

# EXHIBIT A

## PROJECT PLANS

CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR





# Violet Street Tower

2045 E Violet Street  
Los Angeles, CA 90021

**OWNER**  
AI Violet LLC & AI Violet B2 LLC

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**TITLE 24 ENERGY CONSULTANT**  
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## PROJECT DATA

**PROJECT DESCRIPTION:**

**LEGAL INFORMATION**

**CAMPUS INFORMATION**  
**CAMPUS APNS:**

**CAMPUS LOT AREA:**

**GROSS CALCULATED CAMPUS AREA:**

**DEVELOPMENT SITE LOT AREA:**

**DEVELOPMENT SITE FAR:**

**DEVELOPMENT SITE BUILDING AREA:**

**FUTURE DEVELOPEMENT SITE:**

**DEVELOPMENT SITE INFORMATION**  
**APN:**

**LOT AREA:**

**TRACT:**

**MAP:**

**BLOCK:**

**LOT:**

**EXISTING ZONING:**

**PROPOSED ZONING:**

**MAX HEIGHT LIMIT:**

**STORIES:**

**BUILDING HEIGHT:**

**SETBACKS:**

**FAR:**

**MAX ALLOWABLE SF:**

**TOTAL FLOOR AREA:**

**FLOOR AREA CALCULATION:**

**PARKING:**

Proposed Development: A General Plan Amendment, Zone Change and Height District Change from M3-1-RIO to C2-2-RIO, a Vesting Tract Map for the merger, resubdivision and vacation of existing alleys and easements, a Conditional Use for a Major Development Project as well as a "Unified Development" (floor area averaging), and Site Plan Review. Lot 1 of the project site will allow for a 6:1 FAR and include the construction, use, and maintenance of a new approximately 450,599sf mixed-use (retail and office) building as part of the overall creative office/entertainment campus.

**2045 E Violet Street**  
**Los Angeles, CA 90021**

5166-014-003, 5166-014-012, 5166-014-001 (LOT 1)  
5166-013-010 (LOTS 2, 3, & 4)

268,200 SF  
273,930 SF  
110,300 SF (87,878 SF existing + 22,422 SF vacated alleys)  
6 : 1 FAR  
LOT 1: PROPOSED 450,599 SF  
LOT 4: FUTURE 211,201 SF

5166-014-003, 5166-014-012, 5166-014-001  
110,300 SF (87,878 SF existing + 22,422 SF vacated alleys)  
M. L. WICKS SUBDIVISION OF KIEFER TRACT  
M R 18-25

**43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56**

M3-1-RIO  
C2-2-RIO

NONE

13

217'-6"

NONE

6:1 FAR

661,800 SF ALLOWABLE

LOT 1: PROPOSED 450,599 SF  
LOT 4: FUTURE 211,201 SF

REFER TO SHEET A7.01 & A7.02

REQUIRED 1,324 SPACES (REFER TO SHEET A7.01)  
PROVIDED 1,276 SPACES (48 STALLS PROVIDED VIA BIKE SWAP)

192 BIKE STALLS (4 BIKE - 1 AUTO-LAMC 12.21.4)

## PROJECT DATA CONTINUED

**OCCUPANCY:**

**CONSTRUCTION TYPE:**

**SPRINKLERS:**

**APPLICABLE CODE:**

B

TYPE 1A

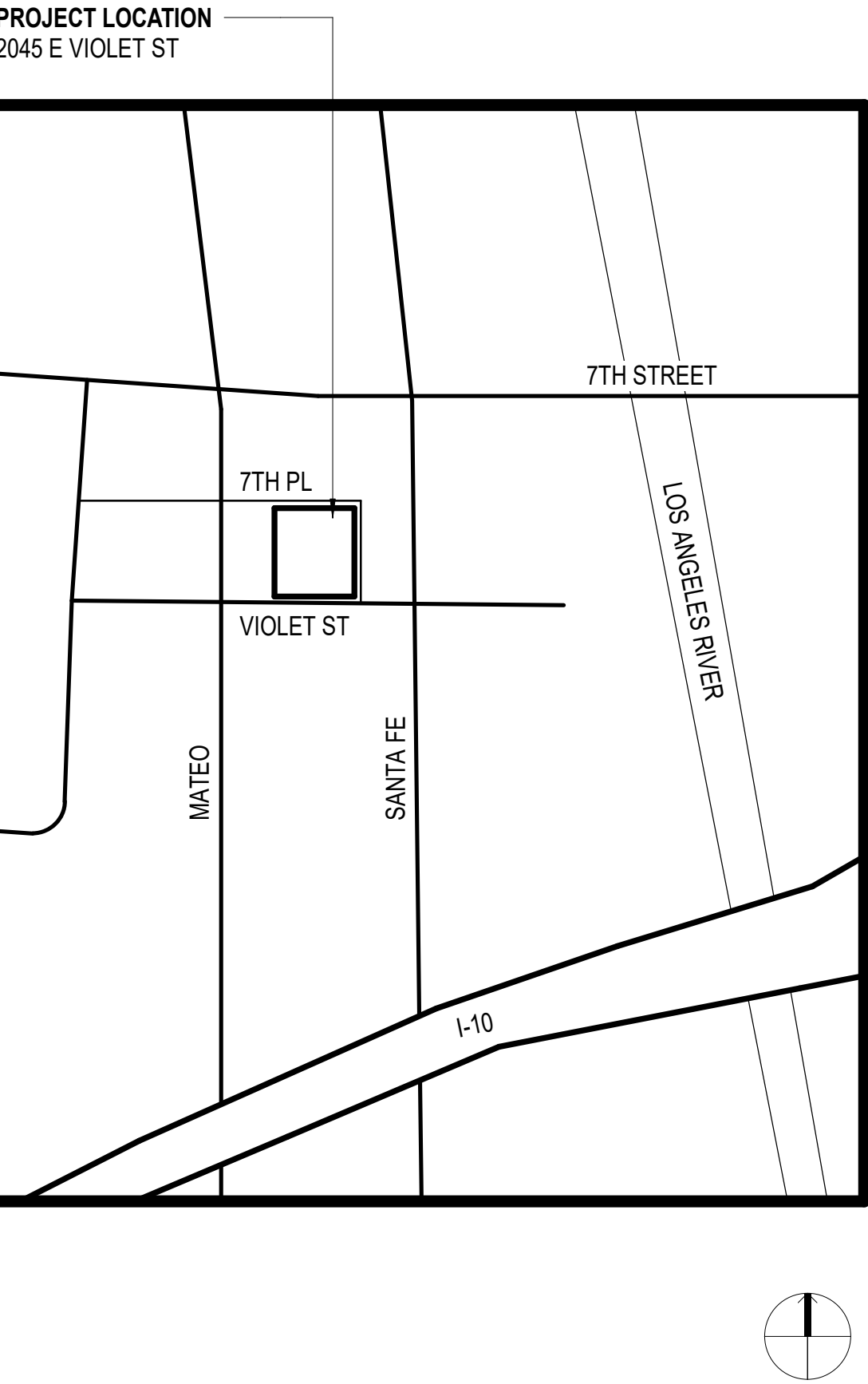
FULLY SPRINKLERED PER NFPA 903.3.1.1

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 24 BUILDING STANDARDS  
CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 22 & TITLE 17, CALIFORNIA  
HEALTH LAWS RELATED TO RECYCLED WATER.  
2019 CALIFORNIA ENERGY CODE  
ALL w/ LOS ANGELES AMENDMENTS

## SHEET INDEX

SHEET LIST ARCHITECTURAL		
ARCHITECTURAL		
SHEET NO.	SHEET NAME	PLANNING 02/05/21
A0.01	INDEX, PROJECT INFORMATION, NOTES & SYMBOLS	•
A0.02	GENERAL NOTES & ABBREVIATIONS	•
A2.01	FLOOR PLAN- LEVEL P4	•
A2.02	FLOOR PLAN - LEVEL P3	•
A2.03	FLOOR PLAN - LEVEL P2	•
A2.04	FLOOR PLAN- LEVEL P1	•
A2.05	FLOOR PLAN- LEVEL 01	•
A2.06	FLOOR PLAN- LEVEL 01.5	•
A2.07	FLOOR PLAN- LEVEL 02	•
A2.08	FLOOR PLAN- LEVEL 03	•
A2.09	FLOOR PLAN- LEVEL 04	•
A2.10	FLOOR PLAN- LEVEL 05	•
A2.11	FLOOR PLAN- LEVEL 06	•
A2.12	FLOOR PLAN- LEVEL 07	•
A2.13	FLOOR PLAN- LEVEL 08	•
A2.14	FLOOR PLAN- LEVEL 09	•
A2.15	FLOOR PLAN- LEVEL 10	•
A2.16	FLOOR PLAN- LEVEL 11	•
A2.17	FLOOR PLAN- LEVEL 12	•
A2.18	FLOOR PLAN- MECH PENTHOUSE	•
A2.19	ROOF PLAN	•
A3.01	EXTERIOR ELEVATION - SOUTH	•
A3.02	EXTERIOR ELEVATION - WEST	•
A3.03	EXTERIOR ELEVATION - NORTH	•
A3.04	EXTERIOR ELEVATION - EAST	•
A4.01	SECTIONS	•
A4.02	SECTIONS	•
A4.03	SECTIONS	•
A4.04	SECTIONS	•
A7.01	AREA PLANS	•
A7.02	AREA PLANS	•
A10.01	MATERIAL BOARD	•
A11.01	RENDERINGS	•
A11.02	RENDERINGS	•

## VICINITY MAP



# RIOS

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PROJECT ID  
**19384**

NOT FOR  
CONSTRUCTION

NOT FOR CONSTRUCTION

Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

INDEX, PROJECT  
INFORMATION,  
NOTES & SYMBOLS

DATE 1/31/2024 5:07:40 PM

SCALE 1/8" = 1'-0"

(WHEN PRINTED ON 30"x42" SHEET)

# A0.01

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POWER & COMMUNICATION GRAPHIC SYMBOLS CONT.

	WALL MOUNTED DUPLEX
	WALL MOUNTED FOURPLEX
	WALL MOUNTED DEDICATED DUPLEX
	WALL MOUNTED SEPARATE DUPLEX
	WALL MOUNTED DEDICATED FOURPLEX
	WALL MOUNTED HALF DEDICATED FOURPLEX
	WALL MOUNTED SPECIAL OUTLET
	WALL MOUNTED TELEPHONE RECEPTACLE
	WALL MOUNTED TELE/DATE RECEPTACLE
	WALL MOUNTED DATA RECEPTACLE
	WALL MOUNTED A/V TROUGH
	WALL MOUNTED A/V RECEPTACLE
	WALL MOUNTED CABLE TV RECEPTACLE
	WALL MOUNTED VOICE/DATA JUNCTION BOX
	WALL MOUNTED ELECTRICAL JUNCTION BOX
	WALL MOUNTED SYSTEMS PANEL VOICE/DATA INFEEED
	WALL MOUNTED SYSTEMS PANEL POWER INFEEED
	POWER POLE
	ELECTRIC PIGTAIL
	DOOR RELEASE MOTION SENSOR
	ELECTRO-MAGNETIC LOCK
	CARD READER
	ELECTRIC HINGE
	ELECTRIC LOCKSET
	ELECTRIC STRIKE
	DOOR RELEASE
	DOOR MONITOR CONTACT
	KEY SWITCH
	DOOR HOLD OPEN
	INTERCOM
	BELL PUSH BUTTON
	DOUBLE DOOR MONITOR CONTACT
	AUTOMATIC DOOR OPENER
	REMOTE DOOR RELEASE BUTTON
	INTRUSION ALARM
	DOOR BELL

REFLECTED CEILING GRAPHIC SYMBOLS

	ACOUSTICAL CEILING AND GRID MAIN RUNNER
	FLUORESCENT LIGHT FIXTURE
	NIGHT LIGHT/24 HR. CIRCUIT
	EXISTING TO BE REMOVED
	UNDER CABINET FLUORESCENT FIXTURE
	FLUORESCENT STRIP FIXTURE
	FLUORESCENT PENDANT FIXTURE
	CEILING HEIGHT CHANGE
	DIMENSION OF CEILING ABOVE FINISH FLOOR
	LIGHT FIXTURE TYPE
	CEILING FINISH
	CEILING MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND DIRECTION OF ARROW(S)
	EXHAUST FAN
	SMOKE DETECTOR
	STROBE
	FIRE SPRINKLER
	SPEAKER
	MOTION DETECTOR
	ACCESS DOOR
	SECURITY CAMERA
	THERMOSTAT
	LIGHT SWITCH
	DIMMER SWITCH
	PROJECTION SCREEN
	RETURN AIR
	SUPPLY AIR
	CIRCULAR DIFFUSER
	LINEAR DIFFUSER
	DENOTES EXISTING TO REMAIN
	DENOTES EXISTING, RELOCATED FIXTURE

POWER & COMMUNICATIONS GRAPHIC SYMBOLS

	FLUSH FLOOR SYSTEMS PANEL POWER INFEEED
	FLUSH FLOOR DUPLEX/VOICE/DATA
	FLUSH FLOOR DEDICATED DUPLEX/VOICE/DATA
	FLUSH FLOOR SEPARATE DUPLEX/VOICE/DATA
	FLUSH FLOOR FOURPLEX/VOICE/DATA
	FLUSH FLOOR DEDICATED FOURPLEX/VOICE/DATA
	FLUSH FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA
	FLUSH FLOOR DUPLEX/A/V/VOICE/DATA
	FLUSH FLOOR FOURPLEX/A/V/VOICE/DATA
	FLUSH FLOOR QUADPLEX/ VOICE/DATA
	FLUSH FLOOR QUADPLEX/ A/V/ VOICE/DATA
	FLUSH FLOOR POKE THRU DUPLEX
	FLUSH FLOOR POKE THRU FOURPLEX
	FLUSH FLOOR POKE THRU DEDICATED DUPLEX
	FLUSH FLOOR POKE THRU SEPARATE DUPLEX
	FLUSH FLOOR POKE THRU DEDICATED FOURPLEX
	FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX
	FLUSH FLOOR POKE THRU TELEPHONE OUTLET
	FLUSH FLOOR POKE THRU TELE/DATE RECEPTACLE
	FLUSH FLOOR POKE THRU DATA RECEPTACLE
	FLUSH FLOOR POKE THRU A/V RECEPTACLE
	FLUSH FLOOR POKE THRU SYSTEMS PANEL VOICE/DATA INFEEED
	FLUSH FLOOR POKE THRU SYSTEMS PANEL POWER INFEEED
	FLUSH FLOOR POKE THRU DUPLEX/VOICE/DATA
	FLUSH FLOOR POKE THRU DEDICATED DUPLEX/VOICE/DATA
	FLUSH FLOOR POKE THRU SEPARATE DUPLEX/VOICE/DATA
	FLUSH FLOOR POKE THRU FOURPLEX/VOICE/DATA
	FLUSH FLOOR POKE THRU DEDICATED FOURPLEX/VOICE/DATA
	FLUSH FLOOR POKE THRU HALF DEDICATED FOURPLEX/VOICE/DATA
	FLUSH FLOOR POKE THRU DUPLEX/A/V/VOICE/DATA
	FLUSH FLOOR POKE THRU FOURPLEX/A/V/VOICE/DATA

	SURFACE MOUNTED FLOOR DUPLEX/VOICE/DATA
	SURFACE MOUNTED FLOOR FOURPLEX/VOICE/DATA
	SURFACE MOUNTED FLOOR DEDICATED DUPLEX/VOICE/DATA
	SURFACE MOUNTED FLOOR SEPARATE DUPLEX/VOICE/DATA
	SURFACE MOUNTED FLOOR DEDICATED FOURPLEX/VOICE/DATA
	SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX/VOICE/DATA
	SURFACE MOUNTED FLOOR DUPLEX/A/V/VOICE/DATA
	SURFACE MOUNTED FLOOR FOURPLEX/A/V/VOICE/DATA
	SURFACE MOUNTED FLOOR POKE THRU DUPLEX
	SURFACE MOUNTED FLOOR POKE THRU FOURPLEX
	SURFACE MOUNTED FLOOR POKE THRU DEDICATED DUPLEX
	SURFACE MOUNTED FLOOR POKE THRU SEPARATE DUPLEX
	SURFACE MOUNTED FLOOR POKE THRU DEDICATED FOURPLEX
	SURFACE MOUNTED FLOOR POKE THRU HALF DEDICATED FOURPLEX
	SURFACE MOUNTED FLOOR POKE THRU TELEPHONE OUTLET
	SURFACE MOUNTED FLOOR POKE THRU TELE/DATE RECEPTACLE
	SURFACE MOUNTED FLOOR POKE THRU DATA RECEPTACLE
	SURFACE MOUNTED FLOOR POKE THRU A/V RECEPTACLE
	SURFACE MOUNTED FLOOR POKE THRU SYSTEMS PANEL VOICE/DATA INFEEED
	SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEEED
	SURFACE MOUNTED FLOOR POKE THRU DUPLEX/A/V/VOICE/DATA
	SURFACE MOUNTED FLOOR POKE THRU FOURPLEX/A/V/VOICE/DATA

	FLUSH FLOOR DUPLEX
	FLUSH FLOOR FOURPLEX
	FLUSH FLOOR DEDICATED DUPLEX
	FLUSH FLOOR SEPARATE DUPLEX
	FLUSH FLOOR DEDICATED FOURPLEX
	FLUSH FLOOR HALF DEDICATED FOURPLEX
	FLUSH FLOOR TELEPHONE OUTLET
	FLUSH FLOOR TELE/DATE RECEPTACLE
	FLUSH FLOOR DATA RECEPTACLE
	FLUSH FLOOR A/V RECEPTACLE
	FLUSH FLOOR SYSTEMS PANEL VOICE/DATA INFEEED

	SURFACE MOUNTED FLOOR DUPLEX
	SURFACE MOUNTED FLOOR FOURPLEX
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	SURFACE MOUNTED FLOOR HALF DEDICATED FOURPLEX
	SURFACE MOUNTED FLOOR TELEPHONE OUTLET
	SURFACE MOUNTED FLOOR TELE/DATE RECEPTACLE
	SURFACE MOUNTED FLOOR DATA RECEPTACLE
	SURFACE MOUNTED FLOOR A/V RECEPTACLE
	SURFACE MOUNTED FLOOR SYSTEMS PANEL VOICE/DATA INFEEED
	SURFACE MOUNTED FLOOR SYSTEMS PANEL POWER INFEEED

FIRE PROTECTION GRAPHIC SYMBOLS

	FIRE HOSE CABINET
	FIRE EXTINGUISHER WITHOUT CABINET
	FIRE EXTINGUISHER CABINET
	FIRE VALVE WITHOUT CABINET
	FIRE VALVE CABINET
	FIRE ALARM PULL

SYMBOLS

<b>CONSTRUCTION</b>	
	COLUMN GRID
	LEVEL HEAD
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW PARTITION
	REFERENCE TO PARTITION TYPE
	1 HR. RATED PARTITION
	2 HR. RATED PARTITION
	3 HR. RATED PARTITION
	SMOKE PARTITION
	EGRESS PATH PRIMARY
	EGRESS PATH SECONDARY
	ELEVATION TRANSITION
	ELEVATION DATUM POINT
	CENTERLINE
	ROOM NAME
	ROOM NUMBER
	ROOM AREA
	DOOR NUMBER (WITH SCHEDULE)
	WINDOW NUMBER (WITH SCHEDULE)
	ALIGN WITH ESTABLISHED SURFACES
	SHEET NOTE
	REVISION REFERENCE
	EXTERIOR ELEVATION DIRECTION LOCATION ON ROW WHERE SHOWN
	SHEET WHERE SHOWN
	INTERIOR ELEVATION DIRECTION
	LOCATION ON ROW WHERE SHOWN SHEET WHERE SHOWN
	DESCRIPTION OF SIMILAR DETAIL NUMBER
	AREA TO BE DETAILED
	BUILDING SECTION DETAIL NUMBER SHEET WHERE SHOWN
	WALL SECTION DETAIL NUMBER SHEET WHERE SHOWN
	DETAIL SECTION DETAIL NUMBER SHEET WHERE SHOWN
	MATCH LINE REFERENCE LOCATION ON ROW WHERE SHOWN SHEET WHERE SHOWN
	MATCH LINE SEE 99 / X/XXX-XX
<b>FINISH</b>	
	FLOOR FINISH
	WALL FINISH
	CEILING FINISH
	CHANGE IN FLOOR FINISH
<b>FURNITURE</b>	
	FURNITURE CODE
	FINISH: SEAT FINISH BACK FINISH
	EXISTING FURNITURE
	MILLWORK
	MILLWORK SCHEDULE TAG (IF USED)

ABBREVIATIONS

<b>A</b>	ACCESSORY	<b>J</b>	JANITOR
ACOUS	ACOUSTIC(AL)	<b>K</b>	KITCHEN
AFF	ABOVE FINISHED FLOOR	KEC	KITCHEN EQUIPMENT CONTRACTOR
AL	ALUMINUM	<b>L</b>	
ALT	ALTERNATE	LAV	LAVATORY
ANNUNC	ANNUNCIATOR	LB	POUND
ANOD	ANODIZED	£	BRITISH POUND (CURRENCY)
APPL	APPLIANCE	LT	LIGHT
ARCH	ARCHITECT(URAL)	LVLG	LEVELING
AUTO	AUTOMATIC	LVR	LOUVER
AVG	AVERAGE	<b>M</b>	
&	AND	MAX	MAXIMUM
<b>B</b>		MFD	MANUFACTURED
BLDG	BUILDING	MFR	MANUFACTURER
BOLLD	BOLLARD	MECH	MECHANICAL
BD	BOARD	MET	METAL
BLKG	BLOCKING	MEMB	MEMBRANE
BRDLM	BROADLOOM	MEZZ	MEZZANINE
BU	BUILT UP	MIN	MINIMUM
<b>C</b>		MISC	MISCELLANEOUS
CAB	CABINET	MLWK	MILLWORK
CPT	CARPET	MOIST	MOISTURE
CEM	CEMENT(TIOUS)	MOT	MOTOR(IZED)
CER	CERAMIC	MTD	MOUNTED
CLG	CEILING	<b>N</b>	
COATG	COATING	NIC	NOT IN CONTRACT
COILG	COILING	NO	NUMBER
CONC	CONCRETE	NTS	NOT TO SCALE
CONSTR	CONSTRUCTION	<b>O</b>	
CONT	CONTINUOUS(ATION)	ORNA	ORNAMENTAL
CONTR	CONTRACT(OR)	OVFL	OVERFLOW
COV	COVER	OVHD	OVERHEAD
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING(S)
<b>D</b>		OPR	OPERABLE
DBL	DOUBLE	<b>P</b>	
DEPT	DEPARTMENT	PTN	PARTITION
DES	DESIGN(ED)	PEDTR	PEDESTRIAN
DET	DETAIL	PBD	PARTICLE BOARD
DF	DRINKING FOUNTAIN	PNL	PANEL
DIA	DIAMETER	POB	POINT OF BEGINNING
DIFF	DIFFUSER	POLYST	POLYSTYRENE
DIM	DIMENSION	PORT	PORTABLE
DISP	DISPENSER	PREFIN	PREFINISHED
DIV	DIVISION	PREFAB	PREFABRICATED
DN	DOWN	PLAM	PLASTIC LAMINATE
\$	DOLLAR (US CURRENCY)	PLAS	PLASTER
DR	DOOR	PLSTC	PLASTIC
DSCON	DISCONNECT	PLYWD	PLYWOOD
DWR	DRAWER	PRTECN	PROTECTION
<b>E</b>		<b>R</b>	
ELAST	ELASTOMERIC	RDR	READER
ELEC	ELECTRICAL	RECES	RECESSED
EMBED	EMBEDD(ED)(ING)	RECPT	RECEPTACLE
ENGR	ENGINEER(ED)	REF	REFER(ENCE)
ENTR	ENTRANCE	REFL	REFLECTED
EQ	EQUAL	REFR	REFRIGERATOR
EQUIP	EQUIPMENT	REQD	REQUIRED
EXIST	EXISTING	RESIS	RESIST(ANT)(IVE)
EXP JT	EXPANSION JOINT	REINF	REINFORCE(D)(ING)(MENT)
EXPS	EXPOSE(D)	RESIL	RESILIENT
EXT	EXTERIOR	RFG	ROOFING
<b>F</b>		RM	ROOM
FAB	FABRICATION	RO	ROUGH OPENING
FD	FLOOR DRAIN	<b>S</b>	
FE	FIRE EXTINGUISHER	SCR	SCRIBE
FEC	FIRE EXTINGUISHER AND CABINET	SECU	SECURITY
FHC	FIRE HOSE CABINET	SF	SQUARE FEET
FIN	FINISH	SGL	SINGLE
FLDG	FOLDING	SHORG	SHORING
FLPC	FIREPLACE	SIM	SIMILAR
FR	FIRE RAT(ING)(ED)	SST	STAINLESS STEEL
FRMG	FRAMING	STD	STANDARD
FXD	FIXED	STL	STEEL
FXTR	FIXTURE	STRFR	STOREFRONT
FLR	FLOOR(ING)	STRUCT	STRUCTURAL
FURN	FURNITURE	SURF	SURFACE
FWC	FABRIC WALL COVERING	SUSP	SUSPENDED
<b>G</b>		SYS	SYSTEM(S)
GA	GAUGE	<b>T</b>	
GC	GENERAL CONTRACTOR	THK	THICK
GFRC	GLASS FIBER REINFORCED CONCRETE	TLT	TOILET
GFRG	GLASS FIBER REINFORCED GYPSUM	TRAF	TRAFFIC
GFRP	GLASS FIBER REINFORCED PLASTER	TRANS	TRANSPARENT
GL	GLASS	TRTD	TREATED
GR	GRAD(E)(ING)	T&G	TONGUE AND GROOVE
GYP	GYPSUM	TYP	TYPICAL
<b>H</b>		<b>U</b>	
HD	HEAD	UNDRLAY	UNDERLAYMENT
HDWD	HARDWOOD	UTIL	UTILITY
HDWE	HARDWARE	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	<b>V</b>	
HORIZ	HORIZONTAL	VEH	VEHICLE
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	VERT	VERTICAL
<b>I</b>		VIF	VERIFY IN FIELD
INFO	INFORMATION	<b>W</b>	
INSTRUM	INSTRUMENT(ATION)	W/	WITH
INSUL	INSULATION	WC	WATER CLOSET
INTLK	INTERLOCK(ING)	WD	WOOD
INT	INTERIOR	WDW	WINDOW
INFILTR	INFILTRATION	W/O	WITHOUT
		WT	WEIGHT
		WTRPRF	WATERPROOFING

# RIOS

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PROJECT  
**19384**

NOT FOR  
CONSTRUCTION

Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

ISSUED 02.05.21 PLANNING SUBMITTAL

GENERAL NOTES &  
ABBREVIATIONS

DATE 2/24/2021 10:48:18 PM

SCALE NTS

(WHEN PRINTED ON 30"x42" SHEET)

