DOMAIN

PROJECT ADDRESS:
7141 - 7155 SANTA MONICA BOULEVARD
WEST HOLLYWOOD, CA

SANTA MONICA + FORMOSA VIEW

DOMAIN - WEST HOLLYWOOD		12/7/2012
ZONING		
	CA (Commercial, Arterial)	
SETBACKS - WHMC 19.10.040 Table 2-6		
CA Zone	**ALLOWABLE**	**PROPOSED**
Front	none	0'-0"
Side & Rear	10 ft. If adjacent to a parcel in a residential zoning district, or more as necessary to provide a minimum separation of 15 ft. between commercial and residential structures; none required otherwise.	Varies - See Sheet A6.01
Street side, corner lot	No minimum required; a maximum of 25 ft. is allowed.	0'-0"
Mixed-Use Incentive Overlay Zone Adjacency (19.10.050 Commercial Development Incentives)	If the proposed project is adjacent to an R-1, R-2, R-3, or R-4 residential zoning district, the 25 feet of the structure located closest to the residential zoning district shall be limited to 35 ft. in height, and the impact of the structure shall be mitigated to the satisfaction of the Commission with architectural, or additional landscape treatment.	Height Varies - See Sheet A6.01
BUILDABLE AREA AND DENSITY BONUS		
LOT AREA - CA Zone		57,965 (1.33 AC)
TOTAL		57,965
CA ZONE ALLOWABLE DENSITY	**FAR**	**ALLOWABLE AREA (SF)**
CA Base FAR	2.50	144,912.5
+Mixed Use FAR	0.50	28,982.5
FAR Before Affordable	3.00	173,895.0
+Affordable Housing Density bonus (25% x 3.0) [2]	0.75	43,473.75
Total Allowable Project FAR	3.75	217,368.75
		217,368.75

ALLOWABLE HEIGHT		
CA ZONE ALLOWABLE HEIGHT		
	5-ST, 60'-0"	
	Affordable Housing Height Bonus: 1 Story, 10'-0" (Concession 1)	70'-0" Max (Varies)
	Total Allowable Height	70'-0" (6 Stories)

INCLUSIONARY HOUSING W.H.M.C. 19.22.030		
**Projects of forty-one units or more. Twenty percent of the unit count provided as units of comparable size and finish quality to the non-inclusionary units, or if it would result in additional inclusionary units and units that better serve the affordable housing needs of the City, 20 percent of the gross residential floor area of all non-inclusionary units. If the floor area calculation is used, units provided shall be a minimum of one bedrom and a minimum interior area of 650 square feet with finishes and appliances of "builder's quality" or better.		
		# UNITS PROPOSED
	Low Income Units Proposed	16 [2] (10%)
	Moderate Income Units Proposed	17 [2] (10%)
	TOTAL INCLUSIONARY HOUSING UNITS PROPOSED	**33 (20%)**
	TOTAL MARKET RATE UNITS PROPOSED	**133 (80%)**
	TOTAL PROJECT UNITS	**166**

PROGRAM/AREA		
SUMMARY OF PROPOSED FLOOR AREA INCLUDED IN FAR		**SF**
Basement Parking (-2)	Residential Parking	0
Basement Parking (-1)	Residential Parking	0
First Floor (01)	Commercial Uses, Commercial Parking, Residential	24,235
Second Floor (02)	Residential	34,732
Third Floor (03)	Residential	34,867
Fourth Floor (04)	Residential	31,987
Fifth Floor (05)	Residential	31,140
Sixth Floor (06)	Residential	27,761
	TOTAL ZONING FLOOR AREA PROPOSED	**184,722**
	FAR	**3.19**

SUMMARY OF PROPOSED LEASABLE AREA		**SF**
Residential		141,381
Restaurant		2,495
Retail		6,787
	TOTAL LEASABLE FLOOR AREA PROPOSED	**150,663**

1 10% Low Income Units = 20% density bonus + 10% Moderate Income Units = 5% density bonus. Total density bonus = 25% (19.22.050 Affordable Housing Incentives)

2 10% Low Income Units = 1 concession; 10% Moderate Income Units = 1 concession; Total = 2 concessions (19.22.050 Affordable Housing Incentives)

PROPOSED FLOOR AREA		
FLOOR LEVEL	**PROGRAM**	**SF**
BASEMENT PARKING (-2)		
Area Not Included in FAR	Parking Level -2	19,010
	TOTAL FLOOR AREA (NOT INCLUDED IN FAR)	**17,157**
BASEMENT PARKING (-1)		
Area Not Included in FAR	Parking Level -1	55,817
	TOTAL FLOOR AREA (NOT INCLUDED IN FAR)	**55,817**
FLOOR (01)		
Area Not Included in FAR	Parking Level 1	
Floor Area Included in FAR	Retail	9,305
	Residential Amenity	2,015
	Commercial Circulation (includes stairs, elevators, corr.)	4,426
	Residential Units	8,489
	TOTAL INCLUDED IN FAR CALC.	**24,235**
FLOOR (02)		
Floor Area Included in FAR	Residential Amenity	1,600
	Residential Units	27,575
	Residential Circulation (includes stairs, elev., corr., trash)	5,557
	TOTAL INCLUDED IN FAR CALC.	**34,732**
FLOOR (03)		
Floor Area Included in FAR	Residential Units	29,085
	Residential Circulation (includes stairs, elev., corr., trash)	5,782
	TOTAL INCLUDED IN FAR CALC.	**34,867**
FLOOR (04)		
Floor Area Included in FAR	Residential Units	27,311
	Residential Circulation (includes stairs, elev., corr., trash)	4,676
	TOTAL INCLUDED IN FAR CALC.	**31,987**
FLOOR (05)		
Floor Area Included in FAR	Residential Units	26,579
	Residential Circulation (includes stairs, elev., corr., trash)	4,561
	TOTAL INCLUDED IN FAR CALC.	**31,140**
FLOOR (06)		
Floor Area Included in FAR	Residential Units	22,443
	Residential Circulation (includes stairs, elev., corr., trash)	4,650
	Residential Amenity	668
	TOTAL INCLUDED IN FAR CALC.	**27,761**
	TOTAL FLOOR AREA PROPOSED	**184,722**
	TOTAL ALLOWABLE FLOOR AREA	**217,368.75**

OPEN SPACE REQUIRED W.H.M.C. 19.36.280		
COMMON OPEN SPACE		
Common Open Space required for 166 units; Min. dimension 15', 100% open to the sky		
LOCATION		**TOTAL SF**
Ground Level Open Space		4,631
Second Floor Open Space		9,609
Sixth Floor Open Space		1,778
	TOTAL REQUIRED	**2,000**
	COMMON OPEN SPACE PROVIDED	**16,018**
	*** SURPLUS OPEN SPACE PROVIDED**	**14,018**

