

SUNSET + EVERETT

CONTENTS

A0-0	TITLE SHEET
A0-1	VICINITY MAP
A0-2	EXISTING CONTEXT
A0-3	PLOT PLAN
A0-4	PROJECT DATA
A1-0	SITE PLAN
A1-2	OPEN SPACE EXHIBIT
A1-3	FAR CALCULATION
A1-4	CBC AREA CALCULATION
A1-5	CBC AREA CALCULATION
A2-0	BUILDING ELEVATIONS
A3-0	BUILDING PLANS
A4-0	BUILDING SECTIONS
A5-0	UNIT PLANS
A6-0	CONCEPTUAL PERSPECTIVES
A8-0	MATERIAL BOARD
A9-0	BICYCLE PARKING SPECS
L.1	COMPOSITE LANDSCAPE PLAN
L.2	GROUND COMPOSITE
L.3	PLAZA AND POOL DECK ENLARGEMENT
L.4	BUILDING A+B ROOFDECKS
L.5	CONCEPTUAL TREE PLAN
L.6	LANDSCAPE CALCULATIONS AND NOTES
L.7	IRRIGATION HYDROZONE PLAN

PROJECT NARRATIVE

SUNSET & EVERETT IS A MIXED-USE PROJECT, APPLYING FOR AB2345 DENSITY BONUS, PROVIDING 286 MARKET-RATE UNITS, 41 AFFORDABLE UNITS (15% VERY LOW-INCOME UNITS), AND APPROX. 9,462 SQFT OF COMMERCIAL SPACE. THE PROJECT ALSO INCLUDES 263 TOTAL PARKING SPACES, OVER 24,540 SF OF COMMON & PRIVATE OPEN SPACE, AND 4 COMMON RESIDENT AMENITY SPACES SUCH AS A CLUB ROOM, CLUB LOUNGE, FITNESS, COMMUNITY ROOM, & ROOF DECKS PER BUILDING. BUILDING 'A' IS A 7-STORY BUILDING WITH 4 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE I PODIUM. WHILE BUILDING 'B' IS A 7-STORY BUILDING WITH 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 2 LEVELS OF TYPE I PODIUM.



PROJECT DESIGN TEAM

APPLICANT:

ARAGON PROPERTIES LTD.
CONTACT: LENNY MOY
120- 1628 WEST 1ST AVE.
VANCOUVER, BC V6J 1G1
T: 604.732.6170
LMOY@ARAGON.CA

ARCHITECT:

KTGY ARCHITECTURE + PLANNING
CONTACT: KEITH MCCLOSKEY
433 S. SPRING ST.
SUITE 100
LOS ANGELES, CA 90066
T: 310.439.3919
KMCCLOSKEY@KTGY.COM

LANDSCAPE ARCHITECT:

MJS LANDSCAPE ARCHITECTURE
CONTACT: MARK SCHATTINGER
507 30TH ST.
NEWPORT BEACH, CA 92663
T: 949.675.9964
MARK@MSJ-LA.COM

ENTITLEMENT CONSULTANT:

THREE6IXTY
CONTACT: DANA A. SAYLES
11287 W. WASHINGTON BLVD
CULVER CITY, CA 90230
T: 310.204.3500
DANA@THREE6IXTY.NET

INTERIOR DESIGNER:

ARAGON PROPERTIES LTD.
CONTACT: MARIA ZOUBOS
120 - 1628 WEST 1ST AVE.
VANCOUVER, BC V6J 1G1
T: 604.732.6170
MZOUBOS@ARAGON.CA



Architecture + Planning
888.456.5849
ktgy.com

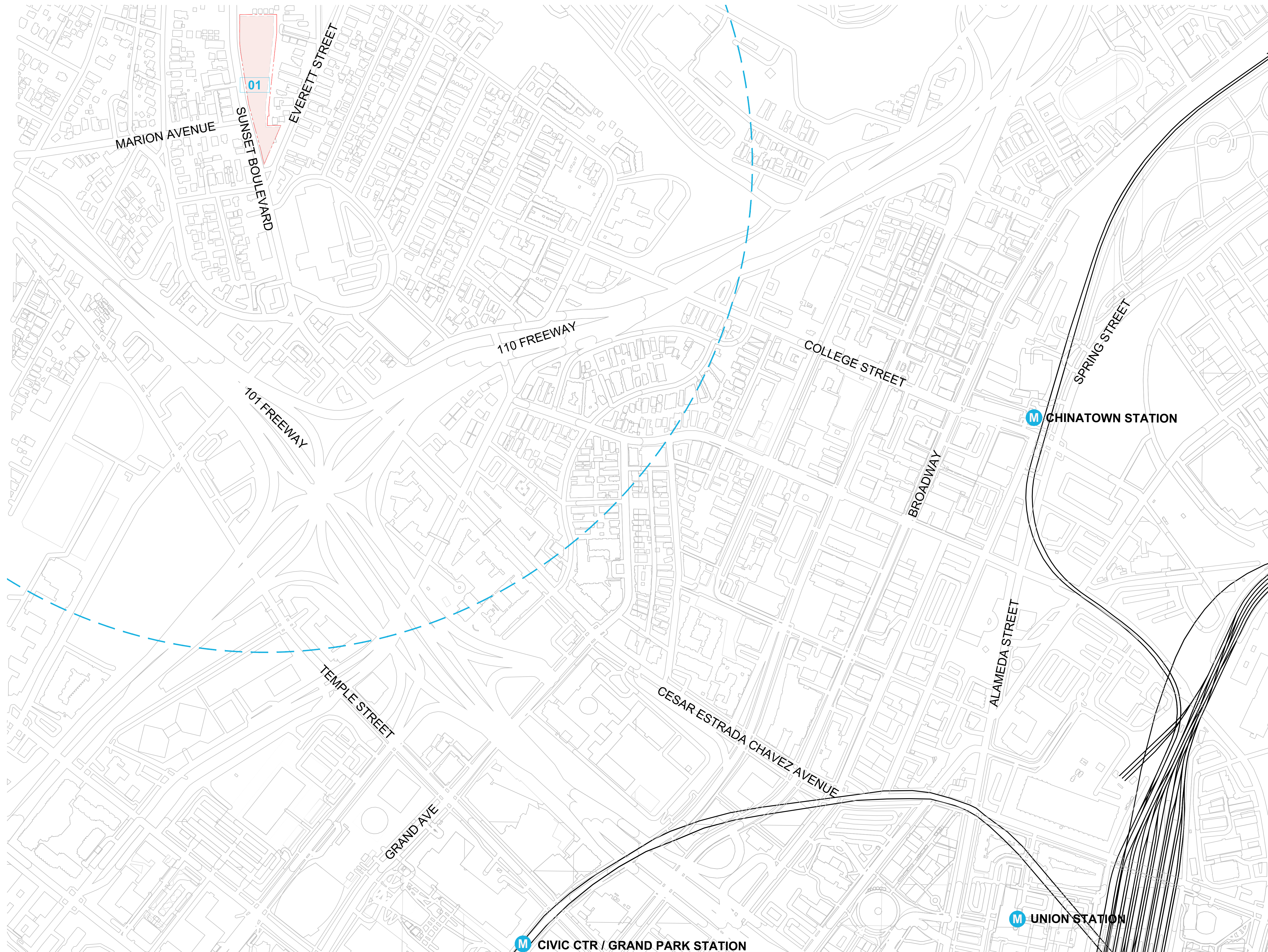
Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

TITLE SHEET
TABLE OF CONTENTS

A0-0



SYMBOLS LEGEND

- PROJECT SITE
- 0.5 MILE RADIUS
- M METRO STATION

CALLOUT LEGEND

- 01 SITE

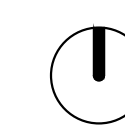


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



0 125 250 500
Scale: 1" = 250'

VICINITY MAP
PROJECT VICINITY SUMMARY

A0-1



[1]



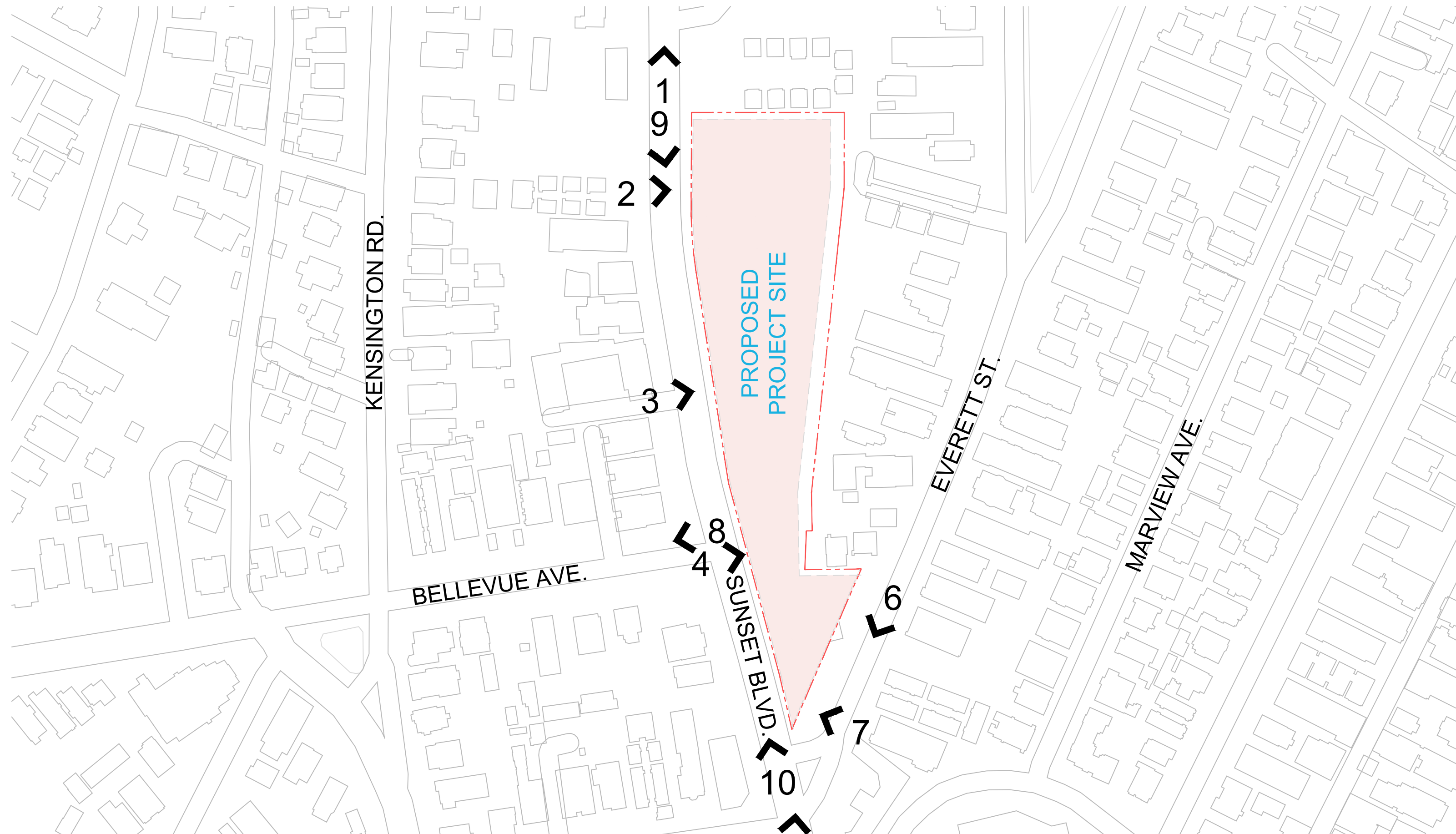
[5]



[7]



[2]



[8]



[3]



[9]



[4]



[6]



[10]

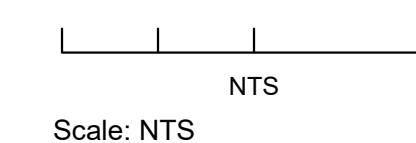


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

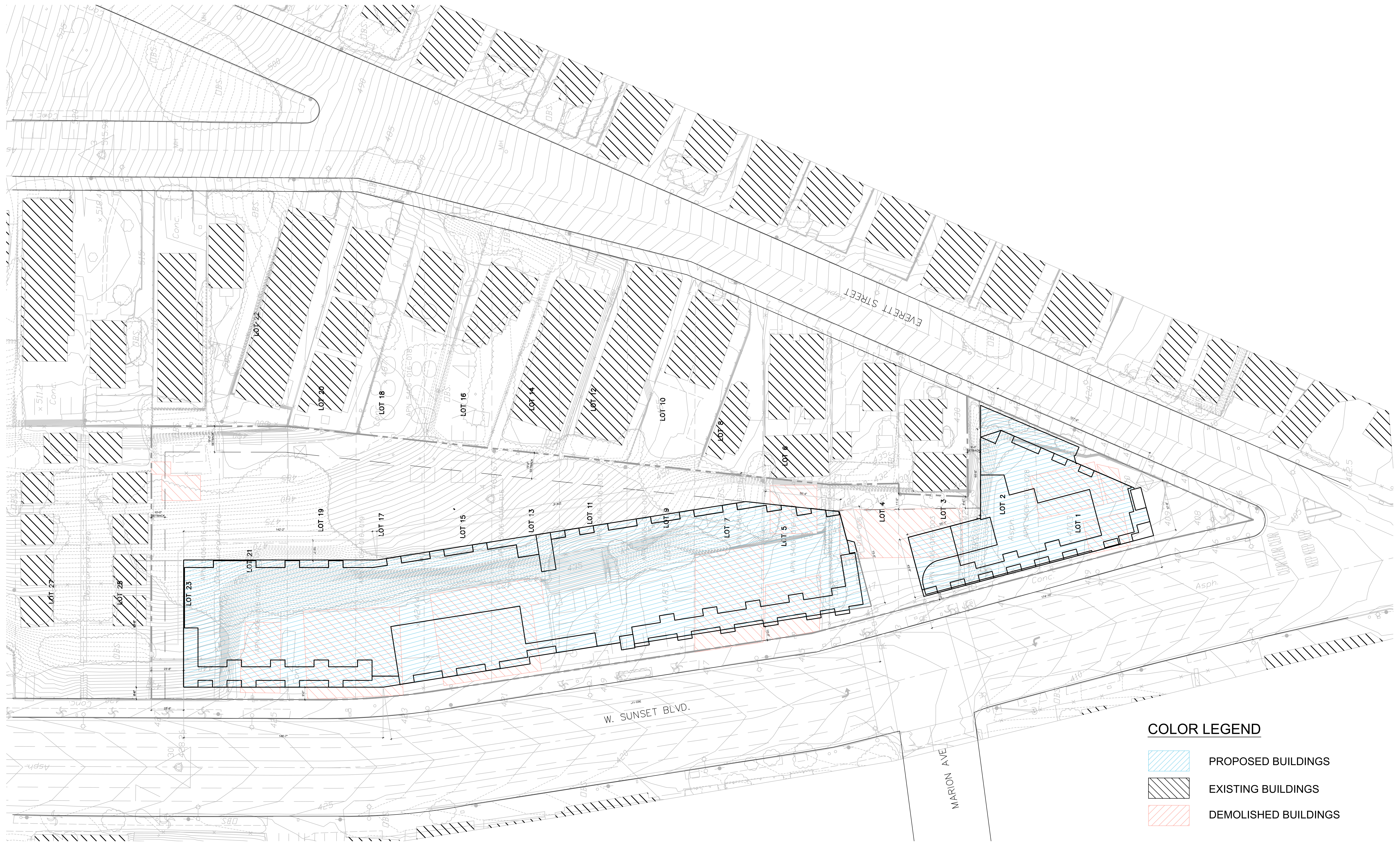
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



EXISTING CONTEXT

A0-2



COLOR LEGEND

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- DEMOLISHED BUILDINGS

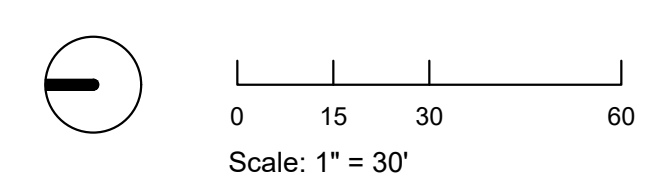


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



PLOT PLAN

A0-3

PROJECT ZONING
PROJECT NAME: SUNSET + EVERETT
PROJECT ADDRESS: 1187-1247 W. SUNSET BLVD.
LAND USE: General Commercial
ASSESSOR PARCEL #: 5406-016-028, -003, -004, -005, -006, -007, -010, -011, -013, -016, -019, -021, -023
COMBINED SITE AREA: 107,100 2,459 AC

PROJECT SUMMARY & DATA

LOT AREA: 107,100 SF 2,459 AC
DENSITY: C2-1D ZONE (BASE) 1/400SF 268 UNITS
PROPOSED AFFORDABLE 15% VERY LOW-INCOME UNITS 41 AFFORDABLE UNITS
DB AB-2345 22% INCREASE 327 UNITS
PROPOSED DENSITY 133.0 DU/AC

PROPOSED FAR PROGRAM: 321,300 SF COMMERCIAL 9,462 SF MAIN LOBBY / LEASING 3,660 SF FITNESS 1,680 SF COMMUNITY RM 1,680 SF CLUB LOUNGE 1,442 SF OTHER AMENITIES 1,614 SF RESIDENTIAL NRSF 242,796 SF

PROPOSED MIX: STUDIO 13 UNITS 4% AVE. 530 SF 1-BED 230 UNITS 70% AVE. 649 SF 2-BED 79 UNITS 24% AVE. 1,029 SF 3-BED 5 UNITS 2% AVE. 1,279 SF TOTAL 327 UNITS 100% AVE. 744 SF

LOWEST GRADE POINT: 416.5' BUILDING 'A': 408.5' BUILDING 'B': 416.38'
TOP OF ROOF / PARAPET BUILDING HEIGHT: 507.0' (GRADE)_7 STORIES 494.49' 86' (GRADE)_7 STORIES 86' (GRADE)_7 STORIES

SITE COVERAGE: BLDG FOOTPRINT BLDG 'A': 44,743 SF BLDG 'B': 11,580 SF 53% (56,323 SF) 42% 11%
IMPERVIOUS/HARDSCAPE: 12% (12,852 SF)
PERVIOUS SURFACE %: 35% (37,925 SF)

PARKING PROVIDED: REQUIRED 0 SPACES (NO PARKING PER AB 2097) PROPOSED 263 SPACES

FAR TABLE: LOT SIZE: 107,100 SQFT FAR 3.0:1 SQFT PERMITTED 321,300 SF

BUILDING 'A' // FLOOR AREA SUMMARY: FLOOR / LEVEL, APARTMENT UNITS, RESIDENTIAL UNIT AREA, COMMON AREAS / CIRCULATION, AMENITY/ LOBBY / RETAIL AREA, BALC. AREA, TOTAL FLOOR AREA, GARAGE / MECH AREA, GROSS BUILDING AREA

BUILDING 'B' // FLOOR AREA SUMMARY: FLOOR / LEVEL, APARTMENT UNITS, RESIDENTIAL UNIT AREA, COMMON AREAS / CIRCULATION, AMENITY/ LOBBY / RETAIL AREA, BALC. AREA, TOTAL FLOOR AREA, GARAGE / MECH AREA, GROSS BUILDING AREA

OPEN SPACE | BUILDING 'A': REQUIRED, STUDIO 7, 100 PER UNIT 700, 1 BEDROOM 215, 100 PER UNIT 21,500, 2 BEDROOM 55, 125 PER UNIT 6,875, 3 BEDROOM 2, 175 PER UNIT 350, 279 UNITS, 29,425 SF

OPEN SPACE | BUILDING 'B': REQUIRED, STUDIO 6, 100 PER UNIT 600, 1 BEDROOM 15, 100 PER UNIT 1,500, 2 BEDROOM 24, 125 PER UNIT 3,000, 3 BEDROOM 3, 175 PER UNIT 525, 48 UNITS, 5,625 SF

OPEN SPACE | BUILDING 'A' + 'B': REQUIRED, STUDIO 13, 100 PER UNIT 1,300, 1 BEDROOM 230, 100 PER UNIT 23,000, 2 BEDROOM 79, 125 PER UNIT 9,875, 3 BEDROOM 5, 175 PER UNIT 875, 327 UNITS, 35,050 SF, 30% REDUCTION 10,515 SF, TOTAL REQUIRED: 24,535 SF

PARKING PROVIDED: PROVIDED PARKING, RESIDENTIAL, NO PARKING REQ. PER AB2097, TOTAL PROVIDED 244 SPACES 0.75 SPACE/UNIT

EV PARKING: PROVIDED PARKING, 244 SPACES, % CAL GREEN, REQ, ROUNDED UP

INCENTIVES: BASE ZONING (C2-1D ZONE), DENSITY BONUS AB 2345, PROVIDED, HEIGHT 57', FAR 1.5:1, OPEN SPACE 30%

MIXED-USE COMMERCIAL FRONTAGE COMPLIANCE: LOCATION, FRONTAGE LENGTH, 25' DEEP COMMERCIAL FRONTAGE REQD, COMMERCIAL FRONTAGE PROPOSED

BUILDING 'A' // AMENITIES/LOBBY/RETAIL: PROGRAM, G2 FLOOR, L2 FLOOR, L3 FLOOR, L4 FLOOR, L6 FLOOR, L7 FLOOR

BUILDING 'B' // AMENITIES/LOBBY/RETAIL: PROGRAM, G1 FLOOR, L1 FLOOR, L2 FLOOR, L3 FLOOR, L4 FLOOR, L6 FLOOR

BUILDING 'A' // AMENITIES: PROVIDED, REC. RM. (FITNESS), REC. RM. (COMMUNITY ROOM), REC. RM. (CLUB ROOM), REC. RM. (CLUB LOUNGE), TOTAL 1,680 SF, 1,680 SF, 1,442 SF, 1,111 SF, 5,913 SF

BUILDING 'B' // AMENITIES: PROVIDED, NONE, TOTAL 0 SF, 0 SF, 0 SF, 0 SF, 0 SF

OPEN SPACE: REQUIRED, OPEN SPACE, PROVIDED OPEN SPACE (COMPLIANT), PROVIDED OPEN SPACE (OTHER OPEN SPACE NOT INCLUDE IN COMMON OPEN SPACE CALCULATION)

BIKE PARKING: LONG-TERM, DWELLING UNITS, RATIO, DU, TOTAL, COMMERCIAL, RATIO / SQFT, SQFT, TOTAL

BUILDING 'A' // COMM. SPACE: PROGRAM, G2 FLOOR, RETAIL 'A', 2,920 SF

BUILDING 'B' // COMM. SPACE: PROGRAM, L1 FLOOR, RESTAURANT, 5,258 SF, RETAIL 'B', 1,284 SF, TOTAL 6,542 SF

BUILDING 'A' NUMBER OF PRIVATE DECKS: UNITS, PROVIDED, STUDIO 7, 1 BEDROOM 215, 2 BEDROOM 69, 3 BEDROOM 4, TOTAL 295 DECKS

BUILDING 'B' NUMBER OF PRIVATE DECKS: UNITS, PROVIDED, STUDIO 6, 1 BEDROOM 15, 2 BEDROOM 37, 3 BEDROOM 4, TOTAL 62 DECKS

BUILDING 'A' + 'B' NUMBER OF PRIVATE DECKS: UNITS, PROVIDED, STUDIO 13, 1 BEDROOM 230, 2 BEDROOM 106, 3 BEDROOM 8, TOTAL 357 DECKS

(A MINIMUM OF 1 PRIVATE DECK IS PROVIDED TO EACH DWELLING UNIT. VARIOUS UNITS PROVIDE MULTIPLE DECKS, BUT A MINIMUM OF 50 SF IS COUNTED TOWARDS PRIVATE OPEN SPACE.)

RESIDENTIAL STORAGE: 4X4 LOCKERS, PROVIDED, UNITS, RATIO, TOTAL PROPOSED 280



Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

PROJECT DATA
DATA

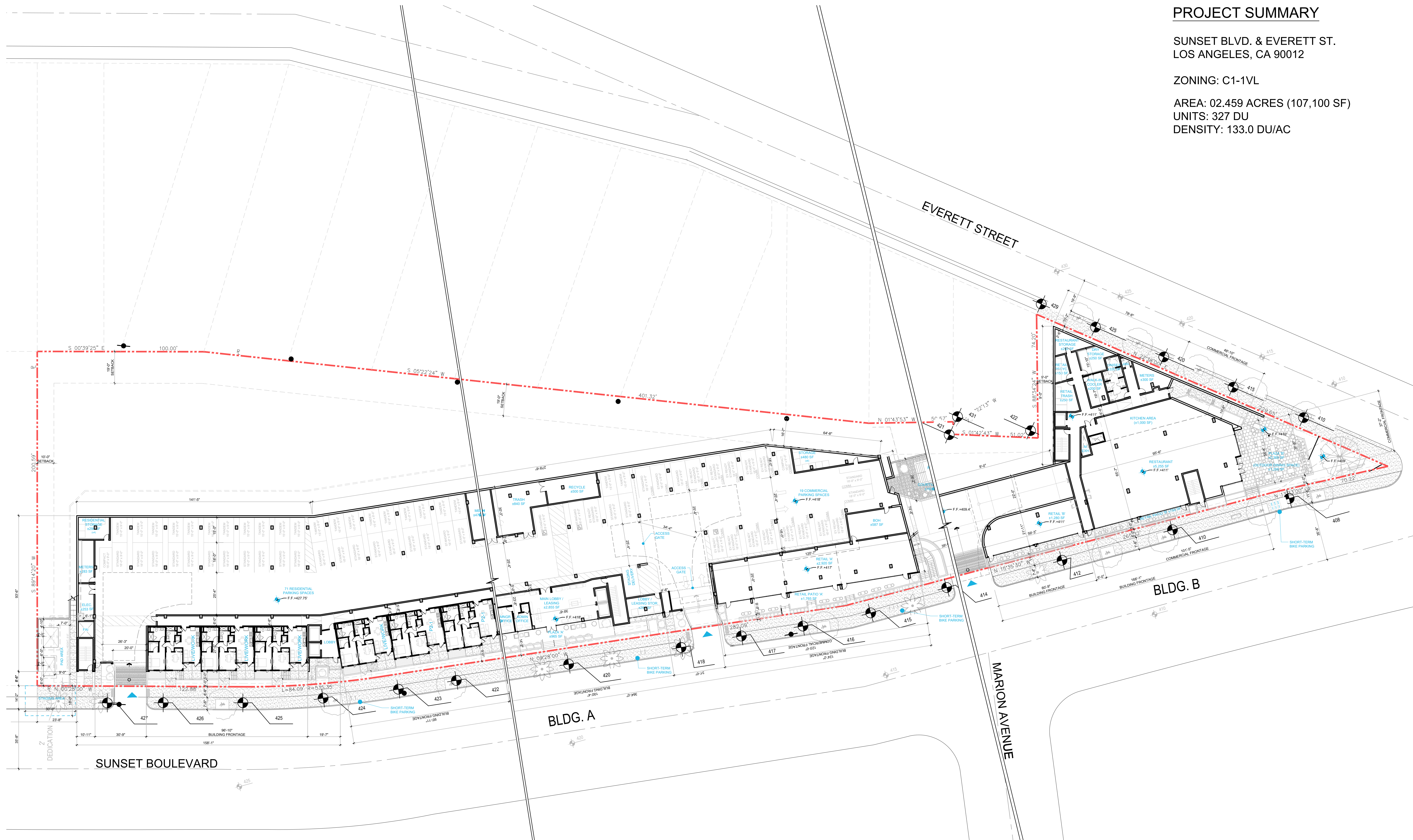
A0-4

PROJECT SUMMARY

SUNSET BLVD. & EVERETT ST.
LOS ANGELES, CA 90012

ZONING: C1-1VL

AREA: 02.459 ACRES (107,100 SF)
UNITS: 327 DU
DENSITY: 133.0 DU/AC

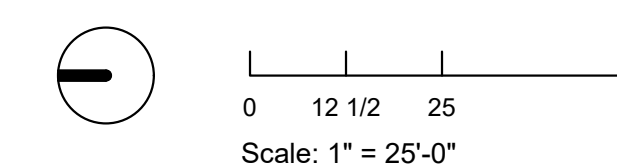


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

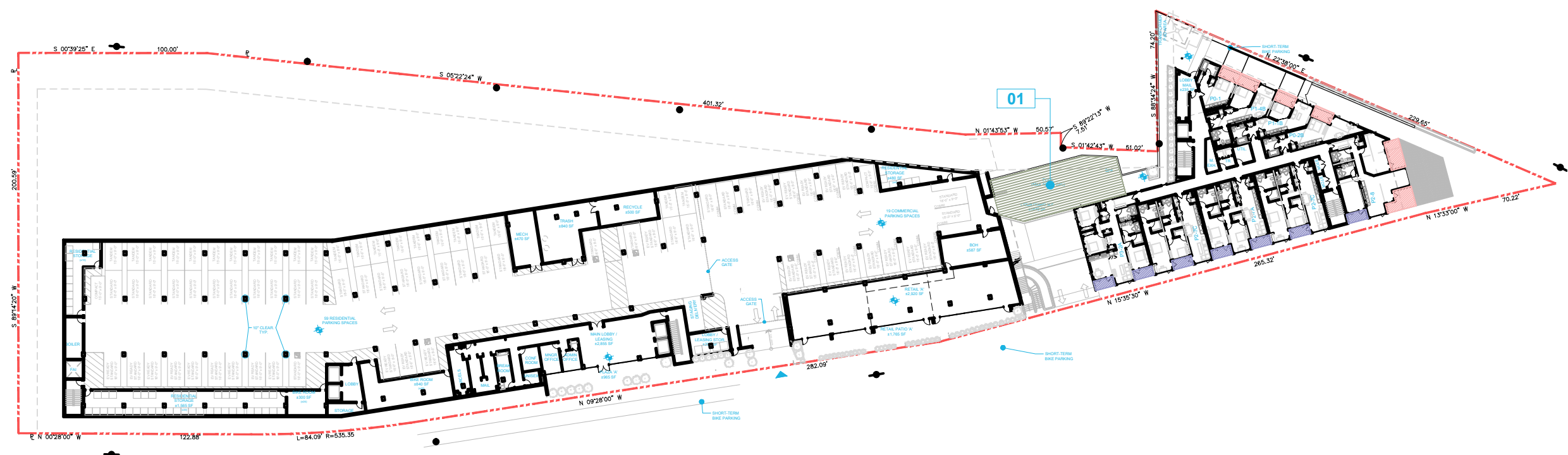
CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



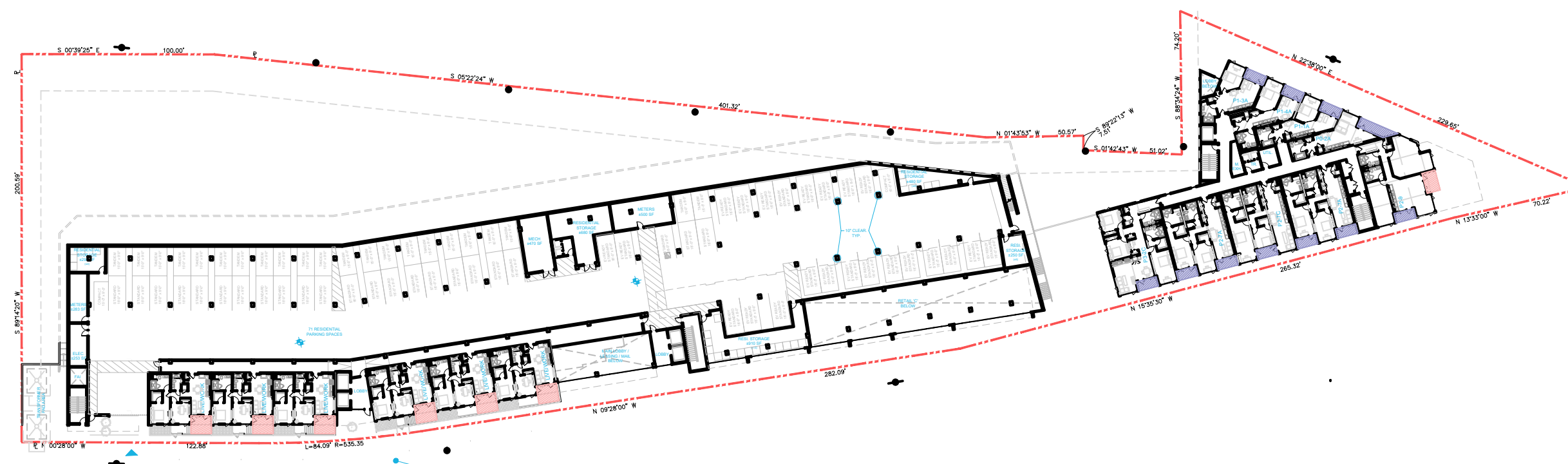
CONCEPTUAL SITE PLAN
PROJECT SUMMARY

A1-0

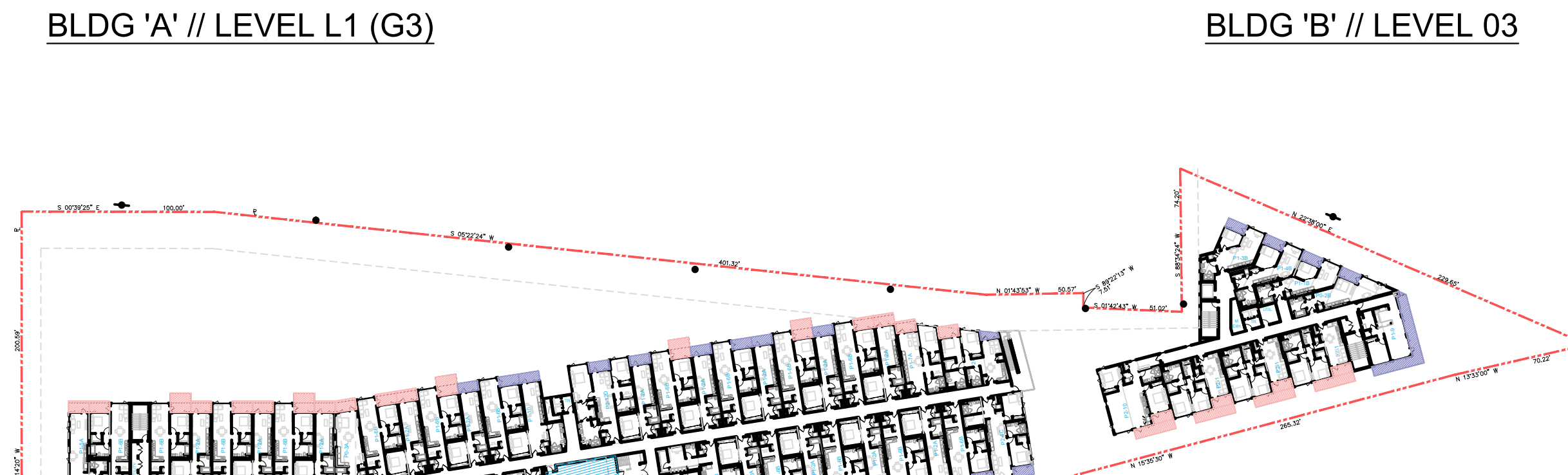
OPEN SPACE



BLDG 'A' // LEVEL G2



BLDG 'B' // LEVEL 02



BLDG 'A' // LEVEL L1 (G3)

BLDG 'B' // LEVEL 03



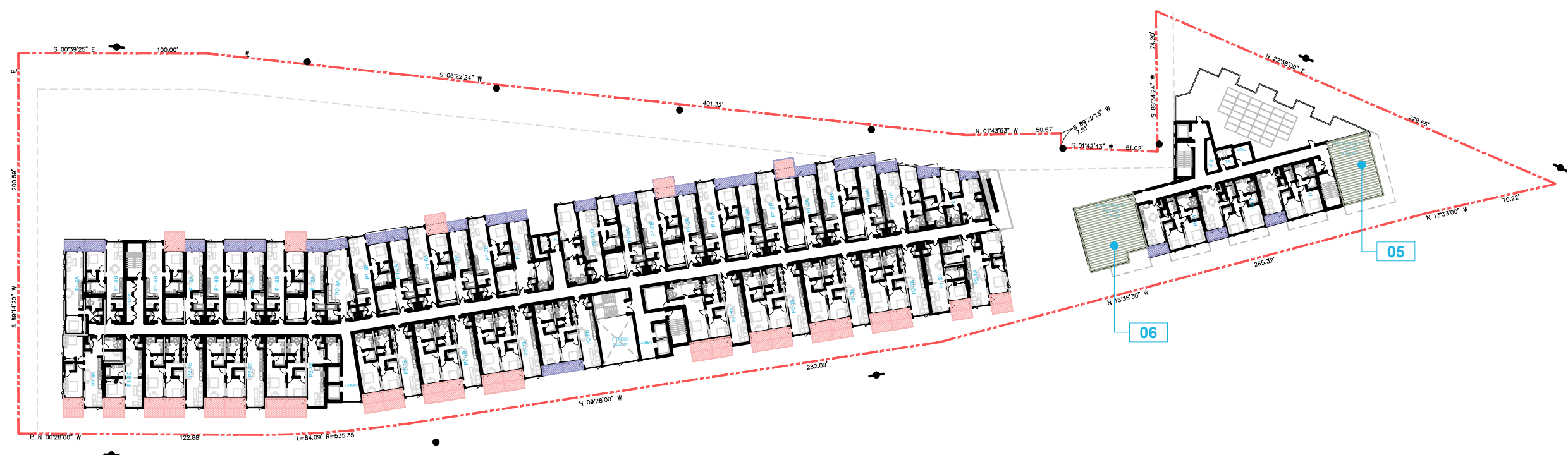
BLDG 'A' // LEVEL 02



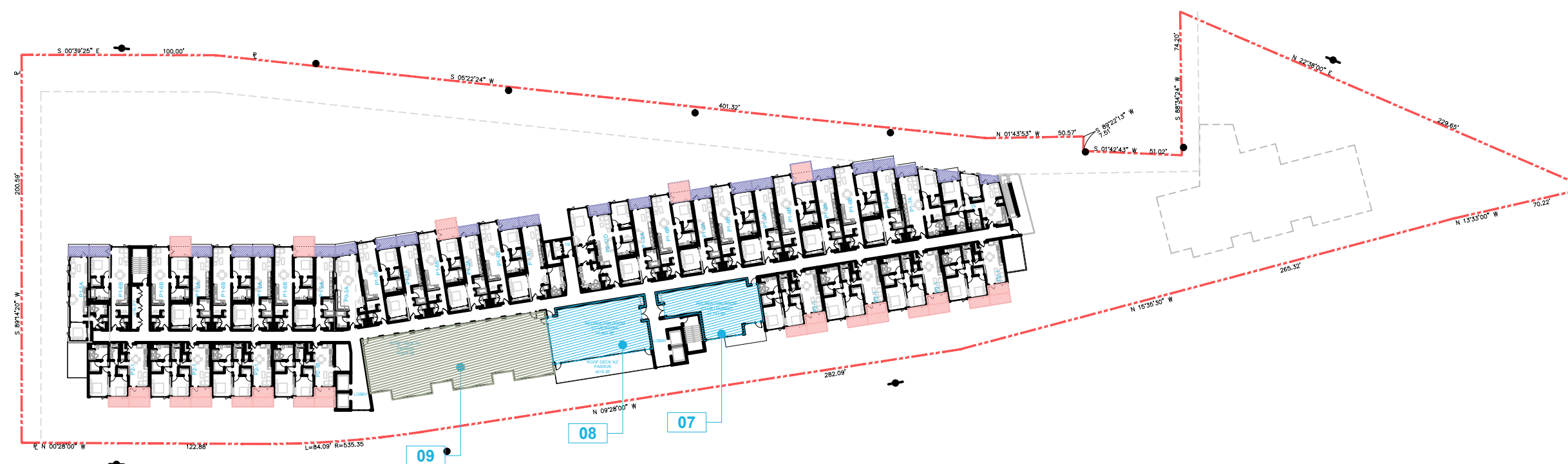
BLDG 'B' // LEVEL 04

BLDG 'A' // LEVEL 04

BLDG 'B' // LEVEL 06



BLDG 'A' // LEVEL 05



BLDG 'B' // LEVEL 07

BLDG 'A' // LEVEL 07

OPEN SPACE BUILDING 'A'			
REQUIRED		OPEN SPACE	
STUDIO	7	100 PER UNIT	700
1 BEDROOM	215	100 PER UNIT	21,500
2 BEDROOM	55	125 PER UNIT	6,875
3 BEDROOM	2	175 PER UNIT	350
TOTAL	279 UNITS	REQUIRED OPEN SPACE	29,425 SF

OPEN SPACE BUILDING 'B'			
REQUIRED		OPEN SPACE	
STUDIO	6	100 PER UNIT	600
1 BEDROOM	15	100 PER UNIT	1,500
2 BEDROOM	24	125 PER UNIT	3,000
3 BEDROOM	3	175 PER UNIT	525
TOTAL	48 UNITS	REQUIRED OPEN SPACE	5,625 SF

OPEN SPACE BUILDING 'A' + 'B'			
REQUIRED		OPEN SPACE	
STUDIO	13	100 PER UNIT	1,300
1 BEDROOM	230	100 PER UNIT	23,000
2 BEDROOM	79	125 PER UNIT	9,875
3 BEDROOM	5	175 PER UNIT	875
TOTAL	327 UNITS	REQUIRED OPEN SPACE	35,050 SF
		30% REDUCTION	10,515 SF
		TOTAL REQUIRED:	24,535 SF

BUILDING 'A' // AMENITIES				
PROVIDED	L2 FLOOR	L4 FLOOR	L7 FLOOR	
REC. RM. (FITNESS)	1,680 SF	1,680 SF		
REC. RM. (COMMUNITY ROOM)				
REC. RM. (CLUB ROOM)			1,442 SF	
REC. RM. (CLUB LOUNGE)			1,111 SF	
TOTAL	1,680 SF	1,680 SF	2,553 SF	
PROVIDED		5,913 SF		

BUILDING 'B' // AMENITIES				
PROVIDED	G2 FLOOR	L2 FLOOR	L4 FLOOR	L7 FLOOR
NONE	0 SF	0 SF	0 SF	0 SF
TOTAL	0 SF	0 SF	0 SF	0 SF
PROVIDED		0 SF		

PROVIDED	OPEN SPACE
125 PRIVATE DECKS (compliance to 50sf max.)	6,250 SF
COURTYARD 'A1' - L2	5,950 SF
COURTYARD 'A2' - G2	1,630 SF
ROOF DECK 'A1' - L7	2,975 SF
ROOF DECK 'B1' - L7	758 SF
ROOF DECK 'B2' - L7	1,064 SF
INDOOR AMENITIES (up to max. 25% of total req.)	5,913 SF
TOTAL	24,540 SF
202 PRIVATE DECKS (Noncompliance)	10,100 SF

AREA LEGEND

- 01 COURTYARD 'A2' - G2
- 02 COURTYARD 'A1' - L1
- 03 FITNESS
- 04 COMMUNITY ROOM
- 05 ROOF DECK 'B1'
- 06 ROOF DECK 'B2'
- 07 CLUB LOUNGE
- 08 CLUB ROOM
- 09 ROOF DECK 'A1'

COLOR LEGEND

- 1. OUTDOOR COMMON OPEN SPACE
- 2. INDOOR COMMON OPEN SPACE
- 3. PRIVATE OPEN SPACE
- 106 COMPLIANT BALCONIES
WITH 6' MIN DIM IN LENGTH AND WIDTH
(BLDG 'A' : L1 (G3) - L7 + BLDG 'B' : L2 - L7)
- 4. PRIVATE OPEN SPACE
- 221 NONCOMPLIANT BALCONIES
(BLDG 'A' : L1 (G3) - L7 + BLDG 'B' : L2 - L7)

OPEN SPACE	AREA
REQUIRED	327 DU
INCENTIVE: 30% REDUCTION	10,515 SF
TOTAL REQUIRED	24,535 SF
PROVIDED OPEN SPACE (COMPLIANT)	24,540 SF
BLDG 'A': 104 PVT DECKS (compliant to 50 sf max.)	5,200 SF
COURTYARD 'A1' - L2	5,950 SF
COURTYARD 'A2' - G2	1,630 SF
ROOF DECK 'A1' - L7	2,975 SF
BLDG 'B': 21 PVT DECKS (compliant to 50 sf max.)	1,050 SF
ROOF DECK 'B1' - L7	758 SF
ROOF DECK 'B2' - L7	1,064 SF
INDOOR AMENITIES (up to max. 25% of total req.)	5,913 SF
TOTAL PROVIDED	24,540 SF
PROVIDED OPEN SPACE (OTHER OPEN SPACE NOT INCLUDE IN COMMON OPEN SPACE CALCULATION)	17,025 SF
BLDG 'A': 175 PVT DECKS (non-compliant, but meeting 50 sf max.)	8,750 SF
PLAZA 'A' - L1	965 SF
RETAIL PATIO 'A' - L1	1,765 SF
COURTYARD 'A1' - L2	565 SF
ROOF DECK 'A2' - L7	515
BLDG 'B': 27 PVT DECKS (non-compliant, but meeting 50 sf max.)	1,350 SF
PLAZA 'B' - L1 (commercial outdoor space)	2,365 SF
RETAIL PATIO 'B' - L1	750 SF
TOTAL OTHER OPEN SPACE	17,025 SF
TOTAL PROJECT OPEN SPACE	41,565 SF

COMMON OPEN SPACE REQUIREMENTS

- EACH AREA MIN 400 SF
- NO DIMENSION ON ANY SIDE LESS THAN 15'
- CONSTITUTE AT LEAST 50% OF THE REQUIRED OPEN SPACE
- RECREATION ROOMS OF AT LEAST 600 SF OR MORE MAY QUALIFY UP TO 25% OF THE REQUIRED OPEN SPACE

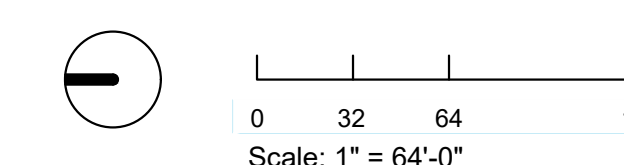


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



OPEN SPACE EXHIBIT

A1-2

FLOOR AREA RATIO

REQUIRED

SITE AREA: 107,100 SF (2.459 AC)

FLOOR AREA REQUIREMENTS




(Amended by Ord. No. 182,386, Eff. 3/13/13.) The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

