EXHIBIT A

Plans

Architectural Plan and Landscape Plan



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KFA

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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

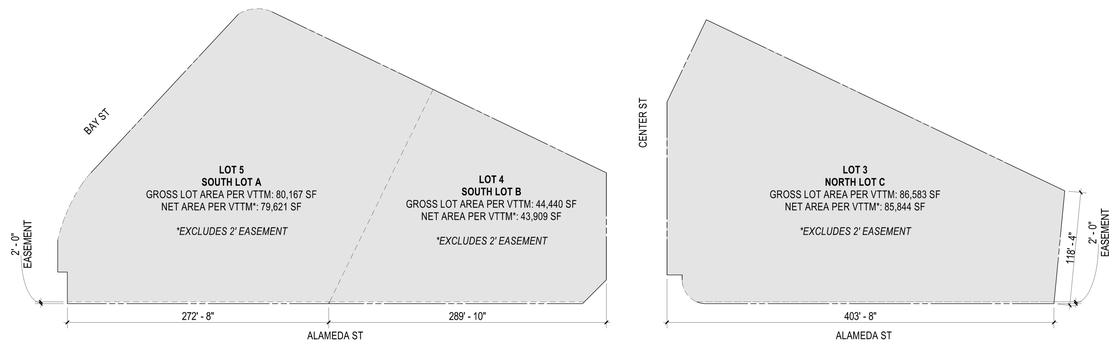
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G000

1/30/2026 11:54:24 AM

BUILDABLE AREA DIAGRAM



PROPOSED PARKING

PURSUANT TO AB2097, AS THE SITE IS LOCATED WITHIN 1/2 MILE OF THE MAJOR TRANSIT STOP LOCATED AT CENTRAL AVENUE AND 8TH STREET, NO MINIMUM PARKING SPACES ARE REQUIRED FOR THE PROJECT. THE PROJECT IS PROVIDING VOLUNTEERED PARKING SPACES AS FOLLOWS:

(A) SOUTH BUILDING A	
01) STANDARD	52
02) ADA	7
03) ADA VAN	2
04) EVCS W/ EV CHARGER - STANDARD	12
05) EVCS W/ EV CHARGER - ADA	2
06) EVCS W/ EV CHARGER - ADA VAN	1
07) EV READY W/ RECEPTACLE	11
1ST FLOOR	**87**
01) STANDARD	102
04) EVCS W/ EV CHARGER - STANDARD	15
07) EV READY W/ RECEPTACLE	62
LEVEL P1	**179**
01) STANDARD	106
04) EVCS W/ EV CHARGER - STANDARD	15
07) EV READY W/ RECEPTACLE	62
LEVEL P2	**183**
(A) SOUTH BUILDING A	**449**

(B) SOUTH BUILDING B	
01) STANDARD	2
02) ADA	4
03) ADA VAN	1
04) EVCS W/ EV CHARGER - STANDARD	13
05) EVCS W/ EV CHARGER - ADA	1
06) EVCS W/ EV CHARGER - ADA VAN	1
07) EV READY W/ RECEPTACLE	1
1ST FLOOR	**23**
01) STANDARD	57
04) EVCS W/ EV CHARGER - STANDARD	3
07) EV READY W/ RECEPTACLE	30
LEVEL P1	**90**
01) STANDARD	58
04) EVCS W/ EV CHARGER - STANDARD	3
07) EV READY W/ RECEPTACLE	30
LEVEL P2	**91**
(B) SOUTH BUILDING B	**204**

(C) NORTH BUILDING C	
01) STANDARD	33
02) ADA	7
03) ADA VAN	2
04) EVCS W/ EV CHARGER - STANDARD	19
05) EVCS W/ EV CHARGER - ADA	2
06) EVCS W/ EV CHARGER - ADA VAN	1
1ST FLOOR	**64**
01) STANDARD	110
04) EVCS W/ EV CHARGER - STANDARD	11
07) EV READY W/ RECEPTACLE	66
LEVEL P1	**187**
01) STANDARD	111
04) EVCS W/ EV CHARGER - STANDARD	11
07) EV READY W/ RECEPTACLE	66
LEVEL P2	**188**
(C) NORTH BUILDING C	**439**
TOTAL	**1092**

ACCESSIBLE PARKING - REQUIRED AND PROVIDED: 2% OF PROVIDED PARKING

SOUTH BUILDING A:	449 STALLS X 2% =	**9 STALLS**
	STANDARD ACCESSIBLE =	7 STALLS
	VAN ACCESSIBLE (1/8 ACCESSIBLE STALLS) =	2 STALLS
SOUTH BUILDING B:	204 STALLS X 2% =	**5 STALLS**
	STANDARD ACCESSIBLE =	4 STALLS
	VAN ACCESSIBLE (1/8 ACCESSIBLE STALLS) =	1 STALLS
NORTH BUILDING C:	439 STALLS X 2% =	**9 STALLS**
	STANDARD ACCESSIBLE =	7 STALLS
	VAN ACCESSIBLE (1/8 ACCESSIBLE STALLS) =	2 STALLS

EVCS READY PARKING SPACES W/ EV CHARGERS - REQUIRED AND PROVIDED

SOUTH BUILDING A:	449 STALLS X 10% =	**45 STALLS**
	STANDARD EV STALL* =	42 STALLS
	EV ACCESSIBLE =	1 STALL
	EV VAN ACCESSIBLE =	1 STALL
	EV AMBULATORY ACCESSIBLE =	1 STALL
SOUTH BUILDING B:	204 STALLS X 10% =	**21 STALLS**
	STANDARD EV STALL* =	19 STALLS
	EV ACCESSIBLE =	1 STALL
	EV VAN ACCESSIBLE =	1 STALL
NORTH BUILDING C:	439 STALLS X 10% =	**44 STALLS**
	STANDARD EV STALL =	41 STALLS
	EV ACCESSIBLE =	1 STALL
	EV VAN ACCESSIBLE =	1 STALL
	EV AMBULATORY ACCESSIBLE =	1 STALL

EV READY PARKING SPACES W/ RECEPTACLES - REQUIRED AND PROVIDED

SOUTH BUILDING A:	449 STALLS X 40%* =	**180 STALLS**
SOUTH BUILDING B:	204 STALLS X 40%* =	**82 STALLS**
NORTH BUILDING C:	439 STALLS X 40%* =	**176 STALLS**

*** NOTE:** 99.04.106.4.4. NUMBER OF REQUIRED ELECTRIC VEHICLE CHARGING STATIONS. THE NUMBER OF EVCS SHALL BE 10% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL NEW MULTIFAMILY DWELLING UNITS, OTHER "R" OCCUPANCIES, HOTELS AND MOTELS. CALCULATIONS FOR THE NUMBER OF REQUIRED EVCS SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. THE NUMBER OF EVCS CAN BE COUNTED TOWARDS THE TOTAL NUMBER OF EV SPACES REQUIRED FOR THE BUILDING REQUIRED PER SUBSECTIONS 99.04.106.4.2 AND 99.04.106.4.3.1.

ARCHITECTURAL ABBREVIATIONS

@	AT	CONC	CONCRETE	FIN	FINISH	JST	JOIST
Ø	DIAMETER	CONNX	CONNECTION	FLR	FLOOR		
		CONST	CONSTRUCTION	FJ	FLOOR JOIST	LAM	LAMINATE
AB	ANCHOR BOLT	CONT	CONTINUOUS	FMC	FLOOR MATERIAL CHANGE	LAV	LAVATORY
A/C	AIR CONDITIONING	CONTR	CONTRACTOR	FO	FACE OF...	LIN	LINOLEUM
AC	ASPHALT CONCRETE	COORD	COORDINATE	FOC	FACE OF CONCRETE		
ACT	ACOUSTIC CEILING TILE	CPT	CARPET	FOF	FACE OF FINISH	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	CRS	COURSES	FOM	FACE OF MASONRY	MECH	MECHANICAL
ADJ	ADJACENT	CT	CERAMIC TILE	FOGS	FACE OF GYPSUM SHEATHING	MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR			FOSS	FACE OF STRUCTURAL SHEATHING	MIN	MINIMUM
ALT	ALTERNATE	(D)	DEMOLISH	FOS	FACE OF STUD	MISC	MISCELLANEOUS
ALUM	ALUMINUM	DAS	DISABLED ACCESS	FR	FIRE RESISTANT	MO	MASONRY OPENING
APPROX	APPROXIMATELY	DBL	DOUBLE	FS	FINISH SURFACE	MOD	MODIFY
ARCH	ARCHITECT, ARCHITECTURAL	DET	DETAIL			MR	MOISTURE RESISTANT
		DIA	DIAMETER	Ga	GAUGE	MTD	MOUNTED
BD	BOARD	DIM	DIMENSION	GALV	GALVANIZED	MTL	METAL
BF	BRACE FRAME	DN	DOWN	GB	GRAB BAR		
BLK	BLOCK	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	N	NOTE
BM	BEAM	DWG	DRAWING	GYP BD	GYPSUM BOARD	(N)	NEW
BTWN	BETWEEN					NIC	NOT IN CONTRACT
BUR	BUILT-UP ROOF	(E)	EXISTING	HB	HOSE BIBB	NTS	NOT TO SCALE
		ELECT	ELECTRICAL	HC	HOLLOW CORE		
CAB	CABINET	ELEV	ELEVATOR	HCW	HOLLOW CORE WOOD	OC	ON CENTER
CIP	CAST-IN-PLACE	ENGR	ENGINEER, ENGINEERING	HDR	HEADER	OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
CJ	CEILING JOINT	EOS	EDGE OF SLAB	HM	HOLLOW METAL	OFOI	OWNER FURNISHED-OWNER INSTALLED
℄	CENTER LINE	EQ	EQUAL	HR	HANDRAIL	OFVI	OWNER FURNISHED-VENDOR INSTALLED
CL	CLOSET	EXT	EXTERIOR	HSS	HIGH STREGTH STEEL	OH	OVERHEAD
CLF	CHAIN LINK FENCE			HT	HEIGHT	OPNG	OPENING
CLG	CEILING	FAB	FABRICATE				
CLR	CLEAR	FE	FIRE EXTINGUISHER	INS	INSULATION	PERF	PERFORATED
CMU	CONCRETE MASONRY UNIT	FF	FINISH FLOOR	INT	INTERIOR	PIP	PROTECT IN PLACE
COL	COLUMN	FG	FINISH GRADE			PLAM	PLASTIC LAMINATE
						POC	POINT OF CONNECTION
						PRT	PRESSURE TREATED
						PT	PAINT
						PTD	PAINTED
						QTY	QUANTITY
						R	RADIUS or RISER
						RCP	REFLECTED CEILING PLAN
						RD	ROOF DRAIN
						REF	REFRIGERATOR
						REQ'D	REQUIRED
						REV	REVISION or REVISED
						RJ	ROOF JOIST
						RM	ROOM
						ROW	RIGHT OF WAY
						SC	SOLID CORE
						SCW	SOLID CORE WOOD
						SEC	SECTION
						SF	SQUARE FEET
						SHT	SHEET
						SHTG	SHEATHING
						SIM	SIMILAR
						SL	SLOPE
						SPEC	SPECIFICATION(S)
						ST STL	STAINLESS STEEL
						℄	PROPERTY LINE
						STD	STANDARD
						STL	STEEL
						STRUCT	STRUCTURAL
						TBD	TO BE DETERMINED
						TH	THRESHOLD
						THK	THICK
						TJ	TRUSS JOIST
						TO	TOP OF
						TOC	TOP OF CONCRETE
						TOP	TOP OF PLATE
						TOPO	TOPOGRAPHY
						TOS	TOP OF SLAB
						TOSHTG	TOP OF SHEATHING
						TOW	TOP OF WALL
						TR	TREAD
						TYP	TYPICAL
						UNO	UNLESS NOTED OTHERWISE
						VCT	VINYL COMPOSITION TILE
						VERT	VERTICAL
						VIF	VERIFY IN FIELD
						W/	WITH
						WC	WATER CLOSET
						WD	WOOD
						WH	WATER HEATER
						WP	WATERPROOF
						WPT	WORK POINT

DENSITY BONUS INCENTIVES & WAIVERS

ON MENU INCENTIVE
1. AVERAGING OF FAR, DENSITY, PARKING, OR OPEN SPACE, AND PERMITTING VEHICULAR ACCESS

OFF MENU INCENTIVE LAMC SECTION 9.2.1-C.3.C.VI AND CAL GOV CODE SECTION 65915(K):
1. [SH1] FRONT YARD FENCE HEIGHT OF 8' (EXISTING) IN LIEU OF 3.5' PER LAMC SECTION 3B.4.1 (129% INCREASE).

WAIVERS PER LAMC SECTION 9.2.1-C.4 AND CAL GOV CODE SECTION 65915(E):
1. [MB2] BUILDING WIDTH FOR BUILDING C OF 377'-10" IN LIEU OF 280' PER LAMC SECTION 2B.14.4 (35% INCREASE).
2. [SH1] MAXIMUM BUILD-TO-DEPTH OF 8' IN LIEU OF 5' (60% INCREASE).
3. IN [SH1] FRONTAGE DISTRICT, ALLOW A MINIMUM PRIMARY STREET GROUND STORY TRANSPARENCY OF 49% IN LIEU OF 70% (30% REDUCTION).
4. [SH1] GROUND STORY HEIGHT OF 13'-6" IN LIEU OF 16' PER LAMC SECTION 3B.4.1 (16% REDUCTION).
5. [D5] IN THE NORTH LOT, ALLOW THROUGH ACCESS PROVIDED AT 391'-6" IN LIEU OF 350' PER LAMC SECTION 4B.5 (12% INCREASE).
6. RELIEF FROM THE PEDESTRIAN ACCESS REQUIREMENTS PER LAMC SECTION 4C.1.1.C.2. (PACKAGE 1) TO ALLOW PEDESTRIAN ACCESS TO THE UNITS THAT ARE NOT DIRECTLY FROM THE STREET.
7. [SH1] ALLOW FLOORS 2 - 5 PRIMARY STREET TRANSPARENCY OF 24% IN LIEU OF 30% AS REQUIRED BY LAMC SECTION 3B.4.1 (20% REDUCTION).
8. [SH1] MAXIMUM BUILD-TO-WIDTH OF 65% MINIMUM IN LIEU OF 90% MINIMUM PER LAMC SECTION 3B.4.1 (28% REDUCTION).

PROPOSED UNIT MIX

UNIT MIX AND AFFORDABILITY

UNIT TYPE	MARKET RATE UNITS	VLI UNITS (11%)	TOTAL UNITS
(A) SOUTH BUILDING A			
STUDIO	171	22	**193**
1 BR	170	22	**192**
2 BR	22	3	**25**
	363	47	**410**
(B) SOUTH BUILDING B			
STUDIO	104	13	**117**
1 BR	62	8	**70**
2 BR	24	3	**27**
	190	24	**214**
(C) NORTH BUILDING C			
STUDIO	183	23	**206**
1 BR	124	16	**140**
2 BR	26	4	**30**
	333	43	**376**
TOTAL	886	114	**1000**

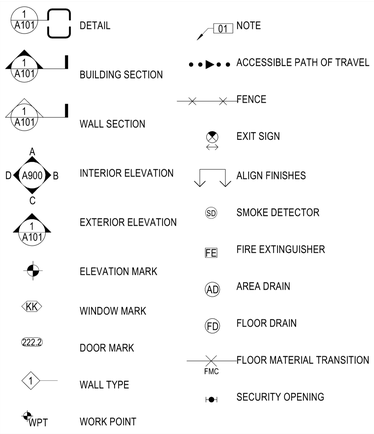
UNIT MIX BY FLOOR

UNIT TYPE	UNITS
(A) SOUTH BUILDING A	
1ST FLOOR	
STUDIO	3
1 BR	6
2ND FLOOR	
STUDIO	25
1 BR	31
2 BR	3
3RD FLOOR	
STUDIO	26
1 BR	28
2 BR	6
4TH FLOOR	
STUDIO	30
1 BR	28
2 BR	2
5TH FLOOR	
STUDIO	30
1 BR	28
2 BR	2
6TH FLOOR	
STUDIO	30
1 BR	24
2 BR	4
7TH FLOOR	
STUDIO	29
1 BR	21
2 BR	6
8TH FLOOR	
STUDIO	20
1 BR	26
2 BR	2
(A) SOUTH BUILDING A	**410**

UNIT TYPE	UNITS
(B) SOUTH BUILDING B	
1ST FLOOR	
STUDIO	2
1 BR	4
2ND FLOOR	
STUDIO	19
1 BR	9
2 BR	5
3RD FLOOR	
STUDIO	16
1 BR	12
2 BR	4
4TH FLOOR	
STUDIO	16
1 BR	13
2 BR	3
5TH FLOOR	
STUDIO	16
1 BR	11
2 BR	4
6TH FLOOR	
STUDIO	16
1 BR	9
2 BR	5
7TH FLOOR	
STUDIO	17
1 BR	10
2 BR	4
8TH FLOOR	
STUDIO	15
1 BR	2
2 BR	2
(B) SOUTH BUILDING B	**214**

UNIT TYPE	UNITS
(C) NORTH BUILDING C	
1ST FLOOR	
STUDIO	5
1 BR	5
2ND FLOOR	
STUDIO	21
1 BR	23
2 BR	5
3RD FLOOR	
STUDIO	27
1 BR	21
2 BR	5
4TH FLOOR	
STUDIO	33
1 BR	21
2 BR	3
5TH FLOOR	
STUDIO	31
1 BR	21
2 BR	4
6TH FLOOR	
STUDIO	31
1 BR	19
2 BR	4
7TH FLOOR	
STUDIO	31
1 BR	13
2 BR	7
8TH FLOOR	
STUDIO	27
1 BR	17
2 BR	2
(C) NORTH BUILDING C	**376**
TOTAL	**1000**

ARCHITECTURAL SYMBOLS



ZONING DATA

DENSITY:

	ALLOWABLE*	PROPOSED
SOUTH LOT A	FA	410 DU
SOUTH LOT B	FA	214 DU
NORTH LOT C	FA	376 DU
TOTAL	FA	1,000 DU

**ALLOWABLE DENSITY DTLA 2040 ARTICLE 6:*
FA = LIMITED BY FLOOR AREA (UNLIMITED DENSITY)

BUILDING HEIGHT:
ALLOWED BUILDING HEIGHT: **UNLIMITED**
PROPOSED BUILDING HEIGHT:
SOUTH LOT A BUILDING: **102 FT 8 IN***
SOUTH LOT B BUILDING: **100 FT 4 IN***
NORTH LOT C BUILDING: **101 FT 6 IN***
**AS MEASURED FROM LOWEST POINT WITHIN FIVE FEET OF BUILDING PARAMETER TO THE HEIGHEST POINT OF PARAPET WALL OR ROOF, WHICHEVER IS GREATER*

SETBACKS: SEE G015

FAR:
**SEE SHEETS G020-023.1 FOR MORE INFO*
ALLOWED FAR BASE: **3.0**
PROPOSED FAR:
SOUTH LOT A = 4.24:1 = 337,620 SF
SOUTH LOT B = 4.16:1 = 182,605 SF
NORTH LOT C = 3.77:1 = 324,053 SF
GROUND LOT 1 & 2 = 1.45:1 = 1,633,417 SF
ENTIRE SITE = 1.86:1 = 2,477,695 SF

AMENITY:
**SEE SHEETS G024-G027.1 FOR MORE INFORMATION*
REQUIRED LOT & RESIDENTIAL AMENITY SPACE:
SOUTH LOT A: LOT AMENITY: **11,943 SF**, RESI. AMENITY: **33,762 SF**
SOUTH LOT B: LOT AMENITY: **6,586 SF**, RESI. AMENITY: **18,260 SF**
NORTH LOT C: LOT AMENITY: **12,877 SF**, RESI. AMENITY: **32,405 SF**
PROPOSED LOT & RESIDENTIAL AMENITY SPACE:
SOUTH LOT A: LOT AMENITY: **11,943 SF**, RESI. AMENITY: **33,762 SF**
SOUTH LOT B: LOT AMENITY: **6,586 SF**, RESI. AMENITY: **18,260 SF**
NORTH LOT C: LOT AMENITY: **12,877 SF**, RESI. AMENITY: **32,405 SF**

PARKING:
**SEE TABLE LEFT FOR MORE INFORMATION*
PROPOSED PARKING:
SOUTH LOT A: **449 STALLS**
SOUTH LOT B: **204 STALLS**
NORTH LOT C: **439 STALLS**
TOTAL: **1,092 STALLS**

BIKE PARKING

BICYCLE PARKING: REQUIRED AND PROPOSED BICYCLE PARKING:

SOUTH LOT A (410 UNITS):
LONG TERM BICYCLE PARKING
- RESIDENTIAL
25 UNITS * (1 SPACE / UNIT) = 25 SPACES
+ 75 UNITS * (1 SPACE/1.5 UNITS) = 50 SPACES
+ 100 UNITS * (1 SPACE/2 UNITS) = 50 SPACES
+ 210 UNITS * (1 SPACE/4 UNITS) = 52.5 SPACES
178 SPACES
- RETAIL:
1 SPACE / 2000 SF, MIN 2= **2 SPACES**
SHORT TERM BICYCLE PARKING
- RESIDENTIAL
25 UNITS * (1 SPACE/10 UNITS) = 2.5 SPACES
+ 75 UNITS * (1 SPACE/15 UNITS) = 5 SPACES
+ 100 UNITS * (1 SPACE/20 UNITS) = 5 SPACES
+ 210 UNITS * (1 SPACE/40 UNITS) = 5.25 SPACES
18 SPACES
- RETAIL:
1 SPACE / 2000 SF, MIN 2= **2 SPACES**

SOUTH LOT B (214 UNITS):
LONG TERM BICYCLE PARKING
- RESIDENTIAL
25 UNITS * (1 SPACE / UNIT) = 25 SPACES
+ 75 UNITS * (1 SPACE/1.5 UNITS) = 50 SPACES
+ 100 UNITS * (1 SPACE/2 UNITS) = 50 SPACES
+ 14 UNITS * (1 SPACE/4 UNITS) = 3.5 SPACES
129 SPACES
SHORT TERM BICYCLE PARKING
- RESIDENTIAL
25 UNITS * (1 SPACE/10 UNITS) = 2.5 SPACES
+ 75 UNITS * (1 SPACE/15 UNITS) = 5 SPACES
+ 100 UNITS * (1 SPACE/20 UNITS) = 5 SPACES
+ 14 UNITS * (1 SPACE/40 UNITS) = 0.35 SPACES
13 SPACES

NORTH LOT C (376 UNITS):
LONG TERM BICYCLE PARKING
- RESIDENTIAL:
25 UNITS * (1 SPACE / UNIT) = 25 SPACES
+ 75 UNITS * (1 SPACE/1.5 UNITS) = 50 SPACES
+ 100 UNITS * (1 SPACE/2 UNITS) = 50 SPACES
+ 176 UNITS * (1 SPACE/4 UNITS) = 44 SPACES
169 SPACES
- RETAIL:
1 SPACE / 2000 SF= **3 SPACES**
SHORT TERM BICYCLE PARKING
- RESIDENTIAL
25 UNITS * (1 SPACE/10 UNITS) = 2.5 SPACES
+ 75 UNITS * (1 SPACE/15 UNITS) = 5 SPACES
+ 100 UNITS * (1 SPACE/20 UNITS) = 5 SPACES
+ 176 UNITS * (1 SPACE/40 UNITS) = 4.4 SPACES
17 SPACES
- RETAIL:
1 SPACE / 2000 SF= **3 SPACES**

SHOWER AND LOCKER FACILITIES REQUIRED* AND PROVIDED
SOUTH LOT A: 2 SHOWERS/GENDER
SOUTH LOT B: 1 SHOWERS/GENDER
NORTH LOT C: 2 SHOWERS/GENDER
**PER LAMC 91.6307 - NEW BUILDINGS OVER 300,000 SF IN FLOOR AREA: 1 SHOWER/GENDER + 1 SHOWER/GENDER FOR EACH ADDITIONAL 200,000 SF*

BUILDING CODES USED

2023 LOS ANGELES AMENDMENT TO CALIFORNIA BUILDING CODE

2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. AND AMENDMENTS

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. AND AMENDMENTS

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R. AND AMENDMENTS

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R. AND AMENDMENTS

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R. AND AMENDMENTS

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

2022 CALIFORNIA GREEN BUILDING CODE, TITLE 24, PART 6

PROJECT INFORMATION

PROJECT NAME: DTLA ROW: N & S LOTS

ADDRESS:
SITE ADDRESSES:
757-787 SOUTH ALAMEDA STREET, 1318-1396 EAST 7TH STREET, 136-196 SOUTH CENTRAL AVENUE, 1301-1327 EAST 8TH STREET, 700-760 SOUTH MARKET COURT, 720-746 SOUTH TERMINAL STREET, 760 SOUTH WAREHOUSE STREET, LOS ANGELES, CA 90021

DEVELOPMENT AREA ADDRESSES:
757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET, LOS ANGELES, CA 90021

OWNER: ALAMEDA SQUARE OWNER, LLC

PROJECT DESCRIPTION: NEW CONSTRUCTION OF THREE RESIDENTIAL BUILDINGS INCLUDING 1,000 TOTAL UNITS (SOUTH BUILDING A: 410 UNITS; SOUTH BUILDING B: 214 UNITS; NORTH BUILDING C: 376 UNITS CONSISTING OF 114 VLI (11%) UNITS), 1,092 PARKING SPACES AND 6,547 SF OF RETAIL SPACE

COMMUNITY PLAN: DOWNTOWN COMMUNITY PLAN

GENERAL PLAN: HYBRID INDUSTRIAL

CPIO: DOWNTOWN CPIO, SUBAREA A

ZONING: MB2-SH1-5 [IX3-FA], SEE G015 - G017 FOR ANALYSIS

FLOOD ZONE: NO

GROSS LOT AREA:
LOT 5 / SOUTH LOT A: 80,167 SF (PER VTTM)
LOT 4 / SOUTH LOT B: 44,440 SF (PER VTTM)
LOT 3 / NORTH LOT C: 86,583 SF (PER VTTM)
TOTAL NORTH & SOUTH LOTS: 211,190 SF
ENTIRE SITE: 31.33 ACRES = 1,364,565 SF (PER VTTM)

NET LOT AREA:
**SEE BUILDABLE AREA DIAGRAM LEFT*
LOT 5 / SOUTH LOT A: 79,621 SF (PER VTTM)
LOT 4 / SOUTH LOT B: 43,909 SF (PER VTTM)
LOT 3 / NORTH LOT C: 85,844 SF (PER VTTM)
TOTAL NORTH & SOUTH LOTS: 209,374 SF
ENTIRE SITE: 30.65 ACRES = 1,334,727 SF (PER VTTM)

CONSTRUCTION TYPE: FIVE STORIES OF RESIDENTIAL TYPE IIIA OVER THREE LEVELS OF TYPE IA OVER TWO SUBTERRANEAN PARKING LEVELS

OCCUPANCY TYPE: R-2 RESIDENTIAL, S-2 PARKING, A-2 ASSEMBLY

MAXIMUM EXCAVATION DEPTH: +222.00 BOTTOM OF FOOTING (25' DEEP)

PROJECT TEAM

OWNER
ALAMEDA SQUARE OWNER, LLC
40 W 57TH ST, 29TH FLOOR
NEW YORK, NY 10019
212-554-2269
CONTACT: MARISA FONTAINE

LANDSCAPE ARCHITECT
ARTIFACT
4901 8TH AVENUE
LOS ANGELES, CA 90043
310-908-1763
CONTACT: CHRISTOPER TORRES

GEOTECHNICAL ENGINEER
GROUP DELTA
370 AMAPOLA AVE, SUITE 212
TORRANCE, CA 90501
310-483-4594
CONTACT: JAIME BUENO

ARCHITECT
KFA ARCHITECTURE
3573 HAYDEN AVE
CULVER CITY, CA 90232
310-399-7975
CONTACT: JAIME OLMOS

CIVIL
KIMLEY HORN
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714-939-1030
CONTACT: MICHAEL CHOI

STRUCTURAL
HOLMES STRUCTURES
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LOS ANGELES, CA 90014
213-293-1924
CONTACT: CHRIS PUTMAN

MEP ENGINEER
NOVUS DESIGN STUDIO
155 S FAIR OAKS AVE
PASADENA, CA 91105
626-236-7703
CONTACT: MICHAEL LEUNG

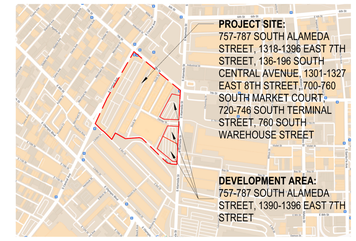
FIRE PROTECTION
JENSEN HUGHES
1000 WILSHIRE BLVD, SUITE 250
LOS ANGELES, CA 90017
213-338-8657
CONTACT: JULIAN RAMON

DRY UTILITIES
DRI UTILITY
25060 HANCOCK AVE, STE 103
MURRIETA, CA 92562
951.757.9096
DAVE RAMIREZ

LEGAL DESCRIPTION

LOTS A, B, AND C OF PARCEL MAP 6524

VICINITY MAP



KFA
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
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DTLA ROW RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
PROJECT INFORMATION 1/2

SHEET NUMBER:
G010

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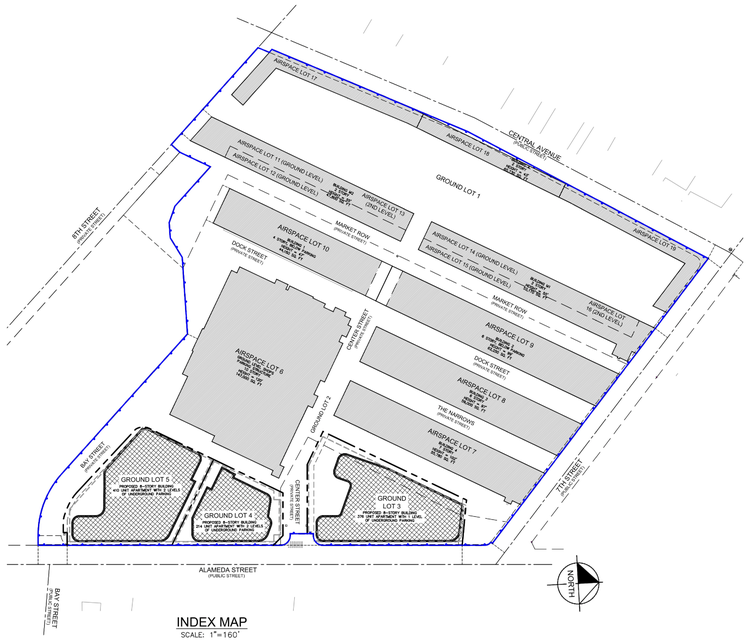
ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

	FLOOR AREA	LOT AREA	FAR
SOUTH LOT 5 - SOUTH BLDG A	337,620	79,620.59	4.24
SOUTH LOT 4 - SOUTH BLDG B	182,605	43,909.41	4.16
NORTH LOT 3 - NORTH BLDG C	324,053	85,843.63	3.77
SOUTH & NORTH LOT SUBTOTAL	**844,278**	**209,373,63**	**4.03**
GROUND LOT 1 - MARKET COURT	105,145		
GROUND LOT 1 - PRODUCE B1 (M1)	153,724	456,883.90	0.88
GROUND LOT 1 - PRODUCE B2 (M2)	144,986		
GROUND LOT 2 - BUILDING 1	158,020		
GROUND LOT 2 - BUILDING 2	336,845		
GROUND LOT 2 - BUILDING 3	373,580	668,468.85	1.84
GROUND LOT 2 - BUILDING 4	355,335		
GROUND LOT 2 - PARKING GARAGE	5,782		
EXISTING ROW SUBTOTAL	**1,633,417**	**1,125,352.75**	**1.45**
TOTAL SOUTH & NORTH LOTS + ROW	**2,477,695**	**1,334,726.38**	**1.86**



INDEX MAP
SCALE: 1"=160'

SOUTH LOT A AMENITY CALCULATIONS

REQUIRED AMENITY

REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
LOT 5 / SOUTH LOT A (NET) = 79,621 SF

LOT AMENITY (MIN) = 15%
79,621 x 15% = 11,943 SF MIN REQUIRED

11,943 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 5 / SOUTH LOT A RESIDENTIAL FLOOR AREA = 337,620 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
337,620 x 10% = 33,762 SF MIN

33,762 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: COURTYARD	1	4703
COMMON OUTDOOR AMENITY: PUBLIC GREEN	1	2454
COMMON OUTDOOR AMENITY: ROOF DECK	3	4786
TOTAL		**11943**

PROPOSED RESIDENTIAL AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: COURTYARD	1	4703
COMMON OUTDOOR AMENITY: PUBLIC GREEN	1	2454
COMMON OUTDOOR AMENITY: ROOF DECK	3	4786
COMMON INDOOR AMENITY	5	5837
COMMON OUTDOOR AMENITY: COURTYARD	1	13782
PRIVATE OUTDOOR AMENITY	44	2200
TOTAL		**33762**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

SOUTH LOT A PROPOSED BUILDING AREA

BUILDING AREA PER CBC 202
** SEE SHEETS G031 TO G033*

SOUTH BUILDING A BUILDING AREA	
LEVEL P2	75603
LEVEL P1	75603
1ST FLOOR	72970
2ND FLOOR	51531
3RD FLOOR	49914
4TH FLOOR	49222
5TH FLOOR	48304
6TH FLOOR	47730
7TH FLOOR	46741
8TH FLOOR	40879
TOTAL BUILDING AREA	**558497**

SOUTH LOT A PROPOSED FAR

NET LOT AREA (PER VTTM):*
79,621 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	381
LEVEL P1	RESIDENTIAL	381
1ST FLOOR	COMMERCIAL	1119
1ST FLOOR	RESIDENTIAL	26643
2ND FLOOR	RESIDENTIAL	47454
3RD FLOOR	RESIDENTIAL	46015
4TH FLOOR	RESIDENTIAL	45972
5TH FLOOR	RESIDENTIAL	44484
6TH FLOOR	RESIDENTIAL	44504
7TH FLOOR	RESIDENTIAL	43282
8TH FLOOR	RESIDENTIAL	37385
TOTAL FLOOR AREA		**337620**

TOTAL PROPOSED SOUTH BLDG A FLOOR AREA = 337,620 SF

PROPOSED SOUTH BLDG A FLOOR AREA RATIO = 337,620 SF / 79,621 SF = **4.24:1**

SOUTH LOT B AMENITY CALCULATIONS

REQUIRED AMENITY

REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
LOT 4 / SOUTH LOT B (NET) = 43,909 SF

LOT AMENITY (MIN) = 15%
43,909 x 15% = 6,586 SF MIN REQUIRED

6,586 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 4 / SOUTH LOT B RESIDENTIAL FLOOR AREA = 182,605 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
182,605 x 10% = 18,260 SF MIN

18,260 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	1	946
COMMON OUTDOOR AMENITY: ROOF DECK	1	5640
TOTAL		**6586**

PROPOSED RESIDENTIAL AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	1	946
COMMON OUTDOOR AMENITY: ROOF DECK	1	5640
COMMON INDOOR AMENITY	2	5024
COMMON OUTDOOR AMENITY: COURTYARD	1	5450
PRIVATE OUTDOOR AMENITY	24	1200
TOTAL		**18260**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

SOUTH LOT B PROPOSED BUILDING AREA

BUILDING AREA PER CBC 202
** SEE SHEETS G034 TO G035*

SOUTH BUILDING B BUILDING AREA	
LEVEL P2	41659
LEVEL P1	41659
1ST FLOOR	35814
2ND FLOOR	28118
3RD FLOOR	27366
4TH FLOOR	27007
5TH FLOOR	26448
6TH FLOOR	26172
7TH FLOOR	25512
8TH FLOOR	16585
TOTAL BUILDING AREA	**296340**

SOUTH LOT B PROPOSED FAR

NET LOT AREA (PER VTTM):*
43,909 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	382
LEVEL P1	RESIDENTIAL	382
1ST FLOOR	RESIDENTIAL	18950
2ND FLOOR	RESIDENTIAL	25918
3RD FLOOR	RESIDENTIAL	25166
4TH FLOOR	RESIDENTIAL	25125
5TH FLOOR	RESIDENTIAL	24271
6TH FLOOR	RESIDENTIAL	24308
7TH FLOOR	RESIDENTIAL	23369
8TH FLOOR	RESIDENTIAL	14734
TOTAL FLOOR AREA		**182605**

TOTAL PROPOSED SOUTH BLDG B FLOOR AREA = 182,605 SF

PROPOSED SOUTH BLDG B FLOOR AREA RATIO = 182,605 SF / 43,909 SF = **4.16:1**

NORTH LOT C AMENITY CALCULATIONS

REQUIRED AMENITY

REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
LOT 3 / NORTH LOT C (NET) = 85,844 SF

LOT AMENITY (MIN) = 15%
85,844 x 15% = 12,877 SF MIN REQUIRED

12,877 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 3 / NORTH LOT C RESIDENTIAL FLOOR AREA = 324,053 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
324,053 x 10% = 32,405 SF MIN

32,405 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	2	10478
COMMON OUTDOOR AMENITY: ROOF DECK	1	2399
TOTAL		**12877**

PROPOSED RESIDENTIAL AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	2	10478
COMMON OUTDOOR AMENITY: ROOF DECK	1	2399
COMMON INDOOR AMENITY	6	8527
COMMON OUTDOOR AMENITY: COURTYARD	2	8501
PRIVATE OUTDOOR AMENITY	50	2500
TOTAL		**32405**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

NORTH LOT C PROPOSED BUILDING AREA

BUILDING AREA PER CBC 202
** SEE SHEETS G028 TO G030*

NORTH BUILDING C AREA	
LEVEL P2	79571
LEVEL P1	79571
1ST FLOOR	65601
2ND FLOOR	46993
3RD FLOOR	45613
4TH FLOOR	48101
5TH FLOOR	47183
6TH FLOOR	45724
7TH FLOOR	44249
8TH FLOOR	39744
TOTAL BUILDING AREA	**542350**

NORTH LOT C PROPOSED FAR

NET LOT AREA (PER VTTM):*
85,844 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

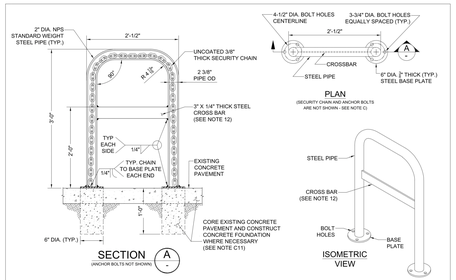
LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	601
LEVEL P1	RESIDENTIAL	601
1ST FLOOR	COMMERCIAL	5428
1ST FLOOR	RESIDENTIAL	27112
2ND FLOOR	RESIDENTIAL	42497
3RD FLOOR	RESIDENTIAL	41774
4TH FLOOR	RESIDENTIAL	44090
5TH FLOOR	RESIDENTIAL	44057
6TH FLOOR	RESIDENTIAL	41367
7TH FLOOR	RESIDENTIAL	40154
8TH FLOOR	RESIDENTIAL	36372
TOTAL FLOOR AREA		**324053**

TOTAL PROPOSED NORTH BLDG C FLOOR AREA = 324,053 SF

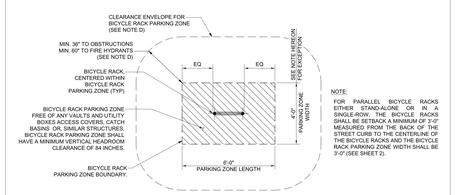
PROPOSED NORTH BLDG C FLOOR AREA RATIO = 324,053 SF / 85,844 SF = **3.77 :1**

BICYCLE PARKING DETAILS

SHORT TERM BICYCLE RACK



BICYCLE RACK



BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

NOT TO SCALE

BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

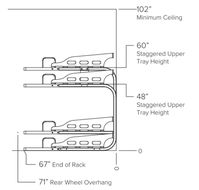
BICYCLE RACK

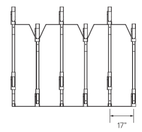
STANDARD PLAN S - 671-2

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
MATIAS FARFAN, BUREAU OF ENGINEERING	EDWARD ARRINGTON, C.E., S.E., ENGINEER OF DESIGN	06/28/2019 GARY LEE MOORE, P.E., CITY ENGINEER	B-4783	S-470
CHECKED: RAFFI MASSABKI, BUREAU OF ENGINEERING; PAULINE CHAN, CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT)	KENNETH H. REDD, P.E., DEPUTY CITY ENGINEER		VAULT INDEX NUMBER: **B-4785**	
			SHEET 1 OF 4 SHEETS	

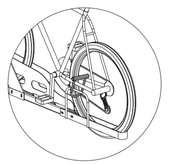
LONG TERM BICYCLE RACK

DERO | Dero **Duplex** — **Submittal Sheet**





CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	**Main frame tube:** 2" 11g square tube **Connector plates:** 1/4" plate **Bike trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS	**Surface only** Each connector plate accepts 3/8" wedge anchors.



U-lock compatible

PER 4C.3.3.C.2.d. STACKED STORAGE, ALTERNATIVE TO SUBPARAGRAPH b. (HORIZONTAL STORAGE) AND SUBPARAGRAPH c. (VERTICAL STORAGE) ABOVE, LONG-TERM BICYCLE PARKING MAY BE MOUNTED SO THAT BICYCLES ARE STORED IN A STACKED, TWO-TIER LAYOUT, PROVIDED SUCH PARKING IS AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES, OR SUCH RACKS PROVIDE MECHANICAL ASSISTANCE FOR LIFTING THE BICYCLE.

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CULVER CITY, CA 90232
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KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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JOB NUMBER:
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DATE:
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REVISIONS:

SHEET TITLE:
PROJECT INFORMATION 2/2

SHEET NUMBER:
G011

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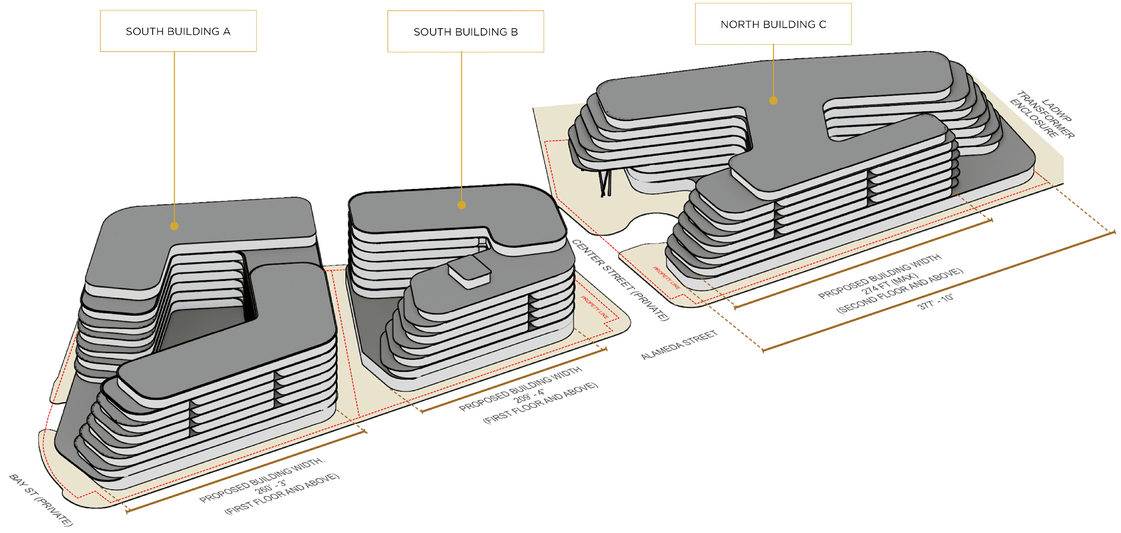
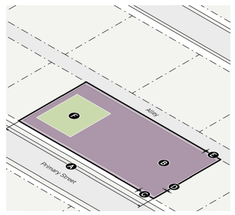


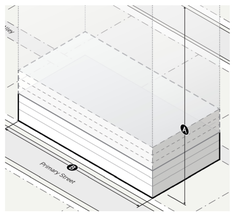
DTLA 2040 - MB2 REQUIRED

SEC. 2B.14.2. **MID-RISE BROAD 2 (MB2)**

A. Lot Parameters



B. Bulk and Mass



1. LOT SIZE		*Div. 2C.1*
	Lot area (min)	None
A	Lot width (min)	25'
2. COVERAGE		*Div. 2C.2*
B	Building coverage (max)	90%
	Building setbacks	
C	Primary street (min)	0'
	Side street (min)	0'
D	Side (min)	0'
	Rear (min)	0'
E	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		*Div. 2C.3*
F	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

1. FAR & HEIGHT		*Div. 2C.4*
	Floor area ratio (FAR)	
	Base (max)	3.0
	Bonus (max)	6.0
A	Height (max)	None
2. BUILDING MASS		*Div. 2C.5*
B	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		*Div. 2C.6*
	Not applicable	

SOUTH BLDG A	PROVIDED / REQUIRED	COMPLIANT	COMMENT
LOT AREA	N/A	N/A	
LOT WIDTH	282.66 FT > 25 FT MIN	Y	
BUILDING COVERAGE	88% (70,309.70/80,167) < 90% MAX	Y	
BUILDING SETBACKS			
PRIMARY STREET	8 FT > 0 FT MIN	Y	SEE A110
SIDE	10.17 FT > 0 FT MIN	Y	SEE A110
REAR	1.58 FT > 0 FT MIN	Y	SEE A110
LOT AMENITY SPACE	15%	Y	
RESIDENTIAL AMENITY SPACE	10%	Y	
BASE FAR	1.86 < 3.0 MAX	Y	SEE OVERALL FAR ON G011
HEIGHT	N/A	Y	
BONUS FAR	4.24 < 6.0 MAX	N/A	
BUILDING WIDTH	260.25 FT < 280 FT MAX	Y	
BUILDING BREAK	25 FT MIN	N/A	

SOUTH BLDG B	PROVIDED / REQUIRED	COMPLIANT	COMMENT
LOT AREA	N/A	N/A	
LOT WIDTH	289.83 FT > 25 FT MIN	Y	
BUILDING COVERAGE	77% (34,408.18/44,440) < 90% MAX	Y	
BUILDING SETBACKS			
PRIMARY STREET	8 FT > 0 FT MIN	Y	SEE A110
SIDE	15 FT > 0 FT MIN	Y	SEE A110
REAR	3 FT > 0 FT MIN	Y	SEE A120
LOT AMENITY SPACE	15%	Y	
RESIDENTIAL AMENITY SPACE	10%	Y	
BASE FAR	1.86 < 3.0 MAX	Y	SEE OVERALL FAR ON G011
HEIGHT	N/A	Y	
BONUS FAR	6.0 MAX	N/A	
BUILDING WIDTH	209.33 FT < 280 FT MAX	Y	
BUILDING BREAK	25 FT MIN	N/A	

NORTH BLDG C	PROVIDED / REQUIRED	COMPLIANT	COMMENT
LOT AREA	N/A	N/A	
LOT WIDTH	403.66 FT > 25 FT MIN	Y	
BUILDING COVERAGE	73% (63,028.32/86,583) < 90% MAX	Y	
BUILDING SETBACKS			
PRIMARY STREET	8 FT > 0 FT MIN	Y	SEE A110
SIDE	6.5 FT > 0 FT MIN	Y	SEE A110
REAR	12.33 FT > 0 FT MIN	Y	SEE A110
LOT AMENITY SPACE	15%	Y	
RESIDENTIAL AMENITY SPACE	10%	Y	
BASE FAR	1.86 < 3.0 MAX	Y	SEE OVERALL FAR ON G011
HEIGHT	N/A	Y	
BONUS FAR	6.0 MAX	N/A	
BUILDING WIDTH	377.83 FT > 280 FT MAX	N	DENSITY BONUS WAIVER 1
BUILDING BREAK	0 FT < 25 FT MIN	N	DENSITY BONUS WAIVER 1

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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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DATE:
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REVISIONS:

SHEET TITLE:

FORM - MB2

SHEET NUMBER:

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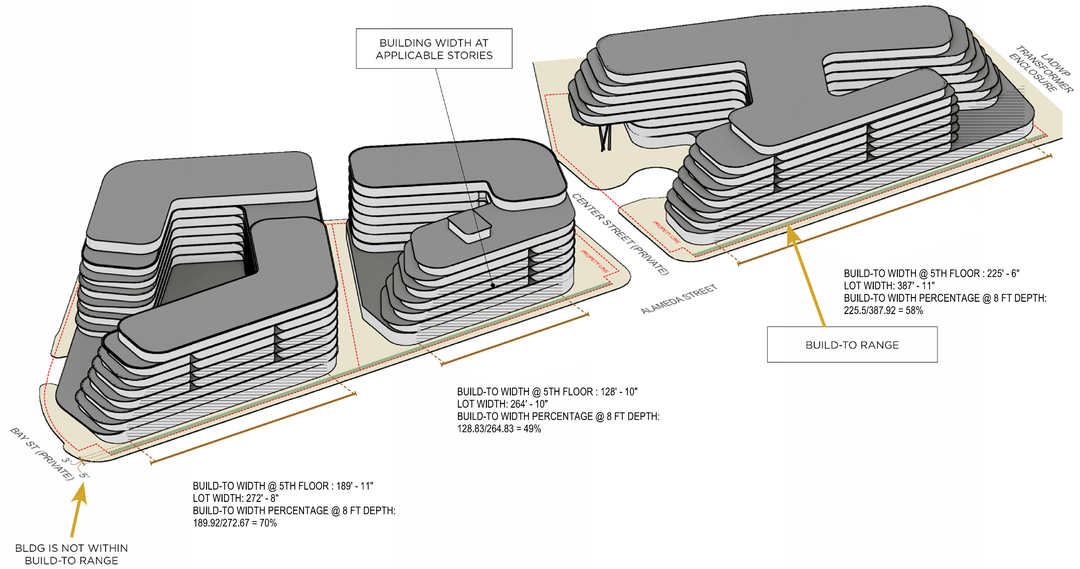
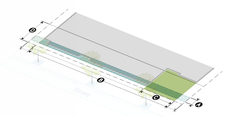


DTLA 2040 - SH1 REQUIRED

SEC. 3B.4.1. **SHOPFRONT 1 (SH1)**

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	5	5
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	70%
Ⓒ Pedestrian amenity allowance (max)	20%	10%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

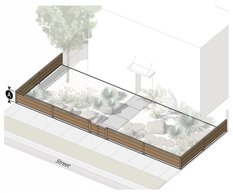
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	70%	50%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	15'	25'
ENTRANCES	*Div. 3C.5.*	
Ⓔ Street-facing entrance	Required	Required
Ⓕ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓖ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓗ Ground floor elevation(min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

b. Type A2

Intended for frontage yards where the need for visual interest and activation along the public realm shall be balanced with the need for separation between private ground story uses and the public realm.



