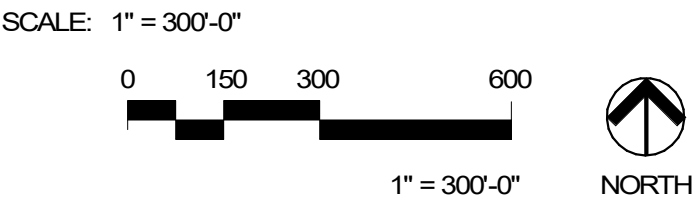




1050 LA CIENEGA BOULEVARD

TOC REFERRAL SET
AUGUST 16, 2022

1 VICINITY MAP



DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
GENERAL	
A0.00	COVER SHEET / DRAWING INDEX / VICINITY MAP
A0.01	SITE DATA
A0.02A	AREA ANALYSIS - PROGRAM AREA
A0.02B	FAR CALC DIAGRAMS
A0.02C	OPEN SPACE DIAGRAMS
A0.02D	BICYCLE PARKING INFORMATION
A0.03	PLOT PLAN
A0.04	EXISTING SITE PHOTOS
A0.05	EXTERIOR RENDERINGS
A0.06	EXTERIOR RENDERINGS
CIVIL	
C0.01	ALTA SURVEY (FOR REFERENCE ONLY)
C0.02	ALTA SURVEY (FOR REFERENCE ONLY)
C0.03	ALTA SURVEY (FOR REFERENCE ONLY)
C0.04	ALTA SURVEY (FOR REFERENCE ONLY)
C1.01	TOPOGRAPHIC SURVEY
C1.02	TOPOGRAPHIC SURVEY
C2.01	BACK OF WALK EXHIBIT
C3.01	EXCAVATION PLAN
C4.01	CONCEPTUAL UTILITY PLAN
ARCHITECTURAL	
A1.01	SITE PLAN
A2.00	B1 FLOOR PLAN
A2.01	LEVEL 01 FLOOR PLAN
A2.02	LEVEL 02 FLOOR PLAN
A2.03	LEVEL 03 FLOOR PLAN
A2.04	LEVEL 04 FLOOR PLAN
A2.05	LEVELS 05-13 FLOOR PLAN
A2.06	LEVELS 14-26 FLOOR PLAN
A2.07	LEVEL 27 FLOOR PLAN
A2.08	LEVEL 28 - SKYDECK FLOOR PLAN
A2.09	ROOF LEVEL FLOOR PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.03	BUILDING ELEVATIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
LANDSCAPE	
L1.01	LEVEL 01 - LANDSCAPE PLAN
L1.02	LEVEL 02 - LANDSCAPE PLAN
L1.03	LEVEL 03 - LANDSCAPE PLAN
L1.04	LEVEL 04 - LANDSCAPE PLAN
L1.28	LEVEL 28 - LANDSCAPE PLAN

NOTE:

TREE SURVEY NOT PROVIDED. THERE ARE NO EXISTING TREES ON SITE.
DEMOLITION PLAN NOT PROVIDED. SITE IS VACANT.

- PROJECT SITE - 1050 LA CIENEGA
- METRO BUS STOP - RTE. 105 CIENEGA/
- FUTURE METRO RAIL STATION - WILSHIRE / LA CIENEGA
- METRO BUS ROUTE 105 NORTHBOUND
- METRO BUS ROUTE 105 SOUTHBOUND
- METRO RAIL D (PURPLE) LINE EXTENSION



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COVER SHEET /
DRAWING INDEX /
VICINITY MAP

Drawn By: YOUR INITIALS
Checked By: PM / PD (edit this)

Project Number:

Sheet Number: A0.00

- NEW CONSTRUCTION OF 290 UNITS, 28 STORIES MULTI-FAMILY RESIDENTIAL AND MIXED USE RETAIL DEVELOPMENT
- 28 LEVELS OF TYPE IA CONSTRUCTION ABOVE GRADE AND 1 LEVEL OF TYPE IA SUBTERRANEAN CONSTRUCTION
- PROJECT TO BE CONSTRUCTED IN ONE PHASE
- USE: R-2 RESIDENTIAL, C-2 RETAIL
- BASE ZONING: C2-1-O

OPEN SPACE REQUIRED				
SEC. 12.21 G m/codes/for_angles/latest/apz/0-0-G-5183				
Open Space Calcs	<3 Hb Rms	3 Hb Rms	>3 Hb Rms	
REQUIRED	100	125	175	Total
UNIT TYPE	Studio & 1B	2B & 1B w/ Den	3B	
COUNT	155	127	8	290
OPEN SPACE REREQUIRED	15,500	15,875	1,400	32,775

OPEN SPACE PROVIDED	52,240	2,300	54,540
			54,540 > 32,775

Recreation rooms having at least 600 square feet on area for a development totaling 16 units or more or at least 400 square feet for a development of fewer than 16 dwelling units may qualify as common open space, but shall not qualify for more than 25 % of the total required usable open space.

FLOOR AREA. The 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 dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

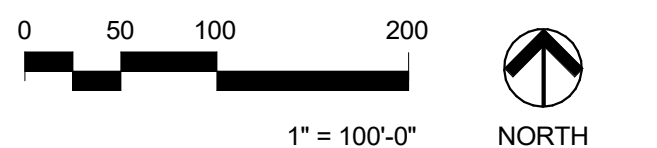
TOC TIER 3		
PARKING	REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	0.5 SPACE PER UNIT (TOC TIER 3): 0.5 X 290 = 145 SPACES	373 SPACES
COMMERCIAL PARKING	1 SPACE PER 100 SF TOC TIER 30% REDUCTION THEN APPLIED: 75 (1 PER 100 SF) - 22 (30%) = 53 SPACES	53 SPACES
		426 SPACES

LOS ANGELES MUNICIPAL CODE Table 12.21 A.16(a)(1)(f)		
BICYCLE PARKING (RESIDENTIAL)	REQUIRED	PROVIDED
SHORT-TERM	15 SPACES REQUIRED	16
	Short Term	
	1-25 units = 1 per 10 units (2.5 spaces)	
	26-100 units = 1 per 15 units (5 spaces)	
	101-200 = 1 per 20 units (5 spaces)	
	201+ = 1 per 40 units (2.25 spaces)	
	Total short term = 15 spaces	
LONG-TERM	147 SPACES REQUIRED	160
	Long Term	
	1-25 units = 1 per unit (25 spaces)	
	26-100 units = 1 per 1.5 unit (50 spaces)	
	101-200 units = 1 per 2 units (50 spaces)	
	201+ units = 1 per 4 units (22.5 spaces)	
	Total long term = 147 spaces	

SITE SUMMARY		
SITE	ALLOWABLE	PROVIDED
LOT AREA		79,623 SF (1.83 ACRES)
DEDICATION AREA - LA CIENEGA	0	
SETBACK AREA (INCLUDED IN LOT AREA)	0	0
DWELLING UNITS (BASE ZONING)	200 units (@ 400 SF/unit)	
DWELLING UNITS WITH TOC TIER 3	340 units (@ 70% increase)	290 units
FAR (BASE ZONING)	119,435 SF (@ 1.5 : 1)	
FAR WITH TOC TIER 3	298,586 SF (@ 3.75 : 1)	297,690 (@3.75:1)
RESIDENTIAL FLOOR AREA		290,190 SF
COMMERCIAL FLOOR AREA		7,500 SF
BUILDING HEIGHT	NO LIMIT	332'-0"
SETBACKS		
	ALLOWABLE	PROVIDED
FRONT YARD	0' PER C2 ZONE	
SIDE YARD	0' FOR COMMERCIAL USES (GROUND FLOOR), 16' FOR RESIDENTIAL (LEVELS 2-28)	0' FOR COMMERCIAL USES (GROUND FLOOR), 5' FOR RESIDENTIAL LEVELS 2-28) ON SOUTH SIDE WITH TOC INCENTIVE, 30'-46' FOR RESIDENTIAL (LEVELS 2-28) ON NORTH SIDE
REAR YARD	0' FOR COMMERCIAL USES, 20' FOR RESIDENTIAL (LEVELS 2-28)	0' FOR COMMERCIAL USES (GROUND FLOOR), 15' FOR RESIDENTIAL (LEVELS 2-28) WITH TOC INCENTIVE

NOTE: (1) additional incentive (yards reduction) per the TOC guidelines taken

NOTE: (1) additional incentive (yards reduction) per the TOC guidelines taken



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[illegible]

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Author

Checked By: _____
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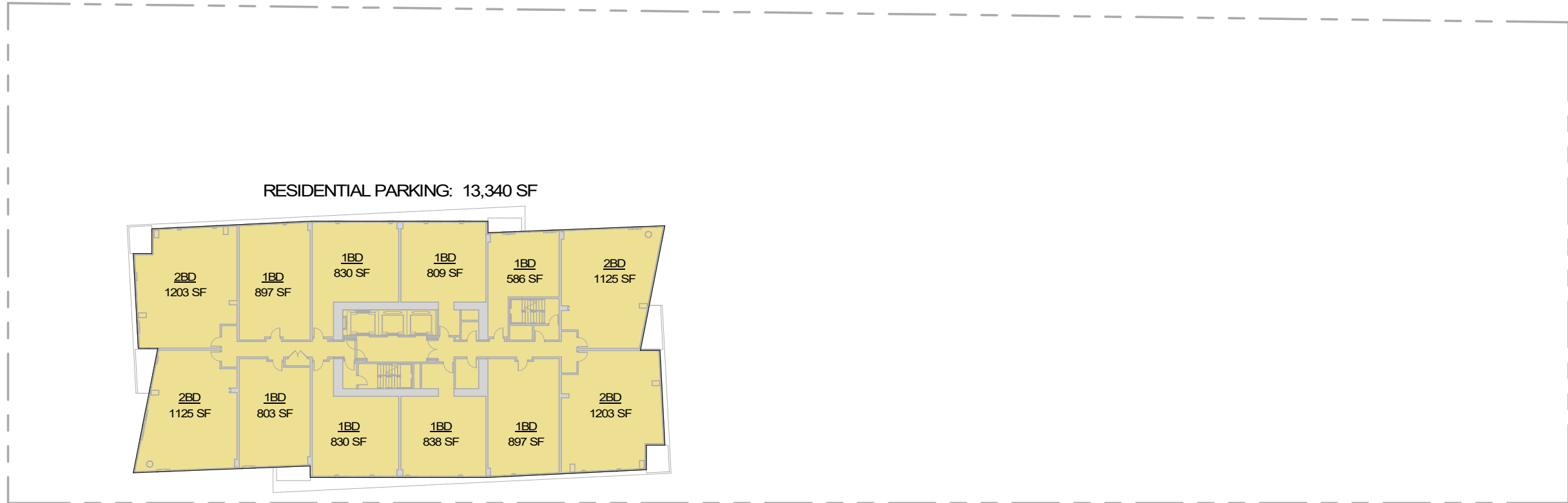
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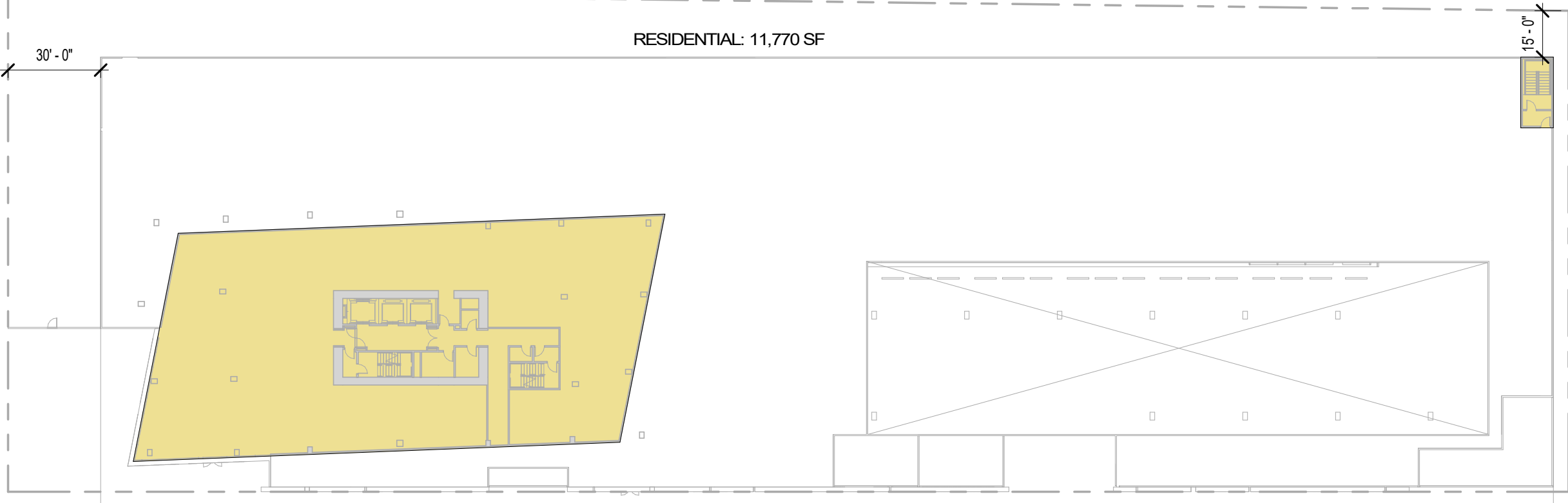
7 BUILDING AREA - LEVEL 28 SKYDECK

SCALE: 1" = 40'-0"



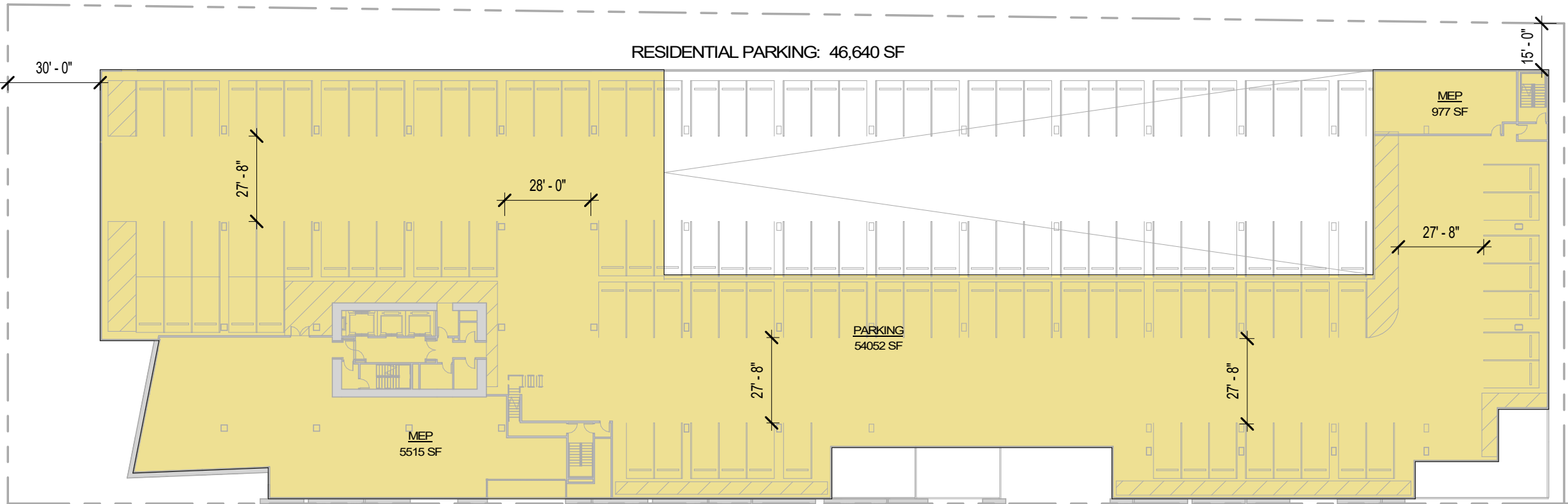
6 BUILDING AREA - LEVELS 05-27

SCALE: 1" = 40'-0"



