

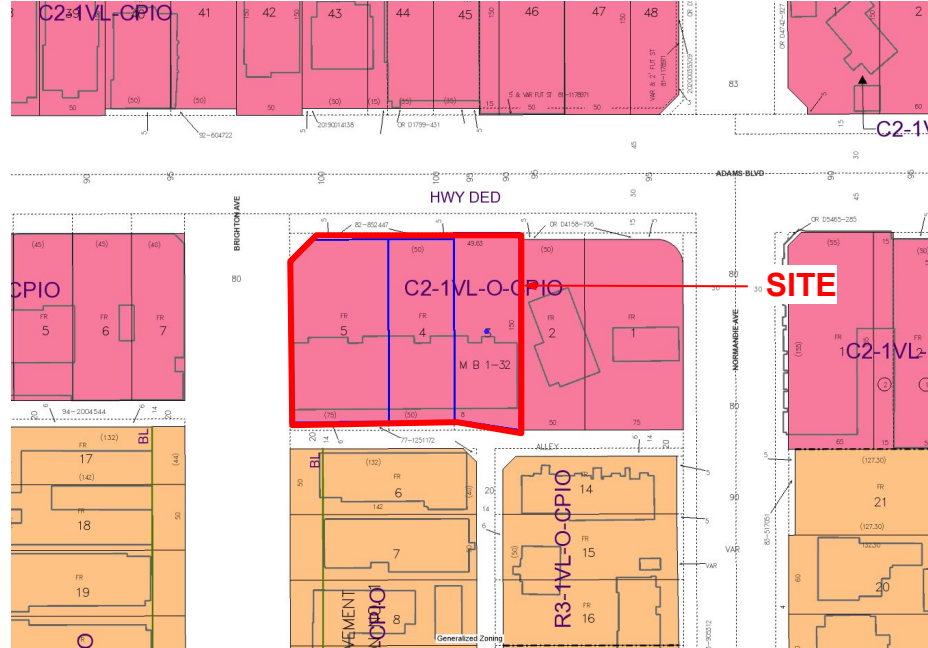
Adams & Brighton Multifamily Apartments



ZIMAS & Surrounding Context



Site: 1724 W. Adams Blvd.
Nearest Major Intersection is at Normandie Ave. (East of site)



Existing Zoning = C2-1VL-CPIO

Five-Story Multifamily Apartments



5 Story Type III over 1 Subterranean Type I

AHDB Multifamily Apartment Structure with 90 DUs and 51 parking stalls.

Utilizing Off-Menu bonus incentive for Height.

Owner:

