

BERENDO APARTMENTS

ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



GRUBB PROPERTIES
People who care. Places that matter.

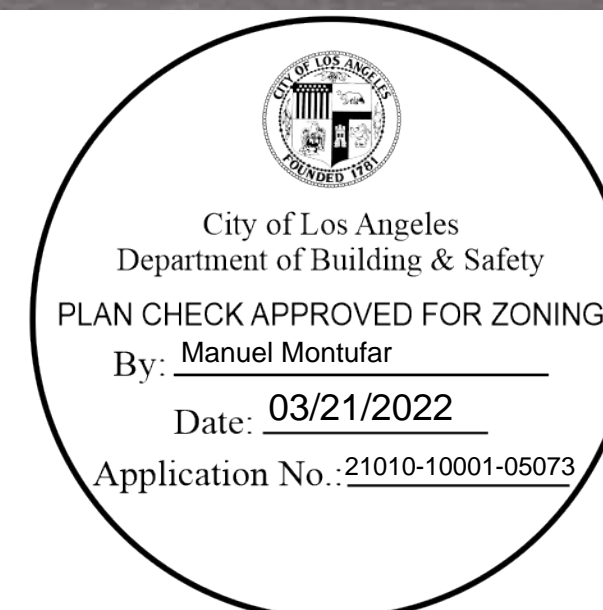


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Case No. DIR-2021-9706-TOC-HCA





IMAGE 1



IMAGE 2

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ARCHITECTURE

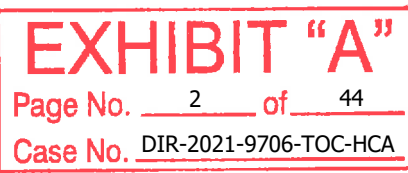
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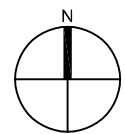
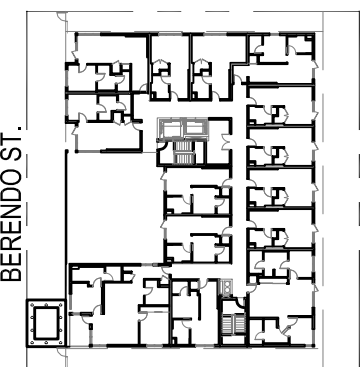
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SITE IMAGES & SHEET INDEX



A.L.T.A. / N.S.P.S. Land Title Survey

Date of Plan:
APRIL 1, 2021

Date of Field Survey:
MARCH 22, 2021

Site Address:
960 SOUTH BERENDO STREET, LOS ANGELES, CA 90006

Adjoining Addresses and Owner's Information:
THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DATATREE.COM AND L.A. COUNTY TAX ASSESSOR.

Assessor's Parcel Number (APN):
5078-008-035

General:

ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARS ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE. FENCING IS DEPICTED TO CENTER OF FENCE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SUBJECT PROPERTY BEING MARKED ON-SITE AS A WETLANDS AREA.

WE DO NOT HAVE EVIDENCE OF ANY CHANGES PROPOSED TO STREET RIGHT OF WAY LINES.

ALL WALLS SHOWN HEREON ARE REASONABLY PLUMB AS OF THE DATE OF SURVEY.

BUILDING DIMENSIONS AND HATCHING SHOWN HEREON ARE TO THE EXTERIOR BUILDING FACE OF THE FIRST LIVING LEVEL.

BUILDING HEIGHTS STATED HEREON ARE APPROXIMATE. THE HEIGHT WAS CALCULATED FROM THE HIGHEST ROOF ELEVATION TO THE LOWEST POINT IMMEDIATELY ADJACENT TO THE BUILDING.

SQUARE FOOTAGE OF BUILDINGS STATED HEREON IS APPROXIMATE. THE AREA WAS CALCULATED TO THE OVERALL OUTSIDE BUILDING FACE ENVELOPE AND INCLUDES INTERIOR HALLWAYS, COURTYARDS, UTILITY CLOSETS, ETC. REGARDING THE BUILDINGS WHERE THERE IS PARKING AT THE GROUND LEVEL, AREAS ARE SHOWN TO THE FIRST LIVING LEVEL. ALL OTHER BUILDINGS ARE SHOWN TO GROUND LEVEL.

Basis of Bearings:

THE BEARING OF N89°48'00"E ALONG THE CENTERLINE OF SAN MARINO STREET AS SHOWN ON CHARLES M. STIMSON'S PICO HEIGHTS TRACT, MAP BOOK 4, PAGES 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary and Easements:

ESTABLISHED PER PTR LEGAL DESCRIPTION AND EXCEPTIONS, ADJUSTED TO FOUND CENTERLINE, TRACT AND PRIVATE SURVEYOR MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

FOR ADDITIONAL BOUNDARY DETERMINATION INFORMATION REFER TO CORNER RECORD PREPARED AND FILED BY US.

Bench Mark:

THE ELEVATION OF 207.795 ON BENCH MARK NO. 12-14930 (WIRE SPIKE IN E CURB BERENDO ST 3.5FT N OF SAN MARINO ST 5 ENCL 08) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SURVEYOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY

Area:

17,719 SQUARE FEET, 0.41 ACRES (GROSS)

Flood Zone:

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C16166 DATED DECEMBER 21, 2018. AREAS DETERMINED TO OF MINIMAL FLOOD HAZARD.

Zoning Information:

REFERENCE: ZIMAS.LACITY.ORG
AMLEGAL.COM/CALIFORNIA/LOS ANGELES PLANNING AND ZONING/MUNICIPAL CODE.)

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING (CITYPLANNING.LACITY.ORG)

ZONE: R4-1 "R4" MULTIPLE DWELLING ZONE

MINIMUM BUILDING SETBACKS:

FRONT SETBACK: 15 FEET

SIDE YARD SETBACK: 5 FEET (FOR A BUILDING MORE THAN TWO STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND STORY, BUT IN NO EVENT SHALL A SIDE YARD OF MORE THAN 16 FEET IN WIDTH BE REQUIRED)

REAR SETBACK: 15 FEET (FOR A BUILDING MORE THAN THREE STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE DEPTH OF SUCH REAR YARD FOR EACH ADDITIONAL STORY ABOVE THE THIRD STORY, BUT SUCH REAR YARD NEED NOT EXCEED 20 FEET)

MAXIMUM BUILDING HEIGHT: NONE (FAR 3:1)

Utilities:

IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON ARE PER L.A. CITY SUBSTRUCTURE MAP 108-2 AND SEWER WYE MAP 132B197-SW. INDIVIDUAL UTILITY COMPANIES HAVE NOT BEEN CONTACTED AS PART OF THIS SURVEY. BURIED UTILITIES THAT MAY EXIST ON-SITE HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY.

Preliminary Title Report (PTR):

PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 00145189-997-LT1-JC4, DATED FEBRUARY 5, 2021.

Legal Description Per PTR:

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:

LOTS 22, 23 AND 24 IN BLOCK 2 OF ELECTRIC RAILWAY HOMESTEAD ASSOCIATION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 27 AND 28 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Exceptions per PTR:

1. NOT A SURVEY MATTER.
2. NOT A SURVEY MATTER.
3. NOT A SURVEY MATTER.
4. NOT A SURVEY MATTER.
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
6. 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: DECEMBER 5, 1963
LESSOR: SHIGEO SUJIMOTO AND YASUKO N. SUJIMOTO
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDING DATE: DECEMBER 5, 1963
RECORDING NO.: 4954, BOOK M1403, PAGE 801, OF OFFICIAL RECORDS

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

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.

7. 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: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES
RECORDING DATE: DECEMBER 26, 1995
RECORDING NO.: 95-2040205, OF OFFICIAL RECORDS

BLANKET IN NATURE

8. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT MAINTENANCE OF BUILDING (GRAFFITI REMOVAL)

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146419, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

9. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146420, OF OFFICIAL RECORDS

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS ENTIRE PROPERTY IN QUESTION

10. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT MAINTENANCE OF BUILDING SUPPORT

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146421, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

11. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT MAINTENANCE OF BUILDING SUPPORT

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146422, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

12. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT MAINTENANCE OF BUILDING SUPPORT

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146423, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

13. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT MAINTENANCE OF BUILDING SUPPORT

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146424, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

Surveyor's Certificate:

TO GRUBB PROPERTIES; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2021

DATE OF PLAT OR MAP: APRIL 1, 2021

NAME: BRANDON M. HAHN

DATE OF SIGNATURE: APRIL 1, 2021

REGISTRATION NO.: PLS 7582

14. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT MAINTENANCE OF BUILDING SUPPORT

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146425, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

15. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE

EXECUTED BY: JOHN LEE
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: SEPTEMBER 21, 2016
RECORDING NO.: 2016-1146426, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL HOUSING USE
DATED: NOVEMBER 2, 2016
EXECUTED BY: JOHN LEE
RECORDING DATE: APRIL 4, 2017
RECORDING NO.: 2017-371028, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL HOUSING USE
DATED: MAY 3, 2017
EXECUTED BY: JOHN LEE
RECORDING DATE: MAY 9, 2017
RECORDING NO.: 2017-514276, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS ENTIRE PROPERTY

18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: NOTICE OF CONSTRAINTS TO LANDLORDS AND SUCCESSORS IN INTEREST
DATED: MAY 10, 2017
EXECUTED BY: CITY OF LOS ANGELES
RECORDING DATE: OCTOBER 10, 2017
RECORDING NO.: 2017-1154009, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS ENTIRE PROPERTY

19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANCES OR A NUISANCE-ABATEMENT PROCEEDINGS
DATED: NOVEMBER 7, 2018
EXECUTED BY: CITY OF LOS ANGELES
RECORDING DATE: NOVEMBER 14, 2018
RECORDING NO.: 2018-1148510, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS ENTIRE PROPERTY

20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RENTAL COVENANT AND AGREEMENT RUNNING WITH THE LAND
DATED: MAY 13, 2019
EXECUTED BY: CITY OF LOS ANGELES
RECORDING DATE: MAY 16, 2019
RECORDING NO.: 2019-0450889, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS ENTIRE PROPERTY

21. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT

RECORDING DATE: JULY 24, 2019
RECORDING NO.: 2019-0723193, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

AFFECTS ENTIRE PROPERTY

22. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT

RECORDING DATE: FEBRUARY 6, 2020
RECORDING NO.: 2020015115, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

23. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

24. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

Exceptions Legend:

△ = NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

◊ = PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

TEXT IS COPIED EXACTLY FROM PTR

BOLD TEXT, IF ANY, ARE SURVEYOR COMMENTS

Survey Prepared For:

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

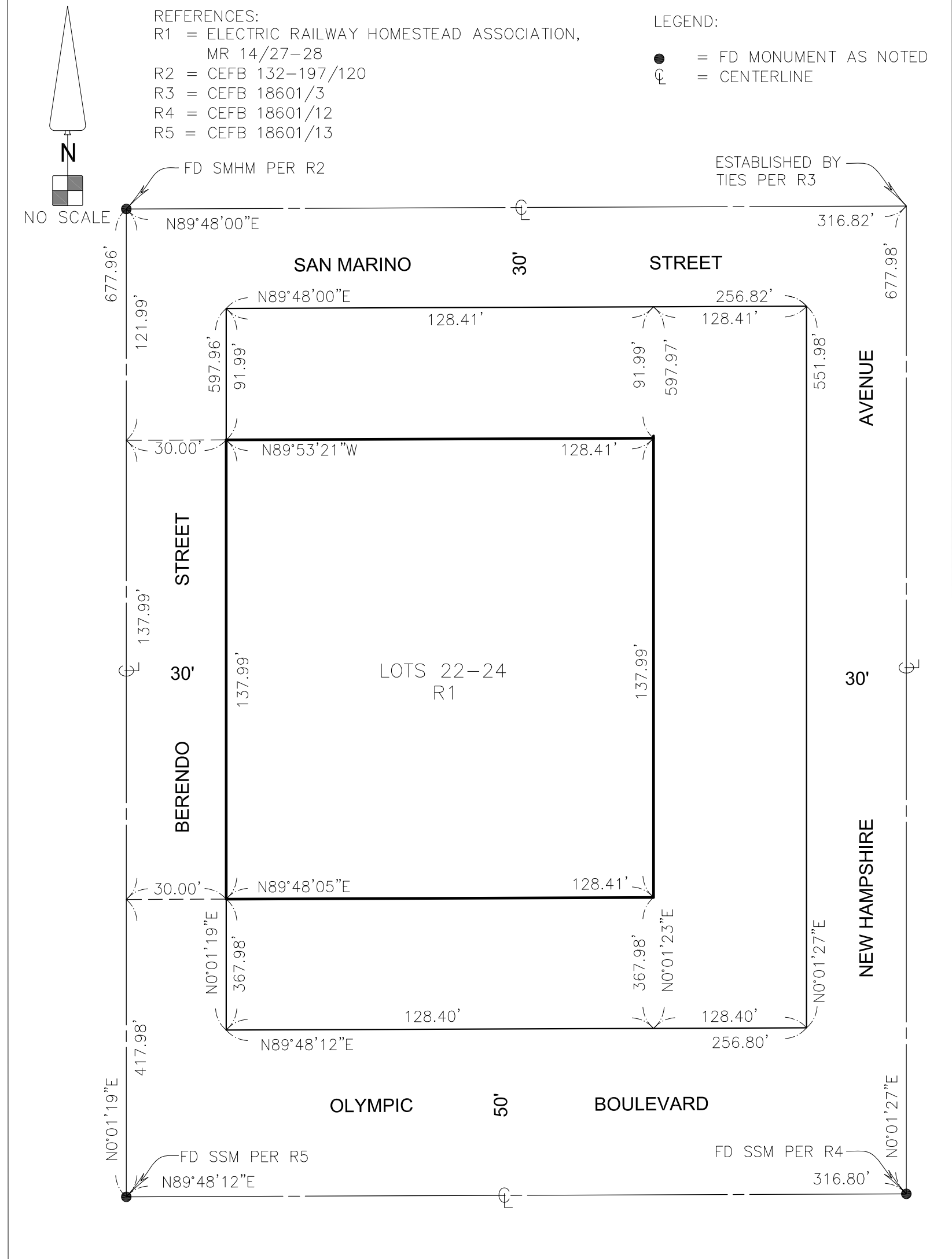
Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500

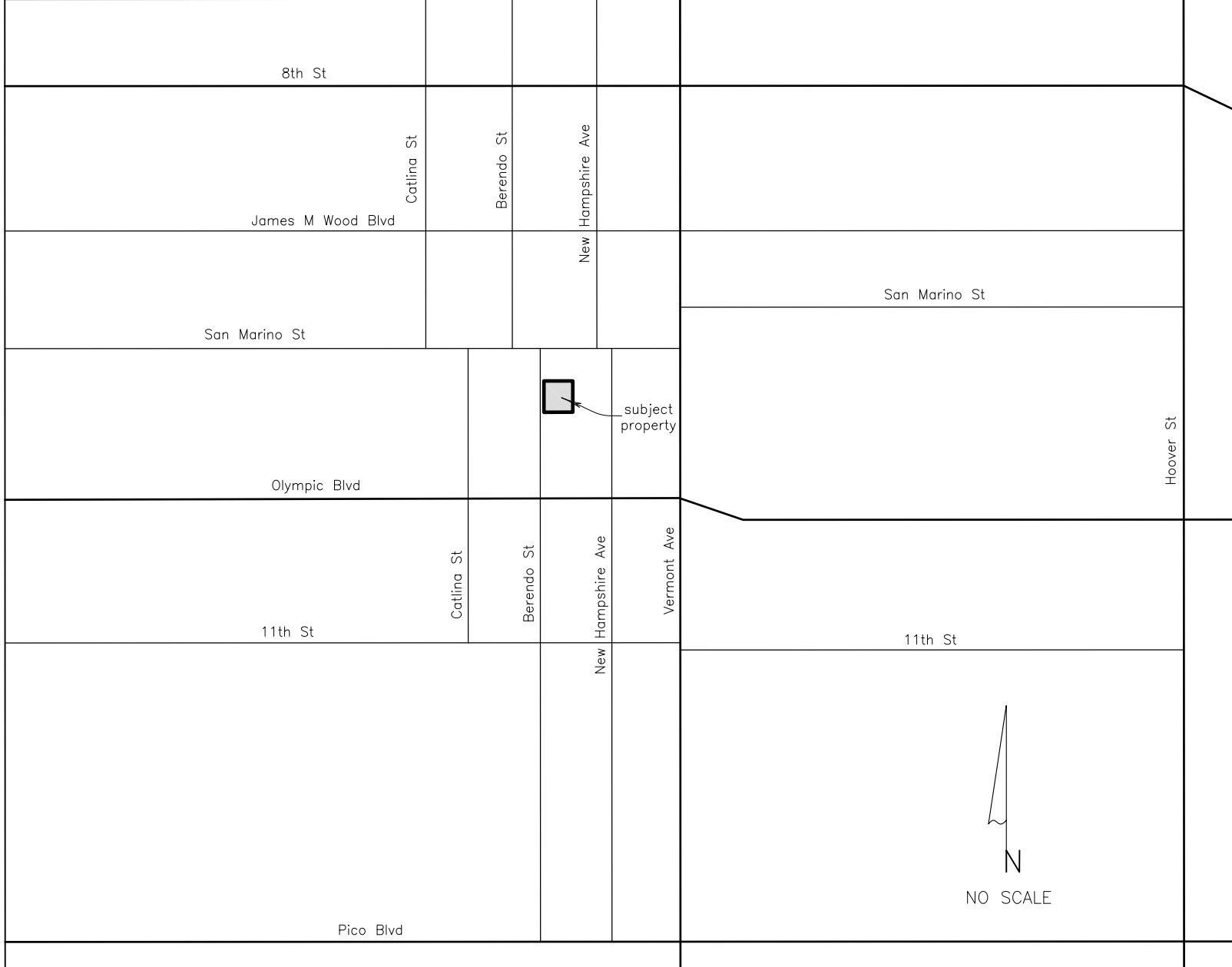


Boundary Analysis:

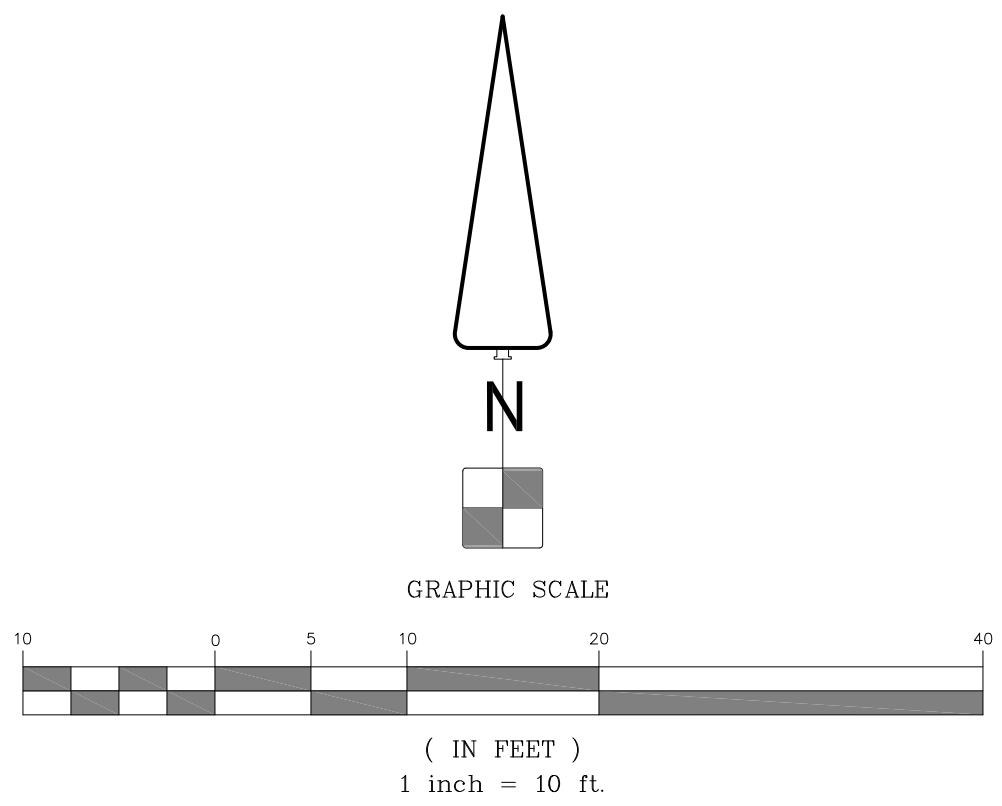
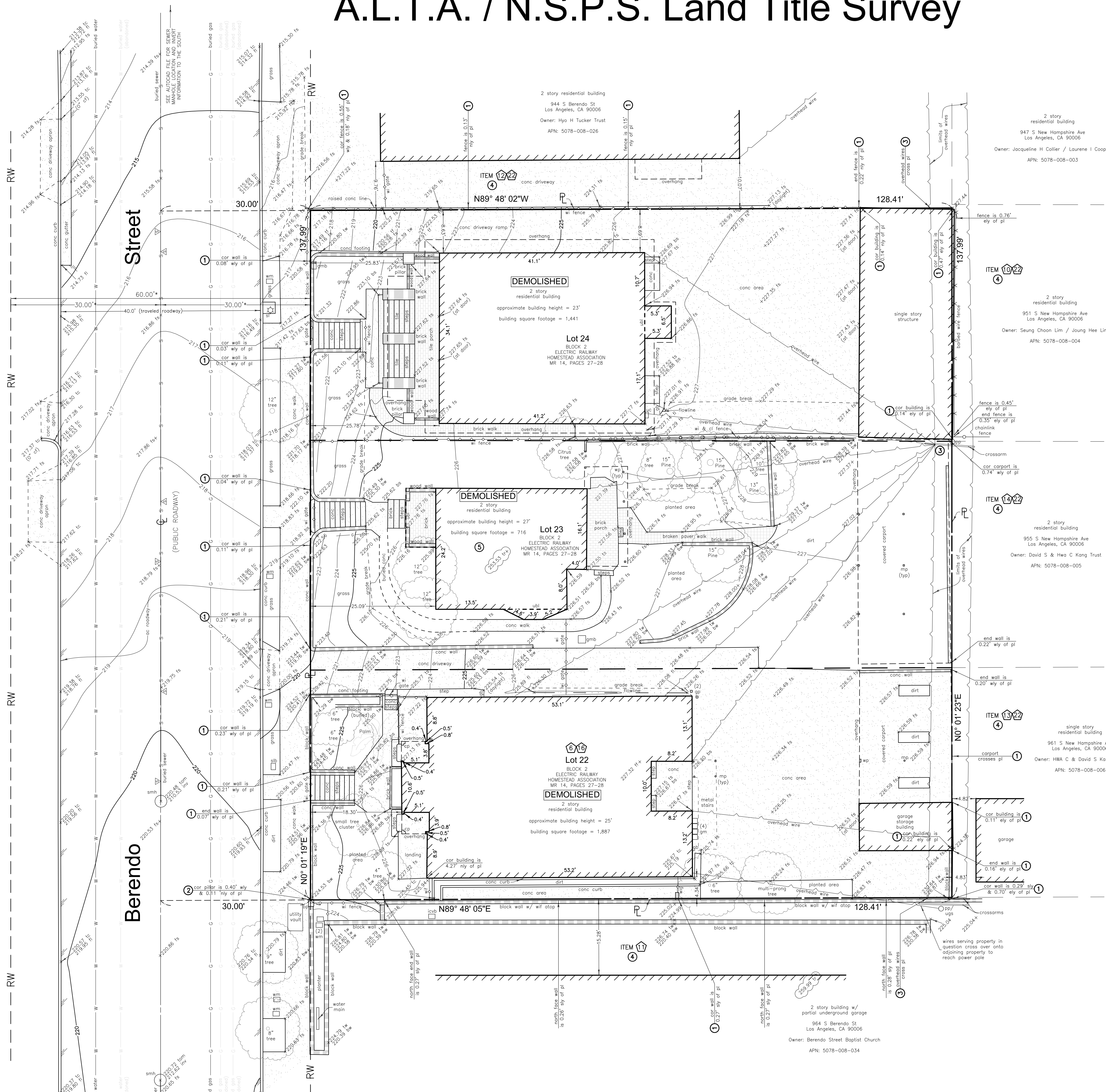
(CORNER RECORD FILED WITH LA COUNTY PUBLIC WORKS, AS REQUIRED BY STATE LAW)



Vicinity Map:



A.L.T.A. / N.S.P.S. Land Title Survey



- Legend:**
- ac = asphalt concrete
 - bp = block pillar
 - bs = bottom step
 - bw = bottom wall
 - cf = curb face
 - conc = concrete
 - cor = corner
 - cp = concrete pillar
 - ff = finish floor
 - fl = flowline
 - fs = finish surface
 - gb = grade break
 - gm = gas meter
 - gmb = gate motor box
 - gp = guard post
 - gv = gas valve
 - icvb = irrigation control valve box
 - inv = invert
 - mp = metal post
 - pl = property line
 - pp = power pole
 - sl = street light
 - smh = sewer manhole
 - tc = top of curb
 - tf = top of footing
 - tom = top of manhole
 - tr = top of roof
 - ts = top of step
 - tw = top of wall
 - typ = typical
 - ubl = upper building line
 - uc = utility closet
 - wi = wrought iron
 - wm = water meter
 - wp = wood post
 - nly = northerly
 - sly = southerly
 - wly = westerly
 - ely = easterly
 - PL = property line
 - CL = centerline
 - RW = right of way
 - S = buried sewer
 - W = buried water
 - G = buried gas
 - overhead wires
 - * = right-of-way width per LA County Tax Assessor's Map
 - △ = buried sewer lateral

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Manuel Montufar
Date: 03/21/2022
Application No.: 21010-10001-05073

EXHIBIT "A"
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Case No. DIR-2021-9706-TOC-HCA

- Surveyor's Notices:**
- ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
 - ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
 - OVERHEAD WIRES CROSS SUBJECT PROPERTY WITHOUT EASEMENT. NO EASEMENT IS STATED ON TITLE REPORT FOR OVERHEAD WIRES. THERE MAY BE AN ASSUMED EASEMENT FOR THESE OVERHEAD WIRES, HOWEVER THERE IS NO SUCH DOCUMENT PROVIDED AS PART OF THE SUBJECT PROPERTY PTR
 - PMR EXCEPTION ITEM CONTAINS COVENANT WITH THE CITY OF LOS ANGELES THAT SUBJECT PROPERTY WILL MAINTAIN SUPPORT OF FOUNDATIONS OF ADJOINING BUILDINGS.
 - THIS STRUCTURE SHOWS EVIDENCE OF A RECENT FIRE AND APPEARS TO BE UNSAFE.

Survey Prepared For:
Grubb Properties
4601 Park Road, Suite 450
Charlotte, NC 28209

Survey Prepared By:
Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500



PROJECT DESCRIPTION		
NEW CONSTRUCTION OF AN 8-STORY RESIDENTIAL BUILDING INCLUDING 77 APARTMENTS, AMENITY SPACES, AND ROOF DECK 5 STORIES OF CONSTRUCTION TYPE IIIA OVER 3 STORIES OF CONSTRUCTION TYPE IAA AT GRADE.		

