



## THE PALMS

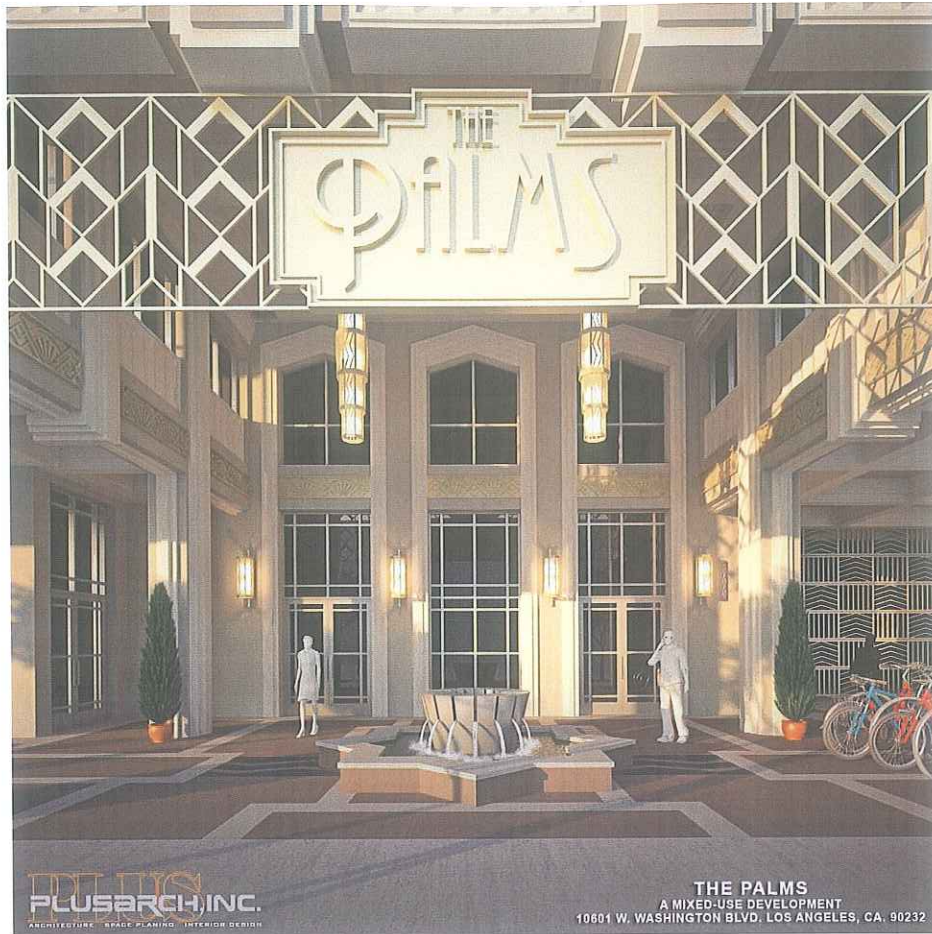
A MIXED-USE DEVELOPMENT  
10601 W. WASHINGTON BLVD. LOS ANGELES, CA. 90232

**PLUSARCH, INC.**  
ARCHITECTURE SPACE PLANNING INTERIOR DESIGN

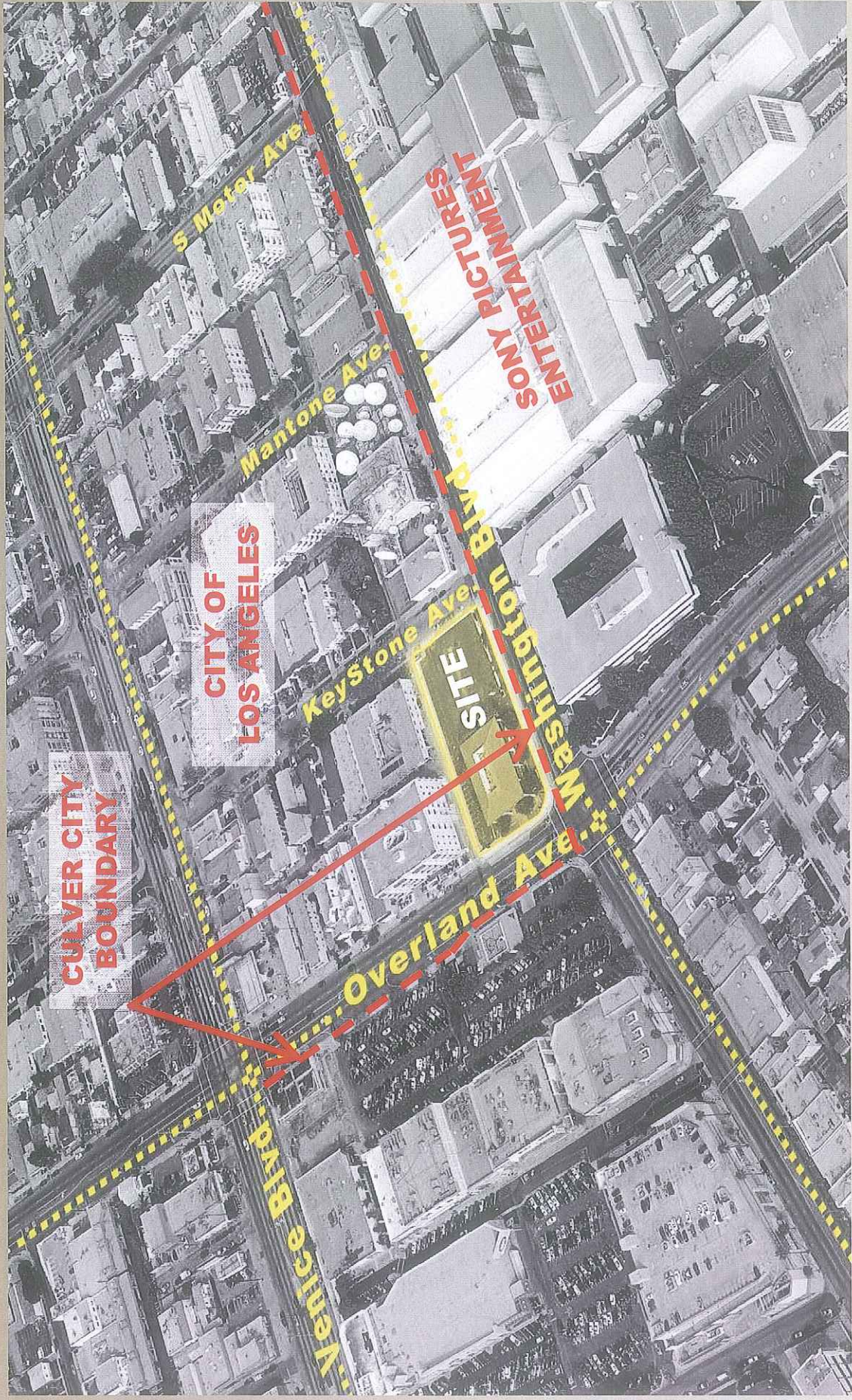


















April 23, 2012

Palms Neighborhood Council  
10008 National Blvd., #210  
Los Angeles, CA 90034

Re: Support for the proposed development at 10601 Washington Boulevard (NE Corner of Overland Ave. and Washington Blvd.)

To Councilmember Rosendahl,

The Palms Neighborhood Council was informed that a group called the Westside Los Angeles Neighborhood and Community Coalition (WLANCC) has filed an appeal to the Planning Commission's decision to approve the proposed development at 10601 Washington Boulevard.

This letter is to confirm with your office that the Palms Neighborhood Council supports the proposed development at 10601 Washington Boulevard.

As point of reference, the Palms Neighborhood Council unanimously passed motions in its Planning and Land Use committee and General Assembly in support of the project. Following those motions, two representatives from the Palms Neighborhood Council spoke in support of the project at the Planning Commission Hearing on January 12, 2012. Prior to that hearing, the Palms Neighborhood Council conducted community meetings regarding this development on several occasions (October 2010, January 2011, February 2011). Each of the meetings was posted at the Neighborhood Council's regular posting sites, and in addition, postings were placed outside the buildings and apartments adjacent to the proposed development site. While the Neighborhood Council received input from stakeholders in the neighborhood, the WLANCC organization and its representatives were not present.

We continue to support this proposed development. Please do not hesitate to contact us if you have questions.

Regards,

Dee Olomajeye  
Palms Neighborhood Council President

Niall MacMenamin  
Palms Neighborhood Council Vice President  
Planning and Land Use Committee Chair

Enrique Mannheim  
954 San Vicente Blvd.,  
West Hollywood, CA 90069

April, 04, 2012

Councilman Bill Rosendhal,  
Council District No. 11  
200 N. Spring Street, Room 415,  
Los Angeles, CA 90012

RE: The Palms, a proposed mixed-use development

10601 W. Washington Blvd, Los Angeles CA 90048, CPC 2009-456

Dear Councilman Rosendhal:

I am the owner of a 7 unit apartment building at 3836 Keystone Ave., located few buildings North of the above proposed project, and a 11 unit apartment at 3860 Mentone Ave., one block East of the above proposed mixed-use project.

My son Michael Mannheim and I reviewed the proposed mixed-use project at the architect's office, and as the owner of two properties within a block of the above project, we fully support the proposed mixed-use project as approved by the City Planning Commission.

Councilman Rosendhal, we think this project is well suited and well designed for the site and will improve our neighborhood.

Truly,



Enrique Mannheim

**From:** Plus Arch <plusarch@aol.com>

**To:** len.nguyen <len.nguyen@lacity.org>

**Cc:** greg.shoop <greg.shoop@lacity.org>; drmimanaia <drmimanaia@aol.com>; david <david@southparkgroup.com>; jackravan <jackravan@southparkgroup.com>

**Subject:** Washington Overland letter of support

**Date:** Fri, Nov 4, 2011 9:46 am

-----Original Message-----

**From:** Neal Zoromski <nwz1@hotmail.com>

**To:** plusarch <plusarch@aol.com>

**Sent:** Thu, Feb 3, 2011 9:50 am

**Subject:** The Palms project presentation/ Mr. Shahab Ghods

Good morning Mr. Ghods!

First of all, congratulations on your successful presentation last night at the PNC meeting at the IMAN center. As a homeowner/ stakeholder in the Palms, this appears to be a well conceived and thoughtful project. It is also something that suits the areas' historic character. KUDOS to your architect. As an afficianado of architecture, I appreciate the architects attempt to honor the ART DECO feel of the area. Again, I know how long a road this has been for you, but finally you will realize and achieve what you have planned. As a Palms community member, I would personally support your endeavors because of the integrity you exemplified last night.

Very impressive presentation and congratulations again. Look forward to hearing from you. Have a lovely day!

Regards,

Neal W. Zoromski

310/722.2528

e-mail: nwz1@hotmail.com

=



# THE PALMS

10601 W. WASHINGTON BLVD. LOS ANGELES, CA. 90232

A MIXED-USE DEVELOPMENT WHICH ENCOURAGES PEDESTRIAN ACTIVITY IN THE AREA

**DEVELOPER**  
GATEWAY EQUITIES LLC.  
8322 BEVERLY BLVD, SUITE 301  
LOS ANGELES, CA 90232  
TEL: 323-782-1270

**ARCHITECT**  
PLUS ARCHITECTS  
1770 SAWTELLE BLVD.  
LOS ANGELES, CA 90025  
TEL: 310-478-6149  
FAX: 310-478-0439  
E-MAIL: plusarch@aol.com

**LANDSCAPE ARCHITECT**  
S.Q.L.A.  
3600 WILSHIRE BLVD, SUITE 120  
LOS ANGELES, CA 90010  
TEL: 213-383-1188  
FAX: 213-383-1188  
E-MAIL: la@sqalinc.com

**SURVEYOR**  
VOORHEIS & VOORHEIS, INC.  
17049 SUNBURST STREET  
NORTHRIDGE, CA 91325  
PHONE: (818)-993-9611  
FAX: (818)-993-1038  
mail@voorheisandvoorheis.com

**ARCHITECTURAL**

- A0.1 COVER SHEET
- SV-1 SURVEY MAP
- A1.1 SITE PLAN
- A2.1a BASEMENT FLOOR-L4 PLAN
- A2.1 BASEMENT FLOOR-L3 PLAN
- A2.2 BASEMENT FLOOR-L2 PLAN
- A2.3 BASEMENT FLOOR-L1 PLAN
- A2.4 GROUND FLOOR PLAN
- A2.5 SECOND FLOOR PLAN
- A2.6 THIRD FLOOR PLAN
- A2.7 FOURTH FLOOR PLAN
- A2.8 FIFTH FLOOR PLAN
- A2.9 SIXTH FLOOR PLAN
- A2.10 MEZZANINE FLOOR PLAN
- A2.11 ROOF PLAN
- A3.1 SOUTH ELEVATION
- A3.2 EAST ELEVATION
- A3.3 WEST ELEVATION
- A3.4 NORTH ELEVATION
- A4.1 BUILDING SECTION

**LANDSCAPE**

- LP-1 LANDSCAPE SITE PLAN

**EXISTING BUILDING:** A 2-STORY 10,100 SQ.FT. COMMERCIAL OFFICE / BANK BUILDING

**PROPOSED BUILDING:** 6-STORY MIXED-USE PROJECT CONTAINS: 4-LEVEL OF 126 APARTMENT UNITS (INCLUDING 20 LOW INCOME UNITS), OVER 2-LEVEL OF 23,000 SQ.FT. GENERAL OFFICE, 9,000 SQ.FT. OF RETAIL, 4,500 SQ.FT. OF HIGH TURNOVER RESTAURANT AND 4,500 SQ.FT. OF QUALITY RESTAURANT, OVER 3-LEVEL OF SUBTERRANEAN PARKING GARAGES

**CONSTRUCTION:** TYPE III-A: 2ND FLOOR TO 6TH FLOOR (5-LEVEL)  
TYPE I-B: GROUND FLOOR & 3-LEVEL OF SUBTERRANEAN PARKING GARAGE FULLY SPRINKLERED THROUGHOUT

**ZONE:** EXISTING ZONE: C2-1  
PROPOSED ZONE CHANGE: RAS4-1

**OCCUPANCY:** R-2 / B / M / S-2

**BUILDING CODE:** 2011 L.A.B.C.

**LOT AREA:** GROSS: 38,980 S.F.  
NET: 37,786 S.F.

**FLOOR AREA CALCULATION PER 'RAS4-1' ZONE**

F.A.R. : 3 : 1 116,940 SQ.FT. (38,980X3)

**AFFORDABLE HOUSING INCENTIVE :** 35% F.A.R. INCREASE

3 X 35% = 1.05  
3 + 1.05 = 4.05 **4.05 : 1** 157,869 SQ.FT. (ALLOWED) (38,980X4.05)

**FLOOR AREA CALCULATION:**  
COMMERCIAL (1ST & 2ND FLOOR); 41,000 SQ.FT.  
RESIDENTIAL (2ND FLR ~ 6TH FLR); 116,869 SQ.FT.  
**TOTAL PROPOSED FLOOR AREA:** 157,869 SQ.FT.

**F.A.R. PROPOSED:** 4.05 : 1

**GARAGE FLOOR AREA:**  
GROUND FLOOR: 7,660 S.F.  
BASEMENT LEVEL 1, LEVEL 2 & LEVEL 3: 35,570X3=106,710 S.F.  
**TOTAL:** 114,360 S.F.

