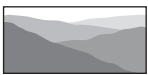
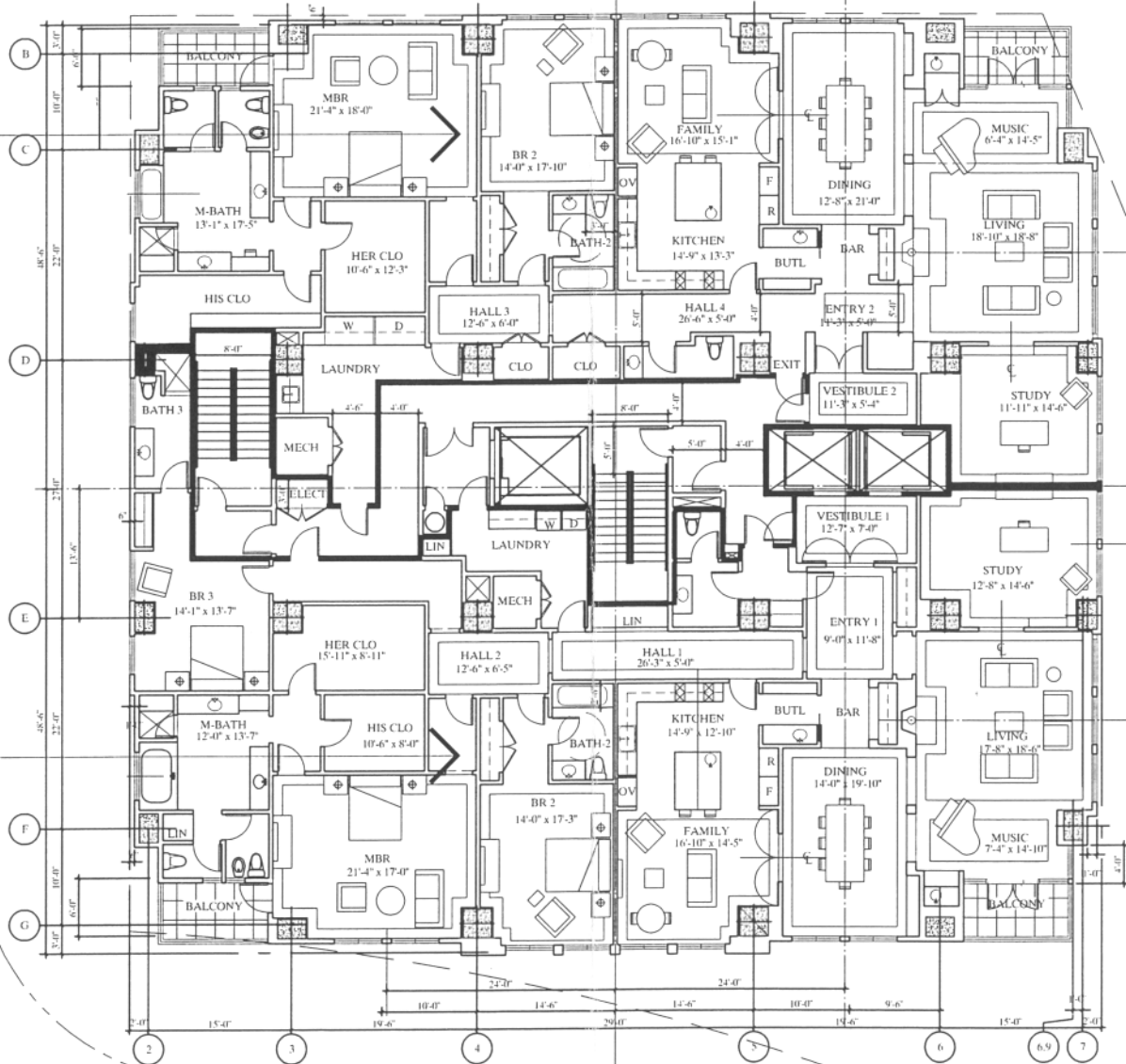


Source: Nadel Architects, May 2004

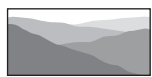


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Figure II-12
Proposed Site Plan: 2nd Floor

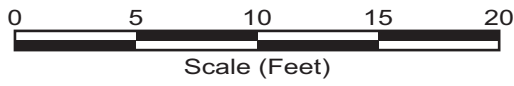
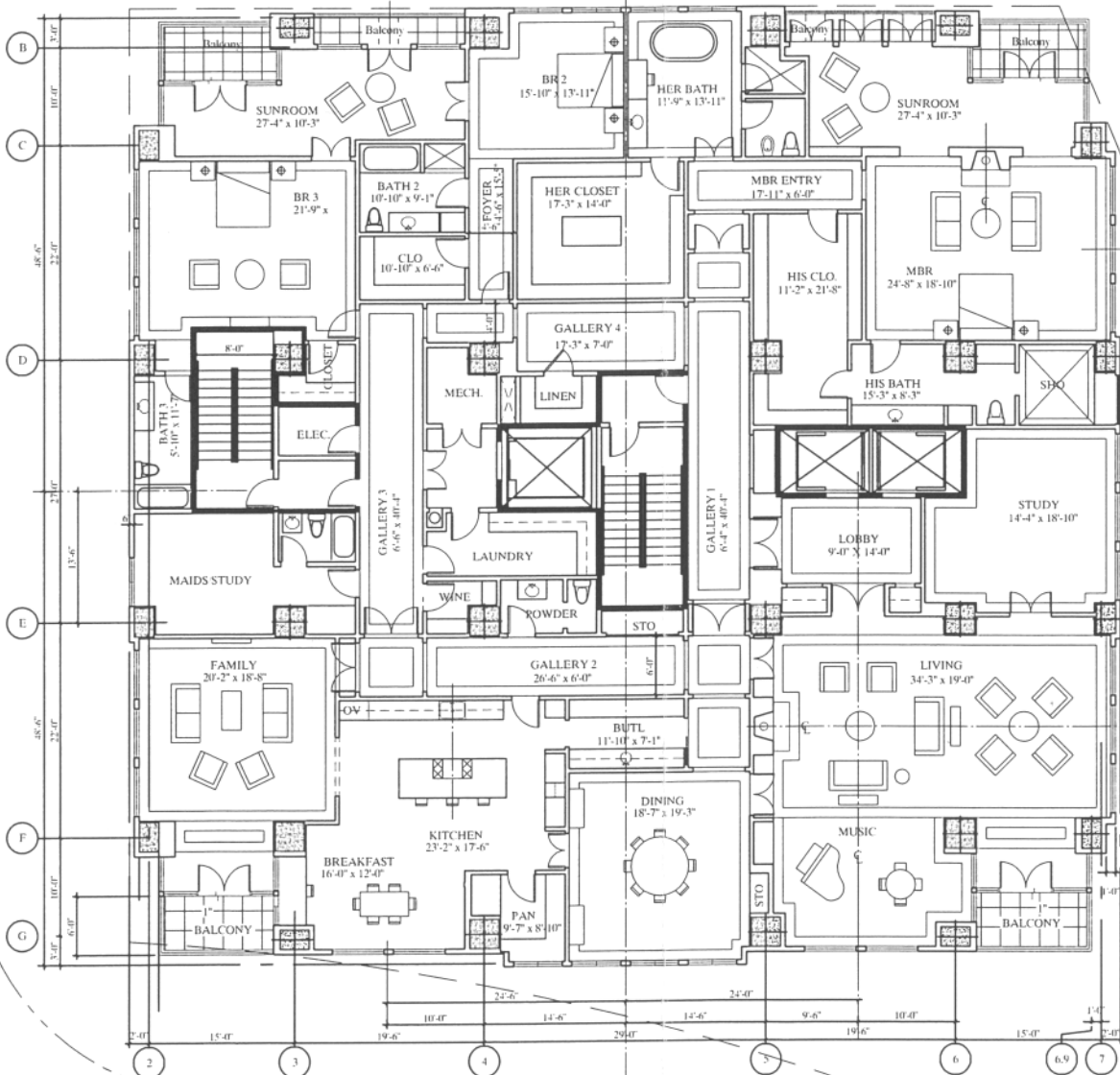


