

ABBREVIATIONS

A.C.	AIR CONDITIONING	K.O.(P)	KNOCK OUT (PANEL)
ADJ.	ADJACENT	LAV.	LAVATORY
ADDTL	ADDITIONAL	LB.	POUND
A.F.F.	ABOVE FINISH FLOOR	LVL	LEVEL
A.H.	AIR HANDLER	L.F.	LINEAR FOOT (FEET)
ALT.	ALTERNATING	LVR	LOUVER
ALUM.	ALUMINUM	LT.WT.	LIGHTWEIGHT
AMT.	AMOUNT	MAS.	MASONRY
ANOD.	ANODIZE(D)	MATL.	MATERIAL
APPR.	APPROXIMATELY	MAX.	MAXIMUM
ASPH.	ASPHALT	M.B.	MACHINE BOLT
BD.	BOARD	MECH.	MECHANICAL
BIT.	BITUMINOUS	MEMBR.	MEMBRANE
BLDG	BUILDING	MFR.	MANUFACTURER
BLKG	BLOCKING	MIN.	MINIMUM
BM	BEAM	MISC.	MISCELLANEOUS
CALCS.	CALCULATIONS	MT.(D)(G)	MOUNT(ED)(ING)
C.B.	CATCH BASIN	MTL.	METAL
CEM.	CEMENT	(N)	NEW
C.F.	CUBIC FEET	N/A	NOT APPLICABLE
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CL	CENTER LINE	NO.	NUMBER
CLG.	CEILING	N.R.C.	NOISE REDUCTION COEFFICIENT
CLR.	CLEAR	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNITS	O.C.	ON CENTER
COL.	COLUMN	OD	OUTSIDE DIAMETER
CONC.	CONCRETE	OF.D.	OVERFLOW DRAIN
CONT.	CONTINUOUS	O.L.	OCCUPANT LOAD
CORR.	CORRUGATED	OPENG	OPENING
CNTR.	CENTER	O.P.C.I.	OWNER PROVIDED CONTRACTOR
C.T.	CERAMIC TILE	OPP.	INSTALLED
DEMO.	DEMOLITION	OPPOSITE	OPPOSITE
DET.	DETAIL	PAV.	PAVING, PAVEMENT
DF.	DRINKING FOUNTAIN	P.H.	PANIC HARDWARE
DIA.	DIAMETER	PL.	PLATE
DIM.	DIMENSION	P.LAM.	PLASTIC LAMINATE
DISP.	DISPENSER, DISPOSAL	PLAS.	PLASTER, PLASTIC
DN	DOWN	PLBG.	PLUMBING
DR.	DOOR	PLYWD	PLYWOOD
D.S.	DOWNSPOUT	PNT.	PAINT
DTL.	DETAIL	PREFAB.	PREFABRICATE(D)
DWGS.	DRAWINGS	PREFIN.	PREFINISH(ED)
(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT
EA.	EACH	P.S.I.	POUNDS PER SQUARE INCH
E.J.	EXPANSION JOINT	P.T.	PAINTED
ELECT.	ELECTRICAL	PTD.	PRESSURE TREATED
ELEV.	ELEVATION, ELEVATOR	QUAL.	QUALITY
E.P.	ELECTRICAL PANEL	QUAN.	QUANTITY
EQ.	EQUAL	R.B.	RUBBER BASE
EQUIP.	EQUIPMENT	R.C.P.	REINFORCED CONCRETE PIPE
EXH.	EXHAUST	R.D.	ROOF DRAIN
EXP.	EXPAND(SION), EXPOSED	REF.	REFERENCE
EXT.	EXTERIOR	REFRIG.	REFRIGERATOR
EXTG.	EXISTING	REG.	REGISTER
F.A.	FIRE ALARM	REINF.	REINFORCEMENT
F.C.	FINISH CEILING	REQD	REQUIRED
F.D.	FLOOR DRAIN, FIRE DAMPER	RET.	RETAINING
F.E.	FIRE EXTINGUISHER	RL.	ROOF LEADER, RAIN LEADER
F.E.C.	FIRE EXTINGUISHER CABINET	RM.	ROOM
F.F.	FINISH FLOOR	RT.	RIGHT
F.G.	FINISH GRADE	S.C.	SOLID CORE
F.H.C.	FIRE HOSE CABINET	SCHED.	SCHEDULE
F.H.R.	FIRE HOSE RACK	S.D.	STORM DRAIN, SOAP DISPENSER
FIN.	FINISH	SHT.	SHEET
FL.	FLOOR	SHTG.	SHEATHING
FLASH.	FLASHING	SIM.	SIMILAR
FND.	FOUNDATION	SPEC.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SQ.FT.	SQUARE FOOT(FEET)
F.O.F.	FACE OF FINISH	S.S.	STAINLESS STEEL
F.O.M.	FACE OF MASONRY	STL.	STEEL
F.O.S.	FACE OF STUDS	STLS.	STAINLESS
F.S.	FINISH SURFACE	STOR.	STORAGE
FT.	FOOT, FEET	STRUCT.	STRUCTURE(AL)
FTG.	FOOTING	SUSP.	SUSPENDED
GA.	GAUGE	T.	TREAD, TILE, TOILET
GALV.	GALVANIZED	T.B.D.	TO BE DETERMINED
G.C.	GENERAL CONTRACTOR	TEL.	TELEPHONE
GL.	GLASS, GLAZING	TEMP.	TEMPORARY
G.L.	GRID LINE	THK.	THICK
GR.	GRADE	T.O.C.	TOP OF CURB
GRD.	GUARD	T.O.CONC.	TOP OF CONC.
GYP.	GYPSPUM	T.O.M.	TOP OF MASONRY
GYP. BD.	GYPSPUM BOARD	T.O.P.	TOP OF PARAPET
H.B.	HOSE BIBB	T.O.S.	TOP OF SLAB
H.C.	HOLLOW CORE	T.O.W.	TOP OF WALL
HD.	HEAD	TR.	TRENCH
HDWD	HARDWOOD	TYP.	TYPICAL
HDWR.	HARDWARE	UN.O.	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	V.B.	VAPOR BARRIER, VINYL BASE
HORIZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION FLOOR TILE
HT.	HEIGHT	VERT.	VERTICAL
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	VEST.	VESTIBULE
HYD.	HYDRANT	V.I.F.	VERIFY IN FIELD
I.C.	INTERCOM	V.S.	VENT SHAFT
I.D.	INSIDE DIAMETER	V.T.	VINYL TILE
INFO.	INFORMATION	W/	WITH
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	W.C.	WATER CLOSET
INV.	INVERT	WD.	WOOD
J.B.	JUNCTION BOX	W.H.	WATER HEATER
JT.	JOINT	W.I.	WROUGHT IRON
K.D.	KNOCK DOWN	W.P.	WATERPROOFING MEMBRANE
KT.	KITCHEN, KITCHENETTE	W.W.F.	WELDED WIRE FABRIC
		W.W.M.	WELDED WIRE MESH

SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	PROJECT INFO
A0.2	RENDERINGS
C	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN
A1.3	OPEN SPACE CALCULATIONS
A2.0	BASEMENT PLAN
A2.1	GROUND FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	TYPICAL FLOOR PLAN (3RD-5TH)
A2.4	6TH FLOOR PLAN
A2.5	7TH FLOOR PLAN
A2.6	ROOF PLAN
A3.1	EAST ELEVATION
A3.2	SOUTH ELEVATION
A3.3	WEST ELEVATION
A3.4	NORTH ELEVATION
A4.1	BUILDING SECTION
A4.2	BUILDING SECTION
A5.1	MATERIAL BOARD
LANDSCAPE	
LP-1	GROUND FLOOR LANDSCAPE PLAN
LP-2	2ND FLOOR LANDSCAPE PLAN
LP-3	6TH FLOOR LANDSCAPE PLAN
LP-4	7TH FLOOR LANDSCAPE PLAN
LP-5	LANDSCAPE PLANTING NOTES & DETAILS
LP-6	LANDSCAPE DETAILS



EXHIBIT “A”

Page No. 1 of 26

Case No. DIR-2020-350-TOC-HCA



www.corbelarchitects.com  
3450 Wilshire Blvd Suite 1000  
Los Angeles, California 90010  
T: 213 739-9902  
F: 213 739-9906

933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave., Los Angeles, CA 90006

Project Owner:  
Sevvo Holdings Inc.

3810 Wilshire Blvd. #2008  
Los Angeles, CA 90010

Engineer:

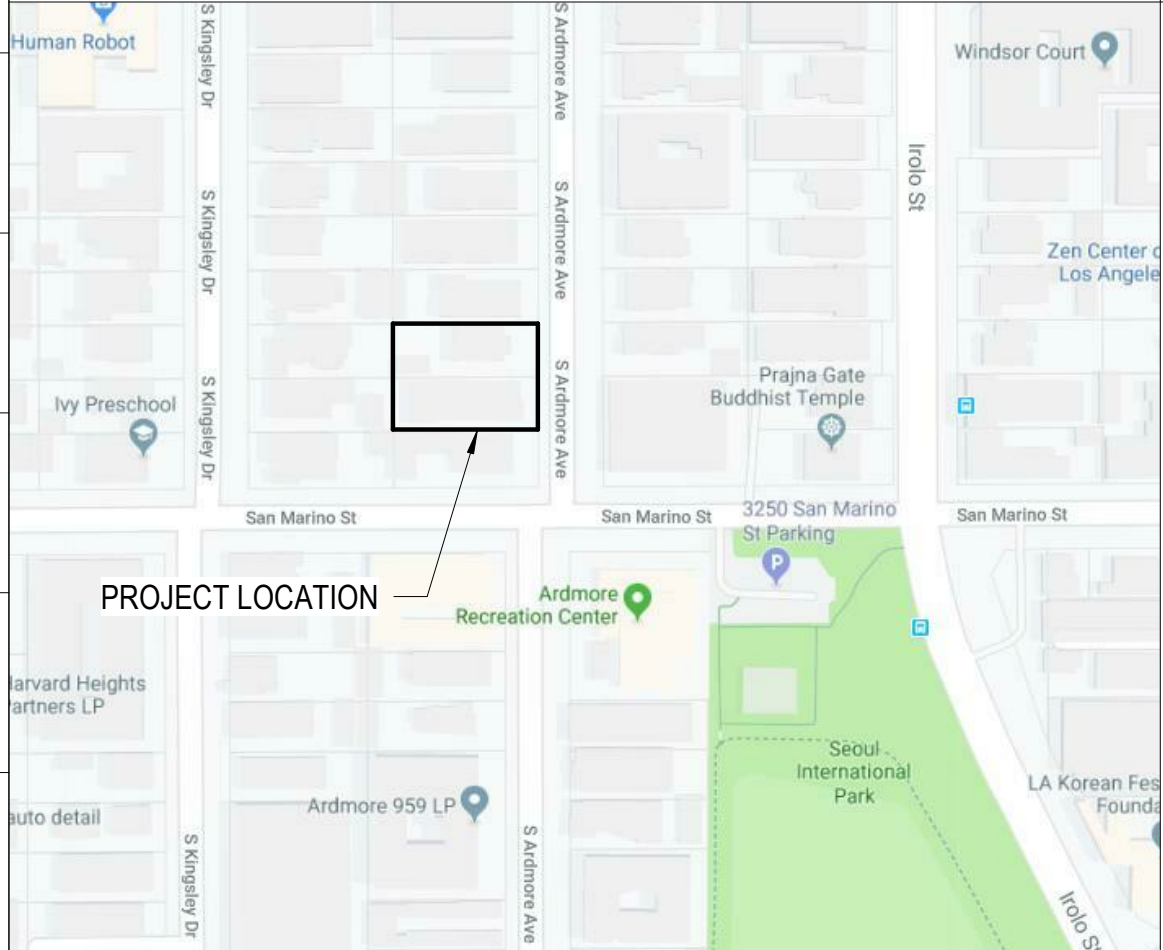
Architect / Engineer Seal:



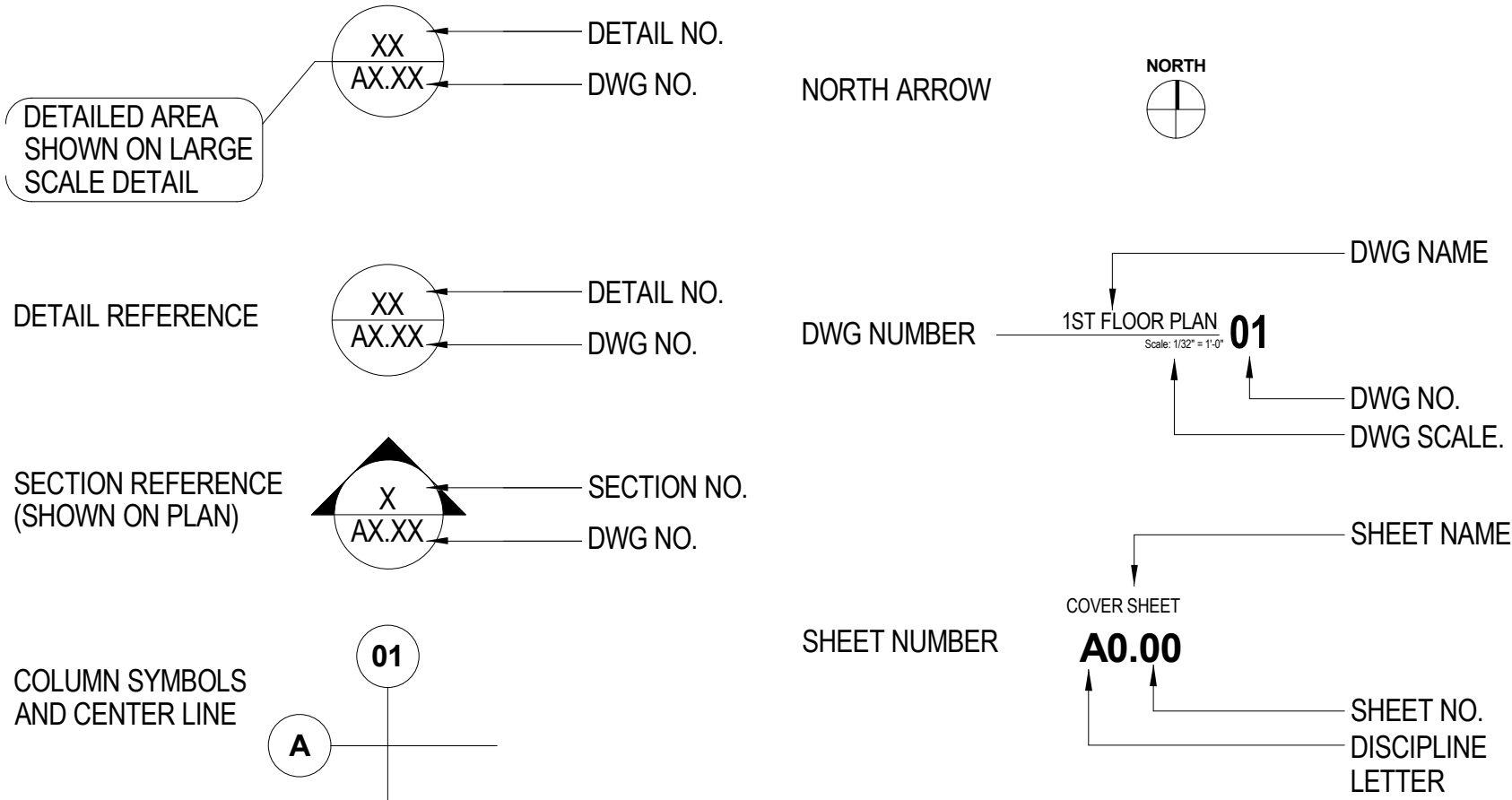
THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
A	BLDG SUBMITTAL	01/16/20
	PLANNING ENTITLEMENT SET	09/04/20

VICINITY MAP



GRAPHIC SYMBOLS



APPLICABLE CODES

2020 LOS ANGELES MUNICIPAL CODE
SEPARATE APPLICATIONS & PERMITS BY OTHERS
1. DEMOLITION
2. SITE FENCING & BLOCK WALLS
3. GRADING
4. FIRE SPRINKLER SYSTEMS
5. SHORING & EXCAVATION
6. FIRE ALARM
7. OFF SITE IMPROVEMENTS & REPAIR
8. ELECTRICAL, MECHANICAL & PLUMBING WORKS
9. CAL/OSHA PERMITS (OVER 3-STORY 36' OR MORE IN HEIGHT)
DEFERRED SUBMITTALS
1. FIRE STOPPING SYSTEM & INSPECTION PROGRAM
2. PUBLIC UTILITY CONNECTIONS AND HOOKUPS
3. FINAL ADDRESSING
4. USPS STD-442 COMPLIANT MAILBOX SYSTEMS
5. LANDSCAPE STRUCTURE AS INDICATED
6. ELEVATORS
7. PREFABRICATED METAL STAIR SYSTEMS
8. SIGNAGE & GRAPHICS
9. SECURITY SYSTEM

PROJECT DIRECTORY

PROJECT OWNER	ARCHITECT	STRUCTURAL ENGINEER	MECH & PLUMBING ENGINEER
	CORBeL ARCHITECTS 3450 Wilshire Blvd. Suite 1000 Los Angeles, CA 90020 T. 213 739 9902 F. 213 739 9906 CONTACT: David S. Kim E-mail: dskim@corbelarchitects.com	LEE & LEE 3550 Wilshire Blvd. Suite 480 Los Angeles, CA 90010 T. 213 351 0034 CONTACT: Sang Lee E-mail: sylee@leenlee.net	
ELECTRICAL ENGINEER	LANDSCAPE ARCHITECT	CIVIL ENGINEER	SURVEYOR

COVER SHEET

Sheet No:  
A0.0

ENTITLEMENT SET



SETBACK REQUIREMENTS <small>(LAMC SEC. 12.14)</small>			
		REQUIRED	ALLOWABLE AFTER TOC INCENTIVE
FRONT YARD /BUILDING LINE		15 FEET	15 FEET
SIDE YARD	10 FEET	5' + 1' OVER 2 STORY	7 FEET
		7 STORY	- ADDITIONAL INCENTIVE (30% REDUCTION)
REAR YARD	19 FEET	15' + 1' OVER 3 STORY	13.3 FEET
		7 STORY	- ADDITIONAL INCENTIVE (30% REDUCTION)

VEHICLE PARKING REQUIREMENT <small>(LAMC SEC.12.22.A.31)</small>	UNIT TYPE	# OF UNITS	PARKING FACTOR	REQUIRED # OF PARKING STALLS
	STUDIO	19	0.5	10
	1 BEDROOM	26	0.5	13
	2 BEDROOM	9	0.5	5
	SUB TOTAL	54		28
	EV CAPABLE PARKING	15 (50X0.30=15) 30% OF TOTAL # OF PARKINGS		
VEHICLE PARKING PROPOSED		UNDERGROUND	GROUND	SUBTOTAL
	STANDARD	17	11	28
	COMPACT	15	5	20
	ACCESSIBLE	0	2	2
	SUB TOTAL	32	18	50
	TOTAL	50		
	EV SPACE PARKING	7	8	15
BICYCLE PARKING REQUIREMENT <small>(LAMC SEC.12.21.A.16 &amp; AB2501)</small>	TOTAL REQUIRED # OF LONG TERM BICYCLE PARKING (FIRST 25 UNITS 1:1 & NEXT 75 UNITS 1.5:1 = 25+19.3 = 44.3=45 PER AB2501)			45
	TOTAL REQUIRED # OF SHORT TERM BICYCLE PARKING (FIRST 25 UNITS 10:1 & NEXT 75 UNITS 15:1 = 2.5+1.9=4.4=5 PER AB 2501)			5
BICYCLE PARKING PROPOSED	2ND FL. - 7TH FL.		GROUND	
	(LAMC SEC.12.21.A.16 (d) & (e)) 54 (LONG TERM) *EQUAL NUMBER OF SPACES AS THE UNIT NUMBER ON THE FLOOR		5 (SHORT TERM)	

PROJECT DATA

SCOPE OF WORK:	CONSTRUCTION OF 54 UNIT 7-STORY APARTMENT BUILDING WITH 1 LEVEL OF SUB-TERRANEAN PARKING - 100% PRIVATELY FUNDED PROJECT, NO TAX CREDIT RECEIVED, NOT A PUBLIC HOUSING PROJECT		
ADDRESS	927 & 933 S. ARDMORE AVE.		
ZONING	R4-1		
SITE AREA	13,520.80 SF		
LEGAL LOT DESCRIPTION	LOT 344 & 345 OF TRACT WILSHIRE HARVARD HEIGHTS IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN THE BOOK 8, PAGES 113 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY		
LEGAL LOT INFORMATION			
PIN NUMBER	132B193 999	132B193 1025	
ADDRESS	927 S. ARDMORE AVE.	933 S. ARDMORE AVE	
LOT AREA	6,760.70 SF	6,760.10 SF	
APN	5093-023-032	5093-023-033	
TRACT	WILSHIRE HARVARD HEIGHTS	WILSHIRE HARVARD HEIGHTS	
BLOCK	NONE	NONE	
LOT NUMBER	344	345	

ZONING CODE CRITERIA (CONT')

DEVELOPMENT TYPE	TOC TIER 3 DEVELOPMENT (BASE INCENTIVES + THREE ADDITIONAL INCENTIVIES) W/ 11% EXTREMELY LOW INCOME UNITS  - BASE INCENTIVE 1. 70% DENSITY INCREASE INCENTIVE 2. 0.5 PARKING SPACES PER UNIT INCENTIVE 3. 50% F.A.R. INCREASE - ADDITIONAL INCENTIVE 1. 30% SIDE YARDS REDUCTION INCENTIVE 2. 25% OPEN SPACE REDUCTION INCENTIVE 3. 30% REAR REDUCTION			
CASE NUMBER:	DIR-2020-350-TOC			
BUILDABLE AREA (LAMC. SECT.12.03)	9,450.00 SF			
FAR ALLOWED (LAMC SEC.12.21.1)	3:1 (HEIGHT DISTRICT 1)	3.00 (F.A.R. FACTOR)	28,350.00 SF	
MAX. FLOOR AREA ALLOWED (LAMC SEC.12.22.A31)	42,525.00 SF	50% FAR INCREASE PER SEC.12.22.A31 - TOC TIER 3. BASE INCENTIVE		
FAR PROPOSED (FLOOR AREA)	4.49:1 (TOTAL 42,507 SF)			
HEIGHT ALLOWED (LAMC SEC.12.21.1)	*UNLIMITED HEIGHT OR STORY			
HEIGHT PROPOSED	*78'-6" TO TOP OF PARAPET *85'-6" TO TOP OF ROOF STRUCTURE			
DENSITY ALLOWED (LAMC SEC.12.11.C.4 & 12.22.A31)	58 UNITS ALLOWED W/ 70% DENSITY BONUS (6 E.L. INCOME UNITS 11%)	33.80  (BASE DENSITY)	13,520.8 SF  (TOTAL LOT AREA)	400  (MINIMUM LOT AREA PER DWELLING UNIT)
DENSITY PROPOSED	TOTAL 54 UNITS			

EXHIBIT "A"

Page No. 2 of 26

Case No. DIR-2020-350-TOC-HCA

CORBeL architects

www.corbelarchitects.com

3450 Wilshire Blvd Suite 1000  
Los Angeles, California 90010

T: 1 213 739-9902  
F: 1 213 739-9906

Project:

933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave., Los Angeles, CA 90006

Project Owner:

Sevvo Holdings Inc.

3810 Wilshire Blvd. #2008  
Los Angeles, CA 90010

Engineer:

Architect / Engineer Seal:

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO ISSUED DATE  
A BLDG SUBMITTAL 01/16/20  
PLANNING ENTITLEMENT SET 09/04/20

Project No: 19024

Drawn By: RL, TK, JL

Checked By: MC

Sheet Name:

PROJECT INFO

et No:

A0.1

12/21/2020 4:39:27 PM

ENTITLEMENT SET





SOUTHEAST



NORTHWEST



SOUTHWEST



NORTHEAST

CORBeL  
architects

www.corbelarchitects.com  
3450 Wilshire Blvd Suite 1000  
Los Angeles, California 90010  
T: 1 213 739-9902  
F: 1 213 739-9906

Project:

## 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave., Los Angeles, CA 90006

Project Owner:

Sevvo Holdings Inc.

3810 Wilshire Blvd. #2008  
Los Angeles, CA 90010

Engineer:

EXHIBIT "A"

Page No. 3 of 26

Case No. DIR-2020-350-TOC-HCA



THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
A	BLDG SUBMITTAL	01/16/20
PLANNING ENTITLEMENT SET		09/04/20

Project No: 19024

Drawn By: RL, TK, JL

Checked By: MC

Sheet Name:

RENDERINGS

Sheet No:

A0.2

12/18/2020 3:47:26 PM

ENTITLEMENT SET







LEGAL LOT DESCRIPTION:  
LOT 344 & 345 OF TRACT WILSHIRE HARVARD HEIGHTS IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN THE BOOK 8, PAGES 113 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY  
APN: 5093-023-032 / 5093-023-033  
LOT SIZE: 13,520.80 SF(6,760.70 SF + 6,760.10 SF)  
BUILDING FLOOR AREA: 42,525.00 SF

UNITS SUMMARY		
UNIT TYPE	COUNT	
1-BED	26	
2-BED	9	
STUDIO	19	
GRAND TOTAL	54	

PARKING SCHEDULE	
TYPE	NO. OF SPACES
BASEMENT LEVEL	
COMPACT	15
EV SPACES	7
STANDARD	10
GROUND LEVEL	
ADA	1
COMPACT	5
EV SPACES	3
EVCS	5
STANDARD	4
GRAND TOTAL	50

BIKE PARKING SCHEDULE	
TYPE	COUNT
LONG-TERM	54
SHORT-TERM	5
GRAND TOTAL	59

SOILS TO BE REMOVED/EXCAVATED : 7,500 CU. YD.  
SOILS TO BE IMPORTED : 500 CU. YD.  
SOILS TO BE EXPORTED : 7,000 CU. YD.

