

Honda of Downtown Los Angeles

740 & 800 W Martin Luther King Jr Blvd



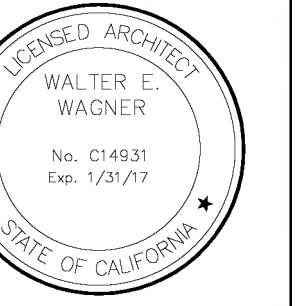
HONDA ENTITLEMENT RESUBMITTAL

SEPTEMBER 15, 2016

WAGNER
ARCHITECTURE
GROUP

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Honda of Downtown Los Angeles
740 and 800 Martin Luther King Jr Blvd, Los Angeles, CA 90015



SHEET TITLE

PROJECT INFORMATION

ENTITLEMENT RESUBMITTAL 091516

PROJECT NO.
SHEET NO.

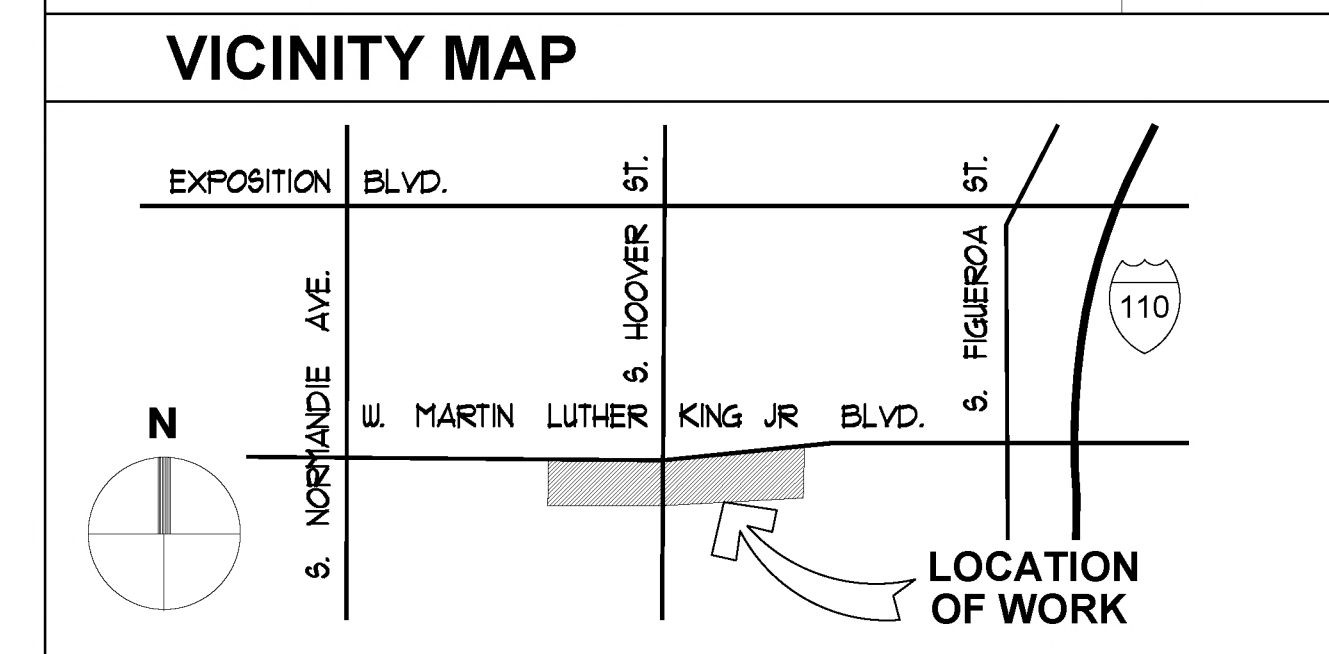
PD-1

PROJECT TEAM	
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CIVIL ENGINEER	TO BE DETERMINED
LANDSCAPE ARCHITECT	ENVIRONMENTAL PATTERNS INC. 31238 VIA COLINAS, SUITE E WESTLAKE VILLAGE, CA 91362 PHONE : (818) 706-3344 CONTACT : BRYAN BADGETT E-MAIL: bryan@environmentalpatterns.com
TRANSPORTATION ENGINEER	LINSCOTT LAU & GREENSPAN ENGINEERS 20331 BURBANK BLVD, SUITE C WOODLAND HILLS, CA 91361 PHONE : (818) 835-8648 X230 CONTACT : CORINNA GUTIERREZ, P.E. E-MAIL: www.ligengr.com
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SITE & BUILDING AREAS - EAST STRUCTURE									
EAST STRUCTURE								SITE TOTAL	
PRE-DEDICATION SITE AREA								42,638 SQ FT	
POST-DEDICATION SITE AREA								40,664 SQ FT	
BUILDING LEVELS	GROUND	SECOND	THIRD	FOURTH	FIFTH	ROOF	TOTAL	FAR	
GROSS FLOOR AREA	34,884 SQ FT	34,935 SQ FT	34,105 SQ FT	34,105 SQ FT	34,105 SQ FT		173,934 SQ FT		
OCCUPIED AREAS									
Office/Showroom	11,553 SQ FT	7,839 SQ FT							
Service Advisors	1,854 SQ FT								
Storage / Oil / Trash	580 SQ FT								
FDI Tech Area			1,374 SQ FT						
Carwash			1,666 SQ FT						
Service Tech Area				2,114 SQ FT					
Service Bays				13,275 SQ FT					
Parts/Mezz/Storage				5,584 SQ FT					
OCCUPIED AREA	13,981 SQ FT	7,839 SQ FT	3,040 SQ FT	20,913 SQ FT			45,833 SQ FT		
PLUS FAR AREAS:									
Inventory Parking		5,820 SQ FT			13,425 SQ FT				
Drive Aisles	15,119 SQ FT	11,385 SQ FT	15,741 SQ FT	10,111 SQ FT	13,036 SQ FT				
Ramp	2,442 SQ FT	2,270 SQ FT	2,268 SQ FT	2,216 SQ FT	2,478 SQ FT				
FDI Bay (Inventory)			9,661 SQ FT						
FAR FLOOR AREA	31,548 SQ FT	21,314 SQ FT	33,710 SQ FT	33,906 SQ FT	28,999 SQ FT	N/A	152,471 SQ FT	3.58	

SITE & BUILDING AREAS - WEST STRUCTURE									
WEST STRUCTURE								SITE TOTAL	
PRE-DEDICATION SITE AREA								21,454 SQ FT	
POST-DEDICATION SITE AREA								25,563 SQ FT	
BUILDING LEVELS	GROUND	SECOND	THIRD	FOURTH	FIFTH	ROOF	TOTAL	FAR	
GROSS FLOOR AREA	23,440 SQ FT	23,440 SQ FT	23,440 SQ FT	23,440 SQ FT	23,440 SQ FT		117,200 SQ FT		
OCCUPIED AREA	0	0	0	0	0		0		
PLUS FAR AREAS:									
Display Parking	11,743 SQ FT	11,743 SQ FT	11,743 SQ FT	11,743 SQ FT	11,743 SQ FT				
Drive Aisles	7,424 SQ FT	7,424 SQ FT	7,424 SQ FT	7,424 SQ FT	7,424 SQ FT				
Ramp	1,848 SQ FT	1,848 SQ FT	1,848 SQ FT	1,848 SQ FT	1,848 SQ FT				
FAR FLOOR AREA	21,015 SQ FT	21,015 SQ FT	21,015 SQ FT	21,015 SQ FT	21,015 SQ FT	N/A	105,075 SQ FT	3.83	

PARKING INFORMATION							
REQ. PARKING DESIGN STANDARDS	STANDARD STALL				COMPACT STALL		
PARKING TYPE	A	B	C	D	E		
STALL WIDTHS	9'-0"	8'-8"	8'-4"	8'-4"	7'-6"		
STALL DEPTHS	18'-0"	18'-0"	18'-0"	15'-0"	15'-0"		
aisle WIDTH	25'-0"	26'-8"	28'-0"	22'-4"	25'-4"		
OBSTRUCTION	NO	NO	NO	NO	NO		
REQ. AUTOMOBILE PARKING TABULATION - EAST STRUCTURE							
1 REQUIRED AUTOMOBILE SPACE PER 500 SF OF OCCUPIED BUILDING AREA 45,833 / 500 = 92 SPACES							
20% OF THE REQUIRED PARKING WILL ACCOMMODATE EV PARKING.							
BUILDING LEVEL	GROUND	SECOND	THIRD	FOURTH	FIFTH	ROOF	TOTAL
STANDARD STALLS	21	24	11	5	12	2	82
COMPACT STALLS	--	3	1	3	1	3	10
TOTAL AUTOMOBILE PKG.	21	27	12	8	13	5	92
REQ. BICYCLE DESIGN STANDARDS							
EAST STRUCTURE							
TEMPORARY STALLS (MIN. 2 SPACES) 1: 10,000 SF =							5 SPACES
TEMPORARY STALLS: 24'X 12' - 2 POINT SECURE RACK							
LONG TERM STALLS (MIN. 2 SPACES) 1: 10,000 SF =							5 SPACES
LONG TERM STALLS 18' X 12' ENCLOSED OR (VERTICAL) 48" DEEP X 12' HIGH							
TOTAL REQ. BICYCLE SPACES							10 SPACES
WEST STRUCTURE							
NO BICYCLE SPACES REQUIRED							0 SPACES



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ALTA/ACSM LAND TITLE SURVEY

TITLE REPORT INFORMATION

A PRELIMINARY TITLE REPORT HAS BEEN PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NS-665416-LA2, DATED MARCH 12, 2015. THE FOLLOWING ITEMS, REFERENCED IN SAID TITLE REPORT, EFFECT THE SUBJECT PROPERTY AND ARE NUMBERED TO CORRESPOND WITH SAID TITLE REPORT.

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015.
FIRST INSTALLMENT: \$139.20, PAID
PENALTY: \$0.00
SECOND INSTALLMENT: \$139.19, DUE
PENALTY: \$0.00
TAX RATE AREA: 00056
A. P. NO.: 5019-025-023
(AFFECTS PORTION OF PARCEL 2)
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015.
FIRST INSTALLMENT: \$1,077.90, PAID
PENALTY: \$0.00
SECOND INSTALLMENT: \$1,077.89, DUE
PENALTY: \$0.00
TAX RATE AREA: 00056
A. P. NO.: 5019-025-024
(AFFECTS REMAINDER PORTION OF PARCEL 2)
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015.
FIRST INSTALLMENT: \$2,045.15, PAID
PENALTY: \$0.00
SECOND INSTALLMENT: \$2,045.14, DUE
PENALTY: \$0.00
TAX RATE AREA: 00056
A. P. NO.: 5019-025-026
(AFFECTS PARCEL 1)
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015 ARE EXEMPT, IF THE EXEMPT STATUS IS TERMINATED AN ADDITIONAL TAX MAY BE LEVIED. A.P. NOS.: 5019-025-911 AND 5019-025-912.
(AFFECTS PARCELS 3 AND 4)
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2014-2015.
FIRST INSTALLMENT: \$9,949.02, DELINQUENT
PENALTY: \$994.90
SECOND INSTALLMENT: \$9,949.02, DUE
PENALTY: \$0.00
TAX RATE AREA: 00056
A. P. NO.: 5019-025-026
(AFFECTS PARCEL 5)
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HOOVER REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 13, 1983 AS INSTRUMENT NO. 83-542448 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 12, 1989 AS INSTRUMENT NO. 89-769675 OF OFFICIAL RECORDS.
THE FOLLOWING MATTERS AFFECT PARCEL 1:
(11) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 14, 1912 AS INSTRUMENT NO. 32 IN BOOK 4902 OF DEEDS, PAGE 30.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
(AFFECTS LOT 135)
(12) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 27, 1920 AS INSTRUMENT NO. 90 IN BOOK 7183 OF DEEDS, PAGE 306
(AFFECTS LOT 134)
(13) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 1945 INSTRUMENT NO. 330, BOOK 549, PAGE 166 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
(AFFECTS LOT 138)
(14) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 04, 1922 AS INSTRUMENT NO. 316, BOOK 814, PAGE 264 OF OFFICIAL RECORDS.
(AFFECTS LOT 136)
(15) SUCH RIGHTS OR EASEMENTS AS THE CITY OF LOS ANGELES (AS SUCCESSOR TO LOS ANGELES GAS AND ELECTRIC CORPORATION) MAY HAVE IN SAID LAND FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS DISCLOSED BY A DECLARATION BY THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, RECORDED IN BOOK 15827 PAGE 281 OFFICIAL RECORDS, OVER THE REAR 2 FEET OF SAID LAND.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED OCTOBER 17, 1969 AS INSTRUMENT NO. 2345 OF OFFICIAL RECORDS.
- AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED JULY 25, 1969 AS INSTRUMENT NO. 2599 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1970 AS INSTRUMENT NO. 1660 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING AND USES" RECORDED SEPTEMBER 28, 1982 AS INSTRUMENT NO. 82-981661 OF OFFICIAL RECORDS
THE FOLLOWING MATTERS AFFECT PARCEL 2:
20. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2809 OF DEEDS, PAGE 7, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(AFFECTS LOT 23)
21. A LIEN IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE ISSUED BY THE DEPARTMENT OF EMPLOYMENT, RECORDED JANUARY 09, 2015 AS INSTRUMENT NO. 20150029485 OF OFFICIAL RECORDS.
DEBTOR: L&R INVESTMENT COMPANY
CERTIFICATE NO.: 020080420
AMOUNT: \$74,202.67, AND ANY OTHER AMOUNTS DUE THEREUNDER.
- A LIEN FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE RECORDED BY THE TAX COLLECTOR OF LOS ANGELES COUNTY, RECORDED MARCH 06, 2015, AS INSTRUMENT NO. 20150242770 OF OFFICIAL RECORDS.
DEBTOR: L AND R INVESTMENT COMPANY
YEAR & NO.: 14/49953814
AMOUNT: \$56,827.31, AND ANY OTHER AMOUNTS DUE THEREUNDER.

THE FOLLOWING MATTERS AFFECT PARCELS 3 AND 4:

- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS PROVIDED IN THE FOLLOWING INSTRUMENT:
FOR: PUBLIC STREET, ROAD OR HIGHWAY PURPOSES
RECORDED: JUNE 28, 1965 AS INSTRUMENT NO. 3561
AFFECTS: THE NORTHERLY 5 FEET OF PARCEL 4
24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JUDGMENT AND FINAL ORDER OF CONDEMNATION" RECORDED JULY 21, 1989 AS INSTRUMENT NO. 89-1168210 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 2011-0881496 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED MAY 08, 2014 AS INSTRUMENT NO. 2014-0480244 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THE FOLLOWING MATTERS AFFECT PARCEL 2:
(17) IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR FUTURE STREET OR HIGHWAY PURPOSES, UPON THE TERMS AND CONDITIONS AS THEREIN CONTAINED.
DATED: MARCH 07, 1967
EXECUTED: ADELMAN ENTERPRISES, INC., A CALIFORNIA CORPORATION
IN FAVOR OF: CITY OF LOS ANGELES
RECORDED: MARCH 13, 1967
INSTRUMENT/FILE NO.: 2826, OF OFFICIAL RECORDS
SAID MATTERS AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
28. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$810,000.00 RECORDED DECEMBER 13, 2013 AS INSTRUMENT NO. 20131760657 OF OFFICIAL RECORDS.
DATED: DECEMBER 03, 2013
TRUSTOR: ACES AND KINGS, LLC
TRUSTEE: PACIFIC COAST TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: CROWN ACQUISITIONS FUND, LLC
29. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$132,000.00 RECORDED JUNE 02, 2014 AS INSTRUMENT NO. 20140685456 OF OFFICIAL RECORDS.
DATED: MAY 29, 2014
TRUSTOR: ACES AND KINGS, LLC
TRUSTEE: COMMERCE ENTERPRISES, INC., A CALIFORNIA CORPORATION
BENEFICIARY: CROWN ACQUISITIONS FUND 11, LLC

INFORMATIONAL NOTES

- ACCORDING TO THE LATEST AVAILABLE EQUALIZED ASSESSMENT ROLL IN THE OFFICE OF THE COUNTY TAX ASSESSOR, THERE IS LOCATED ON THE LAND A COMMERCIAL STRUCTURE KNOWN AS 730 AND 800 WEST MARTIN LUTHER KING JR BOULEVARD, LOS ANGELES, CA.
(AFFECTS PARCELS 1 AND 2)
- ACCORDING TO THE LATEST AVAILABLE EQUALIZED ASSESSMENT ROLL IN THE OFFICE OF THE COUNTY TAX ASSESSOR, THERE IS LOCATED ON THE LAND A GOVERNMENT LAND KNOWN AS 704 WEST MARTIN LUTHER KING, JR. BOULEVARD, CITY OF LOS ANGELES, CALIFORNIA AND 703 WEST 40TH PLACE, LOS ANGELES, CALIFORNIA.
(AFFECTS PARCELS 3 AND 4)
- ACCORDING TO THE LATEST AVAILABLE EQUALIZED ASSESSMENT ROLL IN THE OFFICE OF THE COUNTY TAX ASSESSOR, THERE IS LOCATED ON THE LAND A(N) USED CAR SALES KNOWN AS 740 WEST MARTIN LUTHER KING, JR BOULEVARD, LOS ANGELES, CALIFORNIA.
(AFFECTS PARCEL 5)
- SUPPLEMENTAL TAXES FOR THE FISCAL YEAR 2013-010 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
FIRST INSTALLMENT: \$145.32, PAID
PENALTY: \$0.00
SECOND INSTALLMENT: \$145.31, PAID
PENALTY: \$0.00
TAX RATE AREA: 00056
A. P. NO.: 5019-025-026
(AFFECTS PARCEL 5)
5. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:
A DOCUMENT RECORDED MAY 09, 2014 AS INSTRUMENT NO. 20140480244 OF OFFICIAL RECORDS.
FROM: CRA/LA, A DESIGNATED LOCAL AUTHORITY, AS SUCCESSOR TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES CALIFORNIA, A PUBLIC BODY, CORPORATE AND POLITICAL
TO: CITY OF LOS ANGELES, A CHARTER CITY ("CITY"), ACTING BY AND THROUGH ITS HOUSING AND COMMUNITY INVESTMENT DEPARTMENT CITY OF LOS ANGELES ("HCIDLA")
A DOCUMENT RECORDED DECEMBER 13, 2013 AS INSTRUMENT NO. 20131760657 OF OFFICIAL RECORDS. FROM: CROWN ACQUISITIONS FUND, LLC
TO: ACES AND KINGS, LLC

SURVEYOR'S NOTES:

- CAN BE PLOTTED AND IS NOTED HEREON
- LOT 134-138 ARE HELD AS ONE PARCEL
- CAN BE PLOTTED AND IS NOTED HEREON
- THE RECORDING DATE DESCRIBED IN THE PTR NEEDS TO BE REVISED TO JUNE 28, 1966.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 5019-001-034)
LOTS 134, 135, 136, 137, AND 138 OF EXPOSITION PARK SQUARE, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 20, PAGES 74 AND 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 10.02 FEET OF THE SAID LOTS TAKEN FOR THE WIDENING OF SANTA BARBARA AVENUE AS SHOWN ON MAP OF TRACT NO. 2411, RECORDED IN BOOK 26 PAGE 77 OF MAPS.

ALSO EXCEPTING ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING, OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION BY DEED RECORDED MARCH 30, 1979, AS INSTRUMENT NO. 79-348129, OFFICIAL RECORDS.

PARCEL 2: (APNS: 5019-025-023 AND 024)

THOSE PORTIONS OF LOT 4 OF TRACT NO. 2411, AND LOT 23 OF FIGUEROA SQUARE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 77 ET SEQ., AND BOOK 6 PAGE 154 RESPECTIVELY, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WHICH ARE BOUNDED ON THE EAST BY THE WESTERLY LINE, AND ITS NORTHERLY PROLONGATION, OF THE EASTERLY 60 FEET OF SAID LOT 23, ON THE NORTH BY THE NORTHERLY LINE OF SAID LOT 4, ON THE SOUTH BY THE SOUTHERLY LINE OF SAID LOT 23, AND THE NORTHERLY LINE OF 40TH PLACE, AS DESCRIBED IN DEGREE OF CONDEMNATION ENTERED IN CASE NO. 162777 OF SUPERIOR COURT, AND ON THE WEST BY THE WESTERLY LINE OF THE LAND THIRD DESCRIBED IN DEED TO HUNTINGTON LAND AND IMPROVEMENT COMPANY, RECORDED IN BOOK 1025 PAGE 298, OFFICIAL RECORDS, OF SAID COUNTY.

PARCEL 3: (APN: 5019-025-911)

THE EASTERLY 60 FEET OF LOT 23 OF FIGUEROA SQUARE, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 154 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APN: 5019-025-912)

THAT PORTION OF LOT 4 OF TRACT 2411, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 77 THROUGH 79, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE EAST AND WEST LINES RESPECTIVELY OF THE EAST 60 FEET OF LOT 23 OF FIGUEROA SQUARE, AS PER MAP RECORDED IN BOOK 6, PAGES 154 OF SAID MAP RECORDS, PROLONGED NORTHERLY TO SANTA BARBARA AVENUE, EXCEPTING THEREFROM ALL OIL, GAS MINERAL SUBSTANCE, TOGETHER WITH THE RIGHT TO

EXPLORE FOR AND EXTRACT SUCH SUBSTANCE, PROVIDED THAT THE SURFACE OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF EXPLORING FOR REACHING OR EXTRACTING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE HOOVER REDEVELOPMENT PROJECT AREA AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA WITHIN 500 FEET OF THE SURFACE THEREOF, AS PER DEED RECORDED JULY 21, 1989 AS INSTRUMENT NO. 89-1168210 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

PARCEL 5: (APN: 5019-025-026)

THAT PORTION OF LOT 4 OF TRACT NO. 2411, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE(S) 77, 79 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 31' 15" WEST ALONG THE NORTHERLY LINE OF SAID LOT 357.57 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 86 DEGREES 34' 30" WEST 94.01 FEET THE TRUE POINT OF BEGINNING; SOUTH 0 DEGREES 07' EAST 130.5 FEET MORE OR LESS, TO THE NORTHERLY LINE OF FORTIETH PLACE, PROLONGED

WESTERLY, AS SAID FORTIETH PLACE, IS SHOWN ON MAP OF FIGUEROA SQUARE, RECORDED IN BOOK 6, PAGE 154 OF MAPS; THENCE WESTERLY ALONG SAID PROLONGATION OF THE NORTHERLY LINE OF FORTIETH PLACE, TO THE EASTERLY LINE OF HOOVER STREET; THENCE NORTHERLY ON SAID EASTERLY LINE TO HOOVER STREET AND EASTERLY ON THE SOUTHERLY LINE OF SANTA BARBARA AVENUE, TO THE TRUE POINT OF BEGINNING.

