

# WILSHIRE MIXED-USE

1902 WILSHIRE BLVD, SANTA MONICA, CA 90403



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ADMINISTRATIVE APPROVAL SET

01/06/2022

COVER

AA000

| PROJECT SUMMARY             |                                                                                             |                   |
|-----------------------------|---------------------------------------------------------------------------------------------|-------------------|
| OWNER:                      | CYPRESS EQUITY INVESTMENTS (CEI)                                                            |                   |
| ADDRESS:                    | 1902 WILSHIRE BLVD, SM 90403                                                                |                   |
| APN:                        | 4276013020, 4276013030                                                                      |                   |
| LAND AREA:                  | 22,500 SF                                                                                   |                   |
| EXISTING ZONING:            | MIXED USE BOULEVARD                                                                         |                   |
| FAR:                        | 2.25 (50,625 SF ALLOWED)                                                                    |                   |
| HEIGHT LIMIT:               | MAX. ALLOWED<br>50 FT                                                                       | PROVIDED<br>50 FT |
| DENSITY                     | 71 UNITS<br>11 OFFSITE AFFORDABLE UNITS TO BE LOCATED AT:<br>1211 19TH ST. SANTA MONICA, CA |                   |
| SETBACKS:                   | MIN. REQUIRED                                                                               | PROVIDED          |
| FRONT YARD:                 | 0'                                                                                          | 0'                |
| SIDE YARD (INTERIOR)*:      | 0'                                                                                          | 0'                |
| REAR YARD*:                 | 10'                                                                                         | 10'               |
| *ADJACENT TO R DIST. (G029) |                                                                                             |                   |
| GROUND LEVEL HEIGHT:        | 11 FT MIN / 16 FT MAX<br>11 FT PROVIDED                                                     |                   |
| CONSTRUCTION TYPE:          | I-A SUBTERRANEAN LEVELS & GROUND LEVEL<br>V-A 2 - 5 LEVELS                                  |                   |
| OCCUPANCY TYPE:             | R-2 / M / S-2                                                                               |                   |

| UNIT MIX     |           |        |            |  |              |           |        |            |
|--------------|-----------|--------|------------|--|--------------|-----------|--------|------------|
| UNIT NO.     | UNIT TYPE | AREA   | OPEN SPACE |  | UNIT NO.     | UNIT TYPE | AREA   | OPEN SPACE |
| GROUND LEVEL |           |        |            |  | FOURTH LEVEL |           |        |            |
| UNIT 101     | 1 BD      | 500 SF | 60 SF      |  | UNIT 401     | 2 BD      | 810 SF | 60 SF      |
| UNIT 102     | 2 BD      | 816 SF | 171 SF     |  | UNIT 402     | 1 BD      | 502 SF | 64 SF      |
| UNIT 103     | 2 BD      | 824 SF | 171 SF     |  | UNIT 403     | 2 BD      | 856 SF | 174 SF     |
| UNIT 104     | 2 BD      | 816 SF | 159 SF     |  | UNIT 404     | 1 BD      | 502 SF | 64 SF      |
| SECOND LEVEL |           |        |            |  | UNIT 405     | 1 BD      | 610 SF | 125 SF     |
| UNIT 201     | 2 BD      | 810 SF | 60 SF      |  | UNIT 406     | 1 BD      | 502 SF | 64 SF      |
| UNIT 202     | 1 BD      | 502 SF | 60 SF      |  | UNIT 407     | 1 BD      | 610 SF | 125 SF     |
| UNIT 203     | 3 BD      | 963 SF | 81 SF      |  | UNIT 408     | 2 BD      | 856 SF | 151 SF     |
| UNIT 204     | 1 BD      | 502 SF | 60 SF      |  | UNIT 409     | 1 BD      | 488 SF | 62 SF      |
| UNIT 205     | 2 BD      | 832 SF | 64 SF      |  | UNIT 410     | 1 BD      | 502 SF | 64 SF      |
| UNIT 206     | 1 BD      | 502 SF | 60 SF      |  | UNIT 411     | 3 BD      | 985 SF | 61 SF      |
| UNIT 207     | 2 BD      | 835 SF | 64 SF      |  | UNIT 412     | STUDIO    | 403 SF | 64 SF      |
| UNIT 208     | 3 BD      | 935 SF | 62 SF      |  | UNIT 413     | 2 BD      | 815 SF | 63 SF      |
| UNIT 209     | 1 BD      | 488 SF | 62 SF      |  | UNIT 414     | 1 BD      | 502 SF | 60 SF      |
| UNIT 210     | 1 BD      | 502 SF | 60 SF      |  | UNIT 415     | STUDIO    | 403 SF | 64 SF      |
| UNIT 211     | 1 BD      | 615 SF | 65 SF      |  | UNIT 416     | 1 BD      | 502 SF | 60 SF      |
| UNIT 212     | STUDIO    | 403 SF | 64 SF      |  | UNIT 417     | 3 BD      | 919 SF | 71 SF      |
| UNIT 213     | 2 BD      | 815 SF | 65 SF      |  | FIFTH LEVEL  |           |        |            |
| UNIT 214     | 1 BD      | 502 SF | 60 SF      |  | UNIT 501     | 2 BD      | 801 SF | 60 SF      |
| UNIT 215     | STUDIO    | 403 SF | 64 SF      |  | UNIT 502     | 1 BD      | 502 SF | 64 SF      |
| UNIT 216     | 1 BD      | 502 SF | 60 SF      |  | UNIT 503     | 1 BD      | 502 SF | 64 SF      |
| UNIT 217     | 3 BD      | 919 SF | 70 SF      |  | UNIT 504     | 1 BD      | 502 SF | 64 SF      |
| THIRD LEVEL  |           |        |            |  | UNIT 505     | 1 BD      | 507 SF | 220 SF     |
| UNIT 301     | 2 BD      | 810 SF | 60 SF      |  | UNIT 506     | 1 BD      | 519 SF | 189 SF     |
| UNIT 302     | 1 BD      | 502 SF | 64 SF      |  | UNIT 507     | 1 BD      | 488 SF | 62 SF      |
| UNIT 303     | 3 BD      | 963 SF | 81 SF      |  | UNIT 508     | 1 BD      | 502 SF | 64 SF      |
| UNIT 304     | 1 BD      | 502 SF | 64 SF      |  | UNIT 509     | 3 BD      | 985 SF | 61 SF      |
| UNIT 305     | 2 BD      | 832 SF | 64 SF      |  | UNIT 510     | STUDIO    | 403 SF | 64 SF      |
| UNIT 306     | 1 BD      | 502 SF | 64 SF      |  | UNIT 511     | STUDIO    | 383 SF | 61 SF      |
| UNIT 307     | 2 BD      | 832 SF | 64 SF      |  | UNIT 512     | 1 BD      | 502 SF | 60 SF      |
| UNIT 308     | 3 BD      | 938 SF | 62 SF      |  | UNIT 513     | STUDIO    | 390 SF | 60 SF      |
| UNIT 309     | 1 BD      | 488 SF | 62 SF      |  | UNIT 514     | STUDIO    | 403 SF | 64 SF      |
| UNIT 310     | 1 BD      | 502 SF | 64 SF      |  | UNIT 515     | 1 BD      | 502 SF | 60 SF      |
| UNIT 311     | 3 BD      | 985 SF | 71 SF      |  | UNIT 516     | 3 BD      | 919 SF | 71 SF      |
| UNIT 312     | STUDIO    | 403 SF | 64 SF      |  |              |           |        |            |
| UNIT 313     | 2 BD      | 815 SF | 63 SF      |  |              |           |        |            |
| UNIT 314     | 1 BD      | 502 SF | 60 SF      |  |              |           |        |            |
| UNIT 315     | STUDIO    | 403 SF | 64 SF      |  |              |           |        |            |
| UNIT 316     | 1 BD      | 502 SF | 60 SF      |  |              |           |        |            |
| UNIT 317     | 3 BD      | 919 SF | 71 SF      |  |              |           |        |            |

| FAR CALCULATIONS (SEE AA050)  |       |       |         |           |
|-------------------------------|-------|-------|---------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF | AREA      |
| RESIDENTIAL                   |       |       |         |           |
| 1 BD                          | 34    | 50%   | 511 SF  | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF  | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF  | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF  | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |         | 44,962 SF |
| COMMERCIAL                    |       |       |         |           |
| RETAIL                        |       |       |         | 3,675 SF  |
|                               |       |       |         | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |         | 1,000 SF  |
| GENERAL                       |       |       |         |           |
| COMMUNITY ROOM                |       |       |         | 607 SF    |
| ELECTRICAL ROOM               |       |       |         | 256 SF    |
| MAINTENANCE                   |       |       |         | 133 SF    |
| MANAGER'S OFFICE              |       |       |         | 281 SF    |
| TRASH / RECYCLE               |       |       |         | 600 SF    |
| TRASH RM                      |       |       |         | 46 SF     |
|                               |       |       |         | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       |         |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| PARKING CALCULATIONS      |            |         |       |              |
|---------------------------|------------|---------|-------|--------------|
| RESIDENTIAL               |            |         |       |              |
| UNIT TYPE:                | UNIT CT    | FACTOR  | REQ'D |              |
| STUDIO                    | 10         | 1:1     | 10    |              |
| 1BD                       | 34         | 1:1.5   | 51    |              |
| 2BD                       | 16         | 1:2     | 32    |              |
| 3BD                       | 11         | 1:2     | 22    |              |
| GUEST                     | 71         | 5:1     | 15    |              |
| TOTAL RESIDENTIAL PARKING |            |         | 130   |              |
| COMMERCIAL                |            |         |       |              |
| AREA                      | FACTOR     |         | REQ'D |              |
| 3697 SF                   | 300 SF : 1 |         | 13    |              |
| TOTAL COMMERCIAL PARKING  |            |         | 13    |              |
| TOTAL PARKING REQUIRED    |            |         | 143   |              |
| PROVIDED                  |            |         |       |              |
| TYPE                      | STANDARD   | COMPACT | ADA   | EV           |
| RESIDENTIAL               | 90         | 21      | 3     | 13           |
| RES GUEST                 | 7          | 7       | 1     | 1            |
| COMMERCIAL                | 13         | 0       | 1     | 1            |
| TOTAL                     | 110        | 28      | 5     | 143 PROVIDED |
| PERCENTAGE                | 76%        | 20%     | 4%    | 100%         |

| BICYCLE PARKING CALCULATIONS |                        |                |                         |
|------------------------------|------------------------|----------------|-------------------------|
| RESIDENTIAL                  |                        |                |                         |
| UNIT TYPE:                   | COUNT                  | LONG<br>(1:BD) | SHORT<br>(10% OF LONG)  |
| STUDIO                       | 11                     | 11             | 2                       |
| 1BD                          | 36                     | 36             | 4                       |
| 2BD                          | 15                     | 15             | 2                       |
| 3BD                          | 11                     | 11             | 2                       |
| TOTAL REQUIRED               |                        | 73             | 10                      |
| COMMERCIAL                   |                        |                |                         |
| AREA                         | LONG<br>(1:3,000 SQFT) |                | SHORT<br>(1:4,000 SQFT) |
| 2,432 SQFT                   | 4 MIN                  |                | 4 MIN                   |



DESIGN SURVEY

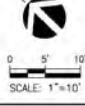
19TH COURT  
(PUBLIC ALLEY)

19TH STREET  
(PUBLIC STREET)

WILSHIRE BLVD  
(PUBLIC STREET)

SINGLE-STORY BUILDING  
10,006 SQ. FT., MORE OR LESS

NOTE:  
REFER TO SHEET 02 FOR ABBREVIATIONS, LEGEND, AND LINETYPES



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 6   |      |           |
| 5   |      |           |
| 4   |      |           |
| 3   |      |           |
| 2   |      |           |
| 1   |      |           |

|                |            |
|----------------|------------|
| PROJECT #      | 2000718    |
| DATE SUBMITTED | 10/27/2020 |
| DESIGNED BY    | BM         |
| PREPARED BY    | BM         |

1902 WILSHIRE BOULEVARD  
PREPARED FOR:  
MR. MICHAEL DIACOS  
CHRYSLER EQUITY ACQUISITIONS  
12121 WILSHIRE BLVD., SUITE 801  
LOS ANGELES, CA 90025







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VICINITY MAP

AA003





PROPOSED BUILDING AT WILSHIRE BLVD

3



WILSHIRE BLVD FACING SOUTH

2



WILSHIRE BLVD FACING NORTH

1





PROPOSED BUILDING AT 19TH STREET

3



19TH STREET FACING EAST

2



19TH STREET FACING WEST

1

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01/06/2022

**SITE PHOTOS**

**AA005**





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**RENDERINGS**

NW CORNER

**AA006**





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**RENDERINGS**

WILSHIRE BLVD. ELEVATION

**AA007**





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**RENDERINGS**

19TH ST. ELEVATION

**AA008**

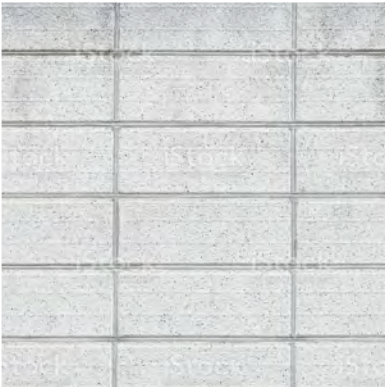




CNC



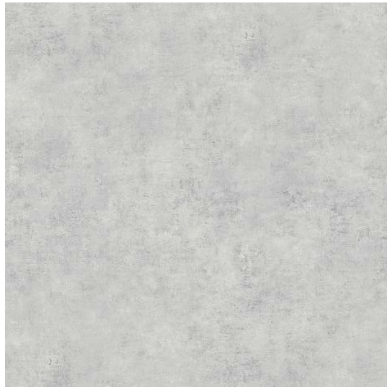
BFC



CMU



ST1



ST2



MP2



ALM



BLK



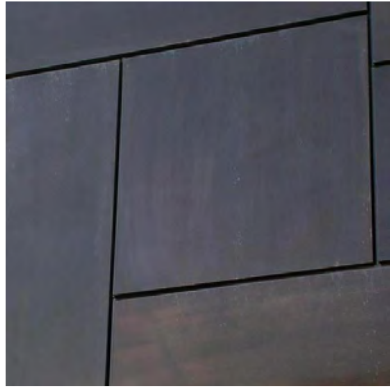
PTD



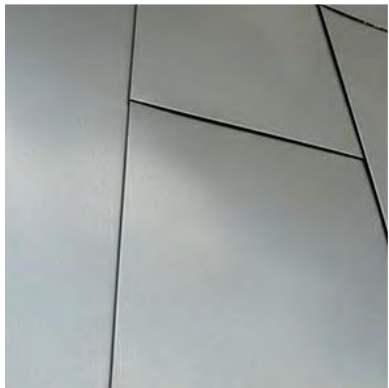
GRD



GLS



MP1



MP3



SCN



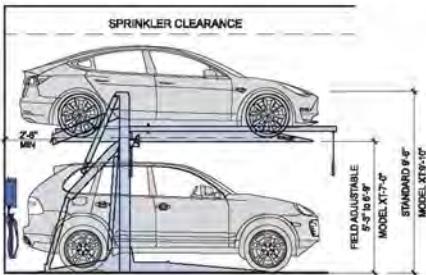
BRK

| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
| ST1             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: WHITE   | GRD | GRAPHITE GREY STL GUARDRAILS           |
| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |



SPEC SHEET

PARKPLUS DP003  
DOUBLE STACKER



Clearance

S = Standard/SUV  
C = Compact/Sedan

| MODEL | HEIGHT |
|-------|--------|
| C/C   | 10'-6" |
| C/S   | 12'-2" |
| S/S   | 14'-0" |
| S/S*  | 14'-6" |

\*LA City requirement



Width

| MODEL | WIDTH  |
|-------|--------|
| W01   | 7'-11" |
| W02   | 8'-3"  |
| W03   | 8'-6"  |
| W04   | 9'-0"  |
| W05   | Custom |

WIDTH = Center of Log to Center of Log

The PARKPLUS DP003 Double Stacker is a hydraulic 2-post, 2-level cantilevered vehicle lift for parking cars one above another. The DP003 raises and locks a platform in place so that a second vehicle can be parked at grade.

Entire assembly comes pre-welded and is assembled in the field. Stackers may be installed as single units or in arrays with shared common legs. Stacker is designed to be mounted on grade, concrete or asphalt. Approved foundation system may be required for installation of stackers.

The PARKPLUS DP003 Double Stacker is designed to be installed indoors and outdoors. Platform height is field adjustable in 1 1/2" increments. Each city may have minimum height requirements and different clear requirements for code required parking. Owner/Architect should review with local planning and building departments. MEP coordination with project team must meet code requirements and satisfy equipment clearances.

Suitable for

- Standard passenger vehicles
- SUVs

Specifications

Load per Platform: 6,000 lbs.  
Weight of Unit: +/- 3,050 lbs.  
Length of Platform: 13'-6"  
Length Incl. Overhang: 16'-6"  
Width of Unit: 7'-11" to 9'-8"  
Height of Unit: 9'-8" to 9'-10"  
Operation: Hydraulic  
Control: Push Button Pendant  
\*Custom Height and Width Available

Power Pack

Hydraulic Power System (HPS)

HPS1: 1-2 units  
(208-230V / 1 PH / 60 HZ / 2-3 HP / 18 FLA)  
HPS-1P10: 1-30 units  
(208-230V / 1 PH / 60 HZ / 10 HP / 40 FLA)  
HPS-3P10: 1-30 units  
(208-230V / 3 PH / 60 HZ / 10 HP / 28.4 FLA)

Electrical

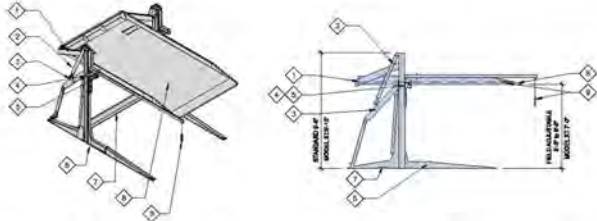
1 Disconnect required per HPS  
3 PH 208-230V / 40Amp  
1 PH 208-230V / 60Amp  
All control wiring is a Class 2 Circuit 24V

Applications

DP003 Double Stacker can be installed in attended/Valet and self-park applications:

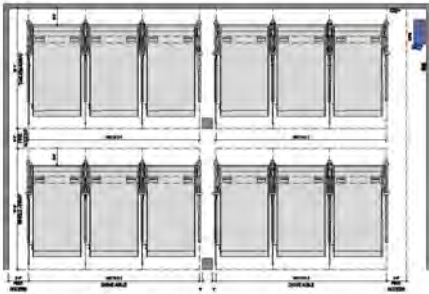
- Single & Multi-Family Residential Buildings
- Indoor & Outdoor Installations
- Low & High Rise Buildings
- Commercial Buildings
- Surface Lots

- In-house Design, Manufacturing, Installation & Service
- Minimal Moving Parts – Reduced Maintenance
- Galvanized, Commercial-Grade Machines
- Premium Quality Hydraulic Cylinders



Components

1. CRADLE FRAME ASSEMBLY
2. HYDRAULIC CYLINDER
3. PARALLEL ARM ASSEMBLY
4. ADJUSTABLE HEIGHT ASSEMBLY
5. SAFETY LOCKS ASSEMBLY
6. END LEG ASSEMBLY
7. SEISMIC BEAM ASSEMBLY
8. PLATFORM ASSEMBLY
9. PUSH BUTTON CONTROLS



Layout

PARKPLUS DP003 Double Stacker can be arranged in single or tandem arrays on either side of a drive aisle. Queuing space of at least 2 vehicles must be provided to allow for shuffling of cars. Queuing space may be in drive aisle. For commercial projects, during peak traffic, all platforms will be lowered for quick filling of stackers. Surface space to be provided for code-required Accessible Parking.

ADDITIONAL INFORMATION

Safety

Device is equipped with safety/locking system. 'Posi-lock' double suspension system holds full weight of vehicle on platform in locked position. Device can be equipped with individual keyed controller for extra safety. Self-attended applications may require additional sensors to detect objects located under platform or entering the area below platform.

Fire Protection

In most metropolitan areas, car stackers are reviewed as similar to high piled storage and non-building structures. Fire rating of structural components is not required. Sprinklers may be required per following section. Each city may have fire department guidelines.

Fire Sprinklers

Outdoor: 1. Most cities do not require fire sprinklers. 2. May need to conform to additional zoning regulations and building code requirements.

Indoor: 1. Installation shall be in a sprinklered garage. In tandem array, additional sprinkler requirements may apply. 2. Sprinkler Plans filed and approved by local municipality. 3. Sprinkler system designed as required by NFPA 13 and local building codes. 4. Clear building height within parking area must accommodate height of equipment plus additional requirements for adequate coverage of fire sprinklers.

Temperature

Device is designed to operate between 20° and 120° F. For below freezing environments, hydraulic heaters for Power Packs are recommended.

Loading

Structural design and loading is provided on a project by project basis and is dependant on seismic zones, soil conditions and other environmental conditions.

Warranty

12-month Standard Manufacturer's Warranty on new equipment. Equipment Lifespan: Indoor = 7,500 cycles; Outdoor = 5,000 cycles.

Service

At end of 12-month warranty period a service contract is available upon request. Rental option may include Service & Maintenance for full term.

