

Exhibit A - Project Plans

GRAMERCY APARTMENT BUILDING

1848 GRAMERCY PL., LOS ANGELES, CA 90019



BUILDING INFORMATION

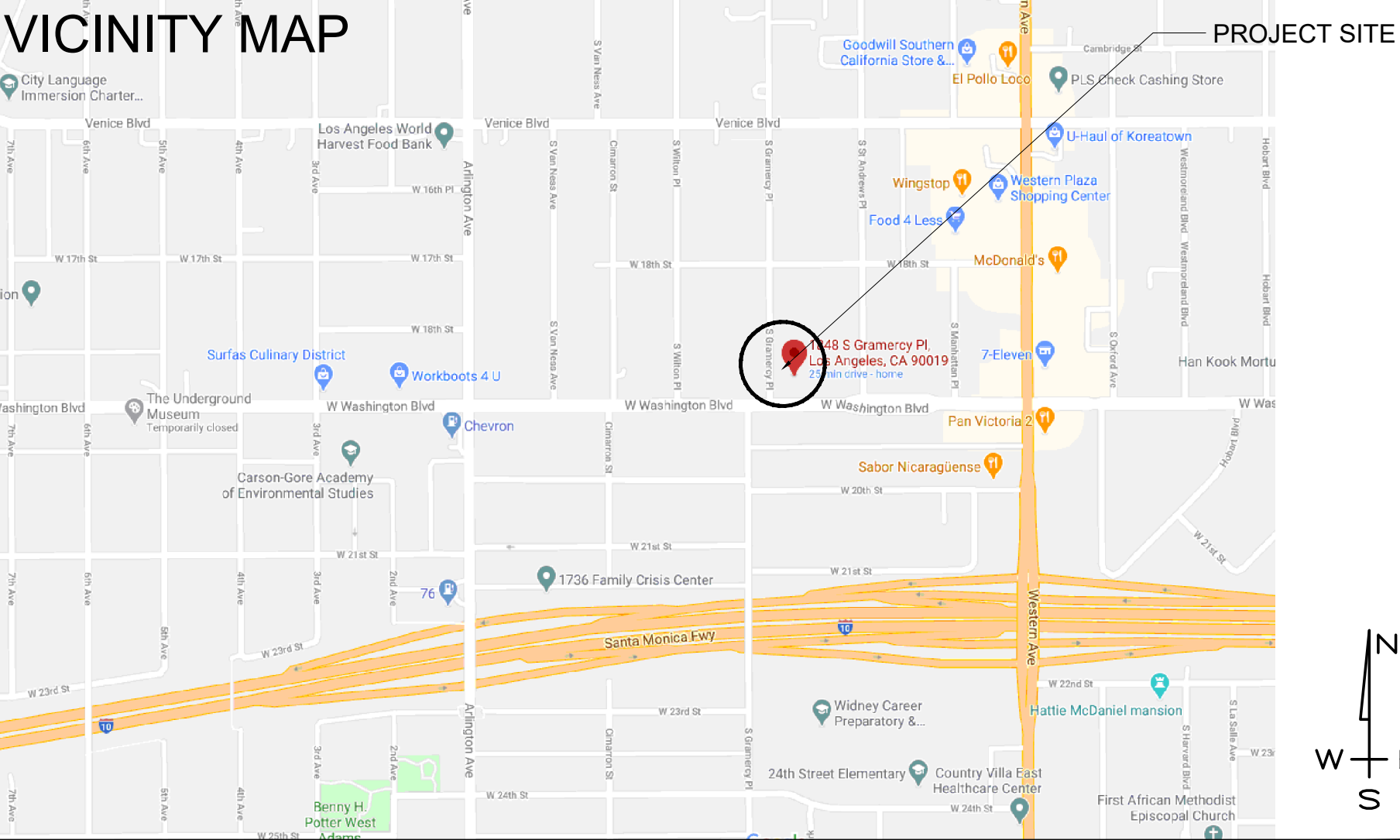
ZONE: C1.5-1VL-CPIO
APPLICABLE CODE: 2020 LABC
LOT AREA: 8,931.3 SF
BUILDING OCCUPANCY: M, S-2 FIRST AND SECOND FLOOR
R-2, 6 RESIDENTIAL FLOORS
ABOVE 1st and 2nd FLOOR COMMERCIAL
TYPE OF CONSTRUCTION: TYPE I-A ON 1st - 3rd FLOOR
TYPE III-A ON 5 UPPER LEVELS
(THE TYPE III-A AND TYPE I-A HAS BEEN SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOUR)

LEGAL DESCRIPTION

ASSESSOR PARCEL NO. (APN) 5073-016-009
PIN Number 126B193 898
Tract ANGELUS VISTA
Map Reference M B 2-73
Block None
Lot 76
Arb (Lot Cut Reference) None
Map Sheet 126B193

CONSULTANTS

ARCHITECT	HRD ARCH INC. 11620 WILSHIRE BLVD., #900 LOS ANGELES, CA 90025 HAMID@HRDARCH.COM 310-359-2245	ELECTRICAL ENGINEER	A & N DESIGN GROUP INC. 21550 OXNARD STREET #300 WOODLAND HILLS, CA 91367 AMIR@AN-DG.COM 818-288-4361
STRUCTURAL ENGINEER	AK STRUCTURAL ENG. INC. 1812 WESTHOLME AVE., #11 LOS ANGELES, CA 90064 AMIR.KHANLOU@YAHOO.COM 310-694-1887	LANDSCAPE ARCHITECT	GREEN ORIGIN DESIGNS 436 N. WASHINGTON AVE. GLEN DORA CA 91741 STEVE REID360@GMAIL.COM 360-820-1727
CIVIL ENGINEER	- - - -	SURVEY	CHRISTENSEN & PLOUFF LAND 27821 FREMONT COURT, #6 VALENCIA, CA 91355 - 661-645-9320
MECHANICAL PLUMBING ENGINEER	A & N DESIGN GROUP INC. 21550 OXNARD STREET #300 WOODLAND HILLS, CA 91367 ARASH@AN-DG.COM 818-288-4361	SOIL / GEO ENGINEER	RYBAK GEOTECHNICAL, INC. 16022 ARMINTA STREET, #7 VAN NUYS, CA 91406 RYBAKGEOTECHNICAL.COM (818) 785-0550



ATTN OWNERS/CONTRACTORS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT ARCHITECT/ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE ARCHITECT/ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTORS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT AND ASSUME ALL RESPONSIBILITIES.

NOTE

THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)

THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

BUILDING IS FULLY SPRINKLERED
(SYSTEM TO BE APPROVED PRIOR TO INSTALLATION)

PROVIDE EMERGENCY RESPONDER RADIO COVERAGE CFC510

FIRE ALARM TO BE PROVIDED PER CBC 907

TWO WAY COMMUNICATION REQUIRED AT ALL ELEVATOR LOBBIES 1009.8

THE BUILDING IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. 100% PRIVATELY FUNDED.

OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS:
RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING WORK, SHORING AND DEMOLITION.