PRIVATE OPEN SPACE			
120 SF Private Open Space required for each unit (19.28.280), Min. dimension 7', 33% open perimeter			
UNIT TYPE	**# UNITS**	**AREA**	**TOTAL SF**
Studio	51	120	6,120
1 Bedroom	67	120	8,040
1 Bedroom + Den	10	120	1,200
Small 2 Bedroom	5	120	600
2 Bedroom	33	120	3,960
		TOTAL REQUIRED	**19,920**
		PRIVATE OPEN SPACE PROVIDED	**14,798**
		AVERAGE PRIVATE OPEN SPACE PROVIDED/UNIT	**89**
		*** DEFICIT (CONCESSION 2)**	**5,122**

PROJECT TEAM

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DOMAIN
APARTMENTS

WEST HOLLYWOOD,
CALIFORNIA

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TITLE SHEET

TS.01

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FLOOR (01)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE X < 120 SF
A1	4	761	3,044	344
A1.1	1	851	851	86
B1	3	791	2,373	339
C1	1	984	984	182
D1	1	1,237	1,237	227
TOTAL	10		8,489	1,178

FLOOR (02)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE X < 120 SF
A2	8	690	5,520	500
A6	1	651	651	91
A7	1	589	589	82
B2	10	780	7,800	1039
C2.1	1	946	946	179
C3	1	769	769	90
C4.1	2	915	1,830	320
D2	1	1,161	1,161	159
D3	1	1,116	1,116	0
D4	1	1,117	1,117	173
D5	2	1,155	2,310	346
D6	1	1,245	1,245	162
D7	1	1,340	1,340	92
D8	1	1,080	1,080	0
TOTAL	32		27,474	3,233

FLOOR (03)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE X < 120 SF
A2	8	690	5,520	274
A6	1	651	651	76
A7	1	589	589	82
B2	10	780	7,800	832
B3	1	787	787	73
B4	1	824	824	108
C2.1	1	946	946	110
C3	1	769	769	90
C4.1	2	915	1,830	98
D2	1	1,161	1,161	159
D3	1	1,116	1,116	0
D4	1	1,117	1,117	109
D5	2	1,155	2,310	373
D6	1	1,245	1,245	162
D7	1	1,340	1,340	92
D8	1	1,080	1,080	0
TOTAL	34		29,085	2,638

FLOOR (04)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE X < 120 SF
A2	5	690	3,450	289
A3	1	711	711	0
A4	1	677	677	0
A6	1	651	651	91
A7	1	589	589	82
B2	9	780	7,020	862
B5	1	806	806	0
B7	1	795	795	108
C2.2	1	946	946	131
C3	1	769	769	90
C4.1	3	915	2,745	171
C5	1	859	859	98
D2	1	1,161	1,161	159
D4	1	1,117	1,117	109
D5	1	1,155	1,155	97
D6	1	1,245	1,245	162
D7	1	1,340	1,340	92
D10	1	1,275	1,275	0
TOTAL	32		27,311	2,541

FLOOR (05)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE X < 120 SF
A2	5	690	3,450	277
A3	1	711	711	0
A4	1	677	677	0
A6	1	651	651	91
A7	1	589	589	82
B2	9	780	7,020	817
B5	1	806	806	0
B6	1	923	923	132
B7	1	795	795	108
C2.2	1	946	946	131
C3	1	769	769	90
C4.1	2	915	1,830	73
D4	1	1,117	1,117	109
D5	1	1,155	1,155	97
D6	1	1,245	1,245	162
D7	1	1,340	1,340	92
D9	1	1,280	1,280	150
D10	1	1,275	1,275	0
TOTAL	31		26,579	2,411

FLOOR (06)	# OF UNITS	UNIT AREA	TOTAL LEASABLE AREA	PRIVATE OPEN SPACE X < 120 SF
A2	5	690	3,450	308
A5	1	673	673	334
A6	1	651	651	126
B2	9	780	7,020	920
B5	1	806	806	0
B7	1	795	795	108
C3	1	769	769	90
C4.1	2	915	1,830	73
C4.2	1	1,003	1,003	274
D4	1	1,117	1,117	116
D5	1	1,155	1,155	112
D6	1	1,245	1,245	162
D7	1	1,340	1,340	92
A7	1	589	589	82
TOTAL	27		22,443	2,797
TOTAL RESIDENTIAL	166		141,381	14,798
AVERAGE UNIT SIZE (SF)			851.69	

PARKING REQUIREMENTS W.H.M.C. 19.28.040 & 19.22.050

*Inclusionary Housing Parking incentive:
Parking incentives. Density bonus housing development shall be granted the following parking space requirements when requested by the developer, inclusive of handicapped, which shall be granted to all units in the development. Guest parking shall not be required for projects utilizing the affordable housing density bonus provided in this section.

# of Bedrooms	Parking Space Per Unit
0-1	1
2-3	2
4+	2.5

FLOOR LEVEL			
FLOOR (01)	AREA	RATIO/1000 SF	TOTAL
Retail	6,787	5	34
Restaurant	2,495	5	12
Studio	5	1 per unit	5
1 Bedroom	3	1 per unit	3
1 Bed + Den	1	1 per unit	1
2 Bed	1	2 per unit	2
		TOTAL PARKING	57
FLOOR (02)	# UNITS	PER UNIT	TOTAL
Studio	10	1	10
1 Bed	11	1	11
1 Bed + Den	3	1	3
2 Bed	8	2	16
		TOTAL PARKING	40
FLOOR (03)	# UNITS	PER UNIT	TOTAL
Studio	10	1	10
1 Bedroom	13	1	13
1 Bed + Den	3	1	3
2 Bed	8	2	16
		TOTAL PARKING	42
FLOOR (04)	# UNITS	PER UNIT	TOTAL
Studio	9	1	9
1 Bedroom	12	1	12
1 Bed + Den	5	1	5
2 Bed	6	2	12
		TOTAL PARKING	38
FLOOR (05)	# UNITS	PER UNIT	TOTAL
Studio	9	1	9
1 Bedroom	13	1	13
1 Bed + Den	3	1	3
2 Bed	6	2	12
		TOTAL PARKING	37
FLOOR (06)	# UNITS	PER UNIT	TOTAL
Studio	8	1	8
1 Bedroom	12	1	12
1 Bed + Den	3	1	3
2 Bed	4	2	8
		TOTAL PARKING	31
		TOTAL COMMERCIAL SPACES REQUIRED	46
		TOTAL RESIDENTIAL SPACES REQUIRED	199
		TOTAL PARKING REQUIRED FOR PROJECT	245

ADA SPACES REQUIRED	REQ.
Commercial required	2 (1 Van Accessible)
Residential ADA Required	4 (1 Van Accessible)

PROVIDED PARKING: TYPE	LEVEL -2	LEVEL -1	LEVEL 1	TOTAL
Commercial	0	0	46	46
Residential Single [1]	46	106		152
Residential Tandem [1]	24	38		62
TOTAL	70	144	46	260
TYPE INCLUDED ABOVE	LEVEL -2	LEVEL -1	LEVEL 1	TOTAL
Commercial Compact	0	0	20	20
Commercial Standard	0	0	26	26
Residential Compact	26	55	0	81
Residential Standard	44	89	0	133
TOTAL	70	144	46	260
Commercial ADA Incl. Above			2	
Residential ADA Incl. Above		4		

