

SITE INFORMATION

PROJECT LOCATION:	902 & 910 W. WASHINGTON BOULEVARD (1909, 1911, 1913, 1915, 1917, 1919, 1923, 1929, 1933, & 1939 S. OAK STREET & 903, 907, 911, 913, 917, & 919 W. 20th STREET)
APNS:	5124-016-029
LEGAL DESCRIPTION:	FR. LOT 1 & LOTS 2, 3, 4, 5 & 6, DALY TRACT LOTS A, B, & F. LOT C, CARL V WREDEN TRACT FR. LOT 2, BLOCK 17, HANCOCK SURVEY
LOT AREA:	88,715 SF (2.04 AC.) GROSS 82,900 SF NET BUILDABLE (LESS RD1.5 SETBACKS) (C2 = 32,732 SF, RD1.5 = 50,168 SF)

DEDICATIONS

AS REQUIRED BY THE HPOZ SECTION, THE PROJECT SHALL NOT PROVIDE ANY DEDICATIONS. A WAIVER OF DEDICATION WILL BE REQUESTED BASED ON THE FOLLOWING LAMC SECTION 12.20.3 C. HISTORIC PRESERVATION OVERLAY ZONE, RELATIONSHIP TO OTHER PROVISIONS OF THE CODE STATES :
'ANY STREET, OR PORTION THEREOF, LOCATED WITHIN OR SHARING A BOUNDARY WITH A PRESERVATION ZONE IS NOT SUBJECT TO THE STREET DEDICATION AND/OR IMPROVEMENT REQUIREMENTS AS SET FORTH IN SECTIONS 12.37A.-C. UNLESS REQUESTED BY THE DIRECTOR OF PLANNING'

JURISDICTIONAL INFORMATION

COMMUNITY PLANNING AREA:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	EMPOWERMENT CONGRESS NORTH AREA
COUNCIL DISTRICT:	COUNCIL DISTRICT 1 - CEDILLO
SPECIFIC PLANNING AREA:	ZI-1231 SOUTH LOS ANGELES ALCOHOL SALES ZI-2397 NORTH UNIVERSITY PARK - EXPOSITION PARK - WEST ADAMS ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES ZI-2477 SOUTH LOS ANGELES COMMUNITY PLAN ADOPTION ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2440 UNIVERSITY PARK ZI-2397 NEIGHBORHOOD STABILIZATION ORDINANCE: NORTH UNIVERSITY PARK EXPOSITION PARK-WEST ADAMS ZI-2440 HISTORIC PRESERVATION OVERLAY ZONE: UNIVERSITY PARK
TRANSIT ORIENTED COMMUNITIES:	TIER 1

ZONING

ZONES:	C2-1VL-HPOZ-CPIO & [Q]RD1.5-1XL-HPOZ
GENERAL PLAN LAND USE:	NEIGHBORHOOD COMMERCIAL & LOW MEDIUM II RESIDENTIAL
C2 AREA DENSITY:	- GROSS SITE AREA: 32,732 SF (0.75 AC.) - ALLOWED: 1/400 SF RESIDENTIAL - 81.83 UNITS [82 UNITS] - PROPOSED NEW UNITS: 93 UNITS (11 AFFORDABLE UNITS) - FLOOR AREA PROPOSED: 115,576.8 SF - BUILDING 1 - FAR PROPOSED: 3.53/1.0
HEIGHT:	- ALLOWED: 45'-0" & 56'-0" (WITH TOC 11'-0" INCENTIVE INCREASE) - PROPOSED: 56'-0"
STORIES:	5 STORIES OVER 2 SUBTERRANEAN BASEMENTS
OCCUPANCY:	R-2
CONSTRUCTION TYPE (NEW):	TYPE III (SPRINKLERED) OVER TYPE I
RD1.5 AREA DENSITY:	- GROSS SITE AREA: 55,983 SF (1.28 AC.) 50,768 SF BUILDABLE - ALLOWED: 1/1500 SF RESIDENTIAL - 37.3 UNITS [38 UNITS] - PROPOSED NEW UNITS: 30 UNITS (3 AFFORDABLE UNITS) - BUILDING AREA PROPOSED: 13,556.7 SF - BUILDING 2 36'-8" HT. 15,556.1 SF - BUILDING 3 40'-9" HT. 10,360.0 SF - BUILDING 4 37'-0" HT. 3,906.5 SF - BUILDING 5 40'-0" HT. 3,866.6 SF - BUILDING 6 37'-4" HT. 3,790.8 SF - BUILDING 7 35'-0" HT. 3,992.2 SF - BUILDING 8 36'-9" HT.
	- TOTAL BLDG. AREA PROPOSED: 55,028.9 SF - FAR PROPOSED: 1.08/1.0
HEIGHT:	- ALLOWED: 30'-0" & 41'-0" (WITH TOC 11'-0" INCENTIVE INCREASE) - PROPOSED: 41'-0" MAXIMUM - SEE SHEETS 13 & 14 3 STORIES ON GRADE
STORIES:	R-2
OCCUPANCY:	R-2
CONSTRUCTION TYPE (NEW):	TYPE V-1 (SPRINKLERED)
COMBINED AREAS:	SITE AVERAGING INCENTIVE PER LAMC A25 (f)(8)
DENSITY:	- ALLOWED BASE DENSITY: 120 UNITS - PROPOSED NEW UNITS: 123 UNITS - ADDED BONUS DENSITY UNITS: 3 UNITS (14 AFFORDABLE PROVIDED) - BUILDING AREA PROPOSED: 170,605.7 SF RESIDENTIAL - FAR PROPOSED: 2.04/1.0
PROPOSED 2 BONUS INCENTIVES:	MULTI-ZONE SITE AVERAGING & HEIGHT

NOTE: PER TOC ALL CALCULATIONS OF ALLOWED UNITS (BASE OR BONUS) WHICH RESULT IN A FRACTIONAL NUMBER ARE TO BE ROUNDED UP AS SHOWN ABOVE IN BRACKETS ([]).

SETBACKS

(SEE SHEET 6 FOR GRAPHIC REPRESENTATION)

C2 ZONE:		
FRONT YARD - WASHINGTON BLVD.:		
- REQUIRED:		0'-0"
- PROVIDED:		0'-0"
STREET SIDE YARD - OAK STREET:		
- REQUIRED:		8'-0"
- PROVIDED:		8'-0"
INTERIOR SIDE YARD:		
- REQUIRED:		8'-0"
- PROVIDED:		8'-0"
RD1.5 ZONE:		
FRONT YARD - 20th STREET:		
- REQUIRED:		15'-0"
- PROVIDED:		15'-0"
STREET SIDE YARD - OAK STREET:		
- REQUIRED:		6'-0"
- PROVIDED:		6'-0"
INTERIOR SIDE YARD:		
- REQUIRED:		6'-0"
- PROVIDED:		6'-0"

UNIT SUMMARY

C2 ZONE:			
TYPE	QUANTITY	AVG. AREA	TOTAL AREA
1 BDRM	15 (16.1%)	769.0 SF	11,535 SF
2 BDRM	78 (83.9%)	1,313 SF	102,439.8 SF
RD1.5 ZONE:			
TYPE	AVG. AREA	TOTAL AREA	
3 BDRM	30 (100%)	1,834 SF	55,028.9 SF

AFFORDABLE UNITS

LAMC 12.22 A31 SECTION IV.1a (14 UNITS) VERY LOW INCOME RENTALS SET ASIDE FOR AVERAGING

C2 ZONE:		
TYPE	QUANTITY	AFFORABILITY
1 BDRM	4	VERY LOW INCOME
2 BDRM	7	VERY LOW INCOME

RD1.5 ZONE:		
3 BDRM	3	VERY LOW INCOME

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED (COMMON & PRIVATE):
15 UNITS X 100 SF + 78 UNITS X 125 SF + 30 UNITS X 175 SF = 16,500 SF

PRIVATE OPEN SPACE PROPOSED:
93 UNITS X 50 SF MAX./BALC. = 4,650 SF

COMMON OPEN SPACE PROPOSED:
COURTYARDS = 2,135 SF
ON-GRADE OPEN SPACE = 7,139 SF
RECREATION ROOM = 1,193 SF
ROOF DECK = 1,400 SF

TOTAL COMMON/PRIVATE OPEN SPACE PROPOSED =16,517 SF

PARKING

LAMC 12.22 A31(b)(2)(ii) & TOC GUIDELINES V1 2. BASE INCENTIVES = 0.5 SPACES/BEDROOM

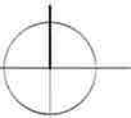
C2 ZONE 93 UNIT BUILDING TOC PARKING SPACES REQUIRED:
15 + (78x2) = 171 BDRMS x 0.5 SPCEs/BDRM = 85.5 SPACES
DISABLED PARKING SPACES REQUIRED:
2% x 93 UNITS = 2 DISABLED ACCESS SPACES
PARKING SPACES PROPOSED:
86 ASSIGNED PARKING SPACES PROVIDED - INCLUDES
1 EV ASSIGNED ACCESSIBLE SPACE (VAN)
1 ASSIGNED DISABLED ACCESS SPACE (VAN)
2 ASSIGNED STANDARD DISABLED ACCESS SPACES
18 EV ASSIGNED CHARGING STATIONS (EVCS)
43 EV CAPABLE ASSIGNED SPACES (EVSE)
83 UNBUNDLED PARKING SPACES
LONG-TERM BIKE PARKING REQUIRED:
93 UNITS = 70 LONG TERM BIKE SPACES +
MIN. 100 SF WORKSPACE
SHORT-TERM BIKE PARKING REQUIRED:
1 SPACE/10 UNITS x 25 + 1 SPACE/1.5 UNITS x 68 = 7 SHORT TERM BIKE SPACES
SHORT-TERM BIKE PARKING PROPOSED = 7 SPACES

RD1.5 ZONE TOWNHOUSE & DUPLEX UNITS TOC PARKING SPACES REQUIRED:
30 x 3 = 90 BDRMS x 0.5 SPACES/BDRM = 45 SPACES
PARKING SPACES PROPOSED:
2 SPACES/UNIT = 60 ASSIGNED SPACES PROVIDED
+ 3 UNBUNDLED PARKING SPACES
2% x 30 UNITS = 1 DISABLED ACCESS SPACE (PROVIDED IN BUILDING 1)
7 EV ASSIGNED CHARGING STATIONS (EVCS)
23 EV CAPABLE ASSIGNED SPACES (EVSE)
SHORT-TERM BIKE PARKING REQUIRED:
1 SPACE/10 UNITS x 25 + 1 SPACE/1.5 UNITS x 5 = 3 SHORT TERM BIKE SPACES
SHORT TERM BIKE PARKING PROVIDED = 4 SPACES



VICINITY MAP

N.T.S.



PROJECT DESCRIPTION

DESCRIPTION: DEMOLITION OF A 12,335 SF COMMERCIAL BUILDING WITH SURFACE PARKING LOT. CONSTRUCT 109 FOR SALE CONDOMINIUM UNITS AND 14 VERY LOW AFFORDABLE RENTAL UNITS. THE UNITS WILL CONSIST OF 30 TOWNHOMES AND A 93 UNIT MULTI FAMILY BUILDING.

TWO TOC TIER 1 ADDITIONAL INCENTIVES ARE PROPOSED TO BE UTILIZED FOR 1) AVERAGING DENSITY AND FLOOR AREA BETWEEN THE RD1.5 AND C2 ZONES AS WELL AS ACCESSING THE C2 ZONE THROUGH THE RD1.5 ZONE AND 2) FOR AN 11 FOOT INCREASE IN BUILDING HEIGHTS IN BOTH ZONES.

APPLICANT

ANASTASI DEVELOPMENT CO, LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277
T. (310) 376-8077

OWNER

ANASTASI DEVELOPMENT CO, LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277
T. (310) 376-8077

ARCHITECT

RANDY MORRIS ARCHITECT
76167 VIA AREZZO
INDIAN WELLS, CA 92210
T. (310) 809-6745
email: rj.morris3@verizon.net

ENGINEER

LAND DESIGN CONSULTANTS INC
800 ROYAL OAKS DR. #104
MONROVIA, CA 91016
T. (626) 578-7000
email: shunter@ldcla.com

LANDSCAPE ARCHITECT

RICHIE-BRAY INC.
904 SILVER SPUR ROAD #395
ROLLING HILLS ESTATES, CA 90274
T. (310) 377-5868
email: deb@richie-bray.com

CONTRACTOR

ANASTASI CONSTRUCTION CO, INC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277
T. (310) 376-8077

LANDSCAPING

COMMON AREA LANDSCAPING REQUIRED:
25% X 16,500 SF = 4,125 SF
MINIMUM ON-SITE/STREET TREES REQUIRED LAMC SECTION 12.21 G2(a)(3)
1 - 24" BOX TREE/4 UNITS = 31 - 24" BOX TREES REQUIRED
59 - 24" BOX TREES & 14 36" BOX TREES PROVIDED
THE EXISTING SITE HAS NO PROTECTED TREES. SEE TREE DISCLOSURE STATEMENT. SEE LANDSCAPE PLANS

PER LAMC 12.22 A 31(f)
Covenant: Prior to issuance of a building permit to create a Housing Development, the following shall apply:

(1) For any Housing Development qualifying for a TOC incentive that contains rental housing for Extremely Low, Very Low, or Lower Income households, a covenant acceptable to the Los Angeles Housing Department shall be recorded with the Los Angeles County Recorder guaranteeing that the affordability criteria will be observed for 55 or 99 years as specified in Section 16.61 A. of this Code.

(2) For any Housing Development qualifying for a TOC incentive that contains for-sale housing, a covenant acceptable to the Los Angeles Housing Department and consistent with the for-sale requirements of California Government Code Section 65915(a)(2) shall be recorded with the Los Angeles County Recorder.

AS OF 8/41/2026, ZONING PLAN CHECK CORRECTIONS APPEARS SUFFICIENT

NOTE NEXT STEPS:
***THIS IS NOT FINAL ZONING APPROVAL. HOWEVER, APPLICANT MAY MOVE FORWARD IN ADDRESSING ZONING RELATED CLEARANCES AND CITY PLANNING REVIEW. ONCE CLEARANCES HAVE BEEN ADDRESSED, PLEASE PROVIDE FINAL DRAWING PLANS WITH LETTER OF DETERMINATION FOR FINAL REVIEW AND APPROVAL.

NOTE ADDITIONAL STEPS:
- YOUR BUILDING PLAN CHECKER WILL COORDINATE PERMIT ISSUANCE. READY TO ISSUE (RTI). ONCE ALL CLEARANCES ON THE CLEARANCE SUMMARY WORKSHEET ARE CLEARED
- PRIOR RTI, PLEASE SCHEDULE A VERIFICATION MEETING WITH YOUR ZONING PLAN CHECKER FOR FINAL ZONING CLEARANCE APPROVAL AND STAMPING. PLEASE ENSURE THAT THE LATEST DRAWINGS ARE SUBMITTED TO CAPTURE ALL REVISIONS FOR FINAL STAMPING TO AVOID ADDITIONAL RESTAMPING AND DELAYS. RESTAMPING IS CONSIDERED A NEW VERIFICATION AND REQUIRES THE SAME REVIEW TIME AS A VERIFICATION



SHEET INDEX

1	TITLE SHEET
1A	TOC INCENTIVES MATRIX
2	RENDERING 1
3	RENDERING 2
4	RENDERING 3
5	TOPOGRAPHIC SITE PLAN
6	SETBACK DIAGRAM & AREA CALCS
7	SITE PLAN
7A	BLDG. 1 PRIVATE OPEN SPACE DIAGRAM
7B	OPEN SPACEDIAGRAM
8	BUILDING 1 FLOOR PLANS
8A	BUILDING 1 FLOOR AREA DIAGRAMS
9	BUILDING 1 PARKING PLANS
9A	BASEMENT FLOOR AREA PLANS
10	BUILDING 1 ROOF PLAN
11	BUILDING #1 UNIT PLANS
12	BUILDING #1 UNIT PLANS
13	STREET ELEVATIONS
14	WEST & NORTH ELEVATIONS
15	SECTIONS & STAIRWAYS
16	DETAILS
17	COLORED FRONT ELEVATION
18	COLORED OAK ST. ELEVATION
19	BLDG. #2 - 7 UNIT PLANS
20	BLDG. #3 - 8 UNIT PLANS
21	BLDG. #4 - 7 UNIT PLANS
21A	COLORED COURTYARD ELEVATIONS
22	COLORED OAK STREET ELEVATIONS
23	COLORED 20TH STREET ELEVATIONS
24	BLDG. #8 COLONIAL A PLANS & ELEVATIONS
25	COLONIAL B PLANS & ELEVATIONS (BLDG. #3)
26	COLONIAL DETAILS
27	CRAFTSMAN A PLANS & ELEVATIONS (BLDG. #3)
28	BUILDING #6 CRAFTSMAN B PLANS & ELEVATIONS
29	CRAFTSMAN DETAILS
30	FOUR SQUARE A PLANS & ELEVATIONS (BLDG. #3)
31	BUILDING #7 FOUR SQUARE B PLANS & ELEVATIONS
32	FOUR SQUARE DETAILS
33	BUILDING #5 QUEEN ANNE A PLANS & ELEVATIONS
34	QUEEN ANNE B PLANS & ELEVATIONS (BUILDING #3)
35	QUEEN ANNE DETAILS
L-1	LANDSCAPE TITLE SHEET
L-1.1	LANDSCAPE POINTS SYSTEM
L-2	LANDSCAPE SITE PLAN
L-3	SECTION
L-4	LANDSCAPE STREET TREE REMOVAL
LP-1	PLANTING SITE PLAN
LP-2	TREE PLAN
LP-2.1	STREET TREE PLAN
LP-3	PLANTING PLAN BUILDING 1
LP-4	PLANTING PLAN RECREATION OPEN SPACE
LP-5	PLANTING PLAN TOWNHOUSES
LP-6	PLANTING PLAN TOWNHOUSES
LP-7	PLANTING PLAN TOWNHOUSES
LP-8	PLANTING SCHEDULE
LP-9	PLANTING DETAILS
LI-1.1	PRELIMINARY IRRIGATION PLAN

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

DATE: 1/7/2026

SHEET 1

BASE and ADDITIONAL INCENTIVE SUMMARY
902 Washington Boulevard, Parcel 5124-016-029
Tier 1 Eligible Project

BASE Incentives LAMC 12.22 A31							
Density Section V1.1.a						LAMC 12.22A.31b2/ Section IV.1a Very Low 11% of Total Units (123) Affordable	LAMC 12.22A.31b2 Section IV.5b 10% and if averaging used (VII.1e) then 11% Base Required
Zone	Lot Area	Zone Permitted density	Total Units Permitted (Base Density)	TOC On Menu Increase Permitted	Proposed Project Density	Affordable Units 11 % of Total Units (123) Very Low	Additional Incentives 11% of total Base (120) For two Incentives
RD1.5	55,983 sf	1 unit/1500sf	38 Units	1.35= 52	30	3	
C2	32,732 sf	1 Unit/400 sf	82 Units	1.5=123	93	11	
Total	88,715 sf		120 Units	175 Units	123 Units	14 Units	14 Units
Parking Incentive VI.2ai1				VI.2c Unbundled Parking			
	Bedrooms	Required Parking TOC Rate .5/Bedroom	Parking Provided	Additional Pkg Provided	Total Pkg Provided	Location	
93 Unit							
15 X 1 Bedroom	15	8					
78 X 2 Bedroom	156	78					
Subtotal		86	86	83	169	Subterranean	
30 Townhomes							
30 X 3 Bedrooms	90	45	60 in Private Garages	3 Surface	63	Private Garages and 3 surface	
Total	261	131	146	86	232		
ADDITIONAL INCENTIVES) LAMC 12.22 A31							
Additional Incentives LAMC 12.22 A31: Section VII.1e & g1.		Averaging Between 2 Zones, Vehicular Access from less restrictive zone to more restrictive zone and Height					
e. Open Space averaged between two zones			Square Feet Provided	Landscaped Area Provided	Shared Open Space - Zone Provided		
Common Courtyard Open Space			2,135	404	C2		
Common Open Space			7,139	2,327	RD1.5		
Common Roof Deck			1,400		C2		
Total Outdoor Common Area Landscape Required			10,674				
Common Recreation Room			1,193		C2		
Total Common Area Provided			11,867		C2 and RD1.5		
Private Balconies (93 X 50 sf)			4,650		C2		
Total Open Space Provided			16,517	2,731			
e. Vehicular Access							
Driveway Access to C2 Zone over the C2 and RD1.5 Zone on driveway accessing the multifamily building.							
e. Floor Area			LAMC12.22A.31 Section VI.1b.i. and v. Exception			Section VII.1e Additional Incentives permits averaging of floor area	
Zone	Lot Area	LAMC Permitted Floor Area	TOC Maximum	TOC Max Ratio	Project Floor Area	FAR	
RD1.5	50,768 sf (less setbacks)	3:1=152,304 sf	+45%= 220,840.06 sf	4.35:1	55,028.9	1.08:1	
C2	32,732 sf	1.5:1=49,098 sf	+40%=68,737.2 sf	2.10:1	115,576.8	3.53:1	
Total	83,500 sf	201,402 sf	289,577.26 sf		170,605.7	2.04:1	
Height 11-Foot Increase Section VII.g1							
Building No	Zoning Height Limit	Permitted Height	Additional 11' Height Incentive Across Site	Proposed Building Height	Lowest Elevation	Highest Elevation	
1 - Multi Family	VL	45'	56'	56'-0"	216.07'	272.07'	
2	XL	30'	41'	36'-8"	214.60'	251.27'	
3				35'to 40'-9"	214.10'	254.22'	
Queen Ann B	XL	30'	41"	40'-9"	214.10'	254.22'	
Colonial A	XL	30'	41"	38'-6"	214.10'	252.60'	
Craftsman A	XL	30'	41"	38'-3"	214.10'	252.35'	
4 Square A	XL	30'	41"	36'-0"	214.10'	250.10'	
4	XL	30'	41"	37'-0"	213.45'	250.45'	
5	XL	30'	41"	40'-0"	213.49'	253.49'	
6	XL	30'	41"	37'-4"	213.70'	250.95'	
7	XL	30'	41"	35'-0"	213.71'	248.71'	
8	XL	30'	41"	36'-9"	213.44'	250.19'	

TOC INCENTIVES NOTES

THE PROJECT IS A DESIGNATED TOC TIER 1 AND AS SUCH IS UTILIZING THE FEBRUARY 26, 2018 TECHNICAL CLARIFICATIONS TO THE TOC AFFORDABLE HOUSING INCENTIVE PROGRAM GUIDELINES LISTED BELOW:

TOC SECTION IV.1A - THE PROJECT IS DESIGNATED AS TOC TIER 1 AND WILL SET ASIDE 11% (14 UNITS) OF THE TOTAL UNITS FOR VERY LOW-INCOME HOUSEHOLDS. THE SAME 14 UNITS WILL BE USED TO ALSO QUALIFY FOR THE ADDITIONAL INCENTIVE FOR AVERAGING AS NOTED BELOW IN TOC SECTION VII 1E.

TOC SECTION IV.5 PROVIDES THAT ALL ELIGIBLE HOUSING DEVELOPMENTS ARE ELIGIBLE TO RECEIVE THE BASE INCENTIVES LISTED IN SECTION VI. THE BASE INCENTIVES USED ARE;

TOC SECTION VI.1.A1I- A 50% INCREASE IN DWELLING UNITS. EXCEPT FOR THE RD ZONE, THE MAXIMUM INCREASE SHALL BE LIMITED TO 35% IN TIER 1.

TOC SECTION VI.1.BI - A 40% INCREASE IN FLOOR AREA RATIO EXCEPT IN THE RD ZONE WHICH PERMITS A MAXIMUM FAR INCREASE OF 45%.

TOC SECTION VI.2A1I -A PARKING AT A RATE OF 0.5 SPACES PER BEDROOM (NOT JUST THE RESTRICTED AFFORDABLE UNITS), INCLUSIVE OF DISABLED AND REQUIRED GUEST PARKING.

TOC SECTION IV.5 - THE PROJECT QUALIFIES FOR TWO ADDITIONAL INCENTIVES SINCE AT LEAST 10% OF THE BASE UNITS (12) FOR VLI HOUSEHOLDS ARE PROVIDED.

TOC SECTION VII - ADDITIONAL INCENTIVES USED UNDER SECTION VII 1E AVERAGING OF FLOOR AREA RATIO, DENSITY OR OPEN SPACE, AND PERMITTING VEHICULAR ACCESS AS IN LAMC 12.22 A.25(F)(8

12.22A 25(e)(8) AVERAGING OF FLOOR AREA RATIO, DENSITY, PARKING OR OPEN SPACE, AND PERMITTING VEHICULAR ACCESS. A HOUSING DEVELOPMENT PROJECT THAT IS LOCATED ON TWO OR MORE CONTIGUOUS PARCELS MAY AVERAGE THE FLOOR AREA, DENSITY, OPEN SPACE AND PARKING OVER THE PROJECT SITE, AND PERMIT VEHICULAR ACCESS FROM A LESS RESTRICTIVE ZONE TO A MORE RESTRICTIVE ZONE, PROVIDED THAT:
(i) THE HOUSING DEVELOPMENT PROJECT INCLUDES 11% OR MORE OF THE UNITS AS RESTRICTED AFFORDABLE UNITS FOR VERY LOW INCOME HOUSEHOLDS, OR 20% OF THE UNITS FOR LOW INCOME HOUSEHOLDS, OR 30% OF THE UNITS FOR MODERATE INCOME HOUSEHOLDS; AND
(ii) THE PROPOSED USE IS PERMITTED BY THE UNDERLYING ZONE(S) OF EACH PARCEL; AND
(iii) NO FURTHER LOT LINE ADJUSTMENT OR ANY OTHER ACTION THAT MAY CAUSE THE HOUSING DEVELOPMENT PROJECT SITE TO BE SUBDIVIDED SUBSEQUENT TO THIS GRANT SHALL BE PERMITTED.

SECTION VII 1G1 HEIGHT. THIS INCREASE IN HEIGHT SHALL BE APPLICABLE TO AN ELIGIBLE HOUSING DEVELOPMENT OVER THE ENTIRE PARCEL REGARDLESS OF THE NUMBER OF UNDERLYING HEIGHT LIMITS. TIER 1 ONE ADDITIONAL STORY UP TO 11 ADDITIONAL FEET.

LAMC CODE 12.21.1 (1) A BUILDING IN HEIGHT DISTRICT NOS. 1-VL, 1XL DESIGNED AND USED ENTIRELY FOR RESIDENTIAL PURPOSES SHALL BE LIMITED AS TO THE NUMBER OF FEET IN HEIGHT, BUT NOT AS TO NUMBER OF STORIES.

TOC INCENTIVES MATRIX

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

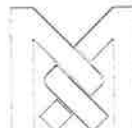
DATE: 1/7/2026

SHEET 1A



ARTIST RENDERING 1

VIEW TO CORNER OF WASHINGTON BLVD. & OAK STREET


 RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL rj.morris3@verizon.net

OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

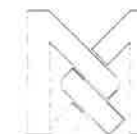
NO SCALE
 DATE: 1/7/2026

SHEET 2



ARTIST RENDERING 2

VIEW TO CORNER OF 20TH STREET AND OAK STREET



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

NO SCALE
DATE: 1/7/2026

SHEET 3



ARTIST RENDERING 3

VIEW ALONG 20TH STREET FROM THE WEST


 RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL rj.morris3@verizon.net

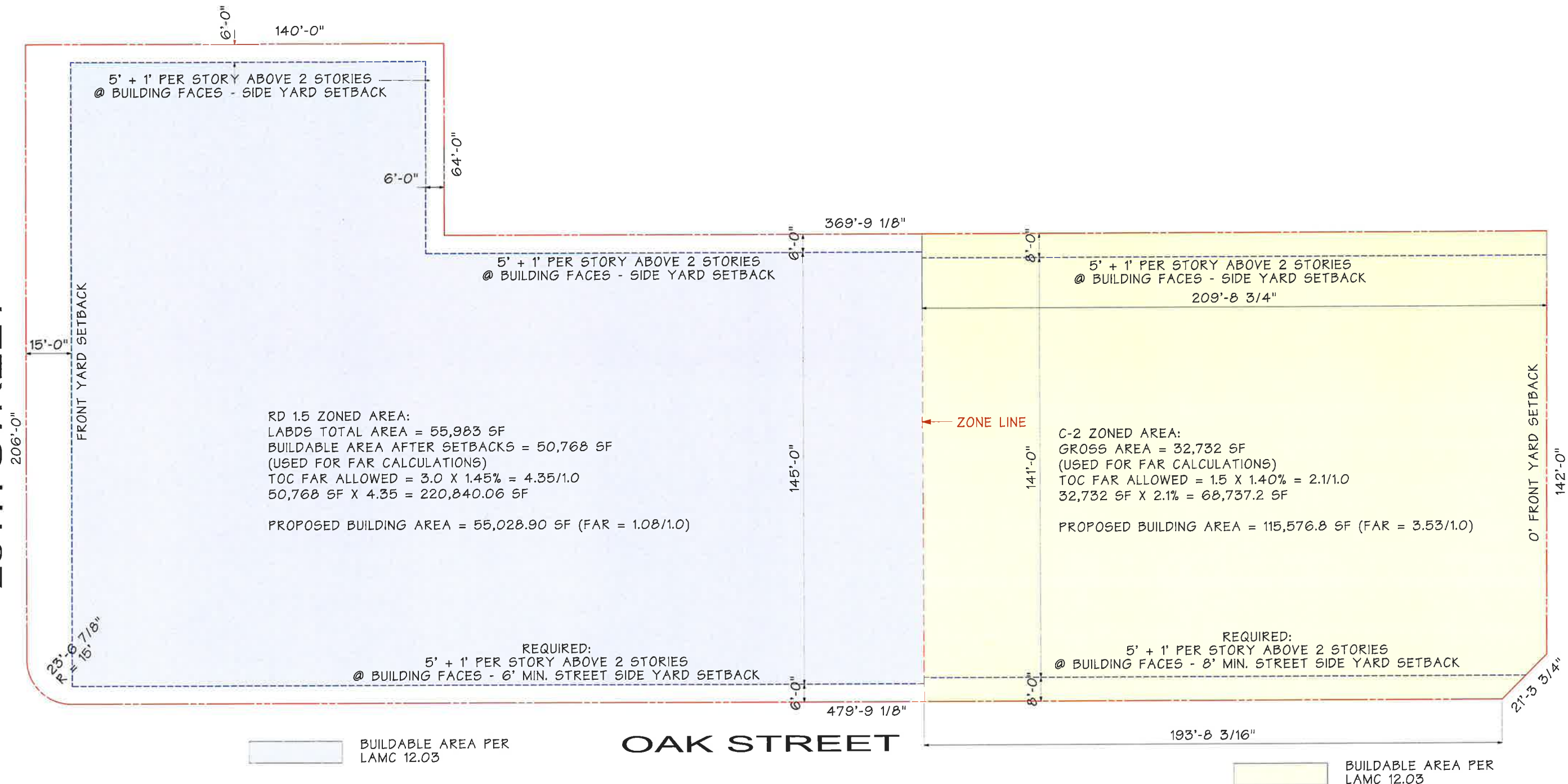
OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

NO SCALE
 DATE: 1/7/2026

SHEET 4

20TH STREET



WASHINGTON BOULEVARD

TOTAL AVERAGED FLOOR AREA RATIO PER LAMC 12.03:
 FAR ALLOWED: 68,737.2 SF + 220,840.06 SF = 289,577.26 SF (3.42 FAR AVERAGE)
 TOTAL PROPOSED BUILDING AREA = 115,576.8 SF + 55,028.9 SF = 170,605.7 SF
 AVERAGED FAR = 170,605.5 SF / 83,500 SF (32,732 SF + 50,768 SF) = 2.04/1.0

BASE DENSITY & BONUS CALCULATIONS:

BASE UNITS:

C2 - 32,732 / 400 = 81.8 UNITS [82]
 RD1.5 - 55,983 / 1500 = 37.3 UNITS [38]
 TOTAL BASE UNITS = 119.1 UNITS [120]
 (ALL FRACTIONAL UNITS ROUNDED UP PER TOC)

MAXIMUM BONUS UNITS PERMITTED

PERMITTED UP TO 50% - UP TO 123 UNITS
 PERMITTED UP TO 35% - UP TO 52 UNITS
 TOTAL BASE PLUS BONUS UNITS = 175 UNITS MAX.

PROPOSED TOTAL UNITS = 123 UNITS

PROPOSED VERY LOW AFFORDABLE UNITS: 123 X 11% = 13.5 UNITS [14 UNITS]

NOTE: PER TOC ALL CALCULATIONS OF ALLOWED UNITS (BASE OR BONUS) WHICH RESULT IN A FRACTIONAL NUMBER ARE TO BE ROUNDED UP AS SHOWN ABOVE IN BRACKETS ([]).

YARD SETBACKS & FAR PLAN



RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL rj.morris3@verizon.net

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
 DATE: 1/7/2026

SHEET 6

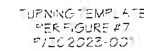
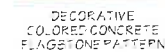


2 - STORY COMMERCIAL/INDUSTRIAL BUILDING

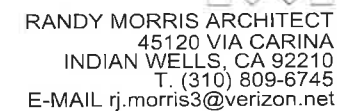
RD 1.5 ZONE ———— C2 ZONE
NOT A PROPERTY LINE



VERIFY HIGHWAY DEDICATION WITH
BUREAU OF ENGINEERING

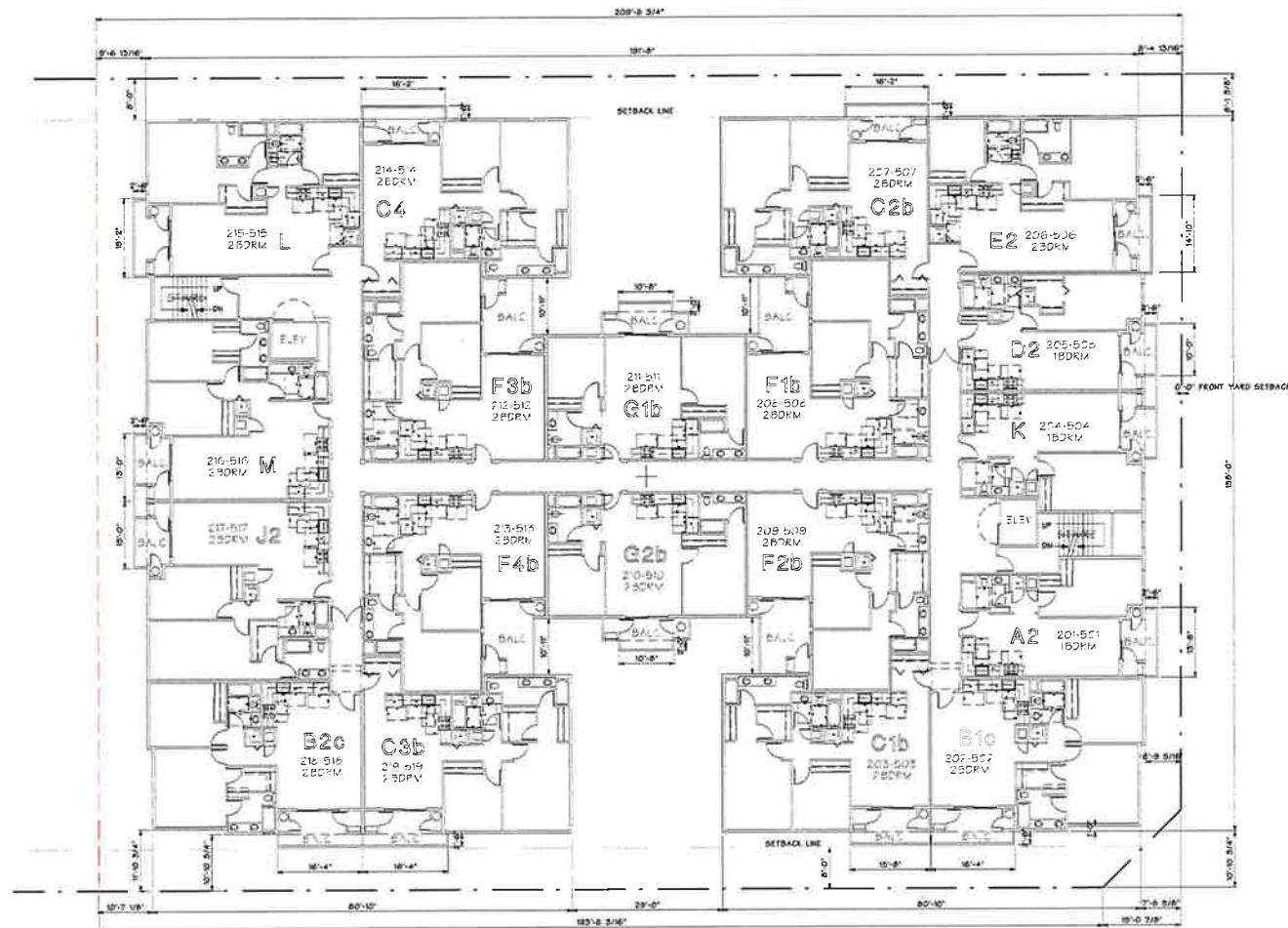


NOTE: NO PERMEABLE HARDSCAPE PROPOSED.

