1050 LA CIENEGA BOULEVARD

TOC REFERRAL SET
AUGUST 16, 2022

1 **VICINITY MAP**

SCALE: 1" = 300'-0"

0 150 300 600

1" = 300'-0"

NORTH

DRAWING INDEX

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

NOTE:

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

PROECT SITE - 1050 LA CIENEGA

METRO BUS STOP - RTE. 105 CIENEGA/

FUTURE METRO RAIL STATION - WILSHIRE / LA CIENEGA

METRO BUS ROUTE 105 NORTHBOUND

METRO BUS ROUTE 105 SOUTHBOUND

METRO RAIL D (PURPLE) LINE EXTENSION

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RIOS

NO.	DATE	DESCRIPTION

1050 LA CIENEGA

1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035

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COVER SHEET / DRAWING INDEX / VICINITY MAP

Drawn By: YOUR INITIALS
Project Number:
Checked By: PM / PD (edit this)
Sheet Number: **A0.00**

PROJECT DESCRIPTION

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

1050 LA CIENEGA

LOT SIZE	**79,623**
MULTIPLIER	**3.75**
MAX FAR	**298,586**

fr. Elev.	f / f	Flr.	Residential Total units/ fr.	Residential Amenity NSF Current	Studio 506	1B LOW 783	1B TOP 811	2B LOW 1,107	2B TOP 1,177	2B PH 1,402	Unit Count	NSF	GSF	Open Space GSF	Retail GSF	Parking Loading BOH Regular	Tandem	Total	GSF	Bike	FAR GSF	Totals GSF
+332.00		M PH																				
+321.00	11	RF																				
+307.00	14	SKY		4,750									7,000	6,400							5,260	7,000
+295.00	12.00	27	8							8	8	11,216	13,340								11,620	13,340
+283.00	12.00	26	12				8	4			12	11,196	13,340								11,620	13,340
+272.00	11.00	25	12				8	4			12	11,196	13,340								11,620	13,340
+261.00	11.00	24	12				8	4			12	11,196	13,340								11,620	13,340
+250.00	11.00	23	12				8	4			12	11,196	13,340								11,620	13,340
+239.00	11.00	22	12				8	4			12	11,196	13,340								11,620	13,340
+228.00	11.00	21	12				8	4			12	11,196	13,340								11,620	13,340
+217.00	11.00	20	12				8	4			12	11,196	13,340								11,620	13,340
+206.00	11.00	19	12				8	4			12	11,196	13,340								11,620	13,340
+195.00	11.00	18	12				8	4			12	11,196	13,340								11,620	13,340
+184.00	11.00	17	12				8	4			12	11,196	13,340								11,620	13,340
+173.00	11.00	16	12				8	4			12	11,196	13,340								11,620	13,340
+162.00	11.00	15	12				8	4			12	11,196	13,340								11,620	13,340
+151.00	11.00	14	12				8	4			12	11,196	13,340								11,620	13,340
+140.00	11.00	13	14		4	6		4			14	11,150	13,340								11,620	13,340
+129.00	11.00	12	14		4	6		4			14	11,150	13,340								11,620	13,340
+118.00	11.00	11	14		4	6		4			14	11,150	13,340								11,620	13,340
+107.00	11.00	10	14		4	6		4			14	11,150	13,340								11,620	13,340
+96.00	11.00	09	14		4	6		4			14	11,150	13,340								11,620	13,340
+85.00	11.00	08	14		4	6		4			14	11,150	13,340								11,620	13,340
+74.00	11.00	07	14		4	6		4			14	11,150	13,340								11,620	13,340
+63.00	11.00	06	14		4	6		4			14	11,150	13,340								11,620	13,340
+52.00	11.00	05	14		4	6		4			14	11,150	13,340								11,620	13,340
+37.00	15.00	04		13,740									13,340	34,360							12,460	13,340
+25.00	12.00	03											2,000			79	5	84	40,740		250	38,420
+15.00	10.00	02											2,000			130	3	133	53,090		250	55,090
+0.00	15.00	01		4,500									8,500	13,270	7,500	73	0	73	51,370	1,740	11,960	69,110
-+12.00	-12.00	B1														136	0	136	59,150		250	59,150
			290 total units	22,990	36	54	104	36	52	8	290	257,114	7,000 GSF	54,030 GSF	7,500 GSF	418	8	426	204,350 GSF	1,740 GSF	297,690 GSF	548,530 GSF

		Studio	1B LOW	1B TOP	2B LOW	2B TOP	2B PH	AVG	886.6		
PERCENTAGE MIX BY		15%	23%	27%	15%	14%	6%				

		Studio	1B	2B							
BLENDED MIX PERCENTA		15%	50%	35%							

OPEN SPACE REQUIRED

SEC. 12.21.G m/codes/los_angeles/latest/lapz/0-0-0-5183

Open Space Calcs	<3 Hb Rms	3 Hb Rms	>3 Hb Rms	
REQUIRED	100	125	175	Total
UNIT TYPE	Studio & 1B	2B & 1B w/ Den	3B	
COUNT	155	127	8	290
OPEN SPACE REQEQUIRED	15,500	15,875	1,400	**32,775**

OPEN SPACE PROVIDED

Open Space Calcs	DECKS	BALCONIES	
PROVIDED	L1,L4 & SKY	46 UNITS @ 50 SF	Total
OPEN SPACE PROVIDED	52,240	2,300	**54,540**

54,540 > 32,775

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

FLOOR AREA. The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

TOC TIER 3 INCENTIVES	
BASE INCENTIVES	
DENSITY	70% increase allowed (45% utilized)
FAR	3.75 to 1 allowed (3.75 to 1 utilized)
PARKING	0.5 stall per dwelling unit allowed (1.47 utilized)
ADDED INCENTIVES	
REAR YARD SETBACK	15' Minimum per RAS3 zone (15' utilized)

SITE SUMMARY

SITE	ALLOWABLE	PROVIDED
LOT AREA		79,623 SF (1.83 ACRES)
DEDICATION AREA - LA CIENEGA	0	
SETBACK AREA (INCLUDED IN LOT AREA)	0	0
DWELLING UNITS (BASE ZONING)	200 units (@ 400 SF/unit)	
DWELLING UNITS WITH TOC TIER 3	340 units (@ 70% increase)	290 units
FAR (BASE ZONING)	119,435 SF (@ 1.5 : 1)	
FAR WITH TOC TIER 3	298,586 SF (@ 3.75 : 1)	297,690 (@3.75:1)
RESIDENTIAL FLOOR AREA		290,190 SF
COMMERCIAL FLOOR AREA		7,500 SF
BUILDING HEIGHT	NO LIMIT	332'-0"

SETBACKS	ALLOWABLE	PROVIDED
FRONT YARD	0' PER C2 ZONE	
SIDE YARD	0' FOR COMMERCIAL USES (GROUND FLOOR), 16' FOR RESIDENTIAL (LEVELS 2-28)	0' FOR COMMERCIAL USES (GROUND FLOOR), 5' FOR RESIDENTIAL (LEVELS 2-28) ON SOUTH SIDE WITH TOC INCENTIVE, 30'-46' FOR RESIDENTIAL (LEVELS 2-28) ON NORTH SIDE
REAR YARD	0' FOR COMMERCIAL USES, 20' FOR RESIDENTIAL (LEVELS 2-28)	0' FOR COMMERCIAL USES (GROUND FLOOR), 15' FOR RESIDENTIAL (LEVELS 2-28) WITH TOC INCENTIVE

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

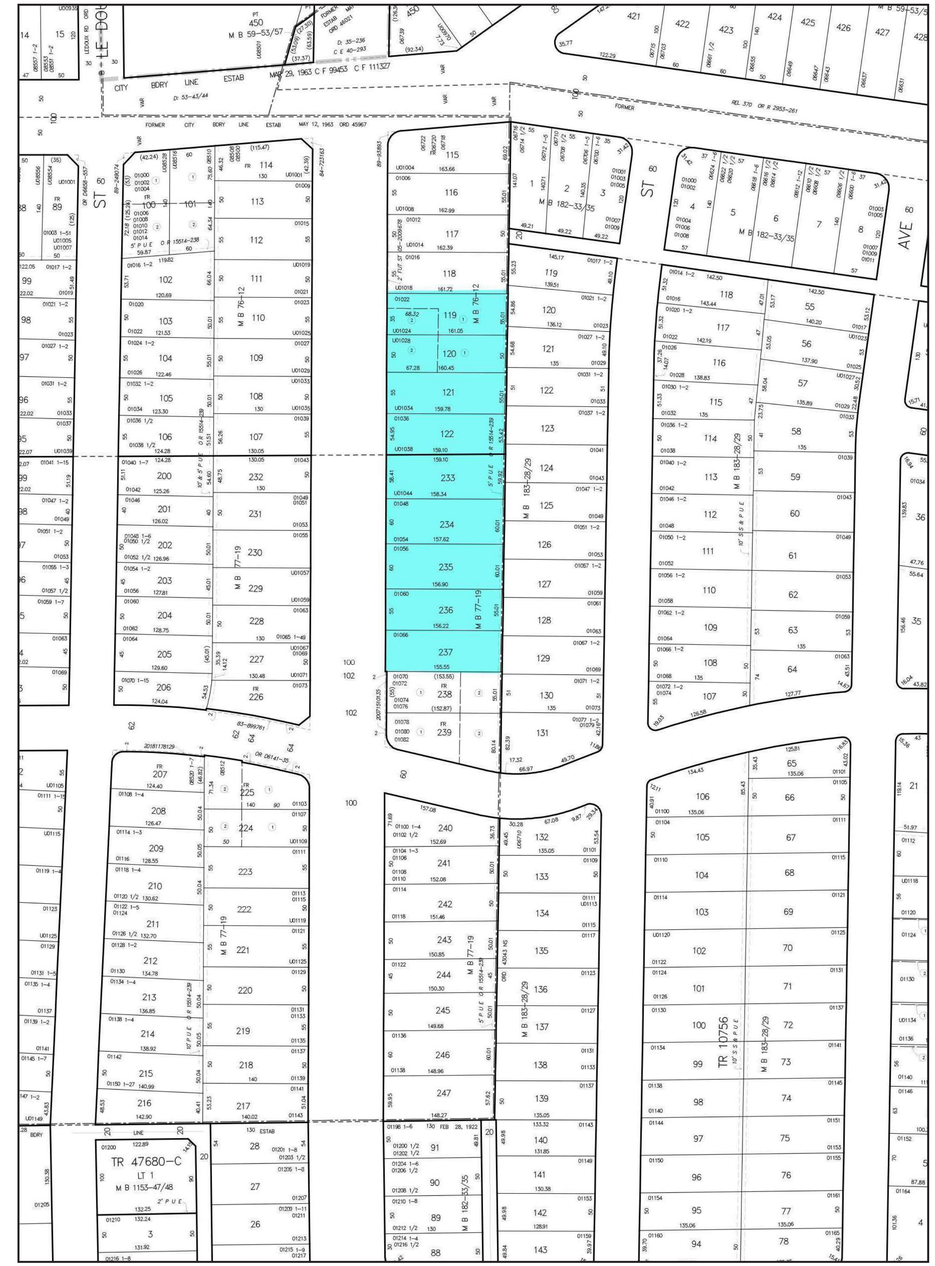
TOC TIER 3

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

PROVIDED PARKING DETAILS	STANDARD	TANDEM	ACCESSIBLE	TOTAL
LEVEL 3 PARKING	79	5	0	84
LEVEL 2 PARKING	130	3	0	133
LEVEL 1 PARKING	64	0	9	73
B1 PARKING	136	0	0	136
				426

LOS ANGELES MUNICIPAL CODE Table 12.21 A.16(a)(1)(i)

BICYCLE PARKING (RESIDENTIAL)	REQUIRED	PROVIDED
SHORT-TERM	15 SPACES REQUIRED	16
	Short Term 1-25 units = 1 per 10 units (2.5 spaces) 26-100 units = 1 per 15 units (5 spaces) 101-200 = 1 per 20 units (5 spaces) 201+ = 1 per 40 units (2.25 spaces) Total short term = 15 spaces	
LONG-TERM	147 SPACES REQUIRED	160
	Long Term *1-25 units = 1 per unit (25 spaces)* *26-100 units = 1 per 1.5 unit (50 spaces)* *101-200 units = 1 per 2 units (50 spaces)* *201+ units = 1 per 4 units (22.5 spaces)* *Total long term = 147 spaces*	
BICYCLE PARKING (COMMERCIAL)	8 SPACES REQUIRED	
SHORT-TERM	1 SPACE FOR 2000SF = 4 SPACES	4
LONG-TERM	1 SPACE PER 2000SF = 4 SPACES	4
		184



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RIOS

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1050 LA CIENEGA

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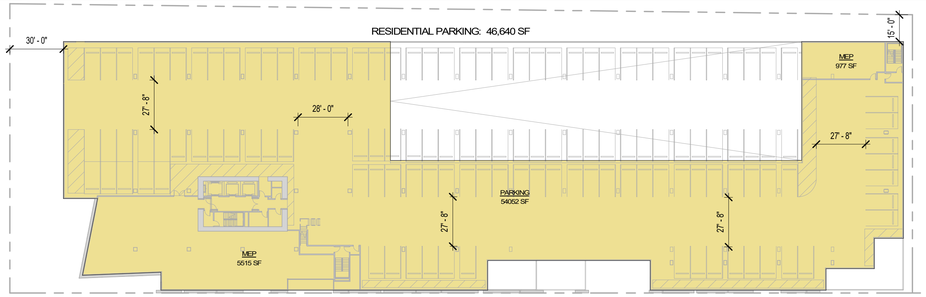
SITE DATA

Drawn By: Author
Checked By: Checker
Project Number:
Sheet Number: **A0.01**

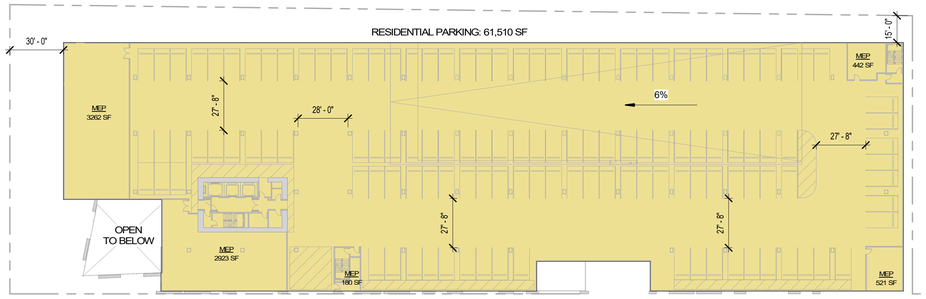


4 LEVEL 03 - FLOOR AREA

SCALE: 1" = 40'-0"

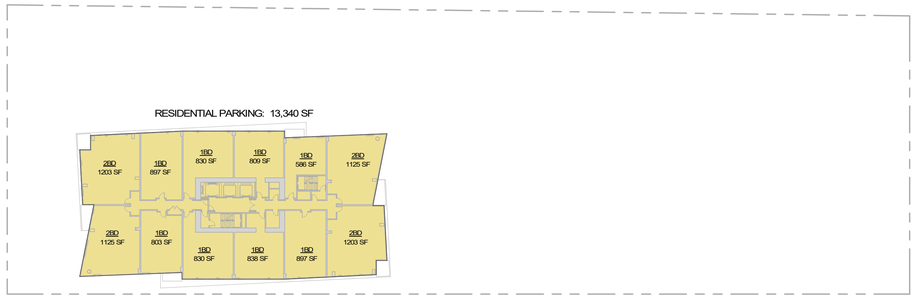
7 BUILDING AREA - LEVEL 28 SKYDECK

SCALE: 1" = 40'-0"



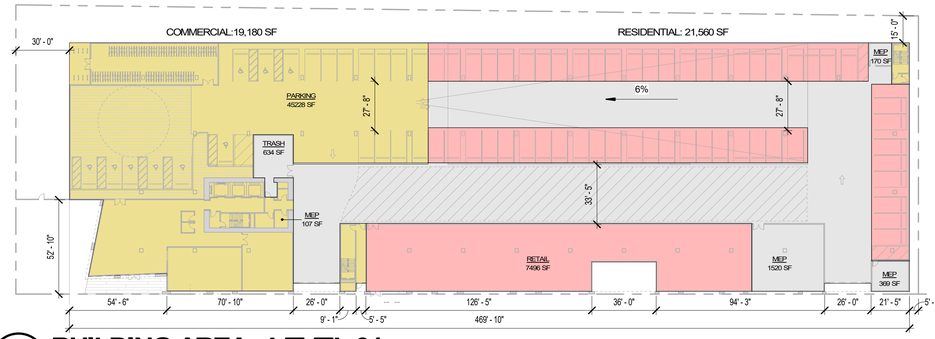
3 BUILDING AREA - LEVEL 02

SCALE: 1" = 40'-0"



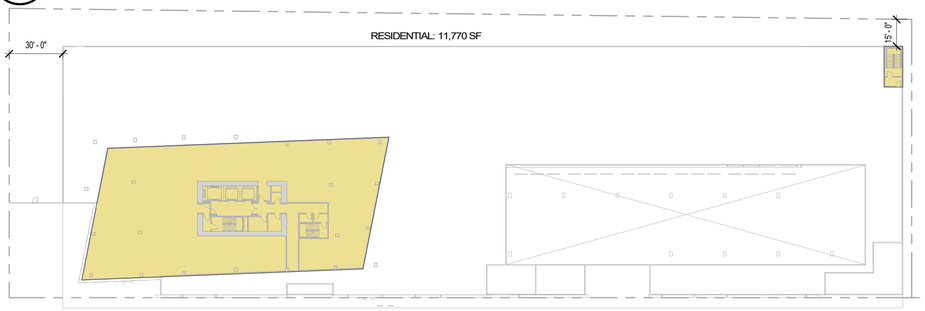
6 BUILDING AREA - LEVELS 05-27

SCALE: 1" = 40'-0"



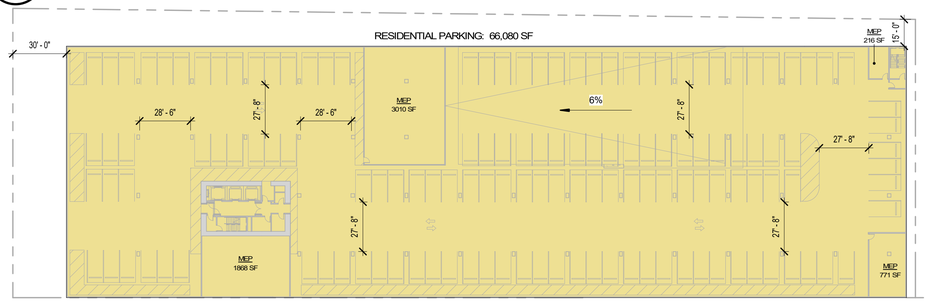
2 BUILDING AREA - LEVEL 01

SCALE: 1" = 40'-0"



5 LEVEL 04 - FLOOR AREA

SCALE: 1" = 40'-0"



1 BUILDING AREA - LEVEL B1

SCALE: 1" = 40'-0"

Building Area Analysis: Calculation Table

Floor Area (non-parking)

	Residential Floor Area	Non-residential Floor Area	Total
Level 04	11,770	0	11,770
Level 05	13,340	0	13,340
Level 06	13,340	0	13,340
Level 07	13,340	0	13,340
Level 08	13,340	0	13,340
Level 09	13,340	0	13,340
Level 10	13,340	0	13,340
Level 11	13,340	0	13,340
Level 12	13,340	0	13,340
Level 13	13,340	0	13,340
Level 14	13,340	0	13,340
Level 15	13,340	0	13,340
Level 16	13,340	0	13,340
Level 17	13,340	0	13,340
Level 18	13,340	0	13,340
Level 19	13,340	0	13,340
Level 20	13,340	0	13,340
Level 21	13,340	0	13,340
Level 22	13,340	0	13,340
Level 23	13,340	0	13,340
Level 24	13,340	0	13,340
Level 25	13,340	0	13,340
Level 26	13,340	0	13,340
Level 27	13,340	0	13,340
Level 28	6,700	0	6,700
Totals	**325,290**	**0**	**325,290**
Ratios	1	0	100%

Shared Floor Area (non-parking)

Level 04	0		0
Levels 05-27	0		0
Level 28	0		0
Total Shared	0		0
Ratios	**0.00**	**0.00**	

Floor Area (parking)

	Residential Floor Area	Non-residential Floor Area	Shared Floor Area
Level 03	46,640	0	0
Level 02	61,510	0	0
Level 01	21,560	19,180	22,340
Level B1	66,080	0	5,780
Totals	**195,790**	**19,540**	**28,120**

Parking Spaces using shared facilities

	Residential Parking Spaces	Non-residential Parking Spaces	Total Parking Spaces
Total Qty	373	53	426
Ratios	0.88	0.12	100%
	373	**53**	

GRAND TOTALS

	Residential Floor Area	Non-residential Floor Area	Grand Total
Total QTY	**521,080**	**19,180**	540,260
Total Ratios	**0.96**	**0.04**	100%

LEGEND

- SHARED AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA

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AREA ANALYSIS - PROGRAM AREA

Drawn By: Author
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Project Number:
Sheet Number: **A0.02A**

7 LEVEL 28 - SKYDECK - FLOOR AREA

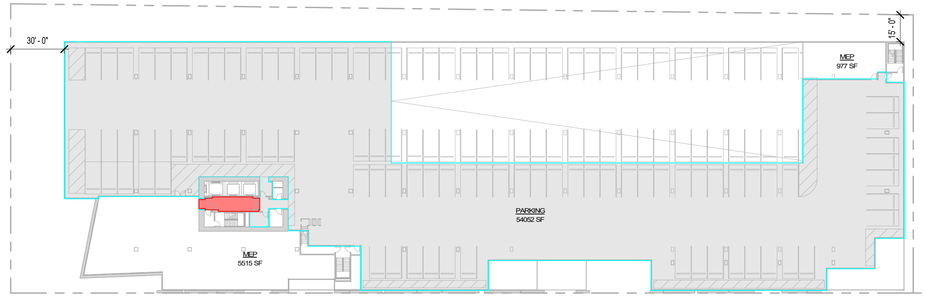
SCALE: 1" = 40'-0"

6 LEVELS 05 - 27 - FLOOR AREA

SCALE: 1" = 40'-0"

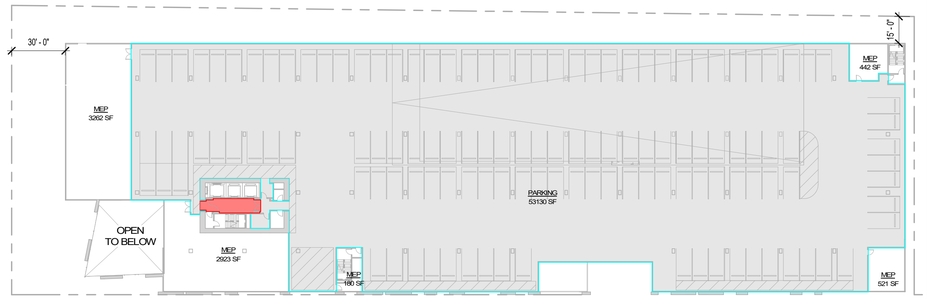
5 LEVEL 04 - FLOOR AREA

SCALE: 1" = 40'-0"



4 LEVEL 03 - FLOOR AREA

SCALE: 1" = 40'-0"