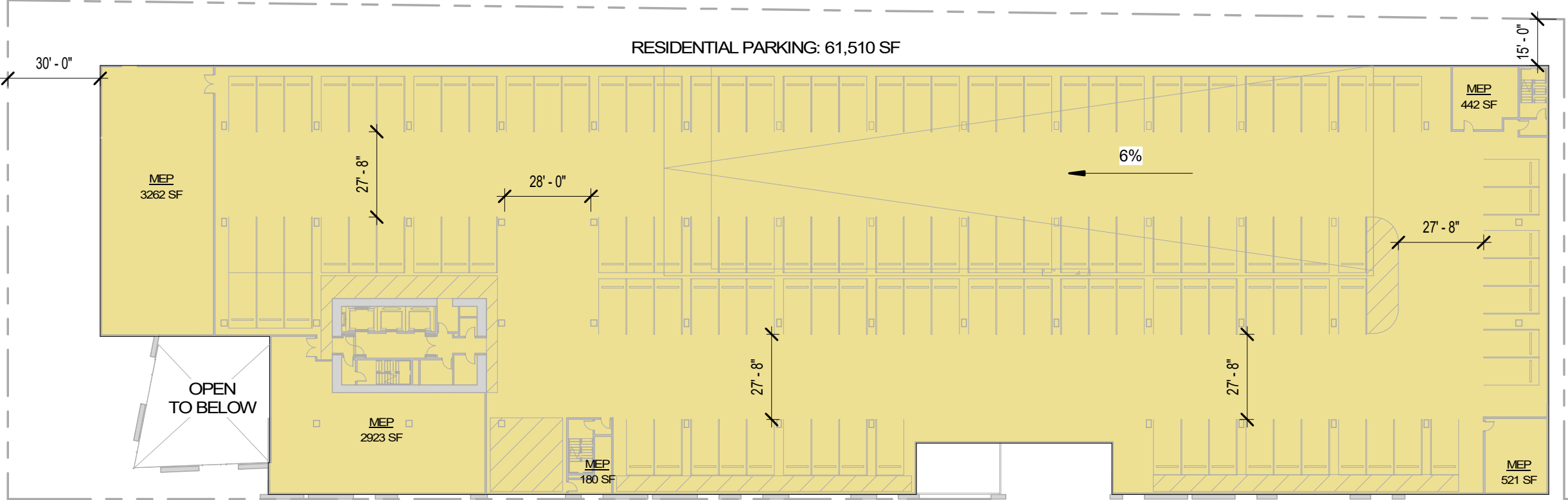
5 LEVEL 04 - FLOOR AREA

SCALE: 1" = 40'-0"



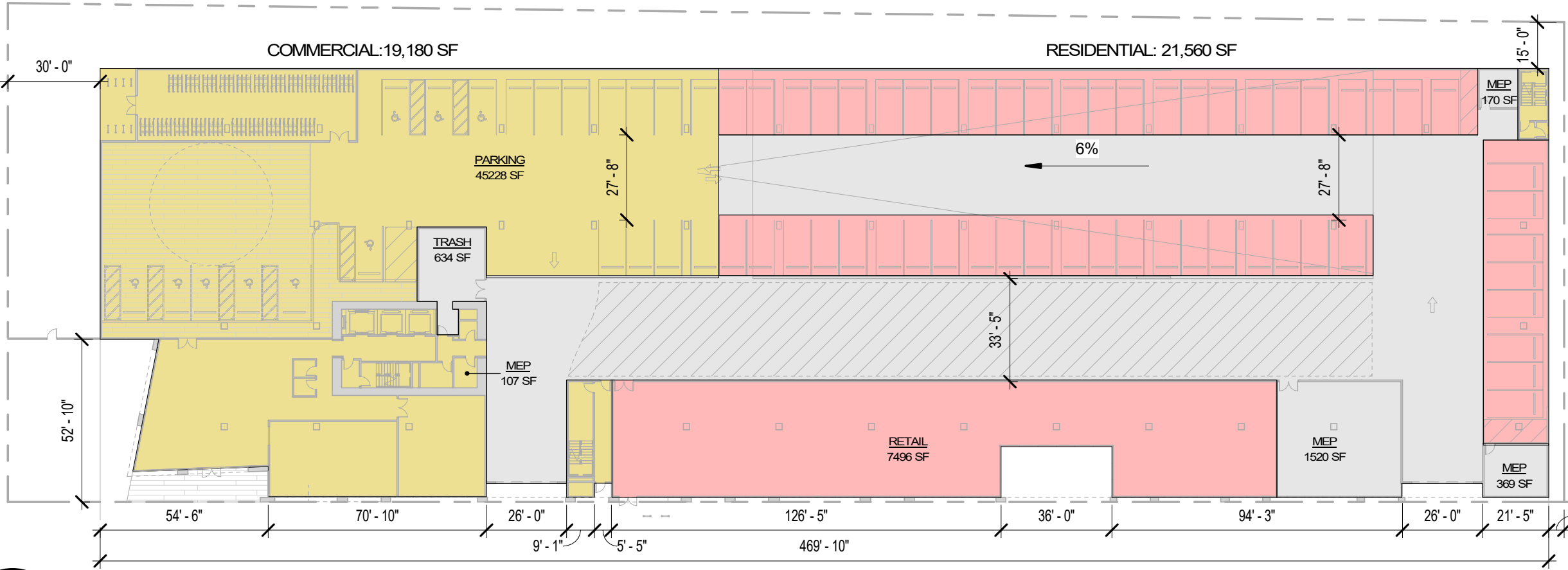
4 LEVEL 03 - FLOOR AREA

SCALE: 1" = 40'-0"



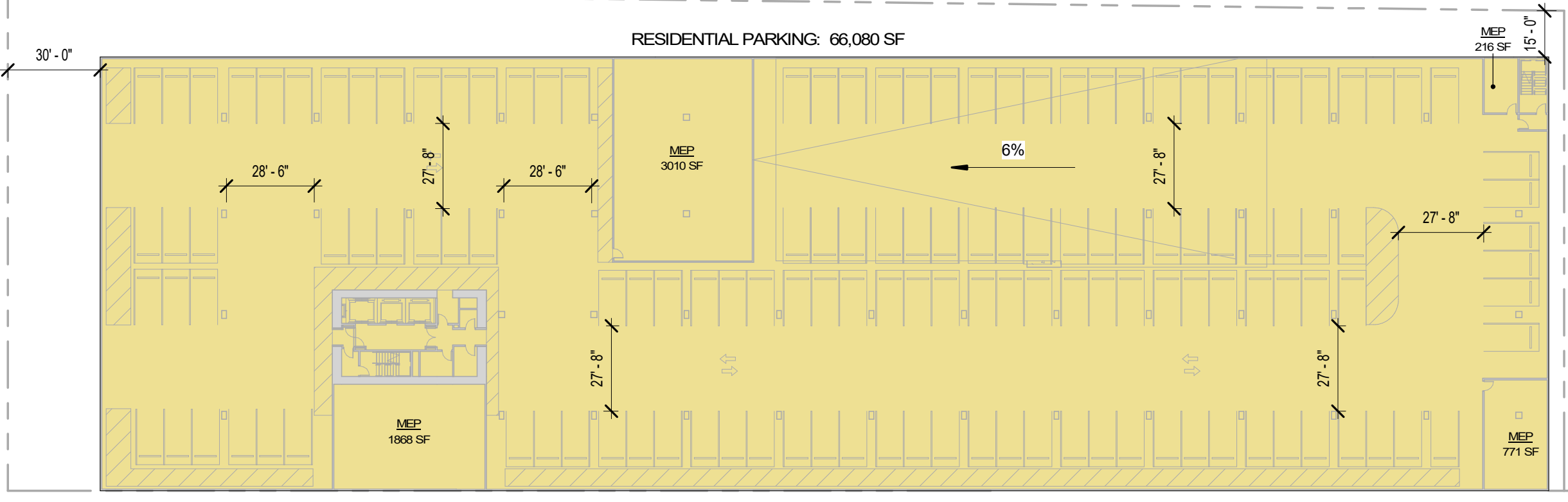
3 BUILDING AREA - LEVEL 02

SCALE: 1" = 40'-0"



2 BUILDING AREA - LEVEL 01

SCALE: 1" = 40'-0"



1 BUILDING AREA - LEVEL B1

SCALE: 1" = 40'-0"

Building Area Analysis: Calculation Table			
Floor Area (non-parking)	Residential Floor Area	Non-residential Floor Area	Total
level 04	11,770	0	11,770
level 05	13,340	0	13,340
level 06	13,340	0	13,340
level 07	13,340	0	13,340
level 08	13,340	0	13,340
level 09	13,340	0	13,340
level 10	13,340	0	13,340
level 11	13,340	0	13,340
level 12	13,340	0	13,340
level 13	13,340	0	13,340
level 14	13,340	0	13,340
level 15	13,340	0	13,340
level 16	13,340	0	13,340
level 17	13,340	0	13,340
level 18	13,340	0	13,340
level 19	13,340	0	13,340
level 20	13,340	0	13,340
level 21	13,340	0	13,340
level 22	13,340	0	13,340
level 23	13,340	0	13,340
level 24	13,340	0	13,340
level 25	13,340	0	13,340
level 26	13,340	0	13,340
level 27	13,340	0	13,340
level 28	6,700	0	6,700
Totals	325,290	0	325,290
Ratios	1	0	100%
Shared Floor Area (non-parking)			
level 04	0	0	0
levels 05-27	0	0	0
level 28	0	0	0
Total Shared	0	0	0
Ratios	0.00	0.00	
Floor Area (parking)			
level 02	46,640	0	0
level 03	61,510	0	0
level 01	21,560	19,180	22,340
level B1	66,080	0	5,785
Totals	195,790	19,180	28,120
Parking Spaces using shared facilities			
Residential Parking Spaces		Non-residential Parking Spaces	Total Parking Spaces
Total Qty	373	53	426
Ratios	0.88	0.12	100%
	373	53	
GRAND TOTALS			
Total QTY	321,880	19,180	540,260
Total Ratios	0.96	0.04	100%

LEGEND

- SHARED AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA



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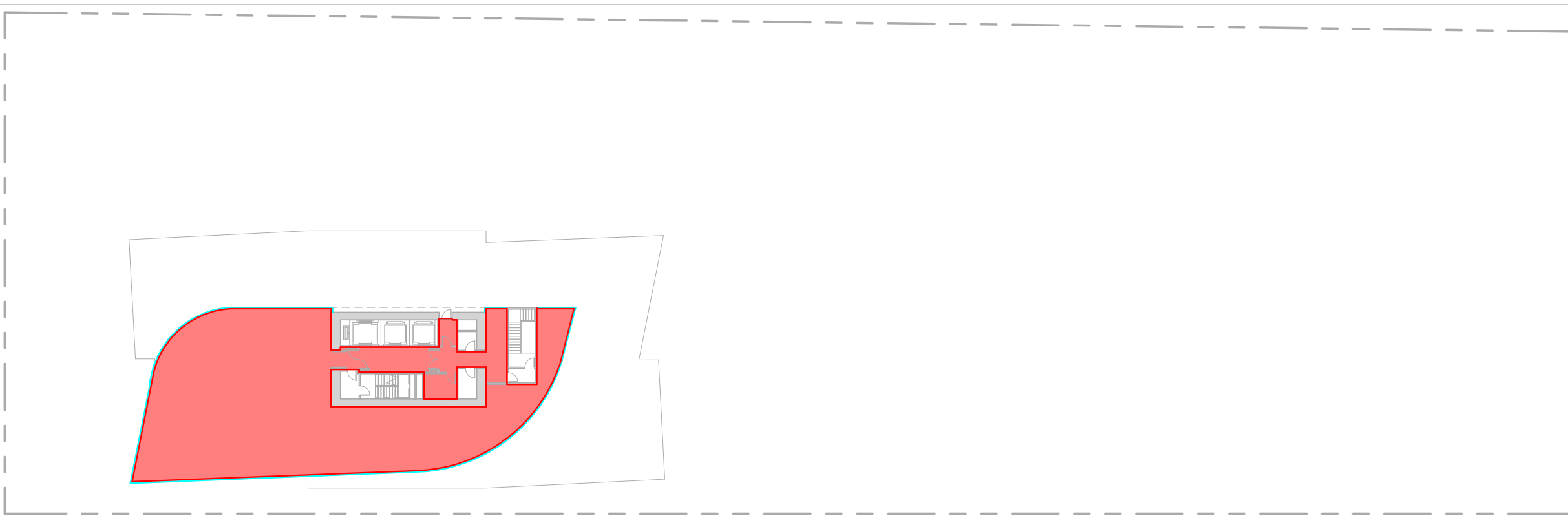
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AREA ANALYSIS -
PROGRAM AREA

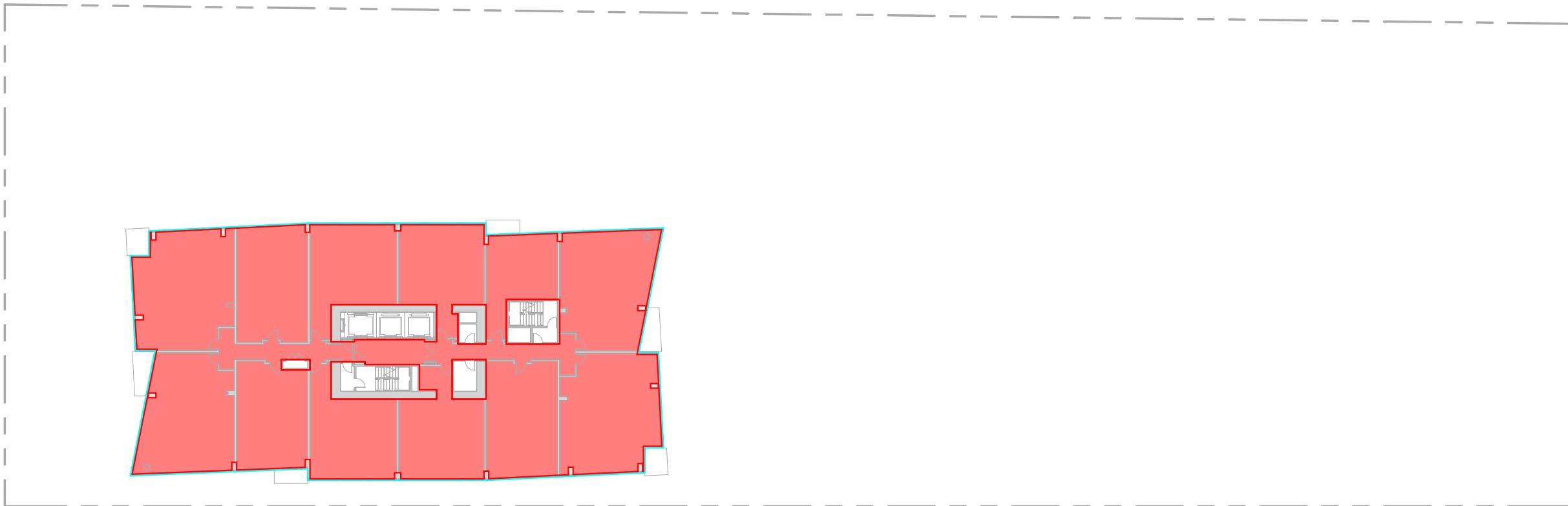
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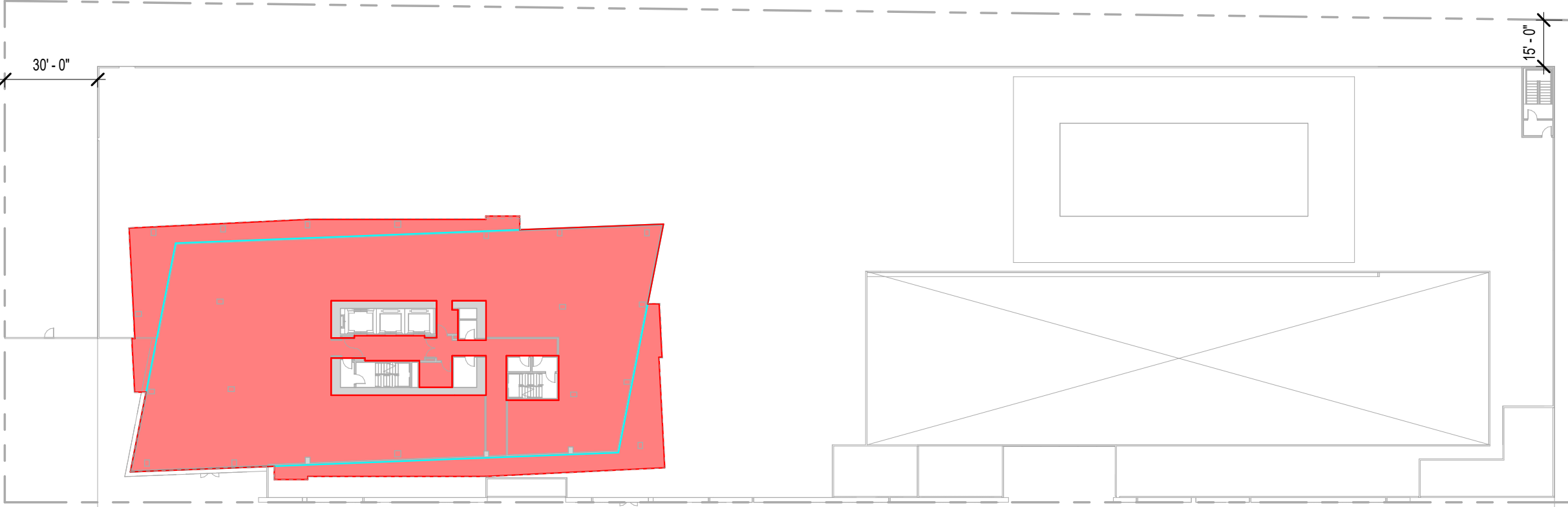
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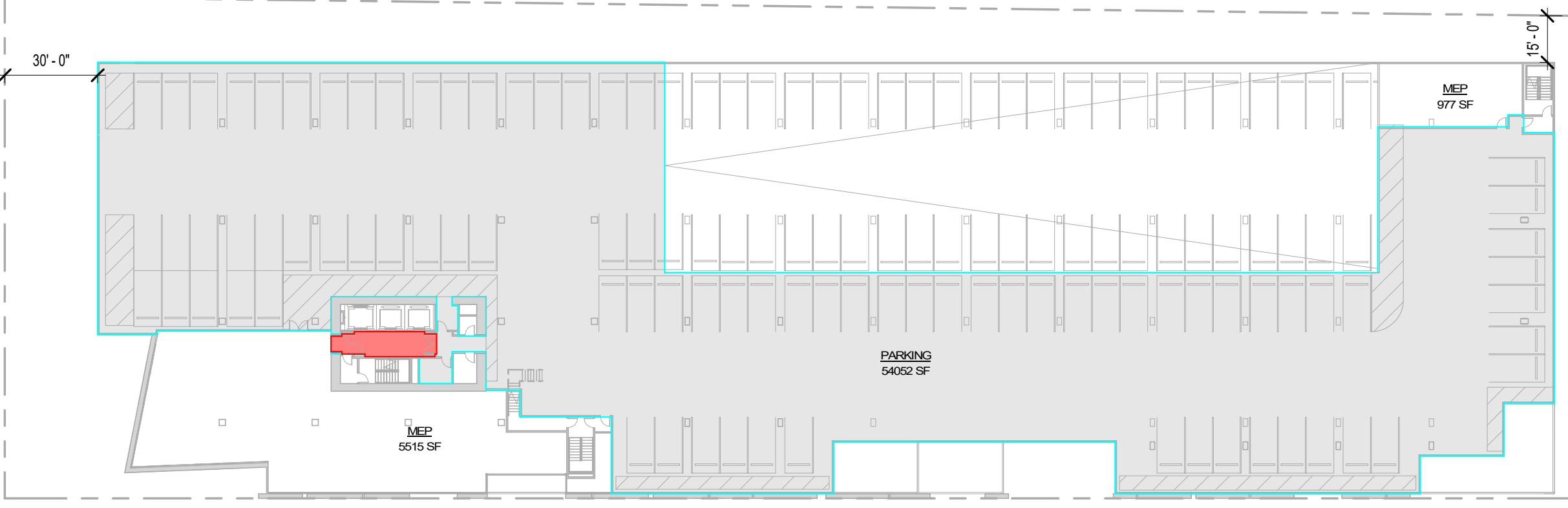
7 **LEVEL 28 - SKYDECK - FLOOR AREA**
SCALE: 1" = 40'-0"



