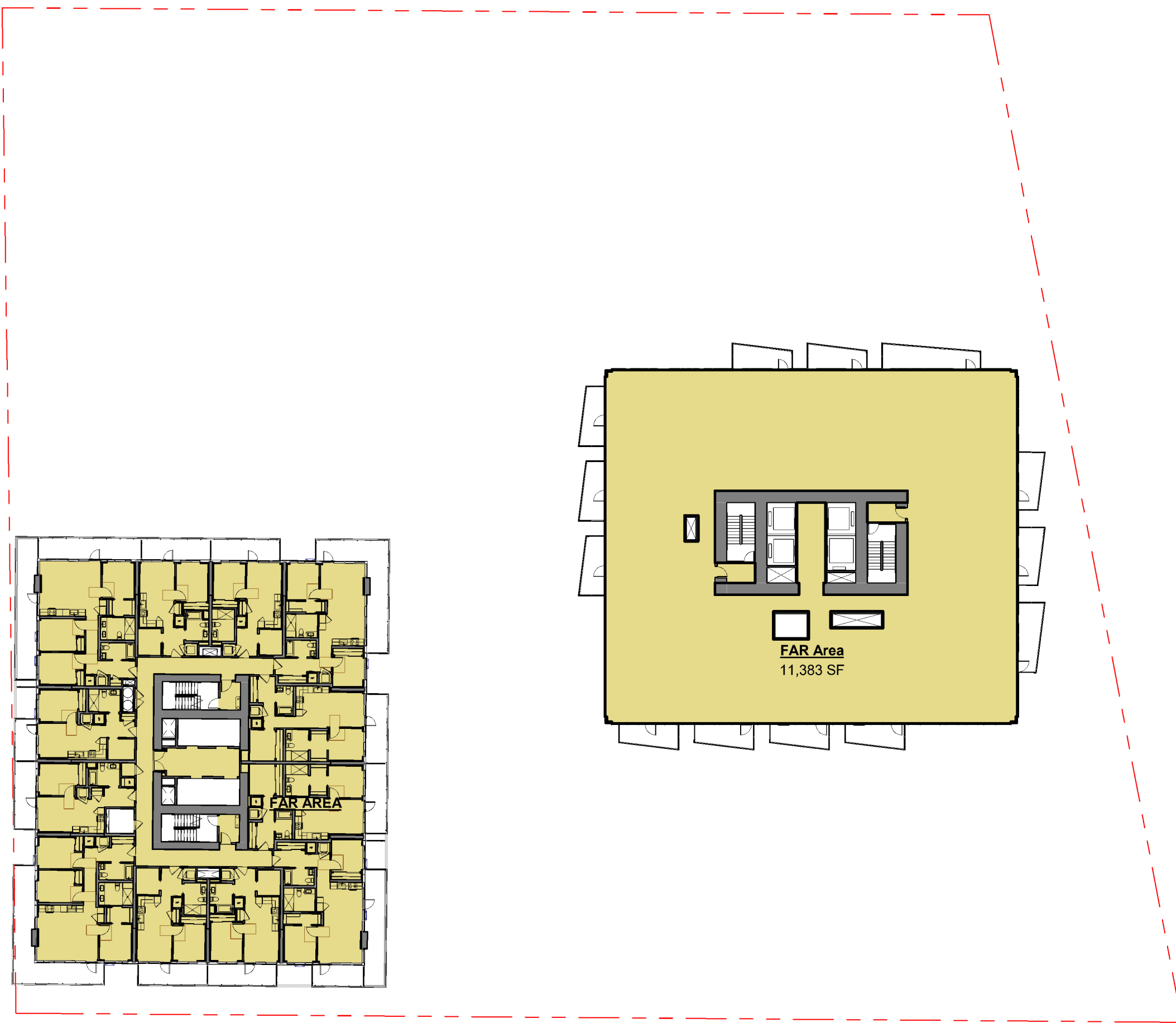


EXHIBIT A

Project Plans dated June 1, 2026

CPC-2025-2329-VZC-PR-HCA

1	10/10/24	ENTITLEMENT
NO.	DATE	DESCRIPTION

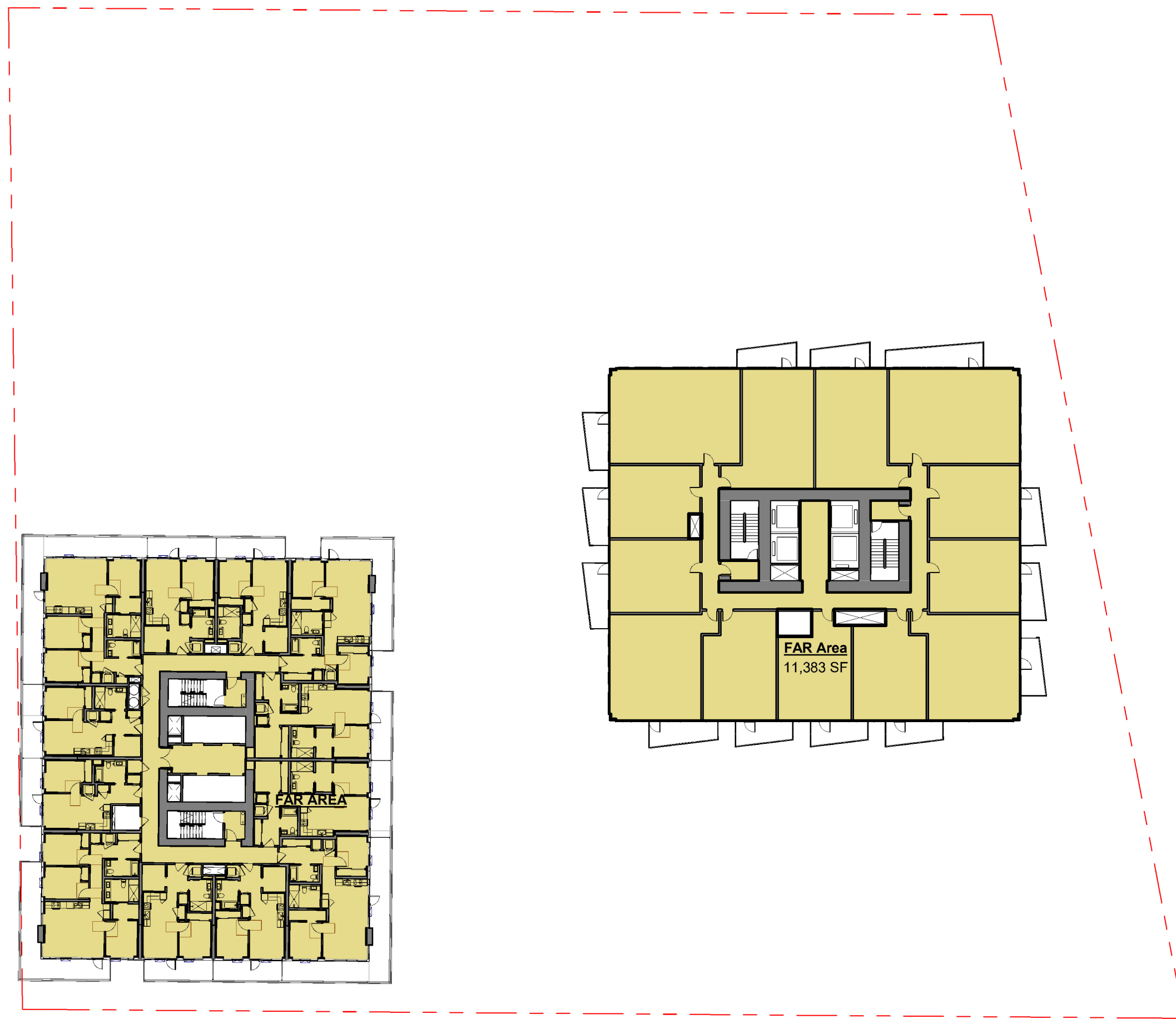


BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
20-Story Residential Building above Grade

6 | FAR PLAN - LEVELS 14 - 19
SCALE: 1/32" = 1'-0"

: 21,751 SF

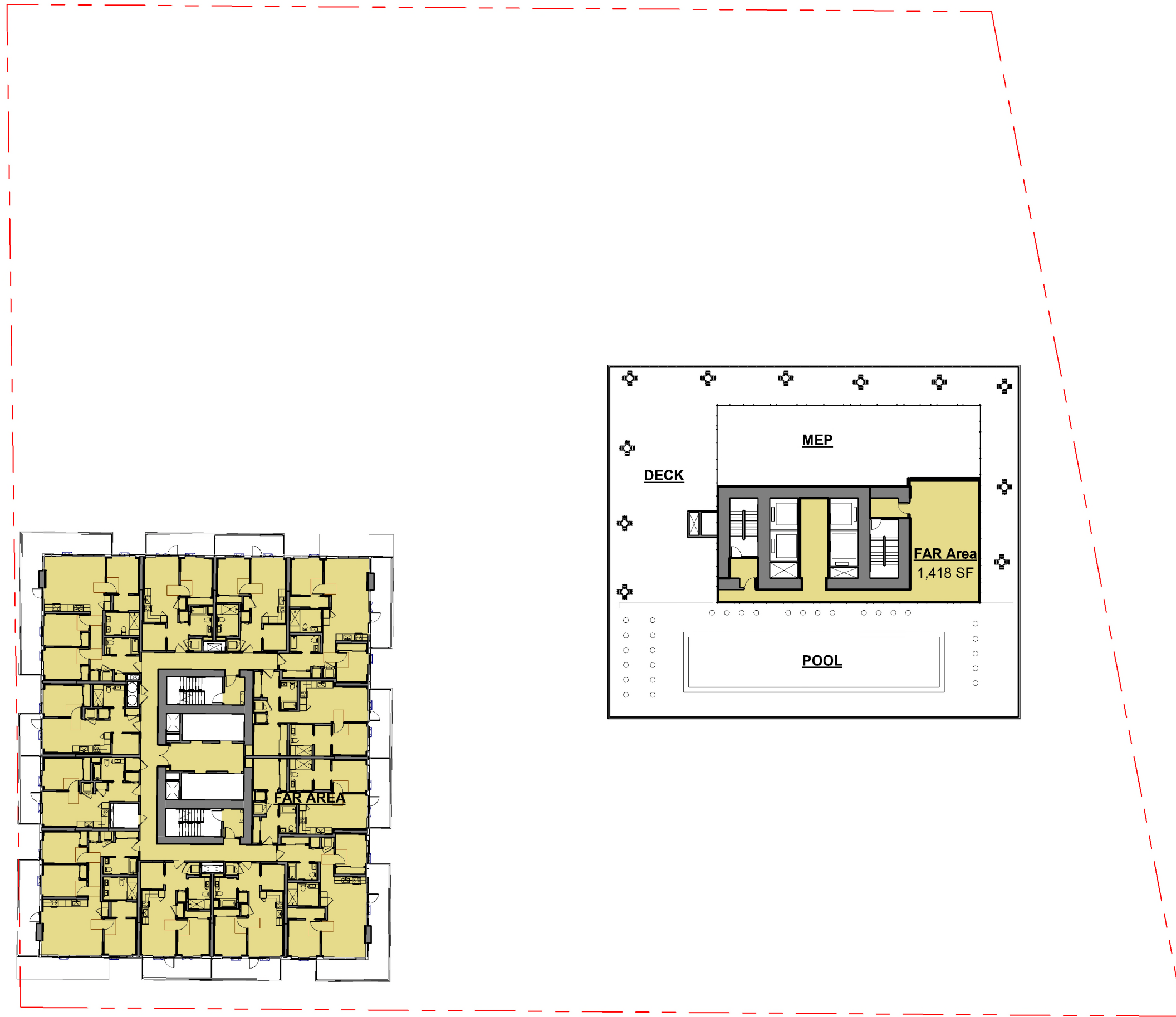


BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
20-Story Residential Building above Grade

3 | FAR PLAN - TYP LEVEL
SCALE: 1/32" = 1'-0"

: 21,751 SF

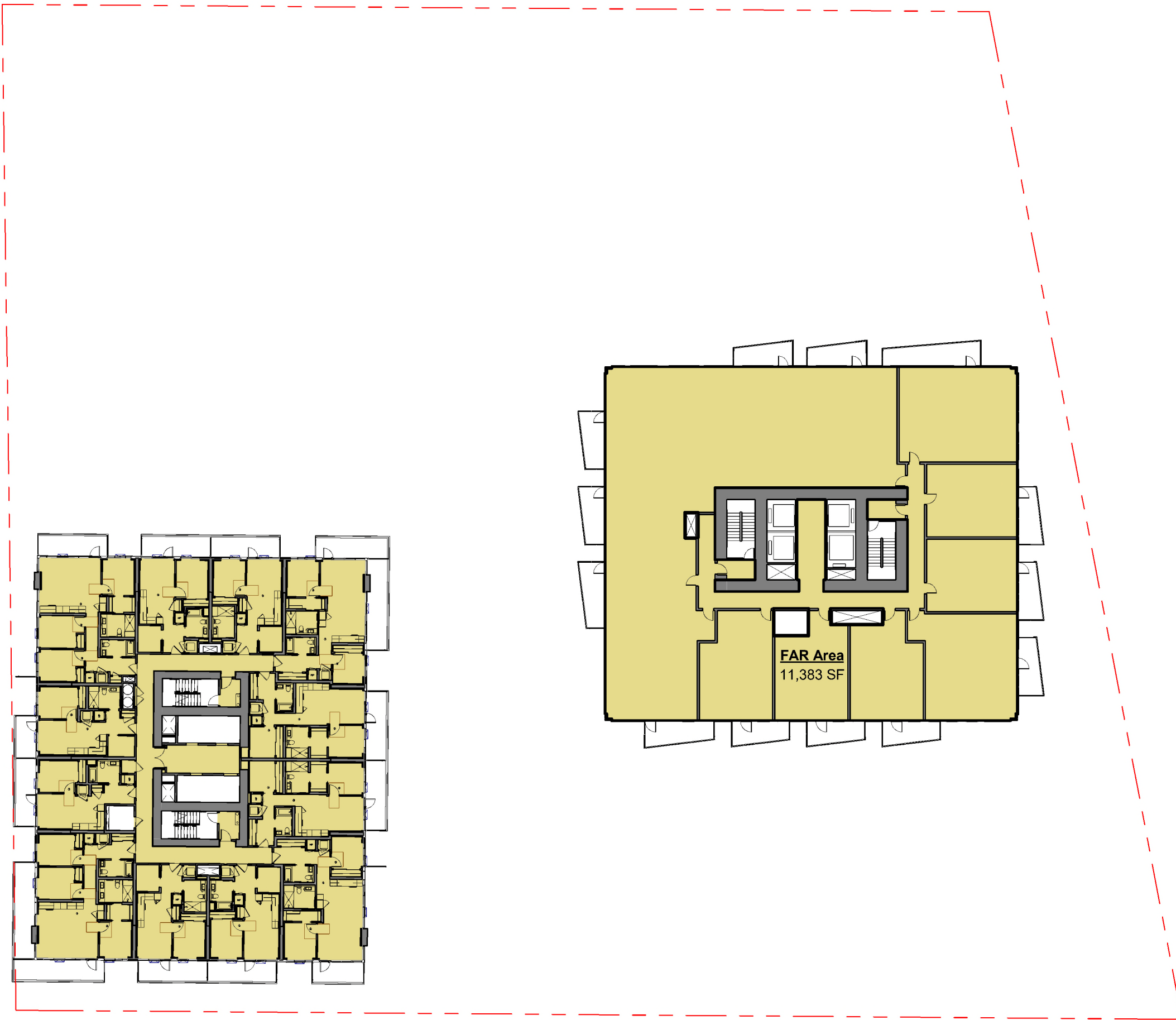


BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
20-Story Residential Building above Grade

5 | FAR PLAN - BLDG 2 ROOF LEVEL
SCALE: 1/32" = 1'-0"

: 11,786 SF

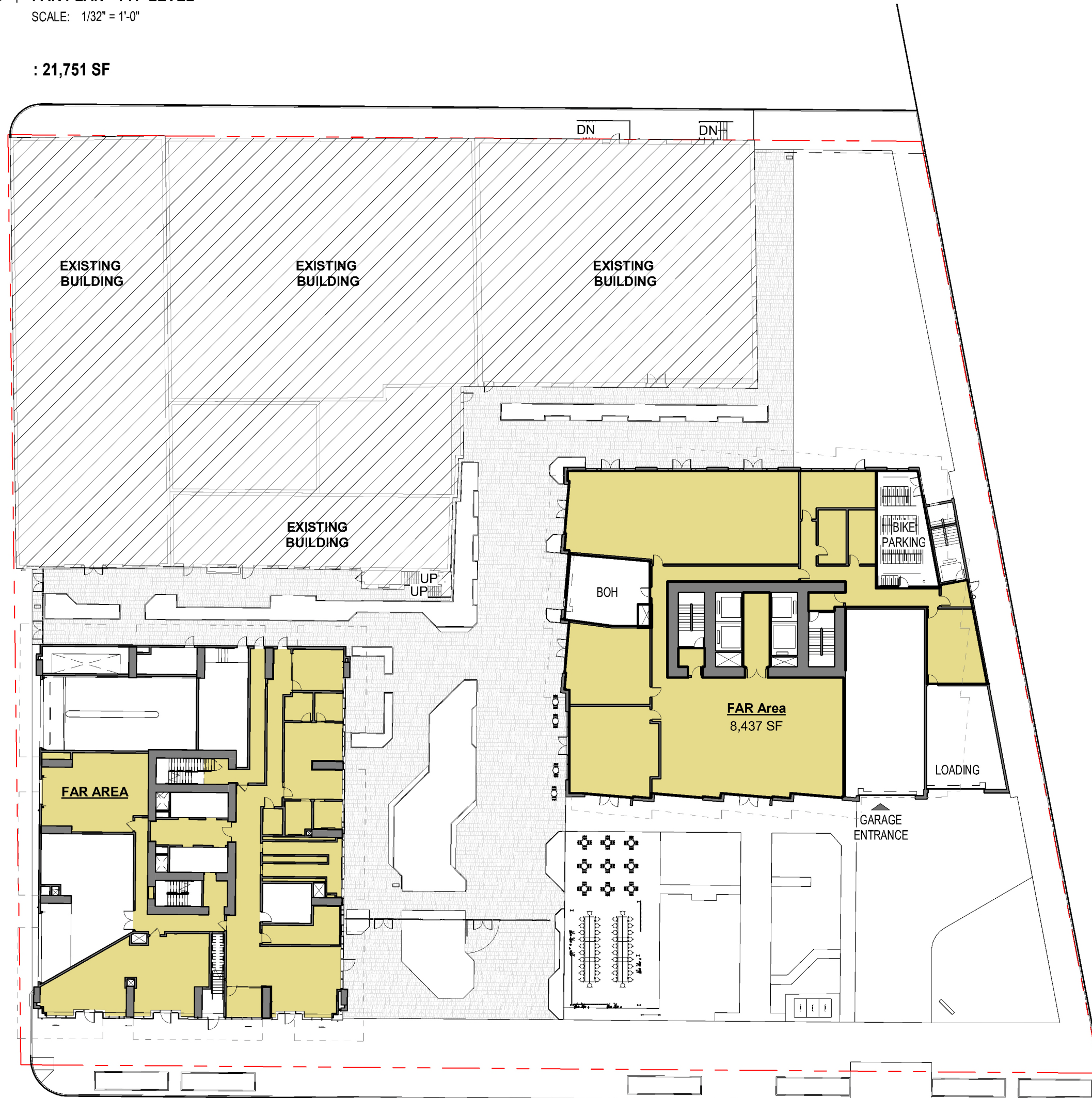


BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
20-Story Residential Building above Grade

2 | FAR PLAN - LEVEL 13
SCALE: 1/32" = 1'-0"

: 21,817 SF



BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
20-Story Residential Building above Grade

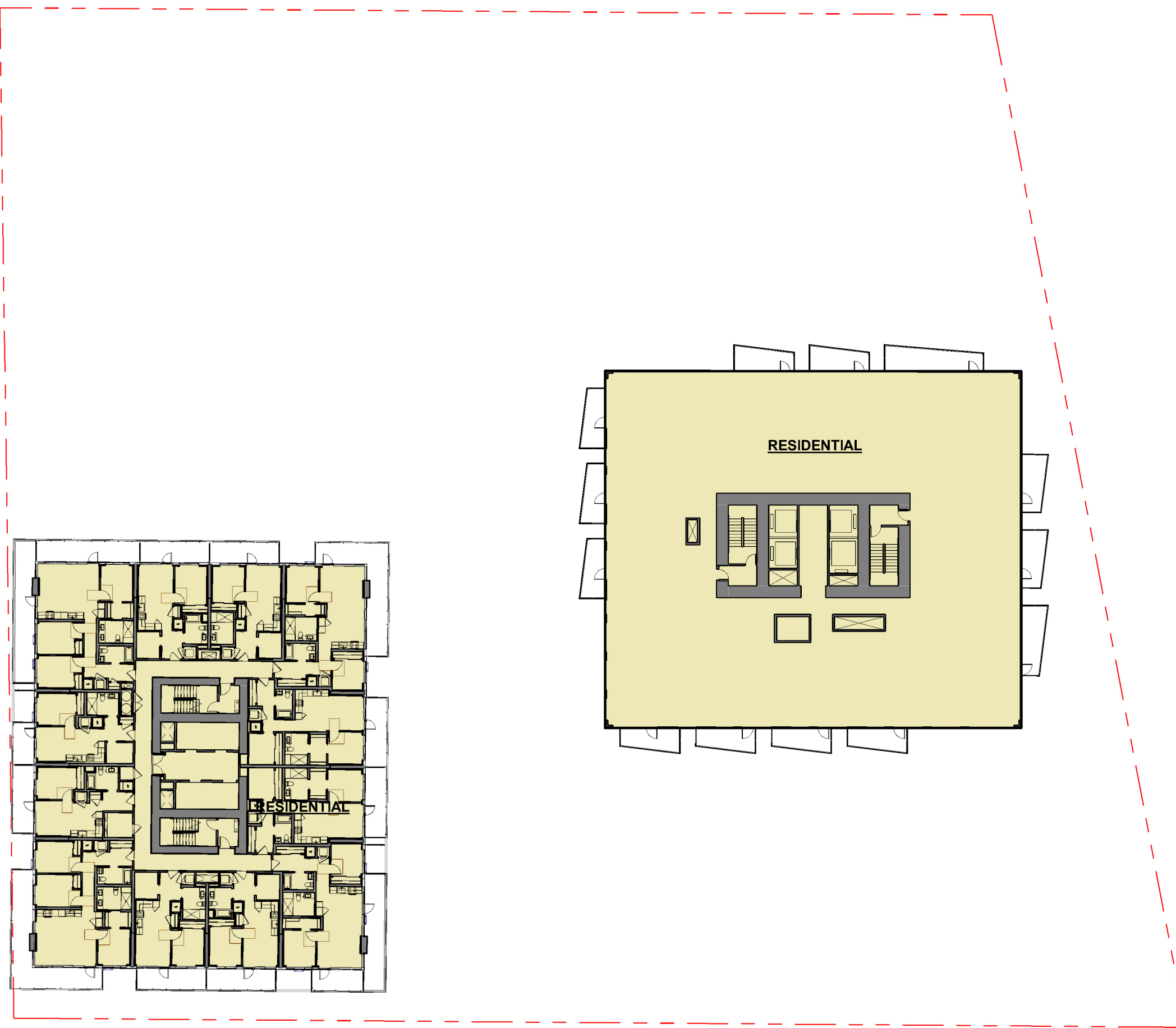
1 | FAR PLAN - LEVEL 1
SCALE: 1/32" = 1'-0"

