

VICINITY MAP



ECHO PARK. TAIX SQUARE

1911 Sunset Blvd. Los Angeles, CA, 90026

HPG Echo Park, LLC



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PROJECT TEAM

DEVELOPER: HPG Echo Park, LLC 5000 E. Spring St. Suite 500 LONG BEACH, CA 90815 TEL. 562 285-5300	ARCHITECT: TOGAWA SMITH MARTIN 444 S. FLOWER STREET SUITE 1220 LOS ANGELES, CA 90071 TEL. 213 614 6050	LANDSCAPE: LANDmarc 5850 W. 3rd STREET SUITE 140 LOS ANGELES, CA 90036 TEL. 213-394-9682	CIVIL ENGINEER & SURVEYOR: KPFF 700 S. FLOWER STREET SUITE 2100 LOS ANGELES, CA 90017 TEL. 213-418-0201
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#2004413.00 | October 1st, 2020

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PROJECT SUMMARY

Project Description
6 Story Mid-rise
5 Stories of Type III-A Residential over
1 Story of Type I-A Commercial / Lobby / Amenity / Leasing
2 Stories of Type I-A Underground Parking

Applicable Codes
2020 Los Angeles Building Code
2020 Los Angeles Fire Code

Zone = [Q]C2-1VL, C2-1VL
Lot Area = 43,896 sf (1.008 Acre)

Permitted Density = 110 Units
43,896 sf / 400 = 110 Units
Proposed Very Low Income Set Aside = 24 Units (14.5%)
Proposed Density - 166 Units (207 Beds)

Permitted FAR = 1.5 : 1 (65,844 sf)
Requested FAR = 3.75 : 1 (164,610 sf)
Commercial Total Area = 13,000 sf
Allowable Height = 45 ft, 3 stories
Proposed Height = 67 ft, 6 stories

Required Setbacks:
Front yard (Sunset & Reservoir) = 0'
Side yard = 9'-0" (R4) Required for Residential,
None Required for Commercial
Rear yard = N/A

Provided Setbacks:
Front yard (Sunset & Reservoir) = 0'
Side yard = 5' for Residential, (RAS3)
0' to 2'-3" for Commercial
Rear yard = N/A

UNITS SUMMARY		
STUDIO-UNIT	(5.0%)	9
Jr. 1B-UNIT	(18.2%)	30
1B-UNIT	(54.4%)	90
2B-UNIT	(20.0%)	33
3B-UNIT	(2.4%)	4
Provided units: 166		

FAR CALCULATIONS	
Level	Area
FAR - Residential	
Level 1	4042 SF
Level 2	30493 SF
Level 3	30241 SF
Level 4	30241 SF
Level 5	30241 SF
Level 6	26622 SF
	151882 SF
FAR - Retail	
Level 1	12719 SF
	12719 SF
FAR provided:	164600 SF
FAR permitted: (43,896 sf * 1.5)	65,844 SF
FAR requested: (43,896 sf * 3.75)	164,610 SF

DENSITY CALCULATIONS		
Lot Area	Density	Units
43,896	400sf/unit (allowed)	110
43,896	264sf/unit (requested)	166
51% Increase		

BICYCLES PARKING REQUIRED/PROVIDED		
RESIDENTIAL		
	Short Term	Long Term
1-25 Units	25/10= 3 spaces	25/1= 25 spaces
25-100 Units	75/15= 5 spaces	75/1.5= 50 spaces
101-200 Units	66/20= 4 spaces	66/2= 33 spaces
Totals	12 spaces	108 spaces
COMMERCIAL		
	Short Term	Long Term
Retail	13,000/ 2,000	13,000/ 2,000
Totals	7 spaces	7 spaces

PARKING SUMMARY	PARKING REQUIRED (Residential) (Per LAMC 12.21 A4)			
		NO. OF UNITS	RATIO	TOTAL (SF)
	STUDIO	9	1	9
	Jr.1B	30	1.5	45
	1BD	90	1.5	135
	2BD	33	2	66
	3BD	4	2	8
	TOTAL REQUIRED (RESIDENTIAL)			263
	PARKING REQUIRED (Commercial) (Per LAMC Sec.12.21.A4(x)(3) (State Enterprise Zone: 13,000* sf/ 500)= 26 cars			
	Commercial Use: TBD			
PARKING REQUIRED (Combined)	289 stalls (EV and Future EV: 30% of 289: 87 stalls)			

PARKING REQUESTED (Residential)			
-			
	NO. OF UNITS	RATIO	TOTAL (SF)
STUDIO	9	0.5	4.5
Jr.1B	30	0.5	15
1BD	90	0.5	45
2BD	33	0.5	16.5
3BD	4	0.5	2
TOTAL REQUESTED (RESIDENTIAL)			83
PARKING REQUESTED (Commercial) (Per LAMC Sec.12.21.A4(x)(3) (State Enterprise Zone: 13,000* sf/ 500)= 26 cars			
Commercial Use: TBD			
PARKING REQUESTED (Combined)			
109 stalls (EV and Future EV: 30% of 109: 33 stalls)			

PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp.	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL) 194 (Standard prime: 83, Tandem: 32, Compact: 79)						
PARKING PROVIDED (Commercial)						
Level	Std	Tan	Comp	DAS		Subtotal
L1	16		8	2		26
TOTAL PROVIDED (COMMERCIAL)						26
(Compacts: 8 (31%); Maximum allowed is 40%)						
PARKING PROVIDED (Combined)						
220 stalls (EV and Future EV: 30% of 220: 66 stalls)						

OPEN SPACE	OPEN SPACE REQUIRED		
	UNITS	AREA/ UNIT	TOTAL (SF)
	STUDIO	9	100
	Jr.1B	30	100
	1BD	90	100
	2BD	33	125
	3BD	4	175
	Total Open Space Required		17725
	MAX Interior Open Space Allowed (25%) 3323		
	OPEN SPACE REQUESTED (Based on 25% Open Space reduction: (17,725 x 0.75)		
	13,294 SF		

OPEN SPACE PROVIDED (Total)		
Interior Open Space	Amenity	2168 SF
Open Space	Paseo	5957 SF
Open Space	Roof decks	4928 SF
Private Open Space	Balcony	250 SF
Total Open Space Provided		13303 SF

PLANTED COMMON OPEN SPACE

(Calculated as 25% of Exterior Common Open Space)	
(10,885 sf (paseo + roof decks) x 0.25)	2,721
Planted Common Open Space Provided	2,782
Trees required (166 units/4= 41.2)	
Trees Provided	42

GROSS AREA				
Level	RESI	COMM	PARKING	GROSS
P2	-	-	40,852	40,852
P1	-	-	40,852	40,852
1ST	4,599	14,824	15,062	34,485
2ND	33,322	-	-	33,322
3RD	33,137	-	-	33,137
4TH	33,236	-	-	33,236
5TH	33,236	-	-	33,236
6TH	30,046	-	-	30,046
ROOF	808	-	-	808
TOTAL	168,384	14,824	96,766	279,974
See A-0.2 for Gross Area Plans				



ECHO PARK. TAIX SQUARE

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A-0.0



FAR CALCULATION	
Level	Area
FAR - Residential	
Level 1	4042 SF
Level 2	30493 SF
Level 3	30241 SF
Level 4	30241 SF
Level 5	30241 SF
Level 6	26622 SF
	151882 SF
FAR - Retail	
Level 1	12719 SF
	12719 SF
FAR - Total Provided	164600 SF

(ALLOWED: 164,610 SF)

MEASUREMENT PER LAMC 12.03:
 AREA IN SQUARE FEET CONFINED
 WITHIN THE EXTERIOR WALLS OF A
 BUILDING BUT NOT INCLUDING THE
 AREA OF THE FOLLOWING:
 EXTERIOR WALLS, STAIRWAYS,
 SHAFTS, ROOMS HOUSING
 BUILDING OPERATING EQUIPMENT
 OR MACHINERY, PARKING AREAS
 WITH ASSOCIATED DRIVEWAYS AND
 RAMPS, SPACE FOR THE LANDING
 AND STORAGE OF HELICOPTERS,
 AND BASEMENT STORAGE AREAS.



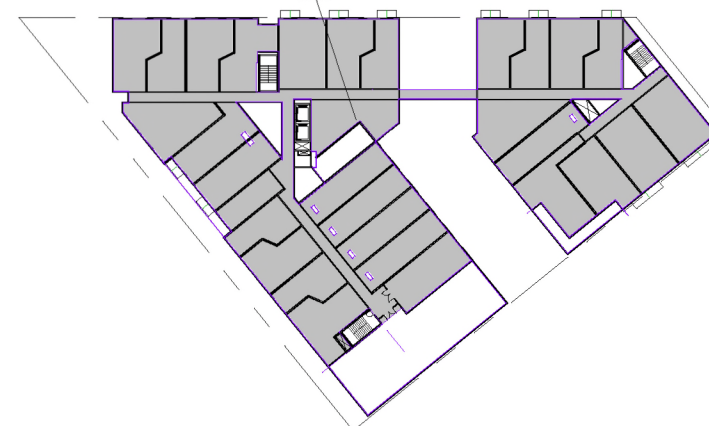
2 FAR-Level 2
1" = 100'-0"



5 FAR-Level 5
1" = 100'-0"



3 FAR-Level 3
1" = 100'-0"



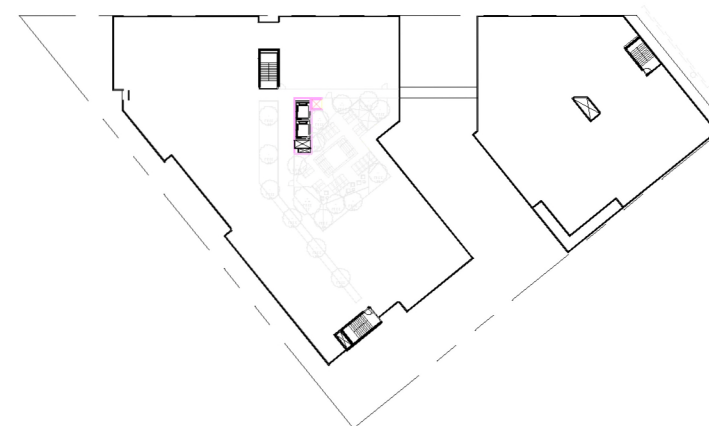
6 FAR-Level 6
1" = 100'-0"

Schema 1 Legend

- FAR - Residential
- FAR - Retail



4 FAR-Level 4
1" = 100'-0"



7 FAR-Level 7
1" = 100'-0"



1 FAR-Level 1
1" = 100'-0"



ECHO PARK. TAIK SQUARE

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0' 50' 100' 200' scale: 1" = 100'-0"



A-0.1



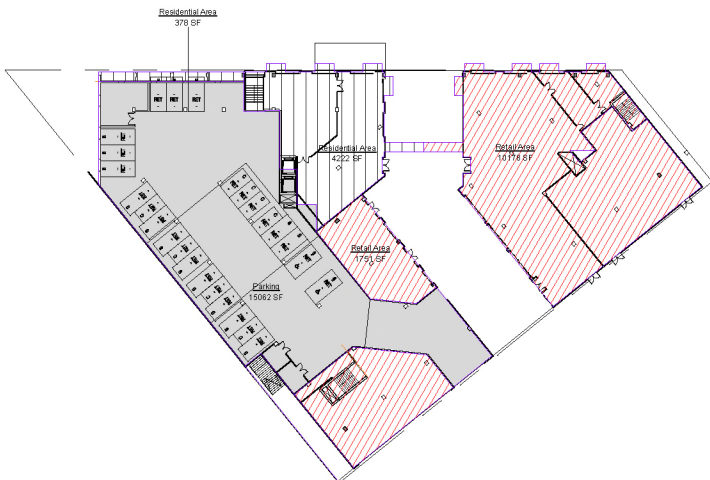
FAR CALCULATIONS



B Level B2- Gross Bldg Area
1" = 100'-0"



A Level B1- Gross Bldg Area
1" = 100'-0"



1 Level 1 - Gross Bldg Area
1" = 100'-0"



2 Level 2 - Gross Bldg Area
1" = 100'-0"



3 Level 3 - Gross Bldg Area
1" = 100'-0"



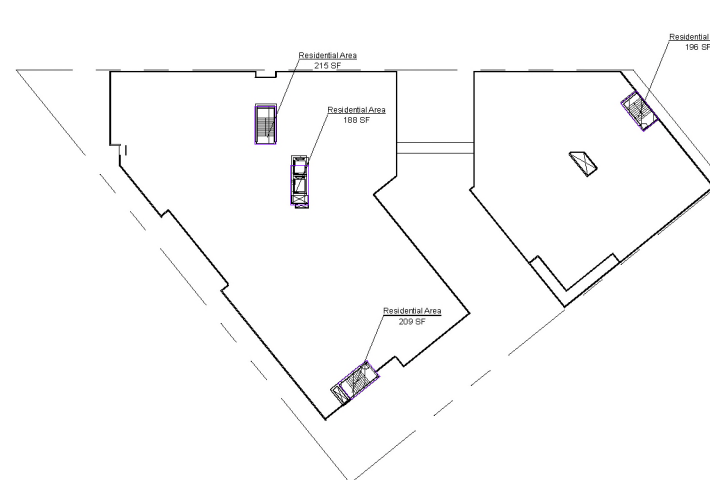
4 Level 4 - Gross Bldg Area
1" = 100'-0"