DIMENSIONAL STANDARDS	Sec. 3.C.3.2.D.
Hedge height (max)	3.5'
Fence/wall height (max)	3.5'

SOUTH BLDG A	PROVIDED / REQUIRED		COMPLIANT	COMMENT
BUILD-TO	**PRIMARY**	**SIDE***		
APPLICABLE STORIES	5 STORIES MIN	5 STORIES MIN		
BUILD-TO DEPTH	8 FT > 5 FT MAX	10 FT MAX	N	DENSITY BONUS WAIVER 2
BUILD-TO WIDTH	70% (@ 8' FT) < 90% MIN	70% MIN	N	DENSITY BONUS WAIVER 2
PEDESTRIAN AMENITY ALLOWANCE	0% < 20% MAX	10% MAX	N/A	
PARKING SETBACK	44 FT > 20 FT MIN	5 FT MIN	Y	SEE A110
LANDSCAPING				
FRONTAGE PLANTING AREA	35% > 30% MIN	30% MIN	Y	SEE A110 (786 / 2,197 SF)
FRONTAGE YARD FENCE & WALL TYPE ALLOWED:	8 FT> 3.5 FT MAX (A2)	3.5 FT MAX (A2)	N	DENSITY BONUS INCENTIVE
TRANSPARENCY (SEE CALCULATIONS BELOW)				
GROUND STORY	49.7% < 70% MIN	50% MIN	N	DENSITY BONUS WAIVER 3
UPPER STORIES	25.2% (AVG. 2-5) < 30% MIN	30% MIN	N	DENSITY BONUS WAIVER 7
ACTIVE WALL SPACING	7.75 FT < 15 FT MAX	25 FT MAX	Y	
ENTRANCES				
STREET-FACING ENTRANCE	11 > REQUIRED	REQUIRED	Y	
ENTRANCE SPACING	39.92 FT > 50 FT MAX	75 FT MAX	Y	
ENTRY FEATURE	N/A	N/A	N/A	
GROUND STORY				
GROUND STORY HEIGHT				
RESIDENTIAL	13.5 FT < 16 FT MIN	16 FT MIN	N	DENSITY BONUS WAIVER 4
NONRESIDENTIAL	13.5 FT < 16 FT MIN	16 FT MIN	N	DENSITY BONUS WAIVER 4
GROUND FLOOR ELEVATION				
RESIDENTIAL	-2 FT MIN / 2 FT MAX	-2 FT MIN / 2 FT MAX	Y	SEE A202 & A203
NONRESIDENTIAL	-2 FT MIN / 2 FT MAX	-2 FT MIN / 2 FT MAX	Y	SEE A202 & A203

* ALL NON-PRIMARY STREETS ARE PRIVATE STREETS. SIDE STREET REQUIREMENTS ARE NOT APPLICABLE TO PRIVATE STREETS.

SOUTH BLDG B	PROVIDED / REQUIRED		COMPLIANT	COMMENT
BUILD-TO	**PRIMARY**	**SIDE***		
APPLICABLE STORIES	5 STORIES MIN	5 STORIES MIN		
BUILD-TO DEPTH	8 FT > 5FT MAX	10 FT MAX	N	DENSITY BONUS WAIVER 2
BUILD-TO WIDTH	49% (@ 8 FT) < 90% MIN	70% MIN	N	DENSITY BONUS WAIVER 2
PEDESTRIAN AMENITY ALLOWANCE	0% < 20% MAX	10% MAX	N/A	
PARKING SETBACK	44 FT > 20 FT MIN	5 FT MIN	Y	SEE A110
LANDSCAPING				
FRONTAGE PLANTING AREA	50% > 30% MIN	30% MIN	Y	SEE A110 (1,080 / 2,135 SF)
FRONTAGE YARD FENCE & WALL TYPE ALLOWED:	8FT > 3.5 FT MAX (A2)	3.5 FT MAX (A2)	N	DENSITY BONUS INCENTIVE
TRANSPARENCY (SEE CALCULATIONS BELOW)				
GROUND STORY	49.2% < 70% MIN	50% MIN	N	DENSITY BONUS WAIVER 3
UPPER STORIES	26.4% (AVG. 2-5) < 30% MIN	30% MIN	Y	DENSITY BONUS WAIVER 7
ACTIVE WALL SPACING	7.75 FT < 15 FT MAX	25 FT MAX	Y	
ENTRANCES				
STREET-FACING ENTRANCE	7 > REQUIRED	REQUIRED	Y	
ENTRANCE SPACING	50 FT = 50 FT MAX	75 FT MAX	Y	
ENTRY FEATURE	N/A	N/A	N/A	
GROUND STORY				
GROUND STORY HEIGHT				
RESIDENTIAL	13.5 FT < 16 FT MIN	16 FT MIN	N	DENSITY BONUS WAIVER 4
NONRESIDENTIAL	16 FT MIN	16 FT MIN	N/A	
GROUND FLOOR ELEVATION				
RESIDENTIAL	-2 FT MIN / 2 FT MAX	-2 FT MIN / 2 FT MAX	Y	SEE A204 & A205
NONRESIDENTIAL	-2 FT MIN / 2 FT MAX	-2 FT MIN / 2 FT MAX	N/A	

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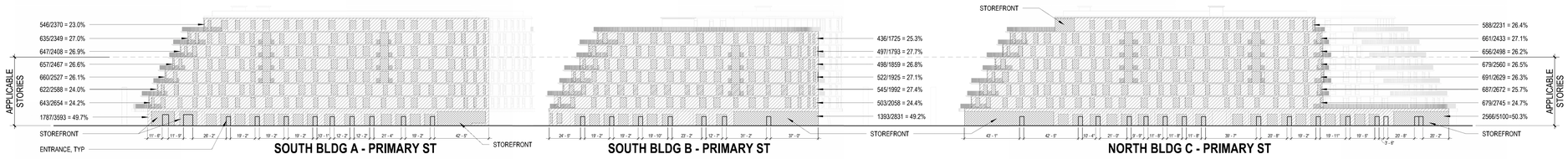
NORTH BLDG C	PROVIDED / REQUIRED		COMPLIANT	COMMENT
BUILD-TO	**PRIMARY**	**SIDE***		
APPLICABLE STORIES	5 STORIES MIN	5 STORIES MIN		
BUILD-TO DEPTH	8 FT > 5FT MAX	10 FT MAX	N	DENSITY BONUS WAIVER 2
BUILD-TO WIDTH	58% (@ 8 FT) < 90% MIN	70% MIN	N	DENSITY BONUS WAIVER 2
PEDESTRIAN AMENITY ALLOWANCE	0% < 20% MAX	10% MAX	N/A	
PARKING SETBACK	44 FT > 20 FT MIN	5 FT MIN	Y	SEE A110
LANDSCAPING				
FRONTAGE PLANTING AREA	41% > 30% MIN	30% MIN	Y	SEE A110 (1,248 / 3,008 SF)
FRONTAGE YARD FENCE & WALL TYPE ALLOWED:	8 FT > 3.5 FT MAX (A2)	3.5 FT MAX (A2)	N	DENSITY BONUS INCENTIVE
TRANSPARENCY (SEE CALCULATIONS BELOW)				
GROUND STORY	50.3% < 70% MIN	50% MIN	N	DENSITY BONUS WAIVER 3
UPPER STORIES	25.8% (AVG 2-5) < 30% MIN	30% MIN	N	DENSITY BONUS WAIVER 7
ACTIVE WALL SPACING	7.75 FT < 15 FT MAX	25 FT MAX	Y	
ENTRANCES				
STREET-FACING ENTRANCE	14 > REQUIRED	REQUIRED	Y	
ENTRANCE SPACING	50 FT = 50 FT MAX	75 FT MAX	Y	
ENTRY FEATURE	N/A	N/A	N/A	
GROUND STORY				
GROUND STORY HEIGHT				
RESIDENTIAL	13.5 FT < 16 FT MIN	16 FT MIN	N	DENSITY BONUS WAIVER 4
NONRESIDENTIAL	13.5 FT < 16 FT MIN	16 FT MIN	N	DENSITY BONUS WAIVER 4
GROUND FLOOR ELEVATION				
RESIDENTIAL	-2 FT MIN / 2 FT MAX	-2 FT MIN / 2 FT MAX	Y	SEE A200 & A201
NONRESIDENTIAL	-2 FT MIN / 2 FT MAX	-2 FT MIN / 2 FT MAX	Y	SEE A200 & A201

* ALL NON-PRIMARY STREETS ARE PRIVATE STREETS. SIDE STREET REQUIREMENTS ARE NOT APPLICABLE TO PRIVATE STREETS.

TRANSPARENCY CALCULATIONS



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FRONTAGE - SH1

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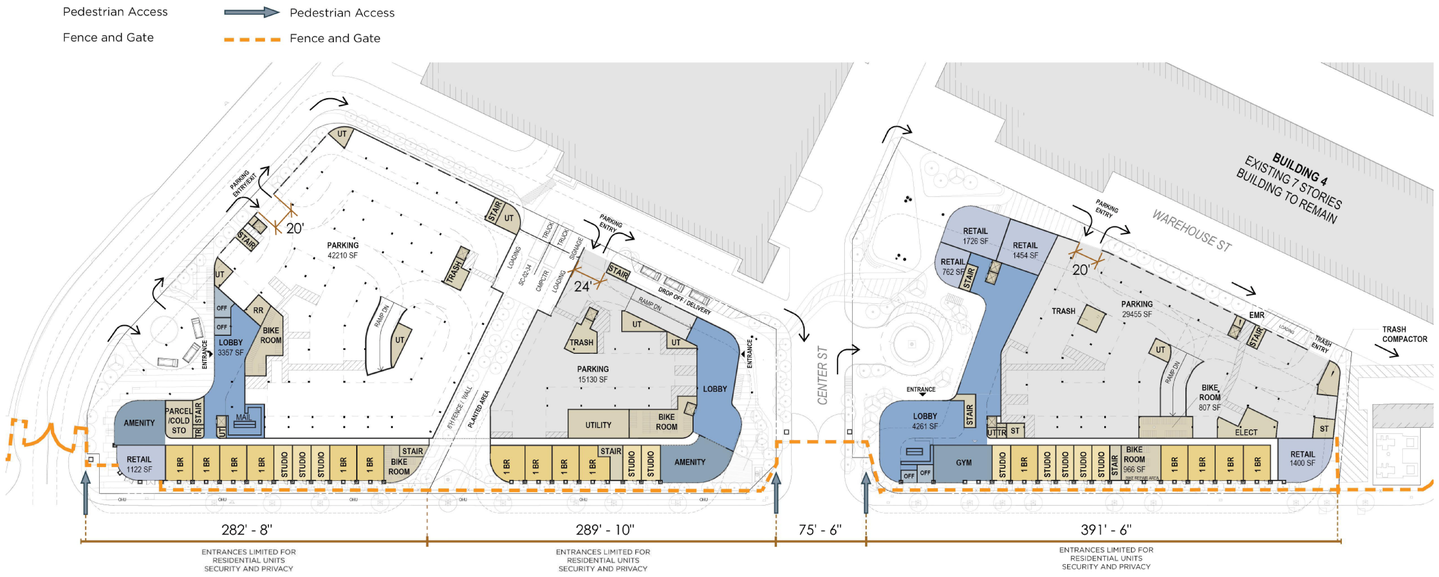

DTLA 2040 - DISTRICT 5 REQUIRED

DIV. 4B.5. **DISTRICT 5**

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*
Pedestrian access package	Package 1
AUTOMOBILE ACCESS	*Div. 4C.2.*
Automobile access package	Package 1
AUTOMOBILE PARKING	*Div. 4C.4.*
Required parking stalls	Package A
Change of use parking exemption (max)	n/a
Parking structure design	

	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable

SIGNS	*Div. 4C.11.*
Sign package	2
DEVELOPMENT REVIEW	*Div. 4C.14.*
Development review threshold	Package 2

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

a. Pedestrian Access Package 1

Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Direct
Pedestrian accessway spacing (max)	n/a
Distance from street intersection (max)	n/a
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	350'

a. Automobile Access Package 1

Intended for areas where walking, bicycling and transit are the prioritized modes of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-400' lot width	2
> 400' lot width	4
Collector or Local	
0'-120' lot width	1
120'-400' lot width	2
> 400' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/12'
Collector or Local (min/max)	8'/12'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	60'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	60'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

SOUTH BLDG A	PROVIDED / REQUIRED	COMPLIANT	COMMENT
PEDESTRIAN ACCESS			
PEDESTRIAN ACCESS PKG	PACKAGE 1		
SITE ACCESS	DIRECT	Y	
THROUGH ACCESS	282.67 FT < 350 FT MAX SPACING	Y	
AUTOMOBILE ACCESS			
AUTOMOBILE ACCESS PKG	2 < 2 (PACKAGE 1: LOCAL 120' - 400')	Y	TOTAL 20 FT WIDE
AUTOMOBILE PARKING			
REQUIRED PARKING STALLS	PACKAGE A (NO PARKING REQUIRED)	Y	
CHANGE OF USE PARKING EXEMPTION	N/A	N/A	
PARKING STRUCTURE DESIGN			
PARKING GARAGE			
GROUND STORY	WRAPPED	Y	
UPPER STORIES	ADAPTABLE	N/A	
INTEGRATED PARKING			
GROUND STORY	WRAPPED	N/A	
UPPER STORIES	ADAPTABLE	N/A	
SIGNS			
SIGN PKG	2	N/A	
DEVELOPMENT REVIEW			
DEVELOPMENT REVIEW THRESHOLD	PACKAGE 2		PROJECT IS SUBJECT TO SEC. 13B.2.4

SOUTH BLDG B	PROVIDED / REQUIRED	COMPLIANT	COMMENT
PEDESTRIAN ACCESS			
PEDESTRIAN ACCESS PKG	PACKAGE 1		
SITE ACCESS	DIRECT	Y	
THROUGH ACCESS	289.83 FT < 350 FT MAX SPACING	Y	
AUTOMOBILE ACCESS			
AUTOMOBILE ACCESS PKG	2 < 2 (PACKAGE 1: LOCAL 120' - 400')	Y	TOTAL 24 FT WIDE
AUTOMOBILE PARKING			
REQUIRED PARKING STALLS	PACKAGE A (NO PARKING REQUIRED)	Y	
CHANGE OF USE PARKING EXEMPTION	N/A	N/A	
PARKING STRUCTURE DESIGN			
PARKING GARAGE			
GROUND STORY	WRAPPED	Y	
UPPER STORIES	ADAPTABLE	N/A	
INTEGRATED PARKING			
GROUND STORY	WRAPPED	N/A	
UPPER STORIES	ADAPTABLE	N/A	
SIGNS			
SIGN PKG	2	N/A	
DEVELOPMENT REVIEW			
DEVELOPMENT REVIEW THRESHOLD	PACKAGE 2		PROJECT IS SUBJECT TO SEC. 13B.2.4

NORTH BLDG C	PROVIDED / REQUIRED	COMPLIANT	COMMENT
PEDESTRIAN ACCESS			
PEDESTRIAN ACCESS PKG	PACKAGE 1		
SITE ACCESS	DIRECT	Y	
THROUGH ACCESS	391.5 FT > 350 FT MAX SPACING	N	DENSITY BONUS WAIVER 5
AUTOMOBILE ACCESS			
AUTOMOBILE ACCESS PKG	2< 4 (PACKAGE 1: LOCAL > 400')	Y	TOTAL 20 FT WIDE
AUTOMOBILE PARKING			
REQUIRED PARKING STALLS	PACKAGE A (NO REQUIRED PARKING)	Y	
CHANGE OF USE PARKING EXEMPTION	N/A	N/A	
PARKING STRUCTURE DESIGN			
PARKING GARAGE			
GROUND STORY	WRAPPED	Y	
UPPER STORIES	ADAPTABLE	N/A	
INTEGRATED PARKING			
GROUND STORY	WRAPPED	N/A	
UPPER STORIES	ADAPTABLE	N/A	
SIGNS			
SIGN PKG	2	N/A	
DEVELOPMENT REVIEW			
DEVELOPMENT REVIEW THRESHOLD	PACKAGE 2		PROJECT IS SUBJECT TO SEC. 13B.2.4

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STANDARDS - DISTRICT 5

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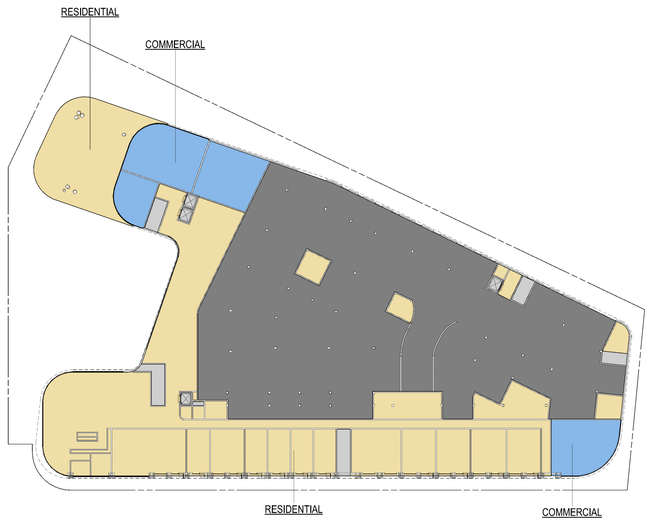
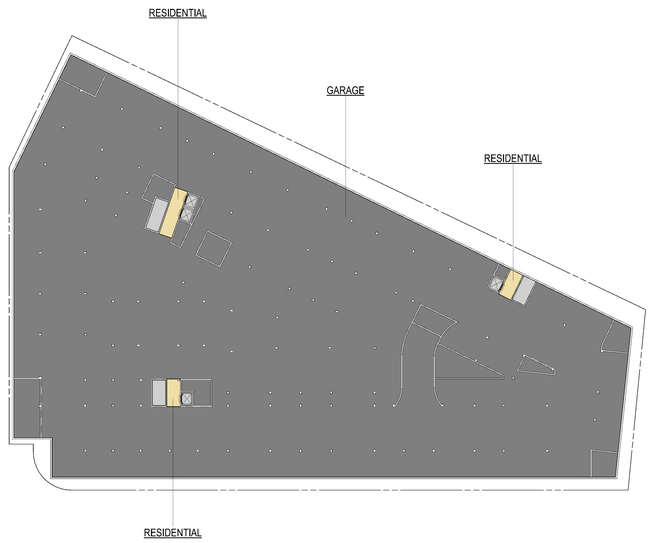
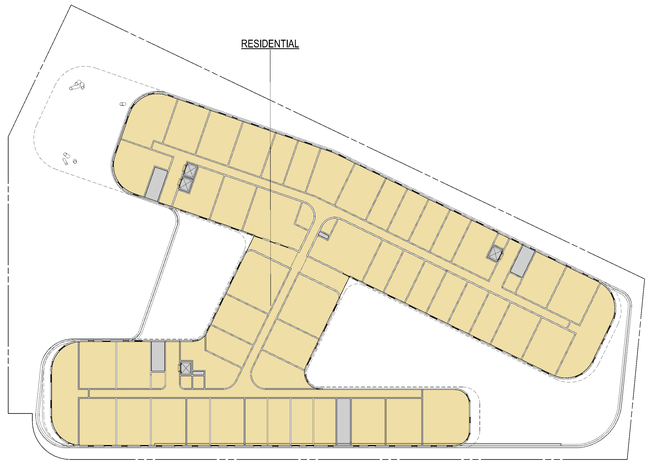


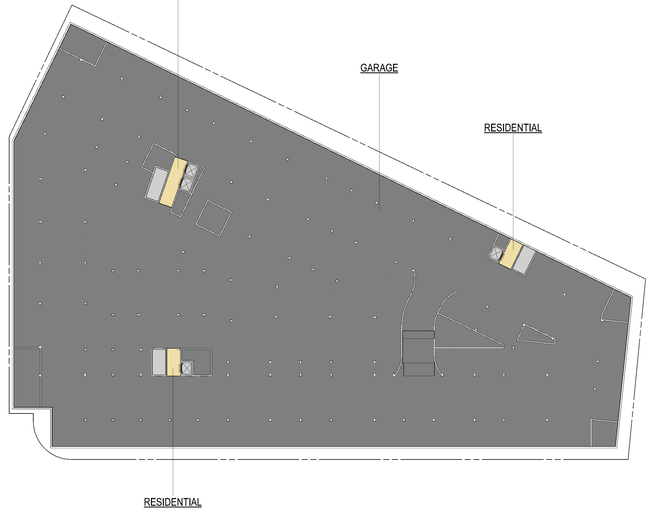
1ST FLOOR FAR PLAN - NORTH BUILDING C 3
1" = 40'-0"



LEVEL P2 FAR PLAN - NORTH BUILDING C 1
1" = 40'-0"



2ND FLOOR FAR PLAN - NORTH BUILDING C 4
1" = 40'-0"



LEVEL P1 FAR PLAN - NORTH BUILDING C 2
1" = 40'-0"

NOTES

SHEET NOTES

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

ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

	FLOOR AREA	LOT AREA	FAR
SOUTH LOT 5 - SOUTH BLDG A	337,620	79,620.59	4.24
SOUTH LOT 4 - SOUTH BLDG B	182,605	43,909.41	4.16
NORTH LOT 3 - NORTH BLDG C	324,053	85,843.63	3.77
SOUTH & NORTH LOT SUBTOTAL	**884,278**	**209,373,63**	**4.03**
GROUND LOT 1 - MARKET COURT	105,145	456,883.90	0.88
GROUND LOT 1 - PRODUCE B1 (M1)	153,724		
GROUND LOT 1 - PRODUCE B2 (M2)	144,986		
GROUND LOT 2 - BUILDING 1	158,020	668,468.85	1.84
GROUND LOT 2 - BUILDING 2	336,845		
GROUND LOT 2 - BUILDING 3	373,580		
GROUND LOT 2 - BUILDING 4	355,335		
GROUND LOT 2 - PARKING GARAGE	5,782		
EXISTING ROW SUBTOTAL	**1,633,417**	**1,125,352.75**	**1.45**
TOTAL SOUTH & NORTH LOTS + ROW	**2,477,695**	**1,334,726.38**	**1.86**

NORTH LOT C PROPOSED FAR

NET LOT AREA (PER VTTM):*
85,844 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	601
LEVEL P1	RESIDENTIAL	601
1ST FLOOR	COMMERCIAL	5428
1ST FLOOR	RESIDENTIAL	27112
2ND FLOOR	RESIDENTIAL	42497
3RD FLOOR	RESIDENTIAL	41774
4TH FLOOR	RESIDENTIAL	44090
5TH FLOOR	RESIDENTIAL	44057
6TH FLOOR	RESIDENTIAL	41367
7TH FLOOR	RESIDENTIAL	40154
8TH FLOOR	RESIDENTIAL	36372
TOTAL FLOOR AREA		**324053**

TOTAL PROPOSED NORTH BLDG C FLOOR AREA = 324,053 SF

PROPOSED NORTH BLDG C FLOOR AREA RATIO = 324,053 SF / 85,844 SF = **3.77 :1**

FLOOR AREA LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT C PROPOSED GARAGE AREA

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	GARAGE	74456
LEVEL P1	GARAGE	74456
1ST FLOOR	GARAGE	29073
TOTAL FLOOR AREA		**177985**

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G020

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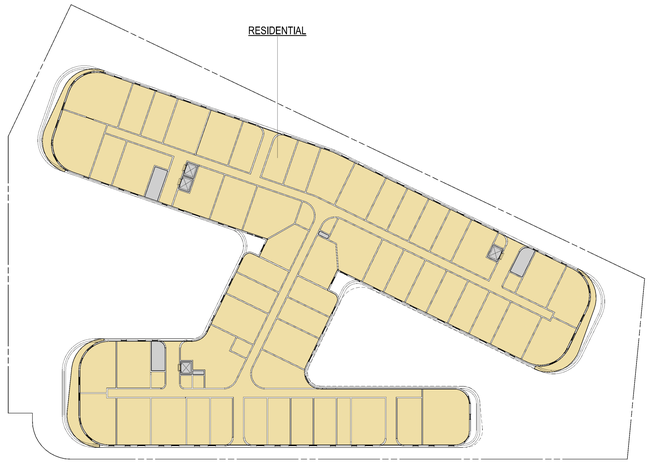
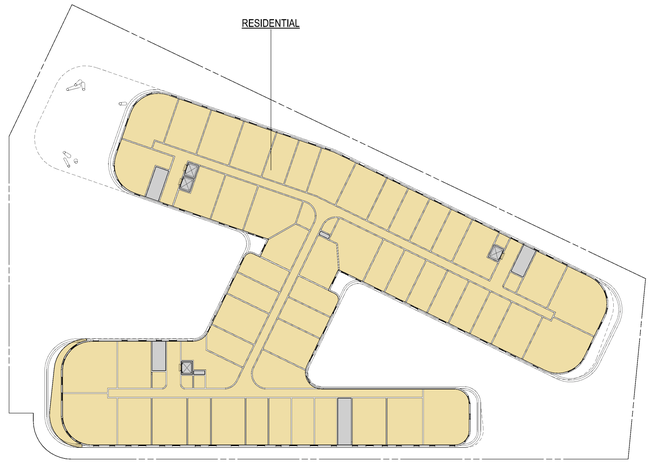
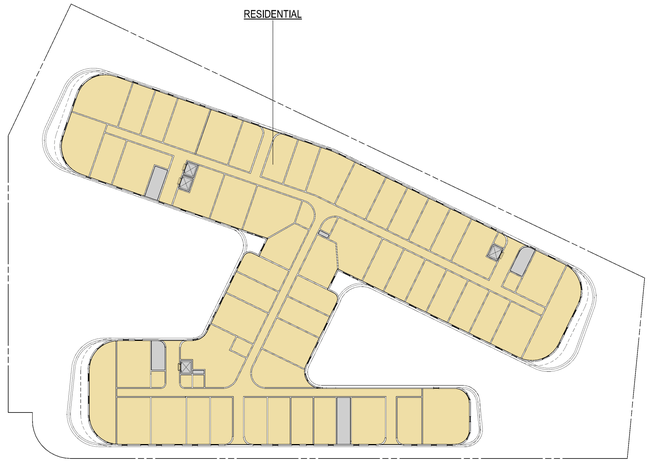


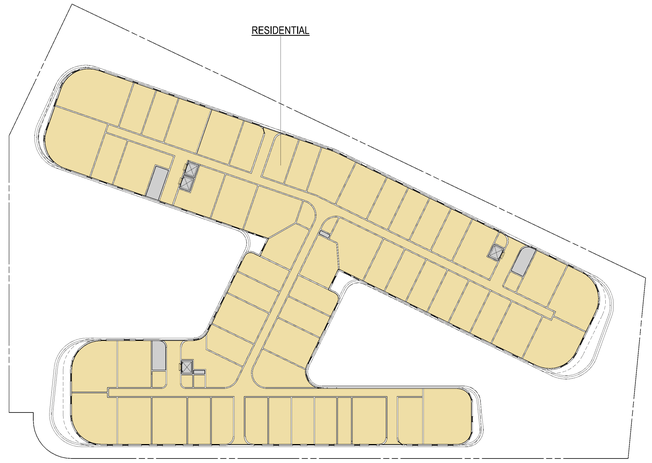
5TH FLOOR FAR PLAN - NORTH BUILDING C (3)
1" = 40'-0"



3RD FLOOR FAR PLAN - NORTH BUILDING C (1)
1" = 40'-0"



6TH FLOOR FAR PLAN - NORTH BUILDING C (4)
1" = 40'-0"



4TH FLOOR FAR PLAN - NORTH BUILDING C (2)
1" = 40'-0"

NOTES

SHEET NOTES

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

ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

	FLOOR AREA	LOT AREA	FAR
SOUTH LOT 5 - SOUTH BLDG A	337,620	79,620.59	4.24
SOUTH LOT 4 - SOUTH BLDG B	182,605	43,909.41	4.16
NORTH LOT 3 - NORTH BLDG C	324,053	85,843.63	3.77
SOUTH & NORTH LOT SUBTOTAL	**884,278**	**209,373,63**	**4.03**
GROUND LOT 1 - MARKET COURT	105,145	456,883.90	0.88
GROUND LOT 1 - PRODUCE B1 (M1)	153,724		
GROUND LOT 1 - PRODUCE B2 (M2)	144,986		
GROUND LOT 2 - BUILDING 1	158,020	668,468.85	1.84
GROUND LOT 2 - BUILDING 2	336,845		
GROUND LOT 2 - BUILDING 3	373,580		
GROUND LOT 2 - BUILDING 4	355,335		
GROUND LOT 2 - PARKING GARAGE	5,782		
EXISTING ROW SUBTOTAL	**1,633,417**	**1,125,352.75**	**1.45**
TOTAL SOUTH & NORTH LOTS + ROW	**2,477,695**	**1,334,726.38**	**1.86**

NORTH LOT C PROPOSED FAR

NET LOT AREA (PER VTTM):*
85,844 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	601
LEVEL P1	RESIDENTIAL	601
1ST FLOOR	COMMERCIAL	5428
1ST FLOOR	RESIDENTIAL	27112
2ND FLOOR	RESIDENTIAL	42497
3RD FLOOR	RESIDENTIAL	41774
4TH FLOOR	RESIDENTIAL	44090
5TH FLOOR	RESIDENTIAL	44057
6TH FLOOR	RESIDENTIAL	41367
7TH FLOOR	RESIDENTIAL	40154
8TH FLOOR	RESIDENTIAL	36372
TOTAL FLOOR AREA		**324053**

TOTAL PROPOSED NORTH BLDG C FLOOR AREA = 324,053 SF

PROPOSED NORTH BLDG C FLOOR AREA RATIO = 324,053 SF / 85,844 SF = **3.77 :1**

FLOOR AREA LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT C PROPOSED GARAGE AREA

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	GARAGE	74456
LEVEL P1	GARAGE	74456
1ST FLOOR	GARAGE	29073
TOTAL FLOOR AREA		**177985**

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3573 HAYDEN AVENUE
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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS NORTH BUILDING C 2/3

SHEET NUMBER:
G021
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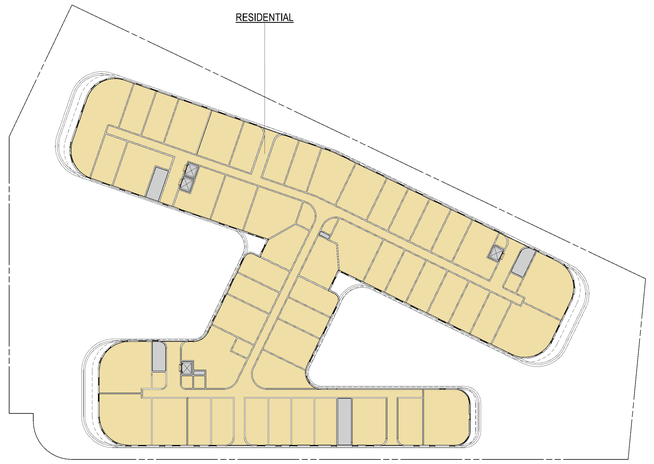
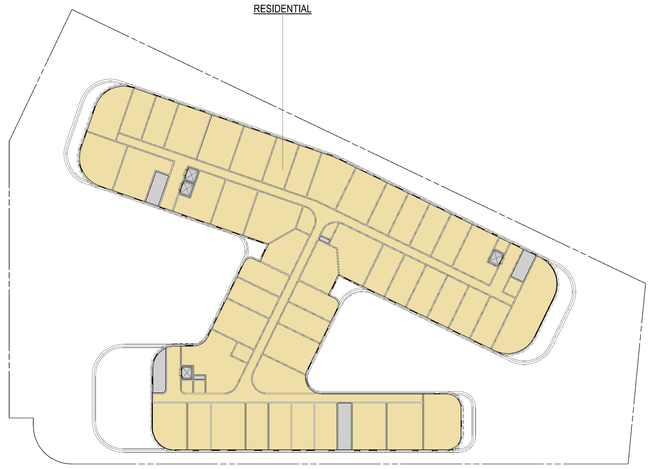


7TH FLOOR FAR PLAN - NORTH BUILDING C
1" = 40'-0"

1



8TH FLOOR FAR PLAN - NORTH BUILDING C
1" = 40'-0"

2

NOTES

SHEET NOTES

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ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

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NORTH LOT C PROPOSED FAR

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5TH FLOOR	RESIDENTIAL	44057
6TH FLOOR	RESIDENTIAL	41367
7TH FLOOR	RESIDENTIAL	40154
8TH FLOOR	RESIDENTIAL	36372
TOTAL FLOOR AREA		**324053**

TOTAL PROPOSED NORTH BLDG C FLOOR AREA = 324,053 SF

PROPOSED NORTH BLDG C FLOOR AREA RATIO = 324,053 SF / 85,844 SF = **3.77 :1**

FLOOR AREA LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT C PROPOSED GARAGE AREA

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LEVEL P1	GARAGE	74456
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TOTAL FLOOR AREA		**177985**

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NEW YORK, NY 10019

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ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS NORTH BUILDING C 3/3

SHEET NUMBER:
G021.1

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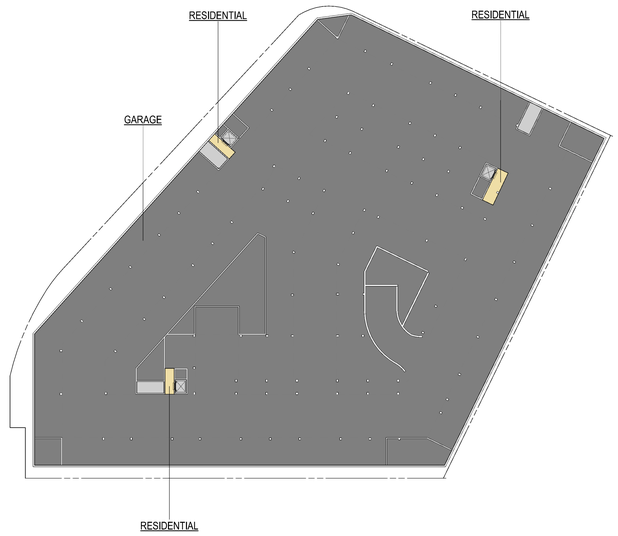
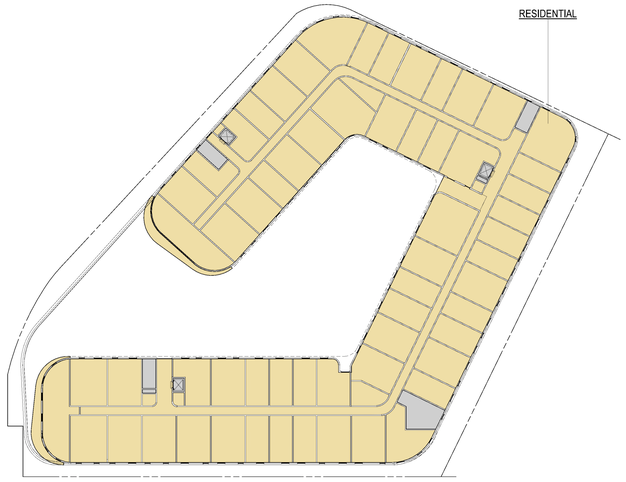
1ST FLOOR FAR PLAN - SOUTH BUILDING A 3
1" = 40'-0"



LEVEL P2 FAR PLAN - SOUTH BUILDING A 1
1" = 40'-0"



2ND FLOOR FAR PLAN - SOUTH BUILDING A 4
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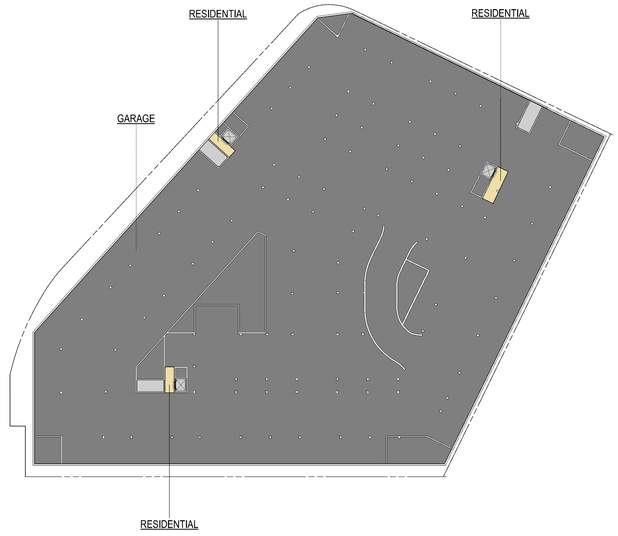

LEVEL P1 FAR PLAN - SOUTH BUILDING A 2
1" = 40'-0"

NOTES

SHEET NOTES

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ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

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TOTAL SOUTH & NORTH LOTS + ROW	**2,477,695**	**1,334,726.38**	**1.86**

SOUTH LOT A PROPOSED FAR

NET LOT AREA (PER VTTM):*
79,621 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	381
LEVEL P1	RESIDENTIAL	381
1ST FLOOR	COMMERCIAL	1119
1ST FLOOR	RESIDENTIAL	26643
2ND FLOOR	RESIDENTIAL	47454
3RD FLOOR	RESIDENTIAL	46015
4TH FLOOR	RESIDENTIAL	45972
5TH FLOOR	RESIDENTIAL	44484
6TH FLOOR	RESIDENTIAL	44504
7TH FLOOR	RESIDENTIAL	43282
8TH FLOOR	RESIDENTIAL	37385
TOTAL FLOOR AREA		**337620**

TOTAL PROPOSED SOUTH BLDG A FLOOR AREA = 337,620 SF

PROPOSED SOUTH BLDG A FLOOR AREA RATIO = 337,620 SF / 79,621 SF = **4.24:1**

FLOOR AREA LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT A PROPOSED GARAGE AREA

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	GARAGE	70824
LEVEL P1	GARAGE	70824
1ST FLOOR	GARAGE	41993
TOTAL FLOOR AREA		**183641**

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ROW DTLA RESIDENTIAL PROJECT

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NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS SOUTH BUILDING A 1/3

SHEET NUMBER:
G022

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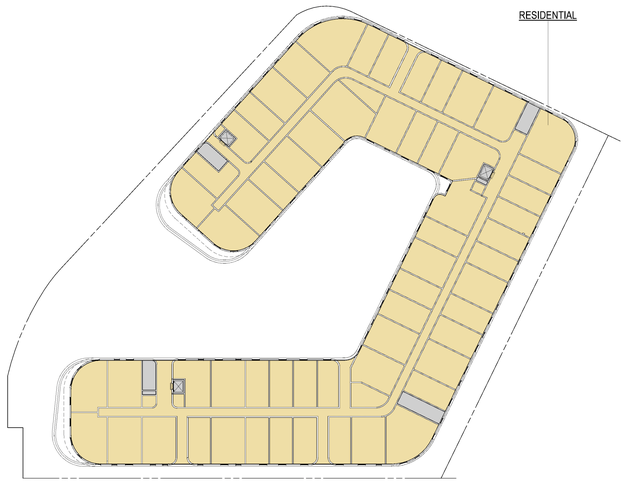
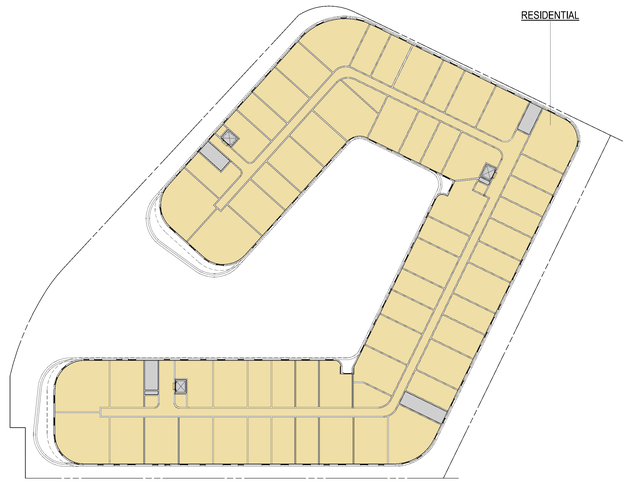
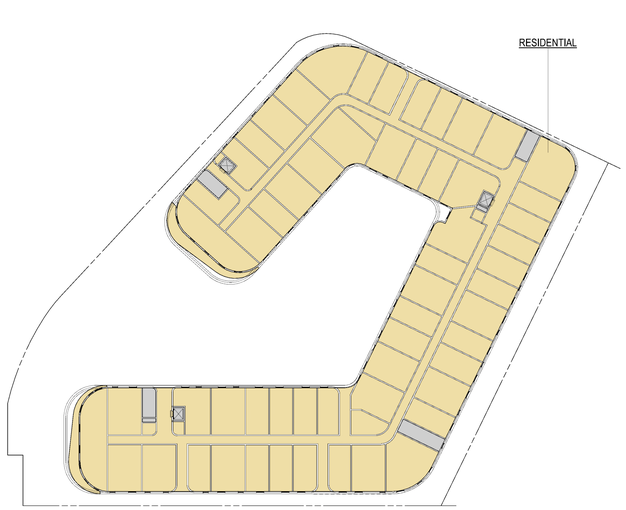


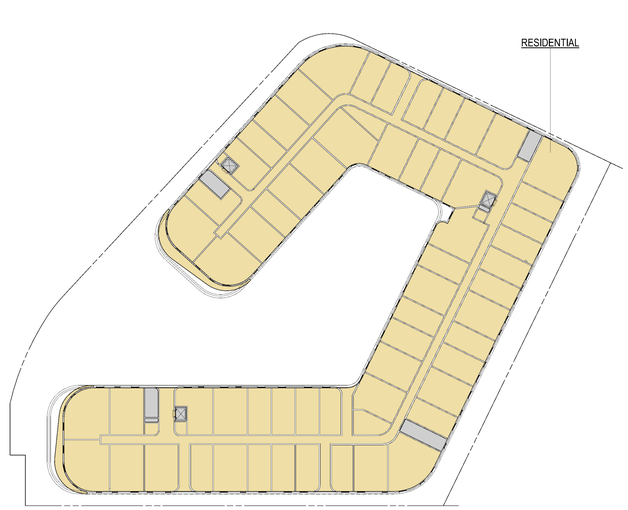
5TH FLOOR FAR PLAN - SOUTH BUILDING A
1" = 40'-0"
3



3RD FLOOR FAR PLAN - SOUTH BUILDING A
1" = 40'-0"
1



6TH FLOOR FAR PLAN - SOUTH BUILDING A
1" = 40'-0"
4



4TH FLOOR FAR PLAN - SOUTH BUILDING A
1" = 40'-0"
2

NOTES

SHEET NOTES

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ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

	FLOOR AREA	LOT AREA	FAR
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SOUTH LOT A PROPOSED FAR

NET LOT AREA (PER VTTM):*
79,621 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

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3RD FLOOR	RESIDENTIAL	46015
4TH FLOOR	RESIDENTIAL	45972
5TH FLOOR	RESIDENTIAL	44484
6TH FLOOR	RESIDENTIAL	44504
7TH FLOOR	RESIDENTIAL	43282
8TH FLOOR	RESIDENTIAL	37385
TOTAL FLOOR AREA		**337620**

TOTAL PROPOSED SOUTH BLDG A FLOOR AREA = 337,620 SF

PROPOSED SOUTH BLDG A FLOOR AREA RATIO = 337,620 SF / 79,621 SF = **4.24:1**

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- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT A PROPOSED GARAGE AREA

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REVISIONS:

SHEET TITLE:
FAR CALCULATIONS SOUTH BUILDING A 2/3

SHEET NUMBER:
G023

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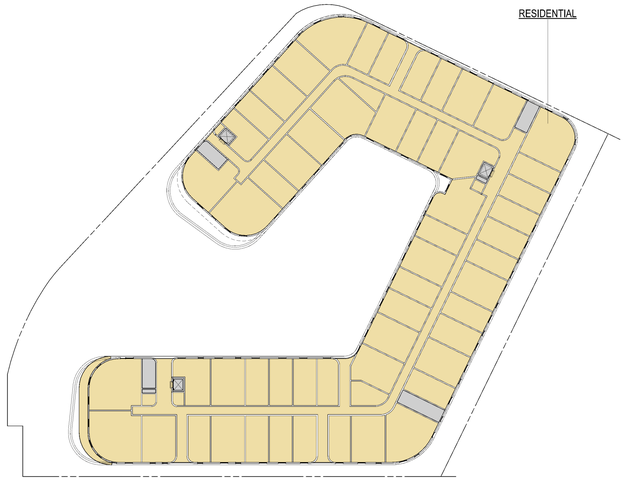
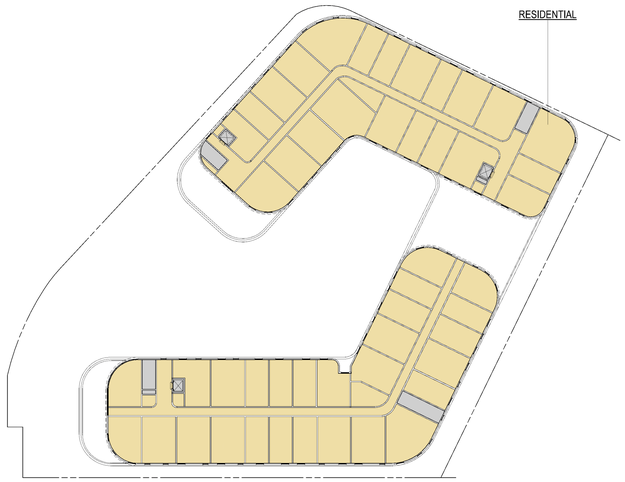


7TH FLOOR FAR PLAN - SOUTH BUILDING A
1" = 40'-0"

1



8TH FLOOR FAR PLAN - SOUTH BUILDING A
1" = 40'-0"

2

NOTES

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5TH FLOOR	RESIDENTIAL	44484
6TH FLOOR	RESIDENTIAL	44504
7TH FLOOR	RESIDENTIAL	43282
8TH FLOOR	RESIDENTIAL	37385
TOTAL FLOOR AREA		**337620**

TOTAL PROPOSED SOUTH BLDG A FLOOR AREA = 337,620 SF

PROPOSED SOUTH BLDG A FLOOR AREA RATIO = 337,620 SF / 79,621 SF = **4.24:1**

FLOOR AREA LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT A PROPOSED GARAGE AREA