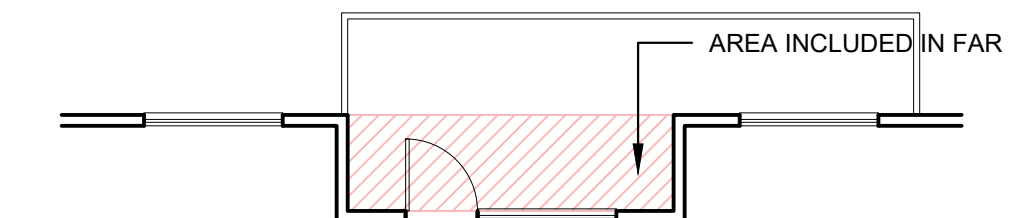
BUILDING A // FLOOR AREA RATIO			
FLOOR / LEVEL	APARTMENT UNITS	BALC. AREA Covered + 2 Sided (INCL. FAR)	TOTAL FLOOR AREA
Level G1	0 UNITS	0 SF	0 SF
Level G2	0 UNITS	0 SF	6,304 SF
Level 1 (G3)	6 UNITS	288 SF	9,774 SF
Level 2	51 UNITS	3,057 SF	39,925 SF
Level 3	53 UNITS	2,863 SF	39,907 SF
Level 4	51 UNITS	2,330 SF	40,362 SF
Level 5	42 UNITS	2,420 SF	37,847 SF
Level 6	41 UNITS	2,689 SF	35,819 SF
Level 7	35 UNITS	0 SF	31,751 SF
Total	279 UNITS	13,647 SF	241,689 SF

BUILDING B // FLOOR AREA RATIO			
FLOOR / LEVEL	APARTMENT UNITS	BALC. AREA Covered + 2 Sided (INCL. FAR)	TOTAL FLOOR AREA
Level G1	0 UNITS	0 SF	0 SF
Level 1	0 UNITS	0 SF	10,353 SF
Level 2	9 UNITS	700 SF	9,936 SF
Level 3	9 UNITS	675 SF	9,909 SF
Level 4	9 UNITS	428 SF	9,738 SF
Level 5	9 UNITS	482 SF	9,770 SF
Level 6	9 UNITS	160 SF	8,088 SF
Level 7	3 UNITS	0 SF	5,725 SF
Total	48 UNITS	2,445 SF	63,519 SF

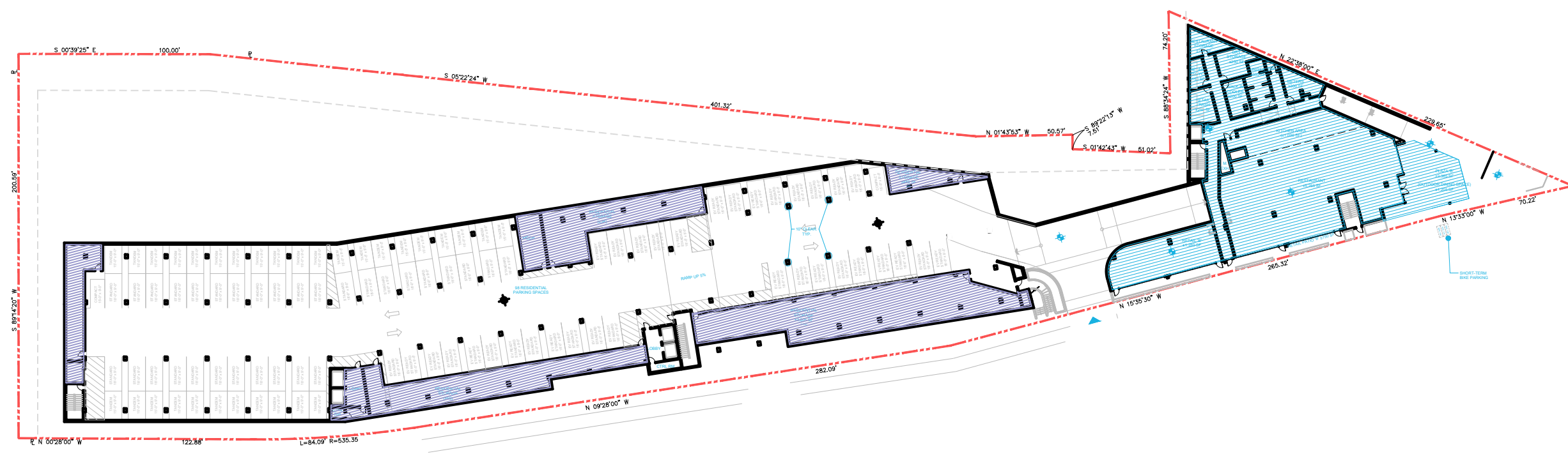
FAR TABLE		
LOT SIZE: 107,100 SQFT		
	FAR	SQFT PERMITTED
C2-1D ZONE	1.5 :1	160,650 SF
AB 2345 / LAMC	3.0:1	321,300 SF
PROPOSED	3.0 :1	321,300 SF

COLOR LEGEND

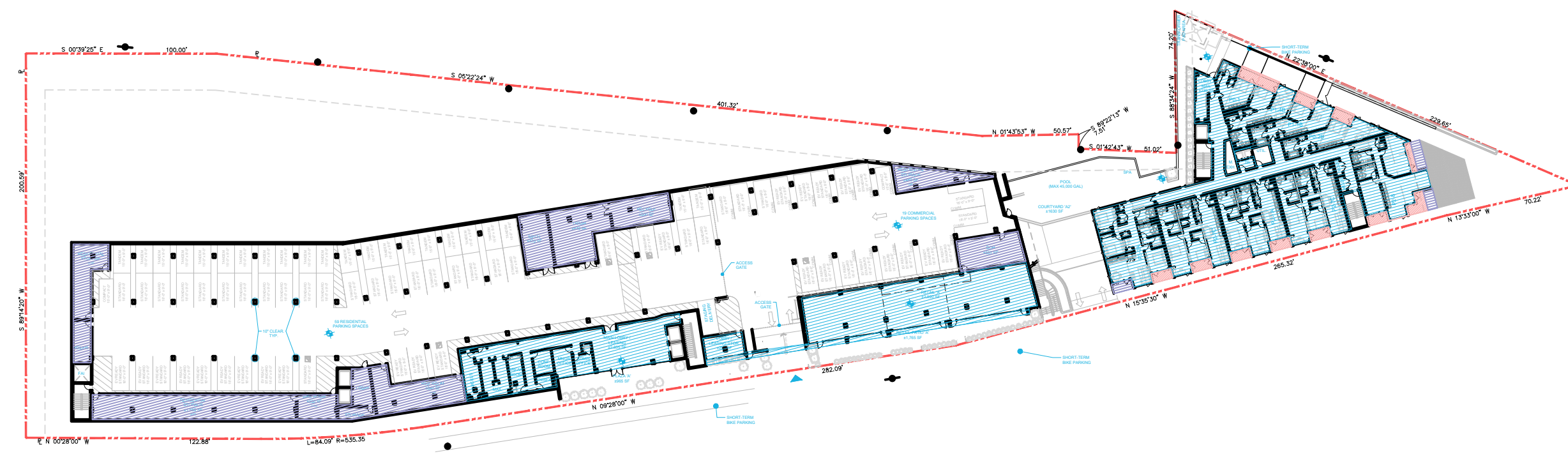
-  FAR ZONING AREA | INTERIOR
-  EXEMPT FROM FAR | BALCONIES
-  FAR ZONING AREA | BALCONIES



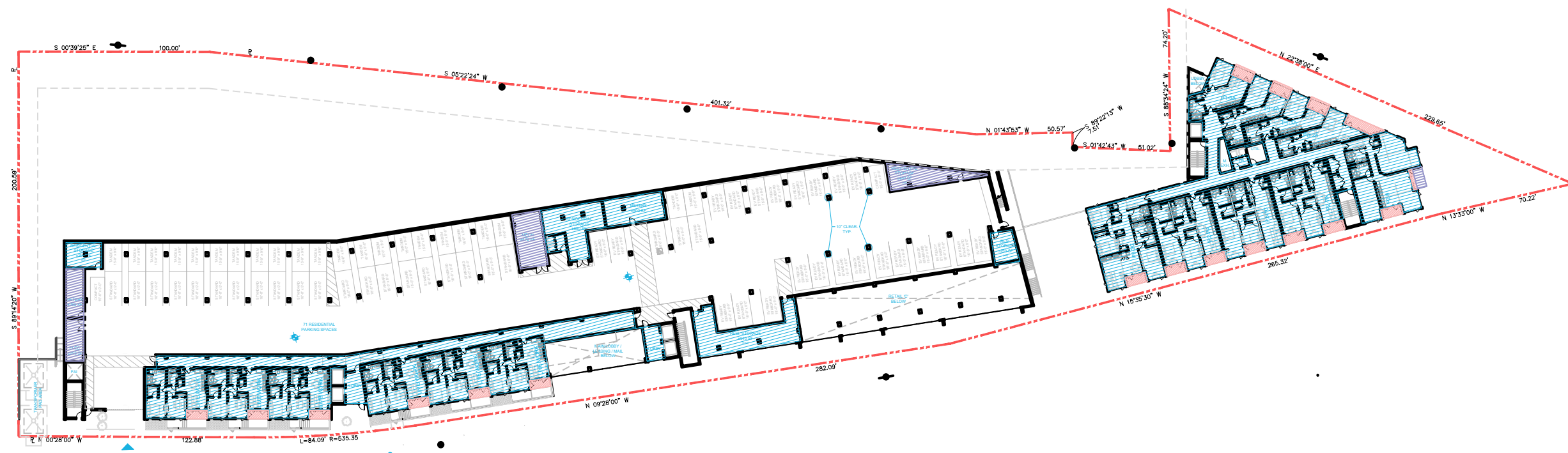
**PARTIAL BALCONY AREAS COVERED ON 3 SIDES ARE INCLUDED IN THE FAR CALCULATION



BLDG 'A' // LEVEL G1



BLDG 'B' // LEVEL 01



BLDG 'A' // LEVEL 01 (G3)



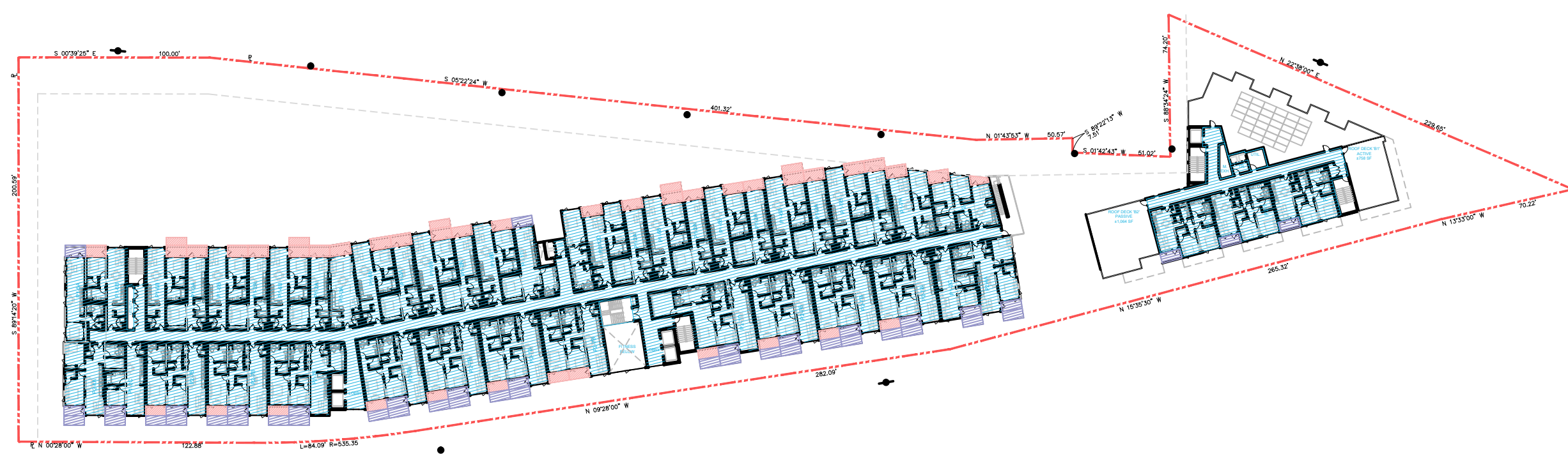
BLDG 'A' // LEVEL 02



BLDG 'A' // LEVEL 03



BLDG 'A' // LEVEL 04



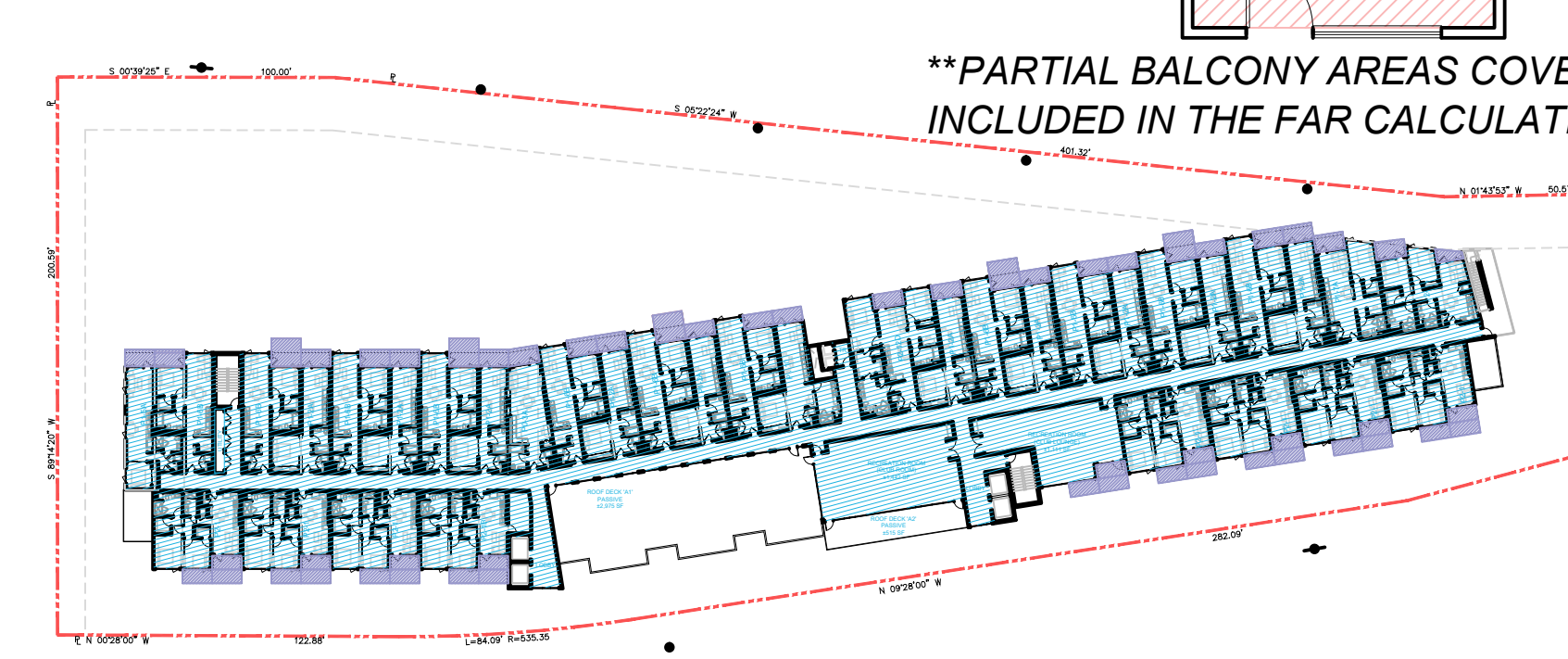
BLDG 'A' // LEVEL 05



BLDG 'A' // LEVEL 06



BLDG 'B' // LEVEL R



BLDG 'A' // LEVEL 07

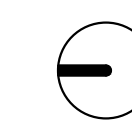


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

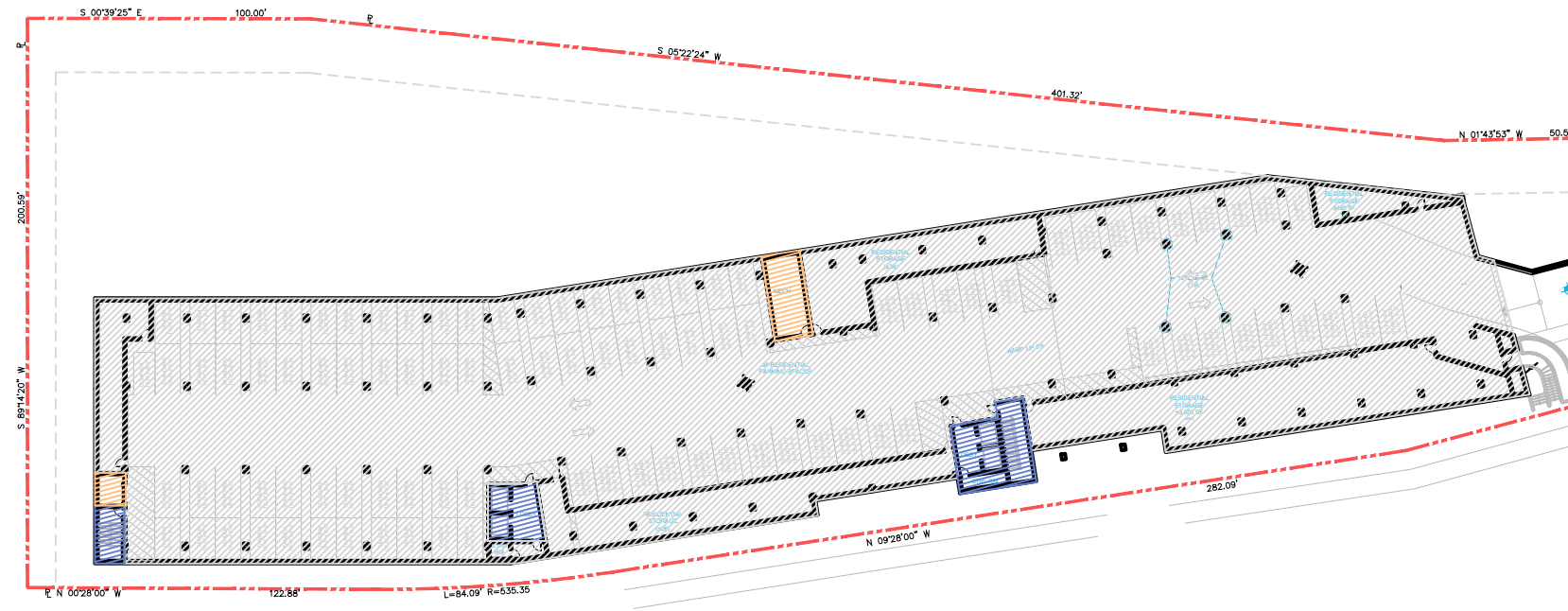


0 32 64 128
Scale: 1" = 64'-0"

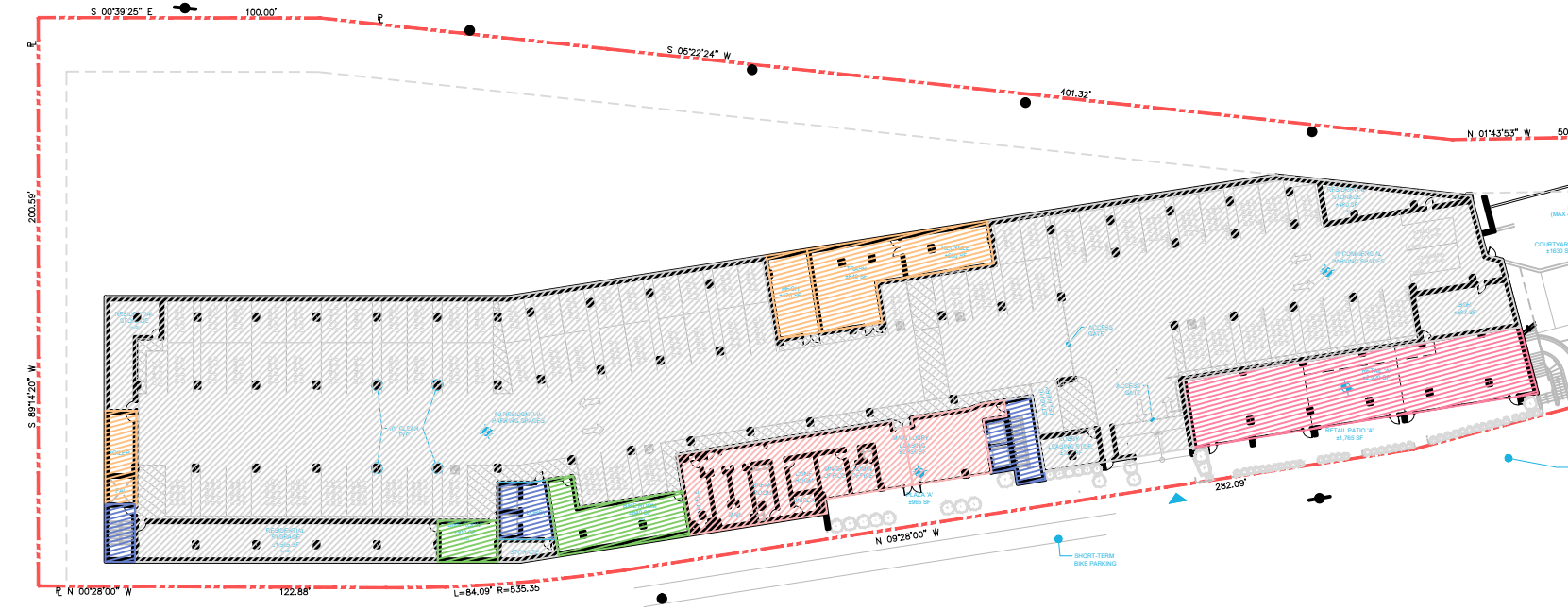
FAR EXHIBIT

A1-3

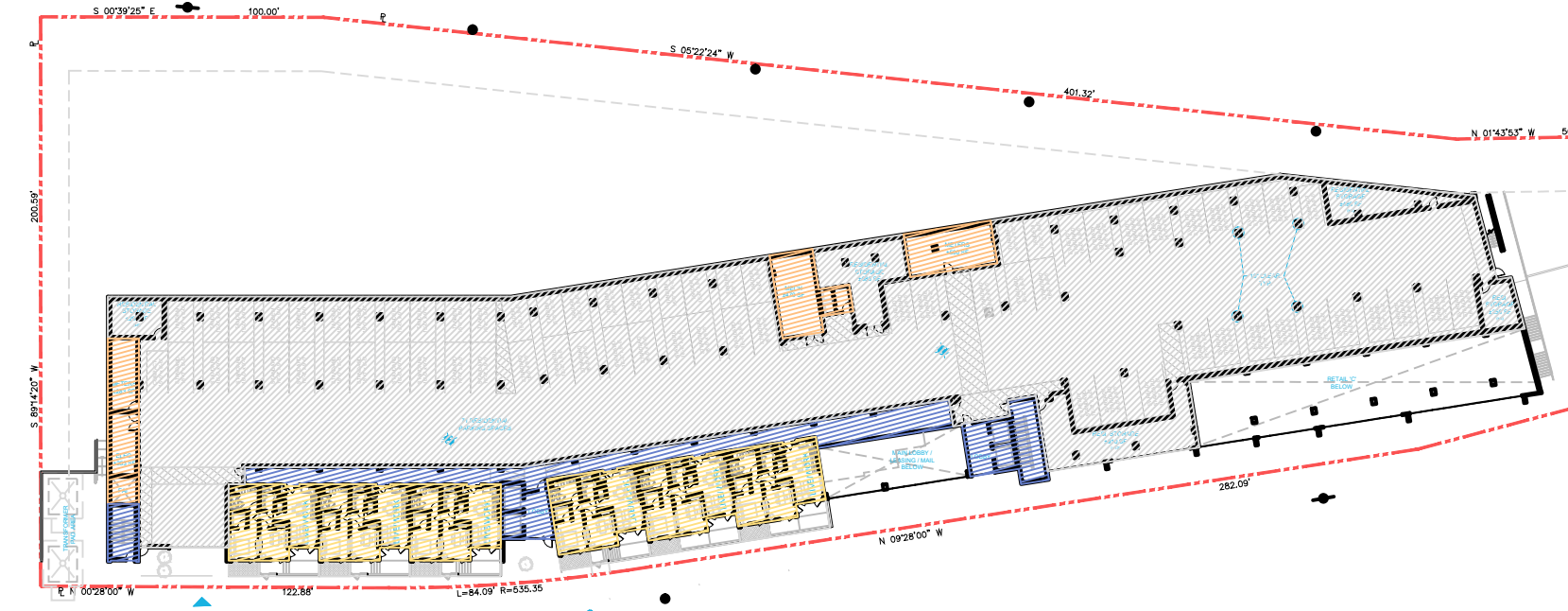
BUILDING AREA



BLDG 'A' // LEVEL G1



BLDG 'A' // LEVEL G2



BLDG 'A' // LEVEL 1 (G3)



BLDG 'A' // LEVEL 02



BLDG 'A' // LEVEL 03



BLDG 'A' // LEVEL 04



BLDG 'A' // LEVEL 05



BLDG 'A' // LEVEL 06



BLDG 'A' // LEVEL 07

COLOR LEGEND

1. RESIDENTIAL AREA	4. CIRCULATION & COMMON AREAS	7. LOBBY / MAIL
2. RETAIL AREA	5. PARKING AREA	
3. AMENITY AREA	6. SERVICE AREA	

LEVEL G1	
- CIRCULATION:	1314 SQ. FT.
- SERVICE:	537 SQ. FT.
- PARKING:	42786 SQ. FT.
<hr/>	
TOTAL:	44637 SQ. FT.

LEVEL G2	
- CIRCULATION:	1054 SQ. FT.
- AMENITY:	1154 SQ. FT.
- LOBBY / MAIL:	2855 SQ. FT.
- RETAIL:	2919 SQ. FT.
- SERVICE:	2092 SQ. FT.
- PARKING:	34830 SQ. FT.
<hr/>	
TOTAL:	44905 SQ. FT.

LEVEL 1 (G3)	
- RESIDENTIAL:	4860 SQ. FT.
- CIRCULATION:	2863 SQ. FT.
- SERVICE:	1665 SQ. FT.
- PARKING:	30998 SQ. FT.
<hr/>	
TOTAL:	40387 SQ. FT.

LEVEL 02	
- RESIDENTIAL:	34405 SQ. FT.
- AMENITY:	1681 SQ. FT.
- CIRCULATION:	4935 SQ. FT.
- SERVICE:	345 SQ. FT.
<hr/>	
TOTAL:	41367 SQ. FT.

LEVEL 03	
- RESIDENTIAL:	35988 SQ. FT.
- CIRCULATION:	4979 SQ. FT.
- SERVICE:	205 SQ. FT.
<hr/>	
TOTAL:	41172 SQ. FT.

LEVEL 04	
- RESIDENTIAL:	34869 SQ. FT.
- AMENITY:	1681 SQ. FT.
- CIRCULATION:	4903 SQ. FT.
- SERVICE:	205 SQ. FT.
<hr/>	
TOTAL:	41658 SQ. FT.

LEVEL 05	
- RESIDENTIAL:	33993 SQ. FT.
- CIRCULATION:	4946 SQ. FT.
- SERVICE:	205 SQ. FT.
<hr/>	
TOTAL:	39144 SQ. FT.

LEVEL 06	
- RESIDENTIAL:	32099 SQ. FT.
- CIRCULATION:	4677 SQ. FT.
- SERVICE:	205 SQ. FT.
<hr/>	
TOTAL:	36981 SQ. FT.

LEVEL 07	
- RESIDENTIAL:	25146 SQ. FT.
- AMENITY:	2553 SQ. FT.
- CIRCULATION:	4769 SQ. FT.
- SERVICE:	205 SQ. FT.
<hr/>	
TOTAL:	32673 SQ. FT.

BUILDING AREA TOTAL: ±362,924 SQ. FT.

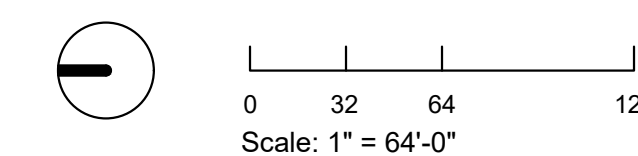


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

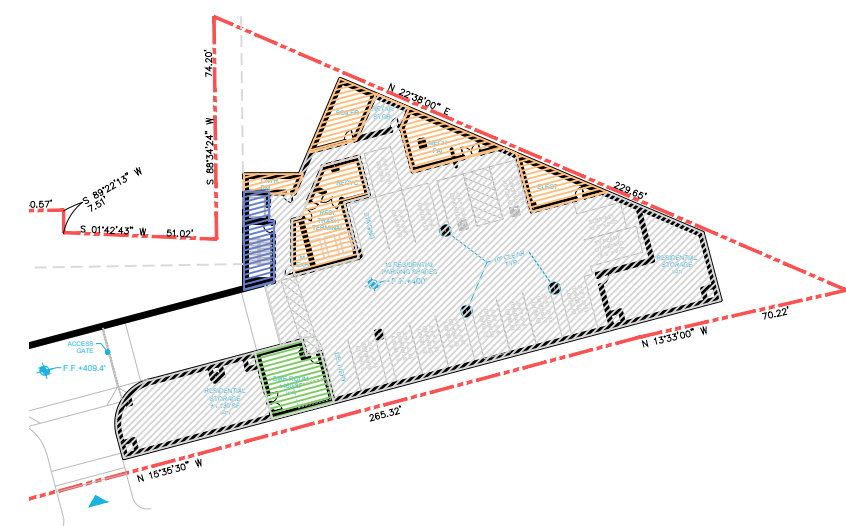
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

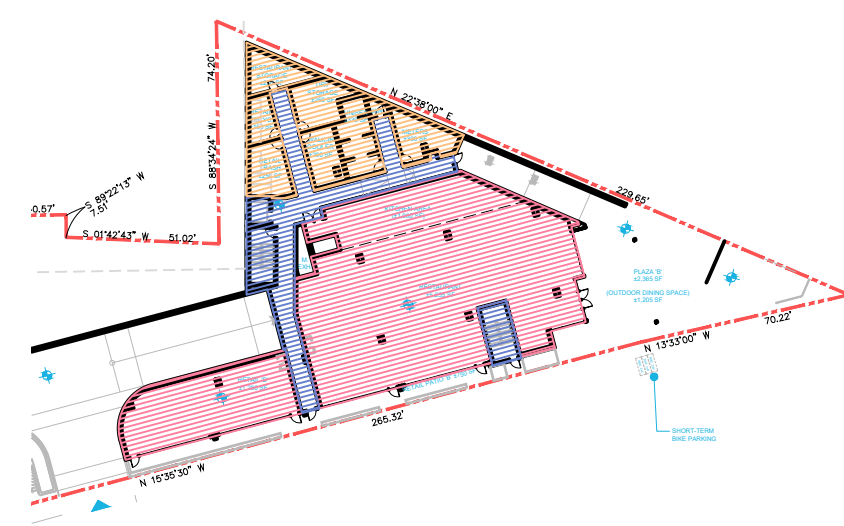


CBC BUILDING AREA EXHIBIT
BUILDING 'A'

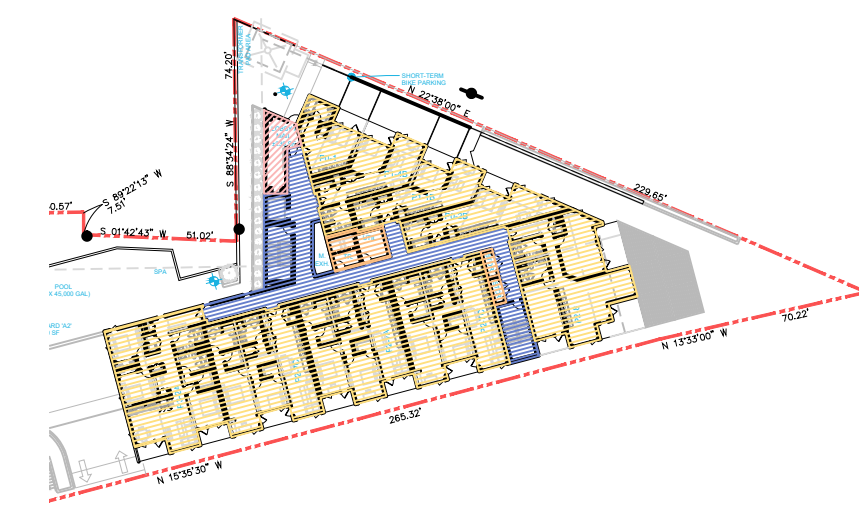
A1-4



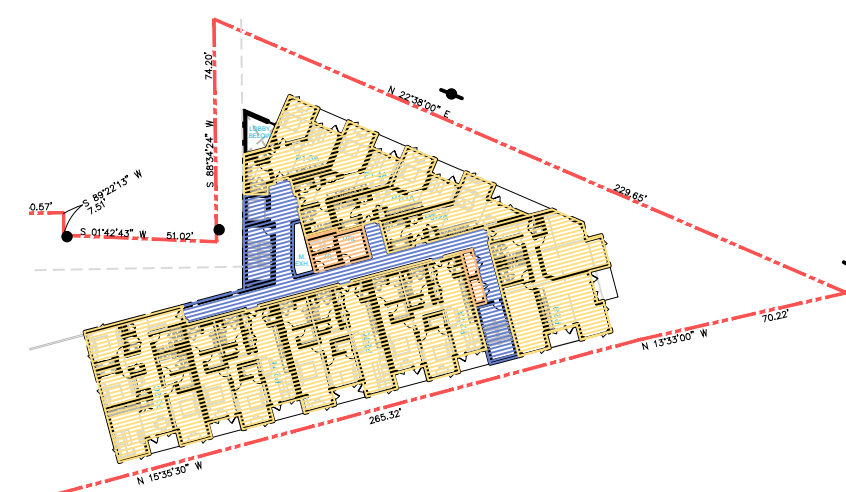
BLDG 'B' // LEVEL G1



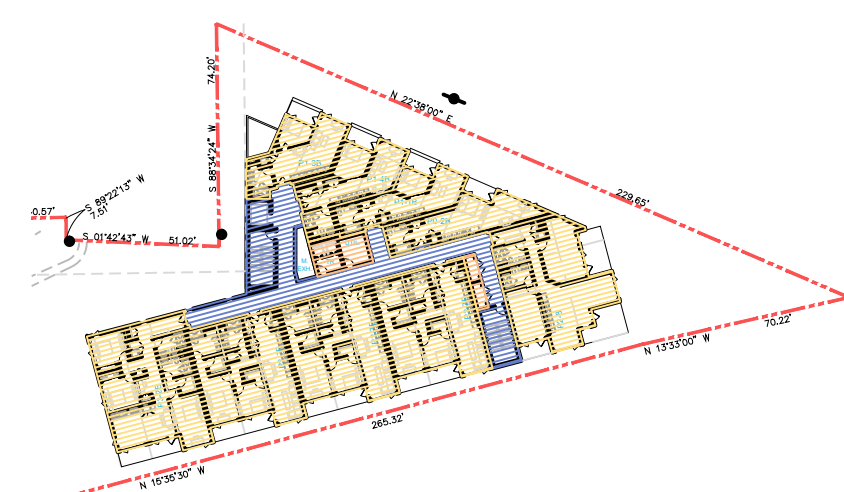
BLDG 'B' // LEVEL 01



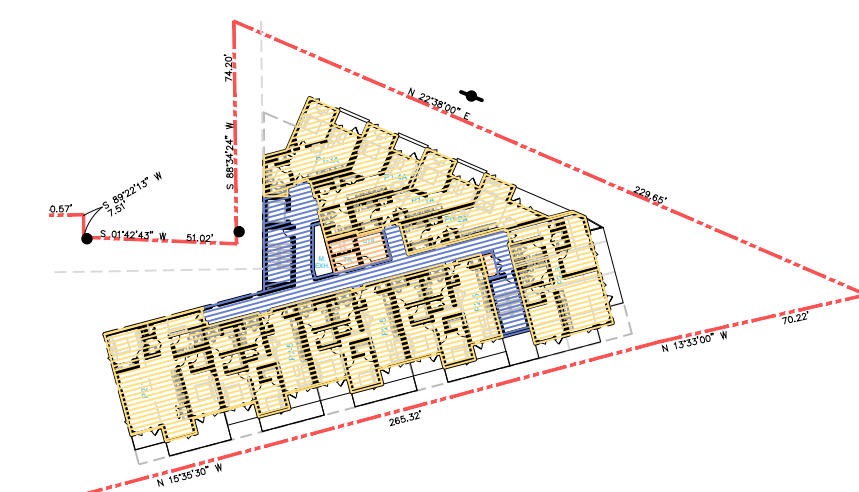
BLDG 'B' // LEVEL 02



BLDG 'B' // LEVEL 03



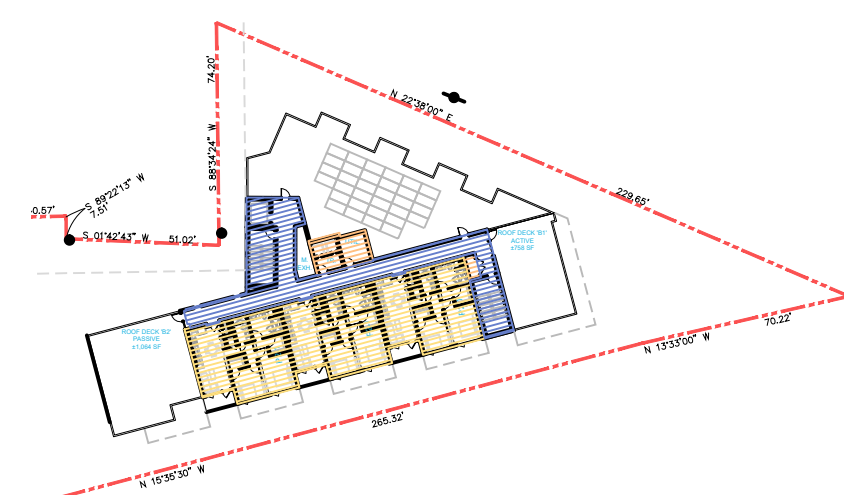
BLDG 'B' // LEVEL 04



BLDG 'A' // LEVEL 05



BLDG 'B' // LEVEL 06



BLDG 'B' // LEVEL 07

COLOR LEGEND

1. RESIDENTIAL AREA	4. CIRCULATION & COMMON AREAS	7. LOBBY / MAIL
2. RETAIL AREA	5. PARKING AREA	
3. AMENITY AREA	6. SERVICE AREA	

BUILDING AREA

LEVEL G1	
- CIRCULATION:	299 SQ. FT.
- SERVICE:	1637 SQ. FT.
- AMENITY:	460 SQ. FT.
- PARKING:	9154 SQ. FT.

TOTAL:	11551 SQ. FT.
LEVEL 01	
- CIRCULATION:	1661 SQ. FT.
- COMMERCIAL:	6542 SQ. FT.
- SERVICE:	1840 SQ. FT.

TOTAL:	10043 SQ. FT.
LEVEL 02	
- RESIDENTIAL:	8153 SQ. FT.
- LOBBY / MAIL:	235 SQ. FT.
- CIRCULATION:	1650 SQ. FT.
- SERVICE:	293 SQ. FT.

TOTAL:	10330 SQ. FT.
LEVEL 03	
- RESIDENTIAL:	8428 SQ. FT.
- CIRCULATION:	1578 SQ. FT.
- SERVICE:	293 SQ. FT.

TOTAL:	10299 SQ. FT.
LEVEL 04	
- RESIDENTIAL:	8246 SQ. FT.
- CIRCULATION:	1578 SQ. FT.
- SERVICE:	293 SQ. FT.

TOTAL:	10116 SQ. FT.
LEVEL 05	
- RESIDENTIAL:	7366 SQ. FT.
- CIRCULATION:	1518 SQ. FT.
- SERVICE:	253 SQ. FT.

TOTAL:	9137 SQ. FT.
LEVEL 06	
- RESIDENTIAL:	6675 SQ. FT.
- CIRCULATION:	1518 SQ. FT.
- SERVICE:	253 SQ. FT.

TOTAL:	8446 SQ. FT.
LEVEL 07	
- RESIDENTIAL:	2568 SQ. FT.
- CIRCULATION:	1425 SQ. FT.
- SERVICE:	253 SQ. FT.

TOTAL:	4246 SQ. FT.

BUILDING AREA TOTAL: ±74,168 SQ. FT.

