

# Exhibit A

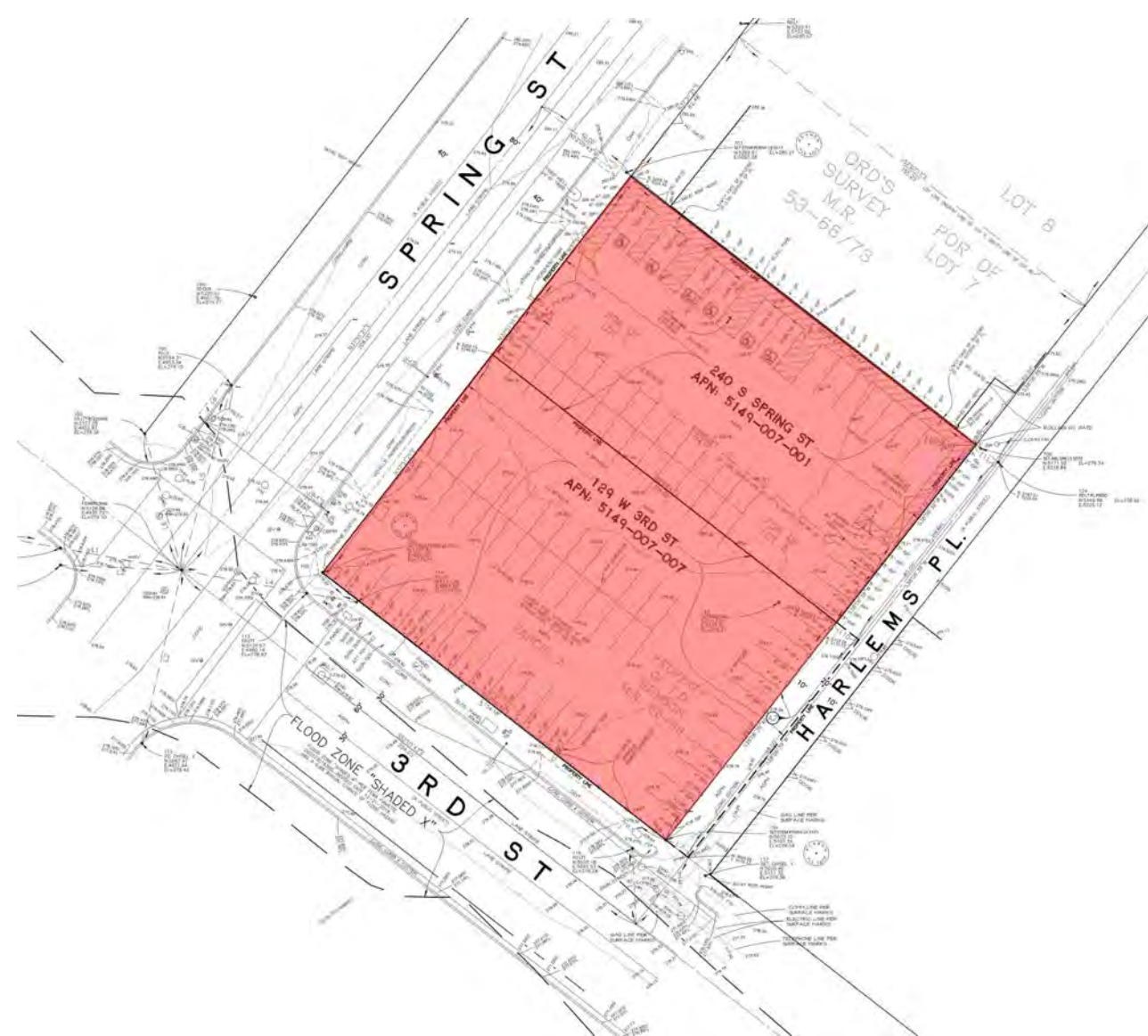
Plans



## VICINITY MAP



## LOCATION MAP



## ZONING INFORMATION

ZONE	[Q]C4-4D
GENERAL PLAN LAND USE	REGIONAL COMMERCIAL CENTER
SPECIFIC PLAN AREA	NONE
COMMUNITY PLAN IMPLEMENTATION OVERLAY	NONE
HILLSIDE AREA (ZONING CODE)	NO
TRANSIT PRIORITY AREA	ZI 2452
REDEVELOPMENT PROJECT AREA - CITY CENTER	ZI 2488
GREATER DOWNTOWN HOUSING INCENTIVE AREA	ZI 2385
STATE ENTERPRISE ZONE LOS ANGELES	ZI 2374

## JURISDICTIONAL INFORMATION

COMMUNITY PLAN AREA	CENTRAL CITY
AREA PLANNING COMMISSION	CENTRAL
NEIGHBORHOOD COUNCIL	DOWNTOWN LOS ANGELES
COUNCIL DISTRICT	CD 14 - KEVIN DE LEON
CENSUS TRACT #	2073.02
LADBS DISTRICT OFFICE	LOS ANGELES METRO

## SITE INFORMATION

LOT AREA :	27,513 SF
LAND USE :	REGIONAL COMMERCIAL
SETBACKS :	PER GREATER DOWNTOWN HOUSING INCENTIVE AREA, ALL YARD REQUIREMENTS WERE ELIMINATED
DEDICATIONS :	3RD STREET 5'-0" DEDICATION RIGHT OF WAY SPRING STREET NONE HARLEM PLACE NONE OTHER 15'-0" X 15'-0" LIMITED HEIGHT CORNER CUT DEDICATION AT 3RD AND SPRING
EASEMENTS :	3RD STREET NONE SPRING STREET NONE HARLEM PLACE 20'-0" PUBLIC ROAD EASEMENT
BUILDING HEIGHT :	ALLOWABLE MAX HEIGHT 150' PER Q CONDITION PROPOSED HEIGHT 195'-0"
FAR :	ALLOWABLE FAR 6.0:1 FAR PER ORD 164.307 PROPOSED FAR 8.87:1 FAR
FLOOR AREA :	ALLOWABLE FLOOR AREA: 27,513 SF x 6.0 = 165,078 SF PROPOSED FLOOR AREA: 243,973 SF
RESIDENTIAL DENSITY :	PER GREATER DOWNTOWN HOUSING INCENTIVE AREA ZI NO. 2385, THE MAXIMUM NUMBER OF DWELLING UNITS IS UNLIMITED
PROPOSED RES DENSITY :	331 UNITS

## LEGAL DESCRIPTION

PARCEL 1  
APN : 5149-007-001

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:

THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECORDED MARCH 20, 1897, IN BOOK 66 PAGE 29 OF MISCELLANEOUS RECORDS, APPEARS A PLAT ON WHICH THE ABOVE DESCRIBED REAL PROPERTY IS DESIGNATED AS LOT 'A' OF PROPERTY OF T.D. STIMSON AND PORTION OF HARLEM PLACE, FORMERLY KNOWN AS CENTER PLACE, FORMERLY KNOWN AS MOTT ALLEY, ADJOINING, SITUATED IN LOT 6 IN BLOCK 3 OF SAID ORD'S SURVEY.

PARCEL 2  
APN : 5149-007-001

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:

THAT PORTION OF BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SPRING STREET, DISTANT THEREON 98 FEET NORTHEAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF THIRD STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT A OF THE PROPERTY OF T. D. STIMSON, AS SHOWN ON MAP RECORDED IN BOOK 66 PAGE 29 OF SAID MISCELLANEOUS RECORDS; THENCE FROM THE POINT OF BEGINNING, NORTHEAST ALONG THE SOUTHEAST LINE OF SPRING STREET, 80 FEET TO THE SOUTHWEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE TIMES—MIRROR COMPANY, RECORDED ON DECEMBER 29, 1961 AS INSTRUMENT NO. 2403, IN BOOK D1464 PAGE 219 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEAST ALONG SAID SOUTHWEST LINE, TO THE NORTHWEST LINE OF HARLEM PLACE (FORMERLY KNOWN AS CENTER PLACE); THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO THE NORTHEASTERLY CORNER OF SAID LOT A OF T.D. STIMSON; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF SAID LOT A TO THE POINT OF BEGINNING.

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A0.31	RENDERINGS
A0.40	UNIT PLANS - L02
A0.41	UNIT PLANS - L03-14
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## PROJECT INFORMATION

<b>BUILDING ADDRESS:</b>	252 S. SPRING STREET LOS ANGELES, CA. 90012	& 121 W. 3RD STREET LOS ANGELES, CA. 90013	244-246 S. SPRING STREET LOS ANGELES, CA. 90012
<b>OWNER:</b>	RELEVANT GROUP 1805 N. CAHUENGA BLVD. HOLLYWOOD CA 90028 CONTACT: GRANT KING +1 323 486 1400	<b>ARCHITECT:</b> GENSLER 500 S. FIGUEROA STREET LOS ANGELES CA 90071 CONTACT: OLIVIER SOMMERHALDER +1 213 485 1234	<b>LAND USE CONSULTANT:</b> THREE6IXTY 11287 W. WASHINGTON BLVD CULVER CITY, CA 90232 CONTACT: SARA HOUGHTON +1 310 204 3500
<b>ASSESSOR'S PARCEL NUMBER (APN):</b>	5149-007-007 / 5149-007-001		

## PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION, USE AND MAINTENANCE OF AN APPROXIMATELY 243,973 - SQUARE FOOT MIXED-USE BUILDING HAVING 331 RESIDENTIAL DWELLING UNITS, 37 (11% OF THE TOTAL NUMBER OF UNITS) OF WHICH ARE RESTRICTED TO VERY LOW INCOME HOUSEHOLDS, INCLUDING APPROXIMATELY 6,350 SQUARE FEET OF GROUND FLOOR COMMERCIAL USES, IN A 15-STORY BUILDING WITH A MAXIMUM HEIGHT OF 195'-0" FEET (EXCLUSIVE OF ROOFTOP RAILINGS/GUARDRAILS, STAIR AND ELEVATOR SHAFTS AND/OR ROOF PROJECTIONS), OVER ONE LEVEL OF SUBTERRANEAN PARKING.

THE PROPOSED PROJECT IS REQUESTING A DENSITY BONUS APPROVAL PURSUANT TO LAMC SECTION 12.22 A.25, INCLUDING TWO OFF-MENU INCENTIVES FOR AN INCREASE IN THE ALLOWABLE FAR AND FOR AN INCREASE IN THE ALLOWABLE BUILDING HEIGHT, AND ONE WAIVER OF DEVELOPMENT STANDARDS FOR THE ELIMINATION OF REQUIRED PARKING FOR RESIDENTIAL USES IN ADDITION TO SITE PLAN REVIEW APPROVAL PURSUANT TO LAMC SECTION 16.05.



121 West 3rd Street Los Angeles, CA 90013

**EXHIBIT "A"**  
Page No. 2 of 32  
Case No. CPC-2021-3038-DB-SPR-HCA

**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
United States  
Tel 213.327.3600  
Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

ONE TWENTY ONE

Project Number

005.2878.000

Description

PROJECT INFORMATION

Scale

**A0.01**

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### RESIDENTIAL UNIT SUMMARY

Unit Type	Unit Count	Unit Percentage
Studio	60	18%
1BR	216	65%
2BR	55	17%
<b>TOTAL UNITS</b>	<b>331</b>	

### VERY LOW INCOME UNIT SUMMARY

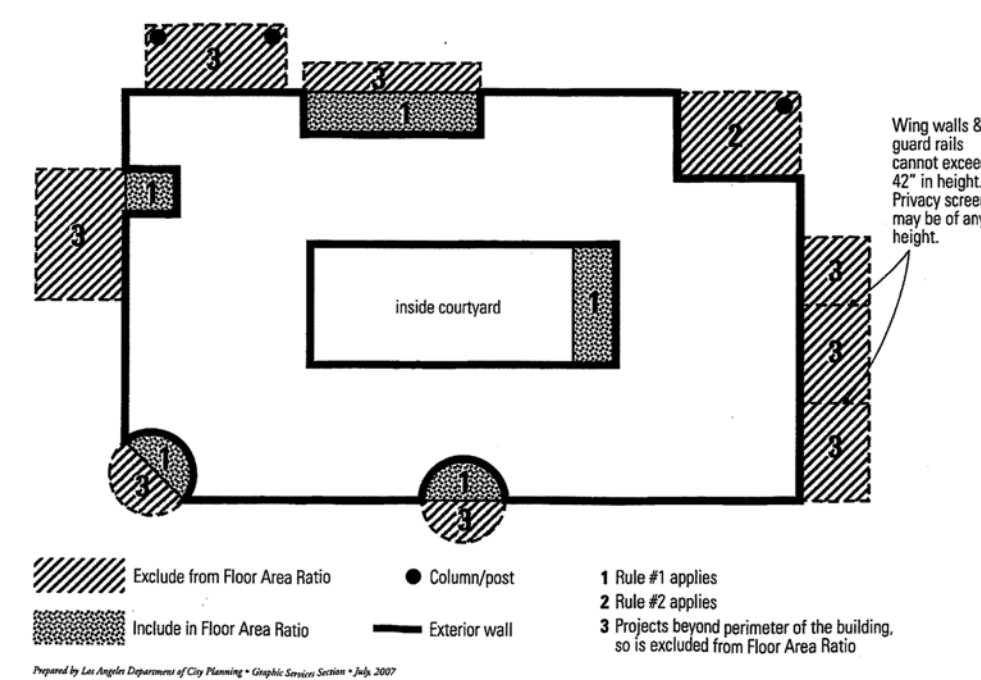
VERY LOW INCOME UNIT COUNT	
Total Unit Count	331
	x 11%
<b>TOTAL VERY LOW INCOME UNITS</b>	<b>37</b>

VERY LOW INCOME UNIT MIX		
Very Low Income Unit Type	% Mix	Qty.
Studio	19%	7
1 Bedroom	65%	24
2 Bedroom	16%	6
<b>TOTAL UNITS</b>	<b>100%</b>	<b>37</b>

### EXTERIOR PRIVACY SCREENS

PER CASE NO. ZA 2007-3430(ZAI) NONSTRUCTURAL VERTICAL PRIVACY SCREENS BORDERING BALCONIES ARE NOT CONSIDERED EXTERIOR WALLS. THEREFORE, EXTERIOR BALCONIES IN THE PROJECT ARE CONSIDERED UNENCLOSED AND ARE NOT COUNTED IN FLOOR AREA CALCULATION.

Case No. ZA 2007-3430 (ZAI) - Floor Area Ratio and Private Open Space (Balconies and Decks) Diagram "A"



### PARKING CALCULATIONS

**SUMMARY OF PARKING REGULATIONS**  
 Automobile Parking per Central City Parking Ordinance: **LAMC Section 12.21 A.4 (p)**  
 Commercial Parking: Downtown Business District **LAMC Section 12.21 A.4 (j)** and **Ordinance No. 135,901 & 137,036**

For compact stall dimensions see **LAMC Section 12.21A5.(a)**.  
 For compact stall standards (% of stalls) see **LAMC Section 12.21A5.(c)**.

Per AB 2345 effective January 1, 2021 for Density Bonus projects, .5 spaces per dwelling unit will be required.

**Total Unit Count 331**

REQUIRED PARKING - RESIDENTIAL			
Unit Type	Qty.	Ratio	Spaces
Studio	60	0.50	30
1 Bedroom	216	0.50	108
2 Bedroom	55	0.50	28
<b>TOTAL UNITS:</b>	<b>331</b>		
<b>Total Residential Required Stalls:</b>			<b>166</b>

REQUIRED PARKING - COMMERCIAL	
Total Commercial Space = 6,350 sf	
None required if under 7,500 sf (Downtown Parking District)	
<b>Total Commercial Required Stalls: 0</b>	
<b>Total Building Required Stalls: 166</b>	

PARKING PROVIDED					
	H/C	EV Standard	Standard	8'-6" Compact	TOTAL
Level B1	2	4	11	14	31
	6.5%	12.9%	35.5%	45.2%	100.0%

### BIKE PARKING CALCULATIONS

**REQUIRED BICYCLE PARKING**  
 Bicycle Parking: LAMC Section 12.21 A.16.(a)(1)(i) (Based on incremental increases in dwelling units)

Residential	Units	Ratio	Required Spaces
Short-Term Spaces	1 to 25	1 space / 10 units	3
	26 to 100	1 space / 15 units	5
	100 to 200	1 space / 20 units	5
	201 to 331	1 space / 40 units	3
<b>Residential Short-Term Required:</b>			<b>16</b>
Long-Term Spaces	1 to 25	1 space / 1 unit	25
	26 to 100	1 space / 1.5 units	50
	100 to 200	1 space / 2 units	50
	201 to 331	1 space / 4 units	33
<b>Residential Long-Term Required:</b>			<b>158</b>
<b>Commercial/Retail/Restaurant</b>	<b>Area</b>	<b>Ratio</b>	<b>Required Spaces</b>
Short-Term Bicycle Parking (min. 2)	7,499	1/2,000 sf	4
Long-Term Bicycle Parking (min. 2)	7,499	1/2,000 sf	4
<b>TOTAL SHORT-TERM BIKE PARKING REQUIRED (Residential + Commercial)</b>			<b>20</b>
<b>TOTAL LONG-TERM BIKE PARKING REQUIRED (Residential + Commercial)</b>			<b>162</b>
<b>TOTAL BIKE PARKING REQUIRED</b>			<b>182</b>

PROVIDED BICYCLE PARKING		
<b>Short Term Bike Parking:</b>		
Sidewalk Bike Racks at Third and Spring (Commercial & Residential Use):		20
<b>TOTAL SHORT-TERM PROVIDED:</b>		<b>20</b>
		<i>Required: 20</i>
<b>Residential Long-Term Bike Parking Rooms:</b>		
	Residential	158
	Commercial/Retail/Restaurant	4
<b>TOTAL LONG-TERM PROVIDED:</b>		<b>162</b>
		<i>Required: 162</i>
<b>TOTAL BIKE PARKING PROVIDED</b>		<b>182</b>