SITE PLAN NOTES

1. REFER TO LANDSCAPE DWG. FOR HARDSCAPE FINISHES.  
2. REFER TO CIVIL DRAWINGS FOR GRADING LEVEL.
- GREEN BUILDING DEPT. NOTES:  
1. AT LEAST 25% OF THE PAVED AREA SHOULD BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH ACHIEVING SOLAR REFLECTANCE OF 0.30 OR HIGHER.



www.corbelarchitects.com  
3450 Wilshire Blvd Suite 1000  
Los Angeles, California 90010

T: 1 213 739-9902  
F: 1 213 739-9906

Project:

933 ARDMORE  
APARTMENT

927 & 933 S. Ardmore Ave., Los Angeles, CA 90006

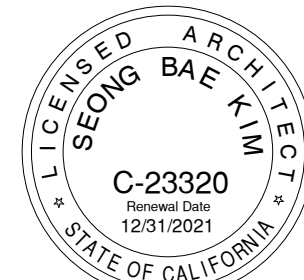
Project Owner:

Sevvo Holdings Inc.

3810 Wilshire Blvd. #2008  
Los Angeles, CA 90010

Engineer:

Architect / Engineer Seal:



THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
A	BLDG SUBMITTAL	01/16/20
	PLANNING ENTITLEMENT SET	09/04/20

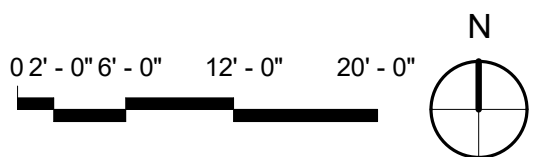
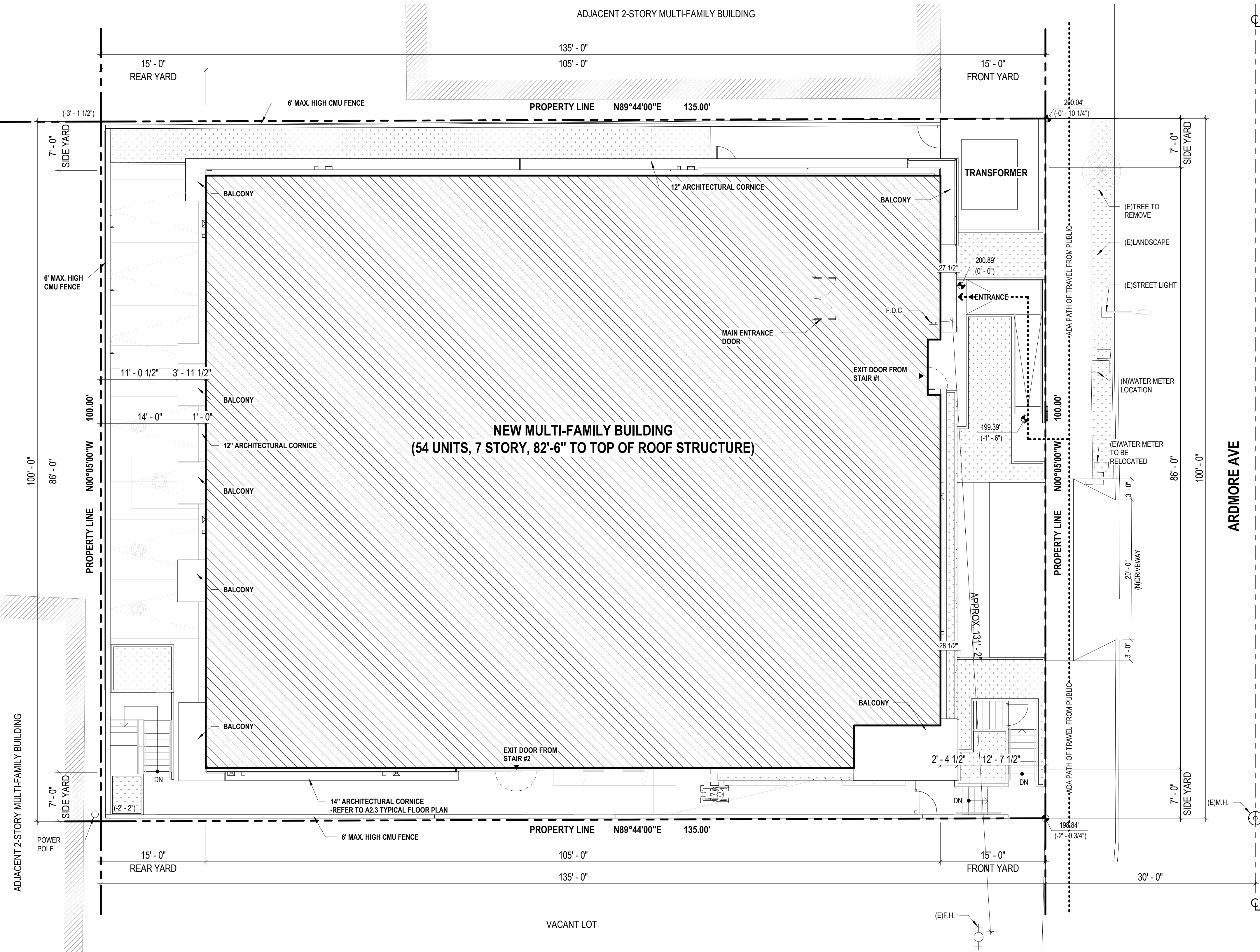
Project No: 19024  
Drawn By: RL, TK, JL  
Checked By: MC  
Sheet Name:

EXHIBIT "A"  
Page No. 5 of 26  
Case No. DIR-2020-350-TOC-HCA

SITE PLAN

A1.0

12/21/2020 4:39:28 PM



SITE PLAN  
SCALE: 1/8" = 1'-0"

01

ENTITLEMENT SET



Project:

## 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave., Los Angeles, CA 90006

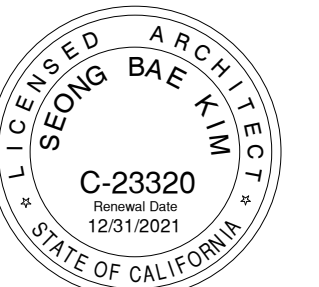
Project Owner:

Sevvo Holdings Inc.

3810 Wilshire Blvd. #2008  
Los Angeles, CA 90010

Engineer:

Architect / Engineer Seal:



THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO	ISSUED	DATE
A	BLDG SUBMITTAL	01/16/20
	PLANNING ENTITLEMENT SET	09/04/20

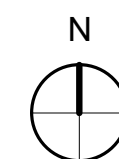
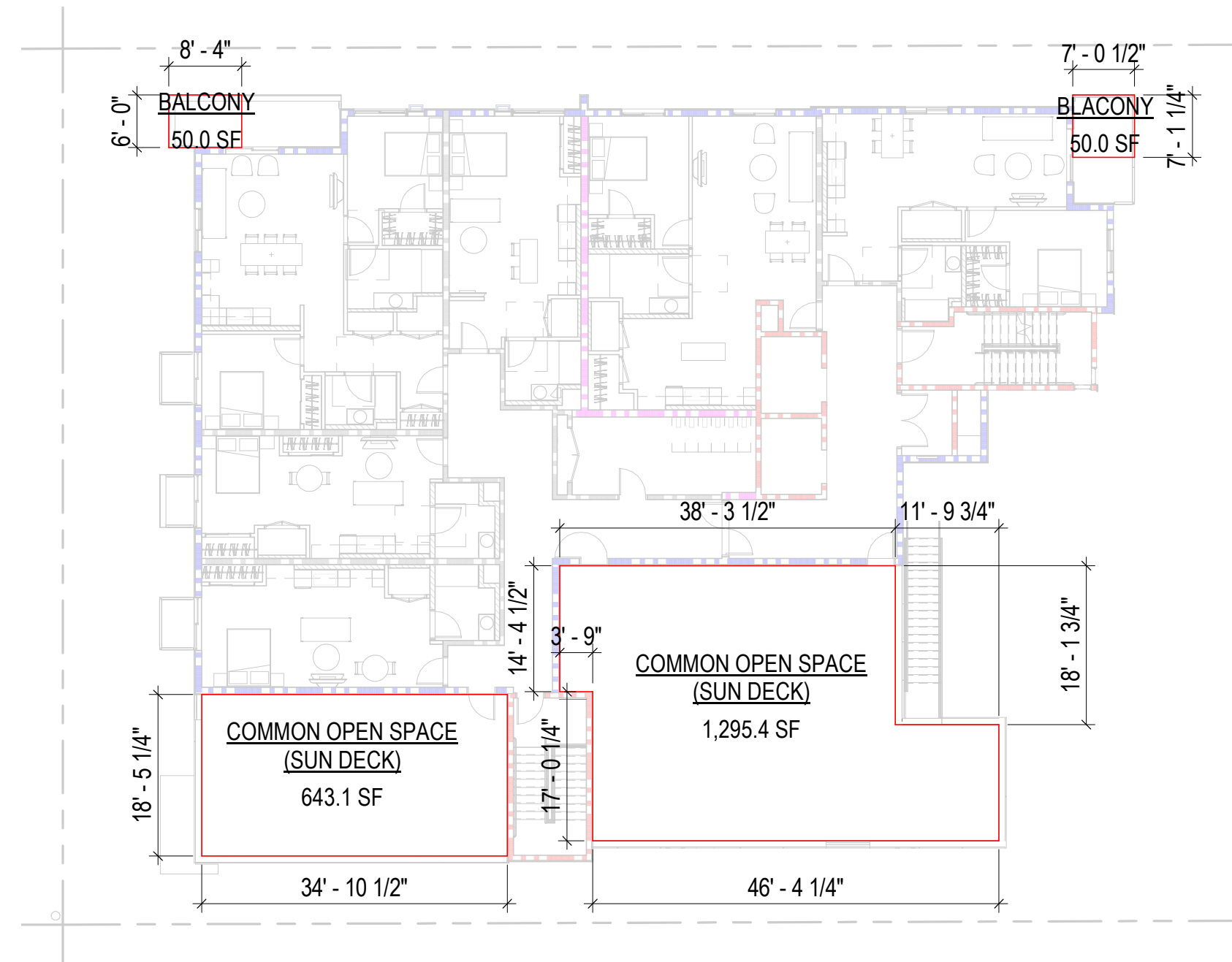
Project No: 19024  
RL, TK, JL  
MC

OPEN SPACE  
CALCULATIONS

Sheet No:

# A1.3

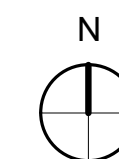
12/18/2020 3:47:35 PM



7TH FLOOR LEVEL

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

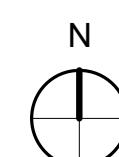
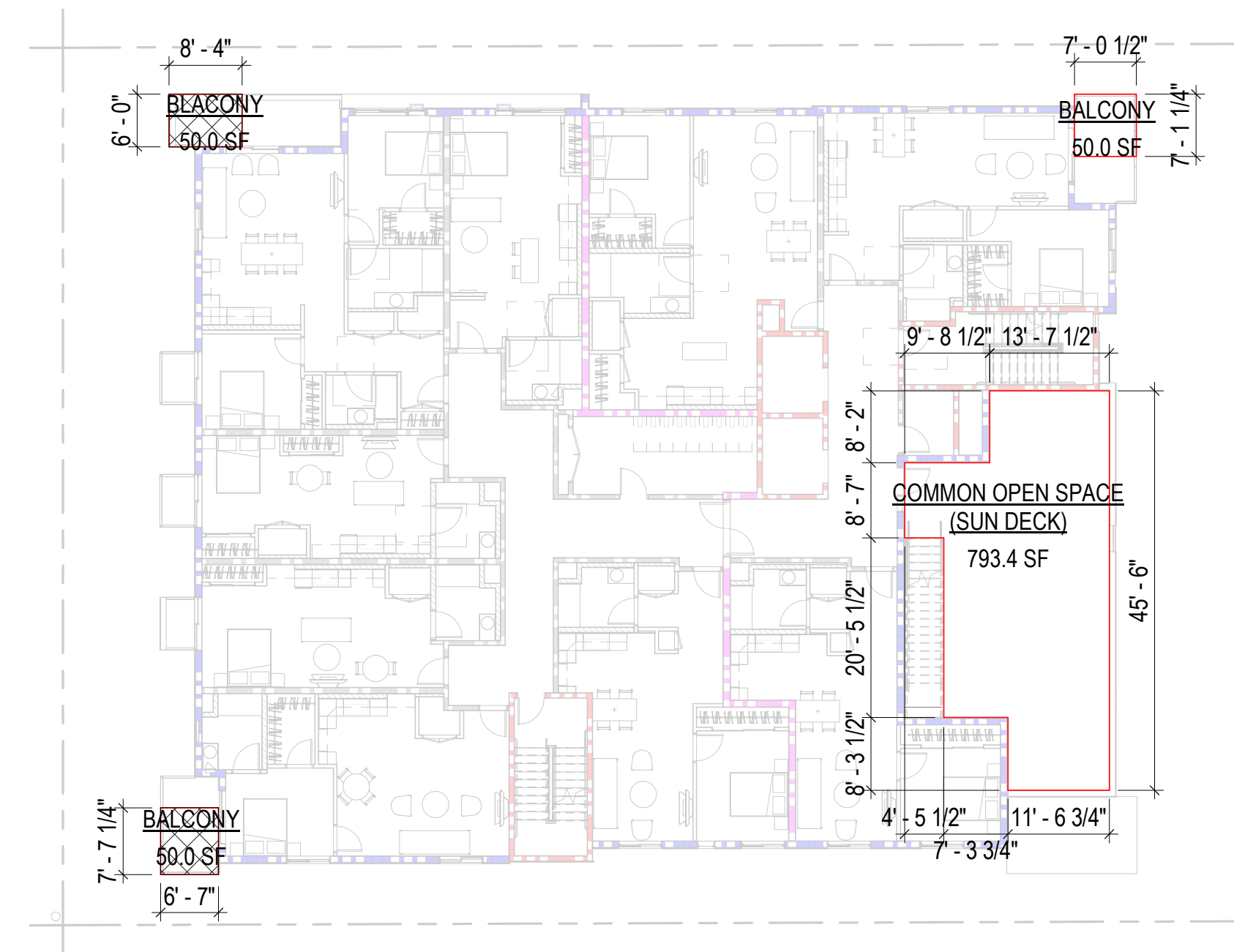
## 04