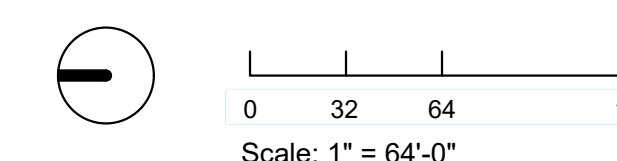


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

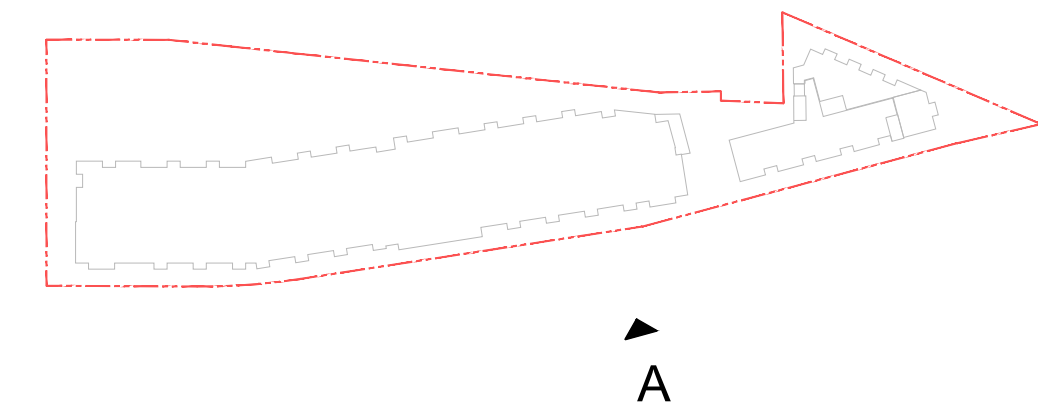
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CBC BUILDING AREA EXHIBIT
BUILDING 'B'

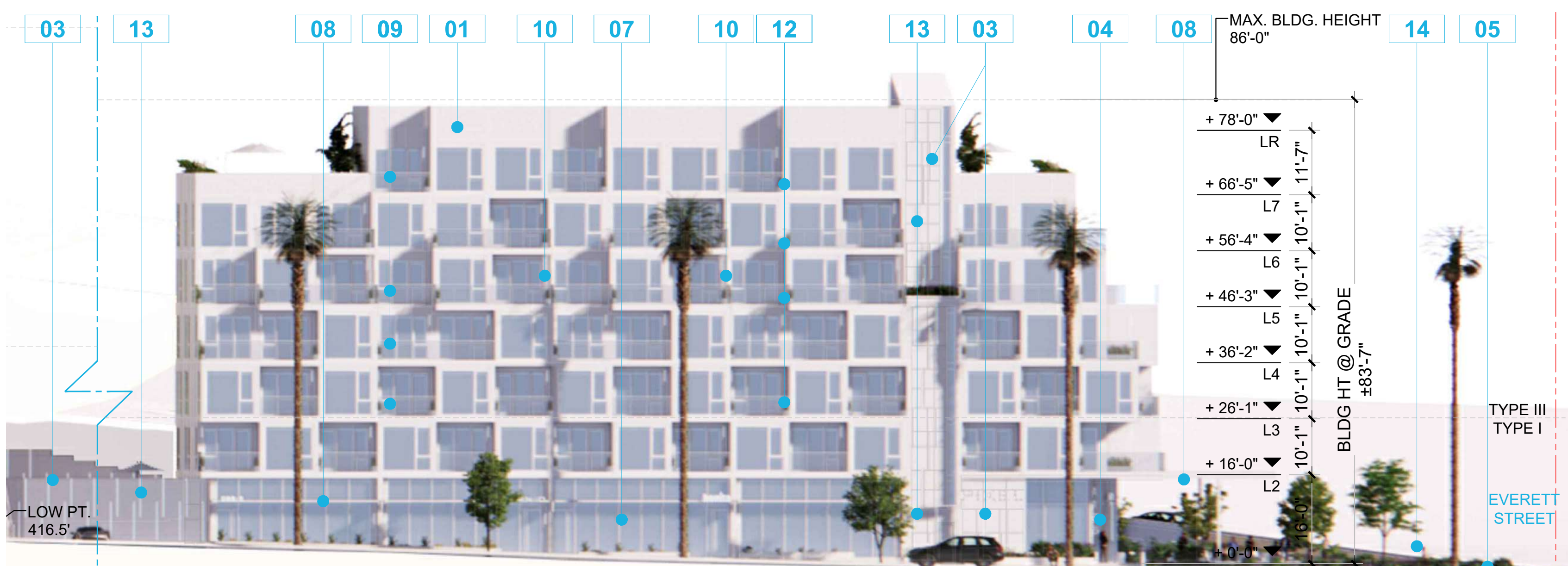
A1-5



BUILDING A + B | COMPOSITE ELEVATION 'A' // WEST
SCALE: 1/32" = 1'-0"



BUILDING A | ELEVATION 'A' // WEST



BUILDING B | ELEVATION 'A' // WEST

CALLOUT LEGEND

01	STUCCO BODY 01
02	FIBER CEMENT SIDING 01
03	FIBER CEMENT SIDING 02
04	FIBER CEMENT SIDING 03
05	CMU / CONCRETE
06	VINYL WINDOW
07	STOREFRONT
08	METAL CANOPY
09	GLASS RAILING
10	GLASS PRIVACY SCREEN
11	METAL SCREEN
12	METAL PLANTERS
13	LED LINEAR WATERPROOF
14	COMPOSITE WOOD

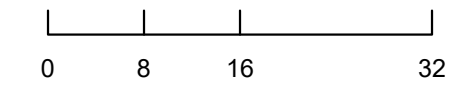


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

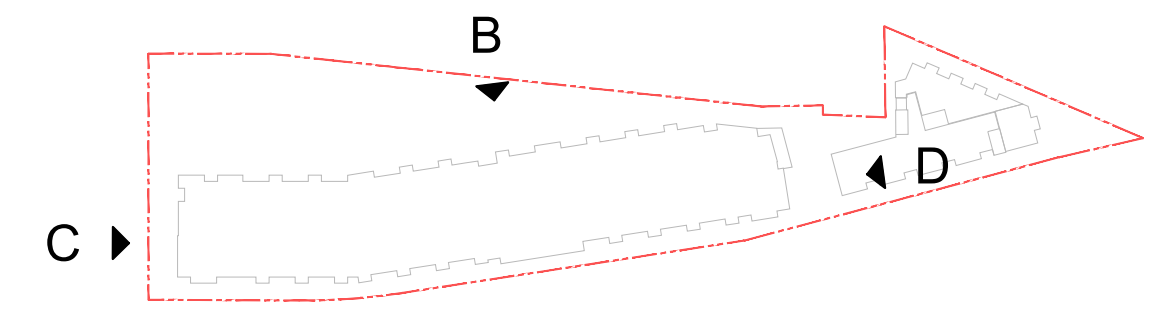
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



BUILDING ELEVATIONS
BUILDINGS 'A' + 'B' // WEST

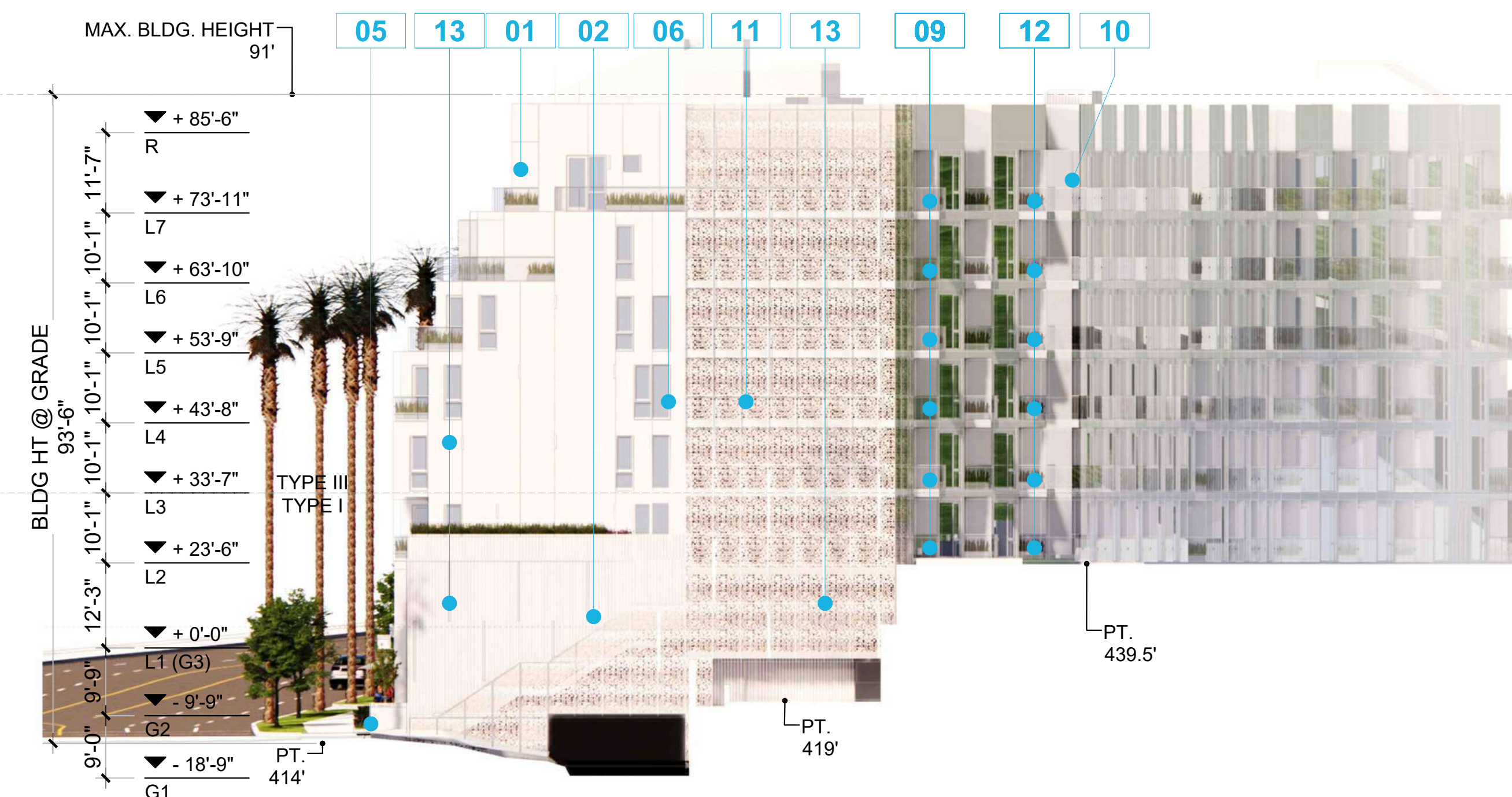
A2-0



BUILDING A | ELEVATION 'B' // EAST



BUILDING A | ELEVATION 'C' // NORTH



BUILDING A | ELEVATION 'D' // SOUTH

CALLOUT LEGEND

- 01 STUCCO BODY 01
- 02 FIBER CEMENT SIDING 01
- 03 FIBER CEMENT SIDING 02
- 04 FIBER CEMENT SIDING 03
- 05 CMU / CONCRETE
- 06 VINYL WINDOW
- 07 STOREFRONT
- 08 METAL CANOPY
- 09 GLASS RAILING
- 10 GLASS PRIVACY SCREEN
- 11 METAL SCREEN
- 12 METAL PLANTERS
- 13 LED LINEAR WATERPROOF
- 14 COMPOSITE WOOD

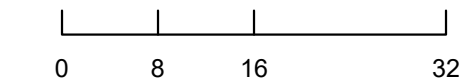


Architecture + Planning
888.456.5849
ktgy.com

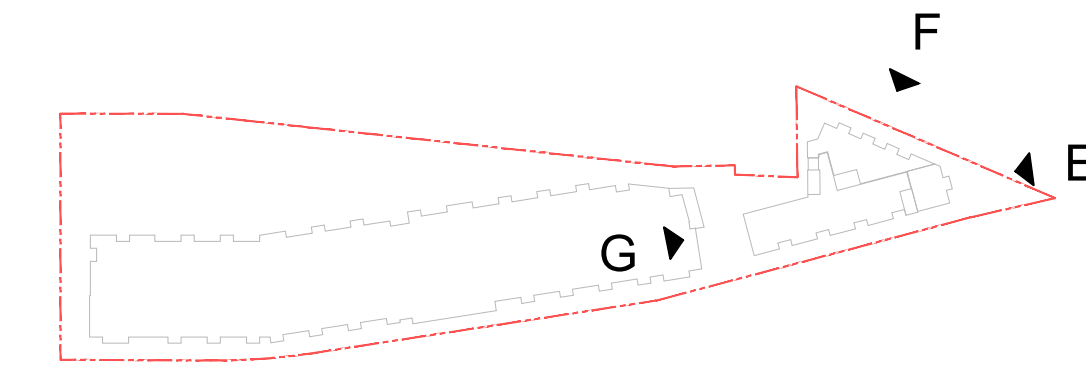
Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



BUILDING ELEVATIONS
BUILDING 'A' // NORTH + EAST + SOUTH



BUILDING B | ELEVATION 'E' // SOUTH



BUILDING B | ELEVATION 'F' // SOUTHEAST



BUILDING B | ELEVATION 'G' // NORTH

CALLOUT LEGEND

- 01 STUCCO BODY 01
- 02 FIBER CEMENT SIDING 01
- 03 FIBER CEMENT SIDING 02
- 04 FIBER CEMENT SIDING 03
- 05 CMU / CONCRETE
- 06 VINYL WINDOW
- 07 STOREFRONT
- 08 METAL CANOPY
- 09 GLASS RAILING
- 10 GLASS PRIVACY SCREEN
- 11 METAL SCREEN
- 12 METAL PLANTERS
- 13 LED LINEAR WATERPROOF
- 14 COMPOSITE WOOD

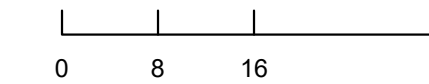


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

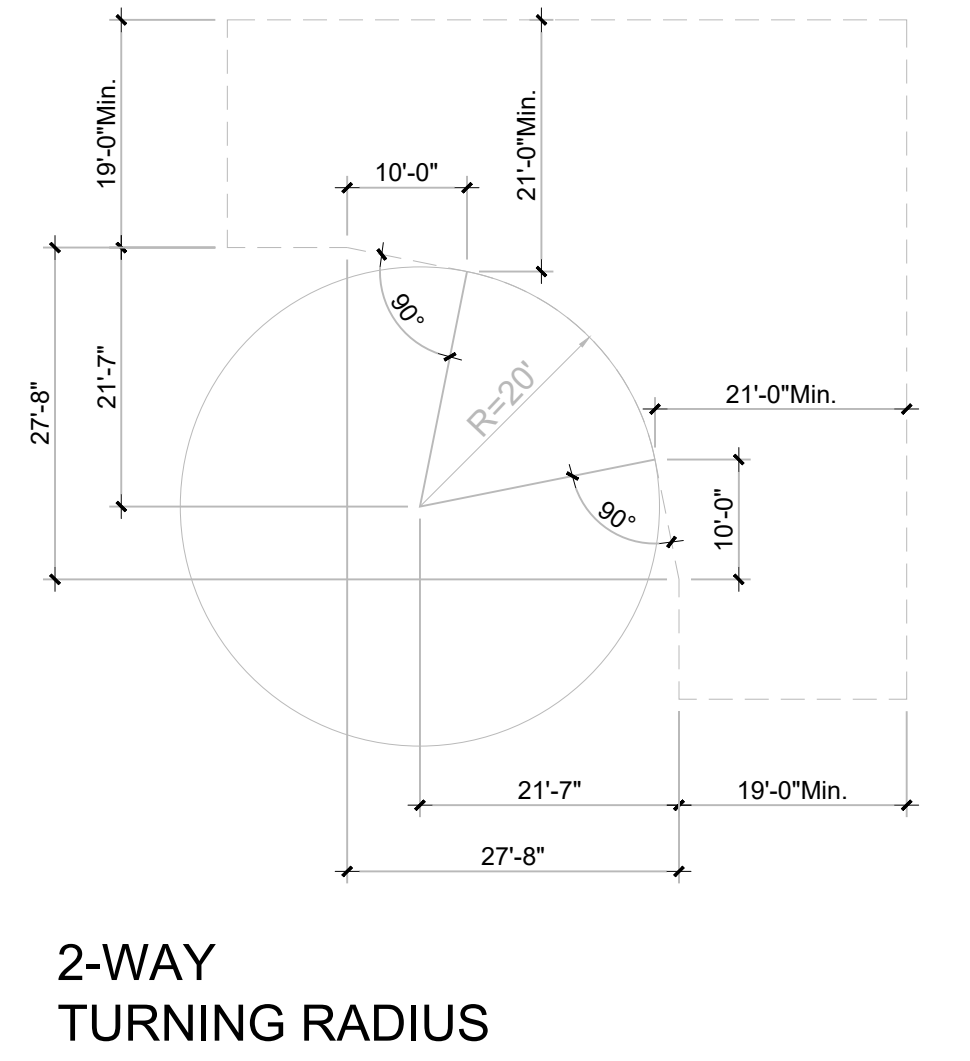
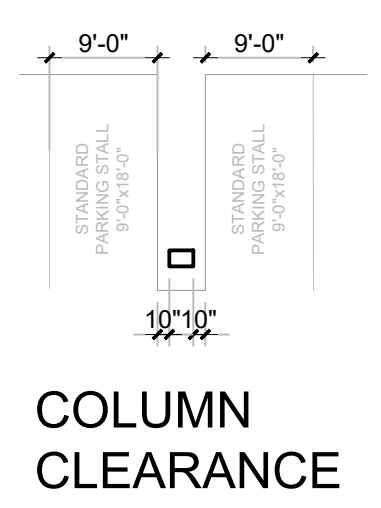
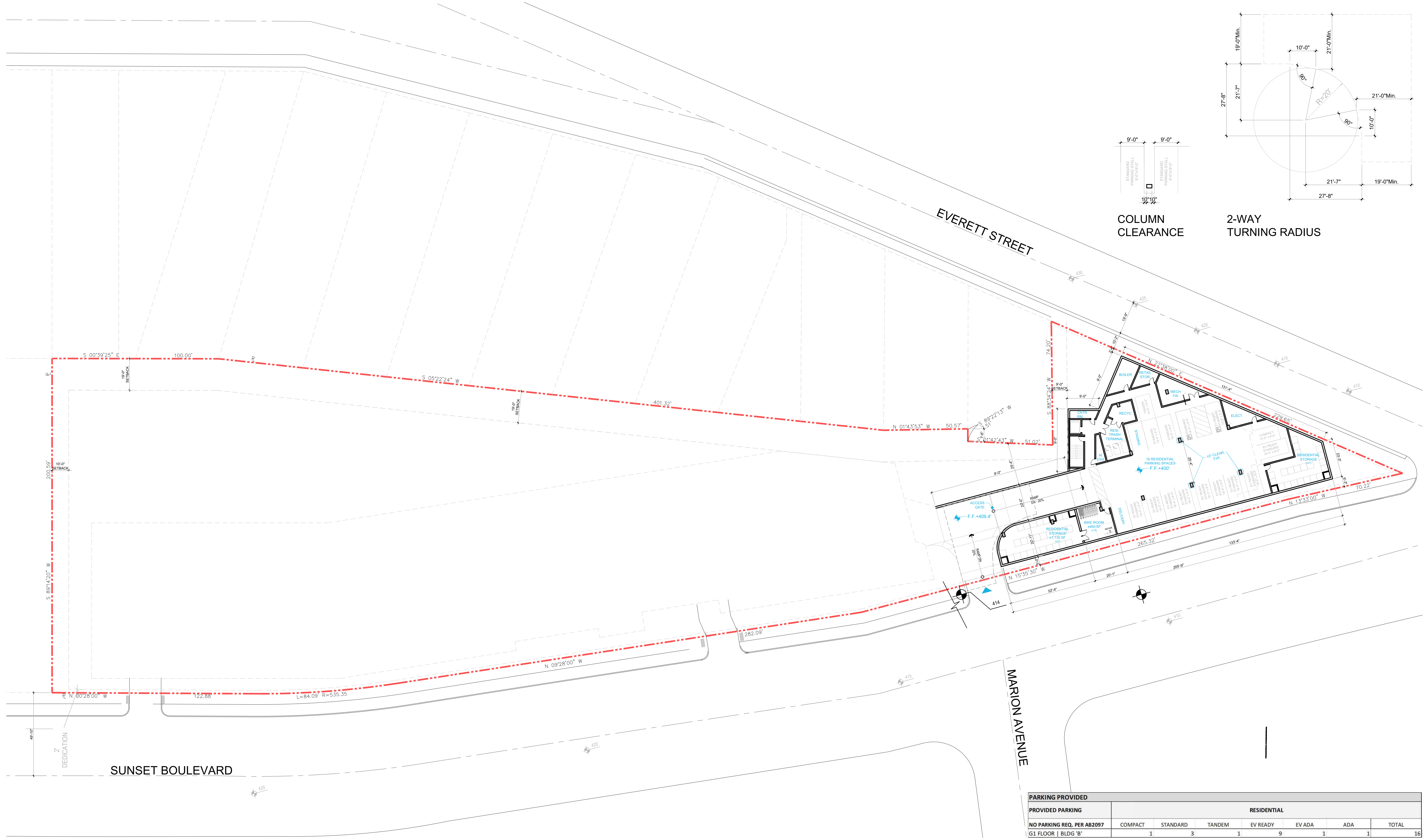
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



BUILDING ELEVATIONS
BUILDING 'B' // NORTH + EAST + SOUTH

A2-2



PARKING PROVIDED							
PROVIDED PARKING	RESIDENTIAL						
NO PARKING REQ. PER AB2097	COMPACT	STANDARD	TANDEM	EV READY	EV ADA	ADA	TOTAL
G1 FLOOR BLDG 'B'	1	3	1	9	1	1	16

BLDG 'B' // G-1

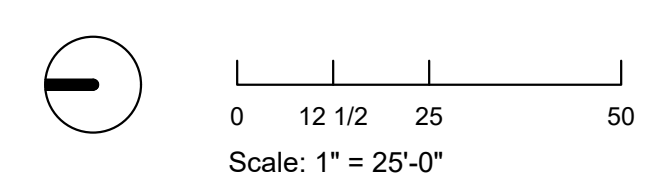


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

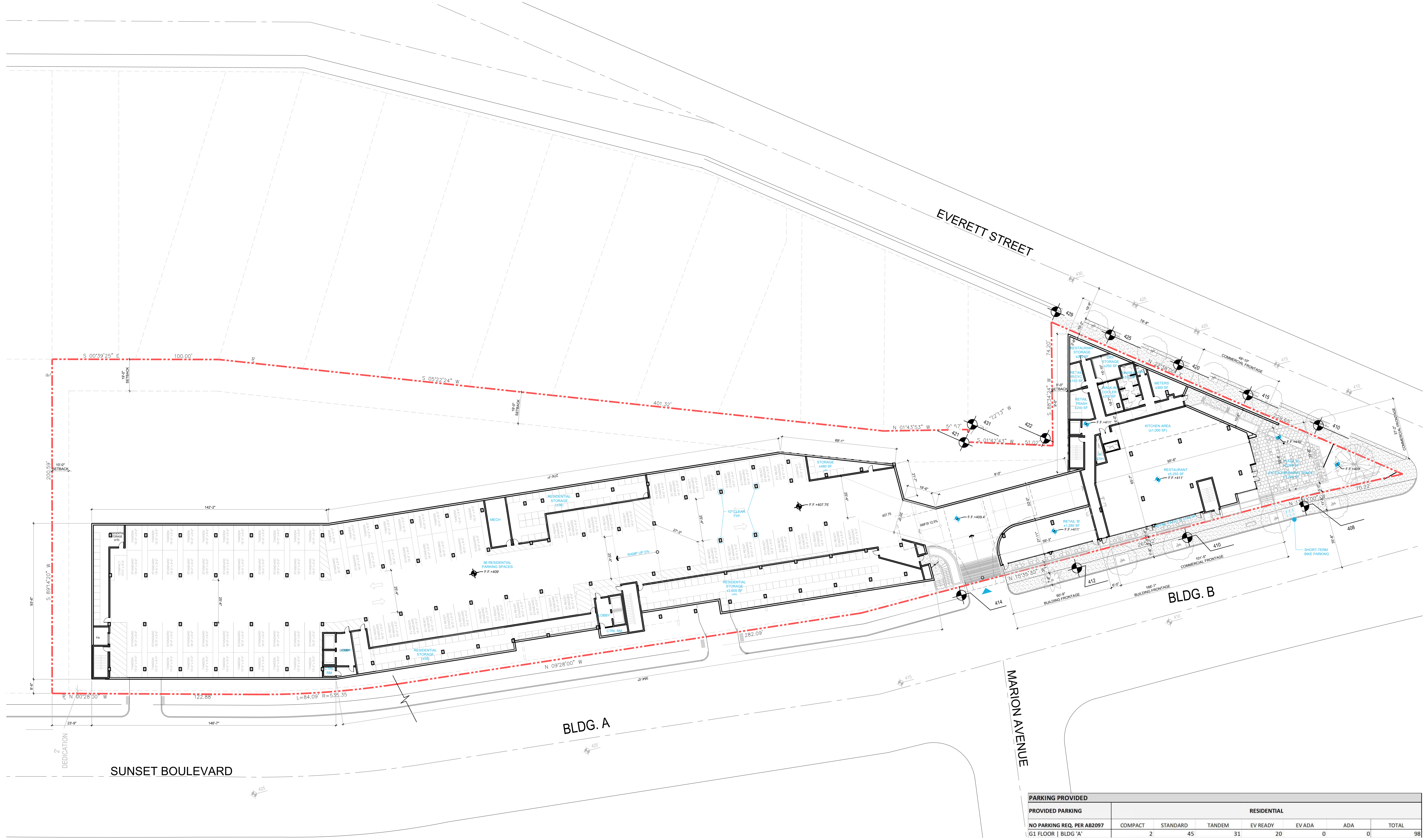
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'B' // G-1

A3-0



PARKING PROVIDED							
PROVIDED PARKING	RESIDENTIAL						
NO PARKING REQ. PER AB2097	COMPACT	STANDARD	TANDEM	EV READY	EV ADA	ADA	TOTAL
G1 FLOOR BLDG 'A'	2	45	31	20	0	0	98

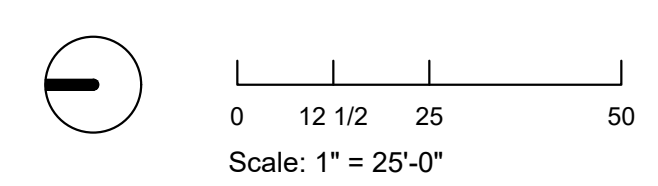


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

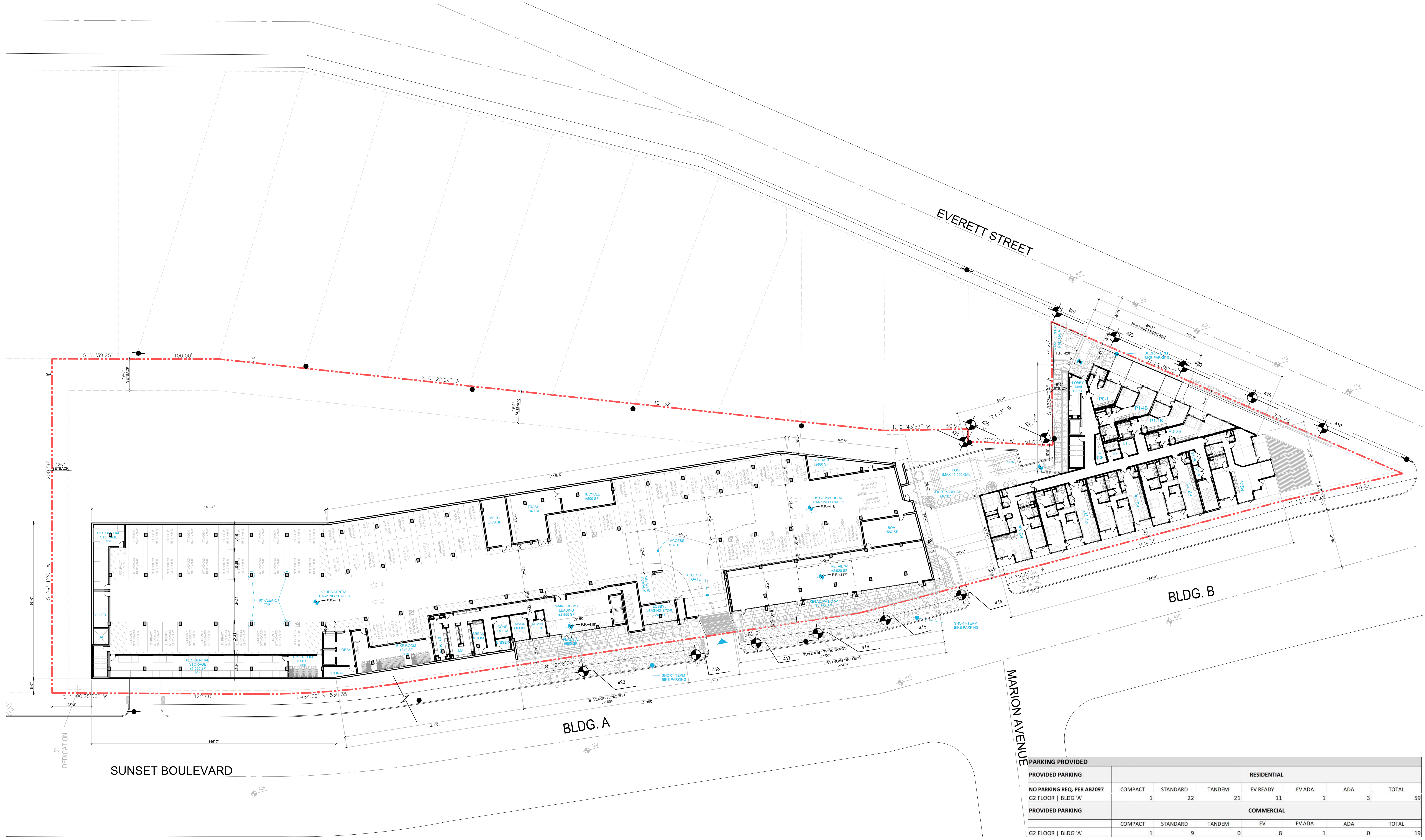
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A' : G-1 // BLDG 'B' : L-1

A3-1



BLDG 'A' // G-2

BLDG 'B' // L-2

PARKING PROVIDED							
PROVIDED PARKING	RESIDENTIAL						
NO PARKING REQ. PER AB2097	COMPACT	STANDARD	TANDEM	EV READY	EV ADA	ADA	TOTAL
G2 FLOOR BLDG 'A'	1	22	21	11	1	3	59
PROVIDED PARKING	COMMERCIAL						
G2 FLOOR BLDG 'A'	COMPACT	STANDARD	TANDEM	EV	EV ADA	ADA	TOTAL
	1	9	0	8	1	0	19

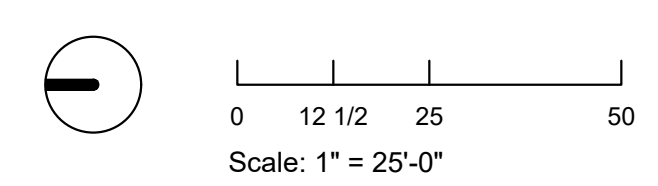


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

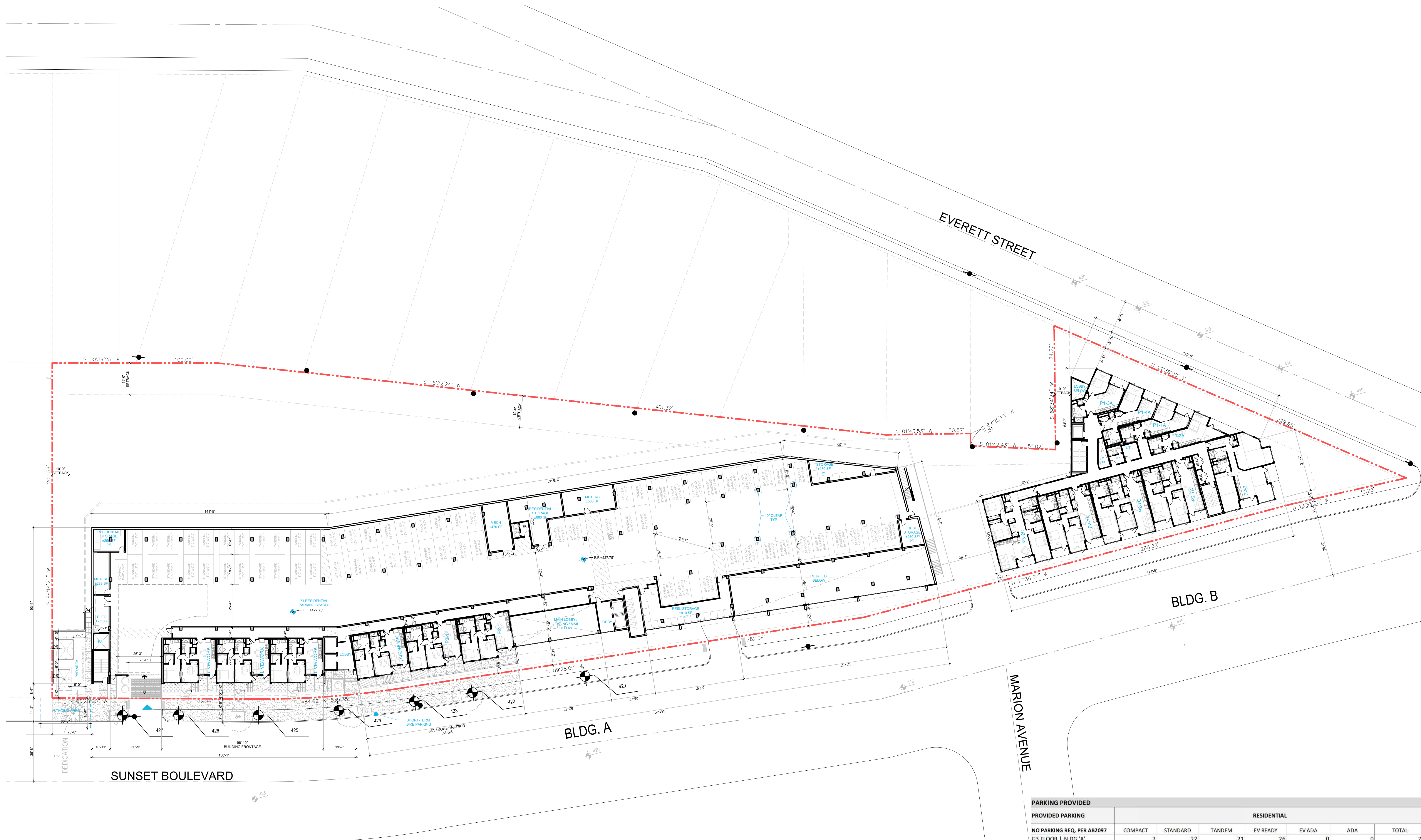
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A' : G-2 // BLDG 'B' : L-2

A3-2



BLDG 'A' // L-1 (G-3)

BLDG 'B' // L-3

PARKING PROVIDED							
PROVIDED PARKING	RESIDENTIAL						
NO PARKING REQ. PER AB2097	COMPACT	STANDARD	TANDEM	EV READY	EV ADA	ADA	TOTAL
G3 FLOOR BLDG 'A'	2	22	21	26	0	0	71

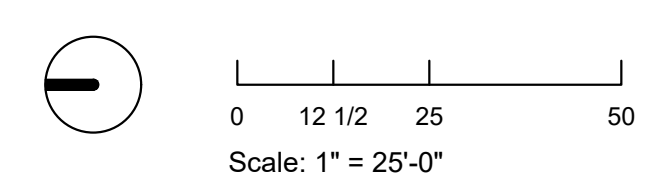


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A' : G-3 // BLDG 'B' : L-3

A3-3



BLDG 'A' // L-2

BLDG 'B' // L-4

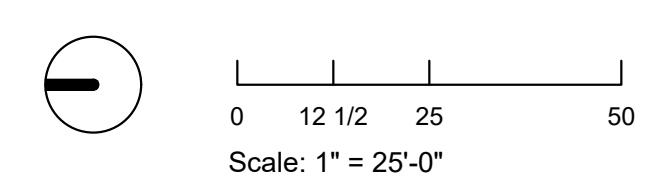


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A': L-1 // BLDG 'B': L-4

A3-4



BLDG 'A' // L-3

BLDG 'B' // L-5

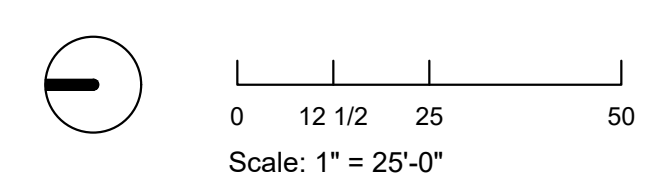


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A': L-2 // BLDG 'B': L-5

A3-5



BLDG 'A' // L-4

BLDG 'B' // L-6

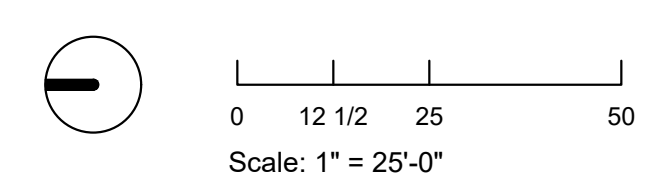


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A': L-3 // BLDG 'B': L-6

A3-6



BLDG 'A' // L-5

BLDG 'B' // L-7

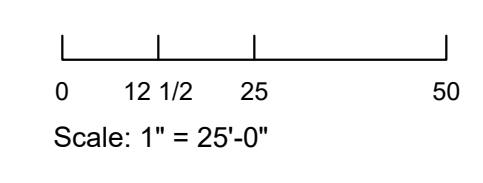
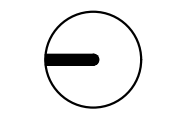


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

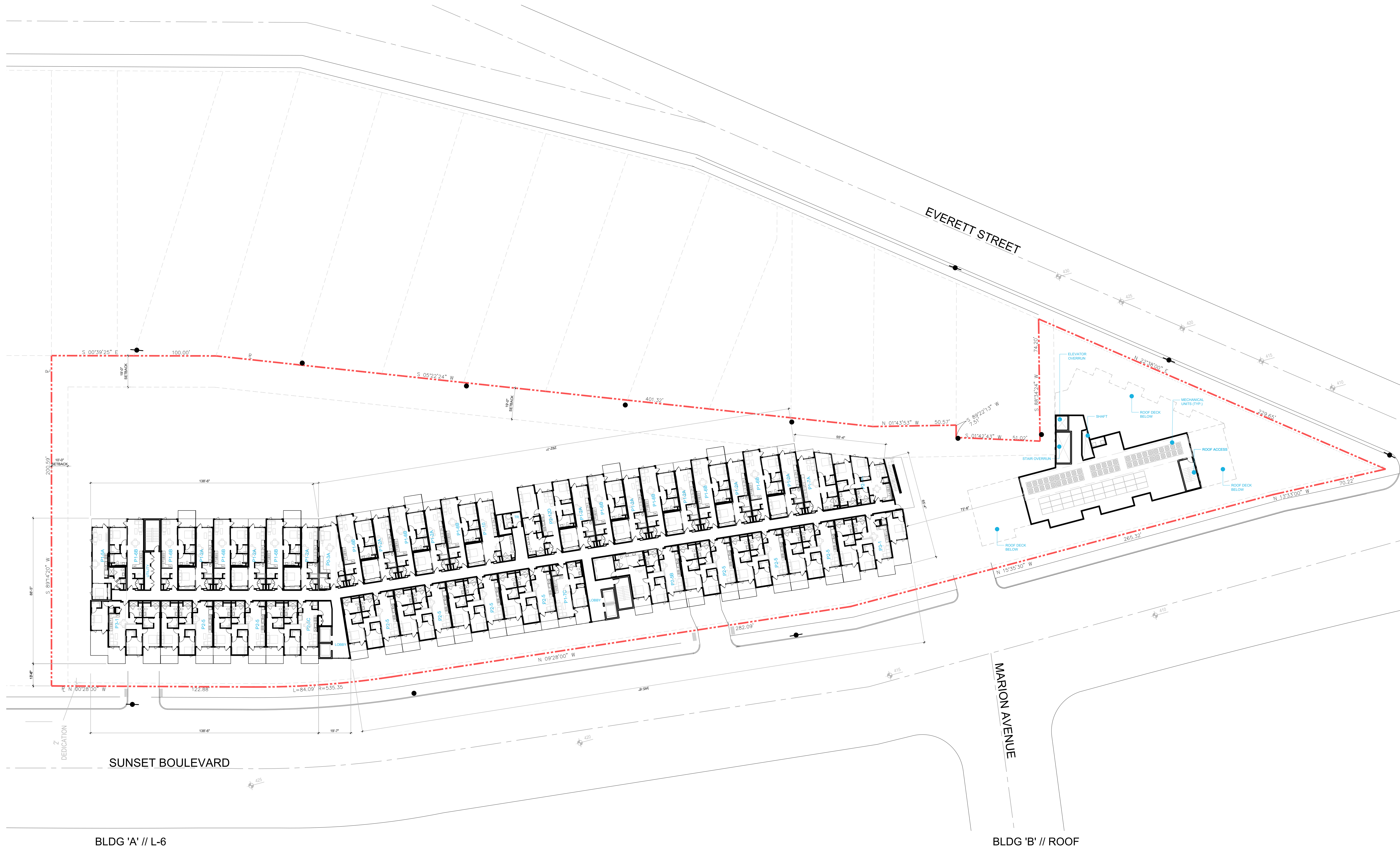
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A' : L-4 // BLDG 'B' : ROOF

A3-7



BLDG 'A' // L-6

BLDG 'B' // ROOF

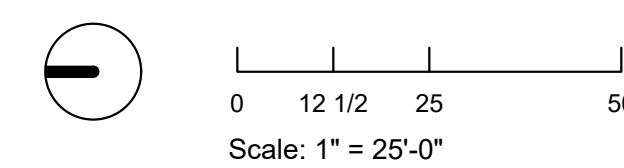


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

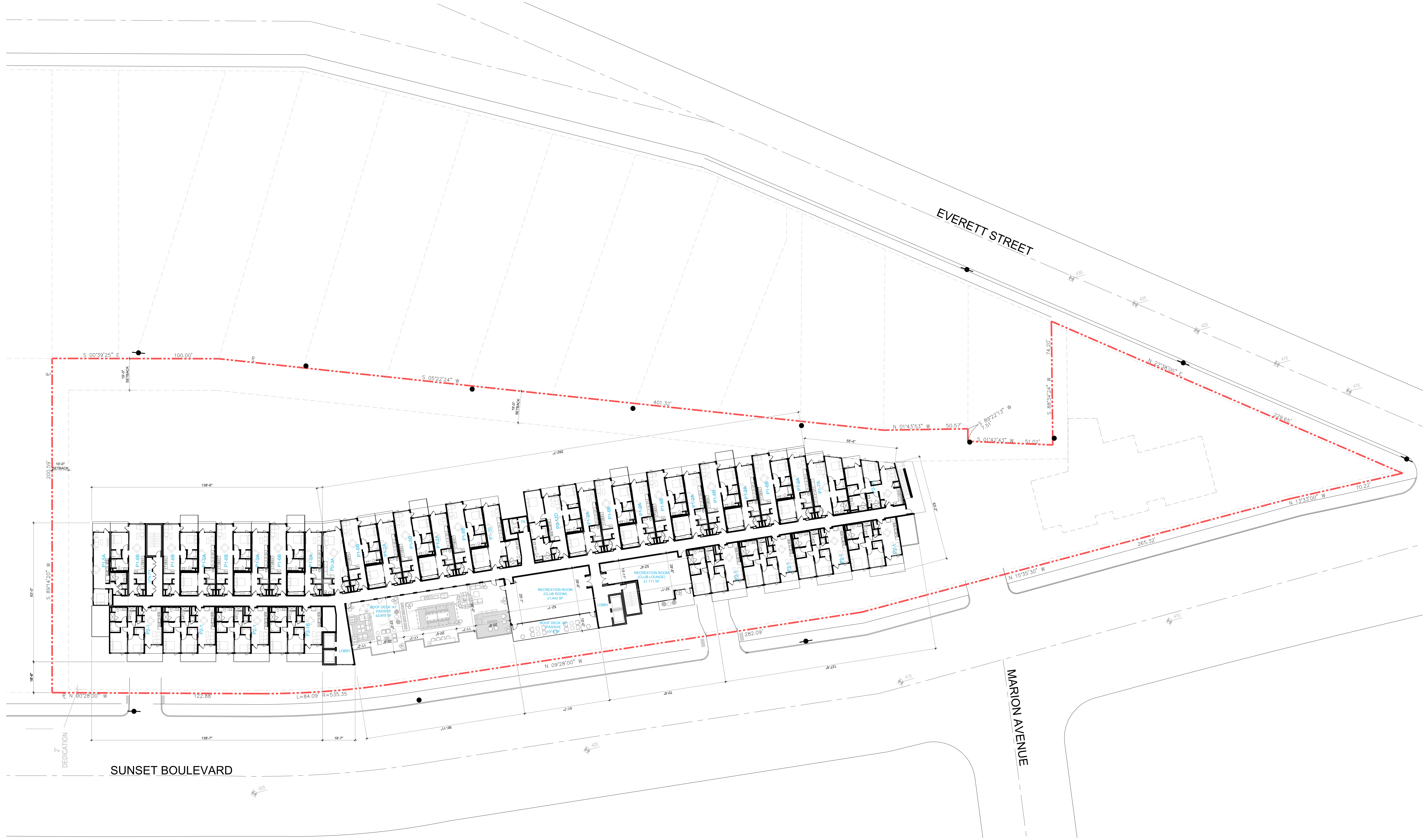
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A': L-5

A3-8



BLDG 'A' // L-7

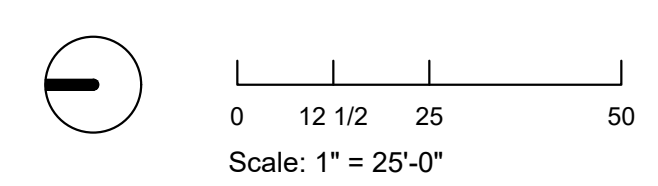


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

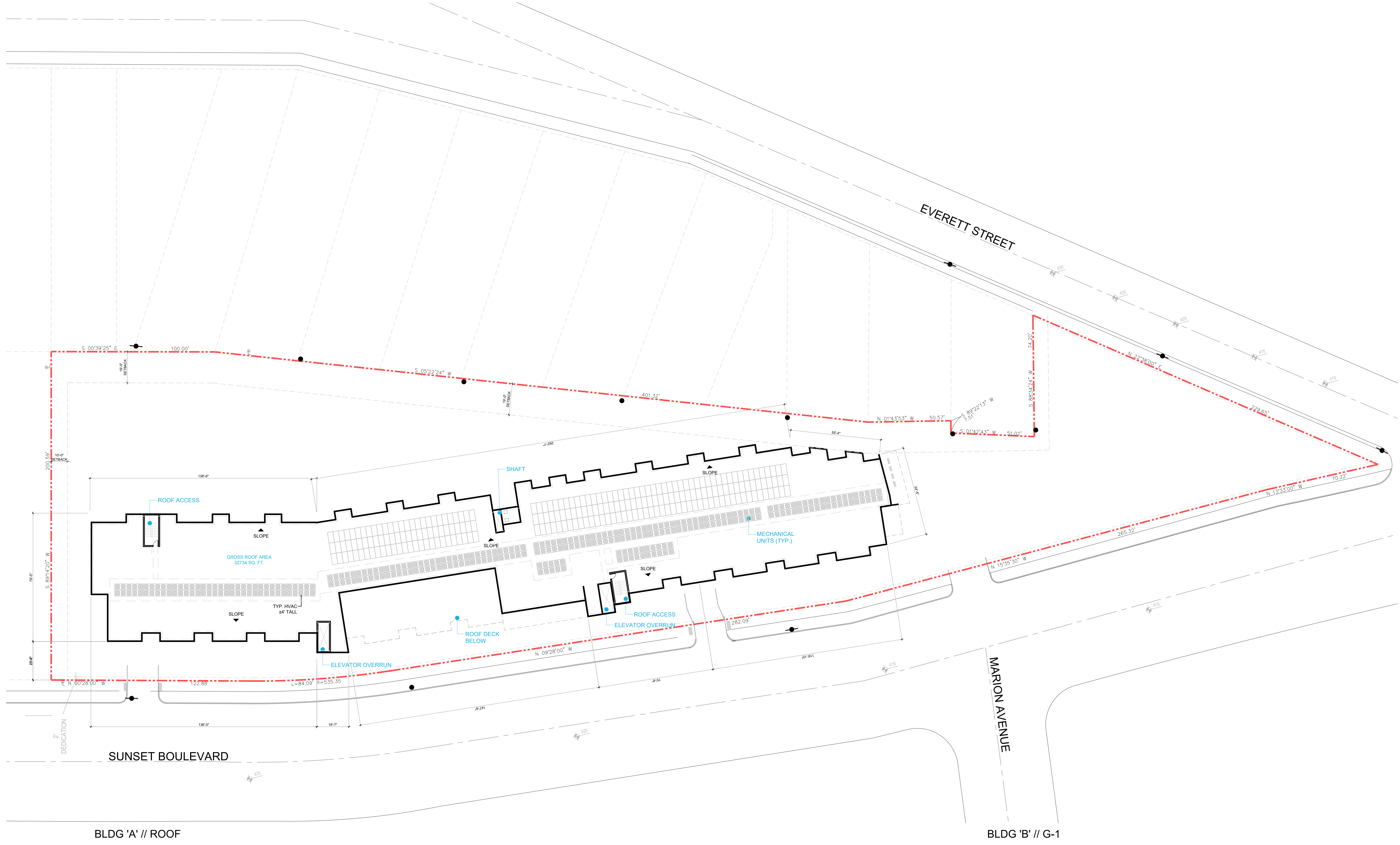
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL BUILDING PLANS
BLDG 'A' : L-6