PROPERTY INFORMATION		
Site Address:	950-962 S BERENDO ST	TOC TIER 3 SUMMARY (Metro Rapid Bus Olympic & Vermont < 2,650 ft) Base Incentives 1. Residential Density Increase 70% 2. Floor Area Ratio (FAR) 50% Increase to 4.5:1 3. Parking Ratio: .5 per Unit Additional Incentives 1. Yard Reduction - Side Yard 30% (Refer to Required Setbacks) 2. Yard Reduction - Rear Yard 30% (Refer to Required Setbacks) 3. Open Space Reduction - 25% (Refer to Required Open Space)
APN(s):	5078-008-035	
Tract:	Electric Railway Homestead Assoc.	
Block:	BLK 2	
Lot:	22, 23, 24	
Ab:	None	
Council District:	CD10 - Mark Ridley Thomas	REQUIRED SETBACKS (8-STORY BUILDING)
Neighborhood Council:	Wilshire Center-Koreatown	

PROPERTY ZONING		
Zoning:	R4-1	REQUIRED SETBACKS (8-STORY BUILDING)
Specific Plan Area:	None	
CDO:	None	
TOC:	Tier 3	
Allowable Density:	R4 (400 sf/du)	
Allowable FAR:	3.0	
Maximum Height:	None	* Yard Reduced per TOC Incentive (30%) ** Side yard = 5' + 1' for every story over 2nd story *** Rear Yard = 15' + 1' for every story over 3rd story
Transitional Height:	None	

SITE AREA	
Total Land Area (*Pre-Ded-Density and Far calculations)	17,719 SF* (0.41 Acre)
Buildable Lot Area (Setbacks Based on 2-Story Building)	12,595 SF

* Apartment Developments calculate Density and FAR based on Pre-Dedication Area

Site Dedications: None

DENSITY - ALLOWABLE	
R4-1 Zone (R4 Density)	1: 400
Base Density (By-Right)	44 units
Base Density (per T OC)	45 units
Density Increase (per T OC Tier 3)	70%
Total Allowable Units	77 units

AFFORDABLE UNITS				
	TOC Tier 3	Rent-Restricted*	Market-Rate	
Extremely Low (30% AMI)	10%	8	69	
Very Low (50% AMI)	14%	11	66	
Low (80% AMI)	23%	18	59	
*Restricted Units Calculated upon total units in Final Project				

FAR - ALLOWABLE	
FAR Floor Area Ratio (LAMC)	3 :1
FAR Increase (TOC)**	4.5 :1
Lot Area	17,719 sf
Lot Buildable Area	12,595 sf
BUILDING FAR	Allowable Floor Area
LAMC By Right (FAR)	37,785 sf
TOC Increase (FAR)	56,678 sf
** 50% Increase per TOC TIER 3	

BUILDING HEIGHT PER LAMC	
Height District	1
Base Height (LAMC)	None
Proposed Building Height	99'-0"

RESIDENTIAL UNIT SUMMARY		
Unit Type	Quantity	%
STUDIO	33	43%
1 BEDROOM	31	40%
2 BEDROOM	13	17%
TOTAL	77	100%

RESIDENTIAL SUMMARY - FLOOR AREA			
	Quantity	Floor Area	Average SF
STUDIO	33	13,517	410
1 BEDROOM	31	16,336	527
2 BEDROOM	13	7,557	581
TOTAL	77	37,410	486

RESIDENTIAL UNIT SUMMARY - PER UNIT TYPE - FLOOR AREA			
Unit Type	Quantity	Floor Area	Total SF
S1 (Studio)	28	399	11,172
S1.1 (Studio)	5	469	2,345
A1 (1 Bedroom)	16	481	7,696
A1.1 (1 Bedroom)	5	530	2,650
A2 (1 Bedroom)	5	554	2,770
A2.1 (1 Bedroom)	5	644	3,220
B1 (2 Bedroom)	6	931	5,586
B1.1 (2 Bedroom)	1	931	931
B3 (2 Bedroom)	1	1,040	1,040
B3a (2 Bedroom)	5	1,083	5,415
TOTAL	77	556	42,825
AVG SF			

FAR - PROPOSED	
RESIDENTIAL UNIT S	42,825
ENTRY LOBBY (1st Floor)	1,200
AMENITY ROOM 1 (3rd Floor)	935
AMENITY ROOM 2 (3rd Floor)	1,335
CORRIDORS	6,117
BALCONIES	398
TRASH & RECYCLING ROOMS	289
ROOF DECK (8th Floor, covered portion)	124
COURTYARD (3rd Floor, covered portion)	375
PROPOSED FLOOR AREA	53,598
ALLOWED FLOOR AREA	56,678
PROPOSED FAR	4.26
ALLOWED FAR	4.50

BICYCLE PARKING - REQUIRED AND PROVIDED		
RESIDENTIAL REQUIRED	SHORT	LONG
1-25 = (\$ 1 per 10 DU) (L 1 per DU)	2.5	25.0
26-100 = (\$ 1 per 15 DU) (L 1 per 1.5 DU)	3.5	34.7
101-200 = (\$ 1 per 20 DU) (L 1 per 2 DU)	0.0	0.0
201+ = (\$ 1 per 40 DU) (L 1 per 4 DU)	0.0	0.0
TOTAL RESIDENTIAL REQUIRED	6	60

OPEN SPACE - REQUIRED			
	Quantity	SF / UNIT	TOTAL SF
STUDIO (< 3 Habitable Rm)	33	100	3,300
1 BEDROOM (< 3 Habitable Rm)	31	100	3,100
2 BEDROOM (= 3 Habitable Rm)	13	125	1,625
SUBTOTAL	77		8,025
TOC REDUCTION	25%		-2,006
TOTAL REQUIRED			6,019

OPEN SPACE - PROVIDED	
COMMON OPEN SPACE (50% min = 6,019 x 50% = 3,010 SF)	
INTERIOR OPEN SPACE (25% max = 6,019 x 25% = 1,505 SF)	
AMENITY ROOM 1 (3rd Floor)	750
AMENITY ROOM 2 (3rd Floor)	755
TOTAL - INTERIOR OPEN SPACE	1,505

EXTERIOR OPEN SPACE	
COURTYARD (3rd Floor)	1,130
ROOF DECK (8th Floor)	420
TOTAL - EXTERIOR OPEN SPACE	1,550

TOTAL - COMMON OPEN SPACE (INTERIOR & EXTERIOR)	3,055
PLANTED AREA (25% min = 3,055 x 25% = 764 SF)	764

TOTAL - PRIVATE OPEN SPACE	BALCONIES / 50 SF ea	60	3,000
----------------------------	----------------------	----	-------

TOTAL PROVIDED OPEN SPACE - (COMMON & PRIVATE)	6,055
--	-------

RESIDENTIAL UNIT SUMMARY - PER UNIT TYPE - NET RENTABLE SF				
Unit Type	Quantity	Unit SF	Total SF	%
S1 (Studio)	28	411	11,508	36%
S1.1 (Studio)	5	486	2,430	6%
A1 (1 Bedroom)	16	496	7,936	21%
A1.1 (1 Bedroom)	5	565	2,825	6%
A2 (1 Bedroom)	5	594	2,970	6%
A2.1 (1 Bedroom)	5	700	3,500	6%
B1 (2 Bedroom)	6	980	5,880	8%
B1.1 (2 Bedroom)	1	980	980	1%
B3 (2 Bedroom)	1	1,125	1,125	1%
B3a (2 Bedroom)	5	1,170	5,850	6%
TOTAL	77	584	45,004	100%
AVG SF				

PARKING - REQUIRED (TOC TIER 3 = 0.5 per UNIT)			
	Quantity / SF	Required	Total
STUDIO (< 3 Habitable Rm)	33	0.5	16.5
1 BEDROOM (= 3 Habitable Rm)	31	0.5	15.5
2 BEDROOM (> 3 Habitable Rm)	13	0.5	6.5
TOTAL RESIDENTIAL			39

HC PARKING REQUIRED		
	PARKING SPACES	HC SPACES
RESIDENTIAL = 2% of Total Parking Spaces Provided (1 space is required to be HC VAN)	39	1
TOTAL HC SPACES REQUIRED		1

EV PARKING REQUIRED		
RESIDENTIAL	PARKING SPACES	EV SPACES
EV (30% of Total Residential Parking Provided) (2020 LAGBC 4.106.4.2)	39	12
EVCS (10% of Total Residential Parking Provided) (2020 LAGBC 4.106.4.4)	39	4
EVCS Van with access aisle (1 in 25 spaces)		1
EVCS Standard		3
EVSE		8

PARKING - PROVIDED						
RESIDENTIAL	STANDARD	HC	VAN (EVCS)	EVCS	EVSE	TOTAL
SECOND FLOOR	19	0	0	0	0	19
FIRST FLOOR	7	1	1	3	8	20
TOTAL	26	1	1	3	8	39

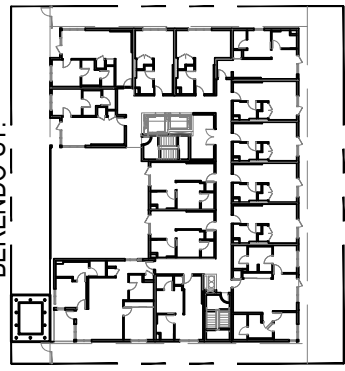
EXHIBIT "A"
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Case No. DIR-2021-9706-TOC-HCA



PROJECT DATA

BERENDO APARTMENTS

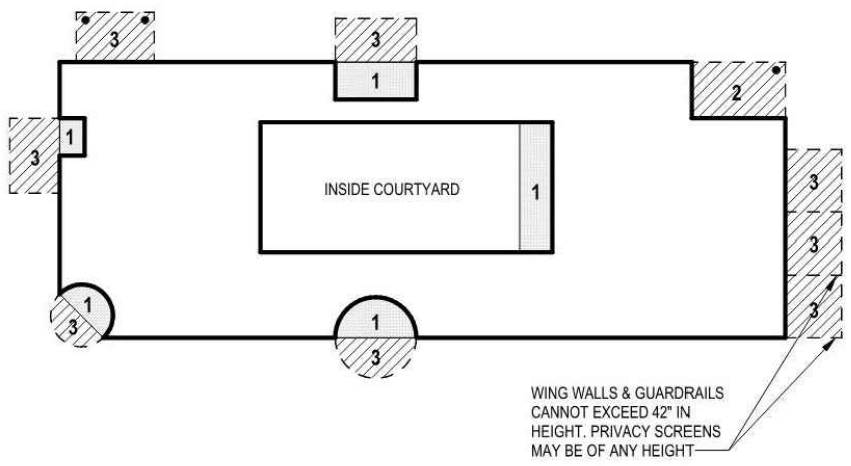
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



DEFINITION:

FLOOR AREA, FAR (LAMC ZONING CODE) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT FOR MACHINERY, PARKING AREAS, WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR LANDING AND STORAGE FOR HELICOPTERS, AND BASEMENT STORAGE AREAS. (LAMC CH1. ARTICLE 2 SEC. 12.03 DEFINITIONS)

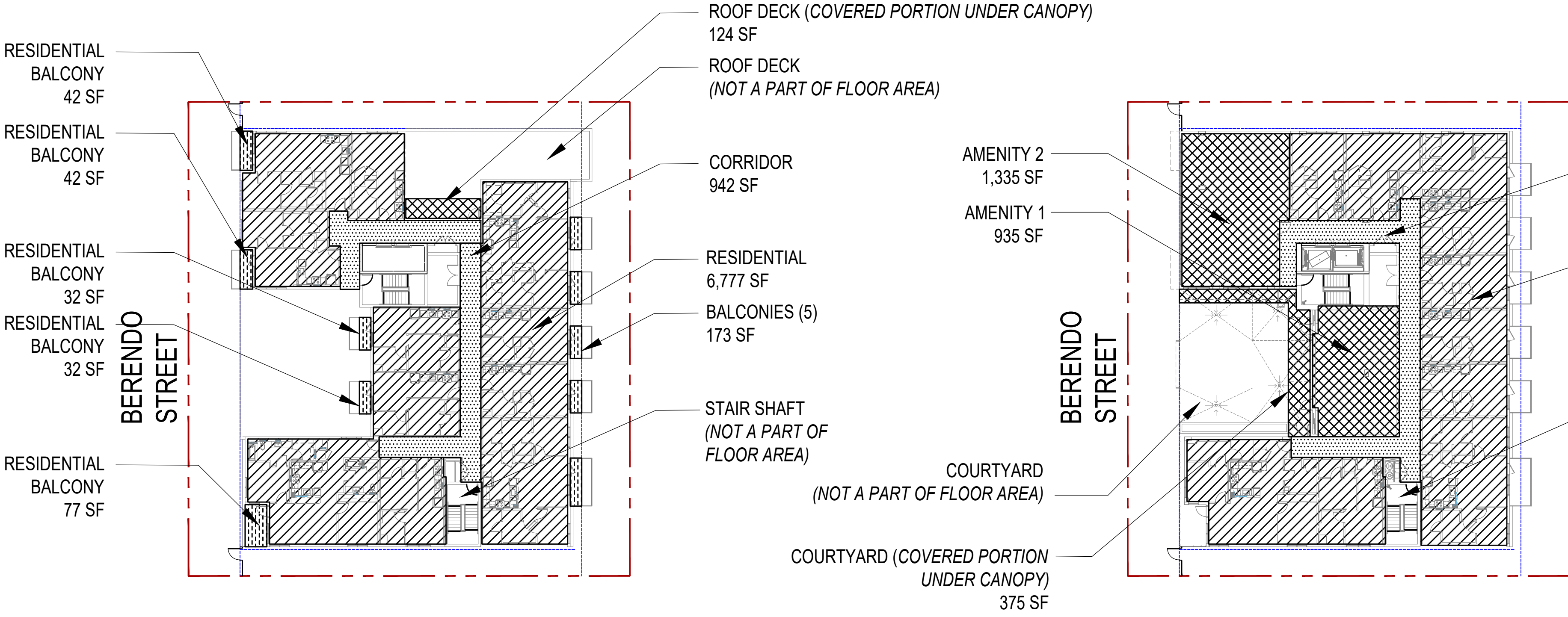
FAR - PROPOSED	
RESIDENTIAL UNITS	42,825
ENTRY LOBBY (1st Floor)	1,200
AMENITY ROOM 1 (3rd Floor)	935
AMENITY ROOM 2 (3rd Floor)	1,335
CORRIDORS	6,117
BALCONIES	398
TRASH & RECYCLING ROOMS	289
ROOF DECK (8th Floor, covered portion)	124
COURTYARD (3rd Floor, covered portion)	375
PROPOSED FLOOR AREA	53,598
ALLOWED FLOOR AREA	56,678
PROPOSED FAR	4.26
ALLOWED FAR	4.50



- EXCLUDED FROM FLOOR AREA RATIO
- INCLUDED IN FLOOR AREA RATIO
- EXTERIOR WALL
- COLUMN / POST
- 1 RULE #1: WHEN A CONTINUOUS STRAIGHT LINE CAN BE DRAWN ACROSS THE UNENCLOSED SIDE OF A RECESSED BALCONY OR DECK THEN THE PERIMETER SHALL FOLLOW THAT LINE AND NOT THE EXTERIOR WALLS. THE RECESSED PORTION SHALL BE CONSIDERED PART OF THE BUILDING AND THIS ASSUMED TO CREATE FLOOR AREA.
- 2 RULE #2: IF THE ANGLE CREATED BY THE TWO EXTERIOR WALLS THAT BORDER A CORNER BALCONY OR DECK IS AT LEAST 90 DEGREES THEN THE PERIMETER SHALL FOLLOW THE EXTERIOR WALLS. THE PROJECTING PORTION SHALL NOT BE CONSIDERED PART OF THE BUILDING AND THIS ASSUMED TO NOT CREATE FLOOR AREA. IF THE ANGLE IS LESS THAN 90 DEGREES OR BALCONY OR DECK IS BORDERED BY A SINGLE CURVING WALL THEN RULE #1 ABOVE SHALL APPLY.
- 3 RULE #3: PROJECTS BEYOND PERIMETER OF THE BUILDING SO IT'S EXCLUDED FROM FLOOR AREA RATIO.

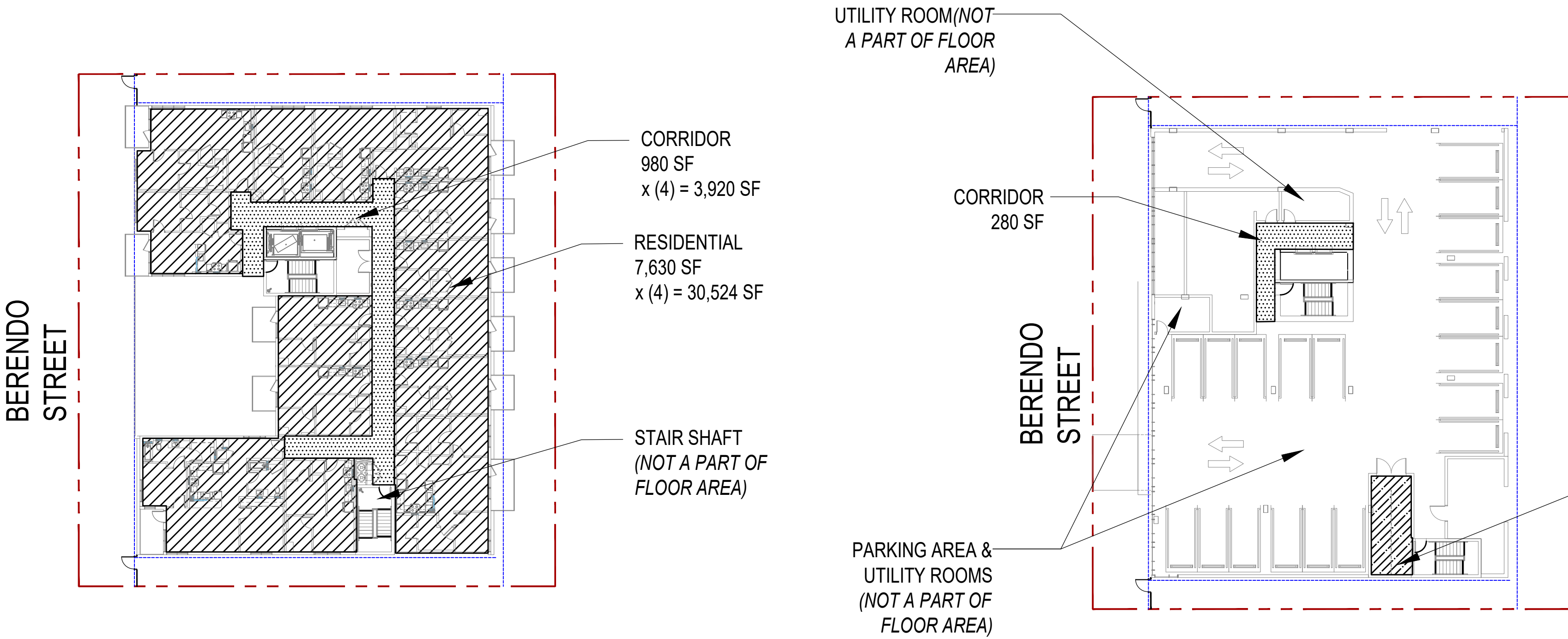
LEGEND

- RESIDENTIAL LOBBY
- AMENITY
- RESIDENTIAL
- RESIDENTIAL BALCONY
- CORRIDORS
- TRASH & RECYCLING ROOM



EIGHTH FLOOR

THIRD FLOOR



FOURTH THRU SEVENTH FLOOR

SECOND FLOOR

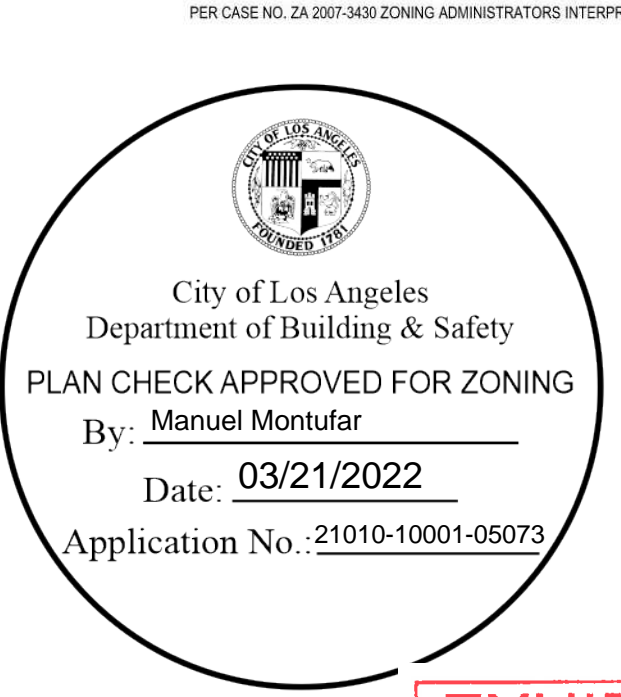


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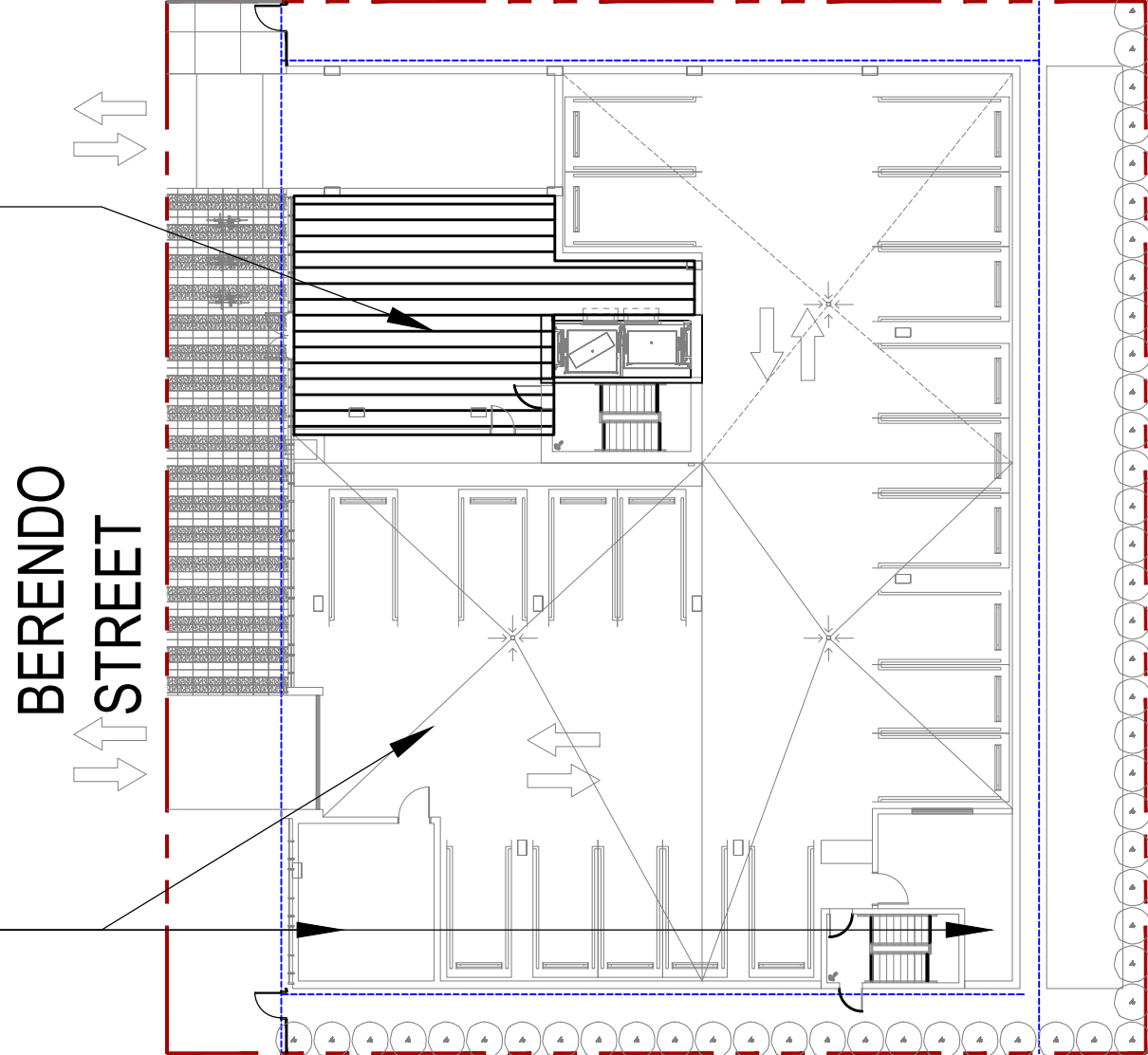
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ENTRY LOBBY 1,200 SF

TRASH / RECYCLE ROOMS 289 SF

PARKING AREA & UTILITY ROOMS (NOT A PART OF FLOOR AREA)