3 LEVEL 02 - FLOOR AREA

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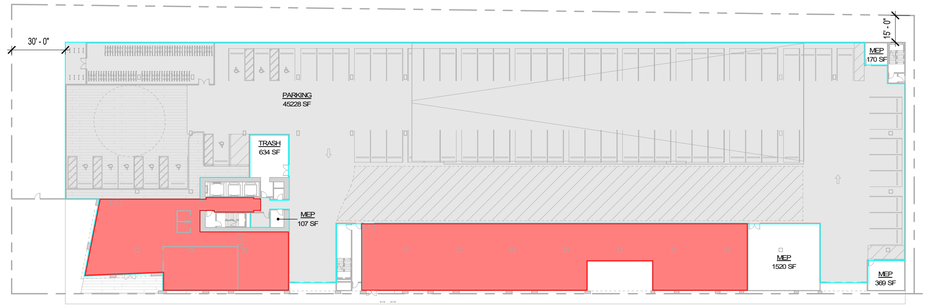

2 LEVEL 01 - FLOOR AREA

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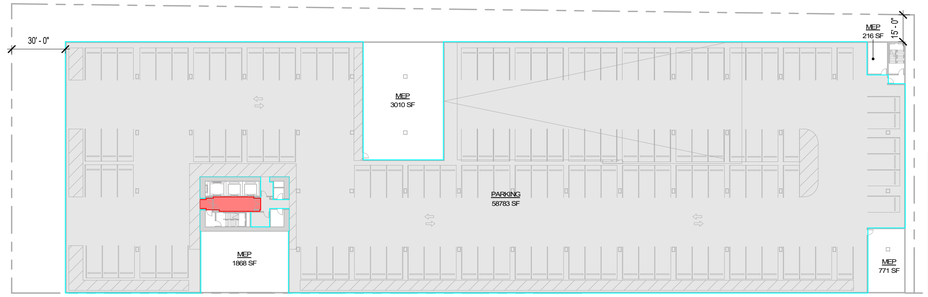

1 B1 - FLOOR AREA

SCALE: 1" = 40'-0"

FLOOR AREA BY LEVEL

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

LEGEND

FAR

GSF

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RIOS

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FAR CALC DIAGRAMS

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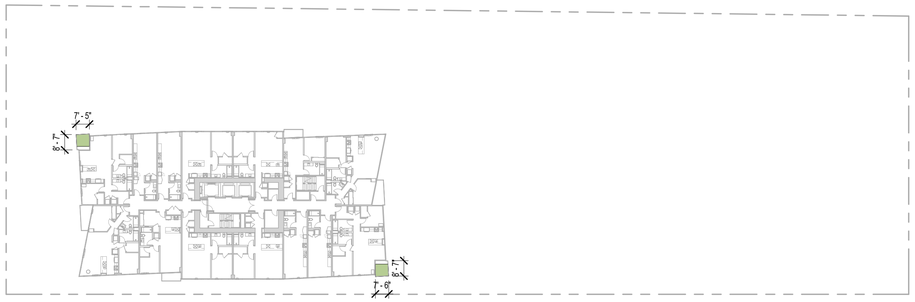
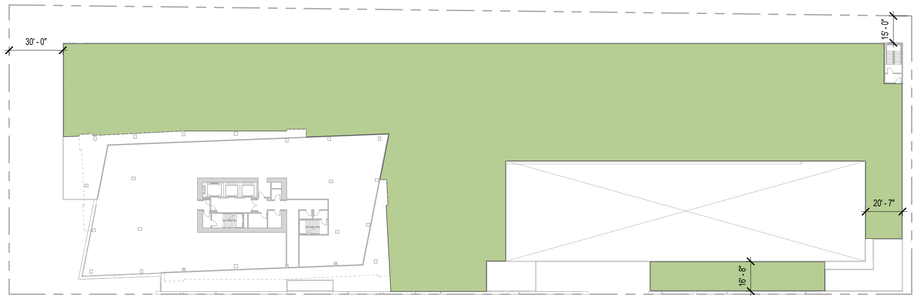
Sheet Number: **A0.02B**



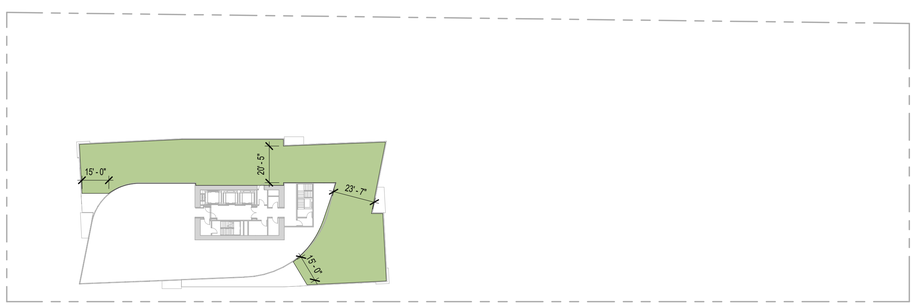
3 LEVELS 05-27 OPEN SPACE

SCALE: 1" = 40'-0"



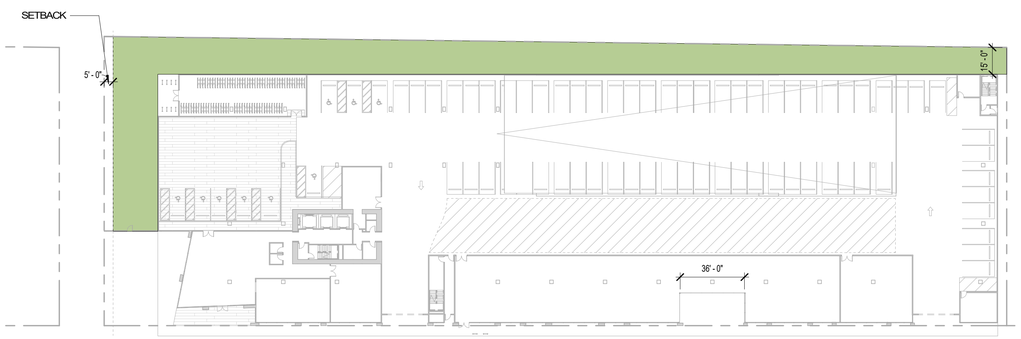
2 LEVEL 04 - OPEN SPACE

SCALE: 1" = 40'-0"



5 LEVEL 28 SKYDECK - OPEN SPACE

SCALE: 1" = 40'-0"



1 LEVEL 01 - OPEN SPACE

SCALE: 1" = 40'-0"

OPEN SPACE CALCULATIONS

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

LEGEND

OPEN SPACE

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RIOS

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OPEN SPACE DIAGRAMS

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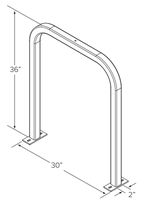
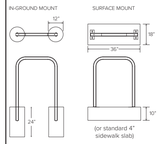
Checked By: Checker
Project Number:
Sheet Number: **A0.02C**



IN-GROUND MOUNT

SURFACE MOUNT



RAIL

CAPACITY 2 Bikes

MATERIALS
2" x 2" x .188" square tube - mild steel
2" x 2" x .120" square tube - stainless steel

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

☐ **PVC Dip**
Black PVC.

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☐ **Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.

☐ 90 ☐ 45A ☐ 45B ☐ 60A ☐ 60B

OPTIONAL LEAN BAR ☐ **Add Lean Bar**

Downtown Rack

The Downtown Rack uses thick, square-tube construction that can't be cut with a pipe cutter. The extended width of the Downtown Rack makes for easy bike parking by giving the bike full support and multiple locking points for a u-style bike lock.

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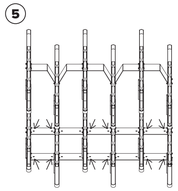
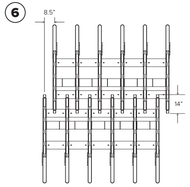
5



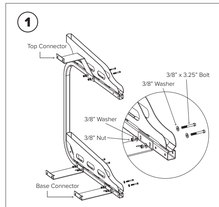
Secure the DUPLEX ASSMBLY with 3/8" WEDGE ANCHORS. Secure at the first and last pair of bases and then every other pair of bases.

6



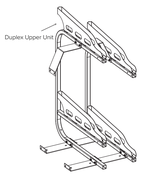
For double sided assemblies, simply place two single sided assemblies back to back with a 14" overlap.

1



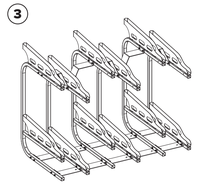
Place the first DUPLEX LOWER UNIT and attach CONNECTORS with hardware.

2



Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3" away from any cracks in the base material.

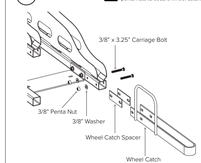
3



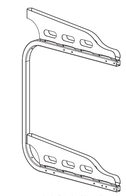
Continue repeating steps 1 and 2 as necessary.

4

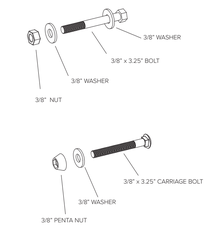
⚠ Be sure to use (2) tamper-proof penta nuts to secure wheel catch.

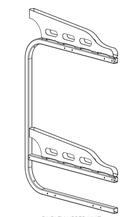


Place WHEEL CATCH and SPACERS and attach with hardware. Repeat for all trays.

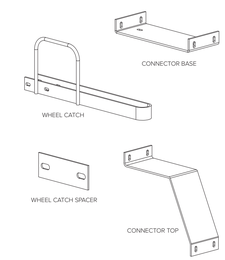


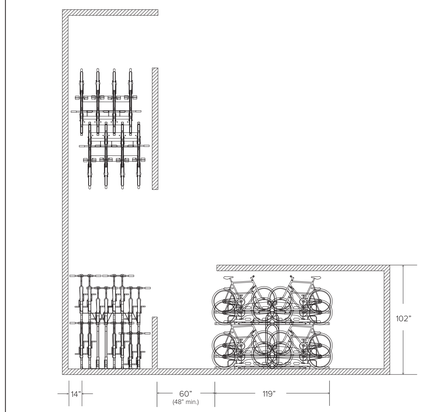
DUPLEX LOWER UNIT



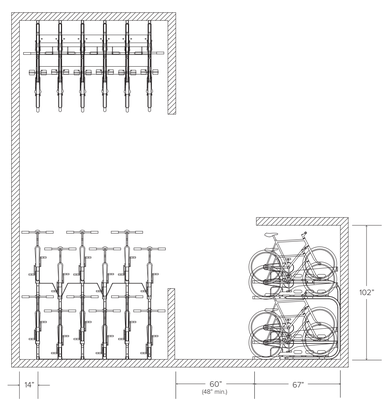


DUPLEX UPPER UNIT

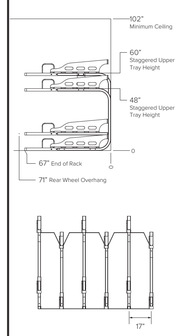




DERO Dero **Duplex** **Setbacks** Single Sided



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

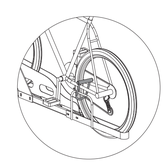
FINISHES

☐ **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

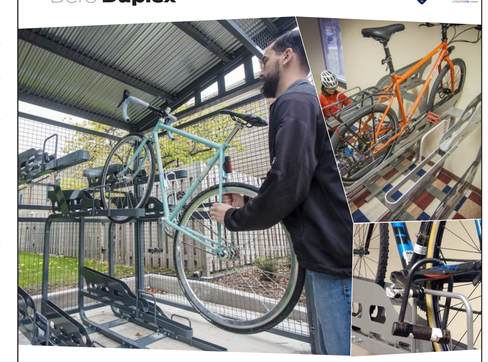
☐ **Stainless**
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS **Surface only**
Each connector plate accepts 3/8" wedge anchors.



U-lock compatible

Dero **Duplex**



FINISH OPTIONS

Galvanized **Stainless** **Powder Coat**

White, Black, Light Gray RAL 7042, Deep Red RAL 3003, Yellow RAL 1023, CNH Bright Yellow, Orange RAL 2004, Beige RAL 1001, Iron Gray RAL 7011, Hunter Green RAL 6005, Light Green RAL 6018, Green RAL 6016, Sepia Brown RAL 8014, Blue RAL 5005, Sky Blue RAL 5015, Dark Purple, Fire Black, Wine Red RAL 3005, Bronze, Silver RAL 9007

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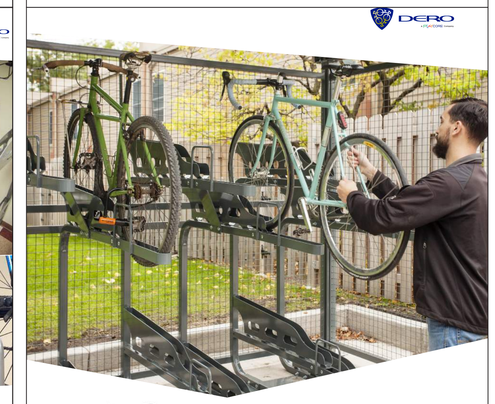

Dero Duplex

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545

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DAVID EVANS AND ASSOCIATES INC.

RIOS

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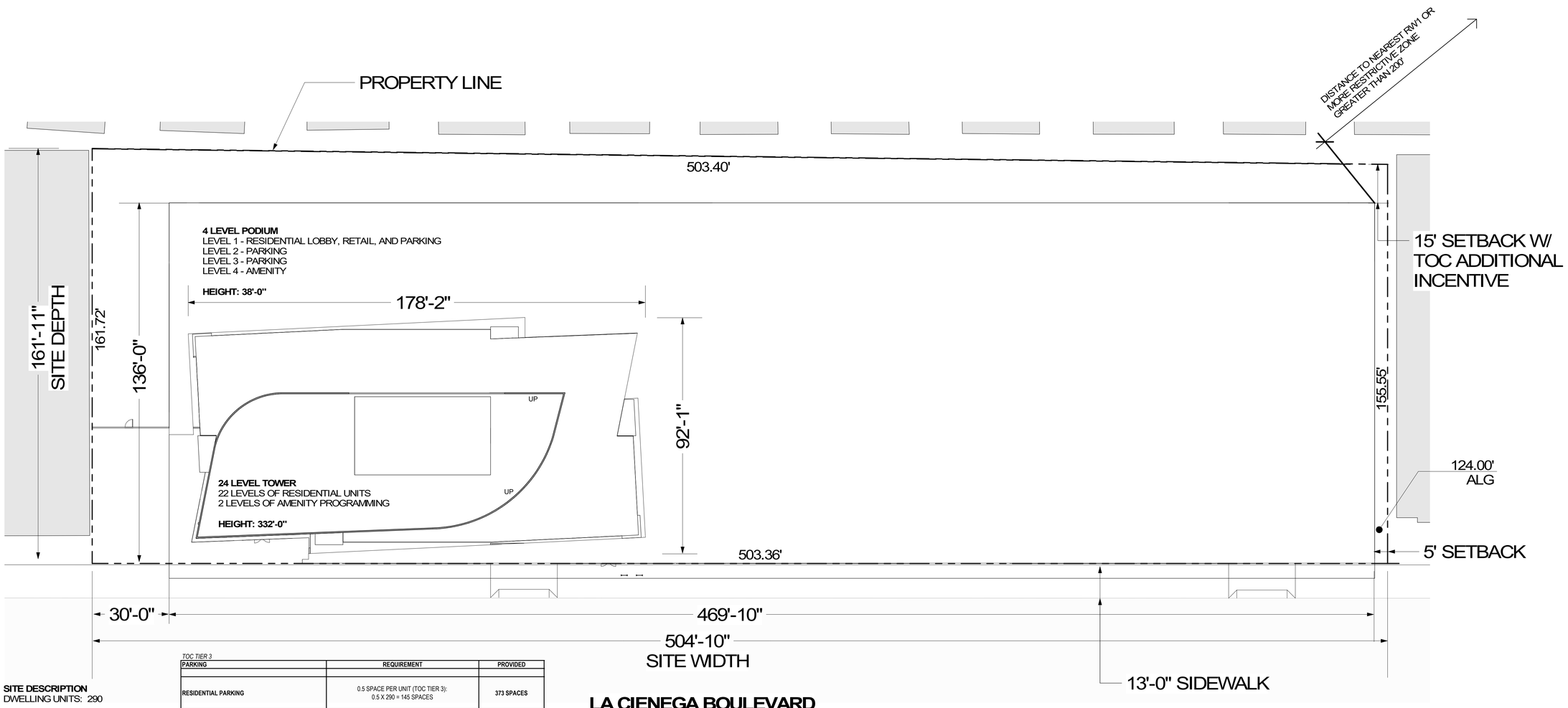
BICYCLE PARKING INFORMATION

Drawn By: Author
Checked By: Checker
Project Number:
Sheet Number: **A0.02D**



SITE DESCRIPTION
DWELLING UNITS: 290

TOC TIER 3

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

PROVIDED PARKING DETAILS				
	STANDARD	TANDEM	ACCESSIBLE	TOTAL
LEVEL 3 PARKING	79	5	0	84
LEVEL 2 PARKING	130	3	0	133
LEVEL 1 PARKING	64	0	9	73
B1 PARKING	136	0	0	136
				426

LOS ANGELES MUNICIPAL CODE Table 12.21 A.16(a)(1)(i)

BICYCLE PARKING (RESIDENTIAL)	REQUIRED	PROVIDED
SHORT-TERM	15 SPACES REQUIRED	16
	Short Term 1-25 units = 1 per 10 units (2.5 spaces) 26-100 units = 1 per 15 units (5 spaces) 101-200 = 1 per 20 units (5 spaces) 201+ = 1 per 40 units (2.25 spaces) Total short term = 15 spaces	
LONG-TERM	147 SPACES REQUIRED	160
	Long Term *1-25 units = 1 per unit (25 spaces)* *26-100 units = 1 per 1.5 unit (50 spaces)* *101-200 units = 1 per 2 units (50 spaces)* *201+ units = 1 per 4 units (22.5 spaces)* *Total long term = 147 spaces*	
BICYCLE PARKING (COMMERCIAL)	8 SPACES REQUIRED	
SHORT-TERM	1 SPACE FOR 2000SF = 4 SPACES	4
LONG-TERM	1 SPACE PER 2000SF = 4 SPACES	4
		184

LA CIENEGA BOULEVARD

LEGAL DESCRIPTION: REF. TO ALTA SURVEY PROVIDED ON CIVIL DRAWINGS

TRACT 7170:
LOTS 119, 120, 121, 122

TRACT 7171:
LOTS 233, 234, 235, 237

BLOCK: NONE

PROJECT ADDRESS:

1066 S LA CIENEGA BOULEVARD
LOS ANGELES, CALIFORNIA 90035

DEDICATIONS:
NO DEDICATIONS REQUIRED

1 **PLOT PLAN**
SCALE: 1" = 20'-0"
0 10 20 40
1" = 20'-0"
NORTH

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San Francisco
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PLOT PLAN

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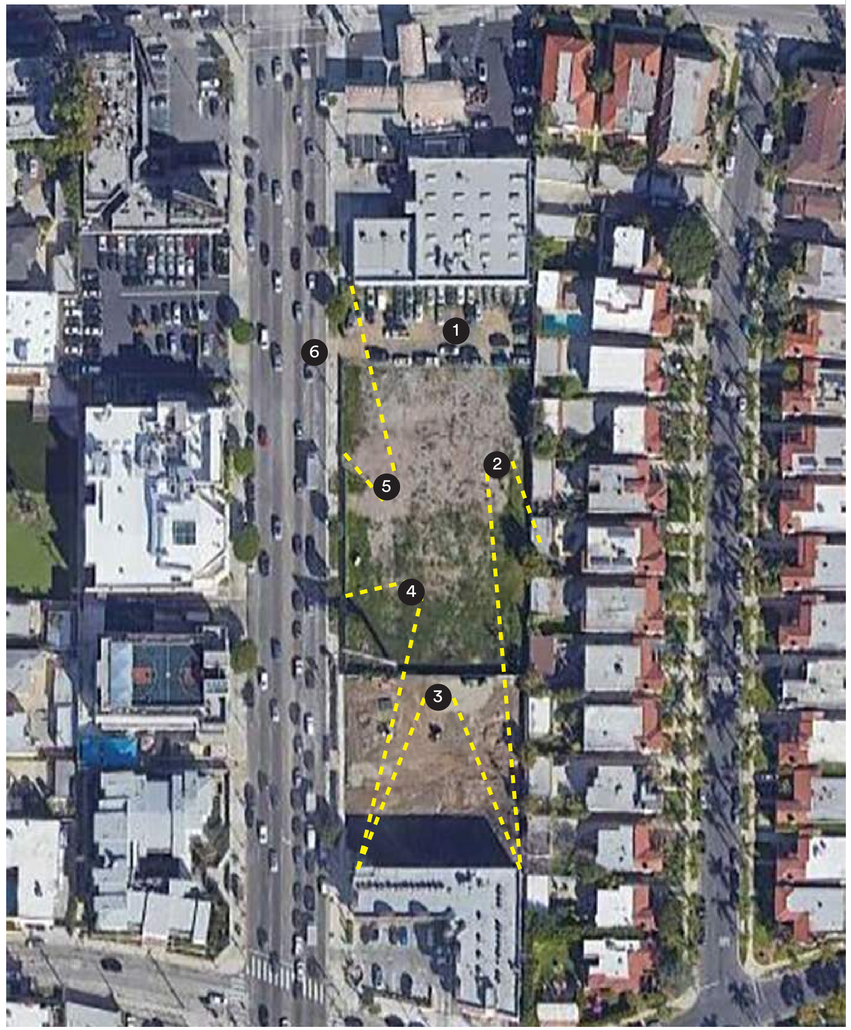
Project Number:
Sheet Number: **A0.03**



1 **SITE CONTEXT**

SCALE: 1" = 60'-0"

0 30 60 120

1" = 60'-0"

NORTH

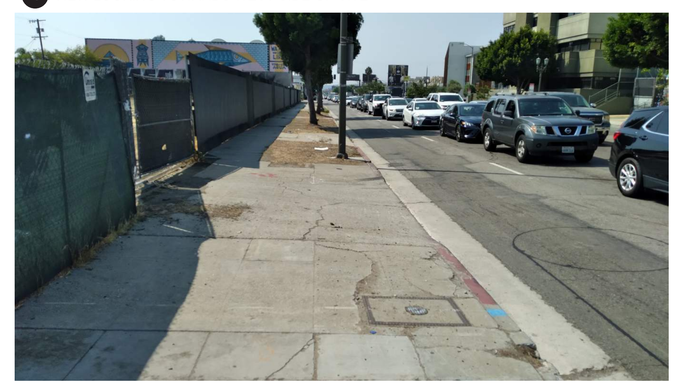
1 VIEW OF NORTH END OF SITE

2 VIEW LOOKING TOWARDS EAST SIDE OF SITE

3 VIEW LOOKING TOWARDS SOUTH END OF SITE

4 VIEW LOOKING TOWARDS WEST SIDE OF SITE

5 VIEW OF WEST SIDE OF SITE LOOKING NORTH



6 VIEW FROM WEST SITE FRONTAGE LOOKING SOUTH DOWN LA CIENEGA

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EXISTING SITE PHOTOS

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Project Number:
Sheet Number: **A0.04**

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EXTERIOR RENDERINGS

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Project Number:
Sheet Number: **A0.05**

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EXTERIOR RENDERINGS

Drawn By: Author
Checked By: Checker
Project Number:
Sheet Number: **A0.06**

ZONING INFORMATION

ZONING REPORT PROVIDED BY:

PARTNER ENGINEERING AND SCIENCE
DATE OF REPORT: JUNE 08, 2021
PARTNER PROJECT NUMBER: 21-321356.1

ZONING DESIGNATION: "C2-1-O" COMMERCIAL ZONE - HEIGHT DISTRICT NO. 1 - OIL DRILLING DISTRICT

CURRENT PROPERTY USE: VACANT LAND
PROPOSED PROPERTY USE: SENIOR FACILITY

MINIMUM FRONT YARD SETBACK: NOT REQUIRED
MINIMUM SIDE YARD SETBACK: NOT REQUIRED FOR BUILDINGS ERECTED AND USED EXCLUSIVELY FOR COMMERCIAL PURPOSES; FOR RESIDENTIAL: FOR A MAIN BUILDING NOT MORE THAN 2 STORIES IN HEIGHT, THERE SHALL BE A SIDE YARD ON EACH SIDE OF SAID BUILDING NOT LESS THAN 5 FT., EXCEPT THAT WHERE THE LOT IS LESS THAN 50 FT. IN WIDTH, THE SIDE YARD MAY BE REDUCED TO 10% OF THE WIDTH OF THE LOT, BUT IN NO EVENT LESS THAN 3 FT. IN WIDTH. FOR A BUILDING MORE THAN 2 STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND FLOOR, BUT IN NO EVENT SHALL A SIDE YARD OF MORE THAN 16 FT. IN WIDTH BE REQUIRED.
MINIMUM REAR YARD SETBACK: NOT REQUIRED FOR BUILDINGS ERECTED AND USED EXCLUSIVELY FOR COMMERCIAL PURPOSES; FOR RESIDENTIAL: 15 FEET FOR A BUILDING MORE THAN 3 STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE DEPTH OF SUCH REAR YARD FOR EACH ADDITIONAL STORY; ABOUT THE THIRD STORY, BUT SUCH REAR YARD NOT EXCEED 20 FEET

MINIMUM LOT WIDTH: 50 FEET
MINIMUM LOT AREA: 5,000 SQ. FT.
MAXIMUM HEIGHT : 50 FEET

PARKING REQUIREMENTS:

FOR SENIOR INDEPENDANT HOUSING: 1 SPACE PER EACH DWELLING UNIT
FOR ASSISTED LIVING CARE HOUSING: 1 SPACE PER EACH DWELLING OR 1 SPACE FOR EACH GUEST ROOM
FOR SKILLED NURSING CARE HOUSING: 0.2 SPACES PER EACH GUEST BED

TOTAL REQUIRED PARKING SPACES: N/A VACANT LAND

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY *DOES* PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" SHADED AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06037C1595G DATED DECEMBER 21, 2018 AND IS *NOT IN* A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON JUNE 08, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF S. LA CIENEGA BOULEVARD PER TRACT NO. 7171 FILED IN MAP BOOK 77/19.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING

REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
0	0	0	0	0

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY. PROPERTY TO SOUTH IS UNDER CONSTRUCTION AND DESIGNATED ON PLAN FOR CLARITY.