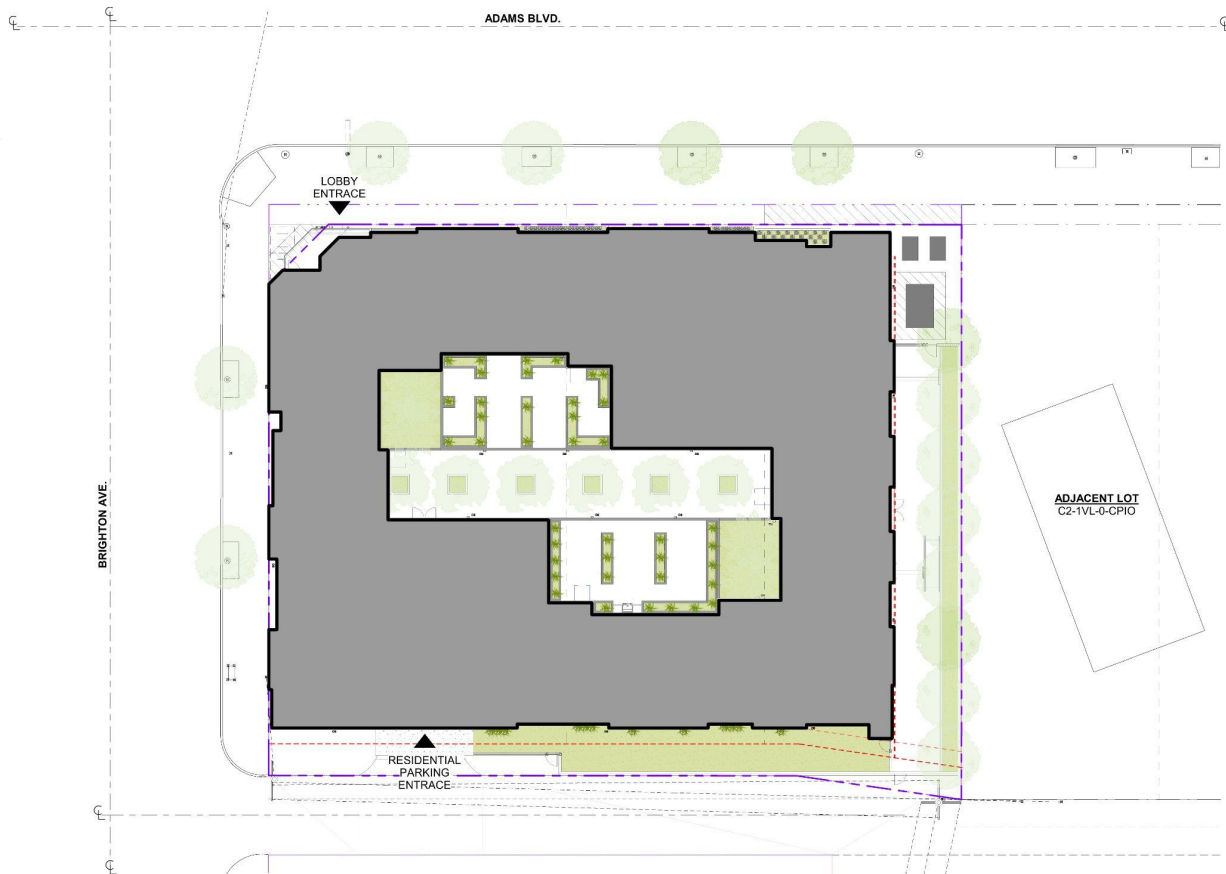
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1929 South Hooper Avenue
Los Angeles, CA 90011
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Phone: (213) 746-5533

Architect:

JK A
3780 Wilshire Blvd, Ste 500
Los Angeles, CA 90010
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Plot Plan

Zone:	Proposed Site is 3 Parcels, 3 Parcels are <u>C2-1VL-CPIO</u>
Total Lot Area:	<u>24,531.41 SF</u> C2-1VL-CPIO - 24,531.41 SF
Proposed Maximum FAR (C2-1VL-CPIO):	<u>3:1</u>
Maximum Floor Area (FAR Allowed):	<u>73,603 SF</u>
Proposed Floor Area (FAR):	<u>73,679 SF</u>
Maximum Building Height (Allowed):	C2 -1VL = 56'
Proposed Building Height:	C2- 1VL = 60'
Maximum Density (Allowed) :	90 DU's
Proposed Unit Count:	<u>90 DU's</u> 1 Bedrooms = 72 2 Bedrooms = 18
Proposed Parking:	51 Spaces
Proposed Open Space:	<u>7,967 SF</u>
Indoor:	1,847 SF
Outdoor:	5,921 SF
Private:	200 SF