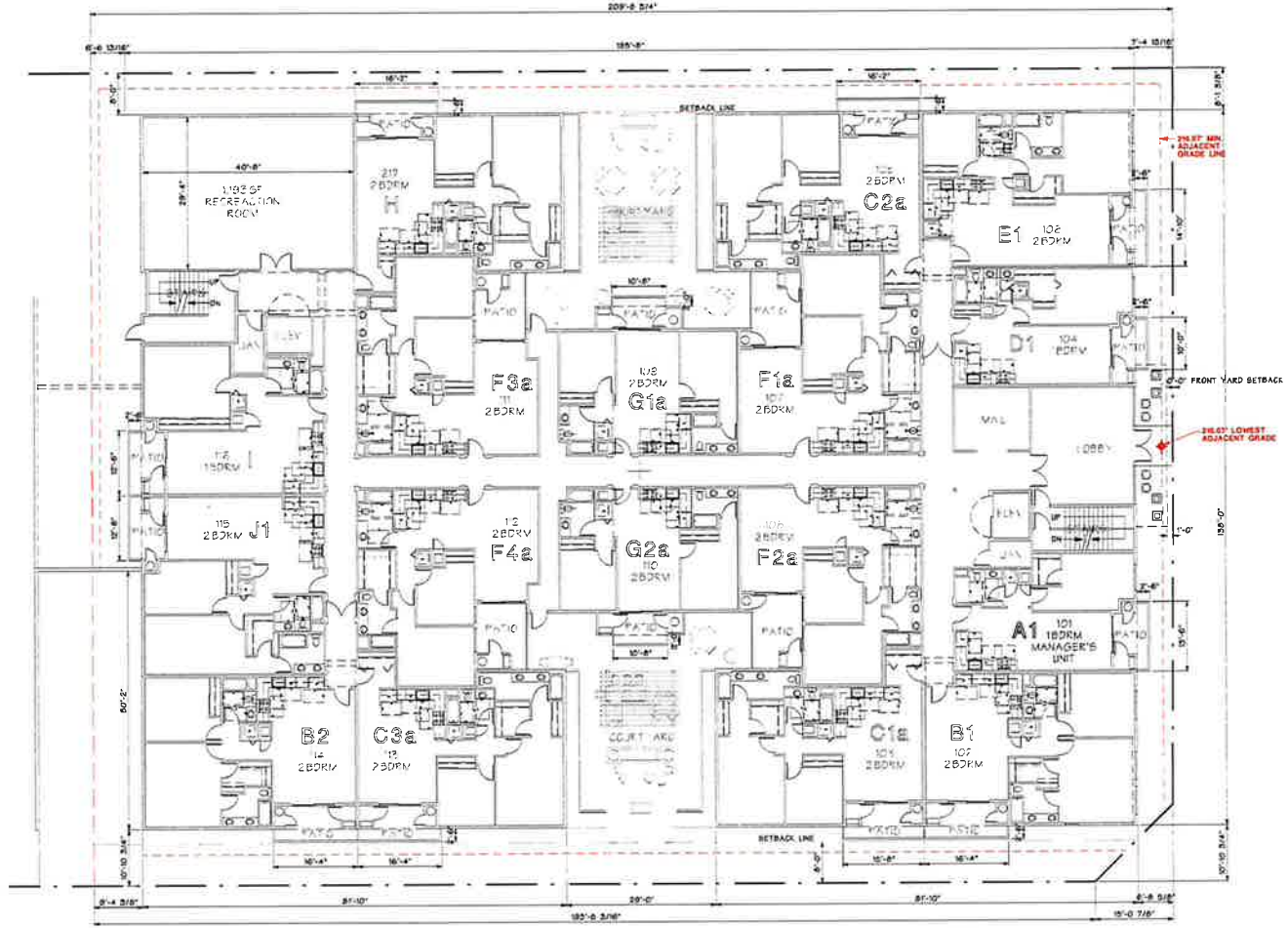


SHEET 7

VERIFY HIGHWAY DEDICATION WITH
BUREAU OF ENGINEERING



2ND - 5TH FLOORS



1ST FLOOR

FLOOR AREA DATA

BUILDING #1 UNIT NO.	PARKING BASEMENTS	1ST FLR UNITS COVERED FLOOR AREA	1ST FLR COVERED PATIOS	2ND FLR UNITS COVERED FLOOR AREA	2ND FLR COVERED BALCS	3RD FLR UNITS COVERED FLOOR AREA	3RD FLR COVERED BALCS	4TH FLR UNITS COVERED FLOOR AREA	4TH FLR COVERED BALCS	5TH FLR UNITS COVERED FLOOR AREA	5TH FLR COVERED BALCS	TOTALS
A1		733.4 SF	35.6 SF	720.7 SF	35.6 SF	720.7 SF	35.6 SF	720.7 SF	35.6 SF	720.7 SF	35.6 SF	
A2		1137.0 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	
B1		1137.0 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	
B2		1137.0 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	1106.4 SF	47.7 SF	
B2c		1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	
C1a		1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	
C2a		1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	
C2b		1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	
C3a		1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	
C3b		1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	1128.0 SF	43.1 SF	
C4		760.6 SF	35.6 SF	760.6 SF	35.6 SF	760.6 SF	35.6 SF	760.6 SF	35.6 SF	760.6 SF	35.6 SF	
D1		1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	
D2		1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	1143.0 SF	36.3 SF	
E1		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
E2		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F1a		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F1b		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F2a		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F2b		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F3a		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F3b		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F4a		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
F4b		1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	1105.8 SF	125.4 SF	
G1a		854.9 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	
G1b		854.9 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	
G2a		854.9 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	847.0 SF	43.3 SF	
G2b		1129.5 SF	43.1 SF	1129.5 SF	43.1 SF	1129.5 SF	43.1 SF	1129.5 SF	43.1 SF	1129.5 SF	43.1 SF	
H		904.8 SF	43.1 SF	904.8 SF	43.1 SF	904.8 SF	43.1 SF	904.8 SF	43.1 SF	904.8 SF	43.1 SF	
I		1175.2 SF	43.1 SF	1175.2 SF	43.1 SF	1175.2 SF	43.1 SF	1175.2 SF	43.1 SF	1175.2 SF	43.1 SF	
J1				1175.2 SF	71.4	1175.2 SF	71.4	1175.2 SF	71.4	1175.2 SF	71.4	
J2				723.0 SF	60.6	723.0 SF	60.6	723.0 SF	60.6	723.0 SF	60.6	
K				1143.0 SF	74.3	1143.0 SF	74.3	1143.0 SF	74.3	1143.0 SF	74.3	
L				1076.0 SF	65.1	1076.0 SF	65.1	1076.0 SF	65.1	1076.0 SF	65.1	
M												
TOTAL FLOOR AREA		17,637.5 SF	1,043.7 SF	18,784.4 SF	1,072.5 SF	18,784.4 SF	1,072.5 SF	18,784.4 SF	1,072.5 SF	18,784.4 SF	1,072.5 SF	101,088.5 SF
LOBBY		472.2 SF										
CORRIDORS		2,530.0 SF										
REC ROOM		1,305.4 SF										
SUB-TOTAL BUILDING FLOOR AREA		21,945.1 SF	1,043.7 SF	21,674.0 SF	1,072.5 SF	21,674.0 SF	1,072.5 SF	21,674.0 SF	1,072.5 SF	21,674.0 SF	1,072.5 SF	115,974.8 SF
UPPER BSMT. GARAGE LOBBIES, UTILITY & TRASH		1,186.0 SF										
LOWER BSMT. GARAGE LOBBIES		486.0 SF										
TOTAL GARAGE FLOOR AREA		1,602.0 SF										
TOTAL BUILDING #1 FLOOR AREA PER LAMC 12.03												115,576.6 SF

FLOOR AREA RATIO

FLOOR NO.	CONSTRUCTION BUILDING FLOOR AREA	**LABDS BUILDING FLOOR AREA
1	24,172.5 SF	22,966.6 SF
2	24,007.6 SF	21,674.0 SF
3	24,007.6 SF	21,674.0 SF
4	24,007.6 SF	21,674.0 SF
5	24,007.6 SF	21,674.0 SF
UPPER BSMT		1,186.0 SF
LOWER BSMT		486.0 SF
TOTAL BUILDING AREA	120,202.9 SF	115,576.6 SF
G2 ZONED AREA	32,732.0 SF	
TOC ALLOWED FAR 1.5 X 1.4% = 2.1/1.0		
LOT AREA X 2.1 =		68,737.2 SF
PROPOSED FAR		
TOTAL **FLOOR AREA/G2 ZONED AREA		3.53/1.0

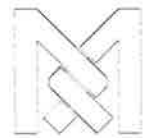
* CONSTRUCTABLE AREA INCLUDING EXTERIOR WALLS, COVERED PATIOS & BALCONIES, STAIRS & ELEVATORS.
 ** FLOOR AREA = MINUS EXTERIOR WALLS, STAIRS & ELEVATORS PER LABDS FLOOR AREA DEFINITION.

LOT COVERAGE

MINIMUM LOT COVERAGE	MINIMUM LOT COVERAGE
LOT AREA	32,732.0 SF
GROUND FLOOR BUILDING COVERAGE	24,172.5 SF
% COVERAGE	73.85% (MIN. 30% REQ'D)

UNIT DENSITY

UNIT COUNT
93 UNITS TOTAL
78 - 2 BEDROOMS
15 - 1 BEDROOMS
1ST FLR = 16 UNITS
2ND FLR = 19 UNITS
3RD FLR = 19 UNITS
4TH FLR = 19 UNITS
5TH FLR = 19 UNITS



RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL: rj.morris3@verizon.net

WASHINGTON BUILDING #1 FLOOR PLANS

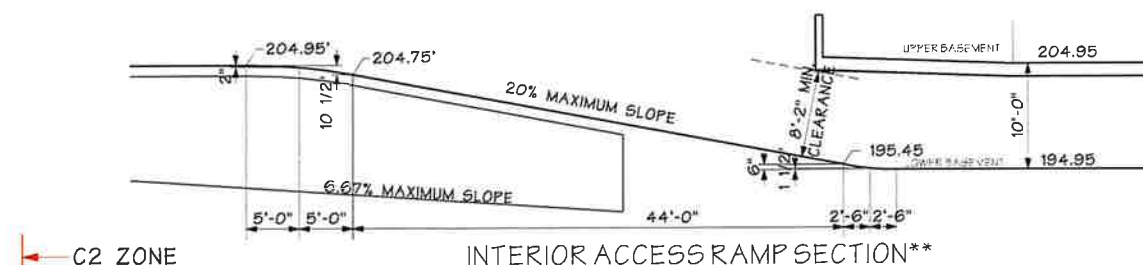


OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

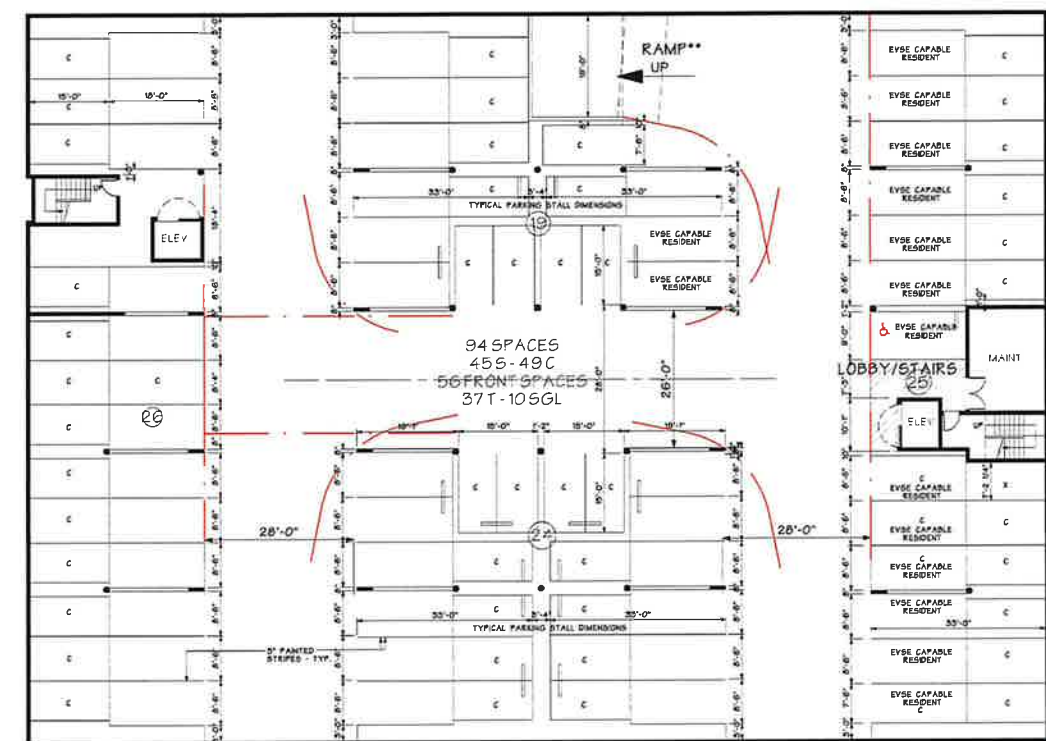
SCALE: 1/16" = 1'-0"
 DATE: 1/7/2026

SHEET 8

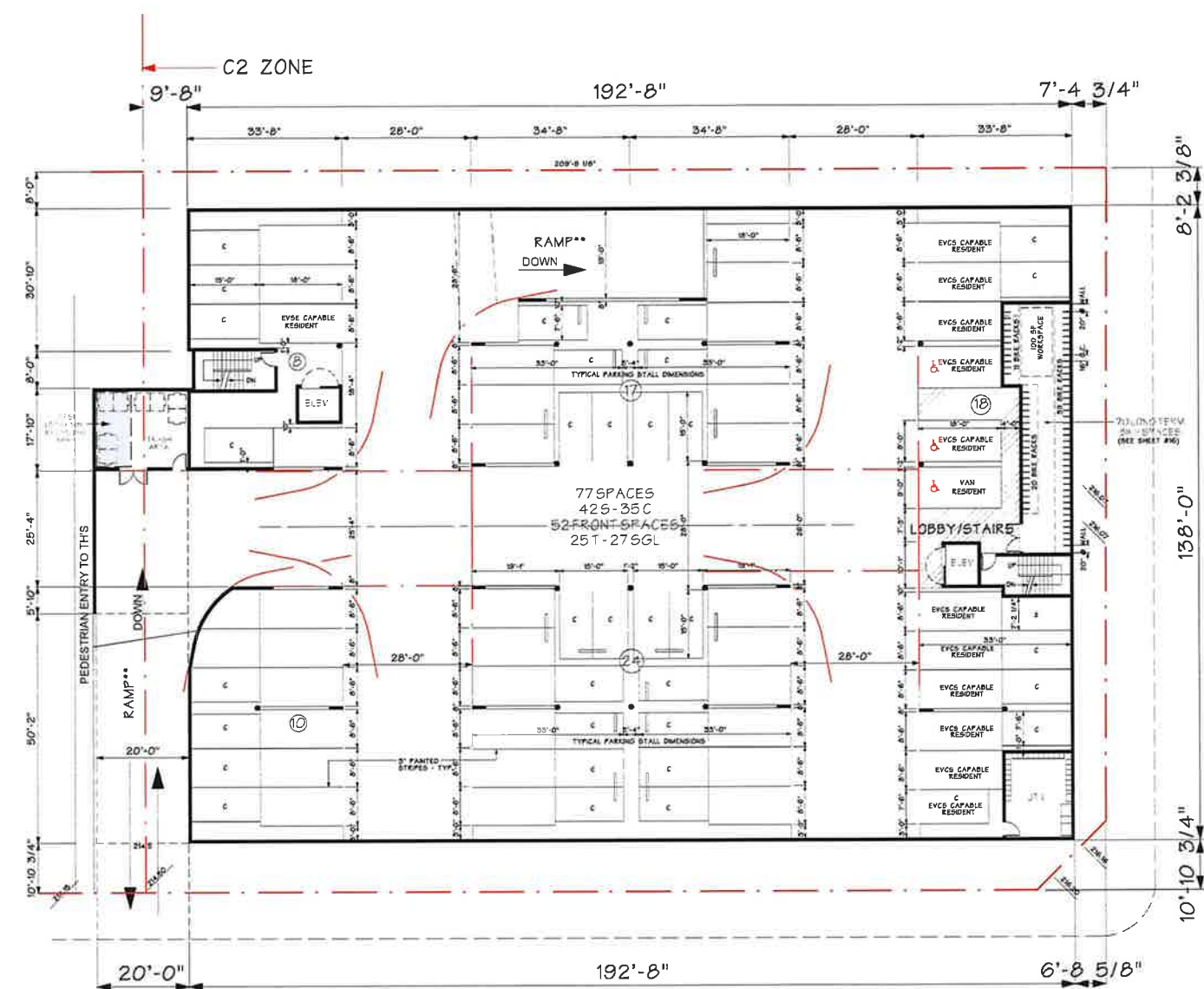


C2 ZONE

INTERIOR ACCESS RAMP SECTION**



LOWER BASEMENT PLAN
26,672.4 SF GROSS



UPPER BASEMENT PLAN
27,881.3 SF GROSS

PARKING NOTES:

93 UNIT BUILDING #1:

TOC ASSIGNED PARKING REQUIRED: 0.5 SPACES PER BEDROOM
TOC ASSIGNED PARKING REQUIRED: 78 UNITS X 2 BDRM + 15 UNITS X 1 BDRM = 85.5 PARKING SPACES
ASSIGNED PARKING PROPOSED: 86 SPACES
UNBUNDLED PARKING PROPOSED: 83 SPACES
TOTAL PARKING PROPOSED: 87 STD. SPACES + 82 COMPACT SPACES = 169 PARKING SPACES
PARKING SPACES/UNIT: 2 BDRM = 2 X 78 + 1 BDRM = 0.87 X 15 = 169 SPACES
TOC GUEST PARKING REQUIRED: 0 SPACES
TOC GUEST PARKING PROPOSED: 0 SPACES
DISABLED ACCESS PARKING REQUIRED: 3% X 86 SPACES = 3 SPACES (INC. 1 VAN SPACE)
DISABLED ACCESS PARKING PROPOSED: 1 VAN SPACE + 4 STANDARD SPACES
TOTAL EV PARKING REQUIRED: 30% X 86 SPACES = 26 EV SPACES (INC. 1 - 12' W. SPACE)
EV PARKING PROVIDED: 17 EVSE + 9 EVCS SPACES (INCLUDES 1 - 12' W. SPACE)
LONG TERM BICYCLE PARKING REQ'D: 25 + 1/15 UNITS X 68 = 70 BIKES
100 SF BICYCLE WORK SPACE REQUIRED/PROVIDED
SHORT TERM BICYCLE PARKING REQ'D: 25 + 1/15 UNITS X 68 = 7 BIKES
TOTAL BICYCLE PARKING PROVIDED: 70 LONG TERM ENCLOSED + 7 SHORT TERM IN RACKS

TOWNHOUSE BUILDINGS:

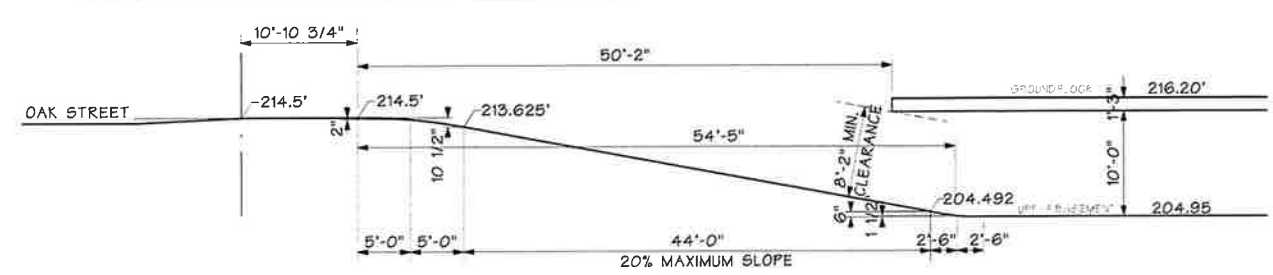
TOC ASSIGNED PARKING REQUIRED: 0.5 SPACES PER BEDROOM
TOC ASSIGNED PARKING REQUIRED: 30 UNITS X 3 BDRM = 45 PARKING SPACES
ASSIGNED PARKING PROPOSED: 45 SPACES
UNBUNDLED PARKING PROPOSED: 18 SPACES
TOTAL PARKING PROPOSED: 60 GARAGE SPACES + 5 UNCOVERED SPACES = 65 PARKING SPACES
PARKING SPACES/UNIT: 3 BDRM = 2 X 30 + 5 UNCOVERED SPACES
TOC GUEST PARKING REQUIRED: 0 SPACES
TOC GUEST PARKING PROPOSED: 0 SPACES
TOC GUEST PARKING REQUIRED: 2.5 + 1/15 UNITS X 5 = 3 BIKES
SHORT TERM BICYCLE PARKING REQ'D: 2.5 + 1/15 UNITS X 5 = 3 BIKES
SHORT TERM BICYCLE PARKING PROVIDED: 4 BIKE SPACES IN RACKS

**RAMP SLOPE NOTES:
MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20%
GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE
SLOPE EXCEEDS 12.5%
MAXIMUM DRIVEWAY CROSS SLOPE IS 10%
MAXIMUM SLOPE WITHIN PARKING AREA IS 6.67%
12.21A5(G), P/ZC 2002-001

OAK STREET

NOTE: TANDEM PARKING
IS FOR THE SAME DWELLING
UNIT OF THE ADJACENT PARKING
SPACE IT IS BACKING INTO.

BASEMENT GARAGE PLANS



MAIN ACCESS RAMP SECTION**

TURNING TEMPLATE
PER FIGURE #7
P/ZC 2023-001



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL: rj.morris3@verizon.net

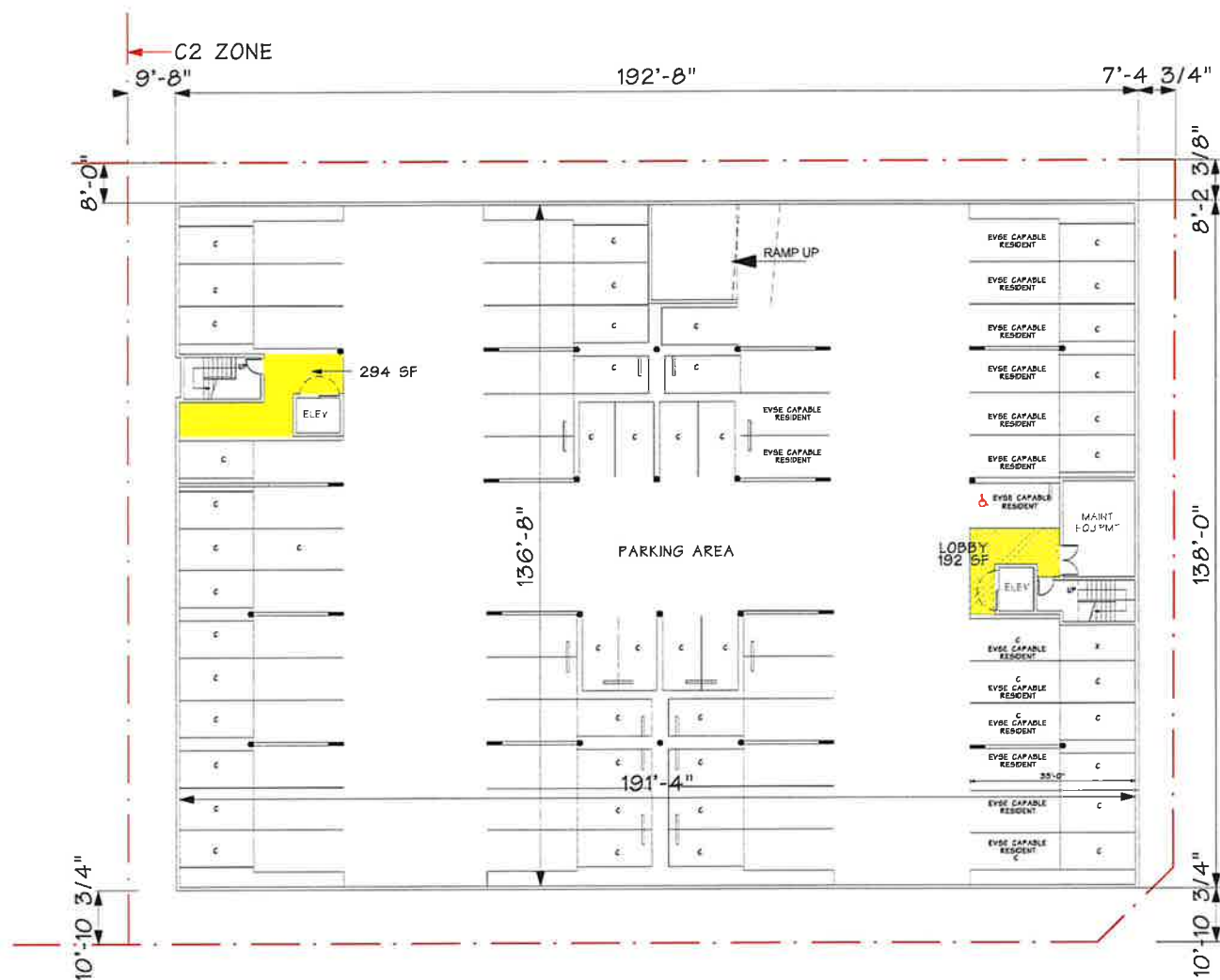
OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

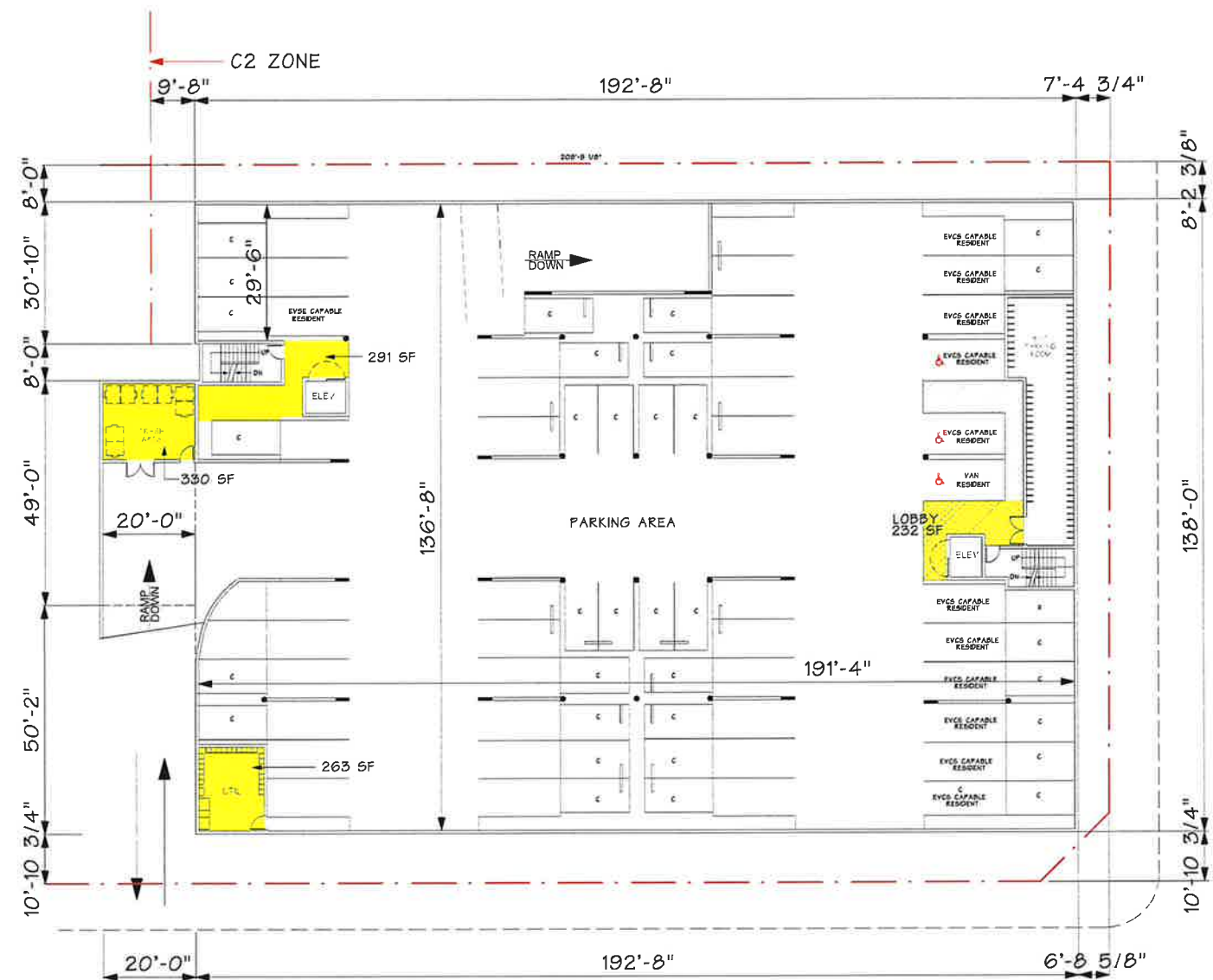
SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

SHEET 9



LOWER BASEMENT PLAN

FLOOR AREA = 486 SF



UPPER BASEMENT PLAN

FLOOR AREA = 1,116 SF

NOTE: TANDEM PARKING IS FOR THE SAME DWELLING UNIT OF THE ADJACENT PARKING SPACE IT IS BACKING INTO.

NOTE:
ALL DIMENSIONS AND YELLOW INFILL FROM
INSIDE OF EXTERIOR WALLS PER LAMC 12.03 - TYPICAL

BASEMENT FLOOR AREA DIAGRAMS



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

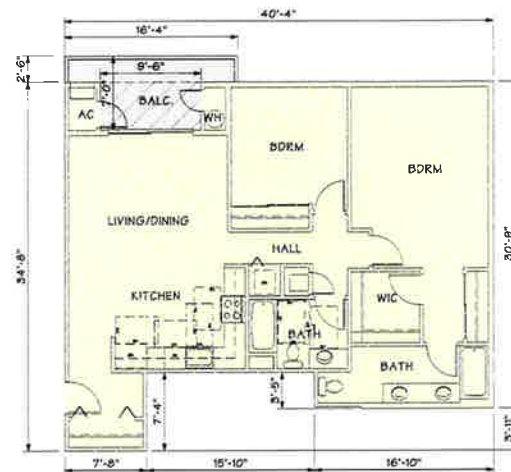


OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

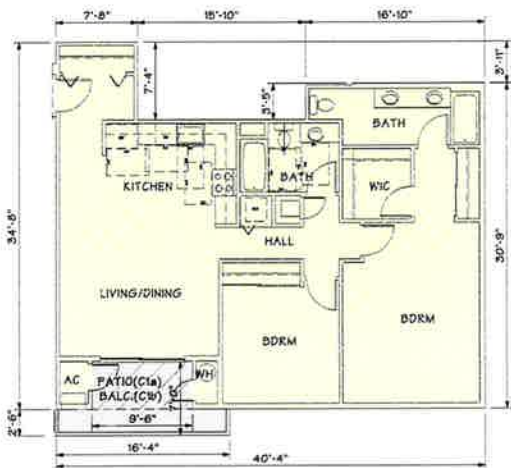
ANASTASI DEVELOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

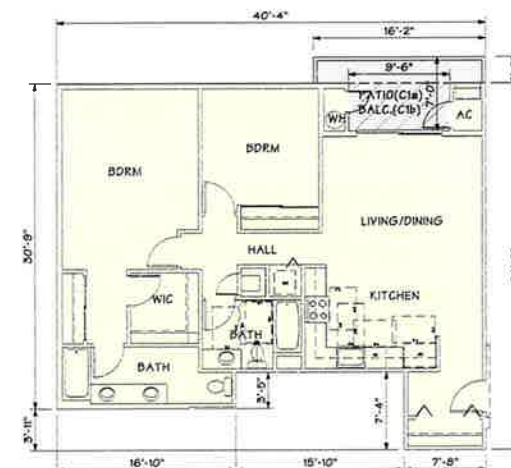
SHEET 9A



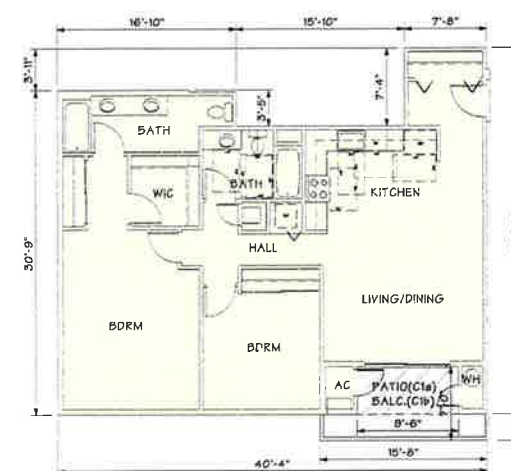
C4
 UNITS 214-514
 2 BDRM, 2 BA
 *1,172.3 SF, **1,128.0 SF
 43.1 SF COVERED PATIO/BALC.,
 84.5 SF TOTAL BALC.



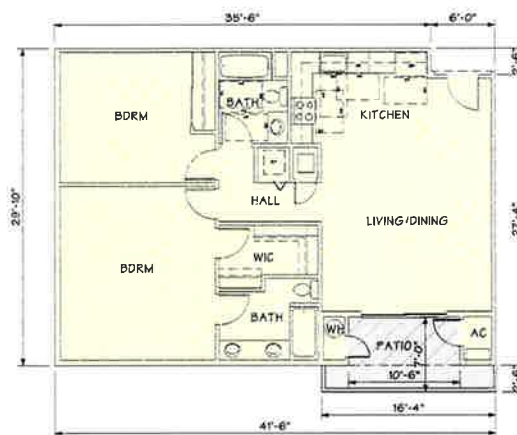
C3a-C3b
 UNIT 113
 2 BDRM, 2 BA
 *1,172.3 SF, **1,128.0 SF
 43.1 SF COVERED PATIO/BALC.,
 84.5 SF TOTAL PATIO/BALC.



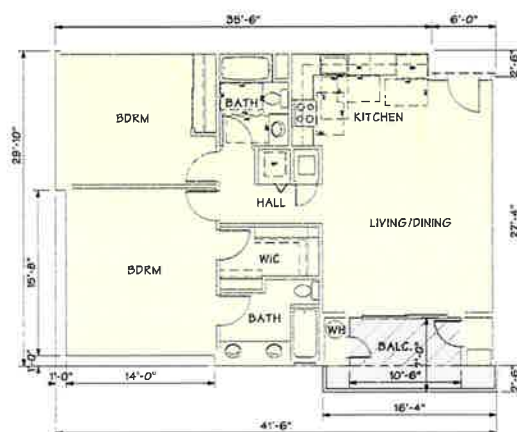
C2a-C2b
 UNITS 105, 207-507
 2 BDRM, 2 BA
 *1,172.3 SF, **1,128.0 SF
 43.1 SF COVERED PATIO/BALC.,
 84.5 SF TOTAL PATIO/BALC.



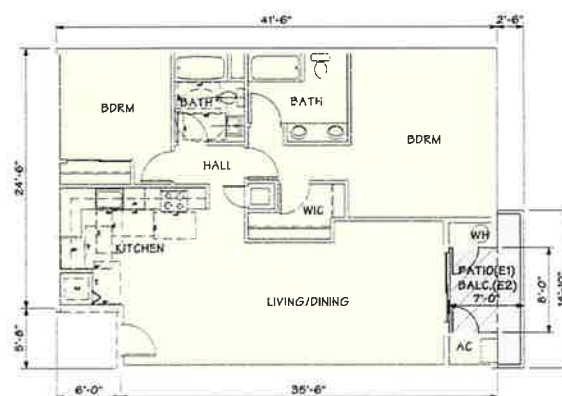
C1a-C1b
 UNITS 103, 203-503
 2 BDRM, 2 BA
 *1,172.3 SF, **1,128.0 SF
 43.1 SF COVERED PATIO/BALC.,
 84.5 SF TOTAL PATIO/BALC.



