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# EXHIBIT A
# PROJECT PLANS

## CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA
## OCTOBER 9, 2025

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# FOURTH & CENTRAL

## LOS ANGELES, CA



ENTITLEMENT SUBMITTAL, 2025

studioneleven Adjaye Associates

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# PROJECT OVERVIEW

| | | | AREA | | UNITS | |
|---|---|---|---|---|---|---|
| RETAIL & RESTAURANT | | | COMBINED 145,748 SF<br>RETAIL 67,596 SF<br>RESTAURANT 78,152 SF | | | |
| OFFICE | | | 411,113 SF | | | |
| RESIDENTIAL | | FOR RENT | 1,635,118 SF | 1,761,673 SF | 1466 | 1,589 UNITS |
| | | FOR SALE | 126,555 SF | | 123 | |
| TOTAL GROSS BUILDING AREA | | | 2,318,534 SF | | | |
| TOTAL SITE AREA (PRE-DEDICATION) | | | 333,602 SF | | | |
| OVERALL FAR (PRE-DEDICATION) | | | 6.95 | | | |
| TOTAL SITE AREA (POST-DEDICATION) | | | 328,702 SF | | | |
| OVERALL FAR (POST-DEDICATION) | | | 7.05 | | | |
| VEHICULAR PARKING | LAMC REQUIRED | | 2,593 STALLS | | | |
| | PROVIDED | | 2,426 STALLS | | | |
| BICYCLE PARKING | REQUIRED | SHORT TERM | 163 | 792 SPACES | | |
| | | LONG TERM | 629 | | | |
| | PROVIDED | SHORT TERM | 163 | 792 SPACES | | |
| | | LONG TERM | 629 | | | |

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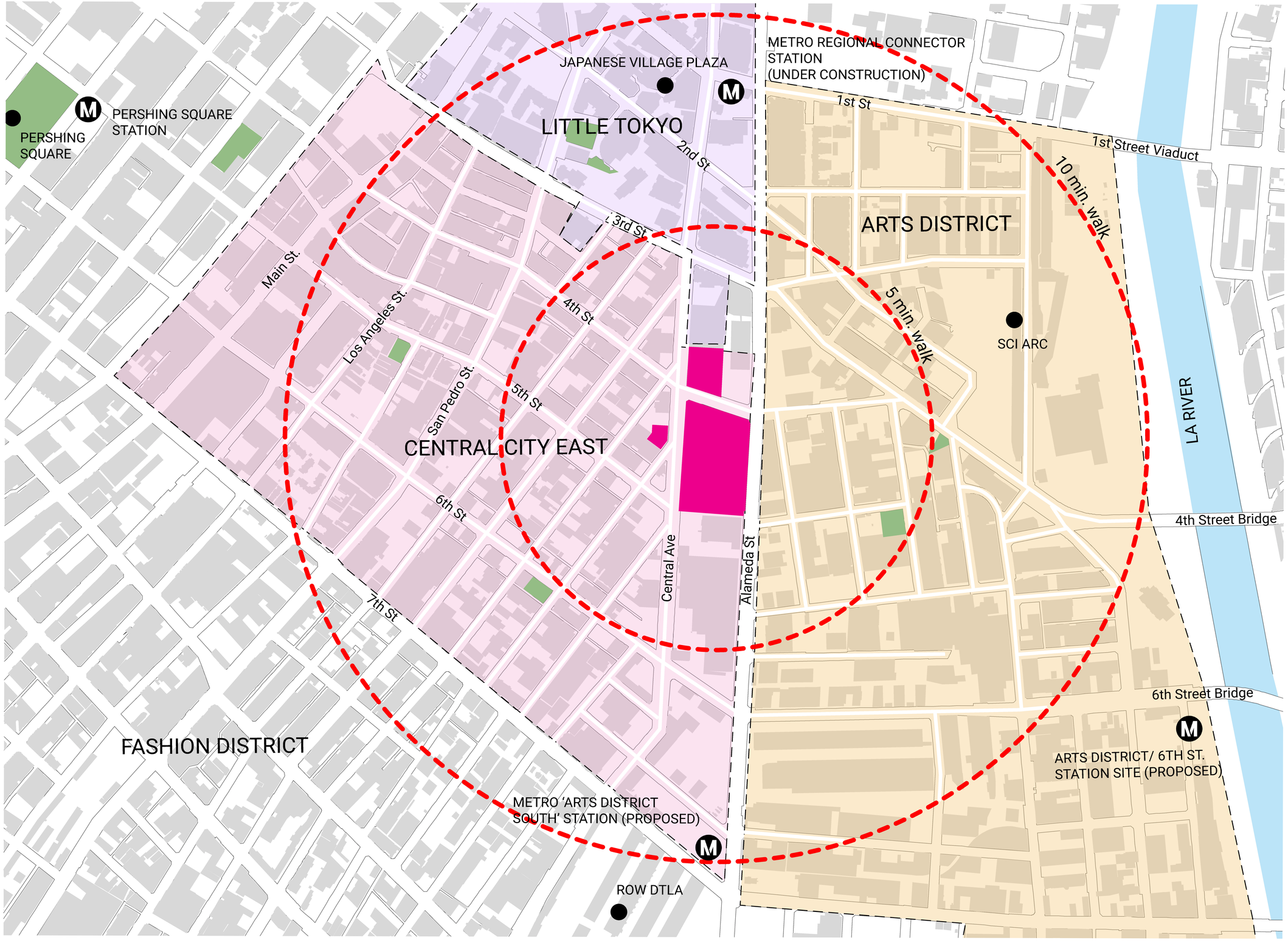
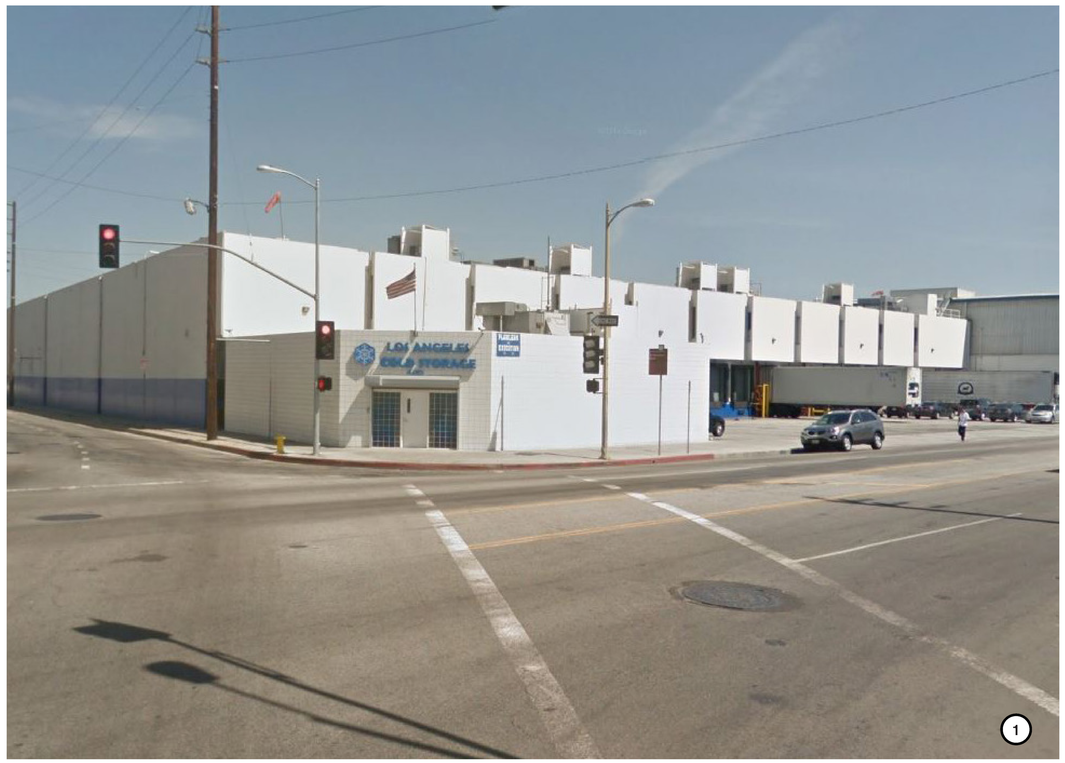



VICINITY MAP




1

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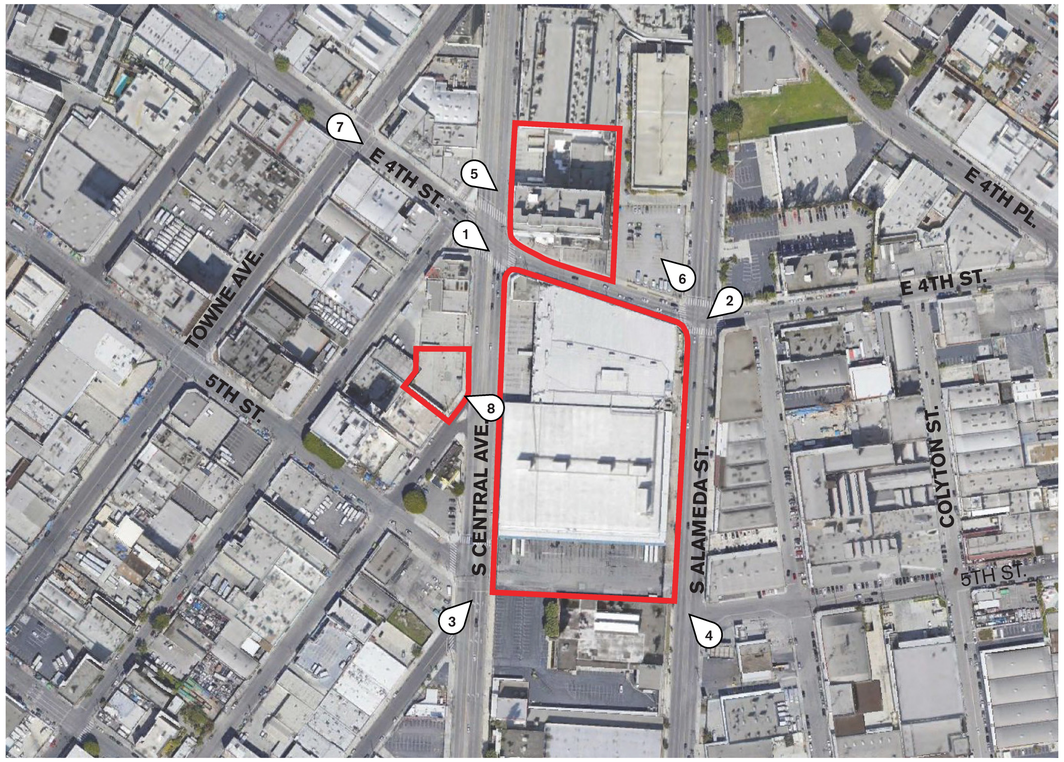
3

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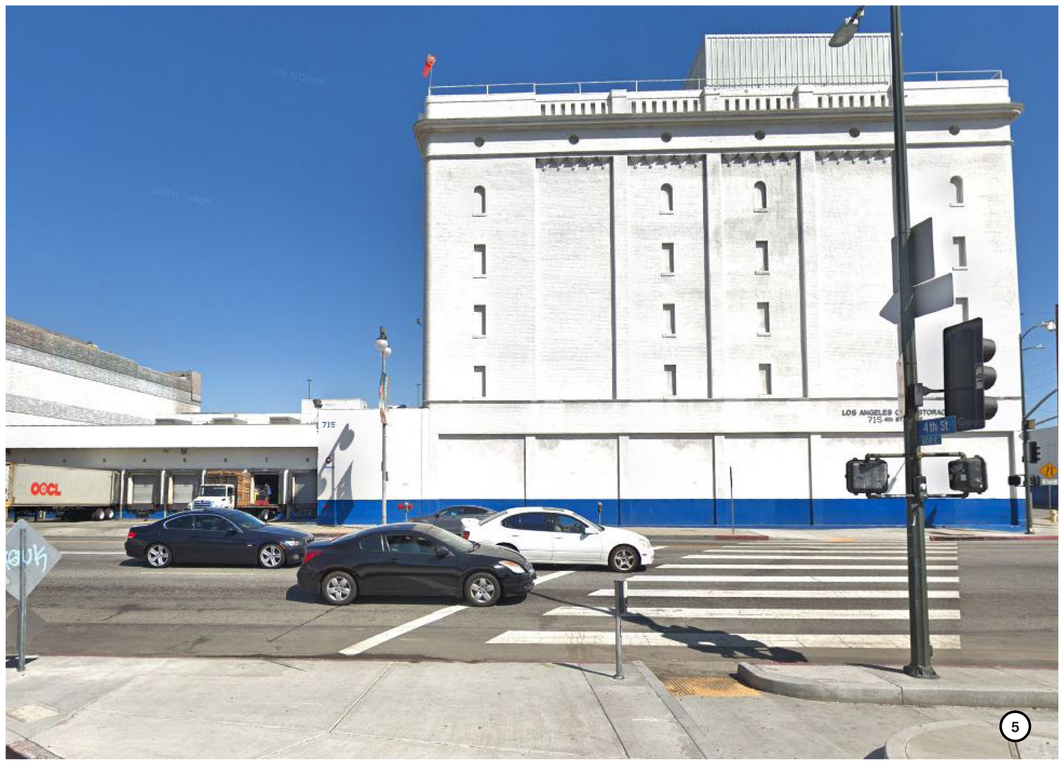


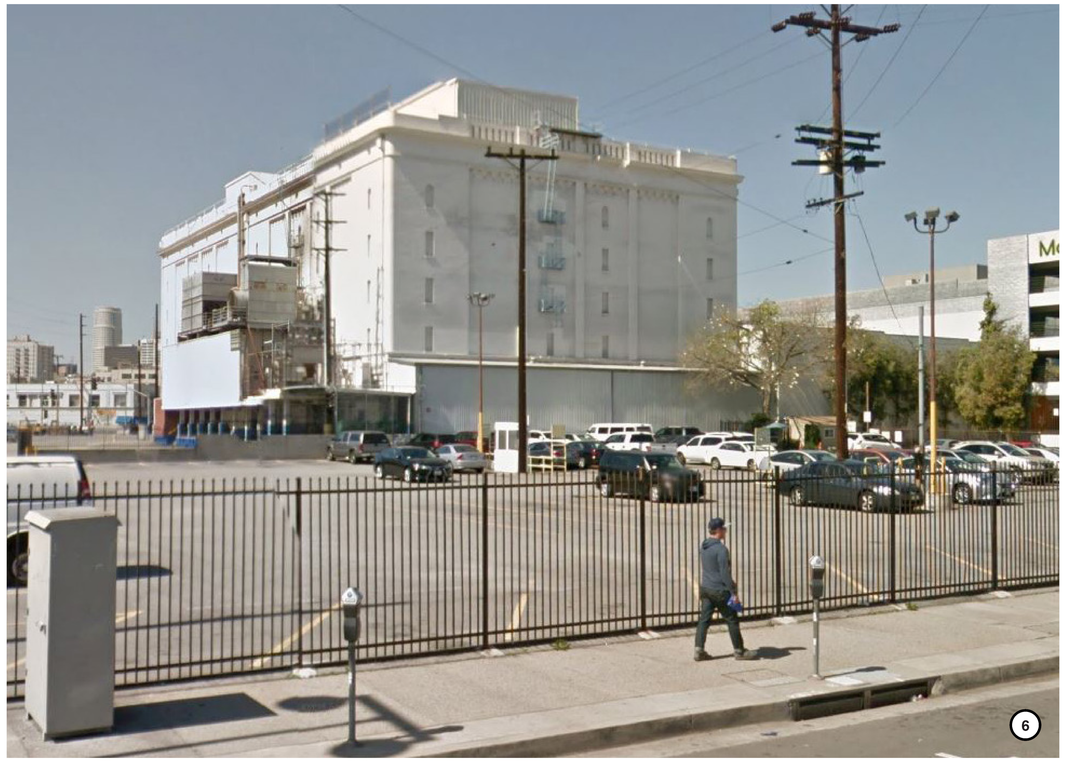


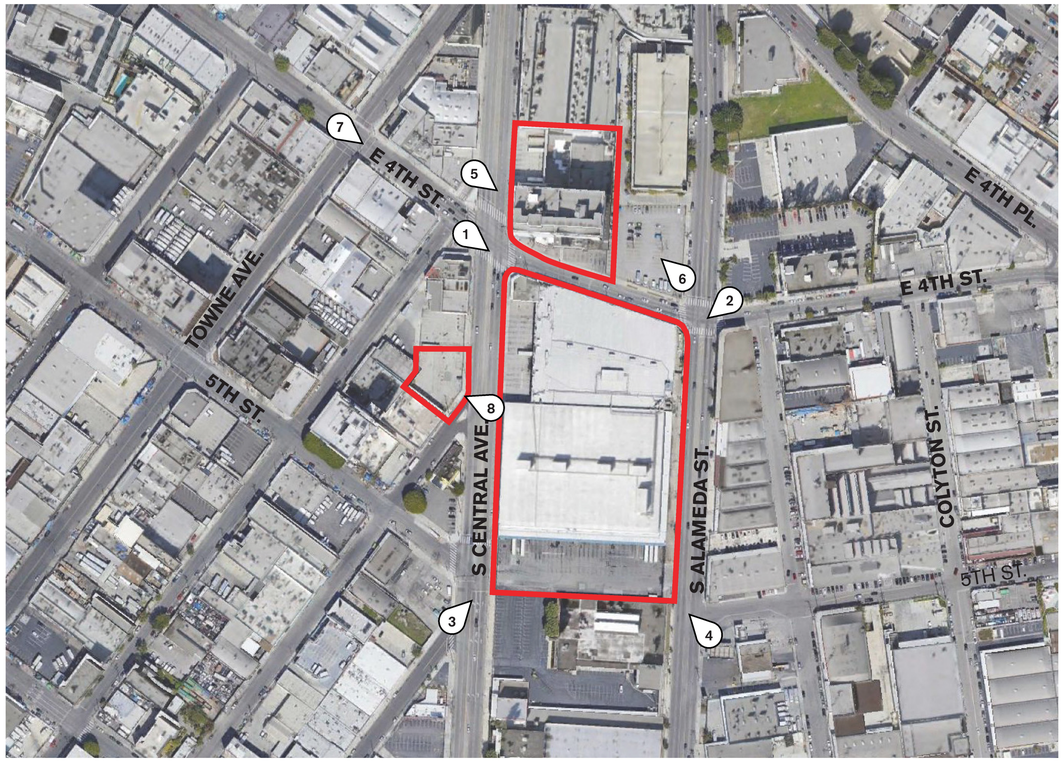


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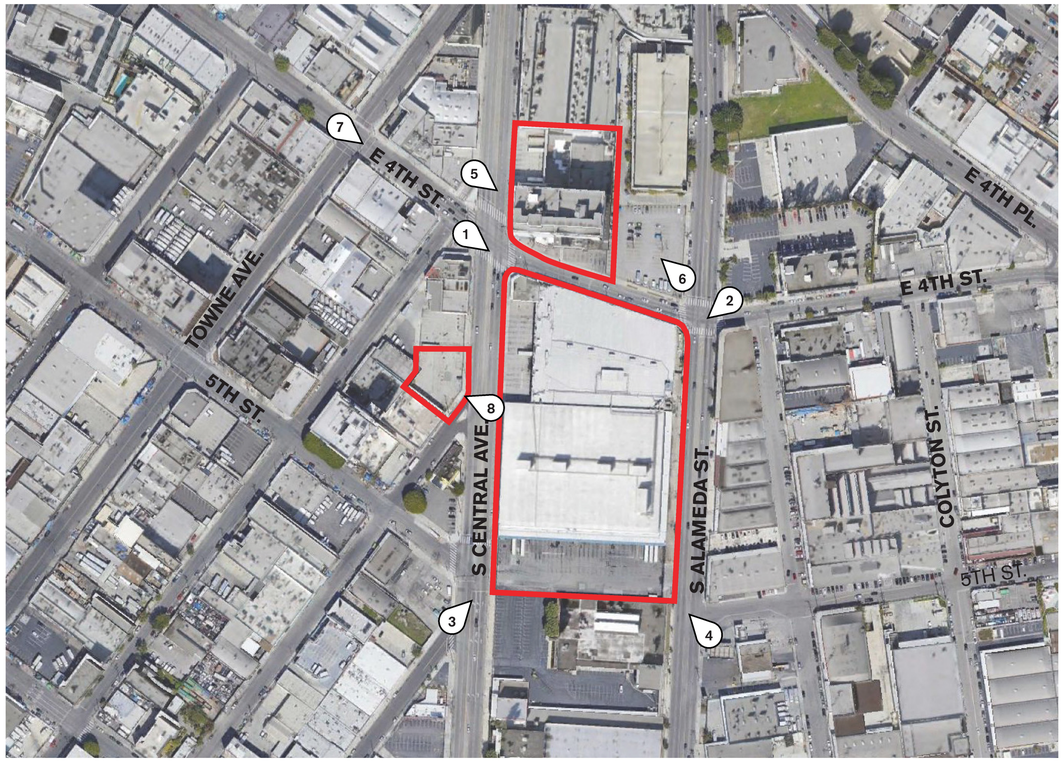


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# ALTA/NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION

(CHICAGO TITLE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN TRACT OF LAND SITUATED, LYING AND BEING IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND FOURTH STREET; THENCE SOUTH 87° 5' 30" EAST ALONG THE NORTHERLY LINE OF FOURTH STREET, 215 FEET; THENCE NORTH 2° 54' 30" EAST ON A LINE PARALLEL WITH AND 215 FEET DISTANT EASTERLY FROM THE EAST LINE OF SAID CENTRAL AVENUE, A DISTANCE OF 244 FEET; THENCE NORTH 87° 5' 30" WEST ON A LINE PARALLEL WITH AND 244 FEET DISTANT NORTHERLY FROM THE NORTH LINE OF SAID FOURTH STREET 215 FEET TO A POINT IN THE EAST LINE OF SAID CENTRAL AVENUE; THENCE SOUTH 2° 54' 30" WEST ALONG THE EAST LINE OF CENTRAL AVENUE, 244 FEET TO THE POINT OF BEGINNING

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND FOURTH STREET; THENCE ALONG THE NORTH LINE OF FOURTH STREET, SOUTH 87° 5' 30" EAST 201.05 FEET; THENCE PARALLEL WITH THE EAST LINE OF CENTRAL AVENUE, NORTH 2° 54' 30" EAST 101.40 FEET; THENCE WESTERLY 201.05 FEET TO A POINT IN THE EAST LINE OF CENTRAL AVENUE, DISTANT NORTH 2° 54' 30" EAST 101.30 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, SOUTH 2° 54' 30" WEST 101.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT TRACT OF LAND SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND FOURTH STREET, AS SAID STREETS ARE SHOWN ON THE MAP OF THE WOLFSKILL ORCHARD TRACT, RECORDED IN BOOK 30 PAGES 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS OF SAID COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF FOURTH STREET, SOUTH 87° 5' 30" EAST 201.05 FEET; THENCE PARALLEL WITH THE EAST LINE OF CENTRAL AVENUE, NORTH 2° 54' 30" EAST 101.40 FEET; THENCE WESTERLY 201.05 FEET TO A POINT IN EAST LINE OF CENTRAL AVENUE, DISTANT NORTH 2° 54' 30" EAST 101.30 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, SOUTH 2° 54' 30" WEST 101.30 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF FOURTH STREET SHOWN 80 FEET WIDE ON THE MAP OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 30 PAGES 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FOURTH STREET WITH THE WESTERLY LINE OF THAT LAND CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY, IN DEED RECORDED IN BOOK 1686 PAGE 157 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE TO A LINE EXTENDING NORTH 74° 32' 16" WEST FROM A POINT IN THE EASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S ARCADE DEPOT GROUNDS, AS PER MAP RECORDED IN BOOK 630 PAGE 191 OF DEEDS, SAID POINT BEING DISTANT SOUTH 0° 00' 45" WEST ALONG SAID EASTERLY LINE 29.78 FEET FROM THE SOUTHERLY LINE OF SAID FOURTH STREET; THENCE NORTH 74° 32' 16" WEST TO SAID NORTHERLY LINE OF FOURTH STREET; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES CONTAINED THEREIN AND THEREUNDER WITHOUT THE RIGHT TO PENETRATE THE SURFACE OF OR TO ENTER UPON SAID REAL PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF TO EXTRACT THE SAME, AS RESERVED BY THE CITY OF LOS ANGELES IN THE DEED RECORDED APRIL 1, 1959 AS INSTRUMENT NO. 1748, IN BOOK D-423 PAGE 617, OFFICIAL RECORDS.

APN(S): 5147-001-007

PARCEL 4:

THAT PORTION OF BLOCK 13 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGES 9 TO 13, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF THAT CERTAIN STREET, 100 FEET WIDE, AS SHOWN ON SAID MAP, NOW VACATED, TOGETHER WITH THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN SAID CITY, COUNTY AND STATE DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED IN BOOK 19278, PAGE 136, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID BLOCK 13, DISTANT SOUTHERLY (MEASURED ALONG SAID PROLONGATION AND ALONG SAID WESTERLY LINE) THEREON 202.63 FEET FROM THE SOUTHWEST CORNER OF LOT 9 IN SAID BLOCK 13, SAID POINT OF BEGINNING BEING ALSO A POINT IN THE EASTERLY LINE OF CENTRAL AVENUE; THENCE ALONG SAID PROLONGATION AND ALONG SAID WESTERLY LINE NORTH 02° 55' 00" EAST 665.77 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE LAND FIRST DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED ON JUNE 21, 1957 AS INSTRUMENT NO. 4213, IN BOOK 54856, PAGE 105 OF SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED AS FOLLOWS:

NORTH 55° 36' 46" EAST 12.11 FEET; SOUTH 71° 37' 14" EAST 395.17 FEET AND SOUTH 34° 21' 02" EAST 15.87 FEET TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, SAID LAST MENTIONED EASTERLY LINE BEING ALSO THE WESTERLY LINE OF ALAMEDA STREET; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE SOUTH 02° 55' 31" WEST 337.31 FEET TO SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE CALIFORNIA CONSUMERS CORPORATION, RECORDED NOVEMBER 16, 1956, AS INSTRUMENT NO. 1981, IN BOOK 52870, PAGE 78 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID LAST MENTIONED EASTERLY LINE, SOUTH 02° 55' 31" WEST 249.80 FEET; THENCE IN A STRAIGHT LINE, NORTH 87° 05' 00" WEST 400.03 FEET TO THE POINT IN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID BLOCK 13; THENCE ALONG SAID WESTERLY LINE, NORTH 02° 55' 00" EAST 32.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE TITLE AND EXCLUSIVE RIGHT TO ALL THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING OR SINKING OF WELLS, SHAFTS OR TUNNELS; WITHOUT, HOWEVER, THE RIGHT TO (A) USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND (B) DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON OR REMOVE OR IMPAIR THE LATERAL OR SUBJACENT SUPPORT OF SAID LAND OR ANY IMPROVEMENTS THEREON, AS RESERVED BY SOUTHERN PACIFIC COMPANY, A CORPORATION, IN DEED RECORDED JUNE 1, 1956 AS INSTRUMENT NO. 1870, AND IN DEED RECORDED 11-161956 AS INSTRUMENT NO. 1981.

PARCEL 5:

A PERPETUAL EXCLUSIVE EASEMENT AS SET FORTH IN EASEMENT AGREEMENT RECORDED FEBRUARY 28, 1994 AS INSTRUMENT NO. 94-403391, OFFICIAL RECORDS

APN: 5147-013-016

PARCEL 6:

LOT 24 IN BLOCK 11 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7:

LOTS 25 AND 26 IN BLOCK 11 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8:

THAT PORTION OF LOT 27 IN BLOCK 11 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 2 DEGREES 55 MINUTES WEST 23.19 FEET ALONG THE WEST LINE OF CENTRAL AVENUE; THENCE NORTH 84 DEGREES 25 MINUTES WEST 64.70 FEET; THENCE NORTH 71 DEGREES 42 MINUTES WEST 55.95 FEET TO THE WEST LINE OF SAID LOT 27; THENCE NORTH 36 DEGREES 48 MINUTES EAST 6.50 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 87 DEGREES 5 MINUTES EAST 114.81 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION (CONT.)

(CHICAGO TITLE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

PARCEL 9:

LOTS 27 AND 28 IN BLOCK 11 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 27, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 2 DEGREES 55 MINUTES WEST 23.19 FEET ALONG THE WEST LINE OF CENTRAL AVENUE; THENCE NORTH 84 DEGREES 25 MINUTES WEST 64.70 FEET; THENCE NORTH 71 DEGREES 42 MINUTES WEST 55.95 FEET TO THE WEST LINE OF SAID LOT 27; THENCE NORTH 36 DEGREES 48 MINUTES EAST 6.50 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 87 DEGREES 5 MINUTES EAST 114.81 FEET TO THE POINT OF BEGINNING.

5147-011-015, 016, 017;, 5147-012-015

## EXCEPTIONS

(CHICAGO TITLE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

MATTERS AFFECTING PARCELS 1, 2 AND 3

1. INTENTIONALLY OMITTED
2. ANY RIGHT AND PRIVILEGE TO USE, MAINTAIN AND OPERATE THE EXISTING TRACKS NOW TRAVERSING SAID LAND THAT THE OWNERS OF THE LAND ADJOINING MAY HAVE AS INFERRED IN THAT CERTAIN AGREEMENT BETWEEN THE CITY OF LOS ANGELES AND SOUTHERN PACIFIC COMPANY, A CORPORATION, RECORDED IN BOOK 51256, PAGE 200, OFFICIAL RECORDS.

   AFFECTS: PARCEL 3

   (NOT PLOTTABLE – MAY STILL AFFECT PARCEL 3 IF PUBLIC UTILITIES EXIST ON SAID PARCEL)
3. ANY RIGHTS, INTEREST AND USES OF SAID LAND AS HAVE HERETOFORE BEEN GRANTED BY THE CITY OF LOS ANGELES, FOR THE USE THEREOF AND THEREON WHICH AS A MATTER OF LAW ARE CONTINUING FOLLOWING STATUTORY STREET VACATION PROCEEDINGS, AS RESERVED BY SAID CITY IN ORDINANCE 111,151, AND BY DEED FROM THE CITY OF LOS ANGELES

   RECORDING DATE: APRIL 7, 1959
   RECORDING NO: 1748, IN BOOK D423, PAGE 617, OFFICIAL RECORDS

   AFFECTS: PARCEL 3
4. EASEMENTS FOR WATER AND POWER FACILITIES AS RESERVED TO CITY OF LOS ANGELES, AND THE RIGHT OF THE DEPARTMENT OF WATER AND POWER OF SAID CITY TO MAINTAIN AND OPERATE THE SAME, AS RESERVED BY ORDINANCE 109,349 AND ORDINANCE 111,151, AND ALSO AS RECITED ON THAT CERTAIN STREET VACATION MAP, RECORDED IN BOOK 5, PAGE 80 OF STREET VACATION MAPS, AND IN THE DEED FROM THE CITY OF LOS ANGELES

   RECORDING DATE: APRIL 7, 1959
   RECORDING NO: 1748, IN BOOK D423, PAGE 617, OFFICIAL RECORDS.

   AFFECTS: PARCEL 3
5. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

   DATED: JUNE 17, 1966
   LESSOR: CALIFORNIA CONSUMERS CORPORATION
   LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
   RECORDING DATE: NOVEMBER 14, 1966
   RECORDING NO: 2293, IN BOOK M2388, PAGE 172, OFFICIAL RECORDS

   SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

   SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.

   NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

   AFFECTS: PARCEL 1
6. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

   DATED: JUNE 17, 1966
   LESSOR: LOS ANGELES COLD STORAGE COMPANY
   LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
   RECORDING DATE: NOVEMBER 14, 1966
   RECORDING NO: 2293, IN BOOK M2388, PAGE 172, OFFICIAL RECORDS

   SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

   SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.

   NO INSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

   AFFECTS: PARCEL 2
7. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT"

   EXECUTED BY: GERALD RAUCH AND MORRIS CLESEY
   IN FAVOR OF: CITY OF LOS ANGELES
   RECORDING DATE: FEBRUARY 27, 1969
   RECORDING NO: 2124, IN BOOK M3128, PAGE 833, OFFICIAL RECORDS

   WHICH AMONG OTHER THINGS PROVIDES: REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

   THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

   (NOT PLOTTED – APPEARS TO BURDEN PARCELS 1 & 2 AND BENEFIT PARCEL 4)
8. INTENTIONALLY OMITTED.
9. INTENTIONALLY OMITTED.
10. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

    RECORDING DATE: JUNE 14, 1988
    RECORDING NO.: 88-943401, OFFICIAL RECORDS

    REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
11. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING"

    EXECUTED BY: STANDARD-SOUTHERN CORPORATION
    IN FAVOR OF: CITY OF LOS ANGELES
    RECORDING DATE: NOVEMBER 3, 1994
    RECORDING NO: 94-1995114, OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
12. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT

    RECORDING DATE: NOVEMBER 30, 2007
    RECORDING NO: 20072636425, OFFICIAL RECORDS
    REDEVELOPMENT AGENCY: CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA

    (NOT PLOTTED – APPEARS TO AFFECT PARCELS 1-3 AND 6-9)

## EXCEPTIONS (CONT.)

(CHICAGO TITLE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

MATTERS AFFECTING PARCELS 4 AND 5

12a. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,

    PROJECT NO.: 2000500
    DATED: SEPTEMBER 14, 2020
    PREPARED BY: CHRISTOPHER JONES, LS 8193 FOR KPFF
    MATTERS SHOWN: A) ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND ONTO LAND ADJOINING ON THE NORTH BY 0.28' ON THE WEST TO 0.21' ON THE EAST
    b) ENCROACHMENT OF A PORTION OF THE BUILDING LOCATED ON THE LAND ONTO THE EASEMENT SHOWN ABOVE IN EXCEPTION NO. 3 AND 4

    MATTERS AFFECTING PARCELS 4 AND 5
13. INTENTIONALLY OMITTED.
14. AN INSTRUMENT ENTITLED "AGREEMENT"

    EXECUTED BY: CALIFORNIA CONSUMES CORPORATION
    IN FAVOR OF: CITY OF LOS ANGELES
    RECORDING DATE: SEPTEMBER 27, 1957
    RECORDING NO: 3197, IN BOOK 55720, PAGE 287, OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
15. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN

    EXECUTED BY: CALIFORNIA CONSUMERS CORPORATION
    IN FAVOR OF: CITY OF LOS ANGELES
    RECORDING DATE: SEPTEMBER 27, 1957
    RECORDING NO: 3198, BOOK 55720, PAGE 224, OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
16. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR

    PURPOSE(S): PUBLIC STREET
    RECORDING DATE: MARCH 30, 1964
    RECORDING NO: 5388, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE SOUTHERN PACIFIC RAILROAD COMPANY RECORDED IN BOOK 19278 PAGE 136 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

    BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN SAID DEED; THENCE NORTH 55 DEGREES 34 MINUTES WEST ALONG THE NORTHERLY LINE OF 6TH STREET TO A LINE PARALLEL WITH AND DISTANT 10 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF ALAMEDA STREET; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO A LINE HAVING A BEARING OF NORTH 87 DEGREES 05 MINUTES 20 SECONDS WEST AND PASSING THROUGH A POINT IN THE WESTERLY LINE OF ALAMEDA STREET, SAID POINT BEING DISTANT NORTH 2 DEGREES 55 MINUTES EAST 1212.38 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 05 MINUTES 20 SECONDS EAST ALONG SAID LINE HAVING A BEARING OF NORTH 87 DEGREES 05 MINUTES 20 SECONDS WEST TO SAID WESTERLY LINE OF ALAMEDA STREET; THENCE SOUTH 2 DEGREES 55 MINUTES WEST 1212.38 FEET ALONG SAID LAST MENTIONED WESTERLY LINE TO THE POINT OF BEGINNING

    SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 4, 1964 AS INSTRUMENT NO. 6731, OFFICIAL RECORDS.
17. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF YARDS FOR AN OVER-SIZED BUILDINGS"

    EXECUTED BY: LOS ANGELES COLD STORAGE CO.
    IN FAVOR OF: CITY OF LOS ANGELES
    RECORDING DATE: FEBRUARY 27, 1969
    RECORDING NO: 2123, IN BOOK M3128, PAGE 82, OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
18. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OF-STREET PARKING SPACE

    EXECUTED BY: LOS ANGELES COLD STG. CO.
    IN FAVOR OF: CITY OF LOS ANGELES
    RECORDING DATE: FEBRUARY 27, 1969
    RECORDING NO: 2124, IN BOOK M3128, PAGE 833, OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

    (NOT PLOTTED – APPEARS TO BURDEN PARCELS 1 & 2 AND BENEFIT PARCEL 4)
19. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR

    PURPOSE(S): CITY OF LOS ANGELES
    RECORDING DATE: FEBRUARY 10, 1969
    RECORDING NO: 3114, IN BOOK D4275, PAGE 397, OFFICIAL RECORDS
    AFFECTS: THAT PORTION OF LOT 27, BLOCK 13, WOLFSKILL ORCHARD TRACT, AS PER MAP RECORDED IN BOOK 30, PAGES 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, BOUNDED AND DESCRIBED AS FOLLOWS:

    BEGINNING AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF FOURTH STREET AS SAID SOUTHERLY LINE IS DESCRIBED IN DEED RECORDED IN BOOK 54856, PAGE 105 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH EASTERLY ALONG SAID SOUTHERLY LINE AND ITS WESTERLY PROLONGATION A DISTANCE OF 15 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN SAID WESTERLY LINE DISTANT 15 FEET SOUTHERLY, MEASURED ALONG SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ITS NORTHERLY PROLONGATION TO THE POINT OF BEGINNING.