**EXHIBIT "A"**  
 Page No. 3 of 32  
 Case No. CPC-2021-3038-DB-SPR-HCA

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

# NOT FOR CONSTRUCTION

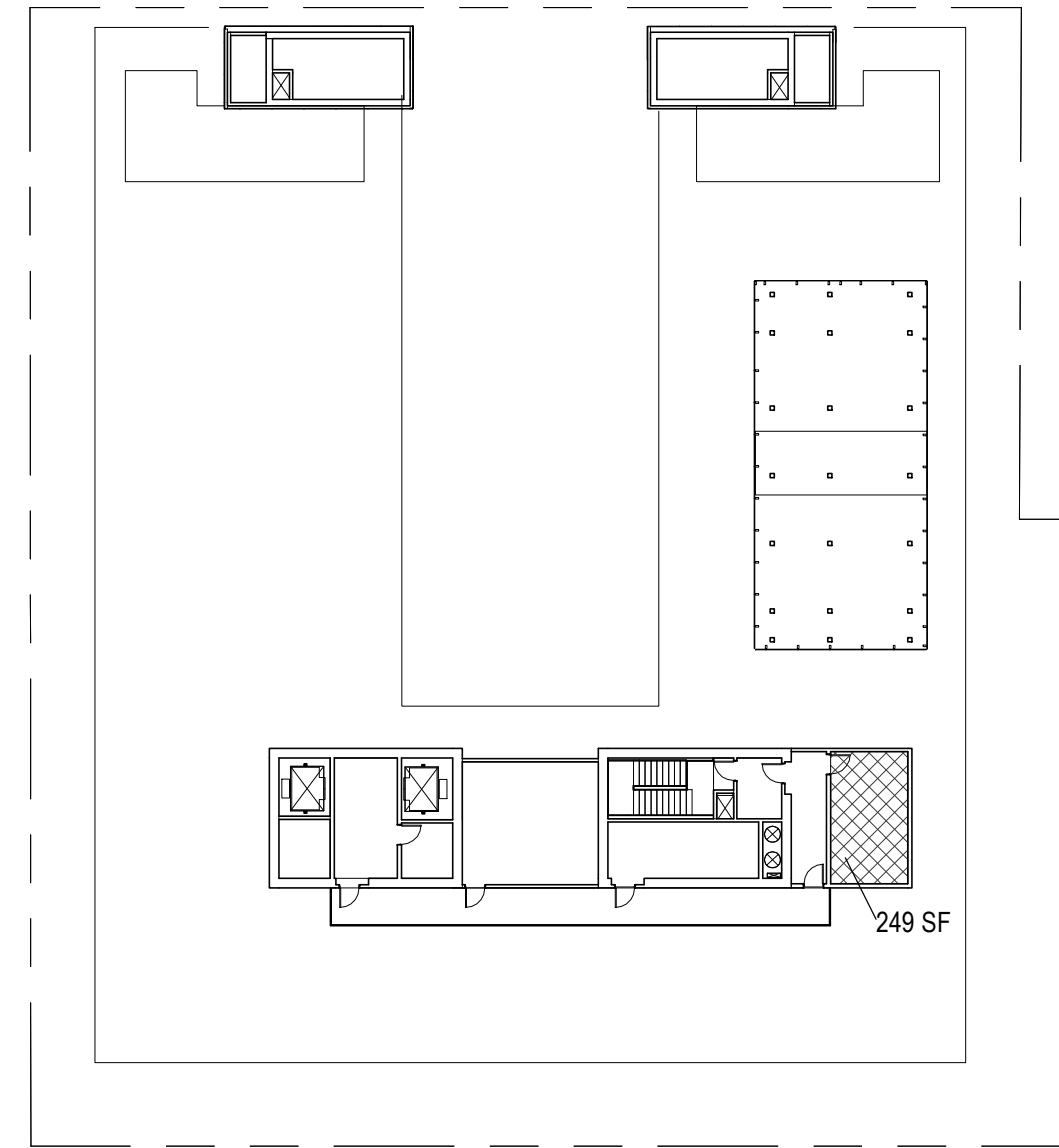
Project Name  
**ONE TWENTY ONE**

Project Number  
**005.2878.000**

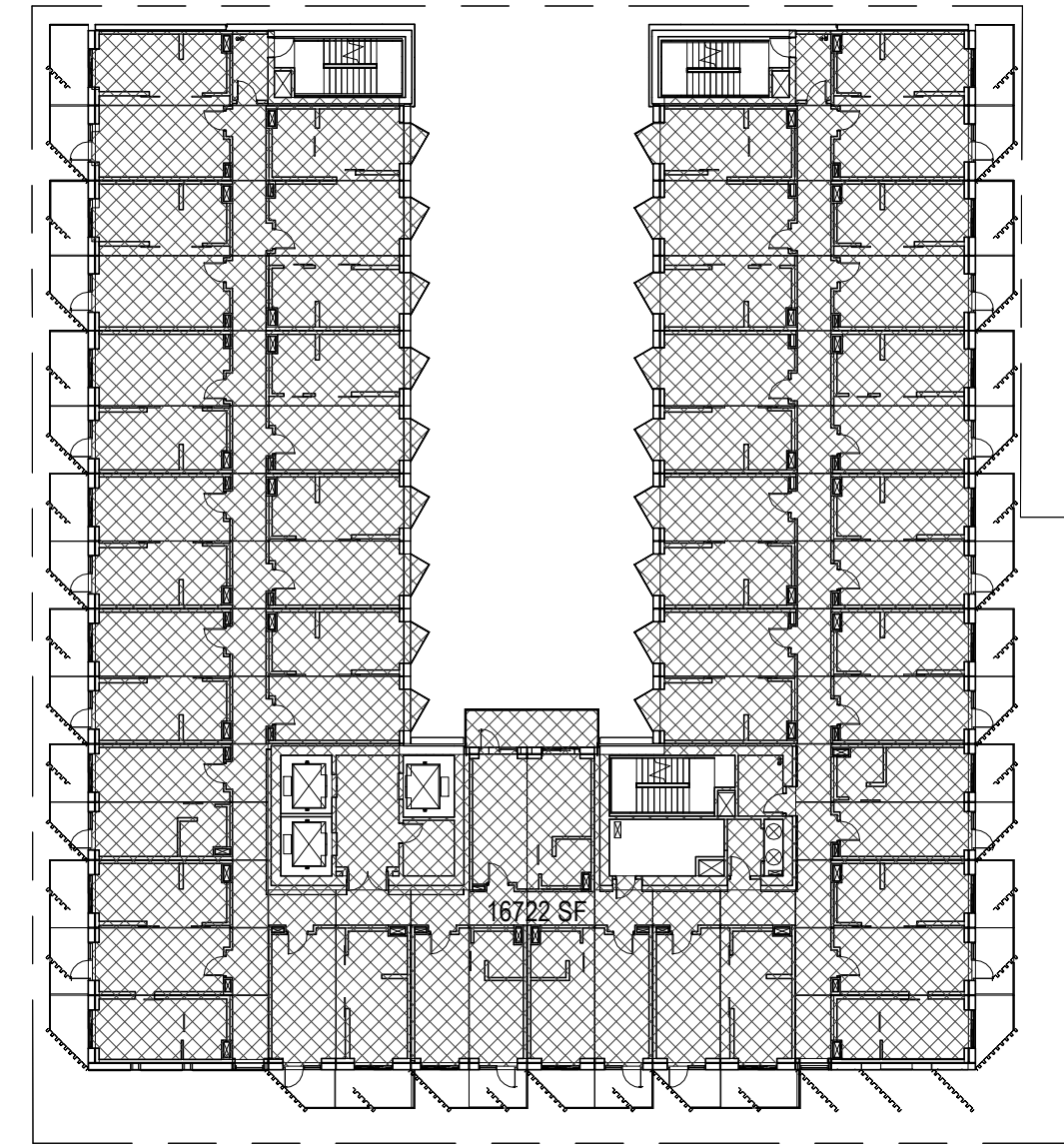
Description  
**PROJECT INFORMATION**

Scale

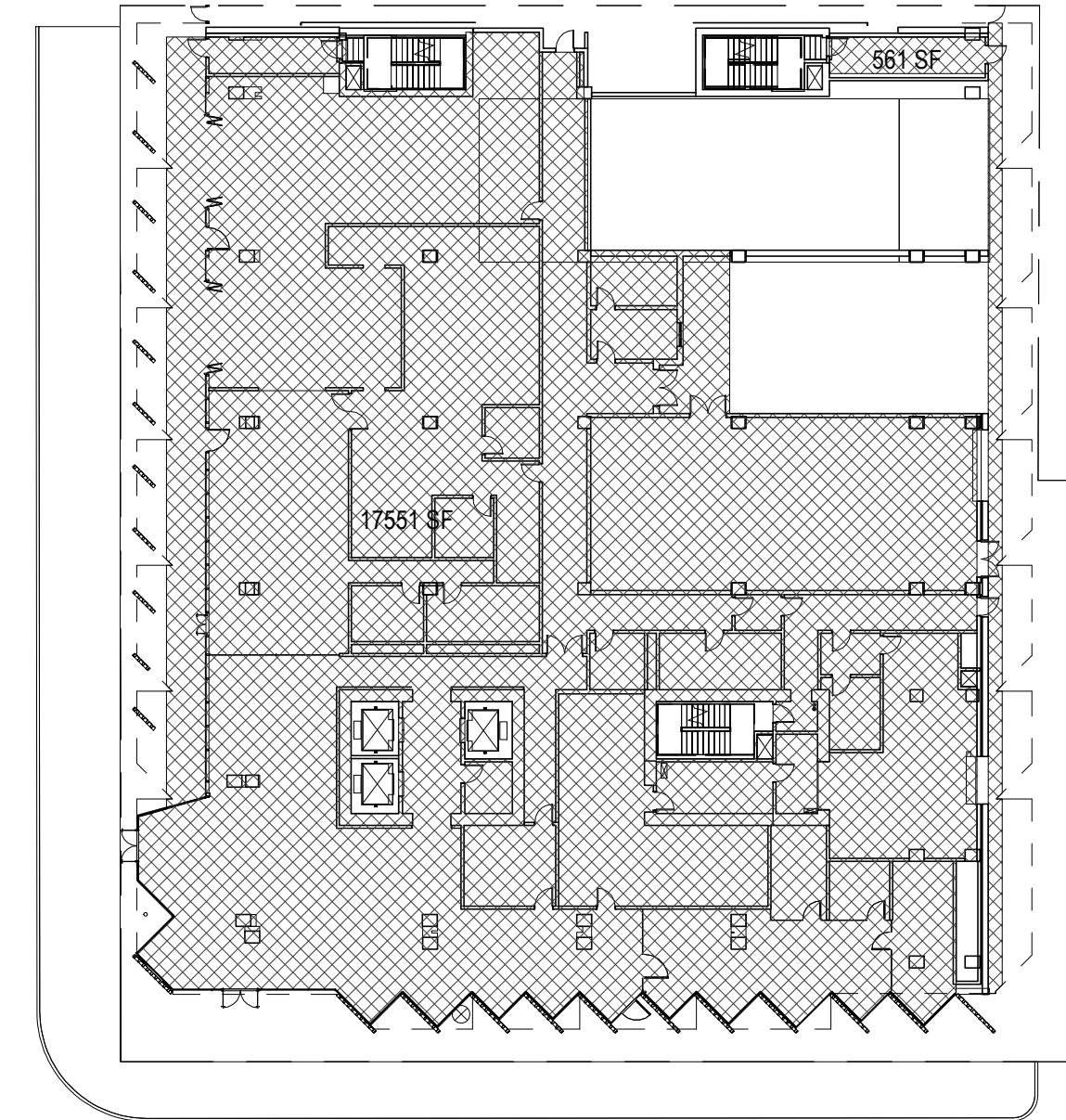
## A0.02



**06 FAR - ROOF PENTHOUSE LEVEL**  
 SCALE: 1" = 30'-0"



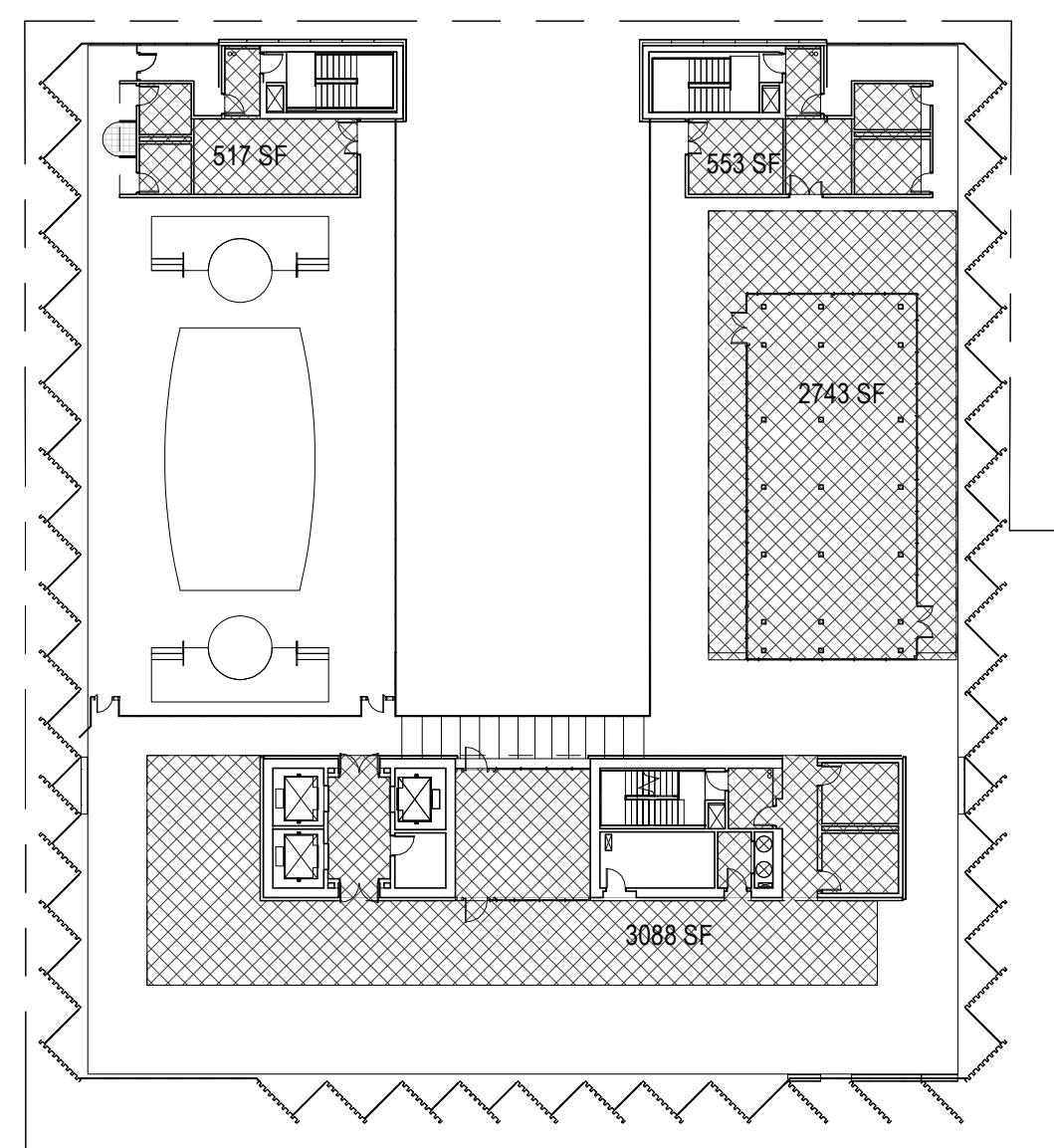
**04 FAR - LEVELS 03 - 14**  
 SCALE: 1" = 30'-0"



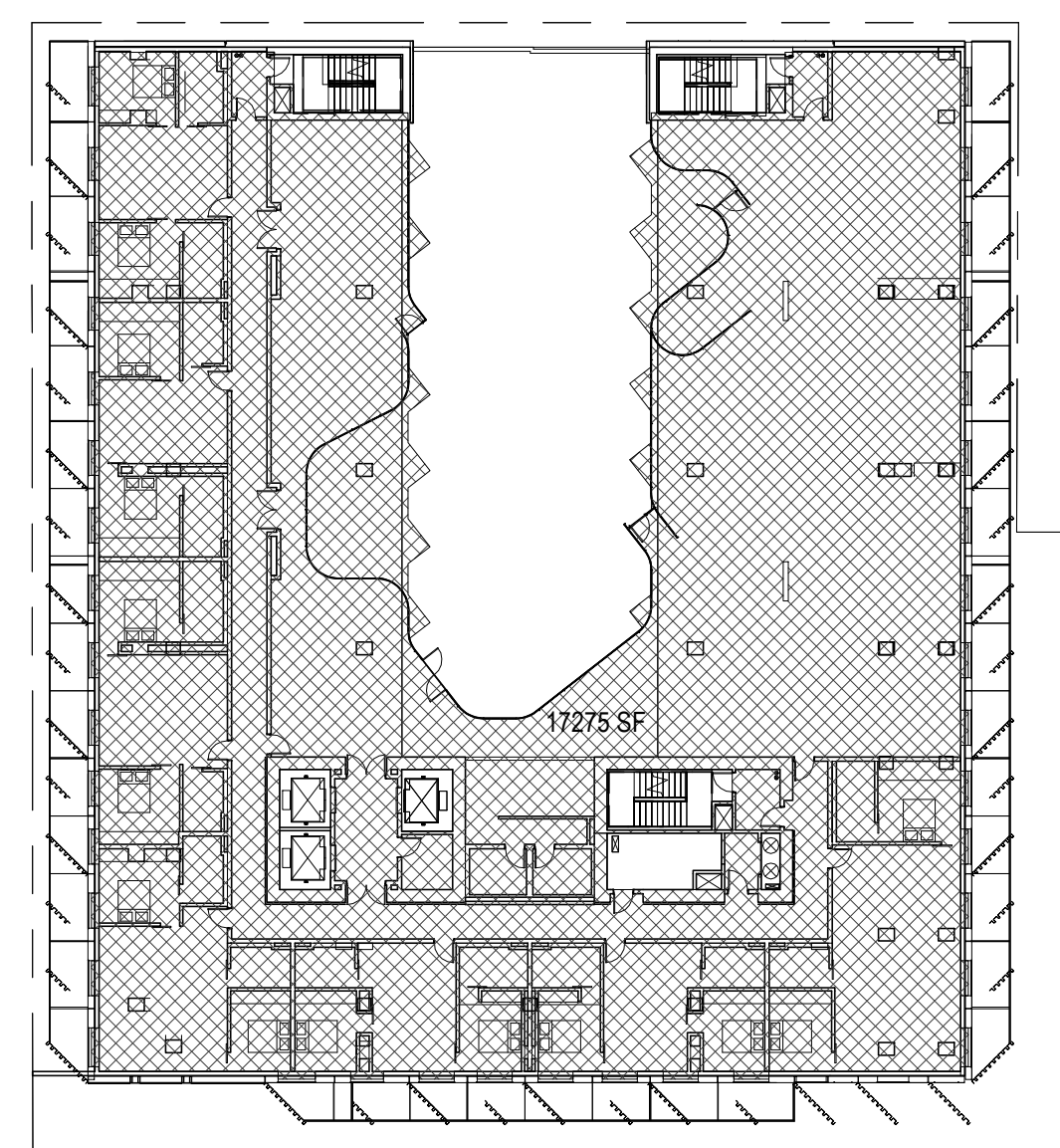
**02 FAR - LEVEL 01**  
 SCALE: 1" = 30'-0"

AREA SCHEDULE - FAR		
LEVEL	AREA	AREA DESCRIPTION
ROOF PENTHOUSE LEVEL	249 SF	Storage
ROOF DECK LEVEL	6,901 SF	Residential Amenity
LEVEL 14	16,722 SF	Residential Dwelling Units
LEVEL 13	16,722 SF	Residential Dwelling Units
LEVEL 12	16,722 SF	Residential Dwelling Units
LEVEL 11	16,722 SF	Residential Dwelling Units
LEVEL 10	16,722 SF	Residential Dwelling Units
LEVEL 09	16,722 SF	Residential Dwelling Units
LEVEL 08	16,722 SF	Residential Dwelling Units
LEVEL 07	16,722 SF	Residential Dwelling Units
LEVEL 06	16,722 SF	Residential Dwelling Units
LEVEL 05	16,722 SF	Residential Dwelling Units
LEVEL 04	16,722 SF	Residential Dwelling Units
LEVEL 03	16,722 SF	Residential Dwelling Units
LEVEL 02	17,275 SF	Residential Amenity & Dwelling Units
LEVEL 01	18,112 SF	Res. Lobby & Commercial/Retail/Restaurant
LOWER LEVEL 01	772 SF	Residential Amenity and Building Services
<b>TOTAL FAR</b>	<b>243,973 SF</b>	

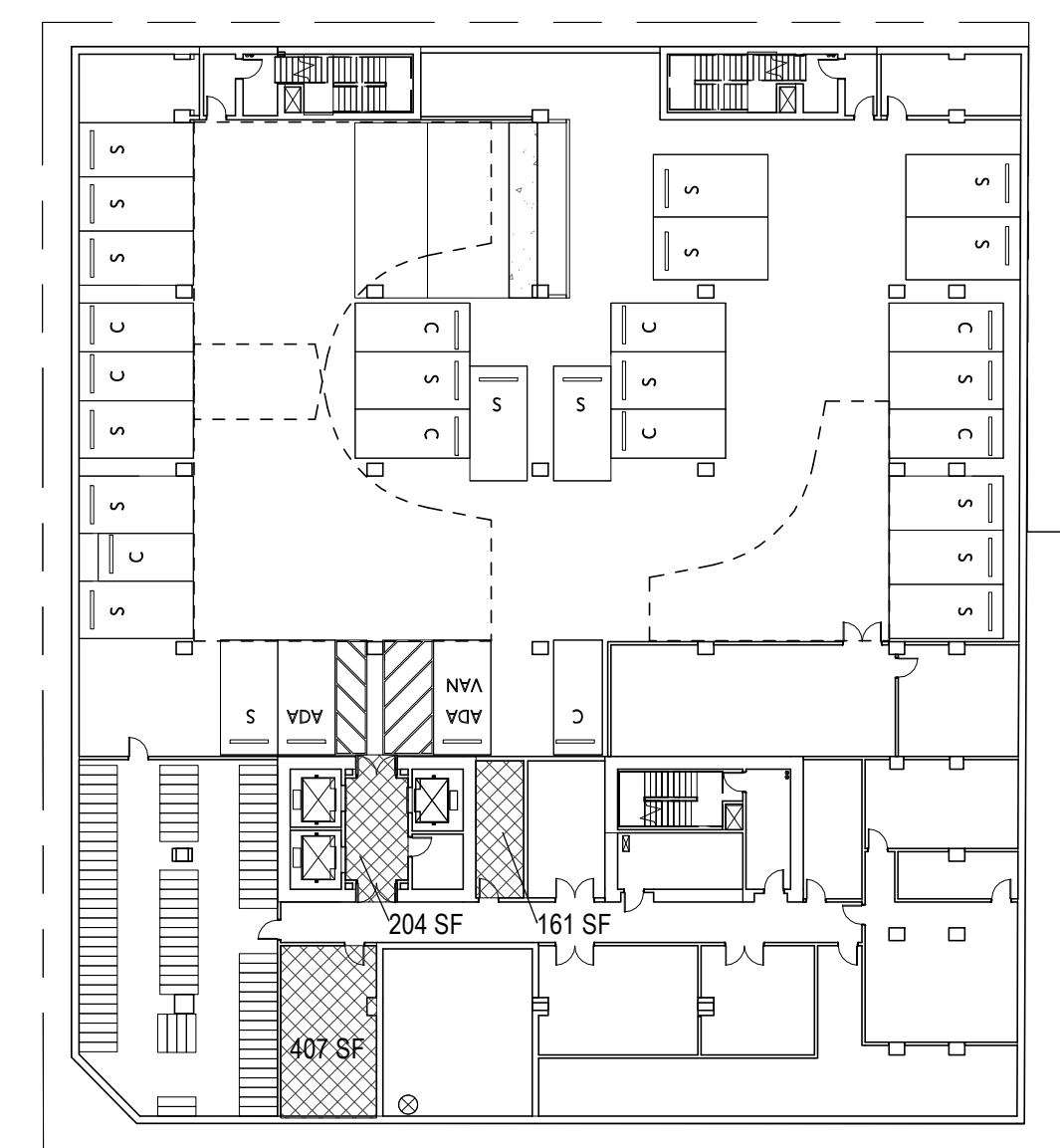
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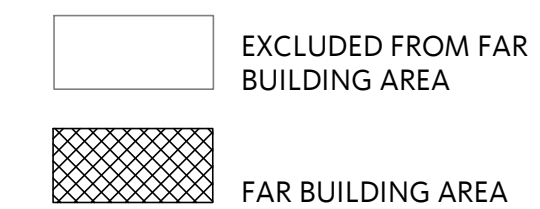
**05 FAR - ROOF DECK LEVEL**  
 SCALE: 1" = 30'-0"



**03 FAR - LEVEL 02**  
 SCALE: 1" = 30'-0"



**01 FAR - BASEMENT LEVEL 01**  
 SCALE: 1" = 30'-0"



Seal / Signature

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Project Name  
**ONE TWENTY ONE**

Project Number  
**005.2878.000**

Description  
**FAR CALCULATIONS AND PLAN DIAGRAMS**

Scale  
**1" = 30'-0"**

**A0.10**

**OPEN SPACE CALCULATIONS**

**SUMMARY OF OPEN SPACE REGULATIONS**  
 Open Space/Trees: LAMC Section 12.21-G.3

**Residential Uses**

Studio	100 sf / unit	(dwelling unit <3 habitable rooms)
1 Bedroom Units	100 sf / unit	(dwelling unit <3 habitable rooms)
2 Bedroom Units	125 sf / unit	(dwelling unit <3 habitable rooms)

**REQUIRED OPEN SPACE**

Unit Type	Qty.	SF/Unit	Area
Studio	60	100	6,000 SF
1 Bedroom	216	100	21,600 SF
2 Bedroom	55	125	6,875 SF
<b>TOTAL REQUIRED OPEN SPACE</b>			<b>34,475 SF</b>

**PRIVATE OPEN SPACE PROVIDED**

	Units w/ Balconies	Balcony Area	Total Area Provided
Private Open Space (Balconies)	235	50 sf	<b>11,750 SF</b>

**COMMON AREA OPEN SPACE PROVIDED**

Floor	Open Space Area	Indoor	Outdoor
Level 15	Amenity Deck and Recreation Room(s)	1,520	10,470
Level 02	Courtyard Deck & Recreation Rooms	7,098	3,637
Sub-Total Indoor Open Space:		<b>8,618 SF</b>	
Sub-Total Outdoor & Outdoor:			<b>14,107 SF</b>
<b>TOTAL INDOOR &amp; OUTDOOR COMMON OPEN SPACE:</b>			<b>22,725 SF</b>

<b>TOTAL PROVIDED PRIVATE &amp; COMMON OPEN SPACE:</b>	<b>34,475 SF</b>
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**Planted Area Required based on Common Open Space:**

Common Exterior Open Space Provided	14,107 SF
x 25%	
<b>Required Planted Area</b>	<b>3,527 SF</b>

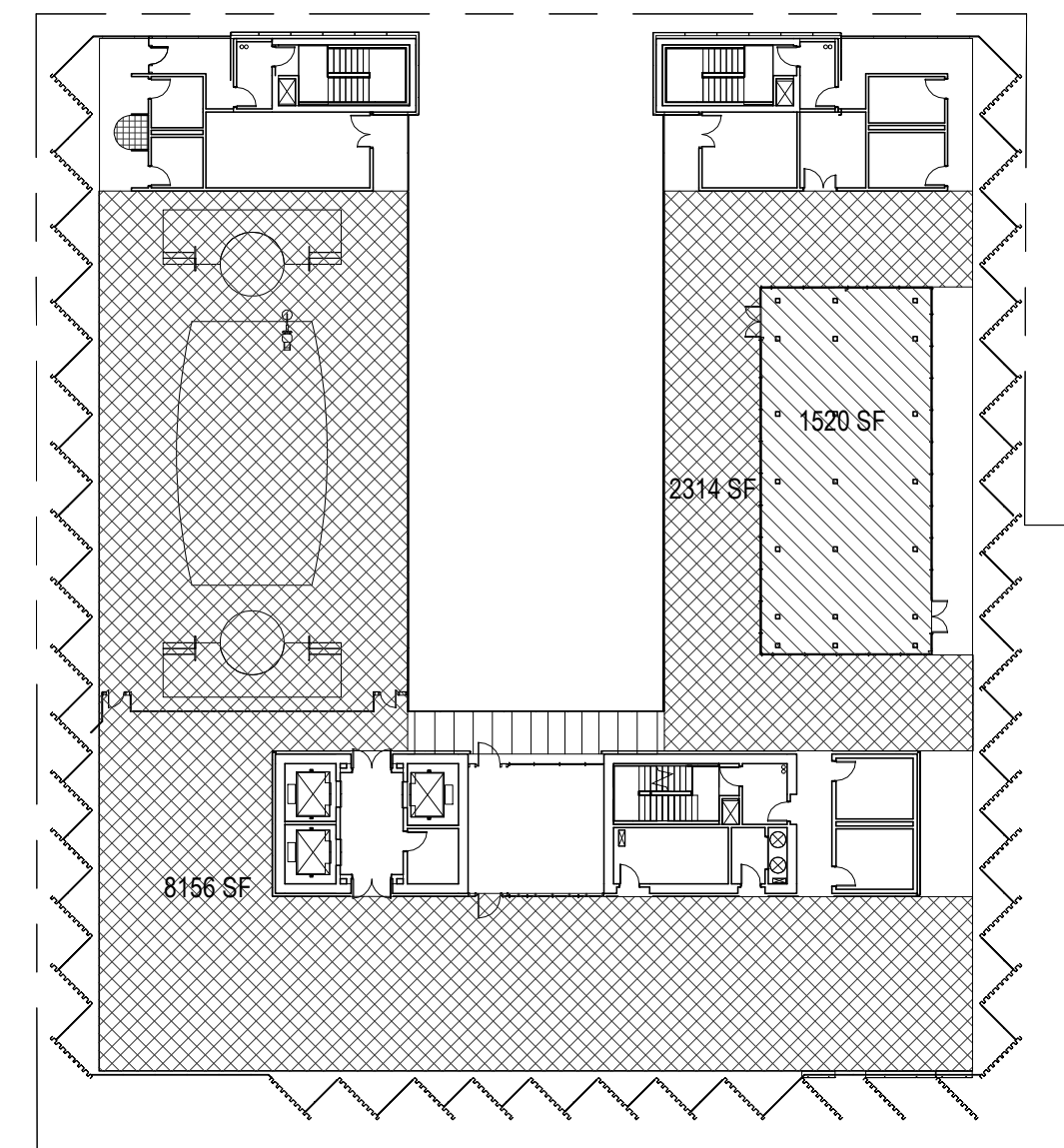
	Area
Level 15 Rooftop Deck	1,677 SF
Level 02 Courtyard	2,277 SF
Level 01	842 SF
<b>TOTAL PLANTED AREA PROVIDED</b>	<b>4,796 SF</b>

**TREES REQUIRED**

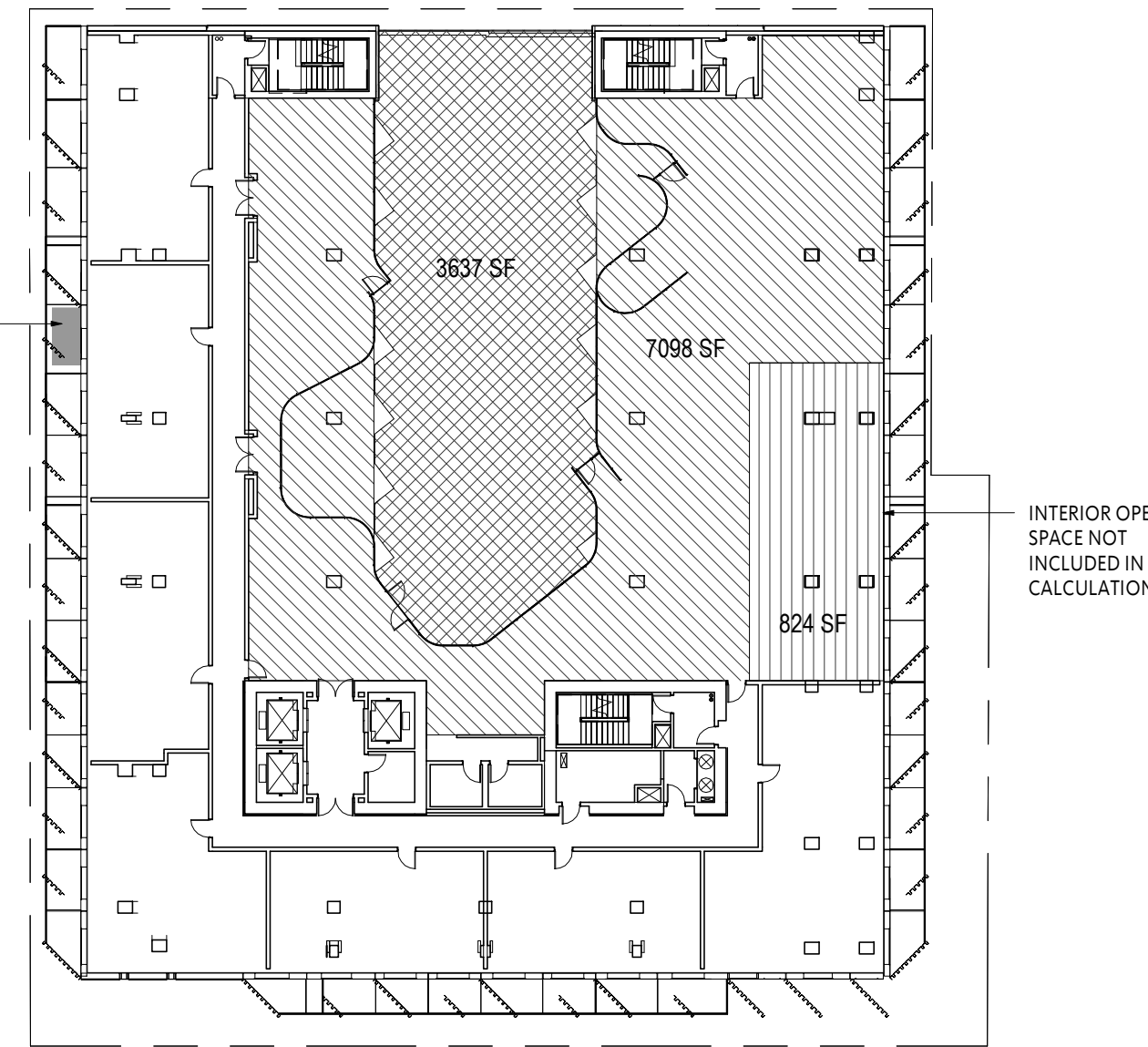
Per Ordinance No. 185573 (effective July 5, 2018), a Director's Decision under Section 12.21(G)(3) of the Code, determining the site cannot feasibly accommodate a required tree, establishes an in-lieu fee that may be used to satisfy a Development Tree Planting Requirement.