THE PARKING GARAGE HAS BEEN VENTED BY NATURAL VENTILATION. (LABC 4.6.5.2)



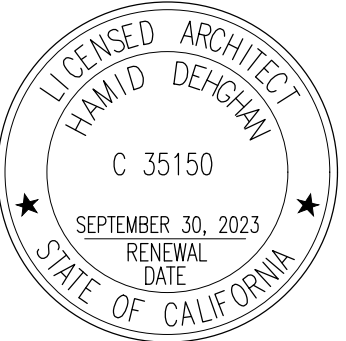
SYMBOLS

	SECTION REFERENCE SHEET NUMBER
	DETAIL REFERENCE SHEET NUMBER
	REVISION NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	ROOM NUMBER
	CEILING HEIGHT
	PROPOSED ELEVATION
	EXISTING ELEVATION
	INTERIOR ELEV. NUMBER
	SHEET NUMBER

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310-995-4859

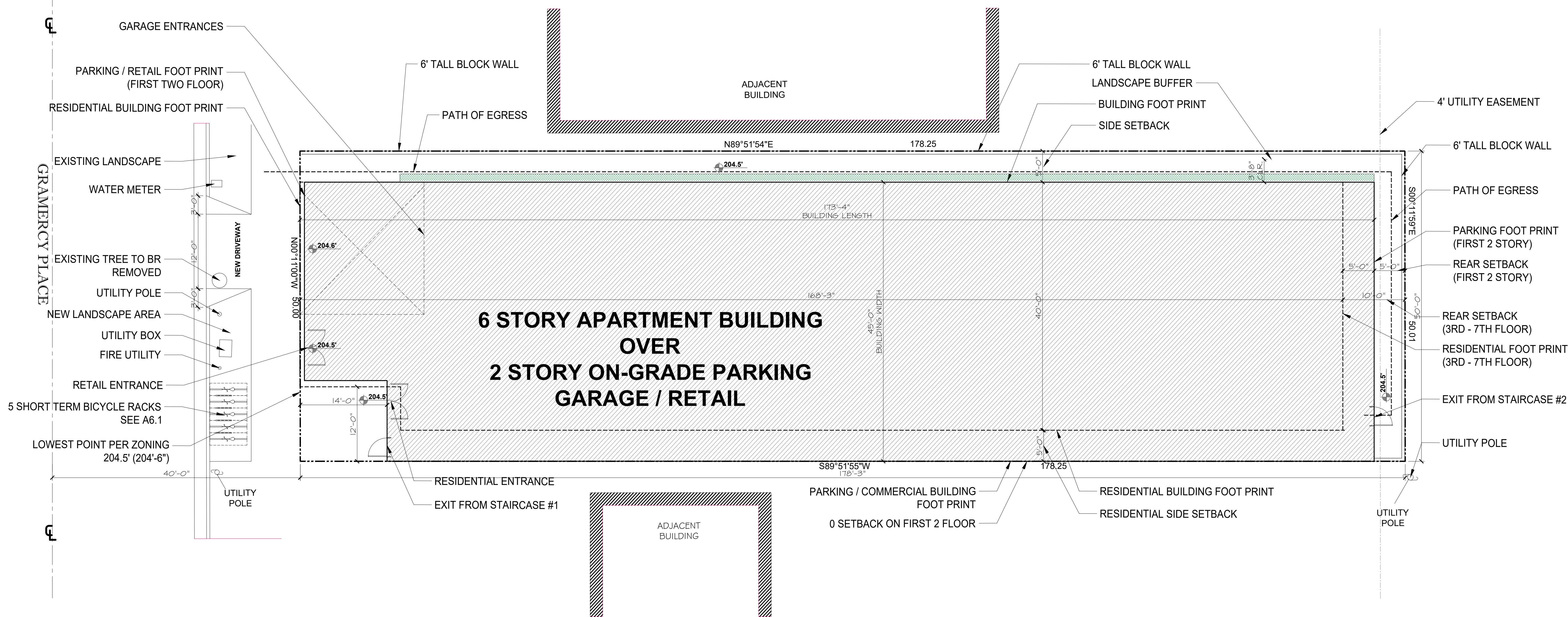
GRAMERCY APARTMENT BUILDING
1848 S GRAMERCY PL., LOS ANGELES, CA 90019

DATE: 11/10/2022

SCALE:

DRAWING TITLE:
COVER SHEET

A0.0



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HR

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LICENSED ARCHITECT
HAMID DEGHAN
C 35150
SEPTEMBER 30, 2023
RENEWAL DATE
STATE OF CALIFORNIA