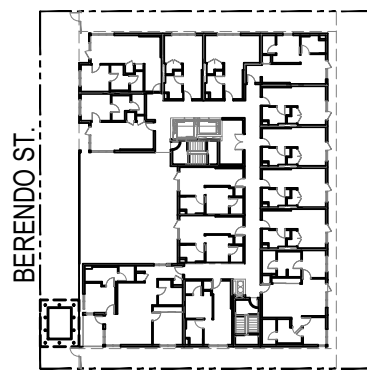


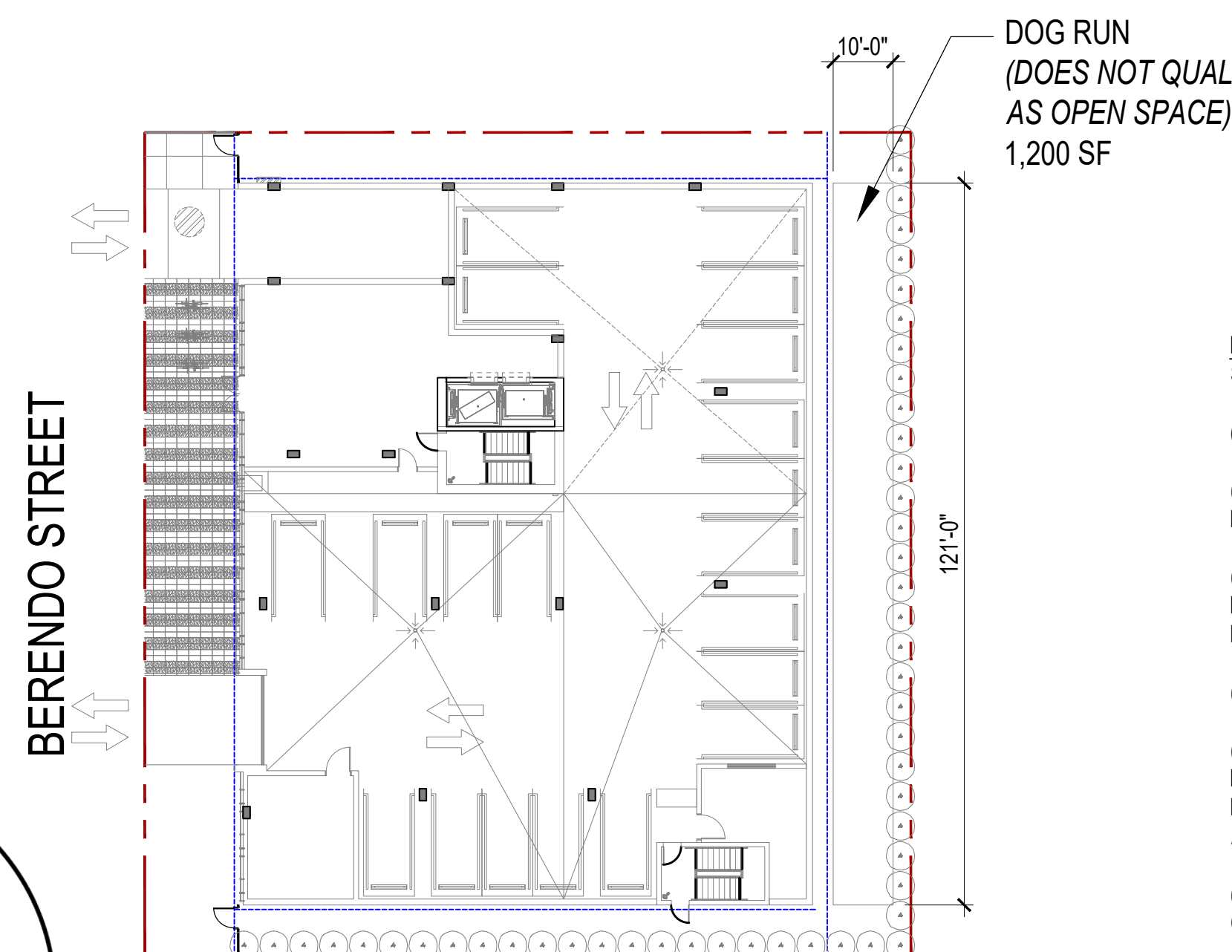
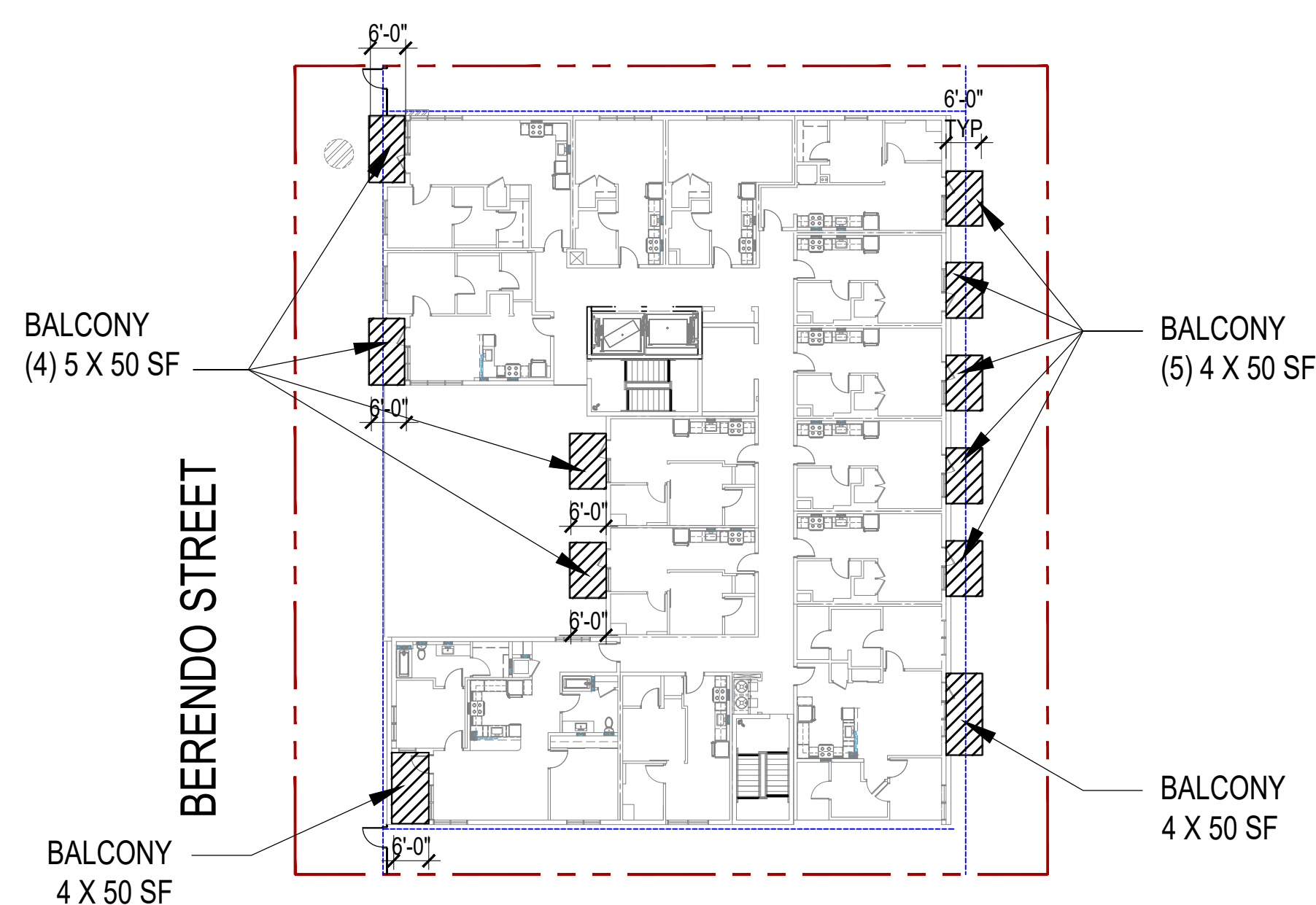
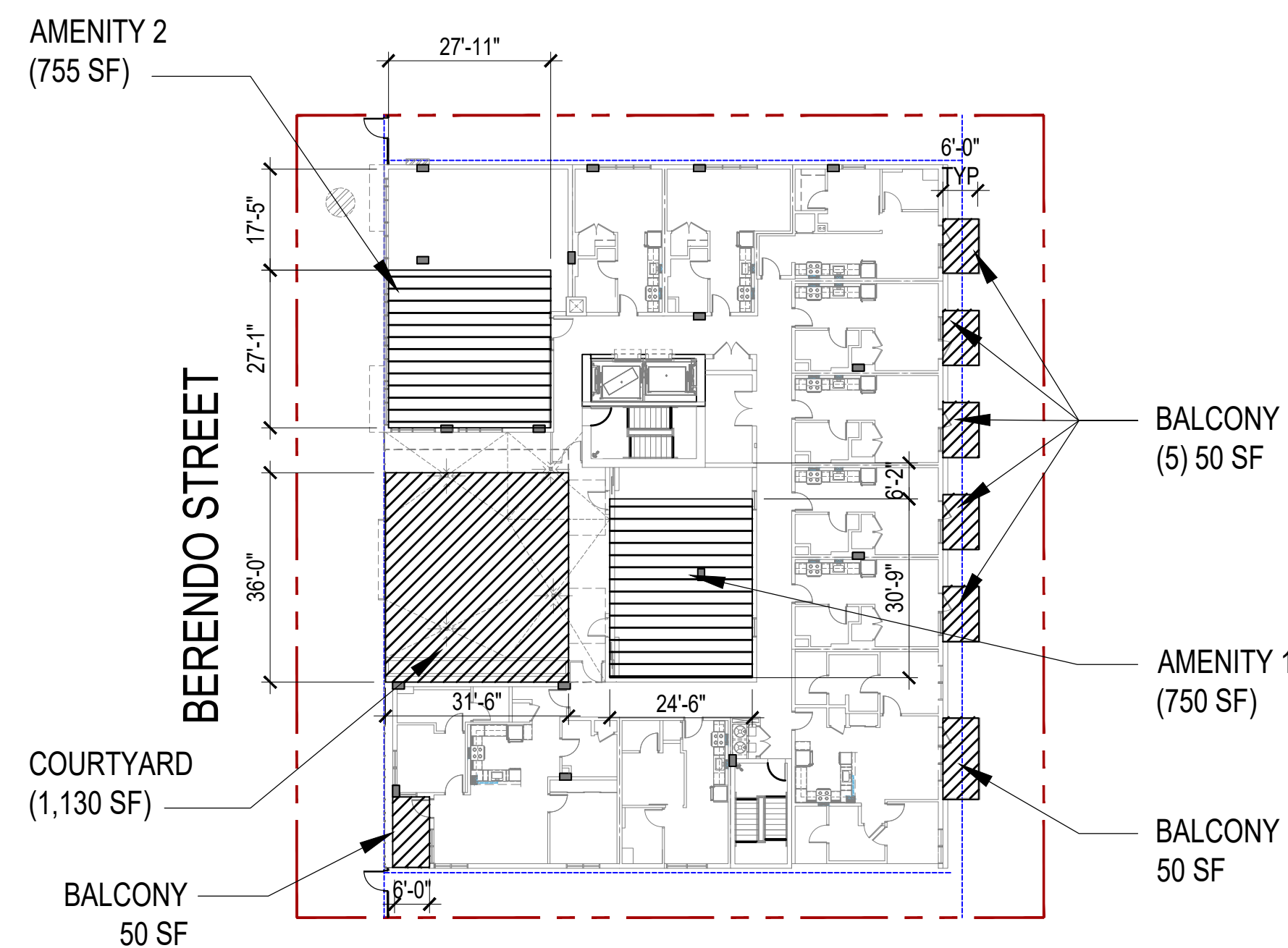
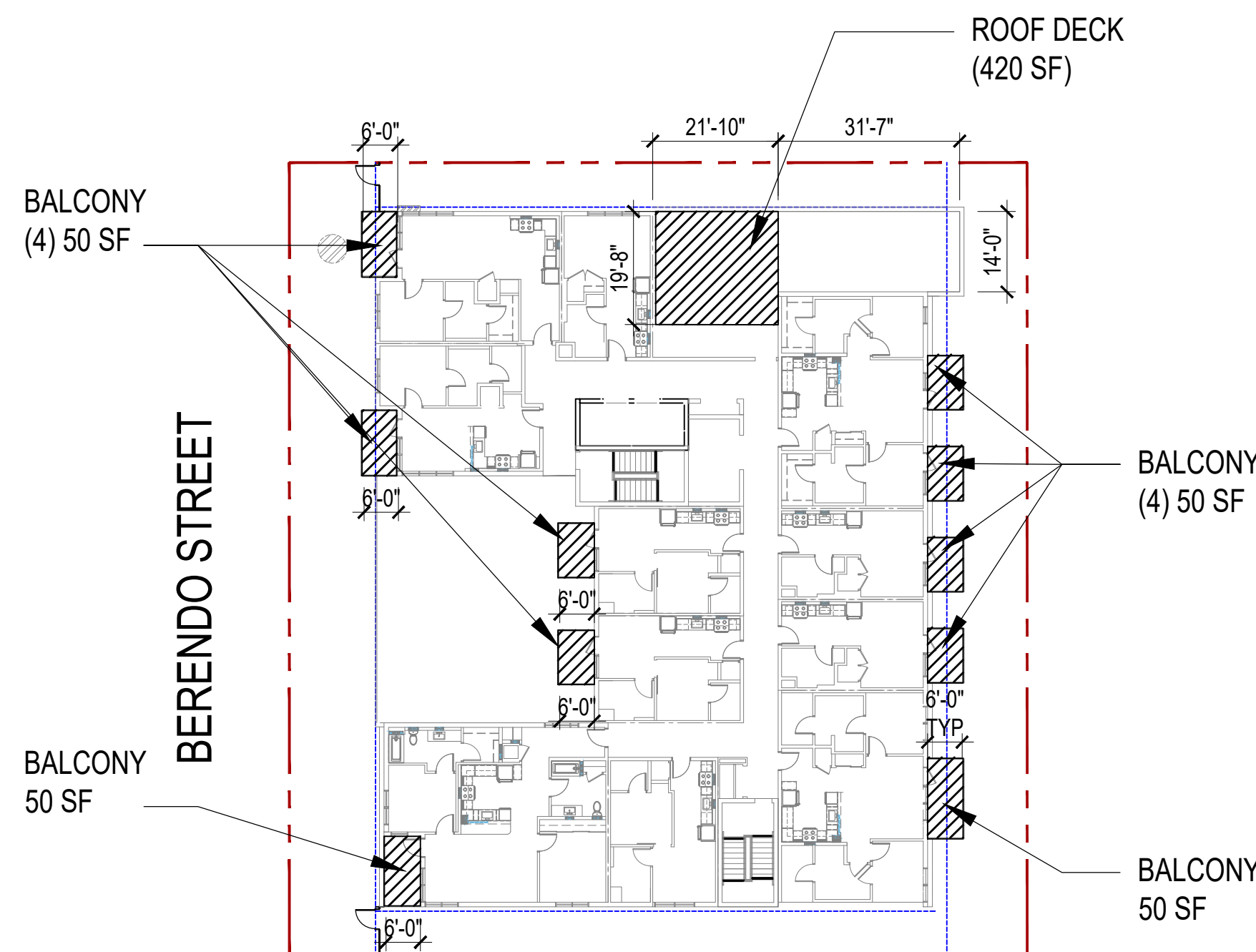
FIRST FLOOR

ZONING CODE FLOOR AREA

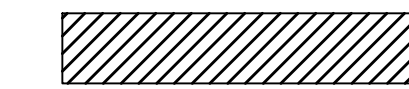
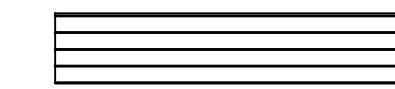
BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022





LEGEND



OPEN SPACE - REQUIRED

	Quantity	SF / UNIT	TOTAL SF
STUDIO (< 3 Habitable Rm)	33	100	3,300
1 BEDROOM (< 3 Habitable Rm)	31	100	3,100
2 BEDROOM (= 3 Habitable Rm)	13	125	1,625
SUBTOTAL	77		8,025
TOC REDUCTION	25%		-2,006
TOTAL REQUIRED			6,019

OPEN SPACE - PROVIDED

COMMON OPEN SPACE (50% min = 6,019 x 50% = 3,010 SF)	
INTERIOR OPEN SPACE (25% max = 6,019 x 25% = 1,505 SF)	
AMENITY ROOM 1 (3rd Floor)	750
AMENITY ROOM 2 (3rd Floor)	755
TOTAL - INTERIOR OPEN SPACE	1,505

EXTERIOR OPEN SPACE	
COURTYARD (3rd Floor)	1,130
ROOF DECK (8th Floor)	420
TOTAL - EXTERIOR OPEN SPACE	1,550

TOTAL - COMMON OPEN SPACE (INTERIOR & EXTERIOR)	3,055
PLANTED AREA (25% min = 3,055 x 25% = 764 SF)	764

TOTAL - PRIVATE OPEN SPACE	BALCONIES / 50 SF ea	60	3,000
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TOTAL PROVIDED OPEN SPACE - (COMMON & PRIVATE)	6,055
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LOS ANGELES PLANNING AND ZONING
SECTION 12.21: GENERAL PROVISIONS

(a) COMMON OPEN SPACE:

- (1) COMMON OPEN SPACE SHALL MEET EACH OF THE FOLLOWING REQUIREMENTS:
 - (i) BE OPEN TO THE SKY AND HAVE NO STRUCTURES THAT PROJECT INTO THE COMMON OPEN SPACE AREA, EXCEPT AS PROVIDED IN SECTION 12.22 C.20.(B).
 - (ii) BE READILY ACCESSIBLE TO ALL THE RESIDENTS OF THE SITE.
 - (iii) HAVE A MINIMUM AREA OF 400 SQ. FT. WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA.
 - (iv) CONSTITUTE AT LEAST 50% OF THE TOTAL REQUIRED USABLE OPEN SPACE IN DEVELOPMENTS BUILT AT AN R3, RA3, R4, RA4, AND/OR R5 DENSITY REGARDLESS OF THE UNDERLYING ZONE.
(AMENDED BY ORD. NO. 174,999, EFF. 1/15/03.)
 - (v) BE LOCATED AT THE GRADE LEVEL OR FIRST HABITABLE ROOM LEVEL, EXCEPT IN DEVELOPMENTS BUILT AT AN R3, RA3, R4, RA4, AND/OR R5 DENSITY REGARDLESS OF THE UNDERLYING ZONE.
(AMENDED BY ORD. NO. 174,999, EFF. 1/15/03.)
- (2) COMMON OPEN SPACE AREAS SHALL INCORPORATE RECREATIONAL AMENITIES SUCH AS SWIMMING POOLS, SPAS, PICNIC

TABLES, BENCHES, CHILDREN'S PLAY AREAS, BALL COURTS, BARBECUE AREAS AND SITTING AREAS. (AMENDED BY ORD. NO. 184,505, EFF. 1/11/17.)

- (3) A MINIMUM OF 25 PERCENT OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY. FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR COMMON OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL, SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.

12.21.G.2.A.4.I

RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS, OR AT LEAST 400 SQUARE FEET IN AREA FOR A DEVELOPMENT OF FEWER THAN 16 DWELLING UNITS, MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE.

12.21.G.2.A.4.III

ROOF DECKS IN DEVELOPMENTS BUILT AT AN R4, RAS4, AND/OR R5 DENSITY, REGARDLESS OF THE UNDERLYING ZONE, MAY BE USED IN THEIR ENTIRETY AS COMMON OPEN SPACE. (AMENDED BY ORD. NO. 174.999, EFF. 1/15/03.)

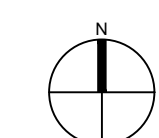
OPEN SPACE DIAGRAM

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



GRUBB PROPERTIES
4601 PARK RD, STE 450
CHARLOTTE, NORTH CAROLINA 28209



G2.20



1657 alvira street second floor los angeles, CA 90035
tel. 323.954.9996
u-a-lab.com © 2021



PROJECT DESCRIPTION																								
NEW CONSTRUCTION OF AN 8-STORY RESIDENTIAL BUILDING INCLUDING 77 APARTMENTS, AMENITY SPACES, AND ROOF DECK																								
5 STORIES OF CONSTRUCTION TYPE IIIA OVER 3 STORIES OF CONSTRUCTION TYPE IA AT GRADE.																								
PROPERTY INFORMATION																								
Site Address:	950-962 S BERENDO ST	TOC TIER 3 SUMMARY (Metro Rapid Bus Olympic & Vermont < 2,650 ft) Base Incentives 1. Residential Density Increase 70% 2. Floor Area Ratio (FAR) 50% Increase to 4.5:1 3. Parking Ratio: .5 per Unit Additional Incentives 1. Yard Reduction - Side Yard 30% (Refer to Required Setbacks) 2. Yard Reduction - Rear Yard 30% (Refer to Required Setbacks) 3. Open Space Reduction - 25% (Refer to Required Open Space)																						
APN(s):	5078-008-035																							
Tract:	Electric Railway Homestead Assoc.																							
Block:	BLK 2																							
Lot:	22, 23, 24																							
Arb:	None																							
Council District:	CD10 - Mark Ridley Thomas																							
Neighborhood Council:	Wilshire Center-Koreatown																							
PROPERTY ZONING																								
Zoning:	R4-1	REQUIRED SETBACKS (8-STORY BUILDING) <table><thead><tr><th></th><th></th><th>Required</th><th>Provided</th></tr></thead><tbody><tr><td>Front Yard</td><td>West (Berendo St)</td><td>15'-0"</td><td>15'-0"</td></tr><tr><td>Side Yard**</td><td>North (Interior)*</td><td>11'-0"</td><td>7'-9"</td></tr><tr><td>Side Yard**</td><td>South (Interior)*</td><td>11'-0"</td><td>7'-9"</td></tr><tr><td>Rear Yard***</td><td>East (Interior)*</td><td>20'-0"</td><td>14'-0"</td></tr></tbody></table> * Yard Reduced per TOC Incentive (30%) ** Side yard = 5' + 1' for every story over 2nd story *** Rear Yard = 15' + 1' for every story over 3rd story					Required	Provided	Front Yard	West (Berendo St)	15'-0"	15'-0"	Side Yard**	North (Interior)*	11'-0"	7'-9"	Side Yard**	South (Interior)*	11'-0"	7'-9"	Rear Yard***	East (Interior)*	20'-0"	14'-0"
					Required	Provided																		
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Side Yard**	South (Interior)*				11'-0"	7'-9"																		
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Specific Plan Area:	None																							
CDO:	None																							
TOC:	Tier 3																							
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Maximum Height:	None																							
Transitional Height:	None																							
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Proposed Building Height	99'-0"																							
FAR Increase (TOC)**	4.5 : 1																							
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BUILDING FAR		Allowable Floor Area																						
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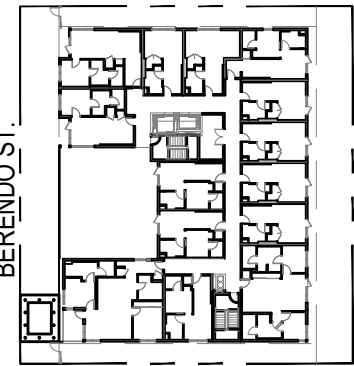


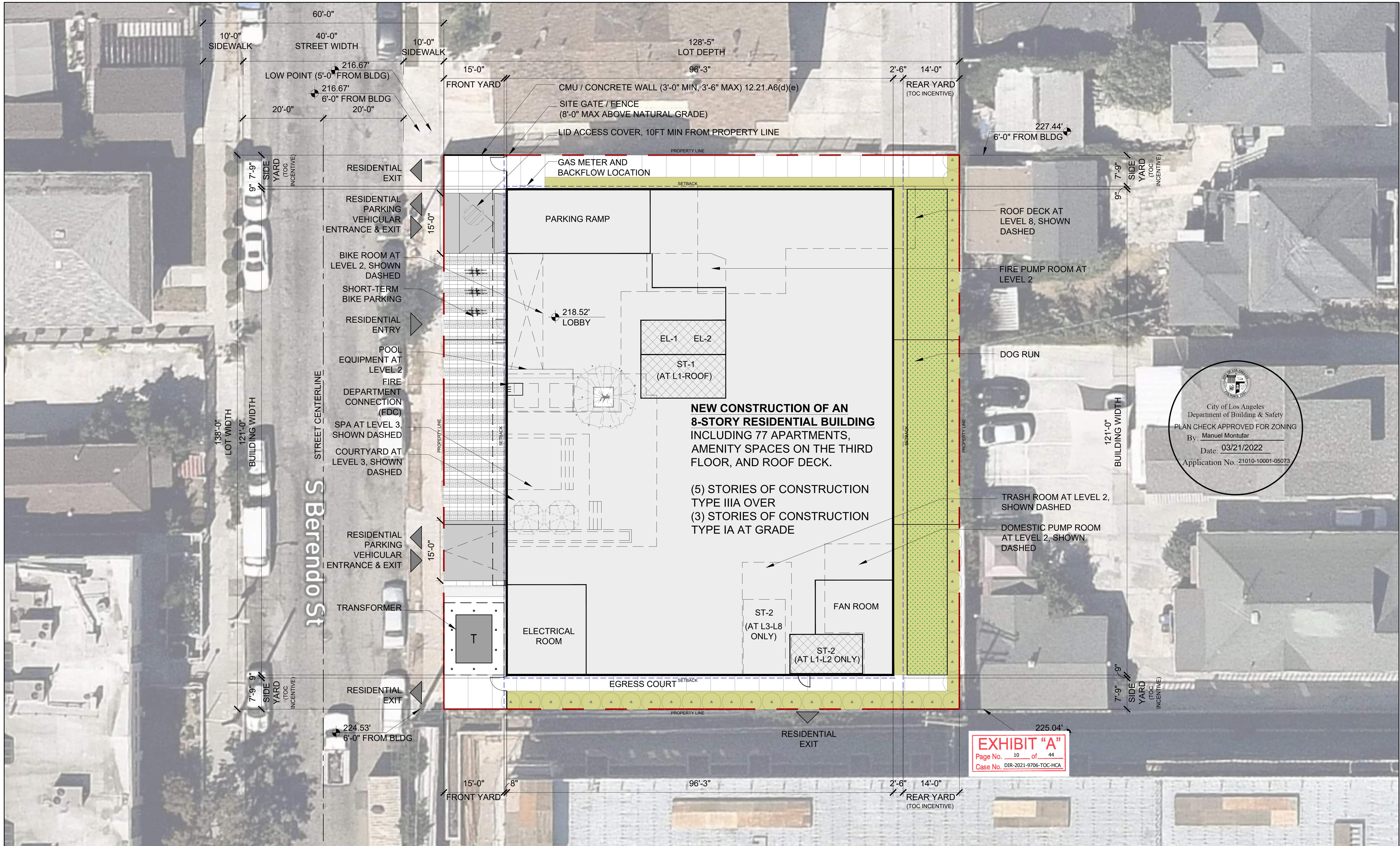
EXHIBIT "A"
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Case No. DIR-2021-9706-TOC-HCA

PLOT PLAN

A0.01

BERENDO APARTMENTS



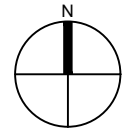
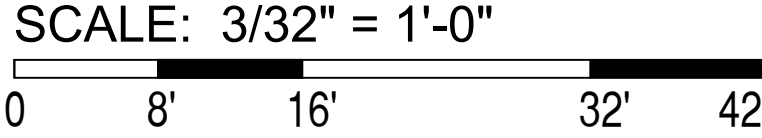


City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Manuel Montufar
Date: 03/21/2022
Application No.: 21010-10001-05073