GENERAL LAND USE

GENERAL ZONING

- | | |
|---|-------|
| 800 W. MARTIN LUTHER KING BLVD.: COMMUNITY COMMERCIAL LOT 134 A.P.N. 5019-001-034 | C2-1 |
| 806 W. MARTIN LUTHER KING BLVD.: COMMUNITY COMMERCIAL LOT 135 A.P.N. 5019-001-034 | C2-1 |
| 812 W. MARTIN LUTHER KING BLVD.: COMMUNITY COMMERCIAL LOT 136 A.P.N. 5019-001-034 | C2-1 |
| 816 W. MARTIN LUTHER KING BLVD.: MEDIUM DENSITY HOUSING LOT 137 A.P.N. 5019-001-034 | R 3-1 |
| 820 W. MARTIN LUTHER KING BLVD.: MEDIUM DENSITY HOUSING LOT 138 A.P.N. 5019-001-034 | R 3-1 |
| 703 W. MARTIN LUTHER KING BLVD.: MEDIUM DENSITY HOUSING A.P.N. 5019-025-911 | R 3-1 |
| 705 W. MARTIN LUTHER KING BLVD.: MEDIUM DENSITY HOUSING A.P.N. 5019-025-923 | R 3-1 |
| 706 W. MARTIN LUTHER KING BLVD.: COMMUNITY COMMERCIAL A.P.N. 5019-025-912 | C2-1 |
| 730 W. MARTIN LUTHER KING BLVD.: COMMUNITY COMMERCIAL A.P.N. 5019-025-024 | C2-1 |
| 740 W. MARTIN LUTHER KING BLVD.: COMMUNITY COMMERCIAL A.P.N. 5019-025-026 | C2-1 |

SETBACKS

C2-1 COMMUNITY COMMERCIAL

FRONT - 0'
SIDE - 0'
REAR - 0'

R3-1 HIGH/MEDIUM RESIDENTIAL-MULTIPLE DWELLING ZONE

FRONT - 15'
SIDE - 15 + 1' FOR EACH STORY ABOVE THE 2ND STORY (NOT TO EXCEED 16')
REAR - 15'

PROPERTY INFORMATION

OWNERS:

PARCEL 1: L & R AUTO PARKS, INC. A CALIFORNIA CORPORATION AS TO AN UNDIVIDED 1/2 INTEREST AND ULMAN INVESTMENTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP AS TO AN UNDIVIDED 1/2 INTEREST.

PARCEL 2: L & R INVESTMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP AS TO AN UNDIVIDED 1/2 INTEREST AND ULMAN INVESTMENTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP AS TO AN UNDIVIDED 1/2 INTEREST.

PARCEL 3 & 4: CITY OF LOS ANGELES, A CHARTER CITY ("CITY") ACTING BY AND THROUGH ITS HOUSING AND COMMUNITY INVESTMENT DEPARTMENT CITY OF LOS ANGELES ("HCIDLA")

PARCEL 5: ACES AND KINGS, LLC

ADDRESSES:

PARCEL 1: 800-820 W. MARTIN LUTHER KING JR BLVD. 4011 S. HOOVER ST. LOS ANGELES, CA 90037

PARCEL 2: 730 W. MARTIN LUTHER KING JR BLVD. LOS ANGELES, CA 90037

PARCEL 3: 703 W. 40TH ST. LOS ANGELES, CA 90037

PARCEL 4: 706 W. 40TH ST. LOS ANGELES, CA 90037

PARCEL 5: 740 MARTIN LUTHER KING JR BLVD. LOS ANGELES, CA 90037

ASSESSOR'S PARCEL NUMBERS:

PARCEL 1: 5019-001-034

PARCEL 2: 5019-025-023 & 024

PARCEL 3: 5019-025-911

PARCEL 4: 5019-025-912

PARCEL 5: 5019-025-026

GROSS LAND AREA:

PARCEL 1: 0.63 ACRES

PARCEL 2: 0.50 ACRES

PARCEL 3: 0.09 ACRES

PARCEL 4: 0.09 ACRES

PARCEL 5: 0.29 ACRES

PARKING:

PARCEL 1: 54 REGULAR SPACES

PARCEL 2: 72 REGULAR SPACES

PARCEL 3: 11 REGULAR SPACES, AND 1 HANDICAP SPACE

PARCEL 4: 13 REGULAR SPACES, AND 2 HANDICAP SPACES

PARCEL 5: 24 REGULAR SPACES, AND 1 HANDICAP SPACE

FLOOD ZONE:

ZONE X, AREA DETERMINED BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM PANEL 06037C1620F, EFFECTIVE SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATE

TO L&R AUTO PARKS, INC., A CALIFORNIA CORPORATION, ULMAN INVESTMENTS, LTD., A CALIFORNIA LIMITED PARTNERSHIP, L&R INVESTMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP, THE CITY OF LOS ANGELES ("HCIDLA"), ACES AND KINGS, LLC, AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6 (b), 7(a), 8, 9, 11(b), 13, 14, 16 AND 21. THE FIELD WORK WAS COMPLETED ON MARCH 6, 2015.

DATE OF PLAT: MARCH 25, 2015.

PER THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8770.6 AS RECITED IN THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, STATE BOARD RULES-THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



COMMERCIAL DEVELOPMENT RESOURCES

2082 Michelson Drive, Suite 100, Irvine, CA 92612
949-825-5222 T 949-825-5216 F
www.cdwest.com

ROBERT J. RUSSELL, PLS

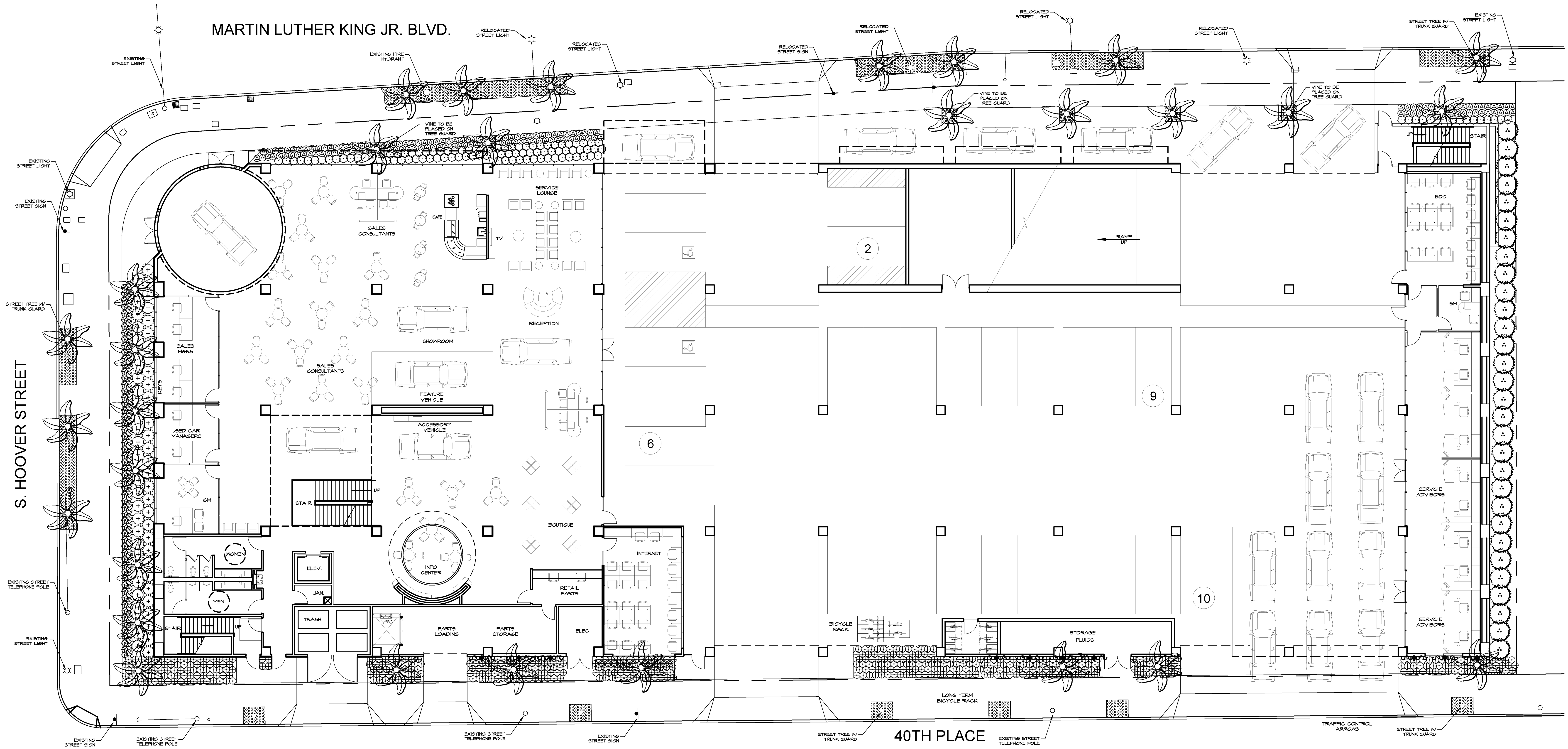
3/25/2015

DATE



ENTITLEMENT RESUBMITTAL 09/05/16
SHEET 1 OF 2 SHEETS

MARTIN LUTHER KING JR. BLVD.



CONCEPTUAL IRRIGATION

- Selection of Irrigation drip systems and smart controllers
- Details of Installation/Backflows/Valves
- AB1201 standards (water conservation)

Effective January 2010, the State of California has implemented a new water ordinance and therefore many new requirements are being requested from both the State and local agencies. These are added measures that affect cost. In order to comply with these regulations we anticipate providing the following information:

- Prepare water usage calculations (MAMA and ETNL) based on the new water ordinance.
- Provide water efficient landscape worksheet and hydrant zone table for each remote control valve per new ordinance (water use category, area served in s.f., controller number, valve size and flow).
- Obtain horticultural soils report (Agronomic data) based on soil samples obtained from site by EPI. Report to be provided by Soil and Plant Laboratory in Orange, CA, or equal.
- Provide Irrigation run time schedule per ordinance based on soil type.
- Rain and wind sensors will be added per ordinance.
- Statement note will be added regarding ordinance.
- Add NUCOLS water use classifications for all plant material.

CONCEPTUAL VINE SPECIES

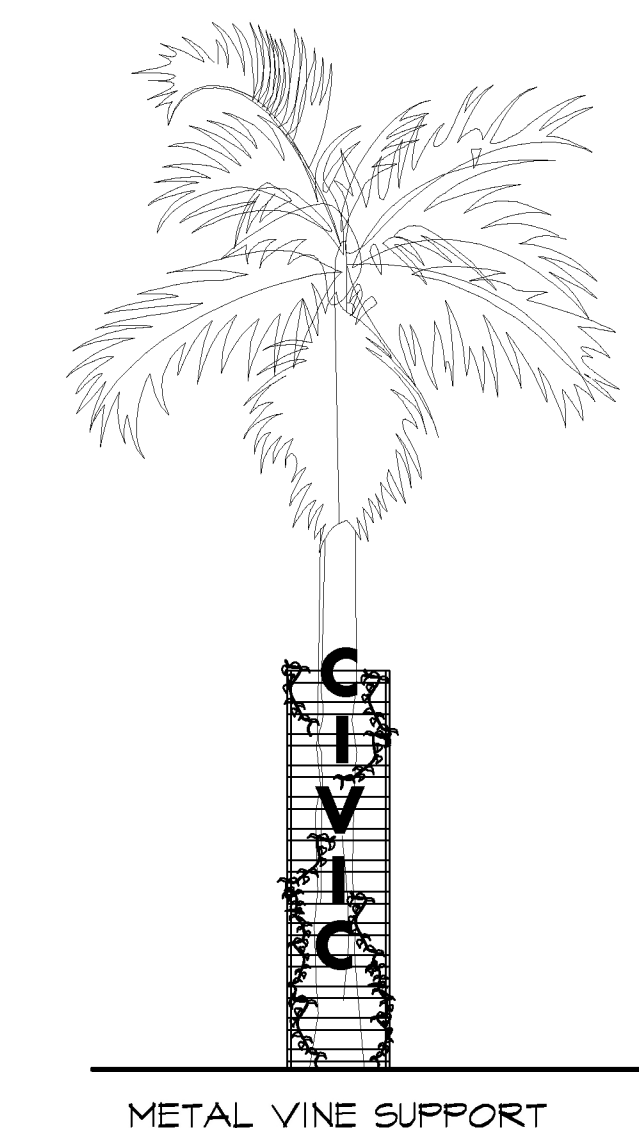
SYMBOL	BOTANICAL NAME/ COMMON NAME	OR
--------	--------------------------------	----

DISTICTIS BUCCINATORIA
BLOOD RED TRUMPET VINE

GLEMATIS X JACKMANII
JACKMAN GLEMATIS

PARTHENOCEISSUS TRICUSPIDATA
BOSTON IVY
(VINE ATTACH TO ARCHITECTURE)

NOTES:
 VINES TO BE PLACED ON TREE GUARD:
 DISTICTIS BUCCINATORIA OR GLEMATIS X JACKMANII
 ALL PLANTING BED TO RECEIVE 5" GORILLA HAIR MULCH.



JUNCUS EFFUSUS
SOFT RUSH



PENNISETUM ORIENTALE
ORIENTAL FOUNTAIN GRASS



PHORMIUM TENAX 'JUBILEE'
NEW ZEALAND FLAX



STIPA TENUISSIMA
MEXICAN FEATHER GRASS



DISTICTIS BUCCINATORIA
BLOOD RED TRUMPET VINE



GLEMATIS X JACKMANII
JACKMAN GLEMATIS

CONCEPTUAL TREE SPECIES

SYMBOL	QTY.	BOTANICAL NAME/ COMMON NAME	OR
--------	------	--------------------------------	----

30 ARCHONTOPHOENIX PURPUREA
KING PALM "25-30" HIGH

SYAGRUS ROMANZOFFIANA
QUEEN PALM "30-35" HIGH

30 BAMBUSA M. 'GOLDEN GODDESS'
GOLDEN GODDESS BAMBOO "18" HIGH

ELAEOGARPUS DECIPENS
JAPANESE BLUEBERRY TREE "15" HIGH

6 CALLISTEMON RIGIDUS
BOTTLEBRUSH TREE "10" HIGH

CONCEPTUAL SHRUB SPECIES

SYMBOL	BOTANICAL NAME/ COMMON NAME	OR
--------	--------------------------------	----

AEOINIUM X 'SUNBURST'
NGN "14-16" HIGH

ECHEVERIA 'AFTERGLOW'
NGN "12-14" HIGH

ANIGOZATHOS X 'RED'
KANGAROO PAWS "24" HIGH

HESPERALOE PARVIFLORA
RED YUCCA "18" HIGH

JUNCUS EFFUSUS
SOFT RUSH "24" HIGH

PENNISETUM ORIENTALE
ORIENTAL FOUNTAIN GRASS "24" HIGH

STIPA TENUISSIMA
MEXICAN FEATHER GRASS "18" HIGH

PHORMIUM TENAX
NEW ZEALAND FLAX "30" HIGH

EUPHORBIA TIRUCALLI
STICKS ON FIRE "24" HIGH

PENNISETUM ORIENTALE
ORIENTAL FOUNTAIN GRASS "24" HIGH



ARCHONTOPHOENIX PURPUREA
KING PALM



SYAGRUS ROMANZOFFIANA
QUEEN PALM



BAMBUSA M. 'GOLDEN GODDESS'
GOLDEN GODDESS BAMBOO



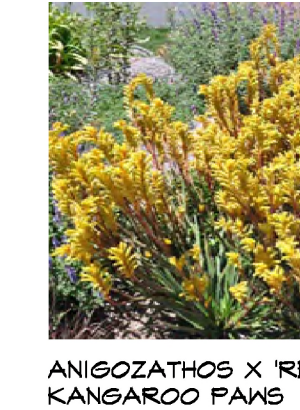
ELAEOGARPUS DECIPENS
JAPANESE BLUEBERRY TREE



AEOINIUM X 'SUNBURST'
NGN



ECHEVERIA 'AFTERGLOW'
NGN



ANIGOZATHOS X 'RED'
KANGAROO PAWS



HESPERALOE PARVIFLORA
RED YUCCA

Environmental Patterns | inc.

31238 Via Colinas
Suite E
Westlake Village
California, 91362
License No. 2801
(818) 706-3344

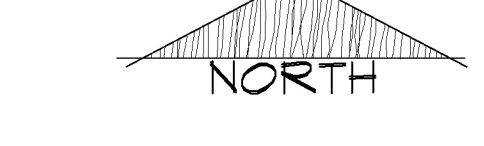
REGISTERED LANDSCAPE ARCHITECT
DAN R. BARRETT
No. 2801
Signature
Date
STATE OF CALIFORNIA

► HONDA LOS ANGELES
740 & 800 W MARTIN LUTHER KING JR BLVD
LOS ANGELES, CA 90015

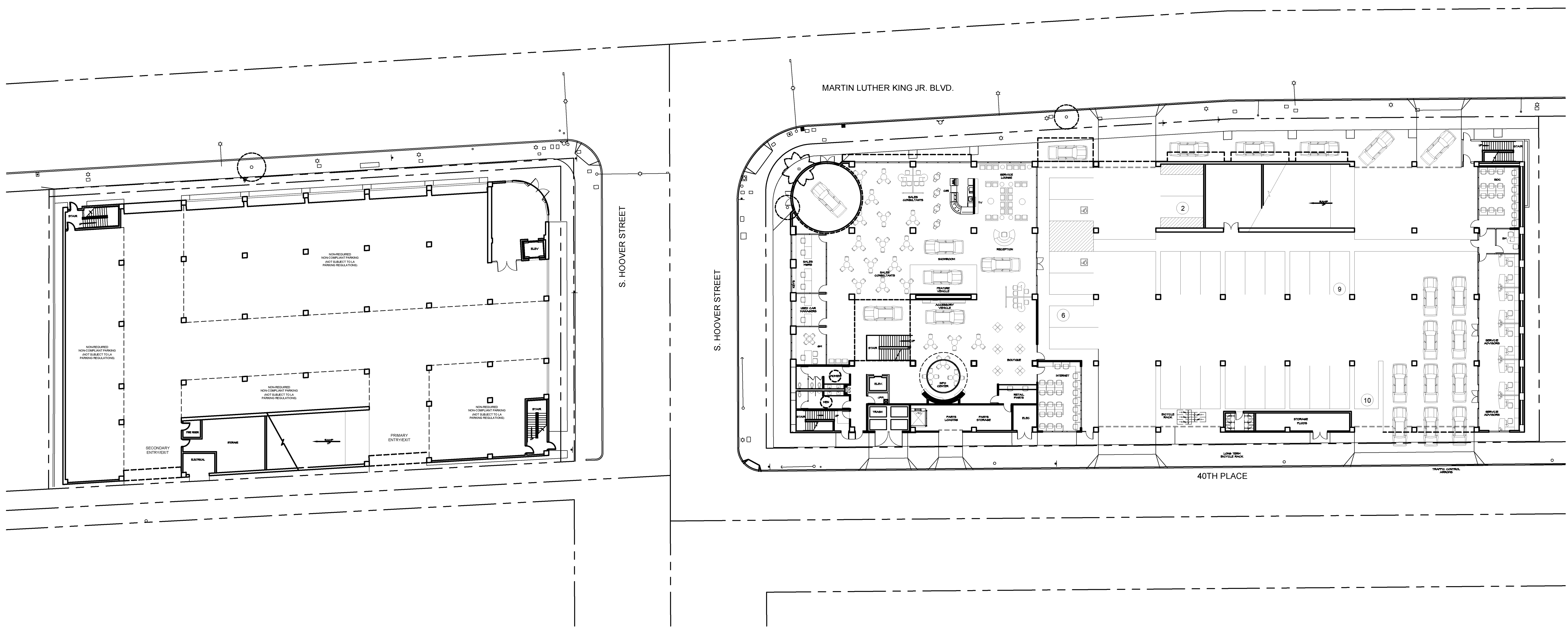
APN: _____
MAP: _____
TRACT: _____
BLOCK: _____
LOT: _____

Drawings and specifications are instruments of service and shall remain the property of the Landscape Architect unless the project for which they are made is completed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all copyright, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced herein. The drawings and specifications shall not be used by the Owner or other parties, in whole or in part, for any other project, without the written consent of the Landscape Architect in not in default under this agreement, except by agreement in writing and appropriate compensation to the Landscape Architect of any design or work. Where dimensions shall provide over actual dimensions.

ENTITLEMENT RESUBMITTAL 09/15/16
Date 9/15/16
Drawn BB/EC
Job #216200
Scale 1"=10'



CS-1



EXISTING TREE INVENTORY

PLANT LEGEND:

TREES				
SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	COMMENTS
	2	EXIST	TREE	EVERGREEN
	1	EXIST	PALM	EVERGREEN

NOTES:
THERE ARE NO CITY OF LOS ANGELES PROTECTED TREES ON THE SITE.

Environmental Patterns | inc.
 31238 Via Colinas
 Suite E
 Westlake Village
 California, 91362
 License No. 2801
 (818) 706-3344



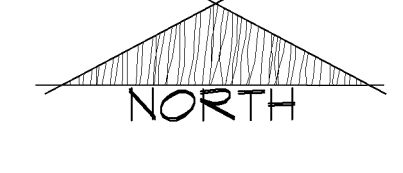
► HONDA LOS ANGELES
740 & 800 W MARTIN LUTHER KING JR BLVD
LOS ANGELES, CA 90015

APN: _____
 MAP: _____
 TRACT: _____
 BLOCK: _____
 LOT: _____

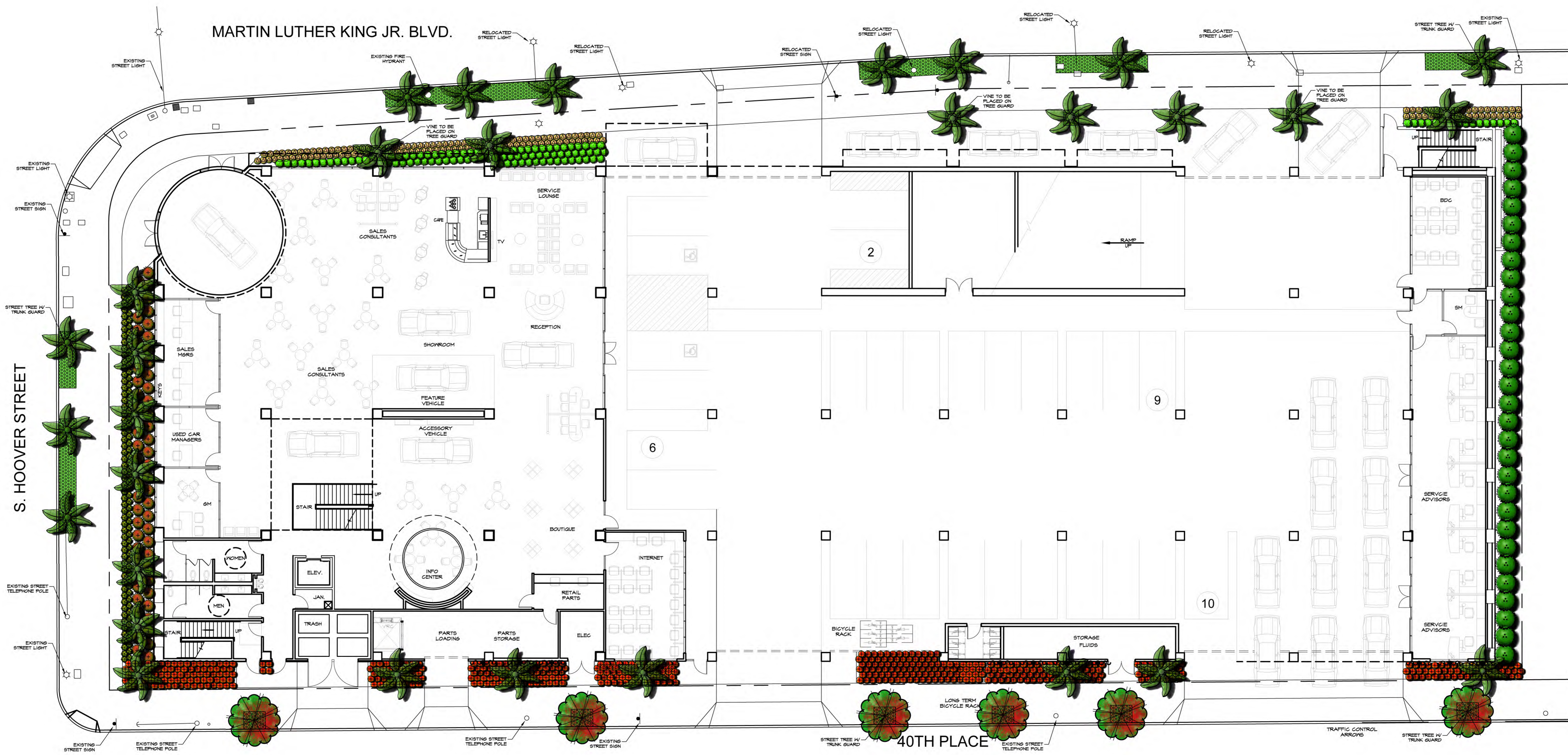
Drawings and specifications as instruments of service are and shall remain the property of the Landscape Architect unless the project for which they are made is completed or not. The Landscape Architect shall be deemed the author of the drawings and specifications and shall retain all copyright, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of drawings and specifications, or information and reference in connection with the Owner's use and occupancy of the Project at the site referenced herein. The drawings and specifications shall not be used by the Owner on other projects, whether in the project, or for the completion of this project, without the prior written consent of the Landscape Architect in writing and appropriate compensation to the Landscape Architect of any design or work. Where dimensions shall prevail over scaled dimensions.