    AND RECORDING DATE: MARCH 24, 1969
    AND RECORDING NO: 3179, IN BOOK D4316, PAGE 872, OFFICIAL RECORDS

    SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 6, 1969 AS INSTRUMENT NO. 3751, OFFICIAL RECORDS.
20. INTENTIONALLY OMITTED
21. INTENTIONALLY OMITTED
22. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

    RECORDING DATE: SEPTEMBER 30, 1994
    RECORDING NO.: 94-1795826, OFFICIAL RECORDS

    REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
23. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING"

    EXECUTED BY: STANDARD-SOUTHERN CORPORATION
    IN FAVOR OF: CITY OF LOS ANGELES
    RECORDING DATE: NOVEMBER 3, 1994
    RECORDING NO: 94-1995114, OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

## EXCEPTIONS (CONT.)

(CHICAGO TITLE COMPANY ORDER NO. 00132022-993-SD2-CFU DATED MARCH 26, 2021)

MATTERS AFFECTING PARCELS 6, 7, 8 AND 9

24. INTENTIONALLY OMITTED.
25. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF-STREET PARKING SPACE

    RECORDING DATE: APRIL 12, 1995
    RECORDING NO: 95-510843, OF OFFICIAL RECORDS

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
26. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

    RECORDING DATE: APRIL 12, 1995
    RECORDING NO: 95-510844, OF OFFICIAL RECORDS

    REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

    THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
27. INTENTIONALLY OMITTED

    NOT A SURVEY MATTER
28. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

    NOT A SURVEY MATTER
29. INTENTIONALLY OMITTED
30. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

    THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

    THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

    NOT A SURVEY MATTER

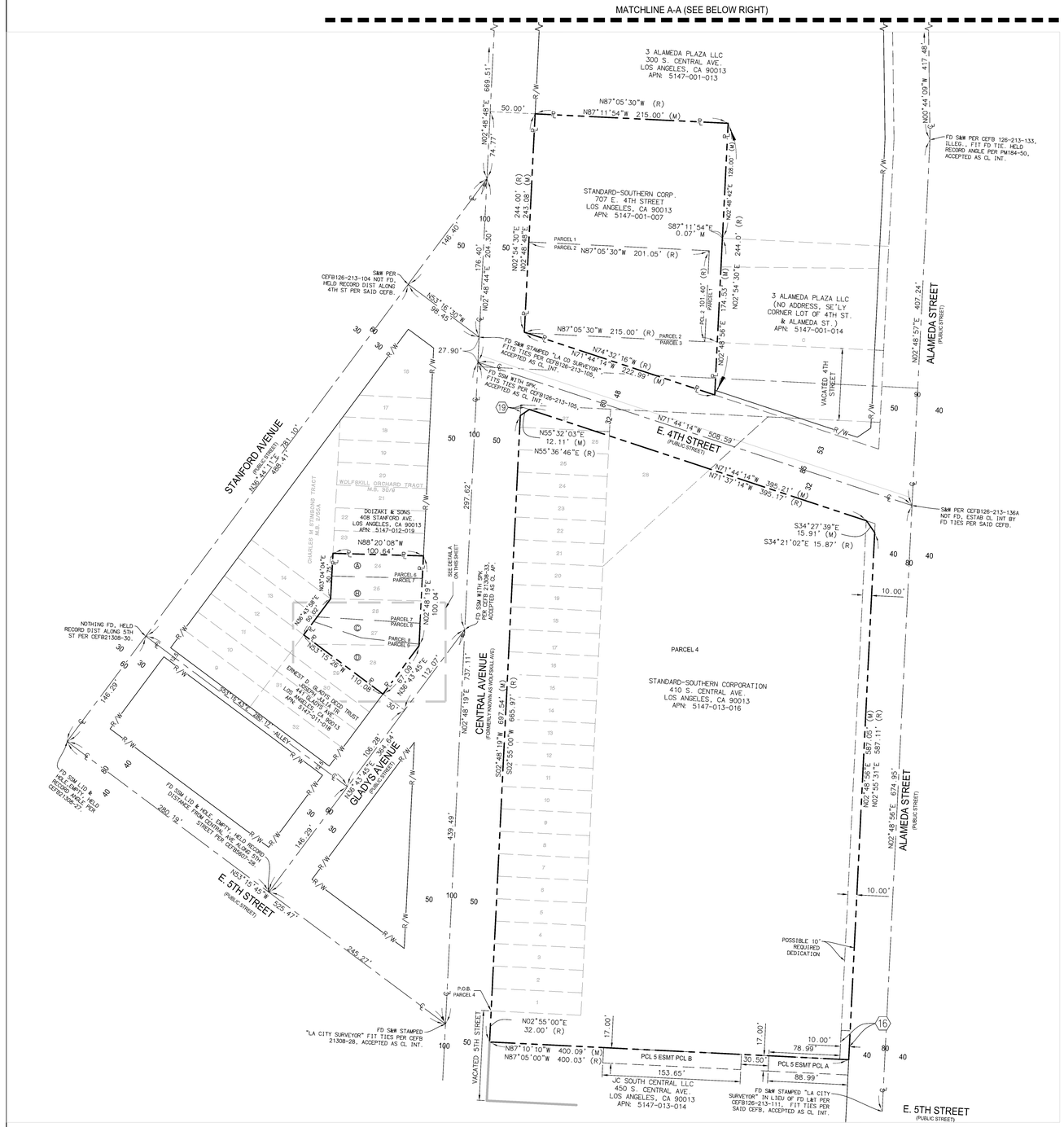
## COMMENTS

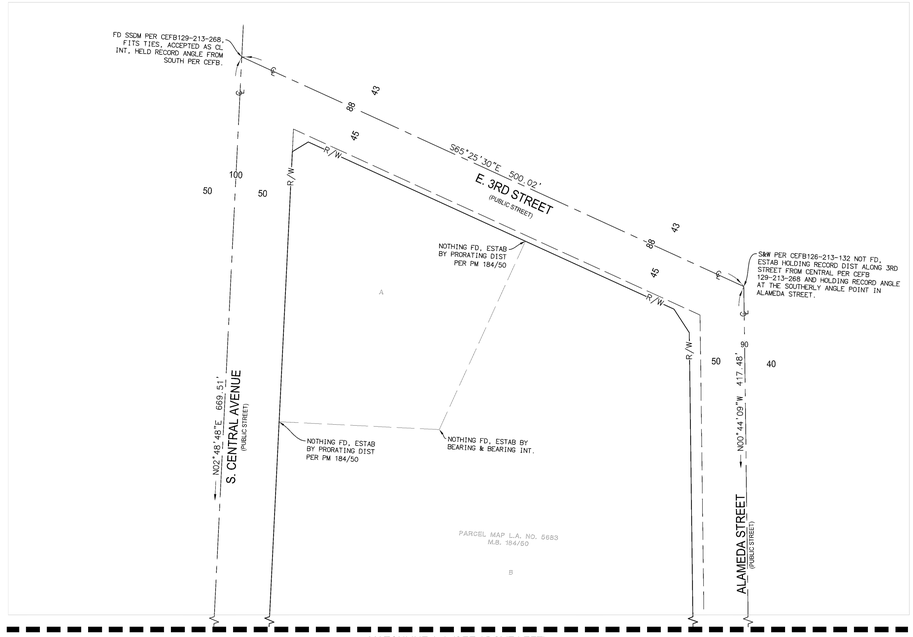
DATES OF SURVEY . . . OCTOBER & NOVEMBER 2019, JULY 2020

SITE ADDRESS . . . . 427, 431, 433 S. CENTRAL AVENUE, LOS ANGELES, CA 90013
410 S. CENTRAL AVENUE, LOS ANGELES, CA 90013
707 E. 4TH STREET, LOS ANGELES, CA 90013

APN NO. . . . . 5147-001-007, 5147-013-016, 5147-011-015,

# ALTA/NSPS LAND TITLE SURVEY
# (PROPERTY-OVERALL)




## LINETYPES

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE

## LEGEND

(M) . . . . . MEASURED IN THE FIELD
(R) . . . . . PER HISTORICAL DOCUMENTS
P.O.B. . . . . POINT OF BEGINNING

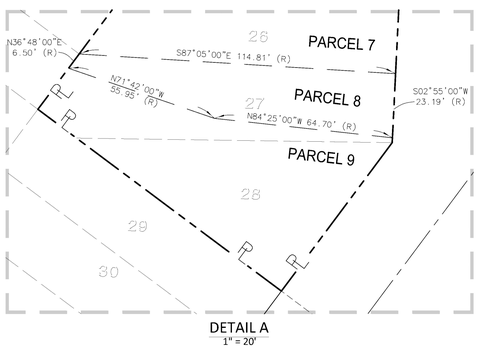
## PROPERTY INFORMATION

Ⓐ STANDARD SOUTHERN CORP
431 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-012-015

Ⓑ STANDARD SOUTHERN CORP
427 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-011-015

Ⓒ STANDARD SOUTHERN CORP
431 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-011-016

Ⓓ STANDARD SOUTHERN CORP
433 S. CENTRAL AVE.
LOS ANGELES, CA 90013
APN: 5147-011-017




DETAIL A
1" = 20'

N

0 25' 50'

SCALE: 1"=50'

| NO. | DATE | REVISIONS |
|---|---|---|
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

| | |
|---|---|
| PROJECT # | 2000500 |
| DATE PREPARED | 04/14/2021 |
| DRAWN BY | BN |
| CHECKED BY | CJ |

400 S. CENTRAL AVENUE

PREPARED FOR:
MR. ROGER PECSOK
CONTINUUM PARTNERS
1881 16TH STREET
DENVER, CO 80202

kpff
700 FLOWER ST., Suite 2100
LOS ANGELES, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

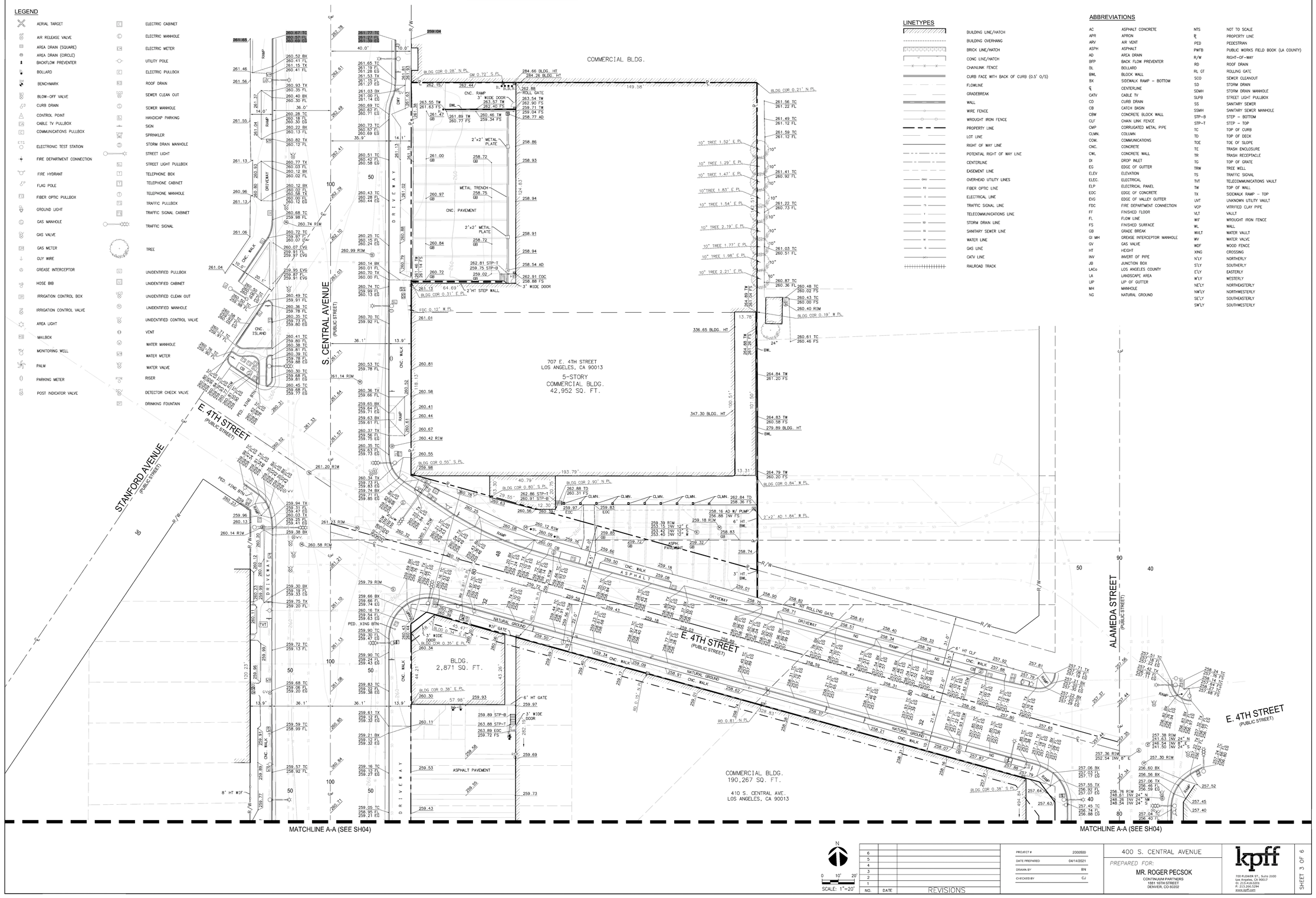
SHEET 2 OF 6

Adjaye Associates
studioneleven

EXHIBIT "A"
Page No. 9 of 91
Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

STAMPED ON 9/29/2025 BY T. GHARIBIAN

# ALTA/NSPS LAND TITLE SURVEY




## LEGEND

- AERIAL TARGET
- AIR RELEASE VALVE
- AREA DRAIN (SQUARE)
- AREA DRAIN (CIRCLE)
- BACKFLOW PREVENTER
- BOLLARD
- BENCHMARK
- BLOW-OFF VALVE
- CURB DRAIN
- CONTROL POINT
- CABLE TV PULLBOX
- COMMUNICATIONS PULLBOX
- ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- FIBER OPTIC PULLBOX
- GROUND LIGHT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- GUY WIRE
- GREASE INTERCEPTOR
- HOSE BIB
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- AREA LIGHT
- MAILBOX
- MONITORING WELL
- PALM
- PARKING METER
- POST INDICATOR VALVE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC METER
- UTILITY POLE
- ELECTRIC PULLBOX
- ROOF DRAIN
- SEWER CLEAN OUT
- SEWER MANHOLE
- HANDICAP PARKING
- SIGN
- SPRINKLER
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULLBOX
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE MANHOLE
- TRAFFIC PULLBOX
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL
- TREE
- UNIDENTIFIED PULLBOX
- UNIDENTIFIED CABINET
- UNIDENTIFIED CLEAN OUT
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED CONTROL VALVE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- RISER
- DETECTOR CHECK VALVE
- DRINKING FOUNTAIN

## LINETYPES

- BUILDING LINE/HATCH
- BUILDING OVERHANG
- BRICK LINE/HATCH
- CONC LINE/HATCH
- CHAINLINK FENCE
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- GRADEBREAK
- WALL
- WIRE FENCE
- WROUGHT IRON FENCE
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- POTENTIAL RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- OVERHEAD UTILITY LINES
- FIBER OPTIC LINE
- ELECTRICAL LINE
- TRAFFIC SIGNAL LINE
- TELECOMMUNICATIONS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- CATV LINE
- RAILROAD TRACK

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALT CONCRETE | NTS | NOT TO SCALE |
| APR | APRON | ℄ | PROPERTY LINE |
| ARV | AIR VENT | PED | PEDESTRIAN |
| ASPH | ASPHALT | PWTB | PUBLIC WORKS FIELD BOOK (LA COUNTY) |
| AD | AREA DRAIN | R/W | RIGHT-OF-WAY |
| BFP | BACK FLOW PREVENTER | RD | ROOF DRAIN |
| BL | BOLLARD | RL GT | ROLLING GATE |
| BWL | BLOCK WALL | SCO | SEWER CLEANOUT |
| BX | SIDEWALK RAMP - BOTTOM | SD | STORM DRAIN |
| ℄ | CENTERLINE | SDMH | STORM DRAIN MANHOLE |
| CATV | CABLE TV | SLPB | STREET LIGHT PULLBOX |
| CD | CURB DRAIN | SS | SANITARY SEWER |
| CB | CATCH BASIN | SSMH | SANITARY SEWER MANHOLE |
| CBW | CONCRETE BLOCK WALL | STP-B | STEP - BOTTOM |
| CLF | CHAIN LINK FENCE | STP-T | STEP - TOP |
| CMP | CORRUGATED METAL PIPE | TC | TOP OF CURB |
| CLMN. | COLUMN | TD | TOP OF DECK |
| COM. | COMMUNICATIONS | TOE | TOE OF SLOPE |
| CNC. | CONCRETE | TE | TRASH ENCLOSURE |
| CWL | CONCRETE WALL | TR | TRASH RECEPTACLE |
| DI | DROP INLET | TG | TOP OF GRATE |
| EG | EDGE OF GUTTER | TRW | TREE WELL |
| ELEV | ELEVATION | TS | TRAFFIC SIGNAL |
| ELEC. | ELECTRICAL | TVT | TELECOMMUNICATIONS VAULT |
| ELP | ELECTRICAL PANEL | TW | TOP OF WALL |
| EOC | EDGE OF CONCRETE | TX | SIDEWALK RAMP - TOP |
| EVG | EDGE OF VALLEY GUTTER | UVT | UNKNOWN UTILITY VAULT |
| FDC | FIRE DEPARTMENT CONNECTION | VCP | VITRIFIED CLAY PIPE |
| FF | FINISHED FLOOR | VLT | VAULT |
| FL | FLOW LINE | WIF | WROUGHT IRON FENCE |
| FS | FINISHED SURFACE | WL | WALL |
| GB | GRADE BREAK | WVLT | WATER VAULT |
| GI MH | GREASE INTERCEPTOR MANHOLE | WV | WATER VALVE |
| GV | GAS VALVE | WDF | WOOD FENCE |
| HT | HEIGHT | XING | CROSSING |
| INV | INVERT OF PIPE | N'LY | NORTHERLY |
| JB | JUNCTION BOX | S'LY | SOUTHERLY |
| LACo | LOS ANGELES COUNTY | E'LY | EASTERLY |
| LA | LANDSCAPE AREA | W'LY | WESTERLY |
| LIP | LIP OF GUTTER | NE'LY | NORTHEASTERLY |
| MH | MANHOLE | NW'LY | NORTHWESTERLY |
| NG | NATURAL GROUND | SE'LY | SOUTHEASTERLY |
| | | SW'LY | SOUTHWESTERLY |

SCALE: 1"=20'

| NO. | DATE | REVISIONS |
|---|---|---|
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

| | |
|---|---|
| PROJECT # | 2000500 |
| DATE PREPARED | 04/14/2021 |
| DRAWN BY | BN |
| CHECKED BY | CJ |

400 S. CENTRAL AVENUE

PREPARED FOR:
MR. ROGER PECSOK
CONTINUUM PARTNERS
1881 16TH STREET
DENVER, CO 80202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700 FLOWER ST., Suite 2100
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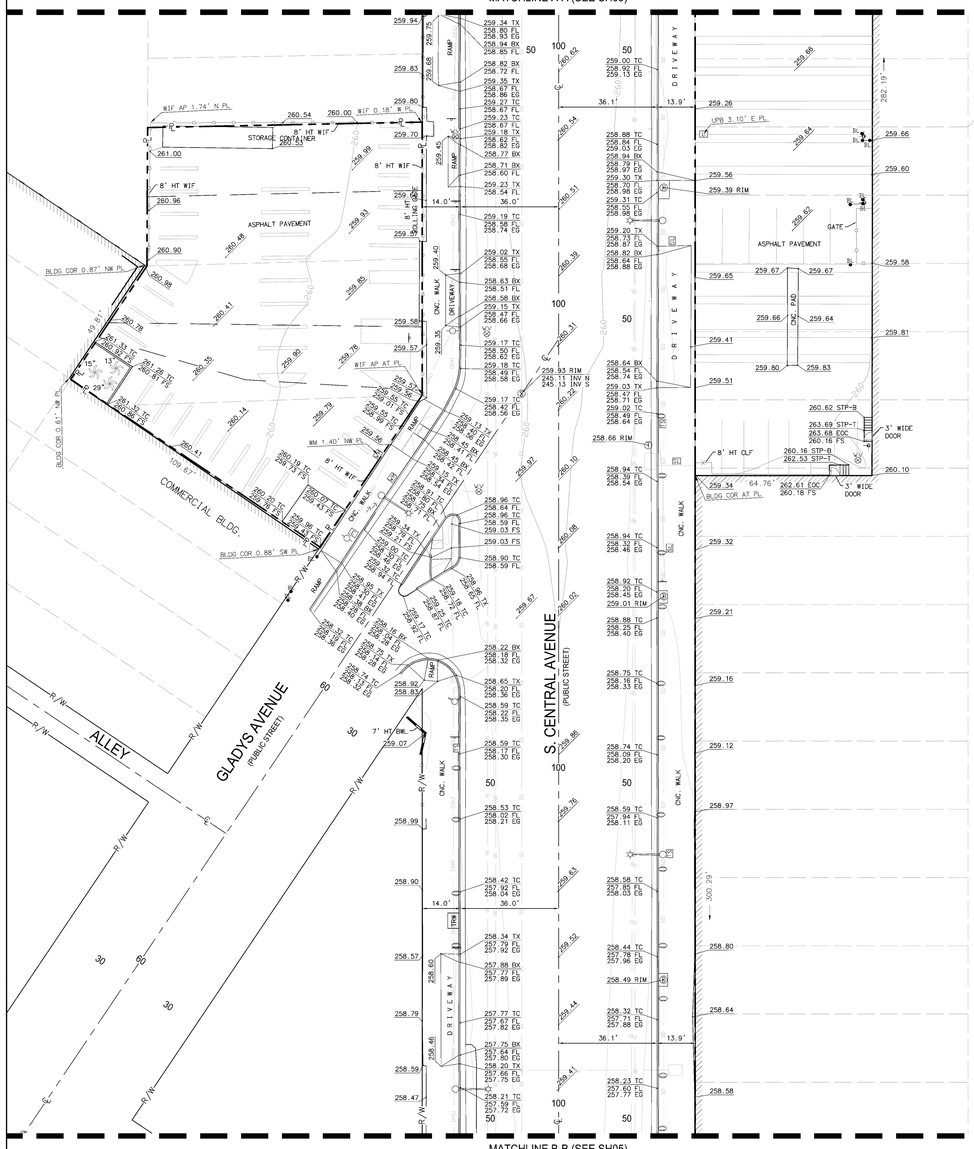
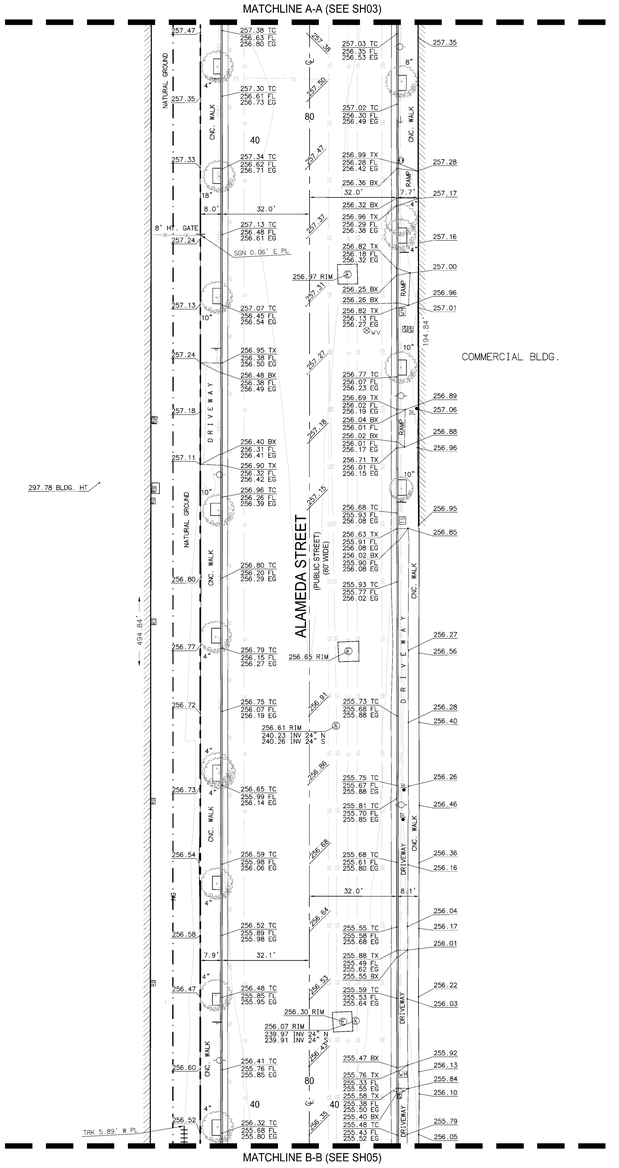
# ALTA/NSPS LAND TITLE SURVEY

MATCHLINE A-A (SEE SH03)

MATCHLINE A-A (SEE SH03)




MATCHLINE B-B (SEE SH05)

MATCHLINE B-B (SEE SH05)

SCALE: 1"=20'

| NO. | DATE | REVISIONS |
|---|---|---|
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

| | |
|---|---|
| PROJECT # | 2000500 |
| DATE PREPARED | 04/14/2021 |
| DRAWN BY | BN |
| CHECKED BY | CJ |

400 S. CENTRAL AVENUE

PREPARED FOR:

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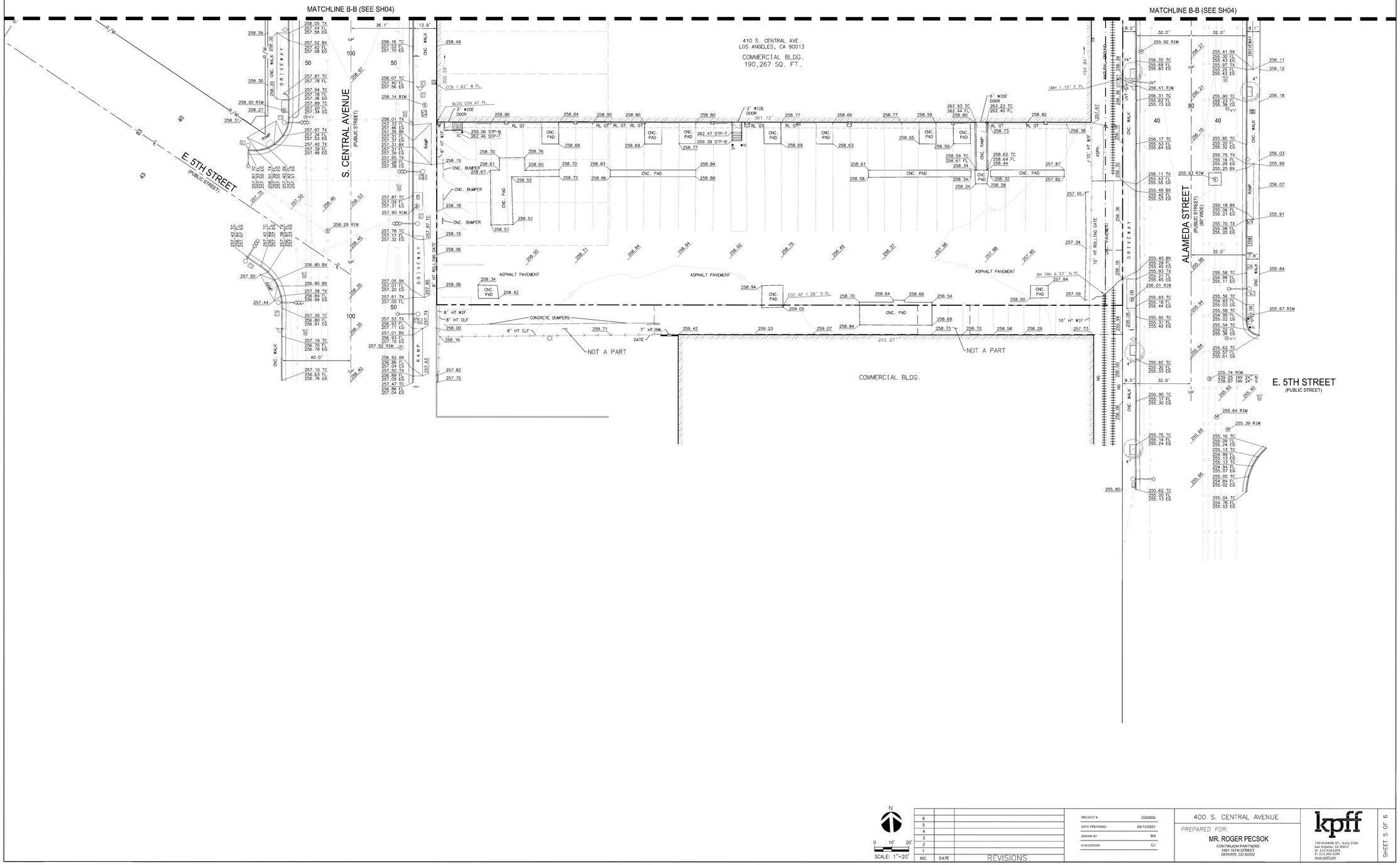
# ALTA/NSPS LAND TITLE SURVEY

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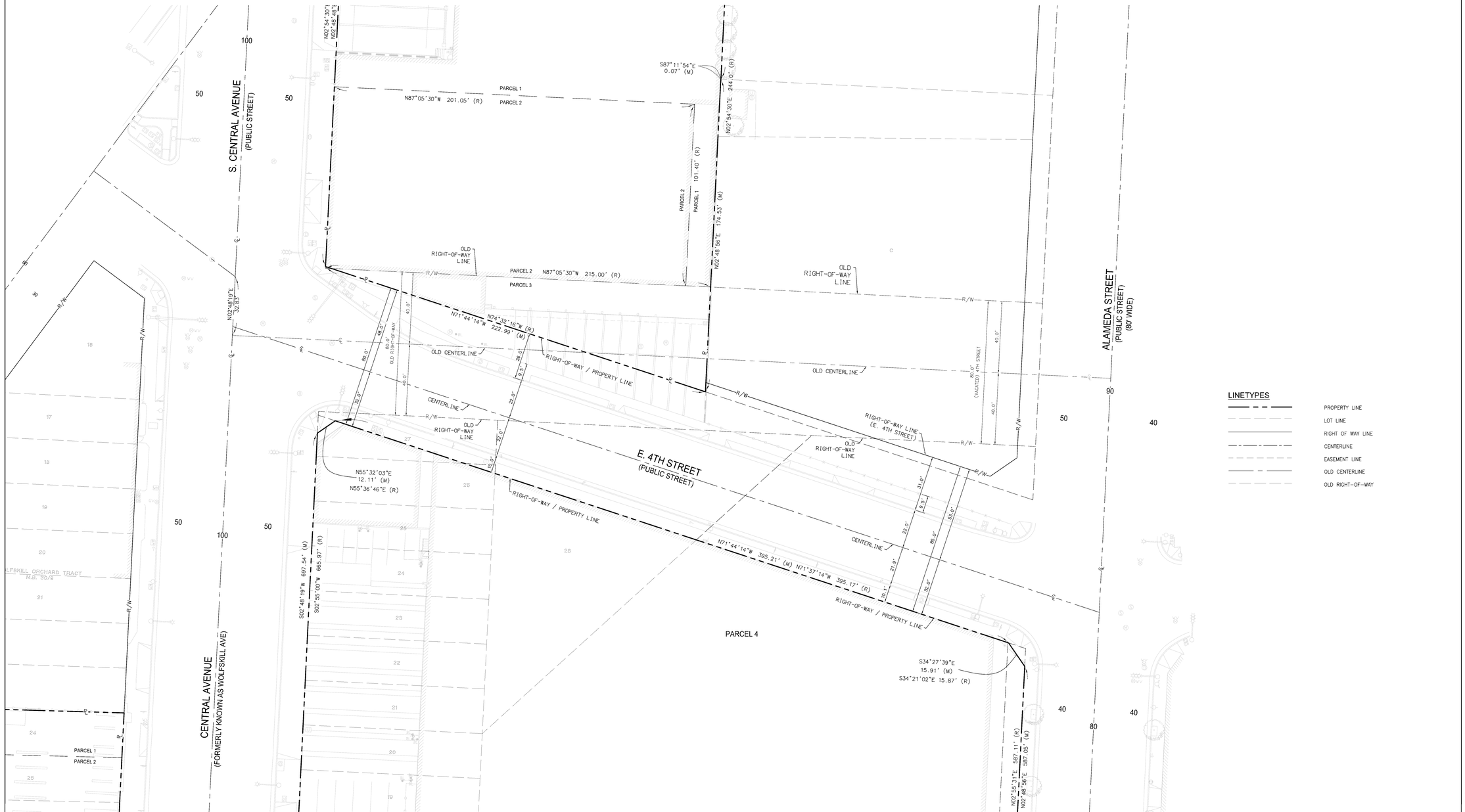
# ALTA/NSPS LAND TITLE SURVEY
## (DETAIL - (VACATED) EAST 4TH STREET AND (CURRENT) EAST 4TH STREET

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# VEHICULAR PARKING

| REQUIRED | | | |
|---|---|---|---|
| PROGRAM | SF / UNIT | RATIO | PARKING # |
| RETAIL & RESTAURANT* | 145,748 SF | 2 PER 1,000 SF | 292 |
| OFFICE* | 411,113 SF | 2 PER 1,000 SF | 823 |
| RESIDENTIAL** | | | |
| ≤3 HABITABLE ROOMS | 1,248 | 1 PER 1 UNIT | 1,248 |
| >3 HABITABLE ROOMS | 341 | 1.25 PER 1 UNIT | 427 |
| **TOTAL PROJECT CODE PARKING REQUIREMENT** | | | **2,790 STALLS*** ** |
| ALLOWABLE REDUCTIONS FOR BICYCLE PARKING | | | |
| | RATE | BICYCLE SPACES | VEHICULAR STALL REDUCTION |
| NON-RESIDENTIAL | 6% | 271 SPACES | 67 STALLS |
| RESIDENTIAL | 8% | 521 SPACES | 130 STALLS |
| **TOTAL PROJECT CODE PARKING REQUIREMENT WITH BICYCLE PARKING REDUCTION** | | | **2,593 STALLS** |

*PARKING RATES PER LAMC SECTION 12.21.A4(x)(3) FOR COMMERCIAL USES WITHIN A STATE ENTERPRISE ZONE.
**PARKING RATES PER LAMC SECTION 12.21.A4(p) FOR RESIDENTIAL AND HOTEL USES WITHIN THE CENTRAL CITY PARKING DISTRICT.
***THIS IS THE LAMC REQUIRED PARKING COUNT. THE PROJECT IS NOT SUBJECT TO ANY PARKING REQUIREMENT UNDER ASSEMBLY BILL 2097 (GOV. CODE SECTION 65585 ET.SEQ).

| PROVIDED | | | | | | |
|---|---|---|---|---|---|---|
| STANDARD | ADA | | EVCS | | | |
| | STANDARD | VAN | STANDARD | ADA | ADA VAN | ADA AMB. |
| 2,129 | 43 | 10 | 223 | 9 | 5 | 7 |
| **TOTAL PROJECT PARKING PROVIDED** | | | | | **2,426 STALLS** | |

# BICYCLE PARKING

| REQUIRED*** | | | | | | |
|---|---|---|---|---|---|---|
| PROGRAM | SIZE | SHORT-TERM | | LONG-TERM | | SUB TOTAL |
| | | RATIO | PARKING # | RATIO | PARKING # | |
| RETAIL & RESTAURANT | 145,748 SF | 1 PER 2,000 SF | 73 | 1 PER 2,000 SF | 73 | 146 |
| OFFICE | 411,113 SF | 1 PER 10,000 SF | 42 | 1 PER 5,000 SF | 83 | 125 |
| RESIDENTIAL | | | | | | |
| 1-25 UNITS | 25 | 1 PER 10 UNITS | 3 | 1 PER 1 UNIT | 25 | 521 |
| 26-100 UNITS | 75 | 1 PER 15 UNITS | 5 | 1 PER 1.5 UNITS | 50 | |
| 101-200 UNITS | 100 | 1 PER 20 UNITS | 5 | 1 PER 2 UNITS | 50 | |
| 200+ UNITS | 1,389 | 1 PER 40 UNITS | 35 | 1 PER 4 UNITS | 348 | |
| **TOTAL PROJECT BICYCLE PARKING REQUIREMENT** | | | **163 SPACES** | | **629 SPACES** | |

***BICYCLE PARKING RATES PER LAMC SECTION 12.21.A16.

| PROVIDED | | |
|---|---|---|
| **TOTAL PROJECT BICYCLE PARKING PROVIDED** | SHORT-TERM | LONG TERM |
| | **163 SPACES** | **629 SPACES** |

# LAND USE OVERVIEW

| | | | |
|---|---|---|---|
| APN # | | 5147001007, 5147013016, 5147012015, 5147011015, 5147011016, 5147011017 | |
| ADDRESS | | 364, 400-464( EVEN NUMBERS), 425, 427, 429, 431, 433 S. CENTRAL AVENUE; 707,715, 730 E. 4th STREET | |
| LOT AREA | PRE-DEDICATION | 333,602 SF | 7.66 ACRES |
| | POST-DEDICATION | 328,702 SF | 7.55 ACRES |
| EXISTING ZONE | | M2-2D, M2-2D-O | |
| LAND USE DESIGNATION | | LIGHT MANUFACTURING | |

| | | ALLOWED UNDER PROPOSED ZONING | PROPOSED PROJECT |
|---|---|---|---|
| ZONE | | C2-3D<br>COMMUNITY COMMERCIAL LAND USE DESIGNATION | |
| FAR | | 6.00 | 6.95 (PRE-DEDICATION)<br>7.05 (POST-DEDICATION) |
| GROSS BUILDING AREA | | 2,001,612 SF | 2,318,534 SF |
| SETBACKS | FRONT | NONE | |
| | SIDE | 5 FT, + 1 FT FOR EACH STORY OVER 2ND, MAX. 16 FT<br>(ONLY FOR RESIDENTIAL USE) | |
| | REAR | 15 FT, +1 FT FOR EACH STORY OVER 3RD, MAX. 20 FT<br>(ONLY FOR RESIDENTIAL USE) | |
| HEIGHT | | UNLIMITED | |
| LOT COVERAGE | | MAX. 90% OF NET AREA OF LOT | COVERED<br>64% |
| | | MIN. 10% OF NET AREA OF OPEN AND LANDSCAPE | OPEN AND LANDSCAPE<br>36% |

# PROGRAM

| | | AREA | | UNITS | |
|---|---|---|---|---|---|
| RETAIL & RESTAURANT | | COMBINED 145,748 SF<br>RETAIL 67,596 SF<br>RESTAURANT 78,152 SF | | | |
| OFFICE | | 411,113 SF | | | |
| RESIDENTIAL | FOR RENT | 1,635,118 SF | 1,761,673 SF | 1466 | 1,589 UNITS |
| | FOR SALE | 126,555 SF | | 123 | |
| TOTAL GROSS BUILDING AREA | | 2,318,534 SF | | | |
| TOTAL SITE AREA (PRE-DEDICATION) | | 333,602 SF | | | |
| OVERALL FAR (PRE-DEDICATION) | | 6.95 | | | |
| TOTAL SITE AREA (POST-DEDICATION) | | 328,702 SF | | | |
| OVERALL FAR (POST-DEDICATION) | | 7.05 | | | |

# RESIDENTIAL UNIT MIX

| TYPE | LIVE/WORK | STUDIO | 1BD | 2BD | 3BD | SUB TOTAL |
|---|---|---|---|---|---|---|
| FOR SALE | 4 | 35 | 62 | 22 | 0 | **123** |
| FOR RENT | 4 | 414 | 729 | 262 | 57 | **1466** |
| **PROJECT TOTAL # OF UNITS** | | | | | | **1,589 UNITS** |

# CODE REQUIRED OPEN SPACE

| REQUIRED | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | REQUIRED SF / UNIT | REQUIRED OPEN SPACE |
| STUDIO (<3 HABITABLE ROOMS) | 457 | 100 SF | 45,700 SF |
| 1BD (<3 HABITABLE ROOMS) | 791 | 100 SF | 79,100 SF |
| 2BD (=3 HABITABLE ROOMS) | 284 | 125 SF | 35,500 SF |
| 3BD (>3 HABITABLE ROOMS) | 57 | 175 SF | 9,975 SF |
| **TOTAL PROJECT REQUIRED OPEN SPACE BY CODE** | | | **170,275 SF** |
| **MIN. PROJECT REQUIRED PLANTING AREA BY CODE (MIN. 25% OF COMMON OPEN SPACE)** | | | **21,284 SF** |
| **TOTAL PROJECT REQUIRED TREE COUNTS BY CODE** | | | **439*** |

| PROVIDED | |
|---|---|
| **TOTAL PROJECT PROVIDED OPEN SPACE BY CODE** | **170,275 SF** |
| **TOTAL PROJECT PROVIDED PLANTING AREA BY CODE (MIN. 25% OF COMMON OPEN SPACE)** | **27,412 SF** |
| **TOTAL PROJECT PROVIDED TREE COUNTS BY CODE** | **439*** |

*SEE SHEET 82 FOR MORE INFORMATION

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BUILDING 5
BUILDING 2
BUILDING 9
BUILDING 8
BUILDING 7
BUILDING 1
S. ALAMEDA ST.
4th ST.
S. CENTRAL AVE.
BUILDING 6
BUILDING 3
BUILDING 4
BUILDING 10