5 Level 5 - Gross Bldg Area
1" = 100'-0"



6 Level 6 - Gross Bldg Area
1" = 100'-0"



7 Level 7 - Gross Bldg Area
1" = 100'-0"

GROSS BLDG. AREA CALCULATION		
Level	Name	Area
Level B2	Parking	40852 SF
		40852 SF
Level B1	Parking	40852 SF
		40852 SF
Level 1	Parking	15062 SF
Level 1	Residential Area	4599 SF
Level 1	Retail Area	14824 SF
		34485 SF
Level 2	Residential Area	33322 SF
		33322 SF
Level 3	Residential Area	33137 SF
		33137 SF
Level 4	Residential Area	33236 SF
		33236 SF
Level 5	Residential Area	33236 SF
		33236 SF
Level 6	Residential Area	30046 SF
		30046 SF
Level 7	Residential Area	808 SF
		808 SF
Grand total		279974 SF

MEASUREMENT PER CBC 2019 "BUILDING AREA":
THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INLCUED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE



2 Level 2 - Open Space
1" = 100'-0"



5 Level 5 - Open Space
1" = 100'-0"



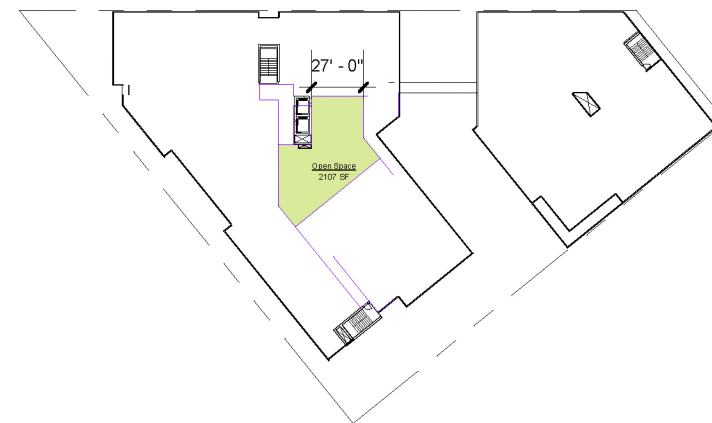
3 Level 3 - Open Space
1" = 100'-0"



6 Level 6 - Open Space
1" = 100'-0"



4 Level 4 - Open Space
1" = 100'-0"



7 Level 7 - Open Space
1" = 100'-0"

OPEN SPACE REQUIRED			
	NO. OF UNITS	AREA/ UNIT	TOTAL (SF)
STUDIO	9	100	900
Jr.1B	30	100	3000
1BD	90	100	9000
2BD	33	125	4125
3BD	4	175	700
Total Open Space Required			17725
MAX Interior Open Space Allowed (25%)			3323

OPEN SPACE PROVIDED (Total)		
Interior Open Space	Amenity	2168 SF
Open Space	Paseo	5957 SF
Open Space	Roof decks	4928 SF
Private Open Space	Balcony	250 SF
Total Open Space Provided		13303 SF

COMMON OPEN SPACE (per level)

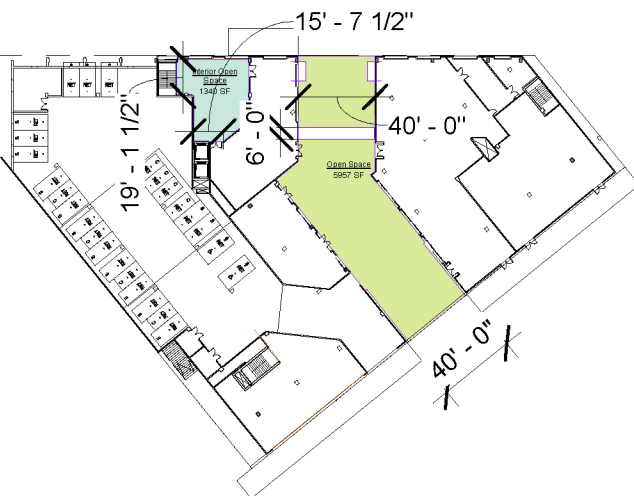
Level 1	Amenity	1340 SF
Level 6	Amenity	828 SF
Interior Open Space		2168 SF
Level 1	Paseo	5957 SF
Level 6	Roof decks	2821 SF
Level 7	Roof decks	2107 SF
Open Space		10885 SF
Total Common Open Space		13053 SF

PRIVATE OPEN SPACE (per level)

Level 3	Balcony	150 SF
Level 6	Balcony	100 SF
Private Open Space		250 SF

TOTAL OPEN SPACE PROVIDED

		13303 SF
Total Open Space		13303 SF



1 Level 1 - Open Space
1" = 100'-0"



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0' 40' 80' 160' scale: 1" = 80'-0"

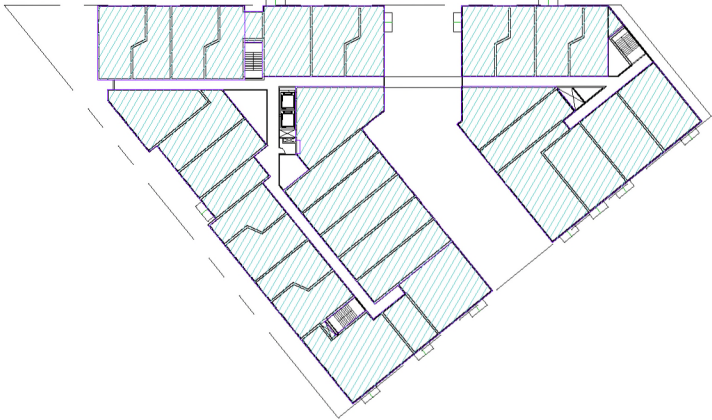


A-0.3

OPEN SPACE AREA PLANS



2 Level 2 - Net Rentable
1" = 100'-0"



5 Level 5 - Net Rentable
1" = 100'-0"



3 Level 3 - Net Rentable
1" = 100'-0"



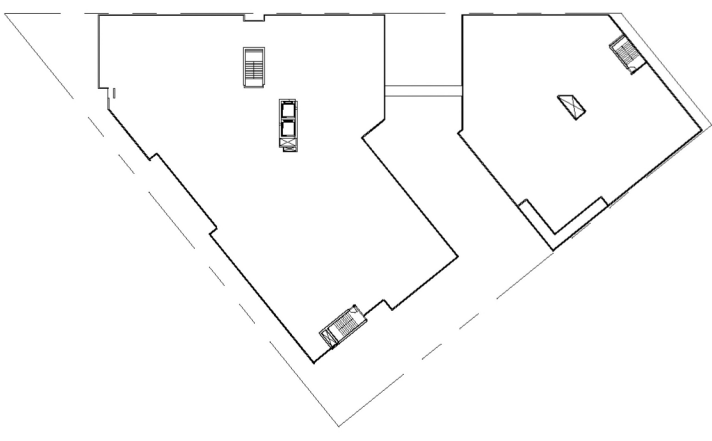
6 Level 6 - Net Rentable
1" = 100'-0"



1 Level 1 - Net Rentable
1" = 100'-0"



4 Level 4 - Net Rentable
1" = 100'-0"



7 Level 7 - Net Rentable
1" = 100'-0"

NET RENTABLE (RESIDENTIAL)

Level	Name	Area
Level 1	Residential Area	358 SF
Level 2	Residential Area	28330 SF
Level 3	Residential Area	28713 SF
Level 4	Residential Area	28713 SF
Level 5	Residential Area	28713 SF
Level 6	Residential Area	24810 SF
Rentable Net Total *		139636 SF

NET RENTABLE (RETAIL)

Level 1	Retail Area	13108 SF
Rentable Net Total *		13108 SF

NET (NOT RENTABLE) AREAS

Level 1	Amenity	1572 SF
Level 1	Lobby (Leasing)	2250 SF
Level 6	Amenity	836 SF
Rentable Net Total *		4658 SF

NET AREAS

Commercial	
Retail Area	13108 SF
13108 SF	
Residential	
Amenity	2408 SF
Lobby (Leasing)	2250 SF
Residential Area	139636 SF
144294 SF	
Net Total Area*	
157402 SF	



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0' 40' 80' 160' scale: 1" = 80'-0"