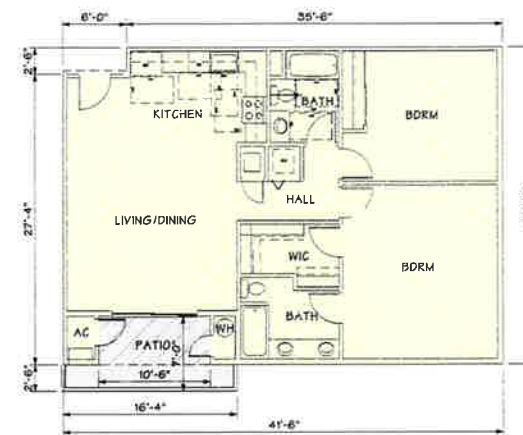
B2 UNIT 114
 2 BDRM, 2 BA
 *1,175.5 SF, **1,137.0
 47.7 SF COVERED PATIO, 88.5 SF TOTAL



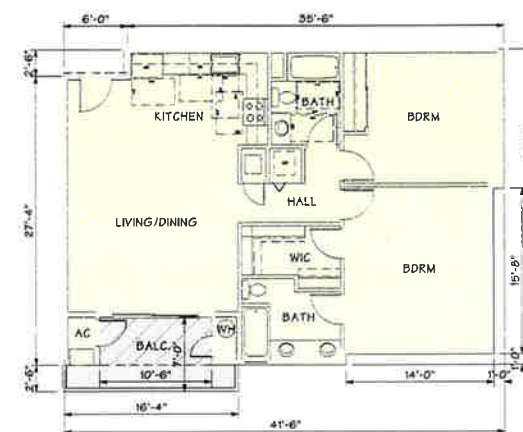
B2c UNITS 216-516
 2 BDRM, 2 BA
 *1,144.8 SF, **1,106.4 SF
 47.7 SF COVERED BALC., 88.5 SF TOTAL



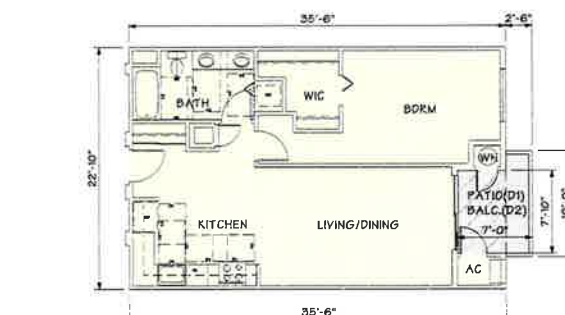
E1-E2 UNITS 106, 206-506
 2 BDRM, 2 BA
 *1,181.6 SF, **1,143.0 SF
 36.3 SF COVERED PATIO, 73.4 SF TOTAL
 36.3 SF COVERED PATIO, 73.4 SF TOTAL



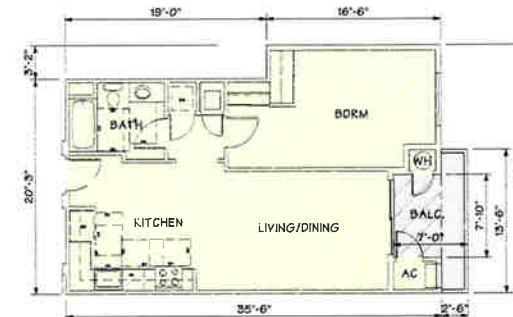
B1 UNIT 102
 2 BDRM, 2 BA
 *1,175.5 SF, **1,137.0
 47.7 SF COVERED PATIO, 88.5 SF TOTAL



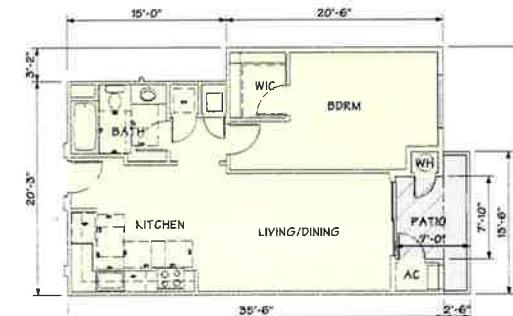
B1c UNITS 202-502
 2 BDRM, 2 BA
 *1,144.8 SF, **1,106.4 SF
 47.7 SF COVERED BALC., 88.5 SF TOTAL



D1-D2 UNITS 104, 205-505
 1 BDRM, 1 BA
 *775.0 SF, **760.6 SF
 35.6 SF COVERED PATIO, 60.6 SF TOTAL
 35.6 SF COVERED BALC., 60.6 SF TOTAL



A2 UNITS 201-501
 1 BDRM, 1 BA
 *735.5 SF, **720.7 SF
 35.6 SF COVERED PATIO, 69.4 SF TOTAL



A1 UNIT 101
 1 BDRM, 1 BA
 *748.1 SF, **733.4 SF
 35.6 SF COVERED PATIO, 69.4 SF TOTAL

WASHINGTON BUILDING #1 UNIT PLANS

OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007

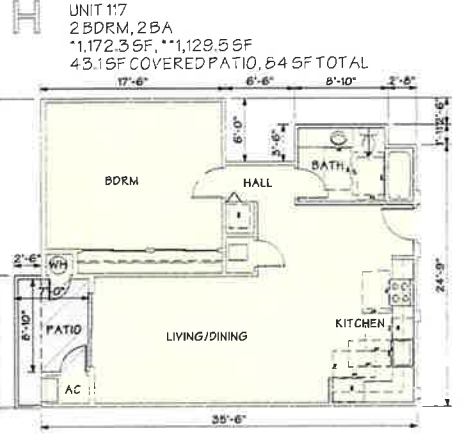
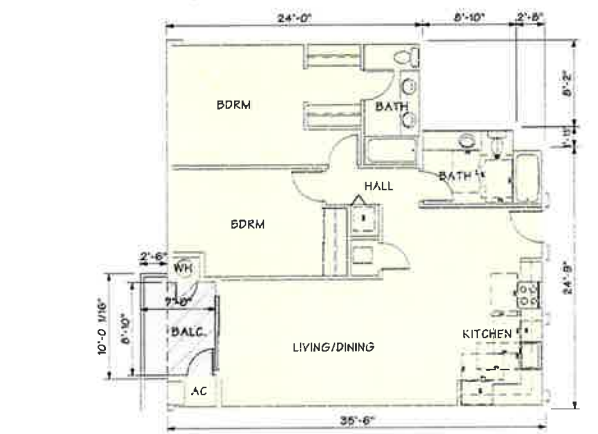
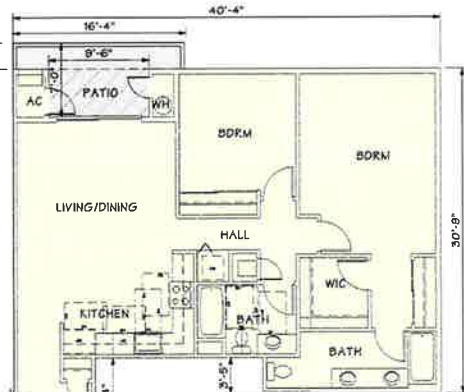
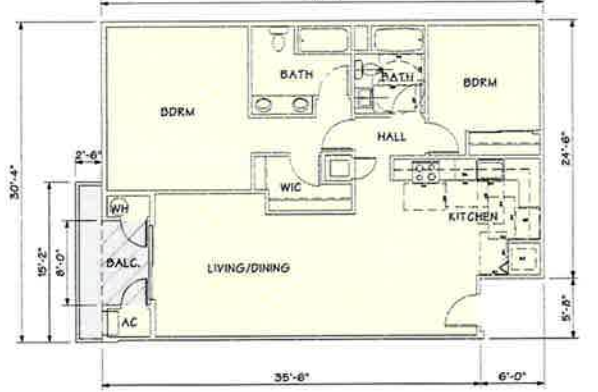
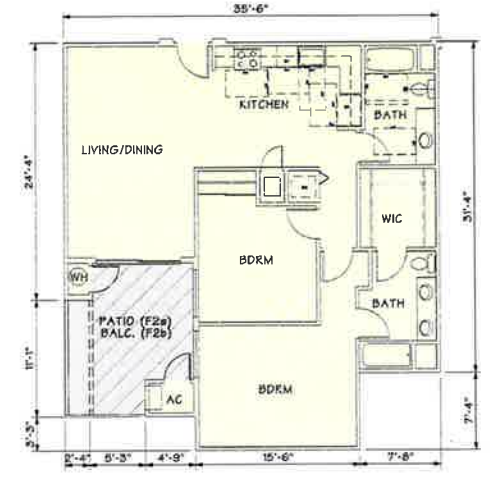
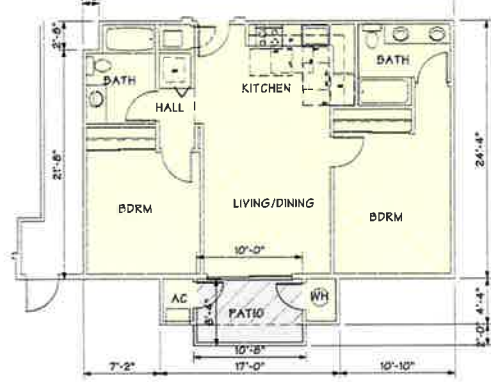
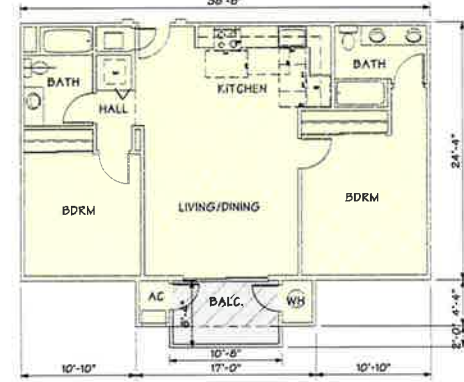
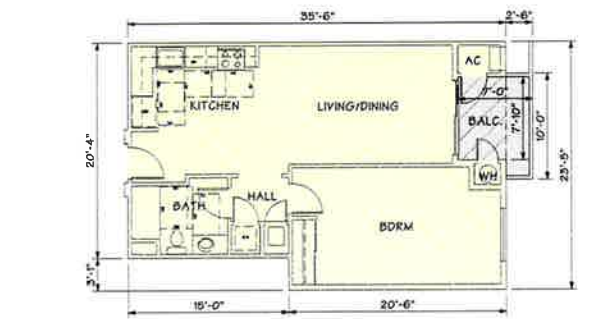
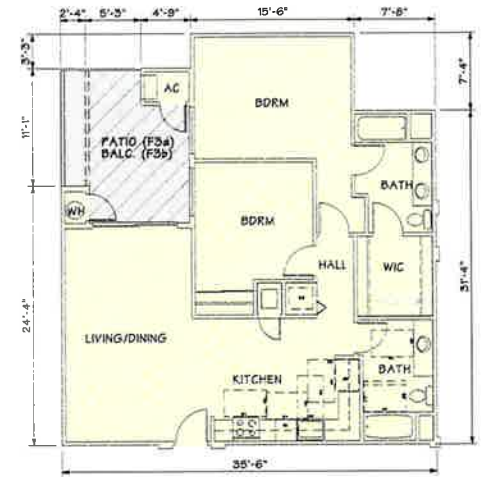
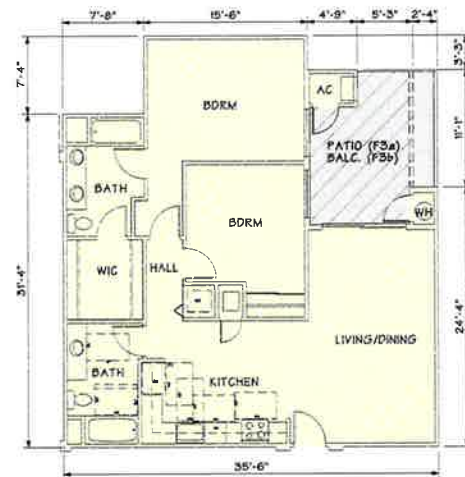
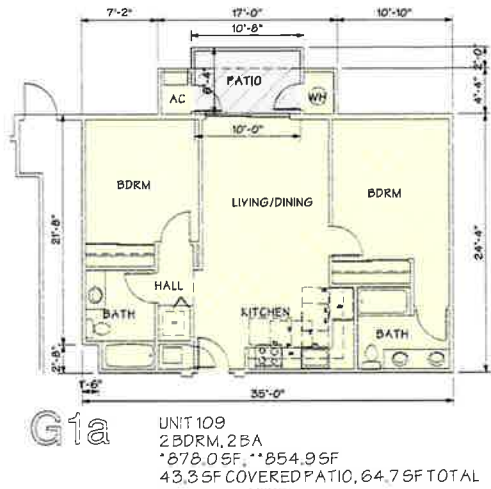
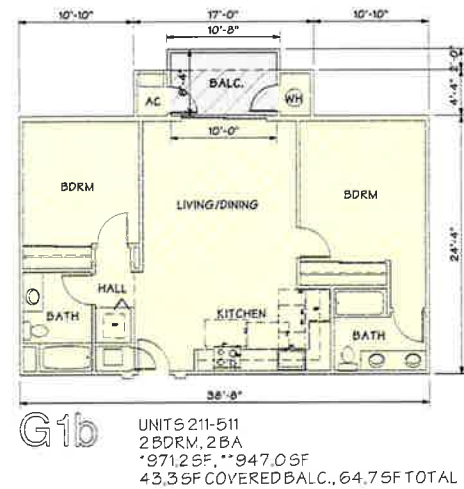
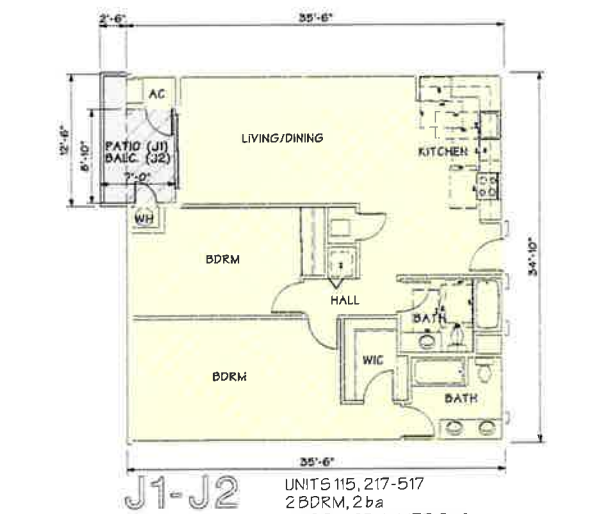
ANASTASI DEVELOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

SCALE: 1/8" = 1'-0"
 DATE: 1/7/2026

SHEET 11

NOTE:
 *UNIT AREAS INCLUDING EXTERIOR WALLS
 **UNIT AREAS EXCLUDING EXTERIOR WALLS (FAR)
 COVERED PATIO/BALCONY AREA

RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL: rj.morris3@verizon.net



NOTE:
 *UNIT AREAS INCLUDING EXTERIOR WALLS
 **UNIT AREAS EXCLUDING EXTERIOR WALLS (FAR)
 COVERED PATIO/BALCONY AREA

WASHINGTON BUILDING #1 UNIT PLANS

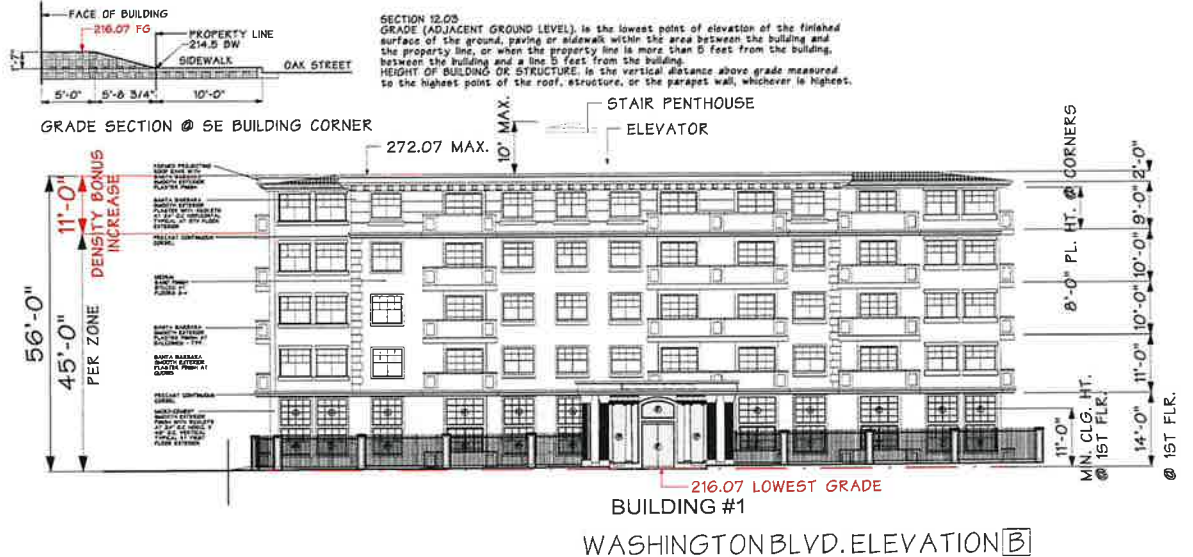
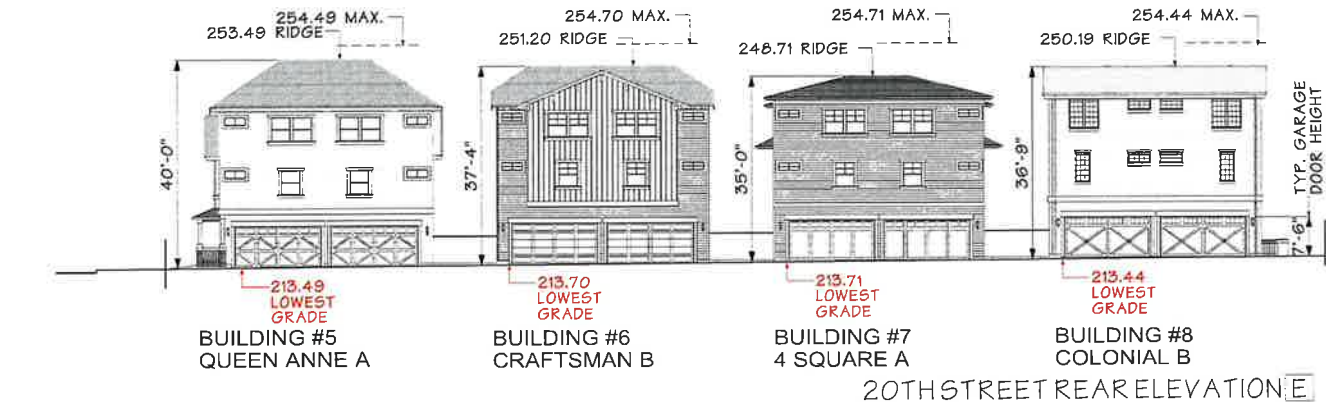
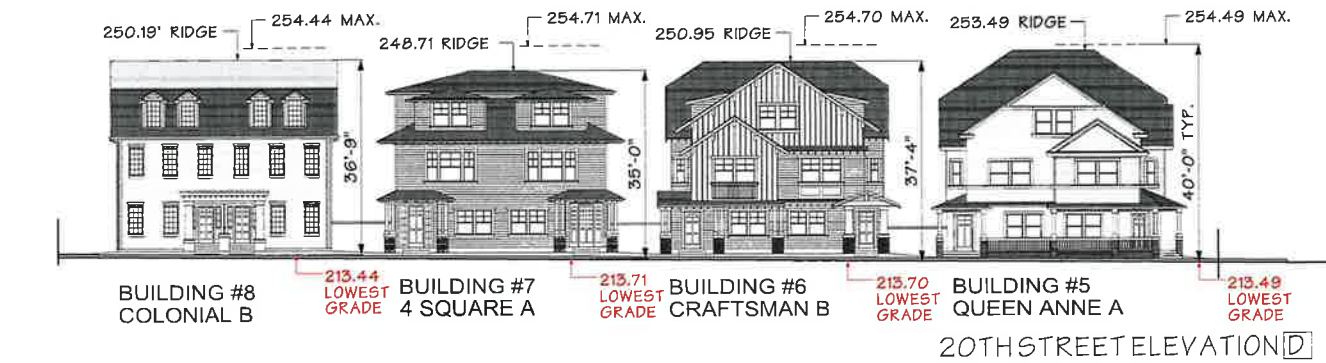
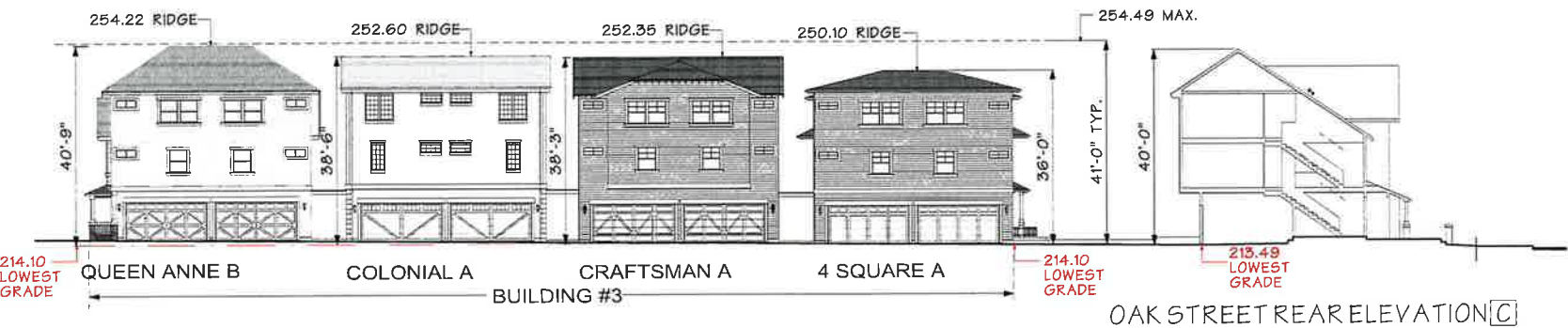
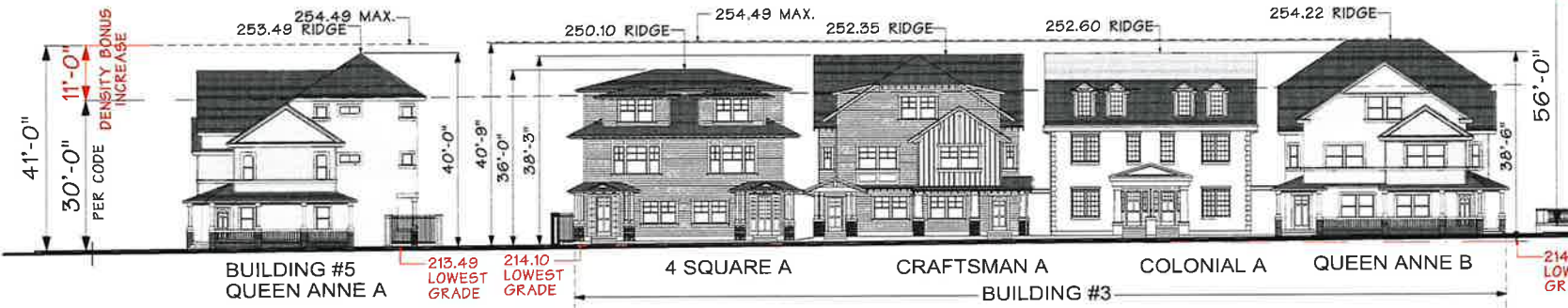
OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007
ANASTASI DELEVOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277
 SCALE: 1/8" = 1'-0"
 DATE: 1/7/2026
RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL: rj.morris3@verizon.net

SHEET 12

BUILDING HEIGHTS

BLDG. NO.	LOWEST ELEV.	HIGHEST ELEV.	BLDG. HT.	ALLOWED HT.	TOC ALLOWANCE	ALLOWED MAX. HT.	ALLOWED MAX. ELEV
1	216.07'	272.07'	56'-0"	45'-0"	11'-0"	56'-0"	272.07
2	214.60'	251.27'	36'-8"	30'-0"	11'-0"	41'-0"	255.60'
3	214.10'	254.22'	40'-9"	30'-0"	11'-0"	41'-0"	254.49'
QA B	214.10'	254.22'	40'-9"	30'-0"	11'-0"	41'-0"	254.49'
COL A	214.10'	252.60'	38'-6"	30'-0"	11'-0"	41'-0"	254.49'
CR A	214.10'	252.35'	38'-3"	30'-0"	11'-0"	41'-0"	254.49'
4 SQ A	214.10'	250.10'	36'-0"	30'-0"	11'-0"	41'-0"	254.49'
4	213.45'	250.45'	37'-0"	30'-0"	11'-0"	41'-0"	254.45'
5	213.49'	253.49'	40'-0"	30'-0"	11'-0"	41'-0"	254.49'
6	213.70'	250.95'	37'-4"	30'-0"	11'-0"	41'-0"	254.70'
7	213.71'	248.71'	35'-0"	30'-0"	11'-0"	41'-0"	254.71'
8	213.44'	250.19'	36'-9"	30'-0"	11'-0"	41'-0"	254.44'

SEGMENTS OF BUILDING 3



BUILDING 1 GLAZING CALCULATIONS PER CPIO REQUIREMENTS		TOTAL WALL AREA	1 TRANSPARENT GLAZING	1 TRANSPARENT GLAZING
WASHINGTON BLVD. GROUND FLOOR PRIMARY BUILDING FRONTAGE		1,932 SF (14' x 138')	966 SF	50% (50% REQ'D.)
OAK STREET GROUND FLOOR BUILDING FRONTAGE		2,296 SF (14' x 164')	681 SF	29.7% (15% REQ'D.)
WASHINGTON BLVD. UPPER FLOORS BUILDING FRONTAGE (PER FLOOR)		5,480 SF (10' x 137' x 4)	1,912 SF (478 SF x 4)	34.6% (15% REQ'D.)
OAK STREET UPPER FLOORS BUILDING FRONTAGE (PER FLOOR)		6,560 SF (10' x 164' x 4)	1,604 SF (401 SF x 4)	24.5% (15% REQ'D.)
PRIMARY FACADE TOTAL AREA		7,412 SF	2,879 SF	38.8% (61.2% STUCCO MAX.)

WASHINGTON BLVD. GROUND FLOOR GLAZING CALCULATIONS	
A	28.3 SF x 8 = 226.4 SF
B	28.3 SF x 8 = 226.4 SF
C	35.0 SF x 3 = 105.00 SF
D	56.0 SF x 3 = 168.00 SF
E	20.1 SF x 1 = 20.1 SF
F	48.0 SF x 1 = 48.0 SF
G	68.0 SF x 2 = 136.00 SF
TOTAL GLAZING = 965.9 SF	

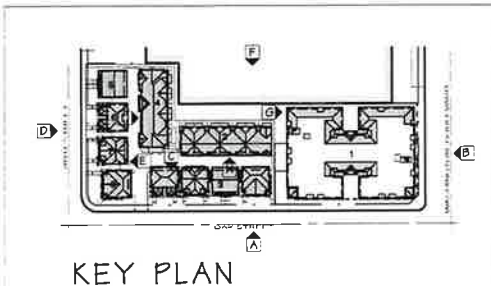
STREET ELEVATIONS

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

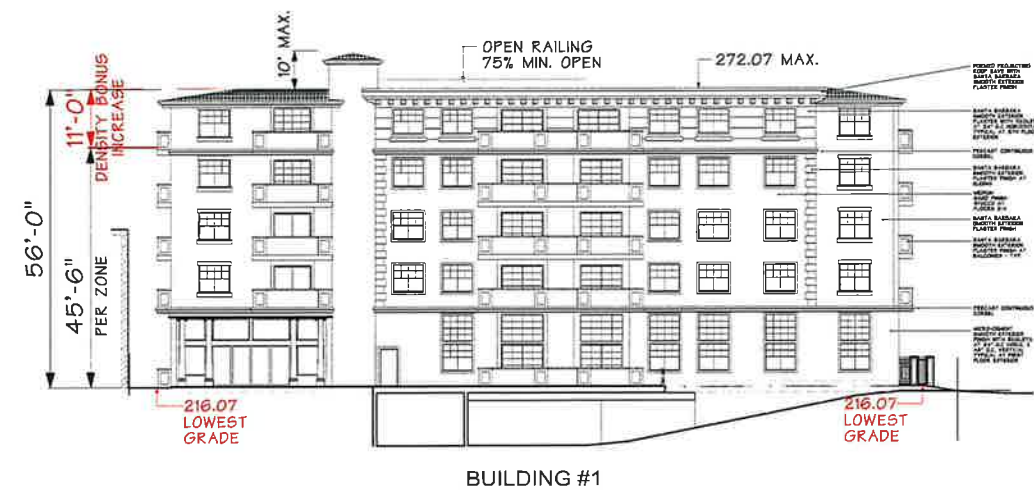
SHEET 13



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net



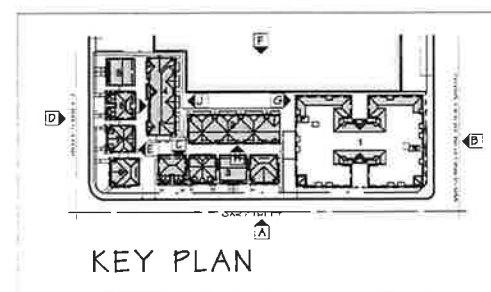
WEST ELEVATION **F**



SOUTH ELEVATION **G**



NORTH, SOUTH & WEST EXTERIOR BUILDING ELEVATIONS



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007
ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277
SCALE: 1/16" = 1'-0"
DATE: 1/7/2026
SHEET 14

STUCCO OMEGA STUCCO 1 BUILDING WALLS SAND FINISH #9257 ADRENALINE	STUCCO OMEGA STUCCO 2 BUILDING WALLS AT CORNERS SAND FINISH #9226 STONE AGE	MICRO-CEMENT 3 1ST FLOOR WALLS BASE NATURAL FINISH	STUCCO OMEGA STUCCO 4 5TH FLOOR WALLS, BALCONIES & CORNERS SANTA BARBARA SMOOTH FINISH #0226 CHINCHILLA	WINDOWS MILGARD VINYL 5 WHITE VINYL WINDOW & SLIDING DOOR FRAMES
PAINT DUNN-EDWARDS PAINT 6 ARCHITRAVE #DET 430 MESA RED	CORNICE #DES713 PINE HAVEN	CORBELS & FLASHINGS #DEA 182 ENCORE TEAL	WINDOW MOLDING #DET 457 HARRISON RUST	ROOF EAGLE ROOFING PRODUCTS 10 #8822 SAN BUENAVENTURA



WASHINGTON BLVD. ELEVATION

SITE LIGHTING NOTES:

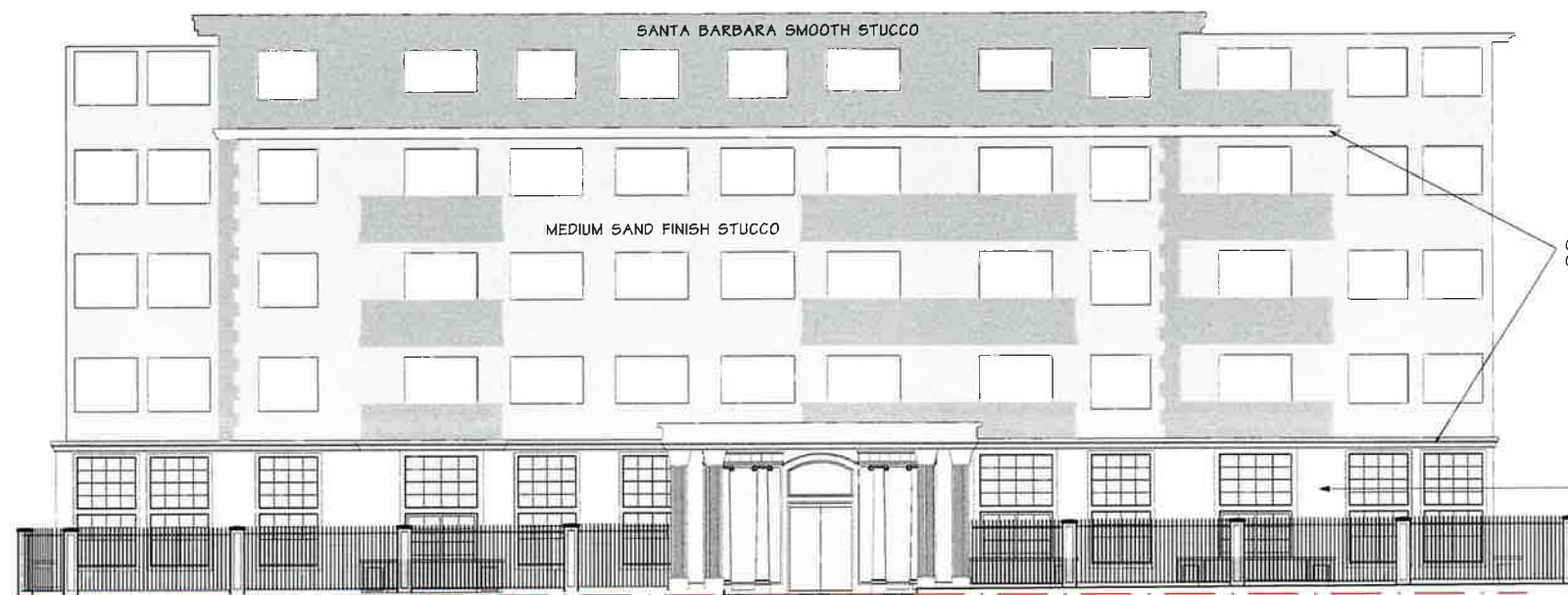
1. SITE LIGHTING ALONG THE STREETS FRONTAGES SHALL BE RECESSED SOFFIT DOWNLIGHTS RESTRICTED ONLY TO ABOVE THE BUILDING ENTRIES.
2. NO LANDSCAPE LIGHTING IS PROPOSED ALONG THE STREET FRONTAGES.

ANTI-GRAFFITI NOTE:

ALL WALLS & DOORS WITHIN 9'-0" OF FINISH GRADE TO BE COATED WITH ANTI-GRAFFITI FINISH.

WINDOW NOTE:

ALL WINDOW GLASS SHALL BE NON-TINTED CLEAR GLASS.



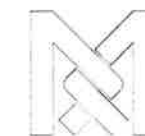
MATERIAL & FINISH DIAGRAM

TOTAL FACADE SURFACE = 7,412 SF
TOTAL GLAZING SURFACE = 2,878 SF
MICRO-CEMENT SURFACE = 966 SF
STUCCO SURFACE = 3,568 SF (48.1%)

CONTINUOUS PRECAST
CEMENT CORBEL



966 SF MICRO-CEMENT
SMOOTH EXTERIOR
FINISH WITH REGLETS
AT 24" O.C. HORIZ. X
48" O.C. VERTICAL
TYPICAL AT FIRST
FLOOR EXTERIOR



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"

DATE: 1/7/2026

SHEET 17



OAK STREET ELEVATION

STUCCO OMEGA STUCCO  BUILDING WALLS SAND FINISH #92257 ADRENALINE	STUCCO OMEGA STUCCO  BUILDING WALLS AT CORNERS SAND FINISH #9226 STONE AGE	MICRO-CEMENT  1ST FLOOR WALLS BASE NATURAL FINISH	STUCCO OMEGA STUCCO  5TH FLOOR WALLS, BALCONIES & QUOINS SAND FINISH #9225 CHINCHILLA	WINDOWS MILGARD VINYL  WHITE VINYL WINDOW & SLIDING DOOR FRAMES
PAINT DUNN-EDWARDS PAINT  ARCHITRAVE #DET 430 MESA RED	 CORNICE #DES713 PINE HAVEN	 CORBELS & FLASHINGS #DEA 182 ENCORE TEAL	 WINDOW MOLDING #DET 457 HARRISON RUST	ROOF EAGLE ROOFING PRODUCTS  #8822 SAN BUENAVENTURA

SITE LIGHTING NOTES:

1. SITE LIGHTING ALONG THE STREETS FRONATAGES SHALL BE RECESSED SOFFIT DOWNLIGHTS RESTRICTED ONLY TO ABOVE THE BUILDING ENTRIES.
2. NO LANDSCAPE LIGHTING IS PROPOSED ALONG THE STREET FRONTAGES.