N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE NEAREST INTERSECTING STREET, WHITWORTH DRIVE IS DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 PROPERTY AREA = 1.23 ACRE (53,463.19 SQ. FT.)

N7 THE INFORMATION SHOWN ON THE SURVEY IS CORRECT AS OF THE LAST REVISION DATE.

N8 THE PROPERTY ABUTS AND HAS DIRECT ACCESS TO LA CIENEGA BOULEVARD, A DEDICATED PUBLIC STREET.

N9 THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N10 THE BOUNDARY CLOSES MATHEMATICALLY WITHOUT ANY GAPS, GORES OR OVERLAPS.

N11 NO EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

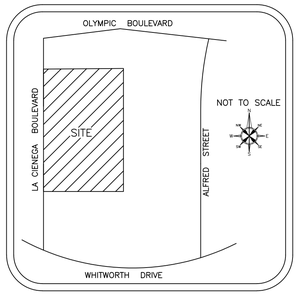
N12 *Survey Prepared By:*

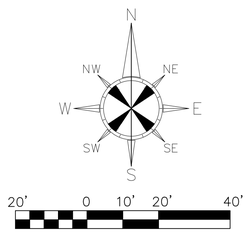
SITETECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV WHILE THE LOCATION OF UNDERGROUND UTILITIES ARE ASSUMED TO BE ACCURATE. SURVEYOR MAKES NO GUARANTEE TO THE ACTUAL LOCATION OF UNDERGROUND UTILITIES.

VICINITY MAP





STATEMENT OF ENCROACHMENTS

E1 FENCE ENCROACHES INTO RIGHT OF WAY BY 0.27'

E2 FENCE ENCROACHES INTO RIGHT OF WAY BY 1.23'

E3 FENCE ENCROACHES INTO RIGHT OF WAY BY 2.70'

E4 FENCE ENCROACHES INTO RIGHT OF WAY BY 2.18'

E5 BLOCK WALL ENCROACHES INTO SUBJECT PROPERTY BY 0.72'

E6 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.34'

E7 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.1'

E8 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.06'

E9 BUILDING ENCROACHES INTO SUBJECT PROPERTY BY 0.23'

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

ITEM #'S 1 THROUGH 8 ARE NON SURVEY RELATED – NOT PLOTTED

9 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 3829, PAGE 378 OF OFFICIAL RECORDS – PLOTTED HEREON.

10 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 4621, PAGE 295 OF OFFICIAL RECORDS – PLOTTED HEREON.

11 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 5637, PAGE 172 OF OFFICIAL RECORDS – PLOTTED HEREON.

12 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 6059, PAGE 123 OF OFFICIAL RECORDS – PLOTTED HEREON.

13 EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL CONTAINED IN DOCUMENT RECORDED IN BOOK 6741, PAGE 107 AND RECORDED IN BOOK 11785, PAGE 356, BOTH OF OFFICIAL RECORDS – PLOTTED HEREON.

14 EASEMENT FOR POLE LINES, CONDUITS AND RIGHTS INCIDENTAL IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES GAS AND ELECTRC CORPORATION CONTAINED IN DOCUMENT RECORDED IN BOOK 15514, PAGE 239 OF OFFICIAL RECORDS – PLOTTED HEREON.

15 A SUBSURFACE OIL AND GAS LEASE EXECUTED BY SOLOMAN REBOH AND JULIA REBOH, HUSBAND AND WIFE AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED JULY 14, 1964 AS INSTRUMENT NO. 3080 IN BOOK M1568, PAGE 736 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY – NOT PLOTTED – BLANKET IN NATURE.

16 A SUBSURFACE OIL AND GAS LEASE EXECUTED BY MAX A. SHERMAN AND JULIA W. SHERMAN HIS WIFE AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED JULY 23, 1964 AS INSTRUMENT NO. 3197 IN BOOK M-1578, PAGE 724 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY – NOT PLOTTED – BLANKET IN NATURE.

17 AN OIL AND GAS LEASE EXECUTED BY ERNEST STAINTON AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED FEBRUARY 01, 1965 IN BOOK M1756, PAGE 488 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

18 A SUBSURFACE OIL AND GAS LEASE EXECUTED BY ROBERT S. HOWARD BUICK COMPANY, A CORPORATION AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED MARCH 05, 1965 IN BOOK M1790, PAGE 821 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY – NOT PLOTTED – BLANKET IN NATURE.

ITEM #'S 19 THROUGH 21 ARE NON SURVEY RELATED – NOT PLOTTED.

22 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JANUARY 07, 2004 AS INSTRUMENT NO. 04-0038601 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

23 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JANUARY 09, 2004 AS INSTRUMENT NO. 04-0065088 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

24 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED FEBRUARY 04, 2004 AS INSTRUMENT NO. 04-0257180 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

25 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 03, 2004 AS INSTRUMENT NO. 04-2849216 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

26 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 05, 2004 AS INSTRUMENT NO. 04-2876237 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM #'S 27 AND 28 HAVE BEEN INTENTIONALLY DELETED.

29 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 06, 2006 AS INSTRUMENT NO. 06-2234609 OF OFFICIAL RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 30 IS NON SURVEY RELATED – NOT PLOTTED.

ITEM #'S 31 AND 32 HAVE BEEN INTENTIONALLY DELETED.

33 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158834 OF OFFICIAL RECORDS – PLOTTED HEREON.

34 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158835 OF OFFICIAL RECORDS – PLOTTED HEREON.

35 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158836 OF OFFICIAL RECORDS – PLOTTED HEREON.

36 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158837 OF OFFICIAL RECORDS – PLOTTED HEREON.

37 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158838 OF OFFICIAL RECORDS – PLOTTED HEREON.

38 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED JANUARY 25, 2007 AS INSTRUMENT NO. 20070158839 OF OFFICIAL RECORDS – PLOTTED HEREON.

ITEM #'S 39 THROUGH 41 ARE NON SURVEY RELATED – NOT PLOTTED.

ITEM #'S 42 AND 43 HAVE BEEN INTENTIONALLY DELETED.

ITEM #'S 44 THROUGH 46 ARE NON SURVEY RELATED – NOT PLOTTED.

ITEM # 47 HAS BEEN INTENTIONALLY DELETED.

48 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821479 OF OFFICIAL RECORDS – PLOTTED HEREON.

ITEM # 49 IS NON SURVEY RELATED – NOT PLOTTED.

50 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS – NOT PLOTTED – BLANKET IN NATURE.

ITEM #'S 51 AND 52 ARE NON SURVEY RELATED – NOT PLOTTED.

TITLE 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:

PARCEL ONE:

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

PARCEL TWO:

PARCEL 1:

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

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET WITH NO RIGHT OF SURFACE ENTRY.

PARCEL 2:

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

PARCEL THREE:

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

BEING A PORTION OF LOT 119 AND LOT 120 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 76, PAGE(S) 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DEPICTED ON EXHIBIT B, ATTACHED AND INCORPORATED HEREIN, DESCRIBED AS FOLLOWS:

LOT 119 EXCEPT THE SOUTHERLY 35.0 FEET OF THE WESTERLY 67.89 FEET, MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 119.

TOGETHER WITH LOT 120 EXCEPT THE WESTERLY 67.28 FEET MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 120.

EXCEPT THEREFROM ALL MINERALS, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PART, PETROLEUM, OIL, GAS ASPHALTUM AND TAR, IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY SOLOMON REBOH AND JULIA REBOH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 30, 1975 AS DOCUMENT NO. 3086 OF OFFICIAL RECORDS.

PARCEL FOUR:

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

BEING A PORTION OF LOT 119 AND LOT 120 OF TRACT NO. 7170, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 76, PAGE(S) 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND DEPICTED ON EXHIBIT B, ATTACHED AND INCORPORATED HEREIN, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 35.0 FEET OF THE WESTERLY 67.89 FEET, MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 119.

TOGETHER WITH THE WESTERLY 67.28 FEET OF SAID LOT 120 MEASURED AT RIGHT ANGLES TO THE EAST PROPERTY LINE OF SAID LOT 120.

EXCEPT THEREFROM ALL MINERALS, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PART, PETROLEUM, OIL, GAS ASPHALTUM AND TAR, IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY SOLOMON REBOH AND JULIA REBOH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 30, 1975 AS DOCUMENT NO. 3086 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN(S)

5087-001-023 (AFFECTS PARCEL ONE);
5087-001-024 (AFFECTS PARCEL TWO);
5087-001-040 (AFFECTS PARCEL THREE) AND
5087-001-041 (AFFECTS PARCEL FOUR).

The property described hereon is the same as the property described in the First American Title Insurance Company Order No.: NCS-1070906-CHI2 with an effective date of June 15, 2021 and that all easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

ALTA/NSPS LAND TITLE SURVEY

FOR

1022-1054 S La Cienega

PARTNER PROJECT NUMBER 21-321356.1 SITE NUMBER [ ]

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE, NUMBER NCS-1070906-CHI2, CONTAINING A DATE OF POLICY AND TIME OF JUNE 15, 2021, AT 7:30 A.M.

CERTIFICATION

TO: Carmel Partners Realty VII, LLC, a Delaware limited liability company, its successors and assigns; First American Title Insurance Company, and each of their respective successors and assigns:

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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 24, 2021.

DATE OF PLAT OR MAP: JUNE 09, 2021

PROPERTY ADDRESS: 1022-1054 S LA CIENEGA, LOS ANGELES CA 90035

BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of: California
Field Date of Survey: 05/24/21
Revision Date: 06/11/21
Revision Date: 06/18/21
Revision Date: 07/01/21
Revision Date: 07/07/21
Latest Revision Date: 08/11/21

STAMP

LICENSED LAND SURVEYOR BERNHARD K. MAYER NO. 7319 Exp. 6-30-23 STATE OF CALIFORNIA

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CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

http://www.partneresi.com/
PAGE 1 OF 2

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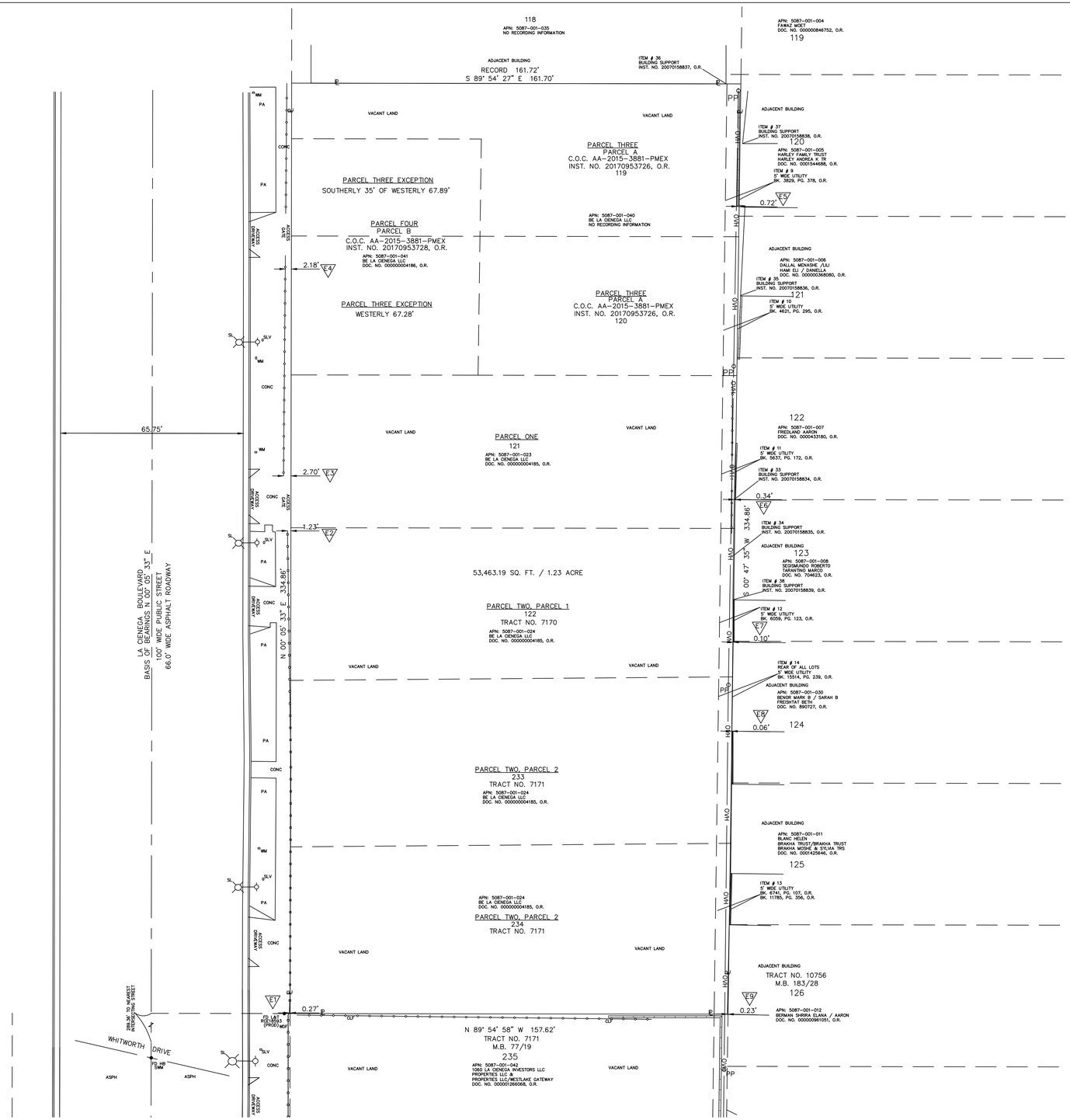
ALTA SURVEY (FOR REFERENCE ONLY)

Drawn By: Author
Checked By: Checker
Project Number:
Sheet Number: **C0.01**



LEGEND

	APN	ASSESSORS PARCEL NUMBER
	ASPH	ASPHALT
B	B	BOLLARD
CR	CR	CABLE TV RISER
	CONC	CONCRETE
	DOC.	DOCUMENT
DI	DI	DRAIN INLET
	D/W	DRIVEWAY
DCV	DCV	DETECTOR CHECK VALVE
EV	EV	ELECTRIC VAULT
FS	FS	FIRE SERVICE
FIN	FIN	FIRE LINE INLET
FDC	FDC	FIRE DEPARTMENT CONNECTION
FP	FP	FLAG POLE
GM	GM	GAS METER
GTM	GTM	GATE MOTOR
GW	GW	GUY WIRE
		HANDICAP SPACE
	H	HEIGHT
LS	LS	LIGHT STANDARD
	NO.	NUMBER
	O.R.	OFFICIAL RECORDS
	PA	PLANTER AREA
PL	PL	PROPERTY LINE
PP	PP	POWER POLE
SN	SN	SIGN
SP	SP	SERVICE POLE
SL	SL	STREET LIGHT
SMH	SMH	SEWER MANHOLE
SLV	SLV	STREET LIGHT VAULT
UC	UC	UTILITY CABINET
	W/	WITH
WM	WM	WATER METER
WVT	WVT	WATER VAULT
WV	WV	WATER VALVE
		STUCCO OR BLOCK WALL – TYPICAL
MF	MF	METAL FENCE – TYPICAL
WIF	WIF	WROUGHT IRON FENCE – TYPICAL
CLF	CLF	CHAIN LINK FENCE – TYPICAL
OH	OH	OVERHANG
OHU	OHU	OVERHEAD UTILITY LINE
		PAINTED HATCH AREA
		PARKING SPACE COUNTER
		DECIDUOUS TREE
		PALM TREE

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PAGE 2 OF 2

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DAVID EVANS AND ASSOCIATES INC.

RIOS

NO.	DATE	DESCRIPTION

1050 LA CIENEGA

1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035

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ALTA SURVEY (FOR REFERENCE ONLY)

Drawn By: Author
Checked By: Checker
Project Number:
Sheet Number: C0.02

ZONING INFORMATION

ZONING INFORMATION PROVIDED BY ARMBRUSTER GOLDSMITH DELVAC LLP

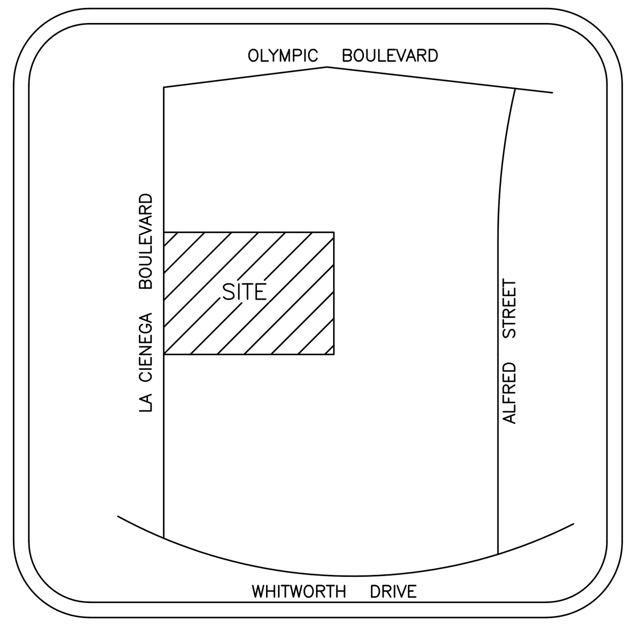
ZONING DESIGNATION: C2-1-O.

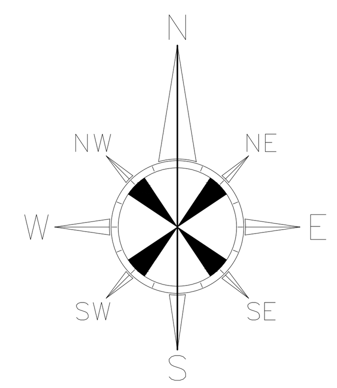
BASE DENSITY: ONE UNIT PER 400 SQUARE FEET OF LOT AREA, WHICH WOULD PERMIT A BASE DENSITY OF 200 DWELLING UNITS.

FLOOR AREA AND SETBACKS: THE C2 ZONE LIMITS FAR TO 1.5 TIMES THE BUILDABLE AREA (SAME AS LOT AREA). THE C2 ZONE REQUIRES NO FRONT YARD (LA CIENEGA), MINIMUM FIVE-FOOT SIDE YARD PLUS ONE FOOT FOR EACH STORY ABOVE THE SECOND STORY NOT TO EXCEED 16 FEET (NORTH AND SOUTH SIDES), AND A MINIMUM 15-FOOT REAR YARD PLUS ONE FOOT FOR EACH STORY ABOVE THE THIRD STORY NOT TO EXCEED 20 FEET. AS DISCUSSED BELOW, THE TOC INCLUDES AN ADDITIONAL INCENTIVE OPTION TO REDUCE SETBACKS.

HEIGHT: BUILDING HEIGHT IS NOT LIMITED.

VICINITY MAP





1" = 10'-0"

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY *DOES* PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X' SHADED AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06037C1595G DATED DECEMBER 21, 2018 AND IS *NOT IN* A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MAY 03, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF LA CIENEGA BOULEVARD PER TRACT NO. 10756.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
0	0	0	0	0

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE NEAREST INTERSECTING STREET, LA CIENEGA BOULEVARD AND WHITWORTH DRIVE ARE ABUTTING THE SUBJECT PROPERTY AND ARE DESIGNATED ON SURVEY MAP FOR CLARITY.

N6 PROPERTY AREA = 26,620.34 SQ. FT. / 0.61 ACRE

N7 THE INFORMATION SHOWN ON THE SURVEY IS CORRECT AS OF THE LAST REVISION DATE.

N8 THE PROPERTY ABUTS AND HAS DIRECT ACCESS TO LA CIENEGA BOULEVARD, BEING A DEDICATED PUBLIC STREET.

N9 THERE WERE NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N9 THE BOUNDARY CLOSES MATHEMATICALLY WITHOUT ANY GAPS, GORES OR OVERLAPS.

N10 *Survey Prepared By:*

SITETECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

STATEMENT OF ENCROACHMENTS

E1 FENCE ENCROACHES INTO RIGHT OF WAY BY 0.7'

E2 FENCE ENCROACHES INTO RIGHT OF WAY BY 0.6'

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

ITEM #'S 1 THROUGH 8 ARE NON SURVEY RELATED – DO AFFECT – NOT PLOTTED.

7 EASEMENT FOR POLE LINES, CONDUITS, SEWER PIPES AND INCIDENTAL PURPOSES CONTAINED IN DOCUMENT RECORDED IN BOOK 4605, PAGE 341 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

10 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES CONTAINED IN DOCUMENT RECORDED IN BOOK 4710, PAGE 58 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

11 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES CONTAINED IN DOCUMENT RECORDED IN BOOK 5552, PAGE 348 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

12 EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 15514, PAGE 239 OF OFFICIAL RECORDS IN FAVOR OF THE CITY OF LOS ANGELES, SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORPORATION – DOES AFFECT – PLOTTED HEREON.

13 SUBSURFACE OIL AND GAS LEASE EXECUTED BY SAMUEL AYEROFF AND JOSEPH AYEROFF AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION AS LESSEE RECORDED JULY 08, 1964 AS INSTRUMENT NO. 4096 IN BOOK M–1564, PAGE 226 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

14 SUBSURFACE OIL AND GAS LEASE EXECUTED BY JACQUES WISER, A MARRIED MAN AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED DECEMBER 07, 1966 AS INSTRUMENT NO. 2447 IN BOOK M–2408, PAGE 882 OF OFFICIAL RECORDS AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF WITHOUT THE RIGHT OF SURFACE ENTRY – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

15 OIL AND GAS LEASE EXECUTED BY JACQUES WISER AND SAMUEL J. AYEROFF AND JOSEPH AYEROFF AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE RECORDED JUNE 12, 1967 AS INSTRUMENT NO. 2945 OF OFFICIAL RECORDS – NOT PLOTTED – NON SURVEY RELATED.