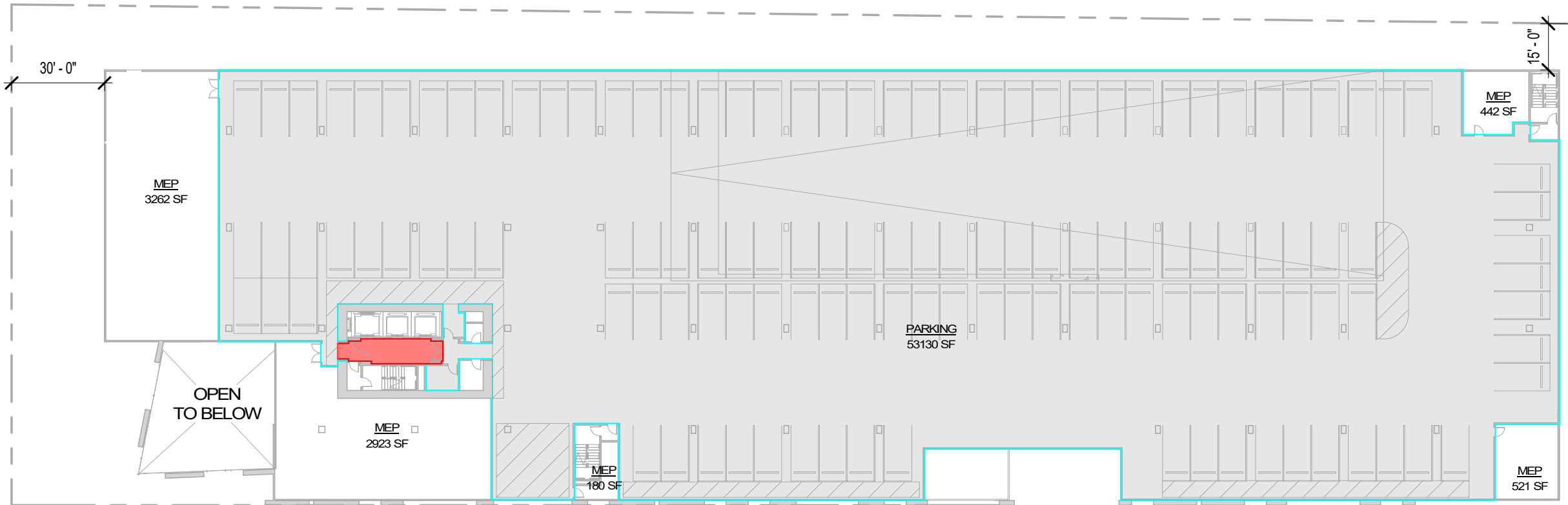
6 **LEVELS 05 - 27 - FLOOR AREA**
SCALE: 1" = 40'-0"



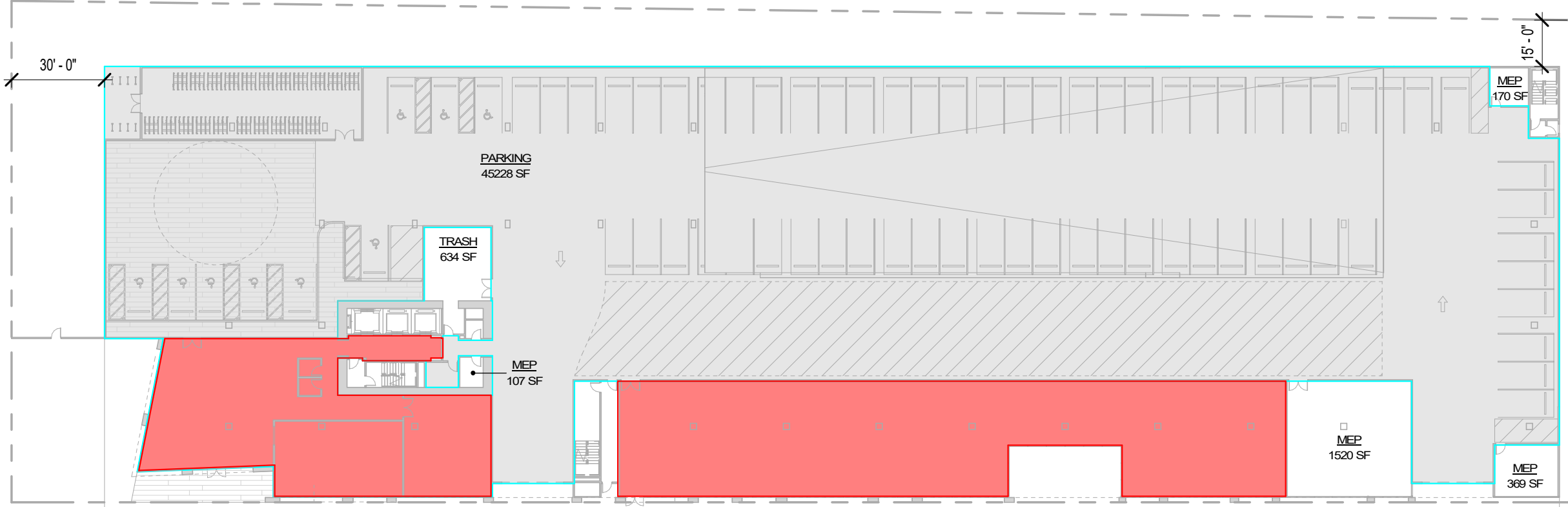
5 **LEVEL 04 - FLOOR AREA**
SCALE: 1" = 40'-0"



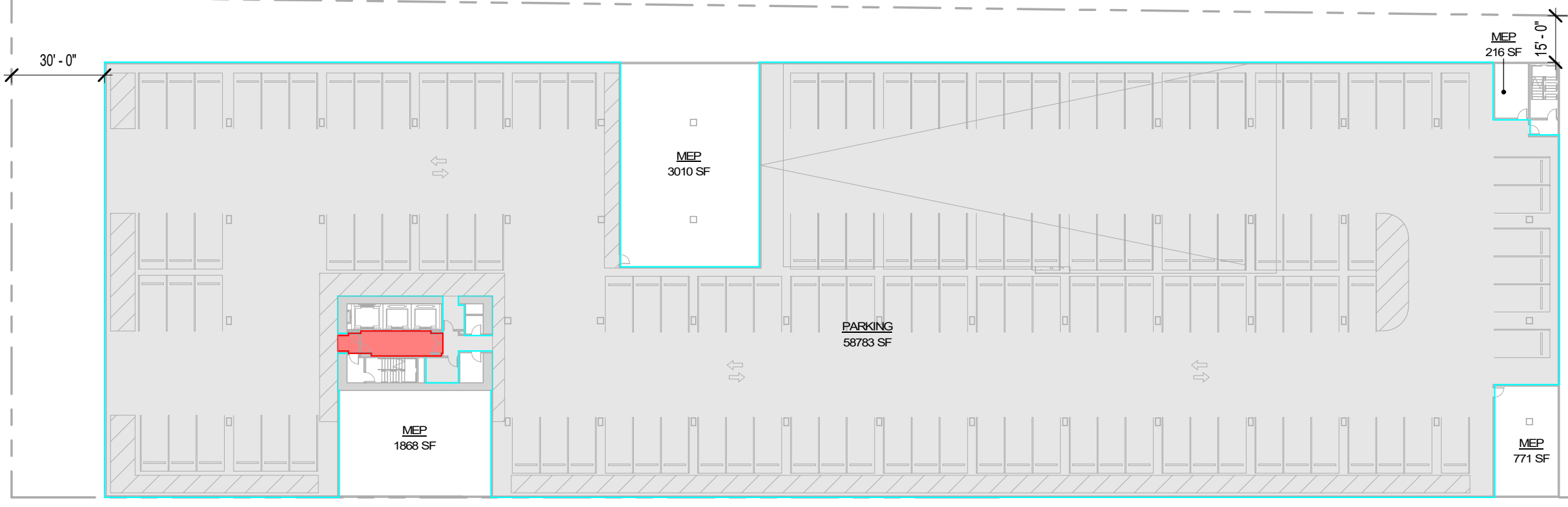
4 **LEVEL 03 - FLOOR AREA**
SCALE: 1" = 40'-0"



3 **LEVEL 02 - FLOOR AREA**
SCALE: 1" = 40'-0"



2 **LEVEL 01 - FLOOR AREA**
SCALE: 1" = 40'-0"



1 **B1 - FLOOR AREA**
SCALE: 1" = 40'-0"

FLOOR AREA BY LEVEL

fir. Elev.	f / f Fir.	FLOOR AREA PER ZONING CODE		FLOOR AREA PER BUILDING CODE	
		GSF		GSF	
+332.00	M.PH				
+321.00	11 RF				
+307.00	14 SKY			5,260	5,390
+295.00	12.00 27			11,620	12,070
+283.00	12.00 26			11,620	12,070
+272.00	11.00 25			11,620	12,070
+261.00	11.00 24			11,620	12,070
+250.00	11.00 23			11,620	12,070
+239.00	11.00 22			11,620	12,070
+228.00	11.00 21			11,620	12,070
+217.00	11.00 20			11,620	12,070
+206.00	11.00 19			11,620	12,070
+195.00	11.00 18			11,620	12,070
+184.00	11.00 17			11,620	12,070
+173.00	11.00 16			11,620	12,070
+162.00	11.00 15			11,620	12,070
+151.00	11.00 14			11,620	12,070
+140.00	11.00 13			11,620	12,070
+129.00	11.00 12			11,620	12,070
+118.00	11.00 11			11,620	12,070
+107.00	11.00 10			11,620	12,070
+96.00	11.00 09			11,620	12,070
+85.00	11.00 08			11,620	12,070
+74.00	11.00 07			11,620	12,070
+63.00	11.00 06			11,620	12,070
+52.00	11.00 05			11,620	12,070
+37.00	15.00 04			12,460	10,290
+25.00	12.00 03			250	38,420
+15.00	10.00 02			250	53,090
+0.00	15.00 01			11,960	51,370
+12.00	-12.00 B1			250	59,150
				297,690	495,320
				GSF	GSF

LEGEND

	FAR
	GSF



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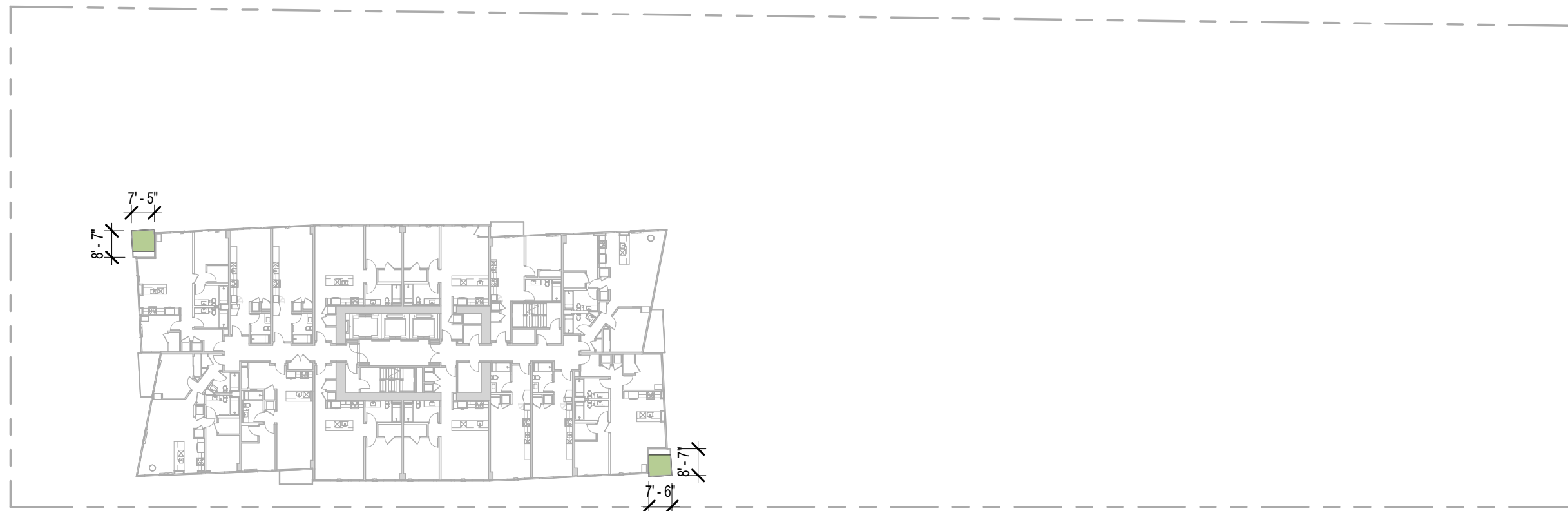
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**FAR CALC
DIAGRAMS**