1 15 additional residential spaces provided for visitor parking

LOADING SPACE REQUIREMENTS W.H.M.C. 19.28.160			
Type of Land Use	Total Gross Floor Area	Loading Spaces Required	
Retail and other allowed commercial uses	10,000 to 20,00 SF	1	
	20,001 SF and more.	1 for every 20,000 SF or fraction thereof, with a maximum of 6 required.	REQ
	TOTAL COMMERCIAL AREA	9,282	0

BICYCLE SPACE REQUIREMENTS				
Provide secure bike parking (1 space/7 employees or 7,500 SF 1 space/10,000 SF visitor, 1 space/4 dwelling units).				
Program		# Spaces		
Residential Units	166	42		
Commercial Employees	9,282	2		
Commercial Visitors		1		
TOTAL REQ. & TOTAL PROVIDED		45		

SOLID WASTE AND RECYCLING REQUIREMENTS W.H.M.C. 19.20.180

*Individual Unit Storage requirements for residential units. Each dwelling unit shall be designed to include a space with a minimum of three cubic feet for the storage of solid waste and three cubic feet for the storage of recyclable material.

SOLID WASTE AND RECYCLING REQUIREMENTS (SF)			
RESIDENTIAL			
	SOLID WASTE	RECYCLING	TOTAL
151-175 UNITS	316	316	672
NON-RESIDENTIAL			
	SOLID WASTE	RECYCLING	TOTAL
5,001-10,000	24	24	48

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DOMAIN APARTMENTS

WEST HOLLYWOOD, CALIFORNIA

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1	05.25.12	Development Permit Package

Job No. 12.038.00

Date: 01.21.2013
Scale: no scale

TITLE SHEET

TS.02

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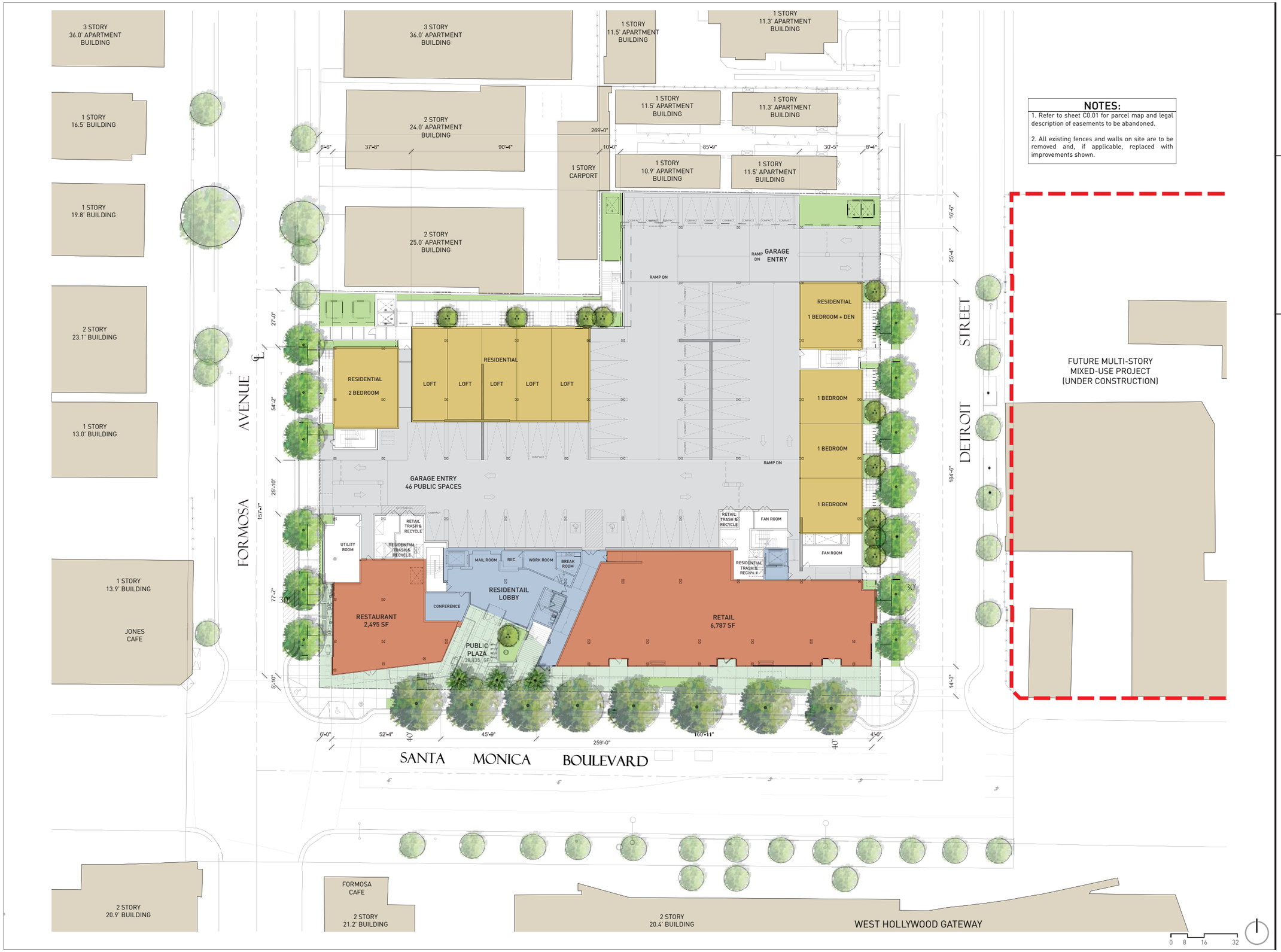

NOTES:

1. Refer to sheet C0.01 for parcel map and legal description of easements to be abandoned.

2. All existing fences and walls on site are to be removed and, if applicable, replaced with improvements shown.

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Scale: 1" = 16' 0"

SITE PLAN

A0.05

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SANTA MONICA BLVD. + FORMOSA AVE.

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DOMAIN
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VIGNETTE 1

A1.01

NOT ISSUED FOR CONSTRUCTION

SANTA MONICA BLVD. + DETROIT ST.

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VIGNETTE 2

A1.02

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VIEW AT PROJECT ENTRANCE

COURTYARD VIEW

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DOMAIN
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VIGNETTE 3

A1.03

NOT ISSUED FOR CONSTRUCTION

DETROIT ST. LOOKING TOWARD SANTA MONICA BLVD.

DETROIT ST. GROUND LEVEL UNIT

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Date: 01.21.2013
Scale: no scale

VIGNETTE 4

A1.04

NOT ISSUED FOR CONSTRUCTION

FORMOSA AVE. LOOKING TOWARD SANTA MONICA BLVD.

NORTH RESIDENTIAL UNIT

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WEST HOLLYWOOD,
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Scale: no scale

VIGNETTE 5

A1.05

NOT ISSUED FOR CONSTRUCTION

SANTA MONICA BLVD. + FORMOSA AVE.

