

4279 / 4281 CRENSHAW BLVD



SCHEMATIC DESIGN UPDATE

REGIONAL PLAN



FUTURE TRANSPORT HUB

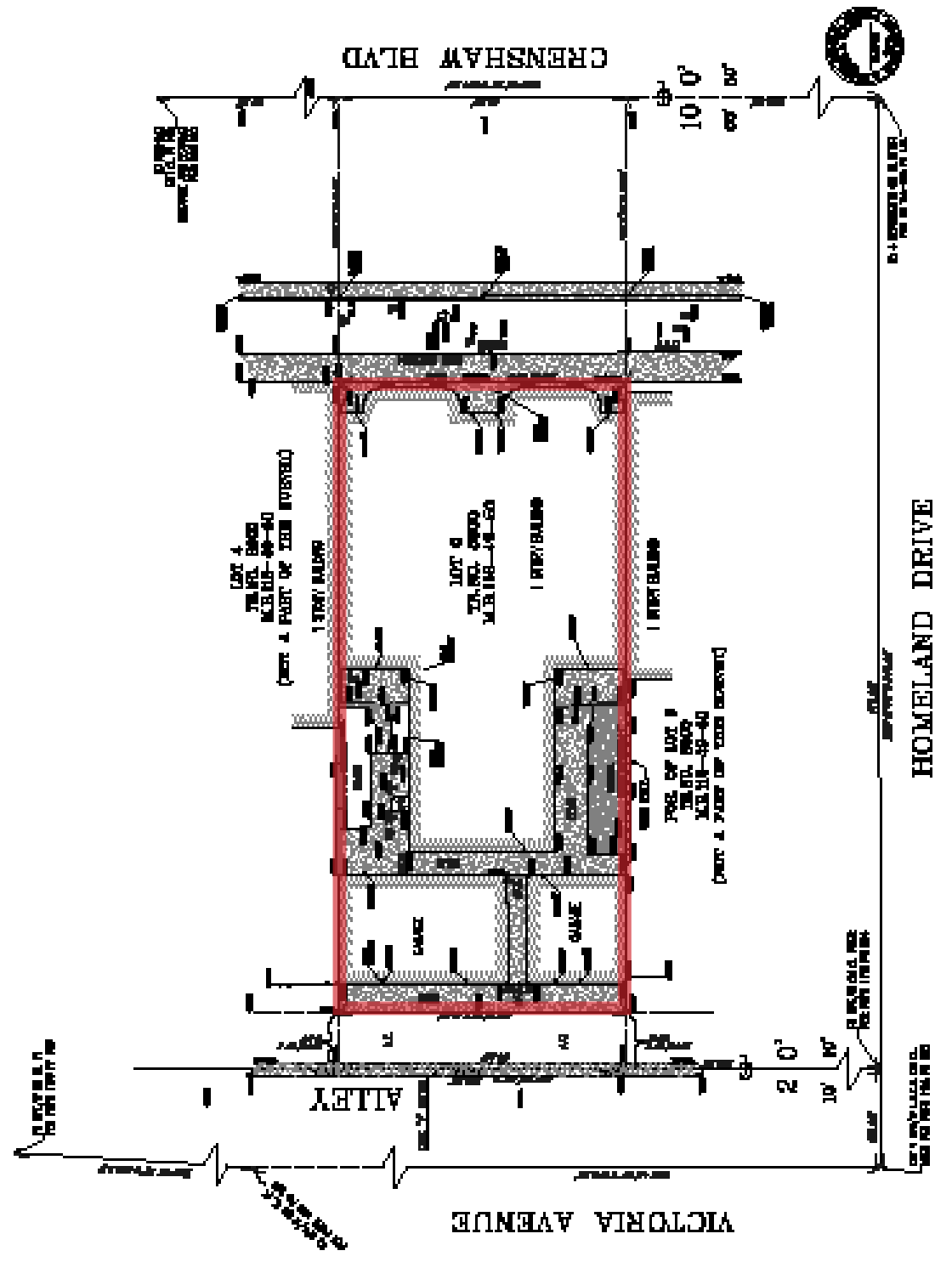


SCHOOLS



REGIONAL SHOPPING CENTER





FAR = 1.5 : 1

WITH TOC BONUS = 2.175 MAX FAR

ALLOWABLE SQFT = 11,962 SQFT

PROGRAM

RETAIL

SHARED WORKSPACE

RESIDENTIAL UNITS

COMMUNITY ROOF TERRACE

FAR SQFT ALLOWED

FAR = 1.5 : 1

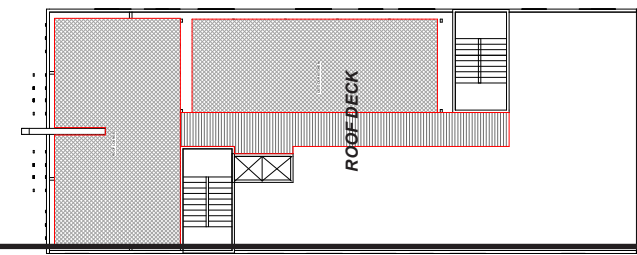
WITH TOC BONUS = 2.175 MAX FAR
ALLOWABLE SQFT = 12,000 SQFT
(APPRX)