**OPEN SPACE CALCULATION**

**OPEN SPACE REQUIRED:**

15 UNITS (2-BDRM) X 125 S.F.	1,875 SQ.FT.
2 UNITS (2-BDRM/LOFT) X 125 S.F.	250 SQ.FT.
44 UNITS (1-BDRM) X 100 S.F.	4,400 SQ.FT.
3 UNITS (1-BD/LOFT) X 100 S.F.	300 SQ.FT.
42 UNITS (SINGLE) X 100 S.F.	4,200 SQ.FT.
20 UNITS (SINGLE/LOFT) X 100 S.F.	2,000 SQ.FT.
<b>TOTAL REQUIRED :</b>	<b>13,025 SQ.FT.</b>

**OPEN SPACE PROVIDED:**

PRIVATE OPEN SPACE: 63 UNITS X 50 S.F.	3,150 SQ.FT.
EXERCISE ROOM @ 2ND FLOOR; (25% OF TOTAL REQUIRED)	3,256 SQ.FT.
COMMON OPEN SPACE	5,035 SQ.FT.
i) COURTYARDS: 4,300 S.F.	
ii) OPEN DECK @ 5TH FLR: 735 S.F.	
<b>TOTAL PROVIDED:</b>	<b>11,441 SQ.FT.</b>
<b>TOTAL PROVIDED / TOTAL REQUIRED = 12% REDUCTION</b>	

**ALLOWED OPEN SPACE REDUCTION = 20% AS PER AFFORDABLE HOUSING INCENTIVES**

**UNIT DENSITY PER 'RAS4-1' ZONE**

LOT AREA: 37,786 S.F. (NET)  
37,786 + 2,214 SQ. FT. (A HALF OF ALLEY) = 40,000 S.F.  
40,000 S.F. / 400 = 100 UNITS (ALLOWED)

**ALLOWABLE UNITS PER AFFORDABLE HOUSING ORDINANCE:**

- i) BASE DENSITY : 100 UNITS
- ii) AFFORDABLE HOUSING BONUS  
100 UNITS X 35% = 35 UNITS

**TOTAL ALLOWABLE UNITS : 100 + 35 = 135 UNITS**

**PROPOSED : 126 UNITS (INCLUDING 20 LOW INCOME UNITS)**

**GRADING CALCULATION**

VOLUME OF CUT	48,000 CU. YD.
VOLUME OF BACK FILL	3,000 CU. YD.
VOLUME OF EXPORT	45,000 CU. YD.

**PARKING CALCULATIONS**

**REQUIRED:**

**COMMERCIAL:**

RETAIL	9,000 SQ.FT. / 250	36 STALLS
RESTAURANT (SMALL)	4,500 SQ.FT. / 200	22.5 STALLS
RESTAURANT (LARGE)	4,500 SQ.FT. / 100	45 STALLS
OFFICE (GENERAL)	23,000 SQ.FT. / 500	46 STALLS
<b>TOTAL REQUIRED :</b>		<b>149 STALLS</b>

**RESIDENTIAL :**

15 UNITS (2-BDRM) X 2	30 STALLS
2 UNITS (2-BDRM/LOFT) X 2	4 STALLS
44 UNITS (1-BDRM) X 1	44 STALLS
3 UNITS (1-BD/LOFT) X 2	6 STALLS
42 UNITS (SINGLE) X 1	42 STALLS
20 UNITS (SINGLE/LOFT) X 1	20 STALLS
<b>TOTAL REQUIRED :</b>	<b>146 STALLS</b>

**TOTAL REQUIRED PARKINGS : 295 STALLS**

**TOTAL PROVIDED PARKINGS : 360 STALLS**

BICYCLE RACKS PROVIDED (PATRONS) : 35 SPACES  
BICYCLE RACKS PROVIDED (RESIDENTS) : 126 SPACES

**AFFORDABLE HOUSING ORDINANCE**

LOW INCOME RATIO: 20% OF UNITS  
(100 X 20% = 20 UNITS PROVIDED)

**\* BONUSES:**

- i) DENSITY BONUS: 100 X 35% = 35 UNITS
- ii) PARKING BONUS: ALL SINGLES & 1-BEDRM. UNITS REQUIRED 1 SPACE PER UNIT

**\* INCENTIVES:**

- i) 20% REDUCTION IN TOTAL REQUIRED OPEN SPACE
- ii) 35% INCREASE IN F.A.R.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS : LOTS 32 TO 40 INCLUSIVE IN BLOCK 3 OF REGAL SQUARE, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 24 PAGE 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM LOTS 32, 33 AND 34 AND OIL, GAS OR OTHER HYDROCARBON SUBSTANCES LYING IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF AND WITHOUT RIGHT OF SURFACE ENTRY AS RESERVED BY JOHN C. CAROTHERS AND MARY E. CAROTHERS, HUSBAND AND WIFE, RECORDED MAY 24, 1965. APN: 4708-003-043

**PROJECT TEAM**

**DRAWING INDEX**

**VICINITY MAP**

**PROJECT SUMMARY**

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND LOCATION AND JURISDICTION INDICATED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS STRICTLY PROHIBITED. THIS IS THE FINAL AND EXECUTIVE COPY OF THESE PLANS AND SPECIFICATIONS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION SHEET.

DATE	03-26-2012
DRAWN	
CHECKED	
PROJECT	0803
SHEET	OF
A0.1	

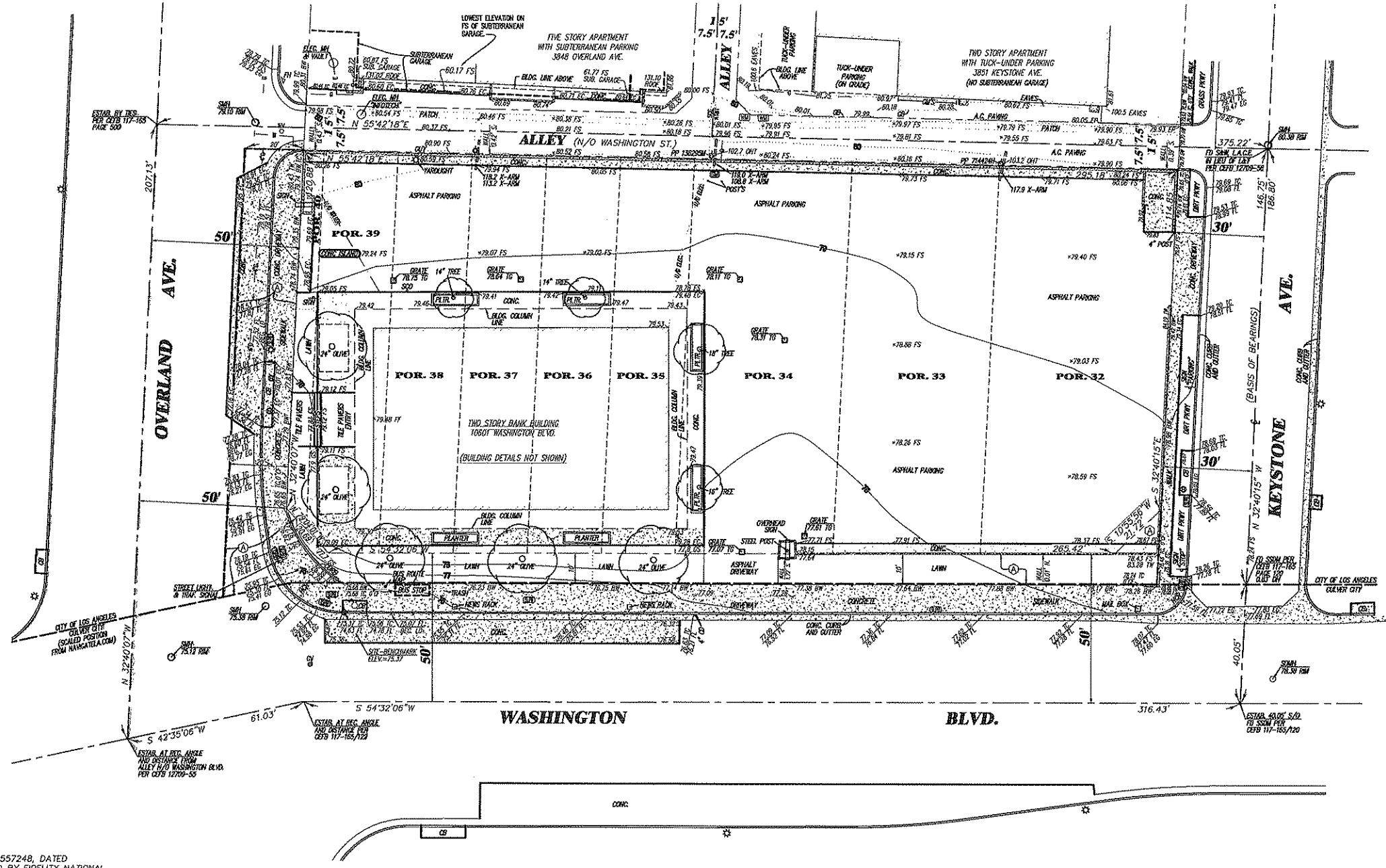
**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

**COVER SHEET**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 10601 W. WASHINGTON BLVD., LOS ANGELES, CA 90232

05.07.2012

JOBS2008\0808\MapImage.bmp

VICINITY MAP  
NOT TO SCALE



**PRELIMINARY TITLE REPORT**

PRELIMINARY TITLE REPORT NO. 19557248, DATED FEBRUARY 6, 2008 AND PREPARED BY FIDELITY NATIONAL TITLE CO., 8060 SEPULVEDA BLVD., SUITE 100, VAN NUYS CA 91411, WAS USED IN THE PREPARATION OF THIS SURVEY AND IS MADE A PART OF BY REFERENCE.

**LEGAL DESCRIPTION**

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APH: 4208-009-049

**BENCHMARK**

BENCHMARK ID: 13-02989  
FD SPIKE IN NORTH CURB OF WASHINGTON BLVD., 6.5 FEET EAST OF B.C.R. EAST OF OVERLAND AVE., WEST END OF CATCH BASIN.  
ELEV.= 75.374 (1985) (NGVD 1929)

**AREA**

38,990 SQ. FT.  
0.895 ACRES

**BASIS OF BEARINGS**

THE BEARING N 32°40'15" W OF THE CENTERLINE OF KEYSTONE AVE. AS SHOWN ON REGAL SQUARE, M.B. 24, PAGE 88, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**EASEMENTS**

Ⓐ EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES IRREVOCABLE OFFER OF DEDICATION - REC. FEBRUARY 6, 1987 AS INSTR. NO. 2873 O.R. AND ACCEPTANCE OF RESOLUTION - REC. MAY 19, 1967 AS INSTR. NO. 3143 O.R.

**LINETYPES**

- BUILDING LINE
- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENTS/DEDICATION
- - - FENCE LINE (SIZE, TYPE AS NOTED)
- - - UTILITY LINE (TYPE AS NOTED)
- - - WALL (SIZE, TYPE AS NOTED)

**SYMBOL LEGEND**

- - TREE (SIZE, TYPE AS NOTED)
- ⊙ - TELEPHONE MANHOLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - STORM DRAIN MANHOLE
- ⊙ - STREET LIGHT/LAMP POST
- ⊙ - STREET LIGHT PULL BOX
- ⊙ - TELEPHONE PULL BOX
- ⊙ - TRAFFIC SIGNAL PULL BOX
- ⊙ - WATER METER
- ⊙ - FIRE HYDRANT
- ⊙ - WATER VALVE
- - MONUMENT FOUND (SIZE, TYPE AS NOTED)

**ABBREVIATIONS**

AC ASPHALT	HCW HANDICAP RAMP
BW BACK OF WALK	BYV BIVERT
CB CATCH BASIN	IP IRON PIPE
CF CURB FACE	LD LOCAL DEPRESSION
CL CENTERLINE	LAT LEAD AND TAG
CLP CHAIN LINK FENCE	MH MANHOLE
CO CLEANOUT	OMP OVERHEAD POWER
COLL COLLAR	OTHT OVERHEAD TELEPHONE
CONC CONCRETE	O/S OUTSET
DN DOWN	P&T POWER AND TELEPHONE
E ELECTRIC	P/L PROPERTY LINE
EC EDGE OF CONCRETE	FRW FRANKLIN
EO EDGE OF OUTTER	FLTR FLUTTER
ELEC ELECTRIC	PP POWER POLE
EP EDGE OF PAVEMENT	SOC SOWER CLEANOUT
FD FOUND	SSM SOWER STORM DRAIN MANHOLE
FF FINISHED FLOOR	SLPB STREET LIGHT PULL BOX
FG FINISHED GRADE	SMH SANITARY MANHOLE
FI FIRE HYDRANT	TD TOP OF CURB
FL FLOW LINE	TG TOP OF GRAVE
FRW FACE OF WALL	TRNS TRANSFORMER
FS FINISHED SURFACE	TSFB TRAFFIC SIGNAL PULL BOX
G GAS	TW TOP OF WALL
GM GAS METER	U/G UNDERGROUND
GP GUARD POST	W WATER
GS GROUND SHOT	WM WATER METER
GV GAS VALVE	WV WATER VALVE
	WAT WATER WALK

REVISIONS:

DATE	BY	DESCRIPTION
3/3/08	M.A.E.	ADDED EAVE ELEV. & ALLEY WIDTH TO NORTH

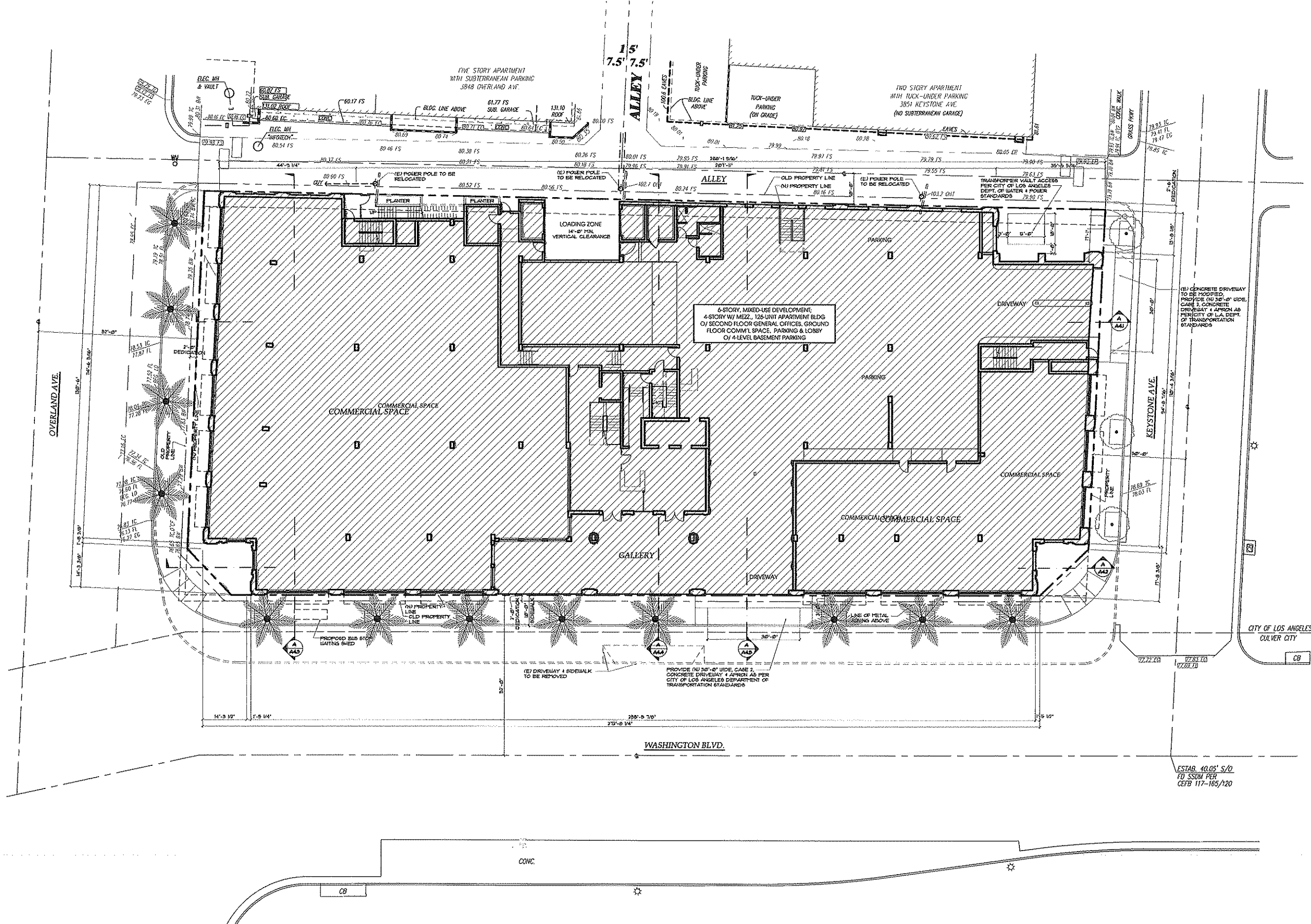
Client: GATEWAY EQUITIES, LLC  
c/o JACK RAMAN  
8255 BEVERLY BLVD., #200  
LOS ANGELES, CA 90048  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_