EXHIBIT "A"
Page No. 10 of 44
Case No. DIR-2021-9706-TOC-HCA



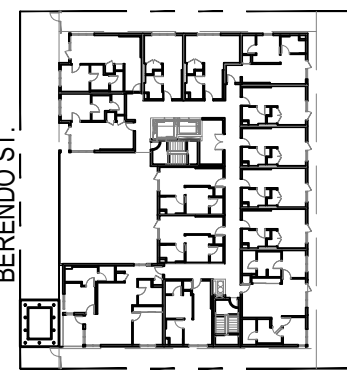
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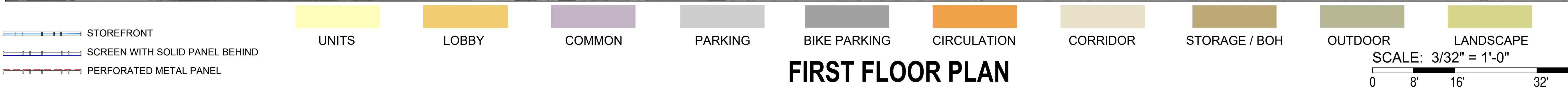
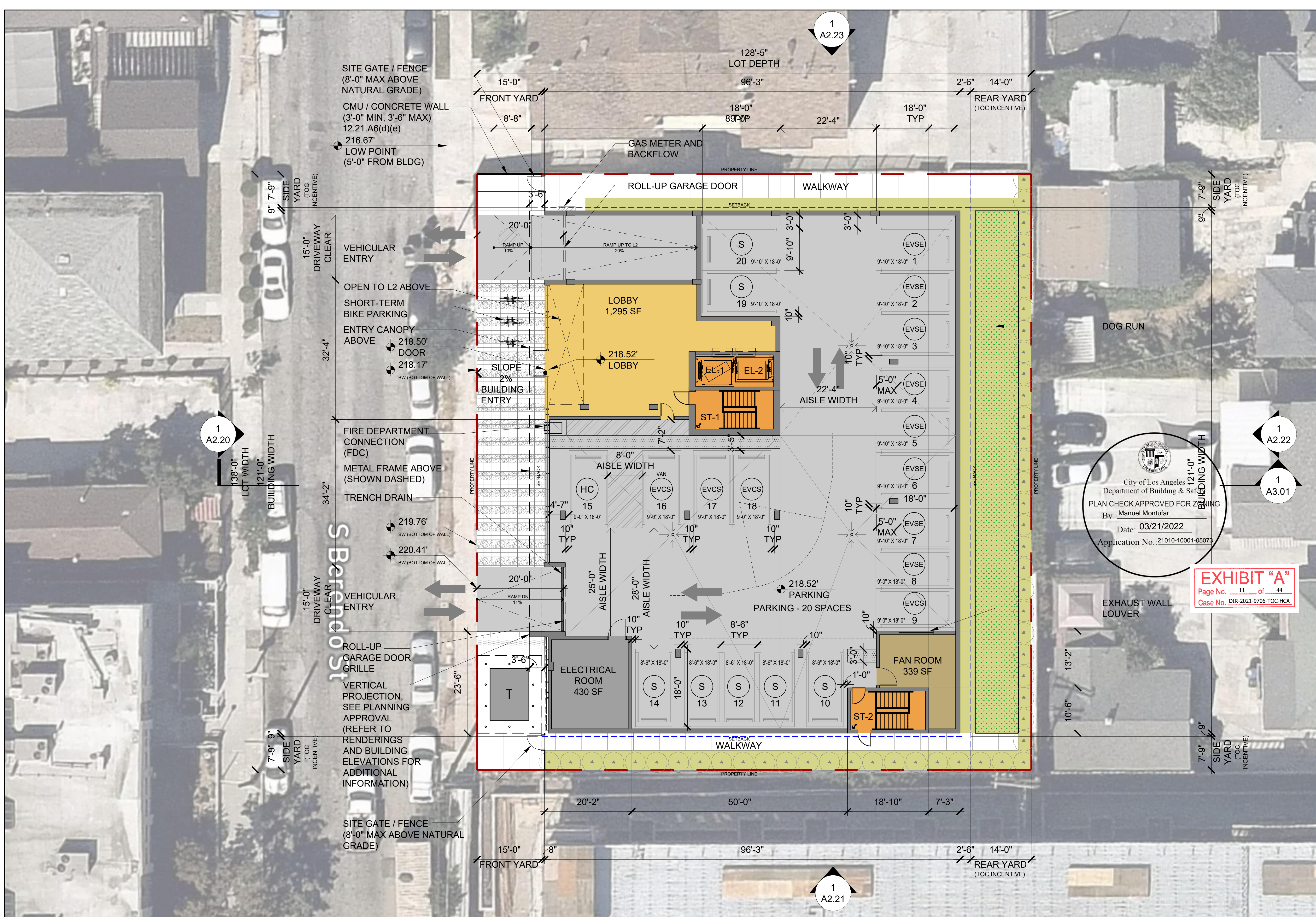
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BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

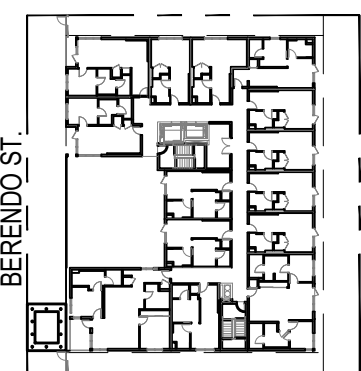


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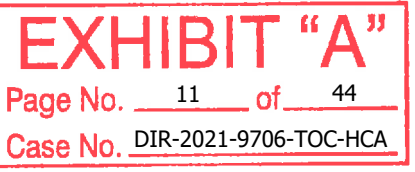
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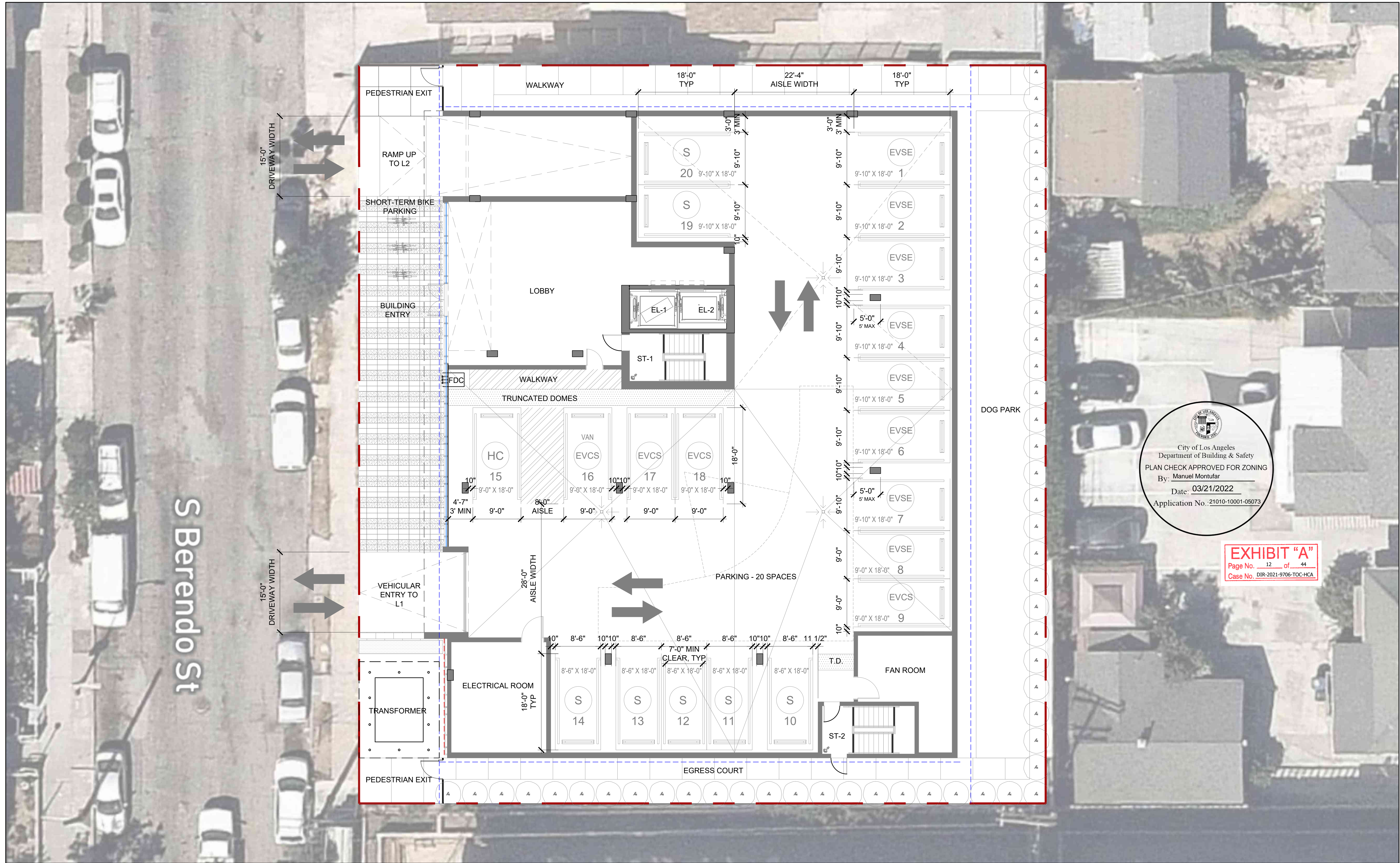
BERENDO APARTMENTS



GENERAL NOTES

- SEC. 12.21.A19 (C): REQUIREMENTS FOR RECYCLING AREAS OR ROOMS IN A DEVELOPMENT PROJECT**
- (4) TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;
- (5) EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;
- (6) NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;
- (7) ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;
- (8) ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;
- (9) THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;
- (10) THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;
- (11) RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;
- (12) RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)
- (i) RECYCLING ROOMS SHALL COMPLY WITH SECTION OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION OF THIS CODE.
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- (1) FENCES AND WALLS. FOR THE PURPOSES OF ARTICLE 2 THROUGH 6 OF THIS CHAPTER, THE TERMS "FENCE" AND "WALL" SHALL INCLUDE LATTICEWORK, ORNAMENTAL FENCES, SCREEN WALLS, HEDGES OR THICK GROWTHS OF SHRUBS OR TREES. FENCE AND WALL HEIGHT SHALL BE MEASURED FROM THE NATURAL GROUND LEVEL ADJACENT THERETO.
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- (3) SIDE YARDS, REAR YARDS AND OTHER SPACES. (AMENDED BY ORD. NO. 173,492, EFF. 10/10/00.) A FENCE OR WALL NOT MORE THAN EIGHT FEET IN HEIGHT MAY BE LOCATED AND MAINTAINED WITHIN THE REQUIRED SIDE YARD, REAR YARD OR OTHER OPEN SPACE OF ANY LOT IN AN RW ZONE AND WITHIN THE REQUIRED SIDE YARD, REAR YARD OR OTHER OPEN SPACE OF A LOT WITHIN ANY OTHER A OR R ZONE WHICH IS 40 FEET OR MORE IN WIDTH, PROVIDED THE LOT IS NOT LOCATED WITHIN THE BOUNDARY OF A "HILLSIDE AREA", AS DEFINED IN SECTION OF THIS CODE.
- A FENCE OR WALL NOT MORE THAN SIX FEET IN HEIGHT MAY BE LOCATED AND MAINTAINED WITHIN THE REQUIRED SIDE YARD, REAR YARD OR OTHER OPEN SPACE OF ANY LOT IN AN A OR R ZONE, OTHER THAN AN RW ZONE, WHICH IS LESS THAN 40 FEET IN WIDTH OR WHICH IS LOCATED WITHIN THE BOUNDARY OF A "HILLSIDE AREA", AS DEFINED IN SECTION OF THIS CODE, EXCEPT THAT IN EITHER CASE A FENCE OR WALL NOT MORE THAN EIGHT FEET IN HEIGHT MAY BE LOCATED IN THE YARDS OR OTHER OPEN SPACE WHEN AUTHORIZED BY A ZONING ADMINISTRATOR PURSUANT TO SECTION 12.21A2.
- IN THE A ZONES (INCLUDING THE RA ZONE), A FENCE OR WALL NOT MORE THAN EIGHT FEET IN HEIGHT MAY BE LOCATED ON THE SIDE STREET LOT LINE OF ANY REVERSED CORNER LOT, PROVIDED, HOWEVER, THAT IF THE LOT IS LOCATED WITHIN THE BOUNDARY OF A "HILLSIDE AREA", AS DEFINED IN SECTION , THE FENCE OR WALL SHALL NOT EXCEED SIX FEET IN HEIGHT.
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City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Manuel Montufar
Date: 03/21/2022
Application No.: 21010-10001-05073

EXHIBIT "A"
Page No. 12 of 44
Case No. DIR-2021-9706-TOC-HCA

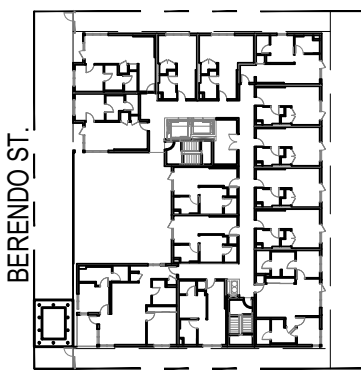
FIRST FLOOR PLAN - ENLARGED PARKING

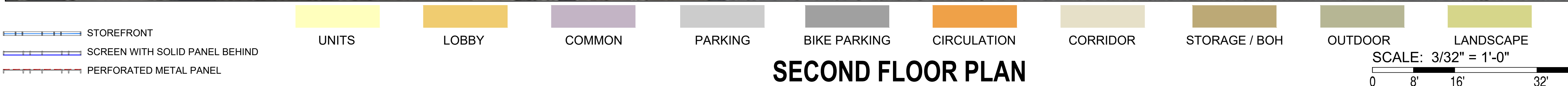
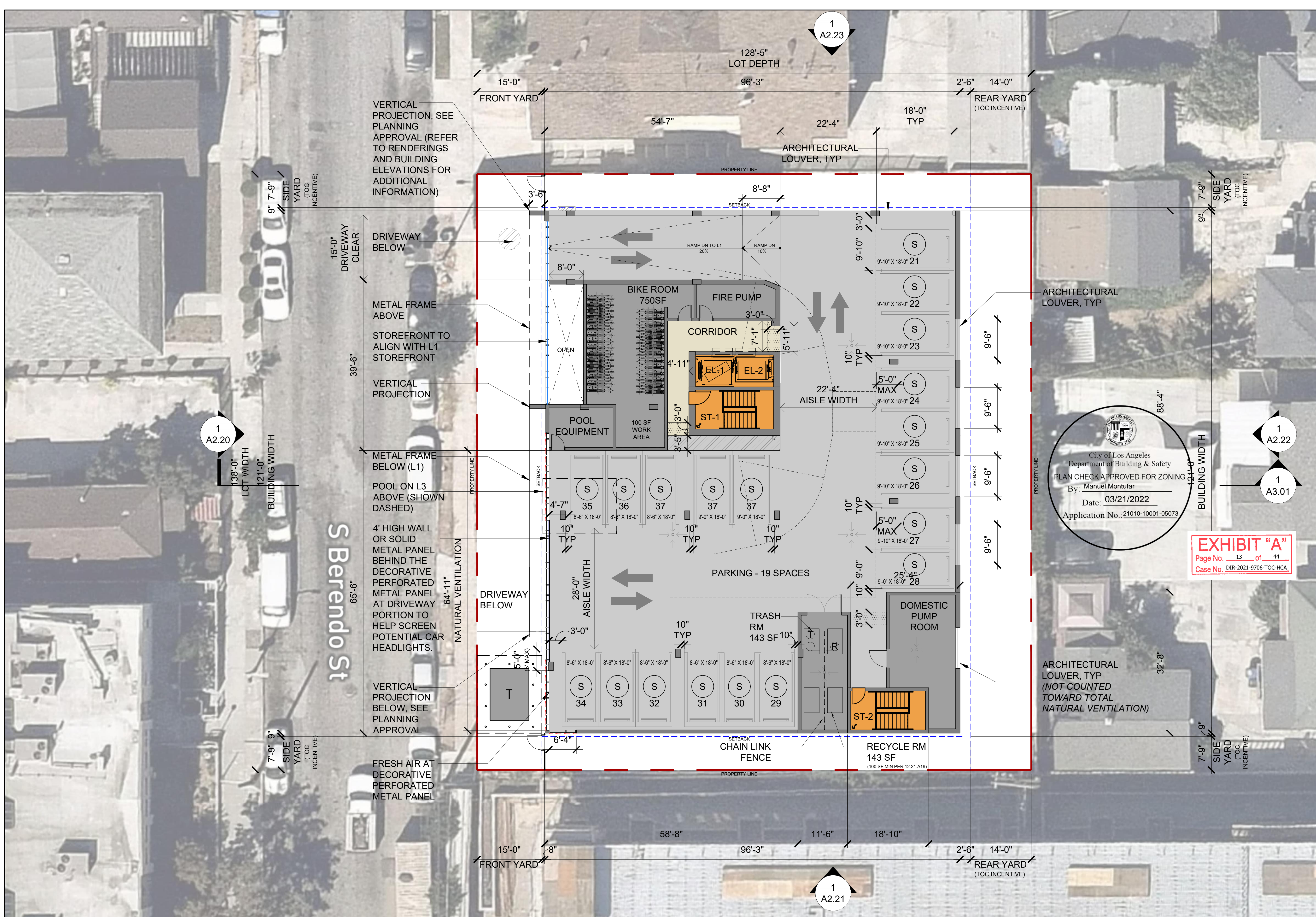
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A1.11a

BERENDO APARTMENTS

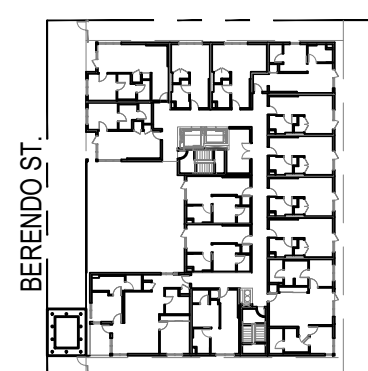
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022





BERENDO APARTMENTS

950 S BERENDO STREET
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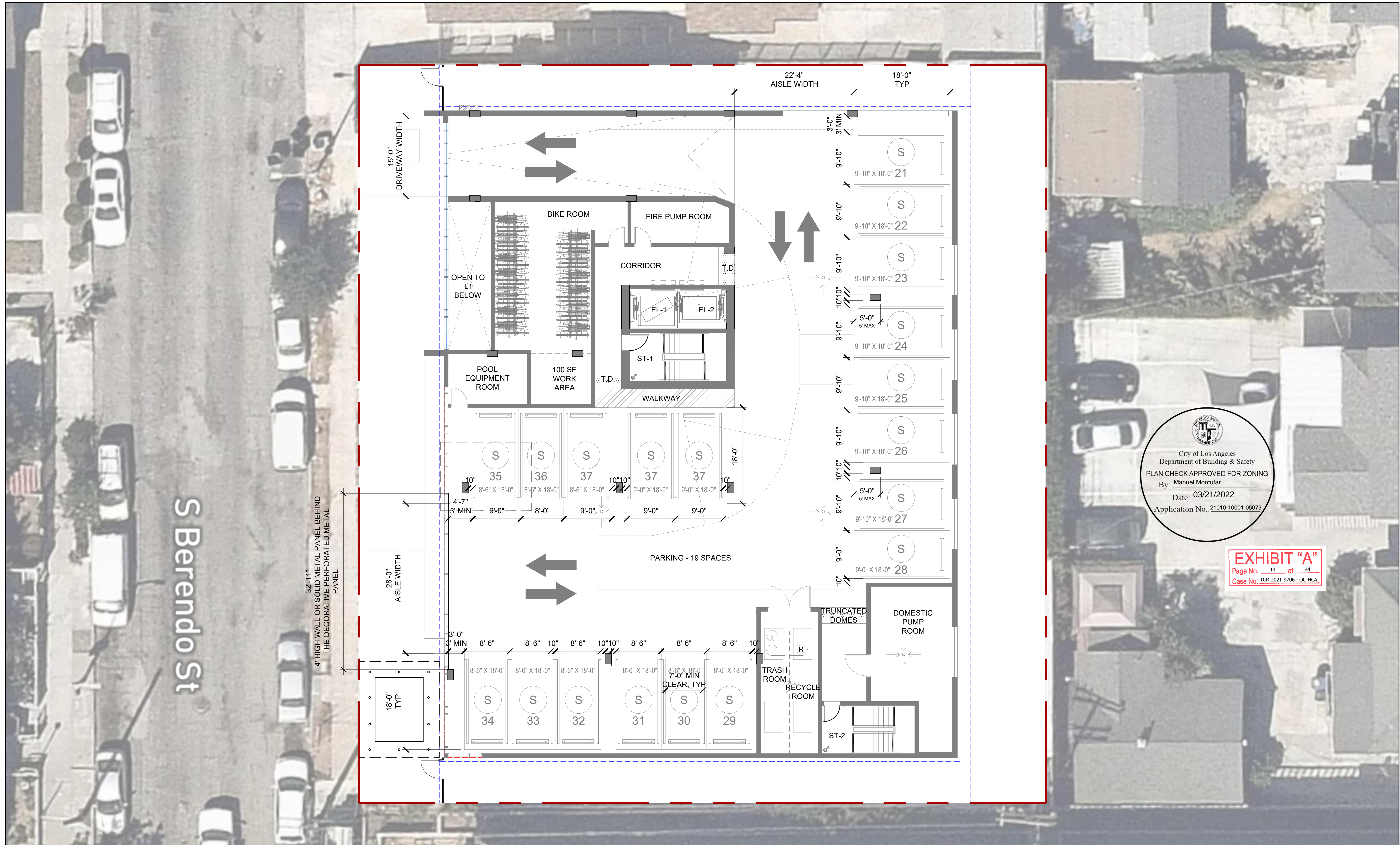


GENERAL NOTES

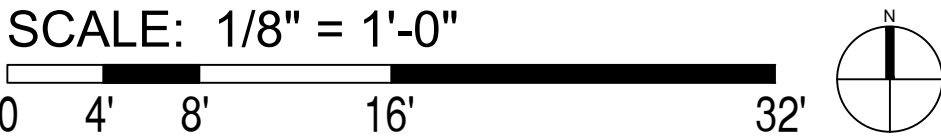
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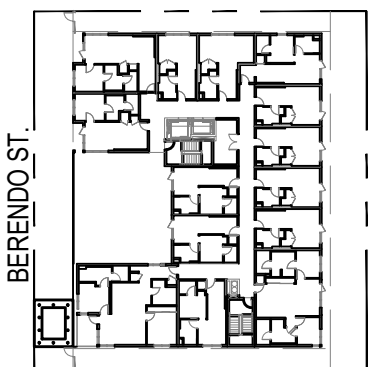
SECOND FLOOR PLAN - ENLARGED PARKING

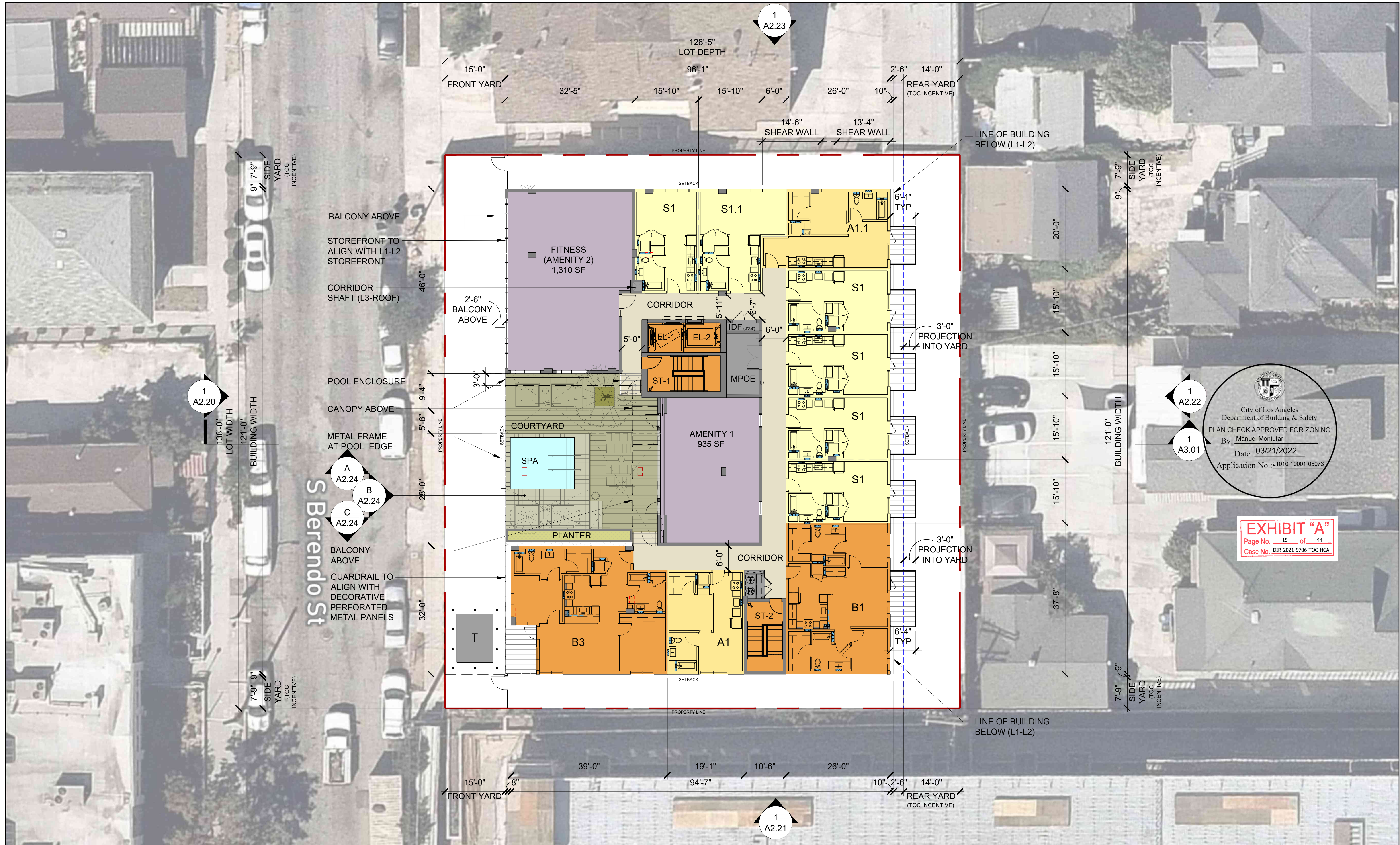


A1.12a

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

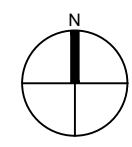




- UNITS LOBBY COMMON PARKING BIKE PARKING CIRCULATION CORRIDOR STORAGE / BOH OUTDOOR LANDSCAPE

THIRD FLOOR PLAN

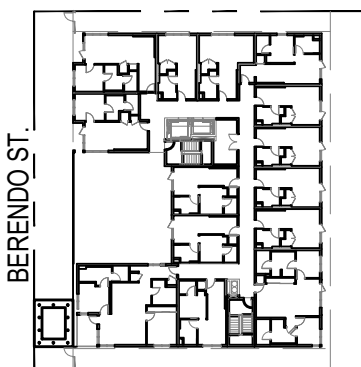
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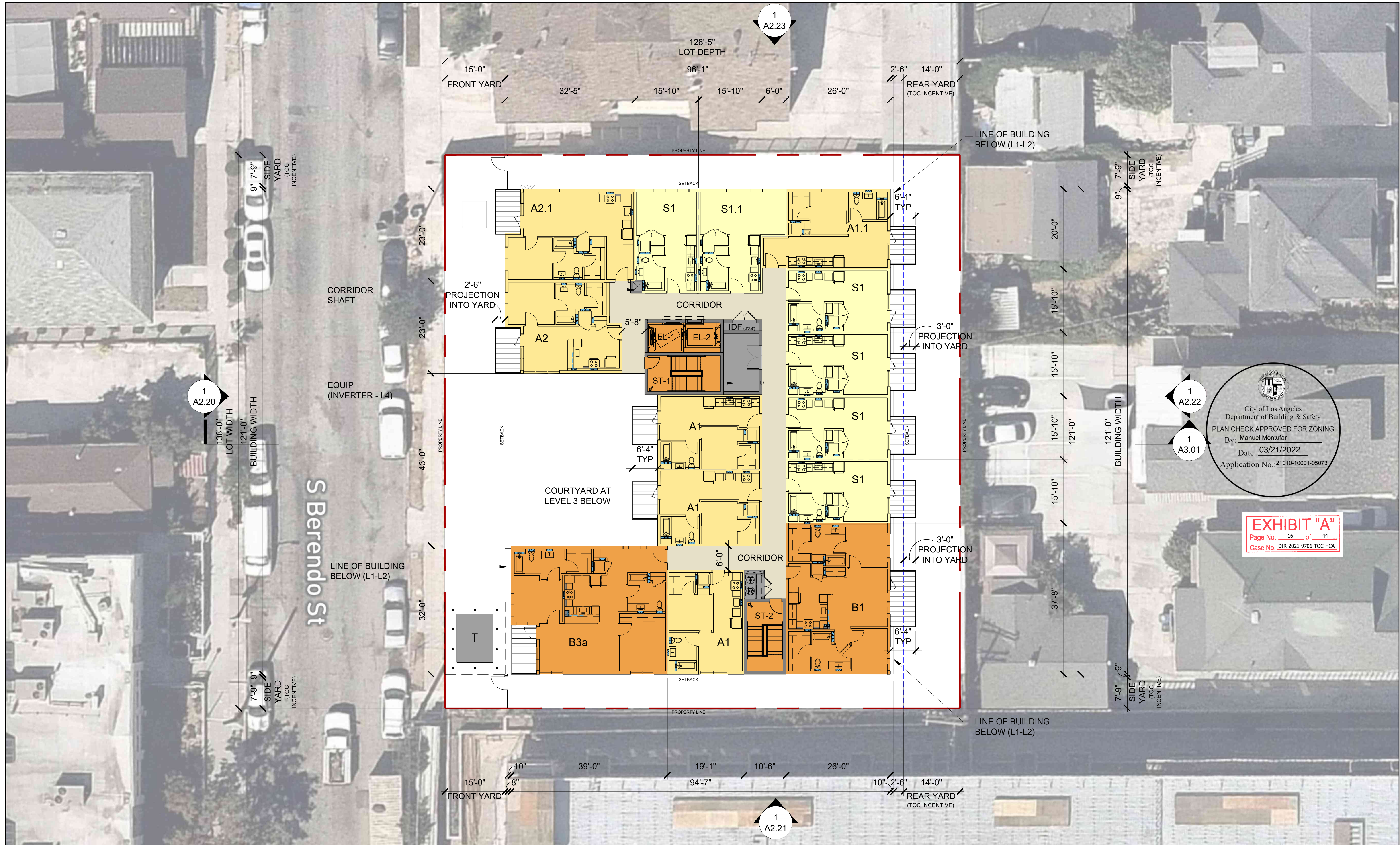


