BY THE FILL. SUBDRAINS SHALL BE INSTALLED AFTER THE WATERCOURSE HAS BEEN EXCAVATED TO FIRM MATERIAL IN PREPARATION FOR RECEIVING THE FILL. INDIVIDUAL DESIGN SHALL BE SHOWN ON EACH PLAN FOR CITY APPROVAL, BASED ON THE RECOMMENDATIONS OF THE SOILS ENGINEER AND GEOLOGIST TO THE SATISFACTION OF THE DEPARTMENT.
26. TEMPORARY EROSION CONTROL SHALL BE INSTALLED BETWEEN NOVEMBER 1ST, AND APRIL 15TH. (DEPARTMENT OF PUBLIC WORK'S APPROVAL IS REQUIRED.)
27. GRADING WITH INVOLVES REMOVAL OF LATERAL SUPPORT OF PUBLIC WAYS REQUIRES DEPARTMENT OF PUBLIC WORKS APPROVALINSPECTIONS OF EXCAVATION AND FILLS. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE GRADING INSPECTOR WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:

1. INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT BEFORE GRADING OR BRUSHING IS STARTED.
2. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACED.
3. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
4. FILL INSPECTION: AFTER THE FILL EMPLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE LIFT EXCEEDS TEN FEET.
5. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
6. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF THE ROUGH GRADING WITHOUT THE NECESSITY OF THE DEPARTMENT HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
7. FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS–GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.

NOTICE TO THE CONTRACTORS

1. ALL FILL OR BACKFILL TO BE COMPACTED TO 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D–1557.
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND PAVING DETAILS.
3. ALL ELEVATIONS ARE FINISHED SURFACE ELEVATION UNLESS OTHERWISE INDICATED.
4. ANY REQUIRED PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION FO TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER AND MAY JEOPARDIZE THE WORKS SHALL BE SUBMITTED.
5. ALL GRADED SLOPE SHALL BE PLANTED AND SPRINKLED.
6. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTION HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
7. DUST CONTROL AND SANITARY FACILITIES REQUIRED.
8. ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE.
9. THE QUANTITIES SHOWN ABOVE ARE ESTIMATED FOR PLAN CHECK FEE AND BUILDING PERMITS ONLY.
10. THE QUANTITIES ARE UNADJUSTED FOR SUBSIDENCE, SHRINKAGE AND SITE CLEARANCE.
11. THE QUANTITIES MAY VARY DEPENDING UPON THE INITIAL COMPACTION OF THE EXISTING SOIL AND THE DEGREE OF COMPACTION IN THE FIELD.
12. THE QUANTITIES ESTIMATED HEREON DOES NOT INCLUDE REWORK ON REMOVAL OF UNSTABLE MATERIALS AND ORGANIC MATTER. THE CONTRACTOR SHOULD ESTIMATE THESE ITEMS AND PROVIDE AN ALLOWANCE FOR SAID ITEMS IN HIS BID.
13. IT SHOULD BE THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE THE EARTHWORK QUANTITIES FOR BIDDING PURPOSE.
14. UNDERGROUND STRUCTURES: ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTEND. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURE CONCERNED BEFORE STARTING WORK.
15. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITIES, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITIES ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
16. ANY DISCREPANCY BETWEEN THESE PLANS AND FIELDS CONDITION SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION ANY IMPROVEMENTS.
17. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT CUT SECT. 1701.5
18. GENERAL SPECIFICATIONS FOR ALL GRADING PLANS, DEPARTMENT OF BUILDING AND SAFETY FORM B–164 IS PART OF THE PLANS.
19. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED. SEC. 91.7012.1
20. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3.
21. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
22. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTING COHISIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 MM REQUIRE 90% COMPACTION. SEC. 91.7011.3– STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3.
23. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURE> (>200CY) SEC.91.7007.1–
24. THE SOIL REPORTED PREPARED BY; A.G.I. GEOTECHNICAL, INC. DATED FEBRUARY 26, 2024 ARE PART OF THE GRADING PLANS AND ALL RECOMMENDATIONS OF THE SOIL REPORT SHALL BE IMPLEMENTED AT THE JOB SITE. A COPY OF THE SOIL REPORT ALONG WITH GRADING PLANS SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
25. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
26. CONTINUOUS INSPECTIONS FOR:
    A. CONCRETE OVER 2500 PSI
    B. INSTALLATION OF TIE–BACK ANCHORS
    C. FIELD WELDING
    D. EXCAVATION [BY SOILS ENGINEER]
27. THIS PLAN HAS BEEN REVIEWED AND IS GENERAL CONFORMED TO RECOMMENDATIONS OF A.G.I. GEOTECHNICAL, INC. REPORTS DATED FEBRUARY 26, 2024."

LEGEND

C.B.	CATCH BASIN
C.F.	CURB FACE
CONC.	CONCRETE
DWY.	DRIVEWAY
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISHED SURFACE
G.B.	GRADE BREAK
H.P.	HIGH POINT
MAX.	MAXIMUM
MIN.	MINIMUM
P.L.	PROPERTY LINE
PVMT.	PAVEMENT
R.	RADIUS
T.C.	TOP OF CURB
T.C.B.	TOP OF CATCH BASIN
T.W.	TOP OF WALL
INV.	INVERT
CL.	CENTER LINE

	EXISTING CONTOUR
	PROPOSED CONTOUR
(634)	EXISTING ELEVATION
634	PROPOSED ELEVATION
	FENCE
	FIRE HYDRANT
	FLOW LINE
	SLOPE
	CONCRETE
	PROPOSED WALL
	EXISTING WALL
	RIDGE LINE
	GRADE BREAK LINE

PROJECT SITE



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
G–1	TITLE SHEET, NOTES
G–2	APPROVED SOILS REPORT & GPI
G–3	LOWER BASEMENT LEVEL
G–4	FIRST FLOOR LEVEL
G–5	SECTION A–A
G–6	SECTION B–B
G–7	SLOT CUT PLAN
G–8	EROSION CONTROL PLAN

EARTHWORK QUANTITY

CUT (CU YDS)	FILL (CU YDS)	TOTAL GRADING (CU YDS)	IMPORT	EXPORT
14,500	0	14,500	0	14,500

1. GRADING VOLUME INCLUDES 25% SWELL FACTOR.

ATTACHMENT A

BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES
MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT

THE FOLLOWING IS INTENDED AS MINIMUM NOTES OR AS AN ATTACHMENT FOR BUILDING AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE. (APPLIES TO ALL PERMITS)

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- OTHER: _____

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME: _____
(AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(AUTHORIZED AGENT OF THE OWNER)

*THE ABOVE BEST MANAGEMENT PRACTICES ARE DETAILED IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003. WWW.CABMPHANDBOOKS.COM

BENCH MARK:

BENCHMARK NO. 12-16142
ELEV: 204.679 FEET
DATUM: NAVD 1988
YEAR: 2000
DESCRIPTION: WIRE SPK IN S CURB NORTON TO THE SOUTH, 1.3 FT N OF BC CURB RETURN S OF WILSHIRE BLVD, NGS BM EW1436

SOILS ENGINEER:

A.G.I. GEOTECHNICAL, INC.
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
TEL: (818) 785-5244

LEGAL DESCRIPTION:

LOT 162 OF TRACT NO. 1390, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 178 OF MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN # 5504-009-017

PROPERTY OWNER:

FOURONEFIVEFIVE, LLC
215 N. MARENGO AVE. SUITE 135,
PASADENA, CA 91101
TEL: (626) 202-2123

DHS & ASSOCIATES INC.