A3-9



BLDG 'A' // ROOF

BLDG 'B' // G-1

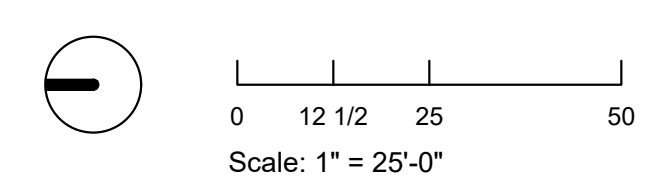


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

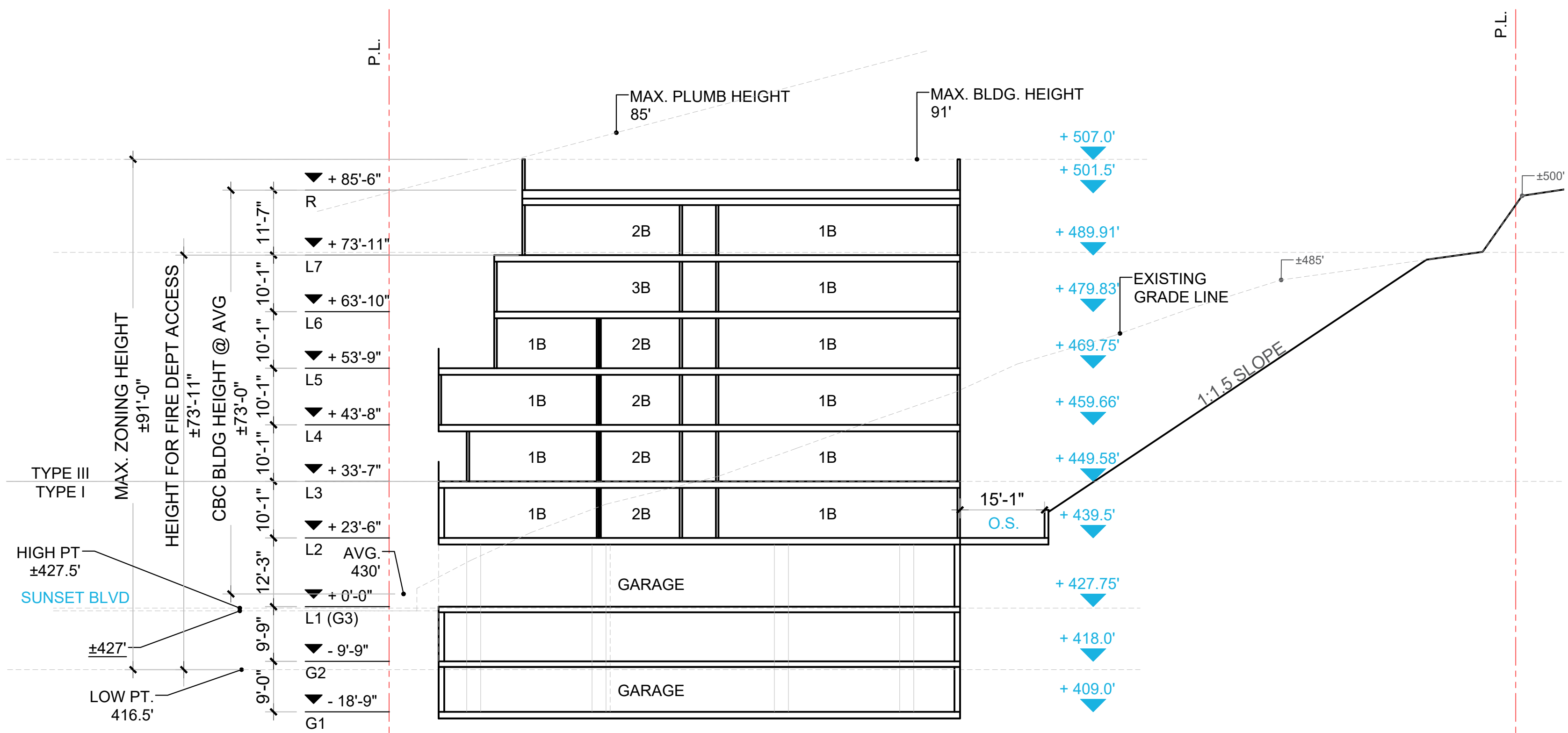
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

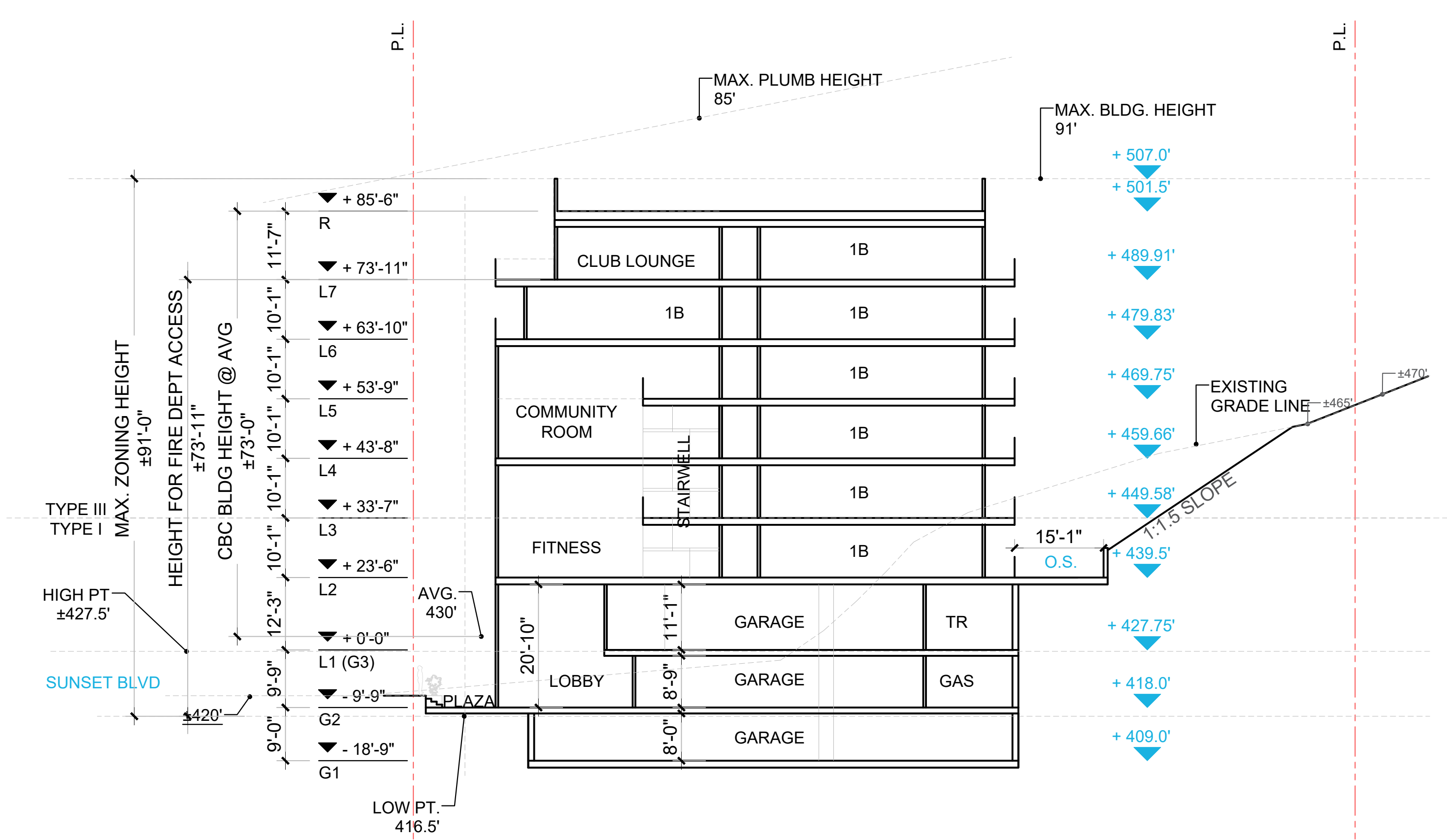
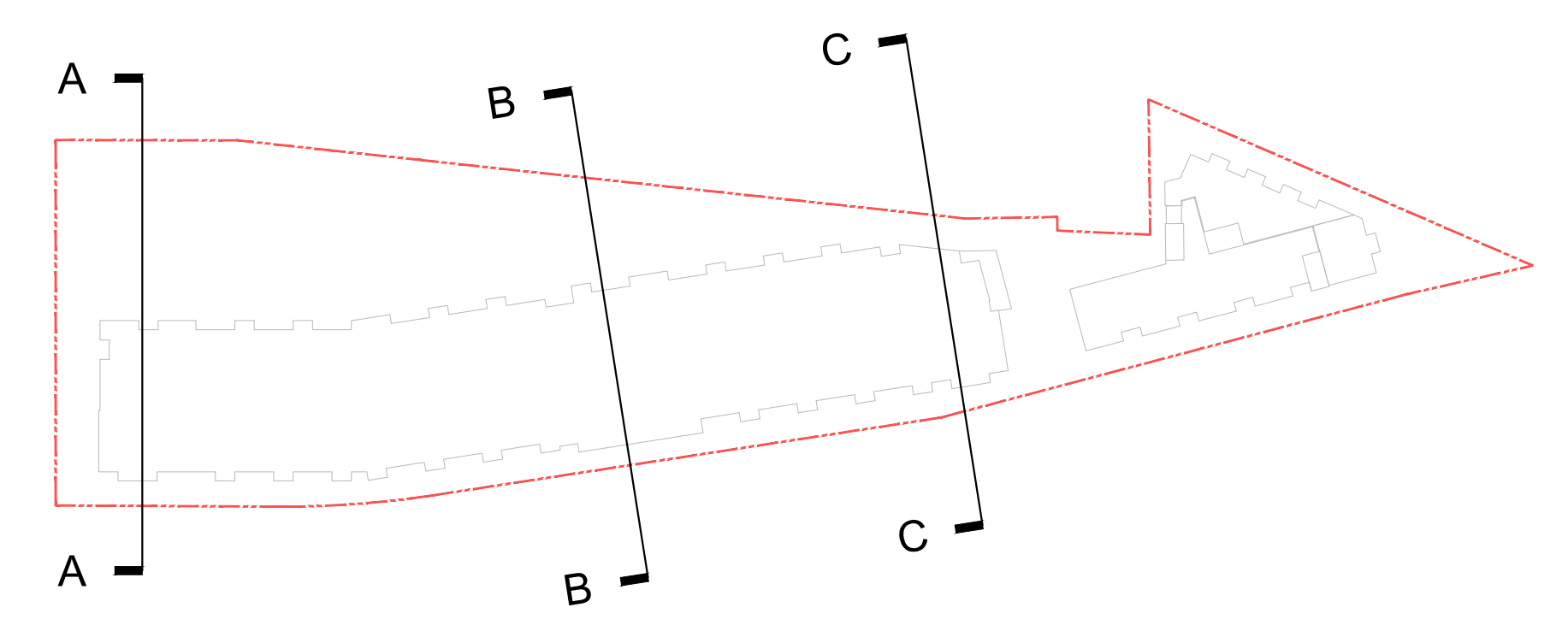


CONCEPTUAL BUILDING PLANS
BLDG 'A' : L-R

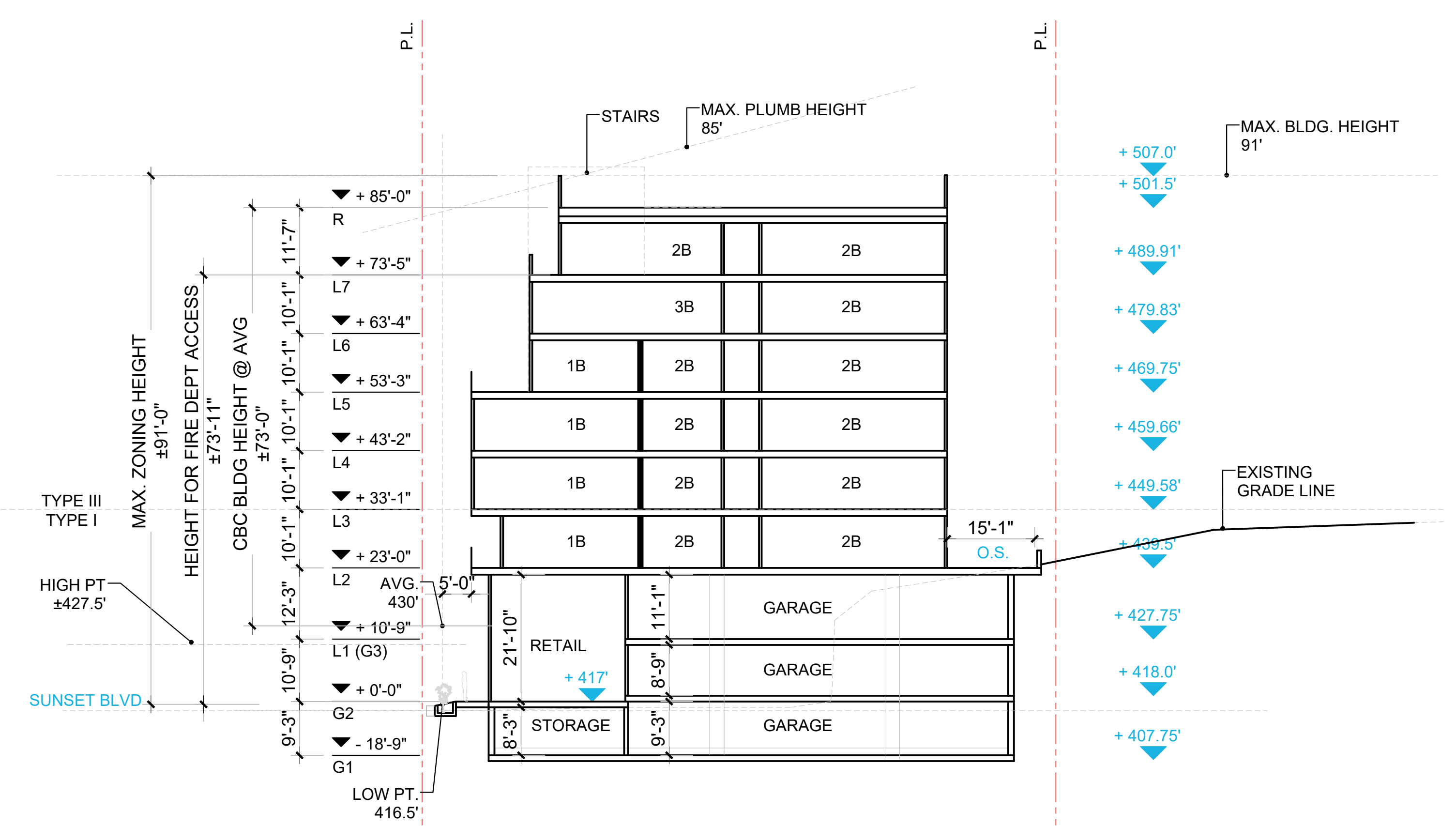
A3-10



A-A | BUILDING A - WEST-EAST



B-B | BUILDING A - WEST-EAST



C-C | BUILDING A - WEST-EAST

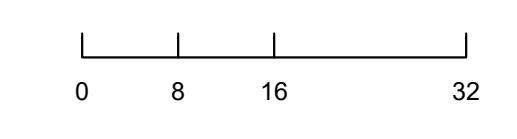


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

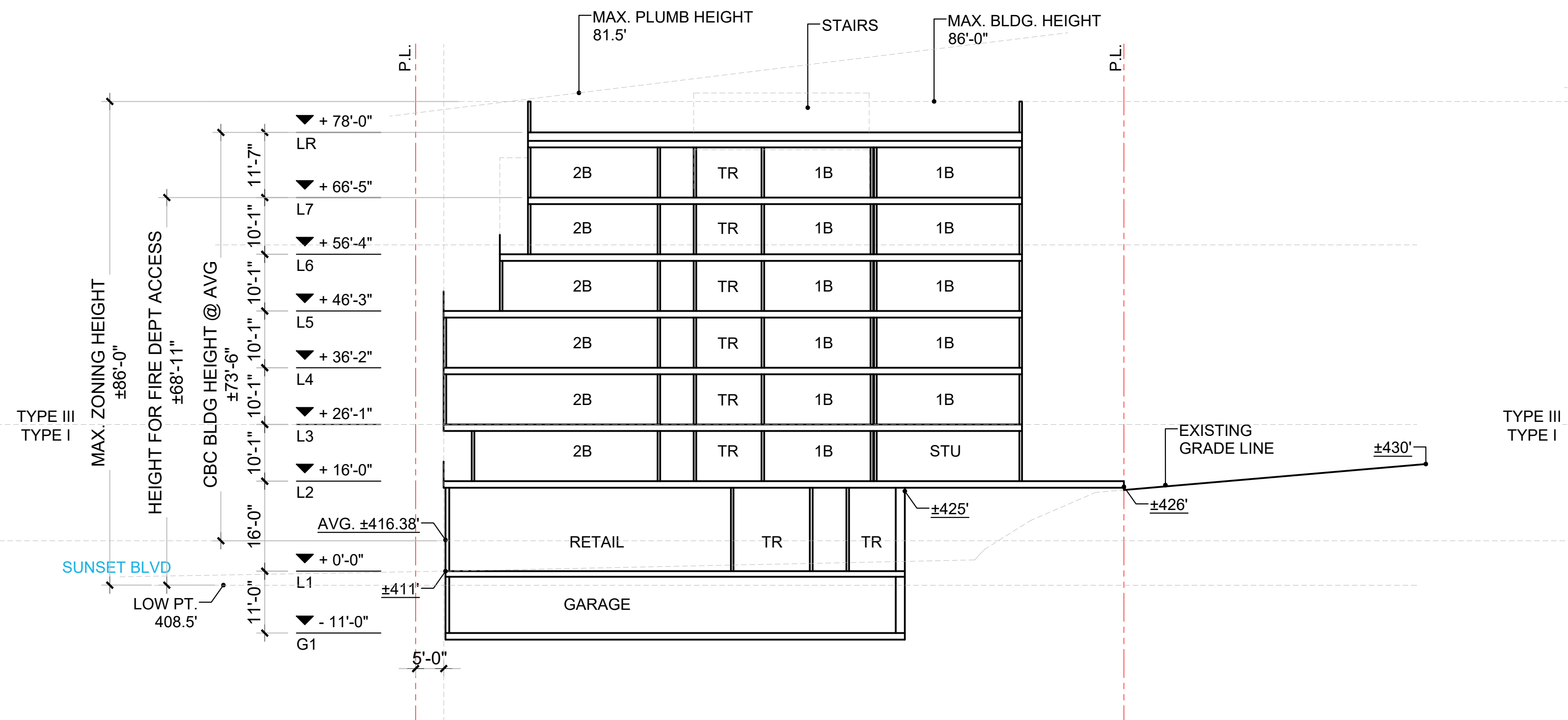
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

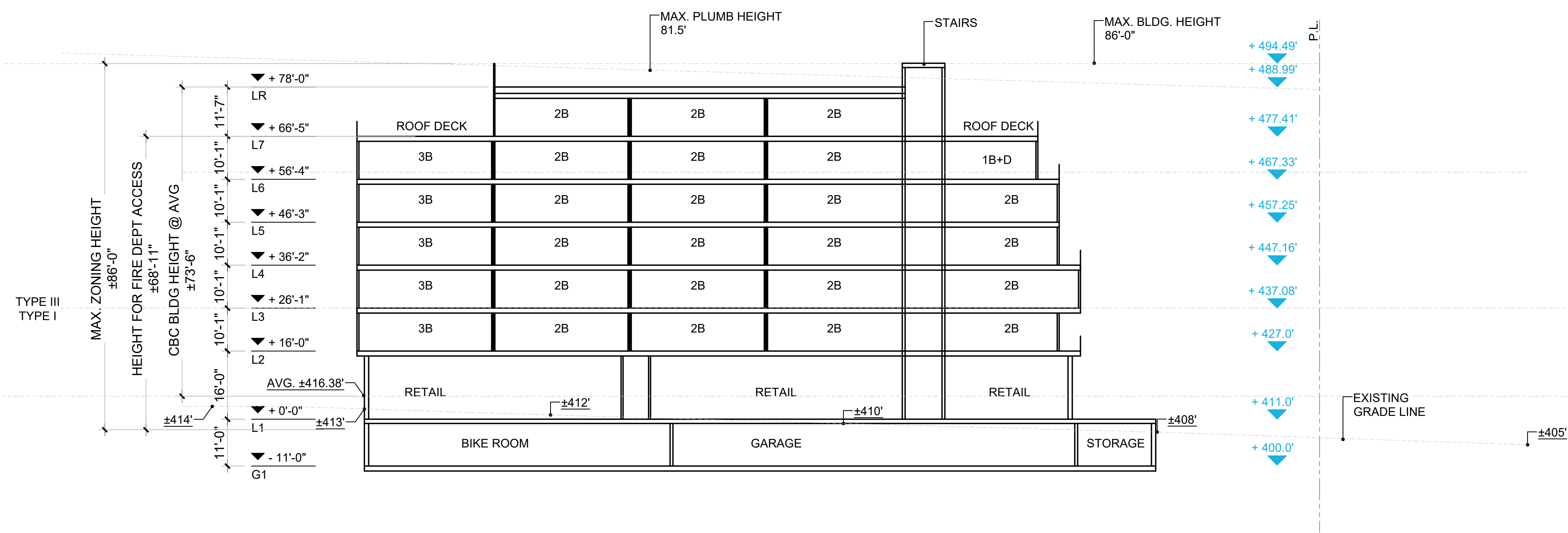
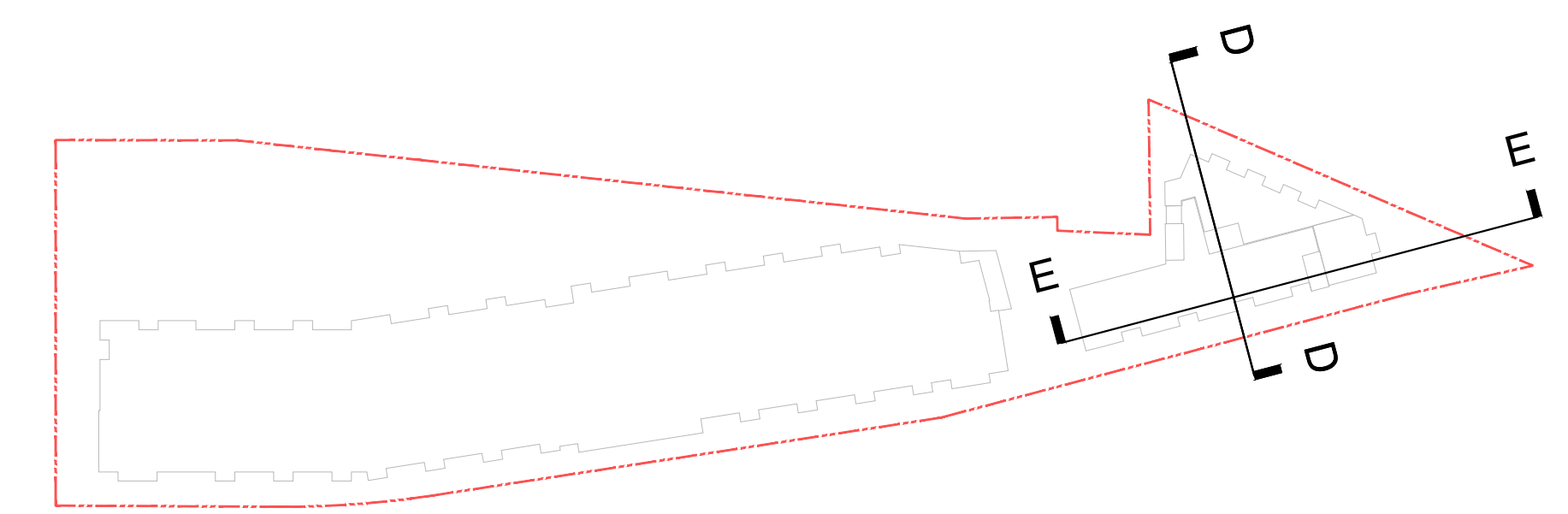


BUILDING SECTIONS
BUILDING A

A4-0



D-D | BUILDING B - WEST-EAST



E-E | BUILDING B - NORTH-SOUTH

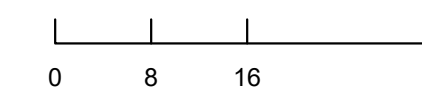


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

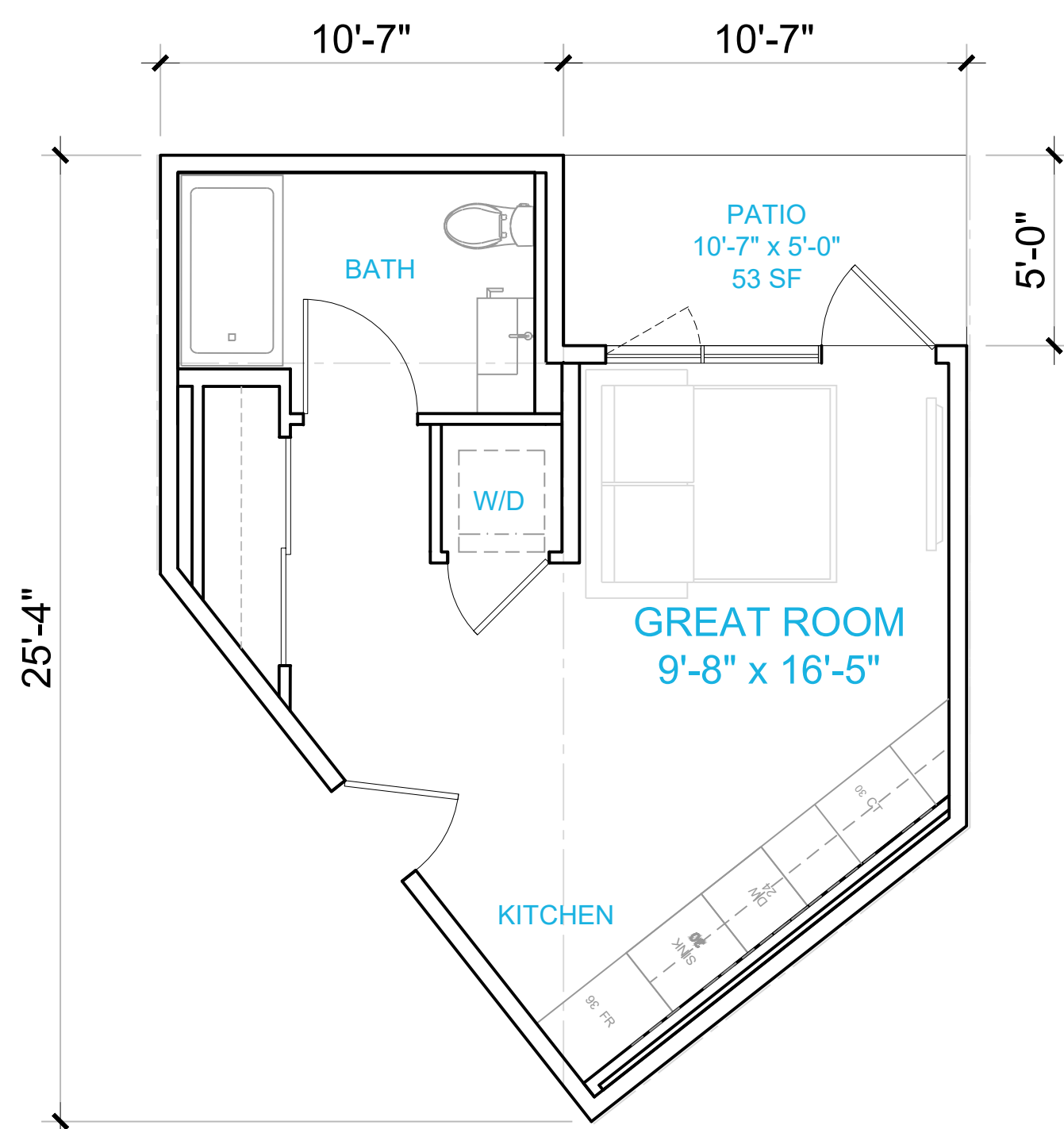
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

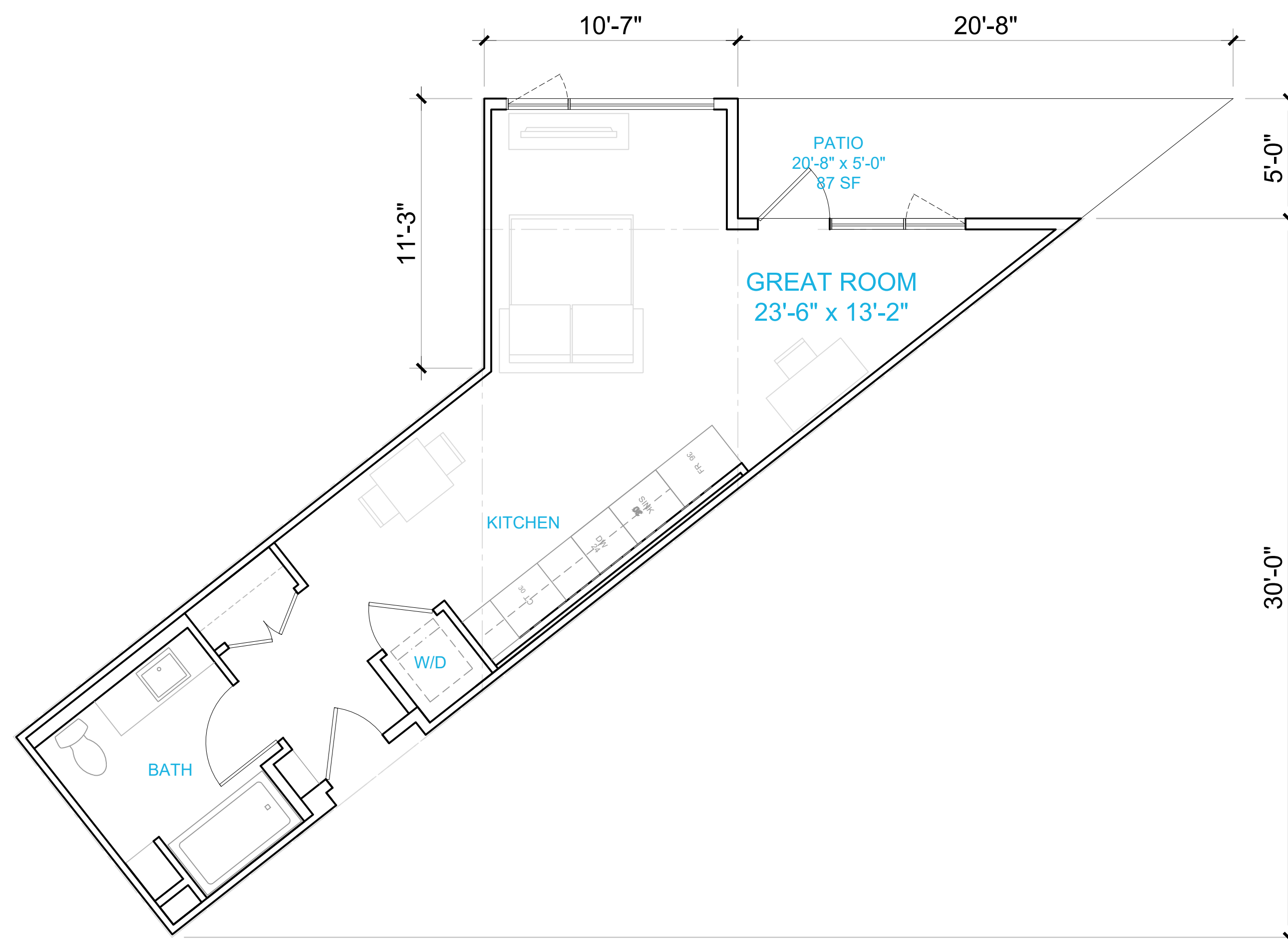


BUILDING SECTIONS
BUILDING 'B'

A4-1



PLAN 0-1
STUDIO
1 BATH
368 SF



PLAN 0-2A
STUDIO
1 BATH
519 SF

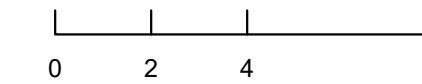


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

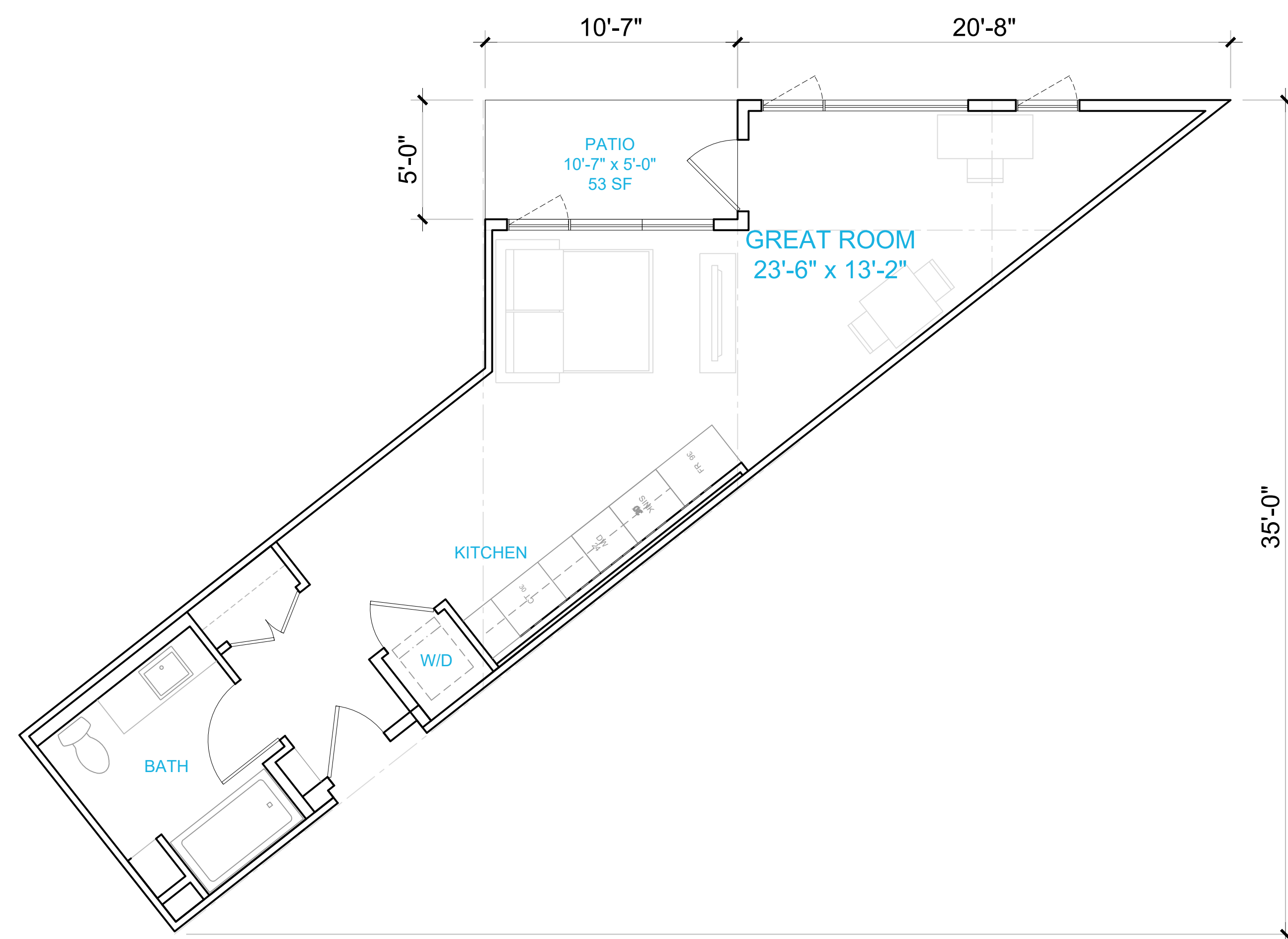
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

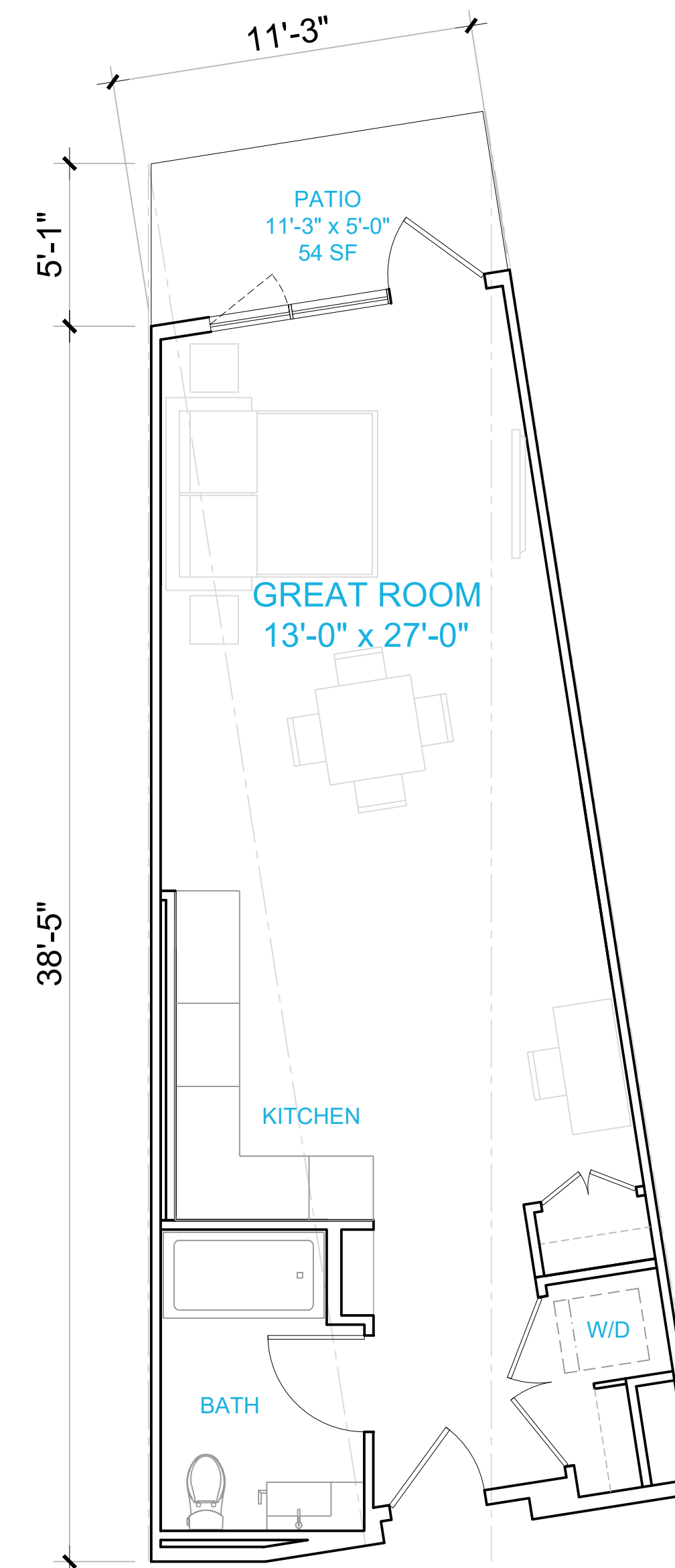


UNIT PLANS
STUDIO

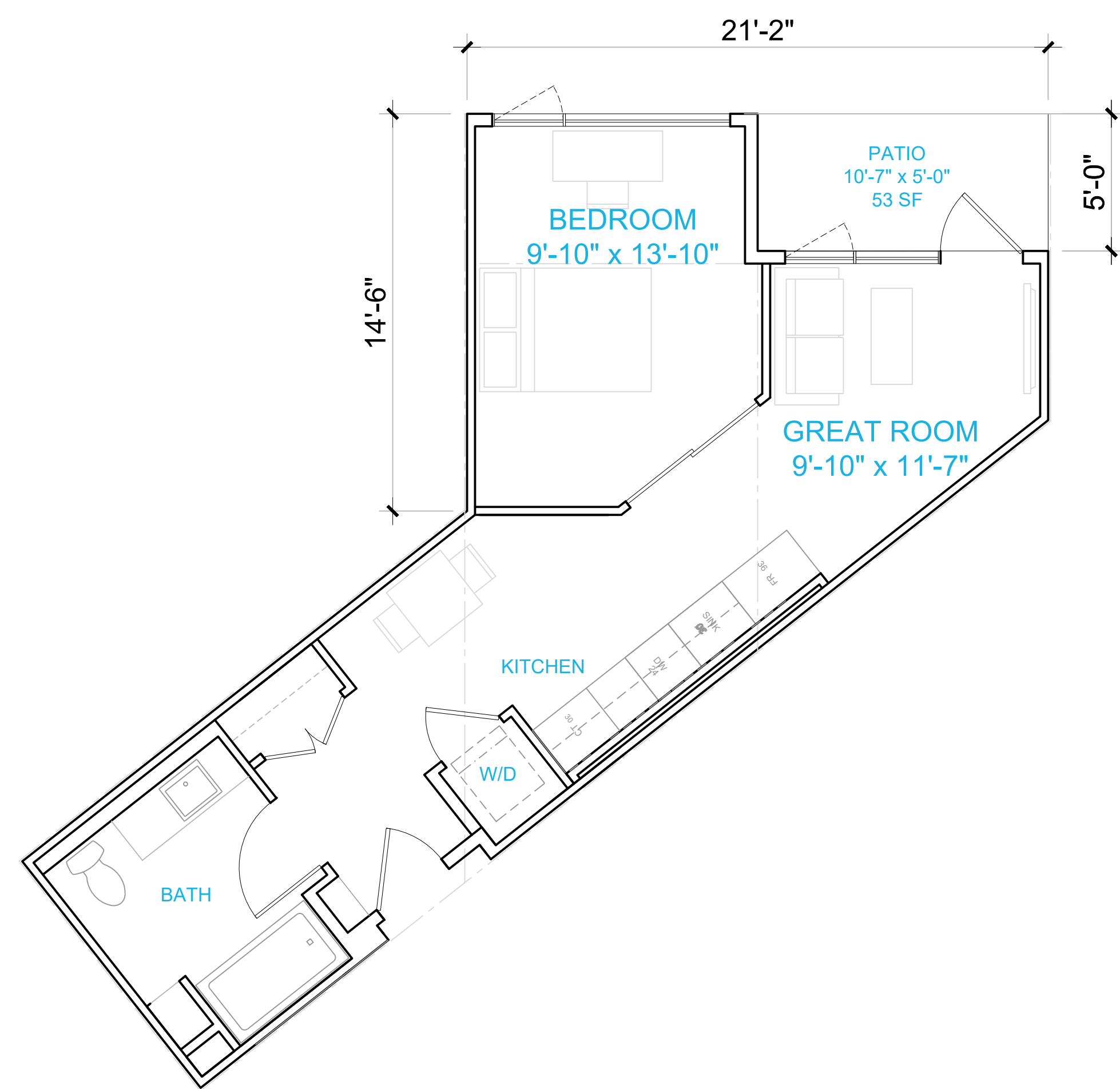
A5-0



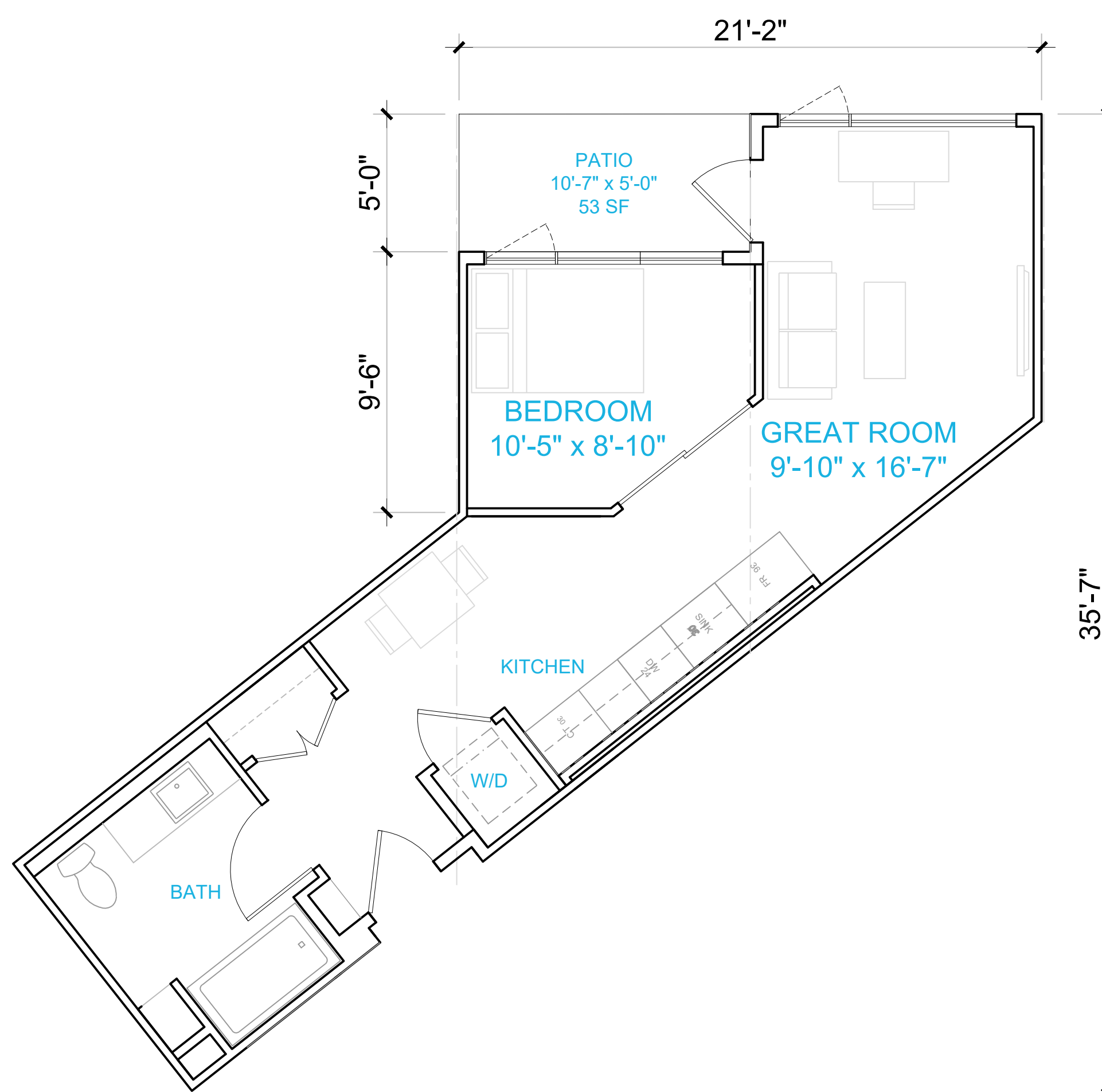
PLAN 0-2B
 STUDIO
 1 BATH
 554 SF



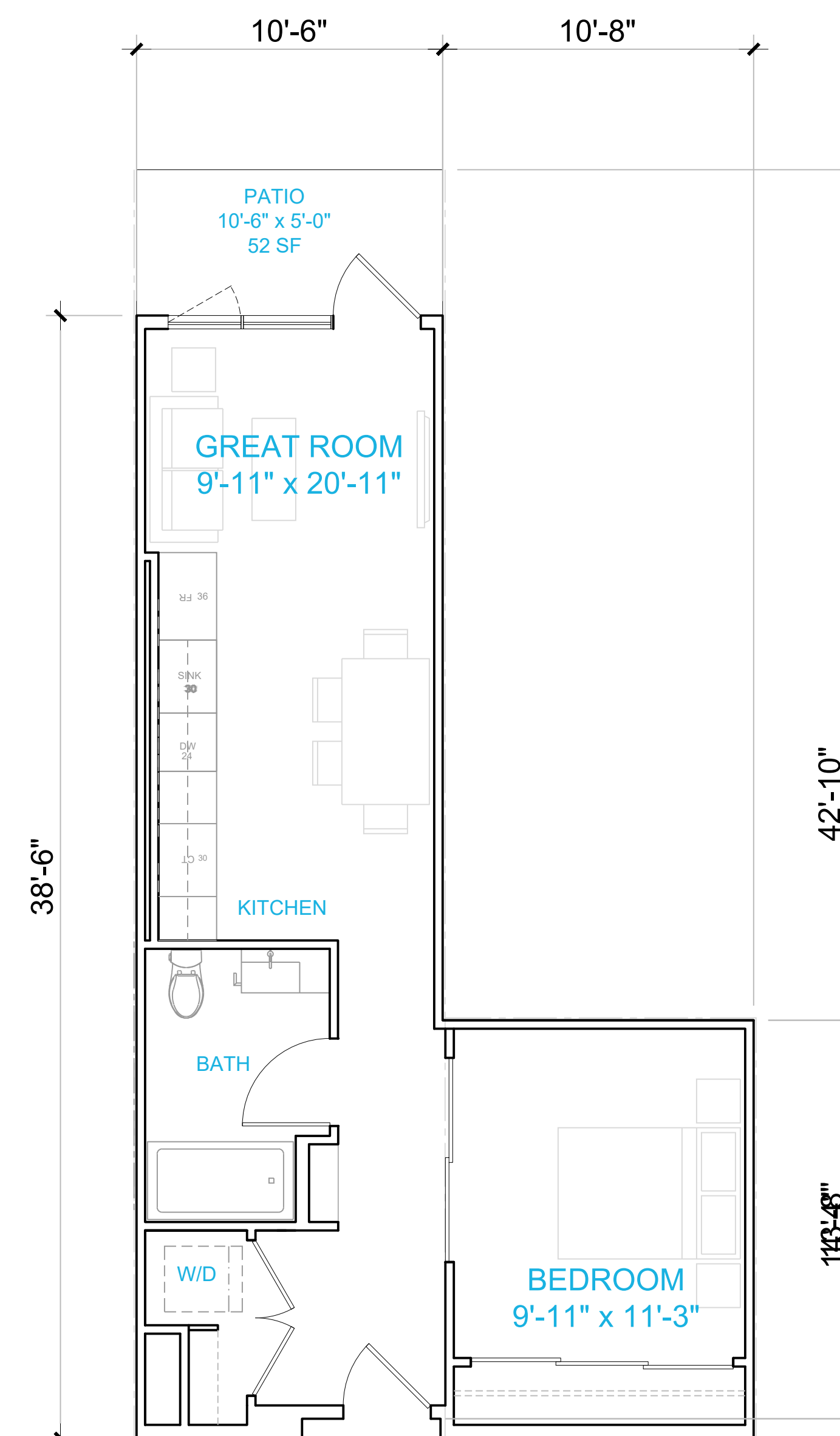
PLAN 0-3A
 STUDIO
 1 BATH
 552 SF



PLAN 1-1A
1 BED
1 BATH
537 SF



PLAN 1-1B
1 BED
1 BATH
537 SF



PLAN 1-2A
1 BED
1 BATH
561 SF

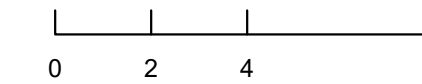


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

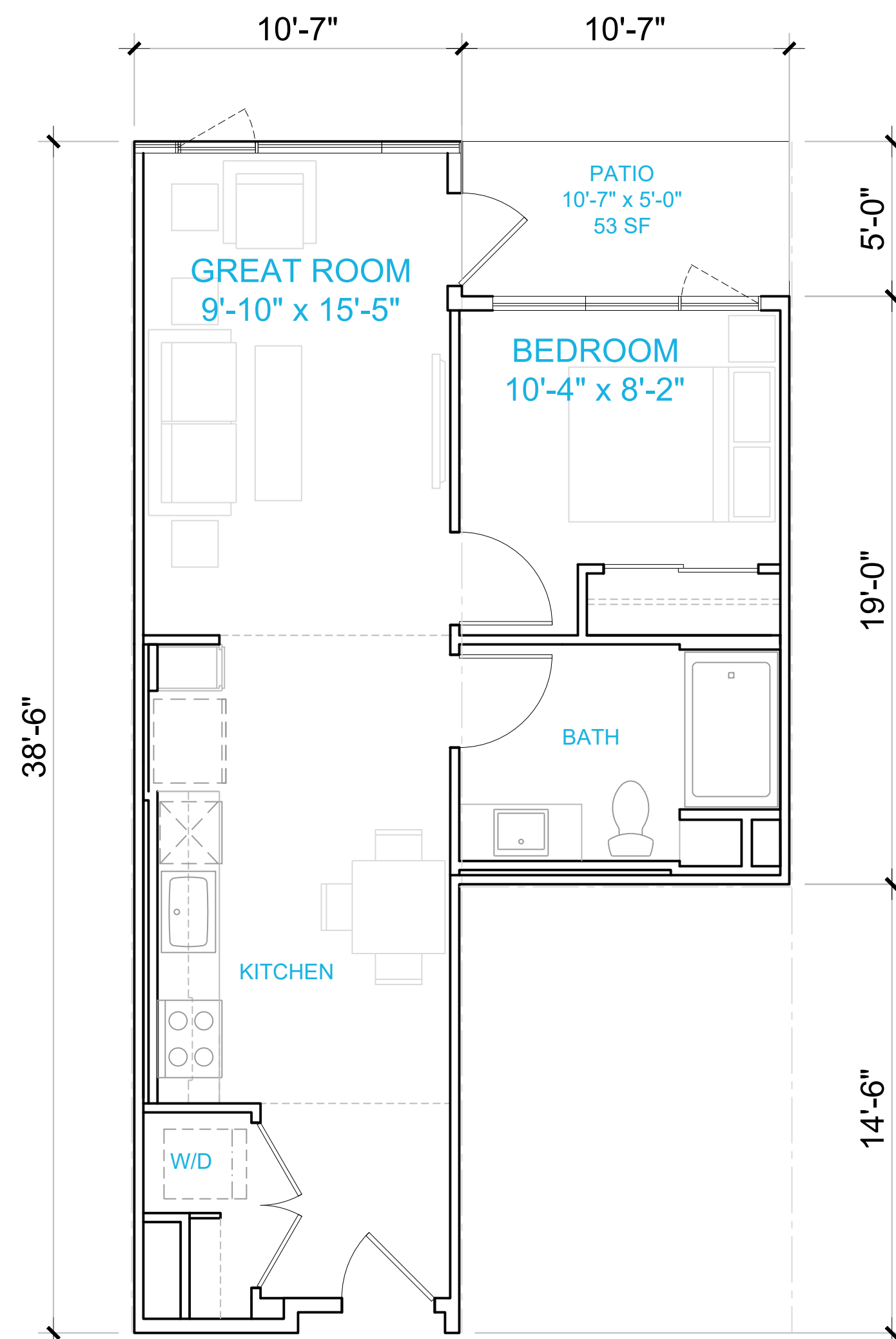
SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024