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BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022





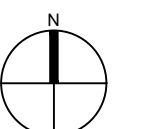
City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Manuel Montufar
Date: 03/21/2022
Application No. 21010-10001-05073

EXHIBIT "A"
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UNITS LOBBY COMMON PARKING BIKE PARKING CIRCULATION CORRIDOR STORAGE / BOH OUTDOOR LANDSCAPE

FOURTH THRU SEVENTH FLOOR PLAN

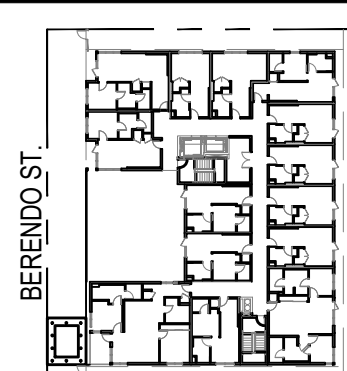
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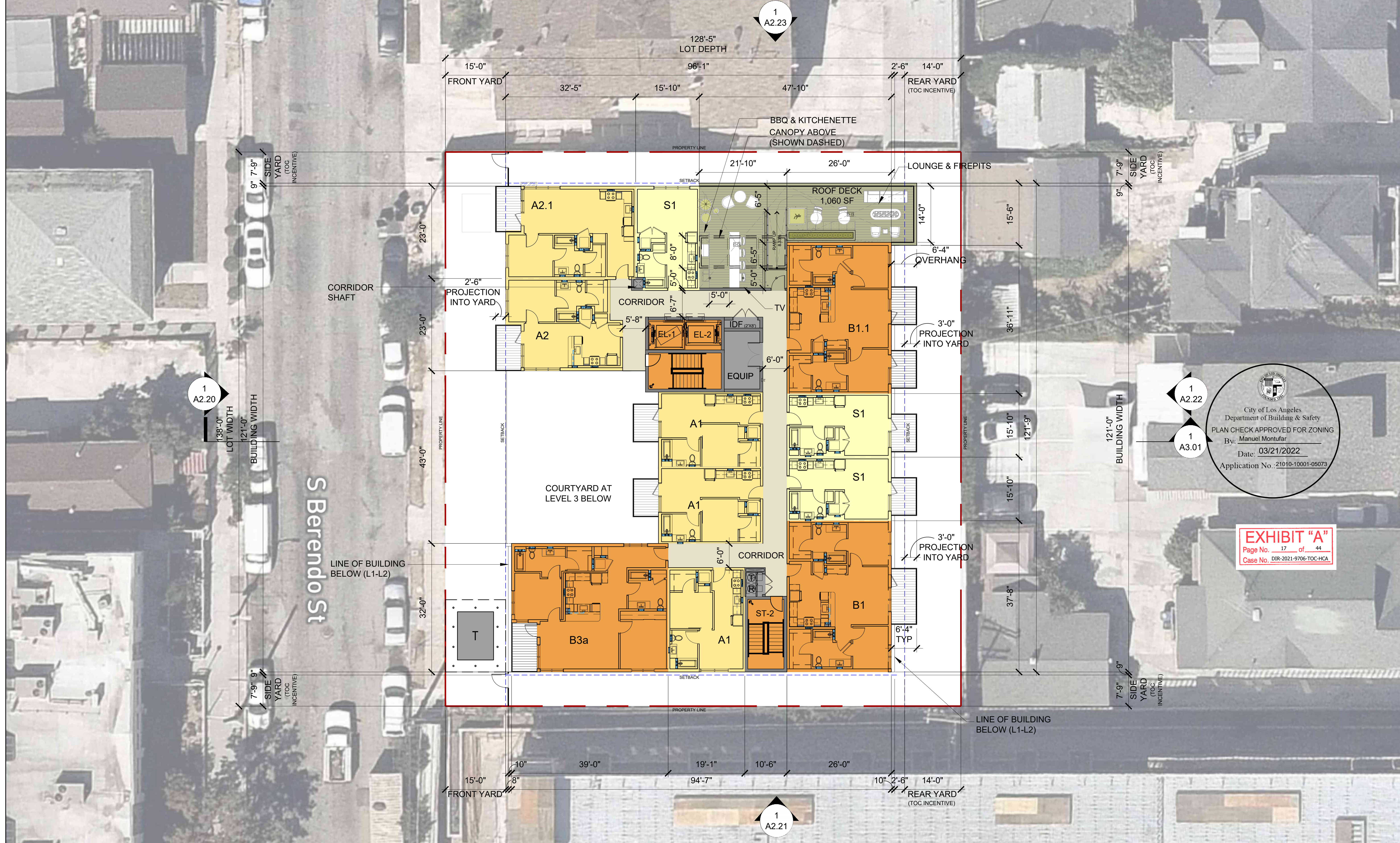
A1.14

GRUBB PROPERTIES
People who care. Places that matter.
GRUBB PROPERTIES
4601 PARK RD, STE 450
CHARLOTTE, NORTH CAROLINA 28209

BERENDO APARTMENTS
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



urban-architecture LAB
1657 alvira street second floor los angeles, CA 90035
tel. 323.954.9996
u-a-lab.com © 2021



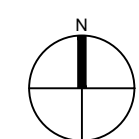
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- UNITS
- LOBBY
- COMMON
- PARKING
- BIKE PARKING
- CIRCULATION
- CORRIDOR
- STORAGE / BOH
- OUTDOOR
- LANDSCAPE

EIGHTH FLOOR PLAN

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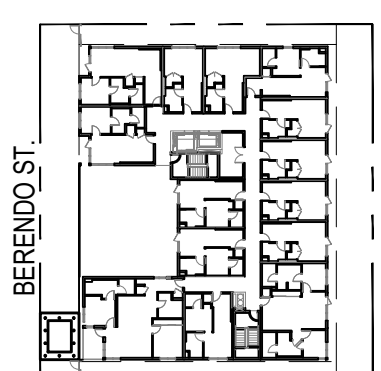


A1.15

GRUBB PROPERTIES
People who care. Places that matter.
GRUBB PROPERTIES
4601 PARK RD, STE 450
CHARLOTTE, NORTH CAROLINA 28209

BERENDO APARTMENTS

950 S BERENDO STREET
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urban-architecture LAB
1657 alvira street second floor los angeles, CA 90035
tel. 323.954.9996
u-a-lab.com © 2021

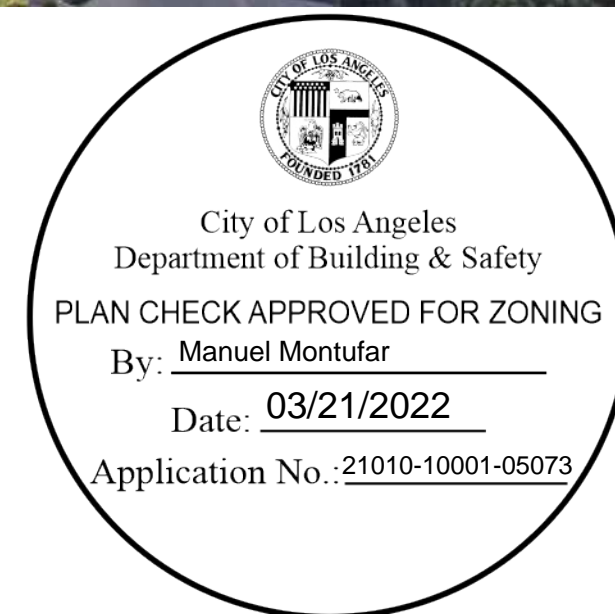


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Case No. DIR-2021-9706-TOC-HCA

AERIAL VIEW 1

A2.01

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
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DATE: FEBRUARY 04, 2022

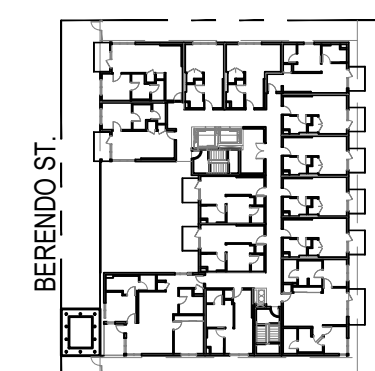




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Page No. 20 of 44
Case No. DIR-2021-9706-TOC-HCA

AERIAL VIEW 2

A2.02

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
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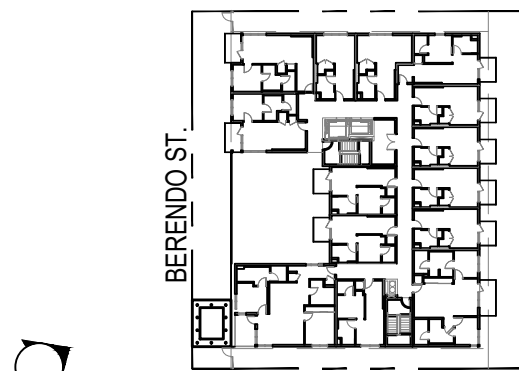




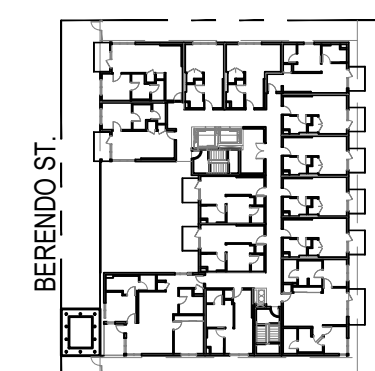
EXHIBIT "A"
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Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 1

A2.03

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
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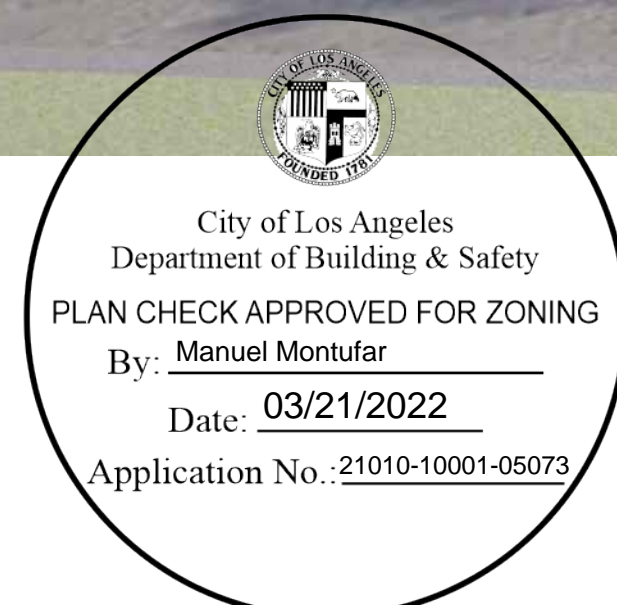


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PERSPECTIVE VIEW 2

A2.04

BERENDO APARTMENTS

950 S BERENDO STREET
 LOS ANGELES, CA 90006
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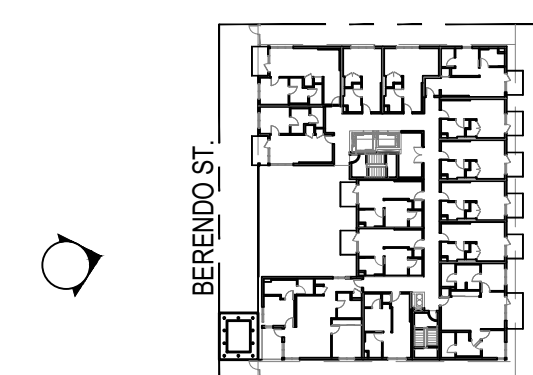




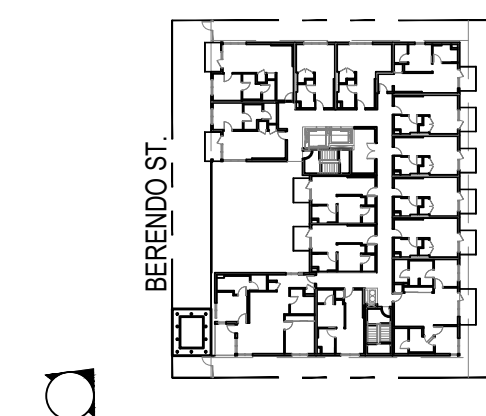
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Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 3

A2.05

BERENDO APARTMENTS

950 S BERENDO STREET
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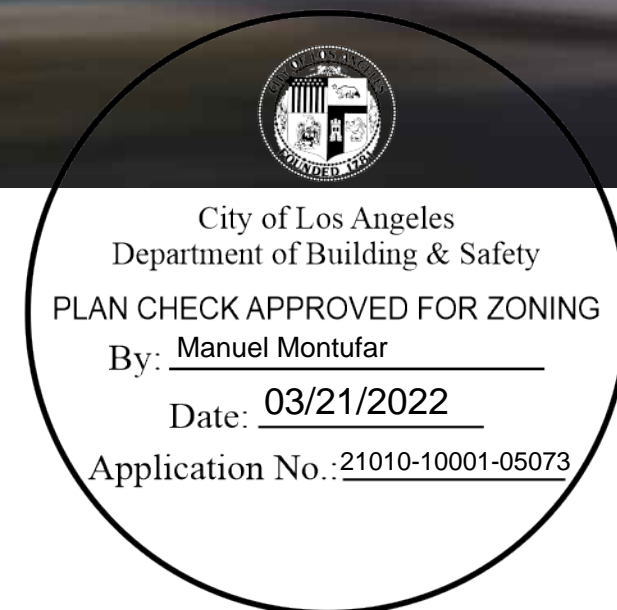


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 Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 4

A2.06

BERENDO APARTMENTS

950 S BERENDO STREET
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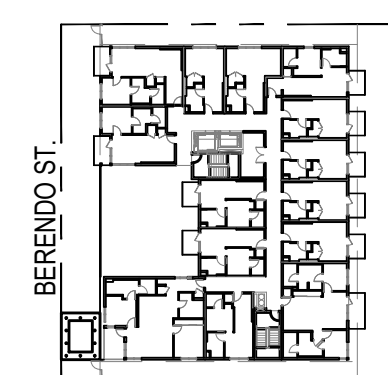




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Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 5

A2.07

BERENDO APARTMENTS

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ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

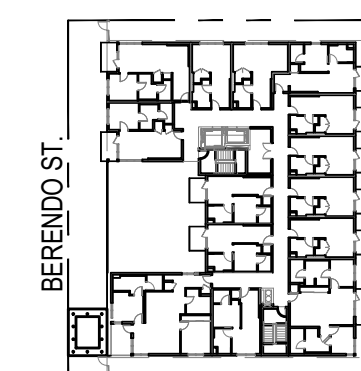




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PERSPECTIVE VIEW 6

A2.08

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

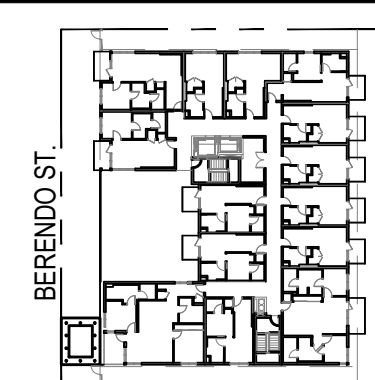




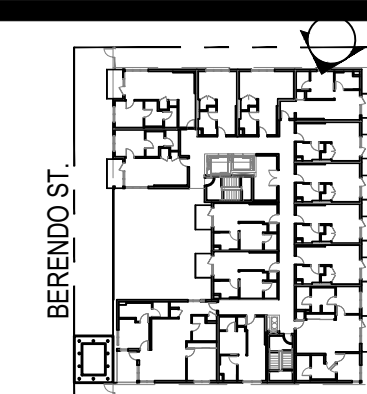
EXHIBIT "A"
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 Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 7

A2.09

BERENDO APARTMENTS

950 S BERENDO STREET
 LOS ANGELES, CA 90006
 ENTITLEMENT SET
 DATE: FEBRUARY 04, 2022



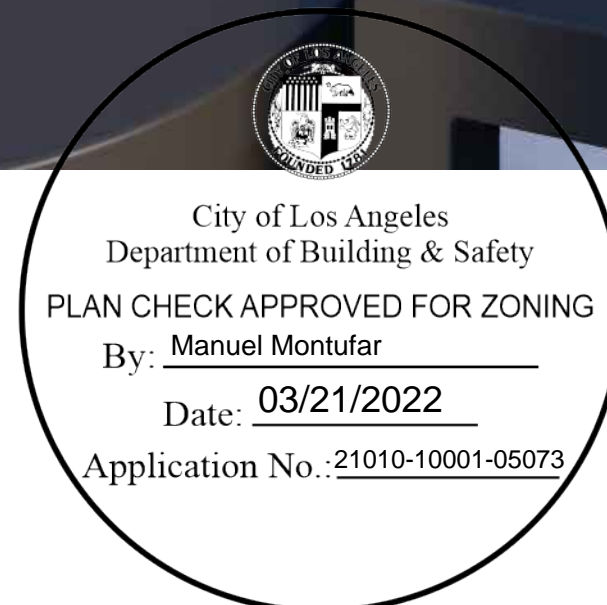


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Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 8

A2.10

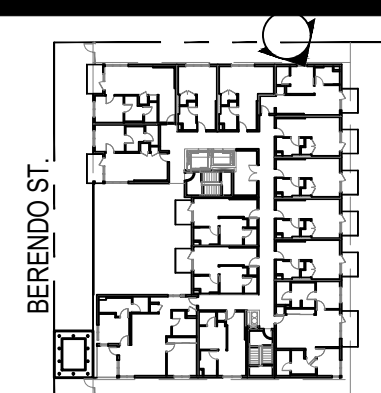




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Page No. 29 of 44
Case No. DIR-2021-9706-TOC-HCA

PERSPECTIVE VIEW 9

A2.11

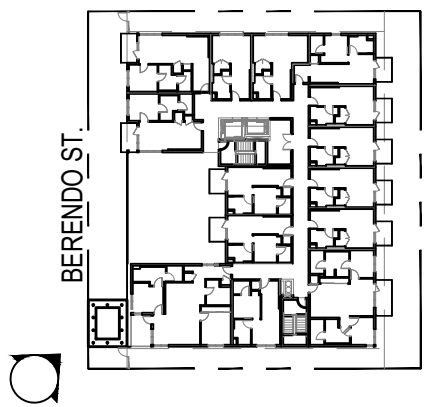
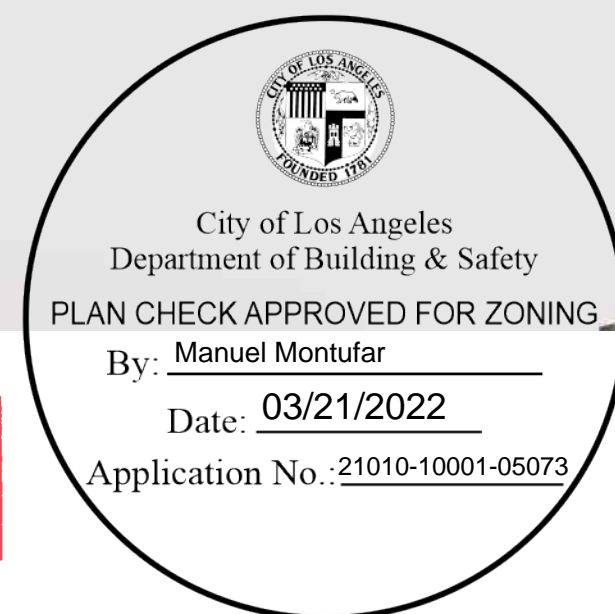




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 Case No. DIR-2021-9706-TOC-HCA



PERSPECTIVE VIEW 10

A2.12

BERENDO APARTMENTS

950 S BERENDO STREET
 LOS ANGELES, CA 90006
 ENTITLEMENT SET
 DATE: FEBRUARY 04, 2022

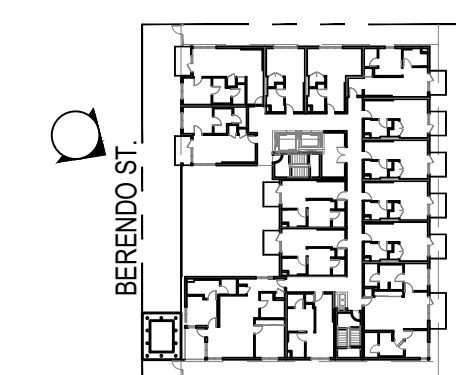




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PERSPECTIVE VIEW 11

A2.13

BERENDO APARTMENTS

950 S BERENDO STREET
 LOS ANGELES, CA 90006
 ENTITLEMENT SET
 DATE: FEBRUARY 04, 2022

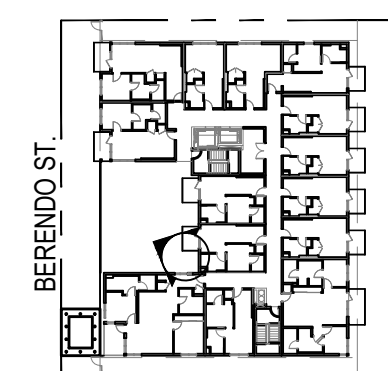




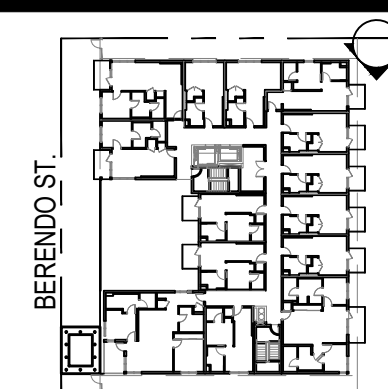
EXHIBIT "A"
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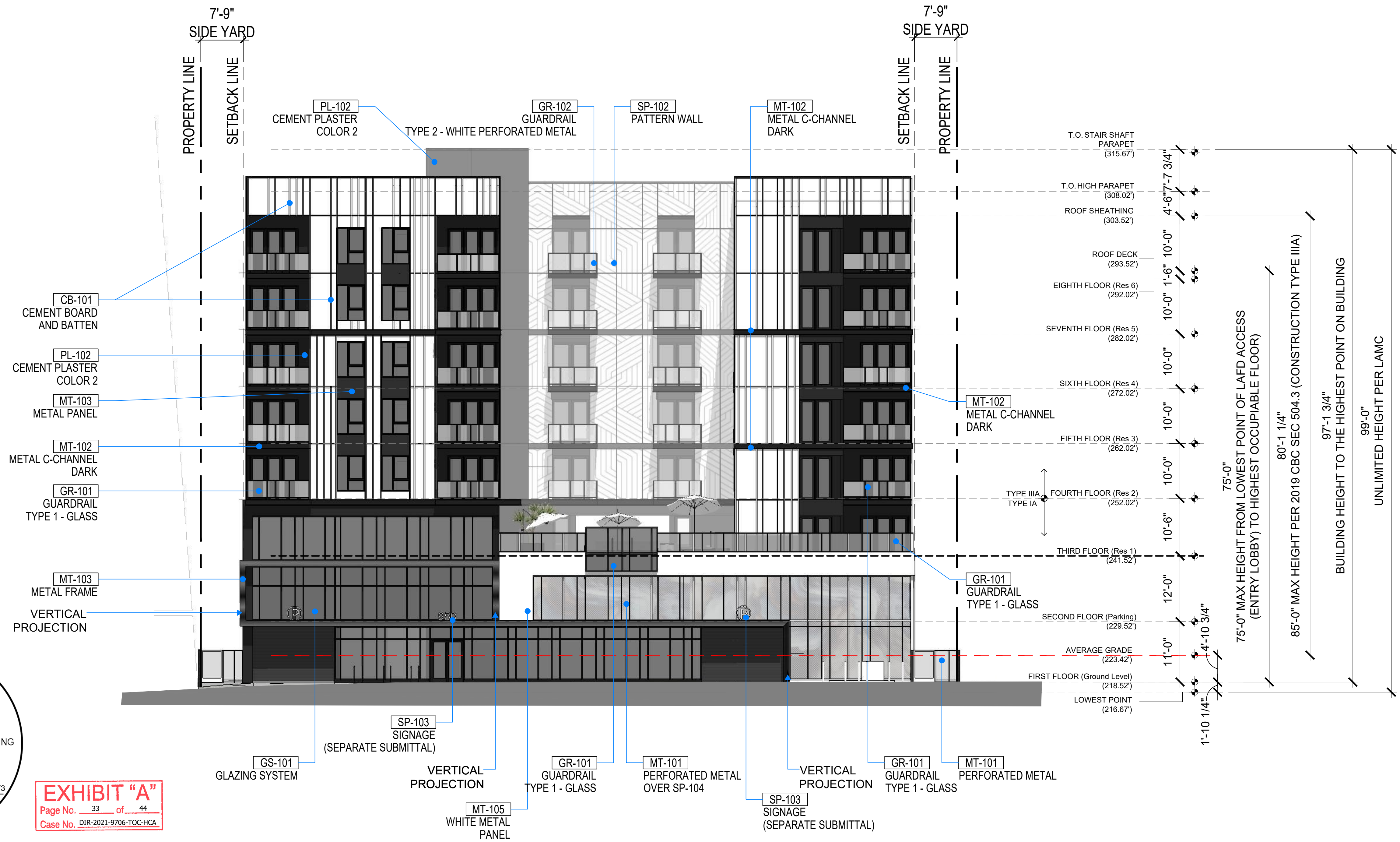
PERSPECTIVE VIEW 12

