

CF 23-1153
REVISED EXHIBIT A
1000 Seward Project Plans
CPC-2020-1937-GPA-VZV-HD-MCUP-SPR

These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 1 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR



1000 SEWARD STREET
EXHIBIT A
ENTITLEMENT PLAN SET

REFERENCE SYMBOLS

CIRCLED AREA SHOWN ON LARGE SCALE DETAIL

X

DETAIL NUMBER

SHEET NUMBER

DETAIL REFERENCE

X

X

DETAIL NUMBER

SHEET NUMBER

BUILDING SECTION/DETAIL REFERENCE (SHOWN ON PLAN)

X

X

SECTION NUMBER

SHEET NUMBER

ELEVATION REFERENCE (SHOWN ON PLAN)

X

X

ELEVATION NUMBER

SHEET NUMBER

WALL SECTION (SHOWN ON PLANELEVATION)

X

X

SECTION NO.

DWG. NO.

MATCH LINE

ROOM NUMBER

ROOM NAME

ROOM NAME

XXXX

ROOM NUMBER

DOOR NUMBER

XXX

DOOR NO.

PARTITION TYPES

xx

x

x

SEE SHEET A642

INTERIOR ELEVATION

ROOM NAME

ROOM NAME

XXXX

ROOM NUMBER

XX-XXXX

SHEET NUMBER

DETAIL NUMBER

DIMENSION LINES

STRUCT. DIM.

INDICATION (CONC. CMU, WALL, ETC.)

ELEVATION MARK

DETAIL TITLE

3

TITLE

SCALE: 1 1/2" = 1'-0"

SCALE OF DETAIL

DETAIL NUMBER

REVISION MARK

X

REVISION NO.

WINDOW TYPE

WINDOW NO.

PROPERTY LINE

--R--

SETBACK, HIGHWAY DEDICATION and/or EASEMENT

STANDARD ABBREVIATIONS

ABV SS. ABOVE FINISH FLOOR
ABV FF. ACCESSIBLE
A.D. AREA DRAIN
ADJ. ADJACENT OR ADJUSTABLE
AFF. ABOVE FINISH FLOOR
ALT. ALTERNATE
APPROX. APPROXIMATE
ARCH. ARCHITECT (URAL)

BLDG. BUILDING
BO. BOTTOM OF

CB. CATCH BASIN
C.L. or C. CENTER LINE
CLG. CEILING
CLR. CLEAR
C.M.U. CONCRETE MASONRY UNIT
CONT. CONTINUOUS
CTR. CENTER
C.W. COLD WATER

DIA. DIAMETER
D.F. DRINKING FOUNTAIN
DIM. DIMENSION
DN. DOWN
D.S. DOWNSPOUT
DWG. DRAWING

EA. EACH
E.D. EMERGENCY DRAIN
E.J. EXPANSION JOINT
EL. ELEVATION
ELEC. ELECTRICAL
E.O. EDGE OF
EQ. EQUAL
EXIST. EXISTING
EXP. EXPANSION
EXT. EXTERIOR

F.A. FIRE ALARM
F.O. FURNISHED BY OWNER
F.D. FLOOR DRAIN
F.E.C. FIRE EXTINGUISHER CABINET
F.E.H. FIRE EXTENSION HOOK
F.F. FINISH FACE OR FLOOR
F.L. FLOW LINE
F.R. FLOOR
F.O. FACE OF
F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.M. FACE OF MASONRY
F.O.S. FACE OF STUD
F.S. FINISHED SURFACE

GA. GAUGE

H.C. ACCESSIBLE
H.P. HIGH POINT
HT. HEIGHT
H.W. HOT WATER
HWY DED. HIGHWAY DEDICATION

I.D. INSIDE DIAMETER
INT. INTERIOR
JT. JOINT

M. METER
MAX. MAXIMUM
MECH. MECHANICAL
MFR. MANUFACTURER
MIN. MINIMUM
MIR. MIRROR OR OPPOSITE HAND
MISC. MISCELLANEOUS
mm. MILLIMETER
M.O. MASONARY OPENING
MTD. MOUNTED

N.I.C. NOT IN CONTRACT
NO. NUMBER
N.T.S. NOT TO SCALE

O.C. ON CENTER
O.D. OUTSIDE DIAMETER OR OVERFLOW DRAIN

P.L. or R. PROPERTY LINE
P.D. PLANTER DRAIN

QTY. QUANTITY

R. RISER OR RADIUS
R.D. ROOF DRAIN
REF. REFERENCE
REINF. REINFORCED
RM. ROOM
R.O. ROUGH OPENING

SECT. SECTION
SIM. SIMILAR
SPEC. SPECIFICATIONS
SQ. SQUARE
SF. SQUARE FOOT
STD. STANDARD
SYM. SYMMETRICAL

T. TREAD
TEL. TELEPHONE
TEMP. TEMPERED
T.O.C. TOP OF CURB
T.O.P. TOP OF PARAPET
T.O.R. TOP OF ROOF
T.O.S. TOP OF STRUCTURE
TYP. TYPICAL

U.N.O. UNLESS NOTED OTHERWISE

VAR. VARIES
V.I.F. VERIFY IN FIELD

W/ WITH
W/O WITHOUT

& AND
< ANGLE OR LESS THAN
@ AT
C CENTERLINE
I CHANNEL
Ø DIAMETER OR ROUND
NUMBER

CODE ANALYSIS

BUILDING CODE INFORMATION

BUILDING OCCUPANCIES

A-2 (ASSEMBLY) - LOBBY, RESTAURANT, ROOF TERRACES

B (BUSINESS) - COMMERCIAL SPACE

M (MERCANTILE) - RETAIL SPACE

S-2 (LOW-HAZARD STORAGE)

- BUILDING SUPPORT SPACES, INCLUDING UTILITY, STORAGE & SIMILAR

- PARKING

CONSTRUCTION TYPE:

TYPE IA

ALLOWABLE AREA FOR TYPE IA, A-3, B, M & S-2: UNLIMITED SF PER TABLE 506.2

FIRE PROTECTION:

AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM WITH EMERGENCY VOICE THROUGHOUT IN ACCORDANCE WITH CBC 903.3.1.1 NFPA 13

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS SHALL BE AS REQUIRED BY CBC CHAPTER 6 TABLE 601:

PRIMARY STRUCTURAL FRAME:

BEARING WALLS EXTERIOR:

BEARING WALLS INTERIOR:

NON-BEARING WALLS EXTERIOR:

NON-BEARING WALLS INTERIOR:

FLOOR AND ASSOCIATED SECONDARY MEMBERS:

ROOF AND ASSOCIATED SECONDARY MEMBERS:

SHAFT ENCLOSURES:

FIRE PARTITIONS:

3 HR

3 HR

2 HR

NONE

2 HR

1 1/2 HR

2 HR

1 HR

SITE INFORMATION

ZONING

CURRENT GP DESIGN

PROPOSED GP DESIGNATION

CURRENT ZONE

PROPOSED ZONE

MEDIUM RESIDENTIAL

LIMITED MANUFACTURING

R3-1; MR1-1

M1-2D

EXISTING USES

RESTAURANT

STUDIO AND PROD. SPACE

GRADE PARKING

2,551 SF

8,442 SF

20,700 SF

PROJECT

HEIGHT

STORIES

UNLIMITED

UNLIMITED

155.0' (PER LAZC)

9

SITE GROSS AREA

34,152 SF

FAR

4.5:1

34,152x4.5=153,684

4.4:1

150,600 SF (PER ENTITLEMENTS)

FAR AREA SCHEDULE

AREA TYPE

AREA

COMMERCIAL FAR

136,984 SF

RESTAURANT FAR

11,152 SF

RETAIL FAR

2,464 SF

TOTAL FAR

150,600 SF

REQUIRED SETBACKS

NONE

OPEN SPACE:

HARDSCAPE

LANDSCAPE

TOTAL

REQUIRED

26,220 SF

5,765 SF

31,985 SF

PROVIDED

PARKING SUMMARY:

PARKING SPACE REQUIRED PER LAMC SEC. 12.21

OFFICE, RESTAURANT & RETAIL

1 SPACE/500 SF (150,600 SF)

301 SPACES

PARKING SPACE REQUIRED PER ENTITLEMENTS

TOTAL

310 SPACES

PARKING SPACE PROVIDED

PARKING SCHEDULE - PREF. (TOTALS)

STALL TYPE

STALLS

ACCESSIBLE

5

ACCESSIBLE - EV

4

ACCESSIBLE VAN

2

ACCESSIBLE VAN - EV

2

AMBULATORY EV

4

COMPACT

117

STANDARD

64

STANDARD - EV

112

TOTAL: 310

*ACCESSIBLE STALLS TO MEET MIN. OF 5 STANDARD SPACES & 2 VAN SPACES PER ADA STANDARDS TABLE 208.2 (EXCLUDES EVCS SPACES)

PROPOSED ACCESSIBLE STANDARD SPACES: 5

PROPOSED ACCESSIBLE VAN SPACES: 2

*COMPACT SPACES NOT TO EXCEED 40% OF CODE MIN. (301 SPACES) = 121 SPACES

301 SPACES - 121 SPACES = 180 STANDARD SPACES

PROPOSED STANDARD SPACES: 189

*EV SPACES TO MEET 30% OF TOTAL SPACES (310 SPACES) = 93 SPACES

PROPOSED EV SPACES: 122

*EV ACCESSIBLE STALLS TO MEET MIN. OF 4 STANDARD SPACES, 2 VAN SPACES, & 4 AMBULATORY SPACES PER TABLE 11B-228.3.2

PROPOSED EV ACCESSIBLE STANDARD SPACES: 4

PROPOSED EV ACCESSIBLE VAN SPACES: 2

PROPOSED EV AMBULATORY SPACES: 4

BICYCLE PARKING SPACE REQUIRED PER LAMC ORDINANCE #185480

LONG TERM

OFFICE USE

1 SPACE/5,000 SF (136,984 SF)

28 SPACES

RESTAURANT & RETAIL

1 SPACE/2,000 SF (13,616SF)

7 SPACES

TOTAL

35 SPACES

SHORT TERM

OFFICE USE

1 SPACE/10,000 SF (136,984 SF)

14 SPACES

RESTAURANT & RETAIL

1 SPACE/2,000 SF (13,616 SF)

7 SPACES

TOTAL

21 SPACES

GRAND TOTAL

56 SPACES

BICYCLE PARKING SPACE PROVIDED

BIKE PARKING SCHEDULE

TYPE

#UNITS

#SPACES

LONG TERM

HIGH DENSITY

9

36

LONG TERM

36

SHORT TERM

HIGH DENSITY

3

12

U-RACK

5

10

SHORT TERM

22

TOTAL BIKE PARKING:

58

SHOWER AND PERSONAL LOCKERS REQUIRED PER LAMC 91.6307

SHOWERS:

OFFICE COMMERCIAL SF:

136,984 SF

RESTAURANT & RETAIL:

13,616 SF

(1) SHOWERS REQ'D PER GENDER REQ'D

PROVIDED: (1) MEN'S SHOWER, (1) WOMEN'S SHOWER

LOCKERS:

ONE LOCKER PER REQ'D LONG TERM BIKE PARKING SPACE:

(36) LOCKERS REQUIRED

PROVIDED: (36) LOCKERS

PROJECT IDENTIFICATION

OWNER:

1000 Seward LLC

T: (323)822-4444

ADDRESS: 1415 N. CAHUENGA BOULEVARD, HOLLYWOOD, CA 90028

PROJECT ADDRESS:

1000 & 1006 N SEWARD STREET, LOS ANGELES, CA 90038

6565 ROMAINE STREET, LOS ANGELES, CA 90038

1003, 1007 & 1013 HUDSON AVENUE, LOS ANGELES, CA 90038

APN'S:

5533-012-011, 012, 013 & 025

LEGAL DESCRIPTION:

TRACT

MAP

BLOCK

LOTS

WHITE AND NEWBY'S HOLLYWOOD BOULEVARD TRACT

M B 8-176

NONE

12, 13, 14, 15 & 16

COUNCIL DISTRICT

CD 13 - MITCH OFARRELL

PROJECT DESCRIPTION:

NEW 9 STORY COMMERCIAL INCLUDING OFFICE, RETAIL AND RESTAURANT BUILDING OVER 4 LEVELS OF SUBTERRANEAN PARKING, CORE AND SHELL ONLY.

APPLICABLE BUILDING CODE:

2019 CALIFORNIA BUILDING CODE (CBC) - PART 2, TITLE 24, VOLUME 1 AND 2, CCR W/ CITY OF LOS ANGELES AMENDMENTS

2019 ADA STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED BY THE DEPARTMENT OF JUSTICE

2019 CALIFORNIA ELECTRICAL CODE (CEC) - PART 3, TITLE 24, CCR

2019 CALIFORNIA MECHANICAL CODE (CMC) - PART 4, TITLE 24, CCR

2019 CALIFORNIA PLUMBING CODE (CPC) - PART 5, TITLE 24, CCR

2019 CALIFORNIA ENERGY CODE (CEC) - PART 6, TITLE 24, CCR

2019 CALIFORNIA FIRE CODE (OFC) - PART 9, TITLE 24, CCR

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE CODE (CALGREEN) - PART 11, TITLE 24, CCR

2019 BUILDING STANDARD CODE - PART 12, TITLE 24, CCR

AMERICANS WITH DISABILITIES ACT (ADA) - PER 2011 EDITION

NFPA 13, INSTALLATION OF SPRINKLERS, 2019 EDITION

NFPA 14, INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2013 EDITION

NFPA 20, INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2016 EDITION

NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAIN AND THEIR APPURTENANCES, 2019 EDITION

NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, 2019 EDITION

ALL ELECTRICAL MATERIALS AND EQUIPMENT LISTED AND LABELED BY UNDERWRITERS LABORATORIES

LOCATION MAP

SANTA MONICA BOULEVARD

SEWARD STREET

N HUDSON AVENUE

WILCOX AVENUE

ROMAINE STREET

PROJECT SITE

IF SHEET IS LESS THAN 30"x42", THIS IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

Description

Date

FEIR Set

07/20/22

FILE NAME

FILE NAME

DRAWN BY

Author

CHECKED BY

Checker

SCALE

As indicated

DATE

05/03/2022

PROJECT NO.

8428

PROJECT INFORMATION, ABBREVIATIONS & SYMBOLS

SHEET TITLE

G100

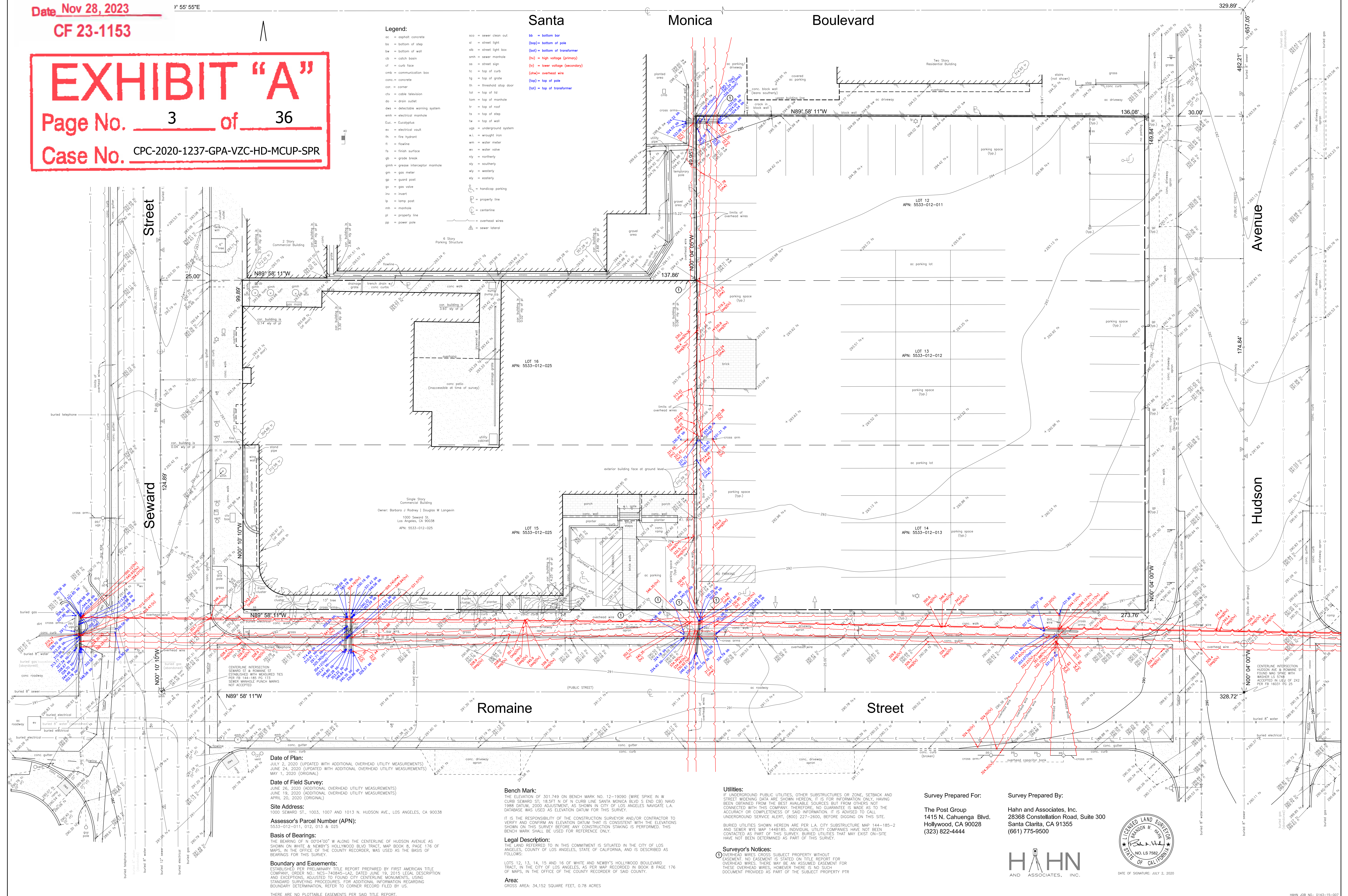
SHEET NO.

