

A DEVELOPMENT FOR
WESTPORT PROPERTIES



DEVELOPER

WESTPORT PROPERTIES
660 NEWPORT CENTER DRIVE SUITE 1450
NEWPORT BEACH, CA 92660
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CIVIL ENGINEER

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160 S OLD SPRINGS RD, SUITE 210
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SHEET INDEX

- ARCHITECTURAL
- 1) COVER SHEET
 - 1.1) ALTA SURVEY
 - 2) CONCEPTUAL SITE PLAN
 - 3) CONCEPTUAL FIRST FLOOR PLAN
 - 3.1) CONCEPTUAL SECOND FLOOR PLAN
 - 3.2) CONCEPTUAL THIRD FLOOR PLAN
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 - 3.4) CONCEPTUAL FIFTH FLOOR PLAN
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 - 6) CONCEPTUAL PERSPECTIVE VIEW FROM S. LONGWOOD AVE
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 - 6.3) CONCEPTUAL PERSPECTIVE VIEW FROM TREMAINE AVE
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 - L1) LANDSCAPE PLANS

BUILDING CODE ANALYSIS

<u>APPLICABLE BUILDING CODES:</u>	
BUILDING CODE:	2023 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2023 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2023 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2023 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2023 CALIFORNIA ENERGY CODE
FIRE CODE:	2023 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2023 GREEN BUILDING STANDARDS CODE
<u>PROPOSED BUILDING</u>	
<u>BUILDING CLASSIFICATION:</u>	
OCCUPANCY GROUP:	CHAPTER 510.2 Horizontal Building Separation Allowance
ACCESSORY:	S-1
CONSTRUCTION TYPE:	S-2, M
FIRE SPRINKLERS:	I-A, II-B
ROOFING CLASSIFICATION:	YES
	CLASS A
<u>ALLOWABLE HEIGHT</u>	
ALLOWABLE HEIGHT =	FLOOR 1-3 (PODIUM) UNLIMITED
PROPOSED BUILDING HEIGHT =	FLOOR 4-7 75'
	84'-8" T.O. PARAPET
ALLOWABLE # OF STORIES =	FLOOR 1-3 UNLIMITED
PROPOSED # OF STORIES =	FLOOR 4-7 4-STORIES
	7 STORIES
<u>ALLOWABLE BUILDING AREA:</u>	
ALLOWABLE BUILDING AREA =	I-A UNLIMITED
	II-B 52,000 SF

VICINITY MAP



NOT TO SCALE

EXHIBIT "A"

Page No. 1 of 17

Case No. CPC-2025-5194-HD-CU2-PR-ZC

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 932404187 DATED OCTOBER 31, 2024 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: ERIC GILE, TELEPHONE: (213) 330-3055], NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

PACIFIC TITLE ARCHIVES, A CALIFORNIA CORPORATION

LEGAL DESCRIPTION

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

LOTS 660 TO 671 INCLUSIVE OF TRACT NO. 4604, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGES 34 TO 38 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOTS THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 660, DISTANT SOUTHWESTERLY 10 FEET, MEASURED ALONG SAID NORTHWESTERLY LINE FROM THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOTS;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, TO THE NORTHWESTERLY CORNER OF SAID LOT 660;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF SAID LOTS TO THE NORTHEASTERLY CORNER OF LOT 671;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO A POINT DISTANT SOUTHWESTERLY 10 FEET, MEASURED ALONG SAID SOUTHWESTERLY LINE FROM THE INTERSECTION THEREOF WITH THE SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOTS;

THENCE NORTHERLY ALONG A DIRECT LINE 14.77 FEET TO A POINT IN SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10 FEET OF SAID LOTS DISTANT 10 FEET NORTHWESTERLY, MEASURED ALONG SAID SOUTHWESTERLY LINE FROM THE SAID SOUTHEASTERLY LINE OF SAID LOT 671;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT DISTANT SOUTHEASTERLY 10 FEET, MEASURED ALONG SAID LINE FROM THE SAID NORTHWESTERLY LINE OF SAID LOT 660;

THENCE SOUTHWESTERLY 13.48 FEET ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS AND EASEMENTS

A-C TAXES.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2 PROVISION IN A DEED PROHIBITING THE BUYING, SELLING OR HANDLING OF INTOXICATING LIQUORS ON SAID LAND RECORDED IN BOOK 941, PAGE 92, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT - SEE DOCUMENT FOR PARTICULARS)

3 EASEMENT(S) IN FAVOR OF THE CITY OF LOS ANGELES, AS SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORPORATION FOR PIPE LINES AND CONDUITS AND RIGHTS INCIDENTAL THERETO AS DISCLOSED BY A DECLARATION BY THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES RECORDED IN BOOK 14978, PAGE 77, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])

4 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE THE MID-CITY RECOVERY REDEVELOPMENT PROJECT, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED MAY 16, 1996 AS INSTRUMENT NO. 96-771910, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

5 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636437, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

6-10 TITLE COMPANY STATEMENTS.

ALTA/NSPS TABLE "A" ITEM NOTES

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS:

4800 SAN VICENTE BOULEVARD
LOS ANGELES, CA 90019

ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES PARTIALLY WITHIN FLOOD ZONE "X" (SHADED), BEING DESCRIBED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE", PARTIALLY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND PARTIALLY WITHIN FLOOD ZONE "AO", BEING DESCRIBED AS "SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE) DEPTH OF 2 FEET" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C16126, DATED DECEMBER 21, 2018.

ITEM 4 THE GROSS LAND AREA IS: 30,612 SF / 0.703 ACRES

ITEM 5 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: 13-03105 ELEV.: 136.983' (CITY OF LOS ANGELES BENCHMARK)
DATUM: NAVD 88

DESCRIPTION: WIRE SPK IN W CURB LA BREA AVE; 9FT S OF BC CURB RETURN OF SAN VICENTE BLVD.

CONTOUR INTERVAL=1'

ITEM 6(a) THE CURRENT ZONING CLASSIFICATION IS _____ PER THE CITY OF ...

(INSERT ZONING INFORMATION HERE - INDICATE SOURCE AND DATE OF INFO)

ITEM 6(b) SEE THE SURVEY PLAT FOR THE LOCATION OF SETBACK LINES.

ITEM 7(a) SEE THE SURVEY PLAT FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

ITEM 7(b)(1) SEE THE SURVEY PLAT FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

ITEM 7(c) SEE THE SURVEY PLAT FOR THE MEASURED HEIGHT ABOVE GRADE OF ALL BUILDINGS.

ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 9 NO PARKING STRIPING WAS OBSERVED ON THE SUBJECT PROPERTY.

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS, IF ANY.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED JANUARY 15, 2025 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN FEBRUARY, 2025.

THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON HAS BEEN CHECKED FOR ACCURACY AND MEETS OR EXCEEDS THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR HORIZONTAL [AND VERTICAL IF ITEM 5 IS SELECTED] ACCURACY AS ISSUED BY THE NATIONAL GEOSPATIAL PROGRAM EXCEPT IN AREAS OBSCURED BY SHADOWS, DENSE TREES OR BRUSH, CANOPES, ROOF OVERHANGS, AND OTHER OVERHEAD OBSTRUCTIONS.