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

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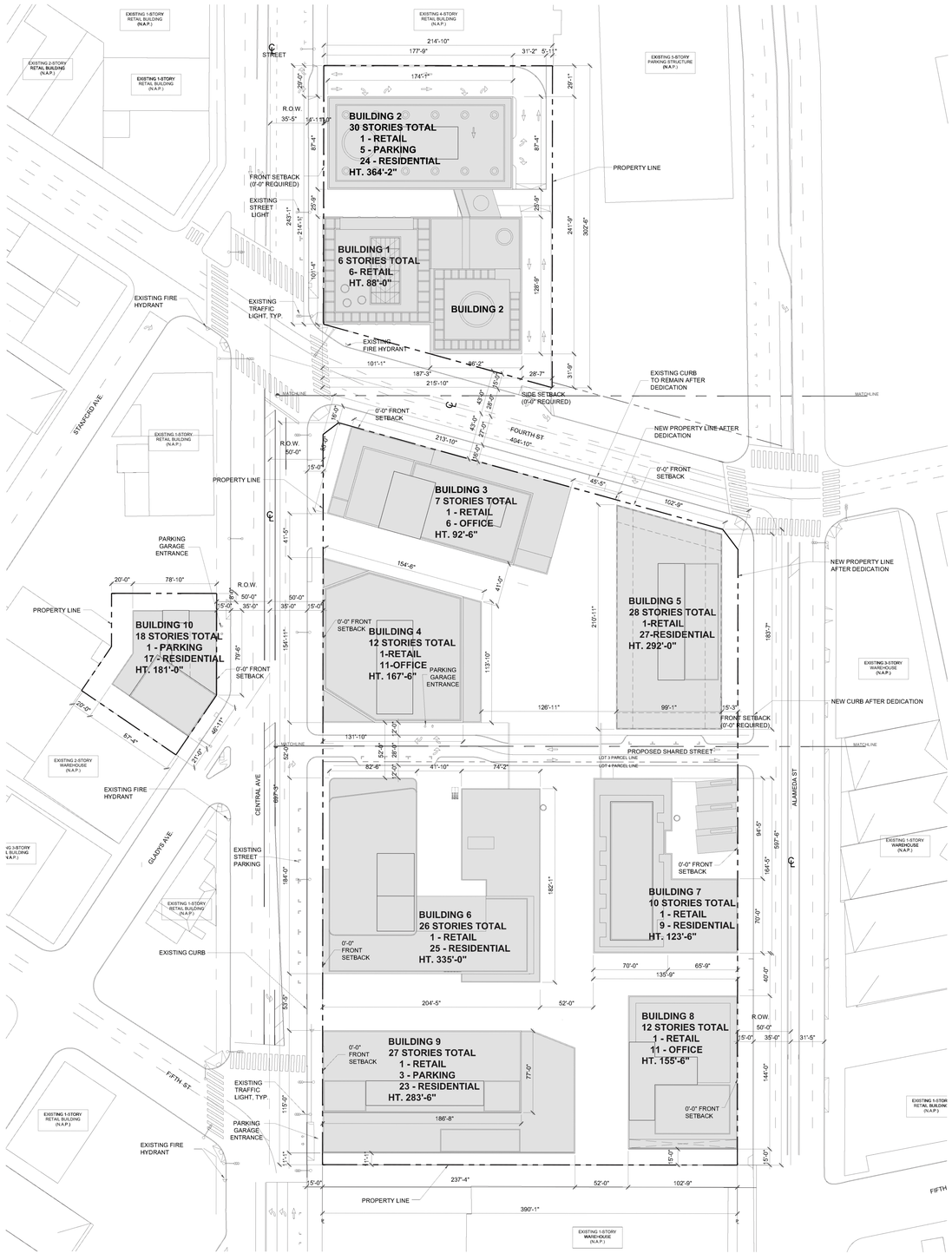
PROPOSED PROGRAM DIAGRAM




0 25 50 100

SCALE 1"=50'

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PLOT PLAN
FOURTH & CENTRAL
2025



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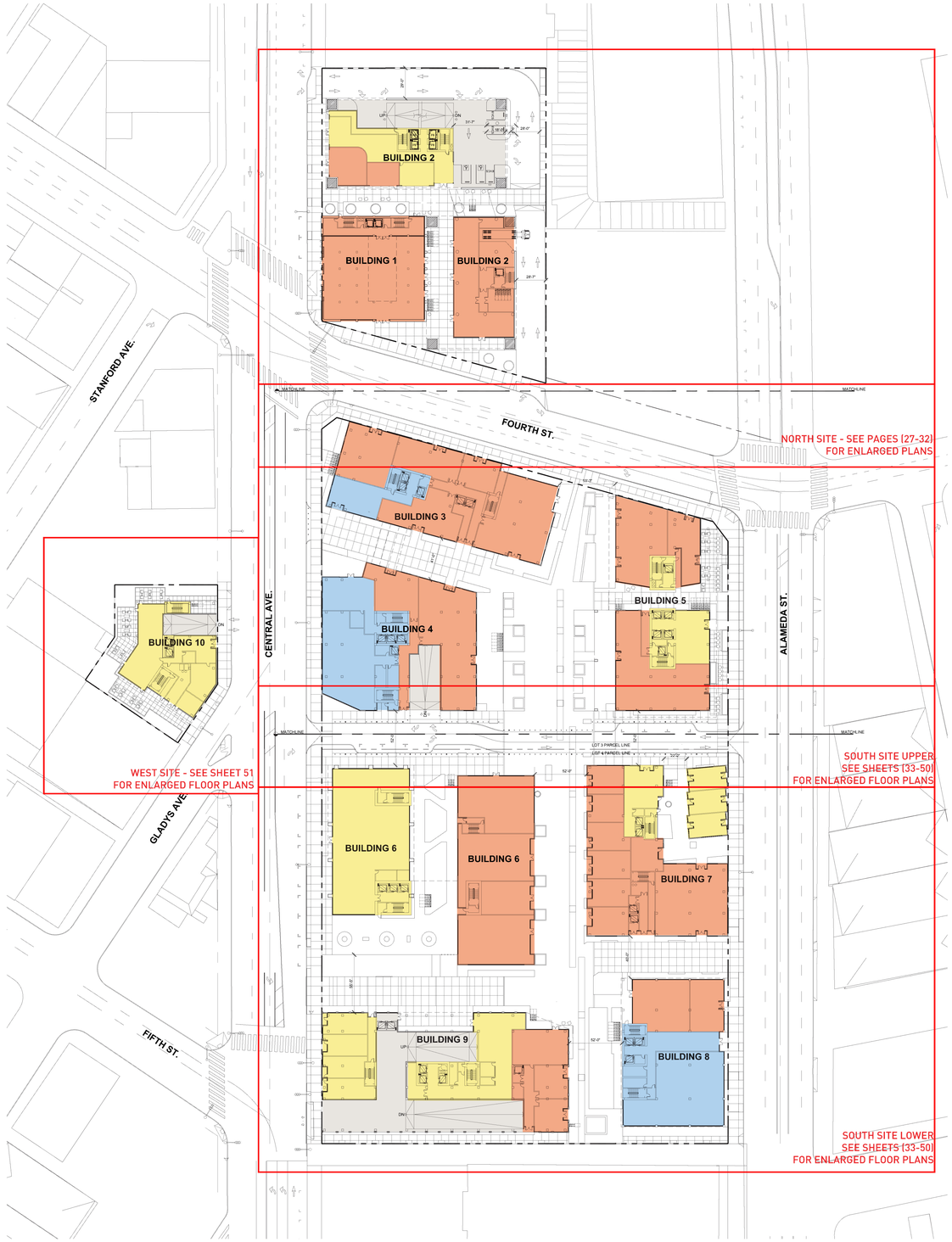


# PROJECT SUMMARY

| | | | AREA | | UNITS | |
|---|---|---|---|---|---|---|
| RETAIL & RESTAURANT | | | COMBINED 145,748 SF<br>RETAIL 67,596 SF<br>RESTAURANT 78,152 SF | | | |
| OFFICE | | | 411,113 SF | | | |
| RESIDENTIAL | | FOR RENT | 1,635,118 SF | 1,761,673 SF | 1466 | 1,589 UNITS |
| | | FOR SALE | 126,555 SF | | 123 | |
| TOTAL GROSS BUILDING AREA | | | | 2,318,534 SF | | |
| TOTAL SITE AREA (PRE-DEDICATION) | | | | 333,602 SF | | |
| OVERALL FAR (PRE-DEDICATION) | | | | 6.95 | | |
| TOTAL SITE AREA (POST-DEDICATION) | | | | 328,702 SF | | |
| OVERALL FAR (POST-DEDICATION) | | | | 7.05 | | |
| VEHICULAR PARKING | LAMC REQUIRED | | | 2,593 STALLS | | |
| | PROVIDED | | | 2,426 STALLS | | |
| BICYCLE PARKING | REQUIRED | SHORT TERM | 163 | 792 SPACES | | |
| | | LONG TERM | 629 | | | |
| | PROVIDED | SHORT TERM | 163 | 792 SPACES | | |
| | | LONG TERM | 629 | | | |

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

0 25 50 100
SCALE 1"=50'

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# BUILDING 1

## PROGRAM

| LEVEL | GROSS AREA | | |
|---|---|---|---|
| | RETAIL | RESTAURANT | SUBTOTAL |
| P1 | 3,789 SF | 3,789 SF | 7,578 SF |
| 1 | 4,455 SF | 4,455 SF | 8,910 SF |
| 2 | 4,455 SF | 4,455 SF | 8,910 SF |
| 3 | 4,455 SF | 4,455 SF | 8,910 SF |
| 4 | 4,455 SF | 4,455 SF | 8,910 SF |
| 5 | 4,455 SF | 4,455 SF | 8,910 SF |
| 6 | 4,455 SF | 4,455 SF | 8,910 SF |
| SUBTOTAL | 30,519 SF | 30,519 SF | |

| | |
|---|---|
| TOTAL BUILDING SF | 61,038 SF |



# BUILDING 2

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RESIDENTIAL | RETAIL | RESTAURANT | SUBTOTAL |
| P4-P1 | 245 SF | 245 SF | | 1,225 SF |
| 1 | 3,980 SF | 6,102 SF | 6,347 SF | 16,429 SF |
| 2-6 (5 FLOORS) | 235 SF | | | 1,175 SF |
| 7-30 (24 FLOORS) | 16,420 SF | | | 394,087 SF |
| SUBTOTAL | 400,222 SF | 6,347 SF | 6,347 SF | |

| | |
|---|---|
| TOTAL BUILDING SF | 412,916 SF |

## RESIDENTIAL UNIT MIX (FOR RENT)

| LEVEL | STUDIO | 1BD | 2BD | # UNITS PER LEVEL |
|---|---|---|---|---|
| 7 (1 FLOOR) | 3 | 8 | 2 | 13 |
| 8-30 (23 FLOORS) | 4 | 8 | 2 | 14 |
| SUBTOTAL | 95 | 192 | 48 | |
| AVG. UNIT SIZE | 504 SF | 762 SF | 966 SF | |
| RATIO | 28% | 57% | 14% | |

| | |
|---|---|
| TOTAL # OF UNITS | 335 UNITS |

## CODE-REQUIRED OPEN SPACE

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF / UNIT | RQ'D OPEN SPACE |
| STUDIO (<3 HABITABLE ROOMS) | 95 | 100 SF | 9,500 SF |
| 1 BD (<3 HABITABLE ROOMS) | 192 | 100 SF | 19,200 SF |
| 2 BD (=3 HABITABLE ROOMS) | 48 | 125 SF | 6,000 SF |

| | |
|---|---|
| TOTAL REQUIRED CODE-REQUIRED OPEN SPACE | 34,700 SF |

| | |
|---|---|
| TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS) | 84 |



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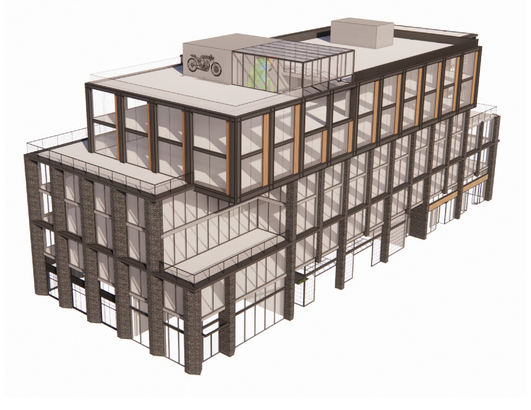
# BUILDING 3

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RETAIL | RESTAURANT | OFFICE | SUBTOTAL |
| P3-P2 | | | 180 SF | 360 SF |
| P1 | 150 SF | | 180 SF | 330 SF |
| 1 | 8,611 SF | 6,530 SF | 1,838 SF | 16,979 SF |
| 2 | | | 16,441 SF | 16,441 SF |
| 3 | | | 16,723 SF | 16,723 SF |
| 4 | | | 15,646 SF | 15,646 SF |
| 5 | | | 14,374 SF | 14,374 SF |
| 6 | | | 15,472 SF | 15,472 SF |
| 7 | | | 1,000 SF | 1,000 SF |
| SUBTOTAL | 8,761 SF | 6,530 SF | 81,854 SF | |

| | |
|---|---|
| TOTAL BUILDING SF | **97,145 SF** |

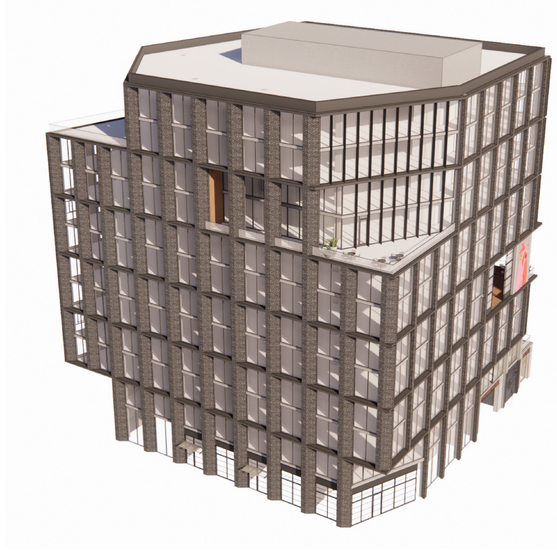


# BUILDING 4

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RETAIL | RESTAURANT | OFFICE | SUBTOTAL |
| P3-P1 | | | 300 SF | 900 SF |
| 1 | 2,246 SF | 5,475 SF | 8,081 SF | 15,802 SF |
| 2 | | | 15,460 SF | 15,460 SF |
| 3 | | | 16,430 SF | 16,430 SF |
| 4 | | | 16,077 SF | 16,077 SF |
| 5 | | | 16,282 SF | 16,282 SF |
| 6 | | | 16,105 SF | 16,105 SF |
| 7 | | | 16,566 SF | 16,566 SF |
| 8 | | | 16,566 SF | 16,566 SF |
| 9 | | | 15,820 SF | 15,820 SF |
| 10 | | | 15,415 SF | 15,415 SF |
| 11-12 (2 FLOORS) | | | 15,230 SF | 30,460 SF |
| SUBTOTAL | 2,246 SF | 5,475 SF | 184,162 SF | |

| | |
|---|---|
| **TOTAL BUILDING SF** | **191,883 SF** |



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# BUILDING 5

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RESIDENTIAL | RETAIL | RESTAURANT | SUBTOTAL |
| P3-P1 | 200 SF | | | 600 SF |
| 1 | 5,040 SF | 2,276 SF | 9,083 SF | 16,399 SF |
| 2 | 5,988 SF | | | 5,988 SF |
| 3-10 (8 FLOORS) | 15,652 SF | | | 125,216 SF |
| 11-27 (17 FLOORS) | 15,869 SF | | | 269,773 SF |
| 28 | 600 SF | | | 600 SF |
| SUBTOTAL | 407,217 SF | 2,276 SF | 9,083 SF | |

| | |
|---|---|
| TOTAL BUILDING SF | **418,576 SF** |

## RESIDENTIAL UNIT MIX (FOR RENT)

| LEVEL | STUDIO | 1BD | 2BD | # UNITS PER LEVEL |
|---|---|---|---|---|
| 3-10 (8 FLOORS) | 8 | 5 | 4 | 17 |
| 11-27 (17 FLOORS) | 7 | 6 | 4 | 17 |
| SUBTOTAL | 183 | 142 | 100 | |
| AVG. UNIT SIZE | 507 SF | 848 SF | 1,037 SF | |
| RATIO | 43% | 33% | 24% | |

| | |
|---|---|
| TOTAL # OF UNITS | **425 UNITS** |

## CODE-REQUIRED OPEN SPACE

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF / UNIT | RQ'D OPEN SPACE |
| STUDIO (<3 HABITABLE ROOMS) | 183 | 100 SF | 18,300 SF |
| 1 BD (<3 HABITABLE ROOMS) | 142 | 100 SF | 14,200 SF |
| 2 BD (=3 HABITABLE ROOMS) | 100 | 125 SF | 12,500 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **45,000 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **107** |



# BUILDING 6

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RESIDENTIAL | RETAIL | RESTAURANT | SUBTOTAL |
| P3-P2 | 200 SF | | | 400 SF |
| P1 | 200 SF | 200 SF | | 400 SF |
| 1 | 15,674 SF | 6,207 SF | 9,160 SF | 31,041 SF |
| 2-5 (4 FLOORS) | 30,817 SF | | | 123,268 SF |
| 6 | 22,674 SF | | | 22,674 SF |
| 7-8 (2 FLOORS) | 22,351 SF | | | 44,702 SF |
| 9 | 13,147 SF | | | 13,147 SF |
| 10-25 (16 FLOORS) | 11,325 SF | | | 181,200 SF |
| 26 | 11,136 SF | | | 11,136 SF |
| SUBTOTAL | 412,401 SF | 6,407 SF | 9,160 SF | |

| | |
|---|---|
| **TOTAL BUILDING SF** | **427,968 SF** |

## RESIDENTIAL UNIT MIX (FOR RENT)

| LEVEL | 1BD | 2BD | 3BD | # UNITS PER LEVEL |
|---|---|---|---|---|
| 2-5 (4 FLOORS) | 12 | 5 | 4 | 21 |
| 6-7 (2 FLOORS) | 9 | 3 | 3 | 15 |
| 8 | 9 | 4 | 3 | 16 |
| 9-10 (2 FLOORS) | 4 | 1 | 1 | 6 |
| 11-24 (14 FLOORS) | 4 | 1 | 2 | 7 |
| 25-26 (2 FLOORS) | 3 | 1 | 1 | 5 |
| SUBTOTAL | 145 | 48 | 57 | |
| AVG. UNIT SIZE | 840 SF | 1,334 SF | 2,115 SF | |
| RATIO | 58% | 19% | 23% | |

| | |
|---|---|
| **TOTAL # OF UNITS** | **250 UNITS** |

## CODE-REQUIRED OPEN SPACE

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF / UNIT | RQ'D OPEN SPACE |
| 1 BD (<3 HABITABLE ROOMS) | 145 | 100 SF | 14,500 SF |
| 2 BD (=3 HABITABLE ROOMS) | 48 | 125 SF | 6,000 SF |
| 3 BD (>3 HABITABLE ROOMS) | 57 | 175 SF | 9,975 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **30,475 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **63** |



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# BUILDING 7

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RESIDENTIAL | RETAIL | RESTAURANT | SUBTOTAL |
| P3-P2 | 200 SF | | | 400 SF |
| P1 | 200 SF | 100 SF | | 300 SF |
| 1 | 5,472 SF | 6,079 SF | 6,178 SF | 17,729 SF |
| 2 | 17,594 SF | | | 17,594 SF |
| 3-8 (6 FLOORS) | 15,189 SF | | | 91,134 SF |
| 9 | 7,653 SF | | | 7,653 SF |
| 10 | 4,102 SF | | | 4,102 SF |
| SUBTOTAL | 126,555 SF | 6,179 SF | 6,178 SF | |

| | |
|---|---|
| **TOTAL BUILDING SF** | **138,912 SF** |

## RESIDENTIAL UNIT MIX (FOR SALE)

| LEVEL | LIVE/WORK | STUDIO | 1BD | 2BD | # UNITS PER LEVEL |
|---|---|---|---|---|---|
| 1 | 4 | | | | 4 |
| 2-8 (6 FLOORS) | | 5 | 8 | 3 | 16 |
| 9 | | | 6 | 1 | 7 |
| SUBTOTAL | 4 | 35 | 62 | 22 | |
| AVG. UNIT SIZE | 770 SF | 617 SF | 902 SF | 1,204 SF | |
| RATIO | 3% | 28% | 50% | 18% | |

| | |
|---|---|
| **TOTAL # OF UNITS** | **123 UNITS** |

## CODE-REQUIRED OPEN SPACE

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF/UNIT | RQ'D OPEN SPACE |
| L/W (<3 HABITABLE ROOMS) | 4 | 100 SF | 400 SF |
| STUDIO(<3 HABITABLE ROOMS) | 35 | 100 SF | 3,500 SF |
| 1BD (<3 HABITABLE ROOMS) | 62 | 100 SF | 6,200 SF |
| 2BD (=3 HABITABLE ROOMS) | 22 | 125 SF | 2,750 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **12,850 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **31** |



# BUILDING 8

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RETAIL | RESTAURANT | OFFICE | SUBTOTAL |
| P3-P1 | | | 150 SF | 450 SF |
| 1 | 2,323 SF | 2,322 SF | 8,246 SF | 12,891 SF |
| 2 | | | 12,427 SF | 12,427 SF |
| 3-8 (6 FLOORS) | | | 13,717 SF | 82,302 SF |
| 9-11 (3 FLOORS) | | | 13,724 SF | 41,172 SF |
| 12 | | | 500 SF | 500 SF |
| SUBTOTAL | 2,323 SF | 2,322 SF | 145,097 SF | |

| | |
|---|---|
| **TOTAL BUILDING SF** | **149,742 SF** |



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# BUILDING 9

## PROGRAM

| LEVEL | GROSS AREA | | | |
|---|---|---|---|---|
| | RESIDENTIAL | RETAIL | RESTAURANT | SUBTOTAL |
| P3-P2 | 195 SF | | | 390 SF |
| P1 | 195 SF | 200 SF | | 395 SF |
| 1 | 10,355 SF | 2,338 SF | 2,538 SF | 15,231 SF |
| 5-16 (12 FLOORS) | 12,922 SF | | | 155,064 SF |
| 17-26 (10 FLOORS) | 12,697 SF | | | 126,970 SF |
| 27 | 600 SF | | | 600 SF |
| SUBTOTAL | 293,574 SF | 2,538 SF | 2,538 SF | |

| | |
|---|---|
| **TOTAL BUILDING SF** | **298,650 SF** |

## RESIDENTIAL UNIT MIX (FOR RENT)

| LEVEL | LIVE/WORK | STUDIO | 1BD | 2BD | # UNITS PER LEVEL |
|---|---|---|---|---|---|
| 1 | 4 | | | | 4 |
| 5-16 (12 FLOORS) | | 4 | 8 | 2 | 14 |
| 17-26 (10 FLOORS) | | 4 | 9 | 1 | 14 |
| SUBTOTAL | 4 | 88 | 186 | 34 | |
| AVG. UNIT SIZE | 914 SF | 505 SF | 799 SF | 952 SF | |
| RATIO | 1% | 28% | 60% | 11% | |

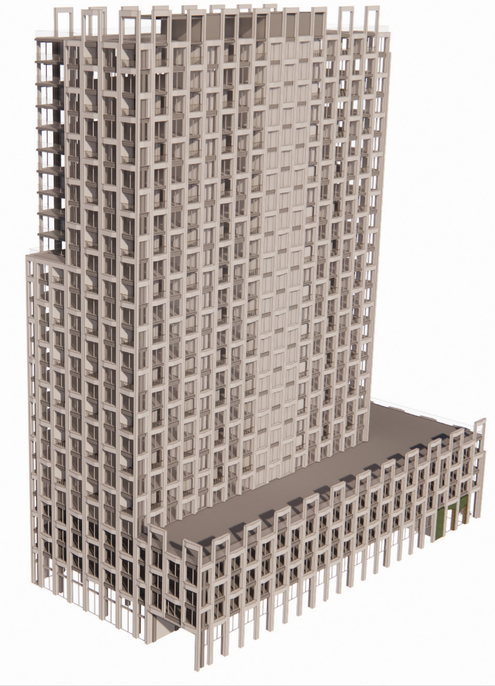
| | |
|---|---|
| **TOTAL # OF UNITS** | **312 UNITS** |

## CODE-REQUIRED OPEN SPACE

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF/UNIT | RQ'D OPEN SPACE |
| L/W (<3 HABITABLE ROOMS) | 4 | 100 SF | 400 SF |
| STUDIO(<3 HABITABLE ROOMS) | 88 | 100 SF | 8,800 SF |
| 1BD (<3 HABITABLE ROOMS) | 186 | 100 SF | 18,600 SF |
| 2BD (=3 HABITABLE ROOMS) | 34 | 125 SF | 4,250 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **32,050 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **78** |



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# BUILDING 10

## PROGRAM

| LEVEL | GROSS AREA | |
|---|---|---|
| | RESIDENTIAL | SUBTOTAL |
| P1 | 190 SF | 190 SF |
| 1 | 2,485 SF | 2,485 SF |
| 2-17 (16 FLOORS) | 7,300 SF | 116,791 SF |
| 18 | 2,238 SF | 2,238 SF |
| SUBTOTAL | 121,704 SF | |

| | |
|---|---|
| **TOTAL BUILDING SF** | **121,704 SF** |

## RESIDENTIAL UNIT MIX (FOR RENT)

| LEVEL | STUDIO | 1BD | 2BD | # UNITS PER LEVEL |
|---|---|---|---|---|
| 2-17 (16 FLOORS) | 3 | 4 | 2 | 9 |
| SUBTOTAL | 48 | 64 | 32 | |
| AVG. UNIT SIZE | 517 SF | 760 SF | 1,065 SF | |
| RATIO | 33% | 44% | 22% | |

| | |
|---|---|
| **TOTAL # OF UNITS** | **144 UNITS** |

## CODE-REQUIRED OPEN SPACE

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF/UNIT | RQ'D OPEN SPACE |
| STUDIO(<3 HABITABLE ROOMS) | 48 | 100 SF | 4,800 SF |
| 1BD (<3 HABITABLE ROOMS) | 64 | 100 SF | 6,400 SF |
| 2BD (=3 HABITABLE ROOMS) | 32 | 125 SF | 4,000 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **15,200 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **36** |



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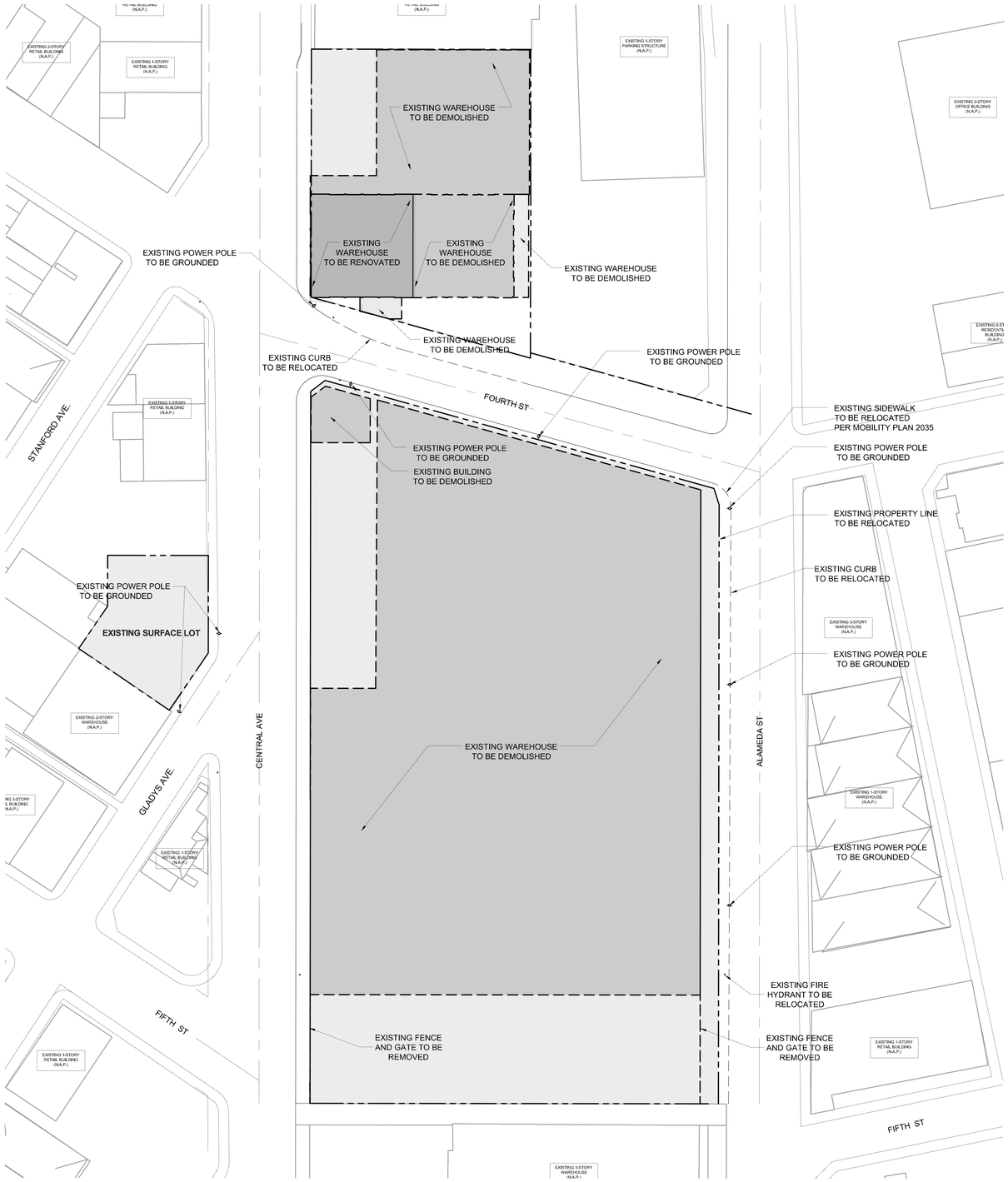





0 25 50 100

SCALE 1"=50'

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DEMO PLAN
FOURTH & CENTRAL
2025




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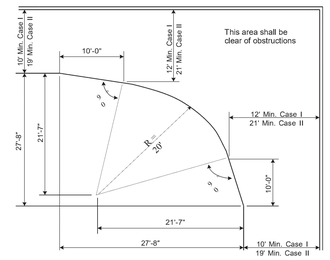
FIGURE 7 - CIRCULATION DRIVEWAYS

**90° Turn**
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL P2 PARKING TABULATION (LEVEL P4-P3 SIM.) | | | | |
|---|---|---|---|---|
| STANDARD | TANDEM | ADA | EVCS | TOTAL |
| 3 | 108 | | | 111 |



RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

NORTH SITE
LEVEL P2 ENLARGED FLOOR PLAN (LEVELS P4-P3 SIM.)

FOURTH & CENTRAL
2025



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CENTRAL AVE

ALAMEDA ST




MATCHLINE

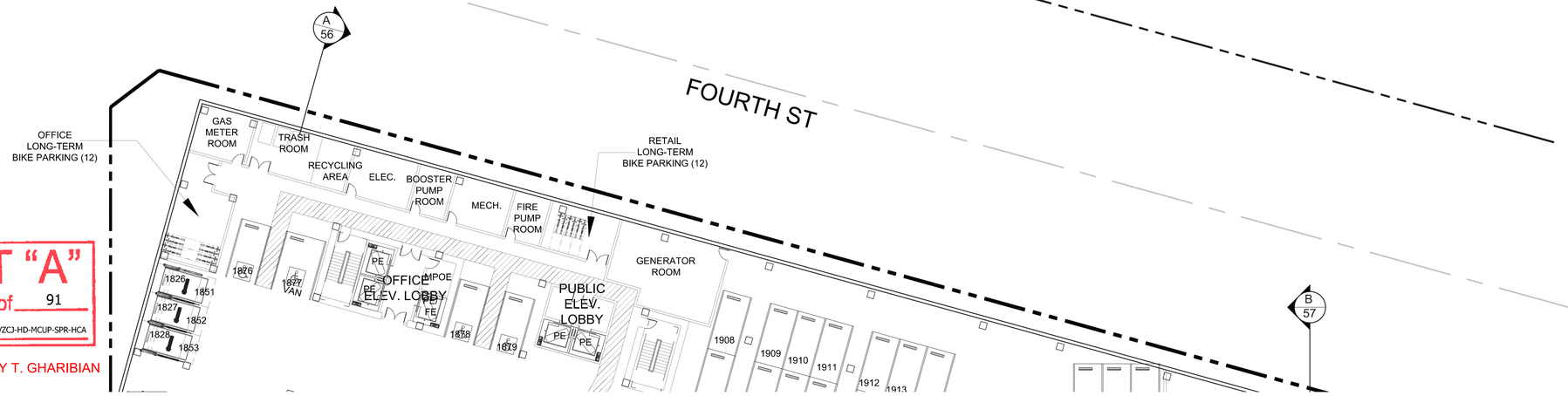


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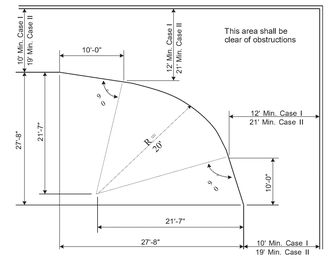
FIGURE 7 - CIRCULATION DRIVEWAYS

**90° Turn**
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL P1 PARKING TABULATION | | | | |
|---|---|---|---|---|
| STANDARD | TANDEM | ADA | EVCS | TOTAL |
| 3 | 86 | 5 | 2 | 96 |




SCALE 1/16" = 1'-0"

NORTH SITE
LEVEL P1 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025



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CENTRAL AVE

AI AMFDA ST

BUILDING OVERHANG ABOVE

A 56

1 59

28'-0"

UP 10% SLOPE MAX. 20% SLOPE MAX. 20% SLOPE 10% SLOPE DN

432 EVCS

433 EVCS

31'-7"

18'-0"

28'-0"

**BUILDING 2**

FE PE PE PE PE

RETAIL / RESTAURANT

RESIDENTIAL LOBBY

RETAIL / RESTAURANT

RESIDENTIAL AMENITY

436 435 434 EVCS

2 59

RESIDENTIAL SHORT-TERM BIKE PARKING (7) (COVERED)

2 60

EXISTING 5-STORY PARKING STRUCTURE (N.A.P.)

RETAIL SHORT-TERM BIKE PARKING (30) (COVERED)

**BUILDING 1**

RETAIL / RESTAURANT

**BUILDING 2**

RETAIL LONG-TERM BIKE PARKING (20)

28'-7"

REPAIR

RETAIL / RESTAURANT

EXISTING SURFACE PARKING LOT (N.A.P.)

1 60

MATCHLINE

A 56

FOURTH ST

6 61

8 61

RETAIL

RETAIL

RETAIL

RETAIL SHORT-TERM BIKE PARKING (7)

OFFICE SHORT-TERM BIKE PARKING (8)

OFFICE LOBBY

PE PE PE/FE PE PE PE PE

RETAIL

PE LOBBY

RESTAURANT

53'-3"

OUTDOOR DINING

11'-10"

14'-0"

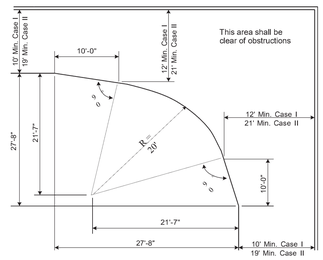
2 62

B 57

**BUILDING 3**

FIGURE 7 - CIRCULATION DRIVEWAYS

**90° Turn**
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL 1 PARKING TABULATION | | | | |
|---|---|---|---|---|
| STANDARD | TANDEM | ADA | EVCS | TOTAL |
| | | 2 | 3 | 5 |



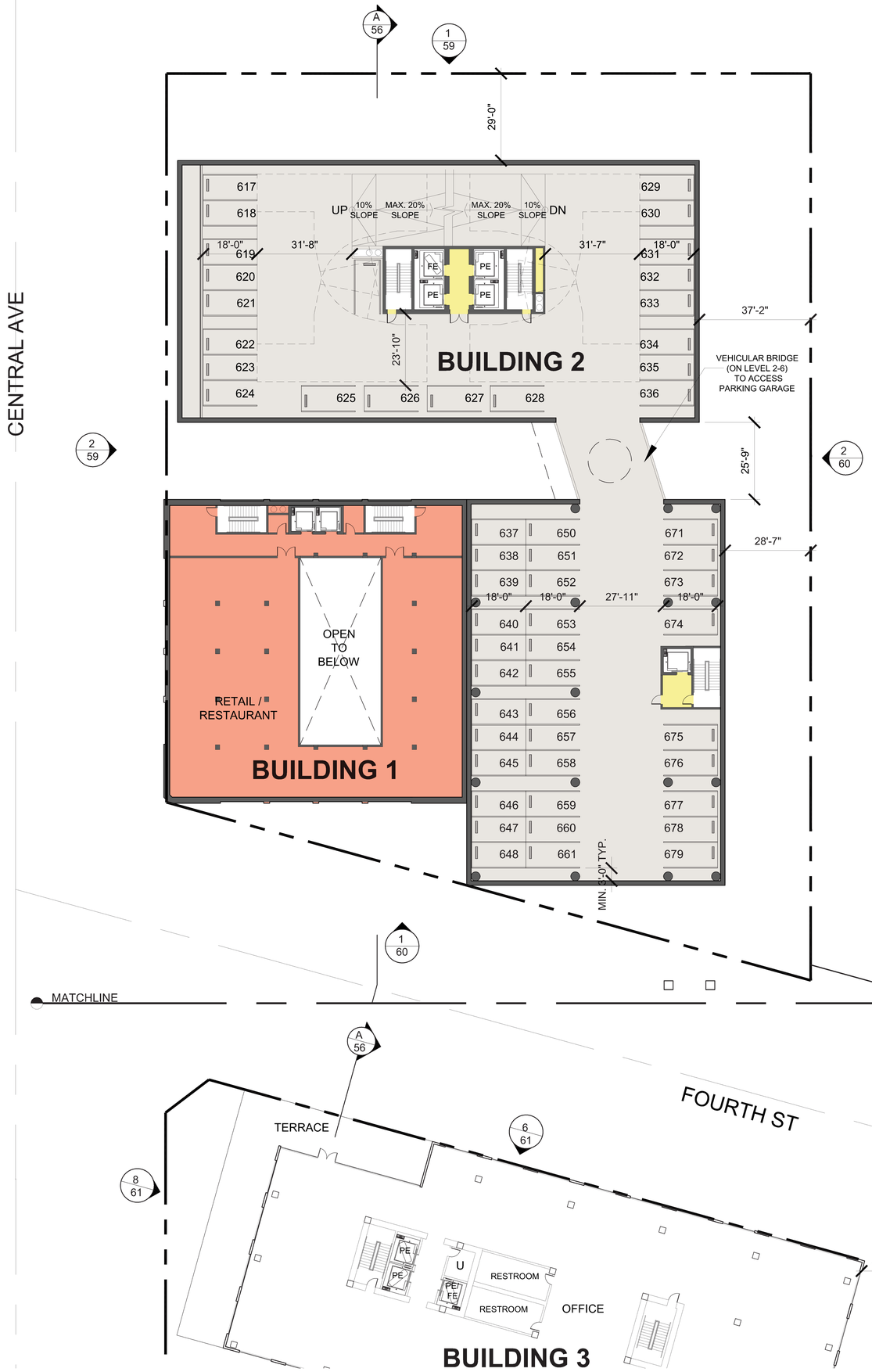
RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

## NORTH SITE
## LEVEL 1 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025

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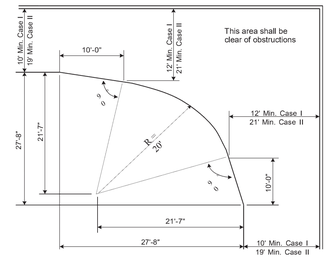
Adjaye Associates

studioneleven

FIGURE 7 - CIRCULATION DRIVEWAYS

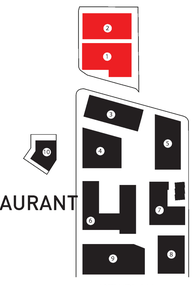
**90° Turn**
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL 5 PARKING TABULATION (LEVEL 2-6 SIM) | | | | |
|---|---|---|---|---|
| STANDARD | TANDEM | ADA | EVCS | TOTAL |
| 30 | 24 | | | 54 |



KEY PLAN

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

0 4 8 16 32
SCALE 1/16" = 1'-0"

NORTH SITE
LEVEL 5 ENLARGED FLOOR PLAN (LEVELS 2-6 SIM.)