Source: Nadel Architects, May 2004



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Figure II-13
Proposed Site Plan: 3-15 Floor Plan

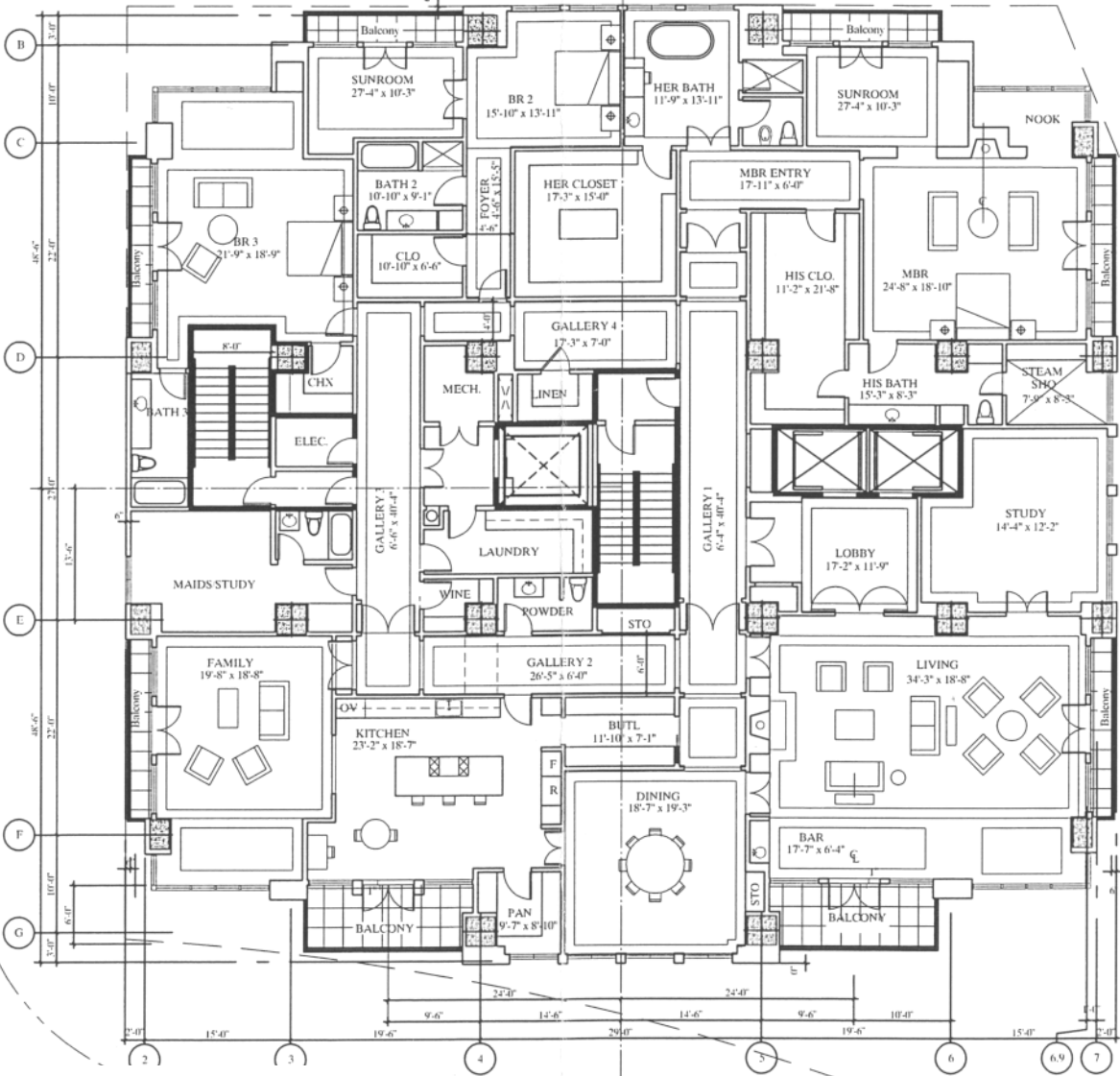


Source: Nadel Architects, May 2004

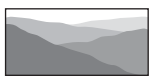


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Figure II-14
Proposed Site Plan: 16-18 Floor Plan