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DOMAIN
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Scale: no scale

VIGNETTE 6

A1.06

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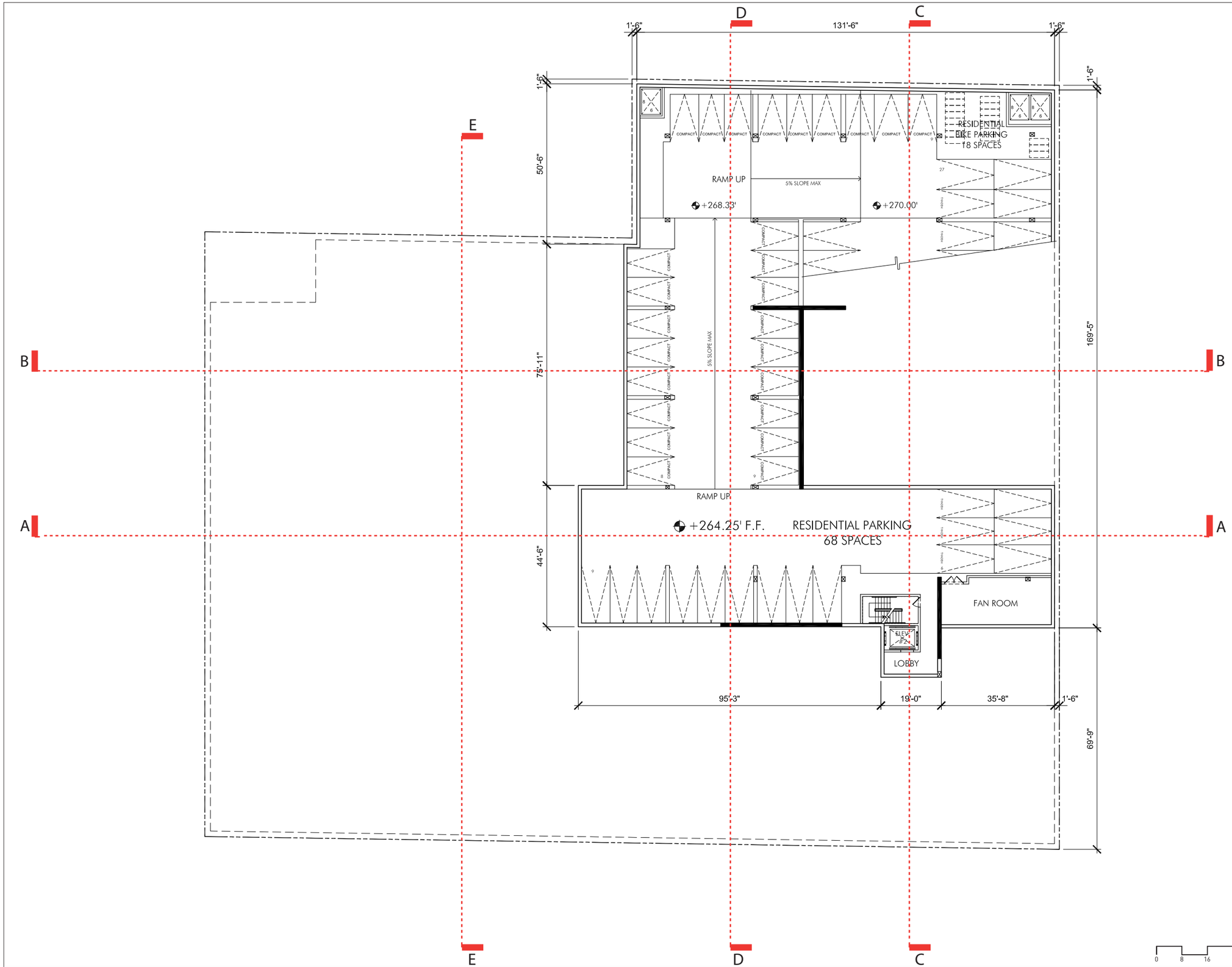

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Scale: 3/32"=1'-0"

P2 LEVEL PLAN

A2.01

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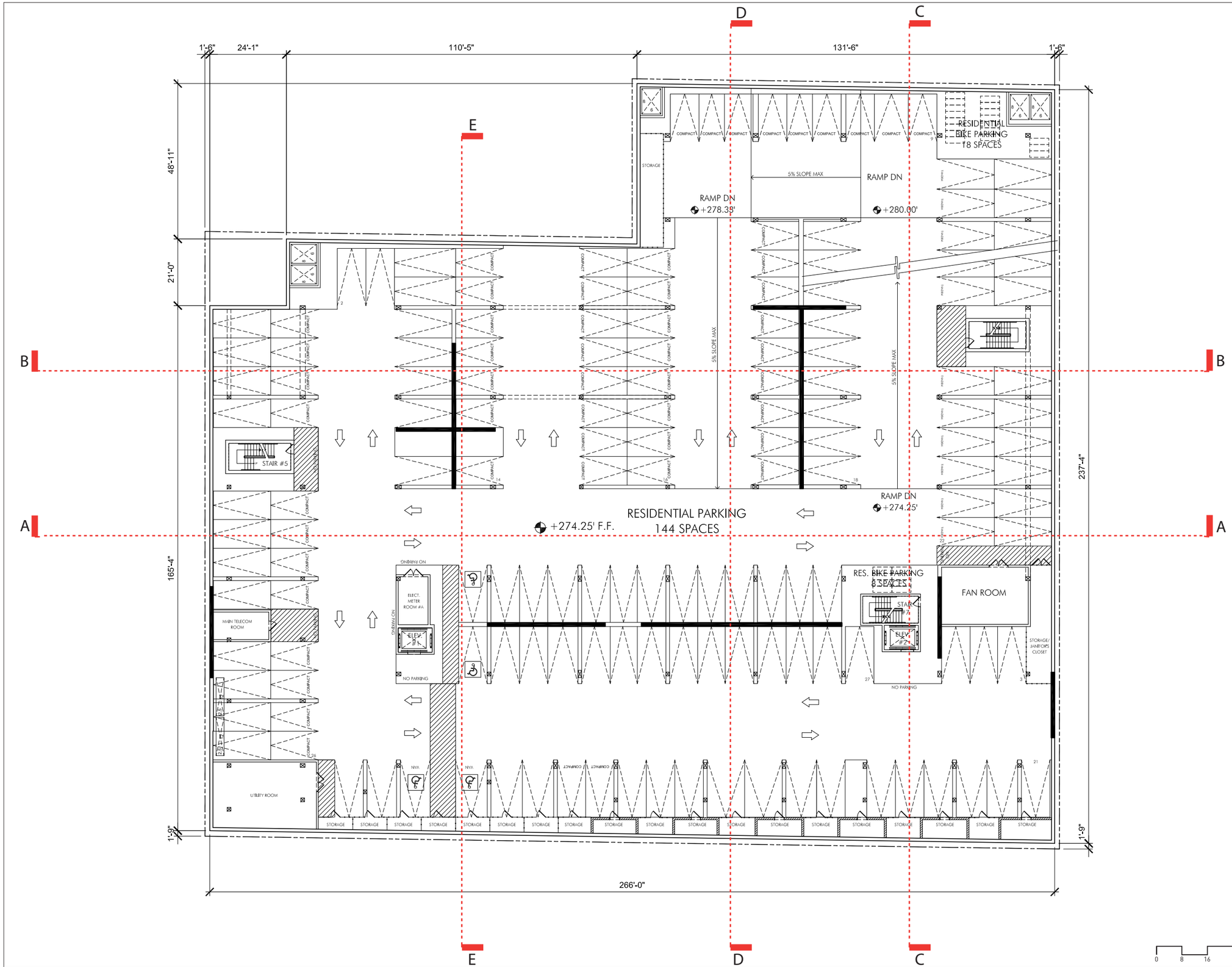

