



1200 VINE ST.

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PROJECT NARRATIVE

1200 VINE IS A MIXED-USE PROJECT, APPLYING FOR AB2345 DENSITY BONUS, PROVIDING 134 MARKET-RATE UNITS, 17 AFFORDABLE UNITS, AND APPROX. 3,700 SQFT OF COMMERCIAL SPACE. THE PROJECT ALSO INCLUDES 87 TOTAL PARKING SPACES, OVER 19,000 SF OF COMMON & PRIVATE OPEN SPACE, AND A PLETHORA OF COMMON RESIDENT AMENITY SPACES SUCH AS A CLUB LOUNGE, FITNESS, CO-WORKING, & 2 ROOF DECKS. THE PROJECT IS A 7-STORY BUILDING WITH 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 2 LEVELS OF TYPE I PODIUM.

APPLICANT:	ARCHITECT:	LANDSCAPE ARCHITECT:	ENTITLEMENT CONSULTANT:	INTERIOR DESIGNER:
GRUBB PROPERTIES CONTACT: MEGAN WATSON LOS ANGELES, CA T: 405.973.5229 MWATSON@GRUBBPROPERTIES.COM	KTGY ARCHITECTURE + PLANNING CONTACT: MICHAEL MILITELLO 433 S. SPRING ST. SUITE 100 LOS ANGELES, CA 90066 T: 310.439.3928 MMILITELLO@KTGY.COM	BORDER CONTACT: DUANE BORDER 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014 T: 310.701.8460 DUANE@BORDER-LA.COM	THREE6IXTY CONTACT: DANA A. SAYLES 11287 W. WASHINGTON BLVD CULVER CITY, CA 90230 T: 310.204.3500 DANA@THREE6IXTY.NET	505DESIGN CONTACT: BRIAN LUNGH 1360 WALNUT STREET SUITE 102 BOULDER, CO 80302 T: 720.565.0505 BLUNGH@505DESIGN.COM

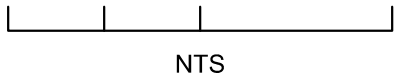


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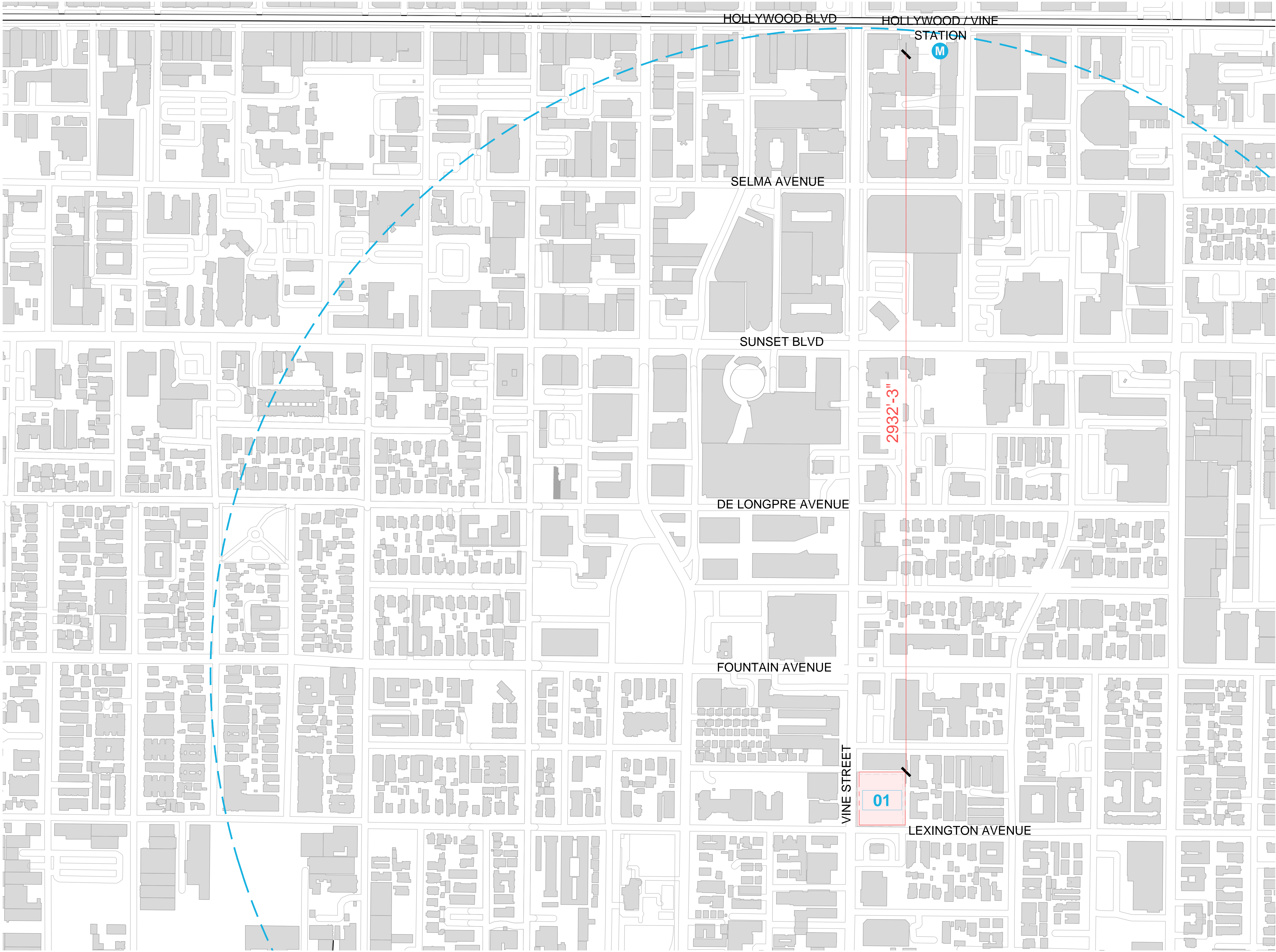
1200 VINE STREET
LOS ANGELES, CA # 2021-1034

CONCEPTUAL DESIGN
APRIL 11, 2023





TITLE SHEET
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SYMBOLS LEGEND

-  PROJECT SITE
-  2,640 FEET (0.5 M) RADIUS
-  METRO STATION

CALLOUT LEGEND

- 01 PROJECT SITE

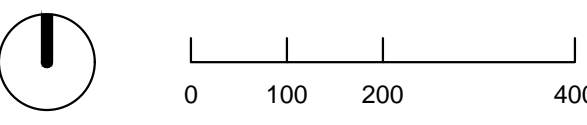


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VICINITY MAP
PROJECT VICINITY SUMMARY

A0-1



[1]



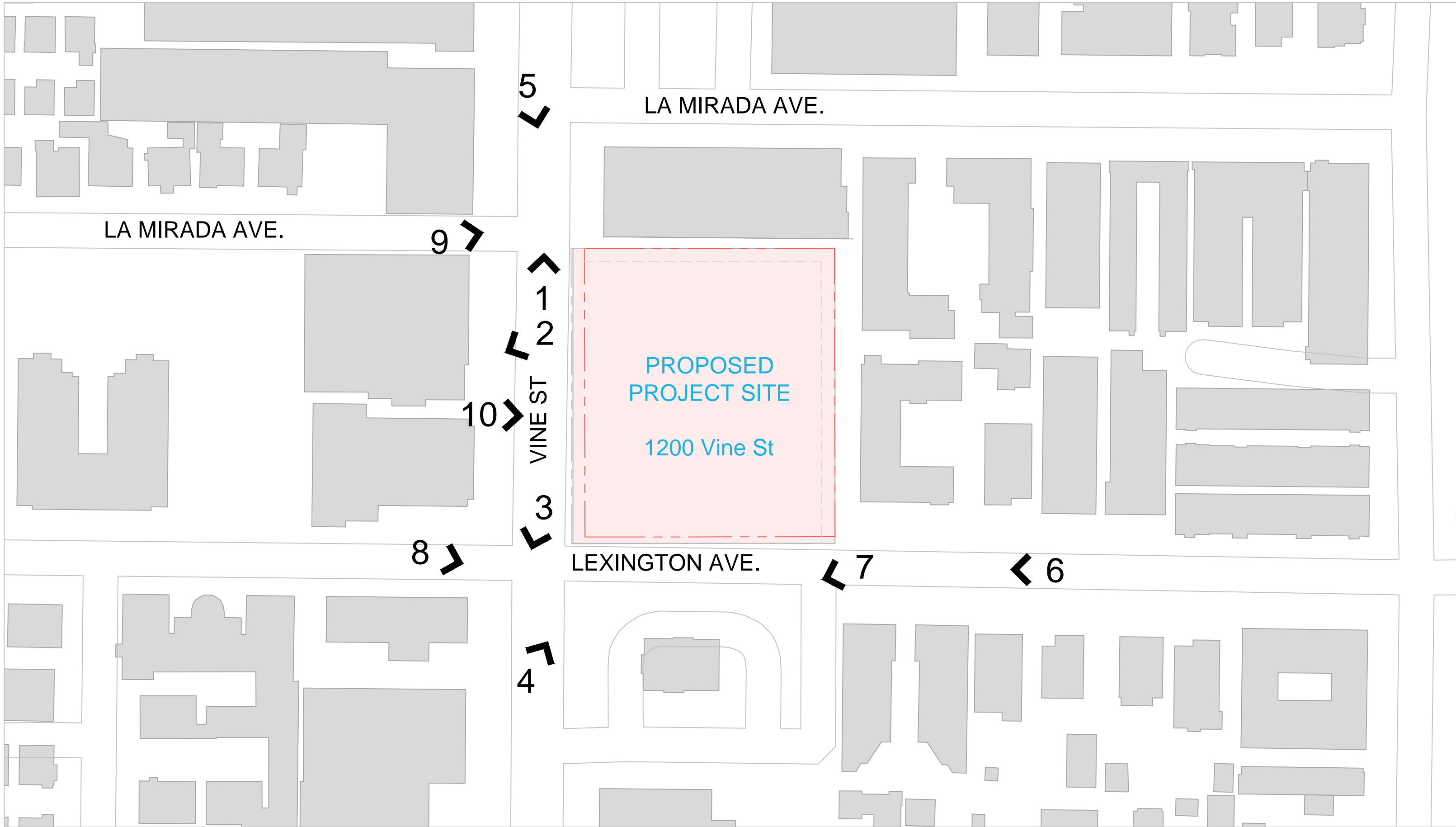
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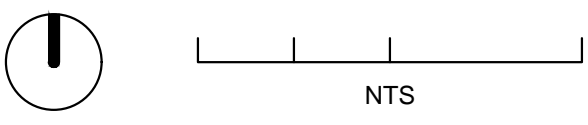


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EXISTING CONTEXT

A0-2

PROJECT ZONING		
PROJECT NAME	1200 VINE ST	
PROJECT ADDRESS	1200-1218 N. VINE ST 6245-6247 W. LEXINGTON AVE. Los Angeles, CA 90027	
LAND USE	Highway Oriented Commercial	
ASSESSOR PARCEL #	5534-002-023 & 18	
ZONING	[Q] C2-2D	
LEGAL DESCRIPTION	Refer to the Site Survey on sheet A0-4: "THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LEXINGTON AVENUE (FORMERLY EMILITA AVENUE) WITH THE EAST LINE OF VINE STREET; THENCE NORTHERLY ALONG SAID EASE LINE OF VINE STREET 150 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF LEXINGTON AVENUE 198 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF VINE STREET 150 FEET TO THE NORTH LINE OF SAID LEXINGTON AVENUE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING. PARCEL 2: THAT PORTION OF BLOCK 12 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 10 OF MISCELLANEOUS RECORDS OF SAID COUNTY. DESCRIBED AS PARCELS NO. 2 AND NO. 3 IN DEED TO CITY OF LOS ANGELES RECORDED IN BOOK 7822, PAGE 44 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY."	
COMBINED SITE AREA	40,786	0.936 AC
SETBACKS		
	REQUIRED	PROPOSED
FRONT (Lexington)	com. 0' _ Res. 0'	com. 0' _ Res. 0'
SIDE (Vine)	com. 0' _ Res. 0'	com. 0' _ Res. 0'
SIDE (Abutting Prop.)	com. 0' _ Res. 10'	com. 0' _ Res. 10'
REAR (Abutting Prop.)	com. 0' _ Res. 20'	com. 0' _ Res. 10'

INCENTIVES			
	BASE ZONING (C2-1D ZONE)	DENSITY BONUS AB 2345	PROVIDED
FAR	0.5:1 20,393 SF	3.0:1 122,358 SF	3.40:1 138,765 SF
SETBACKS	FRONT: COM. 0' _ RES. 0' SIDE (Vine): COM. 0' _ RES. 10' SIDE: COM. 0' _ RES. 10' REAR: COM. 0' _ RES. 20'	FRONT: COM. 0' _ RES. 0' SIDE (Vine): COM. 0' _ RES. 10' SIDE: COM. 0' _ RES. 10' REAR: COM. 0' _ RES. 20'	FRONT: COM. 0' _ RES. 0' SIDE (Vine): COM. 0' _ RES. 0' SIDE: COM. 0' _ RES. 10' REAR: COM. 0' _ RES. 10' (50% REDUCTION IN THE REAR SETBACK)

PROJECT SUMMARY & DATA			
LOT AREA		40,786 SF	0.936 AC
DENSITY			
C2-1D ZONE (BASE) 1/400SF 102 UNITS			DB AB-2345 47.5% INCREASE 151 UNITS 16% VLI UNITS - 17 UNITS
PROPOSED DENSITY		161.3 DU/AC	
FAR			
PROPOSED FAR	138,765 SF	3.40 :1	
PROGRAM	RETAIL	3,690 SF	
	LEASING	3,660 SF	
	FITNESS	1,220 SF	
	CLUB ROOMS	1,100 SF	
	OTHER AMENITY	4,015 SF	
	RESIDENTIAL NRSF	102,876 SF	
PROPOSED MIX			
STUDIO	16 UNITS	11%	AVE. 412 SF
1-BED	95 UNITS	63%	AVE. 575 SF
2-BED	40 UNITS	26%	AVE. 1,040 SF
TOTAL	151 UNITS	100%	AVE. 681 SF
HEIGHT			
ALLOWABLE	UNLIMITED		
PROPOSED	87'-0" = 7 STORIES		
PARKING			
REQUIRED	83 SPACES		
PROPOSED	87 SPACES		
OPEN SPACE			
REQUIRED	16,100 SF		
PROPOSED	19,065 SF		

FAR TABLE		
LOT SIZE: 40,786 SQFT		
	FAR	SQFT PERMITTED
C2-1D ZONE	.5 :1	20,393 SF
PROPOSED	3.40 :1	138,765 SF

PARKING REQUIRED						
REQUIRED PARKING	RESIDENTIAL					
	UNIT COUNT		AB 2345		Included in the total count	
STUDIO UNITS	16	10.6%	0.5 PER UNIT	8	ADA REQ'D	EV READY
ONE BEDROOM UNITS	95	62.9%	0.5 PER UNIT	48	2% of total standrad stalls + 2% of EV Ready stalls	30% of total, inc. 10% EVCS
TWO BEDROOM UNITS	40	26.5%	0.5 PER UNIT	20		
	151 UNITS		TOTAL	76 SPACES	2 SPACES	23 SPACES
REQUIRED PARKING	COMMERCIAL					
GROUND FLOOR RETAIL	3,690 SF	2 PER 1,000 SF	10% REDUCTION	7 SPACES	1 SPACES	3 SPACES
TOTAL			AB 2345:	83 SPACES	3 SPACES	26 SPACES

PARKING PROVIDED						
PROVIDED PARKING	RESIDENTIAL					
	COMPACT	STANDARD	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	3	17	15	0	1	36
2nd FLOOR	6	27	9	1	1	44
TOTAL OF EACH STALL TYPE	9	44	24	1	2	
TOTAL PROVIDED	80 SPACES					0.53 SPACE/UNIT

PROVIDED PARKING	COMMERCIAL					
	COMPACT	STANDARD	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	0	3	3	1	0	7
2nd FLOOR	0	0	0	0	0	0
TOTAL OF EACH STALL TYPE	0	3	3	1	0	
TOTAL PROVIDED	7 SPACES					1 SPACE / 530 SF

OPEN SPACE				
REQUIRED	OPEN SPACE _ PER R4 ZONE			
STUDIO UNITS	16		100 PER UNIT	1,600
ONE BEDROOM UNITS	95		100 PER UNIT	9,500
TWO BEDROOM UNITS	40		125 PER UNIT	5,000
151 UNITS		REQUIRED OPEN SPACE		16,100 SF

PROVIDED	OPEN SPACE
PRIVATE DECKS (50sf max.)	6,050 SF
OUTDOOR PLAZA - L1	1,200 SF
PODIUM COURTYARD - L3	5,970 SF
ROOF DECK A - L7	1,200 SF
ROOF DECK B - L7	620 SF
INDOOR AMENITIES (max. 25% of total req.)	4,025 SF
TOTAL	19,065 SF

BIKE PARKING			
LONG-TERM			
DWELLING UNITS	RATIO	DU	TOTAL
1-25 DU		1	25
26-100 DU	0.67	75	50.0
101-200 DU	0.5	51	25.5
COMMERCIAL	RATIO / SQFT	SQFT	TOTAL
	2000	3,690 SF	1.845
TOTAL REQUIRED			102.3
TOTAL PROPOSED			103

SHORT-TERM			
DWELLING UNITS	RATIO	DU	TOTAL
1-25 DU	0.10	25	2.5
26-100 DU	0.07	75	5.0
101-200 DU	0.05	51	2.6
COMMERCIAL	RATIO / SQFT	SQFT	TOTAL
	2000	3,690 SF	1.845
TOTAL REQUIRED			11.9
TOTAL PROPOSED			12

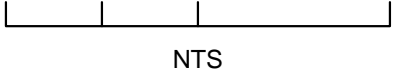


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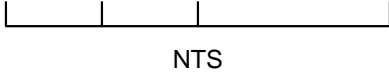


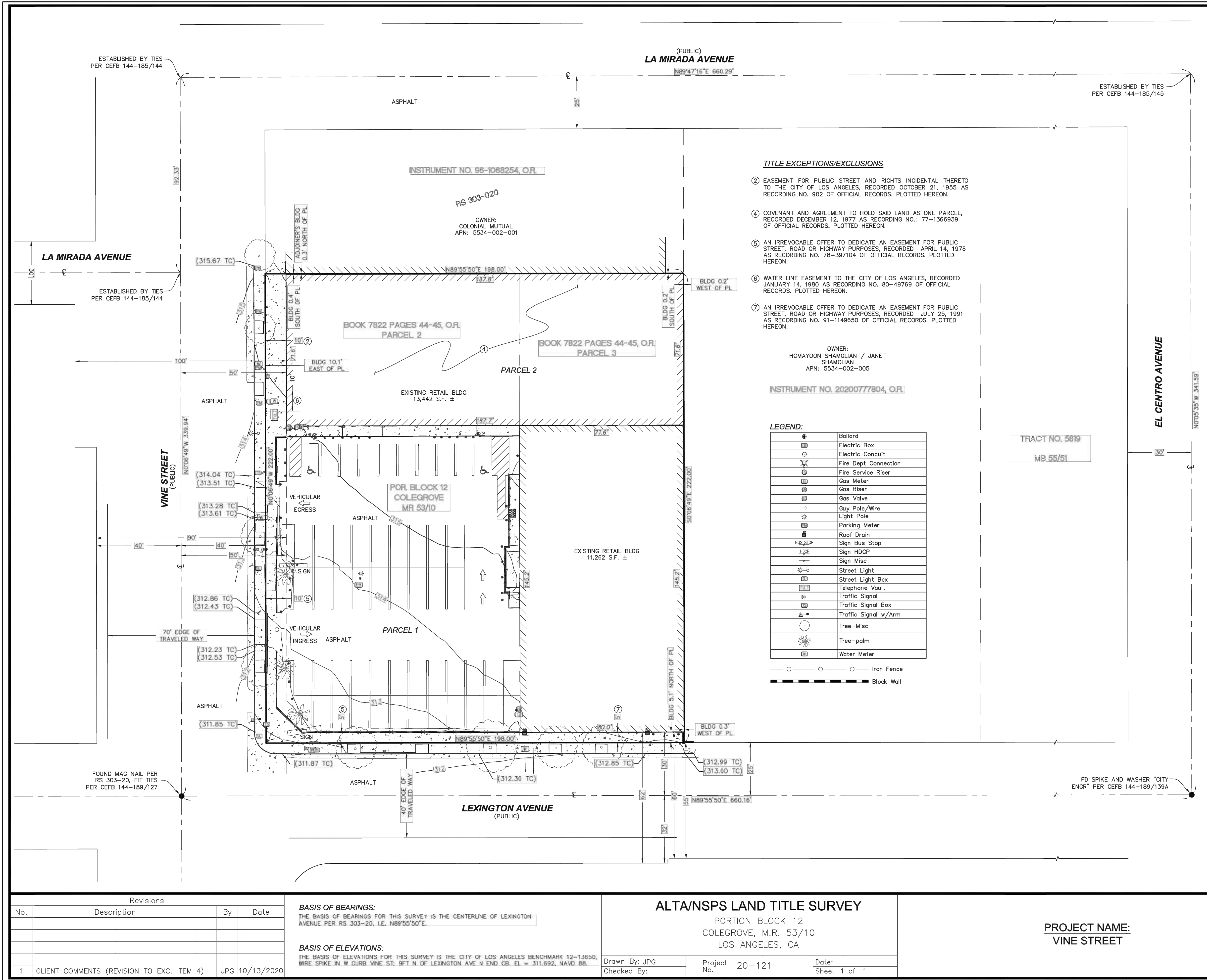
PROJECT DATA

A0-3

FLOOR AREA SUMMARY								
FLOOR / LEVEL	APARTMENT UNITS	RESIDENTIAL UNIT AREA	COMMON AREAS / CIRCULATION	AMENITY/ LOBBY / RETAIL AREA	BALC. AREA (INCL. IN FAR)	TOTAL FLOOR AREA	GARAGE / MECH AREA	GROSS BUILDING AREA
Level 1	0 UNITS	0 SF	1,380 SF	9,040 SF	0 SF	10,420 SF	22,262 SF	32,682 SF
Level 2	7 UNITS	5,389 SF	2,135 SF	2,140 SF	72 SF	9,736 SF	20,585 SF	30,321 SF
Level 3	27 UNITS	18,091 SF	3,308 SF	2,320 SF	466 SF	24,185 SF	0 SF	24,185 SF
Level 4	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	24,185 SF	0 SF	24,185 SF
Level 5	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	24,185 SF	0 SF	24,185 SF
Level 6	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	24,185 SF	0 SF	24,185 SF
Level 7	27 UNITS	17,704 SF	2,800 SF	1,365 SF	0 SF	21,869 SF	0 SF	21,869 SF
Total	151 UNITS	102,876 SF	18,887 SF	14,865 SF	2,137 SF	138,765 SF	42,847 SF	181,612 SF

UNIT DATA								
UNITS	S1	A1	A2	A3	B1	B3-angled	B3	TOTALS
UNIT SQFT	412	496	585	660	952	1,130	1,145	
BALCONY SQFT	60	60	70	50	90	143	85	
Levels 1	0	0	0	0	0	0	0	0
Levels 2	0	2	2	0	1	1	1	5,389
Levels 3	4	5	7	4	4	1	2	18,091
Levels 4	3	5	10	4	4	2	2	20,564
Levels 5	3	5	10	4	4	2	2	20,564
Levels 6	3	5	10	4	4	2	2	20,564
Levels 7	3	5	9	4	4	1	1	17,704
TOTALS	16	27	48	20	21	9	10	151 UNITS
	10.6%	17.9%	31.8%	13.2%	13.9%	6.0%	6.6%	
RENTABLE AREA	6,592	13,392	28,080	13,200	19,992	10,170	11,450	102,876 SQFT
	STUDIO	1 BEDROOM			2 BEDROOM			
TOTAL UNITS	16	95			40			151 UNITS
UNIT MIX	10.6%	62.9%			26.5%			
AVG SQFT	412	575			1,040			681 SQFT





CERTIFICATION

TO MIG REAL ESTATE AND/OR ITS ASSIGNS AND SUCCESSORS AND CHICAGO 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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 7B1, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/16/2020.

DATE OF PLAT OR MAP: 09/24/2020

DATE OF LAST REVISION: 10/13/2020

JOHN P. GERVAIS
No. 8674

PLS 8674

SURVEYOR'S NOTES

THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.

INFORMATION SHOWN HEREON IS BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER# 00128357-021-PS4-JC, DATED AS OF JULY 31, 2020, AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN, AND THE SUBJECT LAND AND EACH PARCEL THEREOF DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMENT INDICATED THEREIN.

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO VINE STREET AND LEXINGTON AVENUE, BOTH PUBLICLY DEDICATED AND MAINTAINED ROADS.

TABLE "A" ITEMS

2. PROPERTY ADDRESS: 1212-1218 VINE ST., LOS ANGELES, CA PER TITLE REPORT.

3. PROPERTY IS IN ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, PER FEMA MAP 06037C1605F, EFFECTIVE ON 09/26/2008.

4. GROSS AREA = 43,956 S.F. / 1.01 AC. ±

5. VERTICAL RELIEF SHOWN HEREON.

6(a). ZONING: C2-10

A ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT. IT IS THE RESPONSIBILITY OF THE INSURED TO VERIFY THE ZONING INFORMATION.

7(a)(b). EXTERIOR DIMENSIONS OF ALL BUILDINGS & SQUARE FOOTAGE OF EXTERIOR BUILDING AT GROUND LEVEL SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.

9. PARKING: 28 REGULAR, 10 TANDEM, 2 ACCESSIBLE. TOTAL = 50 STALLS.

10. N/A

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE ONLY.

13. ADJACENT OWNERS SHOWN HEREON.

14. DISTANCE TO NEAREST INTERSECTION SHOWN HEREON. (SUBJECT PROPERTY IS ADJACENT TO THE NEAREST INTERSECTION).

16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

17. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION

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

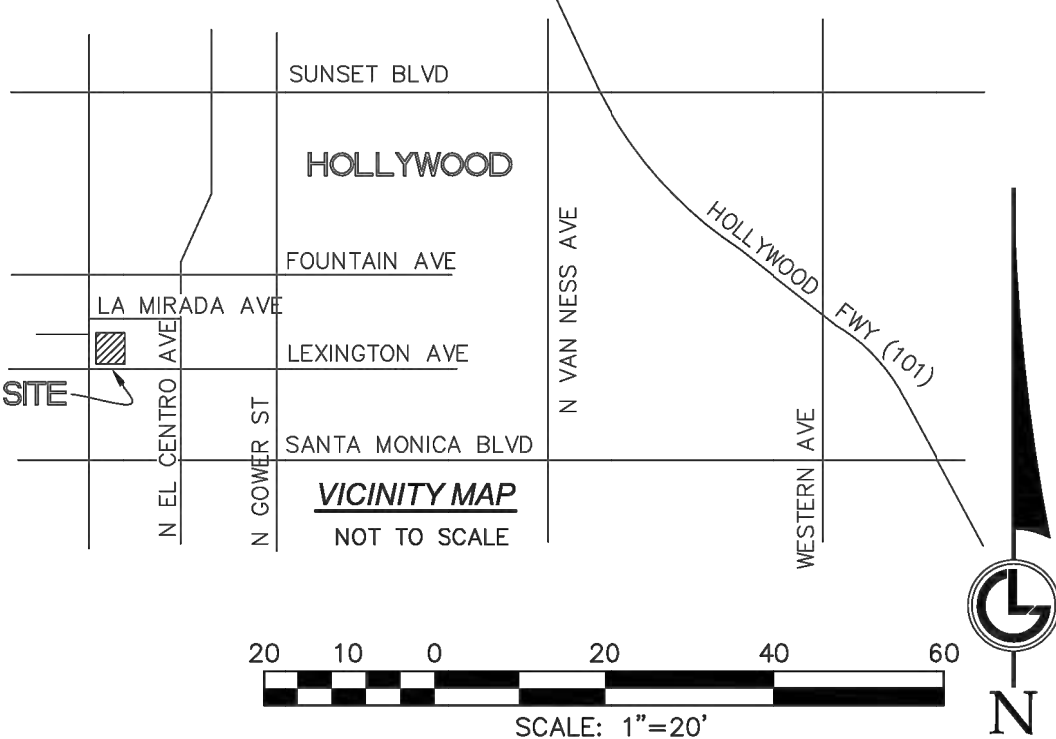
PARCEL 1:

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APN: 5534-002-023 & 018



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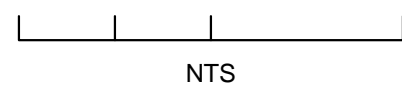


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SITE SURVEY

A0-4

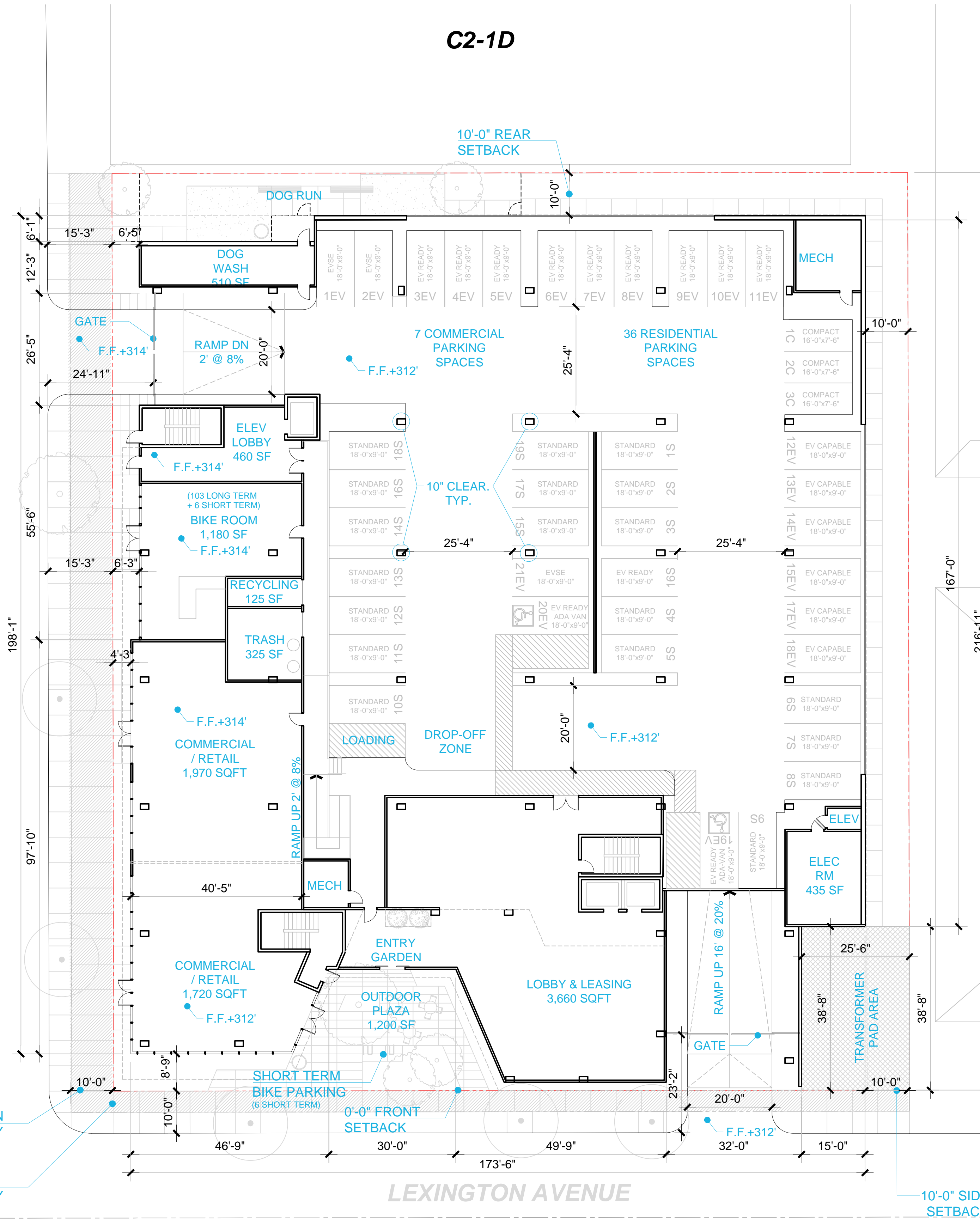
LA MIRADA AVENUE

COMMERCIAL FRONTAGE = 97.8'
BUILDING FRONTAGE = 198'-26.4'(GARAGE OPENING) = 171.6'
97.8'/171.6' = 57% > 35% MIN. FOR MIXED USE