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	GARAGE	70824
LEVEL P1	GARAGE	70824
1ST FLOOR	GARAGE	41993
TOTAL FLOOR AREA		**183641**

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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS SOUTH BUILDING A 3/3

SHEET NUMBER:
G023.1

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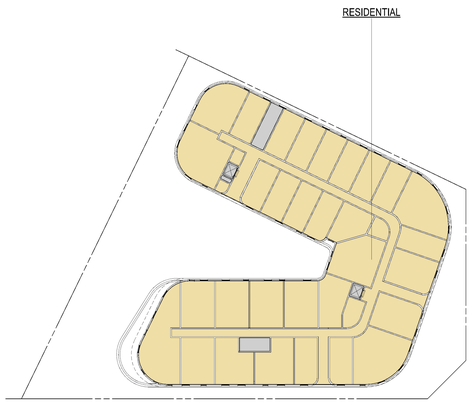
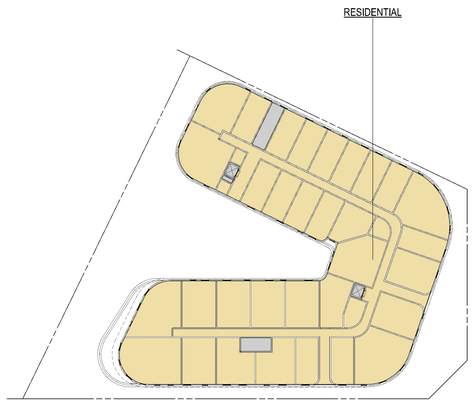
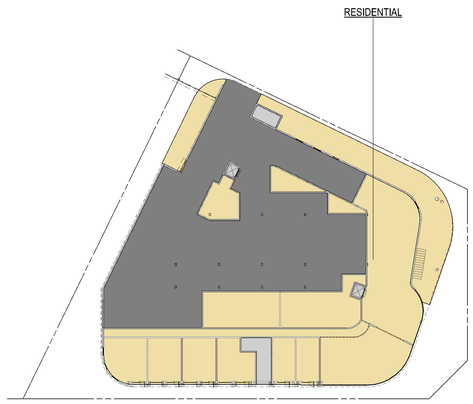


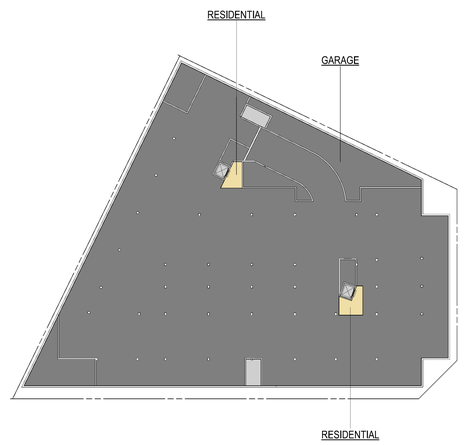
5TH FLOOR FAR PLAN - SOUTH BUILDING B (7)
1" = 40'-0"



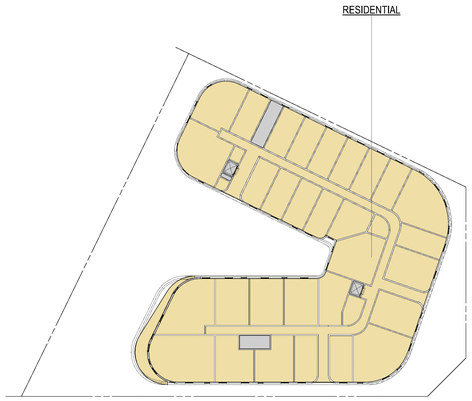
3RD FLOOR FAR PLAN - SOUTH BUILDIN B (5)
1" = 40'-0"



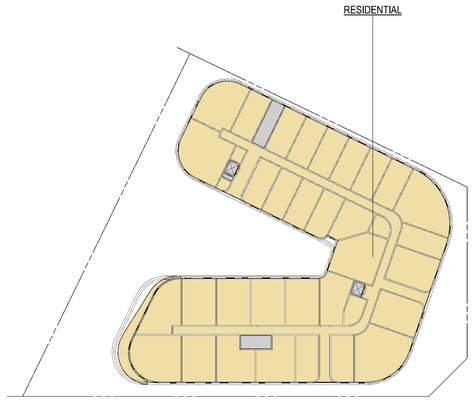
1ST FLOOR FAR PLAN - SOUTH BUILDING B (3)
1" = 40'-0"



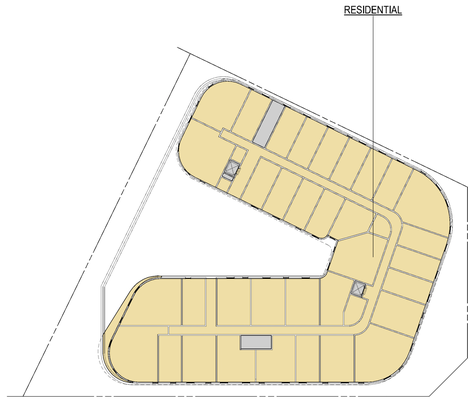
LEVEL P2 FAR PLAN - SOUTH BUILDING B (1)
1" = 40'-0"



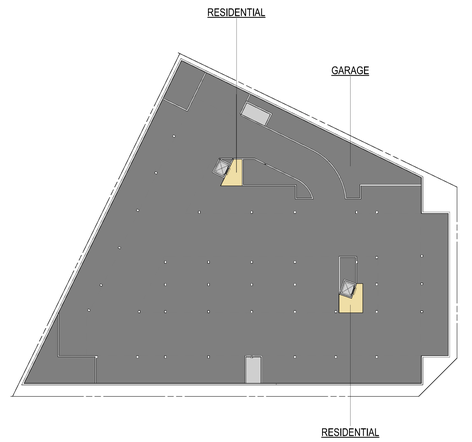
6TH FLOOR FAR PLAN - SOUTH BUILDING B (8)
1" = 40'-0"



4TH FLOOR FAR PLAN - SOUTH BUILDING B (6)
1" = 40'-0"



2ND FLOOR FAR PLAN - SOUTH BUILDIN B (4)
1" = 40'-0"



LEVEL P1 FAR PLAN - SOUTH BUILDING B (2)
1" = 40'-0"

NOTES

SHEET NOTES

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

ENTIRE SITE PROPOSED FAR

ENTIRE SITE PROPOSED FLOOR AREA RATIO:

	FLOOR AREA	LOT AREA	FAR
SOUTH LOT 5 - SOUTH BLDG A	337,620	79,620.59	4.24
SOUTH LOT 4 - SOUTH BLDG B	182,605	43,909.41	4.16
NORTH LOT 3 - NORTH BLDG C	324,053	85,843.63	3.77
SOUTH & NORTH LOT SUBTOTAL	**884,278**	**209,373,63**	**4.03**
GROUND LOT 1 - MARKET COURT	105,145	456,883.90	0.88
GROUND LOT 1 - PRODUCE B1 (M1)	153,724		
GROUND LOT 1 - PRODUCE B2 (M2)	144,986		
GROUND LOT 2 - BUILDING 1	158,020	668,468.85	1.84
GROUND LOT 2 - BUILDING 2	336,845		
GROUND LOT 2 - BUILDING 3	373,580		
GROUND LOT 2 - BUILDING 4	355,335		
GROUND LOT 2 - PARKING GARAGE	5,782		
EXISTING ROW SUBTOTAL	**1,633,417**	**1,125,352.75**	**1.45**
TOTAL SOUTH & NORTH LOTS + ROW	**2,477,695**	**1,334,726.38**	**1.86**

SOUTH LOT B PROPOSED FAR

NET LOT AREA (PER VTTM):*
43,909 SF **SEE BUILDABLE AREA DIAGRAMS - SHEET G010*

PROPOSED FLOOR AREA:

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	RESIDENTIAL	382
LEVEL P1	RESIDENTIAL	382
1ST FLOOR	RESIDENTIAL	18950
2ND FLOOR	RESIDENTIAL	25918
3RD FLOOR	RESIDENTIAL	25166
4TH FLOOR	RESIDENTIAL	25125
5TH FLOOR	RESIDENTIAL	24271
6TH FLOOR	RESIDENTIAL	24308
7TH FLOOR	RESIDENTIAL	23369
8TH FLOOR	RESIDENTIAL	14734
TOTAL FLOOR AREA		**182605**

TOTAL PROPOSED SOUTH BLDG B FLOOR AREA = 182,605 SF

PROPOSED SOUTH BLDG B FLOOR AREA RATIO = 182,605 SF / 43,909 SF = **4.16:1**

FLOOR AREA LEGEND

- COMMERCIAL
- GARAGE
- RESIDENTIAL
- NOT FAR

NORTH LOT B PROPOSED GARAGE AREA

LEVEL	FLOOR AREA	AREA (SF)
LEVEL P2	GARAGE	38570
LEVEL P1	GARAGE	38570
1ST FLOOR	GARAGE	15101
TOTAL FLOOR AREA		**92241**

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SHEET TITLE:
FAR CALCULATIONS SOUTH BUILDING B 1/2

SHEET NUMBER:
G023.2

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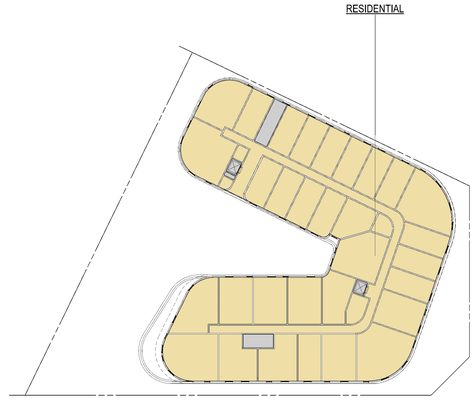
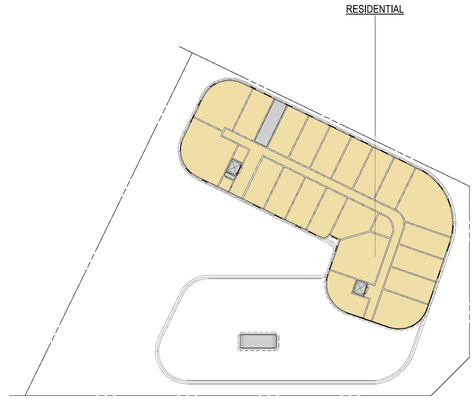


7TH FLOOR FAR PLAN - SOUTH BUILDIN B
1" = 40'-0"

1



8TH FLOOR FAR PLAN - SOUTH BUILDING B
1" = 40'-0"

2

NOTES

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SOUTH LOT B PROPOSED FAR

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PROPOSED SOUTH BLDG B FLOOR AREA RATIO = 182,605 SF / 43,909 SF = **4.16:1**

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2022-039.00
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01/30/2026
REVISIONS:

SHEET TITLE:
FAR CALCULATIONS SOUTH BUILDING B 2/2

SHEET NUMBER:
G023.3

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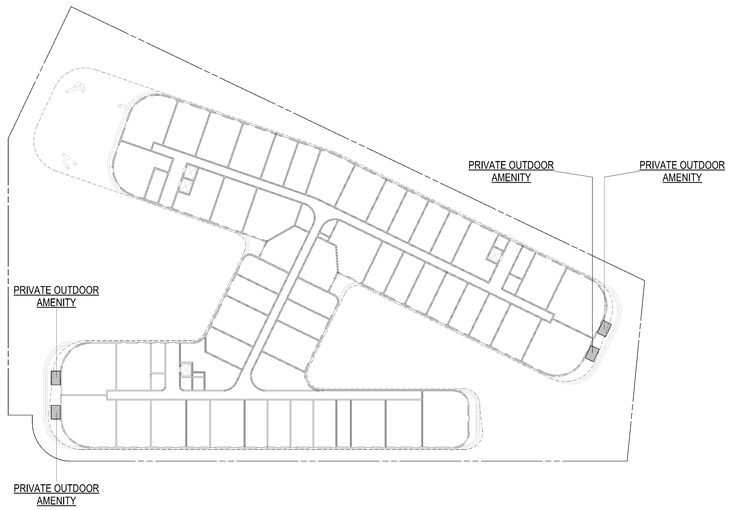
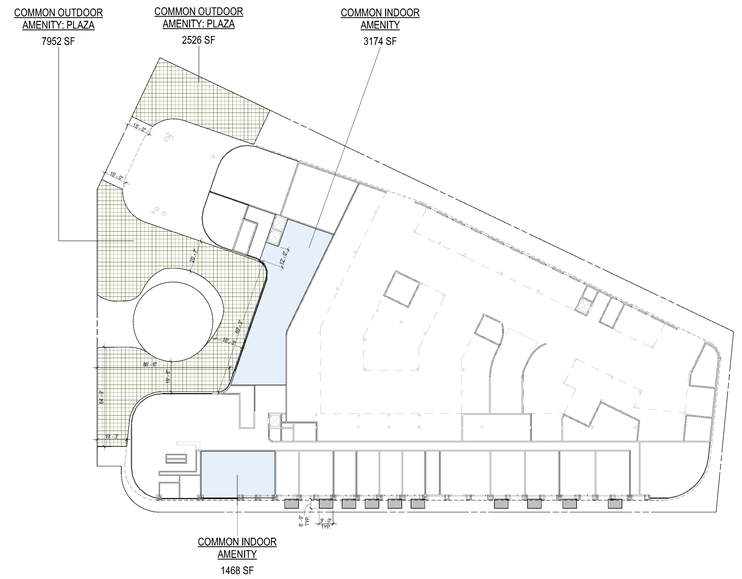


3RD FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
3



1ST FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
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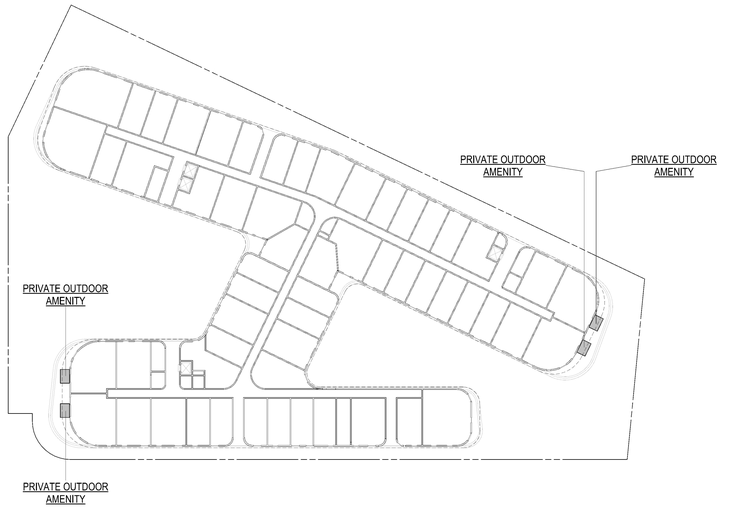

4TH FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
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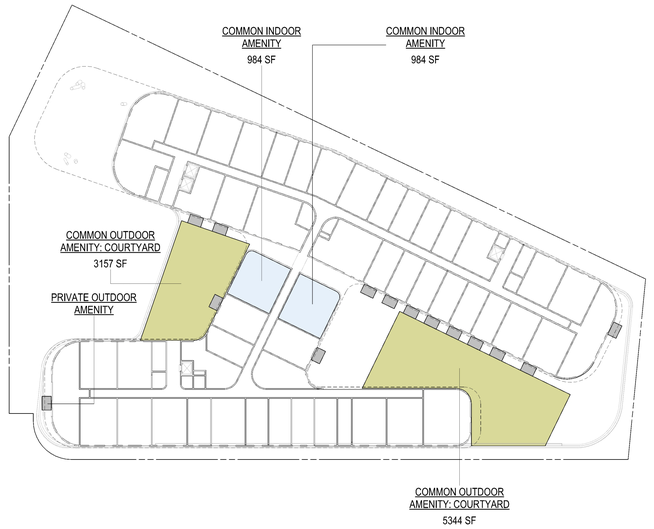

2ND FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
2

NOTES

SHEET NOTES

LOT AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.1:

A. AT LEAST 20 PERCENT OF ANY OUTDOOR LOT AMENITY SPACE SHALL BE SHADED BY USING SHADE TREES OR SHADE STRUCTURES. ANY AREA THAT IS COVERED BY A SHADE STRUCTURE OR A SHADE TREE CANOPY SPREAD AT MATURITY SHALL BE CONSIDERED AS BEING SHADED.

B. LOT AMENITY SPACE IS A PERCENTAGE CALCULATED BY DIVIDING THE CUMULATIVE AREA OF ALL LOT AMENITY SPACES BY THE LOT AREA.

RESIDENTIAL AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.2:

A. AT LEAST 75 PERCENT OF THE REQUIRED RESIDENTIAL AMENITY SPACE SHALL BE OUTDOORS AND MEET THE DESIGN STANDARDS OF EITHER SEC. 2C.3.3.C.1. (COMMON OUTDOOR AMENITY SPACE) OR SEC. 2C.3.3.C.4. (PRIVATE OUTDOOR AMENITY SPACE).

B. A MAXIMUM OF 65 SQUARE FEET OF REQUIRED RESIDENTIAL AMENITY SPACE PER DWELLING UNIT MAY BE PRIVATE, PROVIDED THAT NOT MORE THAN 50 PERCENT OF THE TOTAL REQUIRED RESIDENTIAL AMENITY SPACE IS PRIVATE, AND THE PRIVATE RESIDENTIAL AMENITY SPACE MEETS THE DESIGN STANDARDS IN SEC. 2C.3.3.C.4. (PRIVATE OUTDOOR AMENITY SPACE).

C. AT LEAST 20 PERCENT OF ANY OUTDOOR RESIDENTIAL AMENITY SPACE SHALL BE SHADED BY SHADE TREES OR SHADE STRUCTURES.

D. RESIDENTIAL AMENITY SPACE IS A PERCENTAGE CALCULATED BY DIVIDING THE CUMULATIVE AREA OF ALL RESIDENTIAL AMENITY SPACES BY THE TOTAL FLOOR AREA ALLOCATED TO DWELLING UNITS.

E. ALL LOT AMENITY SPACE PROVIDED MAY BE CREDITED TOWARD THE RESIDENTIAL AMENITY SPACE REQUIREMENT.

NORTH LOT C AMENITY CALCULATIONS

REQUIRED AMENITY

REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
LOT 3 / NORTH LOT C (NET) = 85,844 SF

LOT AMENITY (MIN) = 15%
85,844 x 15% = 12,877 SF MIN REQUIRED

12,877 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 3 / NORTH LOT C RESIDENTIAL FLOOR AREA = 324,053 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
324,053 x 10% = 32,405 SF MIN

32,405 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	2	10478
COMMON OUTDOOR AMENITY: ROOF DECK	1	2399
TOTAL		**12877**

PROPOSED RESIDENTIAL AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	2	10478
COMMON OUTDOOR AMENITY: ROOF DECK	1	2399
COMMON INDOOR AMENITY	6	8527
COMMON OUTDOOR AMENITY: COURTYARD	2	8501
PRIVATE OUTDOOR AMENITY	50	2500
TOTAL		**32405**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

AMENITY LEGEND

- COMMON INDOOR AMENITY
- COMMON OUTDOOR AMENITY: COURTYARD
- COMMON OUTDOOR AMENITY: PLAZA
- COMMON OUTDOOR AMENITY: PUBLIC GREEN
- COMMON OUTDOOR AMENITY: ROOF DECK
- PRIVATE OUTDOOR AMENITY

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SHEET TITLE:
AMENITY NORTH BUILDING C 1/2

SHEET NUMBER:
G024

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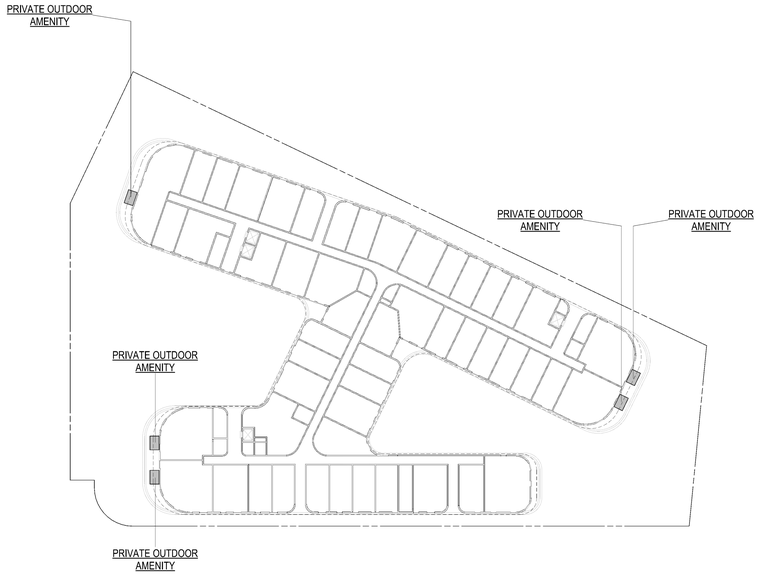
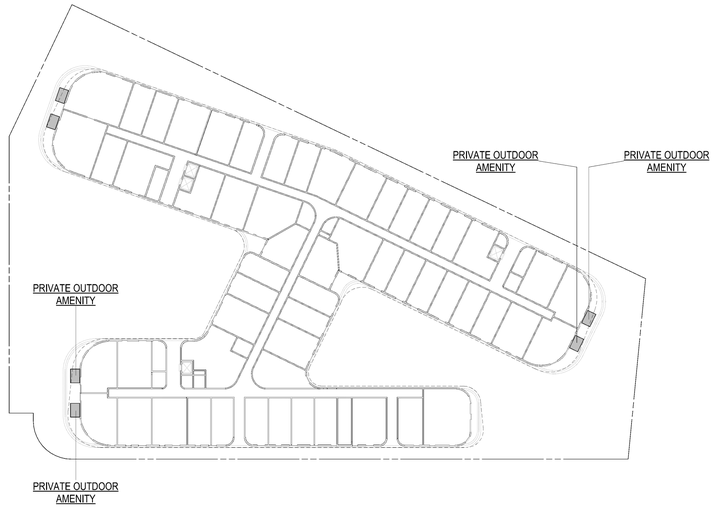
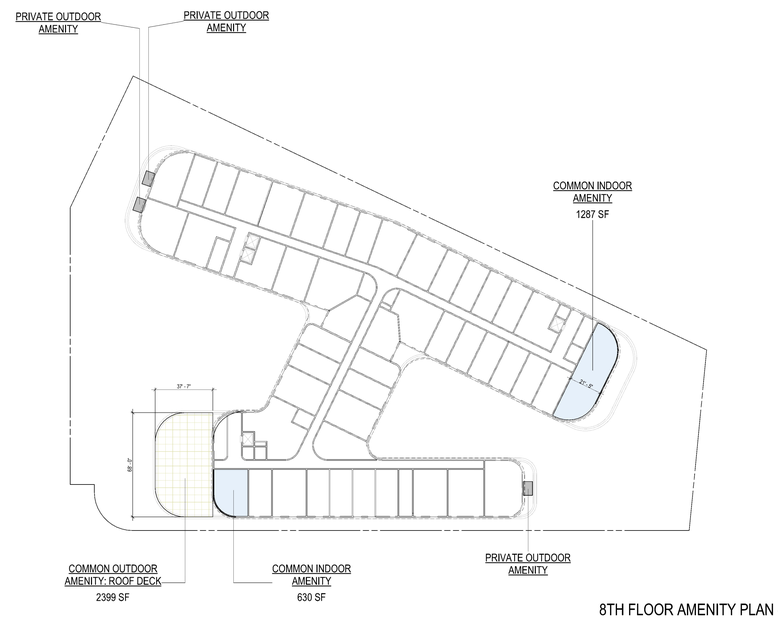


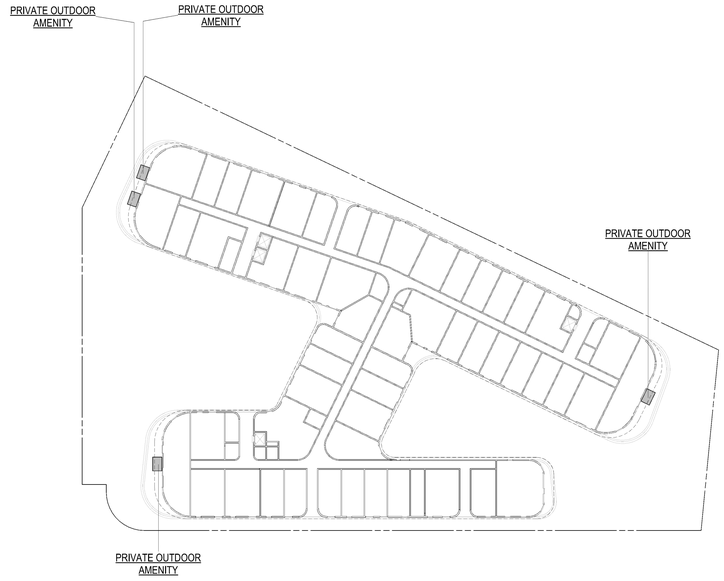
7TH FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
3



5TH FLOOR AMENITY PLAN NORTH BUILDING C
1" = 40'-0"
2



8TH FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
4



6TH FLOOR AMENITY PLAN - NORTH BUILDING C
1" = 40'-0"
1

NOTES

SHEET NOTES

LOT AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.1:

A. AT LEAST 20 PERCENT OF ANY OUTDOOR LOT AMENITY SPACE SHALL BE SHADED BY USING SHADE TREES OR SHADE STRUCTURES. ANY AREA THAT IS COVERED BY A SHADE STRUCTURE OR A SHADE TREE CANOPY SPREAD AT MATURITY SHALL BE CONSIDERED AS BEING SHADED.

B. LOT AMENITY SPACE IS A PERCENTAGE CALCULATED BY DIVIDING THE CUMULATIVE AREA OF ALL LOT AMENITY SPACES BY THE LOT AREA.

RESIDENTIAL AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.2:

A. AT LEAST 75 PERCENT OF THE REQUIRED RESIDENTIAL AMENITY SPACE SHALL BE OUTDOORS AND MEET THE DESIGN STANDARDS OF EITHER SEC. 2C.3.3.C.1. (COMMON OUTDOOR AMENITY SPACE) OR SEC. 2C.3.3.C.4. (PRIVATE OUTDOOR AMENITY SPACE).

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SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

AMENITY LEGEND

- COMMON INDOOR AMENITY
- COMMON OUTDOOR AMENITY: COURTYARD
- COMMON OUTDOOR AMENITY: PLAZA
- COMMON OUTDOOR AMENITY: PUBLIC GREEN
- COMMON OUTDOOR AMENITY: ROOF DECK
- PRIVATE OUTDOOR AMENITY

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LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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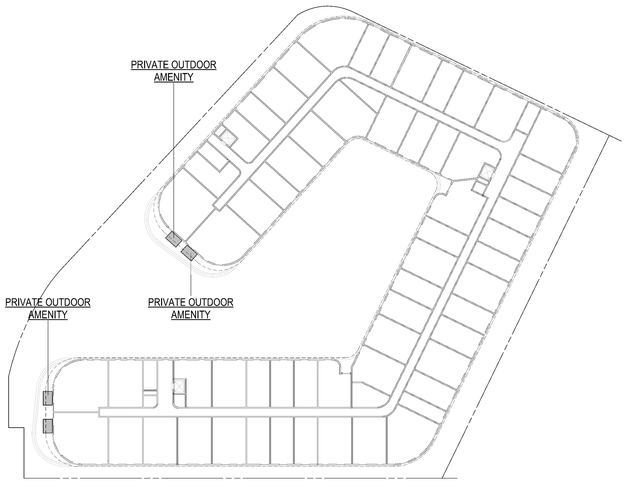
SUBMITTAL:
ENTITLEMENT SET

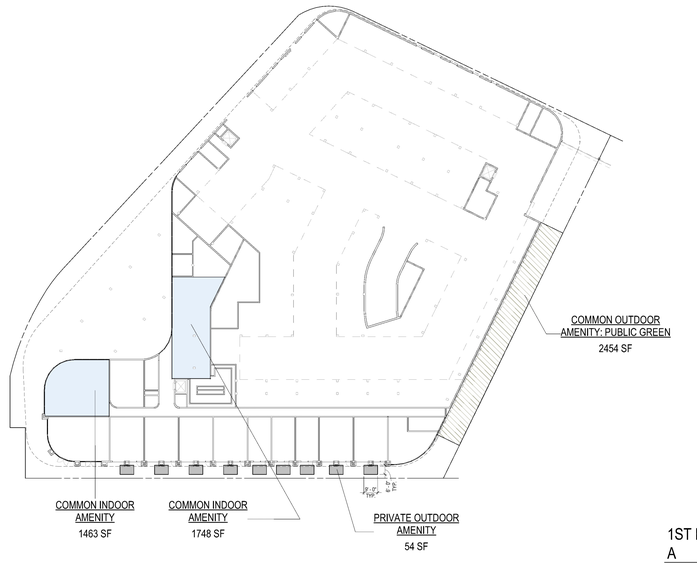
JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
AMENITY NORTH BUILDING C 2/2

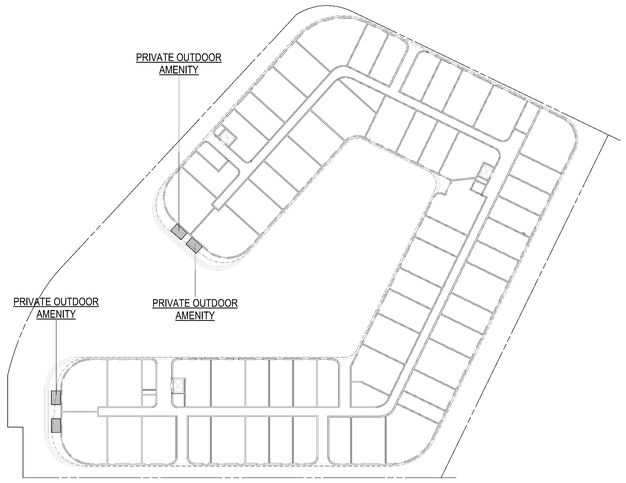
SHEET NUMBER:
G025
9/29/25 5:17:34 PM



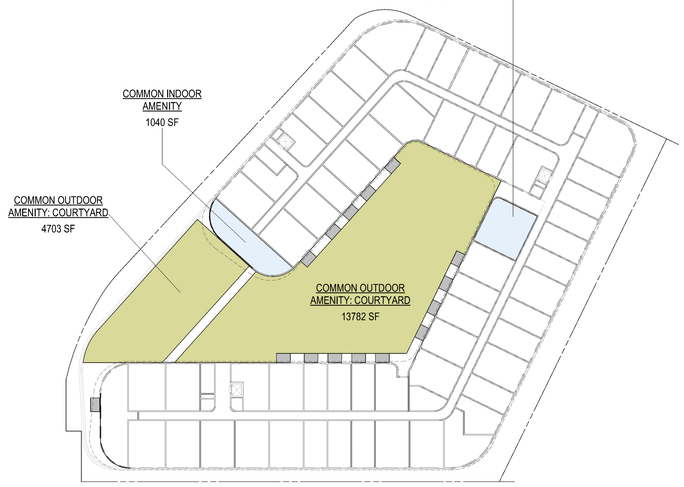
3RD FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
3



1ST FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
1



4TH FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
4



2ND FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
2

NOTES

SHEET NOTES

LOT AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.1:

A. AT LEAST 20 PERCENT OF ANY OUTDOOR LOT AMENITY SPACE SHALL BE SHADED BY USING SHADE TREES OR SHADE STRUCTURES. ANY AREA THAT IS COVERED BY A SHADE STRUCTURE OR A SHADE TREE CANOPY SPREAD AT MATURITY SHALL BE CONSIDERED AS BEING SHADED.

B. LOT AMENITY SPACE IS A PERCENTAGE CALCULATED BY DIVIDING THE CUMULATIVE AREA OF ALL LOT AMENITY SPACES BY THE LOT AREA.

RESIDENTIAL AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.2:

A. AT LEAST 75 PERCENT OF THE REQUIRED RESIDENTIAL AMENITY SPACE SHALL BE OUTDOORS AND MEET THE DESIGN STANDARDS OF EITHER SEC. 2C.3.3.C.1. (COMMON OUTDOOR AMENITY SPACE) OR SEC. 2C.3.3.C.4. (PRIVATE OUTDOOR AMENITY SPACE).

B. A MAXIMUM OF 65 SQUARE FEET OF REQUIRED RESIDENTIAL AMENITY SPACE PER DWELLING UNIT MAY BE PRIVATE, PROVIDED THAT NOT MORE THAN 50 PERCENT OF THE TOTAL REQUIRED RESIDENTIAL AMENITY SPACE IS PRIVATE, AND THE PRIVATE RESIDENTIAL AMENITY SPACE MEETS THE DESIGN STANDARDS IN SEC. 2C.3.3.C.4. (PRIVATE OUTDOOR AMENITY SPACE).

C. AT LEAST 20 PERCENT OF ANY OUTDOOR RESIDENTIAL AMENITY SPACE SHALL BE SHADED BY SHADE TREES OR SHADE STRUCTURES.

D. RESIDENTIAL AMENITY SPACE IS A PERCENTAGE CALCULATED BY DIVIDING THE CUMULATIVE AREA OF ALL RESIDENTIAL AMENITY SPACES BY THE TOTAL FLOOR AREA ALLOCATED TO DWELLING UNITS.

E. ALL LOT AMENITY SPACE PROVIDED MAY BE CREDITED TOWARD THE RESIDENTIAL AMENITY SPACE REQUIREMENT.

SOUTH LOT A AMENITY CALCULATIONS

REQUIRED AMENITY

REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
LOT 5 / SOUTH LOT A (NET) = 79,621 SF

LOT AMENITY (MIN) = 15%
79,621 x 15% = 11,943 SF MIN REQUIRED

11,943 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 5 / SOUTH LOT A RESIDENTIAL FLOOR AREA = 337,620 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
337,620 x 10% = 33,762 SF MIN

33,762 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: COURTYARD	1	4703
COMMON OUTDOOR AMENITY: PUBLIC GREEN	1	2454
COMMON OUTDOOR AMENITY: ROOF DECK	3	4786
TOTAL		**11943**

PROPOSED RESIDENTIAL AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: COURTYARD	1	4703
COMMON OUTDOOR AMENITY: PUBLIC GREEN	1	2454
COMMON OUTDOOR AMENITY: ROOF DECK	3	4786
COMMON INDOOR AMENITY	5	5837
COMMON OUTDOOR AMENITY: COURTYARD	1	13782
PRIVATE OUTDOOR AMENITY	44	2200
TOTAL		**33762**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

AMENITY LEGEND

- COMMON INDOOR AMENITY
- COMMON OUTDOOR AMENITY: COURTYARD
- COMMON OUTDOOR AMENITY: PLAZA
- COMMON OUTDOOR AMENITY: PUBLIC GREEN
- COMMON OUTDOOR AMENITY: ROOF DECK
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SHEET TITLE:
AMENITY SOUTH BUILDING A 1/2

SHEET NUMBER:
G026

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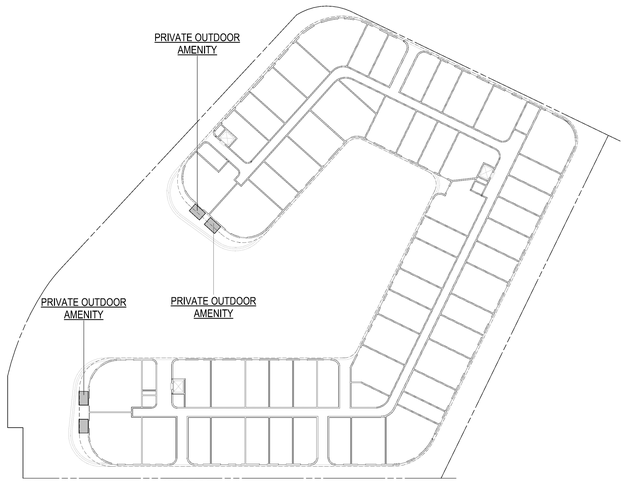
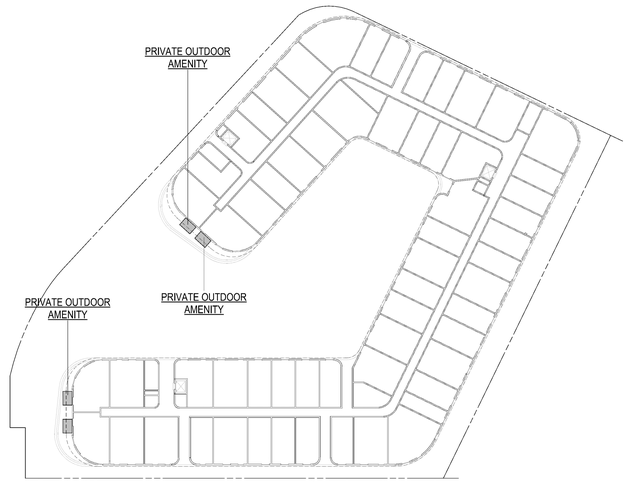
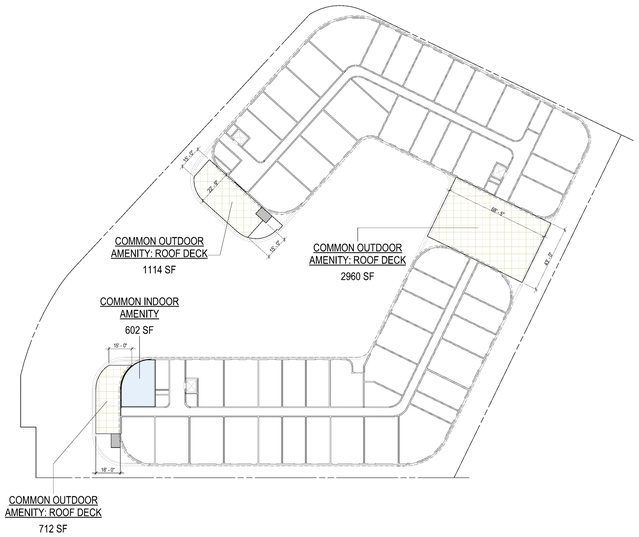


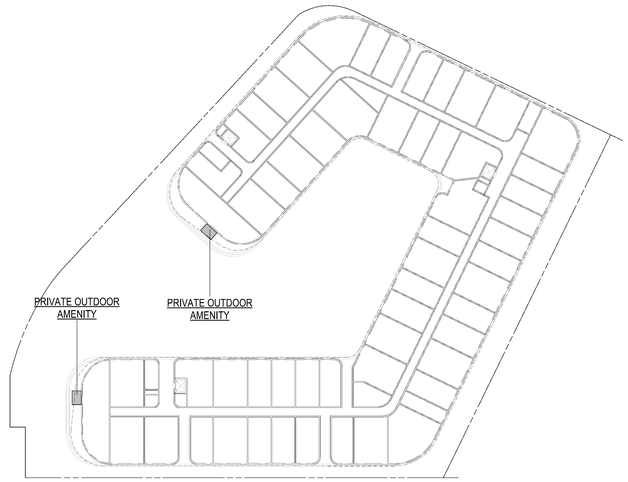
7TH FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
3



5TH FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
1



8TH FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
4



6TH FLOOR AMENITY PLAN - SOUTH BUILDING A
1" = 40'-0"
2

NOTES

SHEET NOTES

LOT AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.1:

A. AT LEAST 20 PERCENT OF ANY OUTDOOR LOT AMENITY SPACE SHALL BE SHADED BY USING SHADE TREES OR SHADE STRUCTURES. ANY AREA THAT IS COVERED BY A SHADE STRUCTURE OR A SHADE TREE CANOPY SPREAD AT MATURITY SHALL BE CONSIDERED AS BEING SHADED.

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SOUTH LOT A AMENITY CALCULATIONS

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REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
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LOT AMENITY (MIN) = 15%
79,621 x 15% = 11,943 SF MIN REQUIRED

11,943 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 5 / SOUTH LOT A RESIDENTIAL FLOOR AREA = 337,620 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
337,620 x 10% = 33,762 SF MIN

33,762 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: COURTYARD	1	4703
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COMMON OUTDOOR AMENITY: ROOF DECK	3	4786
TOTAL		**11943**

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COMMON OUTDOOR AMENITY: ROOF DECK	3	4786
COMMON INDOOR AMENITY	5	5837
COMMON OUTDOOR AMENITY: COURTYARD	1	13782
PRIVATE OUTDOOR AMENITY	44	2200
TOTAL		**33762**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

AMENITY LEGEND

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01/30/2026
REVISIONS:

SHEET TITLE:
AMENITY SOUTH BUILDING A 2/2

SHEET NUMBER:
G027

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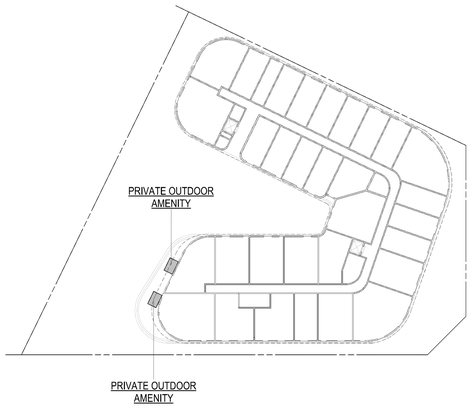
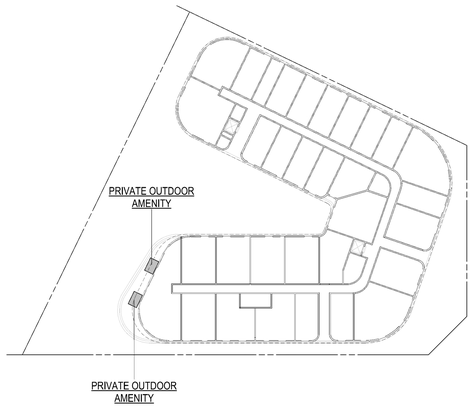
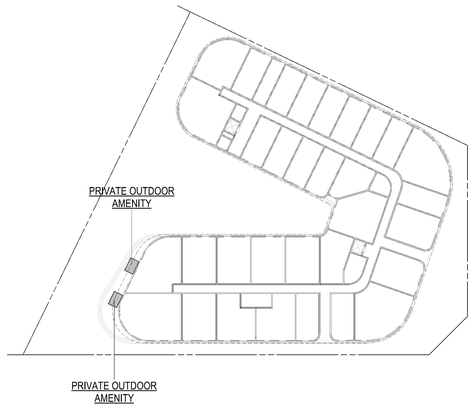


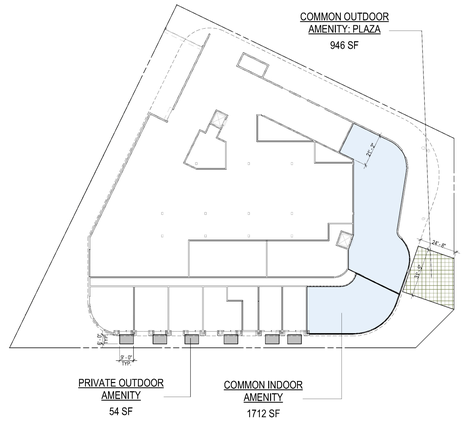
7TH FLOOR AMENITY PLAN - SOUTH BUILDING B 7
1" = 40'-0"



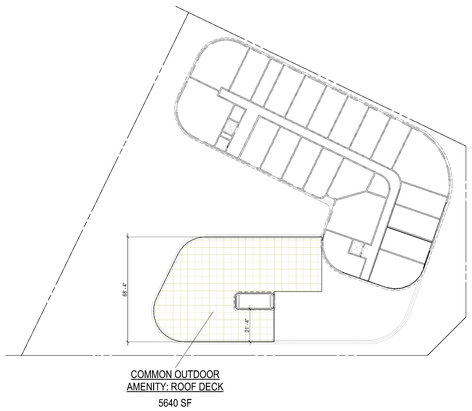
5TH FLOOR AMENITY PLAN - SOUTH BUILDING B 5
1" = 40'-0"



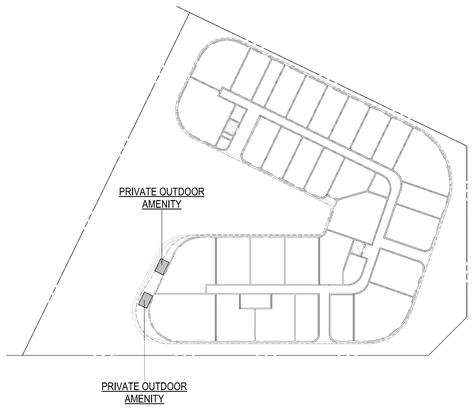
3RD FLOOR AMENITY PLAN - SOUTH BUILDING B 3
1" = 40'-0"



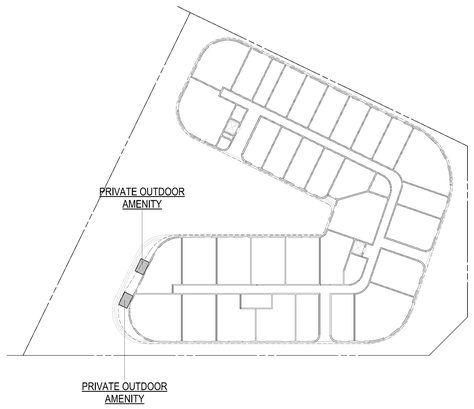
1ST FLOOR AMENITY PLAN - SOUTH BUILDING B 1
1" = 40'-0"



8TH FLOOR AMENITY PLAN - SOUTH BUILDING B 8
1" = 40'-0"



6TH FLOOR AMENITY PLAN - SOUTH BUILDING B 6
1" = 40'-0"



4TH FLOOR AMENITY PLAN - SOUTH BUILDING B 4
1" = 40'-0"



2ND FLOOR AMENITY PLAN - SOUTH BUILDING B 2
1" = 40'-0"

NOTES

SHEET NOTES

LOT AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.1:

A. AT LEAST 20 PERCENT OF ANY OUTDOOR LOT AMENITY SPACE SHALL BE SHADED BY USING SHADE TREES OR SHADE STRUCTURES. ANY AREA THAT IS COVERED BY A SHADE STRUCTURE OR A SHADE TREE CANOPY SPREAD AT MATURITY SHALL BE CONSIDERED AS BEING SHADED.

B. LOT AMENITY SPACE IS A PERCENTAGE CALCULATED BY DIVIDING THE CUMULATIVE AREA OF ALL LOT AMENITY SPACES BY THE LOT AREA.

RESIDENTIAL AMENITY SPACE REQUIREMENTS PER LAMC SEC.2C.3.2:

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E. ALL LOT AMENITY SPACE PROVIDED MAY BE CREDITED TOWARD THE RESIDENTIAL AMENITY SPACE REQUIREMENT.