A-0.4



Story
ti-Family

2 Story
Multi-Family

2 Story
Multi-Family

R4-1L

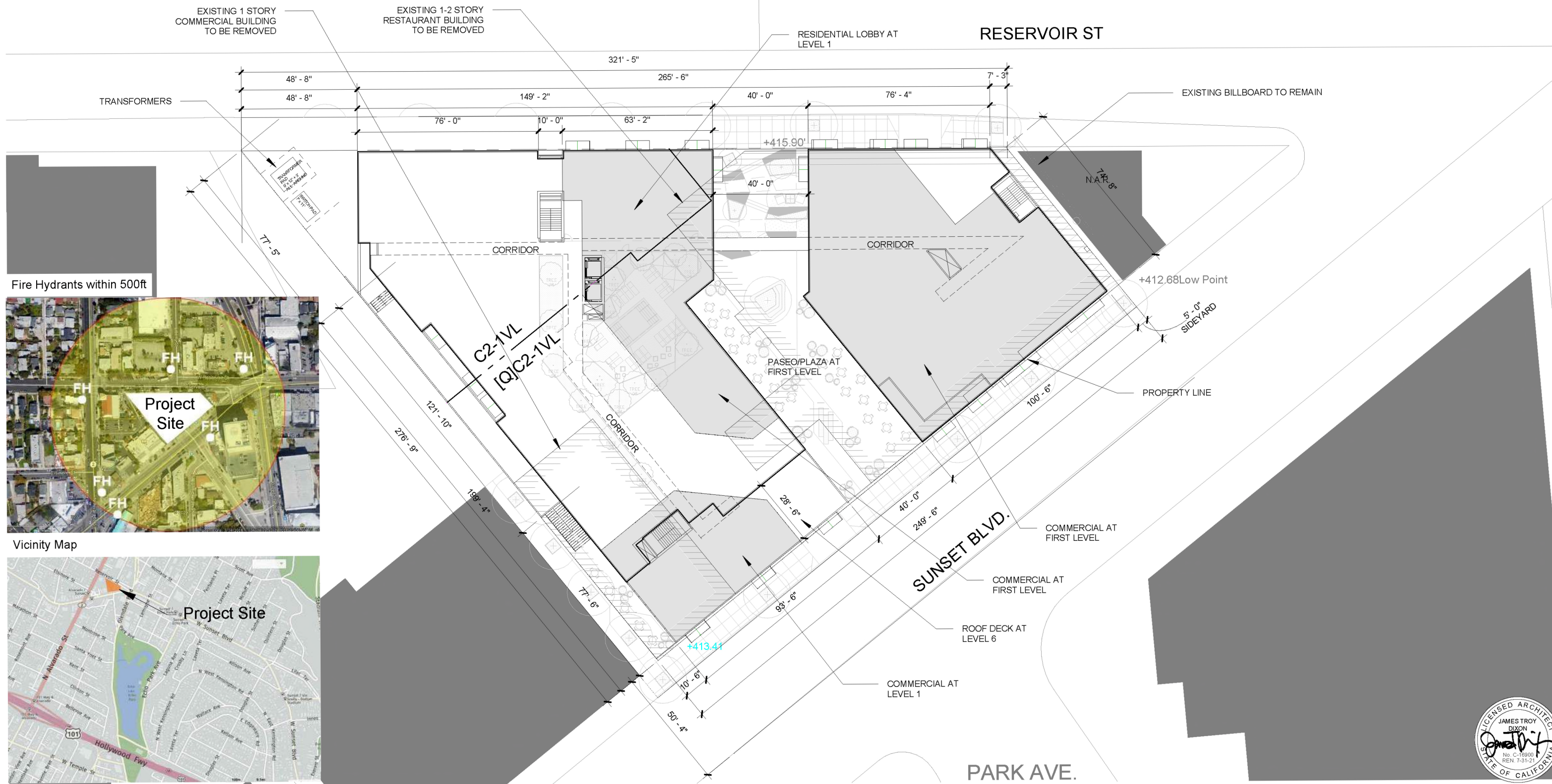
2 Story
Church

C2-1L

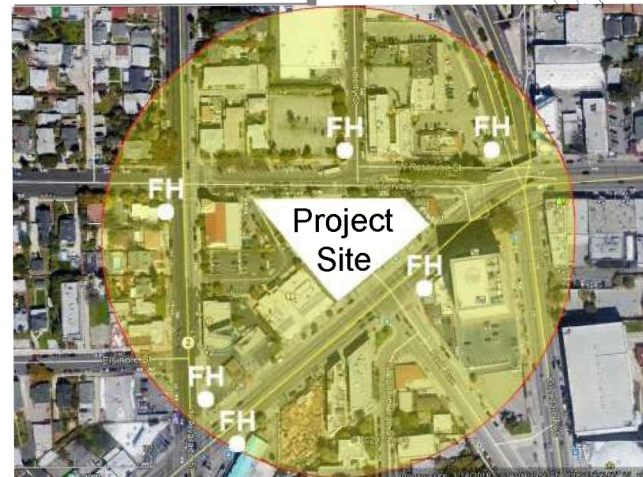
1 Story
Church

1 Story
Commercial

[Q]C2-1VL

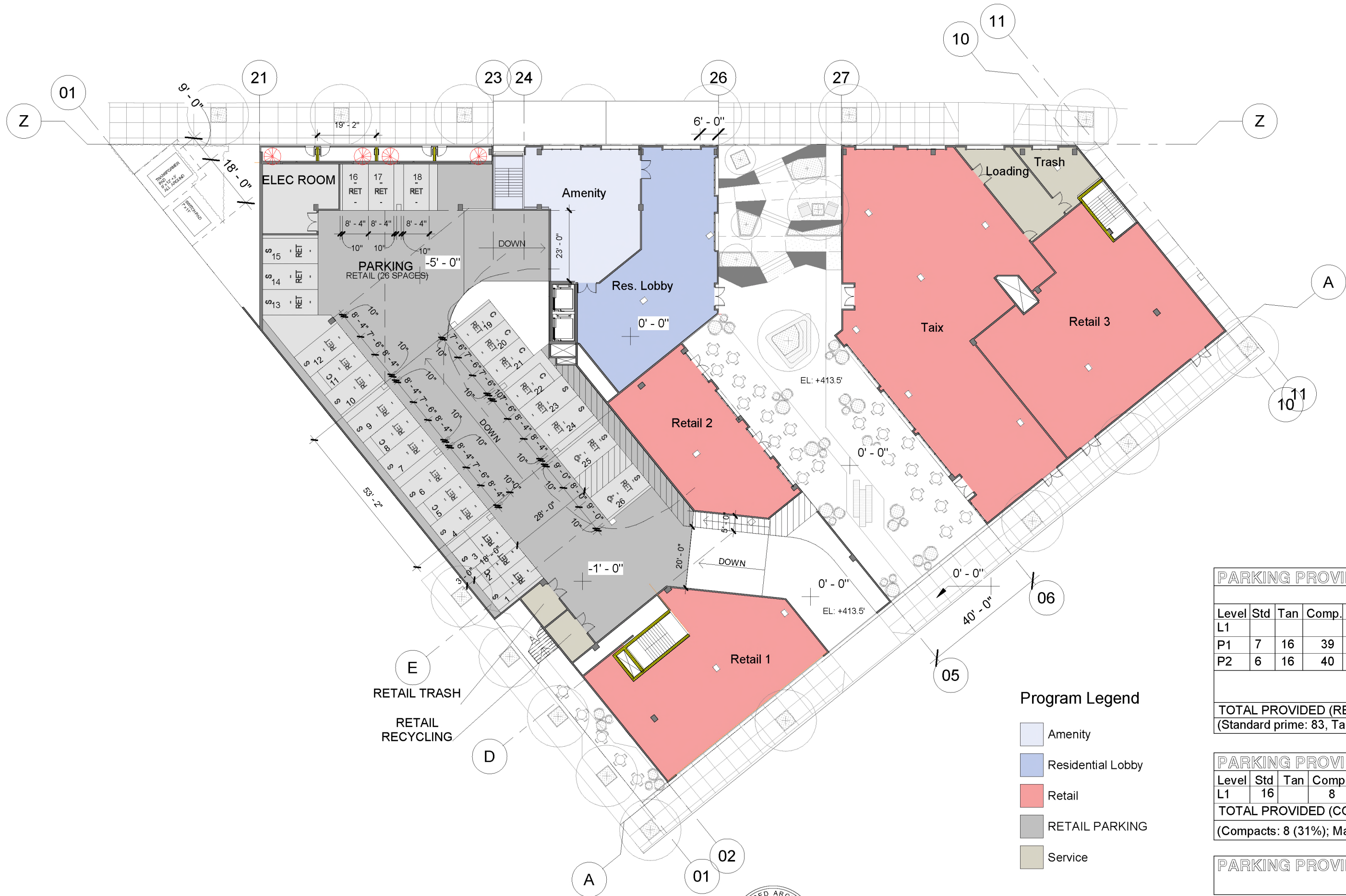


Fire Hydrants within 500ft



Vicinity Map





Program Legend

- Amenity
- Residential Lobby
- Retail
- RETAIL PARKING
- Service

PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp.	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL)						194
(Standard prime: 83, Tandem: 32, Compact: 79)						

PARKING PROVIDED (Commercial)					
Level	Std	Tan	Comp	DAS	Subtotal
L1	16		8	2	26
TOTAL PROVIDED (COMMERCIAL)					26
(Compacts: 8 (31%); Maximum allowed is 40%)					

PARKING PROVIDED (Combined)	
220	





Program Legend

- STUDIO-UNIT
- 1B-UNIT
- 2B-UNIT
- 3B-UNIT
- Jr. 1B-UNIT
- Service





STUDIO-UNIT
1B-UNIT
2B-UNIT
Amenity
Jr. 1B-UNIT
Service



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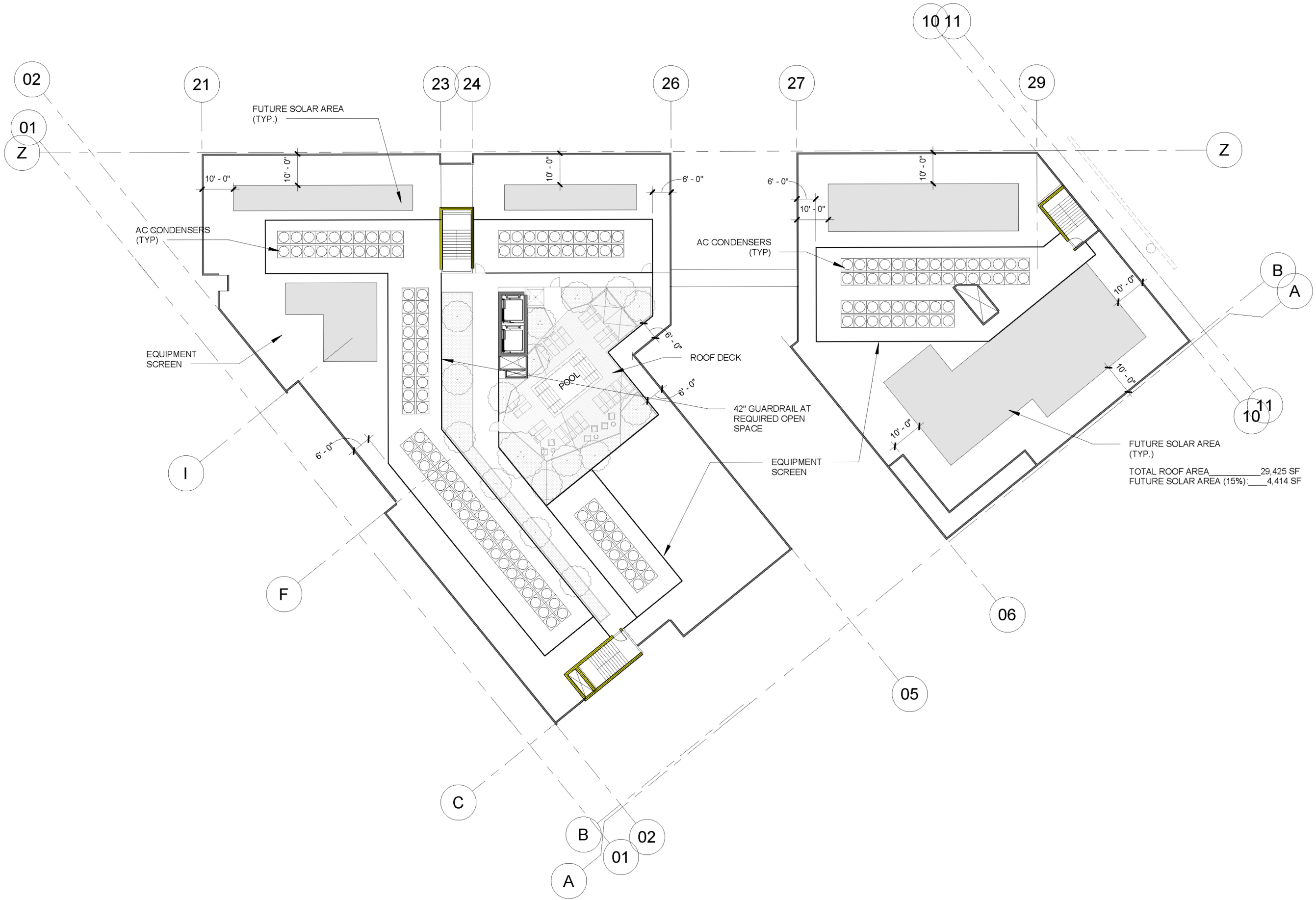
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6TH LEVEL PLAN

A-1.6





FUTURE SOLAR AREA (TYP.)
 TOTAL ROOF AREA 29,425 SF
 FUTURE SOLAR AREA (15%) 4,414 SF



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ROOF LEVEL PLAN
A-1.7





PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp.	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL)						194
(Standard prime: 83, Tandem: 32, Compact: 79)						

PARKING PROVIDED (Commercial)					
Level	Std	Tan	Comp	DAS	Subtotal
L1	16		8	2	26
TOTAL PROVIDED (COMMERCIAL)					26
(Compacts: 8 (31%); Maximum allowed is 40%)					

PARKING PROVIDED (Combined)	
220	

Program Legend

- Residential Parking
- Service





PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL)						194
(Standard prime: 83, Tandem: 32, Compact: 79)						

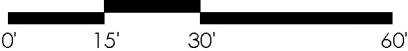
PARKING PROVIDED (Commercial)					
Level	Std	Tan	Comp	DAS	Subtotal
L1	16		8	2	26
TOTAL PROVIDED (COMMERCIAL)					26
(Compacts: 8 (31%); Maximum allowed is 40%)					