: 21,029 SF

BUILDING 1	
FAR	
LEVEL	AREA (SF)
Mech	199
30	3,326
29	4,527
28	10,434
27	10,368
26	10,368
25	10,434
24	10,368
23	10,368
22	10,434
21	10,368
20	10,368
19	10,434
18	10,368
17	10,368
16	10,434
15	10,368
14	10,368
13	10,434
12	10,368
11	10,368
10	10,434
9	10,368
8	10,368
7	10,434
6	10,368
5	10,368
4	10,434
3	10,368
2	10,368
1	7,278
P1	868
P2	271
P3	271
P4	271
P5	271
P6	281
Total	298,093

Building 2	
FAR AREA	
LEVEL	AREA (SF)
20	1,418
19	11,383
18	11,383
17	11,383
16	11,383
15	11,383
14	11,383
13	11,383
12	11,383
11	11,383
10	11,383
09	11,383
08	11,383
07	11,383
06	11,383
05	11,383
04	11,383
03	11,383
02	11,383
01	8,585
Total	214,897

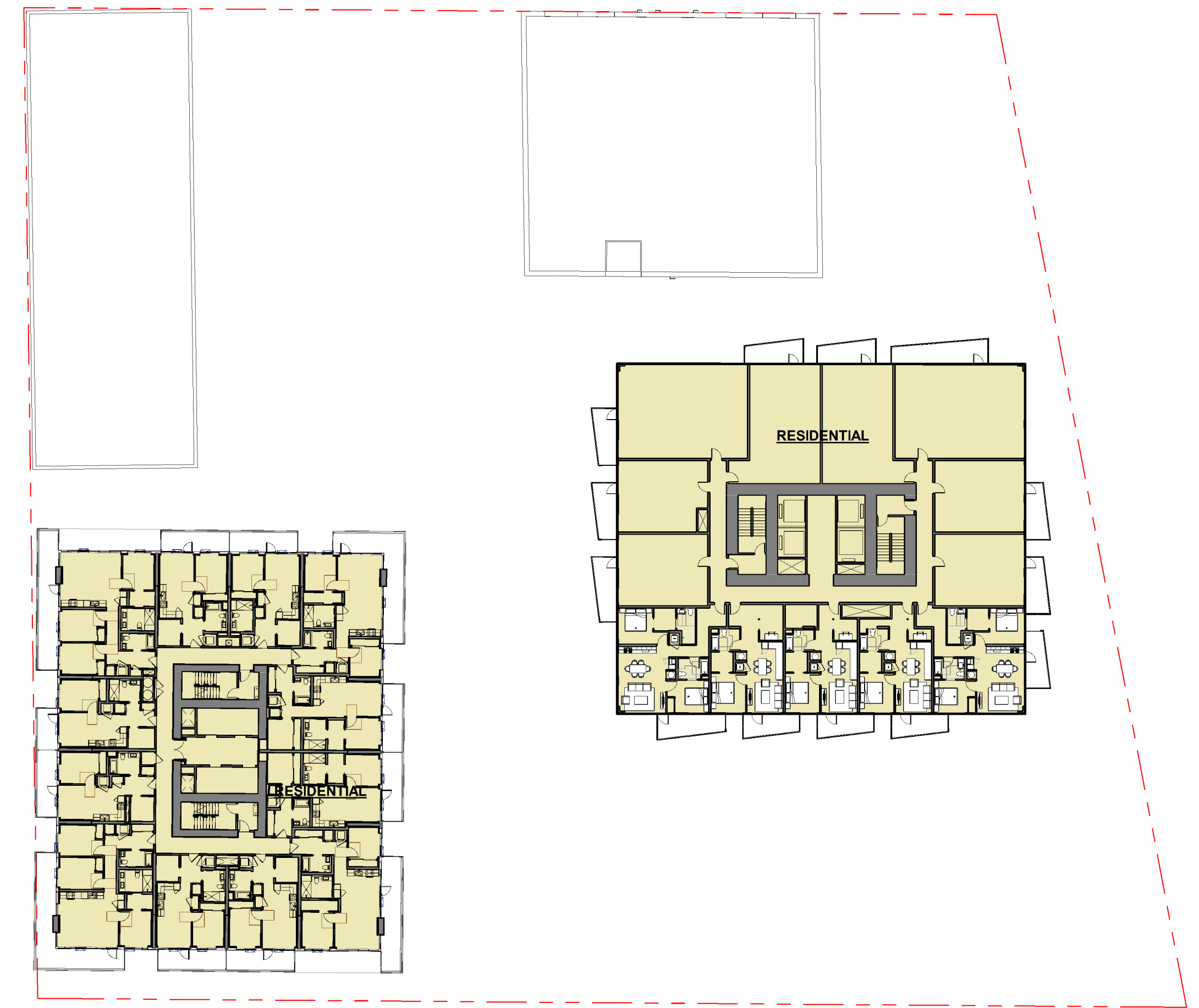
SUBTOTAL BLDG's 1 & 2 512,990 SF
EXISTING BUILDING: 56,686 SF
GRAND TOTAL: 569,676 SF



BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
19-Story Residential Building above Grade

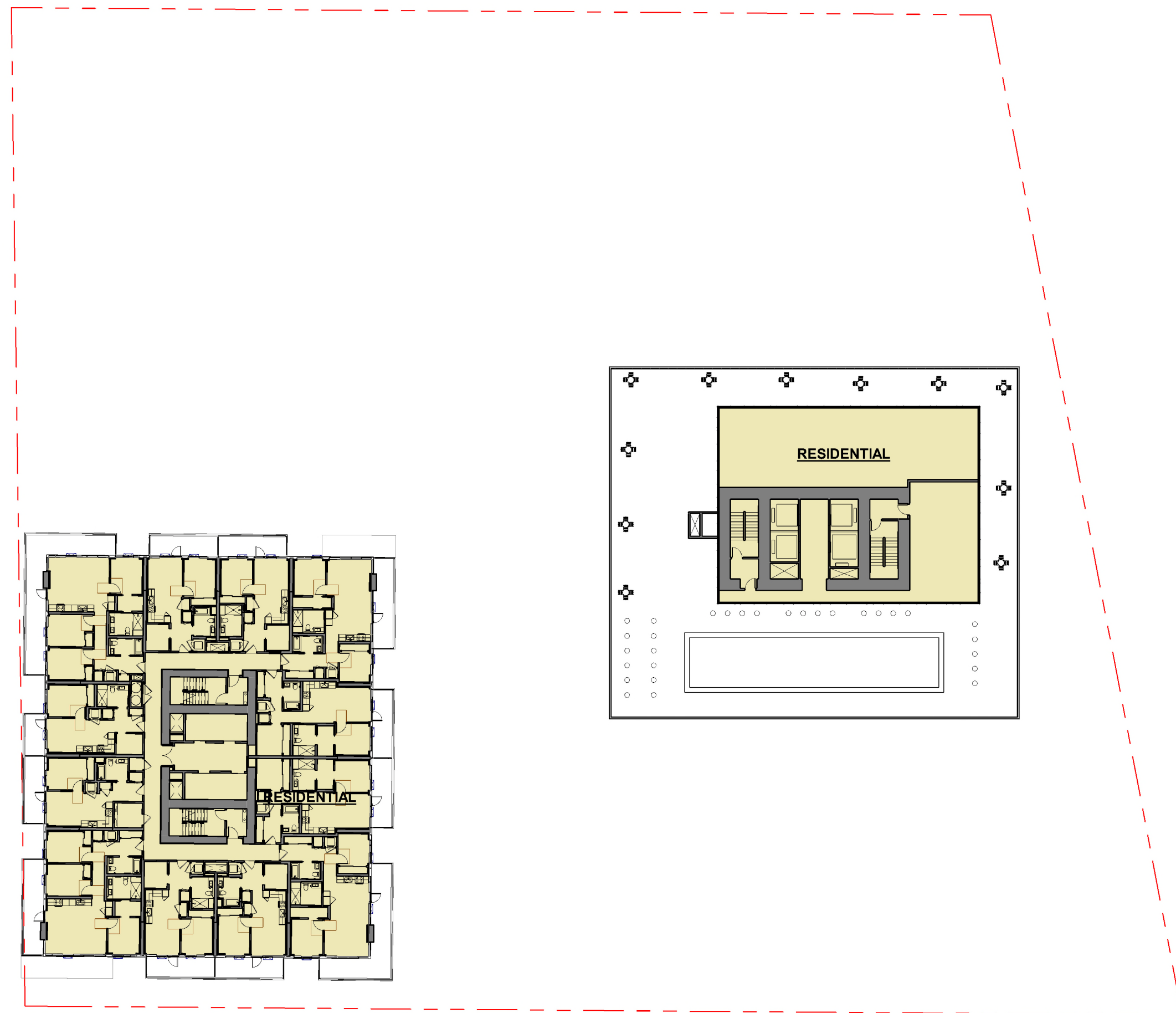
5 | AREA PLAN - LEVELS 14 - 19
SCALE: 1/32" = 1'-0"



BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
19-Story Residential Building above Grade

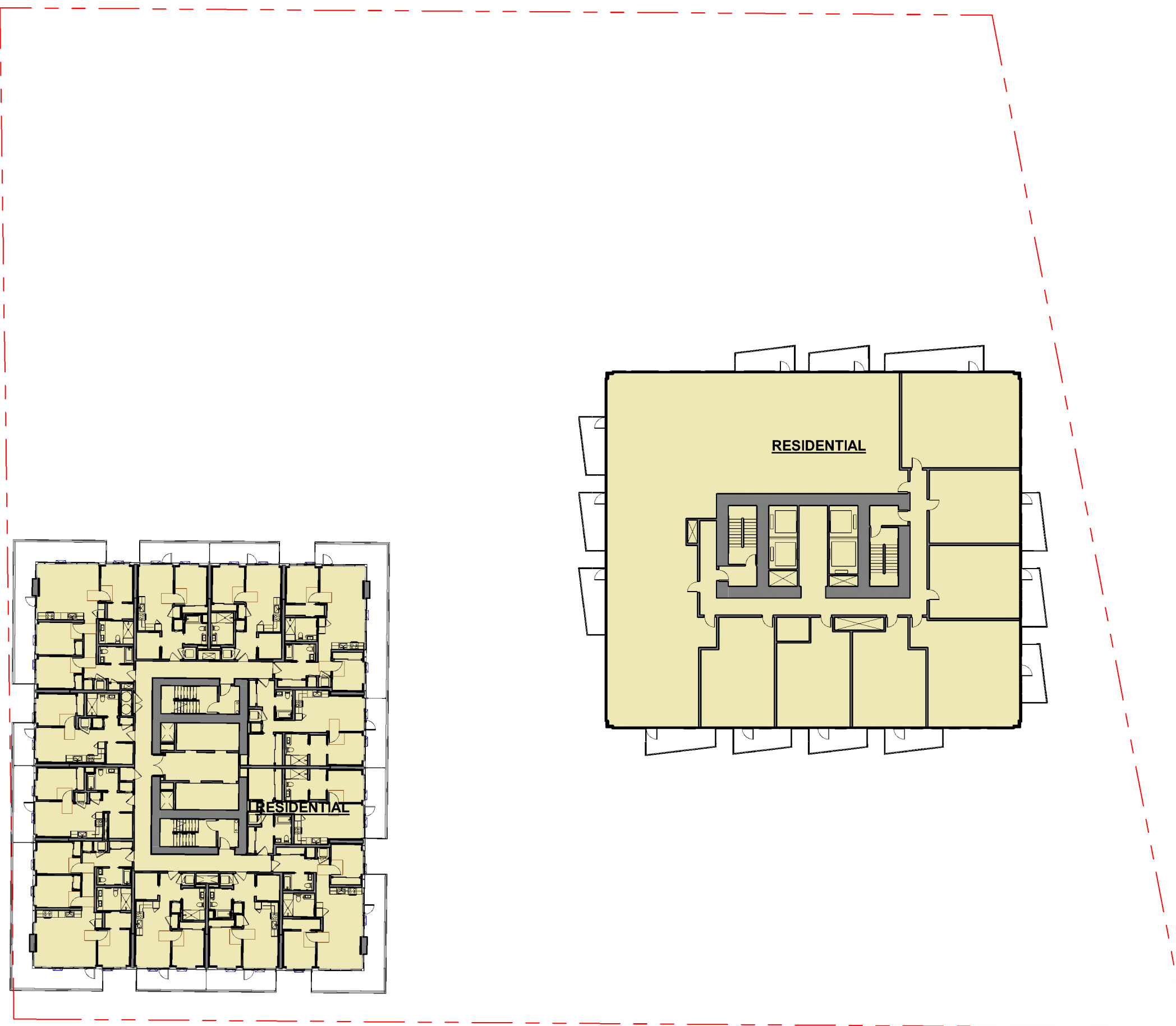
2 | AREA PLAN - TYP LEVEL
SCALE: 1/32" = 1'-0"



BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
19-Story Residential Building above Grade

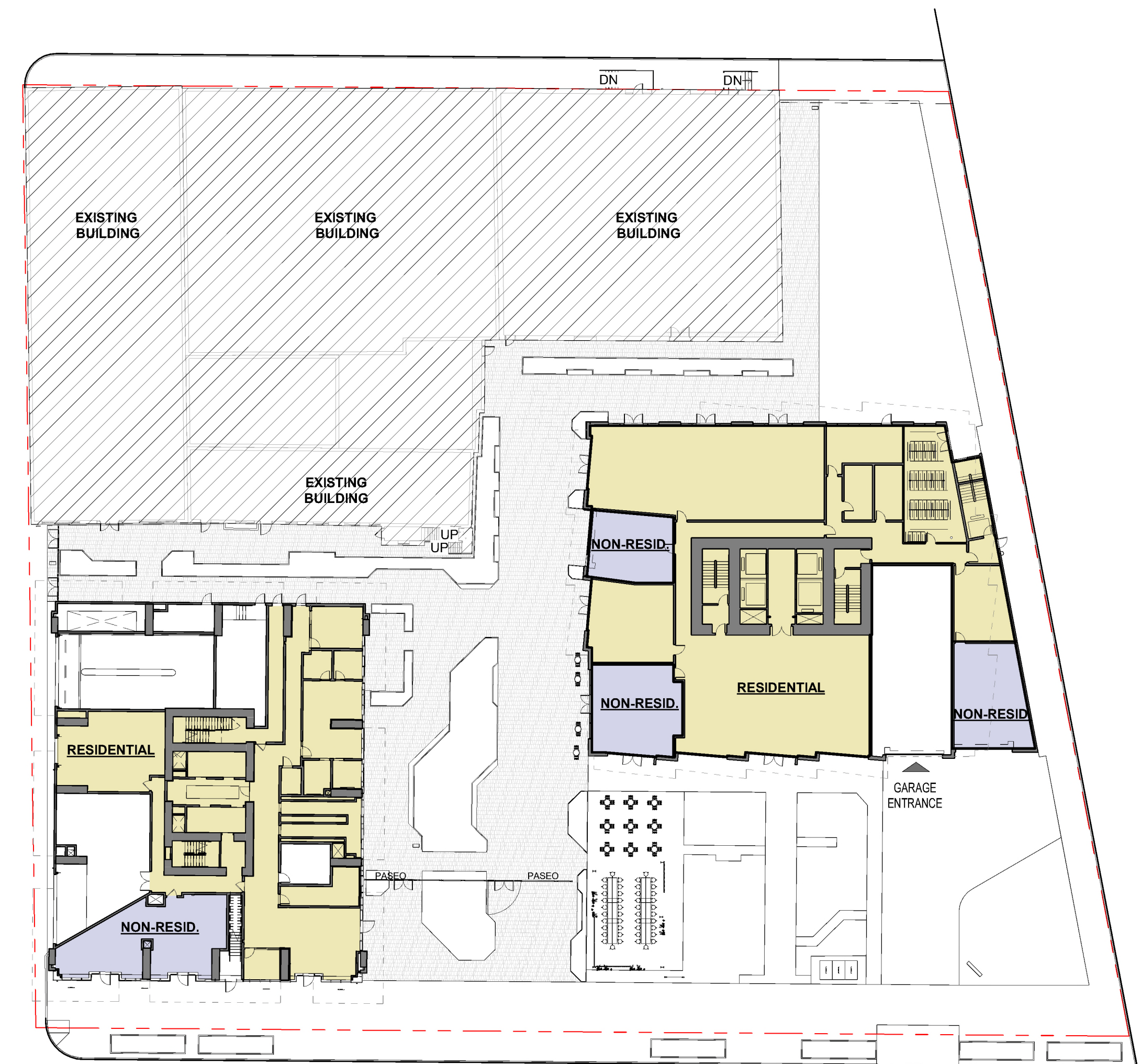
6 | AREA PLAN - ROOF LEVEL
SCALE: 1/32" = 1'-0"



BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
20-Story Residential Building above Grade

3 | AREA PLAN - LEVEL 13
SCALE: 1/32" = 1'-0"

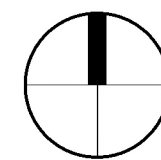


BUILDING 1
30-Story Residential Building above Grade

BUILDING 2
19-Story Residential Building above Grade

1 | AREA PLAN - LEVEL 1
SCALE: 1/32" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

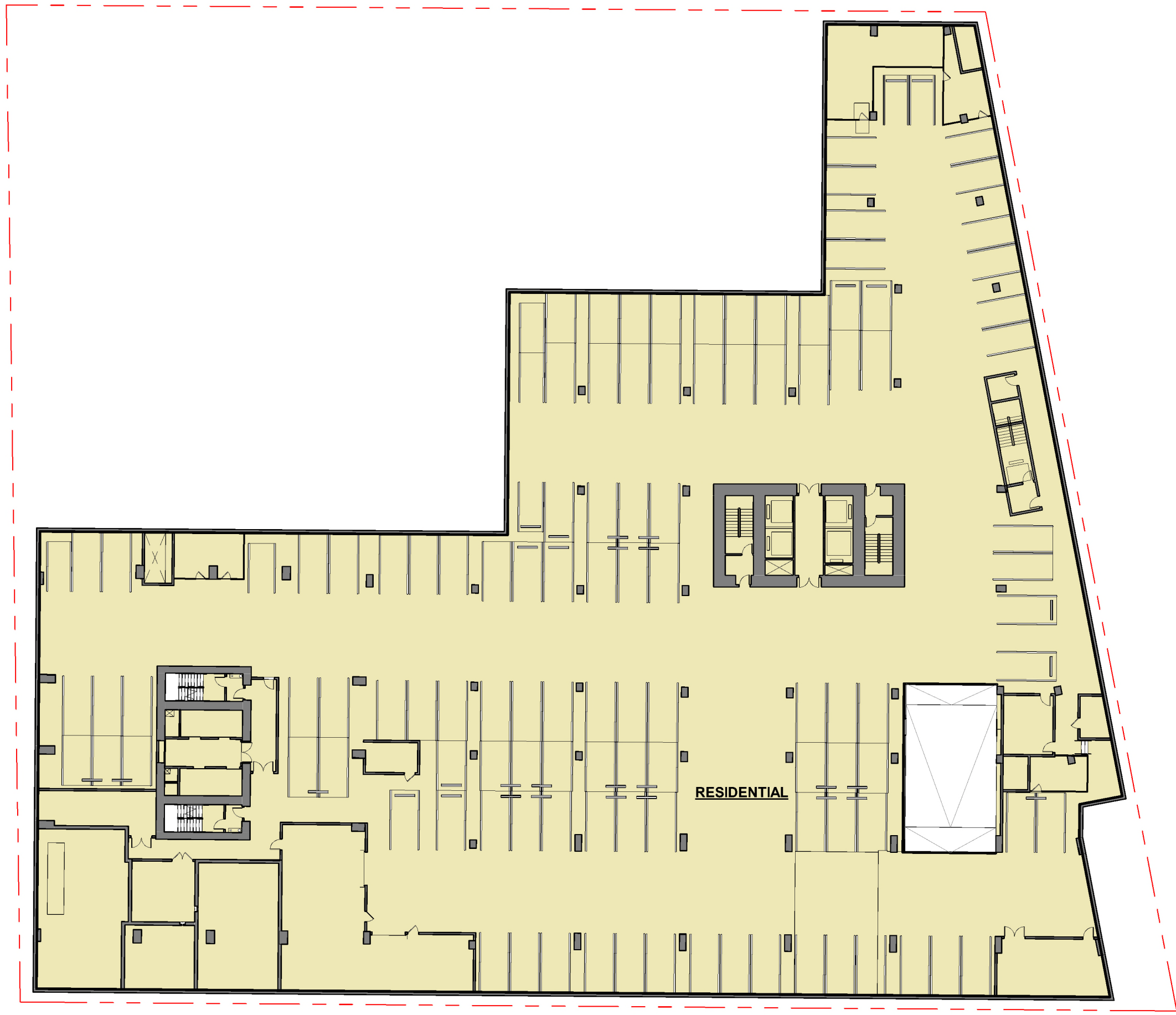


Building 1

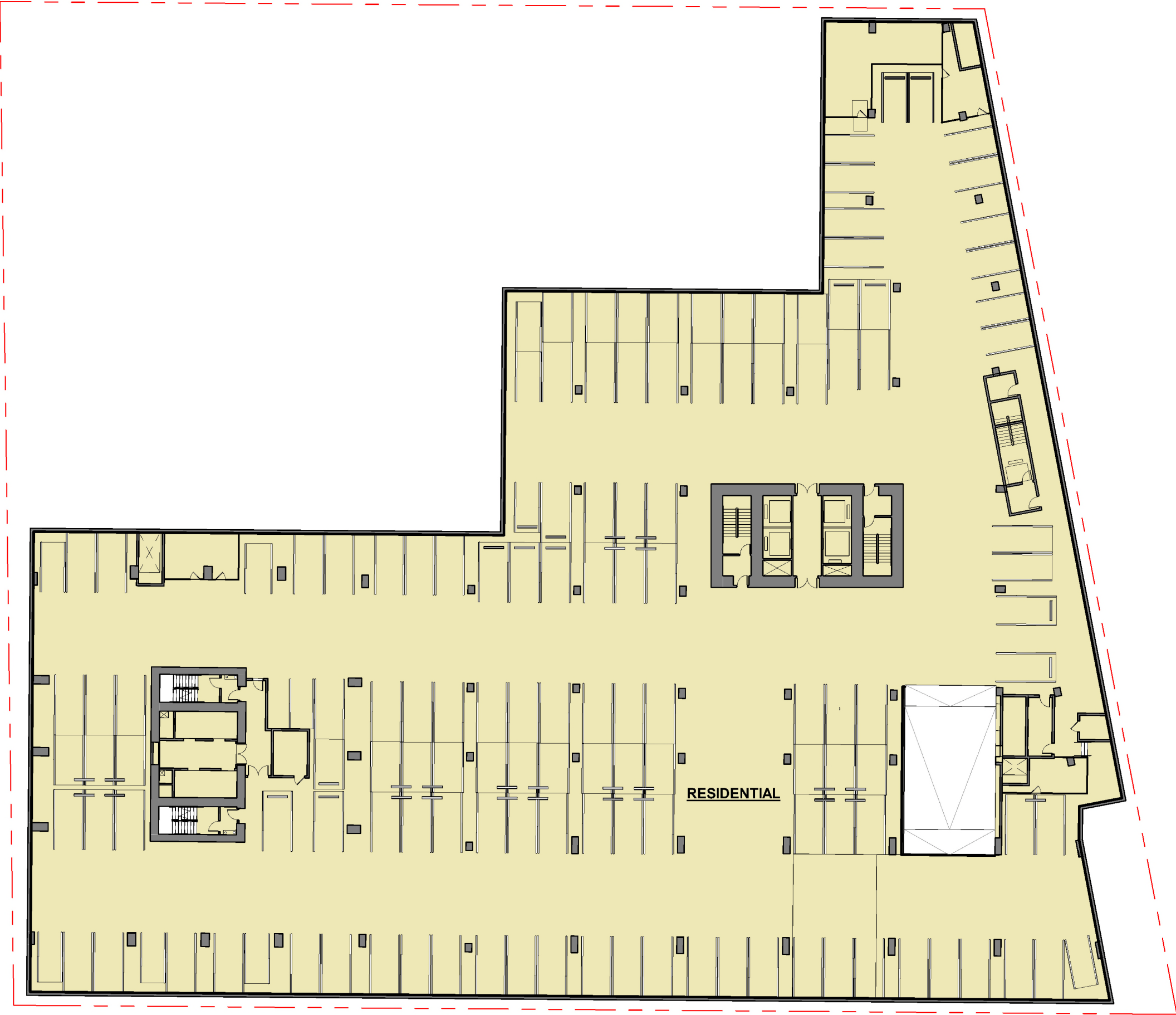
LVL	RESI	NON RESI	TOTAL GSF
Mech	2,636		2,636
30	4,918		4,918
29	7,725		7,725
28	11,441		11,441
27	11,441		11,441
26	11,441		11,441
25	11,441		11,441
24	11,441		11,441
23	11,441		11,441
22	11,441		11,441
21	11,441		11,441
20	11,441		11,441
19	11,441		11,441
18	11,441		11,441
17	11,441		11,441
16	11,441		11,441
15	11,441		11,441
14	11,441		11,441
13	11,441		11,441
12	11,441		11,441
11	11,441		11,441
10	11,441		11,441
9	11,441		11,441
8	11,441		11,441
7	11,441		11,441
6	11,441		11,441
5	11,441		11,441
4	11,441		11,441
3	11,441		11,441
2	11,441		11,441
1	8,690	1,066	9,756
Total	332,876	1,066	333,942