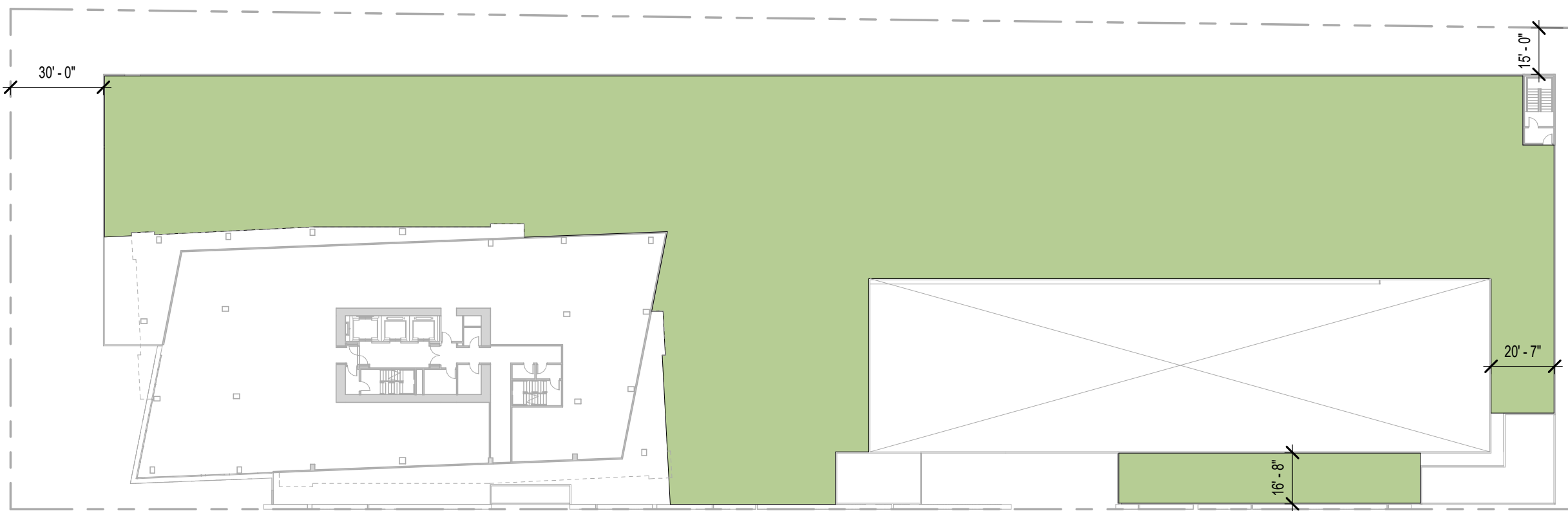
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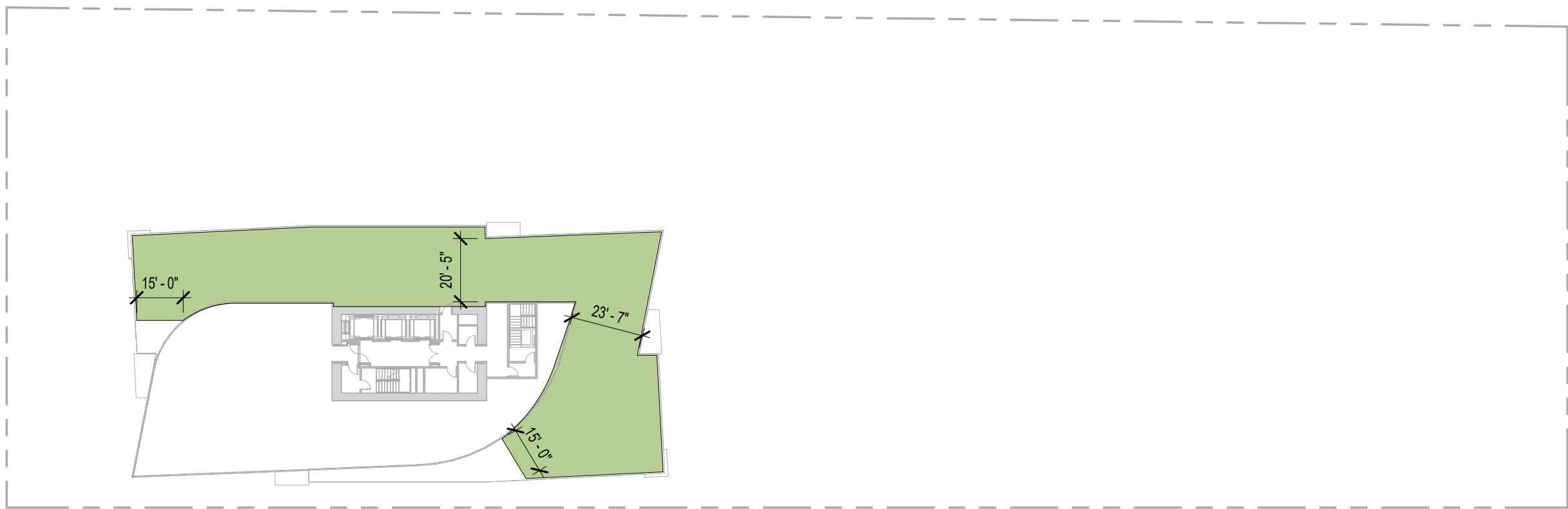
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3 LEVELS 05-27 OPEN SPACE
SCALE: 1" = 40'-0"



2 LEVEL 04 - OPEN SPACE
SCALE: 1" = 40'-0"



5 LEVEL 28 SKYDECK - OPEN SPACE
SCALE: 1" = 40'-0"



1 LEVEL 01 - OPEN SPACE
SCALE: 1" = 40'-0"

OPEN SPACE CALCULATIONS

LEVEL	OPEN SPACE
BALCONIES 46 @ 50 SF	2,300 SF
LEVEL 28	6,140 SF
LEVEL 04	34,870 SF
LEVEL 01	11,230 SF
TOTAL	54,540 SF

LEGEND

 OPEN SPACE



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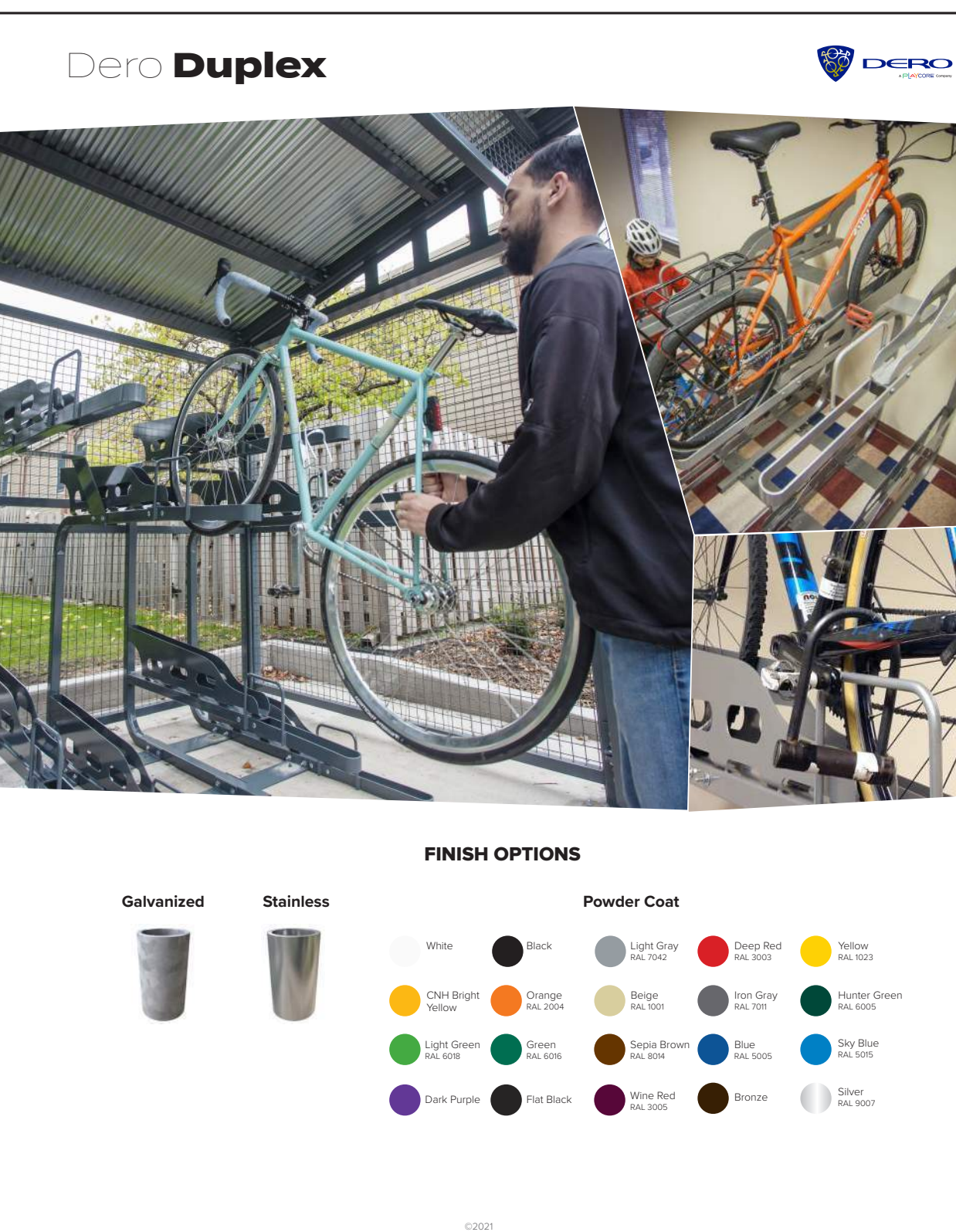
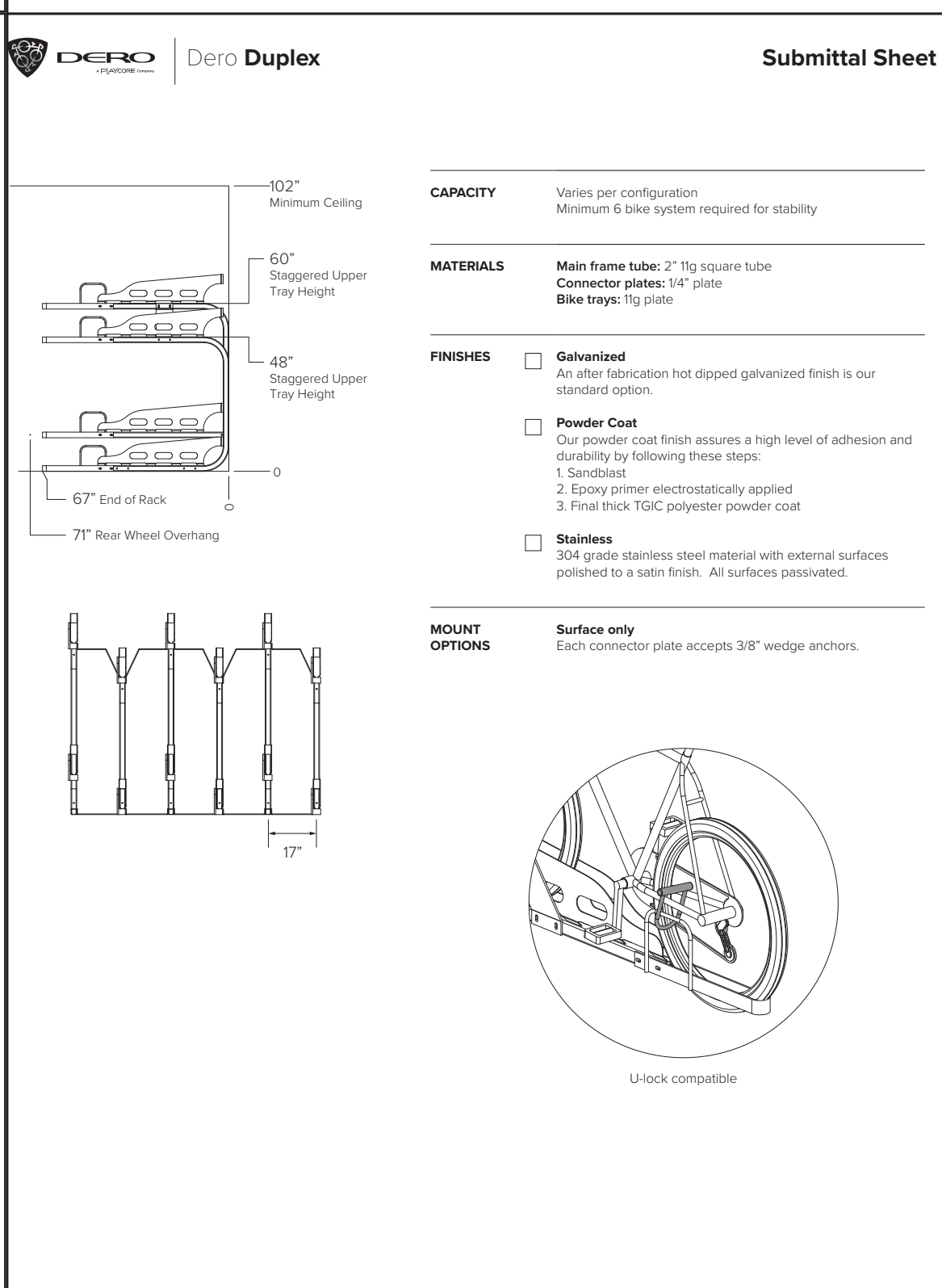
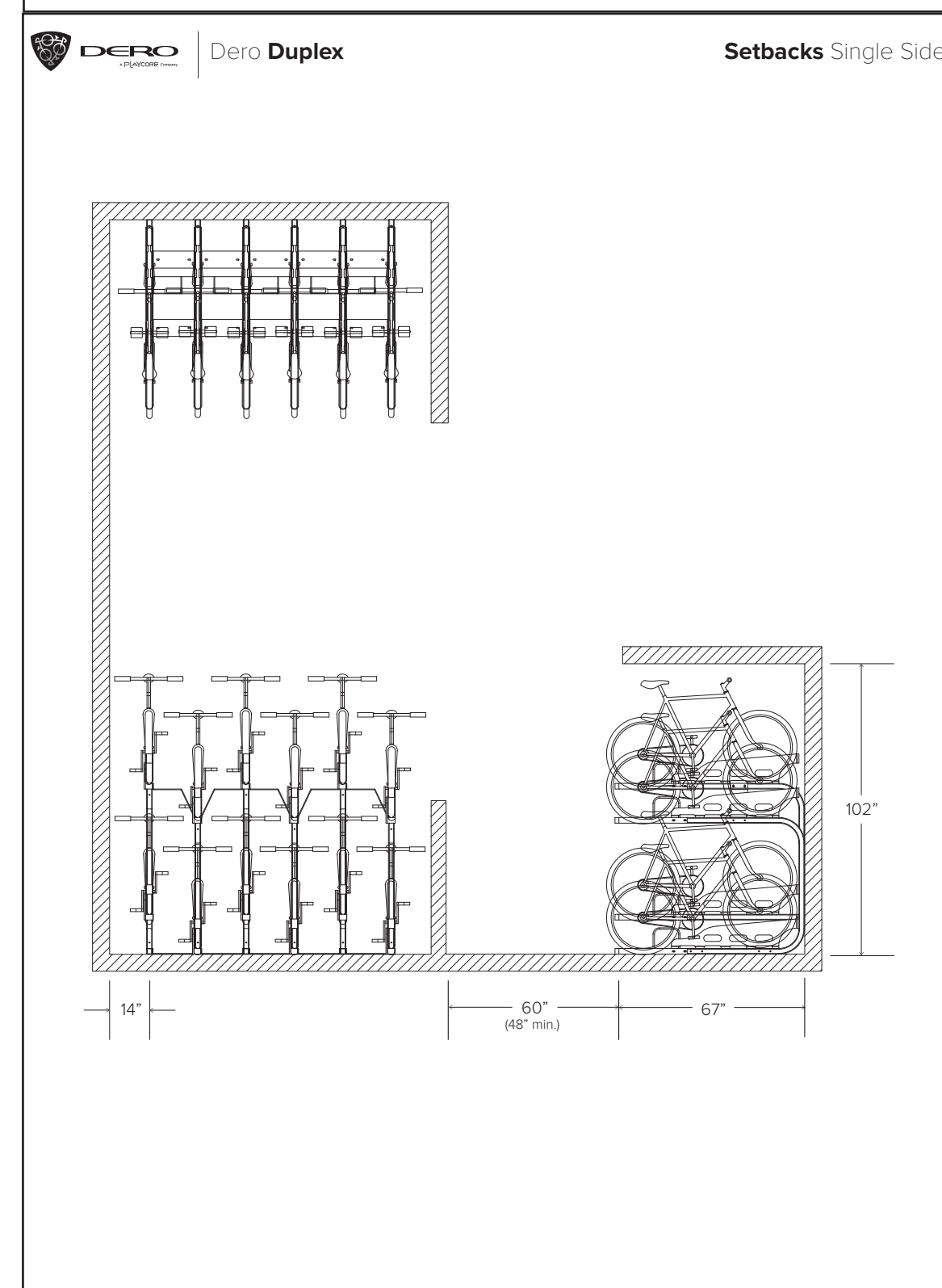
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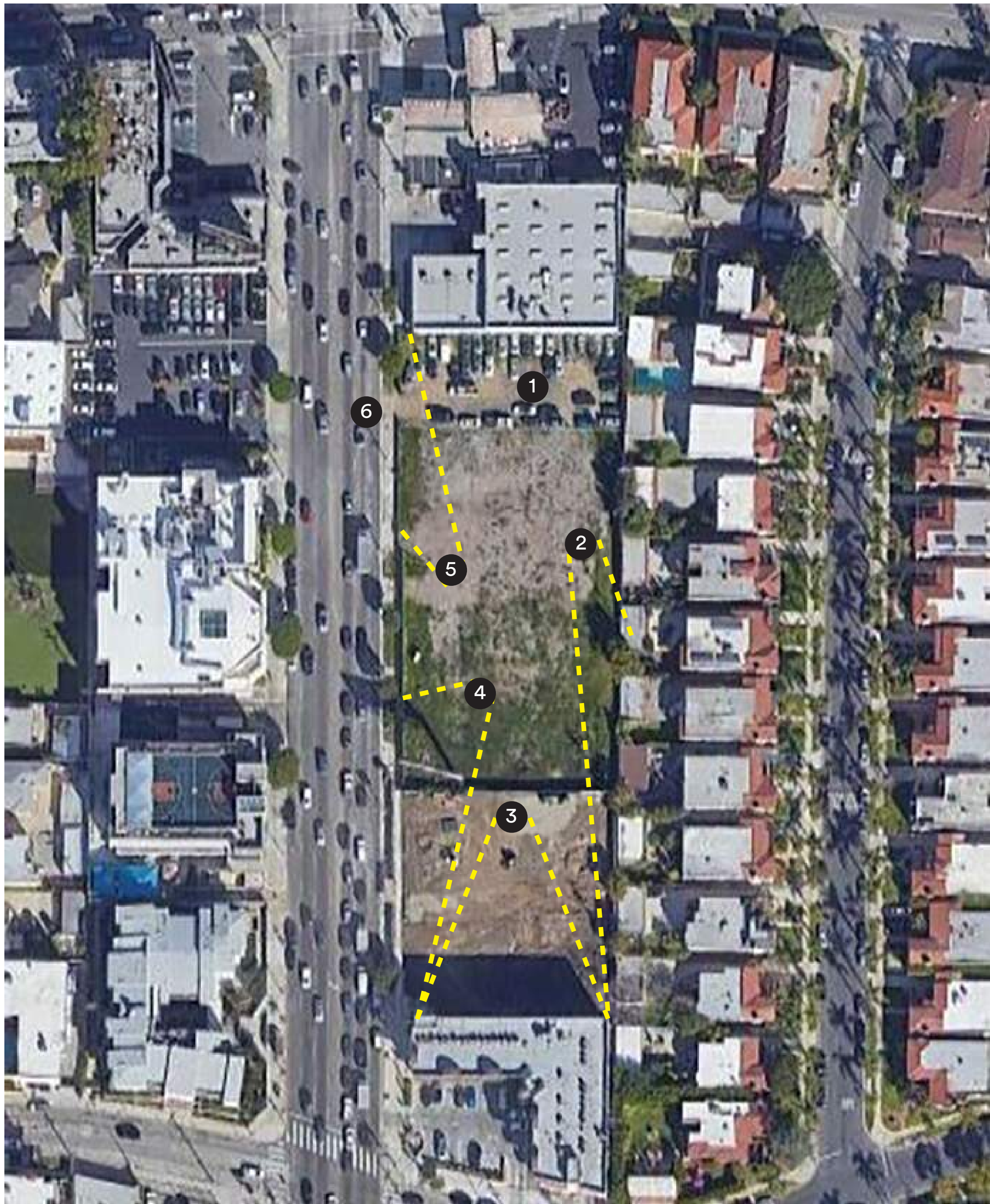
**OPEN SPACE
DIAGRAMS**