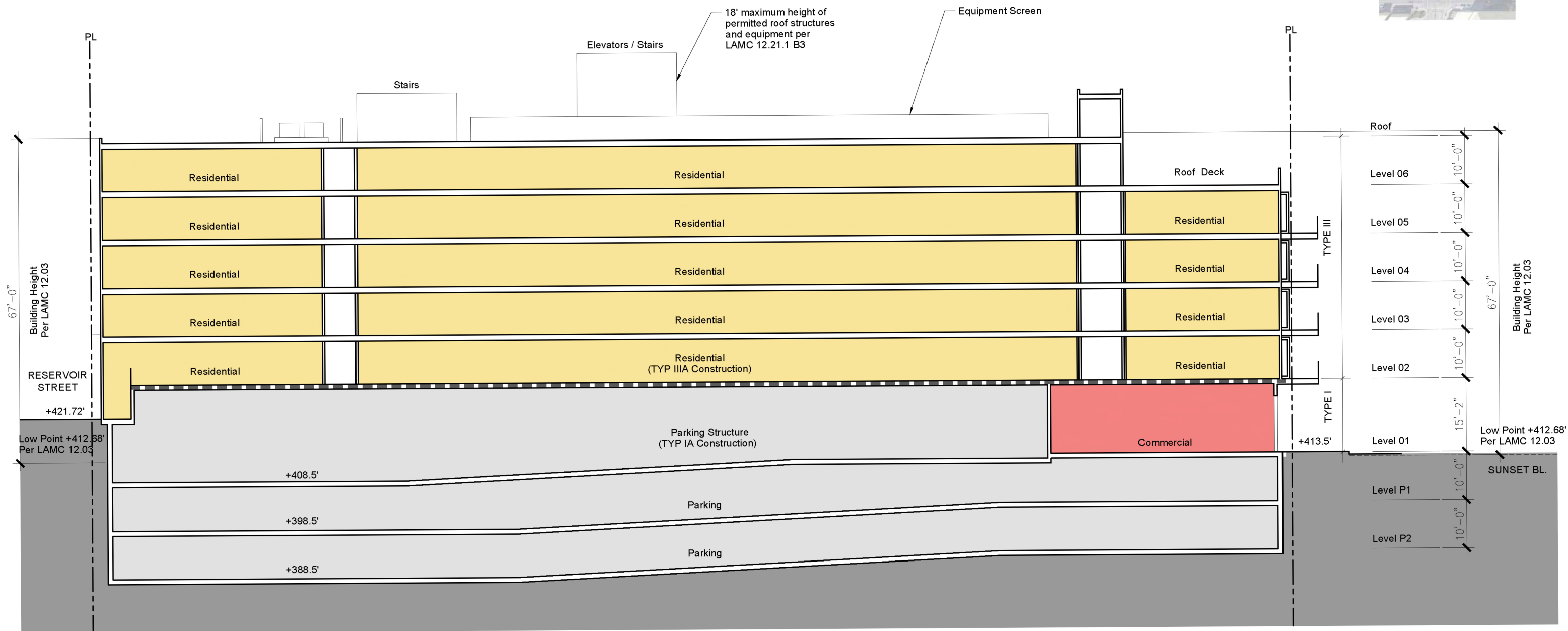
PARKING PROVIDED (Combined)	
220	

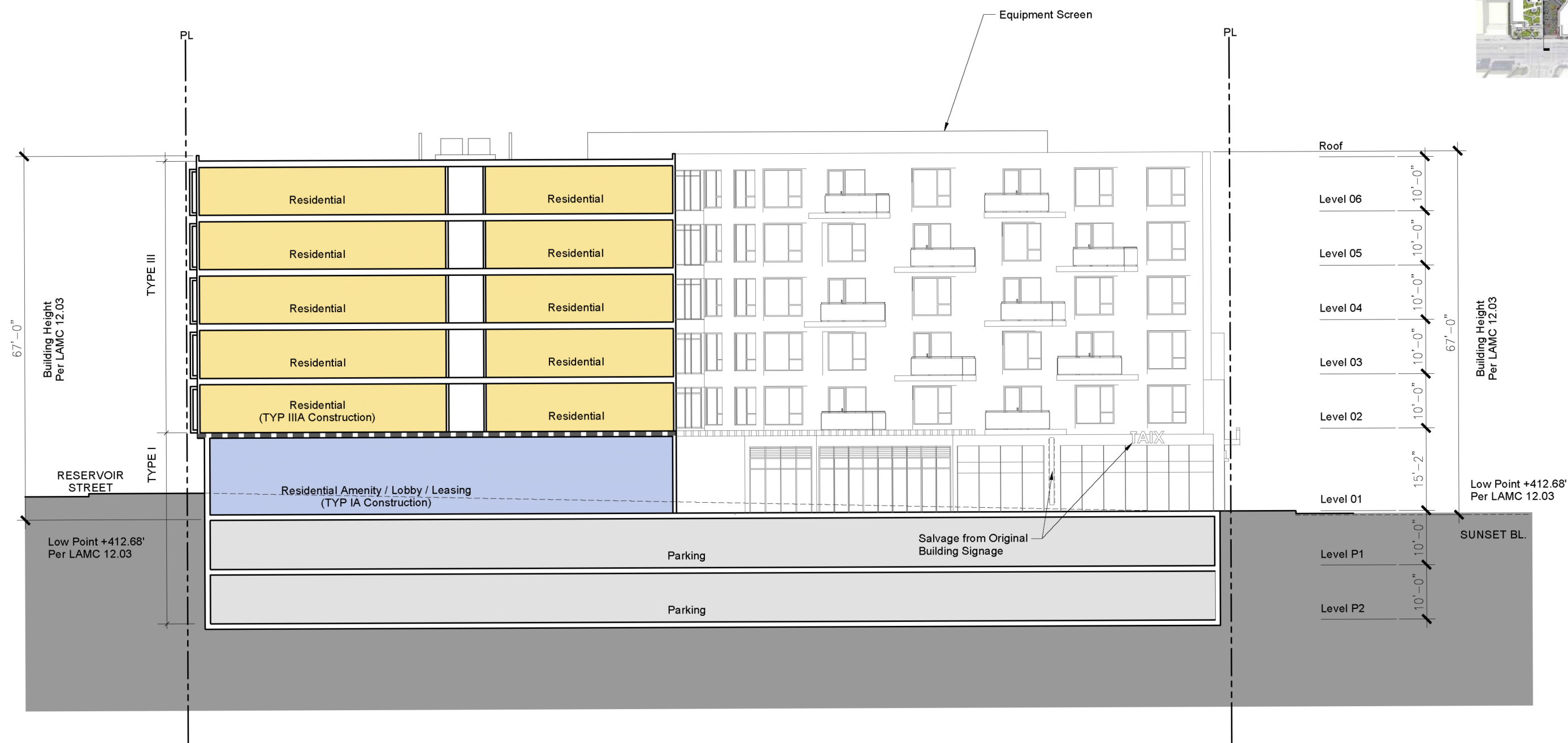
Program Legend

Residential Parking

Service





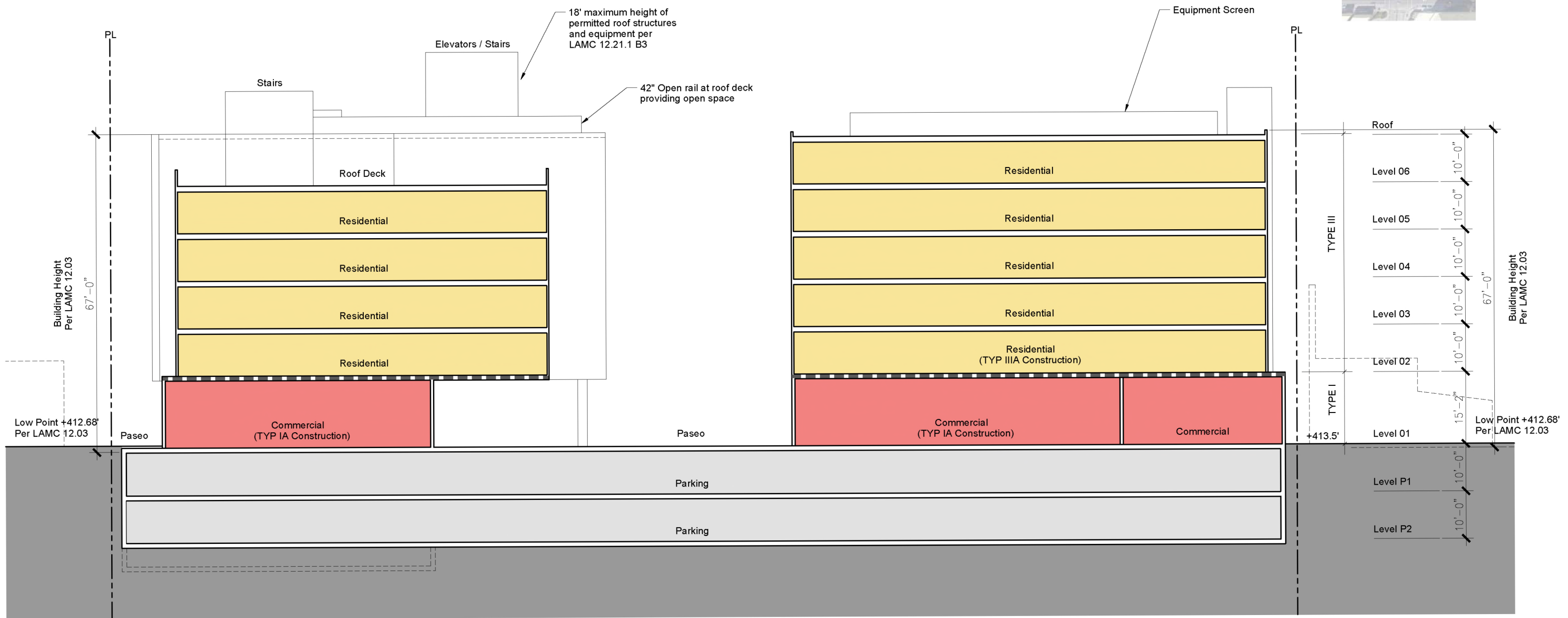


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A-2.1





MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED
(WALL MOUNTED, 8'-0"x18'-0")



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SOUTH ELEVATION (SUNSET BLVD.)

0' 15' 30' 60' scale: 1" = 30'-0"

A-3.0



MATERIAL LEGEND

- | | | |
|-----------------------------------|----------------------------------|--|
| 1 PAINTED STUCCO #1-SMOOTH FINISH | 8 GLASS RAIL | 15 MURAL |
| 2 PAINTED STUCCO #2-SMOOTH FINISH | 9 METAL PICKET RAIL | 16 GFRC |
| 3 PAINTED STUCCO #3-SMOOTH FINISH | 10 WROUGHT IRON RAIL | 17 FIBER CEMENT |
| 4 PAINTED STUCCO #4-SMOOTH FINISH | 11 SOLID RAIL | 18 BRICK 1 |
| 5 PAINTED STUCCO #5-SMOOTH FINISH | 12 VINYL/FIBER GLASS WINDOW/DOOR | 19 BRICK 2 |
| 6 PAINTED STUCCO #6-SMOOTH FINISH | 13 ALUMINUM STOREFRONT | 20 BRICK 3 |
| 7 PERFORATED METAL | 14 AWNING/CANOPY | A EXISTING SIGNAGE TO BE RE-USED
(WALL MOUNTED, 8'-0"x18'-0") |





MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED
(WALL MOUNTED, 8'-0"x18'-0")



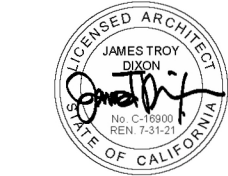
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#2004413.00 | October 1st, 2020

NORTH ELEVATION (RESERVOIR ST.)

0' 15' 30' 60' scale: 1" = 30'-0"





- 1

PAINTED STUCCO #1-SMOOTH FINISH
- 2

PAINTED STUCCO #2-SMOOTH FINISH
- 3

PAINTED STUCCO #3-SMOOTH FINISH
- 4

PAINTED STUCCO #4-SMOOTH FINISH
- 5

PAINTED STUCCO #5-SMOOTH FINISH
- 6

PAINTED STUCCO #6-SMOOTH FINISH
- 7

PERFORATED METAL
- 8

GLASS RAIL
- 9

METAL PICKET RAIL
- 10

WROUGHT IRON RAIL
- 11

SOLID RAIL
- 12

VINYL/FIBER GLASS WINDOW/DOOR
- 13

ALUMINUM STOREFRONT
- 14

AWNING/CANOPY
- 15

MURAL
- 16

GFRC
- 17

FIBER CEMENT
- 18

BRICK 1
- 19

BRICK 2
- 20

BRICK 3
- A

EXISTING SIGNAGE TO BE RE-USED
(WALL MOUNTED, 8'-0"x18'-0")





MATERIAL LEGEND

- | | | |
|-----------------------------------|----------------------------------|--|
| 1 PAINTED STUCCO #1-SMOOTH FINISH | 8 GLASS RAIL | 15 MURAL |
| 2 PAINTED STUCCO #2-SMOOTH FINISH | 9 METAL PICKET RAIL | 16 GFRC |
| 3 PAINTED STUCCO #3-SMOOTH FINISH | 10 WROUGHT IRON RAIL | 17 FIBER CEMENT |
| 4 PAINTED STUCCO #4-SMOOTH FINISH | 11 SOLID RAIL | 18 BRICK 1 |
| 5 PAINTED STUCCO #5-SMOOTH FINISH | 12 VINYL/FIBER GLASS WINDOW/DOOR | 19 BRICK 2 |
| 6 PAINTED STUCCO #6-SMOOTH FINISH | 13 ALUMINUM STOREFRONT | 20 BRICK 3 |
| 7 PERFORATED METAL | 14 AWNING/CANOPY | A EXISTING SIGNAGE TO BE RE-USED
(WALL MOUNTED, 8'-0"x18'-0") |



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PASEO ELEVATION (FACING WEST)

0' 15' 30' 60' scale: 1" = 30'-0"

A-3.4



MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED
(WALL MOUNTED, 8'-0"x18'-0")



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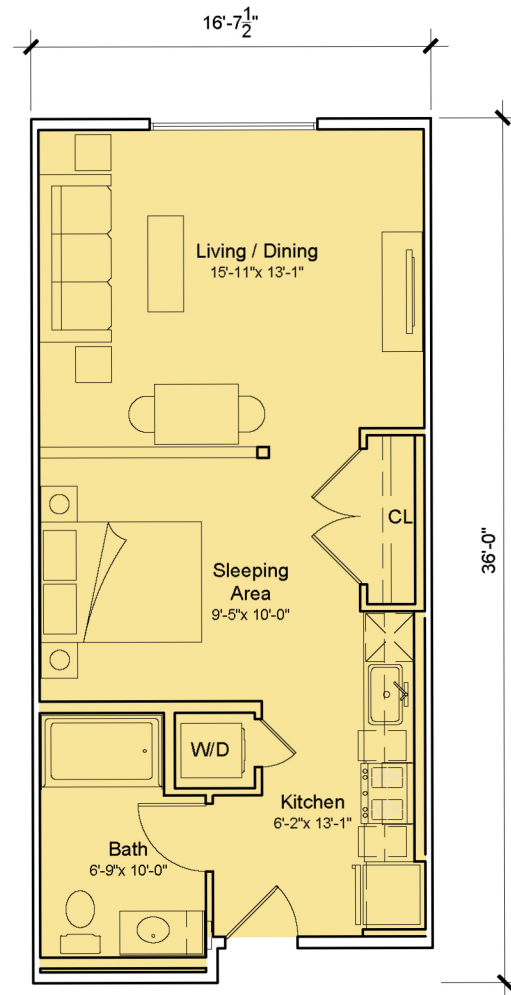
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PASEO ELEVATION (FACING EAST)