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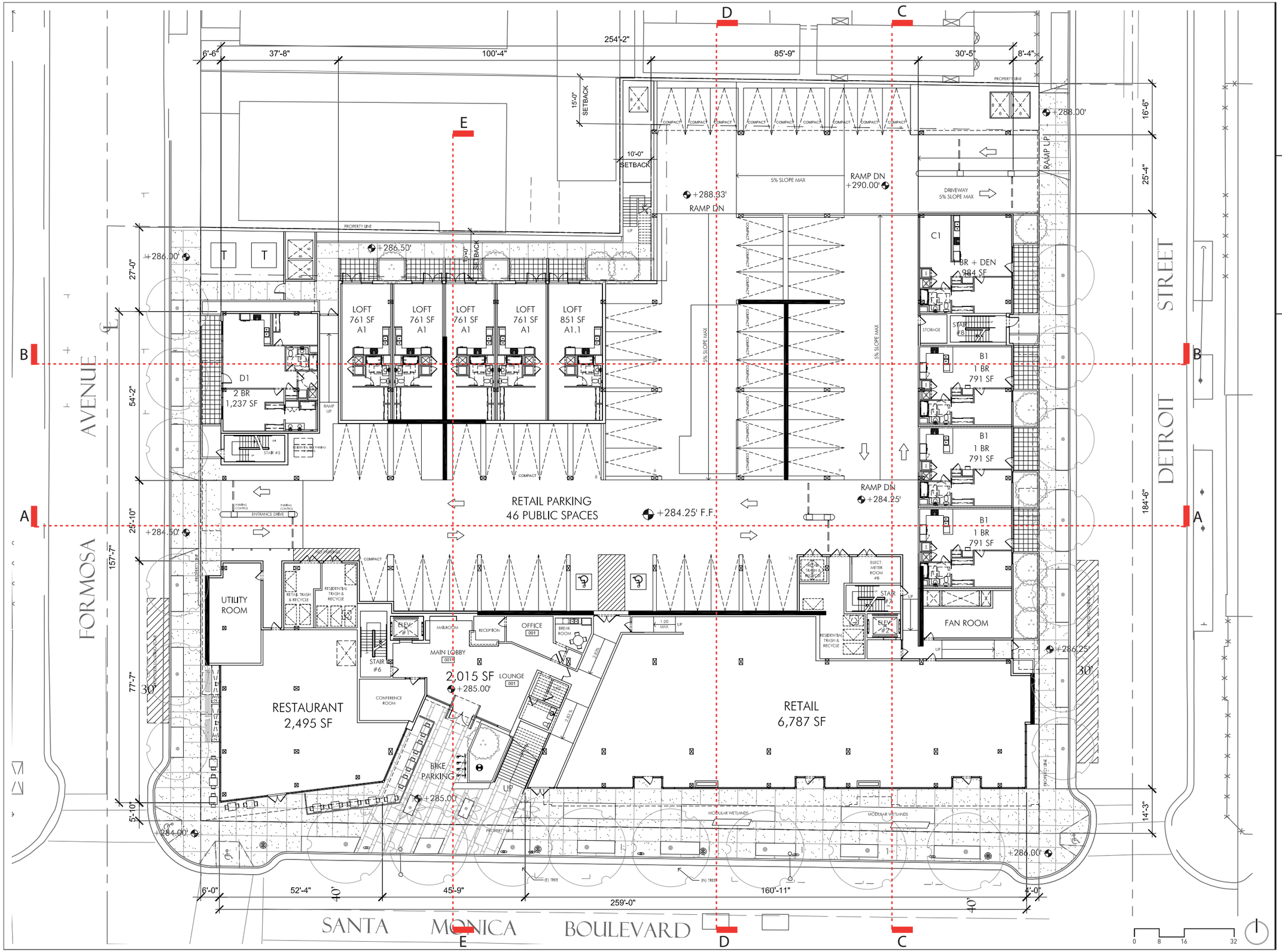
Scale: 3/32"=1'-0"

