

APPENDIX B

Modified Alternative 2 Plans

6220 WEST YUCCA

6220 West Yucca Street, Los Angeles, 90028
APN: 5546-031-007, -008, -027, -031
CHAMPION REAL ESTATE COMPANY



VICINITY MAP



SHEET INDEX

A0.00	Project Summary	A2.00	Building Section
A0.01	Survey	A3.00	North Elevation
A1.00	Plot Plan	A3.01	South Elevation
A1.01	P1 Level Plan	A3.02	West Elevation
A1.02	1st Level Plan	A3.03	East Elevation
A1.03	2nd Level Plan	A4.00	Unit Plans
A1.04	3rd-4th Level Plan	A4.01	Unit Plans
A1.05	5th Level Plan	A4.02	Restaurant Plans
A1.06	6th Level Plan	A5.00	Perspective
A1.07	7th Level Plan	A6.00	Signage / Lighting
A1.08	8th-26th Level Plan	A6.01	Signage / Lighting
A1.09	27th-29th Level Plan	A6.02	Lighting Fixtures
A1.10	30th Level Plan		
A1.11	Roof Level Plan		

Landscape	
L1.00	Overall Site Plan
L2.00	Ground Level (2nd Level) Plan
L2.01	Ground Level (2nd Level) Imagery
L3.00	Amenity Deck (6th Level) Plan
L3.01	Amenity Deck (6th Level) Imagery
L4.00	Roof Deck (30th Level) Plan
L4.01	Roof Deck (30th Level) Imagery
L5.00	Overall Site Plan - Planting and Open Space
L5.01	Planting Imagery

PROJECT TEAM

DEVELOPER:
CHAMPION REAL ESTATE COMPANY
11620 Wilshire Boulevard
Suite 1150
Los Angeles, CA 90025
TEL. 310 312 8020

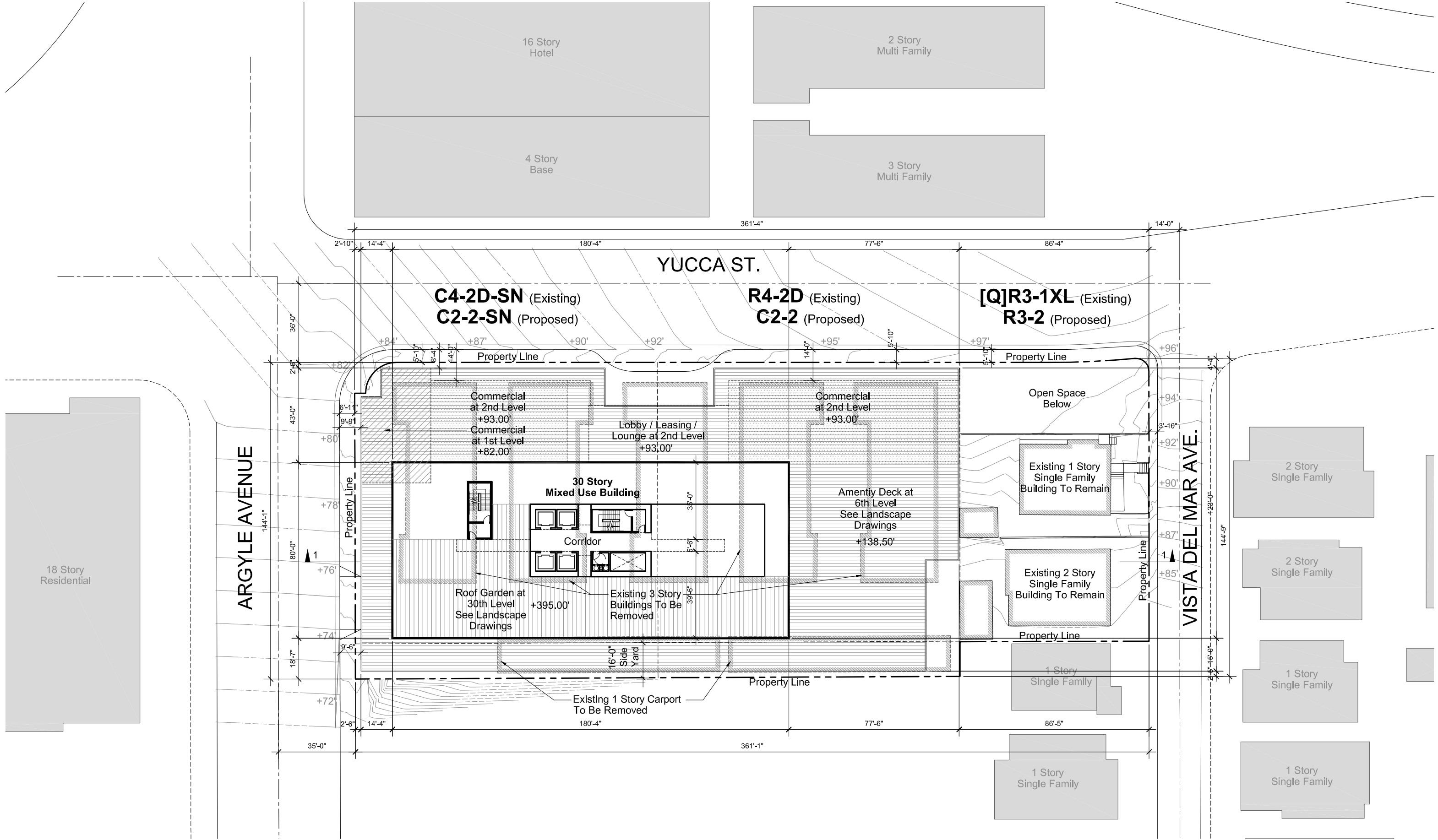
ARCHITECT:
TOGAWA SMITH MARTIN
444 S. FLOWER STREET
SUITE 201
LOS ANGELES, CA 90071
TEL. 213 614 6050

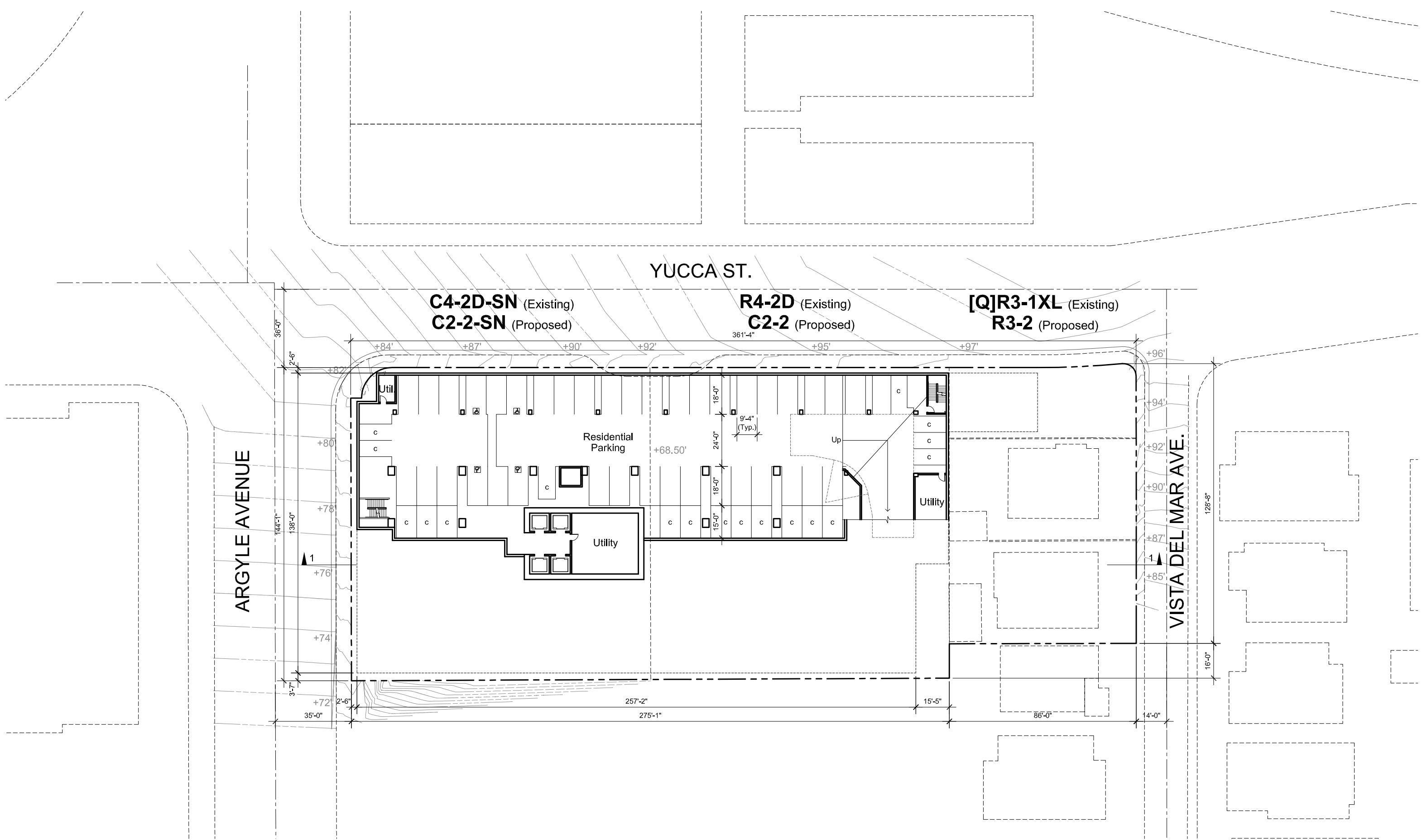
LANDSCAPE ARCHITECT:
EPT DESIGN
844 EAST GARDEN STREET
SUITE 201
PASADINA, CA 91101
TEL. 626 795 2008