These plans have been
REVISED
Date **Nov 28, 2023**
CF 23-1153

EXHIBIT "A"
Page No. **3** of **36**
Case No. **CPC-2020-1237-GPA-VZC-HD-MCUP-SPR**

Design Survey

NOTE: THIS SURVEY HAS BEEN PROVIDED TO THE ARCHITECT BY THE OWNER.
ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION HEREIN.



IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Progress	02/07/20
Entitlements Package	02/14/20
Entitlements Package	02/19/20
Entitlements Update	07/31/20
Entitlements Update	09/04/20
Entitlements Update	09/21/20
Entitlements Update	03/23/21
Entitlements Update	08/17/21
FEIR Set	07/20/22

FILE NAME	**FILE NAME**
DRAWN BY	MM
CHECKED BY	LS
SCALE	1/16" = 1'-0"
DATE	01/15/2020
PROJECT NO.	8428

SHEET TITLE

SHEET NO.



Key

— Property Line
- - - Dedication Line

N

0 15' 30' 45'

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

These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 4 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

Description	Date
Entitlements Package	02/14/20
Entitlements Update	07/31/20
Entitlements Update	08/04/20
Entitlements Update	09/21/20
Entitlements Update	04/13/21
Entitlements Update	05/05/21
FEIR Set	07/20/22

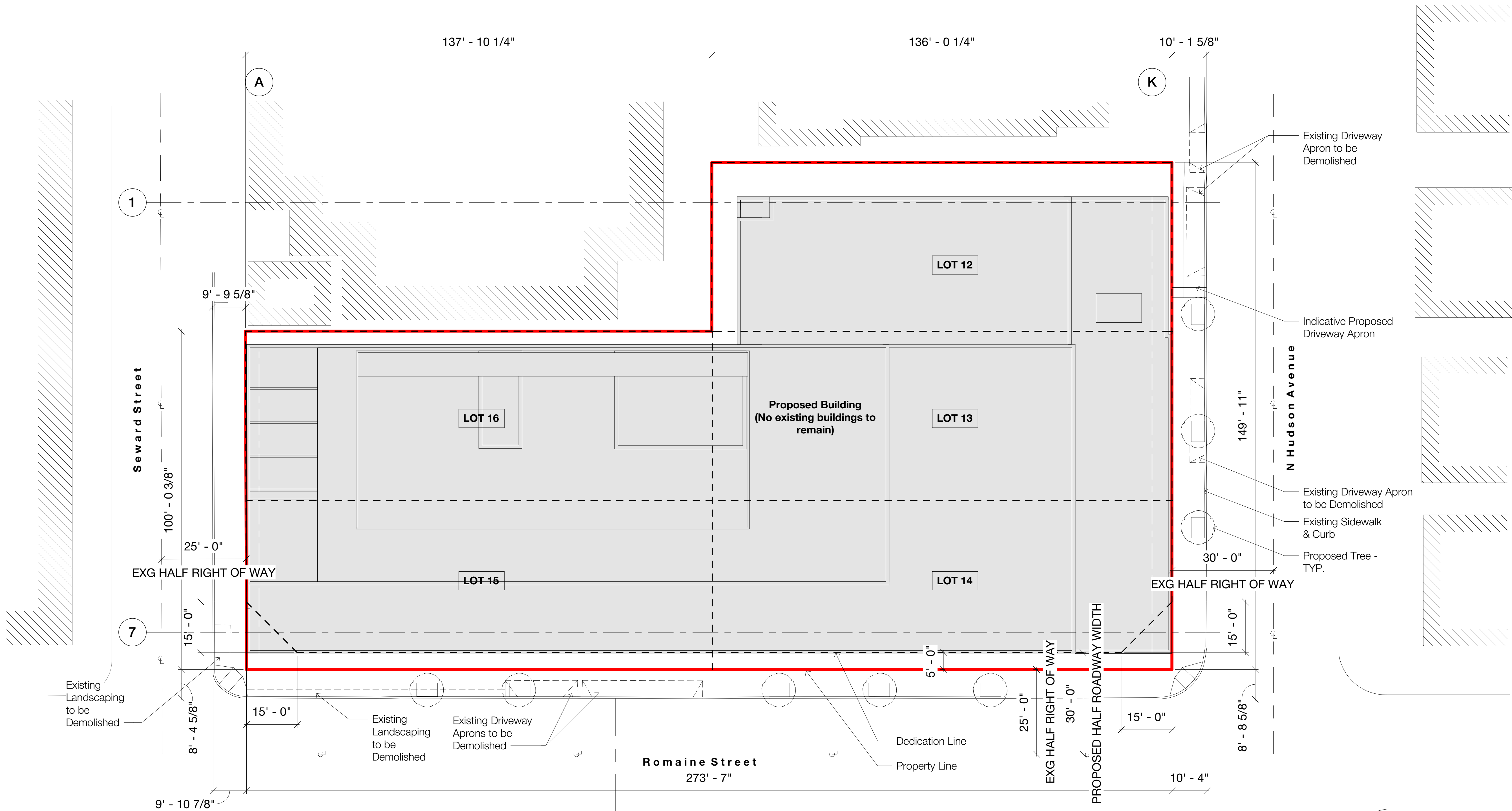
FILE NAME	"FILE NAME"
DRAWN BY	MM
CHECKED BY	LS
SCALE	1/16" = 1'-0"
DATE	02/14/2020
PROJECT NO.	8428

SITE PLAN

SHEET TITLE

G102

SHEET NO.



1 Site Plan
1/16" = 1'-0"

Project Description

The project requires:

- Relief from a 5 foot dedication and 3 foot widening of the half roadway width along Seward Street. The project would retain the existing right of way and half roadway dimensions along Seward Street.
- A Waiver of Improvements of a 1 foot widening of the half roadway width along Romaine Street. The project would retain the existing half roadway width along Romaine Street.

Legal Description

The land referred to in this commitment is situated in the city of Los Angeles, County of Los Angeles, State of California, and is described as follows:
Lots 12, 13, 14, 15 and 16 of White and Newby's Hollywood Boulevard Tract, in the city of Los Angeles, as per map recorded in book 8 & page 176 of maps, in the office of the county recorder of said county.

These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 5 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

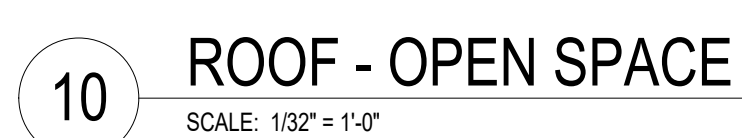
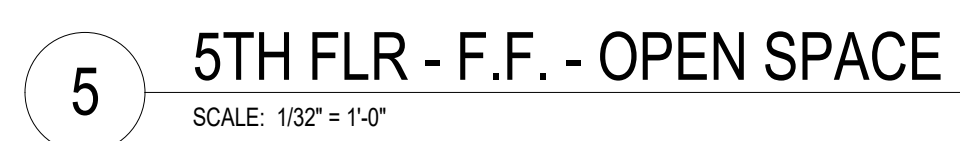


EXHIBIT "A"
Page No. 6 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

KEY

 OPEN SPACE

 PROPERTY LINE

 DEDICATION

SHEET NO.

Description	Date
Entitlements Update	07/31/20
FEIR Set	07/20/22

FILE NAME	**FILE NAME**
DRAWN BY	MM
CHECKED BY	LS
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

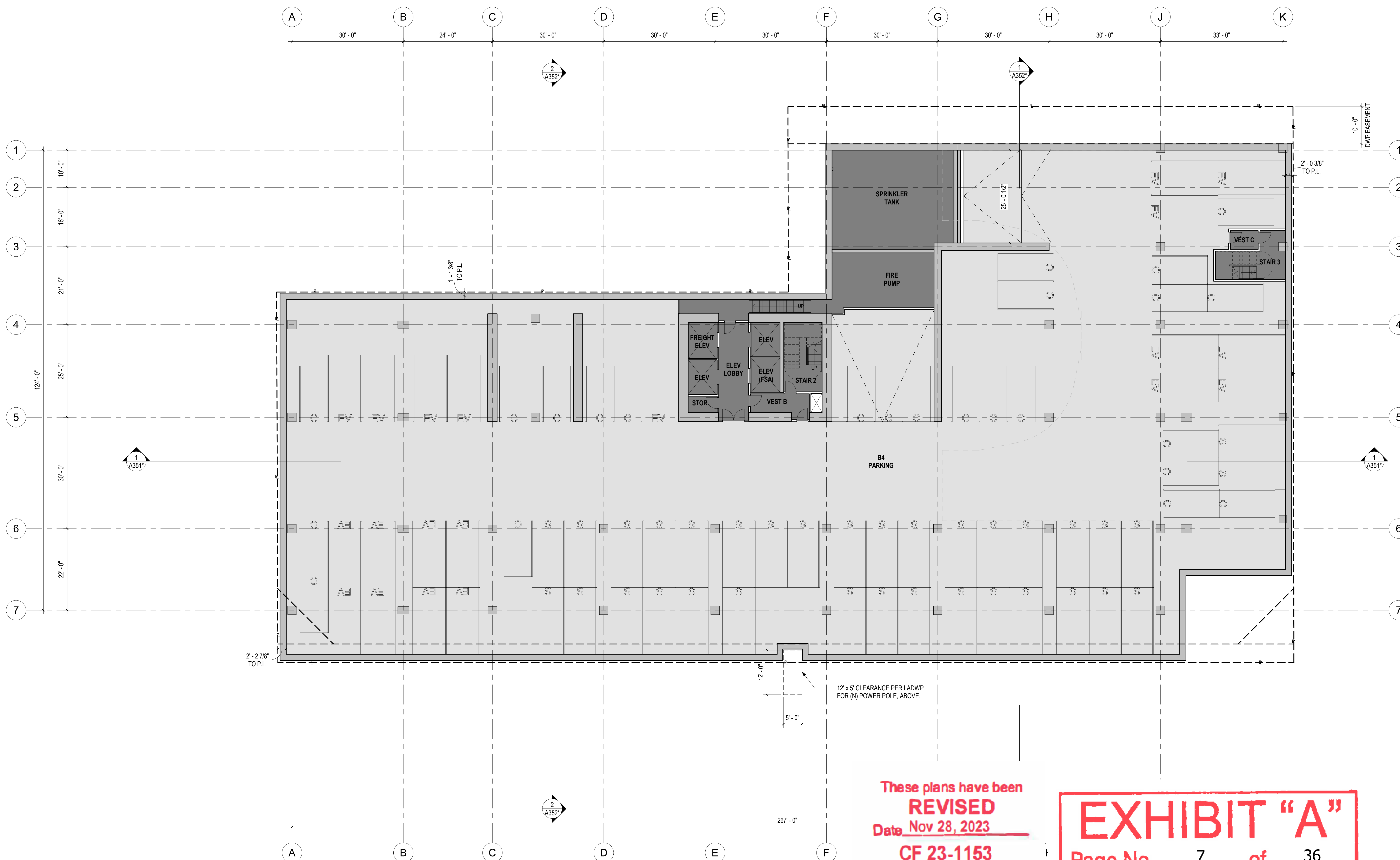
— R — PROPERTY LINE

HIGHWAY DEDICATION, CORNER
DEDICATION AND/OR DWP EASEMENT.
SEE SITE PLAN FOR MORE INFO.

PARKING LEVEL B4	
STALL TYPE	# STALL
COMPACT	24
STANDARD	34
STANDARD - EV	20
TOTAL SPACES	78

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	0 SF
TOTAL	0 SF

* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"

Page No. 7 of 36

Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 B4 FLOOR PLAN
SCALE: 3/32" = 1'-0"

SHEET NO.

LEGEND

---R--- PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

PARKING LEVEL B3	
STALL TYPE	# STALLS
COMPACT	19
STANDARD	24
STANDARD - EV	29
TOTAL SPACES	72

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	0 SF
TOTAL	0 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 957-4270 F 323 957-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

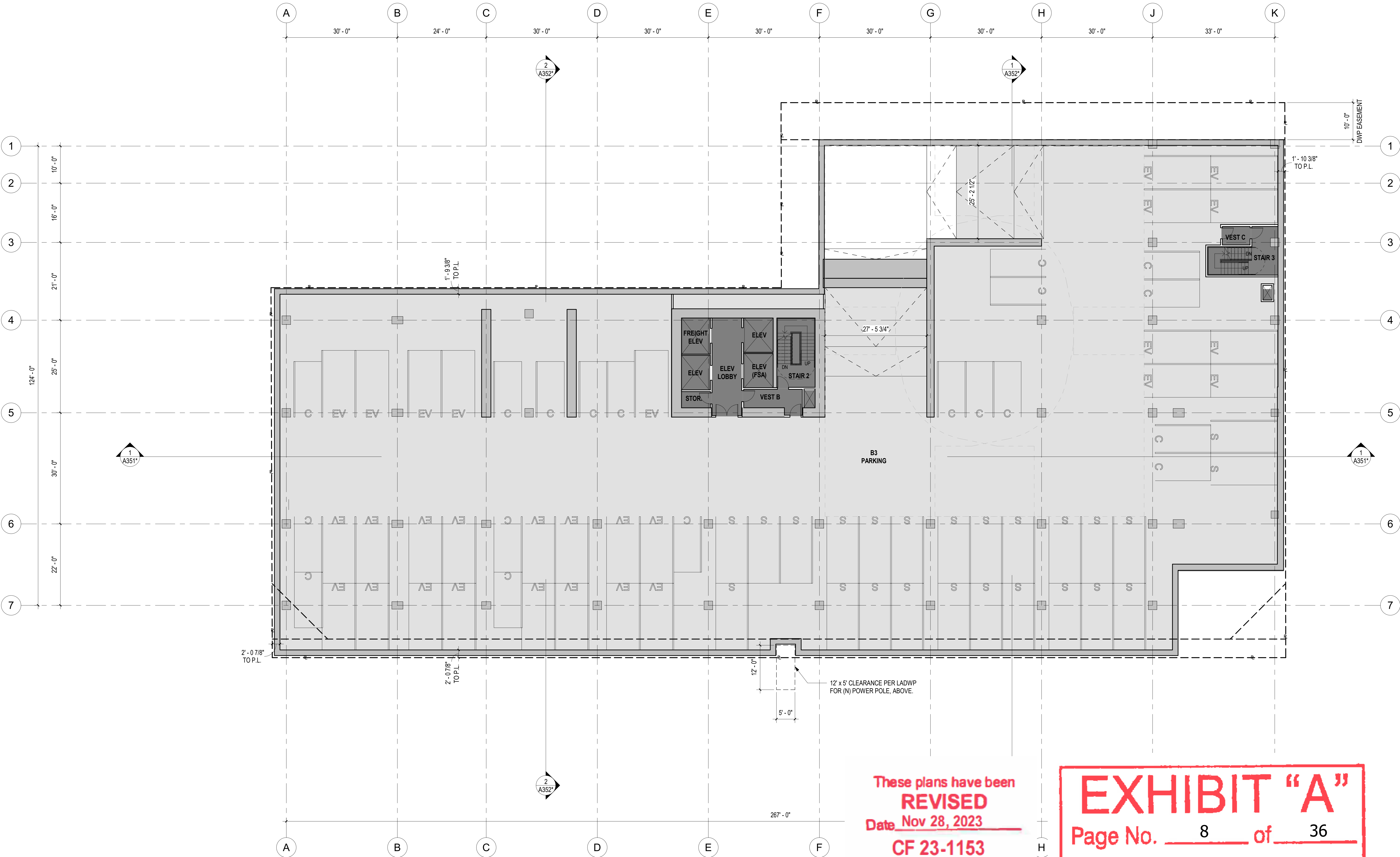
FILE NAME	**FILE NAME**
DRAWN BY	MM
CHECKED BY	LS
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

B3 FLOOR PLAN

SHEET TITLE

A1B3

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 8 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 B3 FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

---R--- PROPERTY LINE
----- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

PARKING LEVEL B2	
STALL TYPE	# STALLS
COMPACT	22
STANDARD	4
STANDARD - EV	44
TOTAL SPACES	70

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	0 SF
TOTAL	0 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive

Building 1

Culver City, CA 90232

LEAD DESIGNER

mail@hawkinsbrown.com
hawkinsbrown.com

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42".
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