P1 LEVEL PLAN

A2.02

NOT ISSUED FOR CONSTRUCTION



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DOMAIN APARTMENTS

WEST HOLLYWOOD, CALIFORNIA

#	Date	Issue
1	05.25.12	Development Permit Package

Job No. 12.038.00

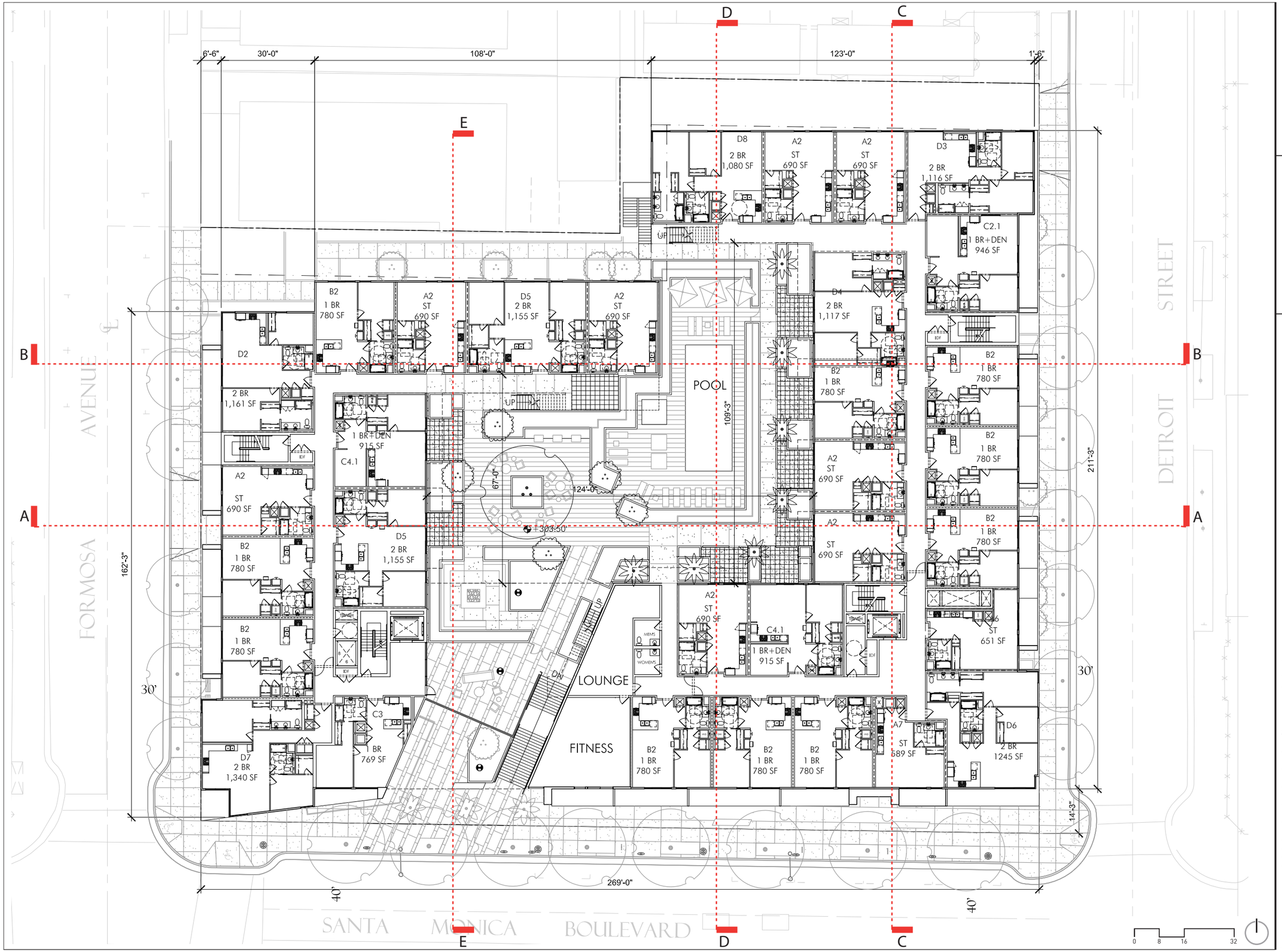
Date: 01.21.2013

Scale: 3/32"=1'-0"

GROUND LEVEL PLAN

A2.03

NOT ISSUED FOR CONSTRUCTION



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DOMAIN
APARTMENTS

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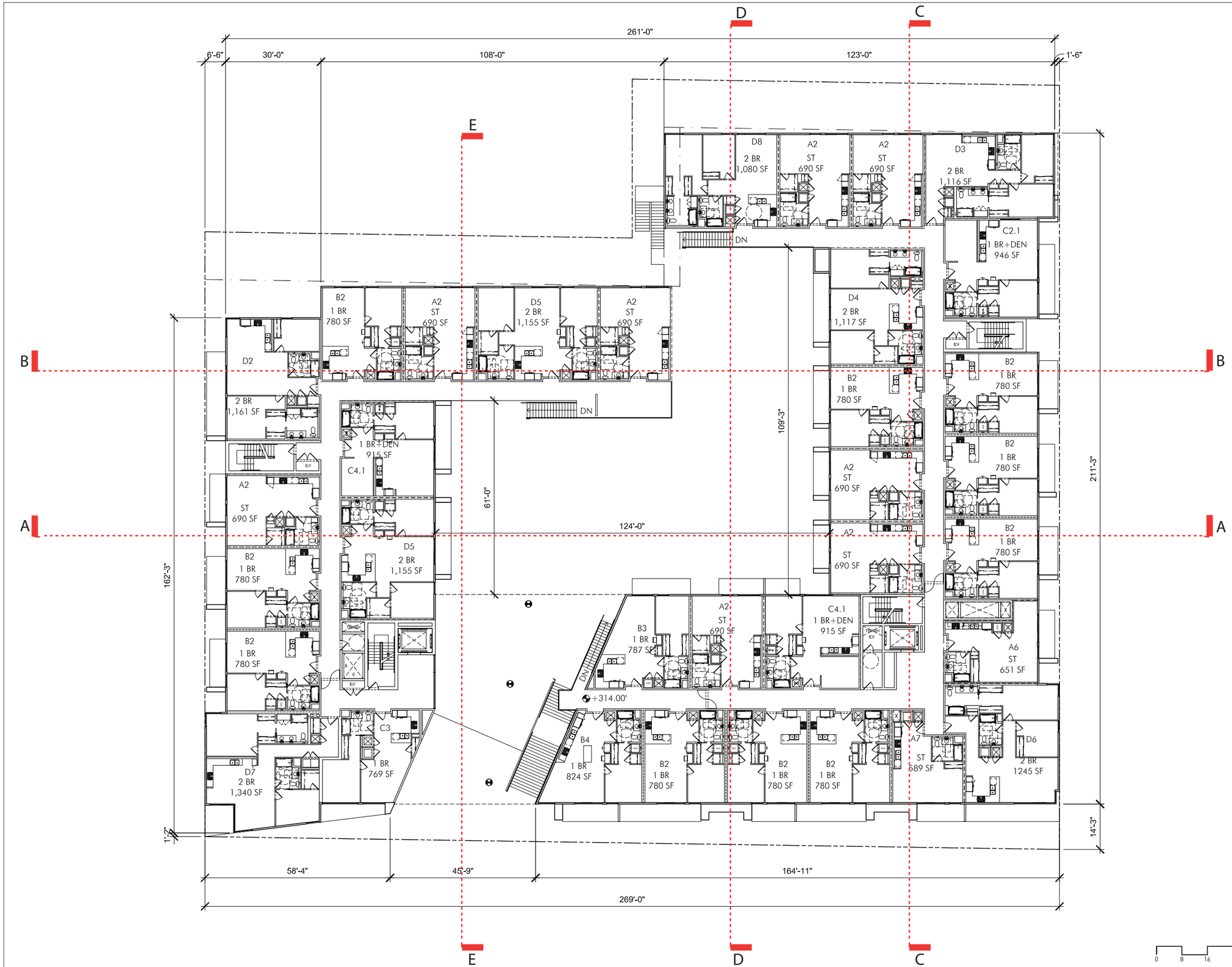
SECOND LEVEL
PLAN