See Ordinance 185573

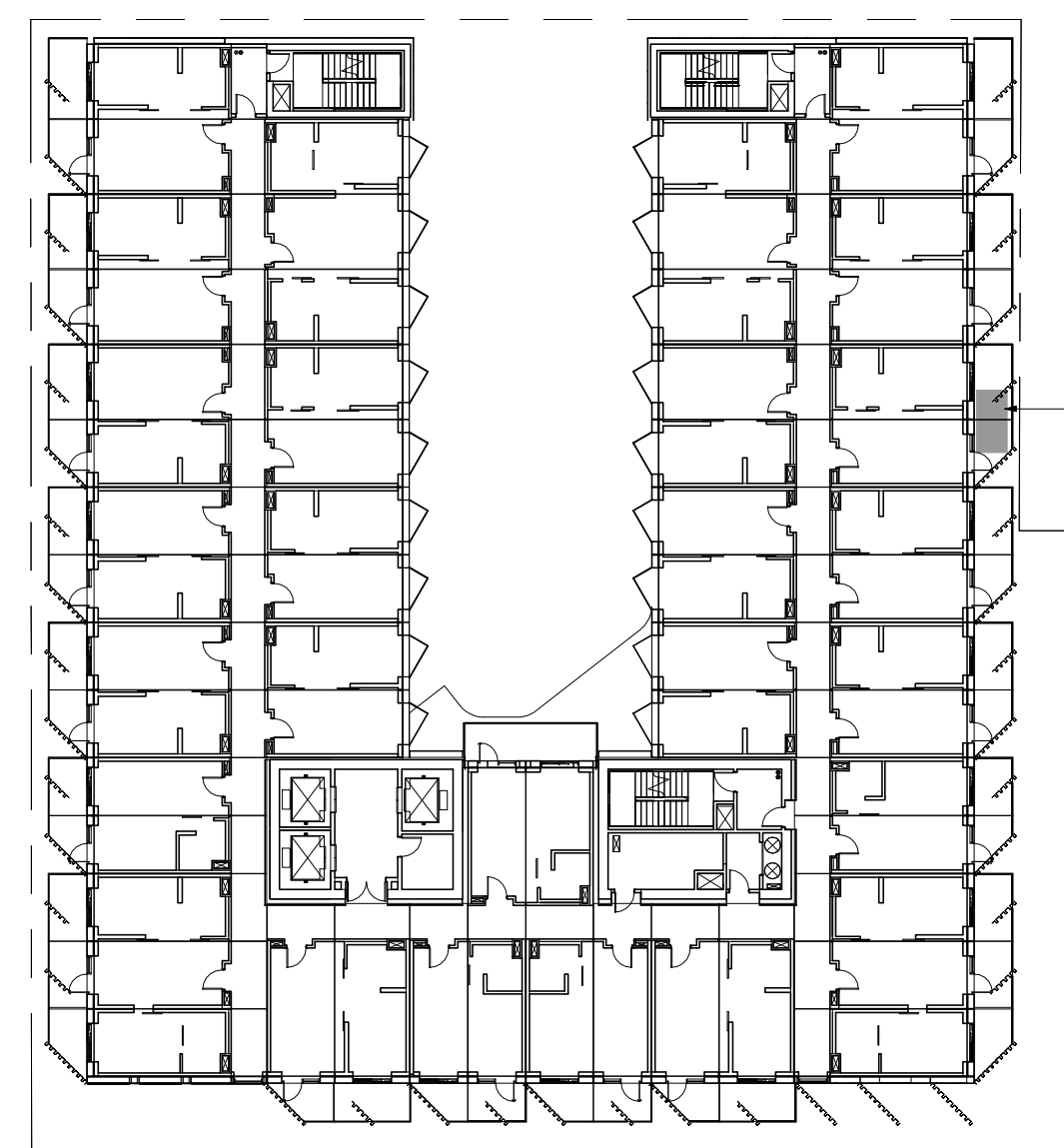
One 24" box for every 4 units:	<b>331 Units / 4 = 83 TREES</b>
Street tree replacement (2:1 ratio, 36" box):	<b>0 Existing Street Trees x 2 = 0 TREES</b>
	<b>Total Required = 83 TREES REQUIRED</b>
Level 15 Rooftop Deck	21
Level 02 Courtyard	9
Street Trees At-Grade:	7
In-Lieu Fee:	46
<b>TOTAL TREES PROVIDED:</b>	<b>83</b>
	<i>*Meets Requirement</i>



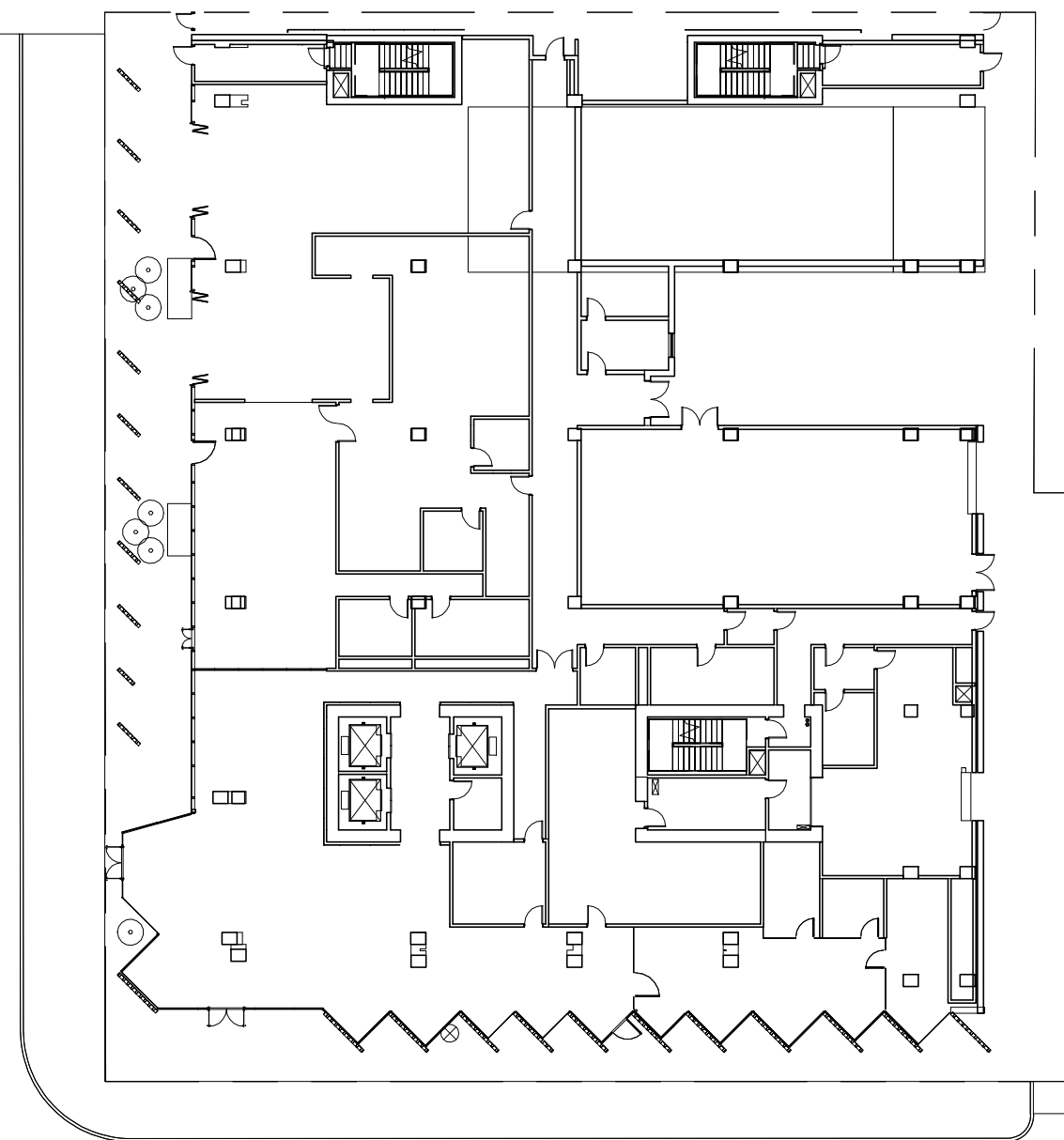
**04 OPEN SPACE - ROOF DECK LEVEL**  
 SCALE: 1" = 30'-0"



**02 OPEN SPACE - LEVEL 02**  
 SCALE: 1" = 30'-0"



**03 OPEN SPACE - TYPICAL PLAN LEVELS 3 -14**  
 SCALE: 1" = 30'-0"



**01 OPEN SPACE - LEVEL 01**  
 SCALE: 1" = 30'-0"

- PRIVATE OPEN SPACE
- EXTERIOR COMMON OPEN SPACE
- INTERIOR COMMON OPEN SPACE
- ADDITIONAL INTERIOR COMMON OPEN SPACE NOT COUNTED

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
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Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
**ONE TWENTY ONE**

Project Number  
**005.2878.000**

Description  
**OPEN SPACE CALCULATIONS AND PLAN DIAGRAMS**

Scale  
 As indicated

**A0.11**

# Gensler

500 South Figueroa Street  
 Los Angeles, California 90071  
 United States  
 Tel 213.327.3600  
 Fax 213.327.3601

Date	Description
10/06/2021	100% ENTITLEMENT SET
10/29/2021	100% ENTITLEMENT SET UPDATE

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Description

EXISTING SITE PHOTOS

Scale

**A0.20**



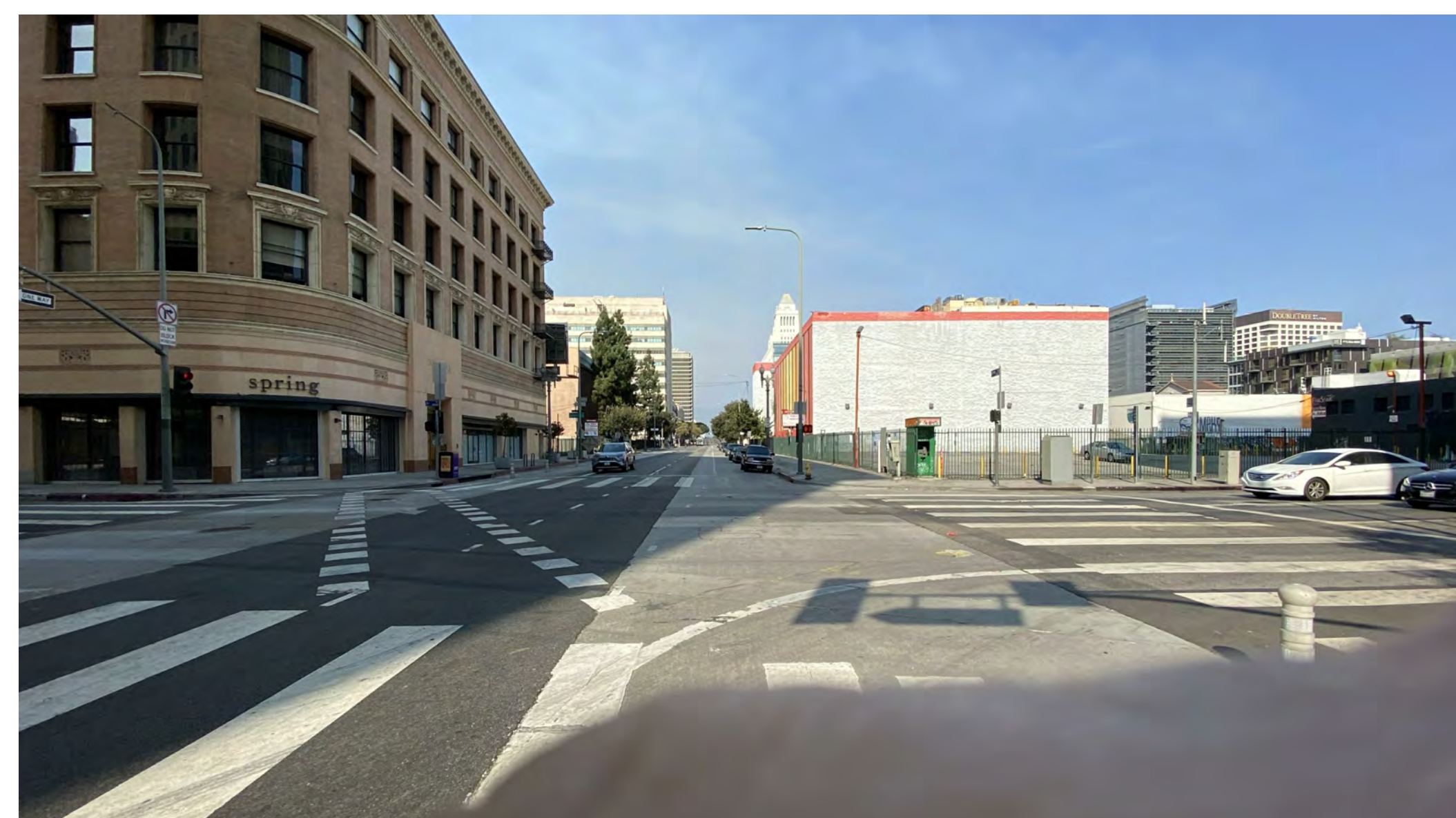
1. VIEW FROM SOUTHEAST (E. 3RD STREET)



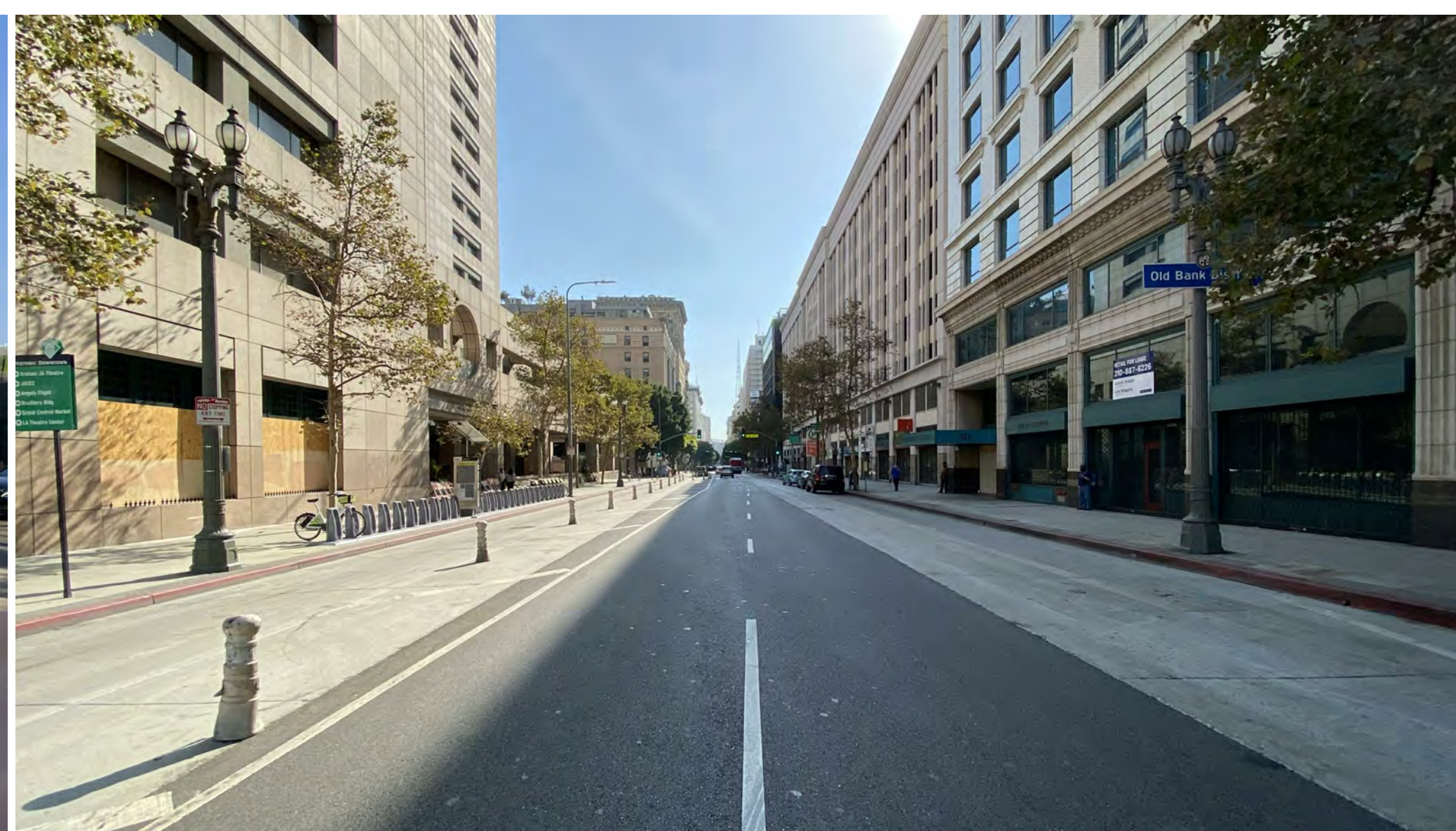
2. VIEW FROM WEST (E. 3RD STREET)



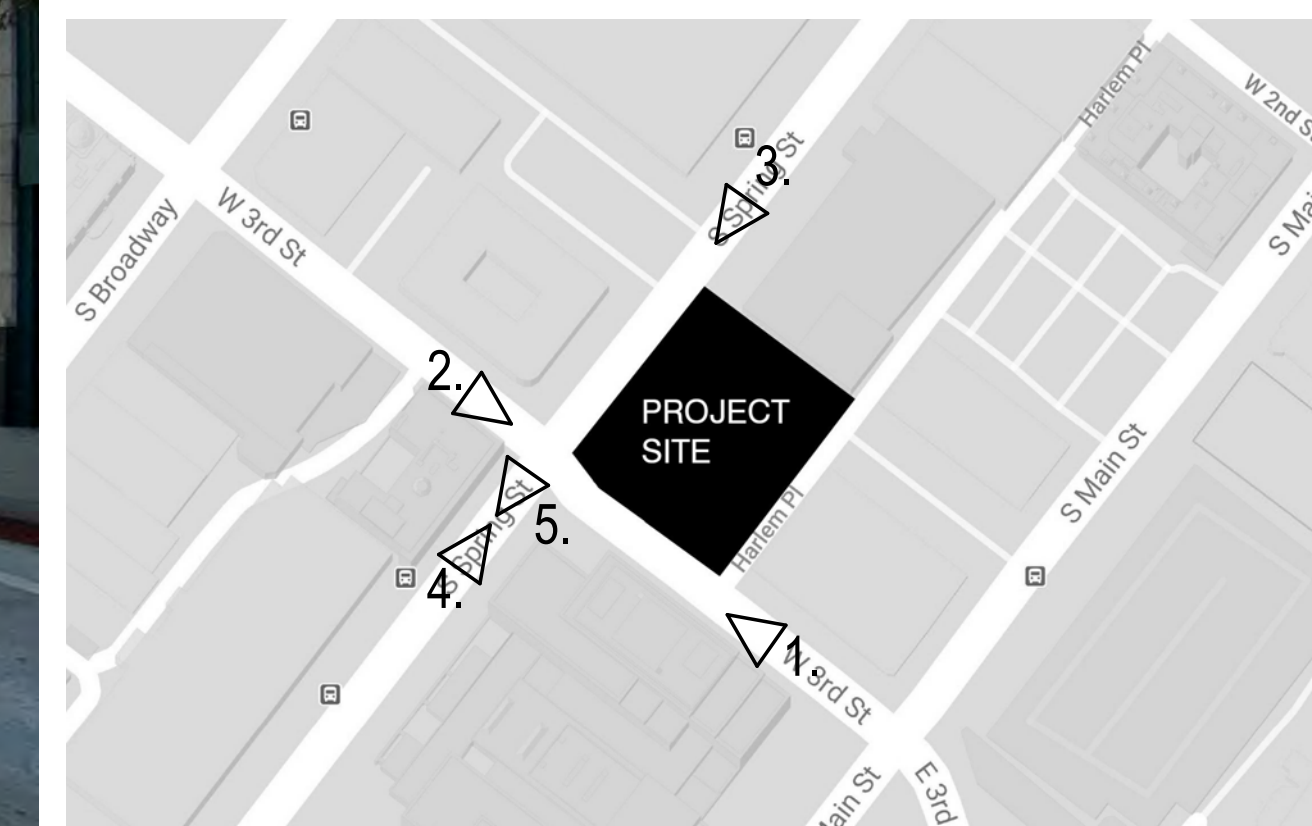
3. VIEW FROM NORTHWEST (SPRING STREET)



4. VIEW FROM SOUTHWEST (SPRING STREET)



5. VIEW TO SOUTHWEST (SPRING STREET)



**Gensler**

500 South Figueroa Street  
 Los Angeles, California 90071  
 United States  
 Tel 213.327.3600  
 Fax 213.327.3601

Date	Description
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VIEW FROM SPRING STREET LOOKING NORTHEAST



VIEW FROM SPRING STREET LOOKING SOUTHWEST



VIEW FROM 3RD STREET LOOKING NORTHWEST

Seal / Signature

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Project Name  
 ONE TWENTY ONE