SOUTH LOT B AMENITY CALCULATIONS

REQUIRED AMENITY

REQUIRED LOT AMENITY SPACE PER LAMC SEC.2C.3.1
LOT 4 / SOUTH LOT B (NET) = 43,909 SF

LOT AMENITY (MIN) = 15%
43,909 x 15% = 6,586 SF MIN REQUIRED

6,586 SF MIN PROVIDED

REQUIRED RESIDENTIAL AMENITY SPACE PER LAMC SEC.2C.3.2
LOT 4 / SOUTH LOT B RESIDENTIAL FLOOR AREA = 182,605 SF

RESIDENTIAL AMENITY SPACE (MIN) = 10%
182,605 x 10% = 18,260 SF MIN

18,260 SF MIN PROVIDED

PROPOSED AMENITY

PROPOSED LOT AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	1	946
COMMON OUTDOOR AMENITY: ROOF DECK	1	5640
TOTAL		**6586**

PROPOSED RESIDENTIAL AMENITY SPACE:

NAME	QTY	AREA (SF)
COMMON OUTDOOR AMENITY: PLAZA	1	946
COMMON OUTDOOR AMENITY: ROOF DECK	1	5640
COMMON INDOOR AMENITY	2	5024
COMMON OUTDOOR AMENITY: COURTYARD	1	5450
PRIVATE OUTDOOR AMENITY	24	1200
TOTAL		**18260**

SEE LANDSCAPE PLANS FOR PROVIDED PLANTED AREA AND TREES

AMENITY LEGEND

- COMMON INDOOR AMENITY
- COMMON OUTDOOR AMENITY: COURTYARD
- COMMON OUTDOOR AMENITY: PLAZA
- COMMON OUTDOOR AMENITY: PUBLIC GREEN
- COMMON OUTDOOR AMENITY: ROOF DECK
- PRIVATE OUTDOOR AMENITY

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AMENITY SOUTH BUILDING B

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G027.1

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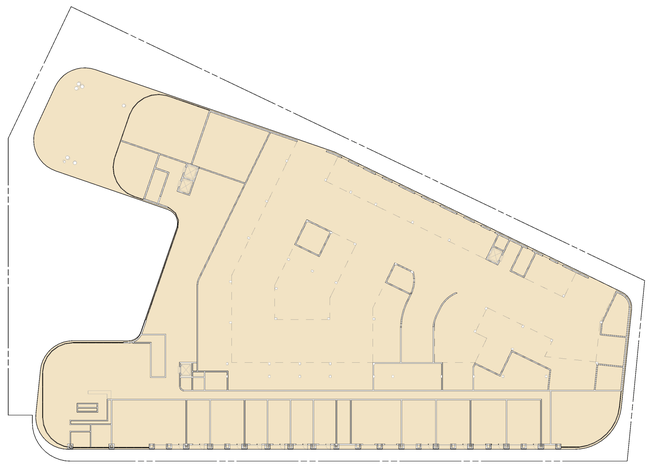
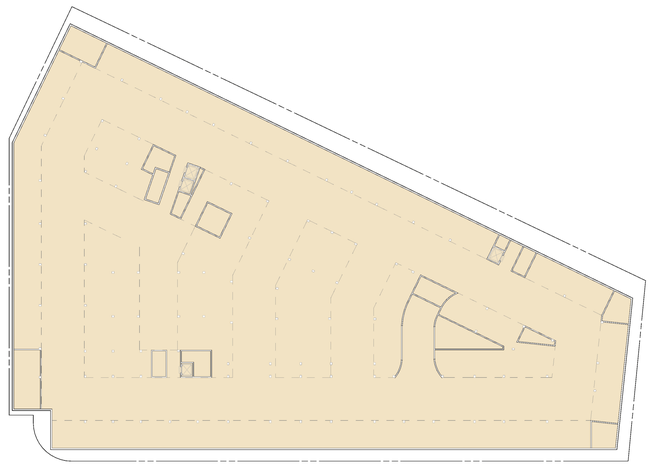


1ST FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
3



LEVEL P2 BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
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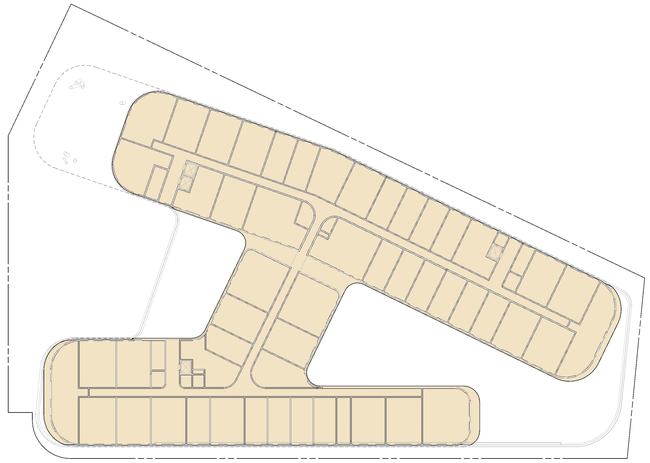
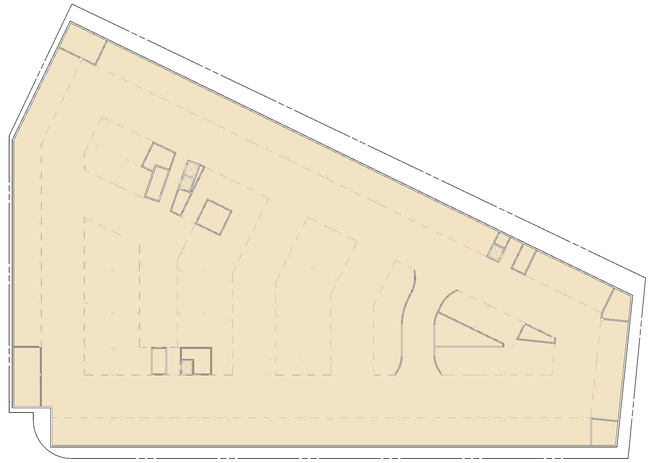


2ND FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
4



LEVEL P1 BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
2

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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

NORTH LOT C BUILDING AREA CALCULATIONS

NORTH BUILDING C AREA	
LEVEL P2	79571
LEVEL P1	79571
1ST FLOOR	65601
2ND FLOOR	46993
3RD FLOOR	45613
4TH FLOOR	48101
5TH FLOOR	47183
6TH FLOOR	45724
7TH FLOOR	44249
8TH FLOOR	39744
TOTAL BUILDING AREA	**542350**

BUILDING AREA LEGEND

BUILDING AREA

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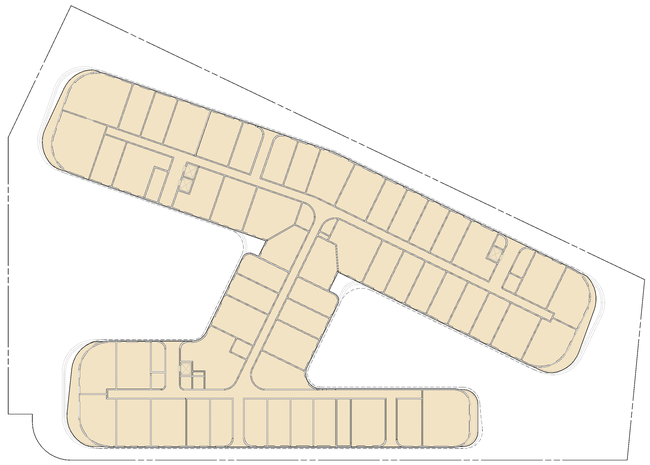
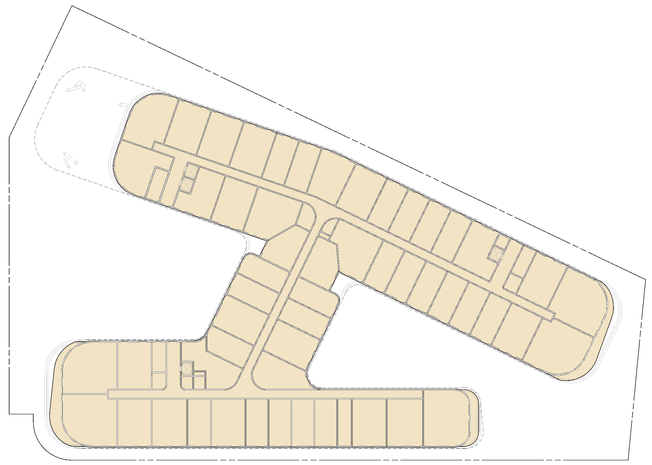
SHEET TITLE:
BUILDING AREA NORTH BUILDING C 1/3

SHEET NUMBER:
G028

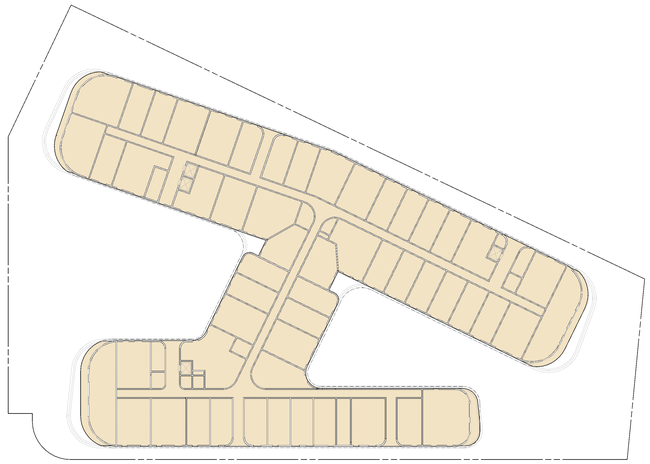
9/29/25 8:18:15 PM



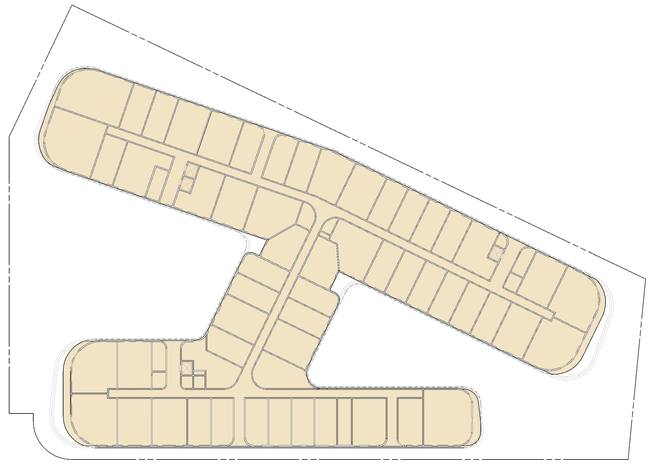
5TH FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
3



3RD FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
1



6TH FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
4



4TH FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
2

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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

NORTH LOT C BUILDING AREA CALCULATIONS

NORTH BUILDING C AREA	
LEVEL P2	79571
LEVEL P1	79571
1ST FLOOR	65601
2ND FLOOR	46993
3RD FLOOR	45613
4TH FLOOR	48101
5TH FLOOR	47183
6TH FLOOR	45724
7TH FLOOR	44249
8TH FLOOR	39744
TOTAL BUILDING AREA	**542350**

BUILDING AREA LEGEND

BUILDING AREA

KFA
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
BUILDING AREA NORTH BUILDING C 2/3

SHEET NUMBER:
G029

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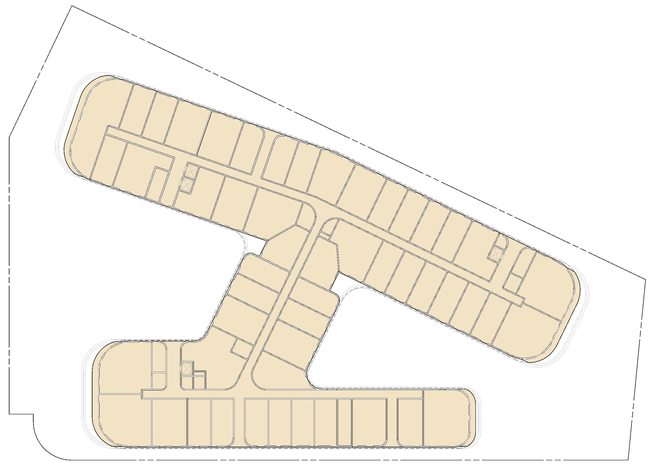
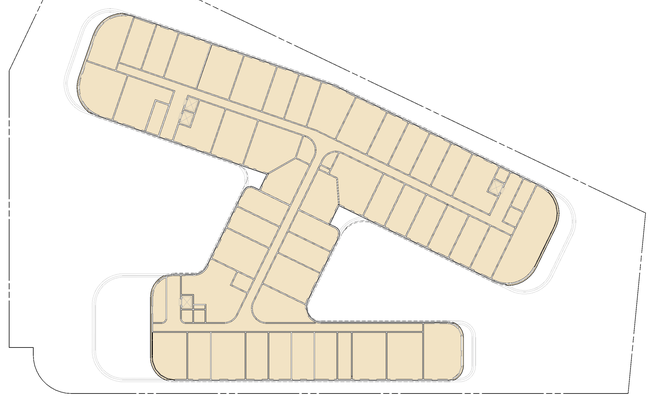


7TH FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
1



8TH FLOOR BUILDING AREA - NORTH BUILDING C
1" = 40'-0"
2

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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NORTH LOT C BUILDING AREA CALCULATIONS

NORTH BUILDING C AREA	
LEVEL P2	79571
LEVEL P1	79571
1ST FLOOR	65601
2ND FLOOR	46993
3RD FLOOR	45613
4TH FLOOR	48101
5TH FLOOR	47183
6TH FLOOR	45724
7TH FLOOR	44249
8TH FLOOR	39744
TOTAL BUILDING AREA	**542350**

BUILDING AREA LEGEND

BUILDING AREA

KFA

3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

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NEW YORK, NY 10019

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JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
BUILDING AREA NORTH BUILDING C 3/3

SHEET NUMBER
G030

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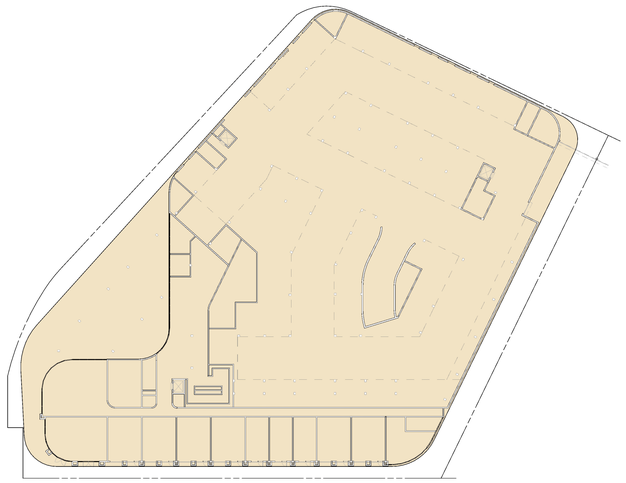
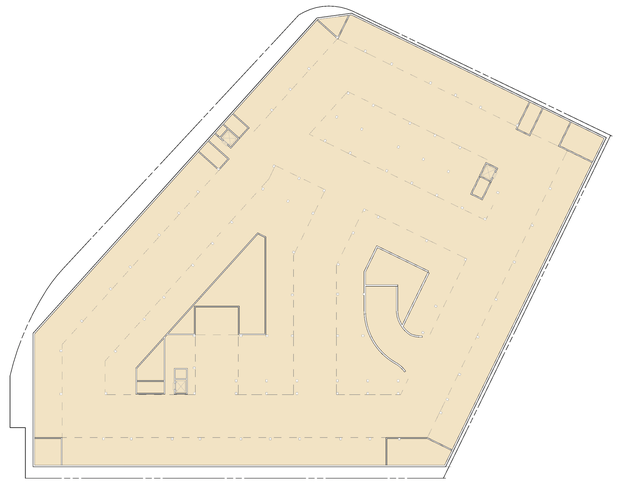
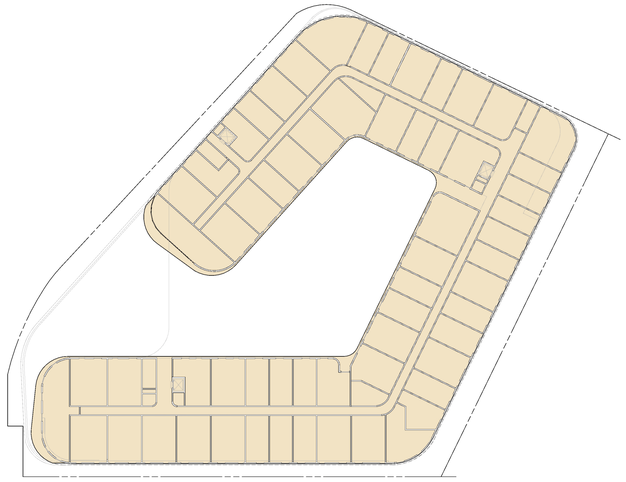


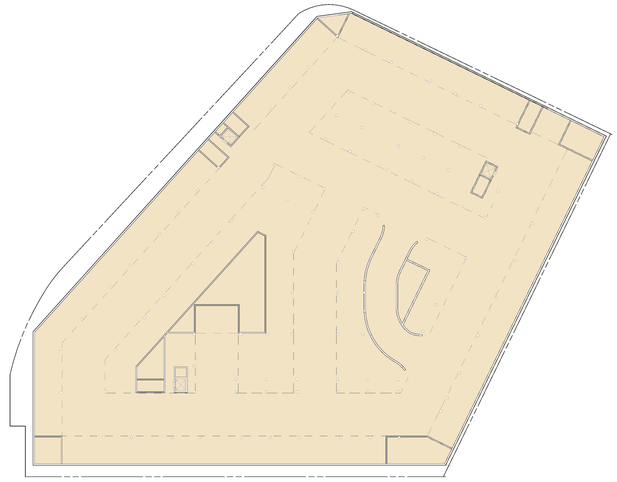
1ST FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
3



LEVEL P2 BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
1



2ND FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
4



LEVEL P1 BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
2

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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SOUTH LOT A BUILDING AREA CALCULATIONS

SOUTH BUILDING A BUILDING AREA	
LEVEL P2	75603
LEVEL P1	75603
1ST FLOOR	72970
2ND FLOOR	51531
3RD FLOOR	49914
4TH FLOOR	49222
5TH FLOOR	48304
6TH FLOOR	47730
7TH FLOOR	46741
8TH FLOOR	40879
TOTAL BUILDING AREA	**558497**

BUILDING AREA LEGEND

BUILDING AREA

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CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
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ALAMEDA SQUARE OWNER, LLC
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NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
BUILDING AREA SOUTH BUILDING A 1/3

SHEET NUMBER:
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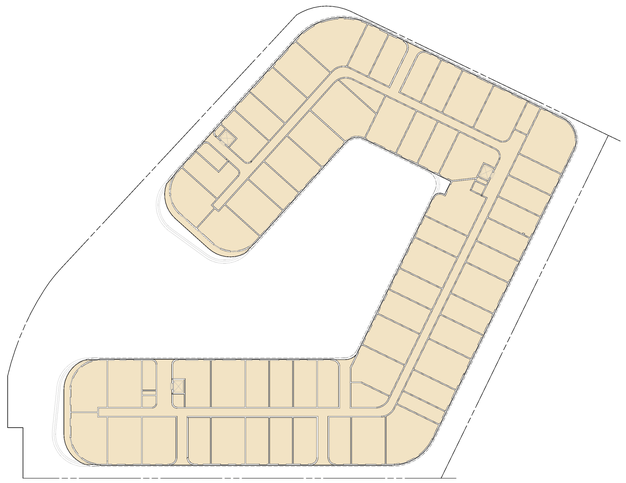
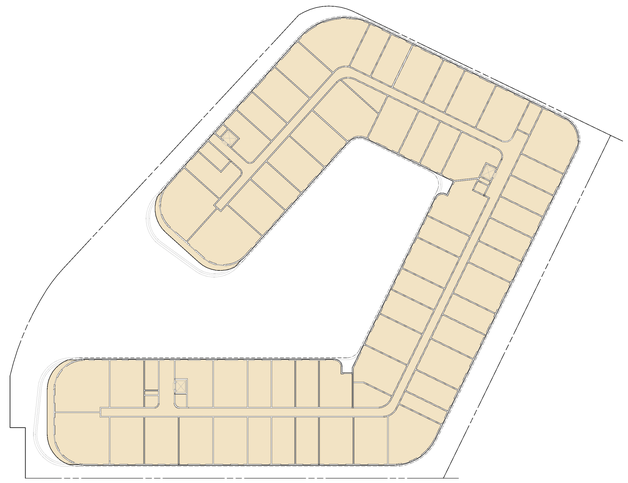
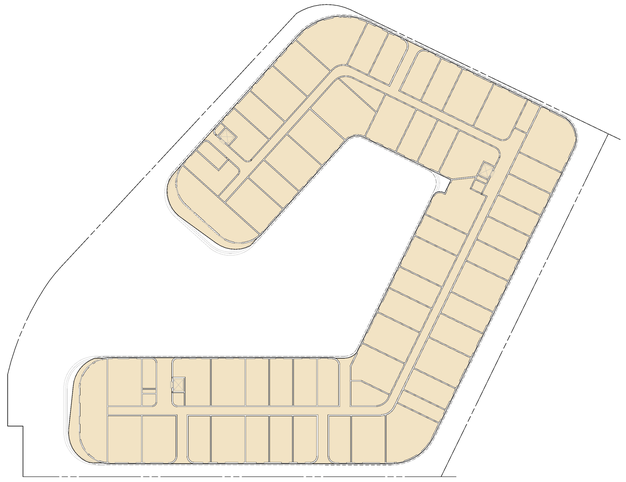


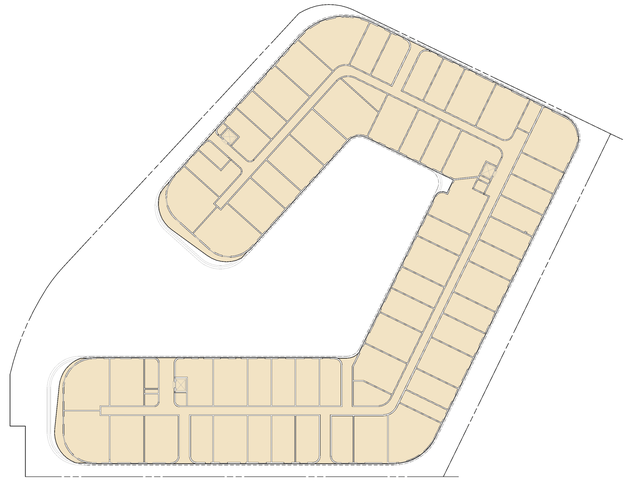
5TH FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
3



3RD FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
1



6TH FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
4



4TH FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0"
2

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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

SOUTH LOT A BUILDING AREA CALCULATIONS

SOUTH BUILDING A BUILDING AREA	
LEVEL P2	75603
LEVEL P1	75603
1ST FLOOR	72970
2ND FLOOR	51531
3RD FLOOR	49914
4TH FLOOR	49222
5TH FLOOR	48304
6TH FLOOR	47730
7TH FLOOR	46741
8TH FLOOR	40879
TOTAL BUILDING AREA	**558497**

BUILDING AREA LEGEND

BUILDING AREA

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3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
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NEW YORK, NY 10019

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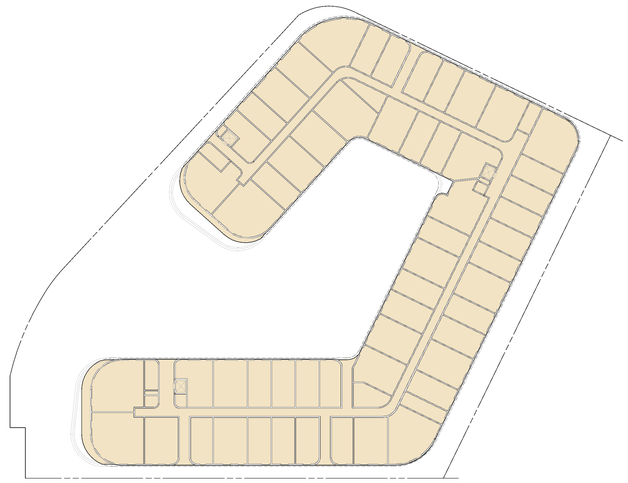
SUBMITTAL:

ENTITLEMENT SET

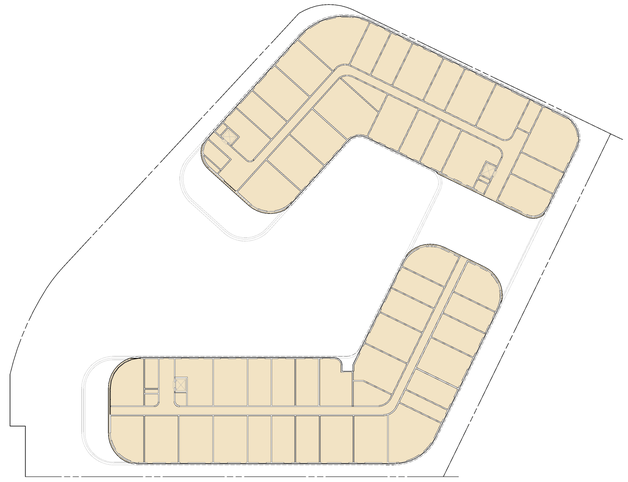
JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
BUILDING AREA SOUTH BUILDING A 2/3

SHEET NUMBER:
G032
9/29/25 5:18:57 PM



7TH FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0" — 1



8TH FLOOR BUILDING AREA - SOUTH BUILDING A
1" = 40'-0" — 2

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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SOUTH LOT A BUILDING AREA CALCULATIONS

SOUTH BUILDING A BUILDING AREA	
LEVEL P2	75603
LEVEL P1	75603
1ST FLOOR	72970
2ND FLOOR	51531
3RD FLOOR	49914
4TH FLOOR	49222
5TH FLOOR	48304
6TH FLOOR	47730
7TH FLOOR	46741
8TH FLOOR	40879
TOTAL BUILDING AREA	**558497**

BUILDING AREA LEGEND

BUILDING AREA

KFA
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
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ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
BUILDING AREA SOUTH BUILDING A 3/3

SHEET NUMBER:
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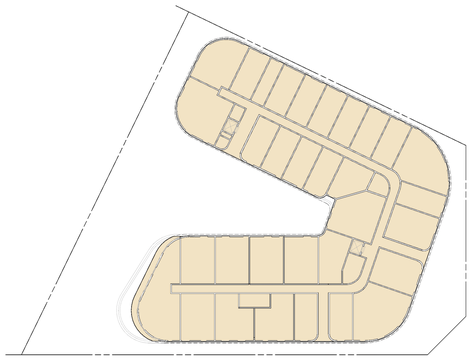
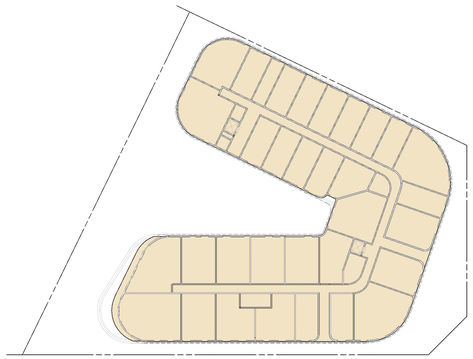
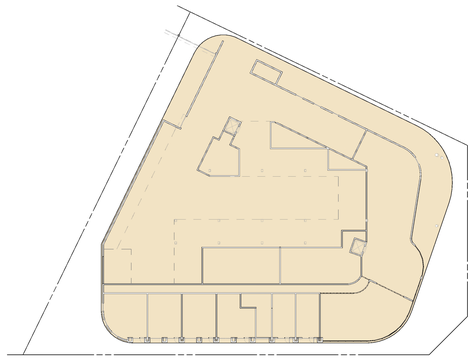


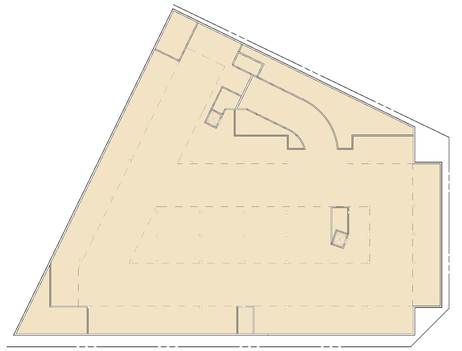
5TH FLOOR BUILDING AREA - SOUTH BUILDING B 7
1" = 40'-0"



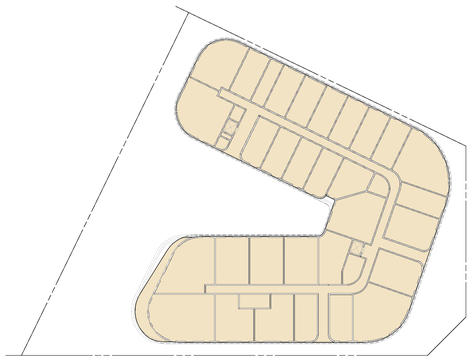
3RD FLOOR BUILDING AREA - SOUTH BUILDING B 5
1" = 40'-0"



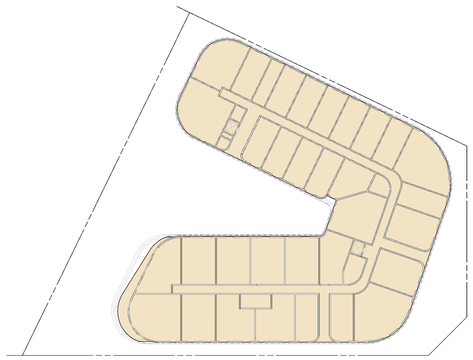
1ST FLOOR BUILDING AREA - SOUTH BUILDING B 3
1" = 40'-0"



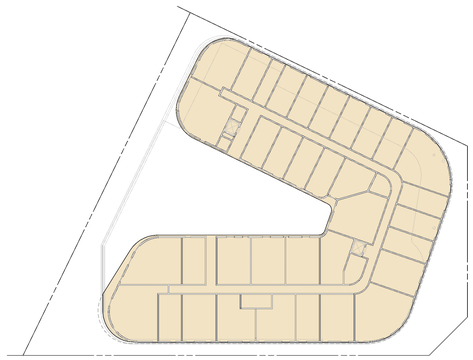
LEVEL P2 BUILDING AREA - SOUTH BUILDING B 1
1" = 40'-0"



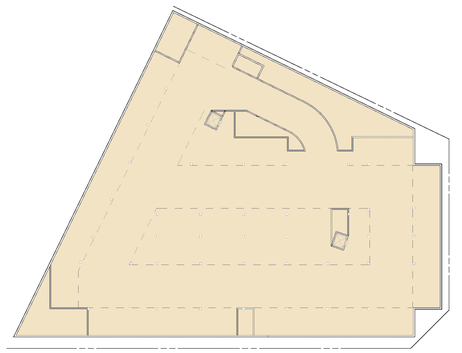
6TH FLOOR BUILDING AREA - SOUTH BUILDING B 8
1" = 40'-0"



4TH FLOOR BUILDING AREA - SOUTH BUILDING B 6
1" = 40'-0"



2ND FLOOR BUILDING AREA - SOUTH BUILDING B 4
1" = 40'-0"



LEVEL P1 BUILDING AREA - SOUTH BUILDING B 2
1" = 40'-0"

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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

SOUTH LOT B BUILDING AREA CALCULATIONS

SOUTH BUILDING B BUILDING AREA	
LEVEL P2	41659
LEVEL P1	41659
1ST FLOOR	35814
2ND FLOOR	28118
3RD FLOOR	27366
4TH FLOOR	27007
5TH FLOOR	26448
6TH FLOOR	26172
7TH FLOOR	25512
8TH FLOOR	16585
TOTAL BUILDING AREA	**296340**

BUILDING AREA LEGEND

BUILDING AREA

KFA
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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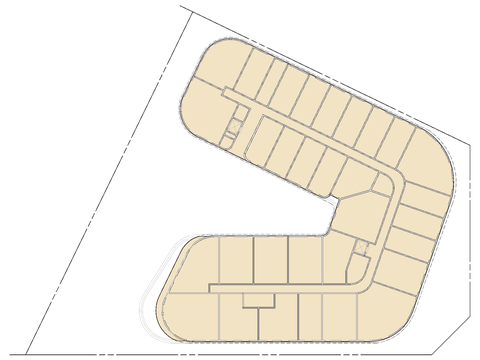
SUBMITTAL:

ENTITLEMENT SET

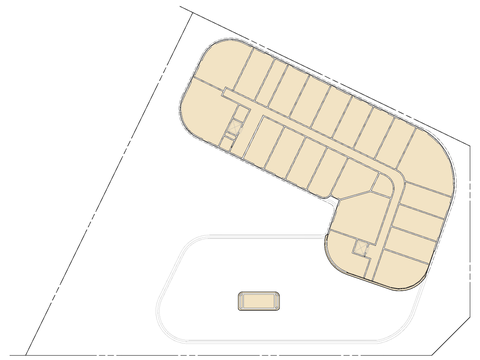
JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
BUILDING AREA SOUTH BUILDING B 1/2

SHEET NUMBER:
G034
9/29/25 5:19:15 PM



7TH FLOOR BUILDING AREA - SOUTH BUILDING B
1" = 40'-0" (1)



8TH FLOOR BUILDING AREA - SOUTH BUILDING B
1" = 40'-0" (2)

NOTES

SHEET NOTES

BUILDING AREA PER CBC 202:

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SOUTH LOT B BUILDING AREA CALCULATIONS

SOUTH BUILDING B BUILDING AREA	
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LEVEL P1	41659
1ST FLOOR	35814
2ND FLOOR	28118
3RD FLOOR	27366
4TH FLOOR	27007
5TH FLOOR	26448
6TH FLOOR	26172
7TH FLOOR	25512
8TH FLOOR	16585
TOTAL BUILDING AREA	**296340**

BUILDING AREA LEGEND

BUILDING AREA

KFA
3573 HAYDEN AVENUE
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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
BUILDING AREA SOUTH BUILDING B 2/2

SHEET NUMBER:
G035
9/29/25 5:19:22 PM

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV Office
- DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- Important Ecological Area
- Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- Junior College
- MTA / Metrolink Station
- MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- Private College
- Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- PH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Public Elementary (Proposed Expansion)
- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- Public Junior High School
- Public Junior High School (Proposed)
- Public Middle School
- Public Senior High School
- Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- School District Headquarters
- School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- Special School Facility
- Special School Facility (Proposed)
- Steam Plant
- SPR Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UR Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site | Planned School/Park Site | Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC incentive Area will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Active
- Wells - Inactive

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, RS, PVSP
- CR, C1, C1.5, C2, C4, CS, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

CHAPTER 1A LEGEND

General Plan Designation

- Transit Core
- Traditional Core
- Regional Center
- High Residential
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential
- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

Zone Use Districts

- Open Space
- Agricultural
- Residential Single Family
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

Project Description(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA,DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA,DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2018-6300-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): PURSUANT TO LAMC 12.24 M, PLANS TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 1,227 SF RESTAURANT WITH THE HOURS OF OPERATION FROM 10 AM TO 12 AM IN THE M2-2D ZONE.

Case Number: ENV-2018-6006-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA,DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA,DLA TO THE CITY OF LOS ANGELES.

Case Number: ENV-2017-433-EIR
Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s): COMMUNITY PLAN UPDATE

Case Number: ENV-2017-2108-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): DOWNTOWN DESIGN GUIDE UPDATE

Case Number: ENV-2015-4212-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: ENV-2013-3392-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2013-3170-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING

Case Number: ENV-2006-362-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

Case Number: ENV-2005-1125-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES

Case Number: ENV-2005-1123-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

Case Number: ENV-2002-1131-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Description(s): -

Case Number: ENV-2002-1130-ND
Required Action(s): NO-NEGATIVE DECLARATION
Project Description(s): -

Case Number: NO-89-857-PM
Required Action(s): PM-PARKING MANAGEMENT
Project Description(s): Data Not Available

Case Number: MND-97-192-SPR
Required Action(s): SPR-SITE PLAN REVIEW
Project Description(s): Data Not Available

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DATA NOT AVAILABLE

ORD-188425
ORD-188418
ORD-175038
ORD-164307-SA2175
PMEX-2903
PMEX-2808

Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	DOWNTOWN INDUSTRIAL DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5146009008]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1307
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2018-6005-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA,DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA,DLA TO THE CITY OF LOS ANGELES.

Case Number: CPC-2017-432-CPU
Required Action(s): CPU-COMMUNITY PLAN UPDATE
Project Description(s): COMMUNITY PLAN UPDATE

Case Number: CPC-2017-2107-MISC
Required Action(s): MISC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s): DOWNTOWN DESIGN GUIDE UPDATE

Case Number: CPC-2014-1582-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE

Case Number: CPC-2013-3189
Required Action(s): Data Not Available
Project Description(s): THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING

Case Number: CPC-2008-2648-CPU
Required Action(s): CPU-COMMUNITY PLAN UPDATE
Project Description(s): CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM

Case Number: CPC-2005-361-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

Case Number: CPC-2005-1124-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES

Case Number: CPC-2005-1122-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

Case Number: CPC-2002-1128-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): -

Case Number: CPC-2001-4542-CRA
Required Action(s): CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s): -

Case Number: CPC-1986-806-GPC
Required Action(s): GPC-GENERAL PLANZONING CONSISTENCY (AB283)
Project Description(s): GENERAL PLANZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED

Case Number: CPC-1984/74-SA1550-B
Required Action(s): B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Description(s): Data Not Available

Case Number: CPC-1979/02-SA1550-B
Required Action(s): B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Description(s): Data Not Available

Case Number: ZA-2019-612-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL

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City of Los Angeles
Department of City Planning

5/15/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES	
1390 E 7TH ST	
1396 E 7TH ST	
ZIP CODES	
90021	
RECENT ACTIVITY	
ZA-2024-7318-MPA	
ZA-2024-7313-MPA	
VTT-84331-HCA	
ENV-2024-7319-CE	
ENV-2024-7314-CE	
CASE NUMBERS	
CPC-2018-6005-CA	
CPC-2017-432-CPU	
CPC-2017-2107-MISC	
CPC-2014-1582-CA	
CPC-2013-3189	
CPC-2008-2648-CPU	
CPC-2005-361-CA	
CPC-2005-1124-CA	
CPC-2005-1122-CA	
CPC-2002-1128-CA	
CPC-2001-4542-CRA	
CPC-1986-806-GPC	
ORD-188474-SA1550-B	
ORD-188425	
ORD-188418	
ORD-187822-SA1550-B	
ORD-175038	
ORD-164307-SA2175	
ZA-2019-812-MPA	
ZA-2018-6299-MPA	
ZA-2018-6258-MPA	
ZA-2017-3100-MPA	
ZA-2017-3099-MPA	
ZA-2017-3098-MPA	
ZA-2017-3097-MPA	
ZA-2017-3096-MPA	
ZA-2015-4211-MCUP-CUX-ZV	
PMEX-2903	
PMEX-2808	
AA-2016-3387-PMLA	
ENV-2019-813-CE	
ENV-2019-4121-ND	

Address/Legal Information	
PIN Number	124-5A215 2
Lot/Parcel Area (Calculated)	91,379.4 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID G6
Assessor Parcel No. (APN)	5146009008
Tract	P M 6524
Map Reference	BK 242-62/64
Block	None
Lot	C
Arb (Lot Cut Reference)	None
Map Sheet	124-5A215
Jurisdictional Information	
Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Yaabel Jurado
Census Tract #	2280.02000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[M2-2H1-S] [IX3-FA] [CPIO]
Site Specific Condition	No
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2469 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-1117 MTA Right-of-Way (ROW) Project Area
	ZI-2524 Community Plan Implementation Overlay: Downtown
General Plan Land Use	Hybrid Industrial
General Plan Note(s)	None
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	None
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Downtown
Subarea	Subarea A
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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ENV-2018-6300-CE	
ENV-2018-6006-CE	
ENV-2017-433-EIR	
ENV-2017-2108-CE	
ENV-2015-4212-CE	
ENV-2013-3392-CE	
ENV-2013-3170-CE	
ENV-2006-362-CE	
ENV-2005-1125-CE	
ENV-2005-1123-CE	
ENV-2002-1131-ND	
ENV-2002-1130-ND	
ND-89-857-PM	
MND-97-192-SPR	
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Yes
Alcohol Permission Set	Restaurant Beverage Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Inclusionary Housing	Yes
Inclusionary Set	IR-A
Local Affordable Housing Incentive	Downtown - CPIO
Targeted Planting	Filtration Planting Area
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Para Los Niños Charter Active: Para Los Niños Charter School
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes
Assessor Information	
Assessor Parcel No. (APN)	5146009008
APN Area (Co. Public Works)*	20.170 (ac)
Use Code	0200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	$62,694,482
Assessed Improvement Val.	$257,316,635
Last Owner Change	10/10/2014
Last Sale Amount	$0
Tax Rate Area	13299
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1917
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	359,788.0 (sq ft)

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Project Description(s): A MASTER PLAN APPROVAL, PURSUANT TO SECTION 12.24 M OF THE LAMC, TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 3,811 SQUARE-FOOT RESTAURANT WITH 96 INDOOR SEATS, A 603 SQUARE-FOOT UNCOVERED PATIO WITH 46 OUTDOOR SEATS FOR A TOTAL OF 4,474 SQUARE-FEET AND 142 SEATS. ALCOHOL STORAGE WILL BE PROVIDED IN AN ADDITIONAL 749 SQUARE-FOOT BASEMENT. TOTAL TENANT SPACE IS 5,223 SQUARE-FEET. PROPOSED HOURS OF OPERATION ARE FROM 7:00 AM TO 2:00 AM, DAILY

Case Number: ZA-2018-6299-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL
Project Description(s): PURSUANT TO LAMC 12.24 M, PLANS TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 1,227 SF RESTAURANT WITH THE HOURS OF OPERATION FROM 10 AM TO 12 AM IN THE M2-2D ZONE

Case Number: ZA-2018-6299-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL
Project Description(s): PURSUANT TO LAMC 12.24 M, PLANS TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 1,227 SF RESTAURANT WITH THE HOURS OF OPERATION FROM 10 AM TO 12 AM IN THE M2-2D ZONE.

Case Number: ZA-2017-3099-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: ZA-2017-3098-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: ZA-2017-3097-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: ZA-2017-3096-MPA
Required Action(s): MPA-MASTER PLAN APPROVAL
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: ZA-2015-4211-MCUP-CUX-ZV
Required Action(s): MCUP-MASTER CONDITIONAL USE PERMIT
CUX-ADULT ENTERTAINMENTS
ZV-ZONE VARIANCE
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: AA-2016-3387-PMLA
Required Action(s): PMLA-PARCEL MAP
Project Description(s): MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W16, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.

Case Number: ENV-2019-813-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Description(s): A MASTER PLAN APPROVAL, PURSUANT TO SECTION 12.24 M OF THE LAMC, TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 3,811 SQUARE-FOOT RESTAURANT WITH 96 INDOOR SEATS, A 603 SQUARE-FOOT UNCOVERED PATIO WITH 46 OUTDOOR SEATS FOR A TOTAL OF 4,474 SQUARE-FEET AND 142 SEATS. ALCOHOL STORAGE WILL BE PROVIDED IN AN ADDITIONAL 749 SQUARE-FOOT BASEMENT. TOTAL TENANT SPACE IS 5,223 SQUARE-FEET. PROPOSED HOURS OF OPERATION ARE FROM 7:00 AM TO 2:00 AM, DAILY

Case Number: ENV-2019-4121-ND
Required Action(s): ND-NEGATIVE DECLARATION

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Building 2	
Year Built	1920
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	378,000.0 (sq ft)
Building 3	
Year Built	1918
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	373,328.0 (sq ft)

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV Office
- DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- House of Worship
- Important Ecological Area
- Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- Junior College
- MTA / Metrolink Station
- MTA Station
- MTA Stop
- MVD Headquarters
- Maintenance Yard
- Municipal Office Building
- Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- Private College
- Private Elementary School
- Private Golf Course
- Private Junior High School
- Private Pre-School
- Private Recreation & Cultural Facility
- Private Senior High School
- Private Special School
- Public Elementary (Proposed Expansion)
- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- Public Junior High School
- Public Junior High School (Proposed)
- Public Middle School
- Public Senior High School
- Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- School District Headquarters
- School Unspecified Loc/Type (Proposed)
- Skill Center
- Social Services
- Special Feature
- Special Recreation (a)
- Special School Facility
- Special School Facility (Proposed)
- Steam Plant
- Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site | Planned School/Park Site | Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designations and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC incentive tiers will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Active
- Wells - Inactive

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, RS, RSP
- CR, C1, C1.5, C2, C4, CS, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, IHJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial - Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

INDUSTRIAL

- Limited Industrial
- Light Industrial

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

Zone Use Districts

- Open Space
- Agricultural
- Residential Single Family
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

CHAPTER 1A LEGEND

General Plan Designation

- Transit Core
- Traditional Core
- Regional Center
- High Residential
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential
- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

Zone Use Districts

- Open Space
- Agricultural
- Residential Single Family
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

Project Description(s):	MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W18, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.
Case Number:	ENV-2019-813-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	A MASTER PLAN APPROVAL, PURSUANT TO SECTION 12.24 M OF THE LAMC, TO ALLOW THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 3,871 SQUARE-FOOT RESTAURANT WITH 96 INDOOR SEATS, A 603 SQUARE-FOOT UNCOVERED PATIO WITH 48 OUTDOOR SEATS FOR A TOTAL OF 4,474 SQUARE-FEET AND 142 SEATS. ALCOHOL STORAGE WILL BE PROVIDED IN AN ADDITIONAL 749 SQUARE-FOOT BASEMENT. TOTAL TENANT SPACE IS 5,223 SQUARE-FEET. PROPOSED HOURS OF OPERATION ARE FROM 7:00 AM TO 2:00 AM, DAILY.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6300-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	PURSUANT TO LAMC 12.24 M, PLANS TO ALLOW THE SALE AND DISPENSING OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 1,227 SF RESTAURANT WITH THE HOURS OF OPERATION FROM 10 AM TO 12 AM IN THE M2-2D ZONE.
Case Number:	ENV-2018-6096-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-434-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2015-4212-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	MCUP PER SECTION 12.24.W1 TO ALLOW THE ON-SITE SALE OF ALCOHOL IN 19 ESTABLISHMENTS, WITH LIVE ENTERTAINMENT AND DANCING PER SECTION 12.24.W18, AND ZONE VARIANCE TO PERMIT OUTDOOR DINING AND SERVING OF ALCOHOL ON THE ROOF DECK.
Case Number:	ENV-2013-3362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Description(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Description(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	
Case Number:	ND-89-857-PM
Required Action(s):	PM-PARKING MANAGEMENT
Project Description(s):	Data Not Available
Case Number:	MND-97-192-SPR
Required Action(s):	SPR-SITE PLAN REVIEW
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

ORD-189425
ORD-189418
ORD-179038
ORD-164307-SA2175
ZA-16981
PMEX-2903
PMEX-2808
AF-91-232253
AF-91-145295-OP
CFG-2500

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Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.5530596
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	DOWNTOWN INDUSTRIAL DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5146009008]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1307
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Description(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2014-1582-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	ZONE CODE AMENDMENT TO THE LOS ANGELES MUNICIPAL ZONING CODE
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Description(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2006-2646-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	CENTRAL CITY COMMUNITY PLAN UPDATE PROGRAM
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	
Case Number:	CPC-2001-4542-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	
Case Number:	CPC-1997-190-SPR
Required Action(s):	SPR-SITE PLAN REVIEW
Project Description(s):	EAF SIGHT PLAN WHOLESALE PRODUCE BLDG WITH ROOF TOP PARKING TOREPLACE EXISTING 217,925 FOOD WAREHOUSE/OFFICE BLDG.
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLANZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLANZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ORD-188474-SA1550-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Description(s):	Data Not Available
Case Number:	ORD-187822-SA1550-B

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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ORD-187822-SA1550-B	
ORD-175038	
ORD-164307-SA2175	
ZAI-1XXX-422	
ZA-2016-812-MPA	
ZA-2018-6298-MPA	
ZA-2018-6299-MPA	
ZA-2017-3101-MPA	
ZA-2017-3100-MPA	
ZA-2017-3099-MPA	
ZA-2017-3098-MPA	
ZA-2017-3097-MPA	
ZA-2017-3096-MPA	
ZA-2015-4211-MCUP-CUX-ZV	
ZA-16981	
PMEX-2903	
PMEX-2808	
AA-2016-3387-PMLA	
ENV-2019-813-CE	
ENV-2019-4121-ND	
ENV-2018-6300-CE	
ENV-2018-6096-CE	
ENV-2017-433-EIR	
ENV-2017-2108-CE	
ENV-2015-4212-CE	
ENV-2013-3362-CE	
ENV-2013-3170-CE	
ENV-2005-362-CE	
ENV-2005-1125-CE	
ENV-2005-1123-CE	
ENV-2002-1131-ND	
ENV-2002-1130-ND	
ND-89-857-PM	
MND-97-192-SPR	
AF-91-232253	
AF-91-145295-OP	
CFG-2500	