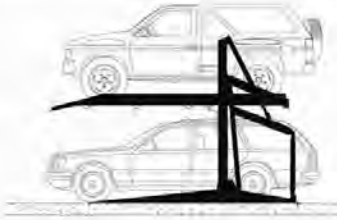
Approvals

- MEA/OTCR Certified, City of New York
- LAETL Approved, LARR#930501, City of Los Angeles
- California Seismic Code Compliant
- Miami Dade County Compliant
- Approved in Multiple U.S. Cities



Leaders in high density parking systems

TECHNICAL SPECIFICATION



MODEL DP003

|                                           |                                                  |
|-------------------------------------------|--------------------------------------------------|
| DESCRIPTION                               | 2 Post Double Parking hydraulic SUV Car Stacker® |
| LENGTH, ft-in (m)                         | 13'-6" (4.1)                                     |
| WIDTH, ft-in (m)                          | 7'-11" to 8'-3" (2.4 to 2.5)                     |
| CLEARANCE REQUIREMENT (Height), ft-in (m) | 10'-6" to 14'-0" (3.2 to 4.26)                   |
| OVERALL HEIGHT OF EQUIPMENT               | 9'-10"                                           |
| LIFTING CAPACITY PER PLATFORM, lbs (kg)   | 6000 (2722)                                      |
| WEIGHT OF UNIT, lbs (kg)                  | 2980 (1352)                                      |
| ELECTRICAL REQUIREMENTS                   | 3-phase 208-230V/single phase 110-220V           |
| OPERATION                                 | Hydraulic with manual override                   |
| ADDITIONAL REQUIREMENTS                   | Power Pack Unit (for up to 30 stackers)          |
| APPROVALS                                 | MEA certified for City of New York               |



8-444-PARKPLUS

PARKPLUS, INC. HEAD OFFICE  
63 BROAD AVENUE, SUITE 2  
FAIRVIEW, NJ 07022

PARKPLUS CALIFORNIA  
8640 TAMARACK AVENUE  
LOS ANGELES, CA 91352

PARKPLUS FLORIDA, INC.  
1111 OLD GRIFFIN ROAD  
DANIA BEACH, FL 33004

PARKPLUSINC.COM



PATRICK TIGHE ARCHITECTURE

5757 Venice Blvd  
Los Angeles, California 90019  
323.424.7594  
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CYPRESS EQUITY INVESTMENTS

WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

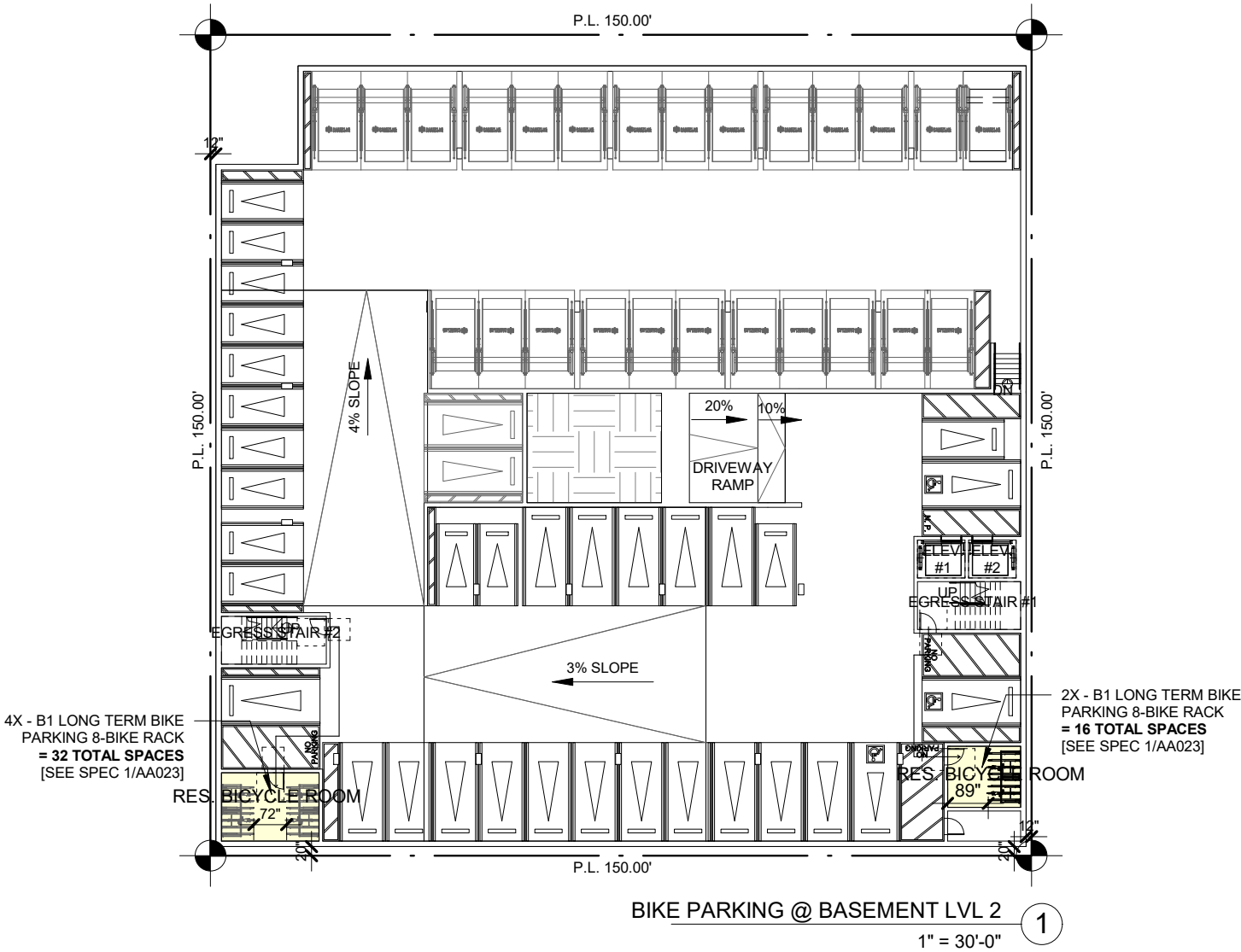
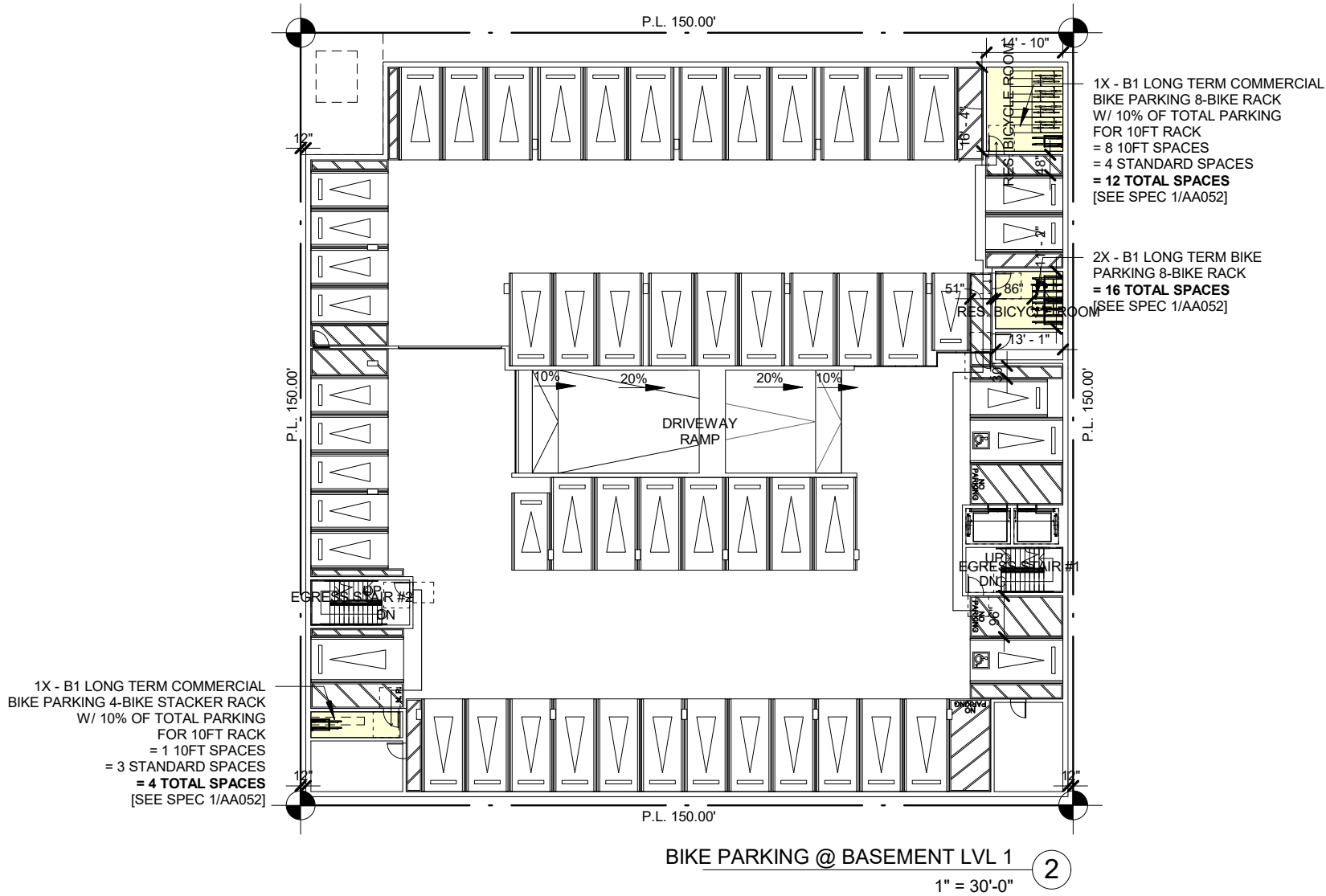
ADMINISTRATIVE APPROVAL SET

01/06/2022

PARKING STARKER  
SPECIFICATION

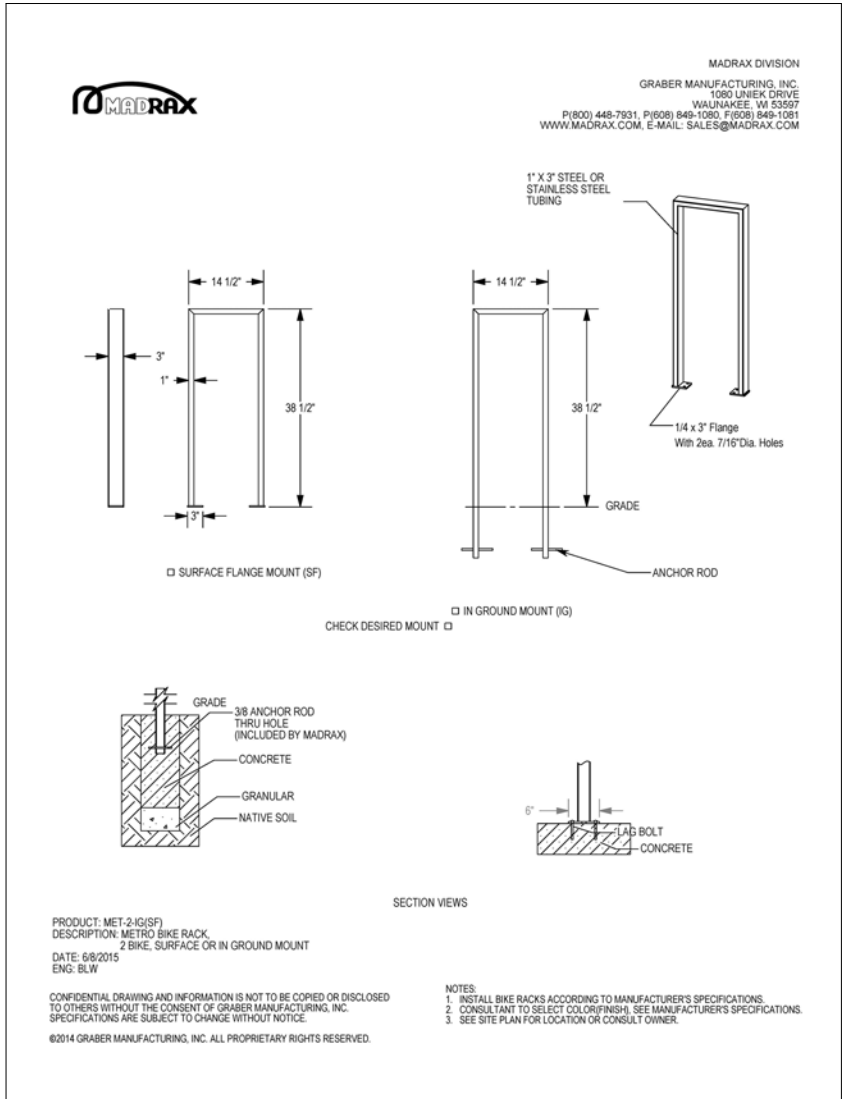
AA022





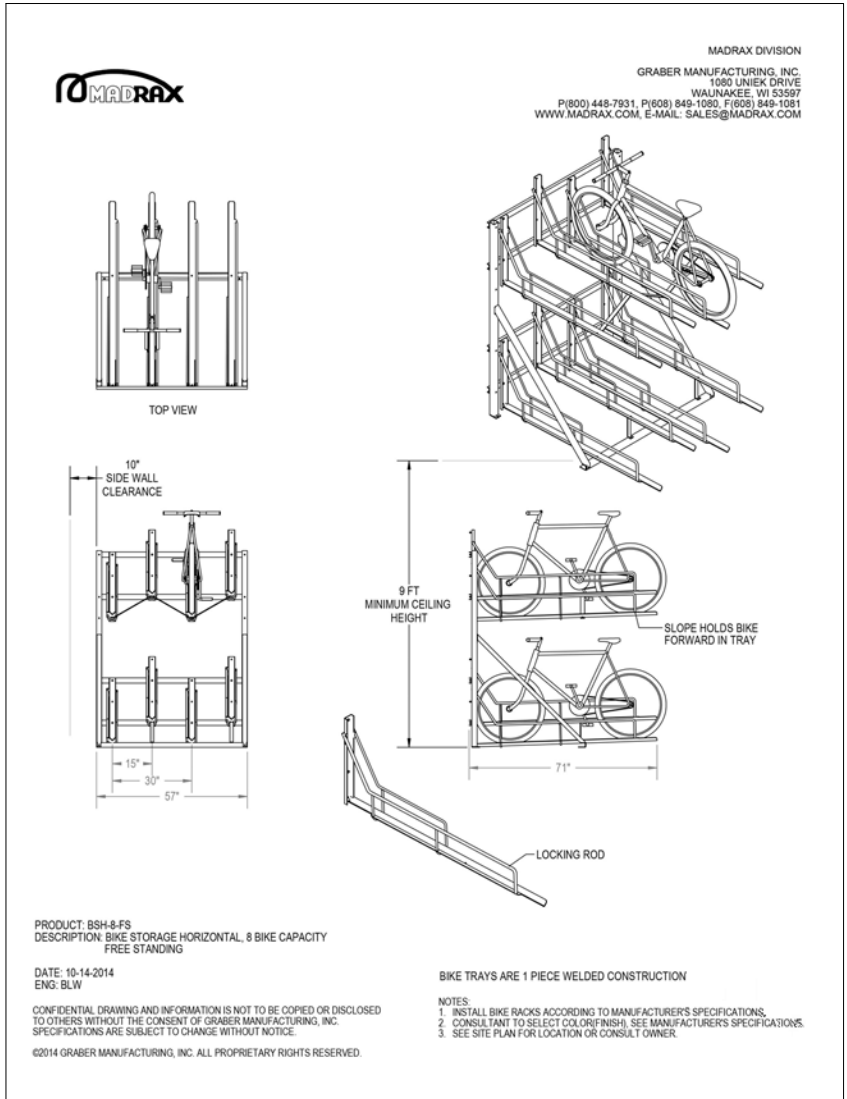
| BICYCLE PARKING CALCULATIONS |       |                     |                      |
|------------------------------|-------|---------------------|----------------------|
| RESIDENTIAL                  |       |                     |                      |
| UNIT TYPE:                   | COUNT | LONG (1:BD)         | SHORT (10% OF LONG)  |
| STUDIO                       | 11    | 11                  | 2                    |
| 1BD                          | 36    | 36                  | 4                    |
| 2BD                          | 15    | 15                  | 2                    |
| 3BD                          | 11    | 11                  | 2                    |
| TOTAL REQUIRED               |       | 73                  | 10                   |
| COMMERCIAL                   |       |                     |                      |
| AREA                         |       | LONG (1:3,000 SQFT) | SHORT (1:4,000 SQFT) |
| 2,432 SQFT                   |       | 4 MIN               | 4 MIN                |





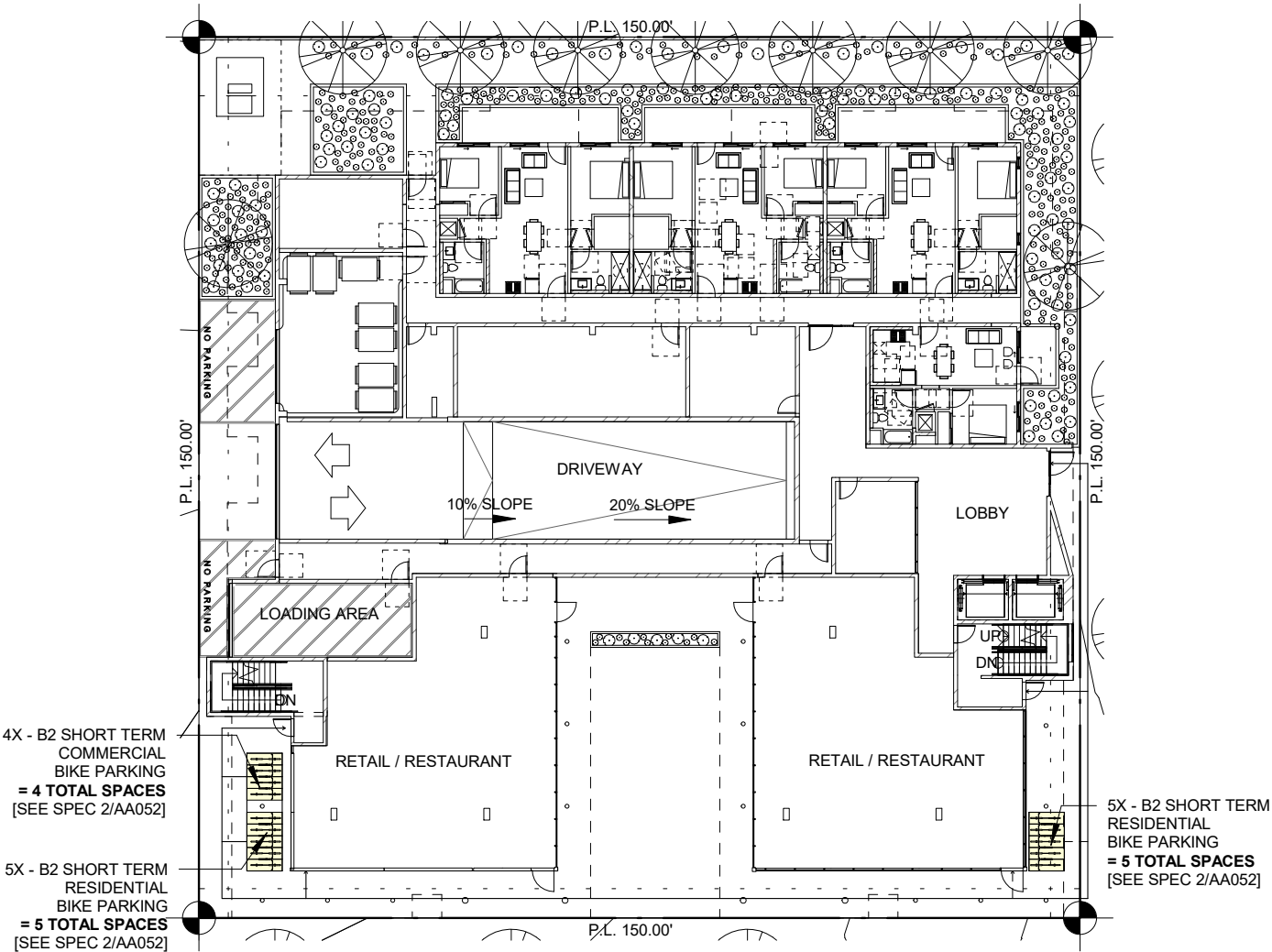
SHORT TERM BICYCLE PARKING

2



LONG TERM BICYCLE STAKERS PARKING

1

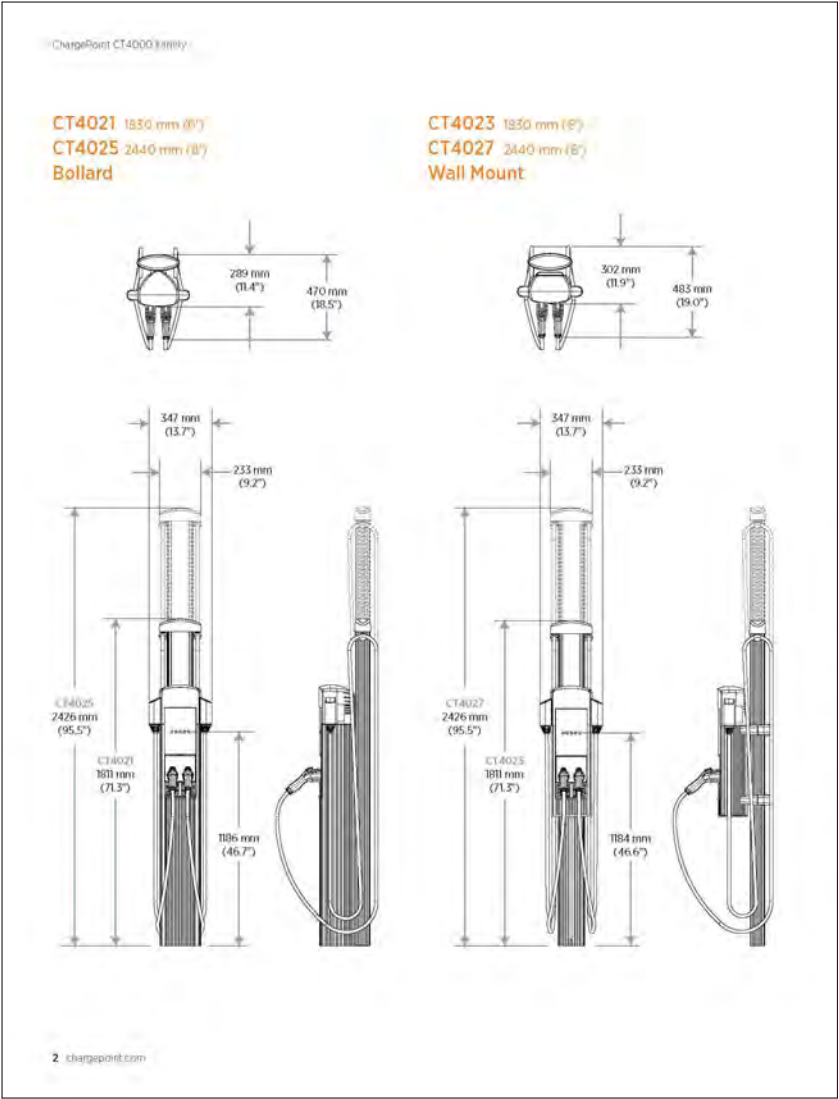


BIKE PARKING @ GROUND LVL

1" = 30'-0"

1





**CT4000 Level 2 Commercial Charging Station**

Specifications and Ordering Information

**Ordering Information**

Specify model number followed by the applicable code(s).  
The order code sequence is: **Model-Options, Software, Services** and **Misc** are ordered as separate line items.