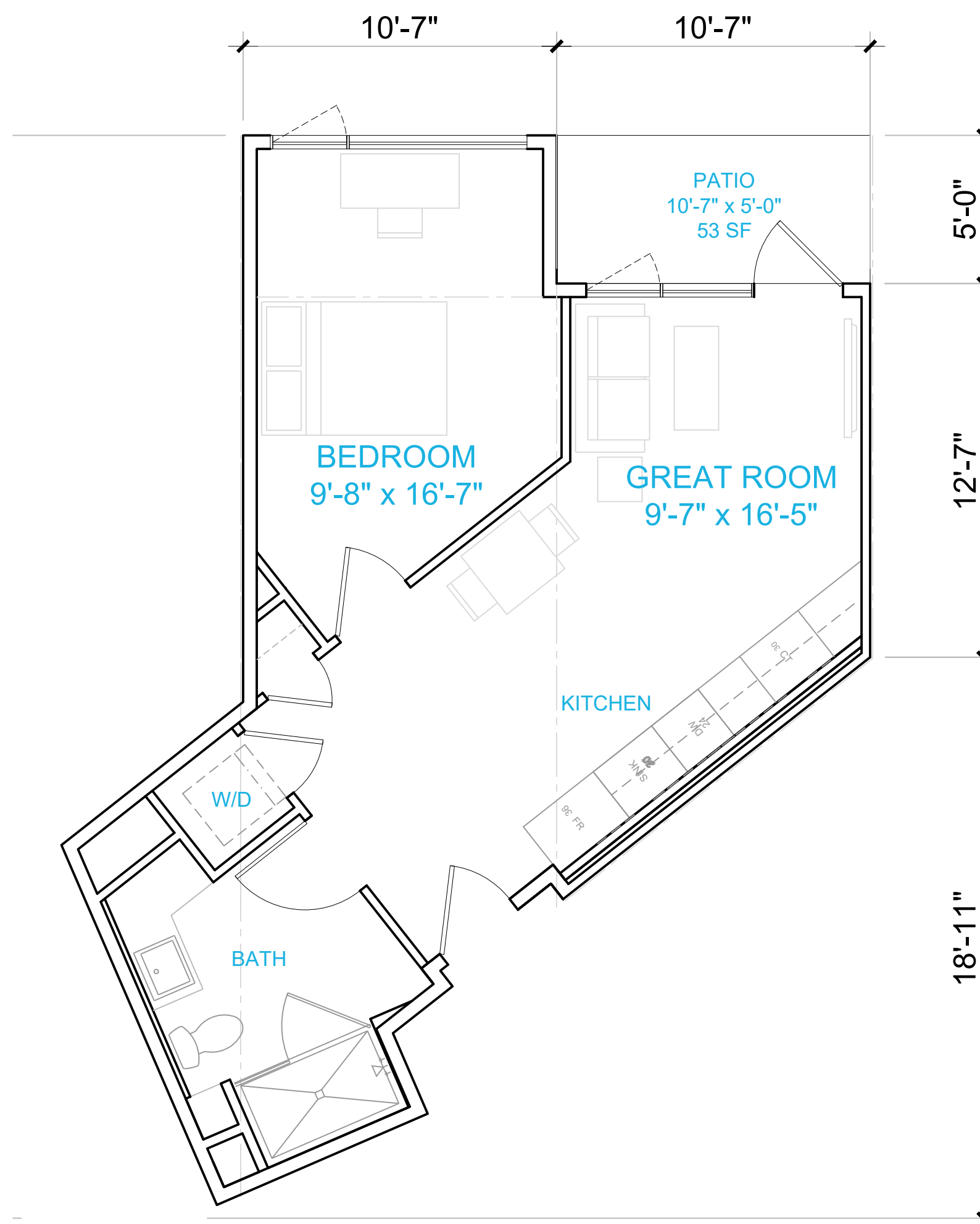


UNIT PLANS
1-BEDROOM

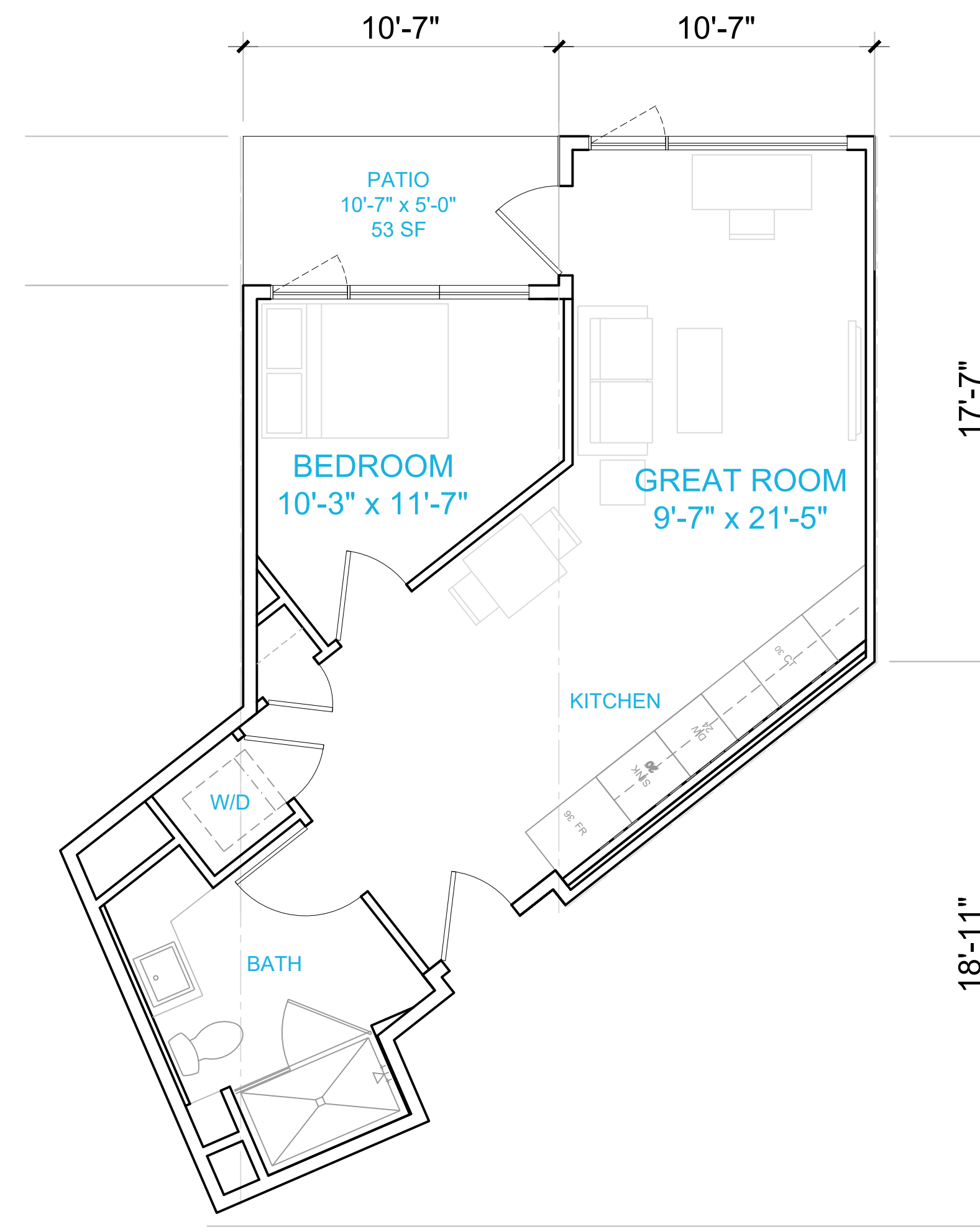
A5-2



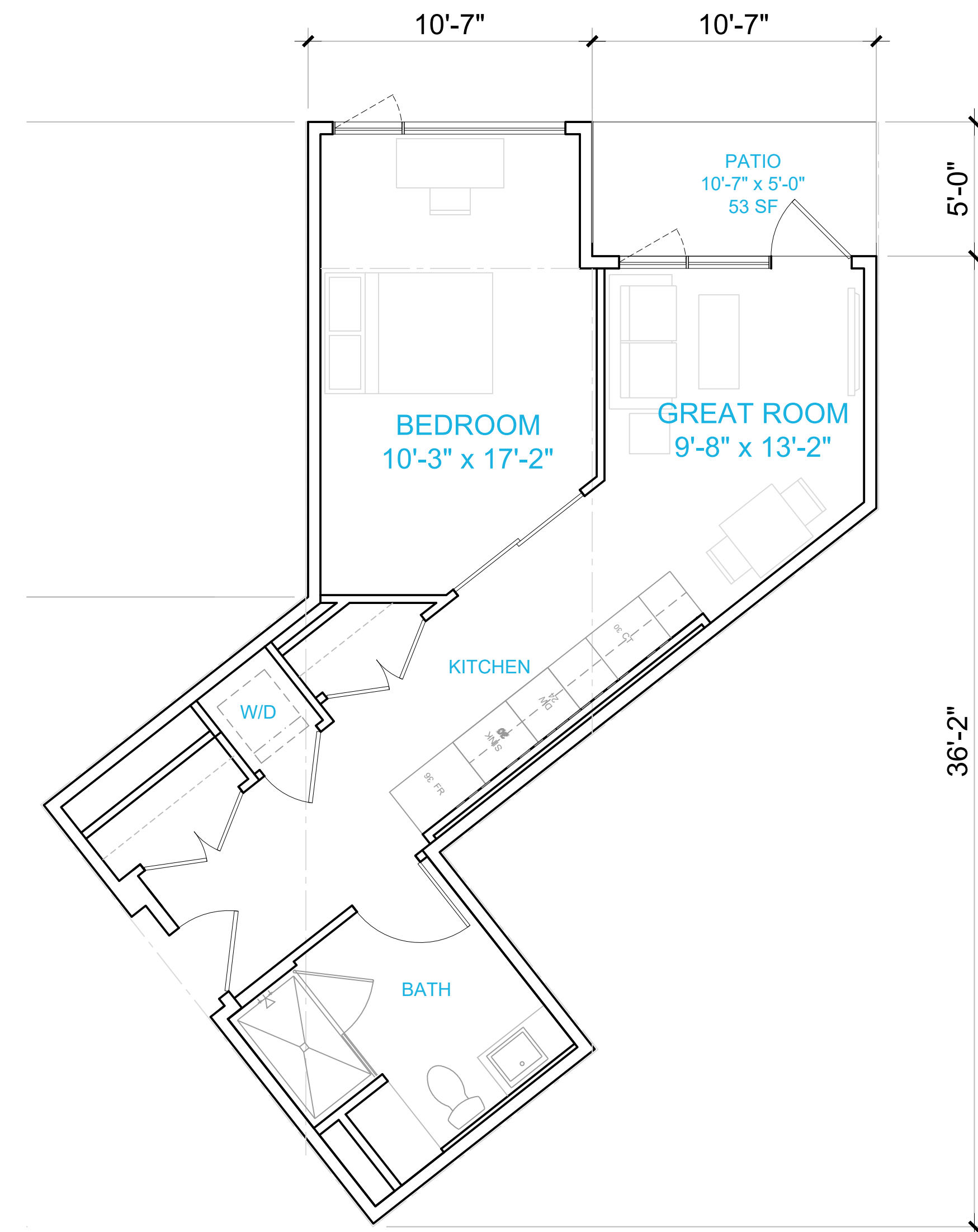
PLAN 1-2C
 1 BED
 1 BATH
 611 SF



PLAN 1-3A
 1 BED
 1 BATH
 579 SF



PLAN 1-3B
 1 BED
 1 BATH
 578 SF



PLAN 1-4A
 1 BED
 1 BATH
 619 SF

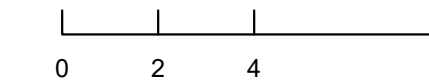


Architecture + Planning
 888.456.5849
 ktgy.com

Aragon Properties LTD.
 1628 W. 1st Ave.
 Vancouver, BC, Canada V6J 1G1

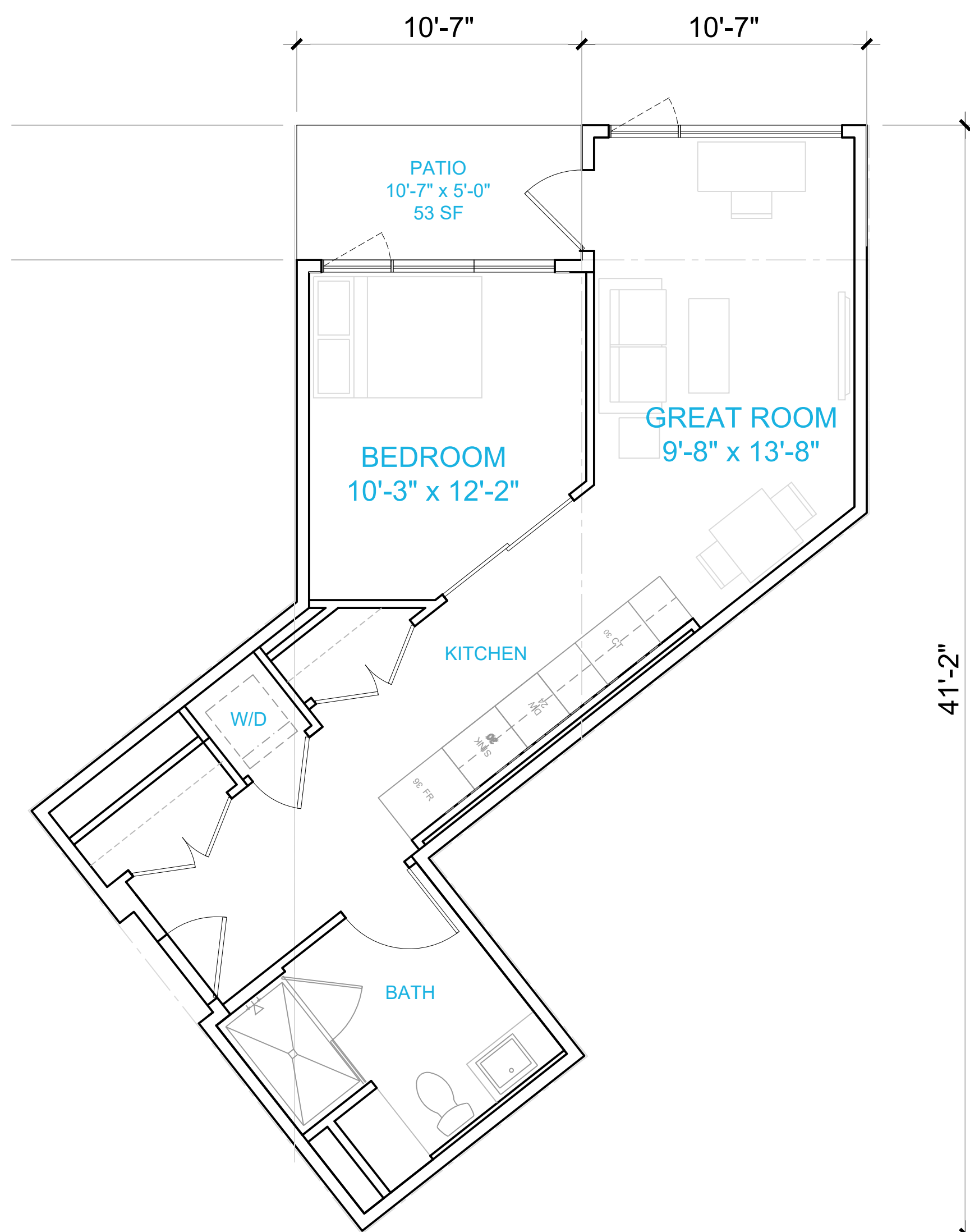
SUNSET & EVERETT
 LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
 FEBRUARY 6, 2024

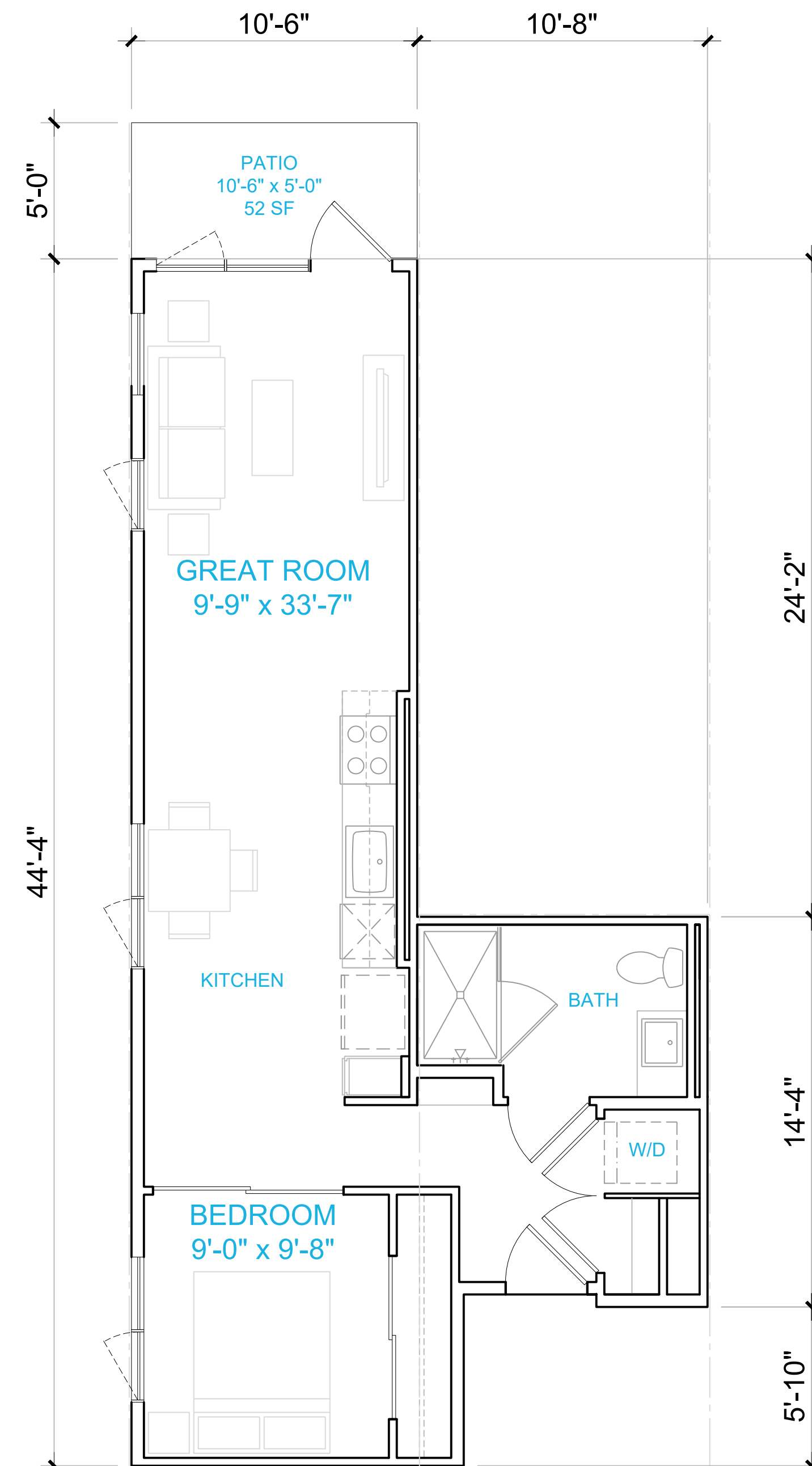


UNIT PLANS
 1-BEDROOM

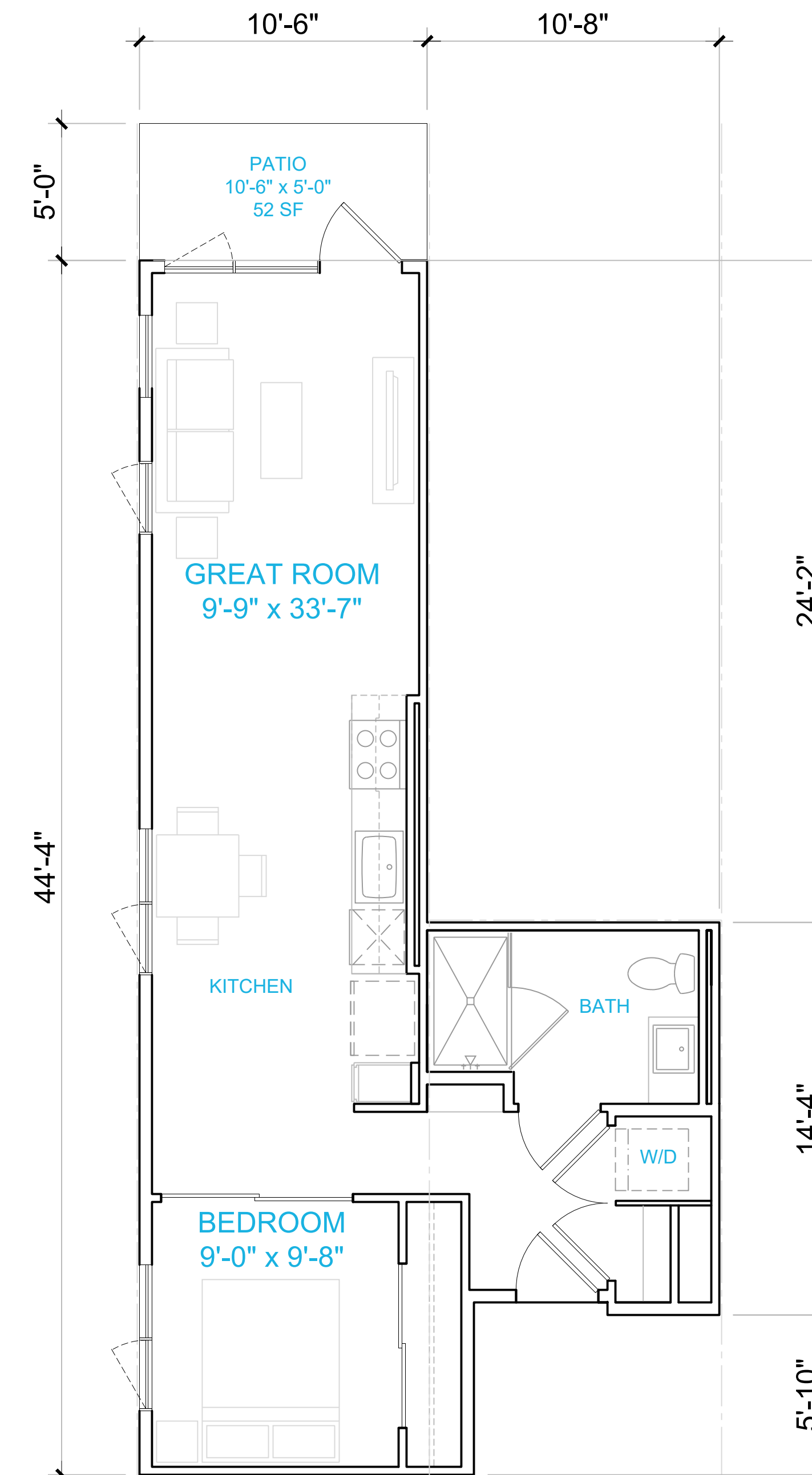
A5-3



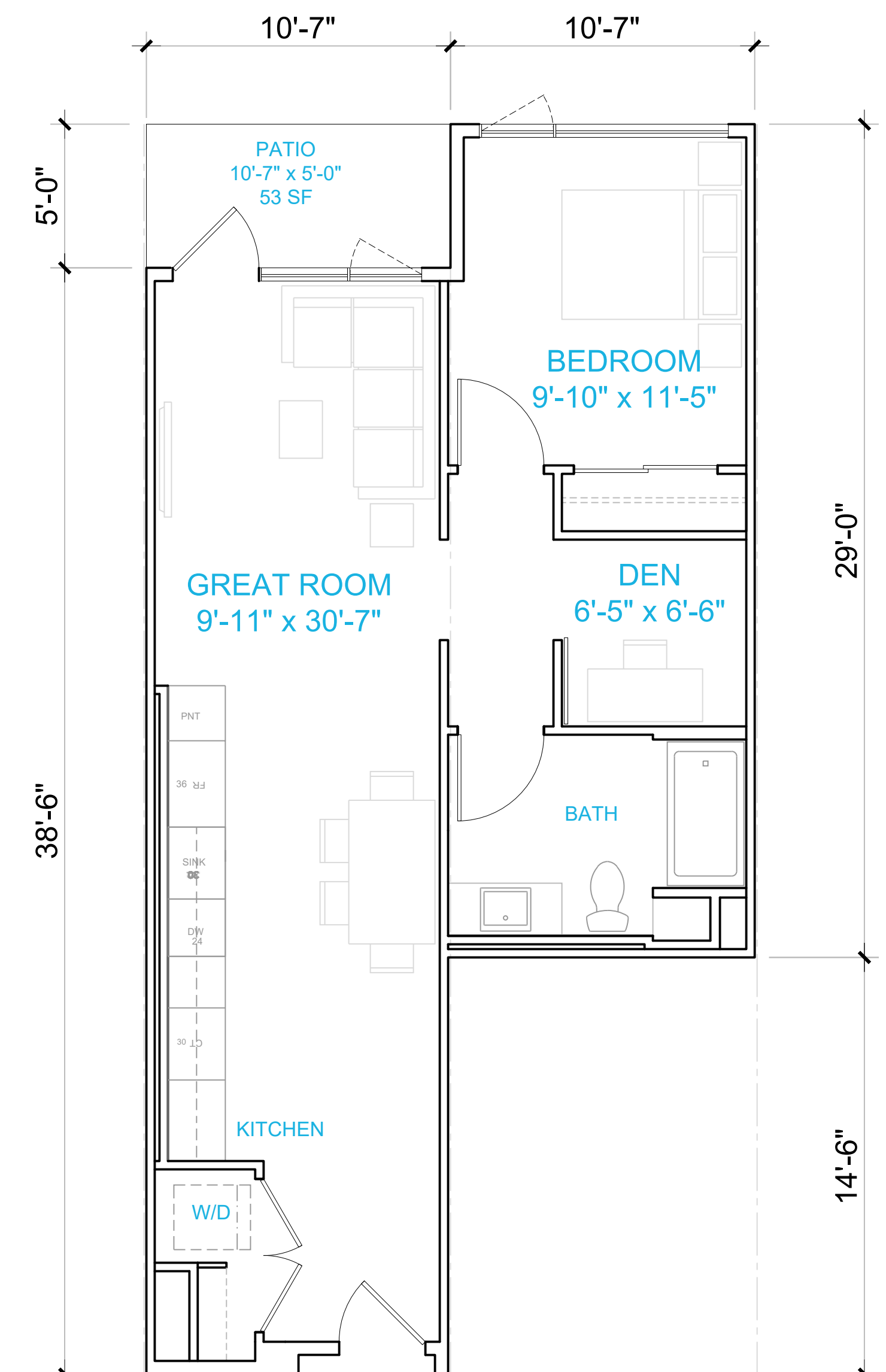
PLAN 1-4B
 1 BED
 1 BATH
 619 SF



PLAN 1-5A
 1 BED
 1 BATH
 635 SF



PLAN 1-5A
 1 BED
 1 BATH
 635 SF



PLAN 1-6A
 1 BED + DEN
 1 BATH
 718 SF

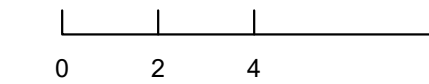


Architecture + Planning
 888.456.5849
 ktgy.com

Aragon Properties LTD.
 1628 W. 1st Ave.
 Vancouver, BC, Canada V6J 1G1

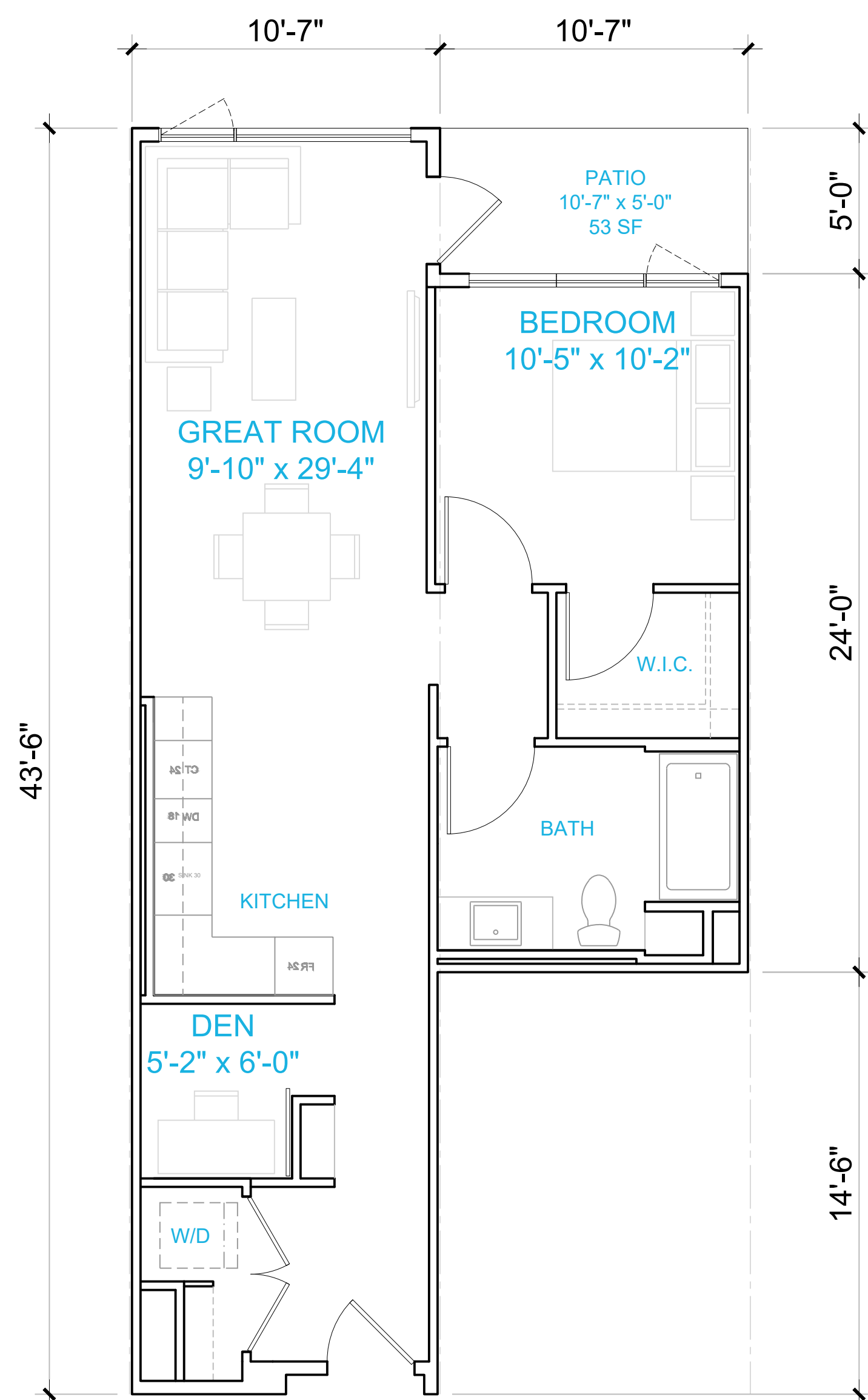
SUNSET & EVERETT
 LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
 FEBRUARY 6, 2024

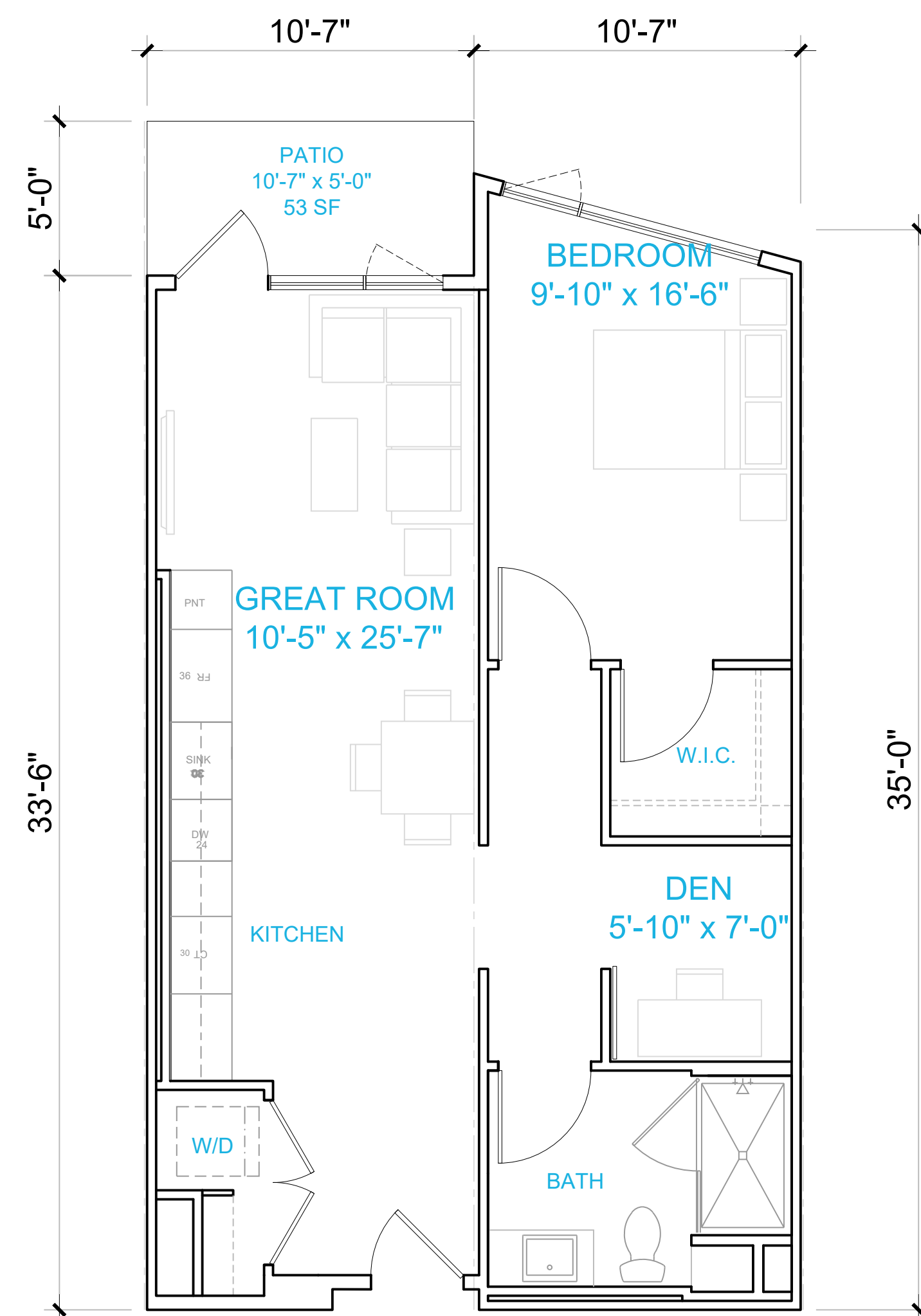


UNIT PLANS
 1-BEDROOM

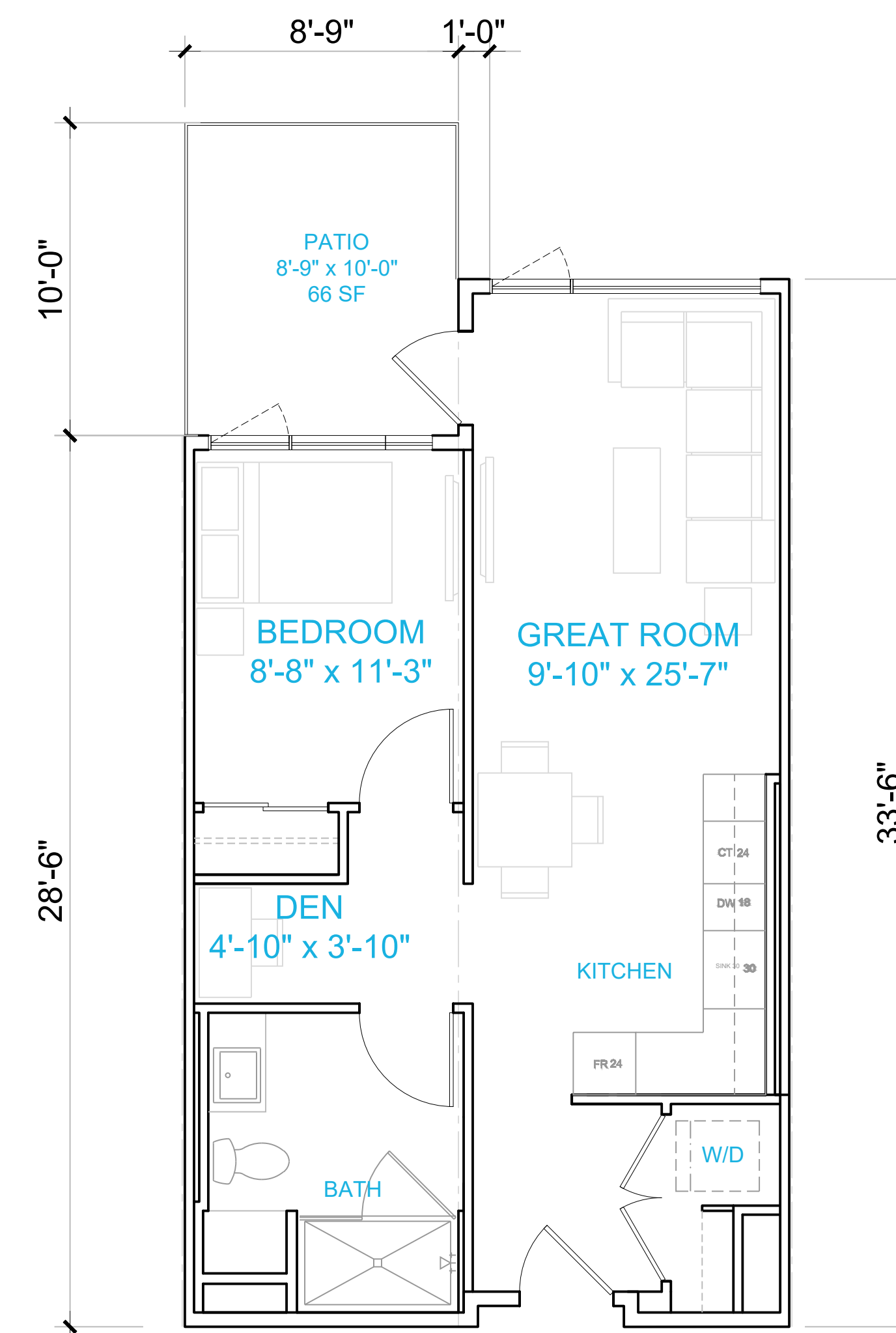
A5-4



PLAN 1-6B
 1 BED +DEN
 1 BATH
 718 SF



PLAN 1-7A
 1 BED +DEN
 1 BATH
 742 SF



PLAN 1-7C
 1 BED +DEN
 1 BATH
 606 SF

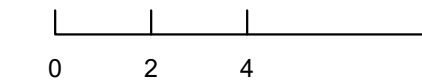


Architecture + Planning
 888.456.5849
 ktgy.com

Aragon Properties LTD.
 1628 W. 1st Ave.
 Vancouver, BC, Canada V6J 1G1

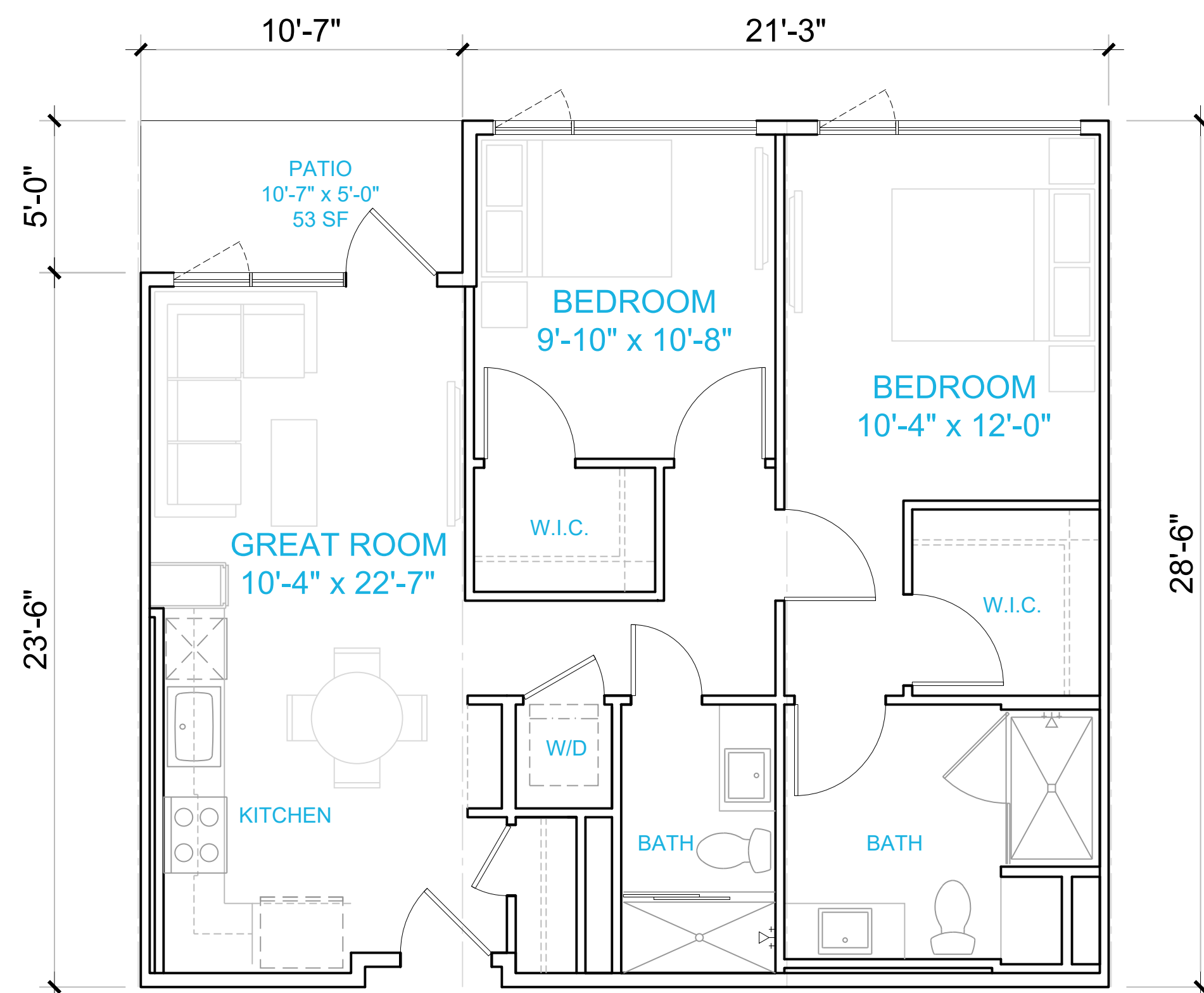
SUNSET & EVERETT
 LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
 FEBRUARY 6, 2024