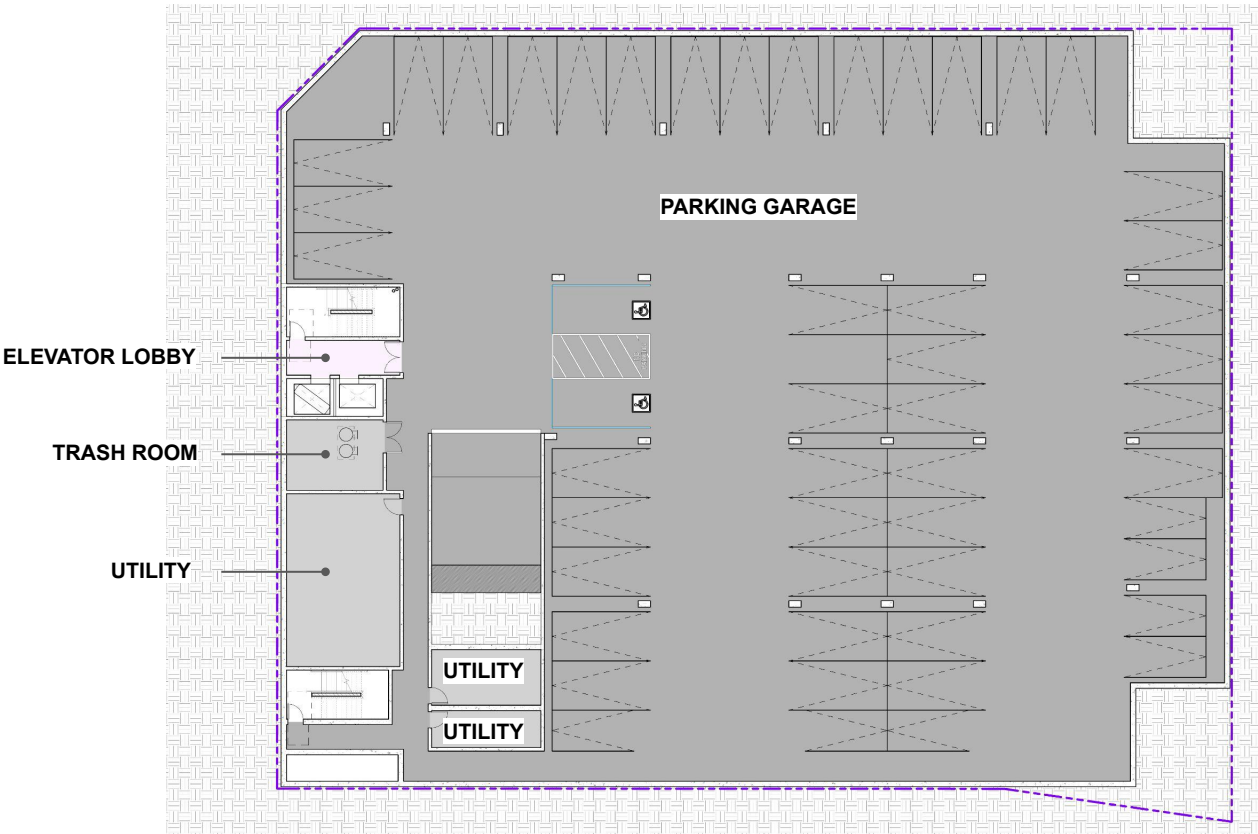
B1 Plan

Proposed Parking:

51 Spaces

LEGEND:

-  Lobby
-  Parking Garage
-  Utility



Ground Floor Plan

Ground Floor Open Space:

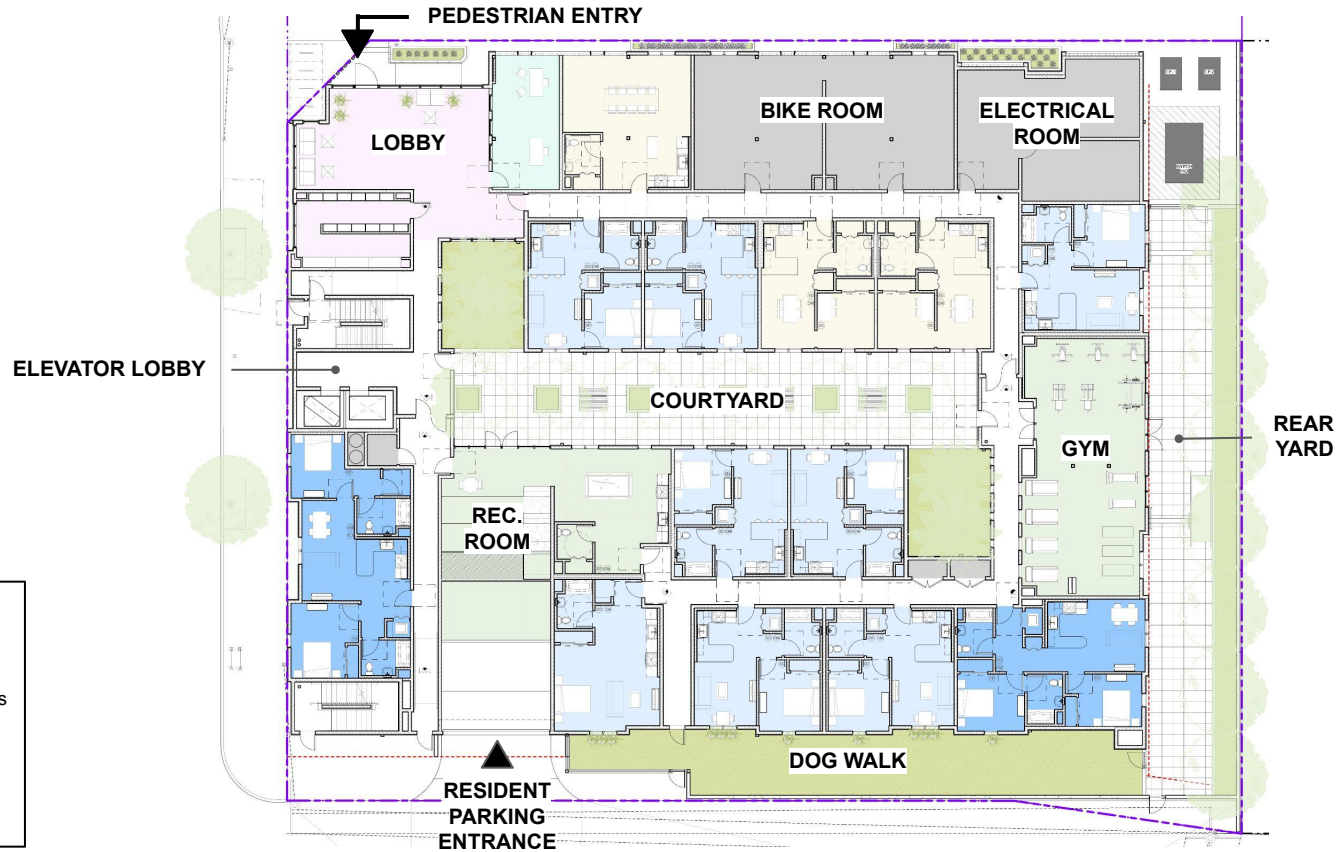
Courtyard = 2,234 SF

Gym = 813 SF









Rec. Room = 1,034 SF

Rear Yard = 1,799 SF

Total Ground Floor Open Space: 5,880 SF



LEGEND:

- | | |
|--|--|
|  One Bedroom Unit |  Indoor Open Space |
|  Two Bedroom Unit |  Rear Yard & Planters |
|  Recreation Room |  Leasing Office |
|  Lobby | |
|  Utility | |

Second, Third & Fourth Floor Plan

Second, Third & Fourth Floor Unit Count:*

1 Bedrooms = 17

2 Bedrooms = 4

Total DU's = 21

Second, Third & Fourth Floor Open Space:*

Private Balconies (1)

Total Third & Fourth Floor Open Space = 150 SF

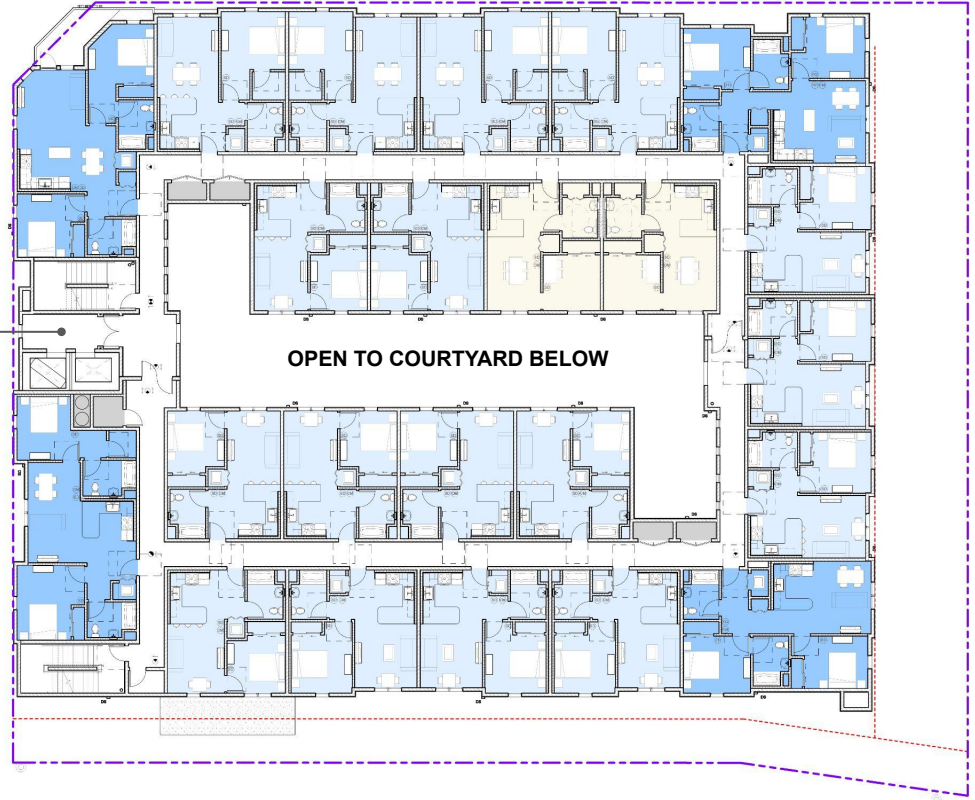
** Totals given are per floor, total calculation would be multiplied by 3*