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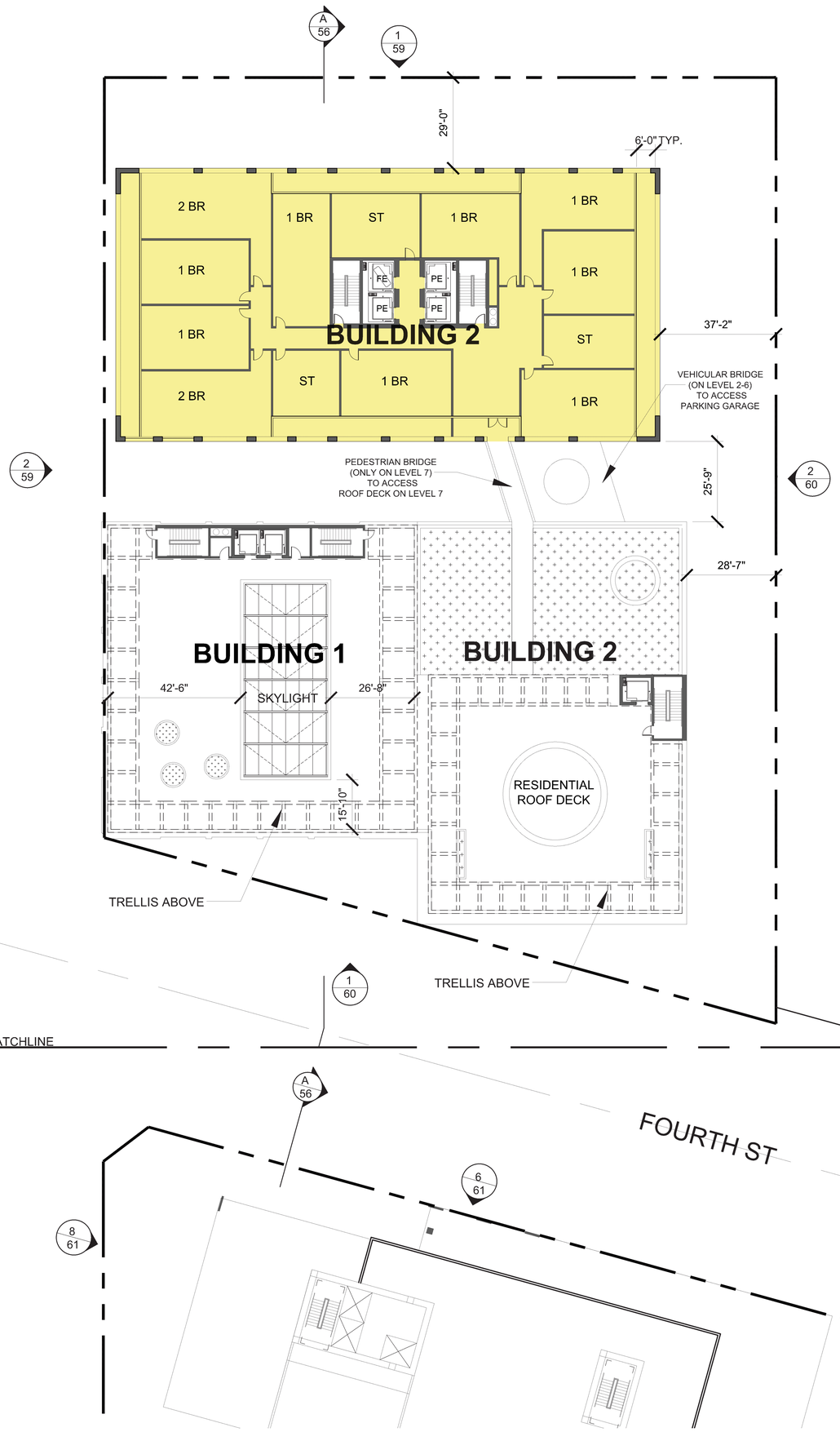
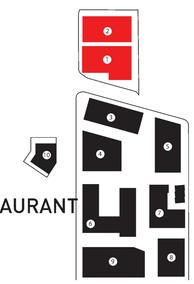



RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING



KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

NORTH SITE
LEVEL 7 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025



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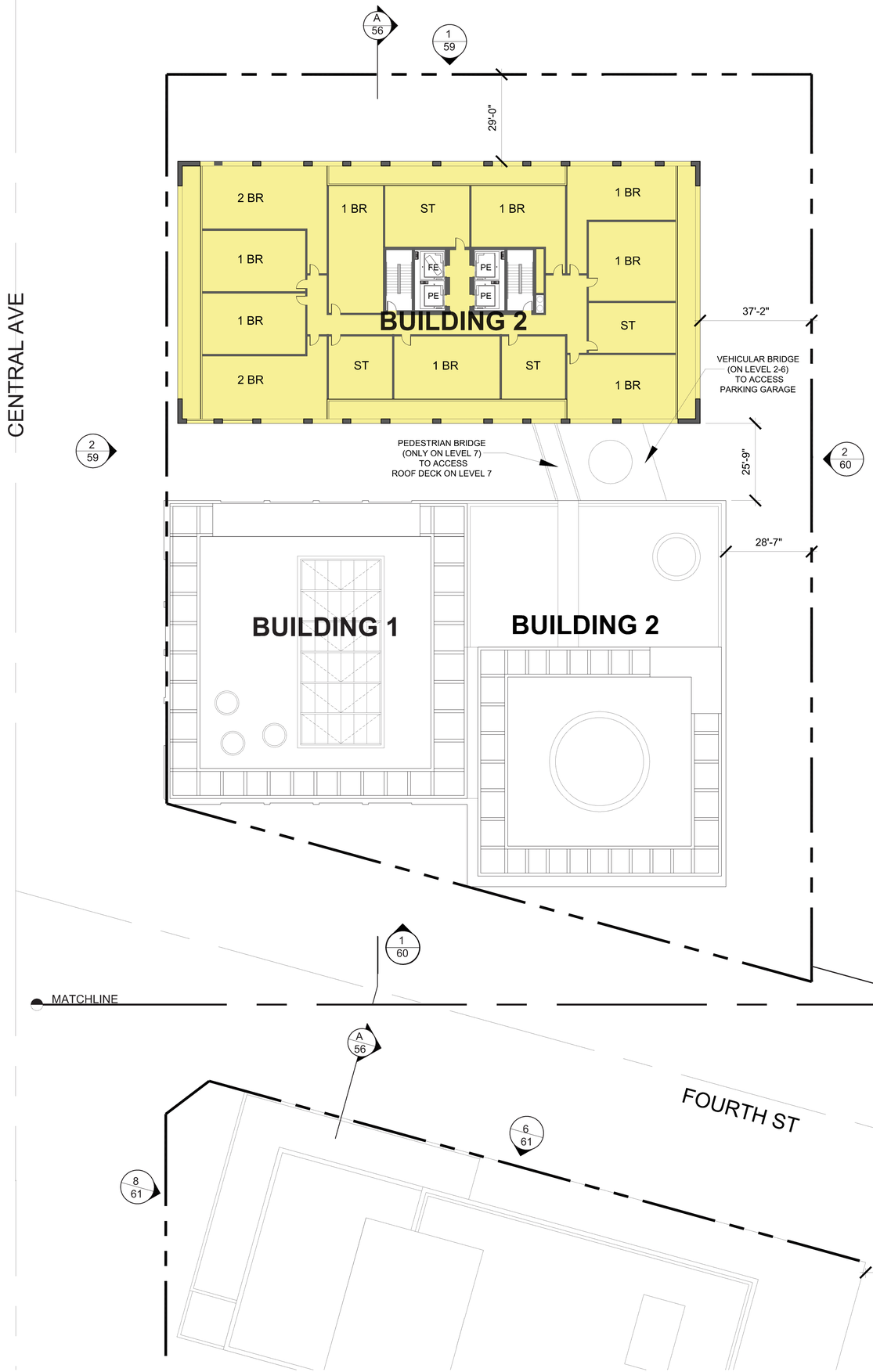
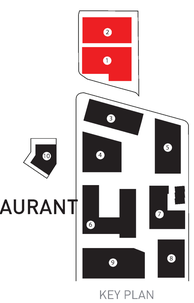



RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING


KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

NORTH SITE
LEVEL 20 ENLARGED FLOOR PLAN (LEVELS 8- 30 SIM.)



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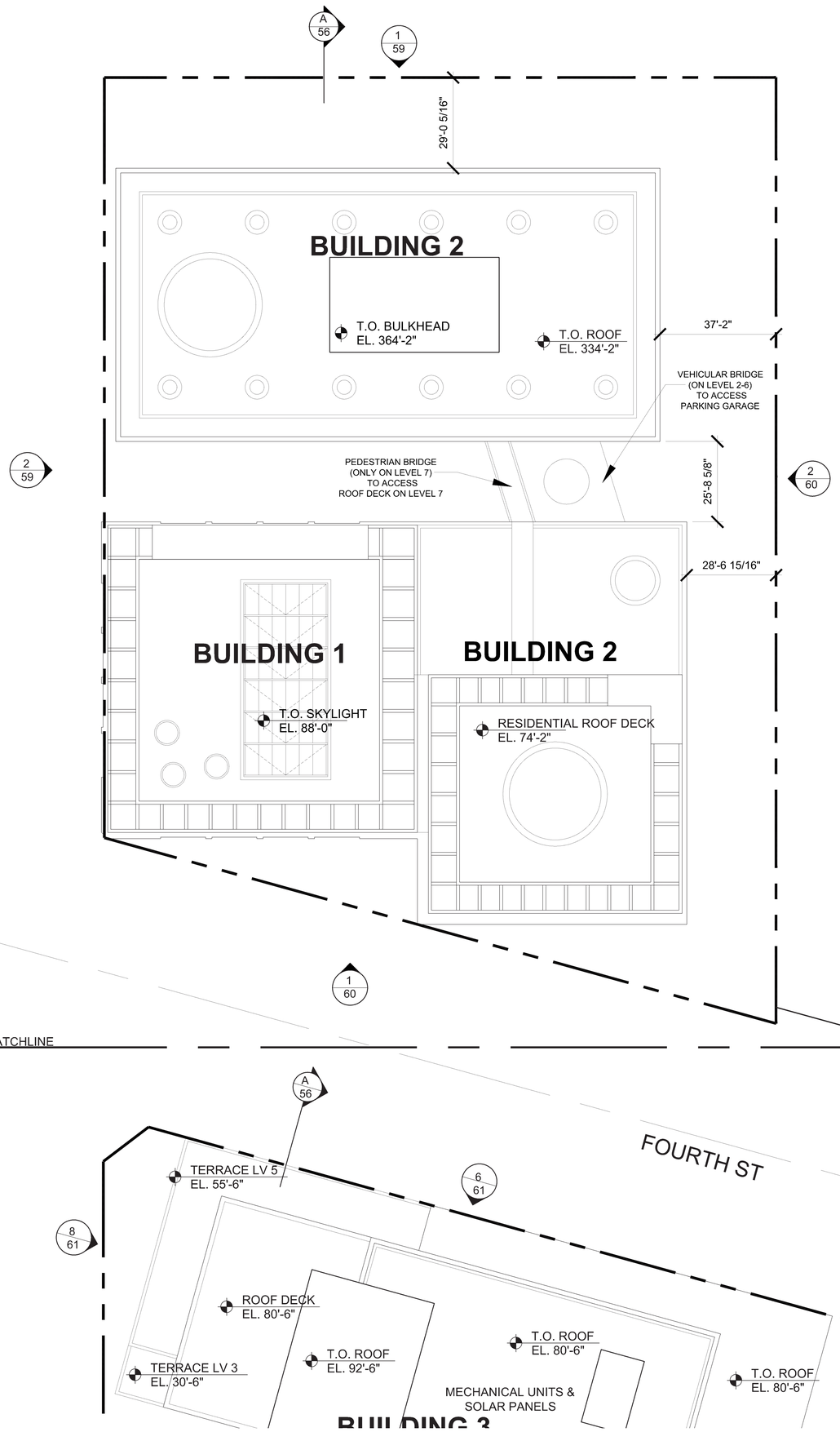
CENTRAL AVE

ALAMEDA ST




RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING



KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

NORTH SITE
ENLARGED ROOF PLAN

FOURTH & CENTRAL
2025

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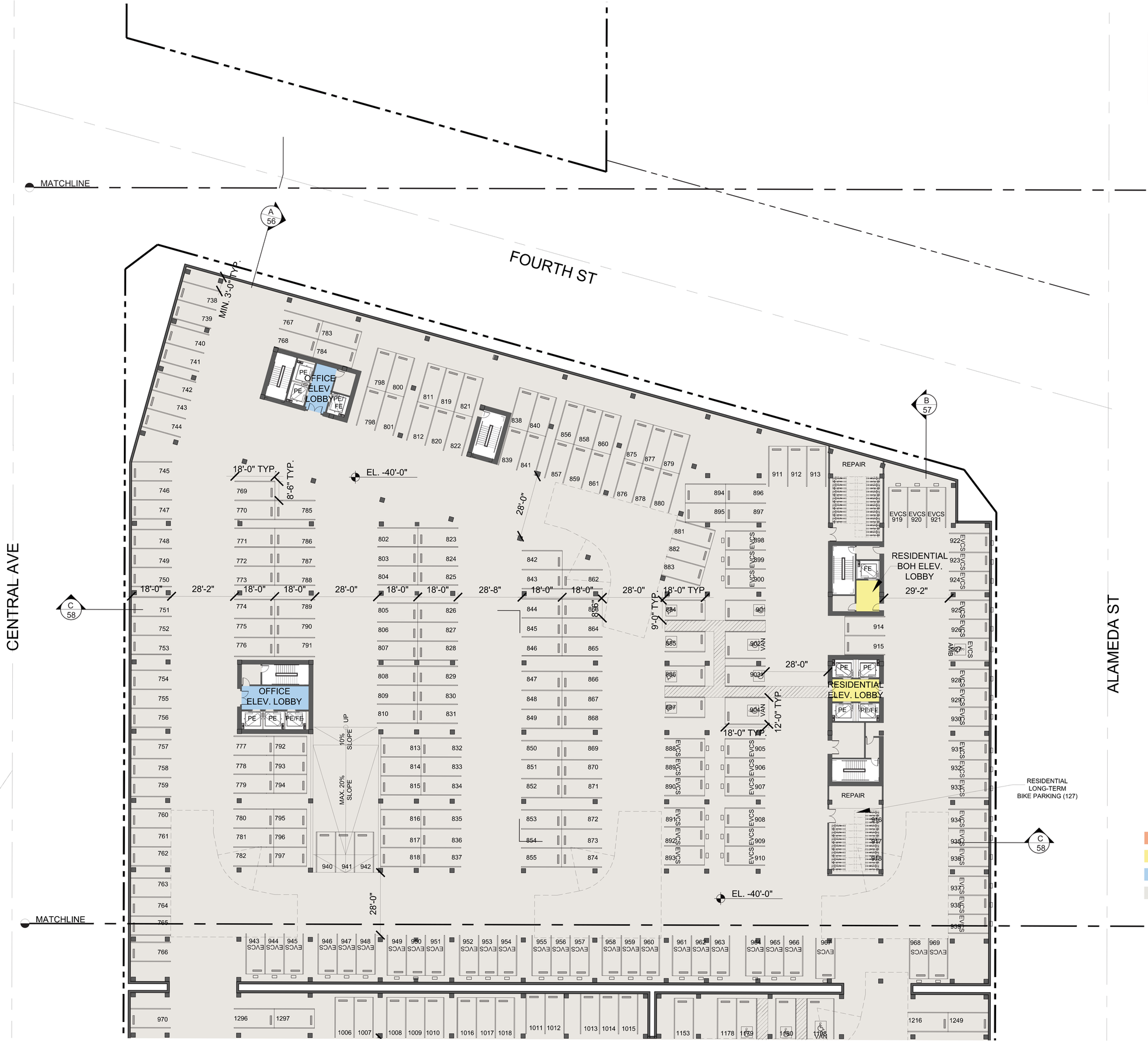
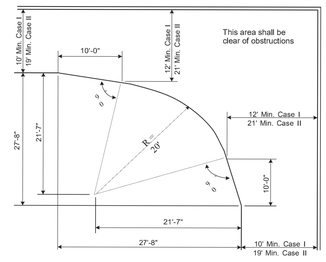



FIGURE 7 - CIRCULATION DRIVEWAYS

**90° Turn**
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL P3 PARKING TABULATION | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 263 | 140 | | 21 | 120 | 544 |

## UPPER SOUTH SITE
## LEVEL P3 ENLARGED FLOOR PLAN




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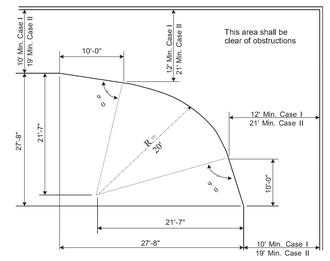
FIGURE 7 - CIRCULATION DRIVEWAYS

90° Turn
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL P3 PARKING TABULATION | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 263 | 140 | | 21 | 120 | 544 |



KEY PLAN

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

0 4 8 16 32
SCALE 1/16" = 1'-0"

# LOWER SOUTH SITE
# LEVEL P3 ENLARGED FLOOR PLAN

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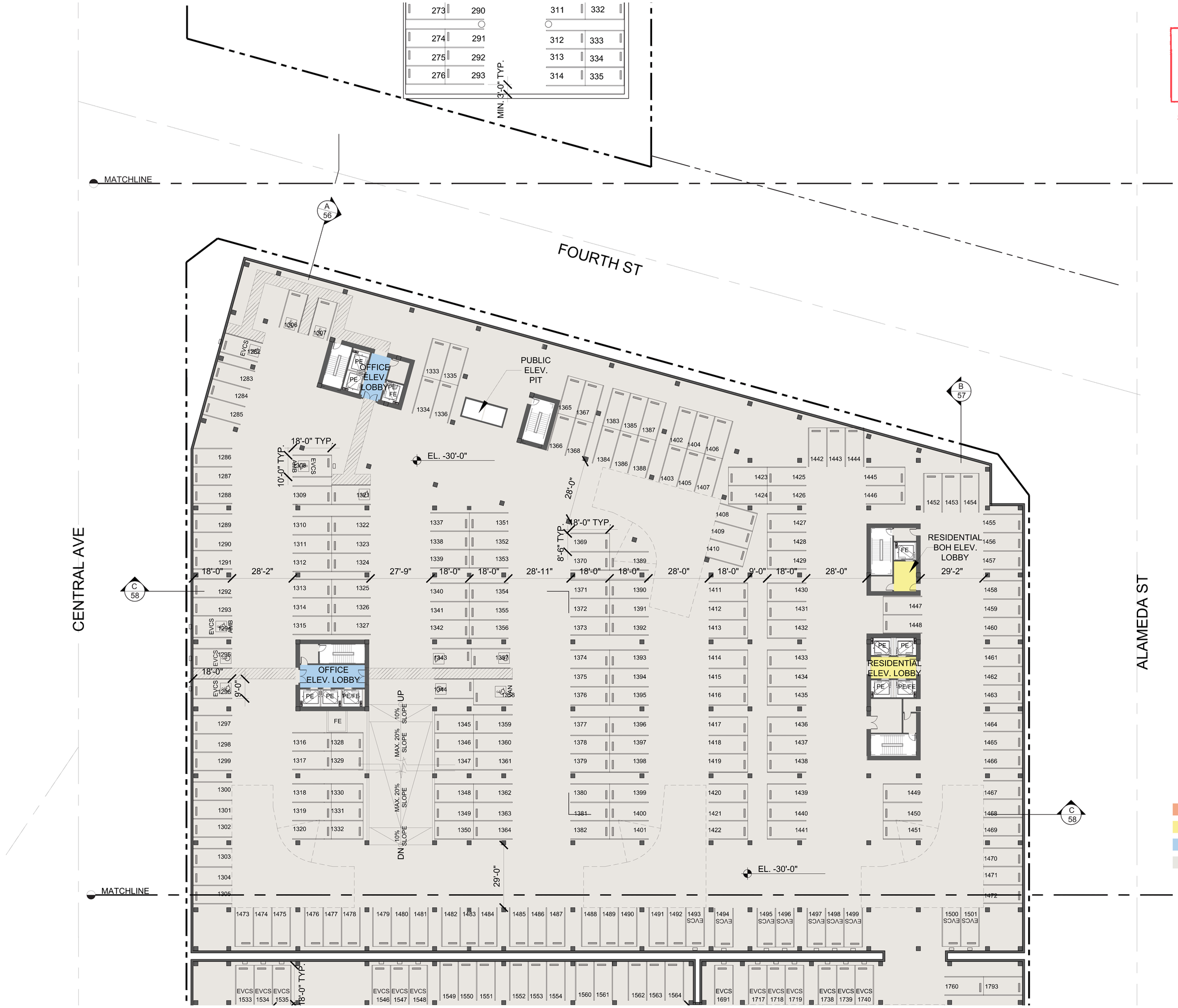
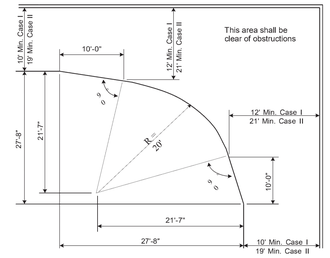



FIGURE 7 - CIRCULATION DRIVEWAYS

90° Turn
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL P2 PARKING TABULATION | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 352 | 154 | | 7 | 31 | 544 |



KEY PLAN

- RETAIL / RESTAURANT
- RESIDENTIAL
- OFFICE
- PARKING

0 4 8 16 32
SCALE 1/16" = 1'-0"

UPPER SOUTH SITE
LEVEL P2 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025



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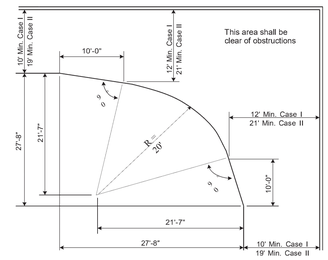
FIGURE 7 - CIRCULATION DRIVEWAYS

**90° Turn**
(No Scale)

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| LEVEL P2 PARKING TABULATION | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 352 | 154 | | 7 | 31 | 544 |




SCALE 1/16" = 1'-0"

## LOWER SOUTH SITE
## LEVEL P2 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025

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MATCHLINE

FOURTH ST

CENTRAL AVE

ALAMEDA ST

A 56

B 57

C 58

OFFICE LONG-TERM BIKE PARKING (12)

OFFICE LONG-TERM BIKE PARKING (32)

RETAIL LONG-TERM BIKE PARKING (12)

GAS METER ROOM

TRASH ROOM

RECYCLING AREA

ELEC.

BOOSTER PUMP ROOM

MECH.

FIRE PUMP ROOM

GENERATOR ROOM

OFFICE ELEV. LOBBY

MPOE

PUBLIC ELEV. LOBBY

EL. -20'-0"

REPAIR

TRANSFORMER ROOM

FIRE PUMP ROOM

BOOSTER PUMP ROOM

OFFICE ELEV. LOBBY

FREIGHT ELEV.

RECYCLING AREA

TRASH ROOM

ELEC.

MPOE

GAS METER ROOM

10% SLOPE UP

MAX. 20% SLOPE

MAX. 20% SLOPE

10% SLOPE DN

18'-0" TYP.

8'-6" TYP.

8'-10" TYP.

28'-0"

29'-6"

18'-0"

28'-0"

18'-0"

18'-0"

27'-0"

18'-0"

18'-0"

28'-0"

18'-0"

9'-0"

18'-0"

28'-0"

29'-2"

29'-0"

GENERATOR ROOM

EVCS 2040 EVCS 2041 EVCS 2042

BOOSTER PUMP ROOM

GAS METER ROOM

RESIDENTIAL BOH ELEV. LOBBY

TRASH ROOM

RECYCLING AREA

FIRE PUMP ROOM

RESIDENTIAL ELEV. LOBBY

ELEC.

MECH.

EL. -20'-0"

EVCS 2099

2337 2338

UTILITY

GENERATOR ROOM

UTILITY

ELEC.

MECH.

BOOSTER PUMP

18'-0" TYP.

EVCS 2221 EVCS 2222 EVCS 2223

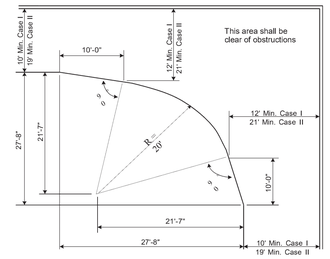
EVCS 2224 EVCS 2225 EVCS 2226

MPOE

FIRE PUMP ROOM

FIGURE 7 - CIRCULATION DRIVEWAYS

90° Turn
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL P1 PARKING TABULATION | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 52 | 98 | 248 | 17 | 81 | 496 |



RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

# UPPER SOUTH SITE
# LEVEL P1 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025

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CENTRAL AVE

ALAMEDA ST

MATCHLINE

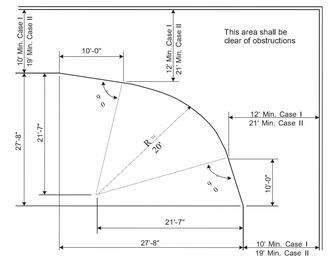
C 58

MPOE
GAS METER ROOM
10% SLOPE DN
29'-0"
MECH.
EL. -20'-0"
UTILITY
GENERATOR ROOM
UTILITY
ELEC.
BOOSTER PUMP ROOM
REPAIR
RESIDENTIAL LONG-TERM BIKE PARKING (76)
FIRE PUMP ROOM
MPOE
GAS METER ROOM
TRASH COMPACTOR
RECYCLING ROOM
TRASH TRUCK LOADING
EL. -20'-0"
29'-0"
28'-0"
8'-0" TYP.
12'-0" TYP.
28'-0"
RESIDENTIAL ELEV. LOBBY
29'-6"
28'-9"
LOADING ZONE 5,060 SF
WB-40 AASHTO 2018 (US)
91'-8"
EL. -20'-0"
8'-6" TYP.
EL. -20'-0"
RESIDENTIAL ELEV. LOBBY
28'-4"
28'-0"
MECH.
ELEC.
FREIGHT ELEV.
RETAIL LONG-TERM BIKE PARKING (12)
PUBLIC ELEV. LOBBY
TRANSFORMER ROOM
MPOE
FIRE PUMP ROOM
27'-0"
EL. -20'-0"
PUBLIC ELEV. LOBBY
28'-0"
RETAIL LONG-TERM BIKE PARKING (11)
ELEC.
GENERATOR ROOM
BOOSTER PUMP ROOM
MECH.
RESIDENTIAL ELEV. LOBBY
RECYCLING AREA
TRASH ROOM
MPOE
GAS METER ROOM
FREIGHT ELEV.
FIRE PUMP ROOM
28'-0" DN
10% SLOPE
MAX. 20% SLOPE
MAX. 15% SLOPE
7.5% SLOPE UP
EL. -16'-0"
MIN. 3'-0" TYP.
18'-0" TYP.
10'-0" TYP.
OFFICE ELEV. LOBBY
RECYCLING AREA
TRASH ROOM
GAS METER ROOM
FIRE PUMP ROOM
BOOSTER PUMP ROOM
ELEC.
MECH.
EL. -20'-0"
28'-0"
MIN. 3'-0" TYP.
OFFICE LONG-TERM BIKE PARKING (36)
REPAIR
MPOE
FIRE PUMP ROOM
BOOSTER PUMP ROOM
ELEC.
MECH.

A 56
B 57

FIGURE 7 - CIRCULATION DRIVEWAYS

90° Turn
(No Scale)

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| LEVEL P1 PARKING TABULATION | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 52 | 98 | 248 | 17 | 81 | 496 |



- RETAIL / RESTAURANT
- RESIDENTIAL
- OFFICE
- PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

## LOWER SOUTH SITE
## LEVEL P1 ENLARGED FLOOR PLAN




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RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING



KEY PLAN

SCALE 1/16" = 1'-0"

UPPER SOUTH SITE
LEVEL 1 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025

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CENTRAL AVE

ALAMEDA ST

MATCHLINE

EXISTING STREET PARKING TO REMAIN

BUILDING OVERHANG ABOVE

PARKING GARAGE ACCESS

NEW PASEO

CURBSIDE DROP OFF ZONE

LOT 3 PARCEL LINE

LOT 4 PARCEL LINE

RETAIL SHORT-TERM BIKE PARKING (8)

CENTRAL PLAZA

FASHION PLAZA

POCKET PARK

BUILDING 6

RESIDENTIAL LOBBY / AMENITY

FCC

U

RETAIL / RESTAURANT

RESIDENTIAL SHORT-TERM BIKE PARKING (8)

RESIDENTIAL LONG-TERM BIKE PARKING (8)

RETAIL

RESIDENTIAL LOBBY / AMENITY

COMMON OUTDOOR SPACE

LIVE / WORK

RETAIL SHORT-TERM BIKE PARKING (6)

RESIDENTIAL SHORT-TERM BIKE PARKING (4)

BUILDING 7

TRASH ROOM

LOBBY

RETAIL SHORT-TERM BIKE PARKING (3)

RESIDENTIAL SHORT-TERM BIKE PARKING (10)

RETAIL SHORT-TERM BIKE PARKING (2)

BUILDING 9

PARKING ACCESS

UP 10% SLOPE

MAX. 20% SLOPE

10% SLOPE

PE LOBBY

SERVICE ACCESS

DN 7.5% SLOPE

MAX. 15% SLOPE

BUILDING 8

OFFICE LOBBY

RESTROOM

OFFICE

OFFICE SHORT-TERM BIKE PARKING (14)

RETAIL / RESTAURANT

RESIDENTIAL

OFFICE

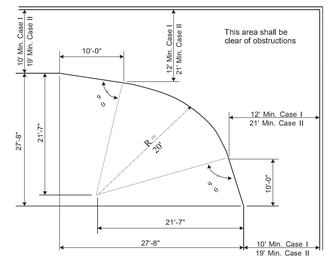
PARKING

KEY PLAN

SCALE 1/16" = 1'-0"

FIGURE 7 - CIRCULATION DRIVEWAYS

90° Turn
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

## LOWER SOUTH SITE
## LEVEL 1 ENLARGED FLOOR PLAN

FOURTH & CENTRAL
2025

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1/60
MATCHLINE
A/56
FOURTH ST
6/61
8/61
PE
PE
U
RESTROOM
PE/FE
RESTROOM
OFFICE
BUILDING 3
53'-3"
7/61
5/61
2/61
41'-0"
2/62
B/57
RESIDENTIAL AMENITY
FE
T
BUILDING OVERHANG ABOVE
CENTRAL AVE
C/58
OFFICE
BUILDING 4
PE
PE
PE/FE
U
RESTROOM
RESTROOM
U
OFFICE TERRACE
4/61
3/61
BUILDING 5
4/62
PE
PE
PE
PE/FE
SHED ROOF
3/62
ALAMEDA ST
C/58
1/61
1/62
MATCHLINE
52'-0"
1/64
LOT 3 PARCEL LINE
LOT 4 PARCEL LINE
52'-0"
2/65
1BR
52'-0"
2 BR
2 BR
LIVE / WORK

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

UPPER SOUTH SITE
LEVEL 2 ENLARGED FLOOR PLAN (LEVELS 3 & 4 SIM.)

EXHIBIT "A"
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CENTRAL AVE

ALAMEDA ST

MATCHLINE

LOT 3 PARCEL LINE
LOT 4 PARCEL LINE

52'-0"

40'-0"

55'-5"

BUILDING OVERHANG ABOVE

**BUILDING 6**

**BUILDING 7**

**BUILDING 8**

**BUILDING 9**

OFFICE

STORAGE

RESTROOM

UTILITY

DN

UP

MAX. 20% SLOPE

MAX. 20% SLOPE

18'-0" TYP.

8'-6" TYP.

22'-4"

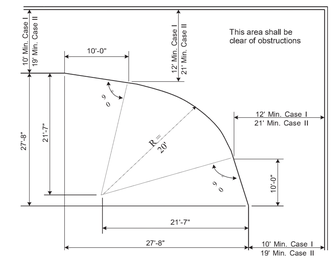
28'-4"

28'-0"

28'-0"

FIGURE 7 - CIRCULATION DRIVEWAYS

90° Turn
(No Scale)




**Case I** - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

**Case II** - Two-way traffic and more than 25 cars go around the turn.

| LEVEL 2 PARKING TABULATION (LEVEL 3-4 SIM.) | | | | | |
|---|---|---|---|---|---|
| STANDARD | TANDEM | STACKER | ADA | EVCS | TOTAL |
| 43 | | | | | 43 |



KEY PLAN

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

0 4 8 16 32
SCALE 1/16" = 1'-0"

## LOWER SOUTH SITE
## LEVEL 2 ENLARGED FLOOR PLAN (LEVELS 3 & 4 SIM.)

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BUILDING 1

645 658 676
646 659 677
647 660 678
648 661 679

MIN. 3'-0" TYP.

1/60

MATCHLINE

A/56

FOURTH ST

TERRACE

6/61

8/61

PE
PE
U
RESTROOM
PE/FE
RESTROOM
OFFICE

BUILDING 3
(LEVELS 5-6 SIM.)

47'-8"

2/62

B/57

7/61

1BR
1BR
2BR
S
1BR
FE
T
S
U
S
S
S
PE
PE
2BR
BUILDING 5
PE
PE/FE
S
MECH.
1BR
S
2BR
1BR
2BR

3/62

C/58

5/61

2/61

41'-0"

CENTRAL AVE

C/58

OFFICE

BUILDING 4

4/61

PE
PE
PE/FE
U
RESTROOM
RESTROOM
U

3/61

4/62

1/61

1/62

MATCHLINE

52'-0"

1/64

2/65

LOT 3 PARCEL LINE
LOT 4 PARCEL LINE

52'-0"

1BR

2 BR
2 BR

ALAMEDA ST

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

UPPER SOUTH SITE
LEVEL 5 ENLARGED FLOOR PLAN (LEVELS 6 - 8 SIM.)

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LOWER SOUTH SITE
LEVEL 5 ENLARGED FLOOR PLAN (LEVELS 6 - 8 SIM.)

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1/60
MATCHLINE
A/56
FOURTH ST
6/61
8/61
46'-8"
BUILDING 3
7/61
2/62
B/57
1BR
1BR
2BR
S
1BR
FE
T
U
S
S
S
S
S
S
S
S
S
S
S
S
5/61
2/61
41'-0"
CENTRAL AVE
C/58
BUILDING 4
(LEVELS 10-12 SIM.)
OFFICE
PE
PE
PE/FE
U
RESTROOM
RESTROOM
U
TERRACE
4/61
3/61
4/62
BUILDING 5
2BR
PE
PE
PE
PE/FE
MECH.
1BR
2BR
1BR
2BR
3/62
C/58
ALAMEDA ST
1/61
1/62
MATCHLINE
52'-0"
1/64
LOT 3 PARCEL LINE
LOT 4 PARCEL LINE
50'-0"
2/65
1BR

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

UPPER SOUTH SITE
LEVEL 9 ENLARGED FLOOR PLAN (LEVELS 10-19 SIM.)

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CENTRAL AVE

ALAMEDA ST

TERRACE

MATCHLINE

LOT 3 PARCEL LINE
LOT 4 PARCEL LINE

52'-0"

50'-0"

2BR
1BR
2BR

3BR
1BR
2BR
1BR
1BR
1BR
1BR
COMMUNITY ROOM
PE
PE
PE/FE
COMMUNITY ROOM

**BUILDING 6**

2 BR
1 BR
1 BR
1 BR
1 BR
1 BR
1 BR
1 BR
1 BR
PE
PE
COMMUNITY ROOM
U
T

**BUILDING 7**
**(LEVEL 10 SIM.)**

ROOFTOP DECK

RESIDENTIAL ROOF DECK
EL. 104'-0"

55'-11"

40'-0"

55'-5"

6'-0"

2 BR
1 BR
1 BR
1 BR
1 BR
1 BR
1 BR
S
1 BR
S
1 BR
S
2 BR
U
M
T
PE
PE
PE/FE
S

**BUILDING 9**

100'-8"

OFFICE
PE
PE
PE/FE
U
RESTROOM
RESTROOM

**BUILDING 8**
**(LEVELS 10-12 SIM.)**

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

LOWER SOUTH SITE
LEVEL 9 ENLARGED FLOOR PLAN (LEVELS 10-19 SIM.)

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MATCHLINE

FOURTH ST

CENTRAL AVE

ALAMEDA ST

BUILDING 4

BUILDING 5

42'-8"

41'-0"

52'-0"

46'-0"

LOT 3 PARCEL LINE
LOT 4 PARCEL LINE

1BR
2BR
S
FE
T
U
PE
PE/FE
MECH.

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

SCALE 1/16" = 1'-0"

UPPER SOUTH SITE
LEVEL 20 ENLARGED FLOOR PLAN (LEVELS 21-27 SIM.)

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RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

LOWER SOUTH SITE
LEVEL 20 ENLARGED FLOOR PLAN (LEVELS 21-27 SIM.)