A0.02

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PROJECT  
**19384**

CONSULT

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Tower**

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REVISIONS

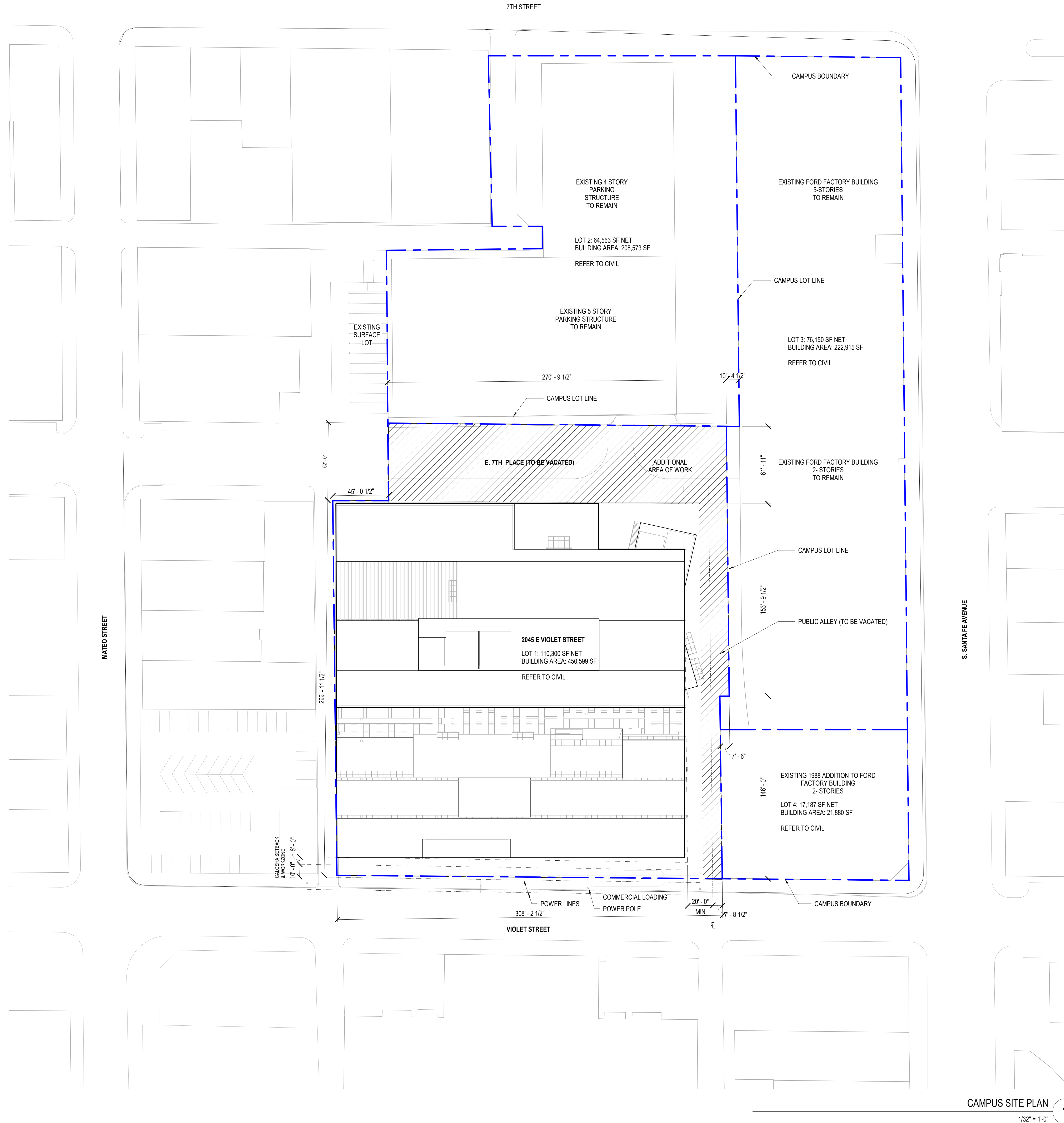
ISSUES

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CAMPUS SITE PLAN

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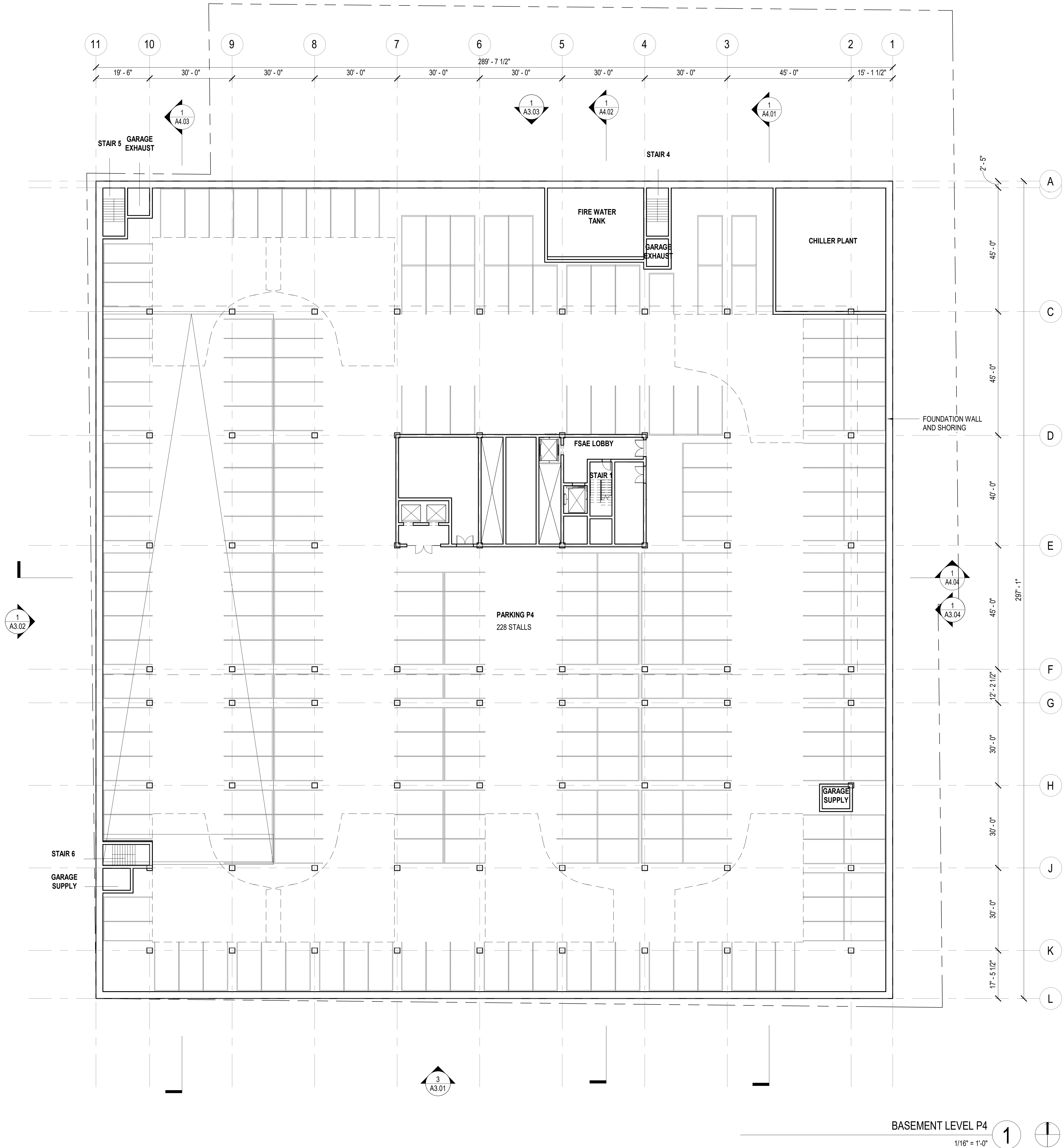
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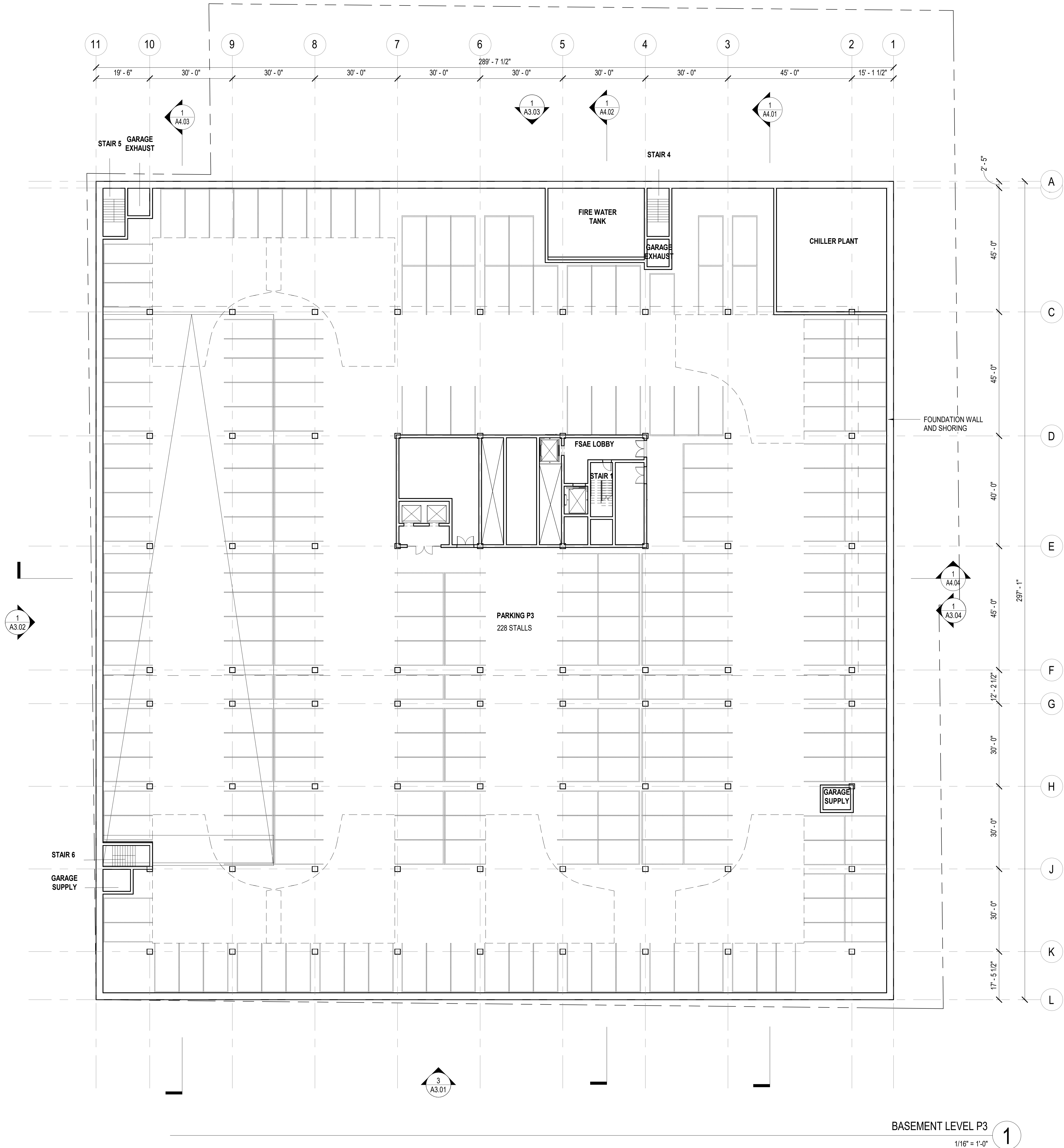
CAMPUS SITE PLAN  
1/32" = 1'-0"

1

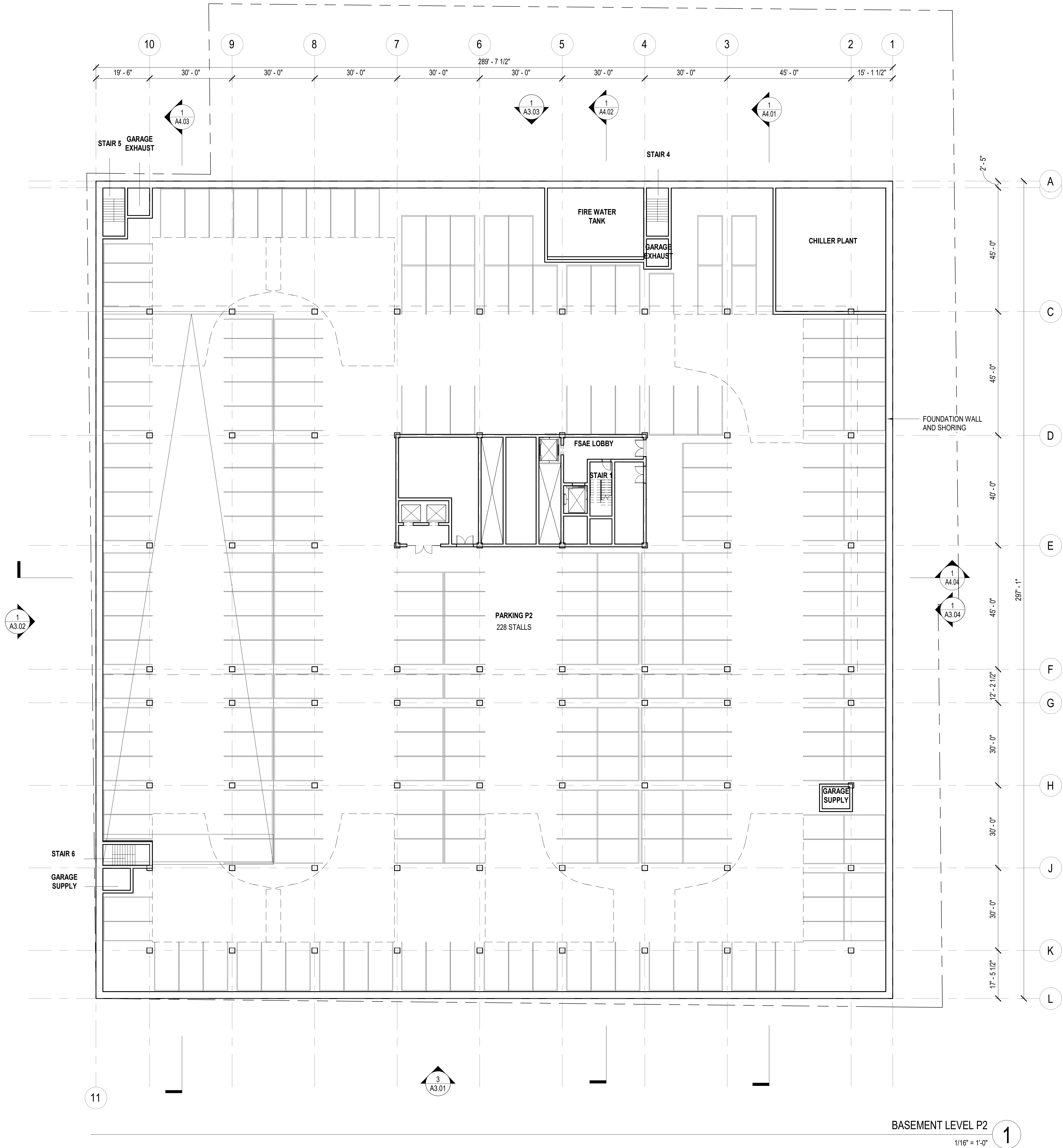




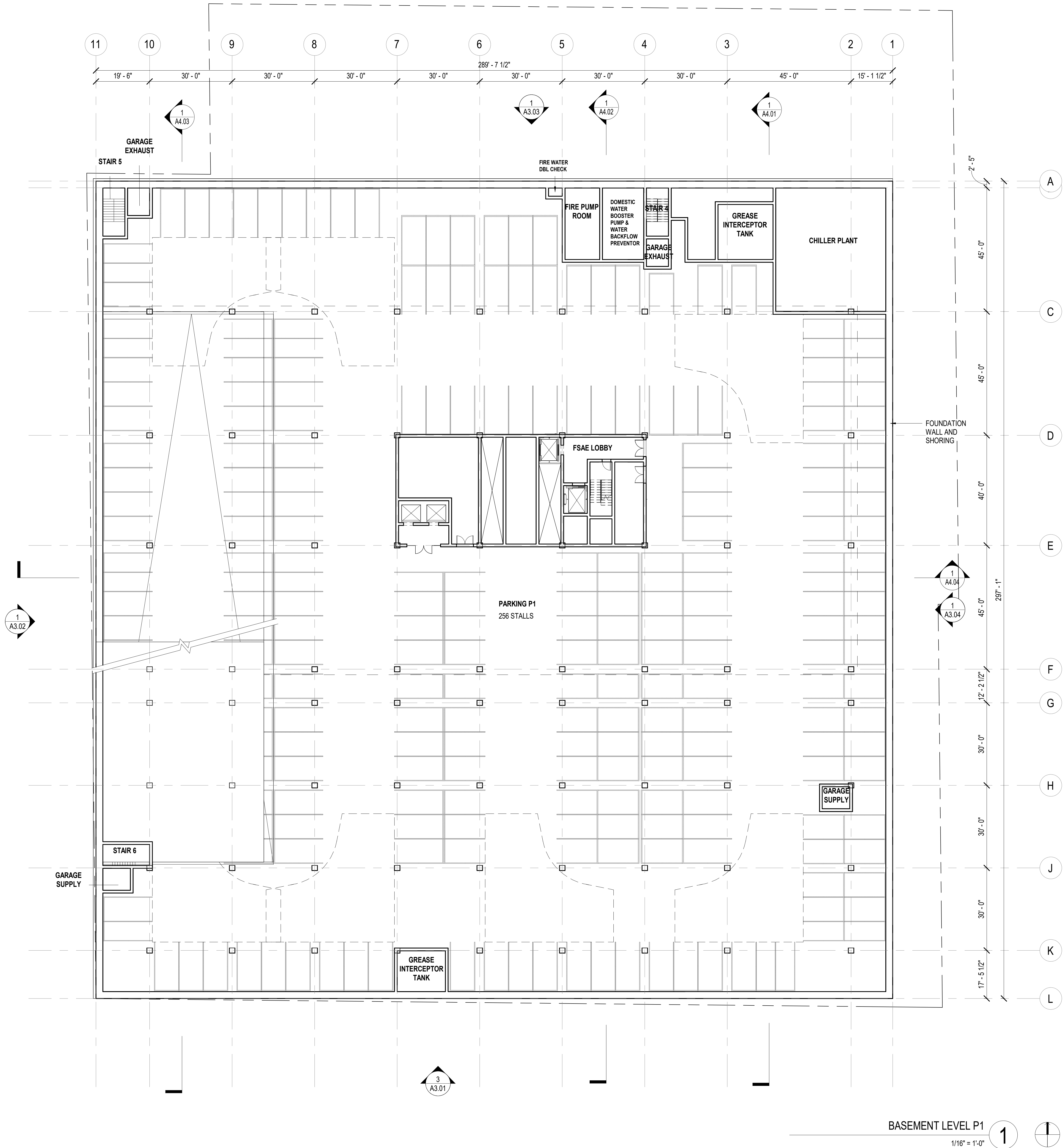




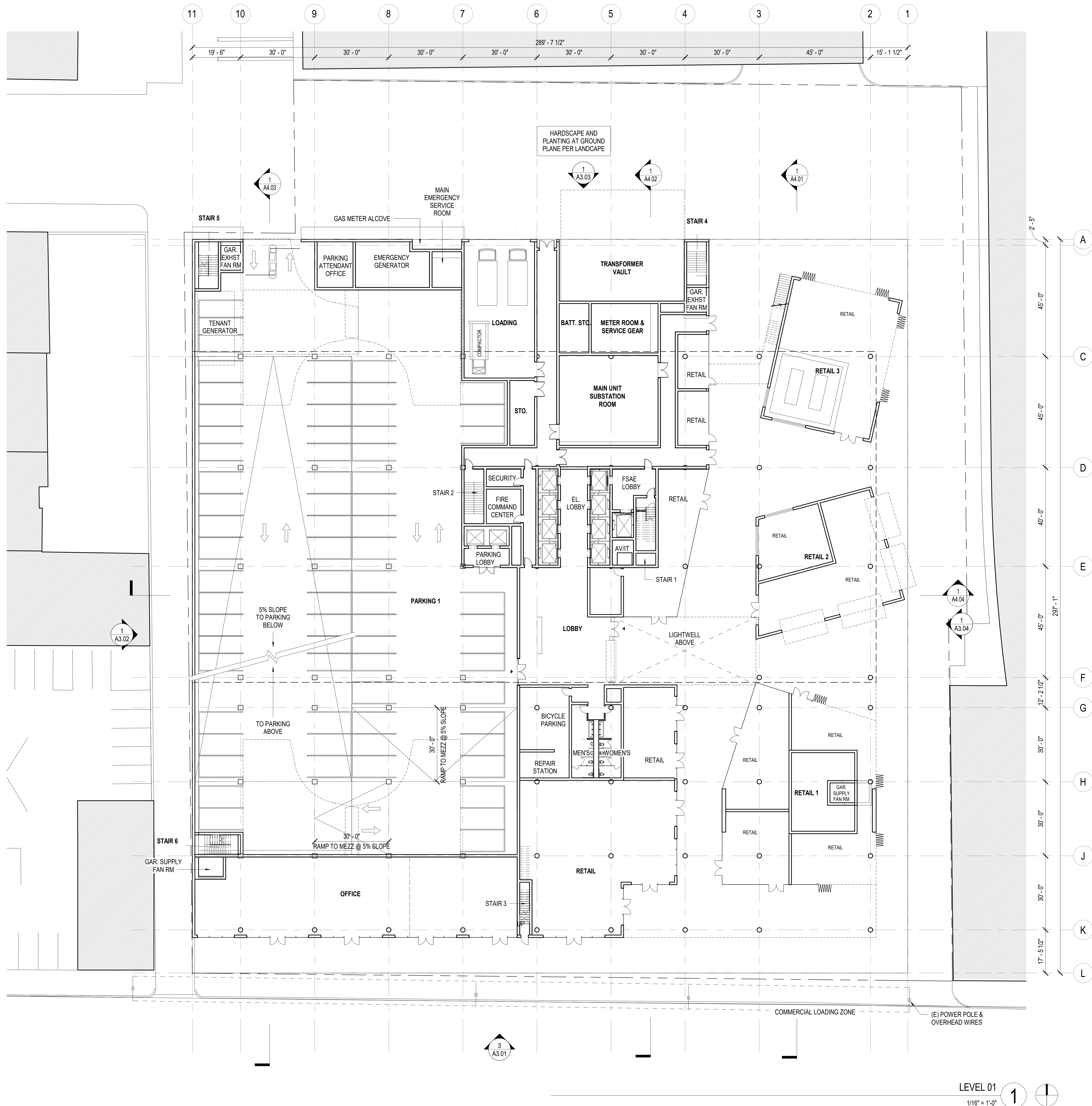






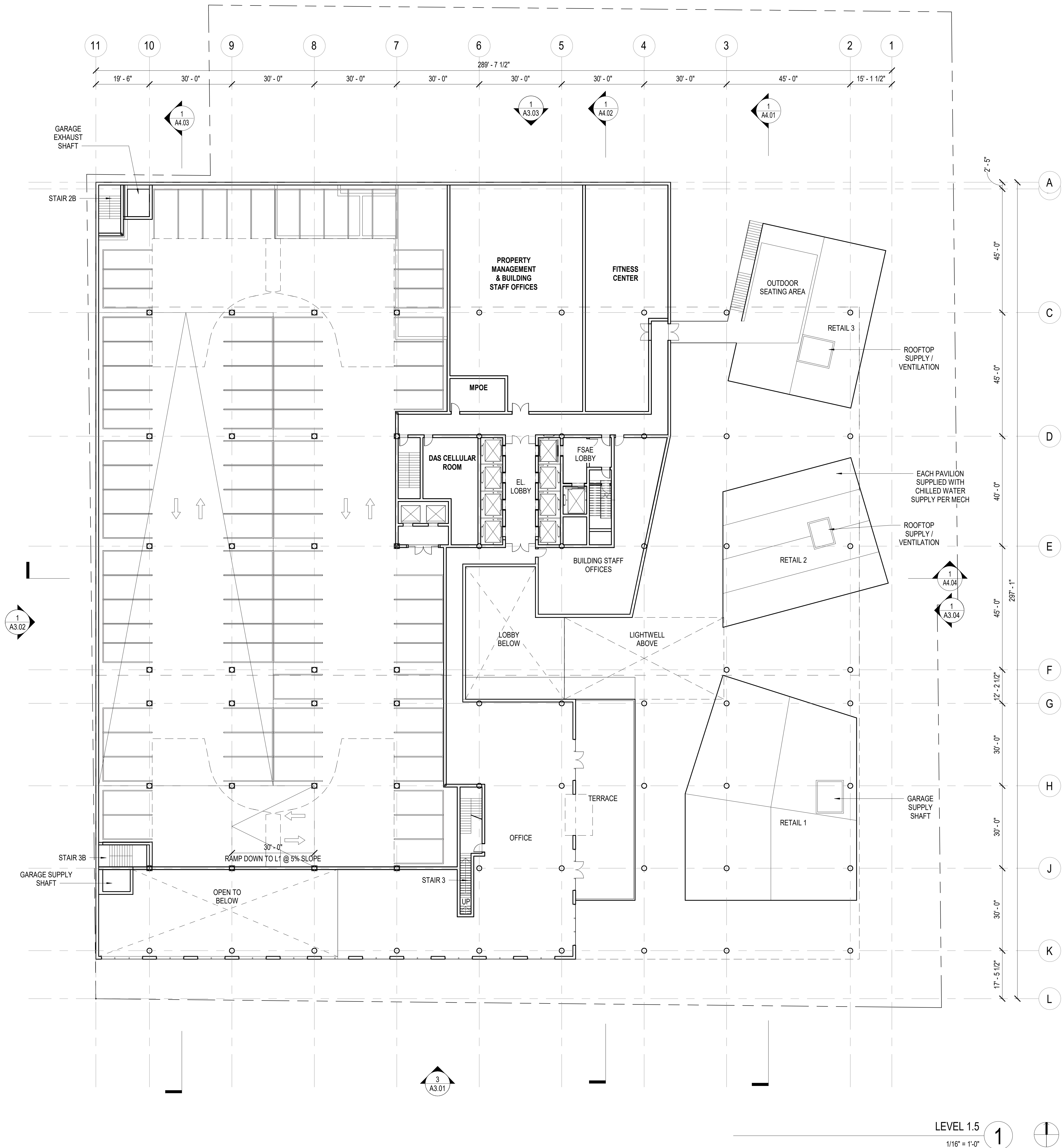




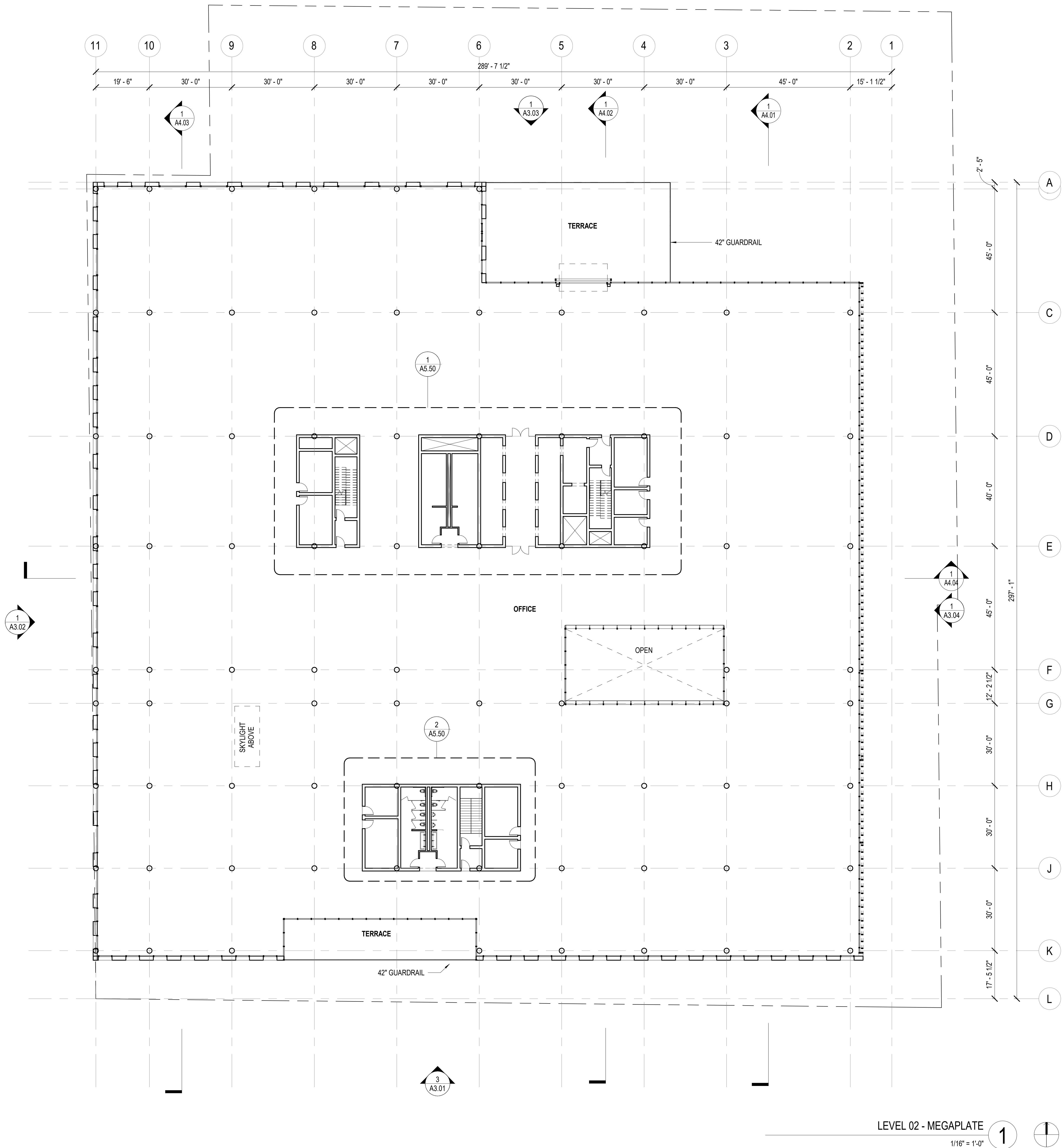


- REF. A00.01 FOR GRAPHIC SYMBOLS, A00.02 FOR GENERAL NOTES AND ABBREVIATIONS, A00.05 & A00.06 FOR ACCESSIBILITY REQUIREMENTS, CLEARANCES AND MOUNTING HEIGHTS AND A00.30 AND A00.31 FOR SCHEDULES.
- REFER TO \_\_\_\_\_ FOR PARTITION TYPES, \_\_\_\_\_ AND \_\_\_\_\_ FOR PARTITION HEAD AND BASE DETAILS.
- PROVIDE LVL 4 FINISH AT ALL GYP BD SURFACES. U.O.N. LVL 5 AT CONFERENCE ROOMS, MEETING ROOMS AND PRIVATE OFFICES.
- USE 5/8" TYPE 'X' GYP. BD. THROUGHOUT. U.O.N.
- PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. ENSURE STUDS REMAIN PLUMB. CRIMP OR SCREW ATTACH TO RUNNERS AS REQUIRED.
- NOTIFY ARCHITECT IN WRITING OF CONFLICTS. DIMENSIONAL OR OTHER DISCREPANCIES PRIOR TO PROCEEDING WITH WORK OR AREAS AFFECTED.
- ALL GLASS TO BE TEMPERED. ALL EXPOSED EDGES SHALL BE POLISHED.
- DOOR JAMB LOCATIONS SHALL BE TYP. 4" FROM ADJ. WALL U.O.N. MAINTAIN DOOR CLEARANCES AS REQUIRED.
- NEW INTERIOR DOORS/FRAMES SHALL BE FACTORY FINISHED U.O.N.
- PATCH AND REPAIR SURFACES DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT. PATCH & REPAIR EXISTING SURFACES AS REQ'D TO RECEIVE NEW FINISH.
- PROVIDE PAINTED LAYOUT FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION OF TRACK AND STUDS. LAYOUT TO INCLUDE PARTITIONS, MILLWORK, SOFFITS, LIGHTS AND ALL SIGNIFICANT ARCHITECTURAL FEATURES.
- NEW PLUMBING WALLS AT EXISTING CMU AND CONCRETE WALLS TO RECEIVE METAL STUD FURRING AS SCHEDULED. PROVIDE GREENBOARD AT PLUMBING WALL LOCATIONS.
- GC TO COORDINATE INSTALLATION OF ALL CABINETS, CARD READERS AND DEVICES AS INDICATED ON DWGS TO ENSURE PROPER WALL RECESS IS PROVIDED. ALL DEVICES INSTALLED IN EXISTING FIRE RATED PARTITIONS SHALL RECEIVE FIRE RATED J-BOX. GC TO MAINTAIN INTEGRITY OF EXISTING FIRE RATINGS WHERE OCCURS.
- PROVIDE SHEET METAL BLOCKING FOR ALL MILLWORK AND FURNITURE OVERHEADS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT.
- GC TO SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATIONS OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS.
- GC SHALL MARK LOCATIONS OF PARTITIONS AND DOORS ON FLOOR WITH CHALK FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION. REVIEW FOR DESIGN INTENT & CONSTRUCTABILITY.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. U.O.N. ALL DIMENSIONS MARKED 'CLEAR' OR 'HOLD' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, STONE, TILE, FABRIC PANELS, MILLWORK, ETC.
- PROVIDE FIRE TREATED PLYWOOD BACKING AT SERVER CLOSET AS REQUIRED.
- PARTITIONS AT PERIMETER SHALL BE CENTERED ON MULLION, WHERE OCCURS.





