

**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
BL'KG	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
CF.	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.	OPPOSITE
DEMO.	DEMOLITION	PAV.	PAVING, PAVEMENT
DET.	DETAIL	P.H.	PANIC HARDWARE
DF.	DRINKING FOUNTAIN	PL.	PLATE
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE
DIM.	DIMENSION	PLAS.	PLASTER, PLASTIC
DISP.	DISPENSER, DISPOSAL	PLBG.	PLUMBING
DN	DOWN	PLYWD	PLYWOOD
DR.	DOOR	PNT.	PAINT
D.S.	DOWNSPOUT	PREFAB.	PREFABRICATE(D)
DTL.	DETAIL	PREFIN.	PREFINISH(ED)
DWGS.	DRAWINGS	P.S.F.	POUNDS PER SQUARE FOOT
(E)	EXISTING	P.S.I.	POUNDS PER SQUARE INCH
E.A.	EACH	P.T.	PAINTED
E.J.	EXPANSION JOINT	PTD.	PRESSURE TREATED
ELECT.	ELECTRICAL	QUAL.	QUALITY
ELEV.	ELEVATION, ELEVATOR	QUAN.	QUANTITY
E.P.	ELECTRICAL PANEL	R.B.	RUBBER BASE
EQ.	EQUAL	R.C.P.	REINFORCED CONCRETE PIPE
EQUIP.	EQUIPMENT	R.D.	ROOF DRAIN
EXH.	EXHAUST	REF.	REFERENCE
EXP.	EXPAND(SION), EXPOSED	REFRIG.	REFRIGERATOR
EXT.	EXTERIOR	REG.	REGISTER
EXTG.	EXISTING	REINF.	REINFORCEMENT
F.A.	FIRE ALARM	REQD	REQUIRED
F.C.	FINISH CEILING	RET.	RETAINING
F.D.	FLOOR DRAIN, FIRE DAMPER	RL	ROOF LEADER, RAIN LEADER
F.E.	FIRE EXTINGUISHER	RM.	ROOM
F.E.C.	FIRE EXTINGUISHER CABINET	RT.	RIGHT
F.F.	FINISH FLOOR	S.C.	SOLID CORE
F.G.	FINISH GRADE	SCHED.	SCHEDULE
F.H.C.	FIRE HOSE CABINET	S.D.	STORM DRAIN, SOAP DISPENSER
F.H.R.	FIRE HOSE RACK	SHT.	SHEET
FIN.	FINISH	SHTG.	SHEATHING
FL.	FLOOR	SIM.	SIMILAR
FLASH.	FLASHING	SPEC.	SPECIFICATION
FND.	FOUNDATION	SQ.FT.	SQUARE FOOT(FEET)
F.O.C.	FACE OF CONCRETE	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.M.	FACE OF MASONRY	STLS.	STAINLESS
F.O.S.	FACE OF STUDS	STOR.	STORAGE
F.S.	FINISH SURFACE	STRUCT.	STRUCTURE(AL)
FT.	FOOT, FEET	SUSP.	SUSPENDED
FTG.	FOOTING	T.	TREAD, TILE, TOILET
GA.	GAUGE	T.B.D.	TO BE DETERMINED
GALV.	GALVANIZED	TEL.	TELEPHONE
GL.	GENERAL CONTRACTOR	TEMP.	TEMPORARY
GL.	GLASS, GLAZING	THK.	THICK
GR.	GRADE	T.O.C.	TOP OF CURB
GRD.	GUARD	T.O.CONC.	TOP OF CONC.
GYP.	GYP-SUM	T.O.M.	TOP OF MASONRY
GYP. BD.	GYP-SUM 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	UNO.	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	WC.	WATER CLOSET
INV.	INVERT	WD.	WOOD
J.B.	JUNCTION BOX	WH.	WATER HEATER
JT.	JOINT	W.I.	WROUGHT IRON
K.D.	KNOCK DOWN	W.P.	WATERPROOFING MEMBRANE
KIT.	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



**933 ARDMORE APARTMENT**

NEW CONSTRUCTION OF 54 UNIT 7-STORY APARTMENT BUILDING OVER 1 LEVEL OF SUBTERRANEAN PARKING



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

Project:

**933 ARDMORE APARTMENT**

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

Project Owner:

**Sevo Holdings Inc.**

3810 Wilshire Blvd. #2008  
 Los Angeles, CA 90010

Engineer:

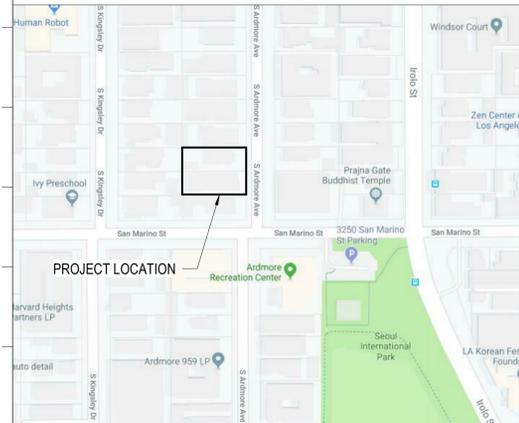
Architect / Engineer Seal:



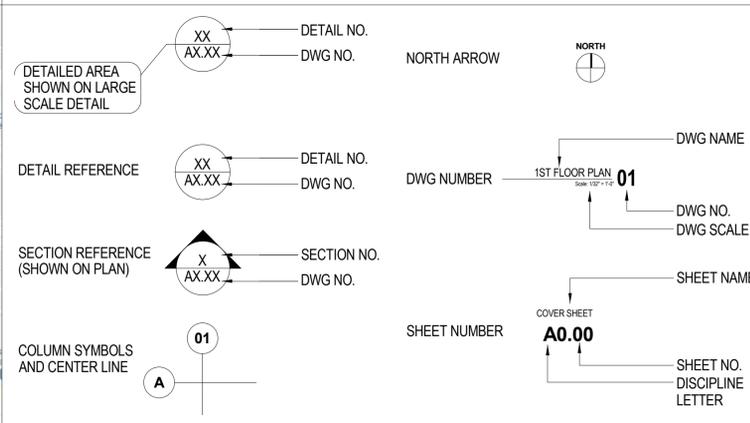
THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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**
- DEMOLITION
  - SITE FENCING & BLOCK WALLS
  - GRADING
  - FIRE SPRINKLER SYSTEMS
  - SHORING & EXCAVATION
  - FIRE ALARM
  - OFF SITE IMPROVEMENTS & REPAIR
  - ELECTRICAL, MECHANICAL, & PLUMBING WORKS
  - CAL/OSHA PERMITS (OVER 3-STORY 36' OR MORE IN HEIGHT)
- DEFERRED SUBMITTALS**
- FIRE STOPPING SYSTEM & INSPECTION PROGRAM
  - PUBLIC UTILITY CONNECTIONS AND HOOKUPS
  - FINAL ADDRESSING
  - USPS STD-4C COMPLIANT MAILBOX SYSTEMS
  - LANDSCAPE STRUCTURE AS INDICATED
  - ELEVATORS
  - PREFABRICATED METAL STAIR SYSTEMS
  - SIGNAGE & GRAPHICS
  - 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: dkim@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	PROPOSED
FRONT YARD /BUILDING LINE	15 FEET	15 FEET	15'-0"
SIDE YARD	10 FEET	5' + 1' OVER 2 STORY 7 STORY	7 FEET - ADDITIONAL INCENTIVE (30% REDUCTION)
			7'-0" @ NORTH & SOUTH
REAR YARD	19 FEET	15' + 1' OVER 3 STORY 7 STORY	13.3 FEET - ADDITIONAL INCENTIVE (30% REDUCTION)
			15' - 0" MIN.

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	
<small>(LAMC SEC. 12.21.A.16 (d) &amp; (e))</small>	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 INCENTIVES) 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 <small>(LAMC. SECT. 12.03)</small>	9,450.00 SF			
FAR ALLOWED <small>(LAMC SEC. 12.21.1)</small>	3:1 (HEIGHT DISTRICT 1)	3.00 (F.A.R. FACTOR)	28,350.00 SF	
MAX. FLOOR AREA ALLOWED <small>(LAMC SEC. 12.22.A31)</small>	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 <small>(LAMC SEC. 12.21.1)</small>	*UNLIMITED HEIGHT OR STORY			
HEIGHT PROPOSED	*78'-6" TO TOP OF PARAPET *85'-6" TO TOP OF ROOF STRUCTURE			
DENSITY ALLOWED <small>(LAMC SEC. 12.11.C.4 &amp; 12.22.A31)</small>	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			



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

**PROJECT INFO**

et No:

**A0.1**

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:

Sevo 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 RECORDER 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	
<b>GRAND TOTAL</b>	<b>54</b>	

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
<b>GRAND TOTAL</b>	<b>50</b>

BIKE PARKING SCHEDULE	
TYPE	COUNT
LONG-TERM	54
SHORT-TERM	5
<b>GRAND TOTAL</b>	<b>59</b>

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**

- REFER TO LANDSCAPE DWG. FOR HARDSCAPE FINISHES.
  - 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: 213 739-9902  
 F: 213 739-9906

Project:

**933 ARDMORE APARTMENT**

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

Project Owner:

Sevo Holdings Inc.