EXHIBIT "A"
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MATCHLINE

FOURTH ST

CENTRAL AVE

ALAMEDA ST

TERRACE LV 5
EL. 55'-6"

ROOF DECK
EL. 80'-6"

T.O. ROOF
EL. 92'-6"

TERRACE LV 3
EL. 30'-6"

T.O. ROOF
EL. 80'-6"

MECHANICAL UNITS &
SOLAR PANELS

**BUILDING 3**

T.O. ROOF
EL. 80'-6"

TERRACE LV 4
EL. 43'-0"

TERRACE LV 11
EL. 130'-6"

T.O. ROOF
EL. 155'-6"

**BUILDING 4**

MECHANICAL UNITS &
SOLAR PANELS

MECHANICAL UNITS &
SOLAR PANELS

TERRACE LV2
EL. 18'-0"

T.O. BULKHEAD
EL. 167'-6"

TERRACE LV2
EL. 105'-6"

ROOF DECK
EL. 280'-0"

CANOPY
ABOVE

T.O. BULKHEAD
EL. 292'-0"

MECHANICAL UNITS &
SOLAR PANELS

**BUILDING 5**

LOT 3 PARCEL LINE
LOT 4 PARCEL LINE

RESIDENTIAL ROOF DECK
EL. 296'-0"

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

## UPPER SOUTH SITE
## ENLARGED ROOF PLAN

FOURTH & CENTRAL
2025

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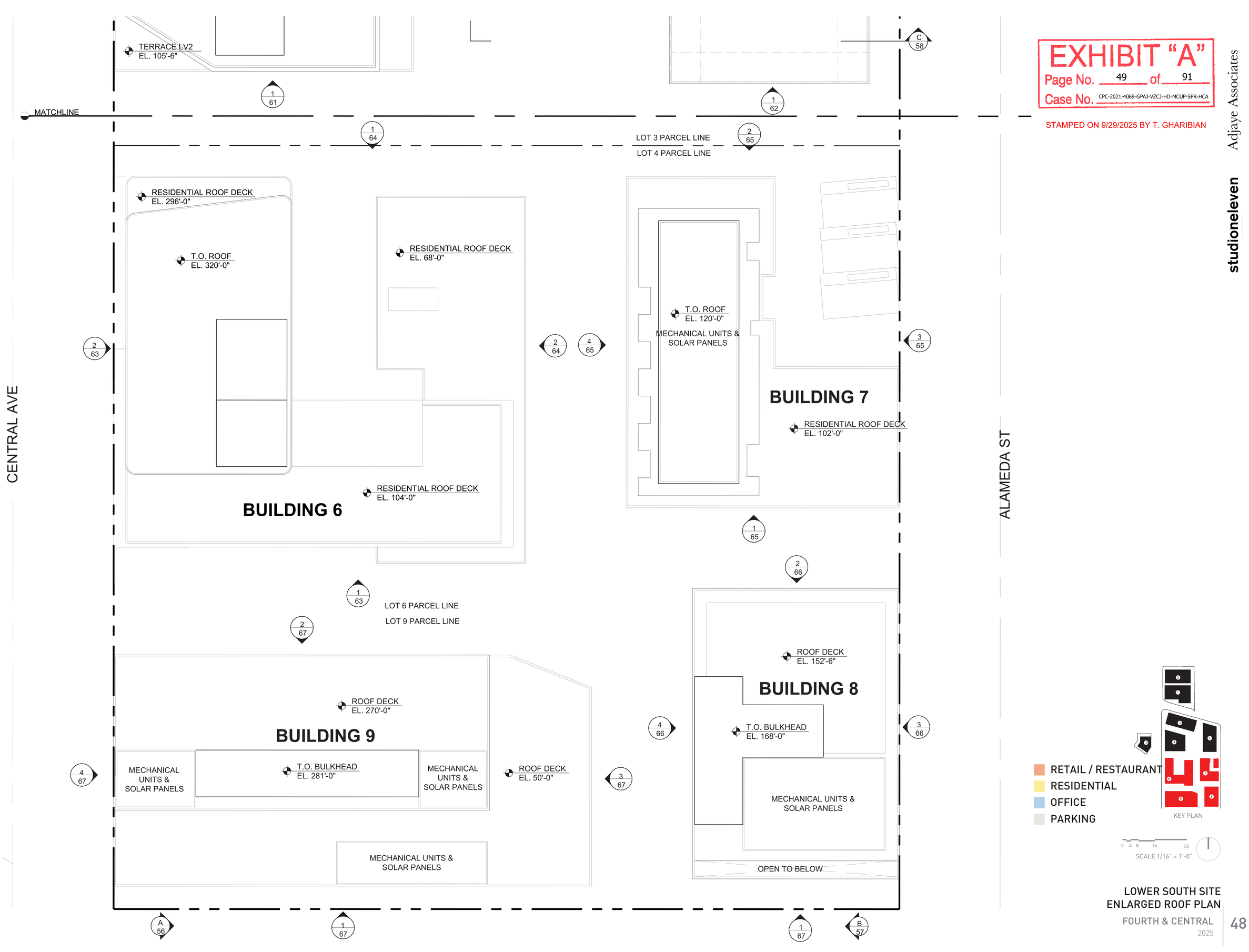
Adjaye Associates
studioneleven




RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING



KEY PLAN

0 4 8 16 32
SCALE 1/16" = 1'-0"

LOWER SOUTH SITE
ENLARGED ROOF PLAN

EXHIBIT "A"
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Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

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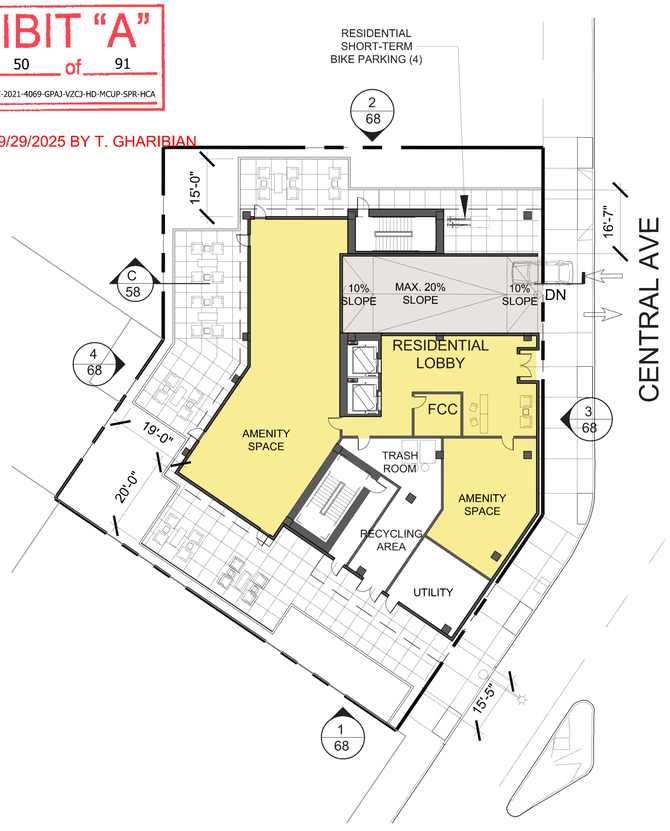
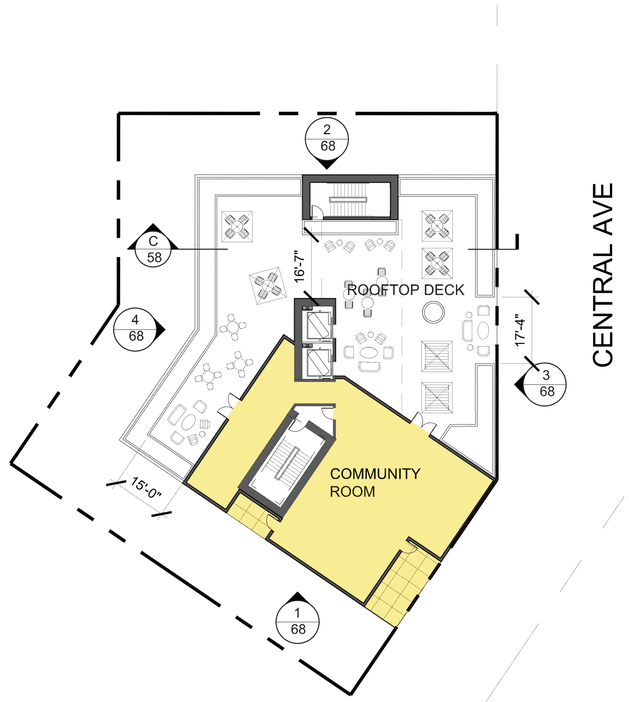
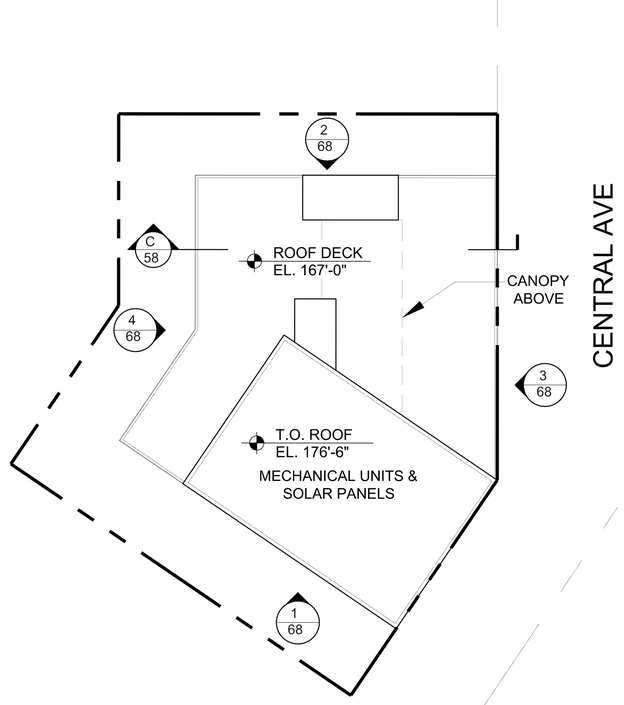


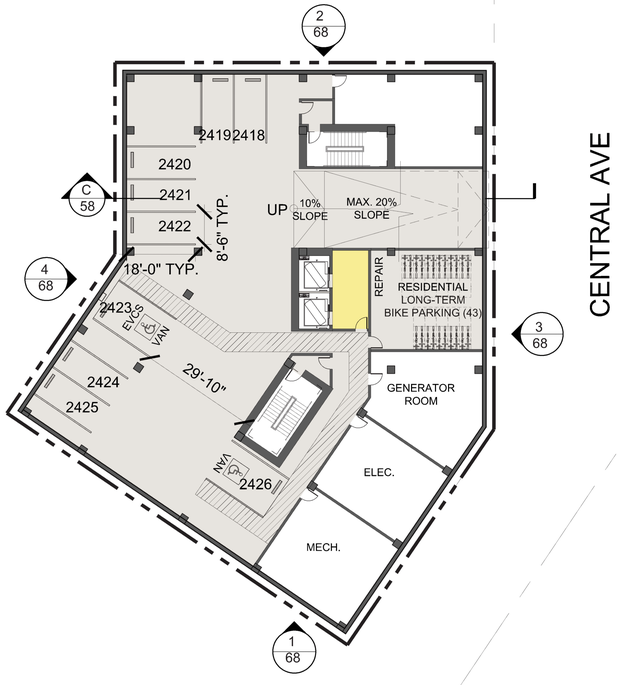

LEVEL 1




LEVEL 18




ROOF




LEVEL P1




LEVELS 2-17

| LEVEL P1 PARKING TABULATION | | | |
|---|---|---|---|
| STANDARD | ADA | EVCS | TOTAL |
| 7 | 1 | 1 | 9 |



KEY PLAN

RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING

0 4 8 16 32
SCALE 1/16" = 1'-0"

WEST SITE-
BUILDING 10 ENLARGED FLOOR PLANS

FOURTH & CENTRAL
2025



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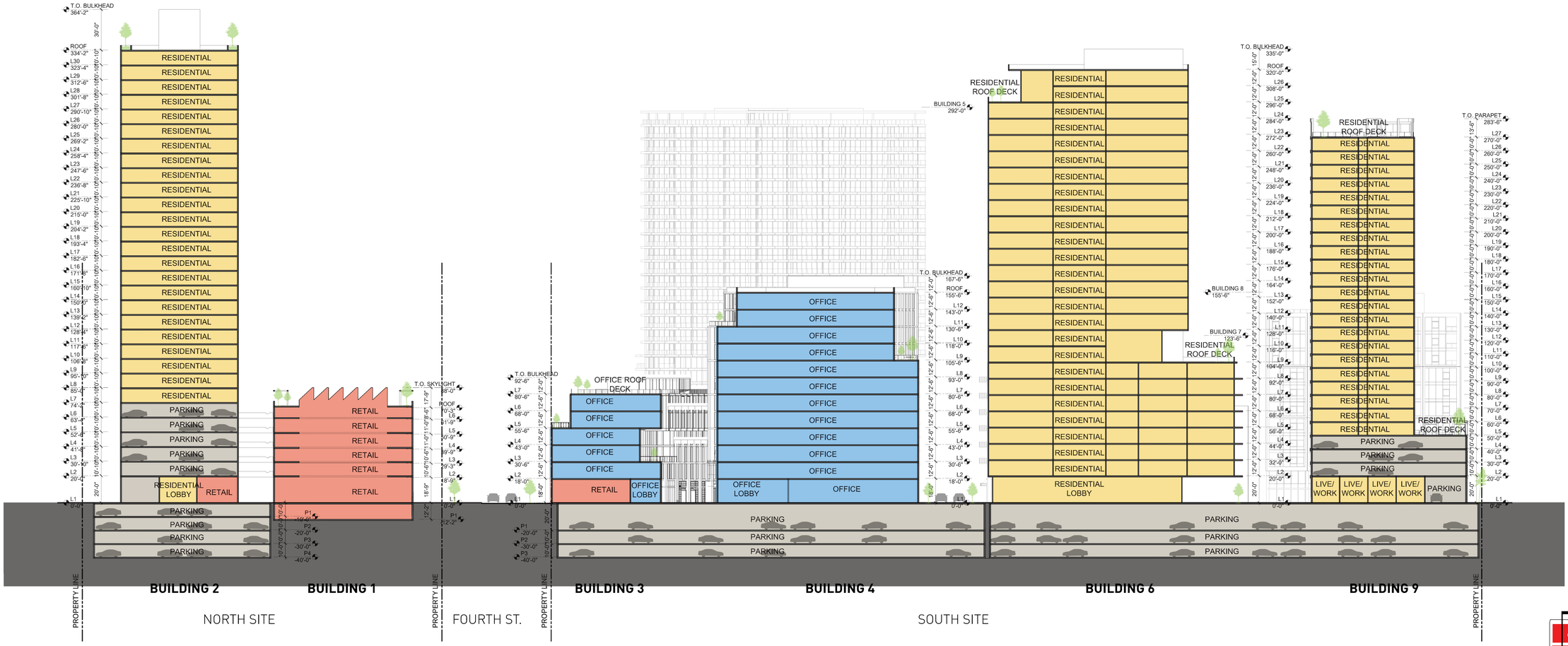
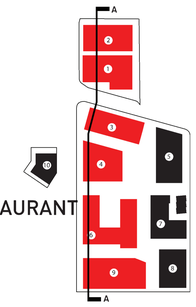



RETAIL / RESTAURANT
RESIDENTIAL
OFFICE
PARKING



KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

SITE SECTION A
FOURTH & CENTRAL
2025

EXHIBIT "A"
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Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

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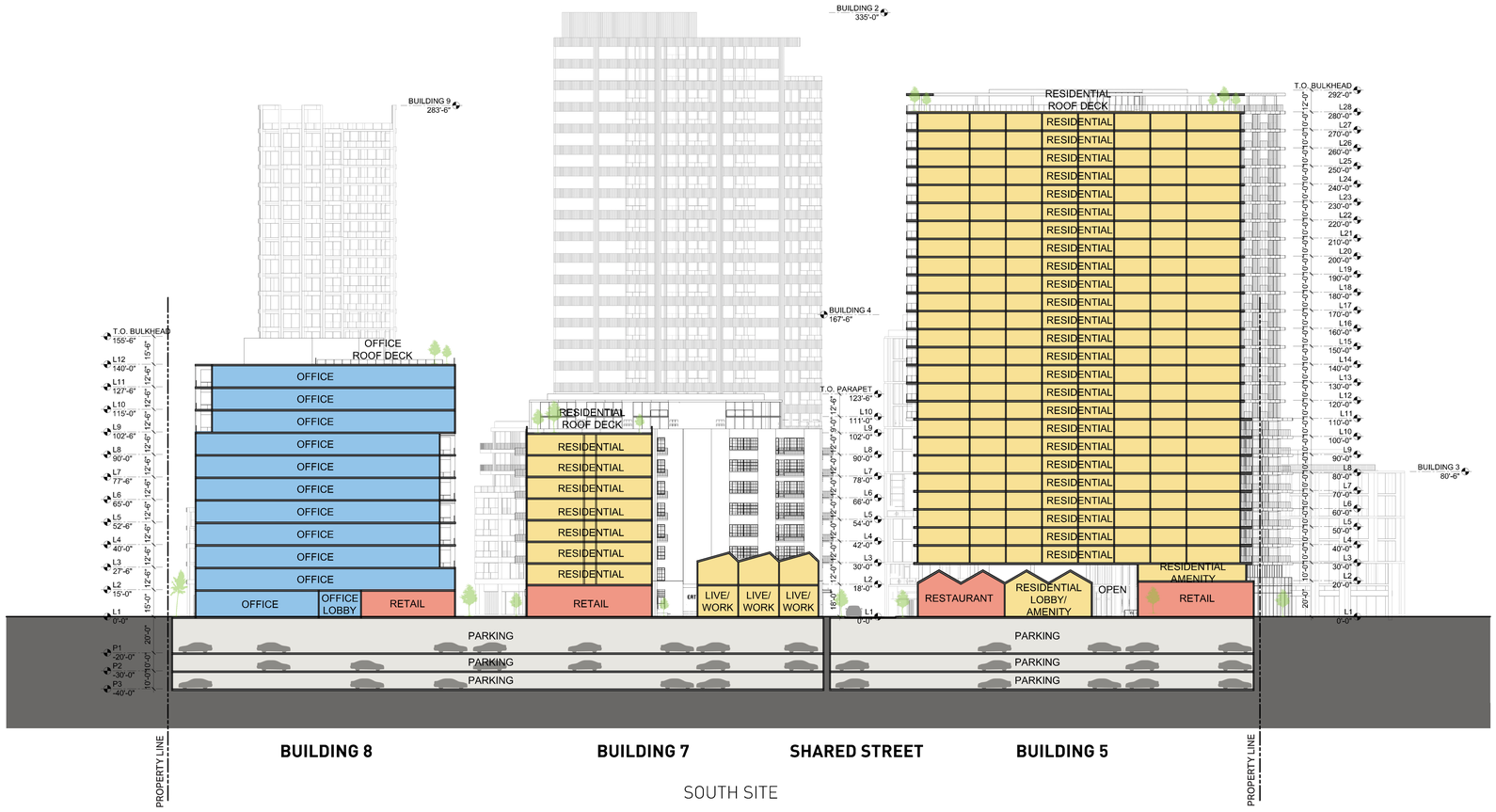
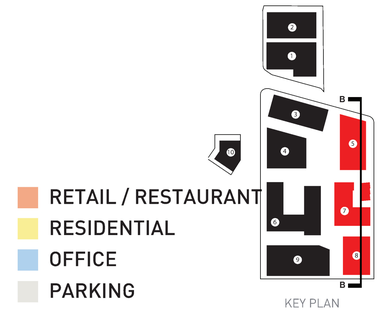



SOUTH SITE




KEY PLAN

0 8 16 32 64

SCALE 1/32" = 1'-0"

## SITE SECTION B

FOURTH & CENTRAL
2025

EXHIBIT "A"
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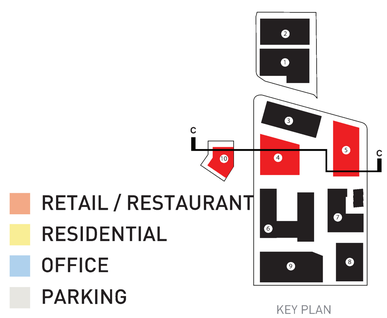


## SITE SECTION C

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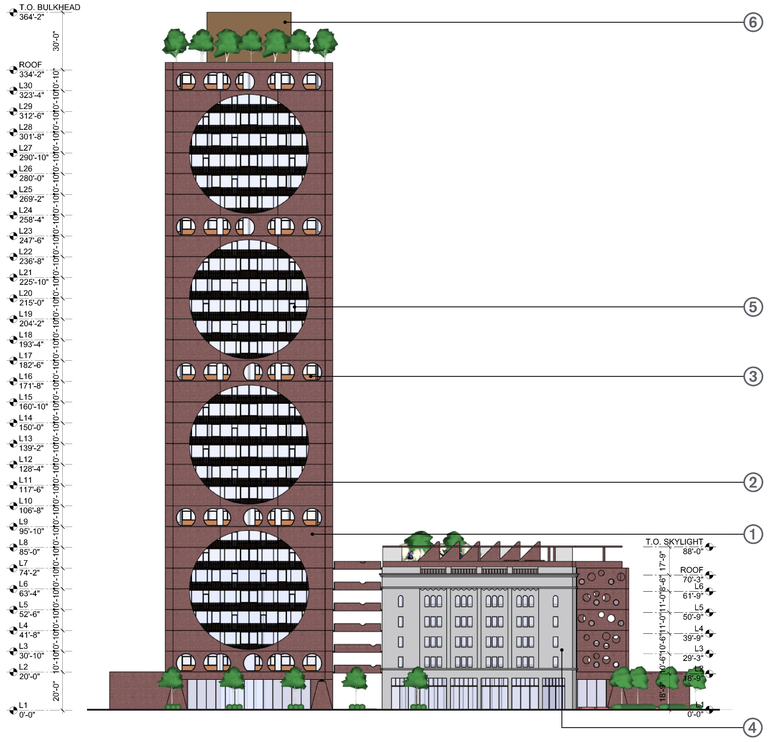
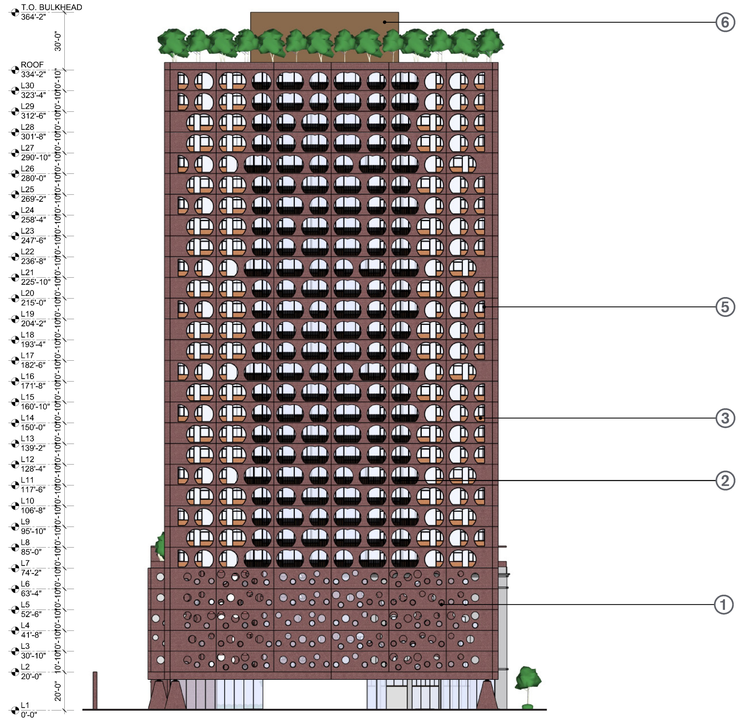



WEST ELEVATION **BUILDING 1+2** | 2

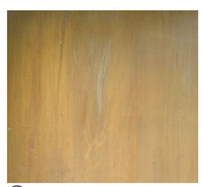



NORTH ELEVATION **BUILDING 1+2** | 1

**BUILDING 1+2** MATERIALS



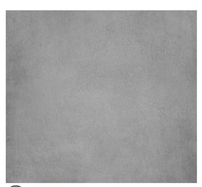
①BUSH HAMMERED PURPLE CONCRETE



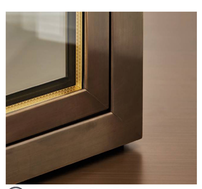
②ANTIQUE BRASS RAILING



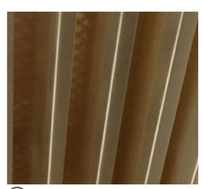
③RED HARDWOOD PLANKS



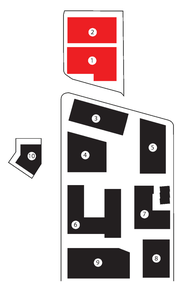
④GREY PAINT



⑤BRASS CURTAIN WALL SYSTEM



⑥BRASS LOUVRE OVERRUN



KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

ELEVATIONS + MATERIAL PALETTES

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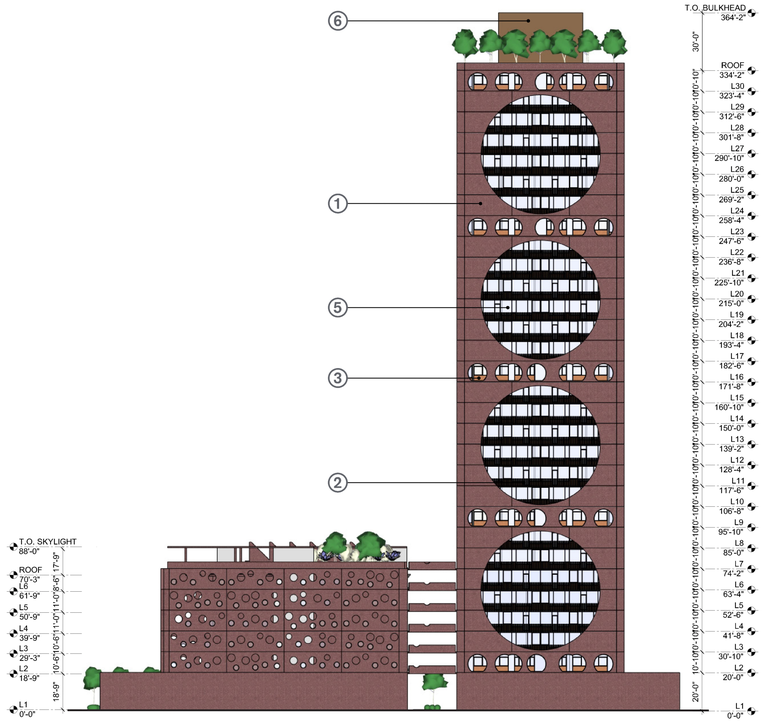



EAST ELEVATION **BUILDING 1+2** | 2

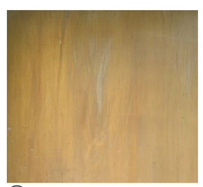



SOUTH ELEVATION **BUILDING 1+2** | 1

**BUILDING 1+2** MATERIALS



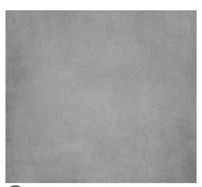
①BUSH HAMMERED PURPLE CONCRETE



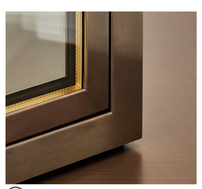
②ANTIQUE BRASS RAILING



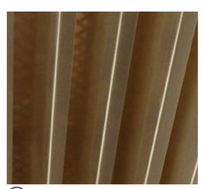
③RED HARDWOOD PLANKS



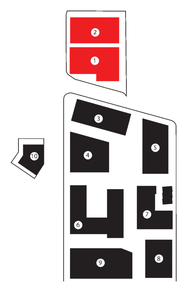
④GREY PAINT



⑤BRASS CURTAIN WALL SYSTEM



⑥BRASS LOUVRE OVERRUN




KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

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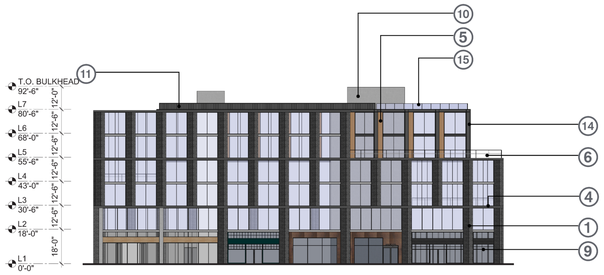
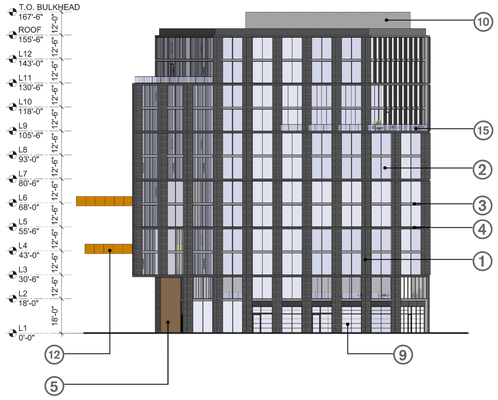
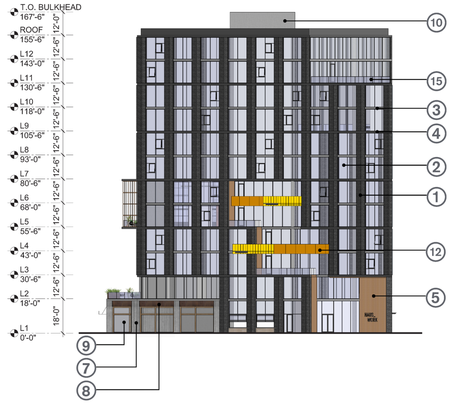
WEST ELEVATION **BUILDING 3** | 8




NORTH ELEVATION **BUILDING 3** | 6




WEST ELEVATION **BUILDING 4** | 4




NORTH ELEVATION **BUILDING 4** | 2




EAST ELEVATION **BUILDING 3** | 7




SOUTH ELEVATION **BUILDING 3** | 5




EAST ELEVATION **BUILDING 4** | 3

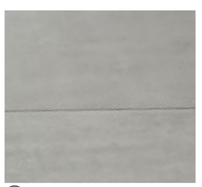


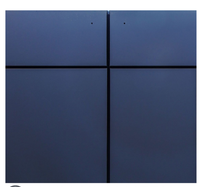

SOUTH ELEVATION **BUILDING 4** | 1

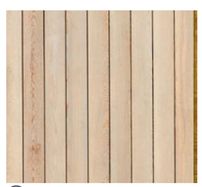
**BUILDING 3 + 4** MATERIALS


①FACE BRICK, DARK GREY

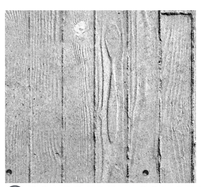

②ALUMINUM WINDOW WALL SYSTEM

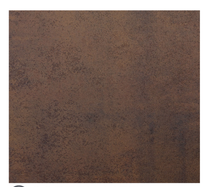

③POLISHED CONCRETE EDGE


④ALUMINUM METAL PANEL, DARK GREY

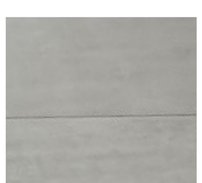

⑤WOOD VERTICAL SIDING


⑥CABLE GUARDRAIL

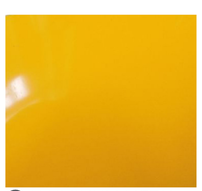

⑦BOARDFORM CONCRETE


⑧CORTEN METAL PANEL


⑨ALUMINUM STOREFRONT SYSTEM, TYP.

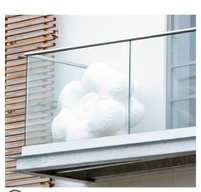

⑩POLISHED CONCRETE FINISH

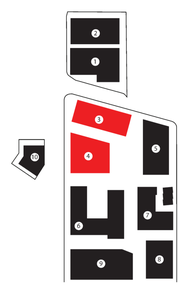

⑪CORRUGATED METAL PANEL


⑫ALUMINUM METAL PANEL, YELLOW


⑬ART MURAL


⑭EXPOSED STREEL STRUCTURE, DARK GREY


⑮GLASS GUARDRAIL


KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

ELEVATIONS + MATERIAL PALETTES
FOURTH & CENTRAL
2025

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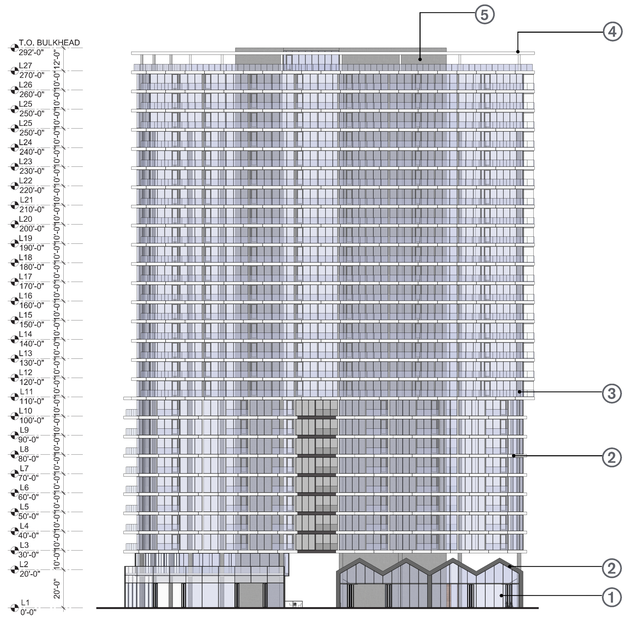
T.O. BULKHEAD
292'-0"
L27
270'-0"
L26
260'-0"
L25
250'-0"
L25
250'-0"
L24
240'-0"
L23
230'-0"
L22
220'-0"
L21
210'-0"
L20
200'-0"
L19
190'-0"
L18
180'-0"
L17
170'-0"
L16
160'-0"
L15
150'-0"
L14
140'-0"
L13
130'-0"
L12
120'-0"
L11
110'-0"
L10
100'-0"
L9
90'-0"
L8
80'-0"
L7
70'-0"
L6
60'-0"
L5
50'-0"
L4
40'-0"
L3
30'-0"
L2
20'-0"
L1
0'-0"
20'-0"
10'-0"
10'-0"
10

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Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA
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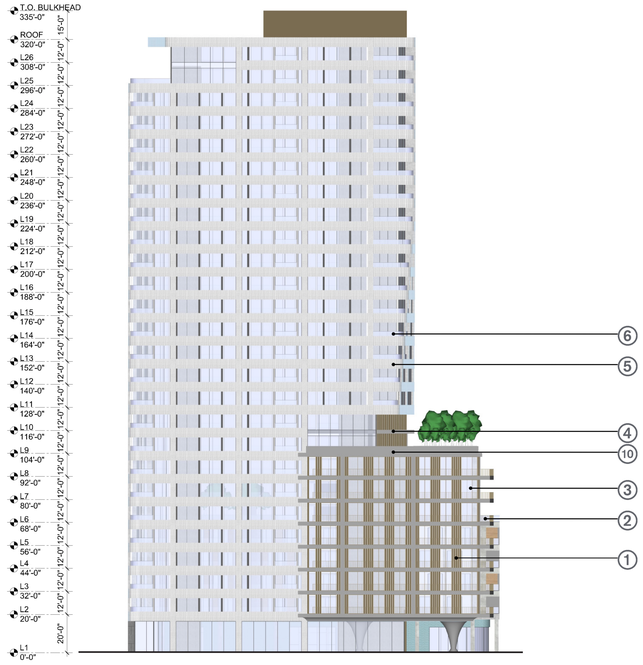
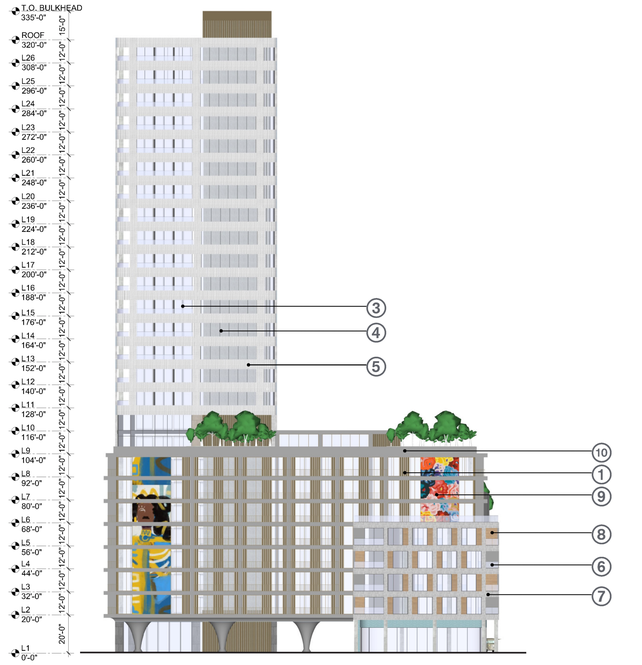
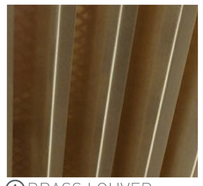



WEST ELEVATION **BUILDING 6** | 2




SOUTH ELEVATION **BUILDING 6** | 1

**BUILDING 6** MATERIALS


1 BRASS LOUVER


2 VERTICAL PICKET RAILING


3 ALUMINUM STOREFRONT SYSTEM, TYP.


4 STONE PANEL

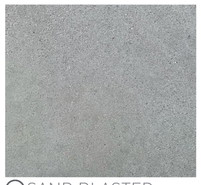

5 PRE-CAST FLUTED CONCRETE PANEL

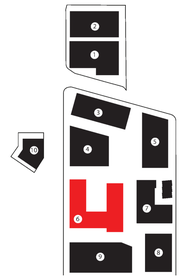

6 GLASS GUARDRAIL


7 VERTICAL BRICK PATTERN


8 FIBER CEMENT BOARD, WOOD LOOK


9 ART BY OTHERS


10 SAND BLASTED CONCRETE


KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

## BUILDING 6 - ELEVATIONS + MATERIAL PALETTES

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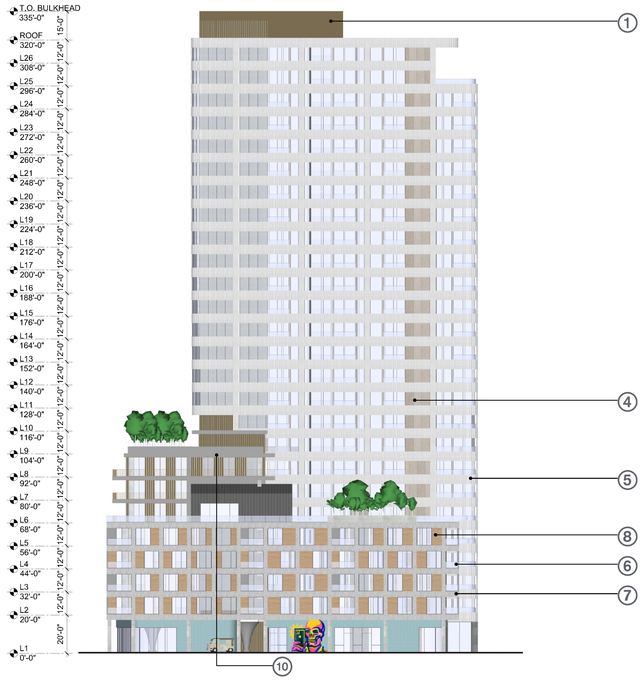
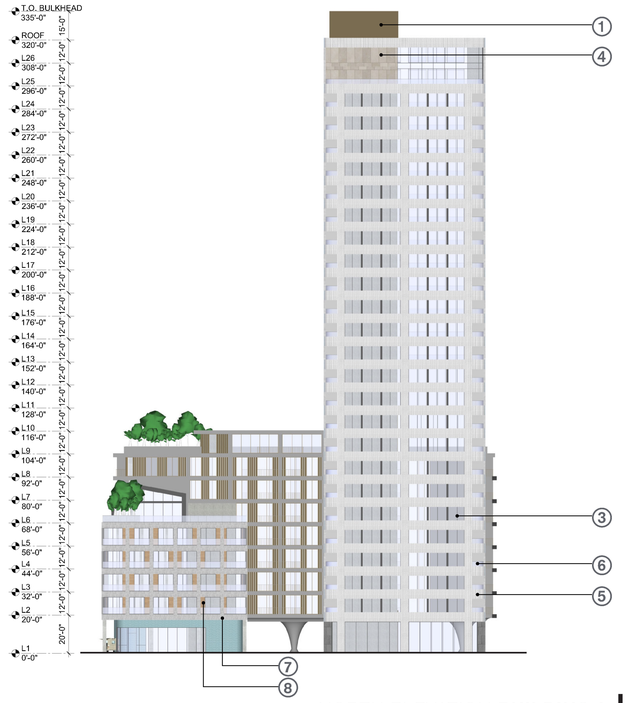



EAST ELEVATION **BUILDING 6** | 2




NORTH ELEVATION **BUILDING 6** | 1

**BUILDING 6** MATERIALS


1 BRASS LOUVER


2 VERTICAL PICKET RAILING


3 ALUMINUM STOREFRONT SYSTEM, TYP.


4 STONE PANEL


5 PRE-CAST FLUTED CONCRETE PANEL

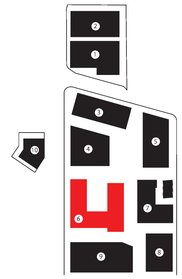

6 GLASS GUARDRAIL


7 VERTICAL BRICK PATTERN


8 FIBER CEMENT BOARD, WOOD LOOK


9 ART BY OTHERS


10 SAND BLASTED CONCRETE


KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

**BUILDING 6 - ELEVATIONS + MATERIAL PALETTES**

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WEST ELEVATION **BUILDING 7** | 4




NORTH ELEVATION **BUILDING 7** | 2



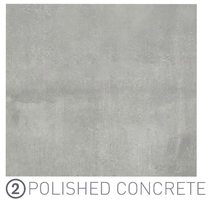

EAST ELEVATION **BUILDING 7** | 3




SOUTH ELEVATION **BUILDING 7** | 1

**BUILDING 7** MATERIALS


①FACE BRICK, TAN


②POLISHED CONCRETE FINISH


③VINE WALL

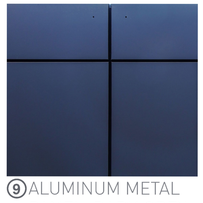

④STEEL STOREFRONT SYSTEM, TYP.