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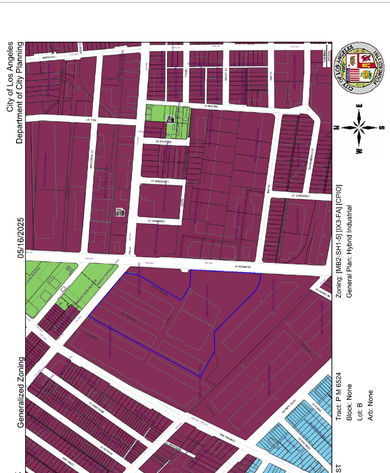
City of Los Angeles
Department of City Planning
05/16/2025
General/Land Zoning
ZIMAS PUBLIC
Zoning: [M2]-SH-1-SI-[OX-FA]-[CPIO]
General Plan: Hybrid Industrial
Tract: P M 6504
Block: None
Lot: B
Arb: None
Address: 747 S ALAMEDA ST
APN: 5146009008
PIN #: 124-5A216 30
S ALAMEDA ST
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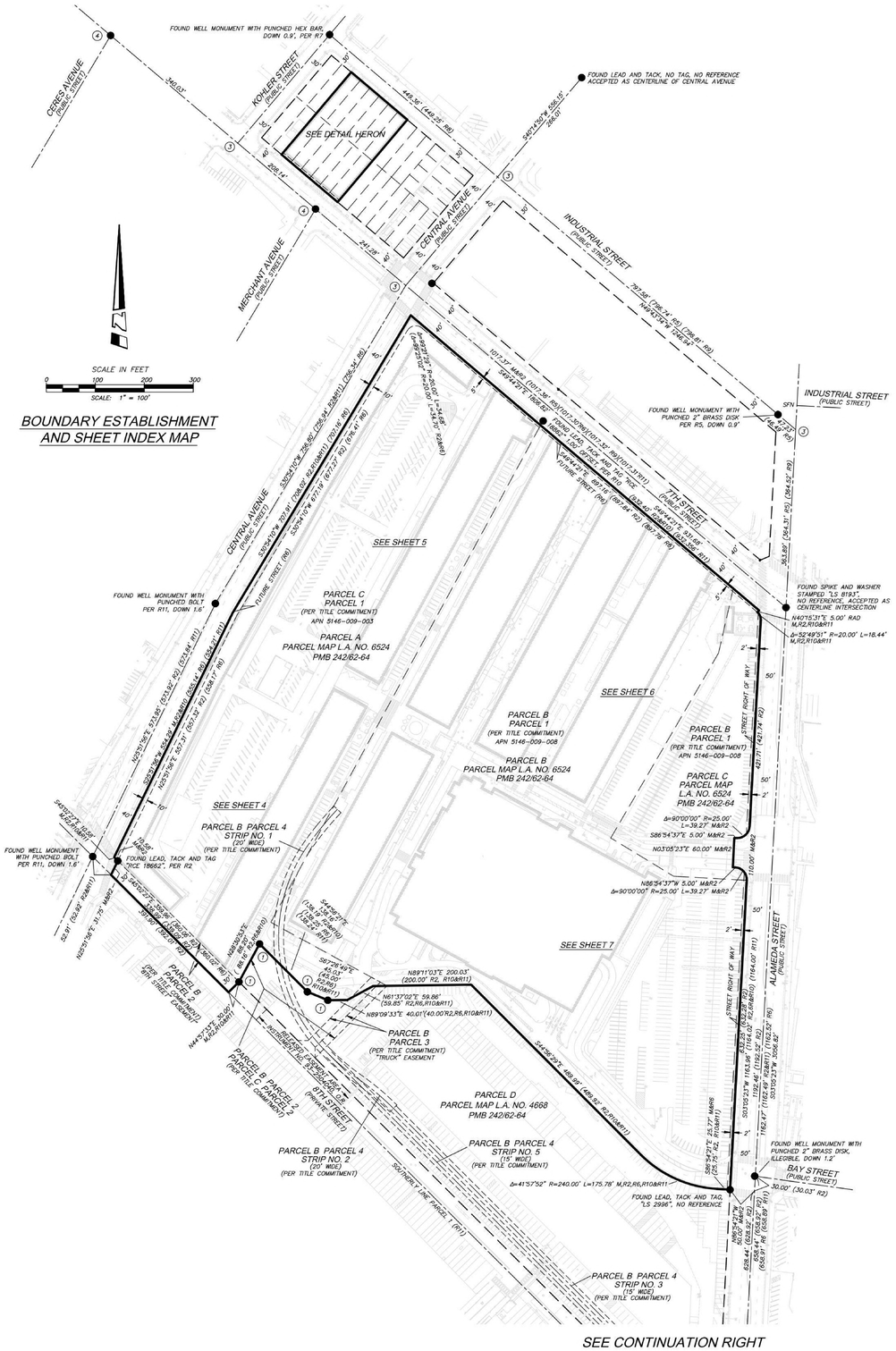

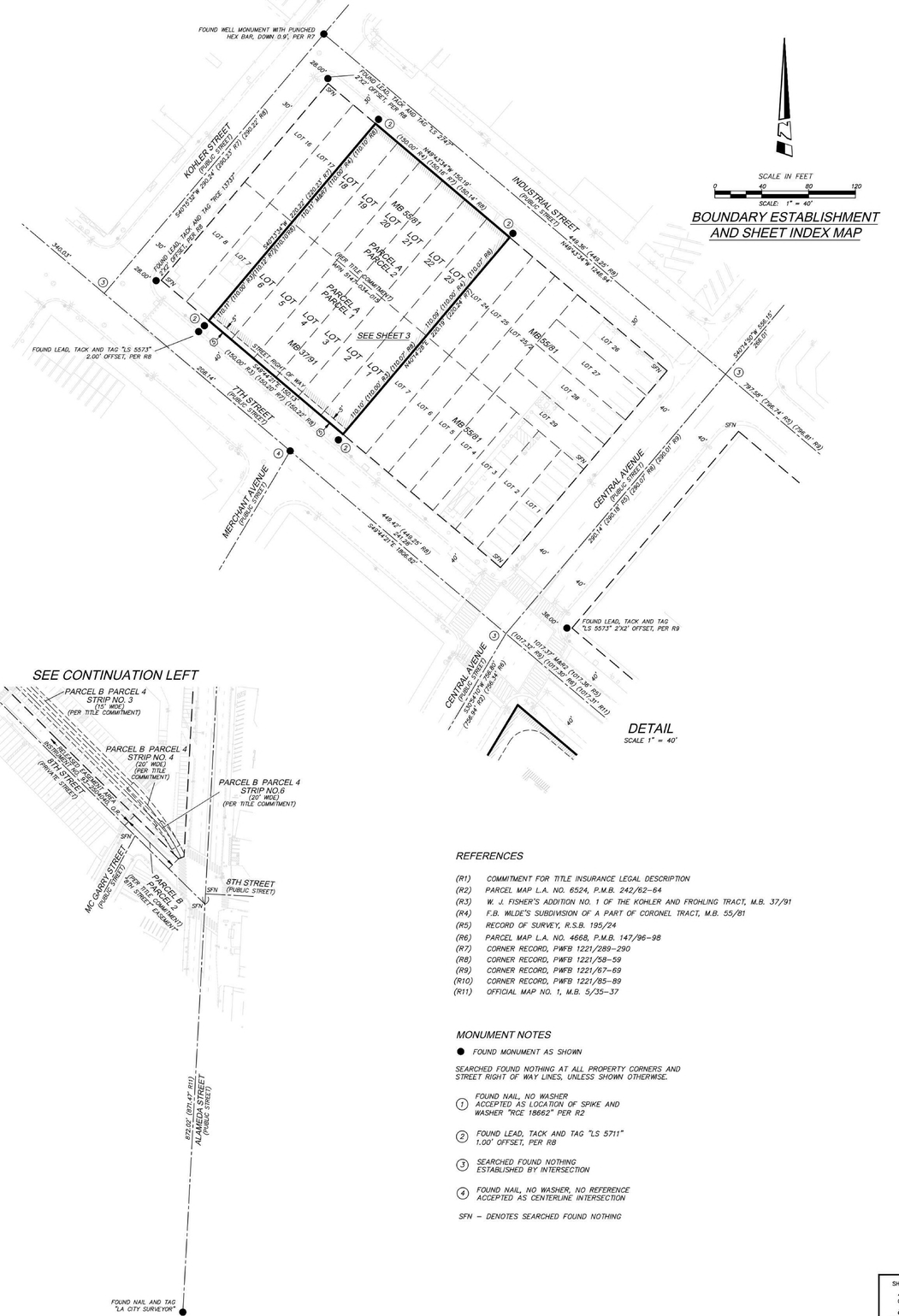

REFERENCES

(R1) COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION
(R2) PARCEL MAP L.A. NO. 6524, P.M.B. 242/62-64
(R3) W. J. FISHER'S ADDITION NO. 1 OF THE KOHLER AND FROHLING TRACT, M.B. 37/91
(R4) F.B. WILDE'S SUBDIVISION OF A PART OF CORONEL TRACT, M.B. 55/81
(R5) RECORD OF SURVEY, R.S.B. 195/24
(R6) PARCEL MAP L.A. NO. 4668, P.M.B. 147/96-98
(R7) CORNER RECORD, PWFB 1221/289-290
(R8) CORNER RECORD, PWFB 1221/58-59
(R9) CORNER RECORD, PWFB 1221/67-69
(R10) CORNER RECORD, PWFB 1221/85-89
(R11) OFFICIAL MAP NO. 1, M.B. 5/35-37

MONUMENT NOTES

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS AND STREET RIGHT OF WAY LINES, UNLESS SHOWN OTHERWISE.

(1) FOUND NAIL, NO WASHER ACCEPTED AS LOCATION OF SPIKE AND WASHER "RCE 18662" PER R2

(2) FOUND LEAD, TACK AND TAG "LS 5711" 1.00' OFFSET, PER R8

(3) SEARCHED FOUND NOTHING ESTABLISHED BY INTERSECTION

(4) FOUND NAIL, NO WASHER, NO REFERENCE ACCEPTED AS CENTERLINE INTERSECTION

SFN – DENOTES SEARCHED FOUND NOTHING

SHEET 2 OF 8 SHEETS
JOB NO 194534001

K:\ORA_SURV\2023\BOUNDARY\LOS ANGELES – THE ROW RESIDENTIAL – 194534001.1\MAPPING\DWG\AL\194534001VAL.DWG

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G081



SCALE IN FEET
0 30 60 90
SCALE: 1" = 30'

TOPOGRAPHY MAP

LEGEND

AL	AREA LIGHT
AP	ANGLE POINT
APN	ASSESSOR'S PARCEL NUMBER
BC	BACK OF CURB
BDC	BUILDING CORNER
BDO	BUILDING UTLINE
CB	CATCH BASIN
C&G	CONCRETE CURB AND GUTTER
CLF	CHAIN LINK FENCE
CPB	COMMUNICATION PULLBOX
CVT	COMMUNICATION VAULT
DWA	DRIVEWAY APRON
ECB	ELECTRICAL CABINET
E'LY	EASTERLY
EM	ELECTRIC METER
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EPB	ELECTRIC PULLBOX
ET	ELECTRICAL TRANSFORMER
EVT	ELECTRICAL VAULT
FDHC	FIRE DEPARTMENT HOSE CONNECTION
FH	FIRE HYDRANT
FSCV	FIRE SPRINKLER CONTROL VALVE
GI	GRATE INLET
GM	GAS METER
GOM	GATE OPENING MOTOR
GP	GUARD POST
GYA	GUY ANCHOR
HCR	HANDICAP RAMP
KP	KEY PAD
LA	LANDSCAPE AREA
LIP	LIP
NE'LY	NORTHEASTERLY
N'LY	NORTHERLY
NW'LY	NORTHWESTERLY
PED I&E	PEDESTRIAN INGRESS AND EGRESS
PL	PROPERTY LINE
PP	POWER POLE
RTW	RETAINING WALL
RW	RIGHT OF WAY
SCO	SEWER CLEANOUT
SDCO	
SDMH	STORM DRAIN MANHOLE
SE'LY	SOUTHEASTERLY
SL	STREET LIGHT
SLPB	STREET LIGHT PULLBOX
S'LY	SOUTHERLY
SMH	SEWER MANHOLE
SWK	SIDEWALK
SW'LY	SOUTHWESTERLY
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TPB	TELEPHONE PULLBOX
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BUTTON
TSC	TRAFFIC SIGNAL CABINET
TSPB	TRAFFIC SIGNAL PULLBOX
TVT	TELEPHONE VAULT
TW	TREE WELL
UCB	UNIDENTIFIED CABINET
UPB	UNIDENTIFIED PULLBOX
UVT	UNIDENTIFIED VAULT
UWS	UTILITY WARNING SIGN
VEH I&E	VEHICULAR INGRESS AND EGRESS
WF	WROUGHT IRON FENCE
W'LY	WESTERLY
WM	WATER METER
WVA	WATER VALVE ASSEMBLY
WVT	WATER VAULT
[X]	INDICATES NUMBER OF STANDARD PARKING SPACES
[X]T	INDICATES NUMBER OF TANDEM PARKING SPACES
[H]	INDICATES HANDICAP PARKING SPACE

SHEET
6
OF
8
SHEETS

JOB NO
194534001

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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

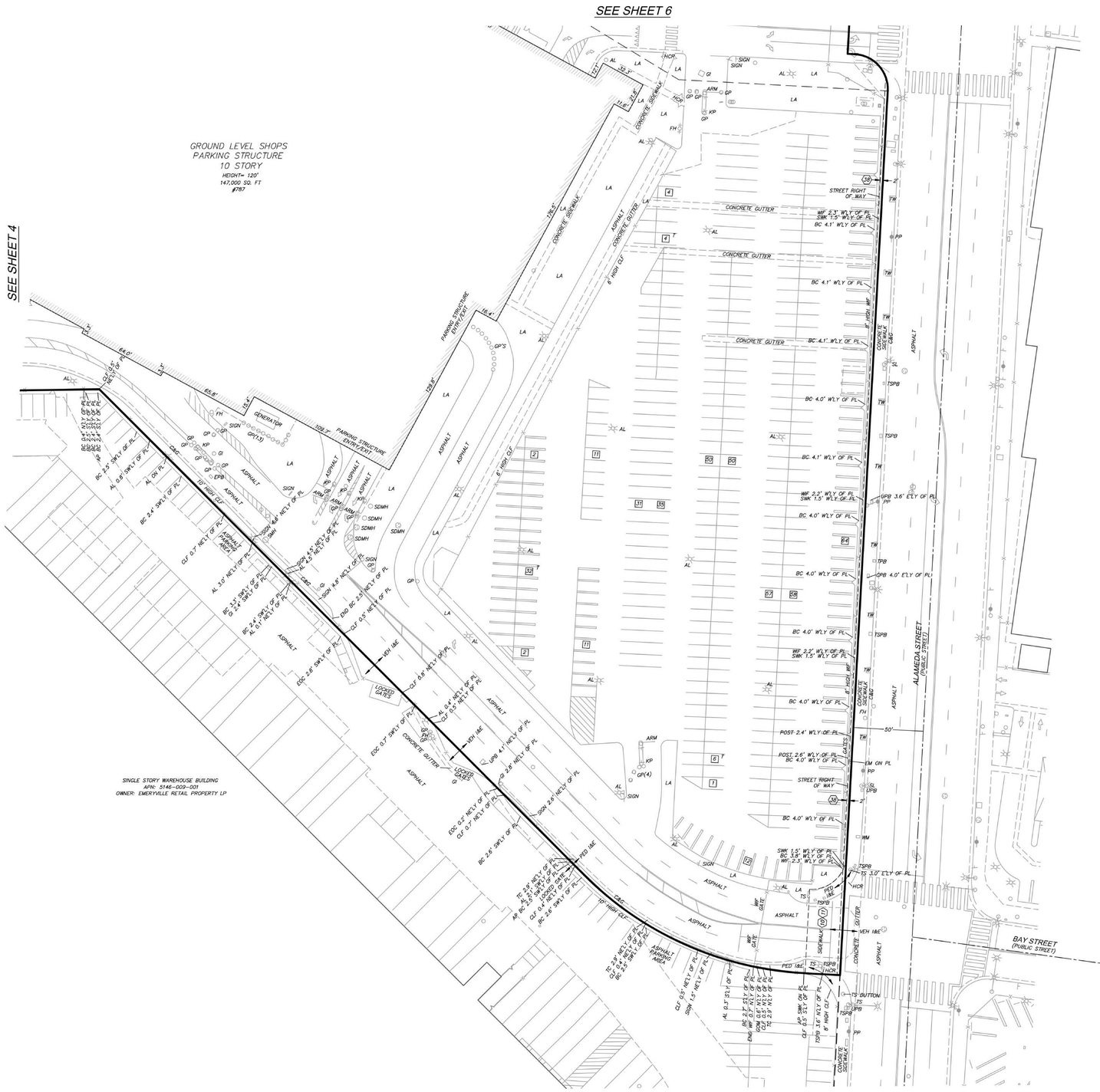
ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
SURVEY

SHEET NUMBER
G082



TOPOGRAPHY MAP

LEGEND

AL	AREA LIGHT
AP	ANGLE POINT
APN	ASSESSOR'S PARCEL NUMBER
BC	BACK OF CURB
BDC	BUILDING CORNER
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FDHC	FIRE DEPARTMENT HOSE CONNECTION
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VEH I&E	VEHICULAR INGRESS AND EGRESS
WIF	WROUGHT IRON FENCE
W'LY	WESTERLY
WM	WATER METER
WVA	WATER VALVE ASSEMBLY
WVT	WATER VAULT
[X] T	INDICATES NUMBER OF STANDARD PARKING SPACES
[X]	INDICATES NUMBER OF TANDEM PARKING SPACES
[H]	INDICATES HANDICAP PARKING SPACE

SHEET 7 OF 8 SHEETS
JOB NO. 194534001

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ROW DTLA RESIDENTIAL PROJECT

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LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G083

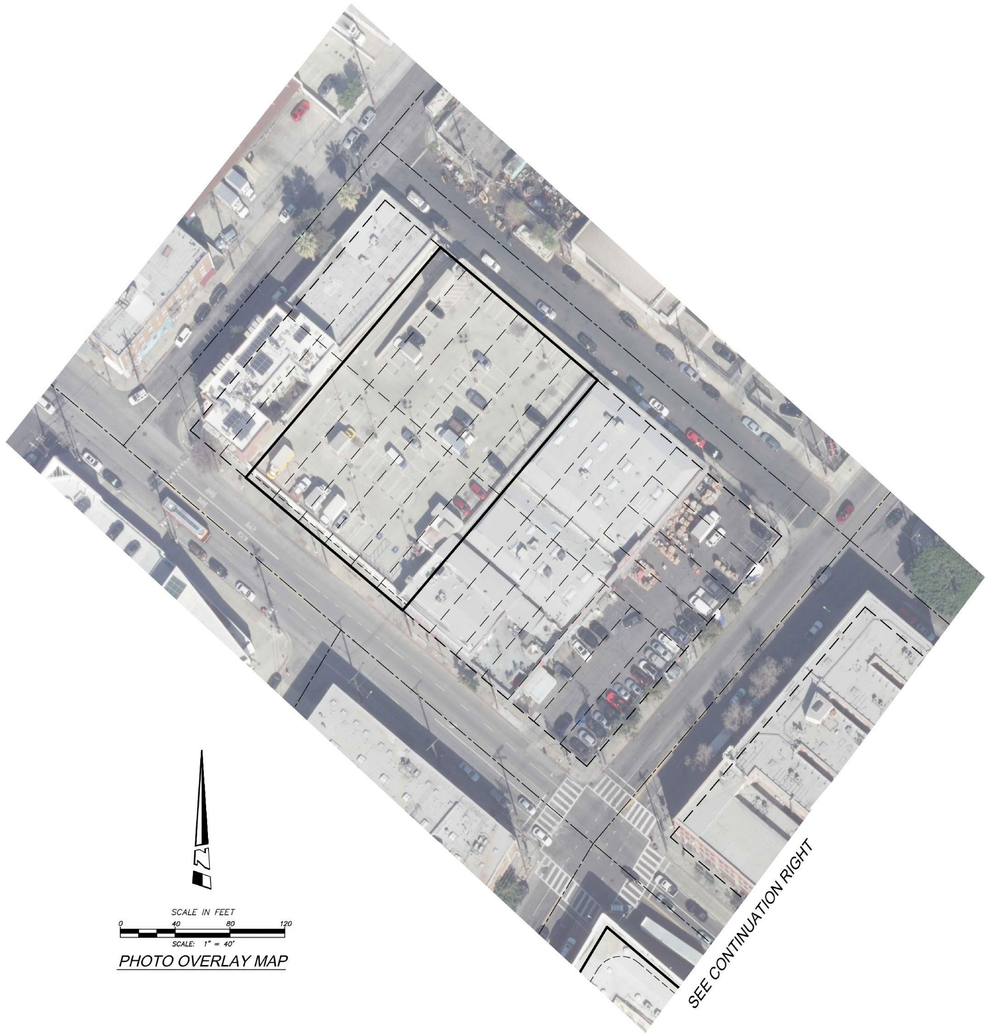

PHOTO OVERLAY MAP



PHOTO OVERLAY MAP

SHEET 8 OF 8 SHEETS

JOB NO 194534001

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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

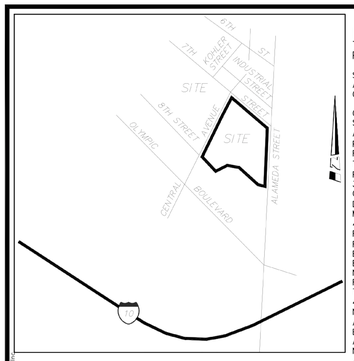
REVISIONS:

SHEET TITLE:
SURVEY

SHEET NUMBER:
G084

VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES, WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



VICINITY MAP

NOT TO SCALE

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER A PRELIMINARY TITLE REPORT, TITLE INSURANCE NO. 30060903-997-MAT-TC1, DATED OCTOBER 13, 2022, AMENDMENT NO. A, DATED, OCTOBER 28, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF EITHER REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

LEGAL DESCRIPTIONS

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 B: (APN: 5146-009-008)

PARCEL 1:

PARCELS "B" AND "C" OF PARCEL MAP L.A. NO. 6524, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 242, PAGES 62 TO 64 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF TIE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT (THE "EIGHTH STREET EASEMENT") FOR PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM "SP"S PROPERTY" OVER "AGENCY'S PORTION OF THE EIGHTH STREET ACCESS AREA", AS EACH IS DESCRIBED AND DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED IN THE OFFICIAL RECORDS ON MAY 10, 1983, AS INSTRUMENT 83-520480, OFFICIAL RECORDS, AS AMENDED BY THAT CERTAIN SETTLEMENT, MUTUAL ACCESS AND EASEMENT MODIFICATION AGREEMENT, RECORDED DECEMBER 23, 1993, AS INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT CREATED BY THAT CERTAIN GRANT DEED RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91-675093 OF OFFICIAL RECORDS, AND THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91-675094, OF OFFICIAL RECORDS, (THE "TRUCK EASEMENT") FOR VEHICULAR AND TRUCK INGRESS AND EGRESS OVER A STRIP OF LAND AT LEAST 20 FEET IN WIDTH, EXTENDING NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF THE EIGHTH STREET EASEMENT TO THE SOUTHWESTERLY LINE OF PARCEL "B" ABOVE DESCRIBED, WITHIN THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF PARCEL 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON OFFICIAL MAP NO. 1, FILED IN BOOK 5, PAGES 35 TO 37 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, TOGETHER WITH THAT PORTION OF PARCEL "A" IN SAID CITY OF LOS ANGELES AS SHOWN ON PARCEL MAP LA. NO. 6524 FILED IN BOOK
242, OF PARCEL MAPS, PAGES 62 TO 64 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING OF NORTH 28°26'54" EAST AND A DISTANCE OF 88.14 FEET; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 30 FEET, MEASURED AT RIGHT ANGLES NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL 1 SOUTHEASTERLY 219.60 FEET; THENCE NORTH 0°05'11" WEST 21.21 FEET TO AN INTERSECTION WITH A LINE WHICH IS PERPENDICULAR TO SAID PARALLEL LINE; THENCE ALONG SAID PERPENDICULAR LINE NORTH 44°54'49" EAST 188.57 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF PARCEL "B" OF SAID PARCEL MAP HAVING A BEARING OF SOUTH 61°24'30" EAST AND DISTANCE OF 270.05 FEET AS SHOWN ON SAID PARCEL MAP L.A. NO. 6524; THENCE ALONG LAST SAID SOUTHWESTERLY LINE NORTH 61°24'30" WEST 20.84 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID PERPENDICULAR LINE; THENCE ALONG SAID PARALLEL LINE SOUTH 44°54'49" WEST 182.71 FEET; THENCE SOUTH 89°54'49" WEST 21.21 FEET TO A POINT IN SAID LINE WHICH IS PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE SOUTHEASTERLY ALONG LAST SAID PARALLEL LINE 50.00 FEET TO THE POINT OF BEGINNING, (BUT WITH GRANTOR RESERVING THE RIGHT, AT ANY TIME AND FROM TIME TO TIME, TO ALTER, AT GRANTOR'S SOLE COST AND EXPENSE, SUCH LOCATION WITH THE PARKING AREA, PROVIDED THAT ANY SUCH RELOCATION OF THE EASEMENT DOES NOT REDUCE THE WIDTH OR IMPAIR GRANTEE'S PERMITTED USES THEREOF, INCLUDING TRUCK INGRESS TO AND EGRESS FROM PARCEL "B." ABOVE DESCRIBED).

PARCEL 4:

A NON-EXCLUSIVE EASEMENT CREATED BY THAT CERTAIN GRANT DEED RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91-675093 OF OFFICIAL RECORDS, AND THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91-675094, OF OFFICIAL RECORDS (THE "RAIL EASEMENT") FOR RAIL SERVICE AND RIGHT-OF-WAY OVER THAT CERTAIN LAND
DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 1 AND 3 OF OFFICIAL MAP NO. 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 5, PAGES 35 TO 37 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN SIX STRIPS OF LAND, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS (CONTINUED)

PARCEL 4 (CONTINUED):

STRIP NO. 1:
A STRIP OF LAND 20 FEET WIDE LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT: IN THAT CERTAIN SOUTHERLY LINE OF SAID PARCEL 3, SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 89°07'34" EAST 200.00 FEET", SAID POINT BEING DISTANT THEREON NORTH 89°07'25" EAST 28.52 FEET FROM THE WESTERLY TERMINUS OF SAID CERTAIN LINE; THENCE NORTH 61°24'30" WEST 270.25 FEET TO POINT "A" FOR PURPOSES OF THIS DESCRIPTION; THENCE SOUTH 14°35'53" EAST 319.35 FEET TO A POINT IN THAT CERTAIN SOUTHWESTERLY LINE OF SAID PARCEL 1, SHOWING AS HAVING A BEARING AND DISTANCE OF NORTH 45°04'57" WEST 998.05 FEET" ON SAID MAP, SAID LAST MENTIONED POINT BEING DISTANT SOUTH 45°05'11" EAST 235.53 FEET ALONG SAID SOUTHWESTERLY LINE FROM THE NORTHWESTERLY TERMINUS THEREOF; THENCE AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE NORTH 44°54'49" EAST 55.00 FEET TO THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 327.50 FEET, A RADIAL OF SAID CURVE TO SAID TRUE POINT OF BEGINNING HAVING A BEARING OF SOUTH 44°54'49" WEST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°56'44" AN ARC DISTANCE OF 468.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 647.00 FEET; THENCE
NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 08°26'07", AN ARC DISTANCE OF 95.25 FEET TO A POINT OF TANGENCY IN A LINE PARALLEL WITH AND DISTANT 9.5 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM A LINE BEARING NORTH 28°25'26"EAST FROM SAID POINT "A" AS HEREINABOVE DESCRIBED.

EXCEPT THEREFROM ANY PORTION OF SAID STRIP OF LAND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THAT CERTAIN SOUTHERLY LINE OF SAID PARCEL 3, SHOWN ON SAID MAP AS HAVING A BEARING AND DISTANCE OF "NORTH 89°07'34" EAST 200.00 FEET", SAID POINT BEING DISTANT THEREON NORTH 89°07'25" EAST 28.52 FEET FROM THE WESTERLY TERMINUS OF SAID CENTER LINE; THENCE NORTH 61°24'30" WEST 270.25 FEET; THENCE NORTH 28°25'26" EAST 1154.37 FEET TO THE SOUTHWESTERLY LINE OF SEVENTH STREET, 80 FEET WIDE, AS SHOWN ON SAID MAP.

STRIP NO. 2:
A STRIP OF LAND 20 FEET WIDE LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE TRUE POINT OF BEGINNING IN STRIP NO. 1 HEREINABOVE DESCRIBED, BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 433.70 FEET, SAID CURVE BEING TANGENT TO A LINE PARALLEL WITH AND DISTANT 55 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE SOUTHWESTERLY LINE OF SAID
PARCEL 1 SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 45°04'57" WEST 998.05 FEET" ON SAID OFFICIAL MAP NO. 1; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°04'12", AN ARC DISTANCE OF 76.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS 540 FEET: THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 10°04'12", AN ARC DISTANCE OF 94.91 FEET TO A POINT OF TANGENCY IN A LINE PARALLEL WITH AND DISTANT 70 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CERTAIN SOUTHWESTERLY LINE OF PARCEL 1, SAID POINT OF TANGENCY BEING HEREINAFTER REFERRED TO AS POINT "B".

STRIP NO. 3:
A STRIP OF LAND 15 FEET WIDE, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" REFERRED TO IN SAID HEREINABOVE DESCRIBED STRIP NO. 2; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 70 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE SOUTHWESTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 45°04'57" WEST 998.05 FEET" ON SAID OFFICIAL MAP
NO. 1, SOUTHEASTERLY 768.48 FEET TO POINT "C" FOR PURPOSES OF THIS DESCRIPTION.

STRIP NO. 4:
A STRIP OF LAND 20 FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT "C" REFERRED TO IN SAID HEREINABOVE DESCRIBED STRIP NO. 3, BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 556.00 FEET, SAID CURVE BEING TANGENT AT ITS BEGINNING TO A LINE PARALLEL WITH AND DISTANT 70 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE SOUTHWESTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 45°04'57" WEST 998.05 FEET" ON SAID OFFICIAL MAP NO. 1; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°30'47", AN ARC DISTANCE OF 189.36 FEET TO AN INTERSECTION WITH THAT CERTAIN COURSE IN THE SOUTHEASTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 68°44'22" EAST 12.34 FEET" ON SAID MAP.

THE SIDELINES OF SAID STRIP NO. 4 SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE SOUTHEASTERLY IN SAID SOUTHEASTERLY LINE.

STRIP NO. 5:
A STRIP OF LAND 15 FEET WIDE LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE TRUE POINT OF BEGINNING IN STRIP NO. 1 HEREINABOVE DESCRIBED; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 55 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE SOUTHWESTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 45°04'57" WEST 998.05 FEET" ON SAID OFFICIAL MAP
NO. 1, SOUTHEASTERLY 1039.50 FEET TO POINT "D" FOR PURPOSES OF THIS DESCRIPTION.
NP.
EXCEPT THEREFROM THAT PORTION OF SAID STRIP NO. 5 WITHIN SAID STRIP NO. 2.
ALSO EXCEPT THEREFROM THAT PORTION OF SAID STRIP NO. 5 WITHIN SAID STRIP NO. 4.

STRIP NO. 6:
A STRIP OF LAND 20 FEET WIDE, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT "D" REFERRED TO IN SAID HEREINABOVE DESCRIBED STRIP NO. 5, BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 210.00 FEET, SAID CURVE BEING TANGENT AT ITS BEGINNING TO A LINE PARALLEL WITH AND DISTANT 55 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN THE SOUTHWESTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING AND DISTANCE OF "NORTH 45°04'57" WEST 998.05 FEET" ON SAID OFFICIAL MAP NO. 1; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'58" AN ARC DISTANCE OF 62.06 FEET TO A POINT OF TANGENCY WITH THAT CERTAIN CURVE DESCRIBED IN SAID STRIP NO. 4, HEREINABOVE AS CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 556.00 FEET.

EXCEPT THEREFROM THAT PORTION OF SAID STRIP NO. 6 WITHIN SAID STRIP NO. 4.

LEGAL DESCRIPTIONS (CONTINUED)

PARCEL C: (APN: 5146-009-003)

PARCEL 1:

PARCEL "A", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 6524, FILED IN BOOK 242, PAGES 62 TO 64 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AS RESERVED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 10, 1991, AS INSTRUMENT NO. 91-1601071, OFFICIAL RECORDS, OVER THAT CERTAIN LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON OFFICIAL MAP NO. 1 FILED IN IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING OF NORTH 28°26'54" EAST AND A DISTANCE OF 88.14 FEET; THENCE ALONG A LINE PARALLEL WITH AND DISTANT 30 FEET, MEASURED AT RIGHT ANGLES NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SOUTH 45°04'57" EAST 219.60 FEET; THENCE PERPENDICULAR TO SAID SOUTHWESTERLY LINE NORTH 44°55'03" EAST
207.89 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°07'34" WEST 28.36 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID PARCEL 1 SHOWN AS HAVING A BEARING OF NORTH 89°07'34" EAST AND A DISTANCE OF 200.00 FEET; THENCE CONTINUING ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES AND DISTANCES: SOUTH 61°33'33" WEST 59.85 FEET; SOUTH 89°06'04" WEST 40.00 FEET; NORTH 67°32'41" WEST 45.00 FEET; NORTH 44°59'58" WEST 138.24 FEET; SOUTH 28°26'54" WEST 88.14 FEET TO THE POINT OF BEGINNING.

AS MODIFIED BY THAT CERTAIN SETTLEMENT, MUTUAL ACCESS AND EASEMENT MODIFICATION AGREEMENT RECORDED DECEMBER 23, 1993, AS INSTRUMENT NO. 93-2504040, OFFICIAL RECORDS.

GENERAL MAP NOTES

ASSESSOR'S PARCEL NO. = 5146-009-003, 5146-009-008

ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

AERIAL PHOTOGRAPHY WAS COMPILED BY DIGITAL MAPPING, INC., DATED FEBRUARY 10, 2023 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.

DATE OF FIELD SURVEY: FEBRUARY 15, 2023.

SURVEY REQUESTED BY ALAMEDA SQUARE OWNER LLC, ON JANUARY 25, 2023.

LANDSCAPED AREAS MAY CONTAIN IRRIGATION SPRINKLER SYSTEMS.

BASIS OF BEARINGS NOTE

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS.

NOTES

HAUL ROUTE: A HAUL ROUTE IS BEING REQUESTED AS A PART OF THIS VTTM.

GENERAL INFORMATION

OWNER/SUBDIVIDER
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

SURVEYOR
JEFFREY J. LENHERR, LS
PLS #9305
KIMLEY-HORN AND ASSOCIATES
1100 W TOWN & COUNTRY, SUITE 700
ORANGE, CALIFORNIA 92868
(657) 452-0200
JEFF.LENHERR@KIMLEY-HORN.COM

CIVIL ENGINEER
MICHAEL CHOI, PE
C67851
KIMLEY-HORN AND ASSOCIATES
600 S FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4038
MICHAEL.CHOI@KIMLEY-HORN.COM

OWNER REPRESENTATIVE
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

PROJECT ARCHITECT
KFA LOS ANGELES
3573 HAYDEN AVENUE
(310) 339-7975

PROJECT ADDRESS
777 S ALAMEDA ST.
LOS ANGELES, CA 90021
APN: 5146-009-008

EXISTING USE

GROUND LOT 1:		MASTER LOT
	AIRSPACE LOT 11:	PRODUCE
	AIRSPACE LOT 12:	OFFICE
	AIRSPACE LOT 13:	RETAIL (LEVEL 2)
	AIRSPACE LOT 14:	PRODUCE
	AIRSPACE LOT 15:	OFFICE
	AIRSPACE LOT 16:	RETAIL (LEVEL 2)
	AIRSPACE LOT 17:	PRODUCE
	AIRSPACE LOT 18:	PRODUCE
	AIRSPACE LOT 19:	PRODUCE
GROUND LOT 2:		MASTER LOT
	AIRSPACE LOT 6:	PARKING GARAGE
	AIRSPACE LOT 7:	MANUFACTURING/OFFICE/RETAIL
	AIRSPACE LOT 8:	MANUFACTURING/OFFICE/RETAIL
	AIRSPACE LOT 9:	RESTAURANT/OFFICE/RETAIL
	AIRSPACE LOT 10:	RESTAURANT/OFFICE/RETAIL

PROPOSED USE

GROUND LOT 3: PROPOSED RESIDENTIAL (BUILDING C, 376 UNITS) FLOOR AREA: 324,053 SF; PROPOSED RETAIL AREA: 4,946 SF

GROUND LOT 4: PROPOSED RESIDENTIAL (BUILDING B, 214 UNITS) FLOOR AREA: 182,605 SF

GROUND LOT 5: PROPOSED RESIDENTIAL (BUILDING A, 410 UNITS) FLOOR AREA: 337,620 SF; PROPOSED RETAIL AREA: 1,267 SF

AREA SUMMARY

GROUND LOT 1 AREA:		
	GROSS AREA:	481,650 SQ FT (11.06 AC)
	NET AREA:	456,884 SQ FT (10.49 AC)
GROUND LOT 2 AREA:		
	GROSS AREA:	671,725 SQ FT (15.42 AC)
	NET AREA:	668,469 SQ FT (15.35 AC)
GROUND LOT 3 AREA:		
	GROSS AREA:	86,583 SQ FT (1.99 AC)
	NET AREA:	85,844 SQ FT (1.97 AC)
GROUND LOT 4 AREA:		
	GROSS AREA:	44,440 SQ FT (1.02 AC)
	NET AREA:	43,909 SQ FT (1.01 AC)
GROUND LOT 5 AREA:		
	GROSS AREA:	80,167 SQ FT (1.84 AC)
	NET AREA:	79,621 SQ FT (1.83 AC)

NET AREA EXCLUDES PUBLIC STREET EASEMENT

TOTAL GROSS AREA: 1,364,565 SF (31.33 AC)

TOTAL NET AREA: 1,334,727 SF (30.65 AC)

POST DEDICATED LOT AREA: 29,838 SF (0.68 AC)

ZONING INFORMATION

CURRENT ZONING: M2-2D

PROPOSED ZONING PER DTLA 2024: MB2-SH1-5 IX3-FA

COMMUNITY PLAN: CENTRAL CITY

PLAN DESIGNATION: LIGHT MANUFACTURING

PROPOSED DESIGNATION PER DTLA 2040: HYBRID INDUSTRIAL

PROPOSED PARKING: 1,000 STALLS (LOTS 3, 4 AND 5)

PARKING DISTRICT: NONE

DISTRICT MAP: 1

THOMAS GUIDE: PAGE 634 - GRID G6

COUNCIL DISTRICT: CD14 - KEVIN DE LEON

COMMUNITY DEVELOPMENT AREA: CENTRAL INDUSTRIAL

APN: 5146-009-008, 5146-009-003

LOS ANGELES STATE ENTERPRIZE ZONE: YES (ZI-2374)

LIQUEFACTION: NO

METHANE ZONE: NONE

NO OAK, SYCAMORE, BAY OR BLACK WALNUT TREES ON SITE

TENTATIVE GRADING AMOUNT

GROUND LOT 3 BUILDING ESTIMATES		
CUT (BASED ON GRADE DIFFERENCE FROM EG TO MG)	36,210	CY
FILL (BASED ON GRADE DIFFERENCE FROM EG TO MG)	0	CY
GROUND LOT 4 BUILDING ESTIMATES		
CUT (BASED ON GRADE DIFFERENCE FROM EG TO MG)	42,960	CY
FILL (BASED ON GRADE DIFFERENCE FROM EG TO MG)	0	CY
GROUND LOT 5 BUILDING ESTIMATES		
CUT (BASED ON GRADE DIFFERENCE FROM EG TO MG)	73,440	CY
FILL (BASED ON GRADE DIFFERENCE FROM EG TO MG)	0	CY
TOTAL ESTIMATES		
CUT (BASED ON GRADE DIFFERENCE FROM EG TO MG)	152,610	CY
FILL (BASED ON GRADE DIFFERENCE FROM EG TO MG)	0	CY

LEGEND

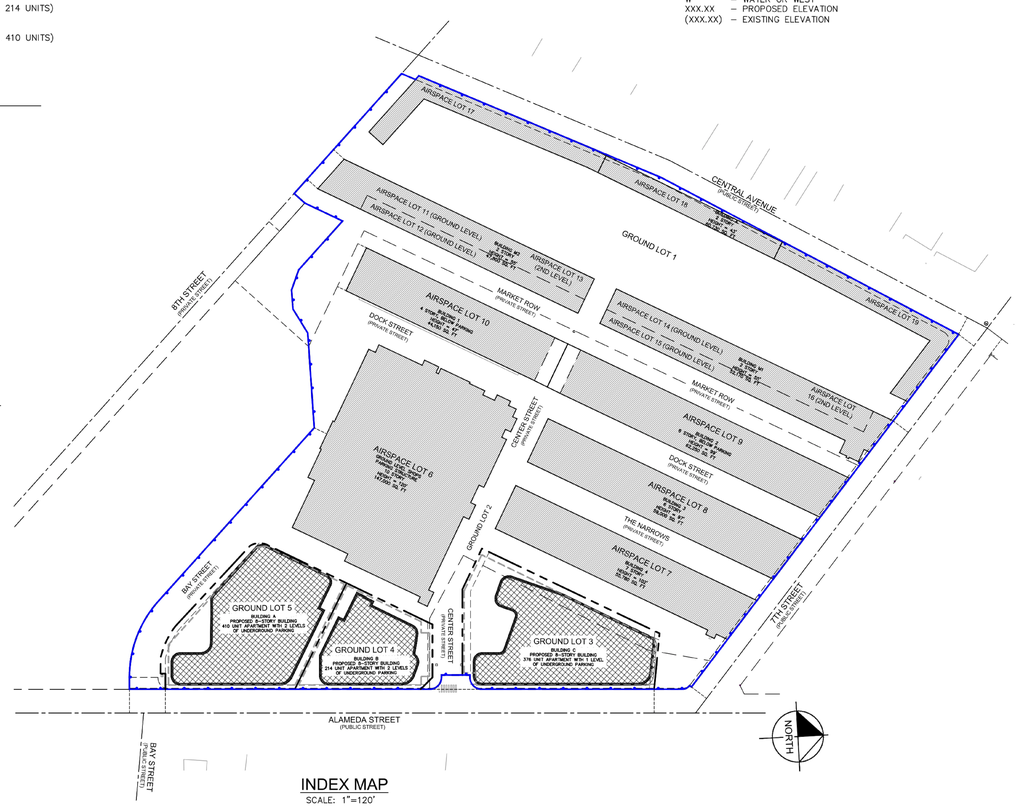
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING BASEMENT AREA

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TITLE SHEET, TOPOGRAPHY, AND NOTES
3	UTILITY SHEET
4	GROUND LOTS 1 - 5
5	AIRSPACE LOT 6
6	AIRSPACE LOTS 7 - 8
7	AIRSPACE LOTS 9 - 10
8	AIRSPACE LOTS 11 - 16
9	AIRSPACE LOTS 17 - 19

ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT
AHJ	- AUTHORITY HAVING JURISDICTION
BC	- BACK OF CURB
BS	- BOTTOM OF STAIR
BLDG	- BUILDING
BW	- BACK OF WALK
CAB	- COMPACTED AGGREGATE BASE
CB	- CATCH BASIN
CF	- CURB FACE
C/L	- CENTERLINE
CONC.	- CONCRETE
CONST.	- CONSTRUCT, CONSTRUCTION
CSG	- COMPACTED SUBGRADE
DF	- DEEPENED FOOTING
DI	- DRAIN INLET
DW	- DOMESTIC WATER
E	- EAST
EG	- EDGE OF GUTTER
ELEC	- ELECTRIC
EP	- EDGE OF PAVEMENT
FF	- FINISHED FLOOR
FG	- FINISHED GRADE
FL	- FLOW LINE
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	- IRRIGATION WATER
JS	- JUNCTION STRUCTURE
LP	- LOW POINT
MH	- MANHOLE
N	- NORTH
PCC	- PORTLAND CEMENT CONCRETE
P/L	- PROPERTY LINE
PUE	- PUBLIC UTILITY EASEMENT
PVC	- POLYVINYL CHLORIDE
R	- RADIUS OR RIDGE
RD	- ROOF DRAIN
RW	- RECLAIMED WATER
R/W	- RIGHT-OF-WAY
S	- SEWER OR SOUTH
SD	- STORM DRAIN
STA	- STATION
SS	- SANITARY SEWER
SPPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	- SIDE WALK
T	- TELEPHONE
TC	- TOP OF CURB
TS	- TOP OF STAIR
VIF	- VERIFY IN FIELD
W	- WATER OR WEST
XXX.XX	- PROPOSED ELEVATION
(XXX.XX)	- EXISTING ELEVATION



INDEX MAP
SCALE: 1"=120'

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
VESTING TENTATIVE TRACT MAP 1/9

SHEET NUMBER
G085

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 096103001
SCALE AS SHOWN
DESIGNED BY RQ
DRAWN BY RQ
APPROVED BY MC

ENGINEERS SEAL

Kimley»Horn CONSULTANT
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES DATE
CITY ENGINEER
REVIEWED AND RECOMMENDED BY: DATE

OWNER
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
TITLE SHEET
ROW DTLA

SHEET 1 OF 9
CITY PROJECT NO.