16 DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $562,000.00 RECORDED MAY 04, 1984 AS INSTRUMENT NO. 84–536713 OF OFFICIAL RECORDS DATED APRIL 09, 1984 TRUSTOR: GHOLAM HOSSEIN ZAL AND MAUREEN ZAL, HUSBAND AND WIFE TRUSTEE: CALIFORNIA RECEIVERS, INC., A CALIFORNIA CORPORATION BENEFICIARY: DONNA J. WISER WITH TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT AMENDING PROMISSORY NOTE DATED APRIL 7, 1984" RECORDED JUNE 02, 1987 AS INSTRUMENT NO. 87–867211 WITH TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "AGREEMENT AMENDING PROMISSORY NOTE DATED APRIL 7, 1984" RECORDED AUGUST 17, 1992 AS INSTRUMENT NO. 92–1527053 WITH A DOCUMENT RECORDED JUNE 13, 1997 AS INSTRUMENT NO. 97–882124 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED WITH A DOCUMENT RECORDED AUGUST 04, 1998 AS INSTRUMENT NO. 98–1347554 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED, ALL OF OFFICIAL RECORDS – NOT PLOTTED – NON SURVEY RELATED.

17 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED MAY 11, 1984 AS INSTRUMENT NO. 84–569935 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

18 DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $6,695,000.00 RECORDED OCTOBER 14, 2015 AS INSTRUMENT NO. 20151266069 OF OFFICIAL RECORDS DATED: OCTOBER 08, 2015 TRUSTOR: WESTLAKE GATEWAY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND 1060 LA CIENEGA INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY RUSTEE: CHICAGO TITLE COMPANY BENEFICIARY: COMERICA BANK WITH DOCUMENT RECORDED SEPTEMBER 11, 2018 AS INSTRUMENT NO. 20180928355 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED SEPTEMBER 11, 2018 AS INSTRUMENT NO. 20180928346 OF OFFICIAL RECORDS WITH DOCUMENT RECORDED DECEMBER 28, 2018 AS INSTRUMENT NO. 20181313141 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED WITH TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "SUBORDINATION AGREEMENT" RECORDED MAY 07, 2020 AS INSTRUMENT NO. 20200504497 OF OFFICIAL RECORDS WITH DOCUMENT RECORDED JUNE 30, 2020 AS INSTRUMENT NO. 20200716349 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

19 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF TENANT–IN–COMMON OWNERSHIP AGREEMENT" RECORDED OCTOBER 14, 2015 AS INSTRUMENT NO. 20151266070 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

20 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED AUGUST 22, 2017 AS INSTRUMENT NO. 20170949634 AND SEPTEMBER 05, 2018 AS INSTRUMENT NO. 20180897982 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

21 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED APRIL 10, 2018 AS INSTRUMENT NO. 20180342911 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

22 AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821478 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

23 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821479 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

24 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821480 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

25 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821481 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

26 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821482 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

SCHEDULE B–II NOTES CONTINUED IN COLUMN TO RIGHT:

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

27 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821483 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

28 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED AUGUST 15, 2018 AS INSTRUMENT NO. 20180821484 OF OFFICIAL RECORDS – DOES AFFECT – PLOTTED HEREON.

ITEM # 29 HAS BEEN INTENTIONALLY DELETED.

30 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED SEPTEMBER 05, 2018 AS INSTRUMENT NO. 20180898042 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – NO DOCUMENT.

31 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "RENTAL COVENANT AGREEMENT RUNNING WITH THE LAND" RECORDED SEPTEMBER 11, 2018 AS INSTRUMENT NO. 20180928346 WITH DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 07, 2020 AS INSTRUMENT NO. 20200504156, BOTH OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

32 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED SEPTEMBER 09, 2019 AS INSTRUMENT NO. 20190920442 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

33 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)" RECORDED OCTOBER 11, 2019 AS INSTRUMENT NO. 201901085310 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

34 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON–SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE" RECORDED NOVEMBER 20, 2019 AS INSTRUMENT NO. 20191272134 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

35 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT" RECORDED JANUARY 09, 2020 AS INSTRUMENT NO. 2020031742 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

36 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING" RECORDED FEBRUARY 06, 2020 AS INSTRUMENT NO. 20200149487 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – NO DOCUMENT.

37 TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF FUNDING AGREEMENT FOR SHARED IMPROVEMENT PROJECT" RECORDED DECEMBER 23, 2020 AS INSTRUMENT NO. 20201720634 OF OFFICIAL RECORDS – DOES AFFECT – NOT PLOTTED – NON SURVEY RELATED.

ITEM # 38 IS NON SURVEY RELATED – DOES AFFECT – NOT PLOTTED.

39 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS – DOES AFFECT – NOT PLOTTED – BLANKET IN NATURE.

ITEM # 40 IS NON SURVEY RELATED – DOES AFFECT – NOT PLOTTED.

TITLE 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:

PARCEL 1:

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

PARCEL 2:

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

APN: 5087–001–042

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1068267-CHI2 (THE "TITLE COMMITMENT") WITH AN EFFECTIVE DATE OF MAY 04, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

FOR

1056–1066 S. la Cienega Boulevard

PARTNER PROJECT NUMBER 21–315880.2 SITE NUMBER [ ]

ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE, NUMBER NCS–1068267–CHI2, CONTAINING A DATE OF POLICY AND TIME OF MAY 04, 2021 at 7:30 AM

CERTIFICATION

TO: Carmel Partners Realty VII, LLC, a Delaware limited liability company, its successors and assigns; First American Title Insurance 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16 and 17 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON APRIL 26, 2021.

DATE OF PLAT OR MAP: MAY 04, 2021

PROPERTY ADDRESS: 1056–1066 S. La Cienega Boulevard, Los Angeles, CA 90035

BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of: California
Field Date of Survey: April 26, 2021
Revision Date: June 14, 2021
Revision Date: June 17, 2021
Latest Revision Date: August 12, 2021

STAMP

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DAVID EVANS AND ASSOCIATES INC.

RIOS

NO.	DATE	DESCRIPTION

1050 LA CIENEGA

1066 LA CIENEGA BLVD
LOS ANGELES, CA 90035

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ALTA SURVEY (FOR REFERENCE ONLY)

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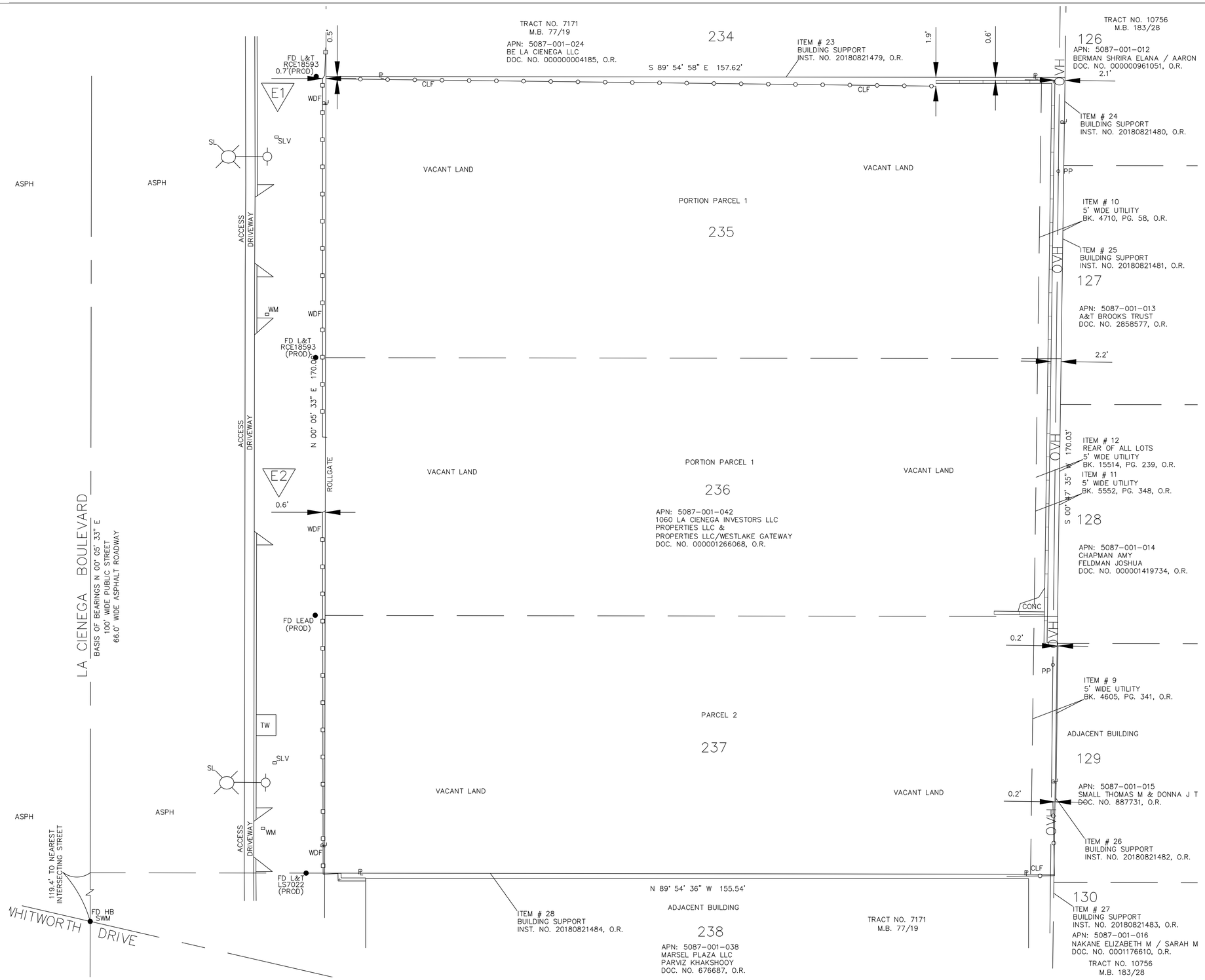
Project Number:
Sheet Number: **C0.03**



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
ASPH	ASPHALT
BK.	BOOK
CLF	CHAIN LINK FENCE
DOC.	DOCUMENT
FD	FOUND MONUMENT – AS NOTED
HB	HEX BOLT
INST.	INSTRUMENT
L&T	LEAD AND TAG
M.B.	MAP BOOK
NO.	NUMBER
O.R.	OFFICIAL RECORDS
PG.	PAGE
PL	PROPERTY LINE
PP	POWER POLE
PROD	PRODUCED
SL	STREET LIGHT
SLV	STREET LIGHT VAULT
SWM	STANDARD WELL MONUMENT
TW	TREE WELL
WDF	WOOD FENCE
WM	WATER METER
	WALL BLOCK – TYPICAL
	EASEMENT LINES
OVH	OVERHEAD UTILITY LINE

N
NW NE
W E
SW SE
S

10' 0 5' 10' 20'
1" = 10'

ALTA/NSPS LAND TITLE SURVEY

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DAVID EVANS AND ASSOCIATES INC.

RIOS

NO.	DATE	DESCRIPTION

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ALTA SURVEY (FOR REFERENCE ONLY)

Drawn By: Author
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Project Number:
Sheet Number: **C0.04**

LEGAL DESCRIPTION

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

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:

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

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

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

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

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

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

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

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

COMMENTS

HORIZONTAL DATUM/ . . . BASIS OF BEARINGS	HORIZONTAL DATUM FOR THIS SURVEY IS ASSUMED. THE CENTERLINE OF LA CIENEGA BOULEVARD WAS HELD BETWEEN A FOUND CASED HUB & TACK MONUMENT AT THE INTERSECTION WITH WHITWORTH DRIVE AND THE LEAD & TACK STAMPED "LACS" FOUND AT THE INTERSECTION WITH WEST OLYMPIC BOULEVARD, TAKEN AS NORTH 00°05'33" EAST PER TRACT NO. 7170, IN MAP BOOK 76-12.
VERTICAL DATUM/ . . . . . BASIS OF ELEVATIONS	VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER NAVIGATE LA BENCHMARK NO. 13-04831 AT THE INTERSECTION OF WEST OLYMPIC BOULEVARD AND LA CIENEGA BOULEVARD WAS HELD FOR ELEVATION, BEING 127.69' (YEAR OF ADJUSTMENT = 2000)
LOT AREA	80,084 +/- S.F. (1.838AC +/-) PER REFERENCE SURVEY #3.
SITE ADDRESS	1022-1066 LA CIENEGA BLVD, LOS ANGELES, CA
ASSESOR PARCEL . . . . . NUMBER (APN)	5087-001-023 (AFFECTS PARCEL ONE); 5087-001-024 (AFFECTS PARCEL TWO); 5087-001-040 (AFFECTS PARCEL THREE) AND 5087-001-041 (AFFECTS PARCEL FOUR). 5087-001-042 (AFFECTS PARCELS FIVE AND SIX)
REFERENCE SURVEYS	1. ALTA SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., JOB NUMBER 21-321356.1 DATED JUNE 9, 2021 2. TRACT MAP 7170,BOOK 76, PAGE 12 3. TRACT MAP 7171, BOOK 77, PAGE 19 4. LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION AA-2015-3881-PMEX INST. NO. 20170953726.
DATE OF SURVEY.	THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON XXXXXX. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN 25 AUGUST OF 2021.
TITLE INSURANCE	THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOESN'T PURPORT TO SHOW ANY EASEMENTS OF RECORD.

THIS SURVEY (MAP) CONTAINS INFORMATION THAT IS PROPRIETARY TO DAVID EVANS AND ASSOCIATES, INC. ITS USE OR DISCLOSURE IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVID EVANS AND ASSOCIATES, INC. IS PROHIBITED.

THIS SURVEY (MAP) IS ALSO AN UNPUBLISHED WORK PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. IF THIS WORK BECOMES PUBLISHED, THE FOLLOWING NOTICE SHALL APPLY:

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LEGEND

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

LEGEND

SYMBOL	DENOTES
●	STORM DRAIN MANHOLE
●	SEWER MANHOLE
■ WM	WATER METER
☼	LIGHT POLE WITH ARM
●	POWER POLE
—— x ——	CHAIN FENCE LINK
■	TRAFFIC SIGNAL JUNCTION BOX
—— · ——	FLOW LINE
⊓	SIGN
■	POWER JUNCTION/PULL BOX
●	WELL
✿	TREE
■	POWER STREET LIGHT JUNCTION BOX
℄	CENTERLINE

SURVEYOR'S NOTES

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

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

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

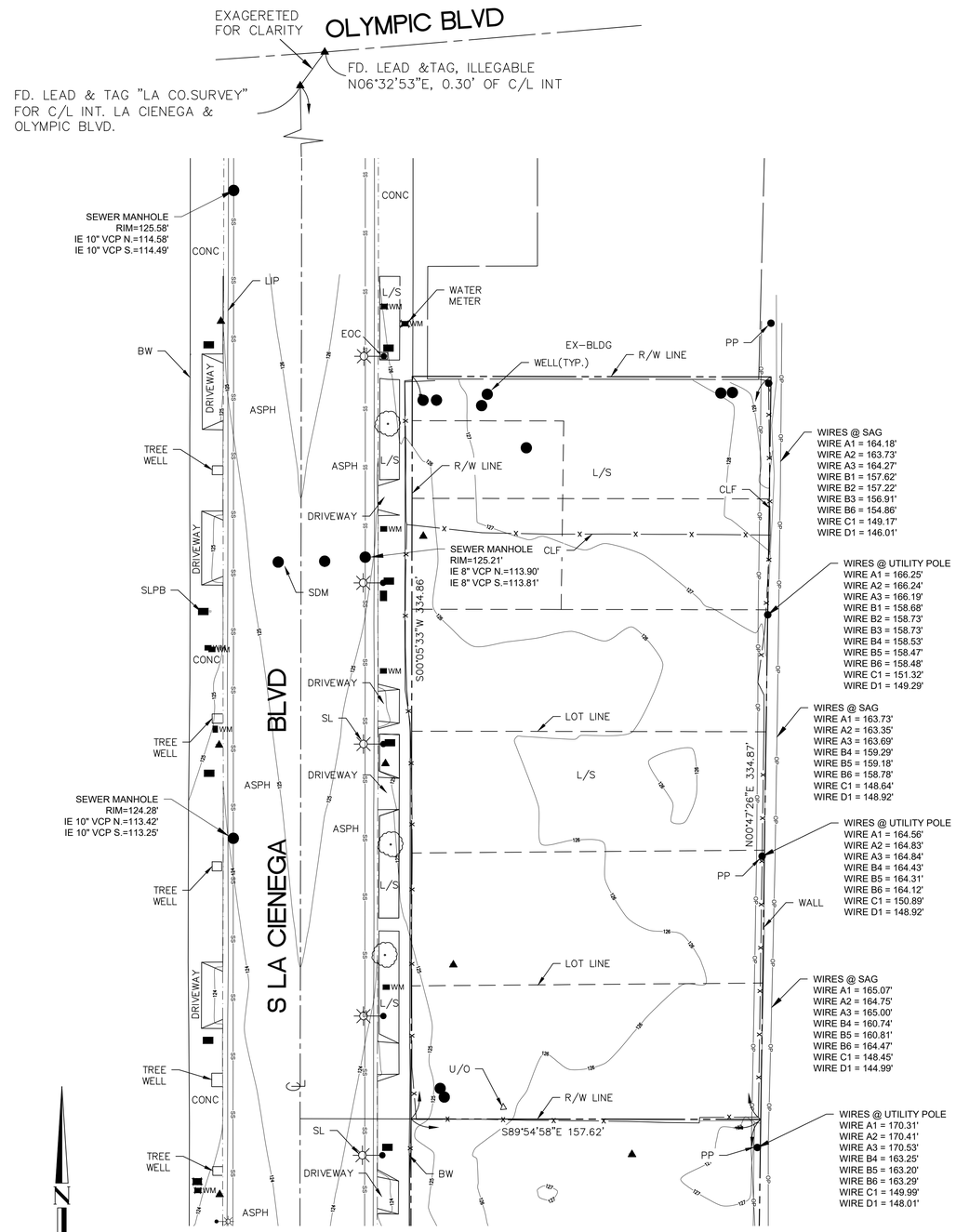
THIS IS A FIELD TRAVERSE SURVEY. TRIMBLE S6 AND TRIMBLE TSC7 DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY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

SURVEYOR'S STAMENT

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

ROBERT D. VASQUEZ, PLS 7300 DATE

PROFESSIONAL LAND SURVEYOR
ROBERT D. VASQUEZ
No. 7300
STATE OF CALIFORNIA



SEE SHEET 2

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DAVID EVANS AND ASSOCIATES INC.

RIOS

NO.	DATE	DESCRIPTION

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TOPOGRAPHIC SURVEY

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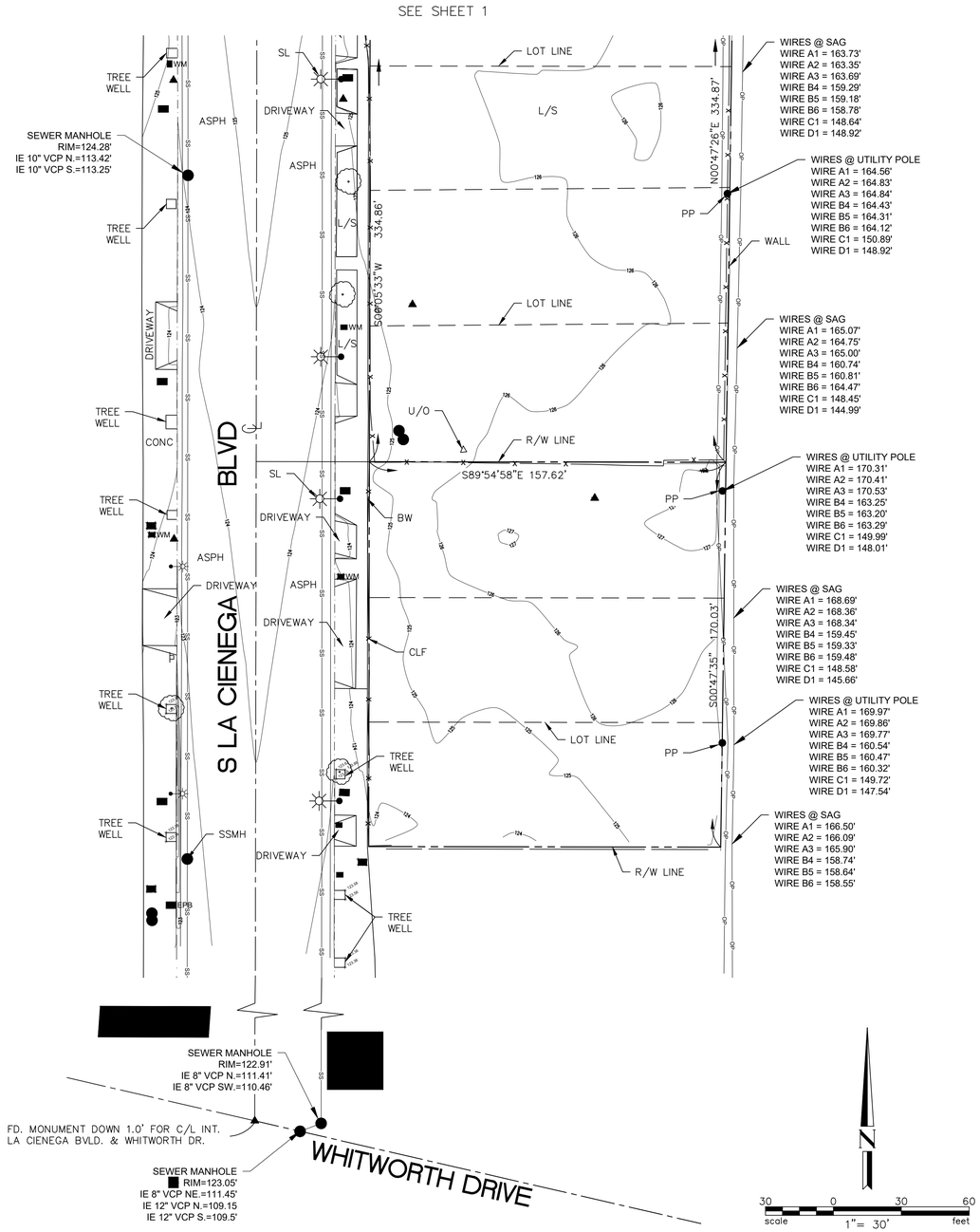
Project Number:
Sheet Number: **C1.01**

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

LEGEND	
SYMBOL	DENOTES
●	STORM DRAIN MANHOLE
●	SEWER MANHOLE
■ WM	WATER METER
•☼	LIGHT POLE WITH ARM
●	POWER POLE
—— x ——	CHAIN FENCE LINK
■	TRAFFIC SIGNAL JUNCTION BOX
—— · ——	FLOW LINE
⊐	SIGN
■	POWER JUNCTION/PULL BOX
●	WELL
⊙	TREE
■	POWER STREET LIGHT JUNCTION BOX
℄	CENTERLINE