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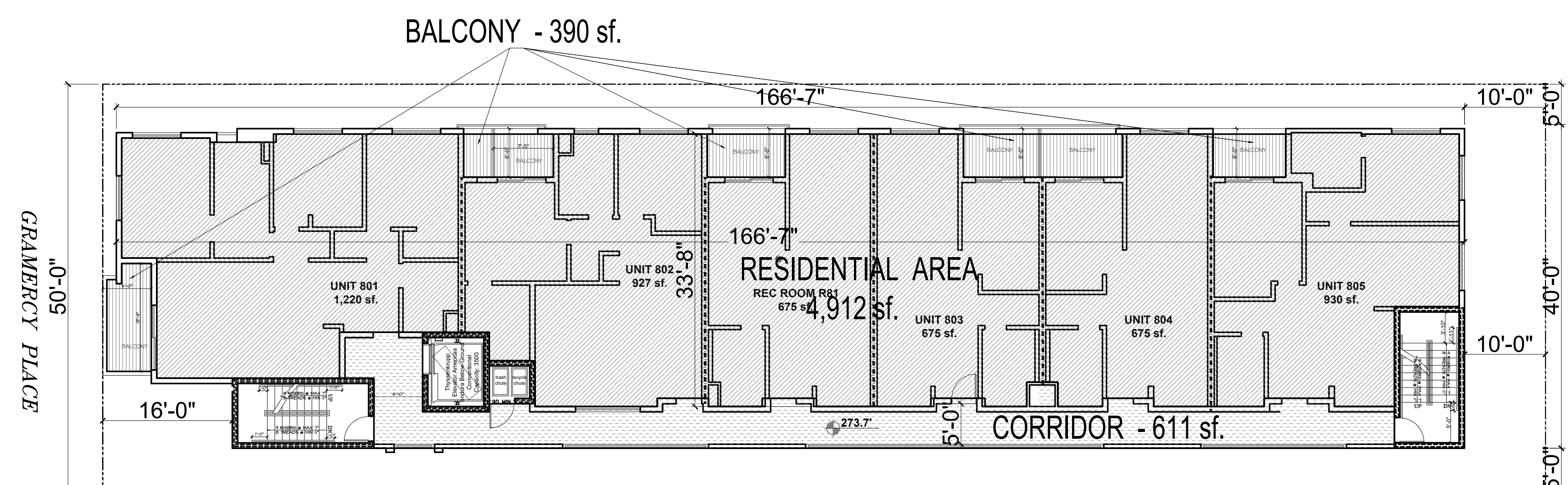
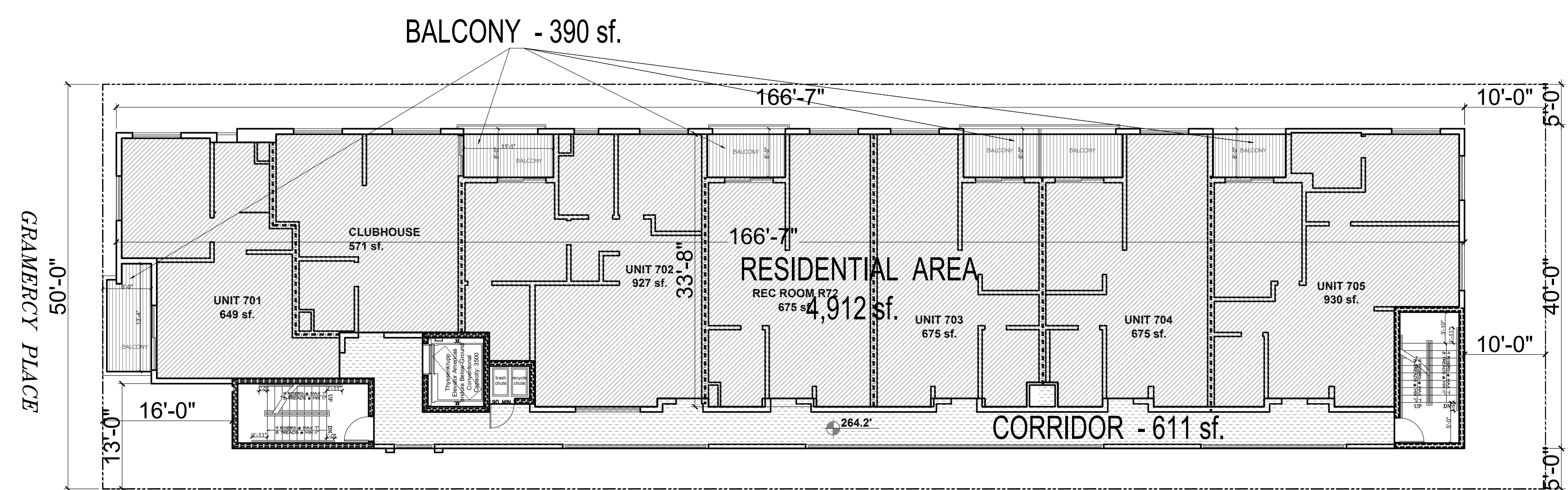
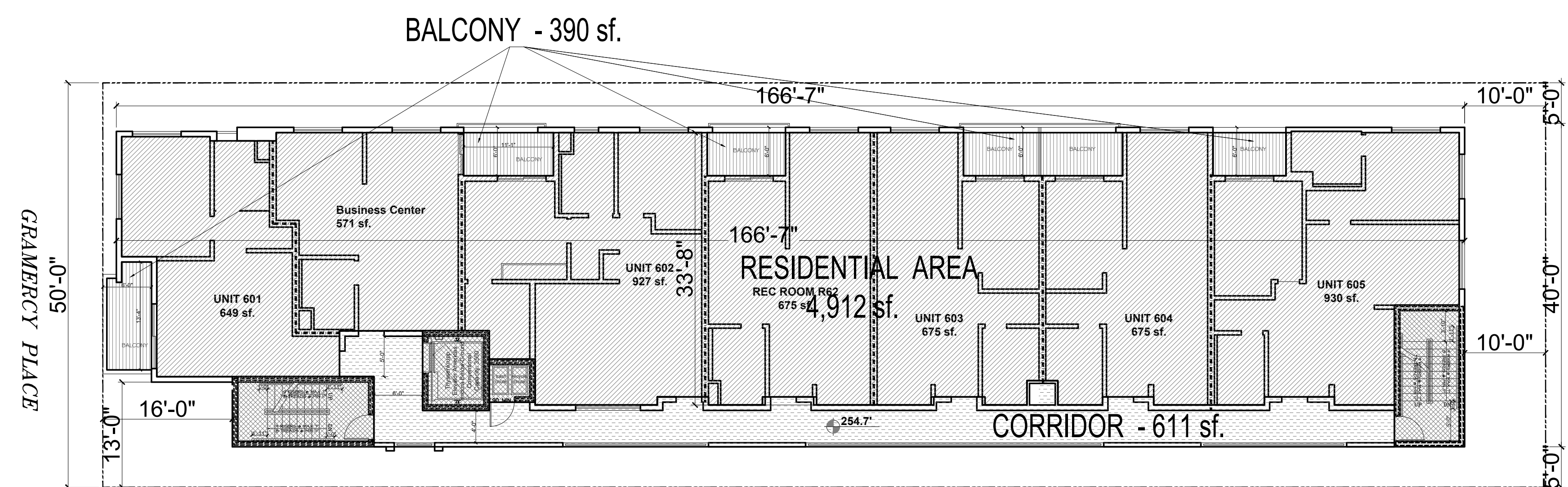
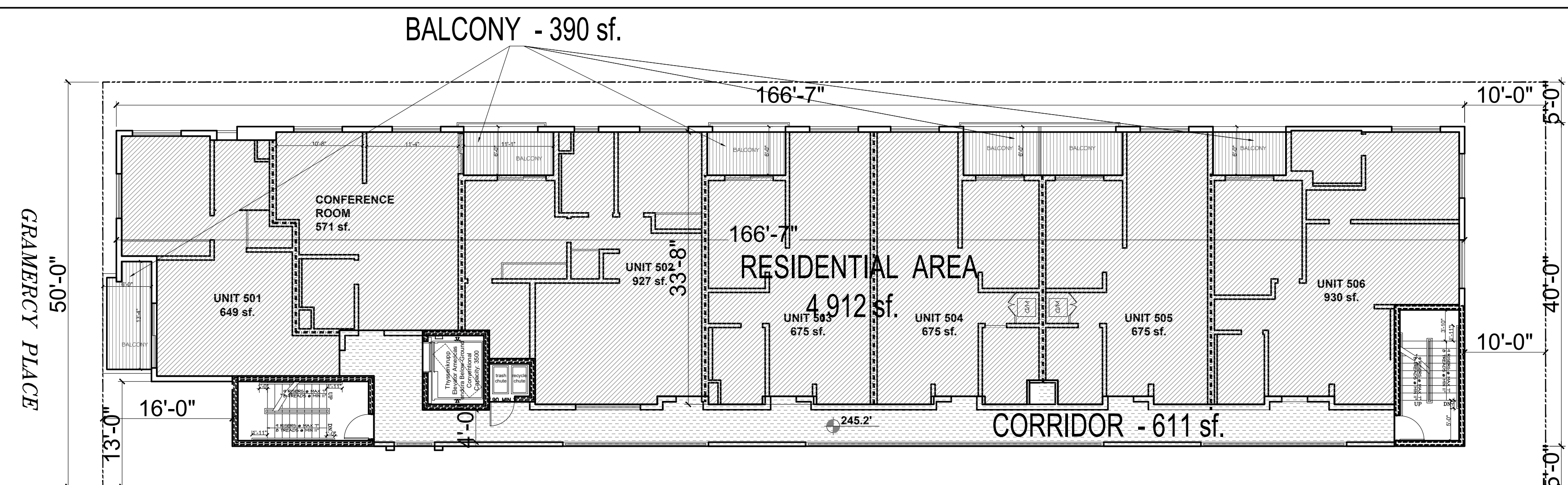