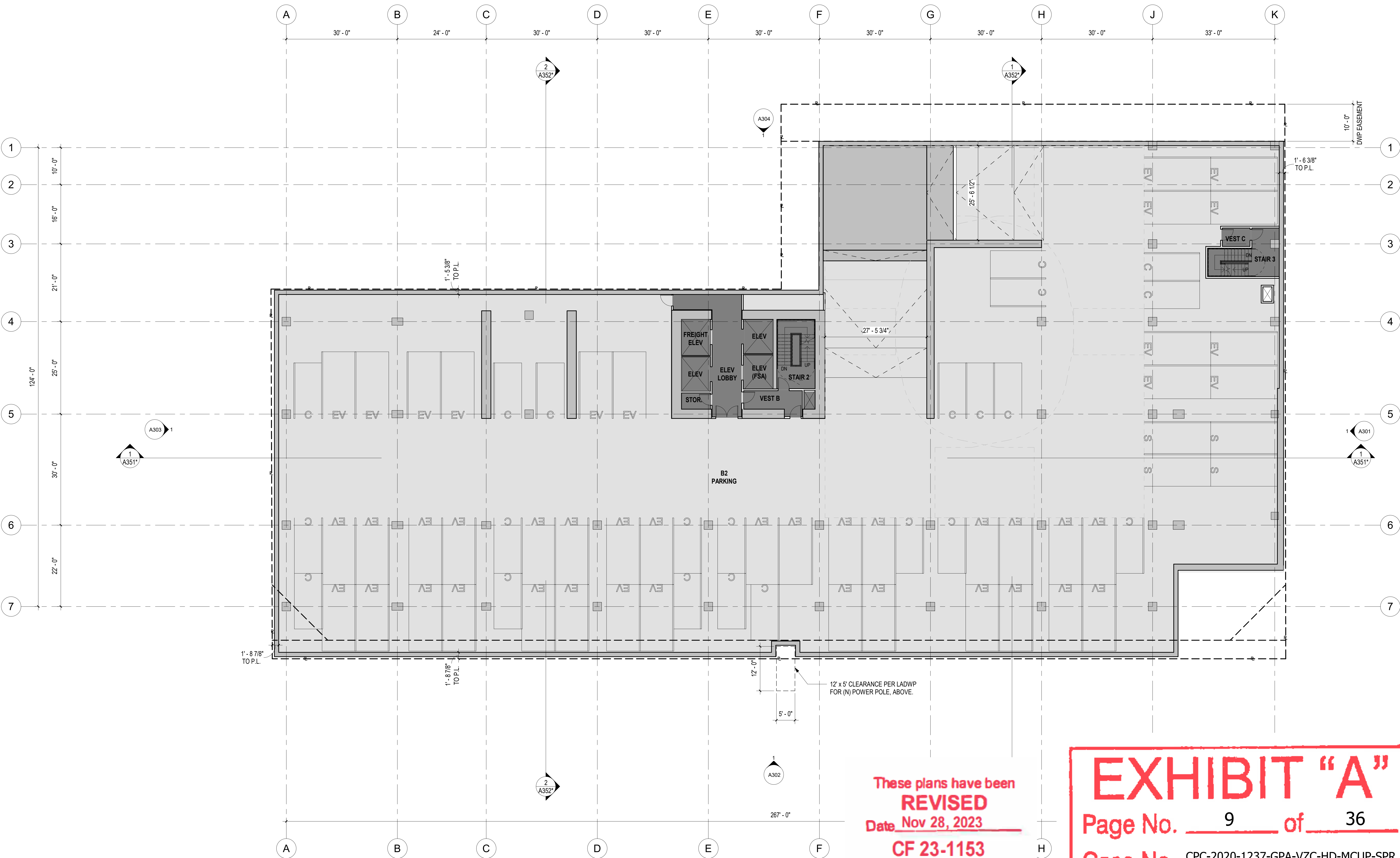
FILE NAME	**FILE NAME**
DRAWN BY	MM
CHECKED BY	LS
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

B2 FLOOR PLAN

SHEET TITLE

A1B2

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 9 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

LEGEND

- R--- PROPERTY LINE
- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

PARKING LEVEL B1	
STALL TYPE	# STALLS
ACCESSIBLE	3
ACCESSIBLE - EV	4
ACCESSIBLE VAN	2
ACCESSIBLE VAN - EV	2
AMBULATORY EV	4
COMPACT	8
STANDARD	2
STANDARD - EV	17
TOTAL SPACES	42

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	0 SF
TOTAL	0 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive

Building 1

Culver City, CA 90232

LEAD DESIGNER

mail@hawkinsbrown.com
hawkinsbrown.com

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42", THIS IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

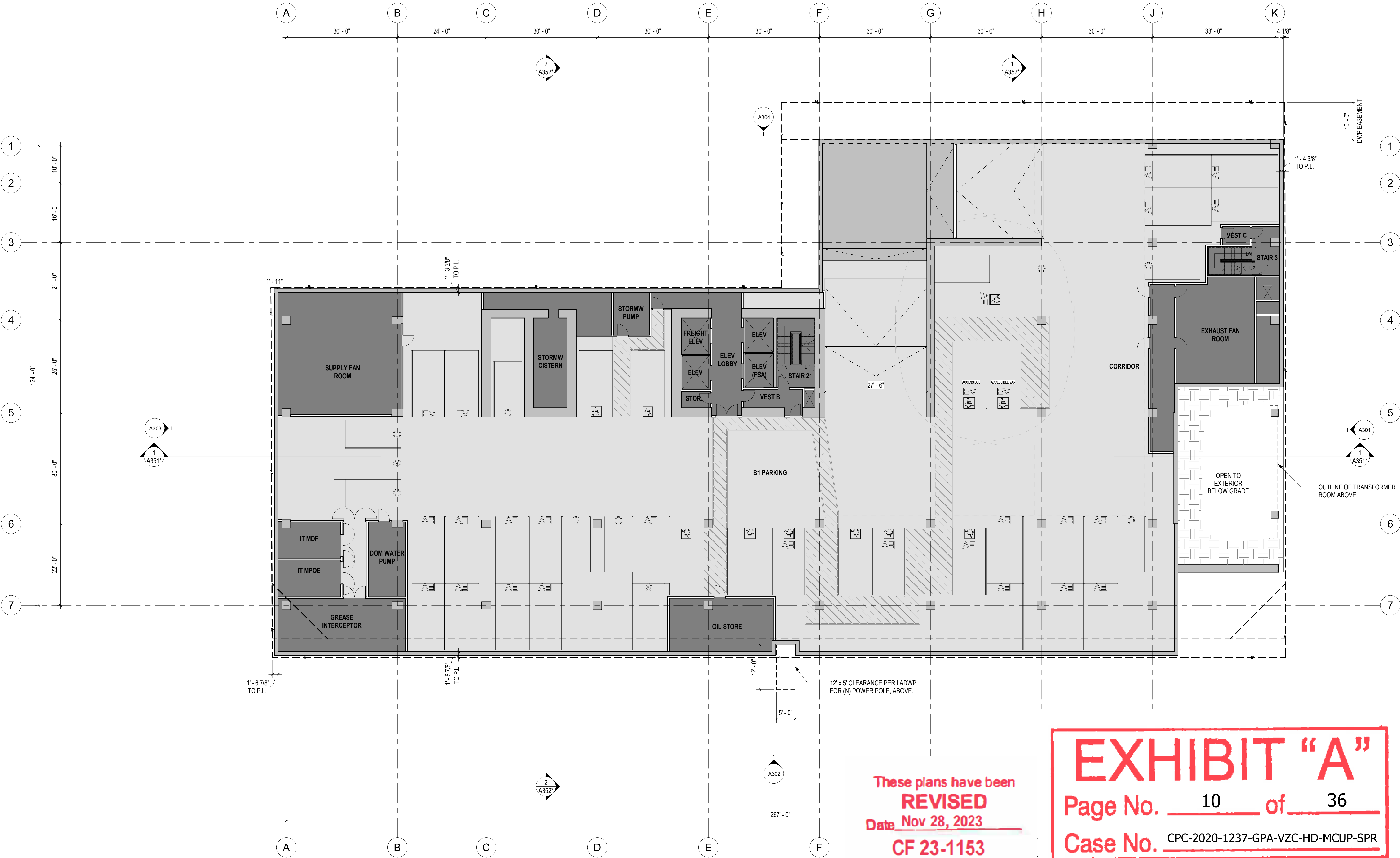
FILE NAME	**FILE NAME**
DRAWN BY	MM
CHECKED BY	LS
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

B1 FLOOR PLAN

SHEET TITLE

A1B1

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 10 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 B1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

—R— PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

PARKING LEVEL P1	
STALL TYPE	# STALLS
ACCESSIBLE	2
COMPACT	1
TOTAL SPACES	3

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	2,464 SF
RESTAURANT*	5,589 SF
COMMERCIAL*	3,880 SF
TOTAL	11,933 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 957-4270 F 323 957-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com
LEAD DESIGNER

ARCHITECT/ENGINEER SEAL
The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.
© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42".
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
Entitlements Update	08/04/20
Entitlements Update	08/17/21
FEIR Set	07/20/22

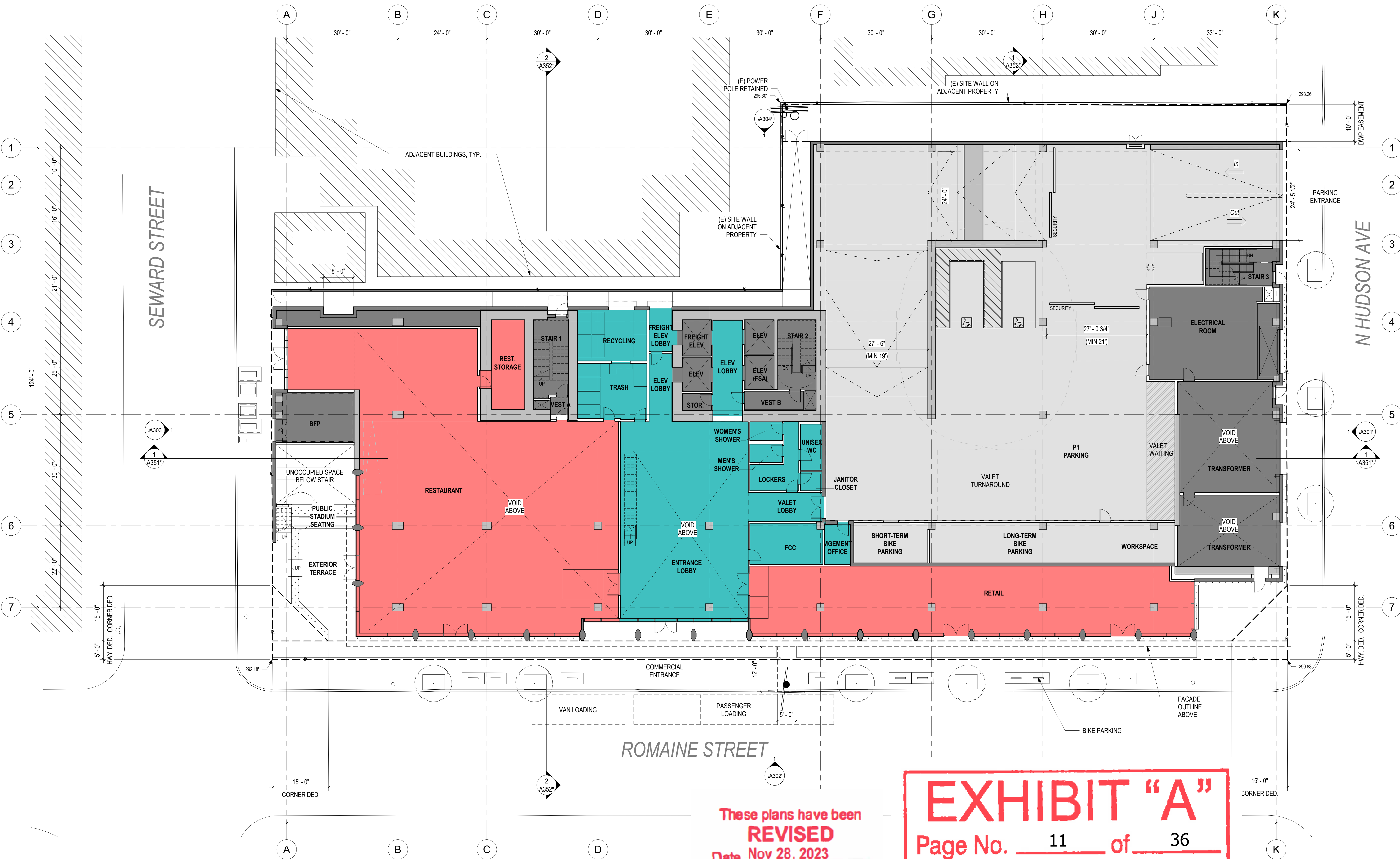
FILE NAME	FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

1ST FLOOR PLAN

SHEET TITLE

A101

SHEET NO.



1ST FLOOR PLAN

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

These plans have been
REVISED
Date **Nov 28, 2023**
CF 23-1153

EXHIBIT "A"
Page No. **11** of **36**
Case No. **CPC-2020-1237-GPA-VZC-HD-MCUP-SPR**

LEGEND

---R--- PROPERTY LINE
----- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

PARKING LEVEL P2	
STALL TYPE	# STALLS
COMPACT	43
STANDARD - EV	2
TOTAL SPACES	45

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	1,140 SF
TOTAL	1,140 SF
* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Seward Drive
Building 1
Culver City, CA 90232

mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

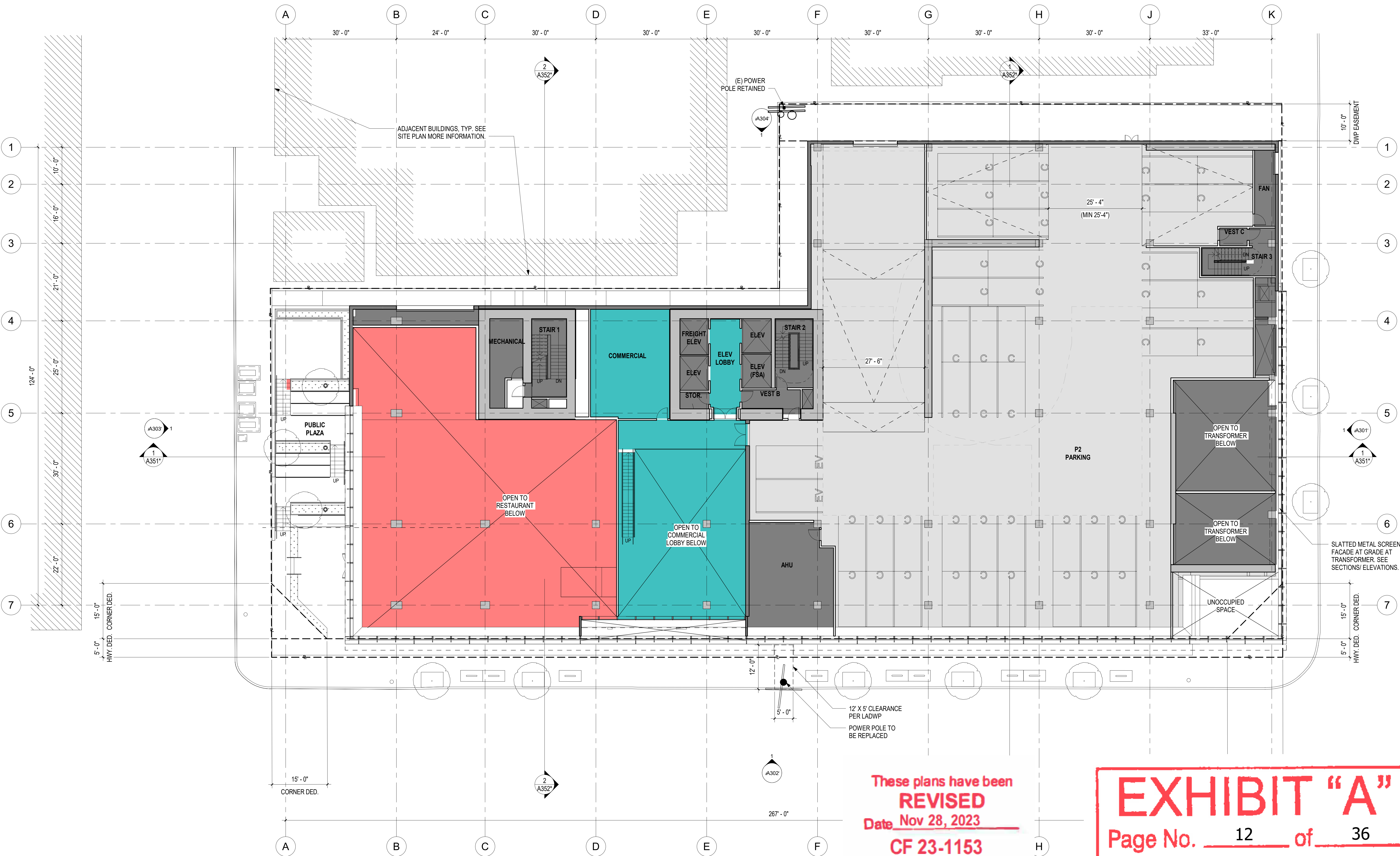
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

P2 FLOOR PLAN

SHEET TITLE

A101P

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 12 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 P2 FLOOR PLAN
SCALE: 3/32" = 1'-0"

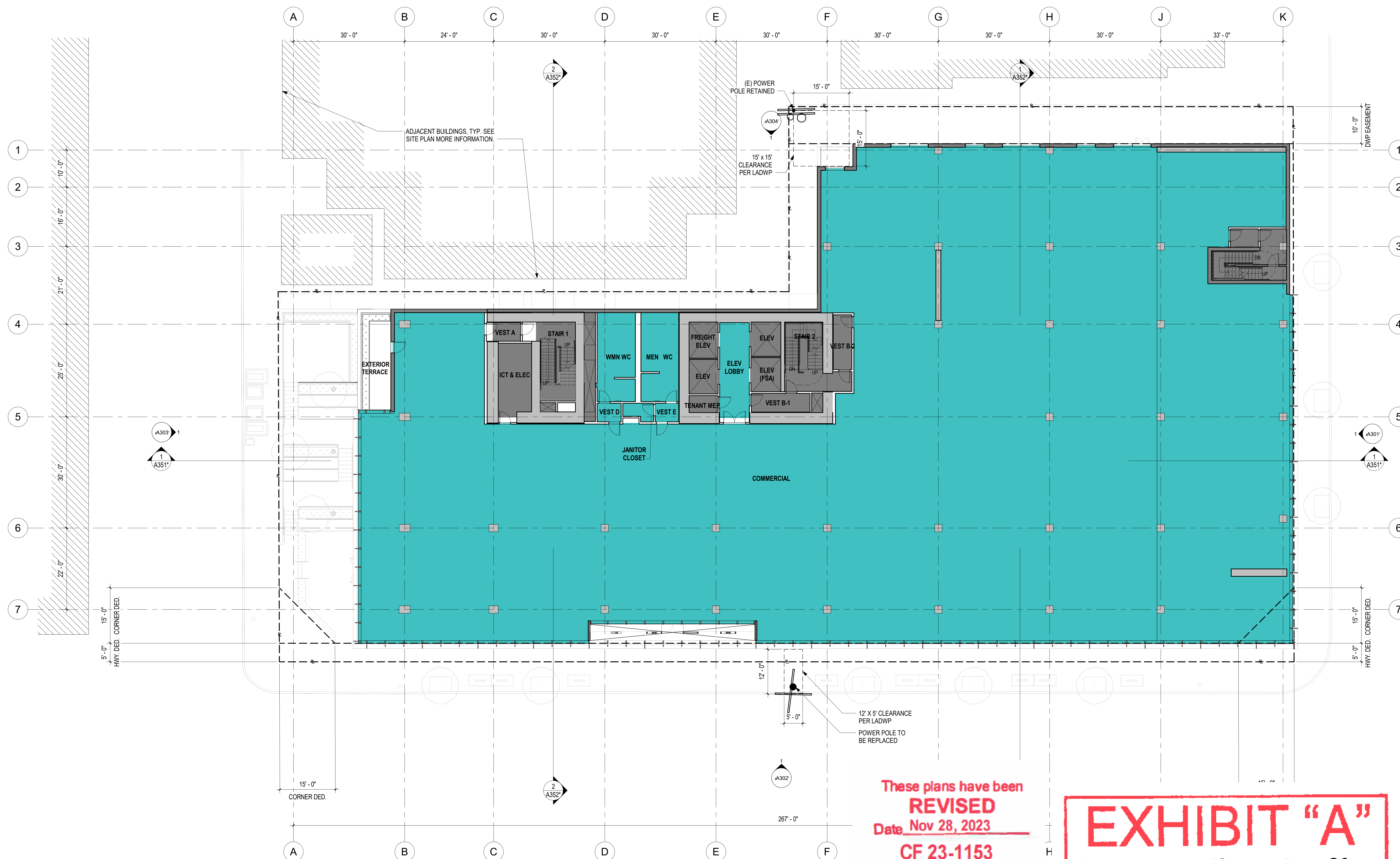
Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