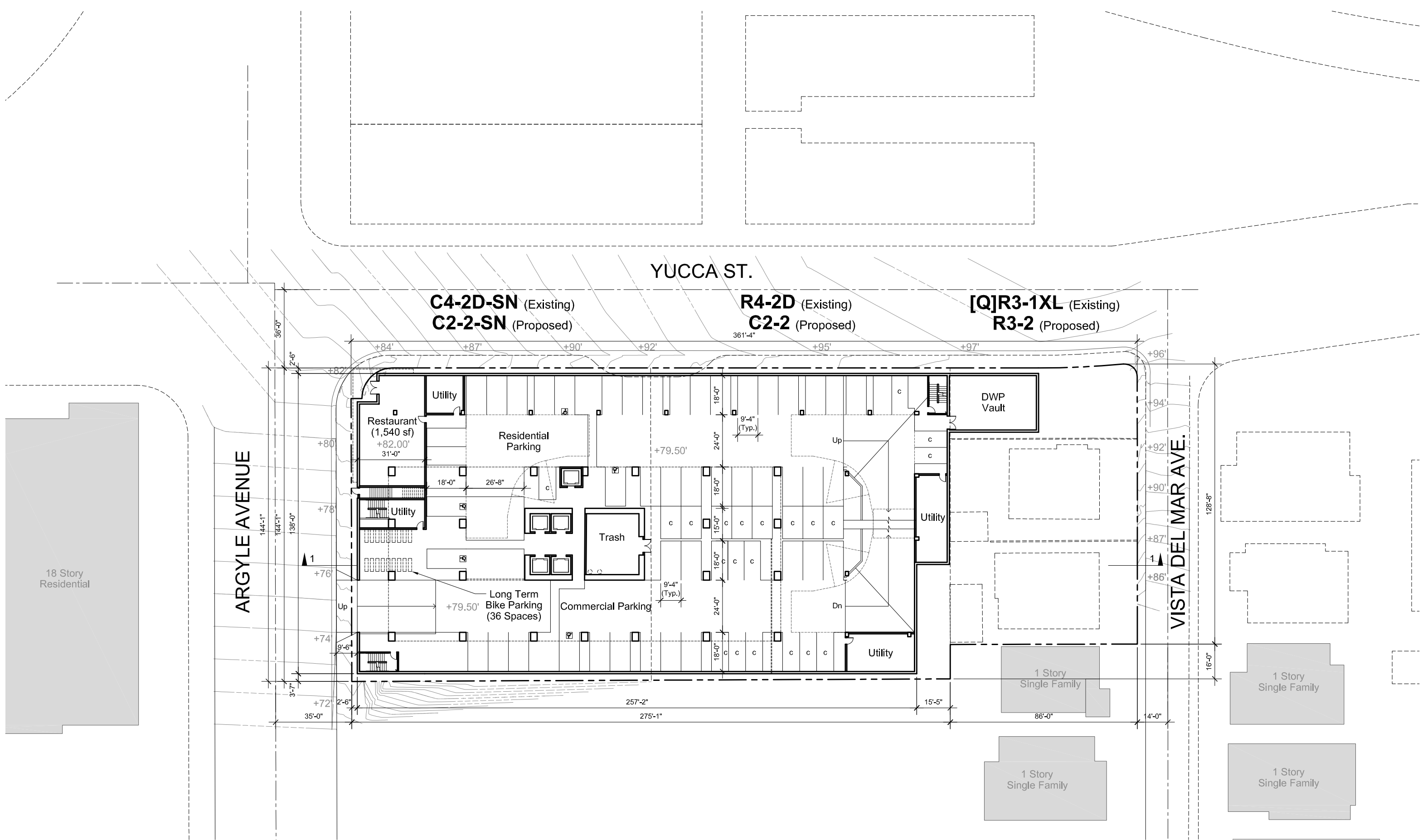
2014427.00 | June 29, 2020

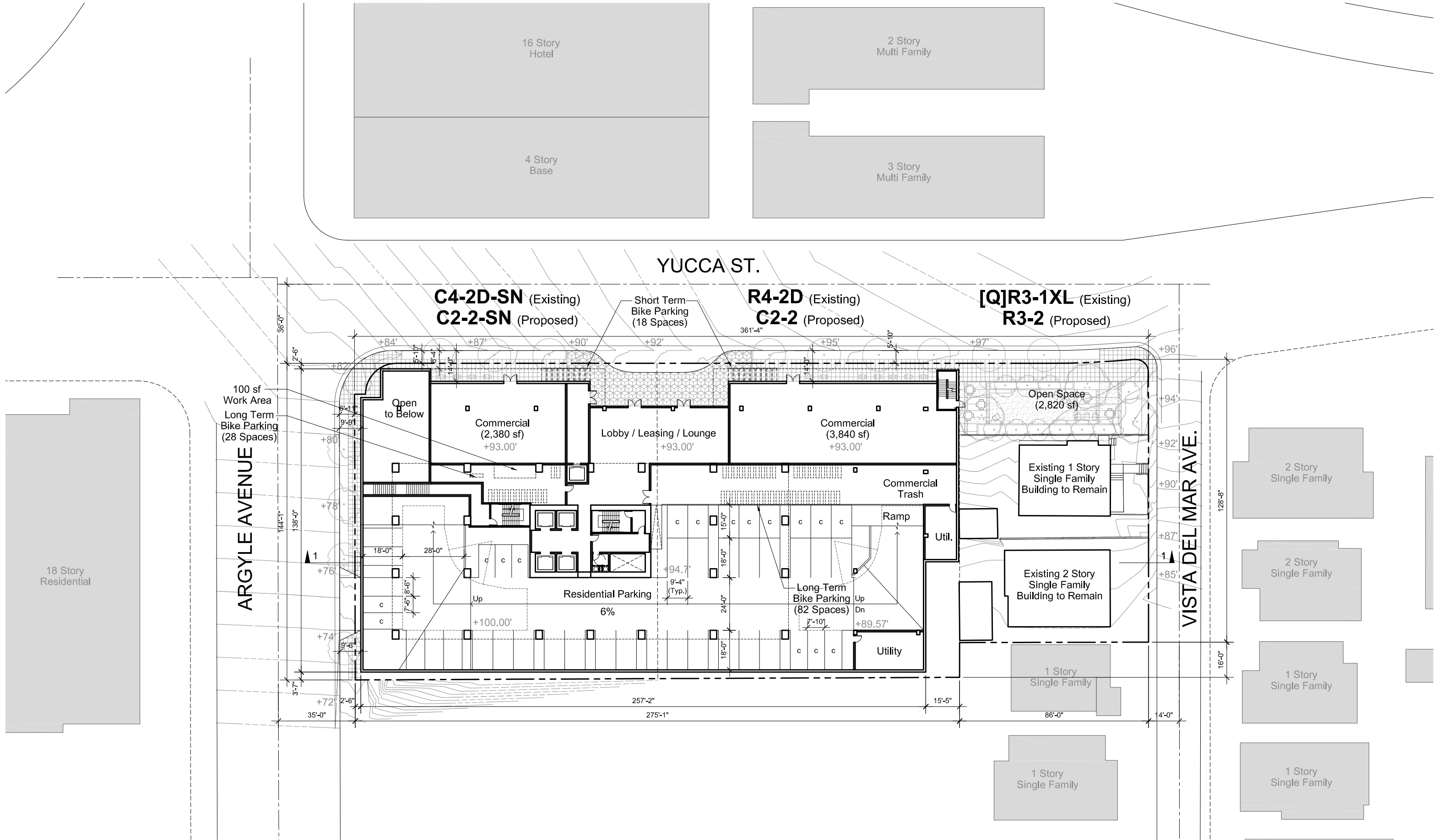
togawa smith martin, inc. | www.tsminc.com