3810 Wilshire Blvd. #2008  
 Los Angeles, CA 90010

Engineer:

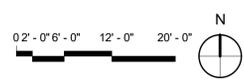
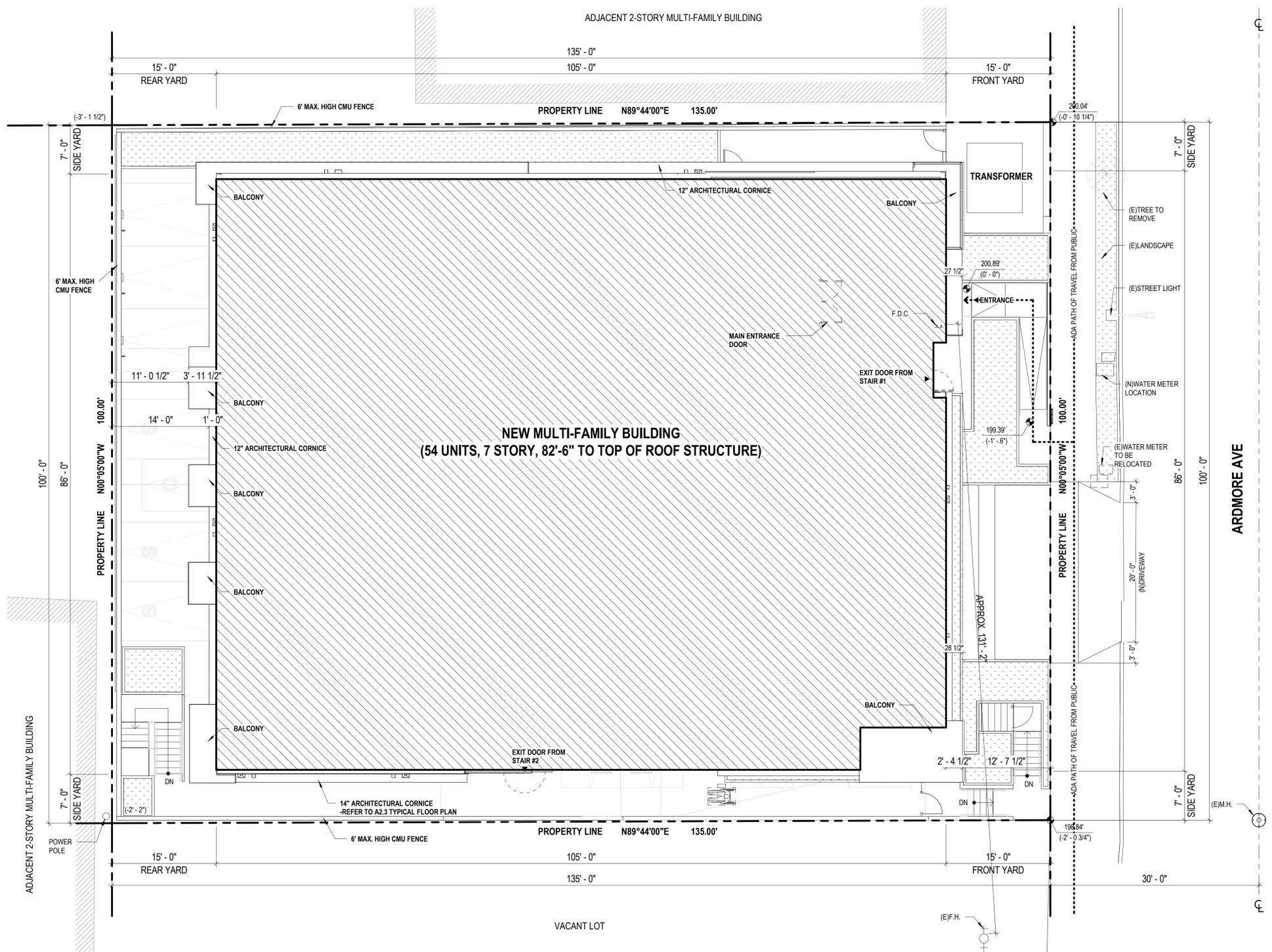
Architect / Engineer Seal:



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:



**SITE PLAN 01**  
 SCALE: 1/8" = 1'-0"

**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

ENTITLEMENT SET



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:

Sevo 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

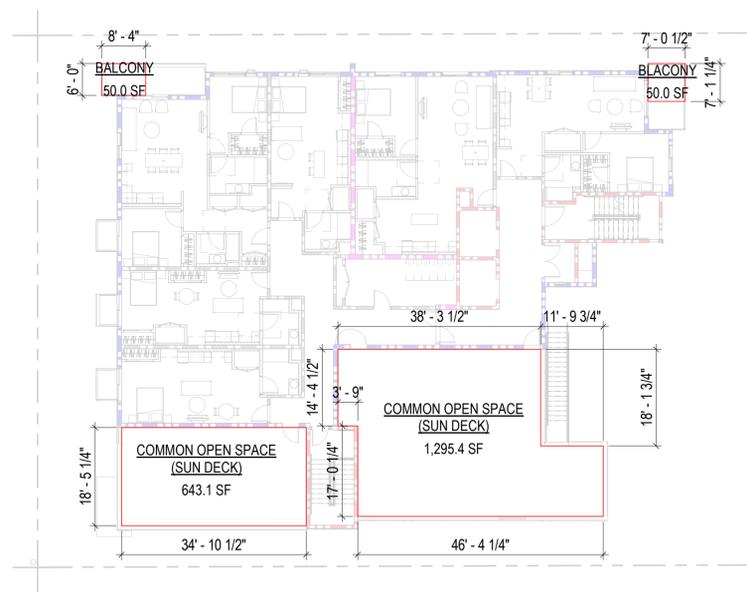
Project No: 19024

RL, TK, JL  
MC

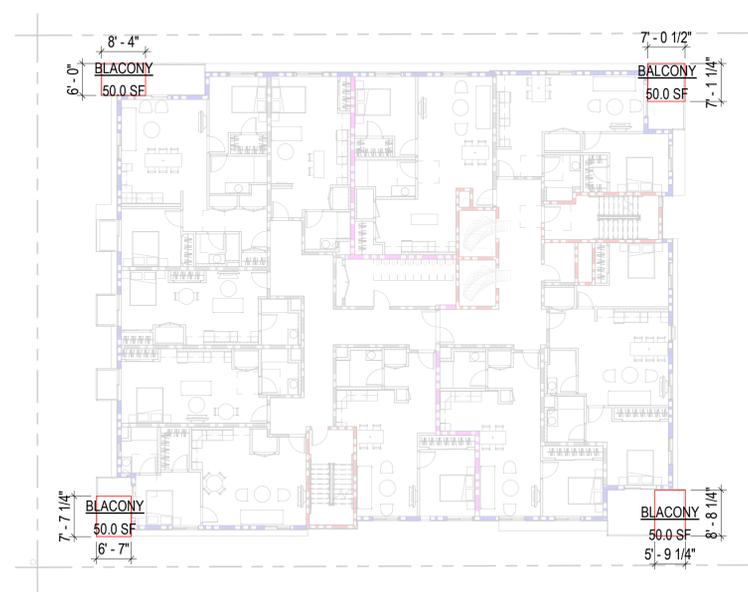
Sheet No:

# A1.3

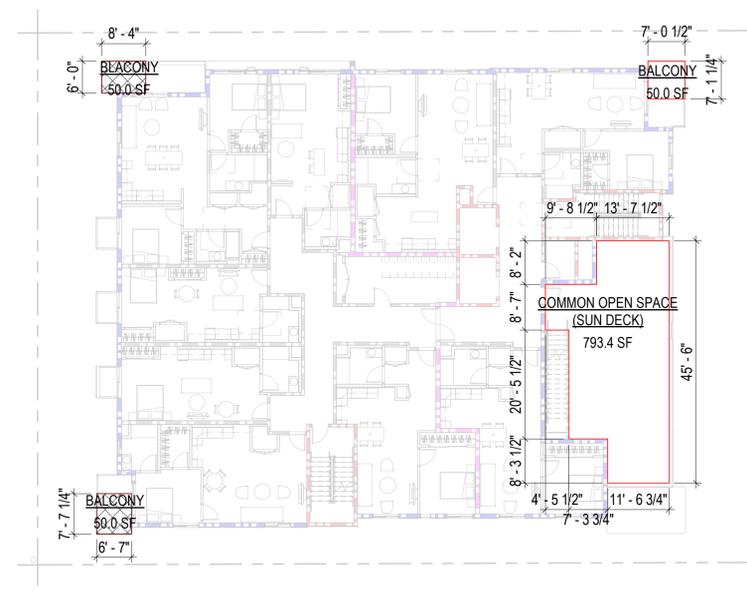
12/18/2020 3:47:35 PM



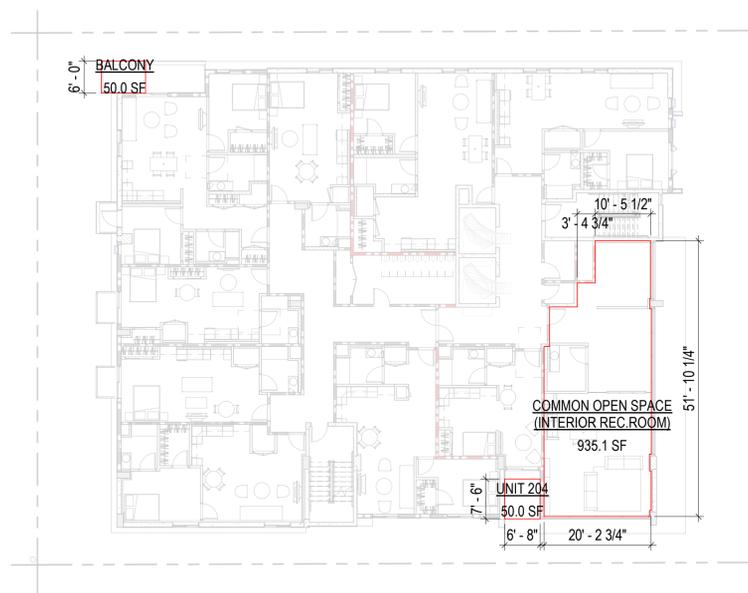
**7TH FLOOR LEVEL 04**  
SCALE: 1/16" = 1'-0"