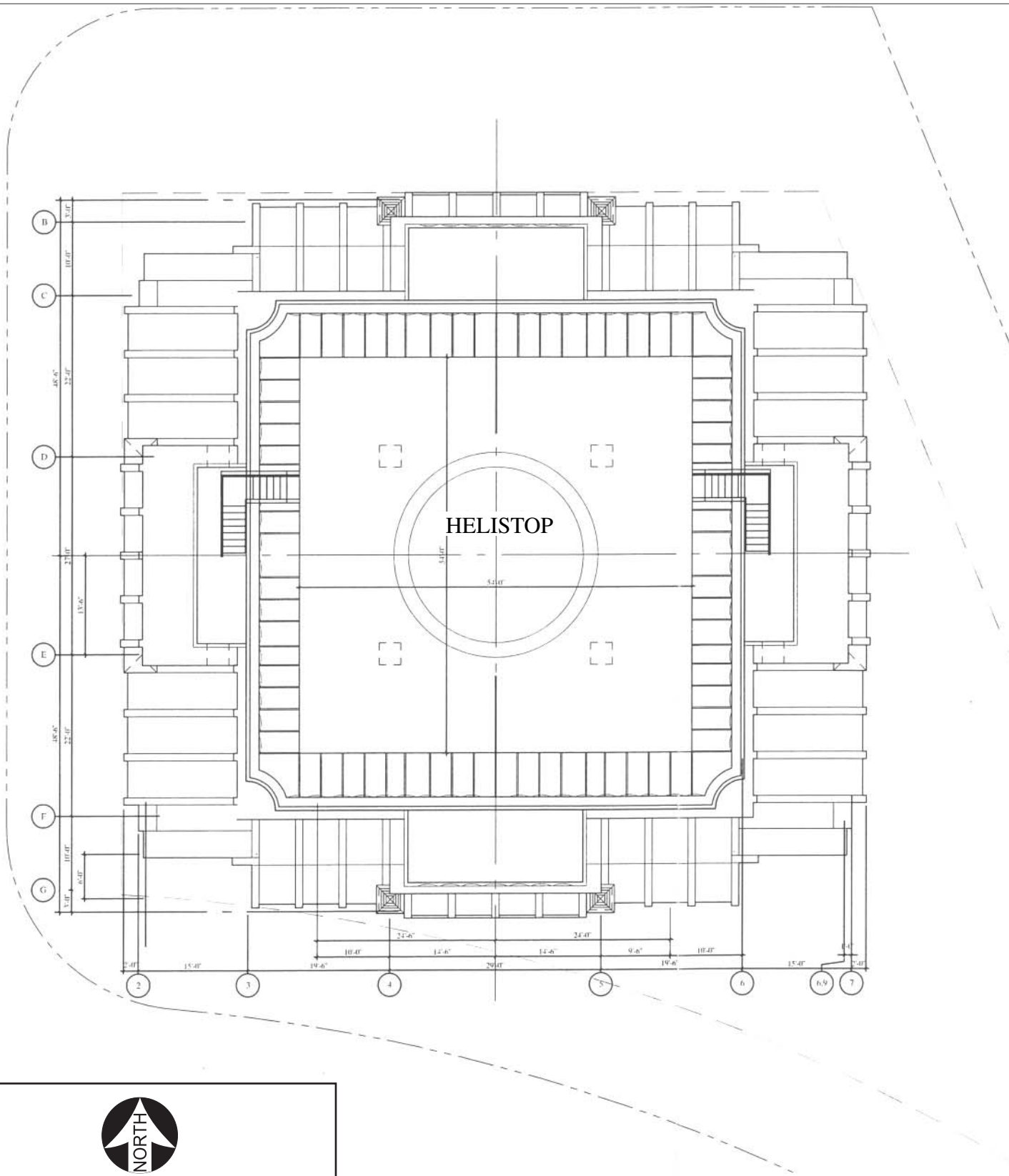


Source: Nadel Architects, May 2004



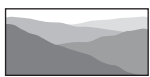
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Figure II-15
Proposed Site Plan: 19-21 Floor Plan



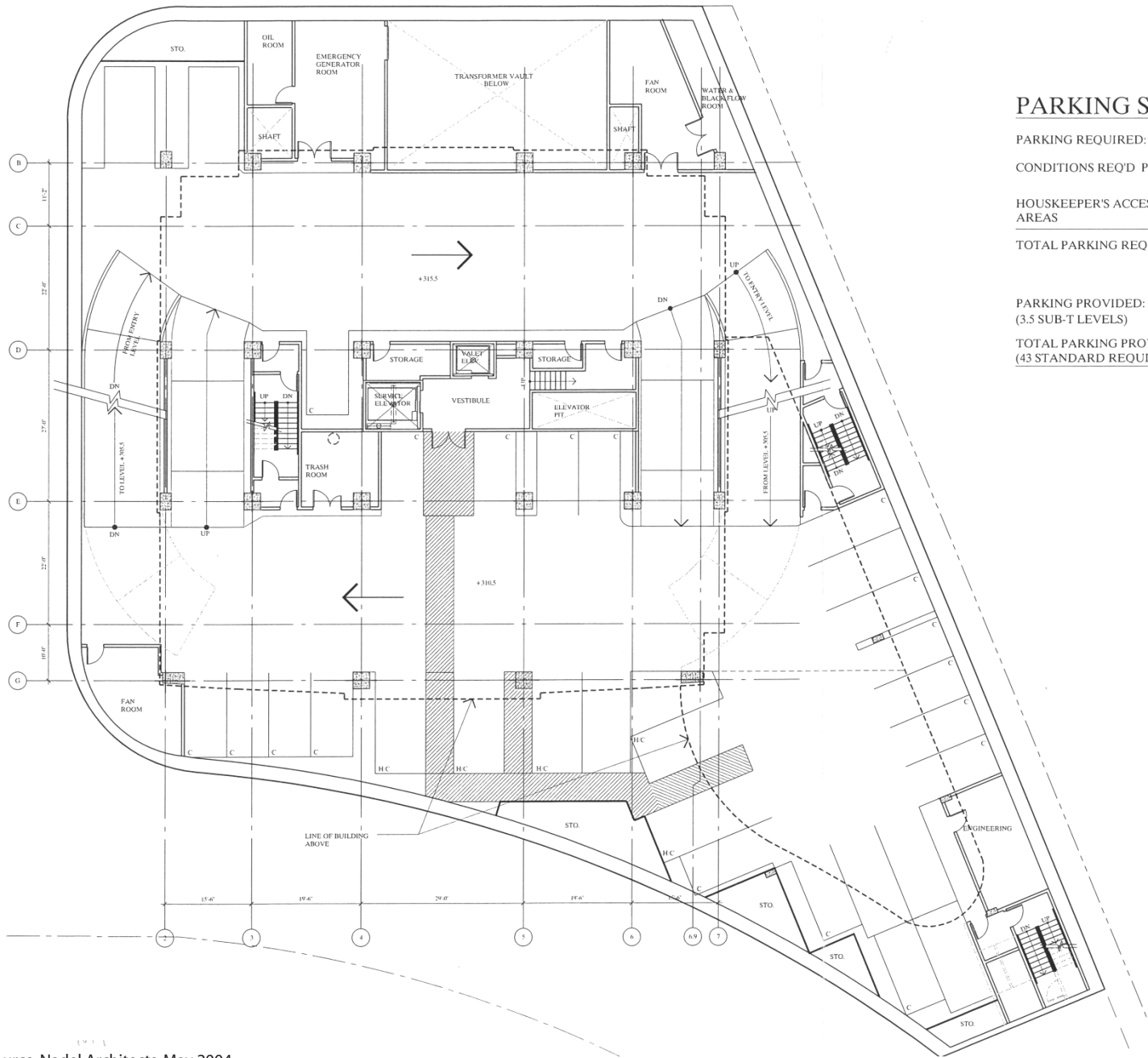
Scale (Feet)

Source: Nadel Architects, May 2004



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Figure II-16
Proposed Site Plan: Roof Plan



PARKING SUMMARY:

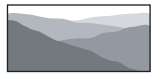
PARKING REQUIRED:	
CONDITIONS REQ'D PKG. FOR 35 UNITS:	103 STALLS
HOUSKEEPER'S ACCESSORY AREAS	8 STALLS
TOTAL PARKING REQUIRED:	111 STALLS

PARKING PROVIDED: (3.5 SUB-T LEVELS)	
TOTAL PARKING PROVIDED :	111 STALLS MINIMUM (43 STANDARD REQUIRED, MINIMUM)