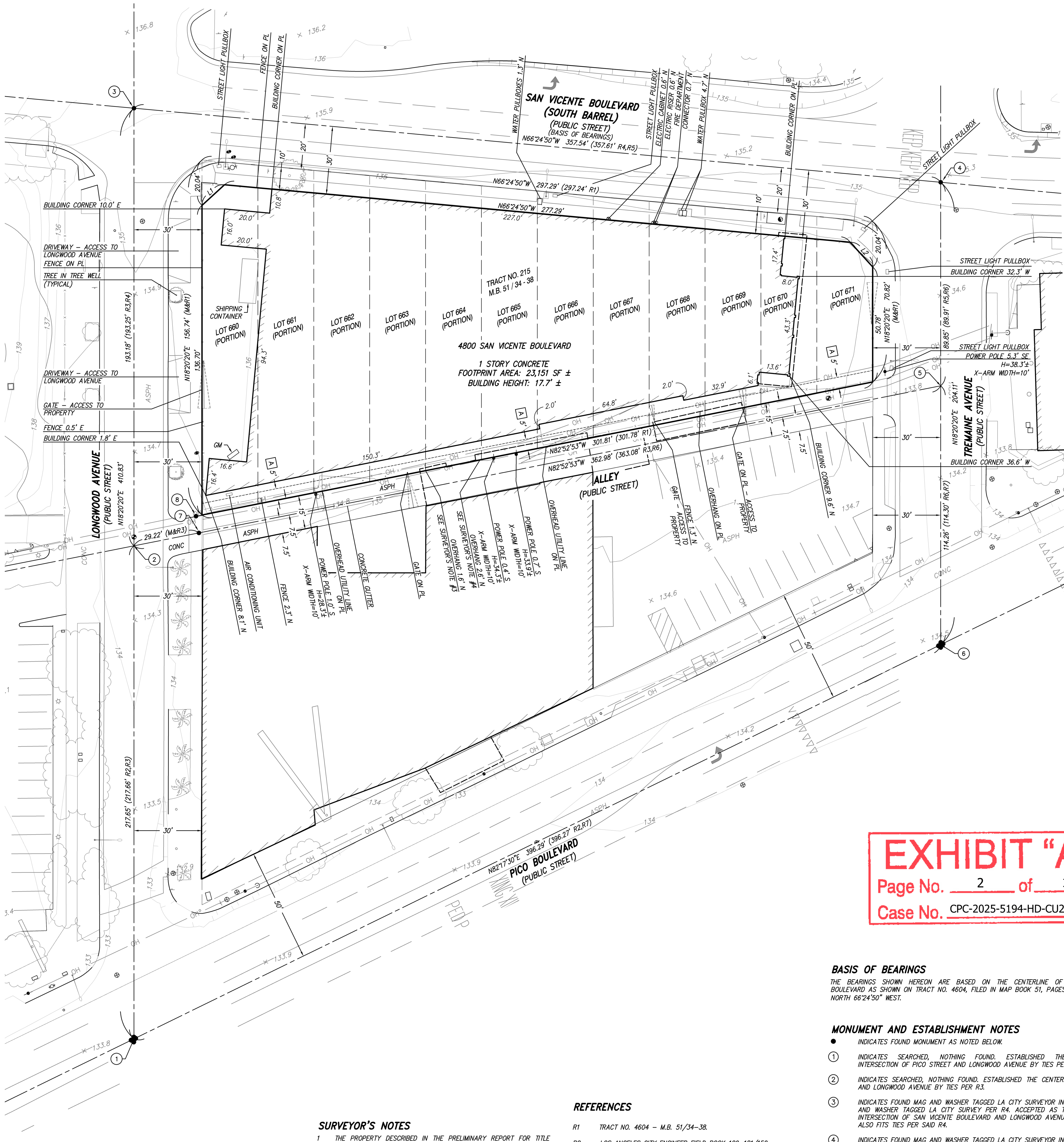


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BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAN VICENTE BOULEVARD AS SHOWN ON TRACT NO. 4604, FILED IN MAP BOOK 51, PAGES 34-38, BEING NORTH 66°24'50" WEST.

MONUMENT AND ESTABLISHMENT NOTES

INDICATES FOUND MONUMENT AS NOTED BELOW.

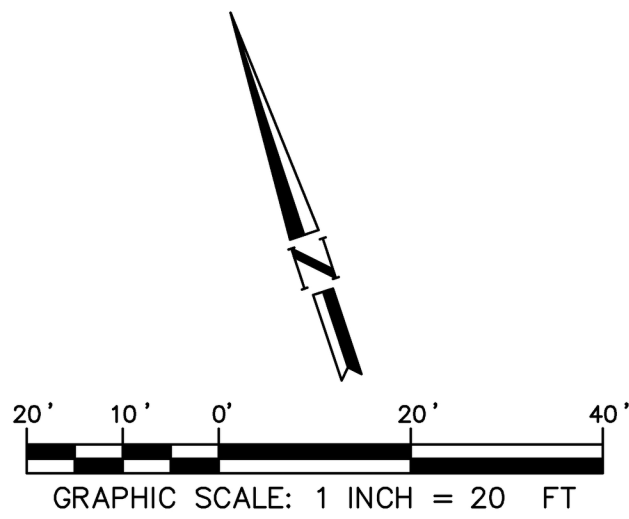
- INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE INTERSECTION OF PICO STREET AND LONGWOOD AVENUE BY TIES PER R2.
- INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE OF ALLEY AND LONGWOOD AVENUE BY TIES PER R3.
- INDICATES FOUND MAG AND WASHER TAGGED LA CITY SURVEYOR IN LIEU OF SPIKE AND WASHER TAGGED LA CITY SURVEYOR PER R4. ACCEPTED AS THE CENTERLINE INTERSECTION OF SAN VICENTE BOULEVARD AND LONGWOOD AVENUE. SAID POINT ALSO FITS TIES PER SAID R4.
- INDICATES FOUND MAG AND WASHER TAGGED LA CITY SURVEYOR IN LIEU OF SPIKE AND WASHER TAGGED LA CITY SURVEYOR PER R5. ACCEPTED AS THE CENTERLINE INTERSECTION OF SAN VICENTE BOULEVARD AND TREMAINE AVENUE. SAID POINT ALSO FITS TIES PER SAID R5.
- INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE INTERSECTION OF ALLEY AND TREMAINE AVENUE BY TIES PER R6.
- INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE CENTERLINE INTERSECTION OF PICO STREET AND TREMAINE AVENUE BY TIES PER R7.
- INDICATES FOUND LEAD, TACK AND LA CITY SURVEYOR TAG, PER R3, FLUSH.
- INDICATES FOUND LEAD, TAG AND PARTIALLY ILLEGIBLE TAG STAMPED "LS _371", NO REFERENCE, FLUSH. SAID MONUMENT IS LOCATED SOUTH 82°23'3" EAST, 1.00 FOOT FROM THE WEST CORNER OF LOT 660 OF R1.

REFERENCES

- R1 TRACT NO. 4604 - M.B. 51/34-38.
- R2 LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/150.
- R3 LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/151.
- R4 LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/152.
- R5 LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/161.
- R6 LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/162.
- R7 LOS ANGELES CITY ENGINEER FIELD BOOK 129-181/163.
- (...) INDICATES RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
- M&R INDICATES MEASURE DATA AND RECORD DATA ARE THE SAME.

SURVEYOR'S NOTES

- THE PROPERTY DESCRIBED IN THE PRELIMINARY REPORT FOR TITLE INSURANCE NO. 932404187 DATED OCTOBER 31, 2024 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY IS THE SAME AS THE PROPERTY SHOWN HEREON.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SAN VICENTE BOULEVARD, LONGWOOD AVENUE, TREMAINE AVENUE AND ALLEY, ALL DEDICATED PUBLIC STREETS.
- THE ADJACENT OVERHANG ENCROACHES 1.6' NORTHERLY INTO THE PROPERTY.
- THE ADJACENT OVERHANG ENCROACHES 2.6' NORTHERLY INTO THE PROPERTY.



SYMBOL LEGEND

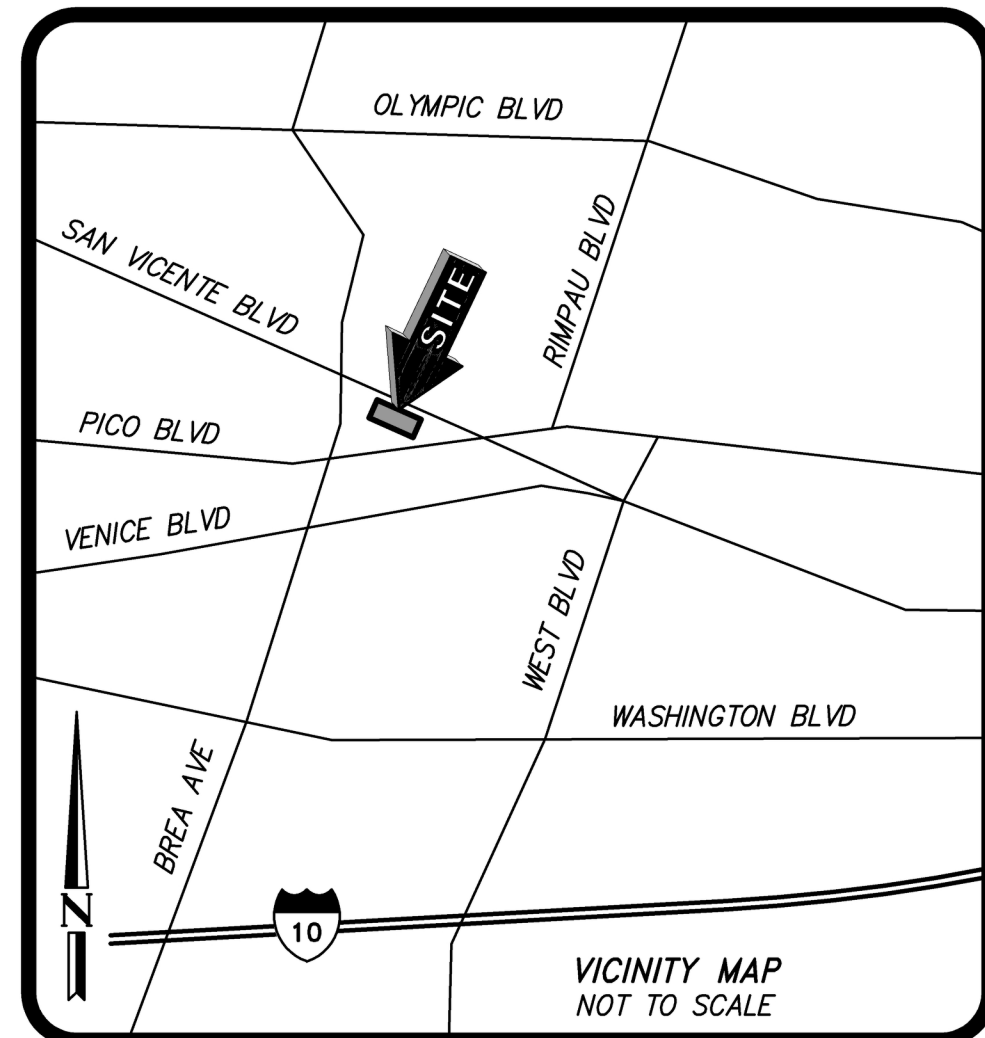
- | | | | |
|---|--------------|----------|---------------------------|
| ⊕ | FIRE HYDRANT | MANHOLES | |
| ⊕ | GATE | ⊕ | SEWER |
| ⊕ | GUY ANCHOR | ⊕ | STORM DRAIN |
| ⊕ | PALM TREE | ⊕ | UNKNOWN UTILITY |
| ⊕ | POWER POLE | VALVES | |
| ⊕ | SIGN | ⊕ | FIRE DEPARTMENT CONNECTOR |
| ⊕ | STREET LIGHT | ⊕ | GAS |
| ⊕ | TREE | ⊕ | WATER |

ABBREVIATIONS

ASPH ASPHALT
CONC CONCRETE
GM GAS METER
PL PROPERTY LINE
SF SQUARE FEET

LINE LEGEND

- | | |
|-----|---------------------|
| --- | PROPERTY LINE |
| --- | CENTER LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | UNDERLYING LOT LINE |
| --- | EASEMENT |
| --- | FENCE |
| --- | OVERHEAD LINES |
| --- | BUILDING FOOTPRINT |
| --- | BUILDING OVERHANG |



ALTA/NSPS LAND TITLE SURVEY
4800 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

TITLE, BOUNDARY, & TOPOGRAPHIC INFORMATION

SURVEYOR'S CERTIFICATE

TO: PACIFIC TITLE ARCHIVES, A CALIFORNIA CORPORATION;
WESTPORT PROPERTIES; AND
COMMONWEALTH LAND TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14 AND 15 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2025.