A2.14

BERENDO APARTMENTS

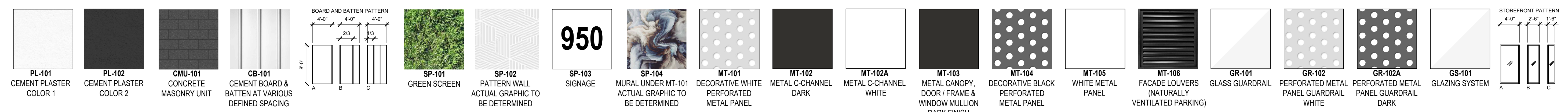
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022





City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: Manuel Montufar
Date: 03/21/2022
Application No.: 21010-10001-05073

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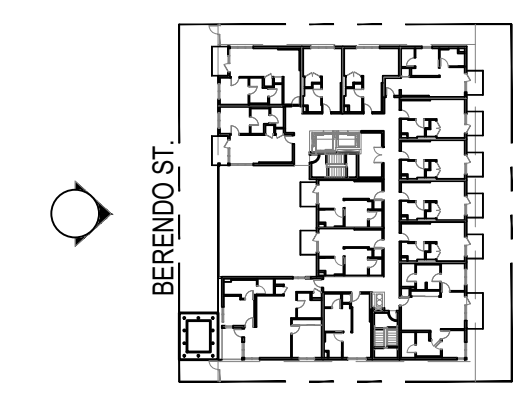
BUILDING ELEVATION - WEST

SCALE: 3/32" = 1'-0"
0 8' 16' 32' 42'

A2.20

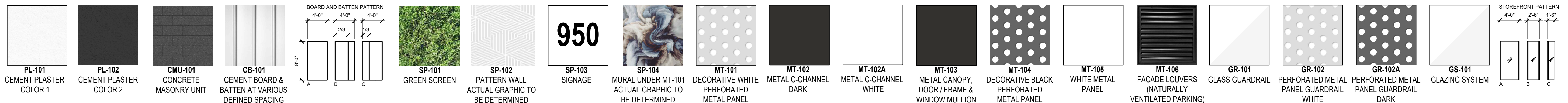
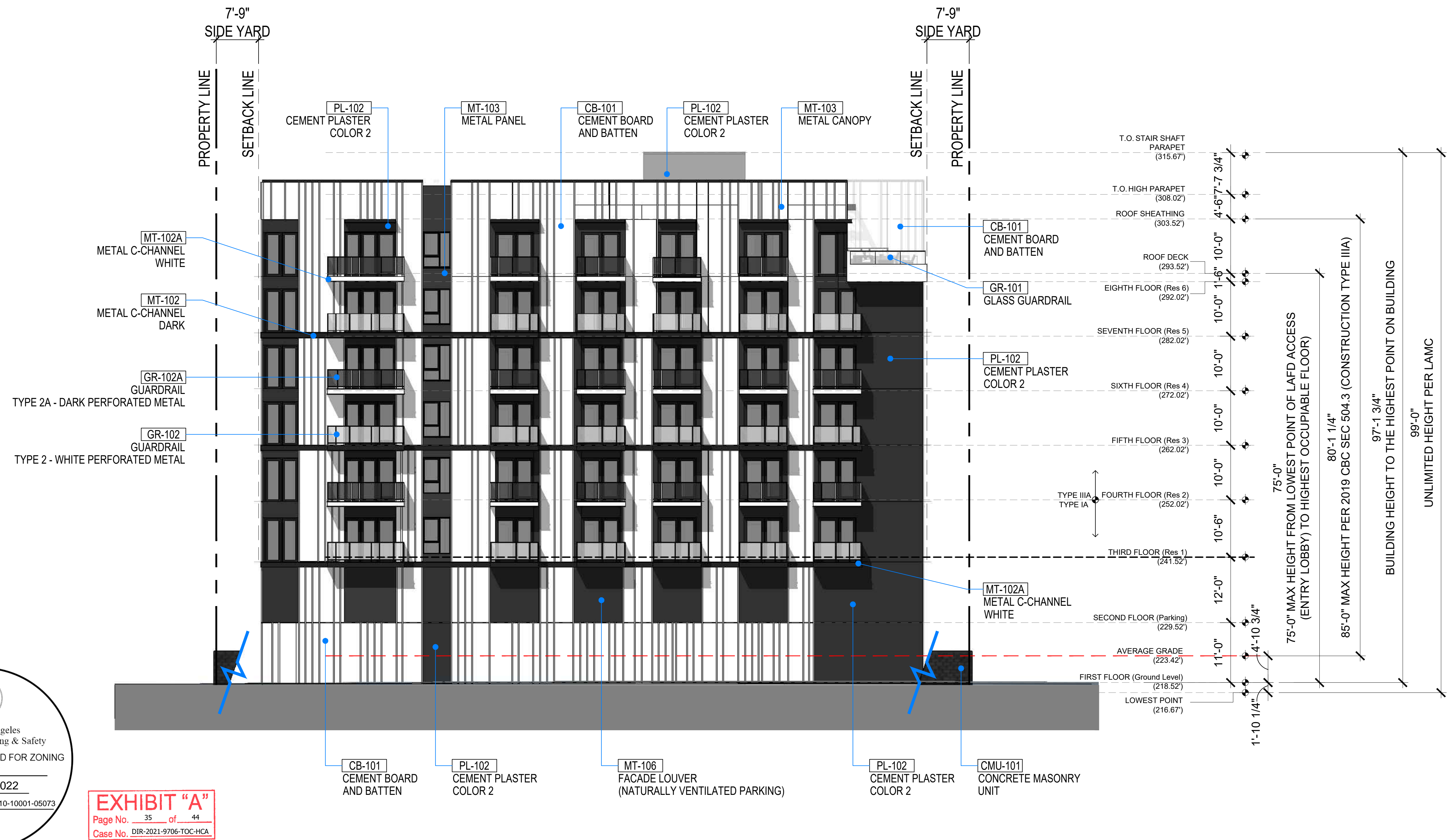
BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



KEYPLAN





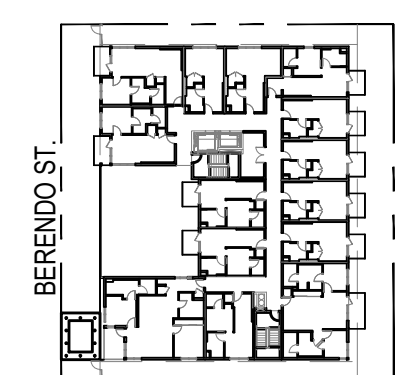
BUILDING ELEVATION - EAST

SCALE: 3/32" = 1'-0"
0 8' 16' 32' 42'

A2.22

BERENDO APARTMENTS

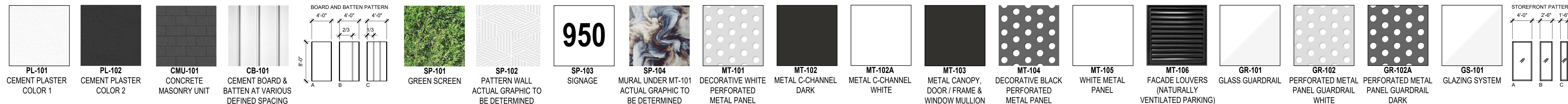
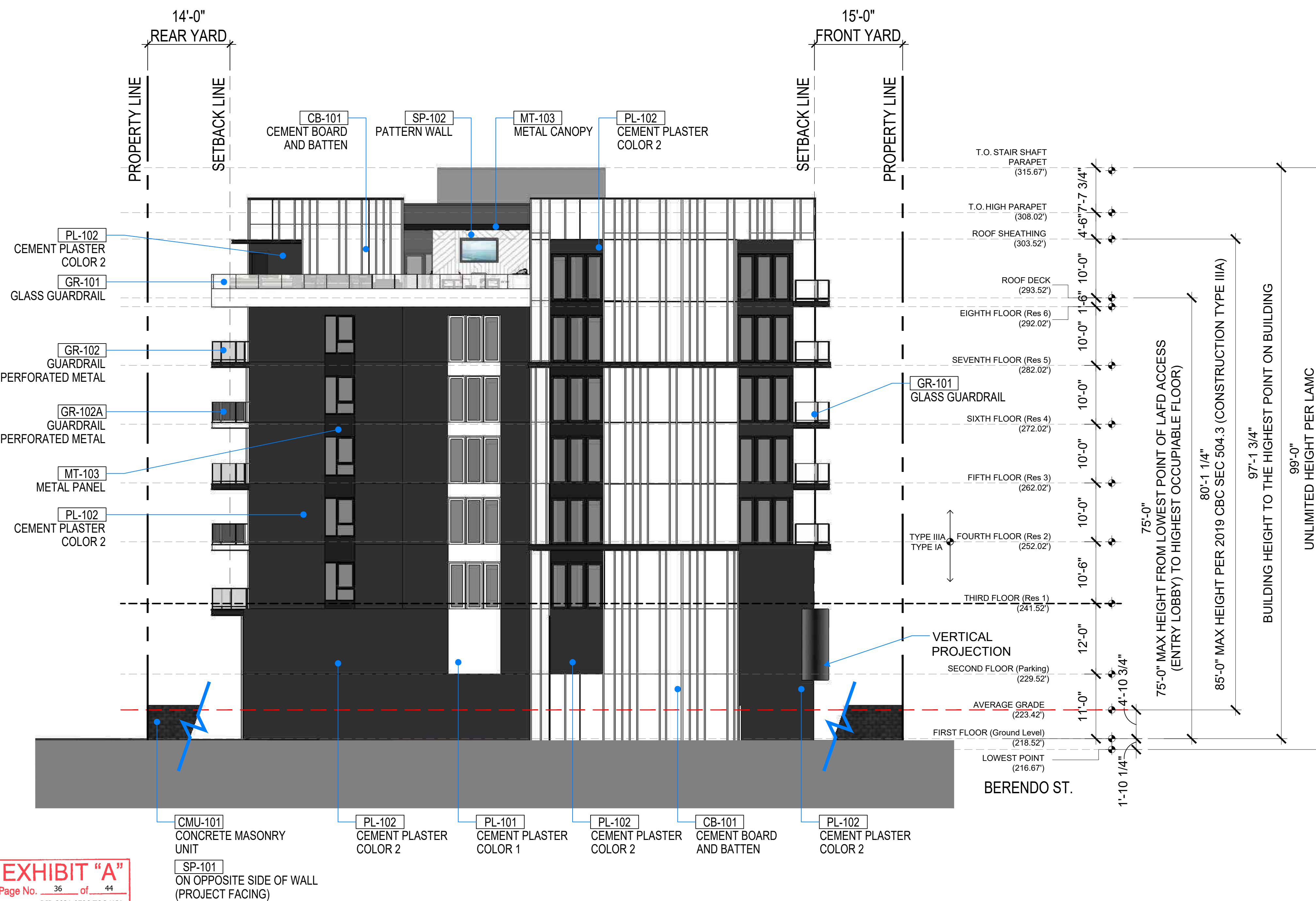
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



KEYPLAN



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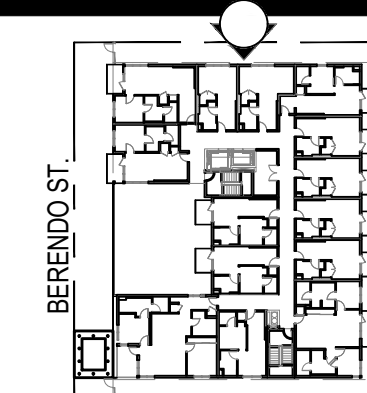
BUILDING ELEVATION - NORTH

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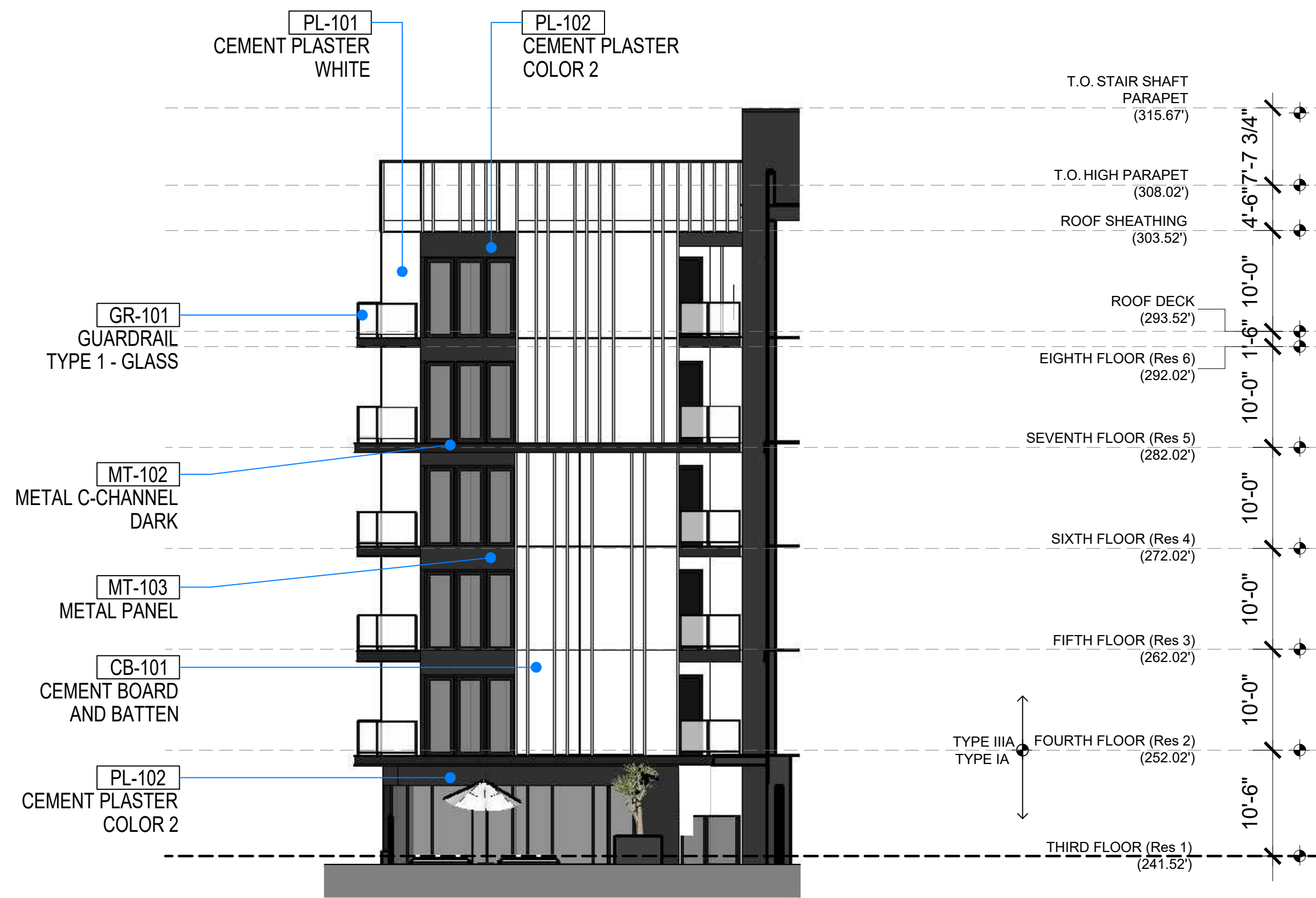
A2.23

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 23, 2022



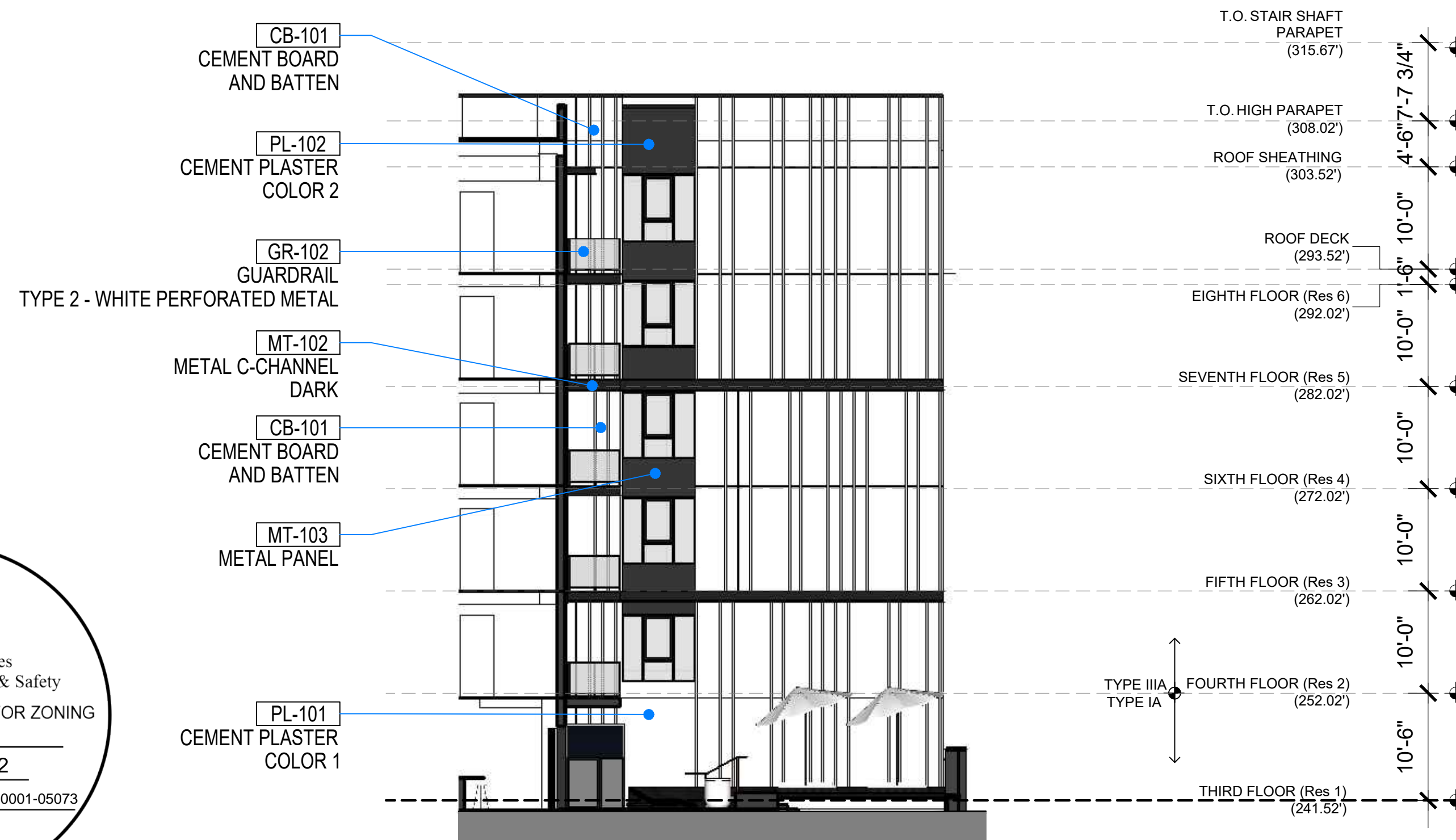
KEYPLAN



ELEVATION A

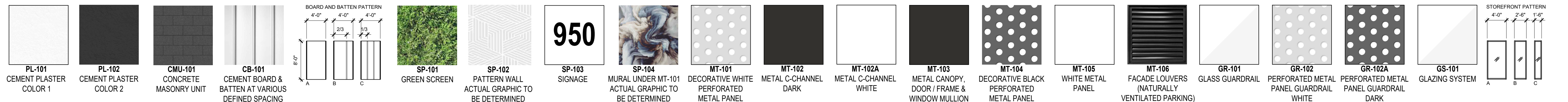
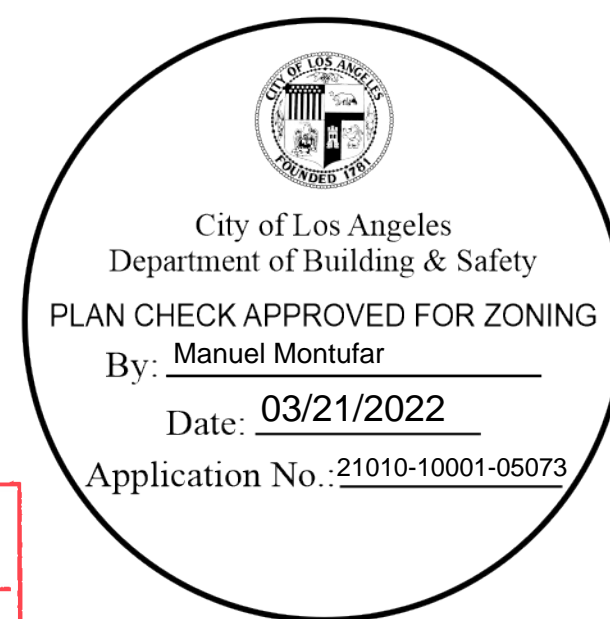


ELEVATION B



ELEVATION C

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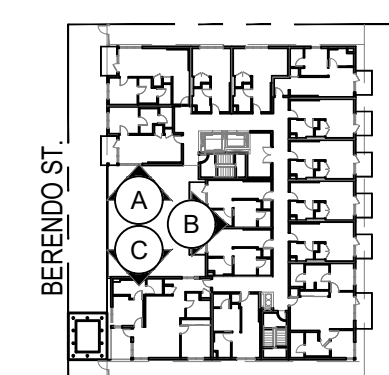
BUILDING ELEVATION - COURTYARD

SCALE: 3/32" = 1'-0"
0 8' 16' 32' 42'

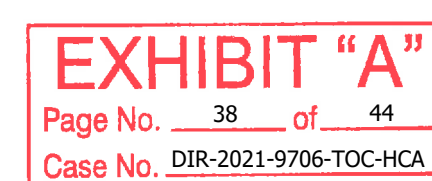
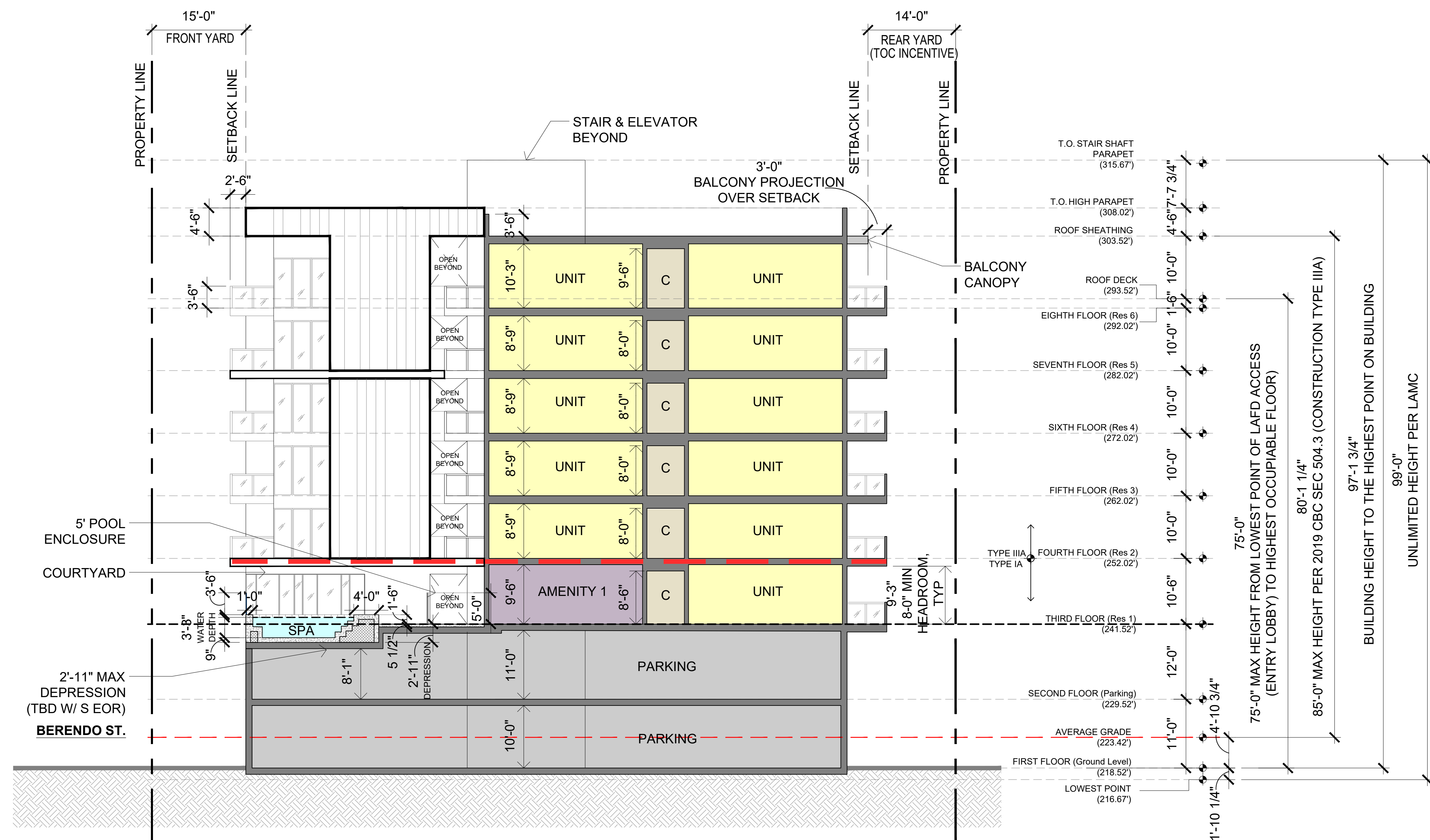
A2.24