**Hardware**

| Description                            | Order Code   |
|----------------------------------------|--------------|
| Model                                  |              |
| 1830 mm (6') Single Port Bollard Mount | CT4011       |
| 1830 mm (6') Dual Port Bollard Mount   | CT4021       |
| 1830 mm (6') Single Port Wall Mount    | CT4013       |
| 1830 mm (6') Dual Port Wall Mount      | CT4023       |
| 2440 mm (8') Dual Port Bollard Mount   | CT4025       |
| 2440 mm (8') Dual Port Wall Mount      | CT4027       |
| Options                                |              |
| Integral Gateway Modern - USA          | -GW1         |
| Integral Gateway Modern - Canada       | -GW2         |
| Misc                                   |              |
| Power Management Kit                   | CT4000-PMGMT |
| Bollard Concrete Mounting Kit          | CT4001-CCM   |

**Software & Services**

| Description                                     | Order Code          |
|-------------------------------------------------|---------------------|
| ChargePoint Commercial Service Plan             | CTSW-SAS-COMM-n     |
| ChargePoint Service Provider Plan               | CTSW-SAS-SP-n       |
| ChargePoint Assure                              | CT4000-ASSUREn      |
| Station Activation and Configuration            | CPSUPPORT-ACTIVE    |
| ChargePoint Station Installation and Validation | CT4000-INSTALLVALID |

Note: All CT4000 stations require a network service plan.  
1 Substitute n for desired years of service (1, 2, 3, 4, or 5 years).  
2 Substitute n for the duration of the coverage (1, 2, 3, 4, or 5 years).

**Order Code Examples**

| If ordering this                                                              | The order code is                  |
|-------------------------------------------------------------------------------|------------------------------------|
| 1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit | CT4021-GW1-CT4001-CCM              |
| ChargePoint Commercial Service Plan, 3 Year Subscription                      | CTSW-SAS-COMM-3                    |
| ChargePoint Station Installation and Validation, 2 Years of Assure Coverage   | CT4000-INSTALLVALID-CT4000-ASSURE2 |
| 1830 mm (6') Single Port Wall Mount Station                                   | CT4013                             |
| ChargePoint Commercial Service Plan, 5 Year Subscription                      | CTSW-SAS-COMM-5                    |
| 4 Years of Assure Coverage                                                    | CT4000-ASSURE4                     |
| Station Activation and Configuration                                          | CPSUPPORT-ACTIVE                   |

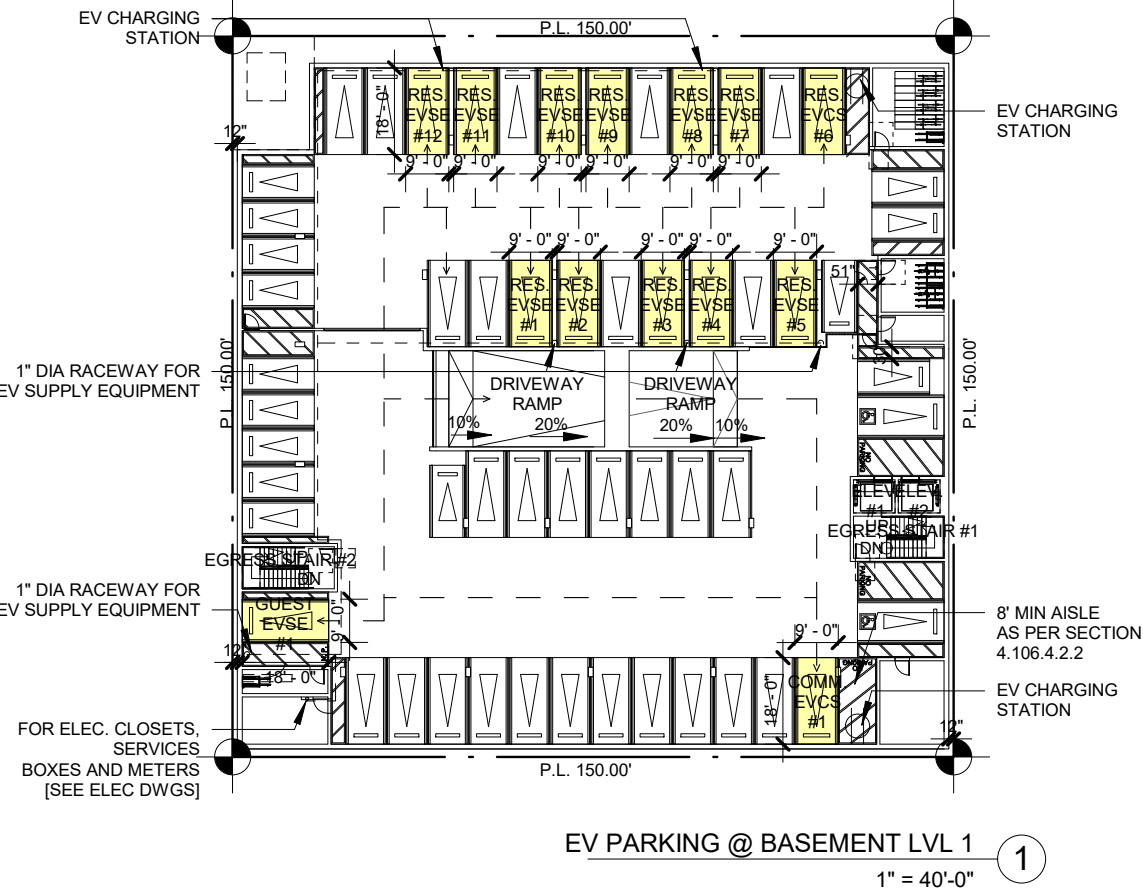
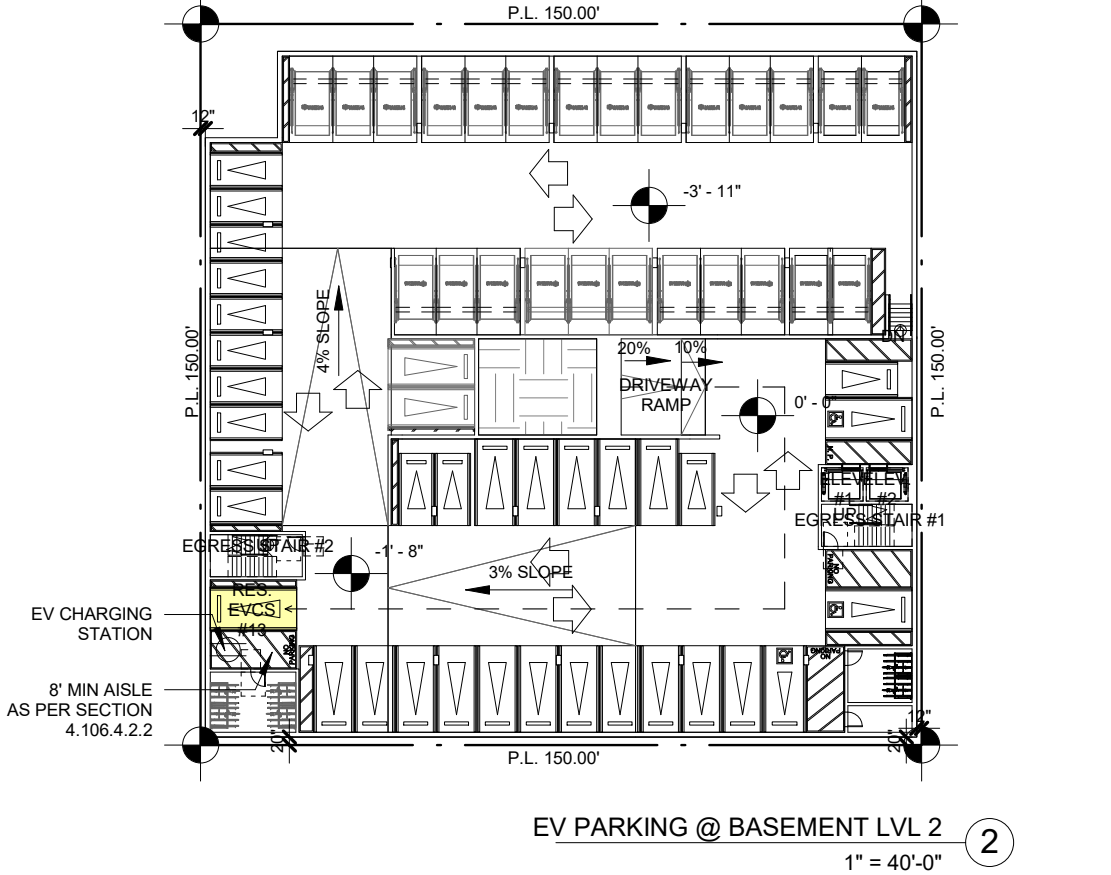
CT4021

The First ENERGY STAR® Certified EV Charger

EV CHARGER SPECIFICATIONS

3

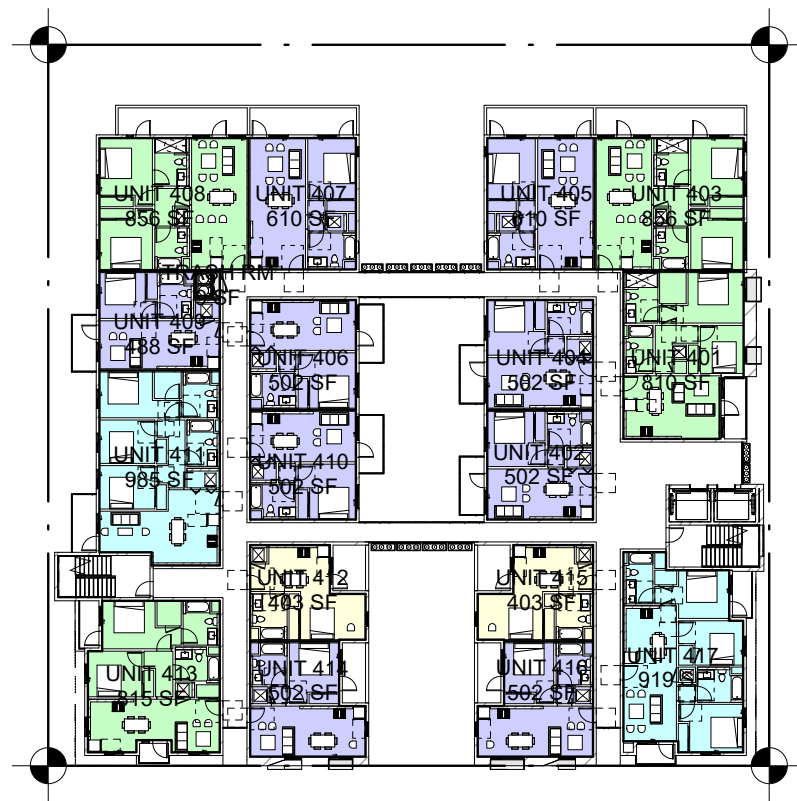
| PARKING CALCULATIONS      |            |         |       |              |
|---------------------------|------------|---------|-------|--------------|
| RESIDENTIAL               |            |         |       |              |
| UNIT TYPE:                | UNIT CT    | FACTOR  | REQ'D |              |
| STUDIO                    | 10         | 1:1     | 10    |              |
| 1BD                       | 34         | 1:1.5   | 51    |              |
| 2BD                       | 16         | 1:2     | 32    |              |
| 3BD                       | 11         | 1:2     | 22    |              |
| GUEST                     | 71         | 5:1     | 15    |              |
| TOTAL RESIDENTIAL PARKING |            |         | 130   |              |
| COMMERCIAL                |            |         |       |              |
| AREA                      | FACTOR     |         | REQ'D |              |
| 3697 SF                   | 300 SF : 1 |         | 13    |              |
| TOTAL COMMERCIAL PARKING  |            |         | 13    |              |
| TOTAL PARKING REQUIRED    |            |         | 143   |              |
| PROVIDED                  |            |         |       |              |
| TYPE                      | STANDARD   | COMPACT | ADA   | EV           |
| RESIDENTIAL               | 90         | 21      | 3     | 13           |
| RES GUEST                 | 7          | 7       | 1     | 1            |
| COMMERCIAL                | 13         | 0       | 1     | 1            |
| TOTAL                     | 110        | 28      | 5     | 143 PROVIDED |
| PERCENTAGE                | 76%        | 20%     | 4%    | 100%         |



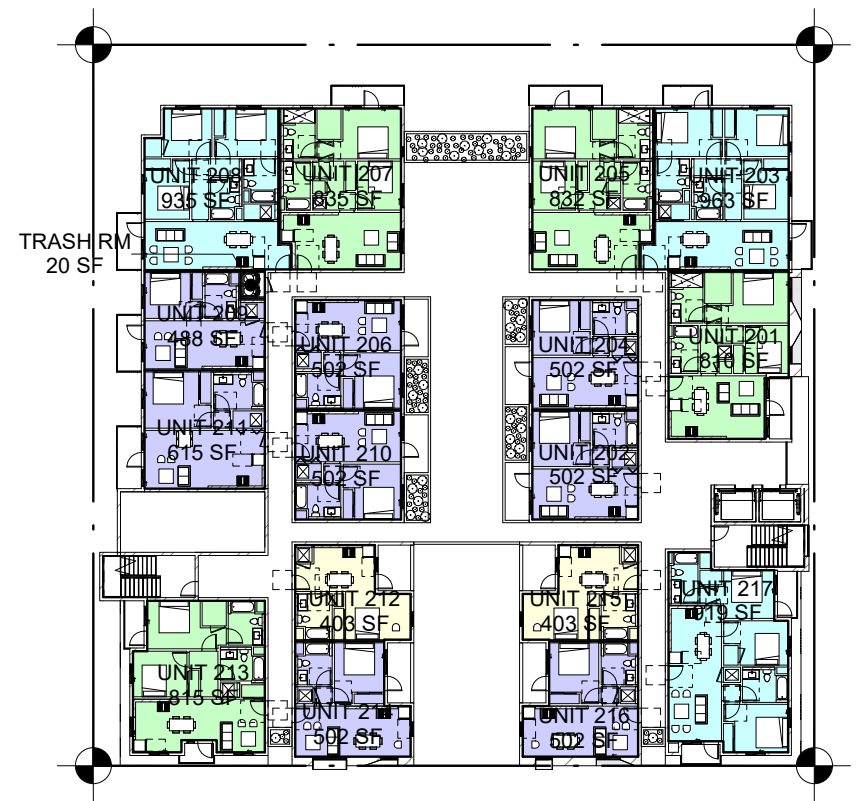




FIFTH LEVEL  
1" = 40'-0" 5

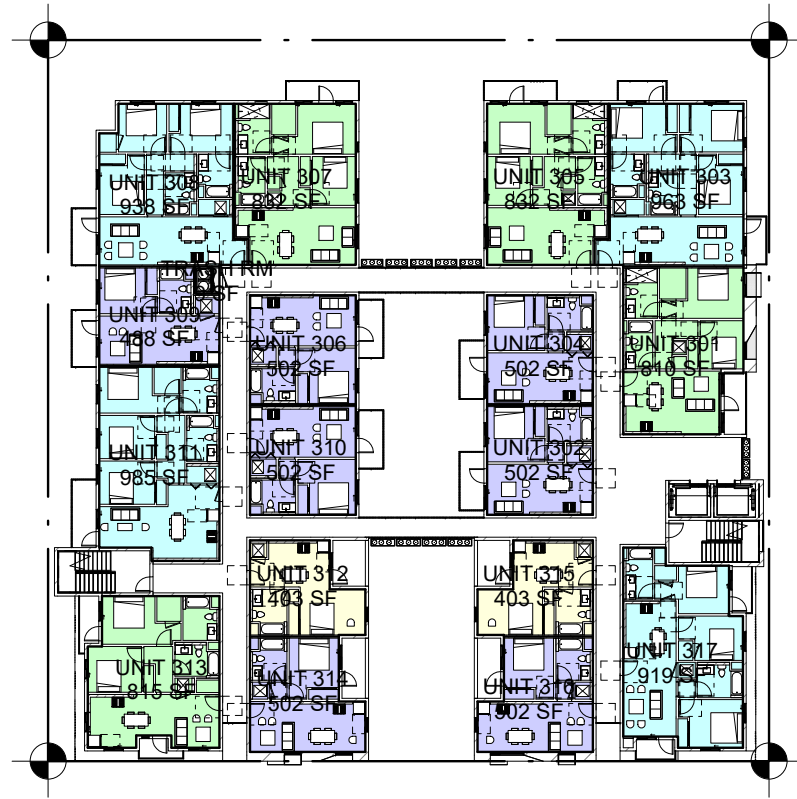


FOURTH LEVEL  
1" = 40'-0" 4

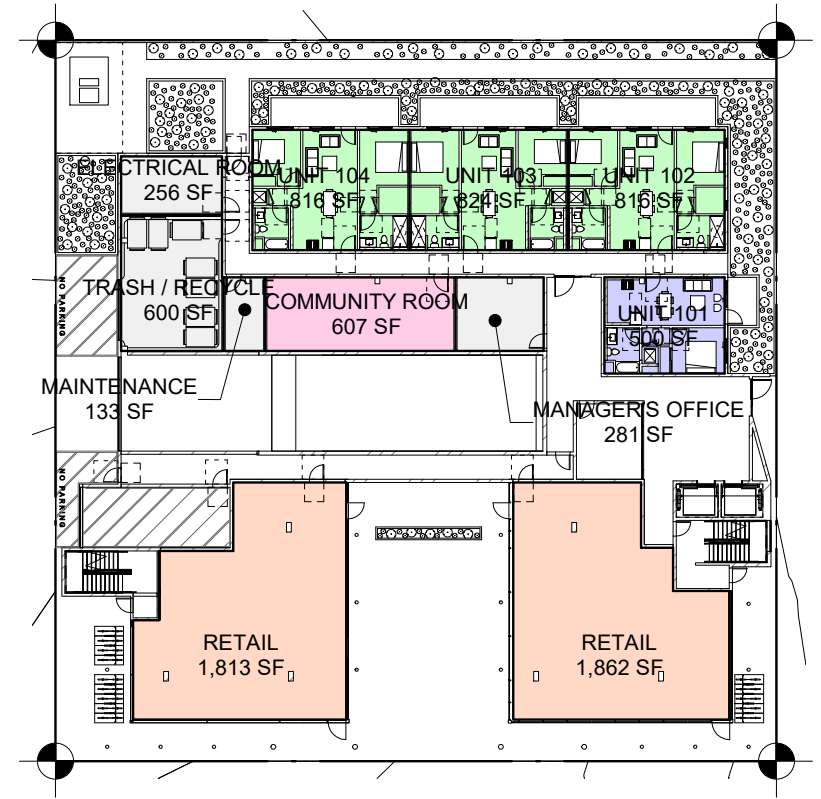


SECOND LEVEL  
1" = 40'-0" 2

| ZONING AREA CALCULATIONS      |       |       |         |           |
|-------------------------------|-------|-------|---------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF | AREA      |
| RESIDENTIAL                   |       |       |         |           |
| 1 BD                          | 34    | 50%   | 511 SF  | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF  | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF  | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF  | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |         | 44,962 SF |
| COMMERCIAL                    |       |       |         |           |
| RETAIL                        |       |       |         | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |         | 1,000 SF  |
| GENERAL COMMUNITY ROOM        |       |       |         | 607 SF    |
| ELECTRICAL ROOM               |       |       |         | 256 SF    |
| MAINTENANCE                   |       |       |         | 133 SF    |
| MANAGER'S OFFICE              |       |       |         | 281 SF    |
| TRASH / RECYCLE               |       |       |         | 600 SF    |
| TRASH RM                      |       |       |         | 46 SF     |
| TOTAL PER ZONING CODE:        |       |       |         | 50,560 SF |