TREE INVENTORY

ENTITLEMENT RESUBMITTAL 06/15/16
 9/15/16
 Date
 Drawn **BB/E.C.**
 Job **#216200**
 Scale 1"=20'



[TI 3]



CONCEPTUAL IRRIGATION

- Selection of Irrigation drip systems and smart controllers
- Details of Installation/Backflows/Valves
- AB1881 standards (water conservation)

Effective January 2010, the State of California has implemented a new water ordinance and therefore many new requirements are being requested from both the State and local agencies. These are added measures that affect cost. In order to comply with these regulations we anticipate providing the following information:

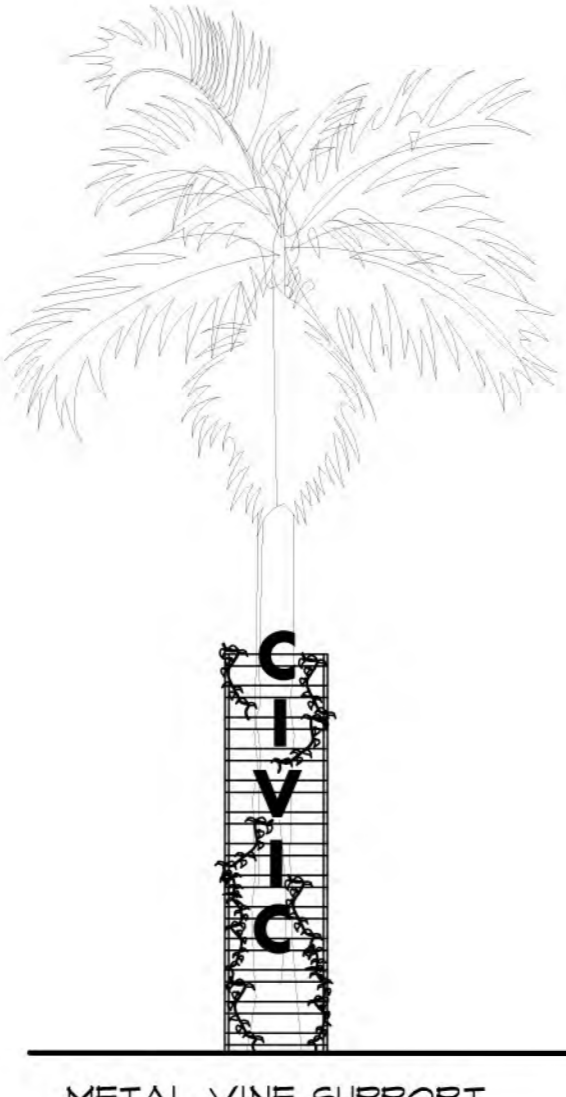
- Prepare water usage calculations (MANA and ETAW) based on the new water ordinance.
- Provide water efficient landscape worksheet and hydrozone table for each remote control valve per new ordinance (water use category, area served in s.f., controller number, valve size and flow).
- Obtain horticultural soils report (Agronomic data) based on soil samples obtained from site by EPI. Report to be provided by Soil and Plant Laboratory in Orange, CA, or equal.
- Provide irrigation run time schedule per ordinance based on soil type.
- Rain and wind sensors will be added per ordinance.
- Statement note will be added regarding ordinance.
- Add NUCOLS water use classifications for all plant material.

CONCEPTUAL VINE SPECIES

VINES		OR
SYMBOL	BOTANICAL NAME/ COMMON NAME	

	DISTICTIS BUCGINATORIA BLOOD RED TRUMPET VINE	CLEMATIS X JACKMANII JACKMAN CLEMATIS
	PARTHENOCISSUS TRIGUSPIDATA BOSTON IVY (VINE ATTACH TO ARCHITECTURE)	

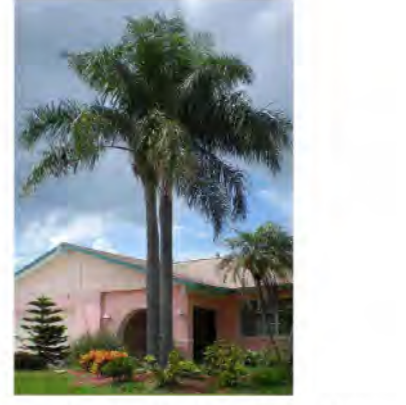
NOTES:
 VINES TO BE PLACED ON TREE GUARD.
 DISTICTIS BUCGINATORIA OR CLEMATIS X JACKMANII
 ALL PLANTING BED TO RECEIVE 5" GORILLA HAIR MULCH.



CONCEPTUAL TREE SPECIES

TREES		OR
SYMBOL	QTY. BOTANICAL NAME/ COMMON NAME	

	30 ARCHONTOPHOENIX PURPUREA KING PALM '25'-30' HIGH'	SYAGRUS ROMANZOFFIANA QUEEN PALM '50'-55' HIGH'
	30 BAMBUSA M. 'GOLDEN GODDESS' GOLDEN GODDESS BAMBOO '15' HIGH'	ELAEOCARPUS DECIPENS JAPANESE BLUEBERRY TREE '15' HIGH'
	6 CALLISTEMON RIGIDUS BOTTLEBRUSH TREE '10' HIGH'	

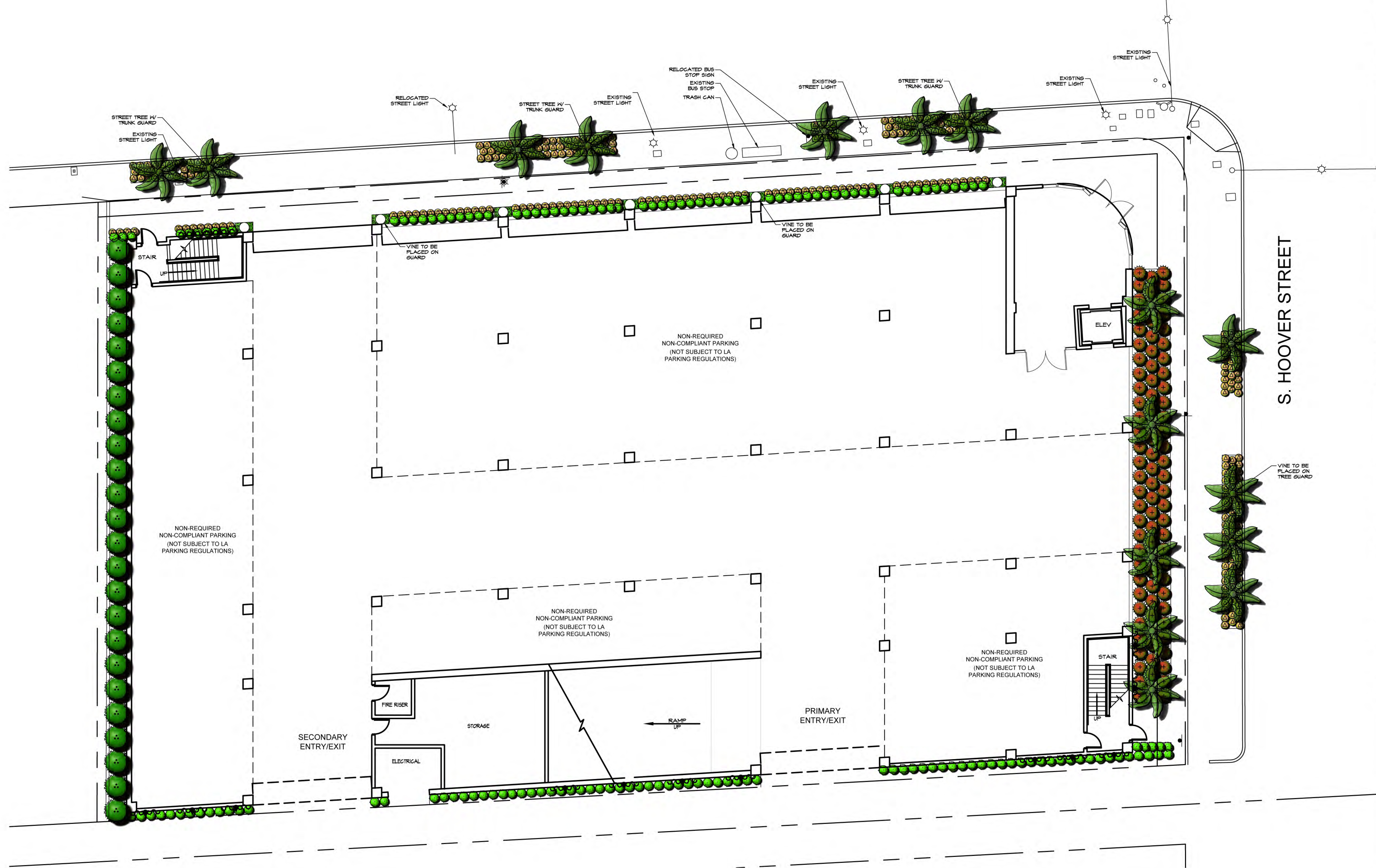


CONCEPTUAL SHRUB SPECIES

SHRUBS		OR
SYMBOL	BOTANICAL NAME/ COMMON NAME	

	AEONIUM X 'SUNBURST' NEN '14'-16' HIGH'	ECHEVERIA 'AFTERSLOW' NEN '12'-14' HIGH'
	ANIGOZATHOS X RED' KANGAROO PAWNS '24' HIGH'	HEPERALDE PARVIFLORA RED YUGGA '18' HIGH'
	JUNCUS EFFUSUS SOFT RUSH '24' HIGH'	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS '24' HIGH'
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS '24' HIGH'	STIPA TENUISSIMA MEXICAN FEATHER GRASS '18' HIGH'
	PHORMIUM TENAX 'LUBILEE' NEW ZEALAND FLAX '30' HIGH'	STIPA TENUISSIMA MEXICAN FEATHER GRASS '18' HIGH'
	EUPHORBIA TIRUCALLI STICKS ON FIRE '24' HIGH'	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS '24' HIGH'





CONCEPTUAL IRRIGATION

- Selection of Irrigation drip systems and smart controllers
- Details of Installation/Backflows/Valves
- AB1881 standards (water conservation)

Effective January 2010, the State of California has implemented a new water ordinance and therefore many new requirements are being requested from both the state and local agencies. These are added measures that affect cost. In order to comply with these regulations we anticipate providing the following information:

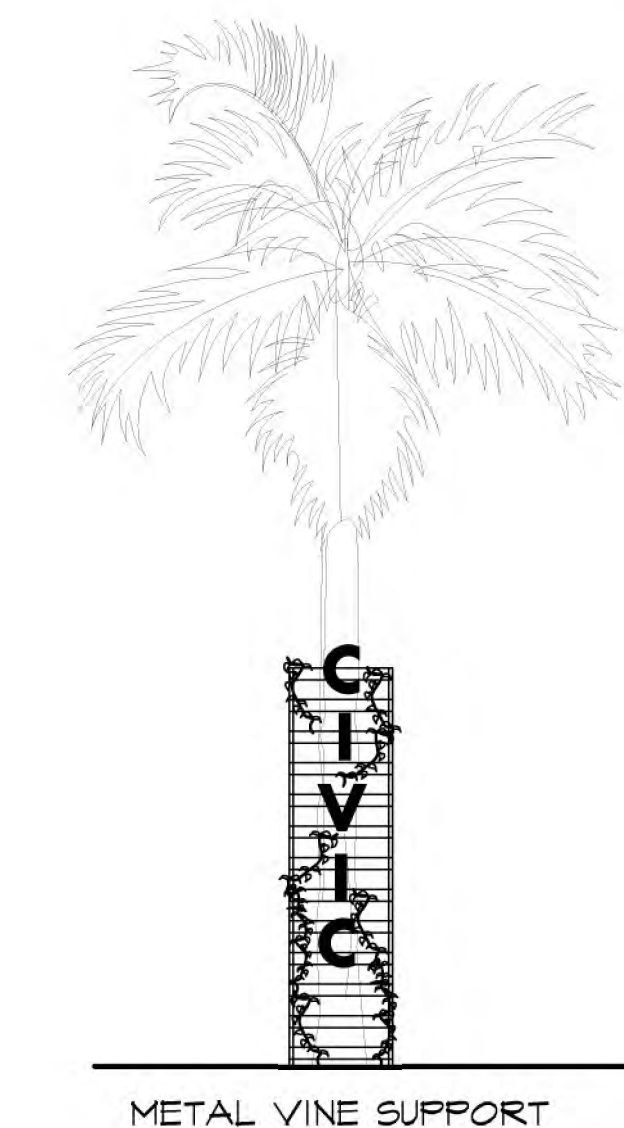
- Prepare water usage calculations (MANA and ETW) based on the new water ordinance.
- Provide water efficient landscape worksheet and hydrozone table for each remote control valve per new ordinance (water use category, area served in s.f., controller number, valve size and flow).
- Obtain horticultural soils report (Agronomic data) based on soil samples obtained from site by EPI. Report to be provided by Soil and Plant Laboratory in Orange, CA, or equal.
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- Rain and wind sensors will be added per ordinance.
- Statement note will be added regarding ordinance.
- Add NUGOLS water use classifications for all plant material.

CONCEPTUAL VINE SPECIES

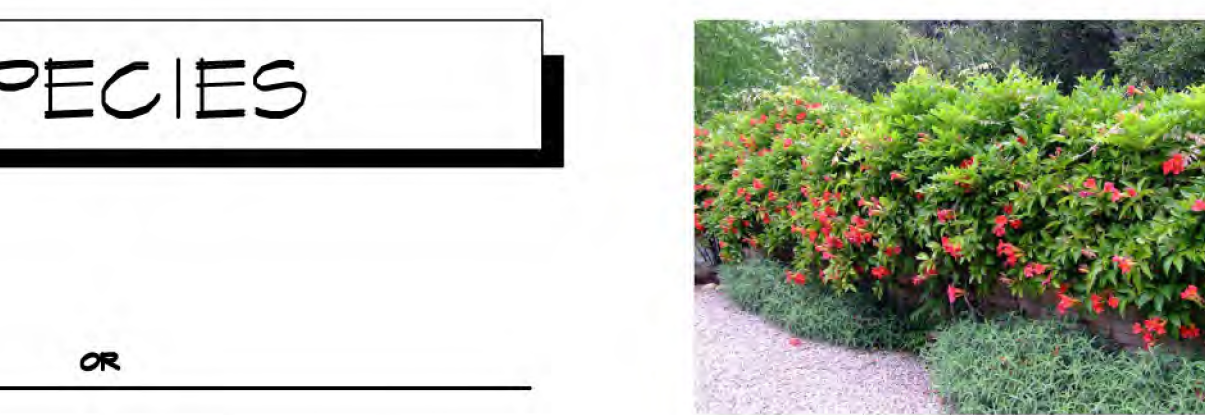
VINES	
SYMBOL	BOTANICAL NAME/ COMMON NAME

	DISTICTIS BUCCINATORIA BLOOD RED TRUMPET VINE
	PARTHENOCEISSUS TRICUSPIDATA BOSTON IVY (VINE ATTACH TO ARCHITECTURE)

NOTES:
VINES TO BE PLACED ON TREE GUARD,
DISTICTIS BUCCINATORIA OR CLEMATIS X JACKMANII
ALL PLANTING BED TO RECEIVE 3" GORILLA HAIR MULCH.



METAL VINE SUPPORT



DISTICTIS BUCCINATORIA
BLOOD RED TRUMPET VINE



CLEMATIS X JACKMANII
JACKMAN CLEMATIS



JUNCUS EFFUSUS
SOFT RUSH



PENNISETUM ORIENTALE
ORIENTAL FOUNTAIN GRASS



PHORMIUM TENAX 'LUBILEE'
NEW ZEALAND FLAX



STIPA TENUISSIMA
MEXICAN FEATHER GRASS

CONCEPTUAL TREE SPECIES

TREES	
SYMBOL	BOTANICAL NAME/ COMMON NAME

	16 ARCHONTOPHOENIX PURPUREA KING PALM "25-30" HIGH
	24 BAMBUSA M. 'GOLDEN GODDESS' GOLDEN GODDESS BAMBOO "15" HIGH

	SYAGRUS ROMANZOFFIANA QUEEN PALM "30-35" HIGH
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE "18" HIGH



ARCHONTOPHOENIX PURPUREA
KING PALM



SYAGRUS ROMANZOFFIANA
QUEEN PALM



BAMBUSA M. 'GOLDEN GODDESS'
GOLDEN GODDESS BAMBOO



ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

CONCEPTUAL SHRUB SPECIES

SHRUBS	
SYMBOL	BOTANICAL NAME/ COMMON NAME

	AEONIUM X 'SUNBURST' NGN "14-16" HIGH
	ANIGOZATHOS X 'RED' KANGAROO PANS "24" HIGH
	JUNCUS EFFUSUS SOFT RUSH "24" HIGH
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS "24" HIGH
	PHORMIUM TENAX 'LUBILEE' NEW ZEALAND FLAX "30" HIGH
	EUPHORBIA TIRUCALLI STICKS ON FIRE "24" HIGH
	ECHEVERIA 'AFTERGLOW' NGN "12-14" HIGH
	HEPERALOE PARVIFLORA RED YUCCA "18" HIGH
	PENNISETUM ORIENTALE MEXICAN FEATHER GRASS "18" HIGH
	STIPA TENUISSIMA MEXICAN FEATHER GRASS "18" HIGH
	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS "24" HIGH



AEONIUM X 'SUNBURST'
NGN



ECHEVERIA 'AFTERGLOW'
NGN



ANIGOZATHOS X 'RED'
KANGAROO PANS



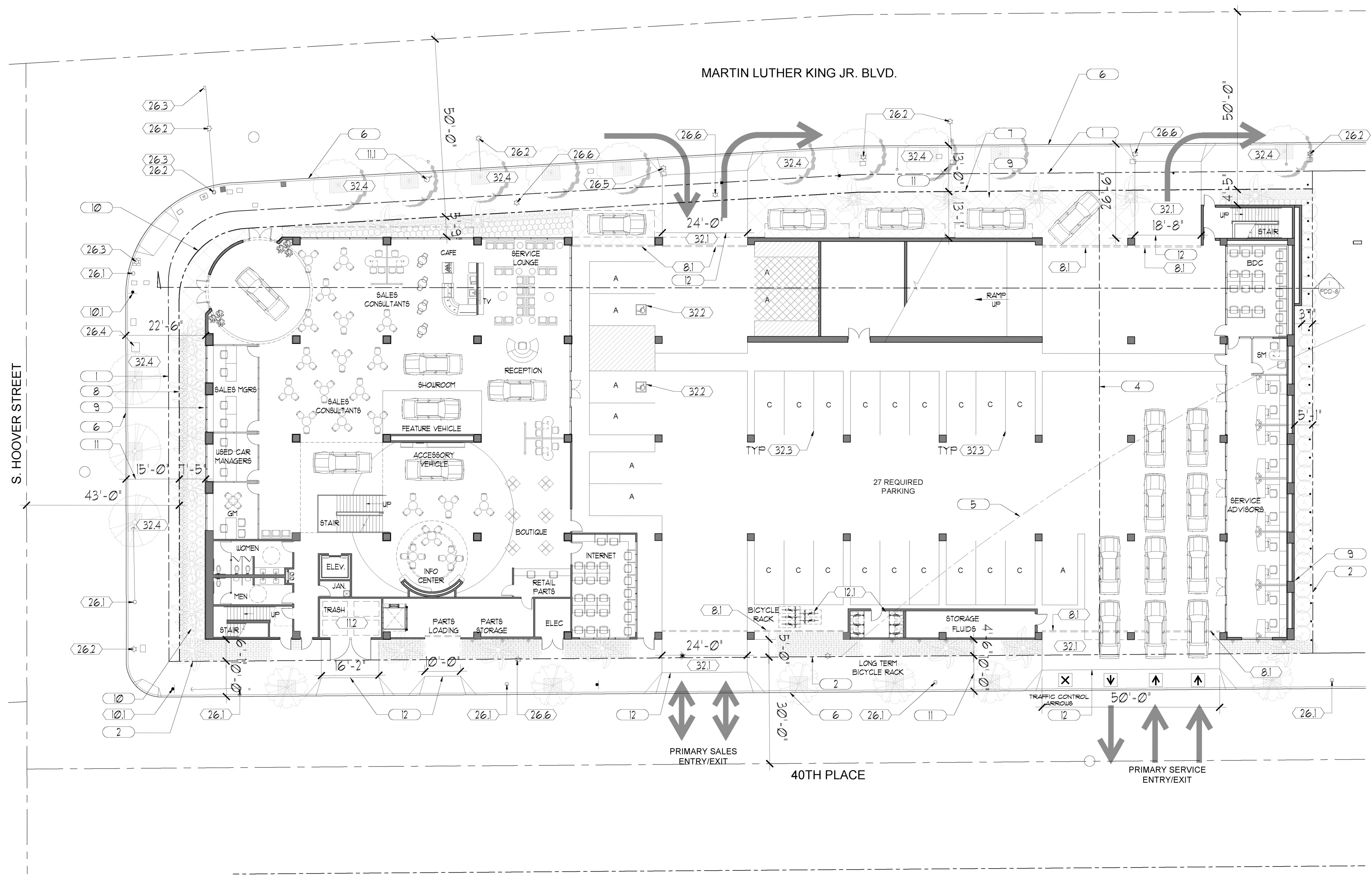
HEPERALOE PARVIFLORA
RED YUCCA



PYRUS CALLERYANA
GALLERY PEAR



PINUS CANARIENSIS
CANARY ISLAND PINE



PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"
 0 4 8 16 32

GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
- SEE LANDSCAPE PLAN FOR SPECIFIC PLANTING MATERIALS
- SITE DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED
- SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS
- FOR REQUIRED PARKING STALL TYPES A THROUGH E INFORMATION SEE SHEET PDD-1

KEY SITE NOTES

- NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET
- ① EXISTING PROPERTY LINE
 - ② EXISTING PROPERTY LINE - NO DEDICATION
 - ③ NOT USED
 - ④ EXISTING PROPERTY LINE WITH CITY OWNED PARCEL
 - ⑤ EXISTING ZONING LINE
 - ⑥ EXISTING CURB
 - ⑦ ULTIMATE PROPERTY LINE AFTER 5' DEDICATION
 - ⑧ ULTIMATE PROPERTY LINE AFTER 3' DEDICATION
 - ⑨ VOLUNTARY BUFFER
 - ⑩ ULTIMATE PROPERTY LINE AFTER DEDICATION
 - ⑪ ANTICIPATED SIDEWALK WIDTH FROM FACE OF CURB TO ULTIMATE PROPERTY LINE. DISTANCE MAY VARY ALONG ALL STREETS. FINAL WIDTH WILL BE DETERMINED AS PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.
 - ⑫ ANTICIPATED ACCESS WIDTH FROM STREET TO BUILDING. FINAL WIDTH WILL BE DETERMINED AS PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.

