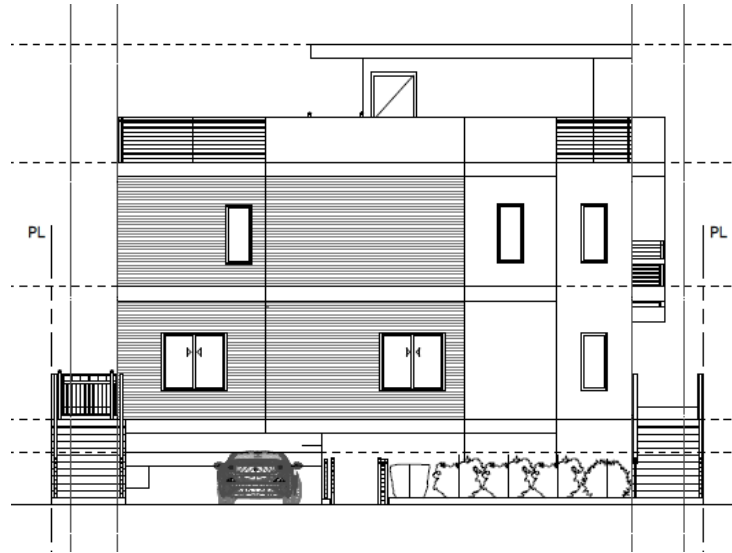


4234 Sawtelle Blvd

Design Progression

December 2016

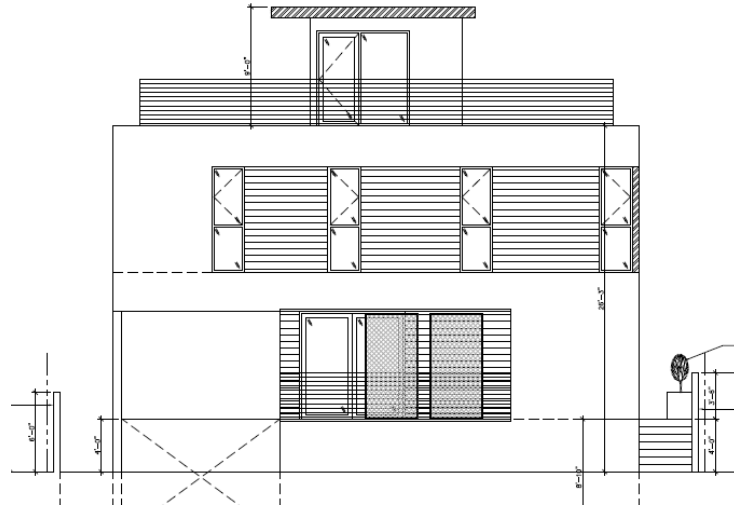
PPR Submittal 2/22/16



Revisions Following PPR Submittal

- Removed ~150 sq ft from 1st floor of front unit in order to reduce height of semi-subterranean garage to no greater than 4' above finished grade throughout
- Removed semi-subterranean structure and walkway along the entire north boundary
 - Greater privacy for north-adjacent neighbor along property line
- Scaled back semi-subterranean structure from rear property line by 10' and reconfigured parking layout
 - Provides City with easement for main sewer line
- Reduced massing by repositioning staircases toward the center and shifting rooftop staircase enclosures away from edge of the roof
- Stepped back rooftop decks by 2' from edge of the roof by adding guardrails
- Removed all portions of roof that projected into setbacks

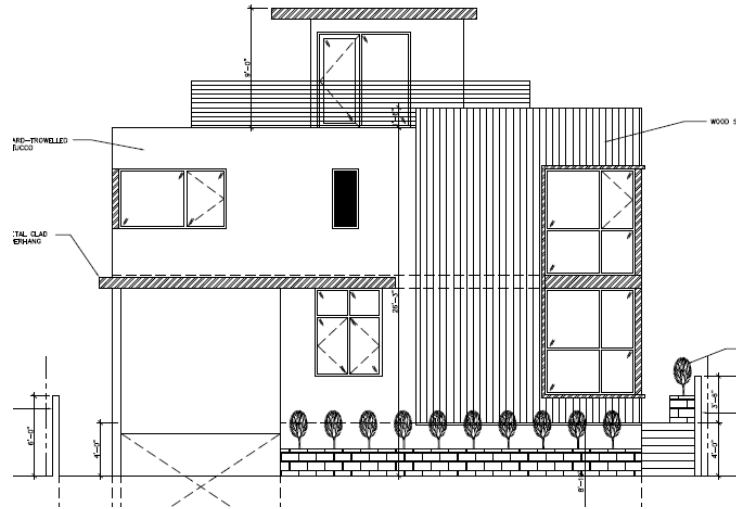
2nd Submittal 5/23/16



Revisions Following 2nd Submittal

- Revised design to better fit with neighborhood by keeping exterior mostly white and reducing accent panels to a single earth-tone color
- Reduced massing by pushing back portions of the building on all 4 sides
- Enhanced articulation through elevated parapet walls and use of different material/color on selected portions of the building
- Reduced rooftop decks for each unit to ~250 sq ft from ~800 sq ft
- Created drought-tolerant landscape plan focused on protecting adjacent neighbors' privacy
 - Added planters with screening trees along southern property line at the entryway of each unit
 - Placed tall screening trees (podocarpus, per City Forester's suggestion) along rear property line

3rd Submittal 6/12/16



Revisions Following 3rd Submittal

- Removed rooftop decks and associated rooftop staircase enclosures
- Pushed back front of the building, increasing front setback to 14'8" from 13'2"
 - Required the reduction of front unit to 2 bedrooms from 3
- Scaled back entire south side of the building, increasing south side setback to 6'0" from 5'0"
- Pushed back 2nd floor of north side of the building by an additional ~2'
- Revised design to better fit with neighborhood and to have a warmer aesthetic
 - Reoriented front unit so that its entrance faces Sawtelle Blvd, similar to most other houses on the street
 - Added a roofline with an earth-tone color
 - Further limited use of accent panels
 - Added sills underneath windows

Revisions Following 3rd Submittal (Cont'd)

- Reduced massing through addition of 5 balconies (and removal of living area) on the 2nd floor
 - Provides outdoor living space in place of rooftop deck
 - No balcony directly overlooks adjacent neighbors' windows
- Enhanced articulation by projecting staircase sections 2' higher than the roof
- Conducted window analysis and utilized it in determining window placement to avoid direct line of sight with adjacent neighbors
- Enhanced water efficiency of proposed landscaping
 - Replaced all turf grass with a low-water lawn substitute (dymondia, per City's 2016 parkway guidelines)
 - Utilized mulch-bedded planting in place of lawn where appropriate

ASPR Submittal 10/31/16



Revisions Following ASPR Submittal

- Removed balconies from rear unit in response to concerns raised during 2nd community meeting
- Further increased landscaping in the front yard
- Added organic waste bin

2nd ASPR Submittal 12/7/2016