A2.04

NOT ISSUED FOR CONSTRUCTION



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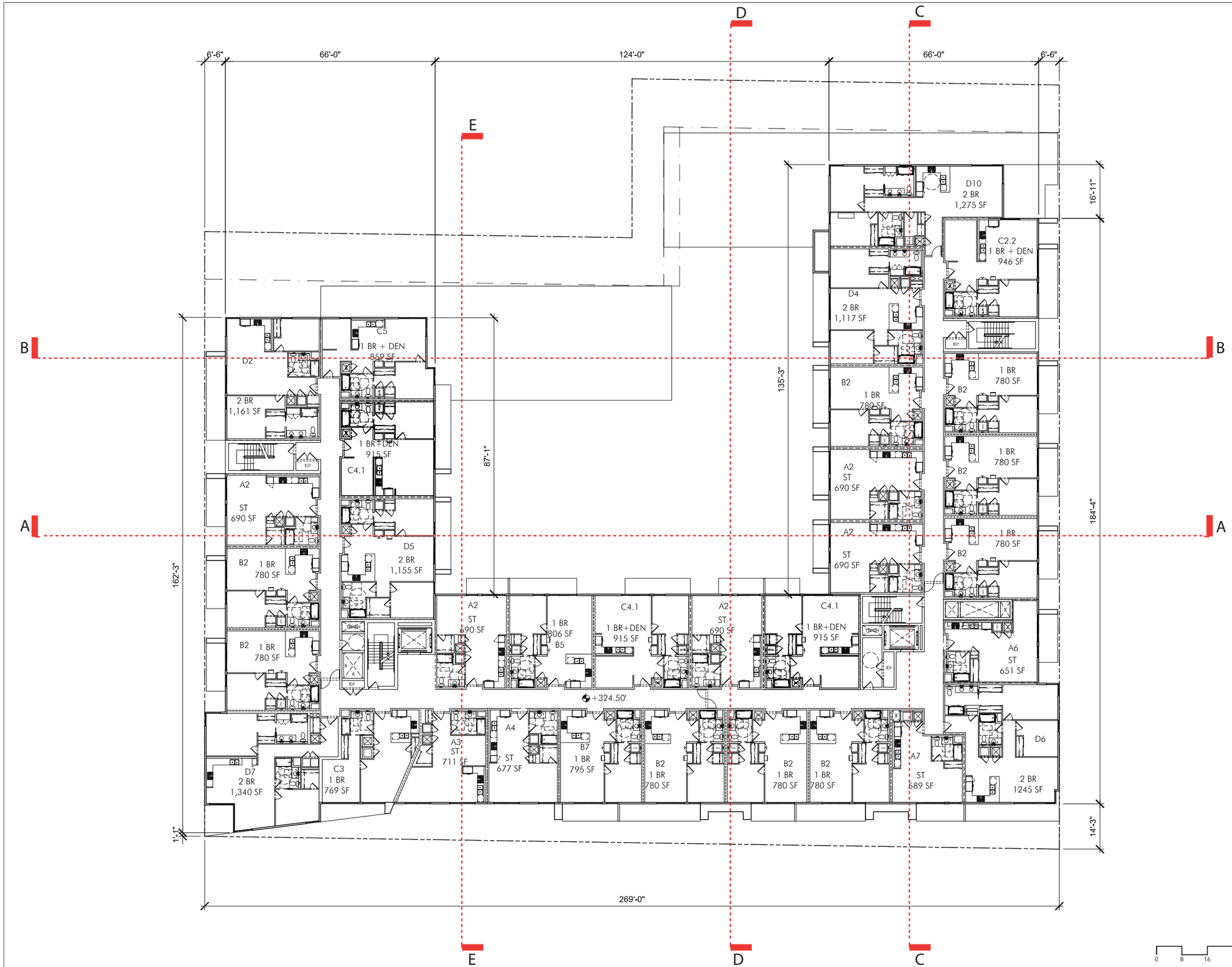
THIRD LEVEL PLAN

A2.05

NOT ISSUED FOR CONSTRUCTION



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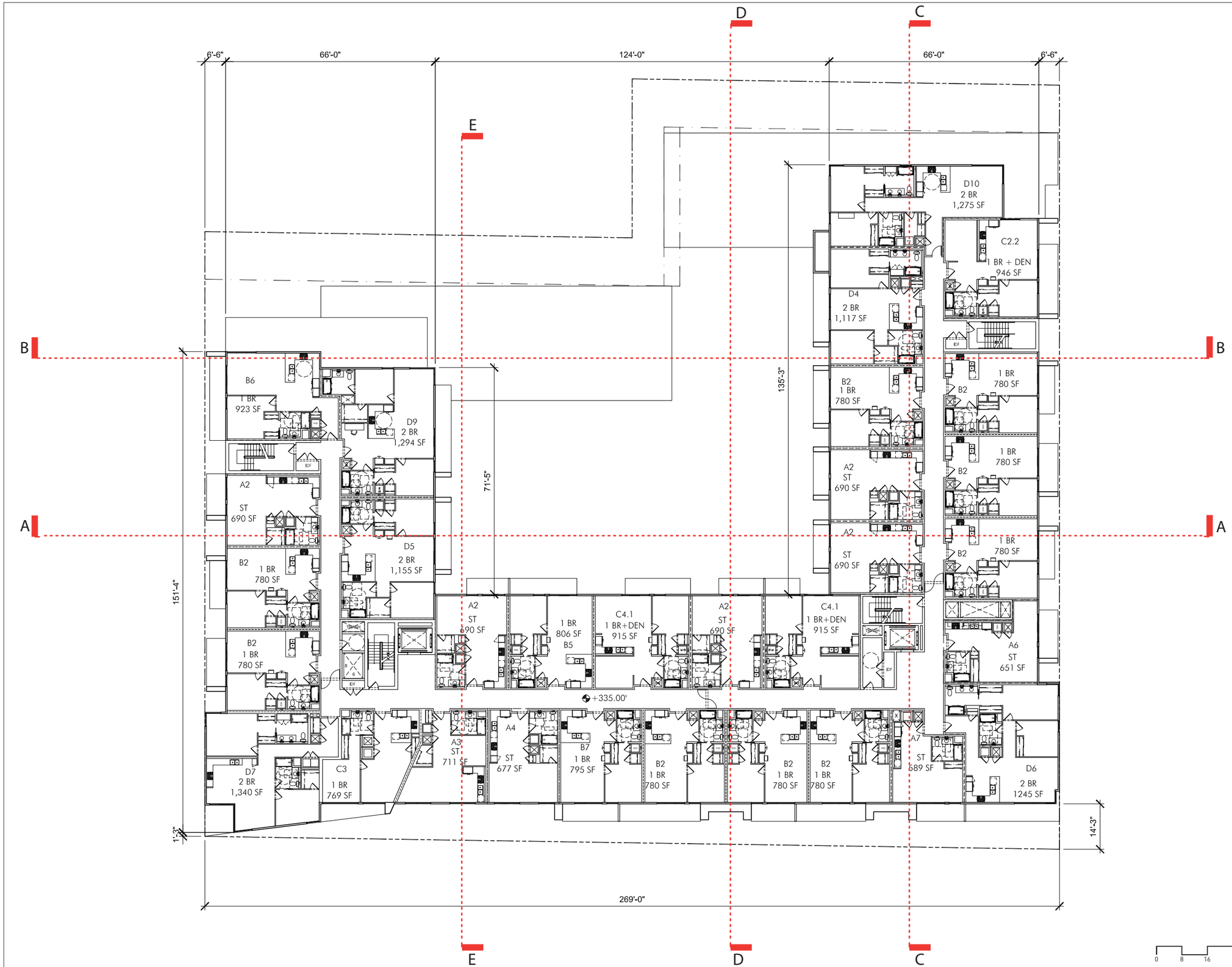
FOURTH LEVEL
PLAN