KEY CONSTRUCTION SITE NOTES

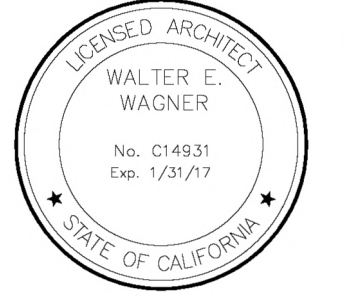
- 00.00.00 - OPENINGS
- ⑧.1 SECTIONAL OVERHEAD GLASS DOOR
- 10.00.00 - SPECIALTIES (SIGNAGE)
- ⑩.1 EXISTING SIGNAGE TO REMAIN
- 11.00.00 - EQUIPMENT
- ⑩.11 EXISTING FIRE HYDRANT
 - ⑩.12 TRASH/RECYCLING
- 12.00.00 - FURNISHINGS (SITE)
- ⑫.1 NEW BICYCLE RACKS
- 26.00.00 - ELECTRICAL (SITE)
- ⑫.1 EXISTING POWER POLE TO REMAIN
 - ⑫.2 EXISTING STREET LIGHT TO REMAIN
 - ⑫.3 EXISTING SIGNAL LIGHT TO REMAIN
 - ⑫.4 EXISTING UTILITY CABINET TO REMAIN
 - ⑫.5 EXISTING STREET LIGHT TO BE RELOCATED
 - ⑫.6 EXISTING STREET LIGHT TO BE REMOVED
 - ⑫.7 NEW LED WALLPACKS
- 32.00.00 EXTERIOR IMPROVEMENTS
- ⑬.1 NEW DRIVEWAY ACCESS
 - ⑬.2 PAINTED ACCESSIBLE PARKING STALL SYMBOL
 - ⑬.3 NEW PARKING STRIPING
 - ⑬.4 NEW LANDSCAPING AND OFFSITE AMENITIES RE: LANDSCAPE ARCHITECT

LEGEND

- → → FLOW OF TRAFFIC ARROWS
- EV PARKING STALLS
- NEW LANDSCAPED AREAS
- DISPLAY HARDSCAPE 4' X 4' PATTERN NON-COLORED FLAIN GREY WITH BROOM FINISH

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SHEET TITLE
PROPOSED SITE PLAN

ENTITLEMENT RESUBMITTAL 091516

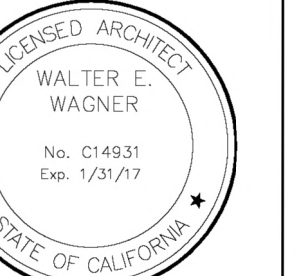
PROJECT NO.
SHEET NO.

PDD-1

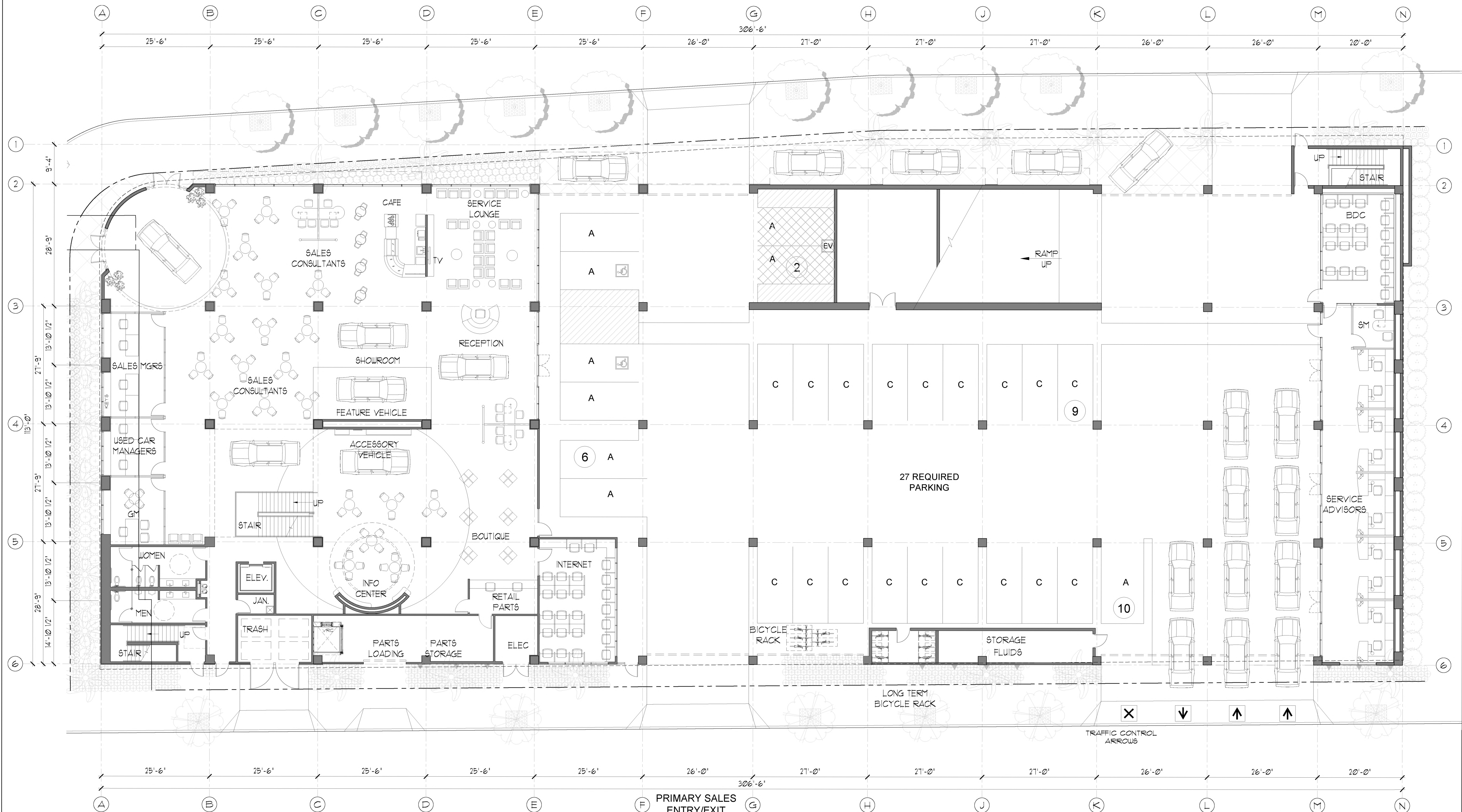
GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
- SEE LANDSCAPE PLAN FOR SPECIFIC PLANTING MATERIALS
- SITE DIMENSIONS ARE FOR REFERENCE ONLY, ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED
- SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS
- FOR REQUIRED PARKING STALL TYPES A THROUGH E INFORMATION SEE SHEET PD-1

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MARTIN LUTHER KING JR. BLVD.



PROPOSED GROUND LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 1 PDD-2

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SHEET TITLE
PROPOSED GROUND LEVEL FLOOR PLAN

ENTITLEMENT RESUBMITTAL 091516

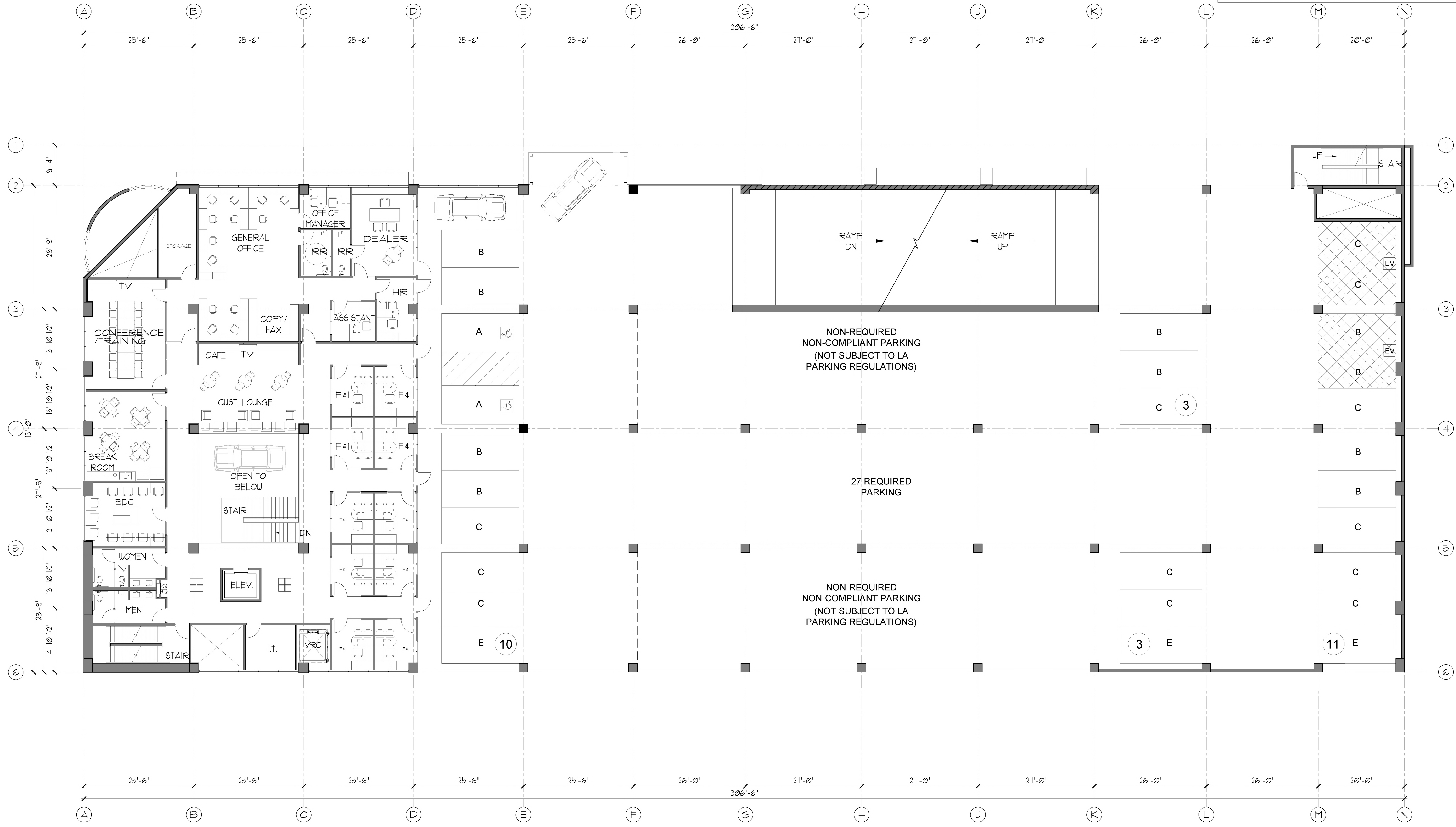
PROJECT NO.
 SHEET NO.

PDD-2

- GENERAL NOTES**
1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
 2. SITE DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.
 3. SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS.
 4. FOR REQUIRED PARKING STALL TYPES A THROUGH E INFORMATION SEE SHEET PD-1.

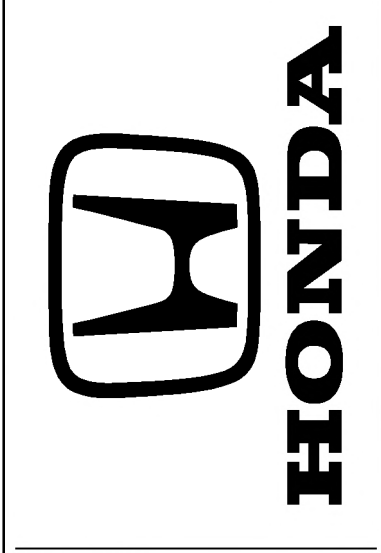
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PROPOSED SECOND LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 1 PDD-3

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SHEET TITLE
PROPOSED SECOND LEVEL FLOOR PLAN

ENTITLEMENT RESUBMITTAL 09/15/16

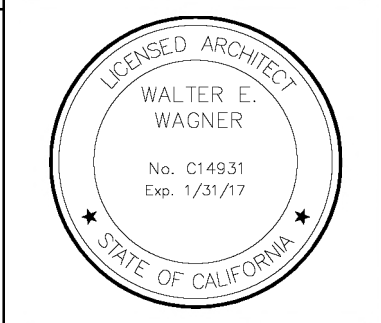
PROJECT NO.
 SHEET NO.

PDD-3

- GENERAL NOTES**
1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
 2. SITE DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.
 3. SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS.
 4. FOR REQUIRED PARKING STALL TYPES A THROUGH E INFORMATION SEE SHEET PD-1.

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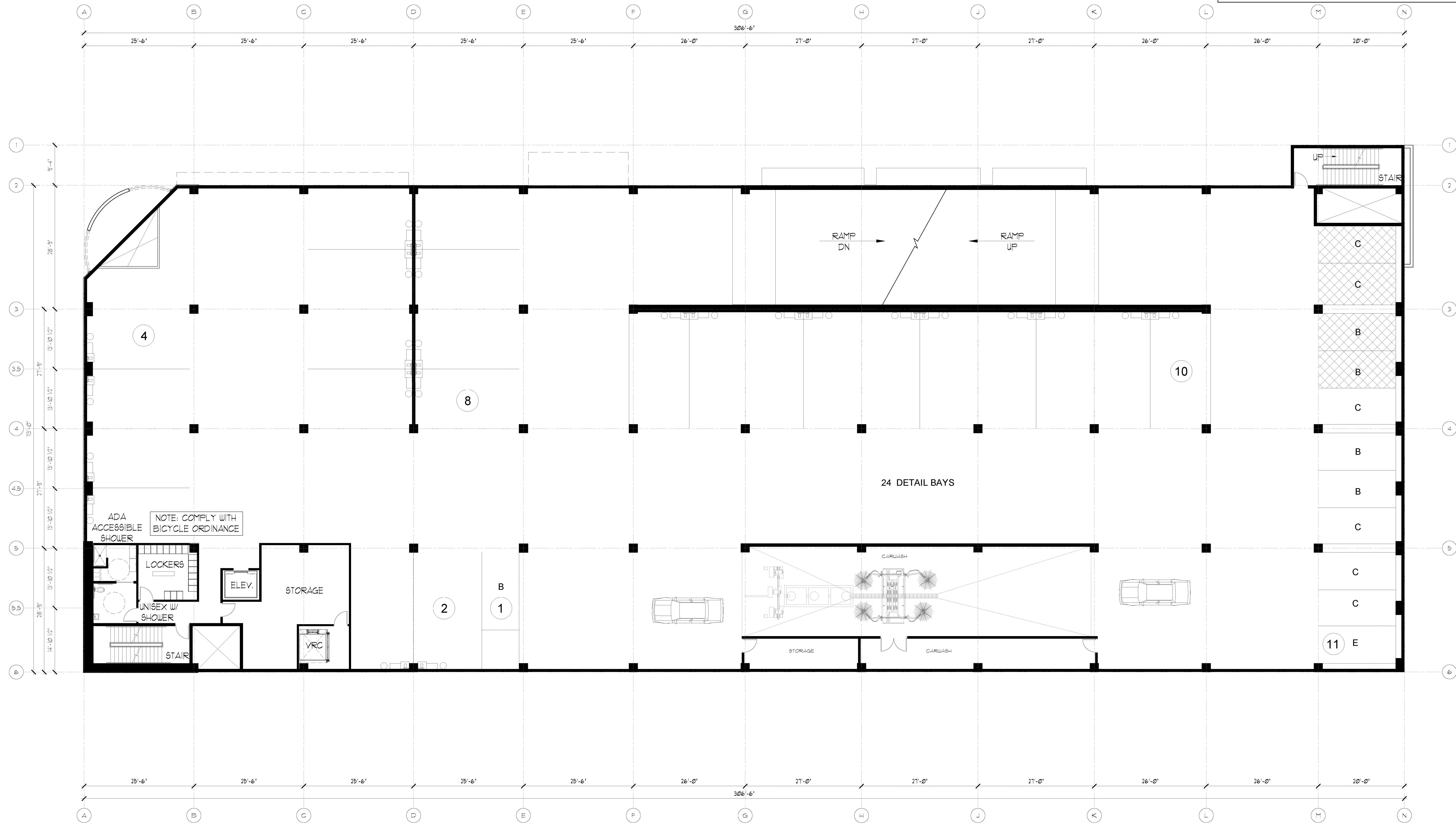


SHEET TITLE
PROPOSED THIRD LEVEL FLOOR PLAN

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO.
 SHEET NO.

PDD-4



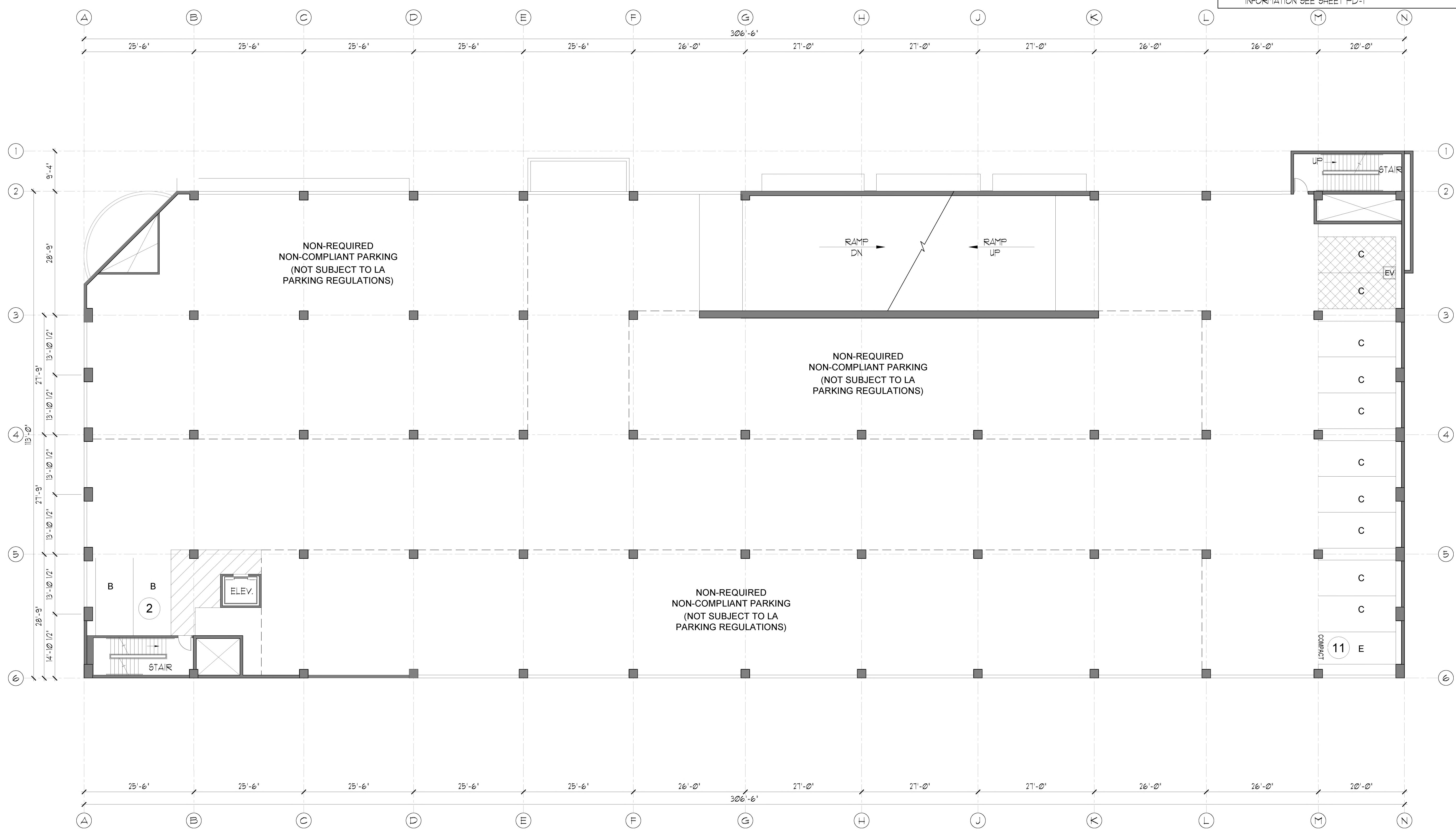
PROPOSED THIRD LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 1 PDD-4



- GENERAL NOTES**
1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
 2. SITE DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.
 3. SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS.
 4. FOR REQUIRED PARKING STALL TYPES A THROUGH E INFORMATION SEE SHEET PD-1.