Plotted By: Williamson, Jonathon Sheet Set: ROW DTLA Layout: 1 September 08, 2025 02:50:39pm K:\LDT_LDEV\194534001 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Title Sheet.dwg
Drawing name: K:\LDT_LDEV\194534001 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Title Sheet.dwg Sep 08, 2025 2:50pm by: Jonathon.Williamson
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VESTING TENTATIVE TRACT MAP NO. 084331

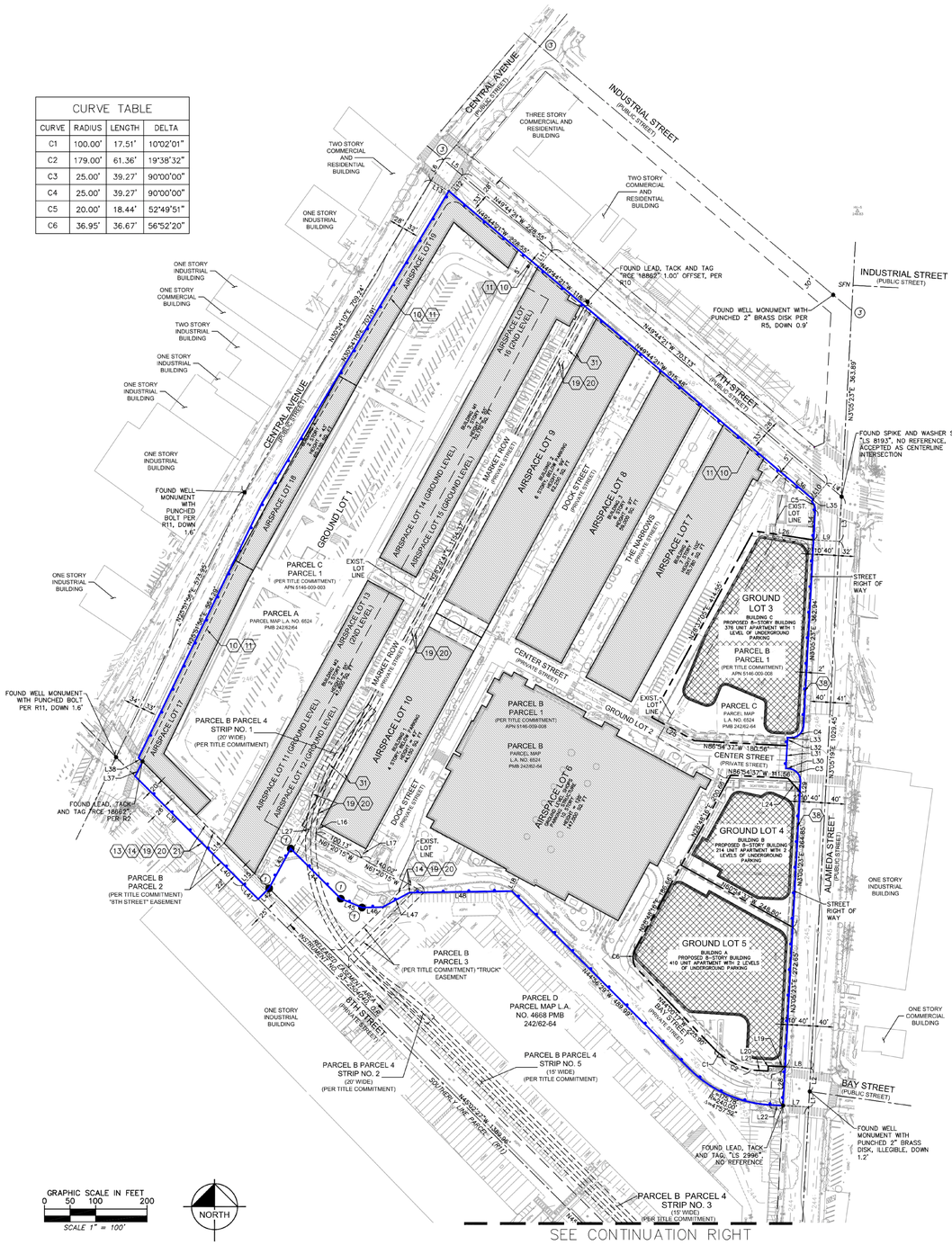
MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES, WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1

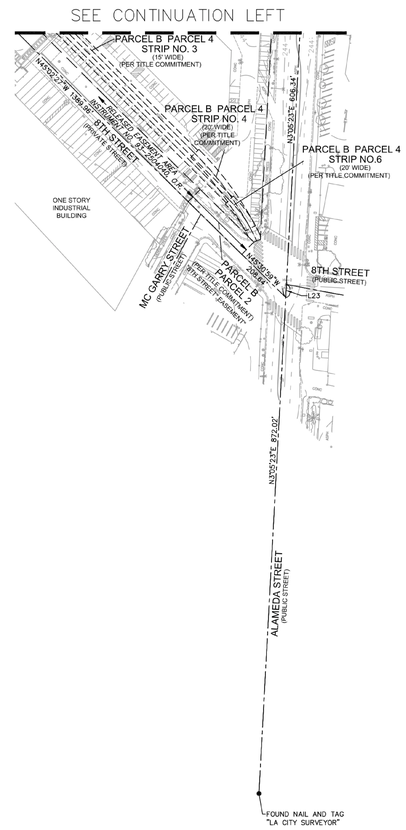
LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING CONTOUR
- PROPOSED BUILDING
- EXISTING BUILDING

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N3°05'23"E
L2	45.76	N3°09'39"E
L3	87.26	N3°05'23"E
L4	38.56	N49°44'21"W
L5	47.13	N49°44'21"W
L6	47.56	N30°54'10"E
L7	50.00	N86°54'21"W
L8	50.00	N86°54'37"W
L9	50.00	N86°54'37"W
L10	40.00	N40°15'39"E
L11	40.00	N40°15'39"E
L12	40.00	N40°15'39"E
L13	39.65	N59°05'50"W
L14	30.15	N44°57'33"E
L15	30.16	N44°57'33"E
L16	20.22	N28°39'45"E
L17	20.32	N28°39'45"E
L18	29.40	N28°29'53"E
L19	33.00	N86°54'21"W
L20	10.00	N3°05'20"E
L21	33.72	N86°54'21"W
L22	25.77	N86°54'21"W
L23	22.10	N3°05'23"E
L24	35.36	N41°54'37"W
L25	95.14	N61°23'18"W
L26	118.31	N81°23'39"W
L27	30.20	N61°20'15"W
L28	75.75	N3°06'20"E
L29	19.00	N3°05'23"E
L30	5.00	N86°54'37"W
L31	44.25	N3°05'23"E
L32	15.75	N3°05'23"E
L33	5.00	N86°54'37"W
L34	58.77	N3°05'23"E
L35	5.00	N40°15'31"E
L36	68.91	N49°44'21"W
L37	31.75	N25°51'56"E
L38	10.58	N45°02'27"W
L39	214.82	N45°02'27"W
L40	83.52	N45°02'27"W
L41	40.65	N45°02'27"W
L42	30.00	N44°57'33"E
L43	88.20	N28°30'53"E
L44	138.16	N44°56'21"W
L45	45.03	N67°26'49"W
L46	40.01	N89°09'33"E
L47	59.86	N61°37'02"E
L48	200.03	N89°11'03"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	100.00'	17.51'	10°02'01"
C2	179.00'	61.36'	19°38'32"
C3	25.00'	39.27'	90°00'00"
C4	25.00'	39.27'	90°00'00"
C5	20.00'	18.44'	52°49'51"
C6	36.95'	36.67'	56°52'20"





GENERAL PLAN LAND USE DESIGNATION AND ZONING				
LOT	GENERAL PLAN		ZONING	
	EXISTING	PER DTLA 2040	EXISTING	PER DTLA 2040
GROUND LOT 1	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IX3-FA
GROUND LOT 2	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IX3-FA
GROUND LOT 3	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IX3-FA
GROUND LOT 4	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IX3-FA
GROUND LOT 5	LIGHT MANUFACTURING	HYBRID INDUSTRIAL	M2-2D	MB4-SH1-5 IX3-FA

REFERENCES

(R1) COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION
(R2) PARCEL MAP L.A. NO. 6524, P.M.B. 242/62-64
(R3) W. J. FISHER'S ADDITION NO. 1 OF THE KOHLER AND FROHLING TRACT, M.B. 37/91
(R4) F.B. WILDE'S SUBDIVISION OF A PART OF CORONEL TRACT, M.B. 55/81
(R5) RECORD OF SURVEY, R.S.B. 195/24
(R6) PARCEL MAP L.A. NO. 4668, P.M.B. 147/96-98
(R7) CORNER RECORD, PWFB 1221/289-290
(R8) CORNER RECORD, PWFB 1221/58-59
(R9) CORNER RECORD, PWFB 1221/67-69
(R10) CORNER RECORD, PWFB 1221/85-89
(R11) OFFICIAL MAP NO. 1, M.B. 5/35-37

MONUMENT NOTES

- ● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS AND STREET RIGHT OF WAY LINES, UNLESS SHOWN OTHERWISE.

1. FOUND NAIL, NO WASHER ACCEPTED AS LOCATION OF SPIKE AND WASHER "RCE 18662" PER R2
2. FOUND LEAD, TACK AND TAG "LS 5711" 1.00' OFFSET, PER R8
3. SEARCHED FOUND NOTHING ESTABLISHED BY INTERSECTION
4. FOUND NAIL, NO WASHER, NO REFERENCE ACCEPTED AS CENTERLINE INTERSECTION

SFN – DENOTES SEARCHED FOUND NOTHING

EASEMENTS

(10) AN EASEMENT FOR FUTURE STREET AND SIDEWALK PURPOSES SHOWN OR DEDICATED ON PARCEL MAP L.A. NO. 4668 ON FILE IN BOOK 147, PAGE 96–98 INCLUSIVE OF PARCEL MAPS.

(11) AN EASEMENT FOR FUTURE STREET AND SIDEWALK PURPOSES SHOWN OR DEDICATED ON PARCEL MAP L.A. NO. 6524 ON FILE IN BOOK 242, PAGE 62–64 INCLUSIVE OF PARCEL MAPS.

(13) A RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, SOUTHERN PACIFIC TRANSPORTATION COMPANY, AND LOS ANGELES WHOLESALE PRODUCE MARKET DEVELOPMENT CORPORATION RECORDED MAY 10, 1983 AS INSTRUMENT NO. 83–520480, OFFICIAL RECORDS. AMENDED PER DOCUMENT RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93–2504040, OFFICIAL RECORDS (CONTAINS A NON–EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; RECONSTRUCTION MAINTENANCE AND REPAIR OF THE PRIVATE ROADWAY; AND GATES AND STRUCTURES. A PORTION THE EASEMENT WAS RELEASED PER INSTRUMENT NO. 93–2504040, OFFICIAL RECORDS. SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 2).

(14) AN EASEMENT FOR STORM DRAIN, PUBLIC UTILITY AND SANITARY SEWER PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED AUGUST 28, 1984 AS INSTRUMENT NO. 84–1036826, OFFICIAL RECORDS (DOCUMENT VACATED EIGHTH STREET AND RESERVED PERMANENT EASEMENTS IN FAVOR OF THE CITY OF LOS ANGELES).

(19) AN EASEMENT FOR VEHICULAR RIGHT–OF–WAY WHICH SHALL BE ONE–WAY FROM ITS SOUTHWESTERLY LINE TO SEVENTH STREET, AND VEHICULAR RIGHT–OF–WAY, QUEUING, PARKING, STAGING, LOADING AND UNLOADING PURPOSES IN FAVOR OF NEWLOWE PROPERTIES RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91–675093, OFFICIAL RECORDS (CONTAINS EASEMENTS THE FOLLOWING:
- "8TH STREET" INGRESS AND EGRESS (A PORTION OF THE EASEMENT CREATED IN INSTRUMENT NO. 83–520480, OFFICIAL RECORDS, SEE ITEM 13 ABOVE.
- "TRUCK" INGRESS AND EGRESS
- "TRACT STREET WEST" VEHICLE RIGHT OF WAY
- "RAIL" SERVICE AND RIGHT OF WAY
- "NORTHWEST" VEHICULAR RIGHT OF WAY
- "OPM VEHICULAR" RIGHT OF WAY
- "OPM PARKING" (NO EASEMENT WIDTH)

SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 3 AND LEGAL DESCRIPTION PARCEL B, PARCEL 4).

(20) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" PER DOCUMENT RECORDED MAY 9, 1991 AS INSTRUMENT NO. 91–675094, OFFICIAL RECORDS (CONTAINS THE SAME EASEMENTS REFERENCED IN ITEM 19 ABOVE. SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 3 AND LEGAL DESCRIPTION PARCEL B, PARCEL 4).

(21) COVENANTS, CONDITIONS, AND RESTRICTIONS PER DOCUMENT RECORDED OCTOBER 10, 1991 AS INSTRUMENT NO. 91–1601071, OFFICIAL RECORDS. MODIFIED PER DOCUMENT RECORDED DECEMBER 23, 1993 AS INSTRUMENT NO. 93–2504040, OFFICIAL RECORDS (A PORTION THE EASEMENT WAS RELEASED PER INSTRUMENT NO. 93–2504040, OFFICIAL RECORDS. SHOWN AS LEGAL DESCRIPTION PARCEL B, PARCEL 2 AND LEGAL DESCRIPTION PARCEL C, PARCEL 2).

(31) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR COMMUNITY DRIVEWAY" PER DOCUMENT RECORDED APRIL 10, 2013 AS INSTRUMENT NO. 20130536315, OFFICIAL RECORDS (EXHIBIT A–SITE PLAN SHOWS THE 27' WIDE COMMUNITY DRIVEWAY, BUT NO DIMENSIONS ARE SHOWN. APPROXIMATE LOCATION SHOWN HEREON).

(38) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES RECORDED FEBRUARY 16, 2017, AS INSTRUMENT NO. 20170192495, OFFICIAL RECORDS. SAID OFFER WAS ACCEPTED PER DOCUMENT RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 20170387694, OFFICIAL RECORDS.

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 096103001

SCALE	AS SHOWN
DESIGNED BY	RQ
DRAWN BY	RQ
APPROVED BY	MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE:
MICHAEL CHOI, P.E. NO. 67851 EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: — DATE

OWNER
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
TITLE SHEET, TOPOGRAPHY, AND NOTES
ROW DTLA

SHEET 2 OF 9
CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER: 2022-039.00
DATE: 01/30/2026
REVISIONS:

SHEET TITLE:
VESTING TENTATIVE TRACT MAP 2/9

SHEET NUMBER:
G085.1

Plotted By: Williamson, Jonathan Sheet Set: ROW DTLA Layout: 2 September 08, 2025 02:50:54pm K:\LOT_LDEV\194534001 – ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Title Sheet.dwg
Drawing name: K:\LOT_LDEV\194534001 – ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Title Sheet.dwg 2 Sep 08, 2025 2:50pm by: Jonathan Williamson
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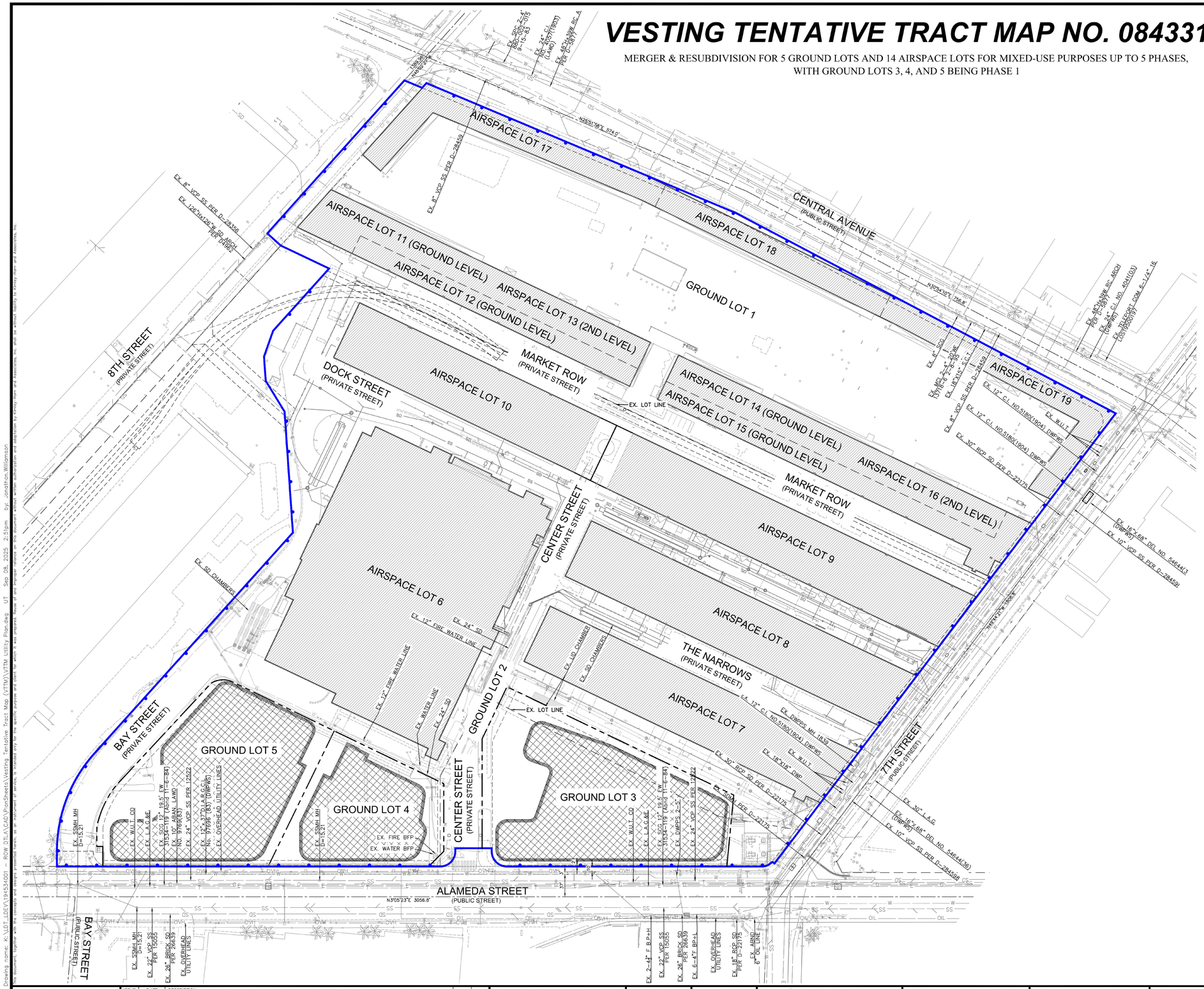
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- SS — EXISTING SEWER
- SD — EXISTING STORM DRAIN
- W — EXISTING WATER
- OIL — EXISTING OIL
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- OVH — EXISTING OVERHEAD ELECTRIC

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 096103001

SCALE	AS SHOWN
DESIGNED BY	RQ
DRAWN BY	RQ
APPROVED BY	MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
UTILITY SHEET
ROW DTLA

SHEET 3 OF 9
CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET
JOB NUMBER 2022-039.00
DATE 01/30/2026
REVISIONS

SHEET TITLE
VESTING TENTATIVE TRACT MAP 3/9

SHEET NUMBER
G085.2

Plotted By: Williamson, Jonathan Sheet Set: ROW DTLA Layout: LIT September 08, 2025 02:51:12pm K:\LDT_LDEV\19433401 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Utility Plan.dwg
Drawing name: K:\LDT_LDEV\19433401 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Utility Plan.dwg Last Saved: Sep 08, 2025 2:51pm By: Jonathan.Williamson
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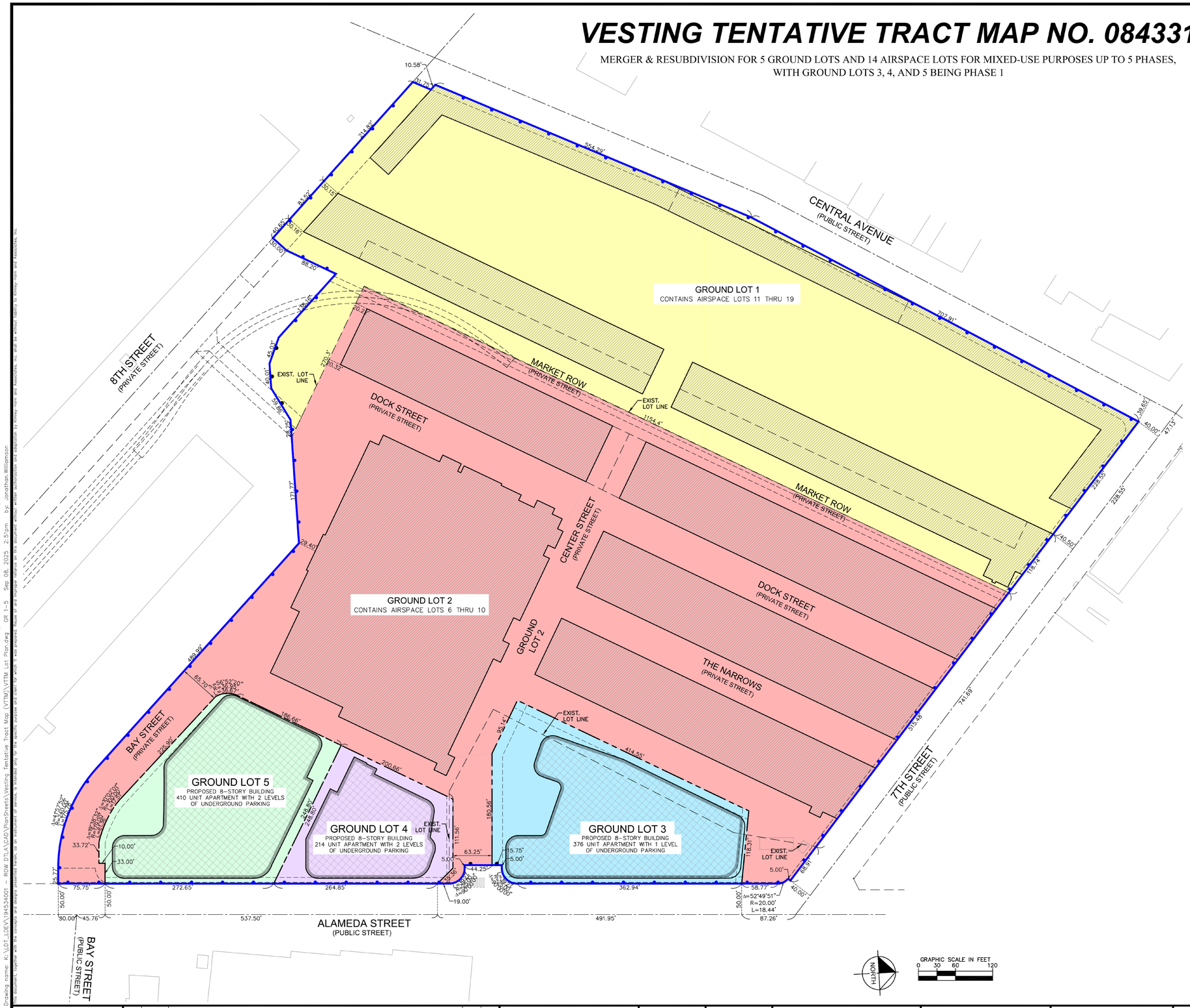
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES, WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- GROUND LOT 1 (CONTAINS AIRSPACE LOTS 11 THRU 19)
- GROUND LOT 2 (CONTAINS AIRSPACE LOTS 6 THRU 10)
- GROUND LOT 3
- GROUND LOT 4
- GROUND LOT 5

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 996103001
SCALE AS SHOWN
DESIGNED BY RQ
DRAWN BY RQ
APPROVED BY MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER DATE
REVIEWED AND RECOMMENDED BY: DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8990

CITY OF LOS ANGELES
GROUND LOTS 1 - 5
ROW DTLA

SHEET 4 OF 9
CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER: 2022-039.00
DATE: 01/30/2026
REVISIONS:

SHEET TITLE:
VESTING TENTATIVE TRACT MAP 4/9

SHEET NUMBER:
G085.3

Plotted By: Williamson, Jonathon Sheet Set: ROW DTLA Layout: GR 1-5 September 08, 2025 02:51:29pm K:\LDT_LDEV\19453401 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Lot Plan.dwg
Drawing name: K:\LDT_LDEV\19453401 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Lot Plan.dwg GR 1-5 Sep 08, 2025 2:51pm By: Jonathon Williamson
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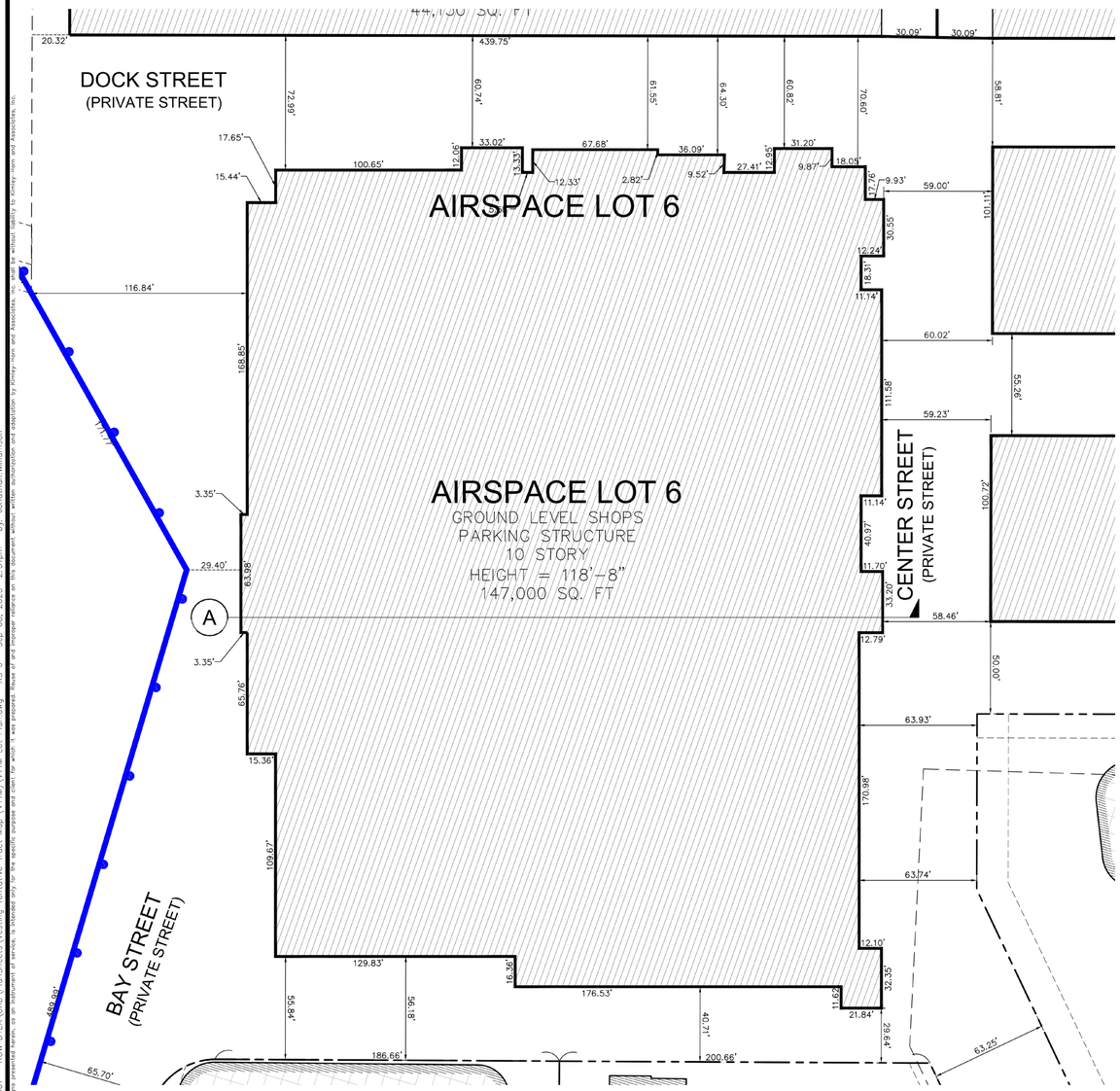
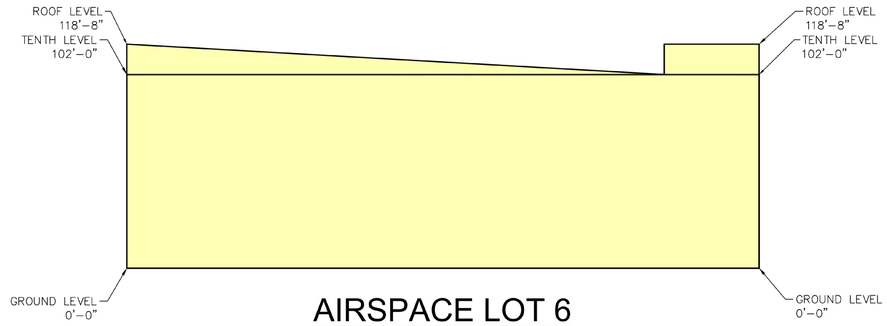
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1



LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 6



AIRSPACE LOT 6
CROSS SECTION A

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 996103001
SCALE AS SHOWN
DESIGNED BY RQ
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APPROVED BY MC

ENGINEERS SEAL

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LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER DATE
REVIEWED AND RECOMMENDED BY: DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
AIRSPACE LOT 6
ROW DTLA

SHEET 5 OF 9
CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT
757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET
JOB NUMBER 2022-039.00
DATE 01/30/2026
REVISIONS

SHEET TITLE:
VESTING TENTATIVE TRACT MAP 5/9

SHEET NUMBER:
G085.4

Plotted By: Williamson, Jonathon Sheet Set: ROW DTLA Layout: AS 6 September 08, 2025 02:51:31pm K:\LOT_LDEV\194534001 - ROW DTLA\CAD\PlotSheets\Vesting Tentative Tract Map (VTM)\VTM Lot Plan.dwg
Drawing name: K:\LOT_LDEV\194534001 - ROW DTLA\CAD\PlotSheets\Vesting Tentative Tract Map (VTM)\VTM Lot Plan.dwg AS 6 Sep 08, 2025 2:51pm by: Jonathon.Williamson
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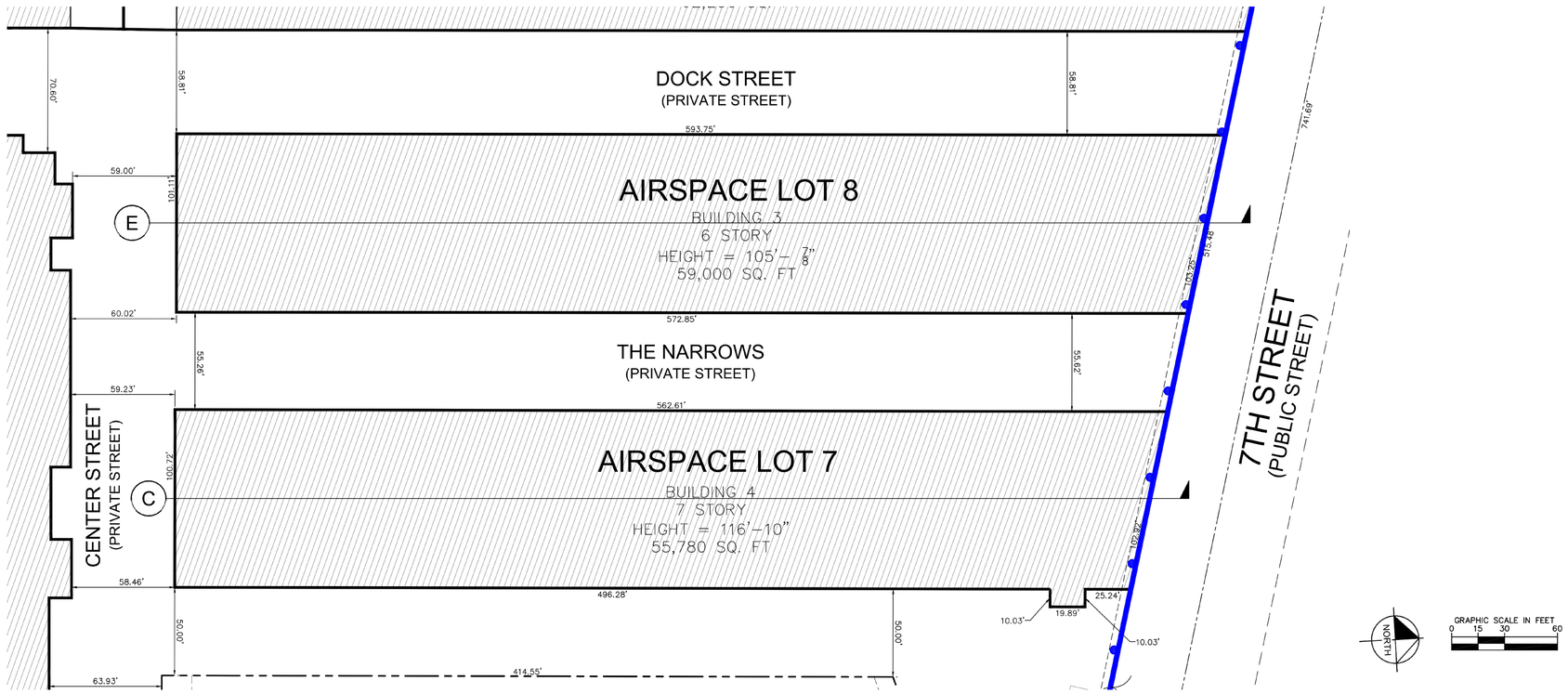
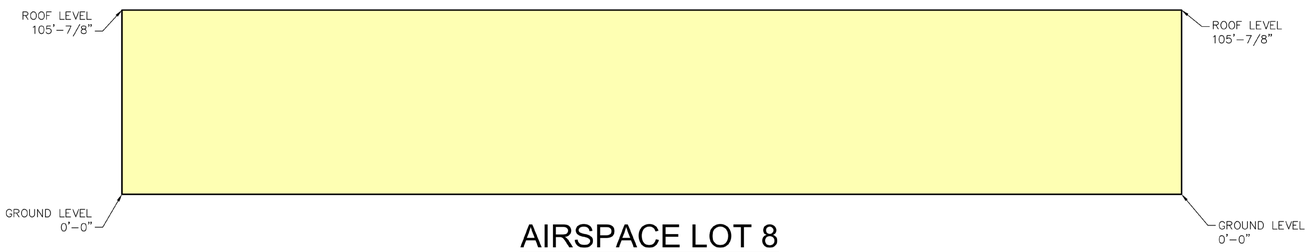
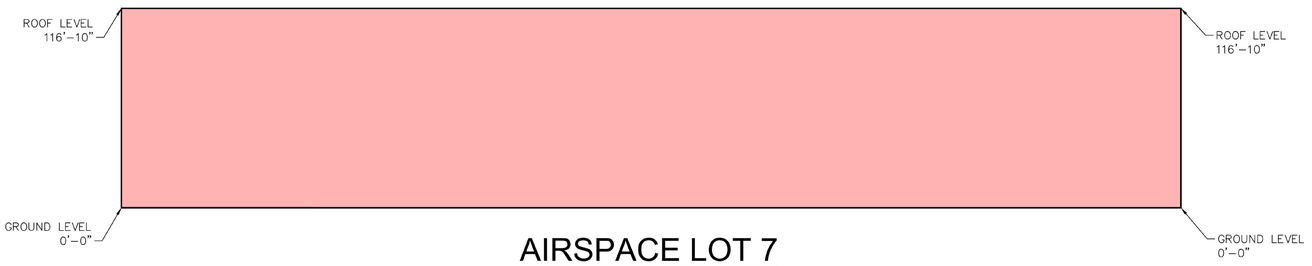
MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1







LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 7
- AIRSPACE LOT 8

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 996103001

SCALE AS SHOWN
DESIGNED BY RQ
DRAWN BY RQ
APPROVED BY MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040

PREPARED UNDER THE DIRECT SUPERVISION OF:

MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: — DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
AIRSPACE LOTS 7 - 8

ROW DTLA

SHEET 6 OF 9
CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
VESTING TENTATIVE TRACT MAP 6/9

SHEET NUMBER:
G085.5

Plotted By:Williamson, Jonathon Sheet Set:ROW DTLA Layout:AS 7-8 September 08, 2025 02:51:38pm K:\LDT_LDEV\19453401 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTTM)\VTTM Lot Plan.dwg Sep 08, 2025 2:51pm by: Jonathon Williamson
Drawing Name: K:\LDT_LDEV\19453401 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTTM)\VTTM Lot Plan.dwg AS 7-8
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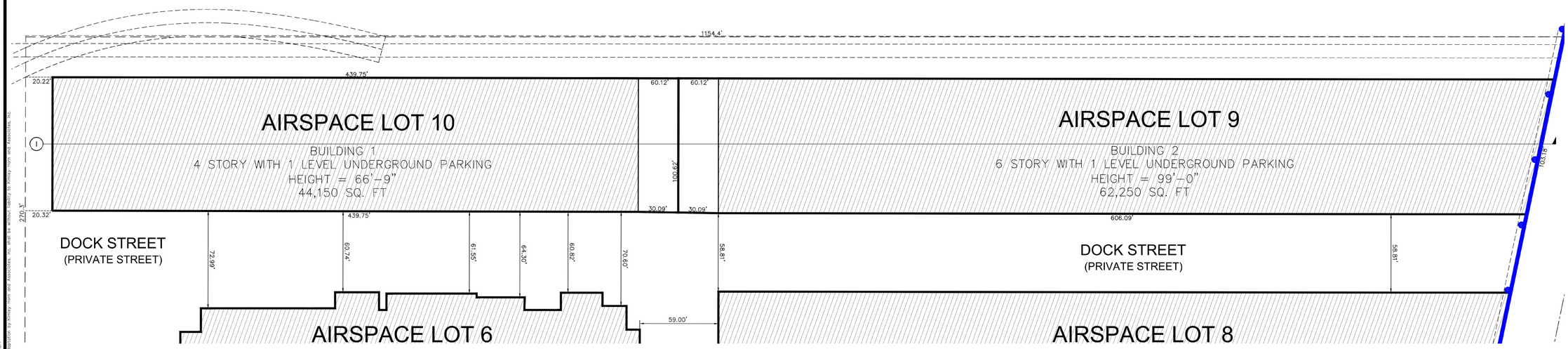
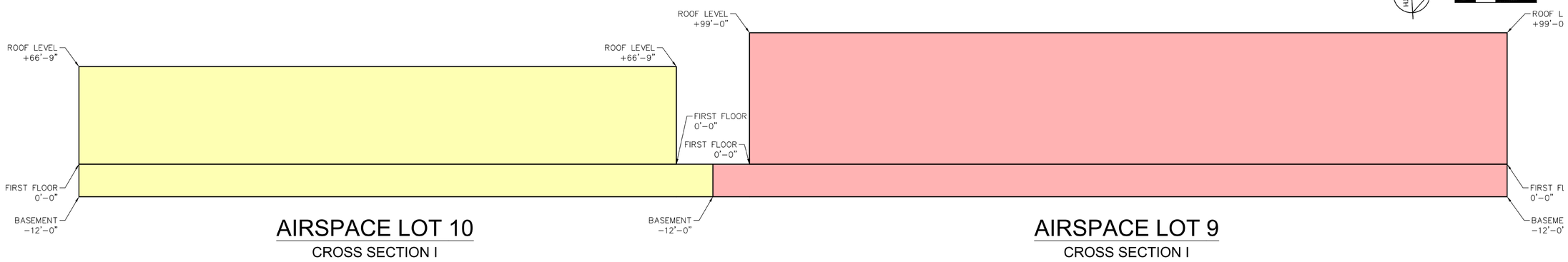
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1





AIRSPACE LOT 10
CROSS SECTION I

AIRSPACE LOT 9
CROSS SECTION I

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 9
- AIRSPACE LOT 10

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 996103001

SCALE	AS SHOWN
DESIGNED BY	RQ
DRAWN BY	RQ
APPROVED BY	MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER DATE
REVIEWED AND RECOMMENDED BY: DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
AIRSPACE LOTS 9 - 10
ROW DTLA

SHEET 7 OF 9

CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00

DATE
01/30/2026

REVISIONS

SHEET TITLE
VESTING TENTATIVE TRACT MAP 7/9

SHEET NUMBER
G085.6

Plotted By: Williamson, Jonathon Sheet Set: ROW DTLA Layout: AS 9-16 September 08, 2025 02:51:43pm K:\LOT_LUEV\194534001 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTTM)\VTTM Lot Plan.dwg
Drawing name: K:\LOT_LDEV\194534001 - ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTTM)\VTTM Lot Plan.dwg AS 9-16 Sep 08, 2025 2:51pm by: Jonathon.Williamson
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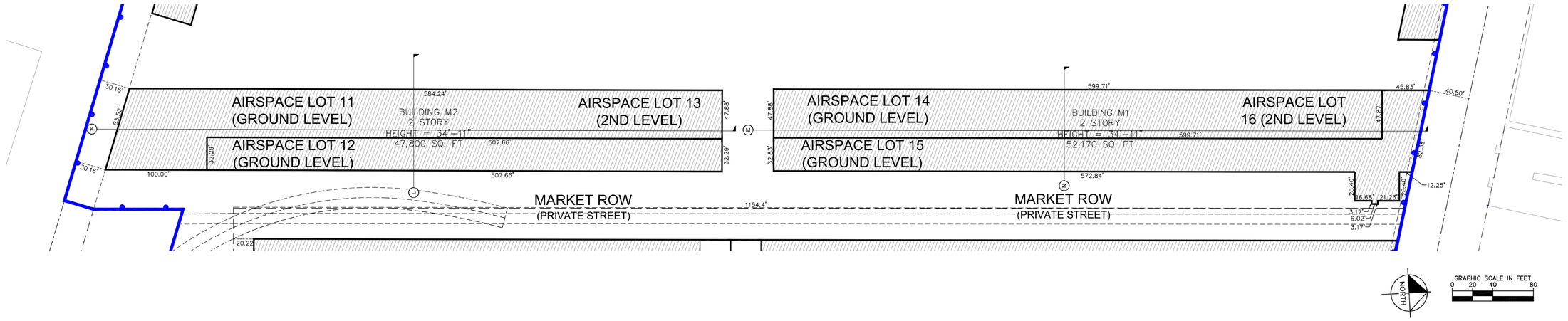
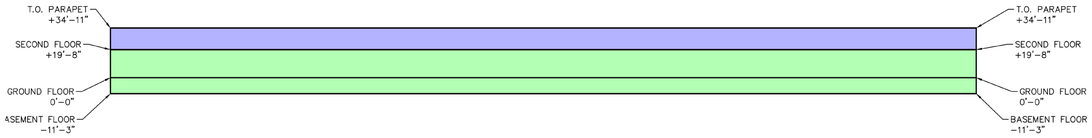
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1

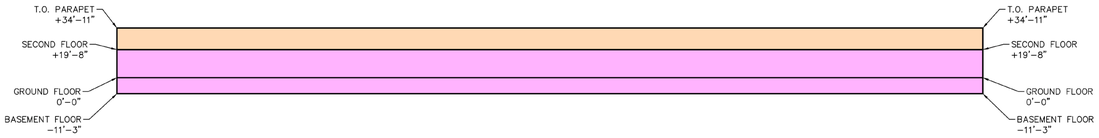


GRAPHIC SCALE IN FEET
0 20 40 80

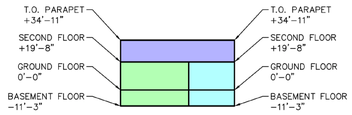
NORTH



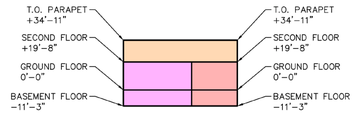
AIRSPACE LOT 11 - 13
CROSS SECTION K



AIRSPACE LOT 14 - 16
CROSS SECTION M



AIRSPACE LOT 11 - 13
CROSS SECTION L



AIRSPACE LOT 14 - 16
CROSS SECTION N

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 11
- AIRSPACE LOT 12
- AIRSPACE LOT 13
- AIRSPACE LOT 14
- AIRSPACE LOT 15
- AIRSPACE LOT 16

DIGALERT
DIAL BEFORE YOU DIG — TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 096103001
SCALE AS SHOWN
DESIGNED BY RQ
DRAWN BY RQ
APPROVED BY MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8990

CITY OF LOS ANGELES
AIRSPACE LOTS 11 - 16
ROW DTLA

SHEET 8 OF 9
CITY PROJECT NO.

ROW DTLA RESIDENTIAL PROJECT
757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET
JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
VESTING TENTATIVE TRACT MAP 8/9

SHEET NUMBER
G085.7

Plotted By: Williamson, Jonathon Sheet Set: ROW DTLA Layout: 45 11-16 September 08, 2025 02:51:48pm K:\LOT_LDEV\194534001 – ROW DTLA\CAD\PlotSheets\Vesting Tentative Tract Map (VTTM)\VTTM Lot Plan.dwg
Drawing name: K:\LOT_LDEV\194534001 – ROW DTLA\CAD\PlotSheets\Vesting Tentative Tract Map (VTTM)\VTTM Lot Plan.dwg Sep 08, 2025 2:51pm by: Jonathon Williamson
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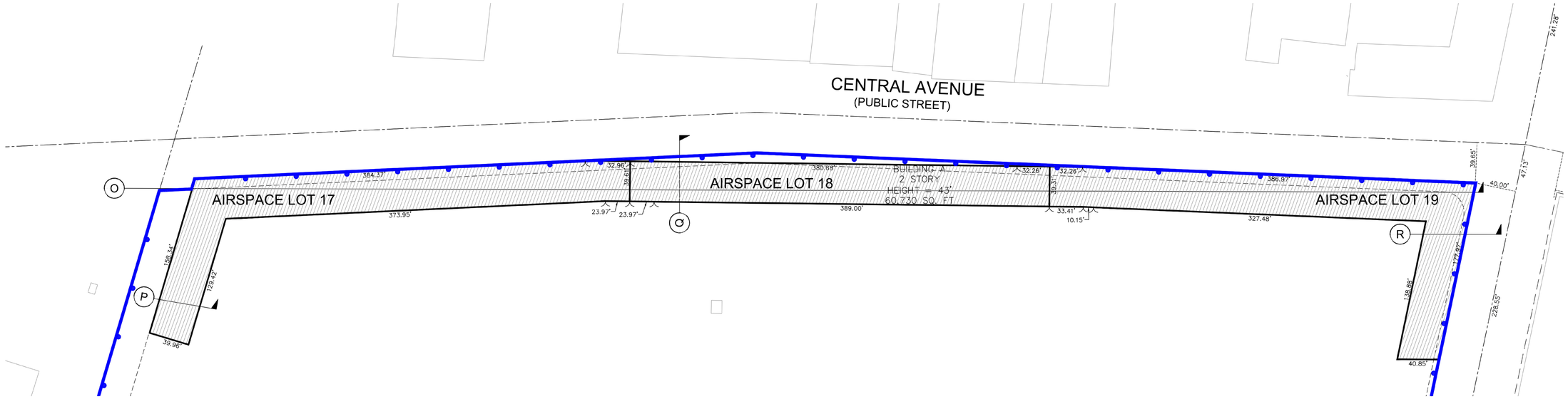
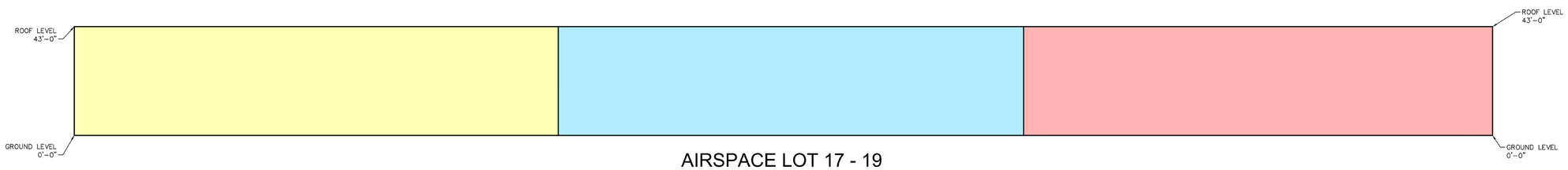
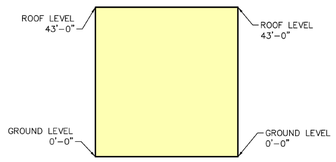
VESTING TENTATIVE TRACT MAP NO. 084331

MERGER & RESUBDIVISION FOR 5 GROUND LOTS AND 14 AIRSPACE LOTS FOR MIXED-USE PURPOSES UP TO 5 PHASES,
WITH GROUND LOTS 3, 4, AND 5 BEING PHASE 1

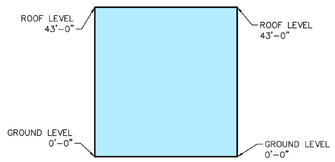




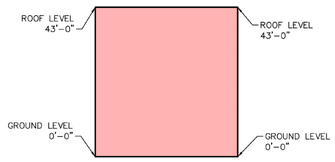
AIRSPACE LOT 17 - 19
CROSS SECTION O



AIRSPACE LOT 17
CROSS SECTION P



AIRSPACE LOT 18
CROSS SECTION Q



AIRSPACE LOT 19
CROSS SECTION R

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- PROPOSED AIRSPACE LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- AIRSPACE LOT 17
- AIRSPACE LOT 18
- AIRSPACE LOT 19

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

MIXED-USE BUILDING
777 SOUTH ALAMEDA STREET
LOS ANGELES, CA 90021

KHA PROJECT 996103001

SCALE	AS SHOWN
DESIGNED BY	RQ
DRAWN BY	RQ
APPROVED BY	MC

ENGINEERS SEAL

CONSULTANT
Kimley»Horn
660 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
(213) 261-4040
PREPARED UNDER THE DIRECT SUPERVISION OF:
MICHAEL CHOI, P.E. NO. 67851 DATE: EXP. 06/30/25

CITY OF LOS ANGELES
APPROVED BY:
CITY OF LOS ANGELES CITY ENGINEER — DATE
REVIEWED AND RECOMMENDED BY: DATE

OWNERS
ALAMEDA SQUARE OWNERS, LLC
1318 EAST 7TH STREET, UNIT 200
LOS ANGELES, CA 90021
(213) 988-8890

CITY OF LOS ANGELES
AIRSPACE LOTS 17 - 19
ROW DTLA

SHEET 9 OF 9
CITY PROJECT NO.