**TYP. FLOOR LEVEL (3RD-5TH) 02**  
SCALE: 1/16" = 1'-0"



**6TH FLOOR LEVEL 03**  
SCALE: 1/16" = 1'-0"



**2ND FLOOR LEVEL 01**  
SCALE: 1/16" = 1'-0"

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

ENTITLEMENT SET

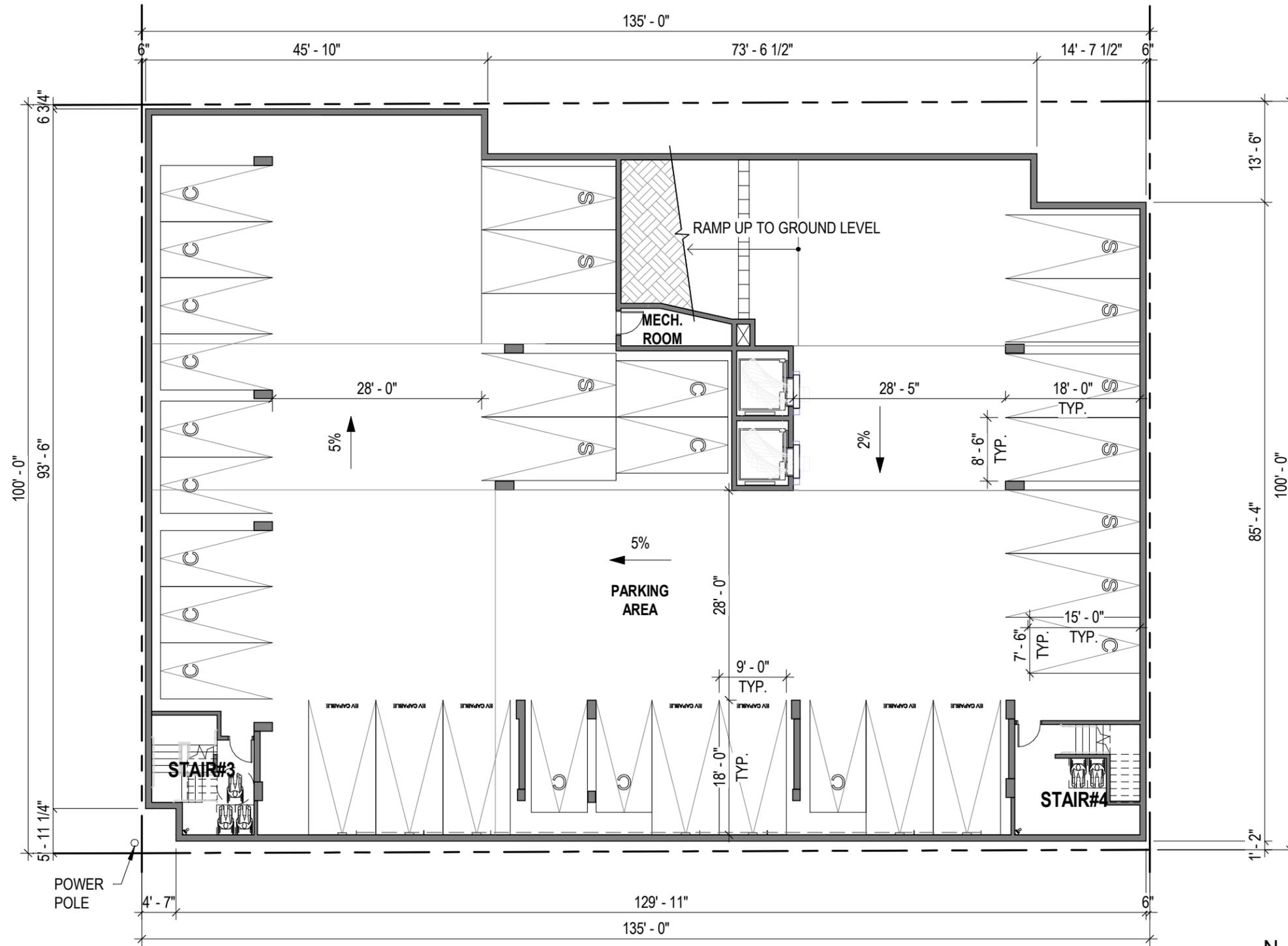


EXHIBIT "A"