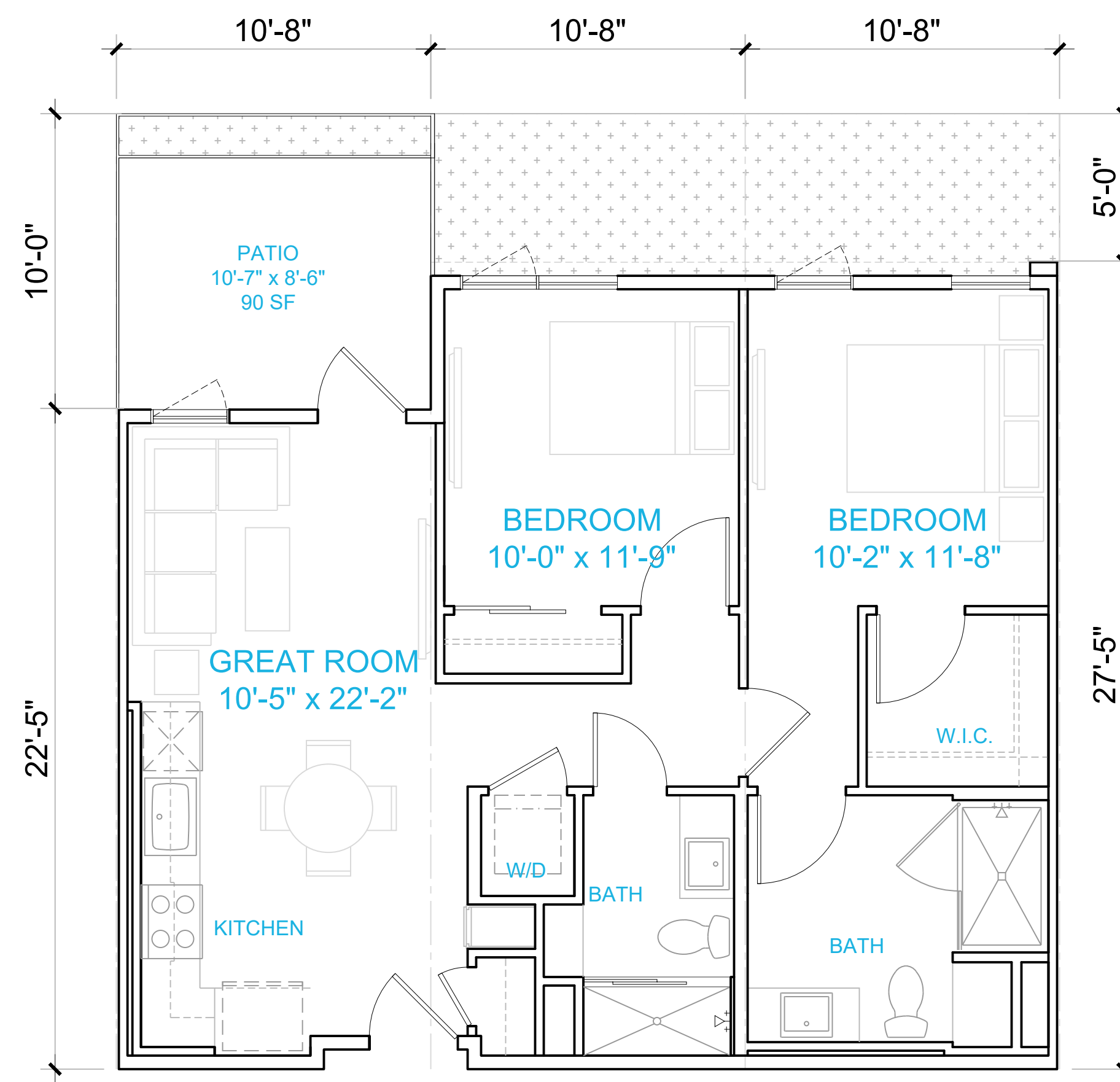


UNIT PLANS
 1-BEDROOM

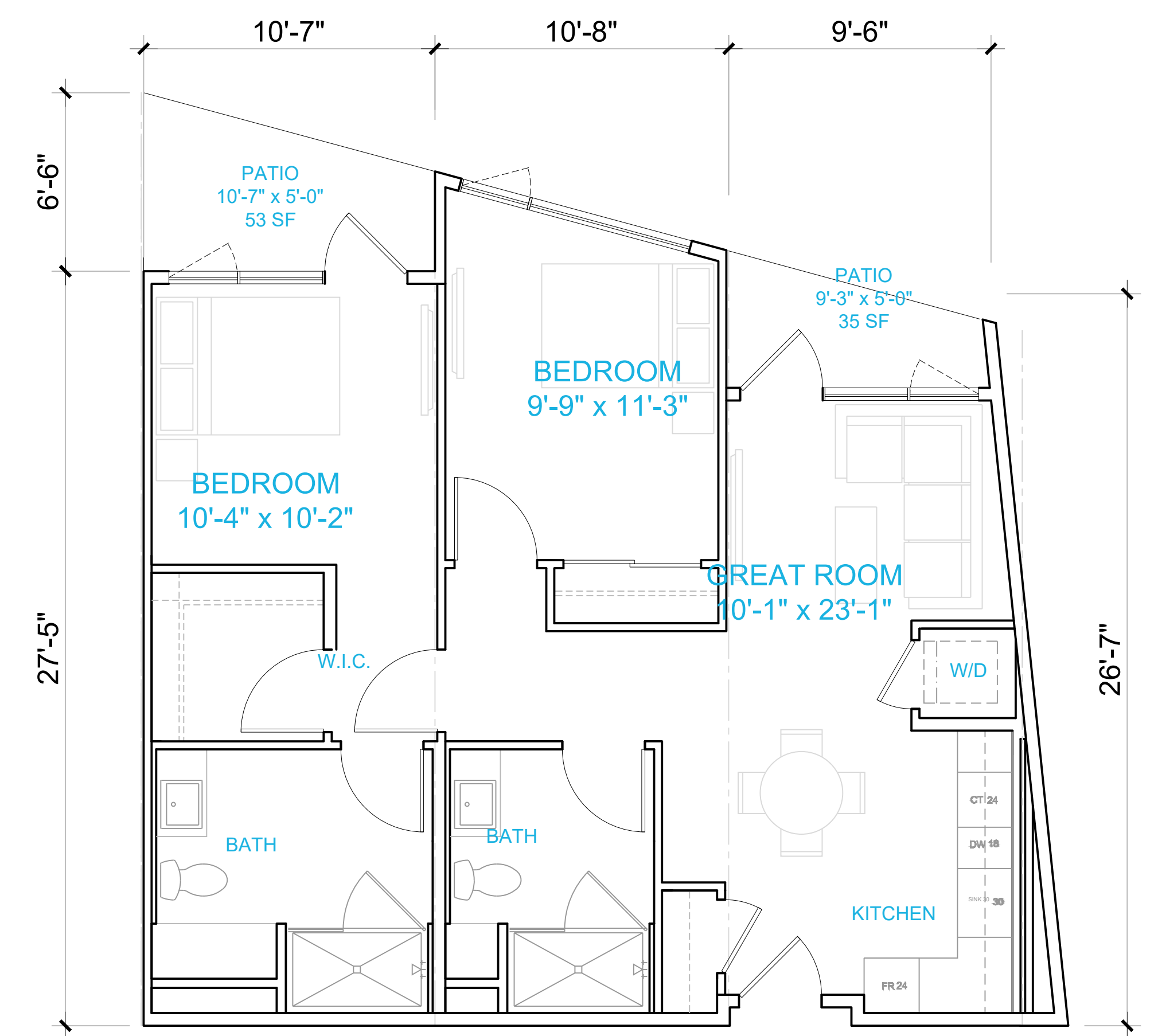
A5-5



PLAN 2-1
 2 BED
 2 BATH
 856 SF



PLAN L/W 2-2
 2 BED
 2 BATH
 842 SF



PLAN 2-3A
 2 BED
 2 BATH
 891 SF

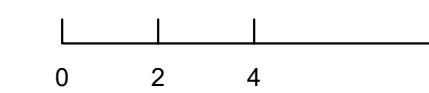


Architecture + Planning
 888.456.5849
 ktgy.com

Aragon Properties LTD.
 1628 W. 1st Ave.
 Vancouver, BC, Canada V6J 1G1

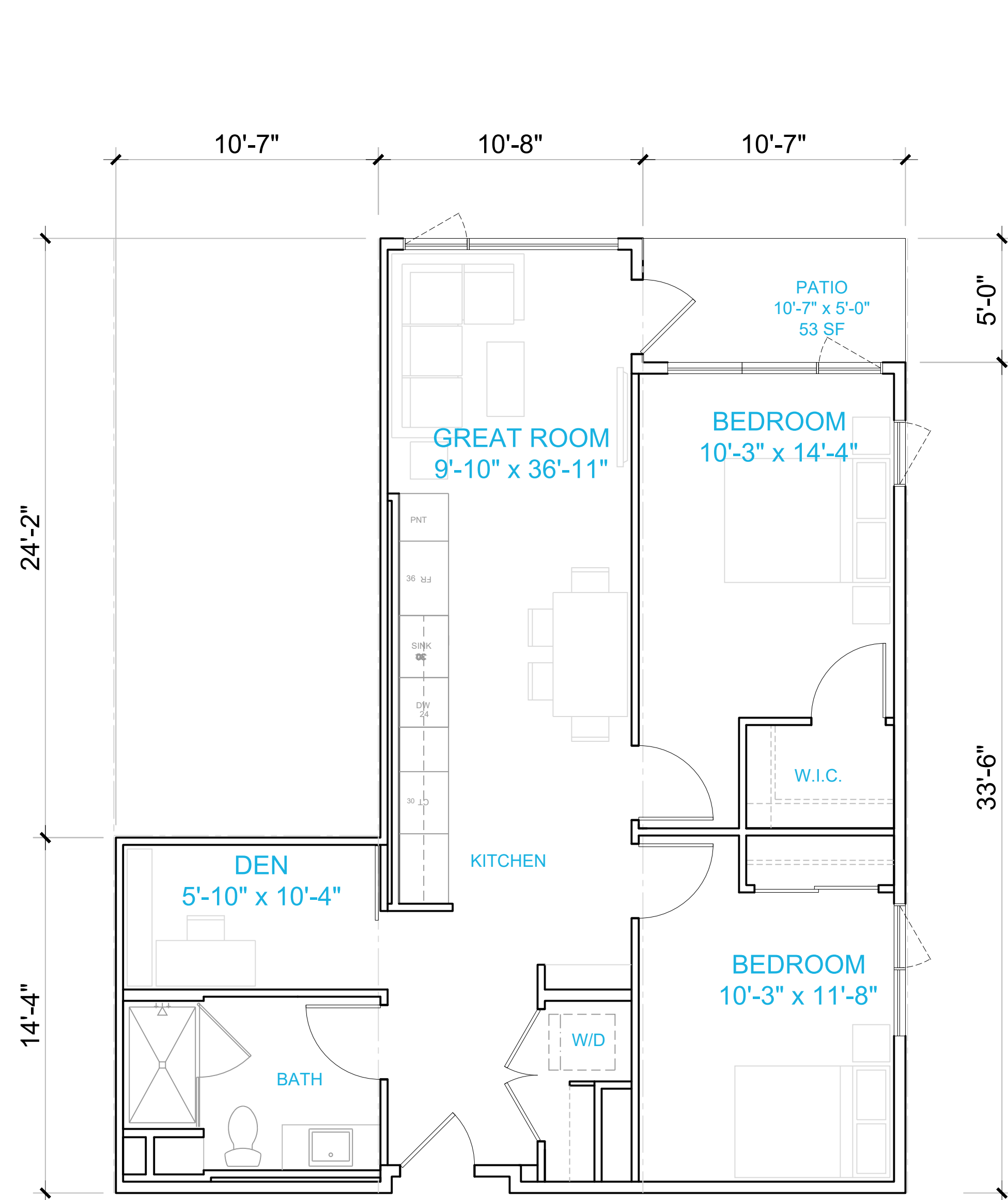
SUNSET & EVERETT
 LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
 FEBRUARY 6, 2024

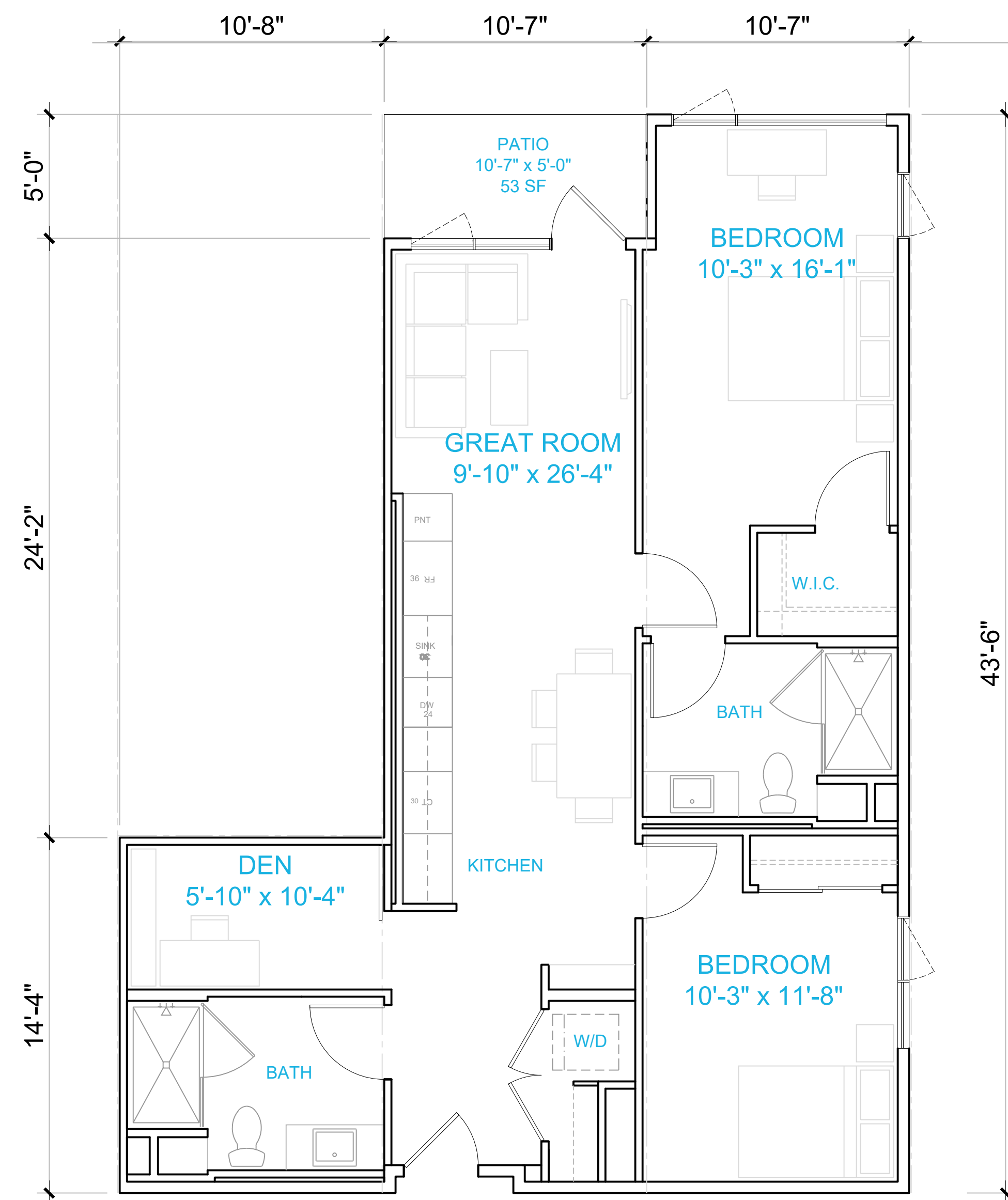


UNIT PLANS
 2-BEDROOM

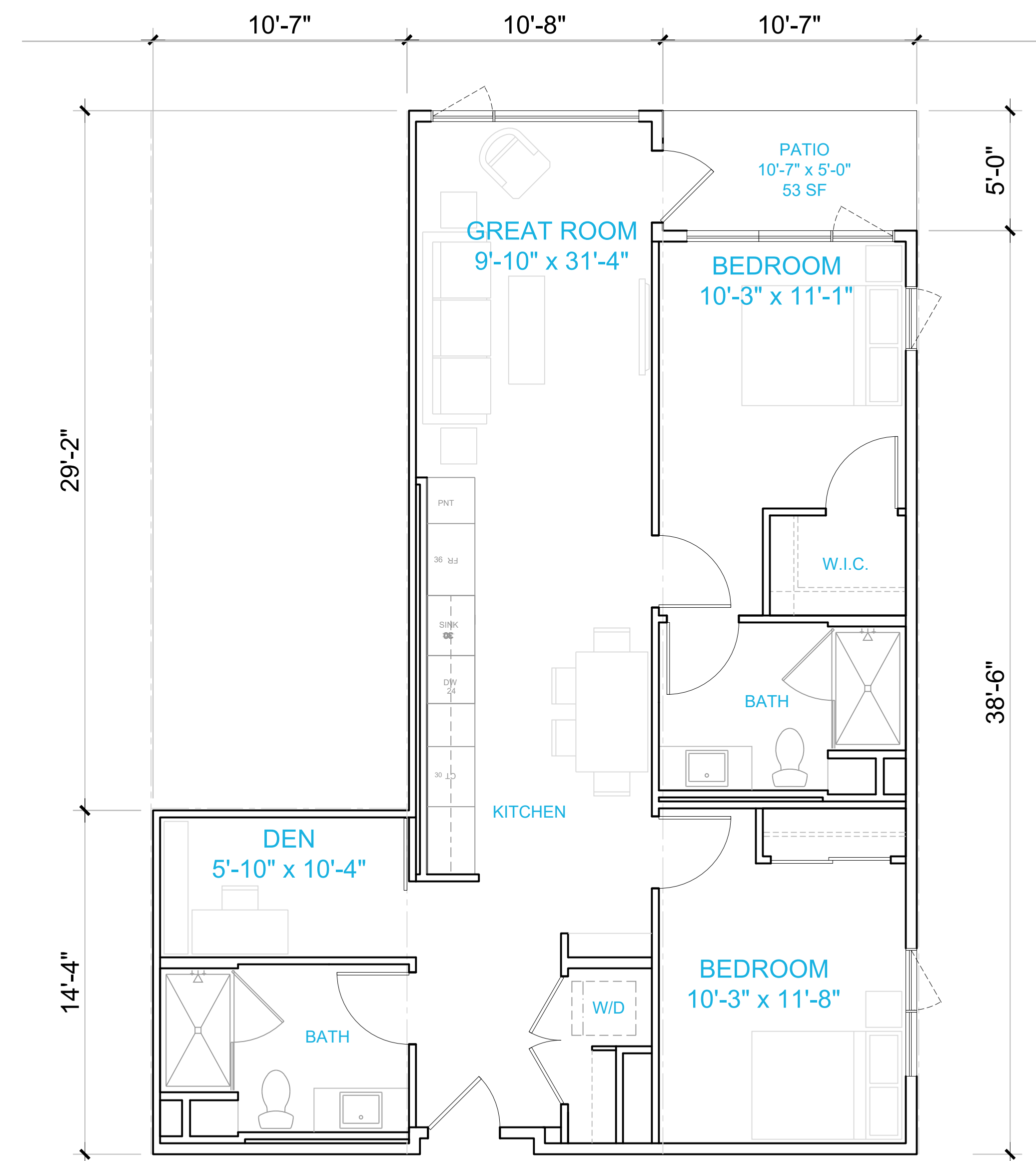
A5-6



PLAN 2-4A
 2 BED +DEN
 1 BATH
 919 SF



PLAN 2-4B
 2 BED +DEN
 1 BATH
 1025 SF



PLAN 2-4C
 2 BED +DEN
 1 BATH
 1025 SF

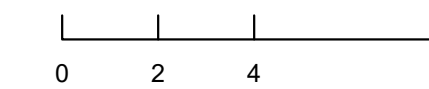


Architecture + Planning
 888.456.5849
 ktgy.com

Aragon Properties LTD.
 1628 W. 1st Ave.
 Vancouver, BC, Canada V6J 1G1

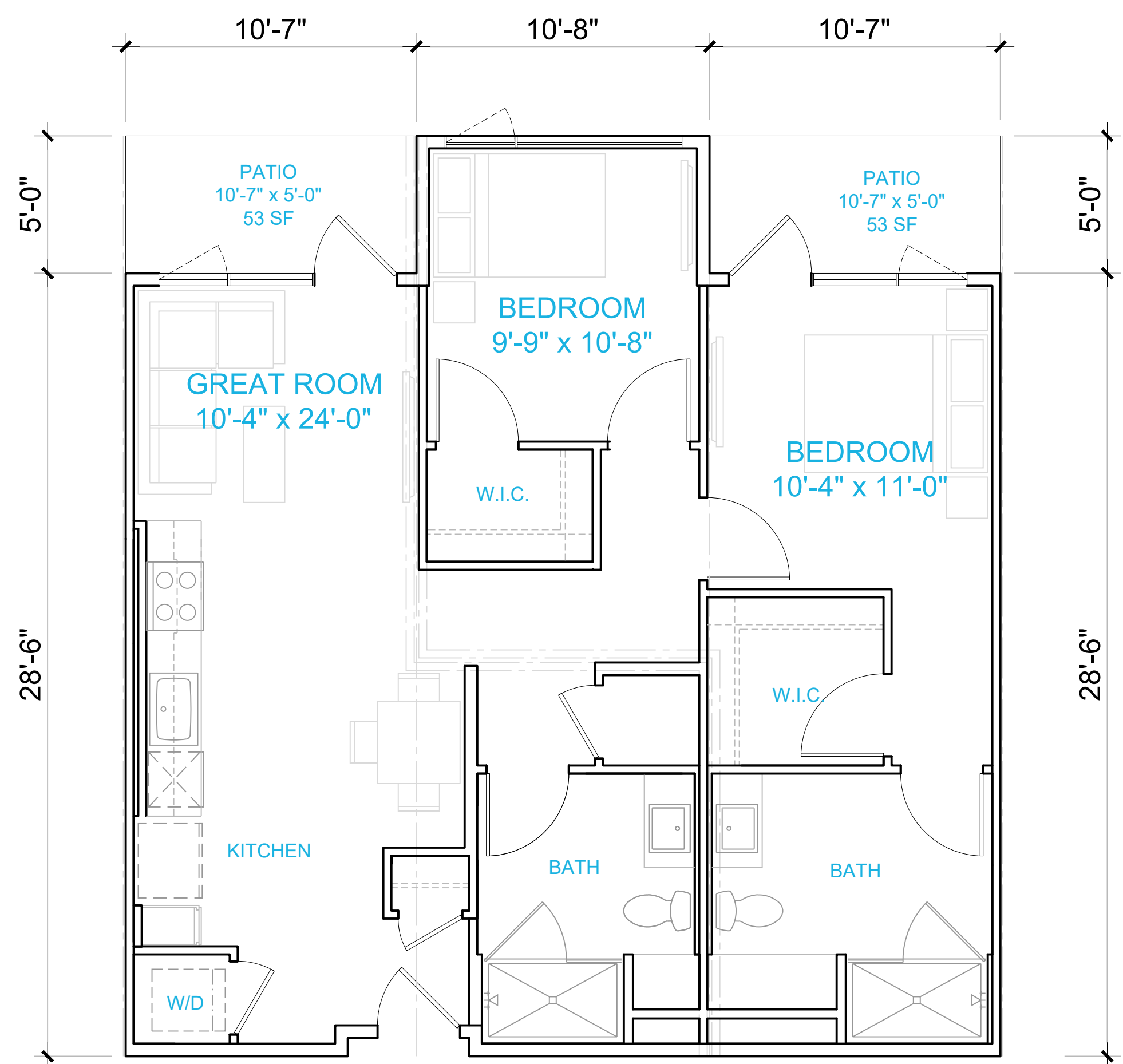
SUNSET & EVERETT
 LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
 FEBRUARY 6, 2024