— — R — — PROPERTY LINE
 - - - - - HIGHWAY DEDICATION, CORNER
 DEDICATION AND/OR DWP EASEMENT.
 SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	25,063 SF
TOTAL	25,063 SF

* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 13 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SF

LEGEND

--- PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	21,324 SF
TOTAL	21,324 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANIE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232

LEAD DESIGNER

mail@hawkinsbrown.com
hawkinsbrown.com

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

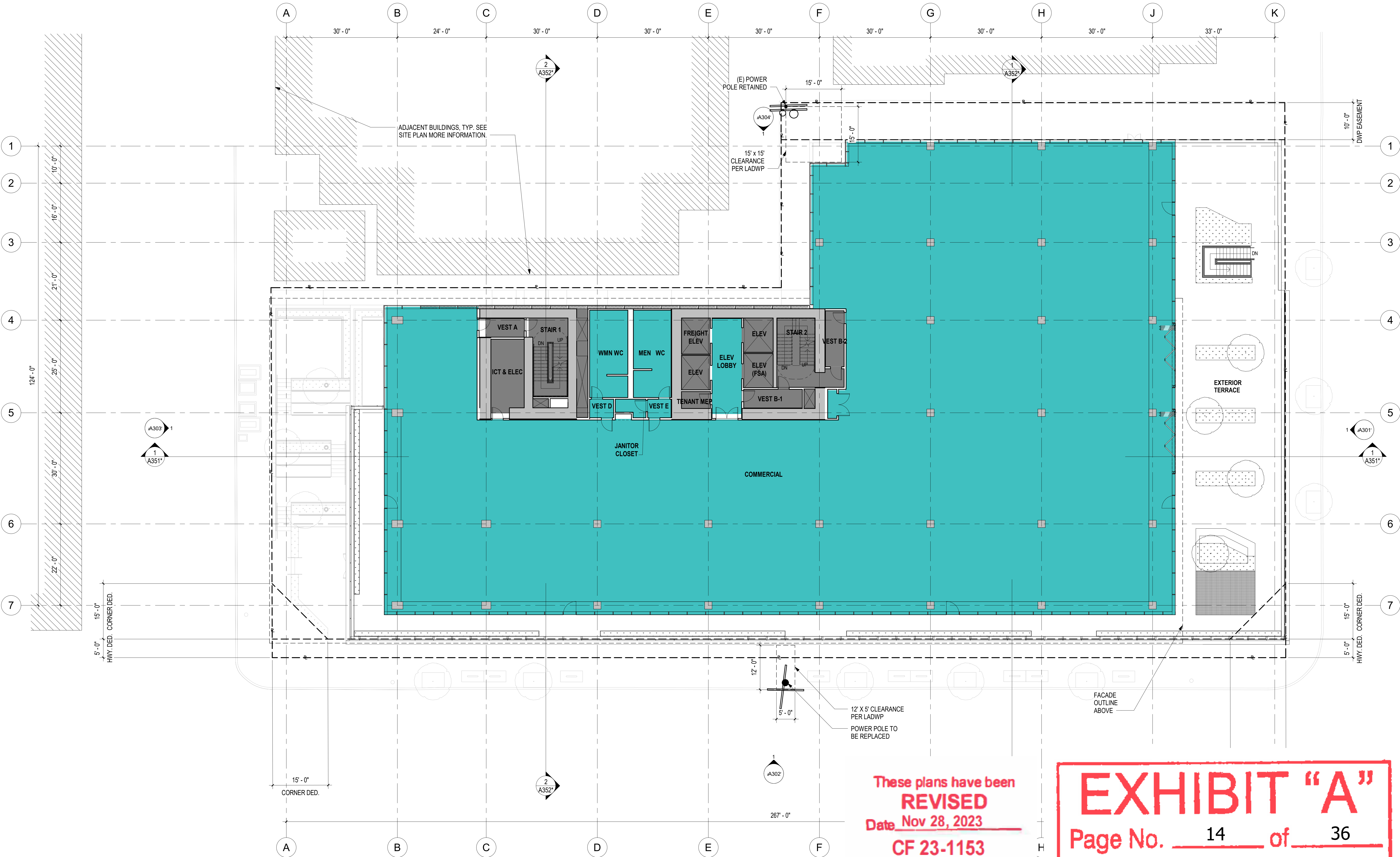
FILE NAME	"FILE NAME"
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

3RD FLOOR PLAN

SHEET TITLE

A103

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 14 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

--- PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	19,638 SF
TOTAL	19,638 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANIE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com
LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42".
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
FEIR Set	07/20/22

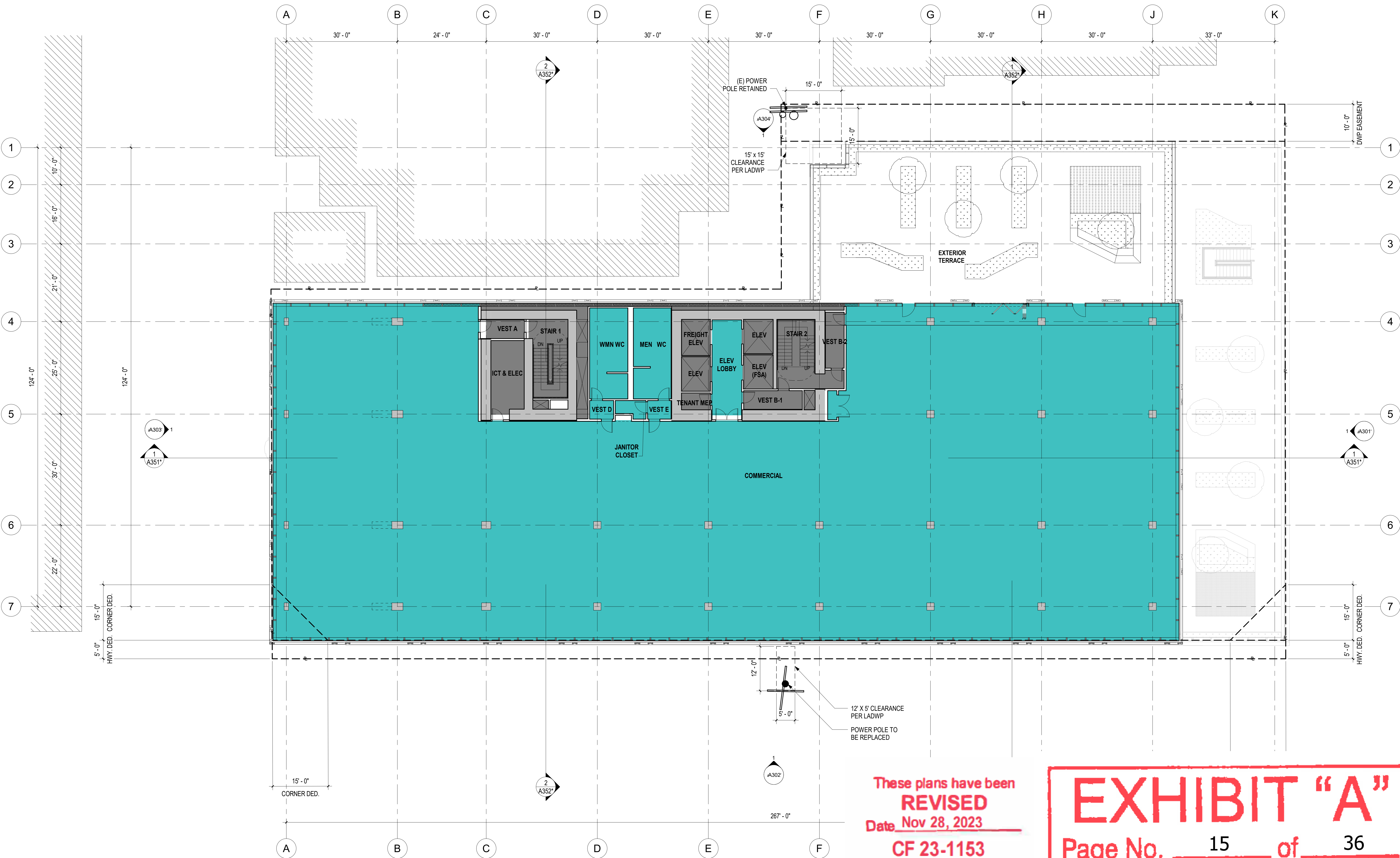
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

4TH FLOOR PLAN

SHEET TITLE

A104

SHEET NO.



These plans have been
REVISED
Date **Nov 28, 2023**
CF 23-1153

EXHIBIT "A"
Page No. **15** of **36**
Case No. **CPC-2020-1237-GPA-VZC-HD-MCUP-SPR**

1 4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

--- PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	19,665 SF
TOTAL	19,665 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com
LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.
© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42".
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
FEIR Set	07/20/22

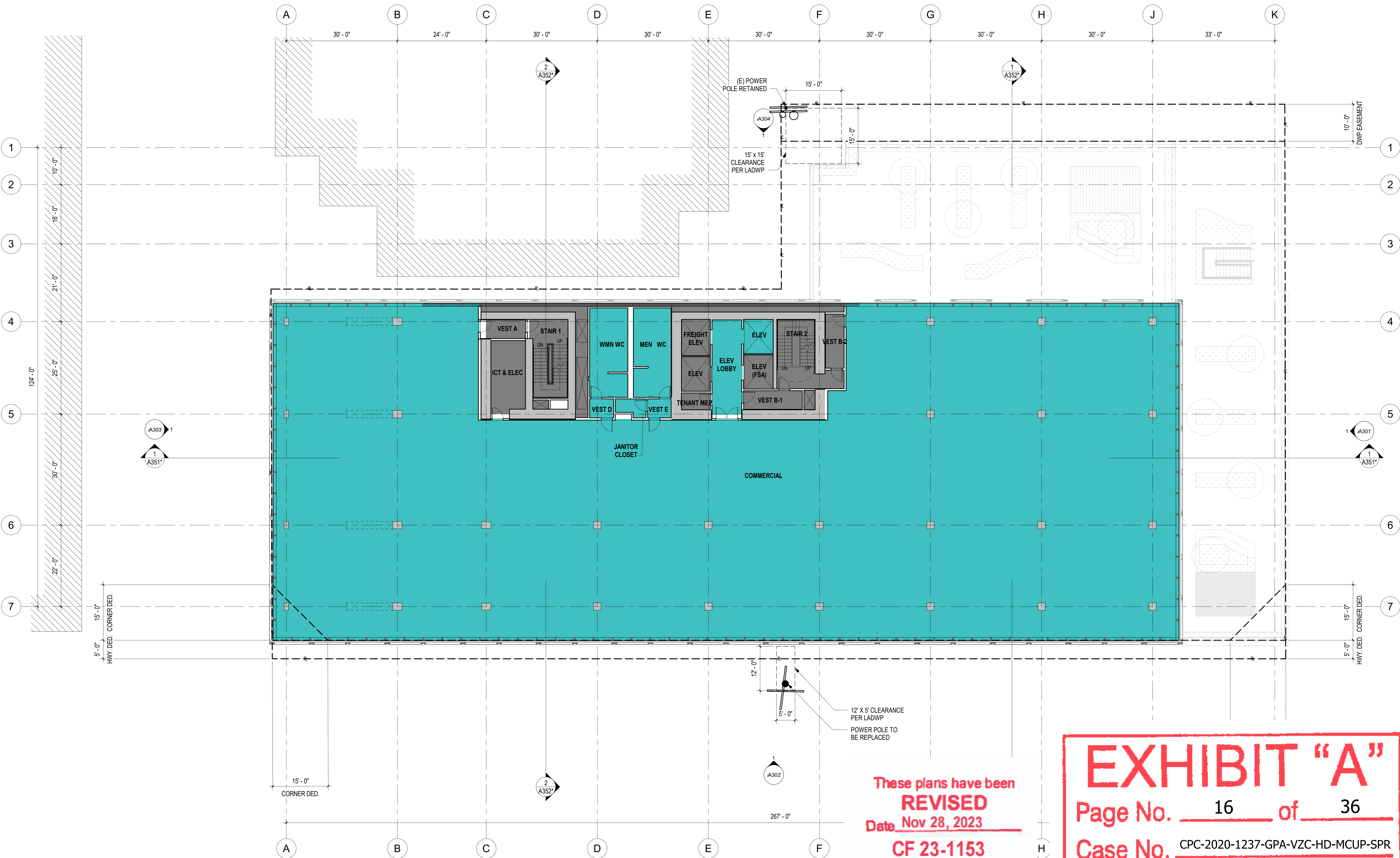
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

5TH FLOOR PLAN

SHEET TITLE

A105

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 16 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 5TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

---R--- PROPERTY LINE
----- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	19,716 SF
TOTAL	19,716 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com
LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.
© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
FEIR Set	07/20/22

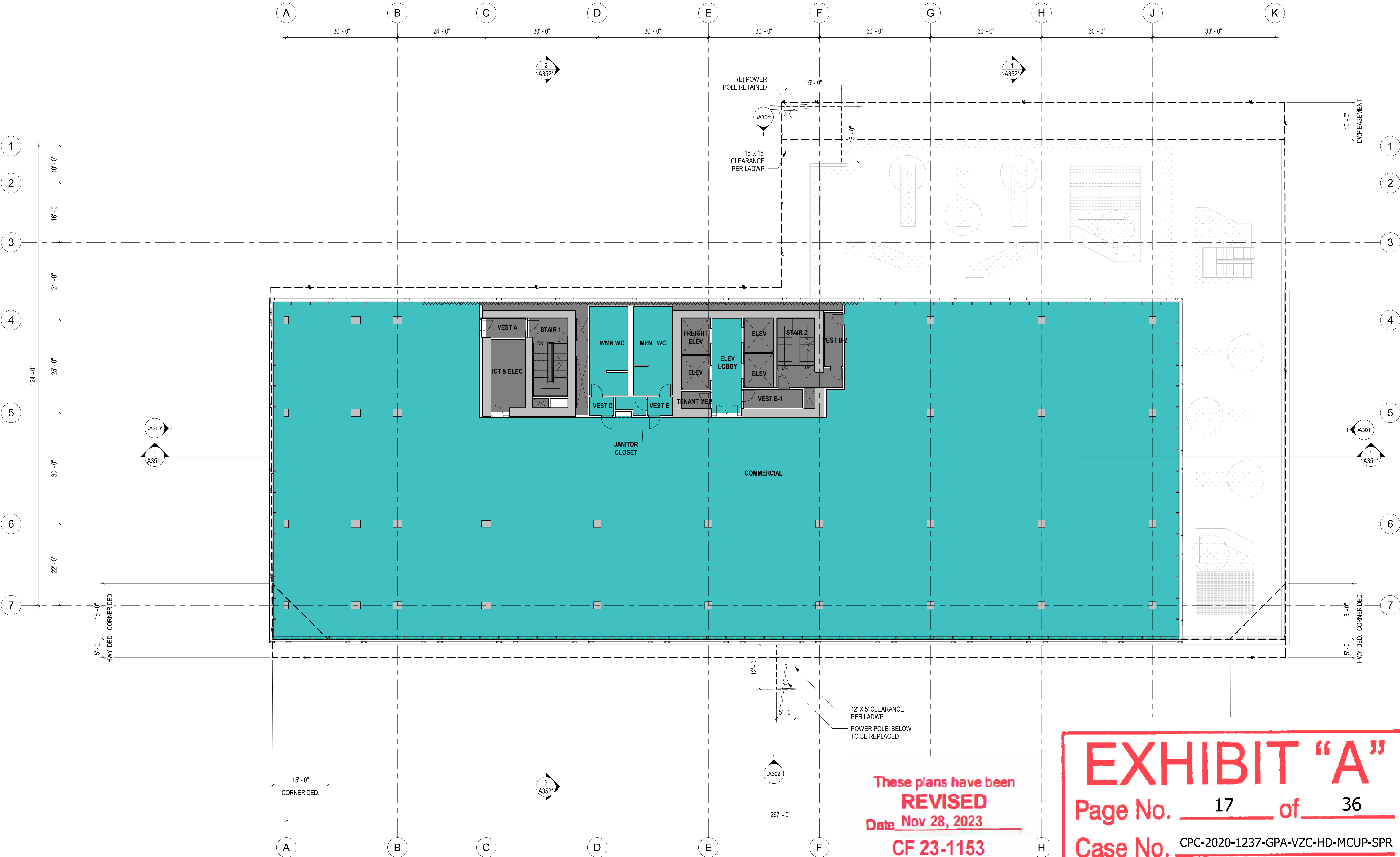
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

6TH FLOOR PLAN

SHEET TITLE

A106

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 17 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 6TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

--- PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	10,360 SF
TOTAL	10,360 SF
*INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
LEAD DESIGNER
mail@hawkinsbrown.com
hawkinsbrown.com