Page No. 7 of 26  
 Case No. DIR-2020-350-TOC-HCA

# 933 ARDMORE APARTMENT

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

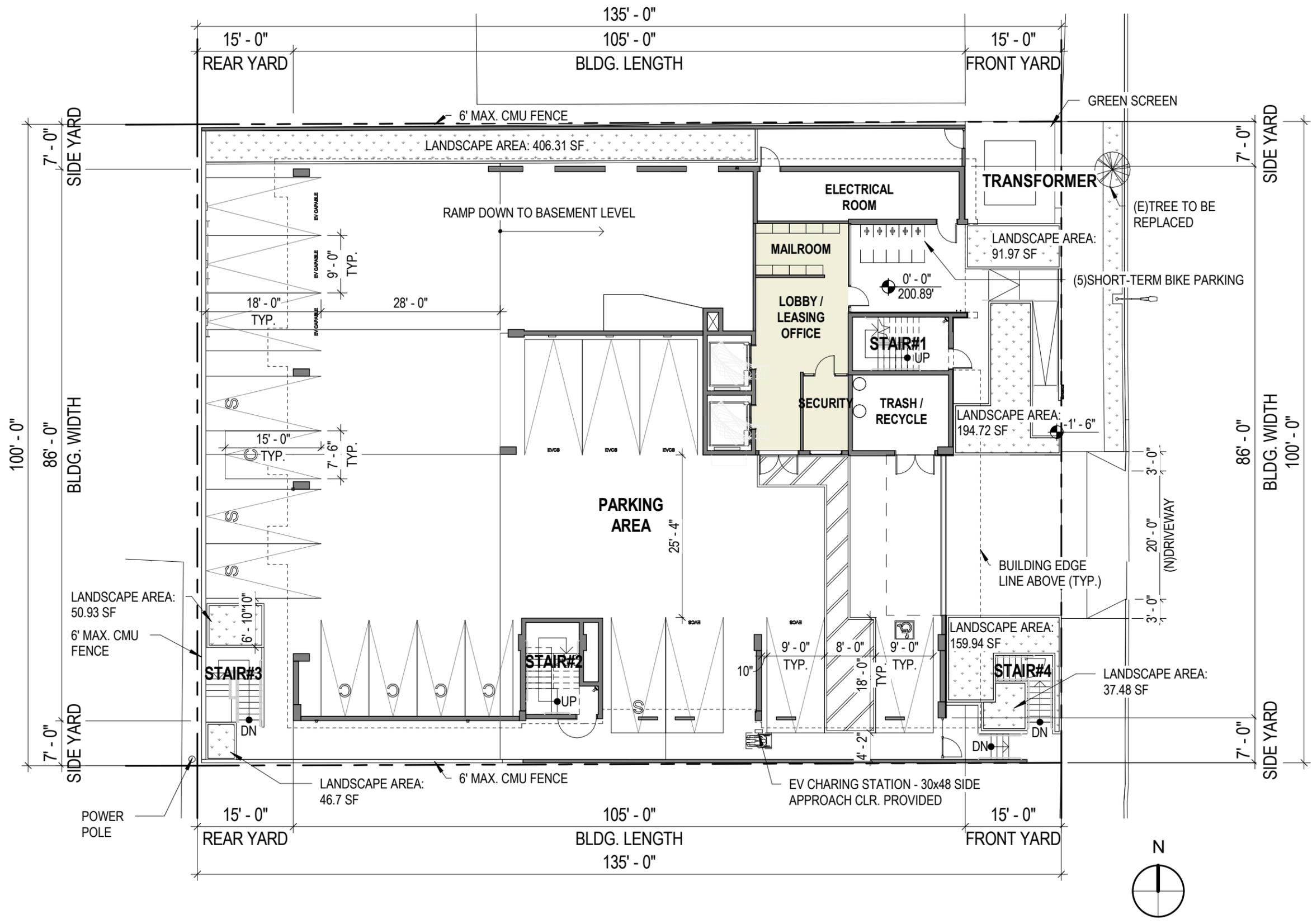
09/08/20

# BASEMENT PLAN

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

# A2.0





AREA:  
534 SF

**EXHIBIT "A"**  
Page No. 8 of 26  
Case No. DIR-2020-350-TOC-HCA

**933 ARDMORE APARTMENT**

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

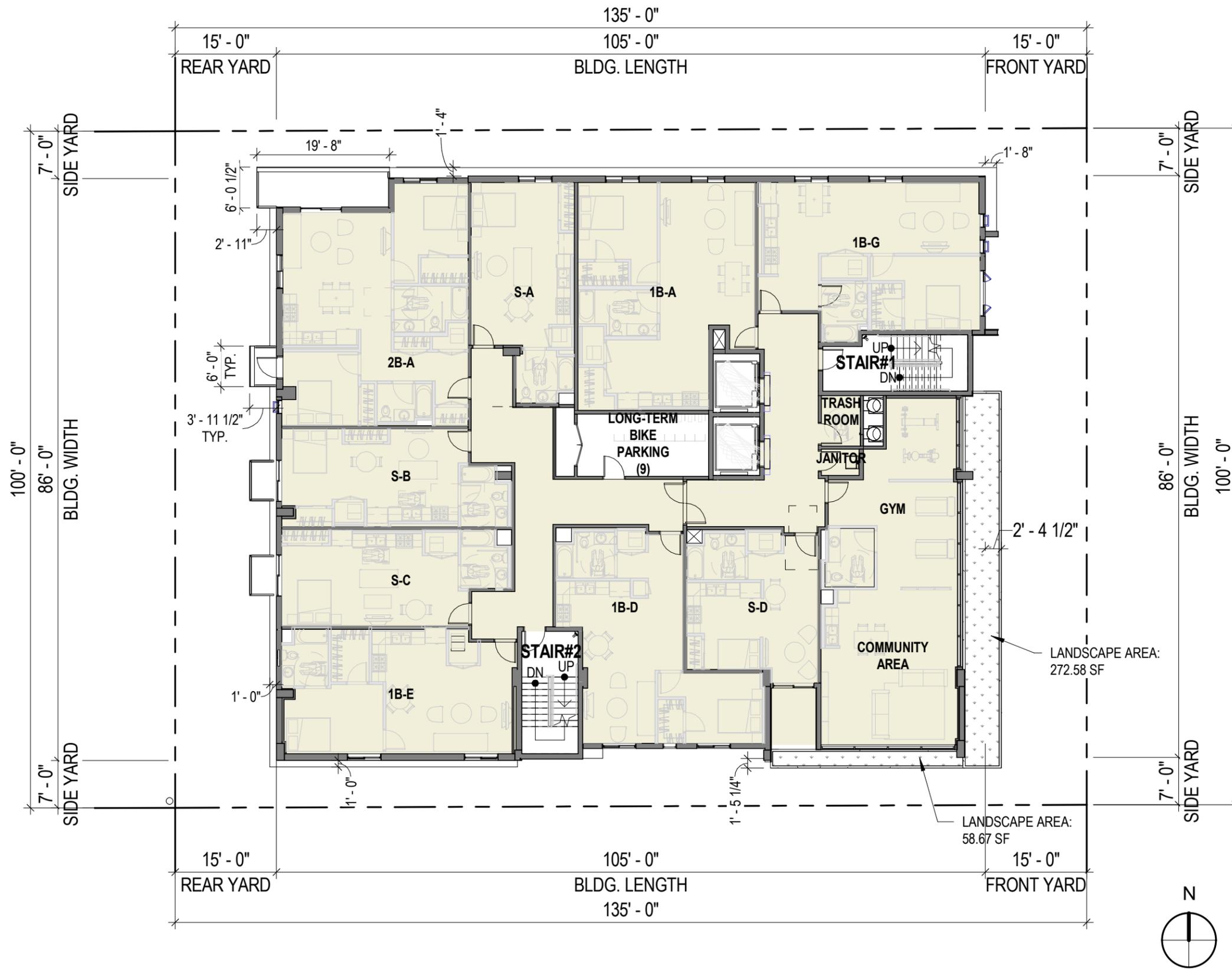
09/08/20

**GROUND FLOOR PLAN**

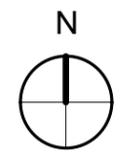
SCALE: 1/16" = 1'-0"