10-FOOT WIDE DEDICATION
TO FUTURE RIGHT-OF-WAY
EXPANSION (2,180 SF)

5-FOOT WIDE DEDICATION
TO FUTURE RIGHT-OF-WAY
EXPANSION (960 SF)

VINE STREET



COMMERCIAL FRONTAGE = 46.75'
BUILDING FRONTAGE = 173.5' - 47' (GARAGE OPENING & UTILITIES) = 126.5'
46.75'/126.5' = 36.9% > 35% MIN. FOR MIXED USE

C2-1D

RD 1.5-1XL

RD 1.5-1XL

PROJECT SUMMARY

1200 VINE STREET
LOS ANGELES, CA

ZONING: [Q] C2-2D

AREA: 0.936 ACRES (40,787 SF)
UNITS: 151 DU
DENSITY: 161.3 DU/AC

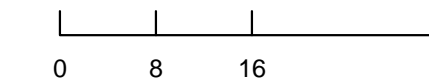
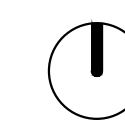


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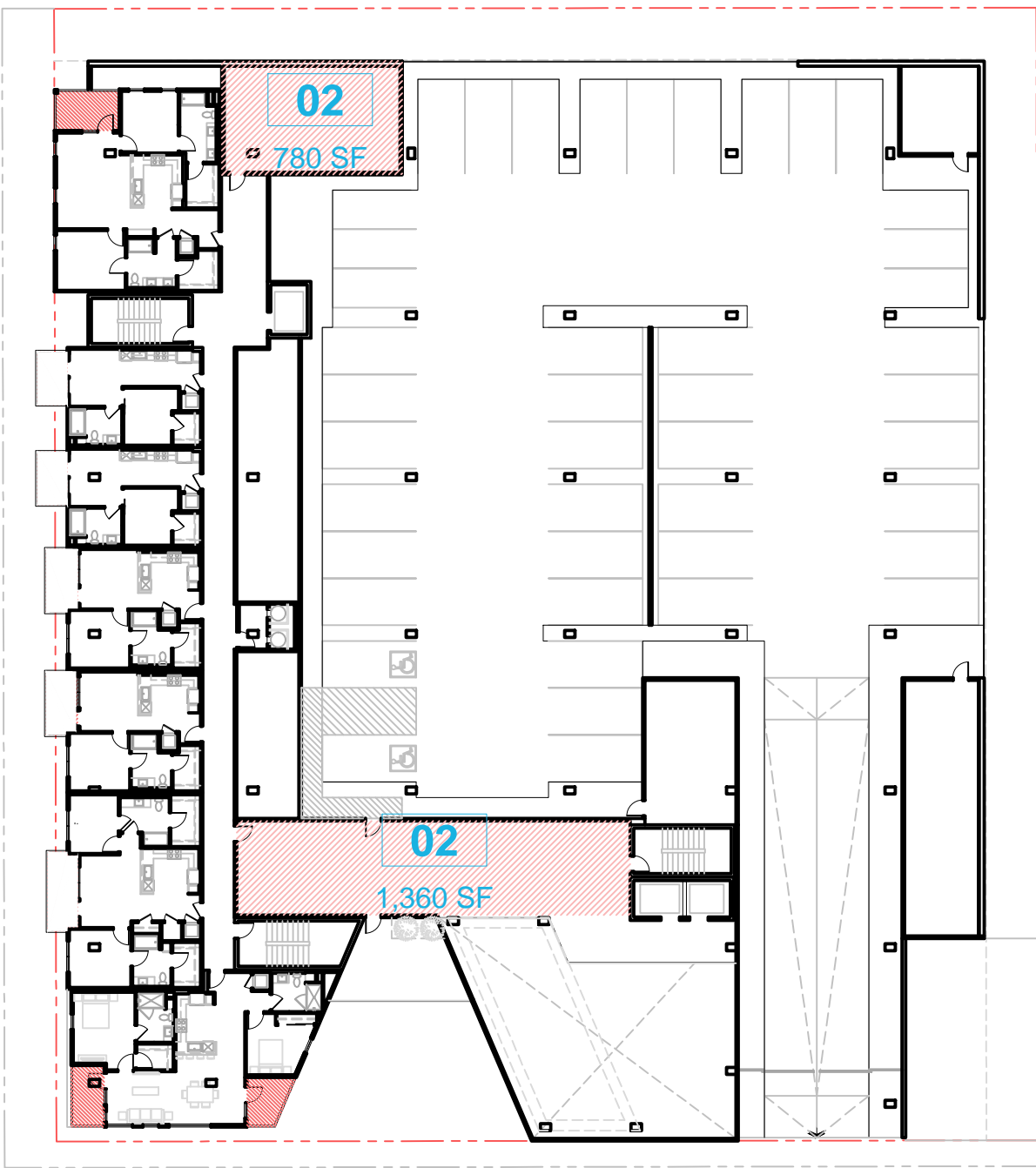
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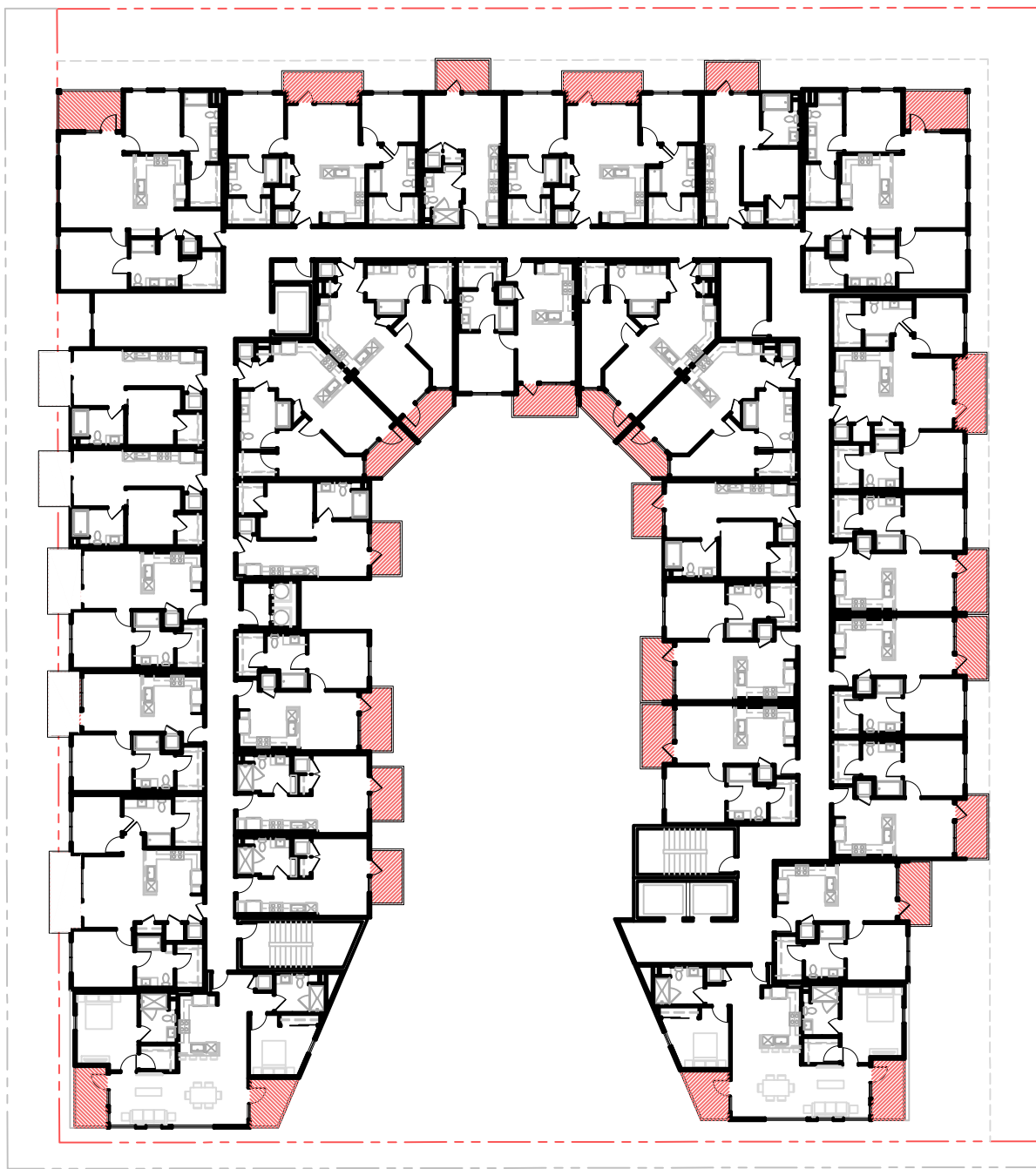


SITE PLAN
PROJECT SUMMARY

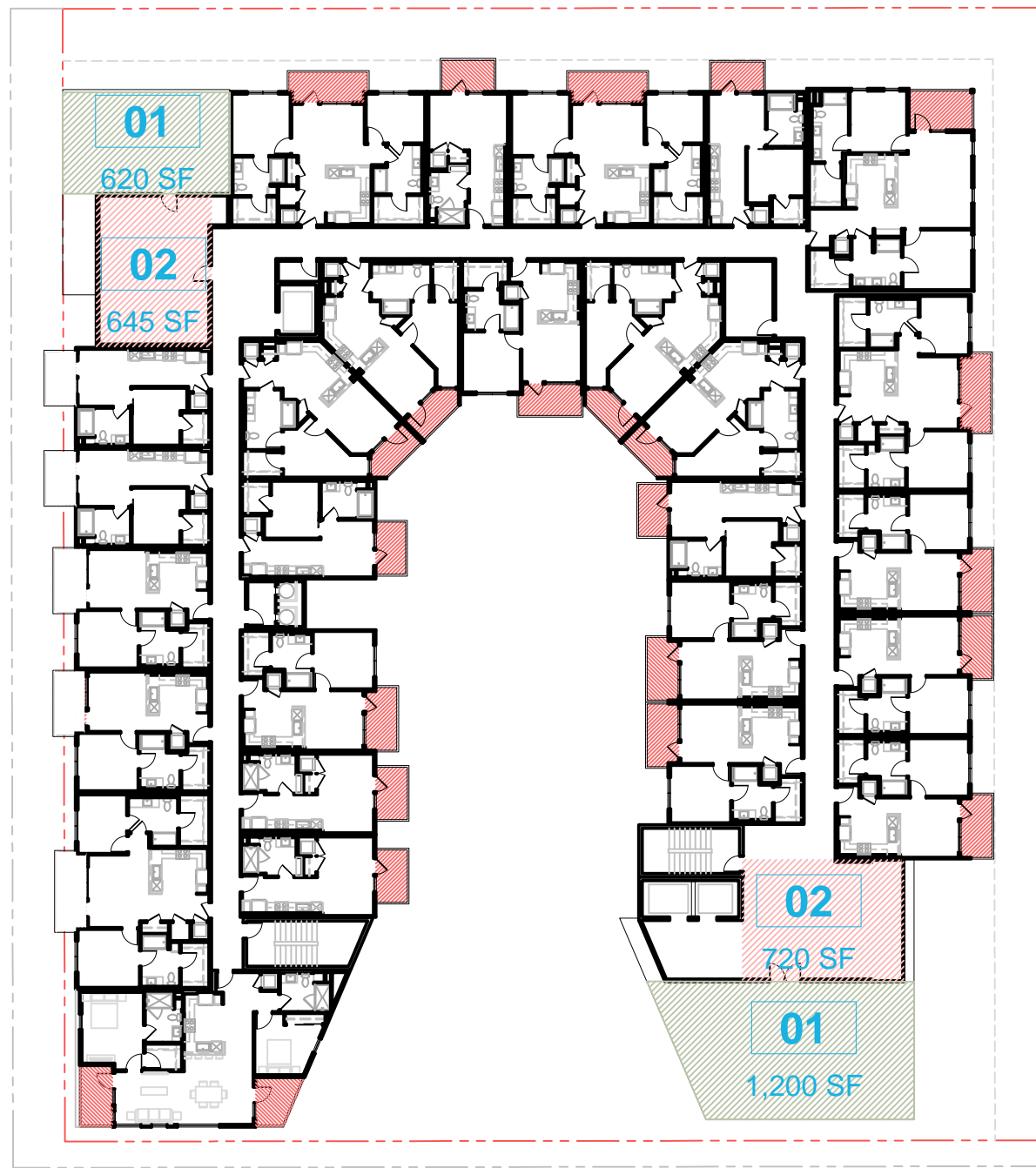
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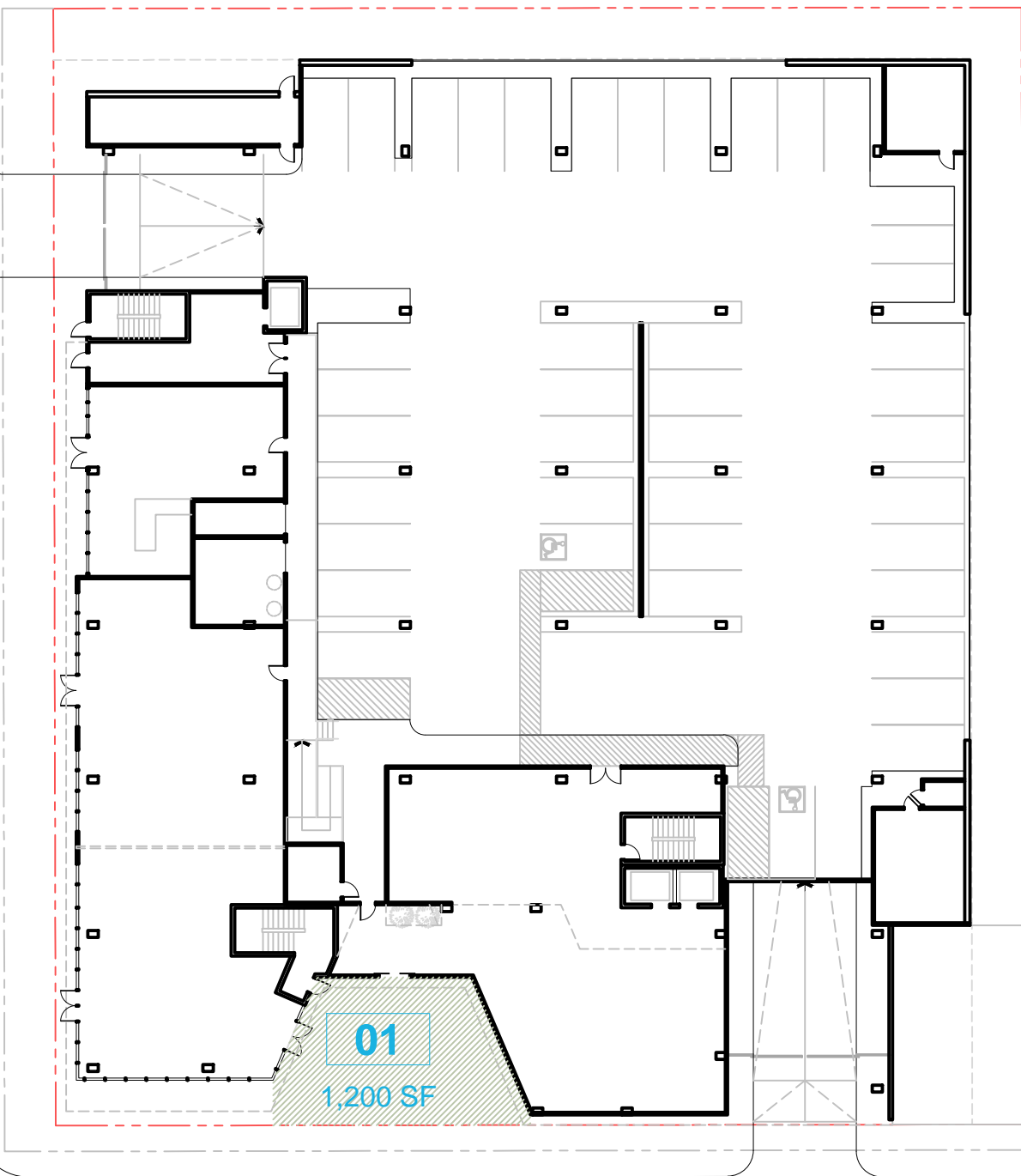
LEVEL 02



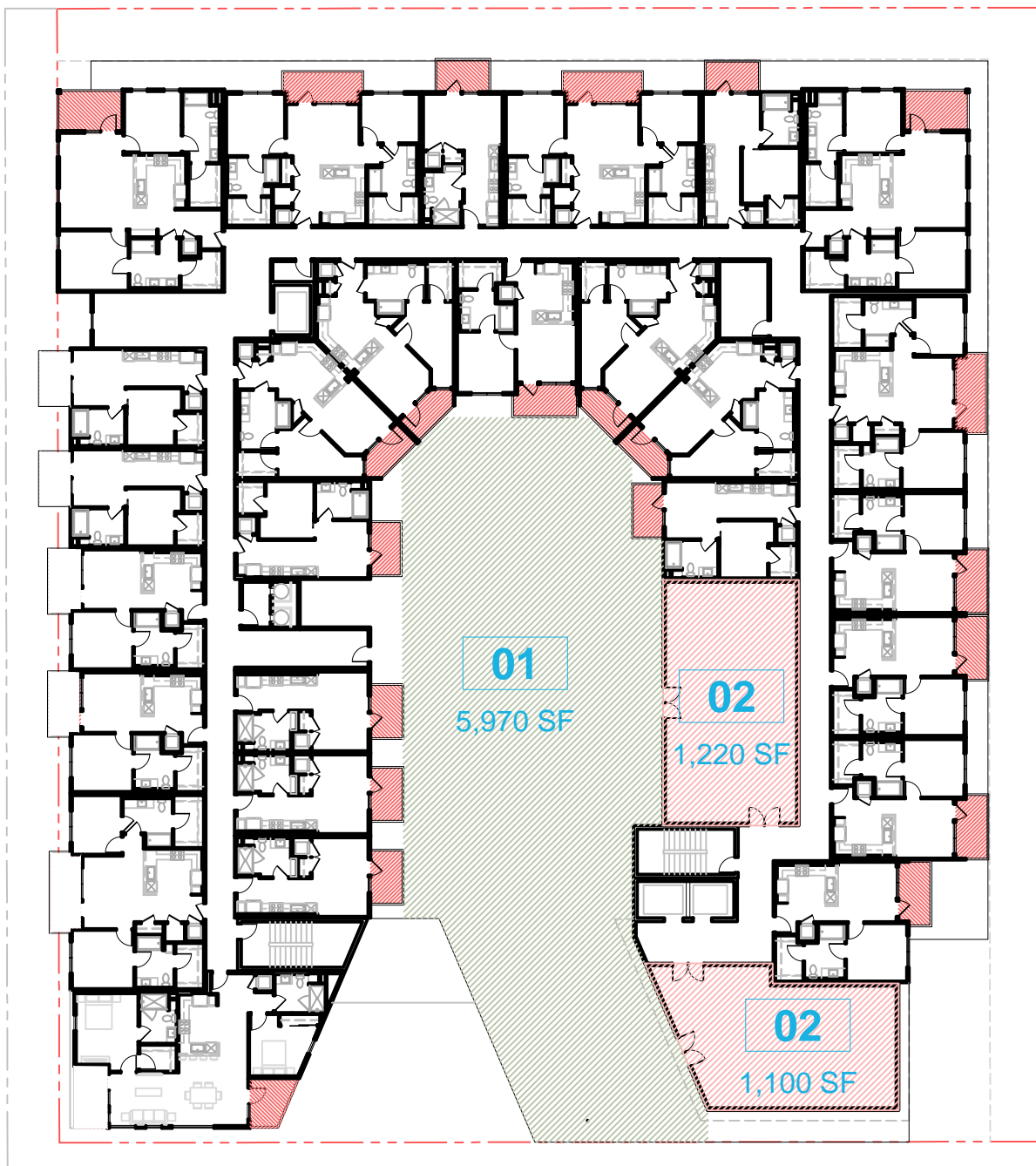
LEVEL 04-06



LEVEL 07



LEVEL 01



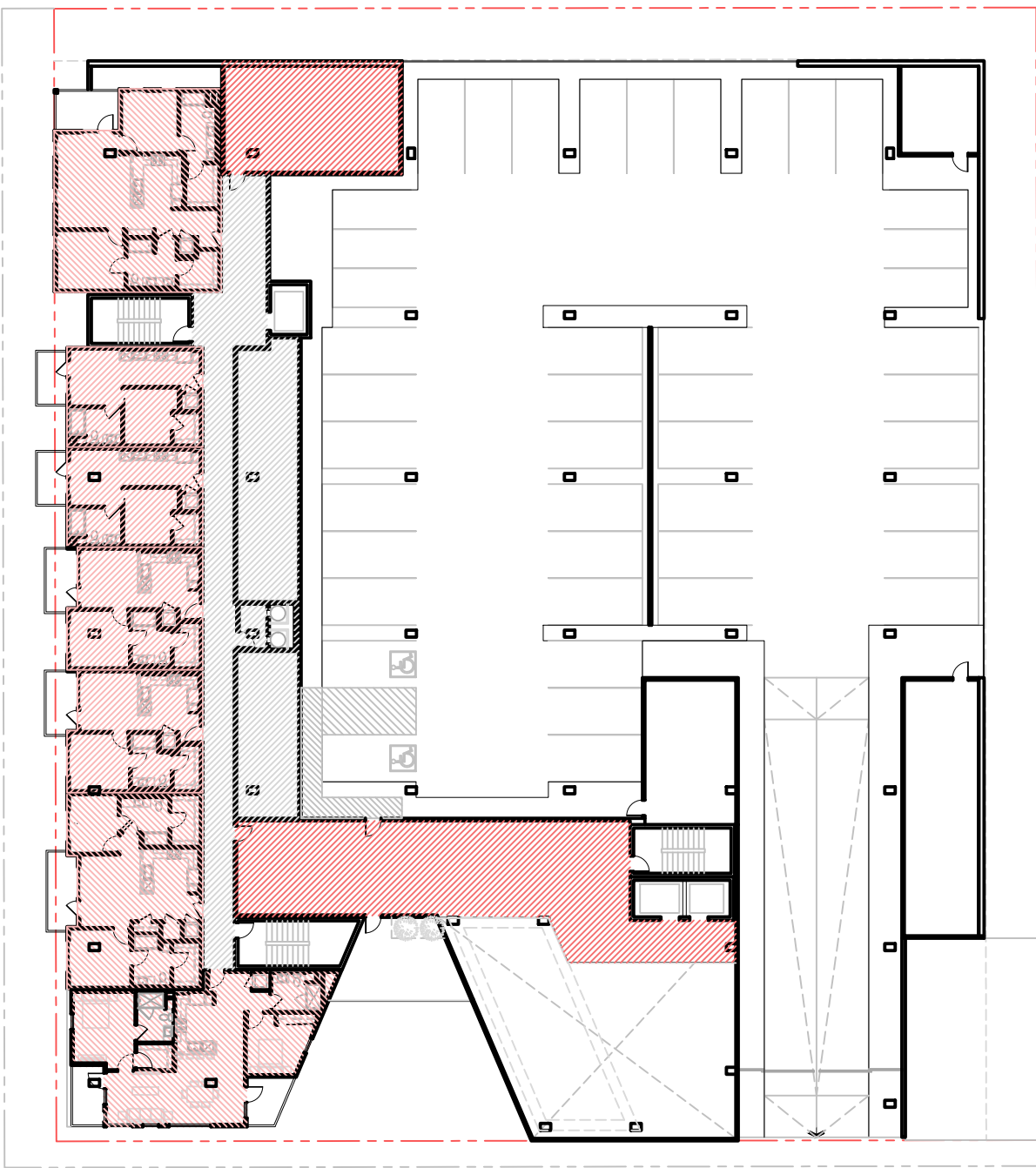
LEVEL 03

COLOR LEGEND

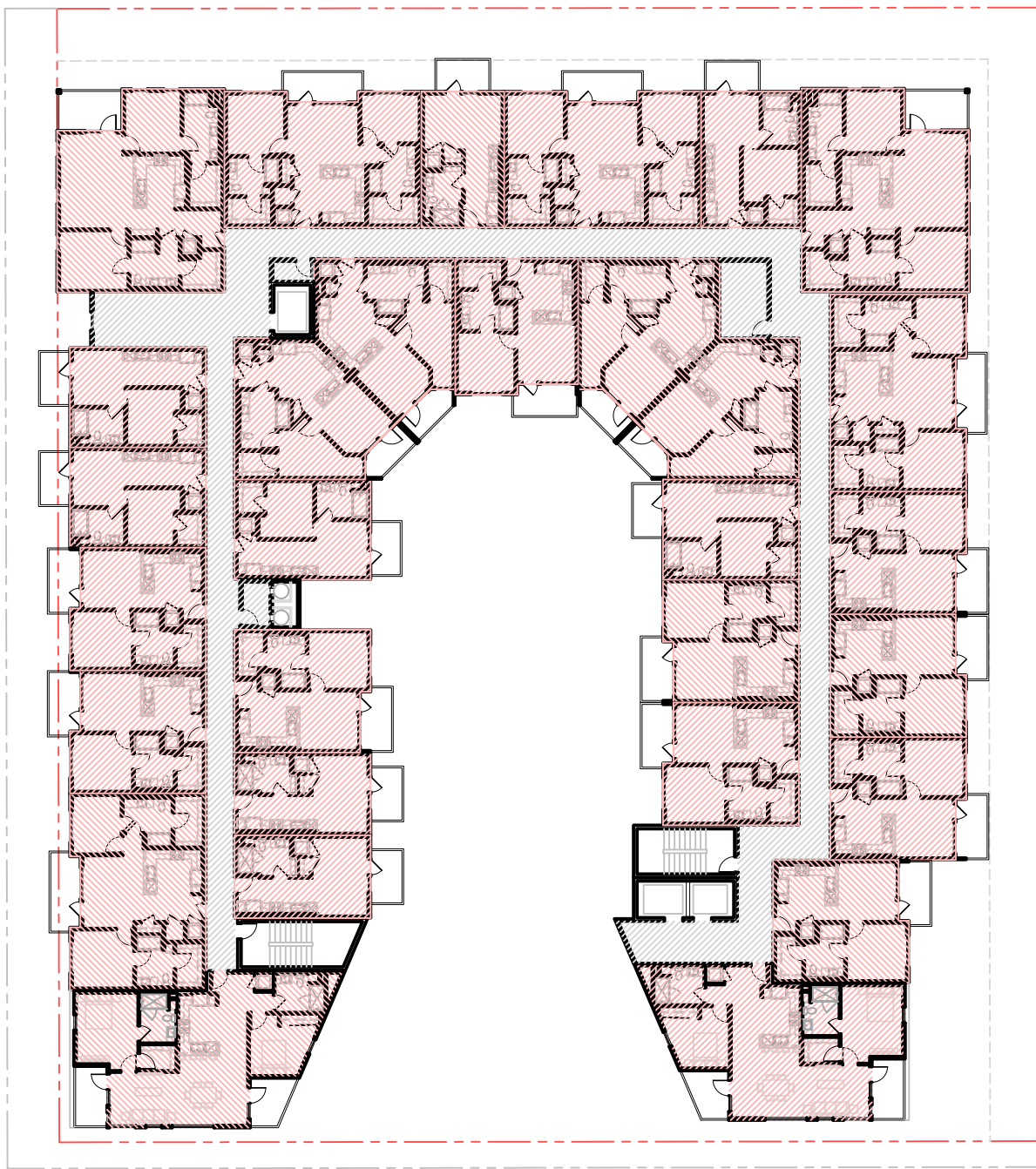
1. OUTDOOR COMMON OPEN SPACE
2. INDOOR COMMON OPEN SPACE
3. PRIVATE OPEN SPACE
 - BALCONIES WITH 6' MIN DIM IN LENGTH AND WIDTH
 - SEE A5-0 UNIT PLAN SHEETS FOR BALCONY DIMS

OPEN SPACE			
REQUIRED	OPEN SPACE _ PER R4 ZONE		
STUDIO UNITS	16	100 PER UNIT	1,600
ONE BEDROOM UNITS	95	100 PER UNIT	9,500
TWO BEDROOM UNITS	40	125 PER UNIT	5,000
151 UNITS		REQUIRED OPEN SPACE	16,100 SF

PROVIDED	OPEN SPACE
PRIVATE DECKS (50sf max.)	6,050 SF
OUTDOOR PLAZA - L1	1,200 SF
PODIUM COURTYARD - L3	5,970 SF
ROOF DECK A - L7	1,200 SF
ROOF DECK B - L7	620 SF
INDOOR AMENITIES (max. 25% of total req.)	4,025 SF
TOTAL	19,065 SF