275 CENTENNIAL WAY, # 205
TUSTIN, CA 92780
TEL: (714) 665-6569

REVISIONS	BY

GRADING PLAN FOR:

4135–4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER — STEVE NADJM — C044100 — EXP. 06-30-26 — CIVIL — STATE OF CALIFORNIA

DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-1

FOR SOIL APPROVAL LETTER

REVISIONS	BY

GRADING PLAN FOR:

4135–4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
STEVE ROZENFELD
C044100
CIVIL
STATE OF CALIFORNIA

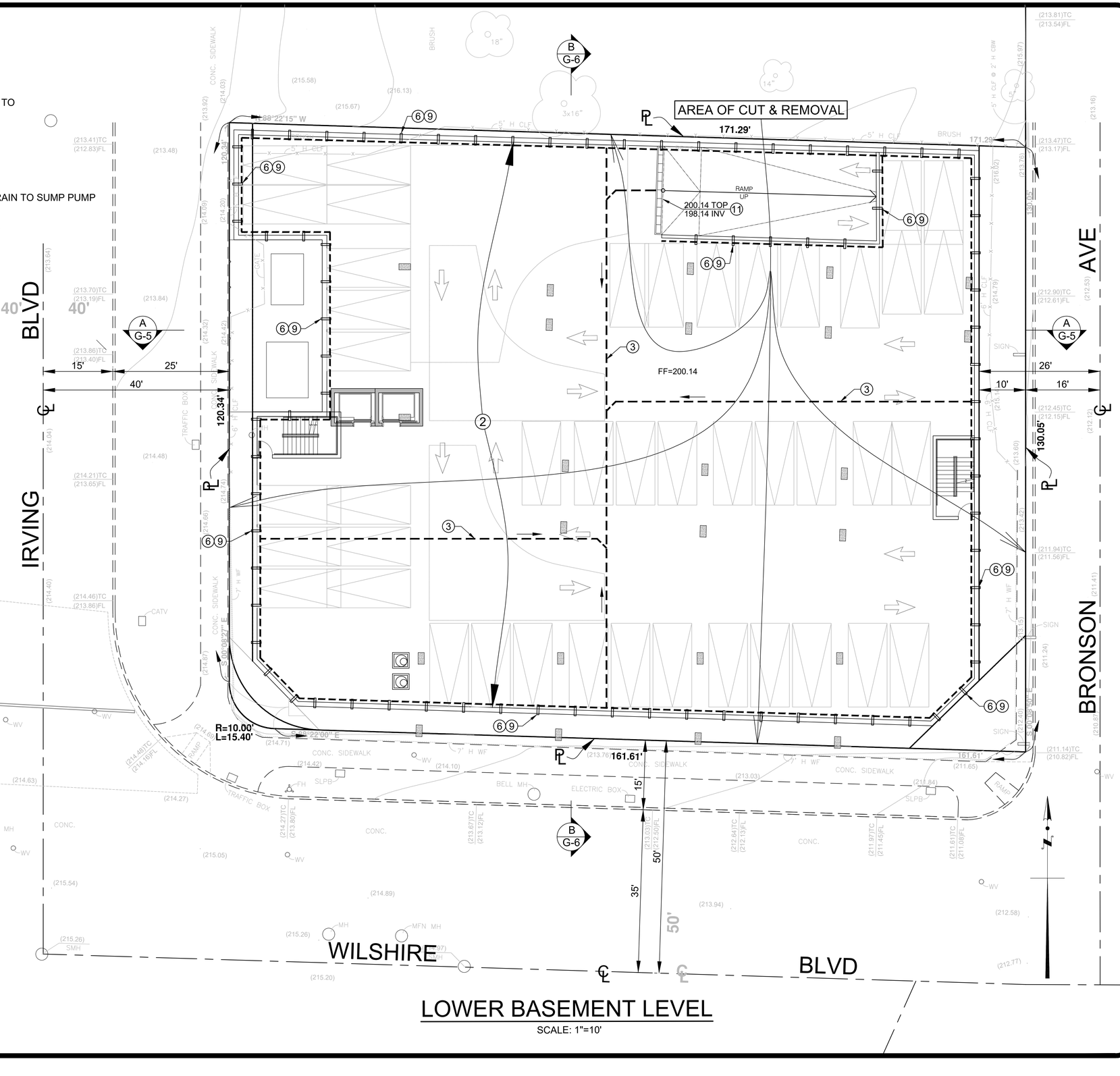
DRAWN
CHECKED
DATE 4/16/2025
SCALE 1" = 10'
JOB NO.
SHEET G-2

CONSTRUCTION NOTES:

1. SUMP PUMP PER SEPARATE PLAN APPROVAL
2. CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
3. 4" DIA. CIP
4. 4" C.I.P. FROM BEHIND SHORING WALL TO BE CONNECTED TO 4" C.I.P. TO SUMP PUMP, SEE DETAIL 'A' ON SHT C-6
5. AREA DRAIN PER ARCHITECTURAL PLAN
6. SHORING WALL PER SEPARATE PLAN APPROVAL
7. CONC. COLUMNS PER SEPARATE PLAN APPROVAL
8. SUBDRAIN PER DETAIL 'A' ON SHEET C-6
9. 4" C.I.P. UNDERNEATH UPPER LEVEL PARKING SLAB TO DRAIN TO SUMP PUMP IN LOWER LEVEL BASEMENT
10. CONCRETE BLOCK WALL PER SEPARATE PLAN APPROVAL
11. TRENCH DRAIN PER ARCHITECTURAL PLANS



PLAN
SCALE: 1"=10'



LOWER BASEMENT LEVEL
SCALE: 1"=10'

REVISIONS	BY

GRADING PLAN FOR:

4135-4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
STEVE TOSSEFF
C044100
CIVIL
STATE OF CALIFORNIA

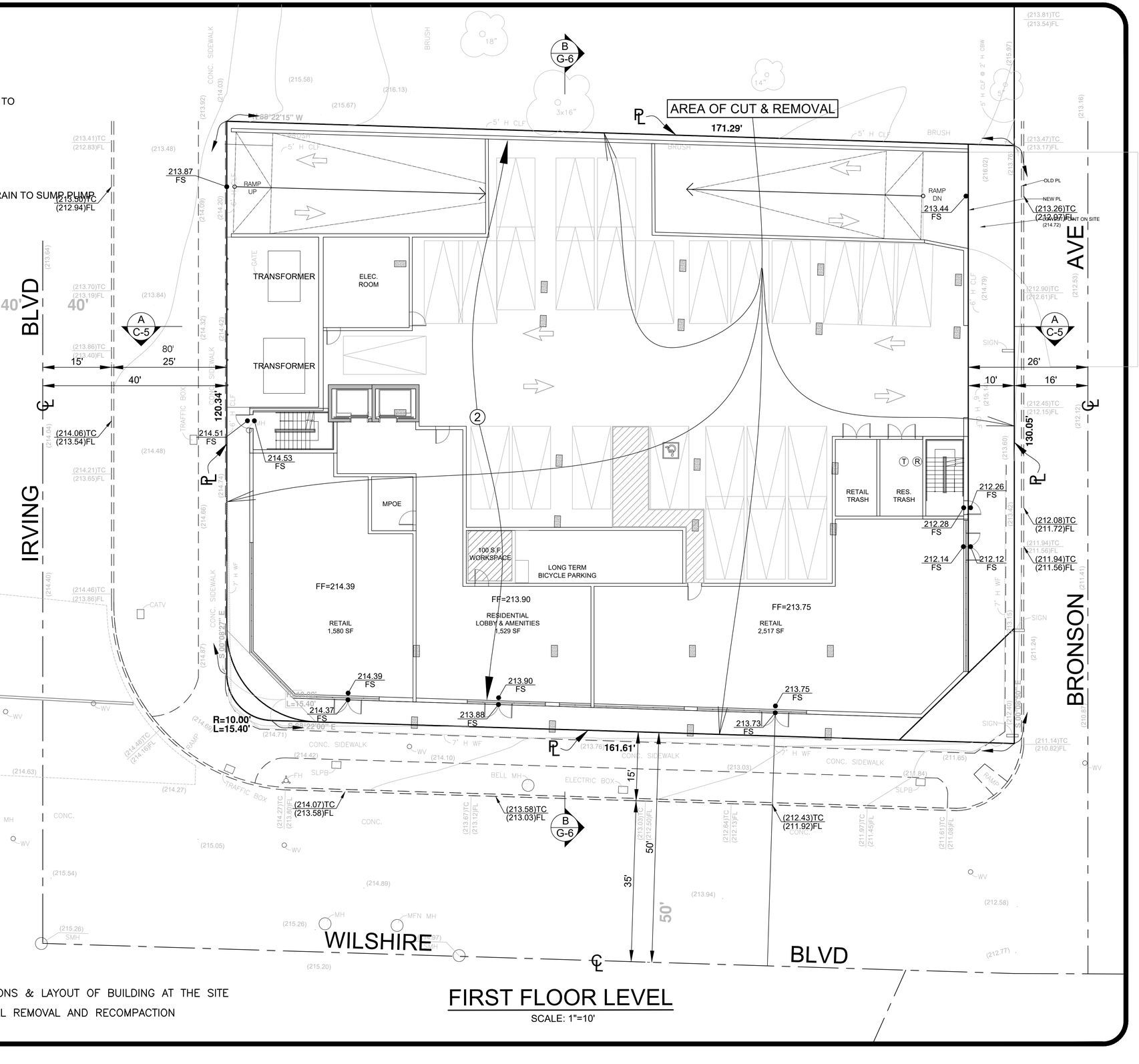
DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-3

CONSTRUCTION NOTES:

1. SUMP PUMP PER SEPARATE PLAN APPROVAL
2. CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
3. 4" DIA. CIP
4. 4" C.I.P. FROM BEHIND SHORING WALL TO BE CONNECTED TO 4" C.I.P. TO SUMP PUMP, SEE DETAIL 'A' ON SHT C-6
5. AREA DRAIN PER ARCHITECTURAL PLAN
6. SHORING WALL PER SEPARATE PLAN APPROVAL
7. CONC. COLUMNS PER SEPARATE PLAN APPROVAL
8. SUBDRAIN PER DETAIL 'A' ON SHEET C-6
9. 4" C.I.P. UNDERNEATH UPPER LEVEL PARKING SLAB TO DRAIN TO SUMP PUMP IN LOWER LEVEL BASEMENT
10. CONCRETE BLOCK WALL PER SEPARATE PLAN APPROVAL
11. TRENCH DRAIN PER ARCHITECTURAL PLANS



PLAN
SCALE: 1"=10'



FIRST FLOOR LEVEL

SCALE: 1"=10'

NOTE:

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS & LAYOUT OF BUILDING AT THE SITE
2. SEE SOIL'S ENGINEER RECOMMENDATION FOR ALL REMOVAL AND RECOMPACTION

REVISIONS	BY

GRADING PLAN FOR:

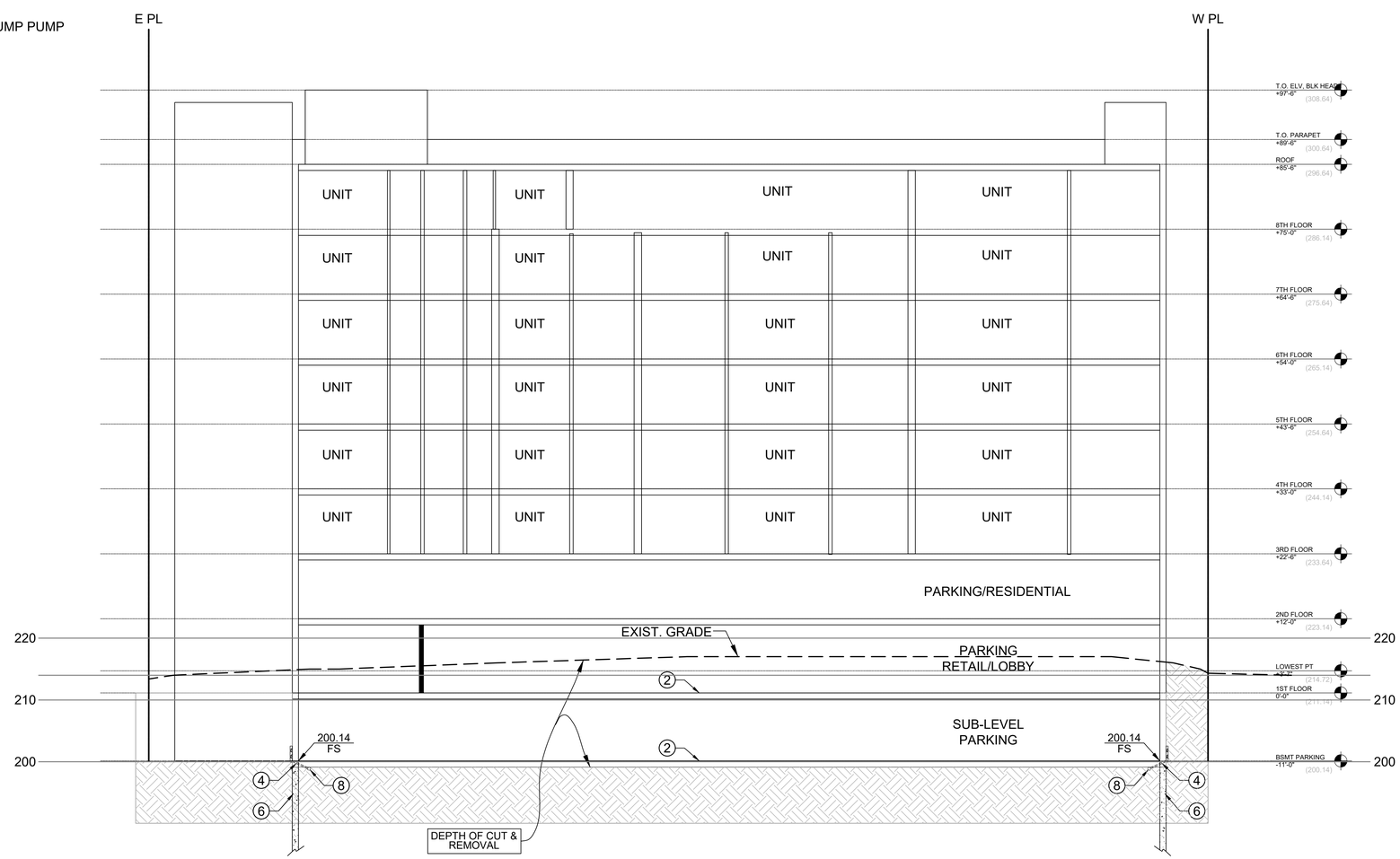
4135–4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
STEVE TOCKEN
C044100
CIVIL
STATE OF CALIFORNIA

DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-4

CONSTRUCTION NOTES:

1. SUMP PUMP PER SEPARATE PLAN APPROVAL
2. CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
3. 4" DIA. CIP
4. 4" C.I.P. FROM BEHIND SHORING WALL TO BE CONNECTED TO 4" C.I.P. TO SUMP PUMP, SEE DETAIL 'A' ON SHT C-6
5. AREA DRAIN PER ARCHITECTURAL PLAN
6. SHORING WALL PER SEPARATE PLAN APPROVAL
7. CONC. COLUMNS PER SEPARATE PLAN APPROVAL
8. SUBDRAIN PER DETAIL 'A' ON SHEET C-6
9. 4" C.I.P. UNDERNEATH UPPER LEVEL PARKING SLAB TO DRAIN TO SUMP PUMP IN LOWER LEVEL BASEMENT
10. CONCRETE BLOCK WALL PER SEPARATE PLAN APPROVAL
11. TRENCH DRAIN PER ARCHITECTURAL PLANS



SECTION A-A
SCALE:
HORIZ.=1"=10'
VERT. 1"=10'

REVISIONS	BY

GRADING PLAN FOR:

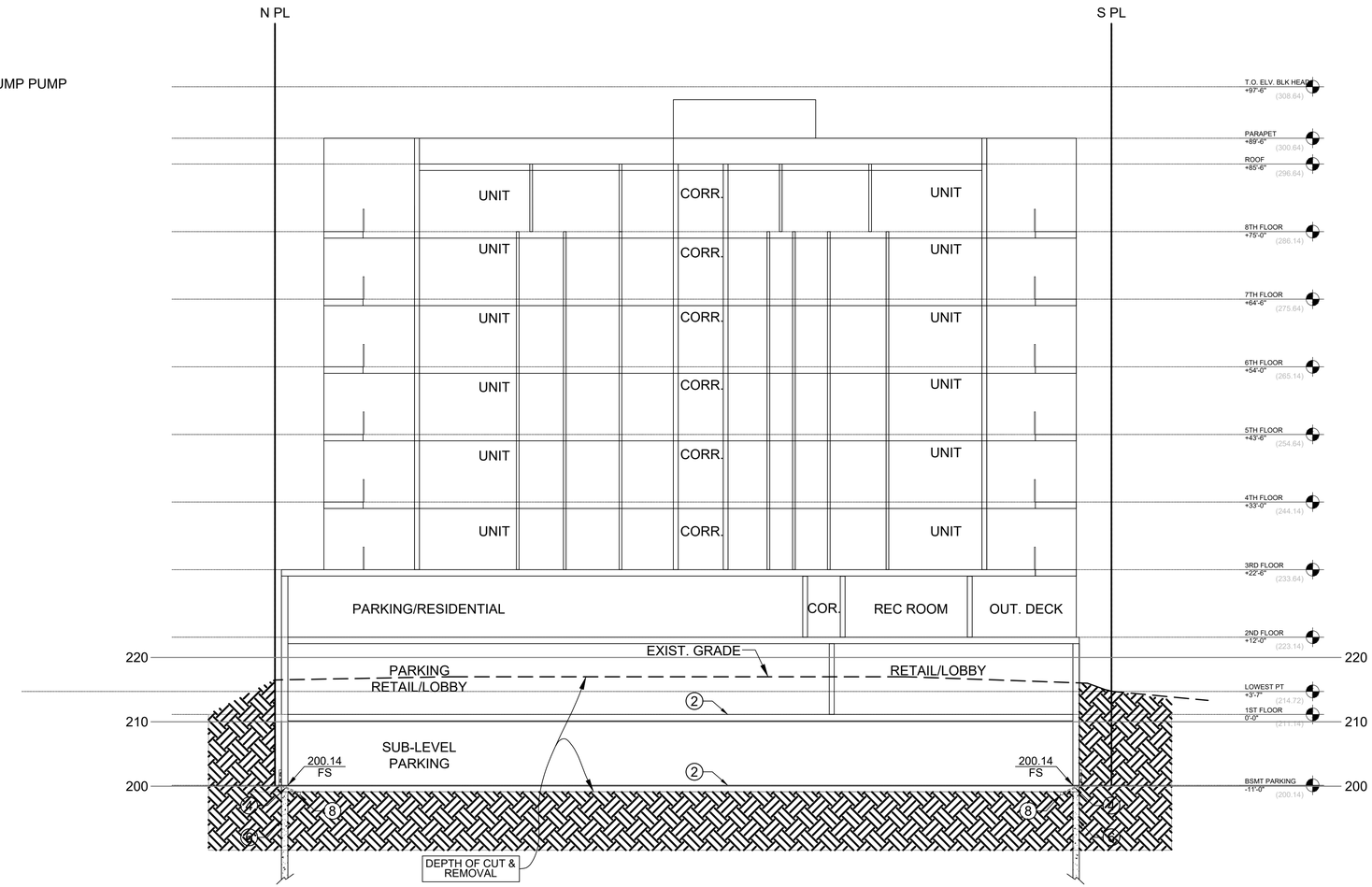
4135-4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
H. STEVE NAZEMI
CIVIL
STATE OF CALIFORNIA
CM44100
EXP. 06-30-25

DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-5

CONSTRUCTION NOTES:

1. SUMP PUMP PER SEPARATE PLAN APPROVAL
2. CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
3. 4" DIA. CIP
4. 4" C.I.P. FROM BEHIND SHORING WALL TO BE CONNECTED TO 4" C.I.P. TO SUMP PUMP, SEE DETAIL 'A' ON SHT C-6
5. AREA DRAIN PER ARCHITECTURAL PLAN
6. SHORING WALL PER SEPARATE PLAN APPROVAL
7. CONC. COLUMNS PER SEPARATE PLAN APPROVAL
8. SUBDRAIN PER DETAIL 'A' ON SHEET C-6
9. 4" C.I.P. UNDERNEATH UPPER LEVEL PARKING SLAB TO DRAIN TO SUMP PUMP IN LOWER LEVEL BASEMENT
10. CONCRETE BLOCK WALL PER SEPARATE PLAN APPROVAL
11. TRENCH DRAIN PER ARCHITECTURAL PLANS



SECTION B-B
SCALE:
HORIZ.=1"=10'
VERT. 1"=10'

REVISIONS	BY

GRADING PLAN FOR:

4135–4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
STEVE TROTTER
CD44100
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-6

CONSTRUCTION NOTES:

1. SUMP PUMP PER SEPARATE PLAN APPROVAL
2. CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
3. 4" DIA. CIP
4. 4" C.I.P. FROM BEHIND SHORING WALL TO BE CONNECTED TO 4" C.I.P. TO SUMP PUMP, SEE DETAIL 'A' ON SHT C-6
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10. CONCRETE BLOCK WALL PER SEPARATE PLAN APPROVAL
11. TRENCH DRAIN PER ARCHITECTURAL PLANS

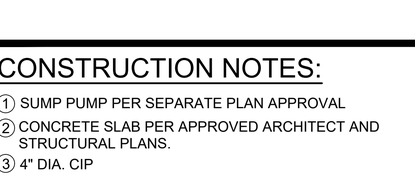
SLOT CUT PER SOIL ENGINEER'S RECOMMENDATION

IN THE EVENT THAT TEMPORARY EXCAVATION MUST BE PERFORMED ADJACENT TO PROPERTY LINES, THE EXCAVATION AND RE-COMPACTION MUST BE PERFORMED IN A "A-B-C" SLOT CUT MANNER. THE FOLLOWING ARE OUR RECOMMENDATIONS FOR SLOT-CUTTING:

1. THE ENTIRE LENGTH OF THE PROPOSED EXCAVATION MUST BE DIVIDED INTO EIGHT (8)-FOOT LONG SEGMENTS. THE RESULTS OF THE ANALYSIS FOR STABILITY OF THE SLOT-CUT EXCAVATIONS ARE PRESENTED IN APPENDIX E OF THIS REPORT
2. THE SEGMENTS MUST BE DESIGNATED "A", "B", "C", "A", "B", "C" AND SO ON.
3. ONLY "A" SEGMENTS MAY BE EXCAVATED AT THE SAME TIME.
4. BOTTOM PREPARATION OF THE SLOT-CUT EXCAVATION MUST BE INSPECTED AND APPROVED BY THE CONSULTING SOILS ENGINEER.
5. PLACE BACKFILL EARTH MATERIAL AND RE-COMPACT UP TO FINISH GRADE LEVEL PER RECOMMENDATIONS PROVIDED IN THIS REPORT. THE COMPACTION OF THE FILL MUST BE INSPECTED BY A REPRESENTATIVE OF THE CONSULTING SOILS ENGINEER
6. EXCAVATE SEGMENTS "B" AND REPEAT STEPS 4 AND 5.
7. EXCAVATE SEGMENTS "C" AND REPEAT STEPS 4 AND 5.
8. A REGISTERED GRADING DEPUTY INSPECTOR APPROVED BY AND RESPONSIBLE TO THIS OFFICE WILL BE REQUIRED TO PROVIDE CONTINUOUS INSPECTION DURING THE PROPOSED SLOT CUTTING.

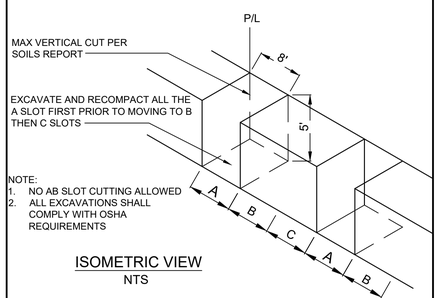
SLOT CUTTING DETAILS

BOTTOM OF EXCAVATION

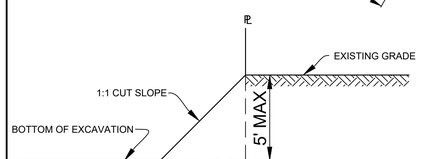


PLAN VIEW

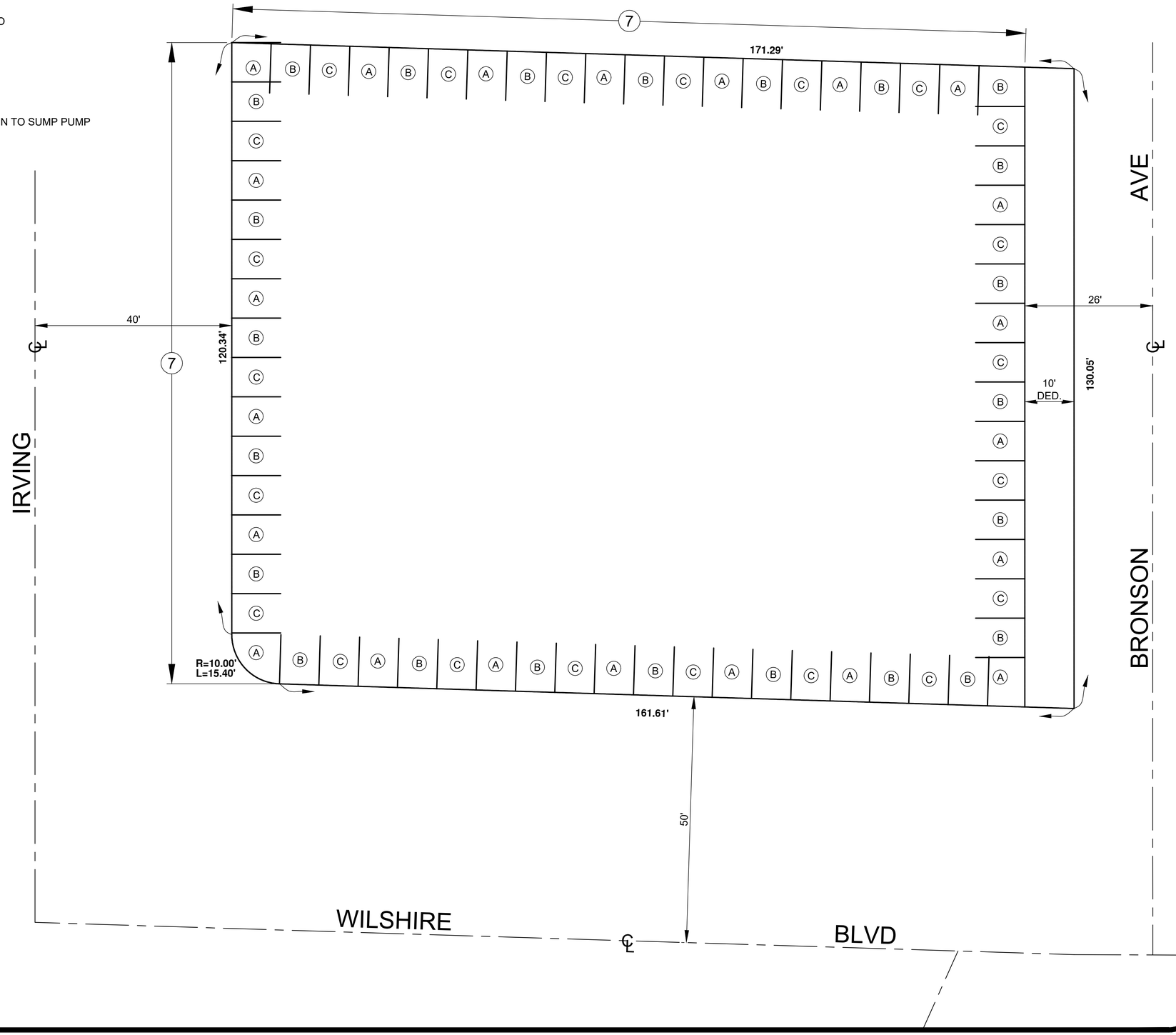
CIRCLED LETTERS INDICATE SEQUENCE OF SLOT CUT



ISOMETRIC VIEW
NTS



CROSS SECTION
⑥ **DETAIL 'A'**
NTS



REVISIONS	BY

GRADING PLAN FOR:

4135–4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
TH STEVE TOUSSI
C044100
EXP. 06-30-25
CIVIL
STATE OF CALIFORNIA

DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-7

DEPARTMENT OF PUBLIC WORKS
EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON
OCTOBER 1 TO APRIL 15

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE WWECP WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.

2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.

3. WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.

4. PROVIDE VELOCITY CHECK DAMS ACROSS THE OUTLET OF ALL LOTS DRAINING INTO THE STREET.

5. ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE AWAY FROM THE EDGES OF THE FILL.

6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. STORM AND SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING UPWARD, TO WITHIN TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF STREET	INTERVAL
LESS THAN 2% AS REQUIRED	AS
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

7. PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED IN PARAGRAPH 6 ABOVE. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE INSPECTOR AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DAMS MAY NOT BE USED AS "VELOCITY CHECK DAMS".

8. PROVIDE STANDARD "VELOCITY CHECK DAMS" IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL	INTERVAL/BETWEEN
CHECK DAMS	
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

9. THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.

10. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHEN TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.

11. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEED 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).

12. AFTER EACH STORM, ALL "DESILTING BASINS " AND "VELOCITY CHECK DAMS" SHALL BE PUMPED DRY AND REMOVED OF ALL DEBRIS AND SILT WITH IN 24 HOURS AND RESTORED TO THEIR ORIGINAL CAPACITY.

13. EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THE WWECP, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.

14. ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDRO-SEEDED).

15. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE RAINY SEASON WHICH OCCURS BETWEEN OCTOBER 1 AND APRIL 15.

JOB ADDRESS: 190 STEWART DRIVE, TIBURON, CA 94920
OWNER: FOURONEFIVEFIVE, LCC
ADDRESS: 215 N. MARENGO AVE
PASADENA, CA 91101
TELEPHONE: (626) 202-2123

24 HR. EMERGENCY CONTACT:
NAME: FOURONEFIVEFIVE, LCC
ADDRESS: 215 N. MARENGO AVE
PASADENA, CA 91101
TELEPHONE: (626) 202-2123

16. REMOVE ALL SAND BAGS AND FILTER FABRICS AT CATCH BASINS PER BUREAU OF SANITATION DATED DECEMBER 15,201

FOR DESILTING BASINS:

1. ALL "DESILTING BASINS" BUILT ON LOTS ADJACENT TO DWELLINGS MUST BE COMPLETELY LINED WITH AC-2 OR GUNITE.

2. SIZES OF "DESILTING BASINS" AND "WEIRS" SHALL BE SHOWN ON THE PLANS AND HAVE THE CAPACITY TO SERVICE THE AFFECTED WATERSHED.

3. ALL SPILLWAYS FROM BASINS SHALL BE PAVED TO EXISTING PAVED STREETS, EXISTING STORM DRAIN CATCH BASINS OR OTHER APPROVED WATERCOURSES.

4. RETENTION OR DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE PUBLIC WORKS ENGINEER UNTIL ALL SURFACE IMPROVEMENTS HAVE BEEN COMPLETED.

5. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.

6. "DESILTING" AND "RETENTION" BASINS SHALL BE CONSTRUCTED AS FOLLOWS:

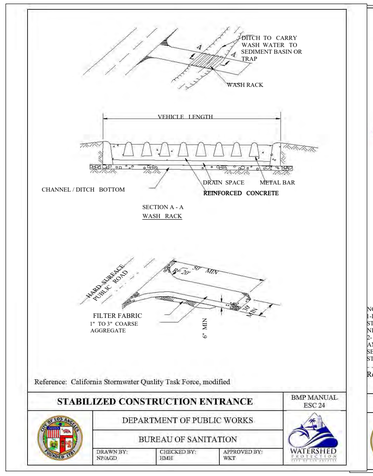
(A.) OUTLET AND APRON - (AS DESCRIBED ON BMP ESC56, "TEMPORARY SEDIMENT BASIN").
(B.) DIKES:
1. SHALL BE COMPACTED TO 95% COMPACTION AND SHALL BE CONSTRUCTED UNDER THE DIRECT SUPERVISION OF THE PUBLIC WORKS EROSION CONTROL INSPECTOR
2. THE PLACEMENT OF SPILLWAYS AND OUTLET PIPES SHALL BE AS FAR AS PRACTICABLE FROM EMERGENCY WORK DURING RAINSTORMS.
3. BASIN WALLS SHALL NOT EXCEED 2:1 SLOPE.

(C) INLET TO BASINS:
1. WALLS SHALL BE PAVED WITH AC-3 OR CONSTRUCTED SANDBAG BERMS WHEN APPROVED BY THE PUBLIC WORKS EROSION CONTROL INSPECTOR.
2. SLOPE OF INLETS SHALL BE EQUAL TO OR MORE THAN THE SLOPE OF THE CARRYING SURFACE IMMEDIATELY ABOVE THE INLET TO AVOID "SILTING UP" OF THE INLETS.

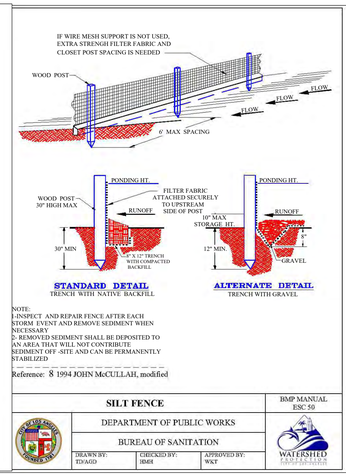
(D) IF A GRAVITY PIPE IS IMPRACTICABLE, A STAND-BY PUMP SHALL BE PROVIDED FOR EACH DESILTING BASIN. A GUARD IS TO BE ON CONTINUOUS DUTY WHILE THE BASIN CONTAINS WATER.

(E) DESILTING BASINS REQUIRED FOR TEMPORARY EROSION CONTROL SHALL NOT BE PERMITTED IN THE STREET AREAS UNLESS SPECIFICALLY AUTHORIZED BY THE PUBLIC WORKS ENGINEER.

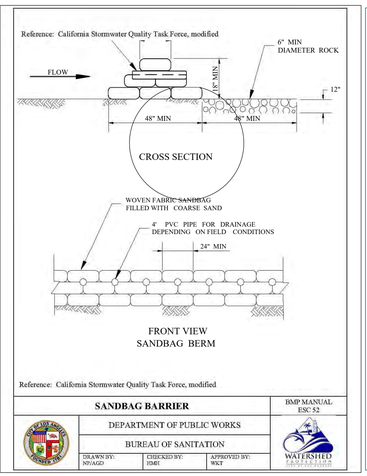
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE DEVELOPER OR CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS.
THE PARTY TO BE CONTACTED IS FARHAD ASHOFTEH AT TELEPHONE: (626) 202-2123