**A2.1**





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

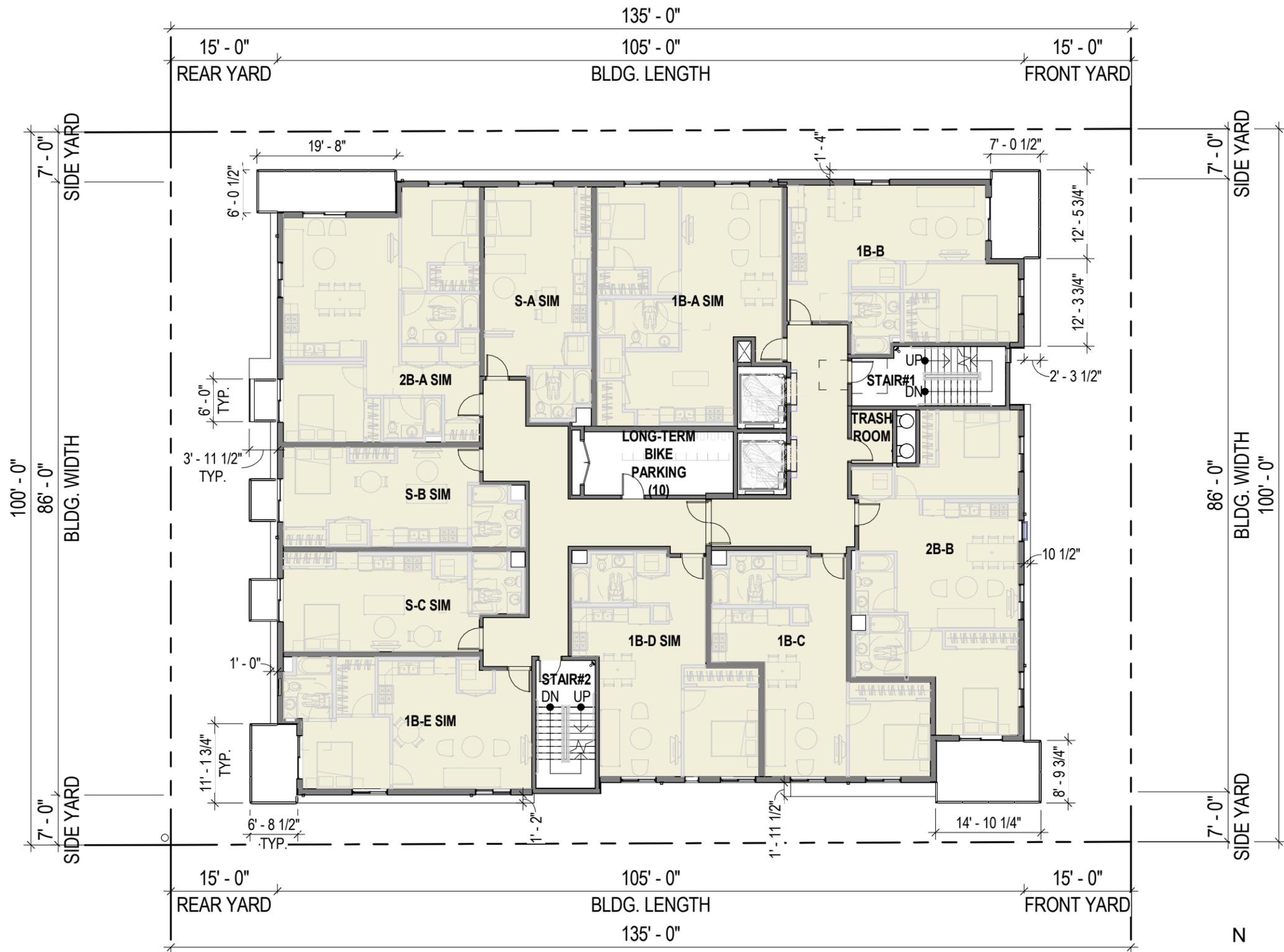
09/08/20

**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

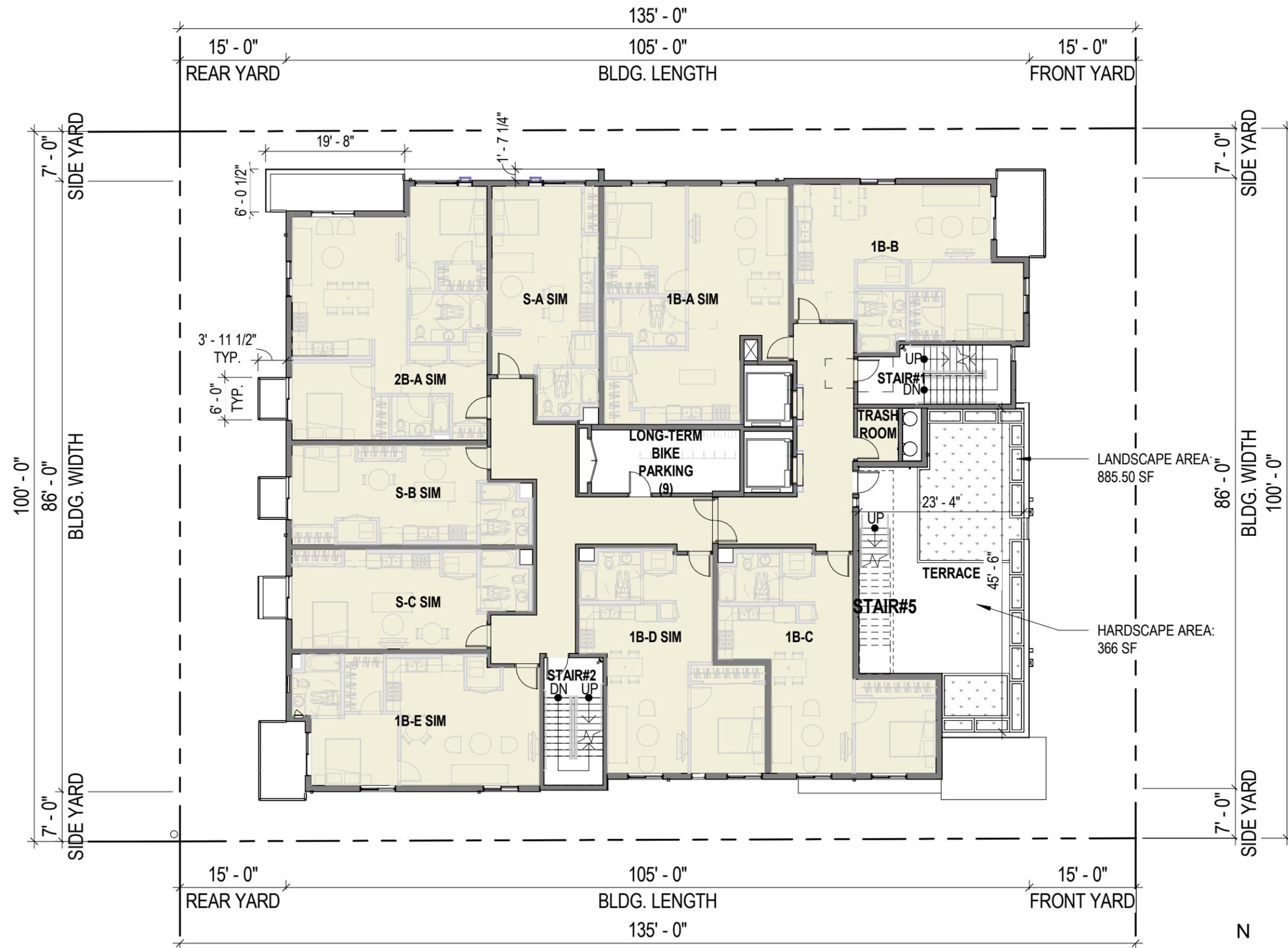
09/08/20

## 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

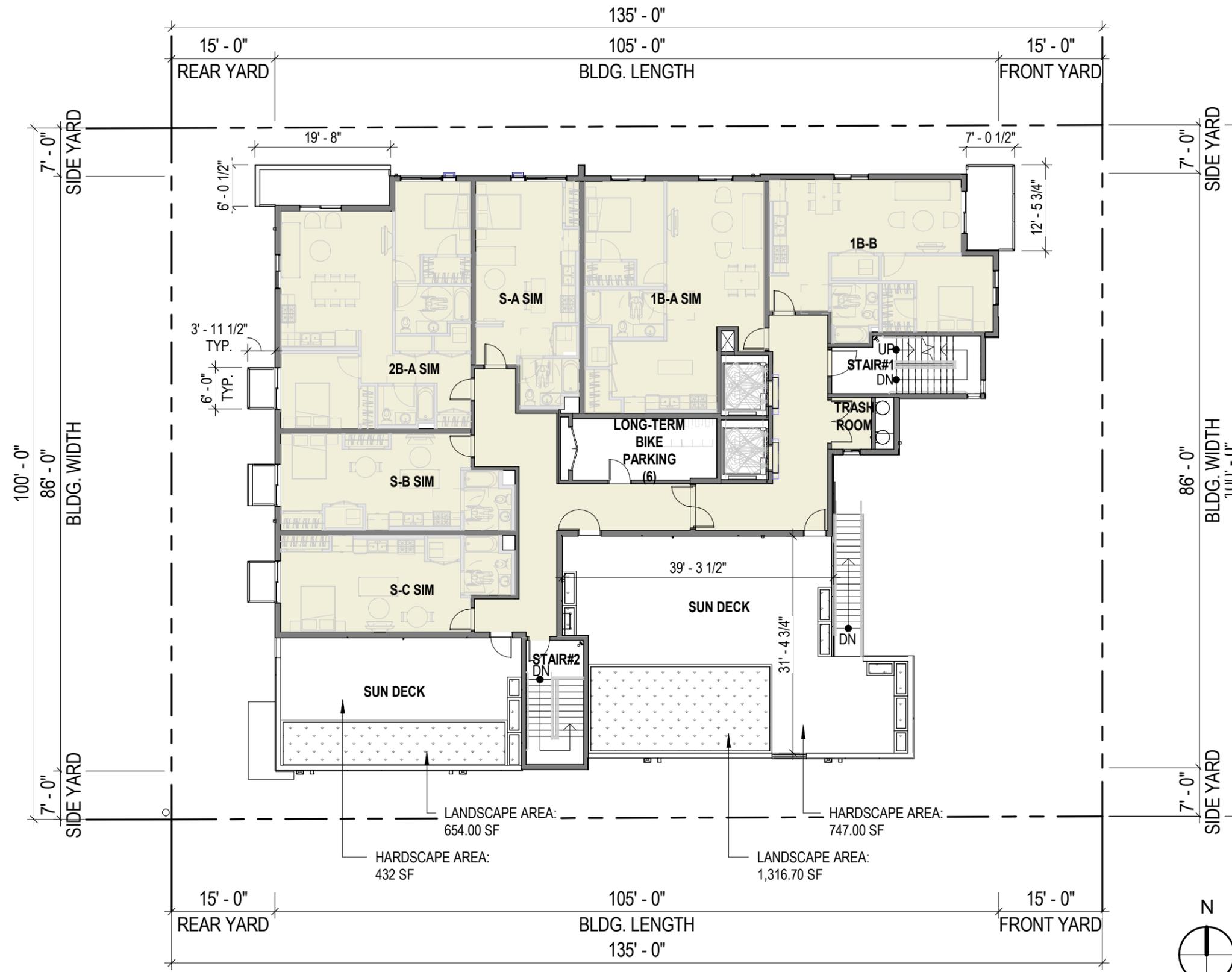
09/08/20

# 6TH FLOOR PLAN

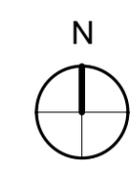
SCALE: 1/16" = 1'-0"

# A2.4





AREA:  
4,702 SF



**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

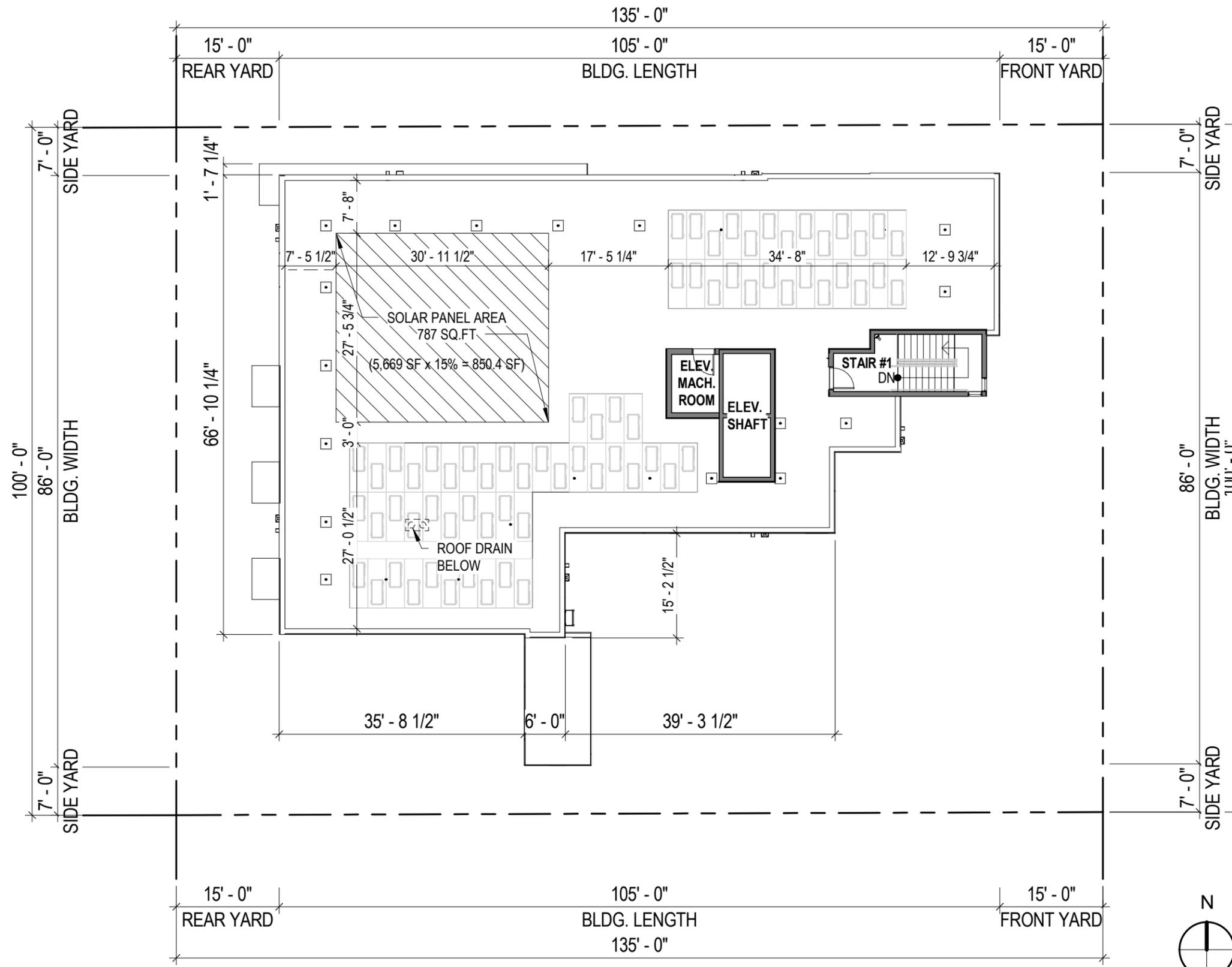
09/08/20

**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**





\* 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. 14 of 26  
Case No. DIR-2020-350-TOC-HCA

## EAST ELEVATION

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

# A3.1





\* 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. 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. Ardmere 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. Ardmere Ave.,  
Los Angeles, CA 90006