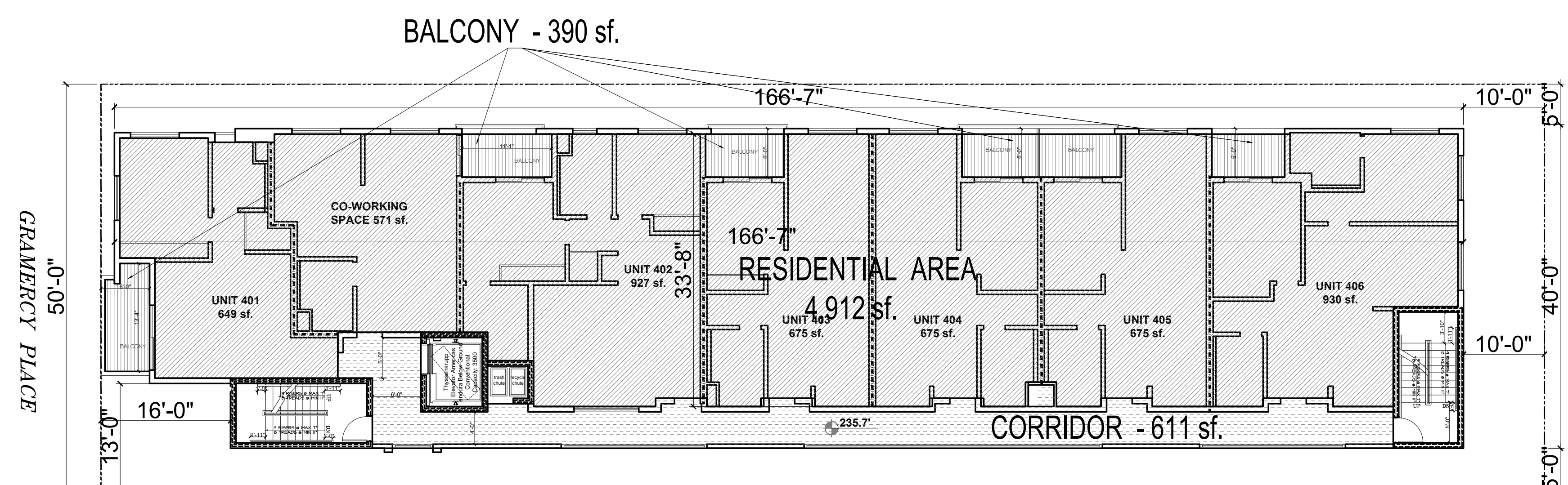
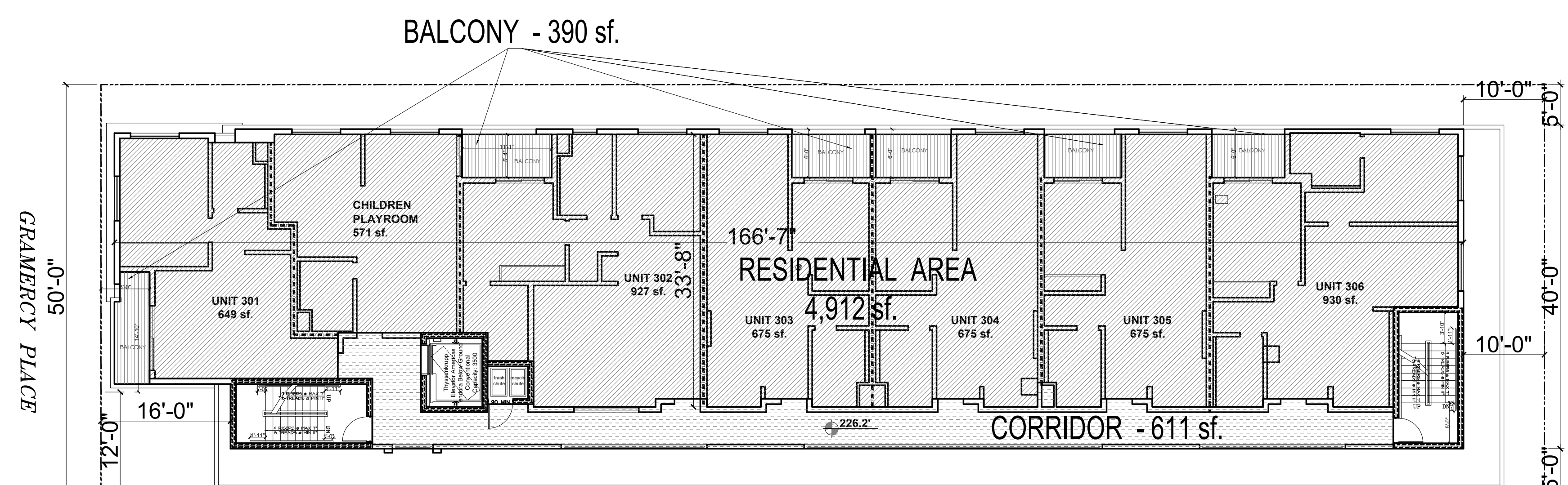
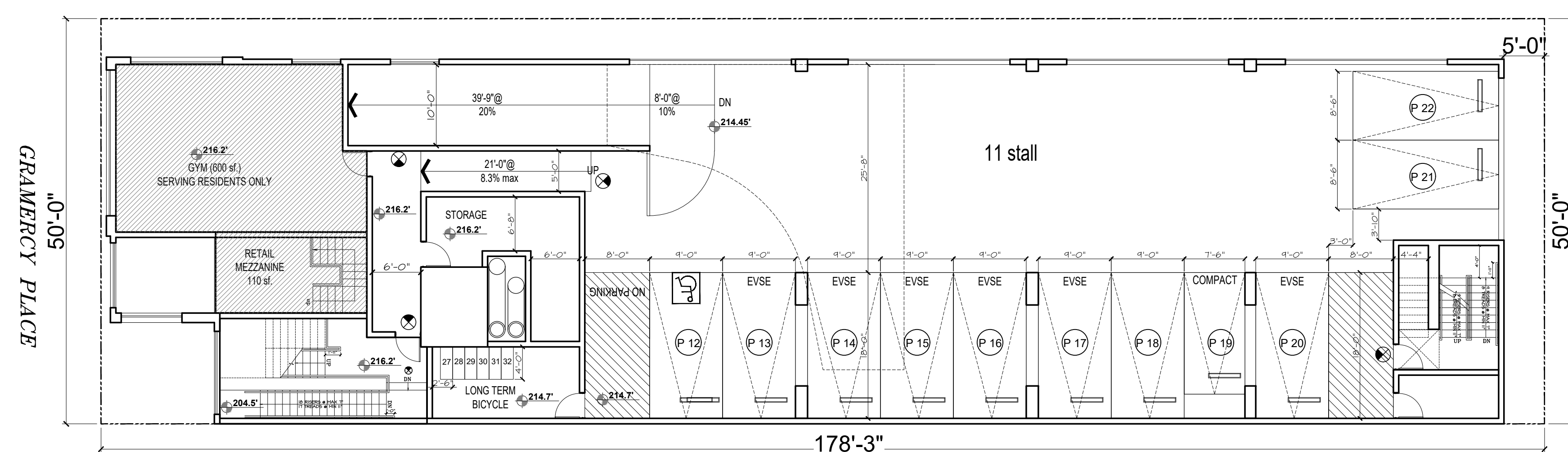
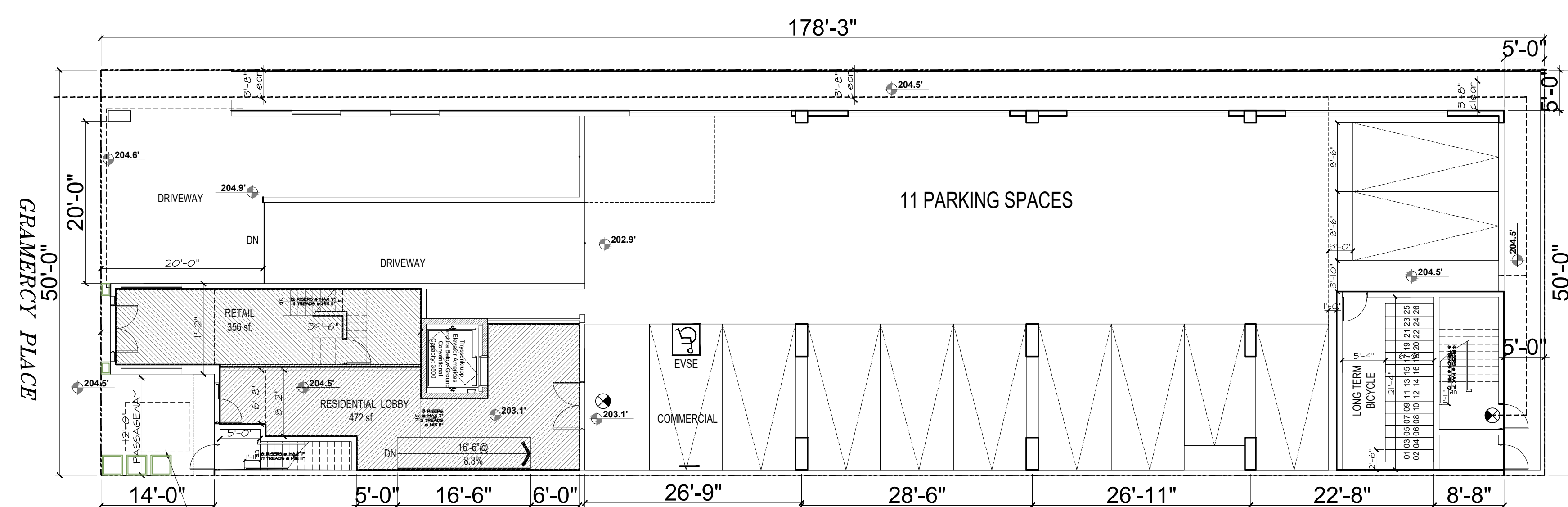
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DATE: 11/10/2022