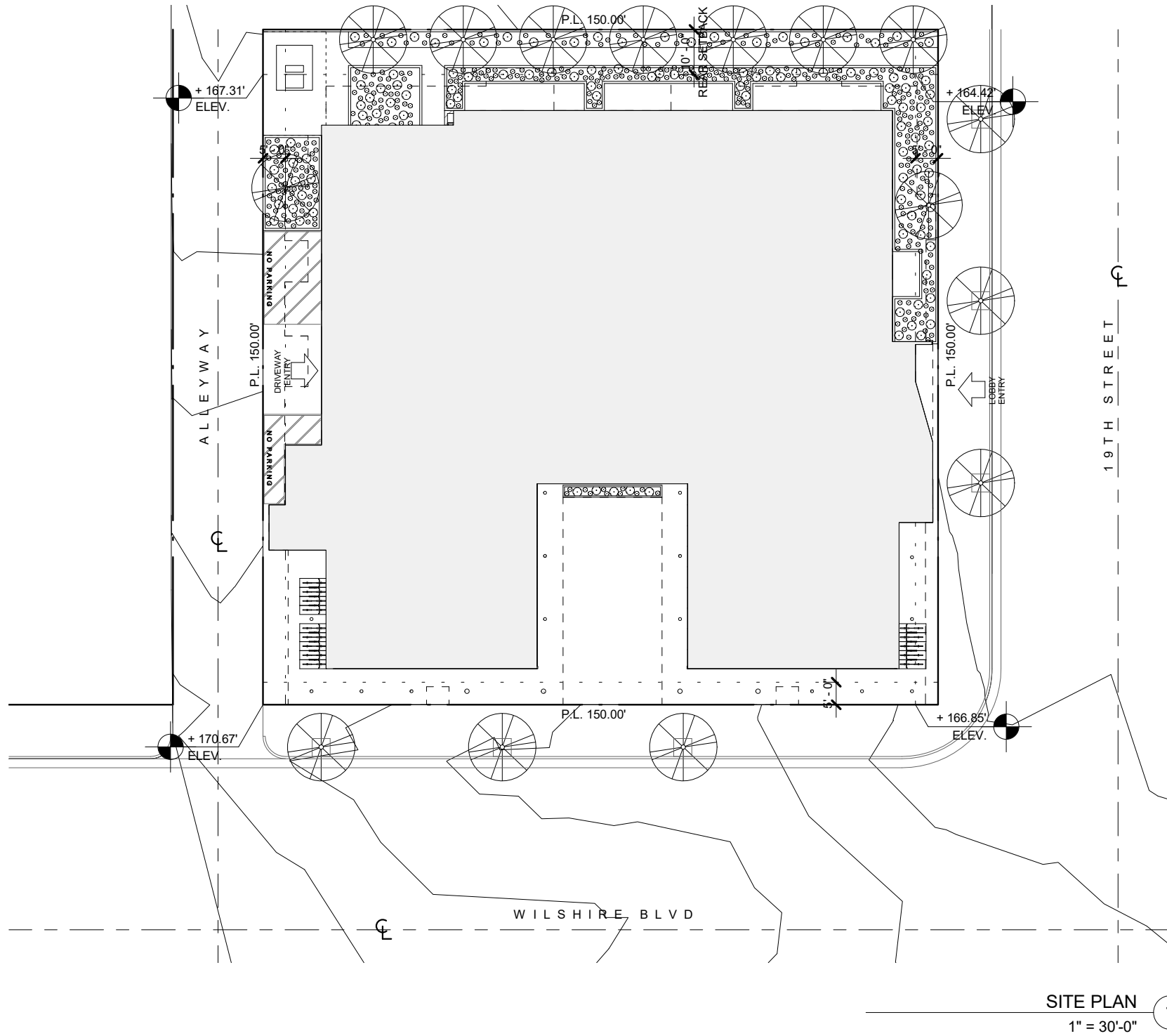


THIRD LEVEL  
1" = 40'-0" 3



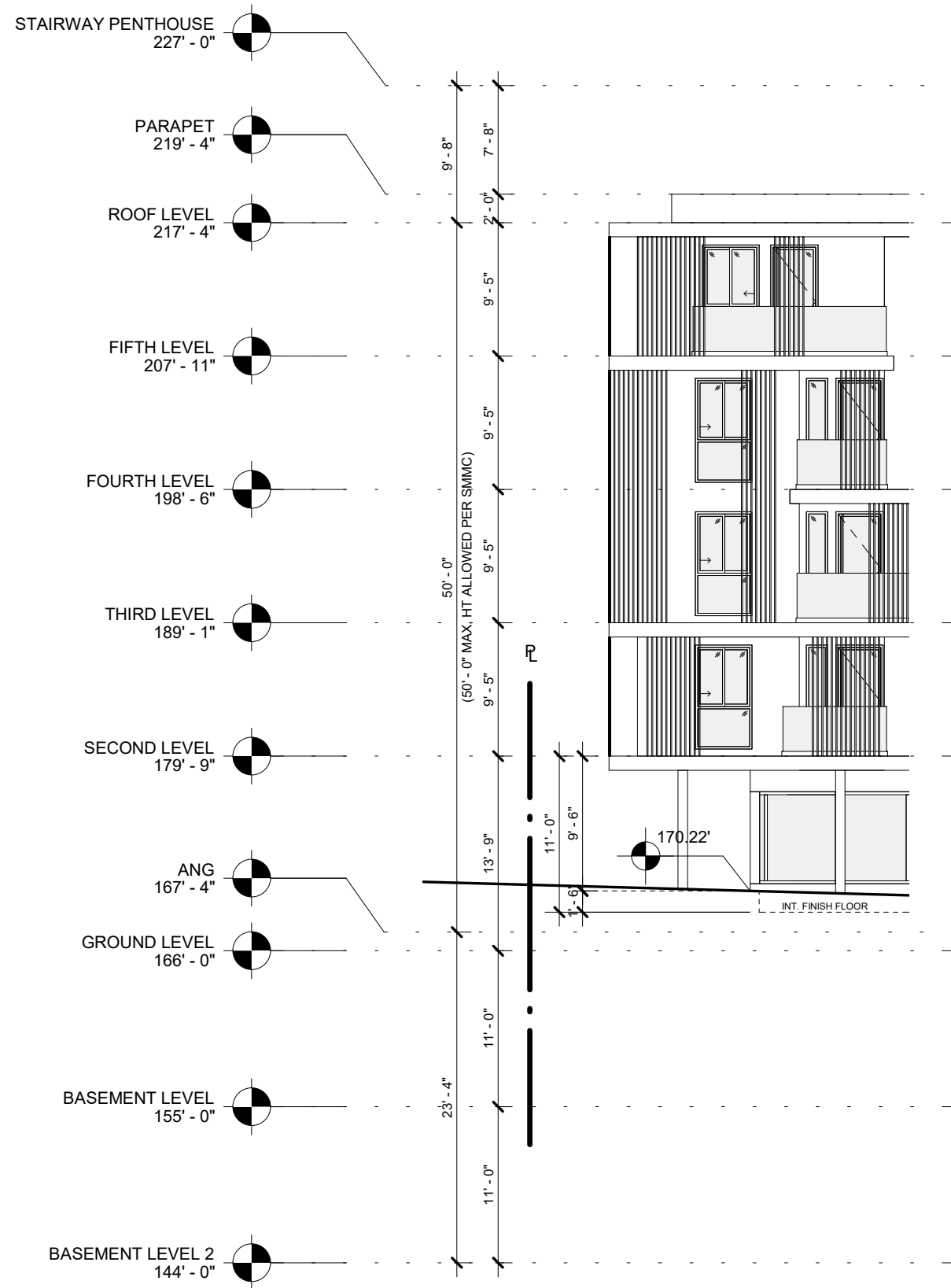
GROUND LEVEL  
1" = 40'-0" 1



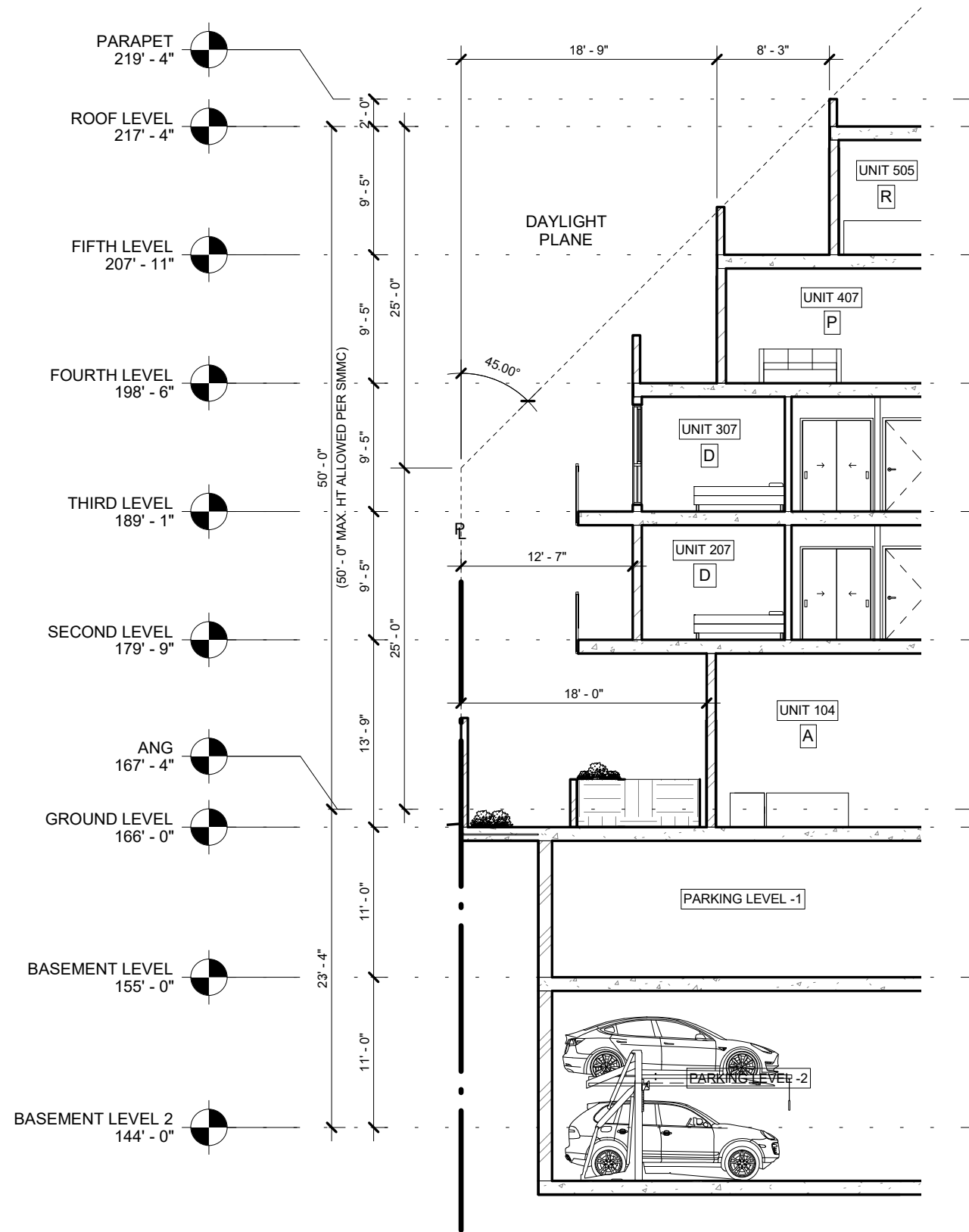


| AVERAGE GRADE PLANE CALCULATIONS                             |
|--------------------------------------------------------------|
| $170.67' + 166.85' + 164.42' + 167.31' = 669.25'$            |
| $669.25' / 4 = 167.31' (167' - 4") \text{ AVG. GRADE PLANE}$ |





HEIGHT DIAGRAM @ NORTH ELEVATION 2  
3/32" = 1'-0"



DAYLIGHT PLANE DIAGRAM @ SOUTH ELEVATION 1  
3/32" = 1'-0"

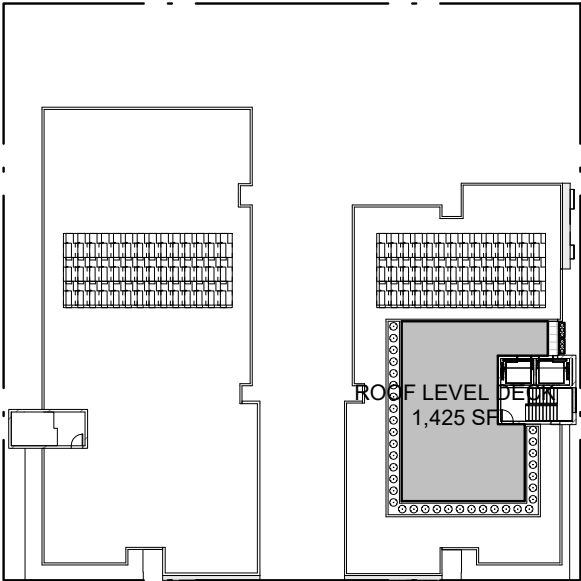


| OUTDOOR LIVING AREA CALCULATIONS      |  |          |
|---------------------------------------|--|----------|
| OUTDOOR LIVING AREA REQUIREMENTS      |  | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT        |  | 7,100 SF |
| PROVIDED                              |  |          |
| GROUND LEVEL OPEN SPACE               |  | 1,972 SF |
| SECOND LEVEL COURTYARD                |  | 1,981 SF |
| FIFTH LEVEL DECKS (20% MAX OF COMMON) |  | 238 SF   |
| ROOF DECK (20% MAX OF COMMON)         |  | 285 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)        |  | 5,430 SF |
| TOTAL                                 |  | 9,906 SF |

| OPEN SPACE AREA LEGEND                                                            |                    |
|-----------------------------------------------------------------------------------|--------------------|
|  | COMMON OPEN SPACE  |
|  | PRIVATE OPEN SPACE |

| UNIT MIX     |        |           |                         |
|--------------|--------|-----------|-------------------------|
| UNIT NO.     | TYPE   | UNIT SQFT | PRIVATE OPEN SPACE AREA |
| GROUND LEVEL |        |           | 1                       |
| UNIT 101     | 1 BD   | 500 SF    | 60 SF                   |
| UNIT 102     | 2 BD   | 816 SF    | 171 SF                  |
| UNIT 103     | 2 BD   | 824 SF    | 171 SF                  |
| UNIT 104     | 2 BD   | 816 SF    | 159 SF                  |
| SECOND LEVEL |        |           | 2                       |
| UNIT 201     | 2 BD   | 810 SF    | 60 SF                   |
| UNIT 202     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 203     | 3 BD   | 963 SF    | 81 SF                   |
| UNIT 204     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 205     | 2 BD   | 832 SF    | 64 SF                   |
| UNIT 206     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 207     | 2 BD   | 835 SF    | 64 SF                   |
| UNIT 208     | 3 BD   | 935 SF    | 62 SF                   |
| UNIT 209     | 1 BD   | 488 SF    | 62 SF                   |
| UNIT 210     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 211     | 1 BD   | 615 SF    | 65 SF                   |
| UNIT 212     | STUDIO | 403 SF    | 64 SF                   |
| UNIT 213     | 2 BD   | 815 SF    | 65 SF                   |
| UNIT 214     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 215     | STUDIO | 403 SF    | 64 SF                   |
| UNIT 216     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 217     | 3 BD   | 919 SF    | 70 SF                   |
| THIRD LEVEL  |        |           | 3                       |
| UNIT 301     | 2 BD   | 810 SF    | 60 SF                   |
| UNIT 302     | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 303     | 3 BD   | 963 SF    | 81 SF                   |
| UNIT 304     | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 305     | 2 BD   | 832 SF    | 64 SF                   |
| UNIT 306     | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 307     | 2 BD   | 832 SF    | 64 SF                   |
| UNIT 308     | 3 BD   | 938 SF    | 62 SF                   |
| UNIT 309     | 1 BD   | 488 SF    | 62 SF                   |
| UNIT 310     | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 311     | 3 BD   | 985 SF    | 71 SF                   |
| UNIT 312     | STUDIO | 403 SF    | 64 SF                   |
| UNIT 313     | 2 BD   | 815 SF    | 63 SF                   |
| UNIT 314     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 315     | STUDIO | 403 SF    | 64 SF                   |
| UNIT 316     | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 317     | 3 BD   | 919 SF    | 71 SF                   |

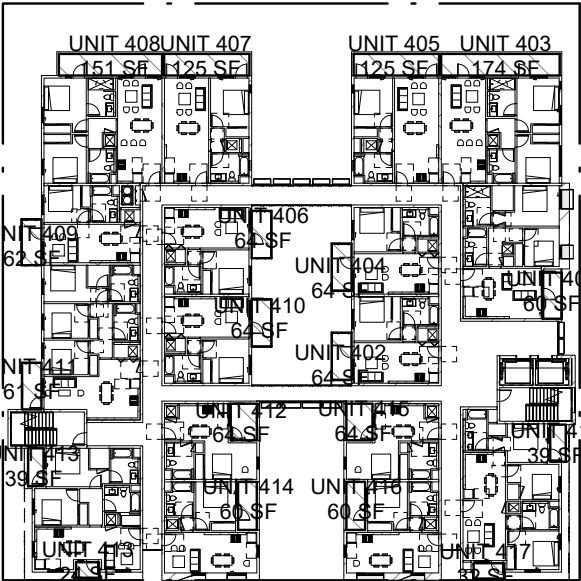
| UNIT MIX CONT. |        |           |                         |
|----------------|--------|-----------|-------------------------|
| UNIT NO.       | TYPE   | UNIT SQFT | PRIVATE OPEN SPACE AREA |
| FOURTH LEVEL   |        |           | 4                       |
| UNIT 401       | 2 BD   | 810 SF    | 60 SF                   |
| UNIT 402       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 403       | 2 BD   | 856 SF    | 174 SF                  |
| UNIT 404       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 405       | 1 BD   | 610 SF    | 125 SF                  |
| UNIT 406       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 407       | 1 BD   | 610 SF    | 125 SF                  |
| UNIT 408       | 2 BD   | 856 SF    | 151 SF                  |
| UNIT 409       | 1 BD   | 488 SF    | 62 SF                   |
| UNIT 410       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 411       | 3 BD   | 985 SF    | 61 SF                   |
| UNIT 412       | STUDIO | 403 SF    | 64 SF                   |
| UNIT 413       | 2 BD   | 815 SF    | 63 SF                   |
| UNIT 414       | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 415       | STUDIO | 403 SF    | 64 SF                   |
| UNIT 416       | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 417       | 3 BD   | 919 SF    | 71 SF                   |
| FIFTH LEVEL    |        |           | 5                       |
| UNIT 501       | 2 BD   | 801 SF    | 60 SF                   |
| UNIT 502       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 503       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 504       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 505       | 1 BD   | 507 SF    | 220 SF                  |
| UNIT 506       | 1 BD   | 519 SF    | 189 SF                  |
| UNIT 507       | 1 BD   | 488 SF    | 62 SF                   |
| UNIT 508       | 1 BD   | 502 SF    | 64 SF                   |
| UNIT 509       | 3 BD   | 985 SF    | 61 SF                   |
| UNIT 510       | STUDIO | 403 SF    | 64 SF                   |
| UNIT 511       | STUDIO | 383 SF    | 61 SF                   |
| UNIT 512       | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 513       | STUDIO | 390 SF    | 60 SF                   |
| UNIT 514       | STUDIO | 403 SF    | 64 SF                   |
| UNIT 515       | 1 BD   | 502 SF    | 60 SF                   |
| UNIT 516       | 3 BD   | 919 SF    | 71 SF                   |
| TOTALS         |        | 44,962 SF | 5,430 SF                |



ROOF LEVEL

1" = 50'-0"

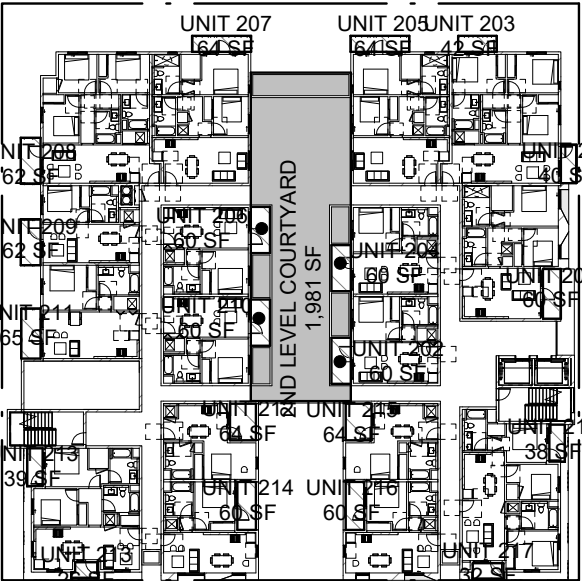
6



FOURTH LEVEL

1" = 50'-0"

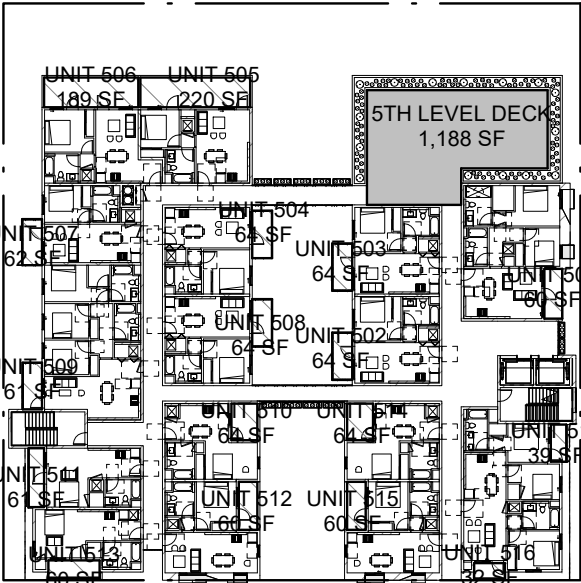
4



SECOND LEVEL

1" = 50'-0"