ANTI-GRAFFITI NOTE:

ALL WALLS & DOORS WITHIN 9'-0" OF FINISH GRADE TO BE COATED WITH ANTI-GRAFFITI FINISH.

WINDOW NOTE:

ALL WINDOW GLASS SHALL BE NON-TINTED CLEAR GLASS.



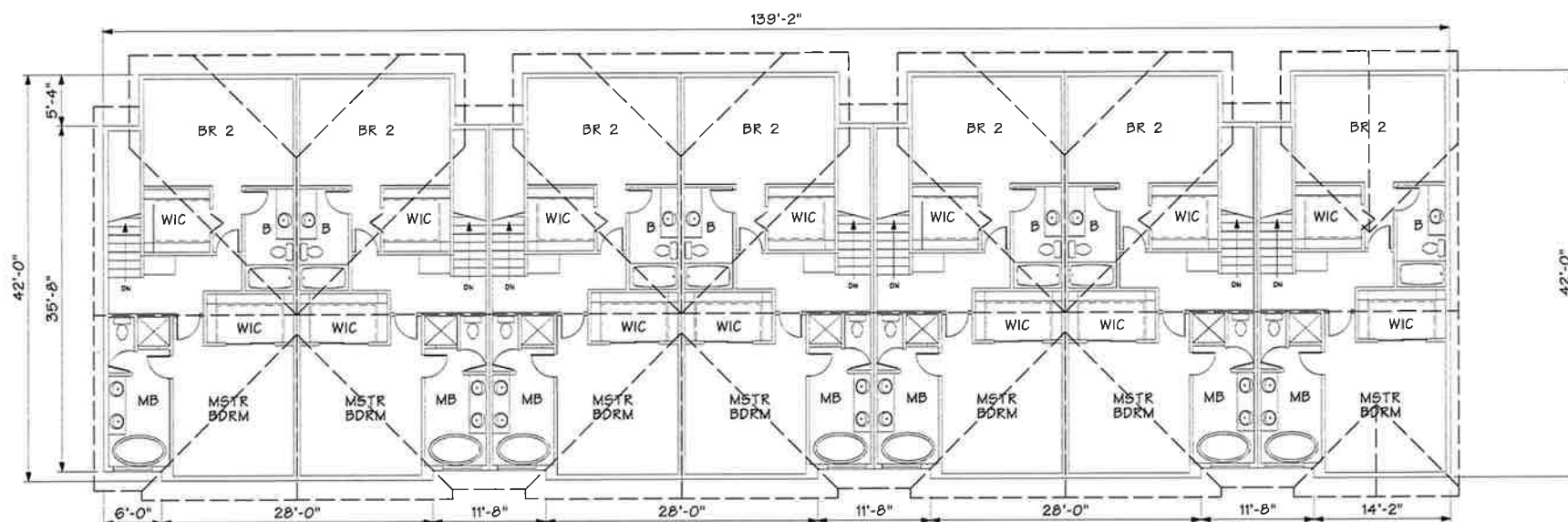
RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T: (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

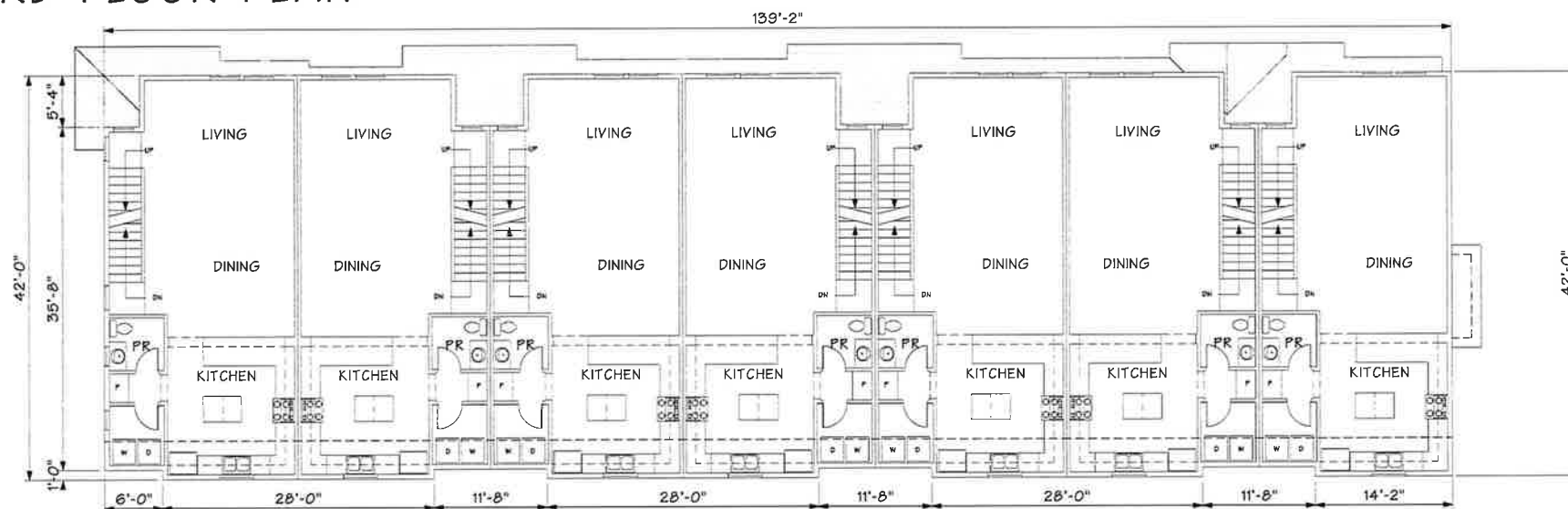
ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

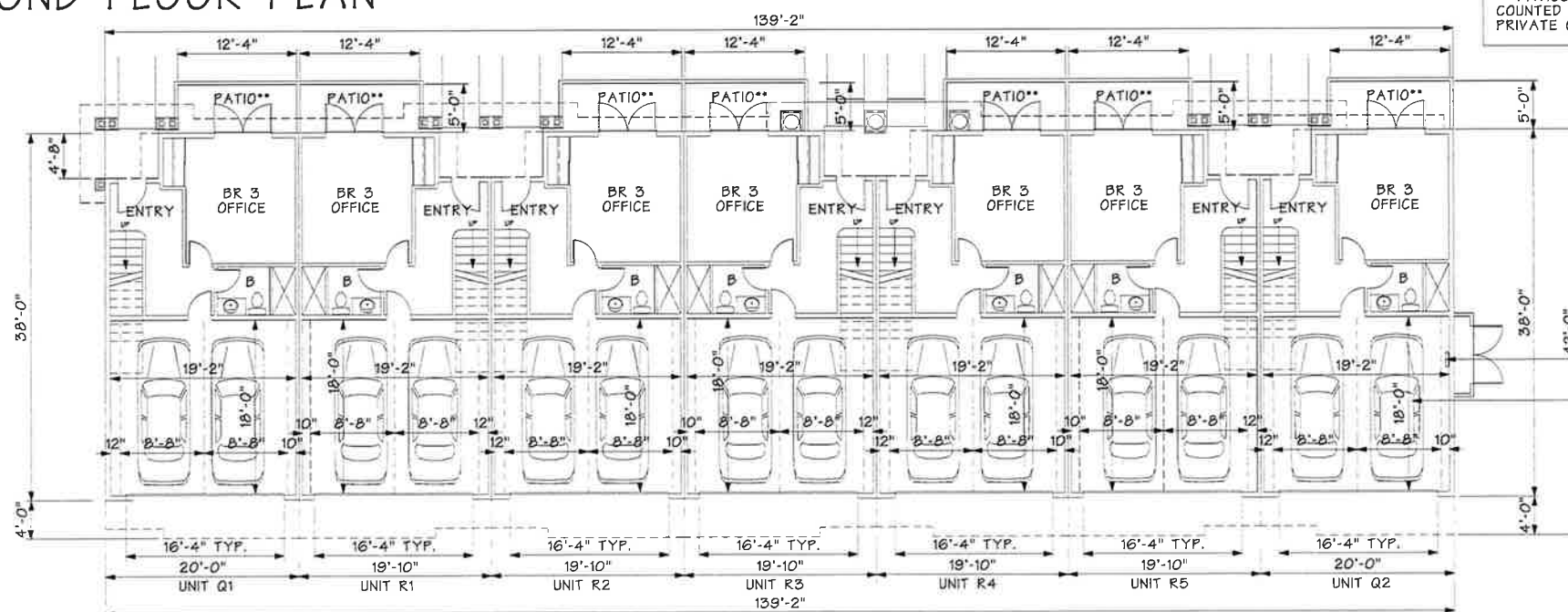
SHEET 18



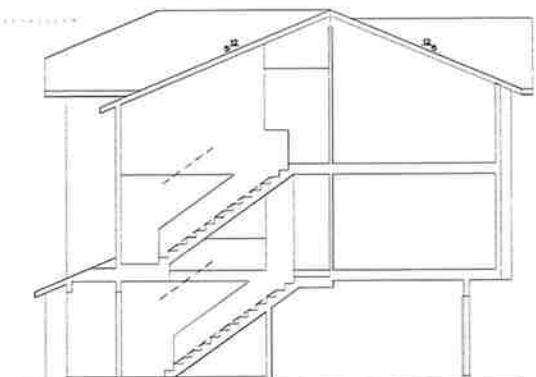
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TH SECTION

Unit Q1 & Q2

3 bedroom, 3 baths
1,888.1 SF LABDS floor area
28.0 SF covered porch average
1,916.1 SF LABDS area
1,987.1 SF total area (sch. fee)
373.3 SF garage area
2,360.4 SF total area
61.7 SF patio (not private open space)

Unit R1-R5

3 bedroom, 3 baths
1,917.3 SF LABDS floor area
27.6 SF covered porch
1,944.9 SF LABDS total area
1,972.9 SF total area (sch. fee)
370.2 SF garage area
2,343.1 SF total area
61.7 SF patio (not private open space)

BUILDING #2 TOTAL

3 bedroom, 3 baths
13,556.7 SF LABDS floor area
2,510.0 SF LABDS garage area
13,782.5 SF total area (sch. fee)
2,597.8 SF garage area
16,380.3 SF total area
431.6 SF patio (not private open space)



TYPICAL PATIO FENCING
FLAT TOP PICKET FENCING WITH 2X2 PICKETS - PAINTED

SCHOOL FEE CALCULATION					LABDS TOTAL BUILDING AREA			
7 UNIT BUILDING #2	GROSS RESIDENTIAL	GROSS GARAGE	QTY.	TOTAL GROSS RESIDENTIAL	TOTAL GROSS GARAGE	RESIDENTIAL BUILDING AREA	COVERED PORCH AREA	TOTAL RES. BUILDING AREA
UNIT Q	1982.1 SF	373.3 SF	2	3964.2 SF	746.5 SF	1888.1 SF	28.0 SF	3632.2 SF
UNIT R	1963.7 SF	370.2 SF	5	9818.5 SF	1851.1 SF	1917.3 SF	27.6 SF	9724.9 SF
TOTAL RESIDENTIAL				13,782.7 SF		13,556.7 SF		
TOTAL PORCH							194.0 SF	
TOTAL GARAGE					2,597.6 SF			
TOTAL AREA					16,380.3 SF			13,556.7 SF

7-UNIT BUILDING #2 TOWNHOUSE PLANS

ALL GARAGES IN BUILDING #2 TO BE EV CAPABLE
TYPICAL GARAGE DIMENSIONS - 2 STANDARD PARKING SPACES



RANDY MORRIS ARCHITECT
76167 VIA AREZZO
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

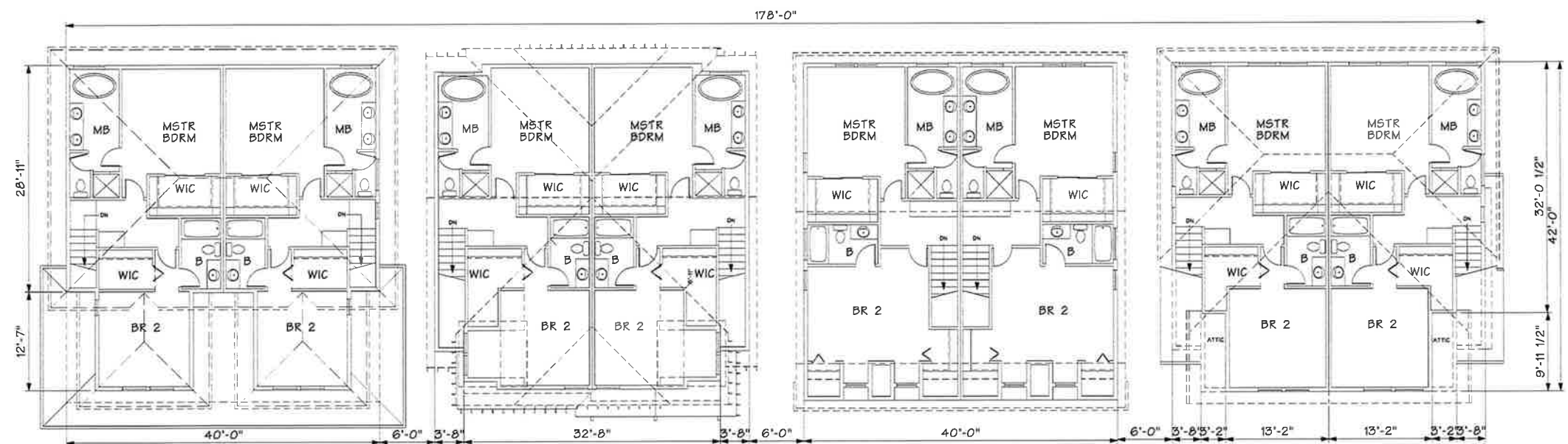
ANASTASI DELEVOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

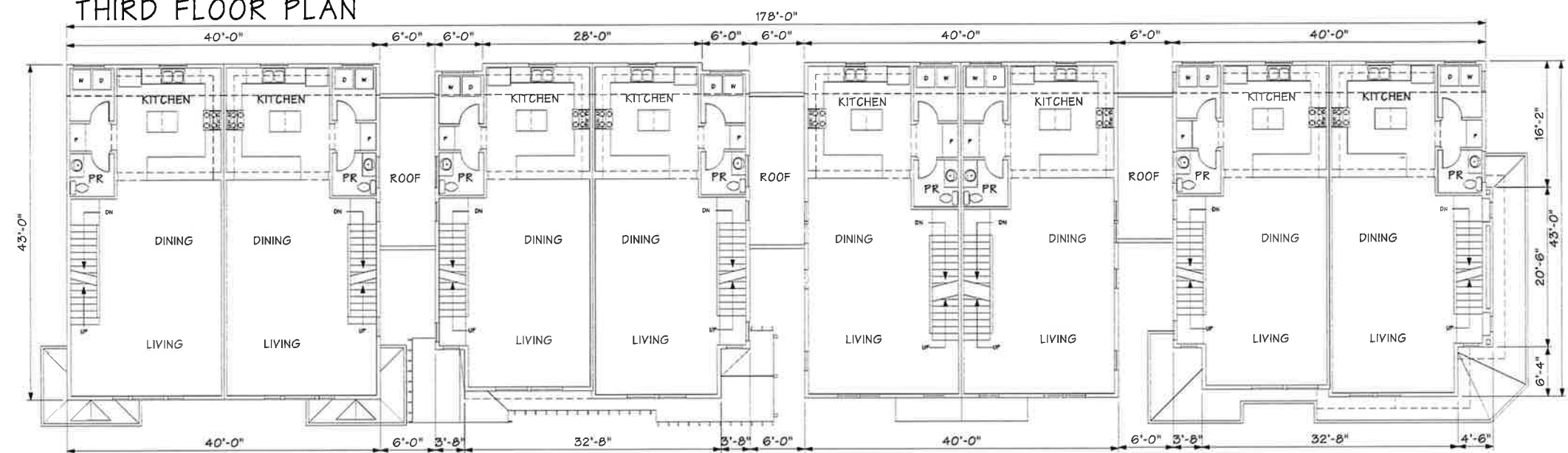
SCALE: 1/8" = 1'-0"

DATE: 1/7/2026

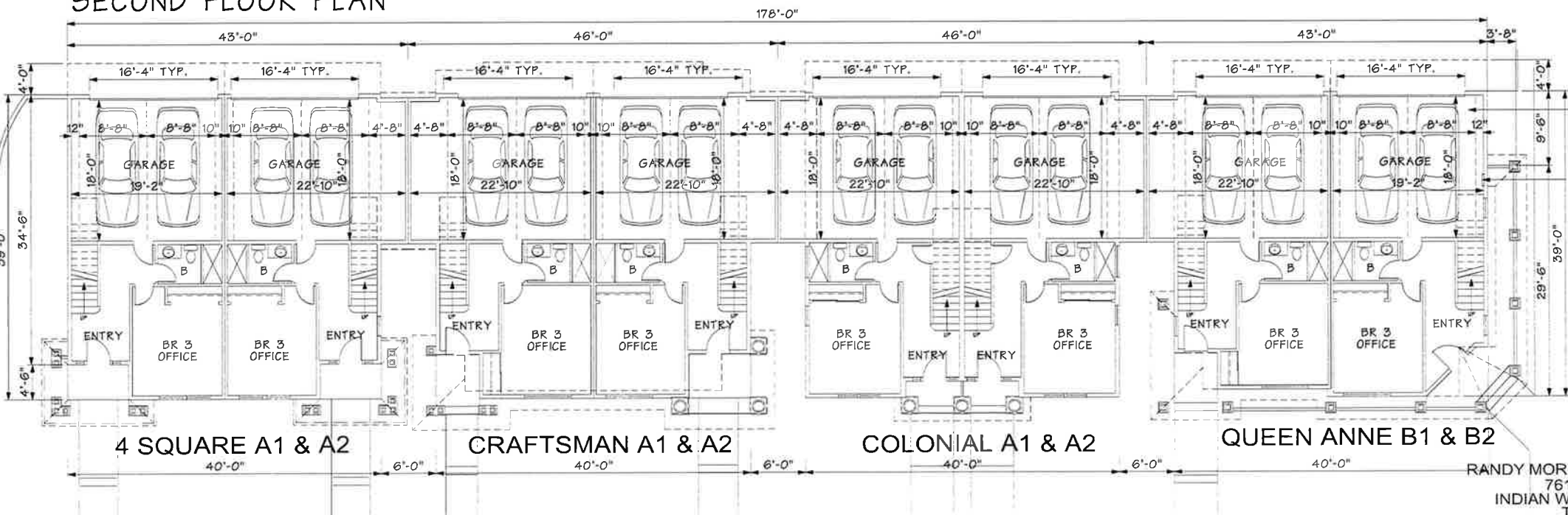
SHEET 19



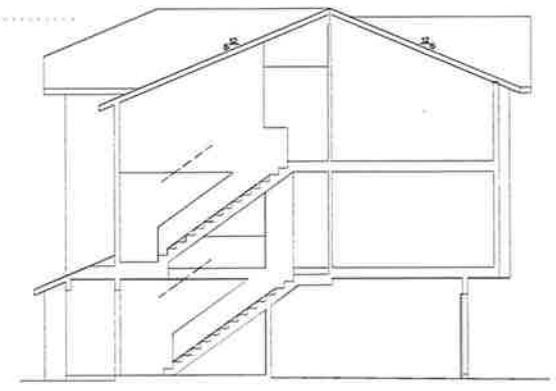
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TH SECTION

SCHOOL FEE CALCULATION				LABDS TOTAL BUILDING AREA		
BUILDING #3	GROSS RES. BUILDING AREA	GROSS GARAGE AREA	GROSS TOTAL AREA	RESIDENTIAL BUILDING AREA	COVERED PORCH AREA	LABDS TOTAL RES. BUILDING AREA
FOUR SQUARE A1	1978.1 SF	373.3 SF	2351.4 SF	1860.5 SF	34.9 SF	1895.4 SF
FOUR SQUARE A2	1978.1 SF	428.7 SF	2406.8 SF	1860.5 SF	34.9 SF	1895.4 SF
CRAFTSMAN A1	2022.0 SF	438.7 SF	2460.7 SF	1911.34 SF	36.1 SF	1947.4 SF
CRAFTSMAN A2	1984.6 SF	438.7 SF	2423.3 SF	1874.3 SF	44.9 SF	1919.2 SF
COLONIAL A1	2098.0 SF	438.7 SF	2536.7 SF	1981.2 SF	14.9 SF	1996.1 SF
COLONIAL A2	2098.0 SF	438.7 SF	2536.7 SF	1981.2 SF	14.9 SF	1996.1 SF
QUEEN ANNE B1	1865.0 SF	438.7 SF	2303.7 SF	1854.6 SF	25.7 SF	1880.3 SF
QUEEN ANNE B2	1896.9 SF	373.3 SF	2270.2 SF	1887.3 SF	18.9 SF	1906.2 SF
TOTAL RESIDENTIAL	16,120.8 SF			15,210.9 SF		
TOTAL COVERED PORCH		3,378.6 SF			345.2 SF	
TOTAL GARAGE						
TOTAL AREA			19,499.6 SF			15,556.1 SF

TYPICAL GARAGE DIMENSIONS:
2 STANDARD PARKING SPACES

ALL GARAGES IN BUILDING #3 TO BE EV CAPABLE

8-UNIT BUILDING #3 TOWNHOUSE PLANS

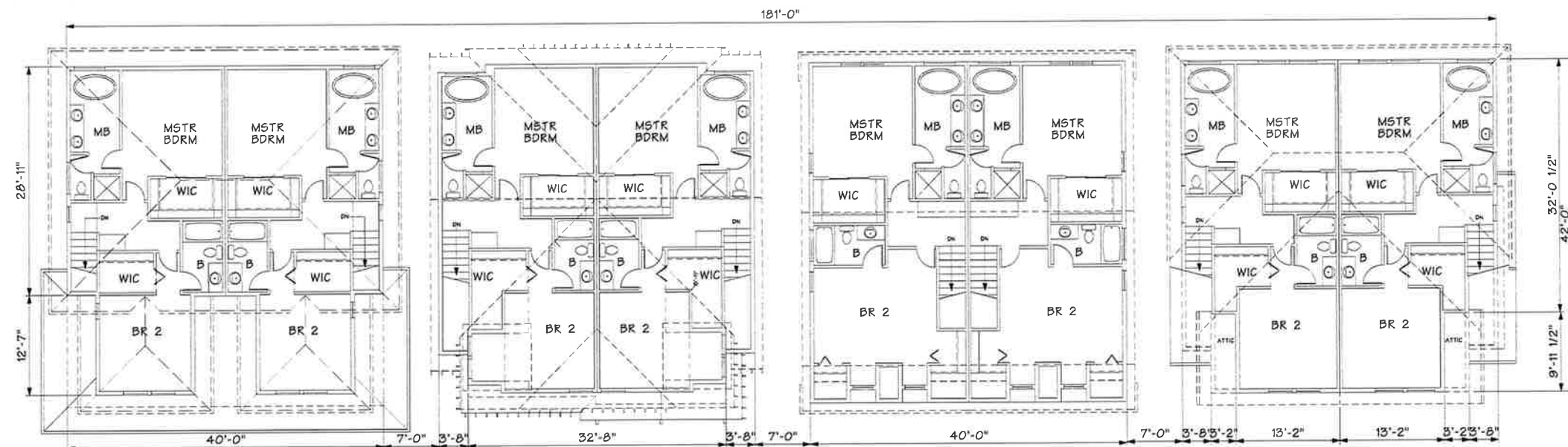
OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

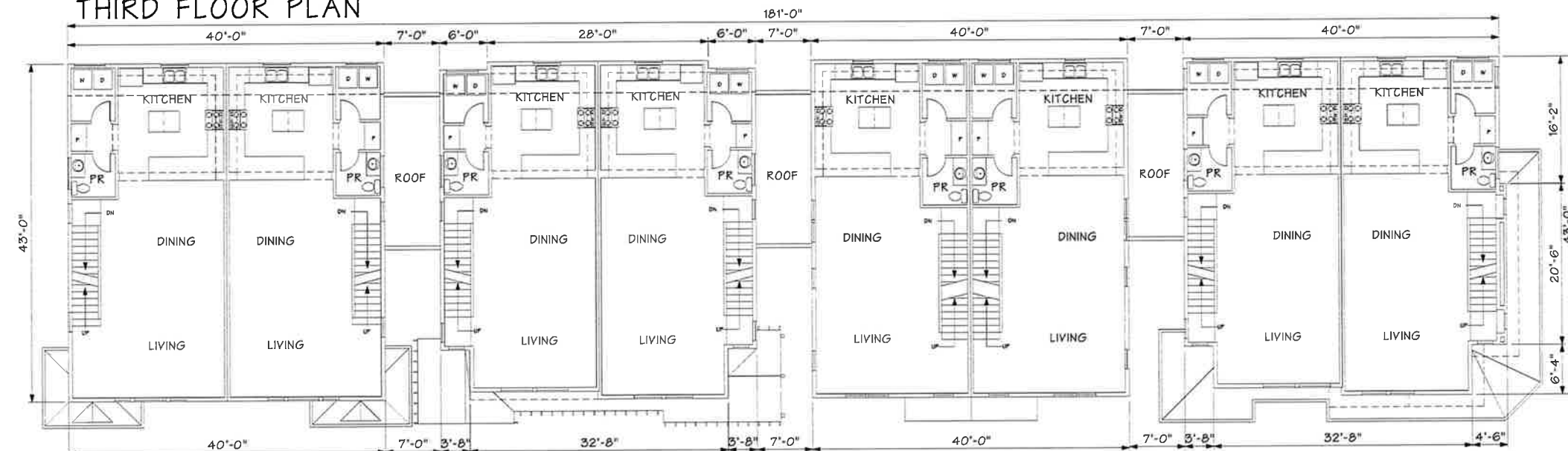
SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

SHEET 20

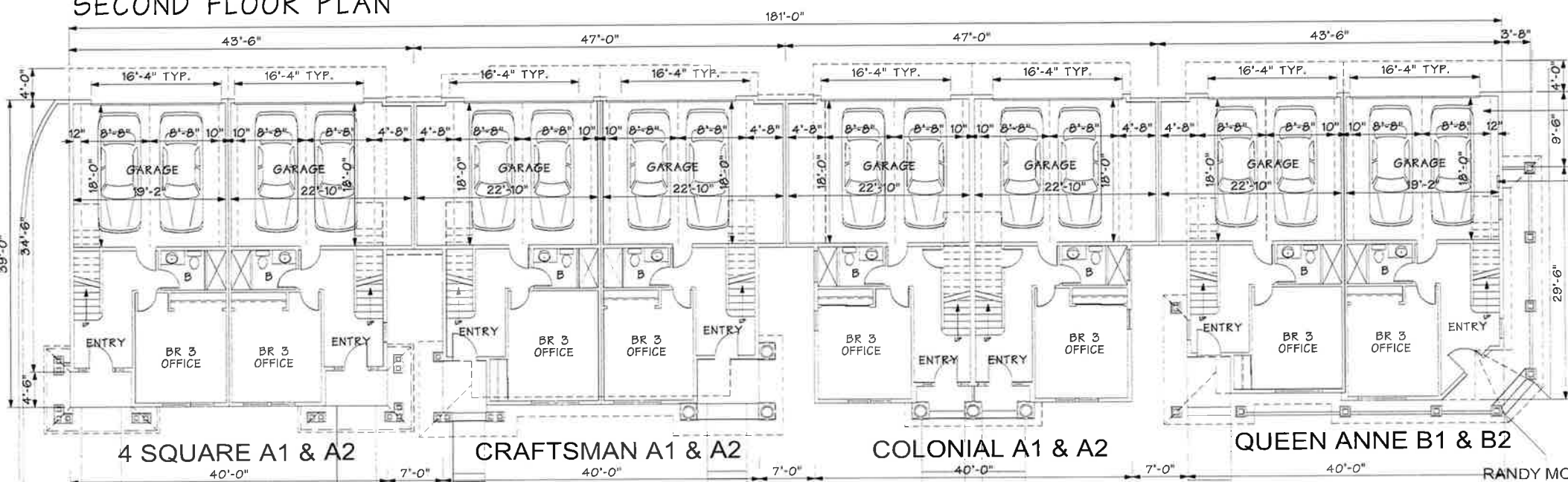
RANDY MORRIS ARCHITECT
76167 VIA AREZZO
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net



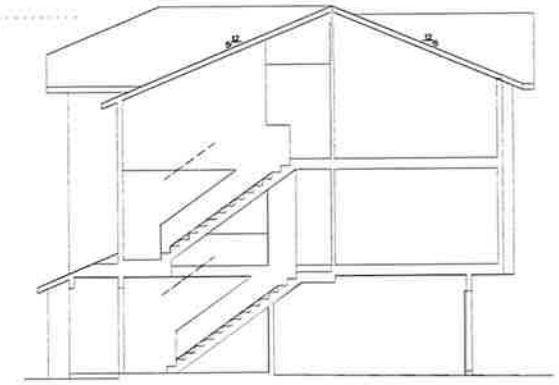
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TH SECTION

SCHOOL FEE CALCULATION				LABDS TOTAL BUILDING AREA		
BUILDING #3	GROSS RES. BUILDING AREA	GROSS GARAGE AREA	GROSS TOTAL AREA	RESIDENTIAL BUILDING AREA	COVERED PORCH AREA	LABDS TOTAL RES. BUILDING AREA
FOUR SQUARE A1	1976.1 SF	373.3 SF	2351.4 SF	1860.5 SF	34.9 SF	1895.4 SF
FOUR SQUARE A2	1976.1 SF	436.7 SF	2416.8 SF	1860.5 SF	34.9 SF	1895.4 SF
CRAFTSMAN A1	2022.0 SF	436.7 SF	2460.7 SF	1911.4 SF	36.1 SF	1947.4 SF
CRAFTSMAN A2	1984.6 SF	436.7 SF	2423.3 SF	1874.3 SF	44.9 SF	1919.2 SF
COLONIAL A1	2030.0 SF	436.7 SF	2556.7 SF	1961.2 SF	14.9 SF	1996.1 SF
COLONIAL A2	2030.0 SF	436.7 SF	2556.7 SF	1961.2 SF	14.9 SF	1996.1 SF
QUEEN ANNE B1	1965.0 SF	436.7 SF	2403.6 SF	1854.6 SF	25.7 SF	1880.3 SF
QUEEN ANNE B2	1965.9 SF	373.3 SF	2370.2 SF	1867.3 SF	136.9 SF	2026.2 SF
TOTAL RESIDENTIAL	16,120.6 SF			15,210.9 SF		
TOTAL COVERED PORCH					345.2 SF	
TOTAL GARAGE		3,370.6 SF				
TOTAL AREA			19,489.6 SF			15,556.1 SF

TYPICAL GARAGE DIMENSIONS - 2 STANDARD PARKING SPACES

ALL GARAGES IN BUILDING #3 TO BE EV CAPABLE

8-UNIT BUILDING #3 TOWNHOUSE PLANS

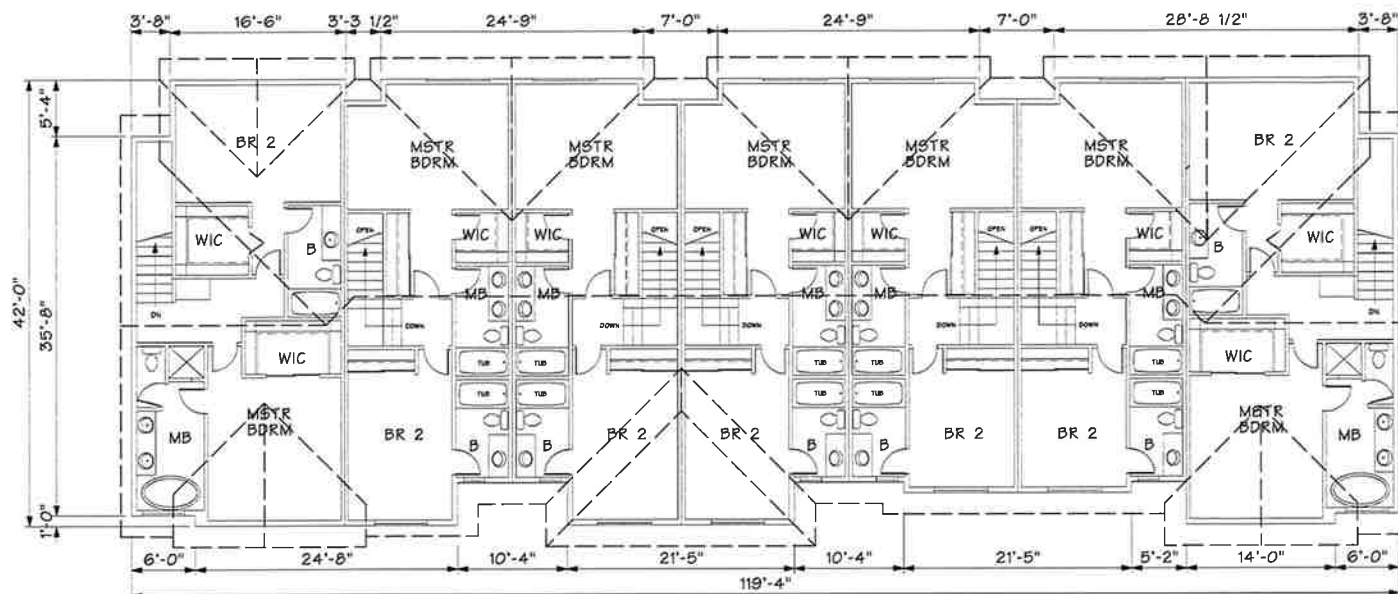
OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

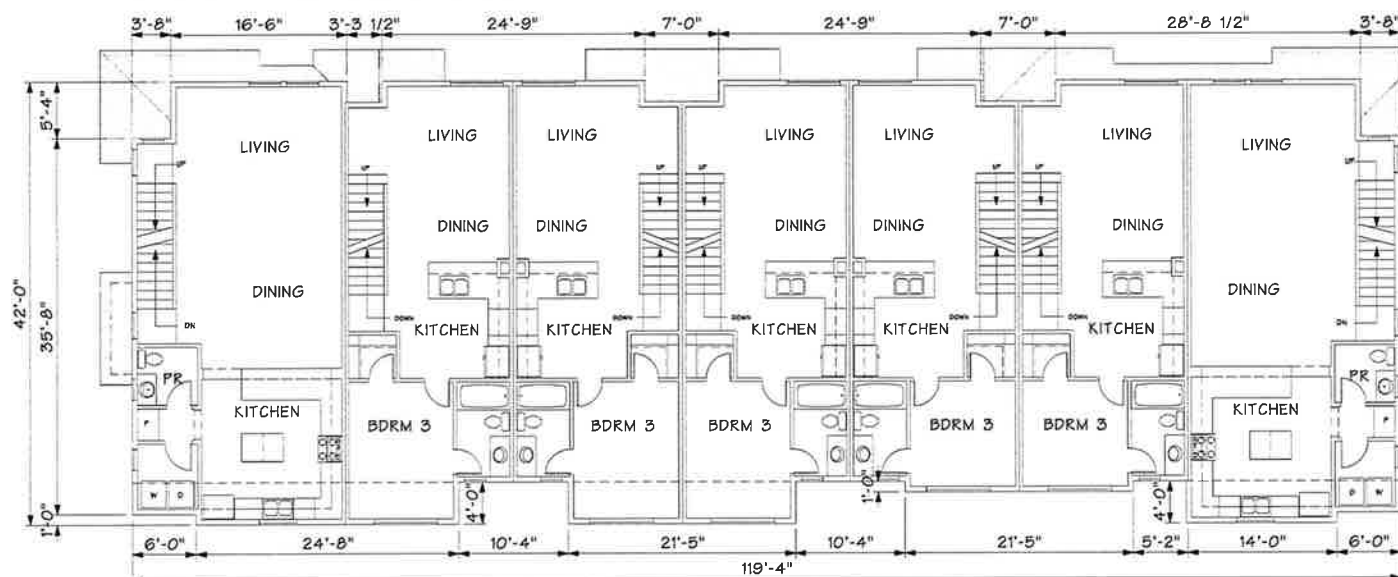
SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

SHEET 20

RANDY MORRIS ARCHITECT
76167 VIA AREZZO
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL: rj.morris3@verizon.net



THIRD FLOOR PLAN



SECOND FLOOR PLAN

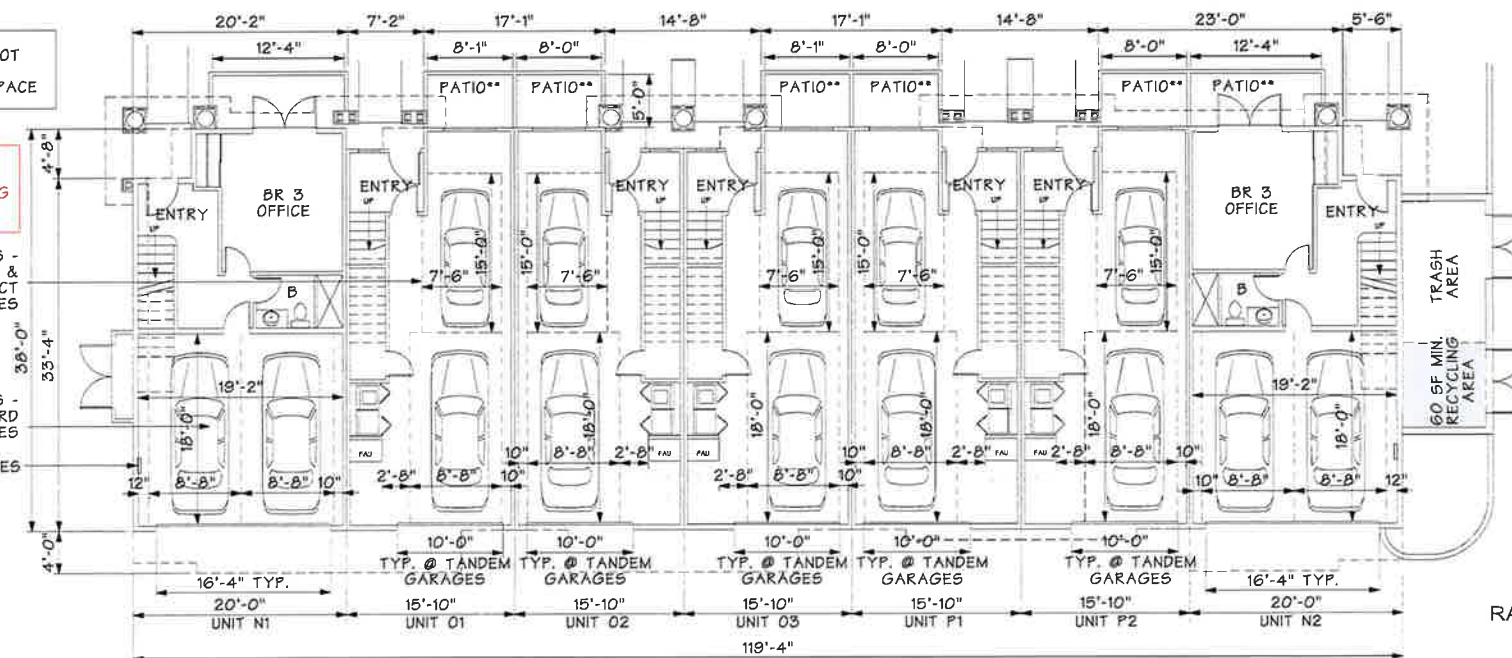
** PATIOS ARE NOT COUNTED AS PRIVATE OPEN SPACE

NOTE: TANDEM PARKING IS FOR THE SAME DWELLING UNIT OF THE ADJACENT PARKING SPACE IT IS BACKING INTO.