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TOPOGRAPHIC SURVEY

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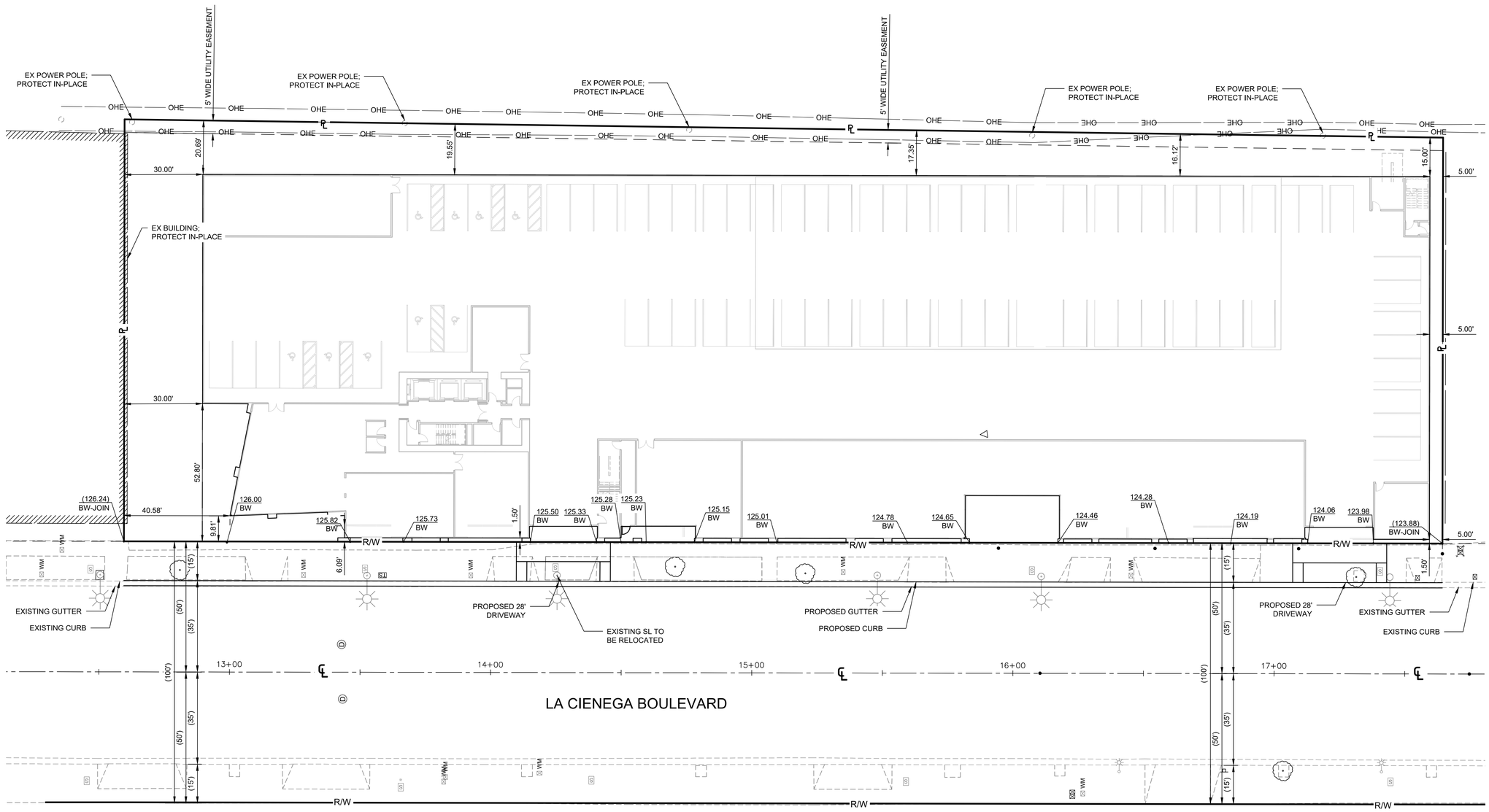
Sheet Number: C1.02



LEGEND

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

N

20 0 20 40
scale 1" = 20' feet

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BACK OF WALK EXHIBIT

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Project Number:
Sheet Number: C2.01

GENERAL NOTES

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

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

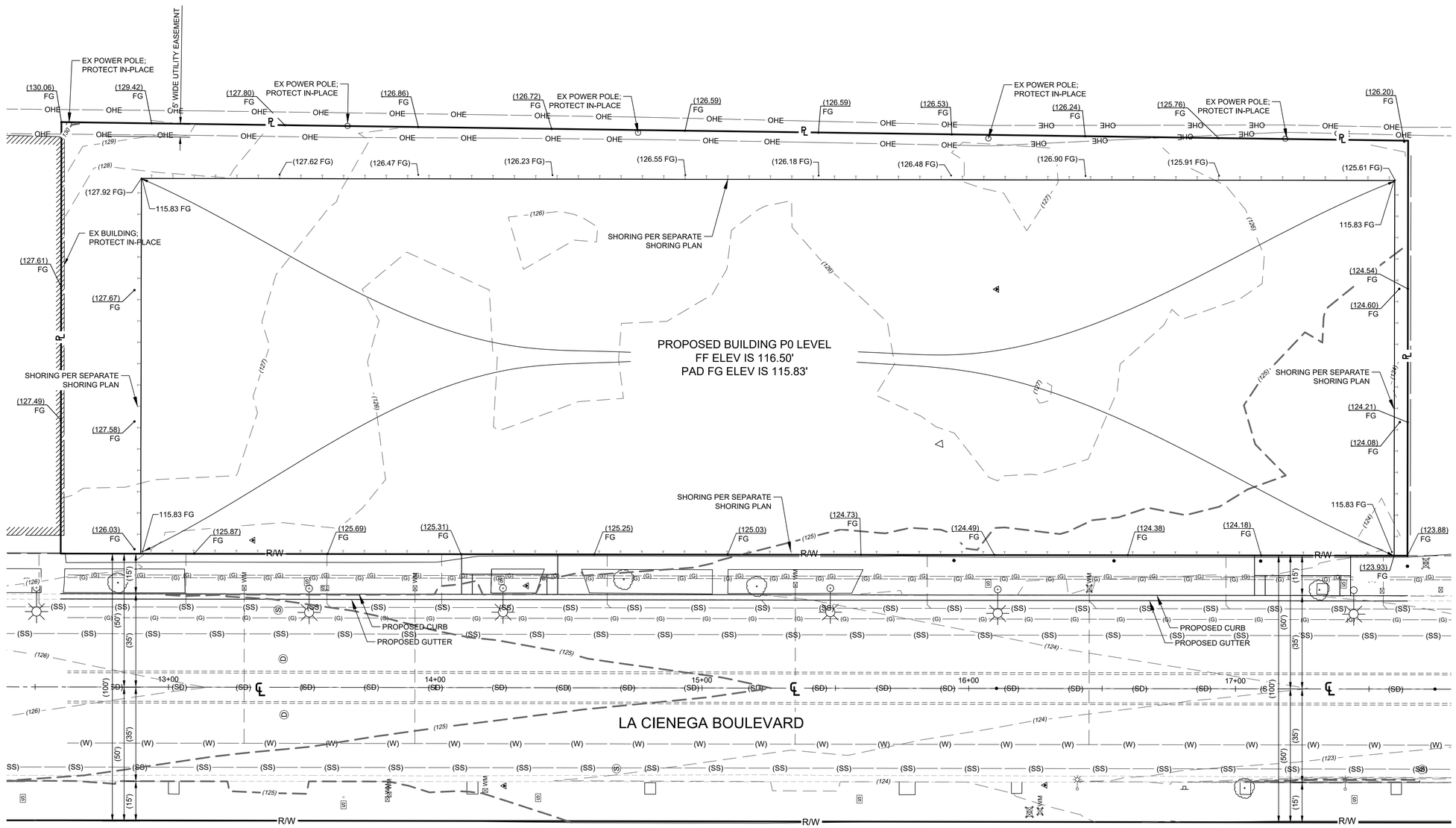
EARTHWORK CALCULATIONS

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

TOTAL EXPORT = 28,500 CY

LEGEND

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



20 0 20 40
scale 1"= 20' feet

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EXCAVATION PLAN

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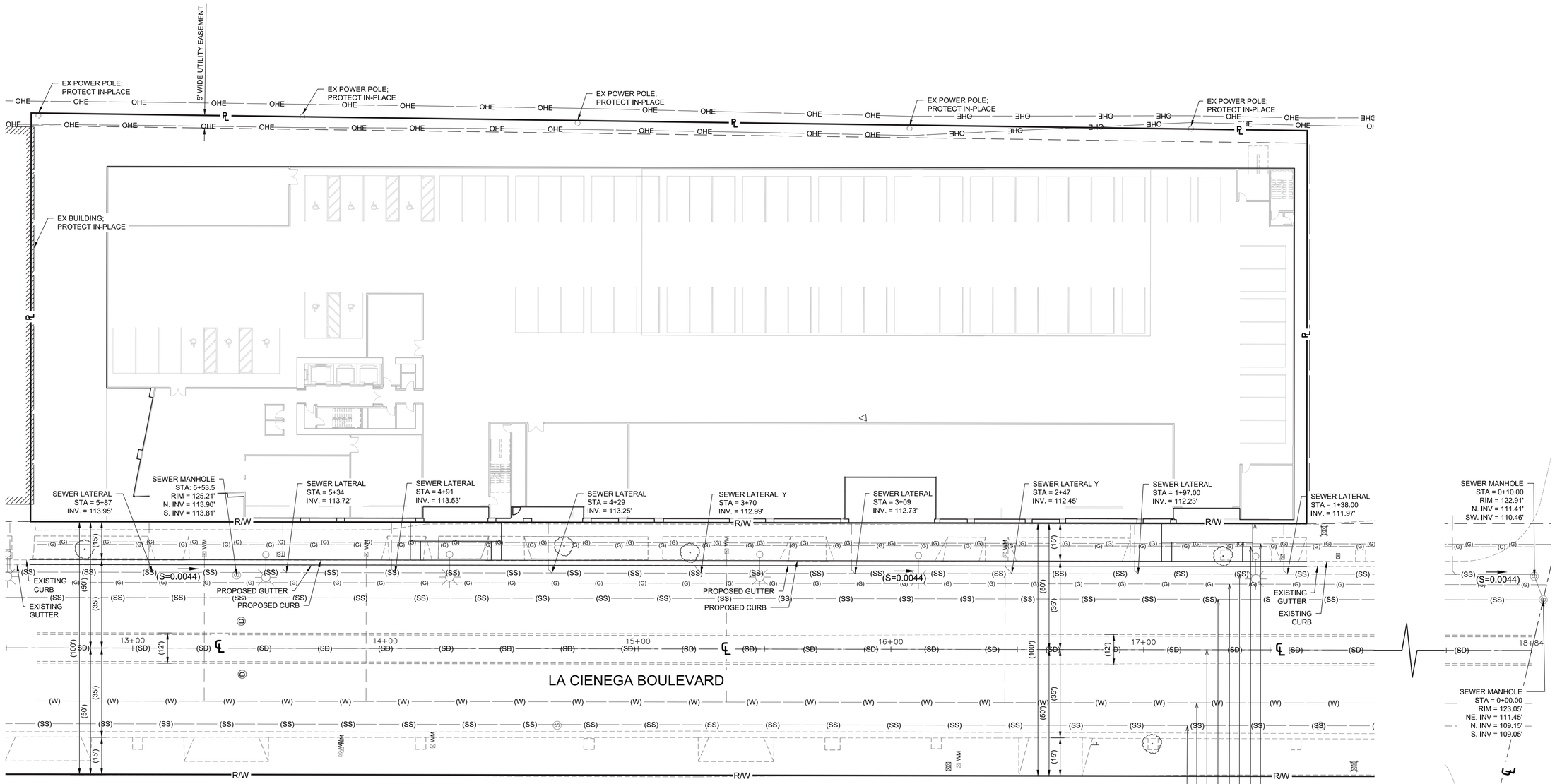
Sheet Number: C3.01



LEGEND

—(W)—	EXISTING WATER
—(SS)—	EXISTING SEWER
—(SD)—	EXISTING STORM DRAIN
—(G)—	EXISTING GAS
℄	CENTER LINE
℘	PROPERTY LINE
R/W	RIGHT OF WAY

N

20 0 20 40
scale 1"= 20' feet

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CONCEPTUAL ULTILITY PLAN

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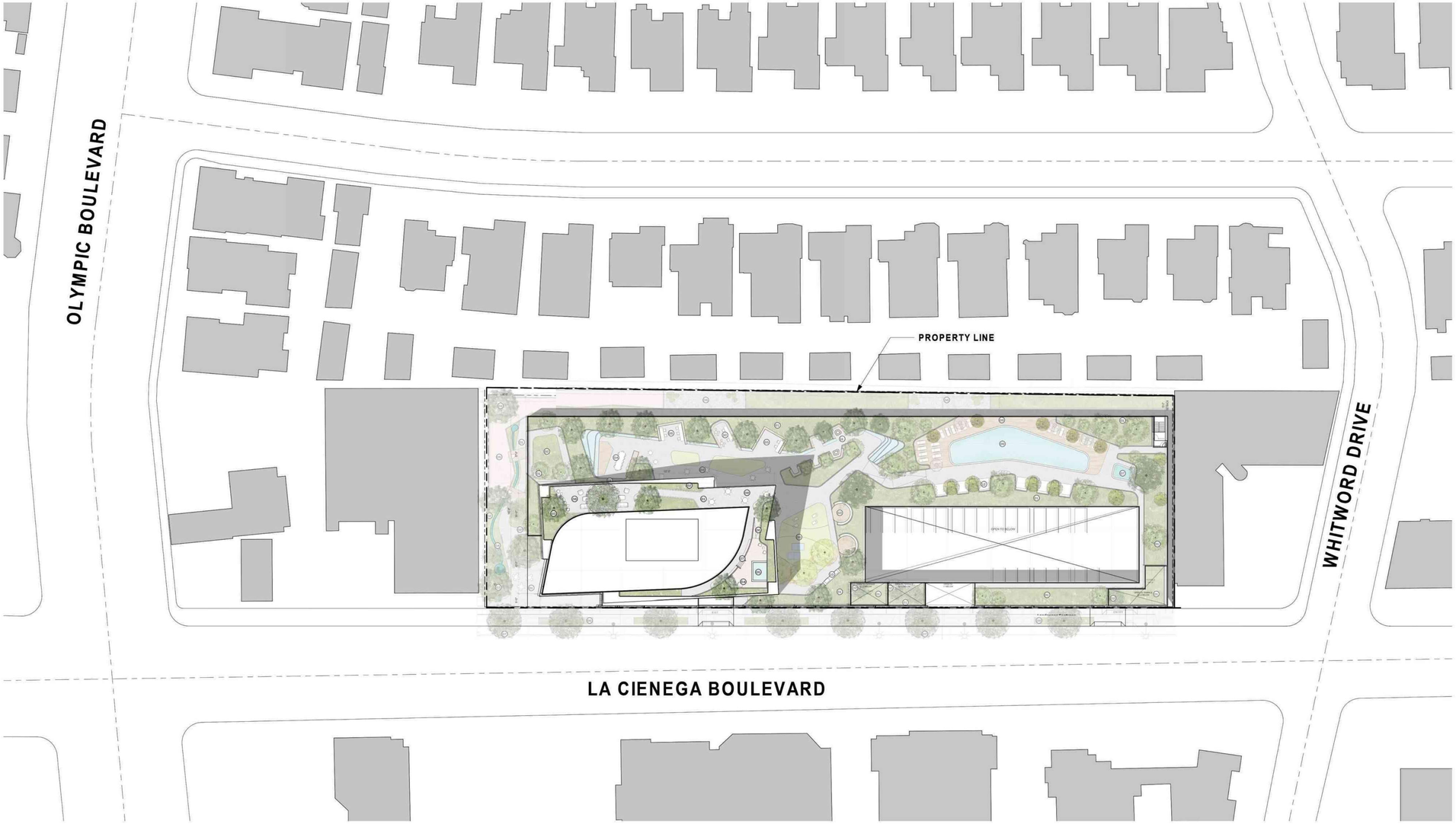
Sheet Number: C4.01



1 SITE PLAN

SCALE: 1" = 40'-0"

0 20 40 80
1" = 40'-0"

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SITE PLAN

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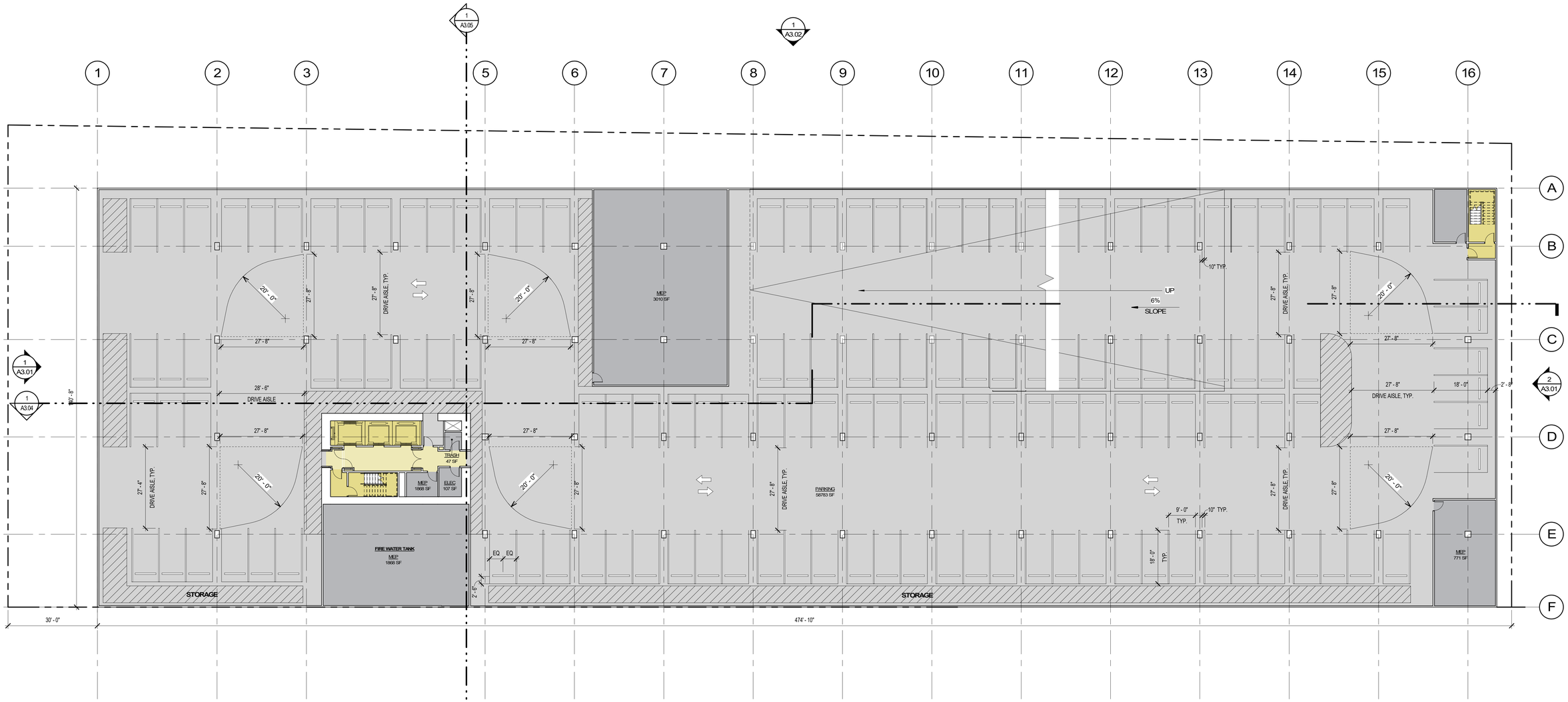
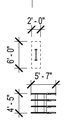
Project Number:
Sheet Number: **A1.01**





SURFACE - MOUNTED BIKE RACK (2 BIKES)

SINGLE - SIDED STACKED BIKE RACK (8 BIKES)

NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS NEGOTIATING TURNS

PARKING LEGEND

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

1 B1 FLOOR PLAN

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

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

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B1 FLOOR PLAN

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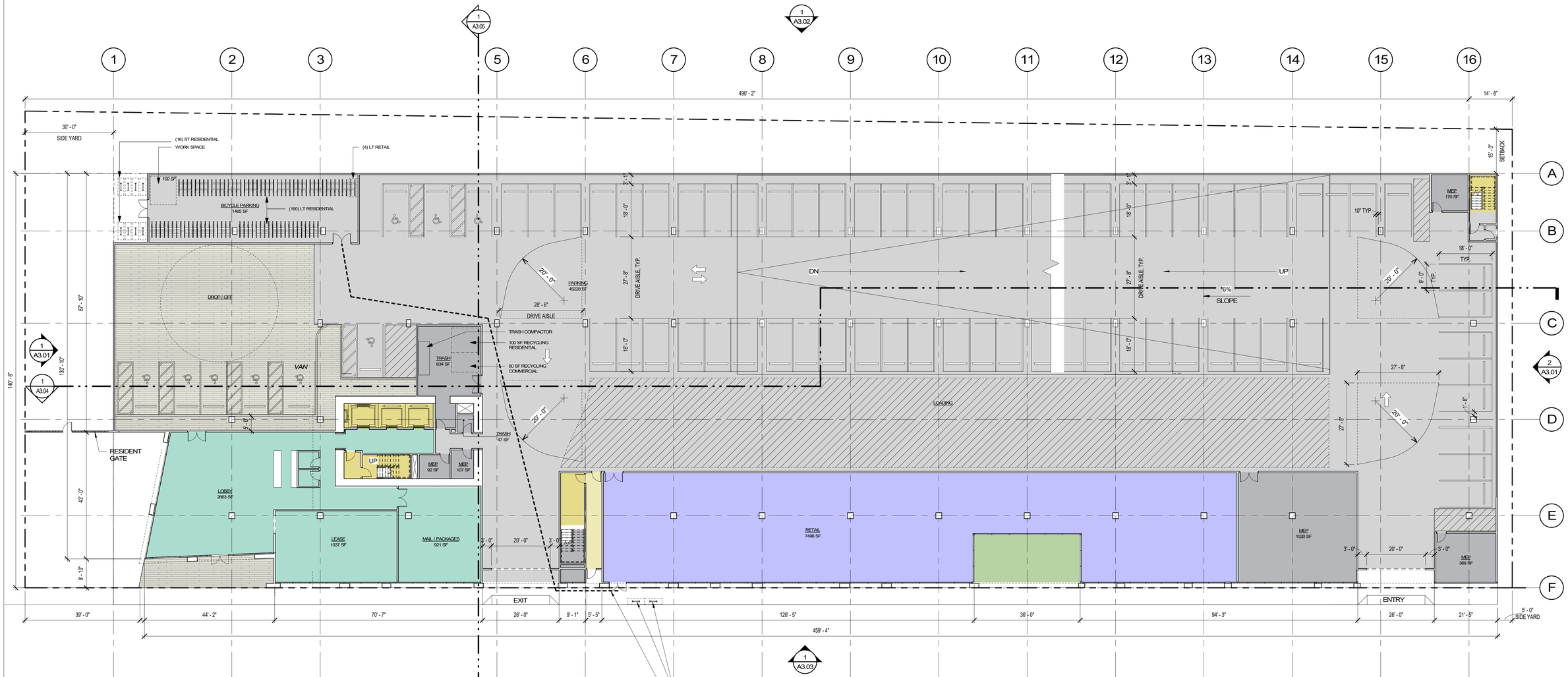
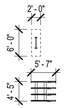
Sheet Number: **A2.00**





SURFACE - MOUNTED BIKE RACK (2 BIKES)

SINGLE - SIDED STACKED BIKE RACK (8 BIKES)

NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS NEGOTIATING TURNS

21 PARKING STALLS @ LEVEL 1 DESIGNATED COMMERCIAL (RETAIL)

PARKING LEGEND

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

1 LEVEL 01 FLOOR PLAN

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

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

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LEVEL 01 FLOOR PLAN

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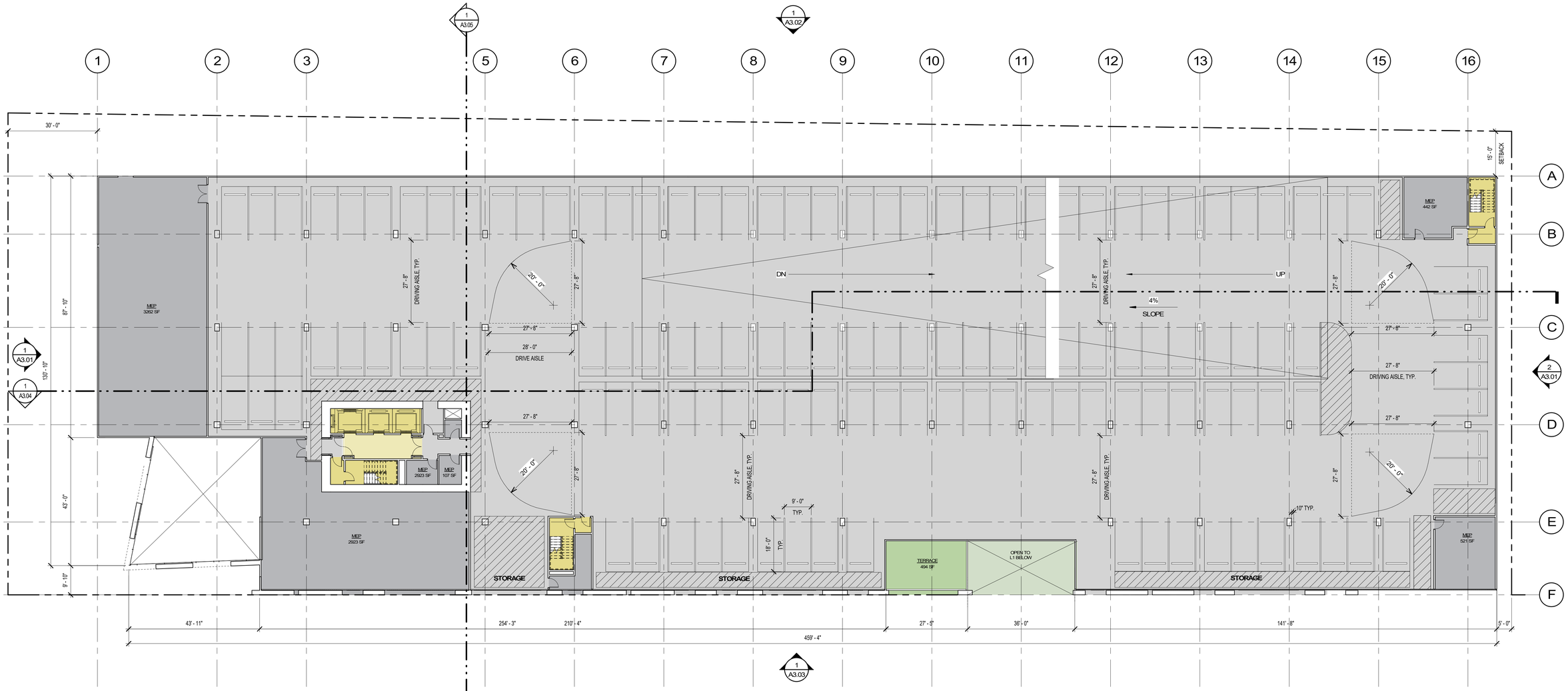
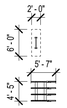
Sheet Number: **A2.01**





SURFACE - MOUNTED BIKE RACK (2 BIKES)

SINGLE - SIDED STACKED BIKE RACK (8 BIKES)

NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS NEGOTIATING TURNS

PARKING LEGEND

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

1 LEVEL 02 FLOOR PLAN

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

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

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LEVEL 02 FLOOR PLAN

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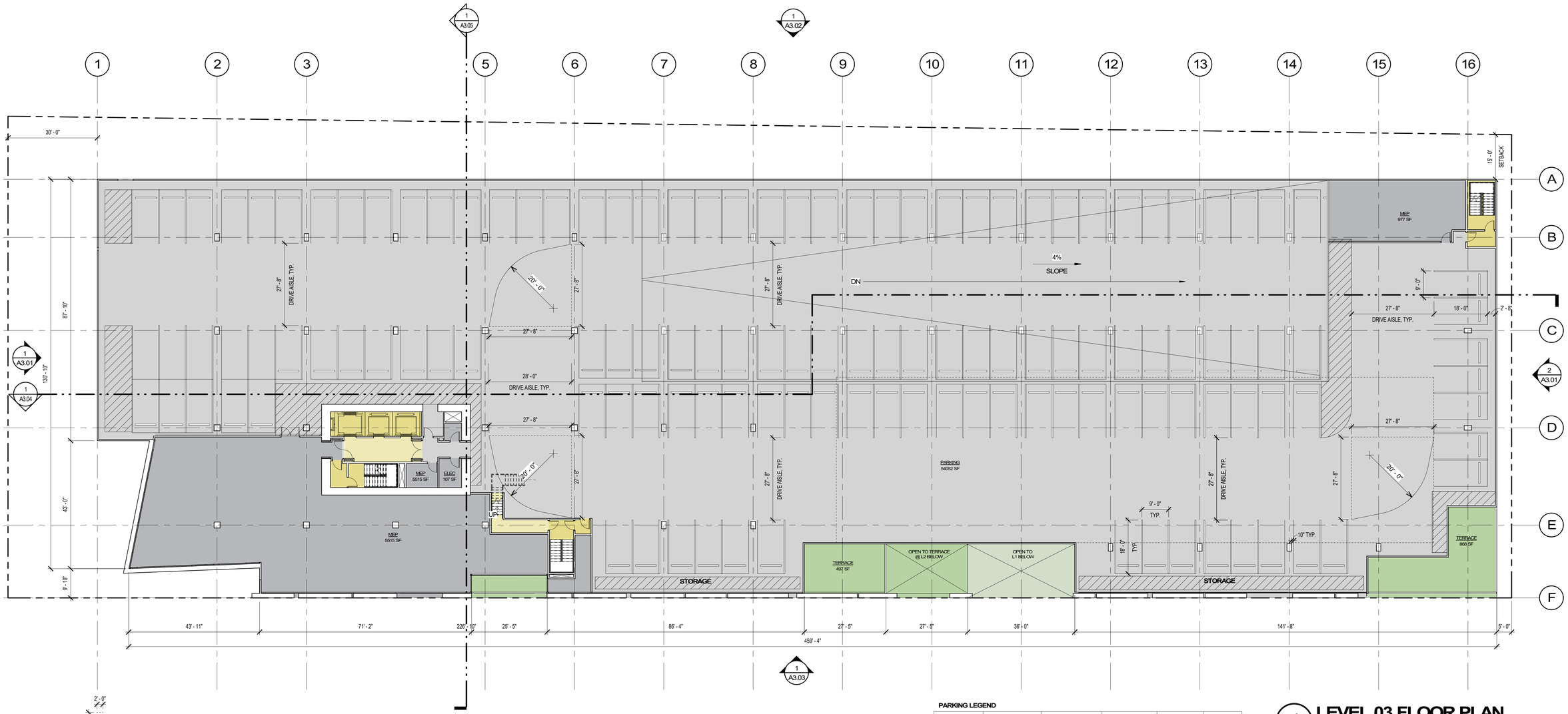

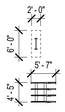

SURFACE - MOUNTED BIKE RACK (2 BIKES)

SINGLE - SIDED STACKED BIKE RACK (8 BIKES)

NOTE: TURNING RADII SHOWN FOR CASE II
CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS NEGOTIATING TURNS

PARKING LEGEND

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

1 LEVEL 03 FLOOR PLAN

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

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

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LEVEL 03 FLOOR PLAN

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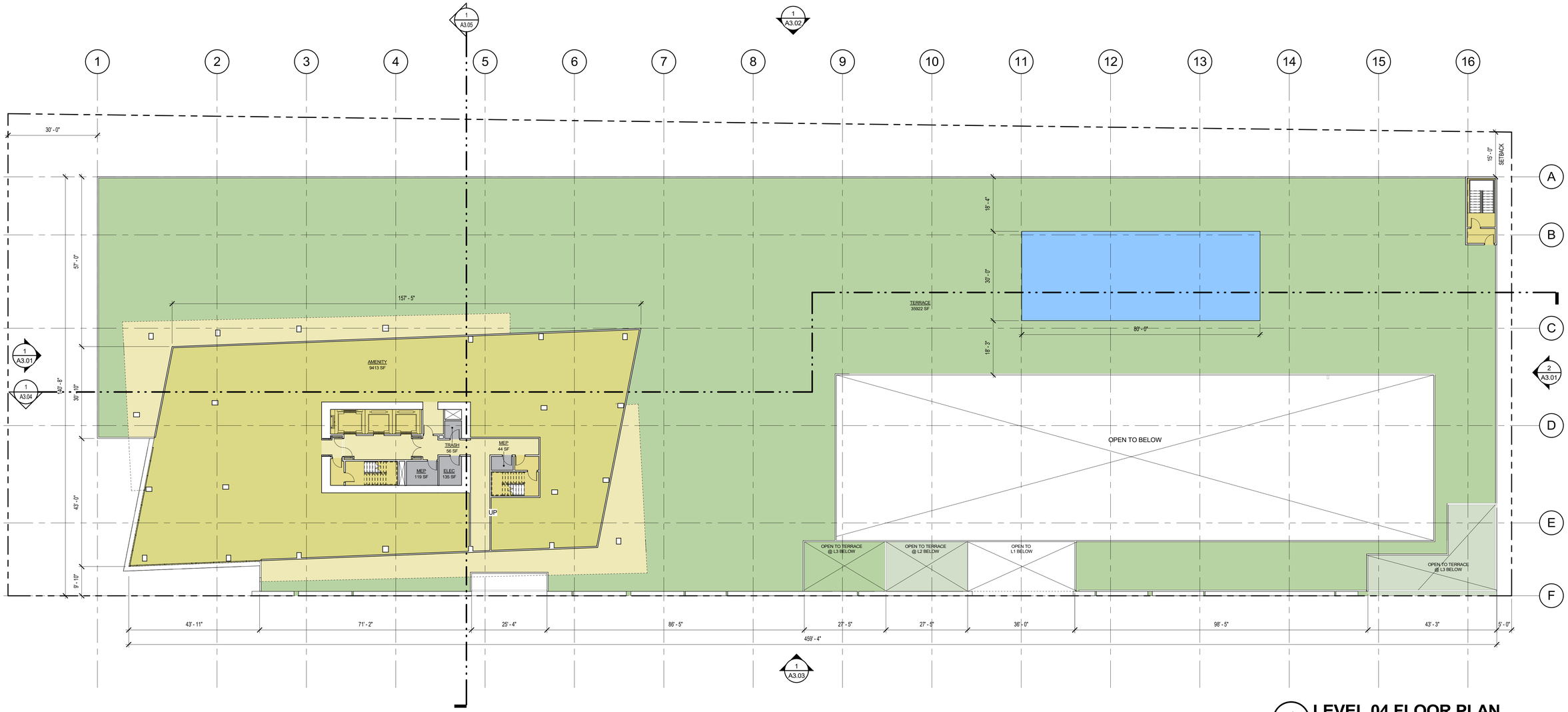
Sheet Number: **A2.03**



1 LEVEL 04 FLOOR PLAN

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

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

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LEVEL 04 FLOOR PLAN

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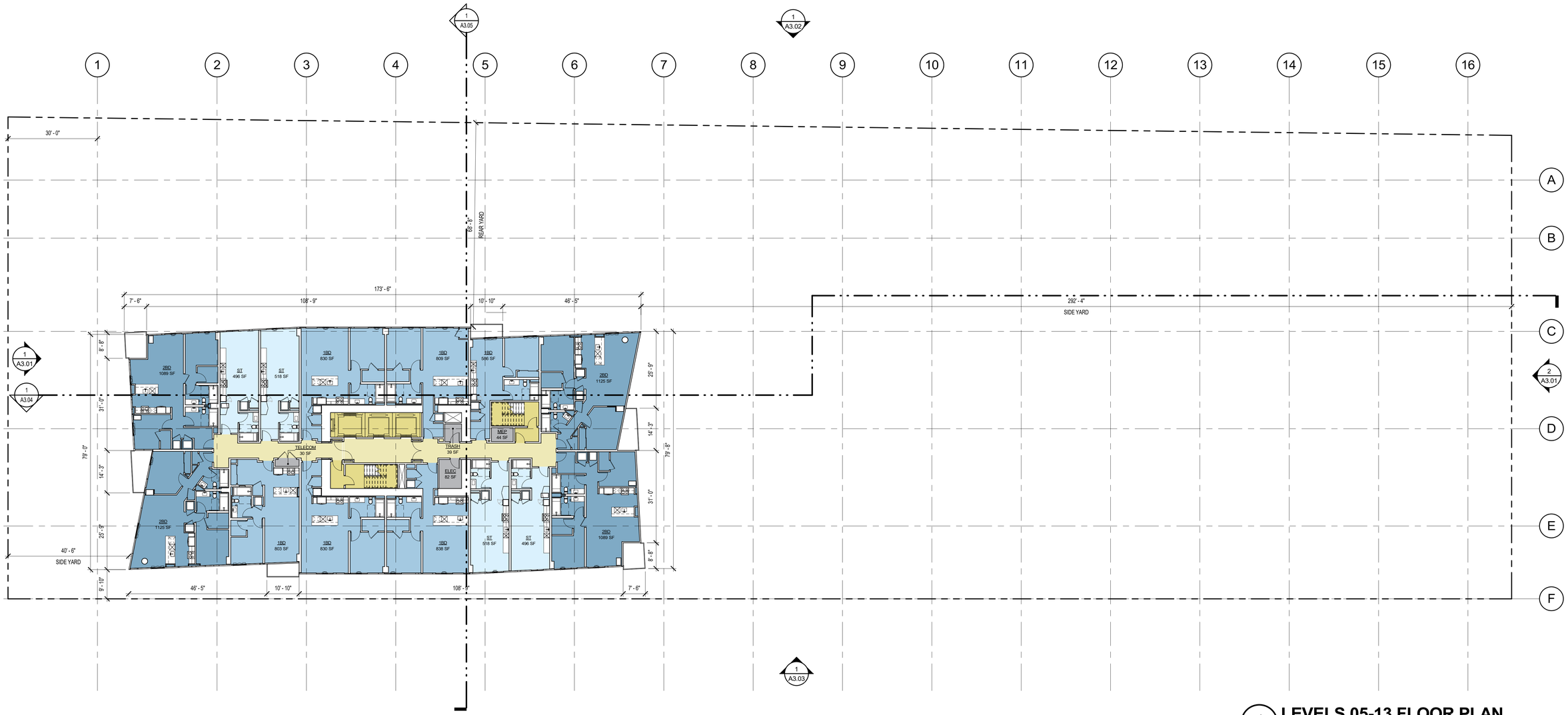
Sheet Number: **A2.04**



1 LEVELS 05-13 FLOOR PLAN

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

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

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LEVELS 05-13 FLOOR PLAN

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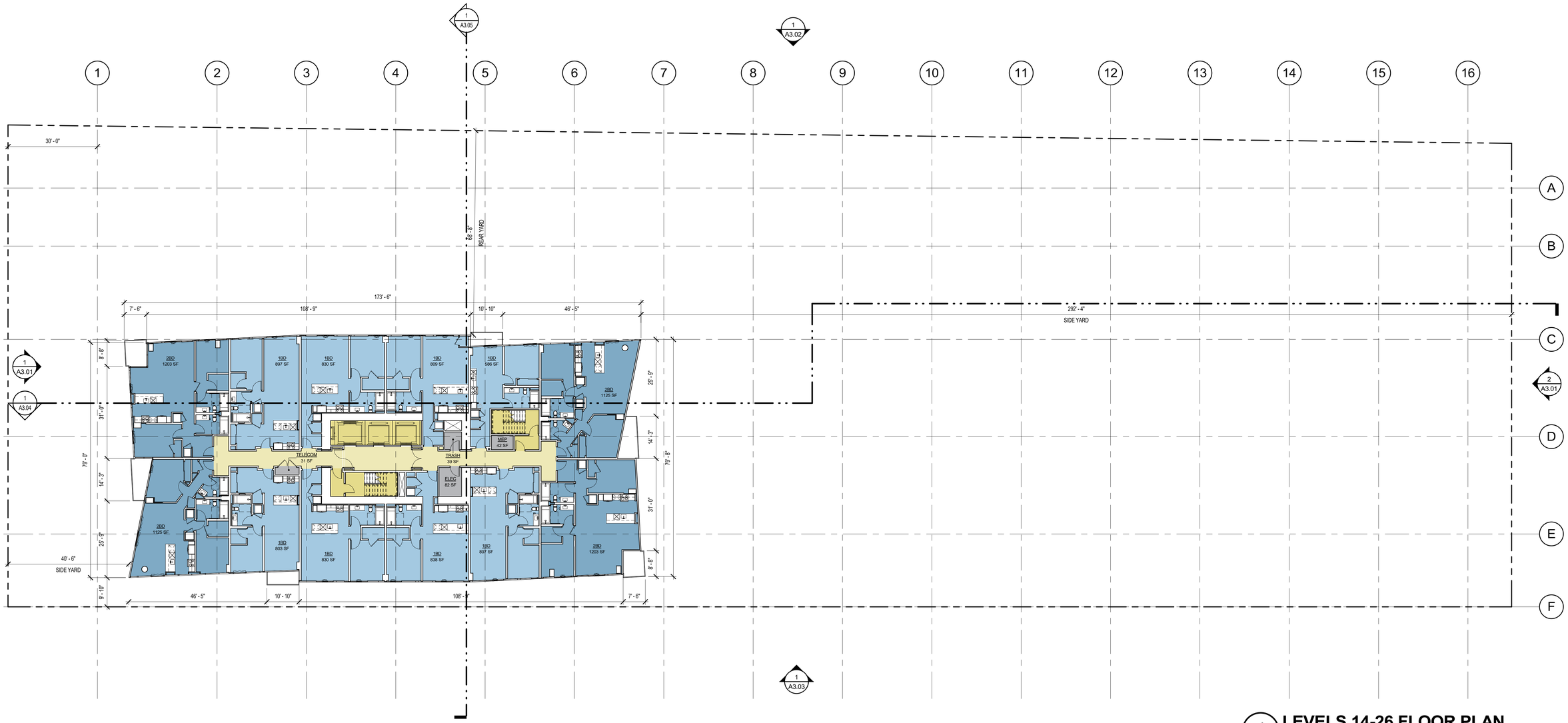
Project Number:
Sheet Number: **A2.05**



1 LEVELS 14-26 FLOOR PLAN

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

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

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LEVELS 14-26 FLOOR PLAN

Drawn By: Author
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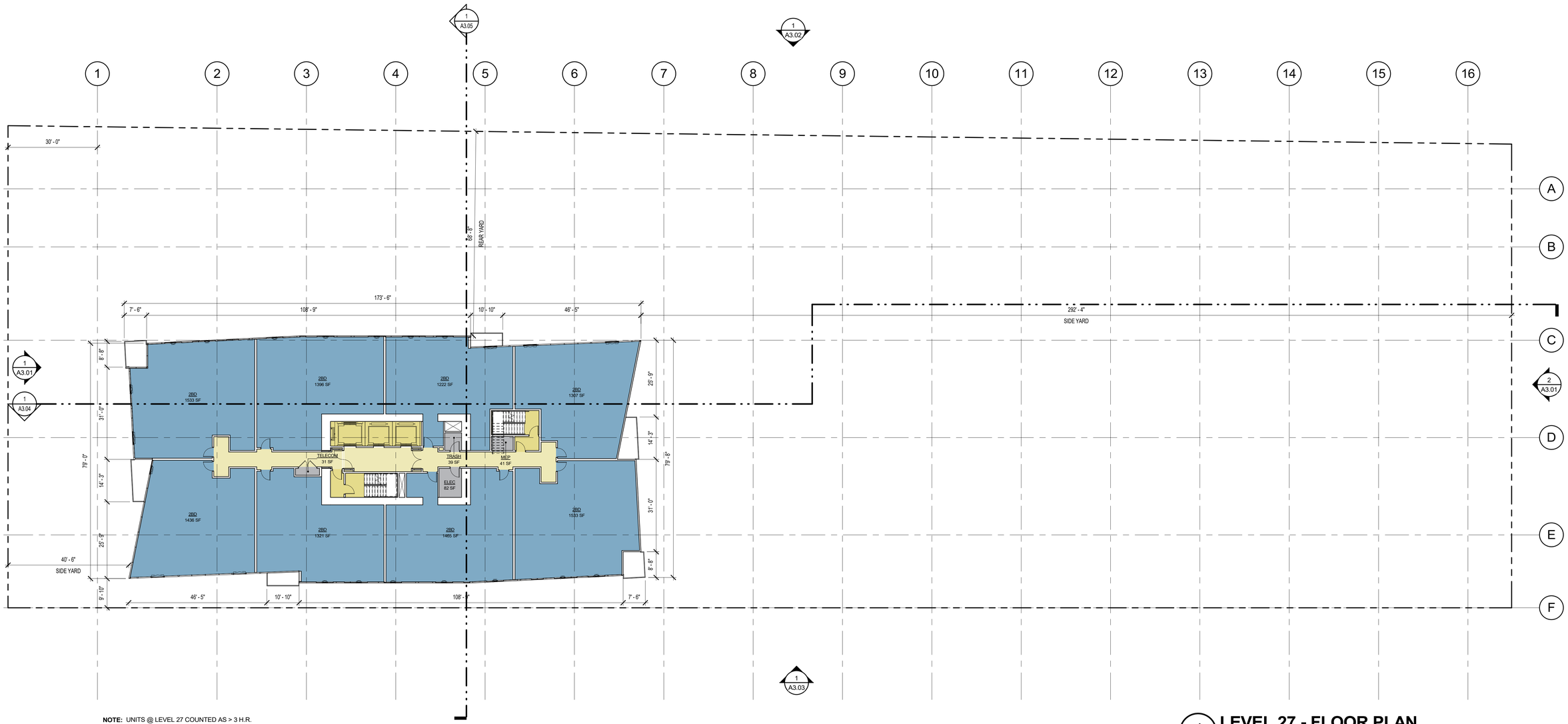
Project Number:
Sheet Number: **A2.06**