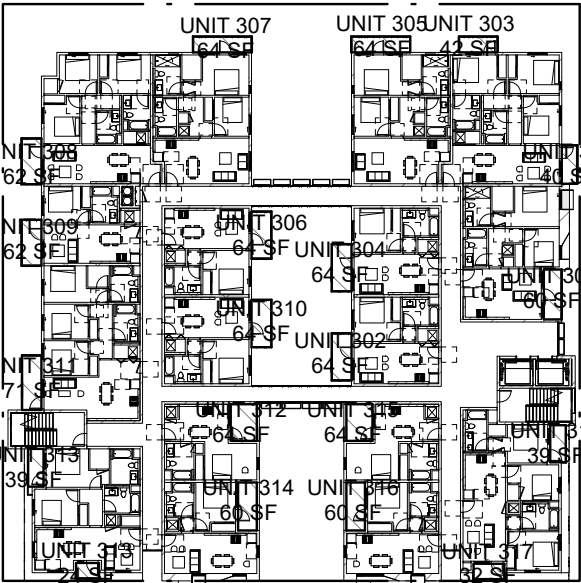
2



FIFTH LEVEL

1" = 50'-0"

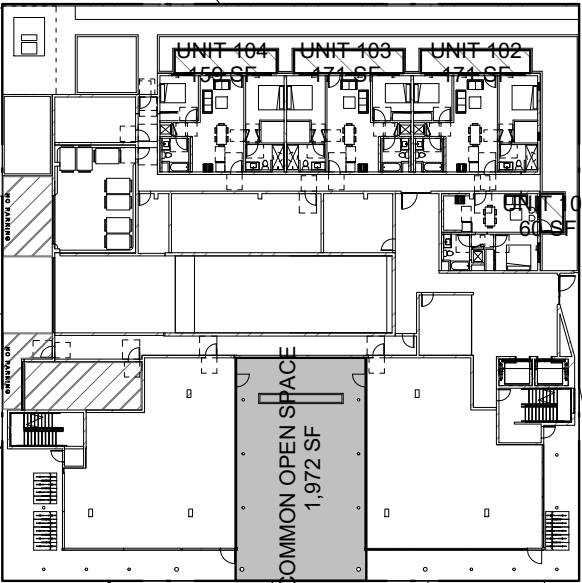
5



THIRD LEVEL

1" = 50'-0"

3

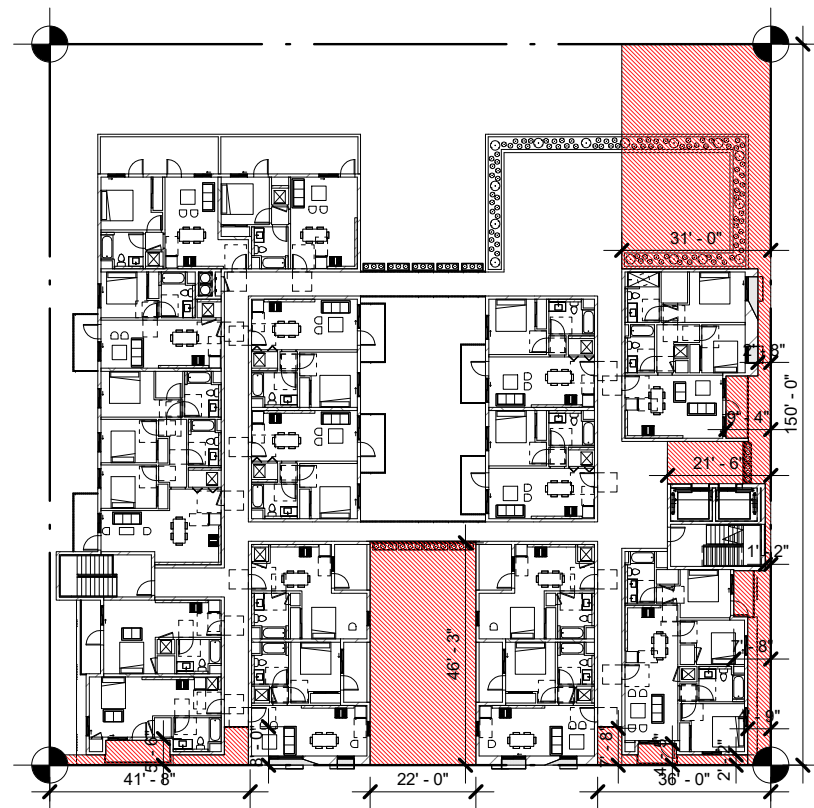


GROUND LEVEL

1" = 50'-0"

1





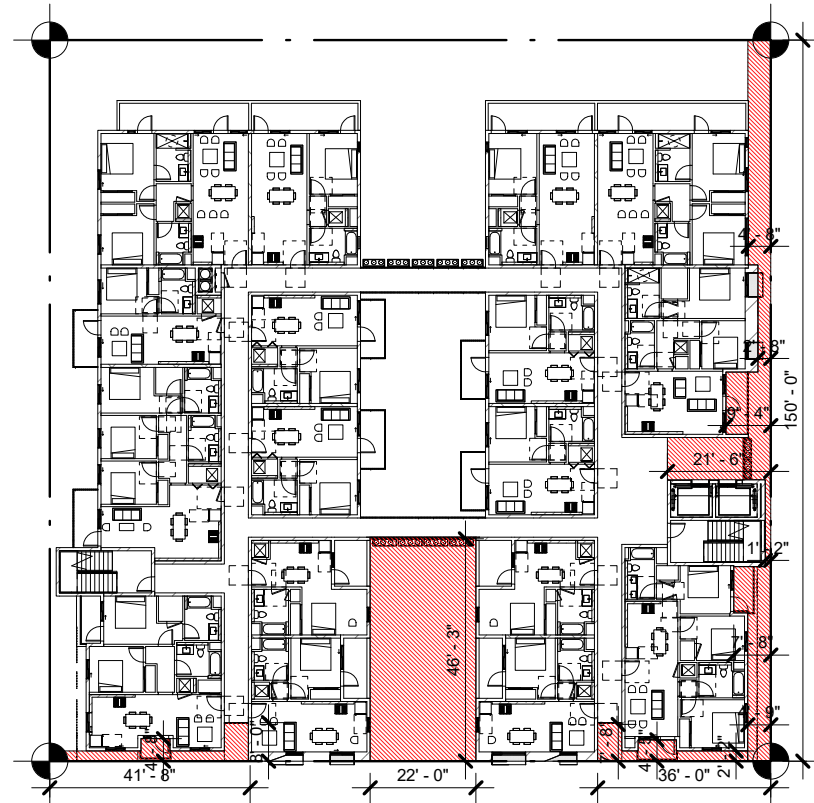
**FIFTH LVL  
NORTH ELEVATION**  
AREA: 1,296.74 SQFT  
1,296.74 / 150 = 8.64 SQFT AVG SETBACK

**FIFTH LVL  
WEST ELEVATION SETBACK**  
AREA: 2,063.31 SQFT  
2,063.31 / 150 = 13.75 FT AVG SETBACK



**THIRD LVL  
NORTH ELEVATION**  
AREA: 1,271.62 SQFT  
1,271.62 / 150 = 8.48 SQFT AVG SETBACK

**THIRD LVL  
WEST ELEVATION SETBACK**  
AREA: 833.28 SQFT  
833.28 / 150 = 5.55 FT AVG SETBACK



**FOURTH LVL  
NORTH ELEVATION**  
AREA: 1,271.62 SQFT  
1,271.62 / 150 = 8.48 SQFT AVG SETBACK

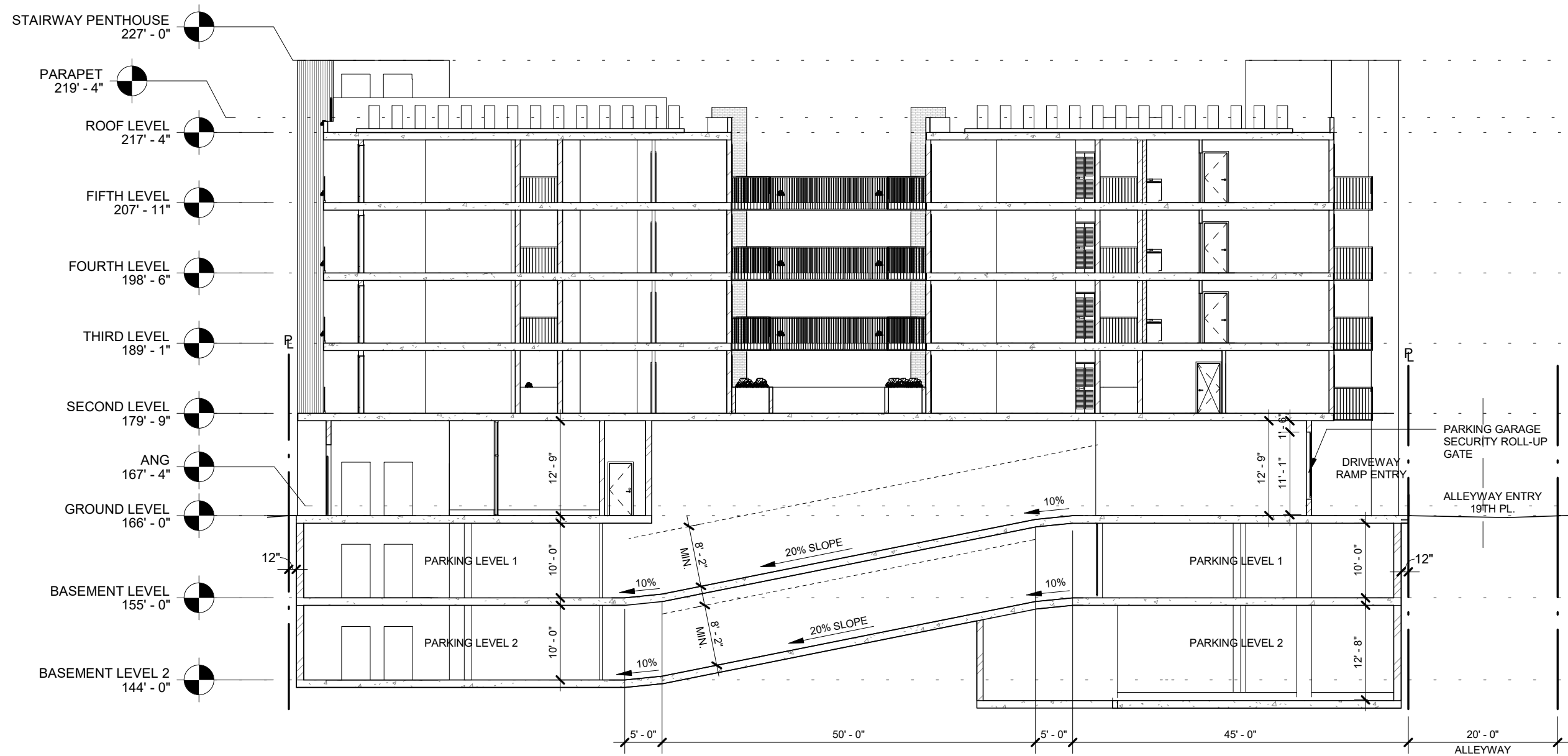
**FOURTH LVL  
WEST ELEVATION SETBACK**  
AREA: 833.28 SQFT  
833.28 / 150 = 5.55 FT AVG SETBACK



**SECOND LVL  
NORTH ELEVATION**  
AREA: 1,271.62 SQFT  
1,271.62 / 150 = 8.48 SQFT AVG SETBACK

**SECOND LVL  
WEST ELEVATION SETBACK**  
AREA: 833.28 SQFT  
833.28 / 150 = 5.55 FT AVG SETBACK





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323.424.7594  
www.tighearchitecture.com



WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

PARKING RAMPS DIAGRAM

1/16" = 1' - 0"

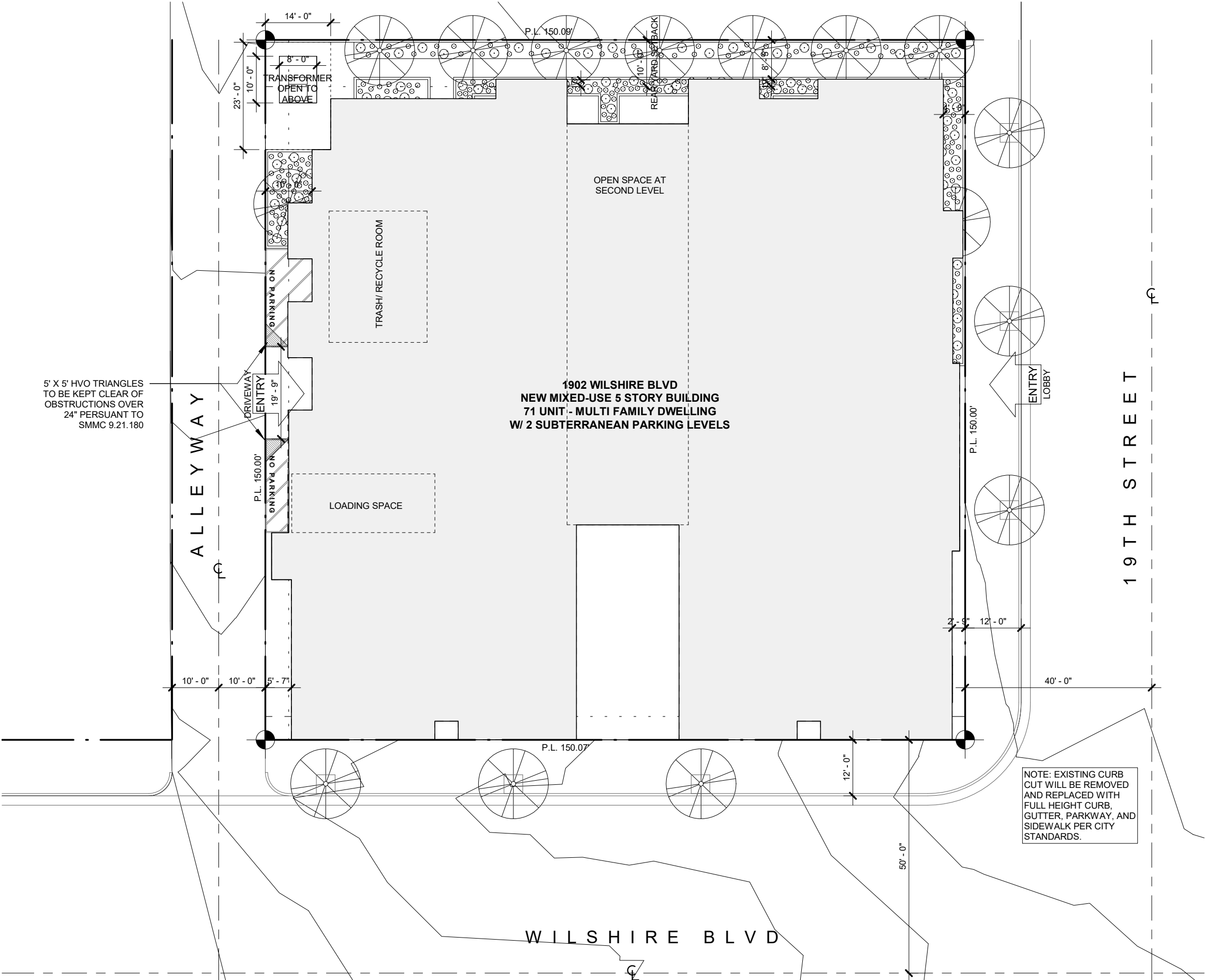
AA055



| FAR CALCULATIONS (SEE G020)   |       |       |         |           |
|-------------------------------|-------|-------|---------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF | AREA      |
| RESIDENTIAL                   |       |       |         |           |
| 1 BD                          | 34    | 50%   | 511 SF  | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF  | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF  | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF  | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |         | 44,962 SF |
| COMMERCIAL                    |       |       |         |           |
| RETAIL                        |       |       |         | 3,675 SF  |
|                               |       |       |         | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |         | 1,000 SF  |
| GENERAL                       |       |       |         |           |
| COMMUNITY ROOM                |       |       |         | 607 SF    |
| ELECTRICAL ROOM               |       |       |         | 256 SF    |
| MAINTENANCE                   |       |       |         | 133 SF    |
| MANAGER'S OFFICE              |       |       |         | 281 SF    |
| TRASH / RECYCLE               |       |       |         | 600 SF    |
| TRASH RM                      |       |       |         | 46 SF     |
|                               |       |       |         | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       |         |           |

| PARKING CALCULATIONS      |            |         |       |              |
|---------------------------|------------|---------|-------|--------------|
| RESIDENTIAL               |            |         |       |              |
| UNIT TYPE:                | UNIT CT    | FACTOR  | REQ'D |              |
| STUDIO                    | 10         | 1:1     | 10    |              |
| 1BD                       | 34         | 1:1.5   | 51    |              |
| 2BD                       | 16         | 1:2     | 32    |              |
| 3BD                       | 11         | 1:2     | 22    |              |
| GUEST                     | 71         | 5:1     | 15    |              |
| TOTAL RESIDENTIAL PARKING |            |         | 130   |              |
| COMMERCIAL                |            |         |       |              |
| AREA                      | FACTOR     |         | REQ'D |              |
| 3697 SF                   | 300 SF : 1 |         | 13    |              |
| TOTAL COMMERCIAL PARKING  |            |         | 13    |              |
| TOTAL PARKING REQUIRED    |            |         | 143   |              |
| PROVIDED                  |            |         |       |              |
| TYPE                      | STANDARD   | COMPACT | ADA   | EV           |
| RESIDENTIAL               | 90         | 21      | 3     | 13           |
| RES GUEST                 | 7          | 7       | 1     | 1            |
| COMMERCIAL                | 13         | 0       | 1     | 1            |
| TOTAL                     | 110        | 28      | 5     | 143 PROVIDED |
| PERCENTAGE                | 76%        | 20%     | 4%    | 100%         |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |



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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

SITE PLAN

3/64" = 1' - 0"



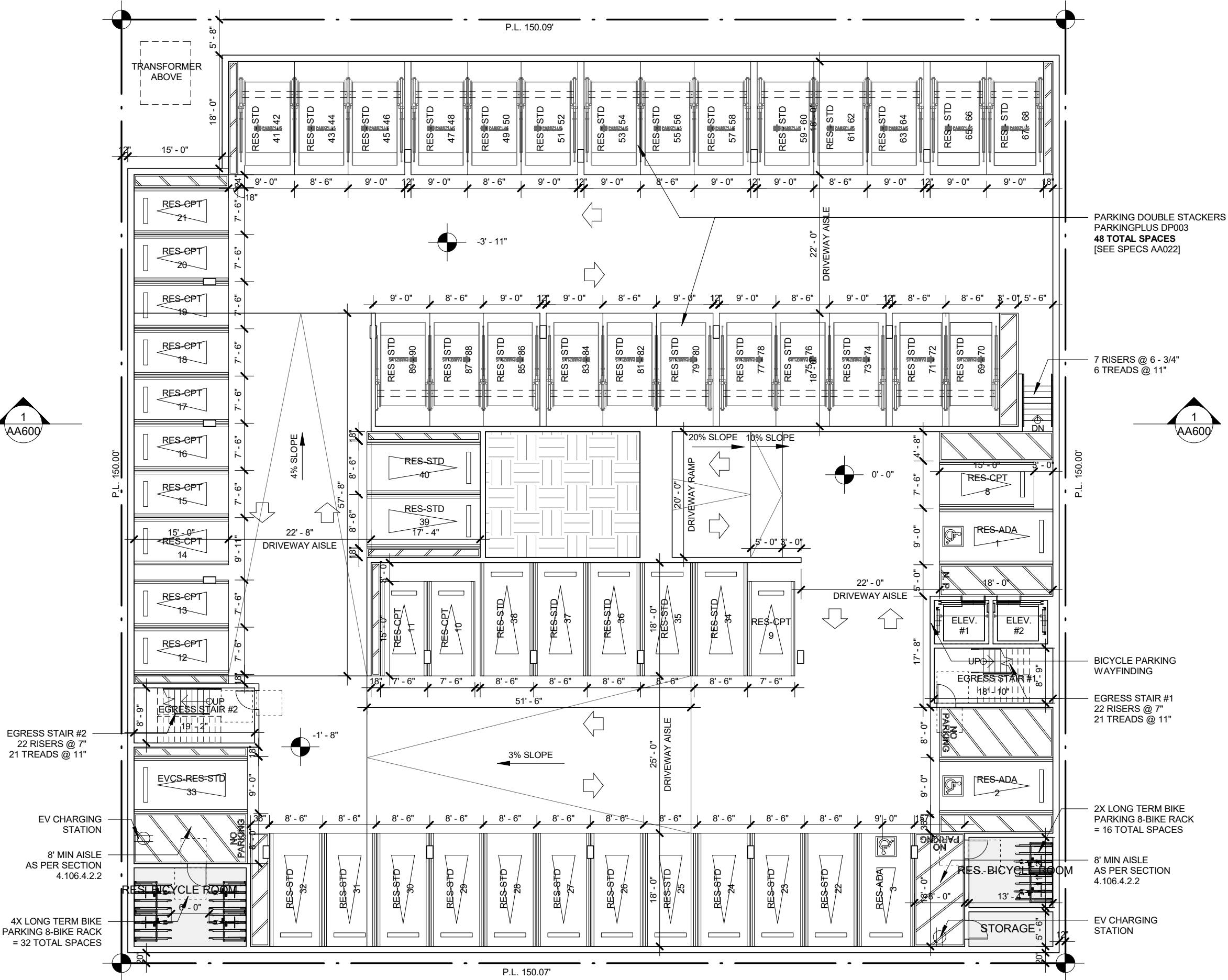
AA100



| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
|                               |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| PARKING CALCULATIONS      |            |         |       |              |
|---------------------------|------------|---------|-------|--------------|
| RESIDENTIAL               |            |         |       |              |
| UNIT TYPE:                | UNIT CT    | FACTOR  | REQ'D |              |
| STUDIO                    | 10         | 1:1     | 10    |              |
| 1BD                       | 34         | 1:1.5   | 51    |              |
| 2BD                       | 16         | 1:2     | 32    |              |
| 3BD                       | 11         | 1:2     | 22    |              |
| GUEST                     | 71         | 5:1     | 15    |              |
| TOTAL RESIDENTIAL PARKING |            |         | 130   |              |
| COMMERCIAL                |            |         |       |              |
| AREA                      | FACTOR     |         | REQ'D |              |
| 3697 SF                   | 300 SF : 1 |         | 13    |              |
| TOTAL COMMERCIAL PARKING  |            |         | 13    |              |
| TOTAL PARKING REQUIRED    |            |         | 143   |              |
| PROVIDED                  |            |         |       |              |
| TYPE                      | STANDARD   | COMPACT | ADA   | EV           |
| RESIDENTIAL               | 90         | 21      | 3     | 13           |
| RES GUEST                 | 7          | 7       | 1     | 1            |
| COMMERCIAL                | 13         | 0       | 1     | 1            |
| TOTAL                     | 110        | 28      | 5     | 143 PROVIDED |
| PERCENTAGE                | 76%        | 20%     | 4%    | 100%         |

| BICYCLE PARKING CALCULATIONS |       |                        |                         |
|------------------------------|-------|------------------------|-------------------------|
| RESIDENTIAL                  |       |                        |                         |
| UNIT TYPE:                   | COUNT | LONG<br>(1:BD)         | SHORT<br>(10% OF LONG)  |
| STUDIO                       | 11    | 11                     | 2                       |
| 1BD                          | 36    | 36                     | 4                       |
| 2BD                          | 15    | 15                     | 2                       |
| 3BD                          | 11    | 11                     | 2                       |
| TOTAL REQUIRED               |       | 73                     | 10                      |
| COMMERCIAL                   |       |                        |                         |
| AREA                         |       | LONG<br>(1:3,000 SQFT) | SHORT<br>(1:4,000 SQFT) |
| 2,432 SQFT                   |       | 4 MIN                  | 4 MIN                   |