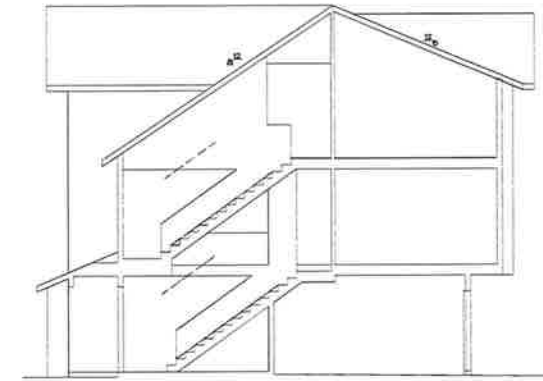
DIMENSIONS - 1 STANDARD & 1 COMPACT PARKING SPACES

DIMENSIONS - 2 STANDARD PARKING SPACES

ALL GARAGES TO BE EV CAPABLE



FIRST FLOOR PLAN



TH SECTION

Unit N1 & N2

3 bedroom, 3 baths
1,886.4 SF LABDS residential building area
25.7 SF LABDS porch area
1,984.4 SF gross area (sch. fee)
370.2 SF garage area
2,354.6 gross total area
61.7 SF patio (not private open space)

Unit O1 - O3

3 bedroom, 3 baths
1,317.2 SF LABDS residential building area
14.7 SF LABDS porch area
1,360.4 SF gross area (sch. fee)
506.3 SF garage area
1,866.7 SF gross total area
40.8 SF porch (not private open space)

Unit P1 & P2

3 bedroom, 3 baths
1,262.6 SF LABDS residential building area
14.7 SF LABDS porch area
1,296.2 SF gross area (sch. fee)
506.3 SF garage area
1,802.5 SF gross total area
40.8 SF porch (not private open space)

BUILDING #4 TOTAL

7 UNITS
10,360.0 SF floor area
10,842.3 SF total area (sch. fee)
3,271.9 SF garage area
13,920.3 SF total area
124.9 SF total porch area
327.4 SF patios (not private open space)



TYPICAL PATIO FENCING
FLAT TOP PICKET FENCING WITH 2X2 PICKETS - PAINTED

SCHOOL FEE CALCULATION						LABDS TOTAL BUILDING AREA			
7 UNIT BUILDING #4	GROSS RESIDENTIAL	GROSS GARAGE	QTY.	TOTAL GROSS RESIDENTIAL	TOTAL GROSS GARAGE	RESIDENTIAL BUILDING AREA	QTY.	COVERED PORCH AREA	LABDS TOTAL RES. BUILDING AREA
UNIT N1	1990.9 SF	370.2 SF	1	1990.9 SF	370.2 SF	1666.4 SF	1	25.7 SF	1914.1 SF
UNIT N2	1990.9 SF	370.2 SF	1	1990.9 SF	370.2 SF	1666.4 SF	1	25.7 SF	1914.0 SF
UNIT O	1360.4 SF	506.3 SF	3	4081.1 SF	1518.9 SF	1317.2 SF	3	14.7 SF	5895.7 SF
UNIT P	1296.2 SF	506.3 SF	2	2592.5 SF	1012.6 SF	1256.4 SF	2	14.7 SF	2542.2 SF
TOTAL RESIDENTIAL				10,642.4 SF		10,235.1 SF			
TOTAL PORCH								124.9 SF	
TOTAL GARAGE					3,271.9 SF				
TOTAL AREA						13,914.3 SF			10,360.0 SF

7-UNIT BUILDING #4 TOWNHOUSE PLANS

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC

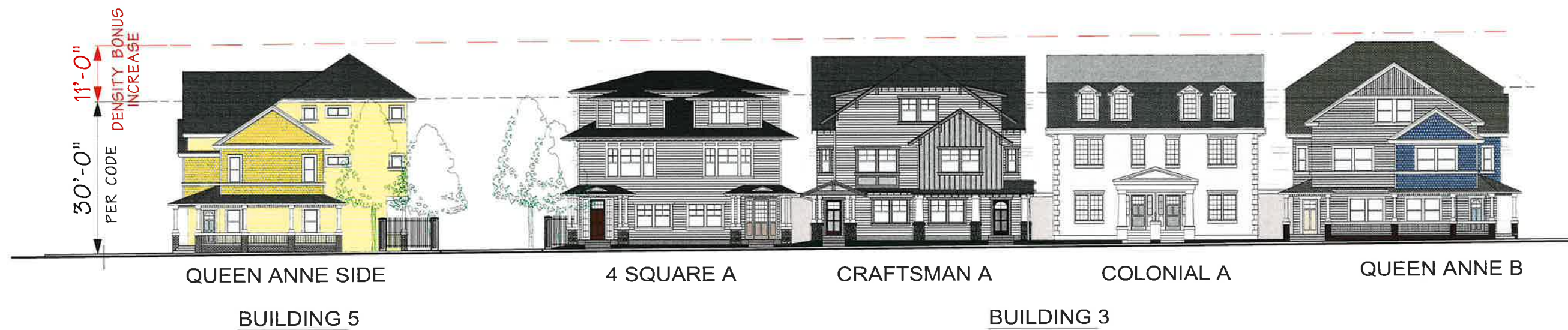
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"

DATE: 1/7/2026

SHEET 21

RANDY MORRIS ARCHITECT
76167 VIA AREZZO
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net



SITE LIGHTING NOTES:
 1. SITE LIGHTING ALONG THE STREETS FRONATAGES SHALL BE RECESSED SOFFIT DOWNLIGHTS RESTRICTED ONLY TO ABOVE THE BUILDING ENTRIES.
 2. NO LANDSCAPE LIGHTING IS PROPOSED ALONG THE STREET FRONTAGES.

ANTI-GRAFFITTI NOTE:
 ALL WALLS & DOORS WITHIN 9'-0" OF FINISH GRADE TO BE COATED WITH ANTI-GRAFFITTI FINISH.

WINDOW NOTE:
 ALL WINDOW GLASS SHALL BE NON-TINTED CLEAR GLASS.

OAK STREET ELEVATION



RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL rj.morris3@verizon.net

OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

SCALE: 1/10" = 1'-0"
 DATE: 1/7/2026

SHEET 22

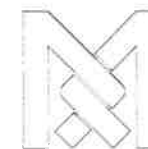


SITE LIGHTING NOTES:
 1. SITE LIGHTING ALONG THE STREETS FRONATAGES SHALL BE RECESSED SOFFIT DOWNLIGHTS RESTRICTED ONLY TO ABOVE THE BUILDING ENTRIES.
 2. NO LANDSCAPE LIGHTING IS PROPOSED ALONG THE STREET FRONTAGES.

ANTI-GRAFFITTI NOTE:
 ALL WALLS & DOORS WITHIN 9'-0" OF FINISH GRADE TO BE COATED WITH ANTI-GRAFFITTI FINISH.

WINDOW NOTE:
 ALL WINDOW GLASS SHALL BE NON-TINTED CLEAR GLASS.

20TH STREET ELEVATION



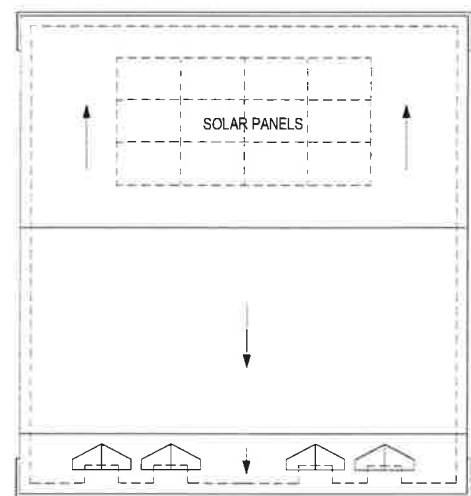
RANDY MORRIS ARCHITECT
 45120 VIA CARINA
 INDIAN WELLS, CA 92210
 T. (310) 809-6745
 E-MAIL rj.morris3@verizon.net

OAK VILLAGE
 OAK STREET, LOS ANGELES, CA 90007

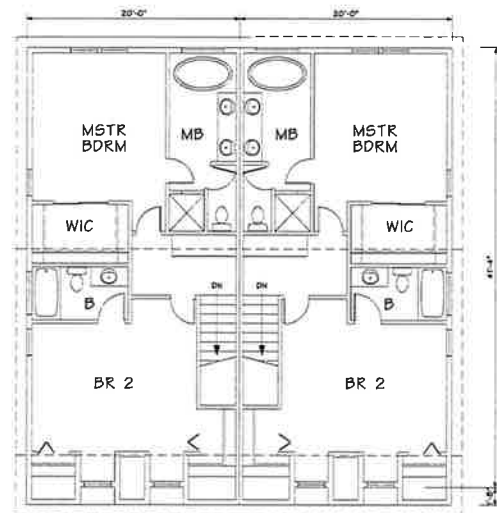
ANASTASI DELEVOPMENT CO., LLC
 511 TORRANCE BOULEVARD, SUITE 200
 REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
 DATE: 1/7/2026

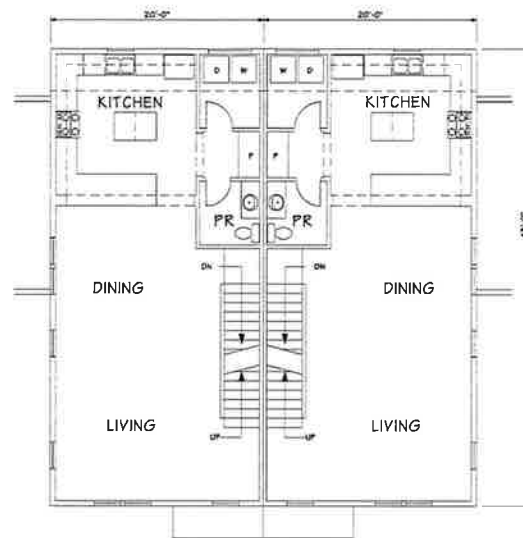
SHEET 23



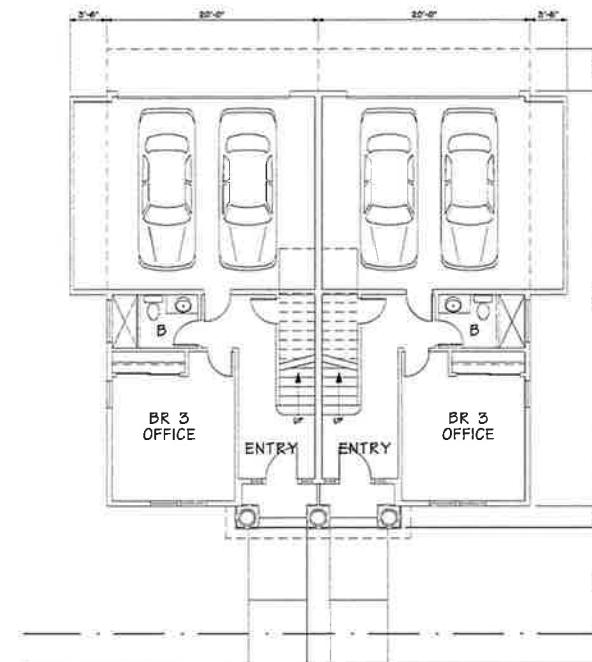
ROOF



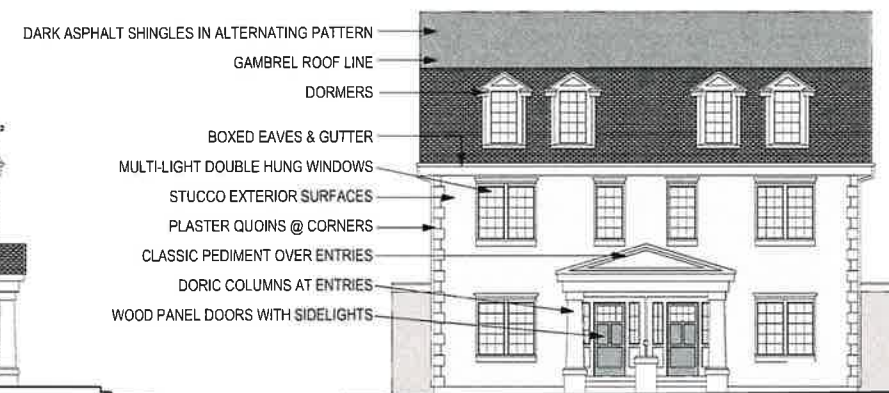
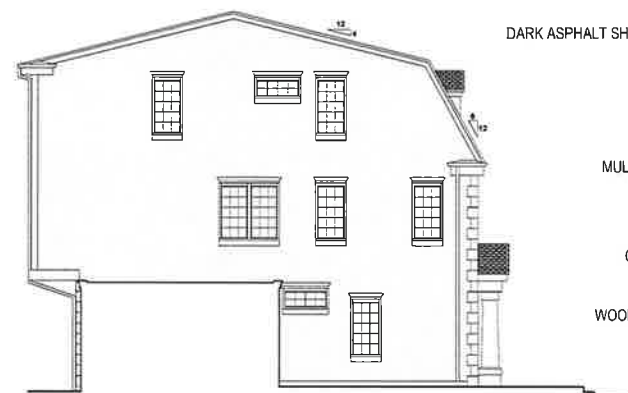
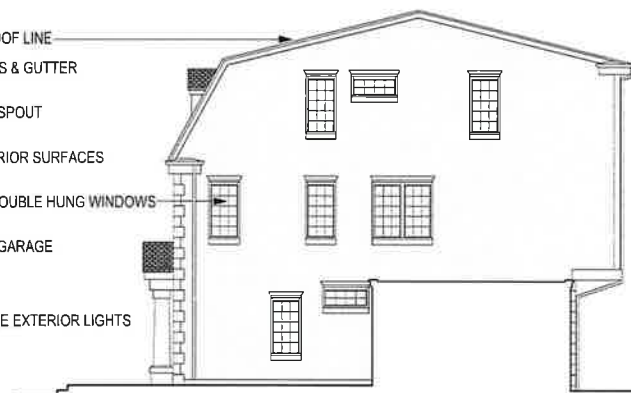
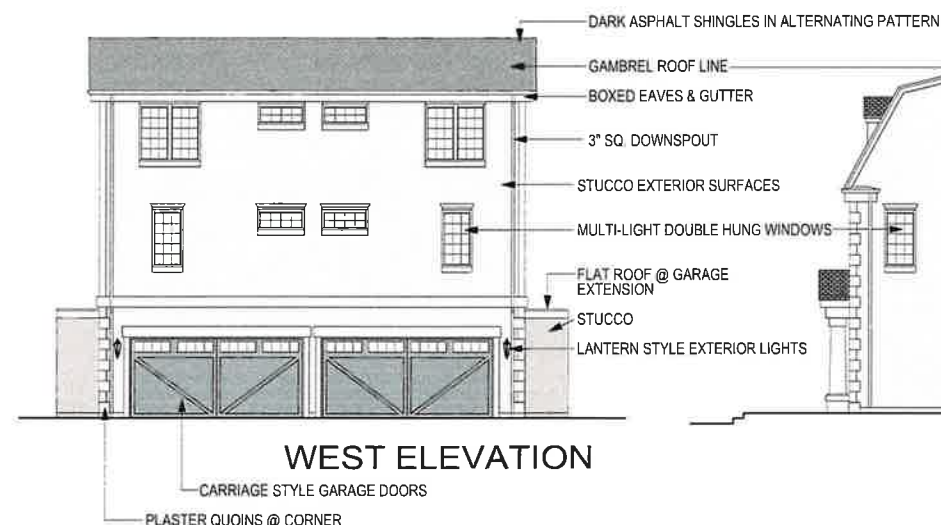
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LABDS BUILDING FLOOR AREA: 3,992.2 SF
GROSS RESIDENTIAL AREA: 4,196.0 SF
GARAGE AREA: 877.4 SF

STUCCO GARAGE WALL



PAINT - TRIM & SASH

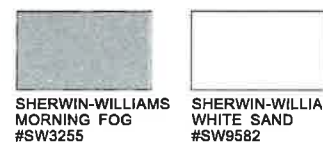


STUCCO WALLS



COLOR PALETTE

PAINT - DOORS



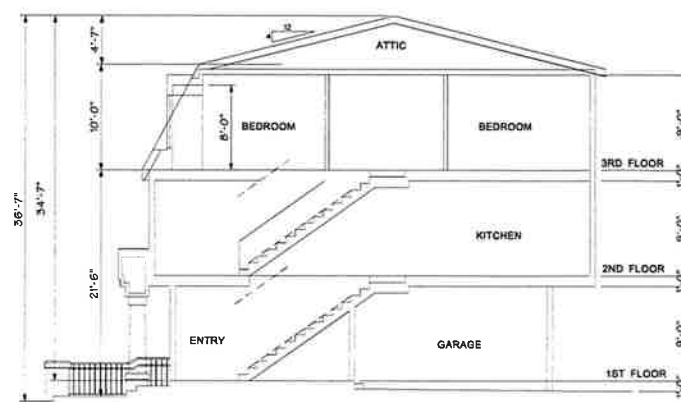
PAINT - GARAGE DOORS



PAINT - COLUMNS



ROOFING



COLONIAL 'A' PLANS & ELEVATIONS



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE

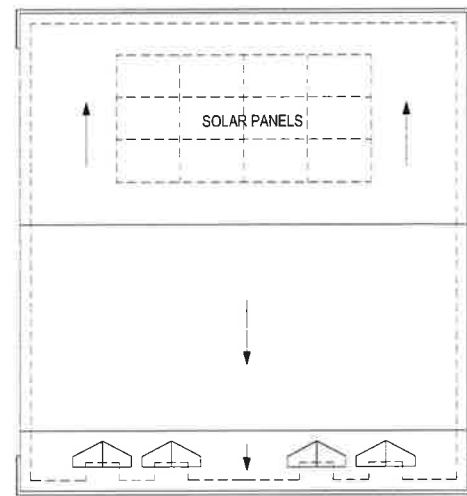
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC

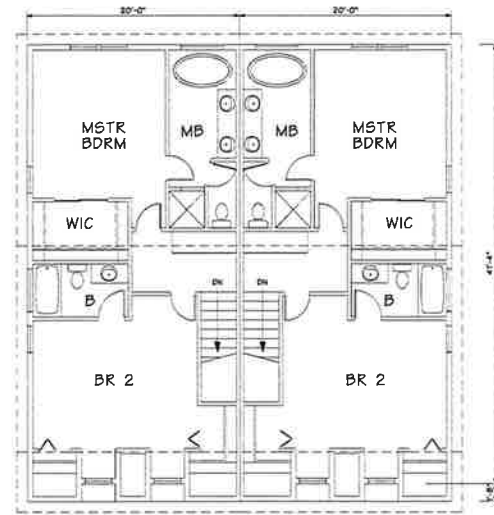
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

SHEET 24

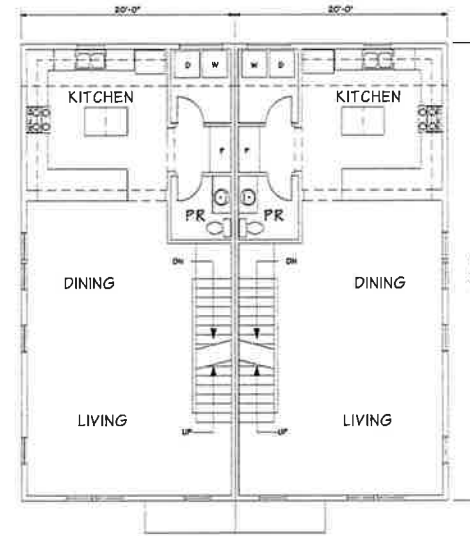


ROOF



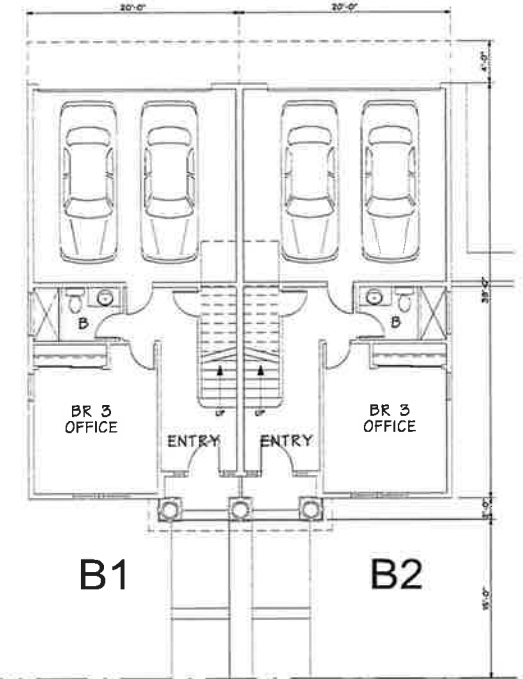
B1 B2

THIRD FLOOR



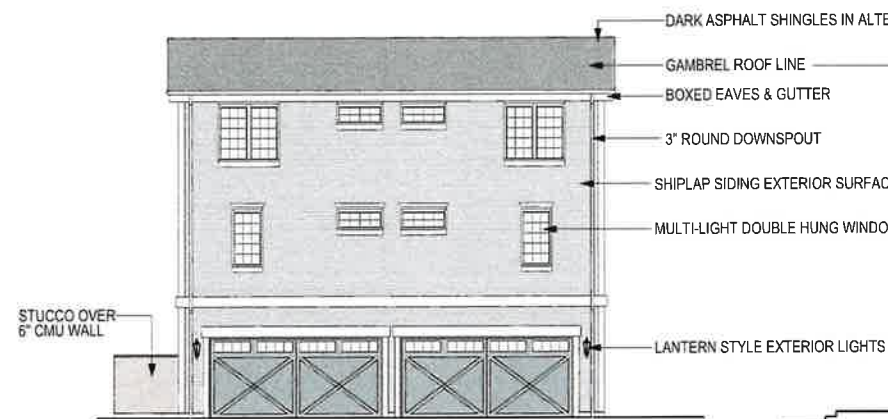
B1 B2

SECOND FLOOR

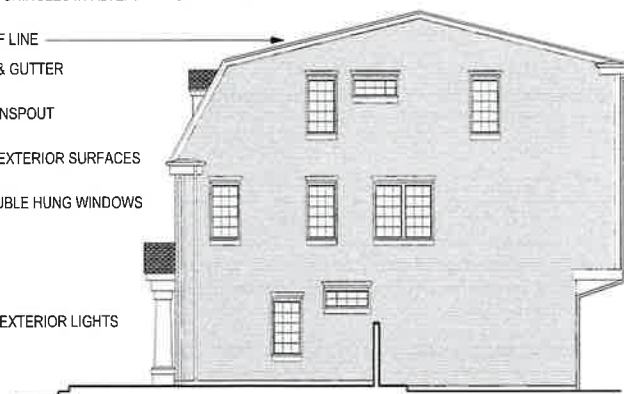


B1 B2

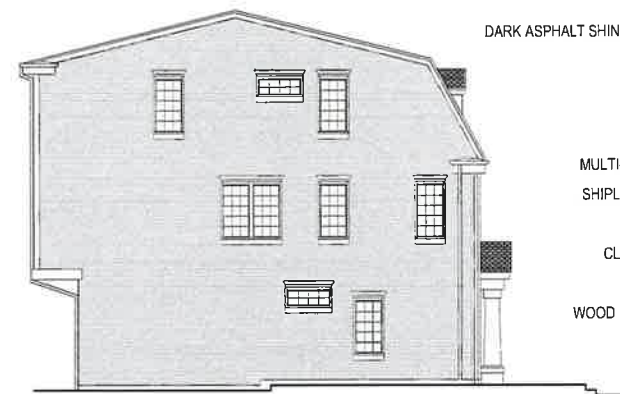
FIRST FLOOR



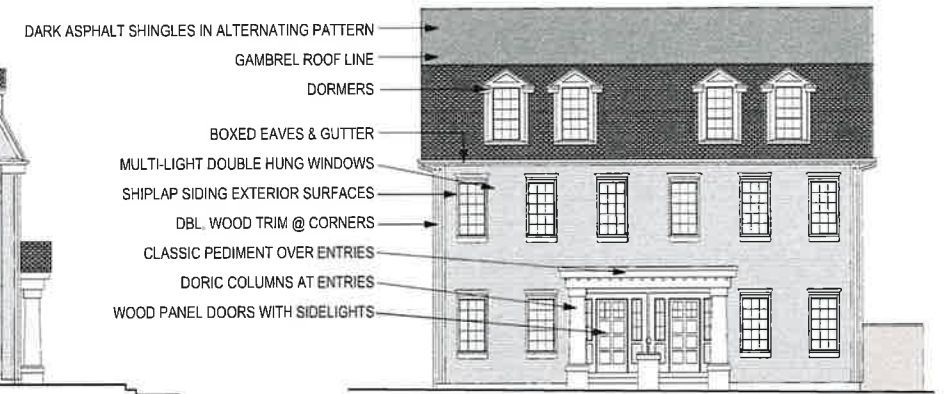
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

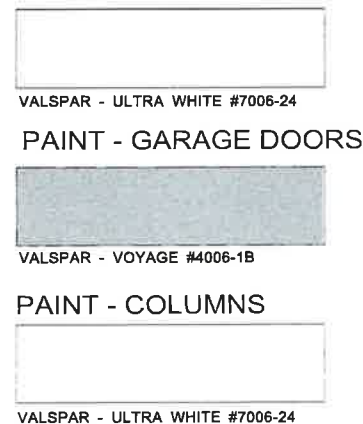
LABDS BUILDING FLOOR AREA: 3,992.2 SF
GROSS RESIDENTIAL AREA: 4,178.0 SF
GARAGE AREA: 746.7 SF

STUCCO WALL -

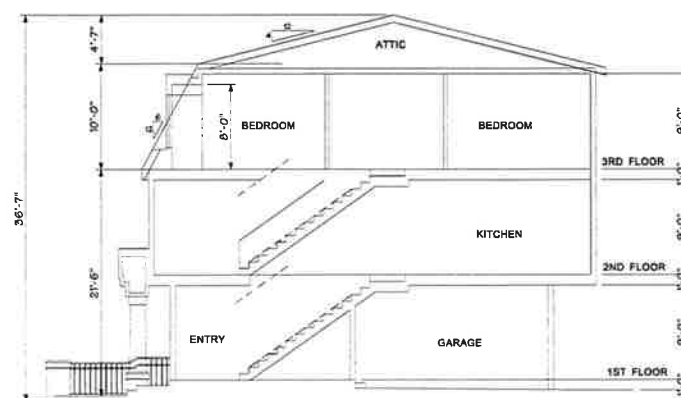


COLOR PALETTE

PAINT - DOORS



ROOFING



SECTION

BLDG. #8 COLONIAL 'B1' & 'B2' PLANS & ELEVATIONS



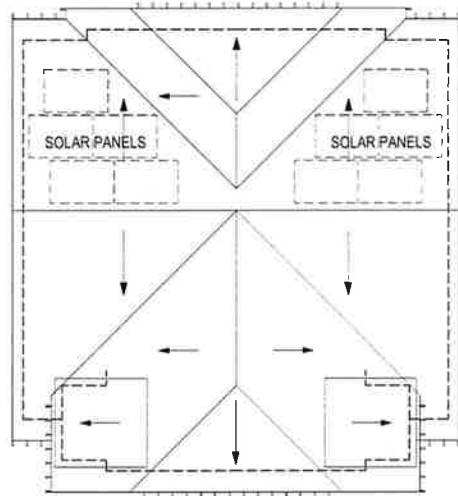
RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE
OAK STREET, LOS ANGELES, CA 90007

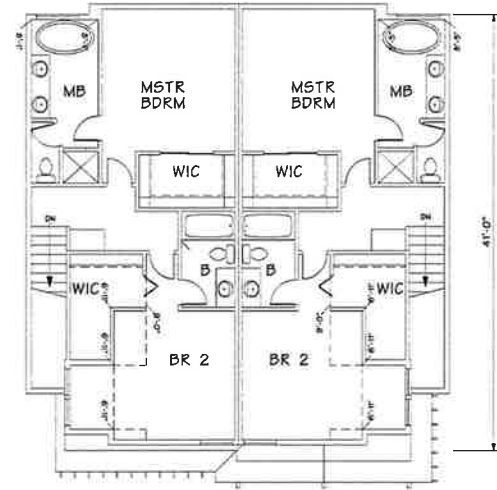
ANASTASI DELEVOPMENT CO., LLC
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

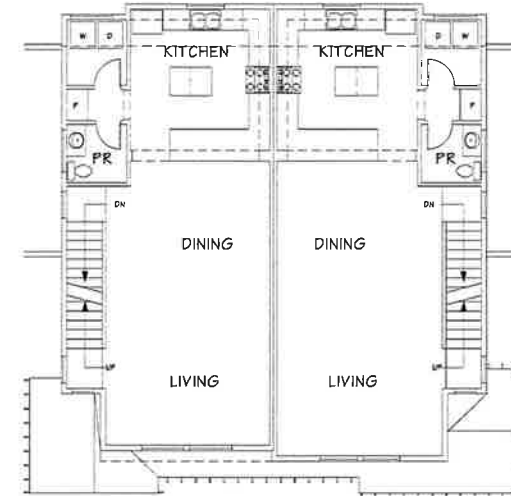
SHEET 25



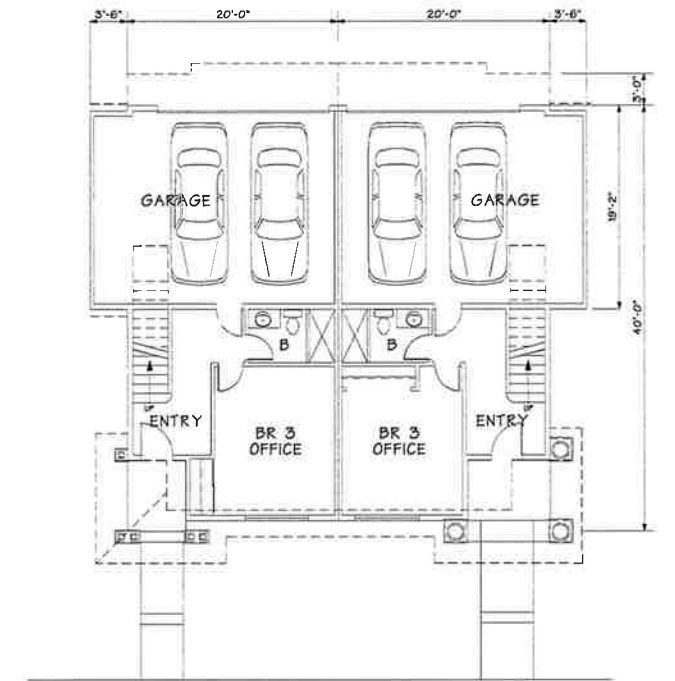
ROOF A



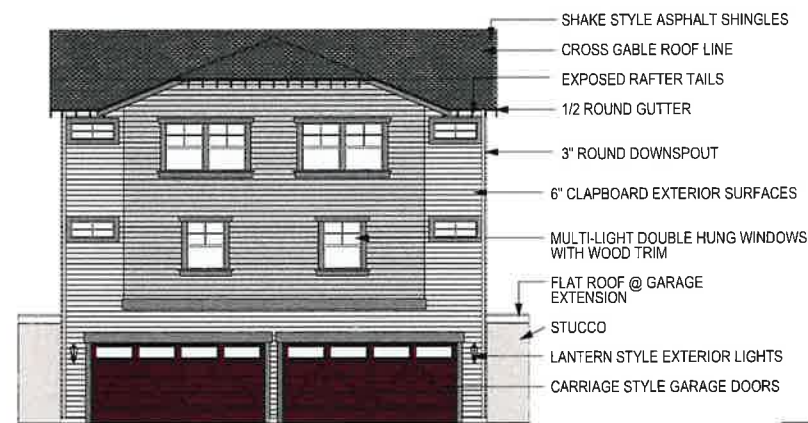
THIRD FLOOR A



2ND FLOOR A



FIRST FLOOR A



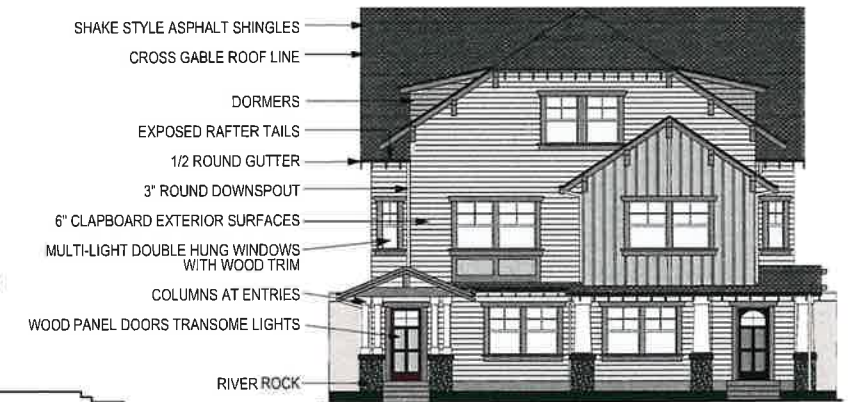
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