Jake W. Lappert
JAKE W. LAPPERT
PLS 9303
EMAIL: jappert@dc-eng.com

DATE: 07/25/2025

NO.	REVISION:	DATE:	ISSUE:
1	CLIENT COMMENTS	7/21/2025	DATE: 02/12/2025
2	CLIENT COMMENTS	7/25/2025	

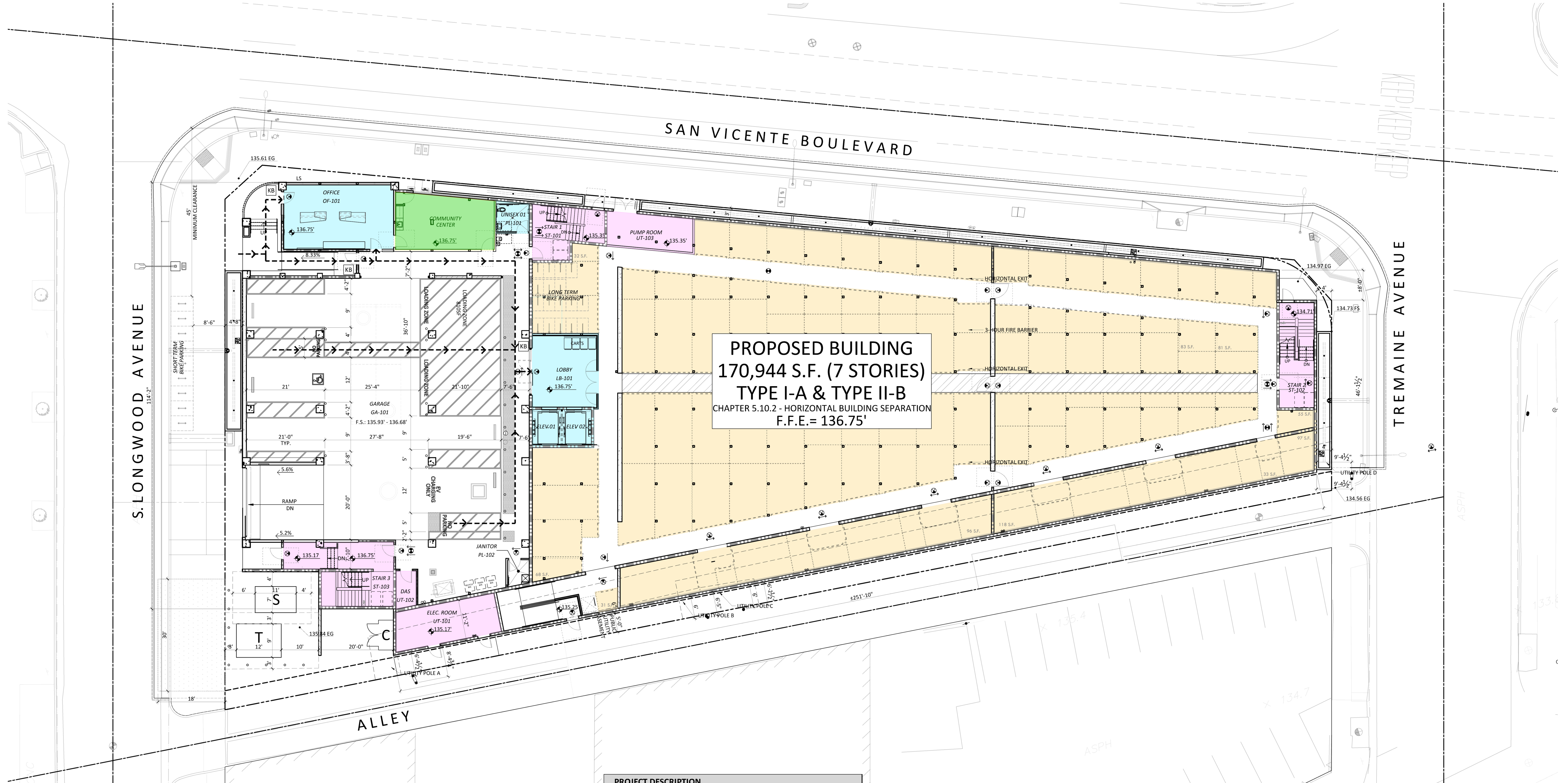
		DRAWN: JWL	CHECKED: JWL
		DRAWING FILE: 24-299atd10	
		PROJECT NO.: 24-299	

		SHEET NUMBER:
		1
		OF 1 SHEET

		SCALE: 1" = 20'
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Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 110
Anaheim Hills, California 92808
(714) 685-6860



PROPOSED BUILDING
170,944 S.F. (7 STORIES)
TYPE I-A & TYPE II-B
CHAPTER 5.10.2 - HORIZONTAL BUILDING SEPARATION
F.F.E.= 136.75'

PROJECT DESCRIPTION

PROPOSED 7-STORY SELF-STORAGE BUILDING WITH RENTAL OFFICE, AND SECURED PARKING AREAS. ON-SITE IMPROVEMENTS INCLUDE WALKWAYS AND LANDSCAPING. EXISTING BUILDING AND ALL SITE IMPROVEMENTS TO BE DEMOLISHED.

PROJECT INFORMATION

PROJECT ADDRESS: 4800 SAN VICENTE BLVD., LOS ANGELES, CA
SITE APN: 5070-004-026
SITE AREA GROSS: 30,612 S.F. OR 0.70 ACRES

ZONE: C2-1-0
USE (EXISTING): COMMUNITY COMMERCIAL

LOT COVERAGE ALLOWED: NO REQUIREMENTS

MAX FAR ALLOWED: 6:1
FAR PROPOSED: 5.28 161,645 S.F. / 30,612 S.F.

SETBACKS:

FRONT: 0 FT
SIDE: 0 FT
REAR: 0 FT

SETBACKS PROVIDED:

FRONT (S LONGWOOD AVE): 4'-8"
SIDE (SAN VICENTE BLVD): 3'
SIDE (ALLEY): 6'
REAR (TREMAINE AVE): 4'

BUILDING HEIGHT MAX: UNLIMITED

BUILDING HEIGHT PROPOSED: 84'-8"

LANDSCAPE REQUIREMENTS:

LANDSCAPE PROPOSED:

BUILDING AREA

EXISTING BLDG(S) TO BE DEMO'D: 22,706 S.F.

PROPOSED BUILDING (GROSS SQUARE FOOTAGE):

1ST FLOOR STORAGE: 19,786 S.F.
OFFICE: 954 S.F.
COMMUNITY ROOM: 376 S.F.
GARAGE: 5,894 S.F.
2ND FLOOR STORAGE: 23,989 S.F.
3RD FLOOR STORAGE: 23,989 S.F.
4TH FLOOR STORAGE: 23,989 S.F.
5TH FLOOR STORAGE: 23,989 S.F.
6TH FLOOR STORAGE: 23,989 S.F.
7TH FLOOR STORAGE: 23,989 S.F.
TOTAL: 170,944 S.F.

TOTAL GROSS SQUARE FOOTAGE: 170,944 S.F.
NET INCREASE IN BUILDING AREA: 148,238 S.F.

EXCLUDED FROM GROSS FLOOR AREA:

EXTERIOR WALLS (1ST FLOOR): -528 S.F.
EXTERIOR WALLS (x 6 FLOORS): -2,976 S.F.
GARAGE/PARKING AREA: -5,894 S.F.
ELEVATORS (x 7 FLOORS): -1,288 S.F.
2 STAIR SHAFT (x 7 FLOORS): -2,870 S.F.
EMR: -198 S.F.
ELECTRICAL ROOM: -158 S.F.
PUMP ROOM: -218 S.F.
DAS: -64 S.F.
SUBTOTAL: -14,194 S.F.

TOTAL NET SQUARE FOOTAGE: 156,750 S.F.
BUILDING FOOTPRINT: 27,010 S.F.