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



KEYPLAN



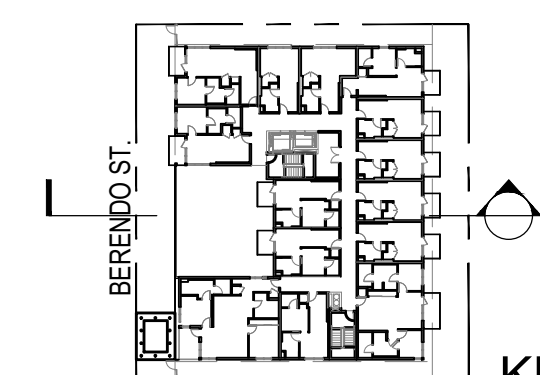
BUILDING SECTION

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

A3.01

BERENDO APARTMENTS

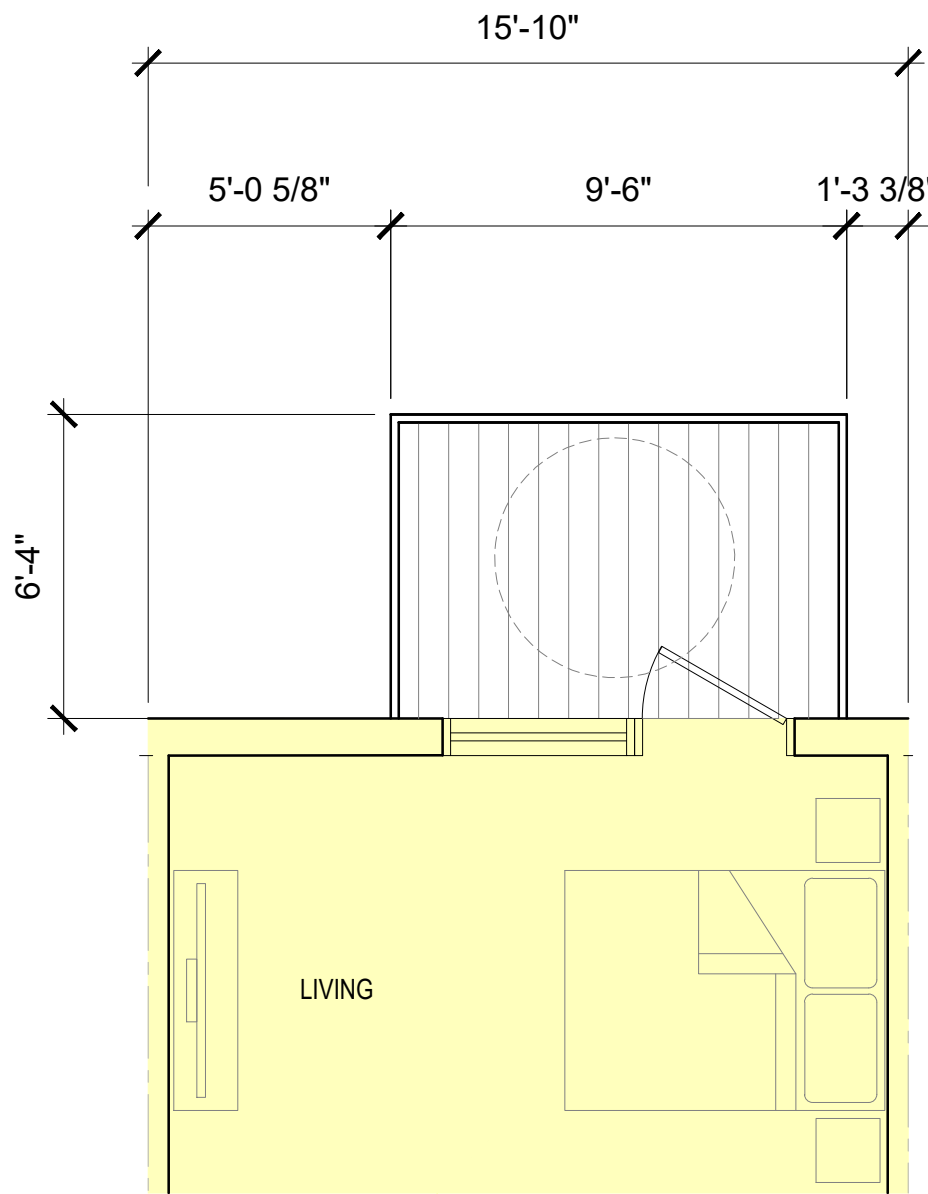
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



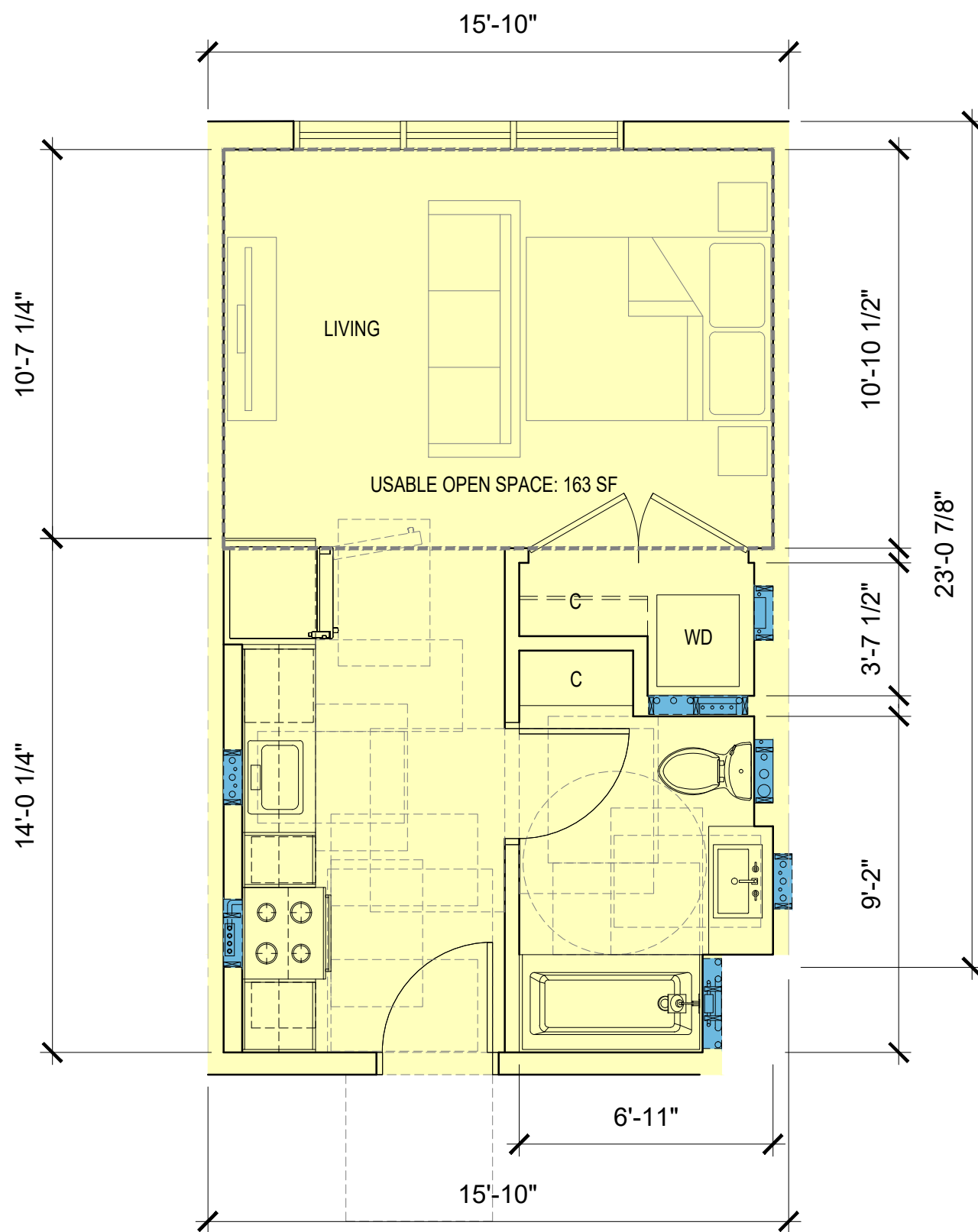
KEYPLAN

GENERAL NOTES

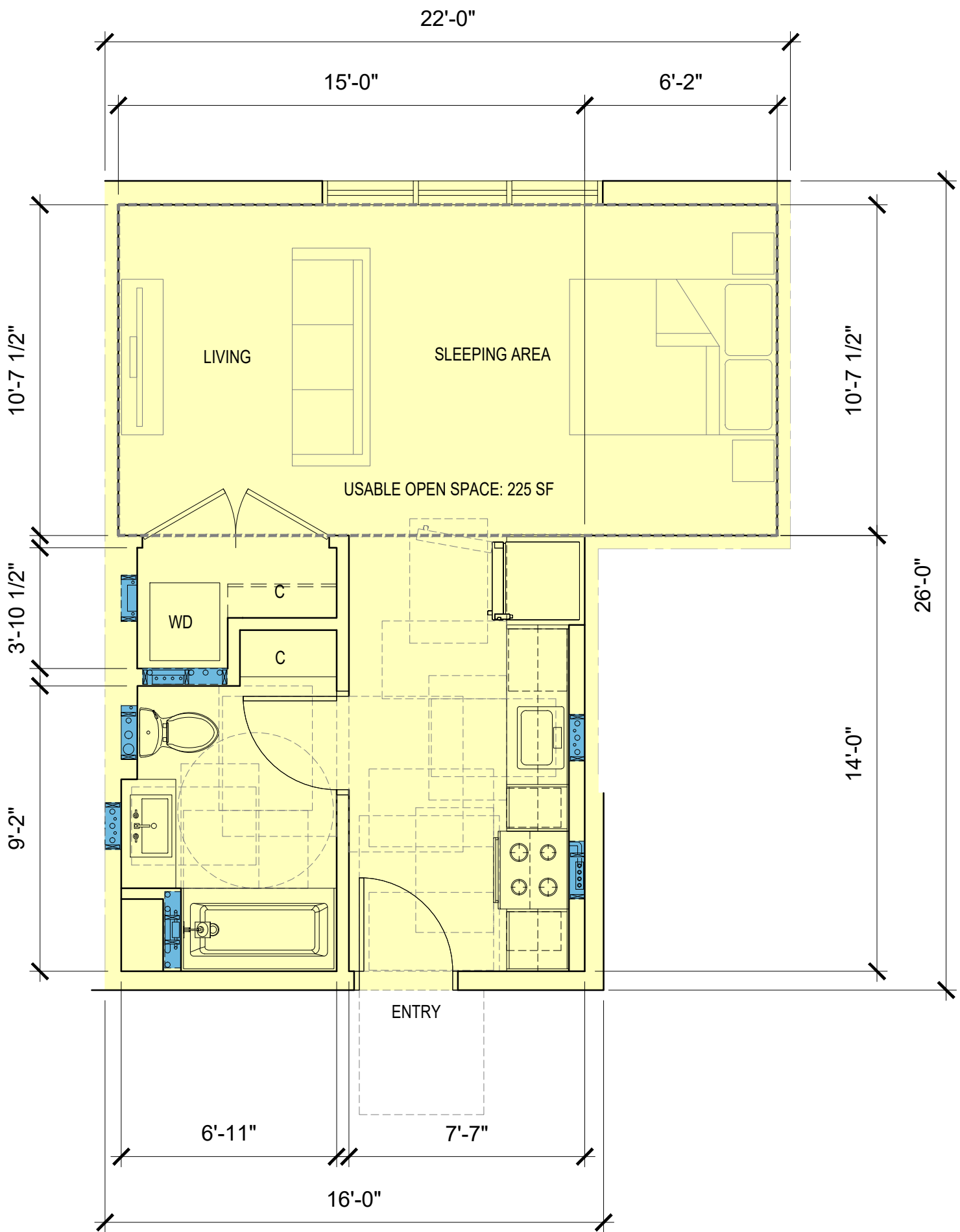
1. FOR DEVELOPMENT OF OVER 5 UNITS, PROVIDE A TOTAL MINIMUM USABLE OPEN SPACE ON SITE OF:
100 SF FOR EACH UNIT WITH LESS THAN 3 HABITABLE ROOM;
125 SF FOR EACH UNIT HAVING 3 HABITABLE ROOMS;
175 SF FOR EACH UNIT FOR OVER 3 HABITABLE ROOMS
(A KITCHEN IS NOT COUNTED AS A HABITABLE ROOM FOR THIS REQUIREMENT) (12.21G2)



(AT REAR YARD ONLY)



UNIT S1
399 SF = FAR

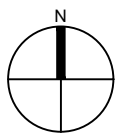
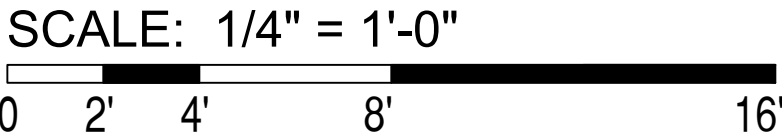


UNIT S1.1
469 SF = FAR



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UNIT TYPES



A5.10



GRUBB PROPERTIES
4601 PARK RD, STE 450
CHARLOTTE, NORTH CAROLINA 28209

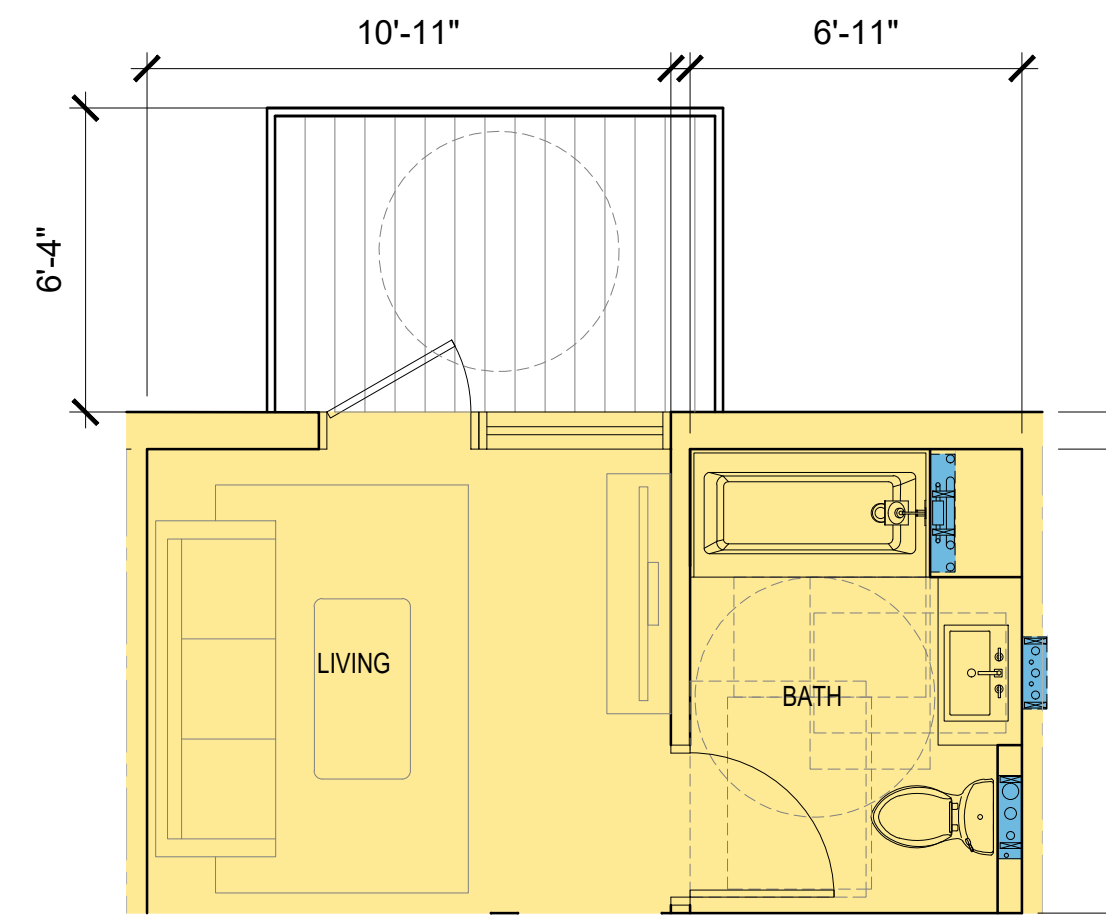
BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

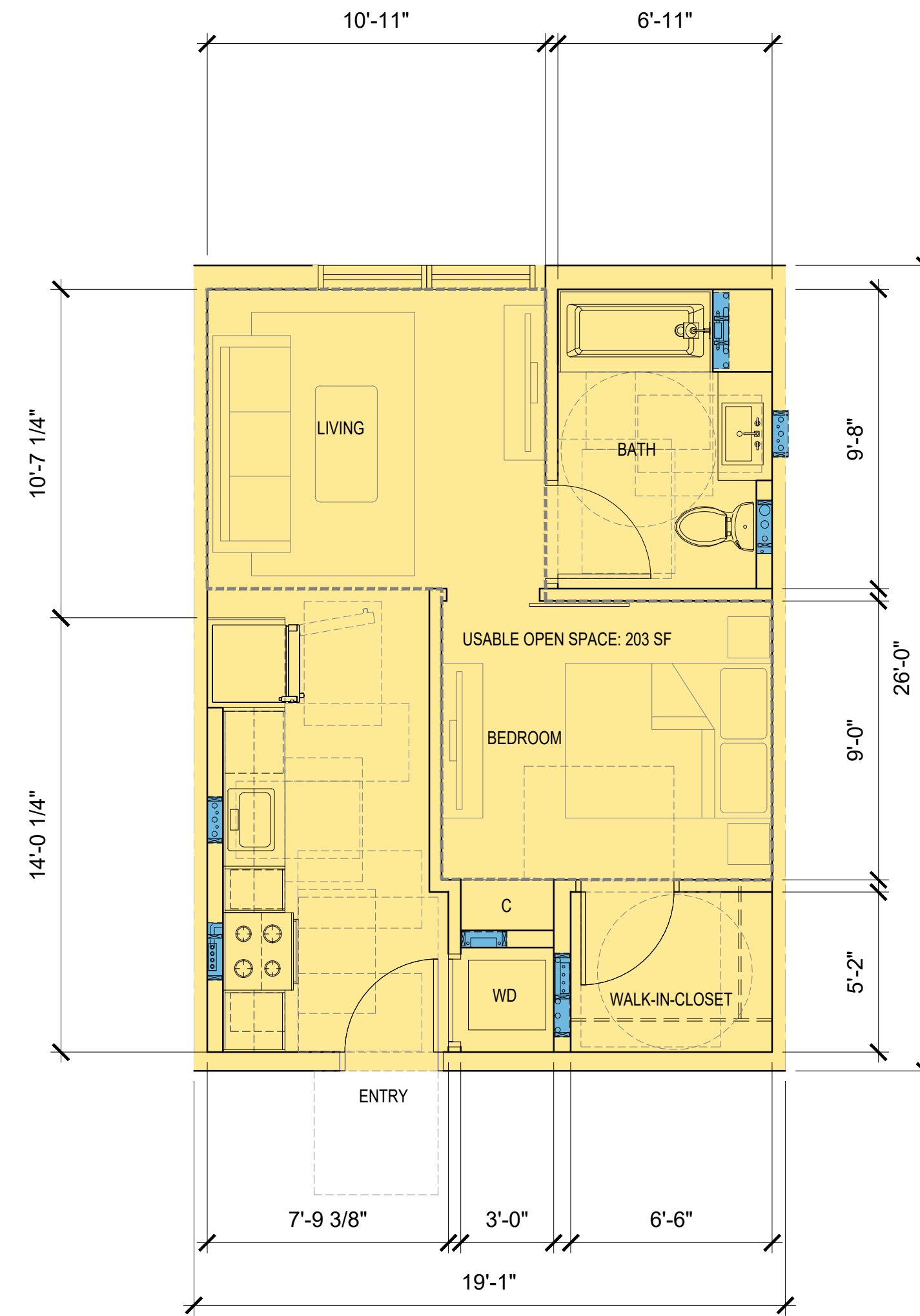


KEYPLAN

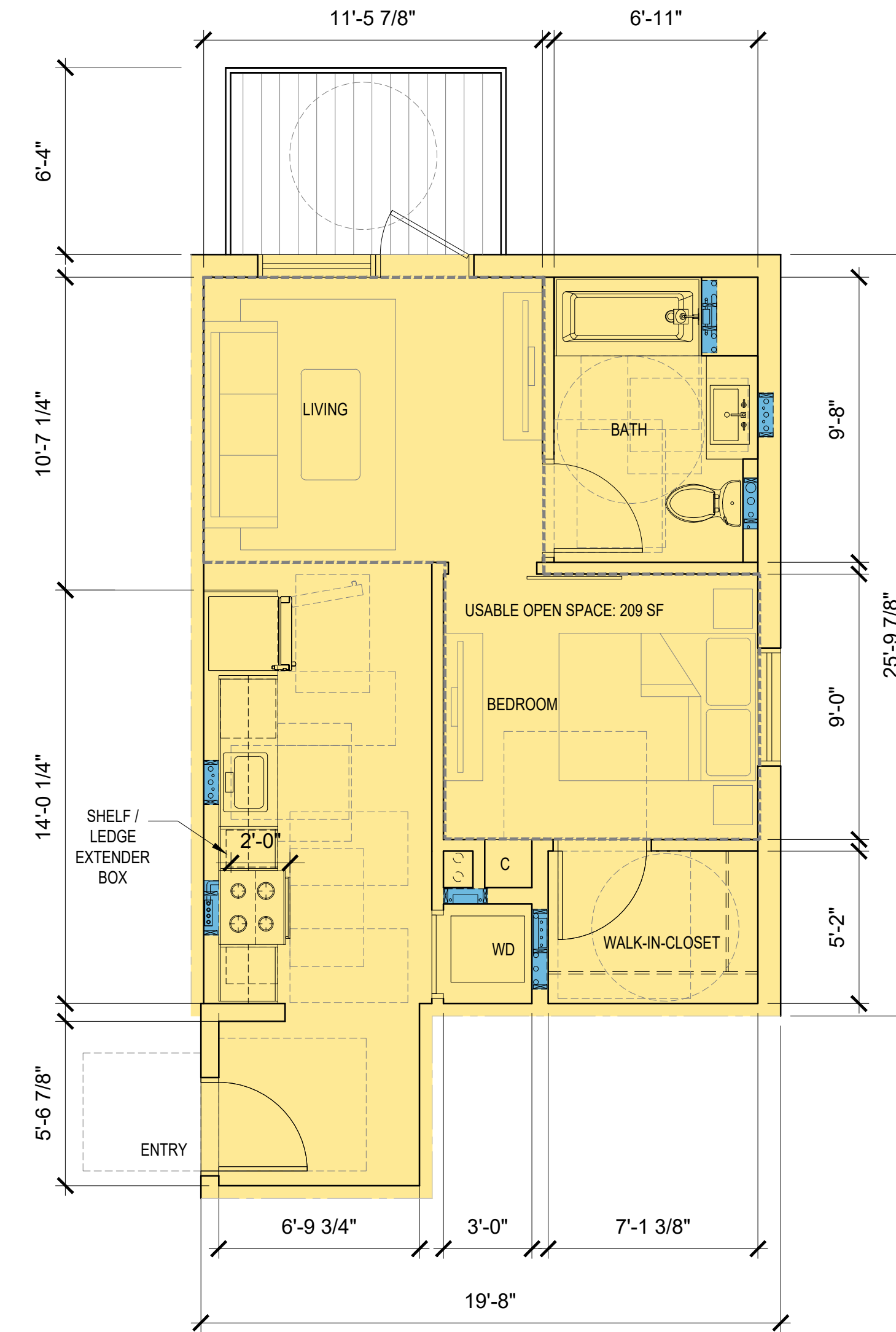




(AT UNITS FACING COURTYARDS ONLY)



UNIT A1
481 SF = FAR



UNIT A1.1
530 SF = FAR



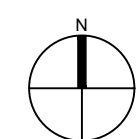
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GENERAL NOTES

- FOR DEVELOPMENT OF OVER 5 UNITS, PROVIDE A TOTAL MINIMUM USABLE OPEN SPACE ON SITE OF:
100 SF FOR EACH UNIT WITH LESS THAN 3 HABITABLE ROOM;
125 SF FOR EACH UNIT HAVING 3 HABITABLE ROOMS;
175 SF FOR EACH UNIT FOR OVER 3 HABITABLE ROOMS
(A KITCHEN IS NOT COUNTED AS A HABITABLE ROOM FOR THIS REQUIREMENT) (12.21G2)

UNIT TYPES

SCALE: 1/4" = 1'-0"
0 2' 4' 8' 16'