STUCCO GARAGE WALL



PAINT - TRIM & SASH



PAINT - SIDING



COLOR PALETTE

PAINT - DOORS



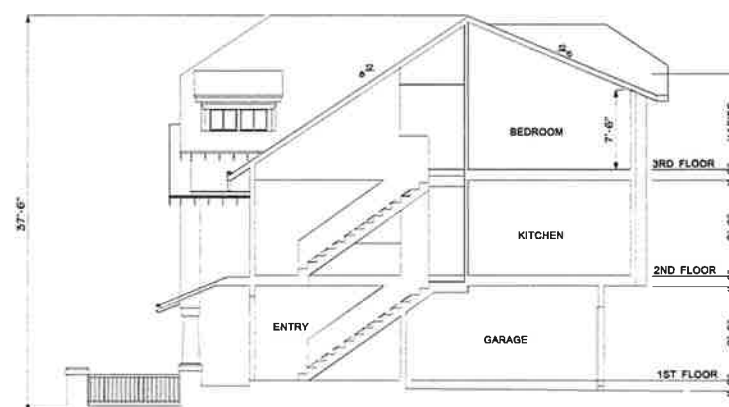
PAINT - GARAGE DOORS



PAINT - COLUMNS



ROOFING



SECTION

LABDS BUILDING FLOOR AREA: 3,866.6 SF
GROSS RESIDENTIAL AREA: 4,006.6 SF
GARAGE AREA: 877.4 SF

CRAFTSMAN 'A' PLANS & ELEVATIONS

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

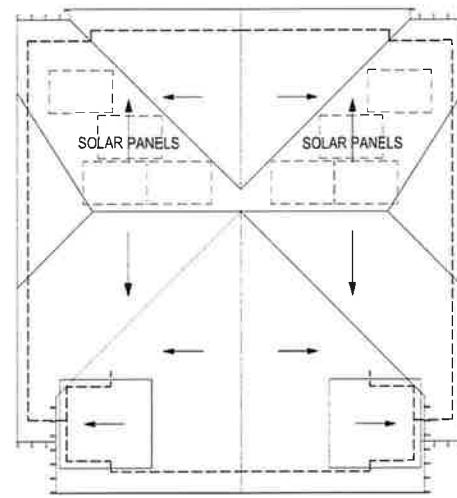
ANASTASI DELEVOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

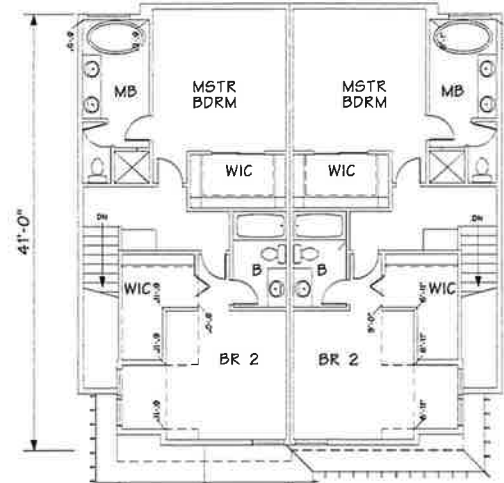
SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

SHEET 27

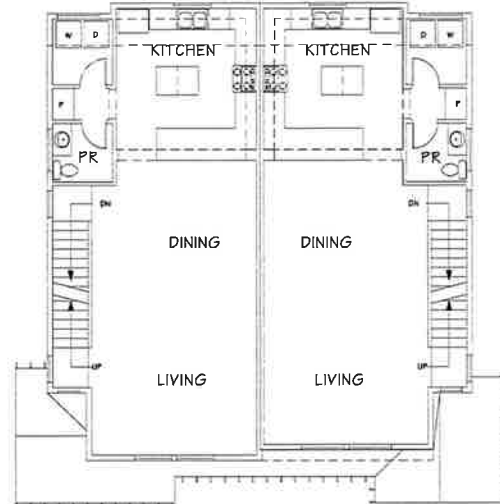
RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net



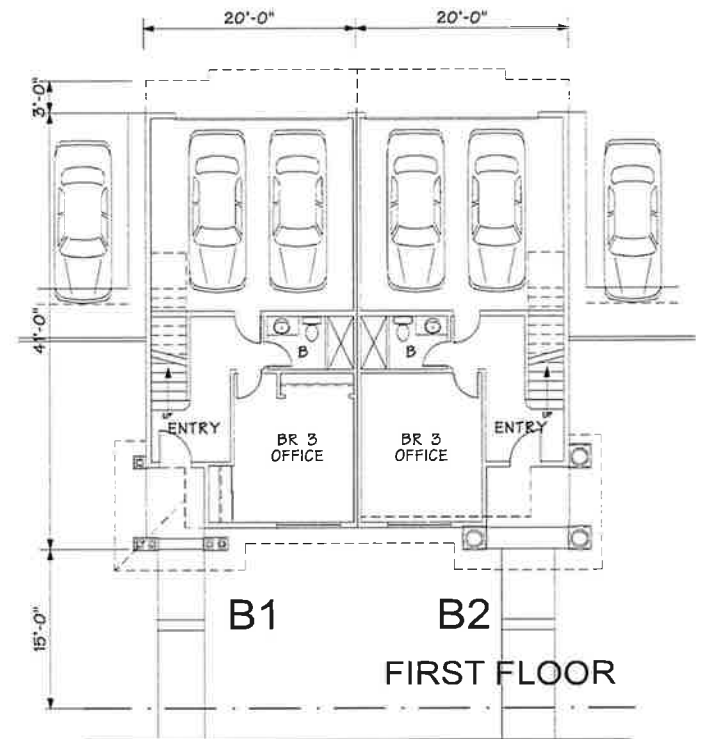
ROOF



B1 B2
THIRD FLOOR



B1 B2
2ND FLOOR



B1 B2
FIRST FLOOR



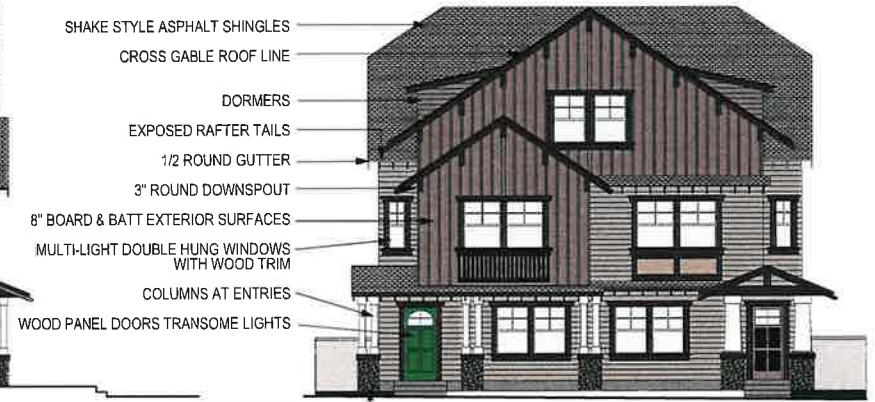
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

LABDS BUILDING FLOOR AREA: 3,866.6 SF
GROSS RESIDENTIAL AREA: 4,209.0 SF
GARAGE AREA: 746.6 SF

PAINT - DOORS



PAINT - TRIM & SASH



PAINT - SIDING



COLOR PALETTE

STUCCO WALL -



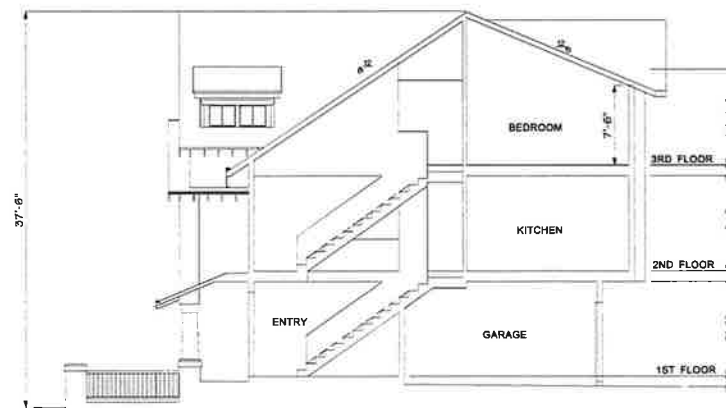
PAINT - GARAGE DOORS



PAINT - COLUMNS

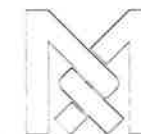


ROOFING



SECTION

BLDG. #6 CRAFTSMAN 'B1' & B2' PLANS & ELEVATIONS



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL: rj.morris3@verizon.net

OAK VILLAGE

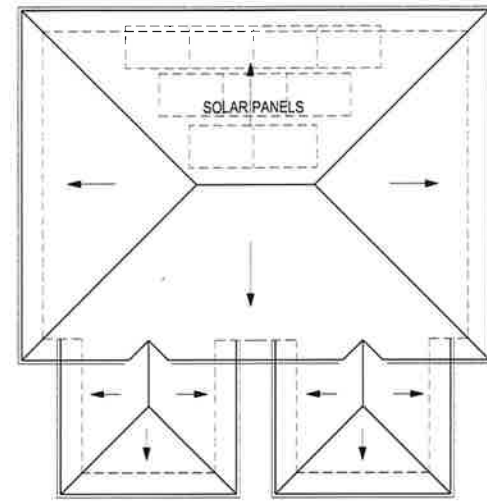
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC

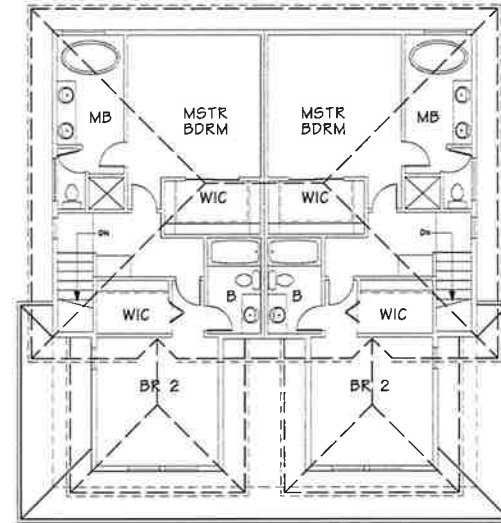
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

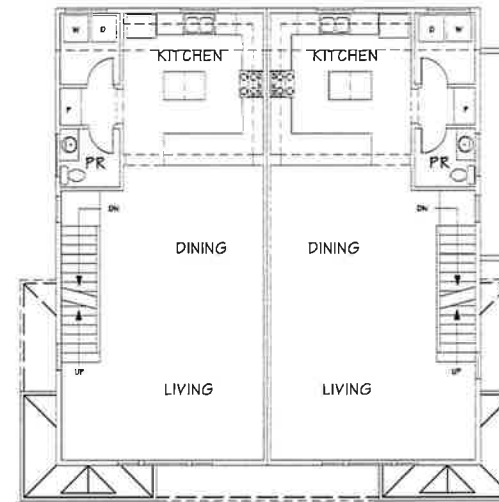
SHEET 28



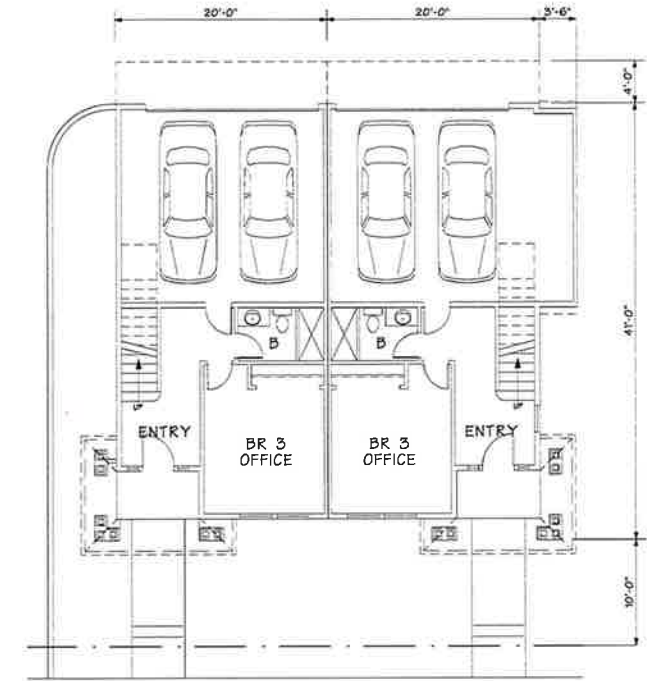
ROOF



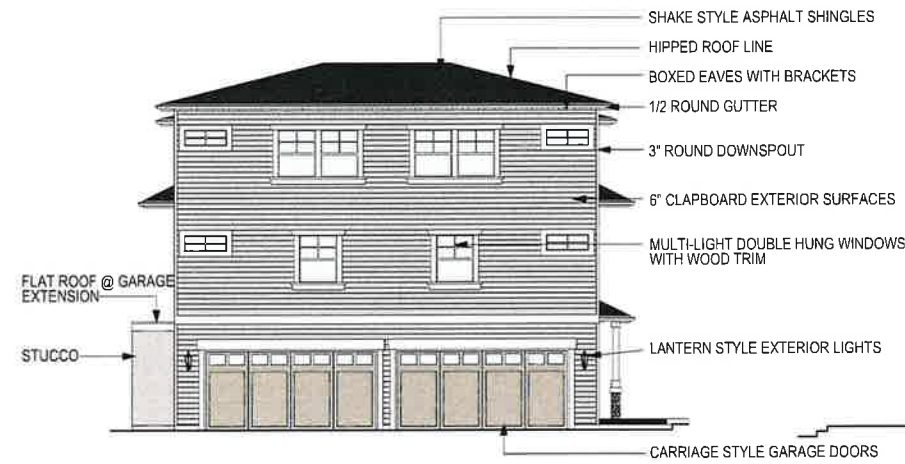
THIRD FLOOR



2ND FLOOR A



1ST FLOOR



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LABDS BUILDING FLOOR AREA: 3790.8SF
GROSS RESIDENTIAL AREA: 3956.2 SF
GARAGE AREA: 812.0 SF

STUCCO GARAGE WALL



OMEGA STUCCO - ROUGH KHAKI #1C435

PAINT - TRIM & SASH



BEHR PAINT - SWISS COFFEE #12

PAINT - SIDING



BEHR PAINT - DOVE #HDC-MD-21

COLOR PALETTE

PAINT - DOORS



BEHR PAINT
RIVIERA BEACH
#PPU7-07

BEHR PAINT
RIVIERA BEACH
#PPU7-07

PAINT - GARAGE DOORS



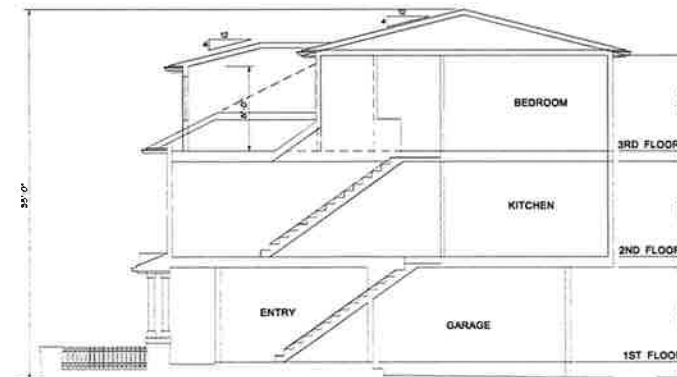
BEHR PAINT - RIVIERA BEACH #PPU7-07

PAINT - COLUMNS



BEHR PAINT - SWISS COFFEE #12

ROOFING



SECTION

FOURSQUARE 'A' PLANS & ELEVATIONS

OAK VILLAGE

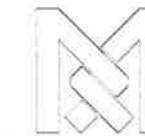
OAK STREET, LOS ANGELES, CA 90007

ANASTASI DELEVOPMENT CO., LLC

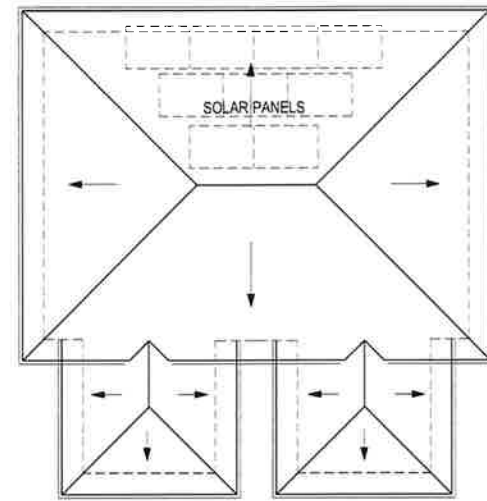
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"
DATE: 1/7/2026

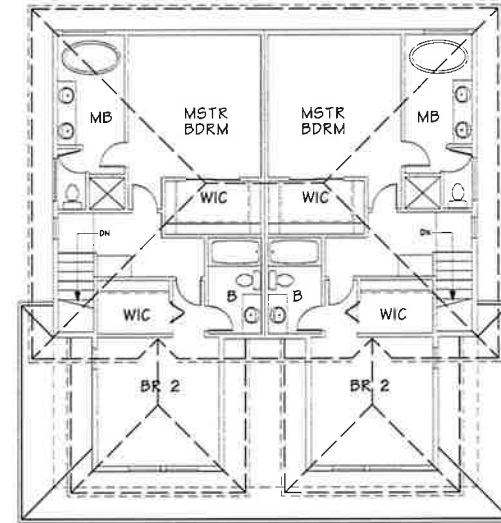
SHEET 30



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL: rj.morris3@verizon.net

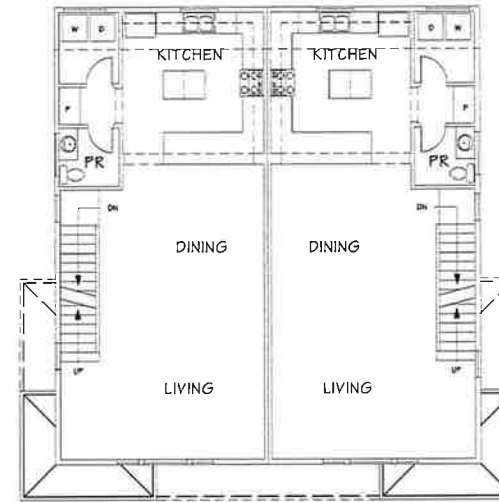


ROOF



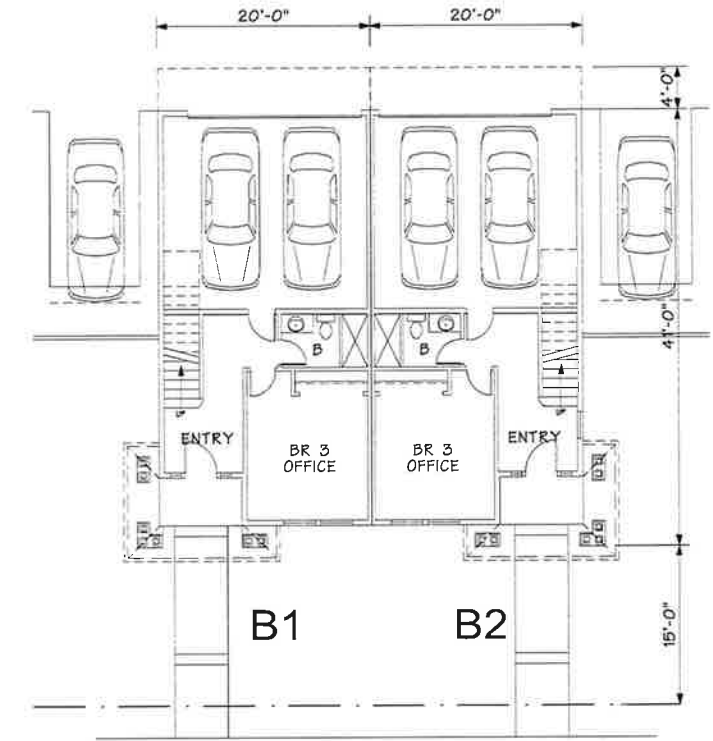
B1 B2

THIRD FLOOR



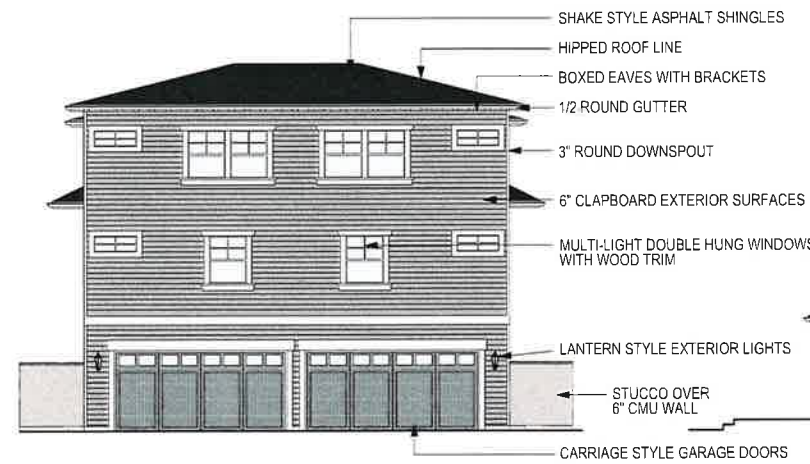
B1 B2

2ND FLOOR



B1 B2

1ST FLOOR A



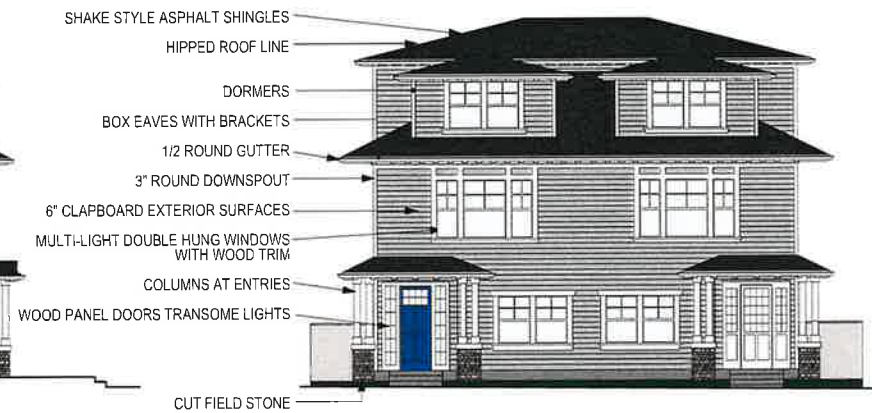
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

LABDS BUILDING FLOOR AREA: 3790.8 SF
GROSS RESIDENTIAL AREA: 3942.0 SF
GARAGE AREA: 746.6 SF

STUCCO GARAGE WALL



OMEGA STUCCO - ROUGH KHAKI #1C435

PAINT - TRIM & SASH



SHERWIN-WILLIAMS - EXTRA WHITE #7006

PAINT - SIDING



SHERWIN-WILLIAMS - MONORAIL SILVER #SW7663

PAINT - DOORS



SHERWIN-WILLIAMS
EXTRA WHITE
#7006

PAINT - GARAGE DOORS



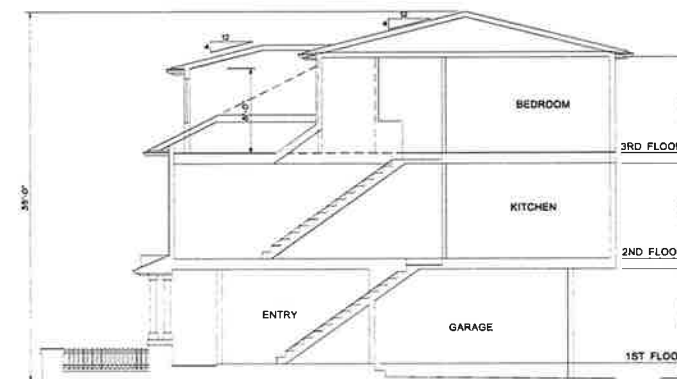
SHERWIN-WILLIAMS - STEELY GRAY #SW7664

PAINT - COLUMNS



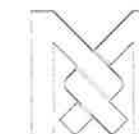
SHERWIN-WILLIAMS - EXTRA WHITE #7006

ROOFING



SECTION

BLDG. #7 FOURSQUARE 'B1' & 'B2' PLANS & ELEVATIONS



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC

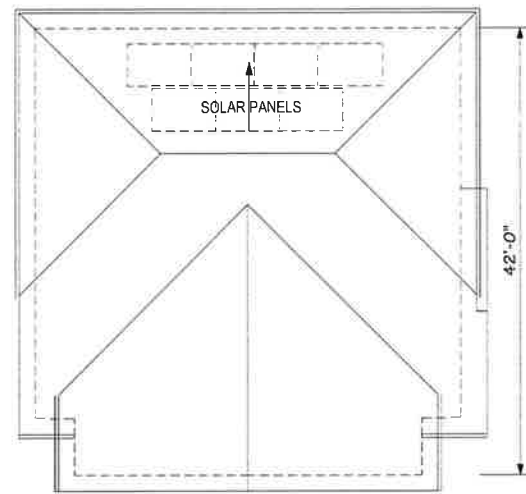
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"

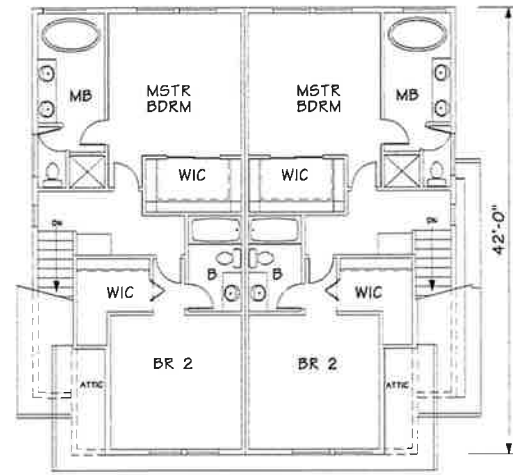
DATE: 1/7/2026

SHEET 31

COLOR PALETTE

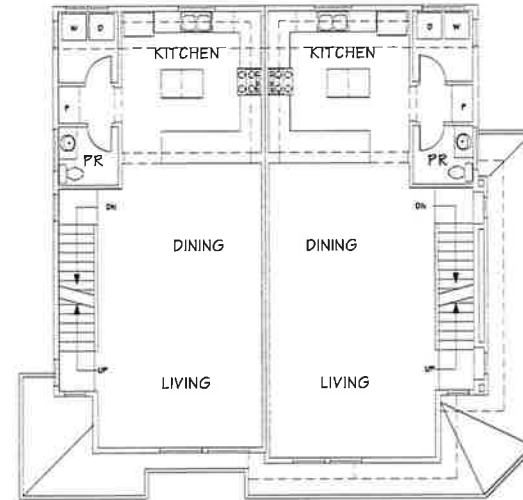


ROOF



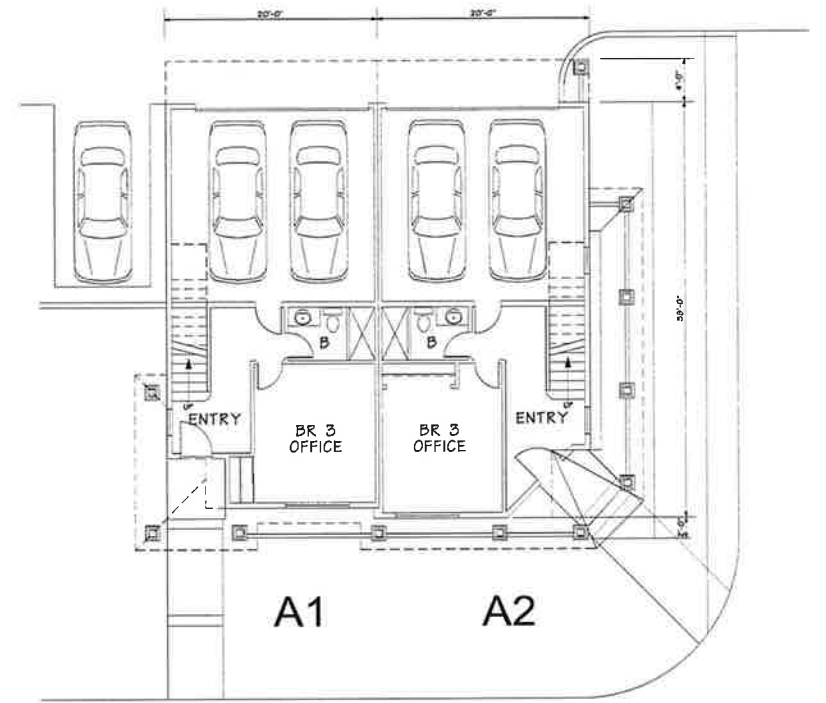
A1 A2

THIRD FLOOR



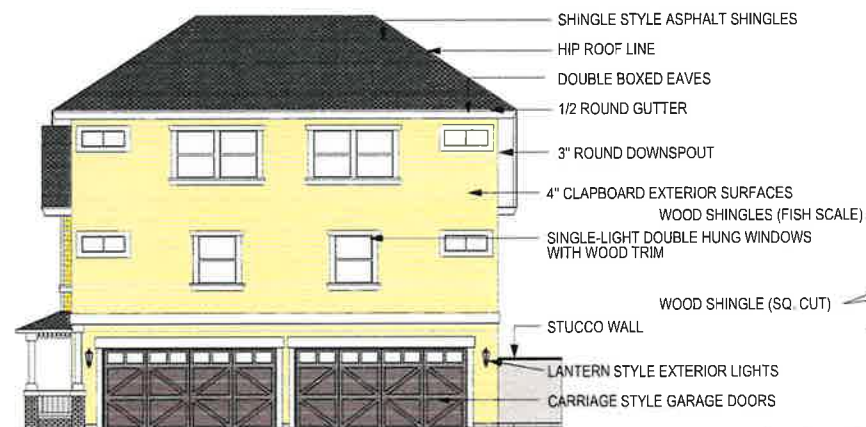
A1 A2

SECOND FLOOR



A1 A2

FIRST FLOOR



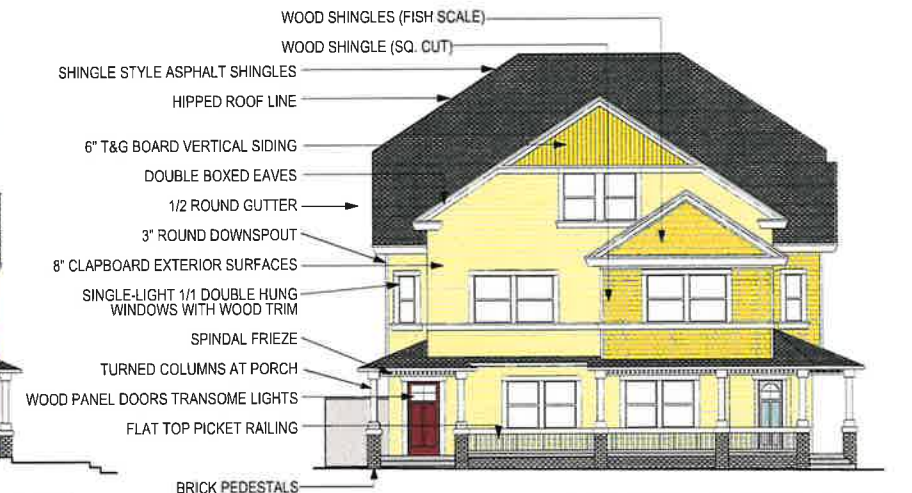
NORTH ELEVATION



EAST ELEVATION



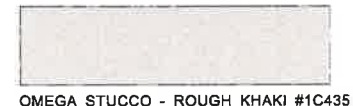
WEST ELEVATION



SOUTH ELEVATION

LABDS BUILDING FLOOR AREA: 3,906.5 SF
GROSS RESIDENTIAL AREA: 3,962.1 SF
GARAGE AREA: 746.6 SF

STUCCO WALL -



OMEGA STUCCO - ROUGH KHAKE #1C435

PAINT - TRIM & SASH



VALSPAR PAINT - BETSY'S LINEN #7005-16

PAINT - SIDING



VALSPAR PAINT - CHICKERY CHICK #3008-2A

PAINT - DOORS



VALSPAR PAINT - LAKE BREEZE #5007-7B

PAINT - GARAGE DOORS



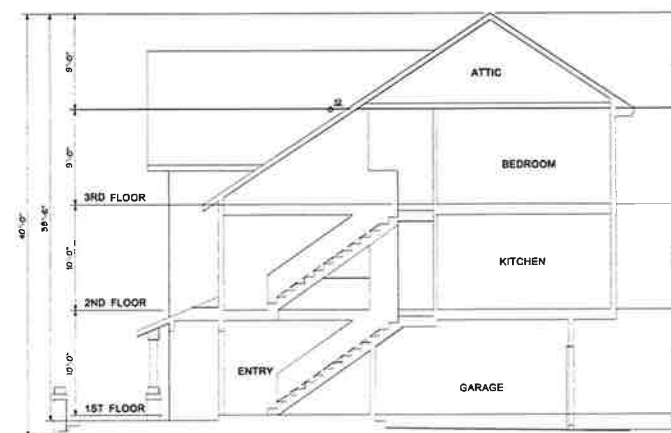
VALSPAR PAINT - SWEET MUSTARD #3008-1B

PAINT - SHINGLES



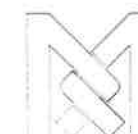
VALSPAR PAINT - SWEET MUSTARD #3008-1B

ROOFING



SECTION

BLDG. #5 QUEEN ANNE 'A1' & 'A2' PLANS & ELEVATIONS



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL rj.morris3@verizon.net

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC

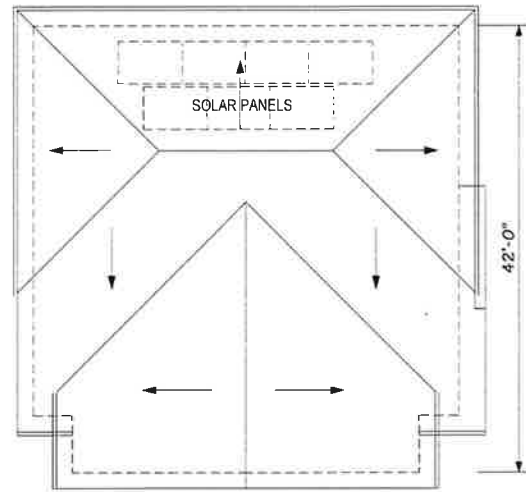
511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"