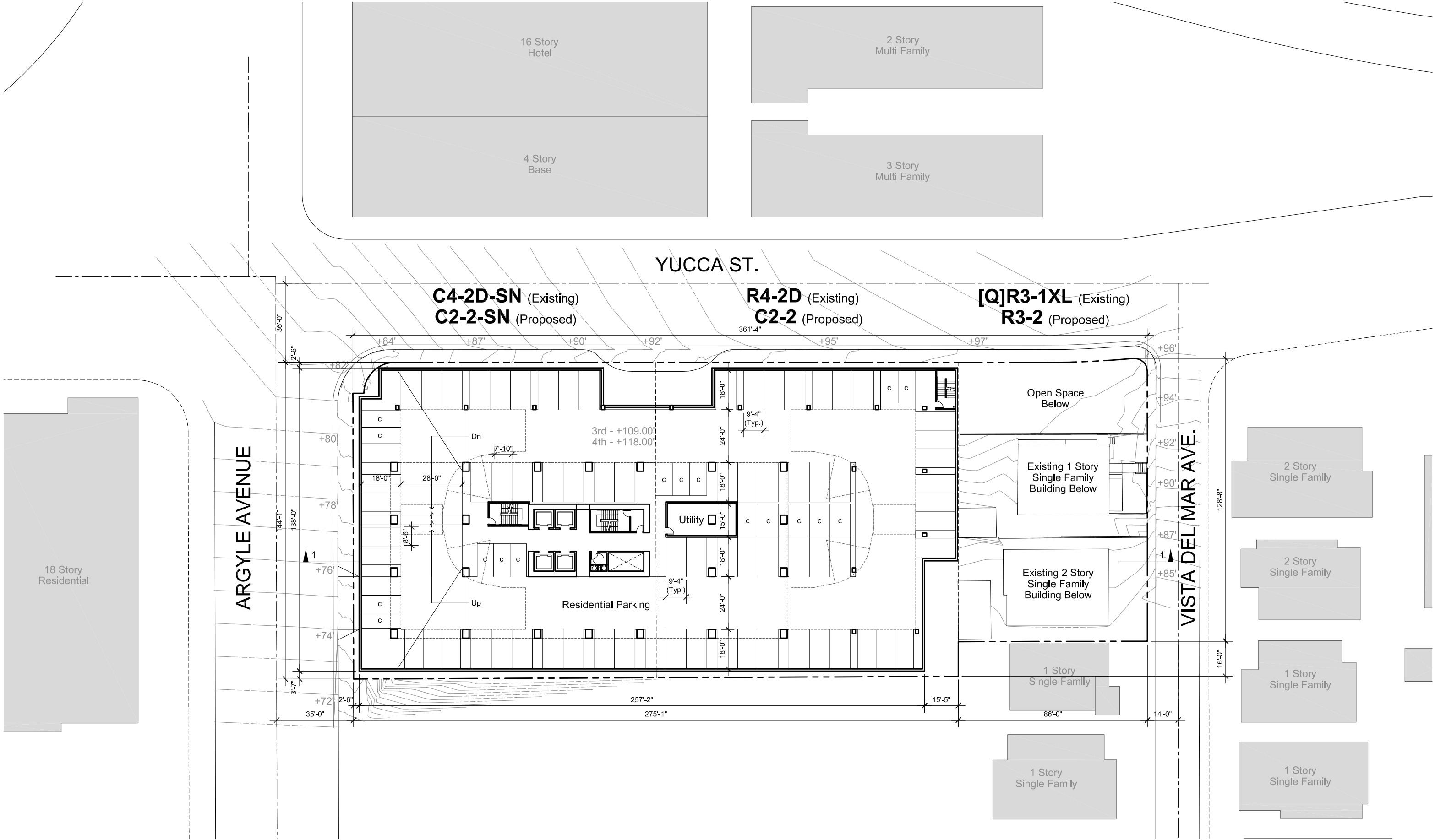












6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

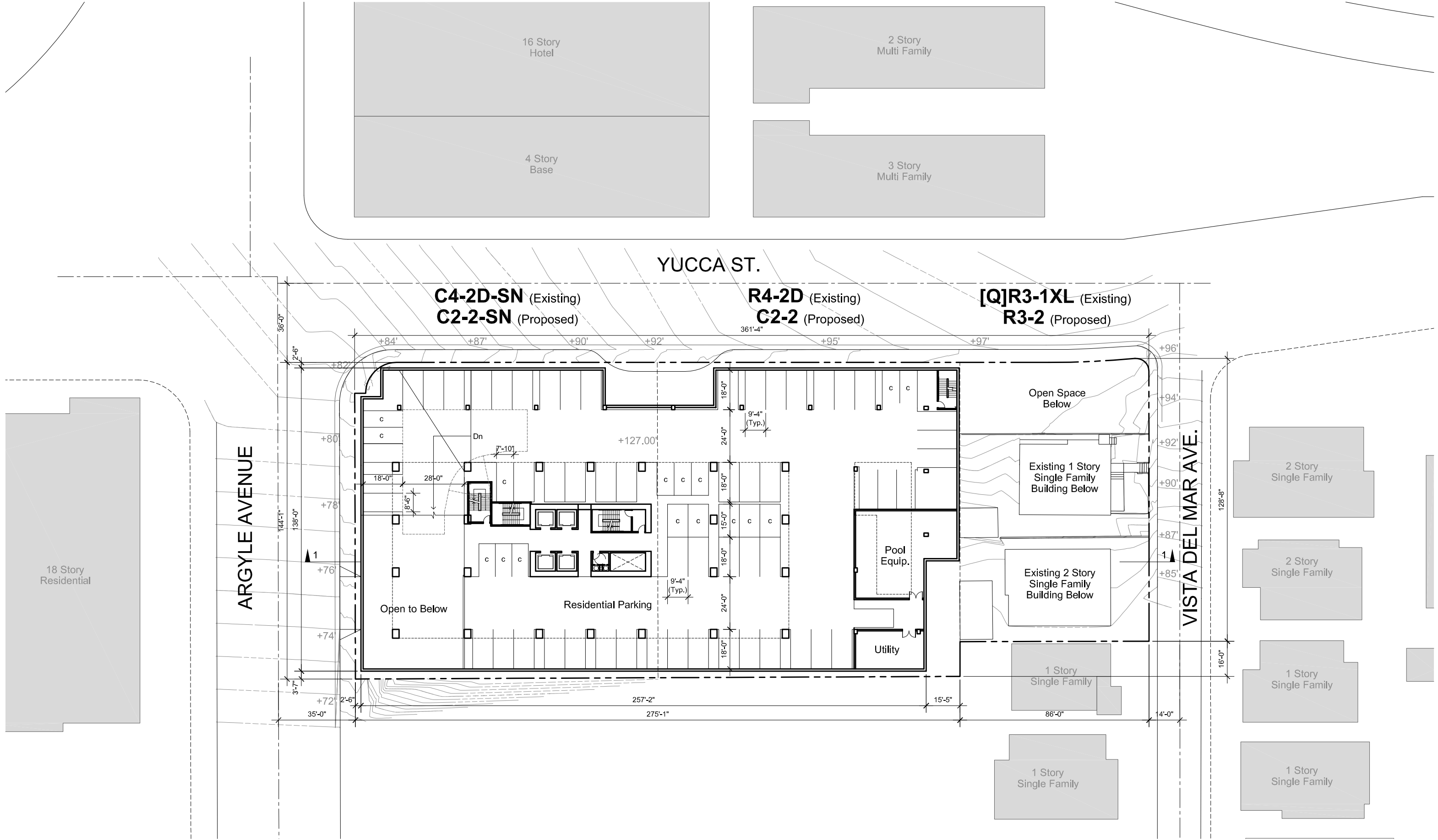
togawa smith martin, inc. | www.tsminc.com 2014427.00 | June 29, 2020

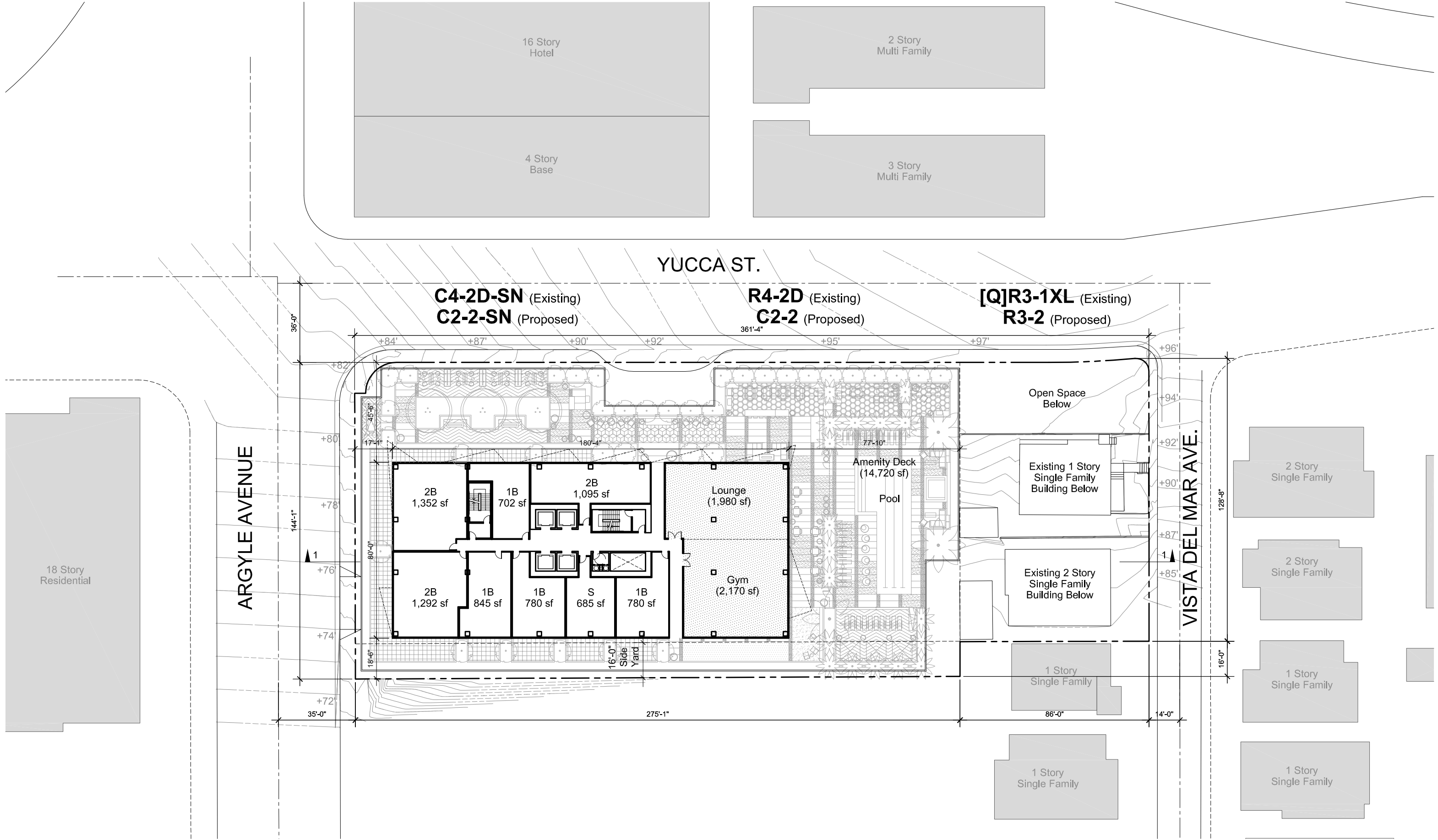
COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.