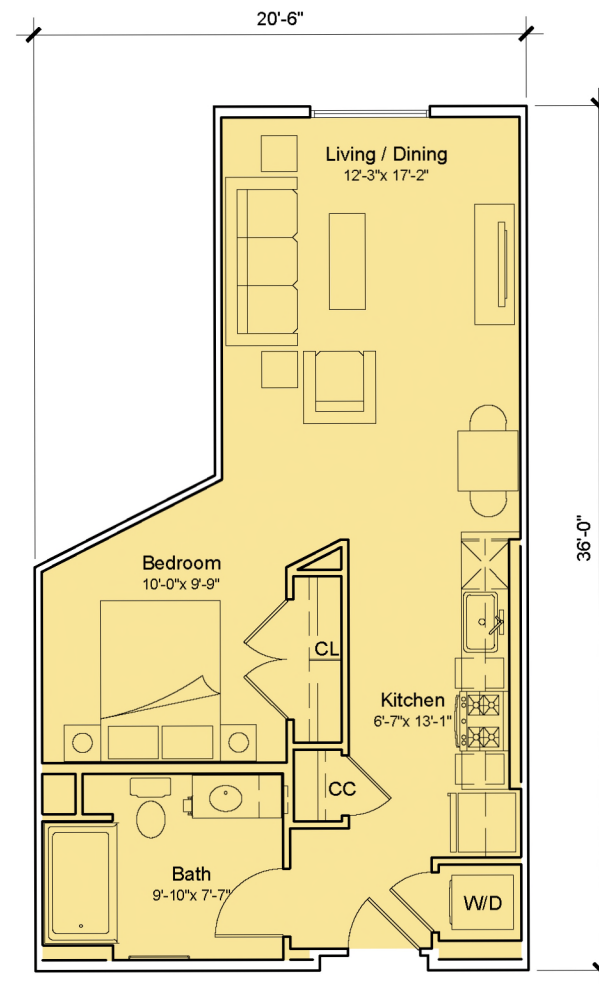
0' 15' 30' 60' scale: 1" = 30'-0"



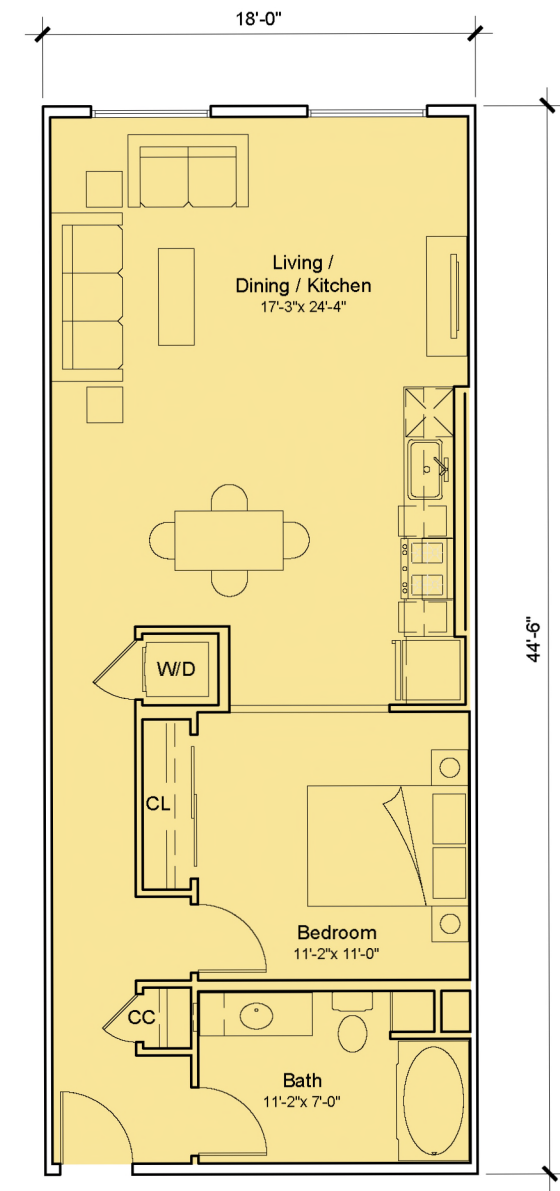
A-3.5



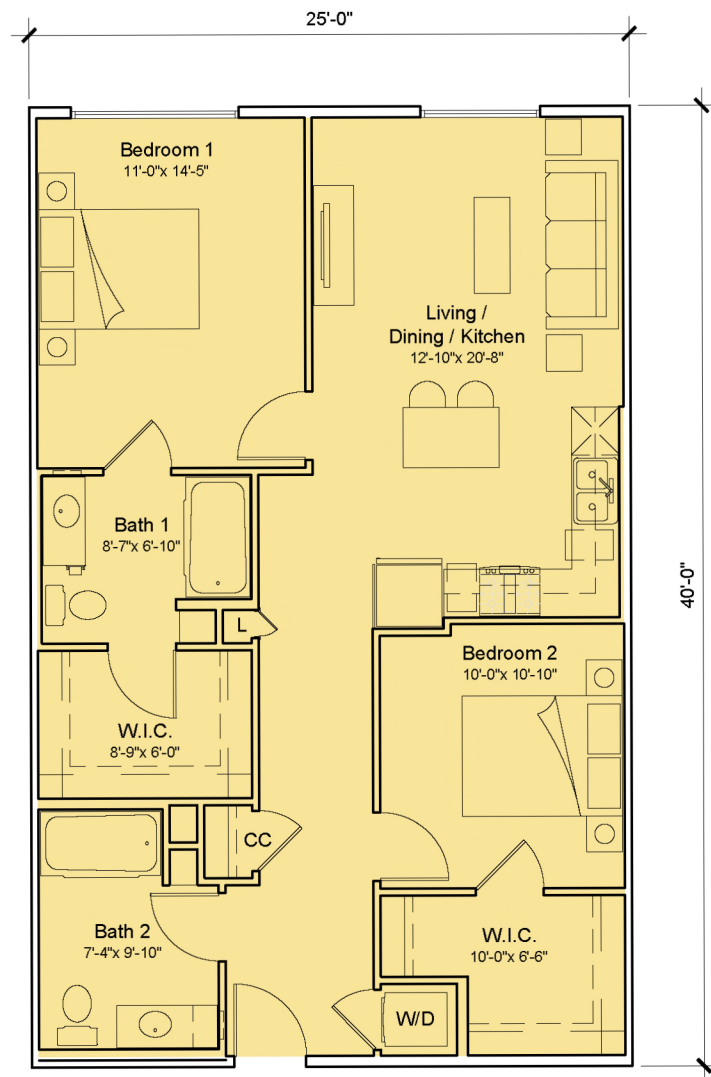
Unit S1 585 sf
studio / 1 bath flat



Unit JR 1B1 605 sf
1 bed / 1 bath flat



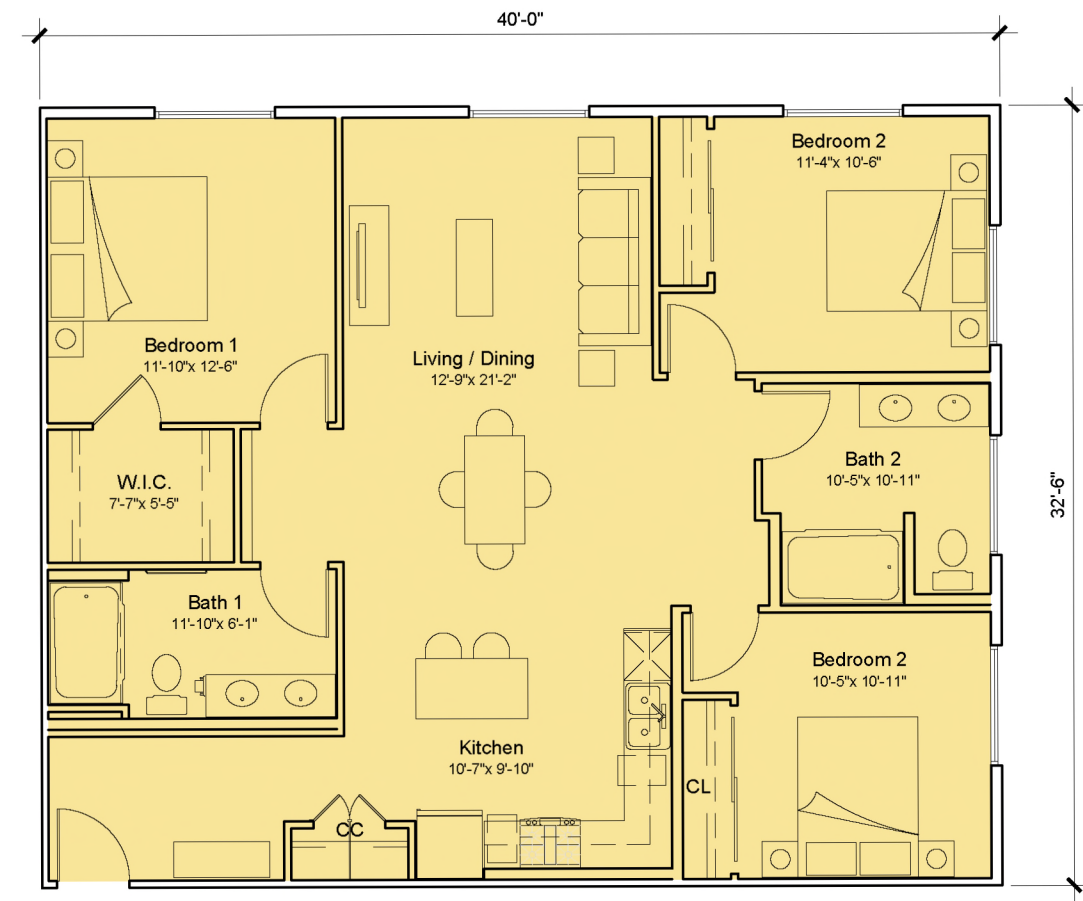
Unit 1B1 800 sf
1 bed / 1 bath flat



Unit 2B6

2 bed / 2 bath flat

1,000 sf



Unit 3B1

3 bed / 2 bath flat

1,300 sf



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AERIAL VIEW ALONG SUNSET BLVD

A-5.0



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AERIAL VIEW ALONG RESERVOIR ST

A-5.1



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AERIAL VIEW ALONG RESERVOIR ST

A-5.2



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VIEW ALONG SUNSET BLVD

A-5.3



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VIEW ALONG PARK AVE

A-5.4



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VIEW ALONG SUNSET BLVD

A-5.5



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VIEW ALONG RESERVOIR ST

A-5.6



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VIEW FROM CORNER OF RESERVOIR & LIBERTY ST

A-5.7



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VIEW ALONG LIBERTY ST

A-5.8



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VIEW ALONG RESERVOIR ST

A-5.9



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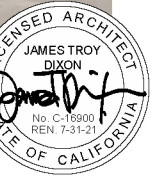
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VIEW OF FACADE FACING THE LIBRARY

A-5.10





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VIEW ALONG PASEO LOOKING SOUTH

A-5.12



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VIEW FROM CORNER OF SUSET BLVD & PARK ST

A-5.13



1" Thick Signage
(Powder Coated Aluminum)

Existing signage
to be reused

Wall Mounted Sconce (typ.)

1" Thick Signage
(Powder Coated Aluminum)

1" Thick Signage
(Powder Coated Aluminum)

1" Thick Signage
(Powder Coated Aluminum)

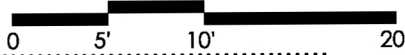


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togawa smith martin, Inc. | www.tsminc.com

APN: 5404001007, 5404001008, 5404001034
Project # 1904405 | June 18, 2020

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SIGNAGE / LIGHTING

A-6.0



1" Thick Signage
(Powder Coated Aluminum)

Wall Mounted Sconce (typ.)

1" Thick Signage
(Powder Coated Aluminum)

Wall Mounted Sconce (typ.)