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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

PARKING LEVEL -2 PLAN

1/16" = 1' - 0"



AA200





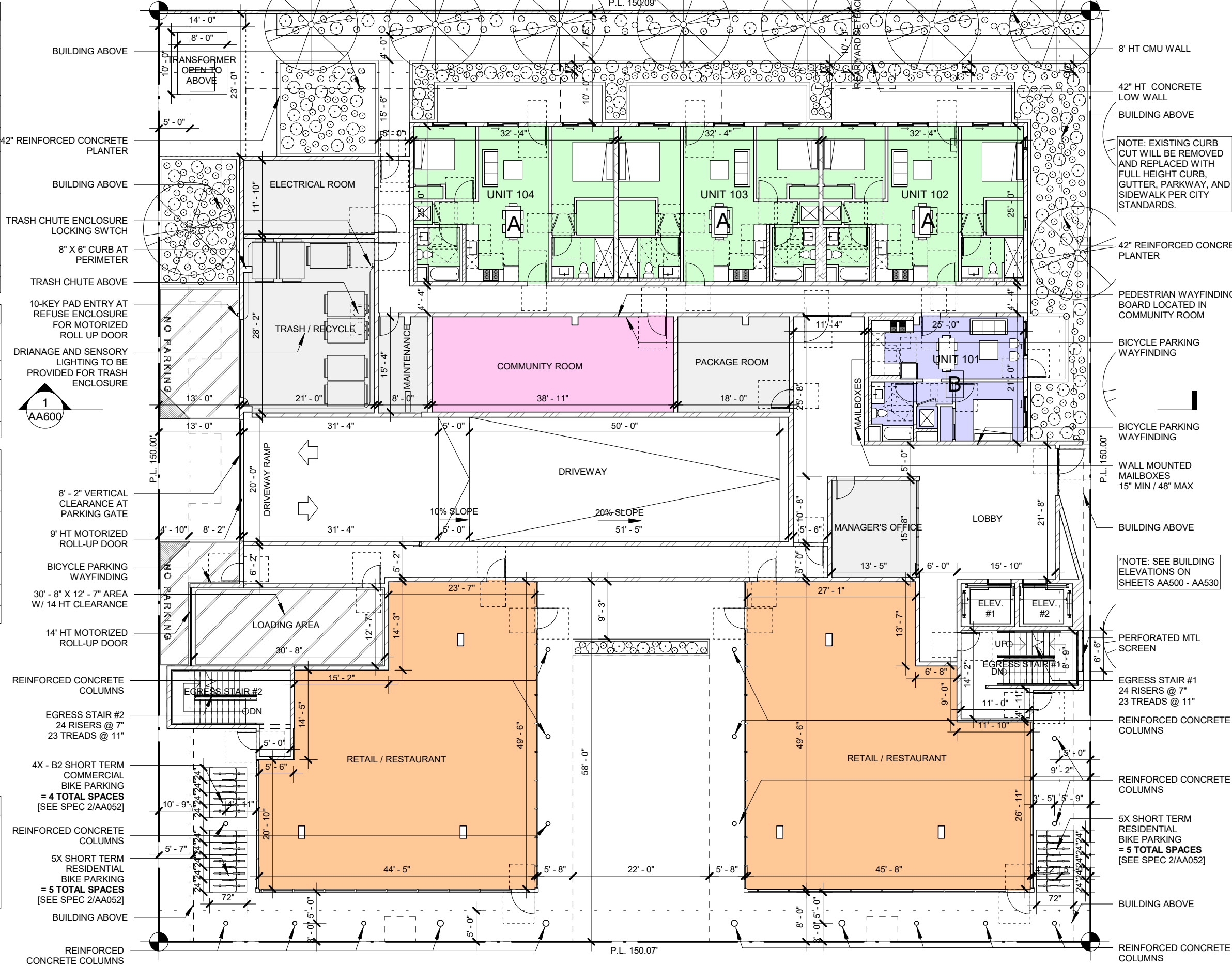


| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| BICYCLE PARKING CALCULATIONS |       |                        |                         |
|------------------------------|-------|------------------------|-------------------------|
| RESIDENTIAL                  |       |                        |                         |
| UNIT TYPE:                   | COUNT | LONG<br>(1:BD)         | SHORT<br>(10% OF LONG)  |
| STUDIO                       | 11    | 11                     | 2                       |
| 1BD                          | 36    | 36                     | 4                       |
| 2BD                          | 15    | 15                     | 2                       |
| 3BD                          | 11    | 11                     | 2                       |
| TOTAL REQUIRED               |       | 73                     | 10                      |
| COMMERCIAL                   |       |                        |                         |
| AREA                         |       | LONG<br>(1:3,000 SQFT) | SHORT<br>(1:4,000 SQFT) |
| 2,432 SQFT                   |       | 4 MIN                  | 4 MIN                   |

| PROGRAM LEGEND: |           |             |            |
|-----------------|-----------|-------------|------------|
| <div></div>     | 1 BD UNIT | <div></div> | AMENITIES  |
| <div></div>     | 2 BD UNIT | <div></div> | SERVICES   |
| <div></div>     | 3 BD UNIT | <div></div> | COMMERCIAL |



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WILSHIRE MIXED-USE

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SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

GROUND LEVEL PLAN

1/16" = 1' - 0"

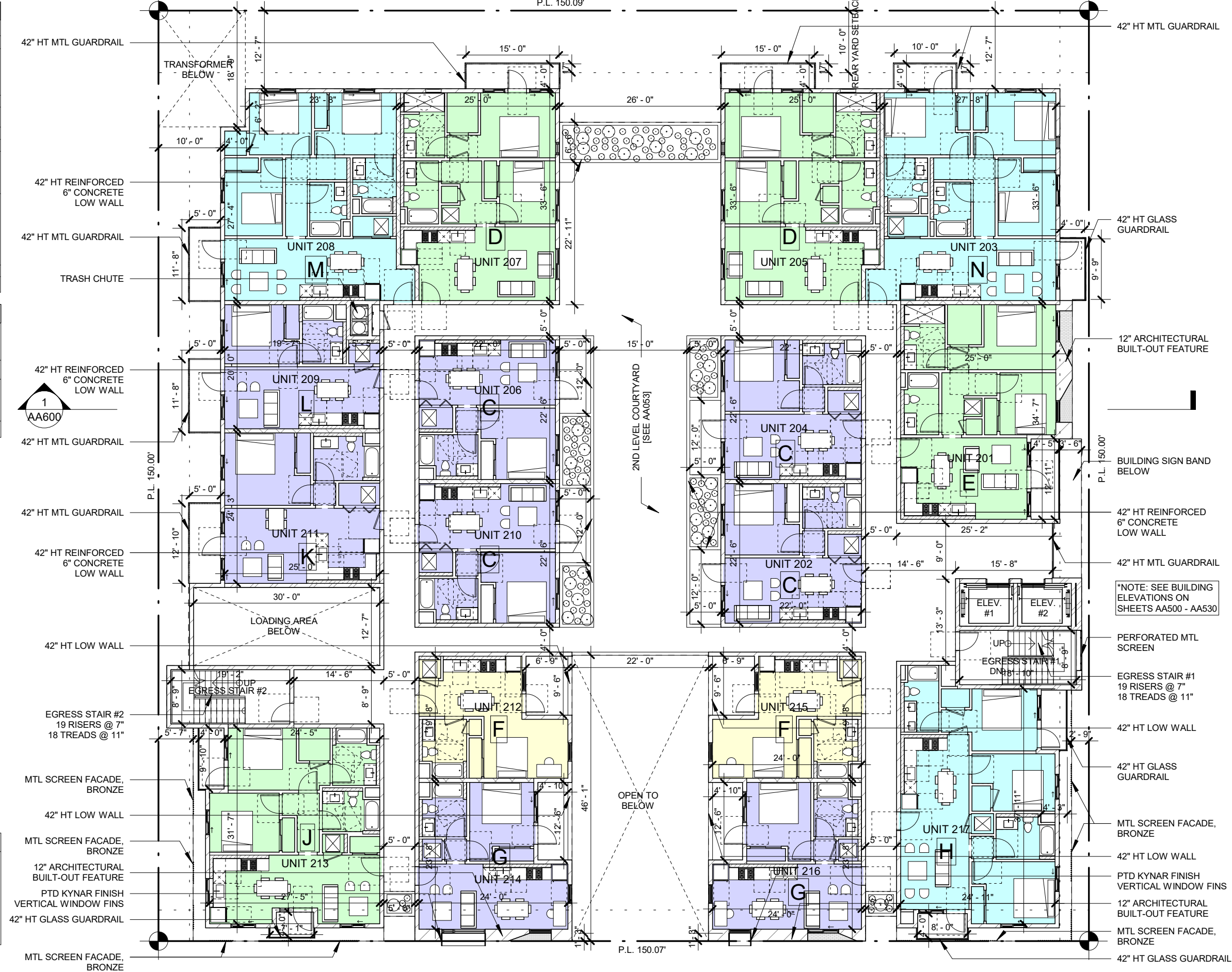


AA220

| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
|                               |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| PROGRAM LEGEND: |           |             |            |
|-----------------|-----------|-------------|------------|
| <div></div>     | 1 BD UNIT | <div></div> | AMENITIES  |
| <div></div>     | 2 BD UNIT | <div></div> | SERVICES   |
| <div></div>     | 3 BD UNIT | <div></div> | COMMERCIAL |



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WILSHIRE MIXED-USE

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ADMINISTRATIVE APPROVAL SET

01/06/2022

SECOND LEVEL PLAN

1/16" = 1' - 0"



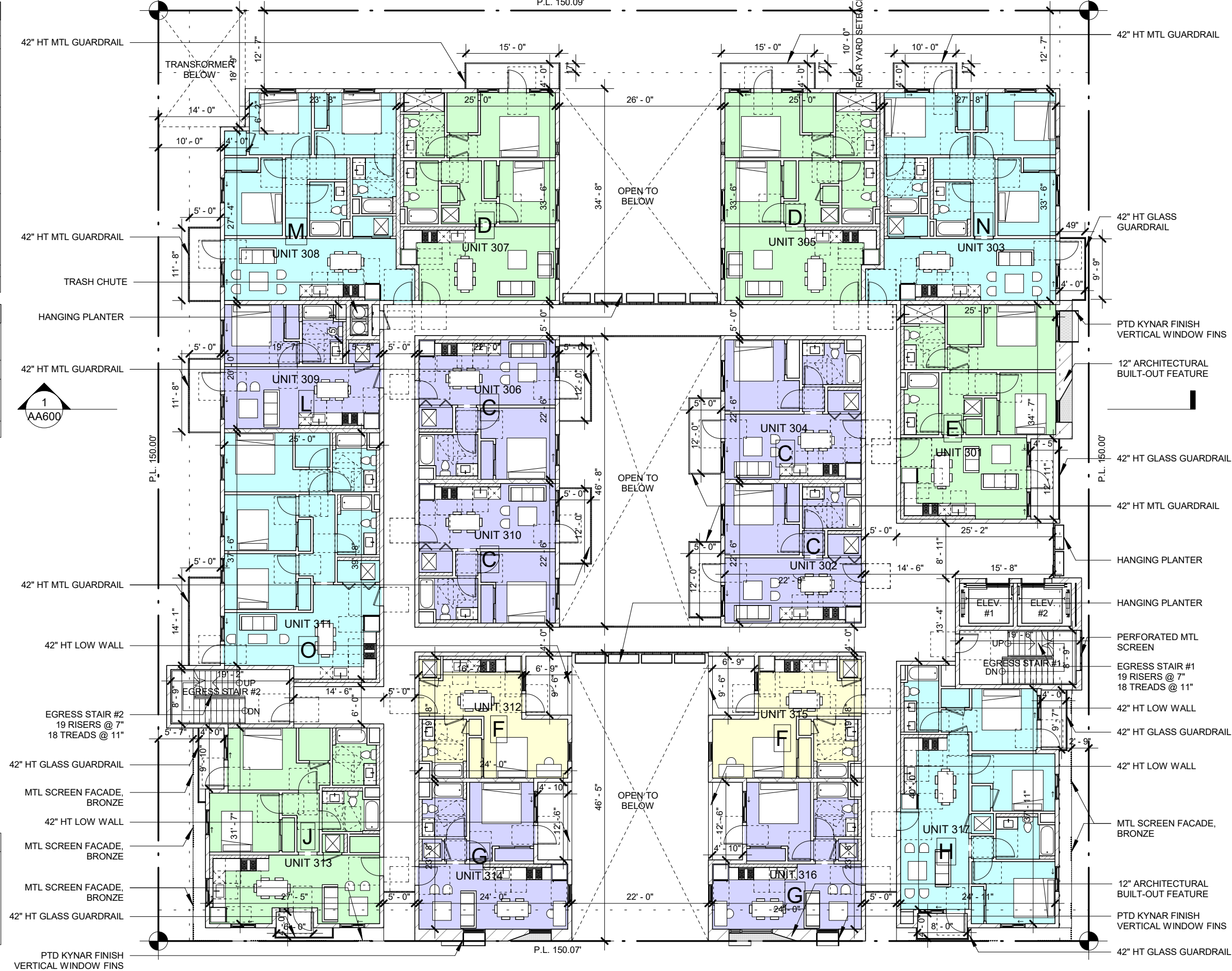
AA230



| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
|                               |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| PROGRAM LEGEND: |           |             |            |
|-----------------|-----------|-------------|------------|
| <div></div>     | 1 BD UNIT | <div></div> | AMENITIES  |
| <div></div>     | 2 BD UNIT | <div></div> | SERVICES   |
| <div></div>     | 3 BD UNIT | <div></div> | COMMERCIAL |



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WILSHIRE MIXED-USE

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SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

THIRD LEVEL PLAN

1/16" = 1' - 0"

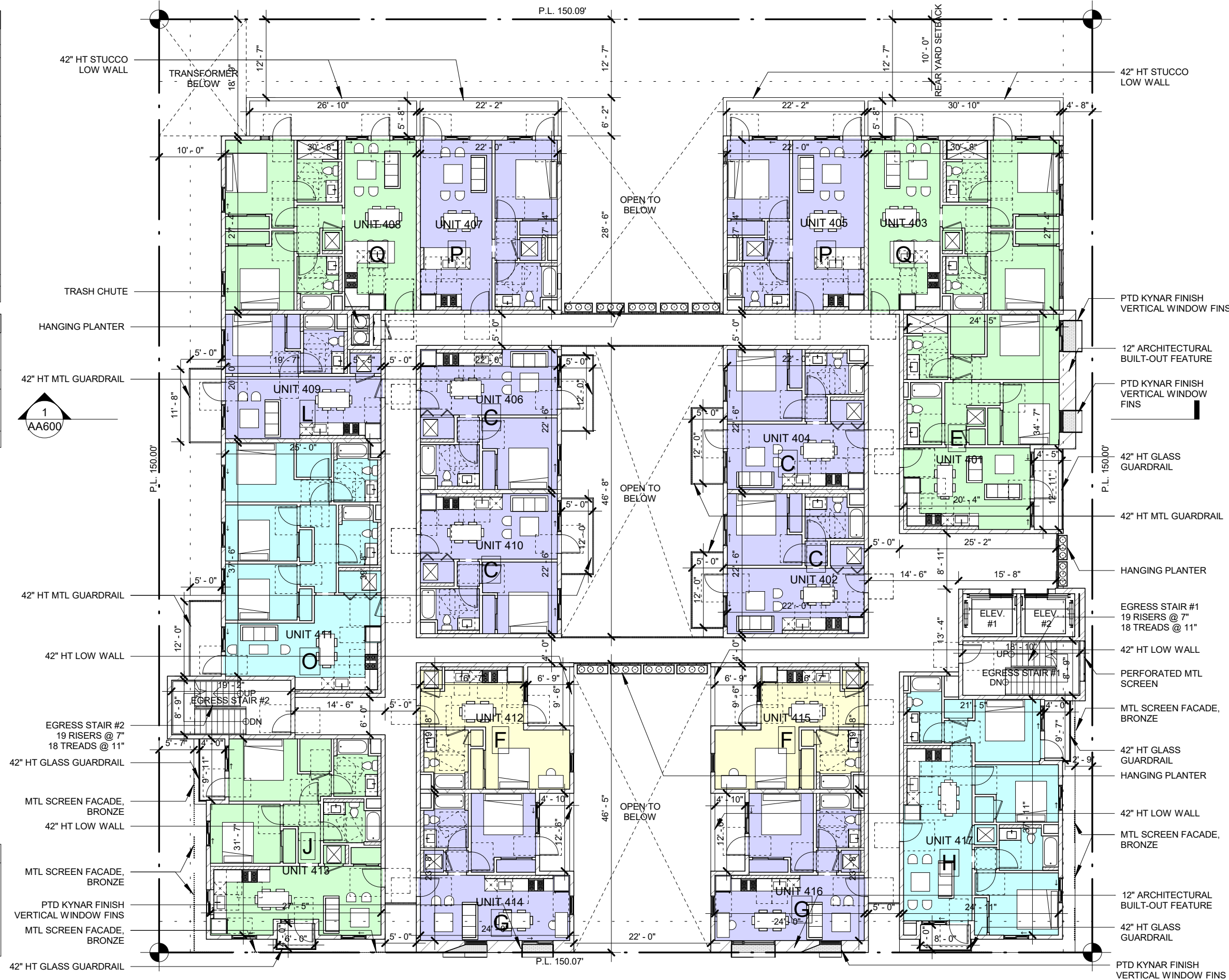


AA240

| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
|                               |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| PROGRAM LEGEND: |           |             |            |
|-----------------|-----------|-------------|------------|
| <div></div>     | 1 BD UNIT | <div></div> | AMENITIES  |
| <div></div>     | 2 BD UNIT | <div></div> | SERVICES   |
| <div></div>     | 3 BD UNIT | <div></div> | COMMERCIAL |



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ADMINISTRATIVE APPROVAL SET

01/06/2022

FOURTH LEVEL PLAN

1/16" = 1' - 0"



AA250



| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
|                               |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| PROGRAM LEGEND: |           |             |            |
|-----------------|-----------|-------------|------------|
| <div></div>     | 1 BD UNIT | <div></div> | AMENITIES  |
| <div></div>     | 2 BD UNIT | <div></div> | SERVICES   |
| <div></div>     | 3 BD UNIT | <div></div> | COMMERCIAL |



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ADMINISTRATIVE APPROVAL SET

01/06/2022

FIFTH LEVEL PLAN

1/16" = 1' - 0"