12/18/20

**EXHIBIT "A"**  
Page No. 17 of 26  
Case No. DIR-2020-350-TOC-HCA

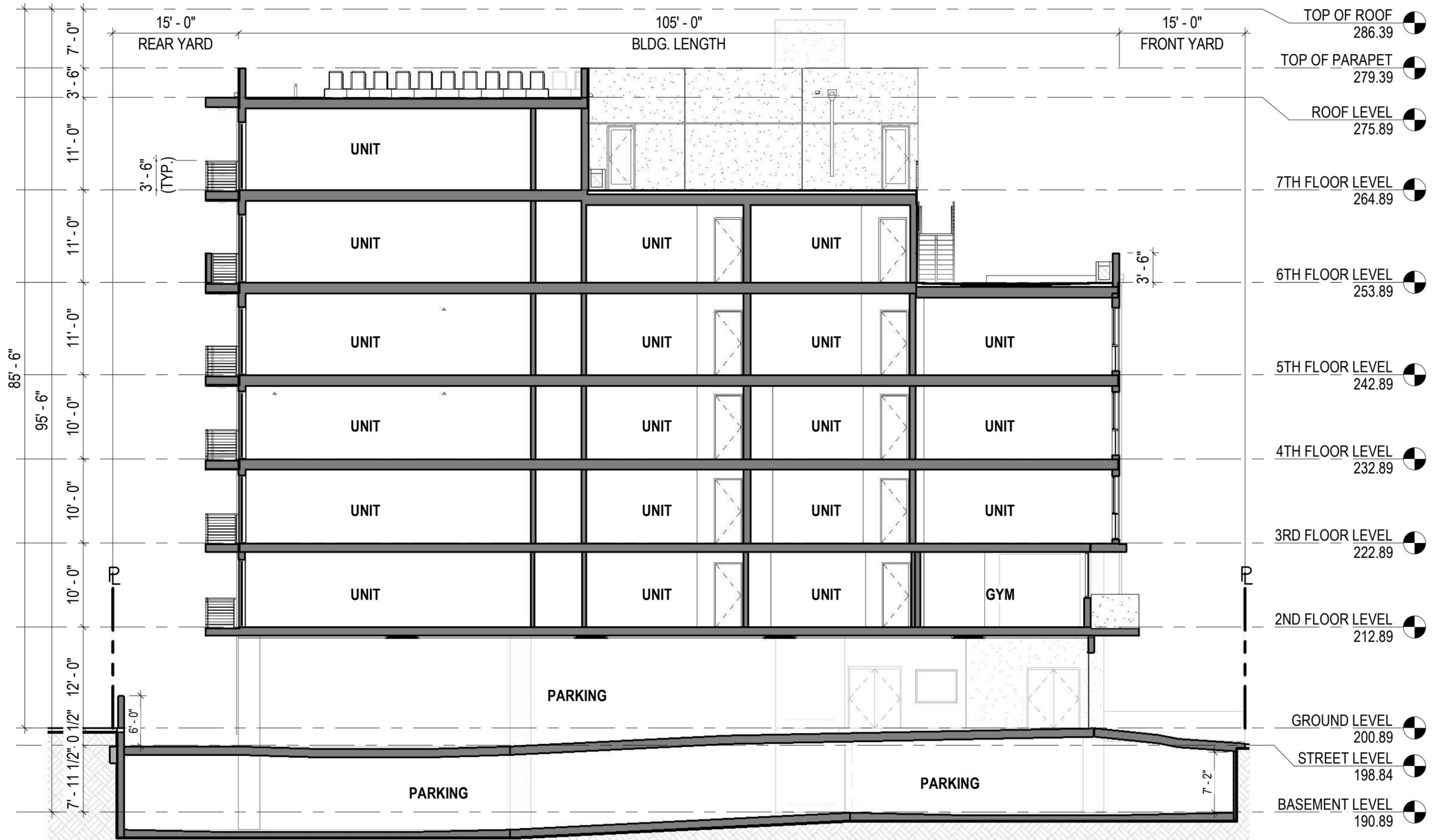
## NORTH ELEVATION

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

# A3.4



\* REFER TO A5.1 FOR FINISH MATERIAL



# 933 ARDMORE APARTMENT

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

09/08/20

**EXHIBIT "A"**

Page No. 18 of 26

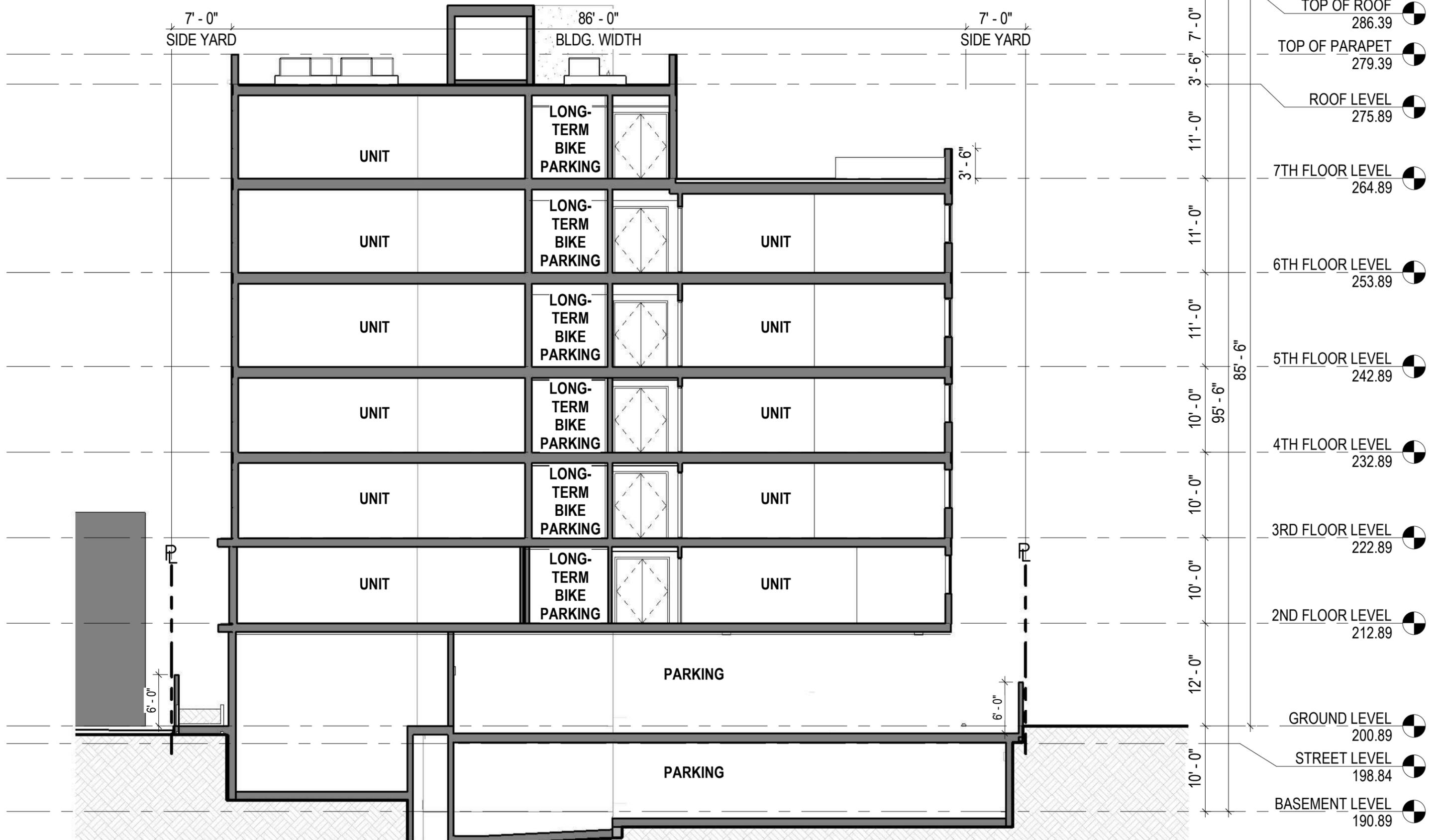
Case No. DIR-2020-350-TOC-HCA

## LONGITUDINAL SECTION

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

# A4.1





# 933 ARDMORE APARTMENT

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

09/08/20

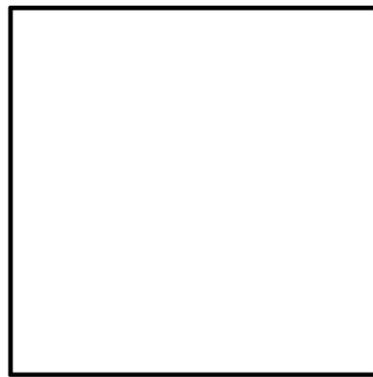
**EXHIBIT "A"**  
 Page No. 19 of 26  
 Case No. DIR-2020-350-TOC-HCA

## CROSS SECTION

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

# A4.2





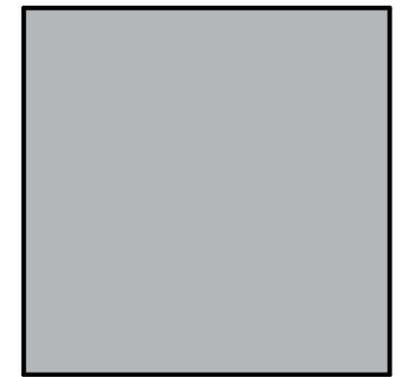
1. PORTLAND CEMENT PLASTER - WHITE



7. PORTLAND CEMENT PLASTER - BROWN



2. PORTLAND CEMENT PLASTER - DARK GREY



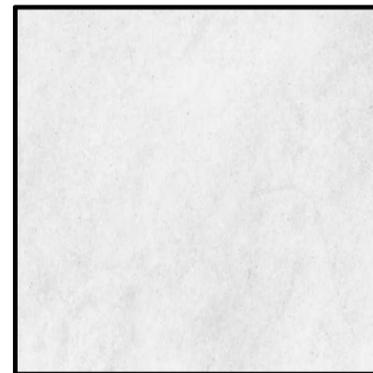
23. PORTLAND CEMENT PLASTER - LIGHT GREY