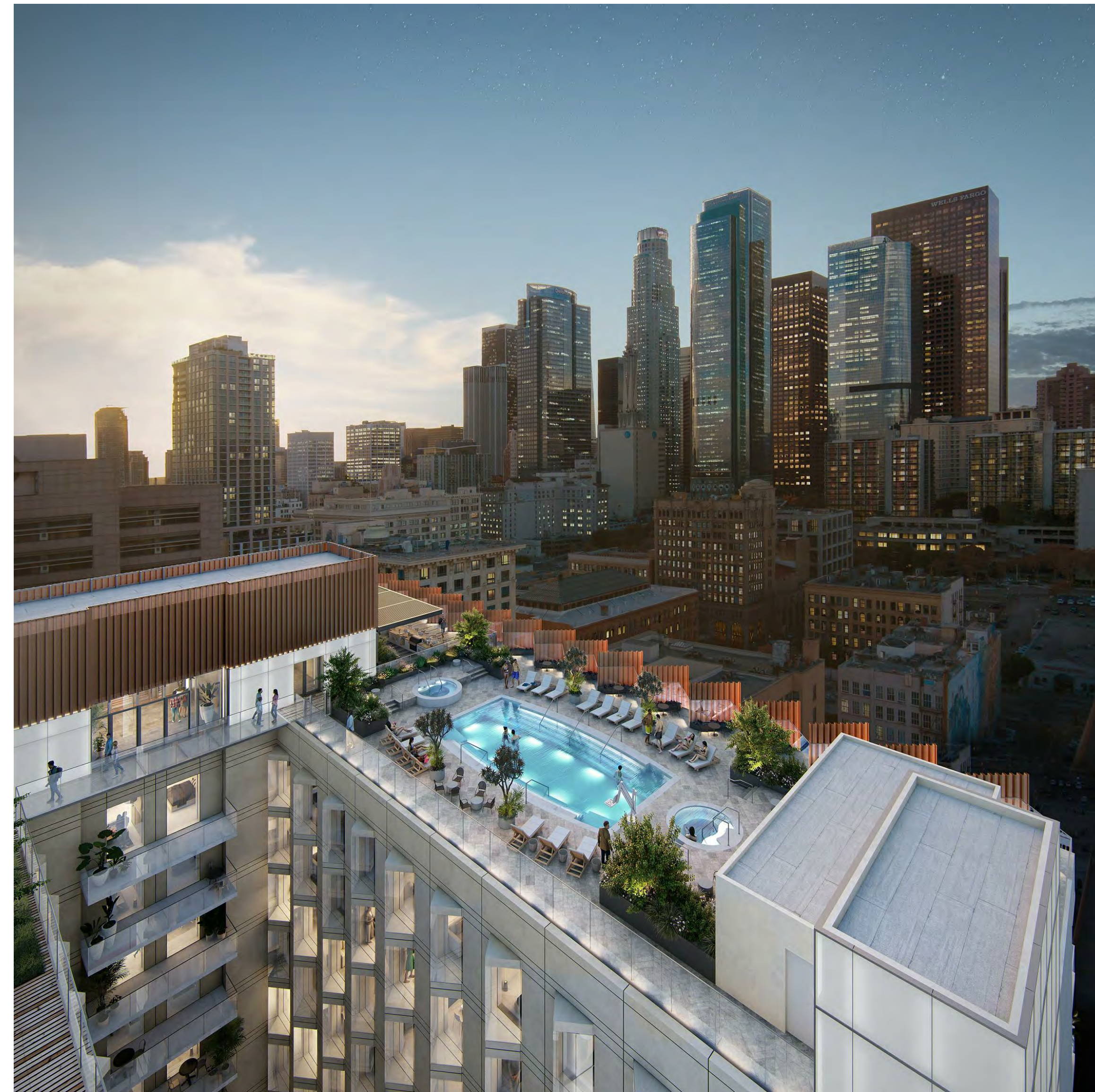
Project Number  
 005.2878.000

Description  
 RENDERINGS

Scale

**A0.30**

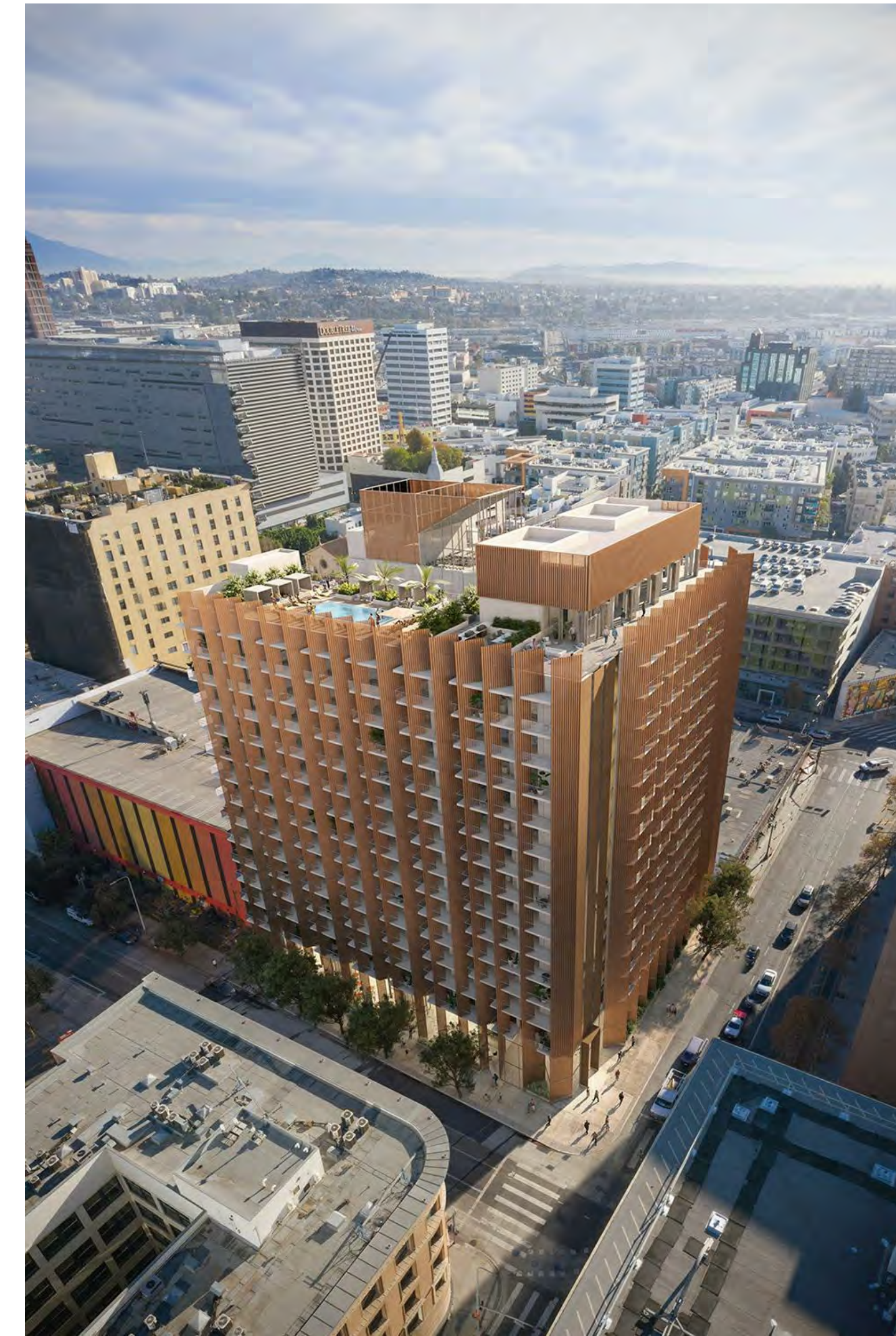




AERIAL LOOKING SOUTHWEST



VIEW OF COURTYARD



AERIAL VIEW LOOKING EAST

△ Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR  
 CONSTRUCTION**

Project Name  
 ONE TWENTY ONE

Project Number  
 005.2878.000

Description  
 RENDERINGS

Scale

**A0.31**

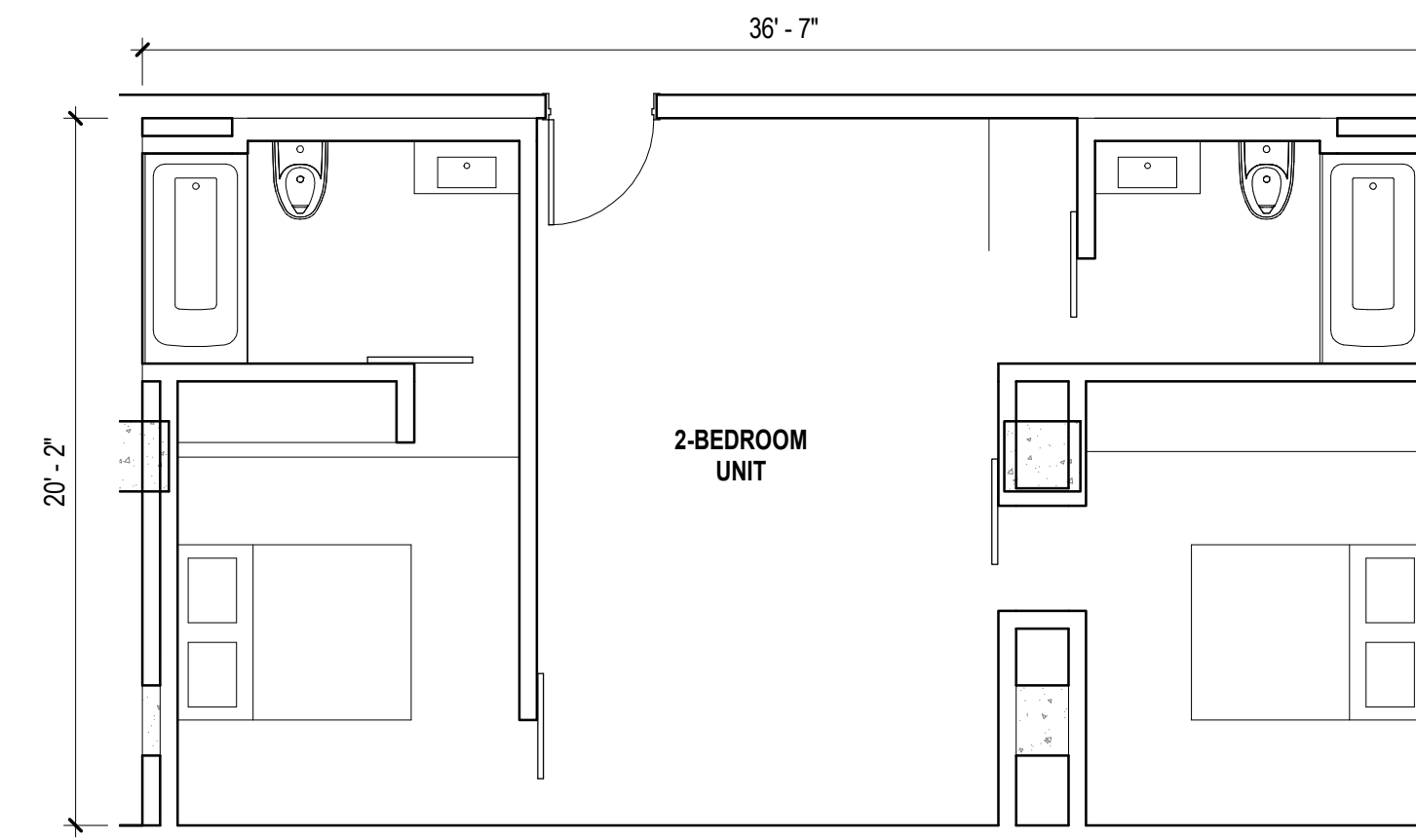


121 West 3rd Street Los Angeles, CA 90013

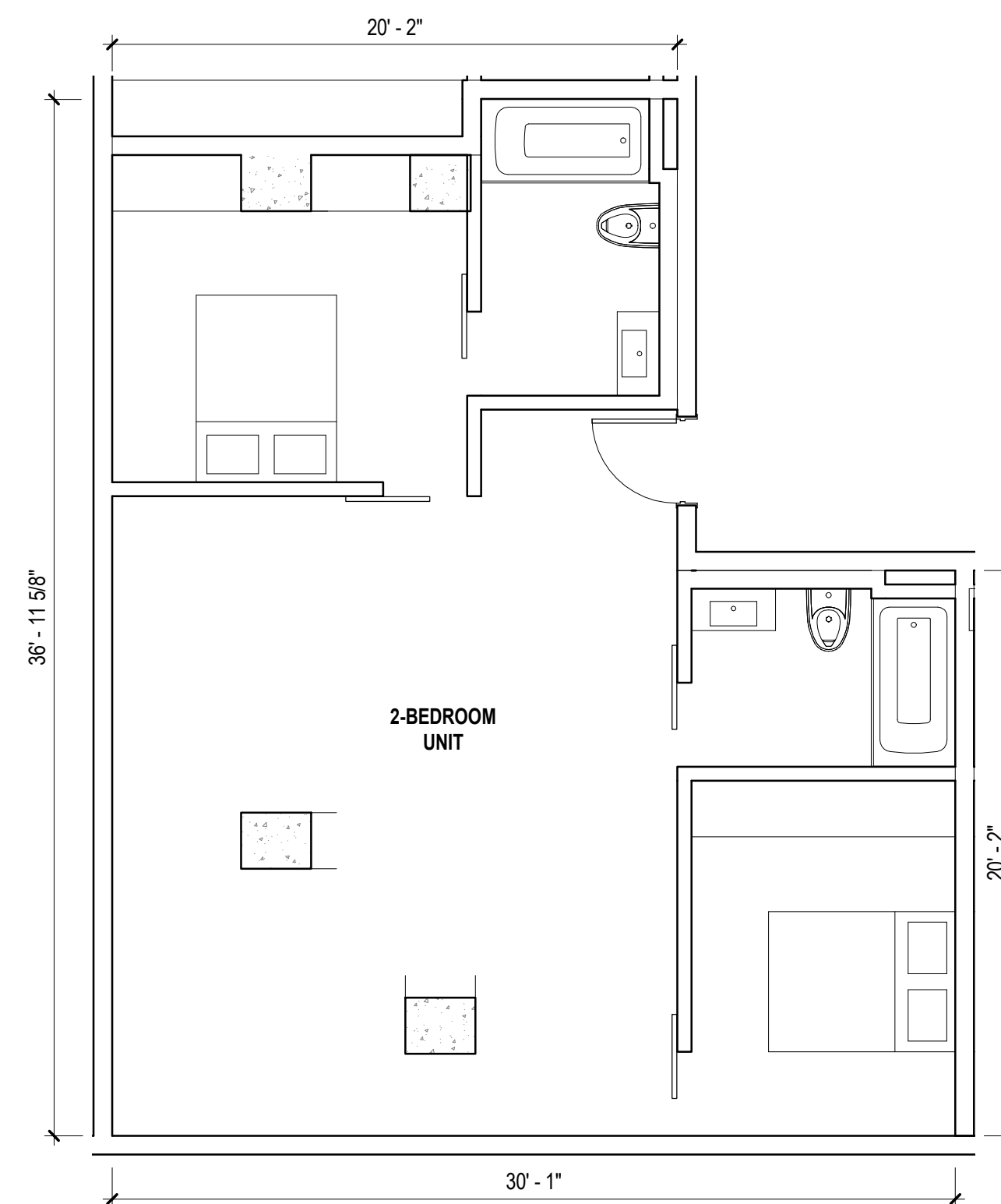
**Gensler**

500 South Figueroa Street  
 Los Angeles, California 90071  
 United States  
 Tel 213.327.3600  
 Fax 213.327.3601

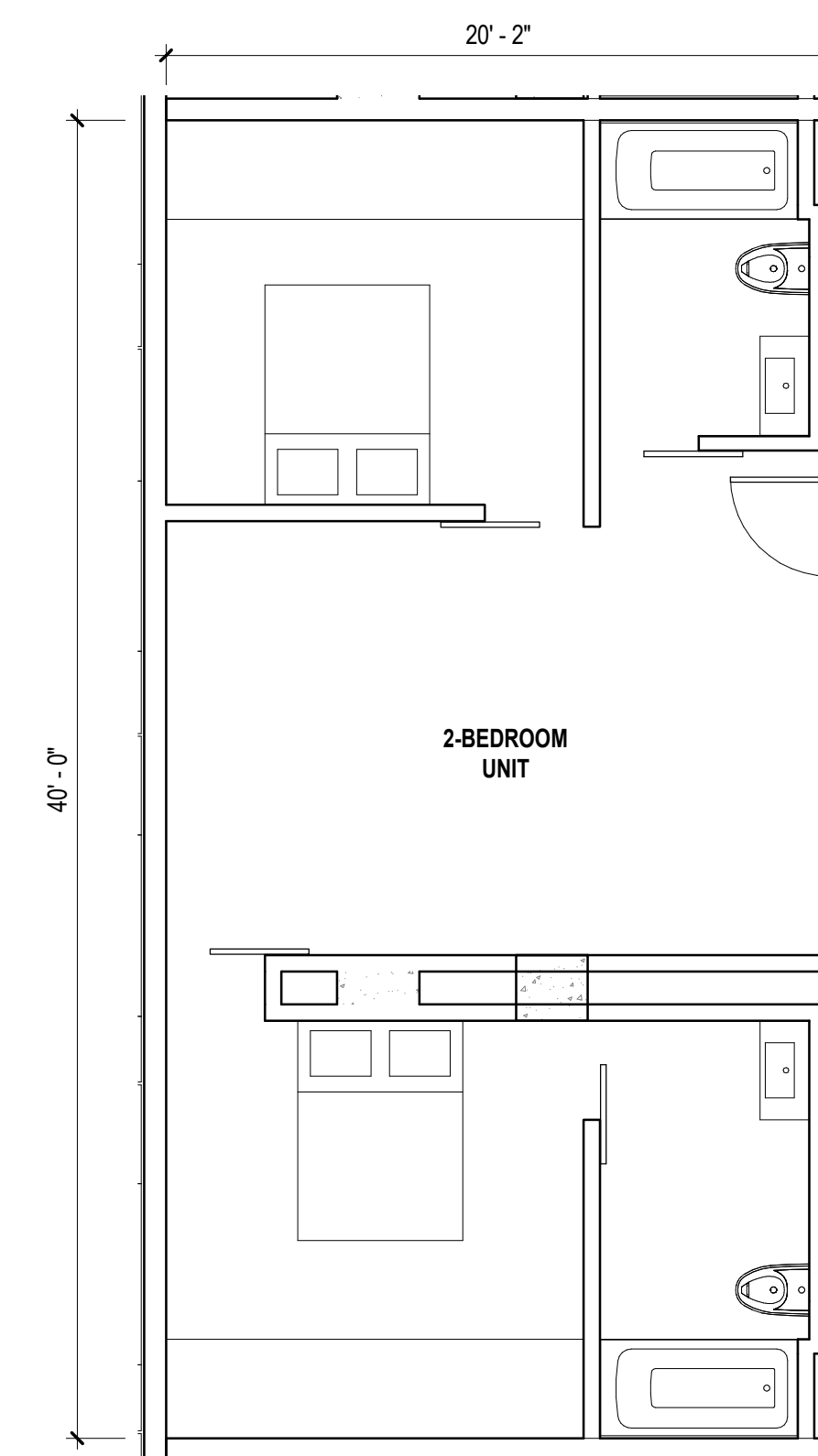
△ Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE



**UNIT FLOOR PLAN - L02**  
 2 BEDROOM TYPE C



**UNIT FLOOR PLAN - L02**  
 2 BEDROOM TYPE B



**UNIT FLOOR PLAN - L02**  
 2 BEDROOM TYPE A

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 ONE TWENTY ONE

Project Number  
 005.2878.000

Description  
 UNIT PLANS - L02

Scale

**A0.40**



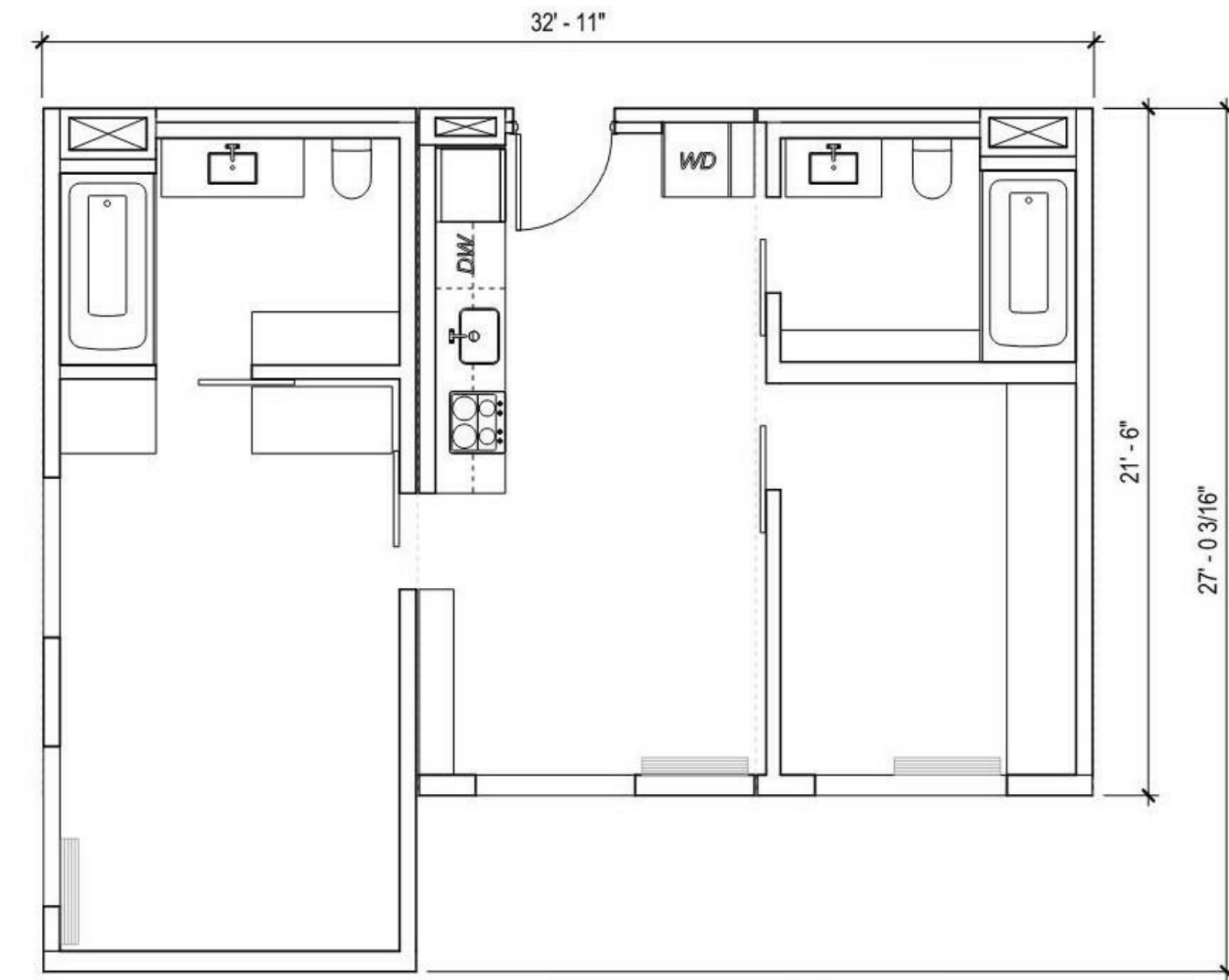
RELEVANT GROUP

121 West 3rd Street Los Angeles, CA 90013

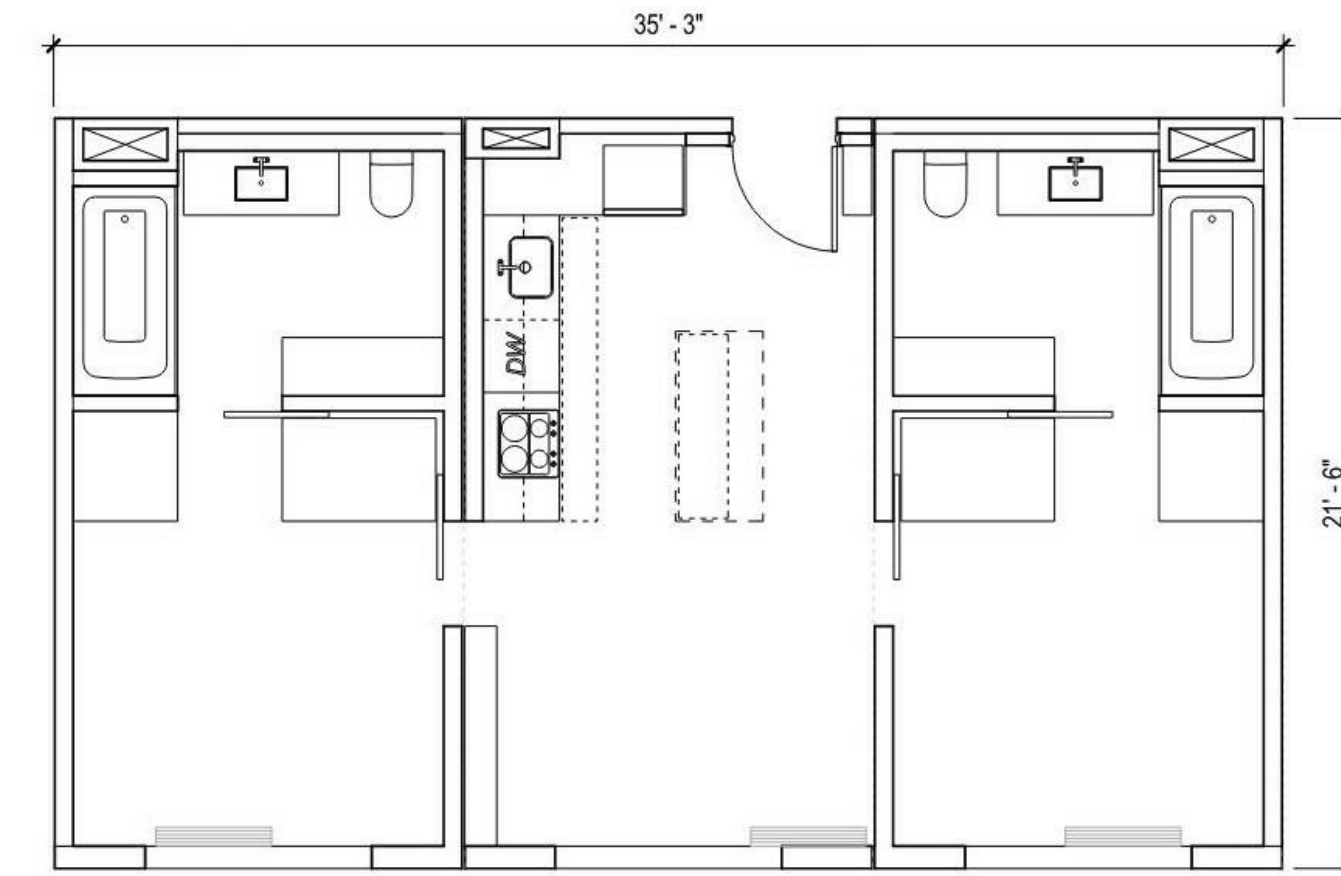
**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
United States  
Tel 213.327.3600  
Fax 213.327.3601

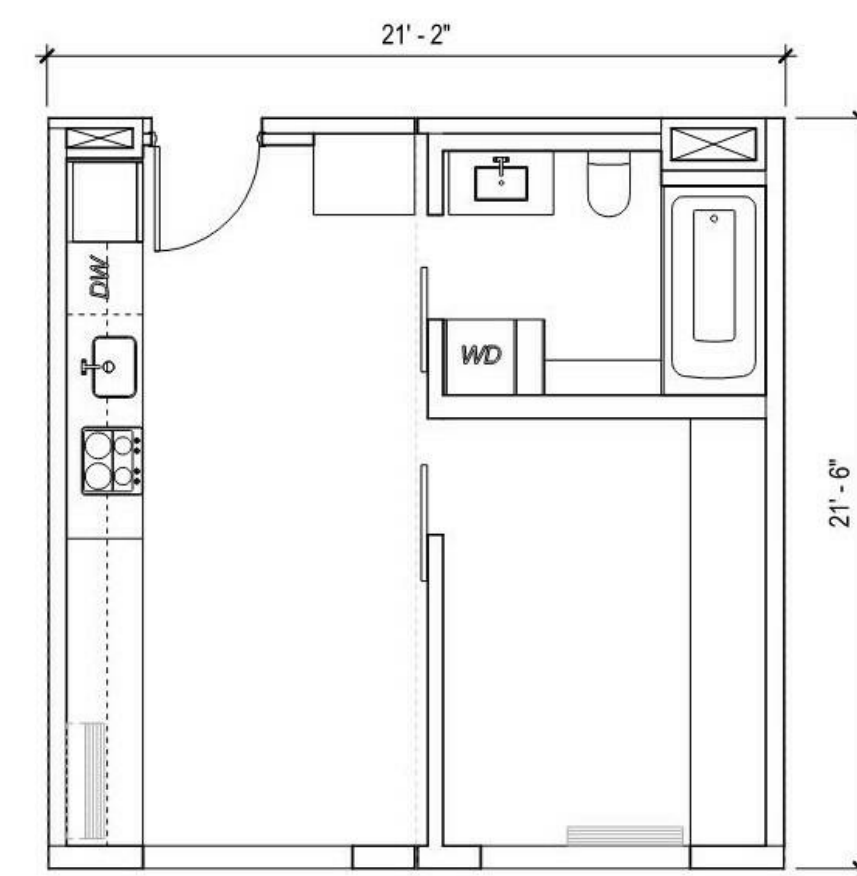
**EXHIBIT "A"**  
Page No. 10 of 32  
Case No. CPC-2021-3038-DB-SPR-HCA



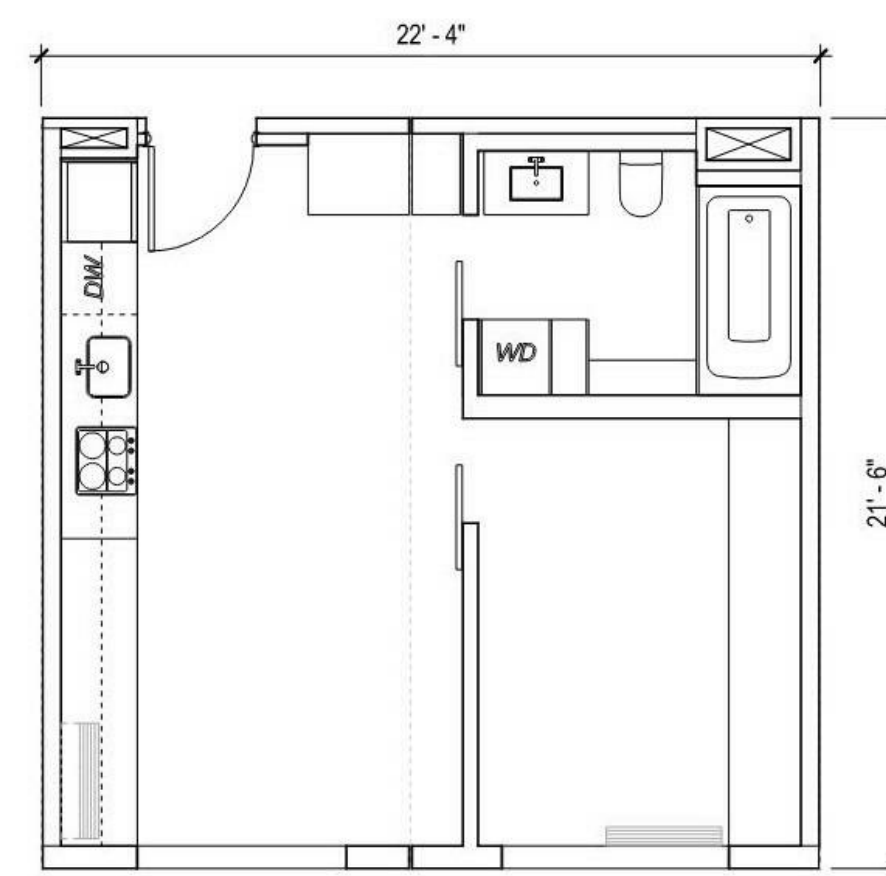
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2 BEDROOM TYPE 2BD-b



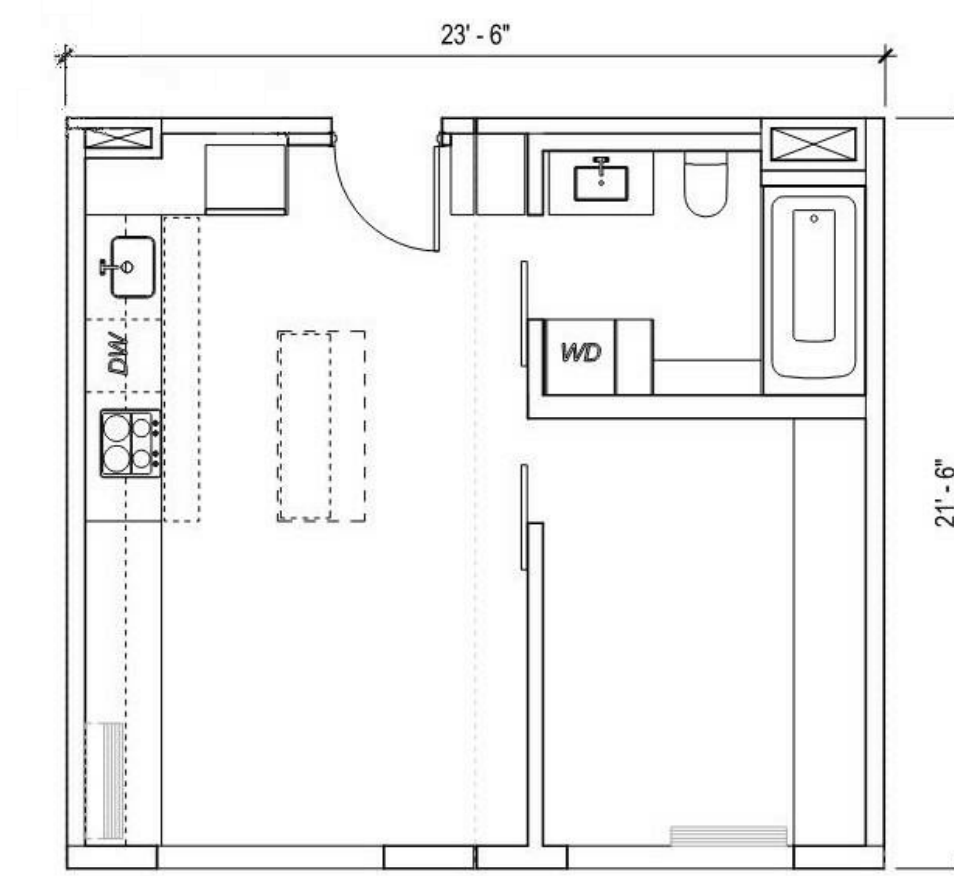
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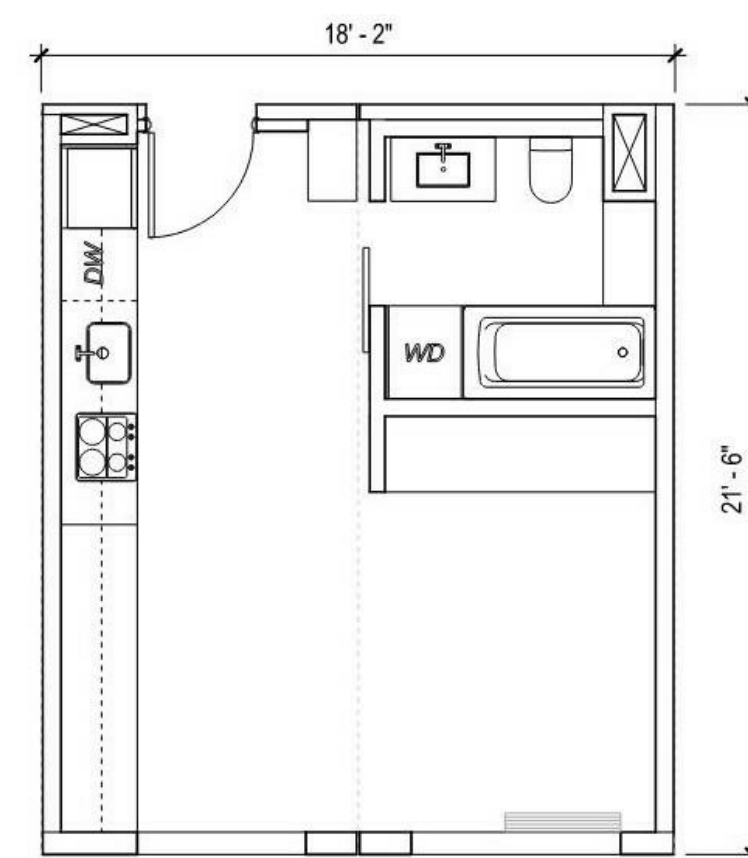
**UNIT FLOOR PLAN**  
1 BEDROOM TYPE 1BD-a



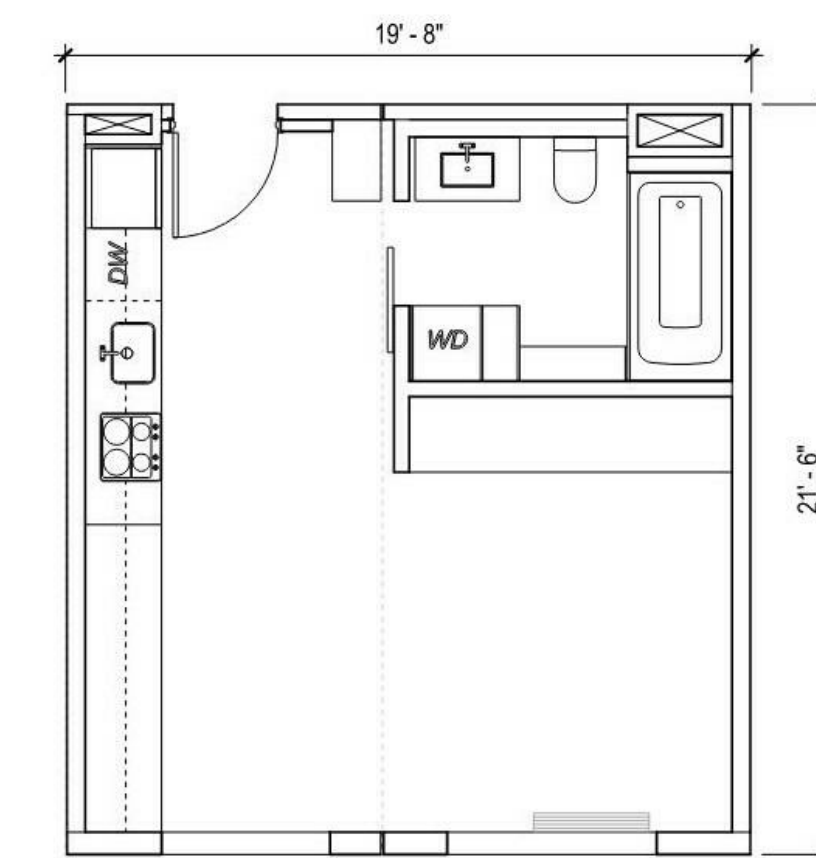
**UNIT FLOOR PLAN**  
1 BEDROOM TYPE 1BD-b



**UNIT FLOOR PLAN**  
1 BEDROOM TYPE 1BD-c



**UNIT FLOOR PLAN**  
STUDIO TYPE ST-a



**UNIT FLOOR PLAN**  
STUDIO TYPE ST-b

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name  
ONE TWENTY ONE

Project Number  
005.2878.000

Description  
UNIT PLANS - L03-14

Scale

**A0.41**

ALTA/NSPS DESIGN SURVEY  
**240 S SPRING ST &**  
**129 W 3RD ST**  
 CITY OF LOS ANGELES,  
 CALIFORNIA

**EXHIBIT "A"**  
 Page No. 11 of 32  
 Case No. CPC-2021-3038-DB-SPR-HCA

**ALTA/NSPS LAND TITLE SURVEY CERTIFICATE:**

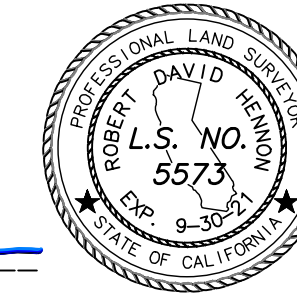
TO:

- \* LRW INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- \* LORIN B. FLYER, TRUSTEE OF THE LORIN FLYER TRUST
- \* DEANNA QUINN EDENS
- \* ARTHUR J. QUINN
- \* ALAN D. COHEN
- \* STEVEN I. COHEN
- \* CHICAGO TITLE COMPANY
- \* and all of their successors and/or assigns

THIS IS TO CERTIFY (AS CERTIFY IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA) THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 6, 9, 16, and 20 (Professional liability insurance of \$2 Million) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER, 2020.