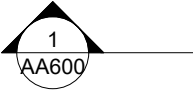


AA260

| FAR CALCULATIONS (SEE G020)   |       |       |           |           |
|-------------------------------|-------|-------|-----------|-----------|
| UNIT TYPE                     | COUNT | RATIO | AVG. SF   | AREA      |
| RESIDENTIAL                   |       |       |           |           |
| 1 BD                          | 34    | 50%   | 511 SF    | 17,365 SF |
| 2 BD                          | 16    | 21%   | 835 SF    | 13,174 SF |
| 3 BD                          | 11    | 15%   | 921 SF    | 10,429 SF |
| STUDIO                        | 10    | 14%   | 412 SF    | 3,995 SF  |
| RESIDENTIAL: 71               |       | 100%  |           | 44,962 SF |
| COMMERCIAL                    |       |       |           |           |
| RETAIL                        |       |       |           | 3,675 SF  |
|                               |       |       |           | 3,675 SF  |
| OUTDOOR SEATING AREA (NO FAR) |       |       |           | 1,000 SF  |
| GENERAL                       |       |       |           |           |
| COMMUNITY ROOM                |       |       |           | 607 SF    |
| ELECTRICAL ROOM               |       |       |           | 256 SF    |
| MAINTENANCE                   |       |       |           | 133 SF    |
| MANAGER'S OFFICE              |       |       |           | 281 SF    |
| TRASH / RECYCLE               |       |       |           | 600 SF    |
| TRASH RM                      |       |       |           | 46 SF     |
|                               |       |       |           | 1,923 SF  |
| TOTAL PER ZONING CODE:        |       |       | 50,560 SF |           |

| OUTDOOR LIVING AREA CALCULATIONS (AA053)    |          |
|---------------------------------------------|----------|
| OUTDOOR LIVING AREA REQUIREMENTS            | AREA     |
| TOTAL AREA REQUIRED 100 / UNIT              | 7,100 SF |
| PROVIDED                                    |          |
| GROUND LEVEL OPEN SPACE                     | 1,972 SF |
| SECOND LEVEL COURTYARD                      | 1,981 SF |
| FIFTH AND ROOF LEVEL DECKS (20% MAX COMMON) | 568 SF   |
| PRIVATE BALCONIES (60 SF/UNIT)              | 4,260 SF |
| TOTAL                                       | 8,781 SF |

| PROGRAM LEGEND: |           |             |            |
|-----------------|-----------|-------------|------------|
| <div></div>     | 1 BD UNIT | <div></div> | AMENITIES  |
| <div></div>     | 2 BD UNIT | <div></div> | SERVICES   |
| <div></div>     | 3 BD UNIT | <div></div> | COMMERCIAL |



EGRESS STAIR #2  
19 RISERS @ 7"  
18 TREADS @ 11"

EGRESS STAIR #1  
19 RISERS @ 6 1/4"  
18 TREADS @ 11"

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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

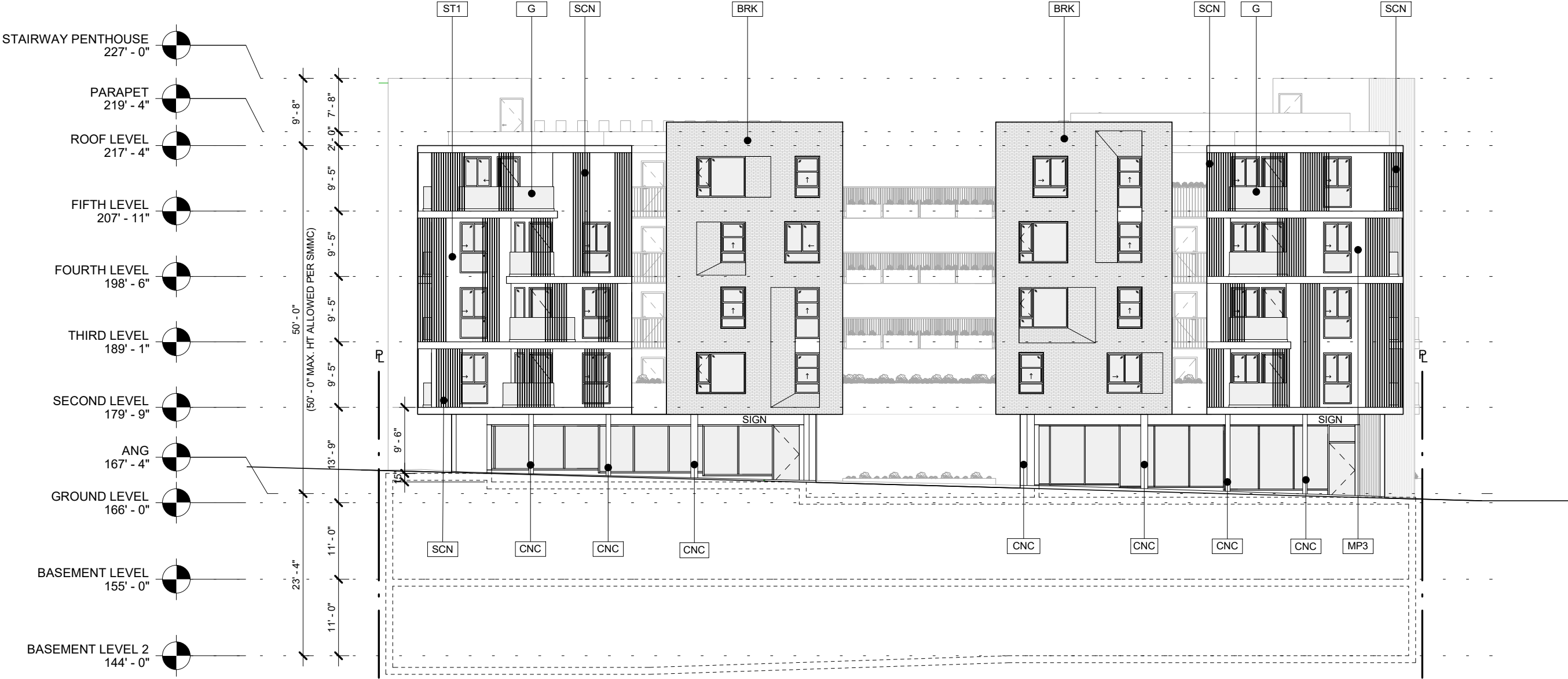
ROOF LEVEL PLAN

1/16" = 1' - 0"



AA300





| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
| ST1             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: WHITE   | GRD | GRAPHITE GREY STL GUARDRAILS           |
| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |

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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

NORTH ELEVATION

1/16" = 1' - 0"

AA500



| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
| ST1             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: WHITE   | GRD | GRAPHITE GREY STL GUARDRAILS           |
| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |

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WILSHIRE MIXED-USE

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SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

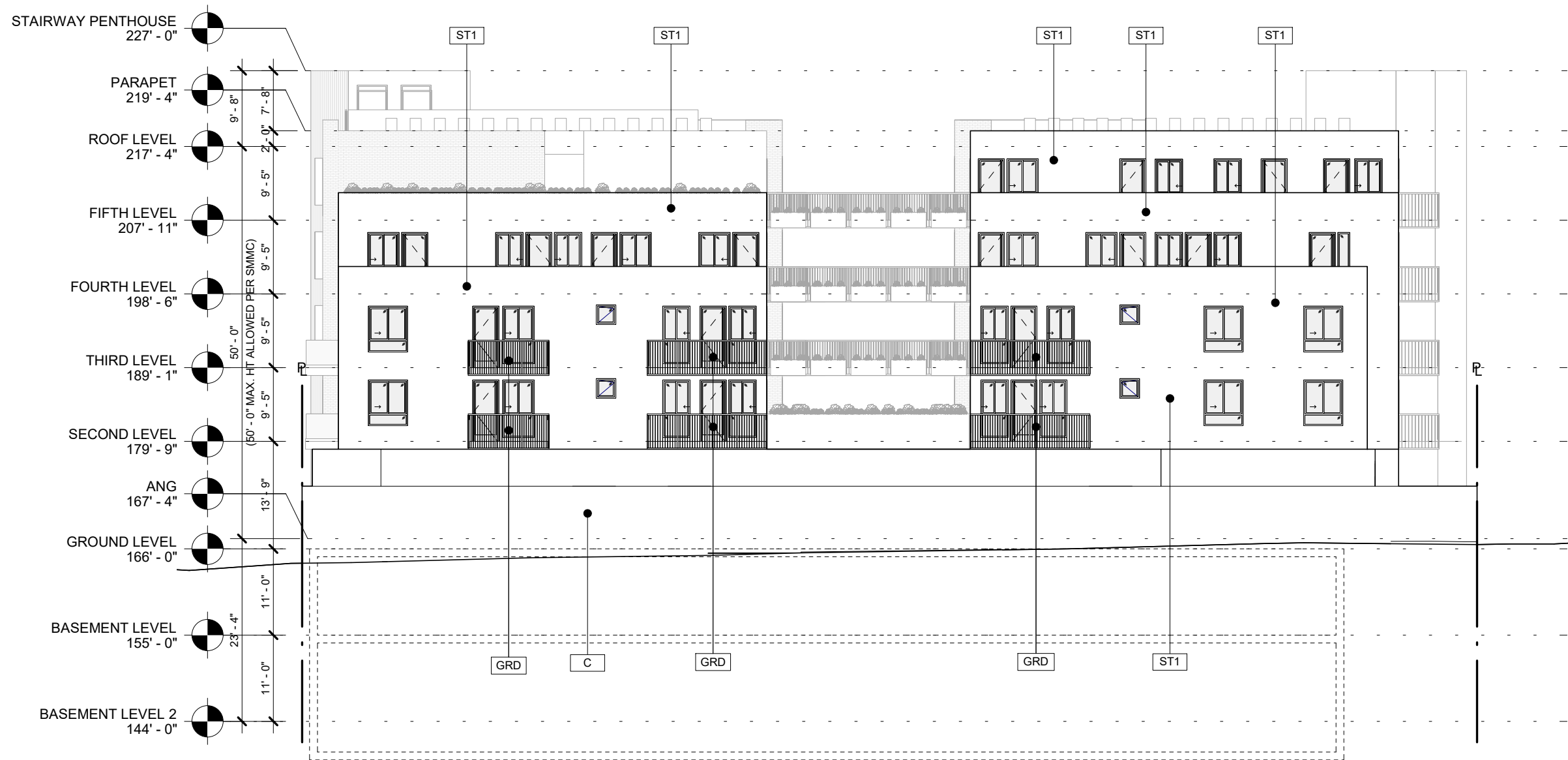
01/06/2022

NORTH ELEVATION RENDER

1/16" = 1' - 0"

AA501





| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
| ST1             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: WHITE   | GRD | GRAPHITE GREY STL GUARDRAILS           |
| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |

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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

SOUTH ELEVATION

1/16" = 1' - 0"

AA510



| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
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| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |

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1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET  
01/06/2022

SOUTH ELEVATION RENDER  
1/16" = 1' - 0"

AA511





| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
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| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |

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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

WEST ELEVATION

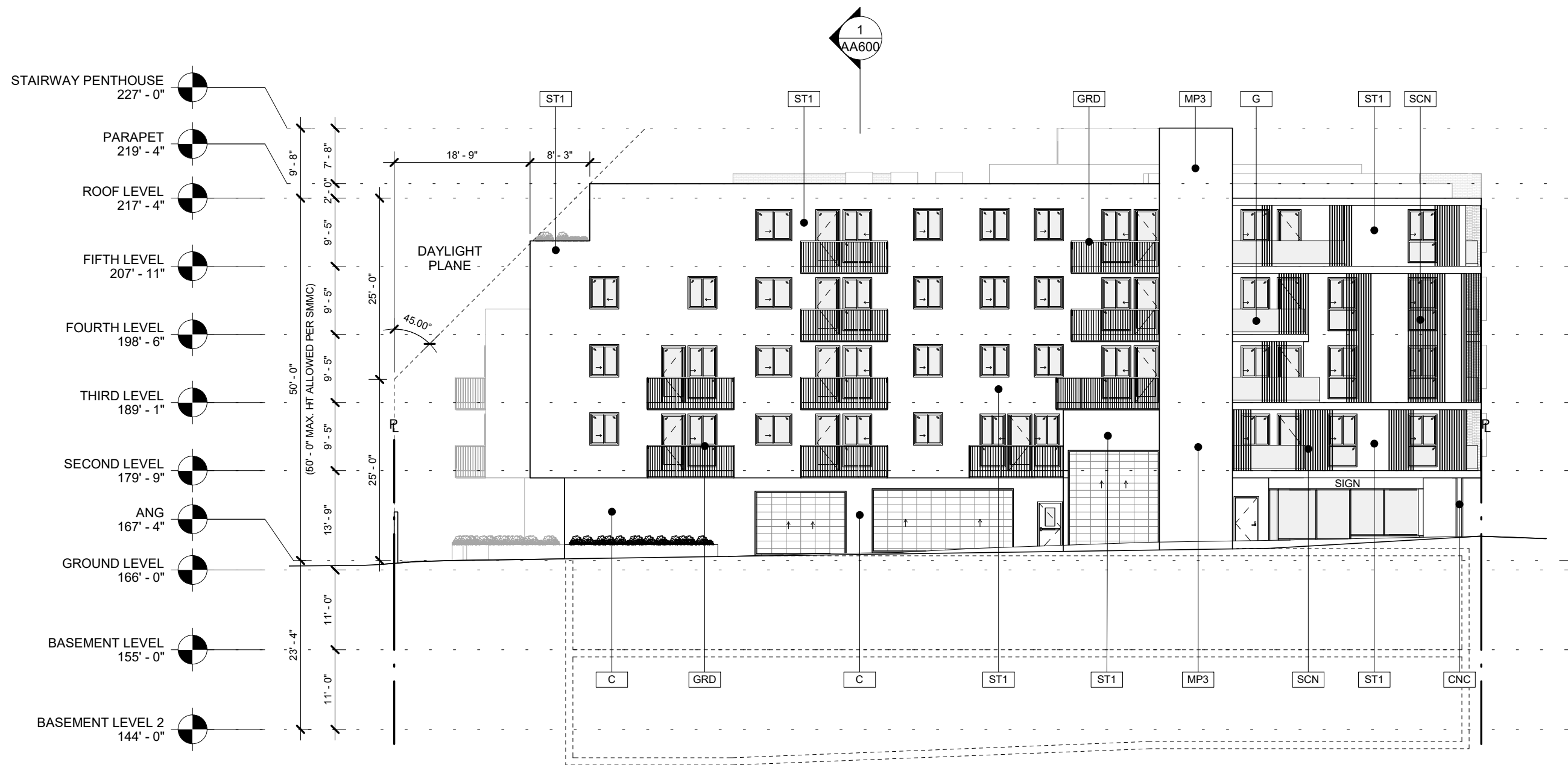
1/16" = 1' - 0"

AA520



| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
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| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
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| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |





| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
| CMU             | STACKED BOND CMU SITE WALL                           | PTD | PAINTED MURAL GRAPHIC OVER STUCCO BASE |
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| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
| MP1             | FLAT METAL PANEL, GUARD ACCENT, BRONZE               | BRK | LT GREY BRICK VENEER                   |
| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |



| MATERIAL LEGEND |                                                      |     |                                        |
|-----------------|------------------------------------------------------|-----|----------------------------------------|
| CNC             | CAST IN PLACE CONCRETE COLUMNS                       | ALM | ANODIZED ALUMINUM STOREFRONT GLAZING   |
| BFC             | 6" HORIZONTAL BOARD FORM CONCRETE                    | BLK | BLACK VINYL/ALUMINUM WINDOWS           |
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| ST2             | SMOOTH STL TROWELLED STUCCO, INTEGRAL COLOR: LT GREY | SCN | MTL SCREEN FACADE, BRONZE              |
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| MP2             | BOX CORRUGATED METAL PANEL, GALVALUM                 | G   | GLASS GUARDRAIL                        |
| MP3             | FLAT METAL SIDING, GREY                              | MS  | PERFORATED METAL SCREEN                |

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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

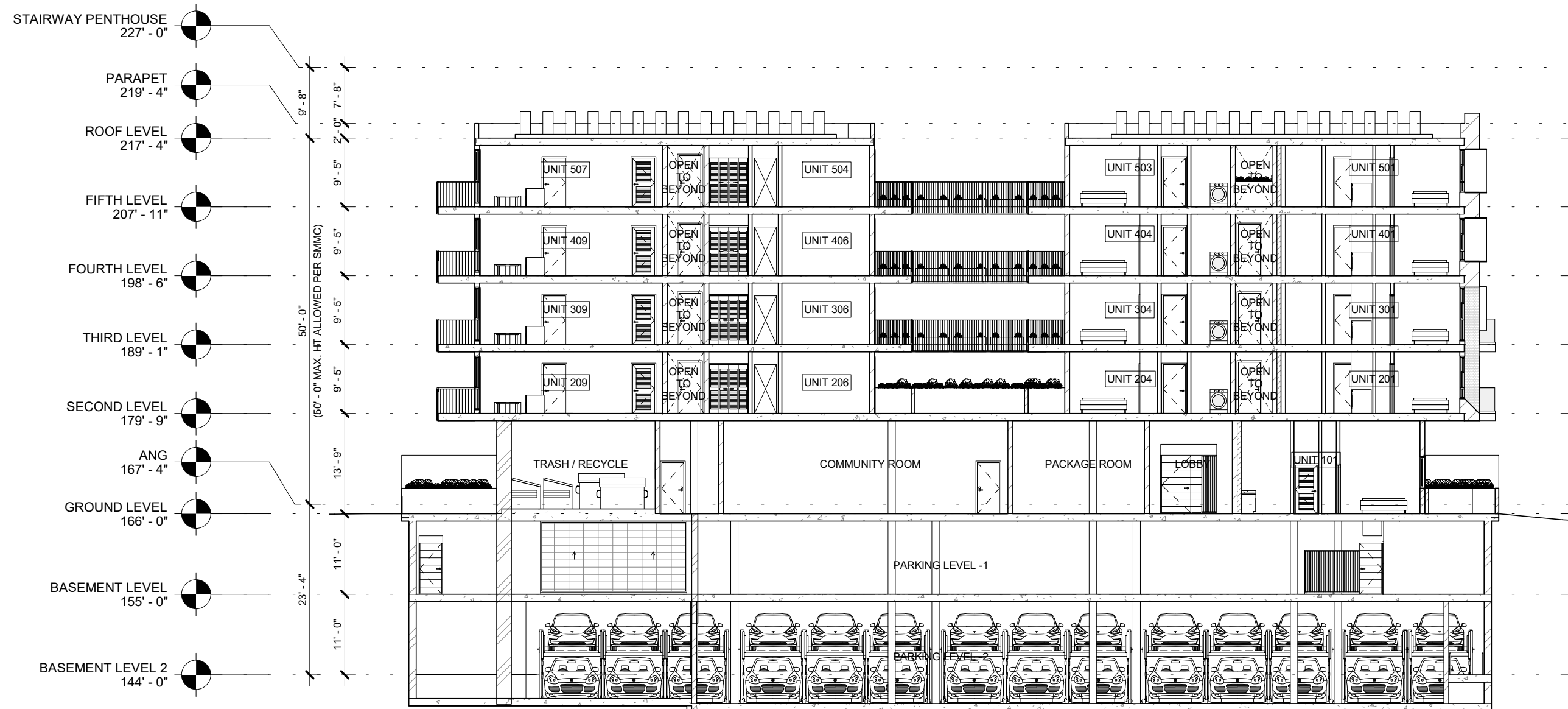
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EAST ELEVATION RENDER

1/16" = 1' - 0"

AA531





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WILSHIRE MIXED-USE

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

SECTION A

1/16" = 1' - 0"