CAR & BIKE PARKING ANALYSIS

PARKING REQUIRED: (NONE PER AB 2097)
0 SP FOR SELF-STORAGE
0 SP FOR MANAGEMENT
0 SP TOTAL

PARKING PROVIDED:
4 SP STANDARD 9'x19'
0 SP COMPACT
1 SP ADA 9'x19'
5 SP TOTAL

LOADING REQUIRED: 600 SF MIN. AREA
LOADING PROVIDED: 2 SPACE (612 SF)

BIKE PARKING REQUIREMENTS:
SHORT TERM BICYCLE PARKING: 1 PER 10,000 SF (MIN 2)
LONG TERM BICYCLE PARKING: 1 PER 10,000 SF (MIN 2)

OFFICE (731 SF): 2 SP SHORT TERM + 2 SP LONG TERM
STORAGE (160,914): 16 SP SHORT TERM + 16 LONG TERM
TOTAL: 18 SP SHORT TERM + 18 SP LONG TERM

BIKE PARKING PROVIDED:
18 SP SHORT TERM
18 SP LONG TERM

EV PARKING REQUIRED (CALLGREEN):
EV PARKING (0-9 ACTUAL PARKING SPACES): 0 SPACE
EV PARKING PROVIDED: 0 SPACE

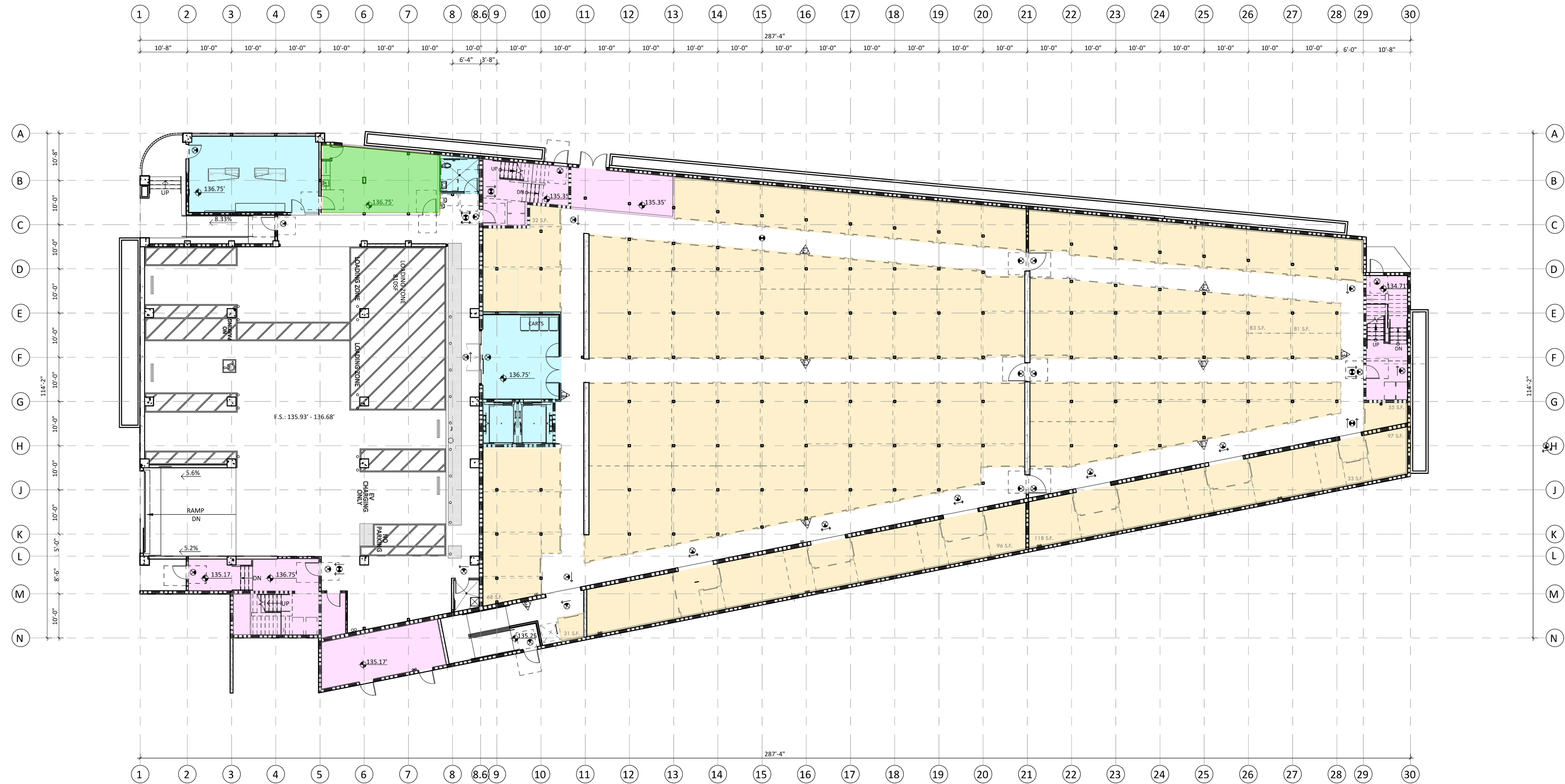


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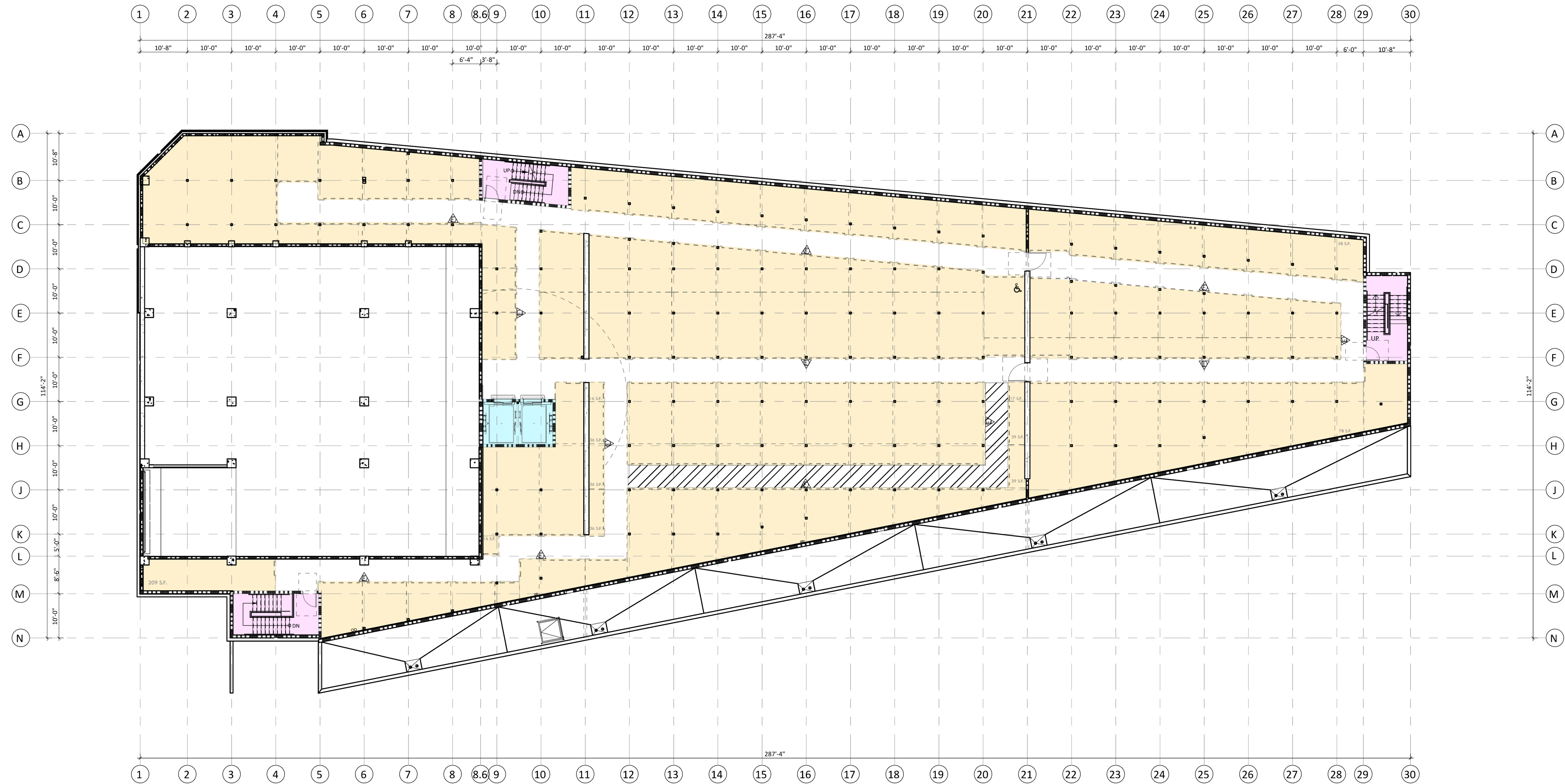