ARCHITECTURAL SURVEY  
10601 W. WASHINGTON BLVD.  
LOS ANGELES, CA 90032  
DATE: 3/3/08 JOB NO. 0802A

**VOORHEIS & VOORHEIS, INC.**  
PROFESSIONAL LAND SURVEYORS SINCE 1972  
17049 Sunburst Street, Northridge, CA 91325  
Phone: (818)-993-5811 Fax: (818)-993-7058  
mail@voorheisland.com

SHEET 1 OF 1

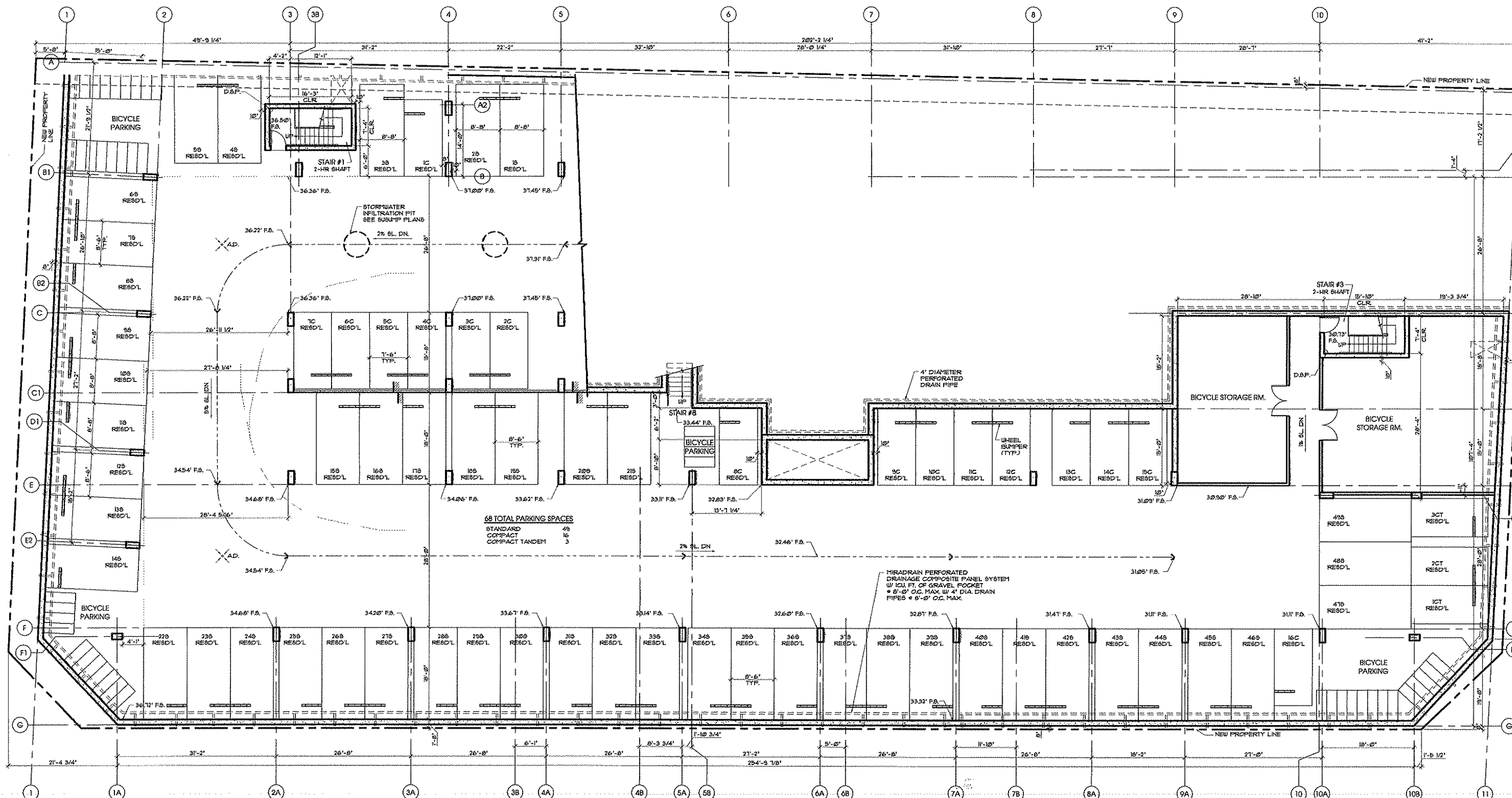
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DATE	REVISIONS
DATE	ISSUED FOR
SIGNATURE	
<p><b>PLUS ARCHITECTS</b>          ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN          1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149</p>	
DATE	PROJECT TITLE
05-07-2012	THE PALMS MIXED USE DEVELOPMENT 2860 W WASHINGTON BLVD, LOS ANGELES, CA 90033
DATE	PROJECT NUMBER
05-07-2012	0803
DATE	OF
A1.1	01

05.07.2012

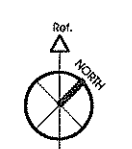
**A** **SITE PLAN**  
 SCALE: 1/32" = 1'-0"  
 NORTH



58 TOTAL PARKING SPACES  
 STANDARD 49  
 COMPACT 16  
 COMPACT TANDEM 3

MIRADRAN PERFORATED DRAINAGE COMPOSITE PANEL SYSTEM W/ 100 FT. OF GRAVEL FOOTER  
 • 8" Ø OC MAX W/ 4" DIA DRAIN PIPES • 8" Ø OC MAX

**A** **PARKING GARAGE L4 PLAN**  
 SCALE: 1" = 20'-0"



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DATE	REVISIONS
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**PARKING GARAGE L4 PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 1266 W. WASHINGTON BLVD. LOS ANGELES, CA 90031

DATE	03-09-2008
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CHECKED	
PROJECT	0803


**A2.1**

05.07.2012

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DATE	REVISION
DATE	ISSUED FOR

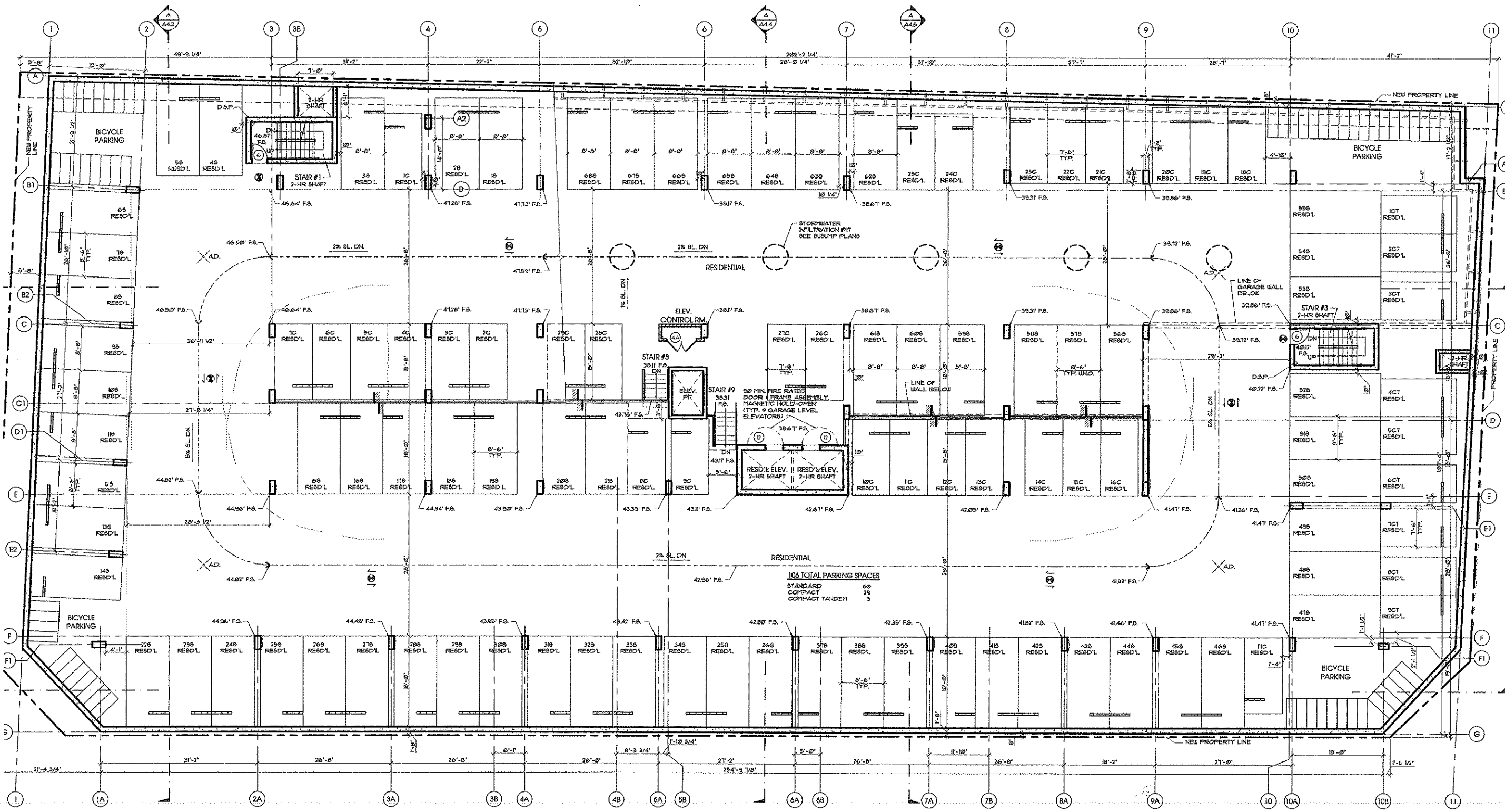
SIGNATURE

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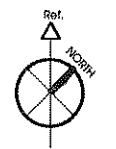
**PARKING GARAGE L3 PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 22621 W. WASHINGTON BLVD., LOS ANGELES, CA 90033

DATE: 03-09-2009  
 DRAWN: CHIGRID  
 PROJECT: 0803

SHEET: A2.1A



**PARKING GARAGE L3 PLAN**  
 SCALE: 1" = 20'-0"



05.07.2012



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DATE	REVISION

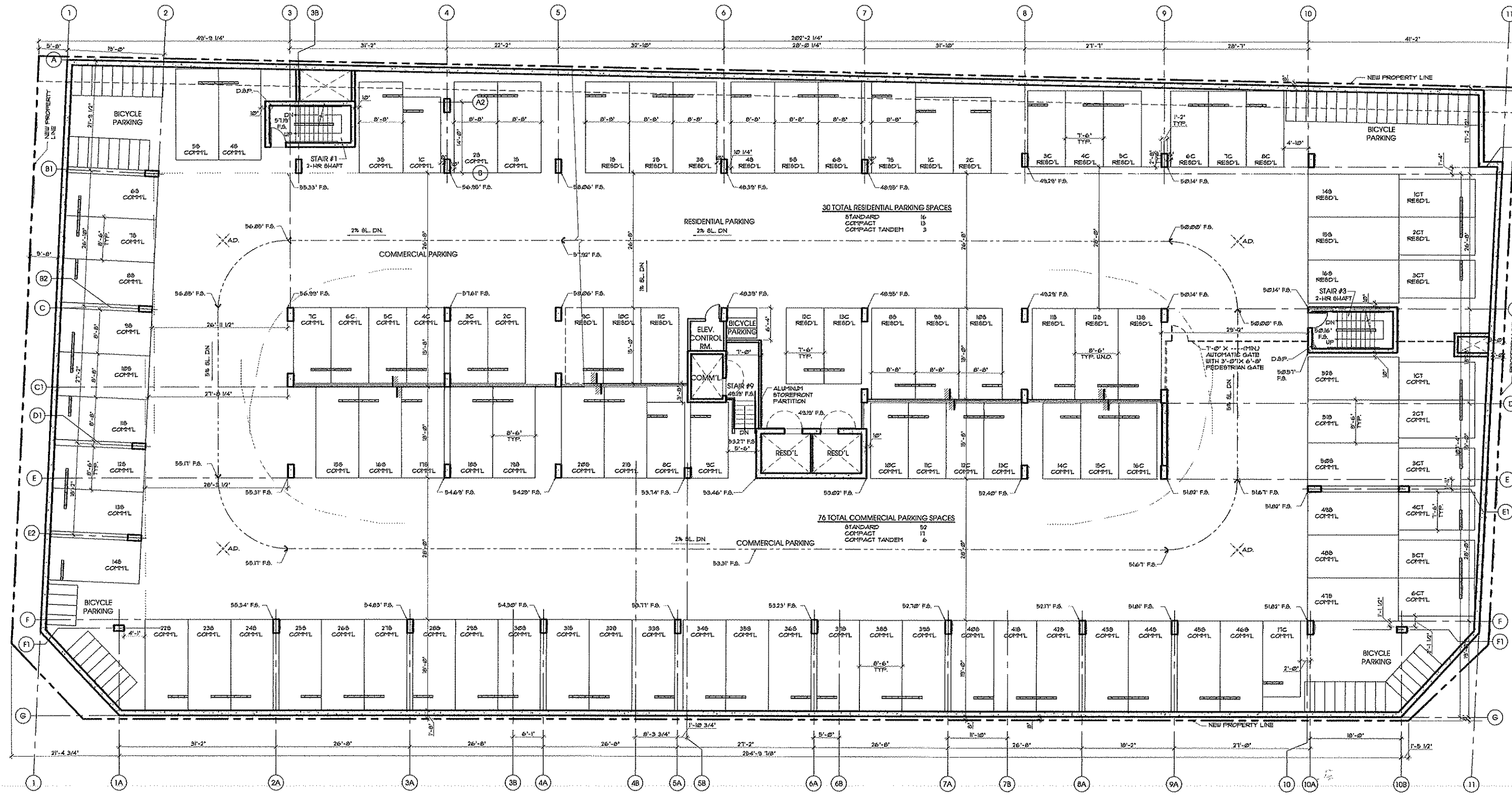
DATE	ISSUED FOR

**PLUS ARCHITECTS**  
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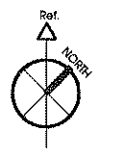
**PARKING GARAGE L2 PLAN**  
 THE PALMS  
 MIXED USE DEVELOPMENT  
 18601 W. WASHINGTON BLVD., LOS ANGELES, CA 90033

DATE	03-05-2008
DRAWN	
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PROJECT	0803