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PROPOSED FIFTH LEVEL FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 1 PDD-6

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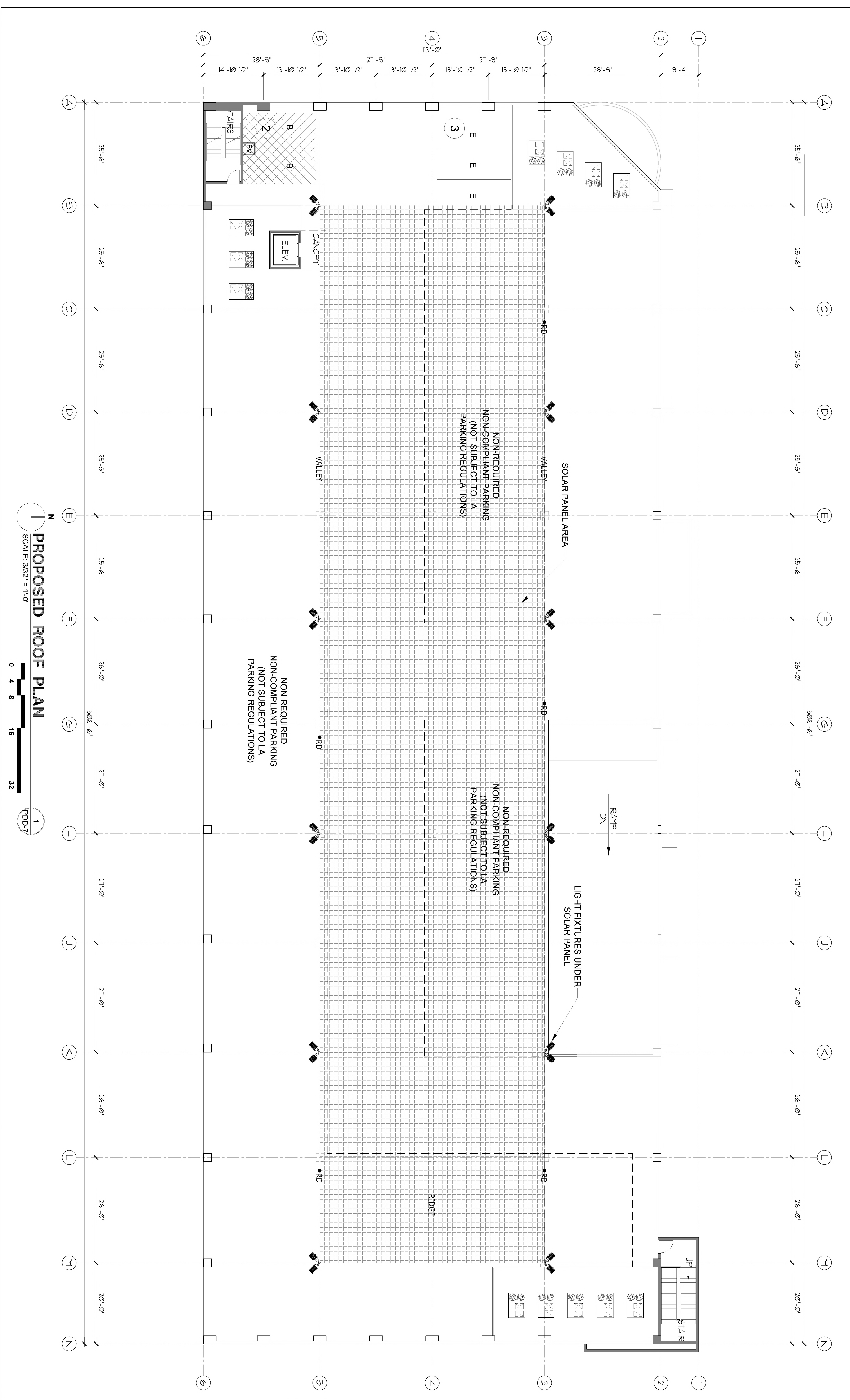
SHEET TITLE
PROPOSED FIFTH LEVEL FLOOR PLAN

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO.
 SHEET NO.

PDD-6

ROOF LIGHTING & SOLAR	GENERAL NOTES
<ul style="list-style-type: none"> ROOFTOP LIGHTING TO BE VIGNAIRE V.X OR SIMILAR LED LIGHT FIXTURE WITH PROPER SHIELDING AND/OR OPTICS TO ELIMINATE LIGHT BLEED OR OVERFLOW BEYOND THE ADJACENT PROPERTY LINES. LIGHT FIXTURES INTENDED FOR SECURITY PURPOSES ONLY TO BE ACTIVATED BY MOTION SENSORS DURING NON-BUSINESS HOURS. SEE SHEET PDD-8 FOR ROOFTOP LIGHTING SPEC SHEETS PROJECT TO ACCOMMODATE ACTIVE SOLAR PV ROOFTOP MOUNTED SYSTEM AS DETERMINED WITH CITY OF LOS ANGELES. 	<ol style="list-style-type: none"> ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN. SITE DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR. SEE ELEVATIONS AND SECTIONS FOR REQUIRED PARKING STALL TYPES A THROUGH E INFORMATION SEE SHEET PDD-1



PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"
PDD-7

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Honda of Downtown Los Angeles
740 and 800 Martin Luther King Jr Blvd, Los Angeles, CA 90015

HONDA

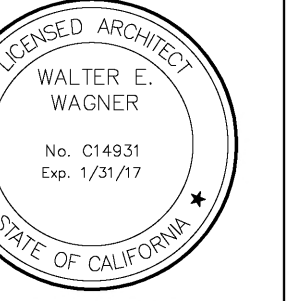
SHEET TITLE
PROPOSED ROOF PLAN

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO.
SHEET NO.

PDD-7

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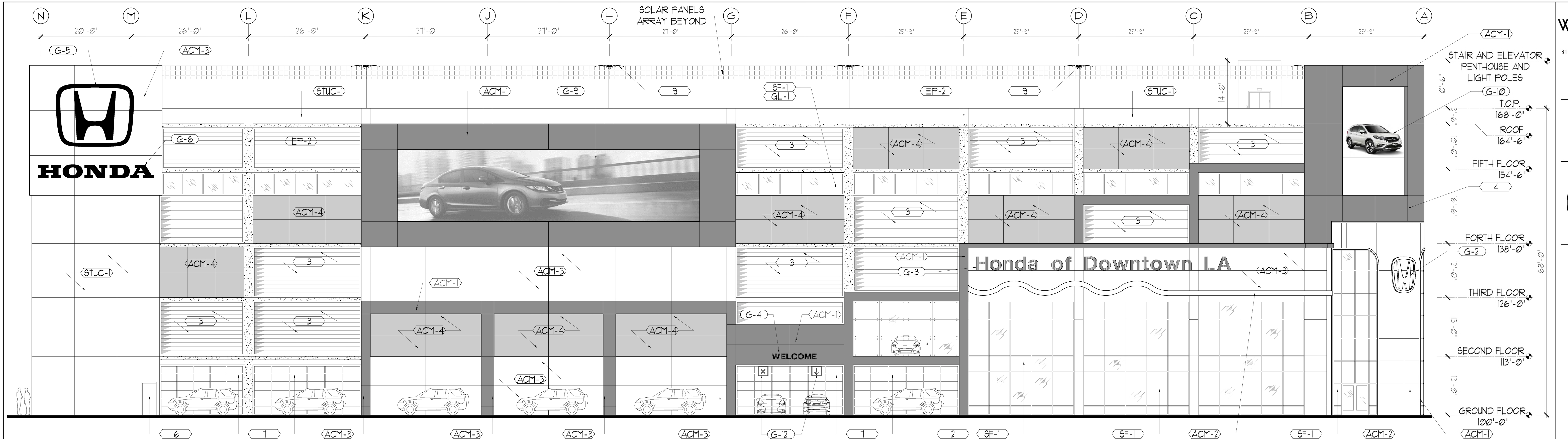
SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO. SHEET NO.

PDD-9

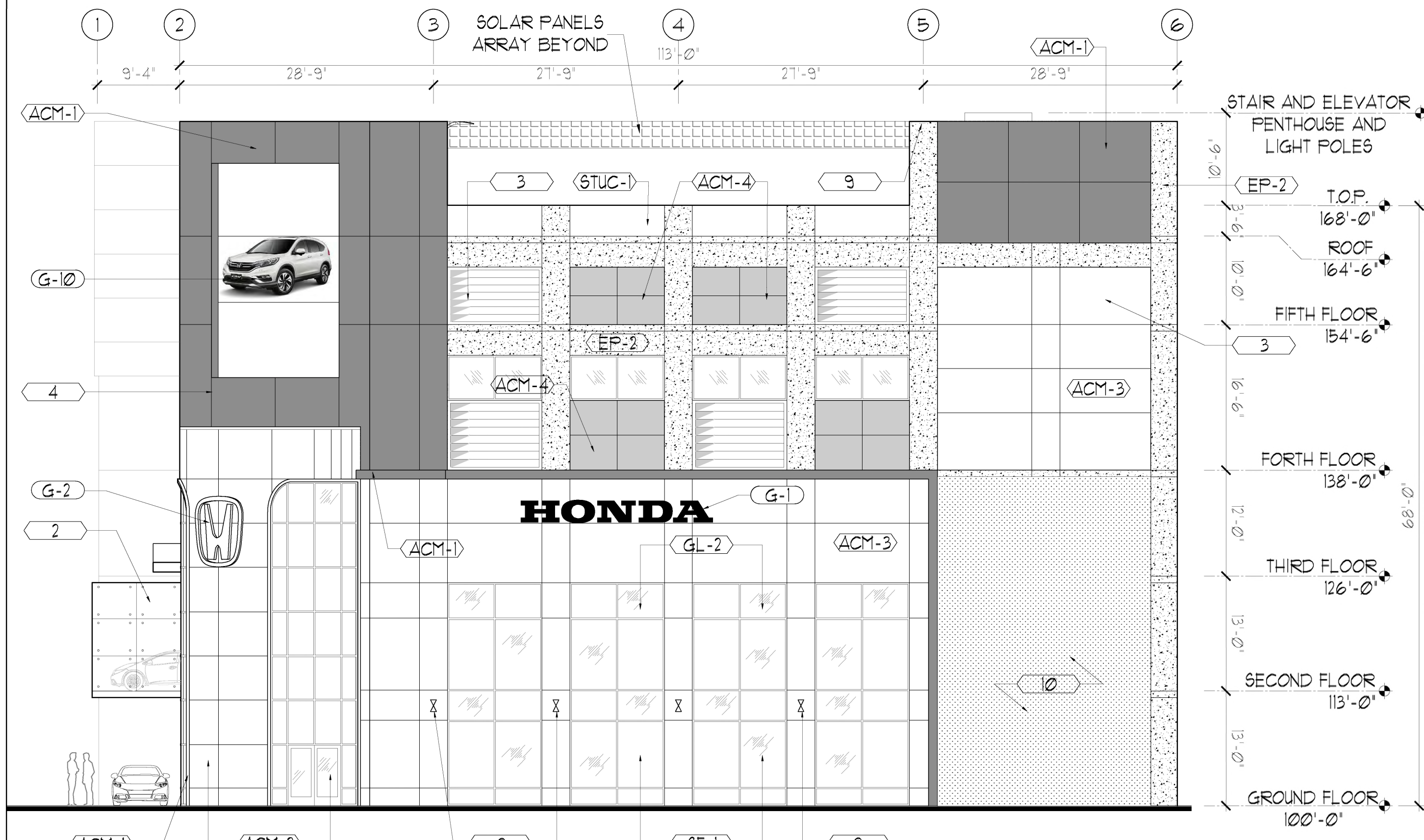


PROPOSED NORTH ELEVATION

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



1 PDD-9



PROPOSED WEST ELEVATION

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



2 PDD-9

KEY SITE NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- 1 CABLE RAILING SYSTEM
- 2 GLASS JEWEL BOX
- 3 METAL LOUVERS
- 4 REVEAL COLOR TO MATCH ACM-1
- 5 GLASS & ALUMINUM DOOR 3070 OR 5070 STANDARD NARROW STILE CENTER HUNG MEDIUM STYLE
- 6 HOLLOW METAL DOOR TO MATCH EP-1
- 7 OVER-HEAD SECTIONAL DOOR TO MATCH EP-1
- 8 WALL PACK LIGHT FIXTURE
- 9 LIGHT FIXTURE
- 10 IVY ON WALL

GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
- SITE DIMENSIONS ARE FOR REFERENCE ONLY, ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED
- SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS
- GRAFFITI COATING ON EXTERIOR FINISHES

ROOF LIGHTING & SOLAR

- ROOFTOP LIGHTING TO BE VISIONAIRE VLX (OR SIMILAR LED LIGHT FIXTURE) WITH PROPER SHIELDING AND/OR OPTICS TO ELIMINATE LIGHT BLEED OR OVERFLOW BEYOND THE ADJACENT PROPERTY
- ROOF LINES WITH LIGHT FIXTURES INTENDED FOR SECURITY PURPOSES ONLY TO BE ACTIVATED BY MOTION SENSORS DURING NON-BUSINESS HOURS.
- PROJECT TO ACCOMMODATE ACTIVE SOLAR PV ROOF MOUNTED SYSTEM AS DETERMINED WITH CITY OF LOS ANGELES.

EXTERIOR GRAPHIC ELEMENTS

STREET FRONTAGES	
WEST SIDE PARKING STRUCTURE:	EAST SIDE DEALERSHIP BUILDING:
• MLK - 203'-4"	• MLK - 308'-6"
• HOOPER - 185'-8"	• HOOPER - 113'-0"
• ALLEY - 203'-4"	• 40TH PLACE - 306'-6"

ALLOWED WALL SIGN FORMULAS

1. THE TOTAL SIGN AREA OF WALL SIGNS FACING A STREET SHALL NOT EXCEED TWO SQUARE FEET FOR EACH FOOT OF STREET FRONTAGE, PLUS ONE SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE FOR A SINGLE-STORY BUILDING.

FOR BUILDINGS MORE THAN ONE STORY IN HEIGHT, THE COMBINED WALL SIGN AREA SHALL NOT EXCEED THAT PERMITTED FOR A SINGLE STORY BY MORE THAN TEN PERCENT FOR EACH ADDITIONAL STORY. IN NO EVENT SHALL THE COMBINED WALL SIGN AREA EXCEED BY 50 PERCENT THAT AREA PERMITTED FOR A SINGLE-STORY BUILDING.

2. FOR WALL SIGNS THAT ARE MADE UP OF INDIVIDUAL LETTERS THAT USE THE WALL OF THE BUILDING AS BACKGROUND, THE ALLOWABLE SIGN AREA MAY BE INCREASED BY 20 PERCENT, PROVIDED THERE IS NO CHANGE IN COLOR BETWEEN THE BACKGROUND AND THE SURROUNDING WALL AREA.

THE TOTAL ALLOWABLE SIGN AREA THEN IS:

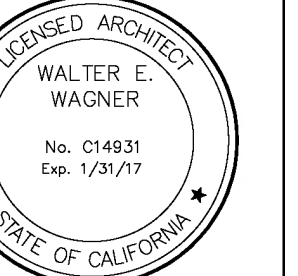
- 2 SF + 1 SF X STREET FRONTAGE (SINGLE-STORY ALLOWABLE WALL SIGN AREA) = 3SF
- 1.20 X 4 STORIES = 4 X 3 SF X STREET FRONTAGE (MAXIMUM MULTI-STORY ALLOWABLE WALL SIGN AREA INCREASE, ASSUMING THESE ARE BOTH 4 STORY BUILDINGS WITH ROOFTOP PARKING) = 12 SF
- FOR INDIVIDUAL LETTERS (HONDA, HONDA LOGO, HONDA OF DOWNTOWN LA), WE CAN INCREASE ALLOWABLE SIGN AREA BY 20%.

EXTERIOR SURFACE FINISH SCHEDULE

COD	MATERIAL / MASTER FORMAT CODE	MANUFACTURER	DESCRIPTION			LOCATION
			PRODUCT	COLOR	DIMENSIONS	
ACM-1	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4M P/B B3X		EXTERIOR FACADE ACCENT
ACM-2	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	HONDA BLUE 4M P/B HNB		EDGES OF CANOPIES, ENTRANCE CYLINDER
ACM-3	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4M P/B BNT		EXTERIOR FACADE MAIN FIELD OPTION, UNDERSIDE OF CANOPIES
ACM-4	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	MICA MZG GREY		
CF-1	CAP FLASH			TO MATCH ACM-1	4" HEIGHT	
CMU-1	PRECISION CONCRETE UNIT MASONRY 04.22.23.29	ANCHOR CONCRETE PRODUCTS	SPLIT FACE	9D-36 NOTE: USE WITH LEHIGH MASONRY CEMENT, COLOR 9D-33	8'X16'	EXTERIOR FACADE FIELD
EP-1	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT: SEMI-GLOSS FINISH #632	CLASSIC COLORS 1B ALABASTER #16		EXTERIOR METAL DOOR
EP-2	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH #631	CLASSIC COLORS 1B ALABASTER		CONCRETE WALL AND STUCCO
EP-3	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	EXTERIOR PAINT: SATIN FINISH	WHALE GRAY #134-40		
SF-1	STOREFRONT/ CURTAIN WALL 08.43.13	KAIINEER		CLEAR ANODIZED ALUMINUM		GENERAL EXTERIOR
STUC-1	EXTERIOR STUCCO			COLOR: HONDA CHINA WHITE FINISH: SAND		
GL-1	EXTERIOR GLAZING 08.51.13	PPG	LOW E CLEAR GLASS			GENERAL EXTERIOR
GL-2	EXTERIOR GLAZING 08.51.13	PPG	SPANDREL			

EAST STRUCTURE				
MARTIN LUTHER KING JR BLVD. FRONTAGE				
DESCRIPTION	SIZE +/-	#	AREA	
G-3 'HONDA OF DOWNTOWN LA' INDIV. LETTERS INTERNAL ILLUM.	3'-0" X 48'-0"	1	144 SQ FT	
G-4 'WELCOME' INDIV. LETTERS INTERNAL ILLUM.	1'-3" X 10'-0"	1	13 SQ FT	
G-5 'H' INDIV. LETTER INTERNAL ILLUM.	1'-3" X 14'-0"	1	241 SQ FT	
G-6 'HONDA' INDIV. LETTERS INTERNAL ILLUM.	2'-10" X 25'-8"	1	13 SQ FT	
G-9 DIGITAL DISPLAY	6'-1" X 16'-0"	1	10710 SQ FT	
G-12 INTERNAL ILLUM. TRAFFIC CONTROL ARROWS	2'-4" X 2'-4"	2 @ 6 SF	12 SQ FT	
TOTAL PROPOSED			1553 SQ FT	
TOTAL ALLOWED -42 SF X 12 = 504 X 308.5 =			1544.84 SQ FT	
S. HOOPER STREET FRONTAGE				
DESCRIPTION	SIZE +/-	#	AREA	
G-1 'HONDA' - INDIV. LETTERS INTERNAL ILLUM.	2'-6" X 22'-5"	1	56 SQ FT	
G-2 'H' INDIV. LETTER INTERNAL ILLUM.	8'-0" X 9'-6"	1	76 SQ FT	
G-10 DIGITAL DISPLAY	24'-3" X 16'-3"	1	394 SQ FT	
TOTAL PROPOSED			526 SQ FT	
TOTAL ALLOWED -42 SF X 12 = 504 SF X 113' =			56952 SQ FT	
40TH PLACE FRONTAGE				
DESCRIPTION	SIZE +/-	#	AREA	
G-1 'HONDA' - INDIV. LETTERS INTERNAL ILLUM.	2'-6" X 22'-5"	1	56 SQ FT	
G-1 'SERVICE RECEPTION' - INDIV. LETTERS INTERNAL ILLUM.	2'-6" X 26'-3"	1	66 SQ FT	
G-8 'SERVICE' - INTERNAL ILLUM. CABINET SIGN	8'-0" X 2'-0"	4 @ 16 SF	64 SQ FT	
G-11 MURAL PER CITY ORDINANCE	33'-9" X 44'-0"	1	NA	
G-12 ILLUM. TRAFFIC CONTROL ARROWS	2'-4" X 2'-4"	6 @ 6 SF	36 SQ FT	
G-4 'WELCOME' INDIV. LETTERS INTERNAL ILLUM.	1'-3" X 10'-0"	1	13 SQ FT	
TOTAL PROPOSED			235 SQ FT	
TOTAL ALLOWED -42 SF X 12 = 504 X 306.5 =			1544.16 SQ FT	

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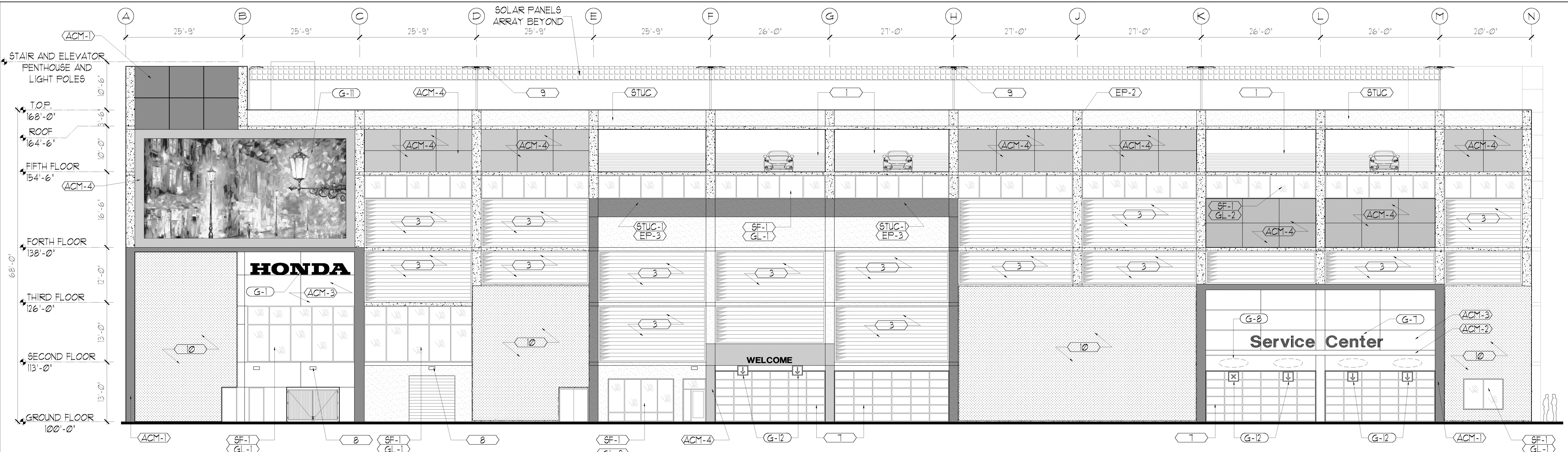


EXTERIOR ELEVATIONS

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO. PDD-10
 SHEET NO.

PDD-10



PROPOSED SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



1 PDD-10

KEY SITE NOTES

- NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET
- 1 CABLE RAILING SYSTEM
 - 2 GLASS JEWEL BOX
 - 3 METAL LOUVERS
 - 4 REVEAL COLOR TO MATCH ACM-1
 - 5 GLASS & ALUMINUM DOOR 3070 OR 5070 STANDARD NARROW STILE CENTER HUNG MEDIUM STYLE
 - 6 HOLLOW METAL DOOR TO MATCH EP-1
 - 7 OVER-HEAD SECTIONAL DOOR TO MATCH EP-1
 - 8 WALL PACK LIGHT FIXTURE
 - 9 LIGHT FIXTURE
 - 10 IVY ON WALL

GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
- SITE DIMENSIONS ARE FOR REFERENCE ONLY, ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED
- SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS
- GRAFFITI COATING ON EXTERIOR FINISHES

ROOF LIGHTING & SOLAR

- ROOFTOP LIGHTING TO BE VISIONAIRE VLX (OR SIMILAR LED LIGHT FIXTURE) WITH PROPER SHIELDING AND/OR OPTICS TO ELIMINATE LIGHT BLEED OR OVERFLOW BEYOND THE ADJACENT PROPERTY
- LINES WITH LIGHT FIXTURES INTENDED FOR SECURITY PURPOSES ONLY TO BE ACTIVATED BY MOTION SENSORS DURING NON-BUSINESS HOURS.
- PROJECT TO ACCOMMODATE ACTIVE SOLAR PV ROOF MOUNTED SYSTEM AS DETERMINED WITH CITY OF LOS ANGELES.