3. VINYL WINDOW



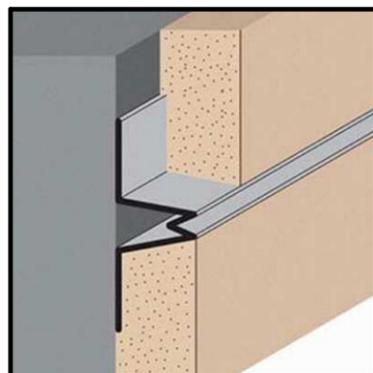
9. FLOOR MOUNTED METAL BALCONY RAILING



5. PAINTED CONCRETE



25. WOOD PANEL



8. ALUMINUM REVEAL



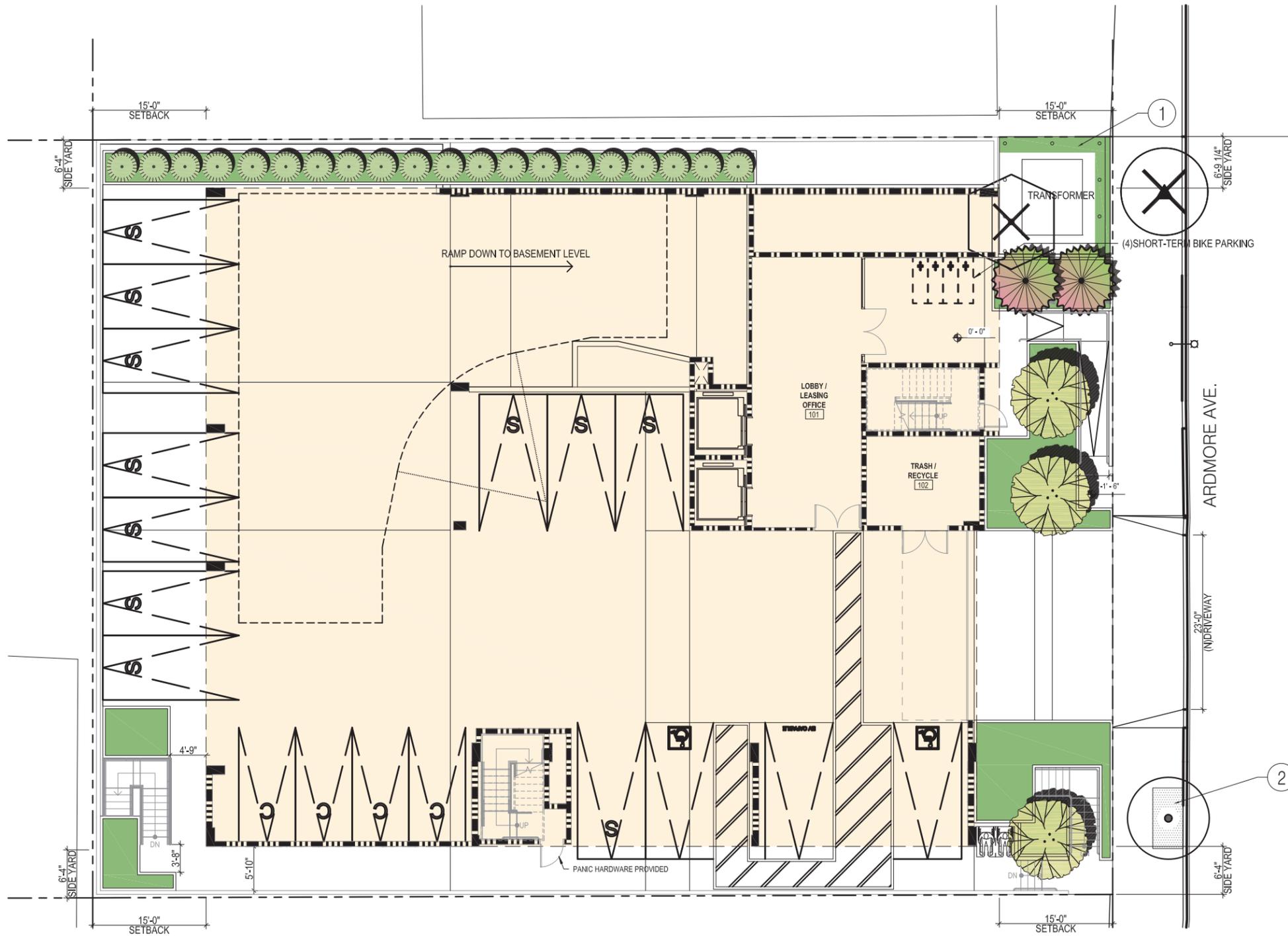
19. BUILDING SIGNAGE



18. FIBER CEMENT BOARD



19. EXTERIOR WALL SCONCE

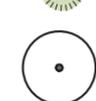


**KEYNOTES**

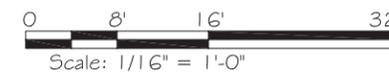
- 1. GRAVEL
- 2. NEW STREET TREE

**PLANTING LEGENDS**

**TREES**

	SIZE & QUAN.
	24" BOX/ 3 EA.
	24" BOX/ 2 EA.
	15 GAL./ 20 EA.
	
	
	
	
	
<p>AGAVE ANGUSTIFOLIA 'MARGINATA' CARIBBEAN AGAVE</p> <p>HESPERALOE PARVIFLORA RED YUCCA</p> <p>DODONAEA VISCOSA HOPBUSH</p> <p>JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH</p> <p>LIRIOPE SPICATA 'SILVER DRAGON' VARIEGATED LILY TURF</p> <p>SENECIO MANDRALISCAE KLEINIA</p>	

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



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

LP-1

#21982  
09/30/2019

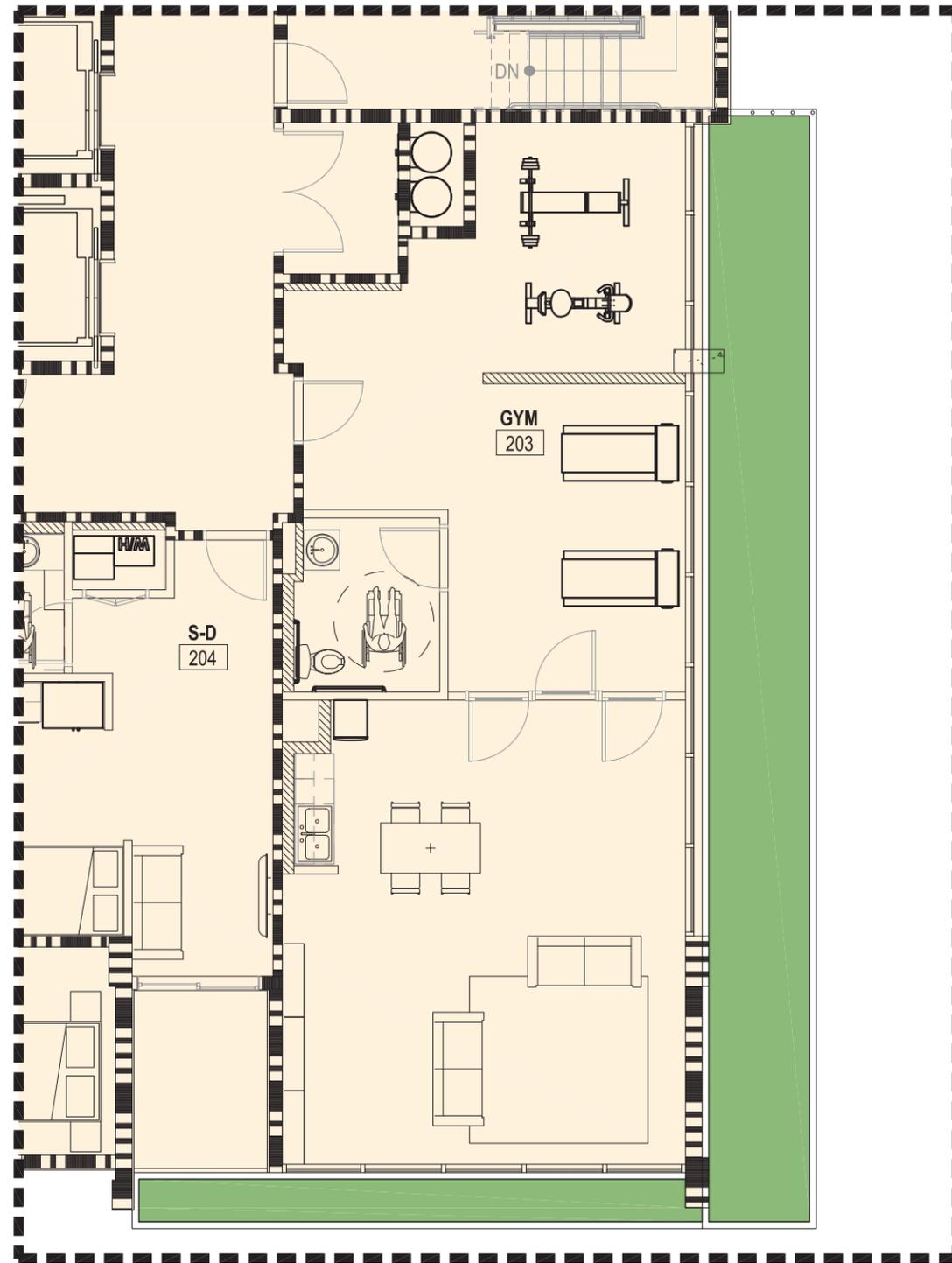
EXHIBIT "A"

Page No. 21 of 26  
Case No. DIR-2020-350-TOC-HCA

**SQLA INC**  
Landscape Architects

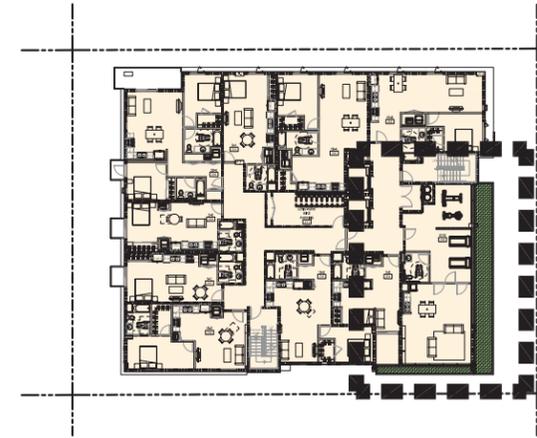
2669 Saturn Street  
BREa, CA, 92821  
la@sqlainc.com