⑤STEEL WINDOW SYSTEM

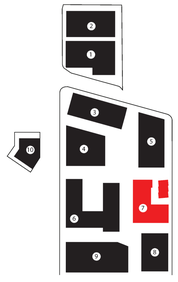

⑥WROUGHT IRON BALCONY


⑦CORTEN STEEL VERTICAL METAL PANELS


⑧ALUMINUM STOREFRONT SYSTEM


⑨ALUMINUM METAL PANEL, DARK GREY


⑩ART MURAL


KEY PLAN

0 8 16 32 64
SCALE 1/32" = 1'-0"

**BUILDING 7 - ELEVATIONS + MATERIAL PALETTES**

FOURTH & CENTRAL
2025

EXHIBIT "A"
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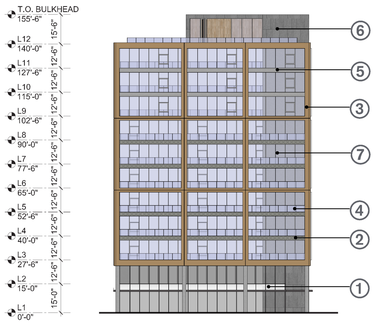
WEST ELEVATION **BUILDING 8** | 4




NORTH ELEVATION **BUILDING 8** | 2




EAST ELEVATION **BUILDING 8** | 3

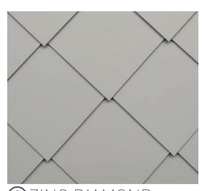



SOUTH ELEVATION **BUILDING 8** | 1

**BUILDING 8** MATERIALS



①CURTAIN WALL SYSTEM



②ZINC DIAMOND PATTERN PANELS



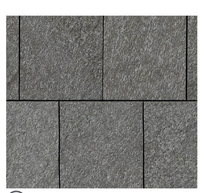
③ALUMINUM METAL PANELS, CHAMPAGNE



④GLASS GUARDRAIL



⑤POLISHED CONCRETE EDGE FINISH



⑥BASALT STONE TILE



⑦ALUMINUM WINDOW WALL SYSTEM W/ OPERABLE WINDOWS



KEY PLAN

0 8 16 32 64

SCALE 1/32" = 1'-0"

**BUILDING 8 - ELEVATIONS + MATERIAL PALETTES**

FOURTH & CENTRAL
2025



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Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

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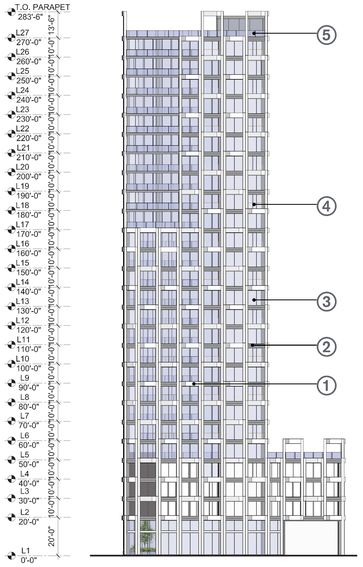
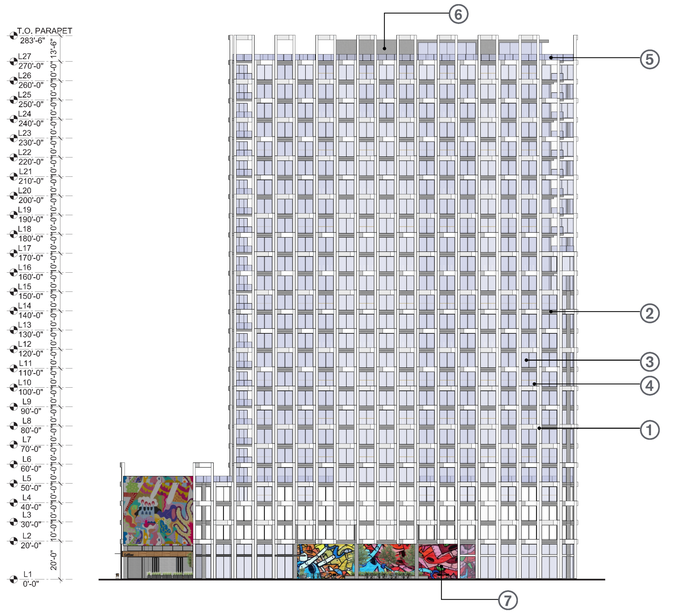
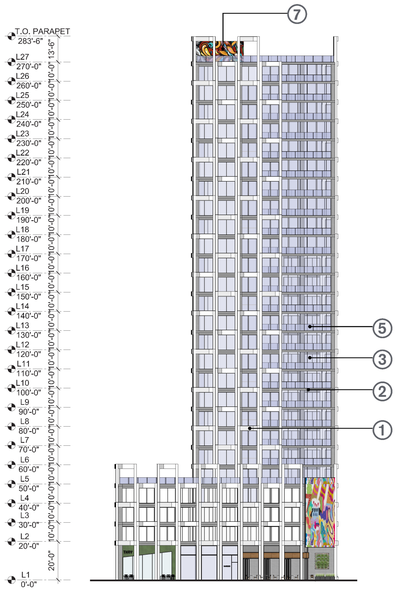


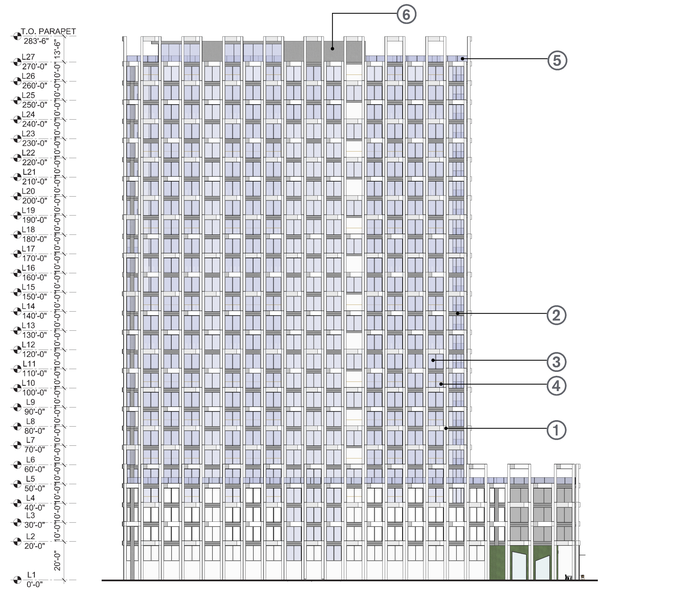

WEST ELEVATION **BUILDING 9** | 4




NORTH ELEVATION **BUILDING 9** | 2




EAST ELEVATION **BUILDING 9** | 3

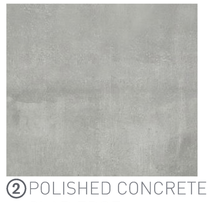



SOUTH ELEVATION **BUILDING 9** | 1

**BUILDING 9** MATERIALS



①PRE-CAST CONCRETE FRAME, WHITE



②POLISHED CONCRETE SLAB EDGE



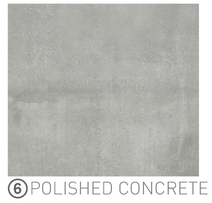
③ALUMINUM STOREFRONT SYSTEM



④VERTICAL PICKET RAILING, WHITE



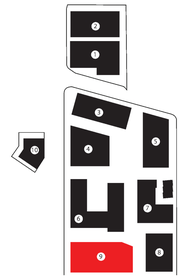
⑤GLASS GUARDRAIL



⑥POLISHED CONCRETE FINISH



⑦ART MURAL



KEY PLAN

0 8 16 32 64

SCALE 1/32" = 1'-0"

**BUILDING 9 - ELEVATIONS + MATERIAL PALETTES**

FOURTH & CENTRAL
2025



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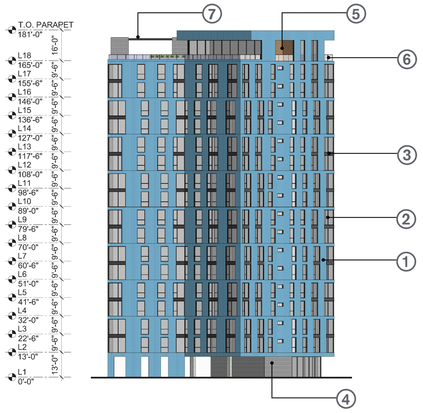
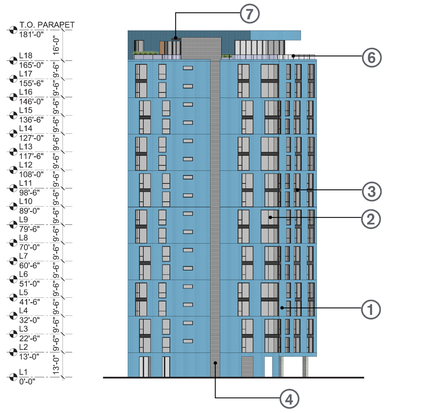
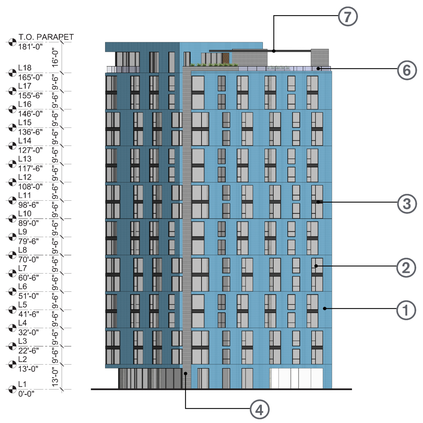


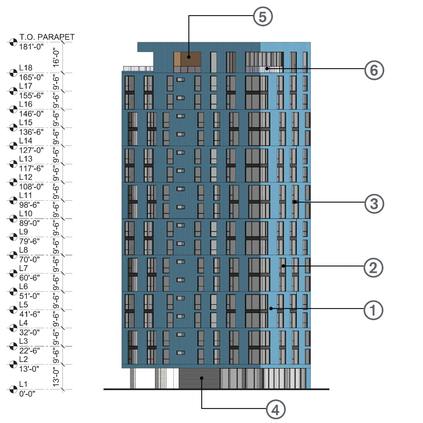

WEST ELEVATION **BUILDING 10** | 4




NORTH ELEVATION **BUILDING 10** | 2




EAST ELEVATION **BUILDING 10** | 3




SOUTH ELEVATION **BUILDING 10** | 1

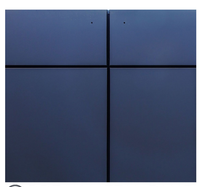
**BUILDING 10** MATERIALS



①STANDING SEAM METAL PANELS, SKY BLUE



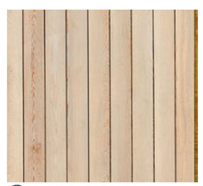
②ALUMINUM WINDOW WALL SYSTEM W/ OPERABLE WINDOWS



③BREAK METAL PANEL, DARK GREY



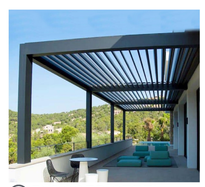
④HARDIE BOARD SIDING, LIGHT GREY



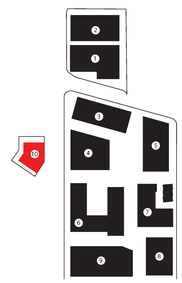
⑤WOOD SIDING



⑥GLASS GUARDRAIL



⑦EXPOSED STEEL CANOPY, DARK GREY



KEY PLAN

0 8 16 32 64

SCALE 1/32" = 1'-0"

**BUILDING 10 - ELEVATIONS + MATERIAL PALETTES**

FOURTH & CENTRAL
2025



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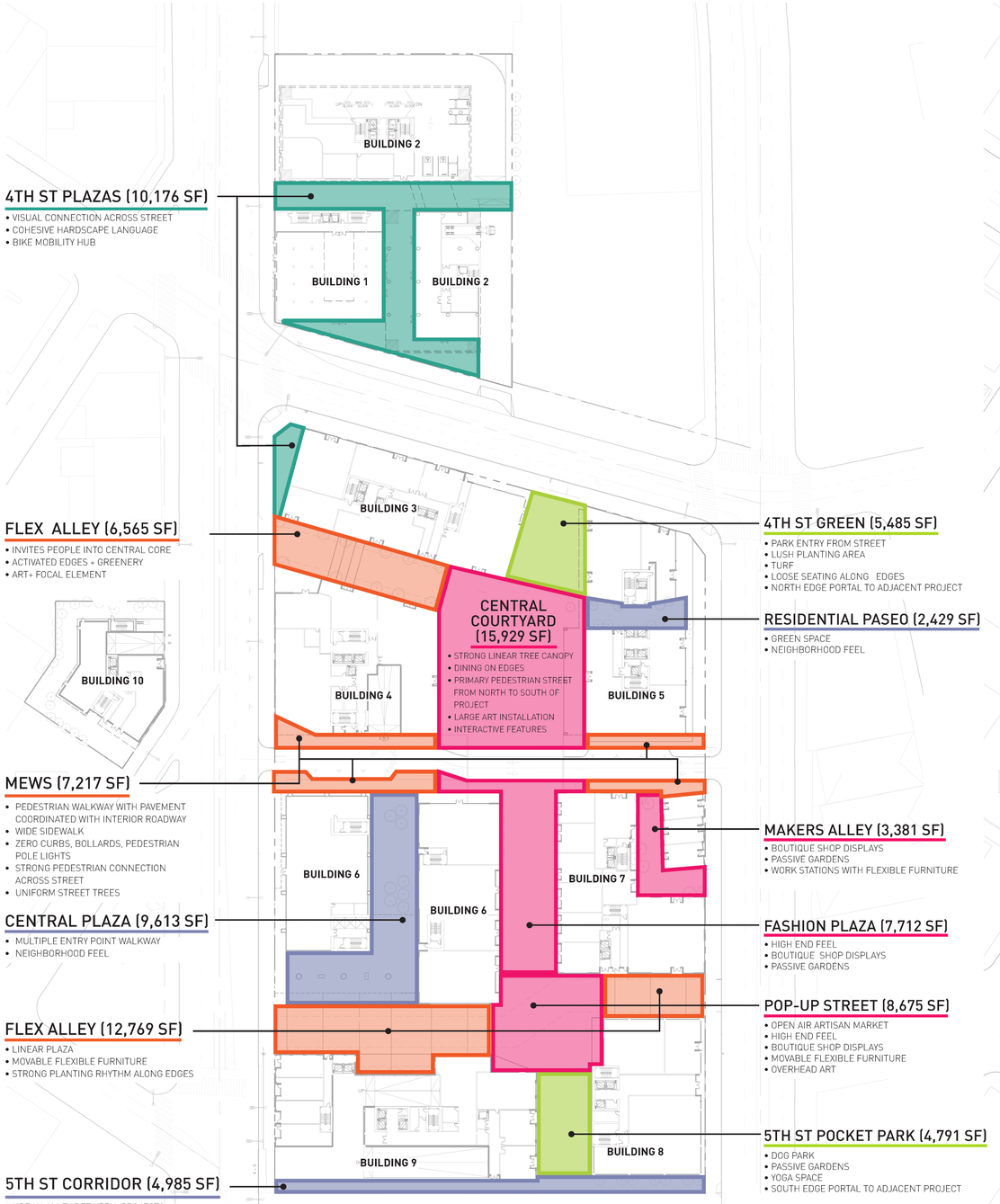



## 4TH ST PLAZAS (10,176 SF)

- VISUAL CONNECTION ACROSS STREET
- COHESIVE HARDSCAPE LANGUAGE
- BIKE MOBILITY HUB

## FLEX ALLEY (6,565 SF)

- INVITES PEOPLE INTO CENTRAL CORE
- ACTIVATED EDGES + GREENERY
- ART+ FOCAL ELEMENT

## MEWS (7,217 SF)

- PEDESTRIAN WALKWAY WITH PAVEMENT COORDINATED WITH INTERIOR ROADWAY
- WIDE SIDEWALK
- ZERO CURBS, BOLLARDS, PEDESTRIAN POLE LIGHTS
- STRONG PEDESTRIAN CONNECTION ACROSS STREET
- UNIFORM STREET TREES

## CENTRAL PLAZA (9,613 SF)

- MULTIPLE ENTRY POINT WALKWAY
- NEIGHBORHOOD FEEL

## FLEX ALLEY (12,769 SF)

- LINEAR PLAZA
- MOVABLE FLEXIBLE FURNITURE
- STRONG PLANTING RHYTHM ALONG EDGES

## 5TH ST CORRIDOR (4,985 SF)

- URBAN ALLEY BETWEEN PROJECTS
- SOUTHERN PEDESTRIAN CONNECTION TO SITE
- FUTURE LINKAGES TO SOUTH DEVELOPMENT
- DOG PATCH

## 4TH ST GREEN (5,485 SF)

- PARK ENTRY FROM STREET
- LUSH PLANTING AREA
- TURF
- LOOSE SEATING ALONG EDGES
- NORTH EDGE PORTAL TO ADJACENT PROJECT

## RESIDENTIAL PASEO (2,429 SF)

- GREEN SPACE
- NEIGHBORHOOD FEEL

## MAKERS ALLEY (3,381 SF)

- BOUTIQUE SHOP DISPLAYS
- PASSIVE GARDENS
- WORK STATIONS WITH FLEXIBLE FURNITURE

## FASHION PLAZA (7,712 SF)

- HIGH END FEEL
- BOUTIQUE SHOP DISPLAYS
- PASSIVE GARDENS

## POP-UP STREET (8,675 SF)

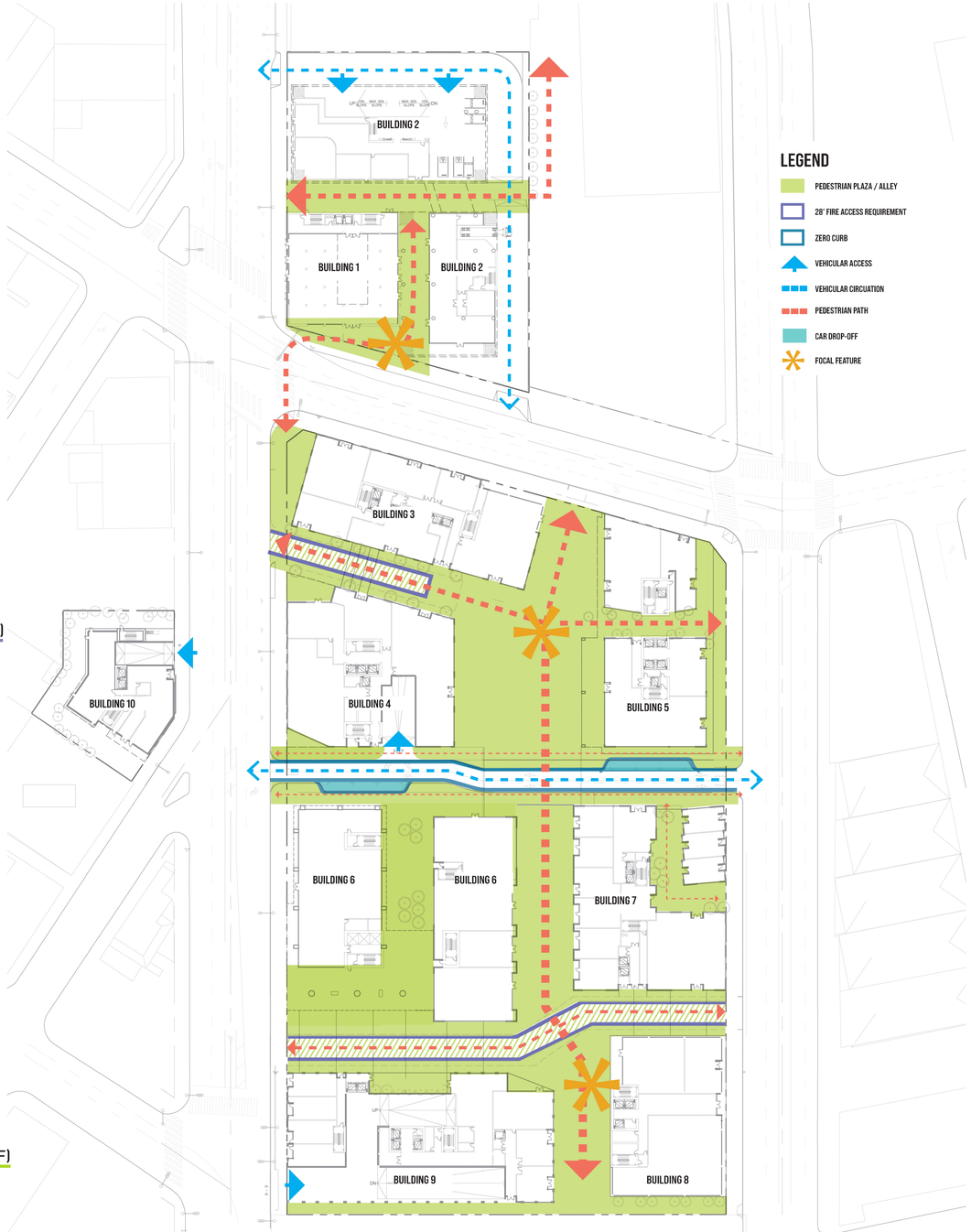
- OPEN AIR ARTISAN MARKET
- HIGH END FEEL
- BOUTIQUE SHOP DISPLAYS
- MOVABLE FLEXIBLE FURNITURE
- OVERHEAD ART

## 5TH ST POCKET PARK (4,791 SF)

- DOG PARK
- PASSIVE GARDENS
- YOGA SPACE
- SOUTH EDGE PORTAL TO ADJACENT PROJECT

**PROJECT TOTAL PUBLICLY ACCESSIBLE OPEN SPACE = 90,113 SF**

1. PUBLICLY ACCESSIBLE OPEN SPACE DIAGRAM




## LEGEND

- PEDESTRIAN PLAZA / ALLEY
- 28' FIRE ACCESS REQUIREMENT
- ZERO CURB
- VEHICULAR ACCESS
- VEHICULAR CIRCUATION
- PEDESTRIAN PATH
- CAR DROP-OFF
- FOCAL FEATURE

2. CIRCULATION DIAGRAM

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PUBLICLY ACCESSIBLE OPEN SPACE AND CIRCULATION DIAGRAM

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Case No. CPC-2021-4069-GPAJ-VZCJ-HD-MCUP-SPR-HCA

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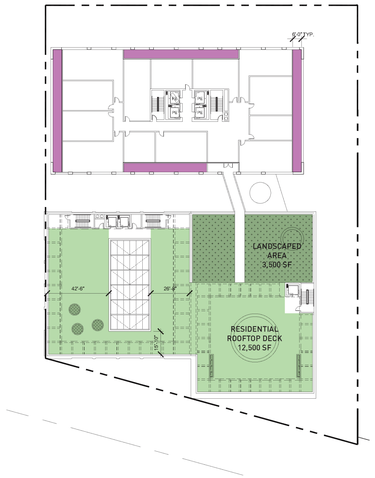
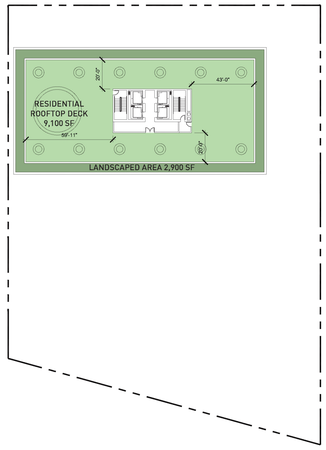



LEVEL 7




LEVEL 31 ROOF DECK

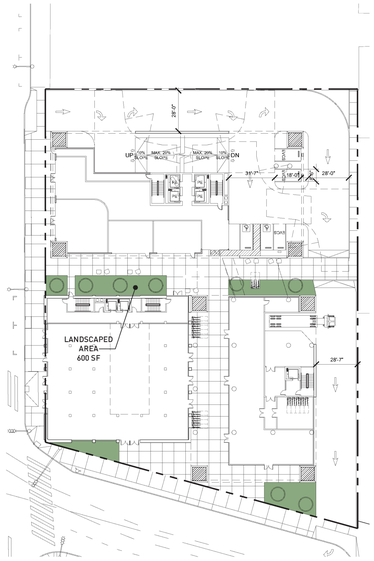
| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF / UNIT | RQ'D OPEN SPACE |
| STUDIO (<3 HABITABLE ROOMS) | 95 | 100 SF | 9,500 SF |
| 1 BD (<3 HABITABLE ROOMS) | 192 | 100 SF | 19,200 SF |
| 2 BD (=3 HABITABLE ROOMS) | 48 | 125 SF | 6,000 SF |

| | |
|---|---|
| TOTAL REQUIRED CODE-REQUIRED OPEN SPACE | 34,700 SF |

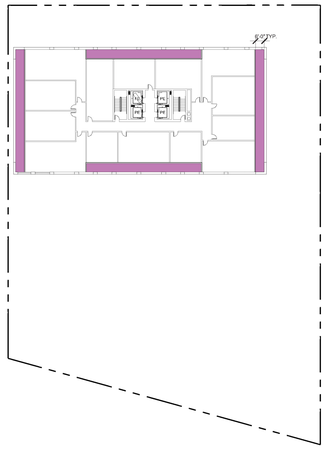
| | |
|---|---|
| TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS) | 84 |

| CODE-REQUIRED OPEN SPACE PROVIDED | |
|---|---|
| COMMON OPEN SPACE (OCCUPIABLE SPACE + LANDSCAPED AREA) | **28,000 SF** |
| LEVEL 7 ROOFTOP DECK | 16,000 SF |
| LEVEL 31 ROOFTOP DECK | 12,000 SF |
| PRIVATE OPEN SPACE (MAX. 50 SF/UNIT) | **6,700 SF** |
| LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE) | **7,000 SF** |
| TOTAL PROVIDED CODE-REQUIRED TREE COUNT | 84 |
| TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE | 34,700 SF |

CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 2**

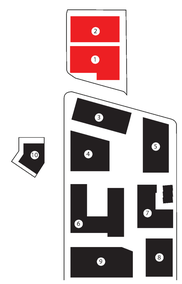



GROUND FLOOR



TYP. RESIDENTIAL FLOOR

- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- LANDSCAPED AREA
- PRIVATE BALCONIES



KEY PLAN

CODE-REQUIRED OPEN SPACE DIAGRAM



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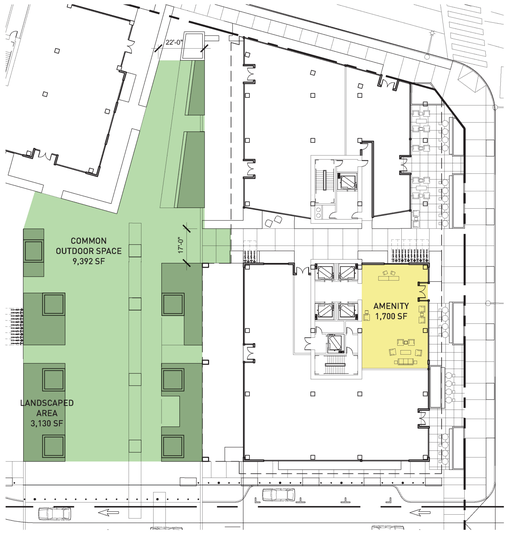
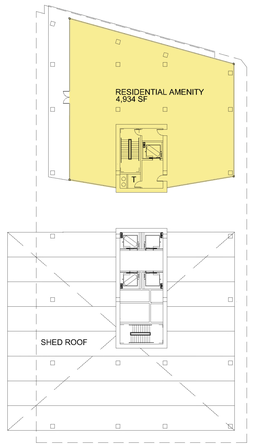
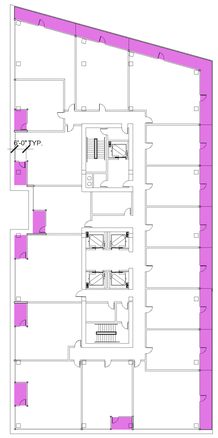


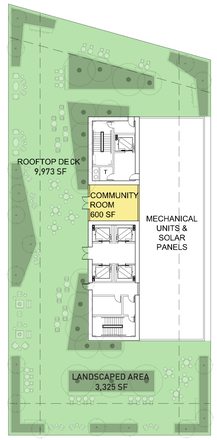

GROUND FLOOR




LEVEL 2




TYP. RESIDENTIAL FLOOR




LEVEL 28 ROOF DECK

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF / UNIT | RQ'D OPEN SPACE |
| STUDIO (<3 HABITABLE ROOMS) | 183 | 100 SF | 18,300 SF |
| 1 BD (<3 HABITABLE ROOMS) | 142 | 100 SF | 14,200 SF |
| 2 BD (=3 HABITABLE ROOMS) | 100 | 125 SF | 12,500 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **45,000 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **107** |

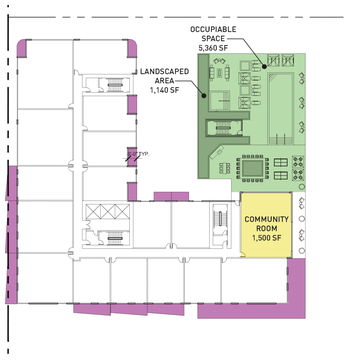
| CODE-REQUIRED OPEN SPACE PROVIDED | | |
|---|---|---|
| COMMON OPEN SPACE (OCCUPIABLE SPACE + LANDSCAPED AREA) | | **25,820 SF** |
| LEVEL 1 | COMMON OUTDOOR SPACE | 12,522 SF |
| LEVEL 28 | ROOFTOP DECK | 13,298 SF |
| RECREATION ROOM | | **7,234 SF** |
| LEVEL 1 | RESIDENTIAL LOBBY | 1,700 SF |
| LEVEL 2 | RECREATION ROOM | 4,934 SF |
| LEVEL 28 | COMMUNITY ROOM | 600 SF |
| PRIVATE OPEN SPACE (MAX. 50 SF/UNIT) | | **11,946 SF** |

| | |
|---|---|
| LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE) | **6,455 SF** |

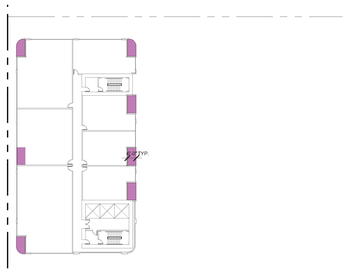
| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED TREE COUNT** | **107** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE** | **45,000 SF** |

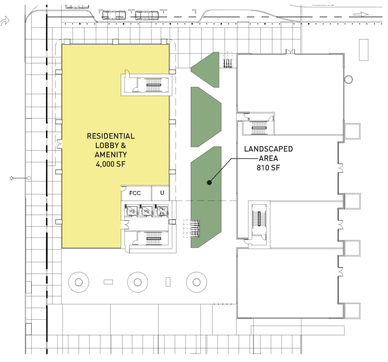
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 5**



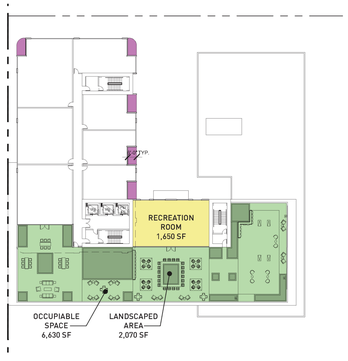

LEVEL 6



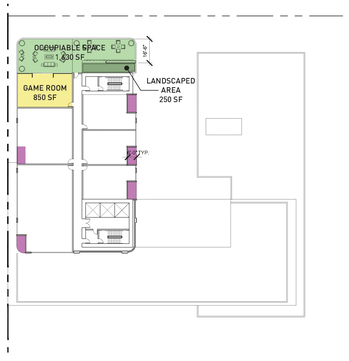
TYP. RESIDENTIAL FLOOR




GROUND FLOOR




LEVEL 9




LEVEL 25

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF / UNIT | RQ'D OPEN SPACE |
| 1 BD (<3 HABITABLE ROOMS) | 145 | 100 SF | 14,500 SF |
| 2 BD (=3 HABITABLE ROOMS) | 48 | 125 SF | 6,000 SF |
| 3 BD (>3 HABITABLE ROOMS) | 57 | 175 SF | 9,975 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **30,475 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **63** |

| CODE-REQUIRED OPEN SPACE PROVIDED | | |
|---|---|---|
| COMMON OPEN SPACE (OCCUPIABLE SPACE + LANDSCAPED AREA) | | **17,080 SF** |
| LEVEL 6 | ROOFTOP DECK | 6,500 SF |
| LEVEL 9 | ROOFTOP DECK | 8,700 SF |
| LEVEL 25 | ROOFTOP DECK | 1,880 SF |
| RECREATION ROOM | | **8,000 SF** |
| LEVEL 1 | LOBBY & AMENITY | 4,000 SF |
| LEVEL 6 | COMMUNITY ROOM | 1,500 SF |
| LEVEL 9 | RECREATION ROOM | 1,650 SF |
| LEVEL 25 | GAME ROOM | 850 SF |
| PRIVATE OPEN SPACE (MAX. 50 SF/UNIT) | | **5,395 SF** |

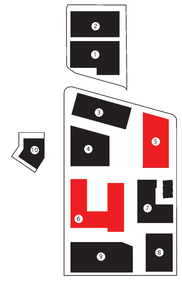
| | |
|---|---|
| LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE) | **4,270 SF** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED TREE COUNT** | **63** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE** | **30,475 SF** |

CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 6**

- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- LANDSCAPED AREA
- PRIVATE BALCONIES



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## CODE-REQUIRED OPEN SPACE DIAGRAM

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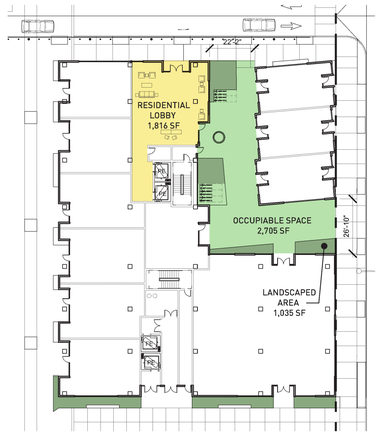
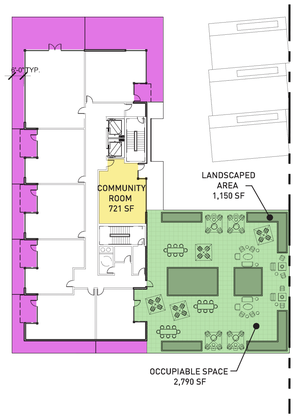



GROUND FLOOR



TYP. RESIDENTIAL FLOOR




LEVEL 9

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF/UNIT | RQ'D OPEN SPACE |
| L/W (<3 HABITABLE ROOMS) | 4 | 100 SF | 400 SF |
| STUDIO(<3 HABITABLE ROOMS) | 35 | 100 SF | 3,500 SF |
| 1BD (<3 HABITABLE ROOMS) | 62 | 100 SF | 6,200 SF |
| 2BD (=3 HABITABLE ROOMS) | 22 | 125 SF | 2,750 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **12,850 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **31** |

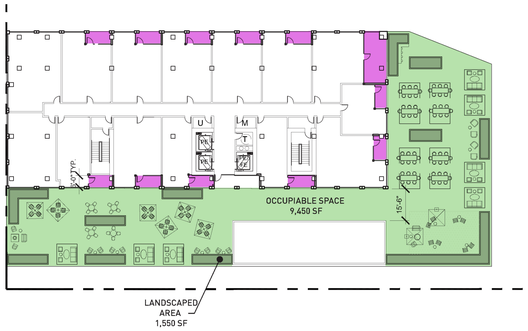
| CODE-REQUIRED OPEN SPACE PROVIDED | | |
|---|---|---|
| COMMON OPEN SPACE (OCCUPIABLE SPACE + LANDSCAPED AREA) | | **8,740 SF** |
| LEVEL 1 | COMMON OUTDOOR SPACE | 3,740 SF |
| LEVEL 9 | ROOFTOP DECK | 5,000 SF |
| RECREATION ROOM | | **2,537 SF** |
| LEVEL 1 | RESIDENTIAL LOBBY | 1,816 SF |
| LEVEL 9 | COMMUNITY ROOM | 721 SF |
| PRIVATE OPEN SPACE (MAX. 50 SF/UNIT) | | **1,573 SF** |

| | |
|---|---|
| LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE) | **2,185 SF** |

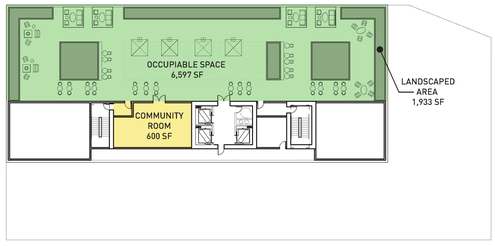
| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED TREE COUNT** | **31** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE** | **12,850 SF** |

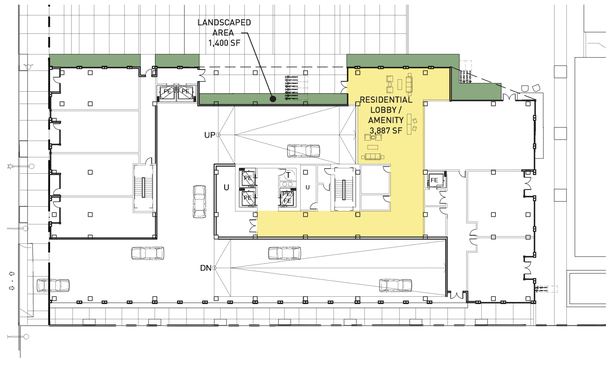
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 7**




LEVEL 5




LEVEL 27 ROOF DECK




GROUND FLOOR




TYP. RESIDENTIAL FLOOR

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF/UNIT | RQ'D OPEN SPACE |
| L/W (<3 HABITABLE ROOMS) | 4 | 100 SF | 400 SF |
| STUDIO(<3 HABITABLE ROOMS) | 88 | 100 SF | 8,800 SF |
| 1BD (<3 HABITABLE ROOMS) | 186 | 100 SF | 18,600 SF |
| 2BD (=3 HABITABLE ROOMS) | 34 | 125 SF | 4,250 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **32,050 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **78** |

| CODE-REQUIRED OPEN SPACE PROVIDED | | |
|---|---|---|
| COMMON OPEN SPACE (OCCUPIABLE SPACE + LANDSCAPED AREA) | | **19,530 SF** |
| LEVEL 5 | ROOFTOP DECK | 11,000 SF |
| LEVEL 27 | ROOFTOP DECK | 8,530 SF |
| RECREATION ROOM | | **4,487 SF** |
| LEVEL 1 | RESIDENTIAL LOBBY | 3,887 SF |
| LEVEL 27 | COMMUNITY ROOM | 600 SF |
| PRIVATE OPEN SPACE (MAX. 50 SF/UNIT) | | **8,033 SF** |

| | |
|---|---|
| LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE) | **4,883 SF** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED TREE COUNT** | **78** |

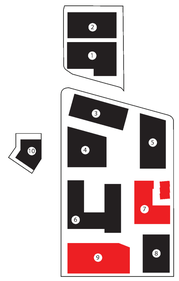
| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE** | **32,050 SF** |

CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 9**

INDOOR AMENITY SPACE

OUTDOOR COMMON SPACE

PRIVATE BALCONIES



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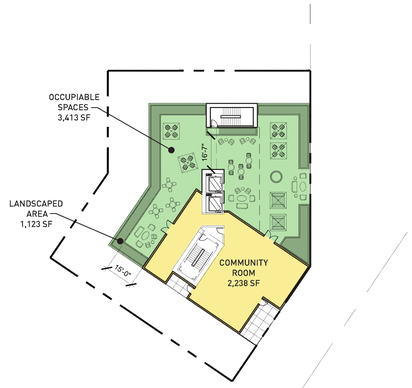
CODE-REQUIRED OPEN SPACE DIAGRAM




GROUND FLOOR




LEVEL 18 ROOF DECK

| CODE-REQUIRED OPEN SPACE REQUIREMENT | | | |
|---|---|---|---|
| UNIT TYPE | UNIT # | RQ'D SF/UNIT | RQ'D OPEN SPACE |
| STUDIO(<3 HABITABLE ROOMS) | 48 | 100 SF | 4,800 SF |
| 1BD (<3 HABITABLE ROOMS) | 64 | 100 SF | 6,400 SF |
| 2BD (=3 HABITABLE ROOMS) | 32 | 125 SF | 4,000 SF |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED OPEN SPACE** | **15,200 SF** |

| | |
|---|---|
| **TOTAL REQUIRED CODE-REQUIRED TREE COUNT (1 PER 4 UNITS)** | **36** |

| CODE-REQUIRED OPEN SPACE PROVIDED | | |
|---|---|---|
| COMMON OPEN SPACE (OCCUPIABLE SPACE + LANDSCAPED AREA) | | **10,477 SF** |
| LEVEL 1 | COMMON OPEN SPACE | 5,941 SF |
| LEVEL 18 | ROOFTOP DECK | 4,536 SF |
| RECREATION ROOM | | **4,723 SF** |
| LEVEL 1 | AMENITY SPACES | 2,485 SF |
| LEVEL 18 | COMMUNITY ROOM | 2,238 SF |
| PRIVATE OPEN SPACE (MAX. 50 SF/UNIT) | | |

| | |
|---|---|
| LANDSCAPE (MIN. 25% OF RQ'D COMMON OPEN SPACE) | **2,619 SF** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED TREE COUNT** | **36** |

| | |
|---|---|
| **TOTAL PROVIDED CODE-REQUIRED BUILDING OPEN SPACE** | **15,200 SF** |

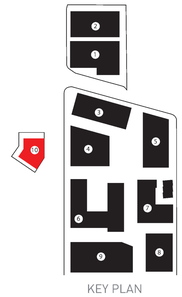
CODE-REQUIRED OPEN SPACE SUMMARY **BUILDING 10**