EXTERIOR GRAPHIC ELEMENTS

- STREET FRONTAGES**
- WEST SIDE PARKING STRUCTURE:
- MLK - 203'-4"
 - HOOVER - 185'-8"
 - ALLEY - 203'-4"
- EAST SIDE DEALERSHIP BUILDING:
- MLK - 308'-6"
 - HOOVER - 119'-0"
 - 40TH PLACE - 306'-6"

ALLOWED WALL SIGN FORMULAS

1. THE TOTAL SIGN AREA OF WALL SIGNS FACING A STREET SHALL NOT EXCEED TWO SQUARE FEET FOR EACH FOOT OF STREET FRONTAGE, PLUS ONE SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE FOR A SINGLE-STORY BUILDING.
- FOR BUILDINGS MORE THAN ONE STORY IN HEIGHT, THE COMBINED WALL SIGN AREA SHALL NOT EXCEED THAT PERMITTED FOR A SINGLE STORY BY MORE THAN TEN PERCENT FOR EACH ADDITIONAL STORY. IN NO EVENT, SHALL THE COMBINED WALL SIGN AREA EXCEED BY 50 PERCENT THAT AREA PERMITTED FOR A SINGLE-STORY BUILDING.
- EXTERIOR FACADE MAIN FIELD OPTION, UNDERSIDE OF CANOPIES
- THE TOTAL ALLOWABLE SIGN AREA THEN IS:
- 2 SF + 1 SF X STREET FRONTAGE (SINGLE-STORY ALLOWABLE WALL SIGN AREA) = 3SF
 - 10 X 4 STORIES = 4 X 3 SF X STREET FRONTAGE (MAXIMUM MULTI-STORY ALLOWABLE WALL SIGN AREA INCREASE, ASSUMING THESE ARE BOTH 4 STORY BUILDINGS WITH ROOFTOP PARKING) = 12 SF
 - FOR INDIVIDUAL LETTERS (HONDA, HONDA LOGO, HONDA OF DOWNTOWN LA), WE CAN INCREASE ALLOWABLE SIGN AREA BY 20%.

EAST STRUCTURE

DESCRIPTION	SIZE +/-	#	AREA
MARTIN LUTHER KING JR BLVD. FRONTAGE			
G-3 'HONDA OF DOWNTOWN LA' INDIV. LETTERS INTERNAL ILLUM.	3'-0" X 48'-0"	1	144 SQ FT
G-4 'WELCOME' INDIV. LETTERS INTERNAL ILLUM.	1'-3" X 10'-0"	1	13 SQ FT
G-5 'H' INDIV. LETTER INTERNAL ILLUM.	1'-3" X 14'-0"	1	241 SQ FT
G-6 'HONDA' INDIV. LETTERS INTERNAL ILLUM.	2'-10" X 25'-8"	1	73 SQ FT
G-9 DIGITAL DISPLAY	6'-1" X 16'-0"	1	107 SQ FT
G-12 INTERNAL ILLUM. TRAFFIC CONTROL ARROWS	2'-4" X 2'-4"	2 @ 6 SF	12 SQ FT
TOTAL PROPOSED			1553 SQ FT
TOTAL ALLOWED -42 SF X 12 = 504 X 308.5 =			1544.84 SQ FT
S. HOOVER STREET FRONTAGE			
G-1 'HONDA' - INDIV. LETTERS INTERNAL ILLUM.	2'-6" X 22'-5"	1	56 SQ FT
G-2 'H' INDIV. LETTER INTERNAL ILLUM.	8'-0" X 9'-6"	1	76 SQ FT
G-10 DIGITAL DISPLAY	24'-3" X 16'-3"	1	394 SQ FT
TOTAL PROPOSED			526 SQ FT
TOTAL ALLOWED -42 SF X 12 = 504 SF X 113' =			56952 SQ FT
40TH PLACE FRONTAGE			
G-1 'HONDA' - INDIV. LETTERS INTERNAL ILLUM.	2'-6" X 22'-5"	1	56 SQ FT
G-1 'SERVICE RECEPTION' - INDIV. LETTERS INTERNAL ILLUM.	2'-6" X 26'-3"	1	66 SQ FT
G-8 'SERVICE' - INTERNAL ILLUM. CABINET SIGN	8'-0" X 2'-0"	4 @ 16 SF	64 SQ FT
G-11 MURAL PER CITY ORDINANCE	33'-9" X 44'-0"	1	NA
G-12 ILLUM. TRAFFIC CONTROL ARROWS	2'-4" X 2'-4"	6 @ 6 SF	36 SQ FT
G-4 'WELCOME' INDIV. LETTERS INTERNAL ILLUM.	1'-3" X 10'-0"	1	13 SQ FT
TOTAL PROPOSED			235 SQ FT
TOTAL ALLOWED -42 SF X 12 = 504 X 306.5 =			1544.76 SQ FT

EXTERIOR SURFACE FINISH SCHEDULE

COD	MATERIAL / MASTER FORMAT CODE	MANUFACTURER	DESCRIPTION			LOCATION
			PRODUCT	COLOR	DIMENSIONS	
ACM-1	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM P/N B5X		EXTERIOR FACADE ACCENT
ACM-2	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	HONDA BLUE 4MM P/N HNB		EDGES OF CANOPIES, ENTRANCE CYLINDER
ACM-3	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4MM P/N BNT		EXTERIOR FACADE MAIN FIELD OPTION, UNDERSIDE OF CANOPIES
ACM-4	ALUMINUM COMPOSITE METAL PANEL 07.42.13.23	ALPOLIC	DRY JOINT SYSTEM	MICA MZG GREY		
CF-1	CAP FLASH			TO MATCH ACM-1	4' HEIGHT	
CMU-1	PRECISION CONCRETE UNIT MASONRY 04.22.23.29	ANCHOR CONCRETE PRODUCTS	SPLIT FACE	SD-36 NOTE: USE WITH LEHIGH MASONRY CEMENT, COLOR SD-33	8'X16'	EXTERIOR FACADE FIELD
EP-1	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT: SEMI-GLOSS FINISH 1632	CLASSIC COLORS 1B ALABASTER 1616		EXTERIOR METAL DOOR
EP-2	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH 1631	CLASSIC COLORS 1B ALABASTER		CONCRETE WALL AND STUCCO
EP-3	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	EXTERIOR PAINT: SATIN FINISH	WHALE GRAY 1134-40		
SF-1	STOREFRONT/ CURTAINWALL 08.43.13	KAJINEER		CLEAR ANODIZED ALUMINUM		GENERAL EXTERIOR
STUC-1	EXTERIOR STUCCO			COLOR: HONDA CHINA WHITE FINISH: SAND		
GL-1	EXTERIOR GLAZING 08.51.13	PPG		LOW E CLEAR GLASS		GENERAL EXTERIOR
GL-2	EXTERIOR GLAZING 08.51.13	PPG		SPANDREL		

PROPOSED EAST ELEVATION
 SCALE: 3/32" = 1'-0"



2 PDD-10

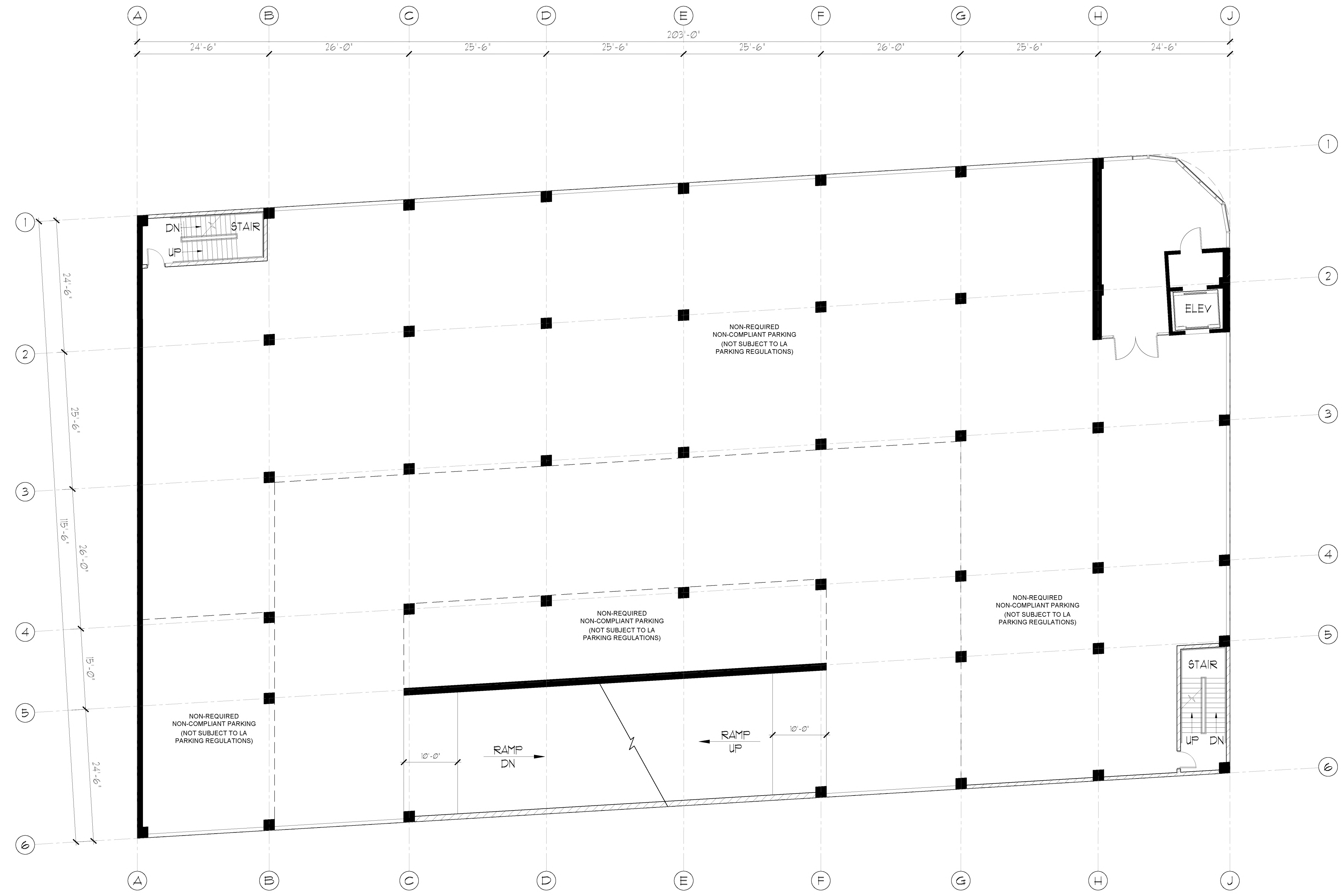
- GENERAL NOTES**
- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
 - SITE DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.
 - SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS.

WAGNER ARCHITECTURE GROUP
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Honda of Downtown Los Angeles
 740 and 800 Martin Luther King Jr Blvd, Los Angeles, CA 90015



PROPOSED 2ND - 5TH LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 1 PDP-2

SHEET TITLE
PROPOSED 2ND - 5TH LEVEL FLOOR PLAN

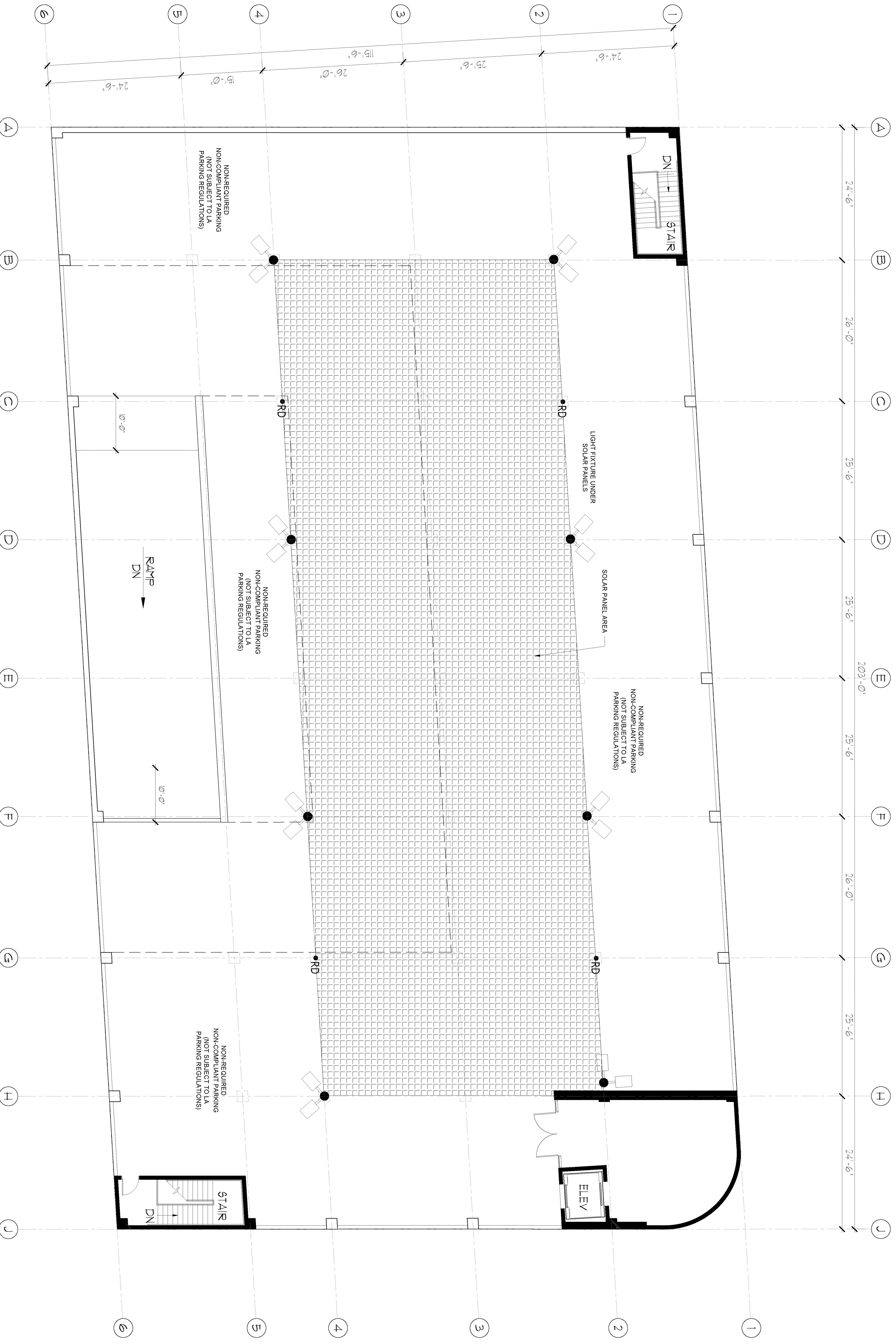
ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO.
 SHEET NO.

PDP-2

GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
 - SITE DIMENSIONS ARE FOR REFERENCE ONLY - ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED.
 - SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR - SEE ELEVATIONS AND SECTIONS.
- ROOF LIGHTING & SOLAR**
- ROOFTOP LIGHTING TO BE VISUALIZE VIA (OR SIMILAR) LED LIGHT FIXTURES WITH PROPER SHIELDING AND/OR OPTICS TO ELIMINATE LIGHT BLEED OR OVERFLOW BEYOND THE ADJACENT PROJECT LINES, WITH LIGHT FIXTURES MOUNTED FOR SECURITY PURPOSES ONLY TO BE ACTIVATED BY MOTION SENSORS DURING NON-BUSINESS HOURS.
 - PROJECT TO ACCOMMODATE ACTIVE SOLAR BY ROOFTOP MOUNTED SYSTEM AS DETERMINED WITH CITY OF LOS ANGELES.



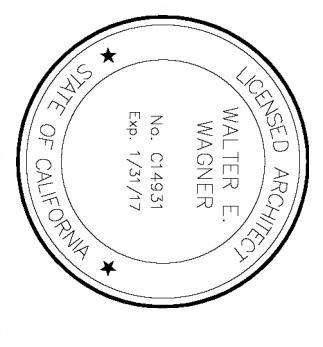
PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"



1
PDP-3

WAGNER
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HONDA

SHEET TITLE
PROPOSED ROOF LEVEL FLOOR PLAN

ENTITLED AS: RESUBMITTAL 09/15/16

PRODUCT NO.
SHEET NO.

PDP-3

GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
- SITE DIMENSIONS ARE FOR REFERENCE ONLY, ACTUAL DIMENSIONS WILL BE DETERMINED AS THE PROJECT PROCEEDS AND CIVIL ENGINEERING IS COMPLETED
- SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS
- GRAFFITI COATING ON EXTERIOR FINISHES

ROOF LIGHTING & SOLAR

- ROOFTOP LIGHTING TO BE VISIONAIRE VLX (OR SIMILAR LED LIGHT FIXTURE) WITH PROPER SHIELDING AND/OR OPTICS TO ELIMINATE LIGHT BLEED OR OVERFLOW BEYOND THE ADJACENT PROPERTY LINES WITH LIGHT FIXTURES INTENDED FOR SECURITY PURPOSES ONLY TO BE ACTIVATED BY MOTION SENSORS DURING NON-BUSINESS HOURS.
- PROJECT TO ACCOMMODATE ACTIVE SOLAR PV ROOF MOUNTED SYSTEM AS DETERMINED WITH CITY OF LOS ANGELES.

KEY SITE NOTES

- NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET
- 1 CABLE RAILING SYSTEM
 - 2 CONCRETE WALL WITH SCORE MARK PATTERN COLOR TO BE PLAIN GREY
 - 3 REVEAL COLOR TO MATCH ACM-1
 - 4 GLASS & ALUMINUM DOOR 3010 OR 5010 STANDARD NARROW STYLE CENTER HUNG MEDIUM STYLE
 - 5 OVERHEAD DOOR TO MATCH EP-1
 - 6 WALL PACK LIGHT FIXTURE
 - 7 LIGHT FIXTURE
 - 8 IVY ON WALL
 - 9 METAL LOUVERS

EXTERIOR GRAPHIC ELEMENTS

STREET FRONTAGES	
WEST SIDE PARKING STRUCTURE:	EAST SIDE DEALERSHIP BUILDING:
• MLK - 203'-4"	• MLK - 302'-6"
• HOOVER - 115'-8"	• HOOVER - 113'-0"
• ALLEY - 203'-4"	• 40TH PLACE - 306'-6"

ALLOWED WALL SIGN FORMULAS

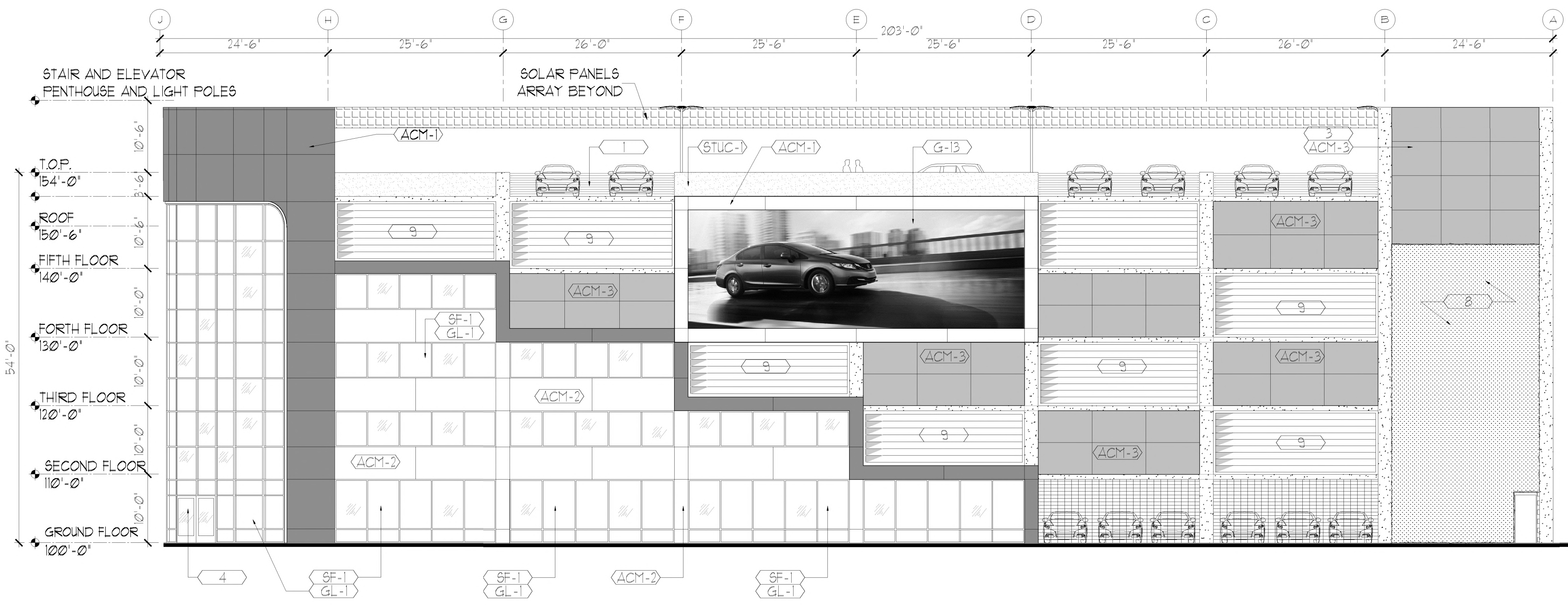
- THE TOTAL SIGN AREA OF WALL SIGNS FACING A STREET SHALL NOT EXCEED TWO SQUARE FEET FOR EACH FOOT OF STREET FRONTAGE, PLUS ONE SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE FOR A SINGLE-STORY BUILDING.
 - FOR BUILDINGS MORE THAN ONE STORY IN HEIGHT, THE COMBINED WALL SIGN AREA SHALL NOT EXCEED THAT PERMITTED FOR A SINGLE STORY BY MORE THAN TEN PERCENT FOR EACH ADDITIONAL STORY. IN NO EVENT SHALL THE COMBINED WALL SIGN AREA EXCEED BY 50 PERCENT THAT AREA PERMITTED FOR A SINGLE-STORY BUILDING.
 - FOR WALL SIGNS THAT ARE MADE UP OF INDIVIDUAL LETTERS THAT USE THE WALL OF THE BUILDING AS BACKGROUND, THE ALLOWABLE SIGN AREA MAY BE INCREASED BY 20 PERCENT PROVIDED THERE IS NO CHANGE IN COLOR BETWEEN THE BACKGROUND AND THE SURROUNDING WALL AREA.
- THE TOTAL ALLOWABLE SIGN AREA THEN IS:
- 2 SF x 1 SF x STREET FRONTAGE (SINGLE-STORY ALLOWABLE WALL SIGN AREA) = 36 SF
 - 10 x 4 STORIES = 4 x 3 SF x STREET FRONTAGE (MAXIMUM MULTI-STORY ALLOWABLE WALL SIGN AREA INCREASE, ASSUMING THESE ARE BOTH 4 STORY BUILDINGS WITH ROOFTOP PARKING) = 12 SF
 - FOR INDIVIDUAL LETTERS (HONDA, HONDA LOGO, HONDA OF DOWNTOWN LA), WE CAN INCREASE ALLOWABLE SIGN AREA BY 20%.