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
FEIR Set	07/20/22

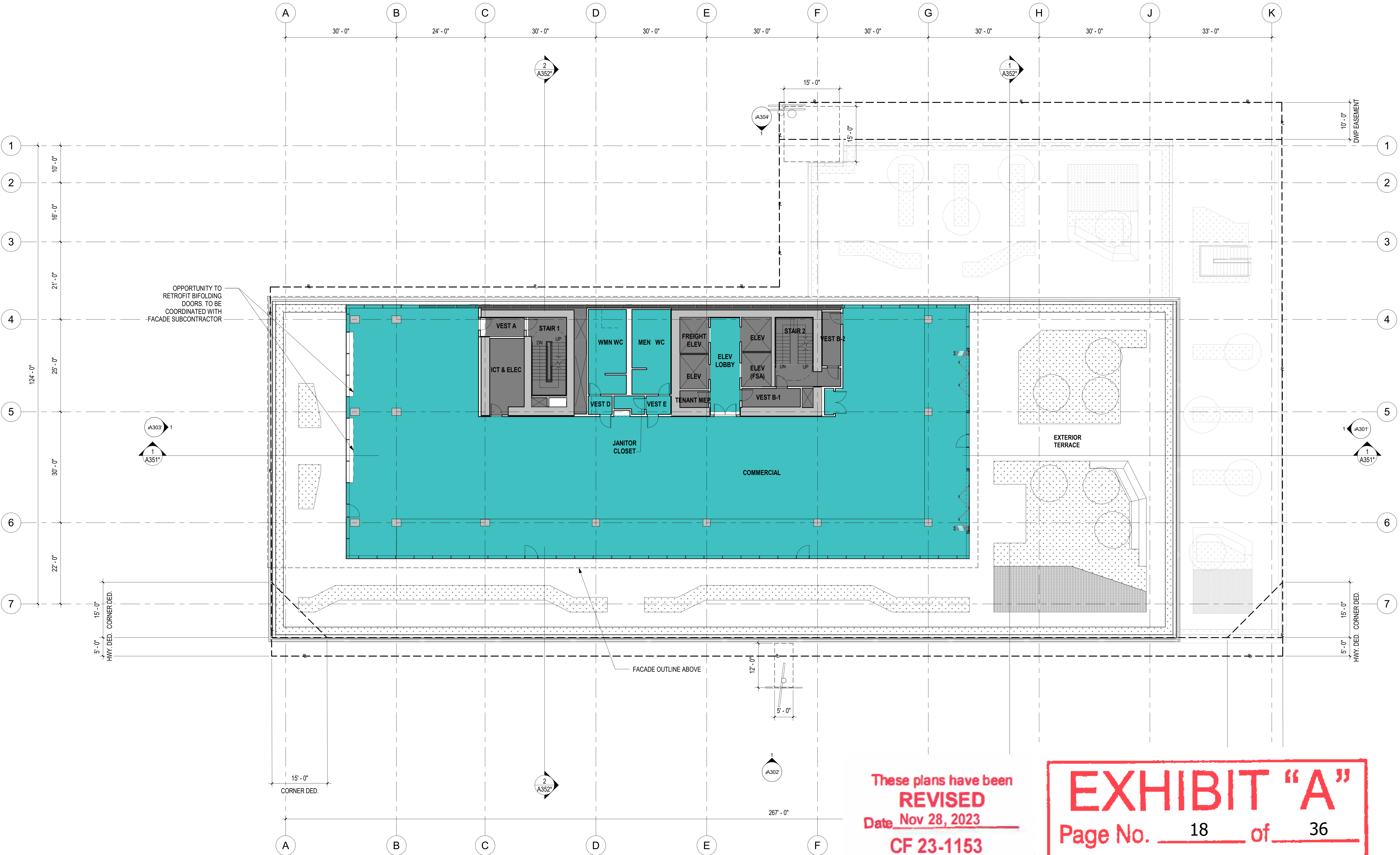
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

7TH FLOOR PLAN

SHEET TITLE

A107

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 18 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1 7TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

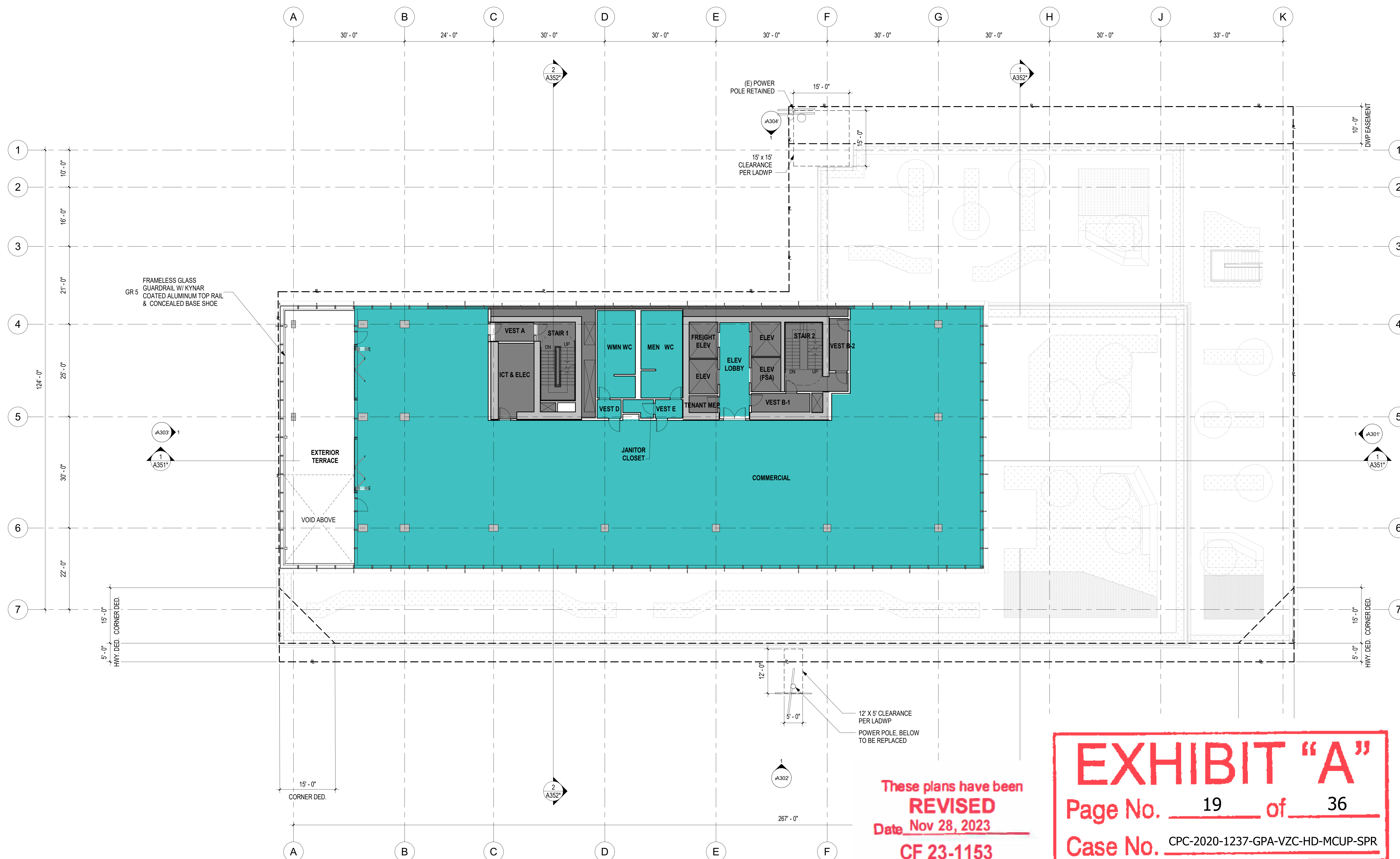
Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
FEIR Set	07/20/22

FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

— — R — — PROPERTY LINE
 - - - - - HIGHWAY DEDICATION, CORNER
 DEDICATION AND/OR DWP EASEMENT.
 SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	10,966 SF
TOTAL	10,966 SF

* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 19 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
FEIR Set	07/20/22

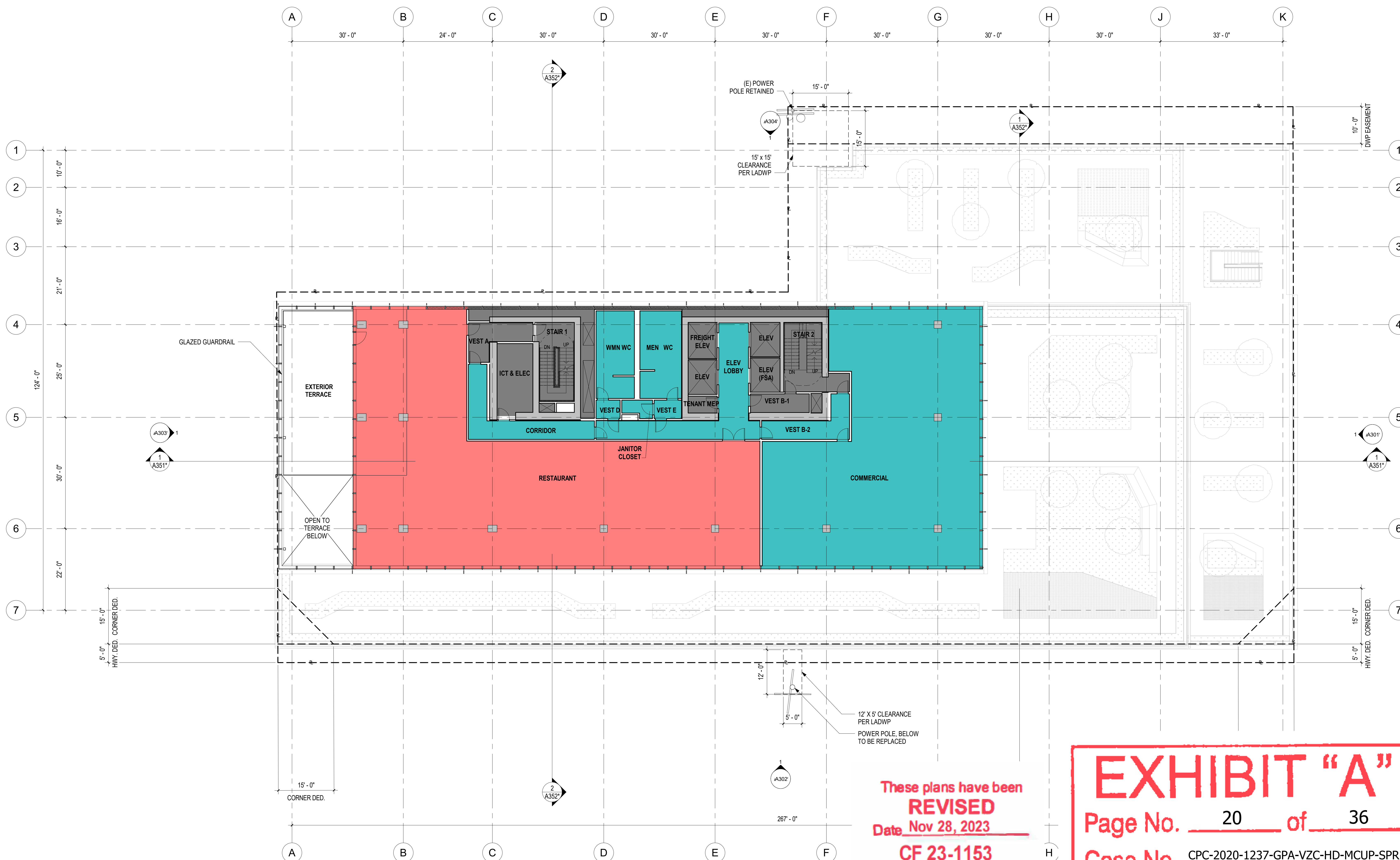
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

— — R — — PROPERTY LINE

— — — — — HIGHWAY DEDICATION, CORNER
DEDICATION AND/OR DWP EASEMENT.
SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	5,563 SF
COMMERCIAL*	4,947 SF
TOTAL	10,510 SF

* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 20 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

LEGEND

--- PROPERTY LINE
--- HIGHWAY DEDICATION, CORNER DEDICATION AND/OR DWP EASEMENT. SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	285 SF
TOTAL	285 SF
* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER	

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMANINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Progress	01/15/20
Entitlements Progress	01/22/20
Entitlements Package	02/14/20
Entitlements Update	07/31/20
FEIR Set	07/20/22

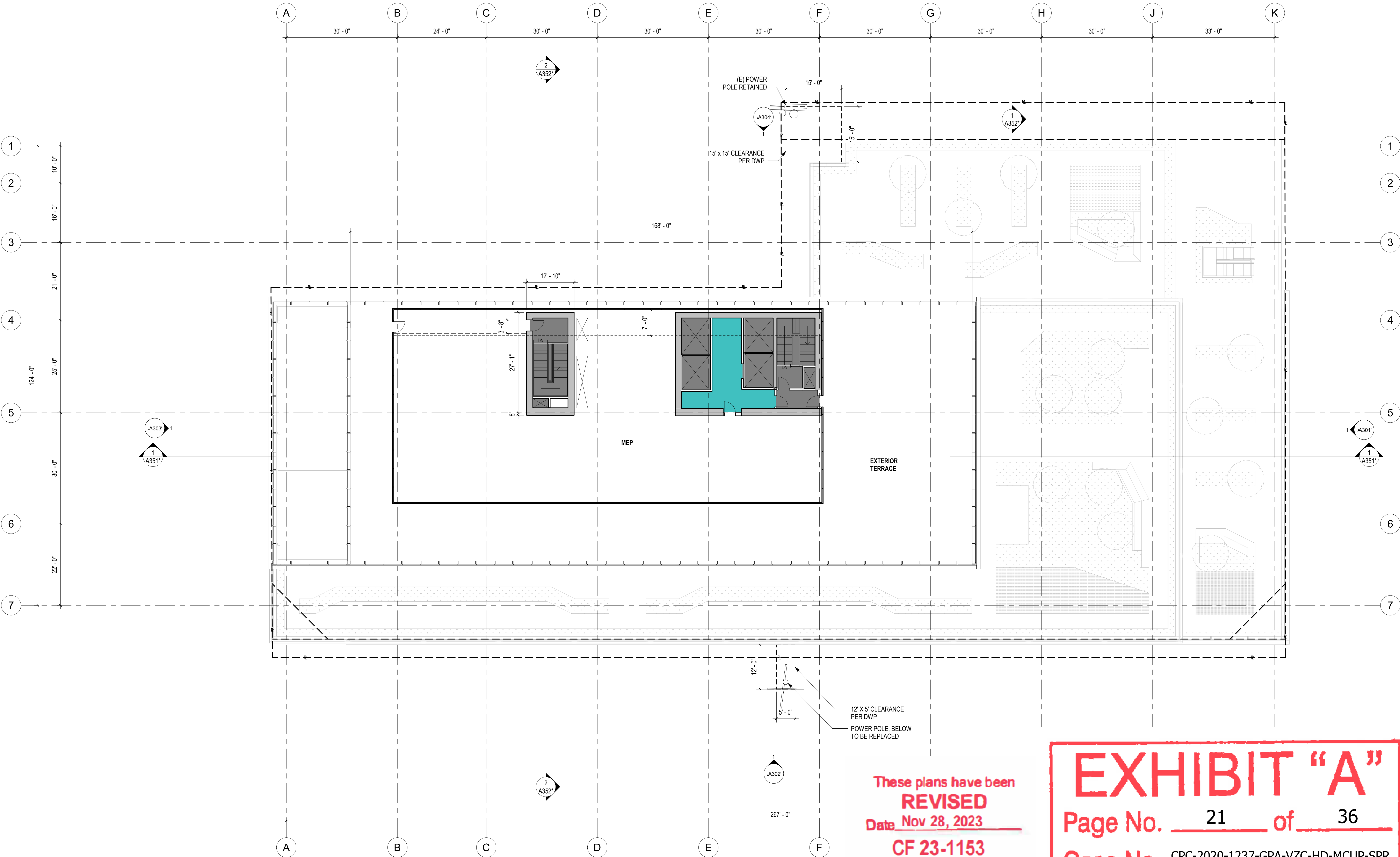
FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

ROOF PLAN

SHEET TITLE

A110

SHEET NO.



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 21 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

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

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

ARCHITECT OF RECORD

8500 Steller Drive
Building 1
Culver City, CA 90232

mail@hawkinsbrown.com
hawkinsbrown.com

ARCHITECT/ENGINEER SEAL

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

[illegible]

FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

PENTHOUSE ROOF PLAN

SHEET TITLE

A111

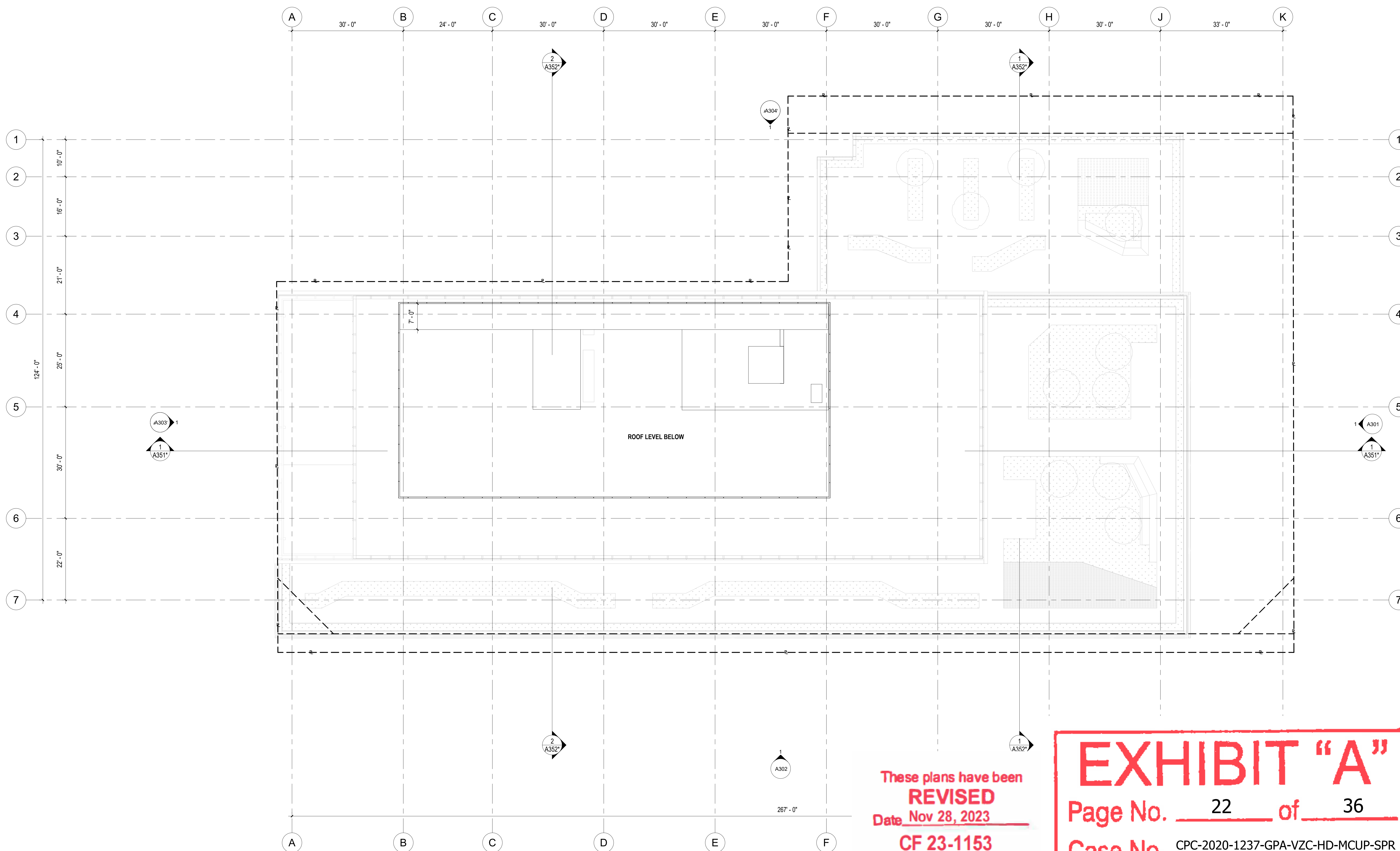
SHEET NO.