SHEET	OF
A2.2	01

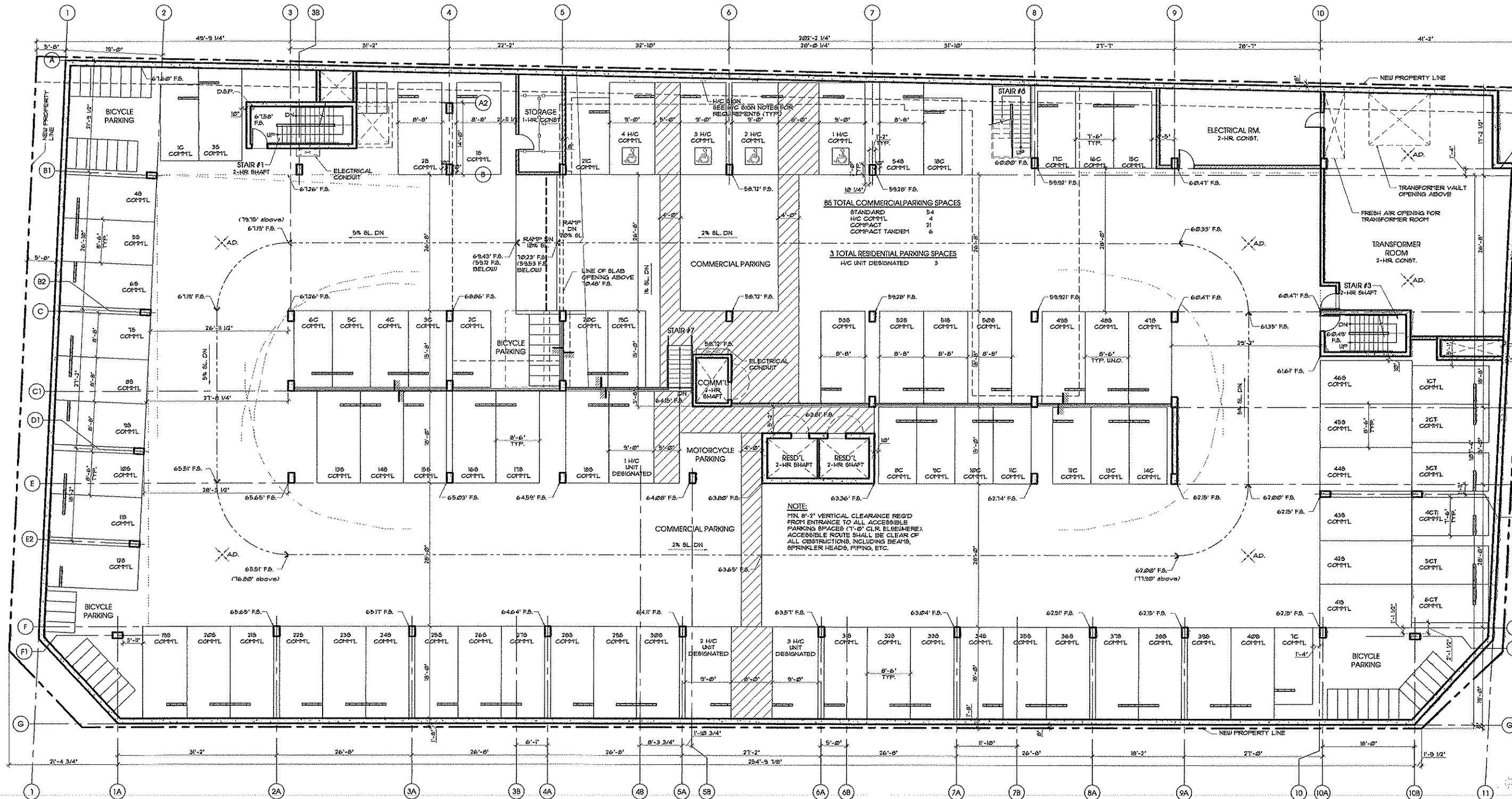


**PARKING GARAGE L2 PLAN**  
 SCALE: 1" = 20'-0"



05.07.2012

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



NOTE:  
MIN. 8'-2" VERTICAL CLEARANCE REQ'D FROM ENTRANCE TO ALL ACCESSIBLE PARKING SPACES (7'-0" CLR. ELSEWHERE). ACCESSIBLE ROUTE SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING BEAMS, SPRINKLER HEADS, PIPING, ETC.

85 TOTAL COMMERCIAL PARKING SPACES  
STANDARD 54  
H/C UNIT 4  
COMPACT 21  
COMPACT TANDEM 6

3 TOTAL RESIDENTIAL PARKING SPACES  
H/C UNIT DESIGNATED 3

DATE	REVISION
DATE	ISSUED FOR

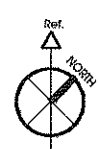
SIGNATURE

**PLUS ARCHITECTS**  
ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

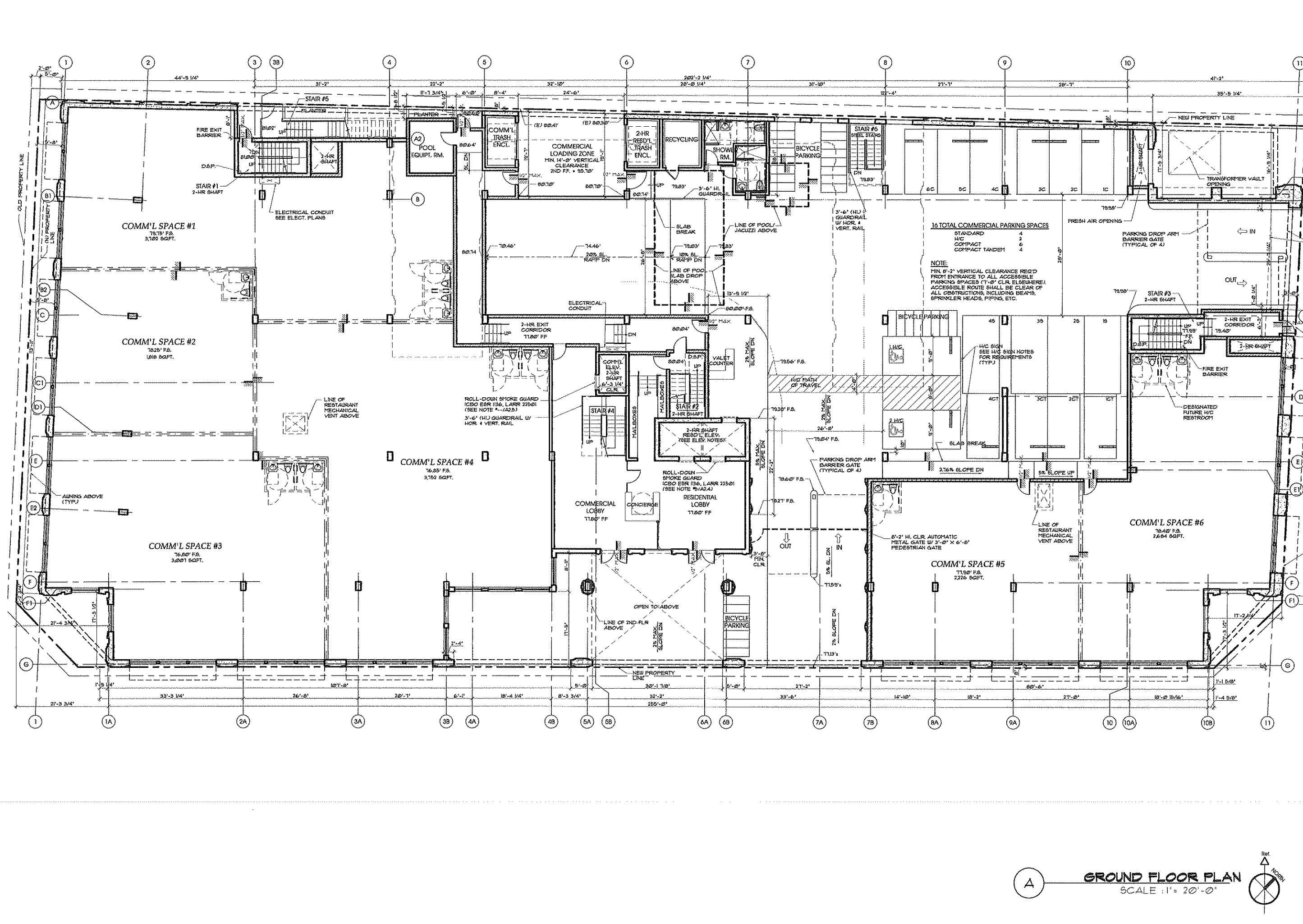
**PARKING GARAGE L1 PLAN**  
PROJECT TITLE  
**THE PALMS**  
MIXED USE DEVELOPMENT  
8800 W. WASHINGTON BLVD. LOS ANGELES, CA 90033

DATE 03-09-2009  
DRAWN  
CHECKED  
PROJECT  
**0803**  
SHEET NO.  
**A2.3**

**PARKING GARAGE L1 PLAN**  
SCALE : 1" = 20'-0"



05.07.2012



THE USE OF THIS PLAN AS AN OFFICIAL RECORD SHALL BE RESTRICTED TO THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS. THIS PLAN IS THE PROPERTY OF PLUS ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS.

DATE	REVISION

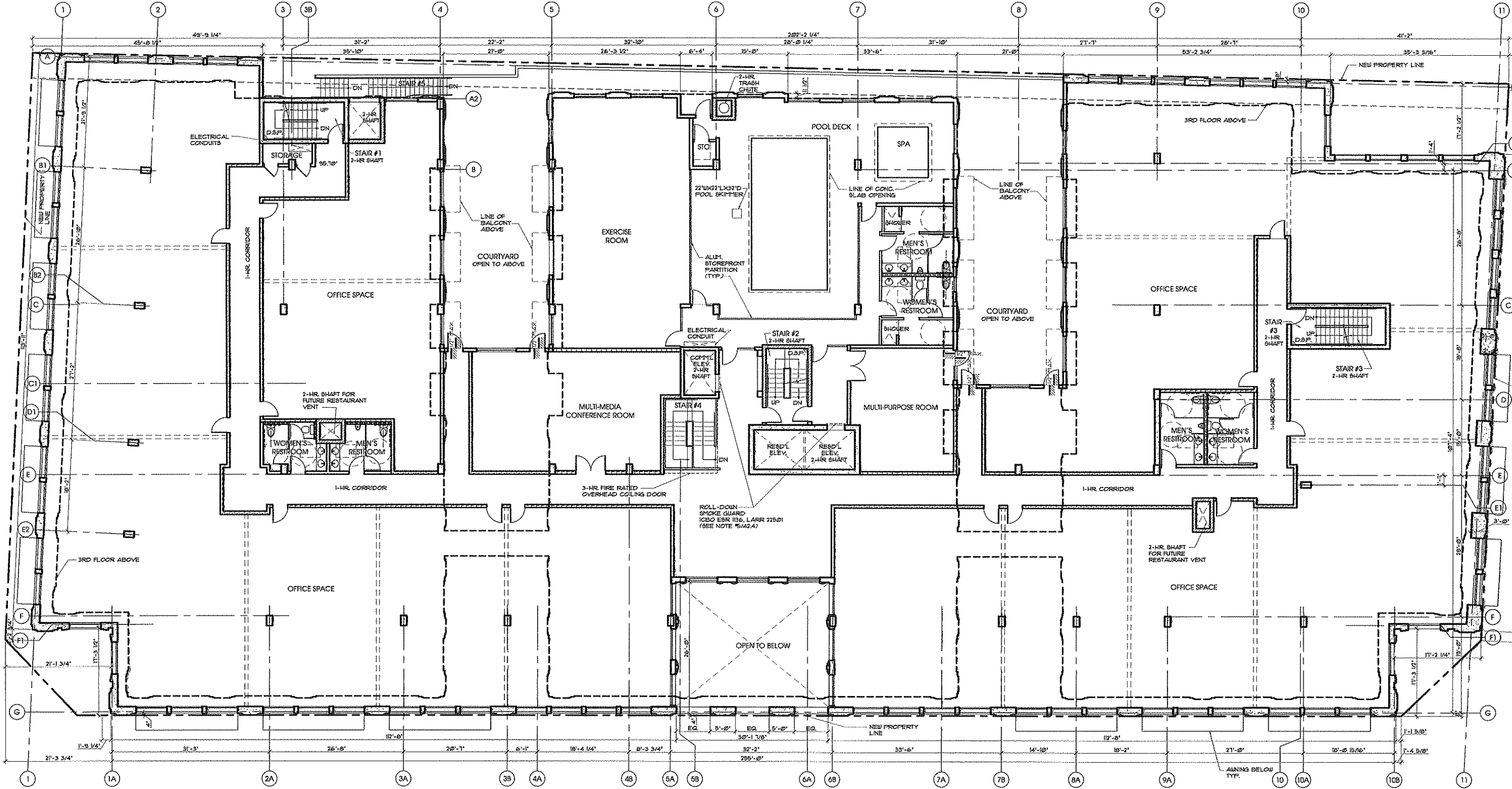
**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

**GROUND FLOOR PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 1555 W. WASHINGTON BLVD., LOS ANGELES, CA 90032

DATE: 03-05-2008  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 PROJECT: 0803  
 SHEET: A2.4 OF [Total]

**GROUND FLOOR PLAN**  
 SCALE: 1" = 20'-0"

05.07.2012



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REVISION, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS AND SPECIFICATIONS.

DATE	02-05-2008
DRAWN	CH/CH/MB
CHECKED	
PROJECT	0803

DATE	05.07.2012
DRAWN	
CHECKED	
PROJECT	0803

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

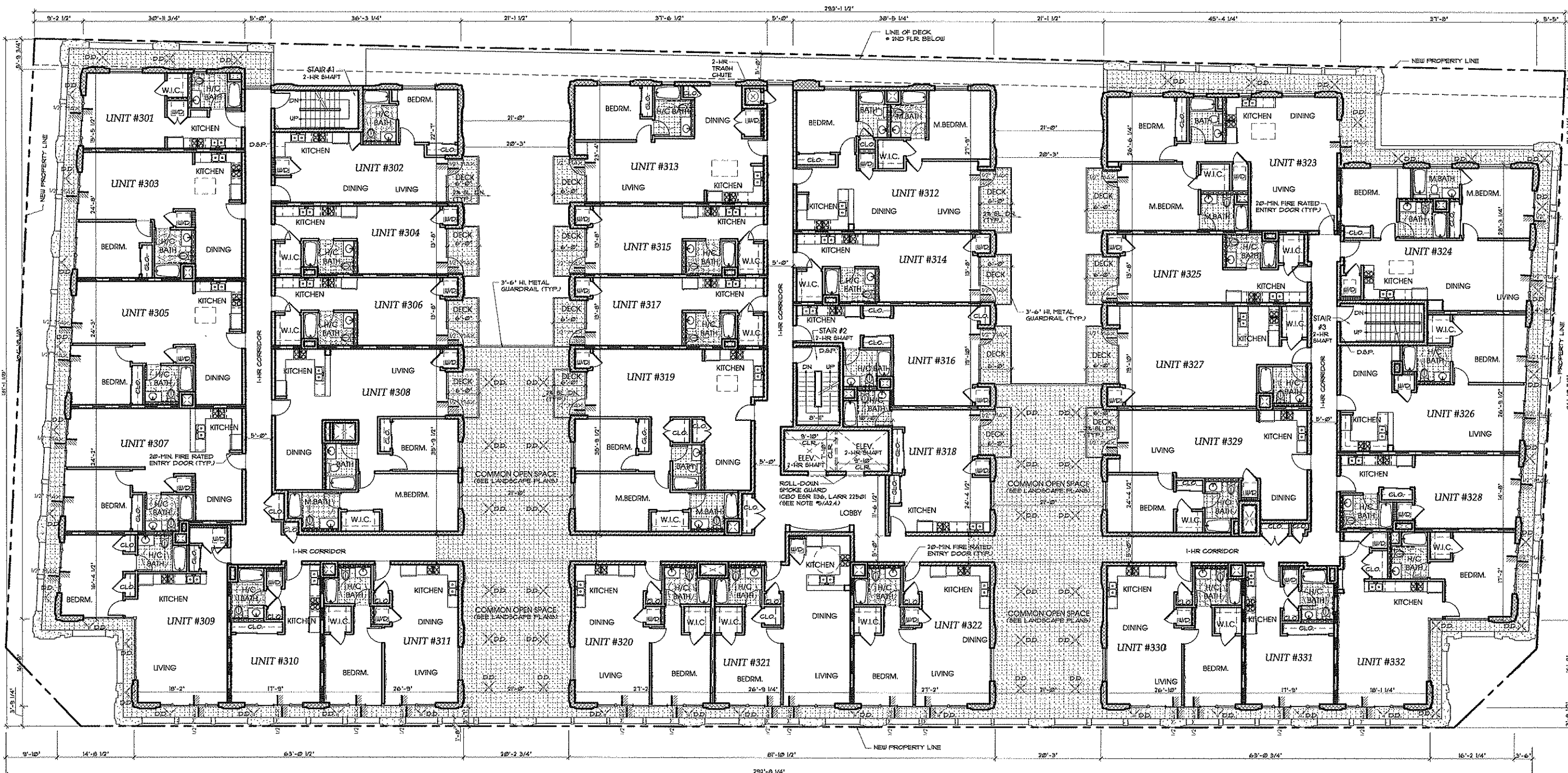
**SECOND FLOOR PLAN**  
 THE PALMS  
 MIXED USE DEVELOPMENT  
 3040 W. WASHINGTON BLVD., LOS ANGELES, CA 90021

DATE: 02-05-2008  
 DRAWN: CH/CH/MB  
 CHECKED: [ ]  
 PROJECT: 0803  
 SHEET: A25 OF [ ]

**SECOND FLOOR PLAN**  
 SCALE: 1" = 20'-0"  
 NORTH

05.07.2012

ALL OF THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED TO PLUS ARCHITECTS BY THE CLIENT. PLUS ARCHITECTS HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO IT. PLUS ARCHITECTS HAS NOT CONDUCTED SURVEYING OR FIELD VERIFICATION OF THE INFORMATION PROVIDED TO IT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO PLUS ARCHITECTS. PLUS ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT'S USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED.