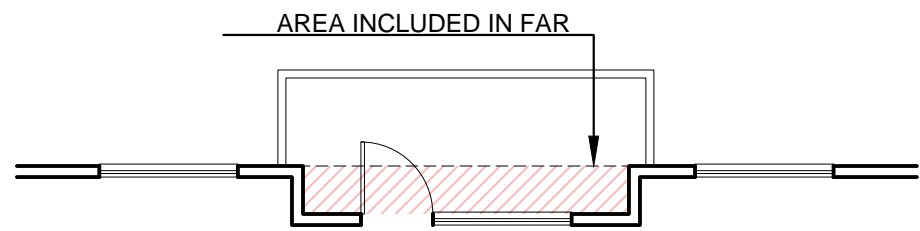
LEVEL 02



LEVEL 04-06



LEVEL 07



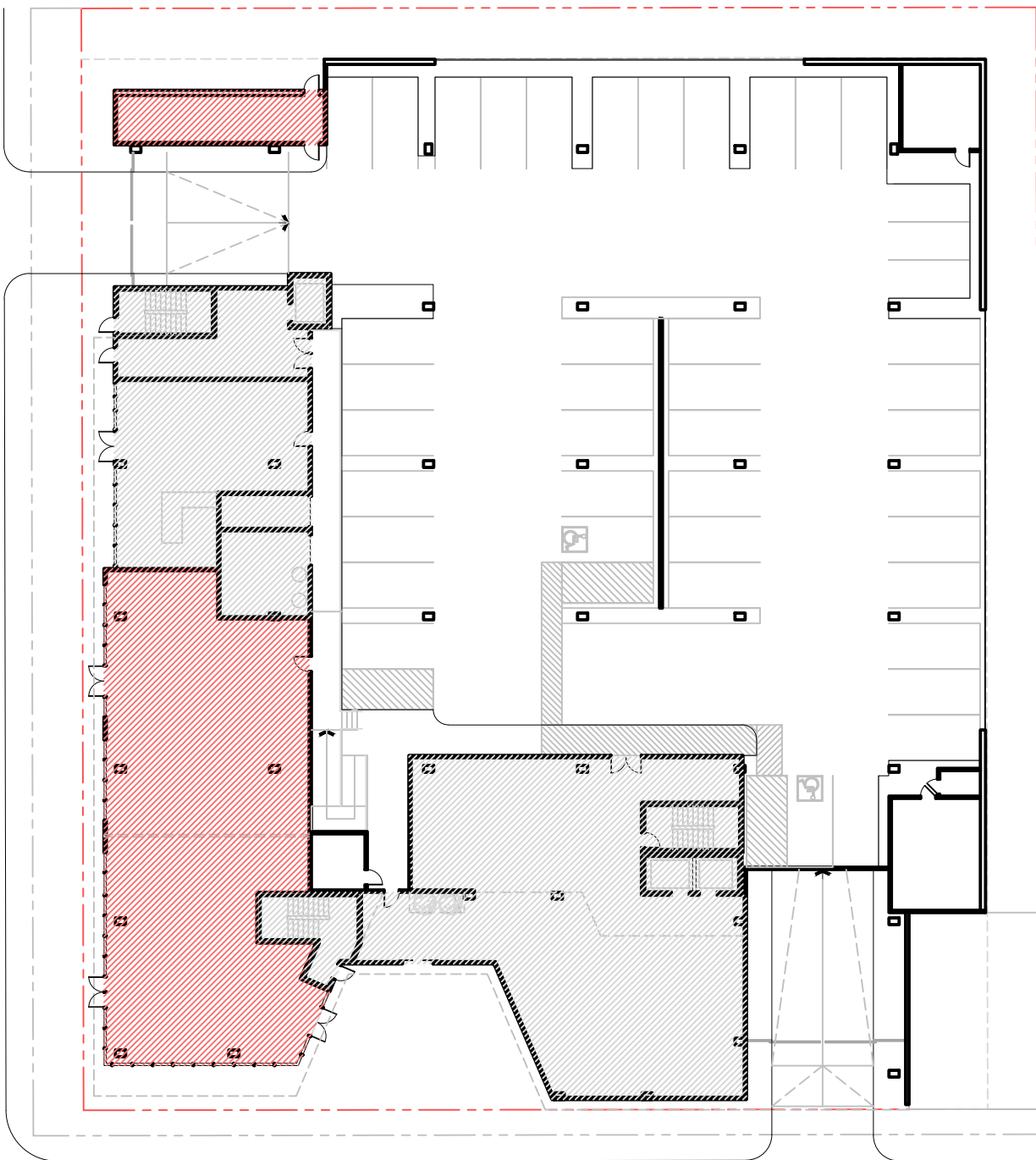
****PARTIAL BALCONY AREAS COVERED ON 3 SIDES ARE INCLUDED IN THE FAR CALCULATION**

COLOR LEGEND

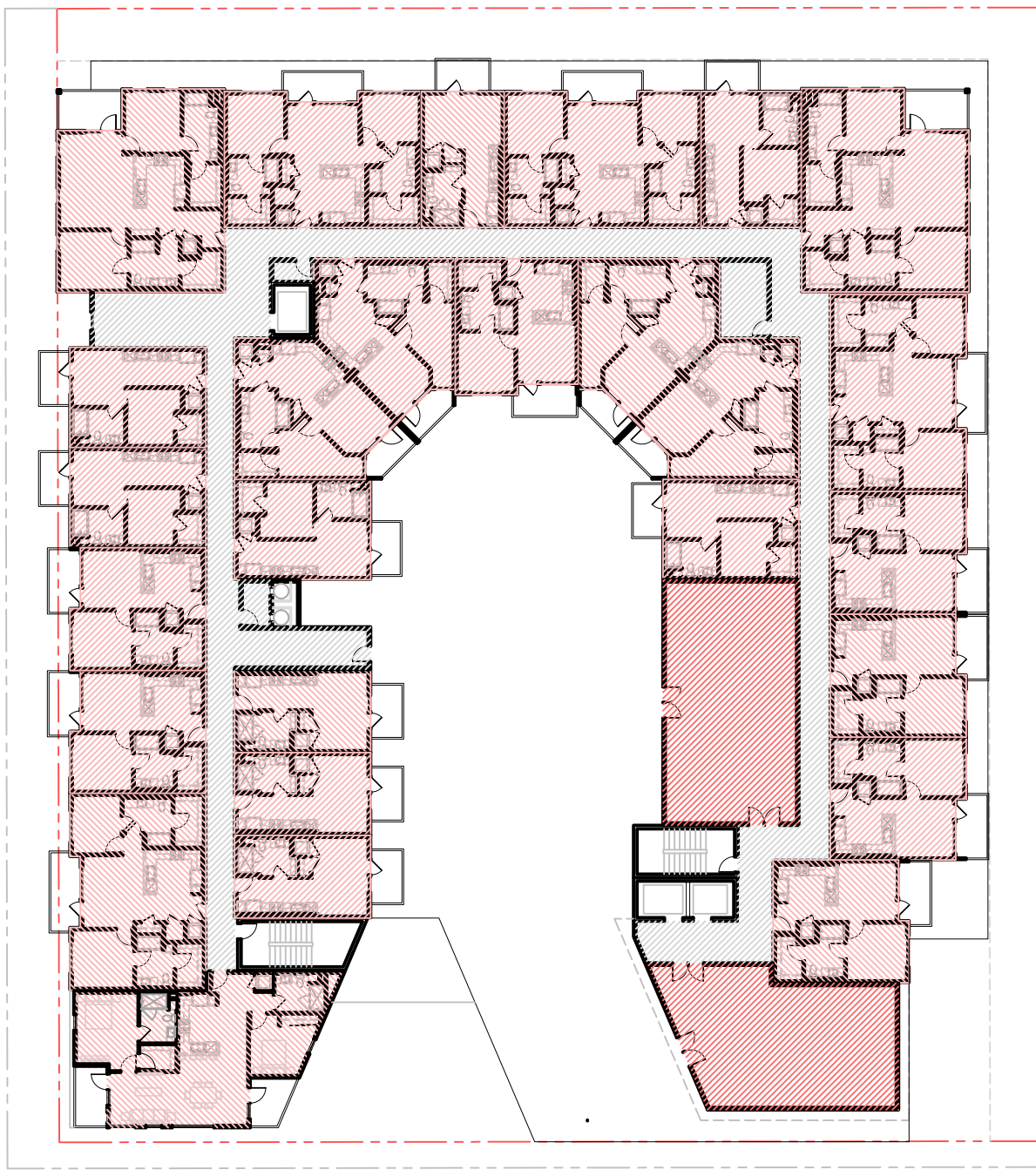
- 1. AMENITY SPACE
- 2. RESIDENTIAL
- 3. COMMON SPACE

FAR TABLE		
LOT SIZE: 40,786 SQFT		
	FAR	SQFT PERMITTED
C2-1D ZONE	.5 :1	20,393 SF
PROPOSED	3.40 :1	138,765 SF

FLOOR AREA SUMMARY								
FLOOR / LEVEL	APARTMENT UNITS	RESIDENTIAL UNIT AREA	COMMON AREAS / CIRCULATION	AMENITY/ LOBBY / RETAIL AREA	BALC. AREA (INCL. IN FAR)	TOTAL FLOOR AREA	GARAGE / MECH AREA	GROSS BUILDING AREA
Level 1	0 UNITS	0 SF	1,380 SF	9,040 SF	0 SF	10,420 SF	22,262 SF	32,682 SF
Level 2	7 UNITS	5,389 SF	2,135 SF	2,140 SF	72 SF	9,736 SF	20,585 SF	30,321 SF
Level 3	27 UNITS	18,091 SF	3,308 SF	2,320 SF	466 SF	24,185 SF	0 SF	24,185 SF
Level 4	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	24,185 SF	0 SF	24,185 SF
Level 5	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	24,185 SF	0 SF	24,185 SF
Level 6	30 UNITS	20,564 SF	3,088 SF	0 SF	533 SF	24,185 SF	0 SF	24,185 SF
Level 7	27 UNITS	17,704 SF	2,800 SF	1,365 SF	0 SF	21,869 SF	0 SF	21,869 SF
Total	151 UNITS	102,876 SF	18,887 SF	14,865 SF	2,137 SF	138,765 SF	42,847 SF	181,612 SF



LEVEL 01



LEVEL 03

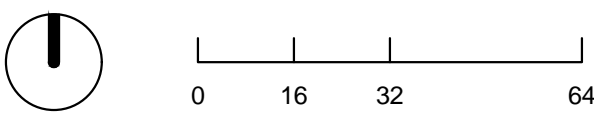


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CONCEPTUAL DESIGN
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FAR EXHIBIT

A1-3

BUILDING AREA

LEVEL 1 (GRADE)	
- RETAIL:	3,690 SF
- AMENITY:	5,350 SF
- CIRCULATION:	960 SF
- SERVICE:	1,282 SF
- PARKING:	21,400 SF

TOTAL:	32,682 SF

LEVEL 2	
- RESIDENTIAL:	5,389 SF
- AMENITY:	2,140 SF
- CIRCULATION:	1,130 SF
- SERVICE:	2,447 SF
- PARKING:	19,143 SF

TOTAL:	30,321 SF

LEVEL 3 (PODIUM)	
- RESIDENTIAL:	18,091 SF
- AMENITY:	2,320 SF
- CIRCULATION:	3,096 SF
- SERVICE:	212 SF

TOTAL:	24,185 SF

LEVEL 4-6	
- RESIDENTIAL:	20,564 SF
- CIRCULATION:	2,876 SF
- SERVICE:	212 SF

TOTAL:	24,185 SF

LEVEL 7	
- RESIDENTIAL:	17,704 SF
- AMENITY:	1,365 SF
CIRCULATION:	2,588 SF
- SERVICE:	212 SF

TOTAL:	24,185 SF

BUILDING AREA TOTAL: 181,612 SF

COLOR LEGEND

1.

RESIDENTIAL AREA
2.

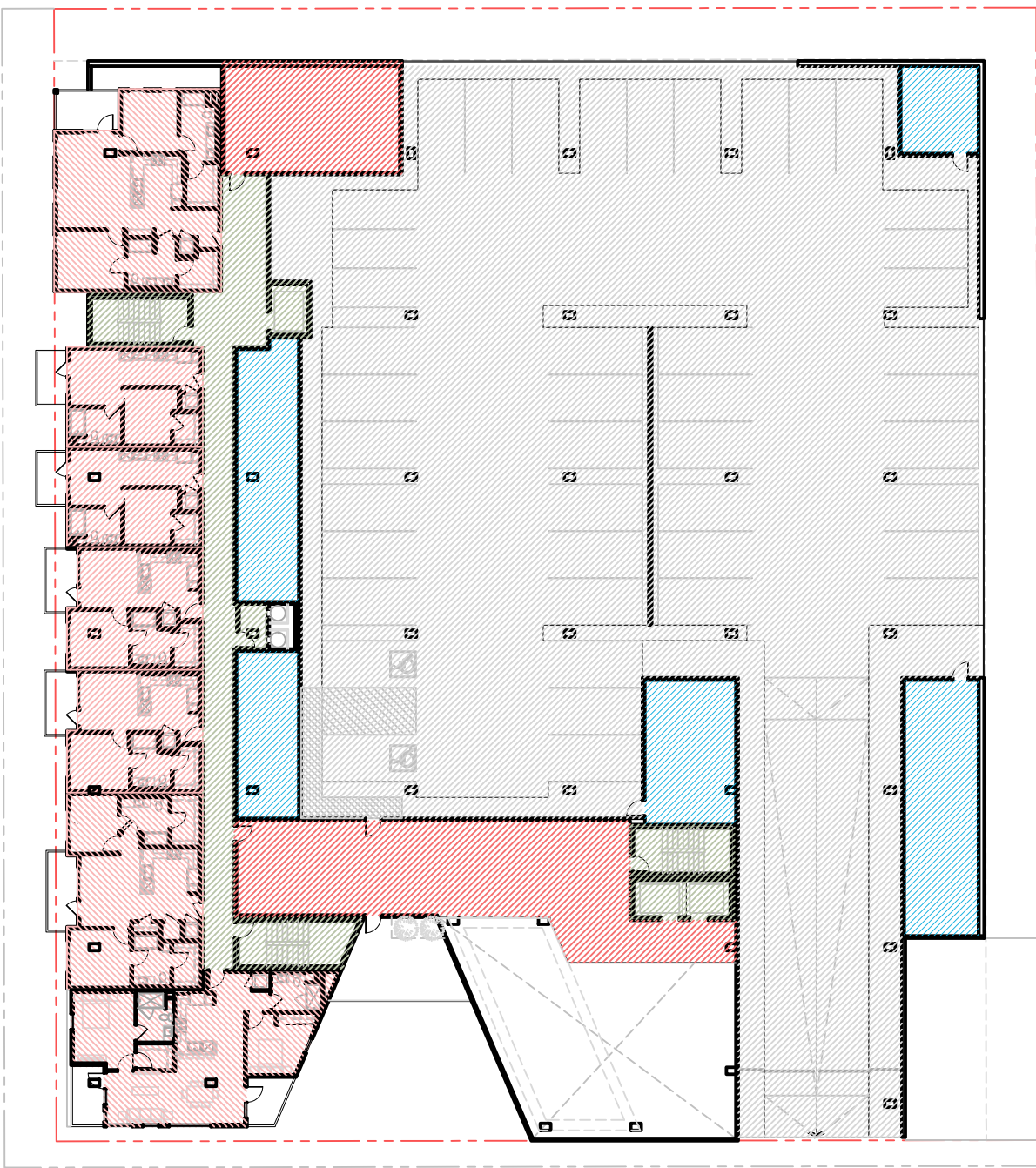
RETAIL AREA
3.

AMENITY AREA
4.

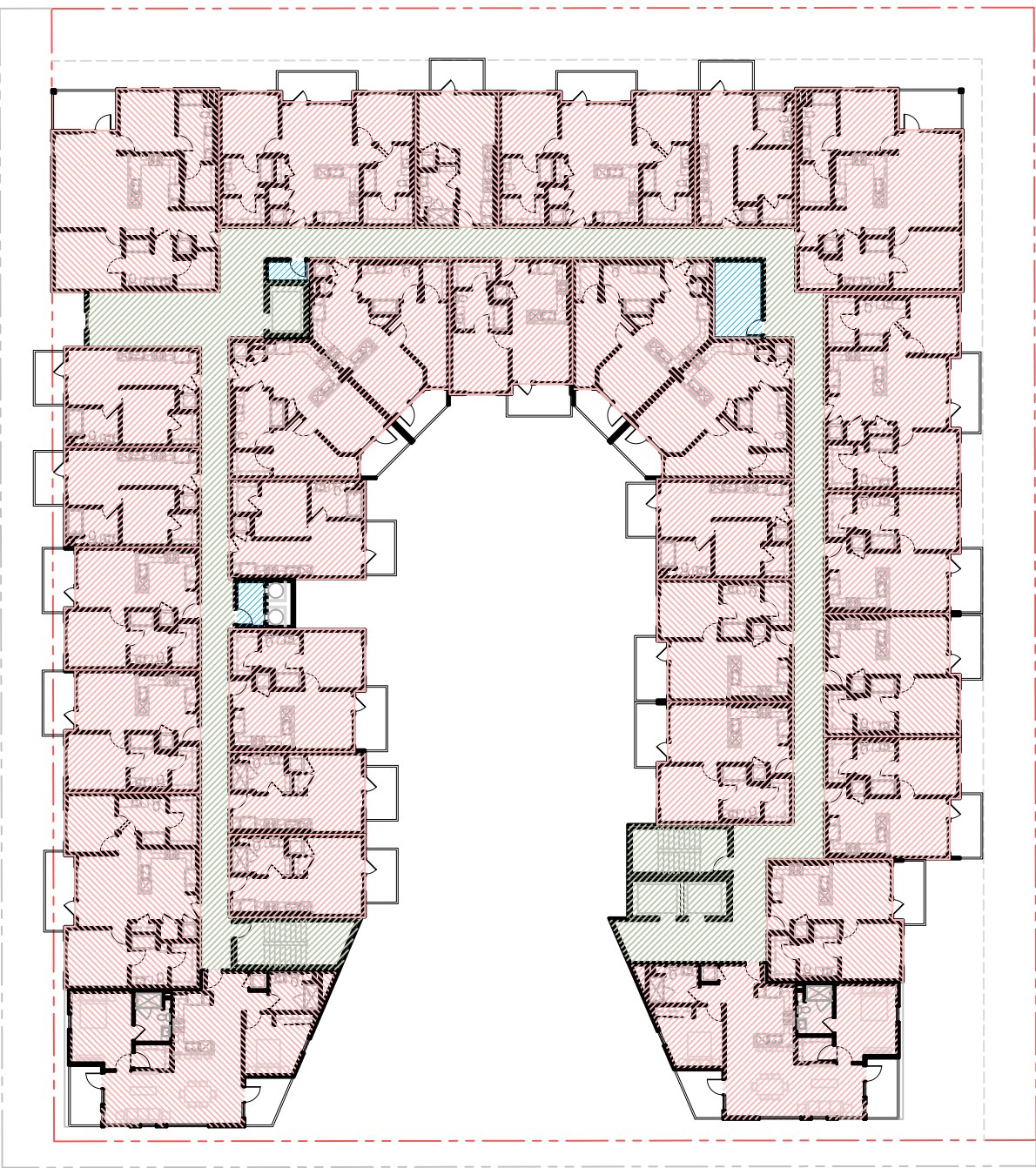
CIRCULATION & COMMON AREAS
5.

PARKING AREA
6.

SERVICE AREA



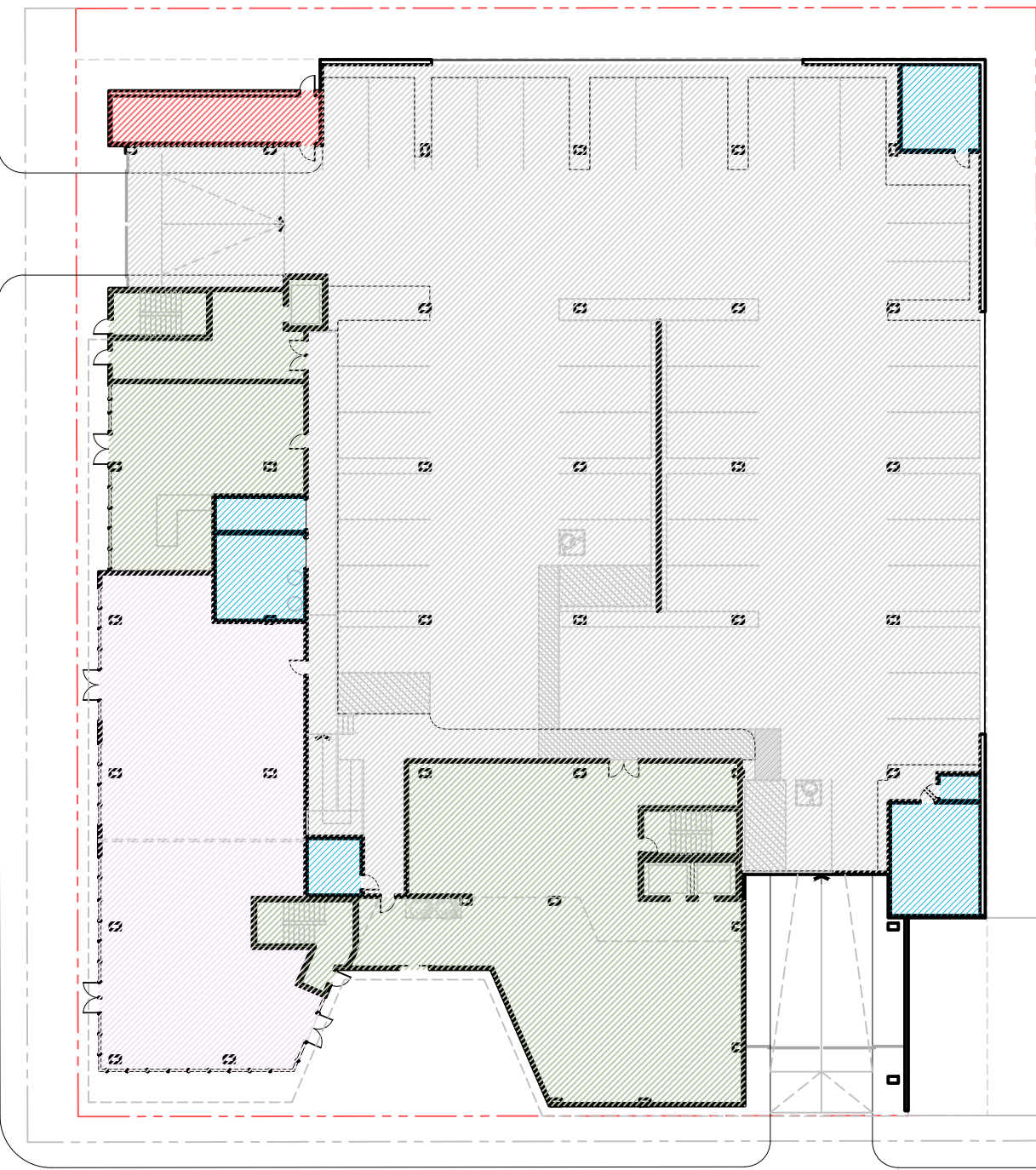
LEVEL 02



LEVEL 04-06



LEVEL 07



LEVEL 01



LEVEL 03



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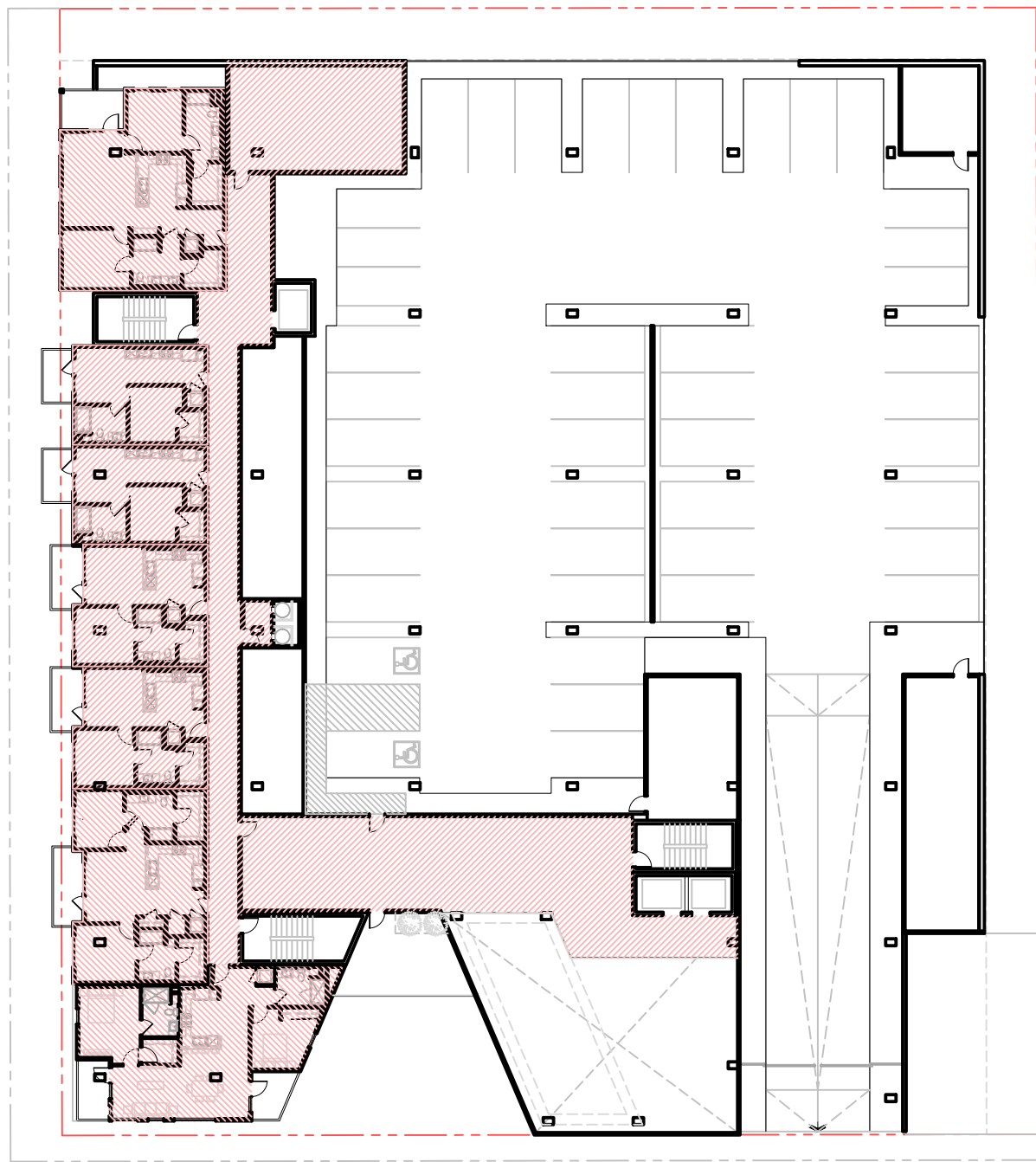
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CBC BUILDING AREA EXHIBIT

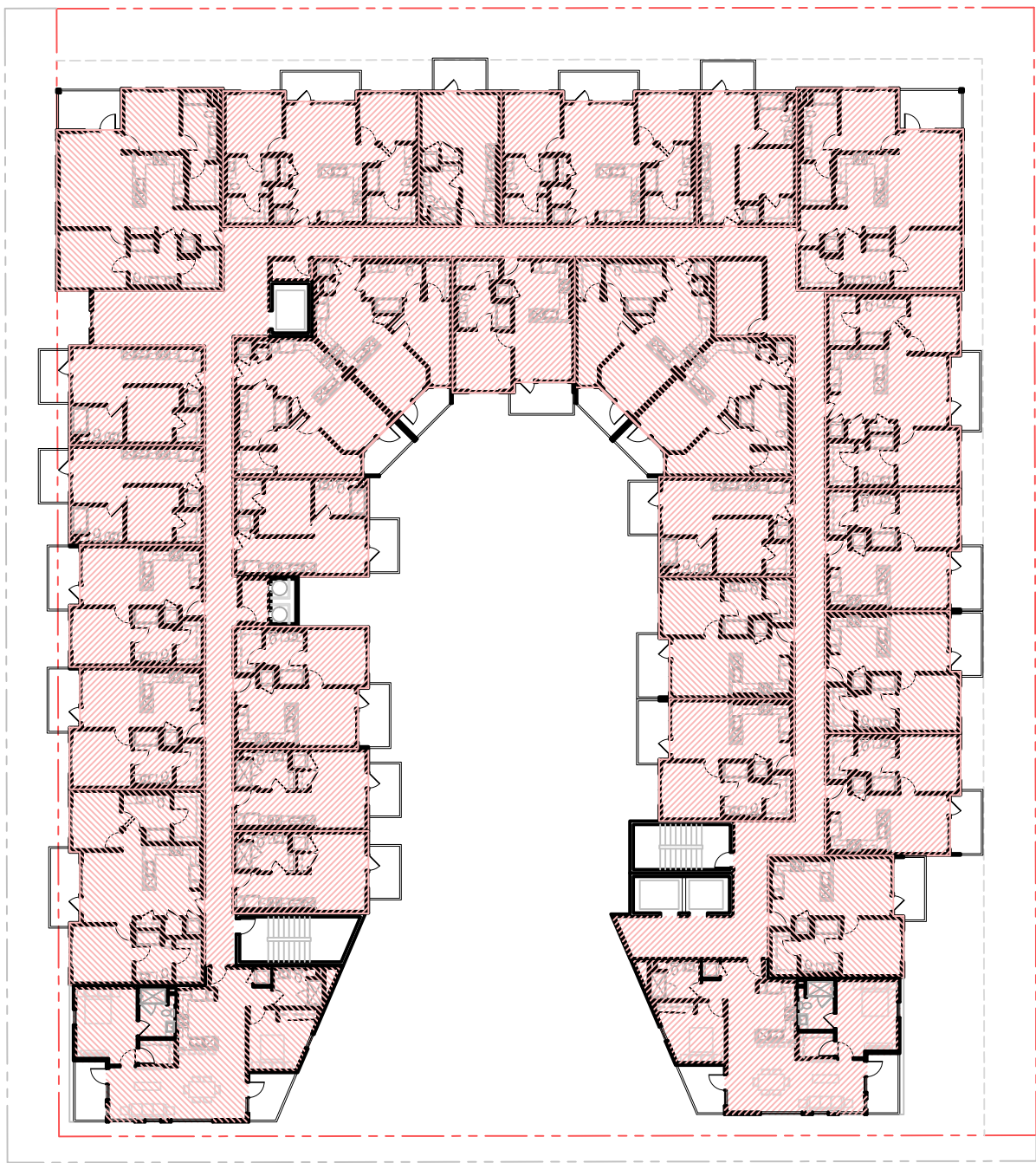
A1-4

BUILDING AREA

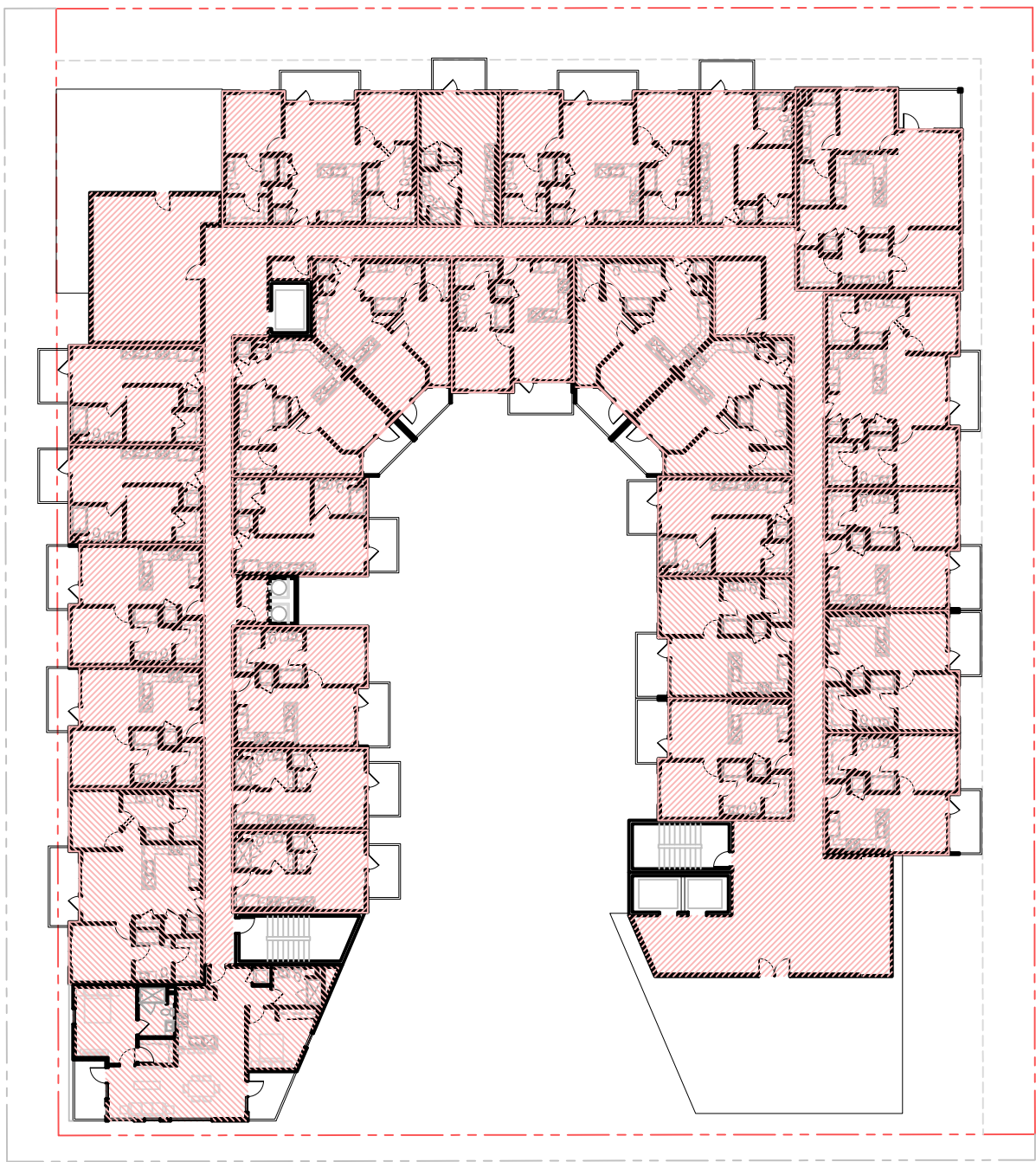
RESIDENTIAL AREA	177,727 SF
COMMERCIAL AREA	3,885 SF