3RD -4TH LEVEL PLAN

A1.04





6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

2014427.00 | June 29, 2020

COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

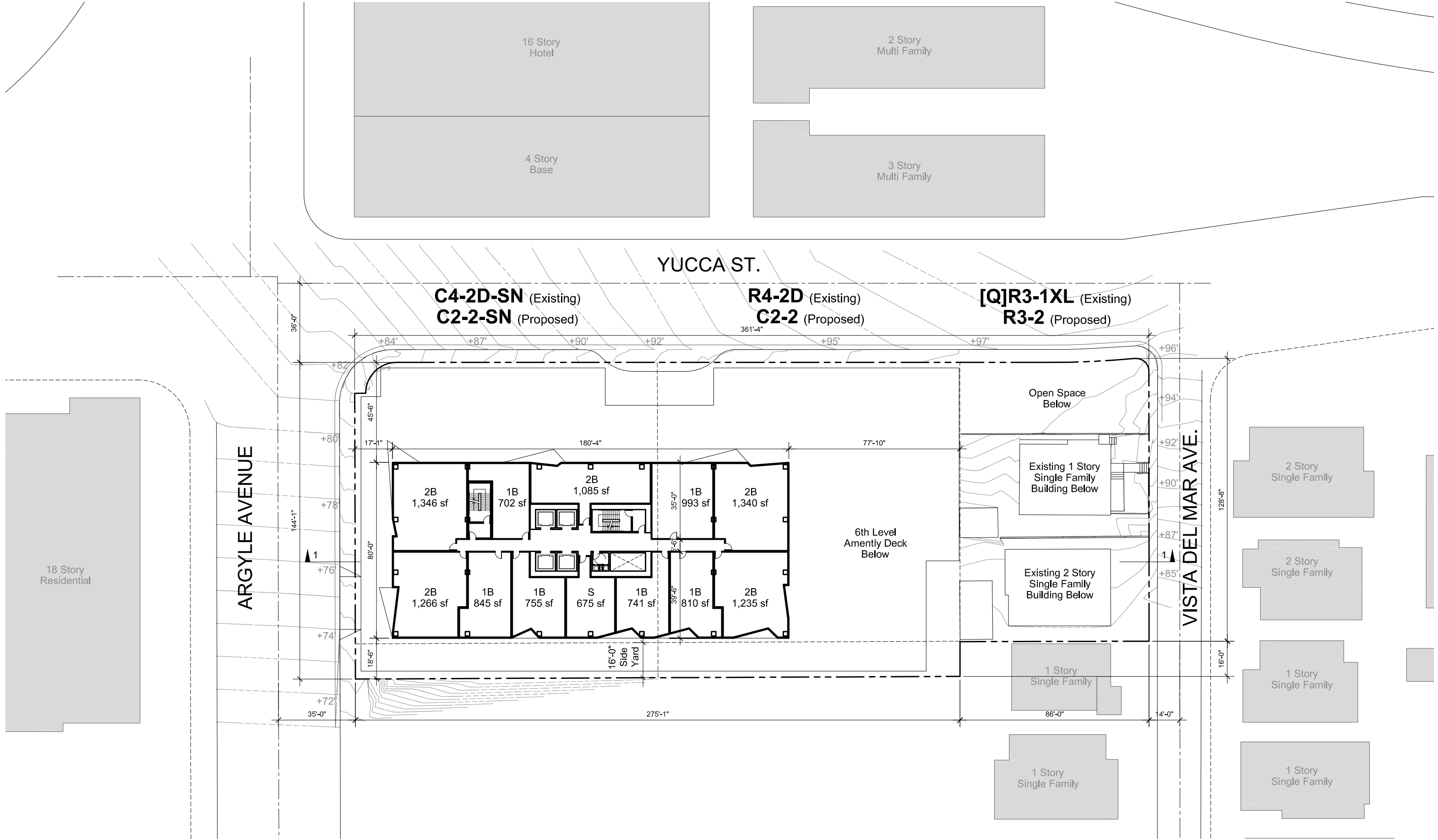


scale: 1" = 40'-0"