PROGRAM

1,800 SQFT
800 SQFT
18 UNITS

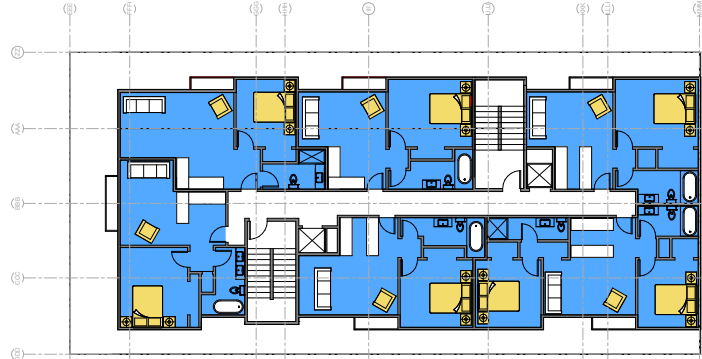
RETAIL
SHARED WORKSPACE
RESIDENTIAL UNITS
COMMUNITY ROOF TERRACE

12,000 SQFT TOTAL



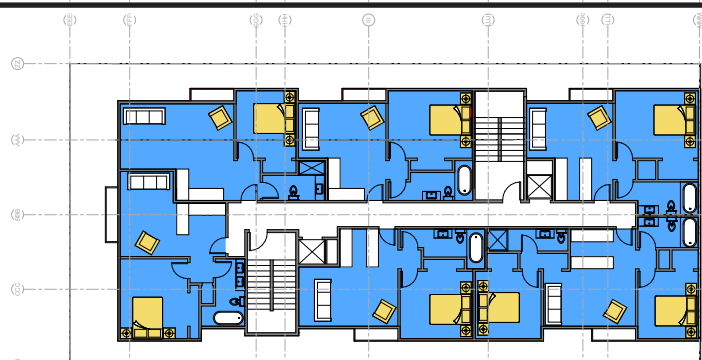
OUTDOOR DINNING
RECREATION
OPEN SPACE REQUIREMENT

ROOF TERRACE



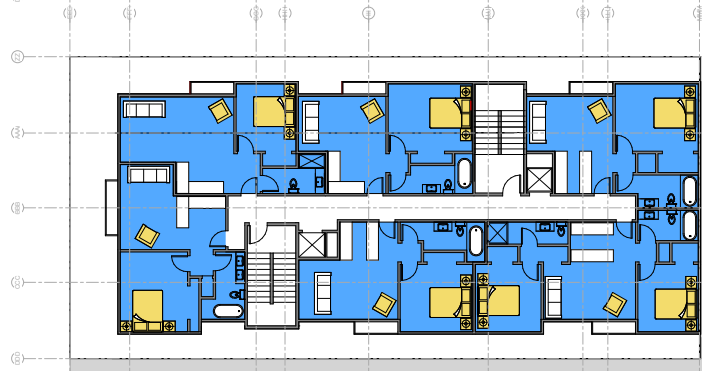
5 - 1BEDROOM
1 - 2 BEDROOM

3,125 SQFT RESIDENTIAL
LEVEL 4 PLAN



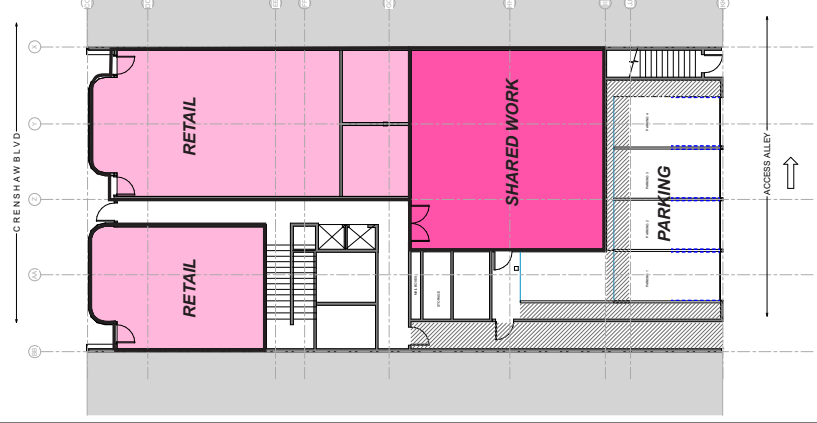
5 - 1BEDROOM
1 - 2 BEDROOM

3,125 SQFT RESIDENTIAL
LEVEL 3 PLAN



5 - 1BEDROOM
1 - 2 BEDROOM

3,125 SQFT RESIDENTIAL
LEVEL 2 PLAN



RETAIL _ 1,800 SQFT
WORK _ 800 SQFT

STREET LEVEL PLAN

OPTION 2 - ALTERNATE