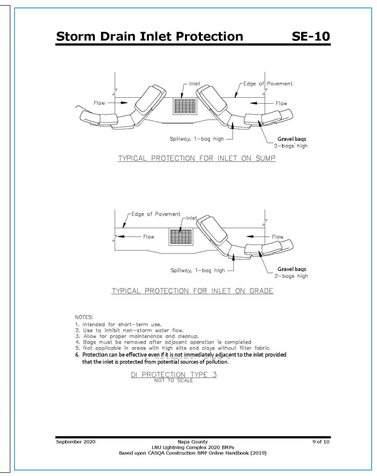
DETAIL 'A'
NTS



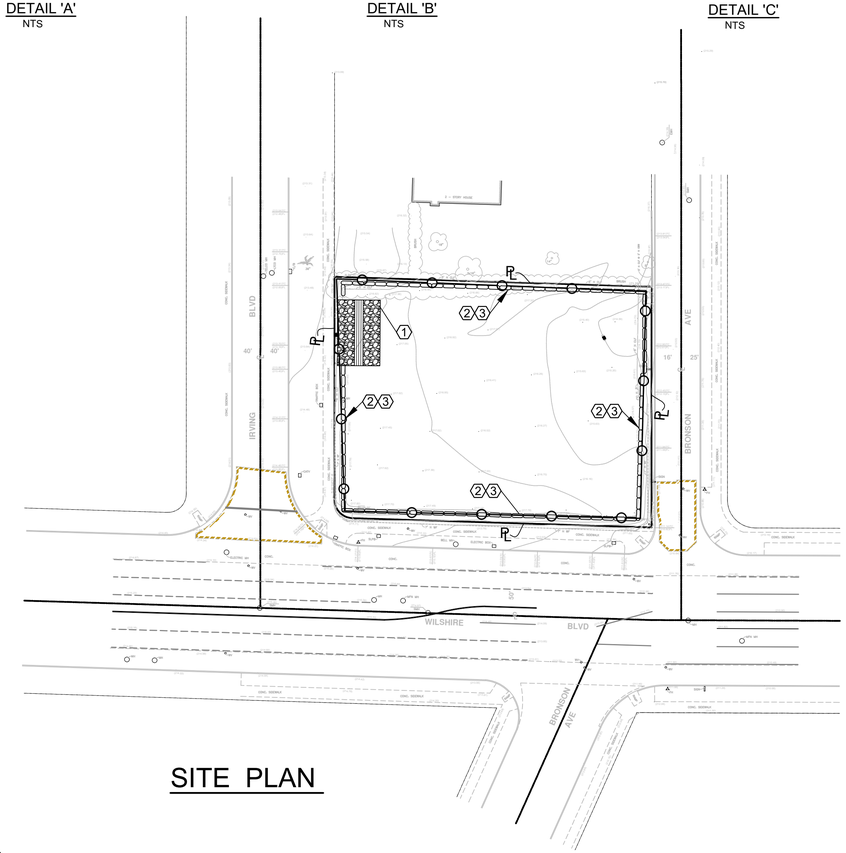
DETAIL 'B'
NTS



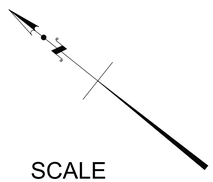
DETAIL 'C'
NTS



DETAIL 'D'
NTS



SITE PLAN



LEGEND

SILT FENCE

SANDBAGS

STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION NOTES FOR EROSION CONTROL

1. STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 'A' HEREON
2. SILT FENCE FOR DUST AND EROSION CONTROL PER DETAIL 'B' HEREON
3. SANDBAG PER DETAIL 'C' HEREON

PROPERTY OWNER:	CIVIL ENGINEER:
FOURONEFIVEFIVE, LLC 215 N. MARENGO AVE. SUITE 135, PASADENA, CA 91101 TEL: (626) 202-2123	DHS & ASSOCIATES, INC. 275 CENTENNIAL WAY, #205 TUSTIN, CA 92780 TEL: (714) 665-6569

REVISIONS	BY

EROSION CONTROL PLAN

4135-4141 WILSHIRE BLVD.
LOS ANGELES, CA 90010

REGISTERED PROFESSIONAL ENGINEER
STEVE NAZERI
C044100
EXP. 06/30/27
CIVIL
STATE OF CALIFORNIA

DRAWN	
CHECKED	
DATE	4/16/2025
SCALE	1" = 10'
JOB NO.	
SHEET	G-8

Attachment 2

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: December 17, 2025

TO: Subdivision Committee Members

FROM: Department of City Planning, **CENTRAL** Project Planning

SUBJECT: **Subdivision Filing Notification and Distribution – Tract Map**

Case Number: VTT-84881 & CPC-2025-3538-DB-SPPC-DRB-VHCA
Map Type: Tract Map
Map Stamp Date: December 17, 2025
Community Plan: Wilshire

Application Filing Date: June 24, 2025

Project Address 4135 W Wilshire Blvd
NC: Greater Wilshire
Hillside: No

- ☒ Council District: **13**
- ☒ Neighborhood Council (NC) (**NO** SB9, SB 684)
- ☒ Bureau of Engineering
- ☒ Dept of Building and Safety - Grading
- ☒ Dept of Building and Safety - Zoning
- ☒ DWP Real Estate
- ☒ DWP Water Distribution Engineering
- ☒ Urban Forestry Land Development
- ☒ Office of Historic Resources
- ☒ Los Angeles Housing Department (No P.S.)
- ☒ LAFD – Engineering/Hydrant Unit
- ☒ Bureau of Street Lighting (**No** SB9)
- ☒ Department of Recreation and Parks
- ☒ Bureau of Sanitation
- ☒ LAUSD CEQA (No P.S)
- ☒ LAUSD Transportation (No P.S.)
- ☐ County Health Department (No. P.S)
- ☒ GIS
- ☐ LADOT Dev Review - Valley
- ☐ LADOT Dev Review - Citywide

Hillside Projects/Haul Route Projects Only

Does case include a Haul Route?

☐ **Yes** ☒ **No**

- ☐ BSS – Haul Route Investigation and Enforcement
- ☐ Animal Regulation (Hillside Only)

LADOT District Office

- ☐ Central (CD 1, 9, 14)
- ☒ Hollywood (CD 4, 10, 13)
- ☐ Western (CD 5, 11)
- ☐ East Valley (CD 3, 5, 6, 12)
- ☐ Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: 39 Days
Please send your reports to the following e-mail address: planning.central@lacity.org
Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached SB 9 Urban Lot Split/Parcel map/Tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