TYP. FLOOR LEVEL (3RD-5TH)

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

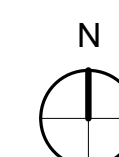
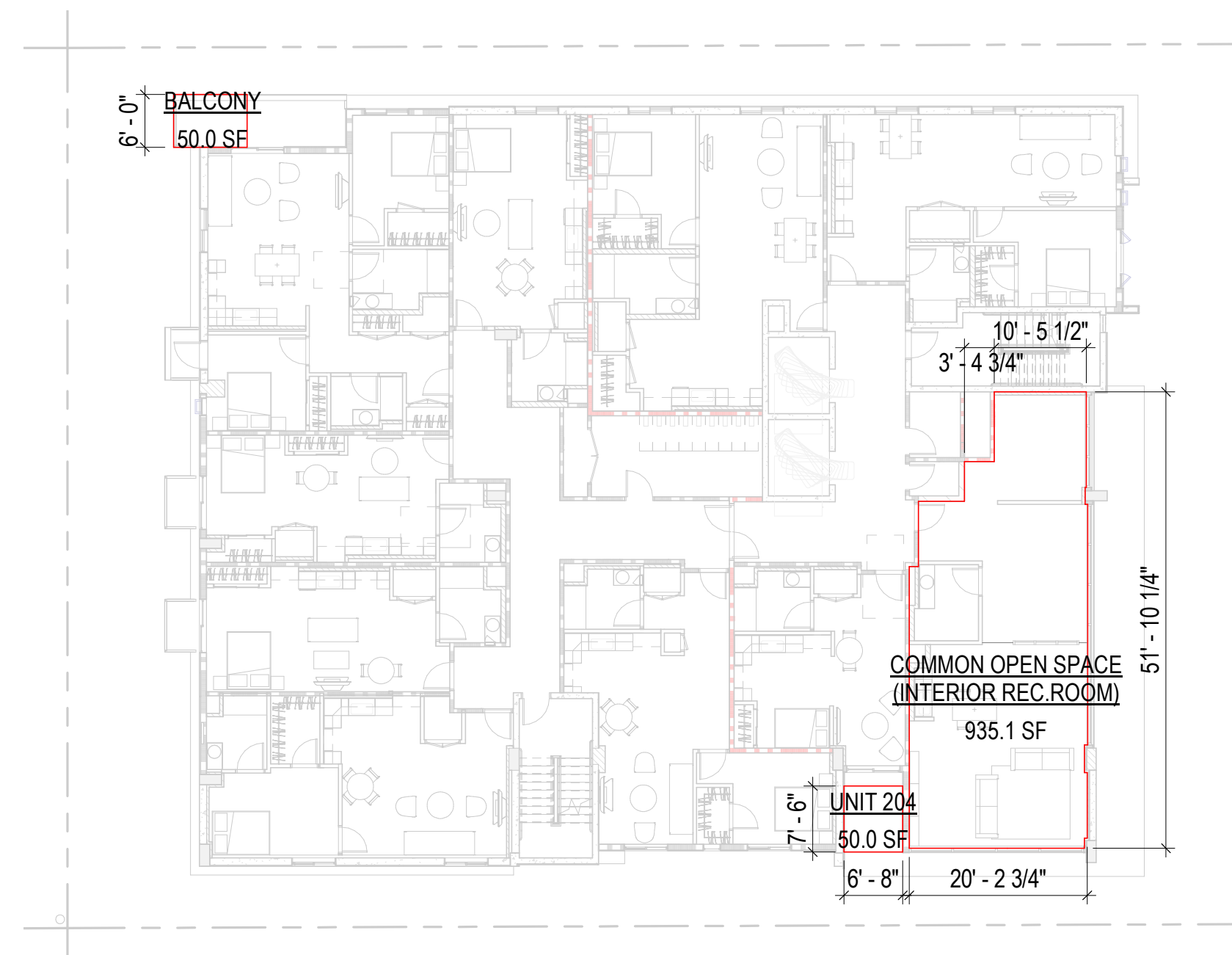
## 02



6TH FLOOR LEVEL

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

## 03



2ND FLOOR LEVEL

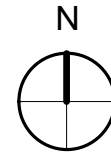
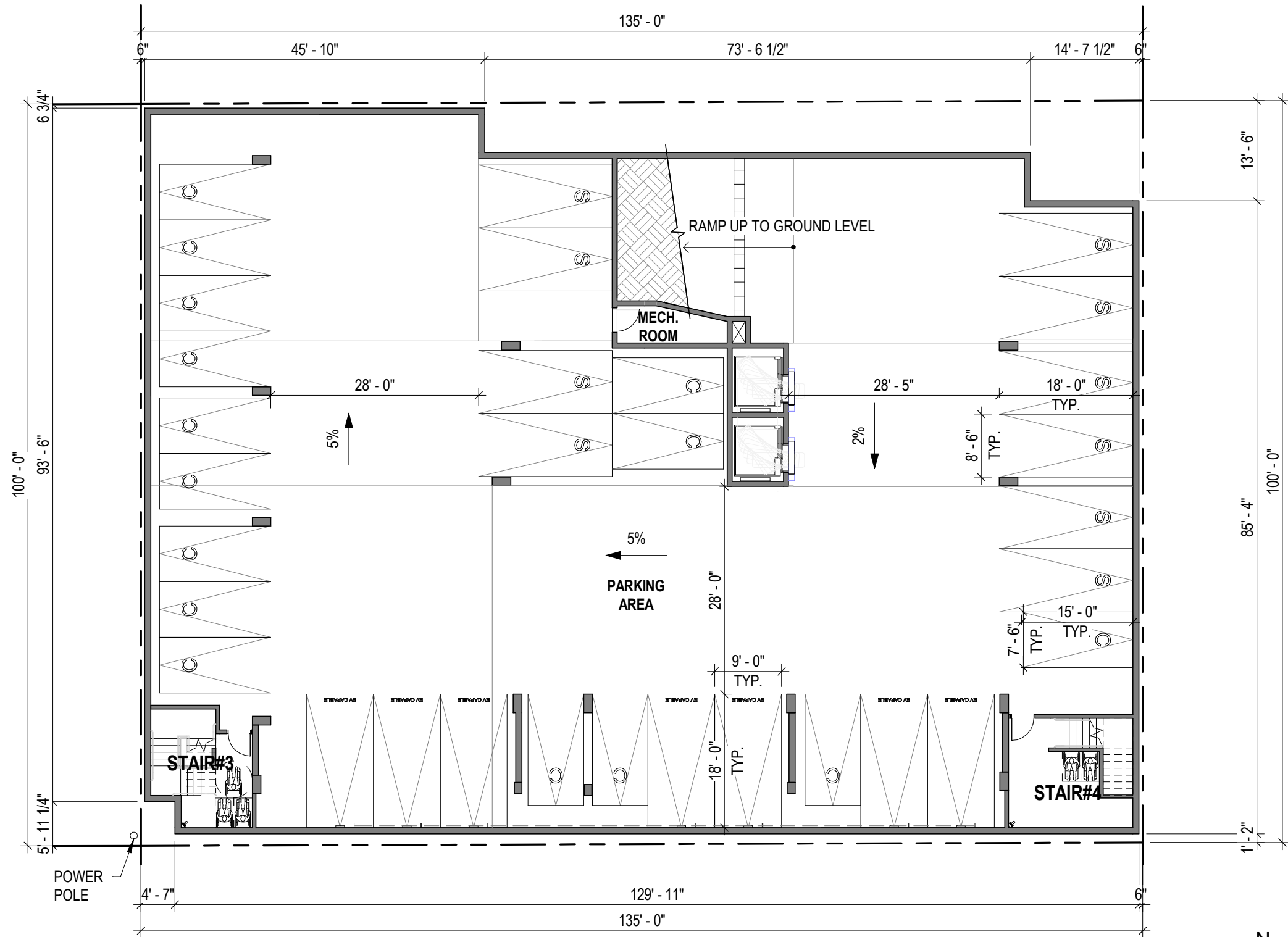
SCALE: 1/16" = 1'-0"