WEST STRUCTURE

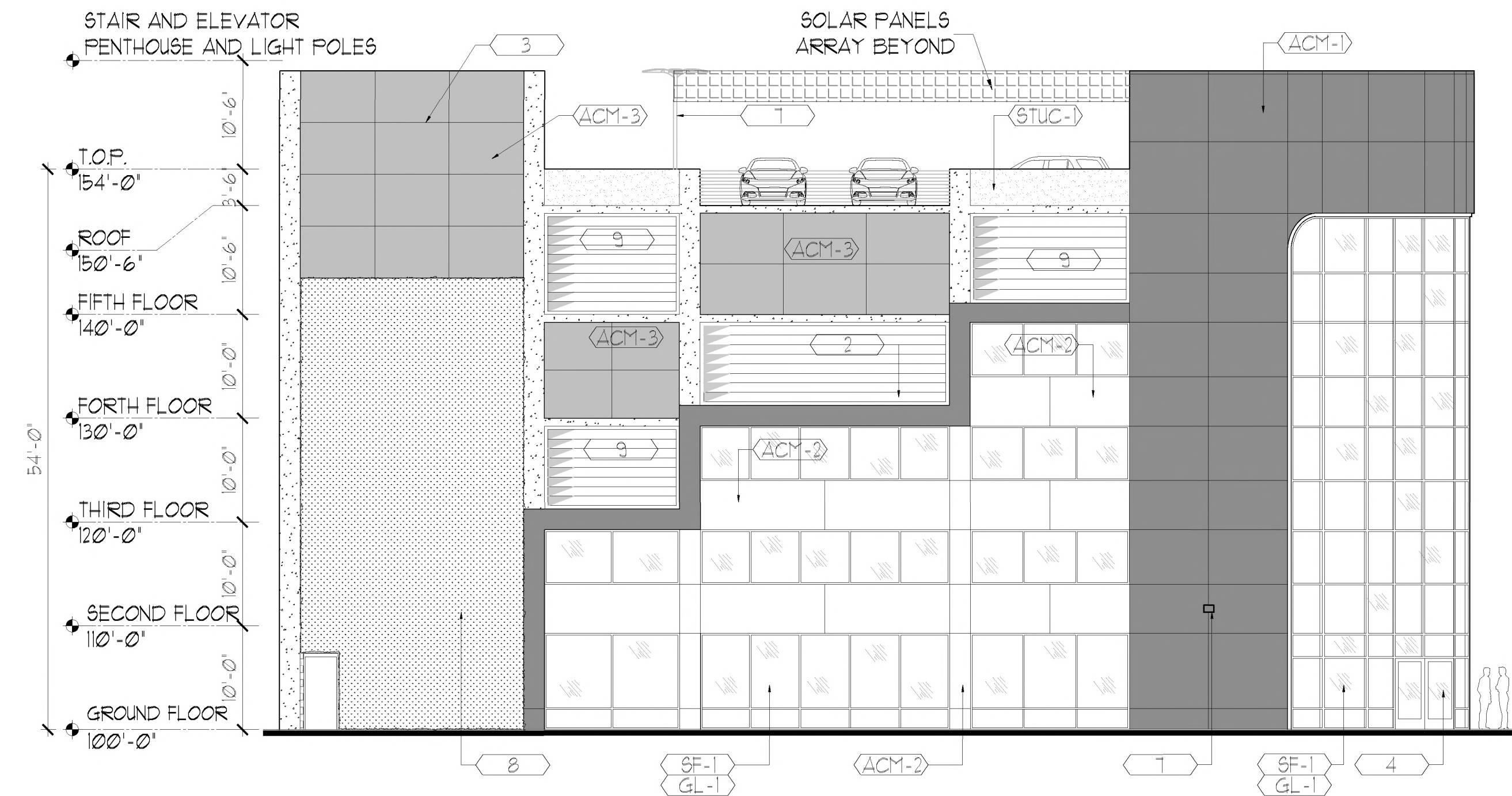
MARTIN LUTHER KING JR BLVD. FRONTAGE			
DESCRIPTION	SIZE +/-	#	AREA
G-13 DIGITAL DISPLAY	49'-0" X 11'-3"	1	845.80 SQ FT
TOTAL ALLOWED - 42 SF X 20333 = (FOR SIGNS WITH NO INDIVIDUAL LETTERS)			853.806 SQ FT
S. HOOVER STREET FRONTAGE			
TOTAL PROPOSED			0 SQ FT
TOTAL ALLOWED - 42 SF X 12 = 504 SF X 113'			569.52 SQ FT
ALLEY FRONTAGE			
G-14 NON-ILLUM. PUBLIC ART (NOT INCLUDED IN TOTAL)	49'-0" X 16'-9"	1	NA
TOTAL ALLOWED -			----- SQ FT

EXTERIOR SURFACE FINISH SCHEDULE

COD	MATERIAL / MASTER FORMAT CODE	MANUFACTURER	DESCRIPTION			LOCATION
			PRODUCT	COLOR	DIMENSIONS	
ACM-1	ALUMINUM COMPOSITE METAL PANEL 07.42.1323	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM P/N 85X		EXTERIOR FACADE ACCENT
ACM-2	ALUMINUM COMPOSITE METAL PANEL 07.42.1323	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4MM P/N ENT		EXTERIOR FACADE MAIN FIELD OPTION UNDERSIDE OF CANOPIES
ACM-3	ALUMINUM COMPOSITE METAL PANEL 07.42.1323	ALPOLIC	DRY JOINT SYSTEM	MICA MZG GREY		
CF-1	CAP FLASH			TO MATCH ACM-1	4' HEIGHT	
MU-C	PRECISION CONCRETE UNIT MASONRY 04.22.2329	ANCHOR CONCRETE PRODUCTS	SPLIT FACE	SD-36 NOTE: USE WITH LEHIGH MASONRY CEMENT, COLOR SD-33	8'X16'	EXTERIOR FACADE FIELD
EP-1	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT; SEMI-GLOSS FINISH #632	CLASSIC COLORS 1B ALABASTER #916		EXTERIOR METAL DOOR
EP-2	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT; SATIN FINISH #631	CLASSIC COLORS 1B ALABASTER		CONCRETE WALL AND STUCCO
SF-1	STOREFRONT/CURTAIN WALL 08.43.13	KAUWEER		CLEAR ANODIZED ALUMINUM		GENERAL EXTERIOR
GL-1	EXTERIOR GLAZING 08.51.13	PPG	LOW E CLEAR GLASS			GENERAL EXTERIOR



PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 16 32
1 PDP-5



PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"
0 4 8 16 32
2 PDP-5

GENERAL NOTES

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - SEE OTHER DISCIPLINES FOR SITE IMPROVEMENTS NOT SHOWN OR NOTED ON THIS PLAN.
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- SLOPE OF RAMPS AND LOCATION OF SOME ARCHITECTURAL ELEMENTS MAY VARY FROM FLOOR TO FLOOR SEE ELEVATIONS AND SECTIONS
- GRAFFITI COATING ON EXTERIOR FINISHES

ROOF LIGHTING & SOLAR

- ROOFTOP LIGHTING TO BE VISIONAIRE VLX (OR SIMILAR LED LIGHT FIXTURE) WITH PROPER SHIELDING AND/OR OPTICS TO ELIMINATE LIGHT BLEED OR OVERFLOW BEYOND THE ADJACENT PROPERTY LINES, WITH LIGHT FIXTURES INTENDED FOR SECURITY PURPOSES ONLY TO BE ACTIVATED BY MOTION SENSORS DURING NON-BUSINESS HOURS.
- PROJECT TO ACCOMMODATE ACTIVE SOLAR PV ROOF MOUNTED SYSTEM AS DETERMINED WITH CITY OF LOS ANGELES.

KEY SITE NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- 1 CABLE RAILING SYSTEM
- 2 CONCRETE WALL WITH SCORE MARK PATTERN COLOR TO BE PLAIN GREY
- 3 REVEAL COLOR TO MATCH ACM-1
- 4 GLASS 4 ALUMINUM DOOR 3010 OR 5010 STANDARD NARROW STILE CENTER HUNG MEDIUM STYLE
- 5 OVERHEAD DOOR TO MATCH EP-1
- 6 WALL PACK LIGHT FIXTURE
- 7 LIGHT FIXTURE
- 8 IVY ON WALL
- 9 METAL LOUVERS

EXTERIOR GRAPHIC ELEMENTS

STREET FRONTAGES

- WEST SIDE PARKING STRUCTURE:**
- MLK - 203'-4"
 - HOOVER - 115'-8"
 - ALLEY - 203'-4"

- EAST SIDE DEALERSHIP BUILDING:**
- MLK - 308'-6"
 - HOOVER - 113'-0"
 - 40TH PLACE - 306'-6"

ALLOWED WALL SIGN FORMULAS

- THE TOTAL SIGN AREA OF WALL SIGNS FACING A STREET SHALL NOT EXCEED TWO SQUARE FEET FOR EACH FOOT OF STREET FRONTAGE, PLUS ONE SQUARE FOOT FOR EACH FOOT OF BUILDING FRONTAGE FOR A SINGLE-STORY BUILDING.
- FOR BUILDINGS MORE THAN ONE STORY IN HEIGHT, THE COMBINED WALL SIGN AREA SHALL NOT EXCEED THAT PERMITTED FOR A SINGLE STORY BY MORE THAN TEN PERCENT FOR EACH ADDITIONAL STORY. IN NO EVENT SHALL THE COMBINED WALL SIGN AREA EXCEED BY 50 PERCENT THAT AREA PERMITTED FOR A SINGLE-STORY BUILDING.
- FOR WALL SIGNS THAT ARE MADE UP OF INDIVIDUAL LETTERS THAT USE THE WALL OF THE BUILDING AS BACKGROUND, THE ALLOWABLE SIGN AREA MAY BE INCREASED BY 20 PERCENT PROVIDED THERE IS NO CHANGE IN COLOR BETWEEN THE BACKGROUND AND THE SURROUNDING WALL AREA.

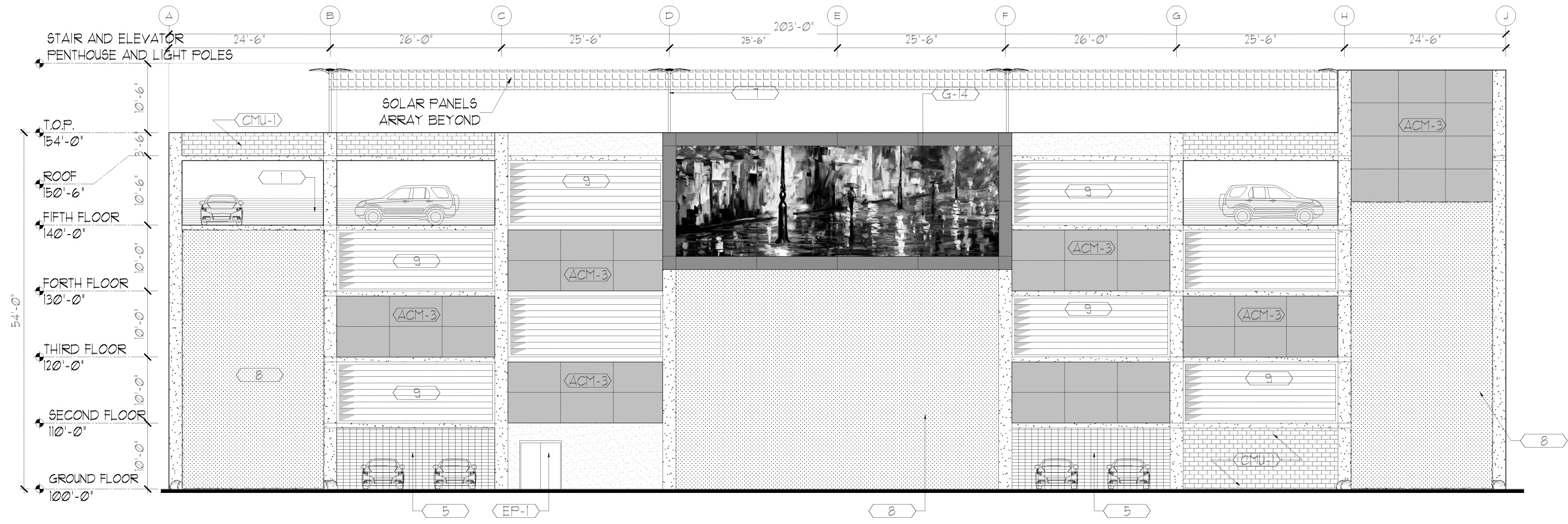
- THE TOTAL ALLOWABLE SIGN AREA THEN IS:
- 2 SF + 1 SF X STREET FRONTAGE (SINGLE-STORY ALLOWABLE WALL SIGN AREA) = 3SF
 - 10 X 4 STORIES = 4 X 3 SF X STREET FRONTAGE (MAXIMUM MULTI-STORY ALLOWABLE WALL SIGN AREA INCREASE, ASSUMING THESE ARE BOTH 4 STORY BUILDINGS WITH ROOFTOP PARKING) = 12 SF
 - FOR INDIVIDUAL LETTERS (HONDA, HONDA LOGO, HONDA OF DOWNTOWN LA), WE CAN INCREASE ALLOWABLE SIGN AREA BY 20%.

WEST STRUCTURE

MARTIN LUTHER KING JR BLVD. FRONTAGE			
DESCRIPTION	SIZE +/-	#	AREA
G-13 DIGITAL DISPLAY	49'-0" X 11'-3"	1	845 SQ FT
TOTAL ALLOWED - 42 SF X 20333 = (FOR SIGNS WITH NO INDIVIDUAL LETTERS)			853,886 SQ FT
S. HOOVER STREET FRONTAGE			
TOTAL PROPOSED			0 SQ FT
TOTAL ALLOWED - 42 SF X 12 = 504 SF X 113' =			56,952 SQ FT
ALLEY FRONTAGE			
G-14 NON-ILLUM. PUBLIC ART (NOT INCLUDED IN TOTAL)	49'-0" X 16'-9"	1	NA
TOTAL ALLOWED -			----- SQ FT

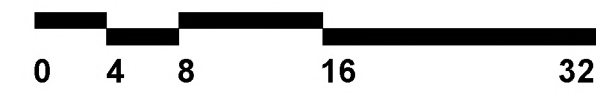
EXTERIOR SURFACE FINISH SCHEDULE

COD	MATERIAL / MASTER FORMAT CODE	MANUFACTURER	DESCRIPTION			LOCATION
			PRODUCT	COLOR	DIMENSIONS	
ACM-1	ALUMINUM COMPOSITE METAL PANEL 07.42.1323	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM P/N B5X		EXTERIOR FACADE ACCENT
ACM-2	ALUMINUM COMPOSITE METAL PANEL 07.42.1323	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4MM P/N BNT		EXTERIOR FACADE MAIN FIELD OPTION UNDERSIDE OF CANOPIES
ACM-3	ALUMINUM COMPOSITE METAL PANEL 07.42.1323	ALPOLIC	DRY JOINT SYSTEM	MICA MZG GREY		
CF-1	CAP FLASH			TO MATCH ACM-1	4" HEIGHT	
MU-C	PRECISION CONCRETE UNIT MASONRY 04.22.2329	ANCHOR CONCRETE PRODUCTS	SPLIT FACE	SD-36 NOTE: USE WITH LEHIGH MASONRY CEMENT, COLOR SD-33	8'X16'	EXTERIOR FACADE FIELD
EP-1	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT; SEMI-GLOSS FINISH #632	CLASSIC COLORS 1B ALABASTER #916		EXTERIOR METAL DOOR
EP-2	EXTERIOR PAINT 09.91.13	BENJAMIN MOORE	PAINT: AURA WATERBORNE EXTERIOR PAINT; SATIN FINISH #631	CLASSIC COLORS 1B ALABASTER		CONCRETE WALL AND STUCCO
SF-1	STOREFRONT/CURTAIN WALL 08.43.13	KAUWEER		CLEAR ANODIZED ALUMINUM		GENERAL EXTERIOR
GL-1	EXTERIOR GLAZING 08.51.13	PPG	LOW E CLEAR GLASS			GENERAL EXTERIOR