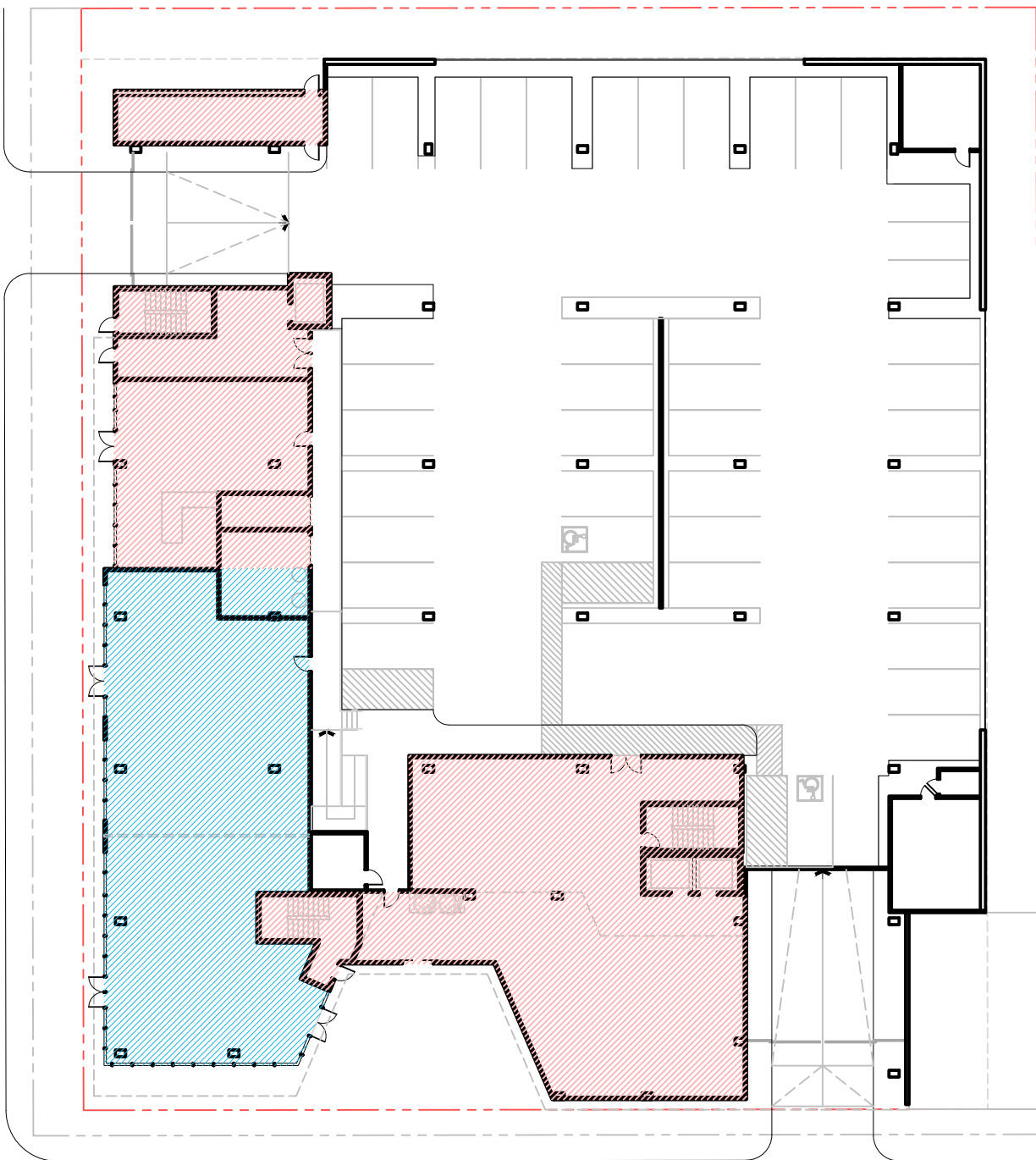
LEVEL 02



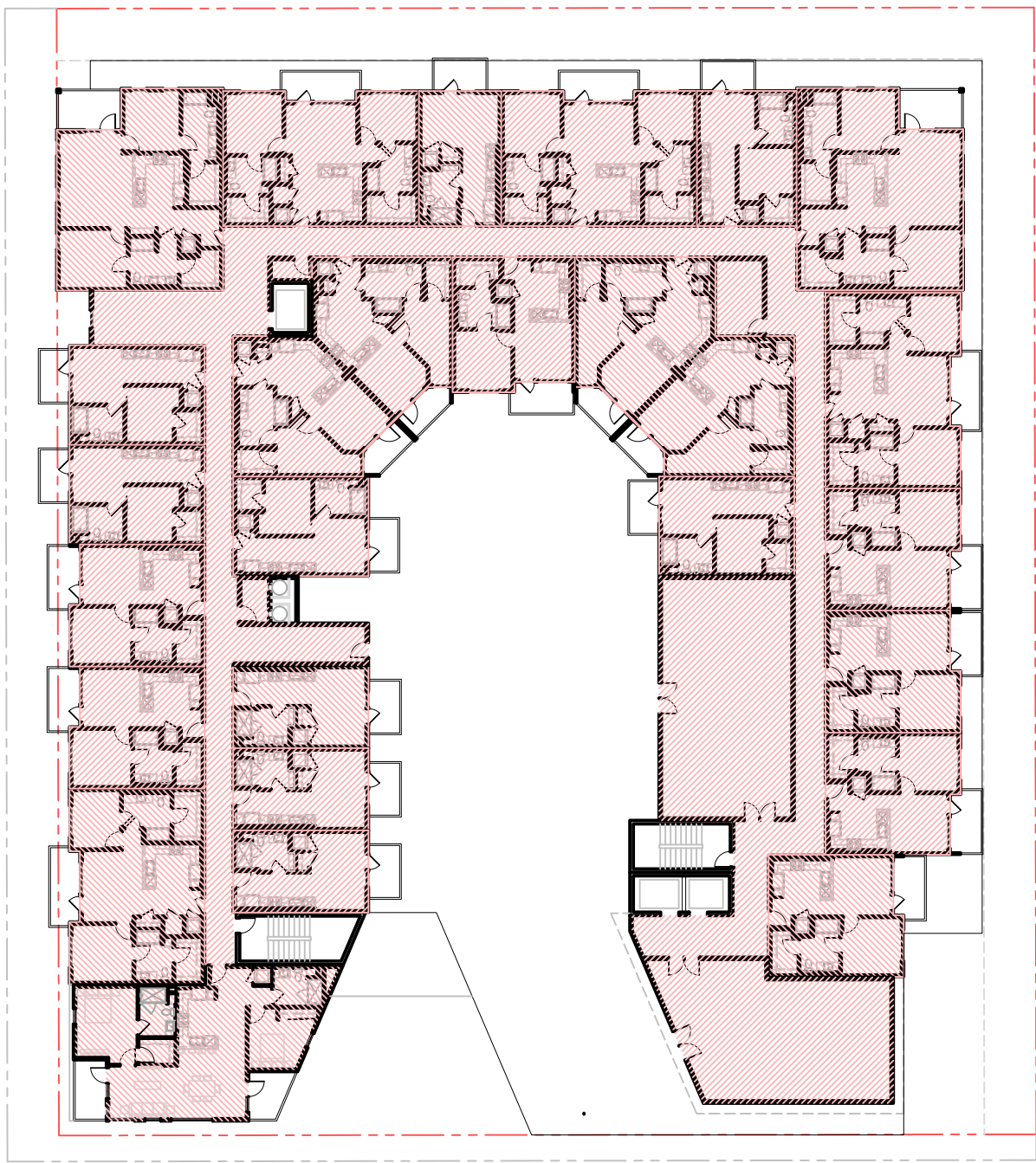
LEVEL 04-06



LEVEL 07



LEVEL 01



LEVEL 03

COLOR LEGEND

- 1. RESIDENTIAL AREA
- 2. COMMERCIAL AREA

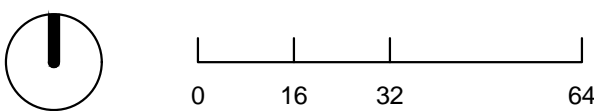


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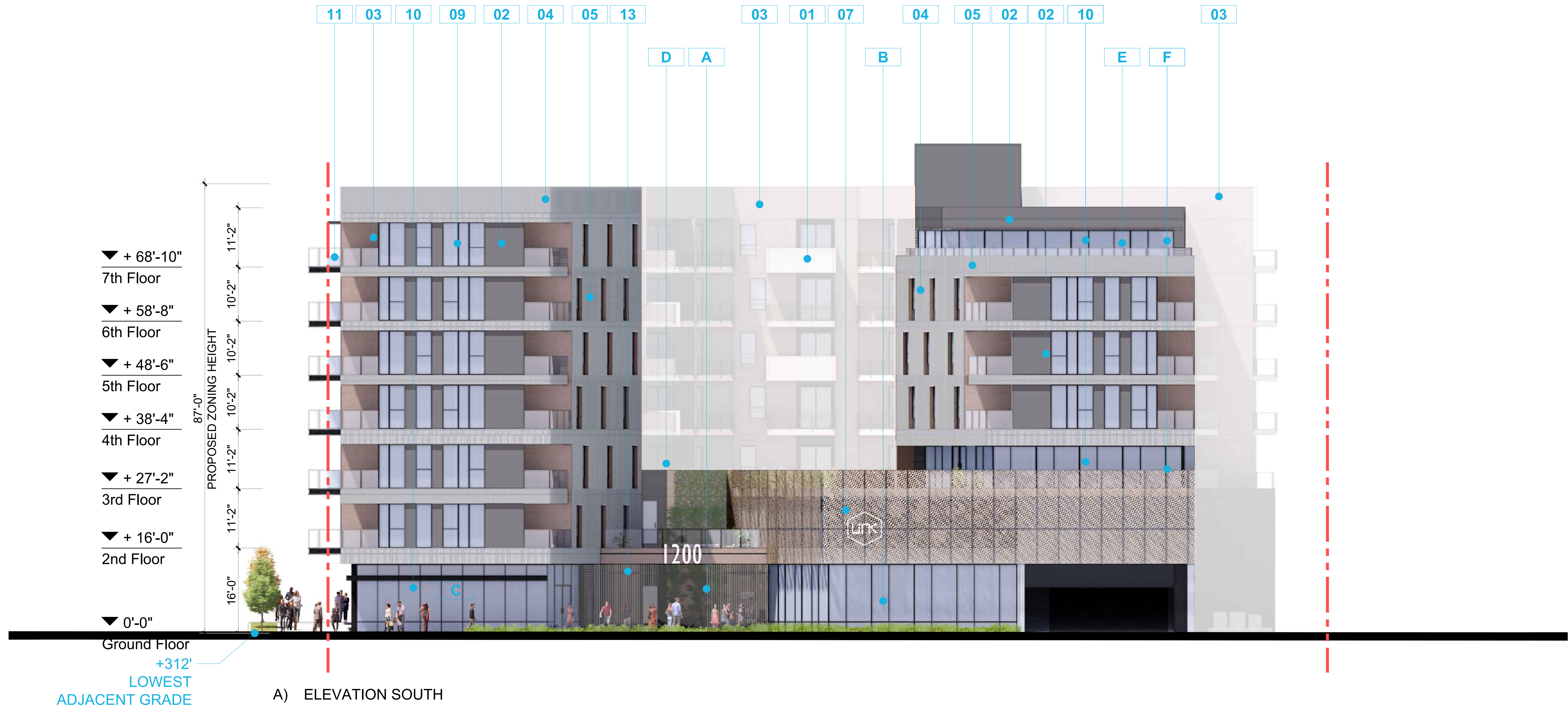
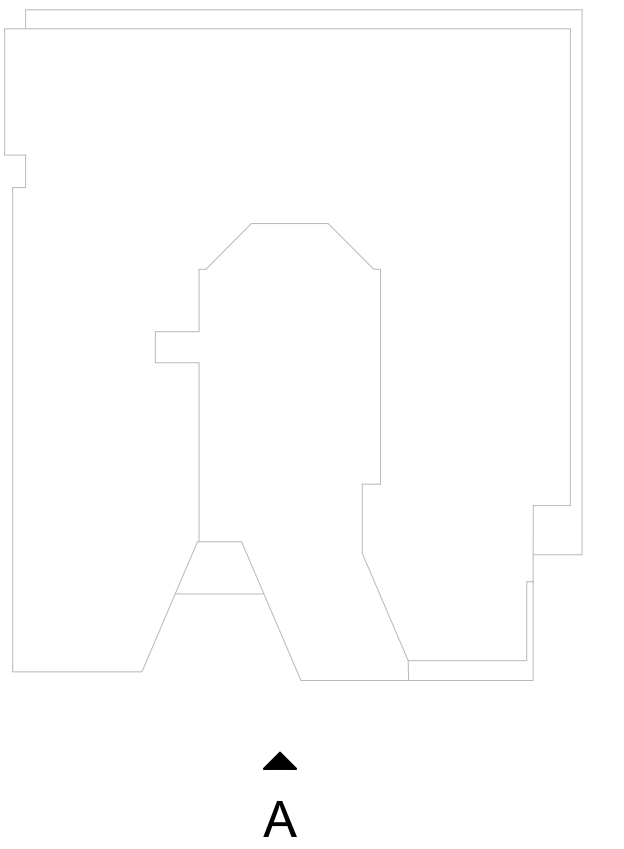
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LAUSD FEE BREAKDOWN

A1-5



SPACE CALLOUT LEGEND

- A MAIN ENTRY
- B LOBBY
- C RETAIL
- D COURTYARD
- E ROOF DECK
- F INDOOR AMENITY

MATERIAL CALLOUT LEGEND

- 01 STUCCO BODY 01
- 02 STUCCO BODY 02
- 03 STUCCO BODY 03
- 04 FIBER-CEMENT PANEL 01
- 05 FIBER-CEMENT PANEL 02
- 07 BOK MODERN PERF. METAL PANEL
- 08 NATURAL STONE TILE
- 09 DARK VINYL WINDOWS
- 10 DARK BRONZE STOREFRONT
- 11 GLASS GUARDRAILS
- 12 PERF. METAL GUARDRAILS / SCREEN
- 13 ALUMINUM LOUVRES



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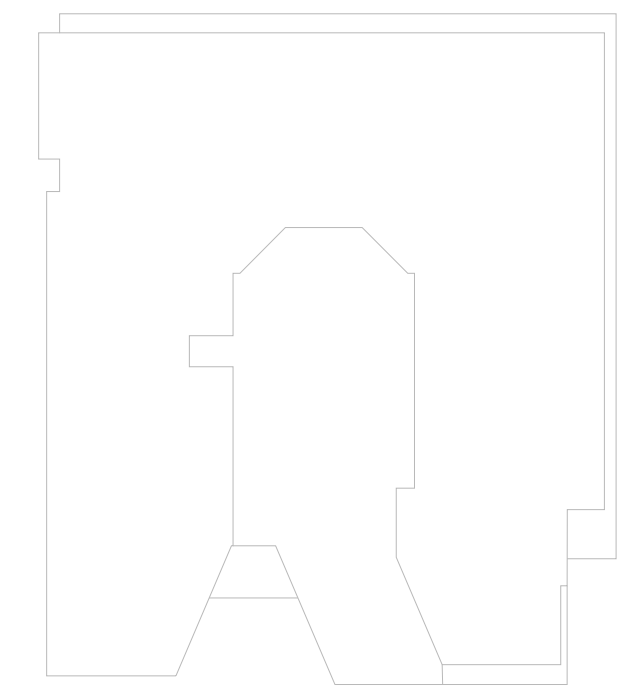
CONCEPTUAL DESIGN
APRIL 11, 2023



BUILDING ELEVATIONS
SOUTH

A2-0

B ▶



SPACE CALLOUT LEGEND

- A MAIN ENTRY
- B LOBBY
- C RETAIL
- D COURTYARD
- E ROOF DECK
- F INDOOR AMENITY

MATERIAL CALLOUT LEGEND

- 01 STUCCO BODY 01
- 02 STUCCO BODY 02
- 03 STUCCO BODY 03
- 04 FIBER-CEMENT PANEL 01
- 05 FIBER-CEMENT PANEL 02
- 07 BOK MODERN PERF. METAL PANEL
- 08 NATURAL STONE TILE
- 09 DARK VINYL WINDOWS
- 10 DARK BRONZE STOREFRONT
- 11 GLASS GUARDRAILS
- 12 PERF. METAL GUARDRAILS / SCREEN
- 13 ALUMINUM LOUVRES

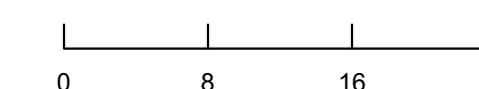


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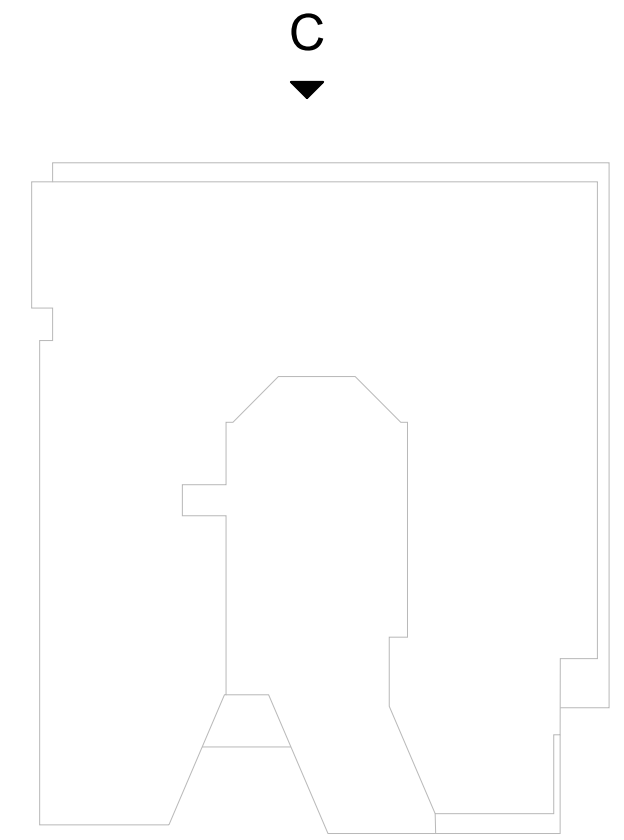
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CONCEPTUAL DESIGN
APRIL 11, 2023



BUILDING ELEVATIONS
WEST

A2-1



SPACE CALLOUT LEGEND

- A MAIN ENTRY
- B LOBBY
- C RETAIL
- D COURTYARD
- E ROOF DECK
- F INDOOR AMENITY

MATERIAL CALLOUT LEGEND

- 01 STUCCO BODY 01
- 02 STUCCO BODY 02
- 03 STUCCO BODY 03
- 04 FIBER-CEMENT PANEL 01
- 05 FIBER-CEMENT PANEL 02
- 07 BOK MODERN PERF. METAL PANEL
- 08 NATURAL STONE TILE
- 09 DARK VINYL WINDOWS
- 10 DARK BRONZE STOREFRONT
- 11 GLASS GUARDRAILS
- 12 PERF. METAL GUARDRAILS / SCREEN
- 13 ALUMINUM LOUVRES

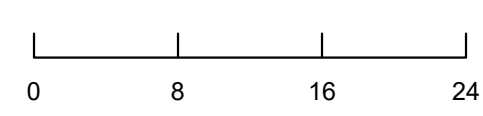


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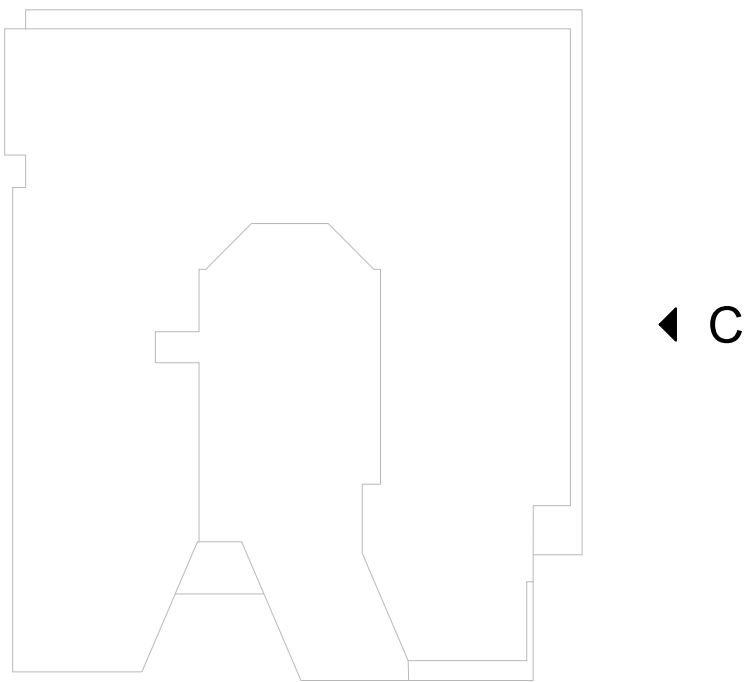
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BUILDING ELEVATIONS
NORTH



◀ C



SPACE CALLOUT LEGEND

- A MAIN ENTRY
- B LOBBY
- C RETAIL
- D COURTYARD
- E ROOF DECK
- F INDOOR AMENITY

MATERIAL CALLOUT LEGEND

- 01 STUCCO BODY 01
- 02 STUCCO BODY 02
- 03 STUCCO BODY 03
- 04 FIBER-CEMENT PANEL 01
- 05 FIBER-CEMENT PANEL 02
- 07 BOK MODERN PERF. METAL PANEL
- 08 NATURAL STONE TILE
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- 10 DARK BRONZE STOREFRONT
- 11 GLASS GUARDRAILS
- 12 PERF. METAL GUARDRAILS / SCREEN
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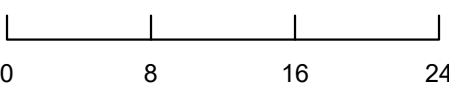


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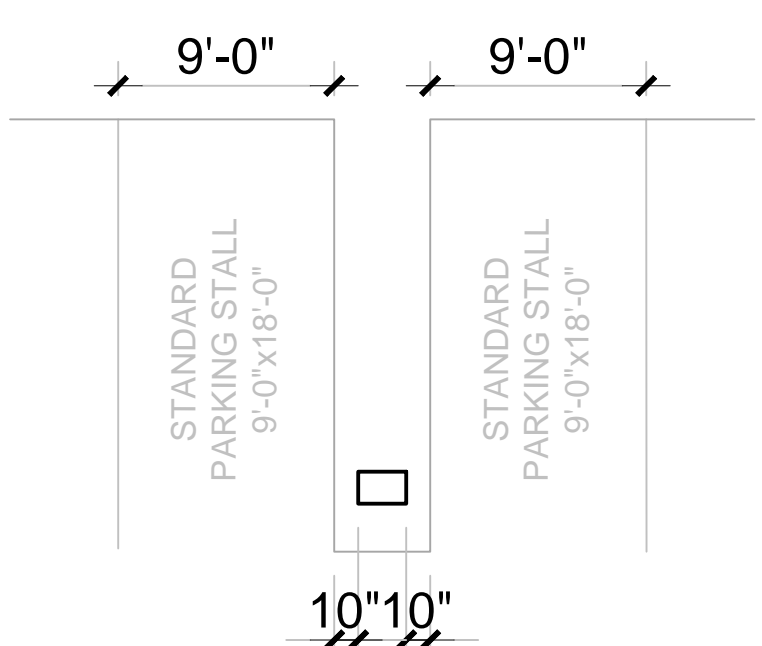
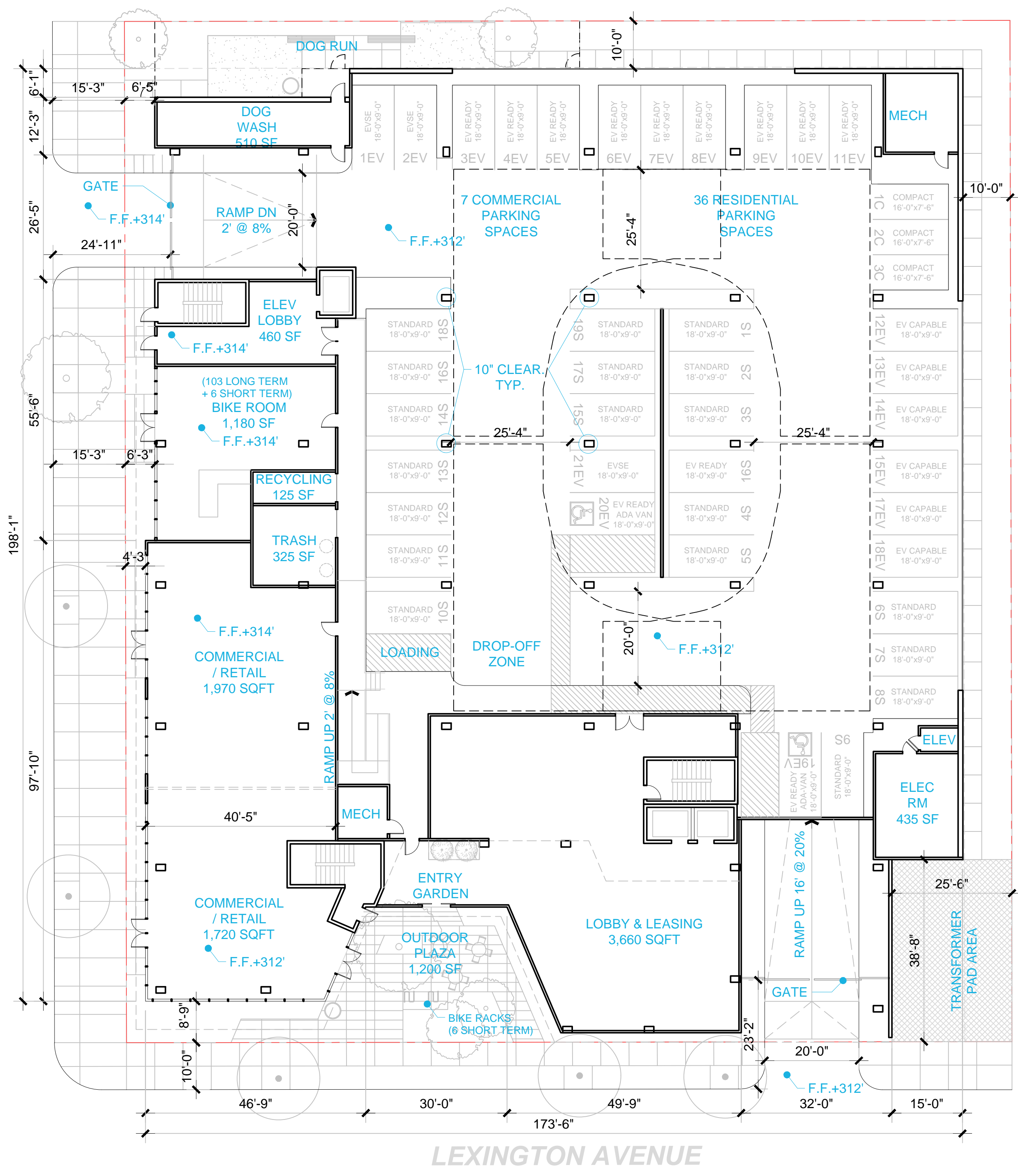
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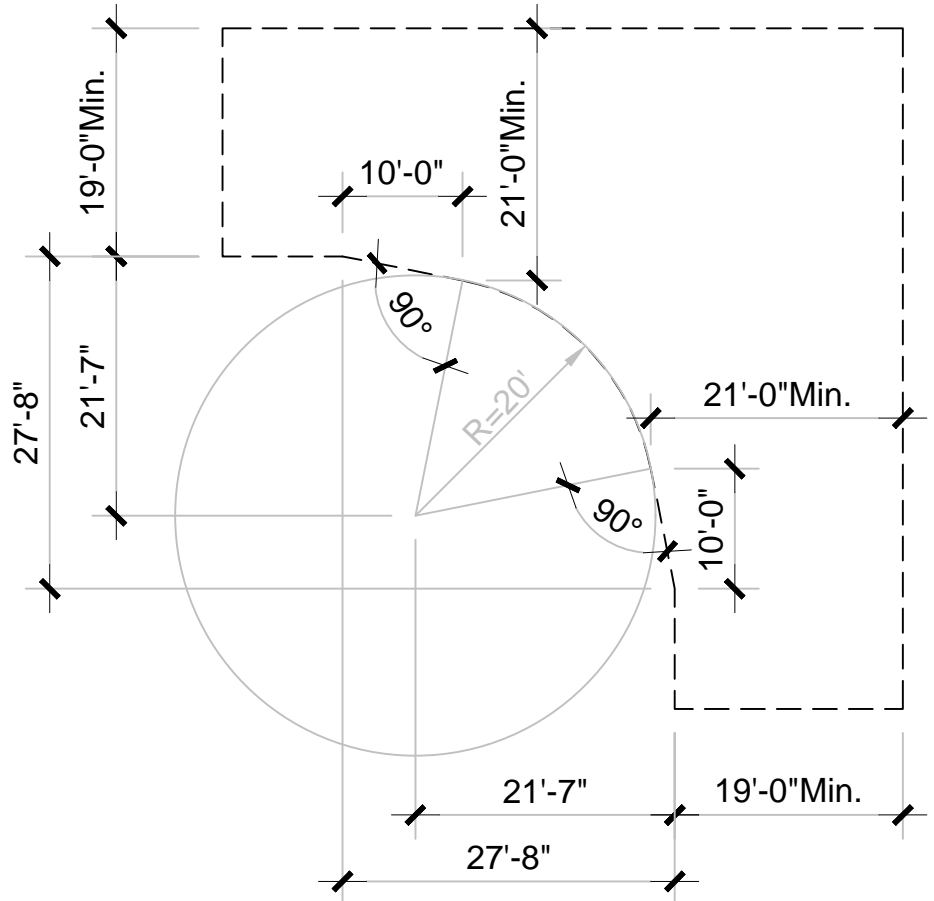


BUILDING ELEVATIONS
EAST

A2-3



TYPICAL 10" CLEARANCE FROM PARKING STALL TO STRUCTURAL COLUMN



2-WAY TURNING RADIUS

PARKING PROVIDED								
RESIDENTIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	3	16	2	5	9	1	0	36
COMMERCIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
1st FLOOR	0	3	1	1	1	1	0	7