Building 2

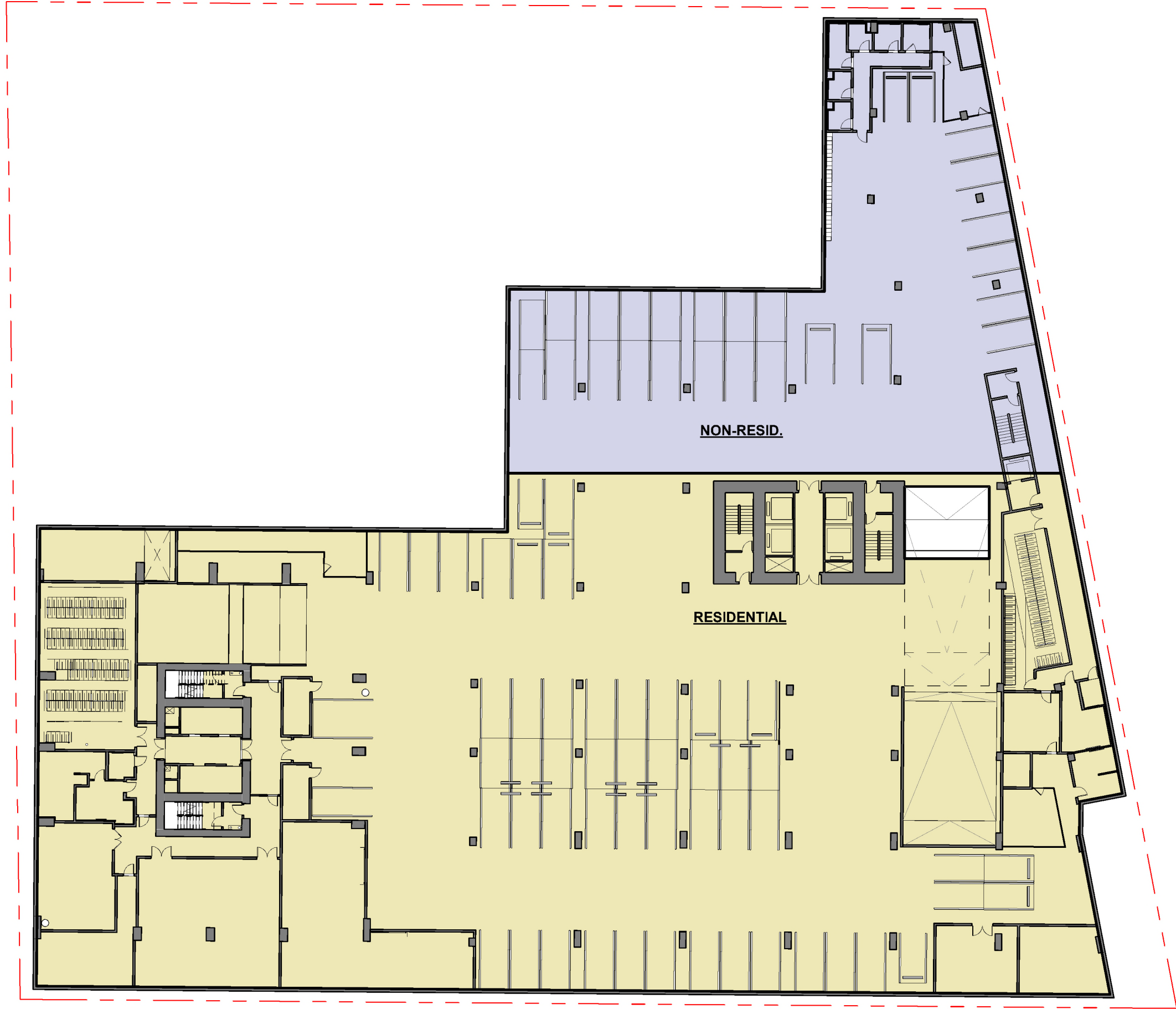
ABOVE GRADE LEVELS			RESIDENTIAL	NON RESIDENTIAL	TOTAL
BLG HT	F to F	FLR.	SF	SF	SF
226 ft	12 ft	TOB			
214 ft	15.33 ft	20	4,614		4,614
209 ft	10.67 ft	19	13,100		13,100
199 ft	10.67 ft	18	13,100		13,100
188 ft	10.67 ft	17	13,100		13,100
177 ft	10.67 ft	16	13,100		13,100
167 ft	10.67 ft	15	13,100		13,100
156 ft	9.67 ft	14	13,100		13,100
146 ft	9.67 ft	13	13,100		13,100
137 ft	9.67 ft	12	13,100		13,100
127 ft	9.67 ft	11	13,100		13,100
117 ft	9.67 ft	10	13,100		13,100
108 ft	9.67 ft	09	13,100		13,100
98 ft	9.67 ft	08	13,100		13,100
88 ft	9.67 ft	07	13,100		13,100
79 ft	9.67 ft	06	13,100		13,100
69 ft	9.67 ft	05	13,100		13,100
59 ft	9.67 ft	04	13,100		13,100
50 ft	9.67 ft	03	13,100		13,100
40 ft	20.00 ft	02	12,190		12,190
20 ft	20.00 ft	01	10,006	2,201	12,207
			249,510	2,201	251,711
			SF	GSF	GSF
ABOVE GRADE GRAND TOTAL			582,386	3,267	585,653
			SF	GSF	GSF
BELOW GRADE LEVELS					
-15.5 ft	-15.50 ft	P1	45,075	13,438	58,513
-25.5 ft	-10.00 ft	P2	58,513		58,513
-35.5 ft	-10.00 ft	P3	58,513		58,513
-45.5 ft	-10.00 ft	P4	58,513		58,513
-55.5 ft	-10.00 ft	P5	58,513		58,513
-65.5 ft	-10.00 ft	P6	58,513		58,513
			337,640	13,438	351,078
			SF	GSF	GSF
ALL LEVELS...			920,026	16,705	936,731
			SF	GSF	GSF



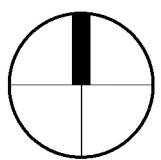
2 | GARAGE LEVELS P2 - 6 AREA PLAN
SCALE: 1/32" = 1'-0"



3 | GARAGE LEVEL P3 AREA PLAN
SCALE: 1/32" = 1'-0"



1 | GARAGE LEVEL P1 AREA PLAN
SCALE: 1/32" = 1'-0"



OPEN SPACE CALCULATIONS

SUMMARY OF OPEN SPACE REQUIREMENT (LAMC 12.21G, ORD. NO. 171,753 & ORD. NO. 149,999)

BUILDING 1			
TYPE OF SPACE / # OF HABITABLE ROOMS*	QUANTITY	REQUIREMENT	TOTAL
<3 HABITABLE ROOMS (1-BR)	18	100 SF	1,800
3 HABITABLE ROOMS (1-BR + D / 2-BR)	198	125 SF	24,750
>3 HABITABLE ROOMS (3-BR)	108	175 SF	18,900
TOTAL CODE REQUIRED OPEN SPACE	324		45,450

BUILDING 2			
TYPE OF SPACE / # OF HABITABLE ROOMS*	QUANTITY	REQUIREMENT	TOTAL
<3 HABITABLE ROOMS (1-BR)	46	100 SF	4,600
3 HABITABLE ROOMS (1-BR + D / 2-BR)	58	125 SF	7,250
>3 HABITABLE ROOMS (3-BR)	46	175 SF	8,050
TOTAL CODE REQUIRED OPEN SPACE	150		19,900

TOTAL REQUIRED OPEN SPACE	474		65,350
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NOTES:

HABITABLE ROOM: AN ENCLOSED SUBDIVISION IN A RESIDENTIAL BUILDING COMMONLY USED FOR LIVING PURPOSES, BUT NOT INCLUDING ANY LOBBY, HALL, CLOSET, STORAGE SPACE, WATER CLOSET, BATH, TOILET, SLOP SINK, GENERAL UTILITY ROOM OR SERVICE PORCH. A RECESS FROM A ROOM OR AN ALCOVE (OTHER THAN A DINING AREA) HAVING 50 SQUARE FEET OR MORE OF FLOOR AREA AND SO LOCATED THAT IT COULD BE PARTITIONED OFF TO FORM A HABITABLE ROOM, SHALL BE CONSIDERED A HABITABLE ROOM. (AMENDED BY ORD. NO. 148,421, EFF. 9/14/74.)

*FOR THE PURPOSE OF APPLYING THE OPEN SPACE REQUIREMENTS, A KITCHEN SHALL NOT BE CONSIDERED A HABITABLE ROOM.

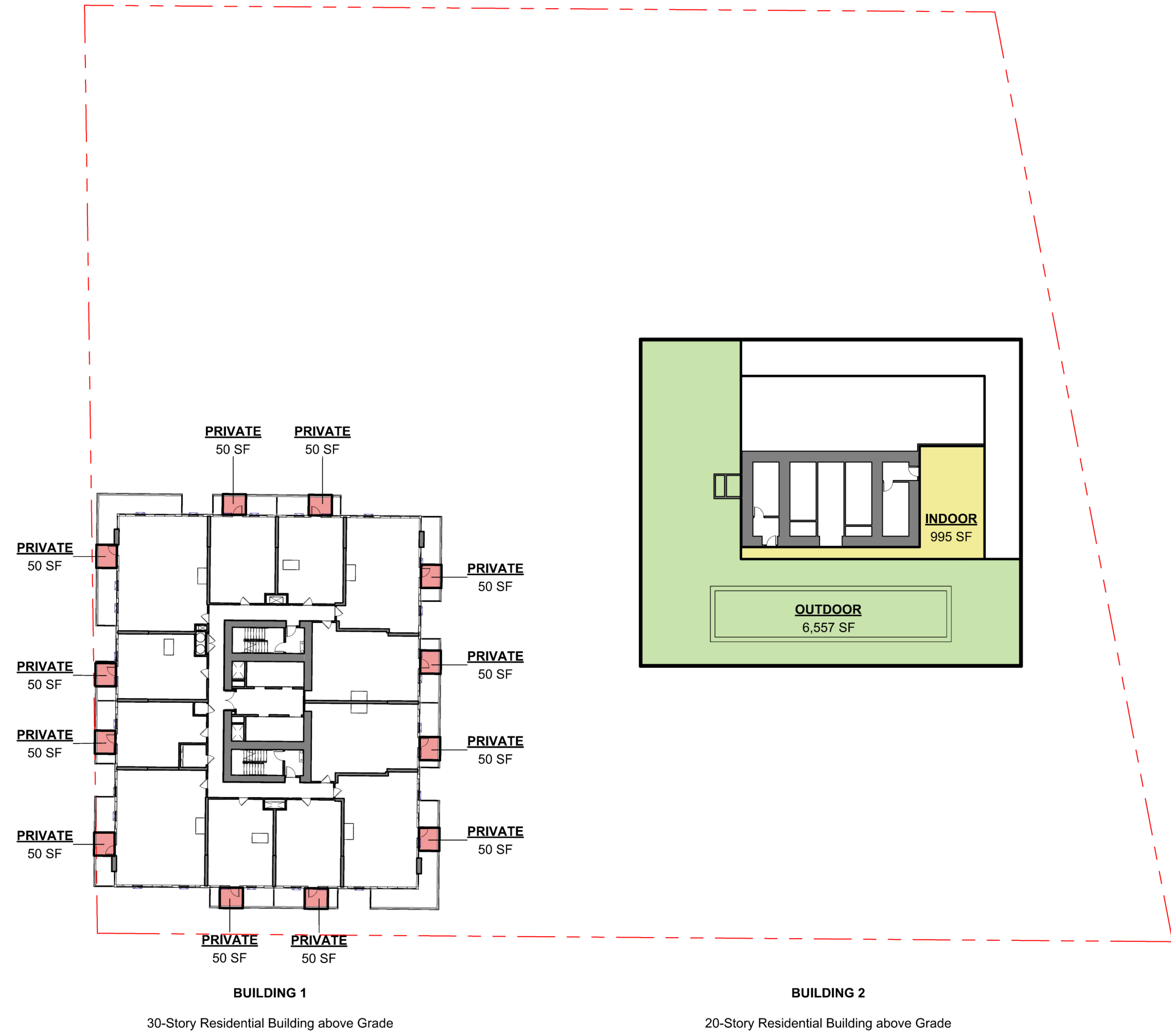
TOTAL CODE-REQUIRED "COMMON OPEN SPACE" BREAKDOWN:			
COMMON OPEN SPACE TOTAL AREA - MINIMUM 50% OF TOTAL REQUIRED:	65,350 X 0.50 =		32,675
COMMON OPEN SPACE PLANTED AREA - MINIMUM OF 25% OF REQUIRED	32,675 X 0.25 =		8,169
COMMON OPEN SPACE 24-INCH BOX TREE QUANTITY (1 PER 4 DWELLING UNITS):	474 / 4 =		119

TOTAL PROVIDED OPEN SPACE BREAKDOWN:			
TOTAL PROVIDED COMMON OPEN SPACE - OUTDOOR AREA:	40,822		40,822
TOTAL PROVIDED COMMON OPEN SPACE - INDOOR AREA:	BLDG 1 + BLDG 2 = 5,287 + 3,810 =		9,077
TOTAL PROVIDED PRIVATE OPEN SPACE - BALCONY AREA (50 SF MAXIMUM PER UNIT):	BLDG 1 + BLDG 2 = 324 x 50 + 150 x 50 = 16,200 + 7,500 =		23,700
TOTAL PROVIDED OPEN SPACE			73,599

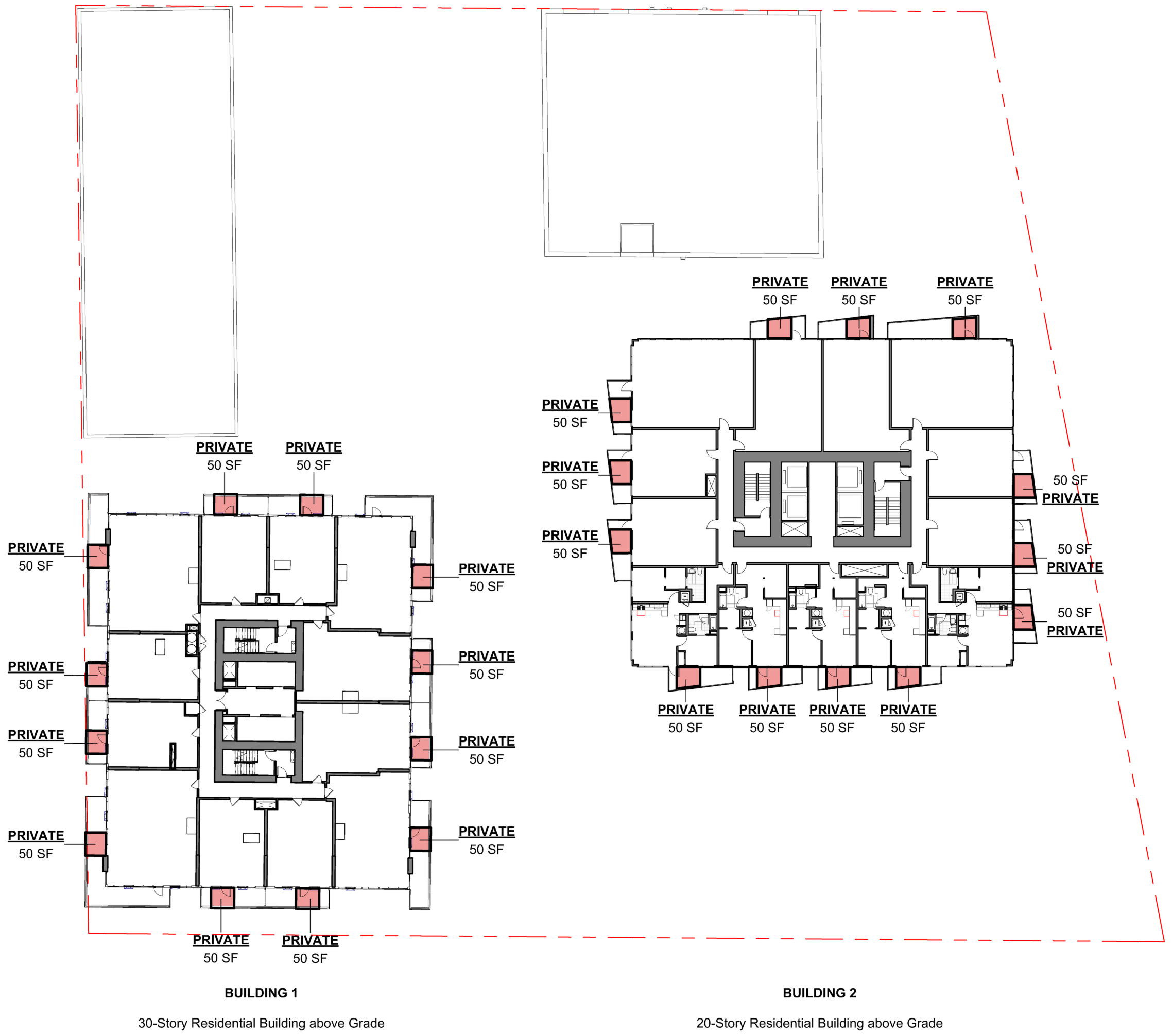
TOTAL PROVIDED COMMON OPEN SPACE - PLANTED AREAS: (25% MINIMUM OF PROVIDED COMMON OPEN SPACE)			8,169
TOTAL PROVIDED COMMON OPEN SPACE 24-INCH BOX TREE QUANTITY (1 PER 4 DWELLING UNITS):			120

LEGEND

- COMMON - OUTDOOR SPACE
- COMMON - INDOOR SPACE
- PRIVATE - OPEN SPACE



5 | BLDG 2 RF LVL 20
SCALE: 1/32" = 1'-0"



4 | BLDG 2 LVL 4
SCALE: 1/32" = 1'-0"



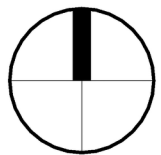
1 | BLDG 2 LVL 1
SCALE: 1/32" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

OPEN SPACE
DIAGRAM



Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number:

A1.07

OPEN SPACE CALCULATIONS			
SUMMARY OF OPEN SPACE REQUIREMENT (LAMC 12.21G, ORD. NO. 171,753 & ORD. NO. 149,999)			
BUILDING 1			
TYPE OF SPACE / # OF HABITABLE ROOMS*	QUANTITY	REQUIREMENT	TOTAL
<3 HABITABLE ROOMS (1-BR)	18	100 SF	1,800
3 HABITABLE ROOMS (1-BR + D / 2-BR)	198	125 SF	24,750
>3 HABITABLE ROOMS (3-BR)	108	175 SF	18,900
TOTAL CODE REQUIRED OPEN SPACE	324		45,450
BUILDING 2			
TYPE OF SPACE / # OF HABITABLE ROOMS*	QUANTITY	REQUIREMENT	TOTAL
<3 HABITABLE ROOMS (1-BR)	46	100 SF	4,600
3 HABITABLE ROOMS (1-BR + D / 2-BR)	58	125 SF	7,250
>3 HABITABLE ROOMS (3-BR)	46	175 SF	8,050
TOTAL CODE REQUIRED OPEN SPACE	150		19,900
TOTAL REQUIRED OPEN SPACE	474		65,350

NOTES:

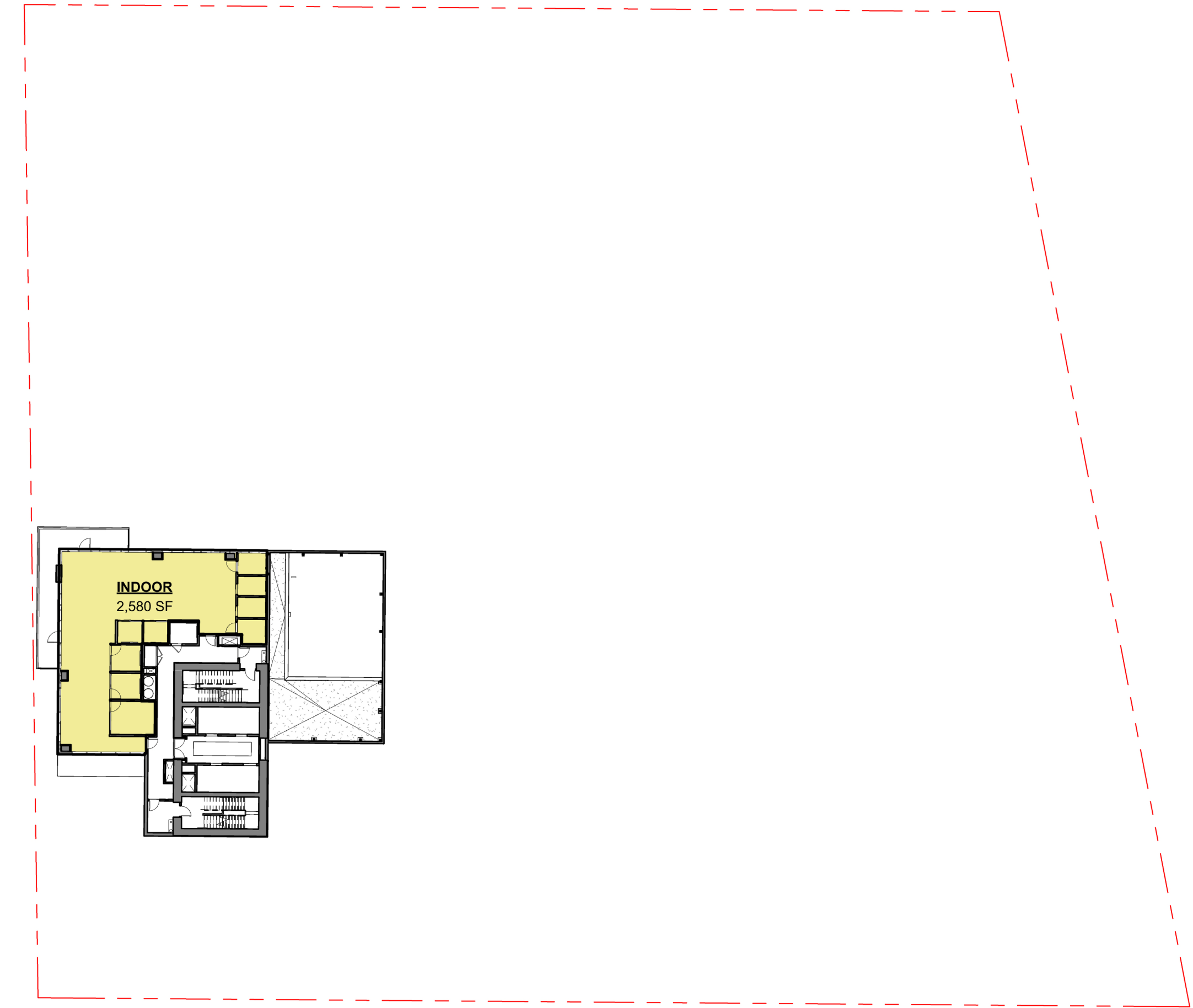
HABITABLE ROOM: AN ENCLOSED SUBDIVISION IN A RESIDENTIAL BUILDING COMMONLY USED FOR LIVING PURPOSES, BUT NOT INCLUDING ANY LOBBY, HALL, CLOSET, STORAGE SPACE, WATER CLOSET, BATH, TOILET, SLOP SINK, GENERAL UTILITY ROOM OR SERVICE PORCH. A RECESS FROM A ROOM OR AN ALCOVE (OTHER THAN A DINING AREA) HAVING 50 SQUARE FEET OR MORE OF FLOOR AREA AND SO LOCATED THAT IT COULD BE PARTITIONED OFF TO FORM A HABITABLE ROOM, SHALL BE CONSIDERED A HABITABLE ROOM. (AMENDED BY ORD. NO. 148,421, EFF. 8/14/74.)

*FOR THE PURPOSE OF APPLYING THE OPEN SPACE REQUIREMENTS, A KITCHEN SHALL NOT BE CONSIDERED A HABITABLE ROOM.

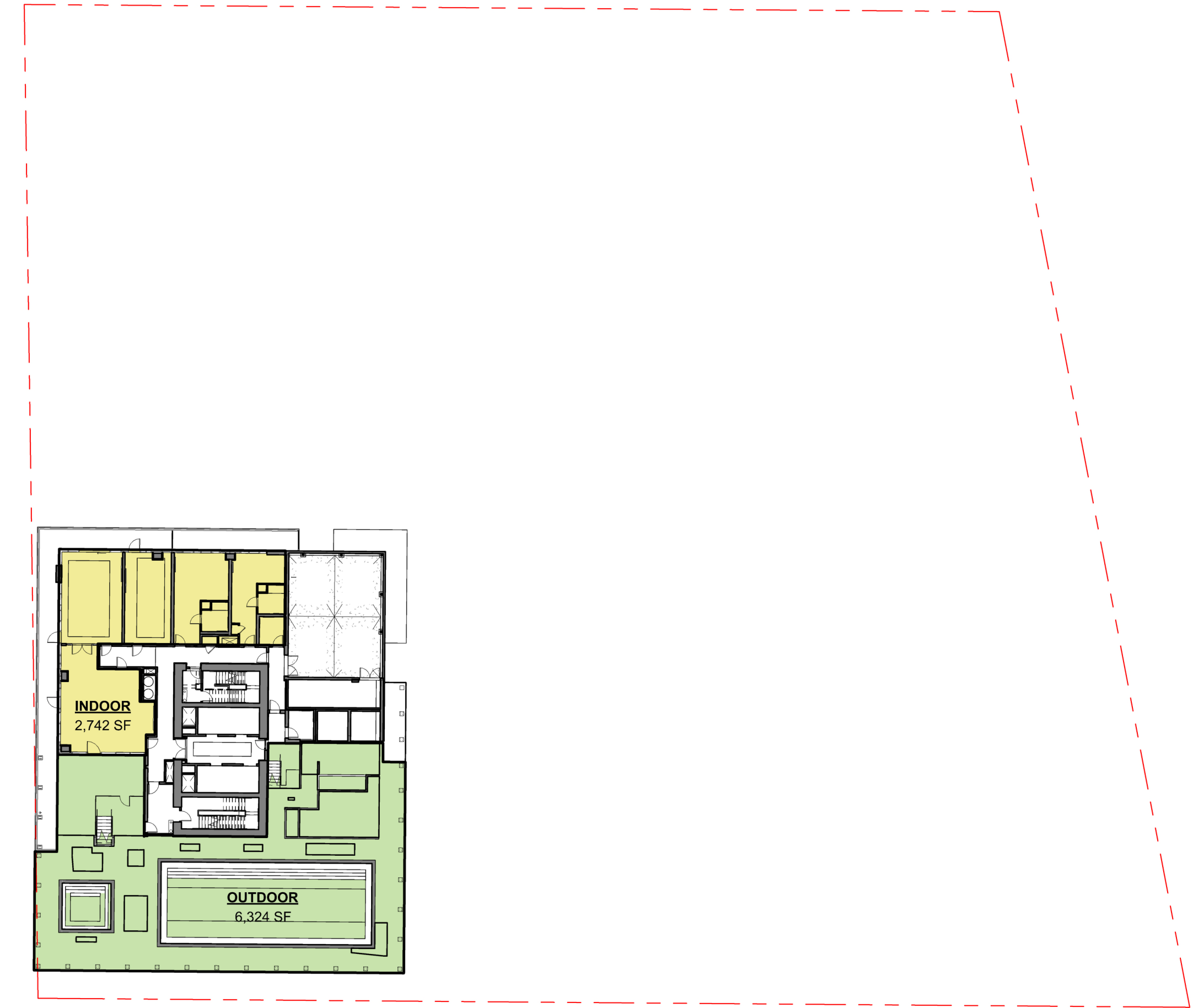
TOTAL CODE-REQUIRED "COMMON OPEN SPACE" BREAKDOWN:			
COMMON OPEN SPACE TOTAL AREA - MINIMUM 50% OF TOTAL REQUIRED:	65,350 X 0.50 =		32,675
COMMON OPEN SPACE PLANTED AREA - MINIMUM OF 25% OF REQUIRED	32,675 X 0.25 =		8,169
COMMON OPEN SPACE 24-INCH BOX TREE QUANTITY (1 PER 4 DWELLING UNITS):	474 / 4 =		119
TOTAL PROVIDED OPEN SPACE BREAKDOWN:			
TOTAL PROVIDED COMMON OPEN SPACE - OUTDOOR AREA:	40,822		40,822
TOTAL PROVIDED COMMON OPEN SPACE - INDOOR AREA:	BLDG 1 + BLDG 2 = 5,287 + 3,810 =		9,077
TOTAL PROVIDED PRIVATE OPEN SPACE - BALCONY AREA (50 SF MAXIMUM PER UNIT):	BLDG 1 + BLDG 2 = 324 x 50 + 150 x 50 = 16,200 + 7,500 =		23,700
TOTAL PROVIDED OPEN SPACE			73,599
TOTAL PROVIDED COMMON OPEN SPACE - PLANTED AREAS: (25% MINIMUM OF PROVIDED COMMON OPEN SPACE)			8,169
TOTAL PROVIDED COMMON OPEN SPACE 24-INCH BOX TREE QUANTITY (1 PER 4 DWELLING UNITS):			120

LEGEND

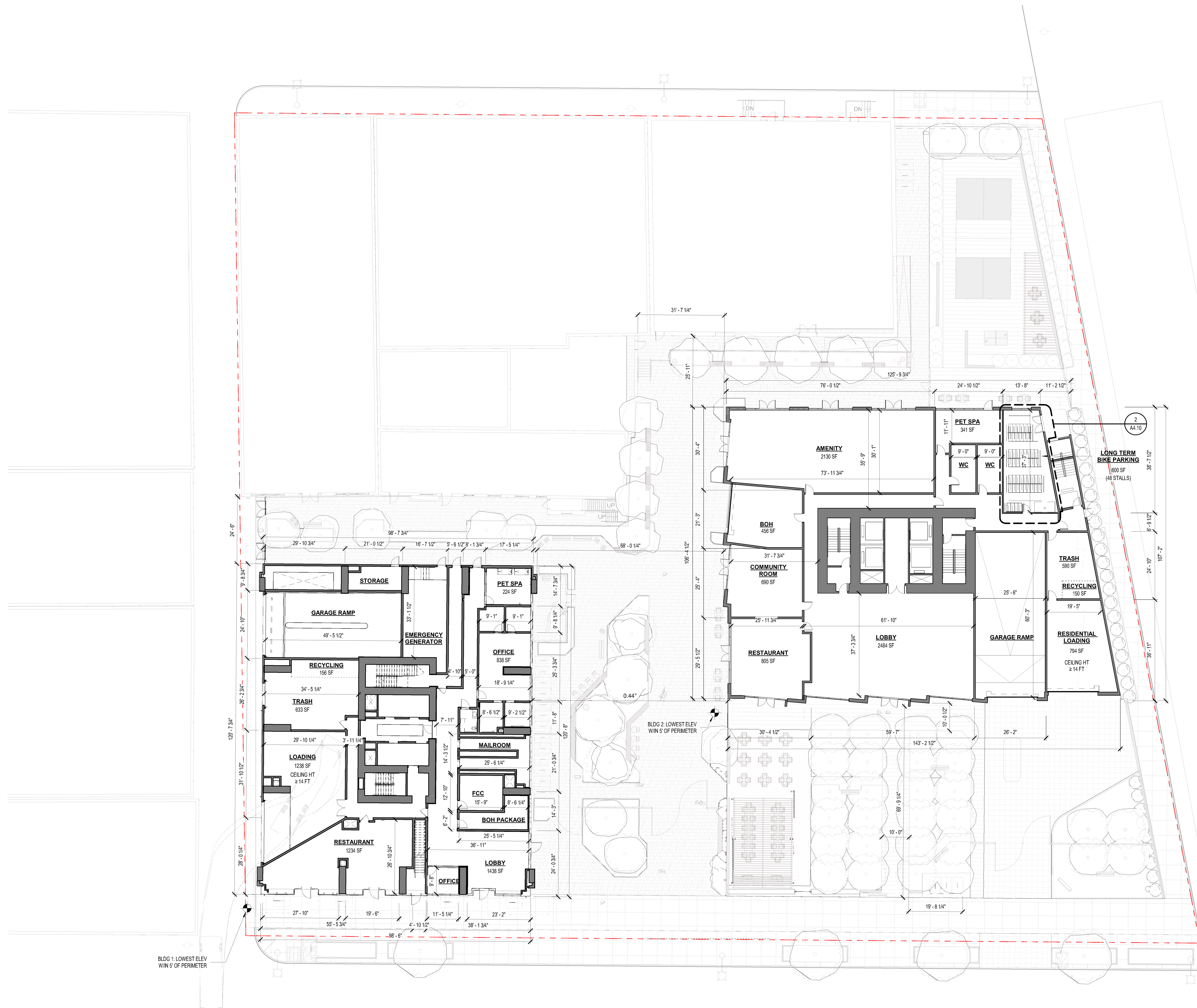
- COMMON - OUTDOOR SPACE
- COMMON - INDOOR SPACE
- PRIVATE - OPEN SPACE



2 | BLDG 1 LVL 30
SCALE: 1/32" = 1'-0"



1 | BLDG 1 LVL 29
SCALE: 1/32" = 1'-0"



1 FLOOR PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

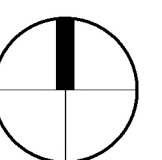
NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

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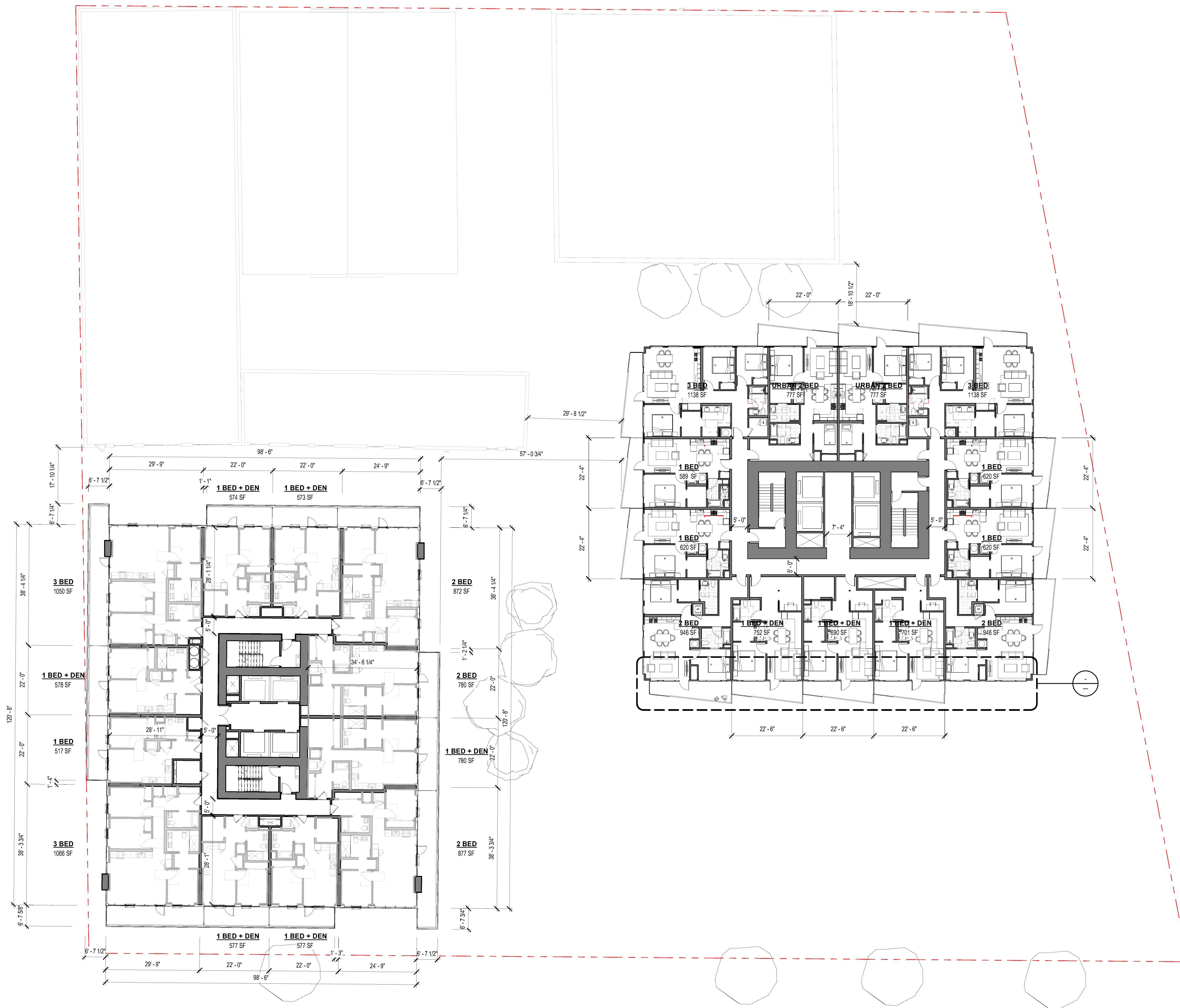
OVERALL PLAN -
LEVEL 01



Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number: A2.01



1 FLOOR PLAN - TYP LEVEL A (LEVEL 2-3, 6-7, 10-11)
SCALE: 1/16" = 1'-0"

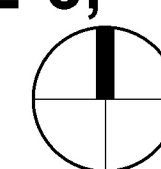
REVISIONS		
NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

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OVERALL PLAN -
TYP LEVEL A (2-3,
6-7, 10-11)

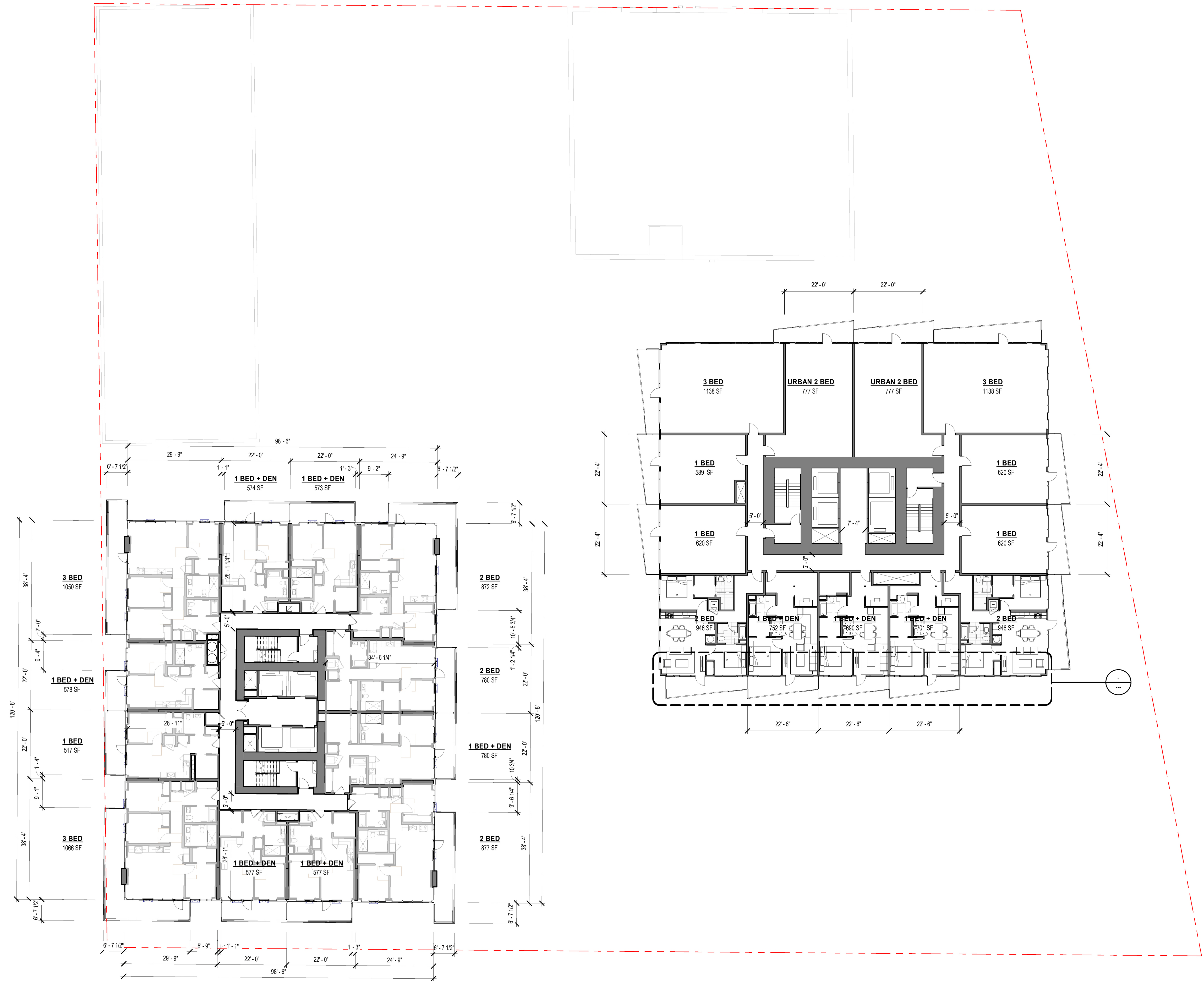


Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number:

A2.02

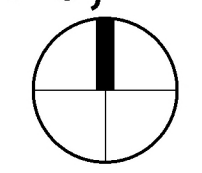


1 FLOOR PLAN - TYP LEVEL B (LEVEL 4-5, 8-9, 12)
SCALE: 1/16" = 1'-0"

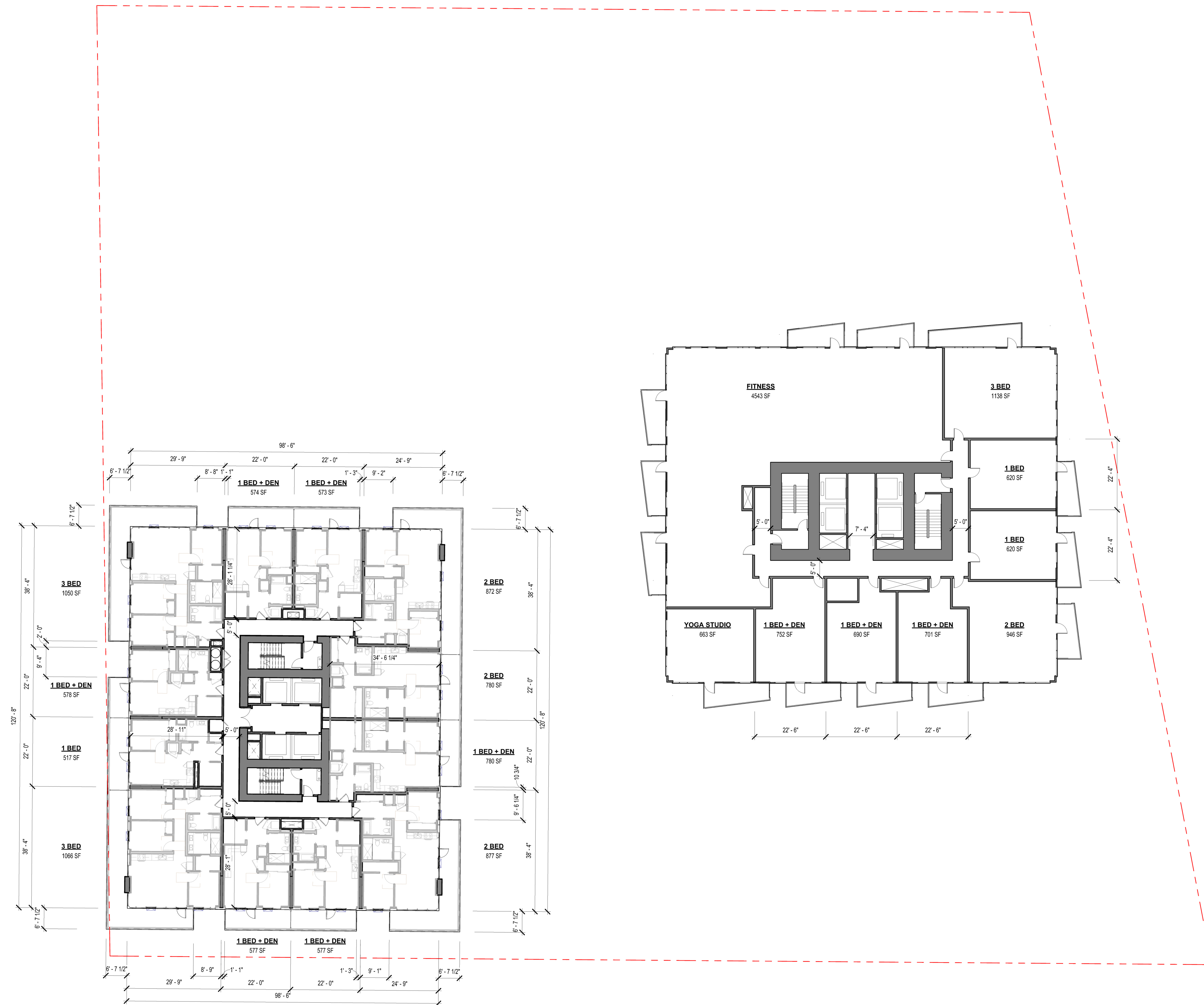
NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.
2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021
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OVERALL PLAN -
TYP LEVEL B (4-5,
8-9, 12)

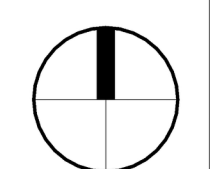


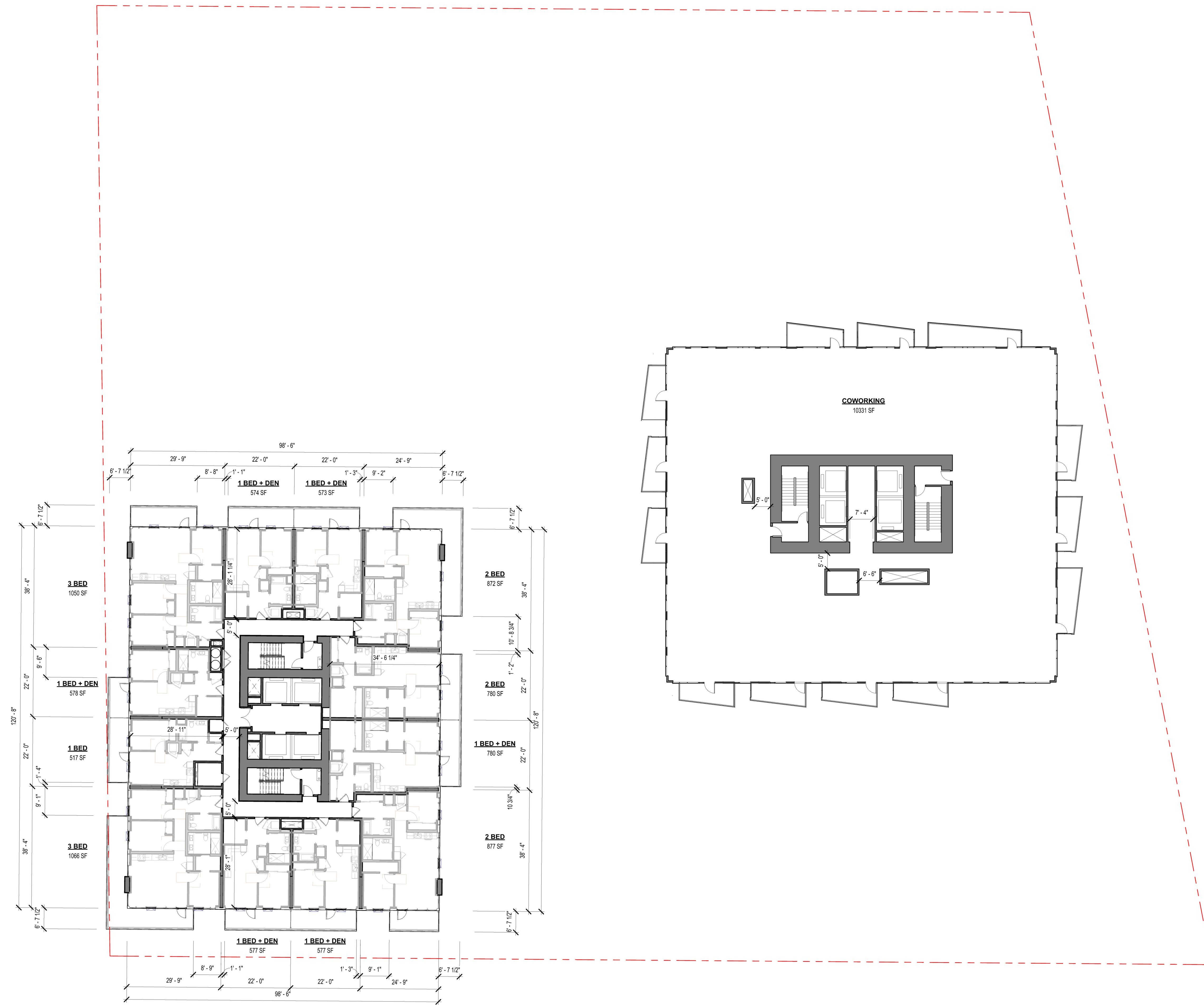
Drawn By: Author
Checked By: Checker
Project Number: 2024006
Sheet Number: A2.04



1 FLOOR PLAN - LEVEL 13
SCALE: 1/16" = 1'-0"

1	10/10/24	ENTITLEMENT
NO.	DATE	DESCRIPTION





1 FLOOR PLAN - LEVEL 14-15, 18-19
SCALE: 1/16" = 1'-0"

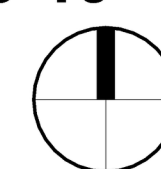
VIOLET ST.	
2123 & 2137 E. VIOLET ST. LOS ANGELES, CA 90021	
© 2024 SCB	
NO.	DATE
1	10/10/24
ENTITLEMENT	
DESCRIPTION	

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

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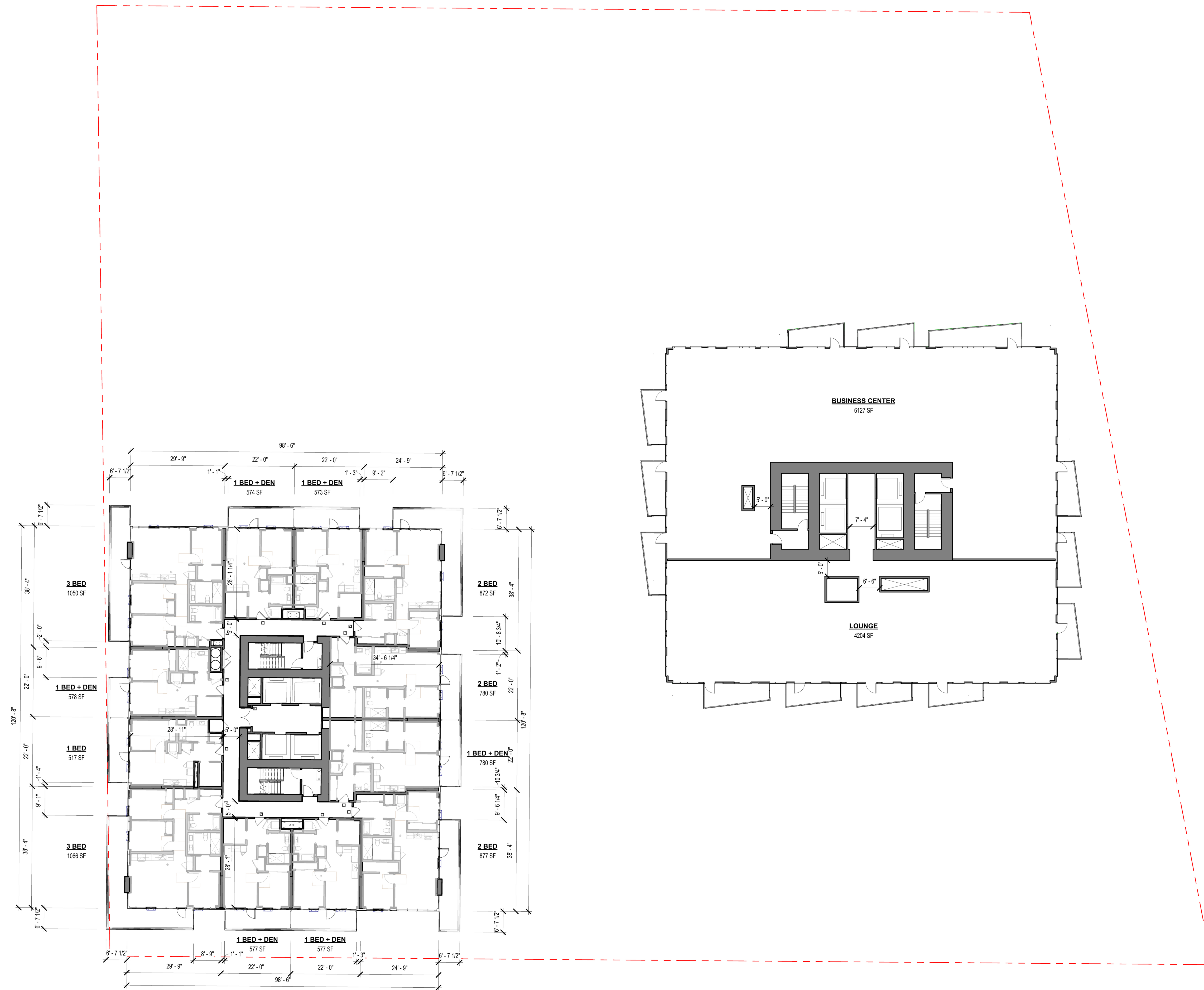
OVERALL PLAN -
LEVEL 14-15, 18-19



Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number: A2.14



1 FLOOR PLAN - LEVEL 16-17
SCALE: 1/16" = 1'-0"

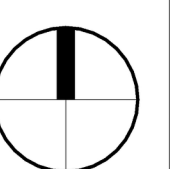
ENTITLEMENT		
NO.	DATE	DESCRIPTION
1	10/10/24	

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

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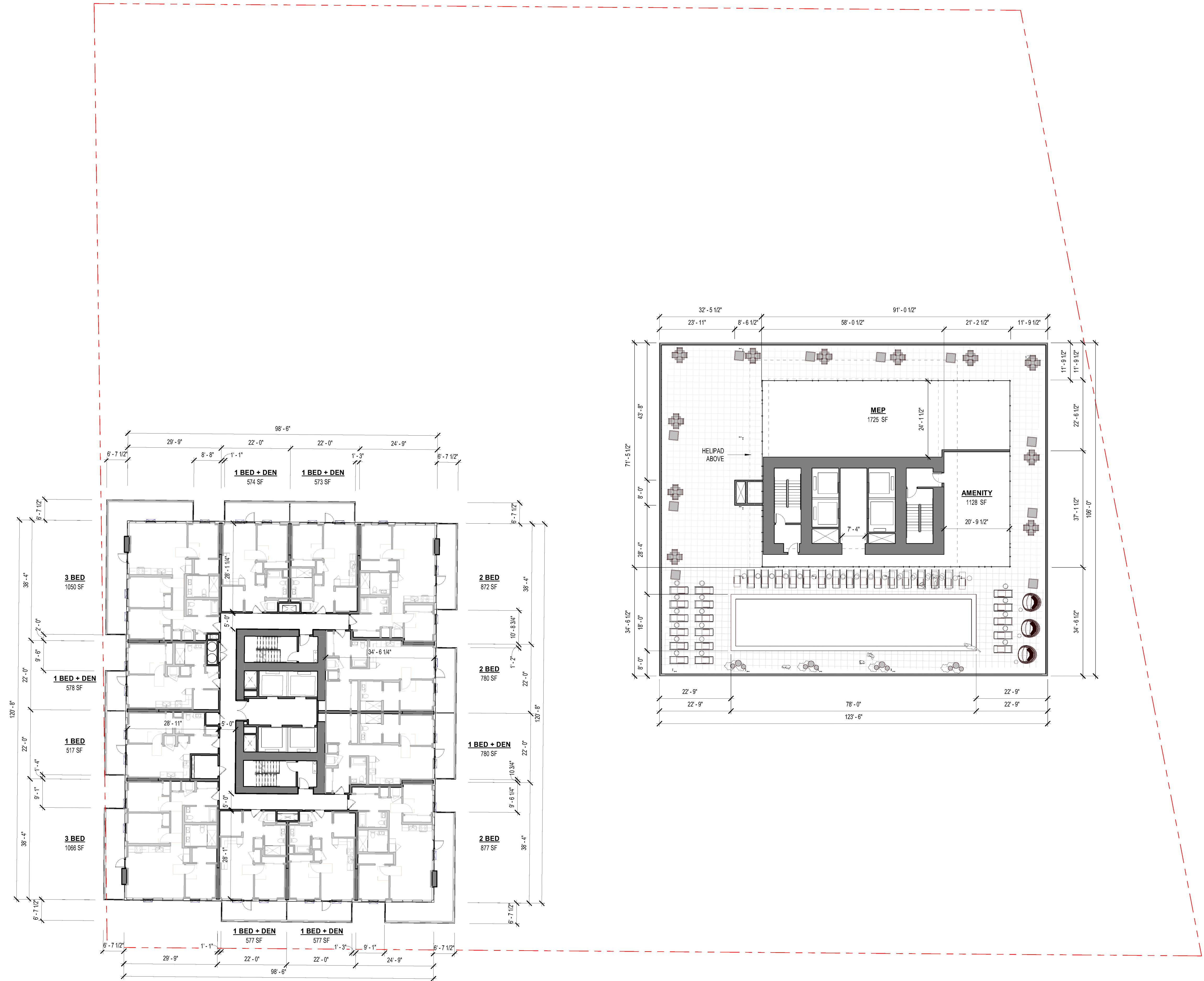
OVERALL PLAN -
LEVEL 16-17



Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number: A2.16



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

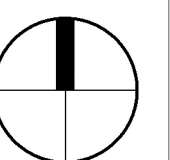
NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

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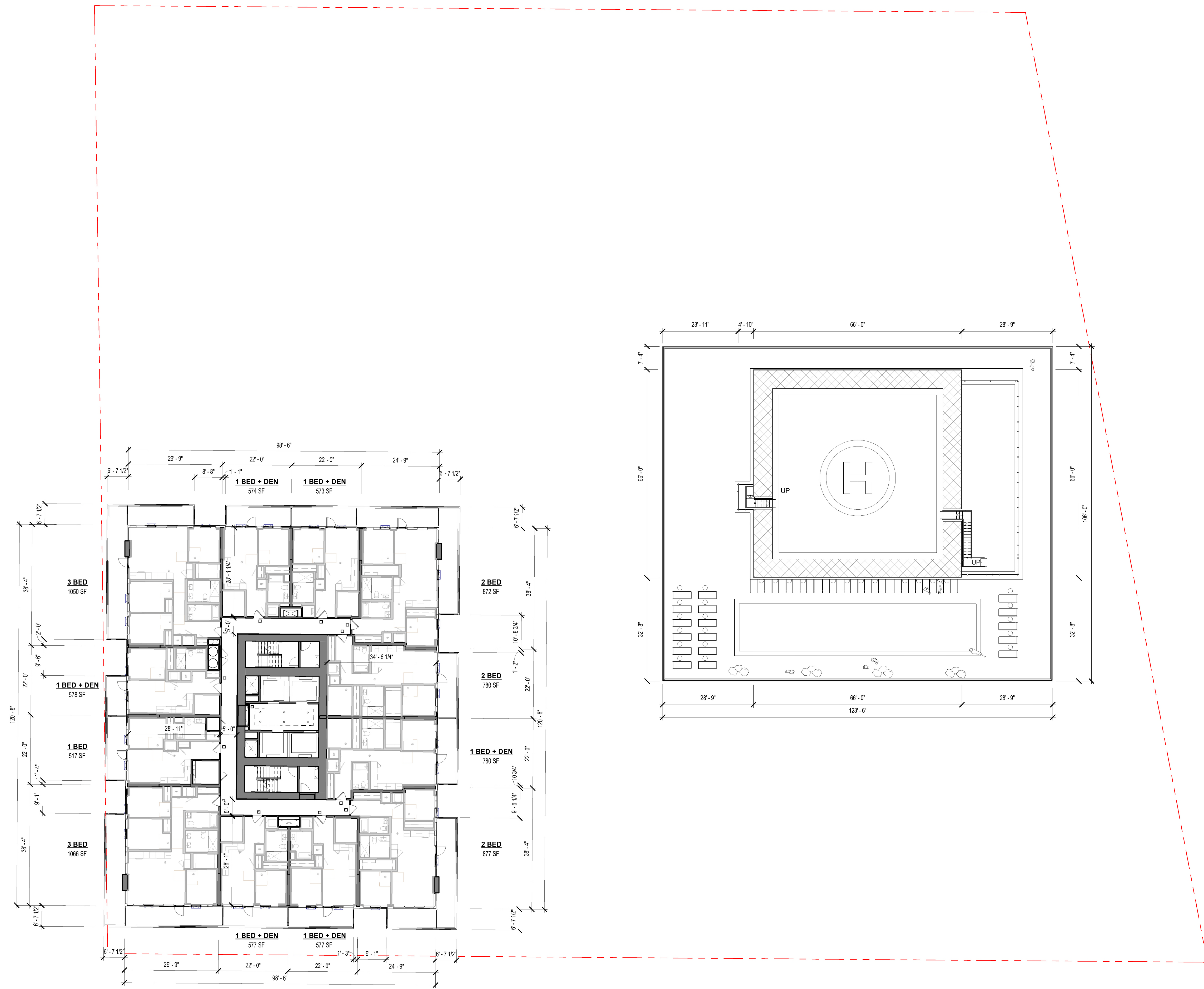
OVERALL PLAN -
BLDG 2 ROOF



Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number: A2.20



1 T.O. MECH SCRIN
SCALE: 1/16" = 1'-0"

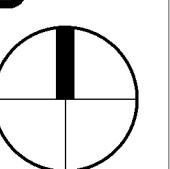
NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.

2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021

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OVERALL PLAN -
BLDG 2 HELIPAD



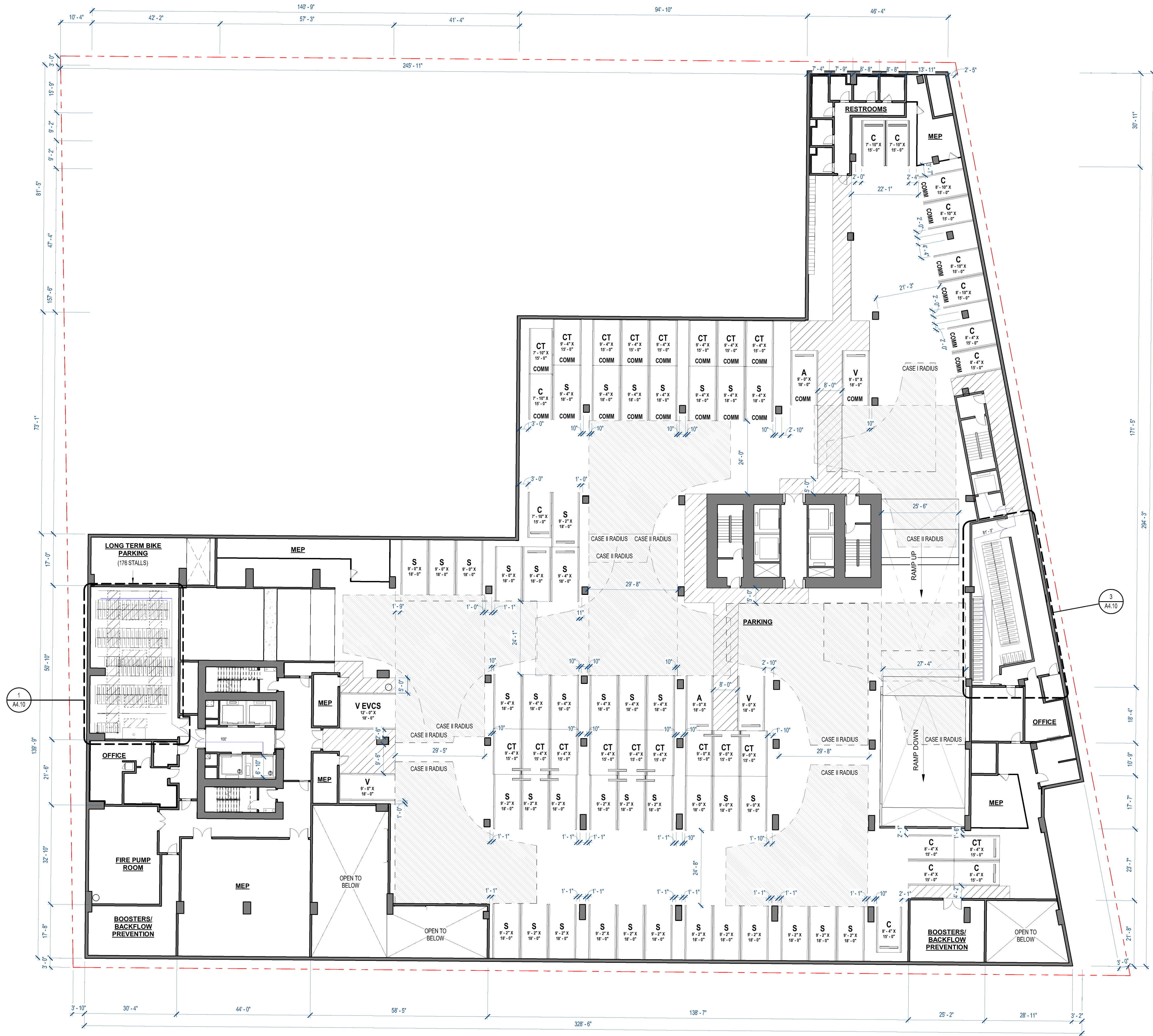
Drawn By: Author
Checked By: Checker

Project Number: 2024006

Sheet Number:

A2.21

PARKING SUMMARY COUNT				
LEVEL	USE	STALL	QUANTITY	
COMM				
GARAGE LEVEL P1	COMM	A		1
GARAGE LEVEL P1	COMM	C		10
GARAGE LEVEL P1	COMM	CT		8
GARAGE LEVEL P1	COMM	S		7
GARAGE LEVEL P1	COMM	V		27
COMMERCIAL TOTAL:				27
PARKING SUMMARY COUNT				
LEVEL	USE	STALL	QUANTITY	
RESD				
GARAGE LEVEL P6	RESD	A		3
GARAGE LEVEL P6	RESD	C		19
GARAGE LEVEL P6	RESD	CT		27
GARAGE LEVEL P6	RESD	S		90
GARAGE LEVEL P6	RESD	V		1
				140
GARAGE LEVEL P5	RESD	A		3
GARAGE LEVEL P5	RESD	C		19
GARAGE LEVEL P5	RESD	CT		27
GARAGE LEVEL P5	RESD	S		90
GARAGE LEVEL P5	RESD	V		1
				140
GARAGE LEVEL P4	RESD	A		3
GARAGE LEVEL P4	RESD	C		19
GARAGE LEVEL P4	RESD	CT		27
GARAGE LEVEL P4	RESD	S		90
GARAGE LEVEL P4	RESD	V		1
				140
GARAGE LEVEL P3	RESD	A		3
GARAGE LEVEL P3	RESD	C		19
GARAGE LEVEL P3	RESD	CT		27
GARAGE LEVEL P3	RESD	S		90
GARAGE LEVEL P3	RESD	V		1
				140
GARAGE LEVEL P2	RESD	A		3
GARAGE LEVEL P2	RESD	C		14
GARAGE LEVEL P2	RESD	CT		24
GARAGE LEVEL P2	RESD	S		76
GARAGE LEVEL P2	RESD	V		1
				118
GARAGE LEVEL P1	RESD	A		1
GARAGE LEVEL P1	RESD	C		5
GARAGE LEVEL P1	RESD	CT		10
GARAGE LEVEL P1	RESD	S		34
GARAGE LEVEL P1	RESD	V		2
GARAGE LEVEL P1	RESD	V EVCS		53
RESIDENTIAL TOTAL:				731
TOTAL:				758



GARAGE LEGEND

ACCESSIBLE PATHWAY

TURN RADIUS CLEARANCE

PARKING LEGEND:

S - STANDARD PARKING STALL

C - COMPACT PARKING STALL

CT - COMPACT TANDEM PARKING STALL

EV - DESIGNATED PARKING SPACE FOR LEV/FEV VEHICLES

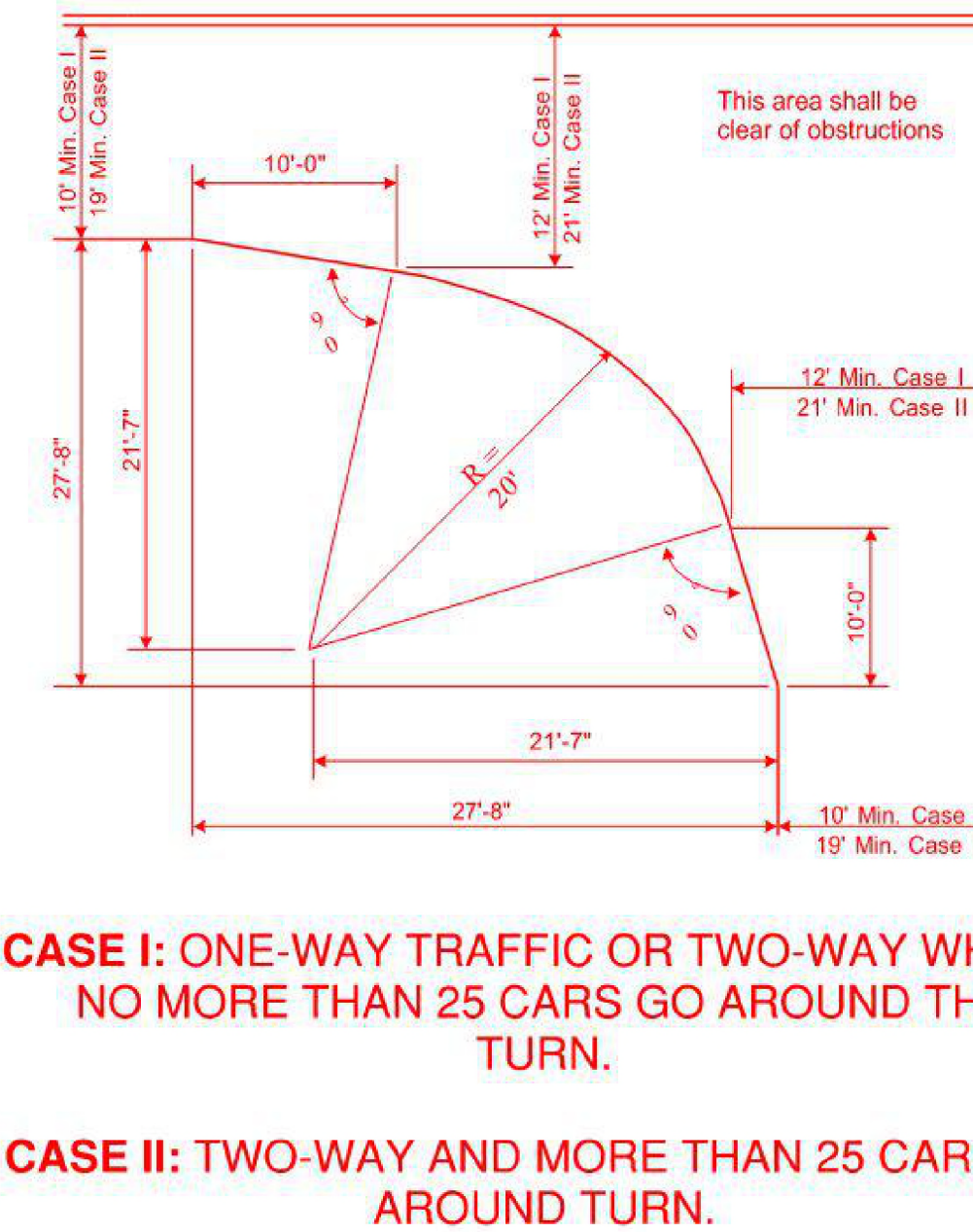
T - TANDEM PARKING STALL

A - ACCESSIBLE PARKING STALL

V - VAN ACCESSIBLE PARKING STALL

- ### GARAGE NOTES

 - MAINTAIN 8'-2" CLEAR MINIMUM AT ALL ACCESSIBLE SPACES, AND AT ALL AISLE AND DRIVE AISLES PROVIDING ACCESS TO THESE ACCESSIBLE SPACES. MAINTAIN 7'-0" CLEAR MINIMUM AT ALL OTHER AREAS OF THE PARKING GARAGE.
 - RESIDENTIAL PARKING STALLS SHOWN IN TANDEM WILL BE ASSIGNED TO THE SAME UNIT.
 - COMMERCIAL TANDEM SPACES ARE PERMITTED IN PUBLIC GARAGES PROVIDING AN ATTENDANT, A COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT WILL BE REQUIRED. PER P202 2023-001



1 GARAGE LVL P1
SCALE: 1/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/10/24	ENTITLEMENT

VIOLET ST.
2123 & 2137 E. VIOLET ST.
LOS ANGELES, CA 90021
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OVERALL PLAN -
LEVEL P1

Drawn By: Author	Checked By: Checker
Project Number:	2024006
Sheet Number:	A2.P1

PARKING SUMMARY COUNT			
LEVEL	USE	STALL	QUANTITY
COMM			
GARAGE LEVEL P1	COMM	A	1
GARAGE LEVEL P1	COMM	C	10
GARAGE LEVEL P1	COMM	CT	8
GARAGE LEVEL P1	COMM	S	7
GARAGE LEVEL P1	COMM	V	1
COMMERCIAL TOTAL:			
			27

PARKING SUMMARY COUNT			
LEVEL	USE	STALL	QUANTITY
RESD			
GARAGE LEVEL P6	RESD	A	3
GARAGE LEVEL P6	RESD	C	19
GARAGE LEVEL P6	RESD	CT	27
GARAGE LEVEL P6	RESD	S	90
GARAGE LEVEL P6	RESD	V	1
RESIDENTIAL TOTAL:			
			140

GARAGE LEVEL P5	RESD	A	3
GARAGE LEVEL P5	RESD	C	19
GARAGE LEVEL P5	RESD	CT	27
GARAGE LEVEL P5	RESD	S	90
GARAGE LEVEL P5	RESD	V	1
RESIDENTIAL TOTAL:			
			140

GARAGE LEVEL P4	RESD	A	3
GARAGE LEVEL P4	RESD	C	19
GARAGE LEVEL P4	RESD	CT	27
GARAGE LEVEL P4	RESD	S	90
GARAGE LEVEL P4	RESD	V	1
RESIDENTIAL TOTAL:			
			140

GARAGE LEVEL P3	RESD	A	3
GARAGE LEVEL P3	RESD	C	19
GARAGE LEVEL P3	RESD	CT	27
GARAGE LEVEL P3	RESD	S	90
GARAGE LEVEL P3	RESD	V	1
RESIDENTIAL TOTAL:			
			140

GARAGE LEVEL P2	RESD	A	3
GARAGE LEVEL P2	RESD	C	14
GARAGE LEVEL P2	RESD	CT	24
GARAGE LEVEL P2	RESD	S	76
GARAGE LEVEL P2	RESD	V	1
RESIDENTIAL TOTAL:			
			118

GARAGE LEVEL P1	RESD	A	1
GARAGE LEVEL P1	RESD	C	5
GARAGE LEVEL P1	RESD	CT	10
GARAGE LEVEL P1	RESD	S	34
GARAGE LEVEL P1	RESD	V	2
GARAGE LEVEL P1	RESD	V EVCS	53
RESIDENTIAL TOTAL:			
			731

TOTAL:			758
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1 GARAGE LVL P2
SCALE: 1/16" = 1'-0"

GARAGE LEGEND

ACCESSIBLE PATHWAY

TURN RADIUS CLEARANCE

PARKING LEGEND:

S - STANDARD PARKING STALL

C - COMPACT PARKING STALL

CT - COMPACT TANDEM PARKING STALL

EV - DESIGNATED PARKING SPACE FOR LEVIFEY VEHICLES

T - TANDEM PARKING STALL

A - ACCESSIBLE PARKING STALL

V - VAN ACCESSIBLE PARKING STALL

GARAGE NOTES

1. MAINTAIN 8'-2" CLEAR MINIMUM AT ALL ACCESSIBLE SPACES, AND AT ALL AISLE AND DRIVE AISLES PROVIDING ACCESS TO THESE ACCESSIBLE SPACES. MAINTAIN 7'-0" CLEAR MINIMUM AT ALL OTHER AREAS OF THE PARKING GARAGE.
2. RESIDENTIAL PARKING STALLS SHOWN IN TANDEM WILL BE ASSIGNED TO THE SAME UNIT.
3. COMMERCIAL TANDEM SPACES ARE PERMITTED IN PUBLIC GARAGES PROVIDING AN ATTENDANT. A "COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT" WILL BE REQUIRED. PER PIZC 2023-001

The diagram illustrates two cases for turn radius clearances. Case I shows a one-way traffic or two-way turn with a minimum clearance of 10'-0" for Case I and 21'-0" for Case II. Case II shows a two-way turn with a minimum clearance of 12'-0" for Case I and 21'-0" for Case II. The diagram also indicates that the area shall be clear of obstructions.

CASE I: ONE-WAY TRAFFIC OR TWO-WAY WHERE NO MORE THAN 25 CARS GO AROUND THE TURN.

CASE II: TWO-WAY AND MORE THAN 25 CARS GO AROUND TURN.

COMM				
GARAGE LEVEL P1	COMM	A		1
GARAGE LEVEL P1	COMM	C		10
GARAGE LEVEL P1	COMM	CT		8
GARAGE LEVEL P1	COMM	S		7
GARAGE LEVEL P1	COMM	V		1

COMMERCIAL TOTAL: 27

PARKING SUMMARY COUNT			
LEVEL	USE	STALL	QUANTITY
RESD			
GARAGE LEVEL P6	RESD	A	3
GARAGE LEVEL P6	RESD	C	19
GARAGE LEVEL P6	RESD	CT	27
GARAGE LEVEL P6	RESD	S	90
GARAGE LEVEL P6	RESD	V	1

GARAGE LEVEL P5	RESD	A	3
GARAGE LEVEL P5	RESD	C	19
GARAGE LEVEL P5	RESD	CT	27
GARAGE LEVEL P5	RESD	S	90
GARAGE LEVEL P5	RESD	V	1
			140

GARAGE LEVEL P4	RESD	A	3
GARAGE LEVEL P4	RESD	C	19
GARAGE LEVEL P4	RESD	CT	27
GARAGE LEVEL P4	RESD	S	90
GARAGE LEVEL P4	RESD	V	1

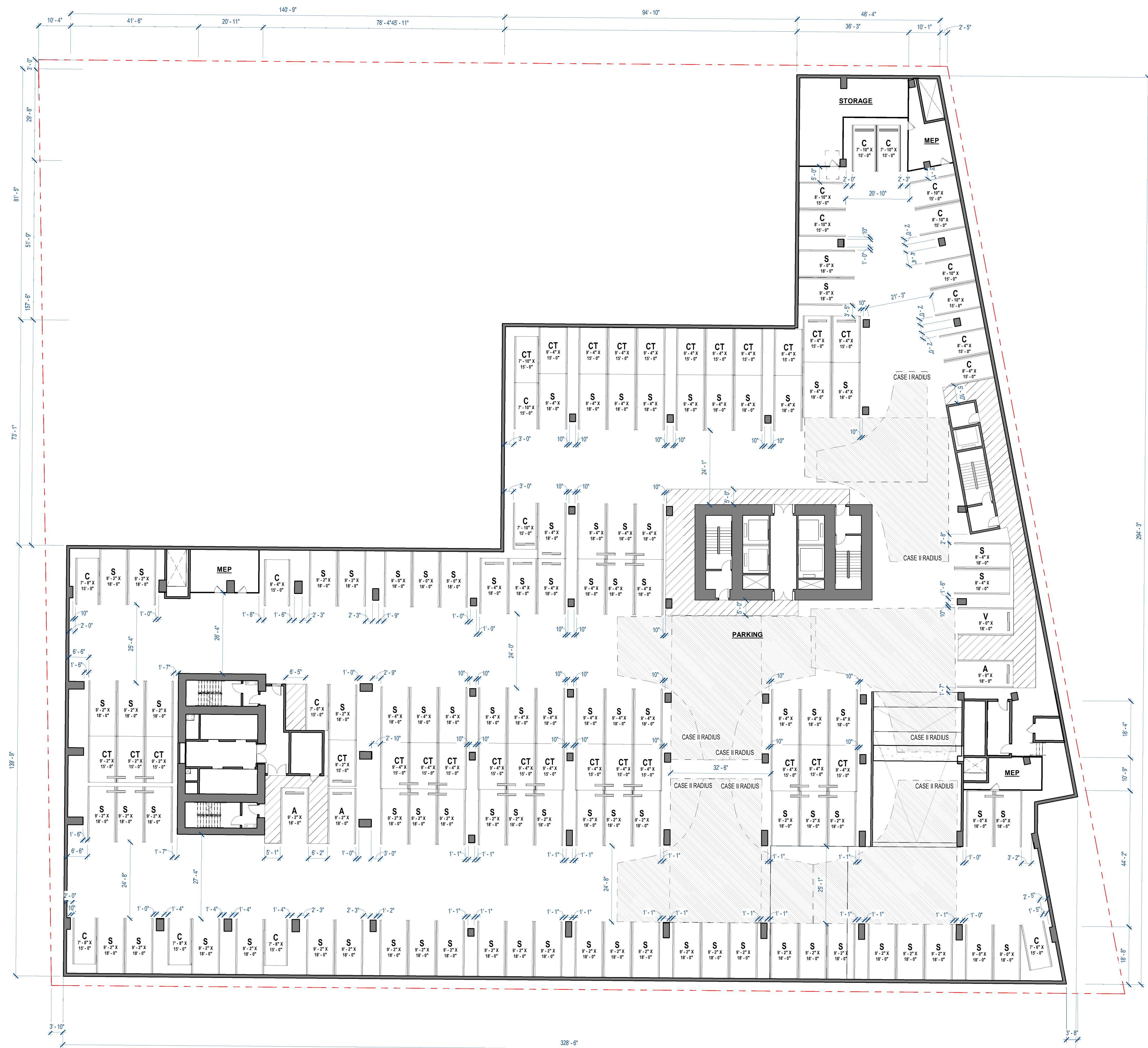
GARAGE LEVEL P3	RESD	A	3
GARAGE LEVEL P3	RESD	C	19
GARAGE LEVEL P3	RESD	CT	27
GARAGE LEVEL P3	RESD	S	90
GARAGE LEVEL P3	RESD	V	1

GARAGE LEVEL P2	RESD	A	3
GARAGE LEVEL P2	RESD	C	14
GARAGE LEVEL P2	RESD	CT	24
GARAGE LEVEL P2	RESD	S	76
GARAGE LEVEL P2	RESD	V	1

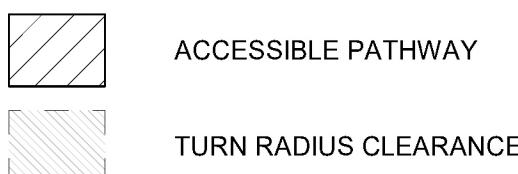
GARAGE LEVEL P1	RESD	A	1
GARAGE LEVEL P1	RESD	C	5
GARAGE LEVEL P1	RESD	CT	10
GARAGE LEVEL P1	RESD	S	34
GARAGE LEVEL P1	RESD	V	2
GARAGE LEVEL P1	RESD	V EVCS	1

RESIDENTIAL TOTAL: 731

TOTAL:	758
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GARAGE LEGEND

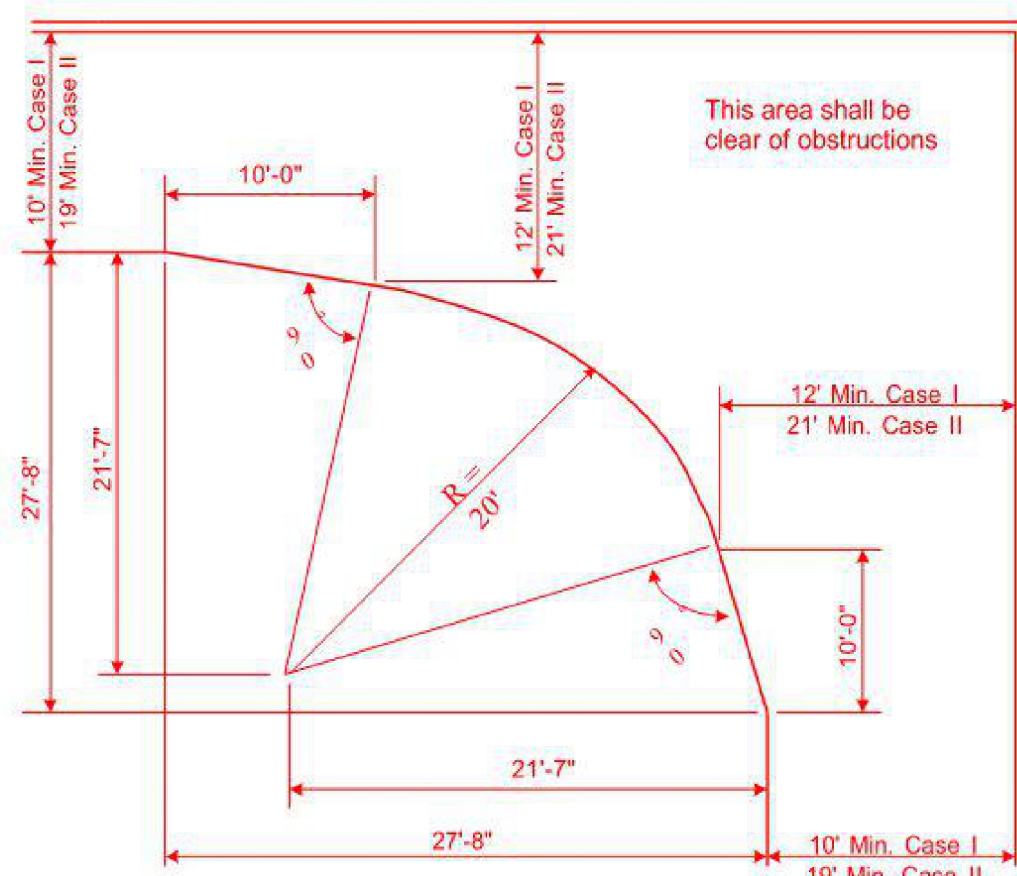


PARKING LEGEND:

S - STANDARD PARKING STALL	T - TANDEM PARKING STALL
C - COMPACT PARKING STALL	A - ACCESSIBLE PARKING STALL
CT - COMPACT TANDEM PARKING STALL	V - VAN ACCESSIBLE PARKING STALL
EV - DESIGNATED PARKING SPACE FOR LEV/FEV VEHICLES	

GARAGE NOTES

1. MAINTAIN 8'-2" CLEAR MINIMUM AT ALL ACCESSIBLE SPACES, AND AT ALL AISLE AND DRIVE AISLES PROVIDING ACCESS TO THESE ACCESSIBLE SPACES. MAINTAIN 7'-0" CLEAR MINIMUM AT ALL OTHER AREAS OF THE PARKING GARAGE.
2. RESIDENTIAL PARKING STALLS SHOWN IN TANDEM WILL BE ASSIGNED TO THE SAME UNIT.
3. COMMERCIAL TANDEM SPACES ARE PERMITTED IN PUBLIC GARAGES PROVIDING AN ATTENDANT. A 'COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT' WILL BE REQUIRED. PER P/CZ 2023-001

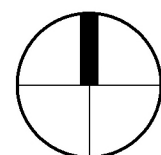


**CASE I: ONE-WAY TRAFFIC OR TWO-WAY WHERE
NO MORE THAN 25 CARS GO AROUND THE
TURN.**

CASE II: TWO-WAY AND MORE THAN 25 CARS GO AROUND TURN.