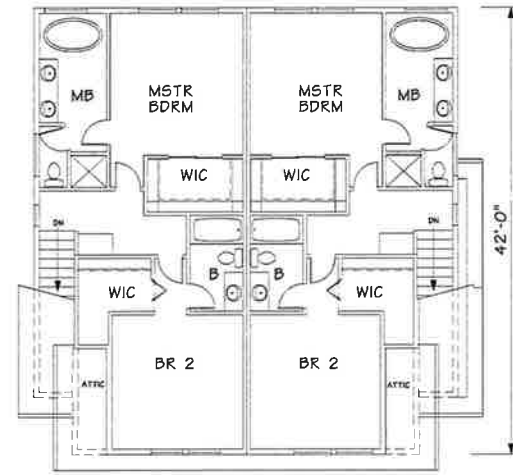
DATE: 1/7/2026

SHEET 33

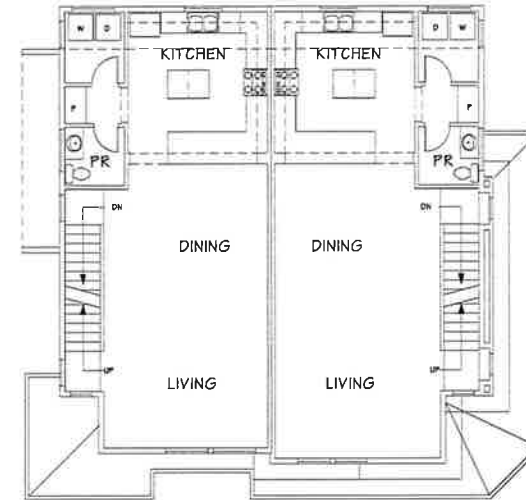
COLOR PALETTE



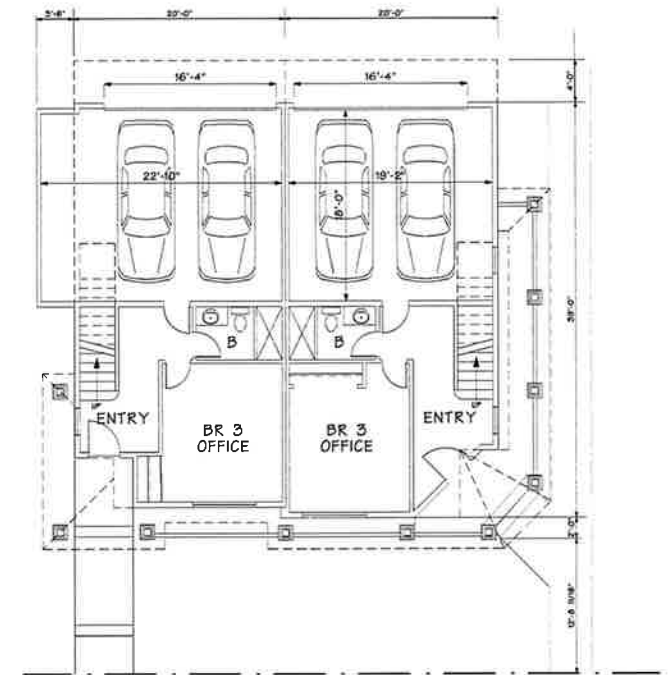
ROOF



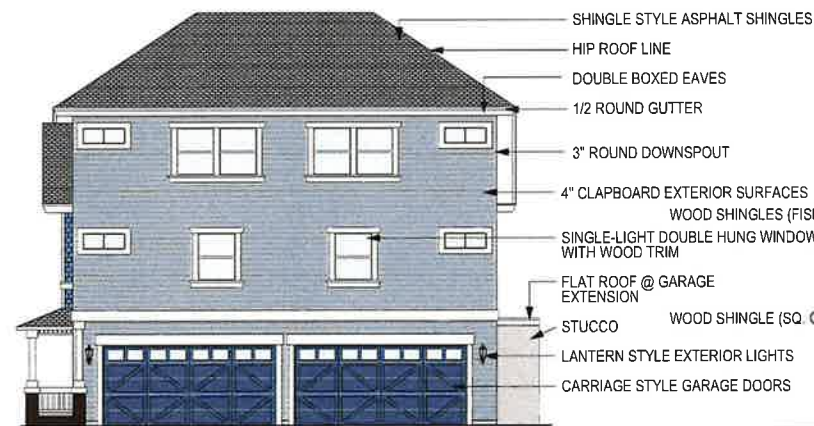
THIRD FLOOR



SECOND FLOOR



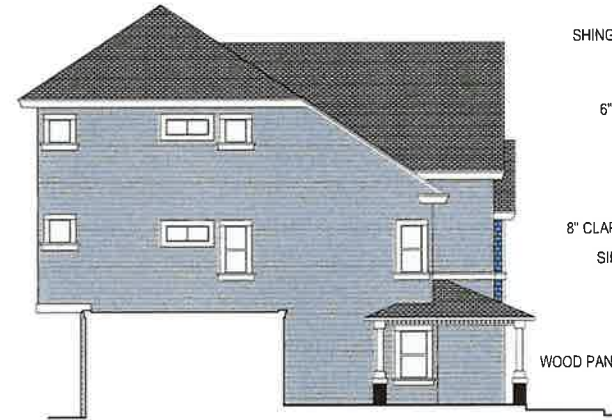
FIRST FLOOR



WEST ELEVATION



NORTH ELEVATION

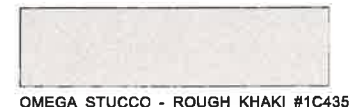


SOUTH ELEVATION



EAST ELEVATION

STUCCO WALL -



OMEGA STUCCO - ROUGH KHAKI #1C435

PAINT - TRIM & SASH



BEHR PAINT - DIVINE PLEASURE #W-B-210

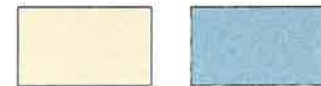
PAINT - SIDING



BEHR PAINT - SKIPPER #570F-5

COLOR PALETTE

PAINT - DOORS



BEHR PAINT
TAJ MAHAL
#M300-2

BEHR PAINT
OCEAN BLUE
#PPU13-10

PAINT - GARAGE DOORS



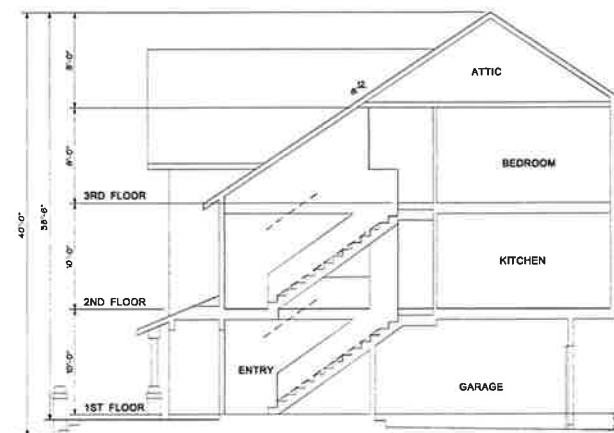
BEHR PAINT - DEEP BREATH #S460-7

PAINT - SHINGLES



BEHR PAINT - SOJOURN BLUE #M500-5

ROOFING



SECTION

LABDS BUILDING FLOOR AREA: 3,906.5 SF
GROSS RESIDENTIAL AREA: 3,962.0 SF
GARAGE AREA: 812.0 SF

QUEEN ANNE 'B' PLANS & ELEVATIONS

OAK VILLAGE

OAK STREET, LOS ANGELES, CA 90007

ANASTASI DEVELOPMENT CO., LLC

511 TORRANCE BOULEVARD, SUITE 200
REDONDO BEACH, CA 90277

SCALE: 1/16" = 1'-0"

DATE: 1/7/2026

SHEET 34



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
T. (310) 809-6745
E-MAIL: rj.morris3@verizon.net

Architectural drawing of the proposed building facade. The drawing shows a four-story structure with a central entrance and multiple windows. Labels include: "STAIR HOUSE", "ELEVATOR", "272.07 MAX.", "1ST BASEMENT", "216.07 LOWEST GRADE", and "2ND BASEMENT".

Architectural elevation drawing showing five residential buildings with height and ridge specifications:

- Building #5 Queen Anne A:** Ridge 253.49, Height 30'-0" (PER CODE), Density Bonus Increase 11'-0".
- 4 Square A:** Ridge 249.10, Height 40'-8", Lowest Grade 234.9.
- Craftsman A:** Ridge 251.64.
- Colonial A:** Ridge 251.27.
- Queen Anne B:** Ridge 254.22, Lowest Grade 234.10.

This architectural elevation drawing shows a symmetrical, multi-story building facade. The central entrance is highlighted by a portico with four columns. The facade is divided into three main vertical sections: a central white section and two side sections with grey stone-like patterns. The building features numerous windows of various sizes and styles, including large multi-paned windows on the ground floor and smaller, more uniform windows on the upper floors. Balconies with white railings are present on the upper levels. Numbered callouts (1-10) point to specific architectural features: 1 points to a central window on the second floor; 2 points to a window on the left side of the second floor; 3 points to a window on the right side of the second floor; 4 points to a window on the left side of the third floor; 5 points to a window on the left side of the fourth floor; 6 points to a window on the right side of the fourth floor; 7 points to a window on the left side of the fifth floor; 8 points to a window on the right side of the fifth floor; 9 points to a window on the left side of the sixth floor; and 10 points to the roofline.

Profile view of the proposed driveway showing elevations and dimensions. The diagram includes Oak Street on the left with a 2% maximum slope. A driveway with a 20% maximum slope leads to a 6'-0" wide driveway entrance. Elevation points are marked at 214.5', 213.625', 215.20', 204.492', and 204.85'. Horizontal dimensions include 10'-10 3/4", 50'-2", 54'-5", 44'-0", and 2'-6".

STUCCO OMEGA STUCCO  BUILDING WALLS MOIST ADHERLINE	 BUILDING WALL CORNERS MOIST STONE AGE	 1ST FLOOR WALLS & CEILING MOIST THUNDER	 STAFF FLOOR WALLS BALCONIES & KITCHENS 9922 CRIMMILLA	WINDOWS HARGARD VINYL  WHITE VINYL WINDOW & SLIDING DOOR FRAMES
PAINT DUNN EDWARDS PAINT  ARCHITRAVE MOIST MESA REC	 CORNICE MOIST PINE N-GEN	 CORNICE & PLASTER MOIST BROWN TRL	 WINDO MOISTING JOL: 45 HARGSON RUST	ROOF EAGLE ROOFING PRODUCTS  #122 SAN BALENVENTURA

811
Know what's below.
Call before you dig.

DIAL TOLL FREE
8 1 1
AT LEAST TWO DAY
BEFORE YOU DIG

UNCOMMON SENSE. UNUSUAL ADVICE. CALL 811 FOR ALL YOUR DIGGING NEEDS.

LDC LAND DESIGN CONSULTANTS, INC.
301 Riverchase Drive, Suite 101, Marietta, GA 30066-4001
770.426.7000 Fax 770.426.7001
http://www.ldcinc.com

3/30/2006

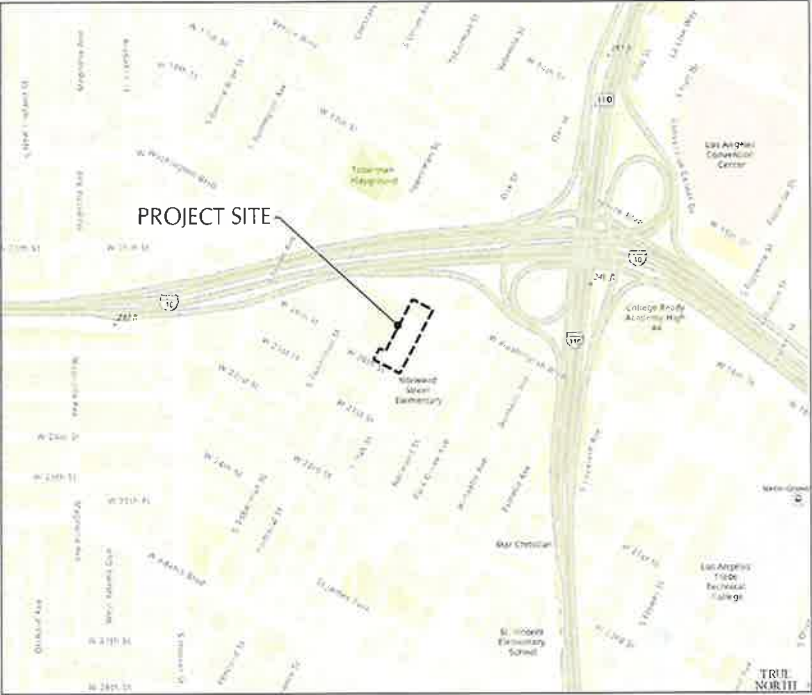
CITY OF LOS ANGELES
VESTING TENTATIVE TRACT MAP
NO. 084028
FOR CONDOMINIUM PURPOSES

GENERAL NOTES:

- ALL WORKS SHALL CONFORM TO ALL RELEVANT CURRENT CODES INCLUDING BUT NOT LIMITED TO:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - THE CURRENT REQUIREMENTS OF THE ENERGY
 - COUNTY OF LOS ANGELES FIRE CODE
- DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- SEPARATE PUBLIC WORKS PERMIT SHALL BE REQUIRED FOR ANY APPROACH TO PRIVATE DRIVEWAYS, SEWER LATERALS, CURBS, CURB CORES, STREET IMPROVEMENTS OR ANY WORK IN THE PUBLIC RIGHT OF WAY OR PARKWAYS.
- CONTRACTOR TO ASCERTAIN ALL REQUIRED SWIMMING POOL FENCING TO BE MAINTAINED DURING CONSTRUCTION OR THE POOL SHALL BE EMPTIED.
- PRIOR TO ANY DEMOLITION/GRADING WORK COMMENCES, A PRE-DEMO/GRADING MEETING SHALL BE ARRANGED WITH CITY BUILDING OFFICIALS, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE, SOIL ENGINEER, LANDSCAPE ARCHITECT AND/OR GRADING CONTRACTOR.
- CONTRACTOR TO INSTALL ALL NECESSARY EROSION CONTROL AND SEDIMENT RETENTION PROVISIONS ACCORDING TO PLAN OR AS NECESSARY.
- ANY PLANTING OR HARDSCAPE ON CITY RIGHT OF WAY WILL BE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY.
- ALL PLANTING THAT GROWS TO A HEIGHT THAT BECOMES A VIEW OBSTRUCTION, WILL BE REQUIRED TO BE TRIMMED.
- VERIFY ALL DIMENSIONS ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORKS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY MEANS OR METHODS OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO FINISHED SURFACES. SEE ENGINEER'S DRAWINGS FOR ALL DETAILS & REQUIREMENTS OF CONCRETE, CMU WALLS, REBARS, ETC.
- ALL EXPOSED GALV. STEEL PARTS TO BE PAINTED W/ PRIMER & 2 COATS OF POLYURETHANE PAINT.
- CONTRACTOR TO VERIFY ALL EQUIPMENT SIZES, UTILITY REQUIREMENTS ETC. PRIOR TO CONSTRUCTION.
- SURVEY INFORMATION WERE OBTAINED FROM OTHER'S RECORDS AND EXISTING SITE CONDITIONS. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

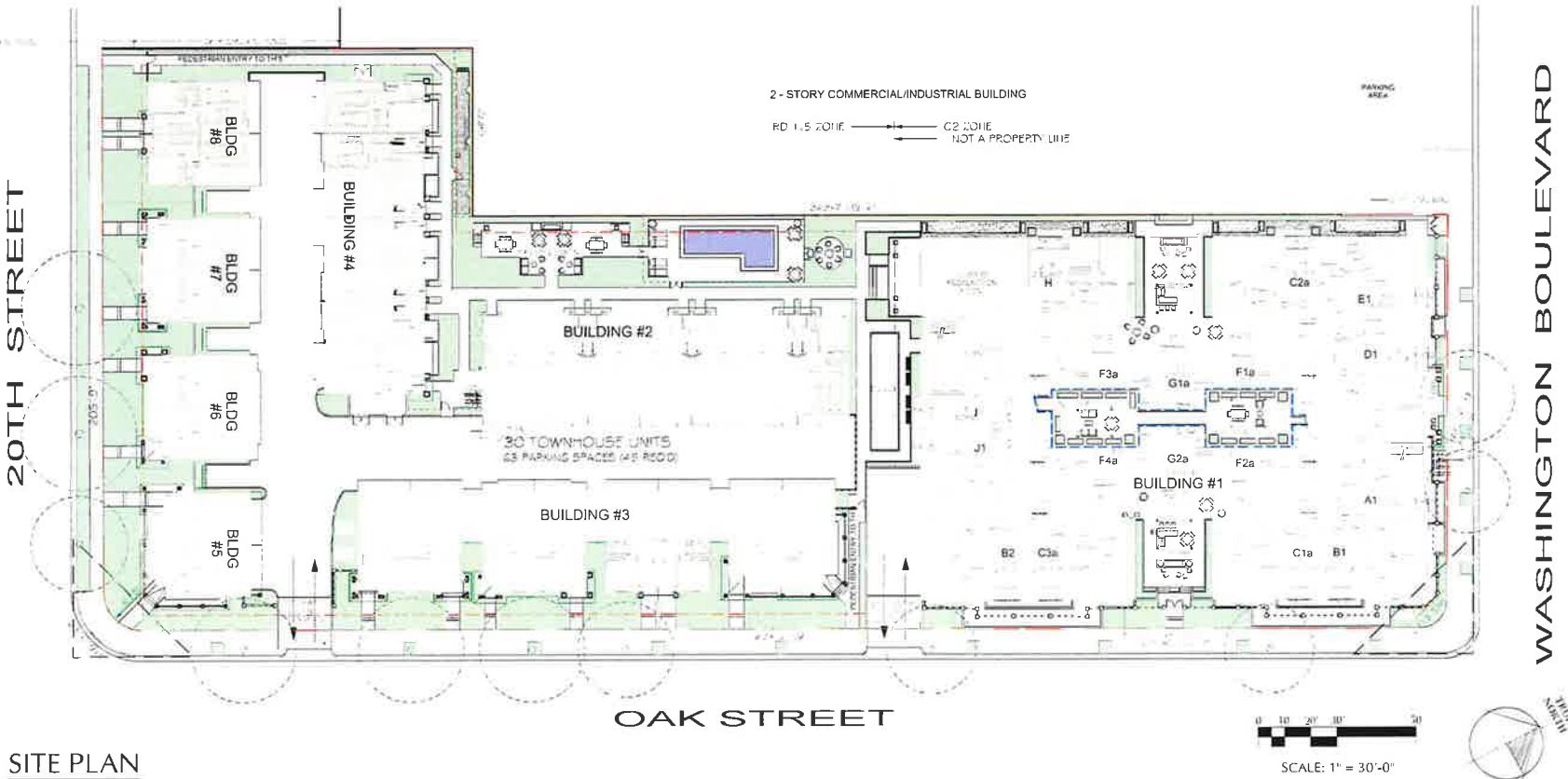
LIST OF BEST MANAGEMENT PRACTICES (BMPs):

- | | | | | | |
|-----|------|---|-----|-------|--|
| 1. | CA1 | DEWATERING OPERATIONS - REMOVE SEDIMENTS FROM GROUND WATER | 17. | ESC2 | EXPOSED TO EROSION |
| 2. | CA2 | PAVING OPERATIONS - REDUCE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS | 18. | ESC10 | PRESERVATION OF EXISTING VEGETATION - MINIMIZE DAMAGE AND EROSION BY PRESERVING THE EXISTING VEGETATION |
| 3. | CA3 | STRUCTURE CONSTRUCTION AND PAINTING - PREVENT & REDUCE DISCHARGE FROM CONSTRUCTION SITES & PAINTING PROJECTS | 19. | ESC11 | SEEDING AND PLANTING - MINIMIZE EROSION WITH SEEDING AND PLANTING |
| 4. | CA10 | MATERIAL DELIVERY AND STORAGE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL DELIVERY & STORAGE | 20. | ESC20 | MULCHING - FOR STABILIZING CLEARED AND FRESHLY SEEDED AREAS |
| 5. | CA11 | MATERIAL USE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE | 21. | ESC21 | GEOTEXTILES AND MATS - FOR STABILIZATION OF SOILS |
| 6. | CA12 | SPILL PREVENTION AND CONTROL - PREVENT & REDUCE DISCHARGE OF POLLUTANT TO STORM WATER SYSTEMS WITH GOOD HOUSEKEEPING | 22. | ESC22 | DUST CONTROLS - REDUCE DUST AND SOIL EROSION |
| 7. | CA20 | SOLID WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER SYSTEMS FROM SOLID WASTE OR CONSTRUCTION | 23. | ESC23 | TEMPORARY STREAM CROSSING - RECOMMENDATIONS FOR INSTALLING A TEMPORARY CULVER, FORD OR BRIDGE |
| 8. | CA21 | HAZARDOUS WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM TOXIC MATERIALS | 24. | ESC24 | CONSTRUCTION ROAD STABILIZATION - RECOMMENDATIONS FOR DUST AND EROSION CONTROL |
| 9. | CA22 | CONTAMINATED SOIL MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER CONTAMINATED SOIL | 25. | ESC30 | STABILIZED CONSTRUCTION ENTRANCE - RECOMMENDATIONS FOR DUST, SEDIMENT AND EROSION CONTROL FOR PUBLIC STREETS |
| 10. | CA23 | CONCRETE WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE | 26. | ESC31 | EARTH DIKE - TEMPORARY BERM OR RIDGE OF COMPACTED SOIL |
| 11. | CA24 | SANITARY/SEPTIC WASTE MANAGEMENT - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM SANITARY & SEPTIC SYSTEMS | 27. | ESC32 | TEMPORARY DRAINS AND SWALES - TO DIVERT OFF-SITE RUNOFF AROUND A CONSTRUCTION SITE |
| 12. | CA30 | VEHICLE AND EQUIPMENT CLEANING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CLEANING OF VEHICLES AND EQUIPMENT | 28. | ESC40 | SLOPE DRAIN - TEMPORARY PIPE TO DIVERT RUNOFF FROM THE TOP OF A SLOPE TO THE BOTTOM WITHOUT CAUSING EROSION |
| 13. | CA31 | VEHICLE AND EQUIPMENT FUELING - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM FUELING OF VEHICLES & EQUIPMENT | 29. | ESC41 | OUTLET PROTECTION - INSTALL RIP-RAP TO REDUCE SEDIMENT IN THE SOIL |
| 14. | CA32 | VEHICLE AND EQUIPMENT MAINTENANCE - PREVENT & REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MAINTENANCE OF VEHICLES & EQUIPMENT | 30. | ESC42 | CHECK DAMS - REDUCES VELOCITY OF CONCENTRATED STORM WATER FLOWS AND REDUCES EROSION |
| 15. | CA40 | EMPLOYEE/SUBCONTRACTOR TRAINING - SWPPP STORM WATER POLLUTION PREVENTION PLAN SCHEDULING - SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF SOIL | 31. | ESC50 | SLOPE ROUGHENING/TERRACING - CREATES MICROCLIMATES FOR ESTABLISHING VEGETATION |
| 16. | ESC1 | | 32. | ESC51 | FOR SEDIMENTATION CONTROL |
| | | | 33. | ESC52 | STRAW BALE BARRIERS - FOR SEDIMENTATION CONTROL |
| | | | 34. | ESC53 | SAND BAG BARRIER - FOR SEDIMENTATION CONTROL |
| | | | 35. | ESC54 | BRUSH OR ROCK FILTER - FOR SEDIMENTATION CONTROL AND VELOCITY REDUCTION |
| | | | 36. | ESC55 | STORM DRAIN INLET PROTECTION - DEVICES WHICH DETAIN SEDIMENT LADEN RUNOFF |
| | | | 37. | ESC56 | SEDIMENT TRAP - SMALL EXCAVATED OR BERMED AREA FOR SEDIMENTATION |
| | | | | | SEDIMENT BASIN - POND CREATED TO ALLOW EXCESSIVE SEDIMENT TO SETTLE |



VICINITY MAP

SCALE: NTS



SITE PLAN

SHEET INDEX:

DWG. NO.	DESCRIPTIONS
L-1	TITLE SHEET & NOTE
L-1.1	LANDSCAPE ORDINANCE POINT SYSTEM TABLE
L-2	LANDSCAPE SITE PLAN
L-3	SECTION
L-4	STREET TREE REMOVAL
LP-1	PLANTING SITE PLAN
LP-2	TREE PLAN
LP-2.1	STREET TREE PLAN
LP-3	PLANTING PLAN - BUILDING #1
LP-4	PLANTING PLAN - RECREATION OPEN SPACE
LP-5	PLANTING PLAN - TOWNHOUSES
LP-6	PLANTING PLAN - TOWNHOUSES
LP-7	PLANTING PLAN - TOWNHOUSES
LP-8	PLANT SCHEDULE
LP-9	PLANTING DETAILS
LI-1.1	PRELIMINARY IRRIGATION PLAN (TYPE OF IRRIGATION SYSTEM)

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER OR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT.

ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

Richie Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

ANASTASI
DEVELOPMENT COMPANY LLC

WASHINGTON BLVD / OAK ST,
LOS ANGELES

SHEET TITLE

TITLE SHEET & NOTE

REVISIONS

NO.	DATE
1	02-13-2025
2	12-23-2024
3	11-28-2023
4	09-28-2023
5	09-05-2023
6	07-13-2023

SCALE

N/A

DATE

07-27-2022

DRAWN BY

CHECKED

DATE

07-27-2022

PROJECT NO.

SHEET NO.

L-1

8	Utilities (Commercial zones) (undergrounding must be pre-approved by, and necessary fees paid to, utilities before utilities points can be claimed) • In public right of way undergrounded (per 100 feet), when undergrounding not otherwise required	10
9	Site Design • provision of permeable driveway • except in Zone 24 of the Sunset Western Garden Book, deciduous tree on south exposures of structures in OS, A, and R Zones (per 25' of exposure or fraction thereof) • provision to trees shading east or west sides of building in other than the A, R or OS zones (per 25' of exposure of fraction thereof) • conservation of existing trees (per tree not street trees) • conservation of existing native trees (per tree, not street trees) • use of 100% California native plants throughout the project • main finish elevation of structure, at an elevation above or below the finish elevation of the sidewalk, such that a straight line perpendicular to a straight street or radially to a curved street, leading directly to the main pedestrian entrance of the structure, is handicap accessible • vines on existing wall abutting new buffer • provision for on- or off-site recycling of all vegetative waste (section 12.42 G of the Los Angeles Municipal Code) • Use of Class I or Class II compost as a soil amendment in all landscaped areas • Use of Class I or Class II compost produced using City organic materials (TOPGRO® in a majority of landscaped areas) • Use of Class III or Class IV compost in a majority of landscaped areas	5 2 2 2 3 50% of landscape points 5 2 5 3 5 1
10	Art (art must be pre-approved by Cultural Affairs Commission before % for Art (Arts Development Fee) points can be claimed) • 1% for ecological art (Arts Development Fee)	as determined by the Director
11	Other Features and Techniques • other features and techniques that provide environmental mitigation, as proposed by the applicant, may be considered by the Director	as determined by the Director
12	Bonus Points (in addition to any points earned above) • free-flowering street trees or free-flowering vines or espaliered plants on walls/fences • planting of street trees in street adjacent to or opposite a park or recreation center • in an R or A zone, any design that physically prevents the parking of any vehicle in the frontage, except in an allowed driveway • In parking structures, landscaped light wells that are open to the sky through a minimum of one level of parking (minimum size 250 square feet) (per light well) • planting of any tree, of a tree taxon that does not exist within a 1000-foot radius of the project boundaries (per tree) • plants 100% Los Angeles area native that will remain in good health on natural rainfall after three years establishment	5 2 5 10 5 points, up to 50% of required landscape points, for Los Angeles area native plants 5 points, up to 25% of required landscape points, for Los Angeles area native plants 75% of required landscape points
Points required:		50
Total Points Claimed:		107

Project Name : Oak Village Residence Project Address : Oak Street, Los Angeles, CA 90007 Table I Square Footage of Project Site: 86,481.86			
Table II *needs approval to claim points			
Landscape Point System		Points Required:	50
Features/Techniques	Points Awarded	Points Claimed	Submit & Approved
1 Street Trees to shade the street (street tree design must be pre-approved by the street tree Division before Street tree Points can be claimed) • grouping of street trees in planting area, in lieu of regular file of street trees (C zones only) (minimum of 1 tree per 25' linear feet of frontage) (minimum of 50 square feet unpaved planted area per tree) (per tree) • understory tree (per tree) • large tree, per tree • 40' on center maximum, per tree • 30' on center maximum, per tree • parkway planting, including medians, not otherwise credited, not Lawn Area (per each 50 square feet or fraction thereof) • street trees planted larger than 15 gallon size (per tree in addition to points earned above) 24" box 36" box larger than 36" box • street tree pattern continued in the median in addition to points earned above for each tree (per tree) (in new tracts, per block) • double file (allee) of street trees, in addition to points earned above (per tree) (in new tracts, per block) • provision of more than 50 square feet unpaved, planted, parkway per street tree (per tree) • continuously planted parkway (per linear foot of parkway) • provisions of street tree shading bus shelter or bus bench on the non-approach side (shelter/bench must have final approval from Cultural Affairs, Bureau of Engineering and Street Tree Division before points can be claimed) (per tree) • in residential zones, extension of the planted parkway into the parking lane of the roadway to provide space for street trees (must have final approval from Bureau of Engineering before points can be claimed) (per tree) • No point are awarded for Ficus microcarpa nitida, or for palms, except when that plant continues an existing planting pattern.			
2 Grading (grading plans must have final approval by Grading Division before grading points can be claimed) • no grading (cut and fill) except required for required accessways, or equestrian corrals, in Tracts and Parcel Maps requiring dedication of new public ways or private streets in Hillside areas of Section 12.03 LAMC • any amount of grading, all landform graded and landform planted, in Tracts and Parcel maps requiring dedication of new public ways of private streets in Hillside area of Section 12.03 LAMC			
3 Paving (commercial zones) (paving on public property must be approved by the Bureau of Engineering before paving points can be claimed) • pervious paving in sidewalks and/or parking lots (per 100 square feet) • widened sidewalk at bus shelter (24" minimum width of widening) (per bus shelter) • pedestrian safe-cross			
4 Walls/Fences (C, M, and P zones only) (and appurtenant piers, pilasters, niches, caps etc.) • vines or espaliered plants on wall/fences (per 50 linear feet of wall fence)			
5 Street Furniture (plans must have final approval from Cultural Affairs and the Bureau of Engineering before points can be claimed) • bus shelter planted with vines (per shelter)			
6 Setbacks • of setback line at 18" beyond what is legally required, or of that typical for the frontage, to provide planted space (per 100 square feet)			
7 Overheads (plan must have final approval from Building and Safety, and Cultural Affairs (if appropriate), before points can be claimed) • per 100 square feet			

9 QUERCUS AGRIFOLIA ALONG
OAK STREET
7 CALOCEDRUS DECURRENS ALONG
WASHINGTON BOULEVARD 26 FEET ON CENTER

4 24"-BOX PRUNUS ILICIFOLIA LYONII
ALONG 20TH STREET
5 36"-BOX CALOCEDRUS DECURRENS AND
9 36"-BOX QUERCUS AGRIFOLIA

Table I Points Required per Project		
Square Footage of Project Site	Points Required	
< 7,500	10	
7,501–15,000	15	
15,001–40,000	20	
40,001–86,000	30	
86,001–120,000	50	
120,001–150,000	60	
> 150,000 square feet or fraction thereof	60 per each 150,000 square feet of fraction thereof	

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

ANASTASI
DEVELOPMENT COMPANY LLC

WASHINGTON BLVD / OAK ST,
LOS ANGELES

LANDSCAPE
ORDINANCE POINT
SYSTEM TABLE

REVISIONS

	02-13-2025
	12-23-2024
	09-28-2023
	07-27-2022

SCALE: AS SHOWN

DATE: 12-17-2021

DRAWN BY: ***

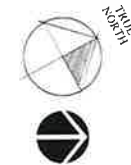
CHECKED:

XREF FILE

PROJECT NO.

SHEET NO.

L-1.1



Richie Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

ANASTASI
DEVELOPMENT COMPANY LLC

WASHINGTON BLVD / OAK ST,
LOS ANGELES

SHEET TITLE

LANDSCAPE SITE PLAN

REVISIONS

	12-23-2024
	09-28-2023
	09-05-2023
	07-13-2023
	05-12-2026 07-27-2022
	02-13-2025 06-01-2022

SCALE 0' 10' 20' 30' 1" = 20'-0"

DATE 4-15-2021

DRAWN BY

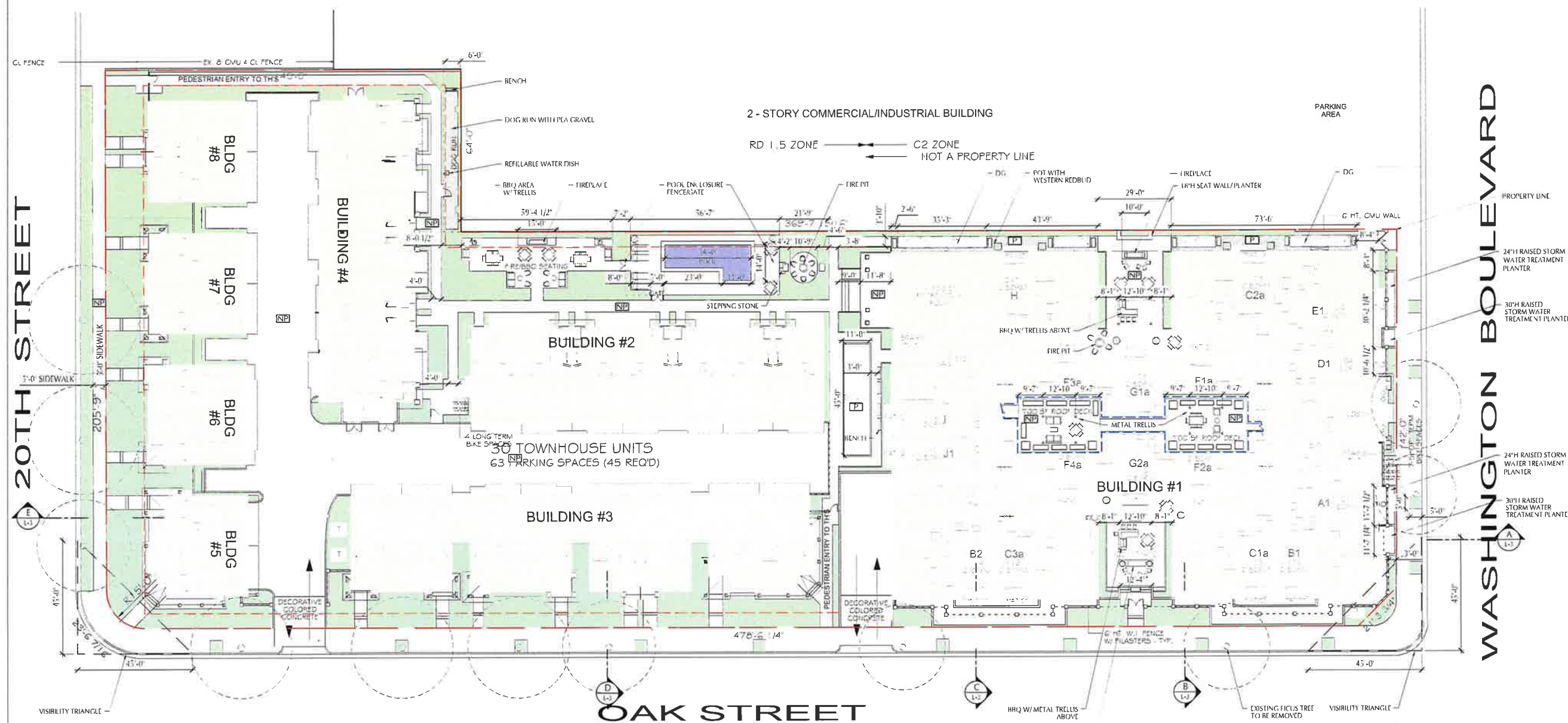
CHECKED

SHEET NO.

PROJECT NO.

SHEET NO.

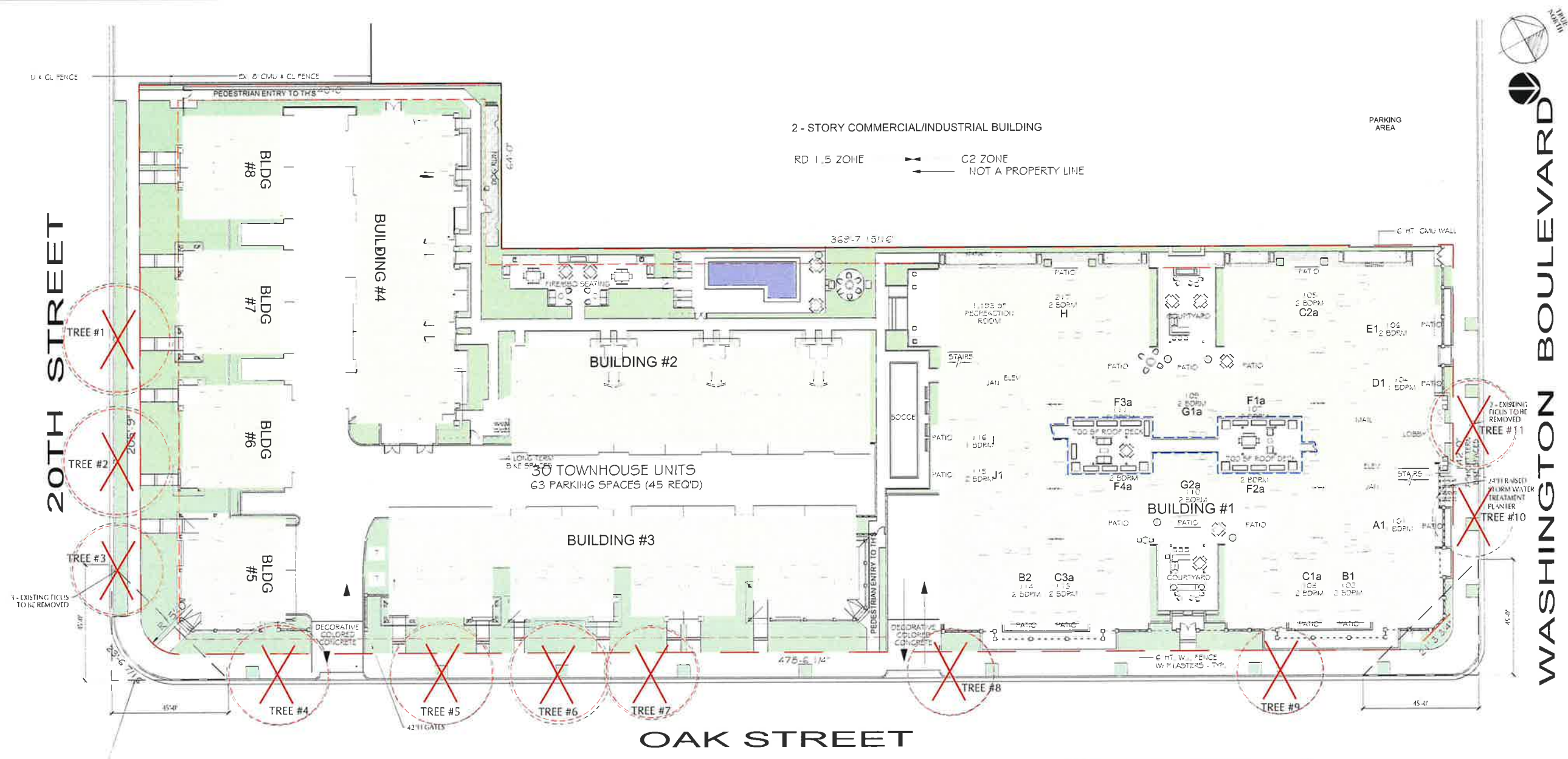
L-2



---	PROPERTY LINE
- - -	SET BACK
- - -	ROOF DECK

HARDSCAPE KEY	
NP	NON-PERVIOUS
P	PERVIOUS

LANDSCAPE AREA	
	14,102 SF
LANDSCAPE AREA/INFILTRATION PLANTER	
	1,232 SF
WATER FEATURE / POOL AREA	
	361 SF



TOTAL STREET TREES REMOVED - 11
TOTAL STREET TREES PLANTED - 18

LANDSCAPED AREA / PLANTED AREA

LANDSCAPED AREA / INFILTRATION PLANTER

FICUS NITIDA TO BE REMOVED 11 TOTAL



WASHINGTON BOULEVARD

Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com

PROJECT TITLE

LANDSCAPE
STREET TREE REMOVAL

REVISIONS

02-13-2025	07-27-2022
12-23-2024	06-01-2022
09-28-2023	12-17-2021
09-05-2023	11-15-2021
07-13-2023	10-21-2021
08-05-2022	5-11-2021

SCALE 1" = 20'-0"

DATE 4-15-2021

DRAWN BY

CHECKED

NOTED

PROJECT NO.