DATE SIGNED: 12-16-2020

*Robert J. Hennon*  
 ROBERT DAVID HENNON, PLS 5573  
 (LIC. EXPIRES 9-30-21)



**BASIS OF BEARINGS:**

THE BEARING OF N52°05'43"W ALONG THE CENTERLINE OF 3RD STREET AS SHOWN ON RECORD OF SURVEY RS BOOK 320-73 ROTATED COUNTERCLOCKWISE 00°00'37" FOR A RESULTANT BEARING OF N52°06'20"W, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**PROJECT BENCHMARK:**

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD1929) CITY OF LOS ANGELES PER THE FOLLOWING CITY BENCHMARK AS DERIVED FROM PSOMAS RECORD OF SURVEY 233-55:

POINT 1018: MAG NAIL & WASHER "PSOMAS" IN CONC SIDEWALK; 12FT NE OF SE PROD OF NE CURB LINE OF 3RD ST; 2FT NW OF NW CURB LINE OF BROAD WAY. HAVING AN ELEVATION OF 282.18 FEET

ANY USER OF ELEVATIONS AND/OR COORDINATES SHOWN HEREON FOR THE CONTROL OF CONSTRUCTION, SHALL VERIFY AT LEAST 3 POINTS SHOWN HEREON, FOR MATHEMATICAL CONSISTENCY PRIOR TO SUCH USE.

**SURVEYOR'S NOTES:**

- BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED FROM PUBLIC AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED HEREON. LOT LINES WERE ESTABLISHED BY FULL BLOCK PRORATION.
- LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
- TITLE REPORT WAS SUPPLIED BY CLIENT. SEE 'TITLE REPORT MATTERS'.
- THE AREA OF 240 S SPRING ST:  
 AREA = 12,383 SQUARE FEET, 0.248 ACRES  
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE AREA OF 129 W 3RD ST SANS PORTION OF ALLEY:  
 AREA = 15,130 SQUARE FEET, 0.347 ACRES  
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE AREA OF 129 W 3RD ST PORTION OF ALLEY:  
 AREA = 980 SQUARE FEET, 0.022 ACRES  
 (AREA IS BASED ON FIELD MEASUREMENTS)
- THE SUBJECT PROPERTY IS ZONED AS FOLLOWS: C4-4D

**FLOOD ZONE NOTE:**

THE SUBJECT PROPERTY IS IN FEMA FLOOD ZONE 'X' (UNSHADED), WHICH IS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOOD, PER FEDERAL FLOOD INSURANCE RATE MAP (FIRM) 06037C16366 REVISED 12/21/2018.

**ALTA TABLE A ITEMS 16, 17 & 18 NOTE:**

THERE IS NO VISIBLE EVIDENCE OF: EARTH MOVING OR BUILDING CONSTRUCTION, PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, SIDEWALK OR STREET CONSTRUCTION OR REPAIRS, USE OF SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, NOR OF WETLANDS.

**LEGAL DESCRIPTION (129 W 3RD ST):**

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:

THE SOUTHWESTERLY 98 FEET OF LOT 6 IN BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECORDED MARCH 20, 1897, IN BOOK 66 PAGE 29 OF MISCELLANEOUS RECORDS, APPEARS A PLAT ON WHICH THE ABOVE DESCRIBED REAL PROPERTY IS DESIGNATED AS LOT 'A' OF PROPERTY OF T. D. STIMSON AND PORTION OF HARLEM PLACE, FORMERLY KNOWN AS CENTER PLACE, FORMERLY KNOWN AS MOTT ALLEY, ADJOINING, SITUATED IN LOT 6 IN BLOCK 3 OF SAID ORD'S SURVEY.

APN: 5149-007-007

**TITLE MATTERS (129 W 3RD ST):**

PER PRELIMINARY TITLE REPORT ORDER NO. 00132171-021-PS4-JC DATED AS OF JUNE 10, 2020 BY CHICAGO TITLE COMPANY, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE HEREIN DESCRIBED SUBJECT PROPERTY.

ITEMS A TO C - TAXES, ASSESSMENTS AND LIENS (NOT SURVEY RELATED MATTERS)

ITEM 1 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

**AX** ITEM 2 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: THE CITY OF LOS ANGELES, PURPOSE: PUBLIC ROAD. RECORDED: IN BOOK 745 PAGE 152, OF DEEDS, AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT. (CONVEYS THE USE OF THE ALLEY KNOWN AS HARLEM PLACE FORMERLY KNOWN AS MOTT'S PLACE TO BE USED AS A PUBLIC STREET, PLOTTED)

ITEM 3 - THE EFFECT OF AN AGREEMENT RELATING TO A PARTY WALL ON THE NORTHEASTERLY LINE OF SAID LAND, DATED: AUGUST 10, 1892, EXECUTED BY: T. D. STIMSON AND S. C. FOY. RECORDING DATE: AUGUST 11, 1892. RECORDING NO: BOOK 809 PAGE 204, OF DEEDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PARTY WALL NO LONGER EXISTS, NOT PLOTTED)

ITEM 4 - AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN. DATED: JUNE 17, 1906. LESSOR: STIMSON BUILDING, A PARTNERSHIP, HARRY J. QUINN, PARTNER AND HOWARD M. FOX, PARTNER. LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION. RECORDING DATE: JANUARY 9, 1967. RECORDING NO: 1919. OFFICIAL RECORDS. SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF. SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY. NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE. (BLANKET)

ITEM 5 - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA. RECORDING DATE: JULY 22, 1975. RECORDING NO: 3675. OFFICIAL RECORDS AND RECORDING DATE: JULY 30, 1975, AND RECORDING NO: 3868, OFFICIAL RECORDS. (BLANKET)

ITEMS 6 TO 11 - TITLE COMPANY MATTERS (NOT SURVEY RELATED MATTERS, SEE TITLE REPORT FOR PARTICULARS)

**AX** INDICATES A PLOTTED ITEM

**LEGAL DESCRIPTION (240 S SPRING ST):**

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:

THAT PORTION OF BLOCK 3 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 66 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SPRING STREET, DISTANT THEREON 98 FEET NORTHEAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF THIRD STREET, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT A OF THE PROPERTY OF T. D. STIMSON, AS SHOWN ON MAP RECORDED IN BOOK 66 PAGE 29 OF SAID MISCELLANEOUS RECORDS; THENCE FROM THE POINT OF BEGINNING, NORTHEAST ALONG THE SOUTHEAST LINE OF SPRING STREET, 80 FEET TO THE SOUTHWEST LINE OF THE LAND DESCRIBED IN THE DEED TO THE TIMES-MIRROR COMPANY, RECORDED ON DECEMBER 29, 1961 AS INSTRUMENT NO. 2403, IN BOOK D1464 PAGE 219 OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWEST ALONG SAID SOUTHWEST LINE, TO THE NORTHWEST LINE OF HARLEM PLACE (FORMERLY KNOWN AS CENTER PLACE); THENCE SOUTHWEST ALONG SAID NORTHWEST LINE TO THE NORTHEASTERLY CORNER OF SAID LOT A OF T.D. STIMSON; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF SAID LOT A TO THE POINT OF BEGINNING.

APN: 5149-007-001

**TITLE MATTERS (240 S SPRING ST):**

PER PRELIMINARY TITLE REPORT ORDER NO. 00139810-994-LT2-DB DATED AS OF OCTOBER 5, 2020 BY CHICAGO TITLE COMPANY, ONLY THE FOLLOWING MATTERS OF RECORD AFFECT THE HEREIN DESCRIBED SUBJECT PROPERTY.

ITEMS A TO C - TAXES, ASSESSMENTS AND LIENS (NOT SURVEY RELATED MATTERS)

ITEM 1 - A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT: RECORDING DATE: JULY 22, 1975, RECORDING NO: 3675, OFFICIAL RECORDS. REDEVELOPMENT AGENCY: THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROGRAM. AND RECORDING DATE: JULY 30, 1975, AND RECORDING NO: 3868, OFFICIAL RECORDS. (BLANKET)

ITEM 2 - A DEED OF TRUST (NOT A SURVEY RELATED MATTER)

ITEMS 3 & 4 - TAXES AND LIENS (NOT SURVEY RELATED MATTERS)

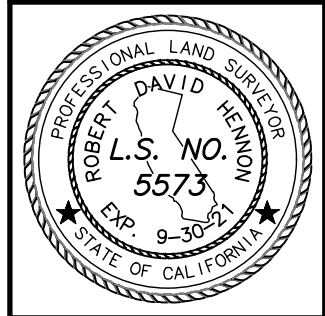
ITEM 5 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

ITEM 6 - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

ITEM 7 - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

ITEM 8 - TITLE COMPANY MATTERS (NOT SURVEY RELATED MATTERS, SEE TITLE REPORT FOR PARTICULARS)

**AX** INDICATES A PLOTTED ITEM



THOMAS GUIDE: 634-F4				
LA CITY DIST. MAP: 130-5A-213				
TAX APN: 5149-007-007 & 5149-007-001				
DWG: 3973-ALTA-DESIGN-C3D.DWG				
SURVEYED BY: HENNON	REV.	DATE	DESCRIPTION	BY

ALTA/NSPS DESIGN SURVEY  
**240 S SPRING ST &**  
**129 W 3RD ST**  
 CITY OF LOS ANGELES,  
 CALIFORNIA

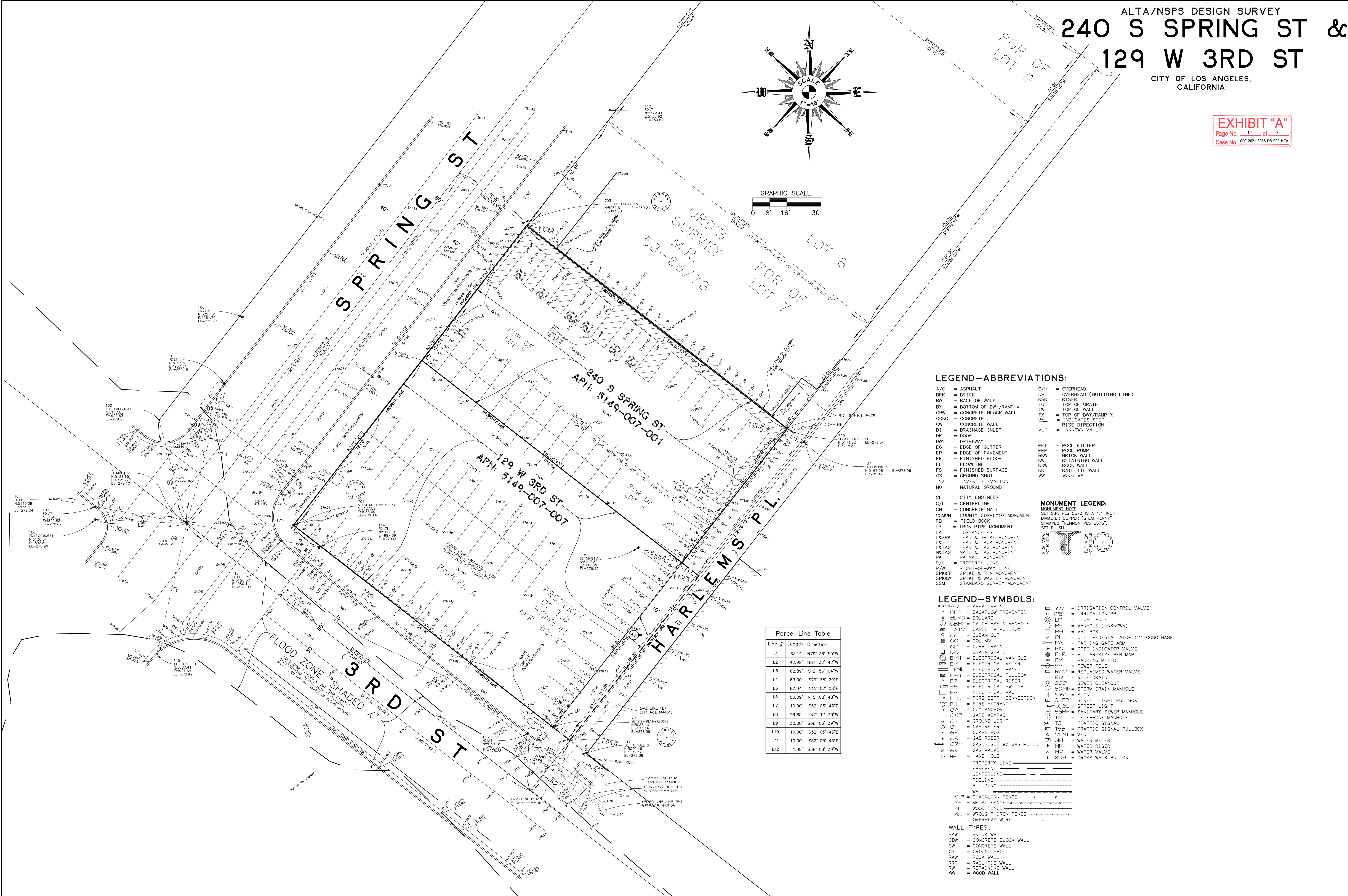
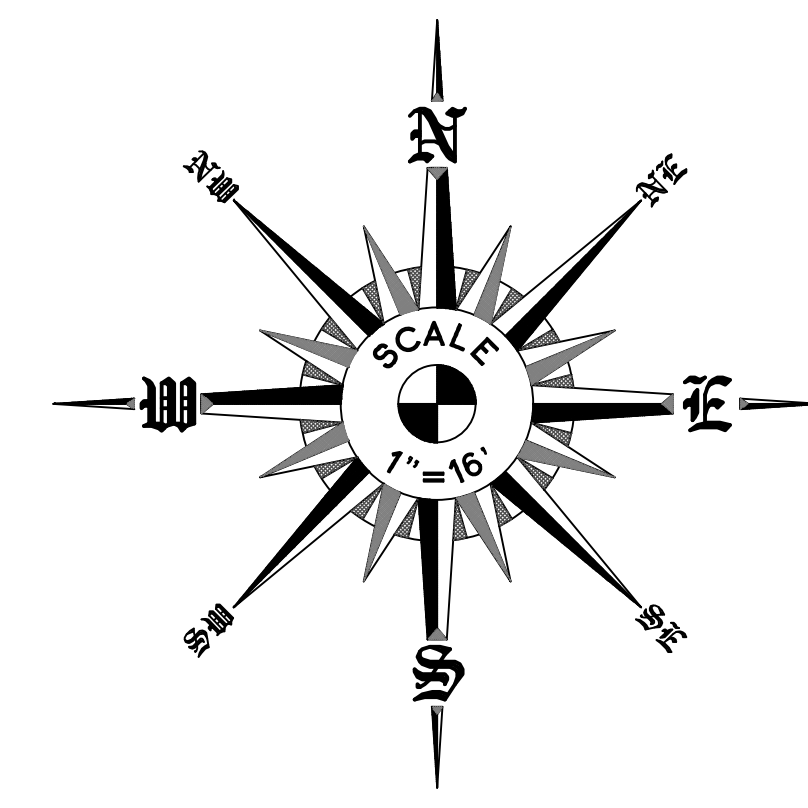
**HENNON**  
 Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD, SUITE 208  
 GLENDALE, CALIFORNIA 91207  
 (818)243-0640  
 EMAIL: INFO@HENNON.COM WEB: HENNON.COM

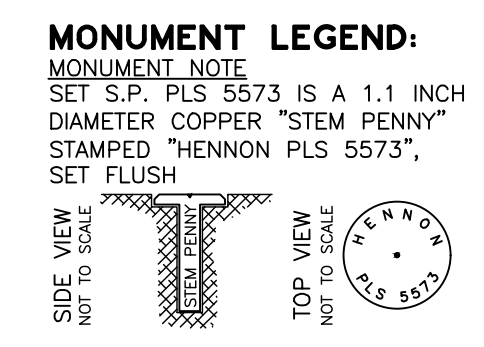
DATE: 12-16-2020
SCALE: 1 INCH EQUALS 16 FEET
CONTOUR INTERVAL: N/A
PROJECT NO: 3973
SHEET ONE OF TWO SHEETS

ALTA/NSPS DESIGN SURVEY  
**240 S SPRING ST &  
 129 W 3RD ST**  
 CITY OF LOS ANGELES,  
 CALIFORNIA

**EXHIBIT "A"**  
 Page No. 12 of 32  
 Case No. CPC-2021-3038-08-SPR-HCA



- LEGEND-ABBREVIATIONS:**
- A/C = ASPHALT
  - BRK = BRICK
  - BW = BACK OF WALK
  - BX = BOTTOM OF DWY/RAMP X
  - CBW = CONCRETE BLOCK WALL
  - CONC = CONCRETE
  - CW = CONCRETE WALL
  - DI = DRAINAGE INLET
  - DR = DOOR
  - DWY = DRIVEWAY
  - EG = EDGE OF GUTTER
  - EP = EDGE OF PAVEMENT
  - FF = FINISHED FLOOR
  - FL = FLOWLINE
  - GS = GROUND SHOT
  - INV = INVERT ELEVATION
  - NG = NATURAL GROUND
  - O/H = OVERHEAD
  - OH = OVERHEAD (BUILDING LINE)
  - RSR = RISER
  - TG = TOP OF GRATE
  - TW = TOP OF WALL
  - TX = TOP OF DWY/RAMP X
  - UF = INDICATES STEP
  - RI = RISE DIRECTION
  - VLT = UNKNOWN VAULT
  - PFT = POOL FILTER
  - PPP = POOL PUMP
  - EP = EDGE OF PAVEMENT
  - FF = FINISHED FLOOR
  - FL = FLOWLINE
  - GS = GROUND SHOT
  - INV = INVERT ELEVATION
  - NG = NATURAL GROUND
  - CE = CITY ENGINEER
  - C/L = CENTERLINE
  - CN = CONCRETE NAIL
  - CSMON = COUNTY SURVEYOR MONUMENT
  - FB = FIELD BOOK
  - IP = IRON PIPE MONUMENT
  - LA = LOS ANGELES
  - L&SPK = LEAD & SPIKE MONUMENT
  - L&T = LEAD & TACK MONUMENT
  - L&TAG = LEAD & TAG MONUMENT
  - N&TAG = NAIL & TAG MONUMENT
  - PK = PK NAIL MONUMENT
  - P/L = PROPERTY LINE
  - R/W = RIGHT-OF-WAY LINE
  - SPK&T = SPIKE & TIN MONUMENT
  - SPK&W = SPIKE & WASHER MONUMENT
  - SSM = STANDARD SURVEY MONUMENT



- LEGEND-SYMBOLS:**
- AD = AREA DRAIN
  - BFP = BACKFLOW PREVENTER
  - BLRD = BOLLARD
  - CBMH = CATCH BASIN MANHOLE
  - CATV = CABLE TV PULLBOX
  - CO = CLEAN OUT
  - COL = COLUMN
  - CD = CURB DRAIN
  - DG = DRAIN GRATE
  - EMH = ELECTRICAL MANHOLE
  - EM = ELECTRICAL METER
  - EPNL = ELECTRICAL PANEL
  - EPB = ELECTRICAL PULLBOX
  - ER = ELECTRICAL RISER
  - ES = ELECTRICAL SWITCH
  - EV = ELECTRICAL VAULT
  - FDC = FIRE DEPT. CONNECTION
  - PH = FIRE HYDRANT
  - SA = GUY ANCHOR
  - GKP = GATE KEYPAD
  - GL = GROUND LIGHT
  - GM = GAS METER
  - GP = GUARD POST
  - GR = GAS RISER
  - GRM = GAS RISER W/ GAS METER
  - GV = GAS VALVE
  - HH = HAND HOLE
  - ICV = IRRIGATION CONTROL VALVE
  - IPB = IRRIGATION PB
  - LP = LIGHT POLE
  - MH = MANHOLE (UNKNOWN)
  - MB = MAILBOX
  - PI = UTIL PEDESTAL ATOP 12" CONC BASE
  - PV = PARKING GATE ARM
  - PIV = POST INDICATOR VALVE
  - PLR = PILLAR-SIZE PER MAP
  - PM = PARKING METER
  - SDMH = STORM DRAIN MANHOLE
  - RCV = RECLAIMED WATER VALVE
  - RD = ROOF DRAIN
  - SCO = SEWER CLEANOUT
  - SDMH = STORM DRAIN MANHOLE
  - SL = SIGN
  - SLPB = STREET LIGHT PULLBOX
  - SL = STREET LIGHT
  - SSMH = SANITARY SEWER MANHOLE
  - TH = TELEPHONE MANHOLE
  - TS = TRAFFIC SIGNAL
  - TSP = TRAFFIC SIGNAL PULLBOX
  - VENT = VENT
  - WM = WATER METER
  - WR = WATER RISER
  - WV = WATER VALVE
  - XWB = CROSS WALK BUTTON

**Parcel Line Table**

Line #	Length	Direction
L1	63.14'	N79° 36' 55"W
L2	42.92'	N87° 32' 42"W
L3	62.89'	S12° 56' 04"W
L4	63.00'	S79° 38' 29"E
L5	67.94'	N15° 02' 08"E
L6	50.09'	N15° 08' 48"W
L7	10.00'	S52° 05' 43"E
L8	26.85'	N2° 31' 33"W
L9	30.00'	S38° 06' 39"W
L10	10.00'	S52° 05' 43"E
L11	10.00'	S52° 05' 43"E
L12	1.99'	S38° 06' 39"W

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THOMAS GUIDE: 634-F4	REV.	DATE	DESCRIPTION	BY
LA CITY DIST. MAP: 130-5A-213				
TAX APN: 5149-007-007 & 5149-007-001				
DWG: 3973-ALTA-DESIGN-C3D.DWG				
SURVEYED BY: HENNON				

ALTA/NSPS DESIGN SURVEY  
**240 S SPRING ST &  
 129 W 3RD ST**  
 CITY OF LOS ANGELES,  
 CALIFORNIA

**HENNON**  
 Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD, SUITE 208  
 GLENDALE, CALIFORNIA 91207  
 (818)243-0640  
 EMAIL: INFO@HENNON.COM WEB: HENNON.COM

DATE: 12-16-2020	SHEET TWO OF TWO SHEETS
SCALE: 1 INCH EQUALS 16 FEET	
CONTOUR INTERVAL: N/A	
PROJECT NO: 3973	



RELEVANT

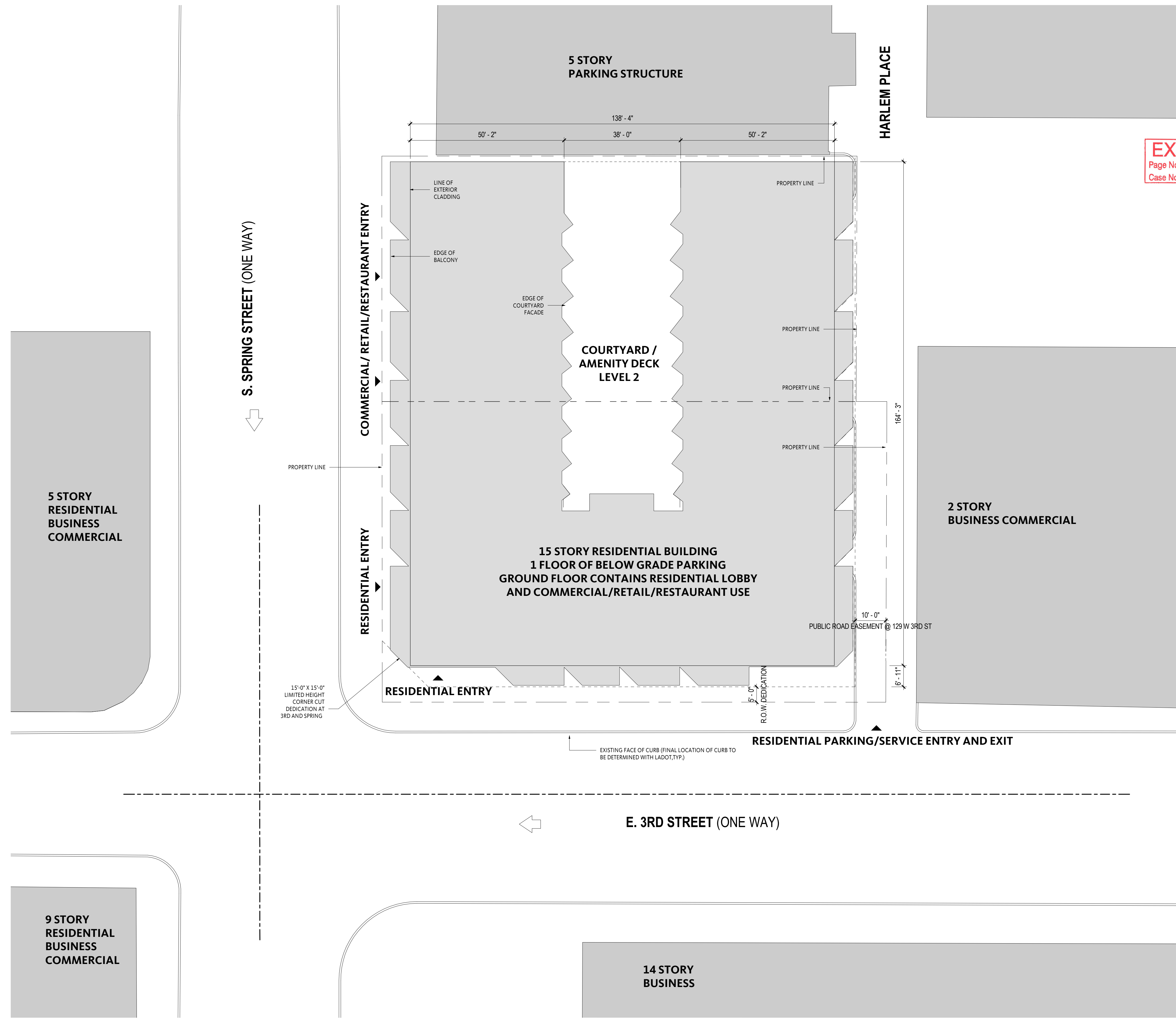
121 West 3rd Street Los Angeles, CA 90013