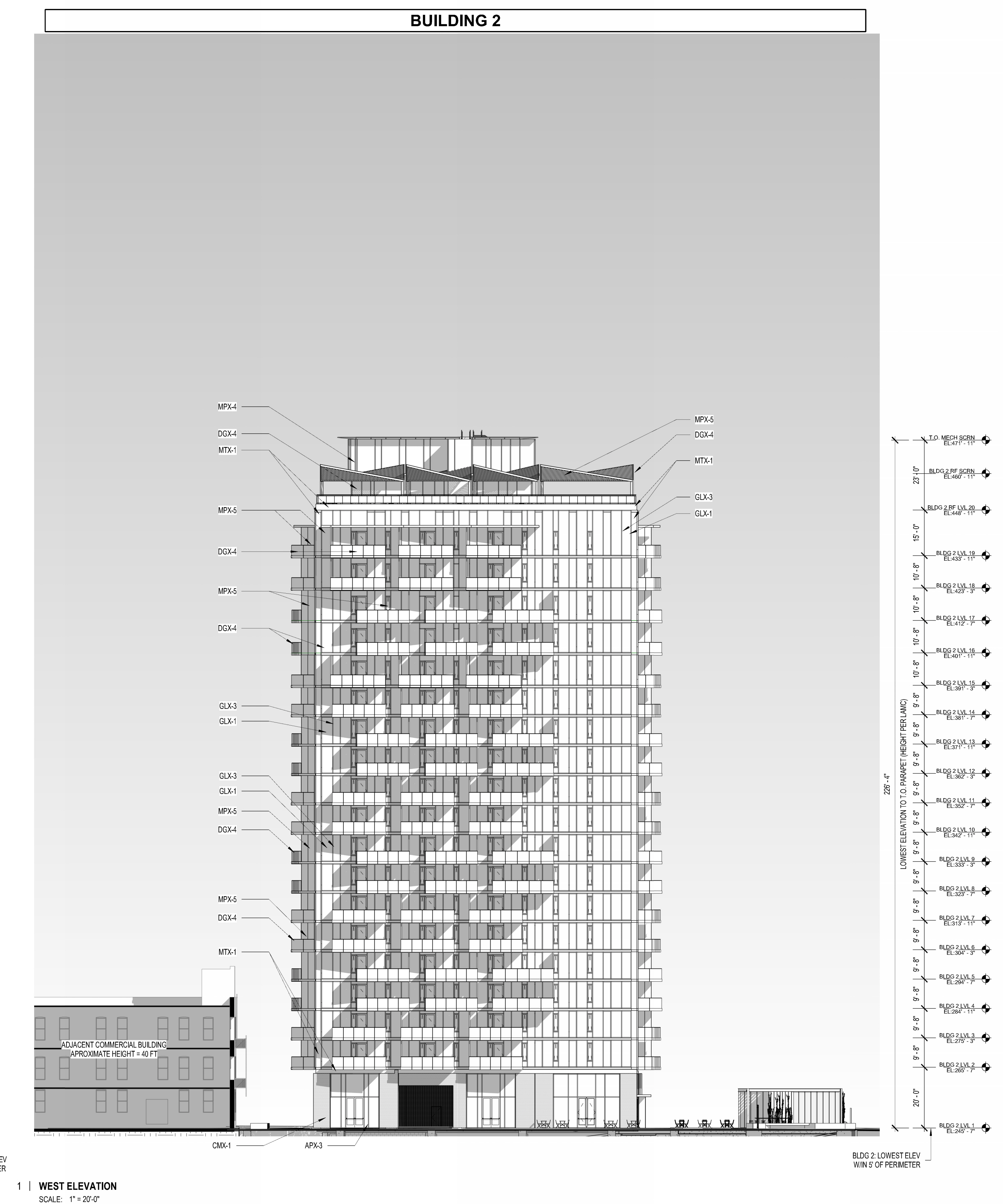
1 GARAGE LVL P3
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

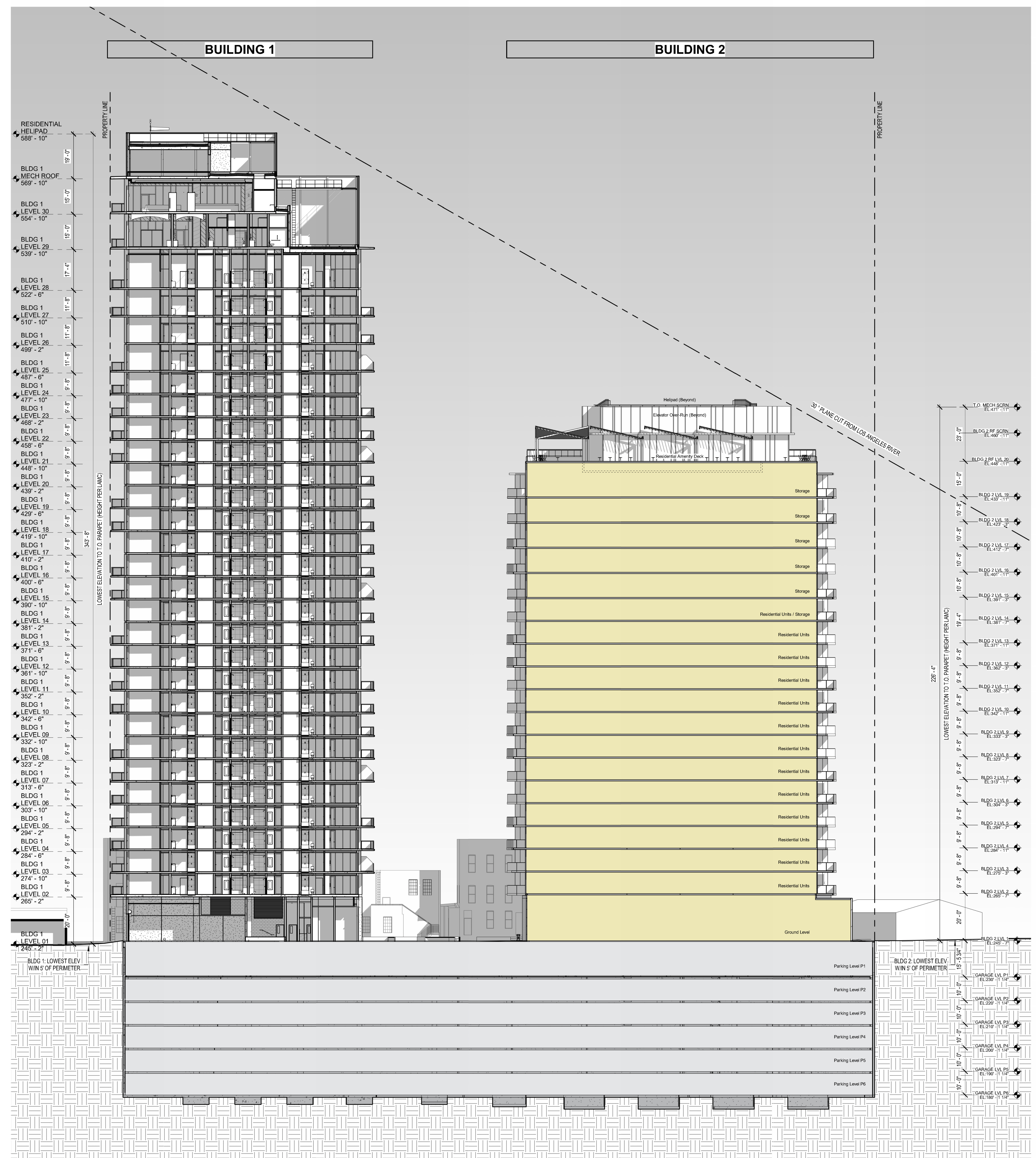
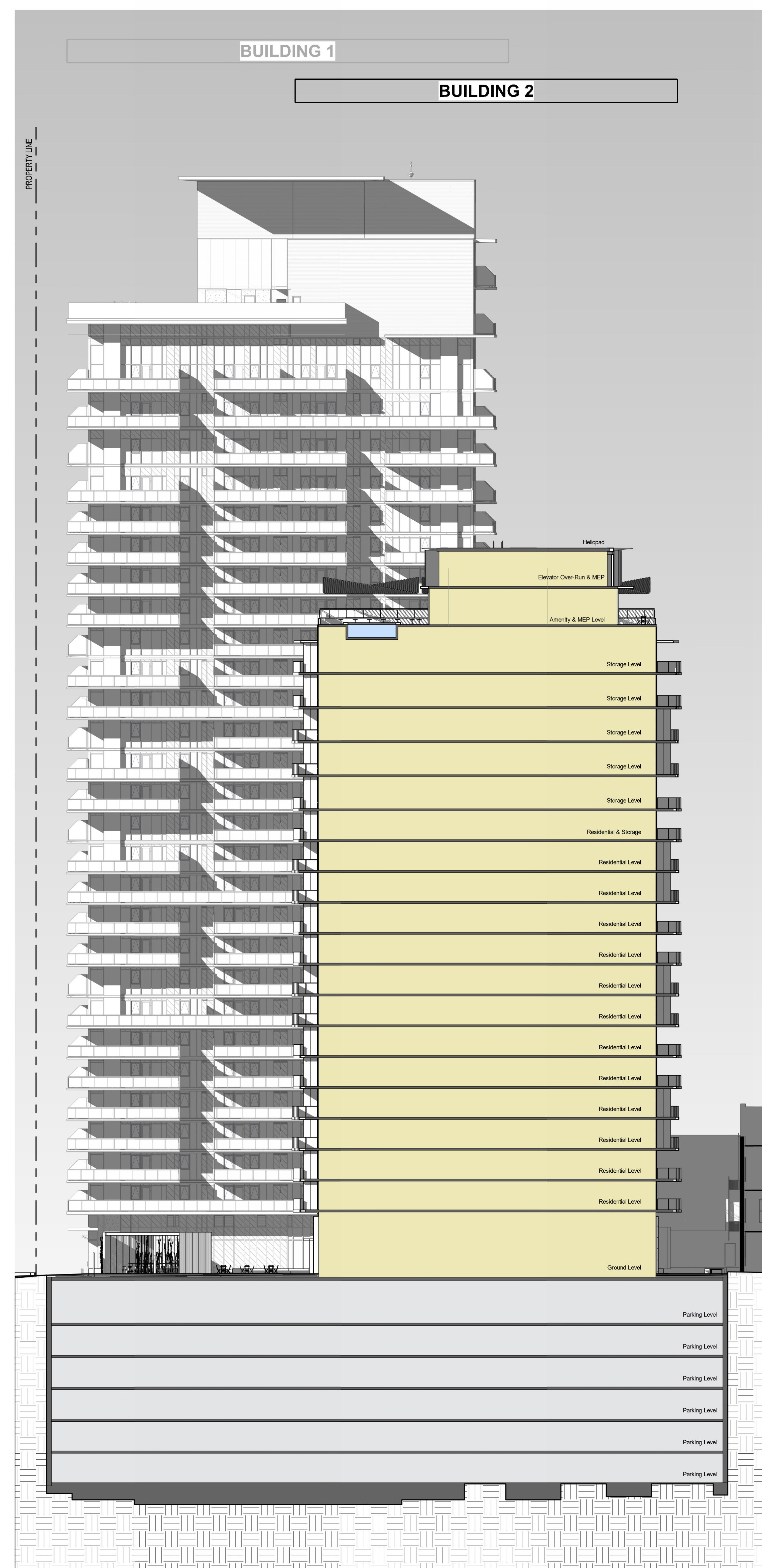




MATERIALS																								
SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION
	CCX-1	GRAY	0.40	CAST-IN-PLACE CONCRETE		DXG-4	ANOD ALUM	0.80	GLASS RAILING SYSTEM W/ CLEAR GLAZING		MPX-3	BLACK	0.05	METAL PANEL GLAZED INTO WINDOW SYSTEM		APX-3	BLACK	0.05	ALUMINUM GLAZED STOREFRONT WINDOW SYSTEM		GLX-7	CLEAR	0.70	LAMINATED BALCONY RAILING GLAZING W/ CLEAR INTERLAYER
	CMX-1	CHARCOAL	0.10	MODULAR VELOUR THIN BRICK VENEER		MTX-1	DRK GRAY	0.20	COMPOSITE METAL PANEL SYSTEM		MPX-4	DRK GRAY	0.20	PERFORATED METAL PANEL SYSTEM		APX-4	DRK GRAY	0.20	ALUMINUM GLAZED WINDOW WALL SYSTEM		PLX-1	PAINTED	0.40	PORTLAND CEMENT PLASTER SYSTEM
	CMX-2	CHARCOAL	0.10	8" CONC MASONRY UNIT, GROUND FACE		MTX-2	WHITE	0.80	COMPOSITE METAL PANEL SYSTEM		MPX-5	ANOD ALUM	0.80	PERFORATED, CORRUGATED METAL PANEL SCREEN		GLX-1 / GLX-2	CLEAR	0.70	1" THK INSULATED GLAZING UNIT, VISION		TLX-2	GRAY	0.30	PORCELAIN TILE
	DXG-1	BLACK	0.10	GLASS RAILING SYSTEM, GLAZED W/ BLACK FRIT		MTX-3	BLACK	0.05	COMPOSITE METAL PANEL SYSTEM		TCX-1	WHITE	0.75	PEDESTRIAL TRAFFIC COATING		GLX-3 / GLX-4	GRAY	0.40	MONOLITHIC SPANDREL GLAZING		PTX-1	BLACK	0.05	EXTERIOR PAINT
	DXG-2	WHITE	0.50	GLASS RAILING SYSTEM, GLAZED W/ WHITE FRIT		MPX-1	BLACK	0.05	COMPOSITE METAL WALL PANEL		APX-1	BLACK	0.05	HYBRID ALUM GLAZED WINDOW WALL SYSTEM		GLX-5	WHITE	0.60	LAMINATED BALCONY RAILING GLAZING W/ DIFFUSE INTERLAYER		PTX-2	DRK GRAY	0.20	EXTERIOR PAINT
	DXG-3	BLACK	0.05	STRUCTURALLY GLAZED GLASS WINDSCREEN SYSTEM		MPX-2	BLACK	0.05	LOUVERED METAL SCREEN SYSTEM		APX-2	BLACK	0.05	ALUMINUM GLAZED WINDOW WALL SYSTEM		GLX-6	BLACK	0.10	LAMINATED BALCONY RAILING GLAZING W/ DIFFUSE INTERLAYER		PTX-3	WHITE	0.80	EXTERIOR PAINT



SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION	SWATCH	SYMBOL	COLOR	ALBEDO	DESCRIPTION
	CCX-1	GRAY	0.40	CAST-IN-PLACE CONCRETE		DGX-4	ANOD ALUM	0.80	GLASS RAILING SYSTEM W/ CLEAR GLAZING		MPX-3	BLACK	0.05	METAL PANEL GLAZED INTO WINDOW SYSTEM		APX-3	BLACK	0.05	ALUMINUM GLAZED STOREFRONT WINDOW SYSTEM
	CMX-1	CHARCOAL	0.10	MODULAR VELOUR THIN BRICK VENEER		MTX-1	DRK GRAY	0.20	COMPOSITE METAL PANEL SYSTEM		MPX-4	DRK GRAY	0.20	PERFORATED METAL PANEL SYSTEM		APX-4	DRK GRAY	0.20	ALUMINUM GLAZED WINDOW WALL SYSTEM
	CMX-2	CHARCOAL	0.10	8" CONC MASONRY UNIT, GROUND FACE		MTX-2	WHITE	0.80	COMPOSITE METAL PANEL SYSTEM		MPX-5	ANOD ALUM	0.80	PERFORATED, CORRUGATED METAL PANEL SCREEN		GLX-1 / GLX-2	CLEAR	0.70	1" THK INSULATED GLAZING UNIT, VISION
	DGX-1	BLACK	0.10	GLASS RAILING SYSTEM, GLAZED W/ BLACK FRIT		MTX-3	BLACK	0.05	COMPOSITE METAL PANEL SYSTEM		TCX-1	WHITE	0.75	PEDESTRIAL TRAFFIC COATING		GLX-3 / GLX-4	GRAY	0.40	MONOLITHIC SPANDREL GLAZING
	DGX-2	WHITE	0.50	GLASS RAILING SYSTEM, GLAZED W/ WHITE FRIT		MPX-1	BLACK	0.05	COMPOSITE METAL WALL PANEL		APX-1	BLACK	0.05	HYBRID ALUM GLAZED WINDOW WALL SYSTEM		GLX-5	WHITE	0.60	LAMINATED BALCONY RAILING GLAZING W/ DIFFUSE INTERLAYER
	DGX-3	BLACK	0.05	STRUCTURALLY GLAZED GLASS WINDSCREEN SYSTEM		MPX-2	BLACK	0.05	LOUVERED METAL SCREEN SYSTEM		APX-2	BLACK	0.05	ALUMINUM GLAZED WINDOW WALL SYSTEM		GLX-6	BLACK	0.10	LAMINATED BALCONY RAILING GLAZING W/ DIFFUSE INTERLAYER
																GLX-7	CLEAR	0.70	LAMINATED BALCONY RAILING GLAZING W/ CLEAR INTERLAYER
																PLX-1	PAINTED	0.40	PORTLAND CEMENT PLASTER SYSTEM
																TLX-2	GRAY	0.30	PORCELAIN TILE
																PTX-1	BLACK	0.05	EXTERIOR PAINT
																PTX-2	DRK GRAY	0.20	EXTERIOR PAINT
																PTX-3	WHITE	0.80	EXTERIOR PAINT

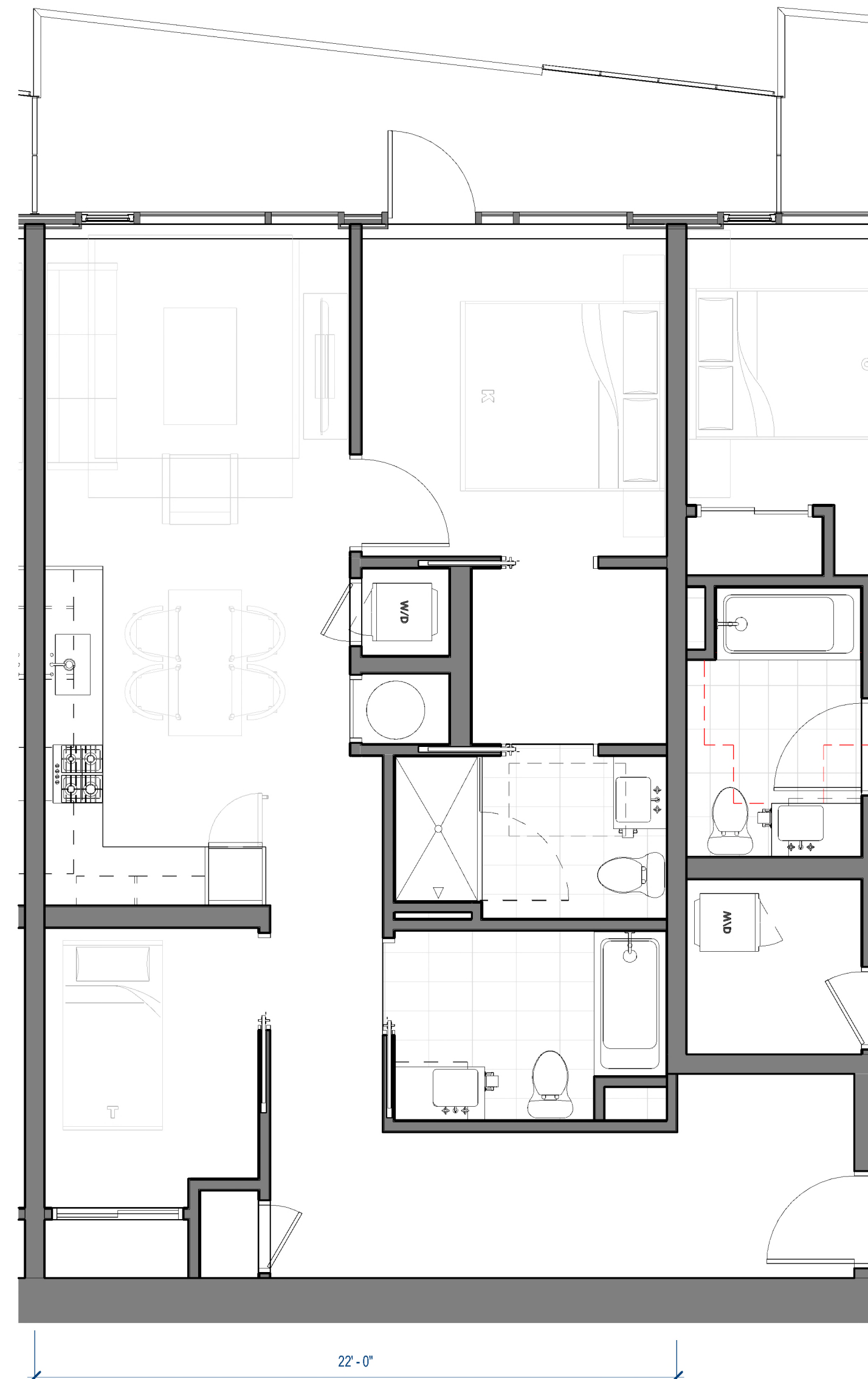




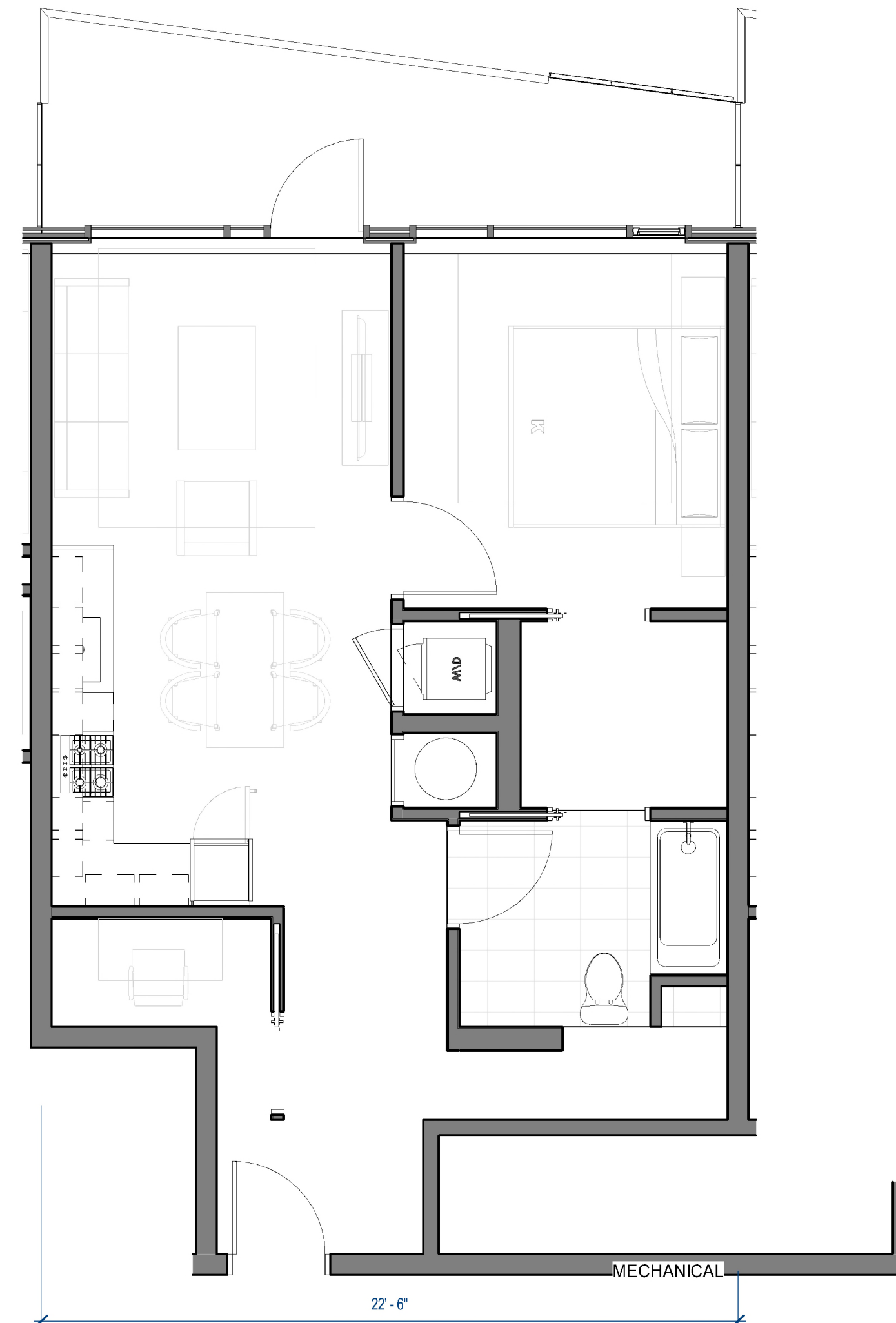
5 3 BED - 1138 SF
SCALE: 1/4" = 1'-0"