Plotted By: Williamson, Jonathon Sheet Set: ROW DTLA Layout: AS 17=19 September 08, 2025 02:51:53pm K:\LDT_LDEV\194534001 – ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Lot Plan.dwg
Drawing name: K:\LDT_LDEV\194534001 – ROW DTLA\CAD\PlanSheets\Vesting Tentative Tract Map (VTM)\VTM Lot Plan.dwg AS 17=19 Sep 08, 2025 2:51pm by: Jonathon.Williamson
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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

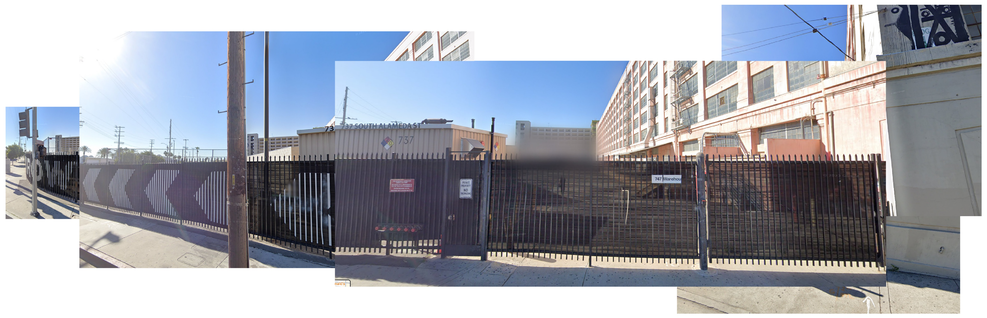
ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

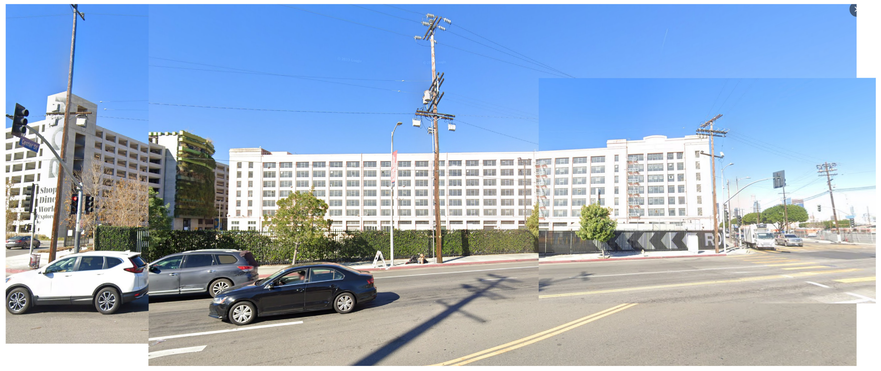
JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
VESTING TENTATIVE TRACT MAP 9/9

SHEET NUMBER
G085.8



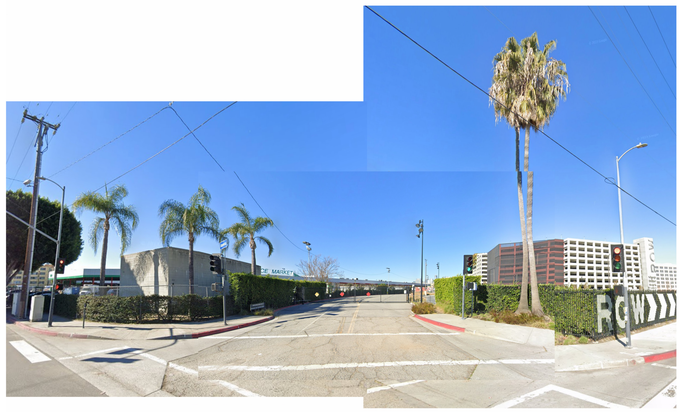
7TH STREET LOOKING SOUTH 1



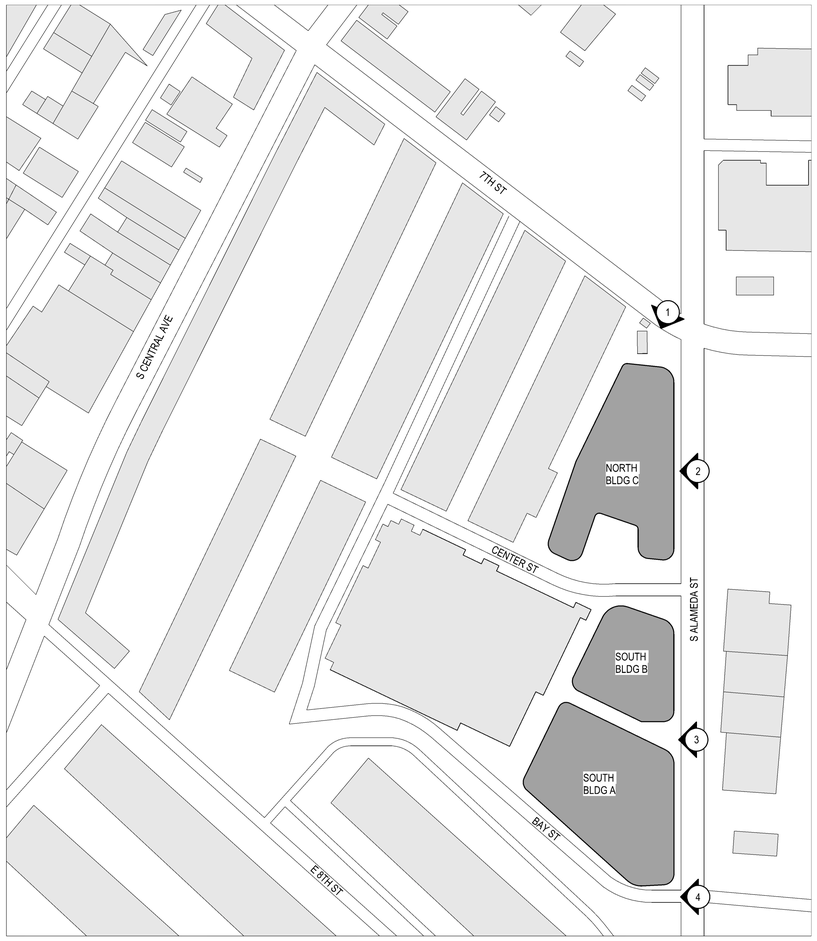
ALAMEDA STREET LOOKING WEST - NORTH LOT 2



ALAMEDA STREET LOOKING WEST - NORTH LOT 4



BAY ST LOOKING WEST 3



ALAMEDA STREET LOOKING WEST - NORTH LOT 4

KFA

3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

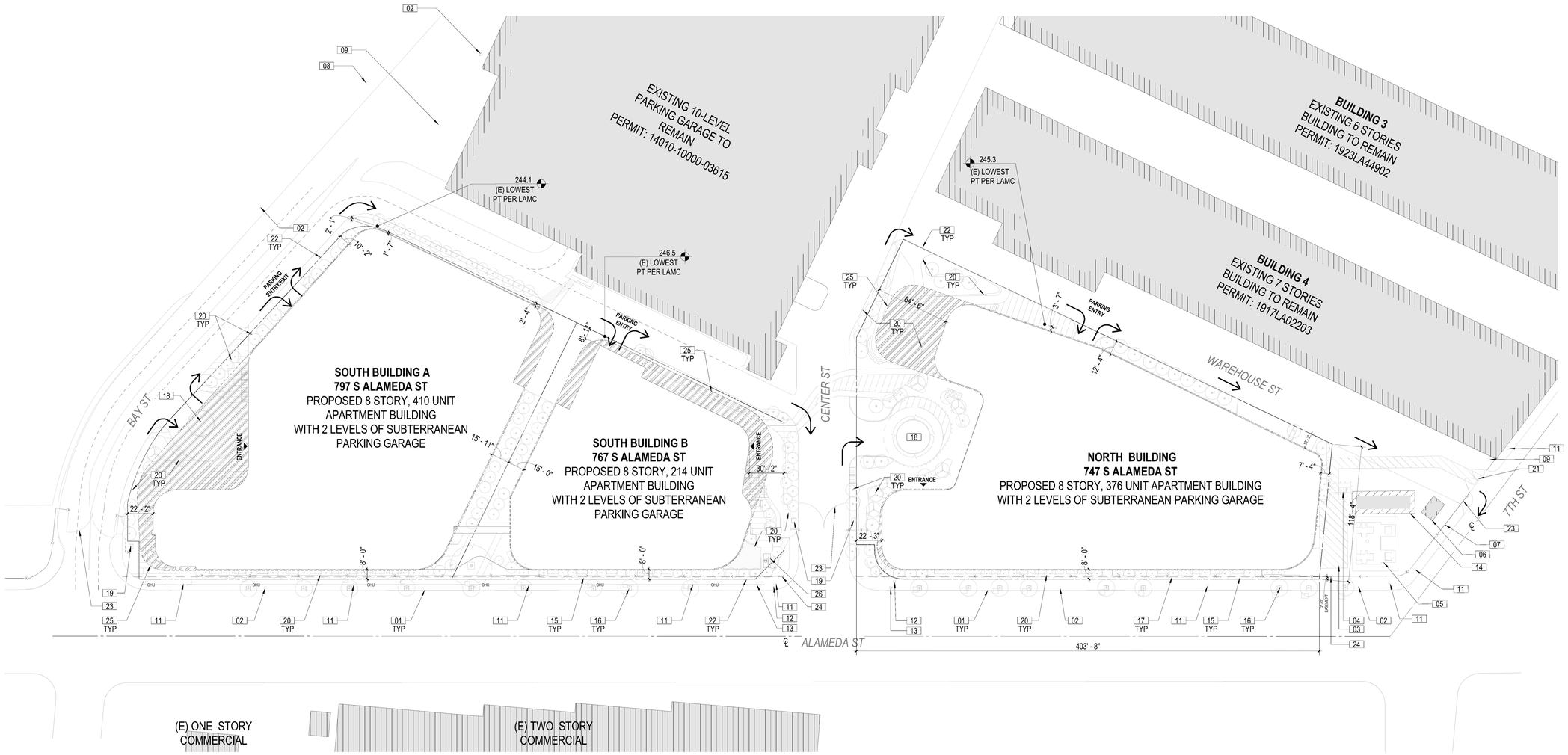
SHEET TITLE:

SITE PHOTOS

SHEET NUMBER:

G086

9/29/25 5:34:01 PM



0' 20' 40' 80'

SITE PLAN
1" = 40'-0"

5

SHEET NOTES

NOTES

01 (E) CURB AND GUTTER
02 (E) FIRE HYDRANT
03 (E) DWP STAGING AREA
04 (E) TEMPORARY ELECTRICAL EQUIPMENT TO BE REMOVED BEFORE DEVELOPMENT
05 (E) LADWP TRANSFORMER YARD AND ENCLOSURE
06 (E) FIRE PUMP ROOM
07 (E) FIRE DEPT. CONNECTION FOR PUMP ROOM
08 (E) SANITARY MANHOLE
09 (E) MANHOLE
10 (E) LIGHT POLE
11 (E) UTILITY PULL BOX
12 (E) TRAFFIC SIGNAL POST
13 (E) TRAFFIC SIGNAL BOX
14 (E) ELECTRICAL BUILDING TO REMAIN
15 (E) HEDGE
16 (E) STREET TREE
17 PROPOSED TREE, SEE LANDSCAPE DWGS
18 LANDSCAPED DROP OFF ROUNDABOUT
19 SIGNAGE STRUCTURE
20 LANDSCAPE AREA, SEE LANDSCAPE DWG
21 LADWP SUBSTATION ACCESS
22 PROPERTY LINE
23 (E) 8'-0" HIGH FENCE WITH HEDGE
24 2'-0" EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF LOS ANGELES
25 FLOOR ABOVE
26 (E) BACKFLOW PREVENTER

LEGEND

PROPOSED BUILDING FOOTPRINT
PROPOSED UPPER FLOORS FOOTPRINT
EXISTING NEIGHBORHOOD BUILDINGS (NOT A PART)
BUILDING ENTRANCE

KFA
3573 HAYDEN AVENUE
CULVER CITY, CA 90232
310.399.7975
KFALOSANGELES.COM

ROW DTLA RESIDENTIAL PROJECT

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JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A000
3/29/25 5:20:45 PM



0' 20' 40' 80'

OVERALL P2 LEVE PLAN
1" = 40'-0"

1

NOTES

SHEET NOTES

P2 PARKING COUNT

(A) SOUTH BUILDING A	
01) STANDARD	106
04) EVCS W/ EV CHARGER - STANDARD	15
07) EV READY W/ RECEPTACLE	62
	183
(B) SOUTH BUILDING B	
01) STANDARD	58
04) EVCS W/ EV CHARGER - STANDARD	3
07) EV READY W/ RECEPTACLE	30
	91
(C) NORTH BUILDING C	
01) STANDARD	111
04) EVCS W/ EV CHARGER - STANDARD	11
07) EV READY W/ RECEPTACLE	66
	188
TOTAL	**462**

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DATE:
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REVISIONS:

SHEET TITLE:
OVERALL P2 LEVEL PLAN

SHEET NUMBER:
A100
9/29/25 5:20:47 PM



0' 20' 40' 80'

N

OVERALL P1 LEVEL PLAN
1" = 40'-0"

1

NOTES

SHEET NOTES

P1 PARKING COUNT

(A) SOUTH BUILDING A	
01) STANDARD	102
04) EVCS W/ EV CHARGER - STANDARD	15
07) EV READY W/ RECEPTACLE	62
	179
(B) SOUTH BUILDING B	
01) STANDARD	57
04) EVCS W/ EV CHARGER - STANDARD	3
07) EV READY W/ RECEPTACLE	30
	90
(C) NORTH BUILDING C	
01) STANDARD	110
04) EVCS W/ EV CHARGER - STANDARD	11
07) EV READY W/ RECEPTACLE	66
	187
TOTAL	**456**

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SHEET TITLE:
OVERALL P1 LEVEL PLAN

SHEET NUMBER:
A101

9/29/25 8:20:56 PM



0' 20' 40' 80'

OVERALL 1ST FLOOR PLAN
1" = 40'-0"

SHEET NOTES

A. PROJECT COMPLIES WITH SEC.4C.10.1 OUTDOOR LIGHTING AND GLARE REGULATIONS.

B. PROJECT COMPLIES WITH SEC.4C.12.1 SITE ELEMENTS REGULATIONS.

C. PROJECT MEETS RECYCLING AREA REQUIREMENTS PER SEC.4C.12.7

NOTES

01 (E) CURB AND GUTTER
02 (E) FIRE HYDRANT
03 (E) DWP STAGING AREA
04 (E) TEMPORARY ELECTRICAL EQUIPMENT TO BE REMOVED BEFORE DEVELOPMENT
05 (E) LADWP TRANSFORMER YARD AND ENCLOSURE
06 (E) FIRE PUMP ROOM
07 (E) FIRE DEPT. CONNECTION FOR PUMP ROOM
08 (E) SANITARY MANHOLE
09 (E) MANHOLE
10 (E) LIGHT POLE
11 (E) UTILITY PULL BOX
12 (E) TRAFFIC SIGNAL POST
13 (E) TRAFFIC SIGNAL BOX
14 (E) ELECTRICAL BUILDING TO REMAIN
15 (E) HEDGE
16 (E) FENCE AND GATE
17 (E) STREET TREE
18 PROPOSED TREE, SEE LANDSCAPE DWGS
19 LANDSCAPED DROP OFF ROUNDABOUT
20 SIGNAGE STRUCTURE
21 LANDSCAPE AREA, SEE LANDSCAPE DWG
22 LADWP SUBSTATION ACCESS
23 PROPERTY LINE
24 OUTLINE OF BUILDING ABOVE
25 DOUBLE-TIER BIKE PARKING
26 SHORT TERM BICYCLE PARKING
27 (E) BACKFLOW PREVENTER
28 FREIGHT LOADING, 400 SF WITH 14' HEIGHT CLEARANCE
29 BUILDING SETBACK
30 PARKING SETBACK

L1 PARKING COUNT

(A) SOUTH BUILDING A	
01) STANDARD	52
02) ADA	7
03) ADA VAN	2
04) EVCS W/ EV CHARGER - STANDARD	12
05) EVCS W/ EV CHARGER - ADA	2
06) EVCS W/ EV CHARGER - ADA VAN	1
07) EV READY W/ RECEPTACLE	11
	87

(B) SOUTH BUILDING B	
01) STANDARD	2
02) ADA	4
03) ADA VAN	1
04) EVCS W/ EV CHARGER - STANDARD	13
05) EVCS W/ EV CHARGER - ADA	1
06) EVCS W/ EV CHARGER - ADA VAN	1
07) EV READY W/ RECEPTACLE	1
	23

(C) NORTH BUILDING C	
01) STANDARD	33
02) ADA	7
03) ADA VAN	2
04) EVCS W/ EV CHARGER - STANDARD	19
05) EVCS W/ EV CHARGER - ADA	2
06) EVCS W/ EV CHARGER - ADA VAN	1
	64
TOTAL	**174**

LEGEND

EXISTING NEIGHBORHOOD BUILDINGS (NOT A PART)

BUILDING ENTRANCE

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SHEET TITLE:
OVERALL FIRST FLOOR PLAN

SHEET NUMBER:
A110
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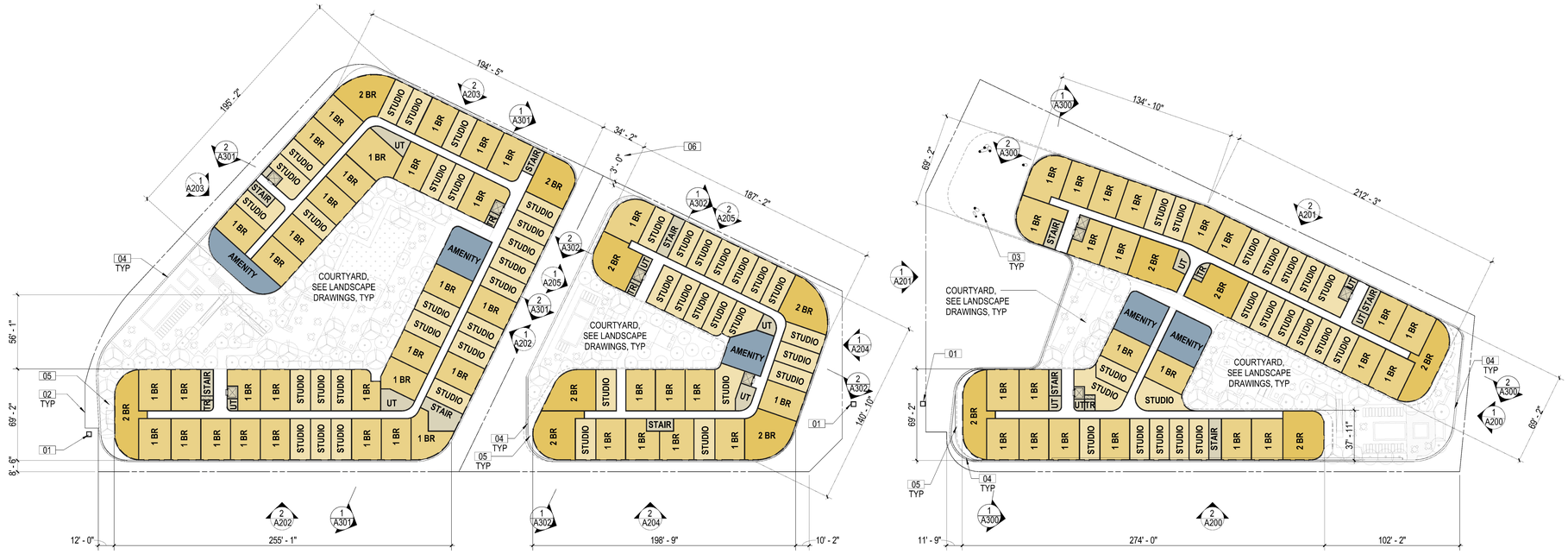

0' 20' 40' 80'

N

OVERALL 2ND FLOOR PLAN
1" = 40'-0"

1

	SHEET NOTES	NOTES
		01 (E) PYLON SIGNAGE 02 OUTLINE OF BUILDING ABOVE 03 COLUMNS 04 STEEL GUARDRAIL, PAINTED 05 PRIVATE PATIOS 06 BUILDING SETBACK

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SHEET TITLE:

OVERALL SECOND FLOOR PLAN

SHEET NUMBER:

A120

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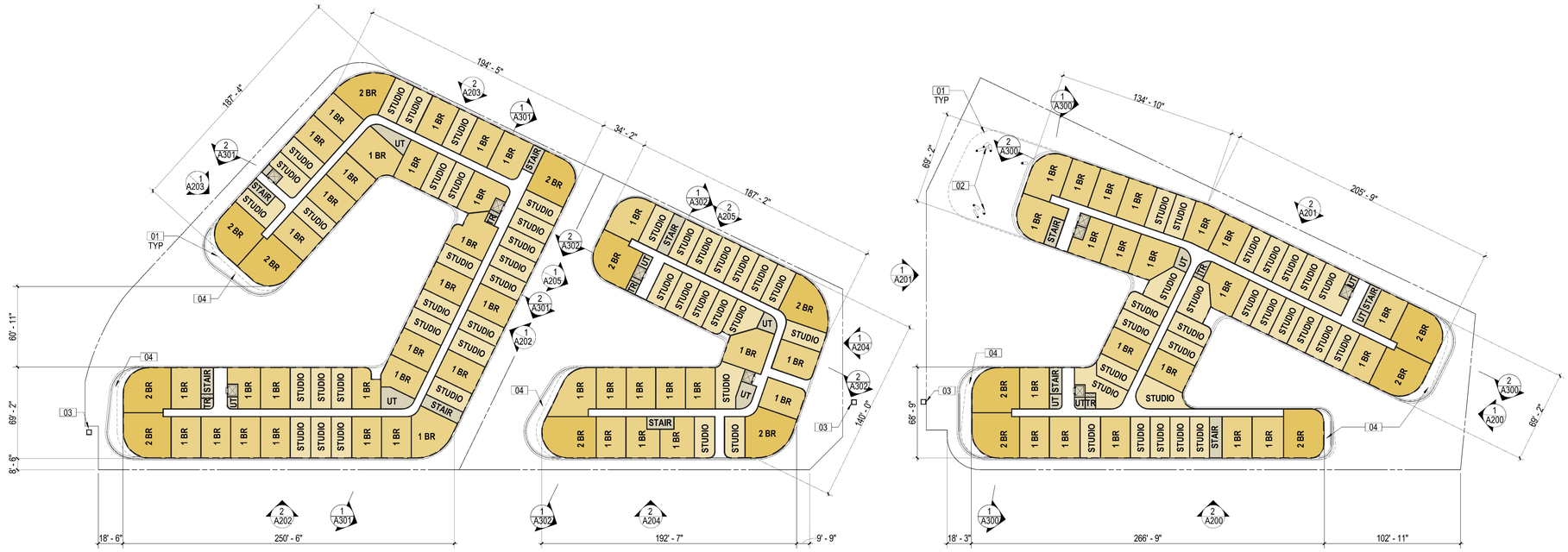

0' 20' 40' 80'

OVERALL 3RD FLOOR PLAN
1" = 40'-0"

1

	SHEET NOTES	NOTES
		01 OUTLINE OF BUILDING ABOVE 02 COLUMNS 03 (E) PYLON SIGNAGE 04 BALCONY

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SHEET TITLE:
OVERALL THIRD FLOOR PLAN

SHEET NUMBER:
A130

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0' 20' 40' 80'

OVERALL 4TH FLOOR PLAN
1" = 40'-0"

	SHEET NOTES	NOTES
		01 OUTLINE OF BUILDING ABOVE 02 BALCONY

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SHEET TITLE:
OVERALL FOURTH FLOOR PLAN

SHEET NUMBER:
A140

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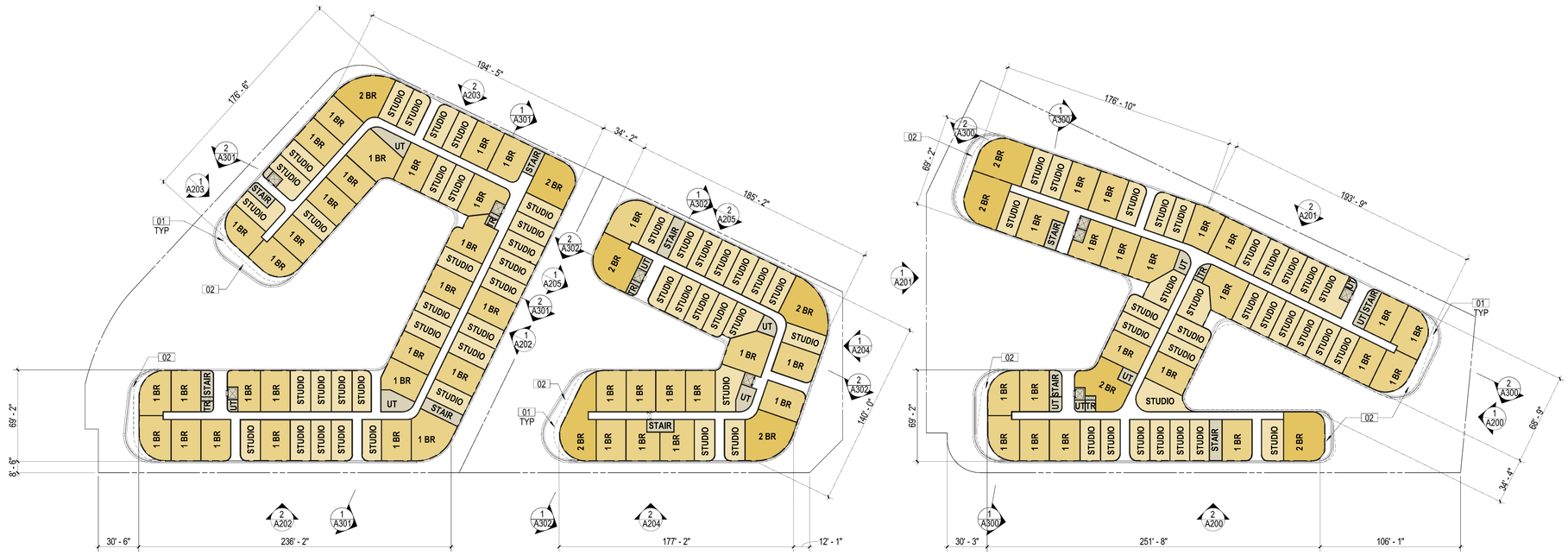

0' 20' 40' 80'

OVERALL 5TH FLOOR PLAN
1" = 40'-0"

1

	SHEET NOTES	NOTES
		01 OUTLINE OF BUILDING ABOVE 02 BALCONY

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SHEET TITLE:
OVERALL FIFTH FLOOR PLAN

SHEET NUMBER:
A150
9/29/25 5:21:42 PM



0' 20' 40' 80'

N

OVERALL 6TH FLOOR PLAN
1" = 40'-0"

	SHEET NOTES	NOTES
		01 OUTLINE OF BUILDING ABOVE 02 BALCONY

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SHEET TITLE:

OVERALL SIXTH FLOOR PLAN

SHEET NUMBER:

A160

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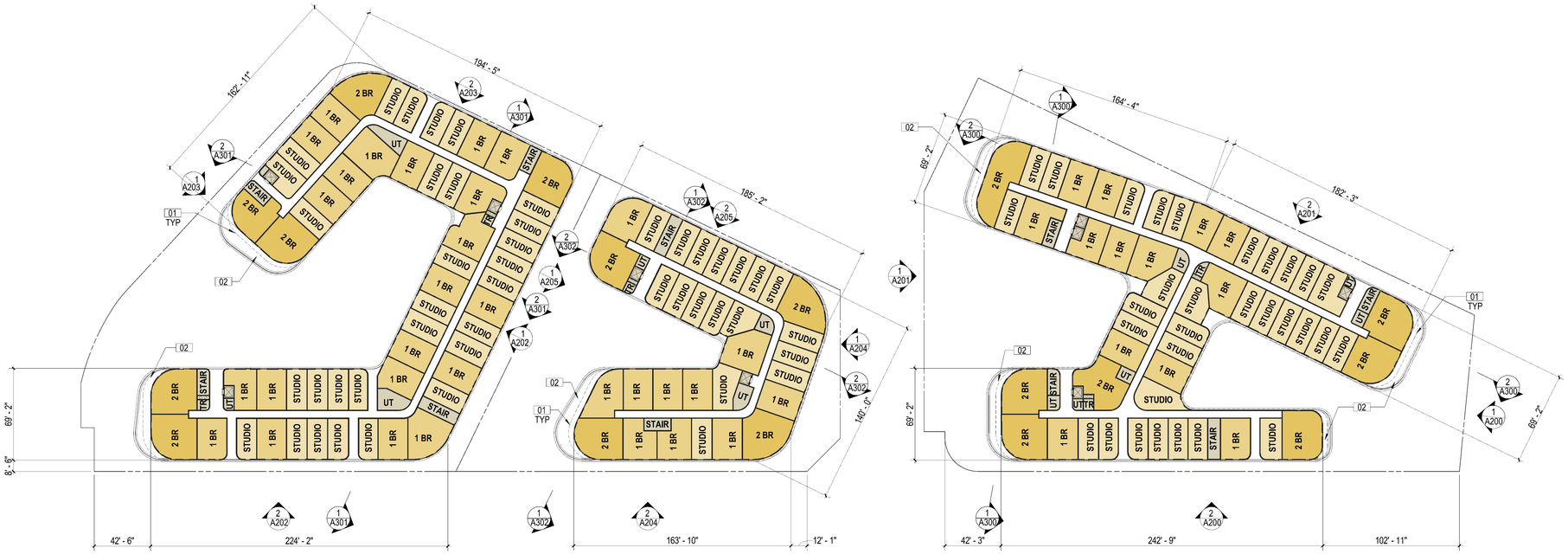

0' 20' 40' 80'

OVERALL 7TH FLOOR PLAN
1" = 40'-0"

	SHEET NOTES	NOTES
		01 OUTLINE OF BUILDING ABOVE 02 BALCONY

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SHEET TITLE:

OVERALL SEVENTH FLOOR PLAN

SHEET NUMBER:

A170

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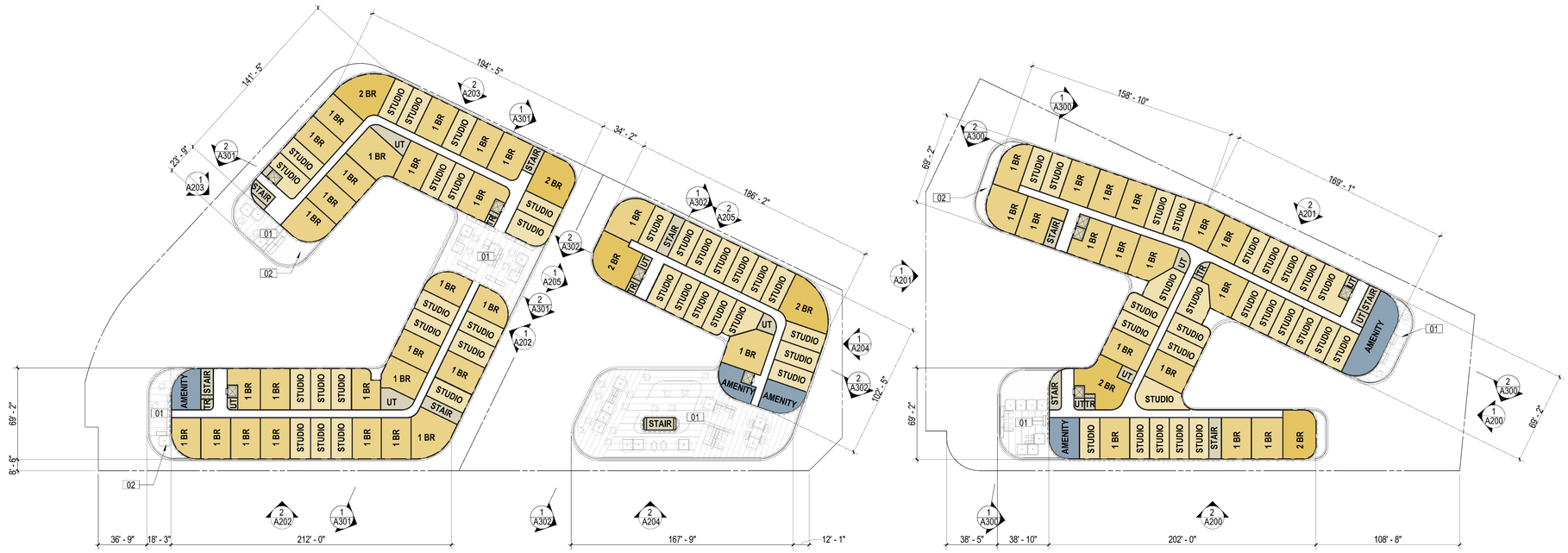

OVERALL 8TH FLOOR PLAN
1" = 40'-0"

0' 20' 40' 80'

SHEET NOTES	NOTES
	01 LANDSCAPE AREA, SEE LANDSCAPE DWG

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SHEET TITLE:
OVERALL EIGHTH FLOOR PLAN

SHEET NUMBER:
A180
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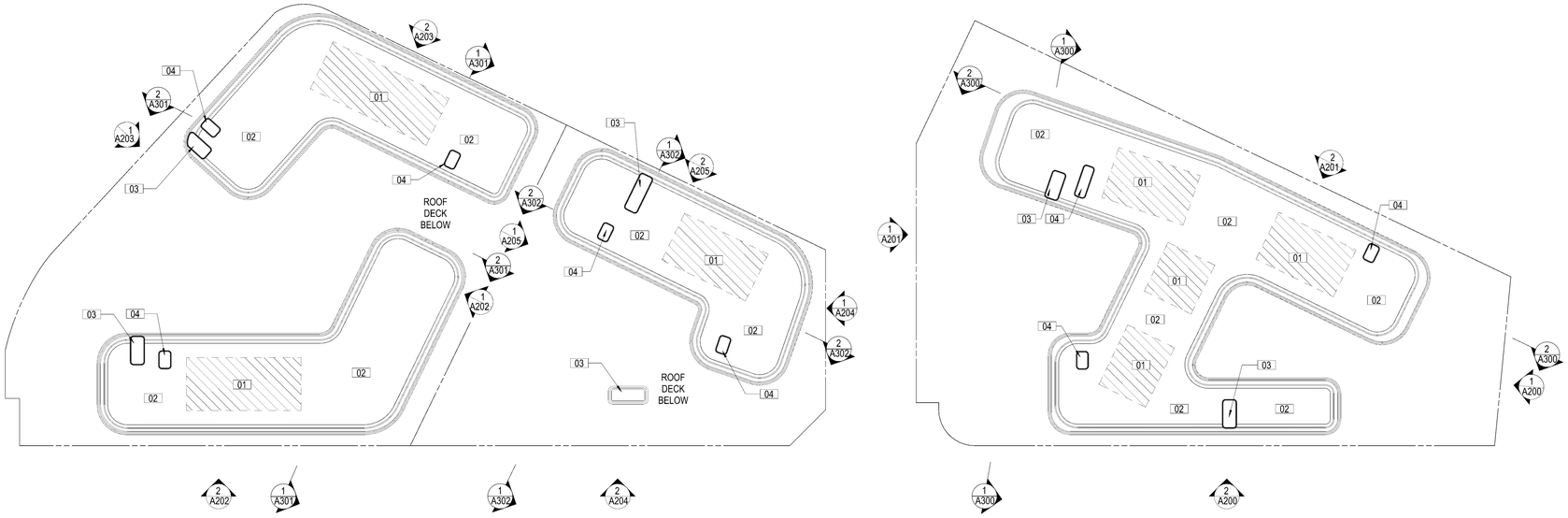

0' 20' 40' 80'

OVERALL ROOF PLAN
1" = 40'-0"

SHEET NOTES

NOTES

01 SOLAR READY ZONE: MIN 15% OF TOTAL ROOF AREA PER CALIFORNIA ENERGY CODE 110.10.b.1.B
02 MECHANICAL EQUIPMENT AREA
03 STAIR
04 ELEVATOR OVERRUN

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SHEET TITLE:
OVERALL ROOF FLOOR PLAN

SHEET NUMBER:
A190

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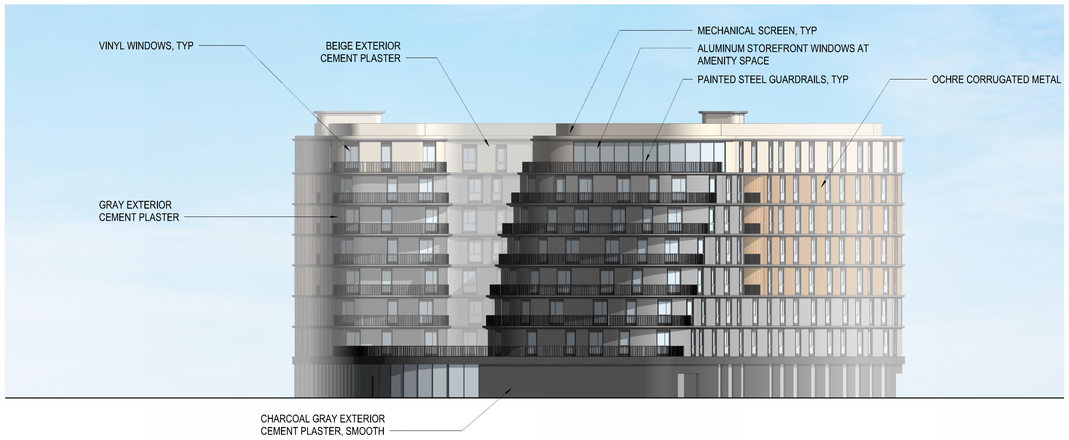

NORTH BUILDING C - NORTH ELEVATION 1
1" = 20'-0"
7TH STREET



NORTH BUILDING C - EAST ELEVATION 2
1" = 20'-0"
ALAMEDA STREET

SHEET NOTES

NOTES

1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

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SHEET TITLE:
NORTH BUILDING C ELEVATIONS

SHEET NUMBER:
A200
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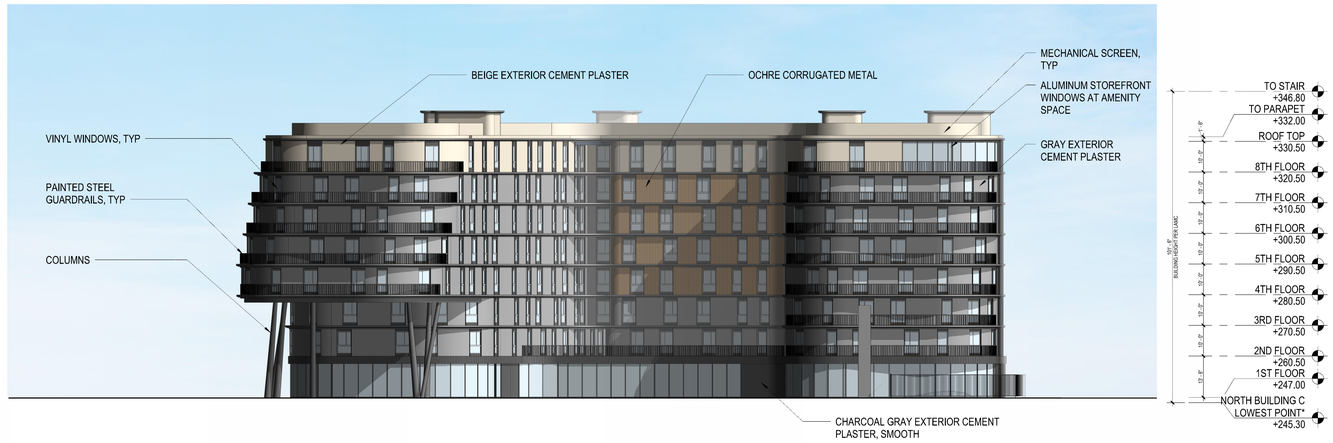
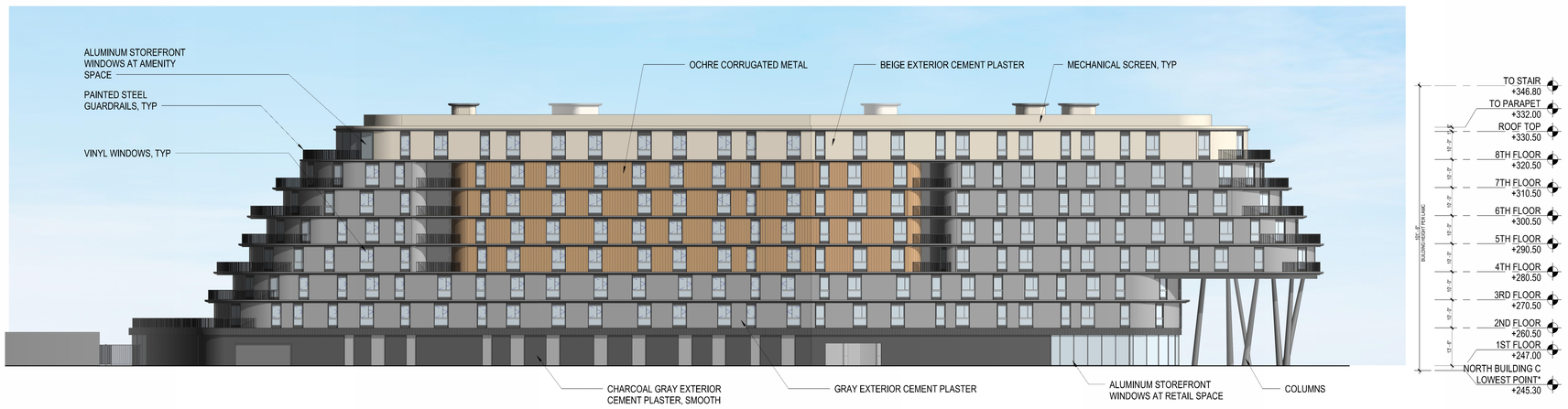


NORTH BUILDING C - SOUTH ELEVATION (1)
1" = 20'-0"
CENTER STREET



NORTH BUILDING C - WEST ELEVATION (2)
1" = 20'-0"
WAREHOUSE STREET

	SHEET NOTES	NOTES
		1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

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SHEET TITLE:
NORTH BUILDING C ELEVATIONS

SHEET NUMBER:
A201
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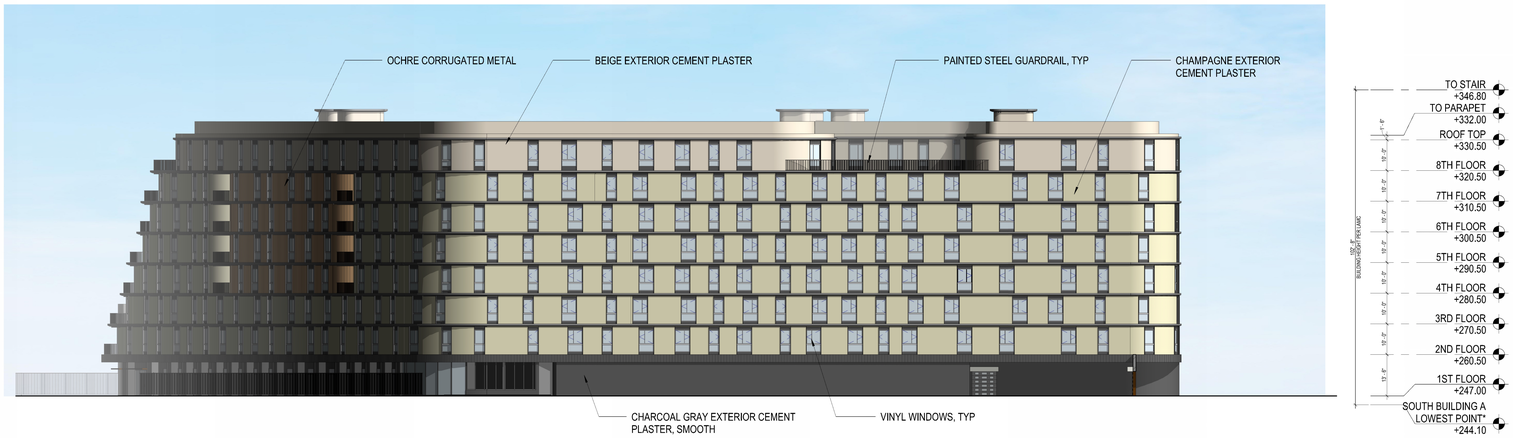

SOUTH BUILDING A - NORTH ELEVATION
1" = 20'-0" 1



SOUTH BUILDING A - EAST ELEVATION
1" = 20'-0" 2

ALAMEDA STREET

	SHEET NOTES	NOTES
		1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

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SHEET TITLE:
SOUTH BUILDING A ELEVATIONS

SHEET NUMBER:
A202
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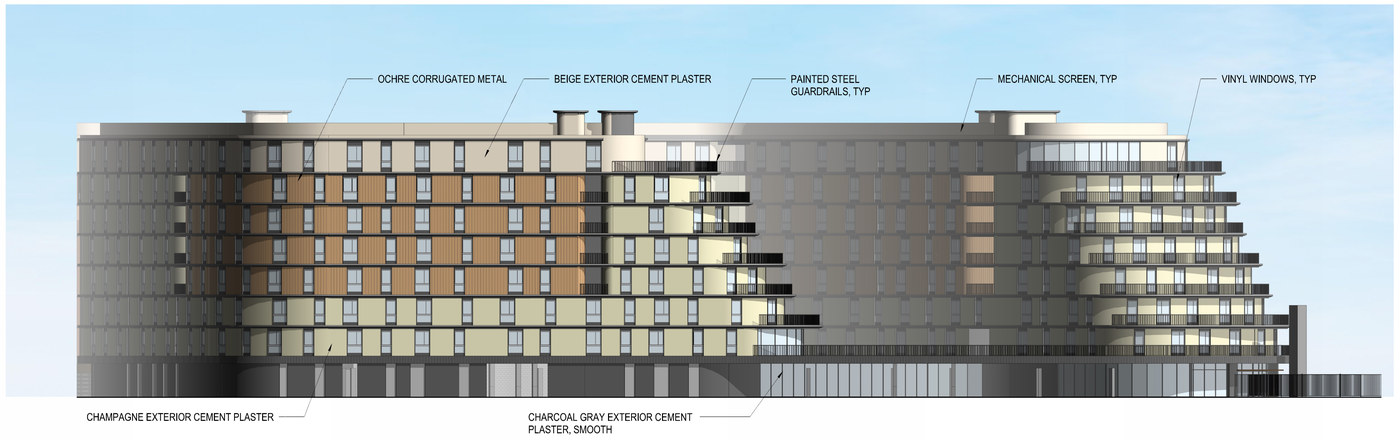
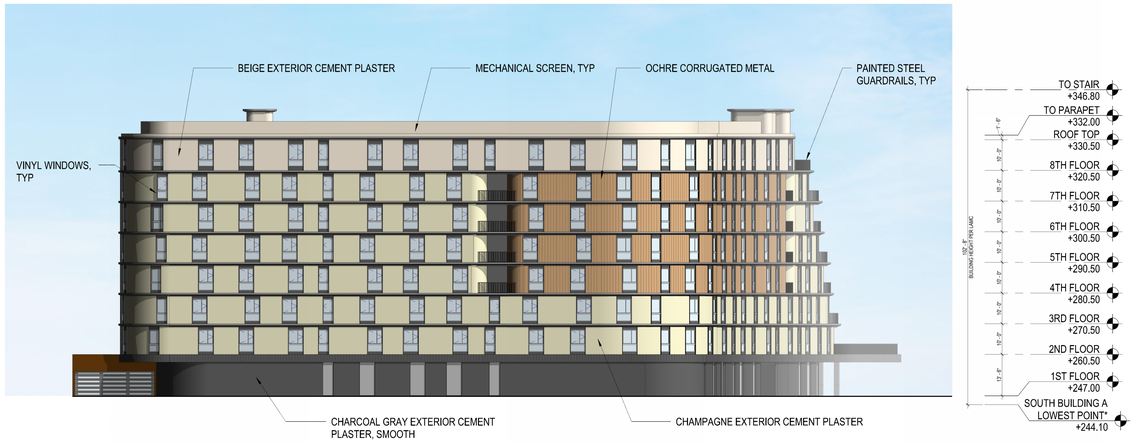


SOUTH BUILDING A - SOUTH ELEVATION 1

1" = 20'-0"

BAY STREET



SOUTH BUILDING A - WEST ELEVATION 2

1" = 20'-0"

SHEET NOTES

NOTES

1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

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SHEET TITLE:
SOUTH BUILDING A ELEVATIONS

SHEET NUMBER:
A203

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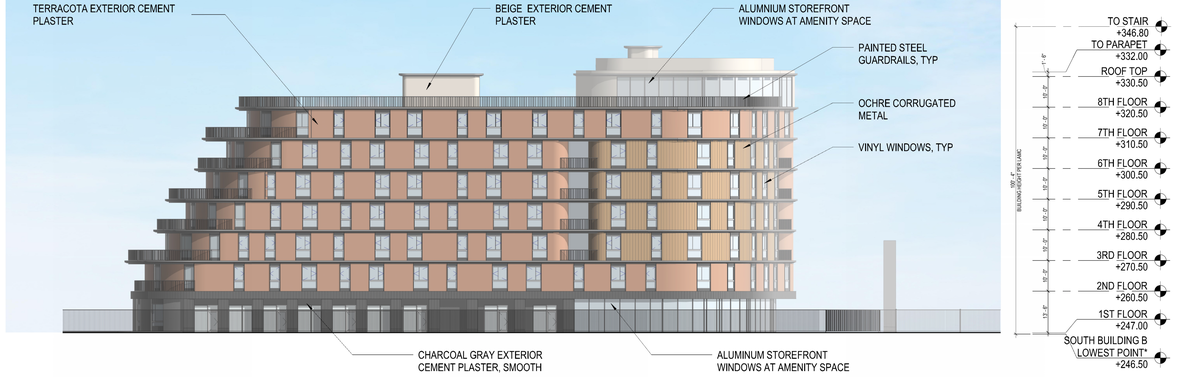
SOUTH BUILDING B - NORTH ELEVATION 1