DATE	ISSUED FOR


**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

**THIRD FLOOR PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 2260 W. WASHINGTON BLVD. LOS ANGELES CA 90013

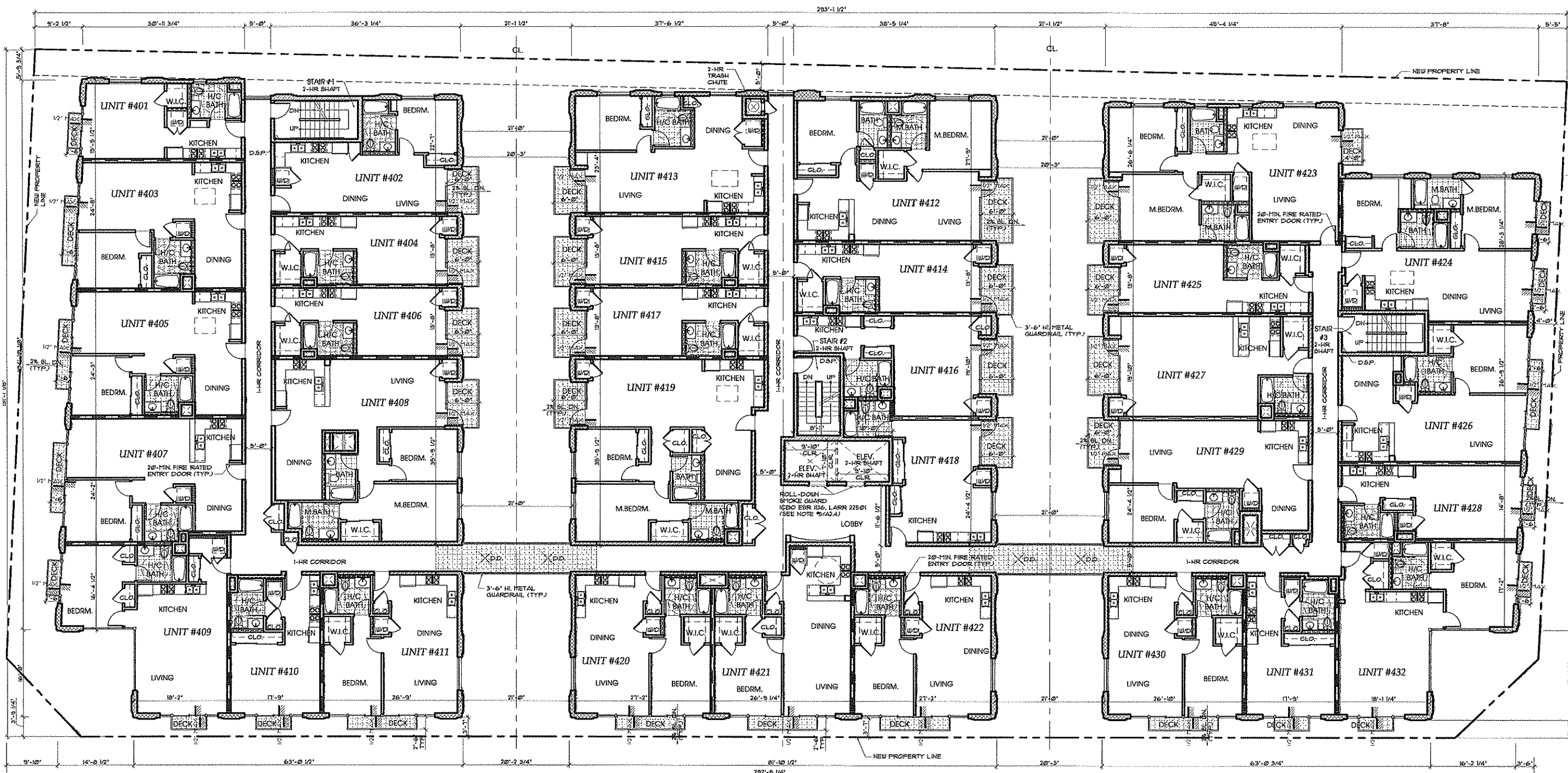
0803

**A2.6**

**THIRD FLOOR PLAN**  
 SCALE : 1" = 20'-0"



05.07.2012



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY CHANGES TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY A WRITTEN INSTRUMENT SIGNED BY THE ARCHITECT AND THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

DATE	REVISION

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 6500 W WASHINGTON BLVD, LOS ANGELES, CA 90033

DATE	03-09-2009
DRAWN	
CHECKED	
PROJECT	0803

**FOURTH FLOOR PLAN**  
 SCALE : 1" = 20'-0"



05.07.2012



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE BY A WRITTEN INSTRUMENT SIGNED BY THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEYING DATA OR THE LEGAL DESCRIPTION OF THE PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDING INFORMATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDING INFORMATION.

DATE	ISSUED FOR

STAIRWAY

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

**FIFTH FLOOR PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 12001 W. WASHINGTON BLVD. LOS ANGELES, CA 90033

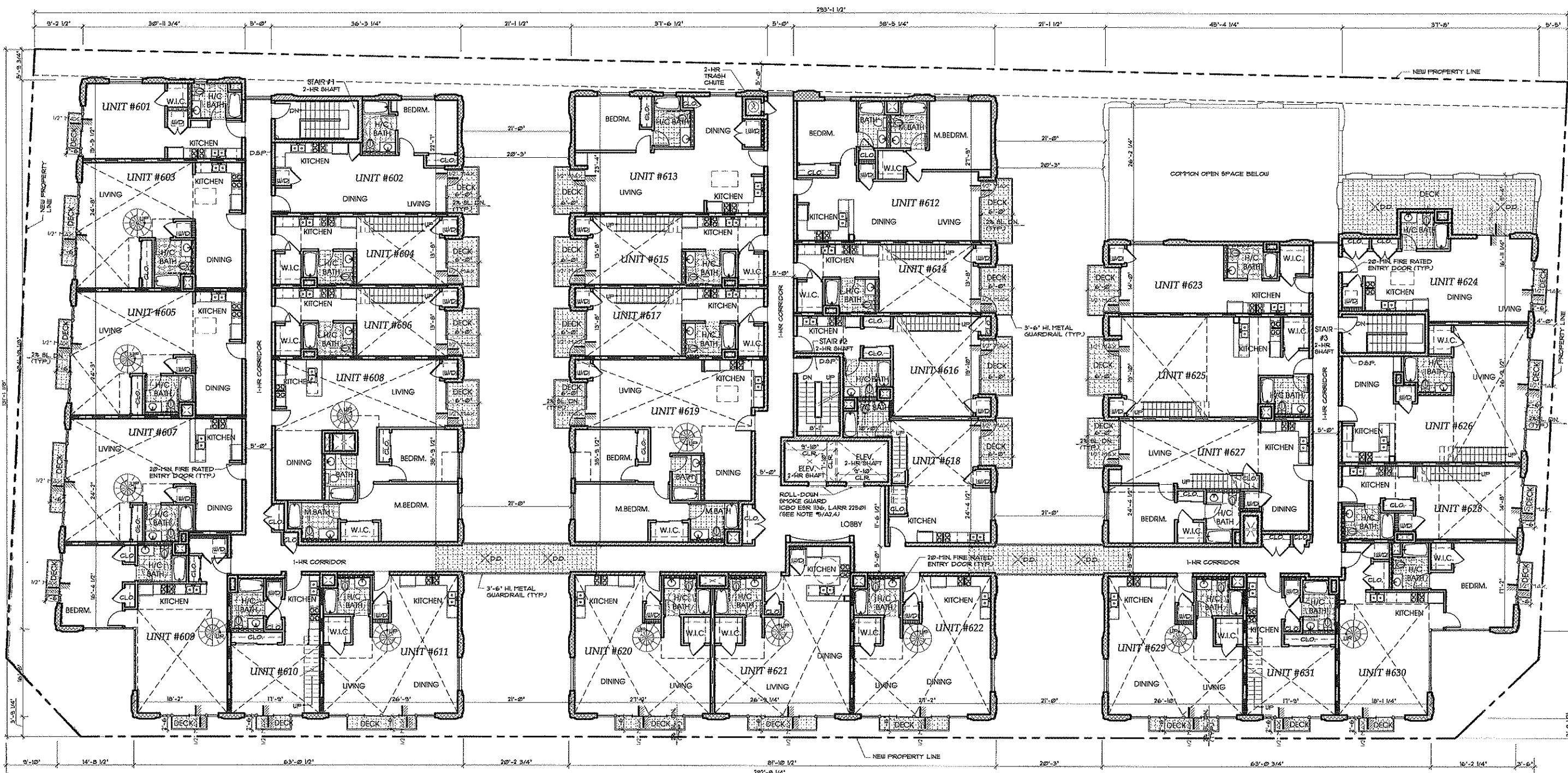
DATE: 05-07-2012  
 DRAWN: [Name]  
 CHECKED: [Name]  
 PROJECT: 0803  
 SHEET: A2.8 OF [Total]

**FIFTH FLOOR PLAN**  
 SCALE: 1" = 20'-0"



05.07.2012

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND FOR THE RESULTS OF THE REPRESENTATION OF THE INFORMATION PROVIDED HEREON.



DATE	REVISION
DATE	ISSUED FOR

SIGNATURE

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

**SIXTH FLOOR PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 2240 W. WASHINGTON BLVD. LOS ANGELES, CA 90033

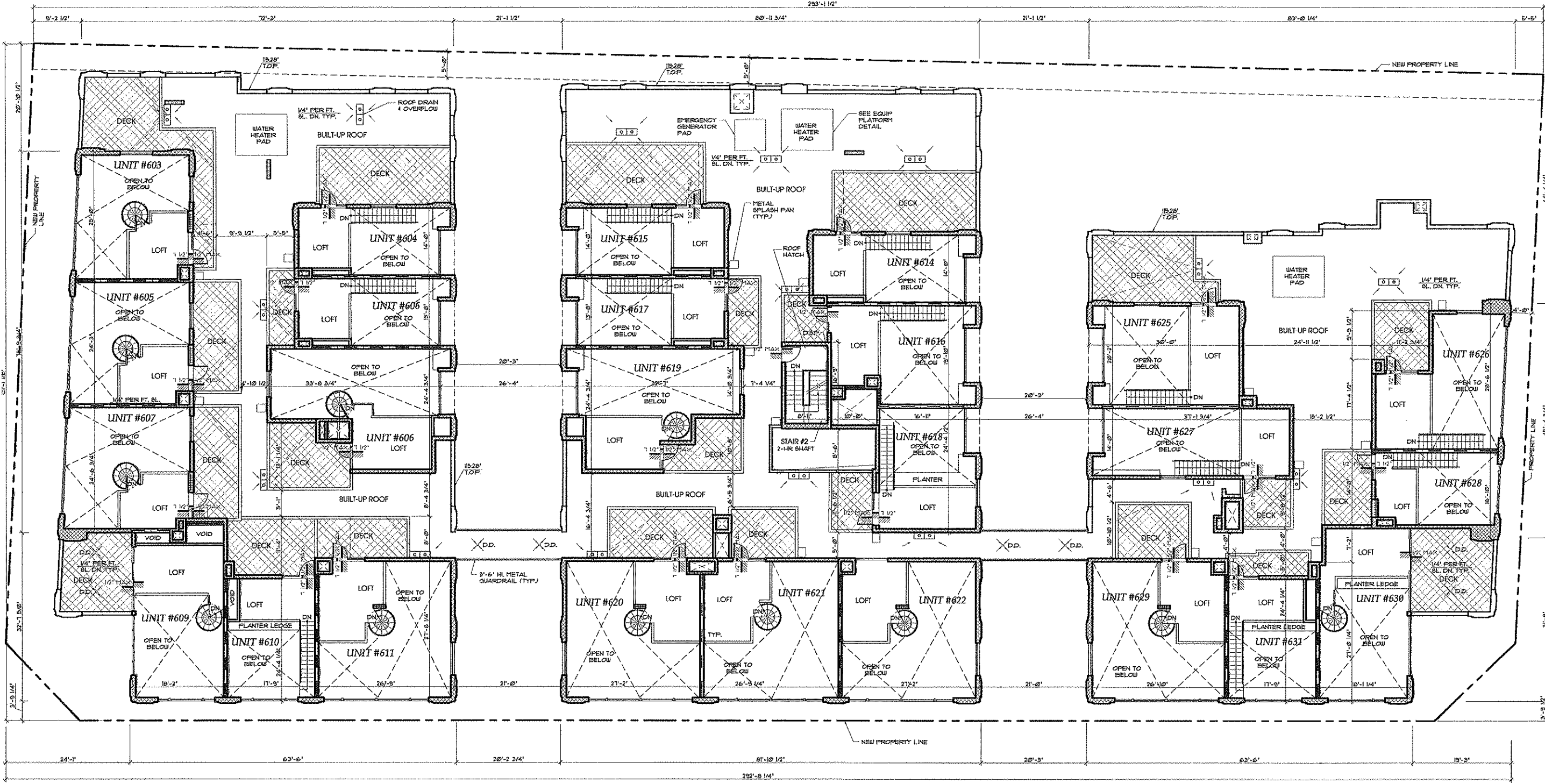
DATE: 03-09-2006  
 DRAWN: [Name]  
 CHECKED: [Name]  
 PROJECT: **0803**  
 SHEET: **A2.9**

**SIXTH FLOOR PLAN**  
 SCALE: 1" = 20'-0"  
 Ref. NORTH

05.07.2012



THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED. THE CLIENT AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE DESIGN AND CONSTRUCTION OF THE PROJECT.