P1 PARKING:

STANDARD STALLS:	7
COMPACT STALLS:	18
ACCESSIBLE STALLS:	5
TOTAL STALLS:	30

Source: Nadel Architects, May 2004



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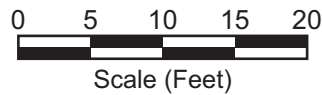
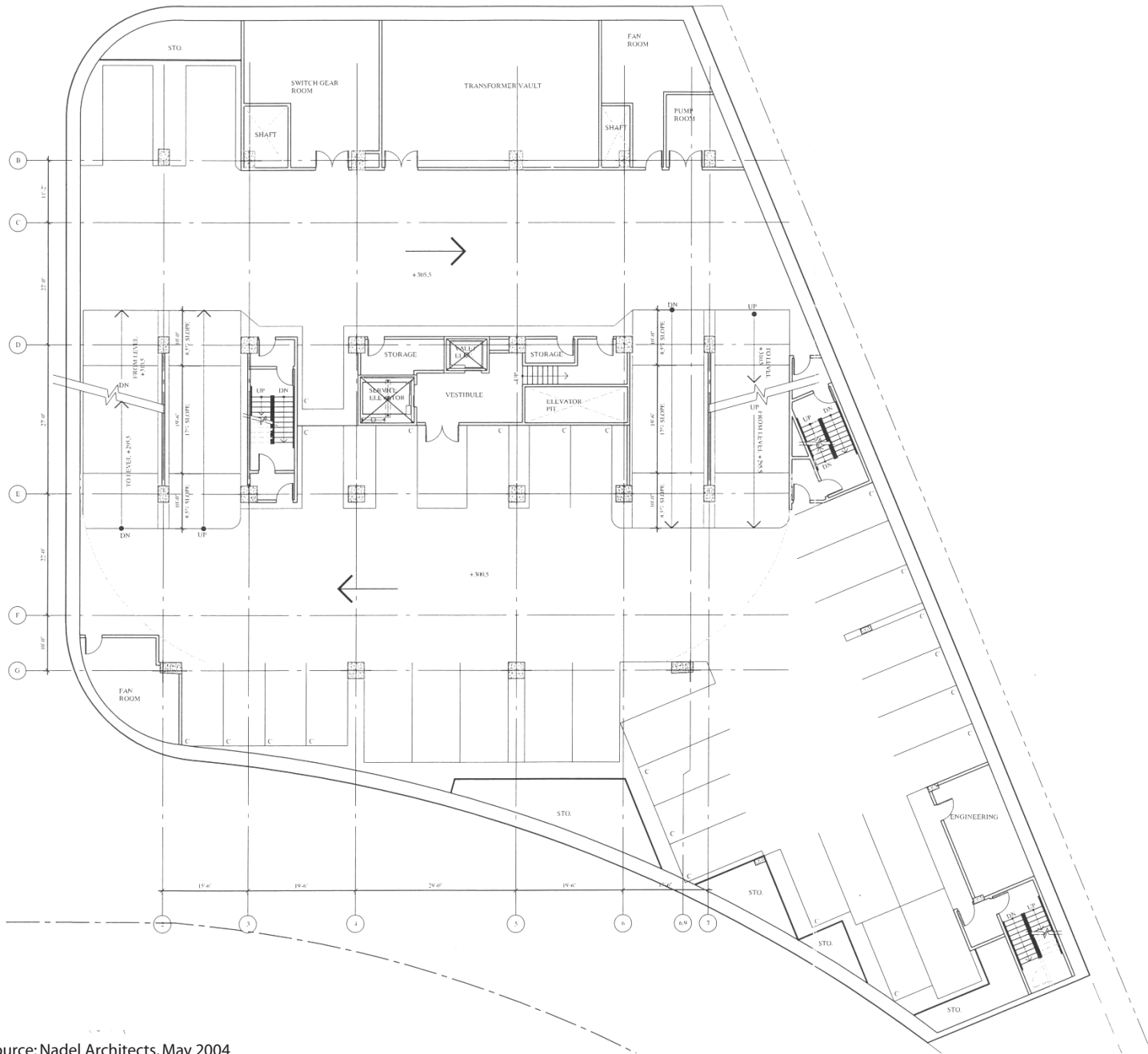


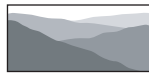
Figure II-17
Proposed Site Plan: Parking Floor Level P1



P2 PARKING:

STANDARD STALLS:	12
COMPACT STALLS:	21
TOTAL STALLS:	33

Source: Nadel Architects, May 2004



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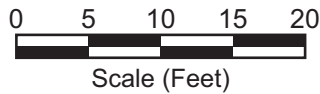
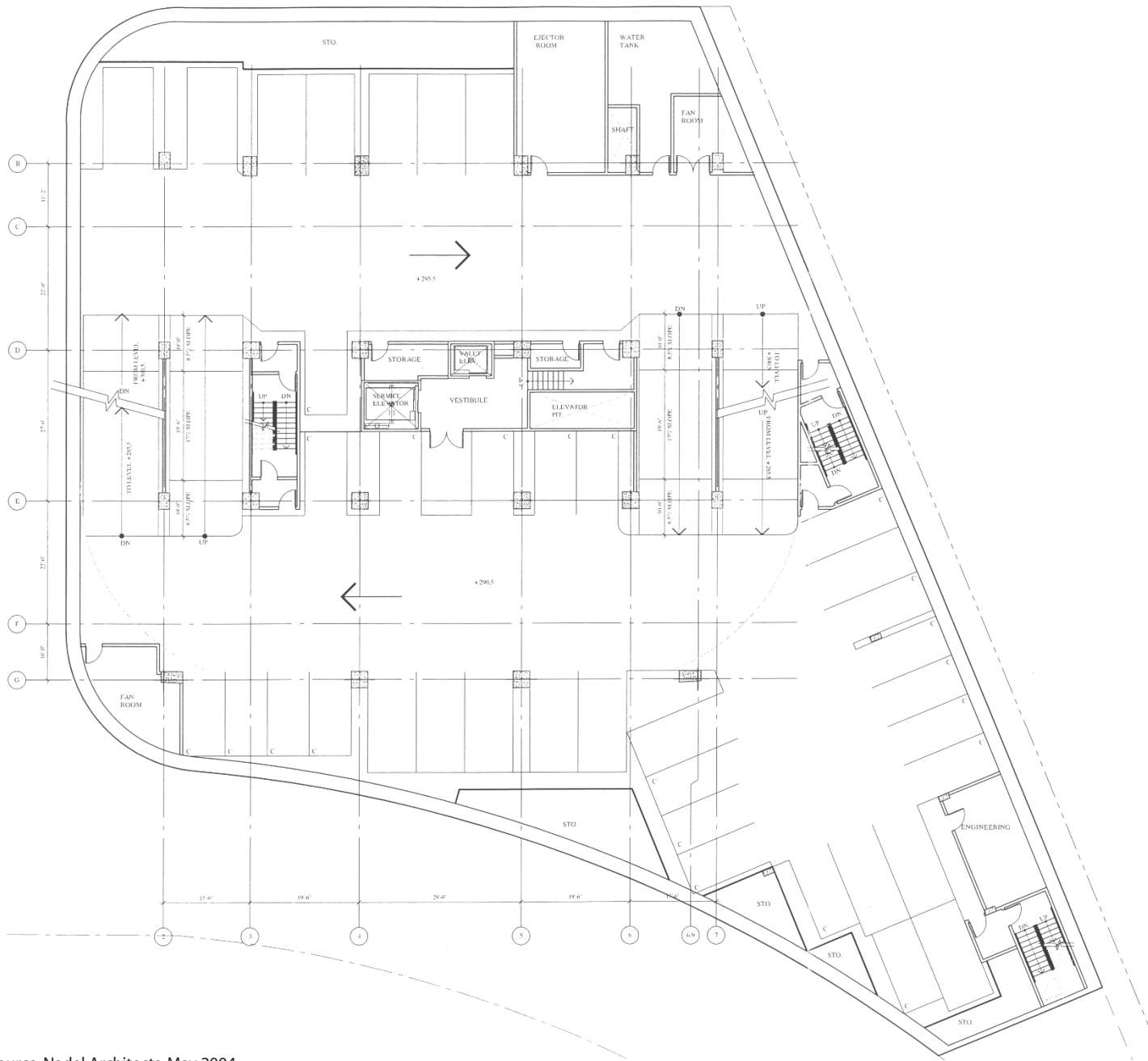