**Gensler**

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Fax 213.327.3601

**EXHIBIT "A"**  
Page No. 13 of 32  
Case No. CPC-2021-3038-DB-SPR-HCA



Date	Description
10/06/2021	100% ENTITLEMENT SET
10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
ONE TWENTY ONE

Project Number  
005.2878.000

Description  
SITE PLAN

Scale  
1/16" = 1'-0"

**A1.01**



**EXHIBIT "A"**  
 Page No. 14 of 32  
 Case No. CPC-2021-3038-DB-SPR-HCA

# Gensler

500 South Figueroa Street  
 Los Angeles, California 90071  
 United States  
 Tel 213.327.3600  
 Fax 213.327.3601

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR CONSTRUCTION**

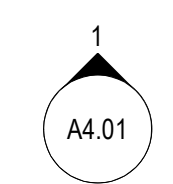
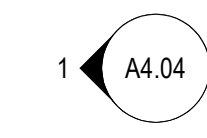
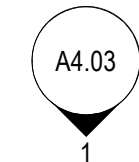
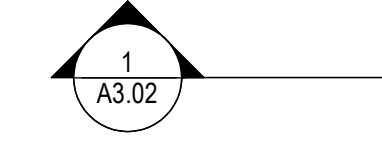
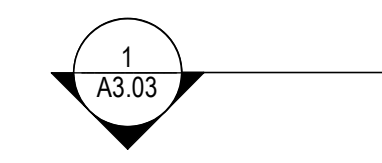
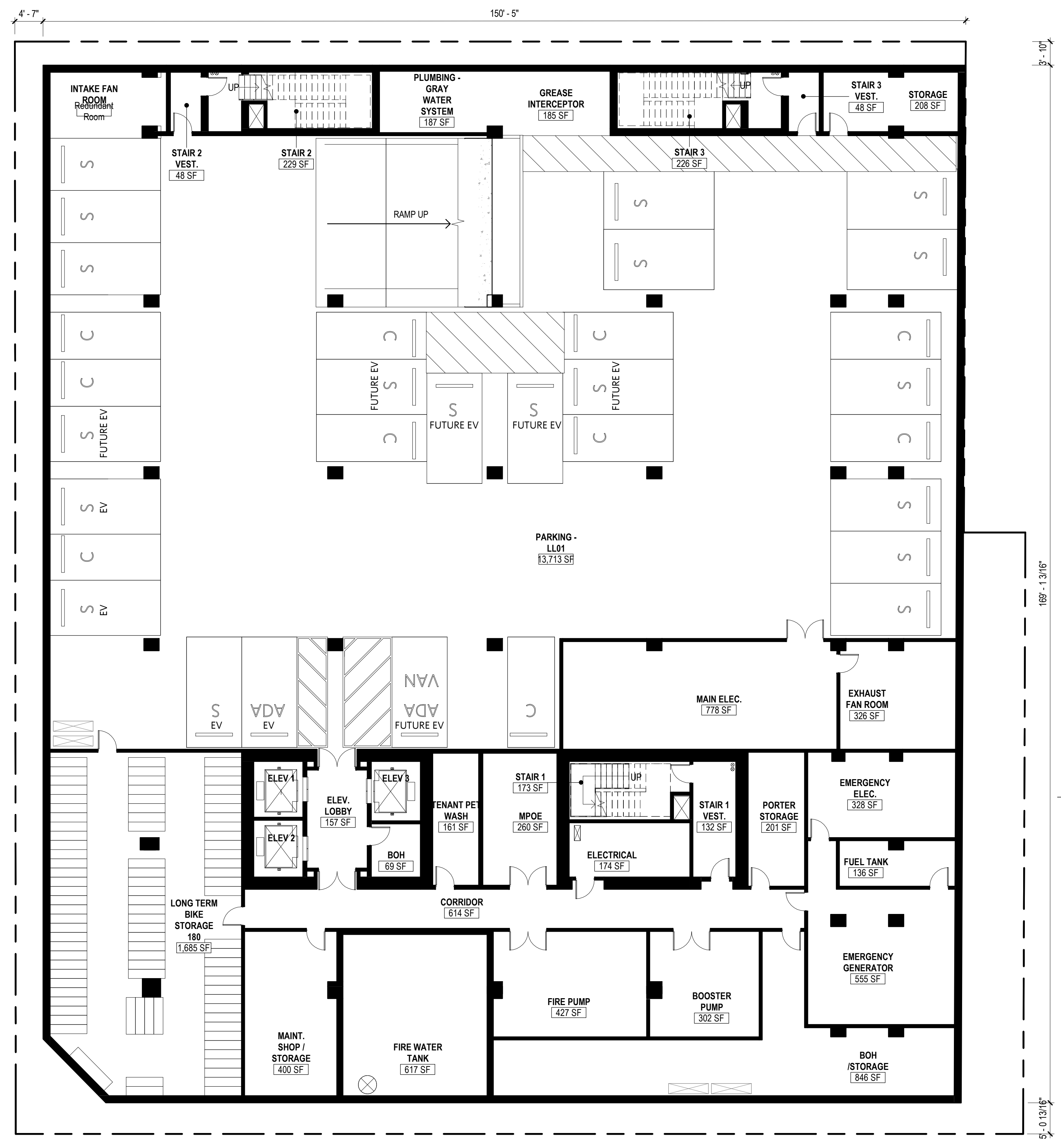
Project Name  
 ONE TWENTY ONE

Project Number  
 005.2878.000

Description  
 FLOOR PLAN - LOWER LEVEL

Scale  
 3/32" = 1'-0"

**A2.01**



10/29/2021 11:20:51 AM BIM 360://005.2878.000 - Relevant Group 121 West 3rd Street Los Angeles Architecture\_121 West 3rd\_F201.rvt



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 Case No. CPC-2021-3038-DB-SPR-HCA

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1 10/06/2021	100% ENTITLEMENT SET
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**NOT FOR CONSTRUCTION**

Project Name  
 ONE TWENTY ONE

Project Number  
 005.2878.000

Description  
 FLOOR PLAN - LEVEL 01

Scale  
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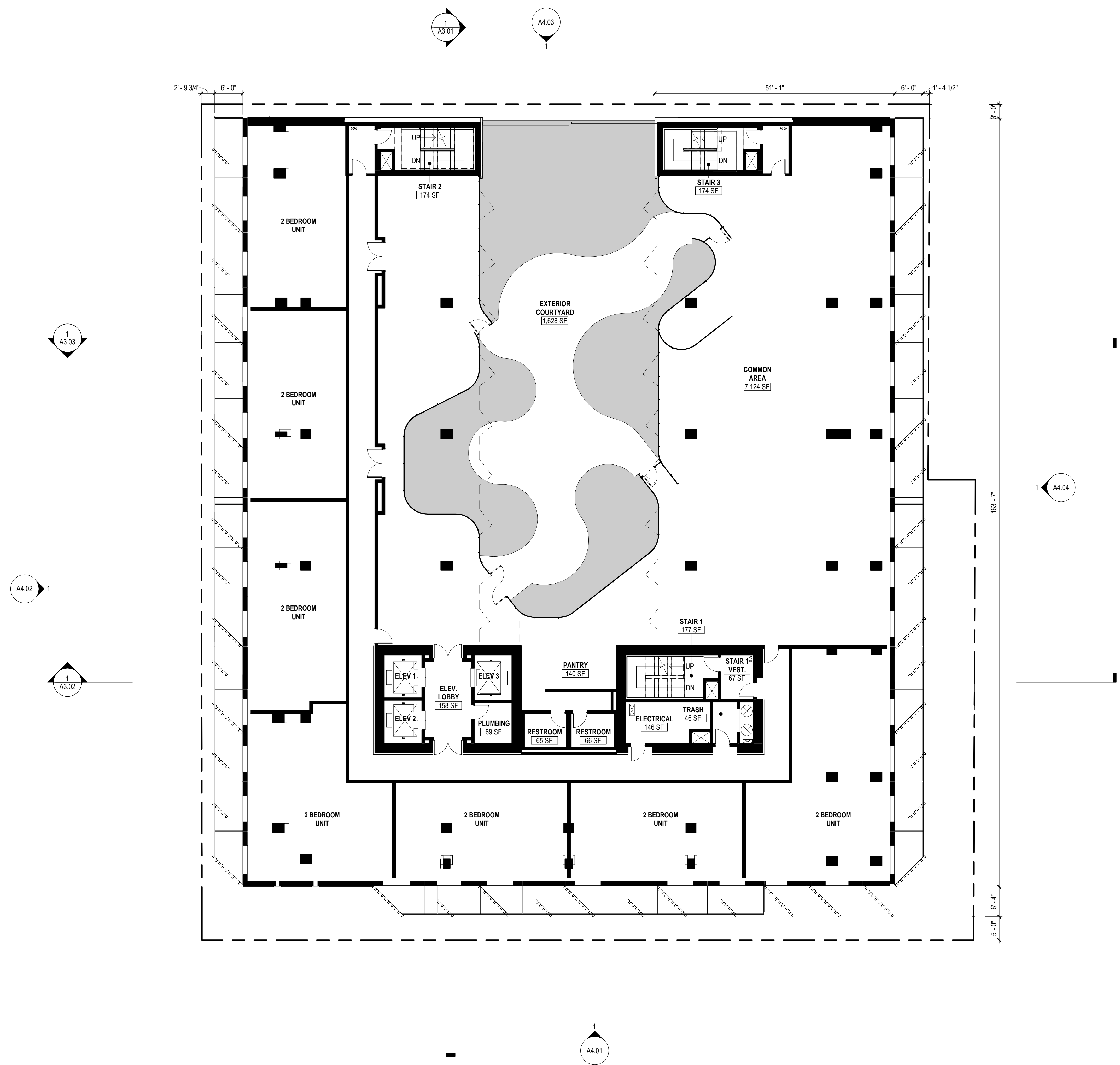
**A2.02**



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Los Angeles, California 90071  
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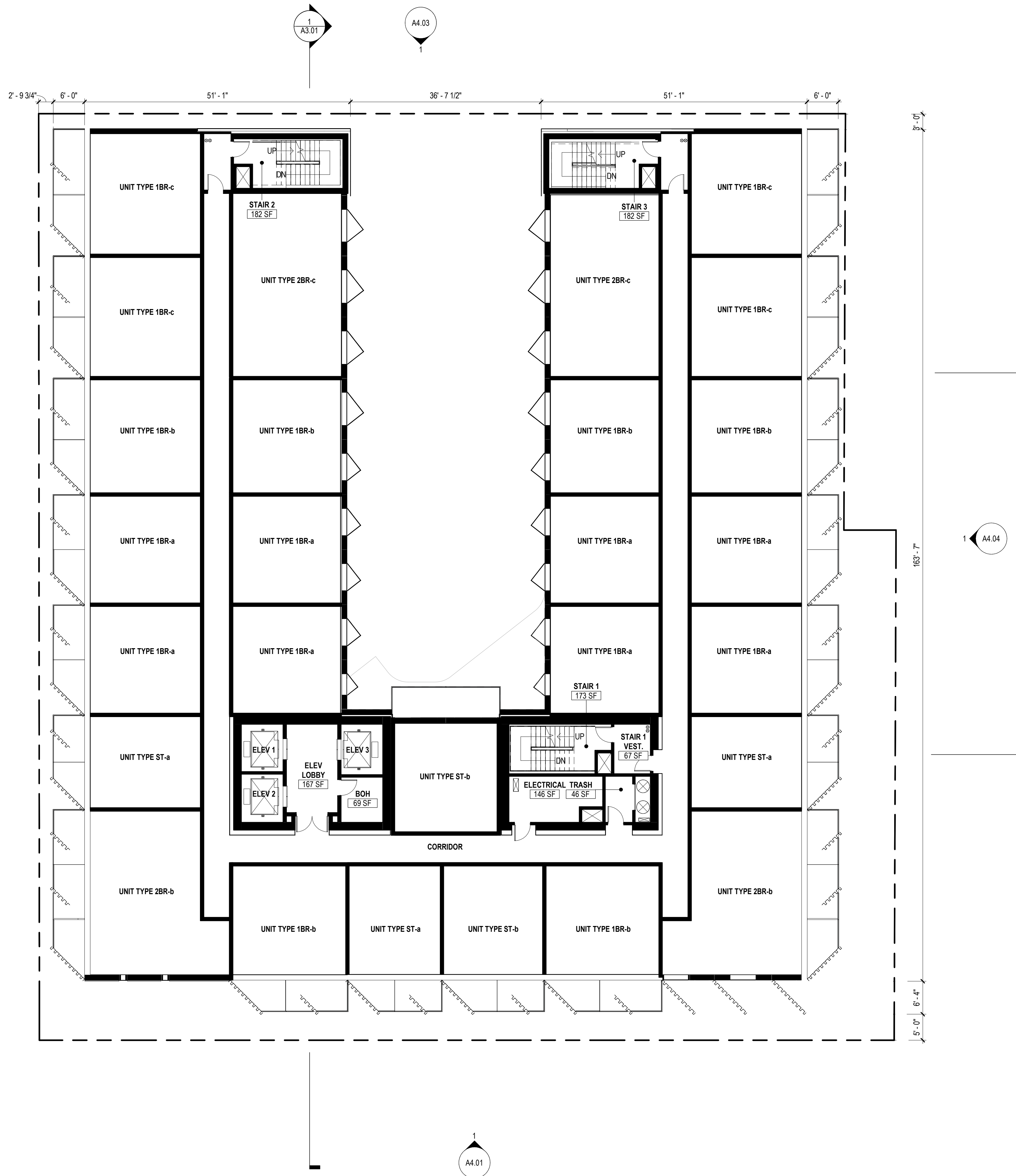
Project Name  
ONE TWENTY ONE

Project Number  
005.2878.000

Description  
FLOOR PLAN - LEVEL 02

Scale  
3/32" = 1'-0"

# A2.03



**EXHIBIT "A"**  
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Project Name  
 ONE TWENTY ONE

Project Number  
 005.2878.000

Description  
 FLOOR PLAN - LEVEL 03-14

Scale  
 3/32" = 1'-0"

**A2.04**

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1 10/06/2021	100% ENTITLEMENT SET
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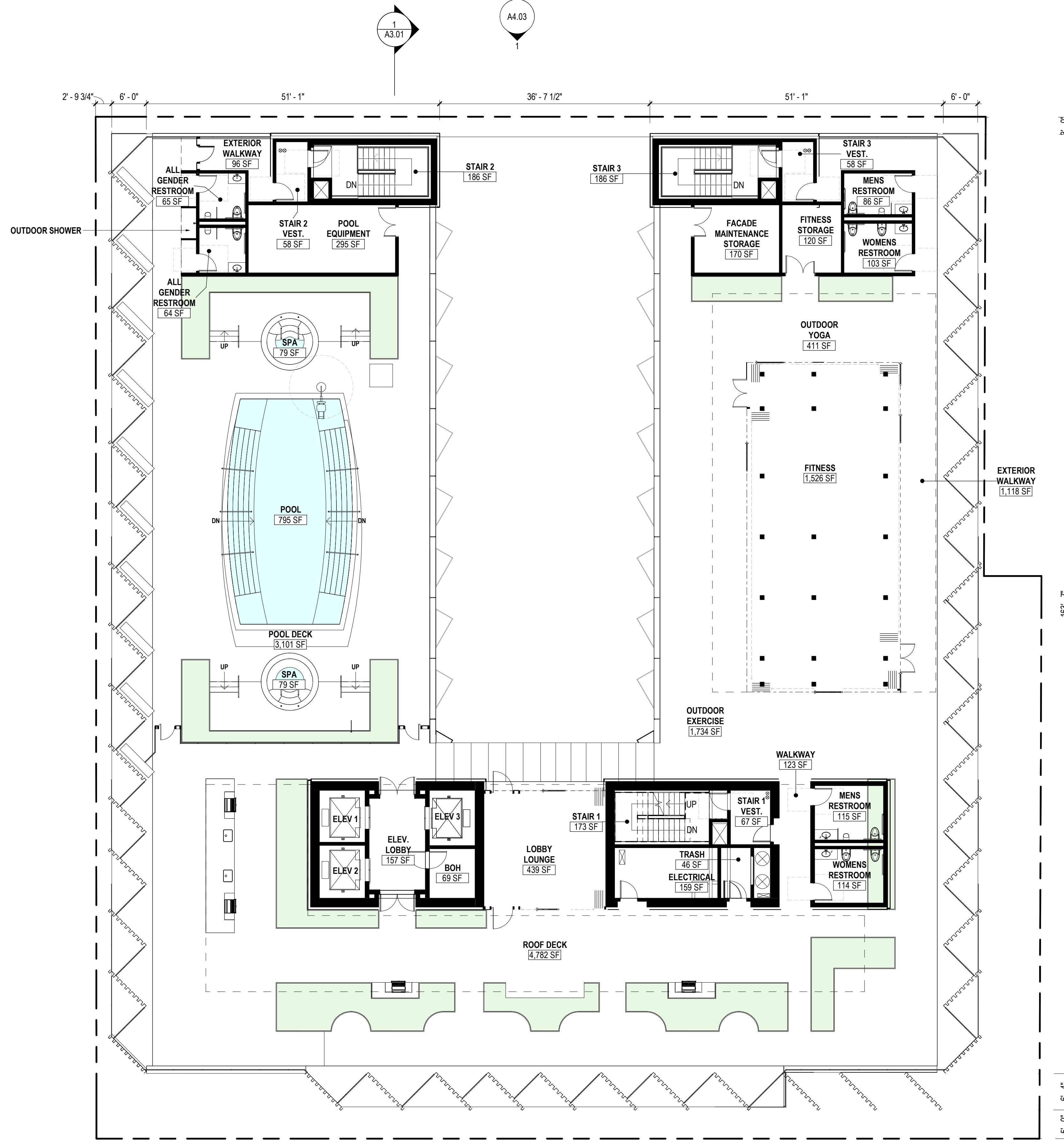
Project Name  
**ONE TWENTY ONE**

Project Number  
**005.2878.000**

Description  
**FLOOR PLAN - LEVEL 15 ROOF DECK**

Scale  
**3/32" = 1'-0"**

# A2.05



10/29/2021 2:23:24 PM BIM\_360/005.2878.00 - Relevant Group 121 West 3rd Street Los Angeles Architecture\_121 West 3rd\_F20.rvt

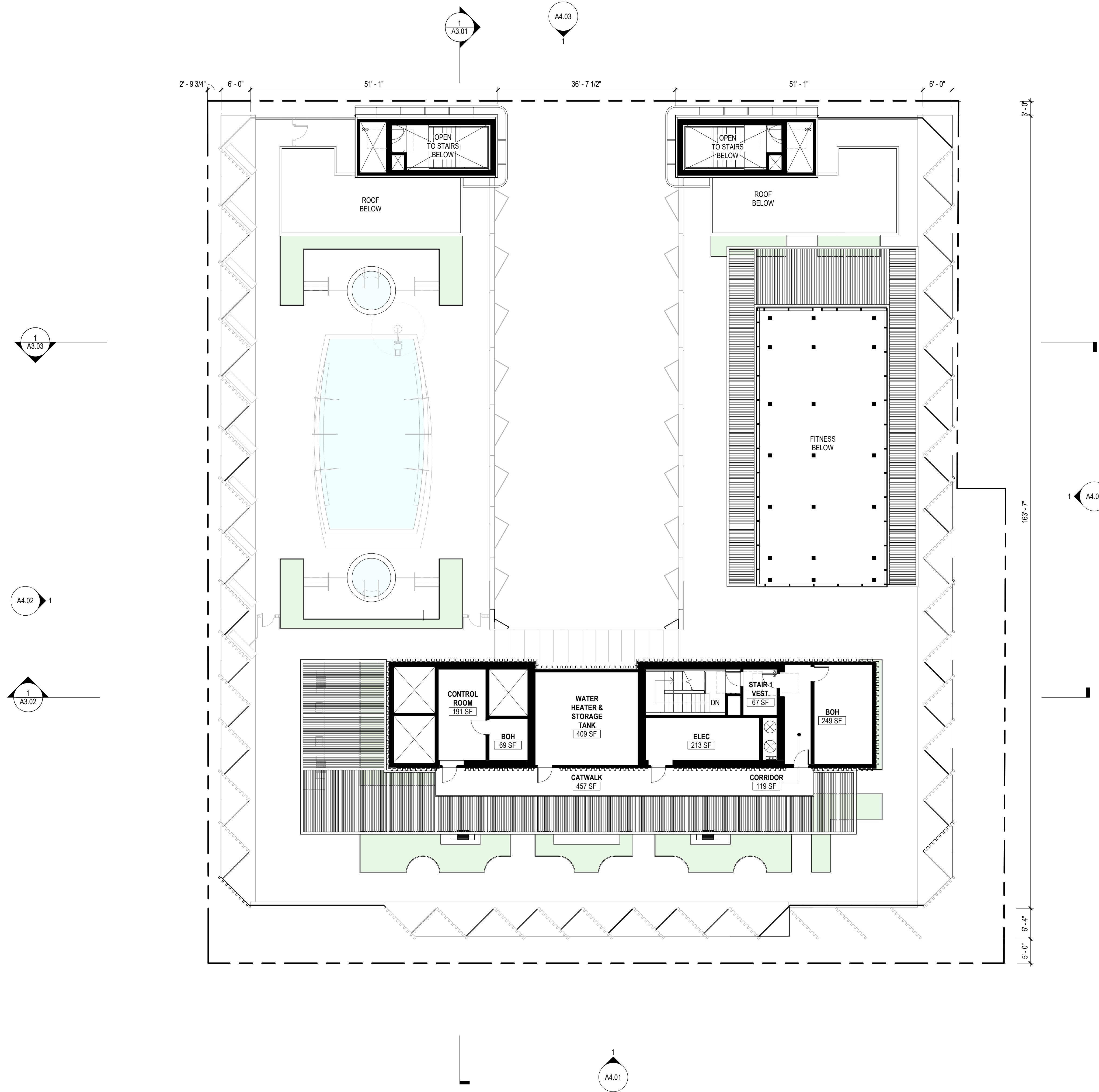


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## NOT FOR CONSTRUCTION

Project Name  
ONE TWENTY ONE

Project Number  
005.2878.000

Description  
FLOOR PLAN - PENTHOUSE LEVEL

Scale  
3/32" = 1'-0"

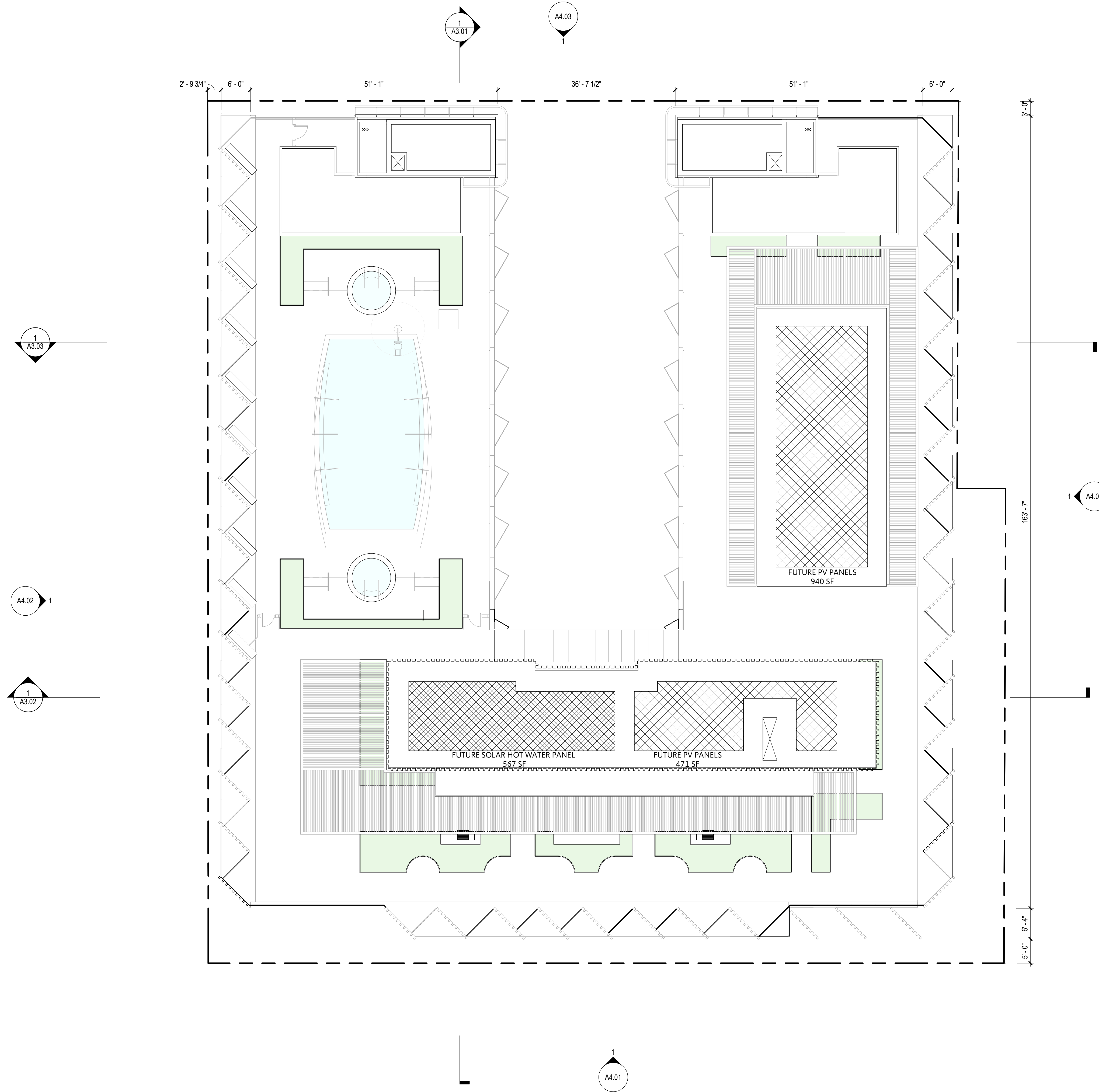
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Date	Description
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Seal / Signature

## NOT FOR CONSTRUCTION

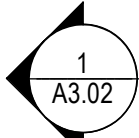
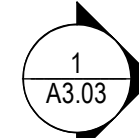
Project Name  
ONE TWENTY ONE