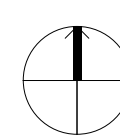




LEVEL 02 - MEGAPLATE

1/16" = 1'-0"

1





**NOT FOR  
CONSTRUCTION**

## Violet Street Tower

2045 E Violet Street  
Los Angeles, CA 90021

## REVIEWS

02.05.21 PLANNING SUBMITTAL

[ TYPE FILE NAME ]

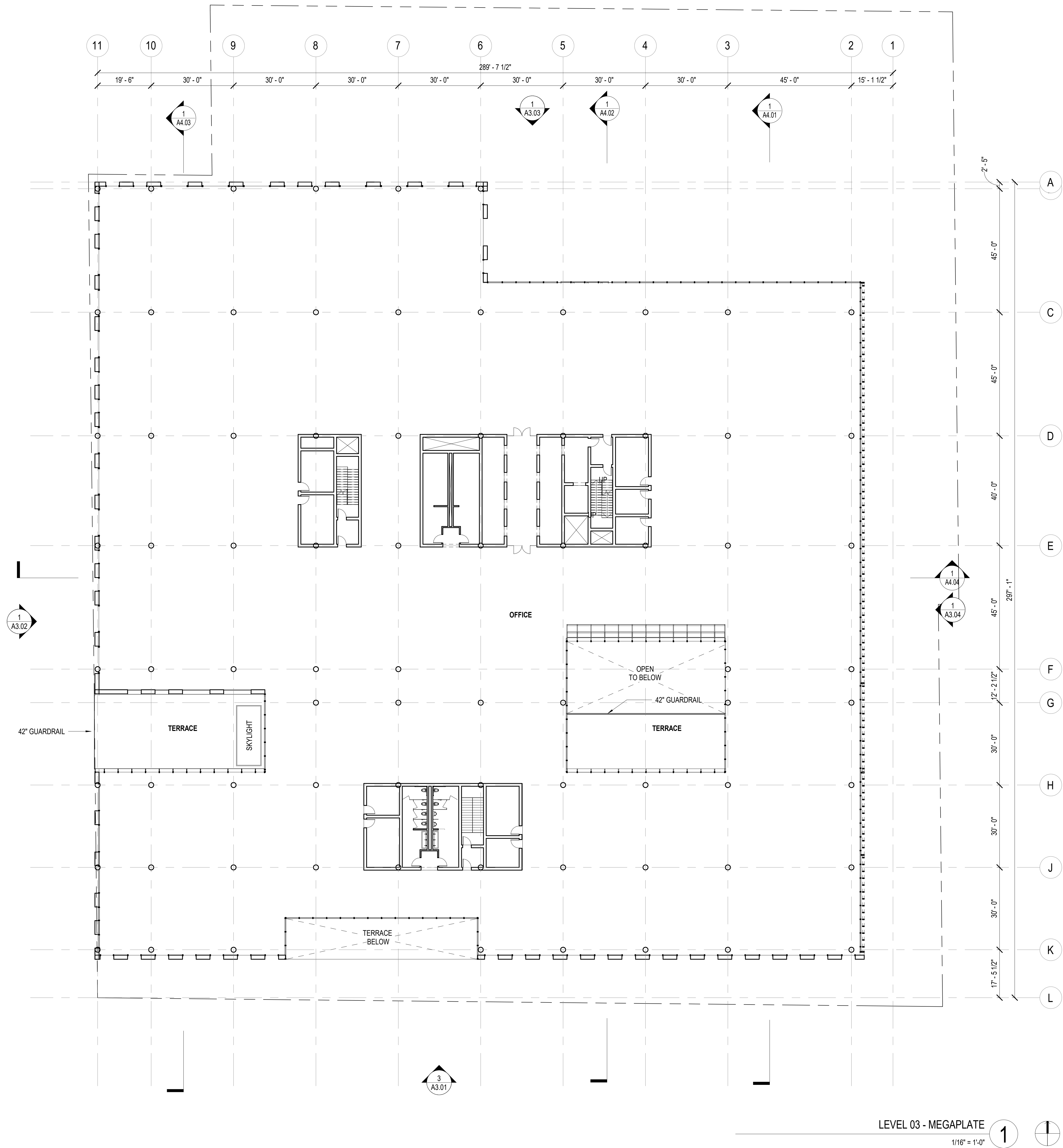
FLOOR PLAN- LEVEL  
03

2/24/2021 10:48:36 PM

1/16" = 1'-0"

## A2.08

**RIOS CLEMENTI HALE STUDIOS**





# RIOS

3101 W EXPOSITION PLACE  
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rios.com

PROJECT NO. **19384**

CONTRACT

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CONSTRUCTION**

**Violet Street  
Tower**

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

ISSUES 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

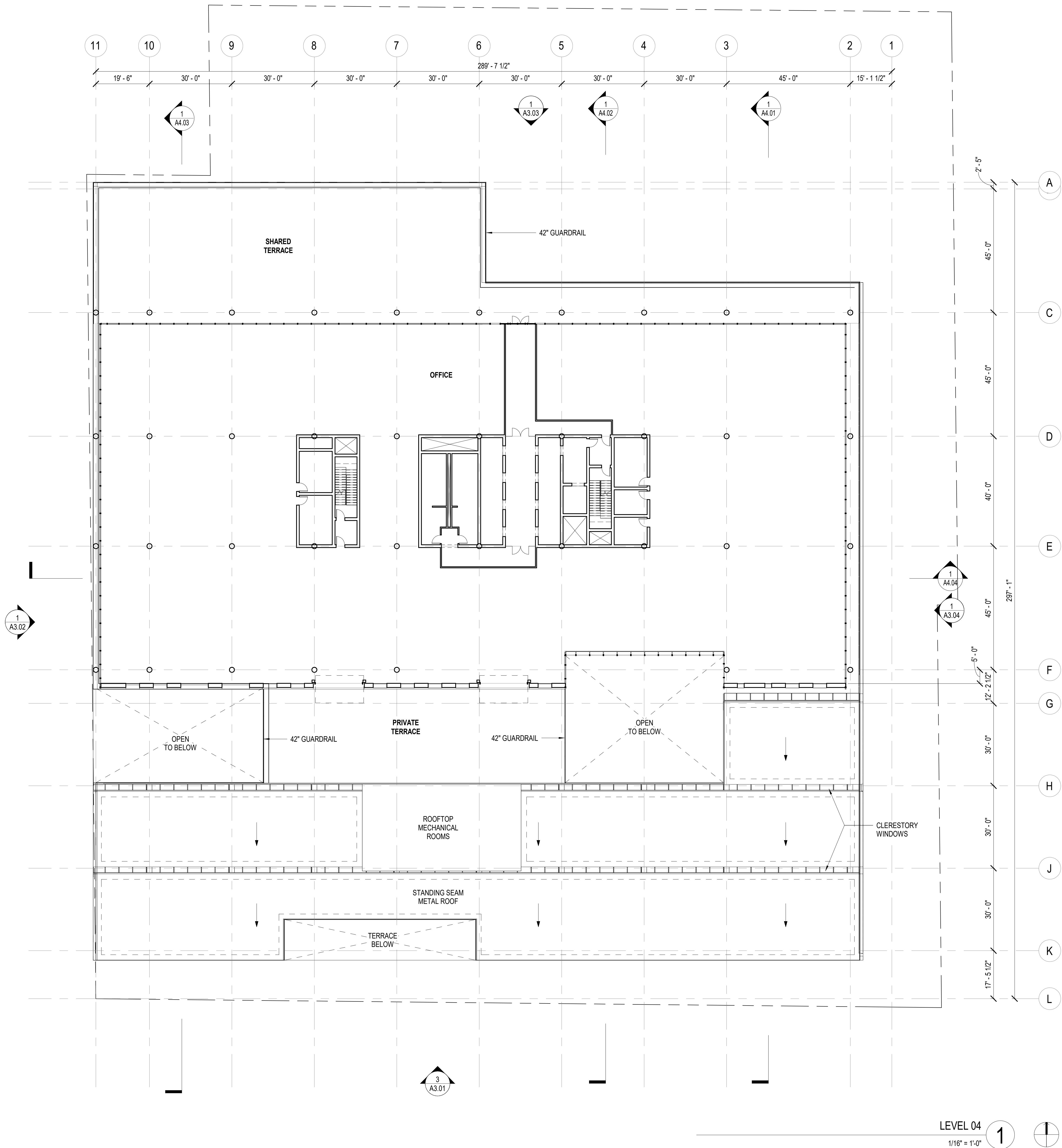
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04**

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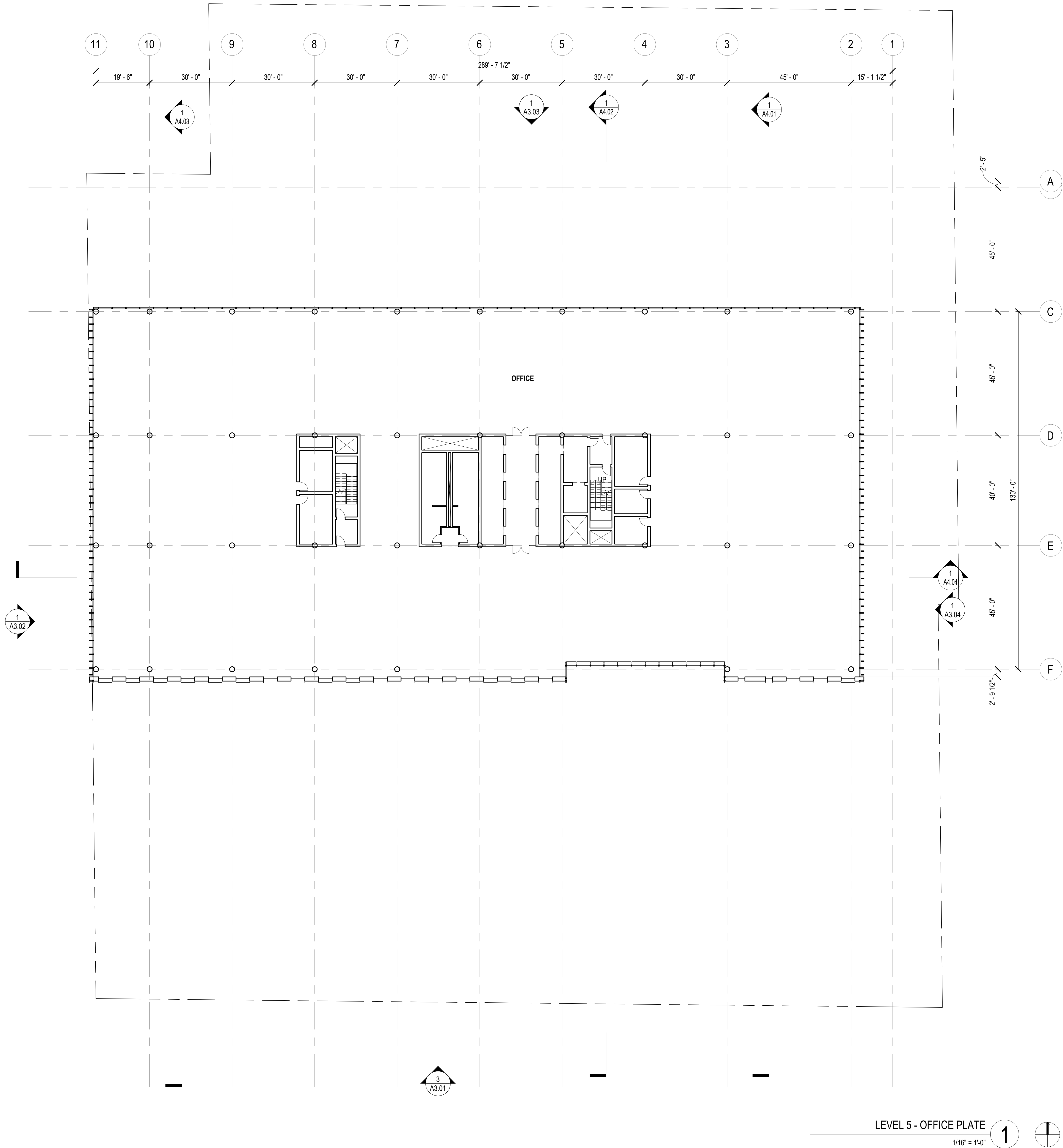
SCALE 1/16" = 1'-0"

(WHEN PRINTED ON  
30"x42" SHEET)

**A2.09**  
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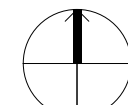




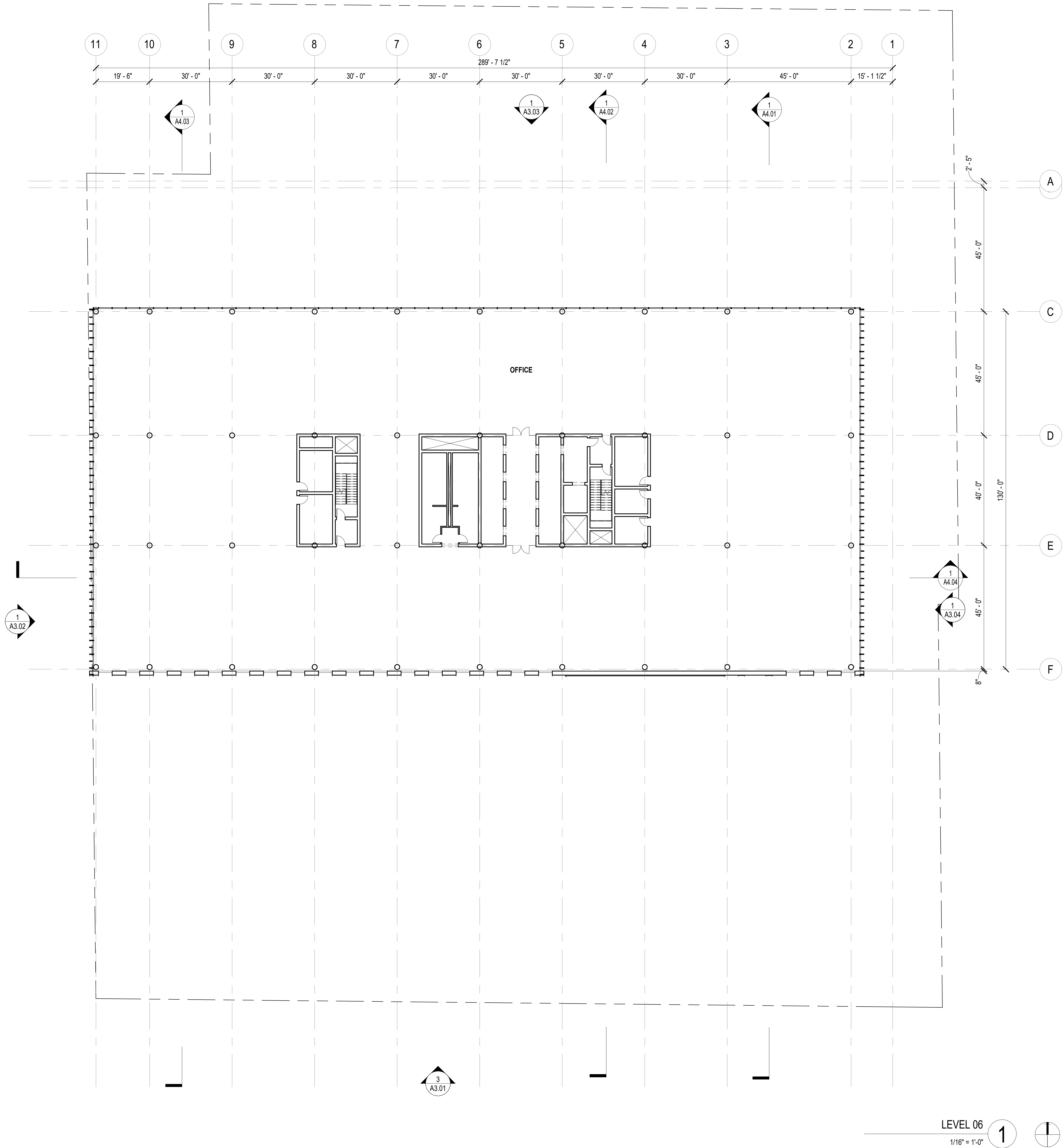
LEVEL 5 - OFFICE PLATE

1/16" = 1'-0"

1









# RIOS

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PROJECT 19384

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Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

ISSUES 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

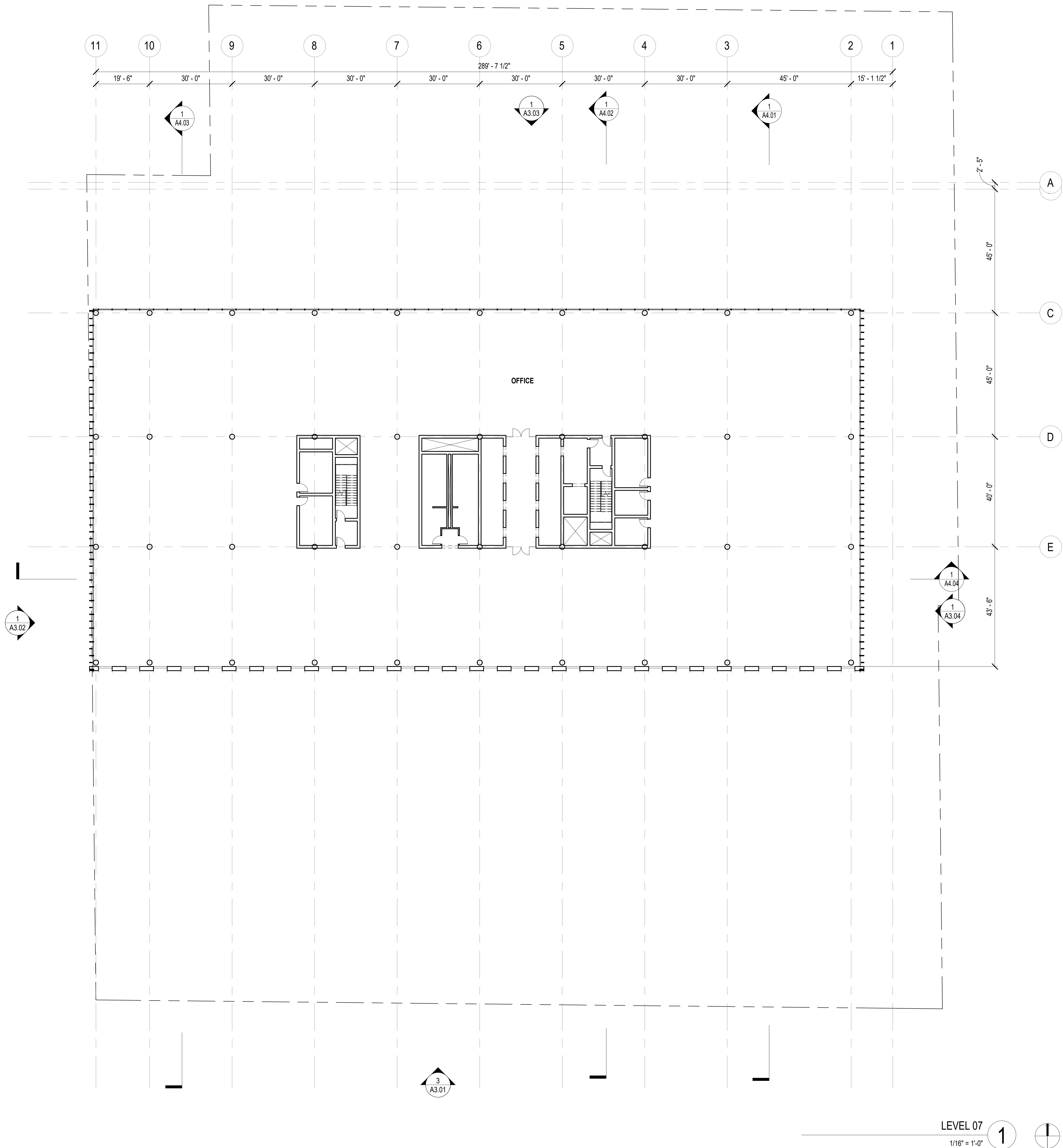
FLOOR PLAN- LEVEL  
07

DATE 2/24/2021 10:48:42 PM

SCALE 1/16" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A2.12

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FILENAME [TYPE FILE NAME]

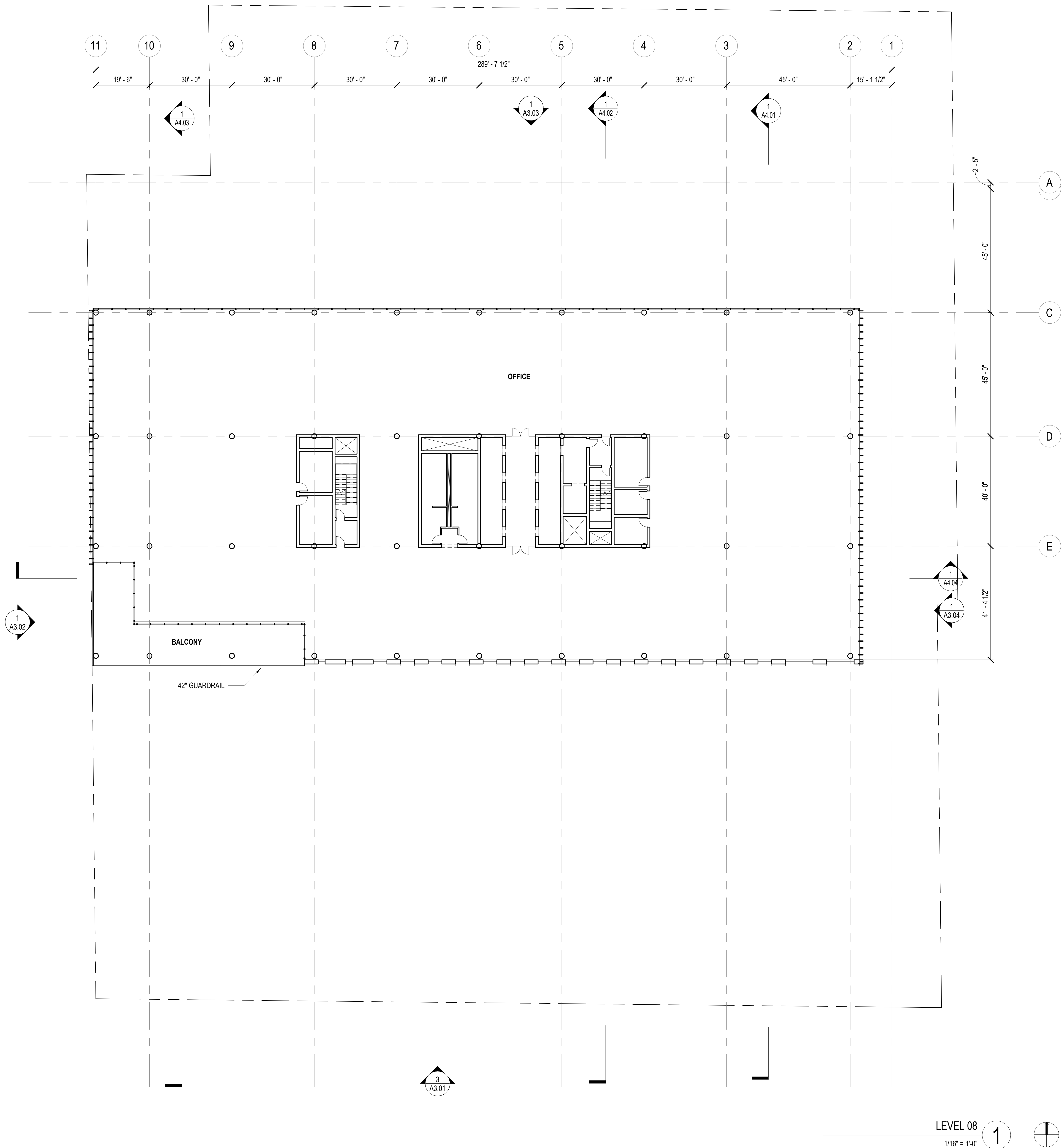
**FLOOR PLAN- LEVEL  
08**

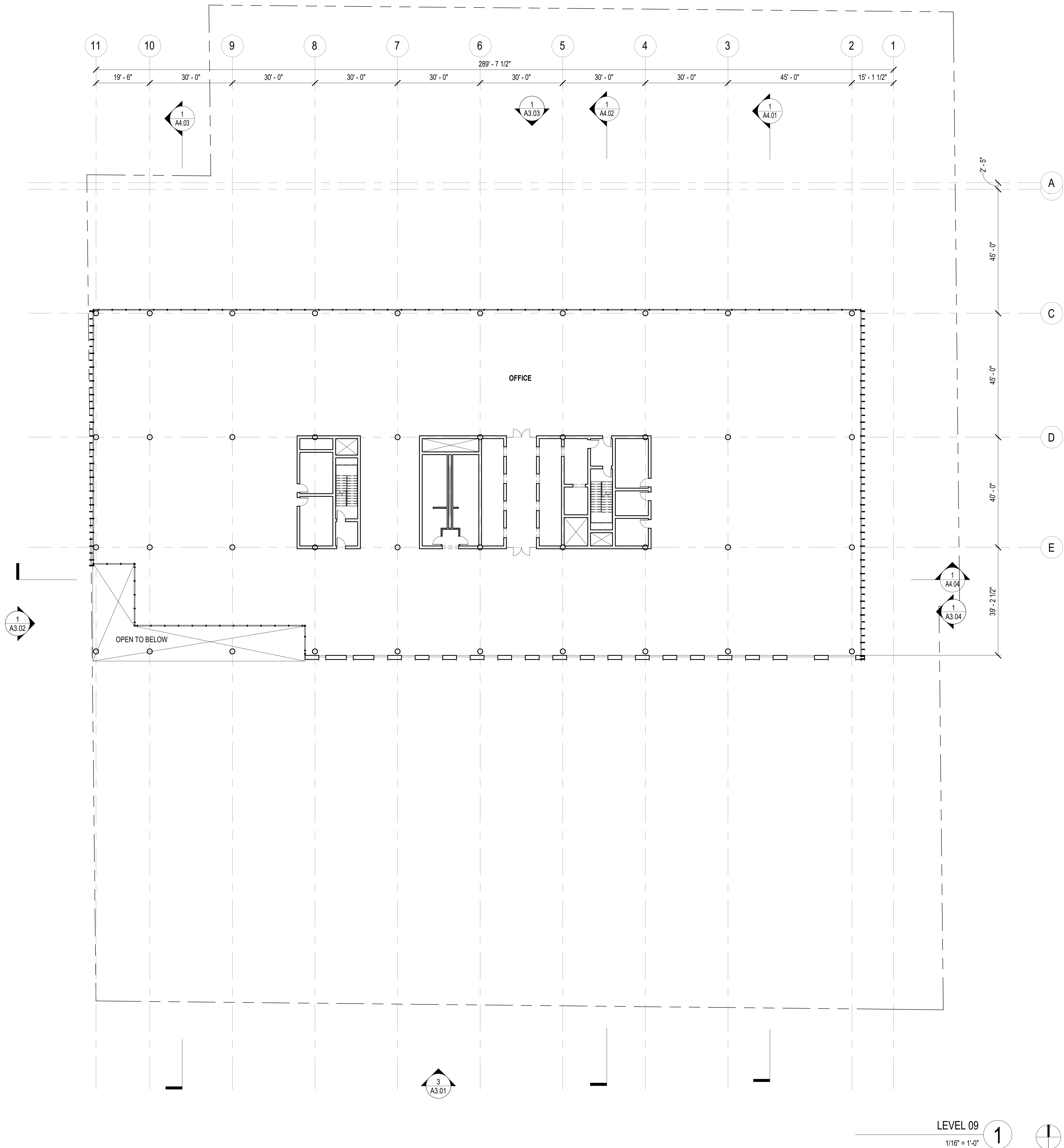
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SCALE 1/16" = 1'-0"