DATE	REVISION
DATE	ISSUED FOR

SIGNATURE

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

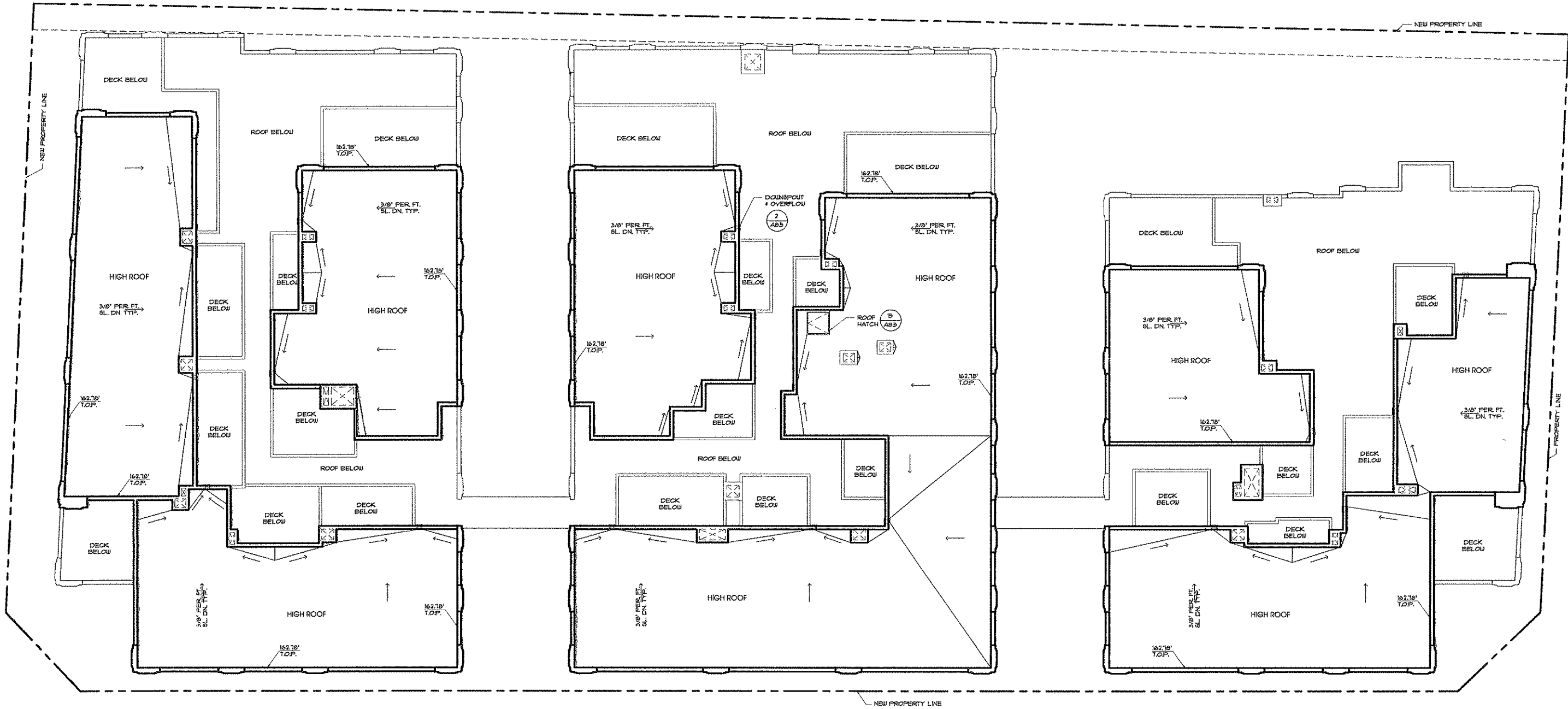
**MEZZANINE FLOOR PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 2900 W WASHINGTON BLVD, LOS ANGELES, CA 90033

DATE	03-09-2009
DRAWN	
CHECKED	
PROJECT	0803
SHEET	A2.10

**MEZZANINE FLOOR PLAN**  
 SCALE : 1" = 20'-0"



05.07.2012



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DATE	REVISIONS
DATE	ISSUED FOR

SIGNATURE

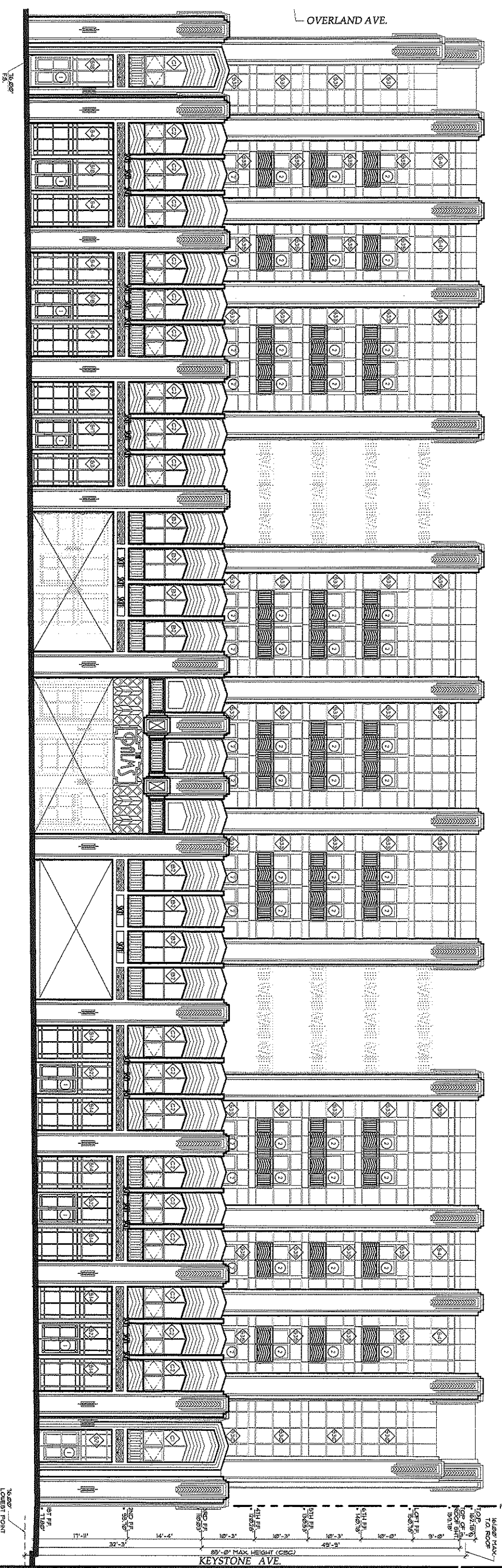
**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-0149

**ROOF PLAN**  
 THE PALMS  
 MIXED USE DEVELOPMENT  
 1770 SAWTELLE BLVD., LOS ANGELES, CA 90025

DATE: 03-25-1009  
 DRAWN: [ ]  
 CHECKED: [ ]  
 PROJECT: 0803  
 SHEET: A2.11 OF [ ]

**ROOF PLAN**  
 SCALE: 1" = 20'-0"  
 NORTH

05.07.2012



A  
 SOUTH ELEVATION  
 @ WASHINGTON BLVD.  
 SCALE: 1" = 20'-0"

DATE	DATE	03-07-2008
	DRAWN	
	CHECKED	
PROJECT	PROJECT	0803
	DATE	07

<b>PROJECT TITLE</b> SOUTH ELEVATION @ WASHINGTON BLVD.
<b>PROJECT TITLE</b> THE PALMS MIXED USE DEVELOPMENT <small>106601 W WASHINGTON BLVD, LOS ANGELES, CA 90025</small>

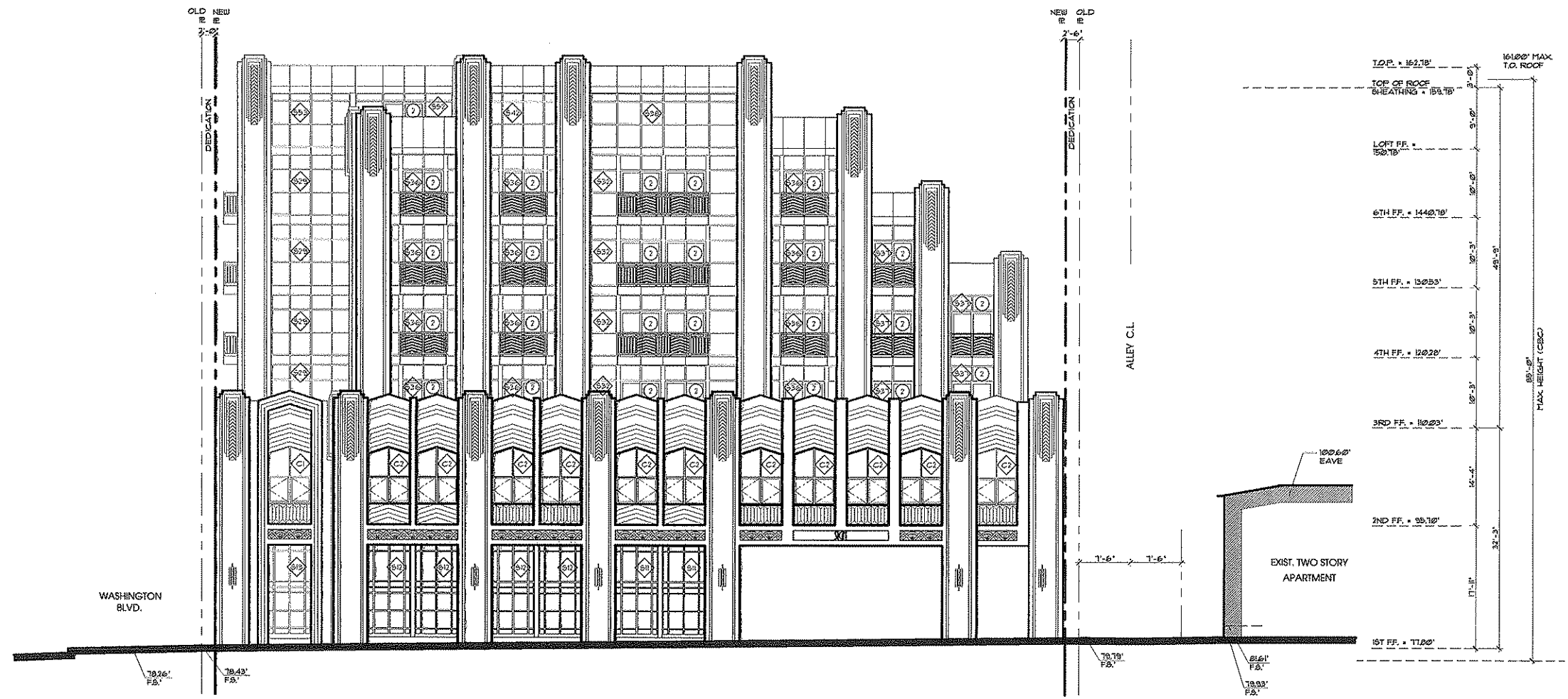
**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

DESIGNER	
DATE	
ISSUED FOR	

DATE	ISSUED FOR

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 TYPED TO THE PLANS AND SPECIFICATIONS REMAINS WITH PLUS ARCHITECTS WITHOUT PRECEDENCE VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PER A PAGE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

05.07.2012



**A** EAST ELEVATION @ KEYSTONE AVE.  
SCALE: 1" = 20'-0"

THIS DRAWING IS THE PROPERTY OF PLUS ARCHITECTS AND SHOULD BE KEPT IN THE OFFICE OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUS ARCHITECTS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. PLUS ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

DATE	REVISION
DATE	ISSUED FOR

SIGNATURE

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

**DRIVER TITLE**  
 EAST ELEVATION @ KEYSTONE AVE.  
**PROJECT TITLE**  
 THE PALMS  
 MIXED USE DEVELOPMENT  
 2242 W WASHINGTON BLVD. LOS ANGELES CA 90033

DATE	03-09-2008
DRAWN	
CHECKED	
PROJECT	0803

SHEET	OF
A3.2	

05.07.2012

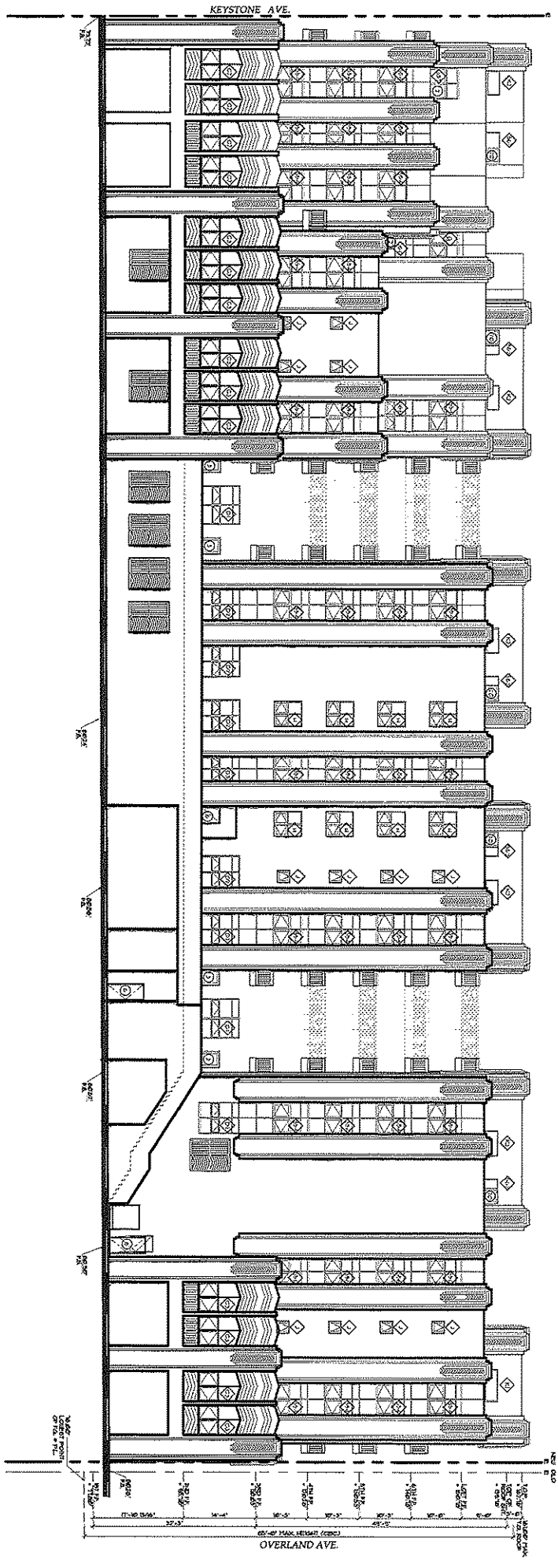


WEST ELEVATION  
 @ OVERLAND AVE.  
 SCALE : 1" = 20'-0"

DATE: 03-05-2008		DRAWN: CHLOKID		PROJECT TITLE: WEST ELEVATION @ OVERLAND AVE.		SHEET TITLE: WEST ELEVATION @ OVERLAND AVE.	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	
DATE: 0803		PROJECT TITLE: THE PALMS		MIXED USE DEVELOPMENT		1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149	

05.07.2012

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS EXPRESSLY FORBIDDEN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE FITNESS OF THE PROJECT FOR ANY OTHER PURPOSES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROJECT AND SITE FOR WHICH THESE PLANS AND SPECIFICATIONS WERE PREPARED.