NOTE: UNITS @ LEVEL 27 COUNTED AS > 3 H.R.
FOR OPEN SPACE CALCULATIONS

1 LEVEL 27 - FLOOR PLAN

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

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

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LEVEL 27 FLOOR PLAN

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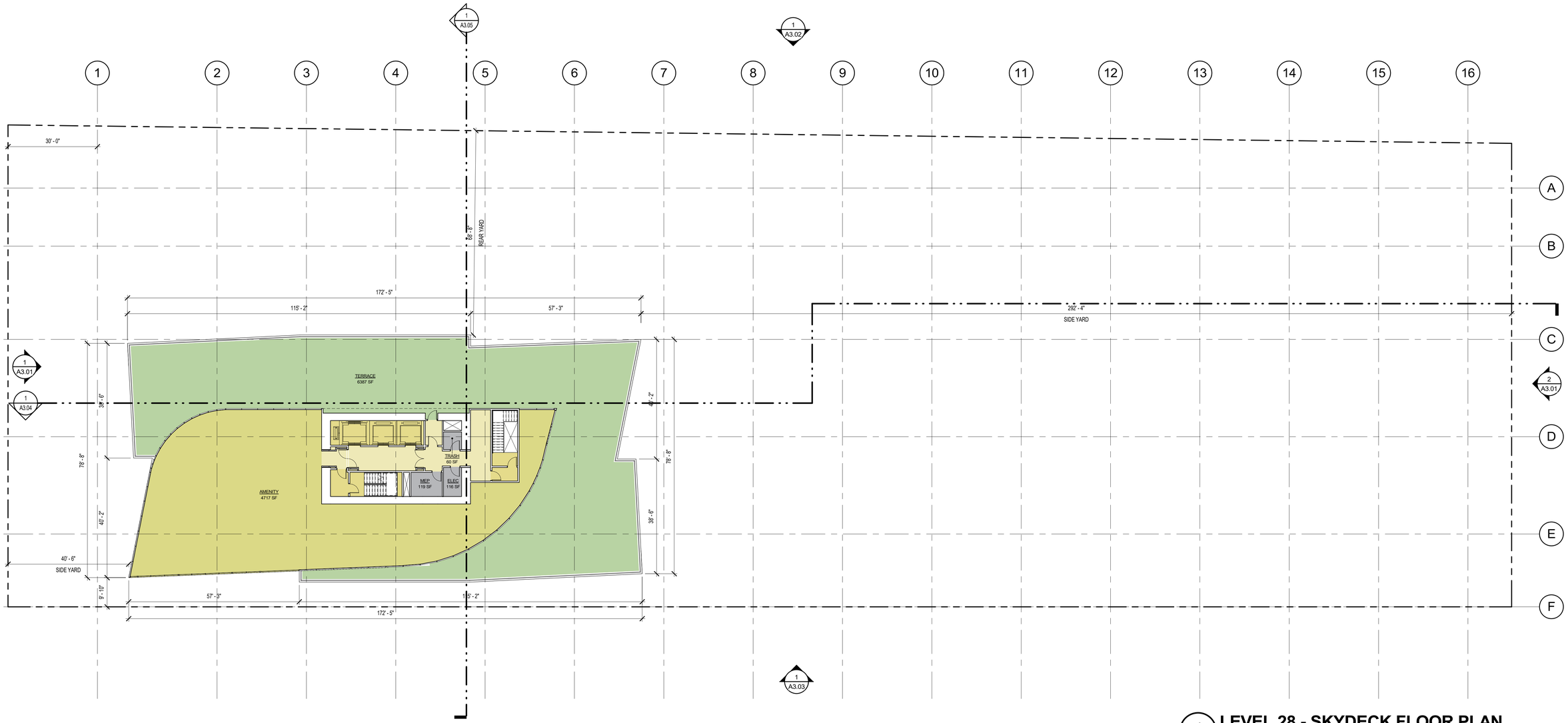
Checked By: Checker
Project Number:
Sheet Number: **A2.07**



1 LEVEL 28 - SKYDECK FLOOR PLAN

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

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

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LEVEL 28 - SKYDECK FLOOR PLAN

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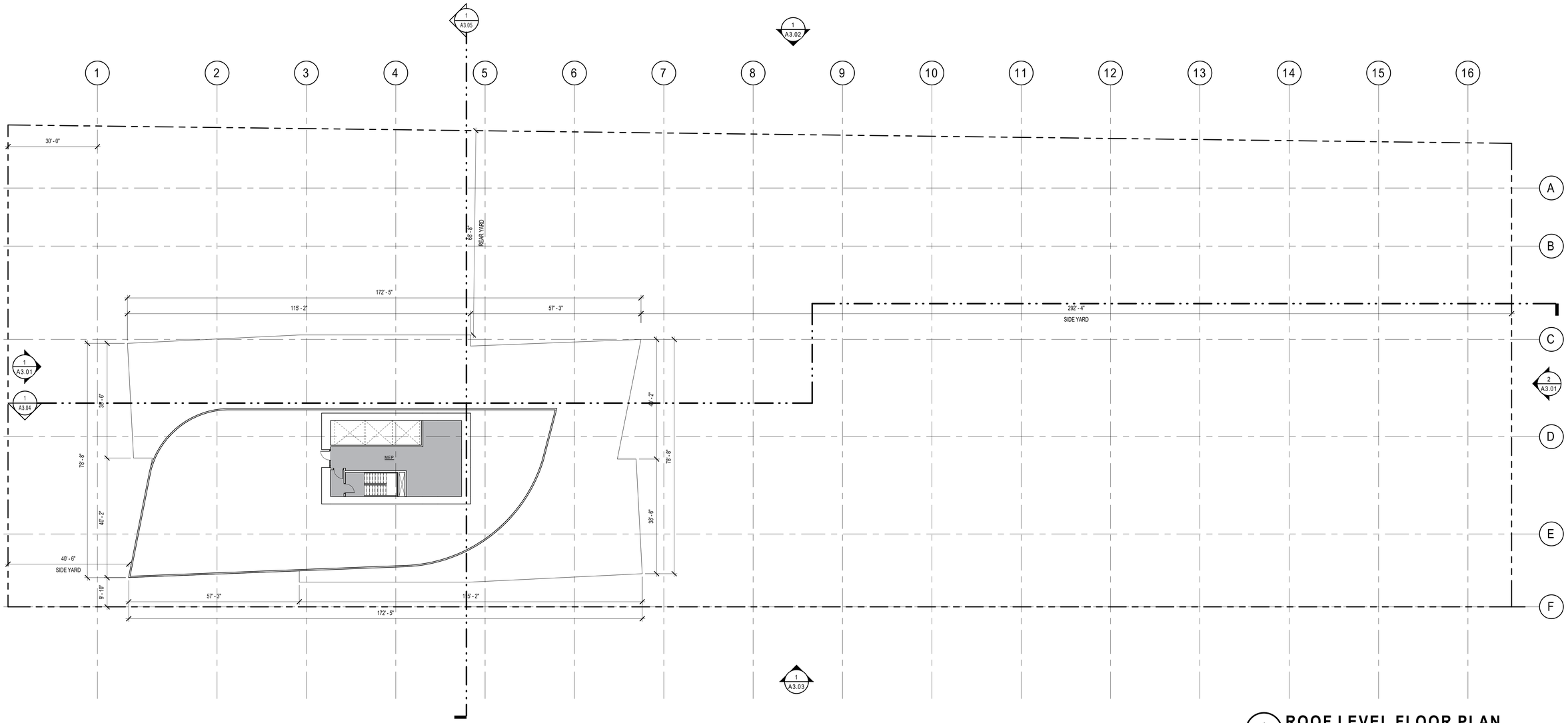
Project Number:
Sheet Number: **A2.08**



1 ROOF LEVEL FLOOR PLAN

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

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

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ROOF LEVEL FLOOR PLAN

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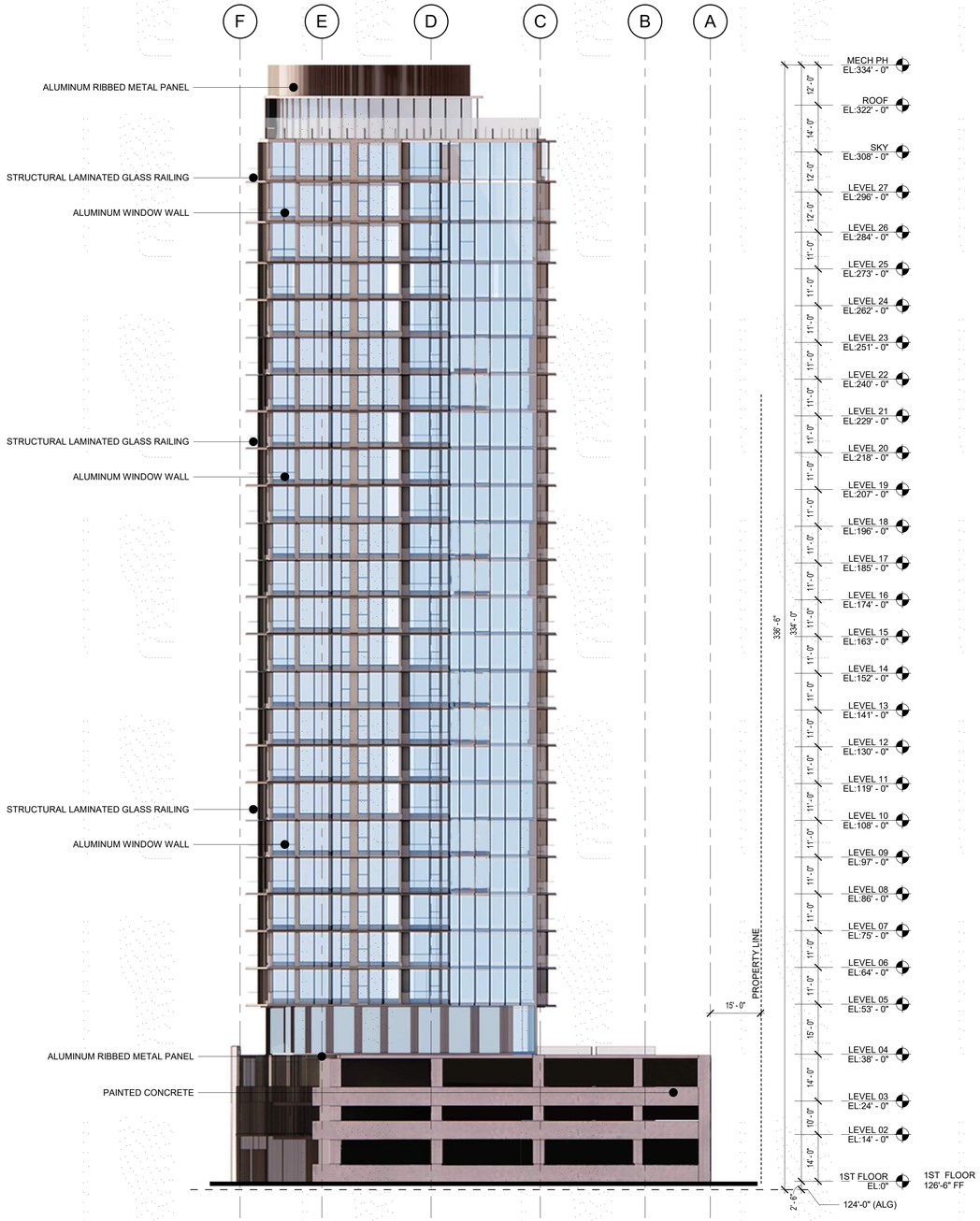
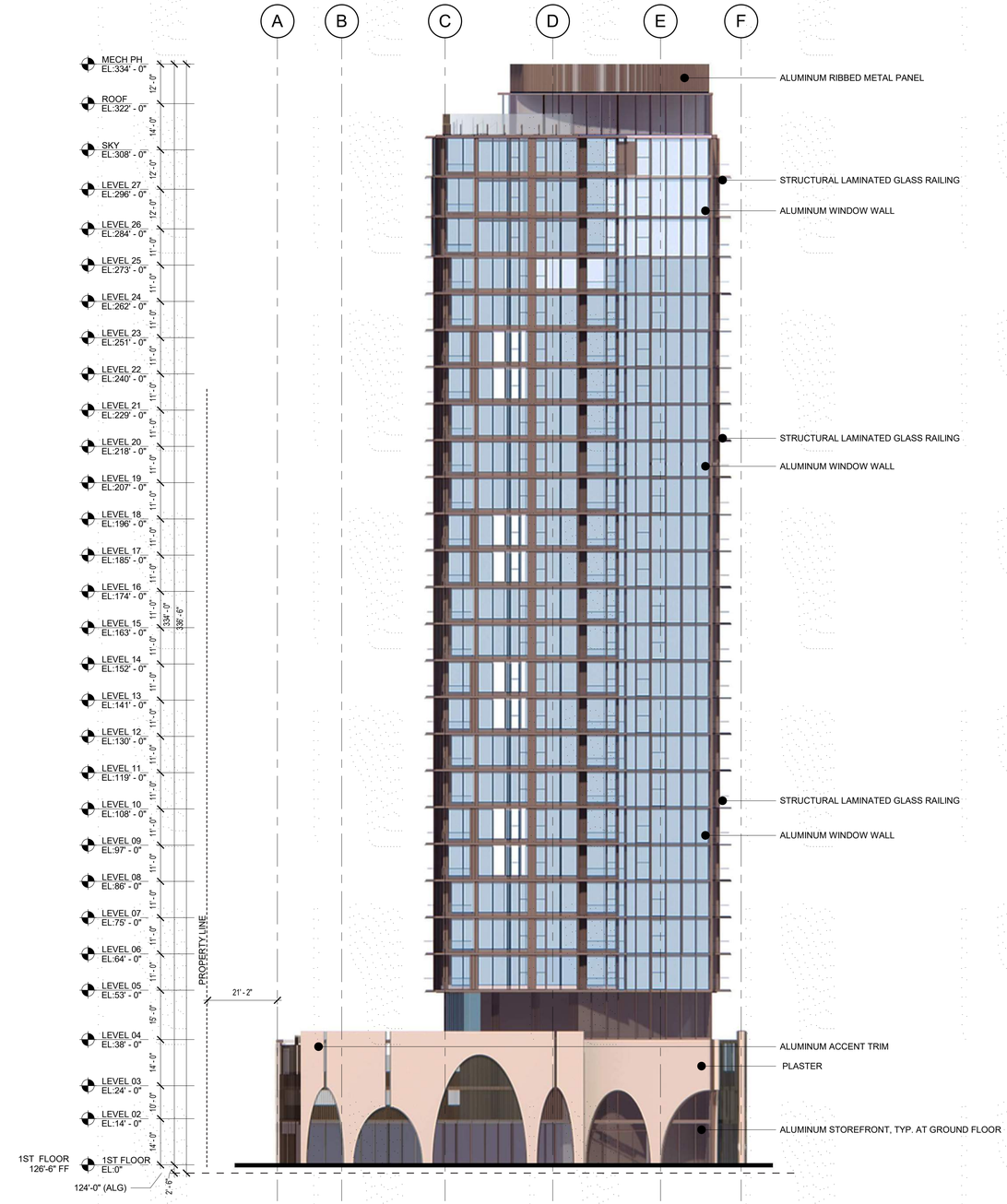
Checked By: Checker
Project Number:
Sheet Number: **A2.09**



2 BUILDING ELEVATION -SOUTH

SCALE: 1" = 20'-0"



1 BUILDING ELEVATION - NORTH

SCALE: 1" = 20'-0"

0 10 20 40

1" = 20'-0"

EXTERIOR FINISH LEGEND

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

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BUILDING ELEVATIONS

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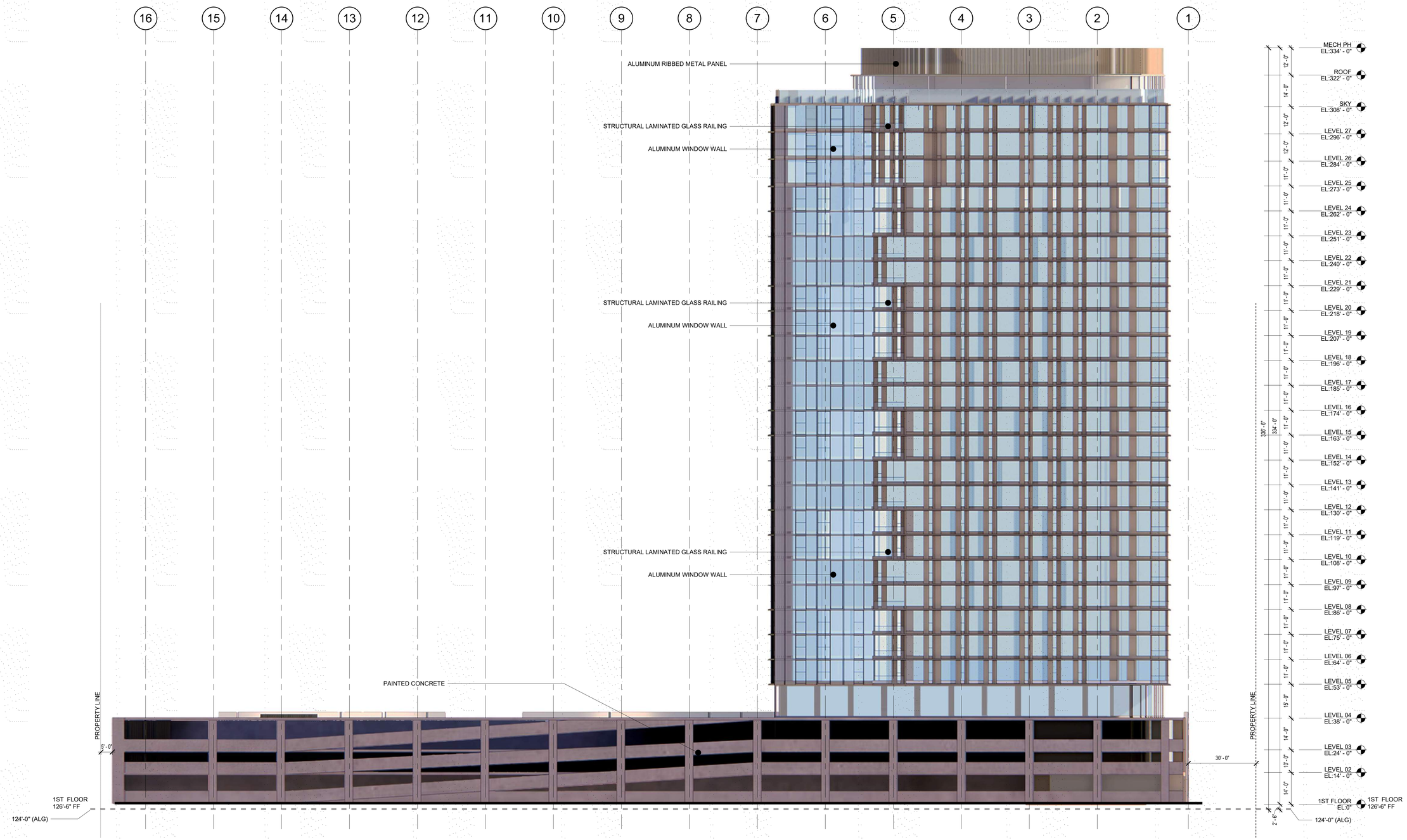

EXTERIOR FINISH LEGEND

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

1 BUILDING ELEVATION - EAST

SCALE: 1" = 20'-0"

0 10 20 40

1" = 20'-0"

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BUILDING ELEVATIONS

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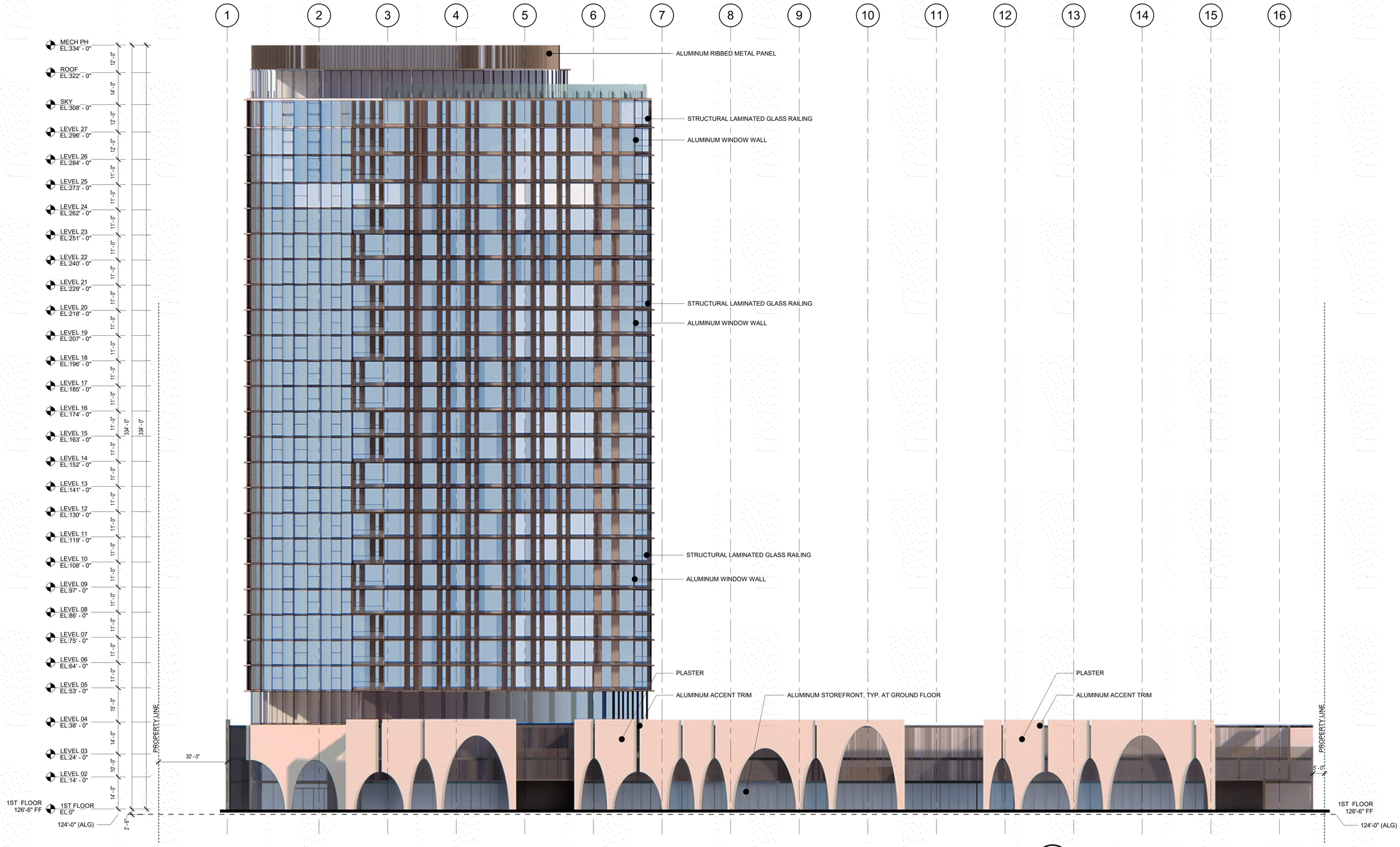

EXTERIOR FINISH LEGEND

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

1 BUILDING ELEVATION - WEST

SCALE: 1" = 20'-0"

0 10 20 40

1" = 20'-0"