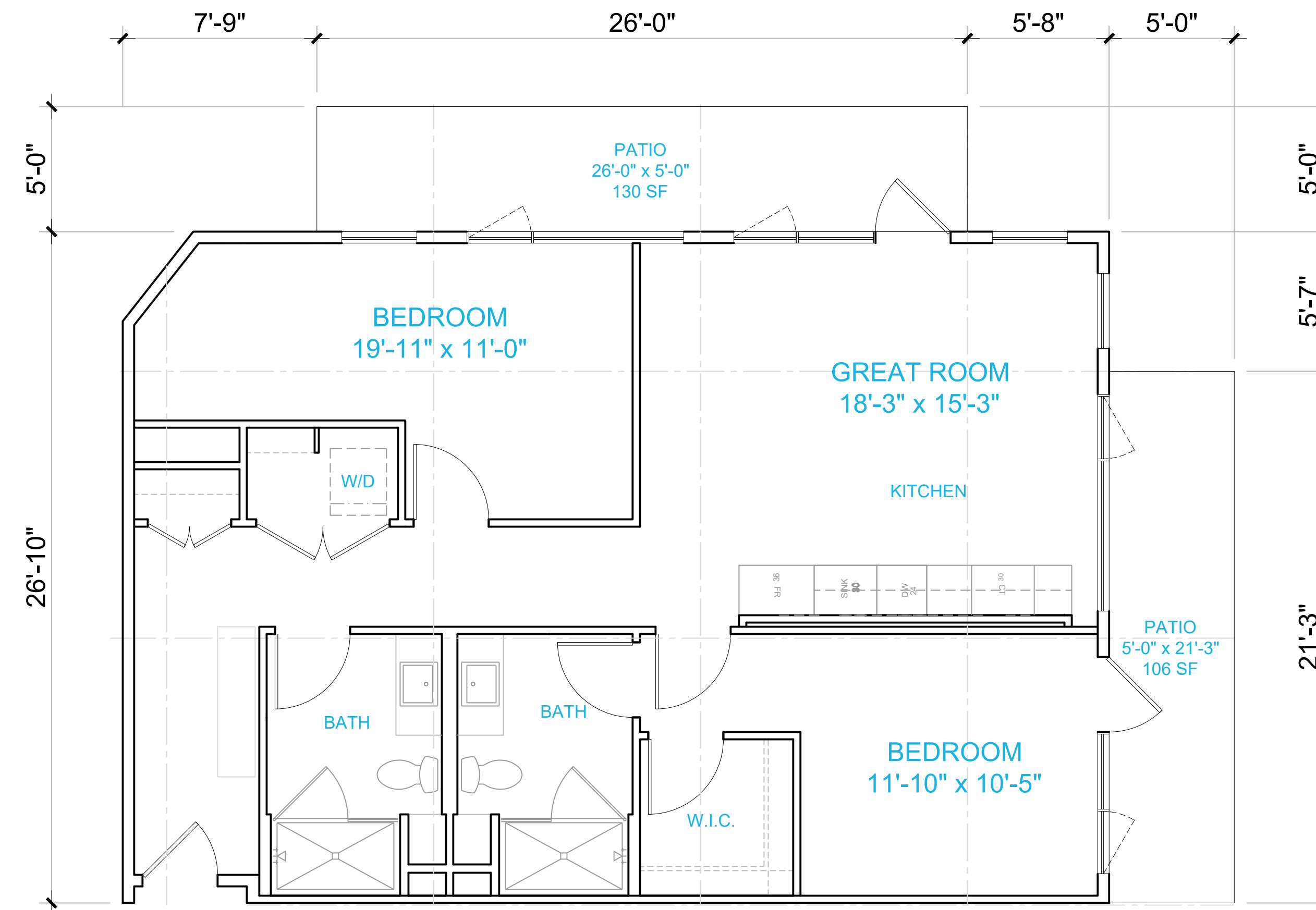


UNIT PLANS
 2-BEDROOM & +DEN

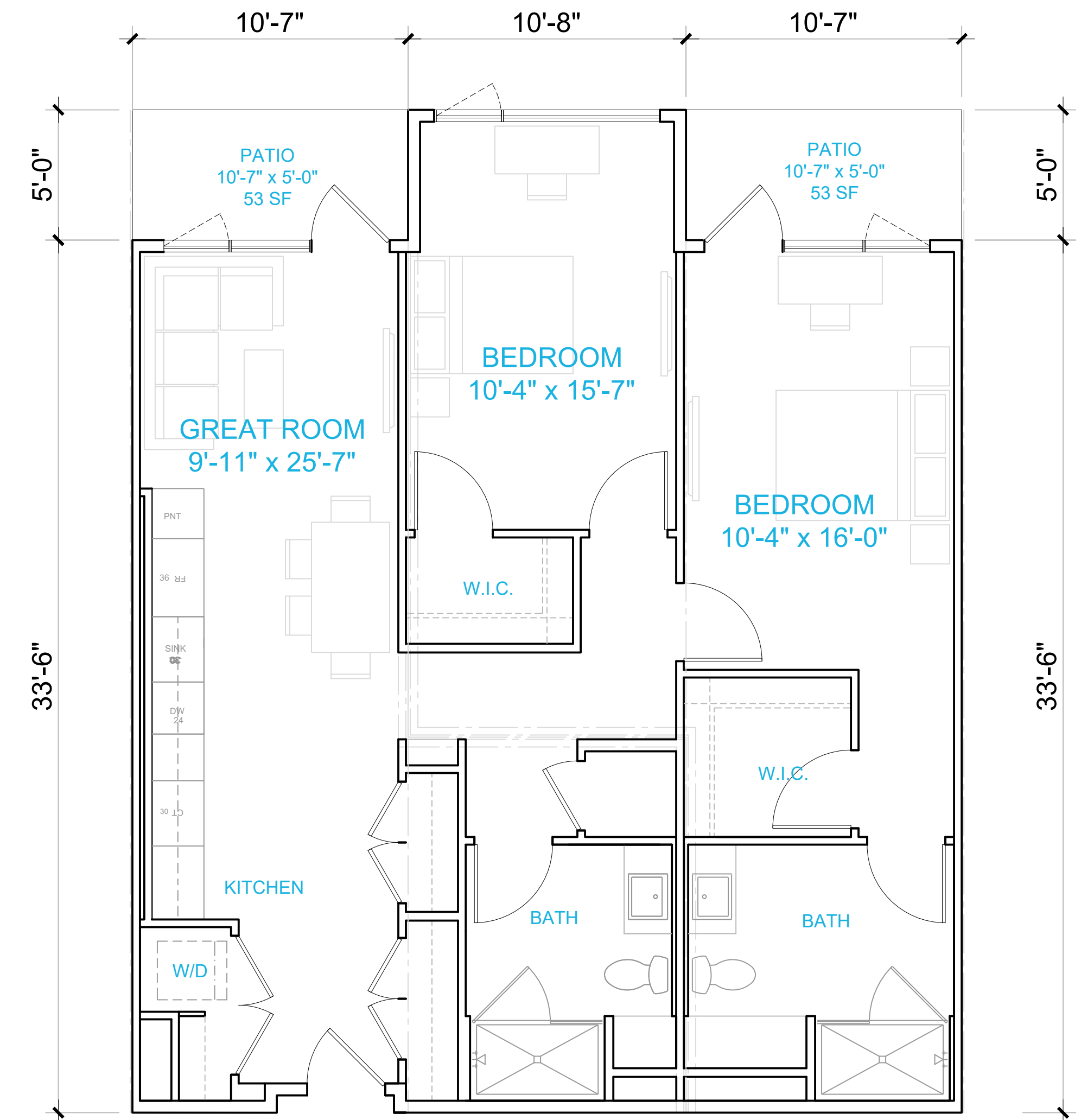
A5-7



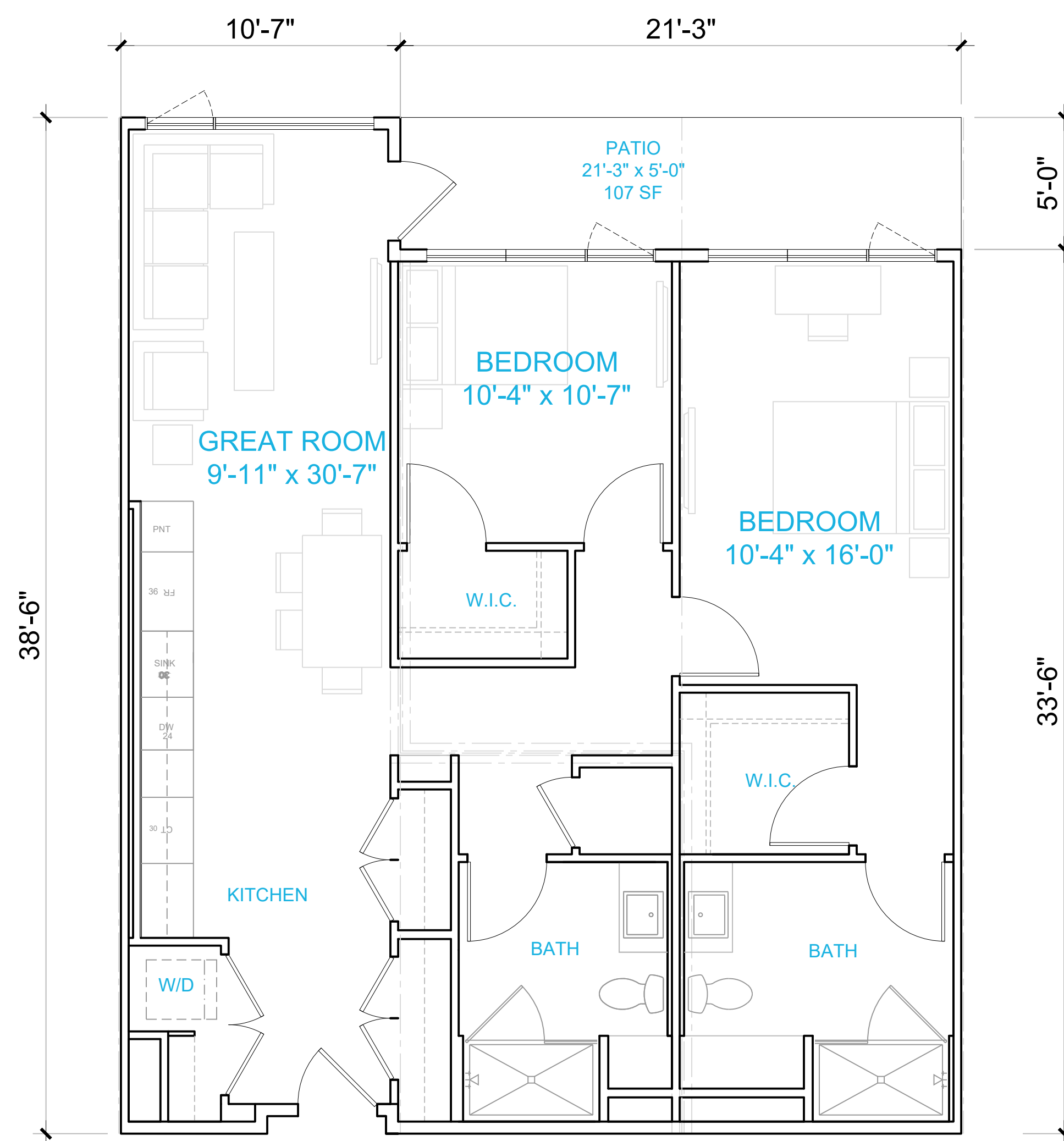
PLAN 2-5
 2 BED
 2 BATH
 962 SF



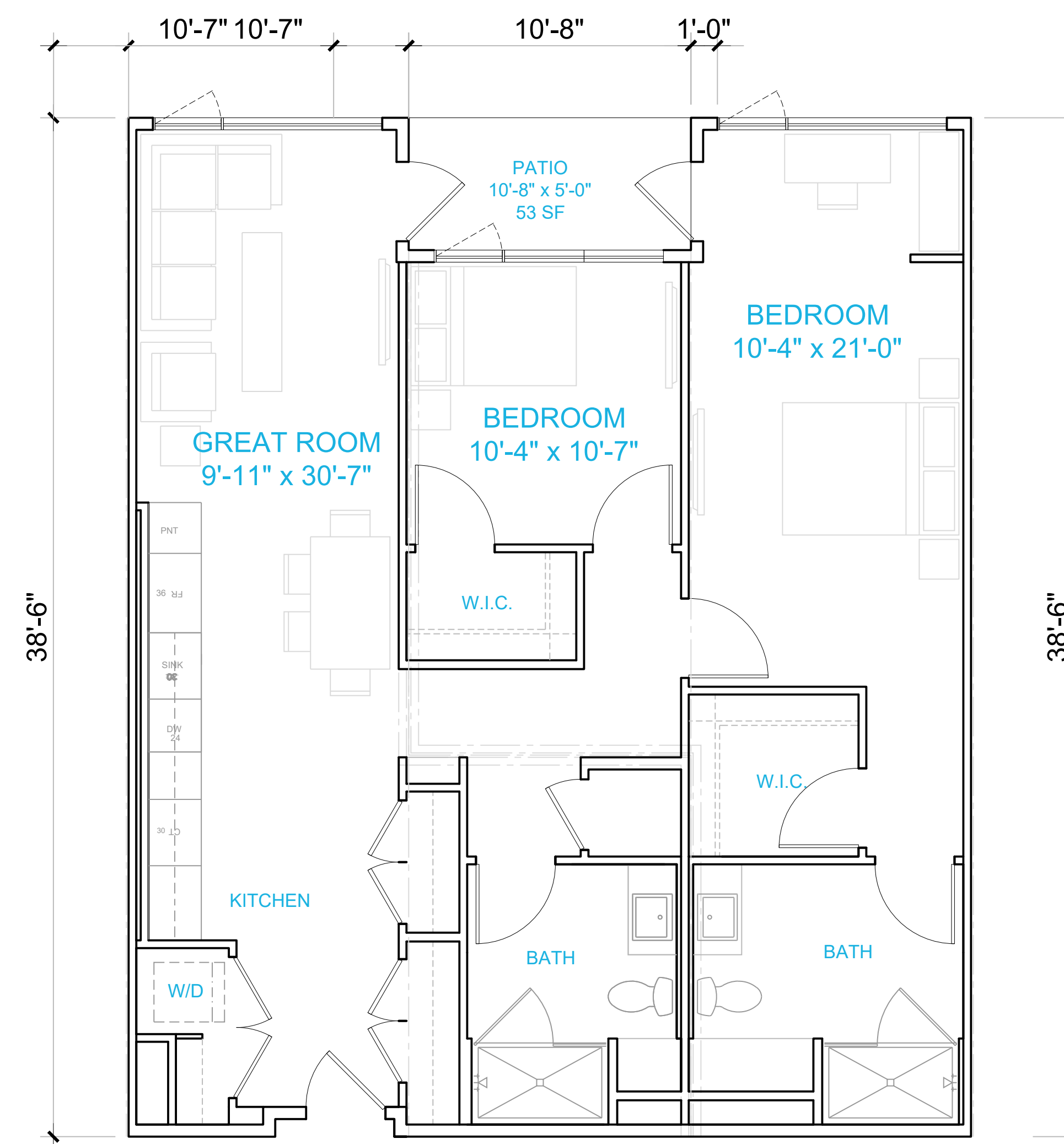
PLAN 2-6
 2 BED
 2 BATH
 1054 SF



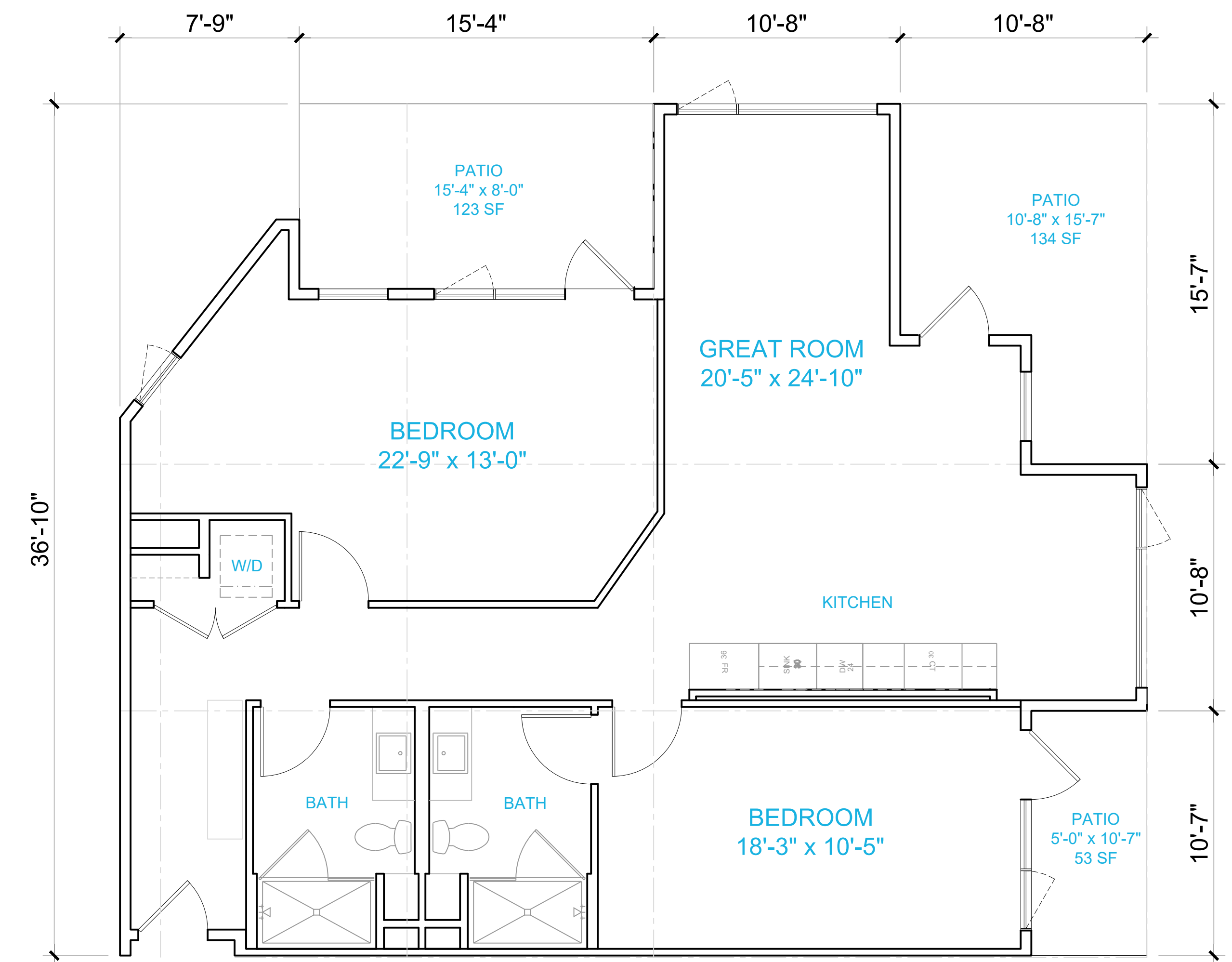
PLAN 2-7A
 2 BED
 2 BATH
 1122 SF



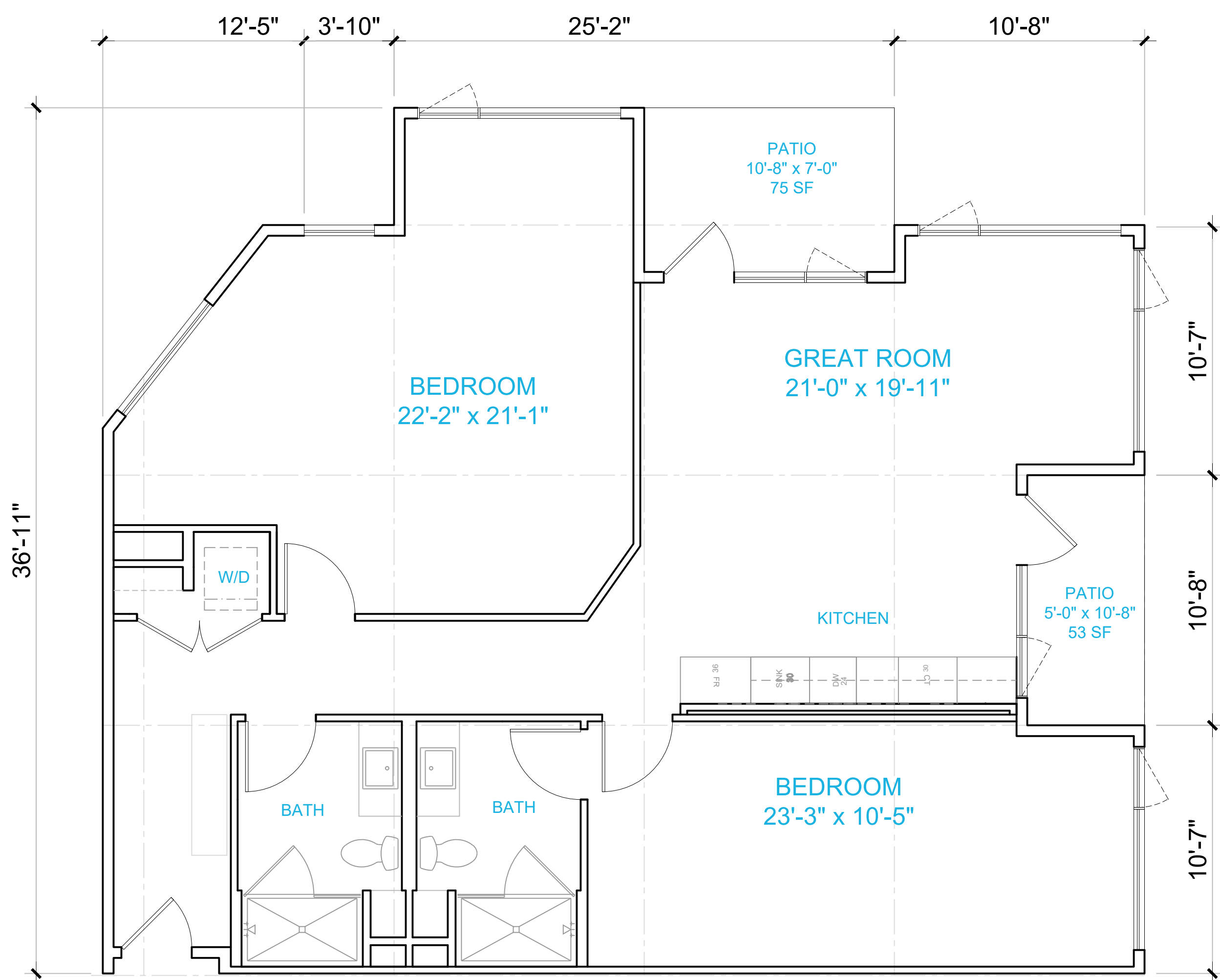
PLAN 2-7B
2 BED
2 BATH
1122 SF



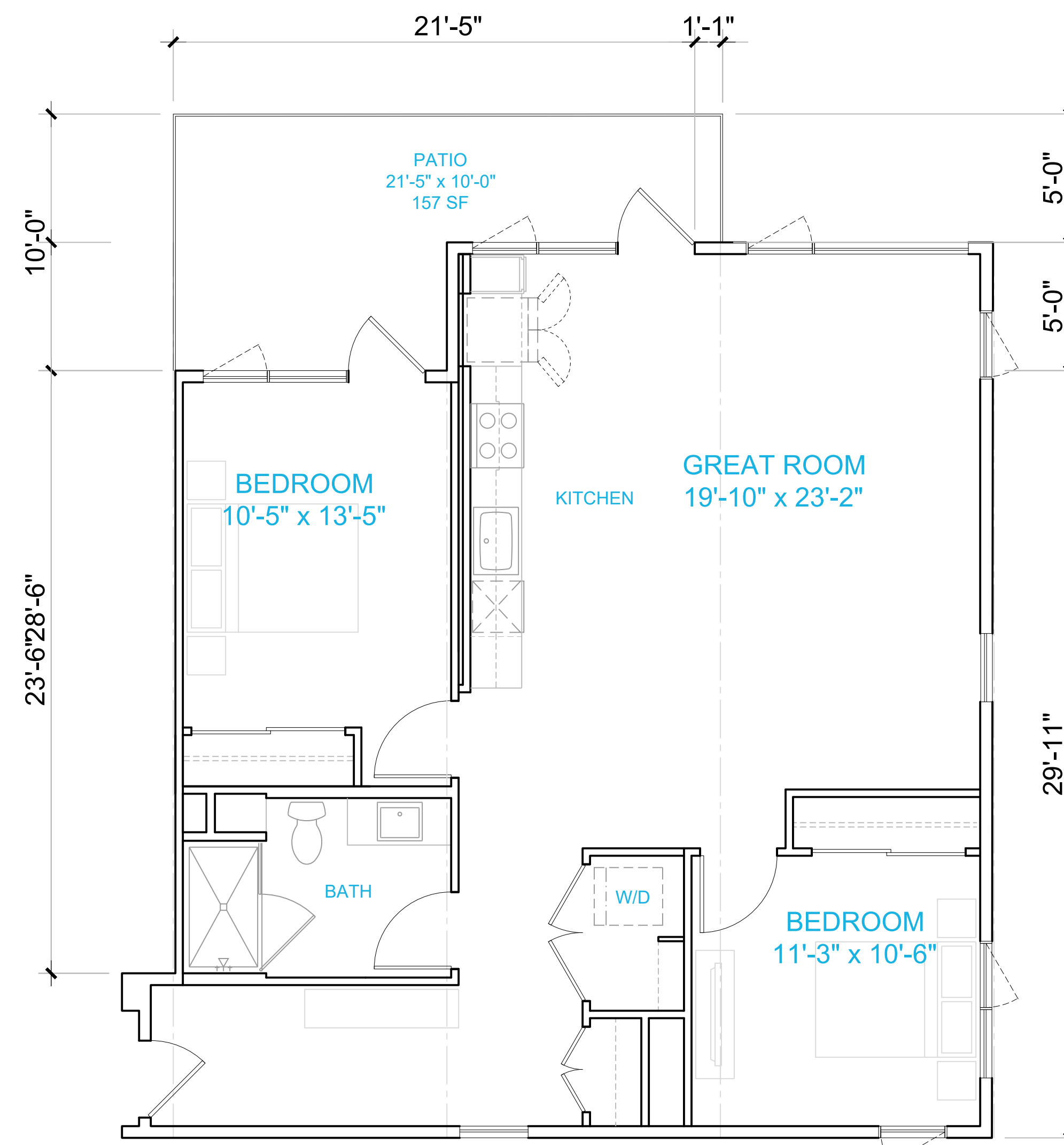
PLAN 2-7C
2 BED
2 BATH
1176 SF



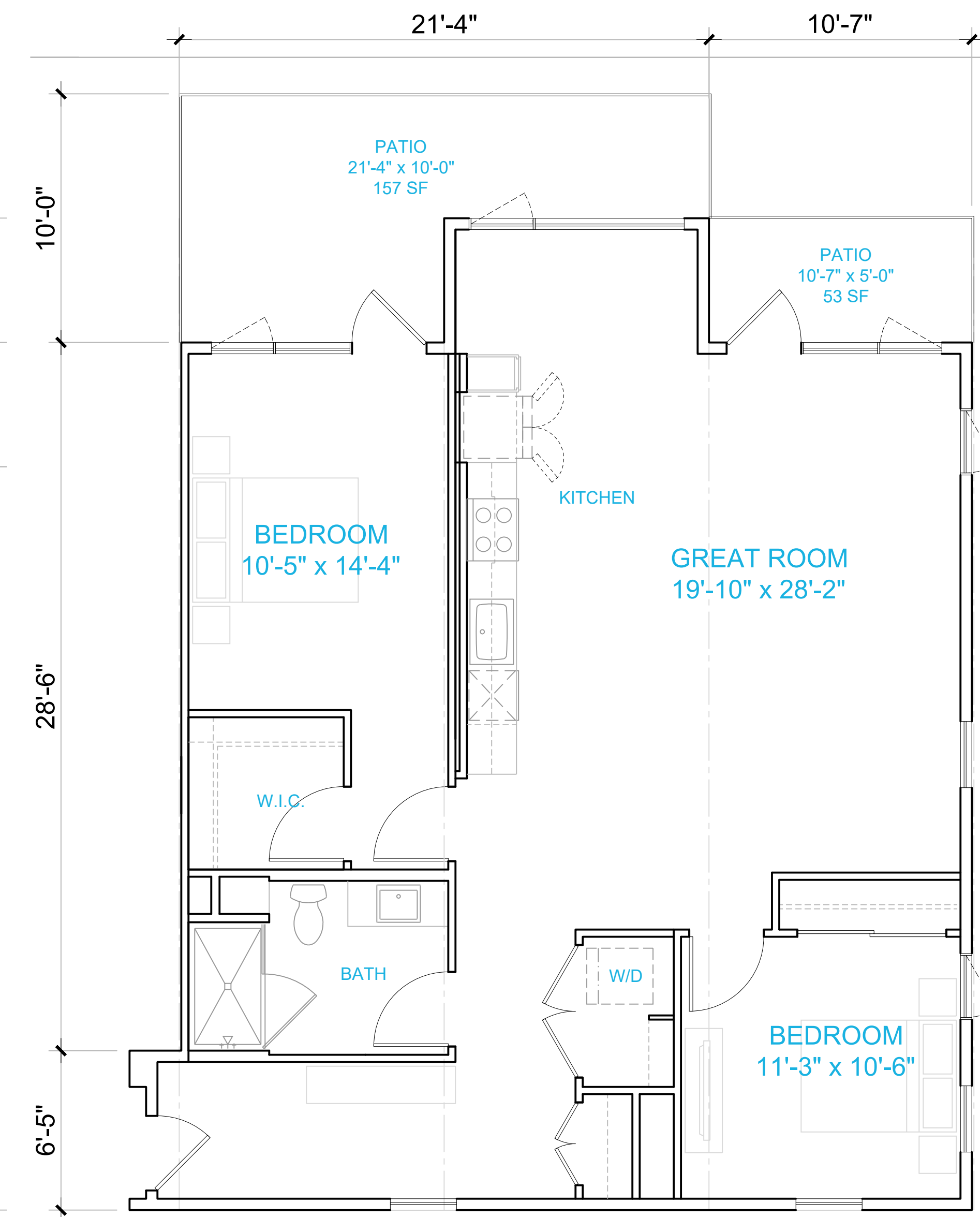
PLAN 2-8
2 BED
2 BATH
1176 SF



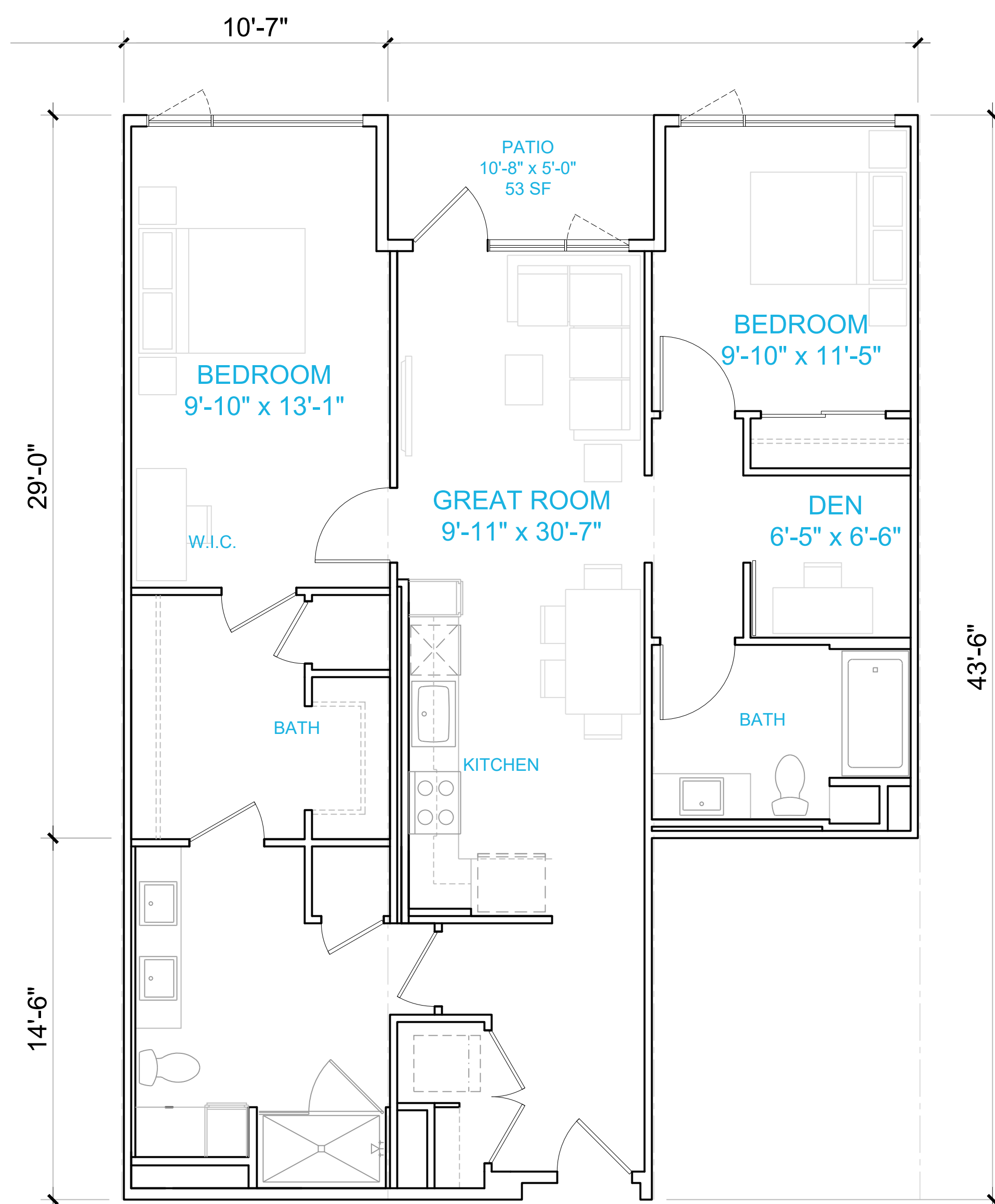
PLAN 2-9
2 BED
2 BATH
1280 SF



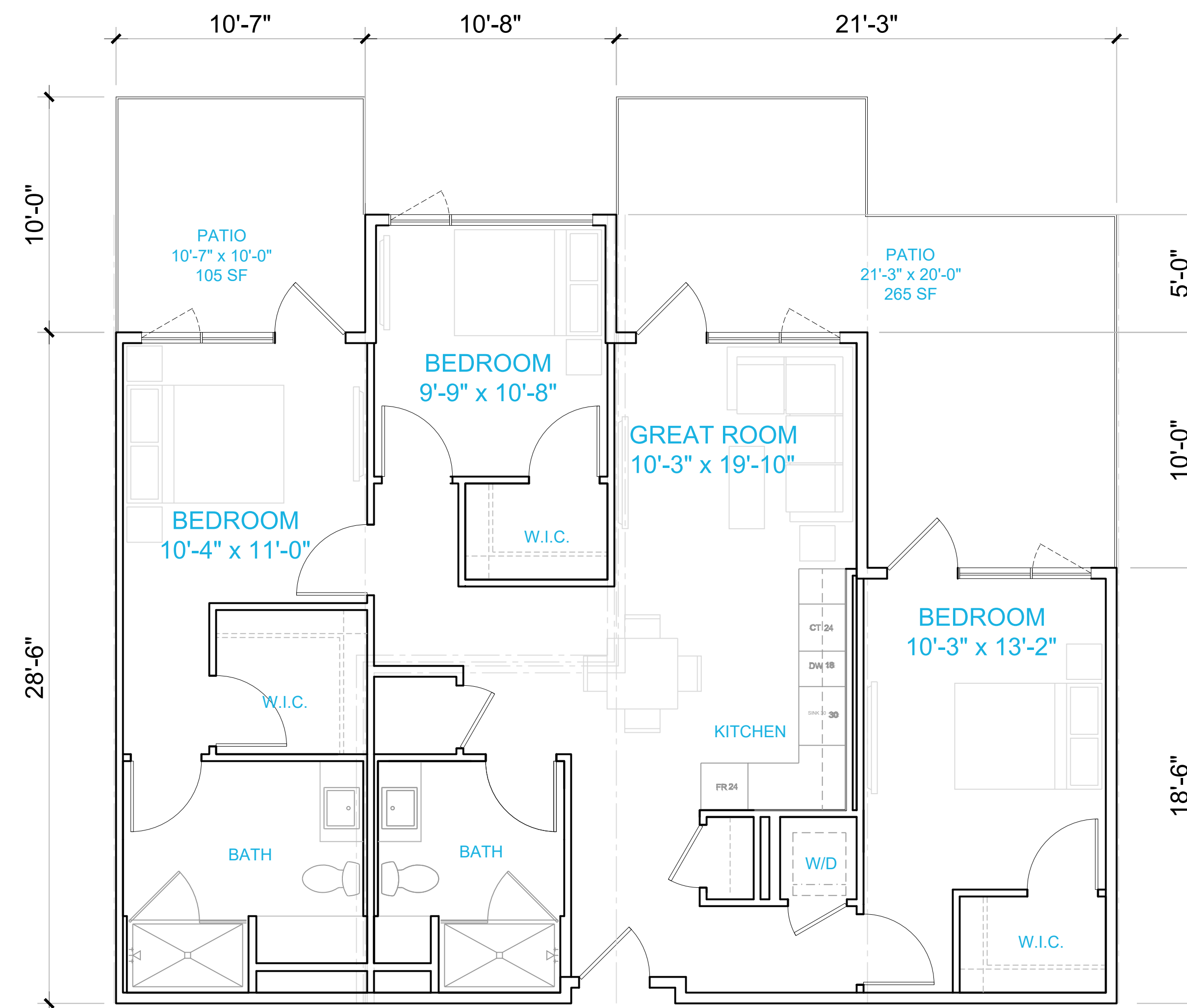
PLAN 2-10
2 BED
2 BATH
1021 SF



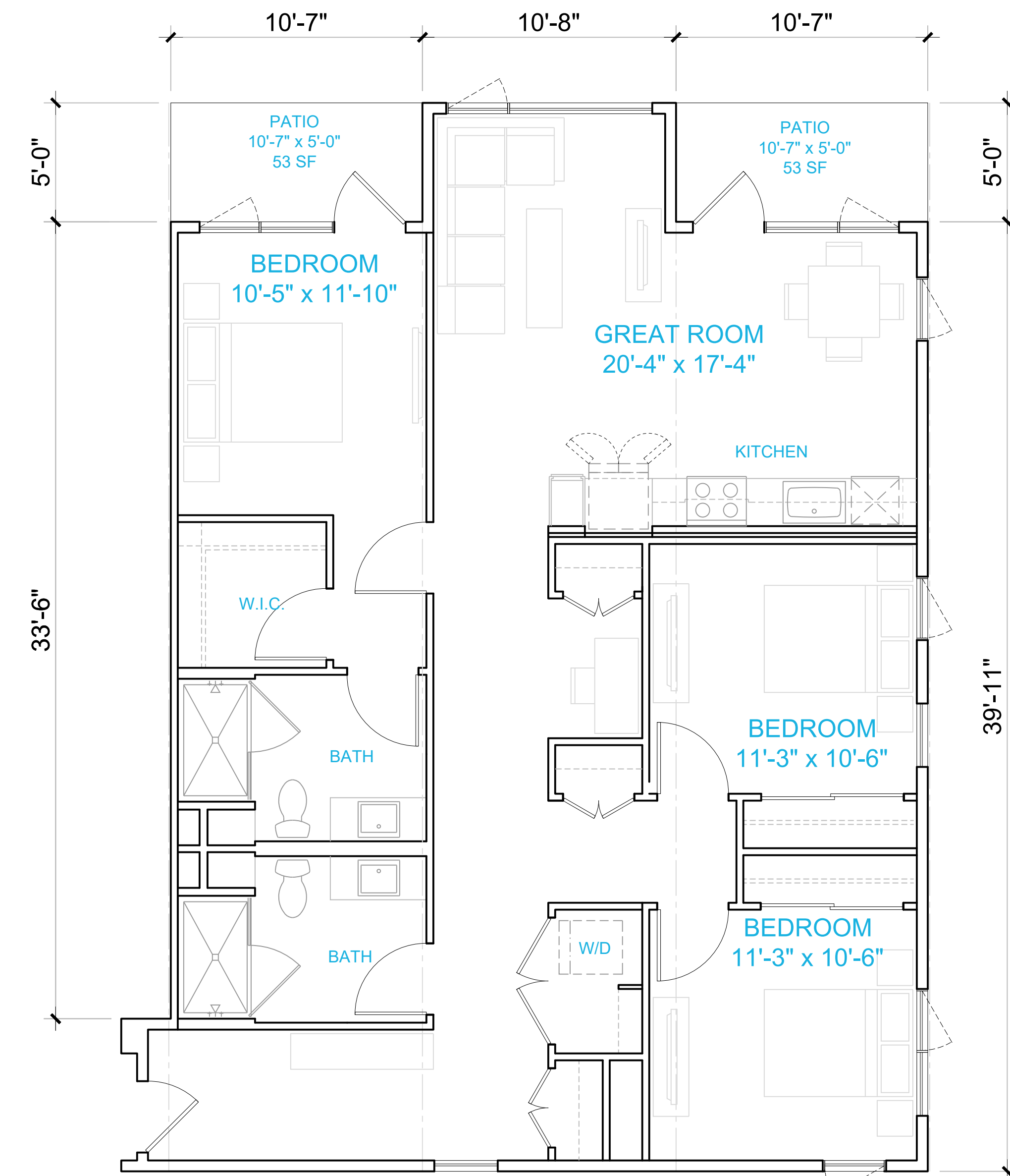
PLAN 2-11
2 BED
2 BATH
1181 SF



PLAN 2-12
 2 BED +DEN
 2 BATH
 1028 SF



PLAN 3-1
 3 BED
 2 BATH
 1160 SF



PLAN 3-2A
 3 BED
 2 BATH
 1341 SF

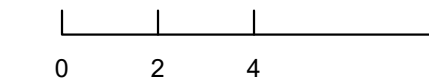


Architecture + Planning
 888.456.5849
 ktgy.com

Aragon Properties LTD.
 1628 W. 1st Ave.
 Vancouver, BC, Canada V6J 1G1

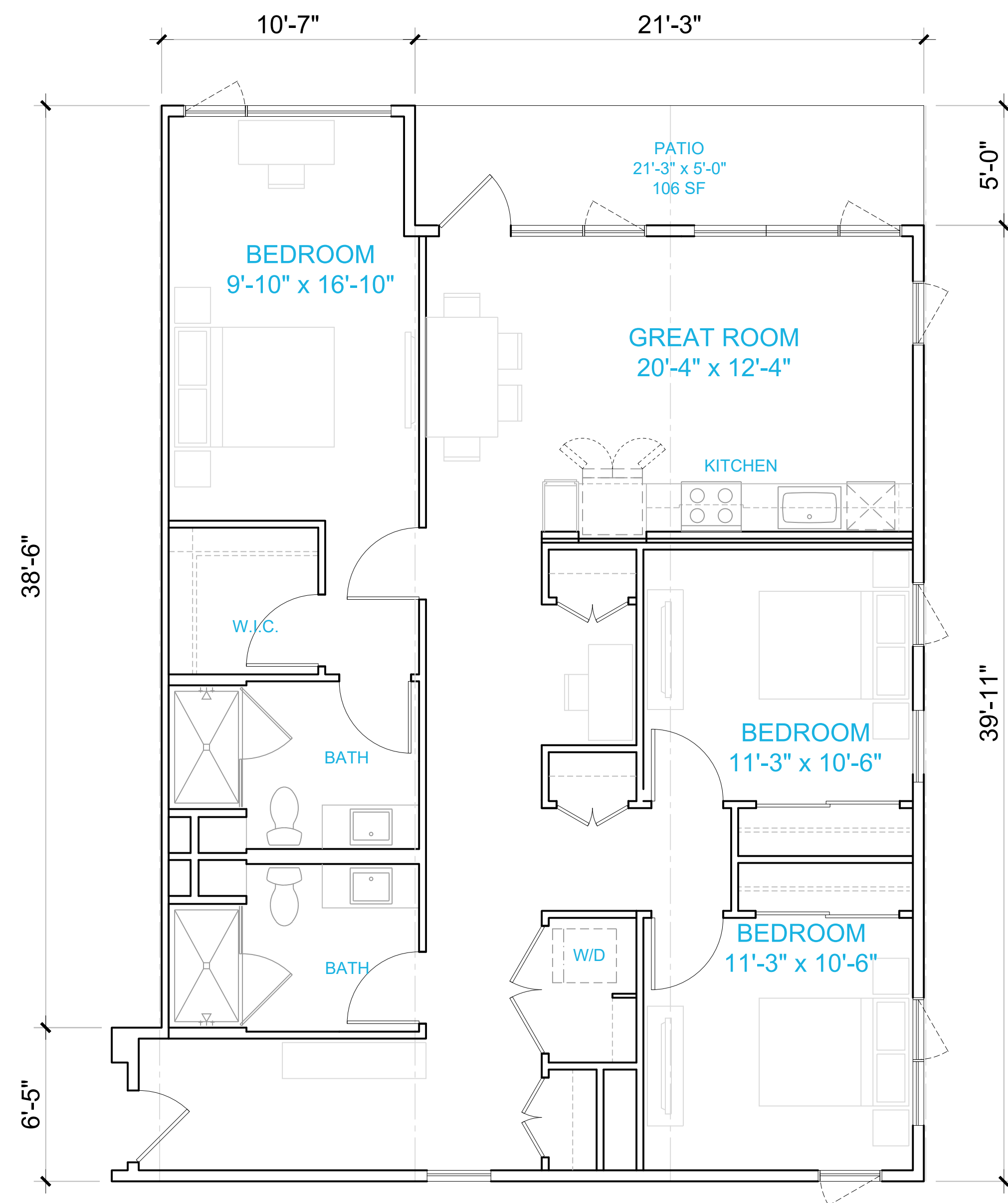
SUNSET & EVERETT
 LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
 FEBRUARY 6, 2024

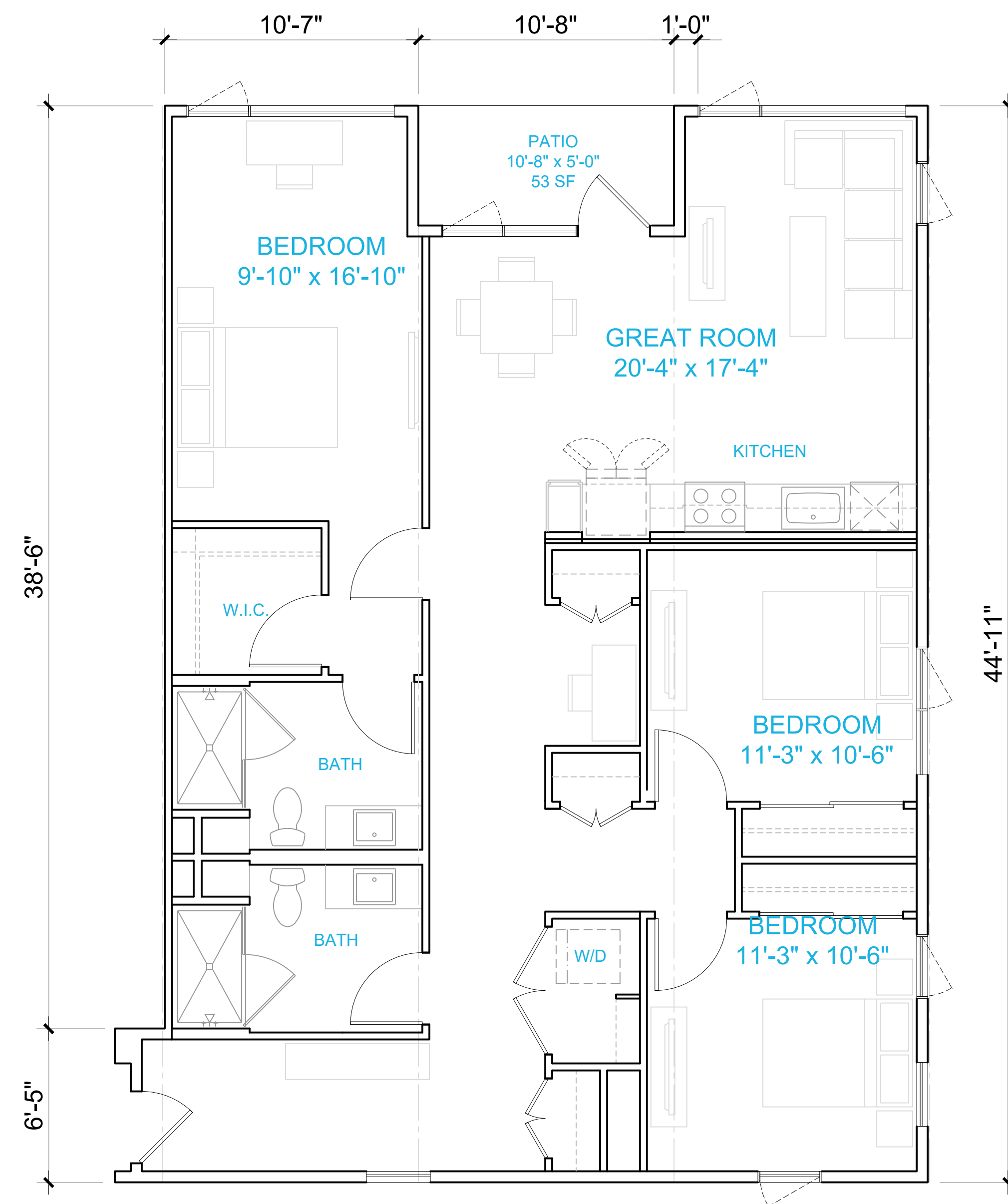


UNIT PLANS
 2-BEDROOM & 3-BEDROOM

A5-11



PLAN 3-2B
 3 BED
 2 BATH
 1341 SF



PLAN 3-2C
 3 BED
 2 BATH
 1394 SF



CORNER OF SUNSET BOULEVARD AND EVERETT STREET | BUILDING B

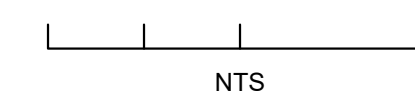


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-0



CORNER OF SUNSET BOULEVARD AND EVERETT STREET | BUILDING B

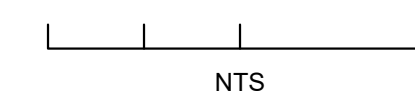


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-1



CORNER OF SUNSET BOULEVARD AND EVERETT STREET | BUILDING B

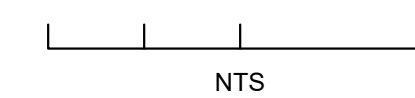


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-2



NORTH DAY VIEW FROM SUNSET BLVD | BUILDING A

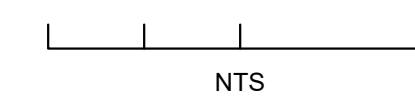


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-3



NORTH DUSK VIEW FROM SUNSET BLVD | BUILDING A

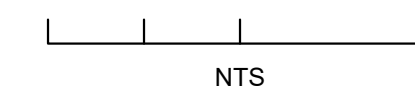


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-4



WEST VIEW FROM SUNSET BLVD | BUILDING B

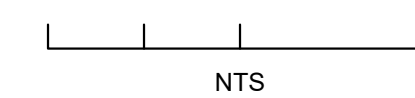


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-5



NORTH VIEW FROM SUNSET BLVD | BUILDINGS A + B

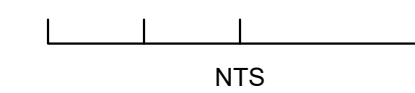


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-6



NORTH DUSK VIEW FROM SUNSET BLVD | BUILDING A

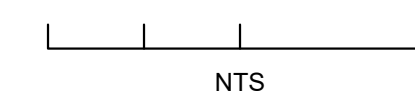


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-7



SOUTH DUSK VIEW FROM SUNSET BLVD | BUILDING A

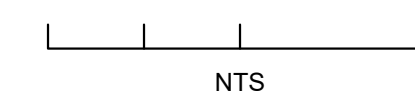


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-8



SOUTH DUSK VIEW FROM EVERETT ST | BUILDING B

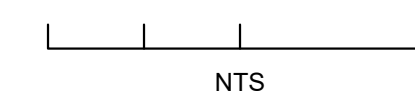


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



CONCEPTUAL PERSPECTIVES

A6-9



SOUTH EVERETT PARK | GOOGLE EARTH COMPOSITE - BUILDING B IN VIEW

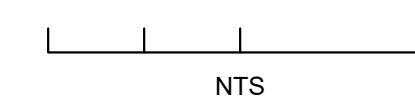


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



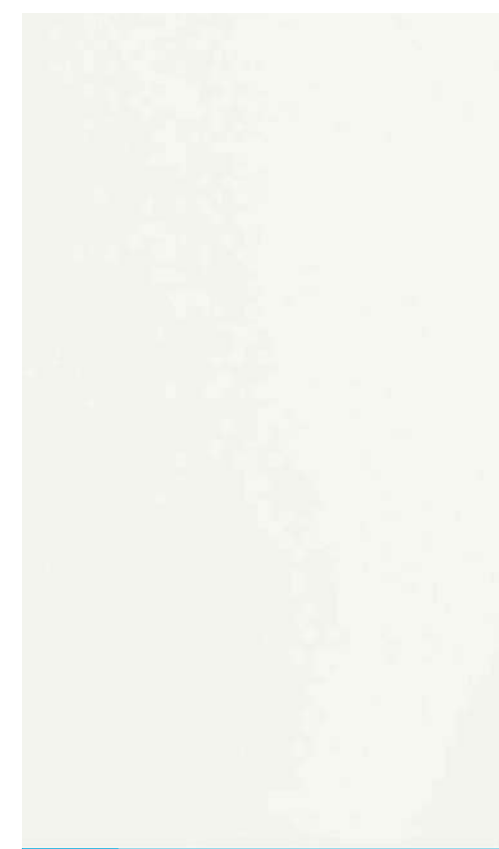
CONCEPTUAL PERSPECTIVES

A6-10



A TROWEL STUCCO FINISH //

- SMOOTH



2 SHERWIN-WILLIAMS FINISH //

- LIGHT SOFT COLOR



B FIBER CEMENT FINISH //

- LIGHT COLOR
- EQUITONE
- CERACLAD
- OCCURS:
- GROUND LEVEL UNITS
- UPPER LEVEL AMENITY SPACES



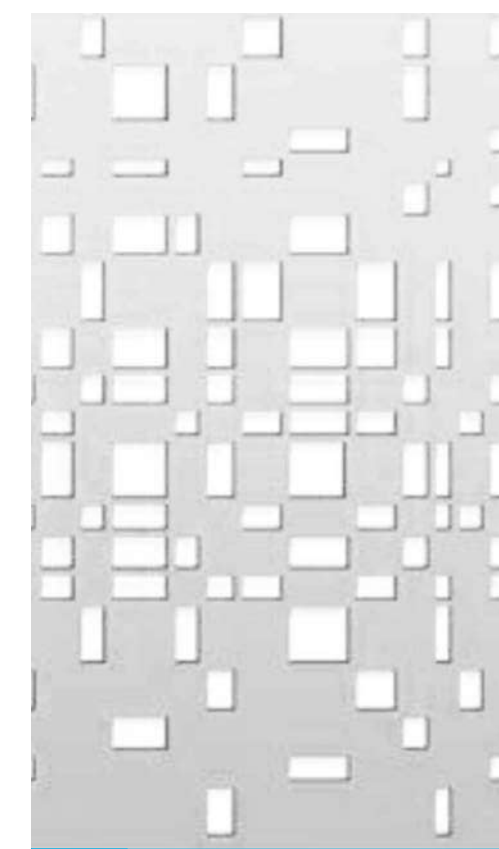
C FIBER CEMENT FINISH //

- LIGHT COLOR
- EQUITONE
- CERACLAD
- STAIRS & ELEVATORS



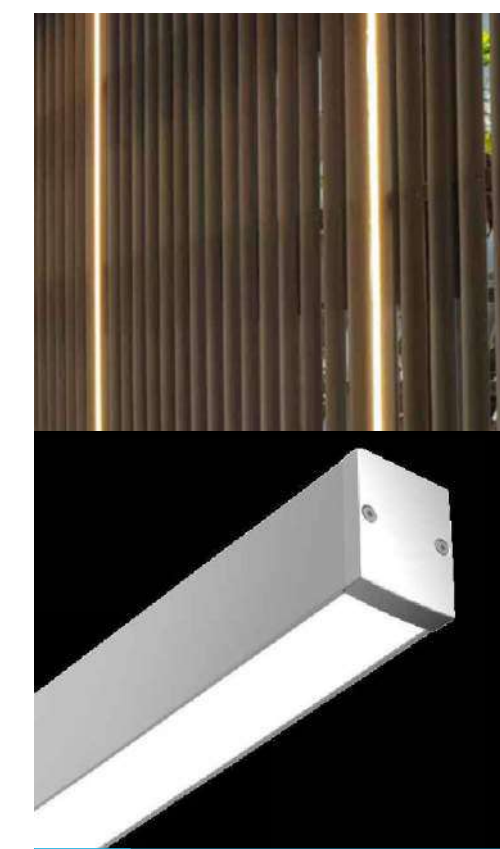
D WHITE METAL FINISH //

- LIGHT COLOR
- OCCURS:
- STAIRWELL



E PERFORATED METAL FINISH //

- LIGHT COLOR
- BOK MODERN
- OCCURS:
- EXTERIOR SIDE STAIRWELL



F LED LINEAR WET RATED LIGHTING //

- 5000K - 7000K
- INTEGRATED
- STUCCO
- FIBER CEMENT



G CONCRETE FINISH //

- LIGHT COLOR
- MATCH SW PAINT #
- OCCURS:
- STOOPS



H OPAQUE GLASS FINISH //

- LIGHT COLOR
- MATCH WINDOW COLOR
- OCCURS:
- BALCONY PRIVACY SCREEN



I METAL PLANTER FINISH //

- LIGHT COLOR
- POWDER COATED
- MATCH SW PAINT #
- OCCURS:
- AMENITIES
- BALCONIES



FRONT PERSPECTIVE ON SUNSET BLVD | BUILDING A (MATERIALS ARE SIMILAR TO BUILDING B)

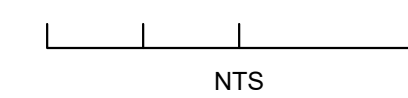


Architecture + Planning
888.456.5849
ktgy.com

Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



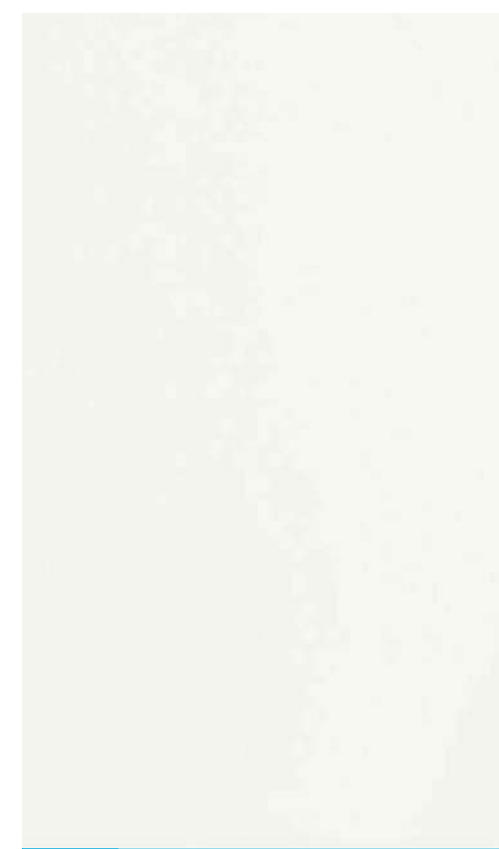
COLOR & MATERIAL BOARD
BUILDING 'A'

A8-0



A TROWEL STUCCO FINISH //

- SMOOTH



2 SHERWIN-WILLIAMS FINISH //

- LIGHT SOFT COLOR



B FIBER CEMENT FINISH //

- LIGHT COLOR
- EQUITONE
- CERACLAD
- OCCURS:
- GROUND LEVEL UNITS
- UPPER LEVEL
- AMENITY SPACES



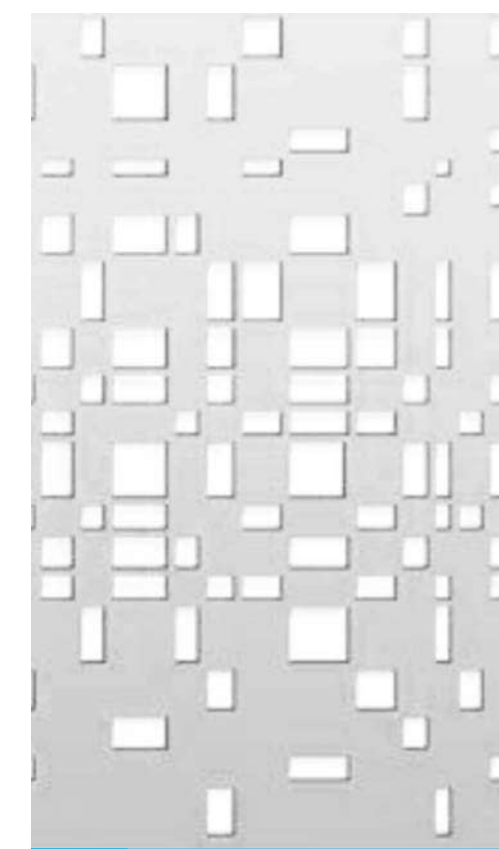
C FIBER CEMENT FINISH //

- LIGHT COLOR
- EQUITONE
- CERACLAD
- STAIRS & ELEVATORS



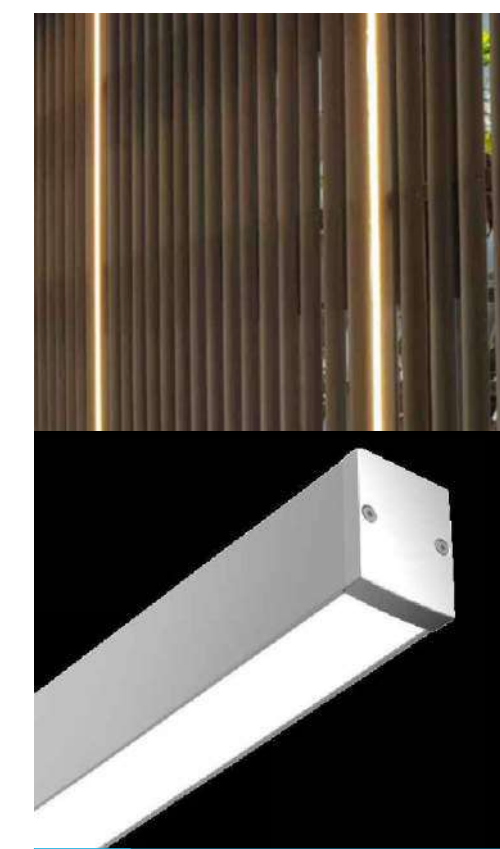
D WHITE METAL FINISH //

- LIGHT COLOR
- OCCURS:
- STAIRWELL



E PERFORATED METAL FINISH //

- LIGHT COLOR
- BOK MODERN
- OCCURS:
- EXTERIOR SIDE STAIRWELL



F LED LINEAR WET RATED LIGHTING //

- 5000K - 7000K
- INTEGRATED
- STUCCO
- FIBER CEMENT



G CONCRETE FINISH //

- LIGHT COLOR
- MATCH SW PAINT #
- OCCURS:
- STOOPS



H OPAQUE GLASS FINISH //

- LIGHT COLOR
- MATCH WINDOW COLOR
- OCCURS:
- BALCONY PRIVACY SCREEN



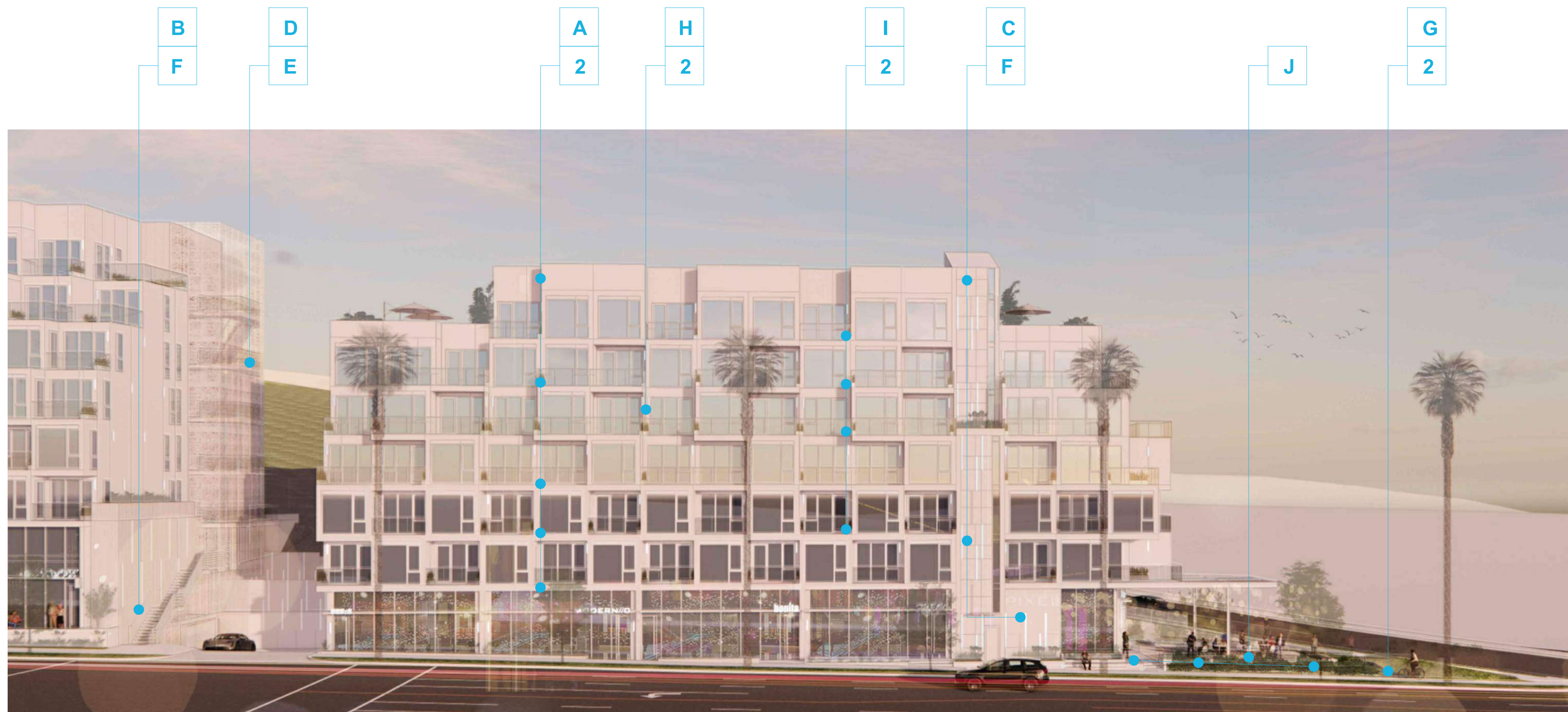
I METAL PLANTER FINISH //

- LIGHT COLOR
- POWDER COATED
- MATCH SW PAINT #
- OCCURS:
- AMENITIES
- BALCONIES



J COMPOSITE SEATING & DECKING FINISH //

- WARM COLOR
- OCCURS:
- AMENITIES
- PLAZA
- OPEN SPACE



FRONT PERSPECTIVE ON SUNSET BLVD | BUILDING B (MATERIALS ARE SIMILAR TO BUILDING A)

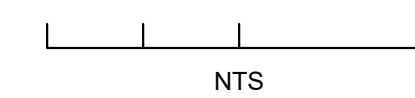


Architecture + Planning
888.456.5849
ktgy.com

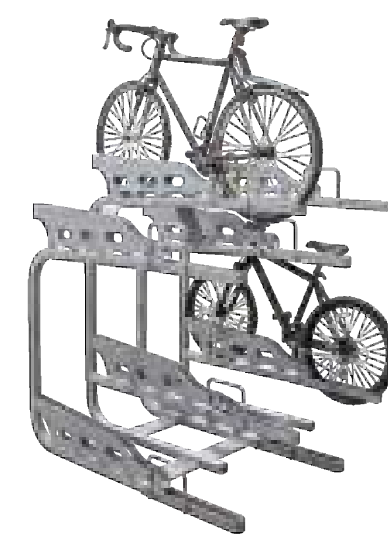
Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada V6J 1G1

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2022-0634

CONCEPT DESIGN // PIXEL
FEBRUARY 6, 2024



COLOR & MATERIAL BOARD
BUILDING 'B'



Dero Duplex

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545

c2021

GUIDE SPECIFICATIONS FOR THE DUPLEX BIKE RACK SECTION 129313 BIKE RACKS

These specifications were current at the time of publication but are subject to change at any time without notice. Please confirm the accuracy of these specifications with the manufacturer and/or distributor prior to installation.