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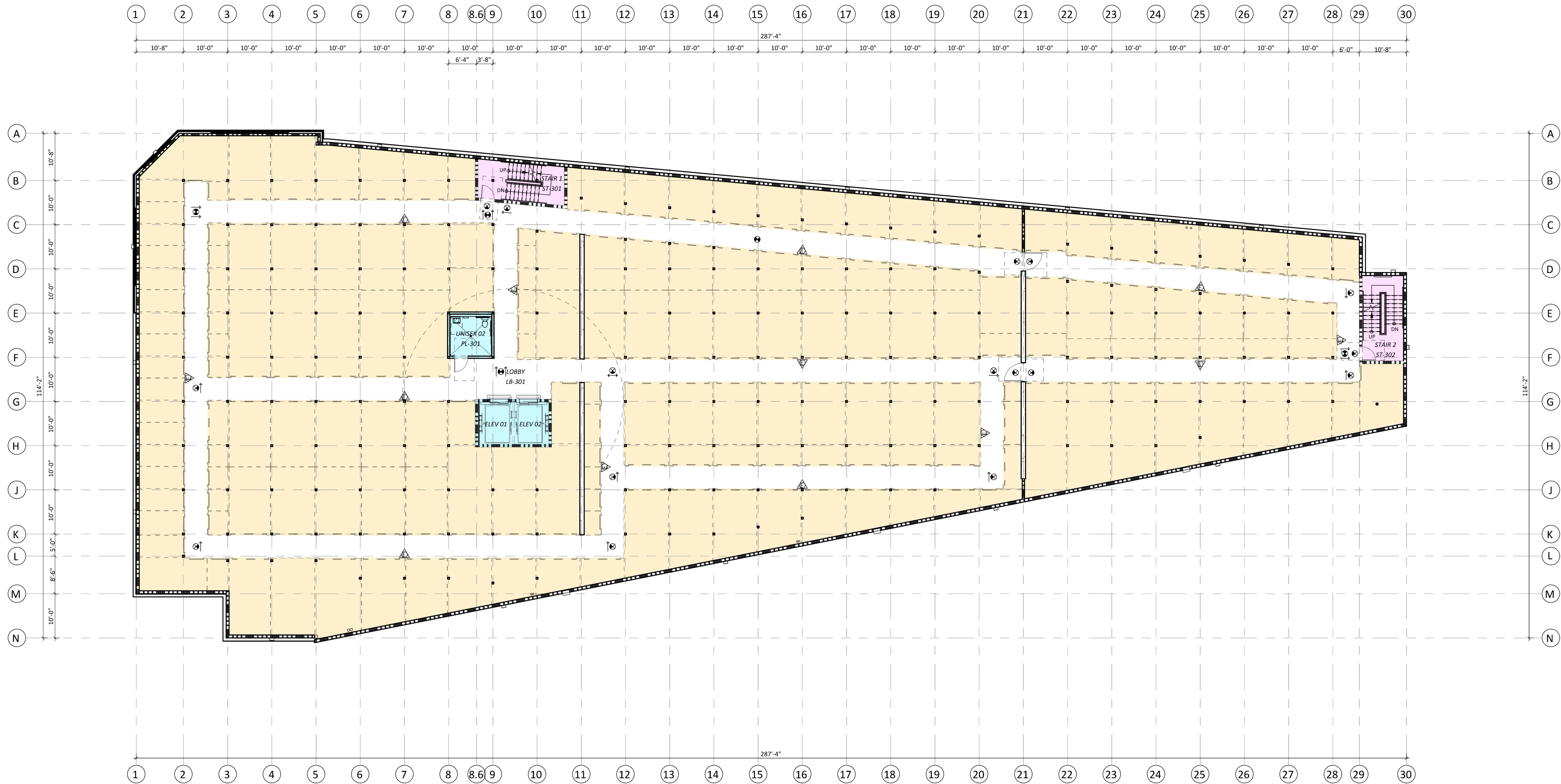


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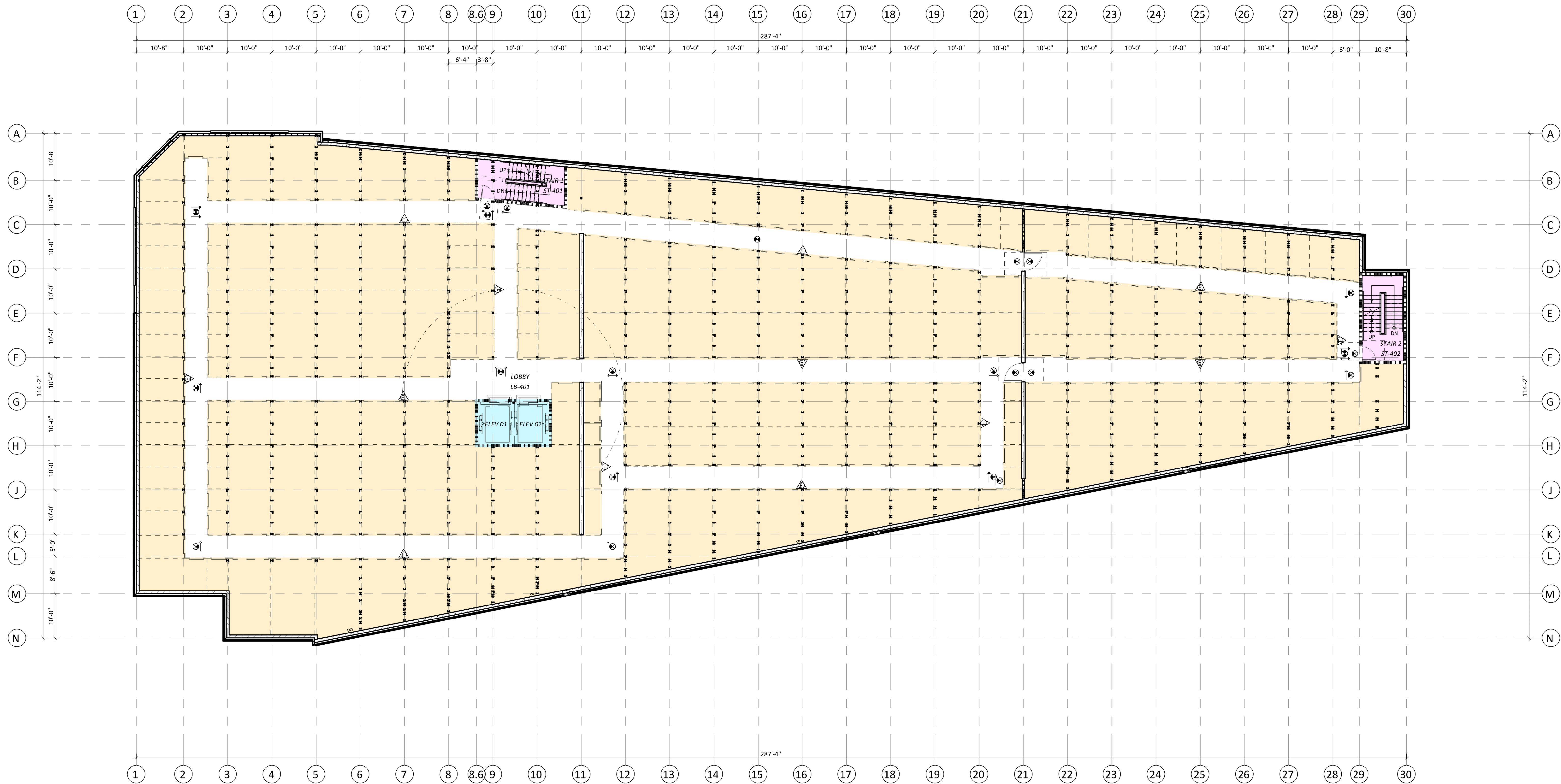


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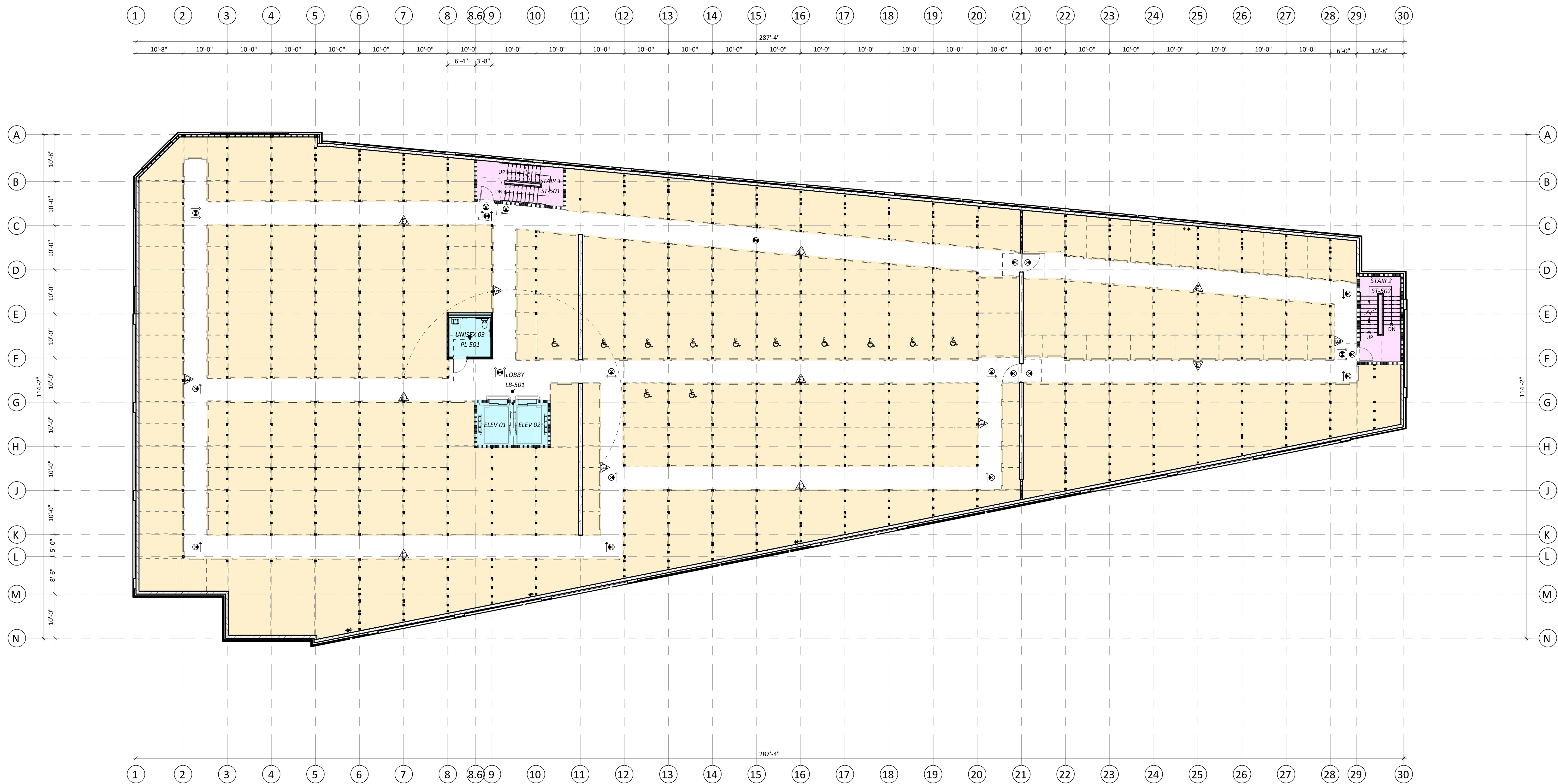