SCALE: 1/8" = 12'

DRAWING TITLE:
SITE PLAN

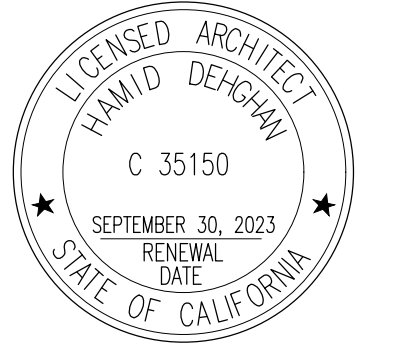
A1.1



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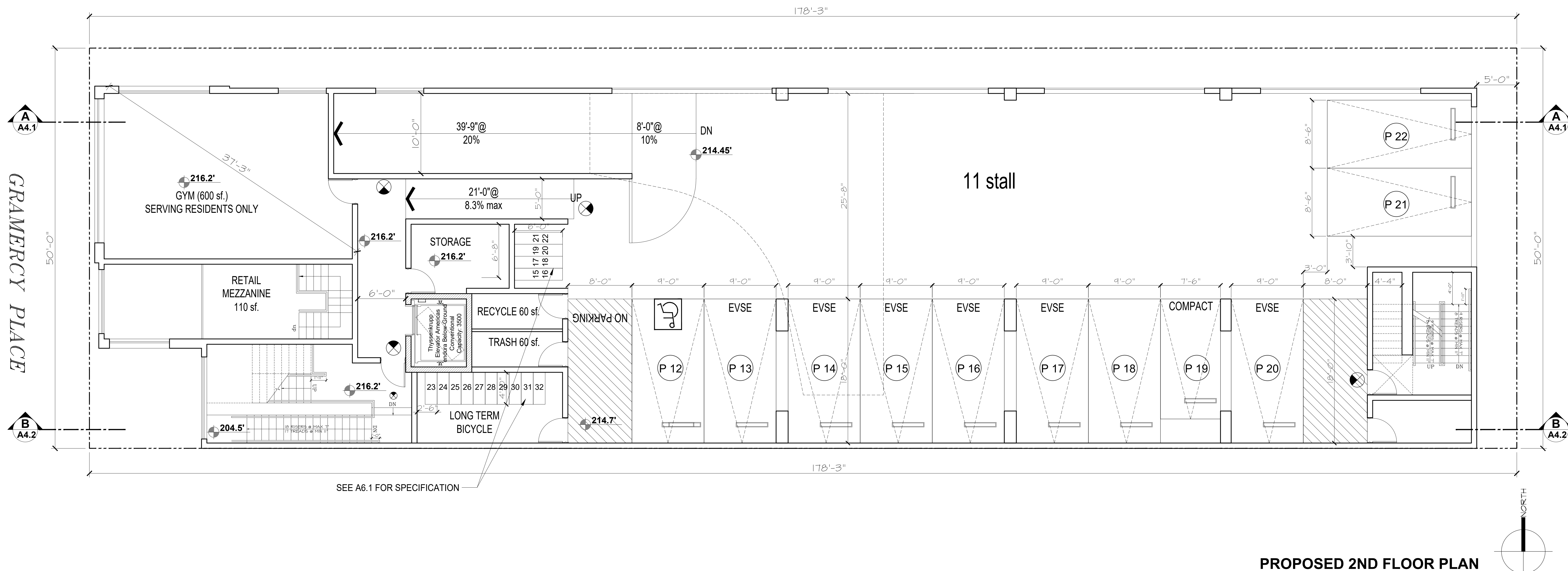
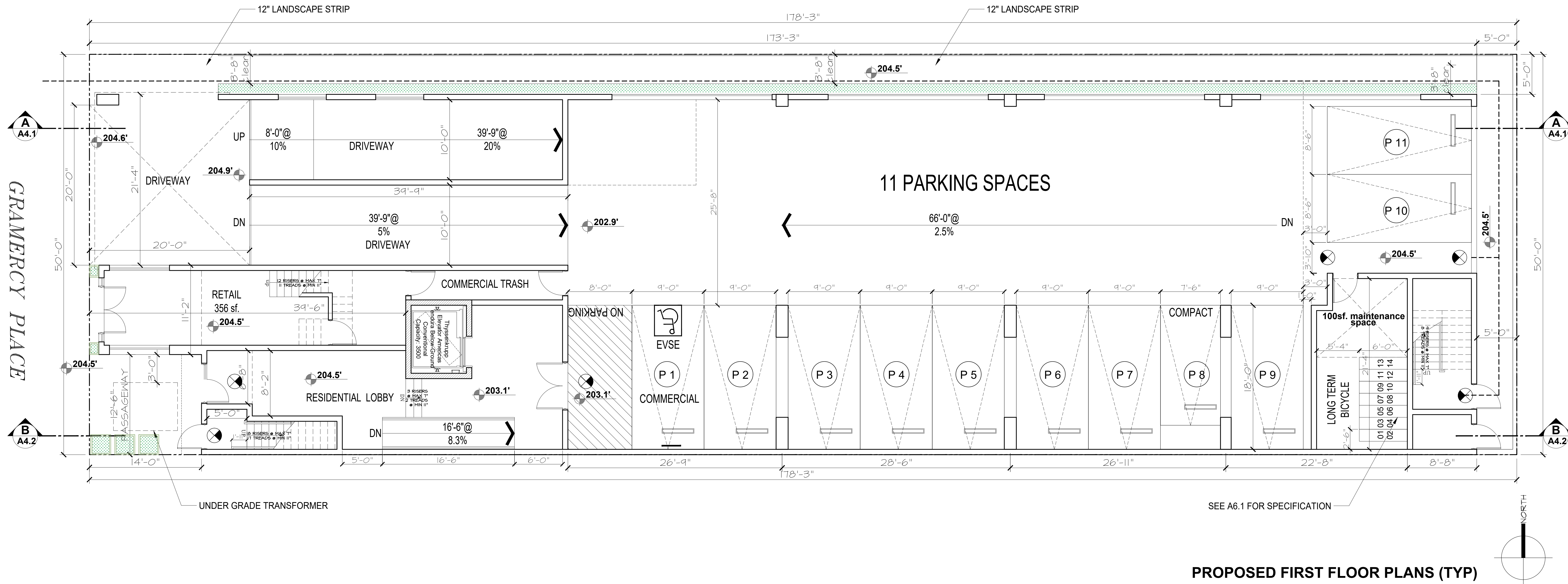
GRAMERCY APARTMENT BUILDING

DATE: 11/10/2022


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

DRAWING TITLE:
AREA CALCULATION


A1.2



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GRAMERCY APARTMENT BUILDING
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DATE: 11/10/2022

SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED FLOOR PLAN

A2.1



UNIT CALCULATION - PROVIDED				
	1 BR	2 BR	3 BR	TOTAL
3rd FLOOR	4	2	0	6 8 bed
4th FLOOR	4	2	0	6 8 bed
5th FLOOR	4	2	0	6 8 bed
6th FLOOR	3	2	0	5 7 bed
7th FLOOR	3	2	0	5 7 bed
8th FLOOR	2	2	1	5 9 bed
TOTAL	20	12	1	33 47 beds