6TH LEVEL PLAN

A1.06



6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

2014427.00 | June 29, 2020

COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

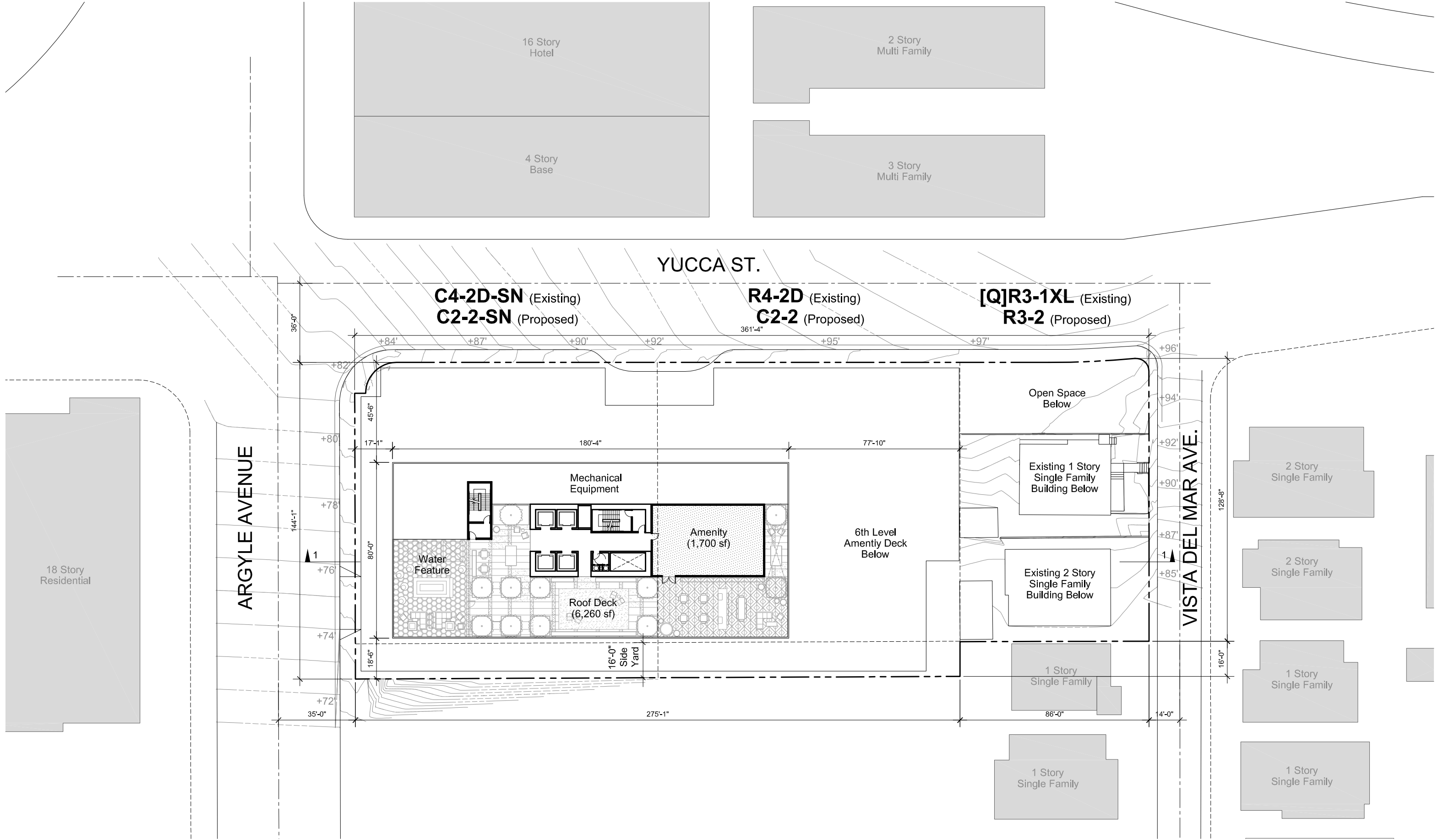


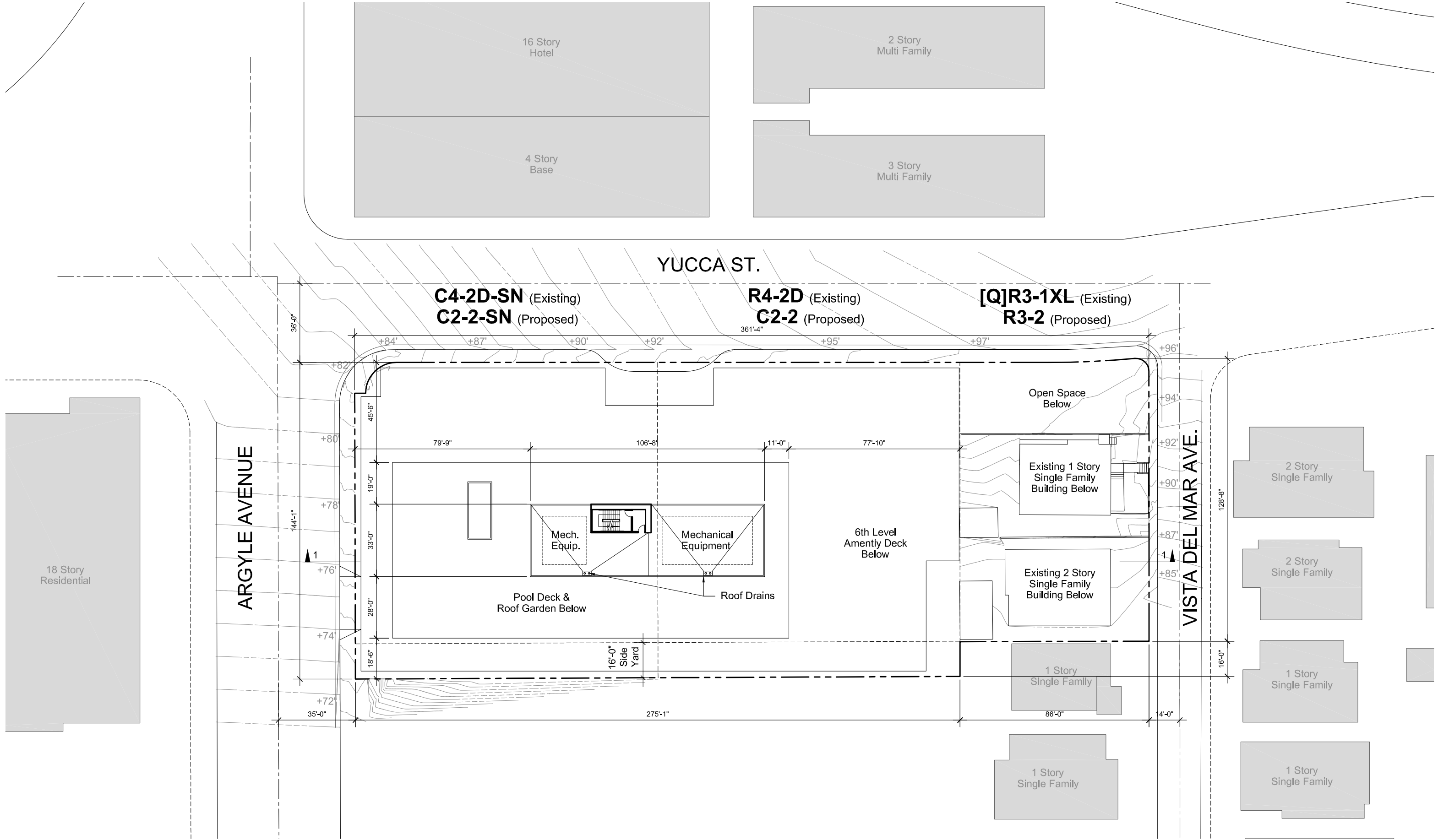
scale: 1" = 40'-0"



8TH - 26TH LEVEL PLAN

A1.08





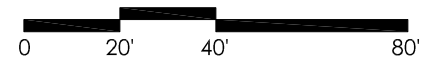
6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

2014427.00 | June 29, 2020

COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

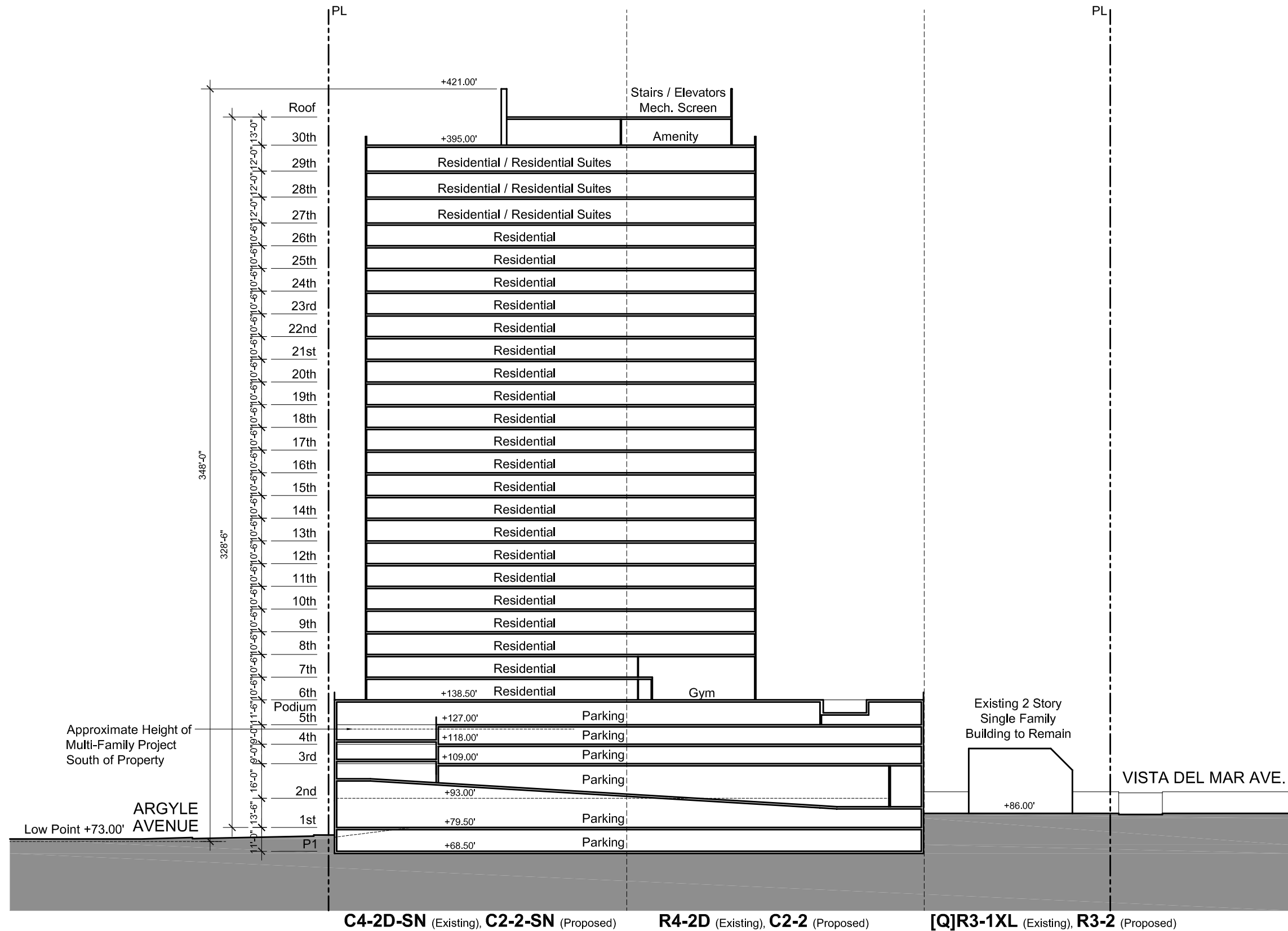


scale: 1" = 40'-0"



ROOF LEVEL PLAN

A1.11



6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

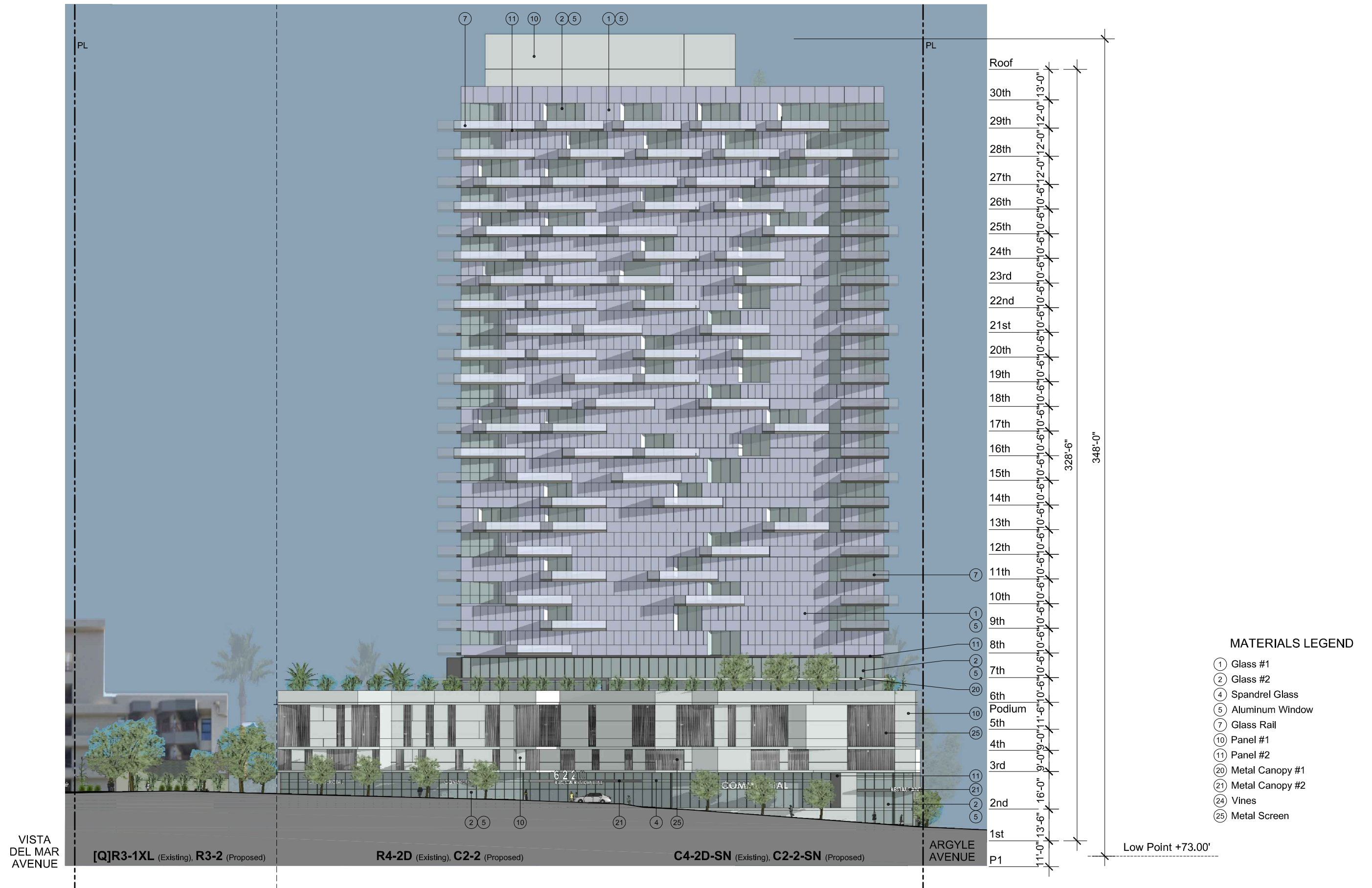
2014427.00 | June 29, 2020

COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

0 25' 50' 100' scale: 1" = 50'-0"