ELEVATOR LOBBY

OPEN TO COURTYARD BELOW

LEGEND:

- One Bedroom Unit
- Two Bedroom Unit
- Recreation Room
- Utility



Fifth Floor Plan

Fifth Floor Unit Count:

1 Bedrooms = 13

2 Bedrooms = 4

Total DU's = 17

Fifth Floor Open Space:

Terrace 1 = 944 SF

Terrace 2 = 944 SF

Private Balcony (1) = 50 SF

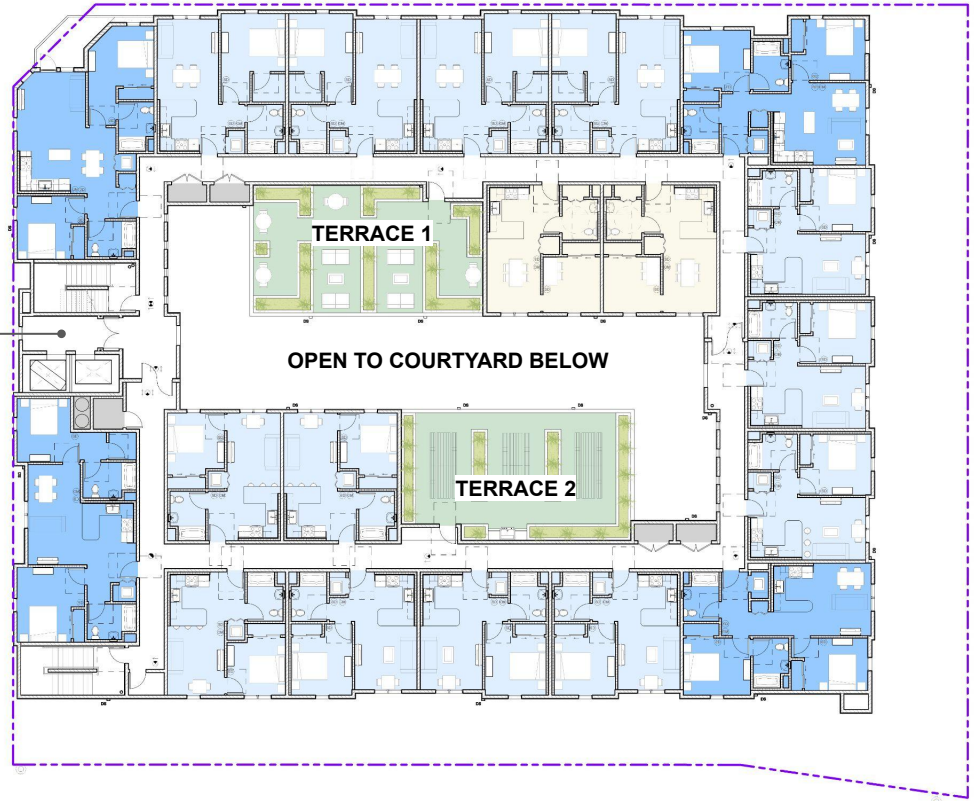
Total Sixth Floor Open Space = 1,938 SF

ELEVATOR LOBBY

OPEN TO COURTYARD BELOW

LEGEND:

-  One Bedroom Unit
-  Two Bedroom Unit
-  Recreation Room
-  Outdoor Open Space
-  Planters
-  Utility



Building Section

LEGEND:

- One Bedroom Unit
- Gym
- Elevator Lobby
- Parking Garage

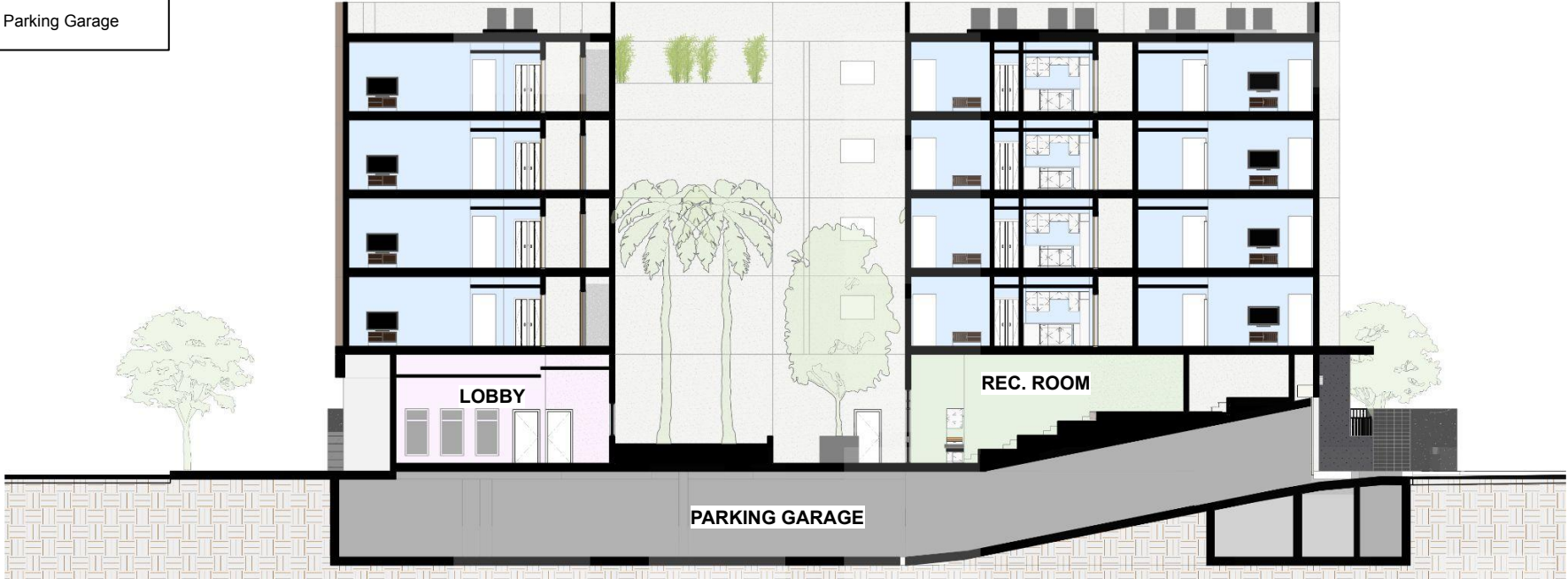


East - West Section

Building Section

LEGEND:

- One Bedroom Unit
- Recreation Room
- Lobby
- Parking Garage

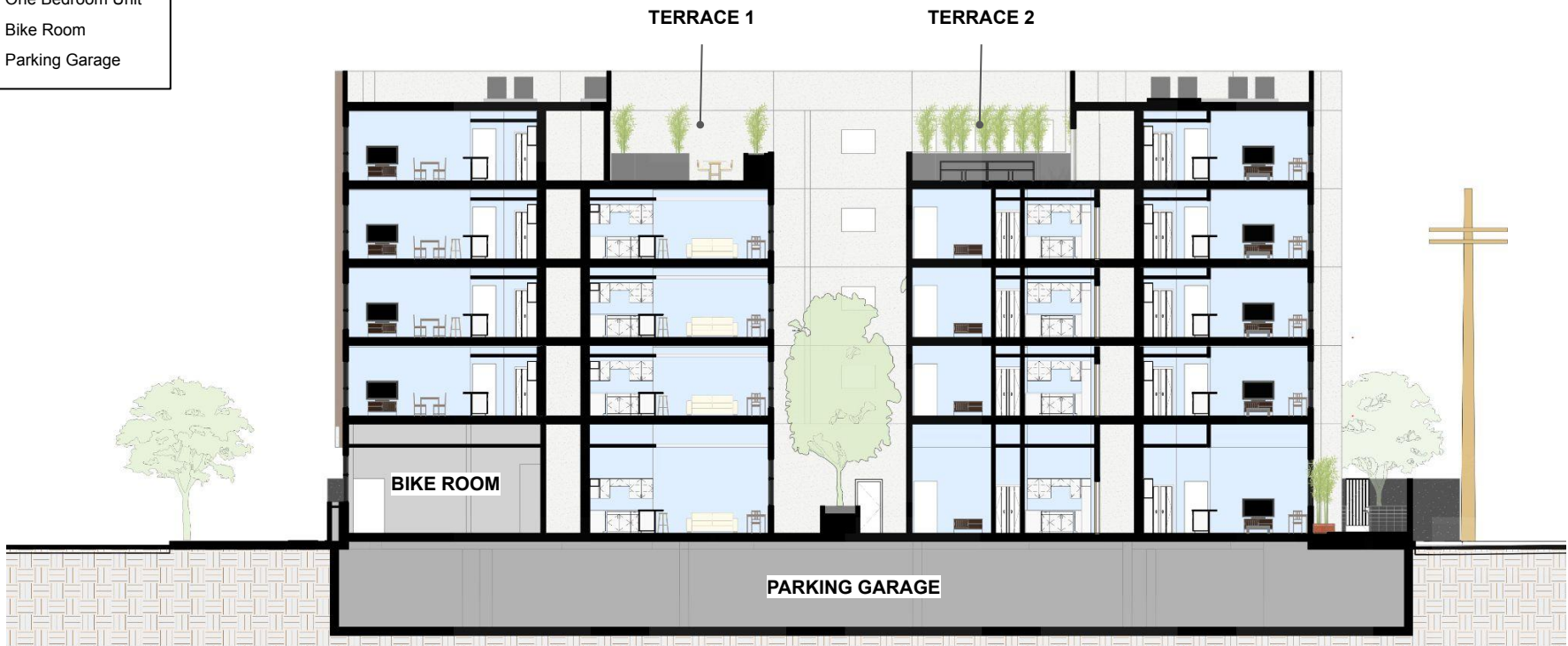


North - South Section

Building Section

LEGEND:

- One Bedroom Unit
- Bike Room
- Parking Garage

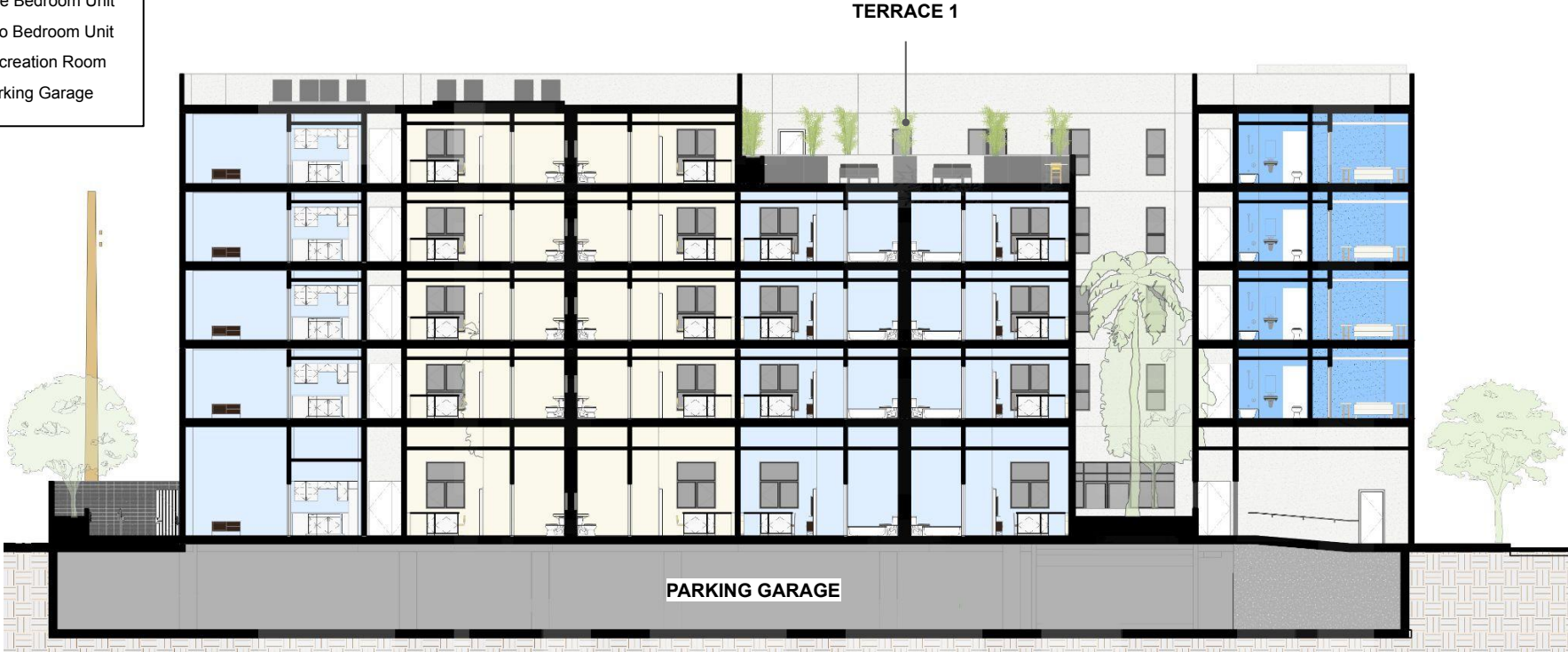


North - South Section

Building Section

LEGEND:

- One Bedroom Unit
- Two Bedroom Unit
- Recreation Room
- Parking Garage



East - West Section

Building Elevations

Building Height

C2 -1VL Height = 56'
C2 Proposed Height = 60"

Legend

- MT-1** = Faux Wood Metal Panel Siding: Pearl White Oak
- PL-1** = Stucco Color: Crystal White, **Finish:** Santa Barbara Smooth Finish
- PL-2** = Stucco Color: Tuxedo, **Finish:** 16/20 Sand Float Finish
- CMU-1** = Greystone Precision: Medium Weight 6"x8"x16"

GL-1 = Glass Block Dimension: 3" x 8" x 8"



North Elevation

Building Elevations

Building Height

C2 -1VL Height = 56'
C2 Proposed Height = 60''

Legend

- MT-1** = Faux Wood Metal Panel Siding: Pearl White Oak
- PL-1** = Stucco Color: Crystal White, **Finish:** Santa Barbara Smooth Finish
- PL-2** = Stucco Color: Tuxedo, **Finish:** 16/20 Sand Float Finish
- CMU-1** = Greystone Precision: Medium Weight 6"x8"x16"

GL-3 = Storefront



West Elevation

Building Elevations

Building Height

C2 -1VL Height = 56'
C2 Proposed Height = 60"

Legend

- PL-1** = **Stucco Color:** Crystal White, **Finish:** Santa Barbara Smooth Finish
- PL-2** = **Stucco Color:** Tuxedo, **Finish:** 16/20 Sand Float Finish
- CMU-1** = **Greystone Precision:** Medium Weight 6"x8"x16"



South Elevation

Building Elevations

Building Height

C2 -1VL Height = 56'
C2 Proposed Height = 60''

Legend

- MT-1** = Faux Wood Metal Panel Siding: Pearl White Oak
- PL-1** = Stucco Color: Crystal White, **Finish:** Santa Barbara Smooth Finish
- PL-2** = Stucco Color: Tuxedo, **Finish:** 16/20 Sand Float Finish
- CMU-1** = Greystone Precision: Medium Weight 6"x8"x16"

GL-3 = Storefront



East Elevation

AERIAL VIEW FROM NORTH EAST



AERIAL VIEW FROM NORTH EAST



ADAMS & BRIGHTON INTERSECTION