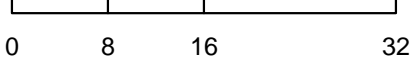
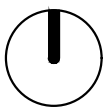


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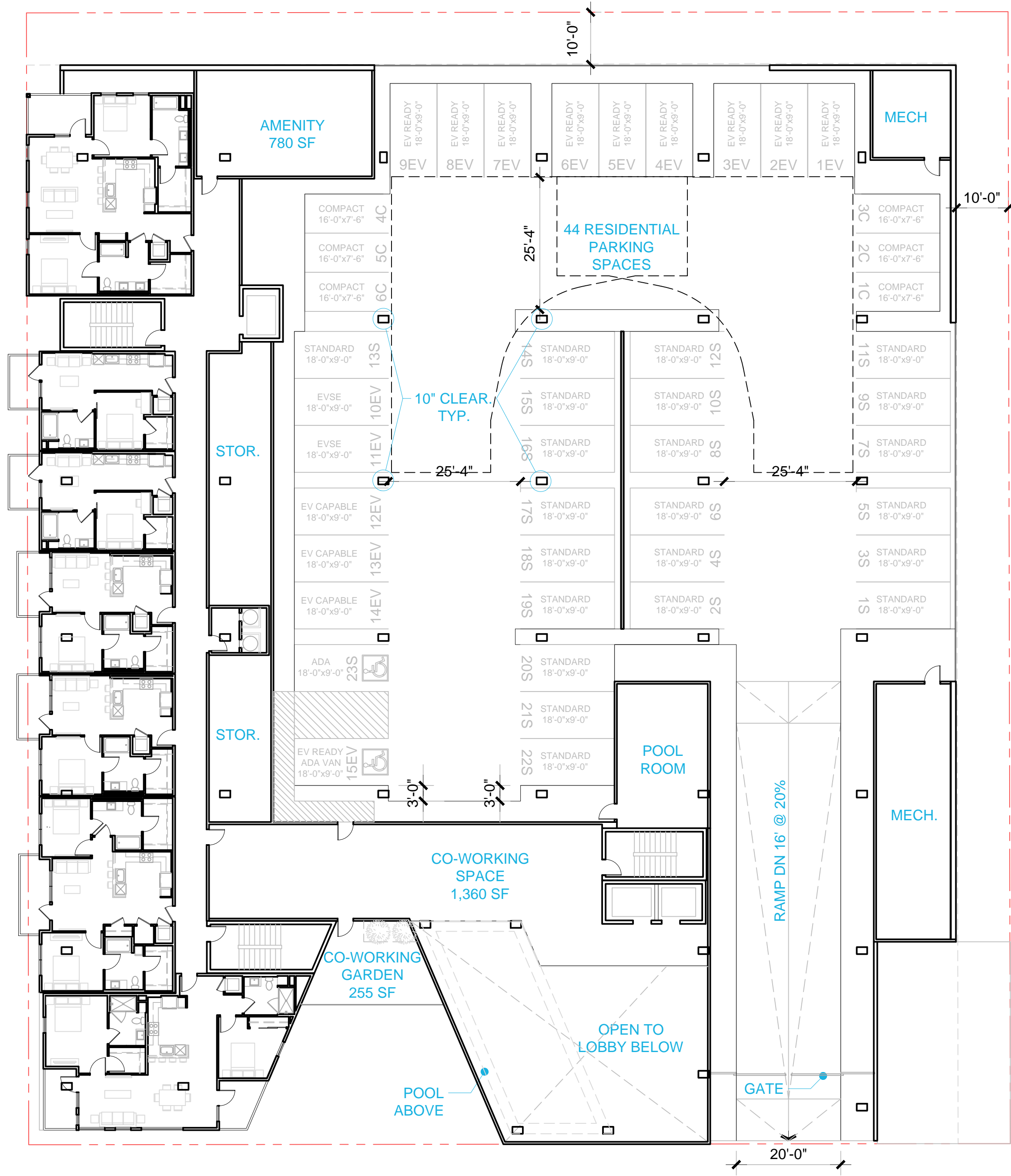


BUILDING PLAN
LEVEL 1

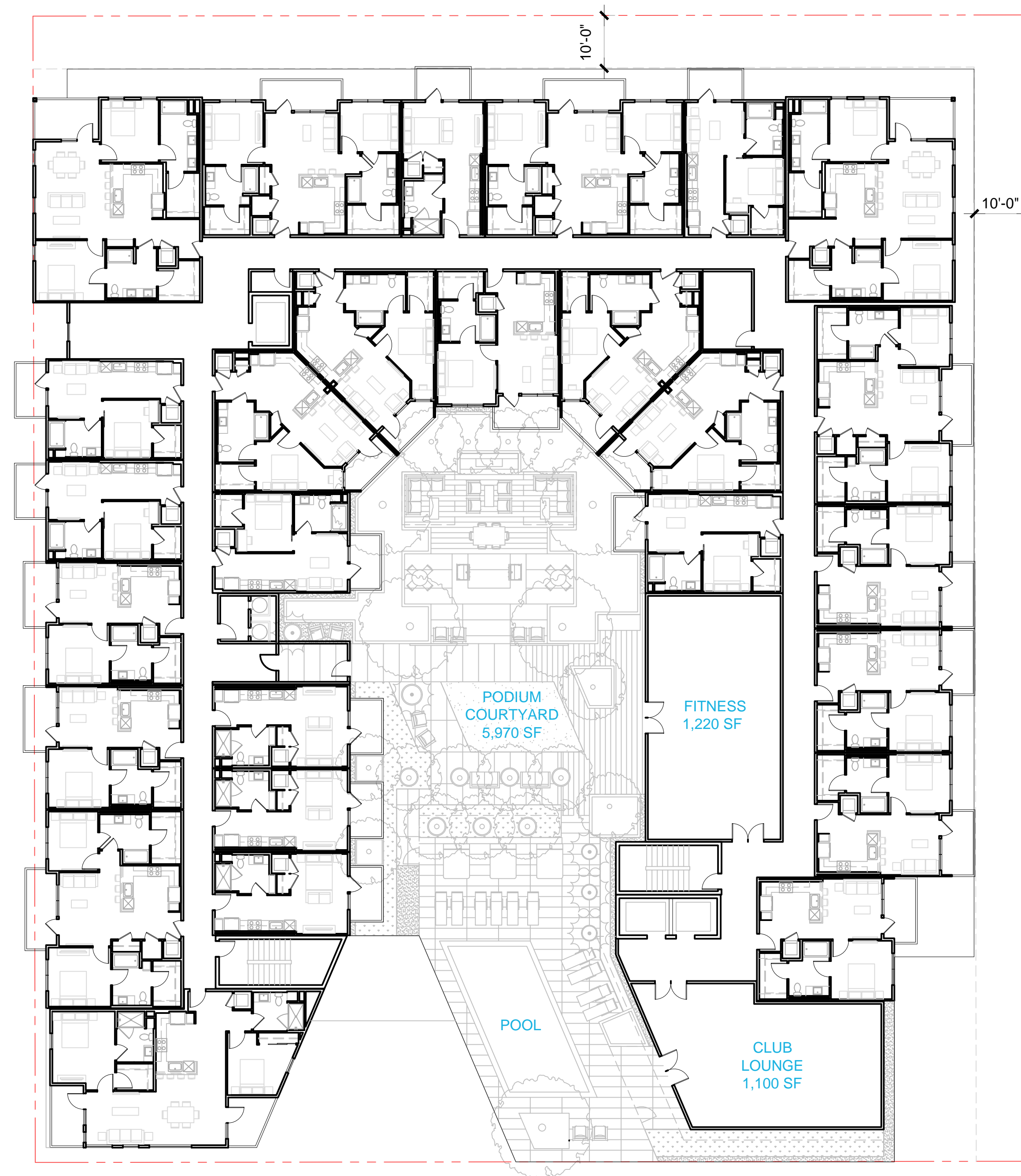
A3-0

VINE STREET

LEXINGTON AVENUE



PARKING PROVIDED								
RESIDENTIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
2nd FLOOR	6	22	2	3	9	1	1	44
COMMERCIAL								
PARKING STALL TYPE	COMPACT	STANDARD	EVSE	EV CAPABLE	EV READY	EV READY ADA	ADA	TOTAL
2nd FLOOR	0	0	0	0	0	0	0	0

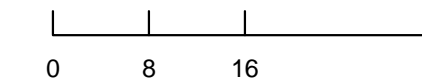


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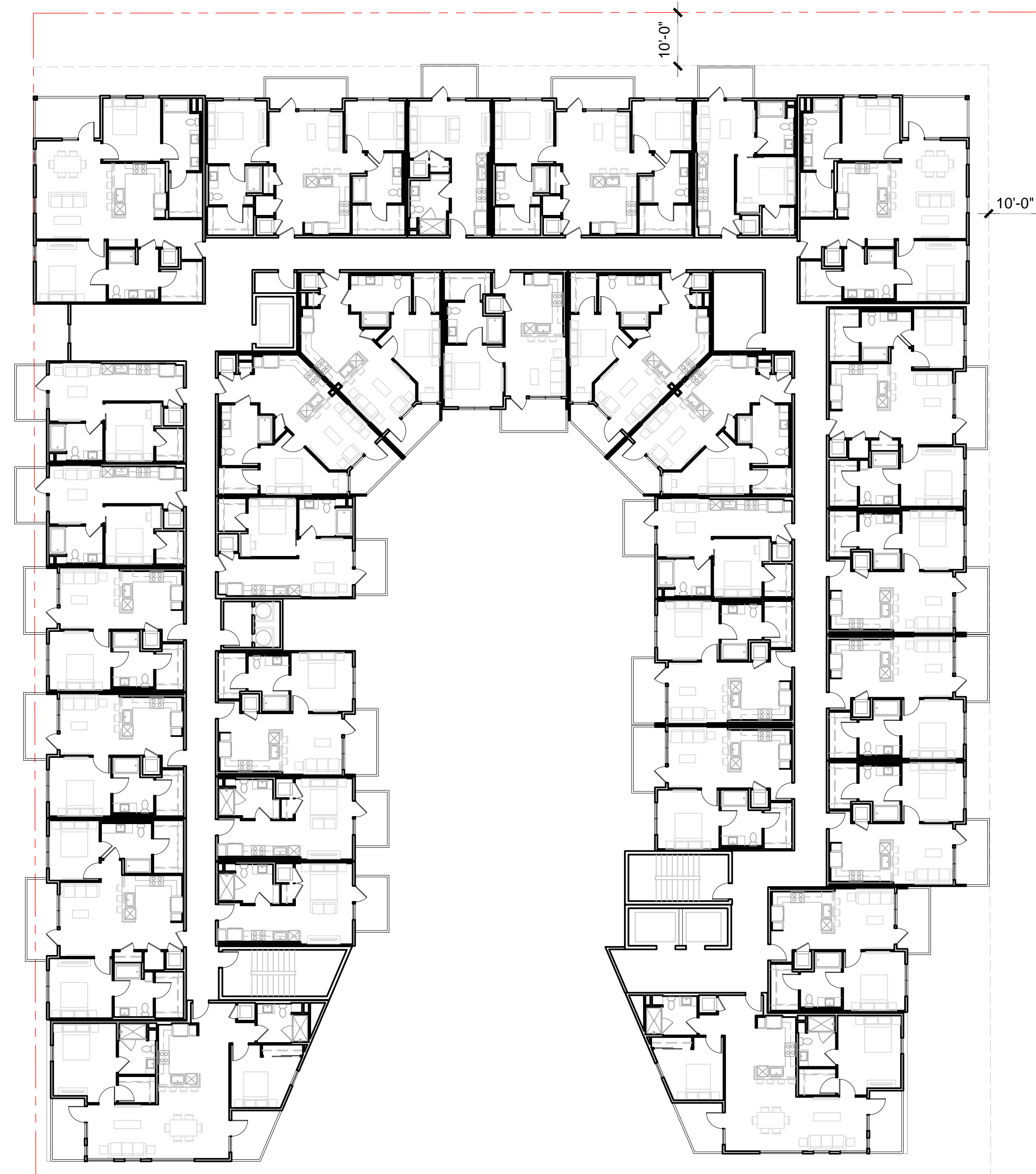
1200 VINE STREET
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BUILDING PLAN
LEVEL 3

A3-2

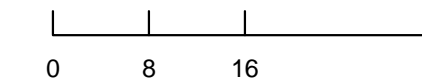


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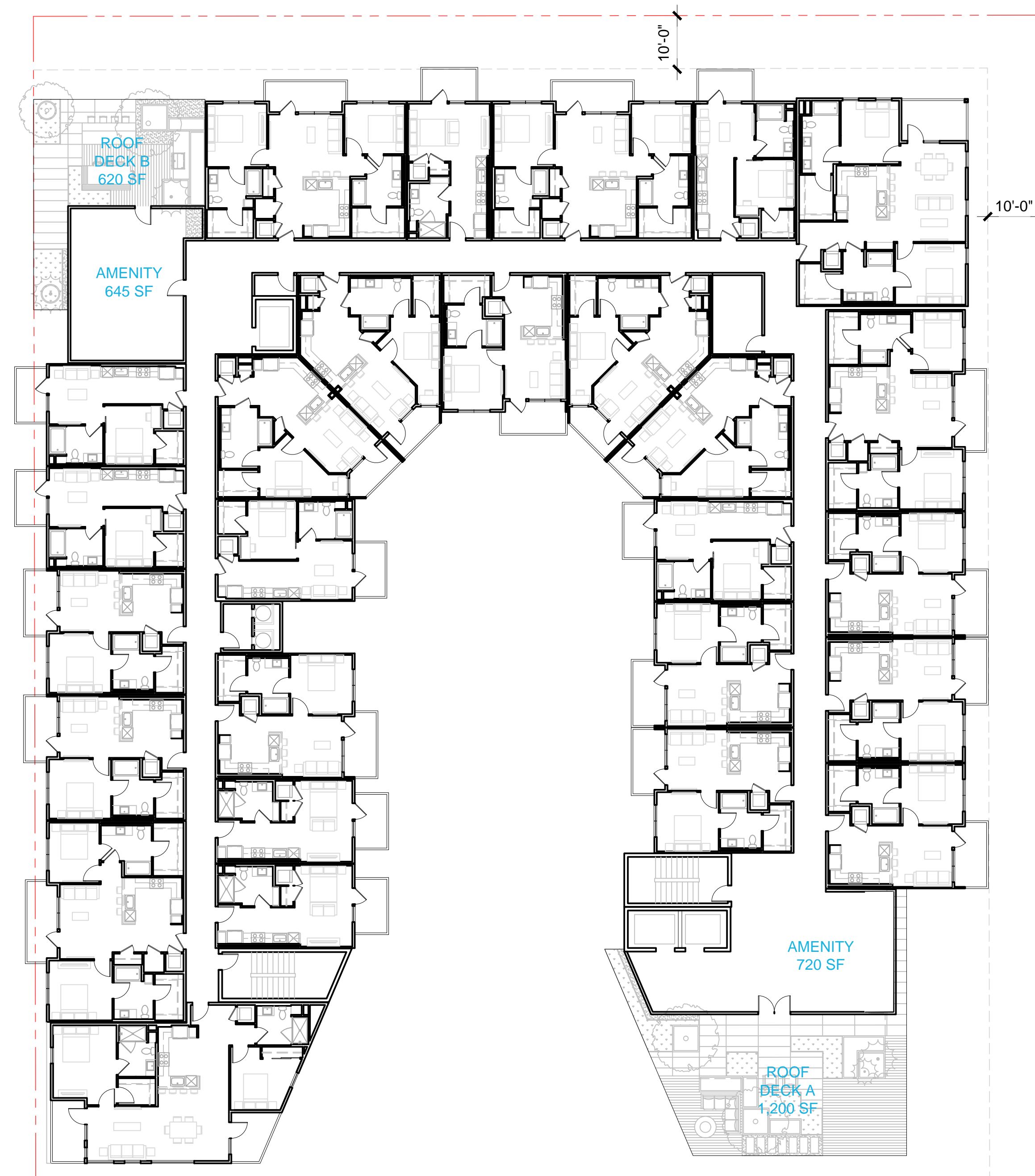
1200 VINE STREET
LOS ANGELES, CA # 2021-1034

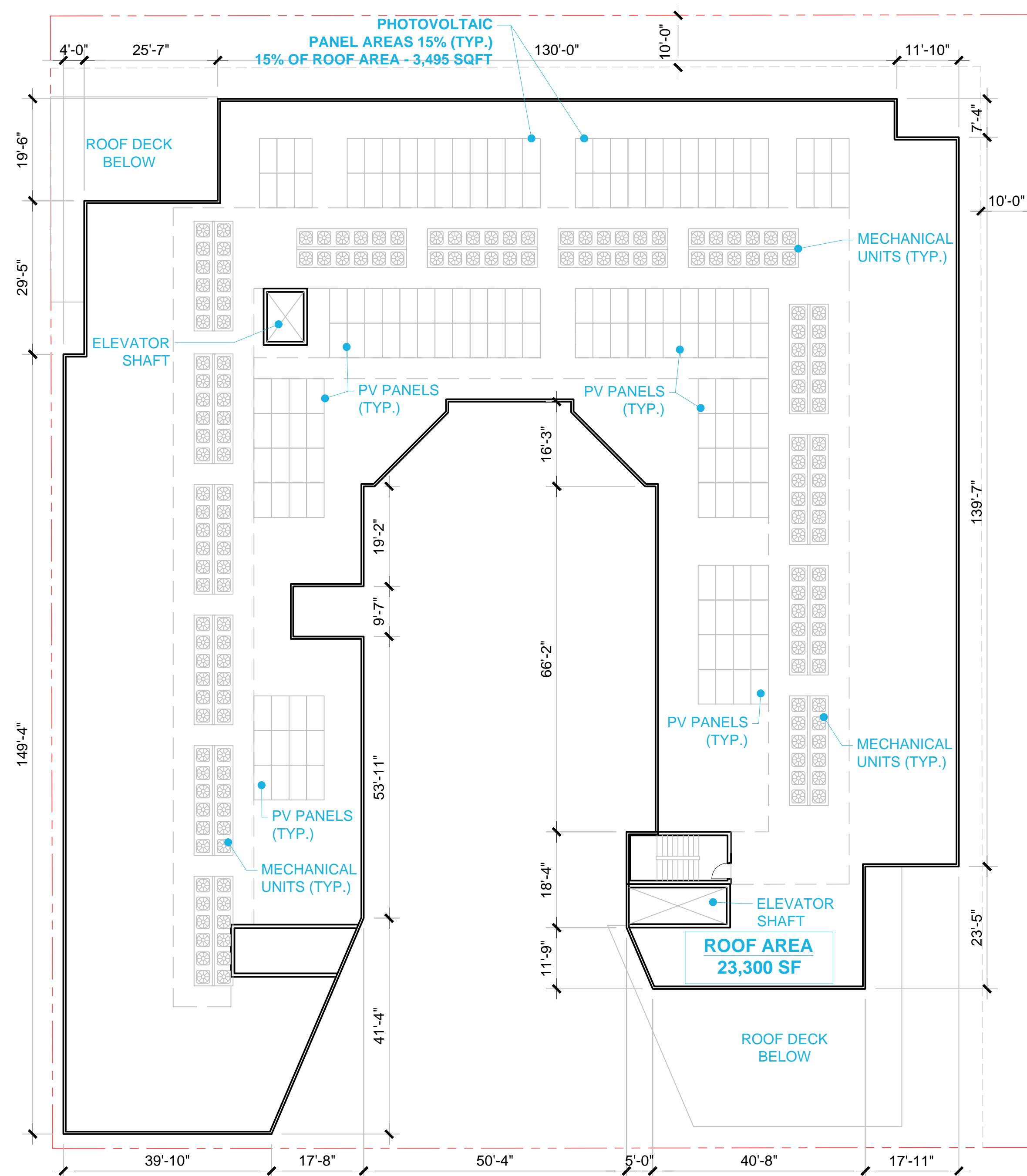
CONCEPTUAL DESIGN
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BUILDING PLAN
LEVEL 4-6

A3-3





PHOTOVOLTAIC REQUIREMENT
15% OF THE ROOF AREA

ROOF AREA - 23,300 SQFT
 _15% OF ROOF AREA A - 3,495 SQFT

TOTAL PHOTOVOLTAIC AREA ON ROOF
15% - 3,495 SQFT

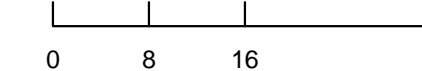
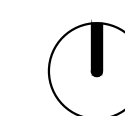


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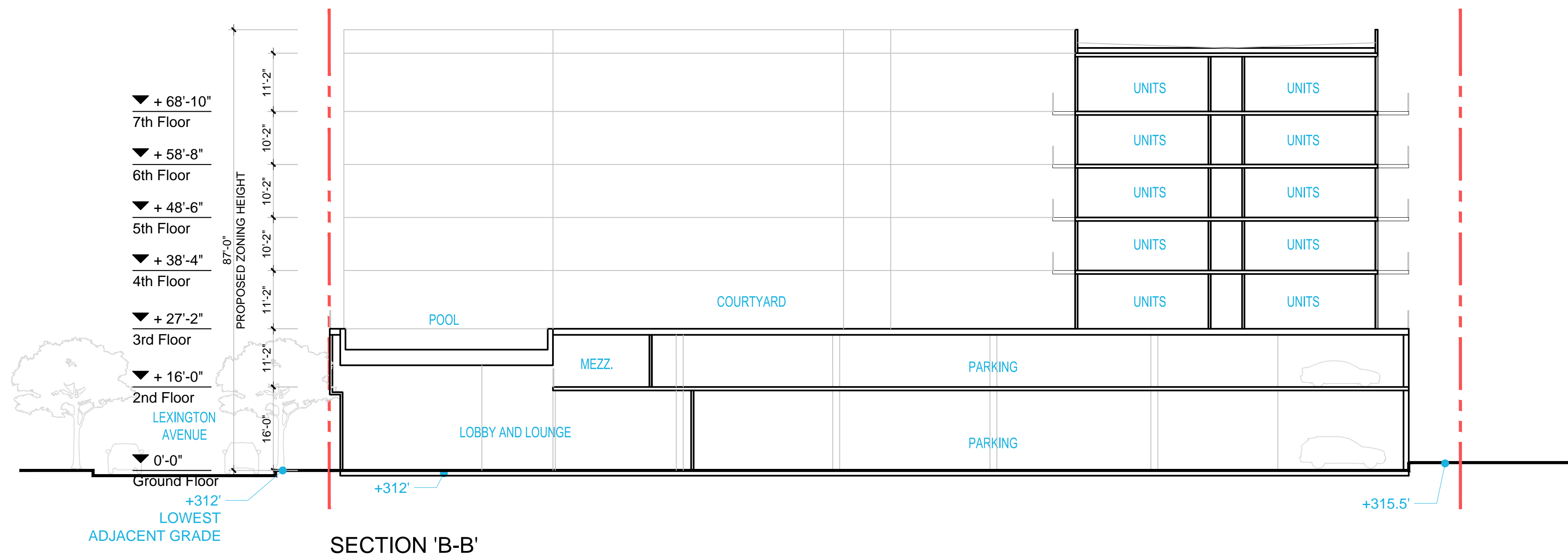
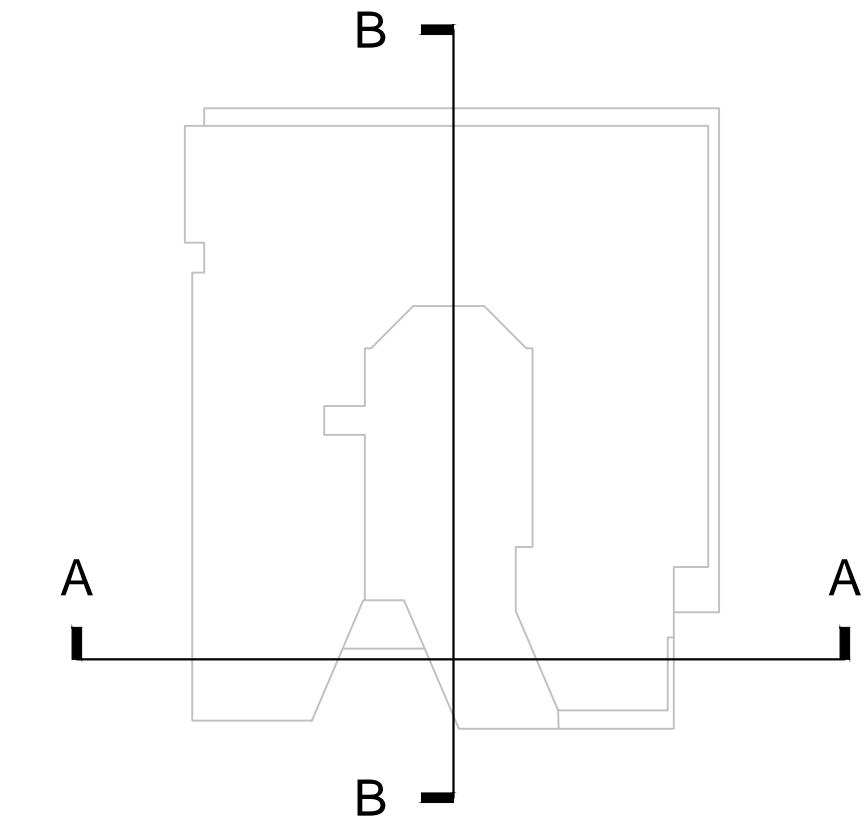
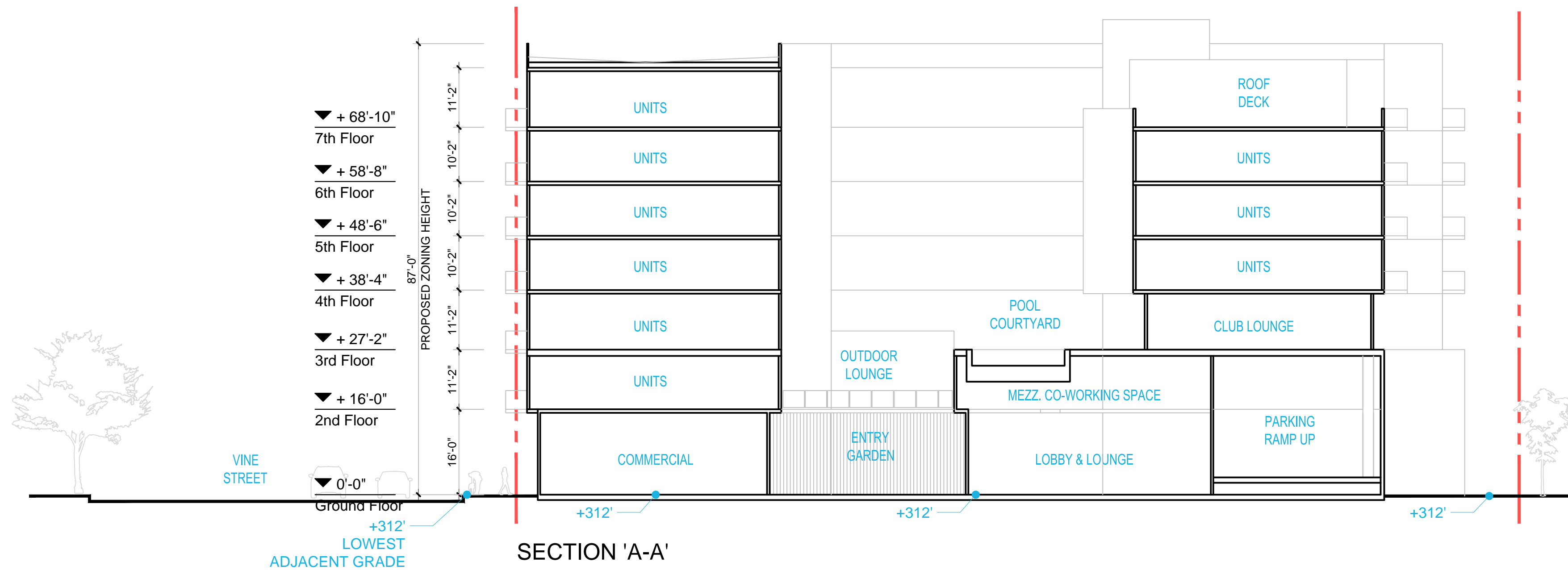
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BUILDING ROOF PLAN

A3-5

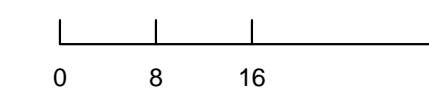


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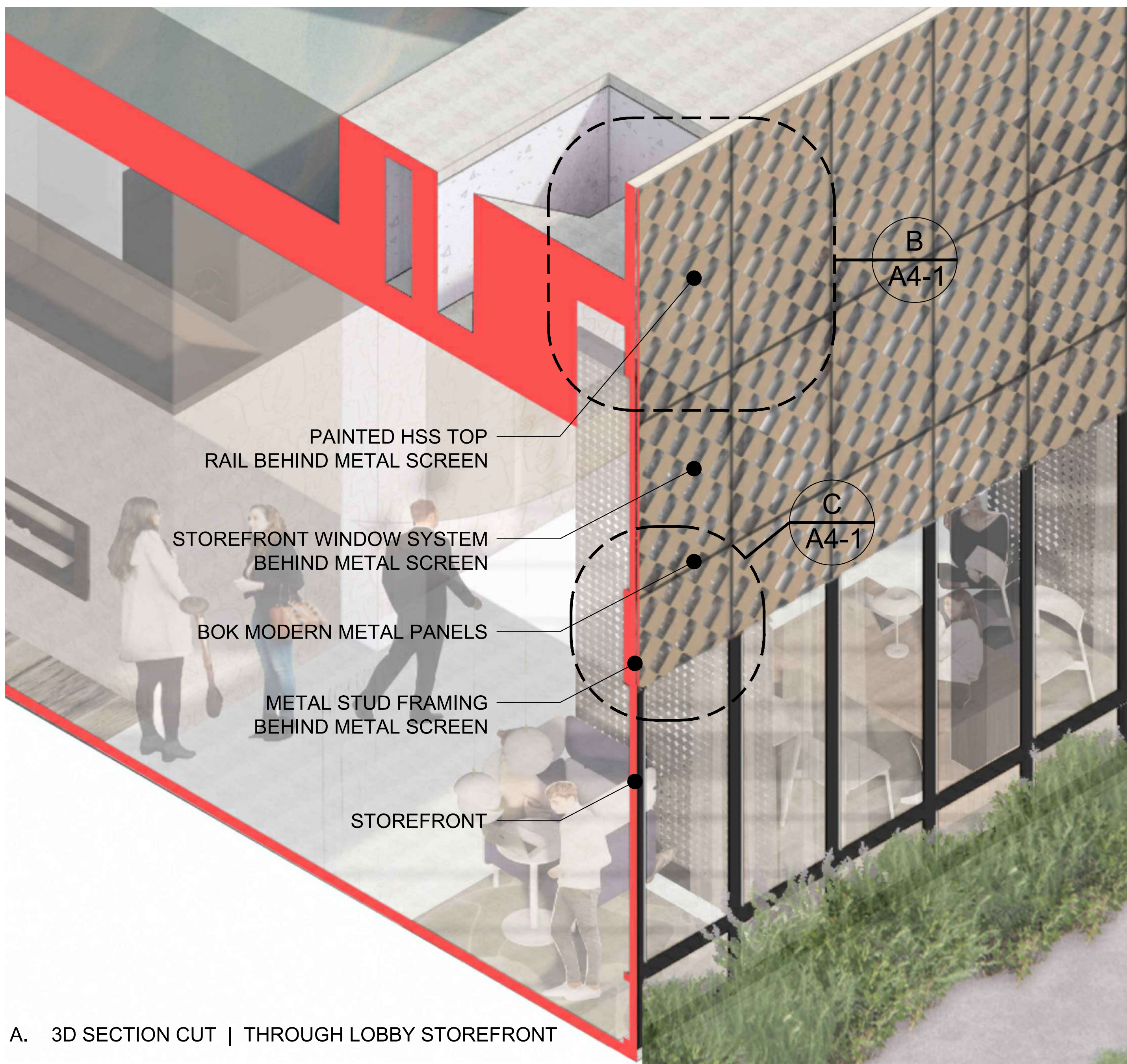
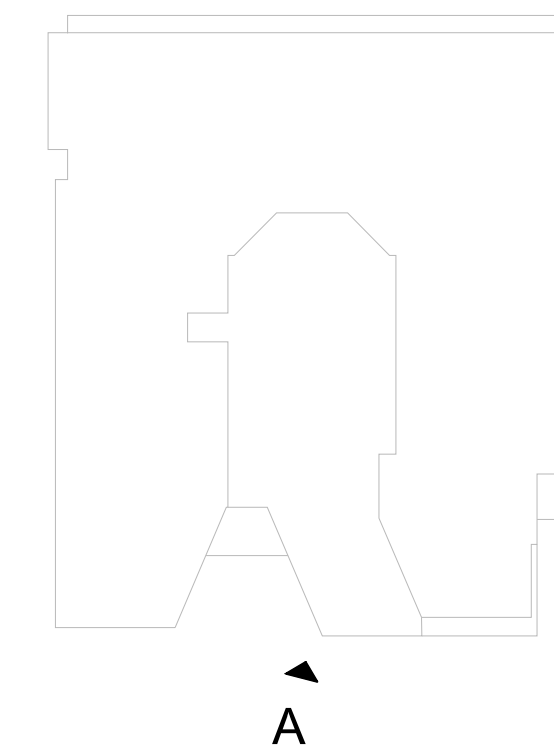