BUILDING SECTION

A2.00



6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

togawa smith martin, inc. | www.tsminc.com

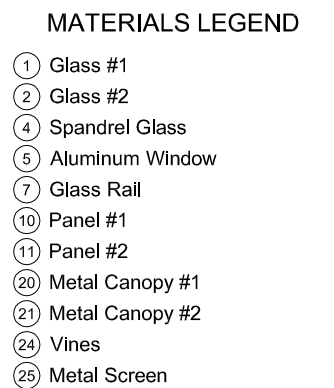
2014427.00 | June 29, 2020

COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

0 20' 40' 80' scale: 1" = 40'-0"

NORTH ELEVATION (YUCCA STREET)

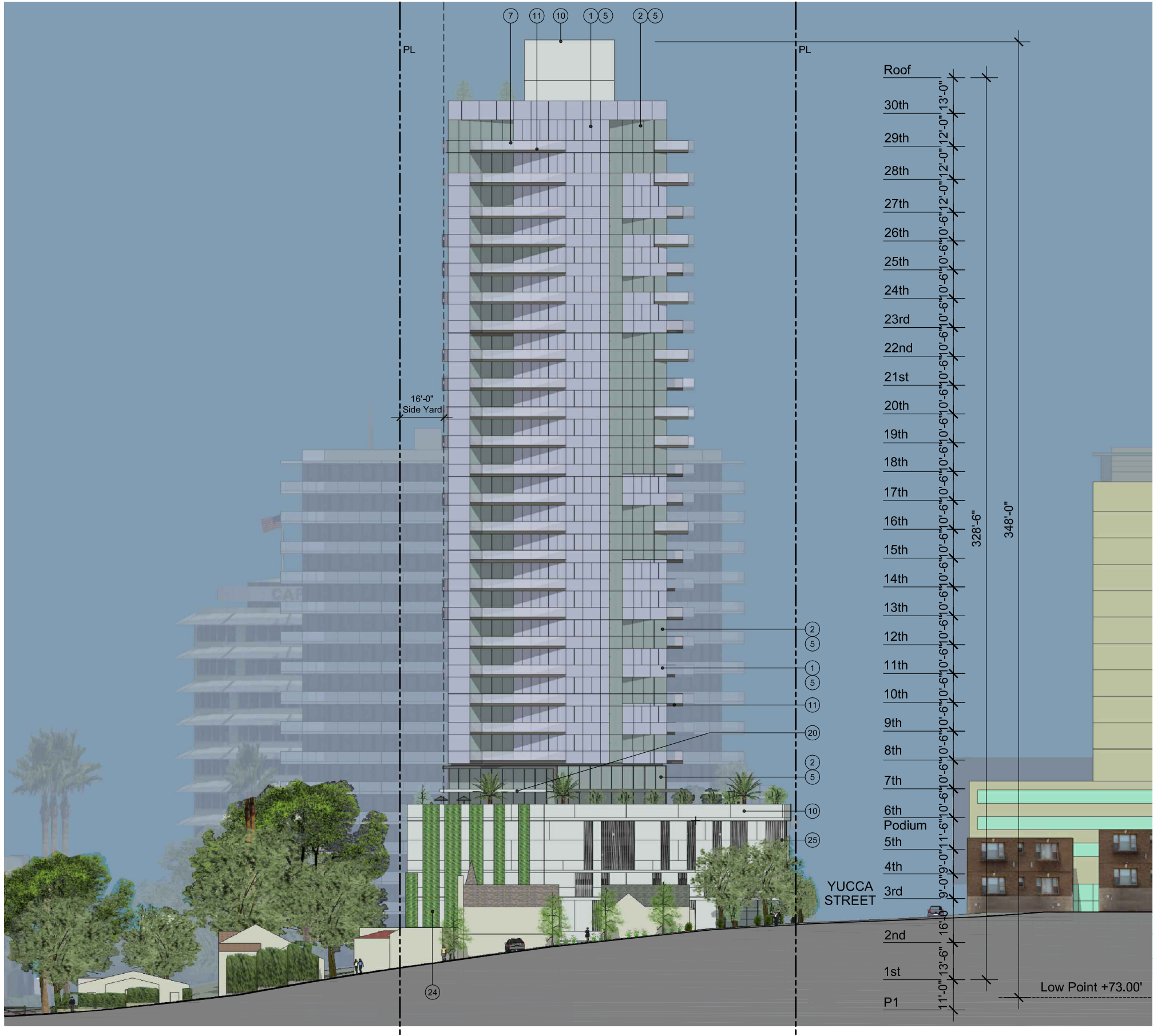
A3.00





MATERIALS LEGEND

- ① Glass #1
- ② Glass #2
- ④ Spandrel Glass
- ⑤ Aluminum Window
- ⑦ Glass Rail
- ⑩ Panel #1
- ⑪ Panel #2
- ⑳ Metal Canopy #1
- ㉑ Metal Canopy #2
- ㉔ Vines
- ㉕ Metal Screen





6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

CHAMPION REAL ESTATE COMPANY

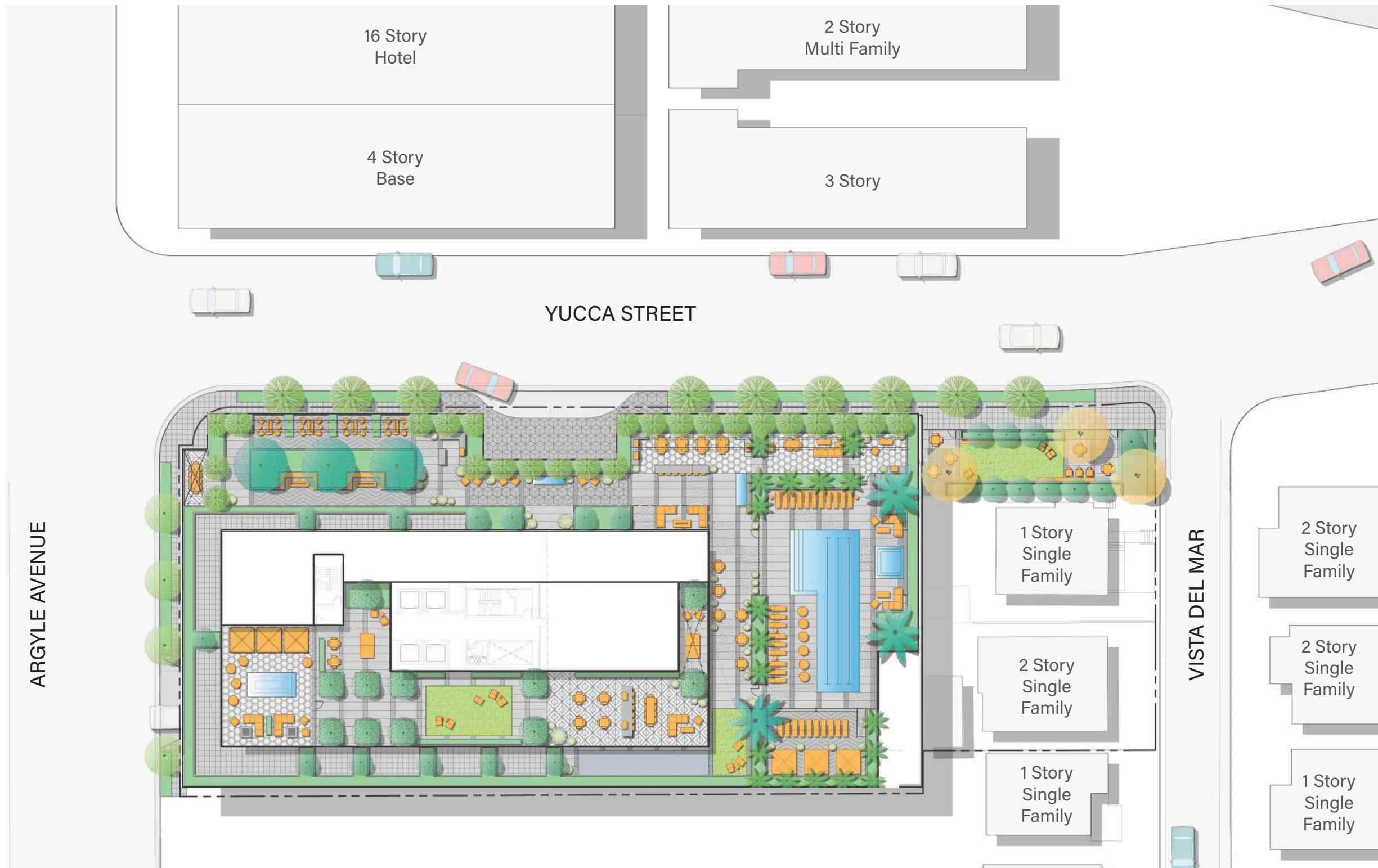
togawa smith martin, inc. | www.tsminc.com