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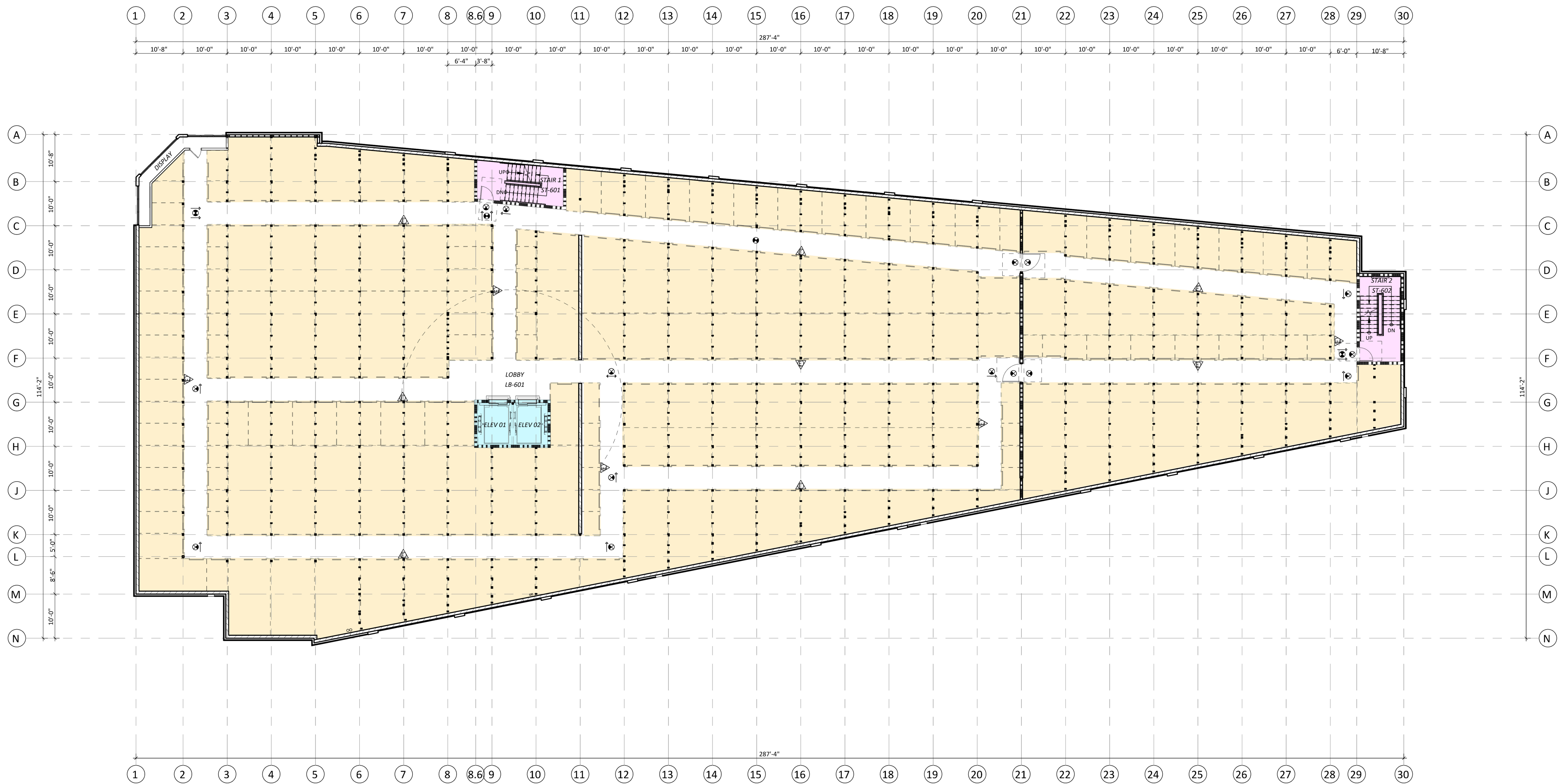


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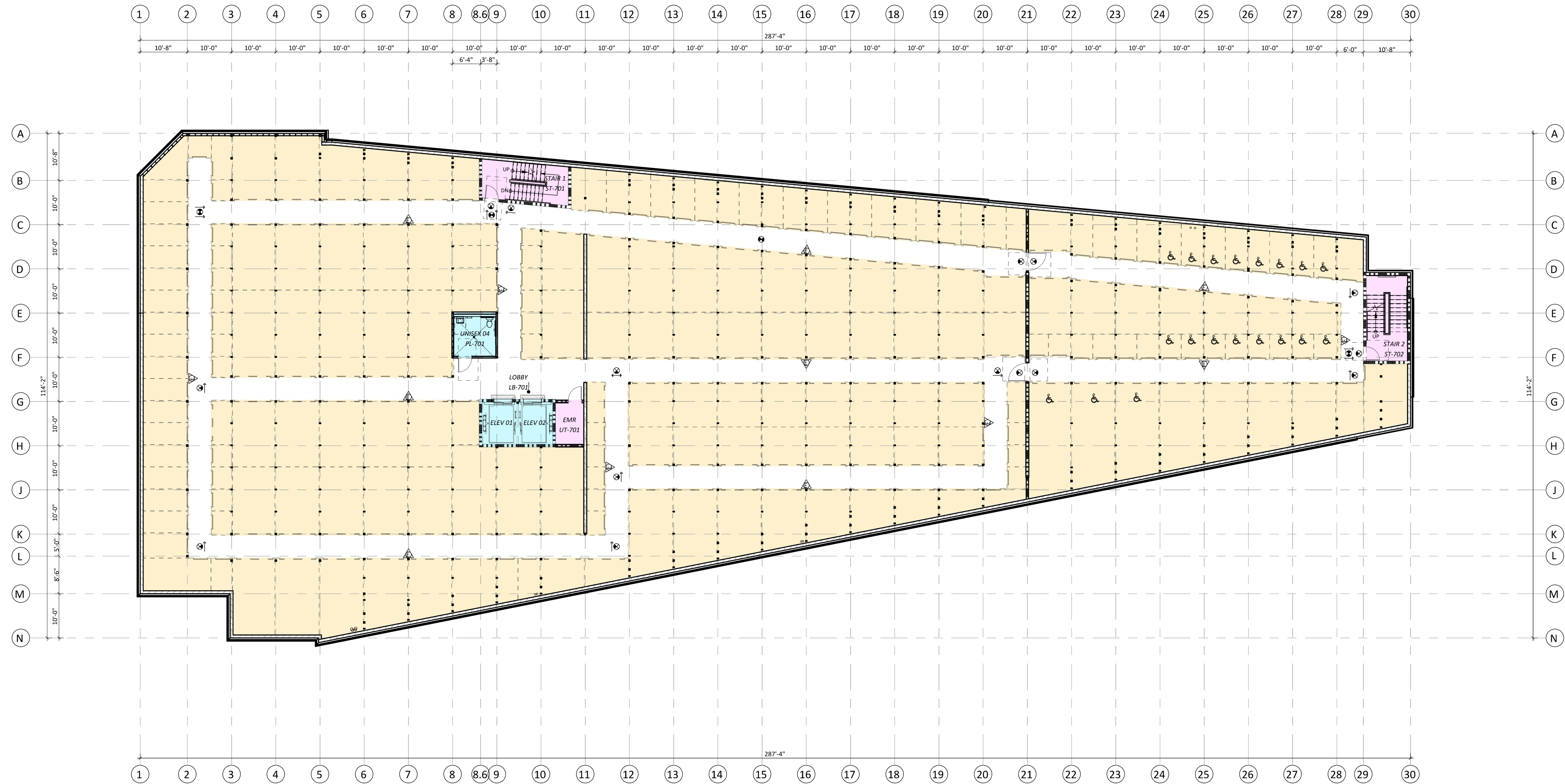