A

NORTH ELEVATION  
@ ALLEY

SCALE: 1" = 30'-0"

A3.4	DATE	03-05-2009
	DRAWN	
	CHECKED	
	PROJECT	0803

<p style="text-align: center;">SHEET TITLE</p> <p style="text-align: center;"><b>NORTH ELEVATION @ ALLEY</b></p>
<p style="text-align: center;">PROJECT TITLE</p> <p style="text-align: center;"><b>THE PALMS</b> MIXED USE DEVELOPMENT 1770 WASHINGTON BLVD. LOS ANGELES, CA 90025</p>

**PLUS ARCHITECTS**

ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

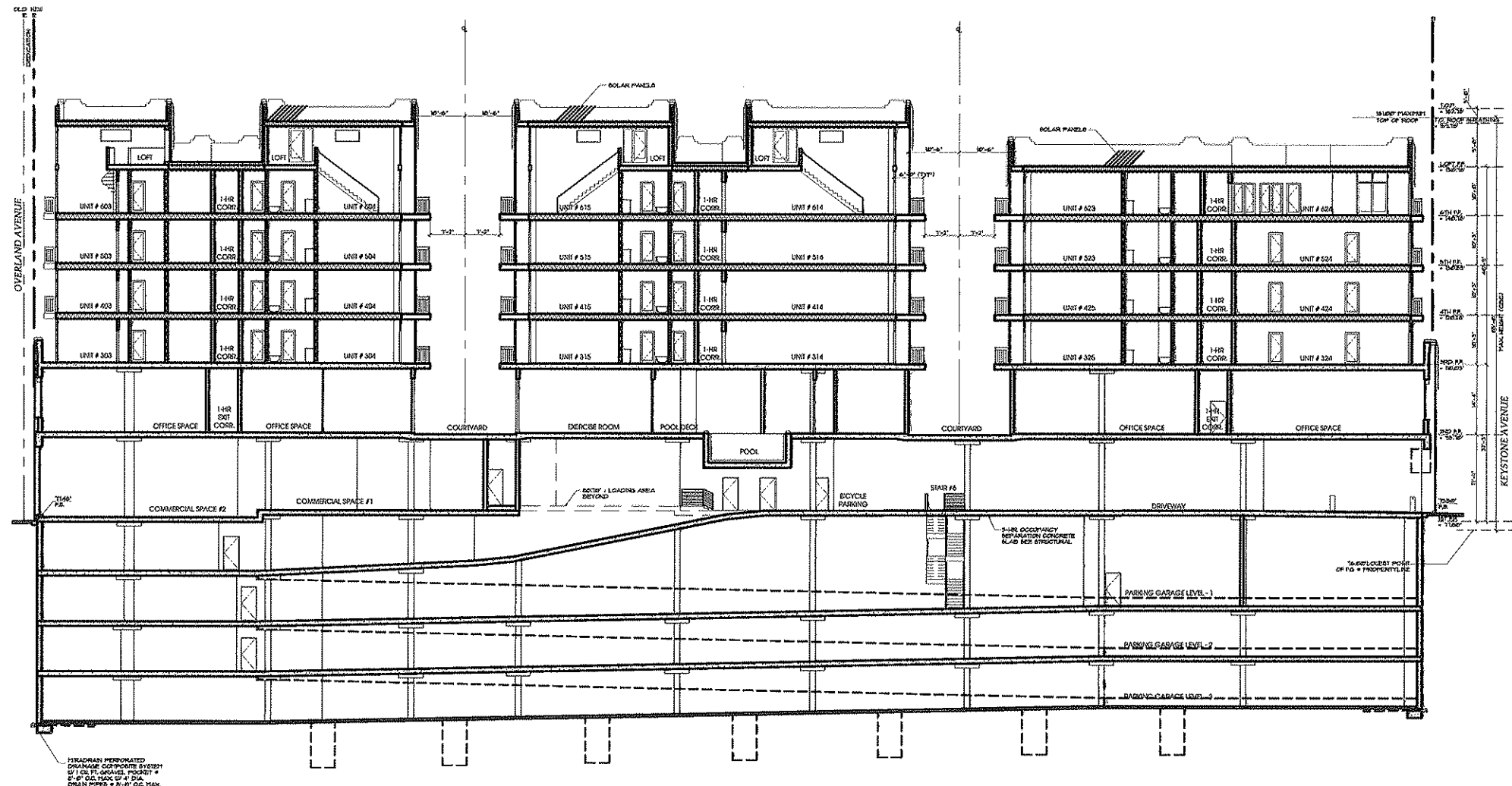
SIGNATURE	DATE	REVISIONS

DATE	ISSUED FOR

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY FORBIDDEN TO SUCH USE, REUSE, REPRODUCTION OR PRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

USE TO THE PLANS AND SPECIFICATIONS REMAINS WITH PLUS ARCHITECTS WITHOUT PREVIOUS WRITTEN CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FRAUDULENT VIOLATION OF THE ACCEPTANCE OF THE RESTRICTIONS.

05.07.2012



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REVISION, ALTERATION, ADAPTATION, OR MODIFICATION OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DATE	REVISIONS
DATE	ISSUED FOR

SIGNATURE

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD ■ LOS ANGELES CA 90025 ■ 310-478-6149

**BUILDING SECTION**  
 PROJECT TITLE  
**THE PALMS**  
 MIXED USE DEVELOPMENT  
 16601 W WASHINGTON BLVD, LOS ANGELES, CA 90032

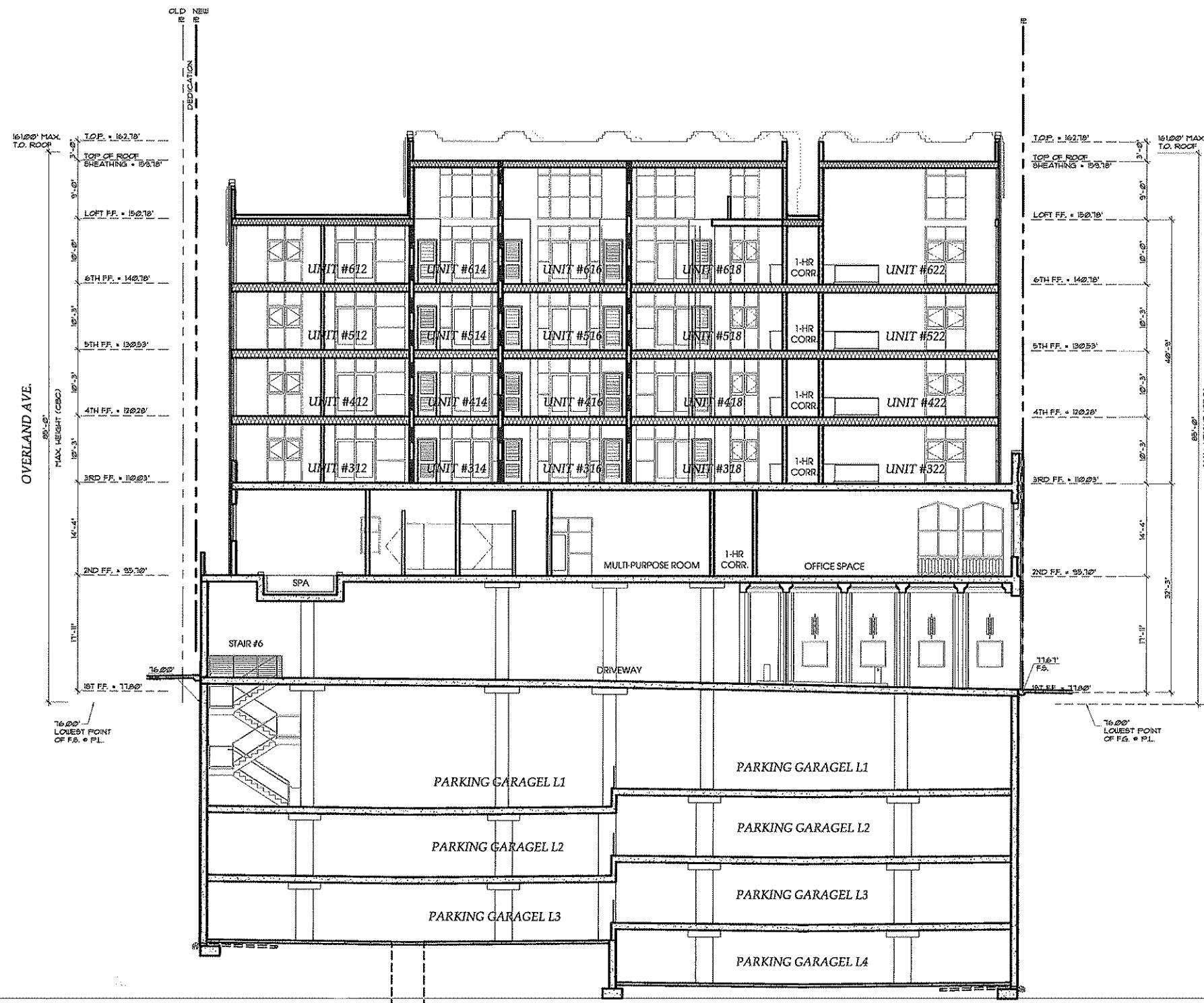
DATE: 03-09-2009  
 DRAWN: [NAME]  
 CHECKED: [NAME]  
 PROJECT: **0803**

SHEET: **A4.1**

**A BUILDING SECTION**  
 SCALE: 1" = 30'-0"

05.07.2012

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REPRODUCTION OR REUSE OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR SPECIFICATIONS, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS OR SPECIFICATIONS.



**A BUILDING SECTION**  
SCALE: 1" = 20'-0"

DATE	REVISIONS

DATE	ISSUES FOR

**PLUS ARCHITECTS**  
ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-0149

**BUILDING SECTION**

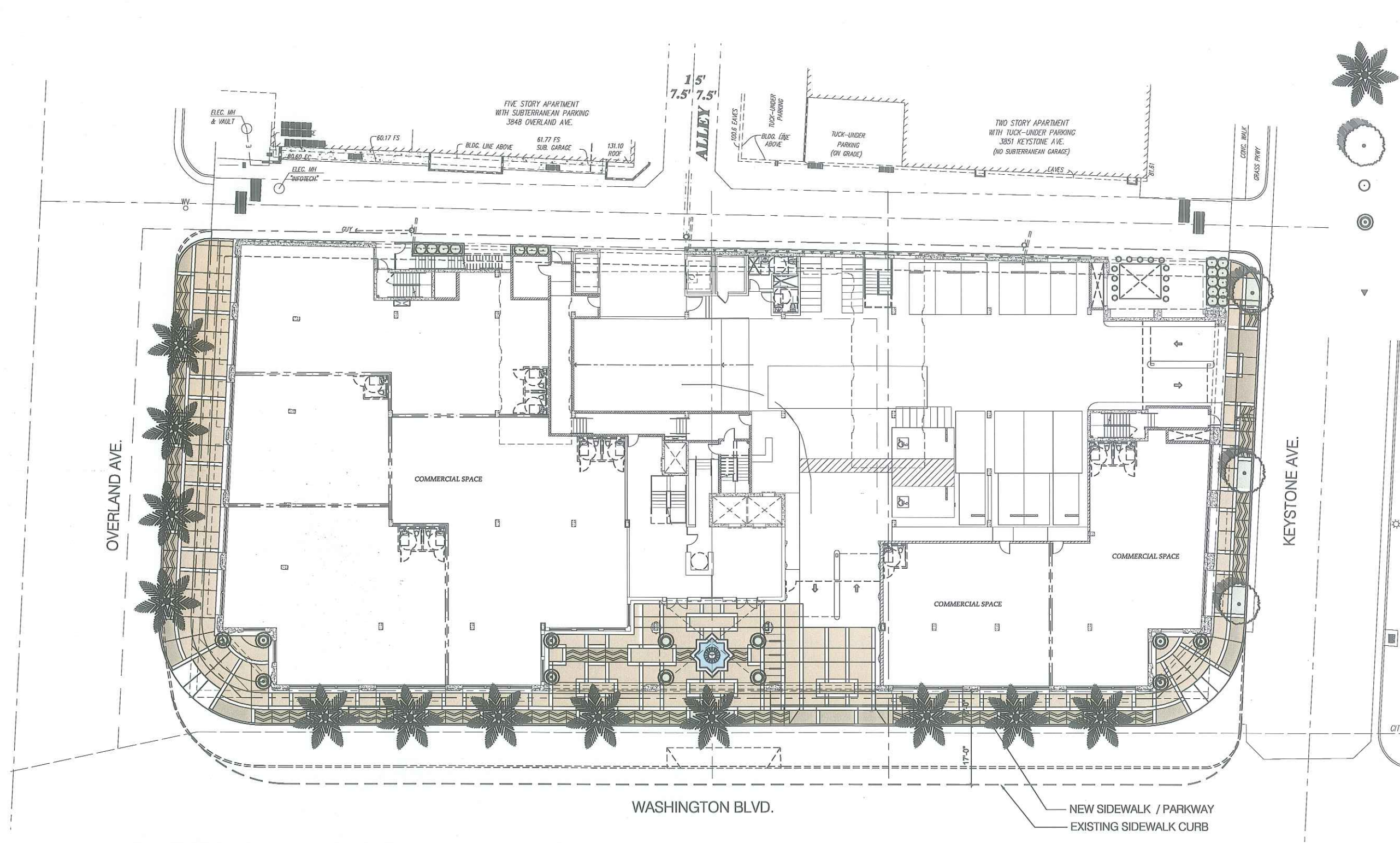
**PROJECT TITLE**  
THE PALMS  
MIXED USE DEVELOPMENT  
2260 W. WASHINGTON BLVD., LOS ANGELES, CA 90031



DATE	DRAWN	CHECKED	PROJECT
03-07-2008			0803

**A4.5**

05.07.2012





- TREES LEGEND**
-  STREET PALM TREE PER CITY OF LOS ANGELES PUBLIC WORKS STREET TREE DEPT.
  -  STREET TREE PER CITY OF LOS ANGELES PUBLIC WORKS STREET TREE DEPT.
  -  PITTOSPORUM TENUIFOLIUM
  -  JUNIPERUS CHINENSIS 'TORULOSA'
  -  HOLLYWOOD JUNIPER
  -  VINE
  -  PARTHENOCISSUS TRICUSPIDATA
  -  BOSTON IVY

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE PLANS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS STRICTLY PROHIBITED. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. PLUS ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

DATE	REVISIONS	DATE	ISSUED FOR
01-09-12			

SIGNATURE

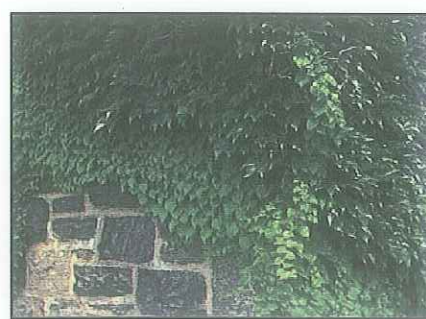
**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 1770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

SHEET TITLE	PROJECT TITLE
GROUND FLOOR LANDSCAPE PLAN	THE PALMS
	MIXED USE DEVELOPMENT
	1801 W. WASHINGTON BLVD., LOS ANGELES, CA 90025