Figure II-18
Proposed Site Plan: Parking Floor Level P2



P3 PARKING:

STANDARD STALLS:	20
COMPACT STALLS:	17
TOTAL STALLS:	37

Source: Nadel Architects, May 2004



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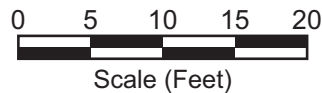
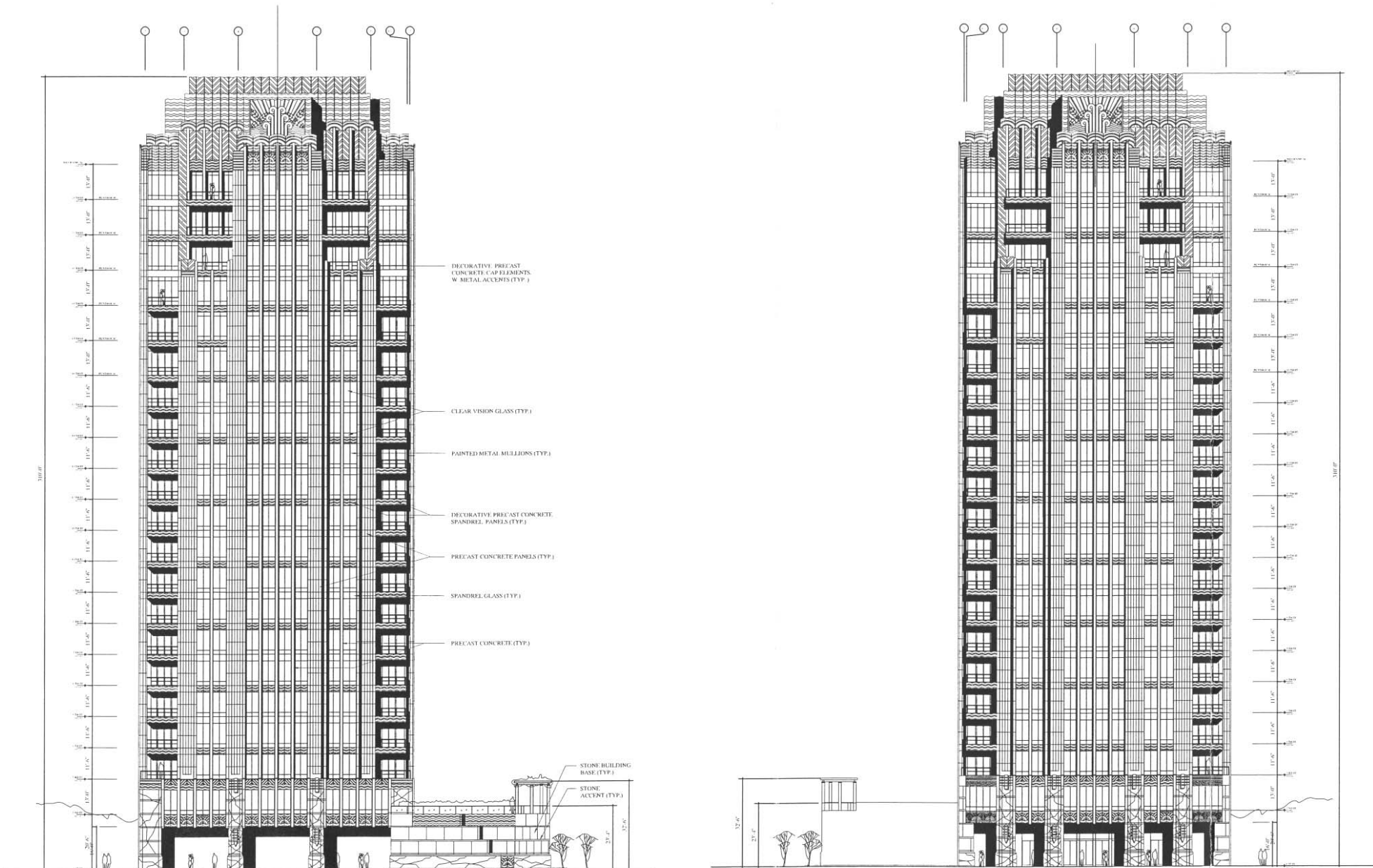