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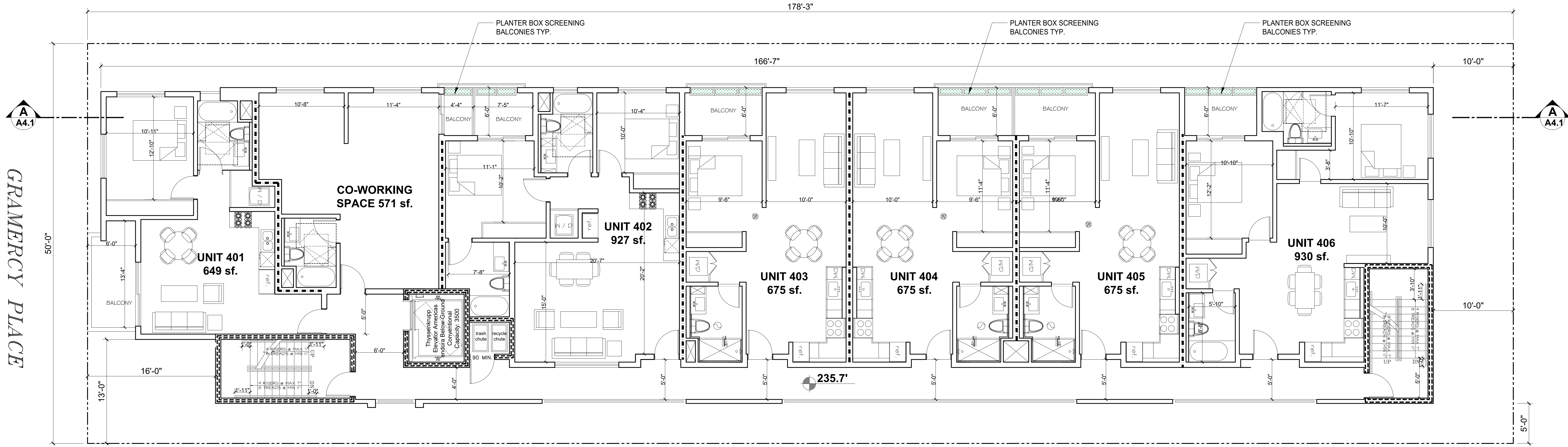
DATE: 11/10/2022

SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED FLOOR PLAN

A2.2

GRAMERCY PLACE

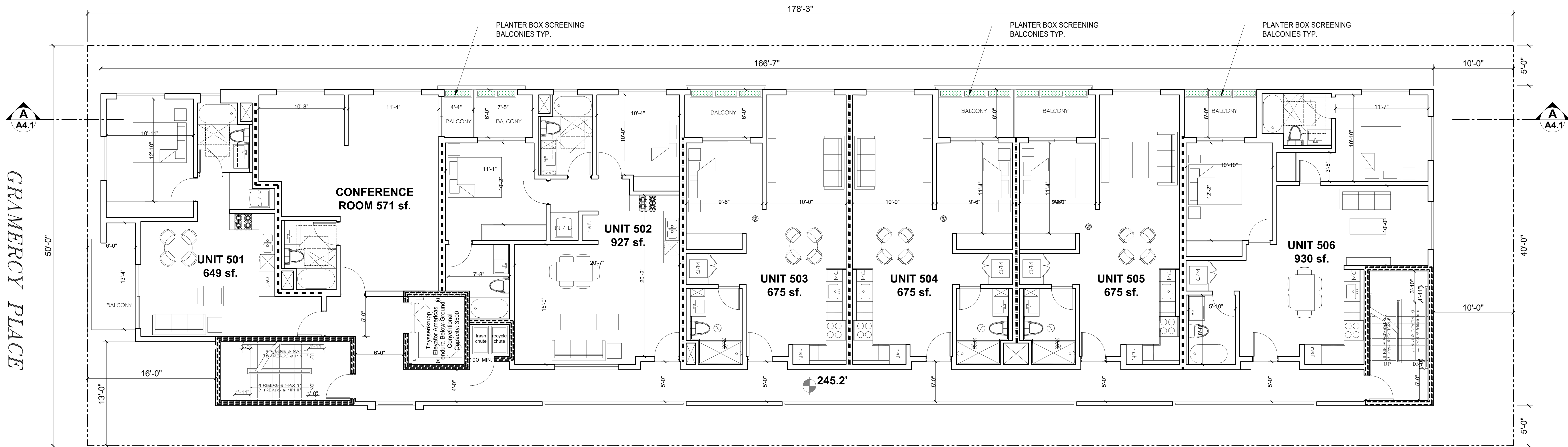


UNIT CALCULATION - PROVIDED

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	4	2	0	6	8 bed
4th FLOOR	4	2	0	6	8 bed
5th FLOOR	4	2	0	6	8 bed
6th FLOOR	3	2	0	5	7 bed
7th FLOOR	3	2	0	5	7 bed
8th FLOOR	2	2	1	5	9 bed
TOTAL	20	12	1	33	47 beds

PROPOSED 4th FLOOR PLAN

GRAMERCY PLACE



UNIT CALCULATION - PROVIDED

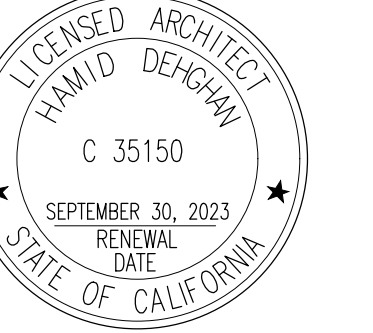
	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	4	2	0	6	8 bed
4th FLOOR	4	2	0	6	8 bed
5th FLOOR	4	2	0	6	8 bed
6th FLOOR	3	2	0	5	7 bed
7th FLOOR	3	2	0	5	7 bed
8th FLOOR	2	2	1	5	9 bed
TOTAL	20	12	1	33	47 beds

PROPOSED 5th FLOOR PLAN

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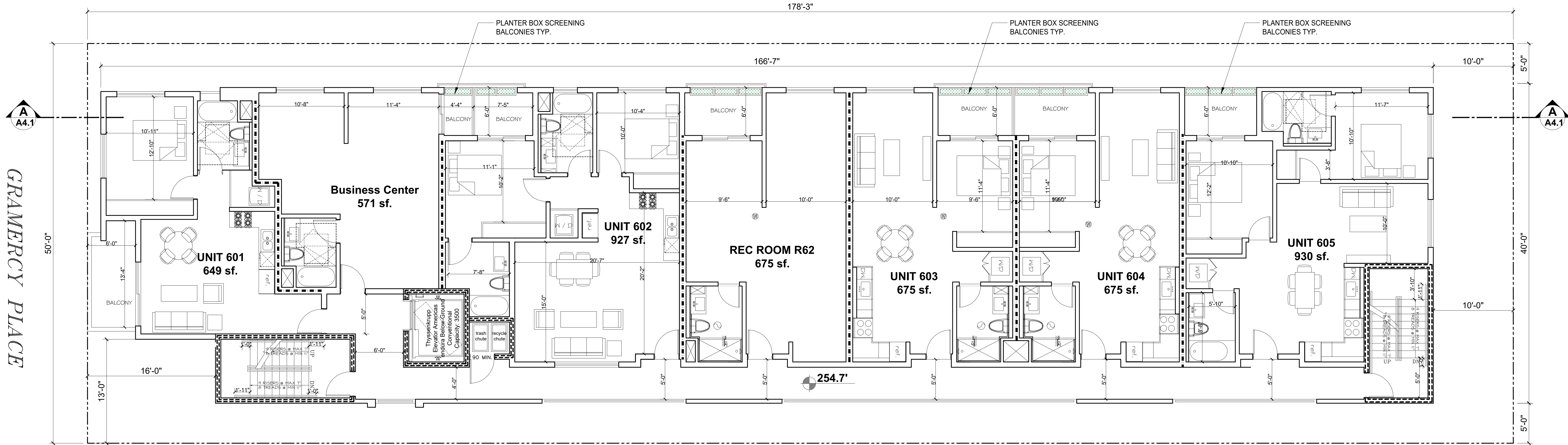
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DRAWING TITLE:
PROPOSED FLOOR PLAN