## 01

**EXHIBIT "A"**  
Page No. 6 of 26  
Case No. DIR-2020-350-TOC-HCA

ENTITLEMENT SET





**EXHIBIT "A"**  
 Page No. 7 of 26  
 Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
 Los Angeles, CA 90006

09/08/20

## BASEMENT PLAN

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

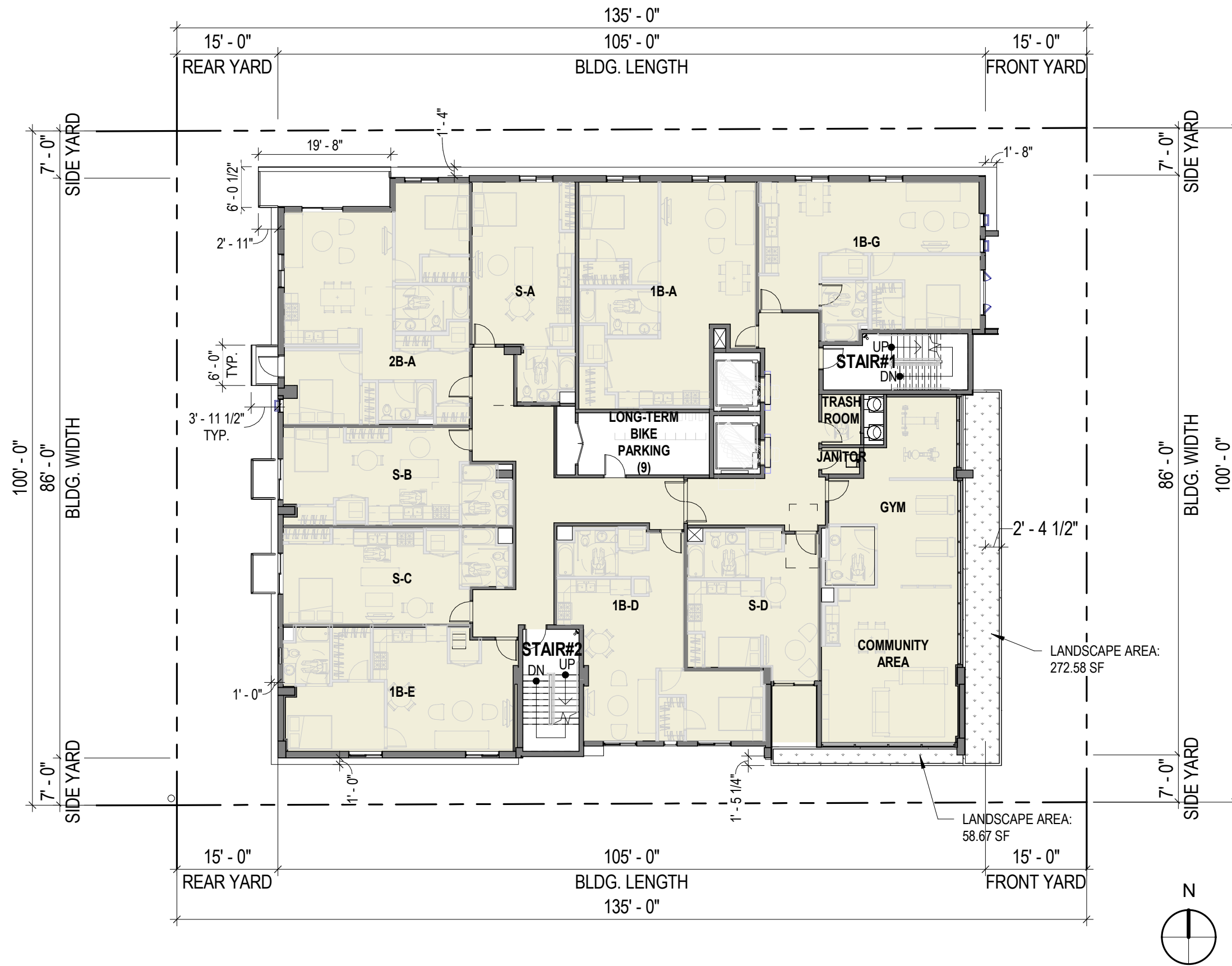
**A2.0**











AREA:  
7,628 SF

**EXHIBIT "A"**  
Page No. 9 of 26  
Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

09/08/20

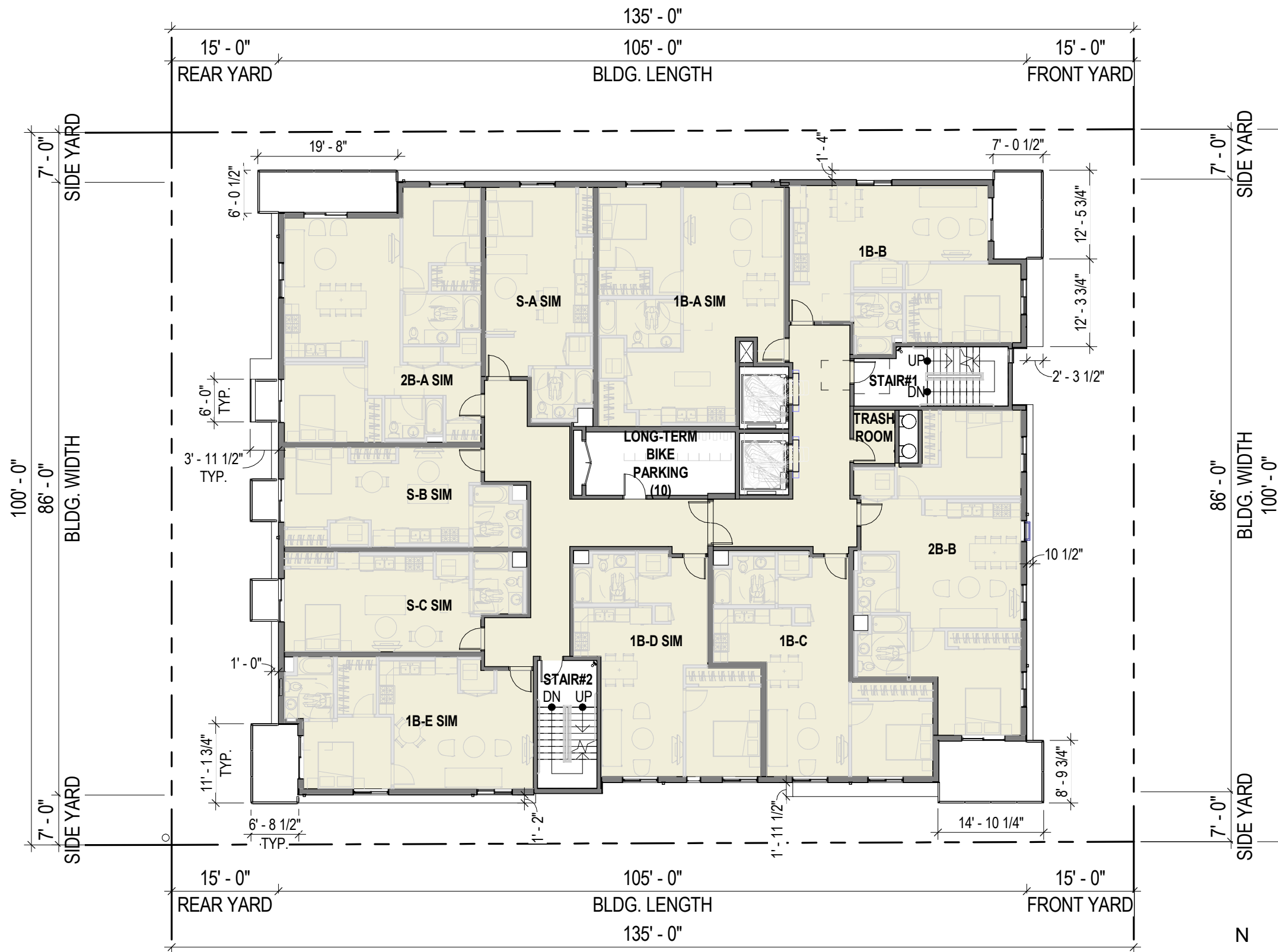
## 2ND FLOOR PLAN

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

**A2.2**







AREA:  
7,646 SF / FL

**EXHIBIT "A"**  
Page No. 10 of 26  
Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

09/08/20

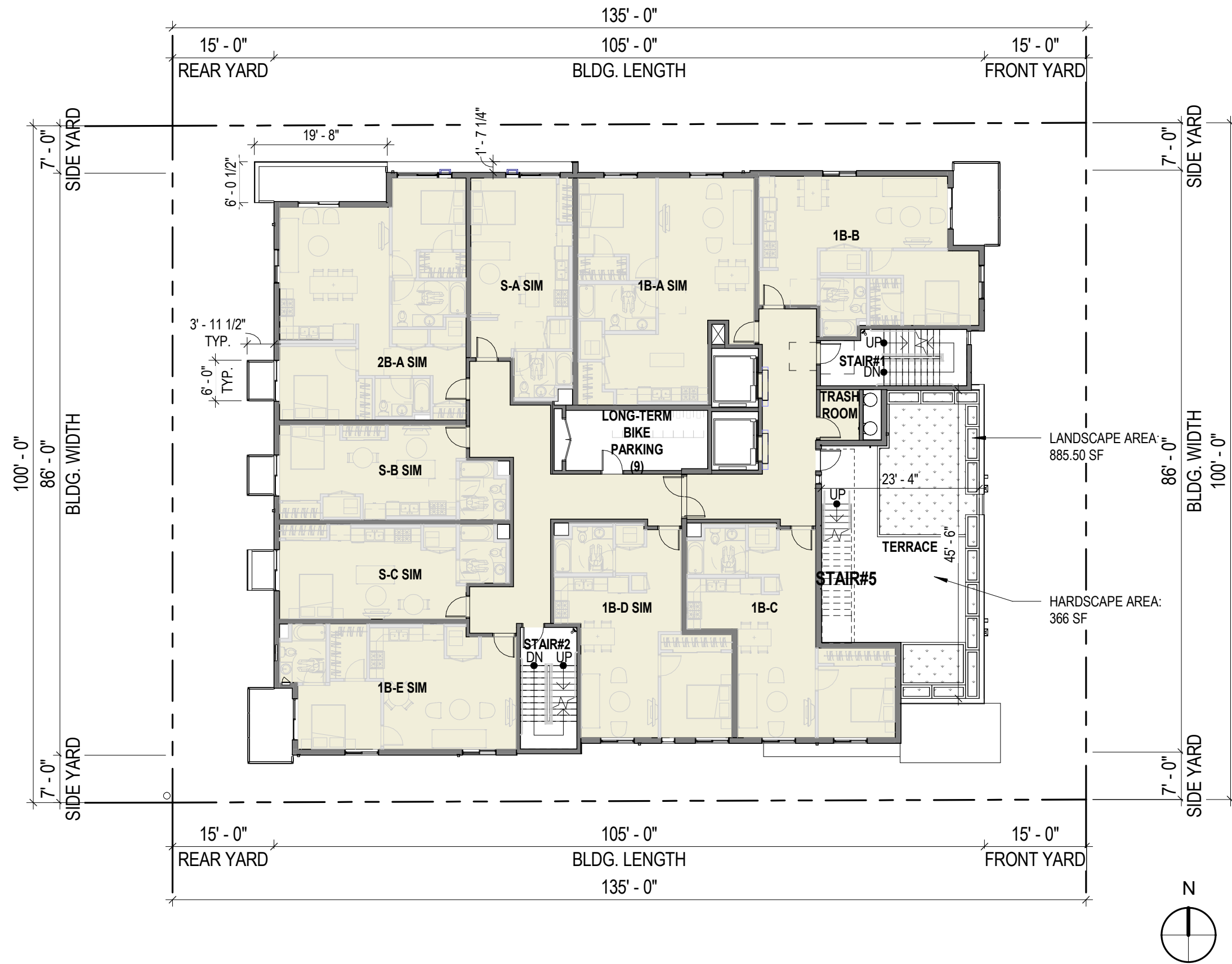
## TYPICAL FLOOR PLAN (3RD-5TH)