2014427.00 | June 29, 2020

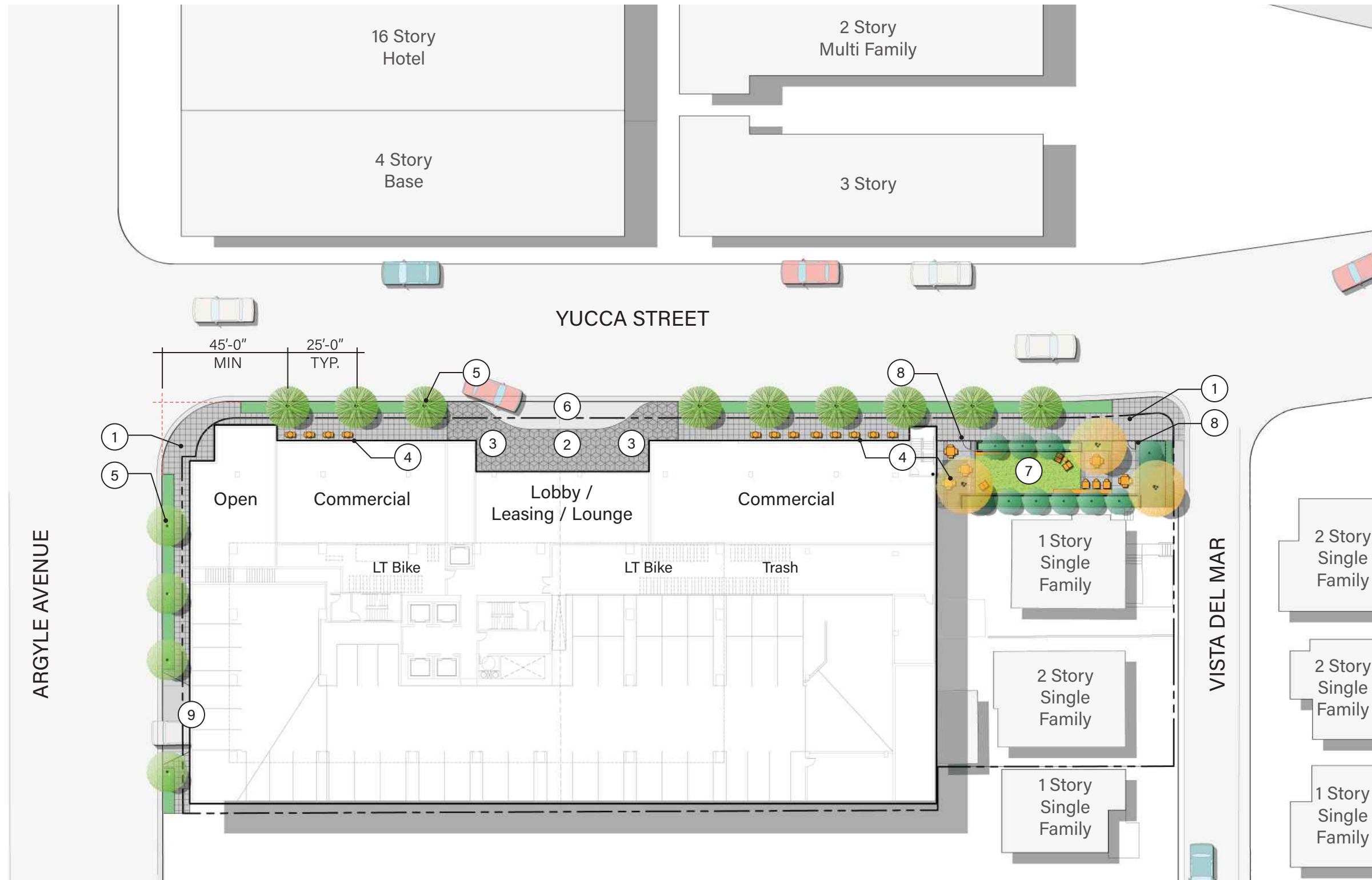
COPYRIGHT © 2020
THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING
FURTHER VERIFICATION WITH CLIENT, TENANT, AND AUTHORITIES HAVING JURISDICTION. NO
WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

PERSPECTIVE

A5.00



NOTE: Refer to Sheet L5.00 for all
Planting and Open Space Information



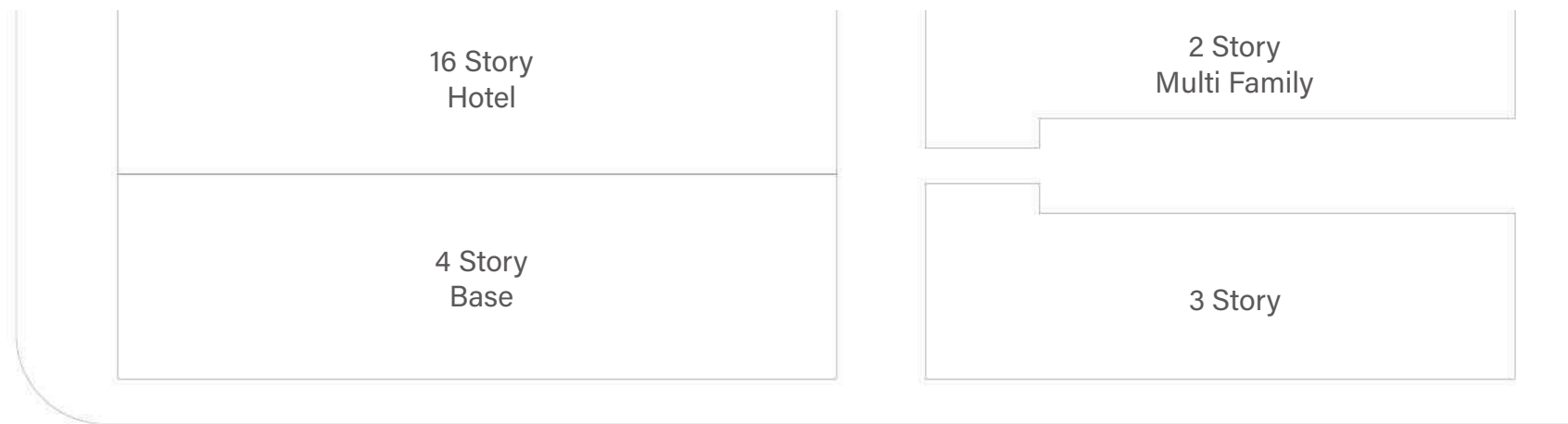
Legend

- ① Scored Concrete Sidewalk
- ② Decorative Paving
- ③ Short Term Bike Parking, Typ.
- ④ Outdoor Tables
- ⑤ Street Tree in 4' Wide Parkway, Typ.
- ⑥ Vehicle Drop Off
- ⑦ Open Space
- ⑧ Security Fence and Gate
- ⑨ Parking Garage Entry

Tree Legend

-  *Koelreuteria bipinnata*
Chinese Flame Tree
-  *Tristania confertus*
Brisbane Box
-  *Podocarpus gracilior*
Fern Pine
-  *Plantanus racemosa*
California Sycamore