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30"x42" SHEET)

**A2.13**  
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PROJECT NO. **19384**

CONTRACT

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**Violet Street  
Tower**

2045 E Violet Street  
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REVISIONS

ISSUES 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

**FLOOR PLAN- LEVEL  
10**

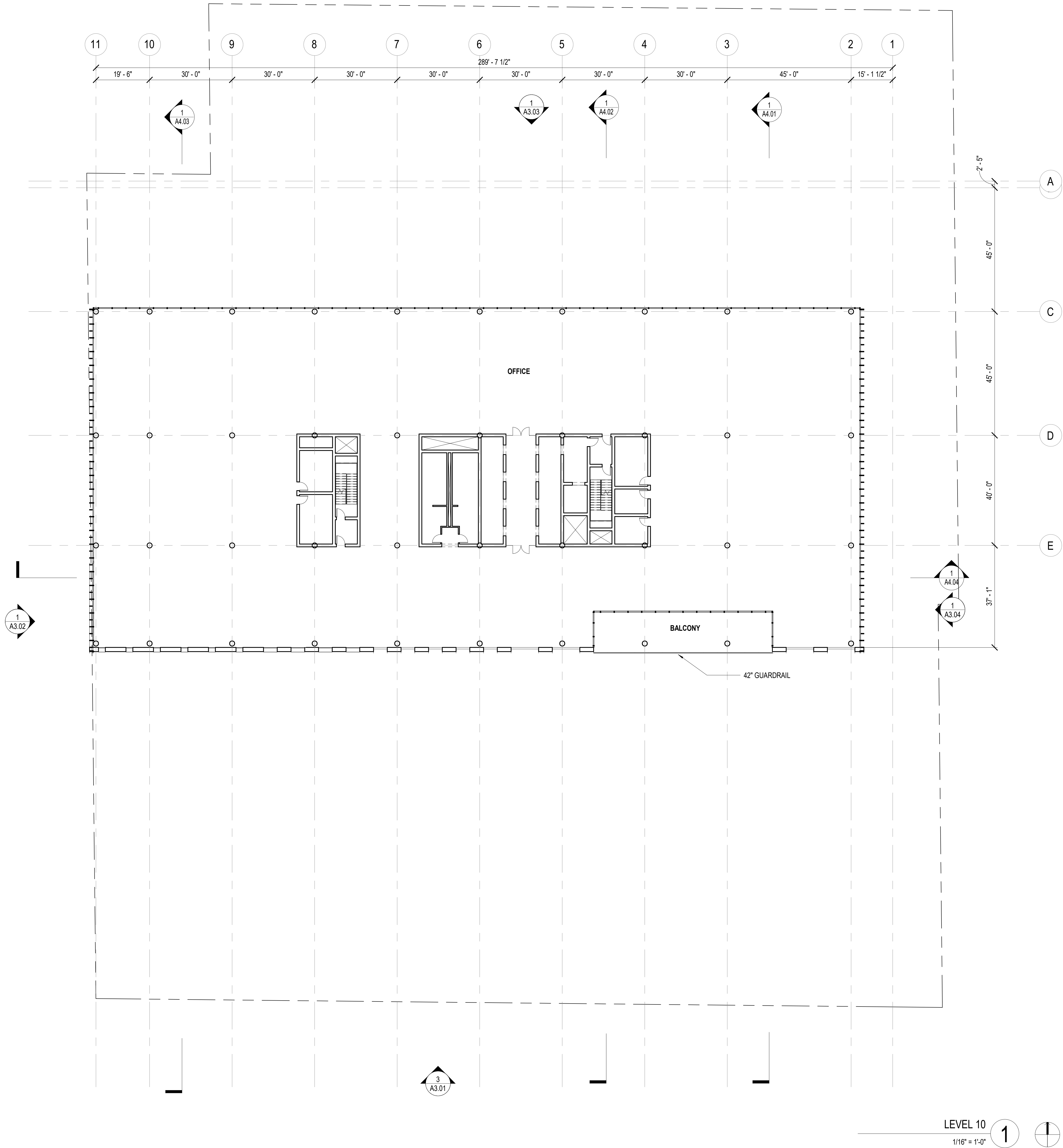
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SCALE 1/16" = 1'-0"

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30"x42" SHEET)

**A2.15**

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PROJECT  
**19384**

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**Violet Street  
Tower**

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

ISSUES  
02.05.21 PLANNING SUBMITTAL

FILENAME  
[TYPE FILE NAME]

**FLOOR PLAN- LEVEL  
11**

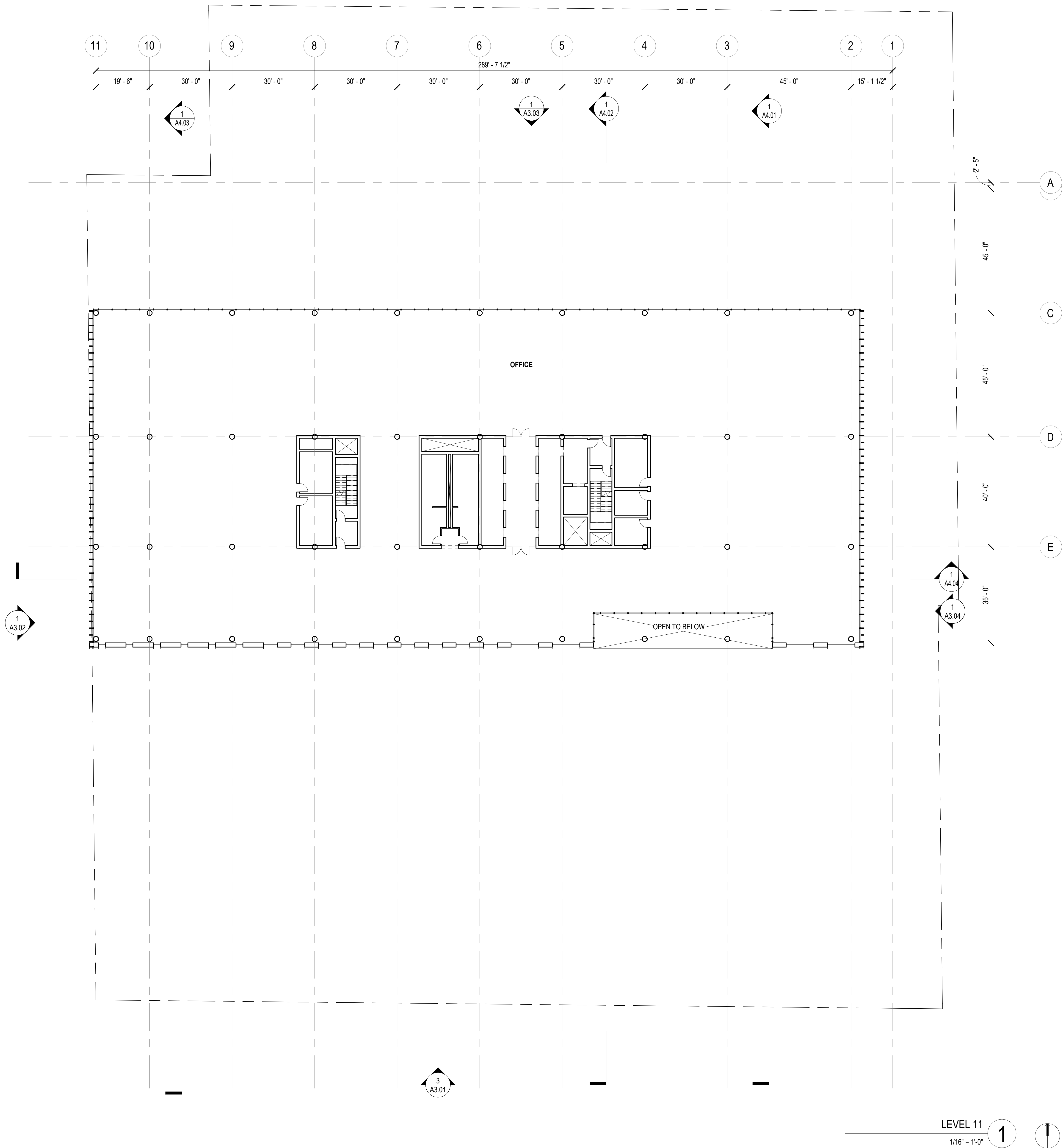
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SCALE  
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(WHEN PRINTED ON  
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**A2.16**

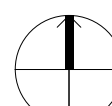
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LEVEL 11

1/16" = 1'-0"

**1**





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PROJECT  
**19384**

CONTRACT

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CONSTRUCTION**

**Violet Street  
Tower**

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

ISSUES  
02.05.21 PLANNING SUBMITTAL

FILENAME  
[TYPE FILE NAME]

**FLOOR PLAN- LEVEL  
12**

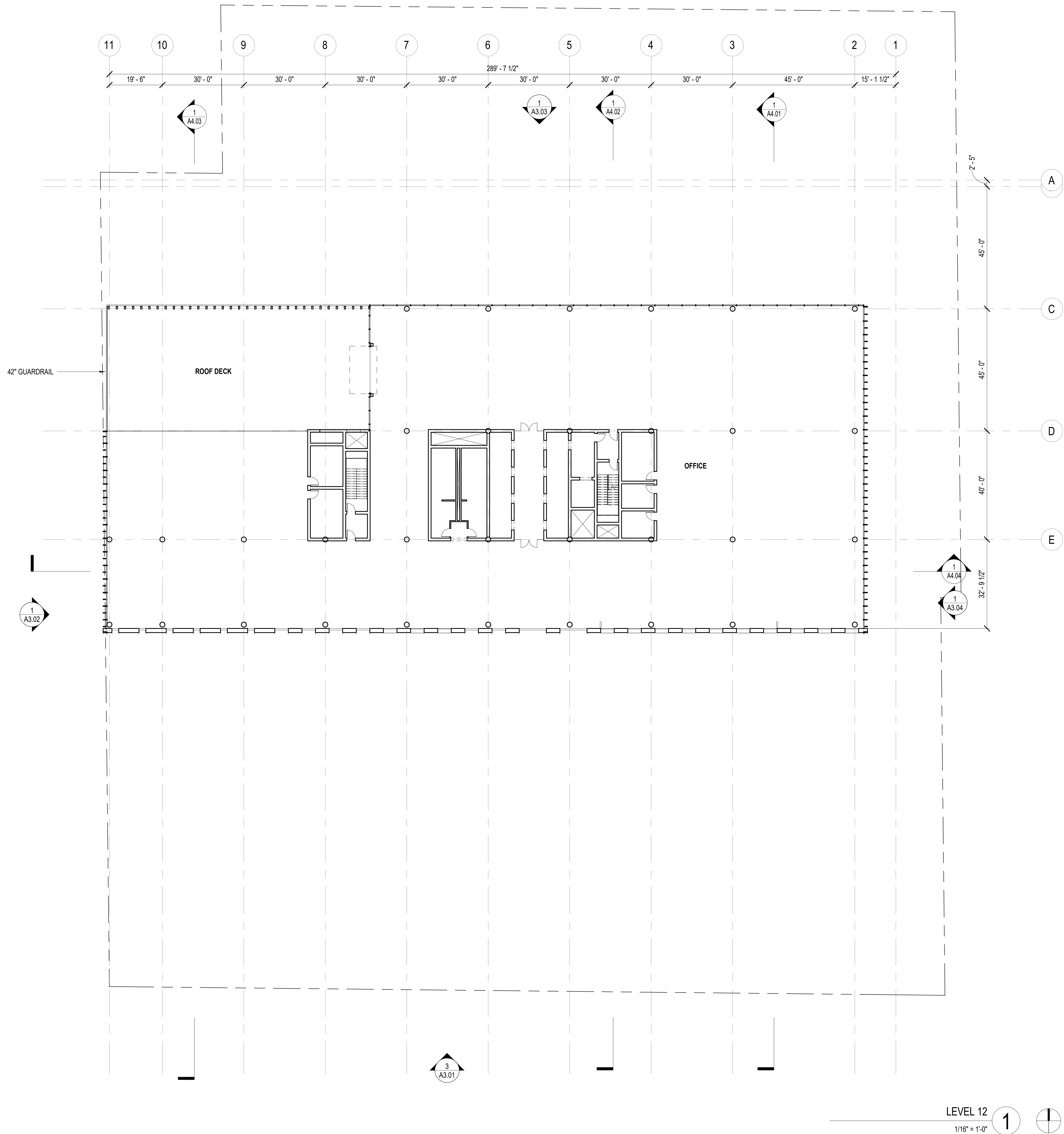
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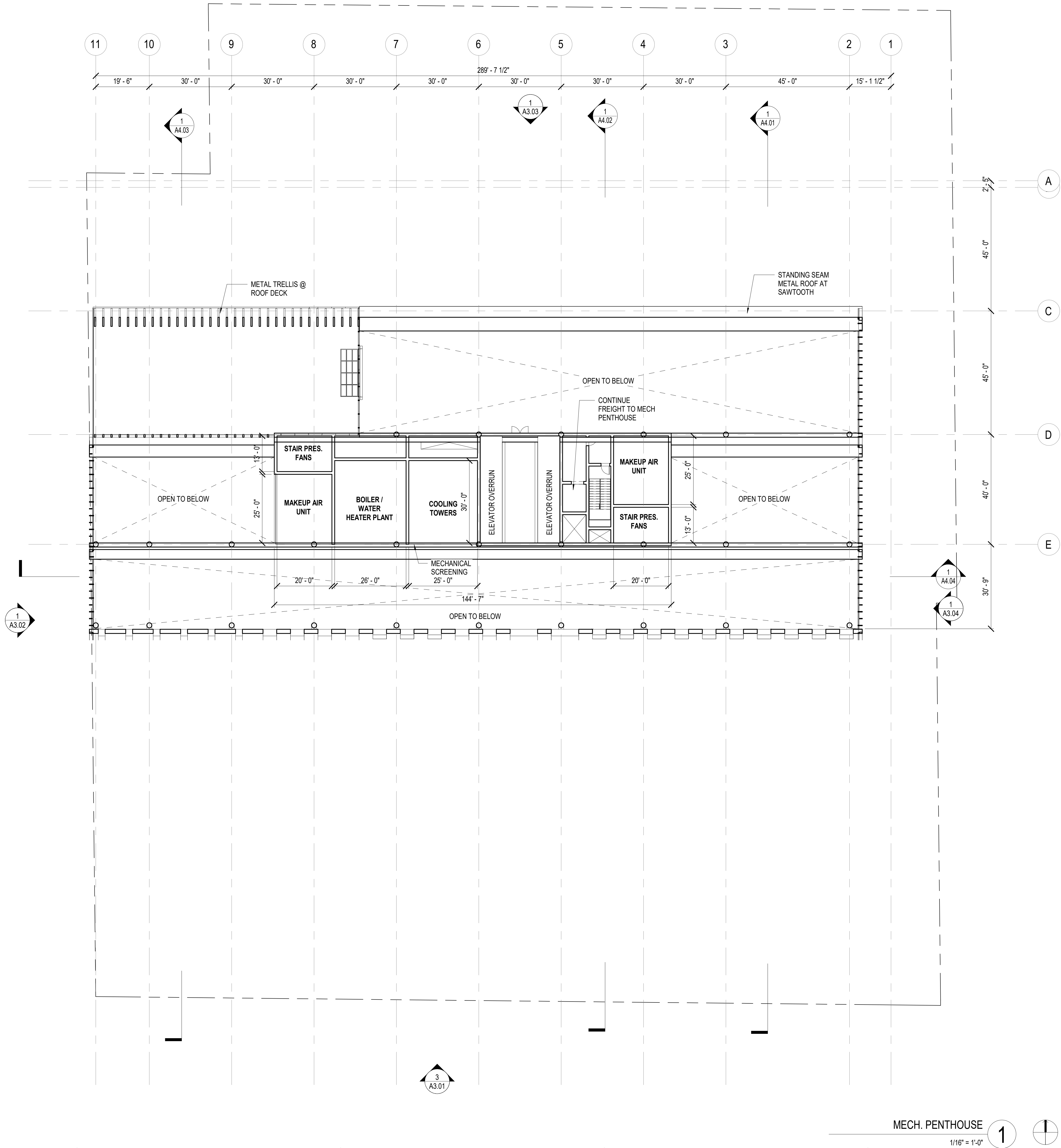
SCALE  
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(WHEN PRINTED ON  
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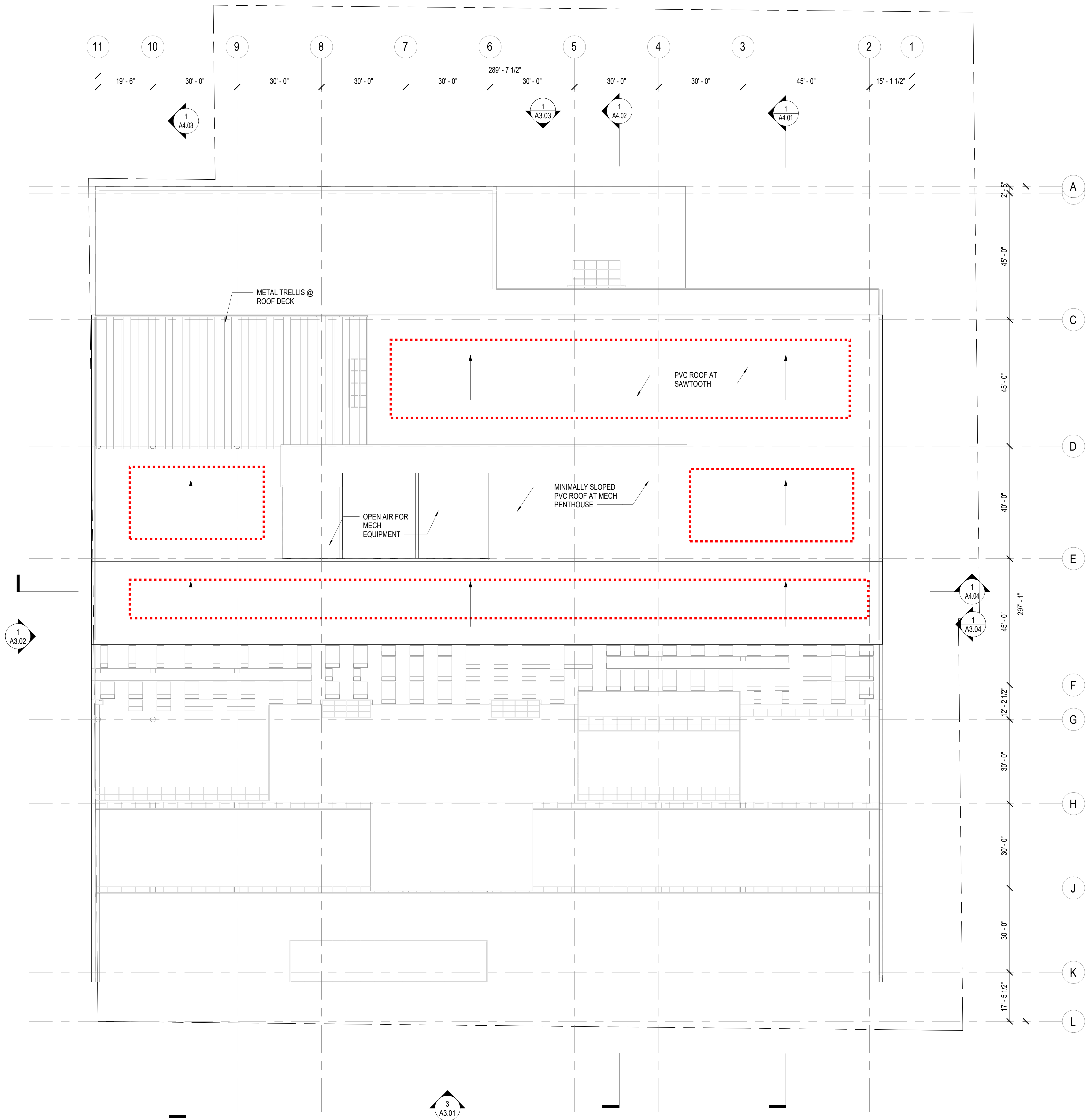
**A2.17**

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ROOF PLAN

1

1/16" = 1'-0"




$$1/16'' = 1'-0''$$

3

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## Violet Street Tower

2045 E Violet Street  
Los Angeles, CA 90021

## REVIEWS

7.17.2020 CONCEPT PRICING

[ TYPE FILE NAME ]

EXTERIOR  
ELEVATION - SOUTH

1/21/2021 1:27:52 PM

DATE 1/16" = 1'-0"

PRINTED ON  
30"x42" SHEET

## A3.01

**A3.01**

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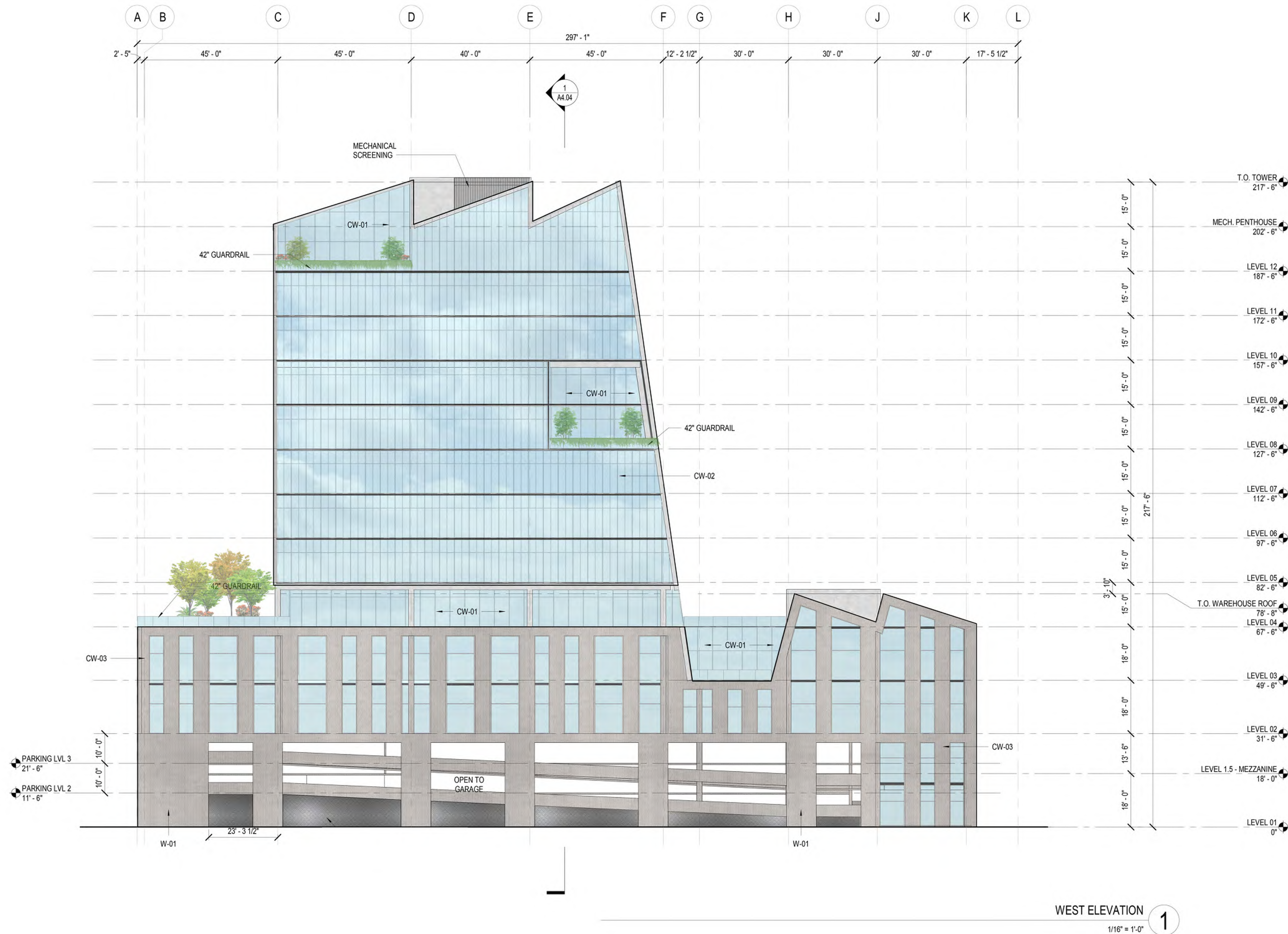