Drawn By: Author
Checked By: Checker

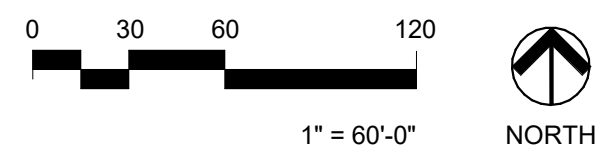
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Number:

Sheet
Number: **A0.02C**





1 SITE CONTEXT
SCALE: 1" = 60'-0"



1 VIEW OF NORTH END OF SITE



3 VIEW LOOKING TOWARDS SOUTH END OF SITE



5 VIEW OF WEST SIDE OF SITE LOOKING NORTH



2 VIEW LOOKING TOWARDS EAST SIDE OF SITE



4 VIEW LOOKING TOWARDS WEST SIDE OF SITE



6 VIEW FROM WEST SITE FRONTAGE LOOKING SOUTH DOWN LA CIENEGA



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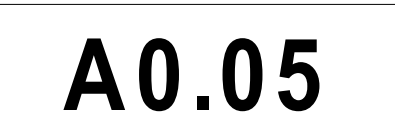
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**EXISTING SITE
PHOTOS**

Drawn By: Author
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Project
Number:

Sheet
Number: **A0.04**





Sheet
Number: **C0.03**

[AS SHOWN ON ALTA SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC.,
JOB NUMBER 21-321356.1 DATED JUNE 9, 2021]

(PARCEL ONE)
LOT 121 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL TWO)

PARCEL 1:
LOT 122 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOTS 233 AND 234 OF TRACT NO. 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL THREE)

PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PARCEL
MAP EXEMPTION NO. AA-2015-3881-PMEX, AS EVIDENCED BY DOCUMENT RECORDED
AUGUST 23, 2017 AS INSTRUMENT NO. 20170953726 OF OFFICIAL RECORDS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL FOUR)

PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT PARCEL
MAP EXEMPTION NO. AA-2015-3881-PMEX, AS EVIDENCED BY DOCUMENT RECORDED
AUGUST 23, 2017 AS INSTRUMENT NO. 20170953728 OF OFFICIAL RECORDS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO
[AS SHOWN ON LAST SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB
NUMBER 21-315880.2]

(PARCEL FIVE)
LOTS 235 AND 236 OF TRACT 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF OFFICIAL RECORDS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(PARCEL SIX)
LOT 237 OF TRACT 7171, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE 19 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HORIZONTAL DATUM/ ... BASIS OF BEARINGS	HORIZONTAL DATUM FOR THIS SURVEY IS ASSUMED. THE CENTERLINE OF LA CIENEGA BOULEVARD WAS HELD BETWEEN
--	---

HORIZONTAL DATUM/ BASIS OF BEARINGS

HORIZONTAL DATUM FOR THIS SURVEY IS ASSUMED. THE CENTERLINE OF LA CIENEGA BOULEVARD WAS HELD BETWEEN A FOUND CASED HUB & TACK MONUMENT AT THE INTERSECTION WITH WHITWORTH DRIVE AND THE LEAD & TACK STAMPED "LACS" FOUND AT THE INTERSECTION WITH WEST OLYMPIC BOULEVARD, TAKEN AS NORTH 00°05'33" EAST PER TRACT NO. 7170, IN MAP BOOK 76-12.

VERTICAL DATUM/ VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER
BASIS OF ELEVATIONS NAVIGATE LA BENCHMARK NO. 13-04831 AT THE
INTERSECTION OF WEST OLYMPIC BOULEVARD AND LA
CIENEGA BOULEVARD WAS HELD FOR ELEVATION, BEING
127.69' (YEAR OF ADJUSTMENT = 2000)

LOT AREA 80,084 +/- S.F. (1.838AC +/-) PER REFERENCE SURVEY #3.

SITE ADDRESS 1022-1066 LA CIENEGA BLVD, LOS ANGELES, CA

ASSESSOR PARCEL 5087-001-023 (AFFECTS PARCEL ONE);
NUMBER (APN) 5087-001-024 (AFFECTS PARCEL TWO);
5087-001-040 (AFFECTS PARCEL THREE) AND
5087-001-041 (AFFECTS PARCEL FOUR).
5087-001-042 (AFFECTS PARCELS FIVE AND SIX)

REFERENCE SURVEYS 1. ALTA SURVEY PREPARED BY PARTNER ENGINEERING AND
SCIENCE, INC., JOB NUMBER 21-321356.1 DATED JUNE 9,
2021
2. TRACT MAP 7170, BOOK 76, PAGE 12
3. TRACT MAP 7171, BOOK 77, PAGE 19
4. LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION
AA-2015-3881-PMEX INST. NO. 20170953726.

DATE OF SURVEY.....	THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS TO THE ROADWAY AND CONDITIONS EXISTING ON XXXXXX. ALL SURVEY CONTROL POINTS WERE RECOVERED INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT. THE SURVEY WAS COMPLETED IN 25 AUGUST OF 2021.
---------------------	--

TITLE INSURANCE THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF
CURRENT TITLE REPORT AND DOESN'T PURPORT TO SHOW
ANY EASEMENTS OF RECORD.

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LEGEND	
ABBREVIATION	DENOTES
AC	ASPHALT
BW	BACK OF WALK
BLDG.	BUILDING
C.O.	CLEAN OUT
CLF	CHAIN LINK FENCE
U/O	UNIDENTIFIED OBJECT
EOC	EDGE OF CONCRETE
ICV	IRRIGATION CONTROL VALVE
TC	TOP OF CURB
TW	TOP OF WALL
SLPB	STREET LIGHT PULL BOX
SL	STREET LIGHT
SSMH	SEWER MANHOLE
LIP	EDGE OF GUTTER
E	EAST
W	WEST
N	NORTH
S	SOUTH
PP	POWER POLE
$\bar{R}$	PROPERTY LINE
E/O	EAST OF
W/O	WEST OF
N/O	NORTH OF
S/O	SOUTH OF
WIF	WROUGHT IRON FENCE
L/S	LANDSCAPE AREA

LEGEND	
SYMBOL	DENOTES
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	WATER METER
	LIGHT POLE WITH ARM
	POWER POLE
	CHAIN FENCE LINK
	TRAFFIC SIGNAL JUNCTION BOX
	FLOW LINE
	SIGN
	POWER JUNCTION/PULL BOX
	WELL
	TREE
	POWER STREET LIGHT JUNCTION BOX
	CENTERLINE

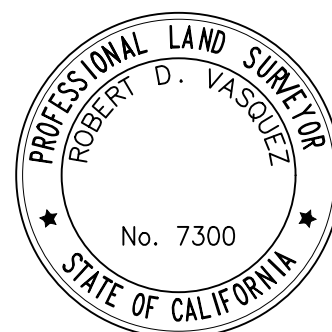
THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY SHOWN HEREON IS PER ALTA SURVEY
PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB NUMBER 21-321356.1 DATED
JUNE 9, 2021.

ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

UNDERGROUND UTILITIES SHOWN HEREON IF ANY ARE BASED UPON ABOVE GROUND
OBSERVATIONS ONLY. AN UNDERGROUND UTILITY LOCATE BY 811 OR SIMILAR SERVICE WAS
NOT PERFORMED

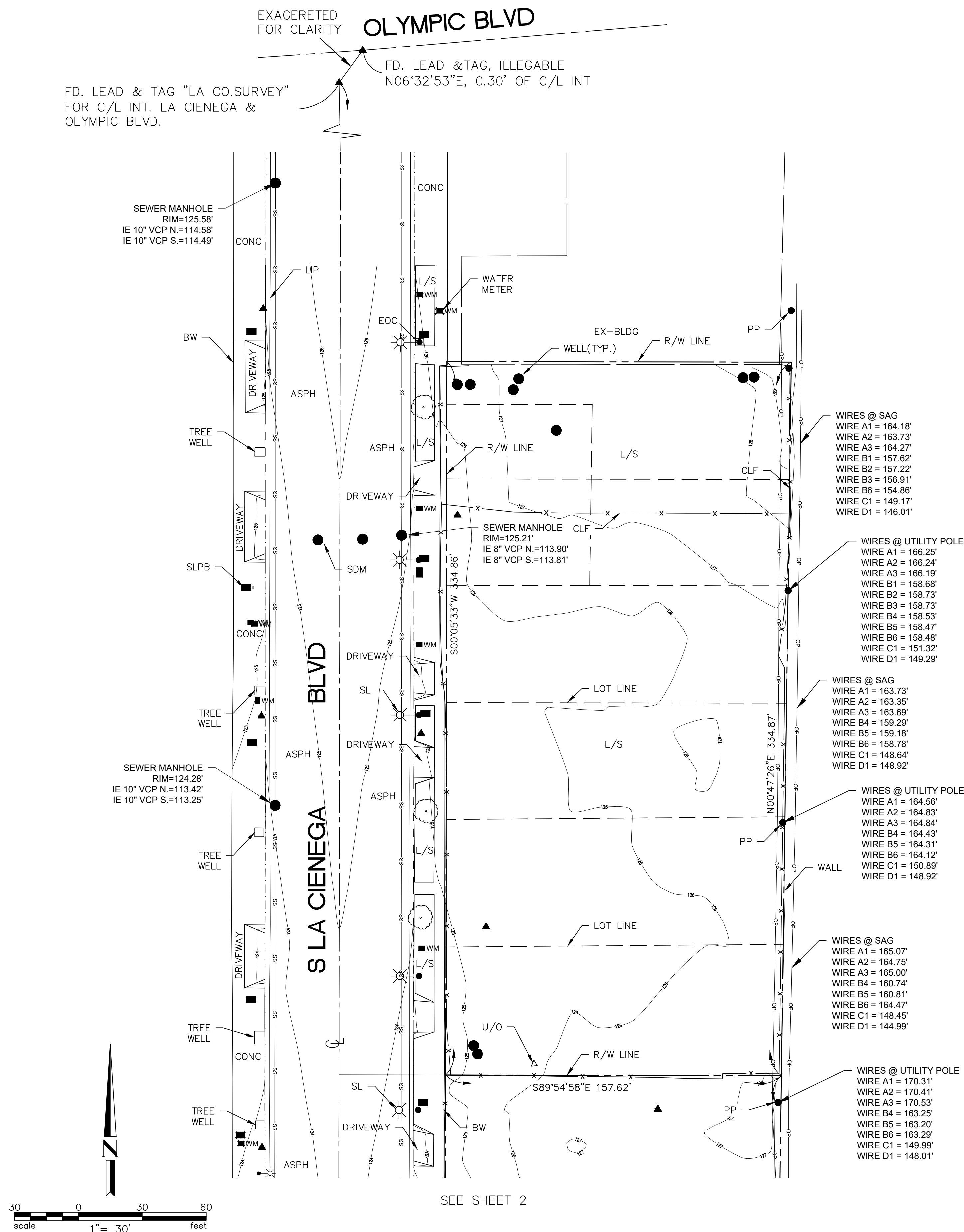
THIS IS A FIELD TRAVERSE SURVEY. TRIMBLE S6 AND TRIMBLE TSC7 DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.



ROBERT D. VASQUEZ, PLS 7300

DATE _____



SEE SHEET 2

[illegible]

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Author _____

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Project Number:

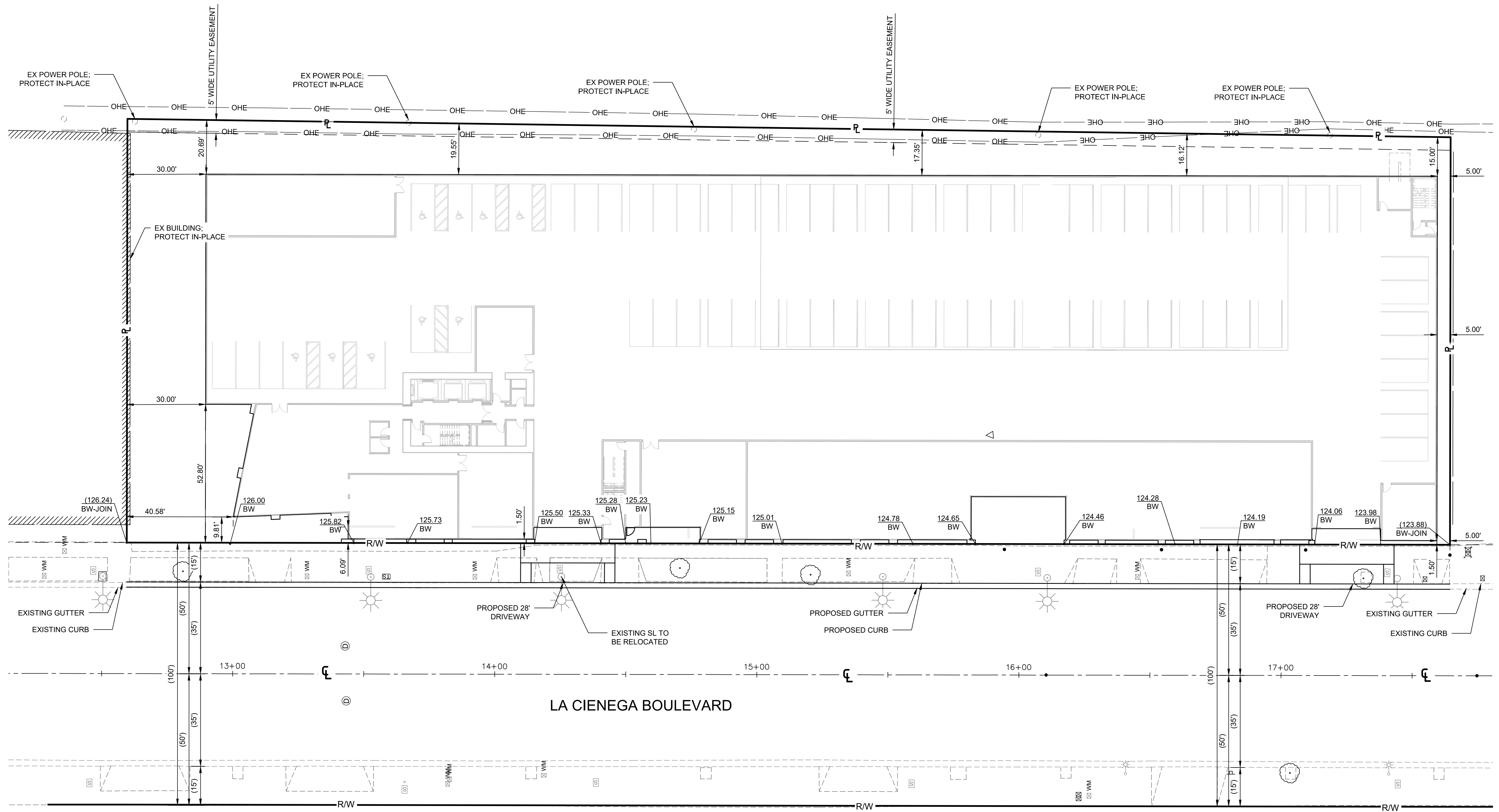
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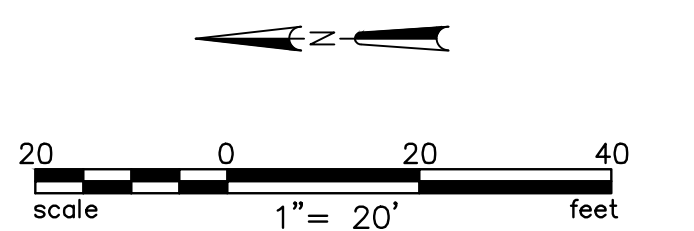
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RIOS



LEGEND

- ℄ CENTER LINE
- ℄ PROPERTY LINE
- R/W RIGHT OF WAY
- BW BACK OF WALK



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**BACK OF WALK
EXHIBIT**

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Checked By: Checker

Project
Number:

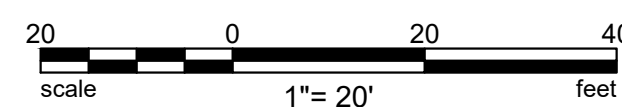
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Number: **C2.01**

1. EARTHWORK PERFORMED SHALL CONFORM TO REQUIREMENTS INDICATED IN THE GEOTECHNICAL INVESTIGATION REPORT.
2. FINISHED FLOOR (FF) ELEVATION USED FOR EARTHWORK CALCULATIONS ARE AS FOLLOWS:

 LEVEL P0:116.50'
 LEVEL P1:126.50'
3. THE EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT THE EXCAVATION OF THE FOOTINGS, SHRINKAGE, COMPACTION, OR BULKING OF SOIL.
4. A 6" THICK PROPOSED SLAB AND 2" SAND WAS USED FOR EARTHWORK CALCULATIONS FOR THE BUILDING. CONTRACTOR SHALL VERIFY SLAB THICKNESS, SUB-BASE MATERIAL, AND WATERPROOFING PRIOR TO ESTABLISHING PAD ELEVATIONS.
5. SHORING SHOWN HEREON IS FOR REFERENCE ONLY. SEE SHORING PLANS BY OTHERS.