A2.06

NOT ISSUED FOR CONSTRUCTION



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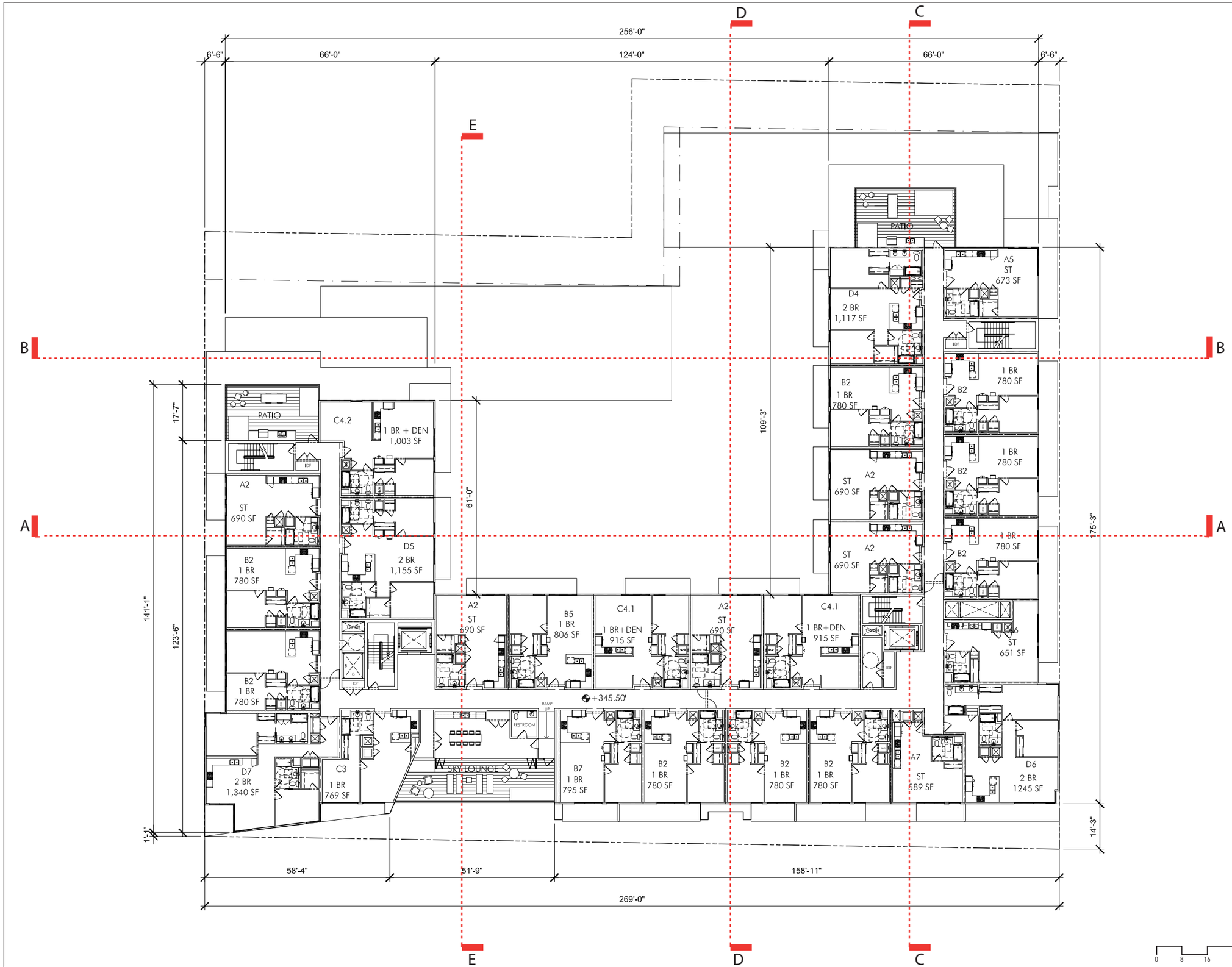
FIFTH LEVEL PLAN

A2.07

NOT ISSUED FOR CONSTRUCTION



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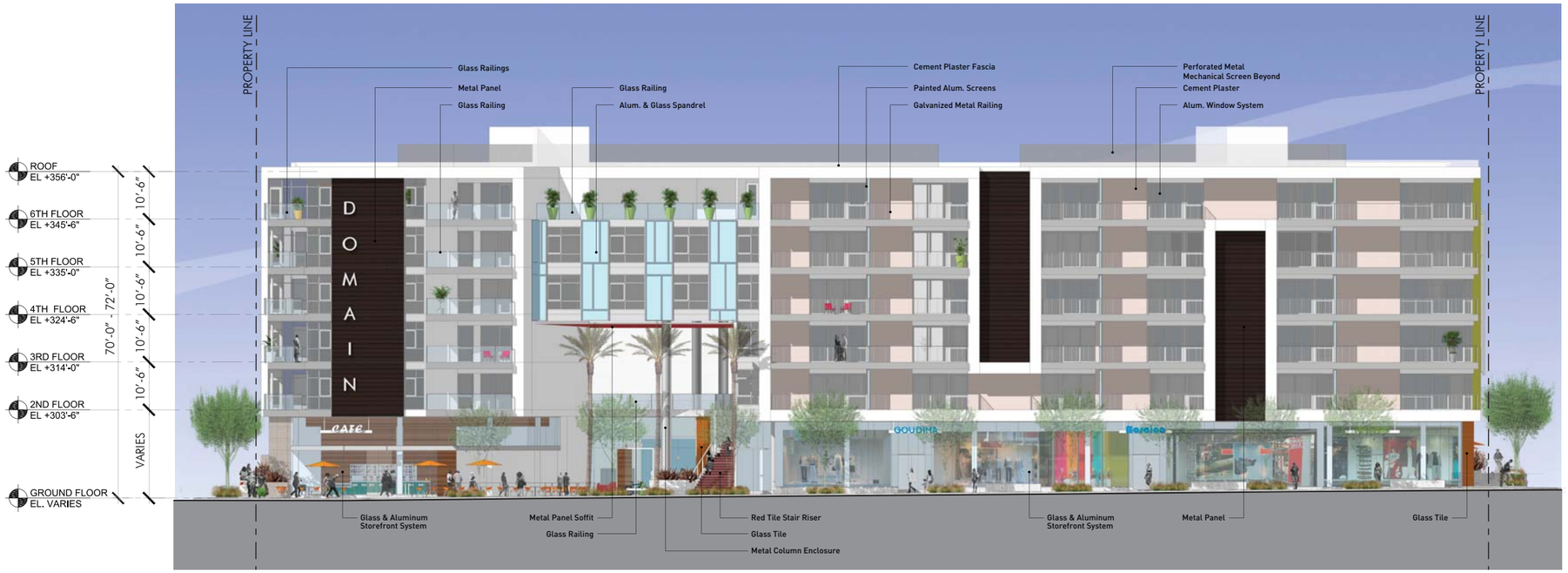
SIXTH LEVEL PLAN

A2.08

NOT ISSUED FOR CONSTRUCTION



SANTA MONICA BLVD. ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"

1

DETROIT ST. ELEVATION (EAST)

SCALE: 3/32" = 1'-0"

2

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Date: 01.21.2013
Scale: 3/32"=1'-0"

ELEVATIONS

A3.01

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FORMOSA AVE. ELEVATION (WEST)

SCALE: 3/32" = 1'-0" | 1

NORTH ELEVATION

SCALE: 3/32" = 1'-0" | 2

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DOMAIN APARTMENTS

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Date: 01.21.2013

Scale: 3/32"=1'-0"

ELEVATIONS

A3.02

NOT ISSUED FOR CONSTRUCTION