NOTE: Refer to Sheet L5.00 for all Planting and Open Space Information



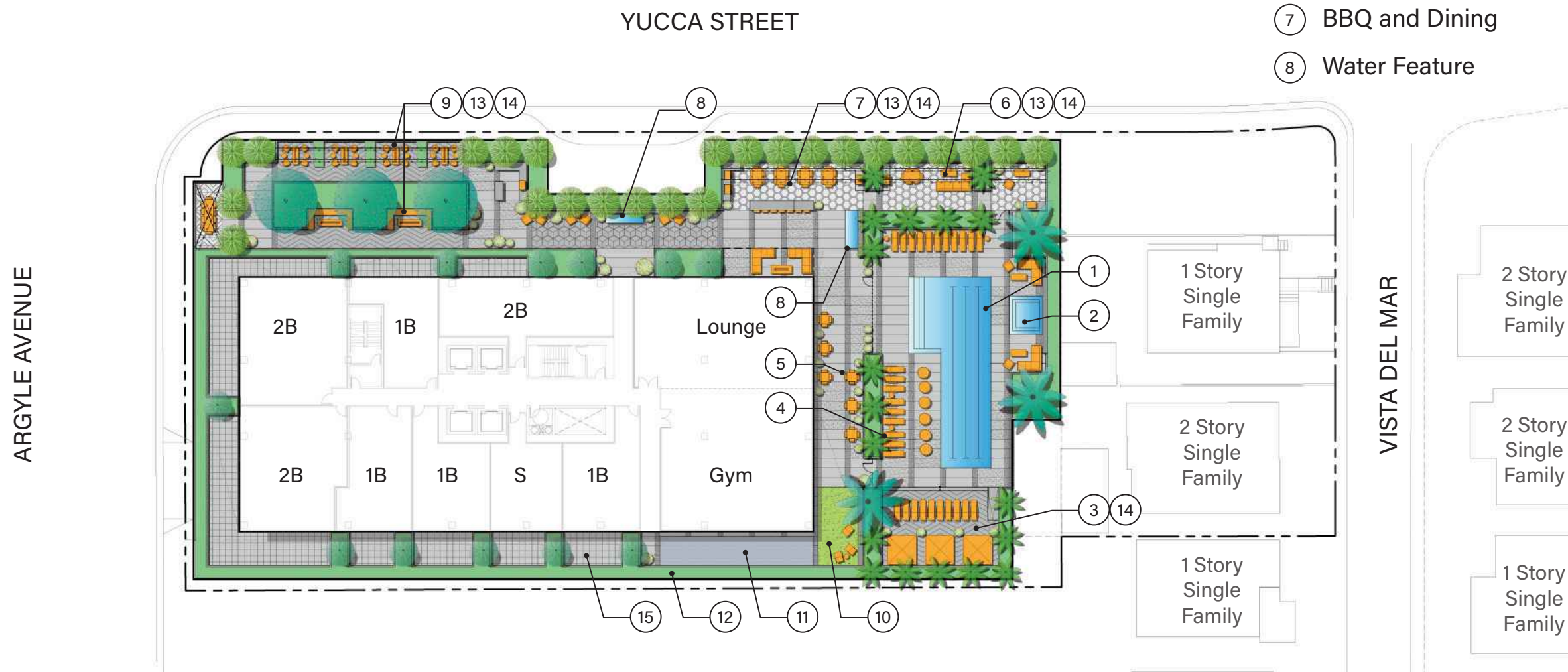
Legend

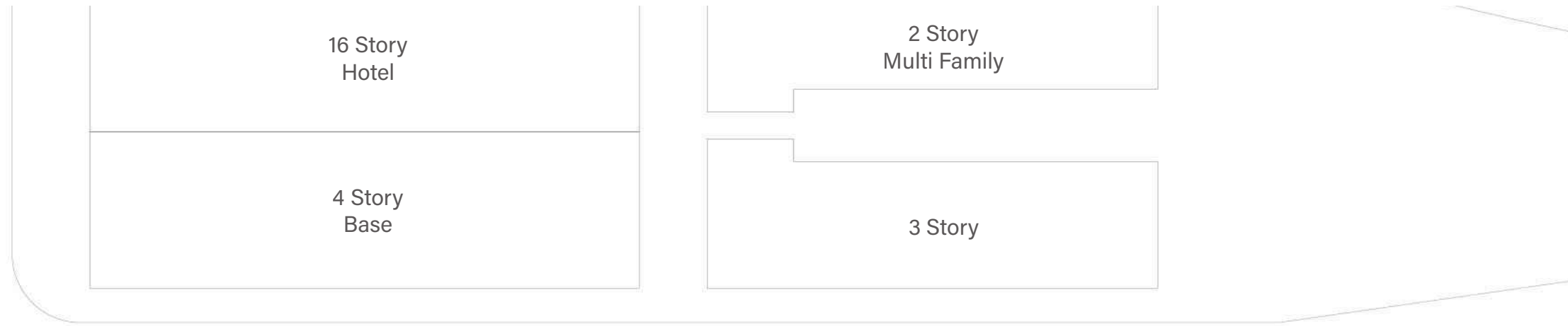
- | | |
|--|--|
| ① Pool | ⑨ Fire Pit and Lounge Seating |
| ② Spa with Feature Wall and Lounge Seating | ⑩ Lawn Panel (Flexible Use) |
| ③ Lounge Deck with Cabana Seating | ⑪ Fitness Deck with Rubberized Surface |
| ④ Chaise Seating, TYP. | ⑫ Raised Planter, TYP. |
| ⑤ Dining Tables, TYP. | ⑬ Festoon Lighting |
| ⑥ Media Lounge with BBQ | ⑭ Decorative Paving |
| ⑦ BBQ and Dining | ⑮ Private Patio, TYP. |
| ⑧ Water Feature | |

Tree Legend

- Parkinsonia 'Desert Museum'*
Desert Museum Palo Verde
- Phoenix dactylifera*
Date Palm
- Podocarpus gracilior*
Fern Pine
- Prosopis alba 'Colorado'*
Thornless Argentine Mesquite
- Washingtonia filifera*
California Palm

NOTE: Refer to Sheet L5.00 for all Planting and Open Space Information





YUCCA STREET

Legend

- ① Water Feature
- ② Cabana Seating
- ③ Firepit and Lounge Seating
- ④ Lightweight Planter, TYP.
- ⑤ Lawn Panel (Flexible Use)
- ⑥ BBQ and Dining
- ⑦ Game Table
- ⑧ Festoon Lighting

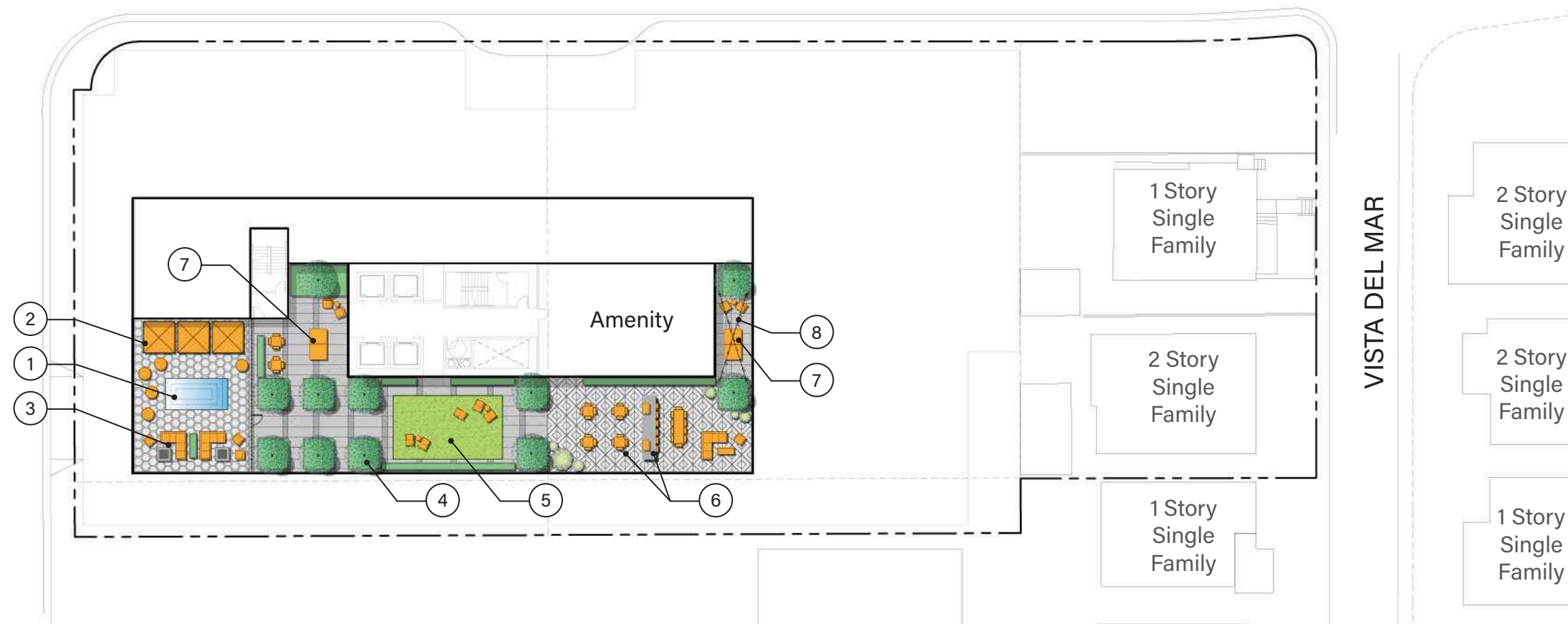
Tree Legend



Citrus species
Citrus Tree, T.B.D.

NOTE: Refer to Sheet L5.00 for all
Planting and Open Space Information




ARGYLE AVENUE



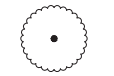




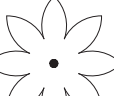
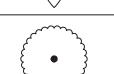


VISTA DEL MAR




OPEN SPACE REQUIRED = 30,400 SF
OPEN SPACE PROVIDED = 30,400 SF
TOTAL LANDSCAPED AREA = 7,610 SF
% OF LANDSCAPED COMMON OPEN SPACE = 25%

REFER TO ARCHITECTURAL SHEET A0.00 - PROJECT SUMMARY, FOR TOTAL OPEN SPACE INFORMATION.		
	DESCRIPTION	SQUARE FOOTAGE
	COMMON OPEN SPACE (EXTERIOR)	16,190 SF
	COMMON OPEN SPACE (LANDSCAPED)	7,610 SF
	COMMON OPEN SPACE (INTERIOR AMENITY)	5,850 SF
	PRIVATE OPEN SPACE (REFER TO ARCHITECT)	750 SF

2ND LEVEL: TREES SUCH AS:					
SYMBOL	NAME	QTY	SIZE	MATURE CANOPY DIA. SIZE	WATER USE
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	9	24" BOX STD	25'-45'	LOW
	PLATANUS RACEMOSA ** CALIFORNIA SYCAMORE	3	24" BOX STD	30'-50'	MEDIUM
	PODOCARPUS GRACILIOR FERN PINE	10	24" BOX STD	25'	MEDIUM
	TRISTANIA CONFERTUS BRISBANE BOX	4	24" BOX STD	25'-35'	LOW

6TH LEVEL: TREES SUCH AS:					
	PARKINSONIA 'DESERT MUSEUM**' DESERT MUSEUM PALO VERDE	24	24" BOX STD	20'-25'	VERY LOW
	PHOENIX DACTYLIFERA DATE PALM	3	12' BTH	30'-40'	LOW
	PODOCARPUS GRACILIOR FERN PINE	12	24" BOX STD	15	MEDIUM
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	3	24" BOX STD	25'-40'	LOW
	WASHINGTONIA FILIFERA ** CALIFORNIA PALM	18	12' BTH	3'-6'	LOW

30TH LEVEL: TREES SUCH AS:					
	CITRUS SP. TBD	11	24" BOX STD	15	MEDIUM

** INDICATES TREE SELECTION IS A CALIFORNIA NATIVE

TREES REQUIRED = 68 TREES

TREES PROVIDED = 76 TREES (24" BOX MIN.)

NOTE: ABOVE TREE TOTAL DOES NOT INCLUDE PALMS.