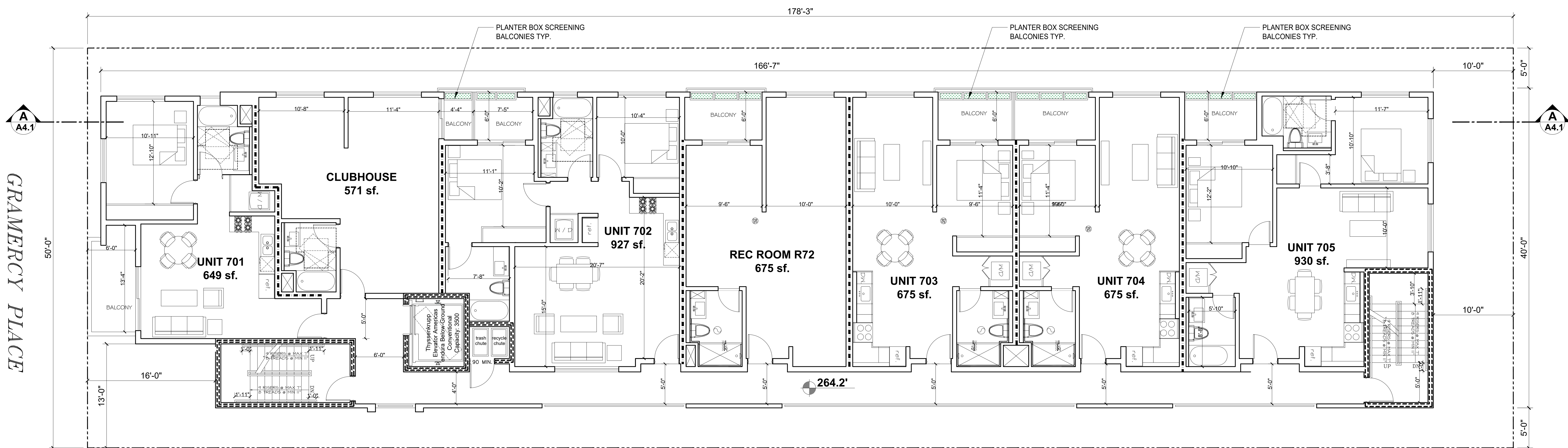
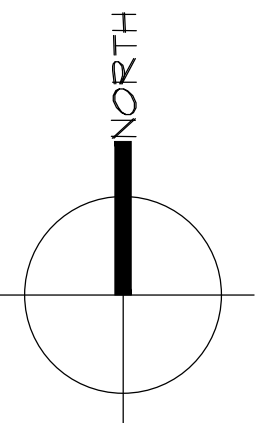
A2.3



UNIT CALCULATION - PROVIDED

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	4	2	0	6	8 bed
4th FLOOR	4	2	0	6	8 bed
5th FLOOR	4	2	0	6	8 bed
6th FLOOR	3	2	0	5	7 bed
7th FLOOR	3	2	0	5	7 bed
8th FLOOR	2	2	1	5	9 bed
TOTAL	20	12	1	33	47 beds

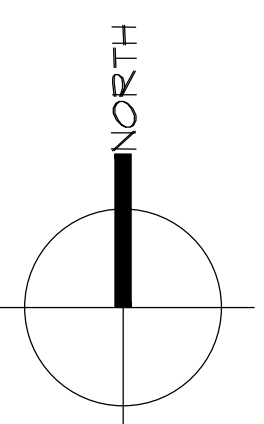
PROPOSED 6th FLOOR PLAN



UNIT CALCULATION - PROVIDED

	1 BR	2 BR	3 BR	TOTAL	
3rd FLOOR	4	2	0	6	8 bed
4th FLOOR	4	2	0	6	8 bed
5th FLOOR	4	2	0	6	8 bed
6th FLOOR	3	2	0	5	7 bed
7th FLOOR	3	2	0	5	7 bed
8th FLOOR	2	2	1	5	9 bed
TOTAL	20	12	1	33	47 beds

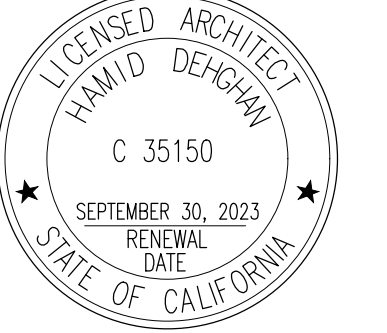
PROPOSED 7th FLOOR PLAN



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GRAMERCY APARTMENT BUILDING

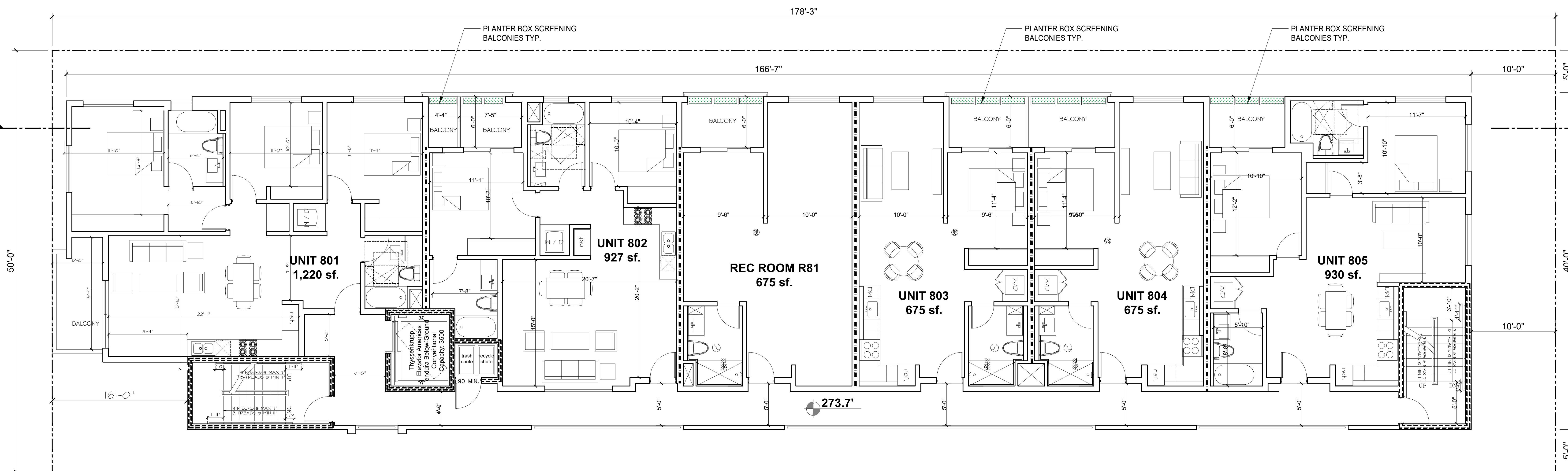
1848 S GRAMERCY PL., LOS ANGELES, CA 90019

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SCALE: 3/16" = 1'-0"

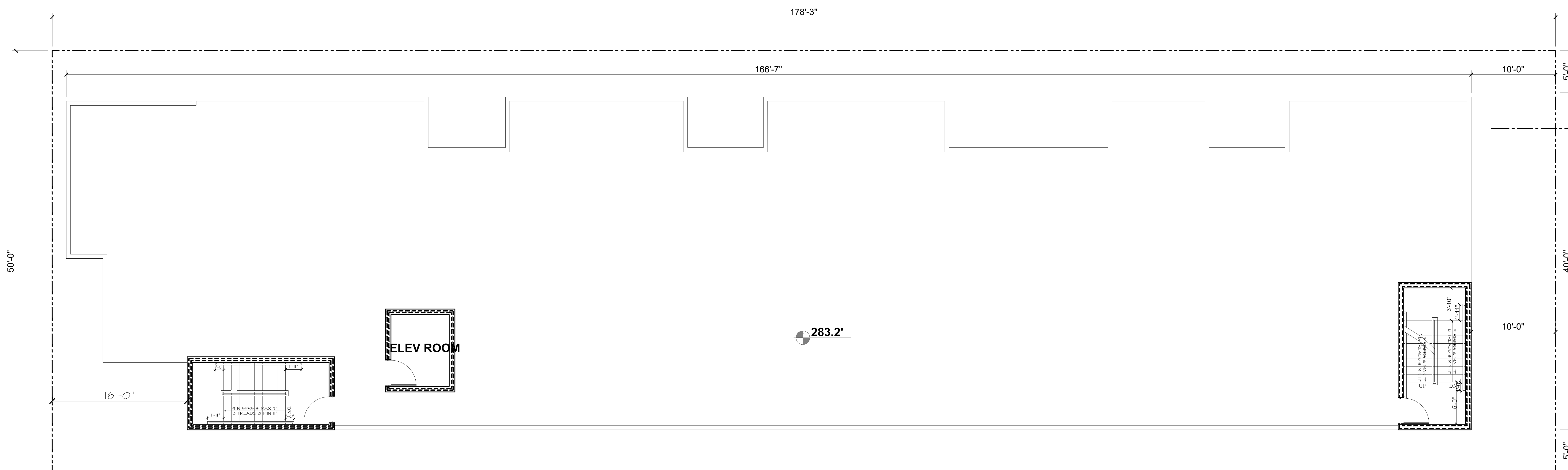
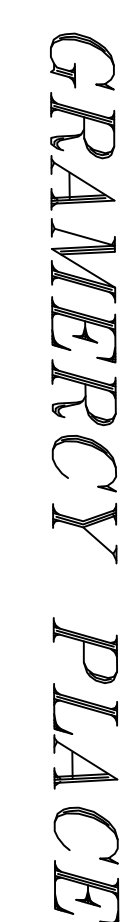
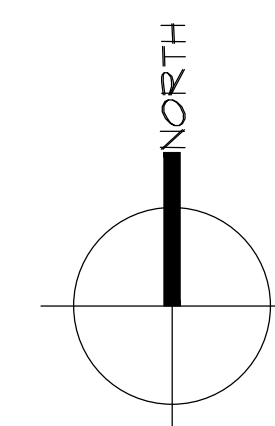
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A2.4