INDOOR AMENITY SPACE

OUTDOOR COMMON SPACE

LANDSCAPED AREA

PRIVATE BALCONIES



KEY PLAN

CODE-REQUIRED OPEN SPACE DIAGRAM

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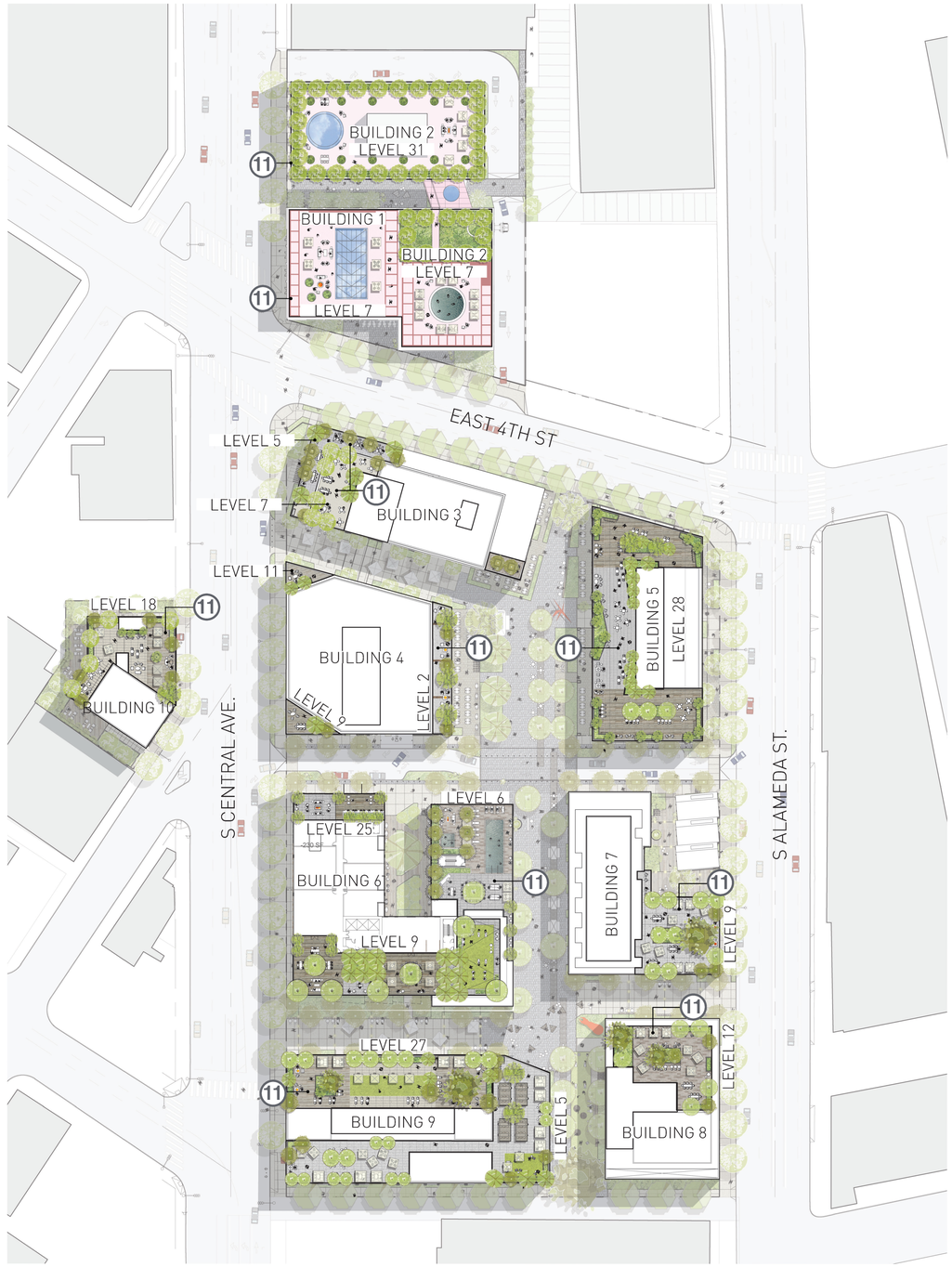
GROUND LEVEL OVERALL PLAN




COMPOSITE OVERALL PLAN

KEY NOTES:

1. CENTRAL COURTYARD
2. LINEAR PEDESTRIAN WALK AT FIRE LANE
3. SHARED STREET
4. ALLEY/ CORRIDOR BETWEEN BUILDINGS
5. FLEXIBLE POP-UP SPACE
6. BOUTIQUE RETAIL CORRIDOR
7. POCKET PARK
8. CORNER PLAZA SPACE
9. STREET TREES ALONG PERIMETER
10. MAKERS ALLEY
11. ROOF DECK AMENITY SPACE WITH TREES + PLANTING
12. RESIDENT COURTYARD
13. PUBLIC PASEO
14. PEDESTRIAN ACCESS TO LITTLE TOKYO GALLERIA MALL
15. CENTRAL PLAZA

0 25 50 100
SCALE 1"=50'

## OVERALL SITE PLAN

FOURTH & CENTRAL
2025



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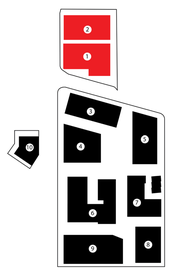
KEY NOTES:

1. STREET TREES AT 30'-0" O.C. SPACING
2. STREET SCAPE TREE WELLS OVER GRADE
3. PLANTED PARKWAY ALONG STREET AS BUFFER
4. PLANTING AREA, TYP.
5. PLAZA SPACE
6. CORRIDOR WITH PLANTED EDGES
7. DINING PATIO, FINAL FURNITURE TBD.
8. PEDESTRIAN ALLEY WAY WITH LIGHTING AND FURNITURE
9. SPECIMEN TREE WITH RAISED SEATWALL
10. ZERO-CURB AT SHARED STREET
11. OVERHEAD LIGHTING
12. RETAIL KIOSKS
13. POP-UP KIOSK AT PLAZA
14. LINEAR TREE BOSQUE WITH LOOSE SEATING
15. MOVABLE FURNISHINGS IN FIRE LANE
16. SCULPTURE / COMMUNITY ART
17. SHORT TERM BIKE PARKING
18. FLEXIBLE LAWN SPACE
19. SEATING ALONG EDGES
20. FIRE LANE
21. STREET LIGHTS, TYPICAL
22. DROP OFF
23. VEHICULAR ACCESS/FIRE LANE
24. PEDESTRIAN ACCESS TO LITTLE TOKYO GALLERIA MALL




MATCH LINE SEE NEXT PLAN



KEY PLAN

0 10 20 40
SCALE 1"=20'

NORTH SITE
GROUND FLOOR ENLARGED PLAN

FOURTH & CENTRAL
2025



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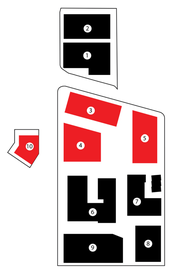
MATCH LINE SEE PREVIOUS PLAN




MATCH LINE SEE NEXT PLAN

KEY NOTES:

1. STREET TREES AT 30'-0" O.C. SPACING
2. STREET SCAPE TREE WELLS OVER GRADE
3. PLANTED PARKWAY ALONG STREET AS BUFFER
4. PLANTING AREA, TYP.
5. PLAZA SPACE
6. CORRIDOR W/ PLANTED EDGES
7. DINING PATIO, FINAL FURNITURE TBD.
8. PEDESTRIAN ALLEY WAY W/ LIGHTING AND FURNITURE
9. SPECIMEN TREE W/ RAISED SEATWALL
10. ZERO-CURB AT SHARED STREET
11. OVERHEAD LIGHTING
12. RETAIL KIOSKS
13. POP-UP KIOSK AT PLAZA
14. LINEAR TREE BOSQUE W/ LOOSE SEATING
15. MOVABLE FURNISHINGS IN FIRE LANE
16. SCULPTURE / COMMUNITY ART
17. SHORT TERM BIKE PARKING
18. FLEXIBLE LAWN SPACE
19. SEATING ALONG EDGES
20. FIRE LANE
21. STREET LIGHTS, TYPICAL
22. DROP OFF



KEY PLAN

0 10 20 40
SCALE 1"=20'

UPPER SOUTH SITE
GROUND FLOOR ENLARGED PLAN

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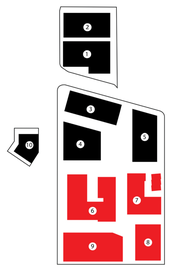
KEY NOTES:

1. STREET TREES AT 30'-0" O.C. SPACING
2. STREET SCAPE TREE WELLS OVER GRADE
3. PLANTED PARKWAY ALONG STREET AS BUFFER
4. PLANTING AREA, TYP.
5. PLAZA SPACE
6. CORRIDOR W/ PLANTED EDGES
7. DINING PATIO, FINAL FURNITURE TBD.
8. PEDESTRIAN ALLEY WAY W/ LIGHTING AND FURNITURE
9. SPECIMEN TREE W/ RAISED SEATWALL
10. ZERO-CURB AT SHARED STREET
11. OVERHEAD LIGHTING
12. RETAIL KIOSKS
13. POP-UP KIOSK AT PLAZA
14. LINEAR TREE BOSQUE W/ LOOSE SEATING
15. MOVABLE FURNISHINGS IN FIRE LANE
16. SCULPTURE / COMMUNITY ART
17. SHORT TERM BIKE PARKING
18. FLEXIBLE LAWN SPACE
19. SEATING ALONG EDGES
20. FIRE LANE
21. STREET LIGHTS, TYPICAL
22. DROP OFF
23. LOUNGE SEATING FOR RESIDENTS



KEY PLAN

SCALE 1"=20'

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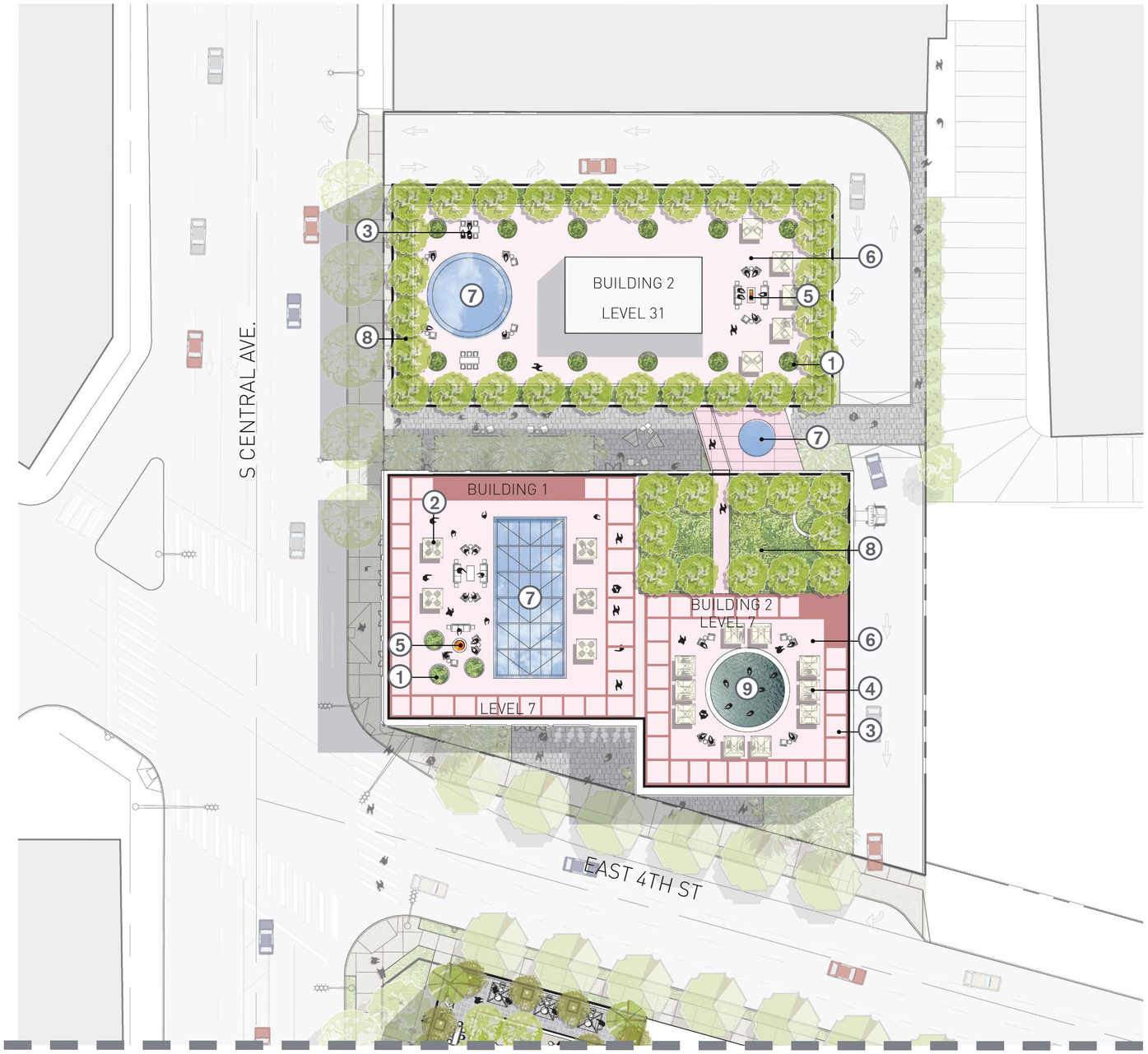
LOWER SOUTH SITE
GROUND FLOOR ENLARGED PLAN

KEY NOTES:

1. RAISED PLANTERS
2. LOOSE SEATING
3. OVERHEAD STRUCTURE
4. UMBRELLAS WITH LOUNGE SEATING, TYP.
5. FIREPIT, TYP.
6. CONCRETE PAVERS
7. SKYLIGHTS, TYP.
8. PLANTING AREA, TYP.
9. POOL




MATCH LINE SEE NEXT PLAN

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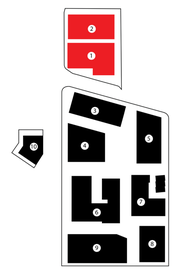

KEY PLAN

0 10 20 40
SCALE 1"=20'

NORTH SITE
COMPOSITE ENLARGED PLAN

MATCH LINE SEE PREVIOUS PLAN

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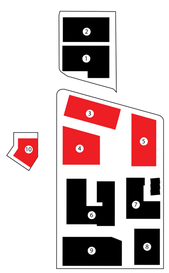
MATCH LINE SEE NEXT PLAN

KEY NOTES:

1. RAISED PLANTERS
2. CAFE STYLE SEATING
3. COMMUNAL STYLE SEATING
4. CONCRETE PAVING
5. STONE PAVING
6. PLANTERS ALONG FACADE
7. CABANAS, TYP.
8. ARTIFICIAL TURF
9. OVERHEAD STRUCTURE
10. UMBRELLAS WITH LOUNGE SEATING, TYP.
11. FIREPIT, TYP.
12. CITY VIEWS
13. COMPOSITE WOOD DECKING (FIRE RATED)
14. CONCRETE PAVERS
15. SKYLIGHTS, TYP.
16. PLANTING AREA, TYP.
17. POOL
18. SPA



KEY PLAN

0 10 20 40
SCALE 1"=20'

UPPER SOUTH & WEST SITE
COMPOSITE ENLARGED PLAN

KEY NOTES:

1. RAISED PLANTERS
2. CAFE STYLE SEATING
3. COMMUNAL STYLE SEATING
4. CONCRETE PAVING
5. STONE PAVING
6. PLANTERS ALONG FACADE
7. CABANAS, TYP.
8. ARTIFICIAL TURF
9. OVERHEAD STRUCTURE
10. UMBRELLAS WITH LOUNGE SEATING, TYP.
11. FIREPIT, TYP.
12. CITY VIEWS
13. COMPOSITE WOOD DECKING (FIRE RATED)
14. CONCRETE PAVERS
15. SKYLIGHTS, TYP.
16. PLANTING AREA, TYP.
17. POOL
18. SPA
19. OUTDOOR BBQ

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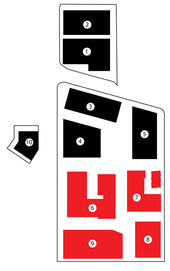

KEY PLAN

0 10 20 40
SCALE 1"=20'

LOWER SOUTH SITE
COMPOSITE ENLARGED PLAN

FOURTH & CENTRAL
2025

KEY NOTES:

1. CONCRETE PAVING W/ GRIDDED SCORE PATTERN AND ACID ETCH FINISH
2. PEDESTRIAN CURB RAMPS, TYP.
3. COMPOSITE WOOD DECKING (FIRE-RATED)
4. TACTILE PAVERS AT ZERO CURB EDGE
5. COBBLE PAVING SQUARE RUNNING BOND PATTERN
6. PAVER BAND W/ COBBLE PAVING IN DECORATIVE PATTERN
7. PAVING AT DINING PATIOS, TBD.
8. COBBLE PAVING AT HOTEL DROP-OFF
9. METAL BOLLARDS
10. WOOD BENCHES
11. RAISED PLANTER- CONCRETE
12. RAISED PLANTER STEEL
13. METAL BIKE RACKS
14. 9" HORIZONTALPAVERS
15. CIRCULAR PAVERS
16. ARTIFICIAL TURF
17. CONCRETE DRIVEWAY
18. METAL TREE GRATES




MATCH LINE SEE NEXT PLAN

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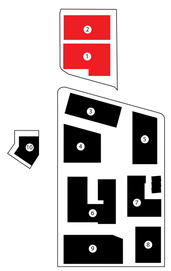

KEY PLAN

0 10 20 40
SCALE 1"=20'

NORTH SITE
MATERIALS GROUND FLOOR ENLARGED PLAN

EXHIBIT "A"
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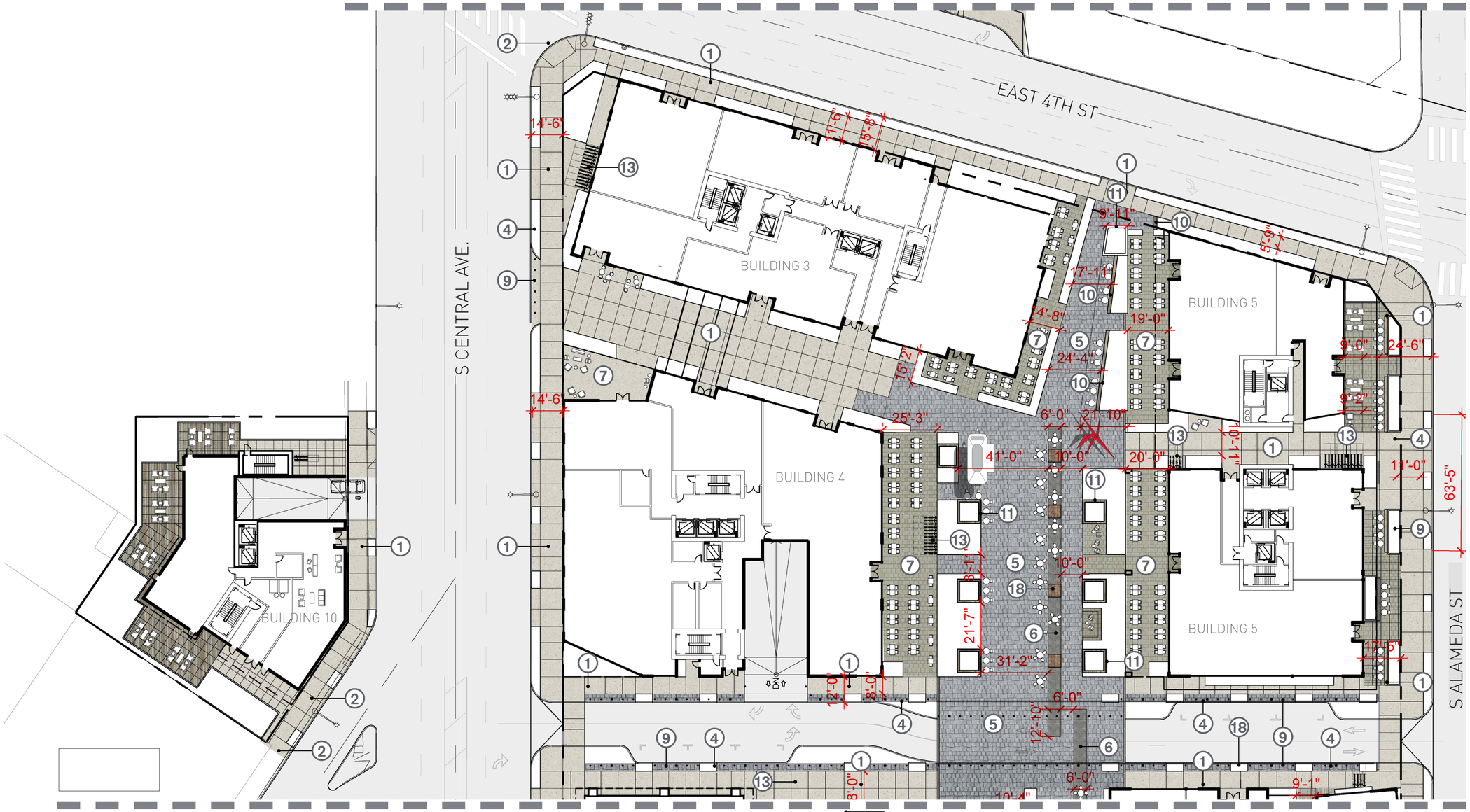


KEY NOTES:

1. CONCRETE PAVING W/ GRIDDED SCORE PATTERN AND ACID ETCH FINISH
2. PEDESTRIAN CURB RAMPS, TYP.
3. COMPOSITE WOOD DECKING (FIRE-RATED)
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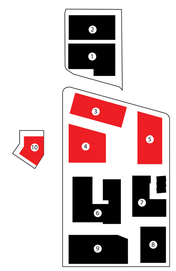
16. ARTIFICIAL TURF
17. CONCRETE DRIVEWAY
18. METAL TREE GRATES



KEY PLAN

0 10 20 40
SCALE 1"=20'

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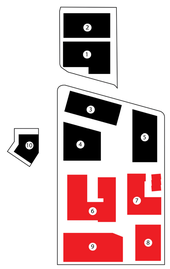
UPPER SOUTH & WEST SITE
MATERIALS GROUND FLOOR ENLARGED PLAN

KEY NOTES:

1. CONCRETE PAVING W/ GRIDDED SCORE PATTERN AND ACID ETCH FINISH
2. PEDESTRIAN CURB RAMPS, TYP.
3. COMPOSITE WOOD DECKING (FIRE-RATED)
4. TACTILE PAVERS AT ZERO CURB EDGE
5. COBBLE PAVING SQUARE RUNNING BOND PATTERN
6. PAVER BAND W/ COBBLE PAVING IN DECORATIVE PATTERN
7. PAVING AT DINING PATIOS, TBD.
8. COBBLE PAVING AT HOTEL DROP-OFF
9. METAL BOLLARDS
10. WOOD BENCHES
11. RAISED PLANTER- CONCRETE
12. RAISED PLANTER STEEL
13. METAL BIKE RACKS
14. 9" HORIZONTAL PAVERS
15. CIRCULAR PAVERS
16. ARTIFICIAL TURF
17. CONCRETE DRIVEWAY
18. METAL TREE GRATES



KEY PLAN

SCALE 1"=20'

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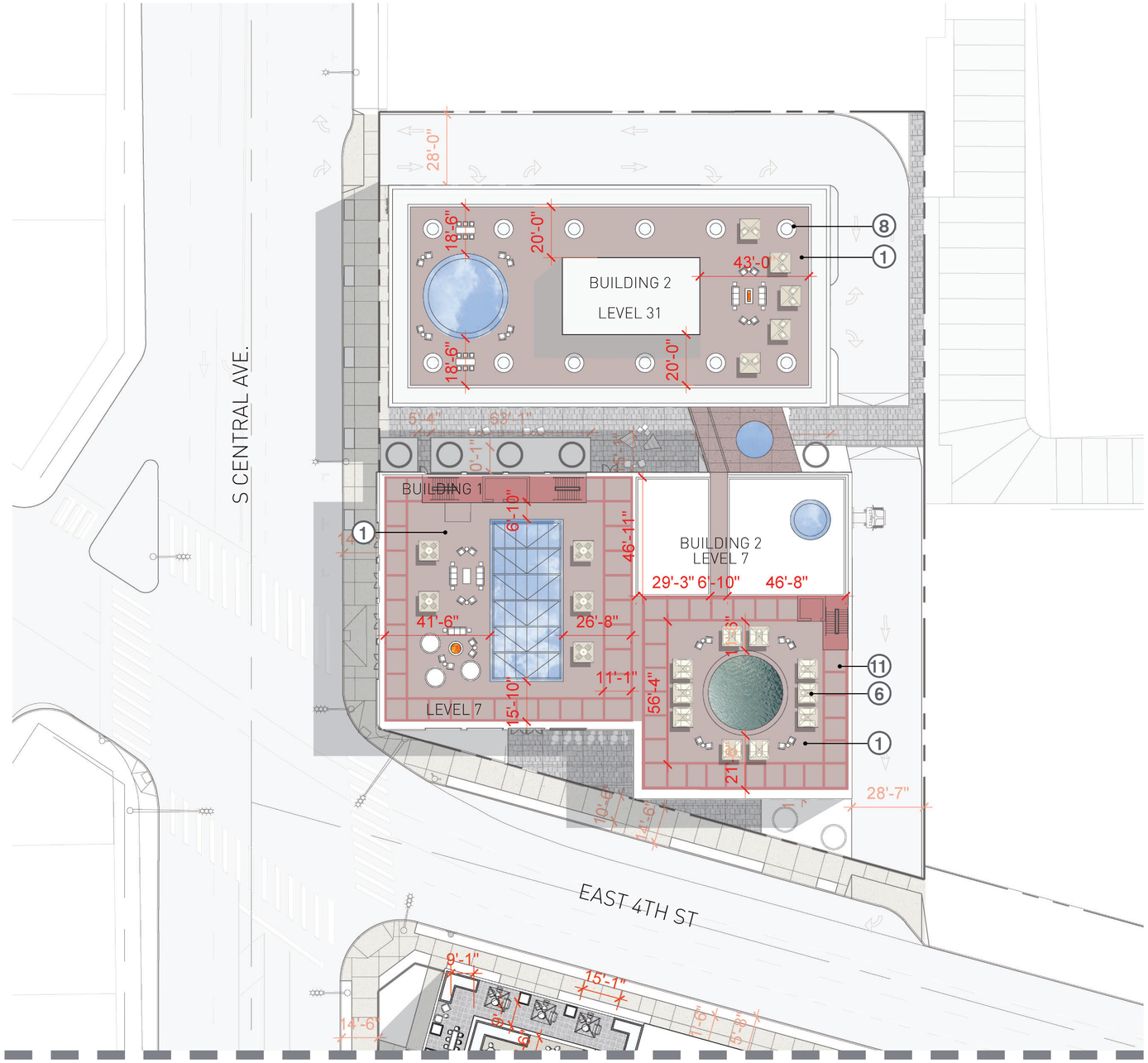
LOWER SOUTH SITE
MATERIALS GROUND FLOOR ENLARGED PLAN

KEY NOTES:

1. CONCRETE PAVERS
2. CONCRETE PAVING WITH SCORE PATTERN
3. COMPOSITE WOOD DECKING (FIRE RATED)
4. STONE PAVING
5. ARTIFICIAL TURF
6. UMBRELLAS
7. CABANAS
8. RAISED PLANTER-CONCRETE
9. WOOD BENCHES
10. WOOD OVERHEAD STRUCTURE
11. OVERHEAD STRUCTURE PER ARCHITECT
12. 9" HORIZONTAL PAVERS
13. CIRCULAR PAVERS




MATCH LINE SEE NEXT PLAN

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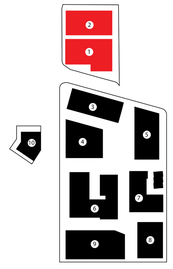

KEY PLAN

0 10 20 40
SCALE 1"=20'

NORTH SITE
MATERIALS COMPOSITE ENLARGED PLAN

EXHIBIT "A"
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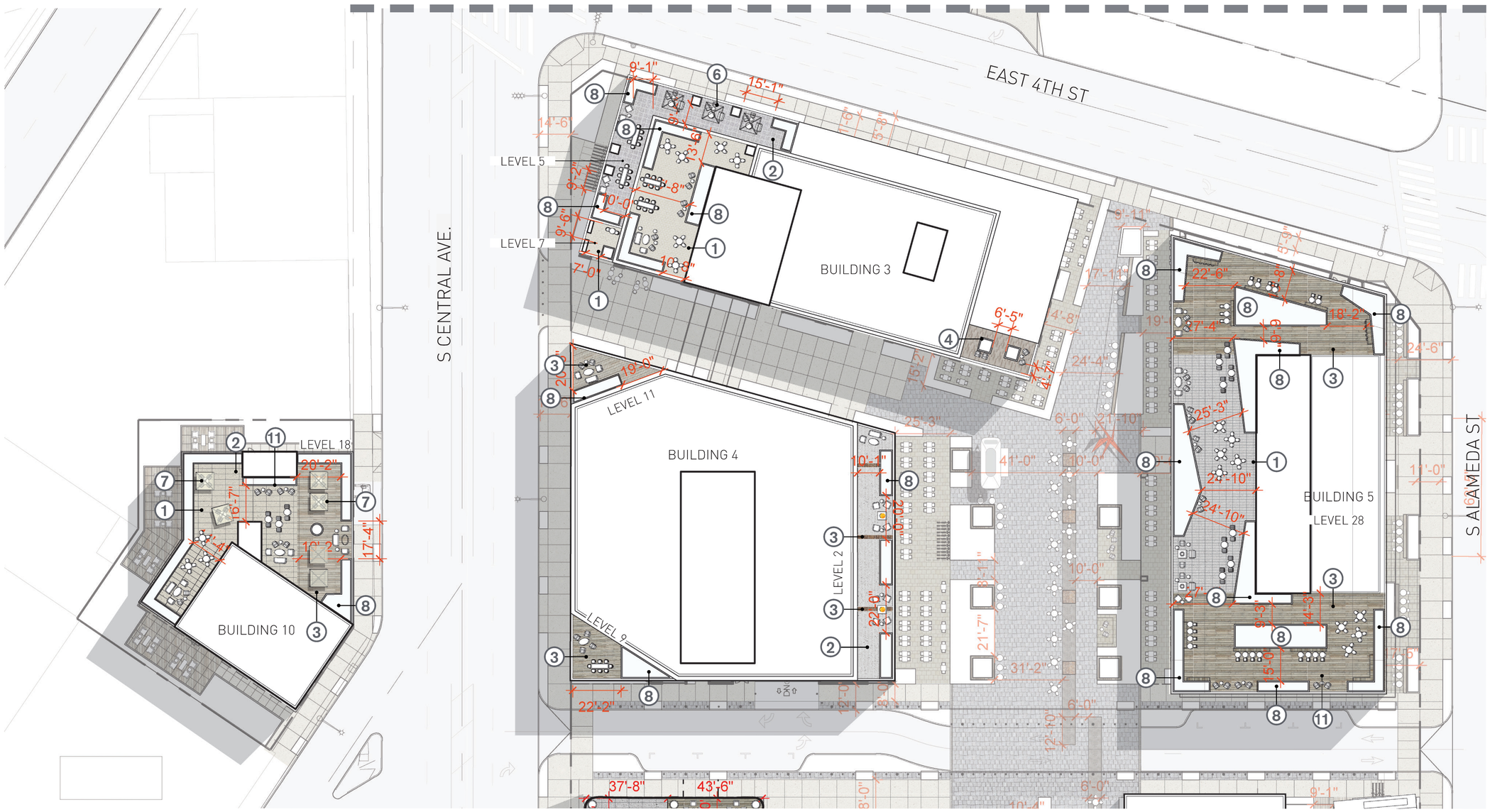
MATCH LINE SEE PREVIOUS PLAN




MATCH LINE SEE NEXT PLAN

KEY NOTES:

1. CONCRETE PAVERS
2. CONCRETE PAVING WITH SCORE PATTERN
3. COMPOSITE WOOD DECKING (FIRE RATED)
4. STONE PAVING
5. ARTIFICIAL TURF
6. UMBRELLAS
7. CABANAS
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9. WOOD BENCHES
10. WOOD OVERHEAD STRUCTURE
11. OVERHEAD STRUCTURE PER ARCHITECT
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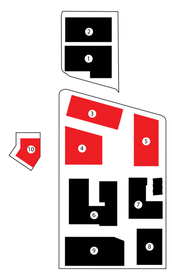
13. CIRCULAR PAVERS



KEY PLAN

0 10 20 40

SCALE 1"=20'

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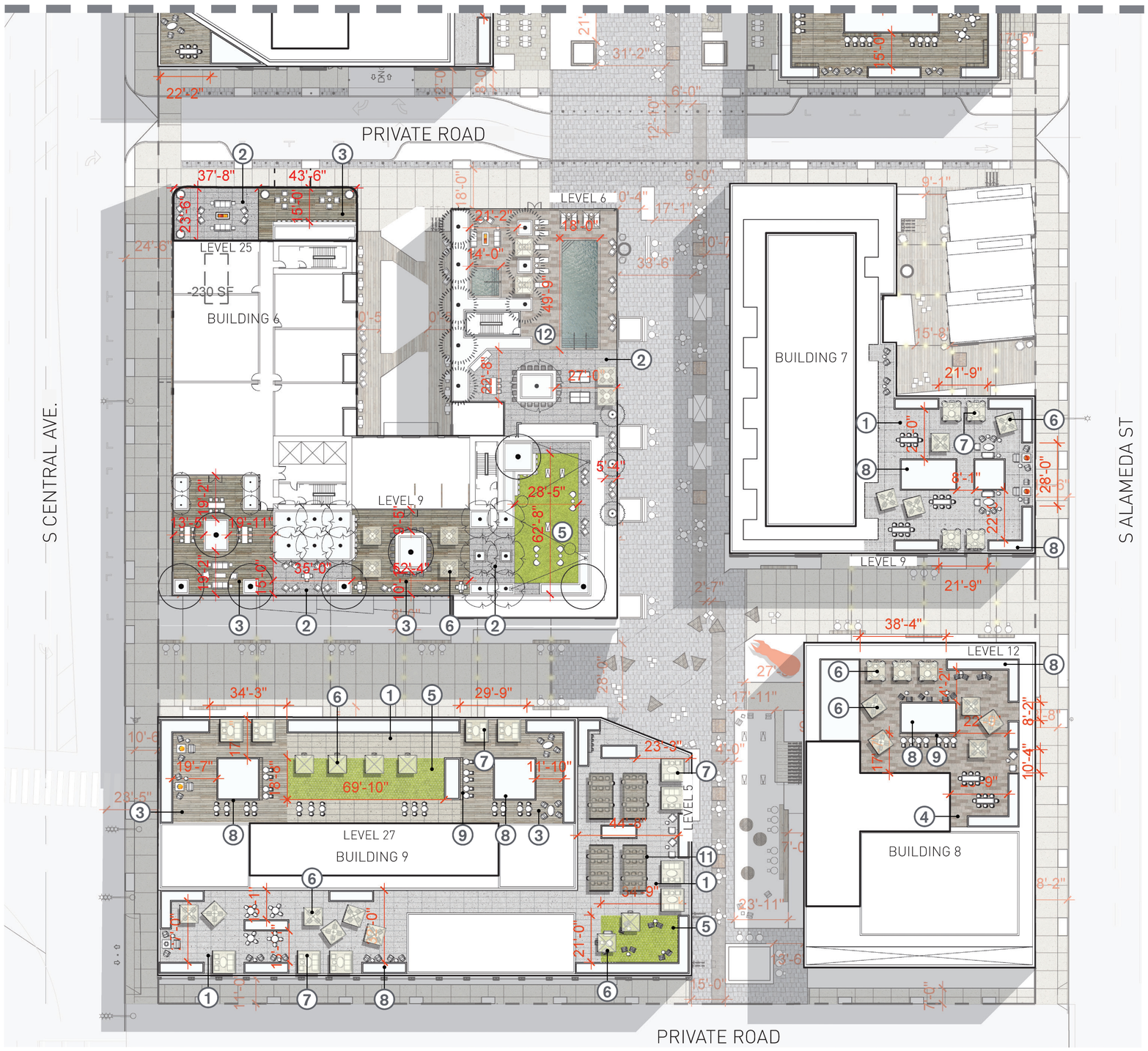
UPPER SOUTH SITE
MATERIALS COMPOSITE ENLARGED PLAN

KEY NOTES:

1. CONCRETE PAVERS
2. CONCRETE PAVING WITH SCORE PATTERN
3. COMPOSITE WOOD DECKING (FIRE RATED)
4. STONE PAVING
5. ARTIFICIAL TURF
6. UMBRELLAS
7. CABANAS
8. RAISED PLANTER-CONCRETE
9. WOOD BENCHES
10. WOOD OVERHEAD STRUCTURE
11. OVERHEAD STRUCTURE PER ARCHITECT
12. HORIZONTAL PAVERS
13. CIRCULAR PAVERS

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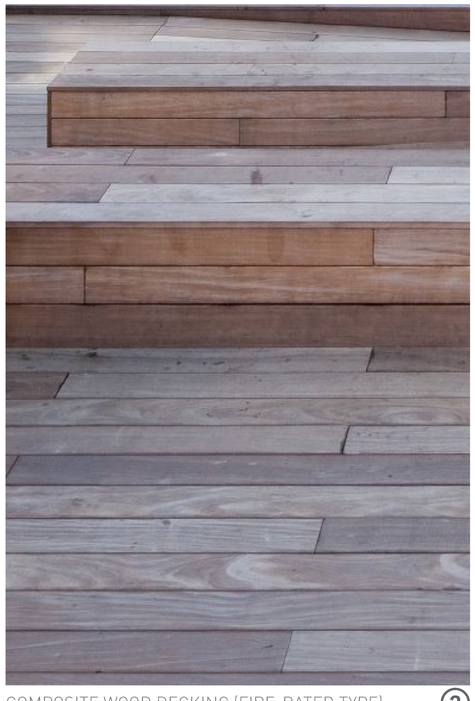
KEY PLAN

0 10 20 40
SCALE 1"=20'

LOWER SOUTH SITE
MATERIALS COMPOSITE ENLARGED PLAN



CONCRETE PAVING W/ GRIDDED SCORE PATTERN AND ACID ETCH FINISH ①



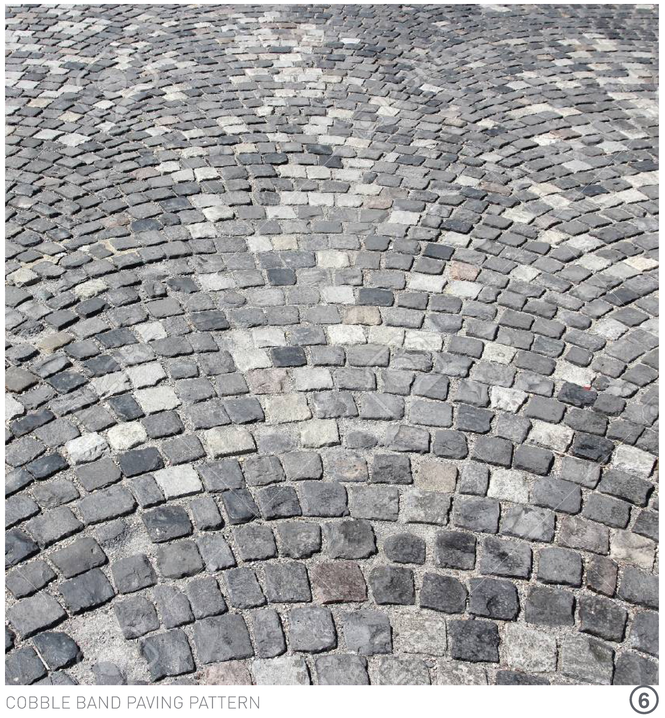
COMPOSITE WOOD DECKING (FIRE-RATED TYPE) ③



DECORATIVE METAL TREE GRATES ⑱



GRANITE/ COBBLE PAVING (VARYING COLORS AND SIZES) ⑤



COBBLE BAND PAVING PATTERN ⑥

*NUMBERS REFER TO KEYNOTES ON MATERIALS PLANS,
SEE SHEETS 83-85 FOR LOCATIONS

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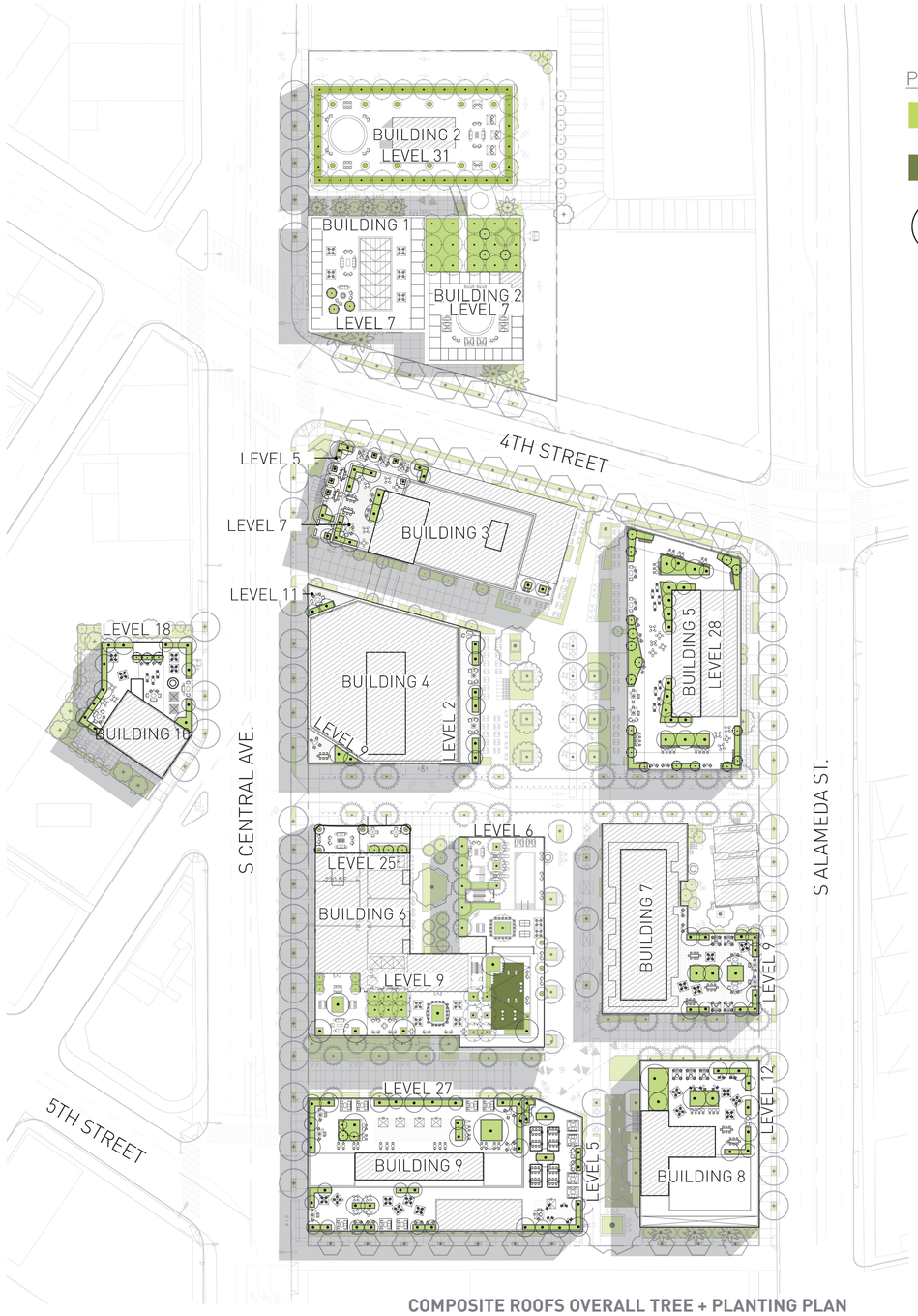
GROUND LEVEL OVERALL TREE + PLANTING PLAN




COMPOSITE ROOFS OVERALL TREE + PLANTING PLAN

PLAN LEGEND:

- PLANTING AREA - SHRUBS AND PERENNIALS
- NATURAL LAWN
- CANOPY TREES
  SEE ENLARGED PLANS FOR SPECIES INFORMATION
  (SYMBOLS VARY, FINAL TREE TYPE T.B.D.)