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

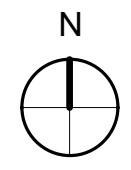
**A2.3**







AREA:  
6,705 SF



**EXHIBIT "A"**  
Page No. 11 of 26  
Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

09/08/20

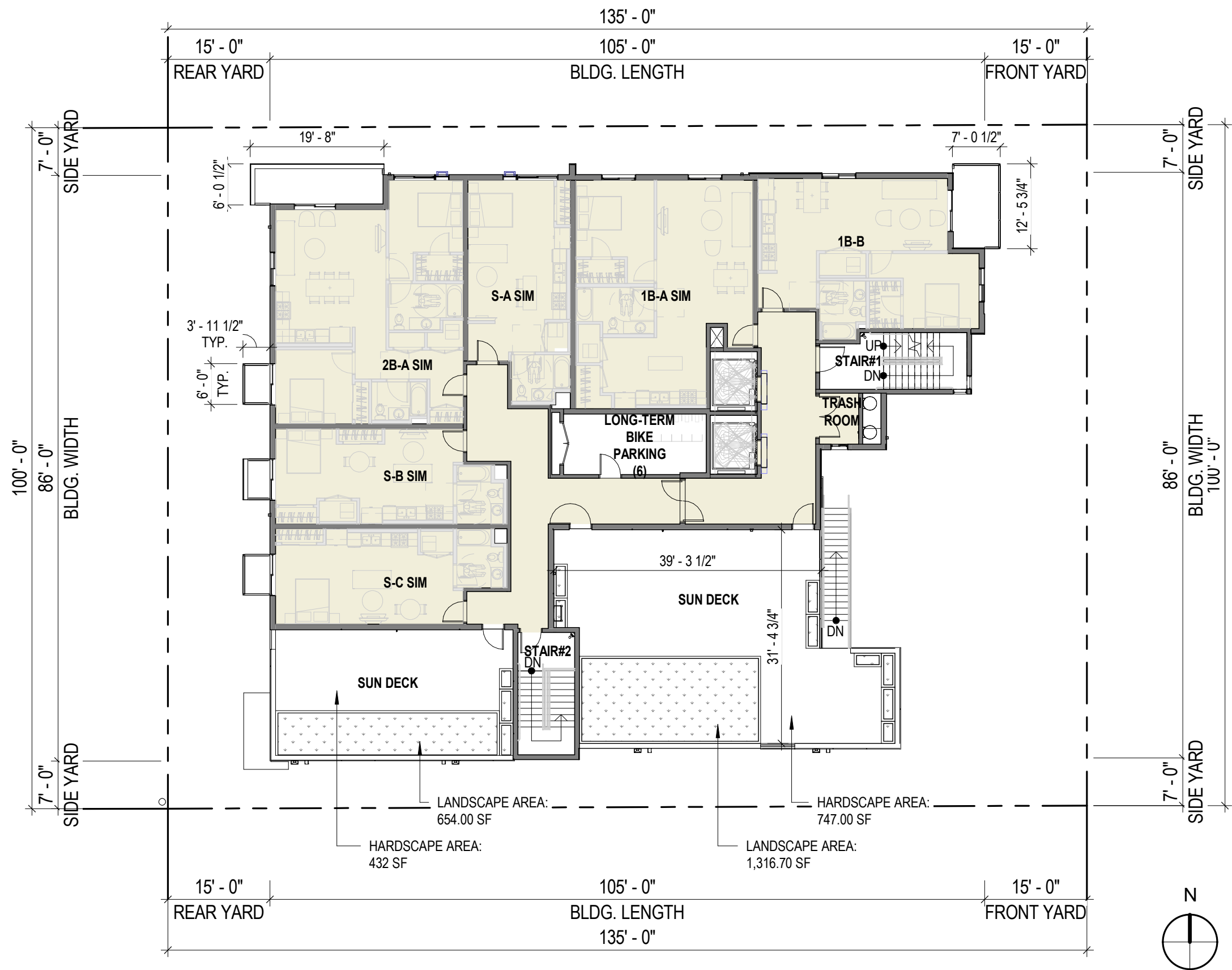
## 6TH FLOOR PLAN

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

**A2.4**







**EXHIBIT "A"**  
 Page No. 12 of 26  
 Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
 Los Angeles, CA 90006

09/08/20

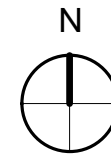
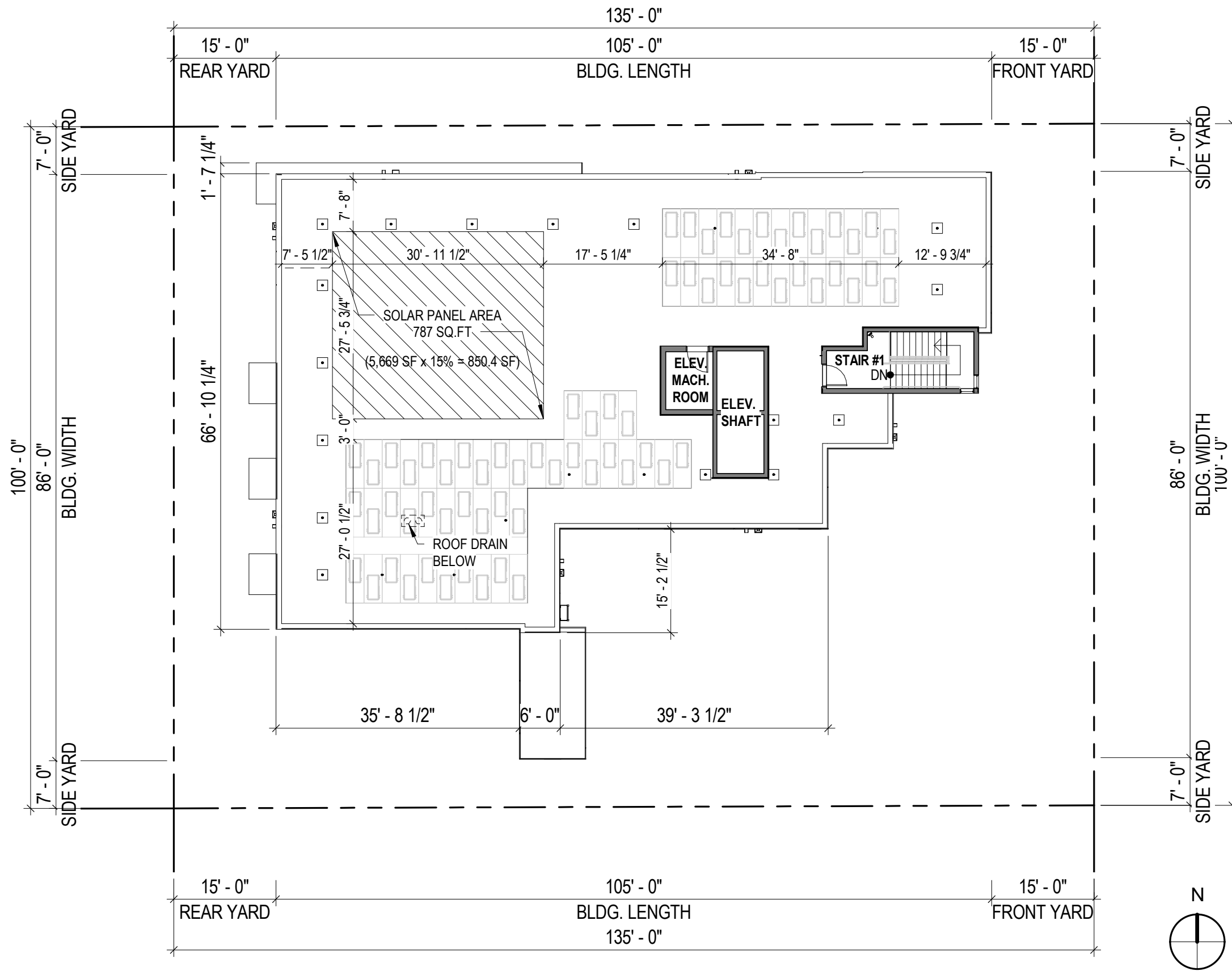
## 7TH FLOOR PLAN

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

**A2.5**







**EXHIBIT "A"**  
 Page No. 13 of 26  
 Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
 Los Angeles, CA 90006

09/08/20

## ROOF PLAN

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

**A2.6**











# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

12/18/20

EXHIBIT "A"

Page No. 15 of 26

Case No. DIR-2020-350-TOC-HCA

## SOUTH ELEVATION

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

A3.2







\* REFER TO A5.1 FOR FINISH MATERIAL

# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

12/18/20

**EXHIBIT "A"**  
Page No. 16 of 26  
Case No. DIR-2020-350-TOC-HCA

## WEST ELEVATION

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

**A3.3**







# 933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

12/18/20

EXHIBIT "A"

Page No.

17

of

26

Case No. DIR-2020-350-TOC-HCA

## NORTH ELEVATION

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

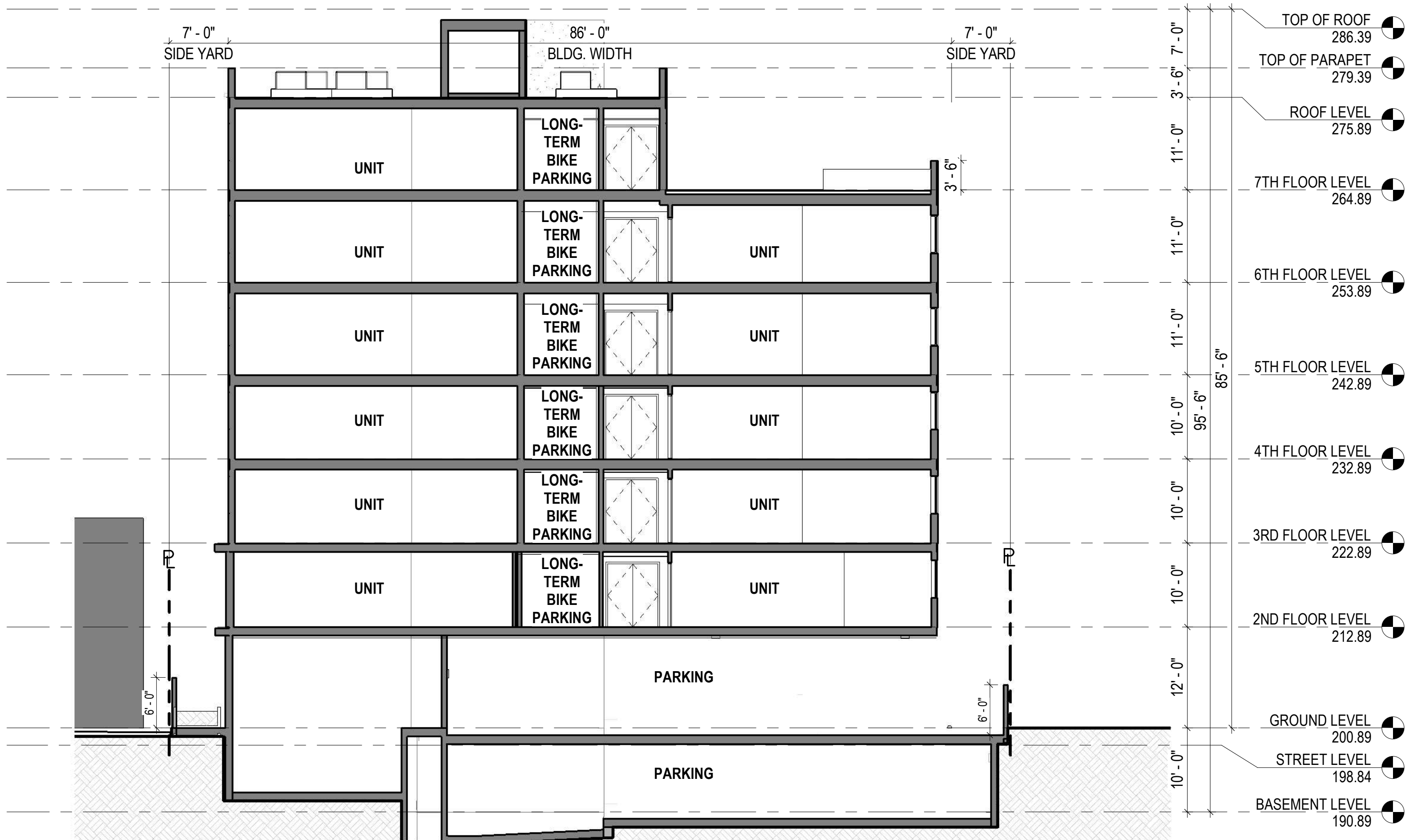
A3.4











933 ARDMORE APARTMENT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

09/08/20

**EXHIBIT "A"**  
Page No. 19 of 26  
Case No. DIR-2020-350-TOC-HCA

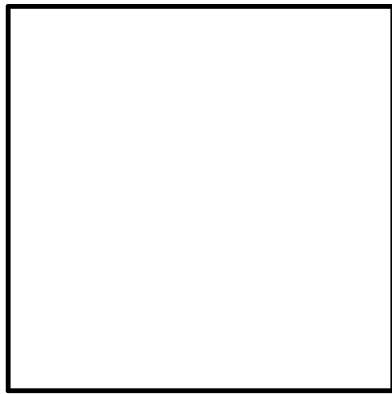
CROSS SECTION

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

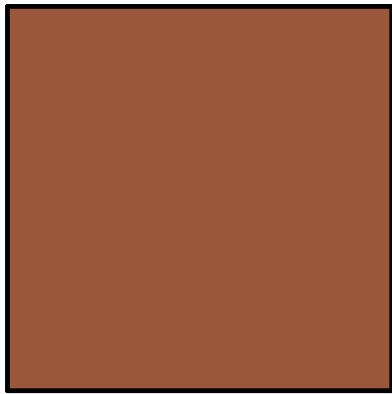
**A4.2**







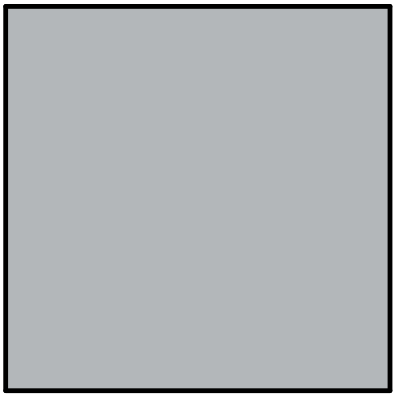
1. PORTLAND CEMENT PLASTER - WHITE



7. PORTLAND CEMENT PLASTER  
- BROWN



2. PORTLAND CEMENT  
PLASTER  
- DARK GREY



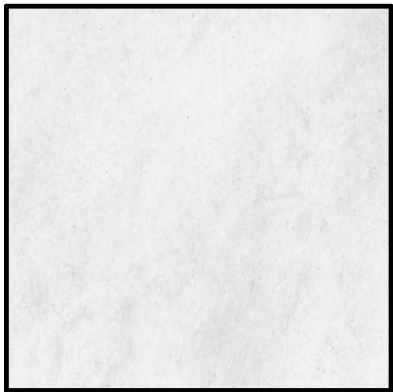
23. PORTLAND CEMENT PLASTER  
- LIGHT GREY



3. VINYL WINDOW



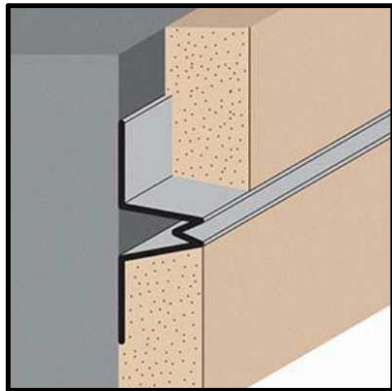
9. FLOOR MOUNTED  
METAL BALCONY RAILING