Figure II-19
Proposed Site Plan: Parking Floor Level P3



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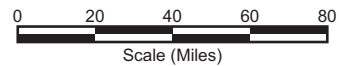
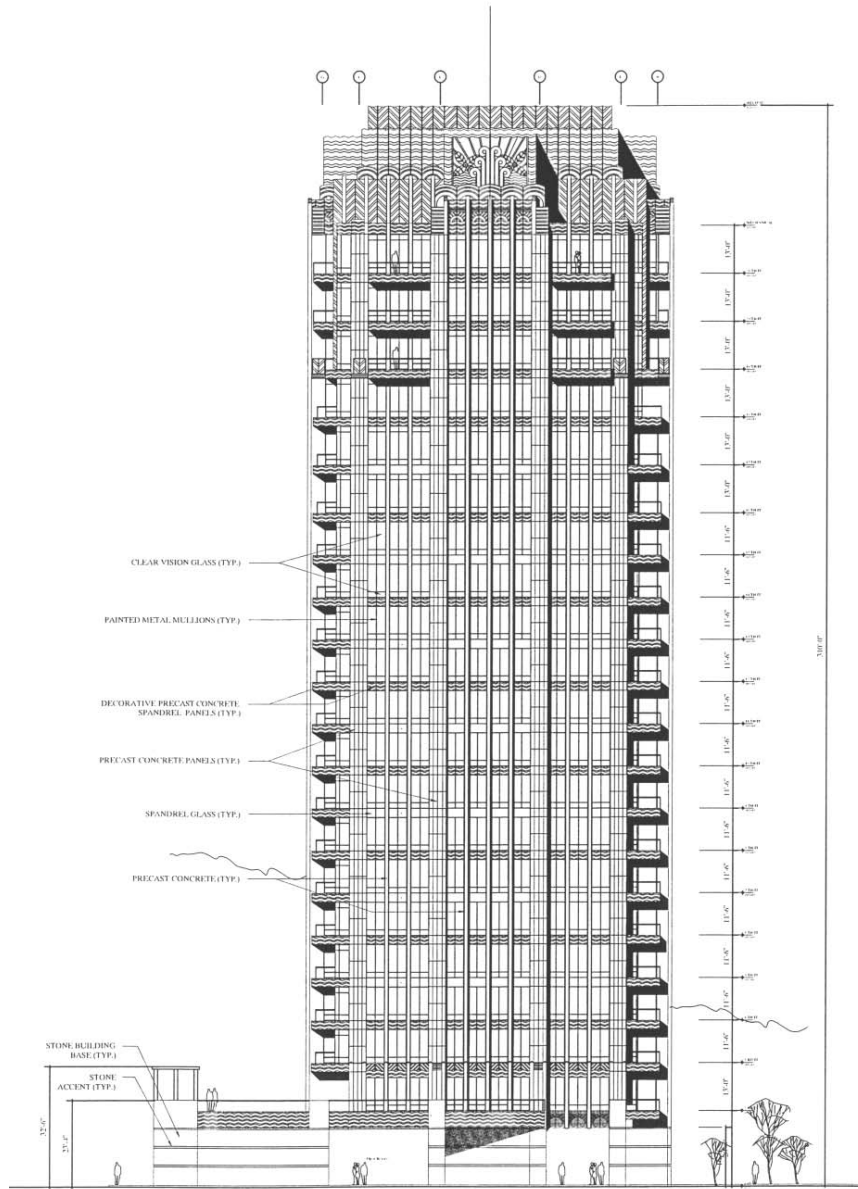
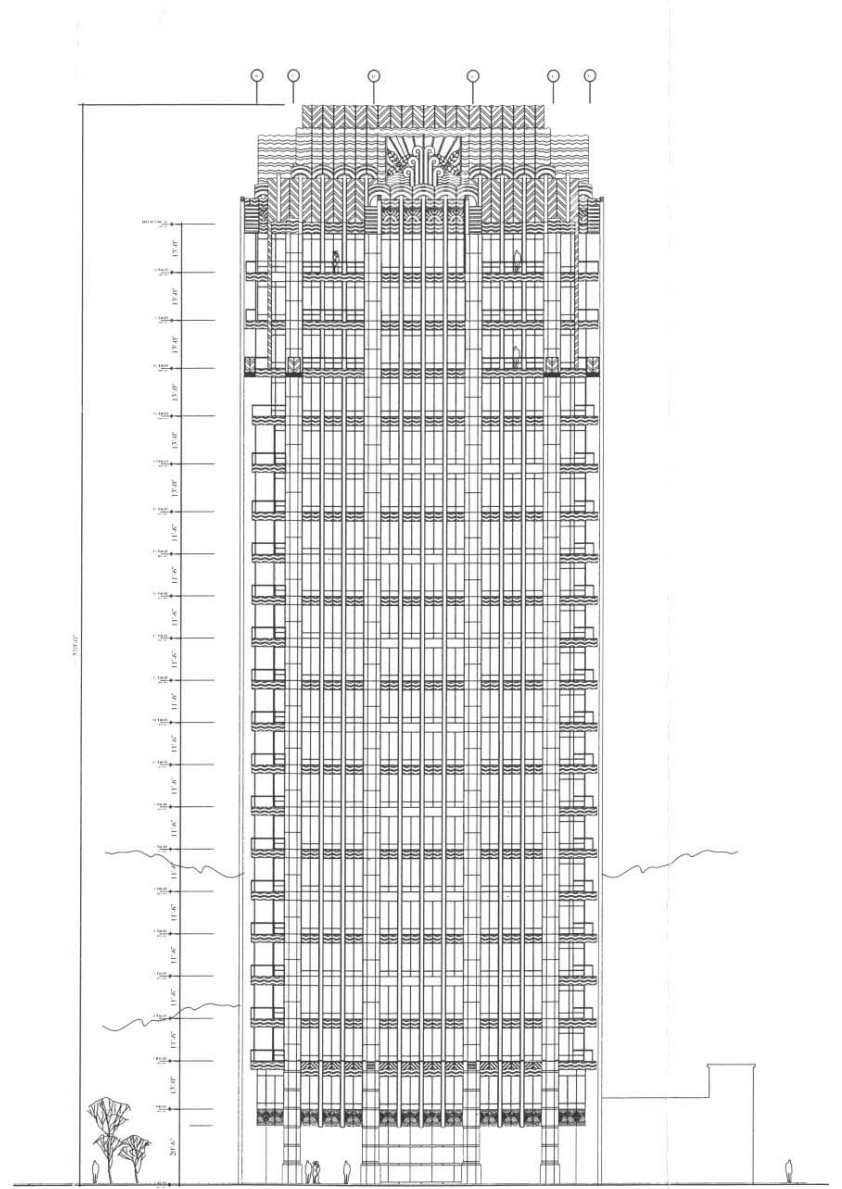