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BUILDING ELEVATIONS

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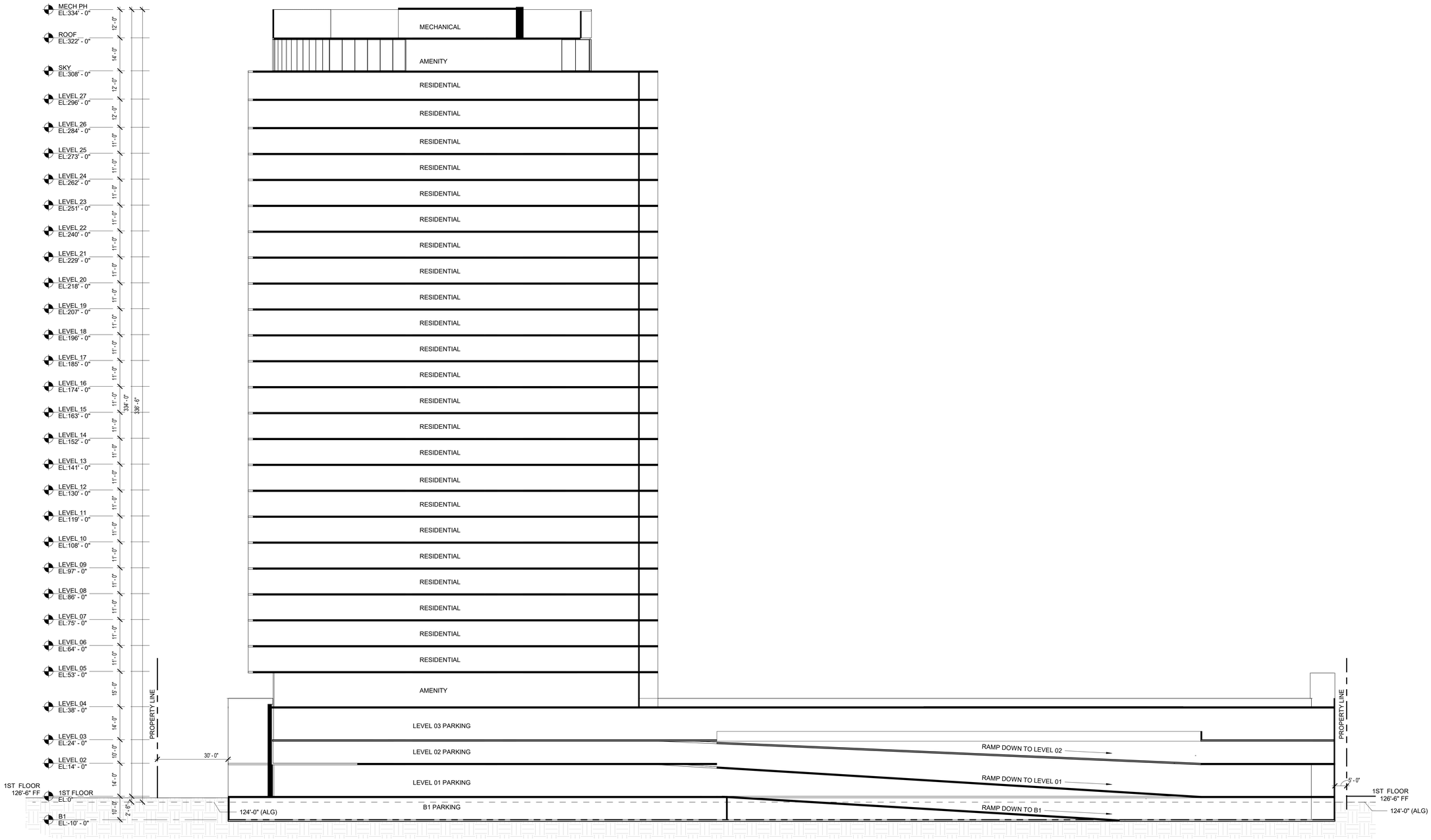
Project Number:

Sheet Number: **A3.03**



1 BUILDING SECTION

SCALE: 1" = 20'-0"

0 10 20 40

1" = 20'-0"

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BUILDING SECTIONS

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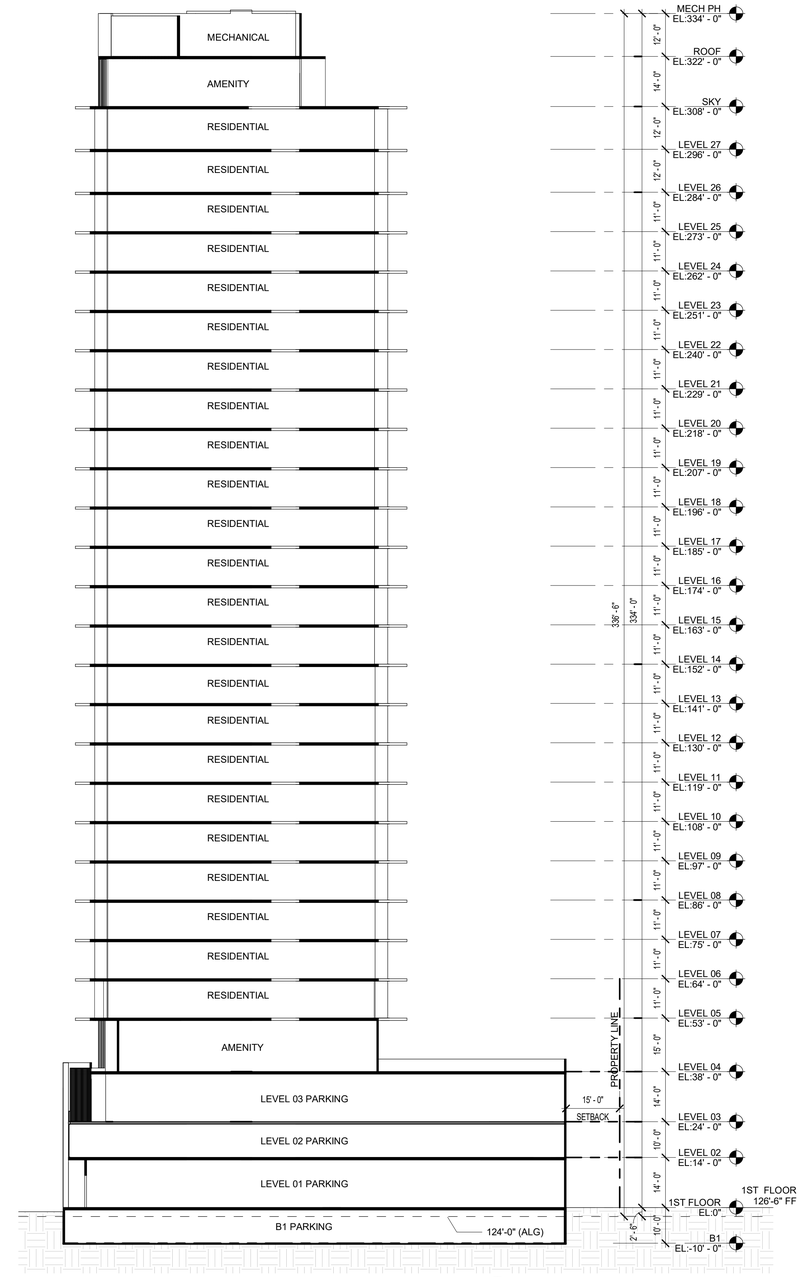
Sheet Number: A3.04



1 BUILDING SECTION

SCALE: 1" = 20'-0"

0 10 20 40

1" = 20'-0"

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BUILDING SECTIONS

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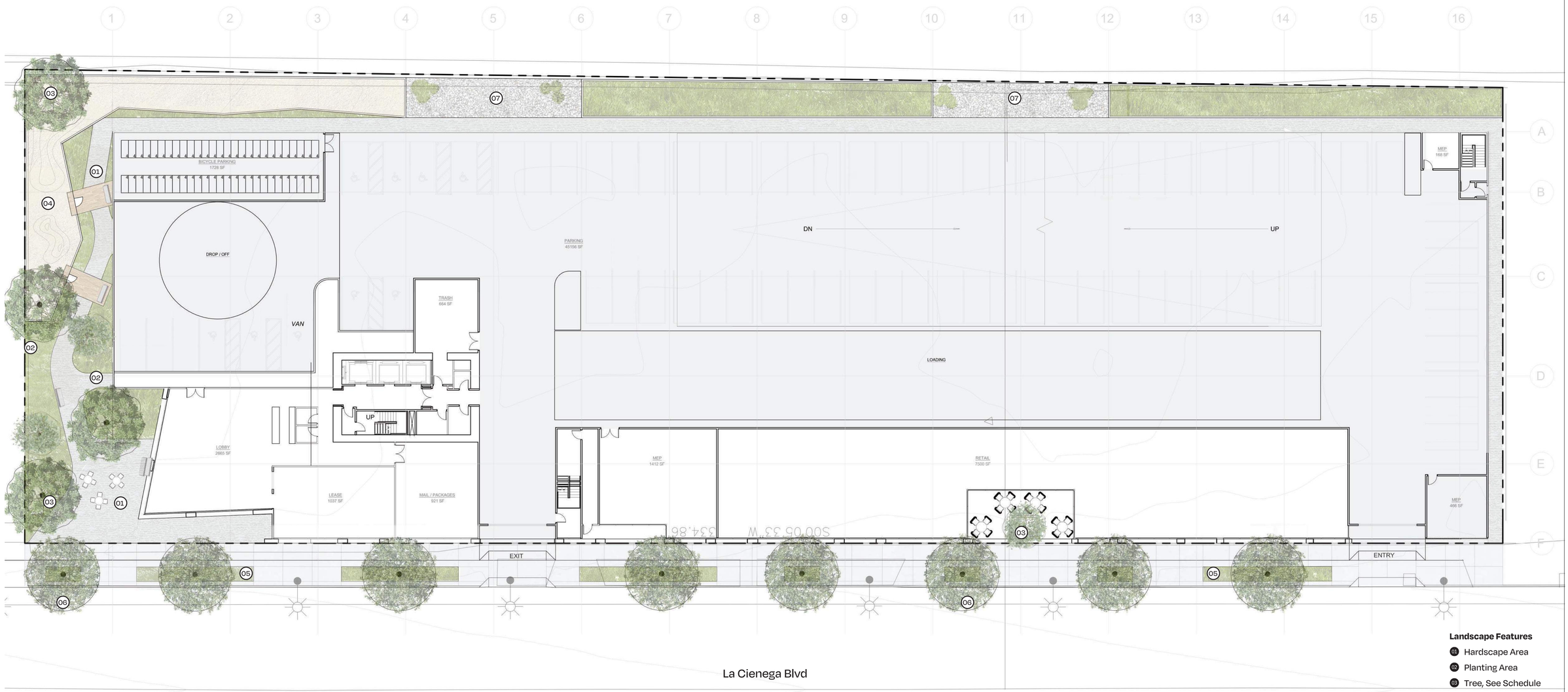
Sheet Number: A3.05

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS		QTY
	CHI LIN	CHILOPSIS LINEARIS	DESERT WILLOW	36" BOX	VERY LOW		3
	CUP ANA	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	48" BOX	MEDIUM		8
	PLA SYC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48" BOX	MEDIUM		4



Landscape Features

01 Hardscape Area
02 Planting Area
03 Tree, See Schedule
04 Dog Area
05 Parkway
06 Street Tree
07 Rain Garden

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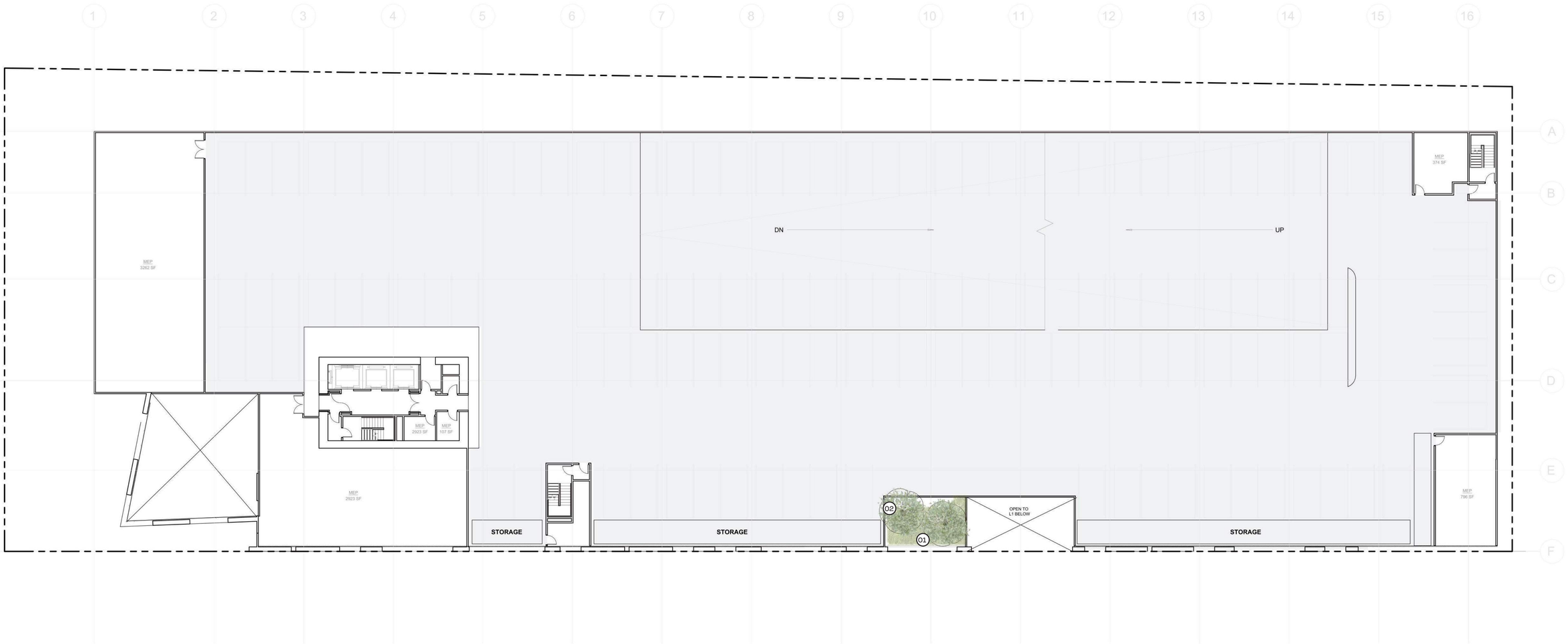
LEVEL 01 - LANDSCAPE PLAN

Drawn By: Author
Checked By: Checker
Project Number:
Sheet Number: **L1.01**

PLANT SCHEDULE

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



Landscape Features

01 Planting Area

02 Tree, See Schedule

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LEVEL 02 - LANDSCAPE PLAN

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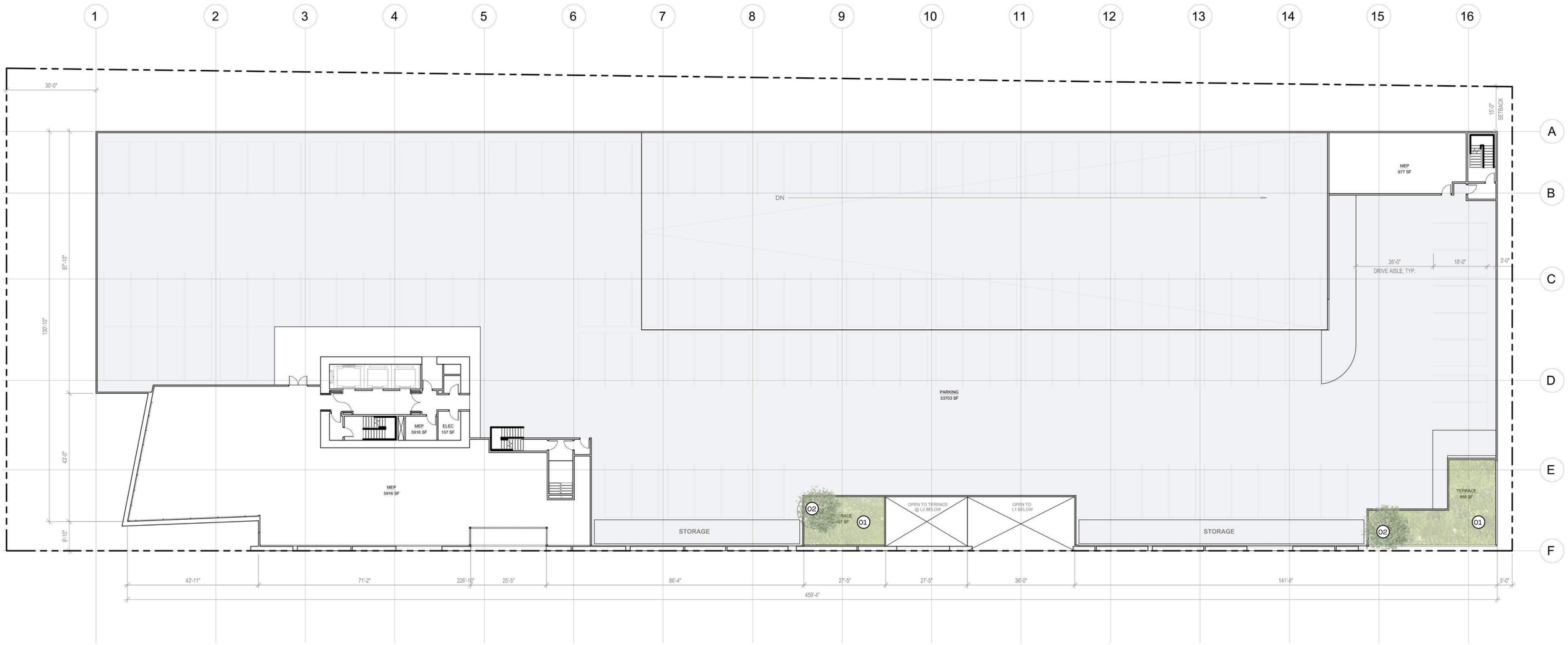
Project Number:

Sheet Number: **L1.02**

PLANT SCHEDULE

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



Landscape Features

01 Planting Area

02 Tree, See Schedule

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LEVEL 03 - LANDSCAPE PLAN

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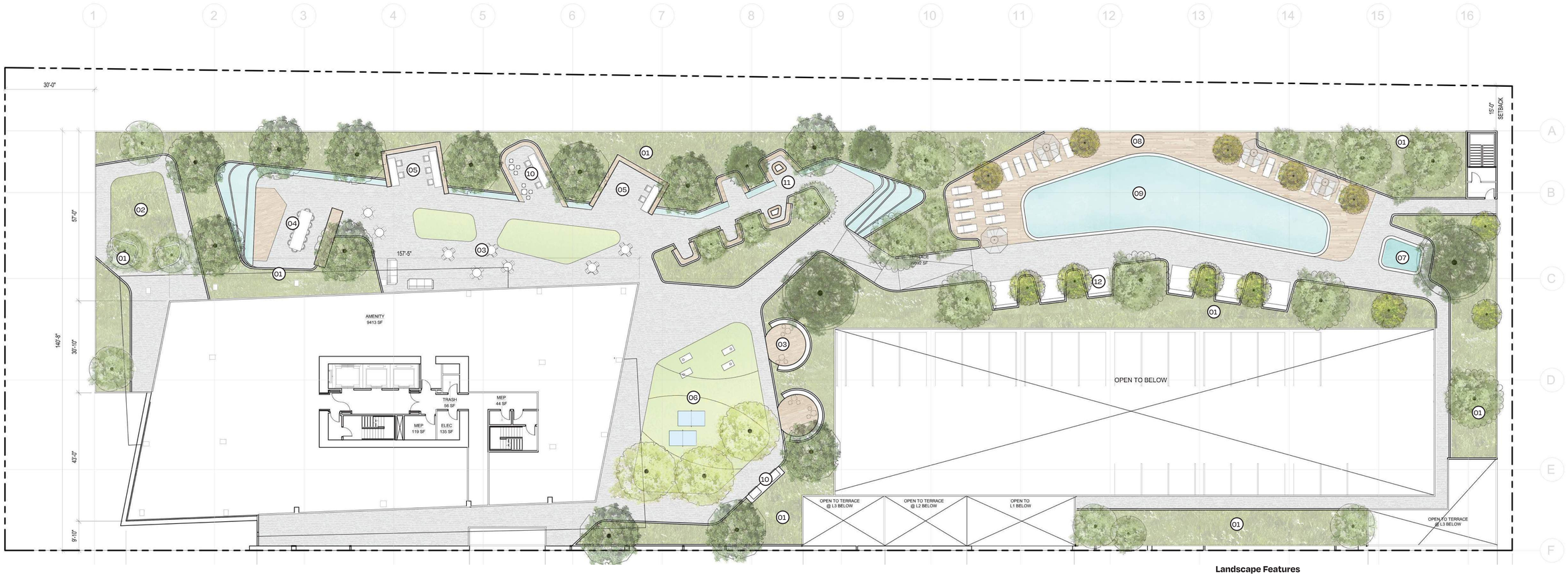
Project Number:
Sheet Number: **L1.03**

TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS		QTY
	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	48" BOX	LOW		7
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW		3
	CEI SPE	CEIBA SPECIOSA	FLOSS SILK TREE	36" BOX			5
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM		2
	MEL PIN	MELALEUCA NESOPHILA	PINK MELALEUCA MULTI-TRUNK	36" BOX	LOW		3
	PAR FLO	PARKINSONIA FLORIDA	BLUE PALO VERDE	36" BOX			5
	PLU ALB	PLUMERIA ALBA	WHITE FRANGIPANI	36" BOX	LOW		7
	TIP TIP	TIPUANA TIPU	TIPU TREE	48" BOX	LOW		8
	ULM PAR	ULMUS PARVIFOLIA	LACEBARK ELM	48" BOX	MEDIUM		8
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW		4
	CHI TAS	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX			4



Landscape Features

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

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LEVEL 04 - LANDSCAPE PLAN

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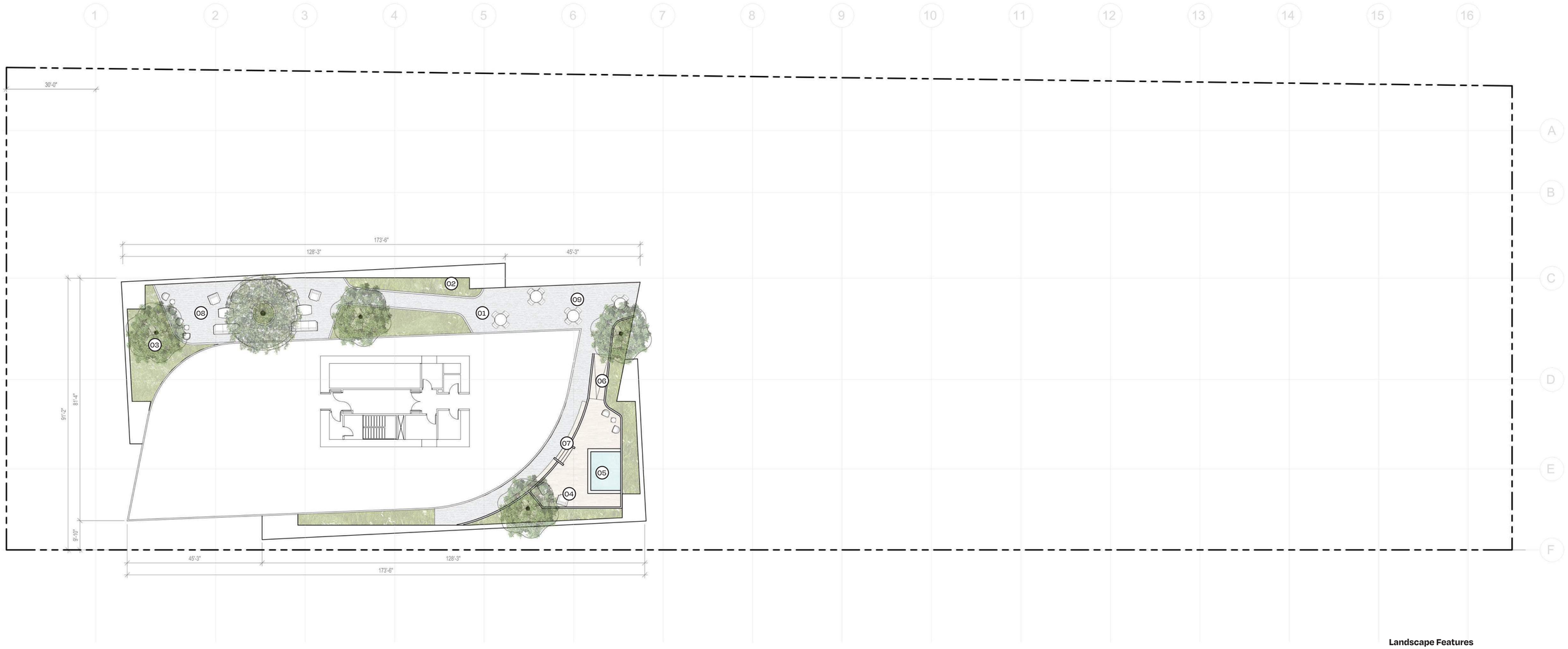
Project Number:
Sheet Number: L1.04

TREE SCHEDULE

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



Landscape Features

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

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LEVEL 28 - LANDSCAPE PLAN

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Sheet Number: L1.28