— — R — — PROPERTY LINE

— — — — — HIGHWAY DEDICATION, CORNER
DEDICATION AND/OR DWP EASEMENT.
SEE SITE PLAN FOR MORE INFO.

FLOOR AREA SCHEDULE	
AREA TYPE	0 SF AREA
RETAIL*	0 SF
RESTAURANT*	0 SF
COMMERCIAL*	0 SF
TOTAL	

* INCLUDES EXT. AREAS COVERED BY AN OVERHANG OF 4' OR GREATER



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 22 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPI

1 PENTHOUSE ROOF PLAN

1000 & 1006 N SEWARD STREET,
6565 ROMANE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 957-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, plans, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Package	02/14/20
Entitlements Update	07/31/20
Entitlements Update	09/04/20
FEIR Set	07/20/22
FEIR Set	09/23/22

FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

EAST ELEVATION

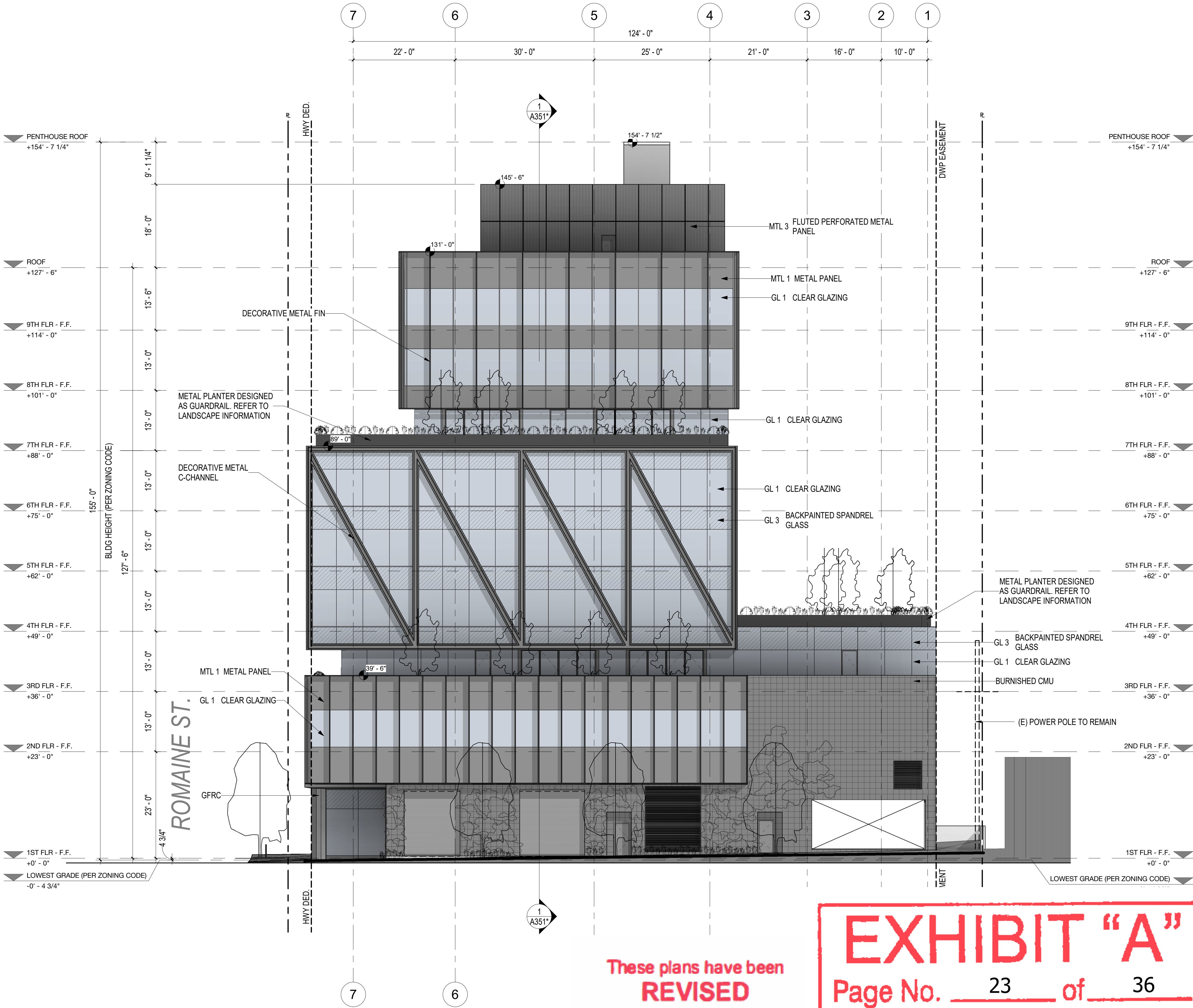
SHEET TITLE

A301

SHEET NO.

KEYNOTE LEGEND

- 1 CLEAR GLAZING (GL-1/GL-2)
- 2 BACKPAINTED GLAZING SPANDREL (GL-3)
- 3 SOLID METAL (MTL-1)
- 5 FLUTED PERFORATED METAL PANEL (OPEN) (MTL-3)
- 6 GFRG ELEMENTS
- 7 METAL PLANTERS - PER LANDSCAPE
- 8 BURNISHED CMU
- 9 PAINTED CMU
- R--- PROPERTY LINE
- H--- HIGHWAY DEDICATION, SETBACK and/or EASEMENT



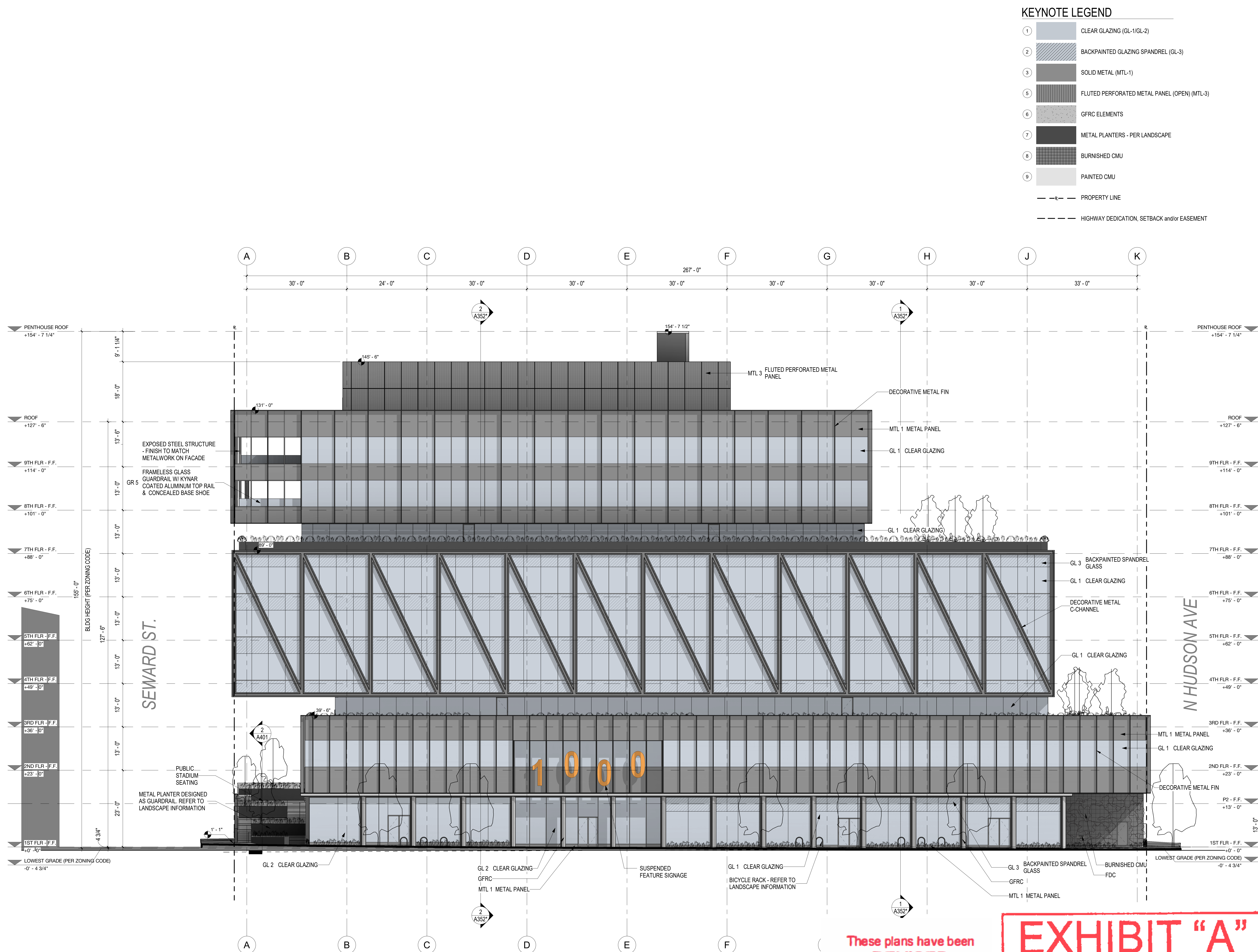
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 23 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

Description	Date
Entitlements Package	02/14/20
Entitlements Update	07/31/20
Entitlements Update	09/04/20
FEIR Set	07/20/22
FEIR Set	09/23/22

FILE NAME	**FILE NAME**
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 24 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

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

Description	Date
Entitlements Package	02/14/20
Entitlements Update	07/31/20
Entitlements Update	09/04/20
FEIR Set	07/20/22

FILE NAME	"FILE NAME"
DRAWN BY	RF
CHECKED BY	MO
SCALE	As indicated
DATE	05/03/2022
PROJECT NO.	8428

WEST ELEVATION

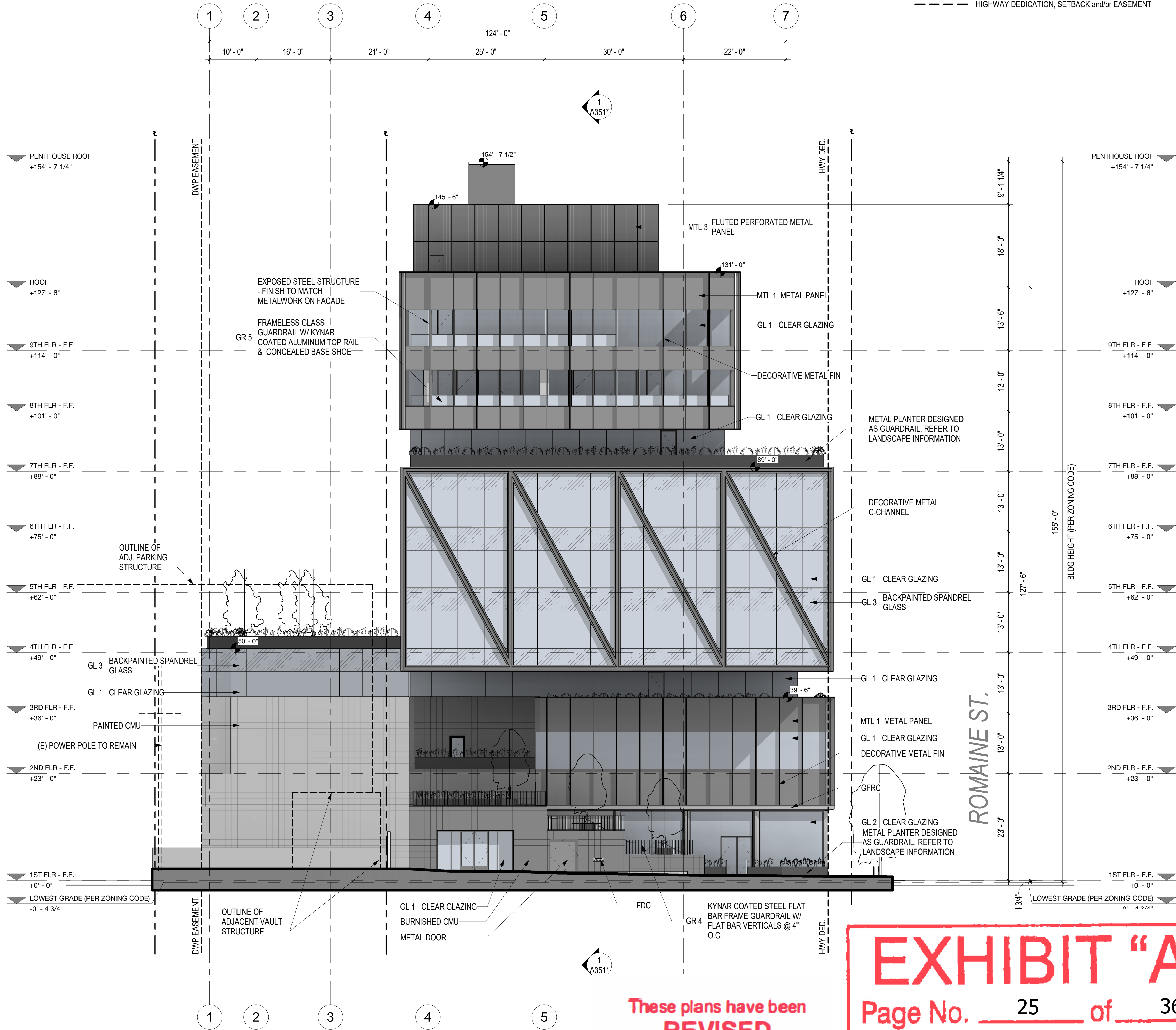
SHEET TITLE

A303

SHEET NO.