AA600



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WILSHIRE MIXED-USE

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SANTA MONICA, CA 90403

ADMINISTRATIVE APPROVAL SET

01/06/2022

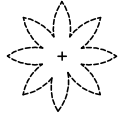
COURTYARD SECTION RENDER

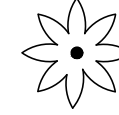
AA610

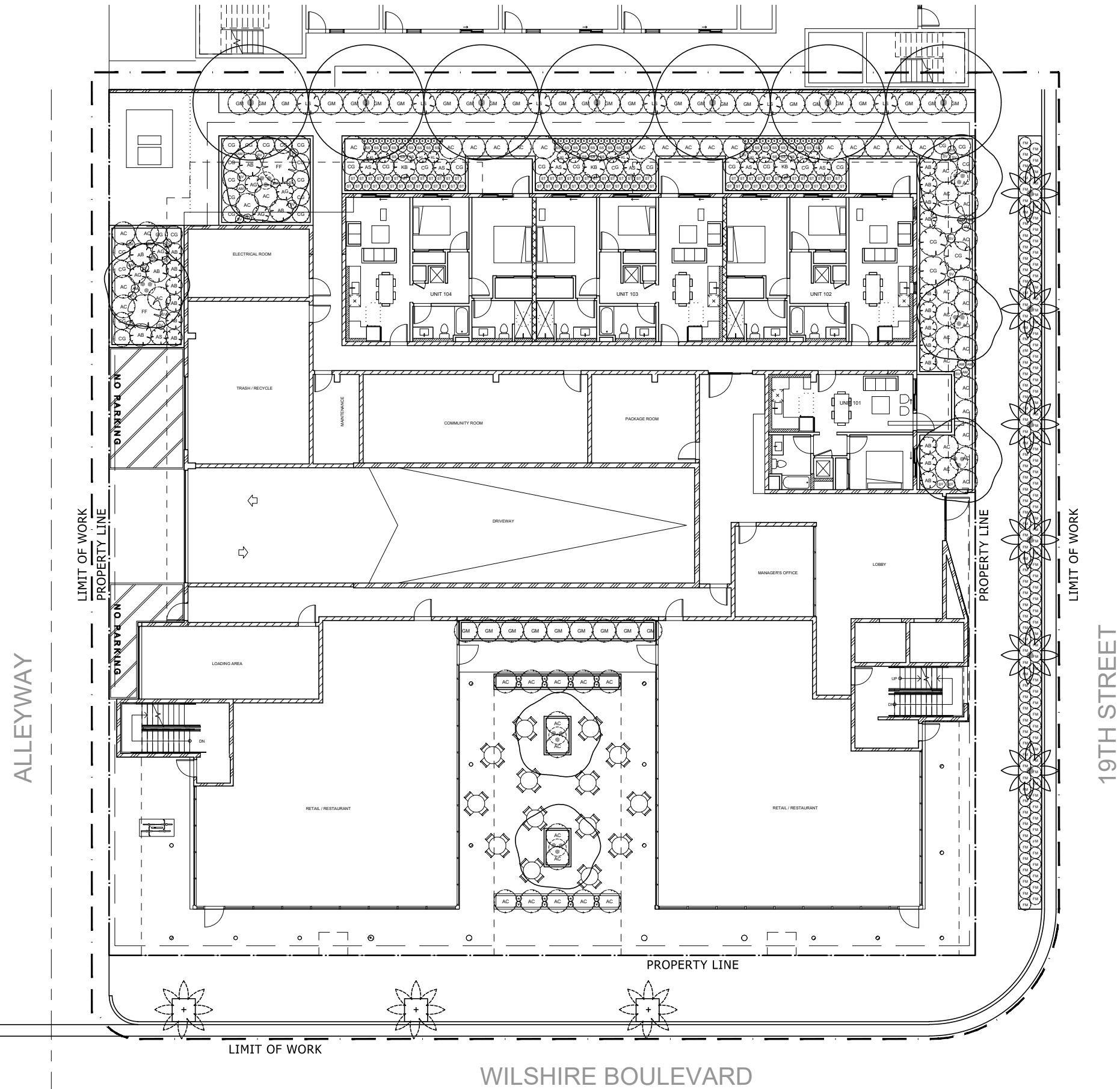


| WILSHIRE MIXED-USE SHRUBS AND GROUNDCOVER SCHEDULE                                  |                                                                                     |     |                                                             |                                   |         |        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|-------------------------------------------------------------|-----------------------------------|---------|--------|
| IMAGE                                                                               | SYMBOL                                                                              | QTY | SCIENTIFIC NAME                                             | COMMON NAME                       | SIZE    | WUCOLS |
|    |    | 122 | ACACIA COGNATA<br>'COUSIN ITT'                              | LITTLE RIVER WATTLE               | 5 GAL.  | LOW    |
|    |    | 24  | AEONIUM 'MINT SAUCER'                                       | GREEN AEONIUM                     | 5 GAL.  | LOW    |
|    |    | 5   | AGAVE 'BLUE FLAME'                                          | 'BLUE FLAME' AGAVE                | 15 GAL. | LOW    |
|    |    | 5   | AGAVE 'BLUE GLOW'                                           | 'BLUE GLOW' AGAVE                 | 15 GAL. | LOW    |
|    |    | 7   | ALOE STRIATA                                                | CORAL ALOE                        | 15 GAL. | LOW    |
|   |  | 18  | ANIGOZANTHOS<br>'BUSH DAWN'                                 | YELLOW KANGAROO PAW               | 15 GAL. | LOW    |
|  |  | 3   | CAESALPINIA GILLIESII                                       | YELLOW BIRD OF<br>PARADISE BUSH   | 15 GAL. | LOW    |
|  |  | 34  | CEANOTHUS GRISEUS<br>VAR. HORIZONTALIS<br>'DIAMOND HEIGHTS' | DIAMOND HEIGHTS<br>CARMEL CREEPER | 5 GAL.  | LOW    |
|  |  | 3   | FURCRAEA FOETIDA<br>'MEDIOPICTA'                            | VARIEGATED FALSE AGAVE            | 15 GAL. | LOW    |

| WILSHIRE MIXED-USE SHRUBS AND GROUNDCOVER SCHEDULE                                    |                                                                                       |     |                                              |                               |         |        |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----|----------------------------------------------|-------------------------------|---------|--------|
| IMAGE                                                                                 | SYMBOL                                                                                | QTY | SCIENTIFIC NAME                              | COMMON NAME                   | SIZE    | WUCOLS |
|    |    | 133 | FESTUCA MAIREI                               | ATLAS FESCUE                  | 5 GAL.  | LOW    |
|    |    | 35  | GREVILLEA 'MOONLIGHT'                        | MOONLIGHT GREVILLEA           | 15 GAL. | LOW    |
|    |    | 3   | KALANCHOE<br>BAHARENSIS                      | VELVET ELEPHANT EAR           | 15 GAL. | LOW    |
|    |    | 12  | KALANCHOE LUCIAE                             | PADDLE PLANT                  | 5 GAL.  | LOW    |
|    |    | 12  | LEUCADENDRON<br>'SAFARI SUNSET'              | 'SAFARI SUNSET' CONEBUSH      | 5 GAL.  | LOW    |
|   |  | 137 | SANSEVIERIA<br>TRIFASCIATA<br>VAR. LAURENTII | VARIEGATED SNAKE PLANT        | 5 GAL.  | LOW    |
|  |  | 74  | SANTOLINA VIRENS<br>'LEMON FIZZ'             | LEMON FIZZ<br>LAVENDER COTTON | 5 GAL.  | LOW    |
|  |  | 166 | SEDUM MORGANIANUM                            | BURRO'S TAIL                  | 1 GAL.  | LOW    |
|  |  | 108 | SENECIO SERPENS                              | BLUE CHALKSTICKS              | 1 GAL.  | LOW    |

| WILSHIRE MIXED-USE EXISTING TREE TO REMAIN SCHEDULE |                                                                                     |     |                         |                  |      |        |
|-----------------------------------------------------|-------------------------------------------------------------------------------------|-----|-------------------------|------------------|------|--------|
| IMAGE                                               | SYMBOL                                                                              | QTY | SCIENTIFIC NAME         | COMMON NAME      | SIZE | WUCOLS |
|                                                     |  | -   | WASHINGTONIA<br>ROBUSTA | MEXICAN FAN PALM | -    | -      |

| WILSHIRE MIXED-USE PROPOSED TREE SCHEDULE                                           |                                                                                     |     |                         |                   |         |        |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|-------------------------|-------------------|---------|--------|
| IMAGE                                                                               | SYMBOL                                                                              | QTY | SCIENTIFIC NAME         | COMMON NAME       | SIZE    | WUCOLS |
|  |  | 7   | ACACIA STENOPHYLLA      | SHOESTRING ACACIA | 36" BOX | LOW    |
|  |  | 7   | CERCIS OCCIDENTALIS     | WESTERN REDBUD    | 36" BOX | LOW    |
|  |  | 6   | WASHINGTONIA<br>ROBUSTA | MEXICAN FAN PALM  | 30' BTH | LOW    |



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**WILSHIRE MIXED-USE**

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

**AA SUBMITTAL**

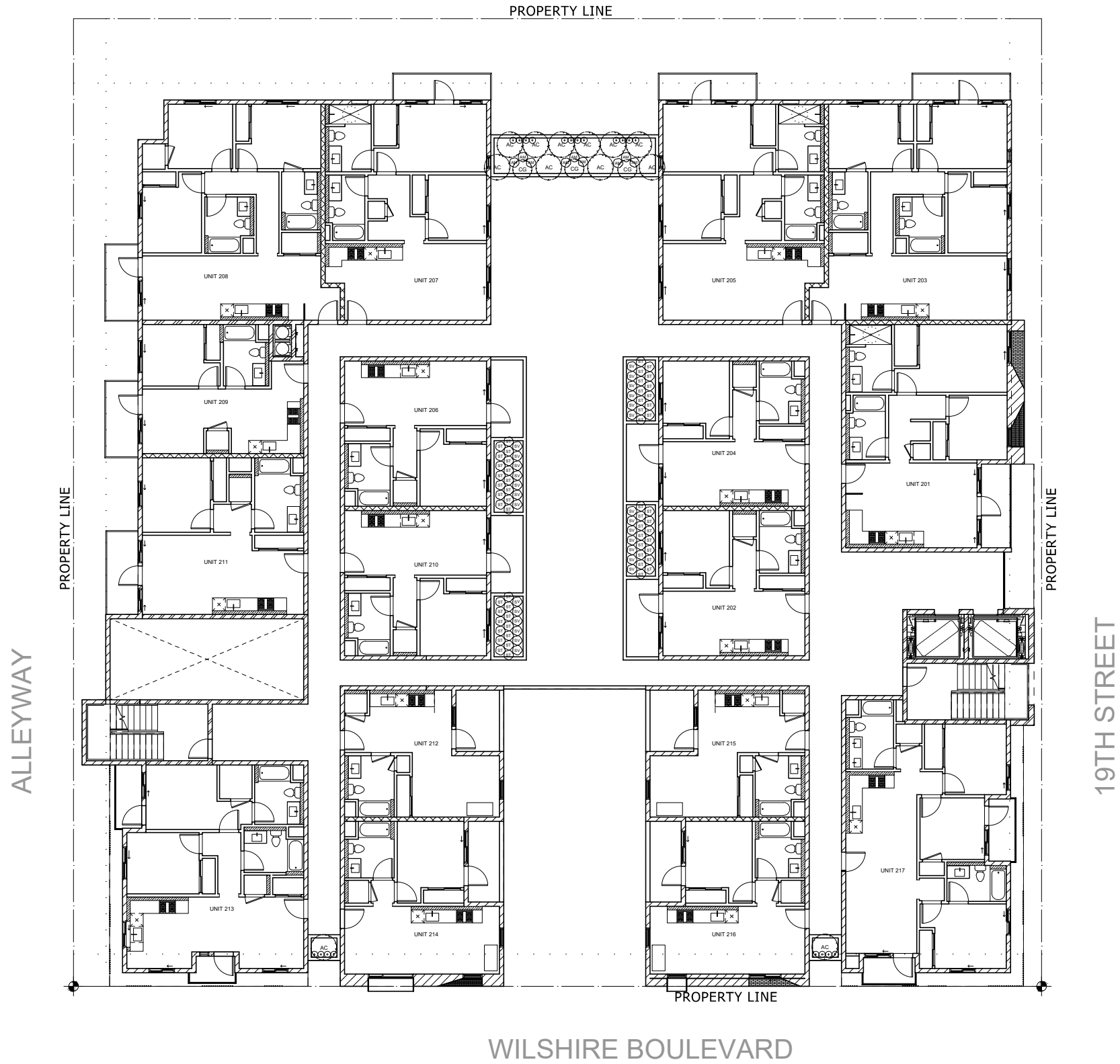
09/01/2021



**LANDSCAPE PLAN  
GROUND LEVEL**

**L101**





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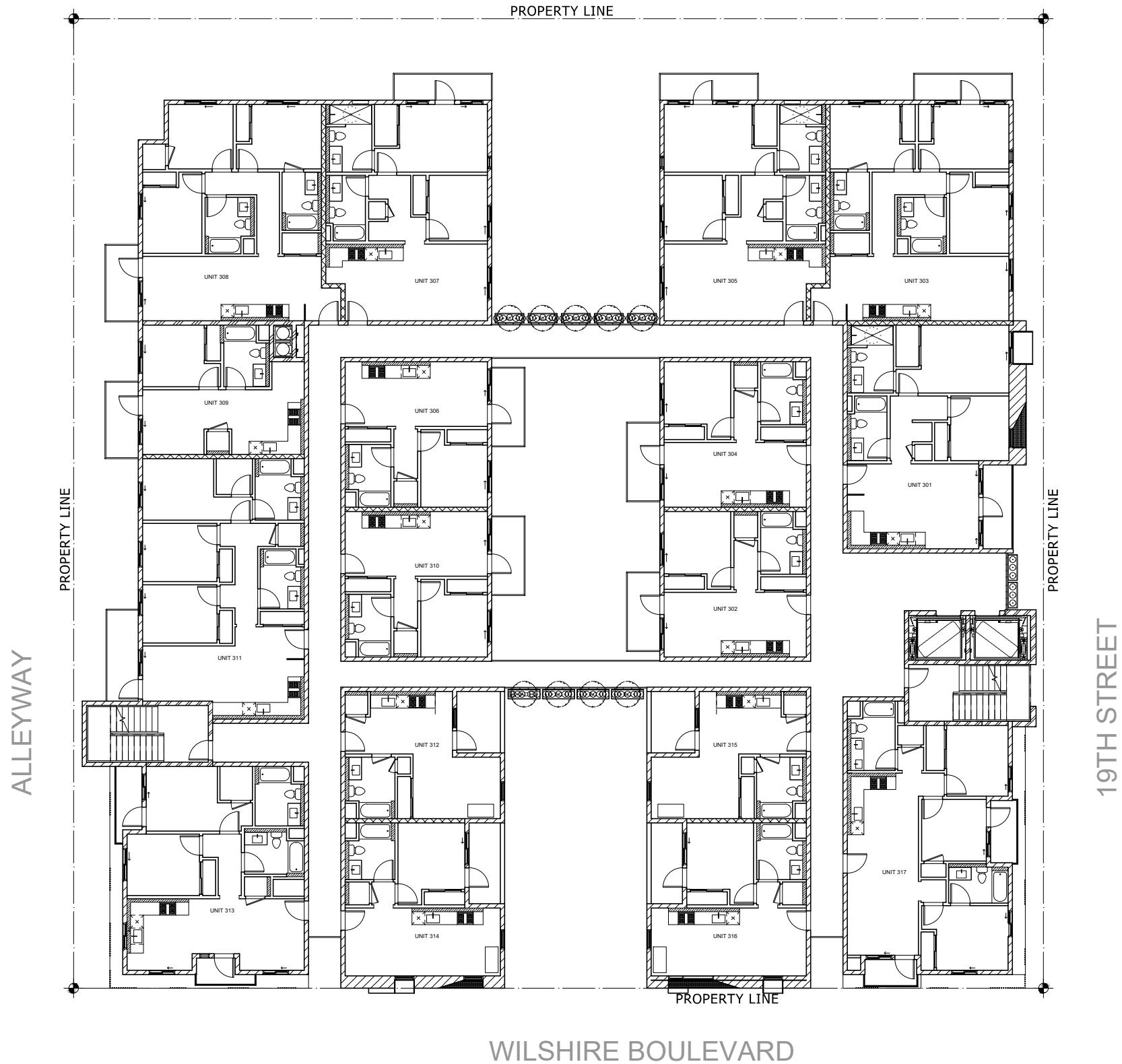
**AA SUBMITTAL**

09/01/2021



**LANDSCAPE PLAN  
SECOND LEVEL**

**L102**



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**WILSHIRE MIXED-USE**

1902 WILSHIRE BLVD  
SANTA MONICA, CA 90403

**AA SUBMITTAL**

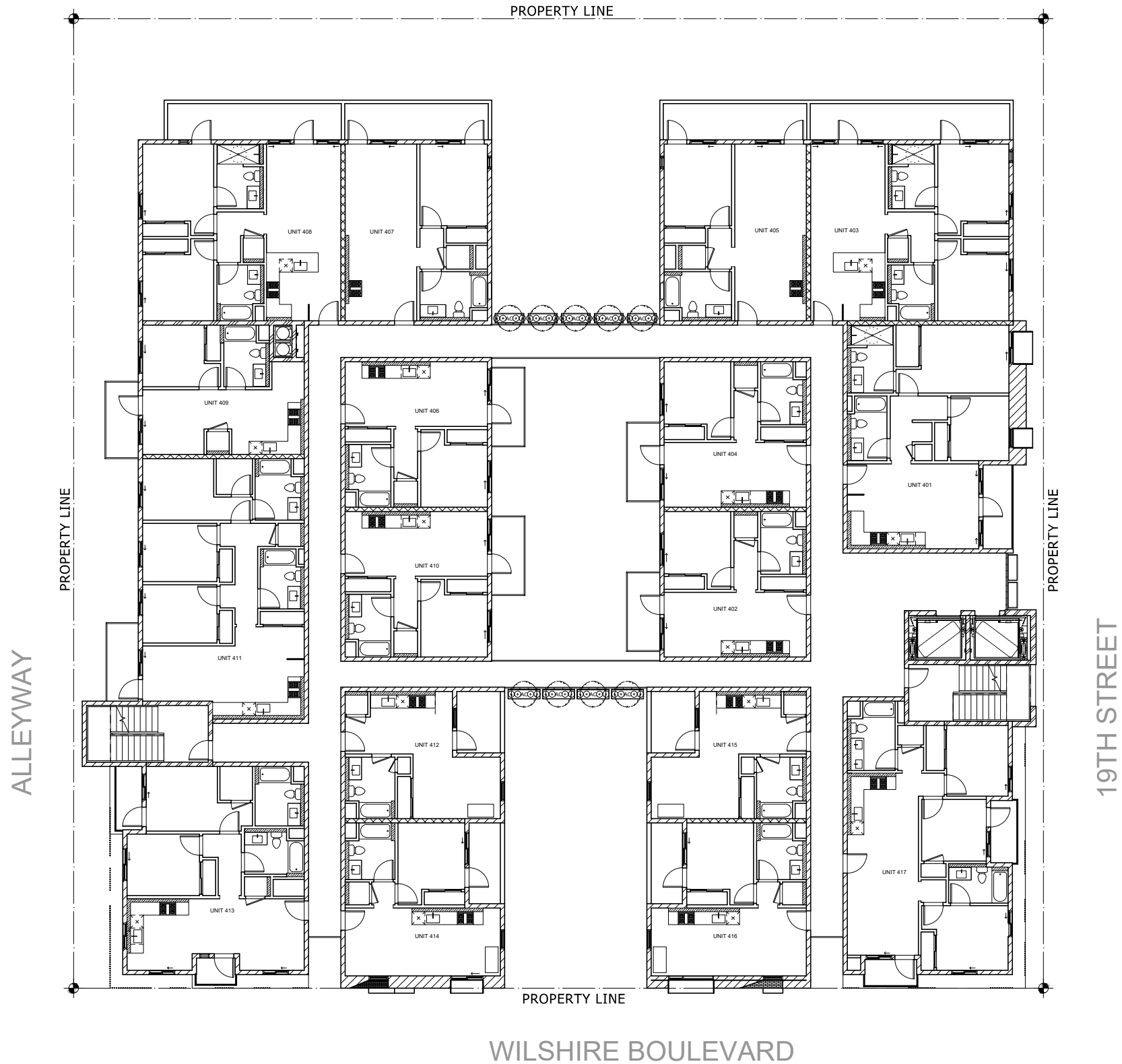
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**LANDSCAPE PLAN  
THIRD LEVEL**

**L103**





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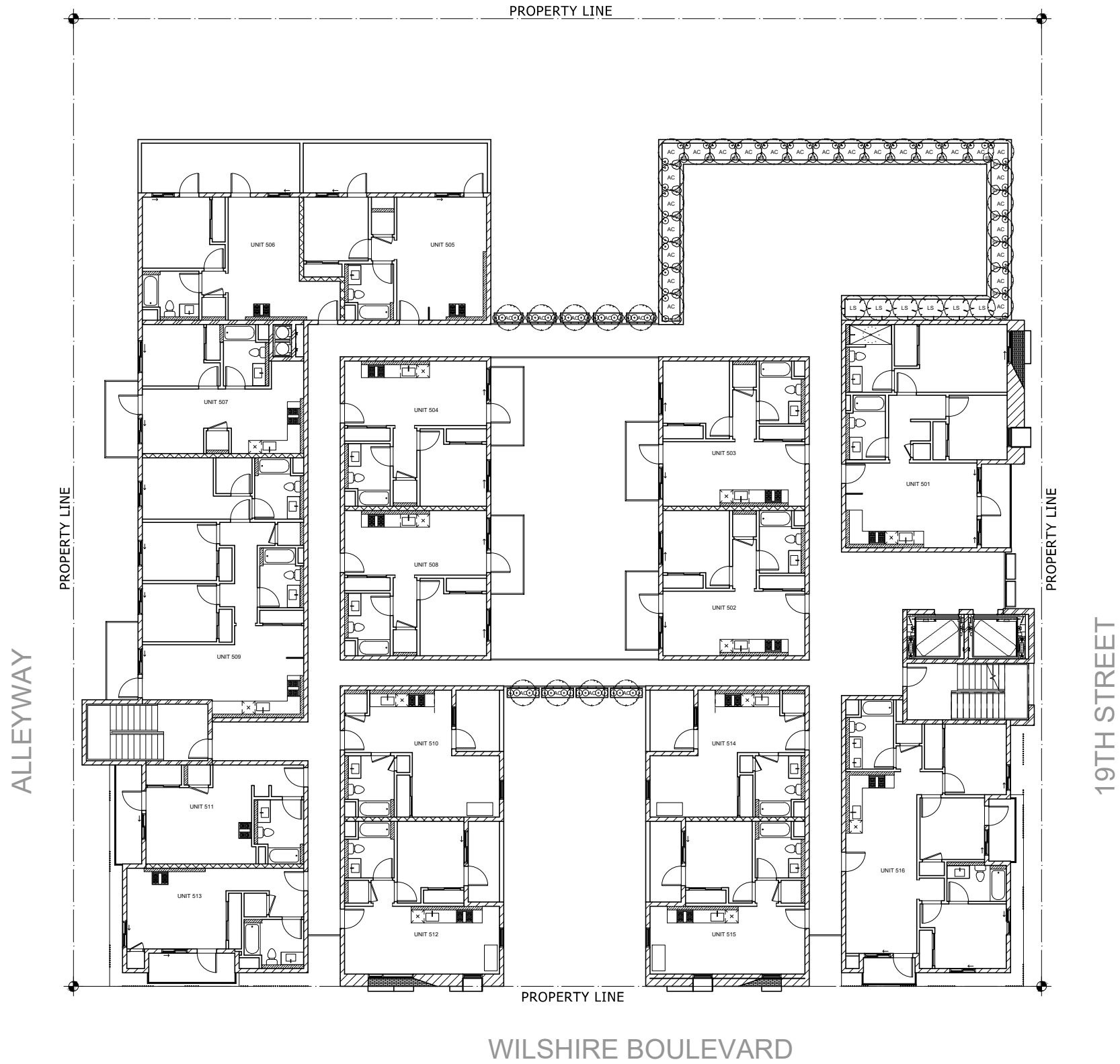
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**LANDSCAPE PLAN  
FOURTH LEVEL**

**L104**



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**LANDSCAPE PLAN  
FIFTH LEVEL**

**L105**