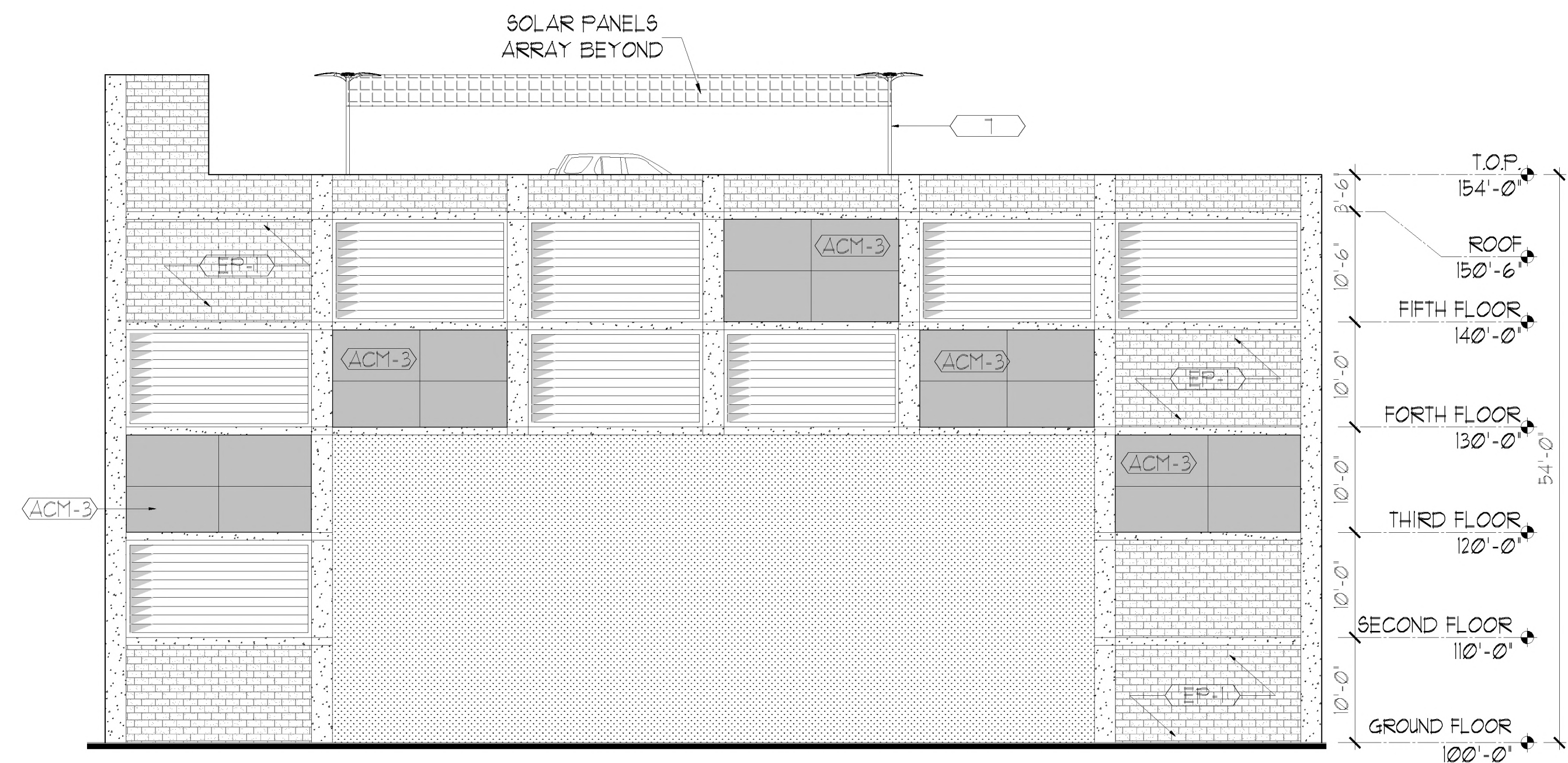


PROPOSED SOUTH ELEVATION

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



1
PDP-6

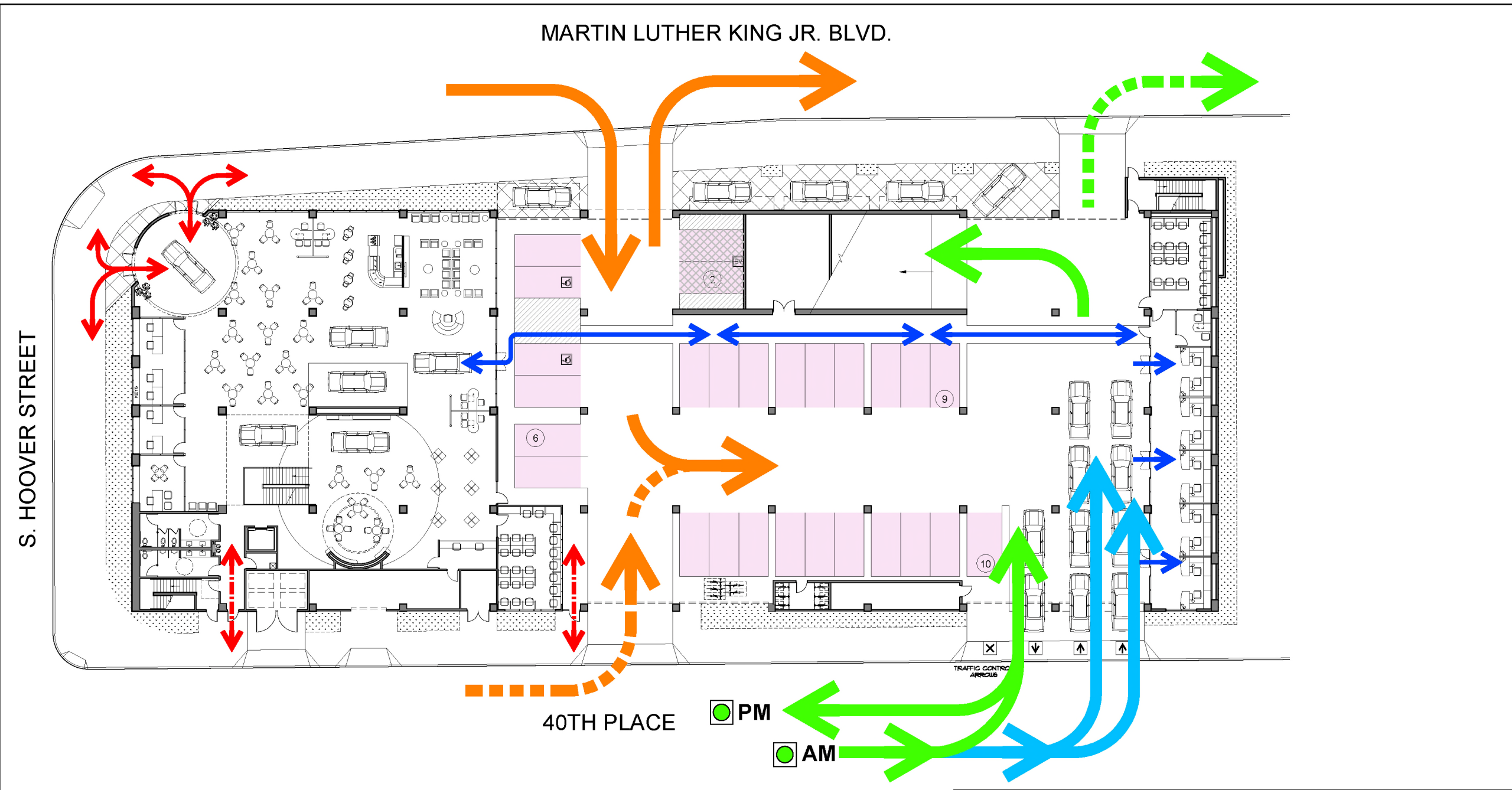


PROPOSED WEST ELEVATION

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

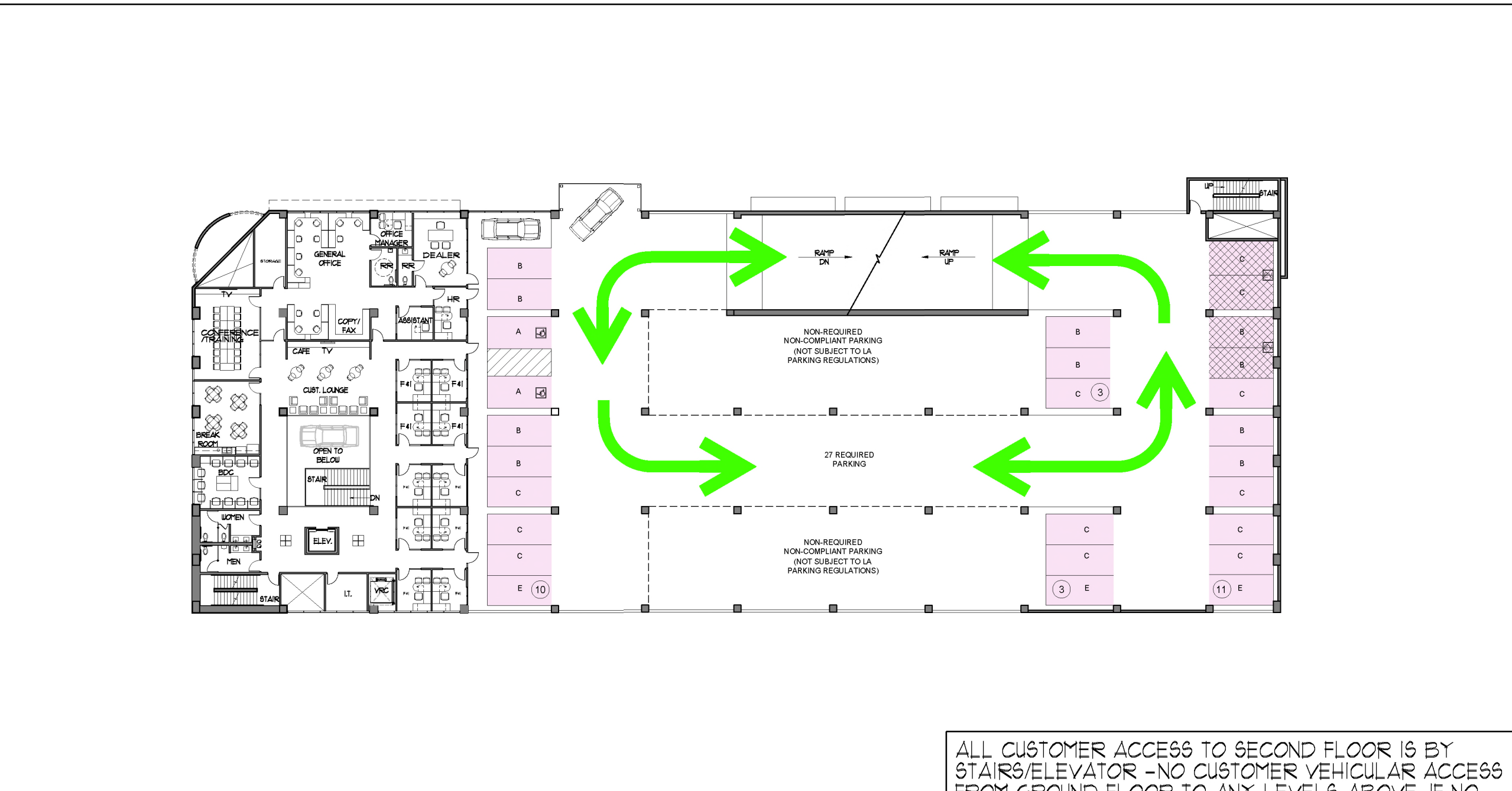


2
PDP-6



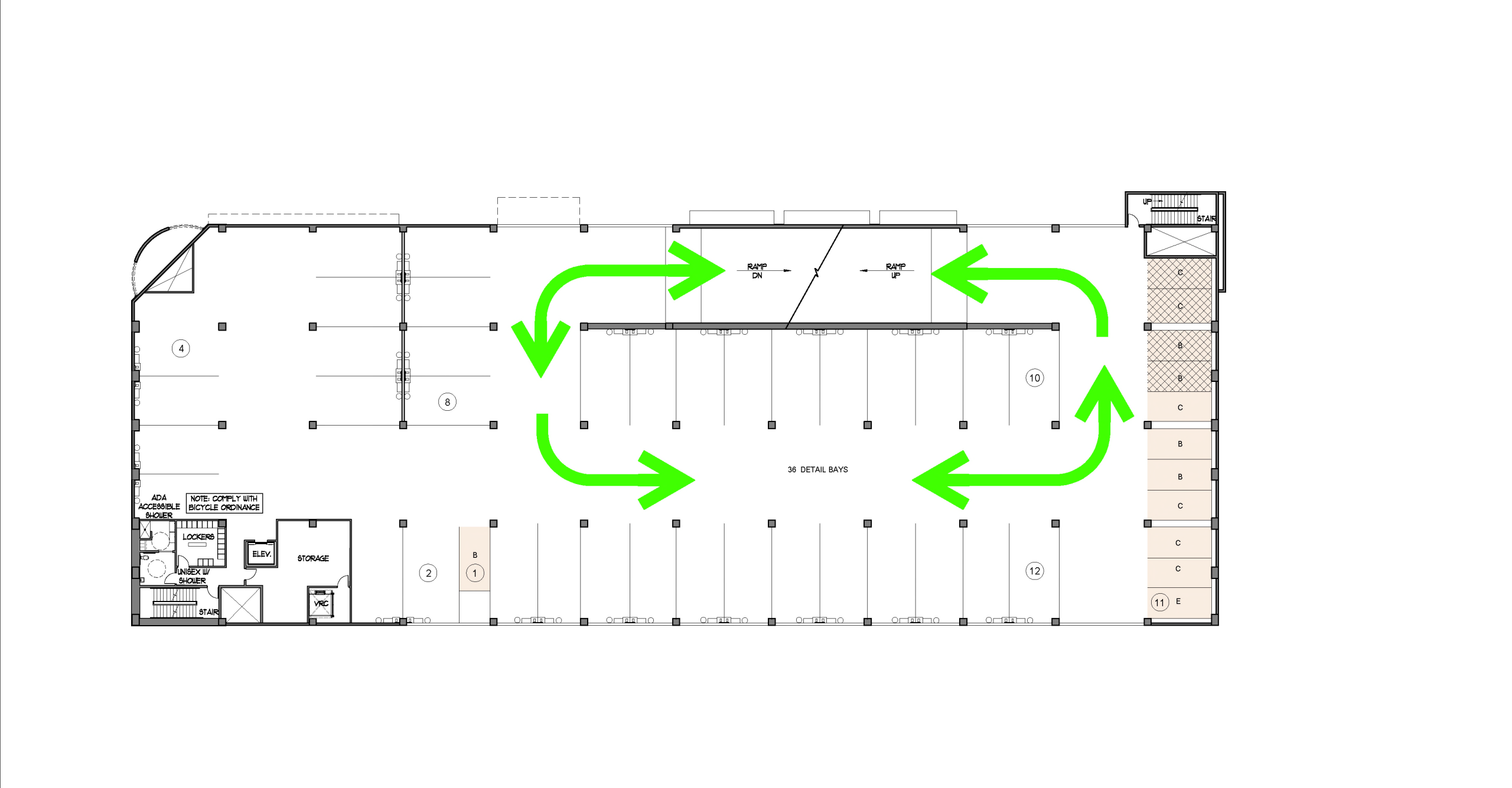
GROUND LEVEL FLOOR PLAN

ALL CUSTOMER ACCESS TO SECOND FLOOR IS BY STAIRS/ELEVATOR - NO CUSTOMER VEHICULAR ACCESS FROM GROUND FLOOR TO ANY LEVELS ABOVE.



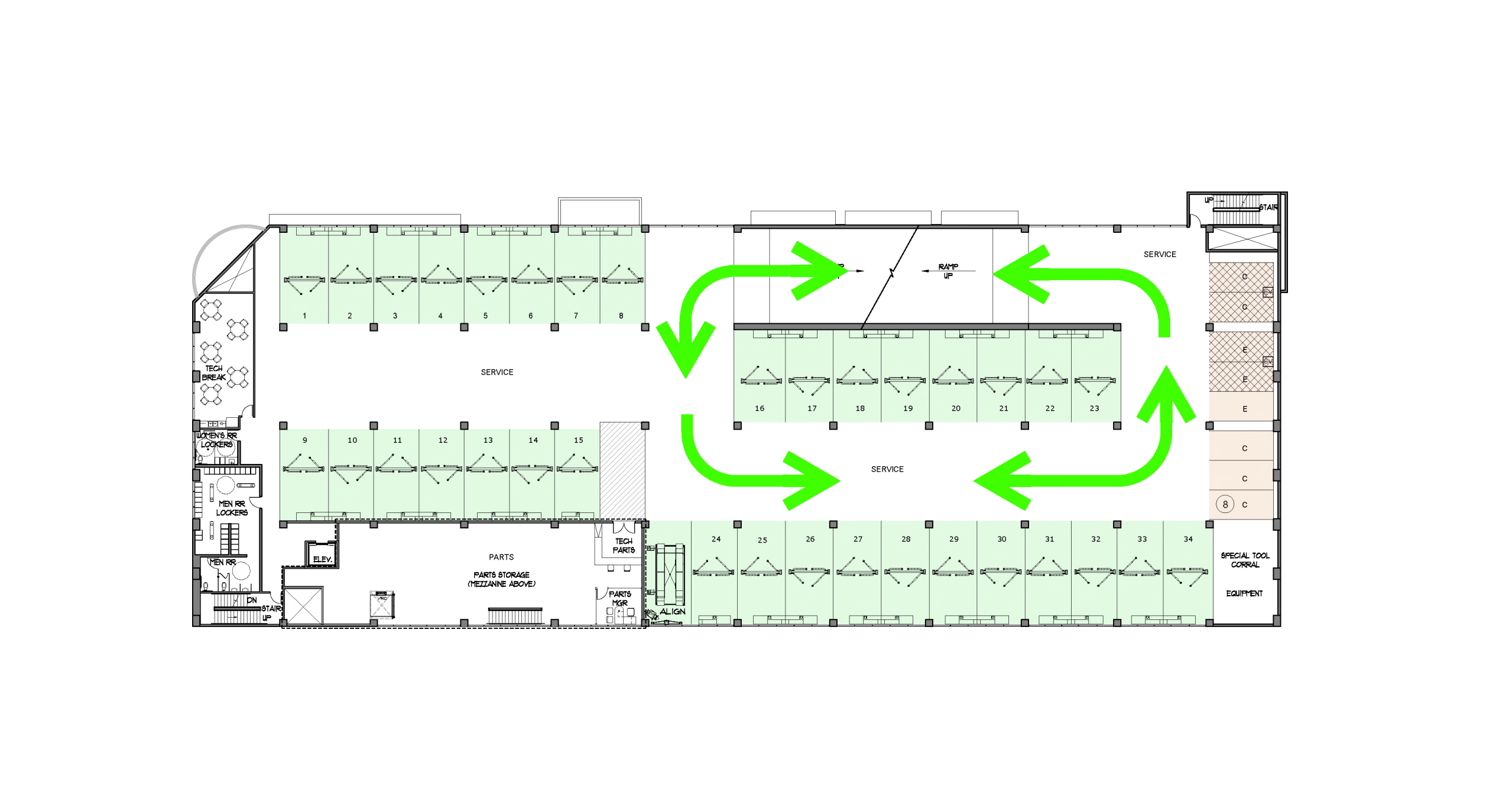
SECOND LEVEL FLOOR PLAN

ALL CUSTOMER ACCESS TO SECOND FLOOR IS BY STAIRS/ELEVATOR - NO CUSTOMER VEHICULAR ACCESS FROM GROUND FLOOR TO ANY LEVELS ABOVE. IF NO CUSTOMER PARKING IS AVAILABLE ON THE GROUND FLOOR, PORTERS WILL VALET CUSTOMER CARS TO THIS LEVEL.



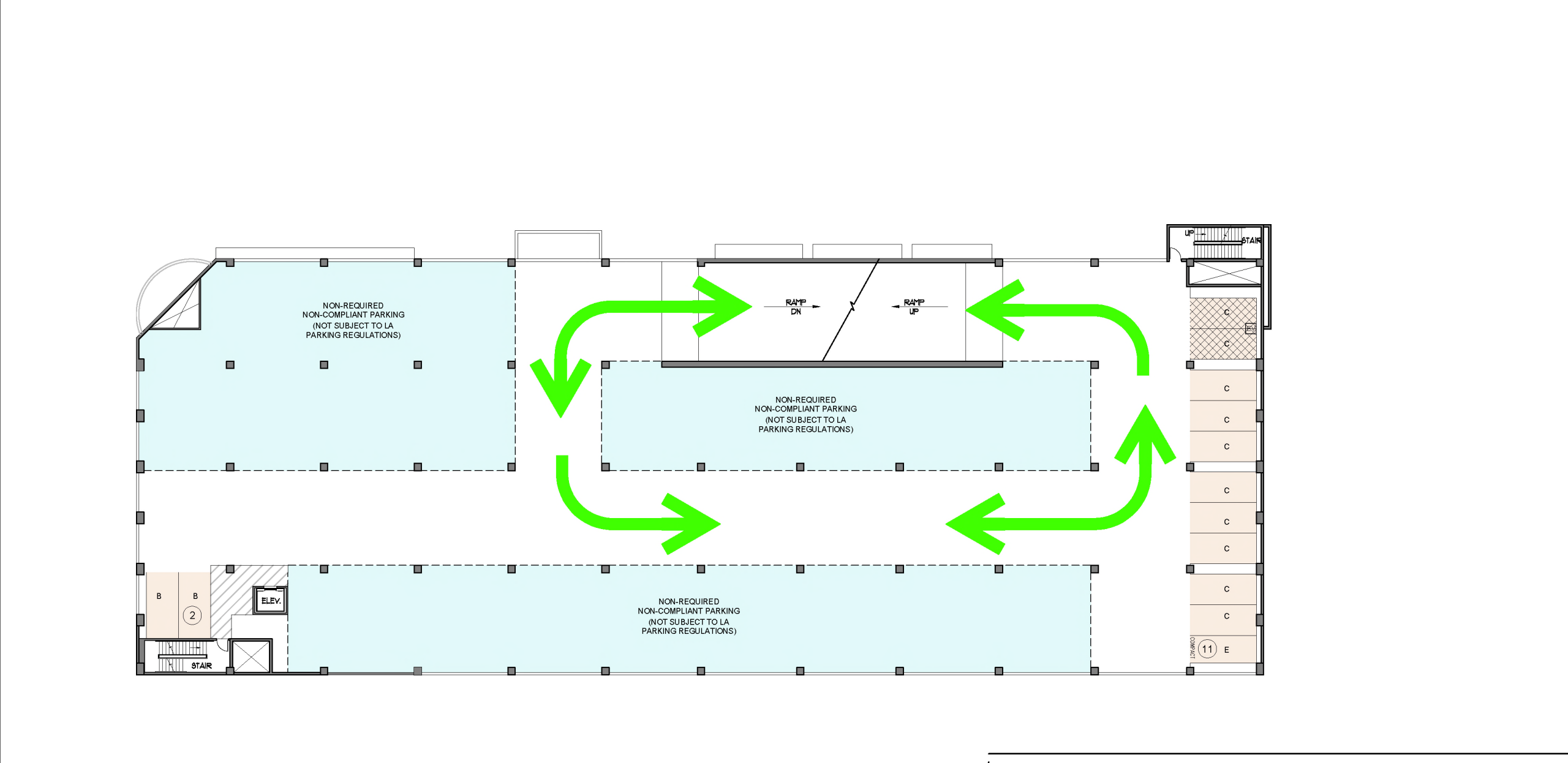
THIRD LEVEL FLOOR PLAN

NO CUSTOMER ACCESS TO THIS FLOOR, ALL ACCESS BY EMPLOYEES ONLY.



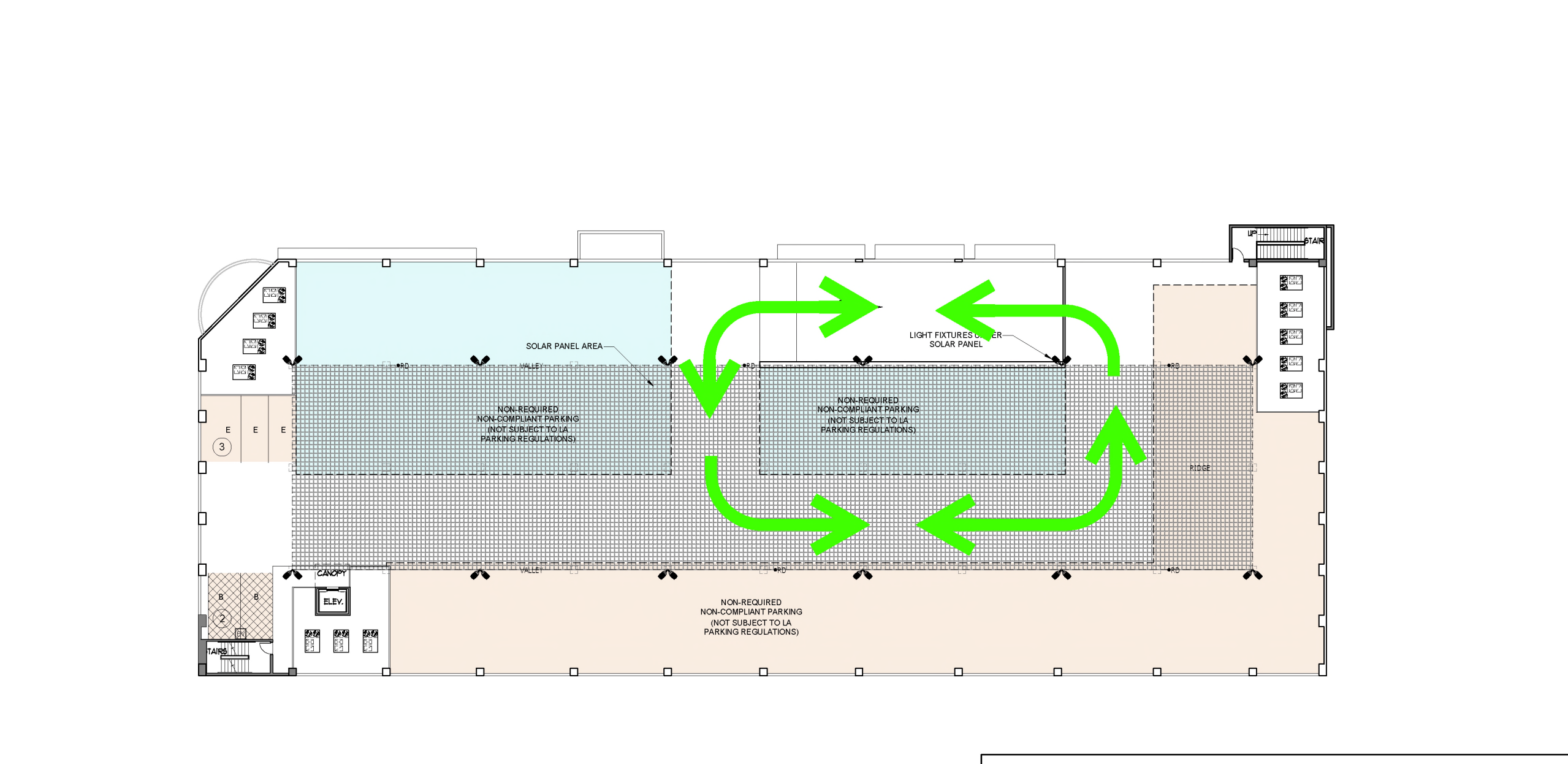
FOURTH LEVEL FLOOR PLAN

NO CUSTOMER ACCESS TO THIS FLOOR, ALL ACCESS BY EMPLOYEES ONLY.



FIFTH LEVEL FLOOR PLAN

NO CUSTOMER ACCESS TO THIS FLOOR, ALL ACCESS BY EMPLOYEES ONLY. VEHICLE STORAGE IS FOR NEW CARS, USED CARS, AND SERVICE CARS.



ROOF PLAN

NO CUSTOMER ACCESS TO THIS FLOOR, ALL ACCESS BY EMPLOYEES ONLY. VEHICLE STORAGE IS FOR NEW CARS, USED CARS, AND SERVICE CARS.

- LEGEND**
- PEDESTRIAN CIRCULATION**
- SALES CUSTOMERS (PRIMARY CIRCULATION)
 - SALES CUSTOMERS (SECONDARY CIRCULATION)
 - SERVICE CUSTOMERS (PRIMARY CIRCULATION)
 - SERVICE CUSTOMERS (SECONDARY CIRCULATION)
- VEHICULAR CIRCULATION**
- EMPLOYEE VEHICULAR (PRIMARY CIRCULATION)
 - EMPLOYEE VEHICULAR (SECONDARY CIRCULATION)
 - SERVICE VEHICULAR (PRIMARY CIRCULATION)
 - SERVICE VEHICULAR (SECONDARY CIRCULATION)
 - SALES VEHICULAR (PRIMARY CIRCULATION)
 - SALES VEHICULAR (SECONDARY CIRCULATION)
- PARKING**
- CUSTOMERS PARKING
 - EMPLOYEE PARKING
 - VEHICLE STORAGE (INVENTORY)
 - SERVICE BAYS
 - EV PARKING

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LICENSED ARCHITECT
 WALTER WAGNER
 No. C14821
 Exp. 1/31/17
 STATE OF CALIFORNIA

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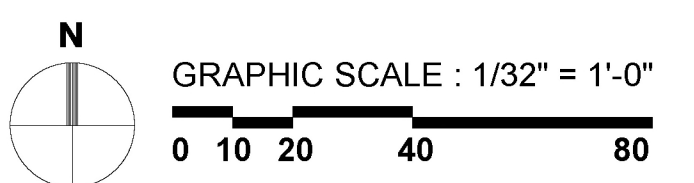


SHEET TITLE
CIRCULATION PLAN

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO.
 SHEET NO.

PD-0.1





VIEW OF EAST STRUCTURE FROM MLK/HOOVER STREET INTERSECTION



VIEW OF EAST STRUCTURE FROM HOOVER/40TH PLACE INTERSECTION



SHEET TITLE

RENDERINGS

ENTITLEMENT RESUBMITTAL 09/15/16

PROJECT NO.
SHEET NO.