KEYNOTE LEGEND

- 1 CLEAR GLAZING (GL-1/GL-2)
- 2 BACKPAINTED GLAZING SPANDREL (GL-3)
- 3 SOLID METAL (MTL-1)
- 5 FLUTED PERFORATED METAL PANEL (OPEN) (MTL-3)
- 6 GFRC ELEMENTS
- 7 METAL PLANTERS - PER LANDSCAPE
- 8 BURNISHED CMU
- 9 PAINTED CMU
- R--- PROPERTY LINE
- H--- HIGHWAY DEDICATION, SETBACK and/or EASEMENT



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

These plans have been
REVISED
Date **Nov 28, 2023**
CF 23-1153

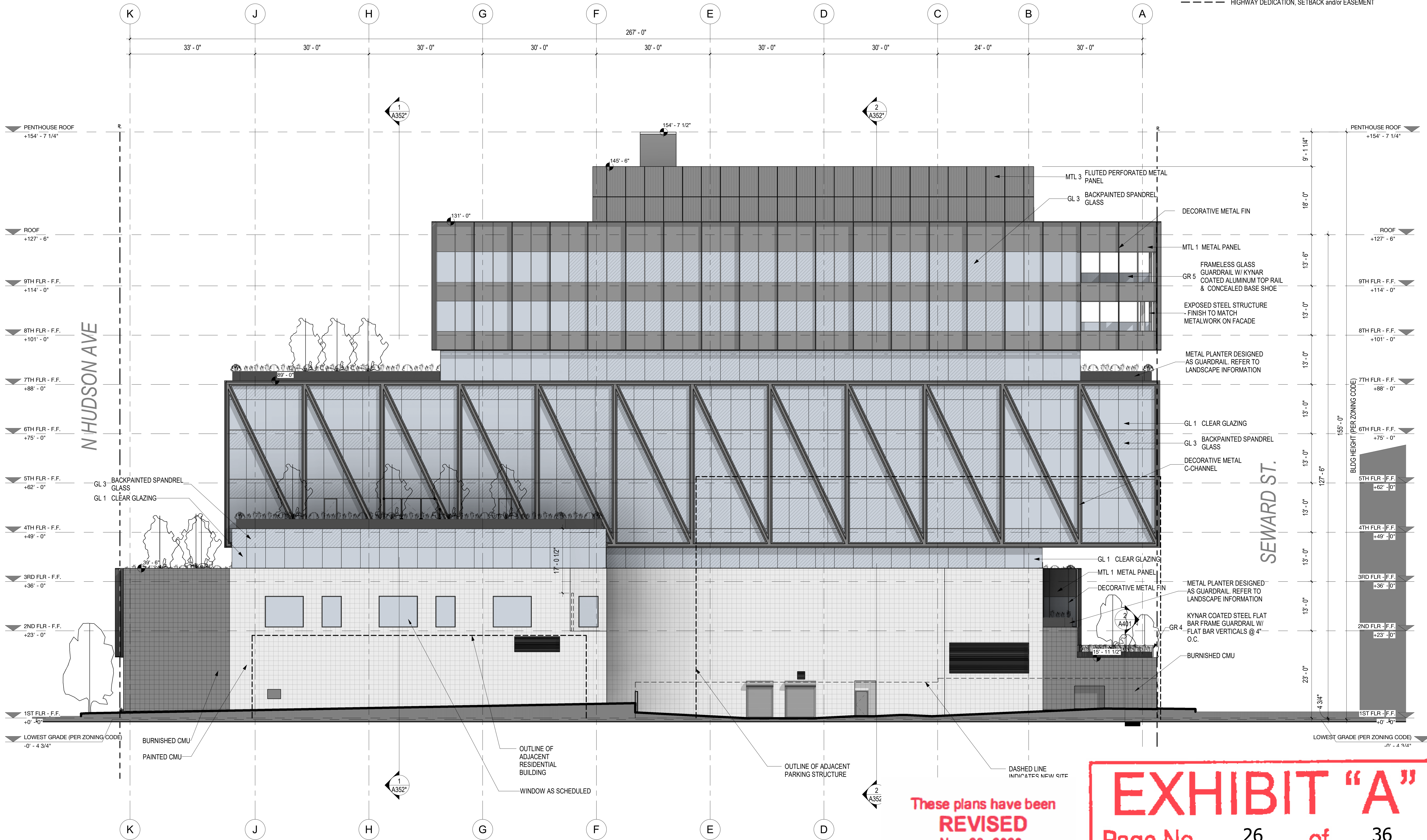
EXHIBIT "A"

Page No. 25 of 36

Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

KEYNOTE LEGEND

- 1 CLEAR GLAZING (GL-1/GL-2)
2 BACKPAINTED GLAZING SPANDREL (GL-3)
3 SOLID METAL (MTL-1)
5 FLUTED PERFORATED METAL PANEL (OPEN) (MTL-3)
6 GFRG ELEMENTS
7 METAL PLANTERS - PER LANDSCAPE
8 BURNISHED CMU
9 PAINTED CMU
---R--- PROPERTY LINE
---H--- HIGHWAY DEDICATION, SETBACK and/or EASEMENT



1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive
Building 1
Culver City, CA 90232

mail@hawkinsbrown.com
hawkinsbrown.com

ARCHITECT/ENGINEER SEAL

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

Description	Date
FEIR Set	07/20/22
FEIR Set	09/23/22

[illegible]

FILE NAME	
DRAWN BY	MS
CHECKED BY	DH
SCALE	As Indicated
DATE	07/20/22
PROJECT NO.	8428

SHEET TITLE

SHEET NO.

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS			QTY
	GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	L			5
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	36" BOX	M			7
	PAR DES	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	L			11
	TAB IMP	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	36" BOX	L			3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING		QTY
	AEO ARB	AEONIUM ARBOREUM	TREE AEONIUM	1 GAL.	L	12" o.c.		308
	AGA BLF	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	L	36" o.c.		37
	ALO VER	ALOE VERA	MEDICINAL ALOE	5 GAL.	L	18" o.c.		48
	ARC MIS	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL.	L	60" o.c.		28
	ASC FAS	ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	1 GAL.	L	18" o.c.		26
	BOU BLU	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL.	L	30" o.c.		20
	CER PEE	CEREUS PERUVIANUS	PERUVIAN APPLE CACTUS	5 GAL.	L	12" o.c.		29
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.	M	24" o.c.		10
	DIA LRV	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	M	24" o.c.		89
	DRA DRA	DRACAENA DRACO	DRAGON TREE	5 GAL.	L	48" o.c.		10
	LOM LIM	LOMANDRA LONGIFOLIA 'LOMLON'	LIME TUFF DWARF MAT RUSH	1 GAL.	L	24" o.c.		489
	PIT COM	PITTSOPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO PITTSOPORUM	5 GAL.	L	36" o.c.		6
	SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	5 GAL.	L	48" o.c.		34
	SAN SKY	SANSEVIERIA CYLINDRICA 'SKYLINE'	DEVIL'S TONGUE	5 GAL.	L	24" o.c.		10
VINE/ESPALEIR	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING		QTY
	FIC PUM	FICUS PUMILA	CREEPING FIG	1 GAL.	L	6" o.c.		9
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING		QTY
	CRA MUL	CRASSULA MULTICAVA	CAPE PROVENCE PYGMYWEED	1 GAL.	L	12" o.c.		39
	GRA PAR	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	1 GAL.	L	12" o.c.		200
	SEN MDL	SENECIO MANDRALISCAE	BLUE FINGERS	1 GAL.	L	12" o.c.		412

****A hybrid of *Agave shawii* - Shaw's Agave (California Native) and *Agave attenuata* (non-native)**

EXHIBIT "A"
Page No. 27 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPF

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
FEIR Set	07/20
FEIR Set	08/23

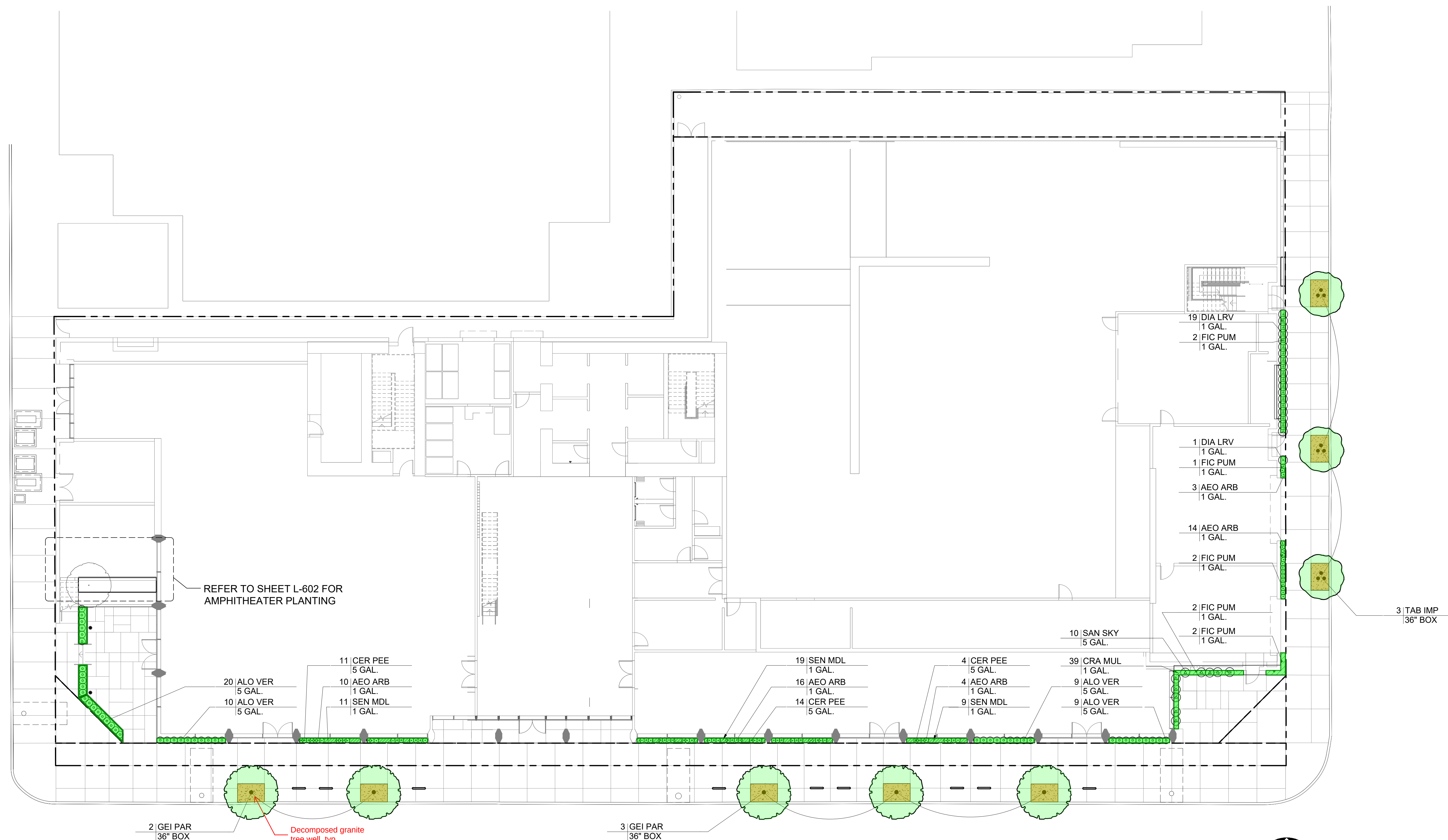
FILE NAME	
DRAWN BY	M
CHECKED BY	D
SCALE	As Indicated
DATE	07/20/2012
PROJECT NO.	842

LANDSCAPE PLAN
FIRST FLOOR

SHEET TITLE

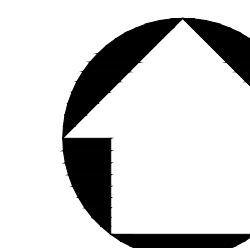
L701

SHEET NO



NOTES:

1. SEE L601 PLANTING SCHEDULE FOR DETAILS



0 16'

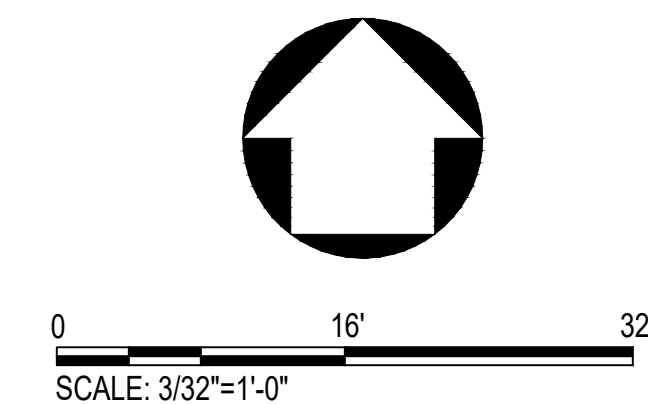
SCALE: 3/32"=1'-0"

These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 28 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SF

[illegible]

SHEET NO. _____



1. SEE L600 PLANTING SCHEDULE FOR DETAILS

EXHIBIT "A"
Page No. 29 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
FEIR Set	07/20/22

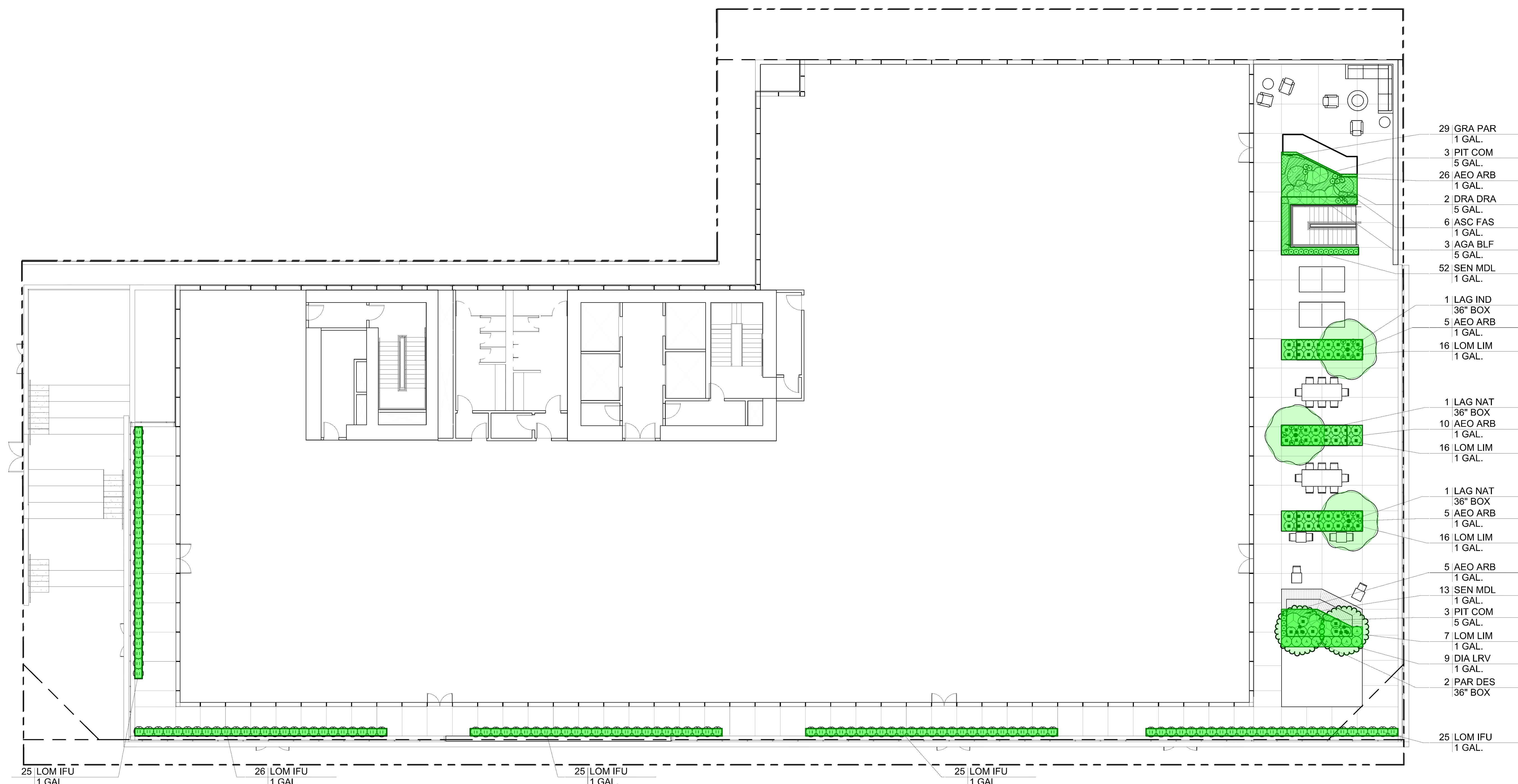
FILE NAME	
DRAWN BY	MS
CHECKED BY	DH
SCALE	As Indicated
DATE	07/20/22
PROJECT NO.	8428

LANDSCAPE PLAN
THIRD FLOOR

SHEET TITLE

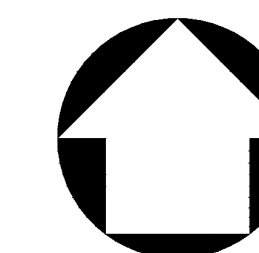
L703

SHEET NO



NOTES:

1. SEE L601PLANTING SCHEDULE FOR DETAILS.



0 16' 30'

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

These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 30 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

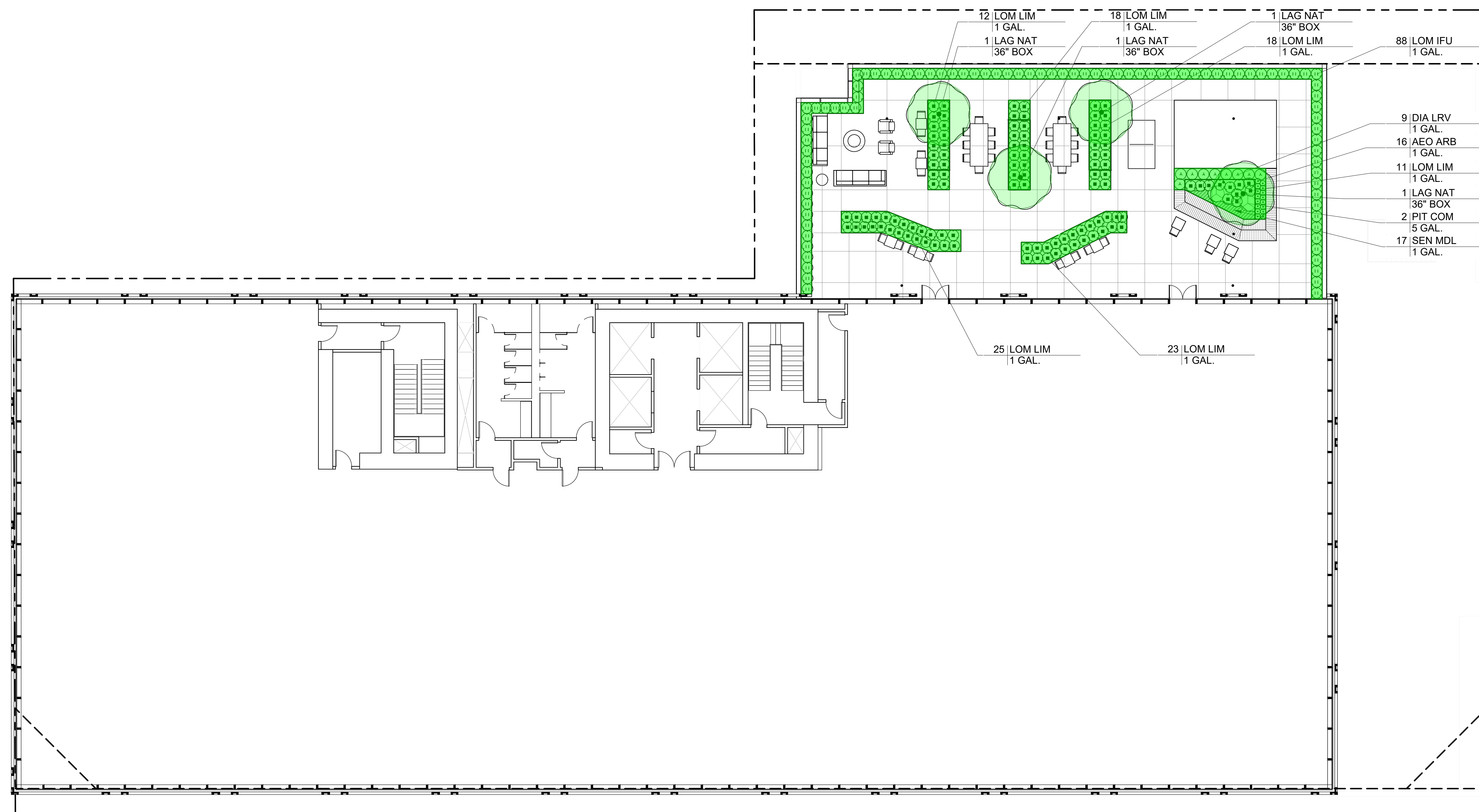
IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
FEIR Set	07/20/22

FILE NAME	
DRAWN BY	MS
CHECKED BY	DH
SCALE	As Indicated
DATE	07/20/22
PROJECT NO.	8428

SHEET TITLE

SHEET NO.