BUILDING SECTIONS
SECTION A-A & B-B

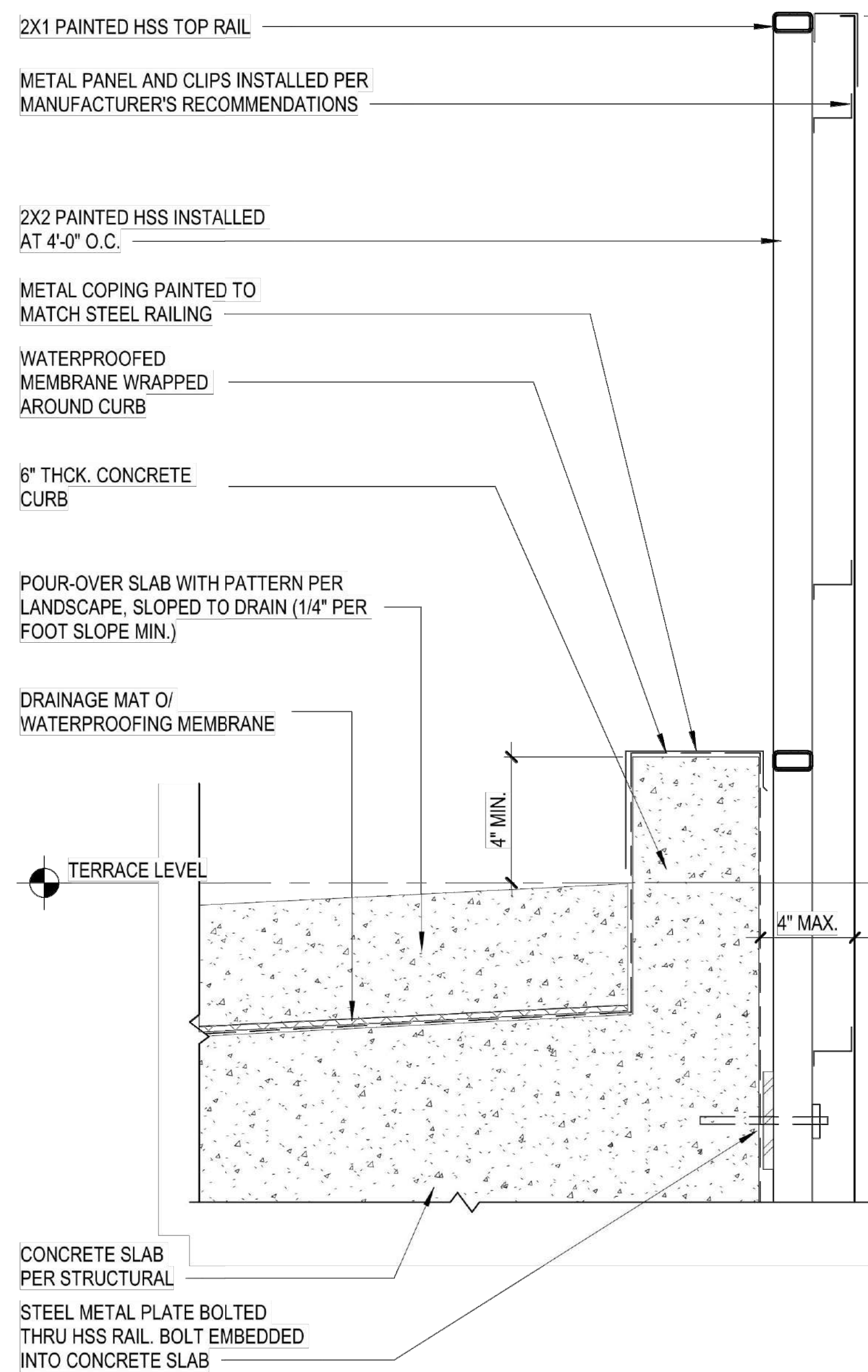
A4-0



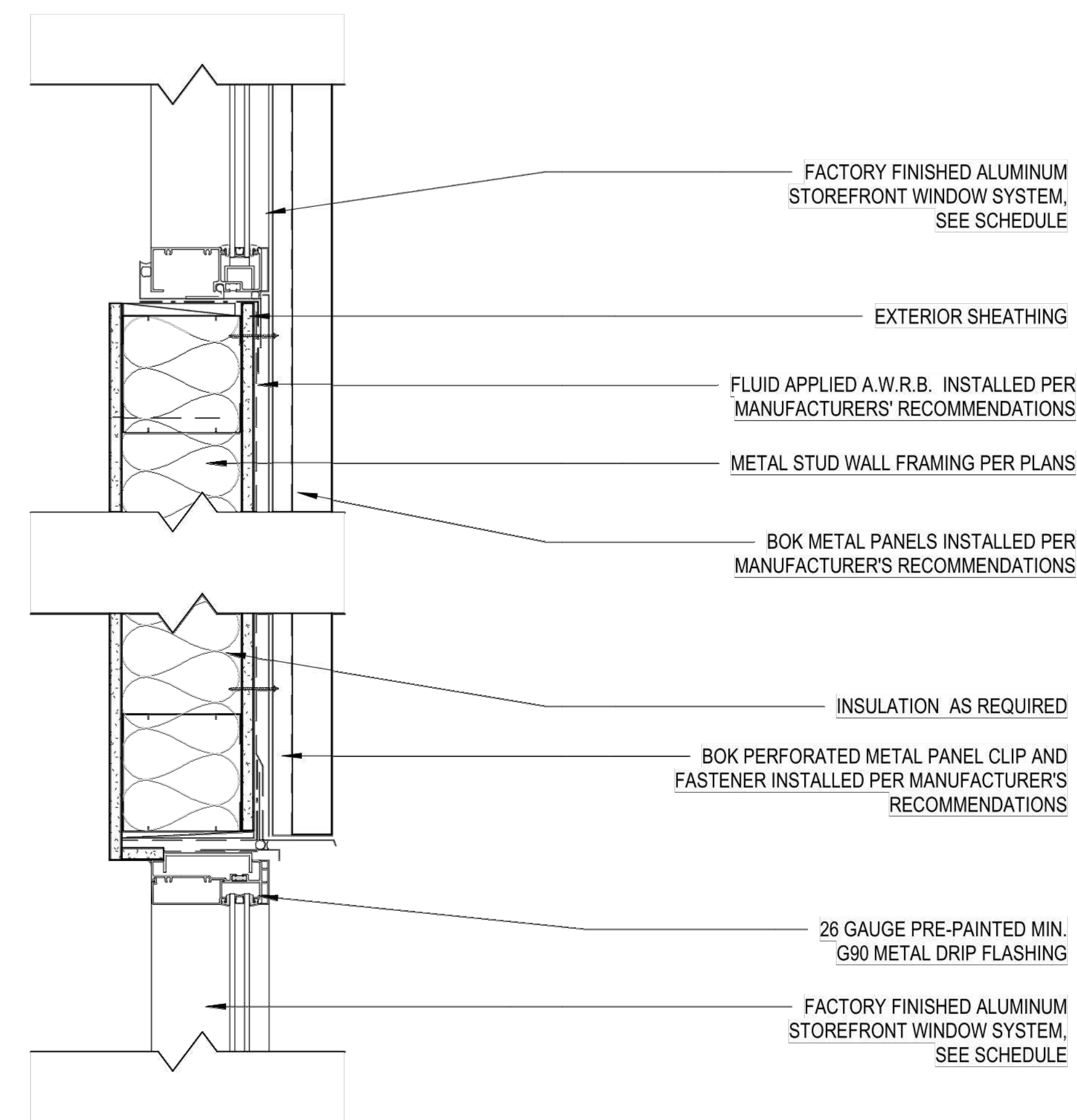
SOUTH ELEVATION



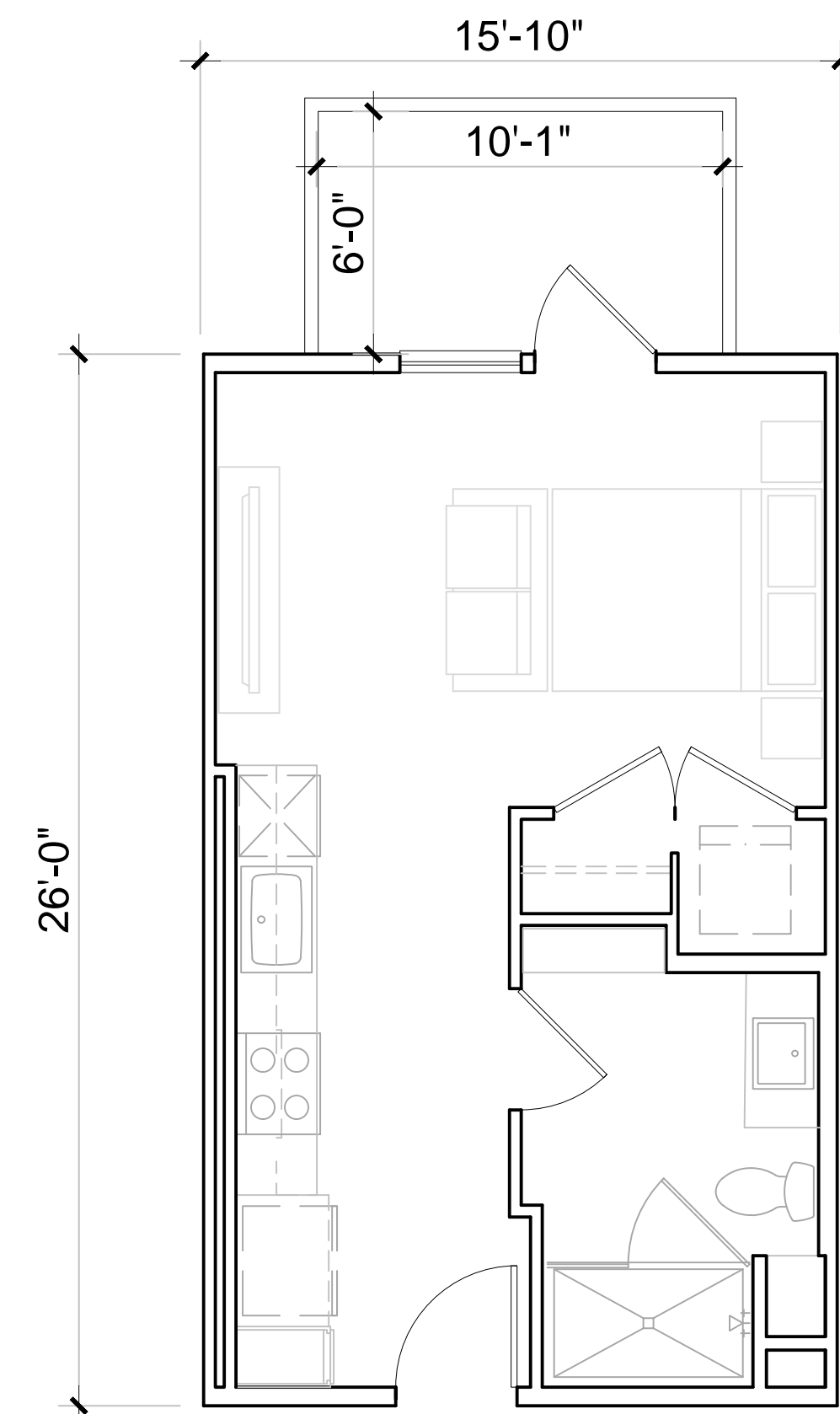
A. 3D SECTION CUT | THROUGH LOBBY STOREFRONT



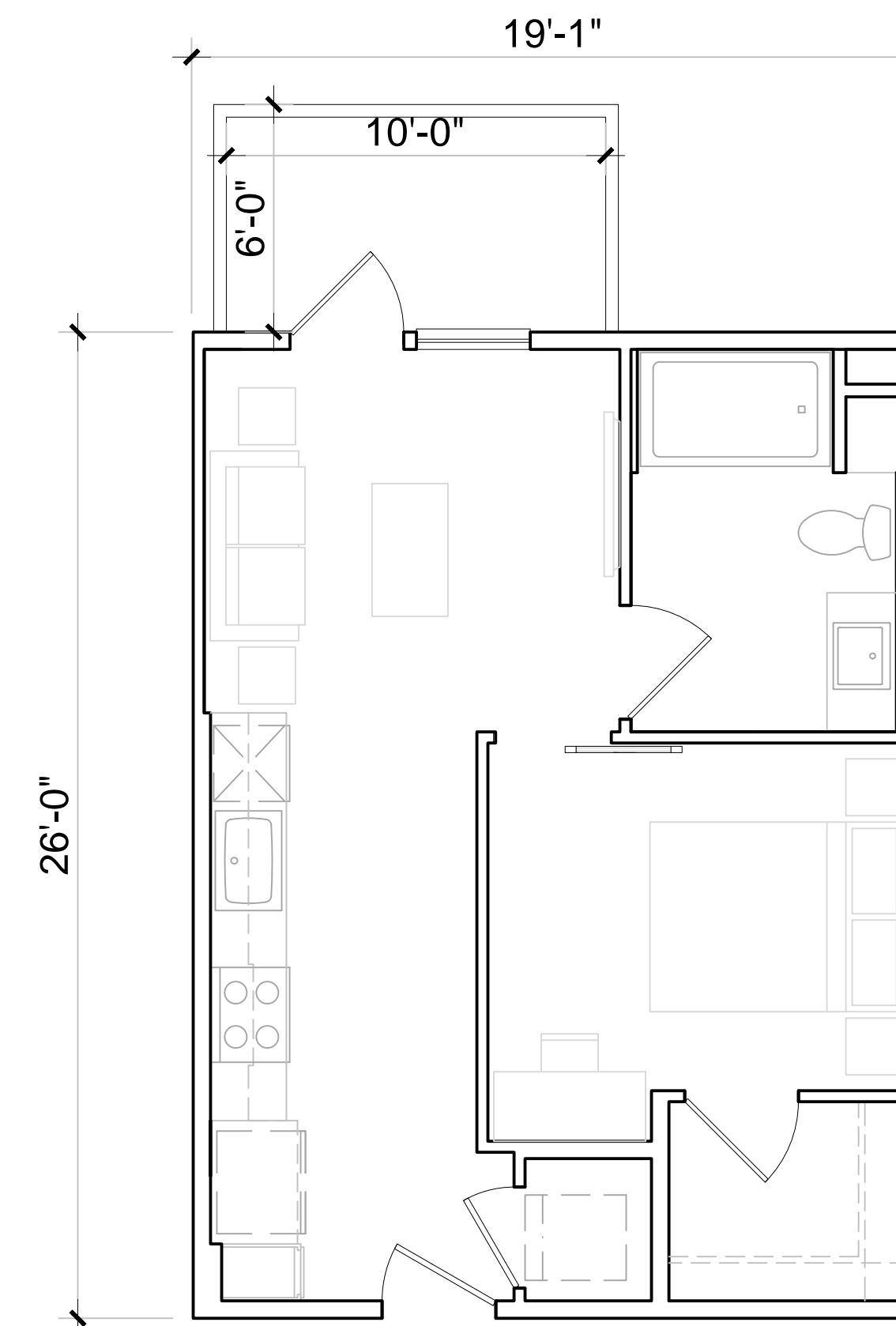
B. EXTERIOR METAL SCREEN AT TERRACE



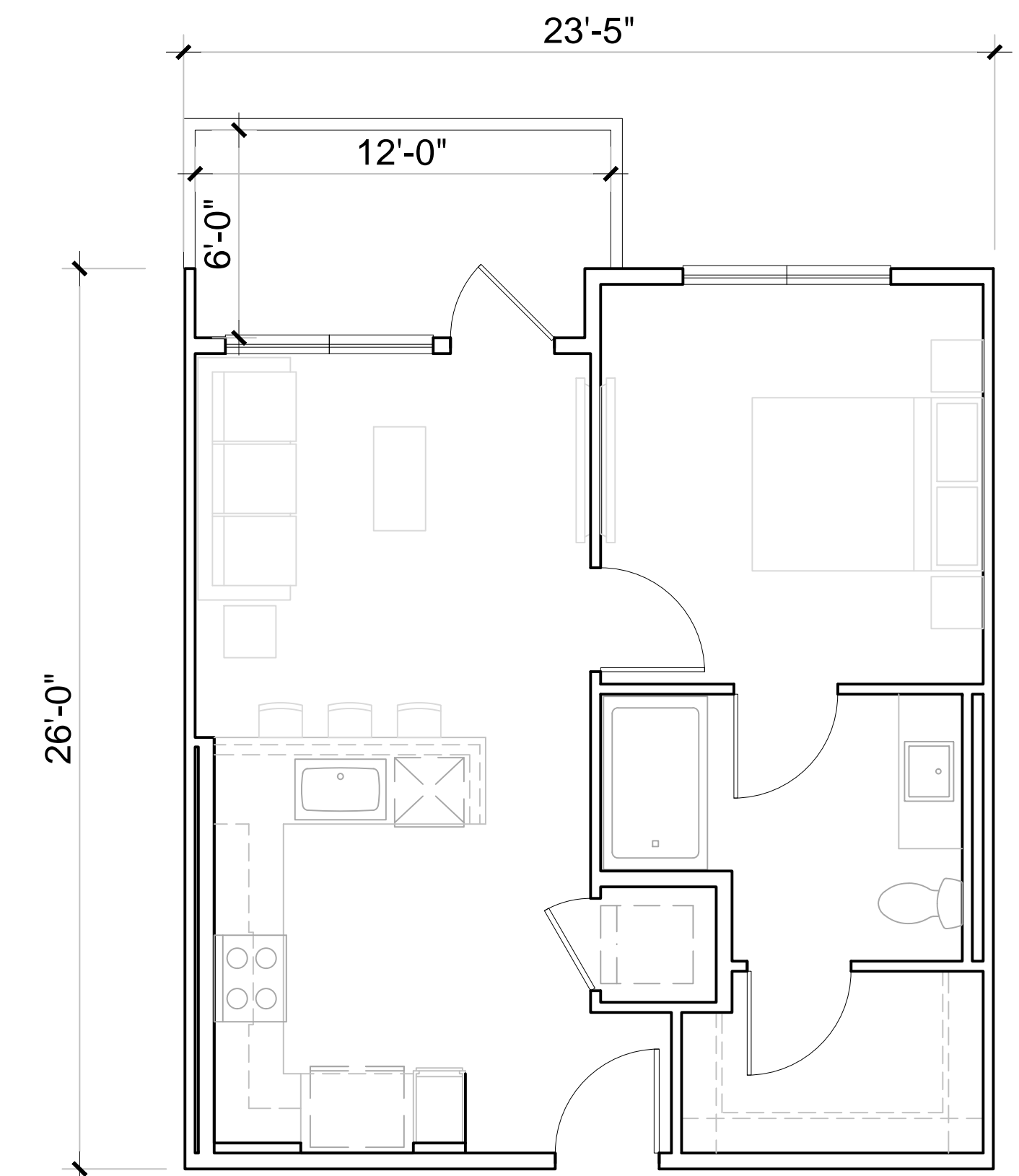
C. EXTERIOR METAL SCREEN AT STOREFRONT



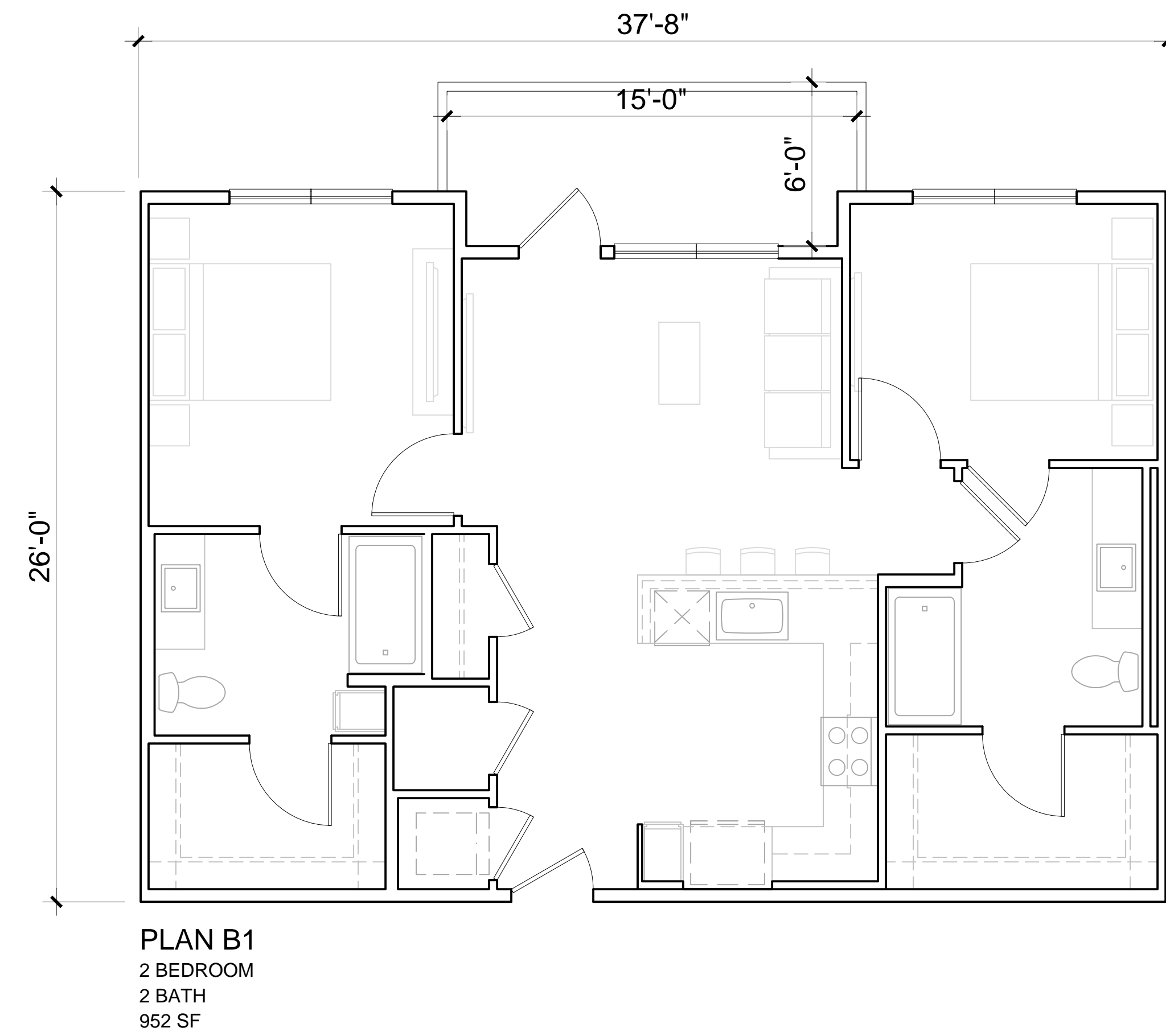
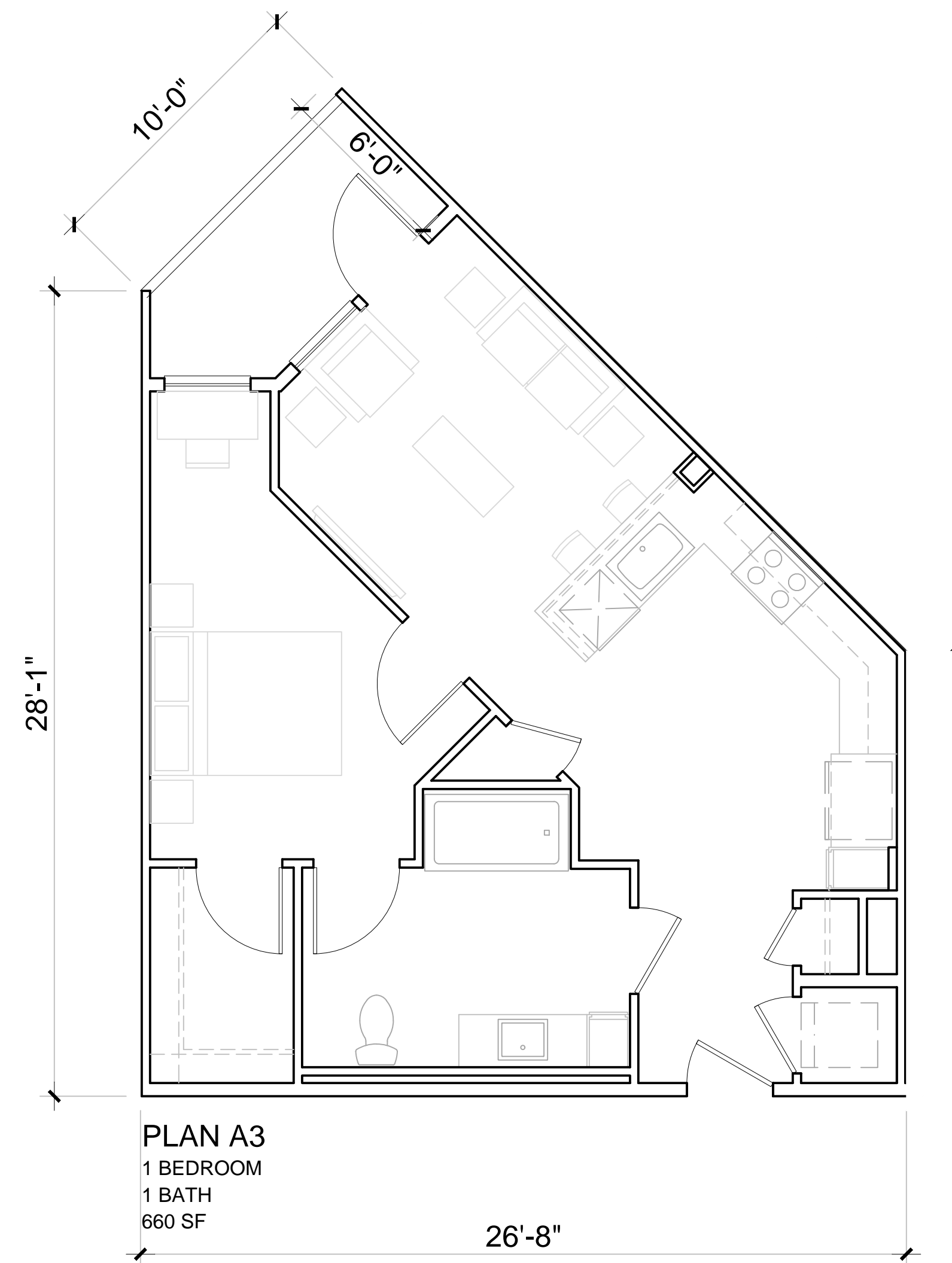
PLAN S1
STUDIO
1 BATH
412 SF