Figure II-21
 North and South Project Elevations



EAST ELEVATION



WEST ELEVATION



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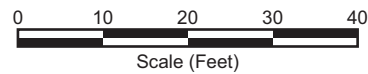
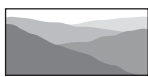
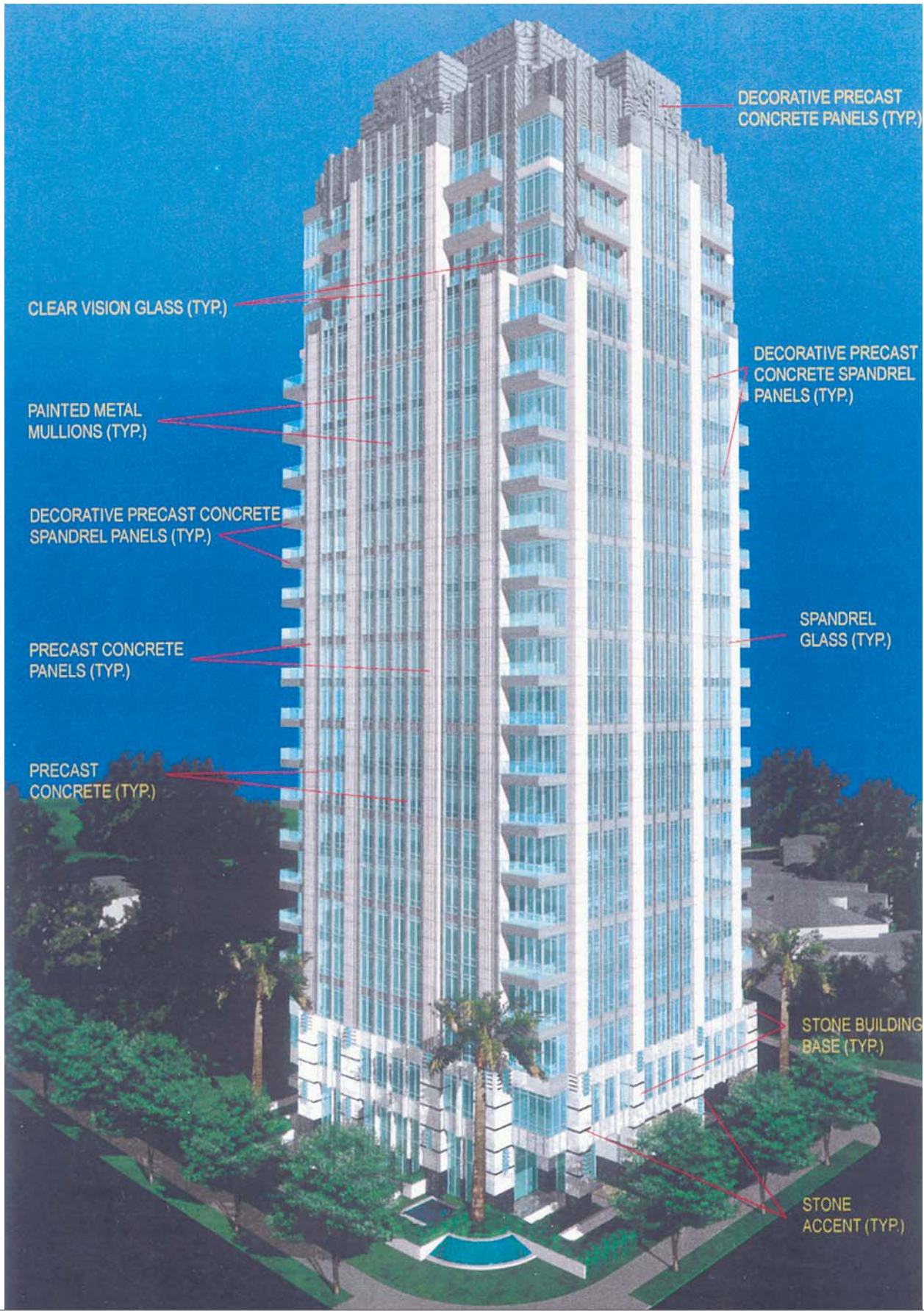


Figure II-22
East and West Project Elevations



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Figure II-23
North/South Cross Section



- DECORATIVE PRECAST CONCRETE PANELS (TYP.)
- DECORATIVE PRECAST CONCRETE SPANDREL PANELS (TYP.)
- SPANDREL GLASS (TYP.)
- STONE BUILDING BASE (TYP.)
- STONE ACCENT (TYP.)
- PRECAST CONCRETE (TYP.)
- PRECAST CONCRETE PANELS (TYP.)
- DECORATIVE PRECAST CONCRETE SPANDREL PANELS (TYP.)
- PAINTED METAL MULLIONS (TYP.)
- CLEAR VISION GLASS (TYP.)



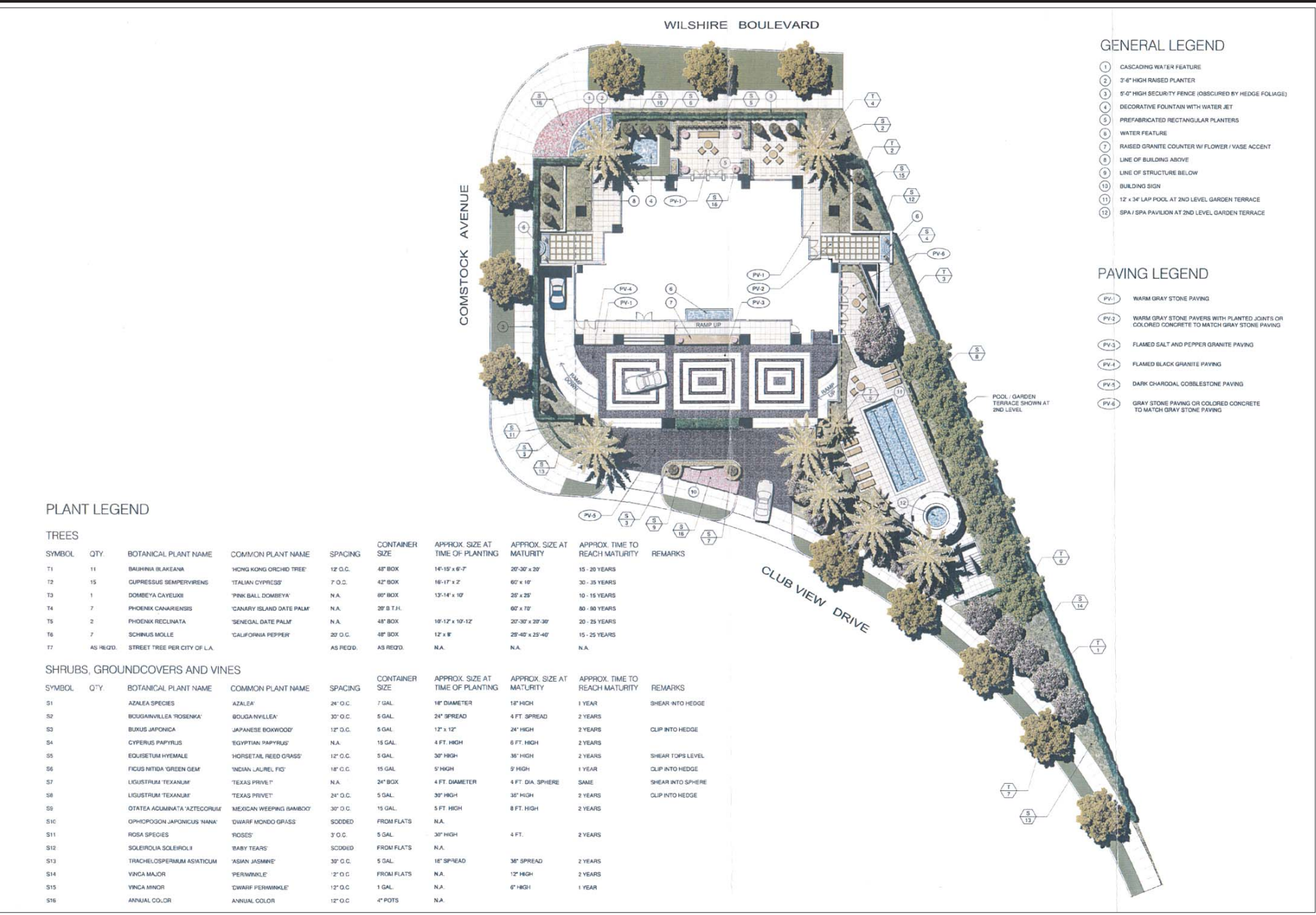
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Figure II-24
Conceptual view of proposed project from the
northwest corner of Comstock Ave. & Wilshire Blvd.