DATE	DRAWN	CHECKED	PROJECT
09-09-2009			0803

SHEET OF  
 LP-1

**A GROUND FL. LANDSCAPE PLAN**  
 SCALE : 1" = 30'-0"



PARTHENOCISSUS TRICUSPIDATA



JUNIPERUS CHINENSIS



PITTOSPORUM TENUIFOLIUM



KOELRENTERIA BIPINNATA



JACARANDA

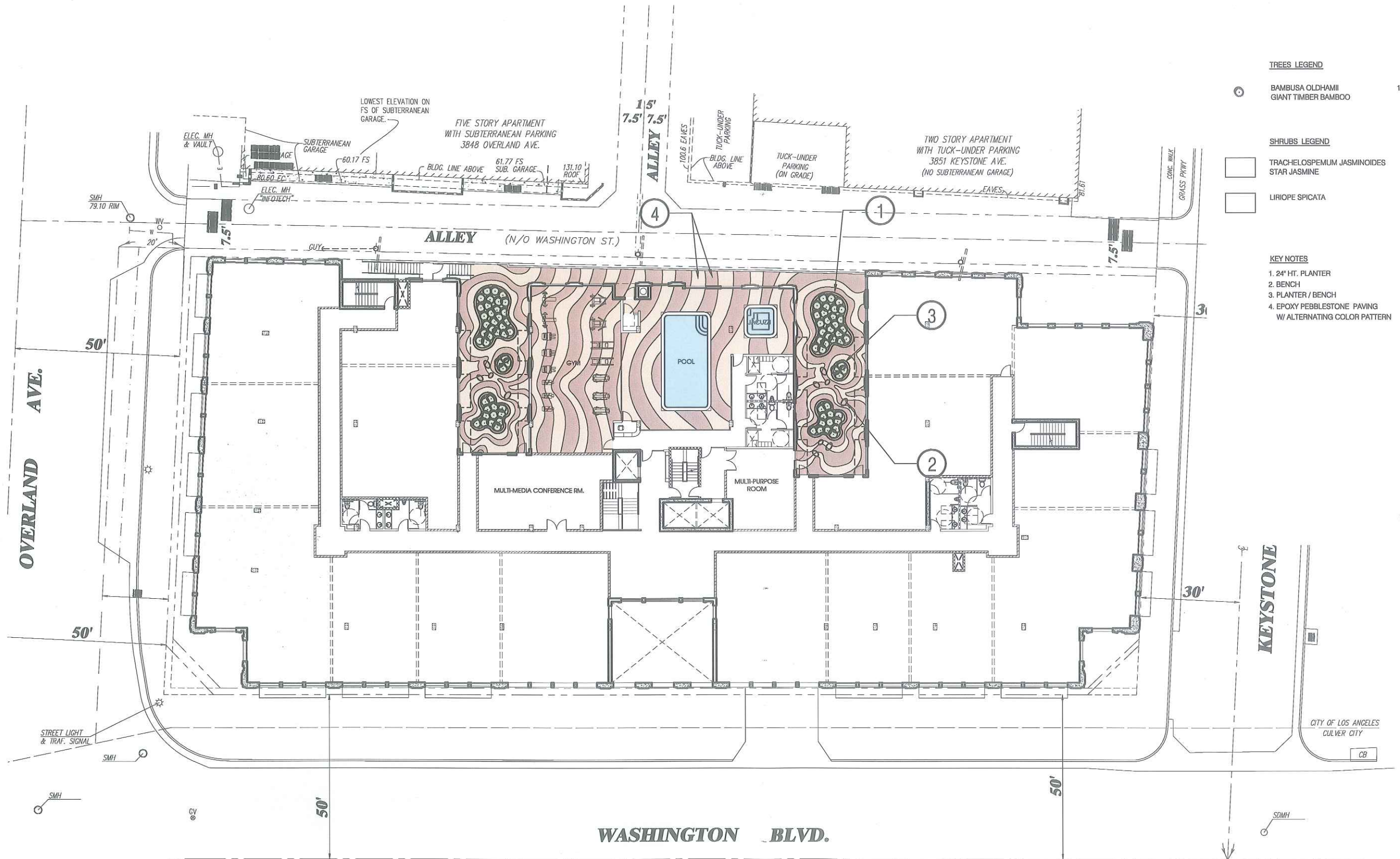


PHOENIX DACTYLIFERA



STEEL POTS





TREES LEGEND

- ④ BAMBUSA OLDHAMII 15 GAL
- ① GIANT TIMBER BAMBOO

SHRUBS LEGEND

- TRACHELOSPERMUM JASMINOIDES
- STAR JASMINE
- LIRIOPE SPICATA

KEY NOTES

1. 24" HT. PLANTER
2. BENCH
3. PLANTER / BENCH
4. EPOXY PEBBLESTONE PAVING W/ ALTERNATING COLOR PATTERN



GIANT TIMBER BAMBOO



STAR JASMINE



LIRIOPE SPICATA

(A) 2ND. FLOOR LANDSCAPE PLAN  
SCALE : 1" = 30'-0"

Ref. NORTH

**SCA** inc.  
Landscape Architects

530 MOLINO STREET #204 Los Angeles, CA 90013  
Tel: (213) 383-1788 Fax: (213) 413-0578  
http://www.sca-la.com

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REVISIONS TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY A WRITTEN CHANGE ORDER OR AMENDMENT TO THESE PLANS AND SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.

DATE	REVISIONS	DATE	ISSUED FOR

SIGNATURE

**PLUS ARCHITECTS**

ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN

770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

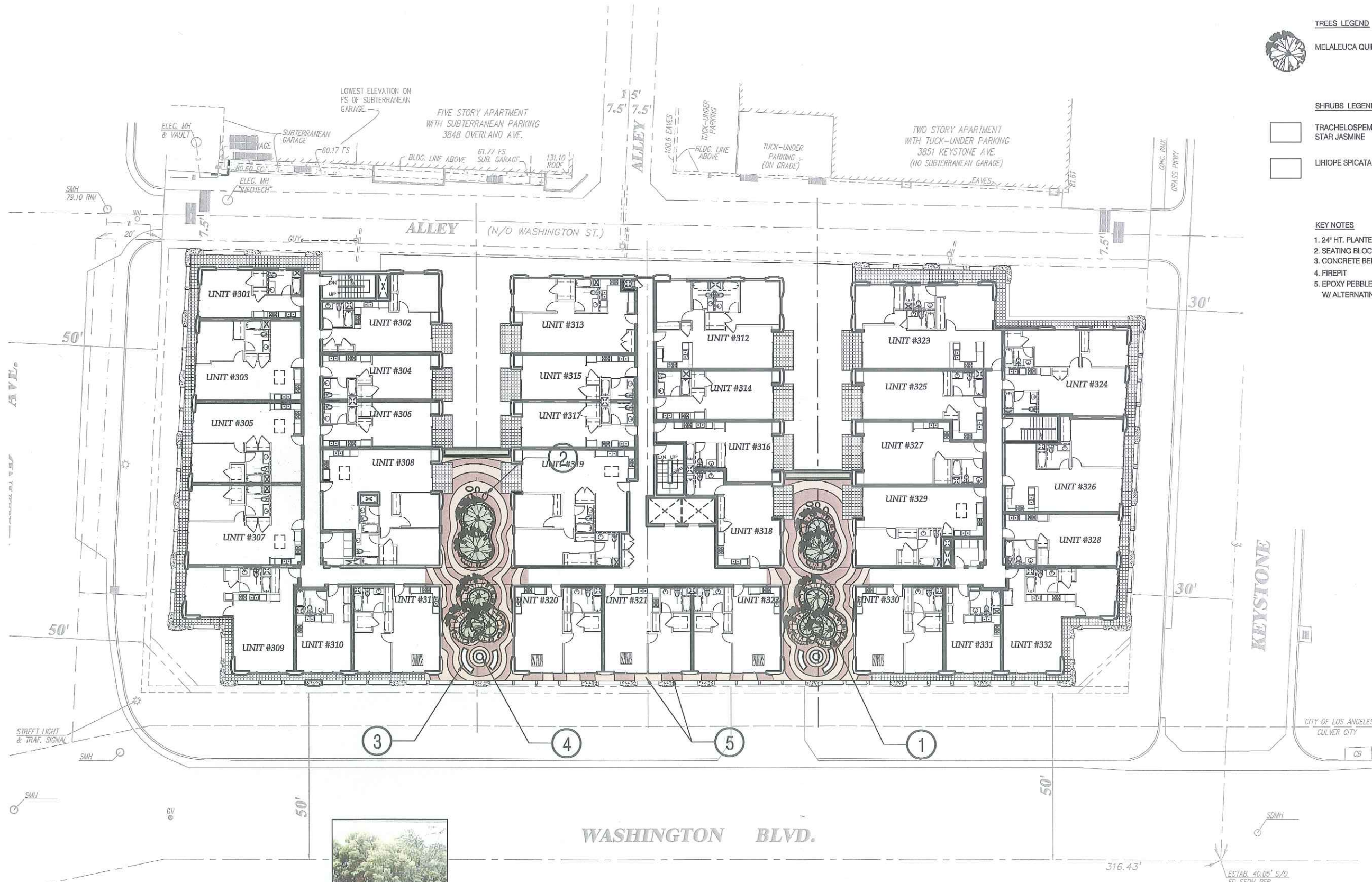
SHEET TITLE	PROJECT TITLE
2ND. FL. LANDSCAPE PLAN	THE PALMS
	MIXED USE DEVELOPMENT
	18641 W WASHINGTON BLVD., LOS ANGELES, CA 90025

DATE	DRAWN	CHECKED	PROJECT
09-09-2009			0803

SHEET OF

LP-2

F:\Projects\0803\_Washington Overland\Well-n\Landscape\_SQA\11-01-20\VL-BASE 3F 01-19-2011.dwg, 1/25/2011 3:23:58 PM, station6, 11 x 17, 1:1



MELALEUCA QUINQUENERVIA

TREES LEGEND

- MELALEUCA QUINQUENERVIA 24" BOX MULTI-TRUNK

SHRUBS LEGEND

- TRACHELOSPERMUM JASMINOIDES STAR JASMINE
- LIRIOPE SPICATA

KEY NOTES

- 24" HT. PLANTER
- SEATING BLOCK
- CONCRETE BENCH
- FIREPIT
- EPOXY PEBBLESTONE PAVING W/ ALTERNATING COLOR PATTERN

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED TO WHICH THEY ARE REFERENCED. ANY OTHER USE OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF PLUS ARCHITECTS IS PROHIBITED. CONTACT THE ARCHITECT FOR ANY QUESTIONS OR FOR A CHANGE OF ORDER OR FOR THE ACCEPTANCE OF THE INSTRUMENT.

DATE	REVISIONS	DATE	ISSUED FOR

SIGNATURE

**PLUS ARCHITECTS**  
 ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
 770 SAWTELLE BLVD. ■ LOS ANGELES CA 90025 ■ 310-478-6149

SHEET TITLE  
**3RD FLOOR LANDSCAPE PLAN**  
 PROJECT TITLE  
**THE PALMS**  
 A MIXED USE DEVELOPMENT  
 15651 W. WASHINGTON BLVD., LOS ANGELES, CA 90023

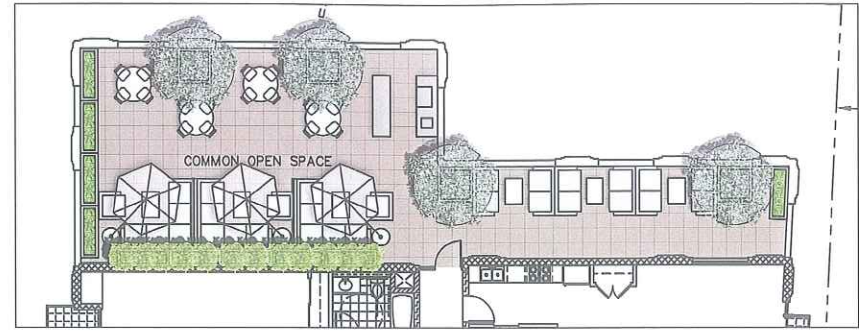
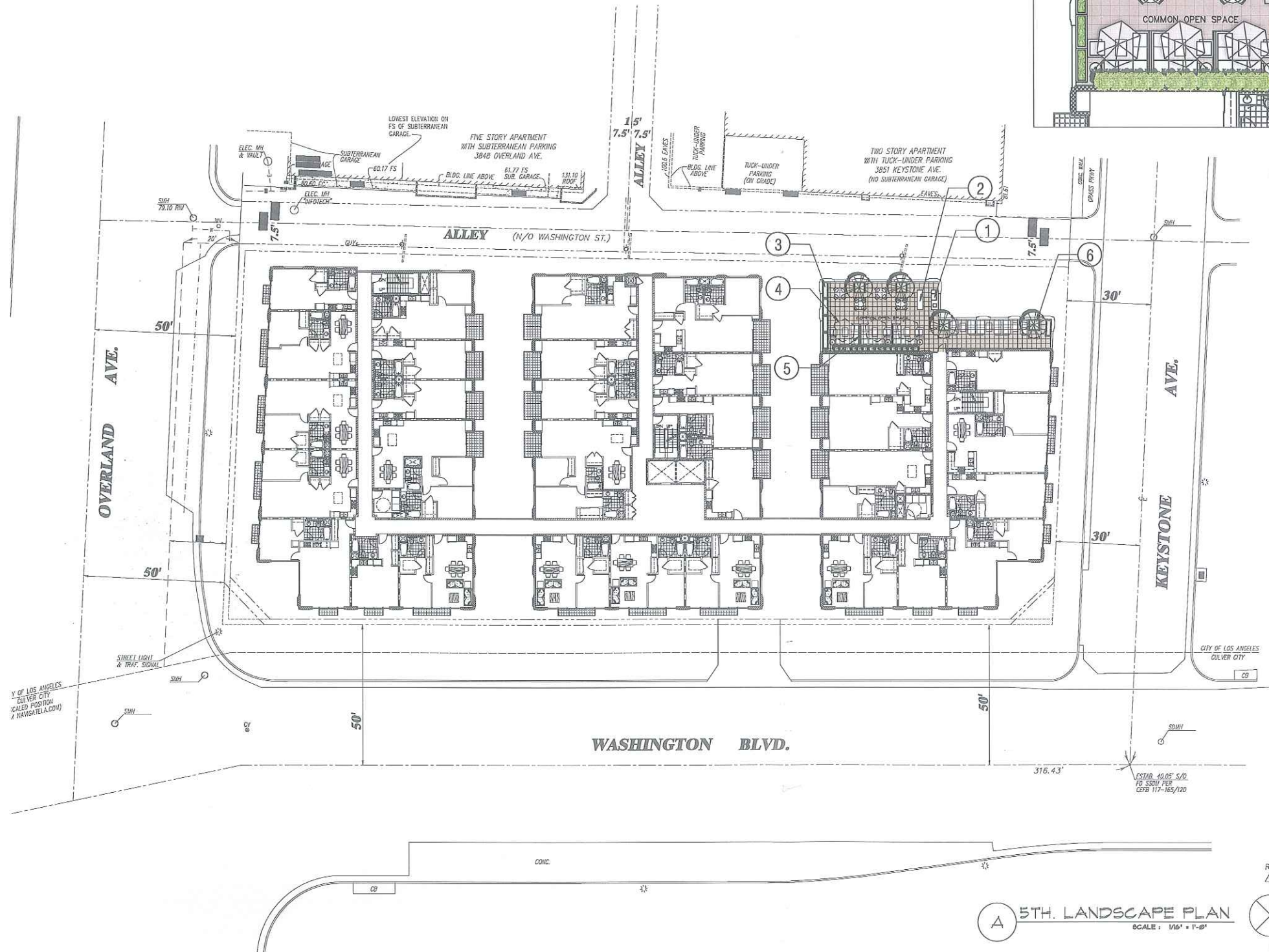
DATE	08-15-2009
DRAWN	
CHECKED	
PROJECT	<b>0803</b>

SHEET	OF
<b>LP-3</b>	

**A 3RD FLOOR LANDSCAPE PLAN**  
 SCALE : 1" = 30'-0"



**SCA inc.**  
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 info@scainc.com www.scainc.com



**B ENLARGEMENT PLAN**  
SCALE: 1/8" = 1'-0"

- TREES LEGEND**
- SYRUS KAWAKAMI 24" BOX
  - EVERGREEN PEAR
- SHRUBS LEGEND**
- TRACHELOSPEMUM JASMINOIDES STAR JASMINE
  - LIRIOPE SPICATA
- KEY NOTES**
- BBQ W/ SINK
  - BAR TABLE
  - PLANTER
  - UMBRELLA
  - 6" H. SCREEN
  - TREE PLANTER POT

**A 5TH. LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"



UMBRELLA

LOUNGE

DINING TABLE

BBQ

S.S. SINK

PLANTER

EVERGREEN PEAR

DATE	REVISIONS

**PLUS ARCHITECTS**  
ARCHITECTURE ■ SPACE PLANNING ■ INTERIOR DESIGN  
770 SAWTELLE BLVD. ■ 30-475-6149 ■ LOS ANGELES CA 90025

**PROJECT TITLE**  
THE PALMS  
A MIXED USE DEVELOPMENT  
SHEET IS WASHINGTON BLVD., LOS ANGELES, CA, 90025

**SHEET TITLE**  
3RD LANDSCAPE PLAN

**DATE** 10-20-2009  
**PROJECT** 0803

**SHEET** LP-4