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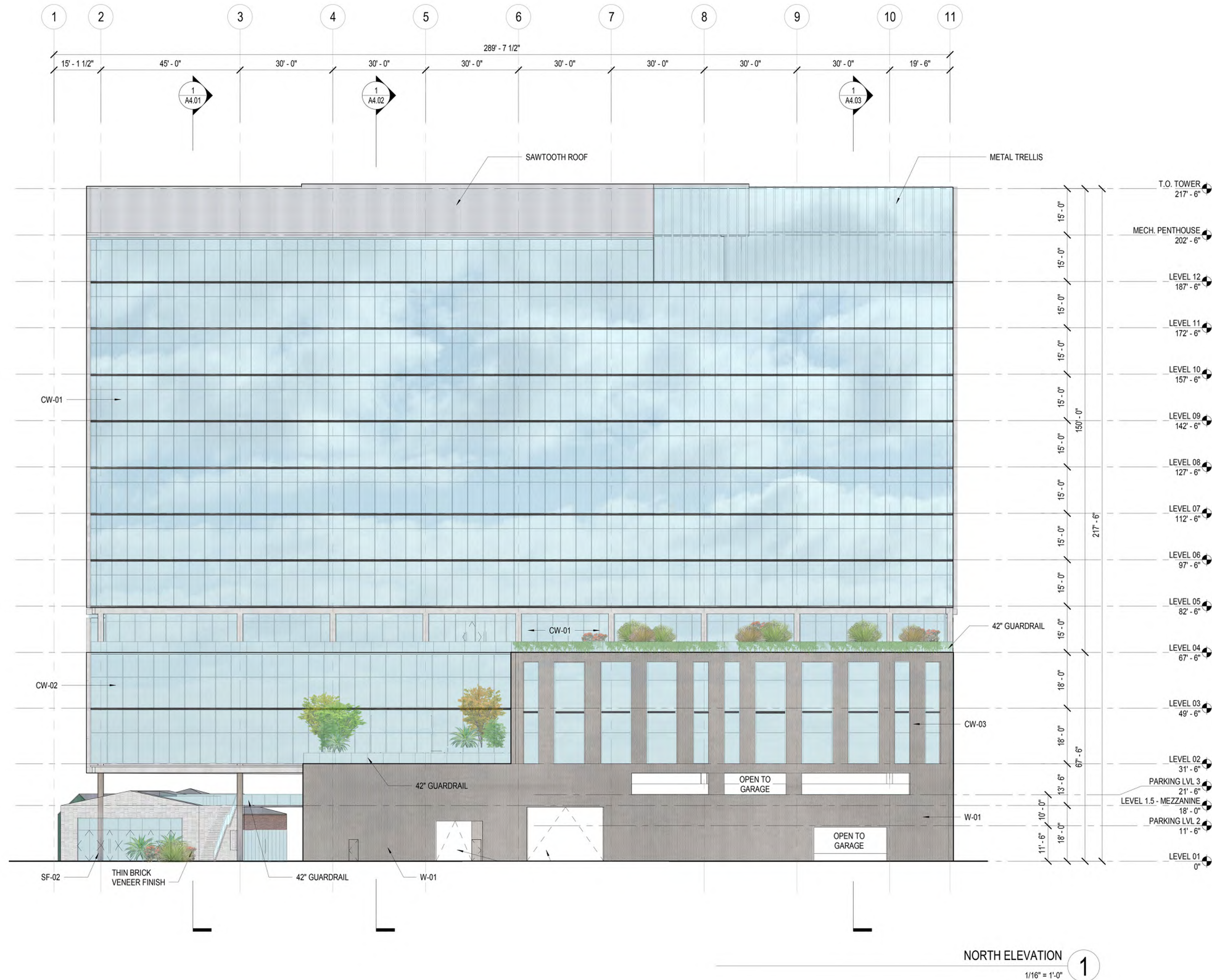
Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

EXTERIOR  
ELEVATION - WEST





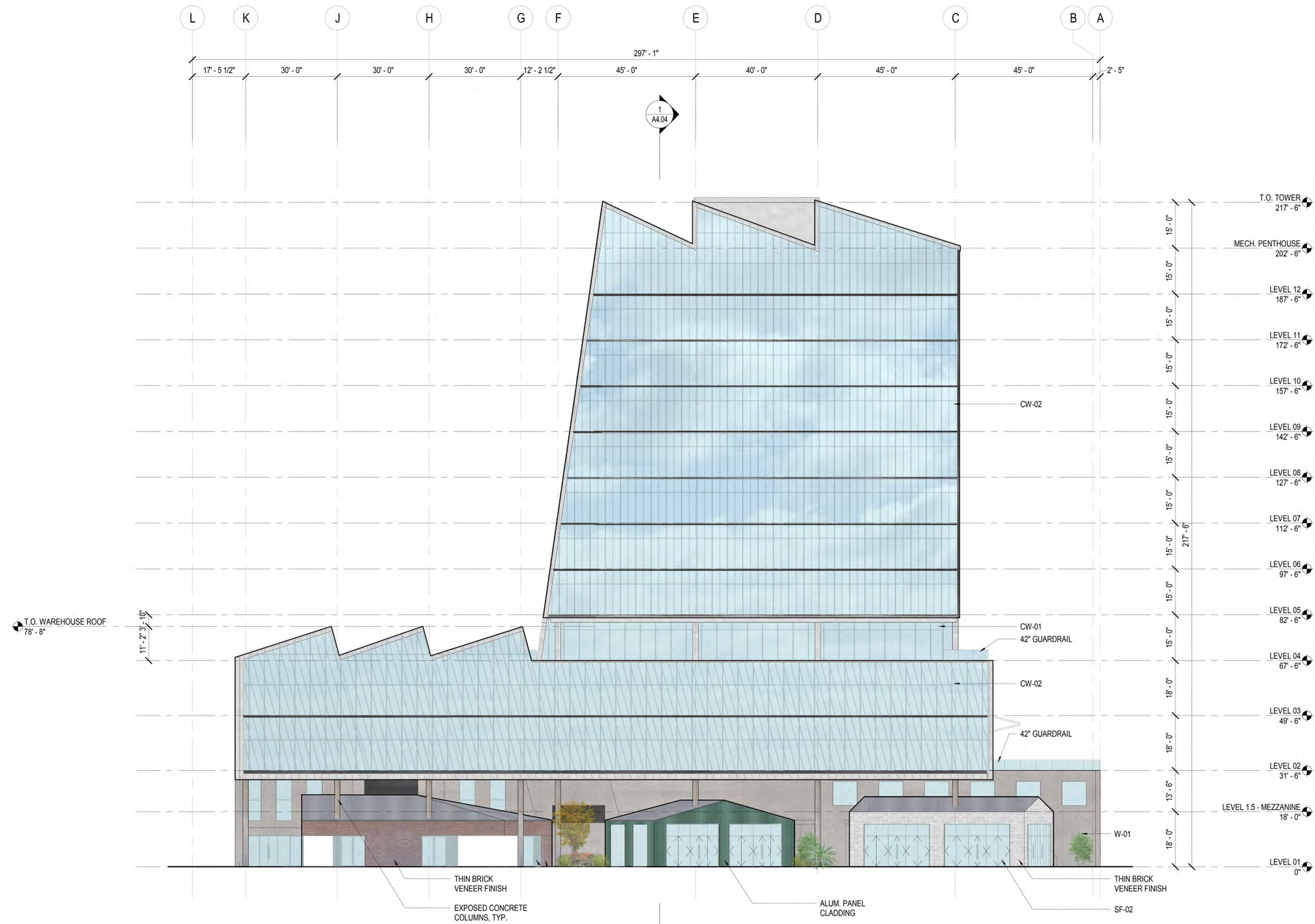




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## Violet Street Tower

2045 E Violet Street  
Los Angeles, CA 90021



EAST ELEVATION

$$1/16'' = 1'-0''$$

(1)



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Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

ISSUED 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

SECTIONS

EXAMINER TITLE

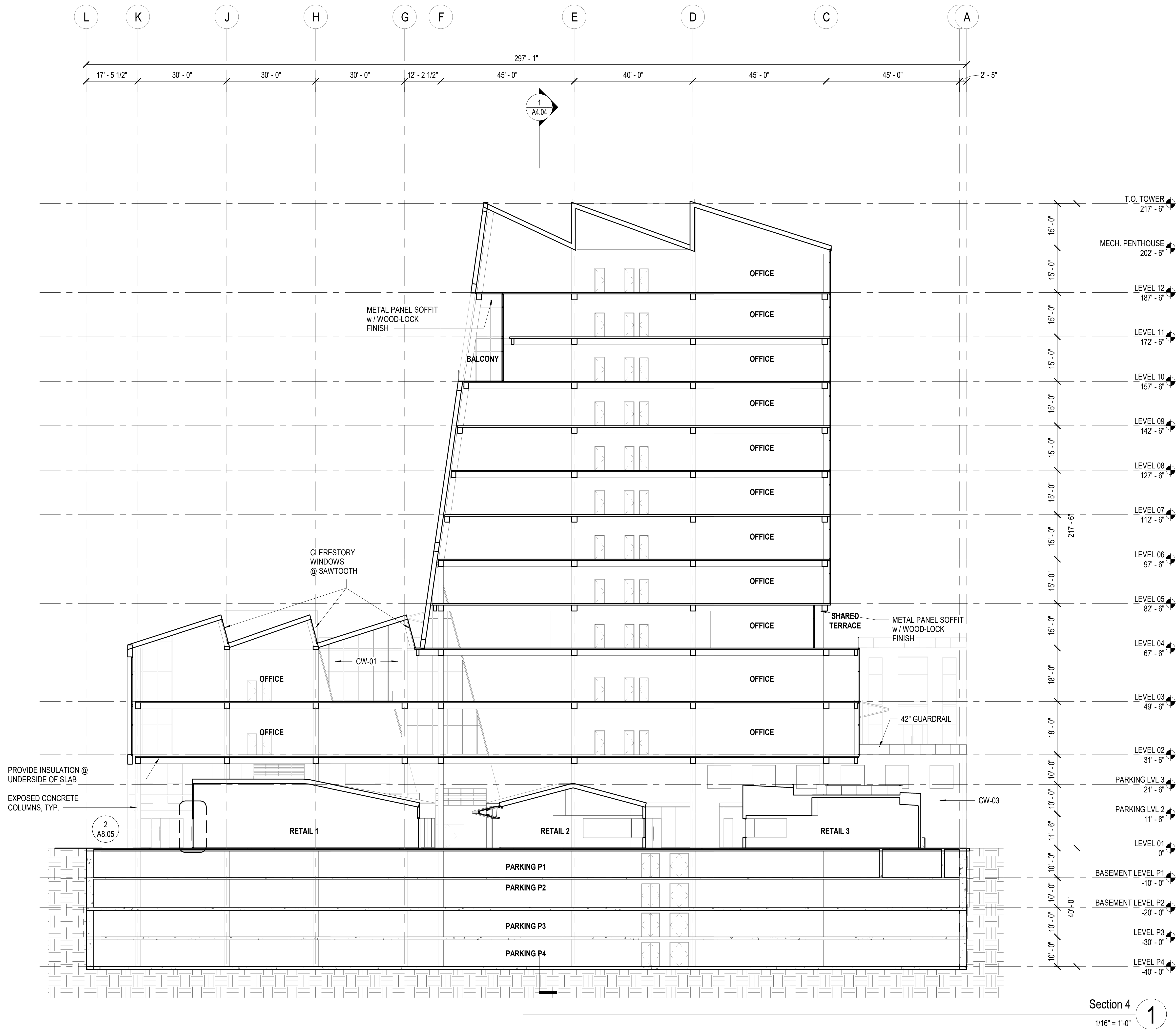
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SCALE 1/16" = 1'-0"

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A4.01

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Tower

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Los Angeles, CA 90021

REVISIONS

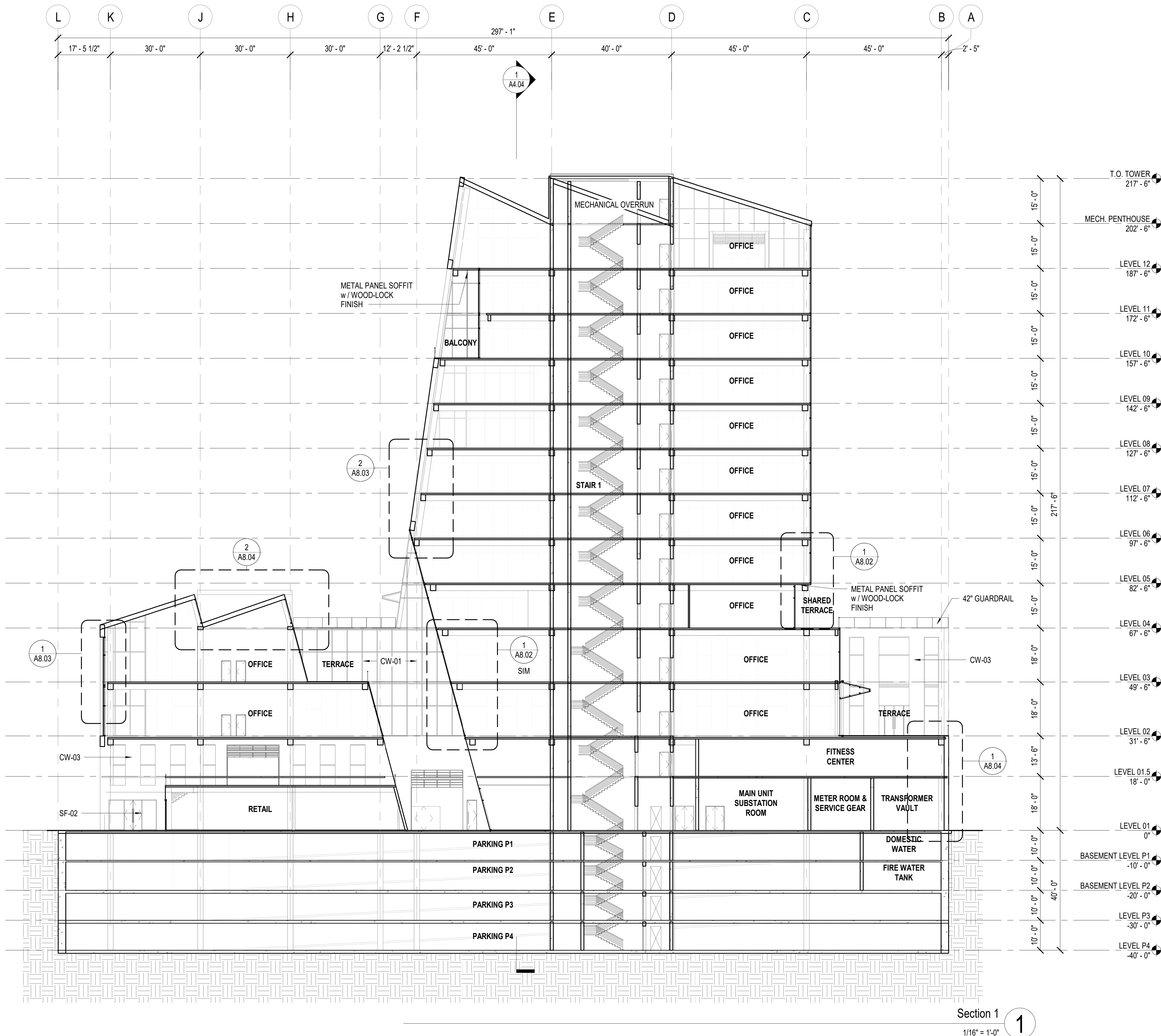
ISSUED 02.05.21 PLANNING SUBMITTAL

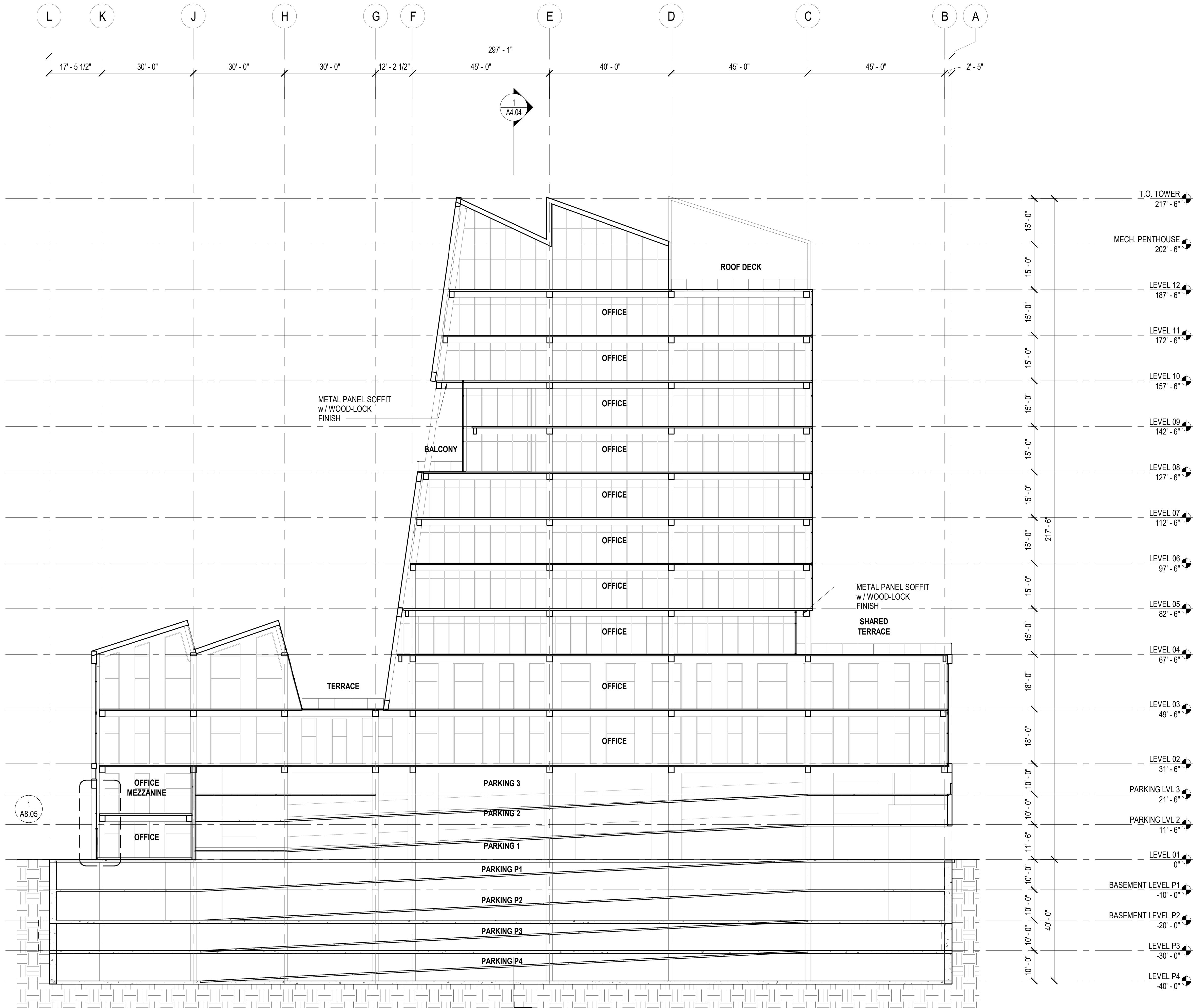
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SECTIONS

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EXAMINING NO. A4.02  
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## REVIEWS

02.05.21 PLANNING SUBMITTAL

[ TYPE FILE NAME ]

## SECTIONS

27110000

2/25/2021 1:29:19 PM

1/16" = 1'-0"

EN PRINTED ON  
30"X42" SHEET]

THE CHAIRMAN

**RIOS CLEMENTI HALE STUDIOS**


$$1/16'' = 1'-0''$$

1



PARKING

PARKING STALL COUNT: ~1,276

PARKING EFFICIENCY: ~324 SF/STALL

TOTAL SQUARE FOOTAGE : 661,800 SF

LOT 1 DEVELOPMENT 450,599 SF

LOT 4 (FUTURE) 211,201 SF

REQUIRED PARKING : 1,324 STALLS

(2 : 1,000SF = STATE ENTERPRISE ZONE - Z1 NO. 2129)

PROVIDED PARKING : 1,324 STALLS

AUTO PARKING STALLS 1,276 STALLS

(48 STALLS PROVIDED VIA BIKE SWAP)

BICYCLE PARKING 192 BIKE STALLS

(4 BIKE = 1 AUTO - LAMC 12.21.4.)

AREAS - OUTDOOR

PRIVATE			
LEVEL 01.5	BALCONY	1,656 SF	
LEVEL 02	BALCONY	3,626 SF	
LEVEL 03	BALCONY	3,132 SF	
LEVEL 04	BALCONY	5,328 SF	
LEVEL 08	BALCONY	1,348 SF	
LEVEL 10	BALCONY	872 SF	
LEVEL 12	ROOF DECK	4,457 SF	
		20,418 SF	
SHARED			
Not Placed	GROUND PLANE	0 SF	
LEVEL 01	GROUND PLANE	43,938 SF	
LEVEL 01.5	ROOF DECK	1,119 SF	
LEVEL 04	ROOF DECK	9,524 SF	
		54,581 SF	
TOTAL AREA		74,999 SF	

AREAS - RETAIL, F&B

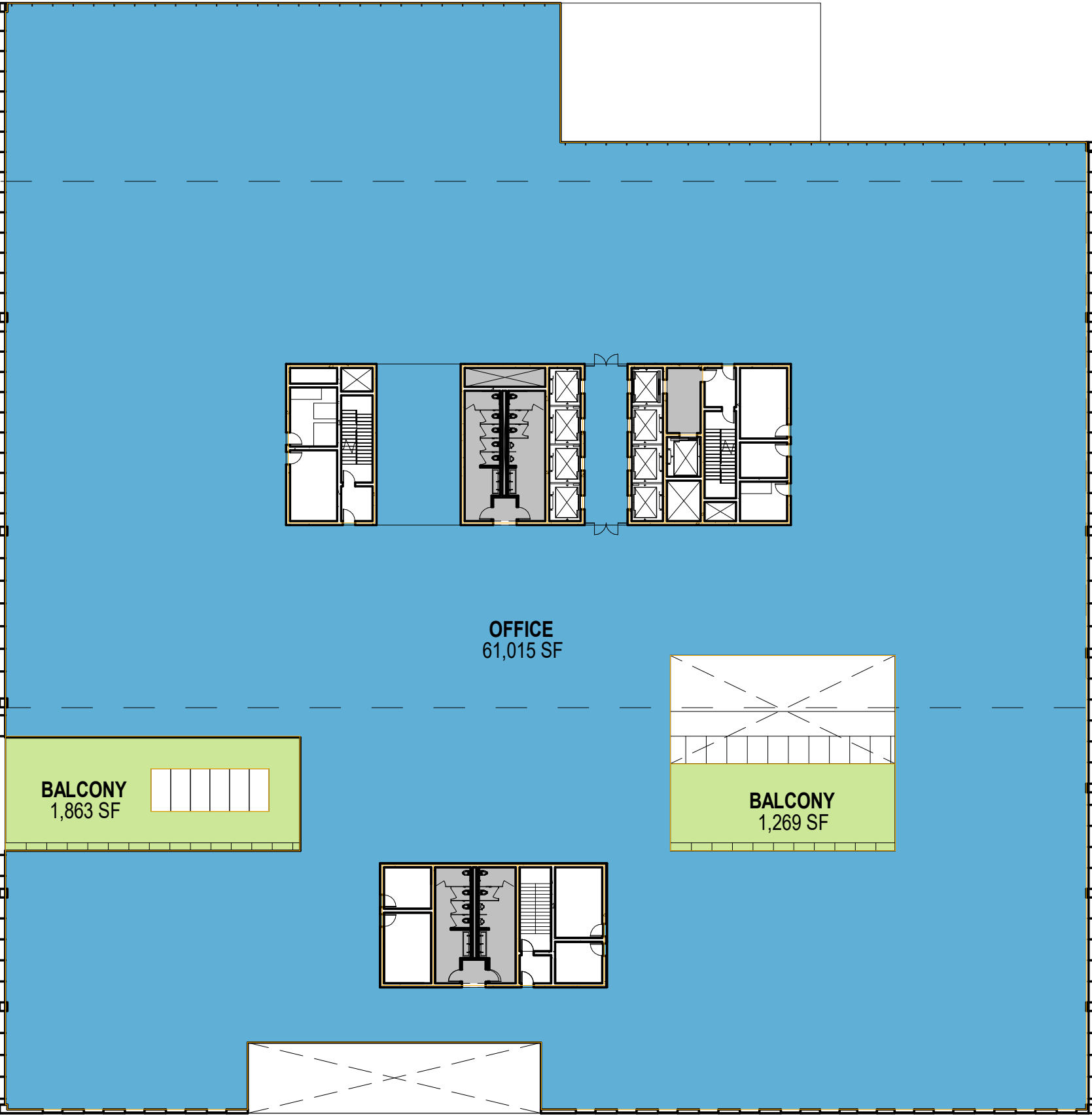
LEVEL 01	
RETAIL	15,499 SF
	15,499 SF
TOTAL AREA	15,499 SF

AREAS - OFFICE ONLY

LEVEL 01		LEVEL 07	
OFFICE	6,248 SF	OFFICE	32,333 SF
LEVEL 01.5		LEVEL 08	
OFFICE	12,765 SF	OFFICE	30,398 SF
LEVEL 02		LEVEL 09	
OFFICE	64,464 SF	OFFICE	29,973 SF
LEVEL 03		LEVEL 10	
OFFICE	61,015 SF	OFFICE	29,667 SF
LEVEL 04		LEVEL 11	
OFFICE	29,882 SF	OFFICE	29,198 SF
LEVEL 05		LEVEL 12	
OFFICE	32,324 SF	OFFICE	24,899 SF
LEVEL 06		TOTAL AREA	416,120 SF
OFFICE	32,953 SF		

AREAS - TOTAL

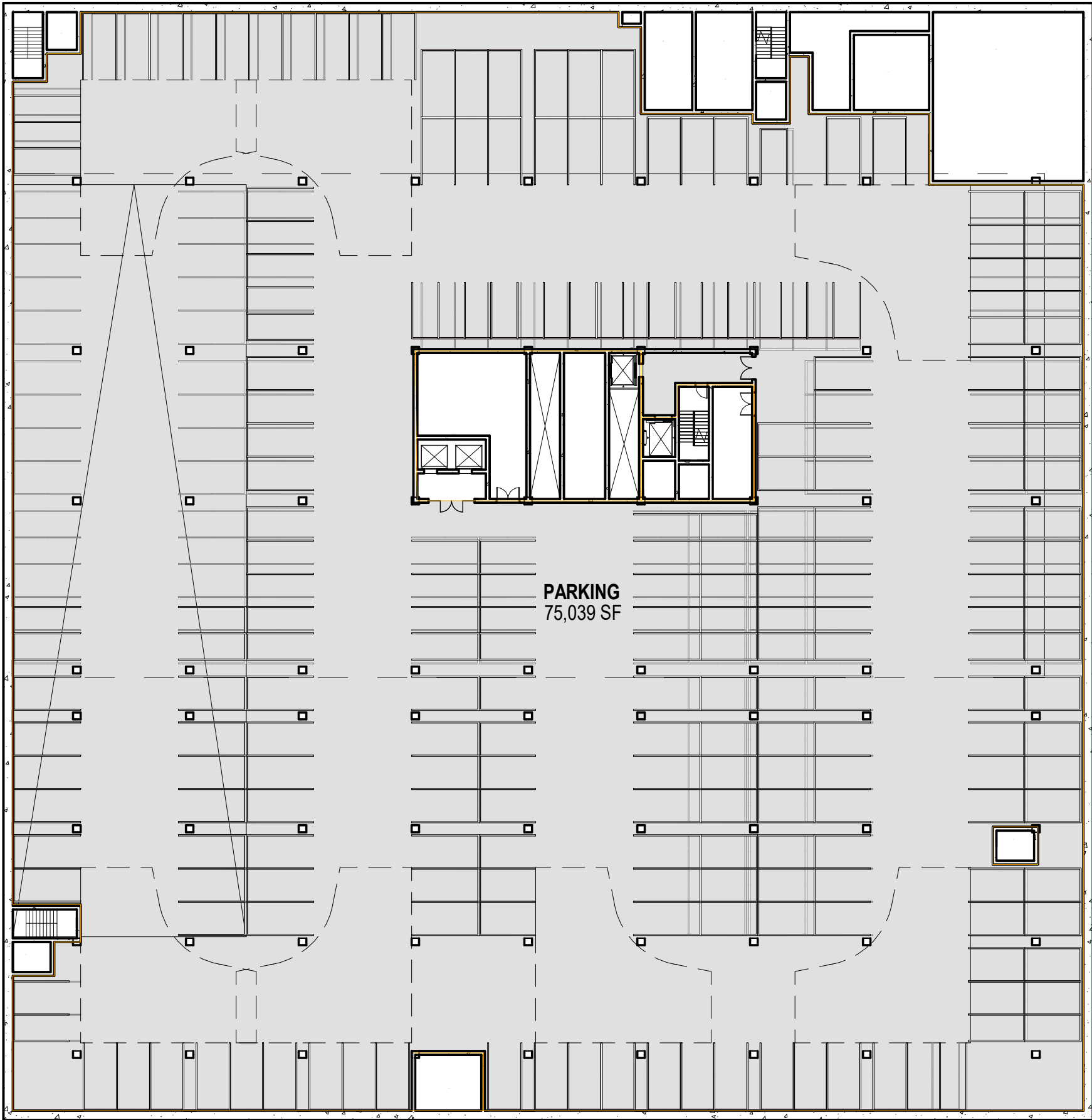
LEVEL 01		LEVEL 03		LEVEL 06		LEVEL 09	
BOH	3,171 SF	BOH	169 SF	BOH	169 SF	BOH	169 SF
OFFICE	6,248 SF	OFFICE	61,015 SF	OFFICE	32,953 SF	OFFICE	29,973 SF
RESTROOM	741 SF	RESTROOM	1,521 SF	RESTROOM	862 SF	RESTROOM	862 SF
RETAIL	15,499 SF	LEVEL 03	62,704 SF	LEVEL 06	33,984 SF	LEVEL 09	31,004 SF
LEVEL 01	25,660 SF						
		LEVEL 04		LEVEL 07		LEVEL 10	
LEVEL 01.5		BOH	169 SF	BOH	169 SF	BOH	169 SF
BOH	2,409 SF	OFFICE	29,882 SF	OFFICE	32,333 SF	OFFICE	29,667 SF
OFFICE	12,765 SF	RESTROOM	862 SF	RESTROOM	862 SF	RESTROOM	862 SF
LEVEL 01.5	15,174 SF	LEVEL 04	30,913 SF	LEVEL 07	33,364 SF	LEVEL 10	30,698 SF
LEVEL 02		LEVEL 05		LEVEL 08		LEVEL 11	
BOH	169 SF	BOH	169 SF	BOH	169 SF	BOH	169 SF
OFFICE	64,464 SF	OFFICE	32,324 SF	OFFICE	30,398 SF	OFFICE	29,198 SF
RESTROOM	1,521 SF	RESTROOM	862 SF	RESTROOM	862 SF	RESTROOM	862 SF
LEVEL 02	66,154 SF	LEVEL 05	33,355 SF	LEVEL 08	31,429 SF	LEVEL 11	30,229 SF