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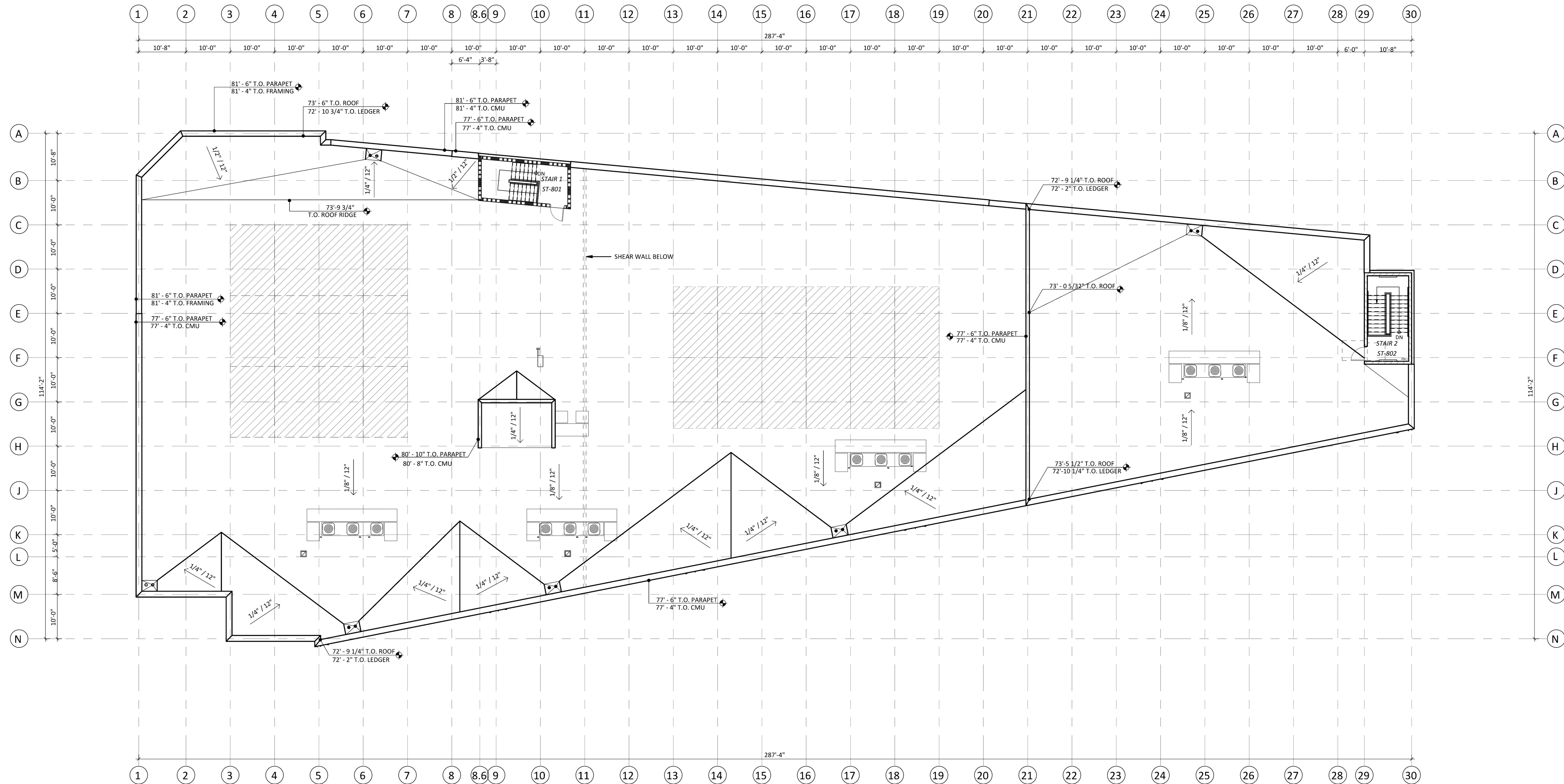
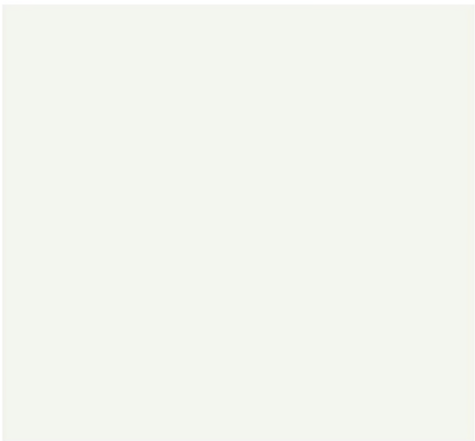


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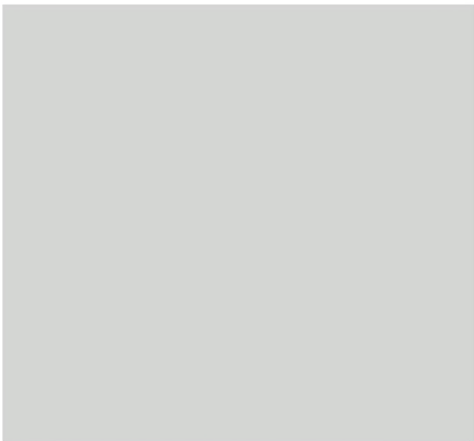




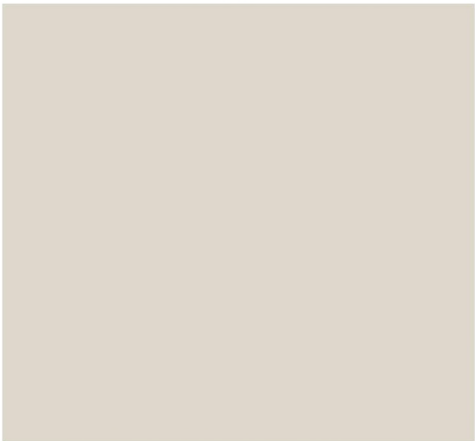




COLOR: WHITE
METAL PANEL
Albedo Approx.: 74%



COLOR: SILVERSMITH
KINGSPAN METAL PANEL
Albedo Approx.: 52%



COLOR: DRIFTWOOD
KINGSPAN METAL PANEL
Albedo Approx.: 46%



COLOR: SMART BLUE
METAL PANEL
Albedo Approx.: 12%



STOREFRONT GLAZING
SOLARBAN 60 (2) CLEAR
GLASS INSULATING UNIT
Albedo Approx.: 11%



SPANDREL GLAZING
ICD HIGH PERFORMANCE OPACI COAT 300
WARM GRAY #3-0770
Albedo Approx.: 20%



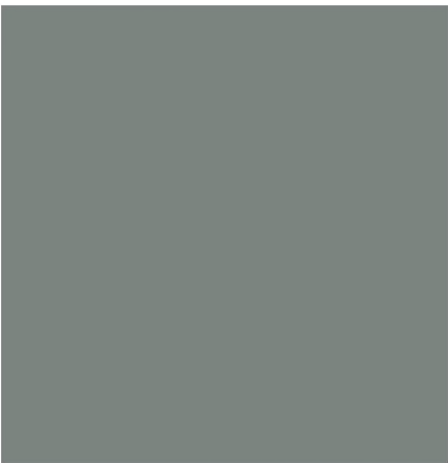
SPLIT-FACE CMU BLOCK
ANGELUS BLOCK
ONYX
Albedo Approx.: 10%