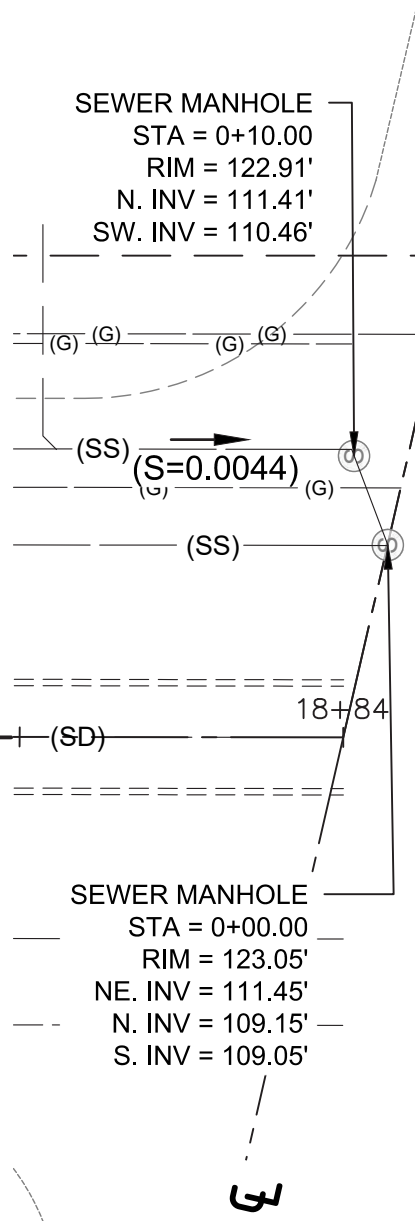
RAW QUANTITIES:
CUT = 28,500 CY
FILL = 0 CY

— (W) —	EXISTING WATER
— (SS) —	EXISTING SEWER
— (SD) —	EXISTING STORM DRAIN
— (G) —	EXISTING GAS
ℓ	CENTER LINE
ℙ	PROPERTY LINE
R/W	RIGHT OF WAY
BW	BACK OF WALK
CY	CUBIC YARDS
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
(XXX.XX)	EXISTING ELEVATION
XXX.XX	PROPOSED ELEVATION
1H:1V	1' HORIZONTAL TO 1' VERTICAL
⌢ —	PROPOSED EXCAVATED SLOPE
III	SHORING (FOR REFERENCE ONLY)

[illegible]

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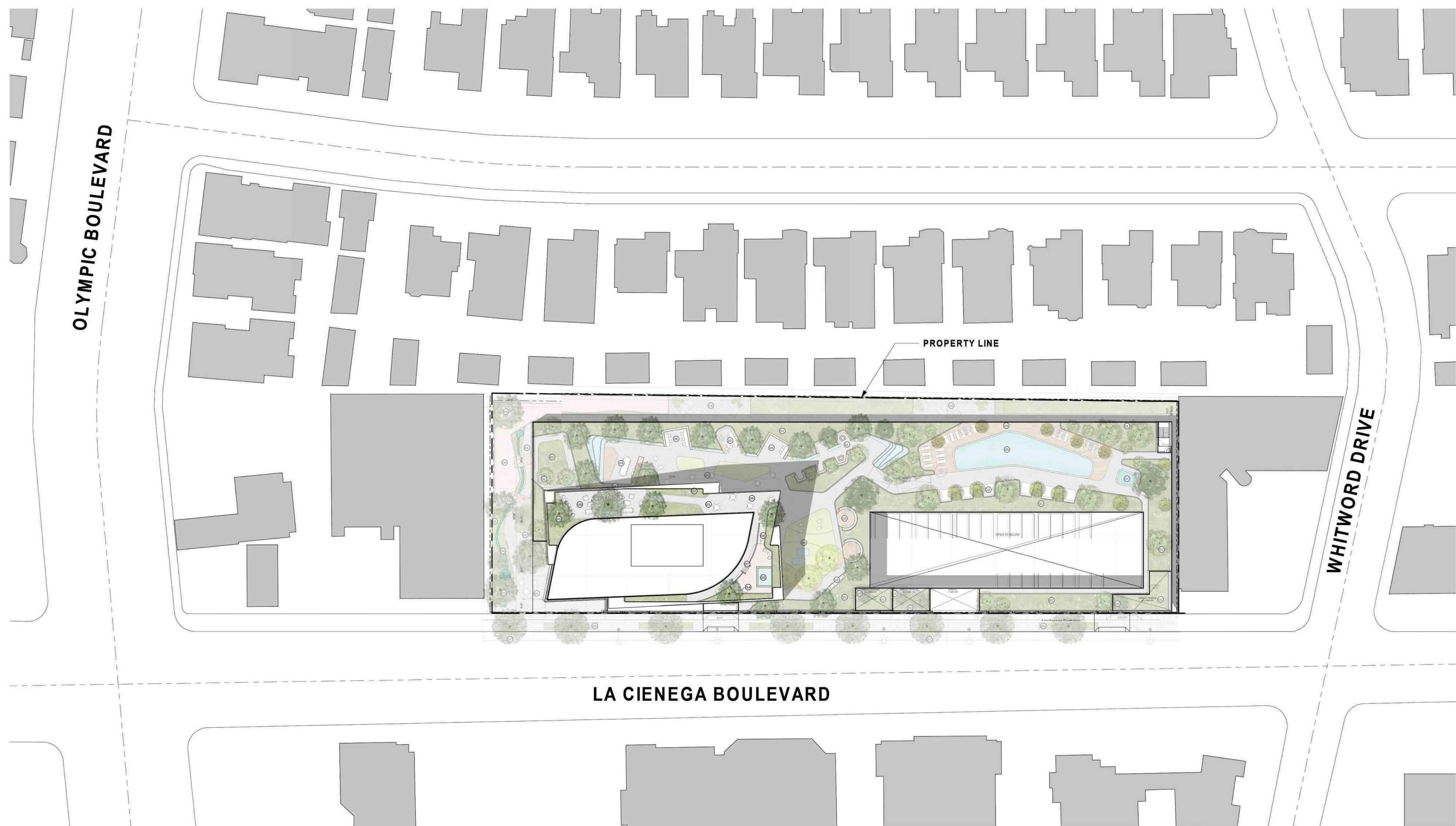
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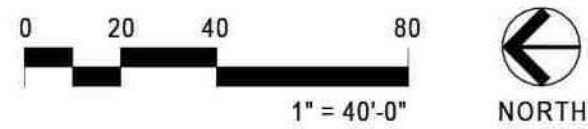
-



10" SEWER 30' W/O £
6" WATER 21' W/O £
9'x12' STORM DRAIN REINFORCED CONDUIT @ £
42" SANITARY SEWER 20' E/O £
3" SCG (ABAND) 26' E/O £
8" SEWER 30' E/O £
3" SCG (ABAND) 41' E/O £



1 SITE PLAN
SCALE: 1" = 40'-0"



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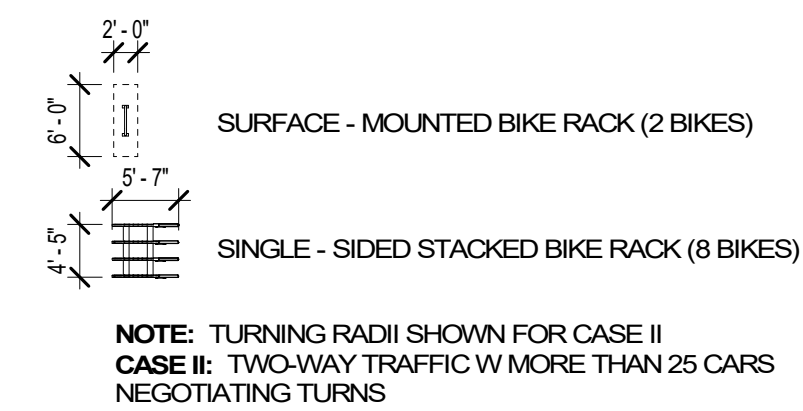
SITE PLAN

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Project Number:

Sheet Number:

A1.01



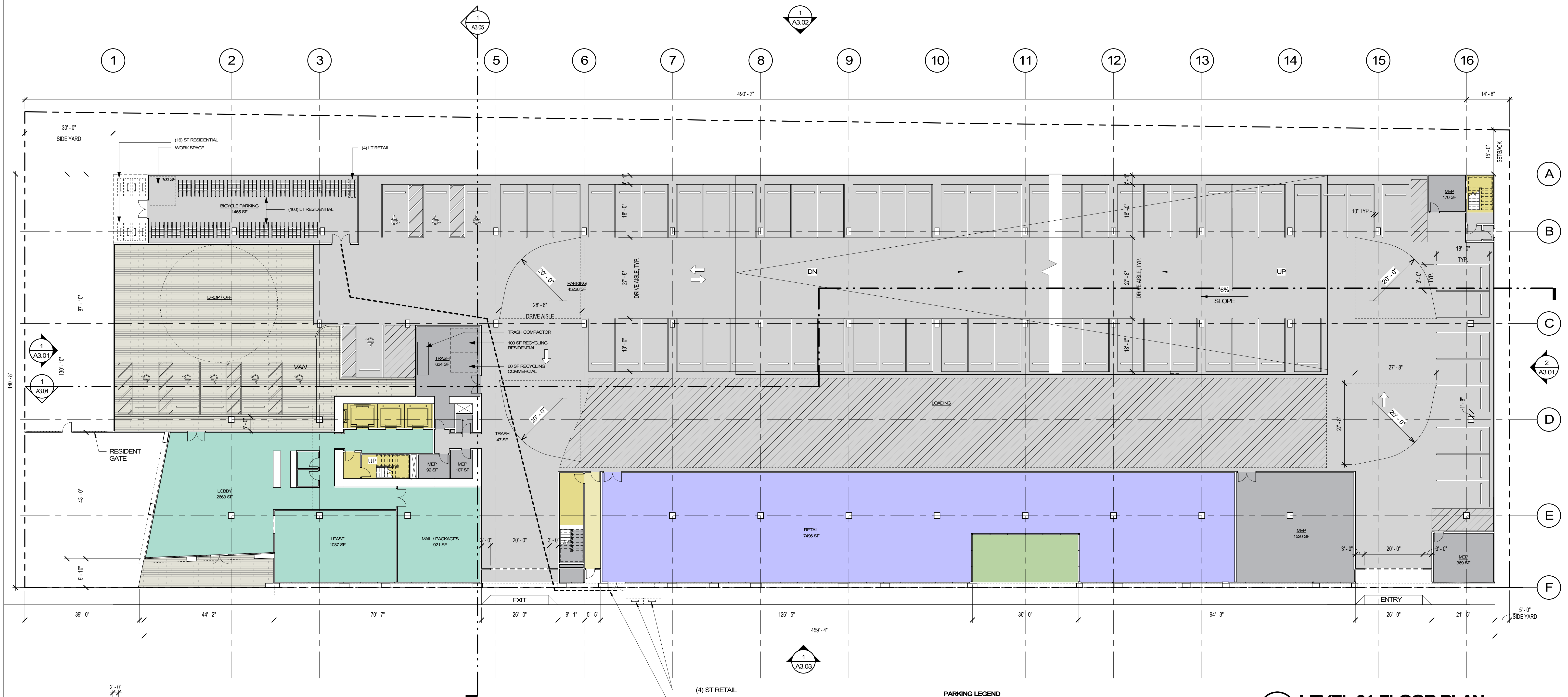
1 **B1 FLOOR PLAN**

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

0 8' 16' 32'

1/16" = 1'-0"

NORTH



SURFACE - MOUNTED BIKE RACK (2 BIKES)
 SINGLE - SIDED STACKED BIKE RACK (8 BIKES)
 NOTE: TURNING RADII SHOWN FOR CASE II
 CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS
 NEGOTIATING TURNS
 21 PARKING STALLS @ LEVEL 1 DESIGNATED COMMERCIAL (RETAIL)

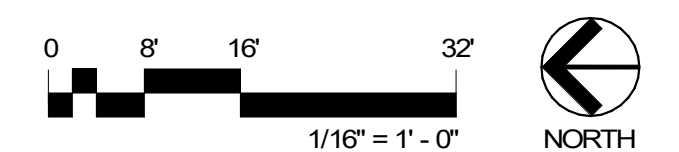
(4) ST RETAIL
 181' - 3"
 LT RETAIL BIKE PARKING
 TRAVEL DISTANCE

PARKING LEGEND

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	53	11		9	73
LEVEL B1		136			136
					426

1 LEVEL 01 FLOOR PLAN

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



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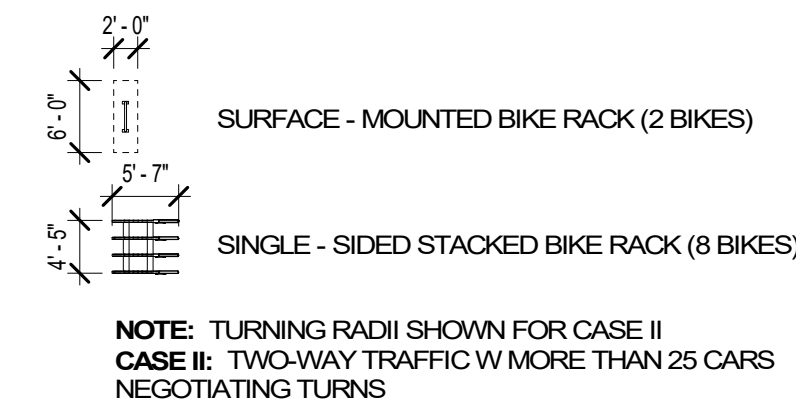
**LEVEL 01 FLOOR
 PLAN**

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Project Number:

Sheet Number:

A2.01



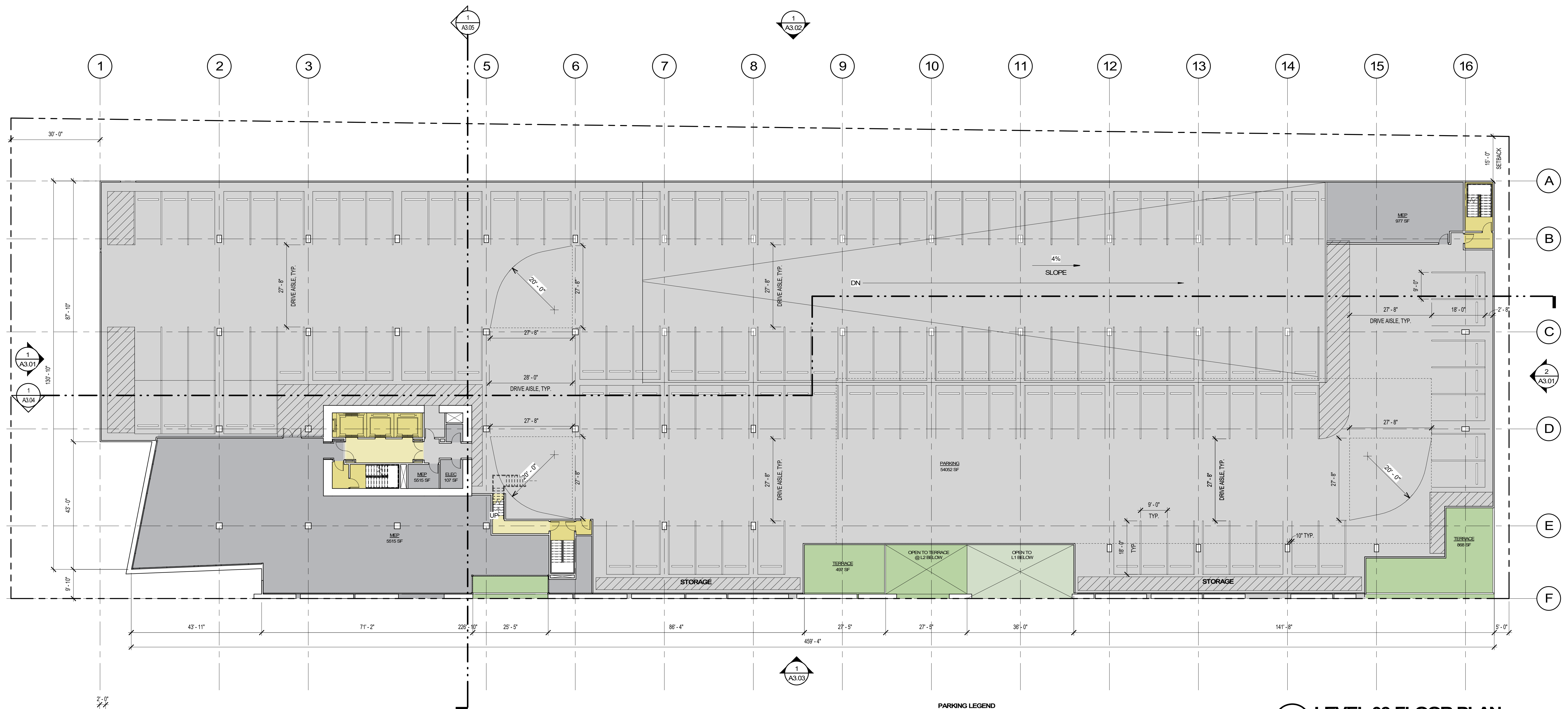
1 **LEVEL 02 FLOOR PLAN**

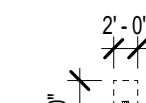
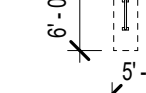
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

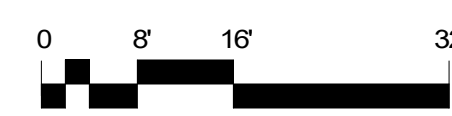
1/16" = 1'-0"

 NORTH



 SURFACE - MOUNTED BIKE RACK (2 BIKES)
 SINGLE - SIDED STACKED BIKE RACK (8 BIKES)
NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS
 NEGOTIATING TURNS

PARKING LEGEND				
	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE
LEVEL 03		79	5	
LEVEL 02		130	3	
LEVEL 01	53	11		9
LEVEL B1		136		
				426

1 LEVEL 03 FLOOR PLAN
 SCALE: 1/16" = 1'-0"

 1/16" = 1' - 0" NORTH



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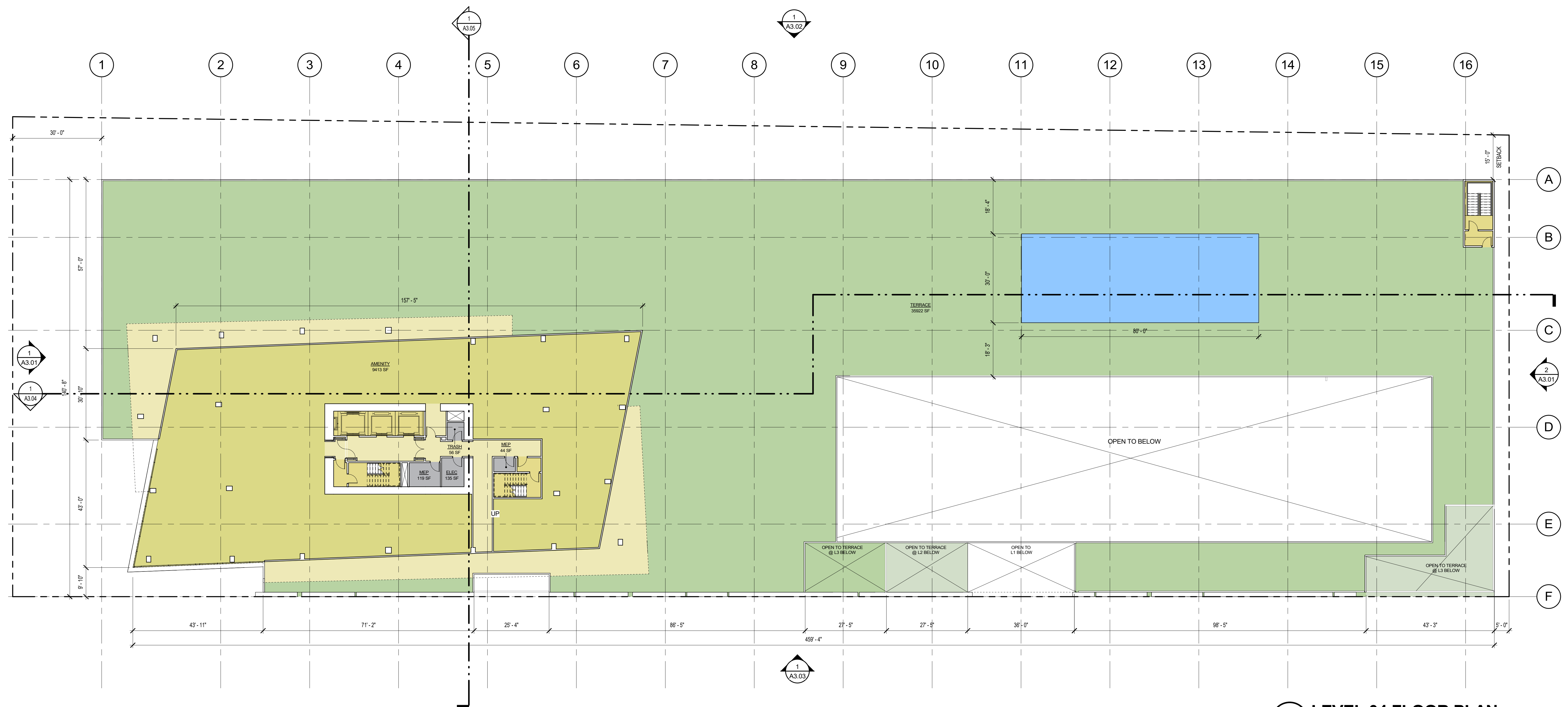
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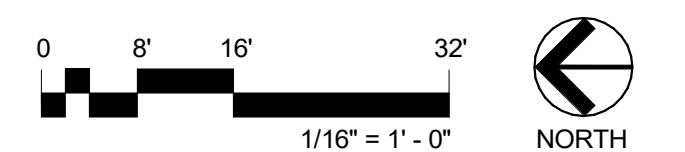
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**LEVEL 03 FLOOR
PLAN**

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 Sheet Number: **A2.03**



1 LEVEL 04 FLOOR PLAN
SCALE: 1/16" = 1'-0"



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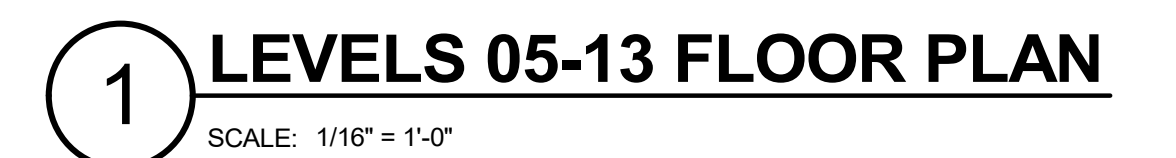
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**LEVEL 04 FLOOR
PLAN**

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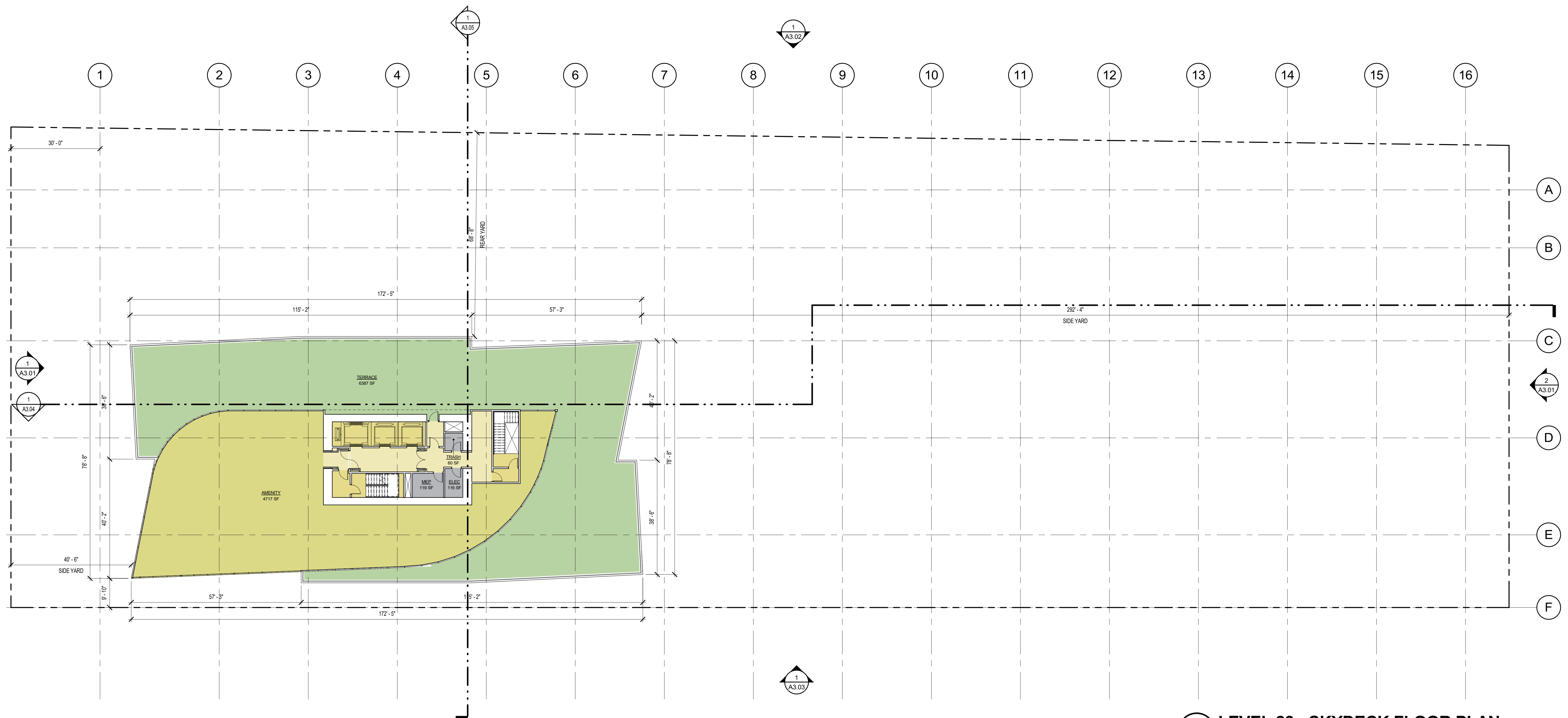
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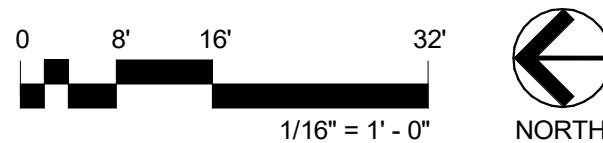
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1 LEVEL 28 - SKYDECK FLOOR PLAN
SCALE: 1/16" = 1'-0"



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**LEVEL 28 -
SKYDECK FLOOR
PLAN**

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Number:

A2.08



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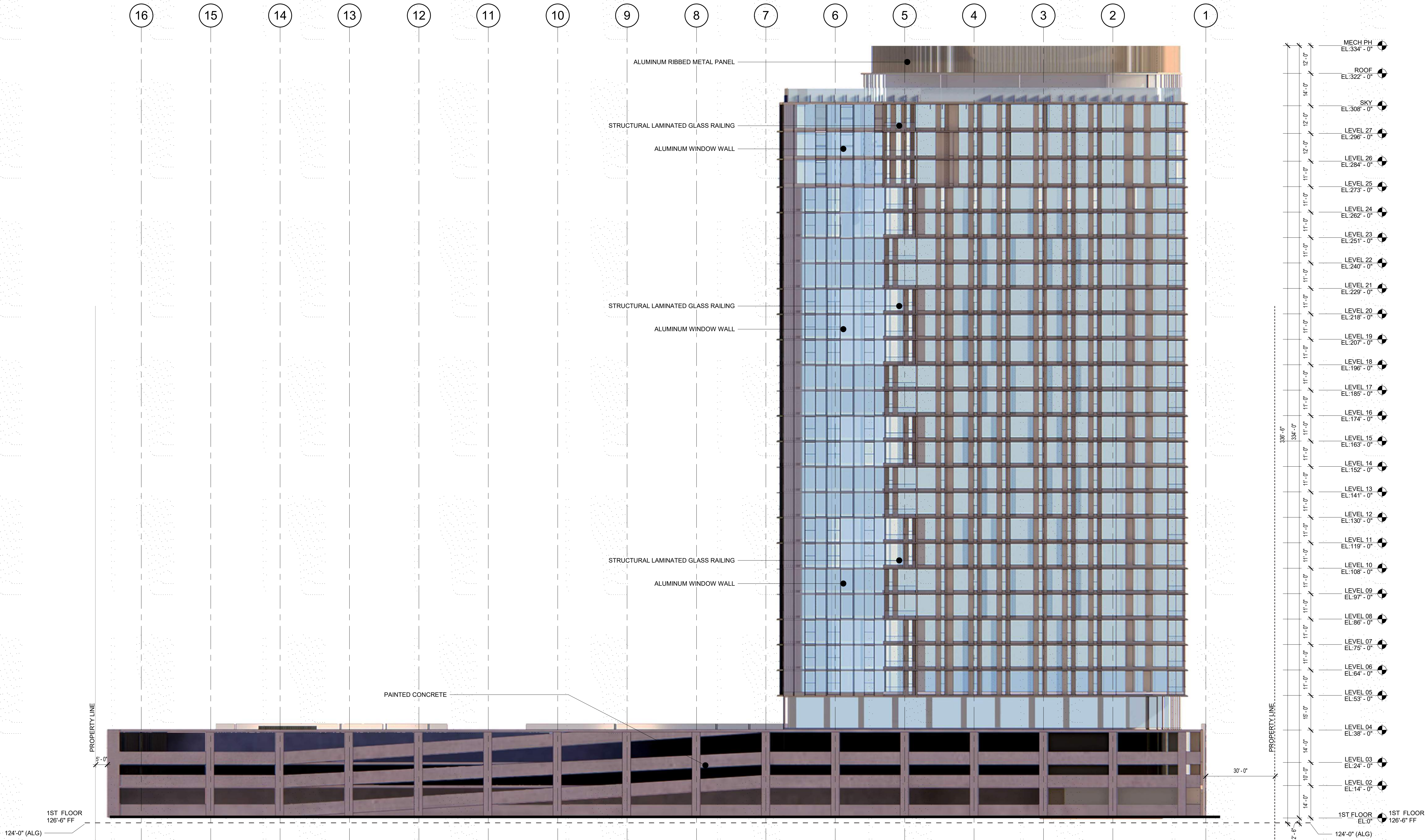
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Number: **A2.09**



RIOS

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EXTERIOR FINISH LEGEND	
FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES

1 BUILDING ELEVATION - EAST

SCALE: 1" = 20'-0"

0102040

1" = 20'-0"