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



1 PRELIMINARY LANDSCAPE PLAN - 2ND FLOOR

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



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

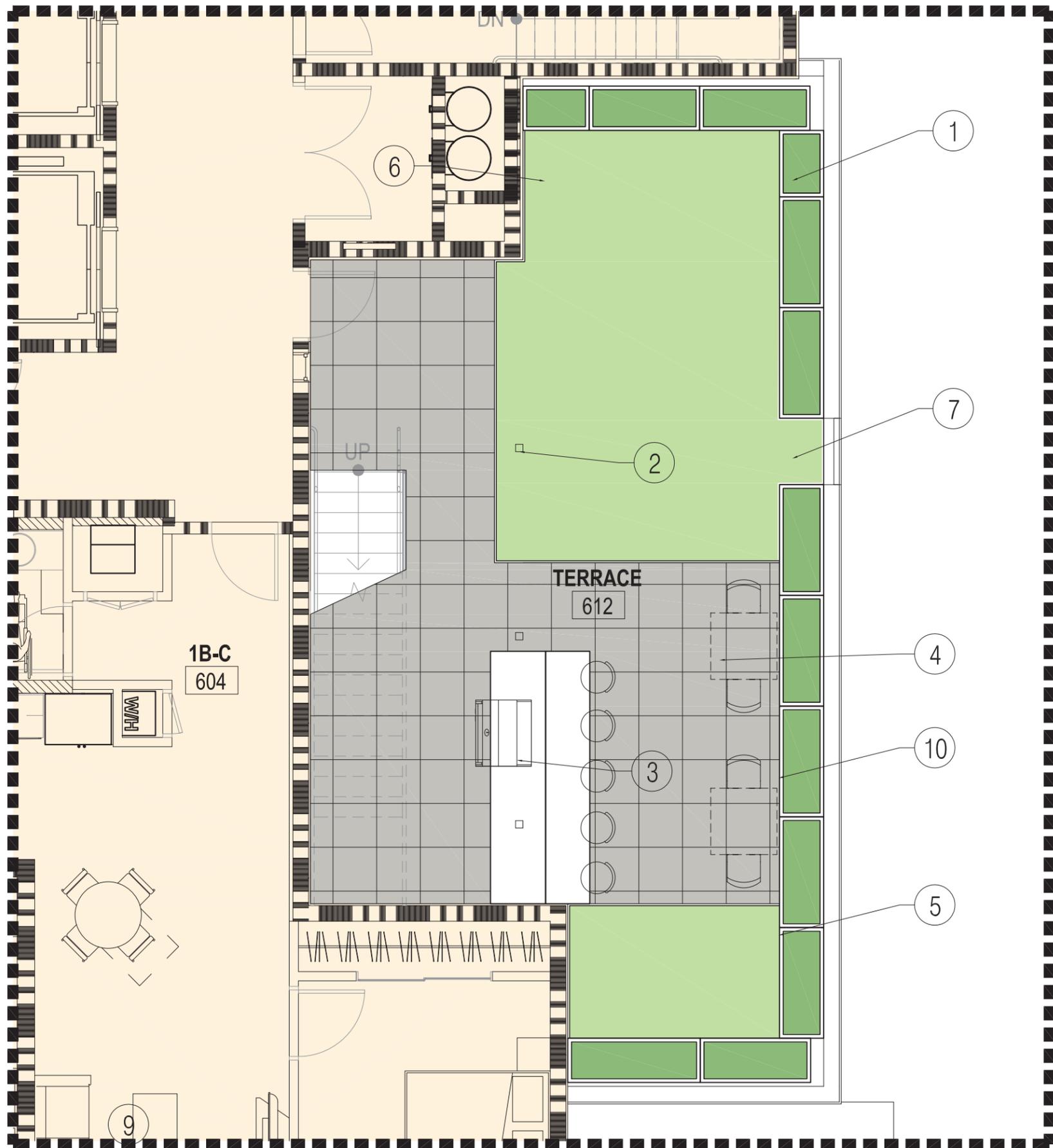
09/30/2019

**EXHIBIT "A"**  
Page No. 22 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 - 6TH FLOOR  
SCALE: 3/16" = 1'-0"



KEYNOTES

1. FIBERGLASS PLANTER



2. TRELLIS PER ARCHI.

3. BBQ W/ BAR

4. DINING TABLE



5. SQUARE FIRE PIT



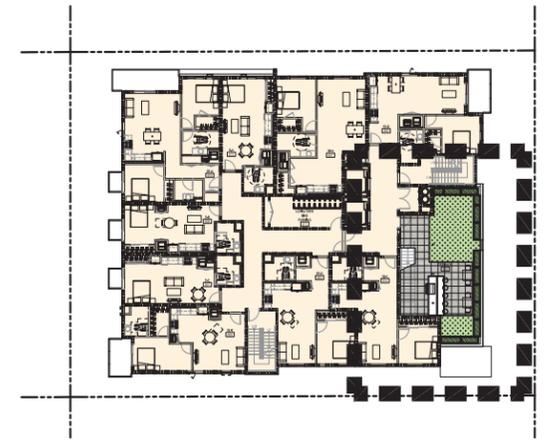
6. B2G NEST DAYBED



7. GREEN ROOF



10. 2' x 2' PEDESTAL PAVER SYSTEM



KEYMAP - 6TH FLOOR

PAVING LEGEND

 GREENROOF SYSTEM

 PLANTING

 2'X2' PEDESTAL PAVER SYSTEM

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

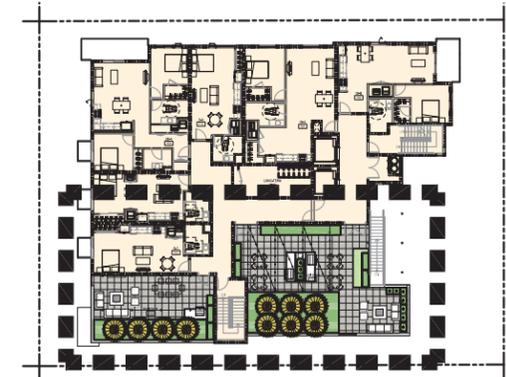
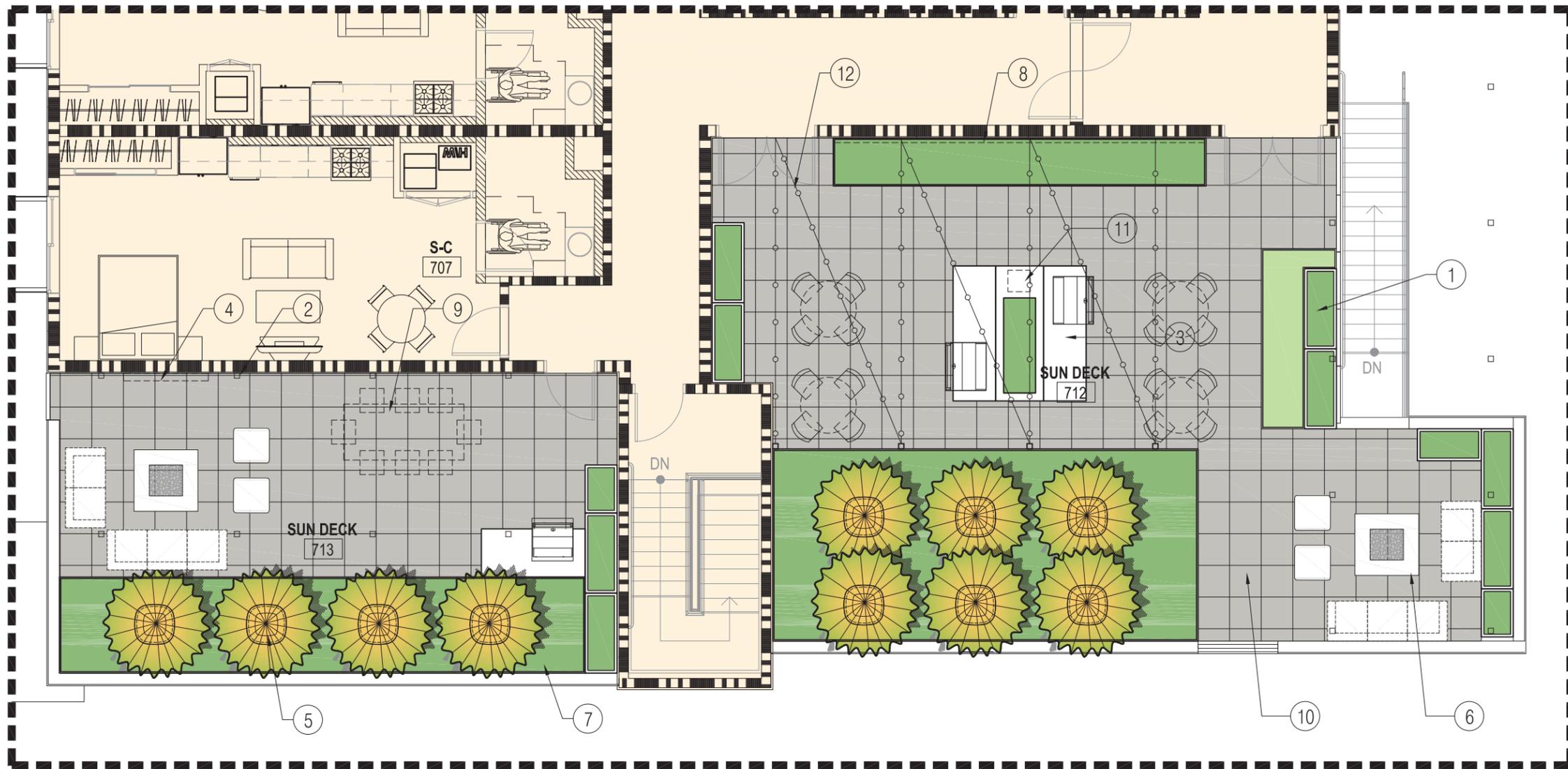
#21982

09/30/2019

**SQLA INC**  
Landscape Architects

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

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



KEYMAP - 7TH FLOOR

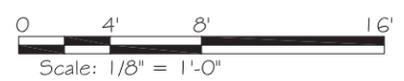
- PLANTING LEGENDS**
- |                      |                         |
|----------------------|-------------------------|
| <b>TREES</b>         | <b>SIZE &amp; QUAN.</b> |
| CITRUS LEMON         | 24" BOX/ 10 EA.         |
| 'MEYER IMPROVED'     |                         |
| IMPROVED MEYER LEMON |                         |



- 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

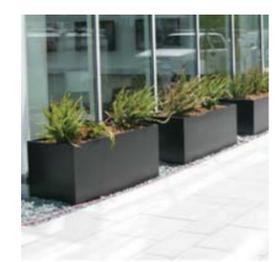
**1 PRELIMINARY LANDSCAPE PLAN - 7TH FLOOR**

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

**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

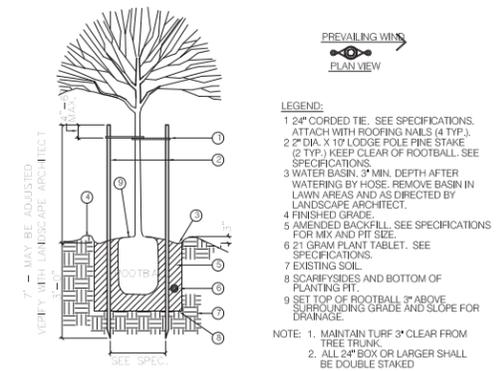
**SQLA INC**  
 Landscape Architects

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

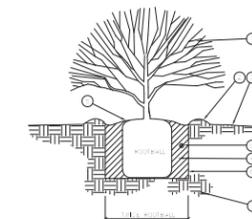
T. 562-905-0800  
 F. 562-905-0880  
 www.sqlainc.com

LANDSCAPE PLANTING NOTES

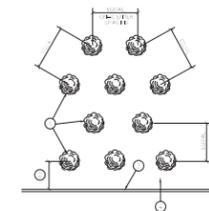
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL 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 1  
SCALE: N.T.S.



SHRUB PLANTING 2  
SCALE: N.T.S.



SHRUB/GROUNDCOVER SPACING 3  
SCALE: N.T.S.

**EXHIBIT "A"**  
 Page No. 25 of 26  
 Case No. DIR-2020-350-TOC-HCA

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

LP-5

#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



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