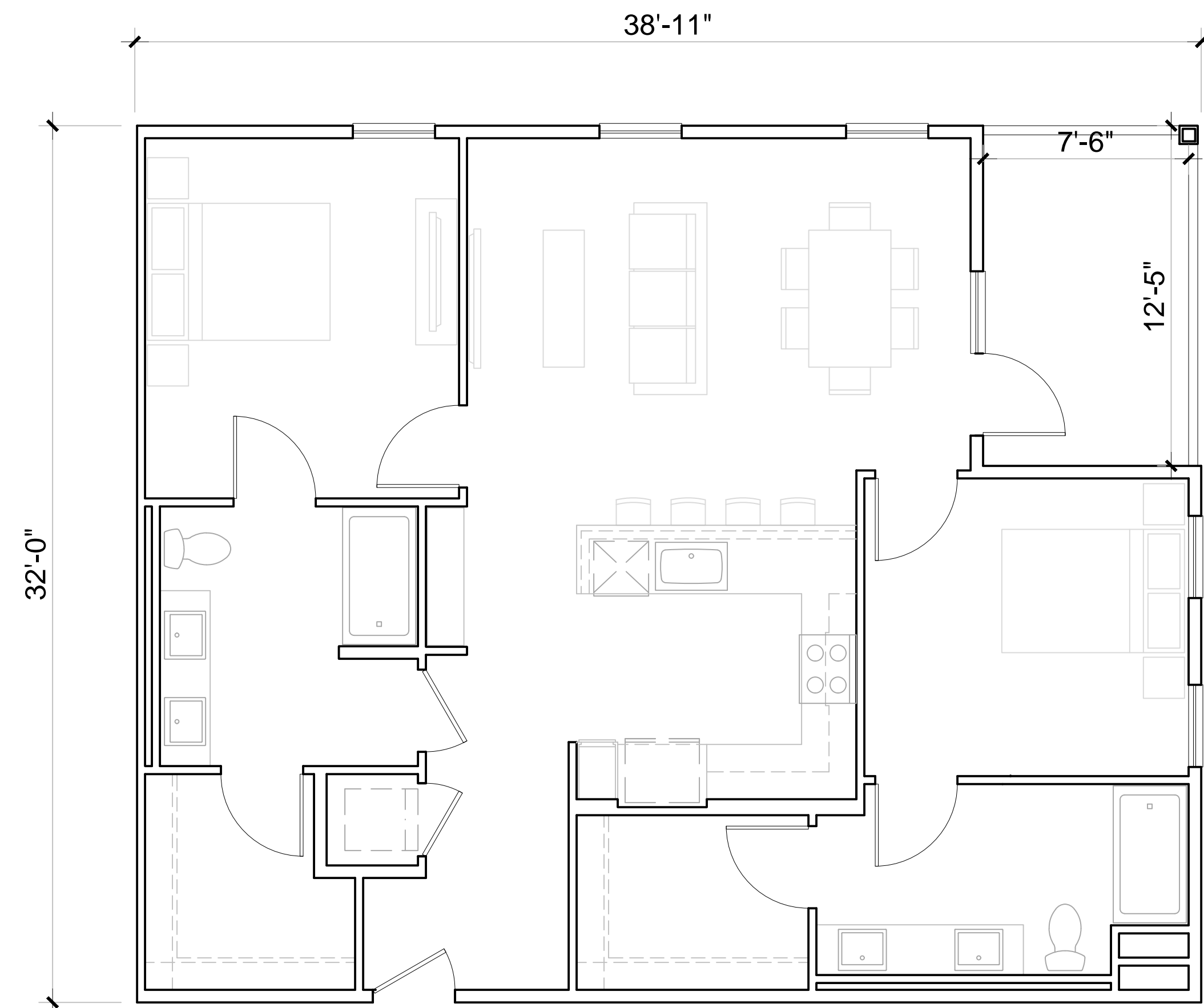


PLAN A1
1 BEDROOM
1 BATH
496 SF

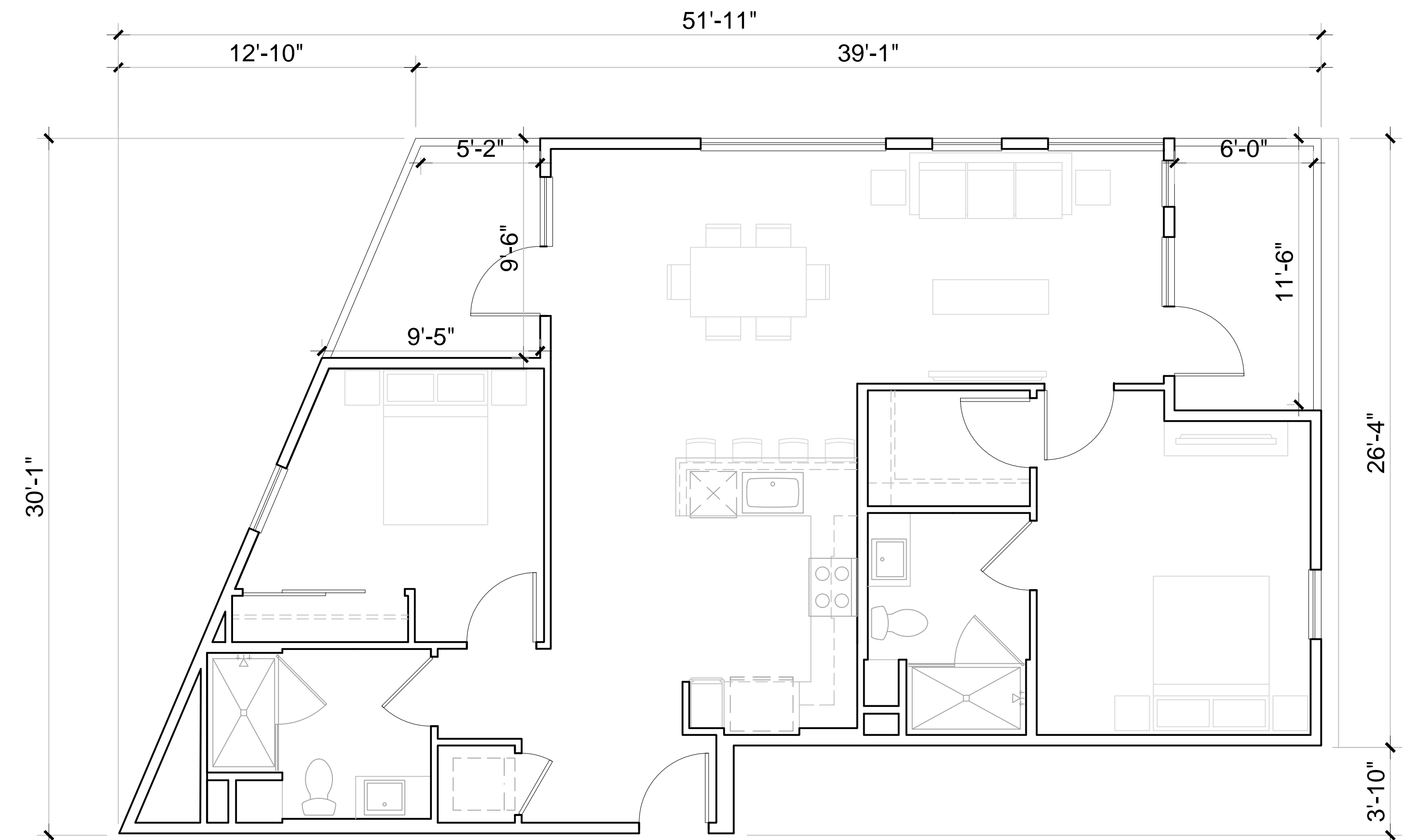


PLAN A2
1 BEDROOM
1 BATH
585 SF





PLAN B3
2 BEDROOM
2 BATH
1,145 SF



PLAN B3-ALT
2 BEDROOM
2 BATH
1,130 SF

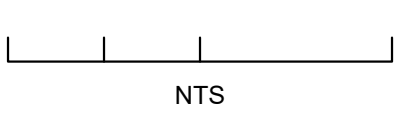


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CONCEPTUAL PERSPECTIVES

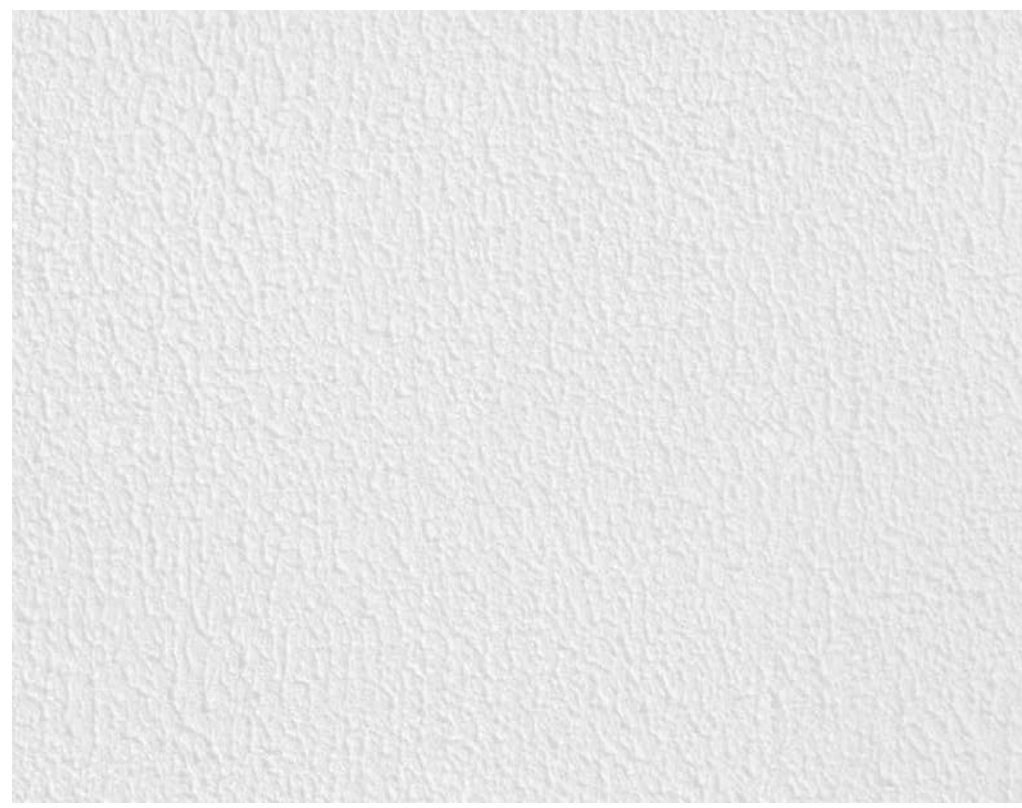
A6-0



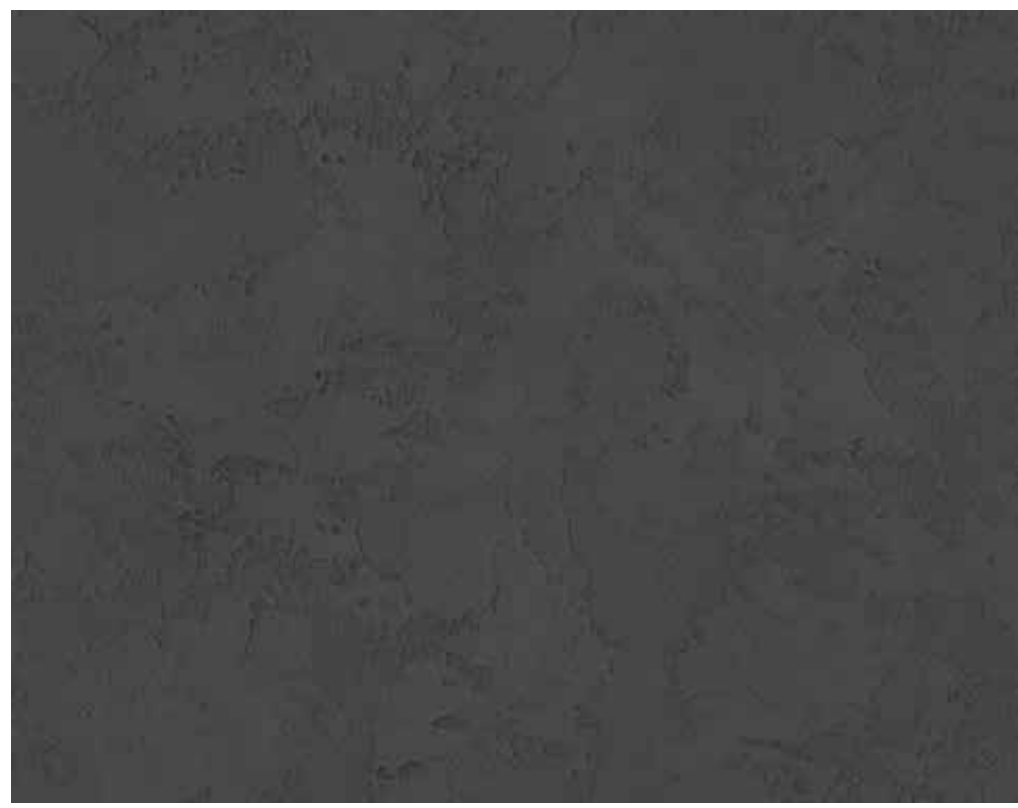








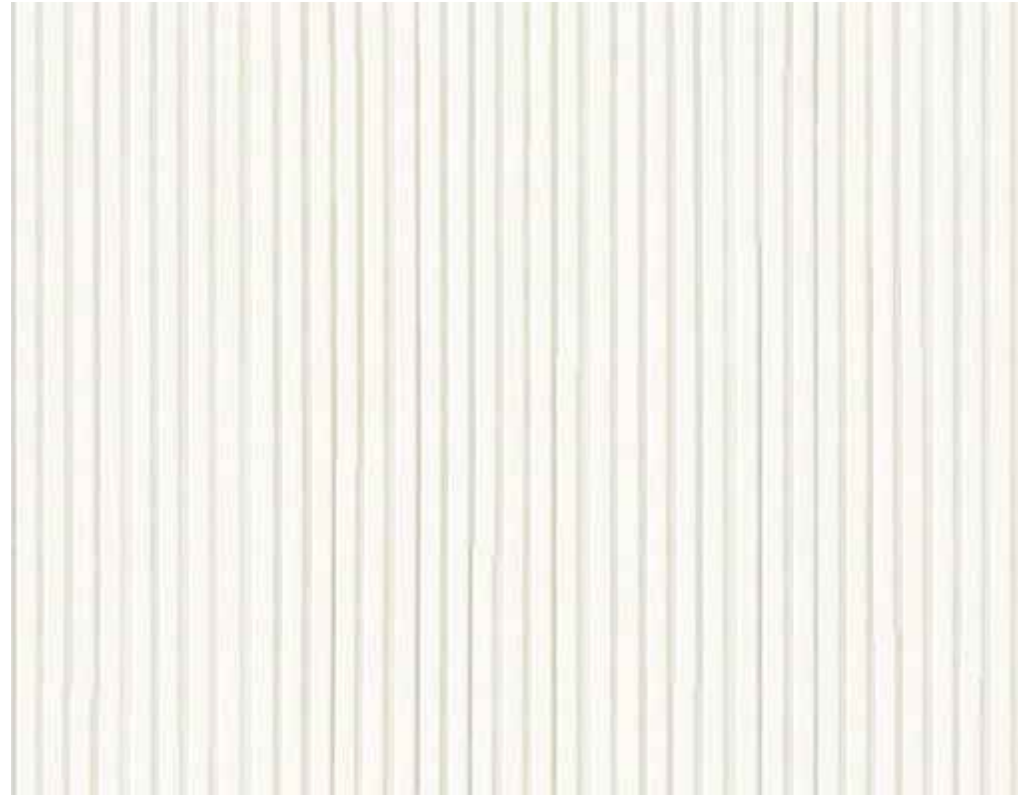
01_STUCCO BODY 01
20/30 FINISH



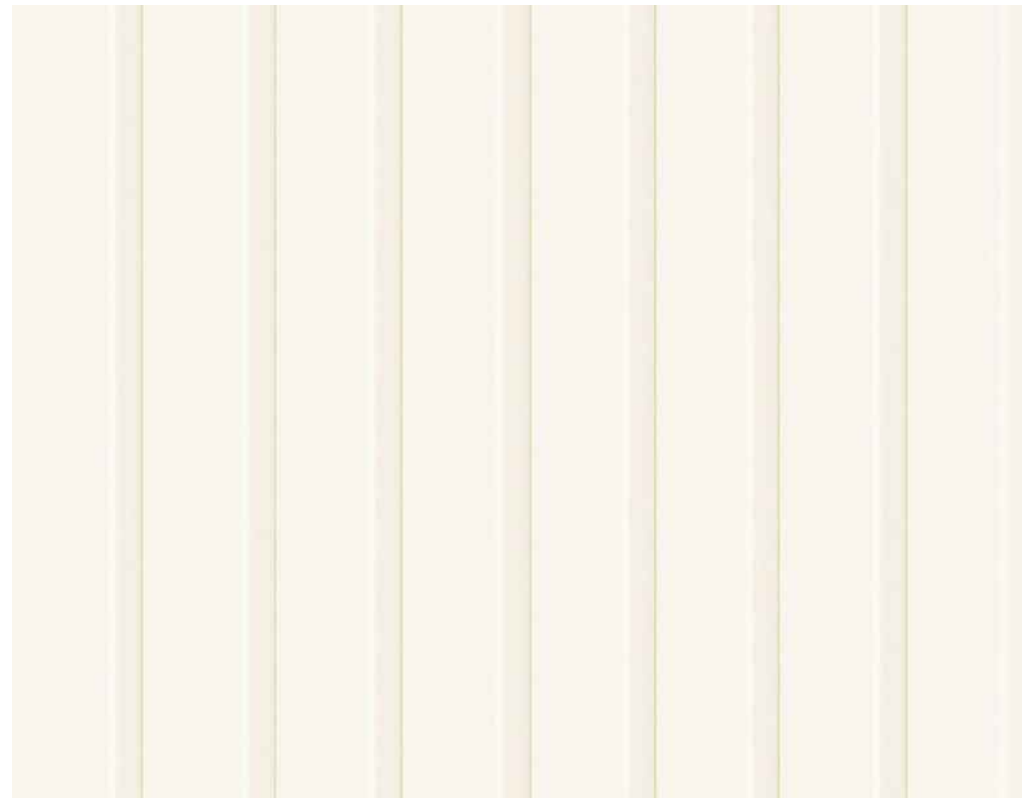
02_STUCCO BODY 02
SMOOTH FINISH



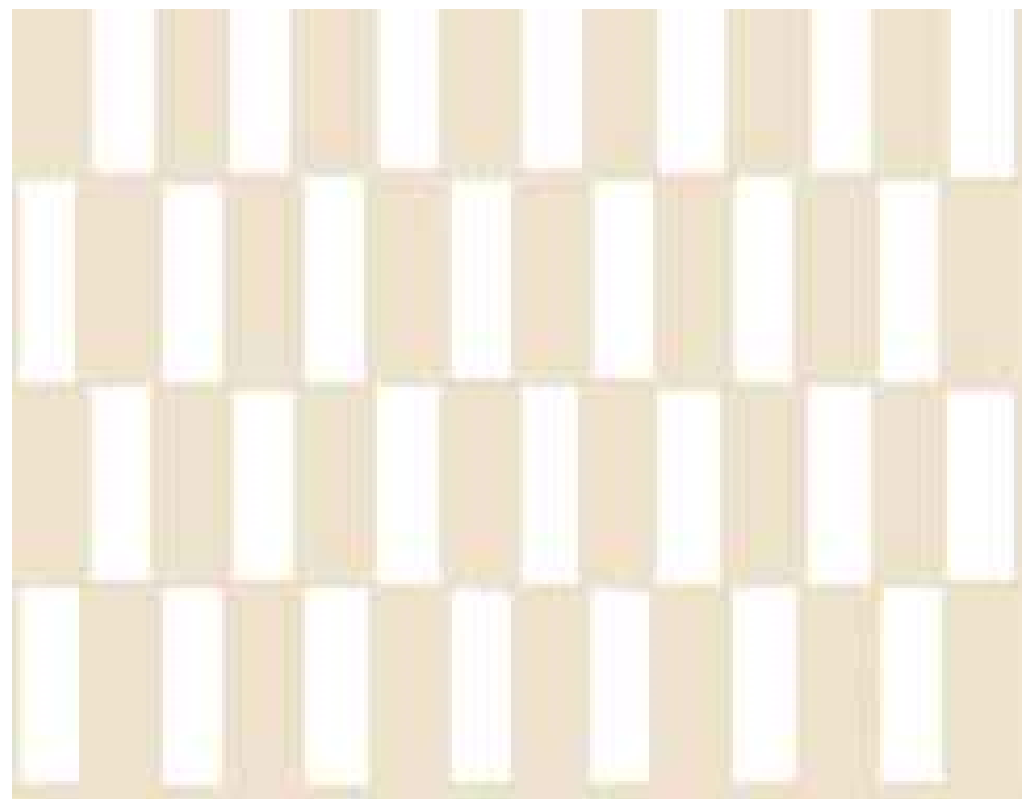
03_STUCCO BODY 03
20/30 FINISH



04_FIBER-CEMENT PANEL 01
CERACLAD_MODERN STRIPE



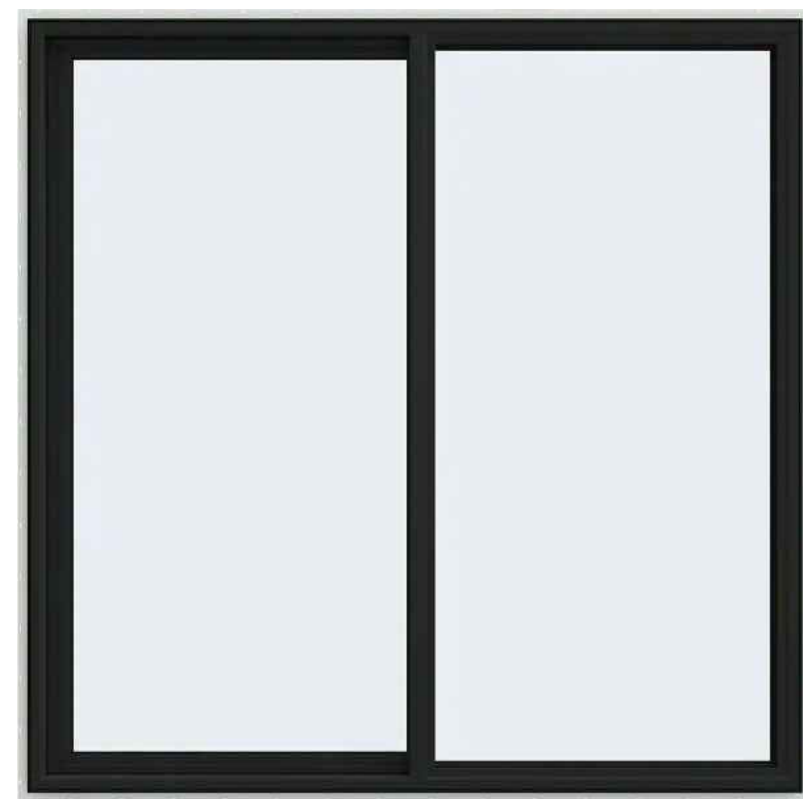
05_FIBER-CEMENT PANEL 02
CERACLAD_8-REVEAL



07_BOK MODERN METAL PANEL



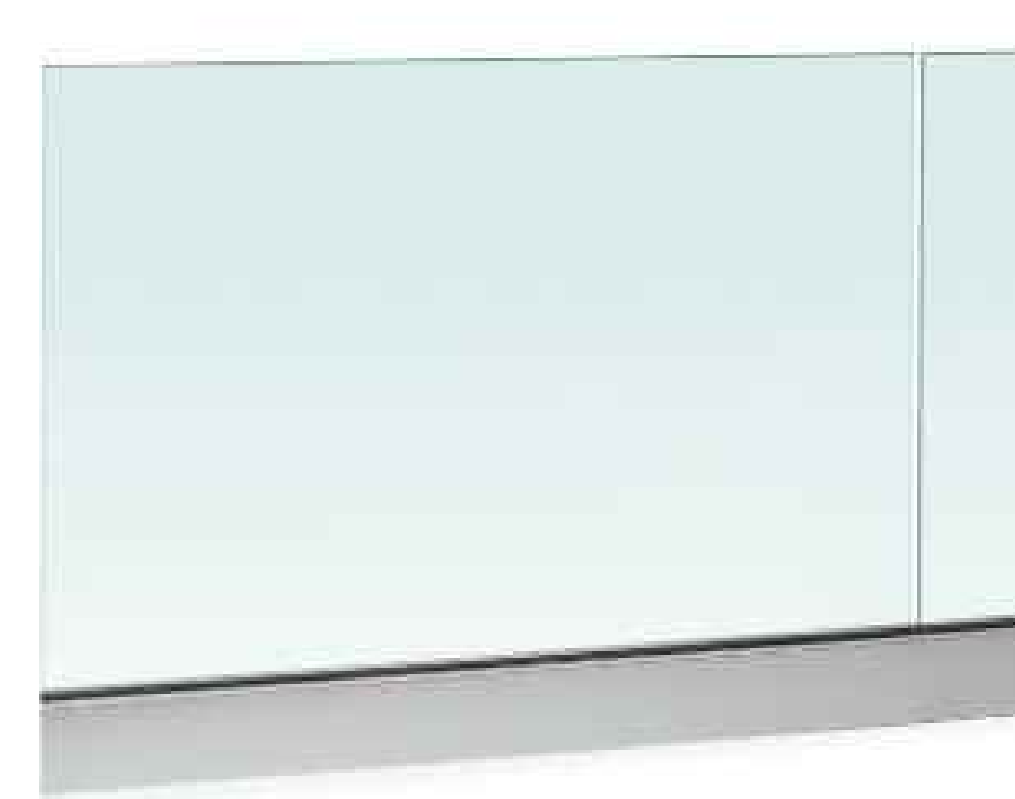
08_NATURAL STONE TILE



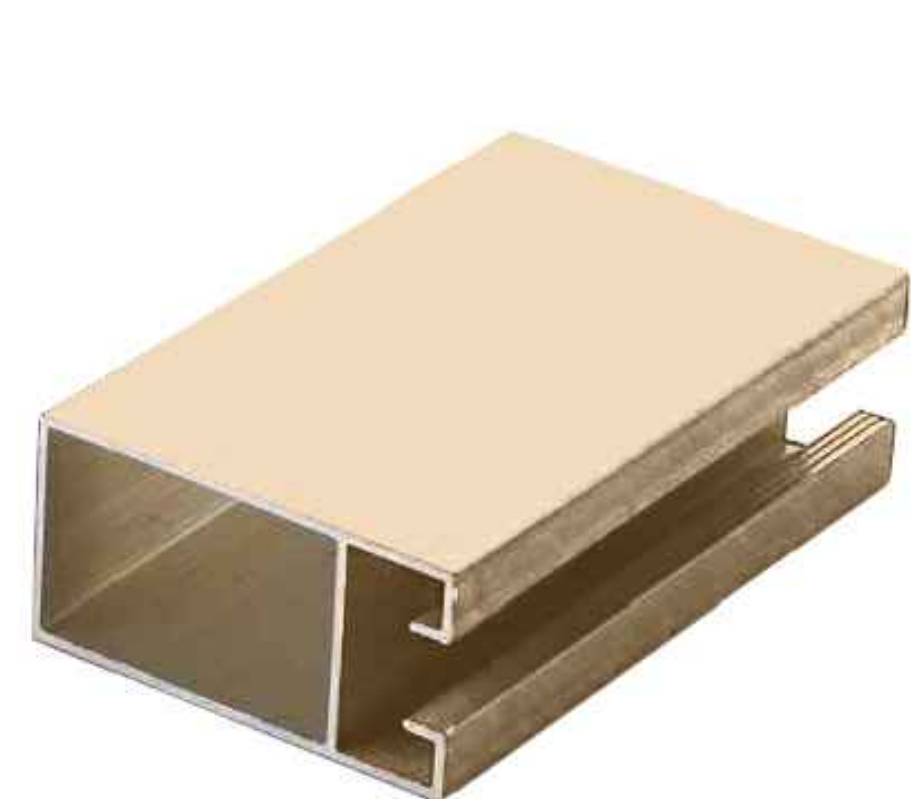
09_VINYL WINDOWS



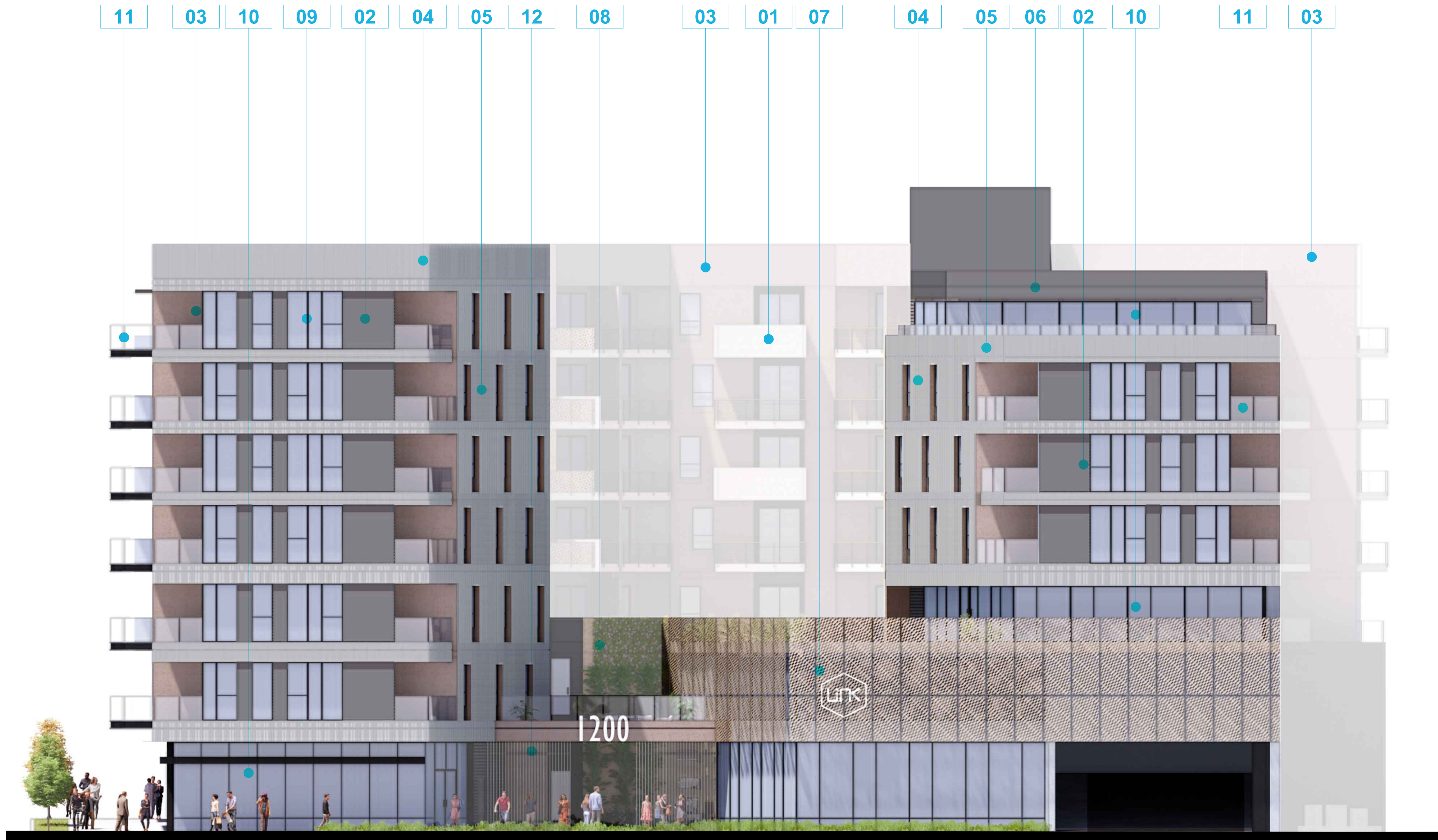
10_DARK BRONZE STOREFRONT



11_GLASS GUARDRAILS



13_VERTICAL ALUMINUM LOUVRES



A | SOUTH ELEVATION



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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GUIDE SPECIFICATIONS FOR THE DUPLEX BIKE RACK SECTION 129313 BIKE RACKS

These specifications were current at the time of publication but are subject to change at any time without notice. Please confirm the accuracy of these specifications with the manufacturer and/or distributor prior to installation.

PART 1 GENERAL

1.1 Summary

This section includes specifications for the Duplex Bike Rack.

Modular system.

1.2 Quality Assurance

Installer Qualifications: An experienced installer who has completed installation of bicycle racks similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.

Manufacturer Qualifications: A firm experienced in manufacturing bicycle racks similar to those required for this project and with a record of successful in-service performance.

Source Limitations: Obtain each color, finish, shape and type of bicycle rack from a single source with resources to provide components of consistent quality in appearance and physical properties.

Product Options: Drawings indicate size, shape and dimensional requirements of bicycle racks and are based on the specific system indicated.

1.3 Submittals

Product Data: Include physical characteristics such as shape, dimensions, bicycle, material parking capacity and finish for each bicycle rack.

Shop Drawings: Show installation details for each bicycle rack.

Samples for Verification: Submit finish samples for review and verification.

Maintenance Data: For each bicycle rack.

Include recommended methods for repairing damage to the finish.

1.4 Delivery, Storage and Handling

A. Upon delivery, before signing for shipment, inspect for any damages and notate on the B.O.L.

B. Store bicycle racks in original undamaged packages and containers until ready for installation. Handle bicycle racks with sufficient care to prevent any scratches or damage to the finish.

1.5 Warranty

A. Bicycle racks carry a one-year manufacturer's limited warranty against defects in materials and workmanship. The one-year warranty period begins the date the product is shipped from the manufacturer.

PART 2 PRODUCTS

2.1 Acceptable Manufacturers

Provide bicycle racks manufactured by DERO BIKE RACK CO., 5522 Lakeland Avenue N., Minneapolis, MN 55429, 1-888-337-6729. Fax: 612-331-2731 Website: www.dero.com

2.2 Materials

Main frame tube: 2" 11g square tube

Connector plates: 1/4" plate

Bike trays: 11g plate

Installation Method. Each connector plate accepts 3/8" wedge anchors.

2.3 Finishes

A. Finish: A hot-dipped galvanized finish is standard. Over 250 high quality TGIC powder-coated colors are available from Dero Bike Rack Co.