DEBORAH KAHEN
Deputy Advisory Agency

CENTRAL PROJECT PLANNING
planning.central@lacity.org

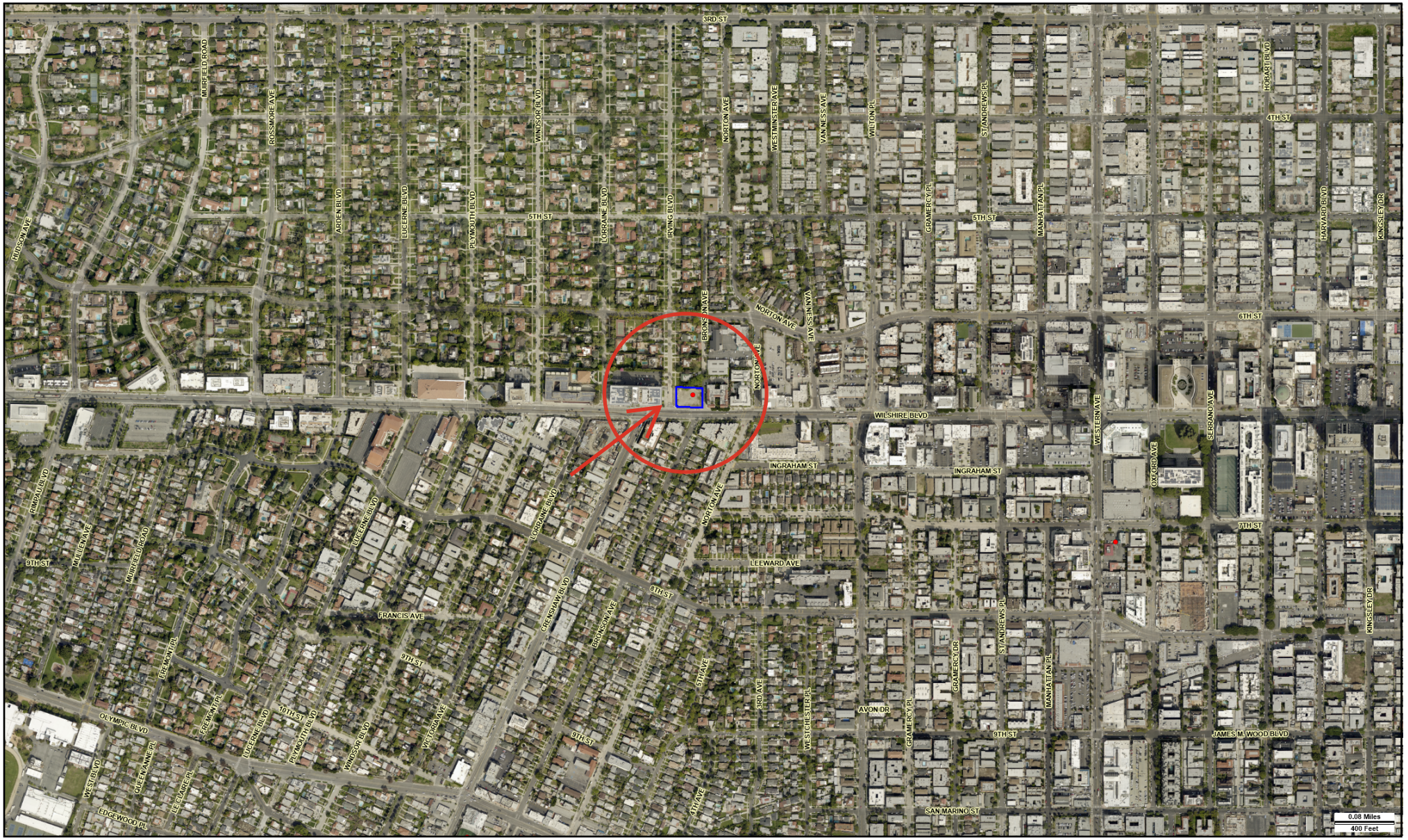
Attachment 3

ZIMAS INTRANET

LARIAC6 2020 Color-Ortho

09/08/2025

City of Los Angeles
Department of City Planning



Address: 644 S IRVING BLVD
APN: 5504009017
PIN #: 132B189 41

Tract: TR 1390
Block: None
Lot: FR 162
Arb: None

Zoning: CR(PKM)-1
General Plan: General Commercial

N
W E
S

CITY OF LOS ANGELES FOUNDED 1781

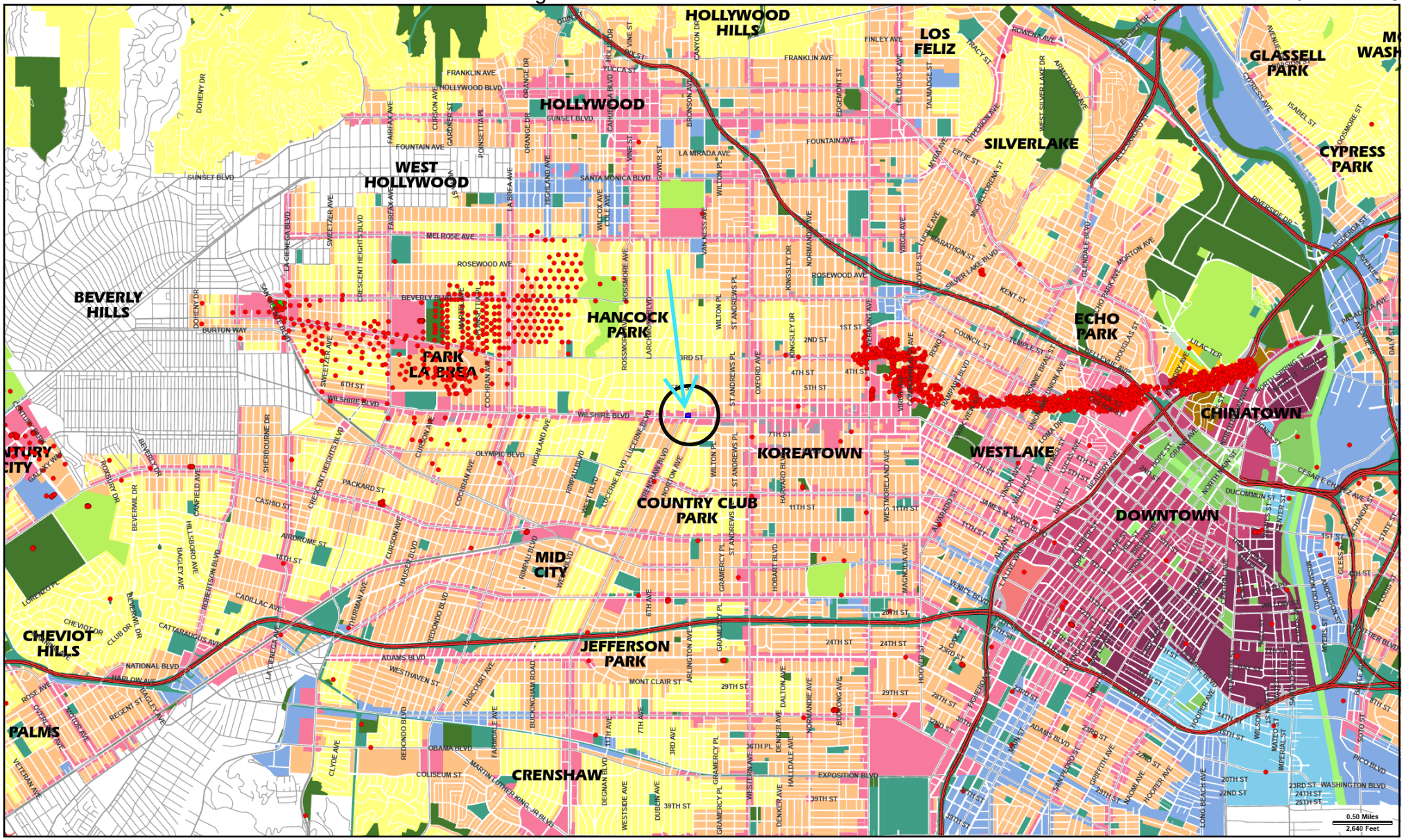
Attachment 4

ZIMAS INTRANET

Generalized Zoning

09/08/2025

City of Los Angeles
Department of City Planning



Address: 644 S IRVING BLVD
APN: 5504009017
PIN #: 132B189 41

Tract: TR 1390
Block: None
Lot: FR 162
Arb: None

Zoning: CR(PKM)-1
General Plan: General Commercial

N
W E
S

CITY OF LOS ANGELES FOUNDED 1781

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CHAPTER 1A LEGEND

General Plan Designation

- Transit Core
- Traditional Core
- Regional Center
- High Residential
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential
- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

Zone Use Districts

- Open Space
- Agricultural
- Residential Single Family
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

- T-1
- T-2
- T-3
- Outside of TOIA

OPPORTUNITY CORRIDORS (OC)