PART 1 GENERAL

1.1 Summary

This section includes specifications for the Duplex Bike Rack.

Modular system.

1.2 Quality Assurance

Installer Qualifications: An experienced installer who has completed installation of bicycle racks similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.

Manufacturer Qualifications: A firm experienced in manufacturing bicycle racks similar to those required for this project and with a record of successful in-service performance.

Source Limitations: Obtain each color, finish, shape and type of bicycle rack from a single source with resources to provide components of consistent quality in appearance and physical properties.

Product Options: Drawings indicate size, shape and dimensional requirements of bicycle racks and are based on the specific system indicated.

1.3 Submittals

Product Data: Include physical characteristics such as shape, dimensions, bicycle, material parking capacity and finish for each bicycle rack.

Shop Drawings: Show installation details for each bicycle rack.

Samples for Verification: Submit finish samples for review and verification.

Maintenance Data: For each bicycle rack.

Include recommended methods for repairing damage to the finish.

1.4 Delivery, Storage and Handling

A. Upon delivery, before signing for shipment, inspect for any damages and notate on the B.O.L.

B. Store bicycle racks in original undamaged packages and containers until ready for installation. Handle bicycle racks with sufficient care to prevent any scratches or damage to the finish.

1.5 Warranty

A. Bicycle racks carry a one-year manufacturer's limited warranty against defects in materials and workmanship. The one-year warranty period begins the date the product is shipped from the manufacturer.

PART 2 PRODUCTS

2.1 Acceptable Manufacturers

Provide bicycle racks manufactured by DERO BIKE RACK CO., 5522 Lakeland Avenue N., Minneapolis, MN 55429, 1-888-337-6729. Fax: 612-331-2731 Website: www.dero.com

2.2 Materials

Main frame tube: 2" 11g square tube

Connector plates: 1/4" plate

Bike trays: 11g plate

Installation Method. Each connector plate accepts 3/8" wedge anchors.

2.3 Finishes

A. Finish: A hot-dipped galvanized finish is standard. Over 250 high quality TGIC powder-coated colors are available from Dero Bike Rack Co.

2.4 Duplex Bike Rack

A. Setbacks

Please see setback diagrams.

PART 3 EXECUTION

3.1 Ordering Information

A. When ordering or specifying this rack, make sure the product type, finish and fastener type (if applicable) are included. Contact your Dero representative for a current price list or to place an order.

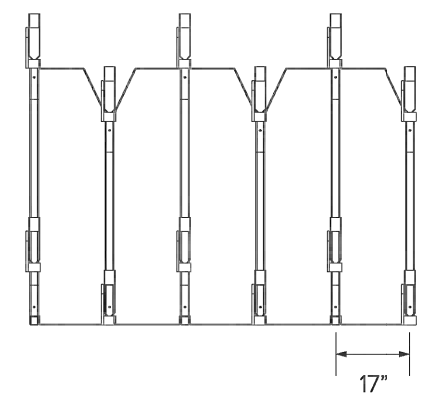
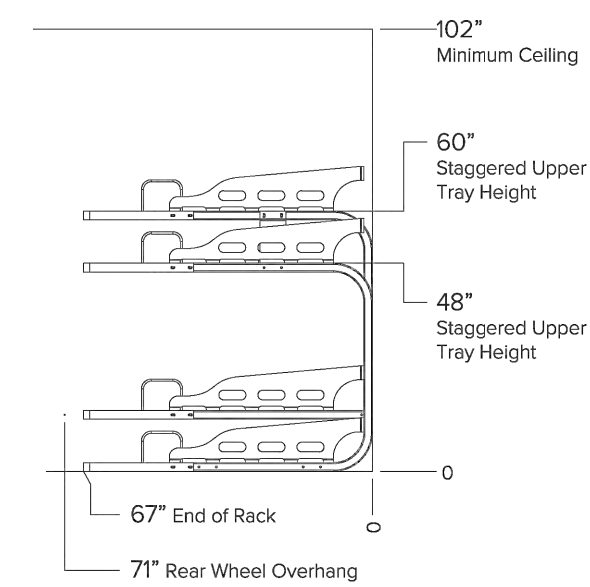
3.2 Freight

Call 1-888-337-6729 for freight quotes.

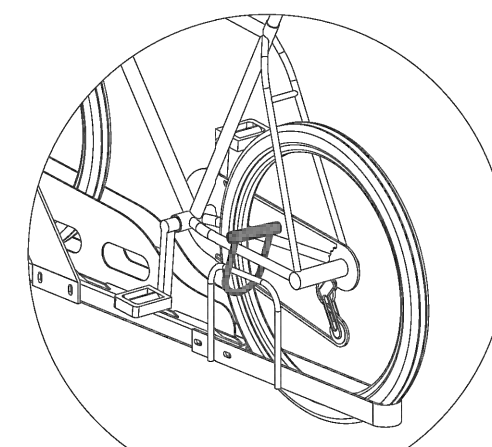


Dero Duplex

Submittal Sheet



CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	Main frame tube: 2" 11g square tube Connector plates: 1/4" plate Bike trays: 11g plate
FINISHES	<input type="checkbox"/> Galvanized An after-fabrication hot-dipped galvanized finish is our standard option. <input type="checkbox"/> Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat <input type="checkbox"/> Stainless 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS	Surface only Each connector plate accepts 3/8" wedge anchors.

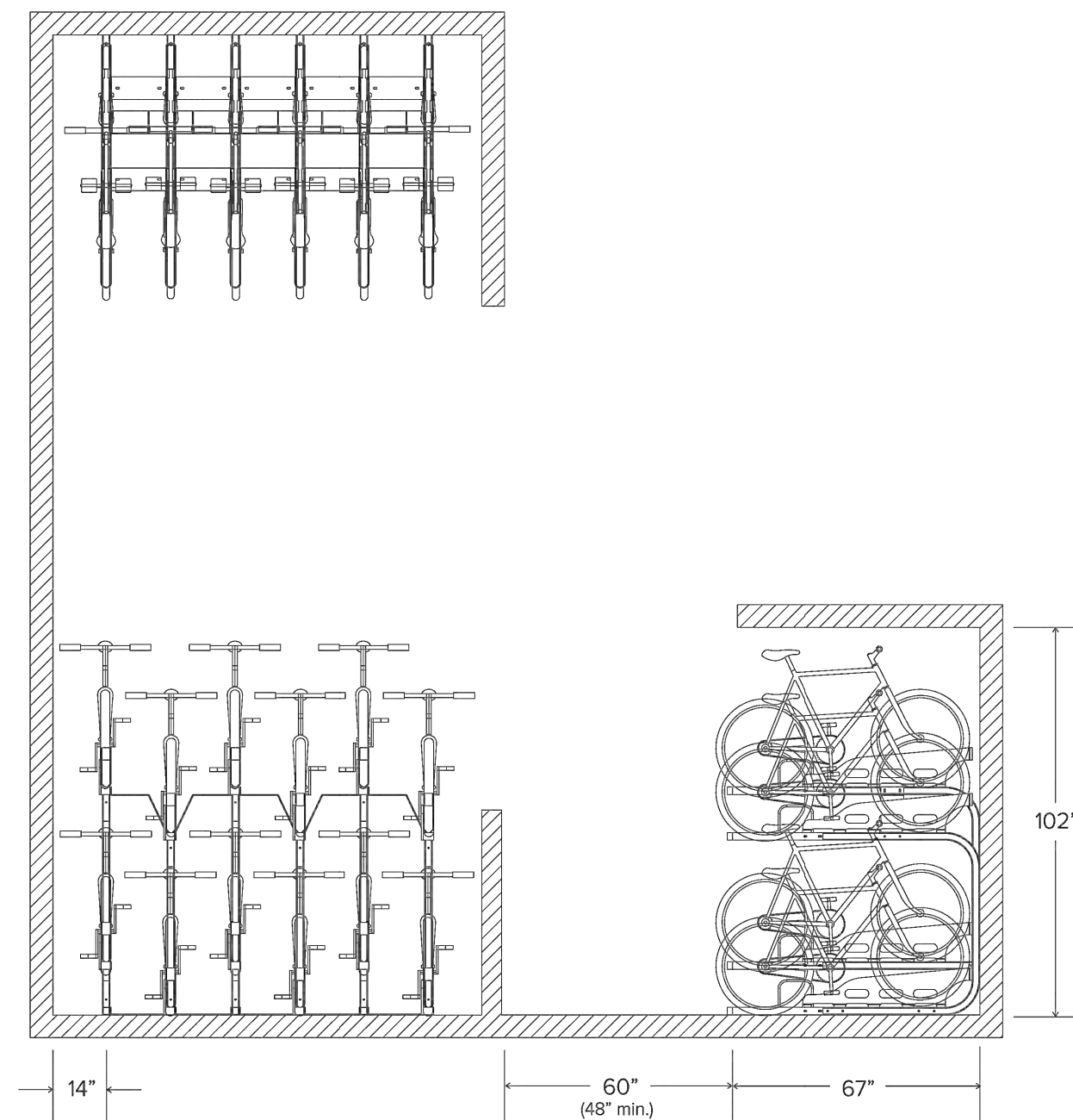


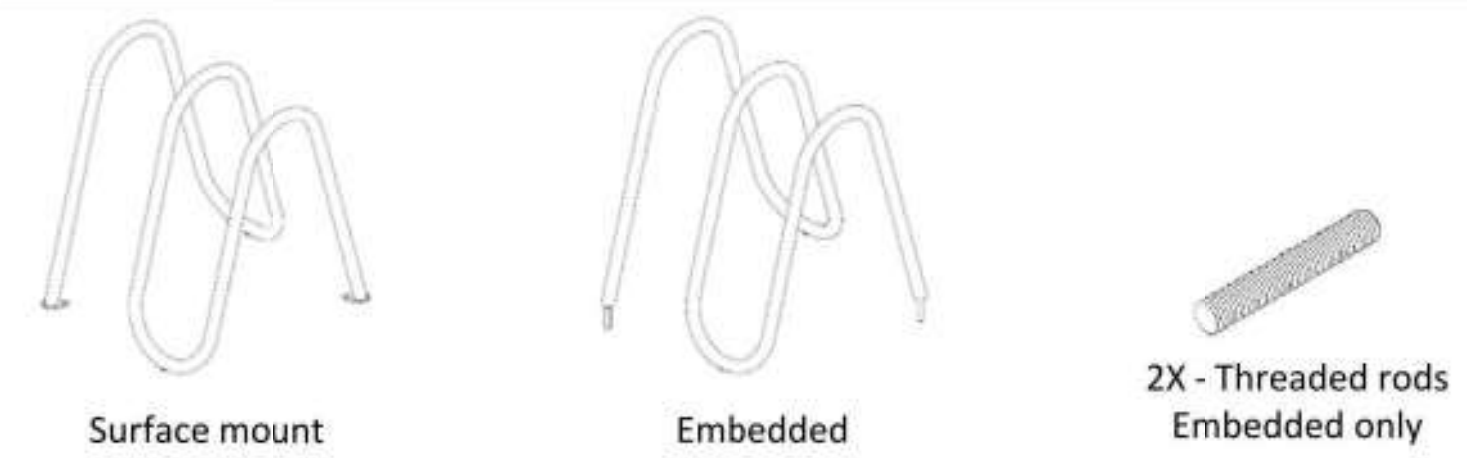
U-lock compatible



Dero Duplex

Setbacks Single Sided



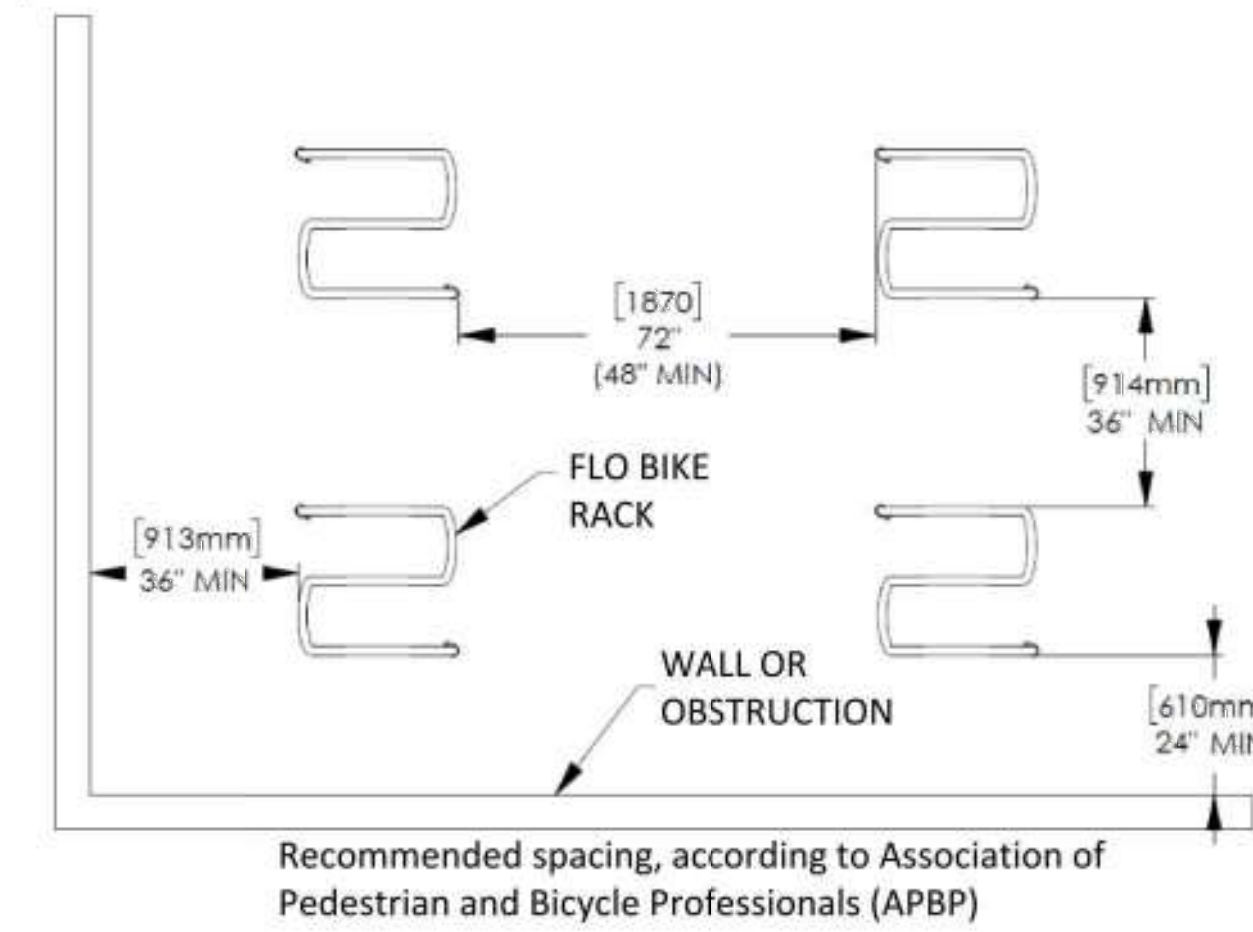


Included components:

- (2) 5/8-11 x 4" threaded rods with Loctite for embedded unit

Tools required:

- Surface mount unit ships fully assembled
- Surface mount option: (2) non-corrosive anchor bolts required per unit, maximum size $\varnothing 3/8"$ x 2-1/2" to 3" length
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)



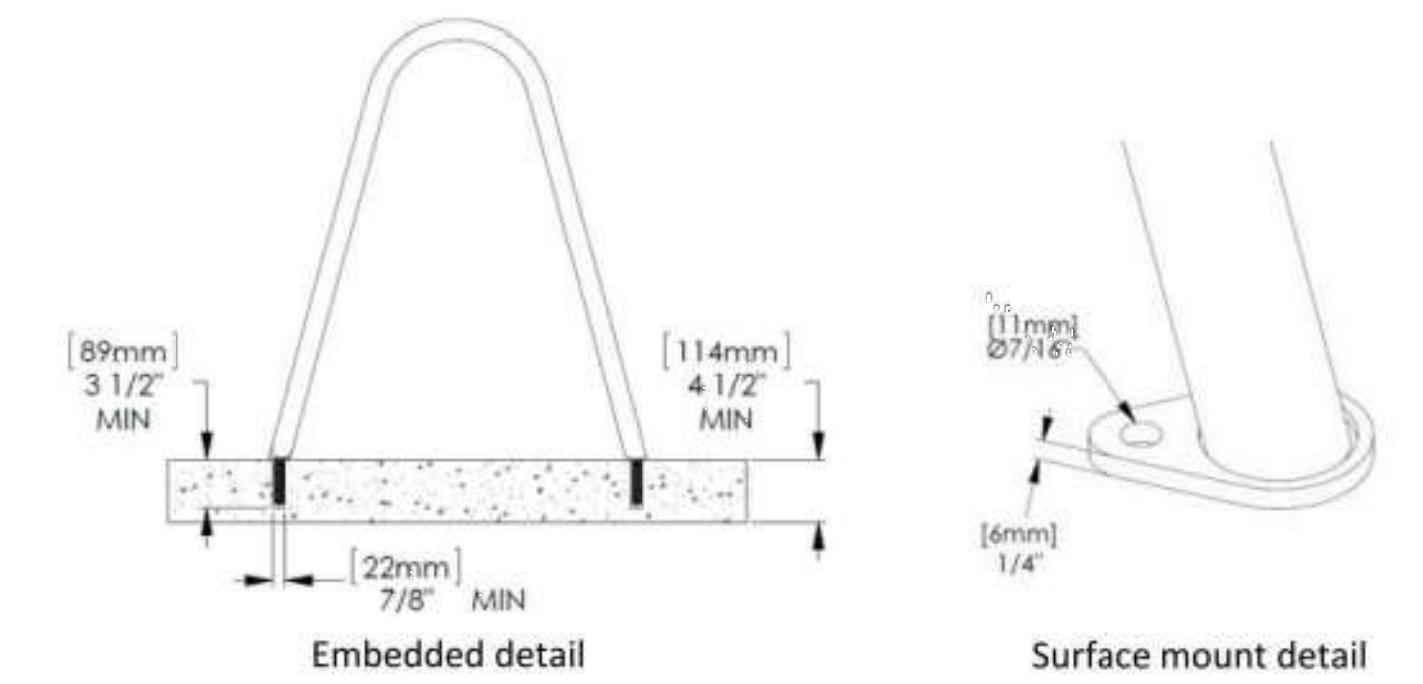
HANDLE WITH CARE! Flo's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

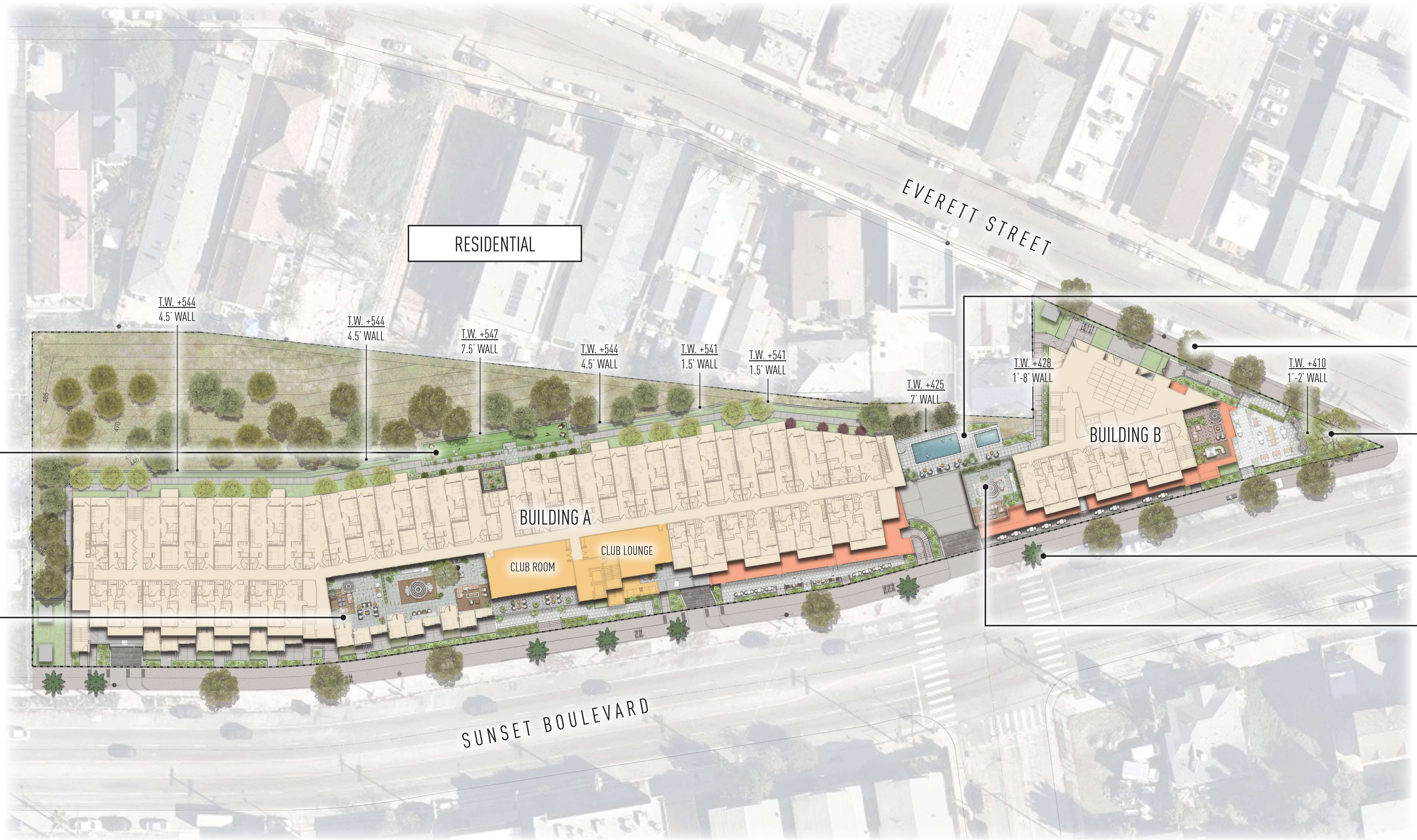
EMBEDDED INSTALLATION:

1. Install thread patch ends of threaded rods into the bike rack legs.
2. Set unit in position and mark hole locations.
3. Move unit and drill 7/8" diameter (minimum) holes 3-1/2" deep.
4. Set unit in position to make sure that Nylon glides make contact with the surface. Threaded rods should not be resting on the bottom of the drilled hole.
5. Move unit. Clear holes of debris.
6. Fill holes with chemical anchoring adhesive.
7. Set unit in position.
8. Wipe away excess adhesive.

SURFACE MOUNT INSTALLATION:

1. Set unit in place and mark holes.
2. Move the unit and drill the holes.
3. Install the anchors and bike rack according to the anchor manufacturer's instructions. Be sure that both anchor plates make solid contact with the surface.





RESIDENTIAL

EVERETT STREET

SUNSET BOULEVARD

I.W. +544
4.5' WALL

I.W. +544
4.5' WALL

I.W. +547
7.5' WALL

I.W. +544
4.5' WALL

I.W. +541
1.5' WALL

I.W. +541
1.5' WALL

I.W. +425
7' WALL

I.W. +428
1'-8" WALL

I.W. +410
1'-2" WALL

DOG PARK +439.5
• see sheet L.2

BUILDING A ROOFDECK +489.9
• see sheet L.4

POOL DECK +419
• see sheet L.3

EVERETT STREETSCAPE
• see sheet L.2

PLAZA +411
• see sheet L.3

SUNSET STREETSCAPE
• see sheet L.2

BUILDING B ROOFDECKS +479
• see sheet L.4

BUILDING A

BUILDING B

CLUB ROOM

CLUB LOUNGE



- HILLSIDE PLANTING**
- erosion control planting
 - accent trees maintained to preserve views of neighbours

- DOG PARK +439.5**
- synthetic turf
 - low fence
 - accent trees
 - movable furniture

- SUNSET STREETSCAPE**
- protect existing palms (7)
 - proposed street trees

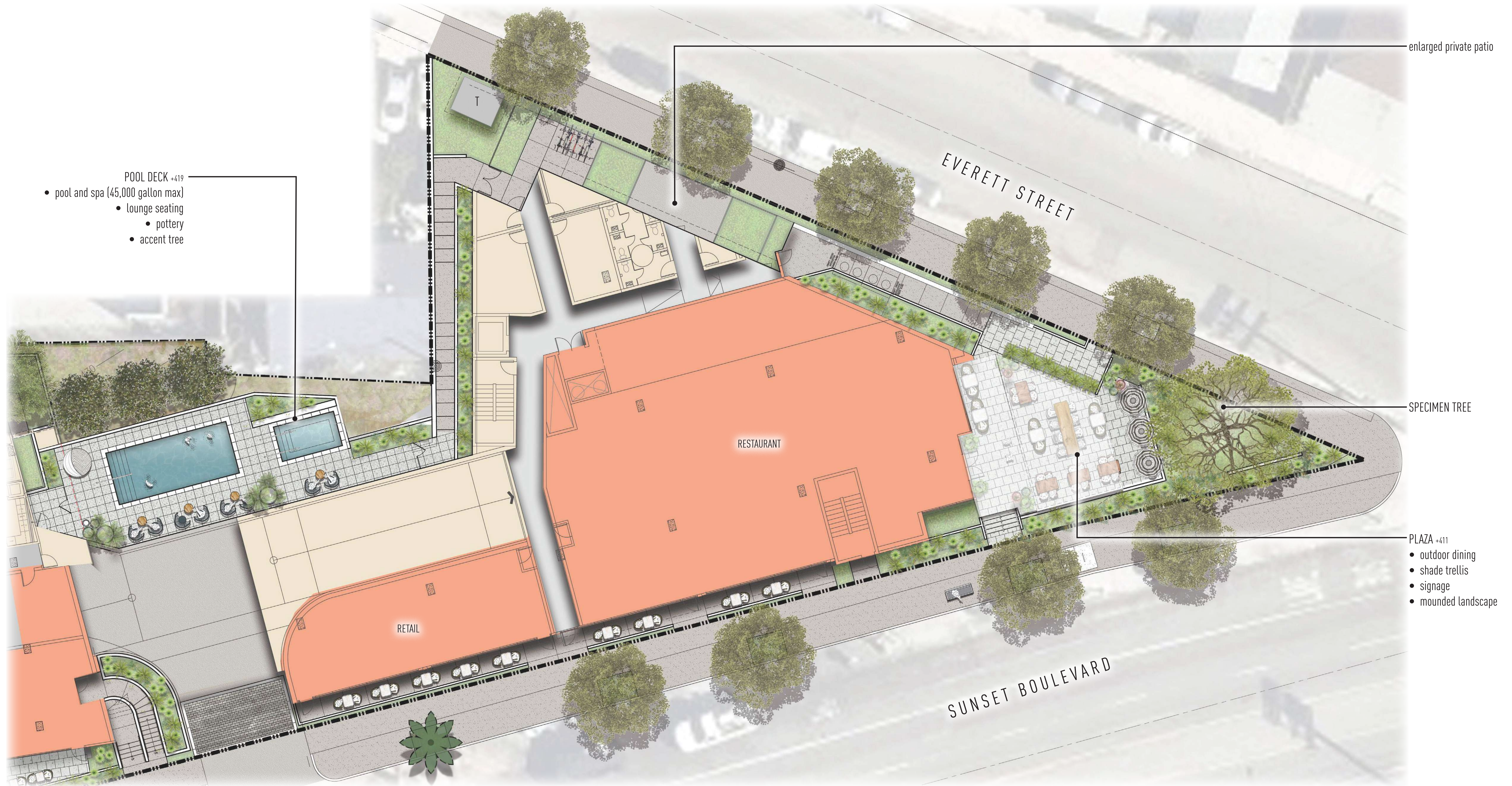
- POOL DECK +419**
- see sheet L.3

- EVERETT STREETSCAPE**
- proposed street trees
 - city standard sidewalk

- PLAZA +411**
- see sheet L.3

- COMMERCIAL SHORT TERM BIKE PARKING**
- (6) short term commercial bike parking spaces (2' w. x 6' L.)- bike rack to be per city standard detail s-671-2 - located adjacent to commercial entry

- RESIDENTIAL SHORT TERM BIKE PARKING**
- (14) short term residential bike parking spaces (2' w. x 6' L.)- bike rack to be per city standard detail s-671-2 - located adjacent to building entry



- POOL DECK +419
- pool and spa (45,000 gallon max)
 - lounge seating
 - pottery
 - accent tree

enlarged private patio

SPECIMEN TREE

- PLAZA +411
- outdoor dining
 - shade trellis
 - signage
 - mounded landscape

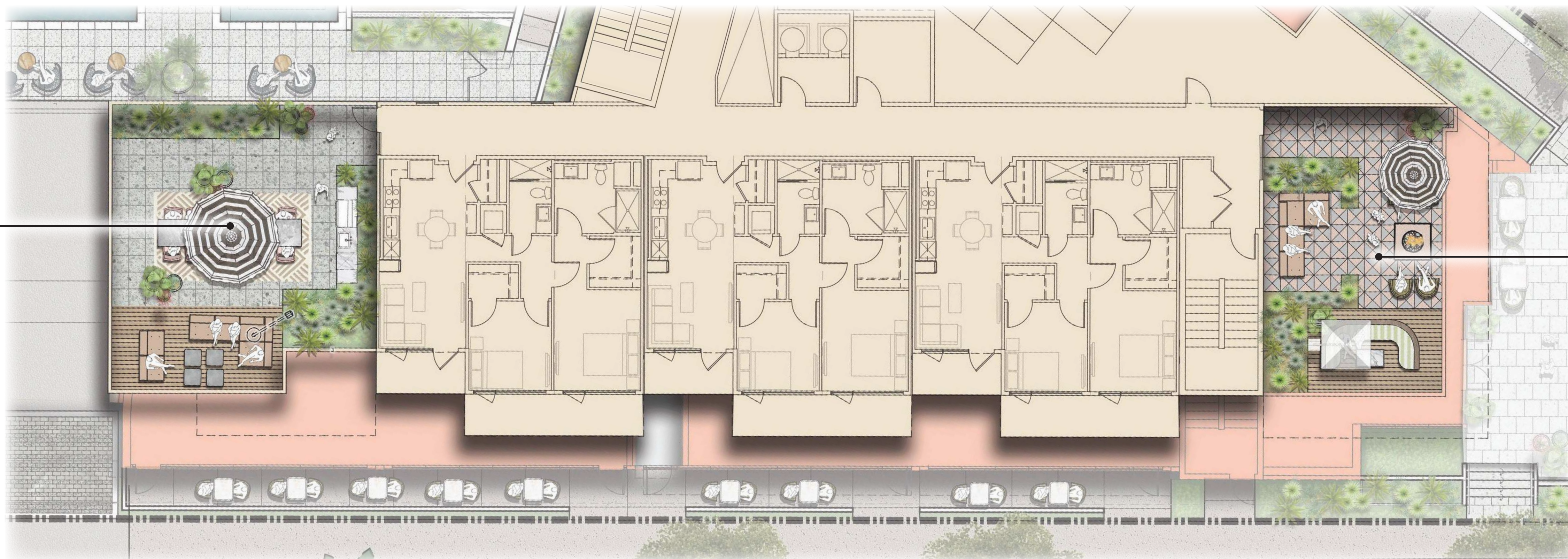
- THE SOCIAL
- fireside lounge
 - accent tree
 - dining pavilion
 - sit-up bar
 - tv "room"
 - pottery
 - umbrella
 - festival lights



- VIEW DECKS
- lounge seating
 - pottery

BUILDING A - ROOFDECK + 489.9











- DINNER PARTY
- umbrella
 - dining table
 - bbq counter
 - lounge seating
 - pottery



- THE LOUNGE
- lounge seating
 - umbrella
 - firepit

BUILDING B - ROOFDECK + 479



PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ACACIA SALIGNA ORANGE WATTLE	24"BOX	LOW	8
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	MODERATE	14
	CERCIS C. TEXENSIS 'OKLAHOMA' OKLAHOMA TEXAS REDBUD	24"BOX	MODERATE	15
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24"BOX	MODERATE	13
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL - COLUMN	24"BOX	LOW	10
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	36"BOX	LOW	5
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE - STANDARD FORM	36"BOX	LOW	1
	OLEA EUROPAEA 'WILSON' FRUITLESS OLIVE	48"BOX	LOW	2
	PRUNUS ILICIFOLIA LYONII CATALINA CHERRY	24"BOX	MODERATE	12
	QUERCUS AGRIFOLIA COAST LIVE OAK	60"BOX	LOW	1

(4) EXISTING PALMS PROTECT
IN PLACE

PRELIMINARY PLANT PALETTE

SHRUBS - COURTYARD / ROOFTOP - 3' O.C. SPACING			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X 'KEN TAYLOR'	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X 'PEACHES AND CREAM'	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR 'POM POM'	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTIOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTIOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	VERY LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW
PITTIOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL TAWHIWI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	5 GAL	VERY LOW
SALVIA X 'MRS. BEARD'	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYIS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS			
AEONIUM X 'MINT SAUCER'	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE Plicatilis	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
GRASSES			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISSETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN 'CLAIRE AUSTIN'	ENGLISH ROSE	15 GAL	MODERATE
ROSA X 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE
TURF			
TURF AT ROOFTOP: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF			

SHRUBS - GROUND LEVEL - 3' O.C. SPACING			
BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	15 GAL	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW
MEDIUM SHRUBS			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	LOW
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'	TEXAS SAGE	5 GAL	LOW
SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL	LOW
TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	LOW
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AGAPANTHUS X 'STORM CLOUD'	DARK BLUE LILY OF THE NILE	5 GAL	MODERATE
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	LOW
ASTER CHILENSIS	PACIFIC ASTER	1 GAL	LOW
DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	VERY LOW
KNIPHOFIA UVARIA 'SHINING SCEPTRE'	POKER PLANT	5 GAL	LOW
LUPINUS EXCUBITUS	GRAPE SODA LUPINE	1 GAL	LOW
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	PURPLE LEAF SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW
ACCENT/COLOR SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	LOW
GRASSES			
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
LYGEUM SPARTUM	FALSE ESPARTO GRASS	5 GAL	LOW
MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
PENNISSETUM X 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS	5 GAL	MODERATE
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

PRELIMINARY PLANT PALETTE NOTES:

- THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.
- THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.
- THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF LOS ANGELES GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES AND PROMOTES THE OBJECTIVES OF THE S.N.A.P SPECIFIC PLAN.

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

CITY OF L.A. LANDSCAPE NOTES

- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
- SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

BICYCLE PARKING

USES	SITE LOCATION	REQUIRED	PROVIDED
RESIDENTIAL (SHORT TERM)	ALONG SUNSET BLVD	13 SPACES	14 SPACES
COMMERCIAL (SHORT TERM)	ALONG SUNSET BLVD	5 SPACES	6 SPACES
TOTAL		18 SPACES	20 SPACES

EXISTING TREE NOTE

- NO PROTECTED TREES ON SITE.
- NO PROTECTED TREES OFF SITE - STREET TREES TO BE MAINTAINED AS SHOWN.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G		
OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	243	= 24,300 S.F.
125 S.F. FOR UNITS = 3 HABITABLE ROOMS	79	= 9,875 S.F.
175 S.F. FOR UNITS > 3 HABITABLE ROOMS	5	= 875 S.F.
TOTAL REQUIRED		= 35,050 S.F.
	INCENTIVE: 30% REDUCTION	= 24,535 S.F.
PROVIDED OPEN SPACE :		
PRIVATE DECKS - BLDG 'A' 5,200 SF + BLDG 'B' 1,050 SF		= 6,250 S.F.
PLAZA (NON-COMPLIANT - AREA BELONGS TO COMM. NOT RESIDENCES)		= 0 S.F.
COURTYARDS (COMPLIANT)		= 7,580 S.F.
ROOF DECK (COMPLIANT - BLDG 'A' + BLDG 'B')		= 4,797 S.F.
INDOOR AMENITIES (COMPLIANT - BLDG 'A' + BLDG 'B')		= 5,913 S.F.
TOTAL PROVIDED (COMPLIANT)		24,540 S.F.
LANDSCAPE AREA REQUIRED (25% OF 12,268 S.F. - 50% OF COMMON OPEN SPACE)		3,067 S.F.
LANDSCAPE AREA PROVIDED:		12,881 S.F.
LEVEL 1 THROUGH 7 (SLOPE PLANTING OMITTED)		9,814 S.F. EXCESS

TREE REQUIREMENTS:

PRIVATE TREES - PER LA CITY ZONING CODE, SECTION 12.21G		
1 TREE PER 4 UNITS	327 UNITS	TREES REQUIRED:
	- UNITS/4 =	82
TREES PROVIDED - 24" BOX OR GREATER		TREES PROVIDED:
GROUND LEVELS - 82 TREES (14 OF 82 TREES IN R.O.W.)		83
ROOF DECKS - 1 TREE		

GENERAL PLANTING NOTES:

- MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
- SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
- PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 107,100 S.F. - (BUILDING) 57,076 S.F. = 50,024 S.F.



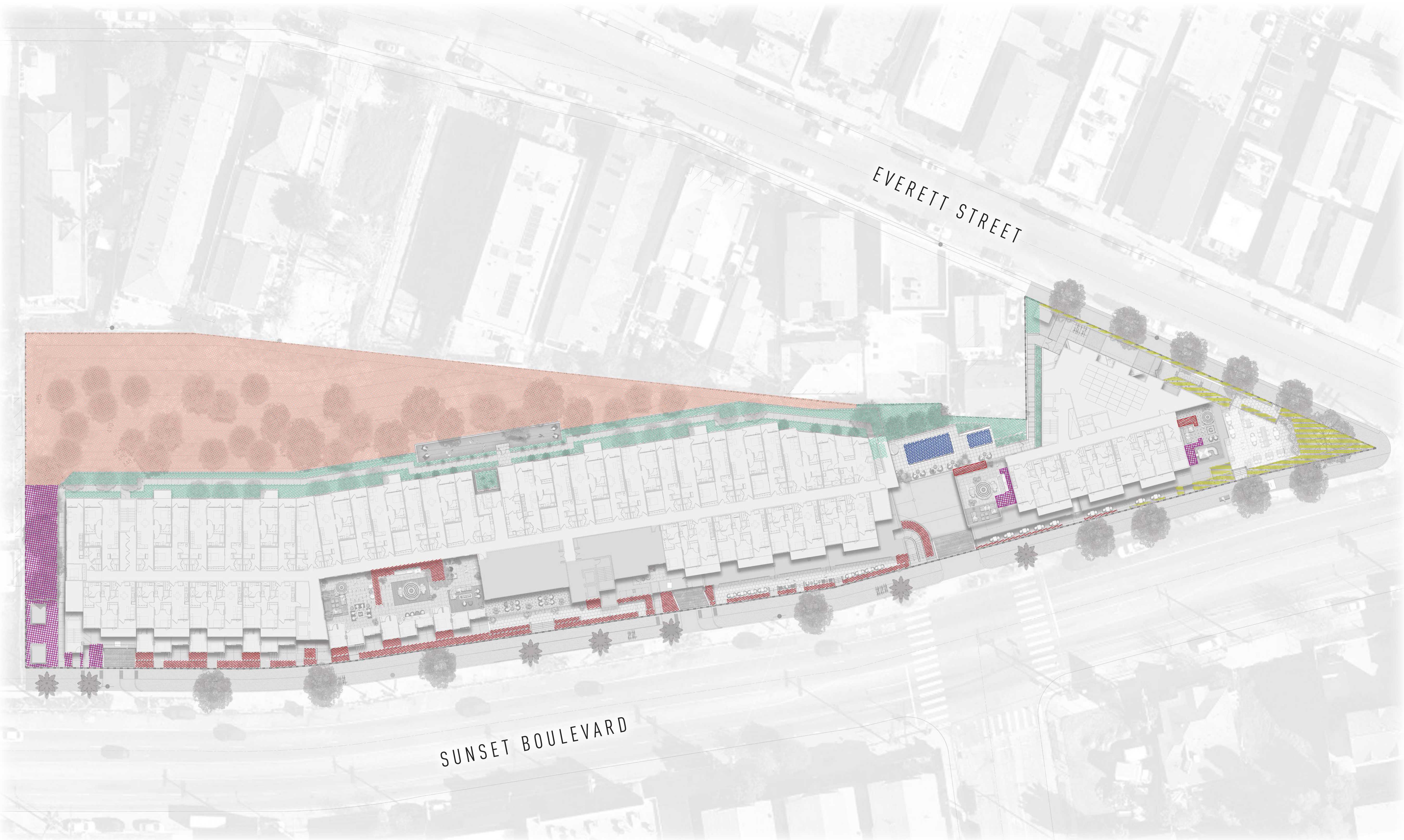
Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2012-0710

SCHEMATIC DESIGN
FEBRUARY 5, 2024

LANDSCAPE CALCULATIONS AND
NOTES

L.6



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	2063 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	5969 S.F.	LOW	0.30
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	2636 S.F.	MODERATE	0.40
	HYDRO-ZONE - 4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	1765 S.F.	MODERATE	0.40
	HYDRO-ZONE - 5 POOL AND SPA	448 S.F.	HIGH	1.0
	HYDRO-ZONE - 6 SLOPE PLANTING	2454 S.F.	LOW	0.30
TOTAL HYDROZONE AREA:		37,426 S.F.		

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 45.40 ETAF for MAWA 0.55 (Residential)

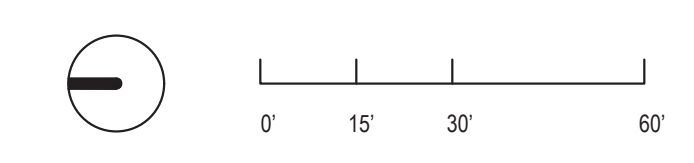
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*	
Regular Landscape Areas								
Hydrozone 1 - Western Sun Exposure	0.30	drip	0.81	0.37	2,063	764	21,507	
Hydrozone 2 - Northern Sun Exposure	0.40	drip	0.81	0.49	5,969	2,948	82,971	
Hydrozone 3 - Southern Sun Exposure	0.40	drip	0.81	0.49	2,636	1,302	36,641	
Hydrozone 4 - Eastern Sun Exposure	0.40	drip	1	0.40	1,765	706	19,872	
Hydrozone 5 - Pool and Spa	1.00	SLA	1	1.00	448	448	12,810	
Hydrozone 6 - Slope Planting	0.40	drip	1	0.40	24,545	9,818	276,357	
					Totals	37,426	15,985	449,959
Special Landscape Areas								
					Totals			
						ETWU Total	449,959	
						Maximum Allowed Water Allowance (MAWA)*	579,407	



Aragon Properties LTD.
1628 W. 1st Ave.
Vancouver, BC, Canada

SUNSET & EVERETT
LOS ANGELES, CALIFORNIA # 2012-0710

SCHEMATIC DESIGN
FEBRUARY 5, 2024



IRRIGATION HYDROZONE PLAN

L.7