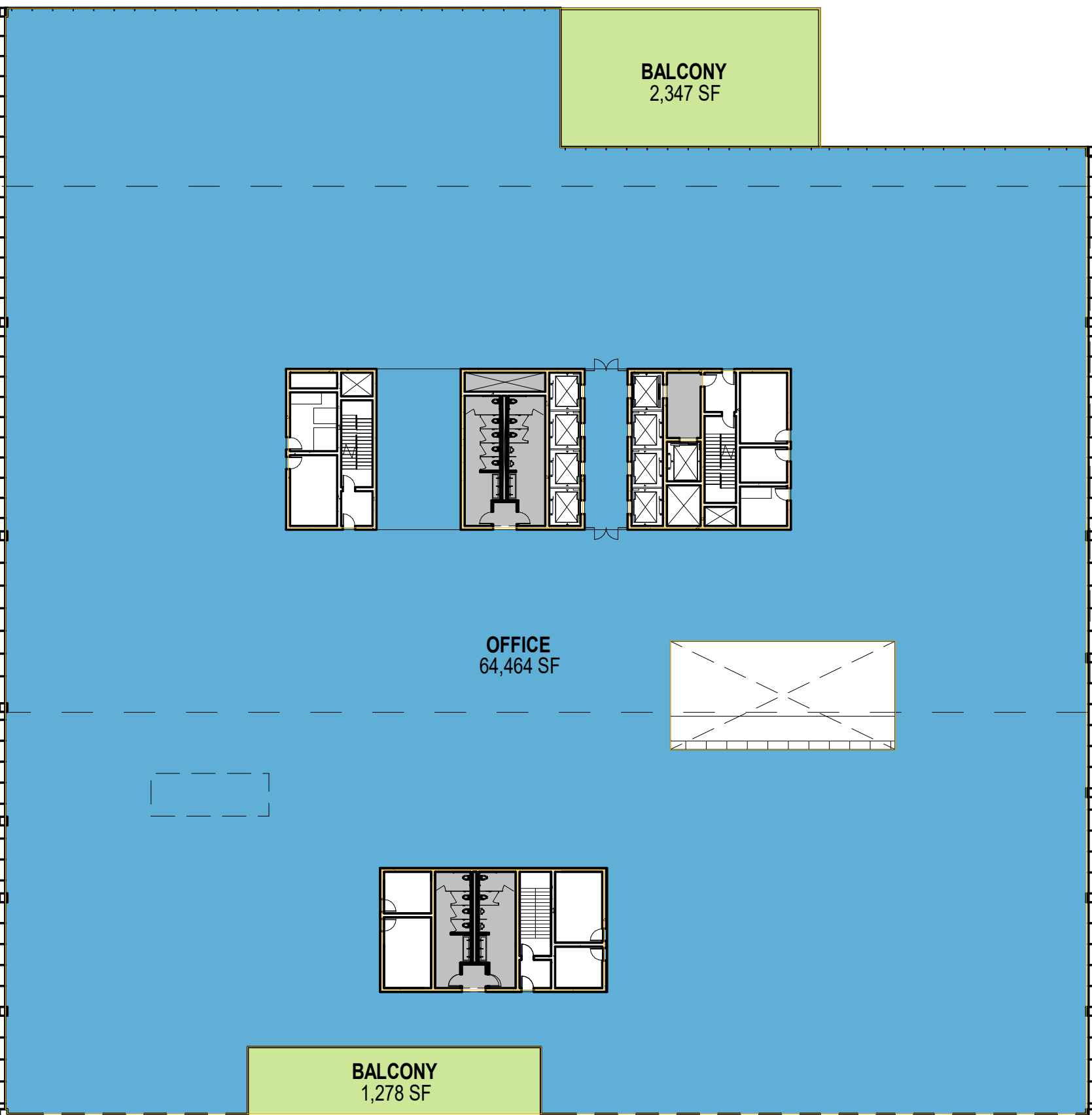
LEVEL 03  
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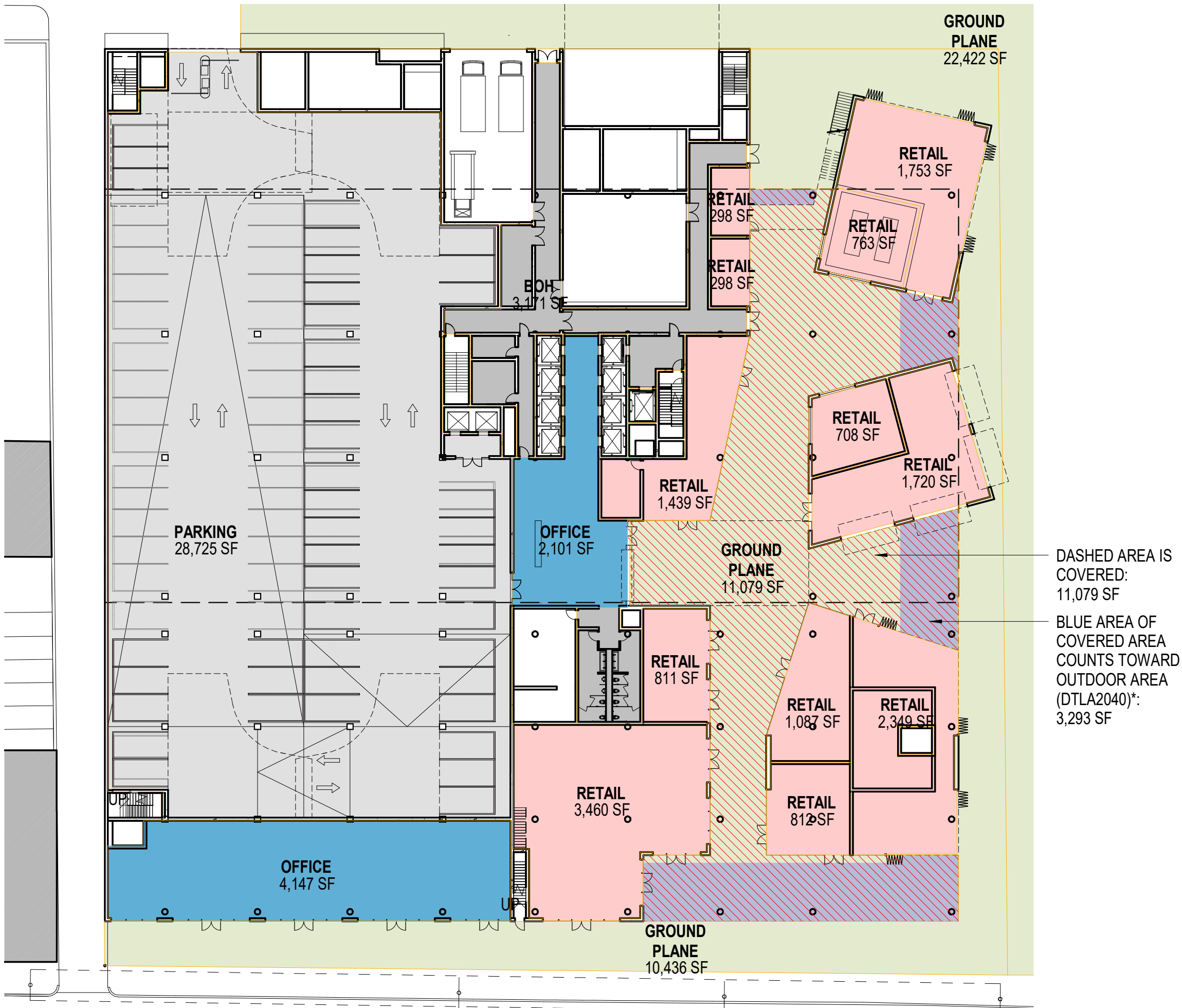
LEVEL 1.5 - MEZZANINE  
1/32" = 1'-0" 4



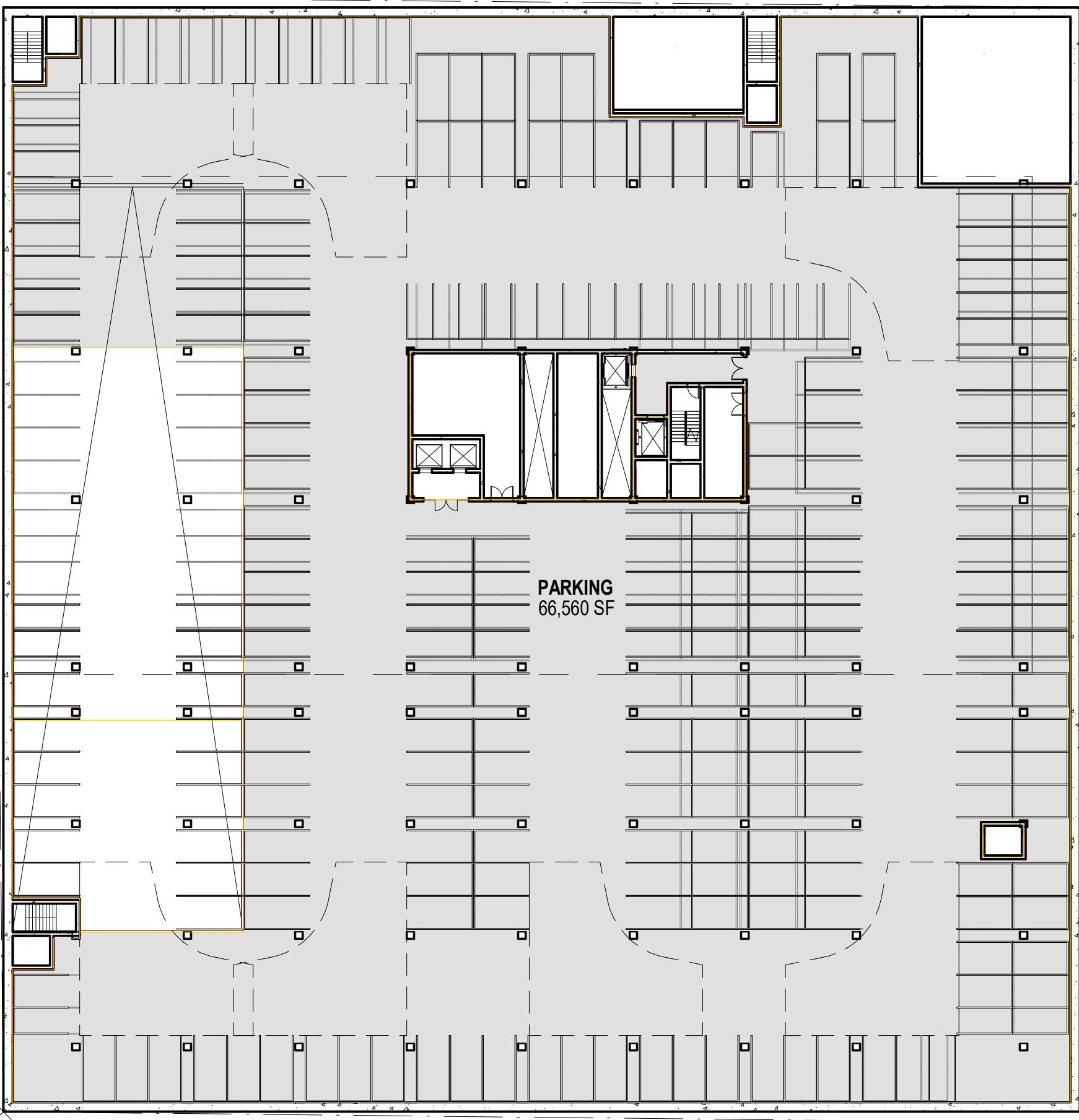
BASEMENT LEVEL P1  
1/32" = 1'-0" 2



LEVEL 02  
1/32" = 1'-0" 5



LEVEL 01  
1/32" = 1'-0" 3



BASEMENT LEVEL P2, P3, P4  
1/32" = 1'-0" 1

RIOS

3101 W EXPOSITION PLACE  
LOS ANGELES, CA 90018  
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FAX: 323.785.1801  
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PROJECT 19384

NOT FOR  
CONSTRUCTION

Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

02.05.21 PLANNING SUBMITTAL

AREA PLANS

1/31/2024 5:08:06 PM

1/32" = 1'-0" (WHEN PRINTED ON 30"x42" SHEET)

A7.01  
RIOS CLEMENTI HALE STUDIOS



PARKING

PARKING STALL COUNT: ~1,276

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PRIVATE			
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LEVEL 04	BALCONY	5,328 SF	
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		20,418 SF	
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Not Placed	GROUND PLANE	0 SF	
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		54,581 SF	
TOTAL AREA		74,999 SF	

AREAS - RETAIL, F&B

LEVEL 01	
RETAIL	15,499 SF
	15,499 SF
TOTAL AREA	15,499 SF

AREAS - OFFICE ONLY

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OFFICE	12,765 SF	OFFICE	30,398 SF
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OFFICE	64,464 SF	OFFICE	29,973 SF
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LEVEL 04		LEVEL 11	
OFFICE	29,882 SF	OFFICE	29,198 SF
LEVEL 05		LEVEL 12	
OFFICE	32,324 SF	OFFICE	24,899 SF
LEVEL 06		TOTAL AREA	
OFFICE	32,953 SF	416,120 SF	

AREAS - TOTAL

LEVEL 01		LEVEL 03		LEVEL 06		LEVEL 09		LEVEL 12	
BOH	3,171 SF	BOH	169 SF	BOH	169 SF	BOH	169 SF	BOH	169 SF
OFFICE	6,248 SF	OFFICE	61,015 SF	OFFICE	32,953 SF	OFFICE	29,973 SF	OFFICE	24,899 SF
RESTROOM	741 SF	RESTROOM	1,521 SF	RESTROOM	862 SF	RESTROOM	862 SF	RESTROOM	862 SF
RETAIL	15,499 SF	LEVEL 03	62,704 SF	LEVEL 06	33,984 SF	LEVEL 09	31,004 SF	LEVEL 12	25,930 SF
LEVEL 01	25,660 SF							TOTAL AREA 450,599 SF	
LEVEL 01.5		LEVEL 04		LEVEL 07		LEVEL 10		NOTE: AREAS CALCULATED ACCORDING TO FLOOR AREA DEFINITION:	
BOH	2,409 SF	BOH	169 SF	BOH	169 SF	BOH	169 SF	The area is square feet confined within the walls of the Building, but not including the area of the following stairways, shafts, rooms housing Building-occupancy machinery, parking areas with associated open space dedicated to bicycle parking, space for use of helicopters, and Basement storage areas.*	
OFFICE	12,765 SF	OFFICE	29,882 SF	OFFICE	32,333 SF	OFFICE	29,667 SF		
LEVEL 01.5	15,174 SF	RESTROOM	862 SF	RESTROOM	862 SF	RESTROOM	862 SF		
		LEVEL 04	30,913 SF	LEVEL 07	33,364 SF	LEVEL 10	30,698 SF		
LEVEL 02		LEVEL 05		LEVEL 08		LEVEL 11			
BOH	169 SF	BOH	169 SF	BOH	169 SF	BOH	169 SF		
OFFICE	64,464 SF	OFFICE	32,324 SF	OFFICE	30,398 SF	OFFICE	29,198 SF		
RESTROOM	1,521 SF	RESTROOM	862 SF	RESTROOM	862 SF	RESTROOM	862 SF		
LEVEL 02	66,154 SF	LEVEL 05	33,355 SF	LEVEL 08	31,429 SF	LEVEL 11	30,229 SF		

NOTE: AREAS CALCULATED ACCORDING TO LAMC SEC 12.03 FLOOR AREA DEFINITION:

"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."

RIOS

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PROJECT NO. 19384

CONCULUM

NOT FOR  
CONSTRUCTION

Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

ISSUED 02.05.21 PLANNING SUBMITTAL

FILENAME [TYPE FILE NAME]

AREA PLANS

REVISION TITLE

DATE 1/31/2024 5:08:12 PM

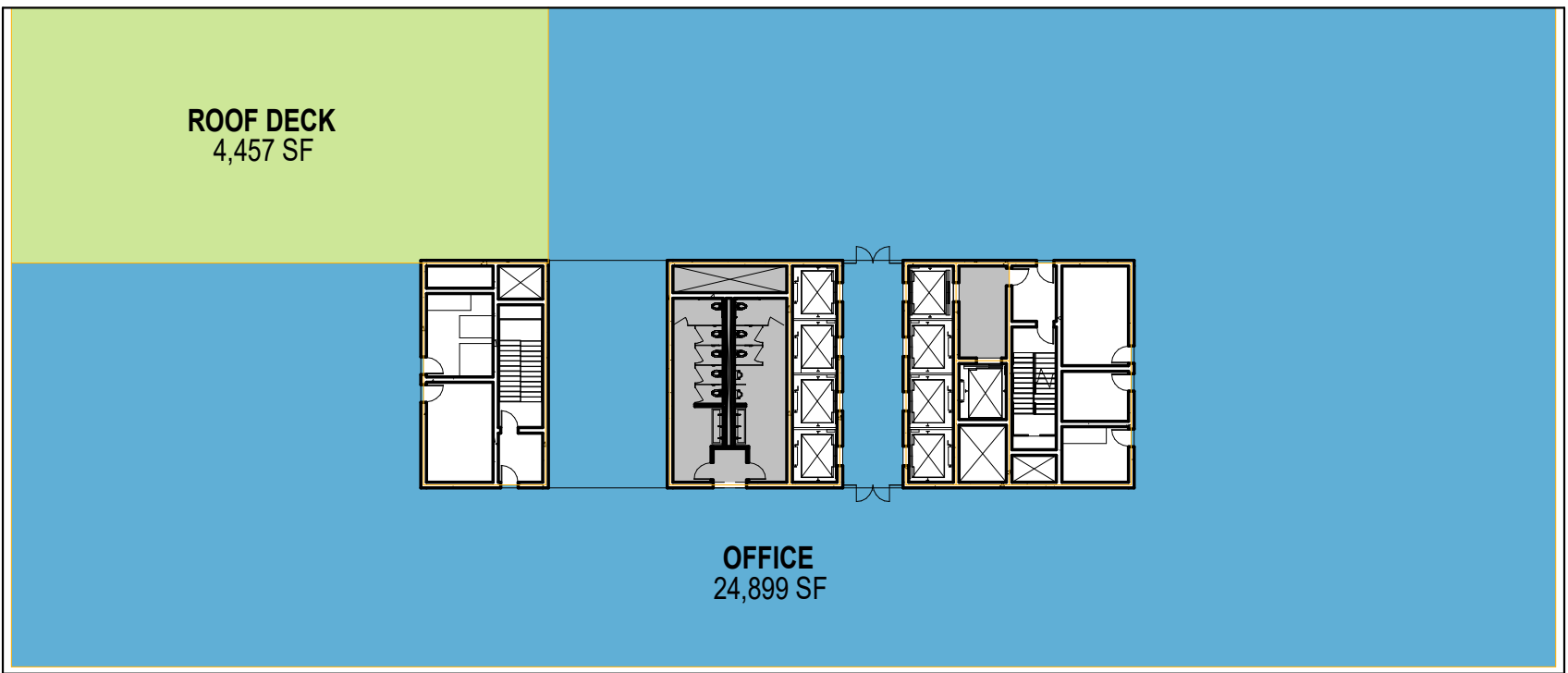
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(WHEN PRINTED ON 30"x42" SHEET)

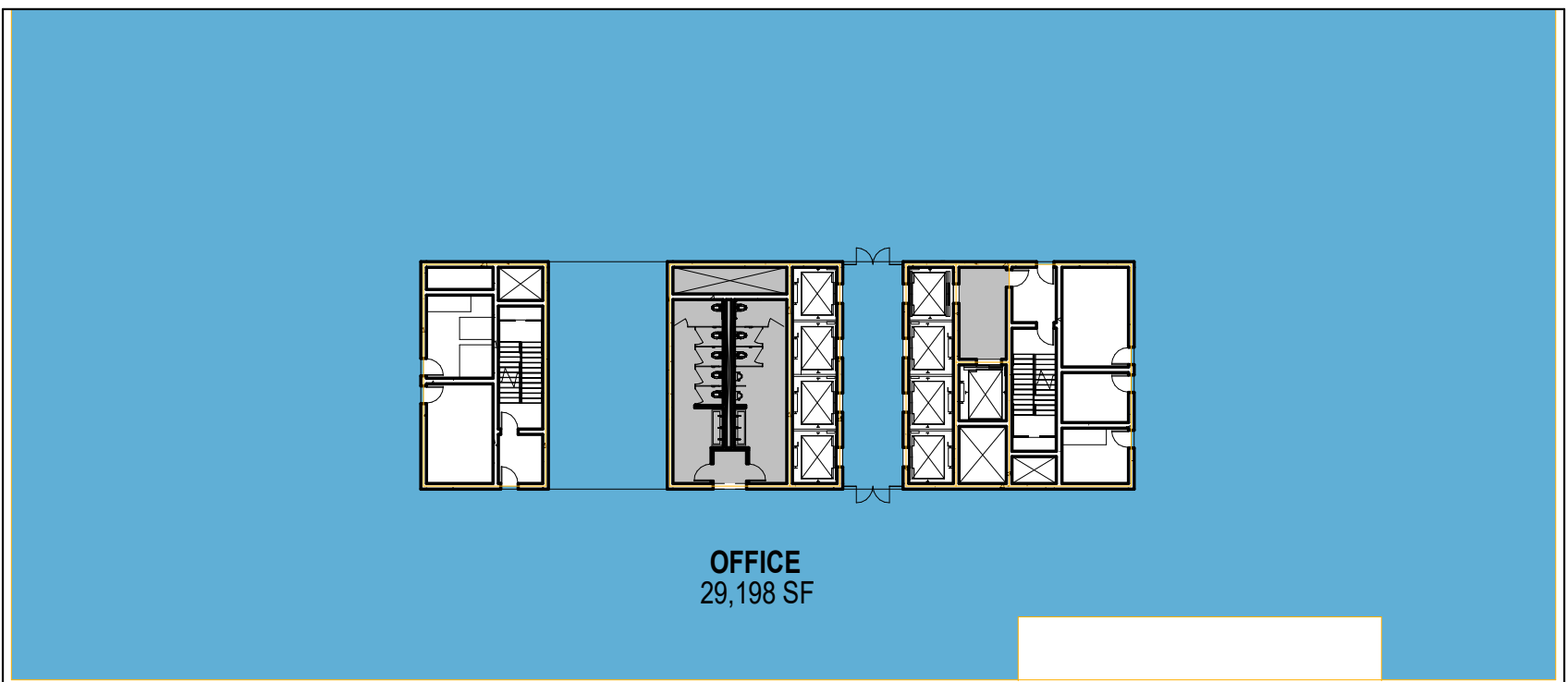
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A7.02