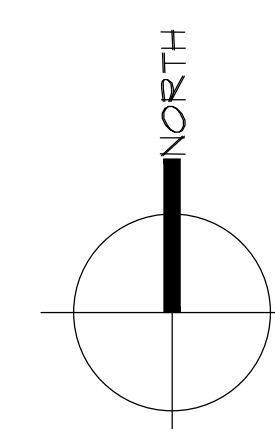


PROPOSED 8th FLOOR PLAN

UNIT CALCULATION - PROVIDED				
	1BR	2 BR	3 BR	TOTAL
3rd FLOOR	4	2	0	6
4th FLOOR	4	2	0	6
5th FLOOR	4	2	0	6
6th FLOOR	3	2	0	5
7th FLOOR	3	2	0	5
8th FLOOR	2	2	1	5
TOTAL	20	12	1	33



PROPOSED ROOF PLAN



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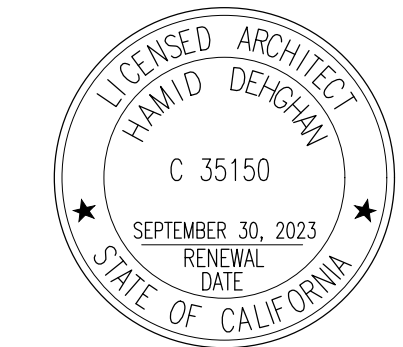
DRAWING TITLE:
PROPOSED FLOOR PLAN

A2.5

DRAWN: HAMID DEGHAN





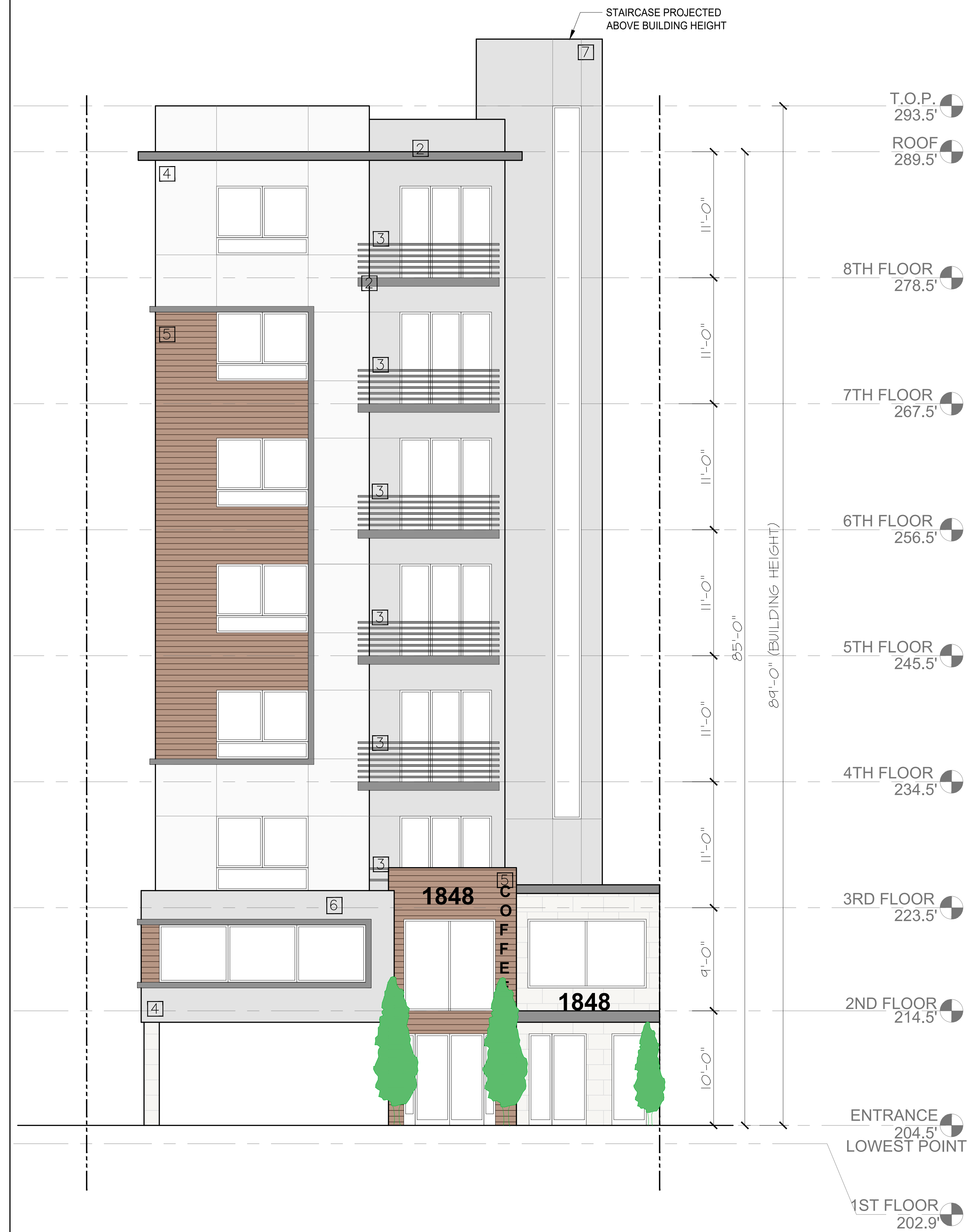
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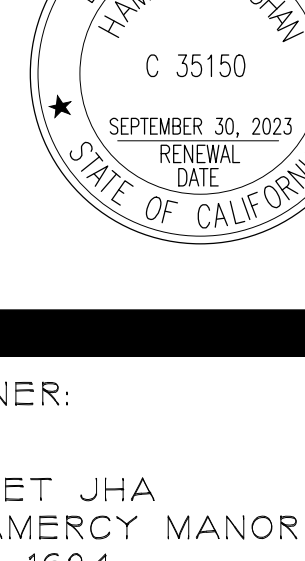


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|--|---------------|
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| PROJECT: | |
| GRAMERCY APARTMENT BUILDING
1848 S GRAMERCY PL., LOS ANGELES, CA 90019 | |
| DATE: | 11/10/2022 |
| SCALE: | 3/16" = 1'-0" |
| DRAWING TITLE: | ELEVATIONS |
| A3.1 | |



- | | |
|---|---------------|
| <div>DRAWN: HAMID DEGHAN</div> <div><div>HRD Arch Inc.
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| DATE: | 11/10/2022 |
| SCALE: | 3/16" = 1'-0" |
| DRAWING TITLE: | ELEVATIONS |
| <div>A3.3</div> | |

SOUTH ELEVATION