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Figure II-25
Conceptual view of the proposed project driving west on Wilshire Boulevard



GENERAL LEGEND

- 1 CASCADING WATER FEATURE
- 2 3'-6" HIGH RAISED PLANTER
- 3 5'-0" HIGH SECURITY FENCE (OBSCURED BY HEDGE FOLIAGE)
- 4 DECORATIVE FOUNTAIN WITH WATER JET
- 5 PREFABRICATED RECTANGULAR PLANTERS
- 6 WATER FEATURE
- 7 RAISED GRANITE COUNTER W/ FLOWER / VASE ACCENT
- 8 LINE OF BUILDING ABOVE
- 9 LINE OF STRUCTURE BELOW
- 10 BUILDING SIGN
- 11 12' x 36' LAP POOL AT 2ND LEVEL GARDEN TERRACE
- 12 SPA / SPA PAVILION AT 2ND LEVEL GARDEN TERRACE

PAVING LEGEND

- PV-1 WARM GRAY STONE PAVING
- PV-2 WARM GRAY STONE PAVERS WITH PLANTED JOINTS OR COLORED CONCRETE TO MATCH GRAY STONE PAVING
- PV-3 FLAMED SALT AND PEPPER GRANITE PAVING
- PV-4 FLAMED BLACK GRANITE PAVING
- PV-5 DARK CHARCOAL COBBLESTONE PAVING
- PV-6 GRAY STONE PAVING OR COLORED CONCRETE TO MATCH GRAY STONE PAVING

PLANT LEGEND

TREES

SYMBOL	QTY.	BOTANICAL PLANT NAME	COMMON PLANT NAME	SPACING	CONTAINER SIZE	APPROX. SIZE AT TIME OF PLANTING	APPROX. SIZE AT MATURITY	APPROX. TIME TO REACH MATURITY	REMARKS
T1	11	BAUHINIA BLAKEANA	'HONG KONG ORCHID TREE'	12' O.C.	48" BOX	14'-15" x 6'-7"	20'-30" x 20"	15 - 20 YEARS	
T2	15	CUPRESSUS SEMPERVIRENS	'ITALIAN CYPRESS'	7' O.C.	42" BOX	16'-17" x 2"	60" x 10"	20 - 35 YEARS	
T3	1	DOMBEYA CAVEYUXII	'PINK BALL DOMBEYA'	N.A.	60" BOX	13'-14" x 10"	20" x 25"	10 - 15 YEARS	
T4	7	PHOENIX CANARIENSIS	'CANARY ISLAND DATE PALM'	N.A.	20" B.T.H.	N.A.	60" x 70"	80 - 90 YEARS	
T5	2	PHOENIX RECLINATA	'SENEGAL DATE PALM'	N.A.	48" BOX	18'-17" x 10'-12"	20'-30" x 20'-30"	20 - 25 YEARS	
T6	7	SCHINUS MOLLE	'CALIFORNIA PEPPER'	20' O.C.	48" BOX	12" x 8"	20'-40" x 25'-40"	15 - 25 YEARS	
T7	AS REQD.	STREET TREE PER CITY OF L.A.	AS REQD.	AS REQD.	AS REQD.	N.A.	N.A.	N.A.	

SHRUBS, GROUNDCOVERS AND VINES

SYMBOL	QTY.	BOTANICAL PLANT NAME	COMMON PLANT NAME	SPACING	CONTAINER SIZE	APPROX. SIZE AT TIME OF PLANTING	APPROX. SIZE AT MATURITY	APPROX. TIME TO REACH MATURITY	REMARKS
S1		AZALEA SPECIES	AZALEA'	24" O.C.	7 GAL.	18" DIAMETER	18" HIGH	1 YEAR	SHEAR INTO HEDGE
S2		BOUGAINVILLEA ROSENKA'	BOUGAINVILLEA'	30" O.C.	5 GAL.	24" SPREAD	4 FT. SPREAD	2 YEARS	
S3		BUXUS JAPONICA	JAPANESE BOXWOOD'	12" O.C.	5 GAL.	12" x 12"	24" HIGH	2 YEARS	CLIP INTO HEDGE
S4		CYPERUS PAPPYRUS	'EGYPTIAN PAPPYRUS'	N.A.	15 GAL.	4 FT. HIGH	6 FT. HIGH	2 YEARS	
S5		EQUISETUM HYEMALE	'HORSETAIL REED GRASS'	12" O.C.	5 GAL.	30" HIGH	36" HIGH	2 YEARS	SHEAR TOPS LEVEL
S6		FIGUS NITIDA 'GREEN GEM'	'INDIAN LAUREL FIG'	18" O.C.	15 GAL.	5" HIGH	5" HIGH	1 YEAR	CLIP INTO HEDGE
S7		LIGUSTRUM 'TEXANUM'	'TEXAS PRIVET'	N.A.	24" BOX	4 FT. DIAMETER	4 FT. DIA. SPHERE	SAME	SHEAR INTO SPHERE
S8		LIGUSTRUM 'TEXANUM'	'TEXAS PRIVET'	24" O.C.	5 GAL.	30" HIGH	30" HIGH	2 YEARS	CLIP INTO HEDGE
S9		OTATEA ACUMINATA 'AZTECORUM'	'MEXICAN WEeping BAMBOO'	30" O.C.	15 GAL.	5 FT. HIGH	8 FT. HIGH	2 YEARS	
S10		OPHIOPOGON JAPONICUS 'NANA'	'DWARF MONDO GRASS'	SCODDED	FROM FLATS	N.A.	N.A.		
S11		ROSA SPECIES	'ROSES'	3' O.C.	5 GAL.	30" HIGH	4 FT.	2 YEARS	
S12		SOLEIRODIA SOLEIRODIA	'BABY TEARS'	SCODDED	FROM FLATS	N.A.	N.A.		
S13		TRACHELOSPERMUM ASIATICUM	'ASIAN JASMINE'	30" O.C.	5 GAL.	18" SPREAD	36" SPREAD	2 YEARS	
S14		VINCA MAJOR	'PERIWINKLE'	12" O.C.	FROM FLATS	N.A.	12" HIGH	2 YEARS	
S15		VINCA MINOR	'DWARF PERIWINKLE'	12" O.C.	1 GAL.	N.A.	6" HIGH	1 YEAR	
S16		ANNUAL COLOR	'ANNUAL COLOR'	12" O.C.	4" POTS	N.A.	N.A.		



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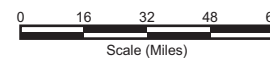


Figure II-26
Proposed Project Landscape Plan