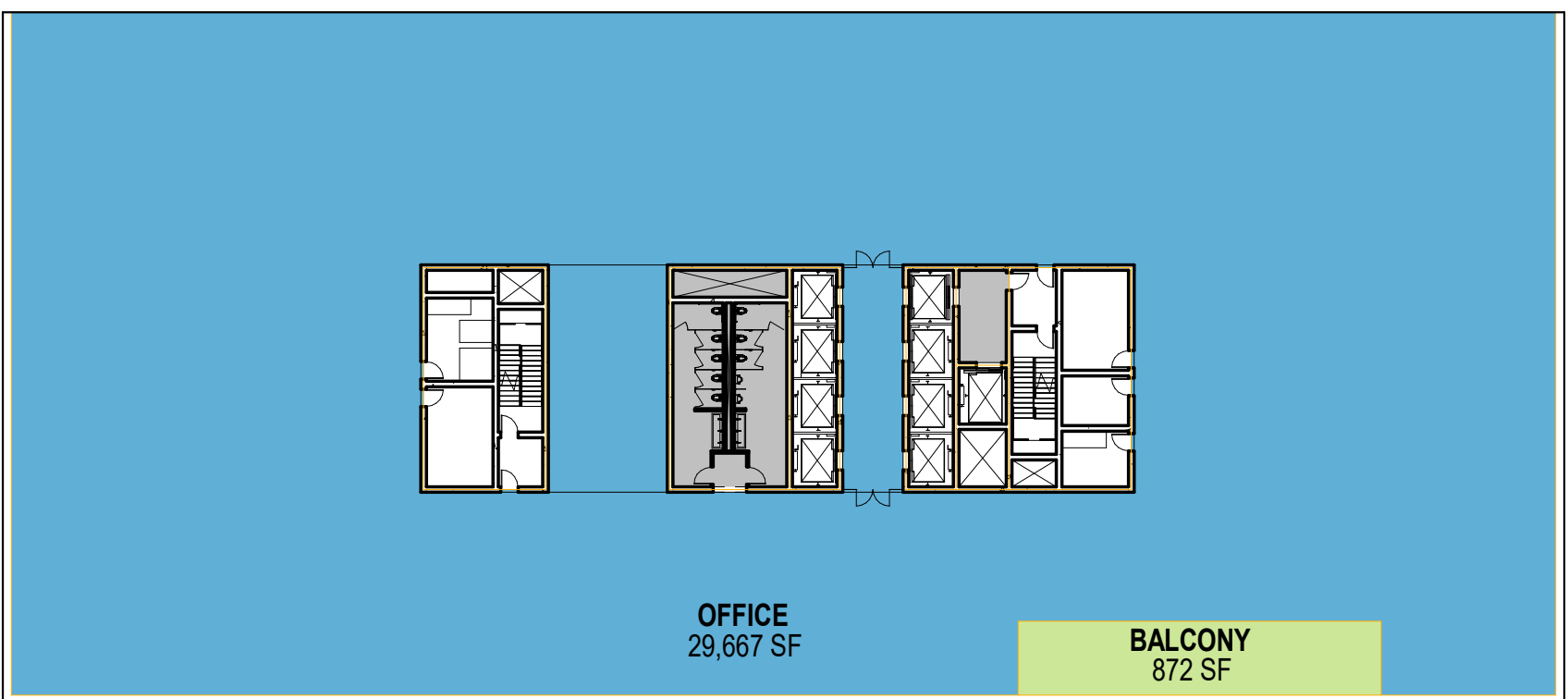
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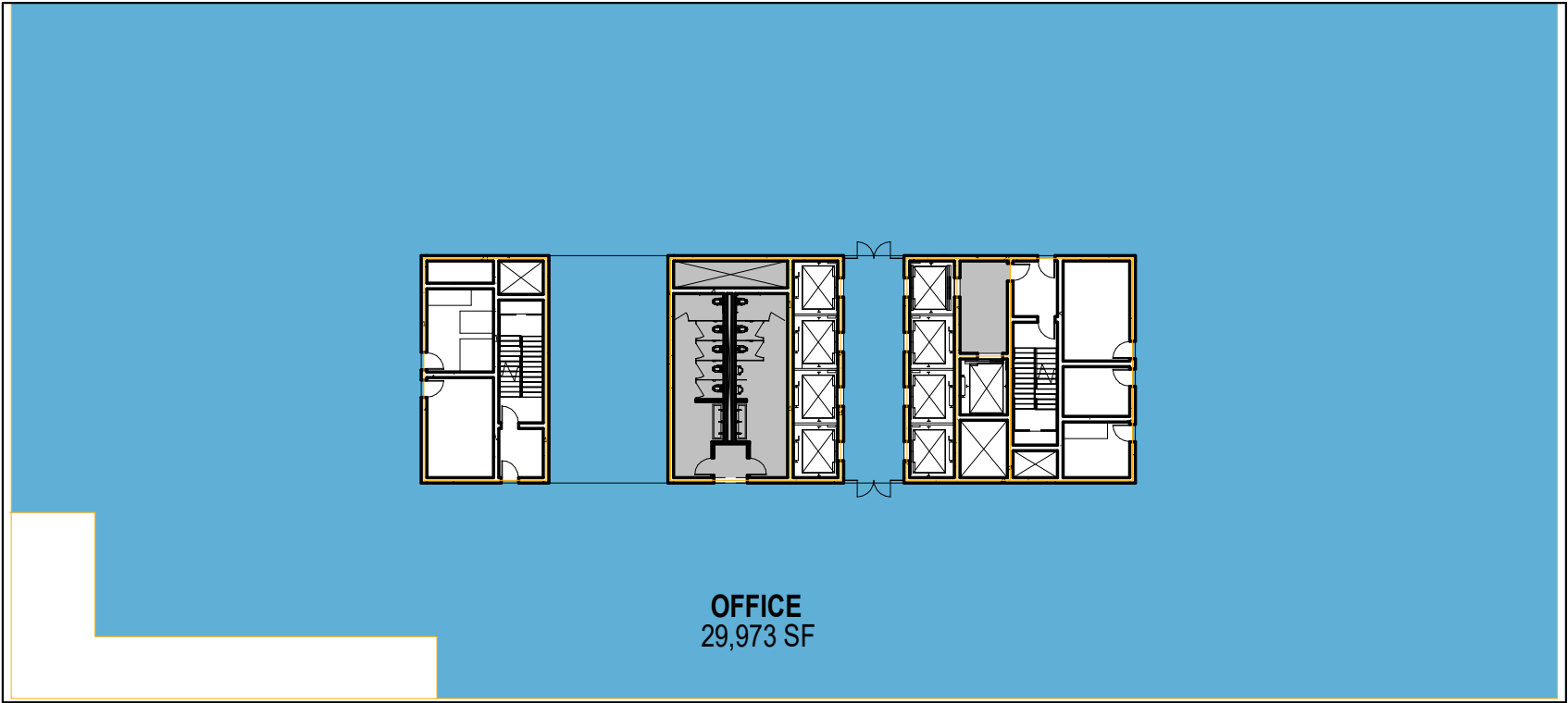
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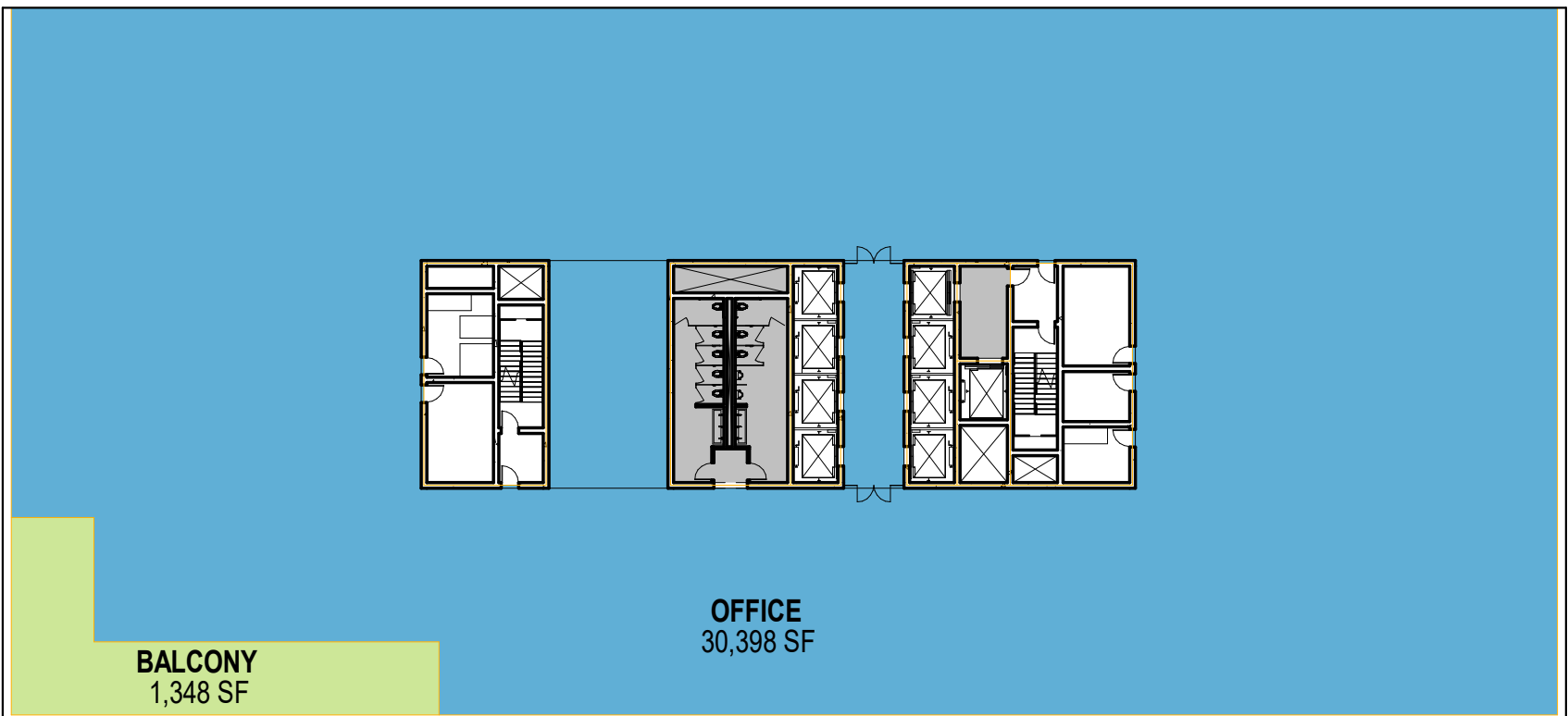
LEVEL 11  
1/32" = 1'-0" 8



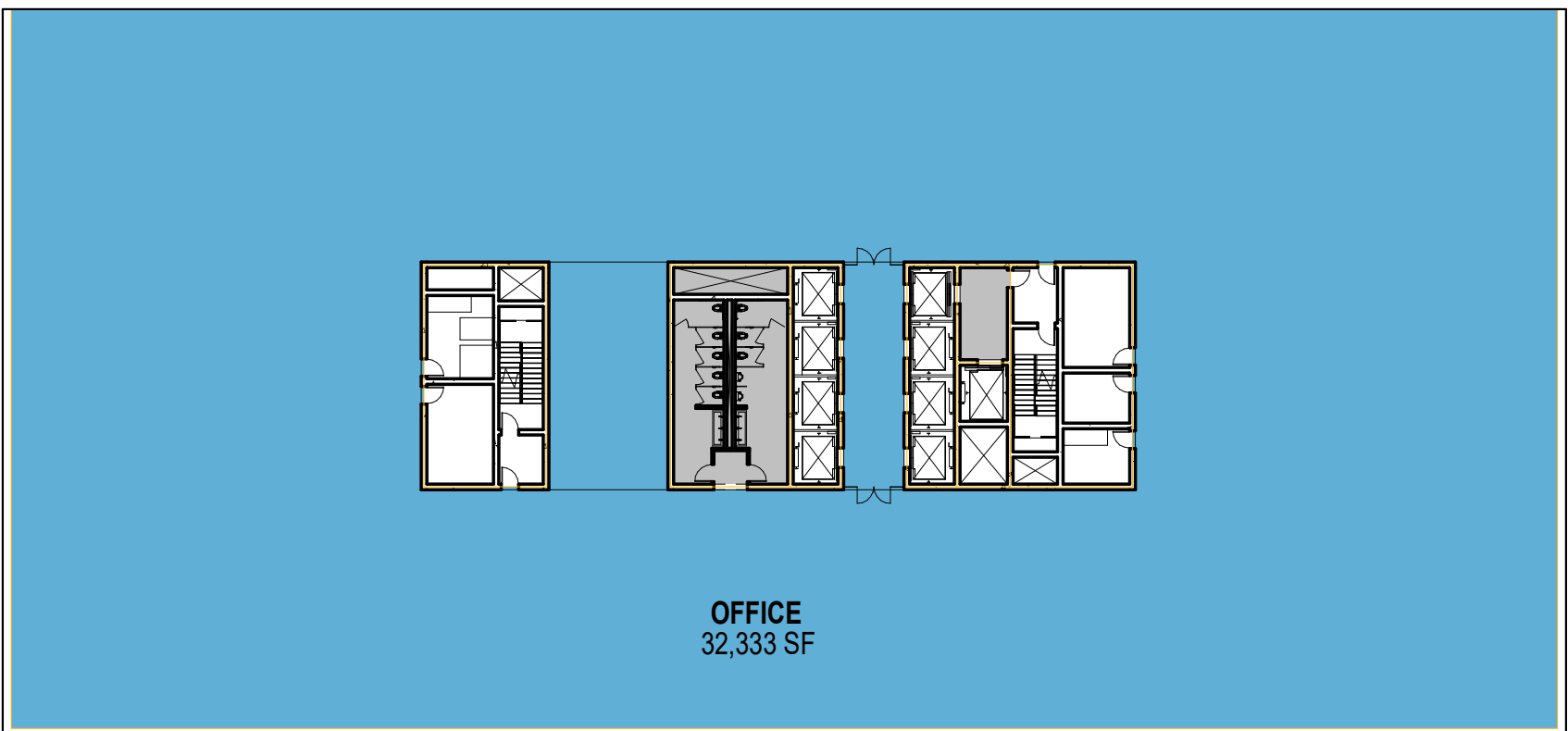
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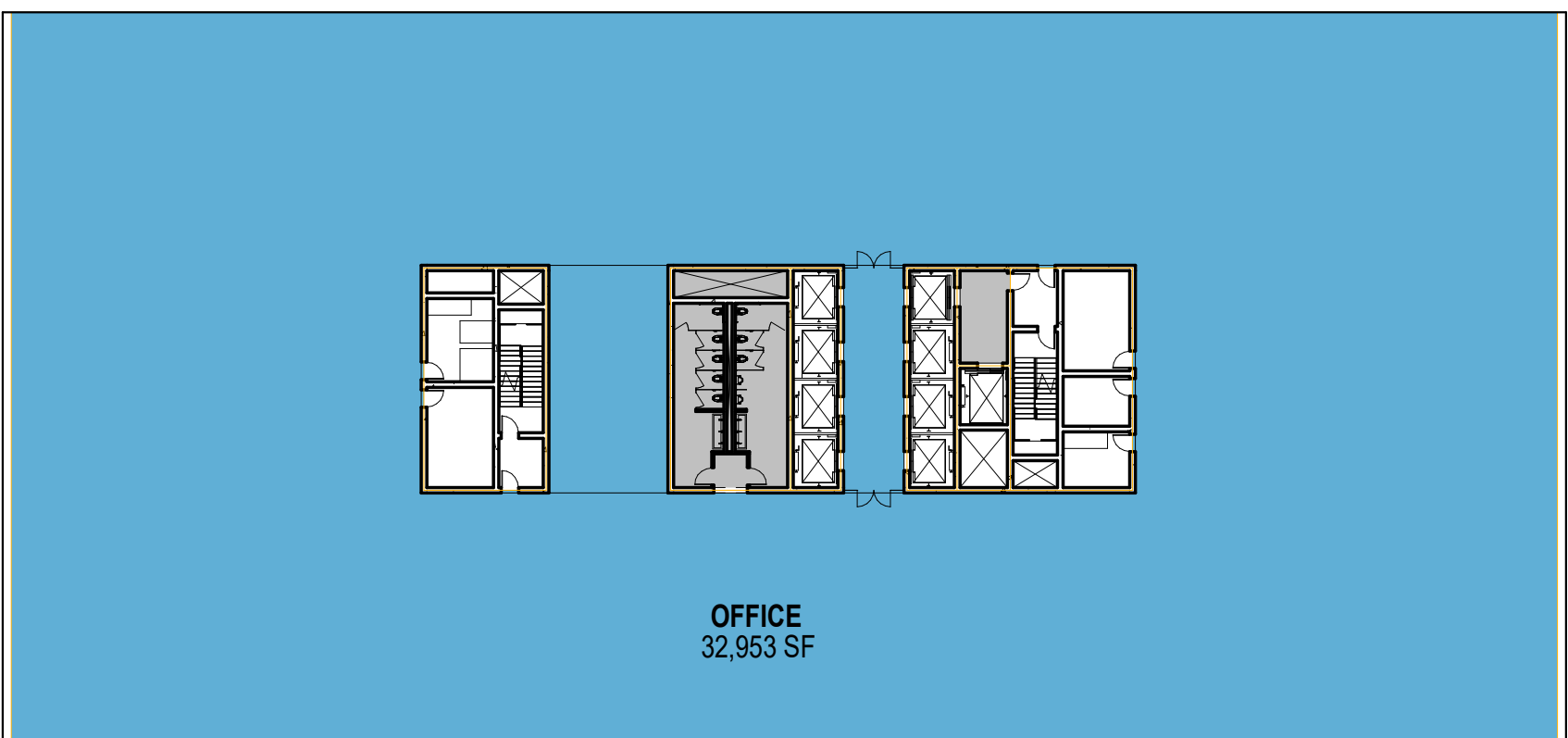
LEVEL 09  
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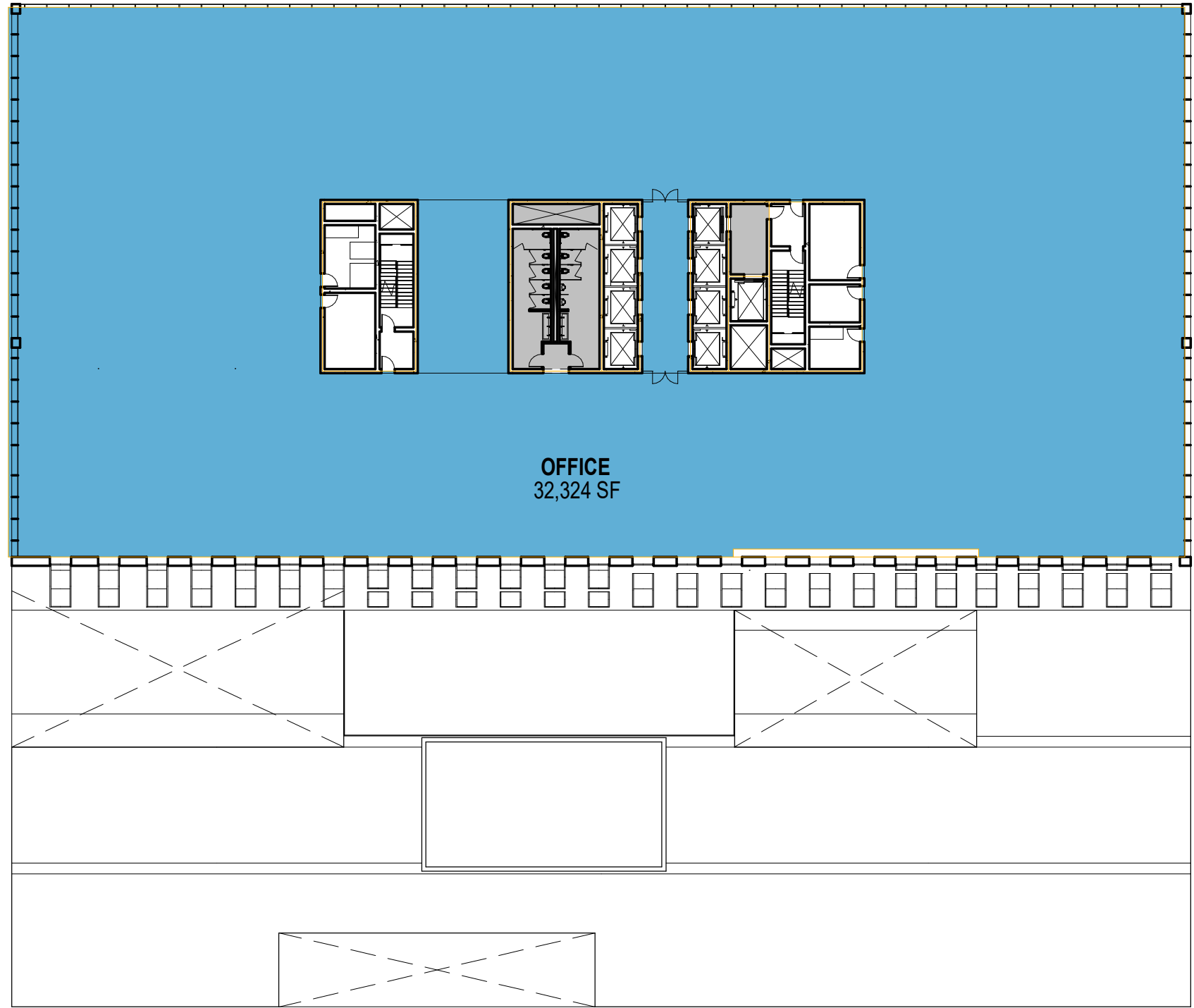
LEVEL 08  
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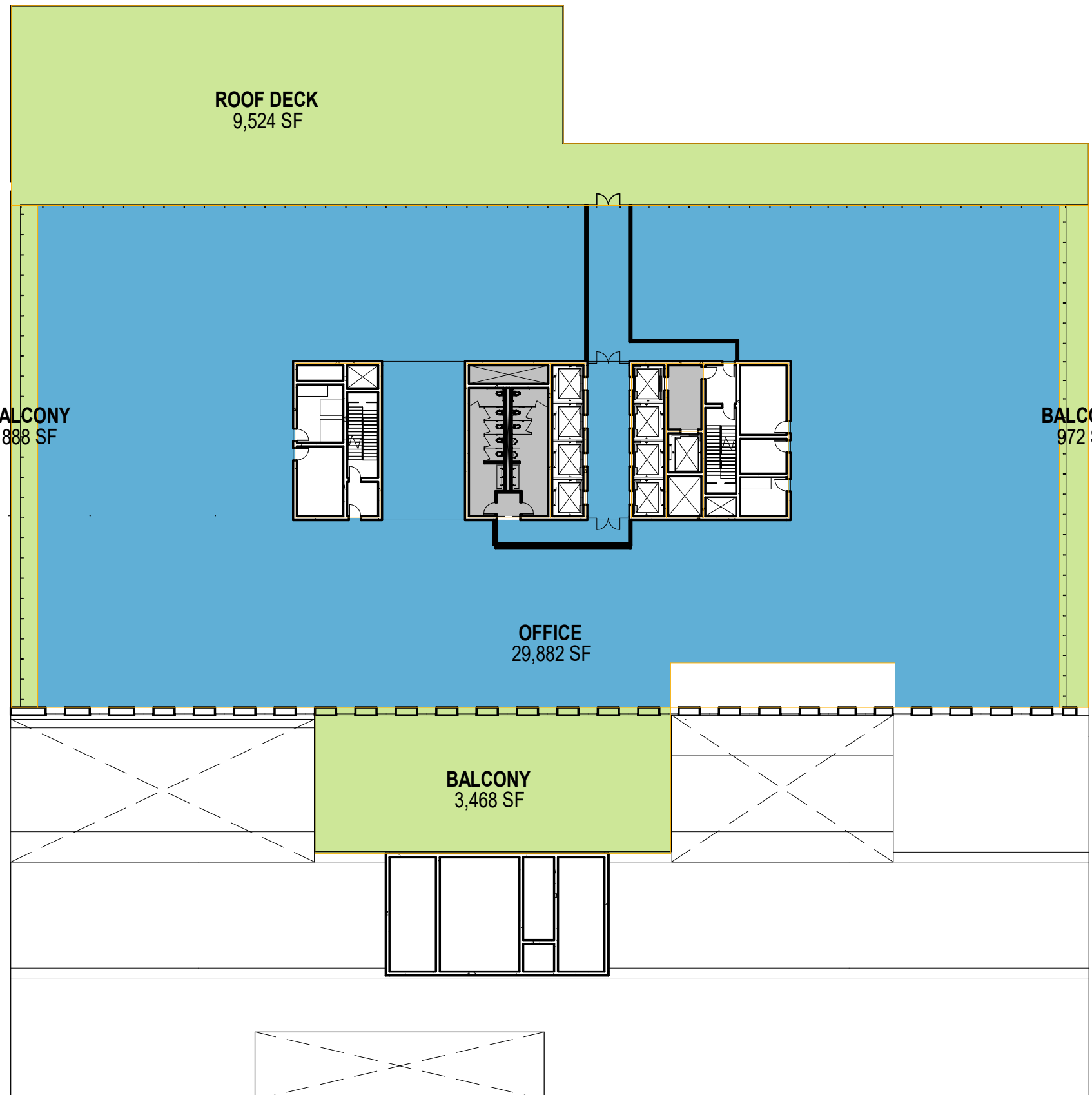
LEVEL 07  
1/32" = 1'-0" 4



LEVEL 06  
1/32" = 1'-0" 3



LEVEL 05  
1/32" = 1'-0" 2



LEVEL 04  
1/32" = 1'-0" 1



Window / Storefront

Unitized Glass and Aluminum Curtain Wall with 12" Vertical Aluminum Louvers

Unitized Glass and GFRP Panel Window Wall System

Glass Storefront System



Retail Facade

Aluminum Metal Panel Rainscreen System with Concealed Fasteners



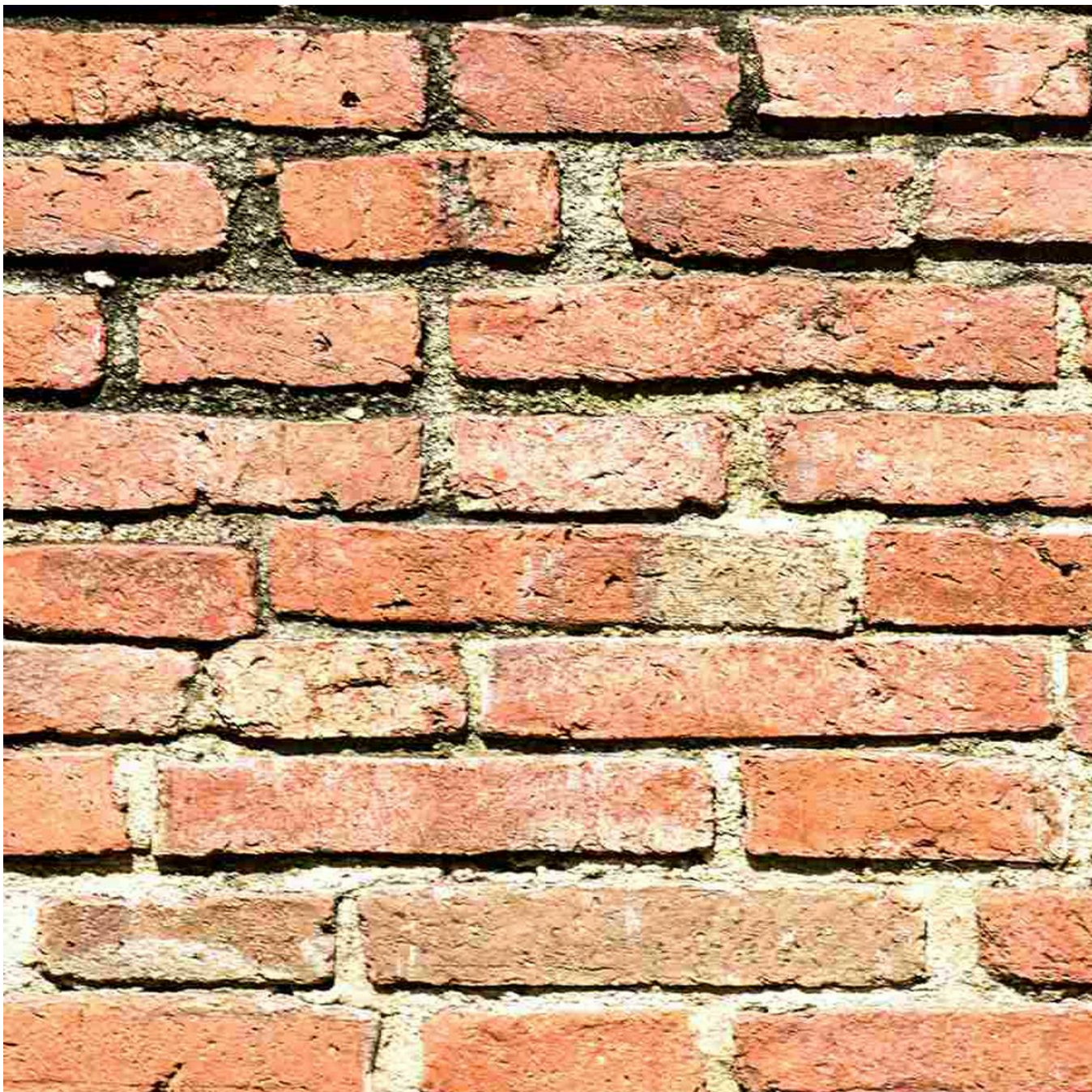
Retail Facade

Thin Brick Veneer Cladding



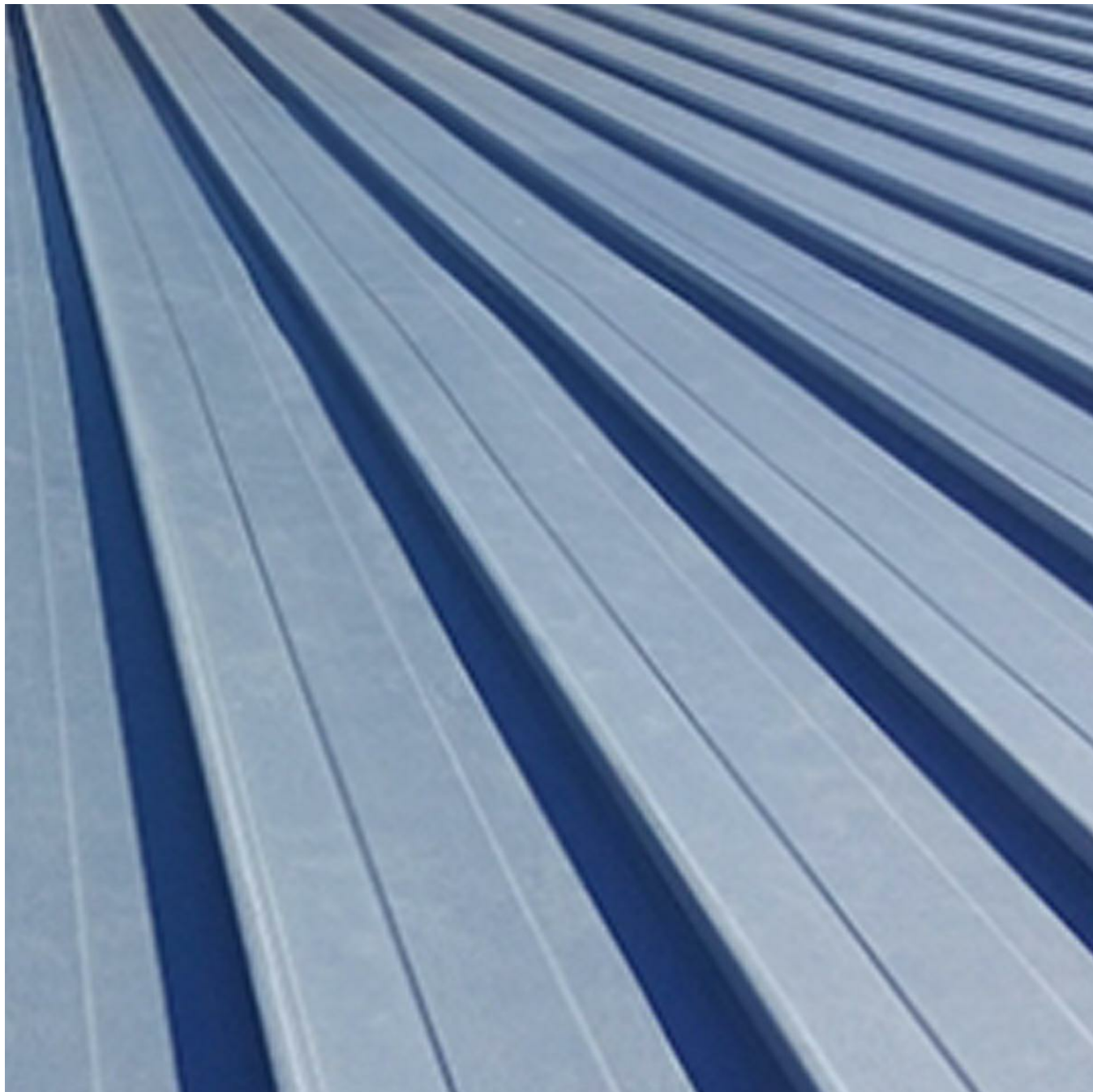
Exterior Concrete Wall

Cast-in-Place Concrete with Form-liner



Roof

Standing Seam Metal Roof



PVC Sheet - White



RIOS

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PROJECT  
19384

CONCEPT

NOT FOR  
CONSTRUCTION

Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

REVISIONS

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02.05.21 PLANNING SUBMITTAL

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## Violet Street Tower

2045 E Violet Street  
Los Angeles, CA 90021

## REVISIONS

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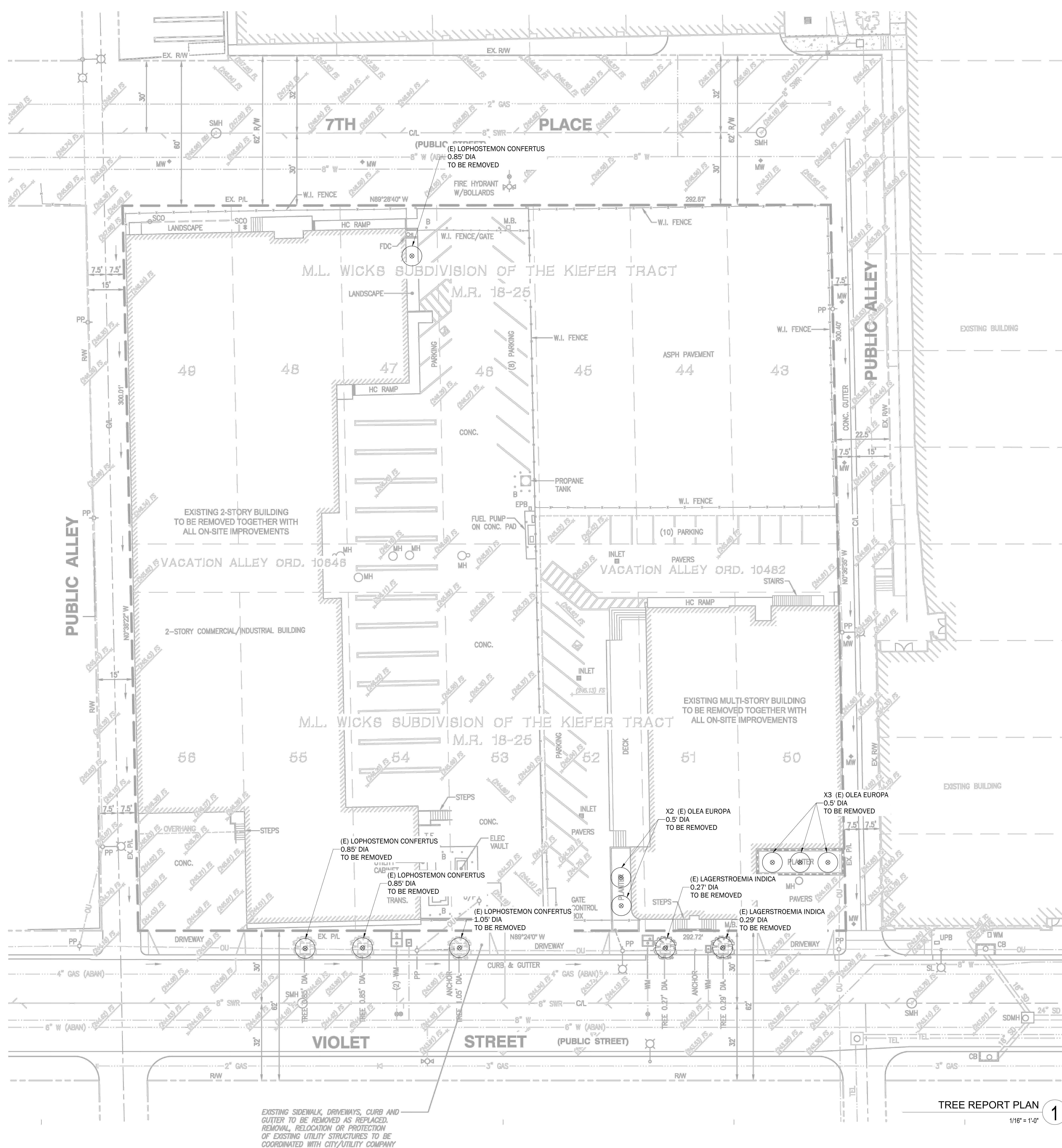
## EXISTING TREE PLAN