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## CANOPY TREES (SITE WIDE)

| | |
|---|---|
| **REQUIRED CANOPY TREES** | |
| CANOPY TREES REQUIRED PER BUILDING (1 TREE PER 4 RESIDENTIAL UNITS) | 399 |
| CANOPY TREES REQUIRED TO REPLACE (E) TREES (2 TREES PER 1 TREE REMOVED, 13 (E) TREES) | 40 |
| **TOTAL CANOPY TREES REQUIRED** | 439 |
| **PROVIDED CANOPY TREES** | |
| CANOPY TREES PROVIDED PER BUILDING | 399* |
| CANOPY TREES PROVIDED TO REPLACE (E) TREES | 40 |
| **TOTAL CANOPY TREES PROVIDED** | 439 |

NOTE: THE TREE COUNT REQUIREMENT INCLUDES STREET TREES IN ROW
*SEE SHEETS 64 - 67 FOR CANOPY TREES PROVIDED PER BUILDING

## CODE-REQUIRED OPEN SPACE CALCULATIONS (LANDSCAPE)

PER LAMC 12.21-G.2(A)

| | |
|---|---|
| PLANTING AREA REQUIRED (25% MINIMUM OF COMMON OPEN SPACE) | 21,284 SF |
| PLANTING AREA PROVIDED | 27,412 SF |

NOTE: THE 25% PLANTING REQUIREMENT IS BASED ON THE "COMMON OPEN SPACE" REQUIRED FOR THE PROJECT AS A WHOLE PER LAMC 12.21-G.2(A)

## TREE + PLANTING NOTES:

- MINIMUM TREE WELL DEPTH FOR TREES IS 42 INCHES. MINIMUM DEPTH FOR SHRUBS IS 30 INCHES, AND MINIMUM DEPTH FOR HERBACEOUS PLANTING AND GROUND COVERS IS 18" INCHES.
- ALL TREE WELLS ALONG STREET SCAPE OVER GRADE TO BE 4'X10'X42"' DEEP (MIN.)
- ALL SMALL TREES OVER PODIUM (LESS THAN 25' IN HEIGHT AT MATURITY) HAVE 600 CUBIC FEET MINIMUM OF SOIL PROVIDED.
- ALL MEDIUM SIZED TREES OVER PODIUM (25'-40' IN HEIGHT AT MATURITY) HAVE 900 CUBIC FEET MINIMUM OF SOIL PROVIDED.
- ALL LARGE SIZED TREES (GREATER THAN 40' IN HEIGHT AT MATURITY) HAVE 1,200 CUBIC FEET MINIMUM OF SOIL PROVIDED.
- ALL TREES ON PODIUM OR DECKS SHALL BE IN PLANTERS THAT ARE A MINIMUM OF 3' IN DEPTH
- NEW TREES PLANTED IN THE PUBLIC R.O.W. TO BE SPACED NOT MORE THAN AN AVERAGE SPACING OF 30' ON CENTER.
- ALL CANOPY TREES SHALL BE PLANTED AT A SIZE OF 24"' BOX MINIMUM
- FOR TREES OVER PODIUM IN TREE GRATES SEE DIAGRAM ON NEXT PAGE
- PLANTING TO BE COMPRISED OF A MAJORITY OF DROUGHT TOLERANT VARIETIES

0 25 50 100
SCALE 1"=50'

OVERALL PLANTING PLANS

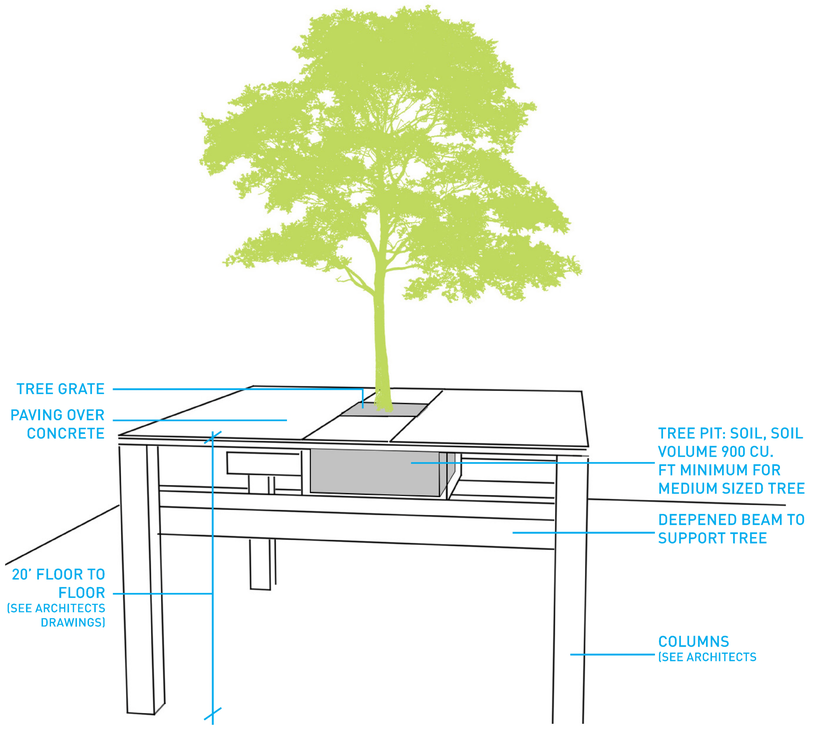


DIAGRAM TREE IN GRATE OVER PODIUM SOIL VOLUME




MATCH LINE SEE NEXT PLAN

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## CANOPY TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | ARB MAR | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX | 37 |
| | BAU BLA | BAUHINIA × BLAKEANA | HONG KONG ORCHID TREE | 24" BOX | 96 |
| | BET PAP | BETULA PAPYRIFERA | WHITE BIRCH | 24" BOX | 7 |
| | CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | 44 |
| | ERY CRI | ERYTHRINA CRISTA-GALI | COCKSPUR CORAL TREE | 24" BOX | 8 |
| | FIC NIT | FICUS NITIDA | FICUS INDIAN LAUREL | 24" BOX | 26 |
| | GLE TRI | GLEDITSIA TRIACANTHOS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 36" BOX | 28 |
| | GIN BIL | GINKGO BILOBA (MALE) | MAIDENHAIR TREE | 36" BOX | 42 |
| | LAG IND | LAGERSTROEMIA INDICA | CREPE MYRTLE | 36" BOX | 24 |
| | PIS CHE | PISTACHE CHINENSIS | CHINESE PISTACH | 72" BOX | 4 |
| | PLA ACE | PLATANUS X ACERFOLIA | LONDON PLANE TREE | 60" BOX | 22 |
| | PYR CAL | PYRUS CALLERYANA 'CAPITAL' | CAPITAL CALLERY PEAR | 24" BOX | 34 |
| | OLE EUR | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 24" BOX | 30 |
| | FIC RUB | FICUS RUBIGINOSA | RUSTY-LEAF FIG | 96" BOX | 4 |
| | TIP TIP | TIPUANA TIPU | TIPU TREE | 60" BOX | 3 |

## PALM TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | ARC CUN | ARCHONTOPHOENIX CUNNINGHAMIANA | KING PALM | 18' BTH | 23 |
| | WAS FIL | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 18' BTH | 7 |

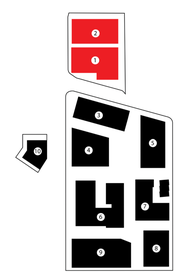
FOR TREE AND OPEN SPACE CALCULATIONS SEE OVERALL PLANS
TREE QUANTITIES SHOWN ARE TOTALS FOR ENTIRE SITE (GROUND LEVEL + ROOF AMENITY DECKS)

## PLAN LEGEND:

PLANTING AREA - SHRUBS AND PERENNIALS

NATURAL LAWN

CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)




KEY PLAN

0 10 20 40
SCALE 1"=20'

NORTH SITE
PLANTING GROUND FLOOR ENLARGED PLAN

FOURTH & CENTRAL
2025

MATCH LINE SEE PREVIOUS PLAN




MATCH LINE SEE NEXT PLAN

## CANOPY TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARB MAR | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX |
| | BAU BLA | BAUHINIA × BLAKEANA | HONG KONG ORCHID TREE | 24" BOX |
| | BET PAP | BETULA PAPYRIFERA | WHITE BIRCH | 24" BOX |
| | CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX |
| | ERY CRI | ERYTHRINA CRISTA-GALI | COCKSPUR CORAL TREE | 24" BOX |
| | FIC NIT | FICUS NITIDA | FICUS INDIAN LAUREL | 24" BOX |
| | GLE TRI | GLEDITSIA TRIACANTHOS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 36" BOX |
| | GIN BIL | GINKGO BILOBA (MALE) | MAIDENHAIR TREE | 36" BOX |
| | LAG IND | LAGERSTROEMIA INDICA | CREPE MYRTLE | 36" BOX |
| | PIS CHE | PISTACHE CHINENSIS | CHINESE PISTACH | 72" BOX |
| | PLA ACE | PLATANUS X ACERFOLIA | LONDON PLANE TREE | 60" BOX |
| | PYR CAL | PYRUS CALLERYANA 'CAPITAL' | CAPITAL CALLERY PEAR | 24" BOX |
| | OLE EUR | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 24" BOX |
| | FIC RUB | FICUS RUBIGINOSA | RUSTY-LEAF FIG | 96" BOX |
| | TIP TIP | TIPUANA TIPU | TIPU TREE | 60" BOX |

## PALM TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARC CUN | ARCHONTOPHOENIX CUNNINGHAMIANA | KING PALM | 18' BTH |
| | WAS FIL | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 18' BTH |

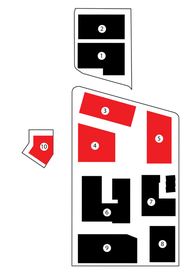
FOR TREE AND OPEN SPACE CALCULATIONS SEE OVERALL PLANS
FOR TREE QUANTITIES SEE PAGE 90

## PLAN LEGEND:

PLANTING AREA - SHRUBS AND PERENNIALS

NATURAL LAWN

CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)



KEY PLAN

0 10 20 40
SCALE 1"=20'

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UPPER SOUTH& WEST SITE
PLANTING GROUND FLOOR ENLARGED PLAN

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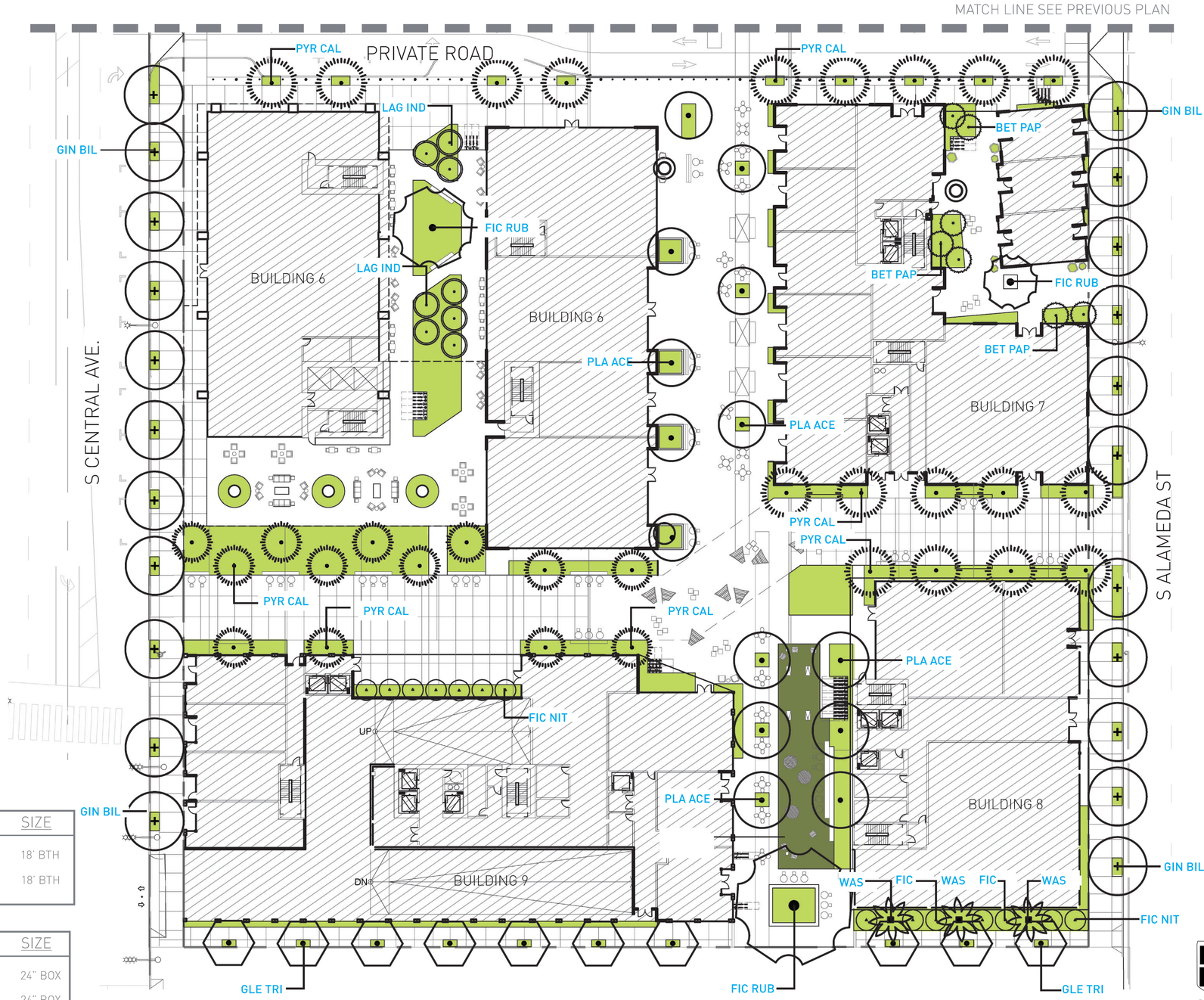


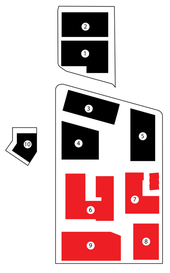

KEY PLAN

0 10 20 40
SCALE 1"=20'

PLAN LEGEND:

PLANTING AREA - SHRUBS AND PERENNIALS

NATURAL LAWN

CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)

FOR TREE AND OPEN SPACE CALCULATIONS SEE OVERALL PLANS
FOR TREE QUANTITIES SEE PAGE 90

## PALM TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARC CUN | ARCHONTOPHOENIX CUNNINGHAMIANA | KING PALM | 18' BTH |
| | WAS FIL | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 18' BTH |

## CANOPY TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARB MAR | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX |
| | BAU BLA | BAUHINIA × BLAKEANA | HONG KONG ORCHID TREE | 24" BOX |
| | BET PAP | BETULA PAPYRIFERA | WHITE BIRCH | 24" BOX |
| | CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX |
| | ERY CRI | ERYTHRINA CRISTA-GALI | COCKSPUR CORAL TREE | 24" BOX |
| | FIC NIT | FICUS NITIDA | FICUS INDIAN LAUREL | 24" BOX |
| | GLE TRI | GLEDITSIA TRIACANTHOS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 36" BOX |
| | GIN BIL | GINKGO BILOBA (MALE) | MAIDENHAIR TREE | 36" BOX |
| | LAG IND | LAGERSTROEMIA INDICA | CREPE MYRTLE | 36" BOX |
| | PIS CHE | PISTACHE CHINENSIS | CHINESE PISTACH | 72" BOX |
| | PLA ACE | PLATANUS X ACERFOLIA | LONDON PLANE TREE | 60" BOX |
| | PYR CAL | PYRUS CALLERYANA 'CAPITAL' | CAPITAL CALLERY PEAR | 24" BOX |
| | OLE EUR | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 24" BOX |
| | FIC RUB | FICUS RUBIGINOSA | RUSTY-LEAF FIG | 96" BOX |
| | TIP TIP | TIPUANA TIPU | TIPU TREE | 60" BOX |

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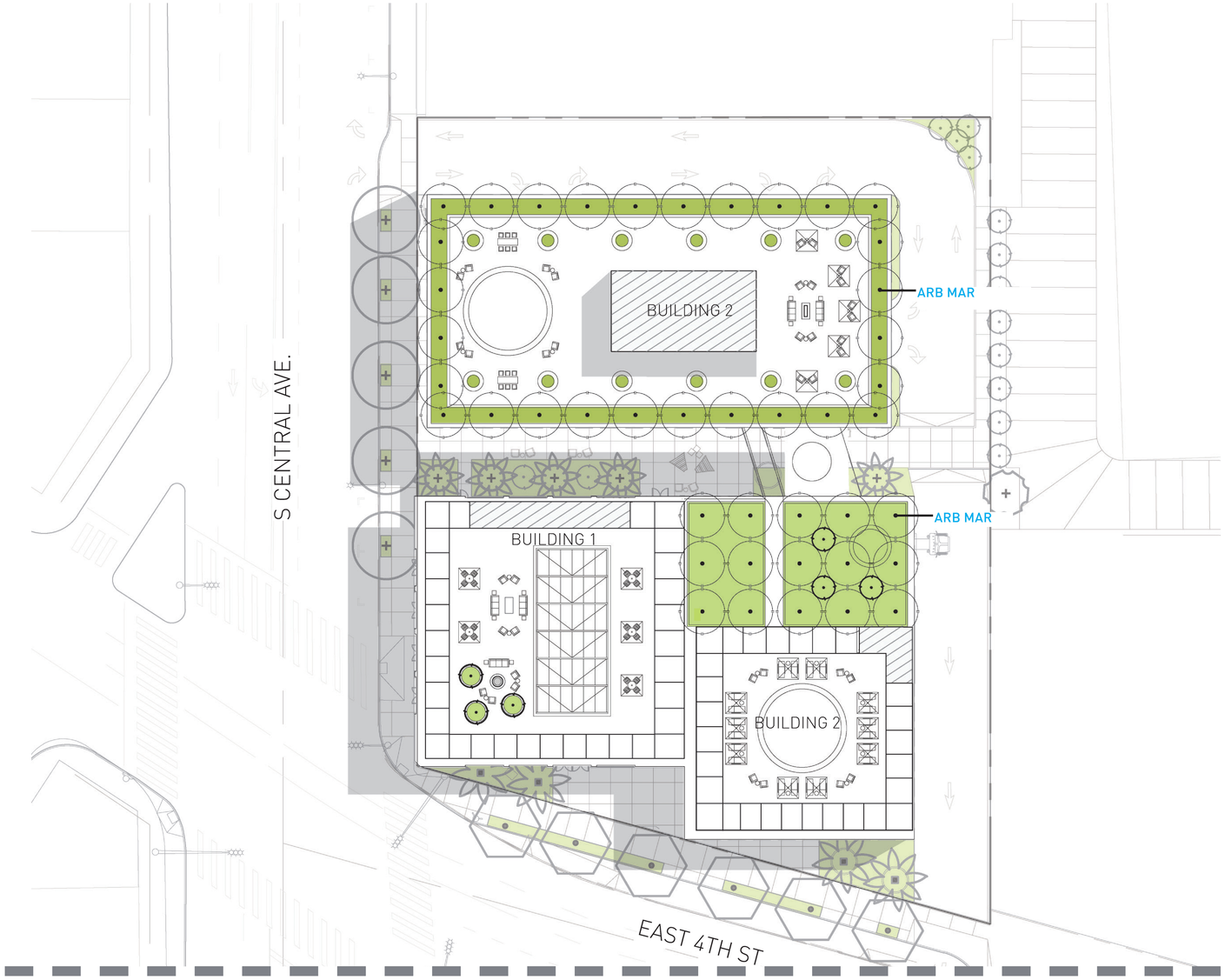
LOWER SOUTH SITE
PLANTING GROUND FLOOR ENLARGED PLAN

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## CANOPY TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | ARB MAR | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX | 37 |
| | BAU BLA | BAUHINIA × BLAKEANA | HONG KONG ORCHID TREE | 24" BOX | 96 |
| | BET PAP | BETULA PAPYRIFERA | WHITE BIRCH | 24" BOX | 7 |
| | CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | 44 |
| | ERY CRI | ERYTHRINA CRISTA-GALI | COCKSPUR CORAL TREE | 24" BOX | 8 |
| | FIC NIT | FICUS NITIDA | FICUS INDIAN LAUREL | 24" BOX | 26 |
| | GLE TRI | GLEDITSIA TRIACANTHOS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 36" BOX | 28 |
| | GIN BIL | GINKGO BILOBA (MALE) | MAIDENHAIR TREE | 36" BOX | 42 |
| | LAG IND | LAGERSTROEMIA INDICA | CREPE MYRTLE | 36" BOX | 24 |
| | PIS CHE | PISTACHE CHINENSIS | CHINESE PISTACH | 72" BOX | 4 |
| | PLA ACE | PLATANUS X ACERFOLIA | LONDON PLANE TREE | 60" BOX | 22 |
| | PYR CAL | PYRUS CALLERYANA 'CAPITAL' | CAPITAL CALLERY PEAR | 24" BOX | 34 |
| | OLE EUR | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 24" BOX | 30 |
| | FIC RUB | FICUS RUBIGINOSA | RUSTY-LEAF FIG | 96" BOX | 4 |
| | TIP TIP | TIPUANA TIPU | TIPU TREE | 60" BOX | 3 |

## PALM TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | ARC CUN | ARCHONTOPHOENIX CUNNINGHAMIANA | KING PALM | 18' BTH | 23 |
| | WAS FIL | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 18' BTH | 7 |

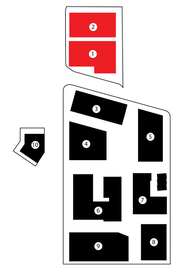
FOR TREE AND OPEN SPACE CALCULATIONS SEE OVERALL PLANS
TREE QUANTITIES SHOWN ARE TOTALS FOR ENTIRE SITE (GROUND LEVEL + ROOF AMENITY DECKS)

## PLAN LEGEND:

PLANTING AREA - SHRUBS AND PERENNIALS

NATURAL LAWN

CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)

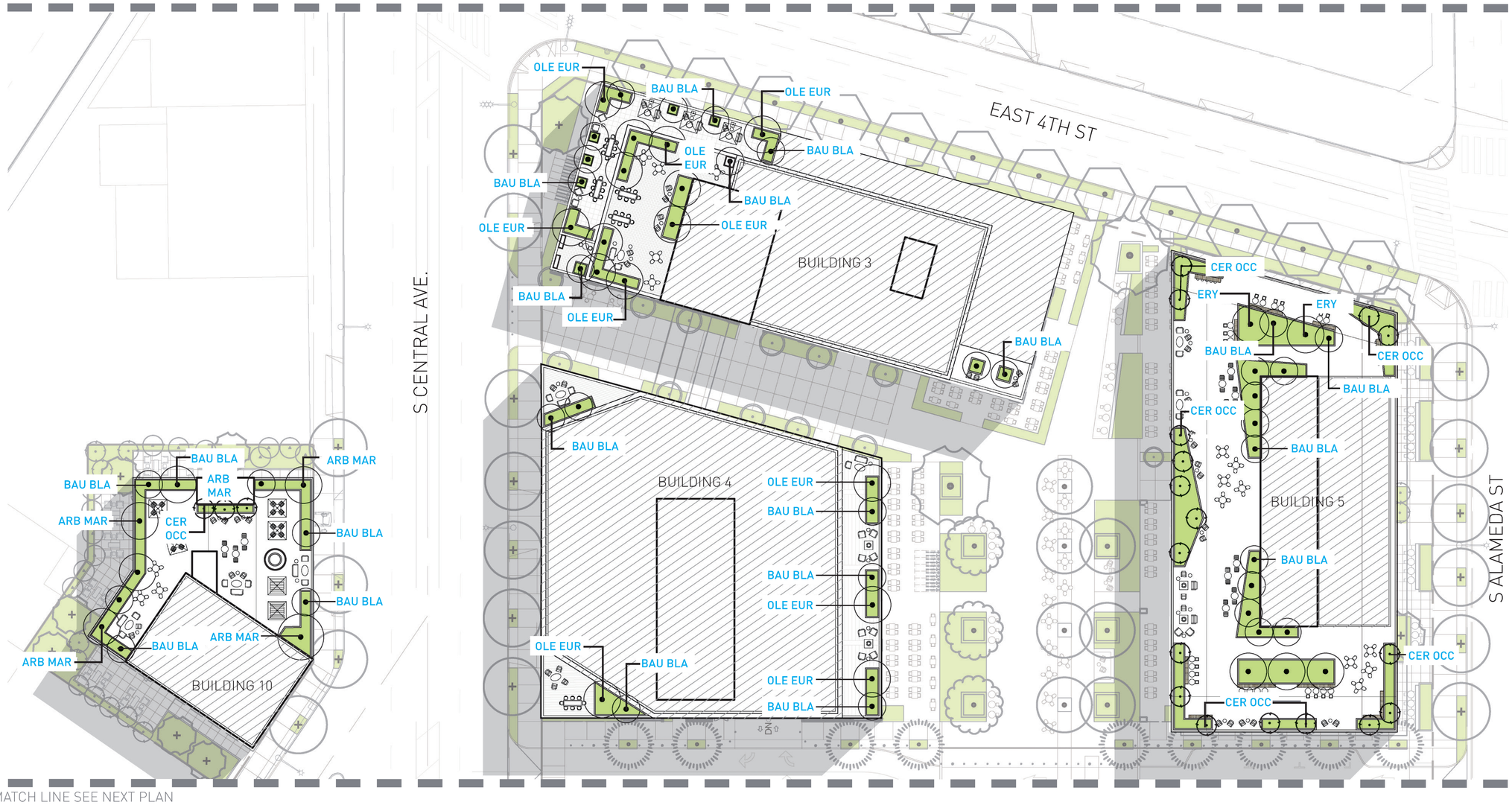


KEY PLAN

0 10 20 40
SCALE 1"=20'

# NORTH SITE
# PLANTING COMPOSITE ENLARGED PLAN

MATCH LINE SEE PREVIOUS PLAN




MATCH LINE SEE NEXT PLAN

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## CANOPY TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARB MAR | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX |
| | BAU BLA | BAUHINIA × BLAKEANA | HONG KONG ORCHID TREE | 24" BOX |
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| | TIP TIP | TIPUANA TIPU | TIPU TREE | 60" BOX |

## PALM TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARC CUN | ARCHONTOPHOENIX CUNNINGHAMIANA | KING PALM | 18' BTH |
| | WAS FIL | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 18' BTH |

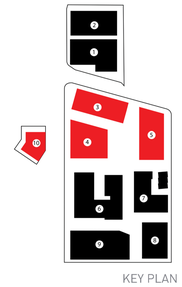
FOR TREE AND OPEN SPACE CALCULATIONS SEE OVERALL PLANS
FOR TREE QUANTITIES SEE PAGE 93

## PLAN LEGEND:

PLANTING AREA - SHRUBS AND PERENNIALS

NATURAL LAWN

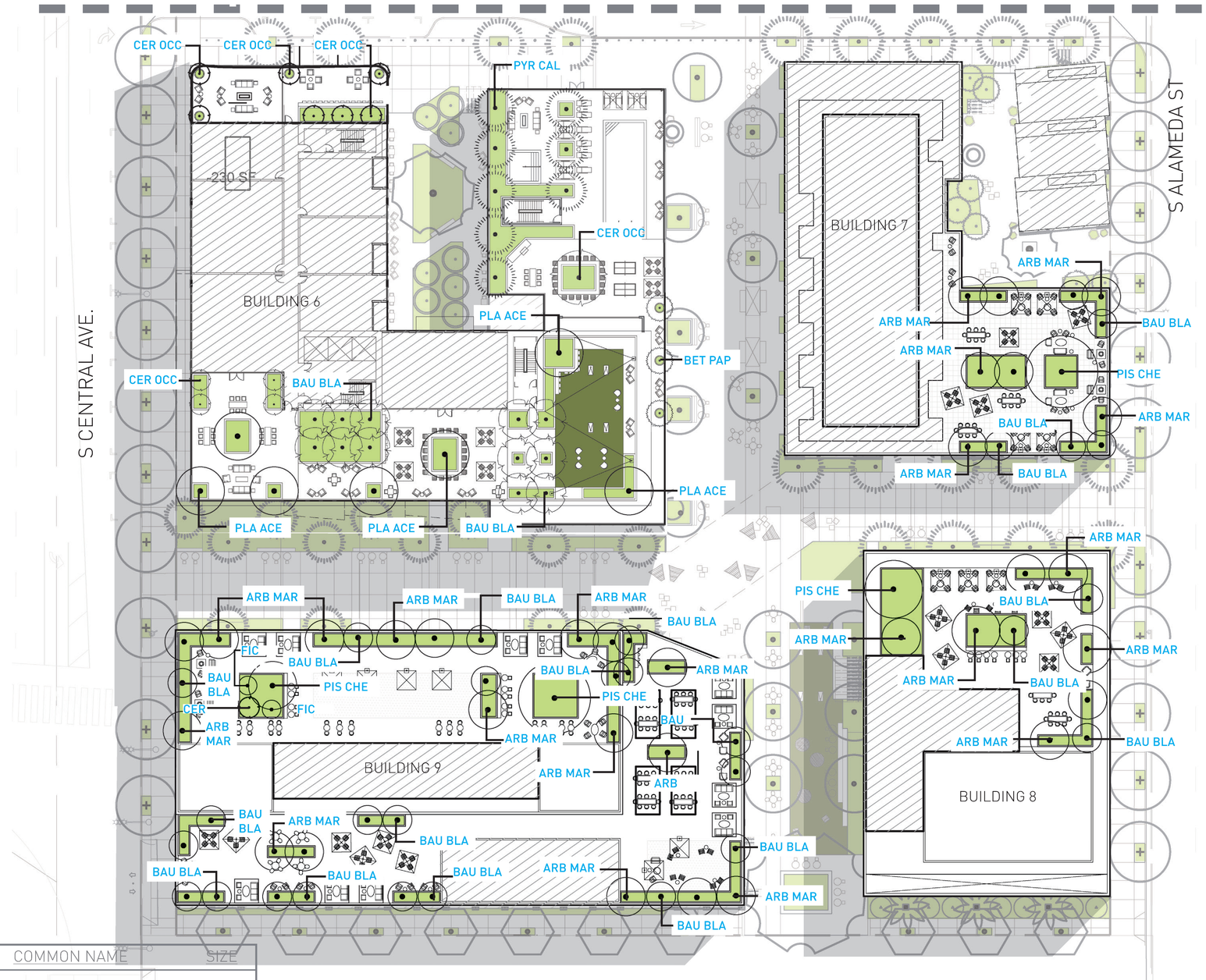
CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)



KEY PLAN

0 10 20 40
SCALE 1"=20'

UPPER SOUTH & WEST SITE
PLANTING COMPOSITE ENLARGED PLAN

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## CANOPY TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARB MAR | ARBUTUS MARINA | STRAWBERRY TREE | 24" BOX |
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| | FIC RUB | FICUS RUBIGINOSA | RUSTY-LEAF FIG | 96" BOX |
| | TIP TIP | TIPUANA TIPU | TIPU TREE | 60" BOX |

PLAN LEGEND:

PLANTING AREA - SHRUBS AND PERENNIALS

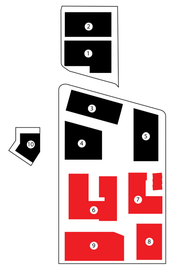
NATURAL LAWN

CANOPY TREES
SEE ENLARGED PLANS FOR SPECIES INFORMATION
(SYMBOLS VARY, FINAL TREE TYPE T.B.D.)

FOR TREE AND OPEN SPACE CALCULATIONS SEE OVERALL PLANS
FOR TREE QUANTITIES SEE PAGE 93

## PALM TREES

| SYM. | ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| | ARC CUN | ARCHONTOPHOENIX CUNNINGHAMIANA | KING PALM | 18' BTH |
| | WAS FIL | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 18' BTH |



KEY PLAN

0 10 20 40
SCALE 1"=20'

LOWER SOUTH SITE
PLANTING COMPOSITE ENLARGED PLAN

FOURTH & CENTRAL
2025

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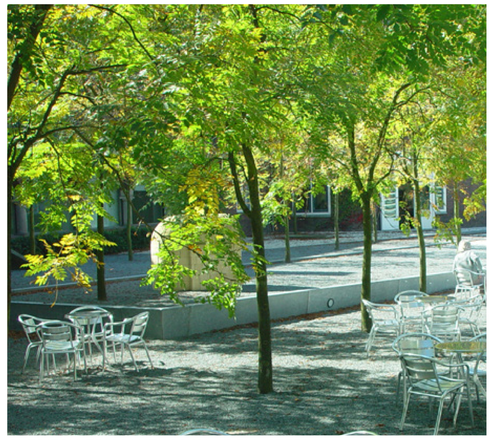
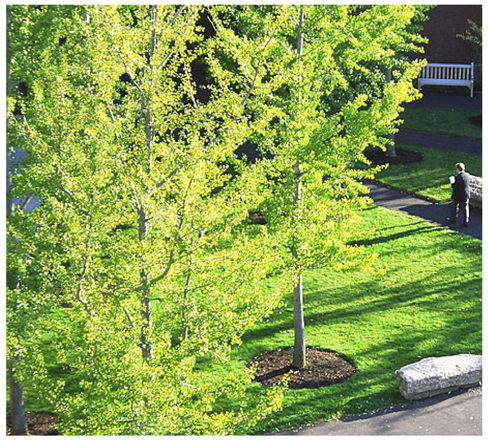
ARBUTUS MARINA
STRAWBERRY TREE


BAUHINIA × BLAKEANA
HONG KONG ORCHID TREE


CERCIS OCCIDENTALIS
WESTERN REDBUD


GLEDITSIA TRIACANTHOS 'SHADEMASTER'
SHADEMASTER HONEY LOCUST


GINKGO BILOBA (MALE)
MAIDENHAIR TREE


PYRUS CALLERYANA 'CAPITAL'
CAPITAL CALLERY PEAR


PLATANUS X ACERFOLIA
LONDON PLANE TREE


OLEA EUROPAEA 'SWAN HILL'
SWAM HILL OLIVE


FICUS SPECIES
FIG TREE SPECIMEN


TIPUANA TIPU
TIPU TREE


ARCHONTOPHOENIX CUNNINGHAMIANA
KING PALM


WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

PLANT HARDINESS ZONE FOR DTLA: 10B

## PLANTING PALETTE - TREES



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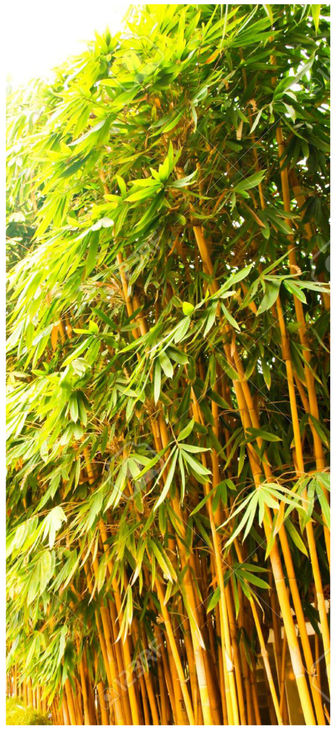

BAMBUSA MULTIPLEX 'ALPHONSE KARR'
ALPHONSE KARR BAMBOO
(SCREEN/HEDGE)



KALANCHOE BEHARENSIS
VELVET ELEPHANT EAR



PACHYCEREUS MARGINATA
FENCE POST CACTUS



CRASSULA OVATA 'TRICOLOR'
VARIEGATED JADE PLANT



PENNISETUM SPATHIOLATUM
SLENDER VELDT GRASS



LOMANDRA LONGIFOLIA 'PLANTINUM BEAUTY'
PLATINUM BEAUTY LOMANDRA



ARCTOSTAPHYLOS 'PACIFIC MIST'
MANZANITA



PHILODENDRON 'XANADU'
XANADU PHILODENDRON



CAREX DIVULSA
BERKELEY SEDGE



AEONIUM URBICUM
SAUCER PLANT



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY



DRACAENA MARGINATA
DRAGON TREE



AGAVE ATTENUATA
FOXTAIL AGAVE



SALVIA 'BEES BLISS'
BEES BLISS SAGE



MATTEUCCIA STRUTHIOPTERIS
OSTRICH FERN



SALVIA MEXICANA 'LIMELIGHT'
LIMELIGHT MEXICAN SAGE



CISSUS ANTARCTICA
KANGAROO VINE



DRACAENA DRACO
DRAGON TREE



ALOE ARBORESCENS
TORCH ALOE



CAREX FLACCA
BLUE SEDGE



CAREX AUREA
GOLDEN SEDGE



DISTICTIS BUCCINATORIA
TRUMPET VINE

PLANT HARDINESS ZONE FOR DTLA: 10B

THE FOLLOWING PLANTS ARE A SELECTION OF WHAT MAY BE IN INCLUDED ON THE FINAL PROJECT PLANTING PLAN.