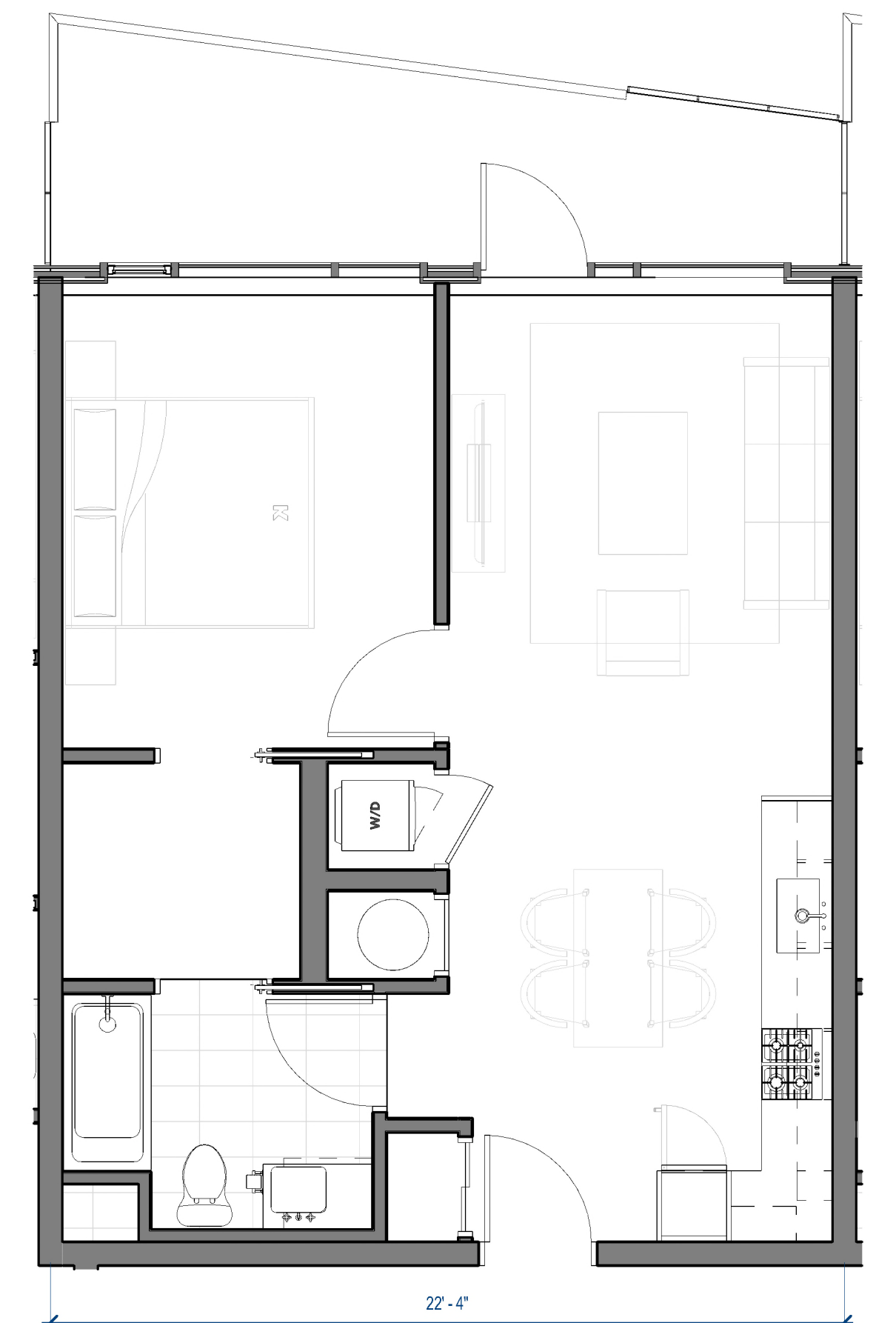
4 2 BED - 946 SF
SCALE: 1/4" = 1'-0"



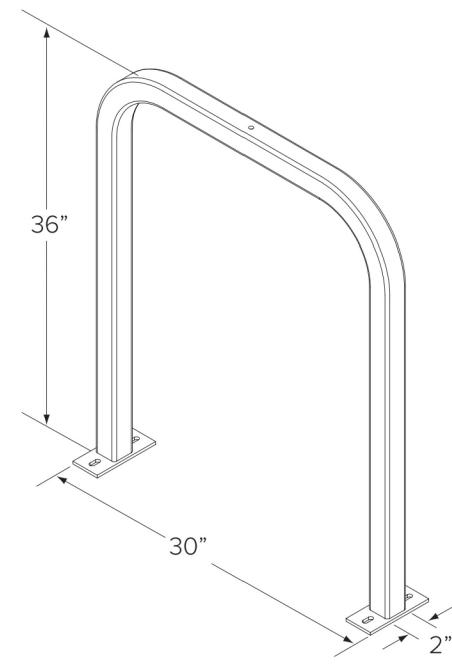
3 URBAN 2 BED - 777 SF
SCALE: 1/4" = 1'-0"



2 1 BED + DEN - 701 SF
SCALE: 1/4" = 1'-0"

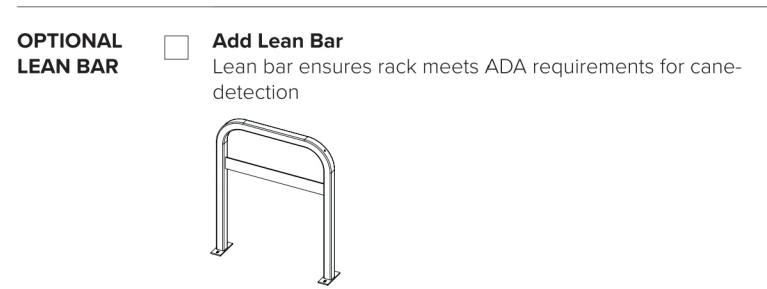


1 1 BED - 620 SF
SCALE: 1/4" = 1'-0"



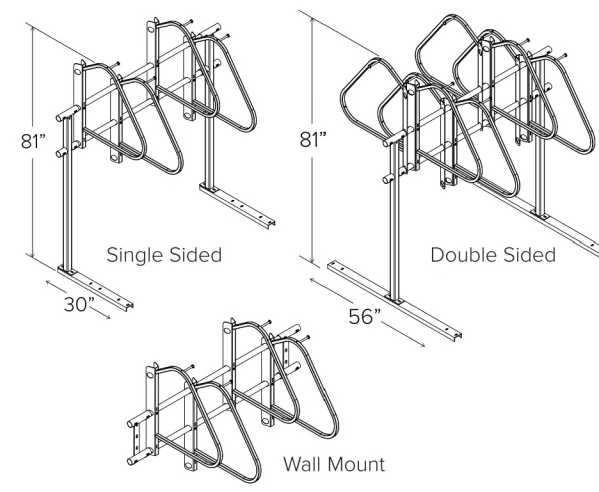
- CAPACITY** 2 Bikes
- MATERIALS** 2" x 2" x 180" square tube - mild steel
2" x 2" x 120" square tube - stainless steel
- FINISHES**
- ☐ **Galvanized**
All other fabrication hot dipped galvanized finish is our standard option.
 - ☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
 1. Chemically cleaned and treated for corrosion reduction
 2. Epoxy primer electrostatically applied
 3. Final thick TGIC polyester powder coat
 - ☐ **Stainless**
Stainless Steel: 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpollished stainless.
 - ☐ Satin Finish (#4) - Brushed (our standard)
 - ☐ Electropolished - High Polished Shine
 - ☐ Powder Coat over Unpolished Stainless

- MOUNT OPTIONS**
- ☐ **Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
 - ☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
 - ☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 14" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.
- OPTIONAL LEAN BAR**
- ☐ **Add Lean Bar**
Lean bar ensures rack meets ADA requirements for cane-detection

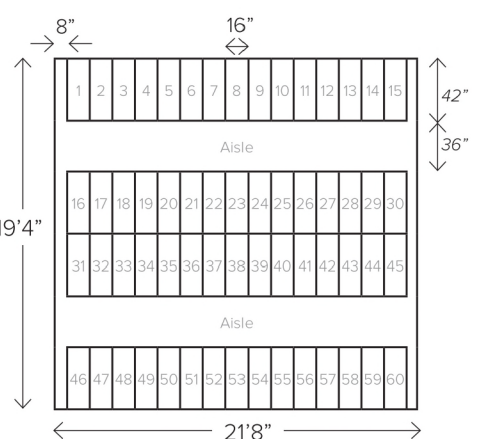
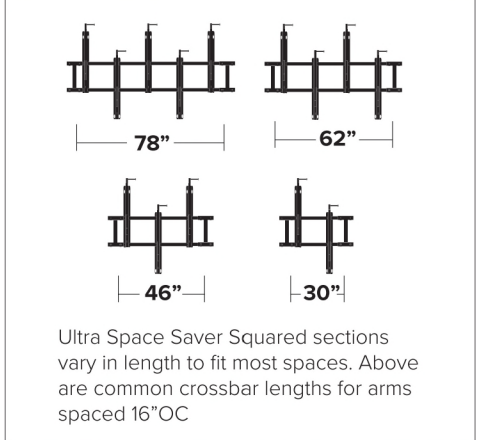


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TYPICAL SHORT TERM BICYCLE PARKING RACK



(Examples above show 62" long crossbar sections)



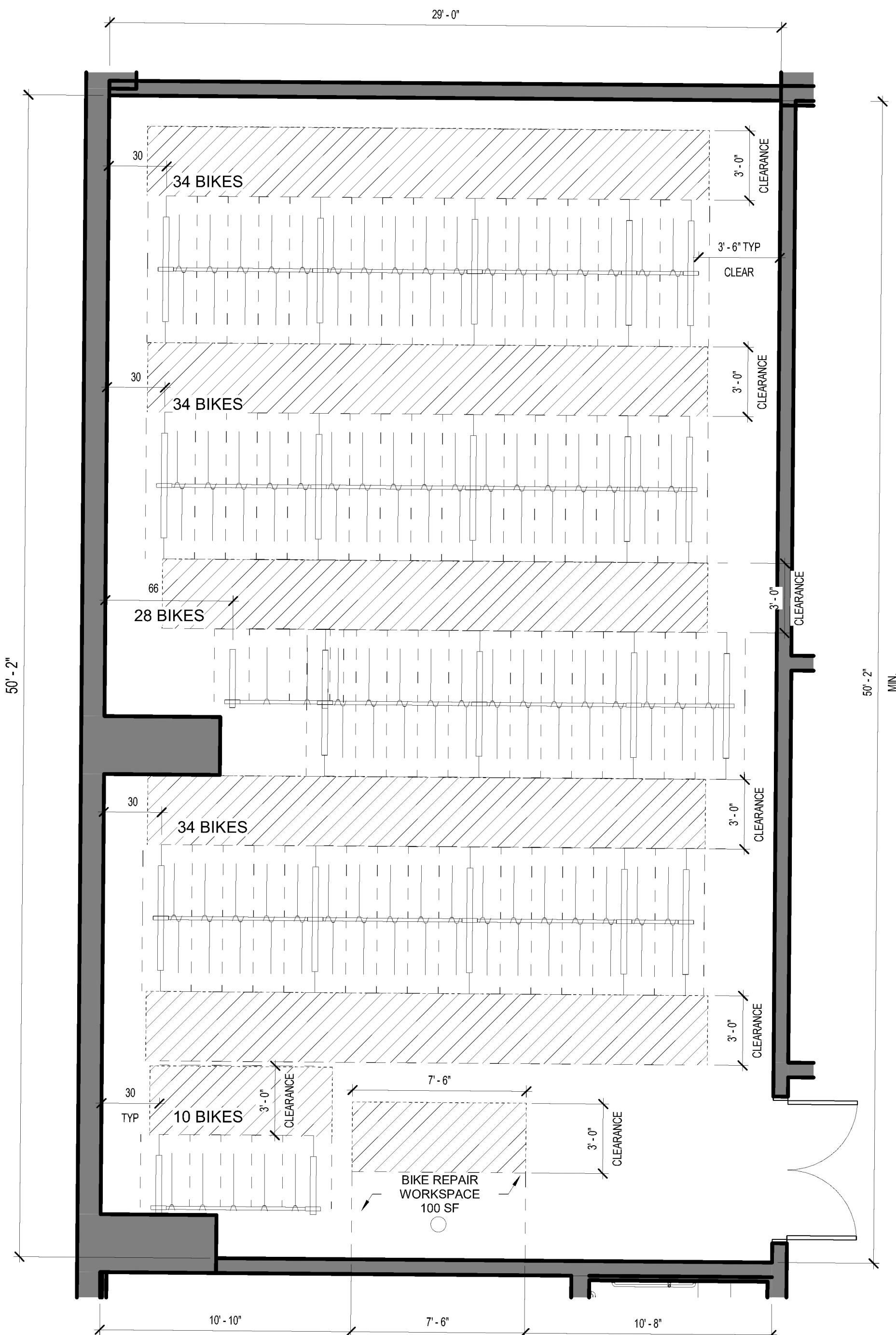
As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

- CAPACITY** 1 bike per arm
- MATERIALS** Hanger: 1" square tube with steel slider head with tamperproof locking bolts.
Upright: 2" square tube
Feet: AISI C3 x 41 galvanized steel channel.
Crossbeams: 1.25" sched. 40 galvanized pipe.
- FINISHES**
- ☐ **Powder Coat (Feet are galvanized)**
Our powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
 1. Epoxy primer electrostatically applied
 2. Final thick TGIC polyester powder coat
- MOUNT OPTIONS**
- ☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
 - ☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.
- WHEEL STOPS**
- ☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost.
- CANE STOPS**
- ☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost.

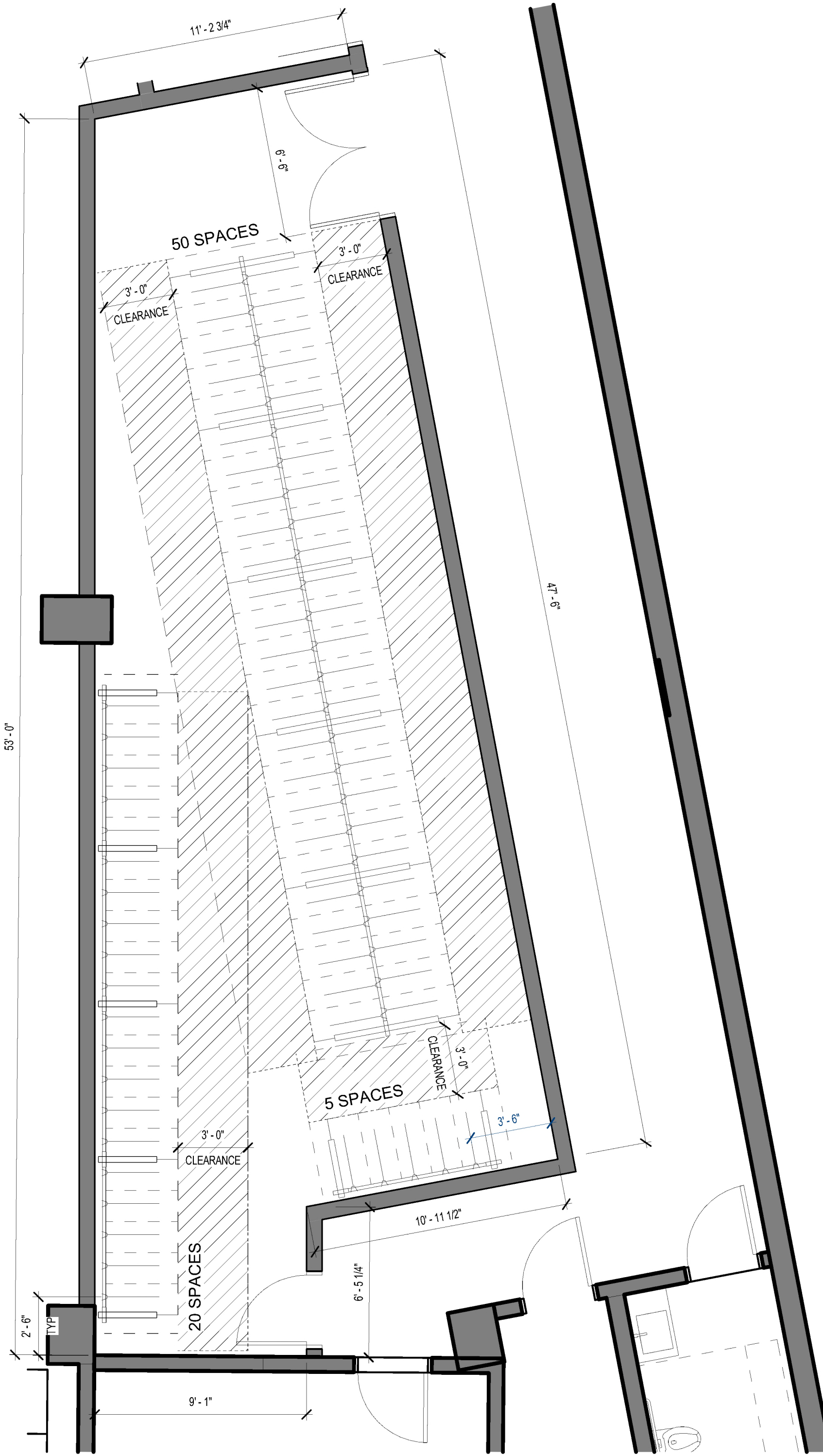
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TYPICAL LONG TERM BICYCLE PARKING RACK



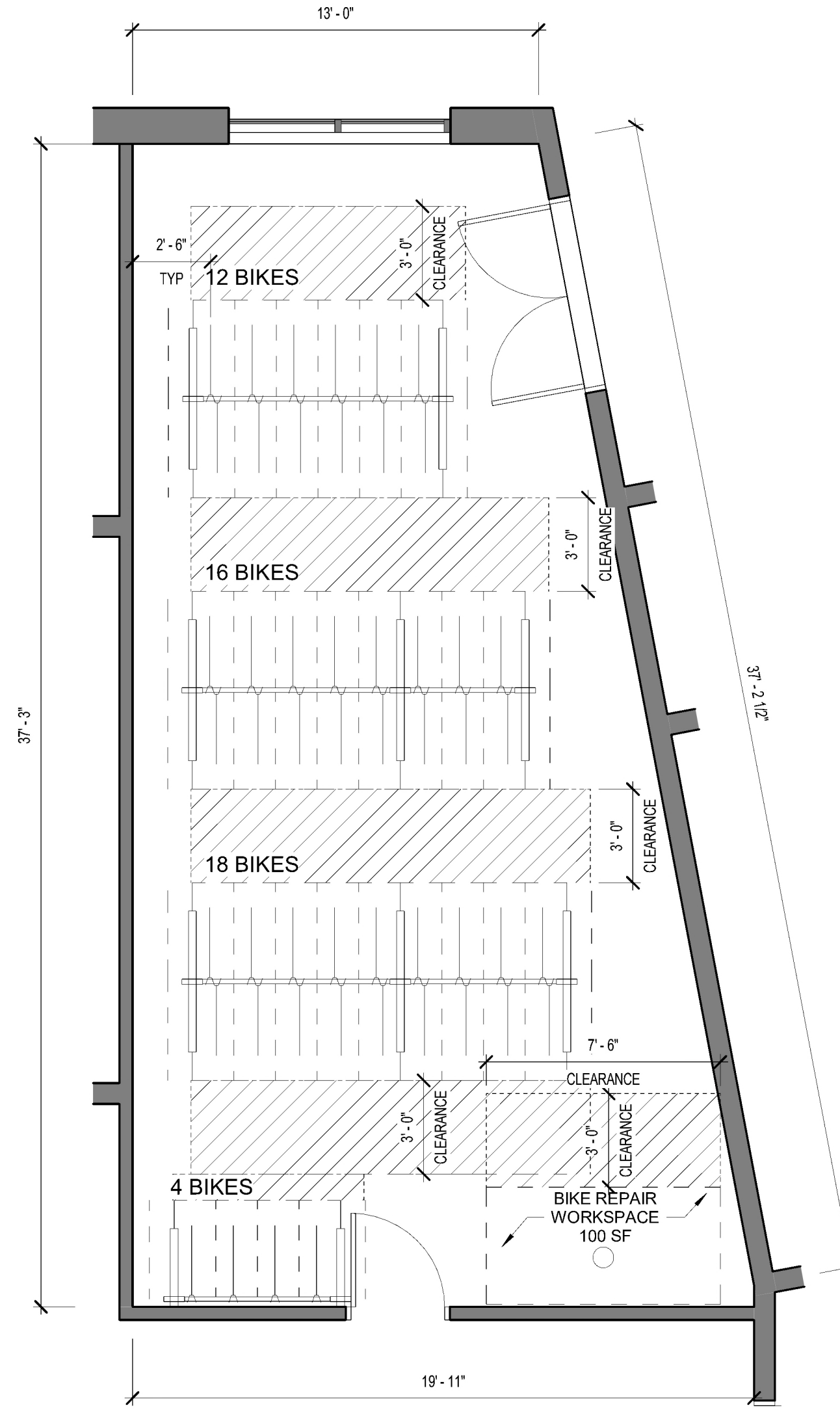
135 LONG-TERM BIKE STORAGE SPACES

1 LEVEL P1 - ENLARGED BIKE ROOM
SCALE: 1/4" = 1'-0"



75 LONG-TERM BIKE STORAGE SPACES

3 LEVEL P1 ENLARGED BIKE ROOM
SCALE: 1/4" = 1'-0"



50 LONG-TERM BIKE STORAGE SPACES

2 BLDG 2 - LEVEL 1 - ENLARGED BIKE ROOM
SCALE: 1/4" = 1'-0"