DATE June 15, 2021

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

# L0.01

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SITE ELEMENTS

- A STREETScape - CITY STANDARD
- B PASEO - CONCRETE UNIT PAVERS
- C FLEXIBLE ALLEY - CONCRETE UNIT PAVERS
- D DROP-OFF DRIVE
- E GARAGE ENTRY DRIVE
- F DECOMPOSED GRANITE OPEN SPACE
- G WOOD DECK
- H ROUGH-CUT TIMBER SEATING
- I LOOSE TABLES AND CHAIRS
- J WORK BAR
- K POTTED PLANTS
- L FOOD TRUCK PARKING
- M 6' HT. SLIDING ENTRY GATE & FENCE
- N RAISED STEEL PLANTER

PLANTING LIST

TREES				
Botanical Name	Common Name	Container Size	QTY	WUCOLS (PF)
Platanus racemosa	Western Sycamore	48" box	10	LOW
Tipuana tipu	Tipa Tree	48" box	4	MEDIUM
Olea europaea	Olive Tree	60" box	3	LOW
Arbutus marina	Strawberry Tree	36" box	6	LOW
Quercus agrifolia	Coast Live Oak	60" box	1	LOW
Acacia stenophylla	Acacia Tree	36" box	6	LOW
Dracaena draco	Dragon Tree	36" box	3	LOW
Lophostemon confertus	Brisbane Box	36" box	9	LOW

SHRUBS + GRASSES

Botanical Name	Common Name	Container Size	WUCOLS (PF)
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal	LOW
Agave attenuata 'Blue Flame'	Agave Blue Flame	5 gal	LOW
Verbena ilicina 'De la Mina'	Purple Cedros Island Verbena	5 gal	LOW
Eriogonum fasciculatum 'Dana Point'	Dana Point Buckwheat	5 gal	LOW
Leymus condensatus 'Canyon Prince'	Canyon Prince Giant Wild Rye	5 gal	LOW
Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	5 gal	MEDIUM
Muhlenbergia rigens	Deer Grass	5 gal	LOW
Philodendron xanadu	Philodendron xanadu	5 gal	MEDIUM
Yucca rostrata	Beaked Yucca	5 gal	LOW
Salvia aplanata	White Sage	5 gal	LOW
Carpenteria californica	Bush Anemone	5 gal	LOW

GROUNDCOVERS + VINES

Botanical Name	Common Name	Container Size	WUCOLS (PF)
Carex tumulicola	Foothill Sedge	1 gal	MEDIUM
Heuchera maxima	Island Alum Root	1 gal	LOW
Woodwardia fimbriata	Giant Chain Fern	1 gal	MEDIUM
Salvia 'Bees Bliss'	Bees Bliss Sage	1 gal	LOW
Baccharis pilularis 'Pinyon Point'	Dwarf Coyote Bush	5 gal	LOW
Ficus pumila	Creeping Fig	1 gal	MEDIUM
Trachelospermum jasminoides	Star Jasmine	1 gal	MEDIUM
Aristolochia californica	Dutchman's Pipe	1 gal	LOW

OVERALL SITE PROPOSED TREES	QTY
Proposed Trees - Ground Level	42
Proposed Trees - Level 02	4
Proposed Trees - Level 03	3
Proposed Trees - Level 04	8
Proposed Trees - Level 08	1
Proposed Trees - Level 10	1
Proposed Trees - Level 12	4
Street Trees	6
Total Proposed Trees	69

LANDSCAPE TREE REQUIREMENT	QTY
Trees Removed from Site	6
2:1 Tree Replacement in Kind	12
Total Trees Required	12

Existing site contains no Protected Trees as defined by LAMC 17.02.



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CONSTRUCTION

Violet Street  
Tower

2045 E Violet Street  
Los Angeles, CA 90021

REVISION

ISSUES 7.17.2020 CONCEPT PRICING

REVISION

SITE PLAN -  
LEVEL 01

REVISION

DATE February 21, 2024

SCALE

(WHEN PRINTED ON 30"x42" SHEET)

REVISION

L1.01

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LANDSCAPE PLAN - LEVEL 01

1/16" = 1'-0"

1



- SITE ELEMENTS
- A LOOSE TABLES AND CHAIRS
  - B RAISED STEEL PLANTER
  - C WOOD SEATING
  - D WORK BAR
  - E PLANTER POT
  - F PEDESTAL PAVERS

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
Arbutus marina	Strawberry Tree	36" box	3
Olea europaea	Olive Tree	60" box	1

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachocereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena lilacina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahioopsis laciniosa	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	'Yarrow'	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal





SITE ELEMENTS

- A LOOSE TABLES AND CHAIRS
- B RAISED STEEL PLANTER
- C WOOD SEATING
- D OUTDOOR WORK/LOUNGE ROOM
- E WOOD DECKING PAVING
- F PEDESTAL PAVERS

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
O Arbutus marina	Strawberry Tree	36" box	1
P Lagstroemia 'Natchez'	Grape myrtle	36" box	2

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena lilacina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahiopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

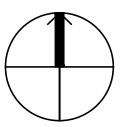
GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 03

1/16" = 1'-0"

1





SITE ELEMENTS

- A LOOSE TABLES AND CHAIRS
- B RAISED STEEL PLANTER
- C WOOD SEATING
- D OUTDOOR WORK/LOUNGE ROOM
- E PEDESTAL PAVERS
- F PLANTER POT
- G FLEXIBLE LAWN

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
Olea europaea	Olive Tree	60" box	3
Acacia stenophylla	Acacia Tree	36" box	3
Acacia covenyi	Blue Bush Wattle	36" box	0
Lagestroemia 'Natchez'	Crape myrtle	36" box	2

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena lilacina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahioopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

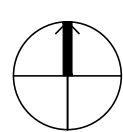
GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 04

1/16" = 1'-0"

1





SITE ELEMENTS

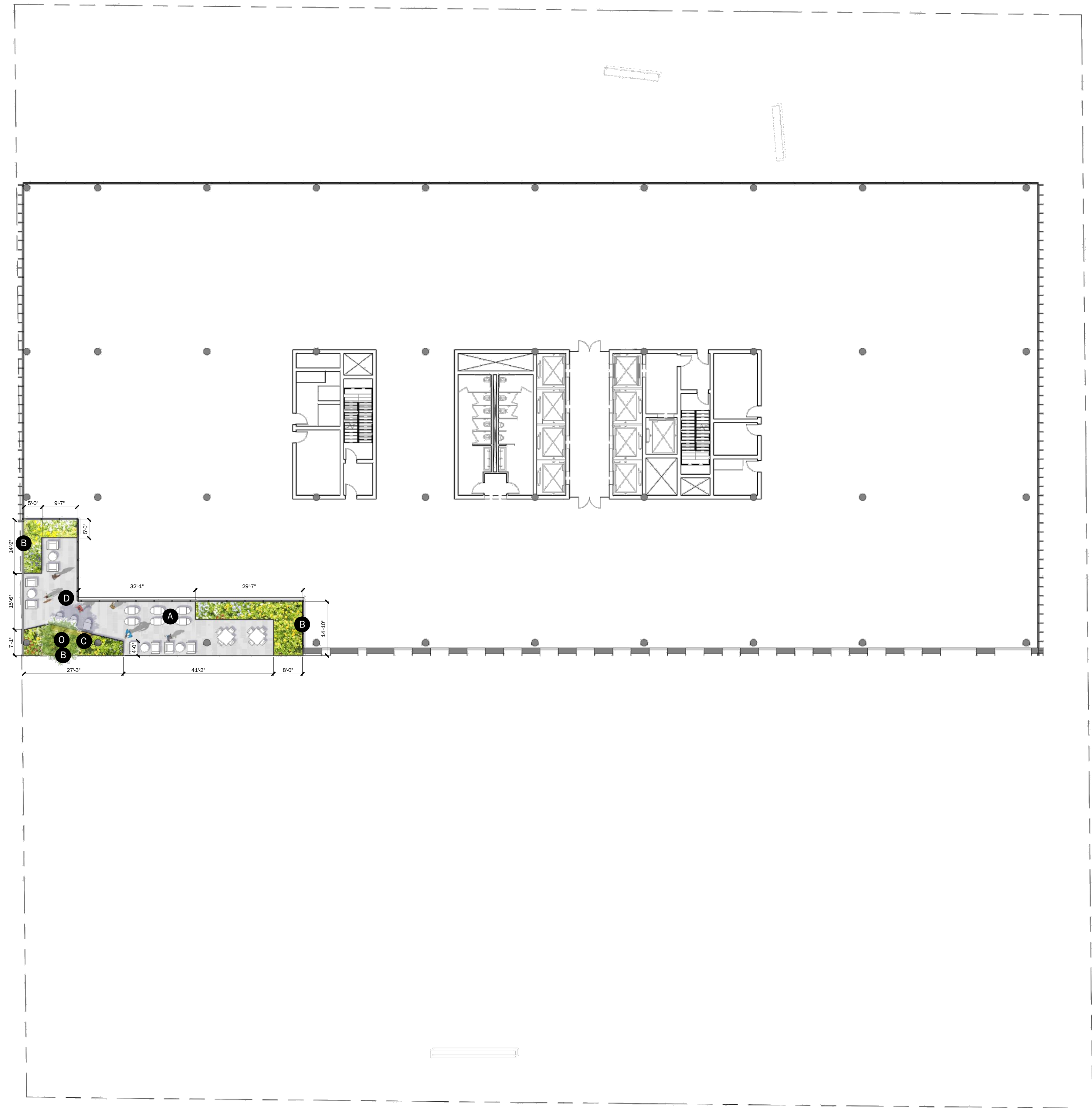
- A LOOSE TABLES AND CHAIRS
- B RAISED STEEL PLANTER
- C WOOD SEATING
- D PEDESTAL PAVER

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
Arbutus marina	Strawberry Tree	36" box	1

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbana lilacina 'De la Mina'	Purple Cedros Island Verbana	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahiopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

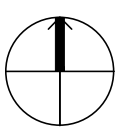
GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 08

1/16" = 1'-0"

1





SITE ELEMENTS

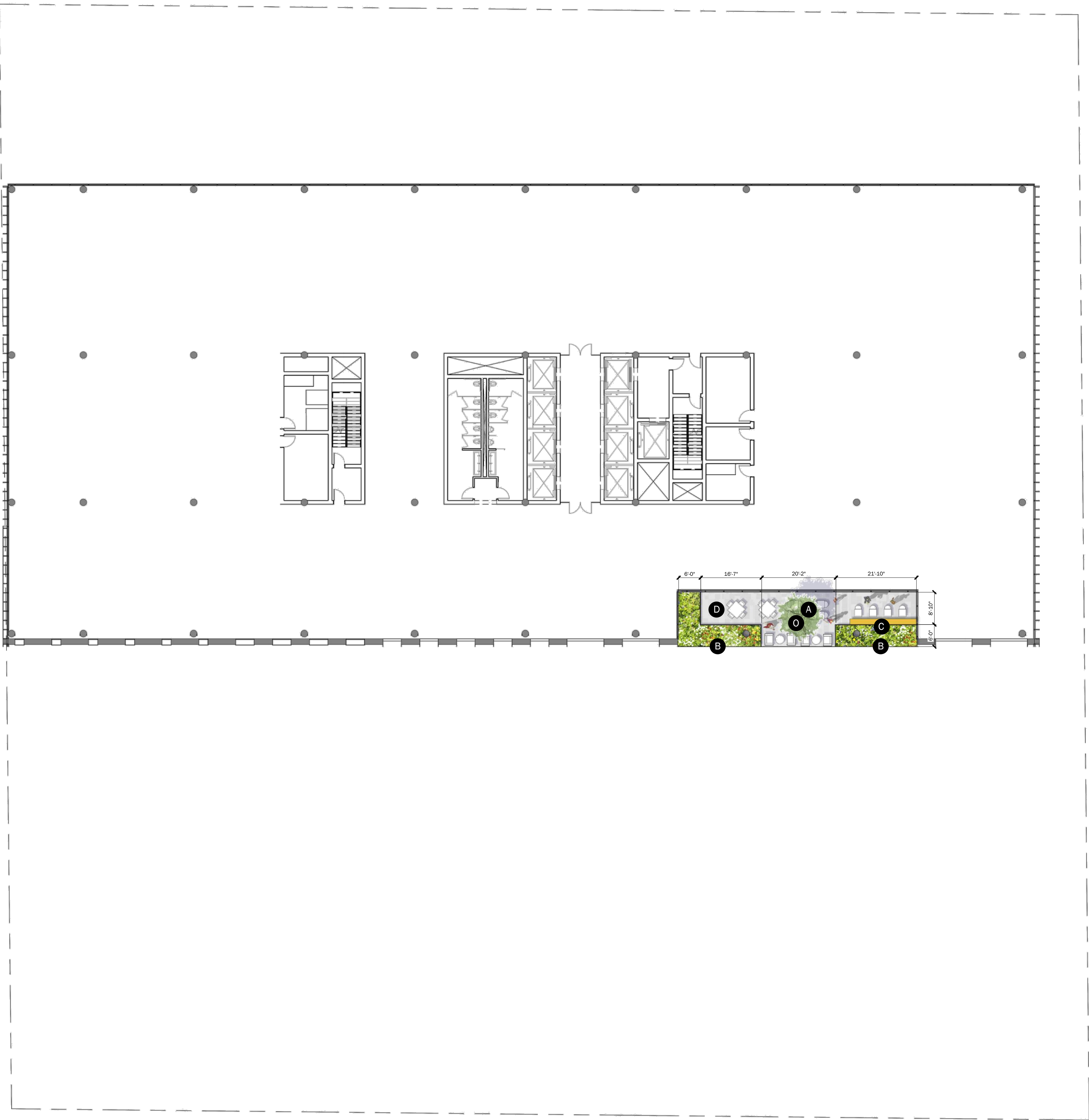
- A LOOSE TABLES AND CHAIRS
- B RAISED STEEL PLANTER
- C WOOD SEATING
- D PEDESTAL PAVER

PLANTING LIST

TREES			
Botanical Name	Common Name	Container Size	QTY
Arbutus marina	Strawberry Tree	36" box	1

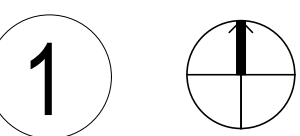
SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbana lilacina 'De la Mina'	Purple Cedros Island Verbana	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahiopsis laciniata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
Bouteloua gracilis 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
Achillea millefolium	Yarrow	1 gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
Dianella caerulea 'Cassa Blue'	Native Flax Plant	1 gal
Senecio serpens	Blue Chalk Sticks	1 gal
Ficus pumila	Creeping Fig	1 gal
Stephanotis floribunda	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 10

1/16" = 1'-0"





## Violet Street Tower

2045 E Violet Street  
Los Angeles, CA 90021

- A LOOSE TABLES AND CHAIRS
- B RAISED STEEL PLANTER
- C WOOD SEATING
- D PEDESTAL PAVER
- E FLEXIBLE LAWN
- F ROOF BAR
- G OUTDOOR WORK/LOUNGE ROOM

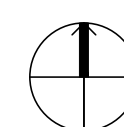
TREES			
Botanical Name	Common Name	Container Size	QTY
Arbutus marina	Strawberry Tree	36" box	1
Lagestroemia 'Natchez'	Crape myrtle	36" box	2
Geijera parviflora	Wilga Tree	48" box	1

SHRUBS + GRASSES		
Botanical Name	Common Name	Container Size
Zamia furfuracea	Cardboard Palm	5 gal
Pachycereus marginatus	Mexican Fencepost Cactus	5 gal
Verbena illicina 'De la Mina'	Purple Cedros Island Verbena	5 gal
Agave attenuata	Century Plant	5 gal
Lomandra longifolia	Spiny-Head Mat-Rush	5 gal
Bahioipsis lacinata	San Diego County Sunflower	5 gal
Muhlenbergia rigens	Deer Grass	5 gal
Acacia cognata 'Cousin Itt'	Cousin Itt Acacia	5 gal
Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal
Westringia fruticosa	Coastal Rosemary	5 gal

GROUNDCOVERS + VINES		
Botanical Name	Common Name	Container Size
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Gama Grass 'Blonde Ambition'	1 gal
<i>Achillea millefolium</i>	Yarrow	1 gal
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal
<i>Dianella caerulea</i> 'Cassa Blue'	Native Flax Plant	1 gal
<i>Senecio serpens</i>	Blue Chalk Sticks	1 gal
<i>Ficus pumila</i>	Creeping Fig	1 gal
<i>Stephanotis floribunda</i>	Wedding Flower	1 gal



LANDSCAPE PLAN- LEVEL 12

$$1/16'' = 1'-0''$$




Driveway & Walking Paths

Concrete Pavers



Concrete Pavers



Concrete Pavers



Hardscape

Decomposed Granite



Crushed Stone

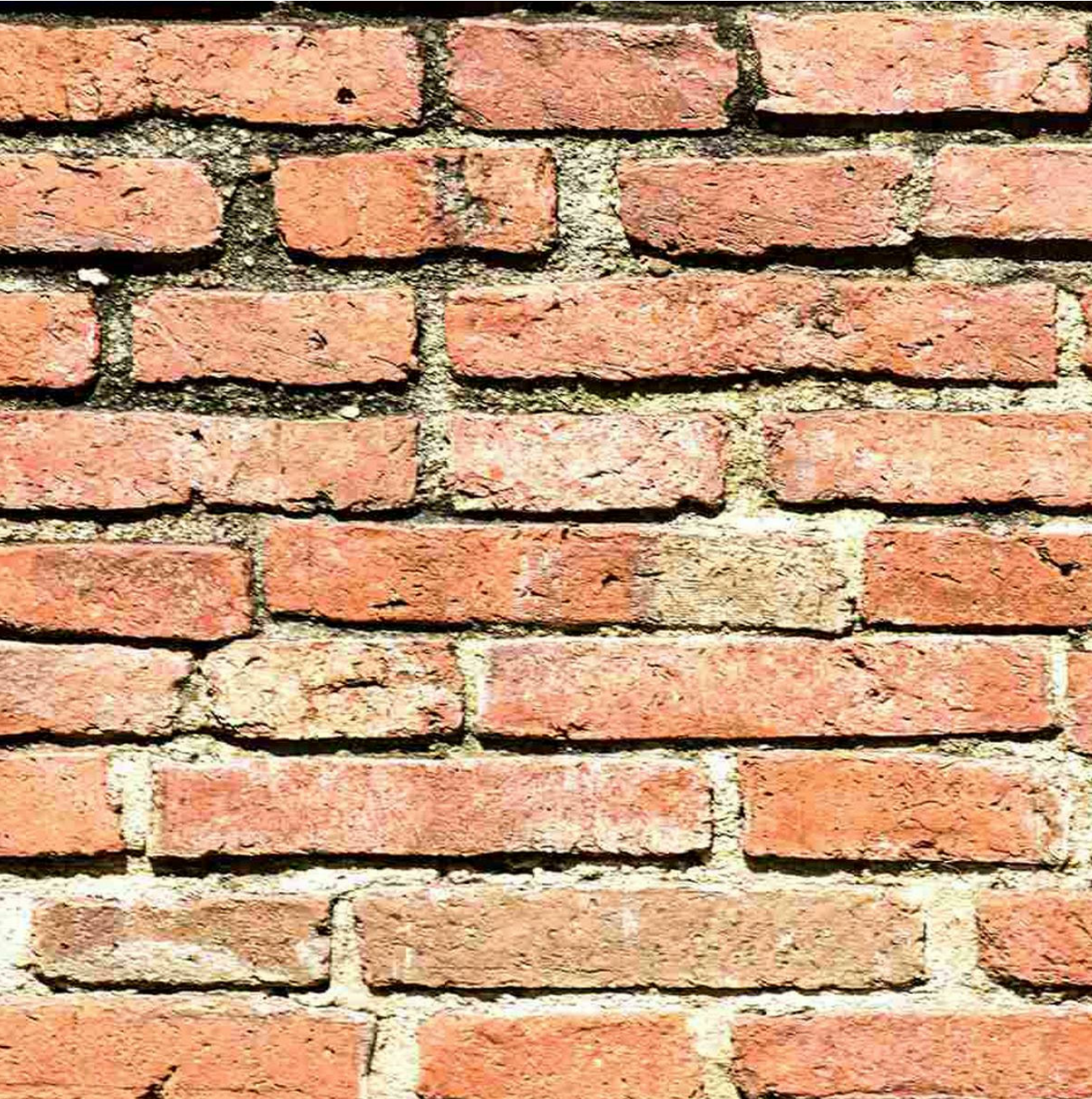


Landscape

Weathering Steel Planters



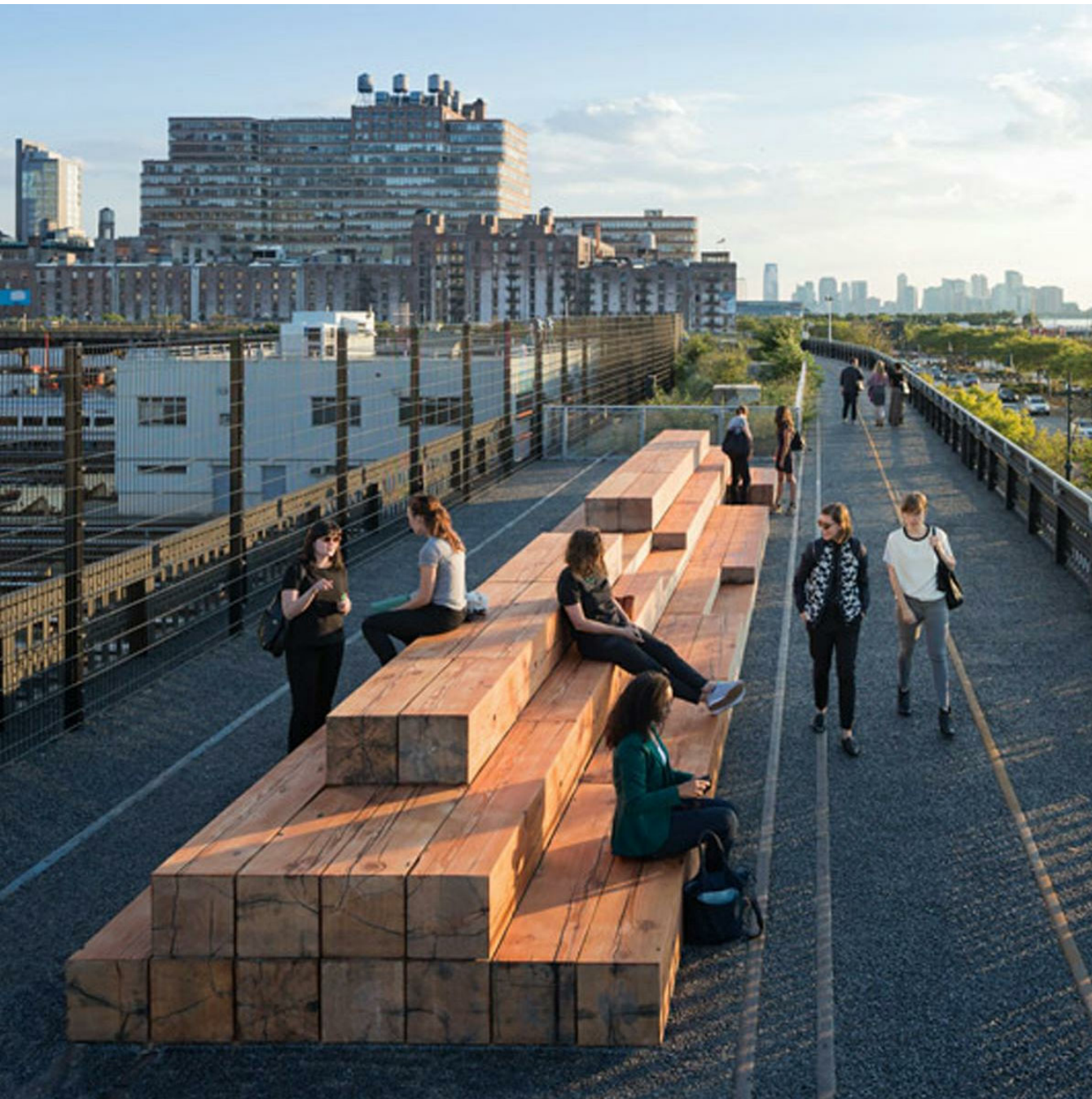
Planter Walls



Thermory Wood Decking



Rough-cut Timber Bench



RIOS

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