5. PAINTED CONCRETE



25. WOOD PANEL



8. ALUMINUM REVEAL



19. BUILDING SIGNAGE

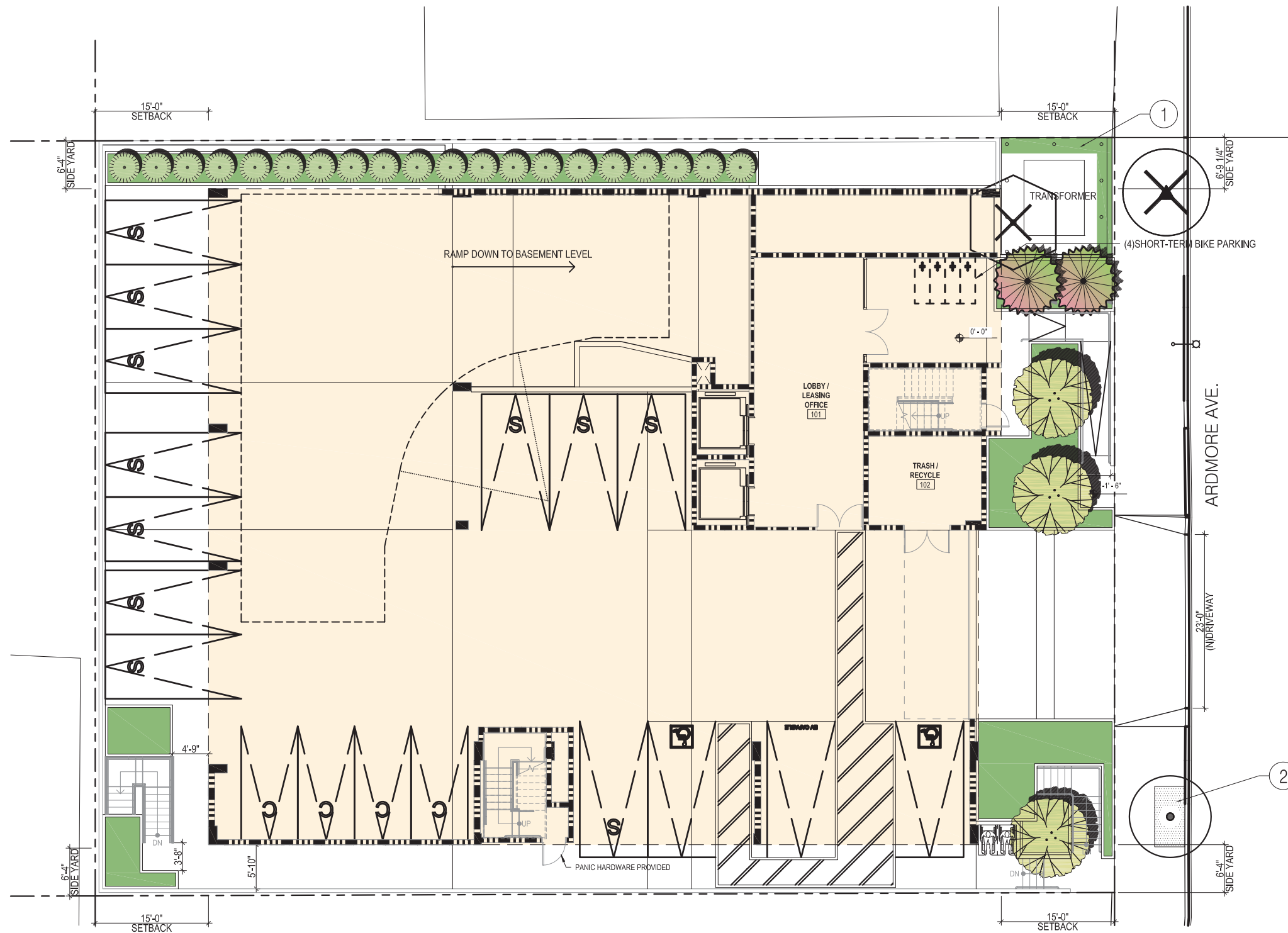


18. FIBER CEMENT BOARD

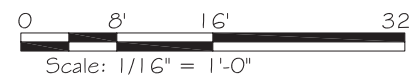


19. EXTERIOR WALL SCONCE





1 PRELIMINARY LANDSCAPE PLAN - GROUND LEVEL  
SCALE: 1/16" = 1'-0"



#### KEYNOTES

1. GRAVEL
2. NEW STREET TREE

#### PLANTING LEGENDS

##### TREES



GINKGO BILOBA  
'AUTUMN GOLD'  
MAIDENHAIR TREE

SIZE & QUAN.  
24" BOX/ 3 EA.



ARBUTUS 'MARINA'  
STRAWBERRY TREE

24" BOX/ 2 EA.



BAMBUSA OLDHAMII  
GIANT TIMBER BAMBOO

15 GAL./ 20 EA.



NEW STREET TREE  
PER URBAN FORESTRY  
STREET TREE DIVISION



EXISTING STREET TREE (CAROB TREE)  
TO BE REMOVED



EXISTING TREE (PITTOSPORUM)  
TO BE REMOVED



##### SHRUBS & GROUND COVERS

AGAVE ANGUSTIFOLIA  
'MARGINATA'  
CARIBBEAN AGAVE

HESPERALOE PARVIFLORA  
RED YUCCA

DODONAEA VISCOSA  
HOPBUSH

JUNCUS PATENS  
'ELK BLUE'  
CALIFORNIA GRAY RUSH

LIRIOPE SPICATA  
'SILVER DRAGON'  
VARIEGATED LILY TURF

SENECIO MANDRALISCAE  
KLEINIA

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

LP-1

#21982

09/30/2019

**EXHIBIT "A"**

Page No. 21 of 26

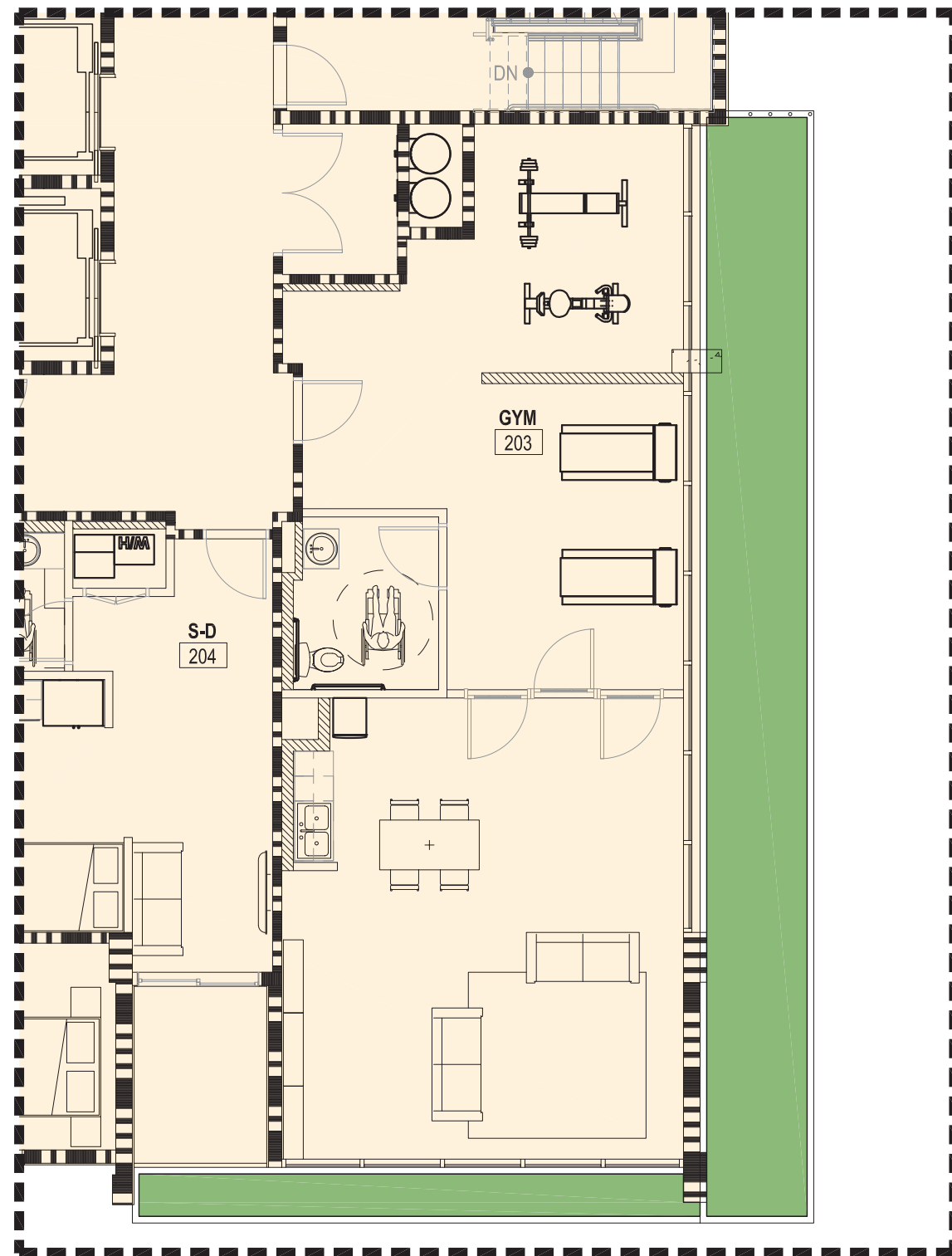
Case No. DIR-2020-350-TOC-HCA

**SQLA INC**  
Landscape Architects

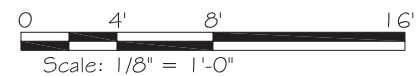
2669 Saturn Street  
BREA, CA, 92821  
la@sqlainc.com

T. 562-905-0800  
F. 562-905-0880  
www.sqlainc.com

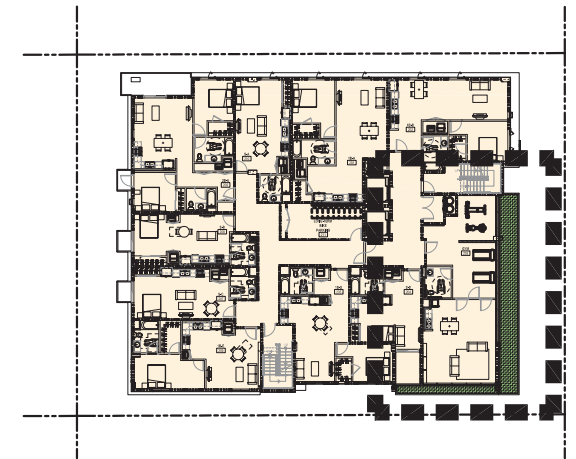




1 PRELIMINARY LANDSCAPE PLAN - 2ND FLOOR  
SCALE: 1/8" = 1'-0"



**EXHIBIT "A"**  
Page No. 22 of 26  
Case No. DIR-2020-350-TOC-HCA



KEYMAP - 6TH FLOOR

- SHRUBS & GROUND COVERS
- DIETES BICOLOR
  - FORTHNIGHT LILY
  - LOMANDRA LONGIFOLIA
  - 'BREEZE'
  - DWARF MAT RUSH
  - JUNCUS PATENS
  - 'ELK BLUE'
  - CALIFORNIA GRAY RUSH
  - ARMERIA MARITIMA
  - COMMON SEATHRIFT

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

LP-2

#21982

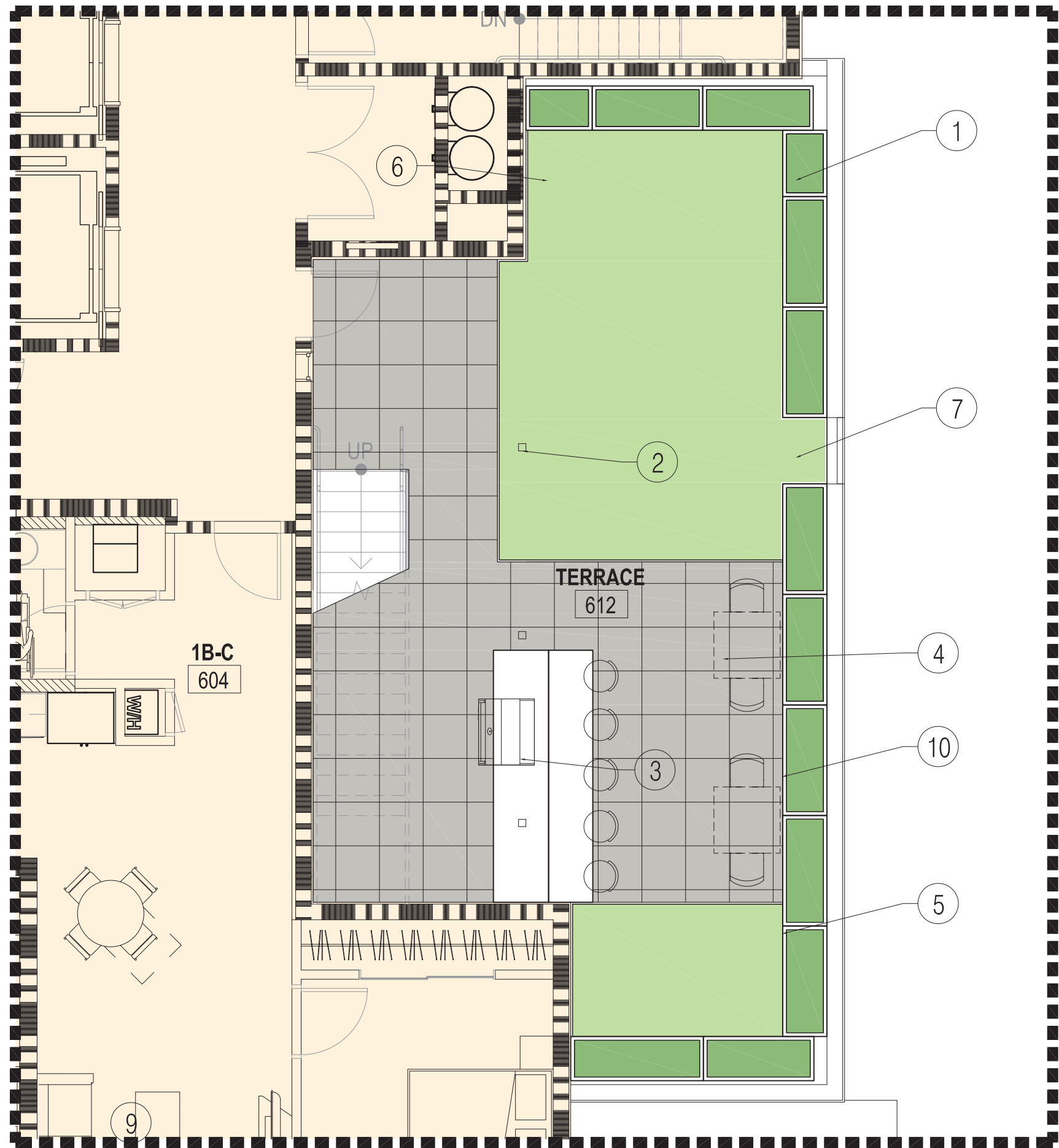
09/30/2019

**SQLA INC**  
Landscape Architects

2669 Saturn Street  
BRE, CA, 92821  
la@sqlainc.com

T. 562-905-0800  
F. 562-905-0880  
www.sqlainc.com





1 PRELIMINARY LANDSCAPE PLAN - 6TH FLOOR  
SCALE: 3/16" = 1'-0"

0 4' 8' 12'  
Scale: 3/16" = 1'-0"