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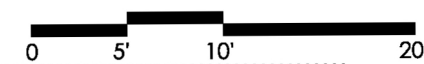
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APN: 5404001007, 5404001008, 5404001034

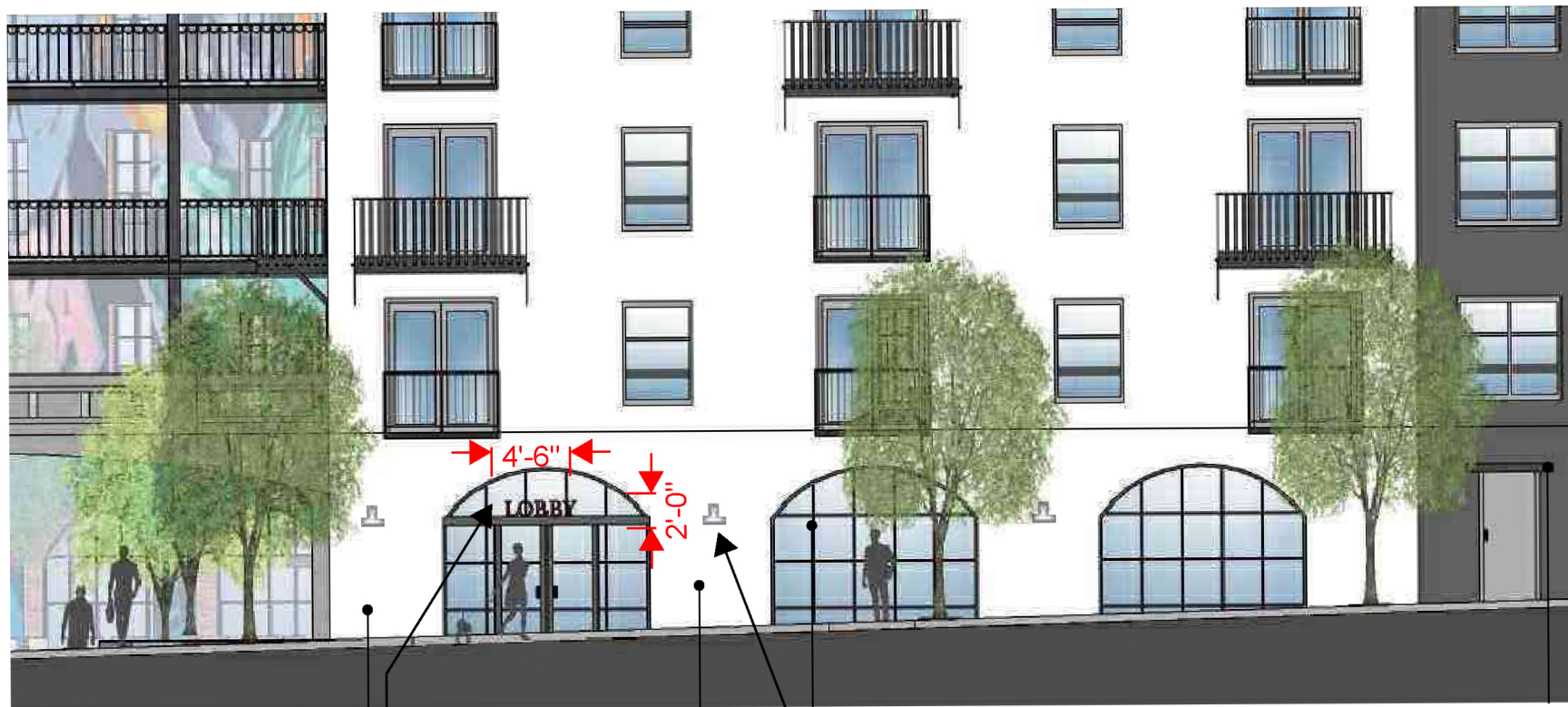
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SIGNAGE / LIGHTING

A-6.1



1" Thick Signage
(Powder Coated Aluminum)

Wall Mounted Sconce (typ.)

10" ROUND DOWNLIGHT – HORIZONTAL LAMP

PH10

SUBMITTAL:

JOB:

TYPE:

VOLTAGE:

EXAMPLE

PH10

-

2

42T

-

CS

-

OPTIONS

-

EB2

-

UNV

SERIES

NUMBER OF LAMPS

WATTAGE/TYPE

REFLECTOR FINISH

OPTIONS

BALLAST TYPE

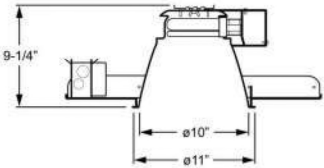
VOLTAGE

USA

MADE

FEATURES

- ▶ Self-flanged aluminum reflector prevents light leaks and is available in assorted colors.
- ▶ Horizontal lamp and reflector offer low glare and focused distribution for use in high-ceiling applications.
- ▶ Sturdy one-piece pan construction.
- ▶ Adjustable hanger brackets with bar hangers standard.
- ▶ Easy-access, 14-gauge galvanized steel junction box with two snap-on covers.
- ▶ This fixture is proudly made in the USA.



SPECIFICATIONS

Housing – 20-gauge, die-formed, galvanized steel pan/plaster frame.
Reflector – Low-iridescent aluminum. Clear semi-specular (CS) finish standard.
Electrical – Electronic ballast. Prewired at factory for easy field installation.
Mounting – Recessed. Pan size: 17" x 23" Ceiling cutout: ø10-5/8" Cutout with SCA: ø13-3/4"
Labels – UL/CUL listed for through-branch circuit wiring and dry or damp locations. UL/CUL listed for wet location under covered ceiling when specified with __/C73 or __/CGS option.

LAMP BASE DATA	
Wattage	Base
18Q	G24q-2
26Q	G24q-3
32T	GX24q-3
42T	GX24q-4
57T	GX24q-5
57QBX	GX24q-5

- Compatible with Osram Sylvania 57W triple tube lamp(s).
- Compatible with GE 57W quad bi-x lamp(s).
- CCEA is not available with 3-lamp fixture.
- Acrylic or polycarbonate lens options also available.
- Must specify manufacturer. See Downlighting Information section for dimming ballast options.

ORDERING INFORMATION

SERIES	
PH10	10" Round Downlight–Horizontal Lamp

LAMP OPTIONS	
# OF LAMPS	WATTAGE/TYPE
1	32T, 42T, 57T¹, or 57QBX²
2	18Q, 26Q, 32T, 42T, 57T¹, or 57QBX²
3³	18Q or 26Q³

REFLECTOR FINISH

CS	Clear semi-specular (standard)
SPC	Clear specular
CG	Champagne gold
GD	Gold
PW	Pewter
SG	Satin-glow
STR	Straw
WT	Wheat

OPTIONS

For EM and EM/ITS ballast options, see Downlighting Information section.

F	Fuse (must specify voltage)
MWT	Matte white trim
CCEA³	Chicago plenum (CP)³
MB	Micro-baffle
WW	Wall wash (not available with AC or MB)

OPTIONS (Continued)

AC/C73	Accent cone with clear prismatic tempered glass lens
AC/CGS⁴	Accent cone with clear glass lens⁴
MB/C73	Micro-baffle with clear prismatic tempered glass lens
MB/CGS⁴	Micro-baffle with clear glass lens⁴
LD	Luminous disk
LDO	Luminous disk open
LR	Luminous ring
SCA__°	Sloped Ceiling Adapter (Specify degree of slope in 5° increments, 10°-30°. SCA increases fixture height, see Downlighting Information for details.)

BALLAST TYPE

EB1	1-lamp electronic ballast
EB2	2-lamp electronic ballast
EB2/1	(1) 2-lamp and (1) 1-lamp electronic ballast
EBD1*__⁵	1-lamp electronic dimming ballast (120V or 277V only, must specify)⁵
EBD2*__⁵	2-lamp electronic dimming ballast (120V or 277V only, must specify)⁵
EBD2/1*__⁵	(1) 2-lamp and (1) 1-lamp electronic dimming ballast (120V or 277V only, must specify)⁵

VOLTAGE (Must specify)

120	120V
277	277V
UNV	120-277V

EL

EVERLAST

LIGHTING

BASE PART #

EL-LED-ESM-300

PROJECT

DLC

LISTED

EVERLAST LED EXCEL SHOE BOX
300W / 40,069LM

The **EVERLAST LED EXCEL SHOE BOX 300W** fixture achieves **40,069 LUMENS**. The **EVERLAST LED EXCEL SHOE BOX** offers effective illumination for a large outdoor area. Strategic placement of the die-cast aluminum **EXCEL SHOE BOX** will provide a powerful and effective light distribution (type III or V).

The sleek housing of the **EXCEL SHOE BOX** offers through-hole design to minimize the effects of extreme outdoor conditions.

Available sensors include on/off, bi-level, and dusk-to-dawn.

APPLICATION

Parking areas and garages, street and roadway lighting, automotive dealership, tennis court and walkway applications.

FEATURES & BENEFITS

- 10-year Limited Warranty.
- Inventronics LED Driver offers high performance and unprecedented quality.
- Performance engineered clear glass lens assembly delivers effective beam angles and reduces glare.
- Luxeon LED chips provide high flux density to enable directional and high lumen applications.
- Includes 10kV surge protector.

LED & OPTICAL ASSEMBLY

- Luxeon LED
- 80 CRI
- Type III or V Light Distribution
- LM-79 Tests in accordance with IESNA standards

APPROVALS / LISTINGS

- DLC Listed
- UL1598
- IP65 per ANSI C126.25-2009
- Temperature rated -40° to 122°F (-40° to 50°C)
- CE / RoHS compliant
- LM80 & TM21 data available on request.

MATERIALS

Diecast aluminum driver housing available in bronze or white

SIZE / WEIGHT (PACKAGED)

18.9" x 16.9" x 3.7" (28" x 18" x 8")
17 lbs. (21 lbs.)

MOUNTING HARDWARE

Five options available - three stationary (SSP, SRP, & UMB) and two adjustable (AUB & KSF).

FIXTURE

OF • BL
ON / OFF •
BI-LEVEL
SENSOR

PC • BLPC
PHOTOCELL •
BLANK PHOTOCELL

SP20
20KV SURGE
PROTECTOR
UPGRADE

TOP

FACE

BASE

EL-LED-ESM-
FIXTURE
EL-LED-ESM-
EVERLAST LED EXCEL SHOE BOX

300-
WATTAGE
300 WATT
40,069 LUMENS

VOLTAGE
UL UNIVERSAL
(120-277V AC)
UH UNIVERSAL
(480V AC)

ACCESSORY

COLOR TEMP.
50 5000K / 80 CRI
40 4000K / 80 CRI
30 3000K / 80 CRI

DISTRIBUTION
III TYPE III
V TYPE V

SENSOR
OF ON / OFF
BL BILEVEL
PC NEMA PHOTOCELL
BLPC BLANK PHOTOCELL

MOUNT (PAGE 2)
AUB ADJUSTABLE U BRACKET
KSF KNUCKLE SLIP FITTER
SRP SURFACE ROUND MOUNT
SSP SURFACE SQUARE MOUNT
UMB UNIVERSAL MOUNT
BRACKET

OTHER
SP20 20KV SURGE PROTECTOR
UPGRADE
W WHITE FINISH (PAGE 2)

Poseidon Damp location wall washer, for use in covered installations

Finish: BRZ SAT		Certification: Wall only Damp Location CUL						
Model	Wattage	Type	Base	Lumen	Kelvin	Dimensions	Back-Plate	Included
20444-__	2Lt x 60w	A-19	E-26			H 12" Ext 6.9"	D 4.75" H .5"	
C20444__ EN1213BS	2Lt x 13w	Spiral	GU-24	1800Lm	2700k	H 12" Ext 6.9"	D 4.75" H .5"	Lamps



Outdoor Light Pole (Paseo)