1" = 20'-0"

CENTER STREET



SOUTH BUILDING B - EAST ELEVATION 2

1" = 20'-0"

ALAMEDA STREET

	SHEET NOTES	NOTES
		1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

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SHEET TITLE:

SOUTH BUILDING B ELEVATIONS

SHEET NUMBER:

A204

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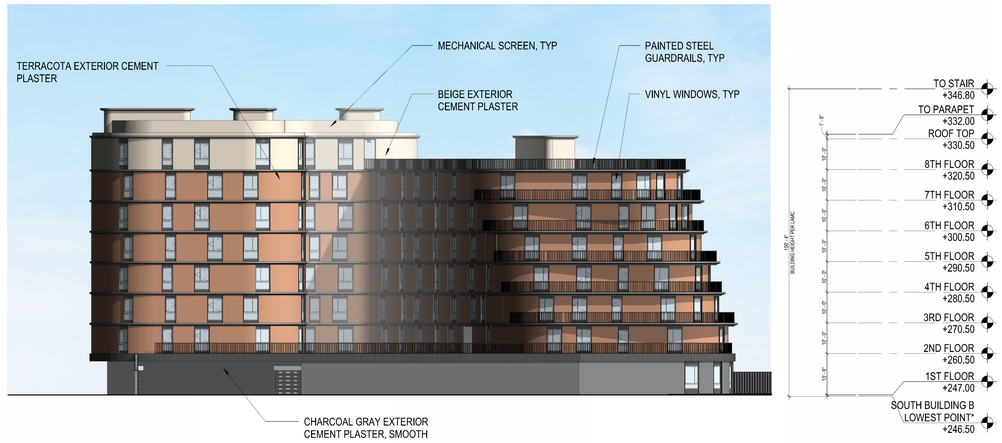
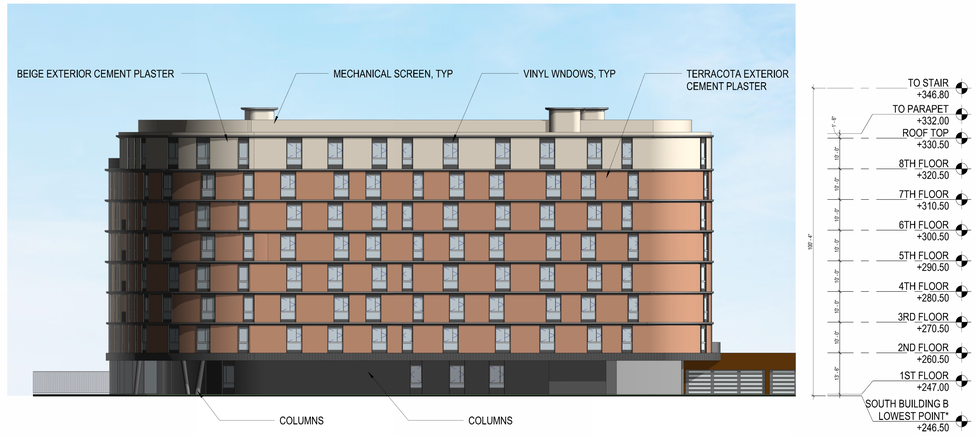


SOUTH BUILDING B - SOUTH ELEVATION
1" = 20'-0" — 1



SOUTH BUILDING B - WEST ELEVATION
1" = 20'-0" — 2

SHEET NOTES

NOTES

1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

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ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

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SHEET TITLE:
SOUTH BUILDING B ELEVATIONS

SHEET NUMBER:
A205
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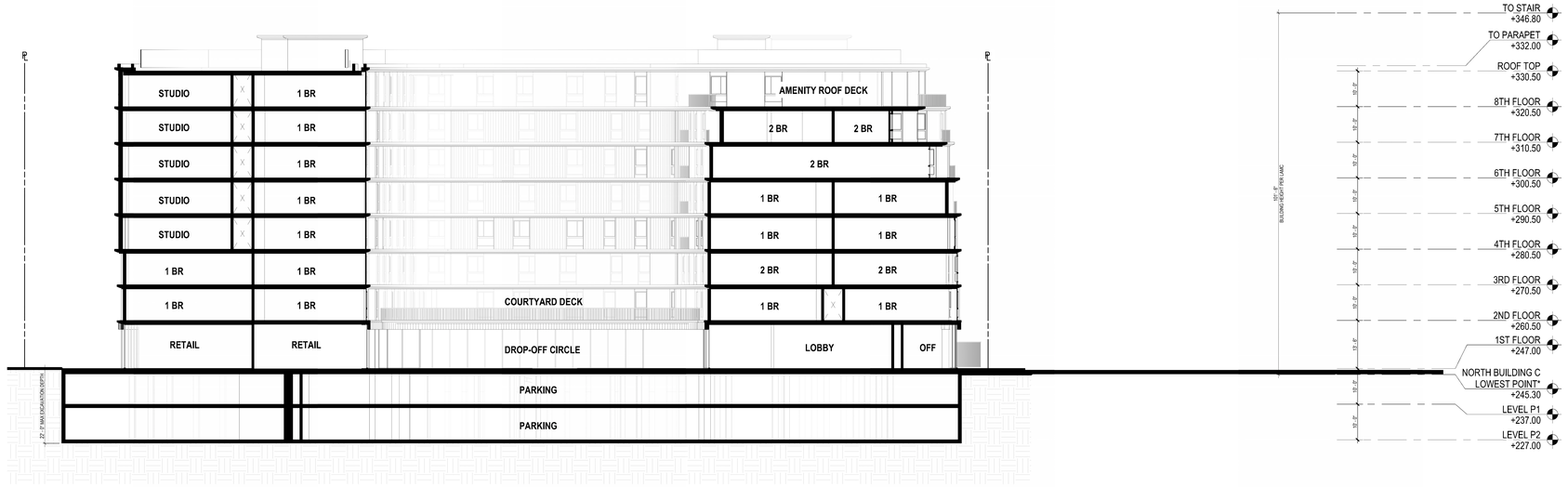
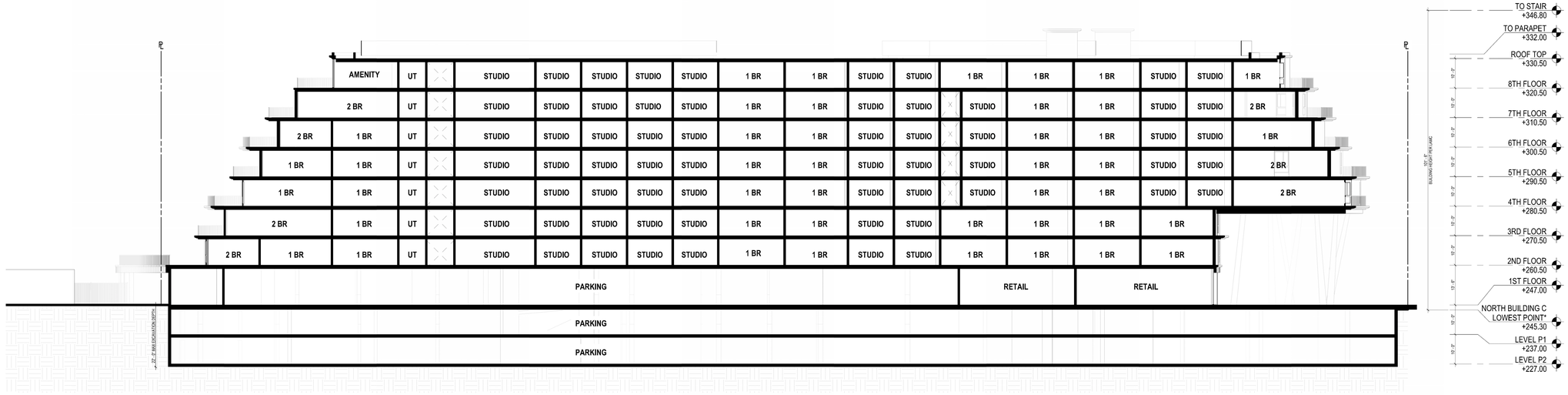


NORTH BUILDING C - TRANVERSE SECTION 1
1/16" = 1'-0"



NORTH BUILDING C - LONGITUDINAL SECTION1 2
1/16" = 1'-0"

NOTES

1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

SHEET NOTES

LEGEND

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SHEET TITLE:
NORTH BUILDING C SECTIONS

SHEET NUMBER:
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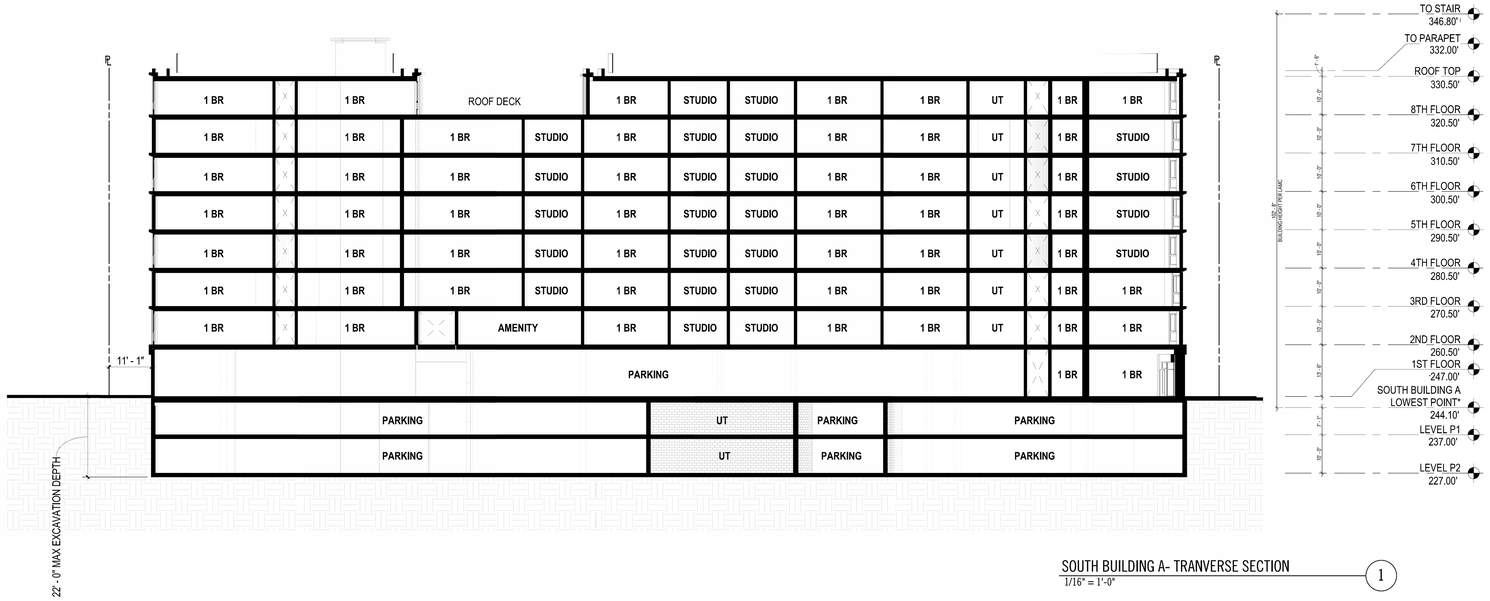
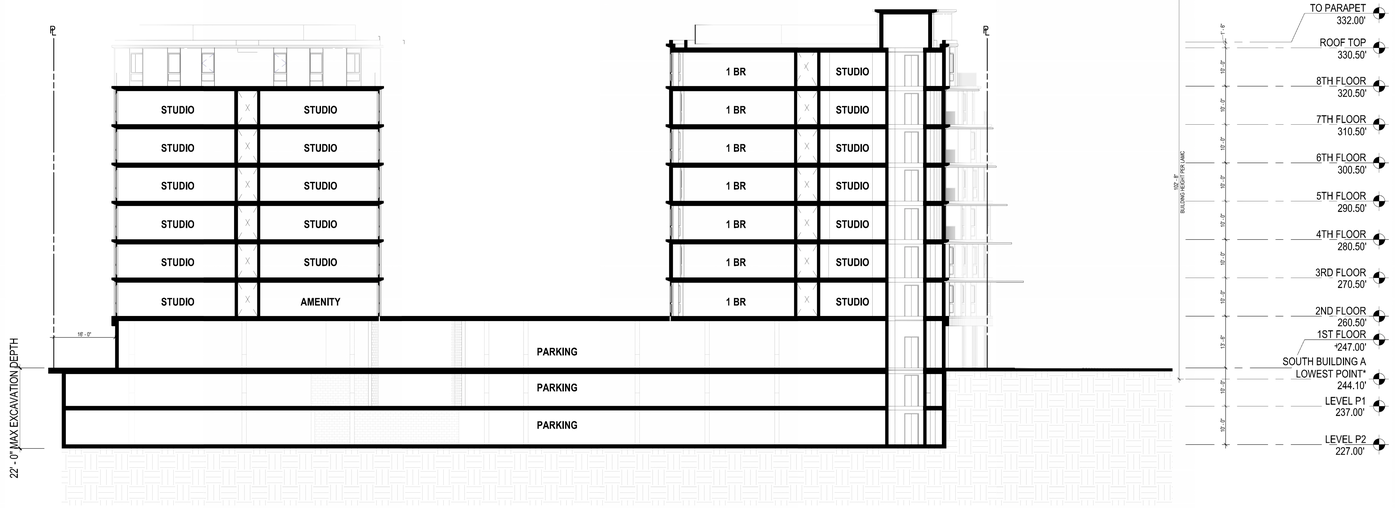


SOUTH BUILDING A- TRANVERSE SECTION
1/16" = 1'-0"
1



SOUTH BUILDING A - LONGITUDINAL SECTION
1/16" = 1'-0"
2

NOTES

1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

SHEET NOTES

LEGEND

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SHEET TITLE:
SOUTH BUILDING A SECTIONS

SHEET NUMBER:
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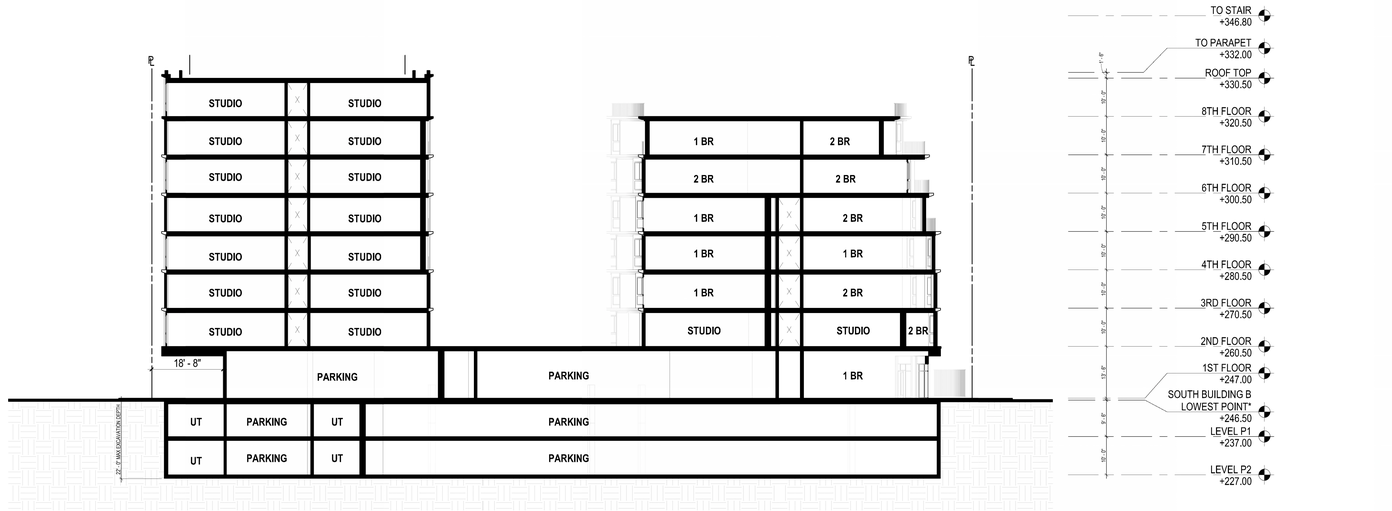
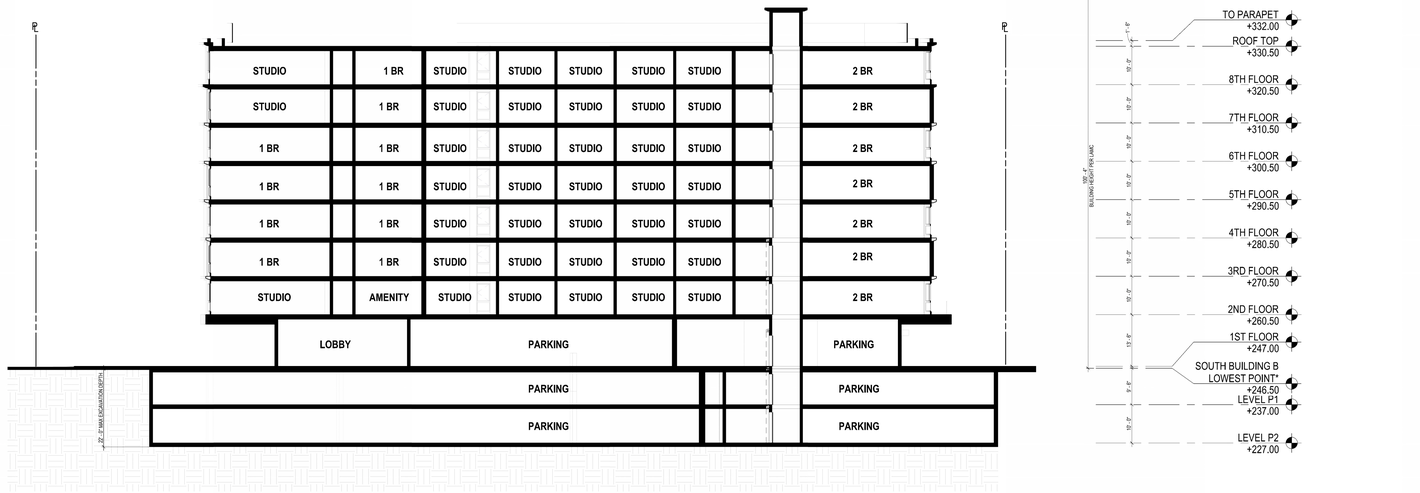


SOUTH BUILDING B- TRANVERSE SECTION
1/16" = 1'-0"

1



SOUTH BUILDING B - LONGITUDINAL SECTION
1/16" = 1'-0"

2

NOTES

1. *LOWEST POINT = FROM LOWEST POINT WITHIN 5 FT OF BUILDING PERIMETER PER LAMC HEIGHT CALCULATION

SHEET NOTES

LEGEND

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ROW DTLA RESIDENTIAL PROJECT

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DATE:
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REVISIONS:

SHEET TITLE:
SOUTH BUILDING B SECTIONS

SHEET NUMBER:
A302
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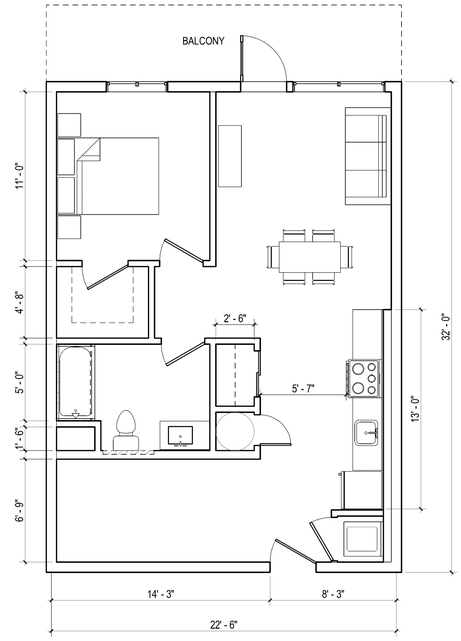
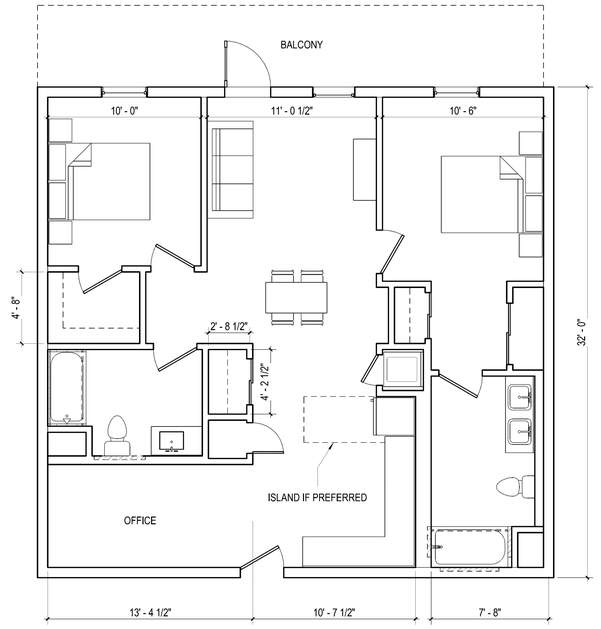


1 BR TYP PLAN
1/4" = 1'-0"



2 BR TYP PLAN
1/4" = 1'-0"

NOTES

SHEET NOTES

LEGEND

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DATE:
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SHEET TITLE:
ENLARGED UNIT PLANS

SHEET NUMBER:
A600
9/29/25 5:25:10 PM



CENTER STREET 1

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2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:
RENDERINGS

SHEET NUMBER:
A700

9/29/25 5:25:13 PM



ALAMEDA STREET (NORTH) 1



ALAMEDA STREET (ENLARGED) 2

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ROW DTLA RESIDENTIAL PROJECT

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DATE:
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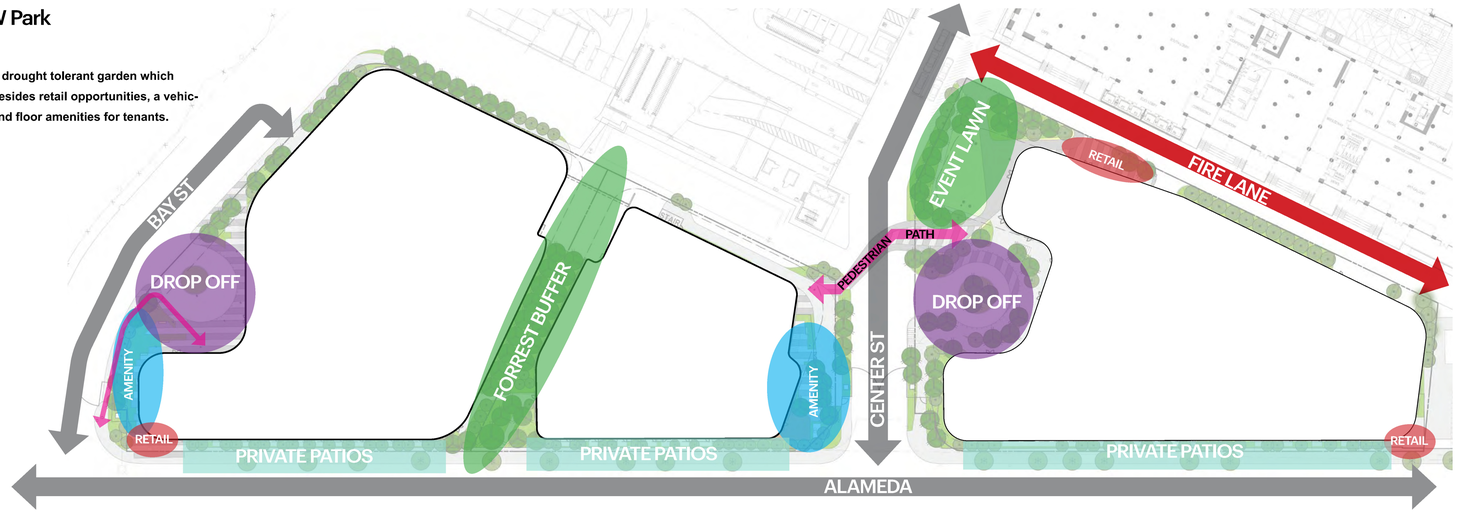
REVISIONS:

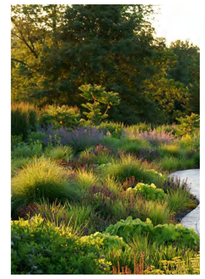
SHEET TITLE:
RENDERINGS

SHEET NUMBER:
A701
9/29/25 8:26:16 PM

Ground Level: ROW Park

The ground level is a lush drought tolerant garden which integrates an open lawn besides retail opportunities, a vehicular roundabout and ground floor amenities for tenants.









Podium Level: Botanical Oasis

The Podium level is an open garden experience with lush, low maintenance plantings around an elevated pool and spa deck. Meandering garden paths move through the landscape creating small intimate gathering spaces and community scale gathering spaces.













Roof Level: Sky Gardens

The Roof level decks are oriented to excellent views of DTLA and towards the ocean. The View Garden decks feature movable seating, shade trees, and raised planter boxes.









ROW DTLA RESIDENTIAL PROJECT |

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JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
CONCEPT IMAGERY

SHEET NUMBER
L0.01

S LOT A - SEE SHEETS L2.20-L2.22

S LOT B - SEE SHEETS L2.30-L2.32

N LOT - SEE SHEETS L2.10-L2.12



0' 32' 64' 96'

LANDSCAPE PLAN 1

Scale: 1/32" = 1'-0"

LEGEND

- EXTERIOR RESIDENTIAL TENANT
- FENCE
- GATE

ROW DTLA RESIDENTIAL PROJECT

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ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:

N & S LOT OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L1.00



0' 32' 64' 96'

LANDSCAPE PLAN 1

Scale: 1/32" = 1'-0"

LANDSCAPE NOTES

STREET TREES:

- TOTAL AMOUNT OF STREET TREES IN PROJECT: 18 TREES on ALAMEDA. 0 STREET TREES TO BE ADDED, 0 STREET TREES TO BE REMOVED.

ROW DTLA RESIDENTIAL PROJECT

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JOB NUMBER
2022-039.00

DATE
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REVISIONS

SHEET TITLE

N & S LOT EXISTING TREE PLAN

SHEET NUMBER

L1.01



16' 32' 48'

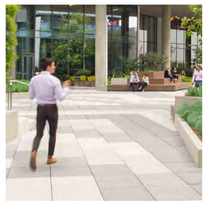
LANDSCAPE PLAN 1

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

ON SITE TREE TABLE:

TOTAL FLOOR AREA	REQ'D LANDSCAPE ARA	1:4000 SF	1:500 SF	LARGE SPECIES PROVIDED	SMALL SPECIES PROVIDED	**TOTAL TREES PROVIDED**
324,053 SF	8,988 SF	81 TREES MIN.	18 TREES MIN.	49	100	**149**

HARDSCAPE MATERIALS


DECORATIVE CONCRETE PAVING


GATHERING LAWN


FOCAL POINT TREE


CIP CONCRETE BLEECHERS


BUILT-IN BENCH



EXISTING FENCE AND HEDGE

LANDSCAPE NOTES

OPEN SPACE CALCULATIONS: SEE SHEET G024 FOR OPEN SPACE BREAKDOWN

-COMMON OPEN SPACE TOTAL: 35,950 SF

-SOFTSCAPE IN COMMON OPEN SPACES: 17,644 SF (49%)

-HARDSCAPE IN COMMON OPEN SPACES: 18,306 SF

-(1) LARGE SPECIES TREE OR (2) SMALL SPECIES TREE REQUIRED FOR EVERY 4000 SF OF TOTAL FLOOR AREA CONSTRUCTED ON THE LOT.

- 49 LARGE SPECIES TREES PROVIDED

-(1) LARGE SPECIES TREE OR (2) SMALL SPECIES TREE 500 SF OF REQUIRED ON SITE PLANTING AREA.

-100 SMALL SPECIES TREES PROVIDED

- TOTAL AMOUNT OF STREET TREES IN PROJECT: 9 TREES. 0 TREES TO BE ADDED, 0 TREES TO BE REMOVED.
- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.
- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.
- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.
- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

FRONTAGE NOTES

FRONTAGE AREA: 4,372 SF

FRONTAGE LANDSCAPE PROVIDED: 1,823 SF

FRONTAGE: 41% (30% REQURIED)

ROW DTLA RESIDENTIAL PROJECT

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40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
N LOT LEVEL 1 LANDSCAPE PLAN

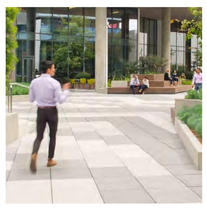
SHEET NUMBER:
L2.10



16' 32' 48'

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

HARDSCAPE MATERIALS:


DECORATIVE CONCRETE PAVERS


FOCAL POINT TREE


BUILT-IN BENCH


OUTDOOR KITCHEN


WOOD DECK ON PEDESTAL

IROW DTLA RESIDENTIAL PROJECT

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LOS ANGELES, CA 90021

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JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
N LOT LEVEL 2
LANDSCAPE PLAN

SHEET NUMBER
L2.11

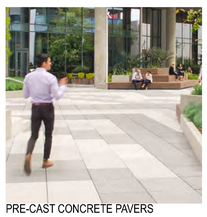


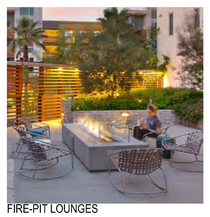
16' 32' 48'

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

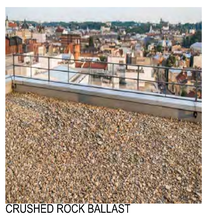
HARDSCAPE MATERIALS:


BUILT-IN BENCH


PRE-CAST CONCRETE PAVERS


FIRE-PIT LOUNGES


PRE-FAB PLANTERS


CRUSHED ROCK BALLAST

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NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
N LOT LEVEL 8
LANDSCAPE PLAN

SHEET NUMBER:
L2.12

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background

Messages and warnings are displayed in cells with yellow background

1) Select city by clicking on blue cell and choosing a city from the drop down menu ETo appears in the tan cell below the name of the city

2) Enter square footage of overhead spray irrigated landscape area

3) Enter square footage of drip irrigated landscape area

4) Enter square footage of Special Landscape Area (SLA)

5) MAWA results appear in the tan cells

6) If you are considering effective precipitation (Eppt), enter total annual precipitation.

7) Eppt

8) For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons)

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	**Los Angeles**	**Name of City**
ET_o of City from Appendix A	**50.10**	ET_o (inches/year)
	2459	Overhead Landscape Area (ft^2)
	17644	Drip Landscape Area (ft^2)
	376	SLA (ft^2)
Total Landscape Area	**20,479.00**	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	**355,098.11**	Gallons
	47,469.87	Cubic Feet
	474.70	HCF
	1.09	Acre-feet
	0.36	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	**50.10**	ET_o (inches/year)
Total Landscape Area	**20,479.00**	LA (ft^2)
Special Landscape Area	**376.00**	SLA (ft^2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	**0.00**	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET_o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

MAWA CALUCLATIONS

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
1,4,WN	Overhead Spray	High	0.86	2,459	0.75	**2,820**
1	Drip	Low	0.30	10,926	0.81	**4,047**
2	Drip	Low	0.30	6,048	0.81	**2,240**
3	Drip	Low	0.30	670	0.81	**248**
Zone 5	Drip	Low	0.20	-	0.81	**0**
				-		**9,354**
		SLA		376		**376**
			Sum	20,479		

Results

MAWA =	355,098	ETWU=	302,226	Gallons
			40,402	Cubic Feet
			404	HCF
			1	Acre-feet
			0	Millions of Gallons

ETWU complies with MAWA

ETWU CALCULATIONS

ROW DTLA RESIDENTIAL PROJECT | 757-787 SOUTH ALAMEDA STREET, LOS ANGELES, CA 90021

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NEW YORK, NY 10019

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JOB NUMBER
2022-039.00

DATE
01/30/2026

REVISIONS

SHEET TITLE
N LOT WATER CALCULATIONS

SHEET NUMBER
L2.13



LANDSCAPE NOTES

OPEN SPACE CALCULATIONS: SEE SHEET G024 FOR OPEN SPACE BREAKDOWN

-COMMON OPEN SPACE TOTAL: 35,553 SF

-SOFTSCAPE IN COMMON OPEN SPACES: 13,606 SF (38%)

-HARDSCAPE IN COMMON OPEN SPACES: 21,947 SF

-(1) LARGE SPECIES TREE OR (2) SMALL SPECIES TREE REQUIRED FOR EVERY 4000 SF OF TOTAL FLOOR AREA CONSTRUCTED ON THE LOT.

-(1) LARGE SPECIES TREE OR (2) SMALL SPECIES TREE 500 SF OF REQUIRED ON SITE PLANTING AREA.

- 56 LARGE SPECIES TREES PROVIDED
- 91 SMALL SPECIES TREES PROVIDED

- TOTAL AMOUNT OF STREET TREES IN PROJECT: 9 TREES. 0 TREES TO BE ADDED, 0 TREES TO BE REMOVED.
- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.
- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.
- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.
- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

FRONTAGE NOTES

FRONTAGE AREA: 4,042 SF

FRONTAGE LANDSCAPE PROVIDED: 1,654 SF

FRONTAGE: 40% (30% REQURIED)

TREE TABLE:

TOTAL FLOOR AREA	REQ'D LANDSCAPE ARA	1:4000 SF	1:500 SF	LARGE SPECIES PROVIDED	SMALL SPECIES PROVIDED	**TOTAL TREES PROVIDED**
337,620 SF	33,553 SF	84 TREES MIN.	17 TREES MIN.	56	91	**87**

ALAMEDA STREET

16' 32' 48'

LANDSCAPE PLAN 1

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

TREE PALETTE:

FOCAL



QUERCUS TOMANTELLA
ISLAND OAK

SHADE



FRUITLESS OLIVE
OLEA 'SWAN HILL'

SEASONAL



DESERT WILLOW
CHILOPSIS LINEARIS

HARDSCAPE MATERIALS:



DECORATIVE CONCRETE PAVING



FOCAL POINT TREE



CIP CONCRETE BLEECHERS



BUILT-IN BENCH



EXISTING FENCE AND HEDGE

IROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00

DATE
01/30/2026

REVISIONS

SHEET TITLE
S LOT A - LEVEL 1
LANDSCAPE PLAN

SHEET NUMBER
L2.20



16' 32' 48'

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

HARDSCAPE MATERIALS:


DECORATIVE CONCRETE PAVERS


FOCAL POINT TREE


LAWN ON PODIUM DECK


BUILT-IN BENCH


OUTDOOR KITCHEN


WOOD DECK ON PEDESTAL

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:
S LOT A - LEVEL 2
LANDSCAPE PLAN

SHEET NUMBER:
L2.21



16' 32' 48'

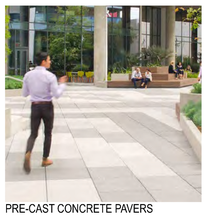
LANDSCAPE PLAN 1

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

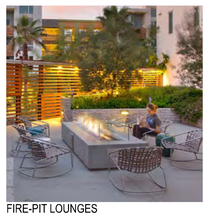
HARDSCAPE MATERIALS:



BUILT-IN BENCH



PRE-CAST CONCRETE PAVERS



FIRE-PIT LOUNGES



PRE-FAB PLANTERS

IROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:

ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:

S LOT A - LEVEL 8
LANDSCAPE PLAN

SHEET NUMBER:

L2.22

Instructions
Cells with pale blue background are for entering data
Results show in cells with tan background
Messages and warnings are displayed in cells with yellow backgraound
1) Select city by clicking on blue cell and
choosing a city from the drop down menu ETo
appears in the tan cell below the name of the city
2) Enter square footage of overhead spray irrigated landscape area
3) Enter square footage of drip irrigated landscape area
4) Enter square footage of Special Landscape Area (SLA)
5) MAWA results appear in the tan cells
6) If you are considering effective precipitation (Eppt), enter total annual precipitation.
7) Eppt
8) For comparison, MAWA without effective precipitation is displayed below
MAWA without Eppt (Gallons)

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	**Los Angeles**	**Name of City**
ET_o of City from Appendix A	**50.10**	ET_o (inches/year)
	1994	Overhead Landscape Area (ft^2)
	11612	Drip Landscape Area (ft^2)
	486	SLA (ft^2)
Total Landscape Area	**14,092.00**	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	**247,526.46**	Gallons
	33,089.58	Cubic Feet
	330.90	HCF
	0.76	Acre-feet
	0.25	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	**50.10**	ET_o (inches/year)
Total Landscape Area	**14,092.00**	LA (ft^2)
Special Landscape Area	**486.00**	SLA (ft^2)
		Total annual precipitiation (inches/year)
Enter Effective Precipitation	**0.00**	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = $[(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

MAWA CALUCLATIONS

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
LAWN	Overhead Spray	High	0.80	1,994	0.75	**2,286**
1	Drip	Low	0.30	1,523	0.81	**564**
2	Drip	Low	0.30	9,106	0.81	**3,373**
3	Drip	Low	0.30	983	0.81	**364**
						6,587
		SLA		486		**486**
		Sum		14,092		

Results

MAWA =	247,526	ETWU=	219,693	Gallons
			29,369	Cubic Feet
			294	HCF
			1	Acre-feet
			0	Millions of Gallons

ETWU complies with MAWA

ETWU CALCULATIONS

DTLA RESIDENTIAL PROJECT |

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:
S LOT A - WATER CALCULATIONS

SHEET NUMBER:
L2.23

LANDSCAPE NOTES

OPEN SPACE CALCULATIONS: SEE SHEET G024 FOR OPEN SPACE BREAKDOWN

-COMMON OPEN SPACE TOTAL: 20,875 SF

-SOFTSCAPE IN COMMON OPEN SPACES: 9,932 SF (47%)

-HARDSCAPE IN COMMON OPEN SPACES: 10,943 SF

-(1) LARGE SPECIES TREE OR (2) SMALL SPECIES TREE REQUIRED FOR EVERY 4000 SF OF TOTAL FLOOR AREA CONSTRUCTED ON THE LOT.

-(1) LARGE SPECIES TREE OR (2) SMALL SPECIES TREE 500 SF OF REQUIRED ON SITE PLANTING AREA.

- 25 LARGE SPECIES TREES PROVIDED
- 62 SMALL SPECIES TREES PROVIDED

- TOTAL AMOUNT OF STREET TREES IN PROJECT: 9 TREES. 0 TREES TO BE ADDED, 0 TREES TO BE REMOVED.
- THE MINIMUM ACCEPTABLE SIZE FOR STREET TREES AND ON-SITE TREES SHALL BE A 24" BOX. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRE.
- SHRUBS SHALL BE A MINIMUM SIZE OF 5 GALLONS. WHEN PLANTING AS A HEDGE OR SCREEN.
- SHRUBS SHALL BE PLANTED WITH 2' TO 4' OF SPACING, DEPENDING ON THE PLANT SPECIES.
- GROUND COVER SHALL BE GENERALLY SPACED AT A MAXIMUM SIZE OF 6" TO 8" O.C. WHEN USED AS GROUND COVER, MINIMUM 1 GALLON SIZED SHRUB MAY BE PLANTED 18" TO 24" O.C.
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.

FRONTAGE NOTES

FRONTAGE AREA: 5,446 SF

FRONTAGE LANDSCAPE PROVIDED: 3,351 SF

FRONTAGE: 61% (30% REQURIED)

TREE TABLE:

TOTAL FLOOR AREA	REQ'D LANDSCAPE ARA	1:4000 SF	1:500 SF	LARGE SPECIES PROVIDED	SMALL SPECIES PROVIDED	**TOTAL TREES PROVIDED**
182,605 SF	20,875 SF	46 TREES MIN.	10 TREES MIN.	25	62	**87**



LANDSCAPE PLAN 1

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

TREE PALETTE:

FOCAL



QUERCUS TOMANTELLA
ISLAND OAK

SHADE



FRUITLESS OLIVE
OLEA 'SWAN HILL'

SEASONAL



DESERT WILLOW
CHILOPSIS LINEARIS

HARDSCAPE MATERIALS:



DECORATIVE CONCRETE PAVING



FOCAL POINT TREE



CIP CONCRETE BLEECHERS



BUILT-IN BENCH



EXISTING FENCE AND HEDGE

ROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00

DATE:
01/30/2026

REVISIONS:

SHEET TITLE:
S LOT B - LEVEL 1
LANDSCAPE PLAN

SHEET NUMBER:
L2.30



16' 32' 48'

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

HARDSCAPE MATERIALS:


DECORATIVE CONCRETE PAVERS


FOCAL POINT TREE


BUILT-IN BENCH


OUTDOOR KITCHEN


WOOD DECK ON PEDESTAL

IROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE:
S LOT B - LEVEL 2
LANDSCAPE PLAN

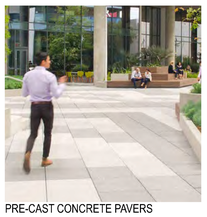
SHEET NUMBER:
L2.31

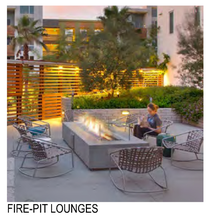


LANDSCAPE PLAN 1
Scale: 1/16" = 1'-0"

HARDSCAPE MATERIALS:


BUILT-IN BENCH


PRE-CAST CONCRETE PAVERS


FIRE-PIT LOUNGES


PRE-FAB PLANTERS

IROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
S LOT B -LEVEL 8 LANDSCAPE PLAN

SHEET NUMBER
L2.32

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background

Messages and warnings are displayed in cells with yellow background

1) Select city by clicking on blue cell and choosing a city from the drop down menu ETo appears in the tan cell below the name of the city

2) Enter square footage of overhead spray irrigated landscape area

3) Enter square footage of drip irrigated landscape area

4) Enter square footage of Special Landscape Area (SLA)

5) MAWA results appear in the tan cells

6) If you are considering effective precipitation (Eppt), enter total annual precipitation.

7) Eppt

8) For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons)

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

	Los Angeles	Name of City
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	50.10	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	9932	Drip Landscape Area (ft^2)
	397	SLA (ft^2)
Total Landscape Area	10,329.00	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	181,999.18	Gallons
	24,329.83	Cubic Feet
	243.30	HCF
	0.56	Acre-feet
	0.18	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	50.10	ET_o (inches/year)
Total Landscape Area	10,329.00	LA (ft^2)
Special Landscape Area	397.00	SLA (ft^2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET_o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

MAWA CALUCLATIONS

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
LAWN	Overhead Spray	High	0.86	-	0.75	0
1	Drip	Low	0.30	5,250	0.81	1,944
2	Drip	Low	0.30	3,929	0.81	1,455
3	Drip	Low	0.30	753	0.81	279
						3,679
		SLA		397		397
			Sum	10,329		

Results

MAWA =	181,999		
ETWU=	126,586	Gallons	ETWU complies with MAWA
	16,922	Cubic Feet	
	169	HCF	
	0	Acre-feet	
	0	Millions of Gallons	

ETWU CALCULATIONS

IROW DTLA RESIDENTIAL PROJECT

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL
ENTITLEMENT SET

JOB NUMBER
2022-039.00
DATE
01/30/2026
REVISIONS

SHEET TITLE
S LOT B - WATER CALCULATIONS

SHEET NUMBER
L2.33

IN-GROUND PLANTING

TREE PALETTE:

FOCAL TREES — LARGE TREES IN THE GROUND CREATE SHADE AND FOCAL POINTS FOR ACTIVITY



QUERCUS TOMANTELLA
ISLAND OAK



PLATANUS RACEMOSA
WESTERN SYCAMORE

SHADE TREES — MEDIUM SIZED, EVERGREEN TREES OPTIMIZED FOR SHADE



FRUITLESS OLIVE
OLEA 'SWAN HILL'



AFRICAN SUMAC
RHUS LANCEA



LOPHOTSEMON CONFERTUS
BRISBANE BOX

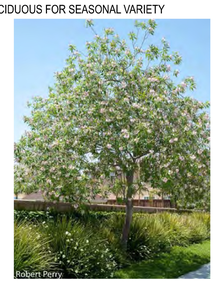
SEASONAL TREES — DECORATIVE, COLORFUL, MIX OF EVERGREEN AND DECIDUOUS FOR SEASONAL VARIETY



STRAWBERRY TREE
ARBUTUS MARINA



WESTERN RED BUD
CERCIS OCCIDENTALIS



x CHITALPA
CHITALPA X TASHKENTENSIS

PODIUM PLANTING

TREE PALETTE:

FOCAL TREES — LARGER SCULPTURAL TREES PROVIDE FOCAL POINTS TO GATHER COMMUNITIES



UMBELLULARIA CALIFORNICA
CALIFORNIA BAY LAUREL



ALOE BARBERAE
TREE ALOE

SHADE TREES — MEDIUM, EVERGREEN TREES OPTIMIZED FOR SHADE ON THE PODIUM.



COOTAMUDRA WATTLE
ACACIA BAILEYANA



FRUITLESS OLIVE
OLEA 'SWAN HILL'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA

SEASONAL TREES — DECORATIVE, COLORFUL, MIX OF EVERGREEN AND DECIDUOUS FOR SEASONAL VARIETY



WESTERN RED BUD
CERCIS OCCIDENTALIS



DESERT WILLOW
CHILOPSIS LINEARIS



WESTERN RED BUD
CERCIS OCCIDENTALIS

PLANTING NOTES:

-TREES ARE TO BE BROKEN INTO THREE CATEGEGORIES: FOCAL TREES, SHADE TREES, AND SEASONAL TREES.

-FOCAL TREES: THESE ARE LARGER TREES WITH SCULPTURAL QUALITIES THAT WILL ANCHOR THE COMMUNITY SPACES THROUGHOUT THE PROJECT.
-SHADE TREES: THESE ARE LARGE TO MEDIUM SIZED TREES WITH EVERGREEN FOLIAGE AND STRATEGICALLY PLACED OT PROVIDE SHADE ON THE GROUND LEVEL AND PODIUM DECKS.
-SEASONAL TREES: THESE ARE SMALLER TREES WITH COLORFUL FOLIAGE OR FLOWERS. A MIX OF EVERGREEN AND DECIDUOUS WILL PROVIDE SEASONAL CHANGE THROUGHOUT THE YEAR.

-SHRUBS AND GROUNDCOVER ARE TO BE A MIX OF NATIVE AND DROUGHT TOLERANT NON-NATIVE PLANTS.
-SHRUBS AND GROUNDCOVER ARE TO BE LOW WATER USE AND COMPLY WITH TITLE 24 WATER REQUIREMENTS.

SHRUB & GROUNDCOVER PALETTE



ACHILLEA PAPRIKA
PAPRIKA YARROW



ARCTOSTAPHYLOS 'EMERALD CARPET'
AEMERALD CARPET MANZANITA



AGAVE ATTENUATA
FOXTAIL AGAVE



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



ALOE STRIATA
CORAL ALOE



BOUTELOUA GRACILIS
BLUE GRAMA GRASS



CALAMAGROSTIS X KARL FOERSTER
FEATHER REED GRASS



CEANOTHUS 'YANKEE POINT'
YANKEE POINT CEANOTHUS



GREVILLEA 'MOONLIGHT'
MOONLIGHT GREVILLEA



LEYMUS 'CANYON PRINCE'
CANYON PRINCE WILD RYE



LOMONDRA 'BREEZE'
DWARF MAT RUSH



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



MIMULUS PUNICEUS
RED BUSH MONKEY FLOWER



MUHELNBERGIA RIGENS
DEER GRASS



MYOPROUM PARVIFOLIUM
CREEPING MYOPORUM



PRUNUS ILICIFOLIA SPP.
CATALINA ISLAND CHERRY



ROSMARINUS HUNTINGTON BLUE
HUNTINGTON BLUE ROSEMARY



ROSMARINUS TUSCAN BLUE
TRAILING BLUE ROSEMARY



SALVIA 'BEES BLISS'
BEES BLISS SAGE



SALVIA CLEVELANDII
CLEVELAND SAGE

IROW DTLA RESIDENTIAL PROJECT |

757-787 SOUTH ALAMEDA STREET, 1390-1396 EAST 7TH STREET
LOS ANGELES, CA 90021

ALAMEDA SQUARE OWNER, LLC
40 W 57TH STREET, 29TH FLOOR
NEW YORK, NY 10019

SUBMITTAL:
ENTITLEMENT SET

JOB NUMBER:
2022-039.00
DATE:
01/30/2026
REVISIONS:

SHEET TITLE:
PLANT MATERIALS

SHEET NUMBER:
L8.01