2.4 Duplex Bike Rack

A. Setbacks

Please see setback diagrams.

PART 3 EXECUTION

3.1 Ordering Information

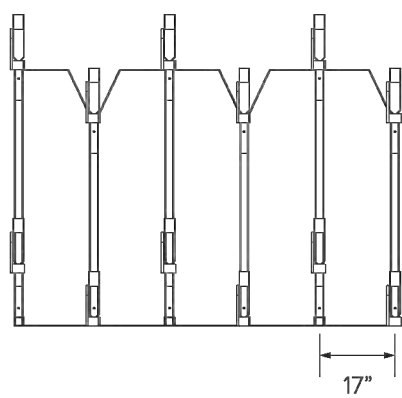
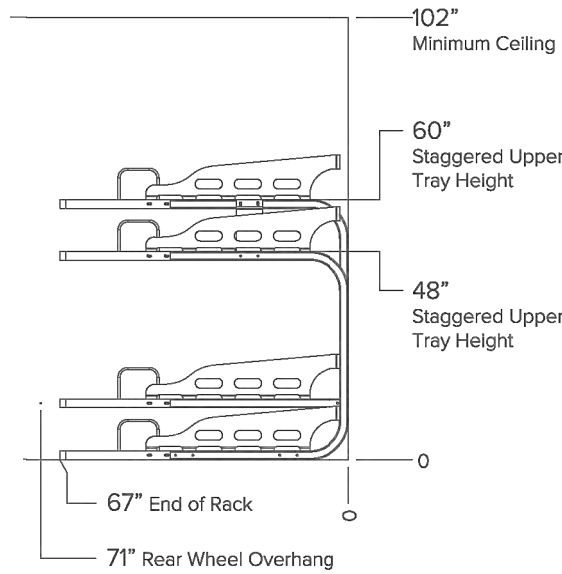
A. When ordering or specifying this rack, make sure the product type, finish and fastener type (if applicable) are included. Contact your Dero representative for a current price list or to place an order.

3.2 Freight

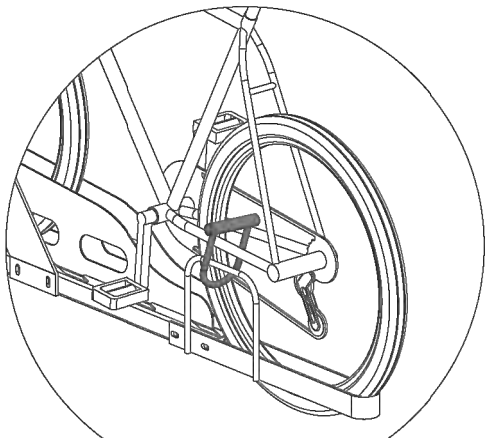
Call 1-888-337-6729 for freight quotes.

DERO BIKE RACK CO. | Dero Duplex

Submittal Sheet



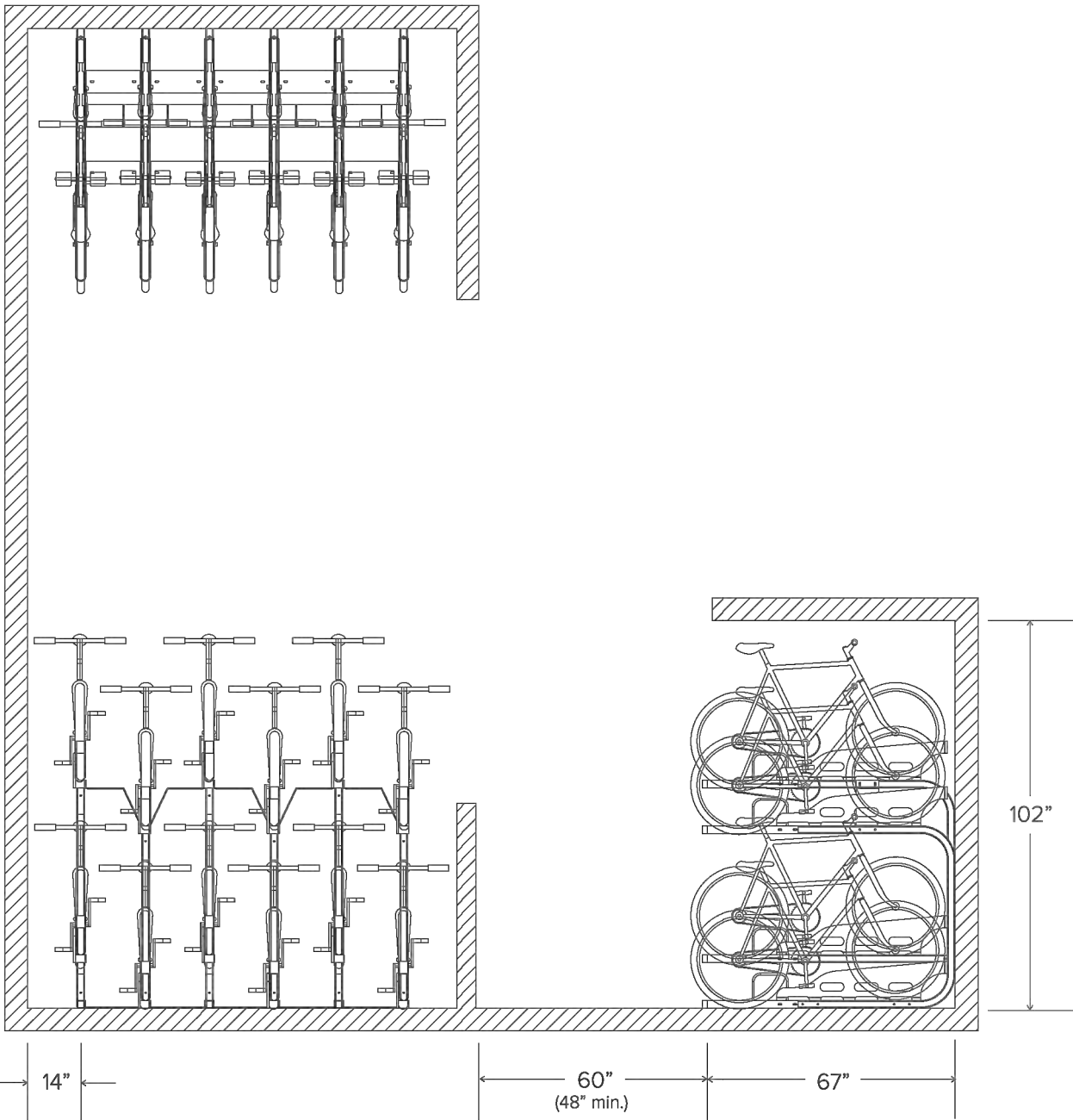
CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	Main frame tube: 2" 11g square tube Connector plates: 1/4" plate Bike trays: 11g plate
FINISHES	<input type="checkbox"/> Galvanized An after fabrication hot dipped galvanized finish is our standard option. <input type="checkbox"/> 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. First thick TGIC polyester powder coat <input type="checkbox"/> 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 BIKE RACK CO. | Dero Duplex

Setbacks Single Sided



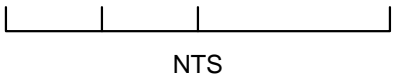
Architecture + Planning
888.456.5849
ktgy.com

Grubb Properties
4601 Park Road, Suite 450
Charlotte, NC 28209

1200 VINE STREET
LOS ANGELES, CA # 2021-1034

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CONCEPTUAL DESIGN
APRIL 11, 2023



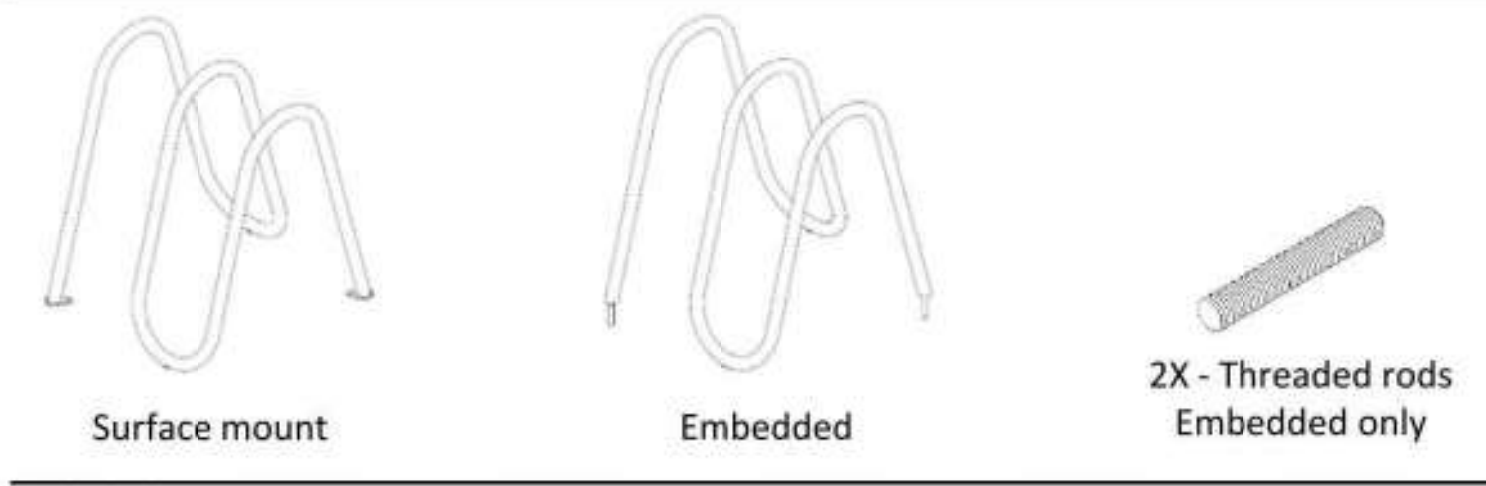
BICYCLE PARKING SPECS

A9-0

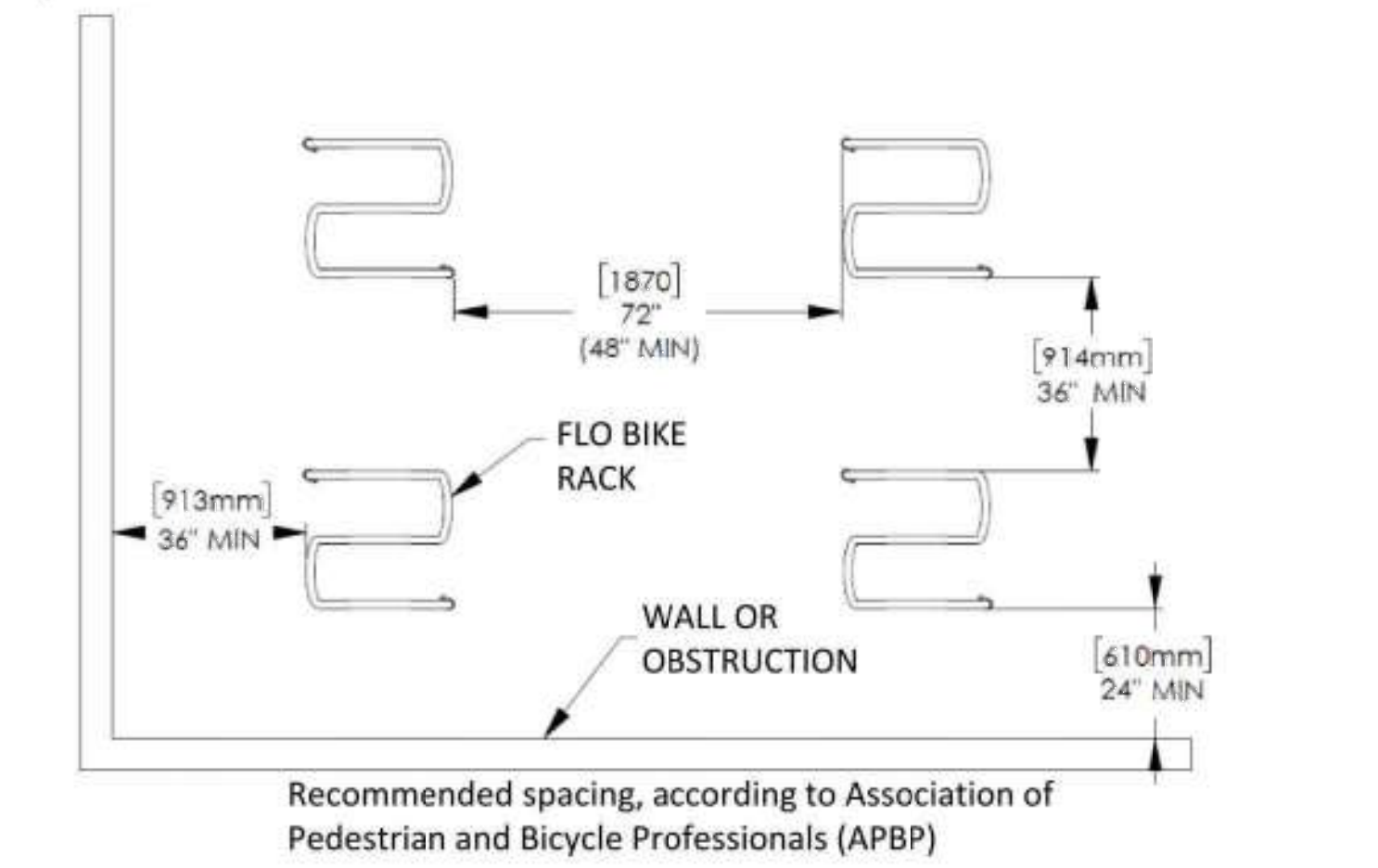


Flo Bike Rack
Installation Guide

Date: September 9, 2016
www.landscapeforms.com Ph: 800.521.2546

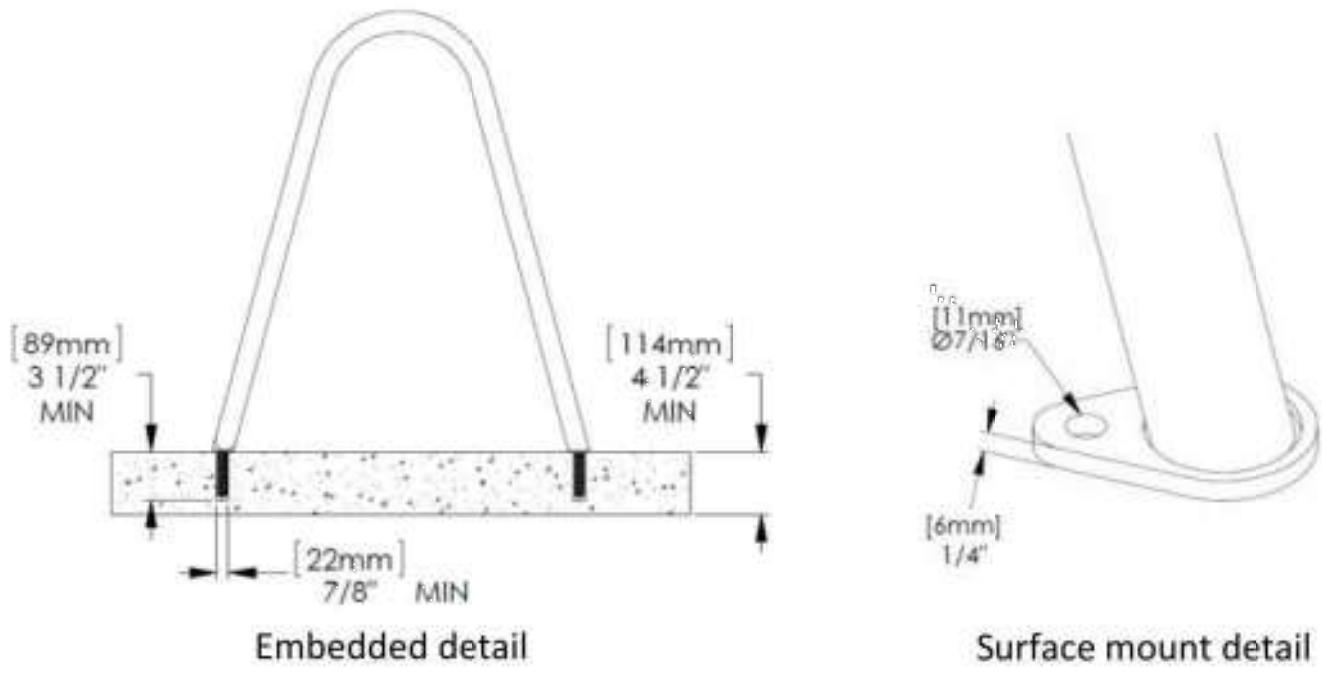


- Included components:
- (2) 5/8-11 x 4" threaded rods with Loctite for embedded unit
- Tools required:
- Surface mount unit ships fully assembled
 - Surface mount option: (2) non-corrosive anchor bolts required per unit, maximum size Ø3/8" x 2-1/2" to 3" length
 - Hammer drill with masonry bits
 - For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)



HANDLE WITH CARE! Flo's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

- EMBEDDED INSTALLATION:**
1. Install thread patch ends of threaded rods into the bike rack legs.
 2. Set unit in position and mark hole locations.
 3. Move unit and drill 7/8" diameter (minimum) holes 3-1/2" deep.
 4. Set unit in position to make sure that Nylon glides make contact with the surface. Threaded rods should not be resting on the bottom of the drilled hole.
 5. Move unit. Clear holes of debris.
 6. Fill holes with chemical anchoring adhesive.
 7. Set unit in position.
 8. Wipe away excess adhesive.
- SURFACE MOUNT INSTALLATION:**
1. Set unit in place and mark holes.
 2. Move the unit and drill the holes.
 3. Install the anchors and bike rack according to the anchor manufacturer's instructions. Be sure that both anchor plates make solid contact with the surface.





COMPOSITE LANDSCAPE PLAN

LANDSCAPE DATA

LANDSCAPE AREA	PROVIDED	HYDROZONE AREA	PROVIDED
Level 1	3213 SF	Very Low	895 SF
Level 3 Podium	2129 SF	Low	3875 SF
Level 7	619 SF	Moderate	1191 SF
Total	5961 SF	Total	5961 SF

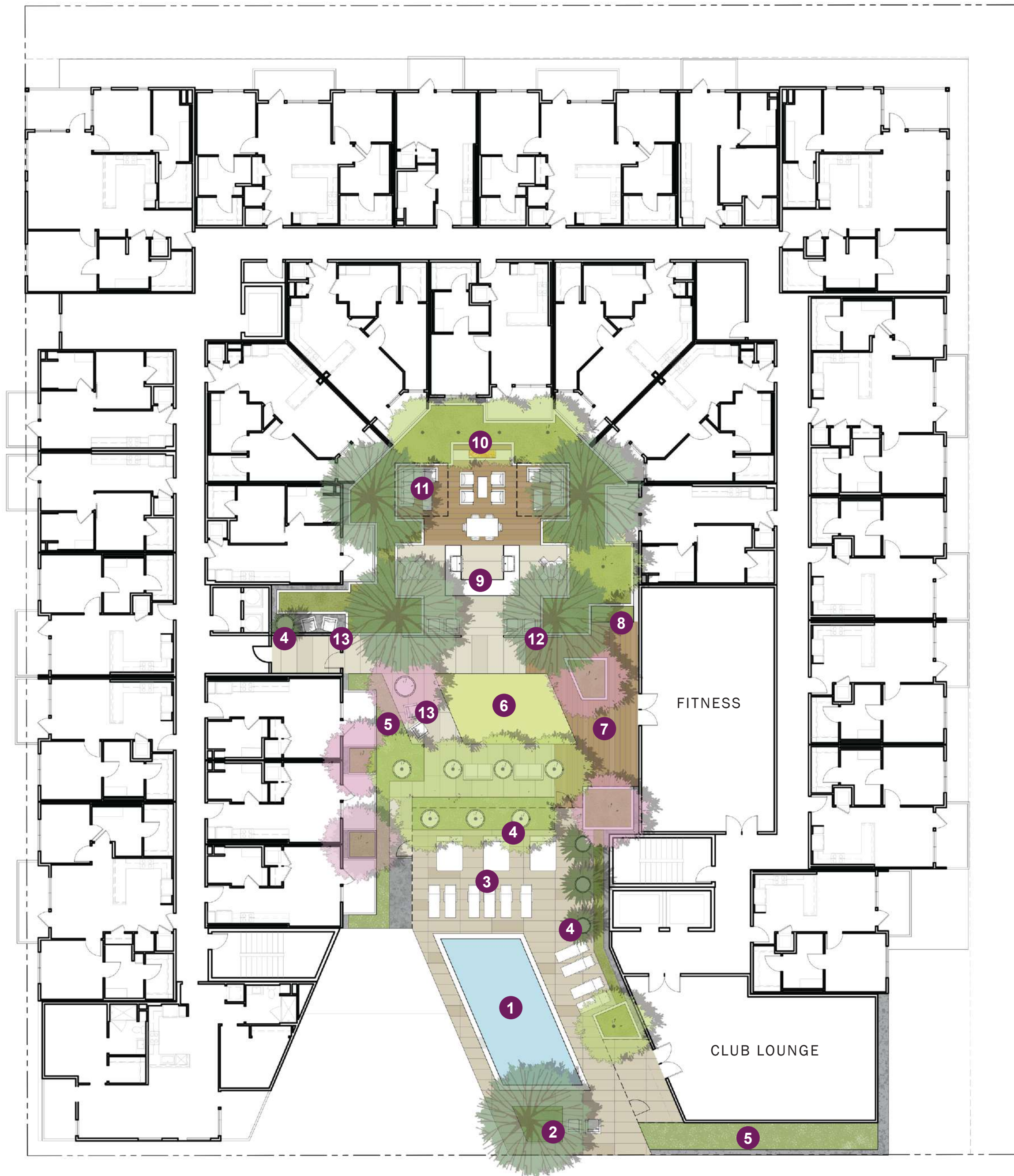
EXTERIOR COMMON OPEN SPACE	PROVIDED	REQUIRED LANDSCAPE (25%)	PROPOSED LANDSCAPE
Level 1 Plaza	1200 SF	300 SF	394 SF
Level 3 Podium Courtyard	5970 SF	1493 SF	2129 SF
Level 7 Roof Deck A	1200 SF	300 SF	355 SF
Level 7 Roof Deck B	620 SF	155 SF	264 SF
Total	8990 SF	2248 SF	3142 SF

TREE COUNT	PROVIDED	REQUIRED
Level 1	9	TOTAL UNITS: 151 REQUIRED: (1) 24" BOX MIN. PER 4 UNITS
Level 3 Podium	23	
Level 7	6	
Total	38	



LEGEND

- 1 Entry Plaza
- 2 Bike Parking (6 spaces)
- 3 Planting Area
- 4 Decorative Pottery
- 5 Dog Run
- 6 Maintenance Path
- 7 Existing Street Trees
- 8 Proposed Street Tree
- 9 Streetscape per City Standards
- 10 Inner Garden Planting
- 11 Wood Screen with Vines



LEGEND

- 1 Pool
- 2 Flush Planter
- 3 Pool Deck
- 4 Decorative Pottery
- 5 Live Roof Planting
- 6 Lawn
- 7 Fitness Spillout Space
- 8 Juice Bar/Countertop
- 9 Outdoor Kitchen
- 10 Fire Feature
- 11 Cabana Rooms
- 12 Garden Screens
- 13 Seating Gardens



LEGEND

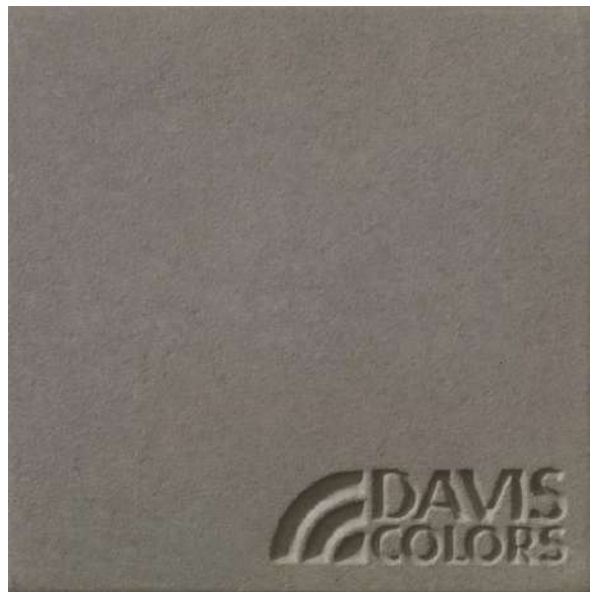
- 1 Fiberglass Planters
- 2 Live Roof Planting
- 3 Yoga/Sun Deck
- 4 Fire Feature
- 5 Stepping Stones
- 6 Trellis
- 7 Amenity Room Terrace
- 8 Outdoor Kitchen
- 9 Decorative Gravel
- 10 Countertop w/ Bar Seating
- 11 Decorative Pottery

HARDSCAPE PALETTE

PAVING | GROUND LEVEL



Integral Color Concrete | Trademark
Color: Mesa Sand
Finish: Ecocast #5



Integral Color Concrete | Davis
Color: Dune
Finish: Sandblast



Precast Concrete Paver | Stepstone
Color: Porcelain
Finish: Medium Sandblast w/Slag

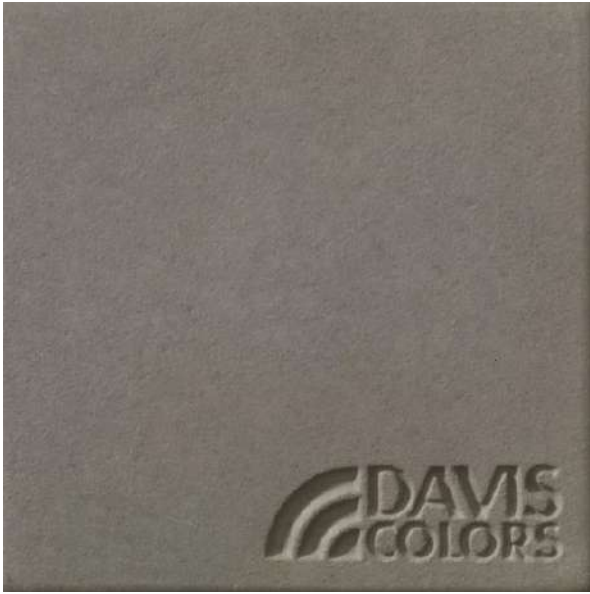


Decomposed Granite | Southwest
Color: Desert Gold

PAVING | PODIUM AND ROOF LEVELS



Integral Color Concrete | Trademark
Color: Mesa Sand
Finish: Ecocast #5



Integral Color Concrete | Davis
Color: Dune
Finish: Sandblast



Porcelain Tile | Belgard
Color: Jurupa - Camp
Finish: N/A



Porcelain Tile | Belgard
Color: Lagoon - Atmosphere
Finish: N/A

WALLS + POTTERY



CMU Planter | Orco
Color: Tan
Finish: Precision



CMU Planter | Orco
Color: White
Finish: Burnished



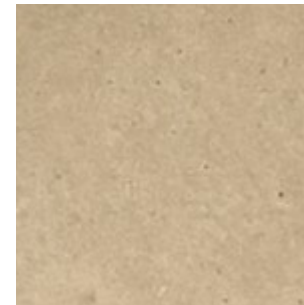
Steel Planter
Color: Bronze
Finish: Matte



CMU to Steel Planter Connection



Fiberglass Pottery | Old Town Fiberglass
Color: Venetian and River Gold
Finish: Matte



Concrete Pottery | Kornegay
Color: Sandstone
Finish: Sandblast

PLANT PALETTE

TREES



Arbutus 'Marina'
Strawberry Tree



Agonis flexuosa 'Burgundy'
Burgundy Peppermint Willow



Chilopsis linearis
Desert Willow



Olea europaea 'Swan Hill'
Swan Hill Fruitless Olive



Dracaena draco
Dragon Tree



Ulmus parvifolia 'Drake'
Drake Elm

SHRUBS



Acacia cognata 'Cousin Itt'
Cousin Itt Acacia



Aloe vera
NCN



Dianella caerulea 'Cassa Blue'
Cassa Blue Flax Lily



Echium candicans
Pride of Madeira



Epilobium canum
California Fuchsia



Euphorbia characias 'Glacier'
Glacier Blue Spurge



Fejoia sellowiana
Pineapple Guava



Kalanchoe beharensis
Velvet Elephant Ear



Leonotis leonurus
Lion's Ear



Mahonia eurybracteata 'Soft Caress'
Soft Caress Mahonia



Miscanthus sinensis 'Adagio'
Adagio Maiden Grass



Olea europaea 'Little Ollie'
Little Ollie Olive

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE (HxW)	WUCOLS
<i>Arbutus 'Marina'</i>	Strawberry Tree	40' x 25'	Low
<i>Agonis flexuosa 'Burgundy'</i>	Burgundy Peppermint Willow	20' x 15'	Low
<i>Chilopsis linearis</i>	Desert Willow	20' x 15'	Very Low
<i>Dracaena draco</i>	Dragon Tree	20' x 15'	Low
<i>Olea europaea 'Swan Hill'</i>	Swan Hill Fruitless Olive	25' x 20'	Low
<i>Ulmus parvifolia 'Drake'</i>	Drake Elm	40' x 35'	Moderate
<i>Acacia cognata 'Cousin Itt'</i>	Cousin Itt Acacia	3' x 12'	Moderate
<i>Aloe vera</i>	NCN	2' x 2'	Low
<i>Dianella caerulea 'Cassa Blue'</i>	Cassa Blue Flax Lily	2' x 2'	Moderate
<i>Echium candicans</i>	Pride of Madeira	5' x 5'	Low
<i>Epilobium canum</i>	California Fuchsia	2' x 4'	Very Low
<i>Euphorbia characias 'Glacier Blue'</i>	Glacier Blue Spurge	2' x 2'	Very Low
<i>Fejoia sellowiana</i>	Pineapple Guava	10' x 10'	Low
<i>Kalanchoe beharensis</i>	Velvet Elephant Ear	10' x 6'	Low
<i>Leonotis leonurus</i>	Lion's Ear	5' x 5'	Low
<i>Mahonia eurybracteata 'Soft Caress'</i>	Soft Caress Mahonia	3' x 3'	Moderate
<i>Miscanthus sinensis 'Adagio'</i>	Adagio Maiden Grass	2' x 3'	Moderate
<i>Olea europaea 'Little Ollie'</i>	Little Ollie Olive	5' x 4'	Low
<i>Salvia chamaedryoides</i>	Germander Sage	2' x 4'	Low
<i>Salvia clevelandii</i>	Cleveland Sage	4' x 4'	Low
<i>Westringia fruticosa 'Morning Light'</i>	Morning Light Coast Rosemary	3' x 3'	Low
<i>Yucca whipplei</i>	Our Lord's Candle	2' x 3'	Very Low
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama	1' x 1'	Low
<i>Juniperus conferta 'Blue Pacific'</i>	Blue Pacific Shore Juniper	1' x 6'	Low
<i>Sedum reflexum 'Blue Spruce'</i>	Blue Spruce Creeping Sedum	6' x 18"	Low
<i>Sesleria autumnalis</i>	Autumn Moor Grass	1'x1'	Moderate

GRASSES + GROUND COVER



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



Juniperus conferta 'Blue Pacific'
Blue Pacific Shore Juniper



Sedum reflexum 'Blue Spruce'
Blue Spruce Creeping Sedum



Sesleria autumnalis
Autumn Moor Grass



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LOS ANGELES, CA #2021-1034

CONCEPTUAL DESIGN
APRIL 11, 2023

HARDSCAPE + PLANT PALETTE

L2-1