PRECISION CMU BLOCK
ANGELUS BLOCK
GLAICER WHITE
Albedo Approx.: 70%



COLOR: SW 7069 'IRON ORE'
HALLOW METAL DOOR
Albedo Approx.: 6%



COLOR: ZINC GRAY
METAL PANEL
METAL TRIM
Albedo Approx.: 8%



ALUMINUM STOREFRONT SYSTEM:
ANODIZED "WHITE MATTE"
Albedo Approx.: 57%



PHORMIUM T. 'SURFER' /
SURFER NEW ZEALAND FLAX



BUDDLEIA DAVIDII 'NANHO BLUE' /
NANHO BLUE BUTTERFLY BUSH



DIETES VEGETA /
FORTNIGHT LILY



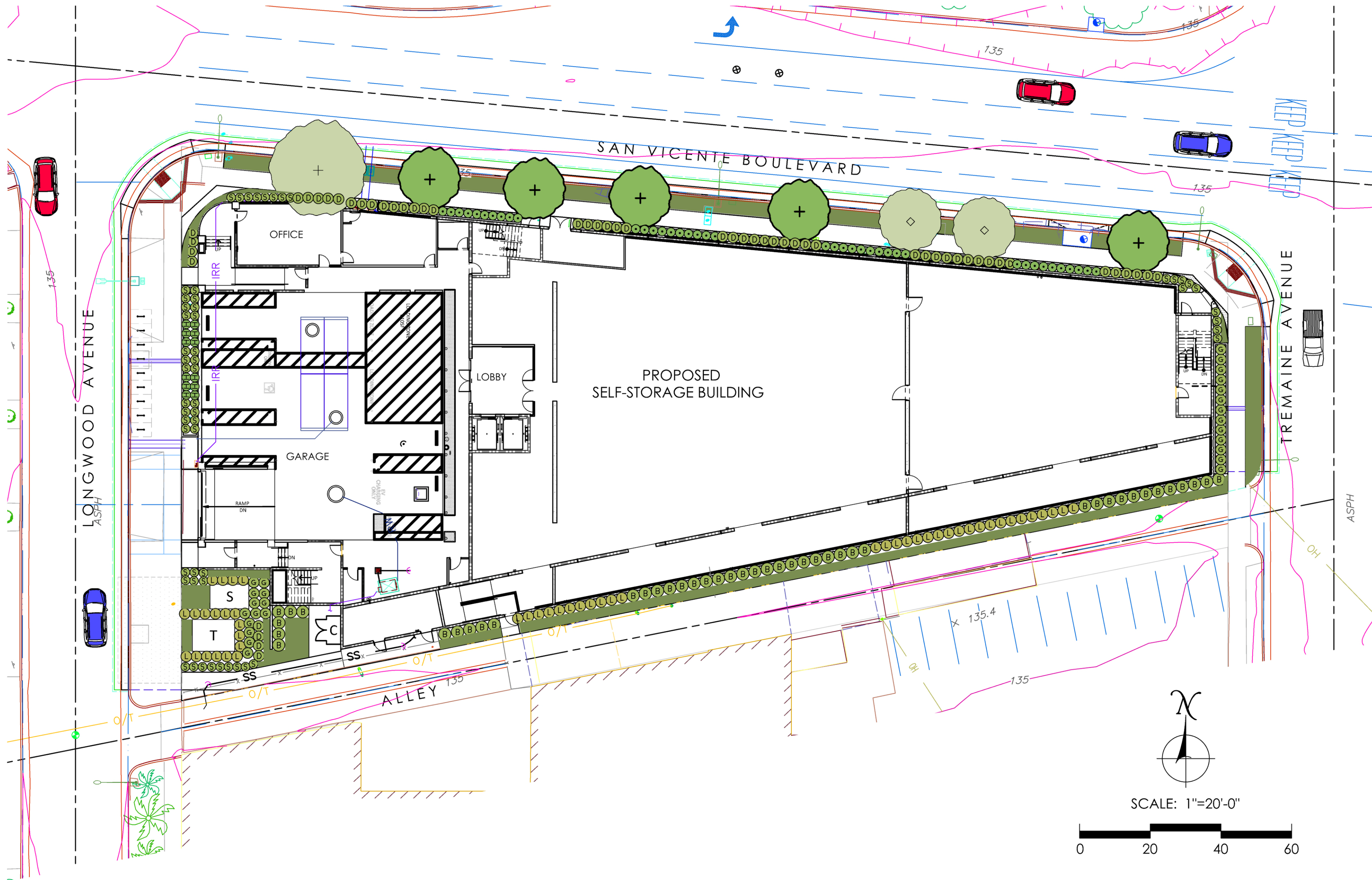
GAURA LINDHEIMERI 'SISKIYOU PINK' /
SISKIYOU PINK GAURA



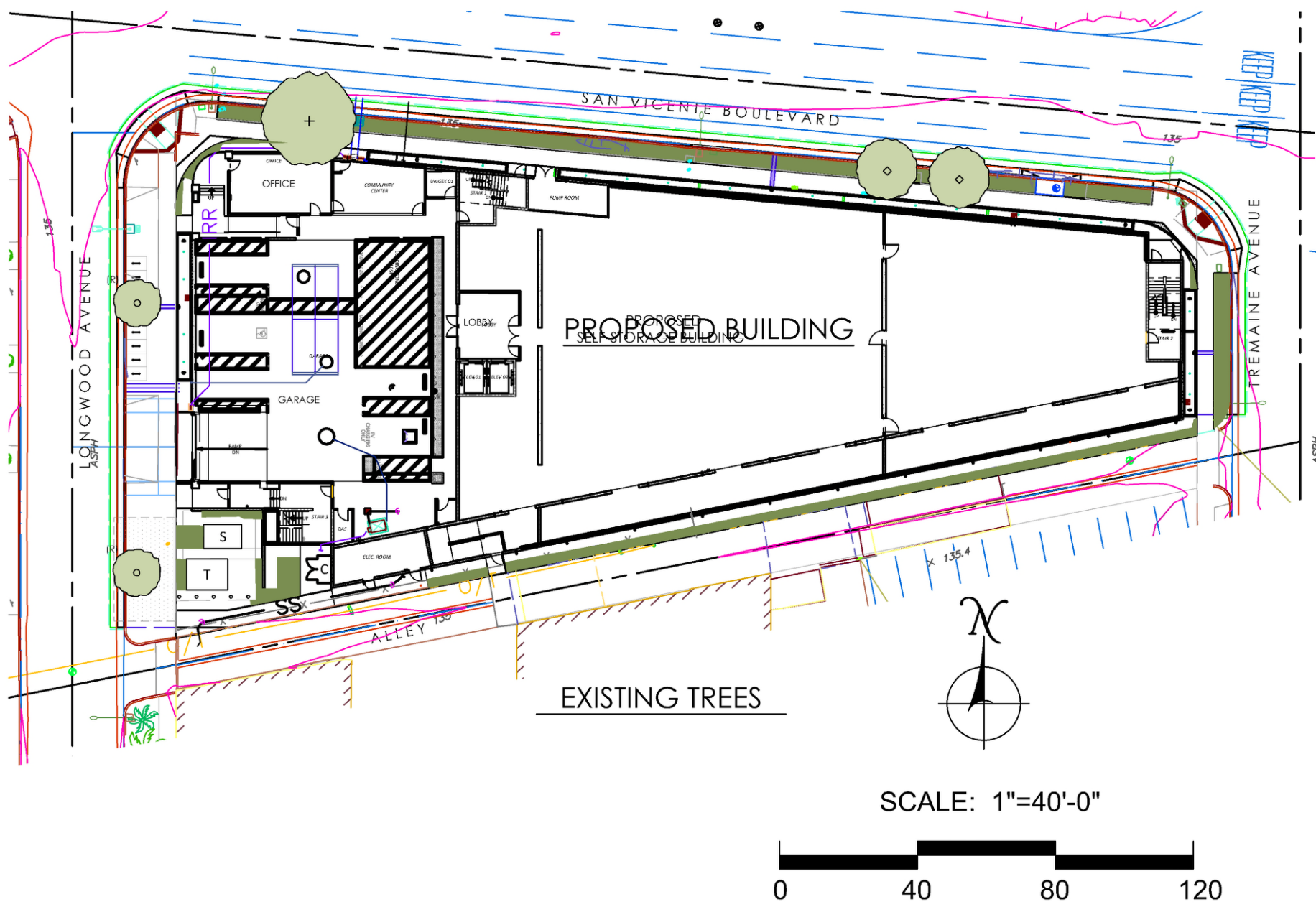
BAUHINIA VARIEGATA /
ORCHID TREE



TRACHELOSPERMUM JASMINOIDES /
STAR JASMINE



EXISTING TREE LEGEND		
SYMBOL	BOTANICAL / COMMON NAME	QUANTITY
EXISTING STREET TREES		
(E)	BAUHINIA VARIEGATA / ORCHID TREE	1
(R)	LIGUSTRUM JAPONICUM / WAX-LEAF PRIVET	2
(R)	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA TO BE REMOVED	2



MYOPORUM PARVIFOLIUM /
MYOPORUM



LIGUSTRUM J. 'TEXANUM' /
TEXAS PRIVET



HOSTA x 'MINUTEMAN' /
MINUTEMAN PLANTAIN LILY



SALVIA GREGII 'FURMAN'S RED' /
FURHMANS RED SAGE

PLANTING LEGEND

SYMBOL		BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS SOUTH COASTAL
STREET TREES				
(+)		BAUHINIA VARIEGATA / ORCHID TREE	15 GAL / STANDARD	LOW
PROPOSED SHRUBS				
(B)		BUDDLEIA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH	1 GAL / 42" O.C.	MOD/LOW
(D)		DIETES VEGETA / FORTNIGHT LILY	5 GAL / 36" O.C.	LOW
(G)		GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	5 GAL / 36" O.C.	MOD/LOW
(L)		LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET	5 GAL / 36" O.C.	MOD
(M)		HOSTA x 'MINUTEMAN' / MINUTEMAN PLANTAIN LILY	1 GAL / 30" O.C.	MOD / LOW
(S)		PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.	LOW
(S)		SALVIA GREGII 'FURMAN'S RED' / FURHMANS RED SAGE	1 GAL / 30" O.C.	LOW
(S)		MYOPORUM PARVIFOLIUM / MYOPORUM	1 GAL / 30" O.C.	LOW
(S)		TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL / 24" O.C.	MOD

PROTECTED TREES WITHIN THE CITY OF LOS ANGELES:
- QUERCUS LOBATA / VALLEY OAK
- QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK
OR
- ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO SOUTHERN CALIFORNIA BUT EXCLUDING QUERCUS BERBERIDIFOLIA / SCRUB OAK
- JUGLANS CALIFORNICA / CALIFORNIA BLACK WALNUT
- PLATANUS RACEMOSA / WESTERN SYCAMORE
- UMBELLULARIA CALIFORNICA / CALIFORNIA BAY LAUREL
PROTECTED SHRUBS:
- SAMBUCUS MEXICANA / MEXICAN ELDERBERRY
- HETEROMELES ARBUTIFOLIA / TOYON

NOTE: PROTECTED TREES AND SHRUBS DO NOT OCCUR ON THE PROJECT SITE.

4,426 SF OF PROPOSED LANDSCAPE AREA

NOTE: DRIP IRRIGATION SHALL BE UTILIZED FOR THIS PROJECT.