#### KEYNOTES



2. TRELLIS PER ARCHI.

3. BBQ W/ BAR

4. DINING TABLE



5. SQUARE FIRE PIT



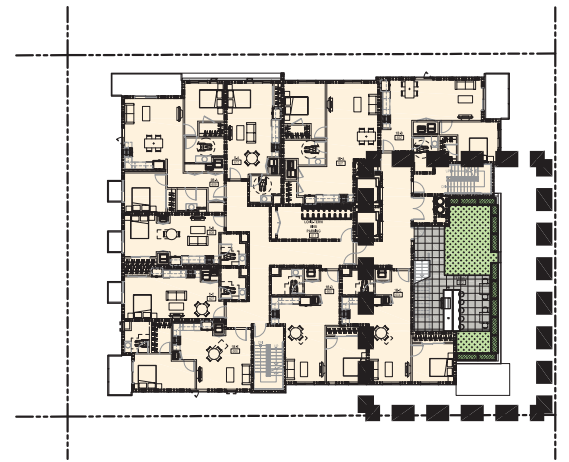
6. B2G NEST DAYBED



7. GREEN ROOF

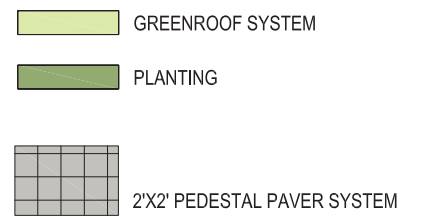


10. 2' x 2' PEDESTAL PAVER SYSTEM



KEYMAP - 6TH FLOOR

#### PAVING LEGEND



#### PLANTING LEGENDS

##### SHRUBS & GROUND COVERS

DIETES BICOLOR  
FORTHNIGHT LILY  
LOMANDRA LONGIFOLIA  
'BREEZE'  
DWARF MAT RUSH  
AGROSTIS PALLENS  
WEST COAST NATIVE BENTGRASS  
CALIFORNIA NATIVE GRASS  
ARMERIA MARITIMA  
COMMON SEATHRIFT

**EXHIBIT "A"**  
Page No. 23 of 26  
Case No. DIR-2020-350-TOC-HCA

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

LP-3

#21982

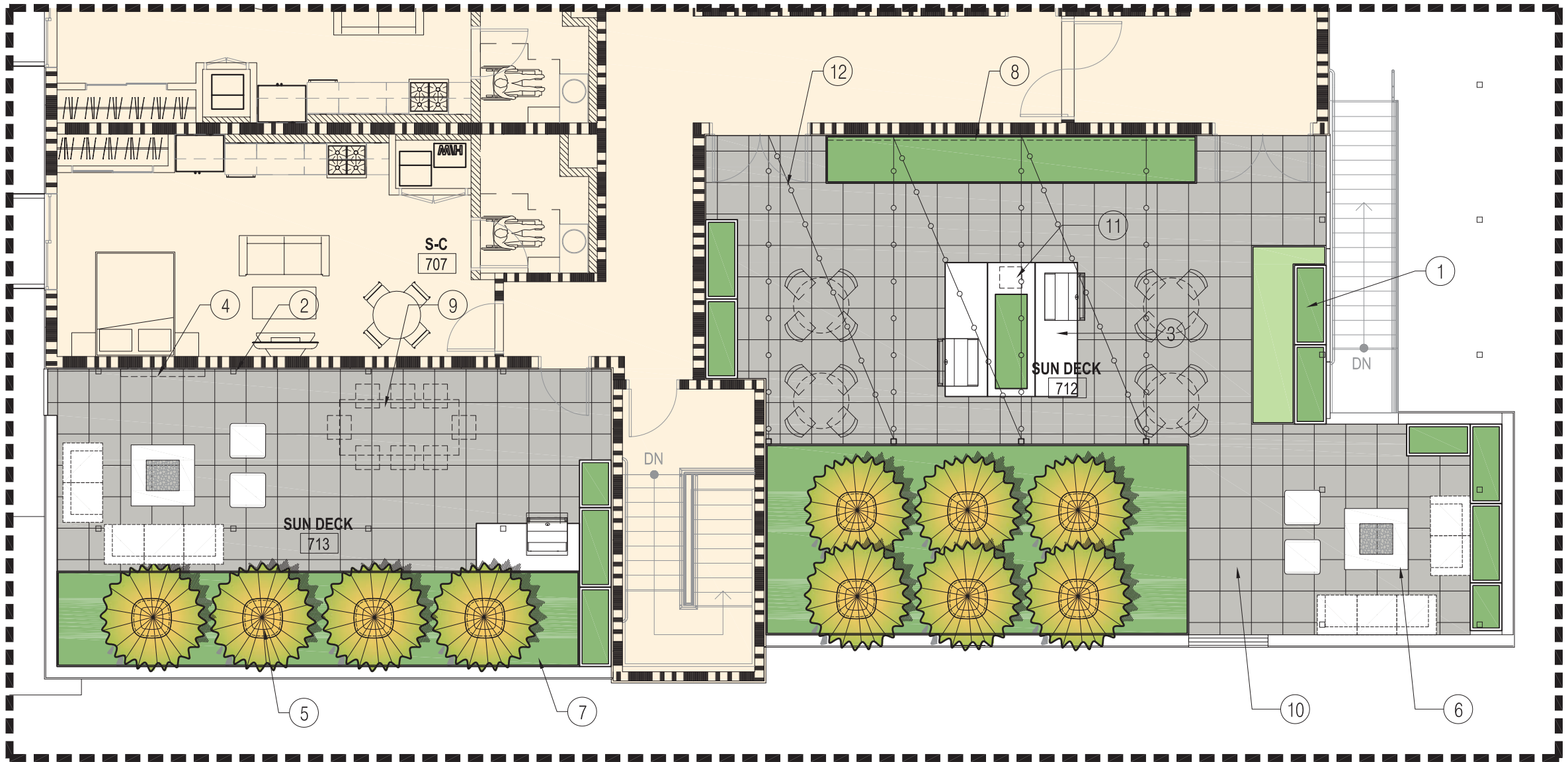
09/30/2019

**SQLA INC**  
Landscape Architects

2669 Saturn Street  
BRE, CA, 92821  
la@sqlainc.com

T. 562-905-0800  
F. 562-905-0880  
www.sqlainc.com





# 1 PRELIMINARY LANDSCAPE PLAN - 7TH FLOOR SCALE: 1/8" = 1'-0"

## KEYNOTES

1. FIBERGLASS PLANTER



2. TRELLIS PER ARCHI.

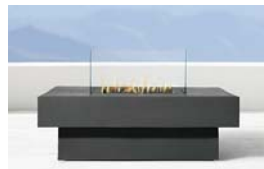
3. BBQ

4. OUTDOOR TV

5. 30" x 30" SQUARO POT



6. SQUARE FIRE PIT



7. GREEN ROOF



8. SCREEN

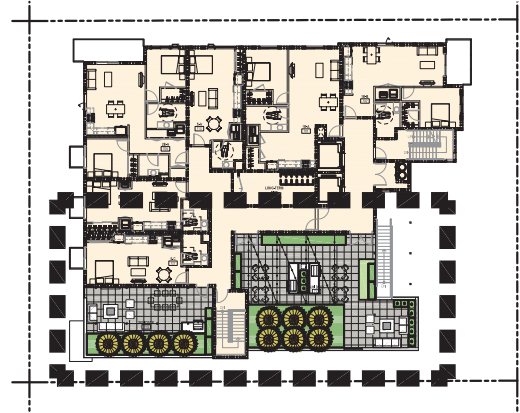
9. DINING TABLE



10. 2' x 2' PEDESTAL PAVER SYSTEM

11. PROJECTOR STAND

12. OUTDOOR STRING LIGHT



KEYMAP - 7TH FLOOR

## PLANTING LEGENDS

### TREES

CITRUS LEMON  
'MEYER IMPORVED'  
IMPROVED MEYER LEMON

### SIZE & QUAN.

24" BOX/ 10 EA.



### SHRUBS & GROUND COVERS

DIETES BICOLOR  
FORTHNIGHT LILY

HESPERALOE PARVIFLORA  
RED YUCCA

JUNCUS PATENS  
'ELK BLUE'  
CALIFORNIA GRAY RUSH

DIANELLA REVOLUTA  
'ALLYN-CITATION'  
COOLVISTA DIANELLA

LOMANDRA LONGIFOLIA  
'BREEZE'

DWARF MAT RUSH

AGROSTIS PALLENS  
WEST COAST NATIVE BENTGRASS  
CALIFORNIA NATIVE GRASS

ARMERIA MARITIMA  
COMMON SEATHRIFT

EXHIBIT "A"

Page No. 24 of 26

Case No. DIR-2020-350-TOC-HCA

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

LP-4

#21982

09/30/2019

**SQLA** INC  
Landscape Architects

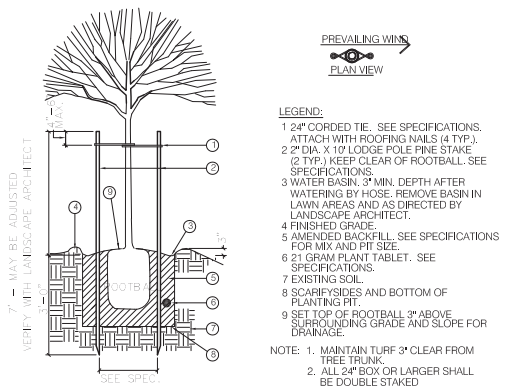
2669 Saturn Street  
BREA, CA, 92821  
la@sqlainc.com

T. 562-905-0800  
F. 562-905-0880  
www.sqlainc.com



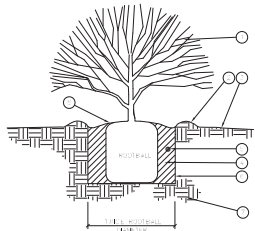
LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE GENERAL CONTRACOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. SOIL PREPARATION FOR ALL LANDSCAPE AREAS PLEASE SEE WALLACE LAB RECOMMENDATION.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO WALLACE LABORATORIES, LLC RECOMMENDATIONS. WALLACE LAB: (310)-615-0116, 365 CORAL CIRCIL, EL SEGUNDO, CA 90245
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 3" MIN. LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. SITE MAINTENANCE (PLEASE SEE WALLACE LAB RECOMMENDATION) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



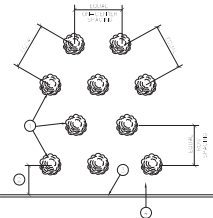
TREE PLANTING-DOUBLE STAKING

SCALE: N.T.S.



SHRUB PLANTING

SCALE: N.T.S.





SHRUB/GROUNDCOVER SPACING

SCALE: N.T.S.



			
BAMBUSA OLDHAMII GIANT TIMBER BAMBOO	CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	ARBUTUS 'MARINA' STRAWBERRY TREE	GINKGO BILBOA 'AUTUMN GOLD' MAIDENHAIR TREE

					
HESPERALOE PARVIFLORA RED YUCCA	AGAVE ANGUSTIFOLIA 'MARGINATA' CARIBBEAN AGAVE	ARMERIA MARITIMA COMMON SEATHRIFT	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	DIETES BICOLOR FORTNIGHT LILY	DODONAEA VISCOSA HOPBUSH

				
AGROSTIS PALLENS WEST COAST NATIVE BENTGRASS CALIFORNIA NATIVE GRASS	SENECIO MANDRALISCAE KLEINIA	LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF	DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH

927 & 933 S. Ardmore Ave.,  
Los Angeles, CA 90006

LP-6  
#21982  
09/30/2019

EXHIBIT "A"

Page No. 26 of 26  
Case No. DIR-2020-350-TOC-HCA

SQLA INC  
Landscape Architects

2669 Saturn Street  
BREA, CA, 92821  
la@sqlainc.com

T. 562-905-0800  
F. 562-905-0880  
www.sqlainc.com