Wall Mounted Sconce

Recessed Down Light



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LIGHTING

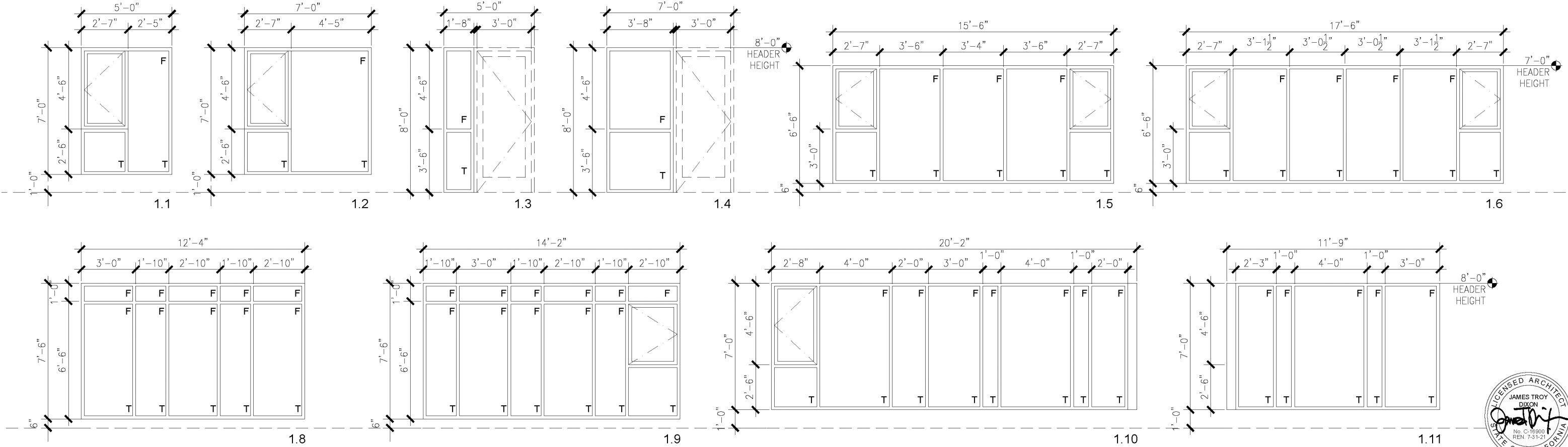
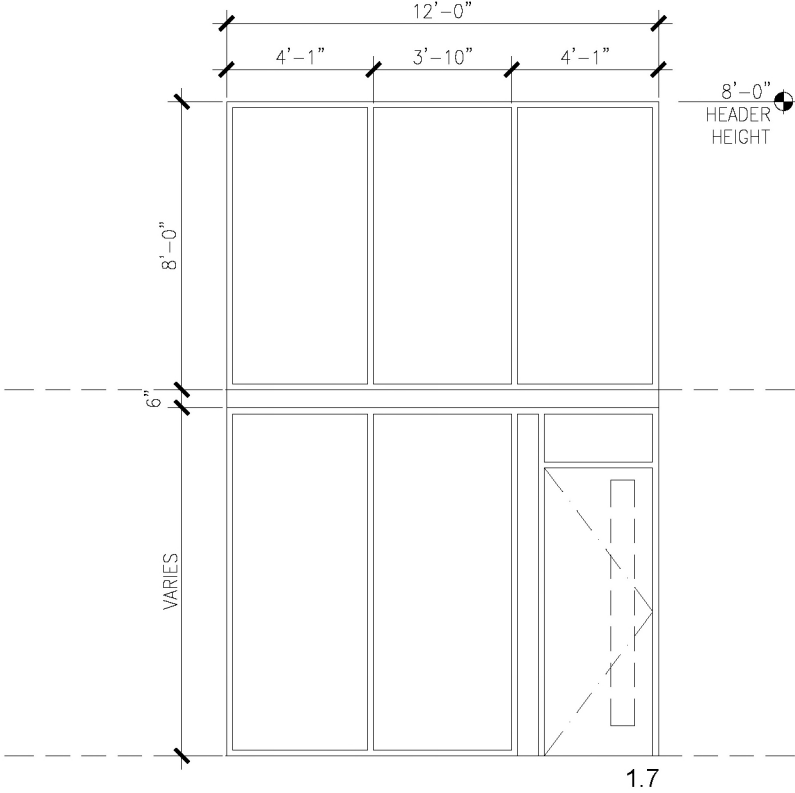
A-6.3

WINDOW SCHEDULE

WINDOW MARK	SIZE		OPERATION	MATERIAL	GLASS	COUNT
	WIDTH	X HEIGHT				
1.1	5'-0"	X 7'-0"	CASEMENT	VINYL	CLEAR	263
1.2	7'-0"	X 7'-0"	CASEMENT	VINYL	CLEAR	48
1.3	1'-8"	X 8'-0"	FIXED	VINYL	CLEAR	27
1.4	3'-8"	X 8'-0"	FIXED	VINYL	CLEAR	11
1.5	15'-6"	X 6'-6"	CASEMENT	ALUMINUM	CLEAR	1
1.6	17'-6"	X 6'-6"	CASEMENT	ALUMINUM	CLEAR	2
1.7	12'-0"	X VARIES	FIXED	ALUMINUM	CLEAR	3
1.8	12'-4"	X 7'-6"	FIXED	ALUMINUM	CLEAR	5
1.9	14'-2"	X 7'-6"	CASEMENT	ALUMINUM	CLEAR	5
1.10	20'-2"	X 7'-0"	CASEMENT	ALUMINUM	CLEAR	1
1.11	11'-9"	X 7'-0"	FIXED	ALUMINUM	CLEAR	1

WINDOW TYPES

STOREFRONTS AT GROUND LEVEL TO BE COORDINATED WITH WINDOW MANUFACTURER F=FIXED, T=TEMPERED



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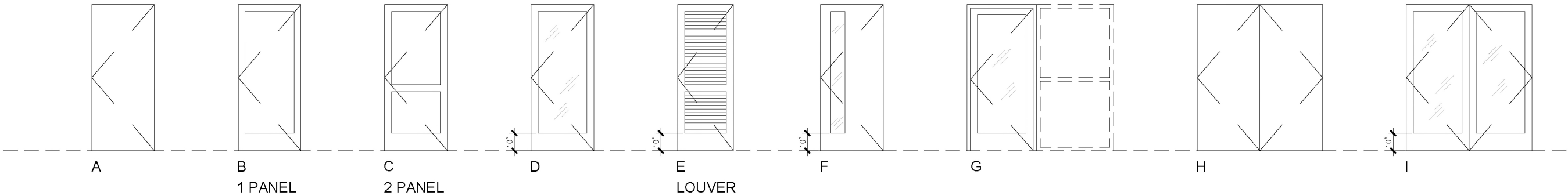
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DOOR SCHEDULE

DOOR TYPE	DOOR				COUNT	REMARKS
	WIDTH X HEIGHT	MATERIAL	FINISH	GLASS		
A	3'-0" X 7'-0"	HM	PAINT	—	56	UTILITY ROOMS / STAIRS
B	3'-0" X 7'-0"	HM	PAINT	—	170	UNIT ENTRY DOORS
C	3'-0" X 6'-8"	WD	PAINT	—	516	BEDROOM, BATHROOM & CLOSET DOORS
C	2'-6" X 6'-8"	WD	PAINT	—	172	COAT CLOSET DOORS
D	3'-0" X 8'-0"	HM	PAINT	●	5	COMMERCIAL & COMMON AREA
E	2'-6" X 6'-8"	HM	PAINT	—	170	LAUNDRY CLOSETS
F	3'-0" X 8'-0"	HM	PAINT	—	4	TOWNHOUSE ENTRY DOORS AT GROUND LEVEL
G	3'-0" X 8'-0"	FIBERGLASS	PAINT	●	40	PATIO / BALCONY DOOR
H	6'-0" X 7'-0"	HM	PAINT	—	4	UTILITY ROOMS
I	6'-0" X 8'-0"	HM	PAINT	●	8	COMMERCIAL

DOOR TYPES



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DOOR SCHEDULE

DESIGN SURVEY

SHEET 2 OF 3

kpff
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
P: 213.266.5294
F: 213.266.5294
www.kpff.com

HOLLAND TAX LIBERTY

HOLLAND CONSTRUCTION INC.
5000 EAST SPRING STREET
LONG BEACH, CA 90815

PREPARED FOR:

PROJECT # 1800855

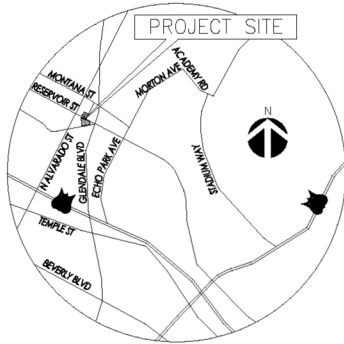
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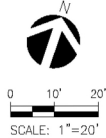
CHECKED BY CJ

REVISIONS

NO.	DATE
6	
5	
4	
3	
2	
1	



VICINITY MAP
NOT TO SCALE



LEGEND

- AREA DRAIN
- AREA LIGHT
- BOLLARD
- CLEANOUT
- COMMUNICATIONS MANHOLE
- CURB DRAIN
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- IRRIGATION CONTROL PULLBOX
- IRRIGATION CONTROL VALVE
- PARKING METER
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT PULLBOX
- TELEPHONE MANHOLE
- TELEPHONE PULLBOX
- TRAFFIC SIGNAL LIGHT
- UNKNOWN MANHOLE
- UNKNOWN PULLBOX
- WATER METER
- WATER VALVE
- PALM
- TREE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- ASPH ASPHALT
- BK BIKE RACK
- BL BOLLARD
- BOV BLOW OFF VALVE
- C CENTERLINE
- CATV CABLE/TV
- CB CATCH BASIN
- CD CURB DRAIN
- CO CLEANOUT
- COM COMMUNICATIONS
- CONC CONCRETE
- CPT CP TEST PULLBOX
- DI DRAIN INLET
- DR DOOR
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- ELEC ELECTRIC
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- AEVT ELECTRIC VAULT
- FD FOUND
- FF FINISHED FLOOR
- FL FLOWLINE
- GB GRADE BREAK
- GI GREASE INTERCEPTOR
- ICV IRRIGATION CONTROL VALVE
- LA LANDSCAPE AREA
- LP LIGHT POLE
- LT&T LEAD TACK AND TAG
- MH MANHOLE
- NG NATURAL GROUND
- NRK NEWSPAPER RACK
- OH OVERHANG
- R PROPERTY LINE
- PB PULLBOX
- PED PEDESTRIAN WALK POLE
- PM PARKING METER
- PP POWERPOLE
- R/W RIGHT-OF-WAY
- RSR RISER
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SL STREET LIGHT
- SN SIGN
- SS SANITARY SEWER
- SWK SIDEWALK
- TEL TELEPHONE
- TG TOP OF GRATE
- TRWL TREE WELL
- TS TRAFFIC SIGNAL
- TVT TELEPHONE VAULT
- TW TOP OF WALL
- TYP TYPICAL
- UNK UNKNOWN
- UP UTILITY POLE
- UTIL UTILITY
- UVT UNKNOWN VAULT
- WDF WOOD FENCE
- WIF WROUGHT IRON FENCE
- WV WATER VALVE
- WVT WATER VAULT
- VT VAULT

LINETYPES

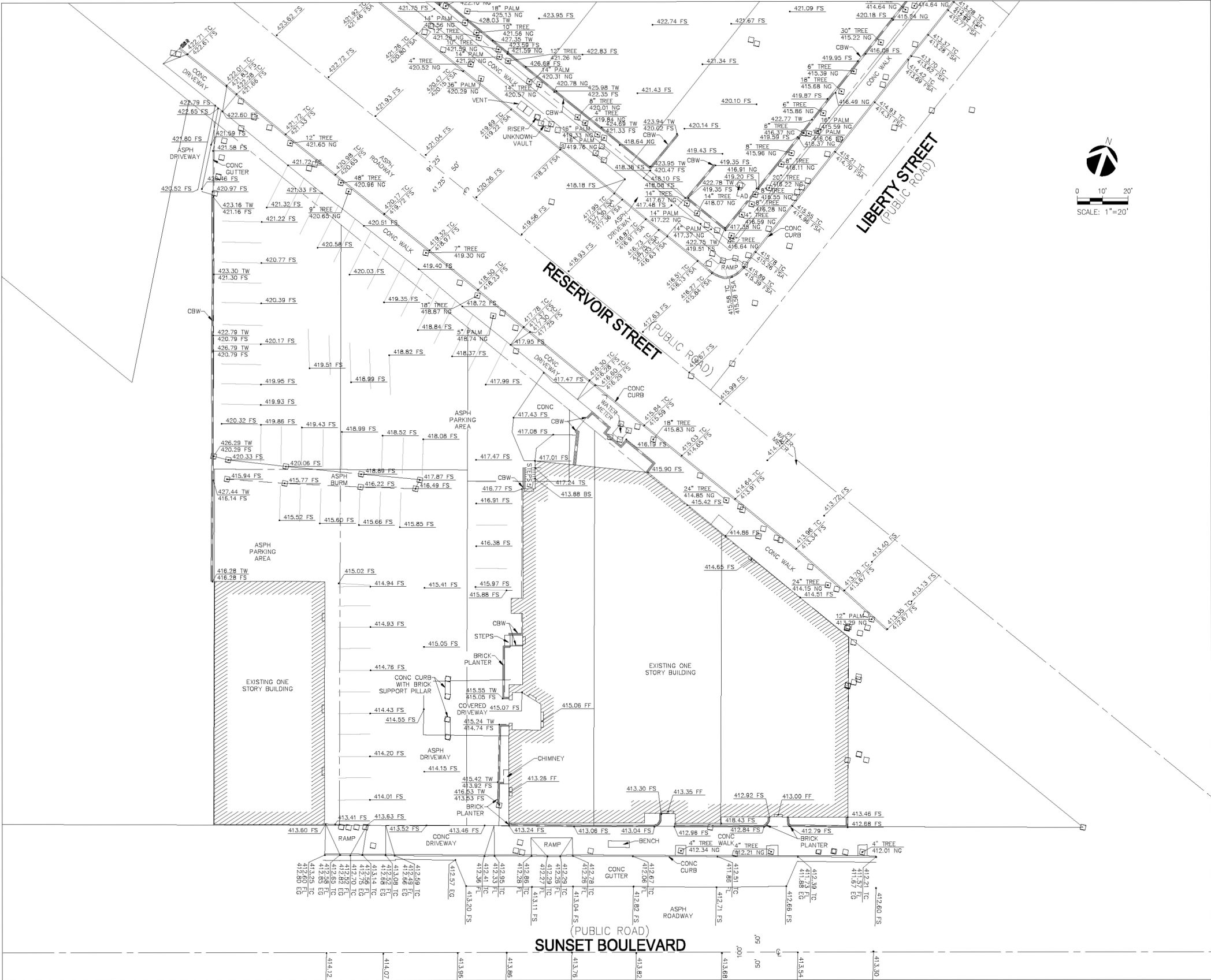
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- CHAINLINK FENCE
- CONCRETE CURB
- FLOWLINE
- WALL
- SUBJECT PROPERTY
- LOT LINE
- RIGHT OF WAY LINE
- POTENTIAL RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- OVERHEAD UTILITIES