1. SEE I 600 PLANTING SCHEDULE FOR DETAILS

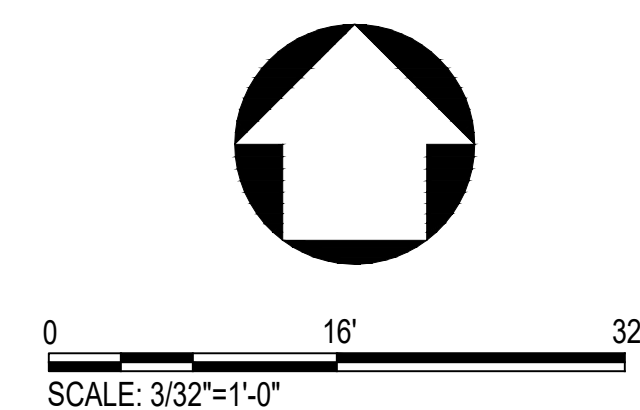


EXHIBIT "A"
Page No. 31 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SF

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

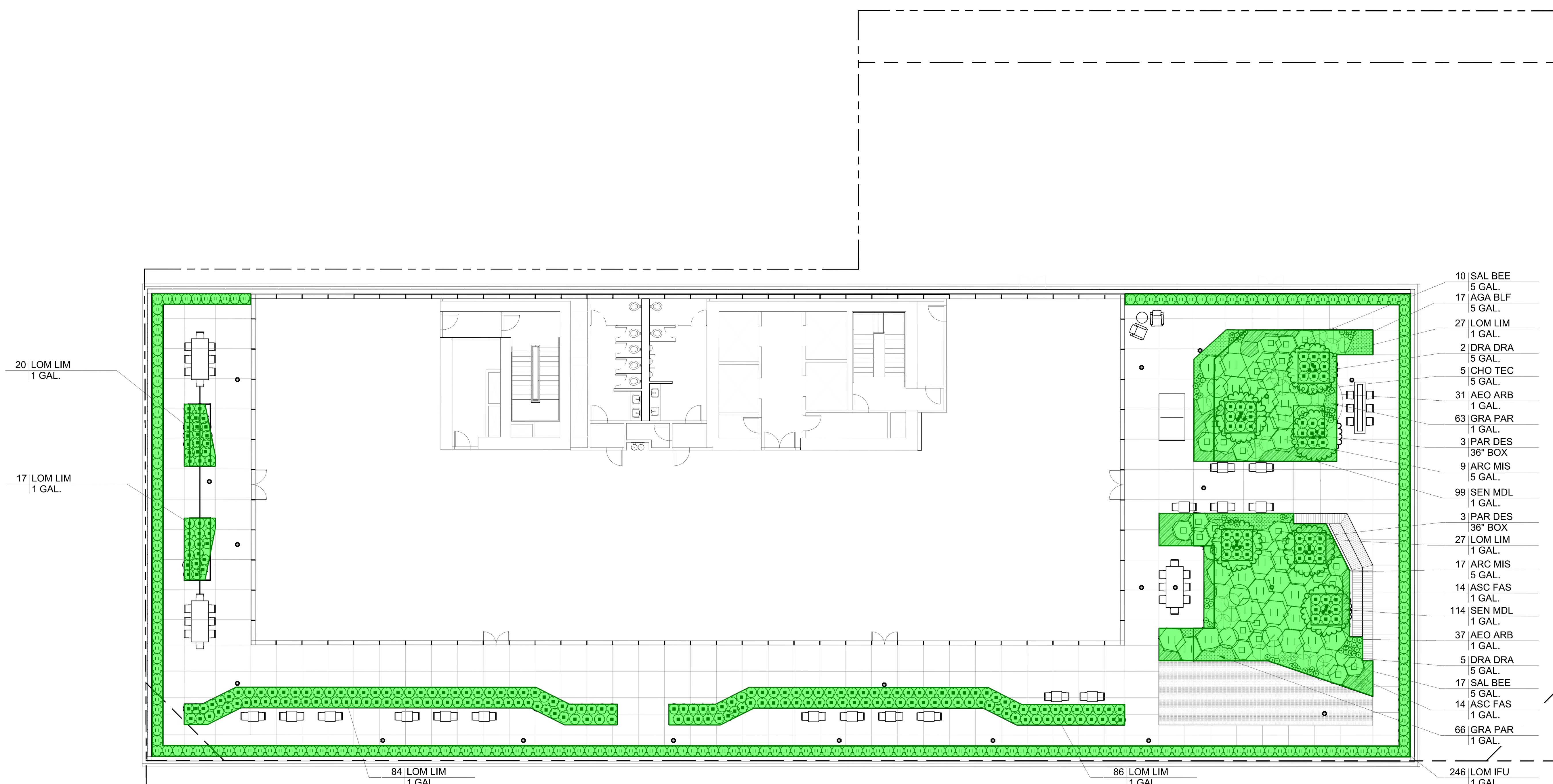
Description	Date
FEIR Set	07/20/22

[illegible]

FILE NAME	
DRAWN BY	MS
CHECKED BY	DH
SCALE	As Indicated
DATE	07/20/22
PROJECT NO.	8428

SHEET TITLE

SHEET NO.



1. SEE L601 PLANTING SCHEDULE FOR DETAILS

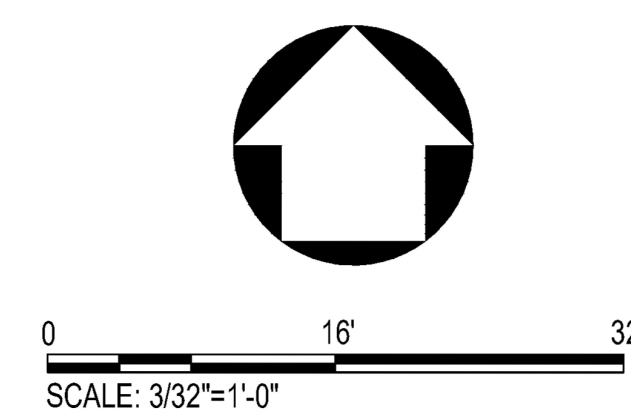


EXHIBIT "A"
Page No. 32 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

ARCHITECT OF RECORD

8500 Steller Drive
Building 1
Culver City, CA 90232
mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
FEIR Set	07/20/22

FILE NAME

DRAWN BY MS

CHECKED BY _____ DH _____

SCALE	As Indicated
-------	--------------

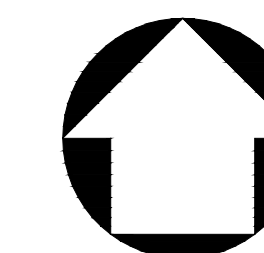
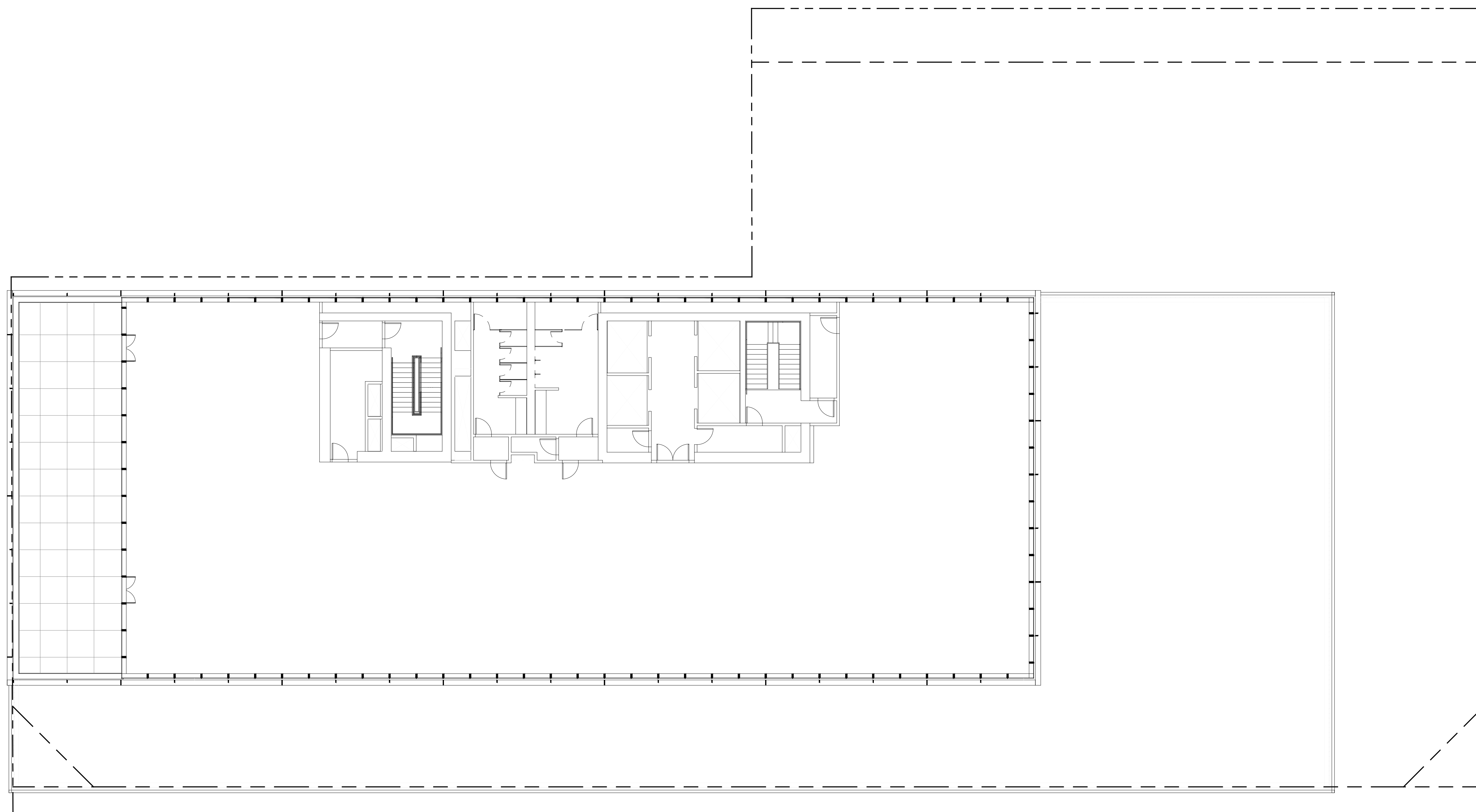
DATE	07/20/22
------	----------

PROJECT NO.	8428
-------------	------

SHEET TITLE

SHEET NO.

1. NO PLANTING ON THIS LEVEL.



0 16' 3'

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

EXHIBIT "A"
Page No. 33 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SP

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

ARCHITECT OF RECORD

8500 Steller Drive
Building 1
Culver City, CA 90232

mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
FEIR Set	07/20/22

FILE NAME

DRAWN BY MS

CHECKED BY _____ DH _____

SCALE	As Indicated
-------	--------------

DATE	07/20/22
------	----------

PROJECT NO.	8428
-------------	------

SHEET TITLE

SHEET NO.

1. NO PLANTING ON THIS LEVEL.

EXHIBIT "A"
Page No. 34 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SP

HARDSCAPE MATERIALS
STREETSCAPE

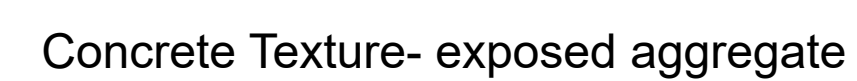


EXHIBIT "A"
Page No. 35 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1000 SEWARD

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUEN ASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

Hawkins\Brown

8500 Steller Drive

8500 Steller Drive

mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

ARCHITECT/ENGINEER SEAL

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019

IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
Entitlements Package	02/14/14
Entitlement Package Update	09/04/14
FEIR Set	07/20/14
FEIR Set	09/23/14

FILE NAME	**FILE NAME
DRAWN BY	MS
CHECKED BY	DH
SCALE	As indicated
DATE	02/14/2021
PROJECT NO.	842

HARDSCAPE
MATERIALS

SHEET TITLE

L201

SHEET NO. _____

TREES
STREET AND STADIUM SEATING



These plans have been
REVISED
Date Nov 28, 2023
CF 23-1153

EXHIBIT "A"
Page No. 36 of 36
Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

1000 & 1006 N SEWARD STREET,
6565 ROMAINE STREET,
1003, 1007 & 1013 HUDSON AVENUE,
LOS ANGELES, CA 90038

GRUEN ASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE
6330 San Vicente Boulevard, Suite 200, Los Angeles, CA 90048
www.gruenassociates.com T 323 937-4270 F 323 937-6001

ARCHITECT OF RECORD

8500 Steller Drive
Building 1
Culver City, CA 90232

mail@hawkinsbrown.com
hawkinsbrown.com

LEAD DESIGNER

STREET, STADIUM SEATING, AND AMENITY DECKS



ARCHITECT/ENGINEER SEAL

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the Architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these restrictions.

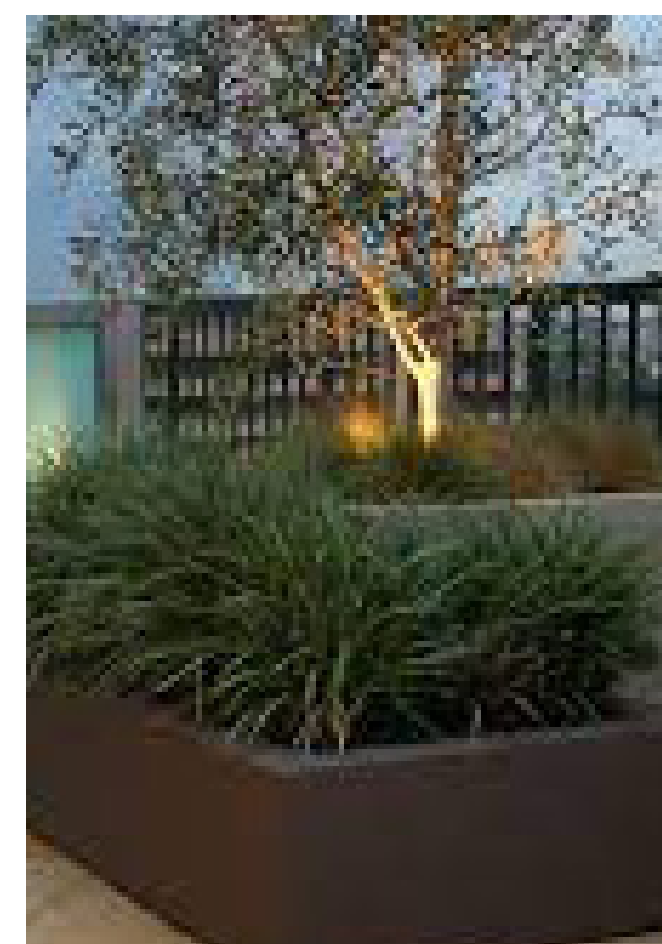
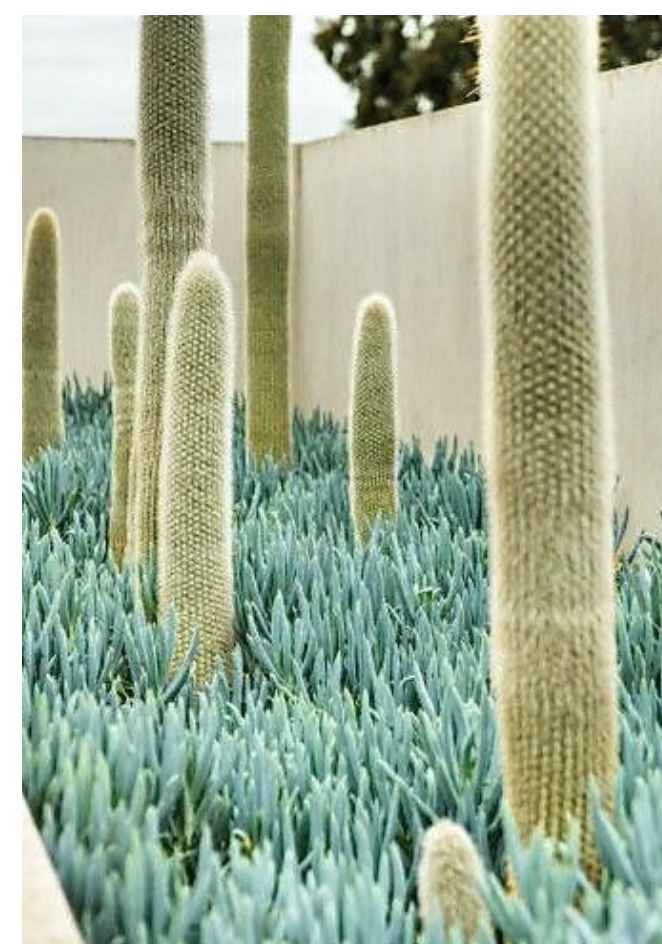
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

© GRUEN ASSOCIATES 2019



PRECEDENT IMAGERY

PLANTING SCHEMES



IF SHEET IS LESS THAN 30"x42",
THIS IS A REDUCED PRINT. REDUCE
SCALE ACCORDINGLY.

Description	Date
FEIR Set	07/20/22
FEIR Set	09/23/22

[illegible]

FILE NAME	**FILE NAME**
DRAWN BY	MS
CHECKED BY	DH
SCALE	As indicated
DATE	07/20/2022
PROJECT NO.	8428

PLANTING MATERIALS

SHEET TITLE

L202

SHEET NO. _____