Project Number  
005.2878.000

Description  
ROOF PLAN

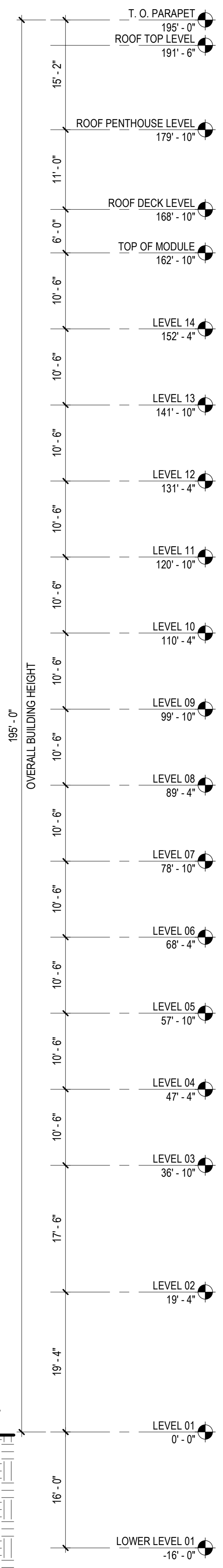
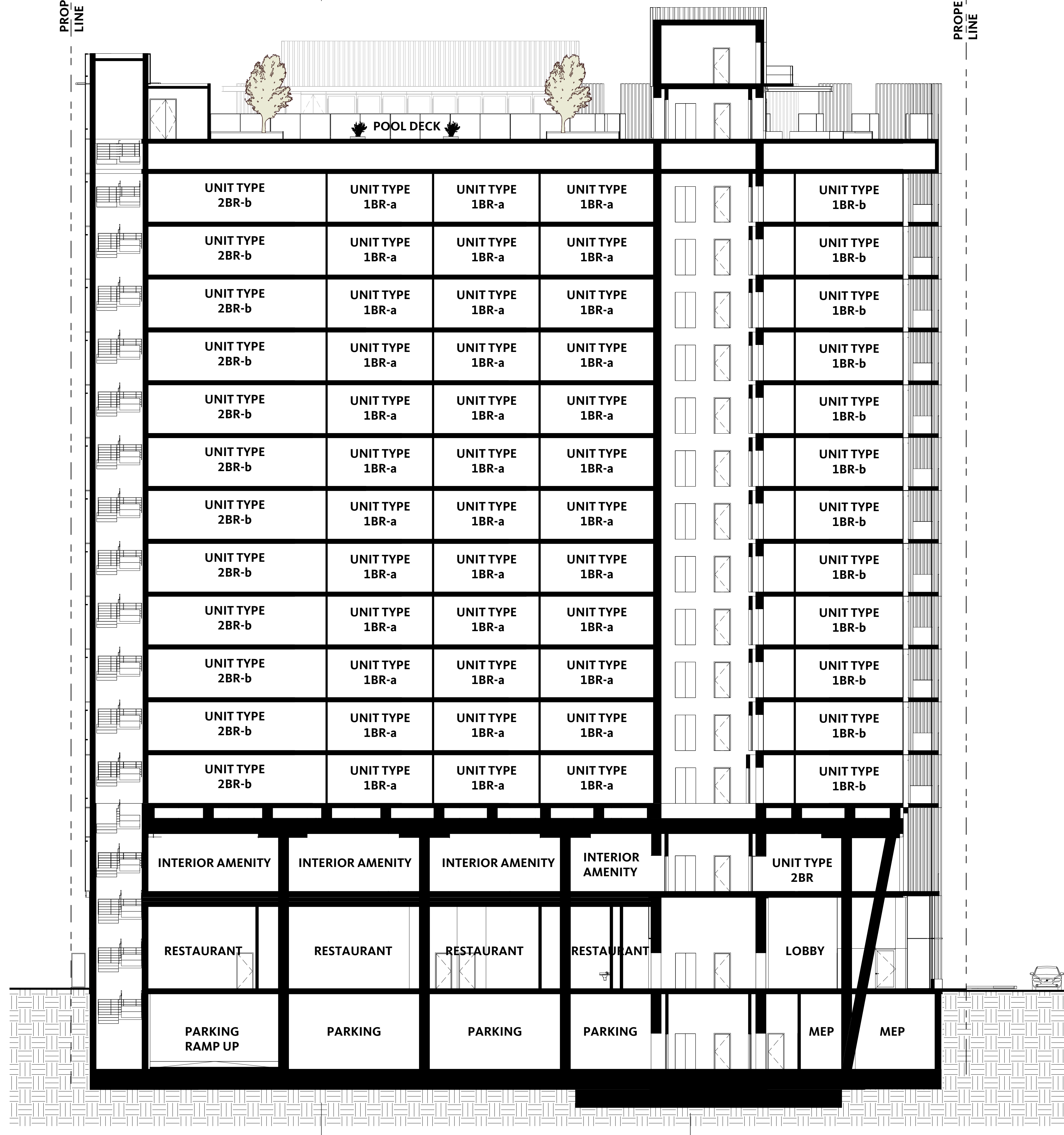
Scale  
3/32" = 1'-0"

# A2.07



PROPERTY LINE

PROPERTY LINE



**EXHIBIT "A"**  
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Date	Description
10/06/2021	100% ENTITLEMENT SET
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## NOT FOR CONSTRUCTION

Project Name  
**ONE TWENTY ONE**

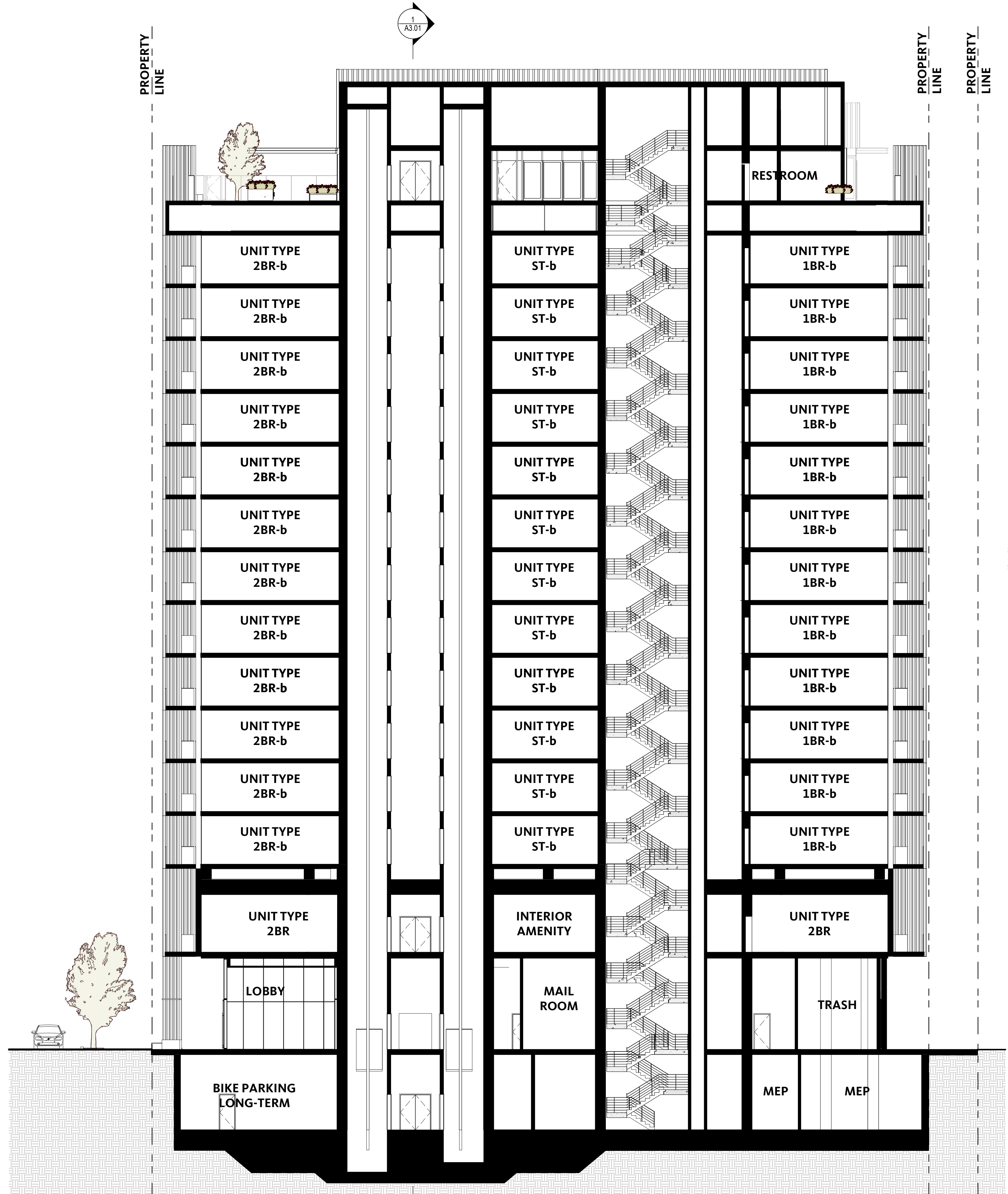
Project Number  
**005.2878.000**

Description  
**BUILDING SECTIONS N-S**

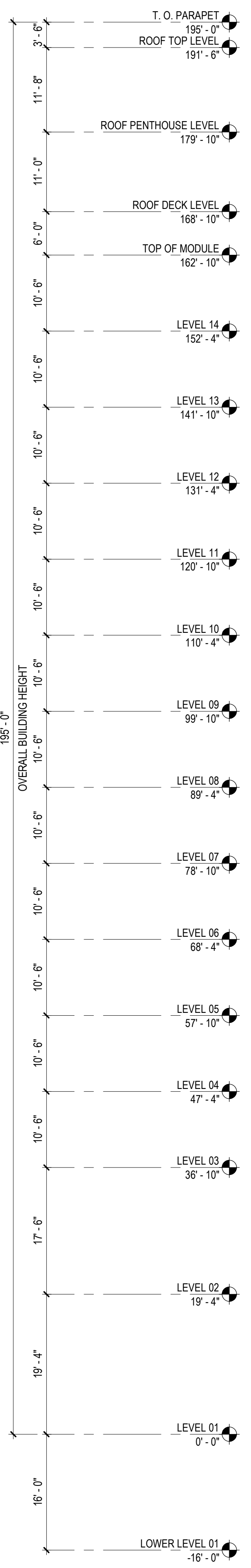
Scale  
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# A3.01

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A3.01



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Project Name  
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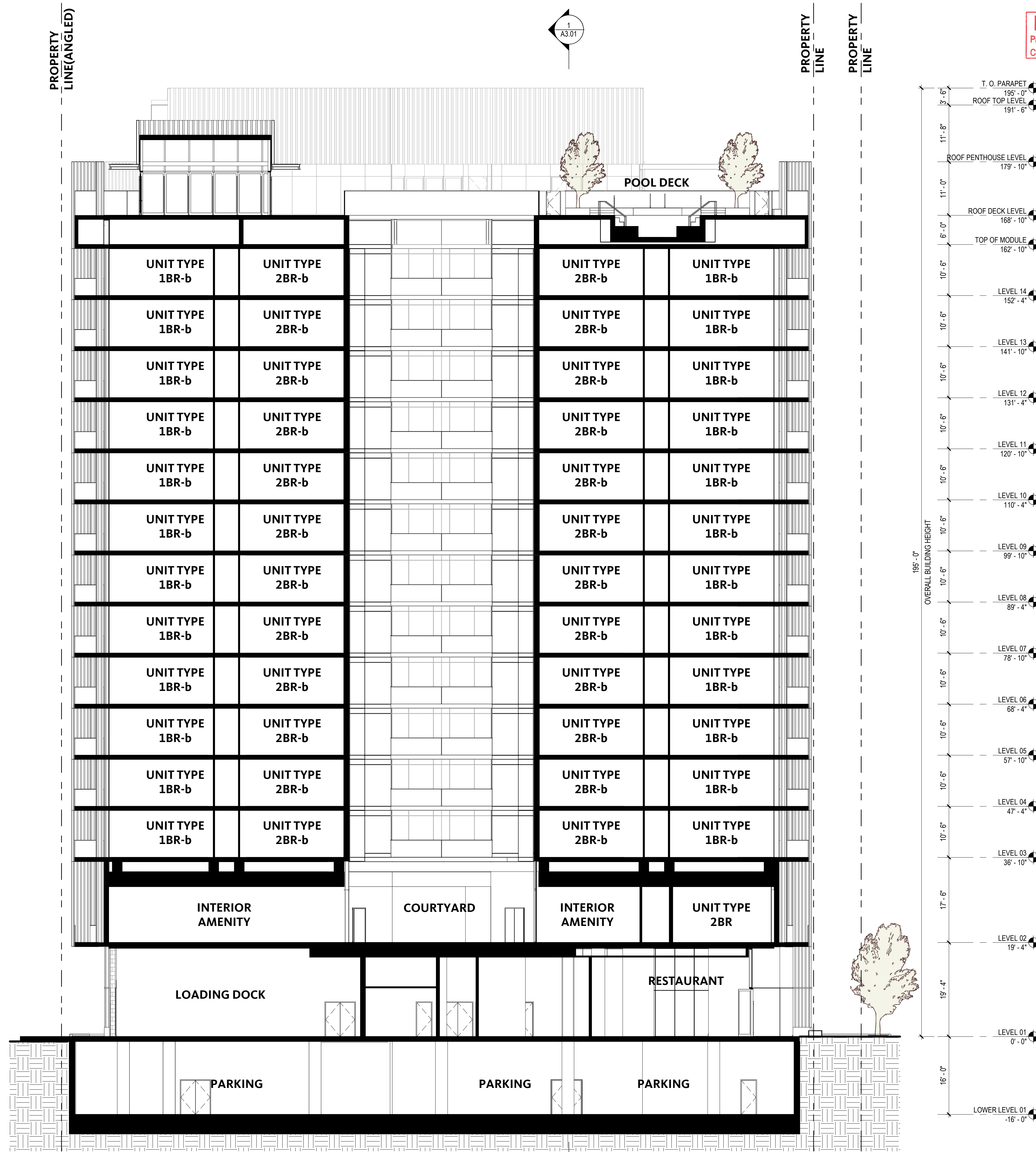
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Description  
 BUILDING SECTIONS E-W

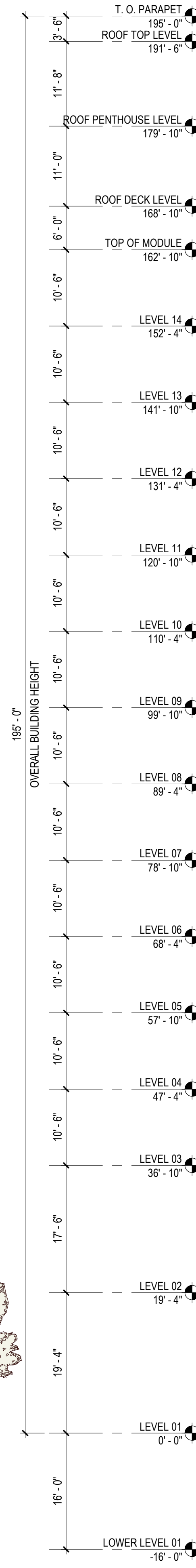
Scale  
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**A3.02**

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Date	Description
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**NOT FOR CONSTRUCTION**

Project Name  
 ONE TWENTY ONE

Project Number  
 005.2878.000

Description  
 BUILDING SECTIONS E-W

Scale  
 3/32" = 1'-0"

**A3.03**





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Case No. CPC-2021-3038-06-SPR-HCA

Date	Description
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**NOT FOR  
CONSTRUCTION**

Project Name  
**ONE TWENTY ONE**

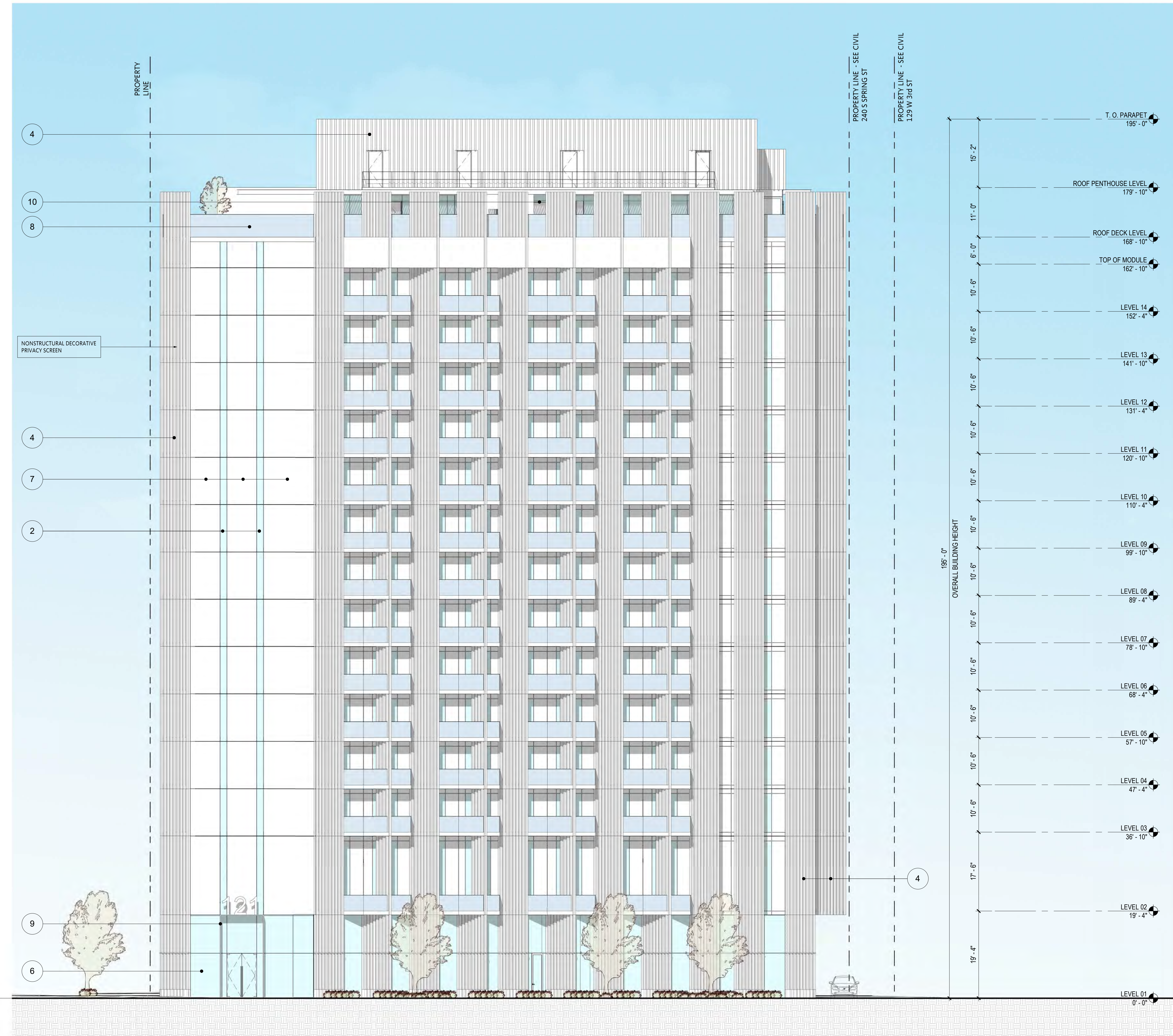
Project Number  
**005.2878.000**

Description  
**BUILDING ELEVATIONS -  
SOUTH/EAST**

Scale  
**3/32" = 1'-0"**

**A4.01**

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NONSTRUCTURAL DECORATIVE  
PRIVACY SCREEN

- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM



RELEVANT GROUP

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**EXHIBIT "A"**  
Page No. 25 of 32  
Case No. CPC-2021-3038-OB-SPR-HCA

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1 10/06/2021	100% ENTITLEMENT SET
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Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
**ONE TWENTY ONE**

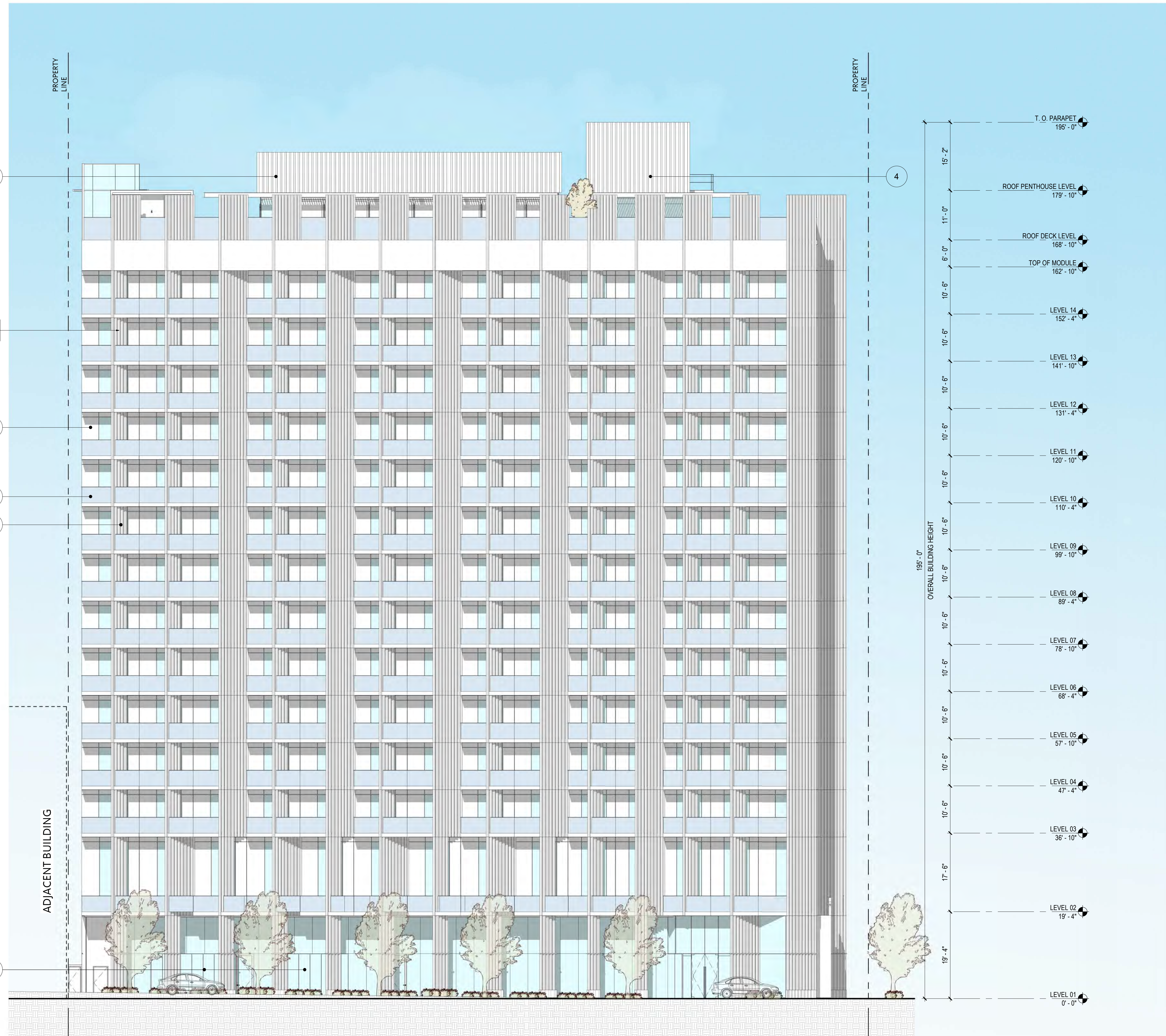
Project Number  
**005.2878.000**

Description  
**BUILDING ELEVATIONS - SOUTH/WEST**

Scale  
**3/32" = 1'-0"**

**A4.02**

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NONSTRUCTURAL DECORATIVE PRIVACY SCREEN

4

5

8

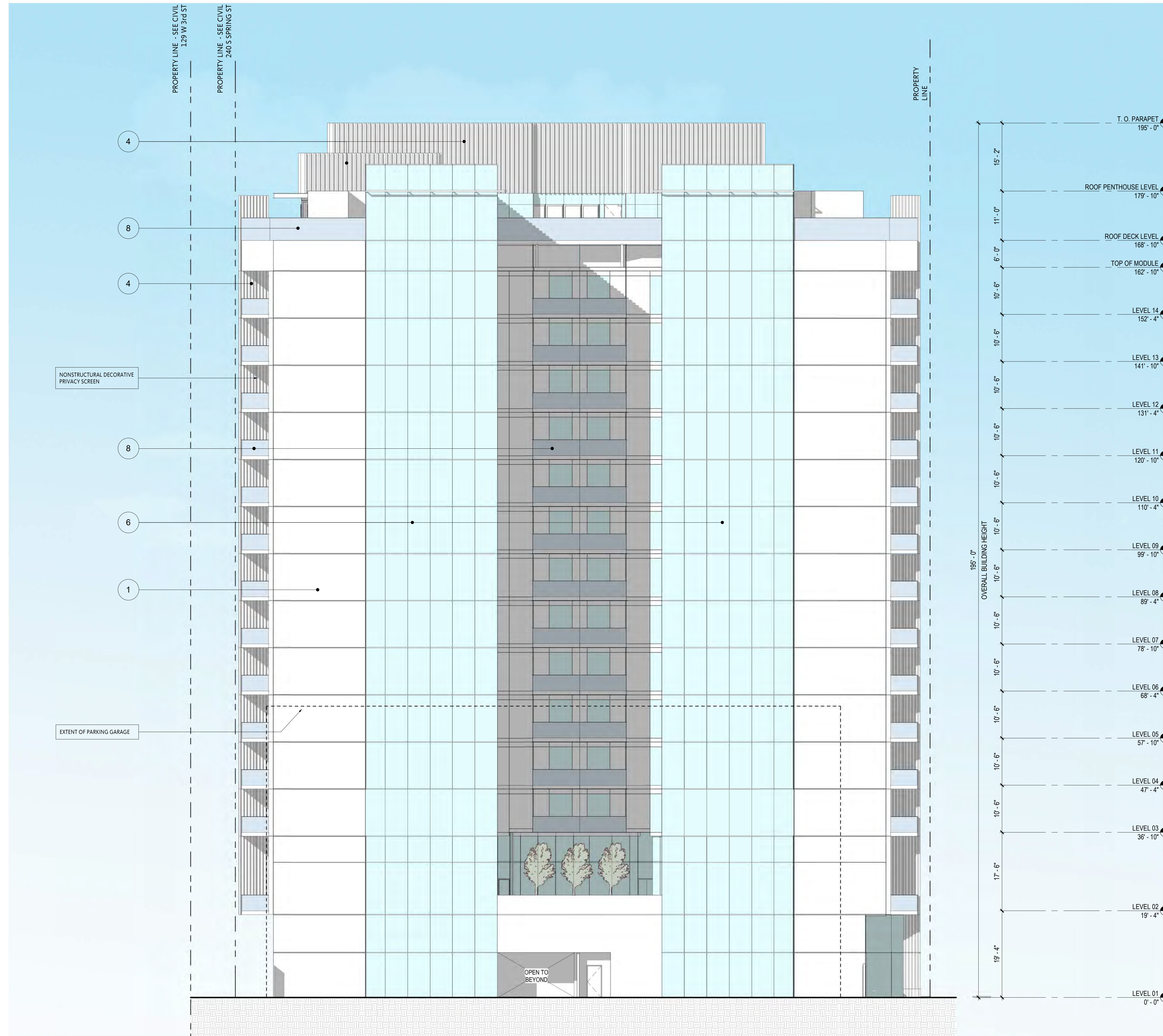
4

10

- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM

10/9/2021 11:54:33 PM BIM-360/005.2878.000 - Relevant Group 121 West 3rd Street Los Angeles Architecture\_121 West 3rd\_F201.rvt

- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM



**EXHIBIT "A"**  
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 Case No. CPC-2021-3038-DB-SPR-HCA

Date	Description
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2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
**ONE TWENTY ONE**

Project Number  
**005.2878.000**

Description  
**BUILDING ELEVATIONS - NORTH/WEST**

Scale  
**3/32" = 1'-0"**

**A4.03**



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Case No. CPC-2021-3038-DB-SPR-HCA

Date	Description
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CONSTRUCTION**

Project Name  
**ONE TWENTY ONE**

Project Number  
**005.2878.000**

Description  
**BUILDING ELEVATIONS -  
NORTH/EAST**

Scale  
**3/32" = 1'-0"**

**A4.04**

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PROPERTY LINE

4

8

1

NONSTRUCTURAL DECORATIVE PRIVACY SCREEN

1

8

2

PROPERTY LINE

T. O. PARAPET 195'-0"

15'-2"

ROOF PENTHOUSE LEVEL 179'-10"

11'-0"

ROOF DECK LEVEL 168'-10"

6'-0"

TOP OF MODULE 162'-10"

10'-6"

LEVEL 14 152'-4"

10'-6"

LEVEL 13 141'-10"

10'-6"

LEVEL 12 131'-4"

10'-6"

LEVEL 11 120'-10"

10'-6"

LEVEL 10 110'-4"

10'-6"

LEVEL 09 99'-10"

10'-6"

LEVEL 08 89'-4"

10'-6"

LEVEL 07 78'-10"

10'-6"

LEVEL 06 68'-4"

10'-6"

LEVEL 05 57'-10"

10'-6"

LEVEL 04 47'-4"

10'-6"

LEVEL 03 36'-10"

17'-6"

LEVEL 02 19'-4"

19'-4"

LEVEL 01 0'-0"

OVERALL BUILDING HEIGHT 195'-0"

- ① ULTRA HIGH PERFORMANCE CONCRETE PANEL
- ② GLAZED CONCRETE MASONRY UNIT
- ③ EXPOSED CONCRETE
- ④ PERFORATED METAL SCREEN
- ⑤ WINDOW WALL SYSTEM
- ⑥ UNITIZED CW SYSTEM
- ⑦ SOLID METAL PANEL
- ⑧ GLASS GUARDRAIL
- ⑨ ALUMINUM STOREFRONT
- ⑩ FOLDING GLASS DOOR SYSTEM