PREPARED UNDER THE DIRECTION OF:



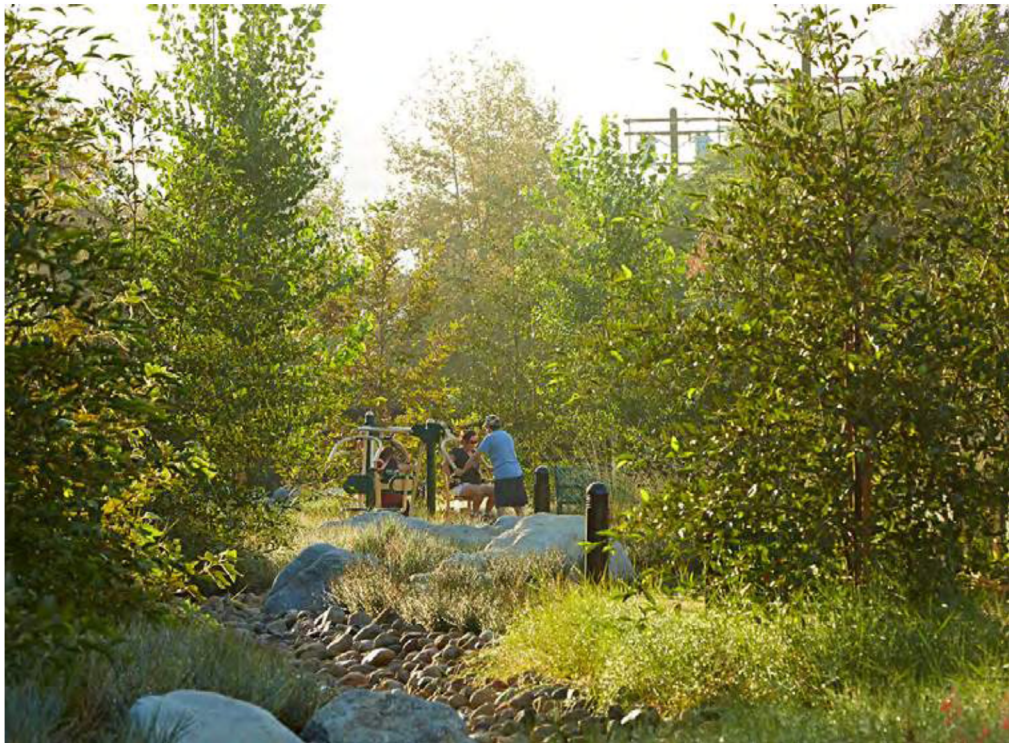
PRELIMINARY

CHRIS JONES, PLS 9393
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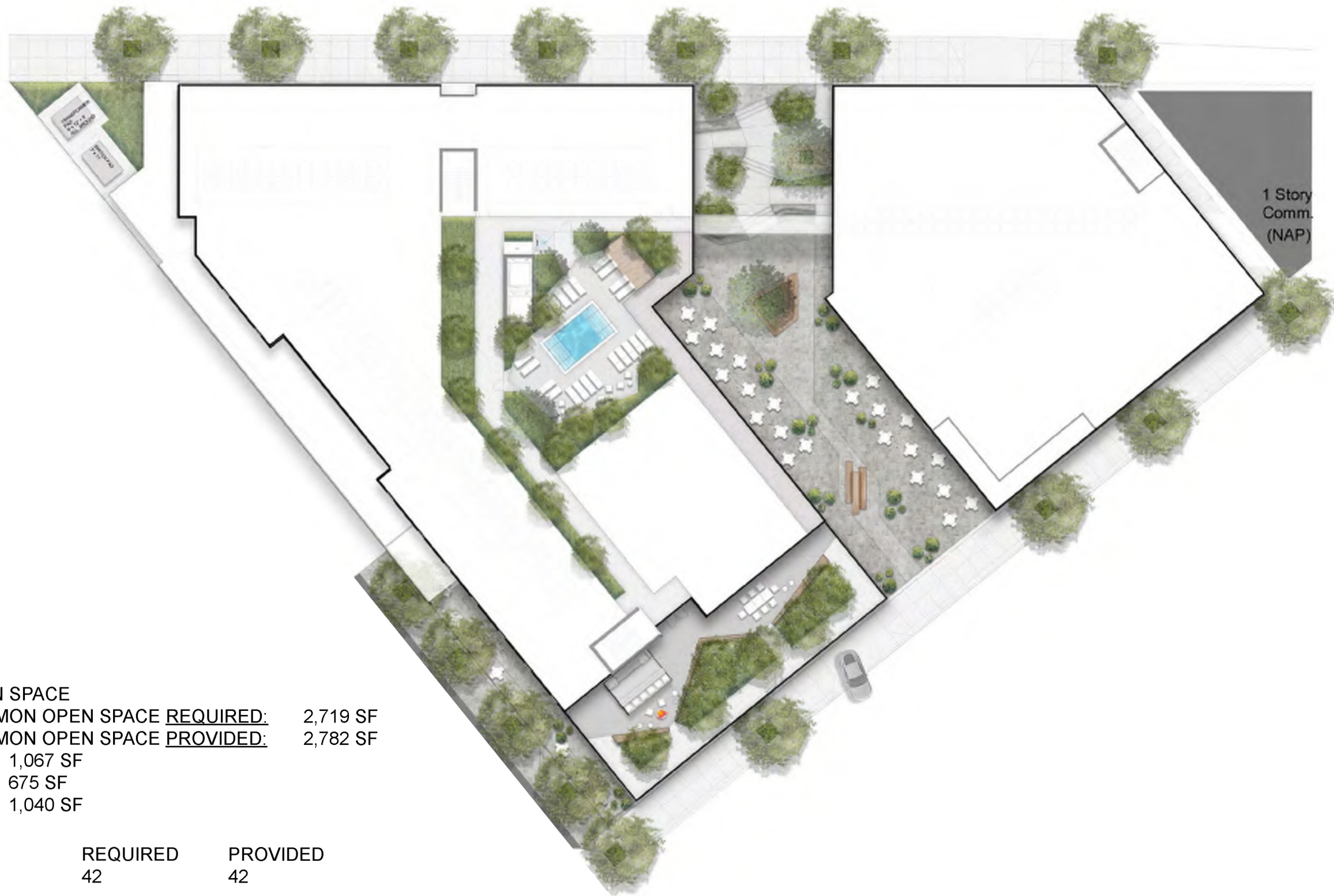
Highlands



Midlands



Lowlands



COMMON OPEN SPACE
PLANTED COMMON OPEN SPACE REQUIRED: 2,719 SF
PLANTED COMMON OPEN SPACE PROVIDED: 2,782 SF
LEVEL 1: 1,067 SF
LEVEL 6: 675 SF
LEVEL 7: 1,040 SF

TREES
TOTAL TREES: 42 REQUIRED 42 PROVIDED 42
(1 TREE PER 4 UNITS)

TREE SCHEDULE					
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES					
T1	ARB MAR	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	PER PLAN	48" BOX
T2	CER DES	CERCIDUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	PER PLAN	48" BOX
T3	DRA DRA	DRACAENA DRACO	DRAGON TREE	PER PLAN	48" BOX
T4	GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO/MAIDENHAIR TREE	PER PLAN	48" BOX
T5	LAG IND	LAGERSTROEMIA 'WHIT II'	DYNAMITE CRAPEMYRTLE	PER PLAN	48" BOX
T6	MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	PER PLAN	48" BOX
T7	PHO CAN	PHOENIX CANARIENSIS	CANARY ISLAND PALM	PER PLAN	48" BOX
T8	OLE EUR	OLEA EUROPAEA 'WILSONI'	FRUITLESS OLIVE	PER PLAN	48" BOX
T9	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	PER PLAN	48" BOX
T10	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PER PLAN	48" BOX

UNDERSTORY PLANT SCHEDULE					
SYMBOL	ABBR.	BOTANICAL NAME/PALETTE MIX	COMMON NAME(S)	SIZE	SPACING
S1	ANI AMB	ANIGDZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	5 GAL	18" O.C.
S2	ANI BIG	ANIGDZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	18" O.C.
S3	ANI HAR	ANIGDZANTHOS 'HARMONY'	RED-YELLOW KANGAROO PAW	5 GAL	18" O.C.
S4	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18" O.C.
S5	CEA GRI	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL	30" O.C.
S6	CUP GUA	CUPRESSUS GUADALUPENSIS 'GREENLEE'S BLUE ROCKET'	GREENLEE'S BLUE ROCKET	15 GAL	36" O.C.
S7	CHO TEC	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	30" O.C.
S8	CON SAB	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GAL	18" O.C.
S9	COR AUS	CORDYLONE AUSTRALIS 'TORBAY DAZZLER'	CORDYLONE DAZZLER	15 GAL	30" O.C.
S10	EPI CAR	EPILOBIUM CANUM 'CARMEN'S GRAY'	CALIFORNIA FUCHSIA	1 GAL	30" O.C.
S11	EPI ROU	EPILOBIUM CANUM 'ROUTE 66'	CALIFORNIA FUCHSIA	1 GAL	18" O.C.
S18	LAU NOB	LAURUS NOBILIS	SWEET BAY	15 GAL	30" O.C.
S19	LAV GOO	LAVANDULA 'GOODWIN CREEK GREY'	GOODWIN CREEK LAVENDER	5 GAL	24" O.C.
S20	LAV HET	LAVANDULA X HETEROPHYLLA	SWEET LAVENDER	5 GAL	30" O.C.
S21	LAV REG	LAVANDULA 'REGAL SPLENDOR'	REGAL SPLENDOR LAVENDER	1 GAL	24" O.C.
S22	LAV STO	LAVANDULA STOECCHAS 'WINTER BEE'	TRENCH LAVENDER, SPANISH LAVENDER	1 GAL	18" O.C.
S23	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	18" O.C.
S24	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	30" O.C.
S25	PEN SPE	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL	30" O.C.
S26	POD ELO	PODOCARPUS ELONGATUS 'MONMAL'	ICEE BLUE YELLOW-WOOD	15 GAL	
S29	SAN TRI	SANSEVERIA TRIFASCIATA 'SILVER QUEEN'	SNAKE PLANT, MOTHER-IN-LA W'S TONGUE	2 GAL	12" O.C.
S30	VER BON	VERBENA BONARIENSIS	TALL VERBENA	5 GAL	30" O.C.



TRANSFORMER PLANTING ENLARGEMENT
SCALE: 2:1

- MUHLENBERGIA DUBIA
H: 2'-3' S: 2'-3'
- RHAGODIA SPINESCENS
H: 2'-4' S: 3'-4'
- ADENANTHOS SERICEUS 'SILVER STREAK'
H: 4'-6' S: 3'-4'

- Legend**
- 1 Public Right of Way
 - 2 Public/ Private Paseo
 - 3 Restaurant Seating
 - 4 Fixed Furniture/ Planter
 - 5 Stone Paving
 - 6 Street Tree
 - 7 Building Transformers
 - 8 Stairs
 - 9 Sloped Walkway
 - 10 Terraced Planters
 - 11 Planter Pots





- Legend**
- ① Outdoor Kitchen/ Bar + TV
 - ② Fire Feature
 - ③ Group Dining
 - ④ Enhanced Paving
 - ⑤ Built-in Seating
 - ⑥ Raised Planter



Level 6

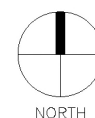


Legend

- ① Pool
- ② Utility Zone
- ③ Cabana
- ④ Boundary Strip
- ⑤ Enclosure
- ⑥ Enhanced Paving
- ⑦ 5'-0" Pool Enclosure/ Gate
- ⑧ Movable Outdoor Lounge Furniture
- ⑨ Planting
- ⑩ Screening
- ⑪ Shower



Level 7





1" Thick Signage
(Powder Coated Aluminum)

Existing signage
to be reused

1" Thick Signage
(Powder Coated Aluminum)

1" Thick Signage
(Powder Coated Aluminum)

1" Thick Signage
(Powder Coated Aluminum)



ECHO PARK - TAIX SQUARE

1911 Sunset Blvd. Los Angeles, CA, 90026

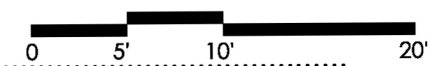
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APN: 5404001007, 5404001008, 5404001034

Project # 1904405 | June 18, 2020

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SIGNAGE / LIGHTING

A-6.0