- OC-1
- OC-2
- OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

- CT-1
- CT-2
- CT-3

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Acitive
- Wells - Inactive

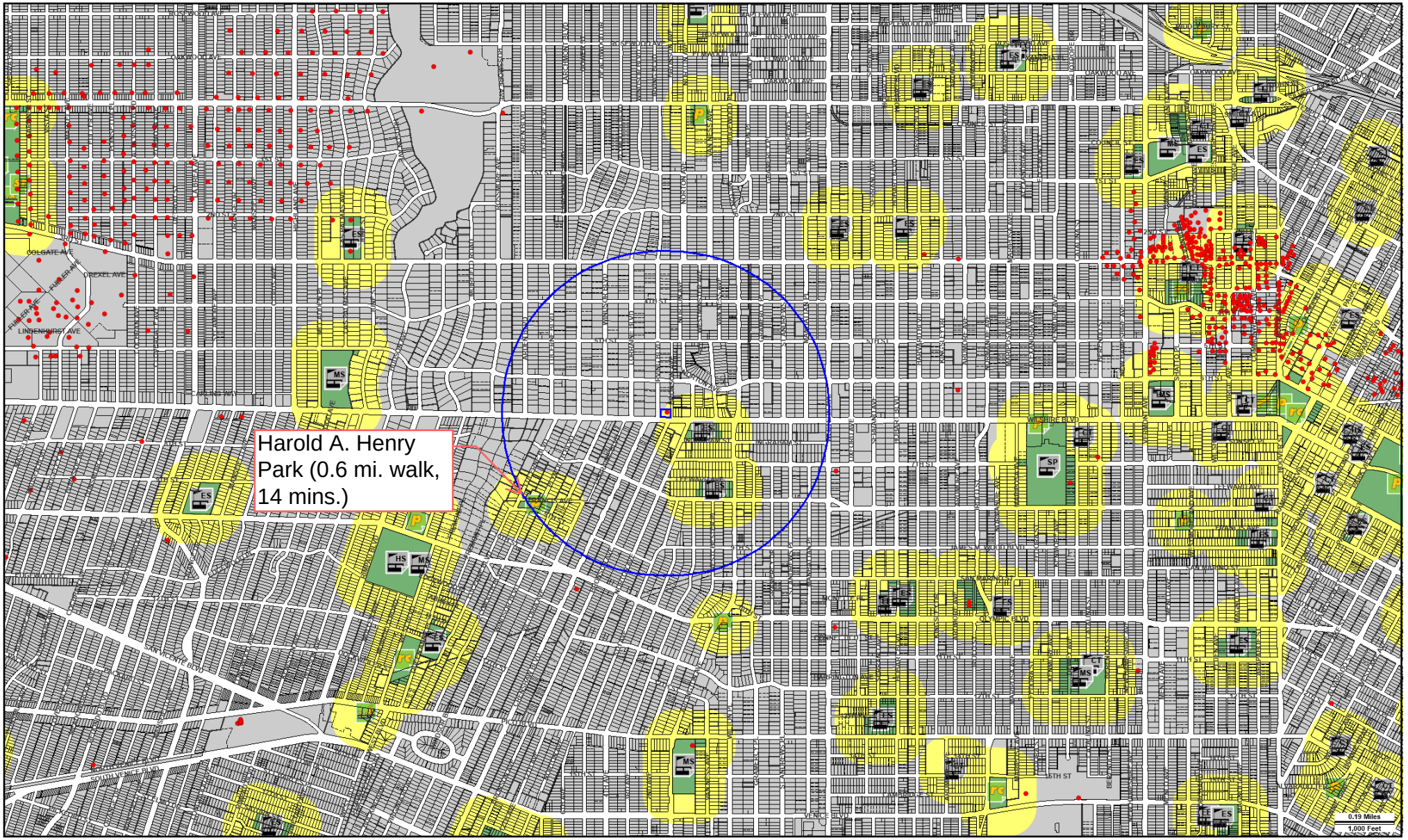
Attachment 5

ZIMAS INTRANET

Schools/Parks w/ .5 mile Buffer

09/08/2025

City of Los Angeles
Department of City Planning



Address: 4135 W WILSHIRE BLVD
APN: 5504009017
PIN #: 132B189 41

Tract: TR 1390
Block: None
Lot: FR 162
Arb: None

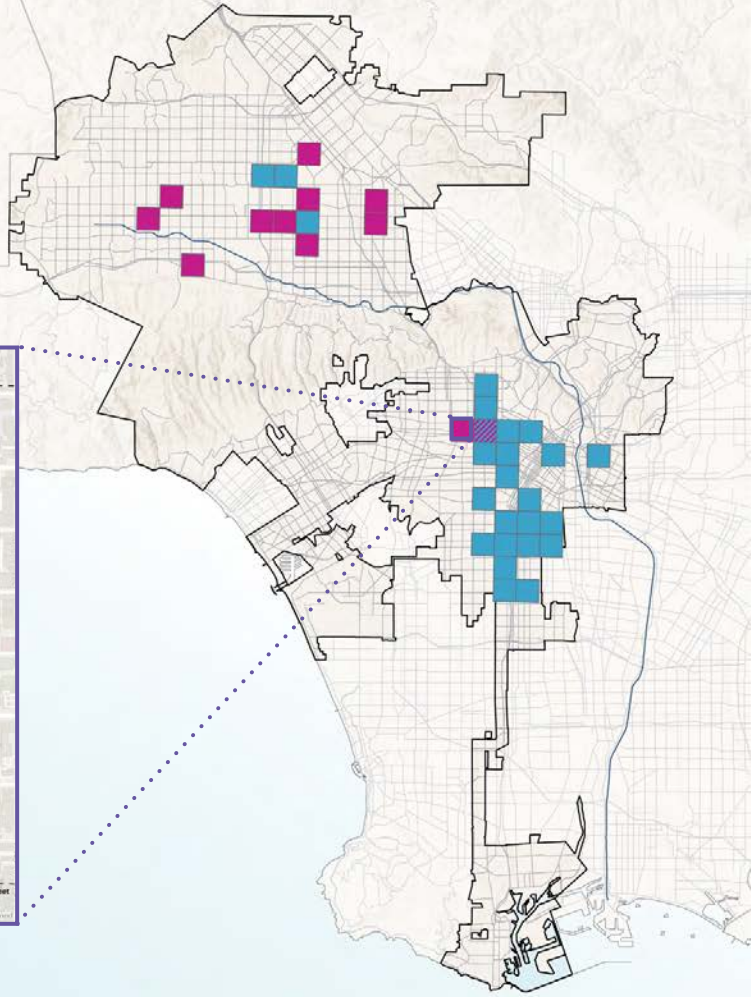
Zoning: CR(PKM)-1
General Plan: General Commercial

N
W E
S

Attachment 6

WINDSOR SQUARE





LEGEND

Existing Parks | Proximity (10 Minute Walk) | Supply (Less than 3 park acres per 1,000 residents) | Both

Figure 48. Parks within and near the Windsor Square Grid, as a visual measure of park proximity within a 10-minute walk (half-mile) and park supply. Source: GreenInfo Network, OLIN, 2025.

LOCATION

Region: East/Central

Neighborhoods: Hancock Park, Koreatown, Mid-Wilshire, Windsor Square

Council Districts: CD 5, CD 10, CD 13

WHY WAS THIS AREA SELECTED?

Many people in PerSquareMile - Windsor Square lack access to a park within a 10-minute walk (a half mile). This is an area where most households earn less than 80% of what the median household earns in California. That is defined as a Disadvantaged Community (DAC). Creating new parks in PerSquareMile - Windsor Square can counterbalance the well-being challenges these communities face by bringing parks closer.

WINDSOR SQUARE CHARACTERISTICS

Prioritization Tier: 2

Total Population Farther Than a 10 Minute Walk to a Park: 60.60% of population, 12.117 out of 19,995 people

Park Supply per 1,000 People: 0.08 acres

Suggested optimal is 3.0 acres

Population:

Disadvantaged Community (DAC)

CalEnvironScreen 75+ (CES75+)

Existing Parks within the Windsor Square Grid:

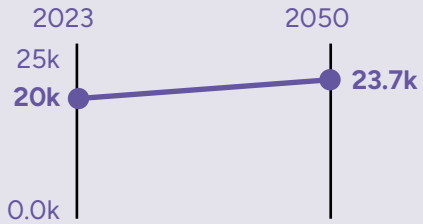
Harold A Henry Park

FUTURE PARK NEED PROJECTIONS

These graphs portray what would happen to people living in the Windsor Square Grid if no actions are taken to increase park access and supply.

POPULATION OF GRID

The population for this grid is predicted to increase by 18% between 2023 and 2050, from 19,995 to 23,689.



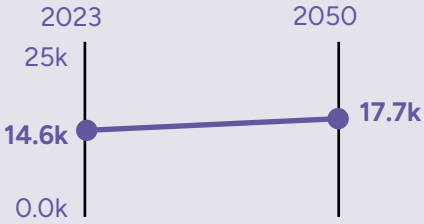
PARK ACRES PER 1000 PEOPLE

Park pressure is predicted to increase by 18% between 2023 and 2050, with acres available per thousand people decreasing from 0.08 to 0.07.



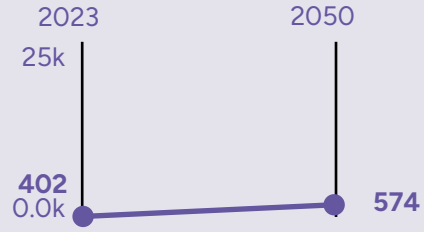
DISADVANTAGED COMMUNITIES (DAC) POPULATION

Households that earn less than 80% of what the median household earns in California (DAC) are predicted to increase by 21% between 2023 and 2050, from 14,614 to 17,704.



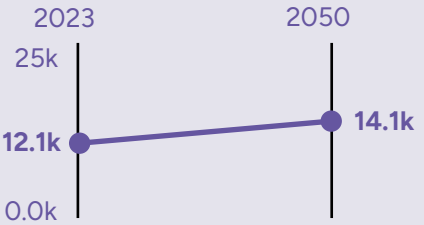
CALENVIROSCREEN 75TH+ PERCENTILE (CES75+) POPULATION

People that face higher environmental risks than 75% of communities in California (CES75+) are predicted to increase by 43% between 2023 and 2050, from 402 to 574.



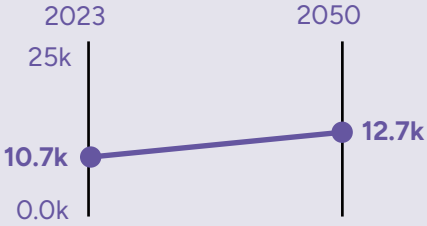
TOTAL POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

The population for this grid without park access is predicted to increase by 16% between 2023 and 2050, from 12,117 to 14,093.



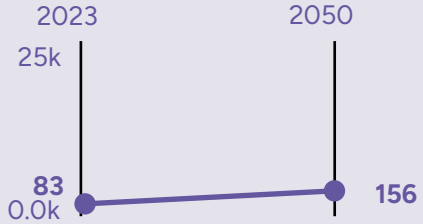
DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

Households that earn less than 80% of what the median household earns in California (DAC) without park access are predicted to increase by 19% between 2023 and 2050, from 10,698 to 12,712.



CES75+ POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People that face higher environmental risks than 75% of communities in California (CES75+) without park access are predicted to increase by 88% between 2023 and 2050, from 83 to 156.



CES75+ AND DAC POPULATION WHO LACK PARKS WITHIN A 10-MINUTE WALK

People considered CES75+ and DAC without park access are predicted to increase by 88% between 2023 and 2050, from 83 to 156.