SHEET NO.

L-4



E-mail: deb@richie-bray.com



PROJECT TOTAL

WASHINGTON BLVD / OAK ST.
LOS ANGELES

SUBJECT:

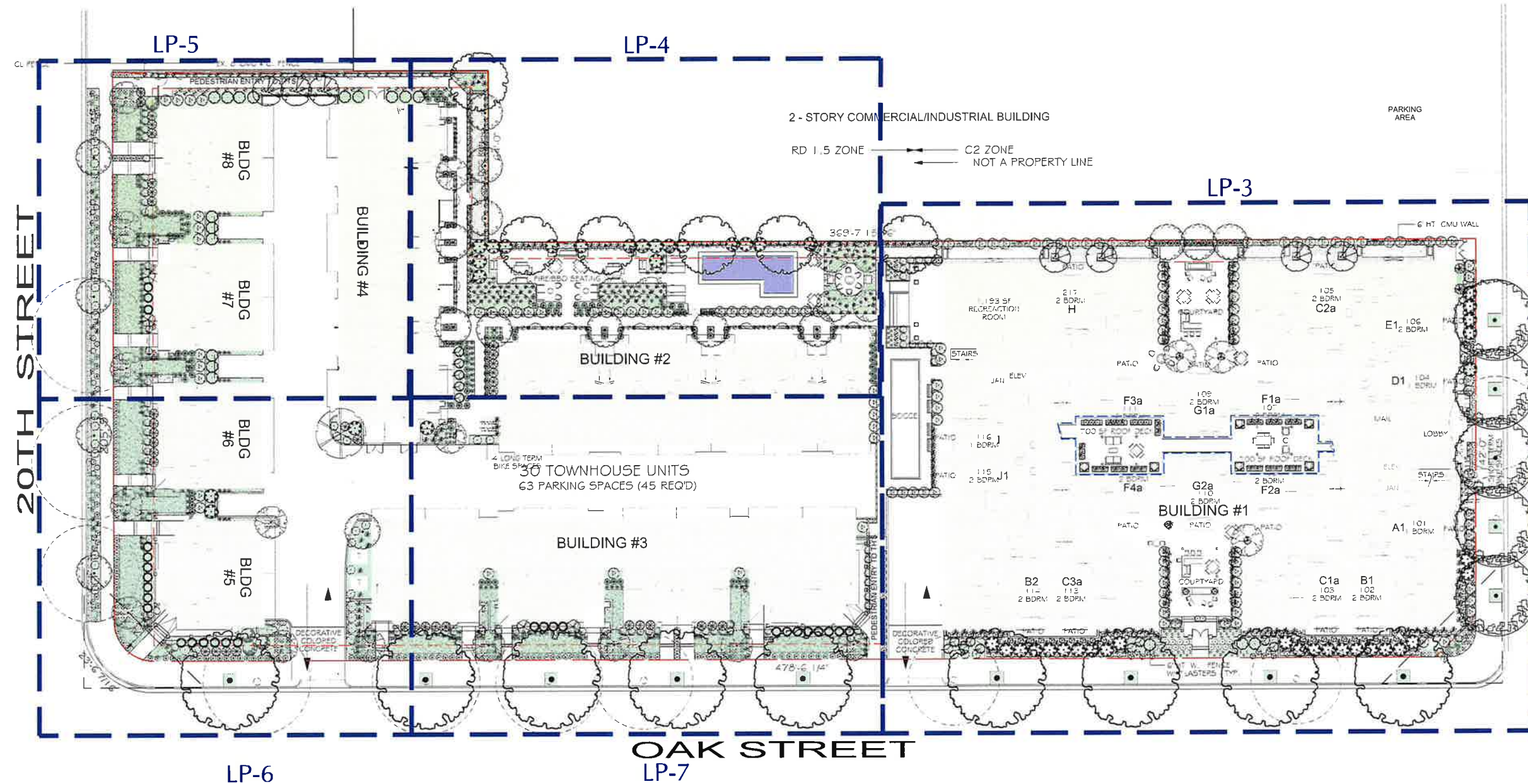
PLANTING SITE PLAN

REVISIONS	
	12-23-2024
	09-28-2023
	09-05-2023
	07-13-2023
05-12-2026	07-27-2022
02-13-2025	06-01-2022
DATE	4-15-2021
DR: WVN: HY	---
CHECKED	
XREF: TB1	

PROPERTY

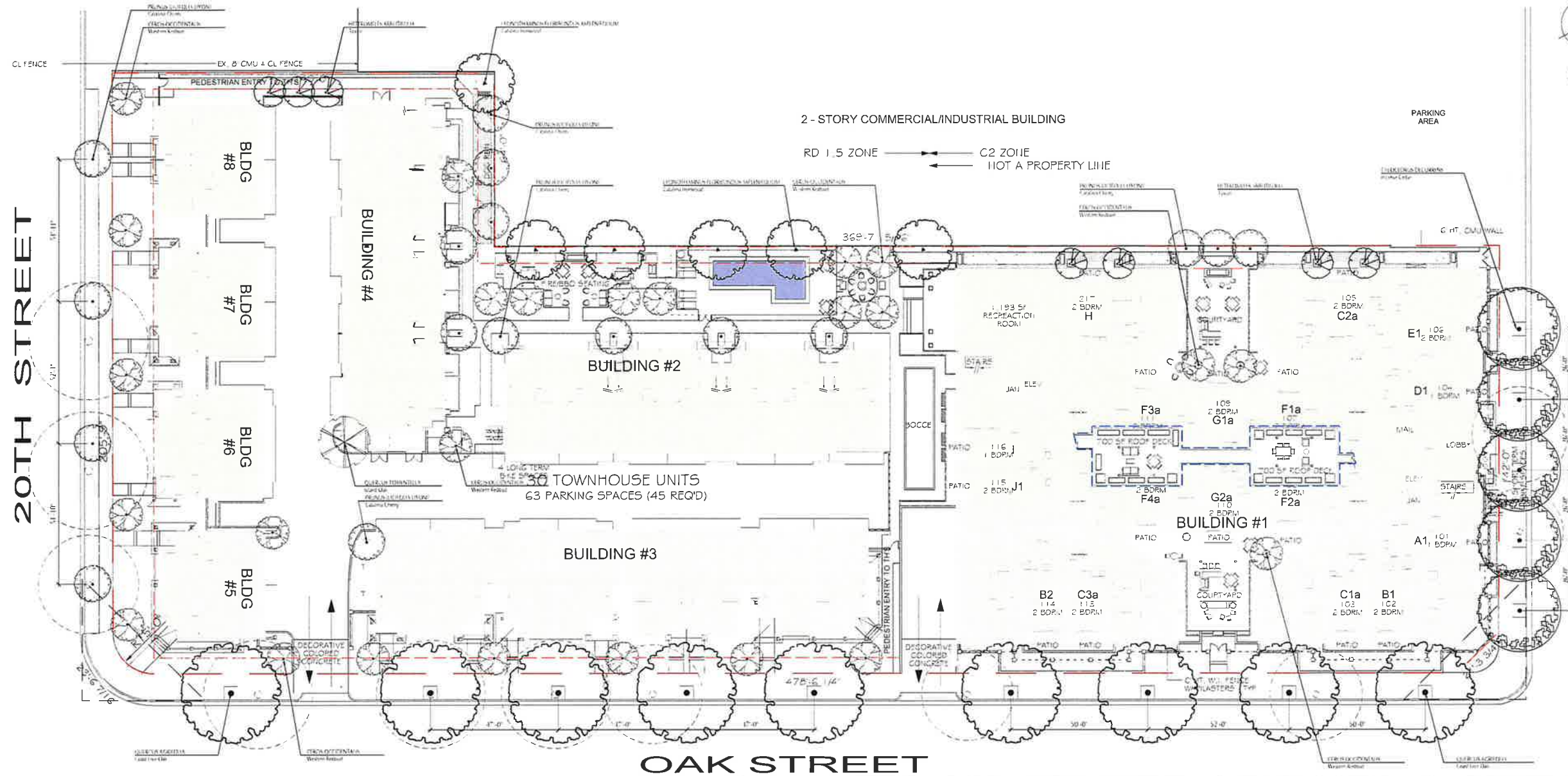
NOTE

LP-1



20TH STREET

WASHINGTON BOULEVARD

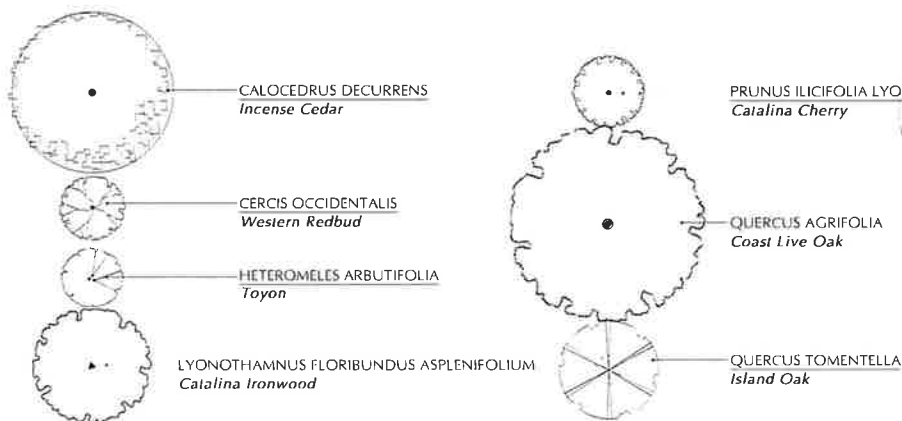


TREE IMAGES

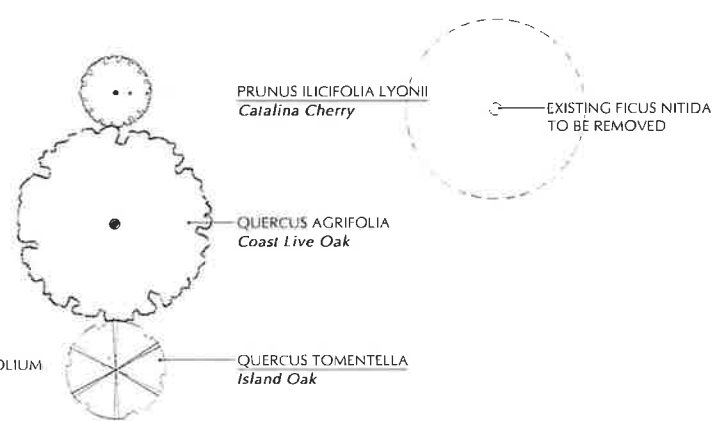


Botanical Name	Common Name	Size	QTY	Height	Spread	WUCOL IV Region 3	Plant Factor	Remarks
TREES:								
CALOCEDRUS DECURRENS	Incense Cedar	36" BOX	5	75'-90'	40'	M	0.5	Standard, ROW/Street Tree
CERCIS OCCIDENTALIS	Western Redbud	24" BOX	25	10'-18'	10'-18'	L	0.3	Multi-Trunk
HETEROMELES ARBUTIFOLIA	Toyon	24" BOX	7	12'-25'	12'-18'	VL	0.1	Multi-Trunk
LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	Catalina Ironwood	24" BOX	8	30'-60'	20'-40'	L	0.3	Standard, 10'H MIN.
PRUNUS ILICIFOLIA LYONII	Catalina Cherry	24" BOX	17	15'-25'	15'-20'	L	0.3	Standard, 10'H MIN., ROW/Street Tree
QUERCUS AGRIFOLIA	Coast Live Oak	36" BOX	9	20'-70'	25'-80'	VL	0.1	Standard, 14'H MIN., ROW/Street Tree
QUERCUS TOMENTELLA	Island Oak	24" BOX	1	40'-60'	20'-30'	L	0.3	Standard, 10'H MIN.

TREE SYMBOL KEY
CALIFORNIA NATIVE TREES:



EXISTING TREE:



Richie Bray, Inc.
LANDSCAPE ARCHITECTS
904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868
E-mail: deb@richie-bray.com

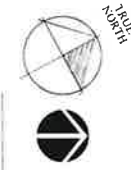


ANASTASI
DEVELOPMENT COMPANY, LLC
WASHINGTON BLVD / OAK ST,
LOS ANGELES

TREE PLAN

REVISIONS	
09-05-2023	
07-17-2023	
05-12-2026	07-27-2022
02-13-2025	06-01-2022
12-23-2024	10-21-2021
09-28-2023	05-11-2021
SCALE: 0" = 20'-0"	
DATE: 4-15-2021	
DRAWN BY: ***	
CHECKED:	
XREF:	

PROJECT NO:
SHEET NO:



Richie-Bray, Inc.
LANDSCAPE ARCHITECT

904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



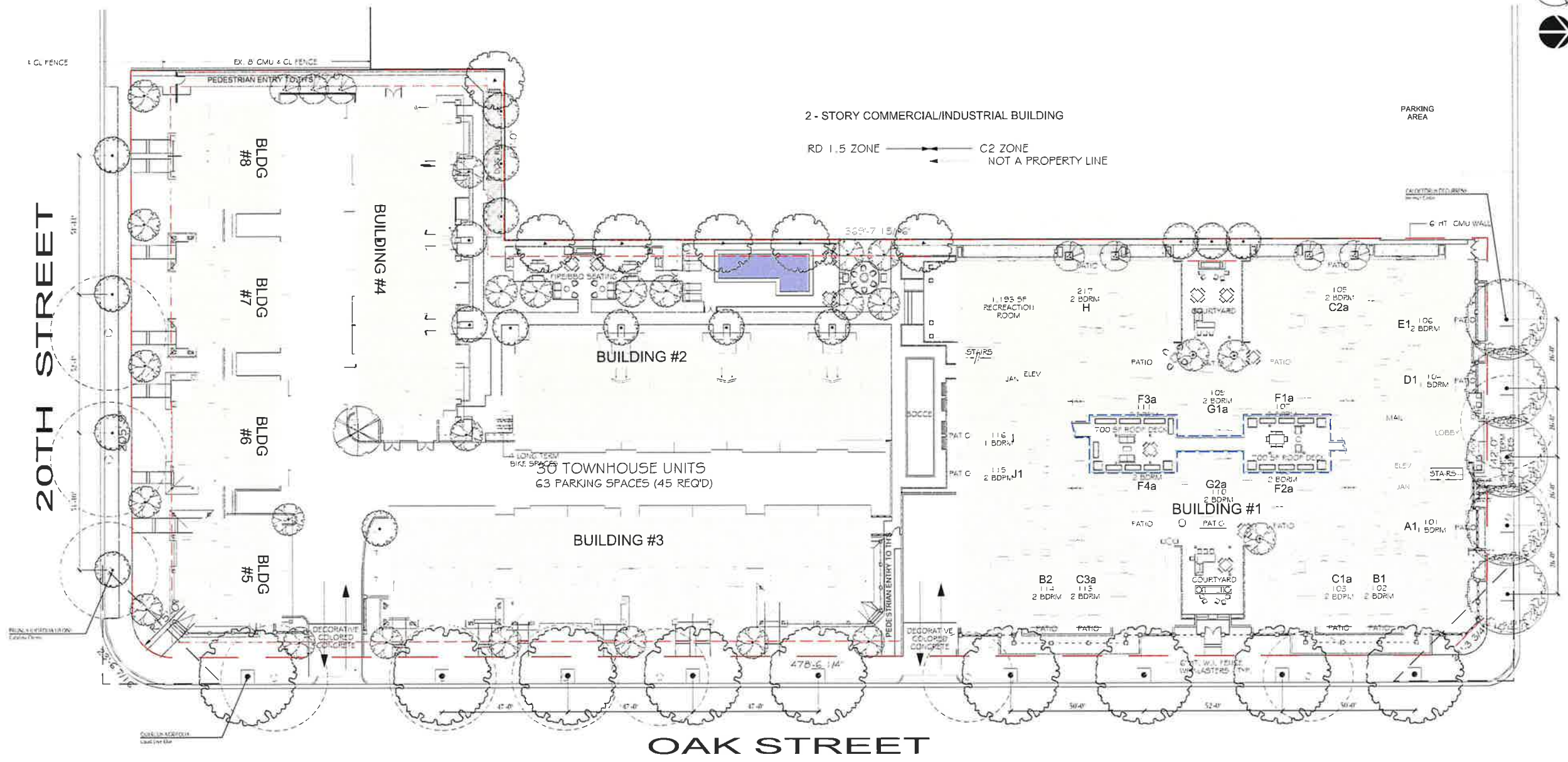
PROJECT TITLE

ANASTASI
DEVELOPMENT COMPANY, LLC
WASHINGTON BLVD / OAK ST,
LOS ANGELES

SHEET TITLE
STREET TREE PLAN

REVISIONS	
	07-13-2023
	08-05-2022
	05-12-2026 07-27-2022
	12-23-2024 06-01-2022
	09-28-2023 10-21-2021
	09-05-2023 05-11-2021
SCALE: 1" = 20'-0"	
DATE: 4-15-2021	
DRAWN BY: ---	
CHECKED: ---	
XREF FILE: ---	

PROJECT NO:
SHEET NO:
LP-2.1



TREE IMAGES



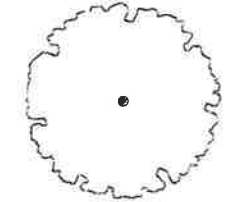
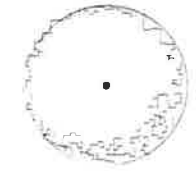
INCENSE CEDAR
5 - 24' BOX



COAST LIVE OAK
9 - 36' BOX



CATALINA CHERRY
4 - 24' BOX



TOTAL STREET TREES REMOVED - 11
TOTAL STREET TREES PLANTED - 18

CA NATIVE PLANTING NOTES:

1A) PLANTING NATIVES

1. FOR BEST RESULTS (ASSUMING NO IRRIGATION), PLANT AT THE BEGINNING OF THE RAINY SEASON WHICH IS GENERALLY IN LATE NOVEMBER. THE RAINY SEASON IS FROM NOVEMBER TO MARCH BUT THE EARLIER IN THIS TIME PERIOD YOU PLANT THE BETTER. THIS WILL ALLOW THE PLANTS TO ESTABLISH BEFORE THE DRY SEASON WHICH IS MAY THROUGH SEPTEMBER. JUNE, JULY, AUGUST AND SEPTEMBER THE HOTTEST AND DRIEST MONTHS THAT SHOULD BE AVOIDED ALTOGETHER. LASTLY, IF YOU END UP HAVING TO PLANT IN A DRIER TIME OF THE YEAR, WE WOULD SUGGEST THAT YOU PRUNE THE TOP OF EACH PLANT TO HELP REDUCE WATER REQUIREMENTS/STRESS.
2. PLANTS SHOULD BE WELL WATERED BEFORE TRANSPLANTING. IT IS OFTEN A GOOD IDEA TO WET THE OUTSIDE OF THE ROOT BALL ONCE IT IS TAKEN OUT OF THE CONTAINER TO PREVENT ROOT DAMAGE (I.E. OXIDATION/DRYING OUT). DON'T ROUGH UP THE ROOTS OF NATIVE PLANTS WHEN YOU TAKE THEM OUT OF THE CONTAINER. IT'S BEST TO LEAVE THEIR ROOTS AS UNDISTURBED AS POSSIBLE (PROVIDED THEY ARE HEALTHY AND NOT ROOT-BOUND). POUR LOOSE DIRT GENTLY INTO THE GAP AROUND THE PLANT AND WATER IN, IF POSSIBLE, TO MAKE SURE THAT THE ROOTS ON THE OUTSIDE OF THE ROOT BALL ARE IN CONTACT WITH THE SOIL TO PREVENT ROOT DAMAGE. DURING PLANTING, IT IS IMPORTANT NOT TO PUSH DOWN ON THE ROOT BALL ITSELF. WHEN FINISHED, THE TOP OF THE ROOT BALL SHOULD BE EVEN WITH THE SURFACE OF THE SURROUNDING SOIL/GRADE. THE SURROUNDING SOIL SHOULD BE FIRM TO THE TOUCH, TO HELP RETAIN WATER AROUND THE PLANTING HOLE. IT IS OFTEN A GOOD IDEA TO CREATE 3 TO 4 INCH BERM/RIDGE ON THE DOWNHILL SIDE OF THE PLANTING HOLE TO CATCH AND RETAIN RAIN WATER FOR THE PLANT

1B) SOIL PREPARATION / AMENDMENT SPECIFICATION

1. DEPENDING ON THE SOURCES OF SOIL AND AMENDMENTS, SOIL MAY NEED TO BE SURVEYED FOR NON-NATIVE AND INVASIVE PLANTS AND SEEDS AND POSSIBLY TREATED WITH PRE-EMERGENT HERBICIDES AT THE PROPER TIME OF YEAR OR MECHANICALLY REMOVED OR MANUALLY REMOVED BY HAND. TREATMENT OF ANY KIND MUST BE DONE BY A CALIFORNIA LICENSED PESTICIDE APPLICATOR AND CREW. PRE-EMERGENT HERBICIDES ARE DESIGNED TO BE SPRAYED BEFORE THE WEED SEEDS GERMINATE TO CONTROL THEM AS THEY EMERGE. THEY MUST BE MIXED CORRECTLY AT THE CORRECT CONCENTRATION AND APPLIED IN AN EVEN BLANKET FOR BEST RESULTS. PRE-EMERGENT HERBICIDES MUST BE WATERED IN VIA RAIN OR IRRIGATION. PRE-EMERGENTS CAN WORK ON SUMMER ANNUALS SUCH AS CRABGRASS, PIGWEED, LAMBSQUARTERS, ETC. THEY ARE OFTEN SPRAYED IN LATE WINTER IN JANUARY TO MARCH OUT ON CATALINA. PRE-EMERGENTS CAN ALSO WORK ON WINTER ANNUALS SUCH AS OXALIS, BITTERCRESS, FIREWEED AND IS OFTEN SPRAYED IN LATE SUMMER AROUND SEPTEMBER OUT ON CATALINA.
2. IT SHOULD BE ASSUMED THAT SOILS WILL BE HIGHLY COMPACTED AFTER CONSTRUCTION DUE TO THE USE OF HEAVY EQUIPMENT. IN ADDITION TO REDUCING THE POTENTIAL OF A CONSTRUCTION SITE TO GROW VEGETATION, COMPACTION INCREASES RUNOFF AND SEDIMENTATION IN RAINSTORM EVENTS. DURING THE GROWING SEASON, THIS MEANS THERE WILL BE LESS WATER ENTERING THE SOIL AFTER RAINSTORMS. COMPACTED LAYERS CAN TAKE FROM 20 TO 70 YEARS TO RECOVER NATURALLY (STEINFELD ET AL., 2007). COMPACTION CAN BE MITIGATED BY TILLING OR DISKING.

1C) SOIL MIX/BACKFILL

1. FOR POTS & RAISED PLANTER, USED HAPPY HIPPIE GARDEN MIX FROM PACIFIC GROW SOIL; OR EQUAL.
2. TO AMEND NATIVE SOIL, WE MIX 3 PARTS NATIVE SOIL TO 1-PART (BY VOLUME) PEAT MOSS BOUGHT FROM KELLOGG WHOLESALE. PEAT MOSS FLUFFS UP THE SOIL (AERATES IT), STORES WATER FOR PLANT USE, AND PROVIDES A SOURCE OF NUTRIENTS AS IT BREAKS DOWN.

REFERENCES:
STEINFELD, DAVID E. RILEY, SCOTT A. WILKINSON, KIM M. LANDIS, THOMAS D. AND LEE E. RILEY. 2007. A MANAGER'S GUIDE TO ROADSIDE REVEGETATION USING NATIVE PLANTS.
FHWA-WFL/TD-07-006.

PLANTING NOTES:

1. ALL PLANTS ARE IDENTIFIED BY TYPICAL SYMBOLS. PLANT QUANTITIES ARE APPROXIMATE AND PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IN THE EVENT OF DISCREPANCIES IN PLANT COUNT, QUANTITIES INDICATED BY PLANT SYMBOLS ON THE PLAN PREVAIL.
2. PLANTS AND INSTALLATION TO MEET HIGHEST QUALITY INDUSTRY STANDARD. LOCATE AND SECURE ALL SPECIFIED PLANTS WITHIN TWO WEEKS OF AWARD OF CONTRACT AND SHOW PROOF OF TO LANDSCAPE ARCHITECT IN WRITING THAT PLANTS HAVE BEEN SECURED. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY PLANT SOURCING DIFFICULTY.
3. CONTACT LANDSCAPE ARCHITECT FOR DECISION REGARDING PROPOSED PLANT SUBSTITUTIONS 4 WEEKS PRIOR TO INSTALLATION.
4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVIEW ALL PLANT MATERIAL AT THE NURSERY PRIOR TO DELIVERY TO JOB SITE. IN LIEU OF NURSERY REVIEW THE LANDSCAPE ARCHITECT MAY REQUEST PHOTOS AND/OR SPECIFICATIONS OF PLANT MATERIAL TO BE PROVIDED PRIOR TO DELIVERY.
5. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. ALL PLANTS DELIVERED TO THE SITE SHALL BE IDENTIFIED WITH LEGIBLE TAGS. CONTRACTOR TO PROVIDE COPIES OF DELIVERY TICKETS TO THE LANDSCAPE ARCHITECT AS VERIFICATION OF CORRECT SPECIES AND VARIETIES.
7. NOTIFY LANDSCAPE ARCHITECT OF INTENDED PLANTING SCHEDULE A MINIMUM OF TWO WEEKS PRIOR TO PLANTING.
8. SET OUT ALL PLANTS AS SHOWN ON PLAN. FINAL LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. PLANT CROWN TO BE 2" ABOVE ADJACENT GRADE FOR 13 GALLON AND LARGER PLANTS; 1" ABOVE ADJACENT GRADE OR PLANTS SMALLER THAN 13 GALLON. TREES TO BE PLANTED AT HEIGHT ABOVE ADJACENT GRADE AS DIRECTED BY LANDSCAPE ARCHITECT.
10. INSTALL ALL PLANTS PER DETAILS.
11. STAKE TREES ACCORDING TO INDUSTRY STANDARDS PER DETAILS. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO WORK.
12. ANY TREE SHOWN ON PLAN TO BE INSTALLED IN LESS THAN 8" (EIGHT FEET) CLEAR DISTANCE FROM ANY CURB, WALKWAY, OR FOUNDATION IS TO BE INSTALLED WITH ROOT CONTROL BARRIERS UB 18-2 BY DEEP ROOT CORP 800-438-7666. INSTALL AS DIRECTED BY DETAIL AND PER MANUFACTURER'S INSTRUCTIONS. PALM TREES DO NOT REQUIRE ROOT CONTROL BARRIERS. LANDSCAPE ARCHITECT MAY ALTER OR WAIVE REQUIREMENT.
13. COMPLETELY ERADICATE ALL BERMUDA, KIKUYU GRASS, AND OTHER WEED GROWTH OR OTHER VISIBLE OR ALLEGED INVASIVE WEEDS FROM AREAS WITHIN PROJECT LIMITS PRIOR TO INSTALLING PLANTING. INVASIVE WEEDS ARE IDENTIFIED BY THE CALIFORNIA INVASIVE PLANT COUNCIL, www.cal-ipc.org/.
14. PROVIDE AND INSTALL BARK MULCH OVER ALL SHRUB AND GROUND COVER AREAS. USE CEDAR WOOD BARK. SPREAD MULCH EVENLY OVER ALL SHRUB AND GROUND COVER AREAS TO A DEPTH OF 3" (THREE INCHES). KEEP MULCH AT LEAST 3" AWAY FROM THE BASES AND STEM OF PLANT. SUBMIT MULCH SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.

Key	CA NATIVE	Botanical Name	Common Name	Size	QTY	Height	Spread	WUCOL IV Region 3	Plant Factor	Remarks
TREES:										
CAL DEC	X	CALOCEDRUS DECURRENS	Incense Cedar	36" BOX	5	75'-90'	40'	M	0.5	Standard, ROW/Street Tree
CER OCC	X	CERCIS OCCIDENTALIS	Western Redbud	24" BOX	25	10'-18'	10'-18'	L	0.3	Multi-Trunk
HET ARB	X	HETEROMELES ARBUTIFOLIA	Toyon	24" BOX	7	12'-25'	12'-18'	VL	0.1	Multi-Trunk
LYO FLO	X	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	Catalina Ironwood	24" BOX	8	30'-60'	20'-40'	L	0.3	Standard, 10'H MIN.
PRU ILI	X	PRUNUS ILICIFOLIA LYONII	Catalina Cherry	24" BOX	17	15'-25'	15'-20'	L	0.3	Standard, 10'H MIN., ROW/Street Tree
QUE AGR	X	QUERCUS AGRIFOLIA	Coast Live Oak	36" BOX	9	20'-70'	25'-80'	VL	0.1	Standard, 14'H MIN., ROW/Street Tree
QUE TOM	X	QUERCUS TOMENTELLA	Island Oak	24" BOX	1	40'-60'	20'-30'	L	0.3	Standard, 10'H MIN.
SHRUBS:										
ABU PAL	X	ABUTILON PALMERI	Indian Mallow	15 GAL	7	4'-5'	4'-5'	L	0.3	
BAC PIL	X	BACCHARIS PILULARIS 'PIGEON POINT'	Dwarf Coyote Brush	1 GAL	29	1'-2'	8'-10'	L	0.3	Parkway Planting
BER AQU	X	BERBERIS AQUIFOLIUM 'COMPACTA'	Oregon Grape	1 GAL	2	18"-24"	3'-5'	L	0.3	
CAP CAL	X	CARPENTERIA CALIFORNICA	Bush Anemone	5 GAL	131	6'-8'	3'-5'	L	0.3	
CEA JUL	X	CEANOTHUS 'JULIA PHELEPS'	Small Leaf Mountain Lilac	5 GAL	4	5'-8'	6'-9'	L	0.3	
CEA MAR	X	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	Maritime Ceanothus	5 GAL	84	2'	4'	L	0.3	
CLE LAS	X	CLEMATIS LASIANTHA	Chaparral Clematis	15 GAL	38	10'-15'	Climbing	LV	0.1	Espalier
ENC CAL	X	ENCELIA CALIFORNICA	California Bush Sunflower	5 GAL	28	3'-4'	3'-6'	VL	0.1	
ERI GIG	X	ERIOGONUM GIGANTEUM	St. Catherine's Lace	5 GAL	5	4'-8'	6'-8'	VL	0.1	
GAL SPE	X	GALVEZIA SPECIOSA 'FIRECRACKER'	Island Snapdragon	5 GAL	129	2'-3'	3'	VL	0.1	
MIM JEL	X	MIMULUS 'JELLY BEAN ORANGE'	Jelly Bean Orange Monkey Flower	1 GAL	205	1'-2'	1'-2'	L	0.3	Parkway Planting
RHA CAL	X	RHAMNUS CALIFORNICA 'EVE CASE'	Coffeeberry	5 GAL	49	6'-8'	6'-8'	VL	0.1	
RIB SPE	X	RIBES SPECIOSUM	Fuchsia-Flowering Gooseberry	5 GAL	14	4'-6'	4'-6'	VL	0.1	
RIB VIB	X	RIBES VIBURNIFOLIUM	Catalina Current	5 GAL	18	3'-4'	4'-6'	VL	0.1	
SAL BEE	X	SALVIA BEE'S BLISS	Bee's Bliss Sage	1 GAL	9	1'-3'	5'	L	0.3	
SAL CLE	X	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	Blue Sage	5 GAL	37	4'-5'	4'-5'	VL	0.1	
PERENNIALS , BULB & GROUND COVER:										
ACH MIL	X	ACHILLEA MILLEFOLIUM	Yarrow	1 GAL	165	18"-30"	18"-24"	L	0.3	Parkway Planting, 18" O.C.
ERI GRA	X	ERIOGONUM GRANDE VAR. RUBESCENS	San Miguel Island Buckwheat	1 GAL	194	1'-2'	2'-3'	VL	0.1	
FRA CHI	X	FRAGARIA CHILOENSIS	Wild Strawberry	4" FLAT	257 sf	6"-12"	Spreading	M	0.5	
HEU MAX	X	HEUCHERA MAXIMA	Island Alum Root	1 GAL	228	1'-2'	2'	L	0.5	
IRI DOU	X	IRIS DOUGLASIANA	Douglas Iris	1 GAL	93	1'-2'	2'-3'	L	0.3	Parkway Planting, 18" O.C.
PEN EAT	X	PENSTEMON EATONII	Firecracker Penstemon	1 GAL	56	2'-3'	1'-2'	L	0.3	
SAL SPA	X	SALVIA SPATHACEA	Hummingbird Sage	1 GAL	76	1'-3'	3'	L	0.3	
SIS BEL	X	SISYRINCHIUM BELLUM	Blue-Eyed Grass	1 GAL	103	6"-12"	12"-18"	L	0.3	18" O.C.
VER LIL	X	VERBENA LILACINA 'DE LA MINA'	Lilac Verbena	1 GAL	119	1'-2'	3'-4'	L	0.3	
GRASSES & GRASS-LIKE:										
BUC DAC	X	BUCHLOE DACTYLOIDES 'UC VERDE'	UC Verde Buffalo Grass	SOD	2990 sf	12"	12"	L	0.3	Maintain as lawn. Parkway 18" Strip.
ELY CON	X	ELYMUS CONDENSATUS 'CANYON PRINCE'	Canyon Prince Rye	1 GAL	201	2'-3'	3'	L	0.3	Parkway Planting
FES IDA	X	FESTUCA IDAHOENSIS	Idaho Fescue	1 GAL	40	12"-30"	10"	L	0.3	
JUN PAT	X	JUNCUS PATENS	California Gray Rush	1 GAL	11	1'-3'	3'	L	0.3	Parkway Planting
SUCCULENTS:										
DUD PUL	X	DUDLEYA PULVERULENTA	Chalk Liveforever	1 GAL	8	1'-2'	1'-2'	VL	0.1	



904 Silver Spur Road #395
Rolling Hills Estates, CA 90274
(310) 377-5868

E-mail: deb@richie-bray.com



PROJECT TITLE

ANASTASI
DEVELOPMENT COMPANY LLC

WASHINGTON BLVD / OAK ST,
LOS ANGELES

SHEET TITLE

PLANT SCHEDULE

REVISIONS

05-12-2026

02-13-2025

12-23-2024

09-28-2023

09-05-2023

07-13-2023

SCALE

NA

DATE

10-21-2021

DRAWN BY

CHECKED

SHEET TITLE

PROJECT NAME

SHEET NO

LP-8