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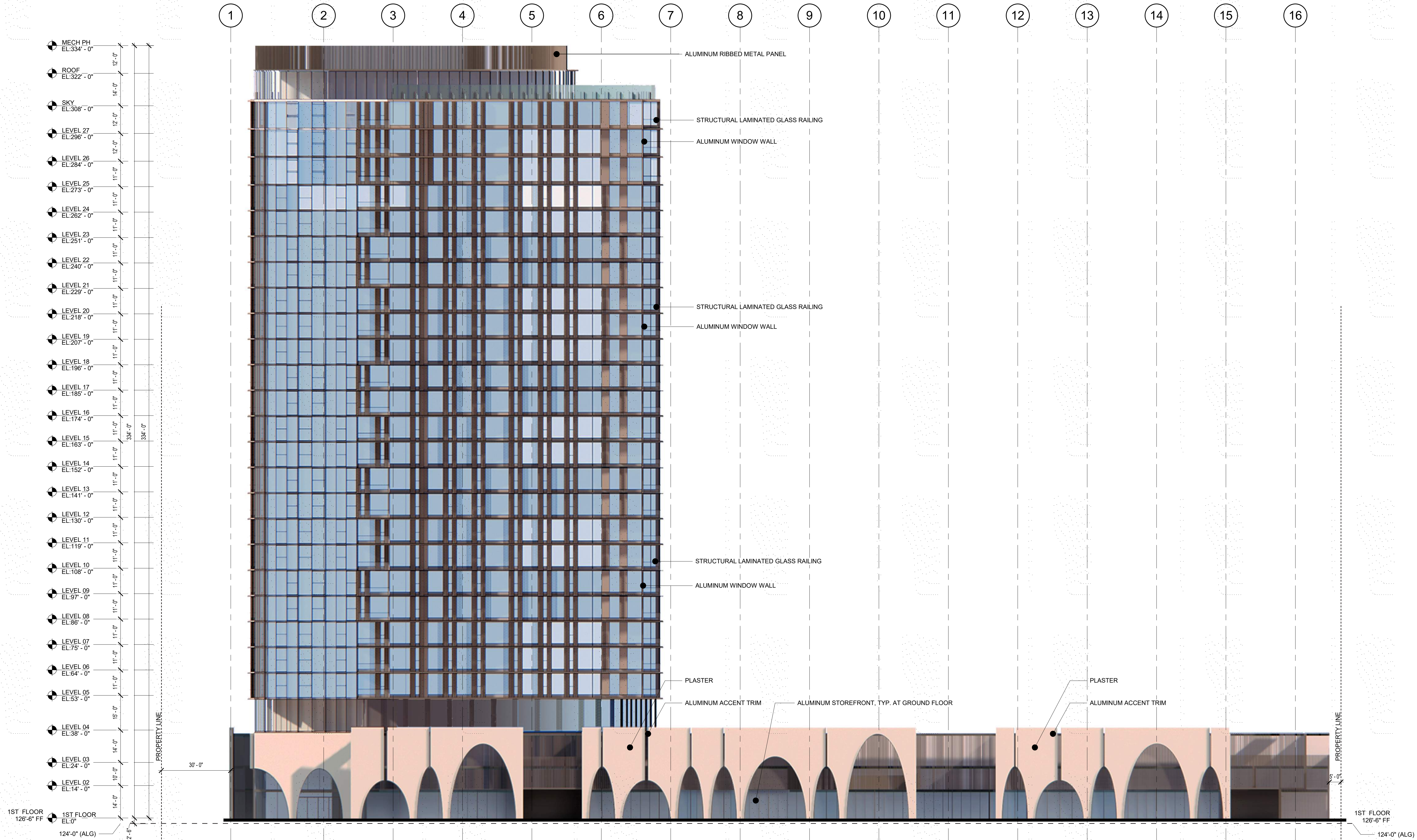
BUILDING
ELEVATIONS

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Project Number:

Sheet Number:

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A3.02



EXTERIOR FINISH LEGEND	
FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES

1 BUILDING ELEVATION - WEST
SCALE: 1" = 20'-0"



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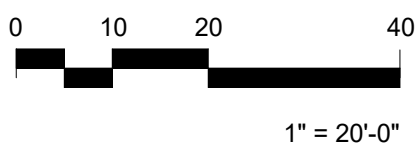
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BUILDING
ELEVATIONS

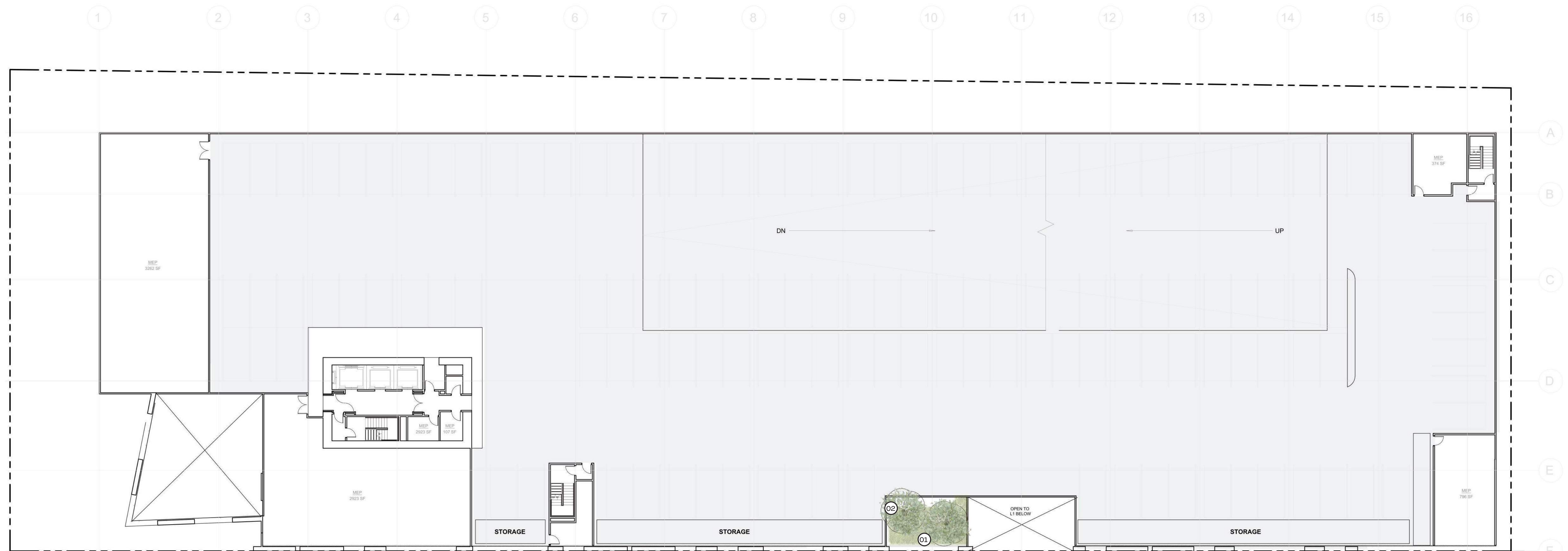
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Project
Number:

Sheet
Number: A3.03

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TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW	2



- 01 Planting Area
- 02 Tree, See Schedule



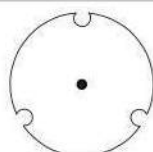
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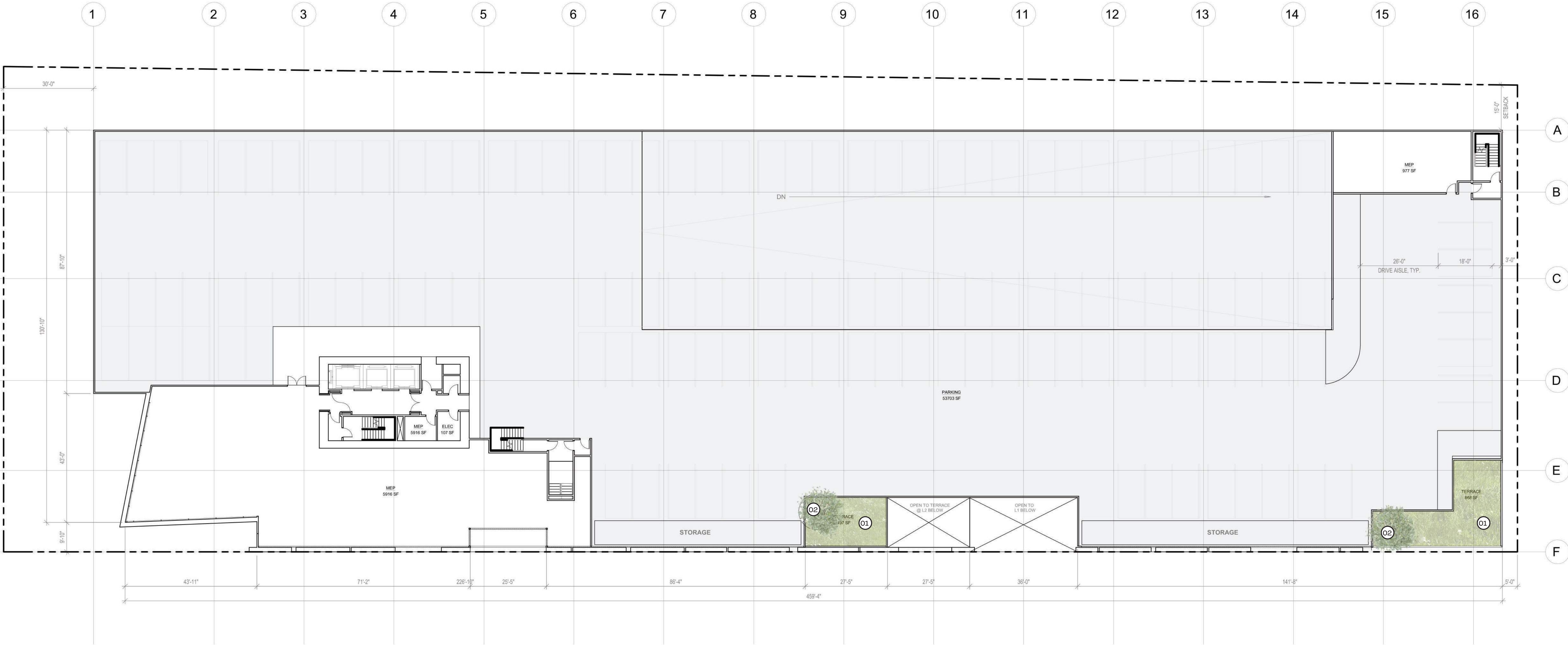
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Sheet Number: **L1.02**

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW	2



Landscape Features

- 01 Planting Area
- 02 Tree, See Schedule



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LEVEL 03 -
LANDSCAPE PLAN

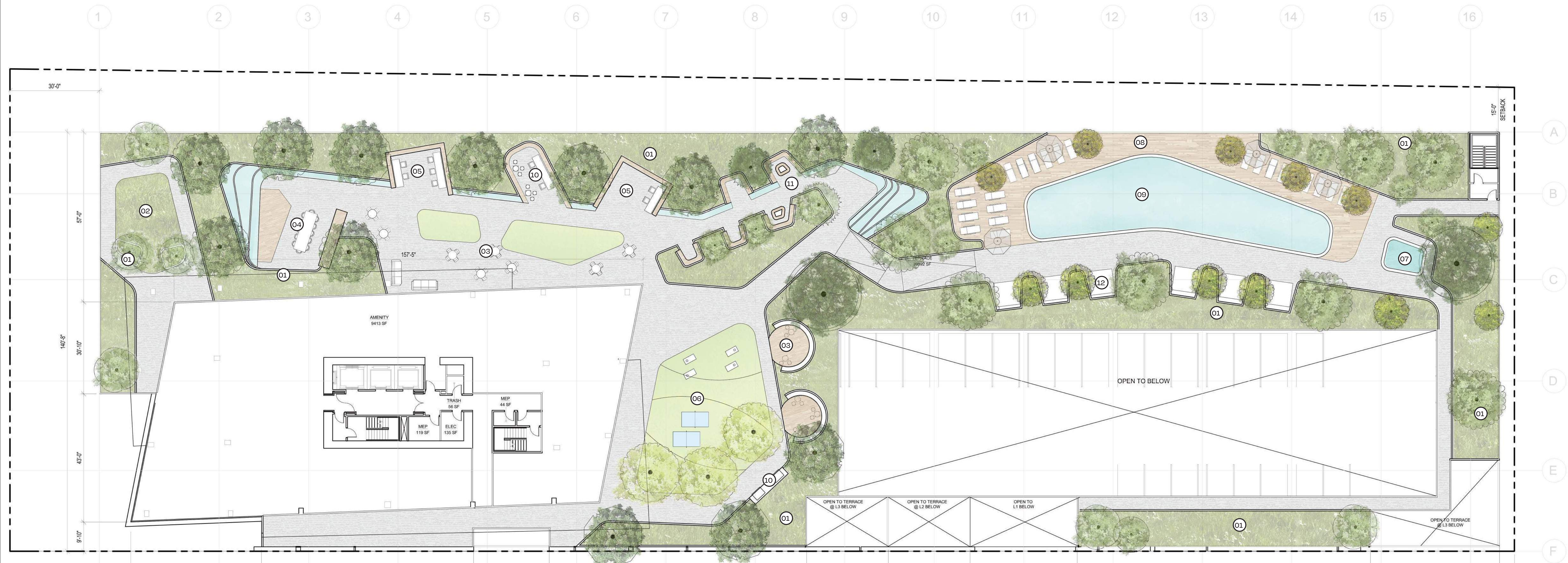
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Checked By: Checker

Project
Number:

Sheet
Number: L1.03

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	48" BOX	LOW	7
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW	3
	CEI SPE	CEIBA SPECIOSA	FLOSS SILK TREE	36" BOX		5
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM	2
	MEL PIN	MELALEUCA NESOPHILA	PINK MELALEUCA MULTI-TRUNK	36" BOX	LOW	3

	PAR FLO	PARKINSONIA FLORIDA	BLUE PALO VERDE	36" BOX		5
	PLU ALB	PLUMERIA ALBA	WHITE FRANGIPANI	36" BOX	LOW	7
	TIP TIP	TIPUANA TIPU	TIPU TREE	48" BOX	LOW	8
	ULM PAR	ULMUS PARVIFOLIA	LACEBARK ELM	48" BOX	MEDIUM	8
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW	4
	CHI TAS	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		4



- 01 Planting Area
- 02 Outdoor Fitness
- 03 Lounge Area
- 04 Al Fresco Dining Area
- 05 Co-Working PSaces
- 06 Gaming and Relaxation Lawn
- 07 Spa
- 08 Sun Deck
- 09 Pool
- 10 BBQ Area
- 11 Fire Lounge
- 12 Pool Cabanas



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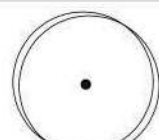
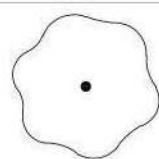
LEVEL 04 - LANDSCAPE PLAN

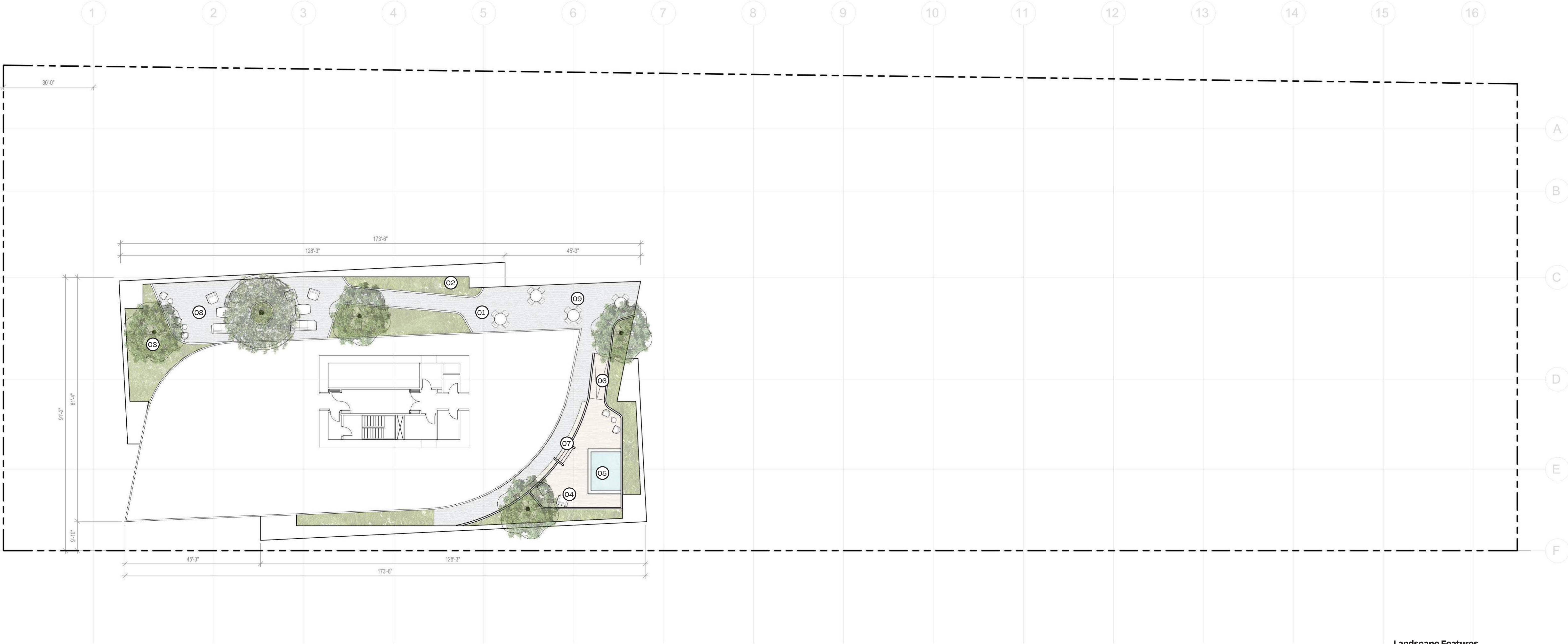
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Author	Checker

Project Number:

Sheet Number: **L1.04**

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM	1
	OLE WIL	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	36" BOX	LOW	4



Landscape Features

- 01 Hardscape Area
- 02 Planting Area
- 03 Tree, See Schedule
- 04 Wood Deck
- 05 Spa Pool
- 06 Ramp
- 07 Stairs
- 08 Lounge Area
- 09 Cafe Seating



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RIOS

NO.	DATE	DESCRIPTION

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LEVEL 28 -
LANDSCAPE PLAN

Drawn By: Author
Checked By: Checker

Project
Number:

Sheet
Number:

L1.28