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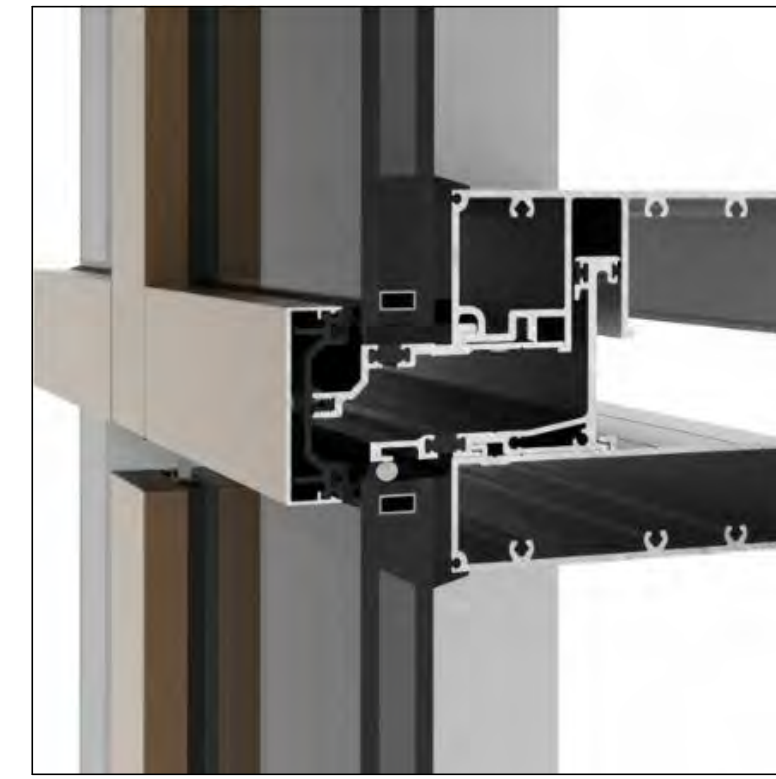
500 South Figueroa Street  
Los Angeles, California 90071  
United States  
Tel 213.327.3600  
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**EXHIBIT "A"**  
Page No. 28 of 32  
Case No. CPC-2021-3038-DB-SPR-HCA

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
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09. ALUMINUM STOREFRONT



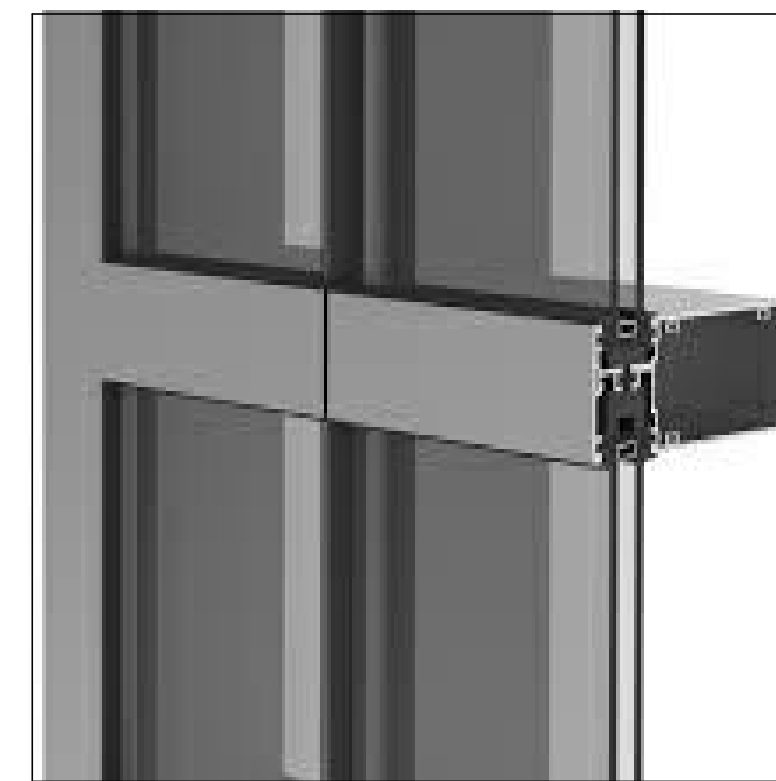
06. UNITIZED CURTAIN WALL SYSTEM



03. EXPOSED CONCRETE



08. GLASS GUARDRAIL



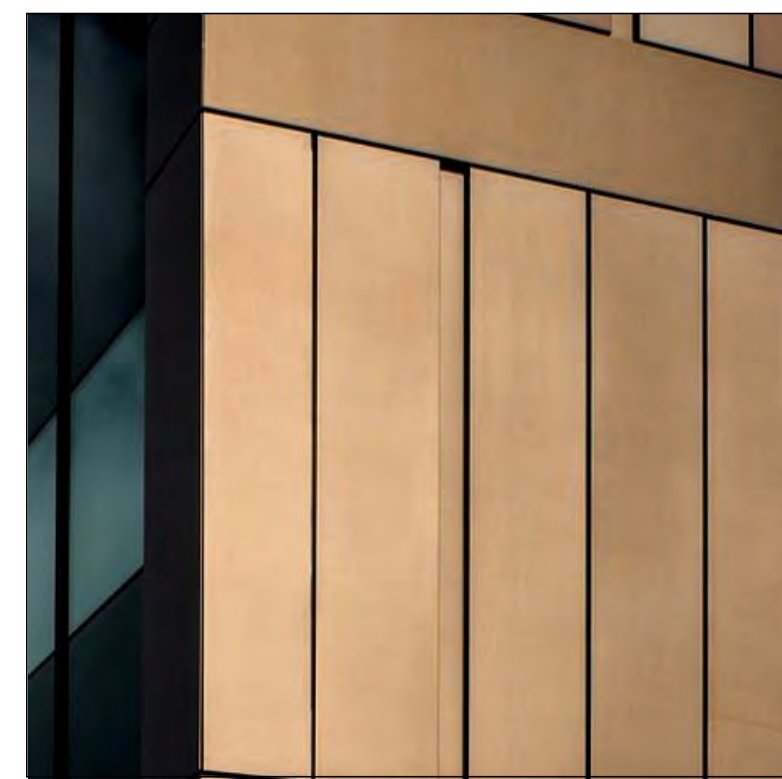
05. WINDOW WALL SYSTEM



02. GLAZED CONCRETE MASONRY UNIT



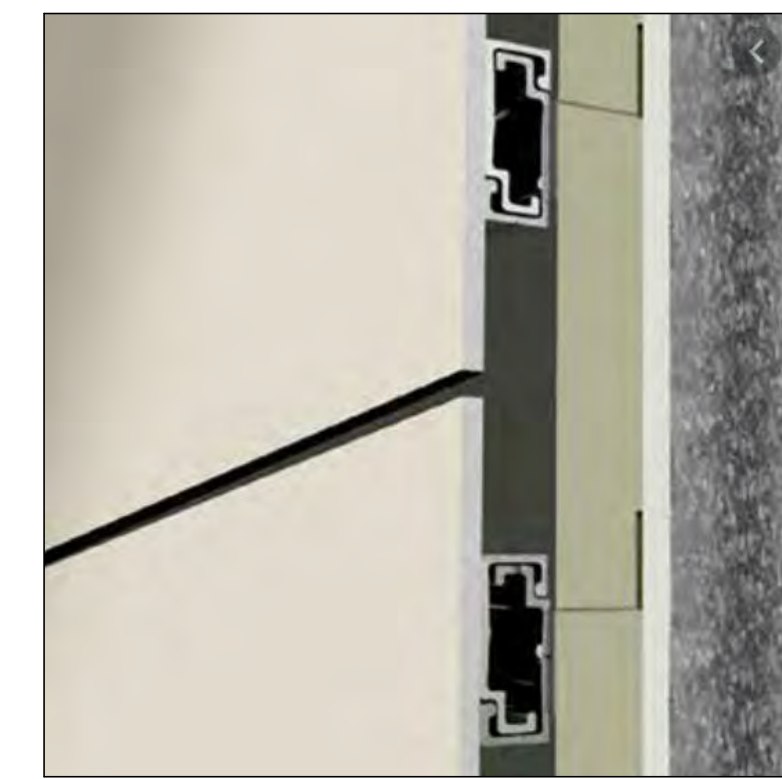
10. FOLDING GLASS DOOR SYSTEM



07. SOLID METAL PANEL



04. PERFORATED METAL SCREEN



01. ULTRA HIGH PERFORMANCE CONCRETE PANEL

Seal / Signature

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CONSTRUCTION**

Project Name

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Project Number

005.2878.000

Description

EXTERIOR MATERIALS

Scale

NOT TO SCALE

**A5.01**

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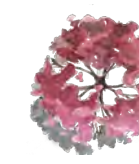
SALT LANDSCAPE ARCHITECTS  
423 GIN LING WAY  
LOS ANGELES, CA 90012  
T 213.234.0057  
F 323.210.7044  
SALT-LA.COM

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Page No. 29 of 32  
Case No. CPC-2021-3038-DB-SPR-HCA

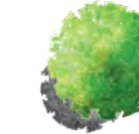
**LEGEND**

- 1. PERMEABLE PAVING
- 2. ACCENT PAVING
- 3. SIDEWALK
- 4. BUILT-IN PLANTER
- 5. LID PLANTER
- 6. PARKWAY
- 7. TREE GRATE
- 8. BENCH
- 9. TRASH RECEPTACLE
- 10. BIKE RACK
- 11. UTILITY
- 12. EXISTING STREET LIGHT TO REMAIN
- 13. EXISTING TRAFFIC LIGHT TO REMAIN
- 14. EXISTING FIRE HYDRANT TO REMAIN

**TREE LIST**



ALBIZIA JULIBRISSIN | SILK TREE



PLATANUS X ACERFOLIA | LONDON PLANETREE

**SHRUB AND GROUNDCOVER LIST**

- ARTEMIS ARBORESCENS | LARGE WORMWOOD
- BACCHARIS PILULARIS 'PIGEON POINT' | PIGEON POINT DWARF COYOTE BRUSH
- BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA
- CEONOTHUS GRISEUS VAR. HORIZONTALIS 'YANKEE POINT' |  
YANKEE POINT CEANOTHUS
- LAVANDULA X INTERMEDIA 'PROVENCE' | PROVENCE FRENCH LAVENDER
- MYOPORUM PARVIFOLIUM 'FINE LEAF FORM' |  
FINE-LEAF GROUNDCOVER MYOPORUM
- OLEA EUROPAEA 'MONTRA' | LITTLE OLIVE
- ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' |  
HUNTINGTON CARPET ROSEMARY
- WESTRINGIA FRUTICOSA 'LOW HORIZON' | LOW HORIZON COAST ROSEMARY

**LID PLANTING LIST**

- CAREX TUMULICOLA | EUROPEAN GRAY SEDGE
- JUNCUS PATENS | CALIFORNIA GRAY RUSH
- LEYMUS CONDENSATUS 'CANYON PRINCESS' | CANYON PRINCESS WILD RYE
- MYRICA CALIFORNICA | PACIFIC WAX MYRTLE

HARLEM PLACE

SOUTH SPRING STREET

WEST 3RD STREET

3 PLATANUS X ACERFOLIA  
36" BOX | LONDON PLANETREE

4 ALBIZIA JULIBRISSIN  
36" BOX | SILK TREE

LIMIT OF WORK

10/6/2021 2:06:00 PM BIM:360/005.2878.000 - Relevant Group 121 West 3rd Street Los Angeles, CA Architecture\_121 West 3rd\_R20.rvt

Date	Description
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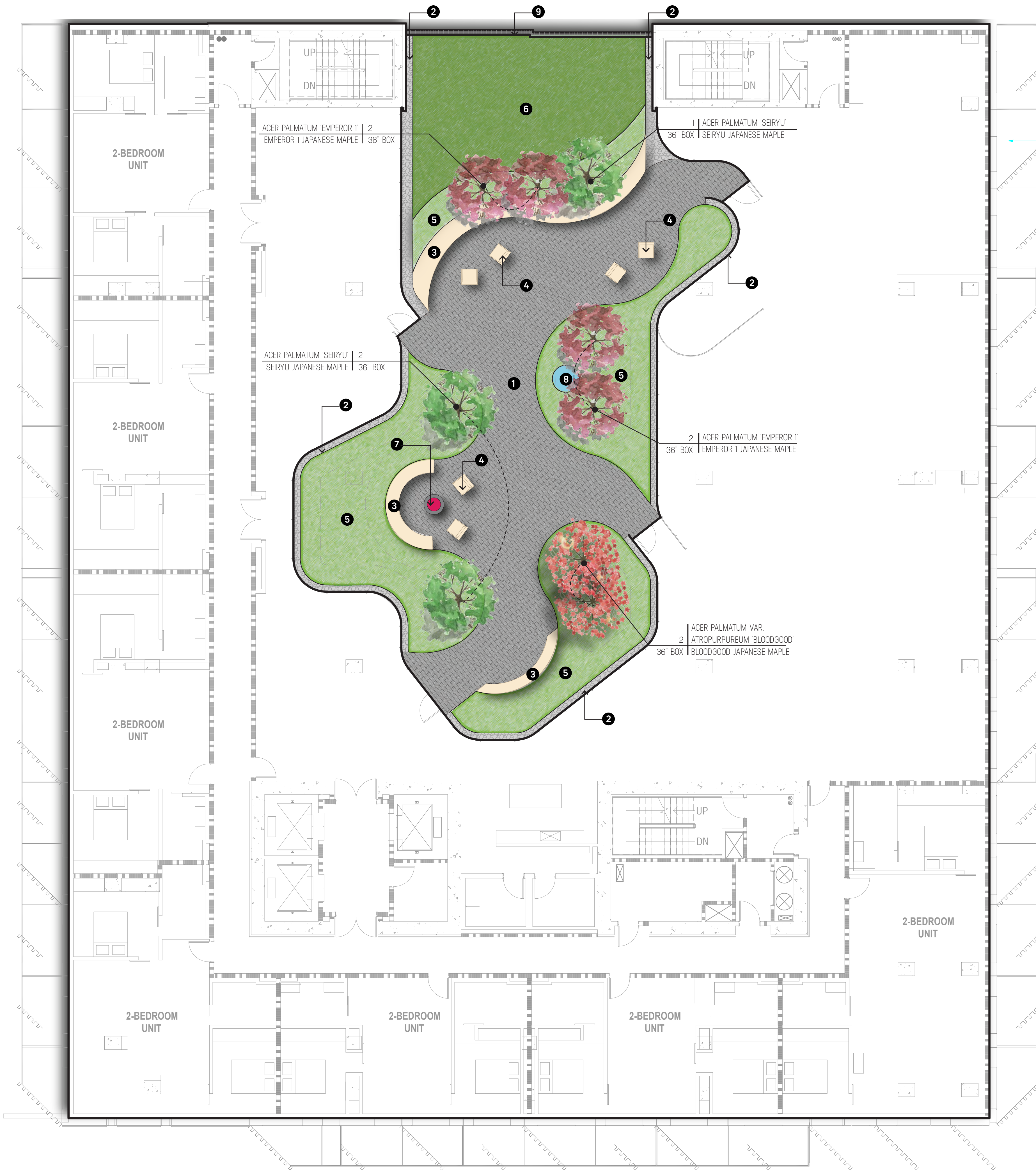
Project Name  
121 W Third Street

Project Number  
005.2878.000

Description  
GROUND LEVEL SITE PLAN

Scale  
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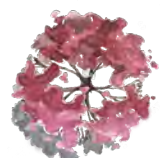


**L1.11**



**LEGEND**

- 1. PRE-CAST CONCRETE PAVERS
- 2. MAINTENANCE STRIP WITH GRAVEL
- 3. BUILT-IN BENCH
- 4. FURNITURE
- 5. STEEL PLANTER
- 6. LID PLANTER
- 7. FIRE PIT
- 8. WATER FEATURE
- 9. PARAPET

**TREE LIST**

-  ACER PALMATUM 'EMPEROR 1' | EMPEROR 1 JAPANESE MAPLE
-  ACER PALMATUM VAR. 'ATROPURPUREUM 'BLOODGOOD'' | BLOODGOOD JAPANESE MAPLE
-  ACER PALMATUM 'SEIRYU' | SEIRYU JAPANESE MAPLE

**SHRUB AND GROUNDCOVER LIST**

- ACACIA COGNATA COUSIN ITT 'ACCOGO1' | LITTLE RIVER WATTLE
- ASPARAGUS DENSILFORUS 'MYERS' | FOXTAIL FERN
- DIANELLA REVOLUTA 'LITTLE REV' | LITTLE REV FLAX LILY
- DRYOPTERIS ERYTHROSORA | JAPANESE SHIELD FERN
- FATSIA JAPONICA 'VARIEGATA' | VARIEGATED JAPANESE ARALIA
- HEUCHERA SPP | CORAL BELLS
- LIRIOPE MUSCARI | LILYTURF
- OPHIOPOGON JAPONICUS | MONDO GRASS
- PHILODENDRON X 'DANADU' | DANADU CUT-LEAF PHILODENDRON
- SANSEVIERIA TRIFASCIATA | SNAKE PLANT
- SEDUM REFLEXUM 'BLUE SPRUCE' | BLUE SPRUCE STONECROP
- TRACHELOSPERMUM JASMINOIDES | STAR JASMINE

**LID PLANTING LIST**

- CAREX TUMULICOLA | EUROPEAN GRAY SEDGE
- JUNCUS PATENS | CALIFORNIA GRAY RUSH
- LEYMUS CONDENSATUS 'CANYON PRINCESS' | CANYON PRINCESS WILD RYE
- MYRICA CALIFORNICA | PACIFIC WAX MYRTLE

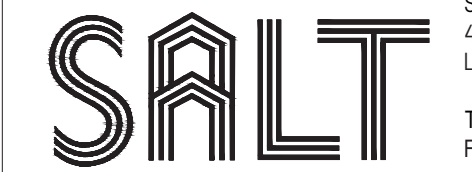
**EXHIBIT "A"**  
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Case No. CPC-2021-3038-DB-SPR-HCA



121 West 3rd Street Los Angeles, CA 90013

**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
United States  
Tel 213.327.3600  
Fax 213.327.3601



SALT LANDSCAPE ARCHITECTS  
423 GIN LING WAY  
LOS ANGELES, CA 90012  
T 213.234.0057  
F 323.210.7044  
SALT-LA.COM

Date	Description
1 10/06/2021	100% ENTITLEMENT SET
2 10/29/2021	100% ENTITLEMENT SET UPDATE

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
121 W Third Street

Project Number  
005.2878.000

Description  
PODIUM LEVEL SITE PLAN

Scale  
1/8" = 1'-0"




**L1.12**



**LEGEND**

1. GLASS WALKWAY
2. PLANTING AREA
3. POOL
4. 18"H RAISED SPA
5. OUTDOOR SHOWER
6. OUTDOOR COOK CENTER
7. FIRE PIT LOUNGE
8. FIREPLACE
9. HANGING DAYBED
10. TRELLIS / OVERHANG
11. BUILT IN DAYBED
12. PAVING
13. FURNITURE
14. OUTDOOR FITNESS
15. POOL FENCE
16. TV / SCREEN

**TREE LIST**

-  LAURUS NOBILIS | SWEET BAY
-  PARKINSONIA X 'DESERT MUSEUM' | DESERT MUSEUM PALO VERDE
-  ALOE BARBERAE | TREE ALOE

**SHRUB AND GROUNDCOVER LIST**

- ACHILLEA MILLEFOLIUM | COMMON YARROW
- ACHILLEA X 'MOONSHINE' | MOONSHINE YARROW
- AEONIUM ARBORESCENS 'TIP TOP' | TIP TOP AEONIUM
- AEONIUM 'SAUCER CUPS' | SAUCER CUP AEONIUM
- AGAVE 'BLUE FLAME' | BLUE FLAME AGAVE
- CEANOTHUS 'JOYCE CULTER' | JOYCE CULTER CEANOTHUS
- EUPHORBIA RIGIDA | SILVER SPURGE
- FESTUCA GLAUCA 'ELIJAH BLUE' | BLUE FESCUE
- LAVANDULA X INTERMEDIA 'PROVENCE' | PROVENCE FRENCH LAVENDER
- OLEA EUROPAEA 'MONTRA' | LITTLE OLIVE
- ROSMARINUS OFFICINALIS 'BARBEQUE' | BARBEQUE ROSEMARY
- ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY
- SALVIA CLEVELANDII | CLEVELAND SAGE
- SENECIO MANDRALISCAE | KLEINA
- SENECIO VITALIS | NARROW-LEAF CHALKSTICKS
- WESTRINGIA FRUTICOSA 'GEM VARIEGATED' | SORRENTO COAST ROSEMARY

**EXHIBIT "A"**  
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 ROOF LEVEL SITE PLAN

Scale  
 1/8" = 1'-0"

**L1.13**



**GROUND LEVEL PLANTING PALETTE**



ALBIZIA JULIBRISSIN SILK TREE



PLATANUS X ACERFOLIA LONDON PLANETREE



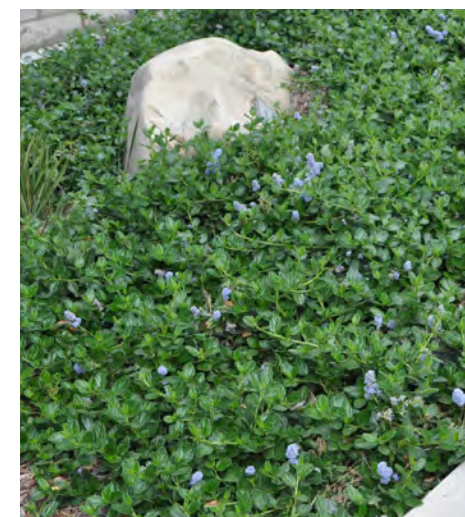
ARTEMISIA ARBORESCENS LARGE WORMWOOD



BACCHARIS PILULARIS PIGEON POINT PIGEON POINT DWARF COYOTE BRUSH



BOUTELOUA GRACILIS BLONDE AMBITION BLONDE AMBITION BLUE GRAMA



CEANOTHUS GRISEUS VAR. HORIZONTALIS YANKEE POINT YANKEE POINT CEANOTHUS



OLEA EUROPAEA MONTRA LITTLE OLIVE



ROSMARINUS OFFICINALIS HUNTINGTON CARPET HUNTINGTON CARPET ROSEMARY

**GROUND LEVEL LID PLANTING**



CAREX TUMULICOLA EUROPEAN GRAY SEDGE



JUNCUS PATENS CALIFORNIA GRAY RUSH



MYRICA CALIFORNICA PACIFIC WAX MYRTLE

**GROUND LEVEL MATERIAL PALETTE**



BROOM-FINISHED CONCRETE



ACCENT PAVING



VESTRE BIKE RACK



TREE GRATE



VESTRE TRASH RECEPTACLE



VESTRE AIR SEAT

**PODIUM LEVEL PLANTING PALETTE**



ACER PALMATUM VAR. ATROPURPUREUM BLOODGOOD BLOODGOOD JAPANESE MAPLE



ACER PALMATUM 'EMPEROR I' EMPEROR I JAPANESE MAPLE



ACER PALMATUM 'SEIRYU' SEIRYU JAPANESE MAPLE



ACACIA COGNATA COUSIN ITT 'ACCOGOT' LITTLE RIVER WATTLE



ASPARAGUS DENSIFLORUS 'MYERS' FOXTAIL FERN



DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY



FATSIA JAPONICA 'VARIEGATA' VARIEGATED JAPANESE ARALIA



LIRIOPE MUSCARI 'LILYTURF' LILYTURF



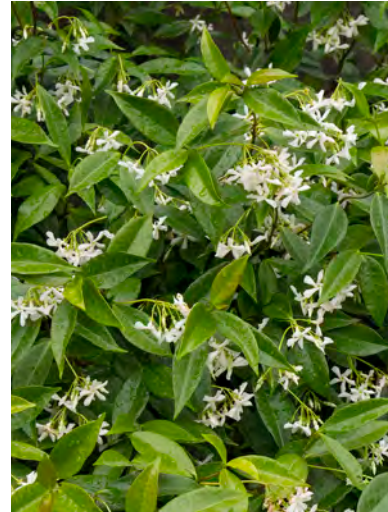
OPHIOPOGON JAPONICUS MONDOO GRASS



PHILODENDRON X 'DANADU' DANADU CUT-LEAF PHILODENDRON



SANSEVIERIA TRIFASCIATA SNAKE PLANT



TRACHELOSPERMUM JASMINOIDES STAR JASMINE

**PODIUM LEVEL LID PLANTING**



CAREX TUMULICOLA EUROPEAN GRAY SEDGE



JUNCUS PATENS CALIFORNIA GRAY RUSH



MYRICA CALIFORNICA PACIFIC WAX MYRTLE

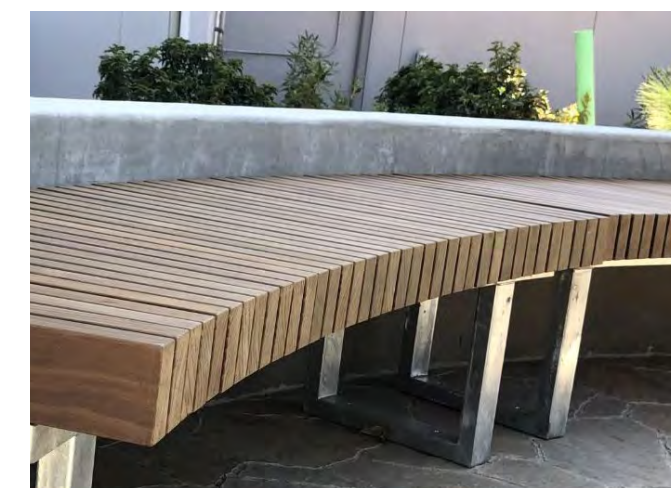
**PODIUM LEVEL MATERIAL PALETTE**



GRAVEL AT BUILDING EDGE



PRE-CAST CONCRETE PAVERS



BENCH



PRECAST CONCRETE FIREPIT BY LUMACAST

**ROOF LEVEL PLANTING PALETTE**



ALOE BARBERAE TREE ALOE



PHOENIX X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE



LAURUS NOBILIS SWEET BAY



ACHILLEA X MOONSHINE MOONSHINE ACHILLEA



AGAVE 'BLUE FLAME' BLUE FLAME AGVE



EUPHORBIA RIGIDA SILVER SPURGE



LAVANDULA X INTERMEDIA 'PROVENCE' PROVENCE FRENCH LAVENDER



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ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY



WESTRINGIA FRUTICOSA 'GEM' VARIEGATED SORRENTO COAST ROSEMARY

**ROOF LEVEL MATERIAL PALETTE**



PRECAST CONCRETE FIREPIT BY LUMACAST



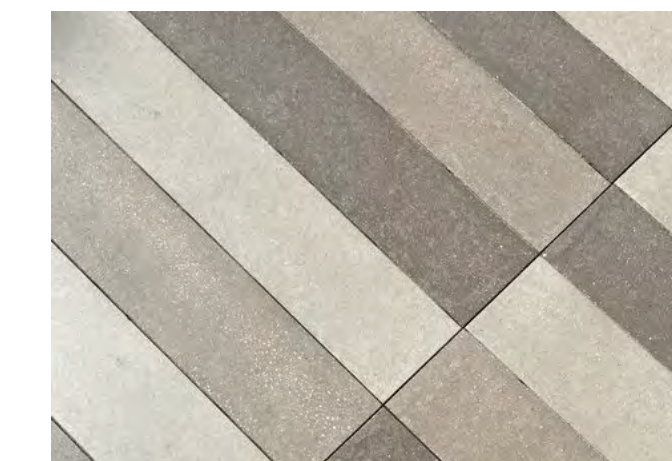
DAYBED



SWING BY LOLL



LOUNGE CHAIR BY LOLL



LINEAR PAVING VARIATION



OVERHEAD TRELLIS

Date	Description
10/06/2021	100% ENTITLEMENT SET
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Project Number  
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Description  
MATERIAL AND PLANTING PALETTES

Scale  
NTS

**L1.14**