A5.11



GRUBB PROPERTIES
4601 PARK RD, STE 450
CHARLOTTE, NORTH CAROLINA 28209

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

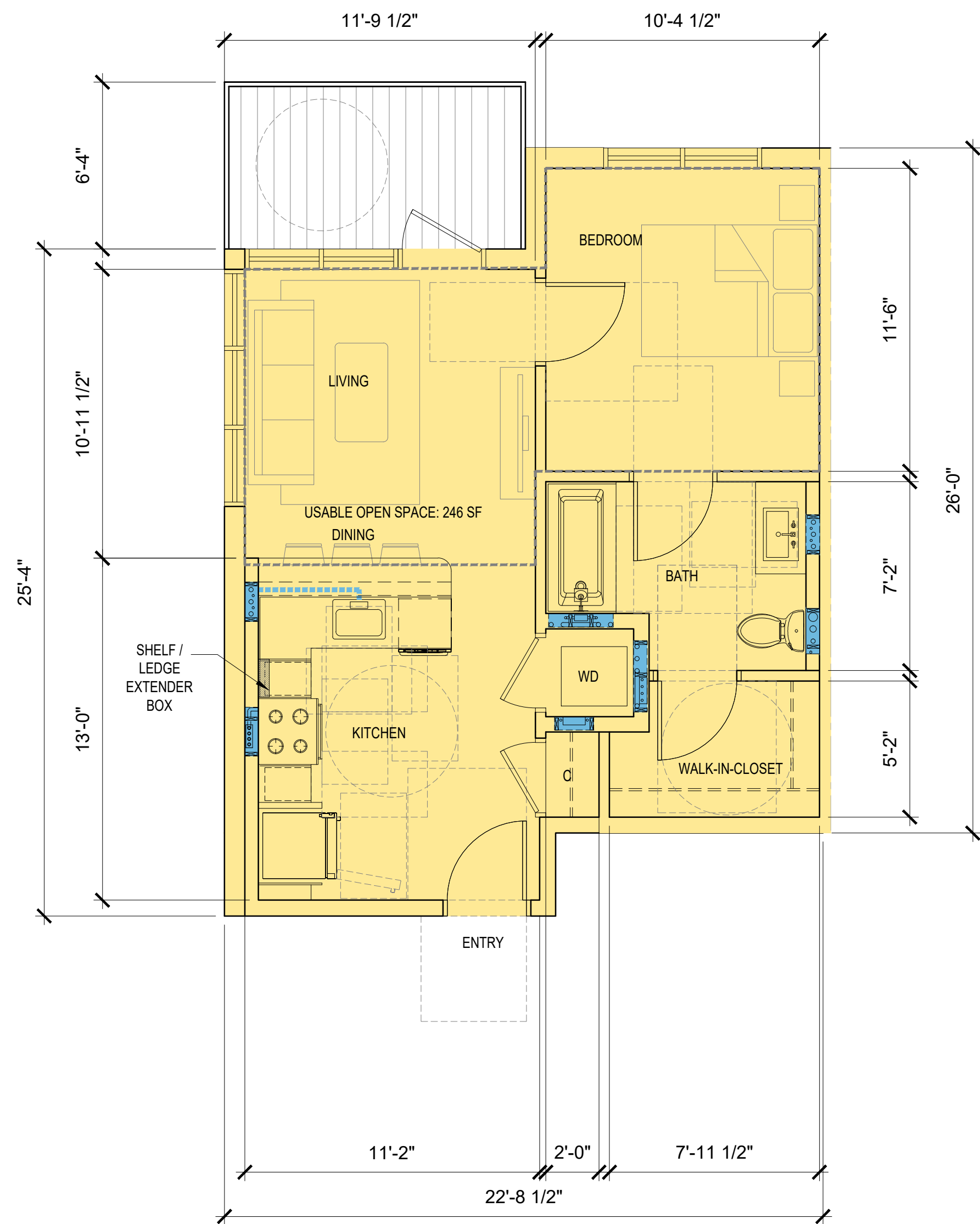


KEYPLAN

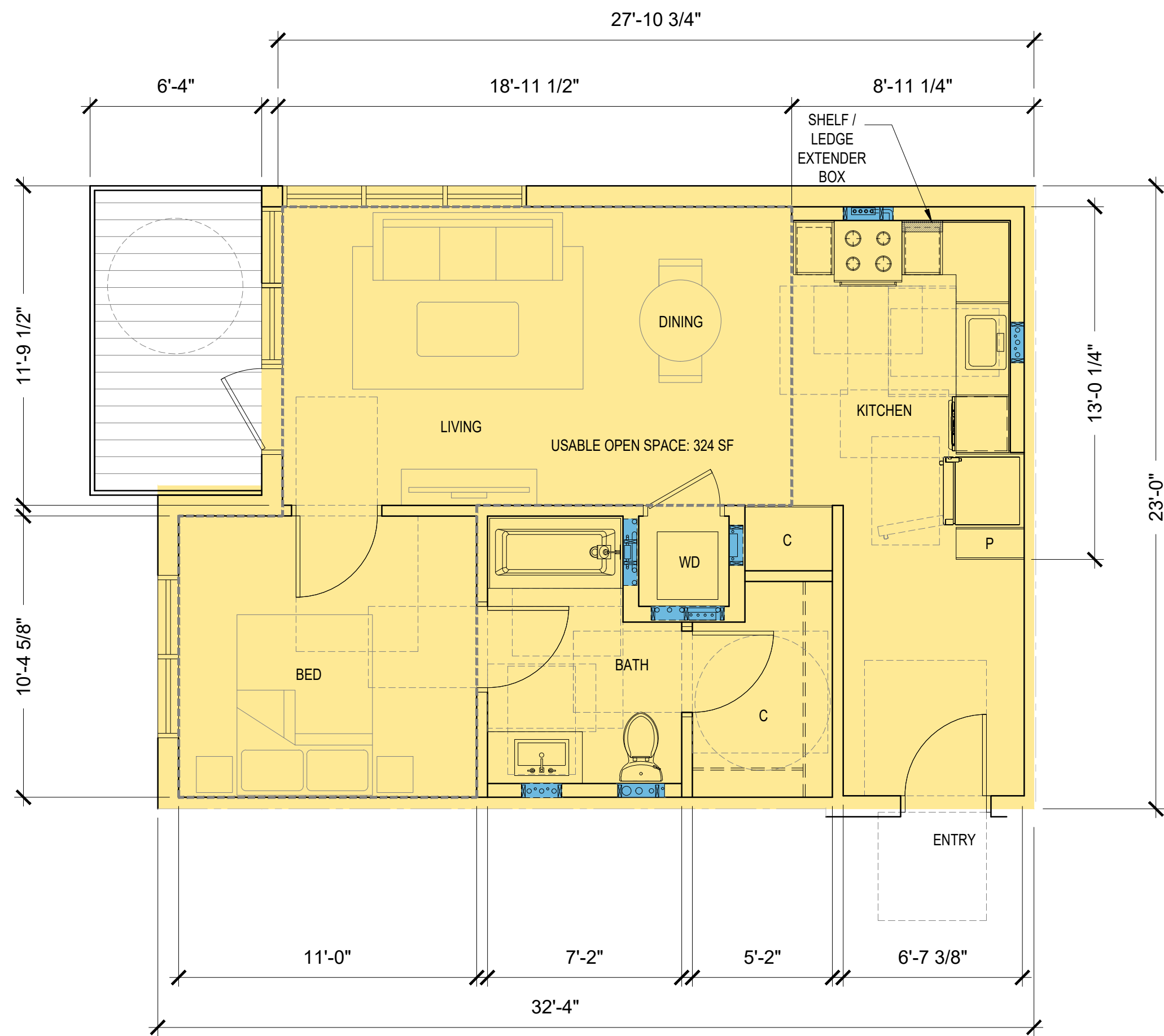


GENERAL NOTES

1. FOR DEVELOPMENT OF OVER 5 UNITS, PROVIDE A TOTAL MINIMUM USABLE OPEN SPACE ON SITE OF:
100 SF FOR EACH UNIT WITH LESS THAN 3 HABITABLE ROOM;
125 SF FOR EACH UNIT HAVING 3 HABITABLE ROOMS;
175 SF FOR EACH UNIT FOR OVER 3 HABITABLE ROOMS
(A KITCHEN IS NOT COUNTED AS A HABITABLE ROOM FOR THIS REQUIREMENT) (12.21G2)



UNIT A2
554 SF = FAR

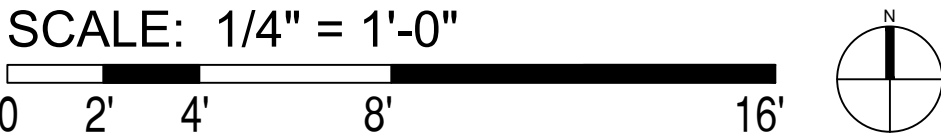


UNIT A2.1
644 SF = FAR



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UNIT TYPES



A5.12

BERENDO APARTMENTS

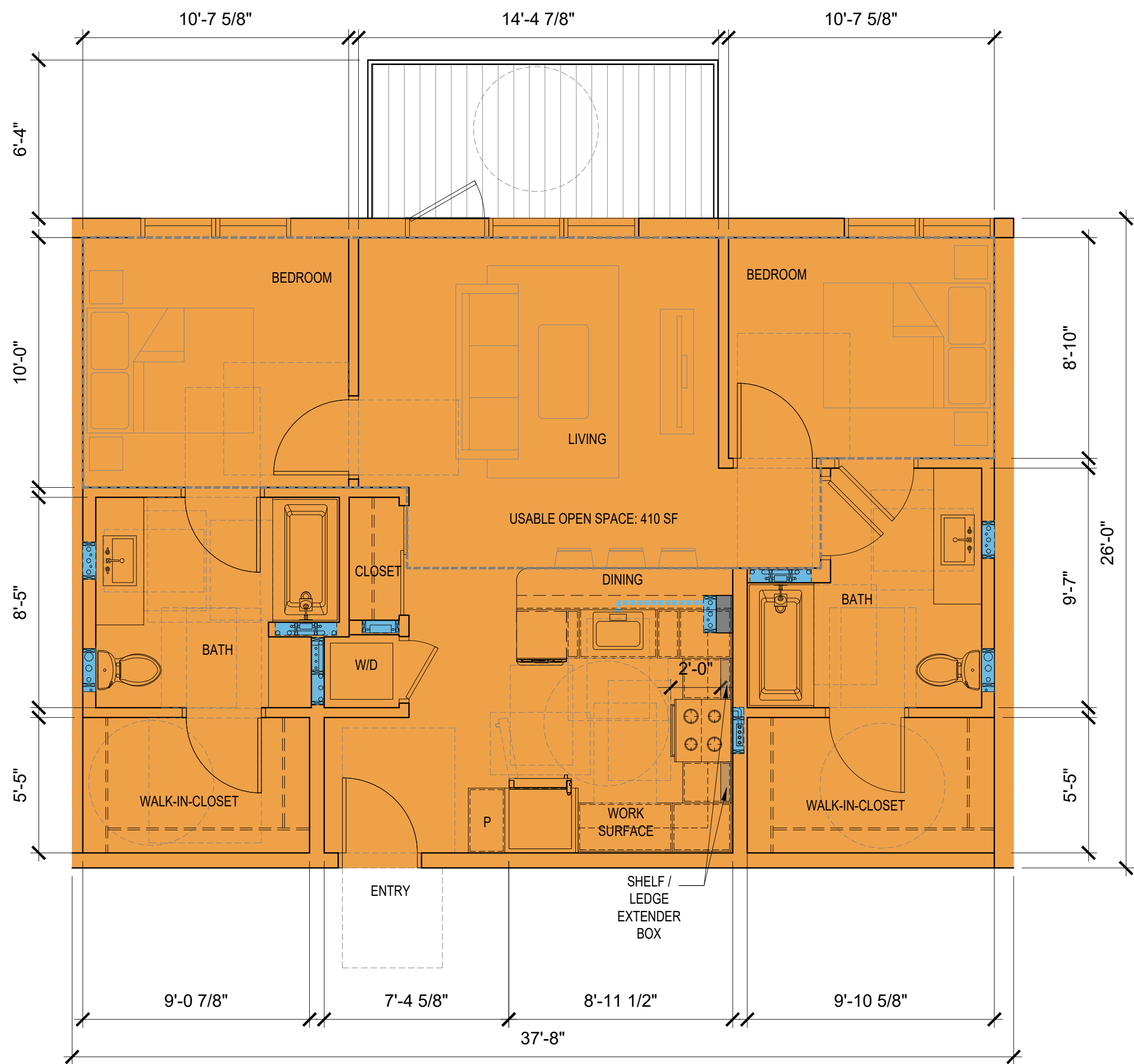
950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



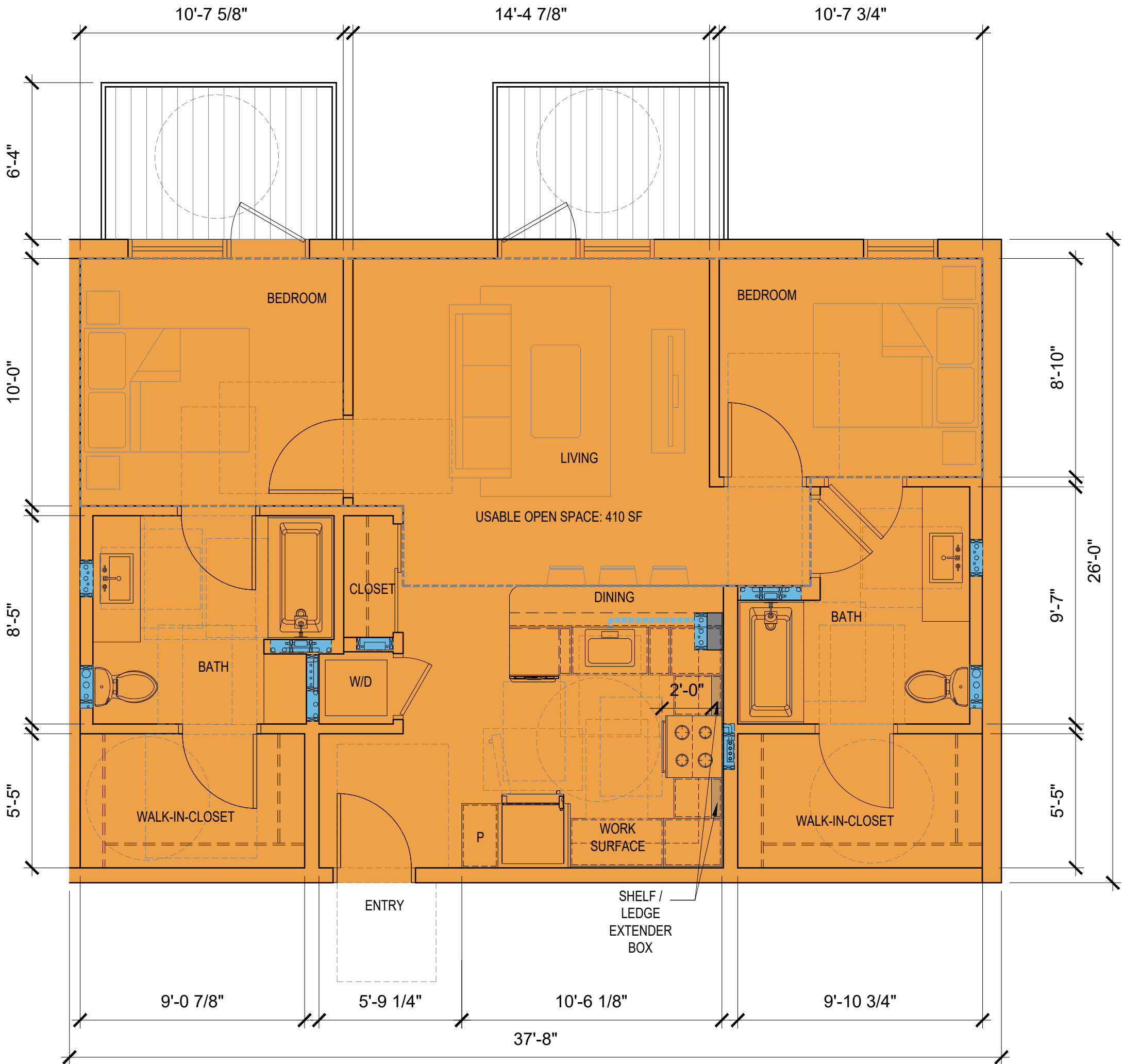
KEYPLAN

GENERAL NOTES

1. FOR DEVELOPMENT OF OVER 5 UNITS, PROVIDE A TOTAL MINIMUM USABLE OPEN SPACE ON SITE OF:
100 SF FOR EACH UNIT WITH LESS THAN 3 HABITABLE ROOM;
125 SF FOR EACH UNIT HAVING 3 HABITABLE ROOMS;
175 SF FOR EACH UNIT FOR OVER 3 HABITABLE ROOMS
(A KITCHEN IS NOT COUNTED AS A HABITABLE ROOM FOR THIS REQUIREMENT) (12.21G2)



UNIT B1
931 SF = FAR

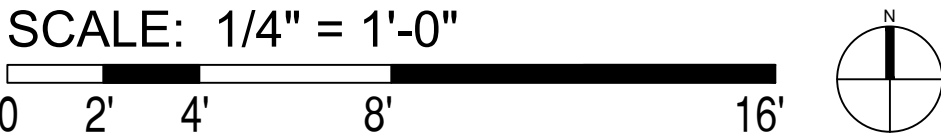


UNIT B1.1
931 SF = FAR
(AT 8TH FLOOR NORTHEAST CORNER ONLY)



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UNIT TYPES



A5.13

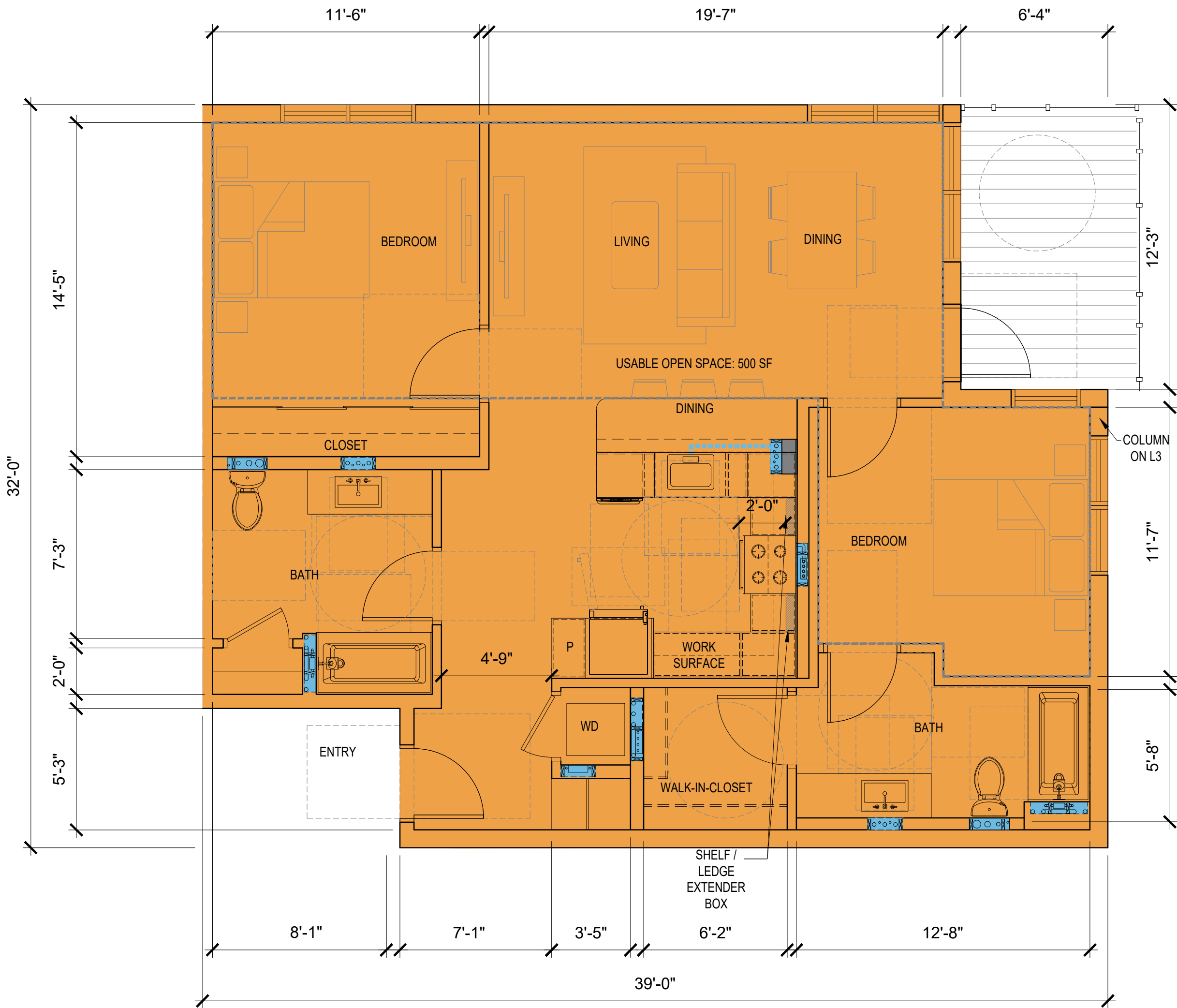
BERENDO APARTMENTS



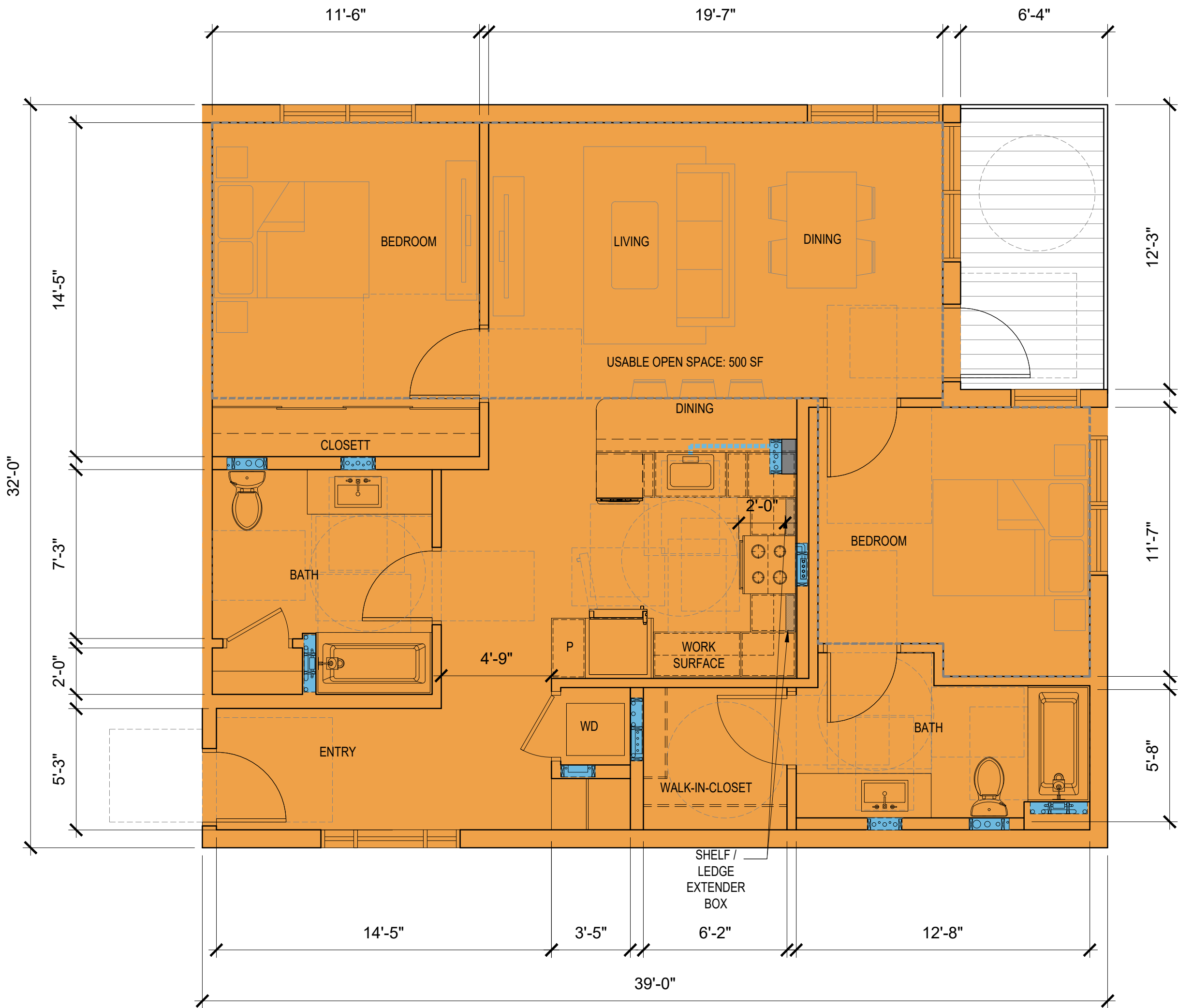
KEYPLAN

GENERAL NOTES

1. FOR DEVELOPMENT OF OVER 5 UNITS, PROVIDE A TOTAL MINIMUM USABLE OPEN SPACE ON SITE OF:
100 SF FOR EACH UNIT WITH LESS THAN 3 HABITABLE ROOM;
125 SF FOR EACH UNIT HAVING 3 HABITABLE ROOMS;
175 SF FOR EACH UNIT FOR OVER 3 HABITABLE ROOMS
(A KITCHEN IS NOT COUNTED AS A HABITABLE ROOM FOR THIS REQUIREMENT) (12.21G2)



UNIT B3
1,040 SF = FAR

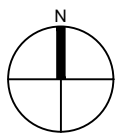
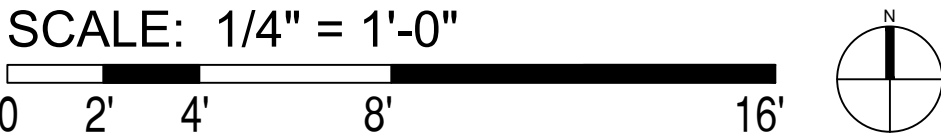


UNIT B3a
1,083 SF = FAR



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UNIT TYPES



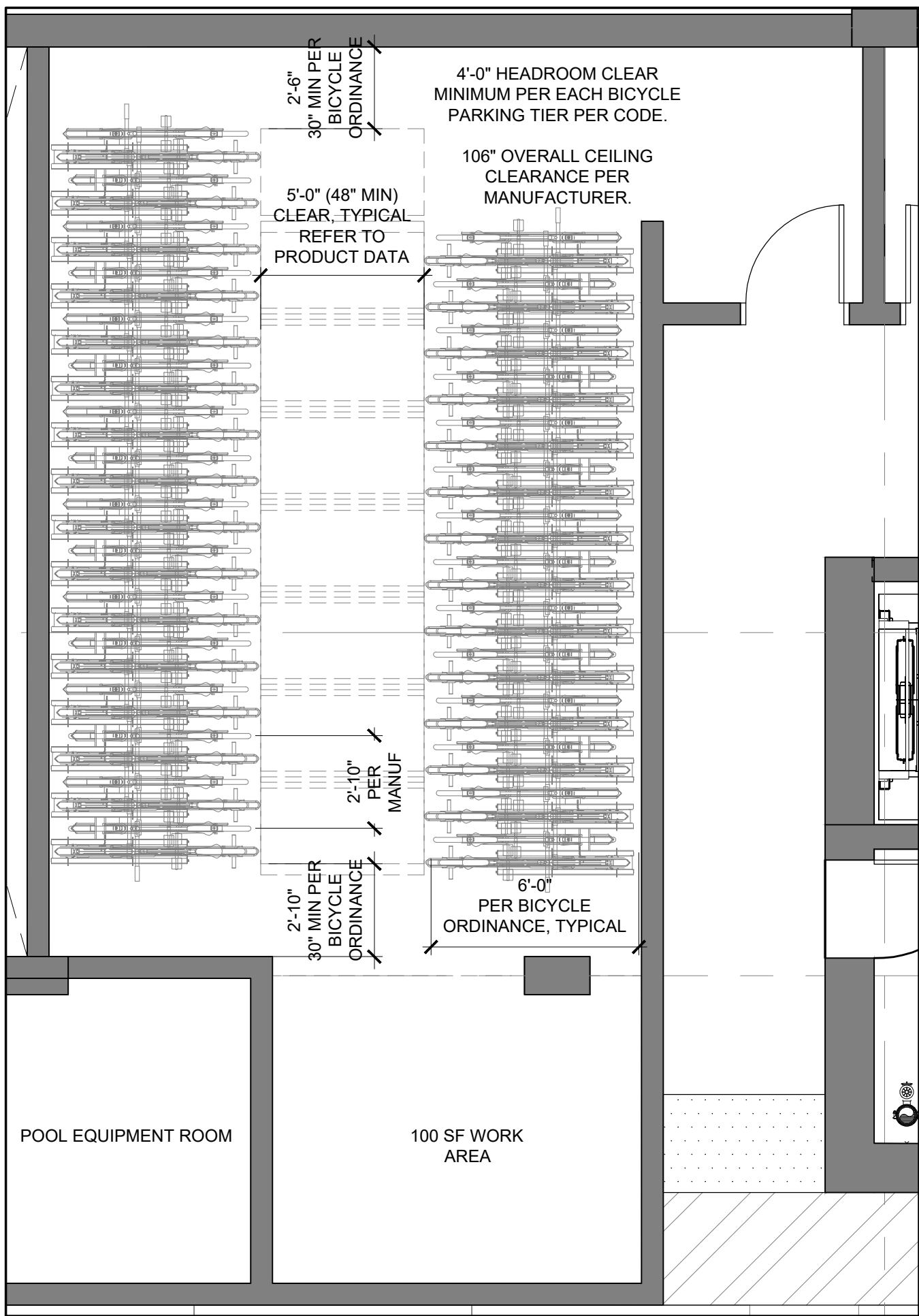
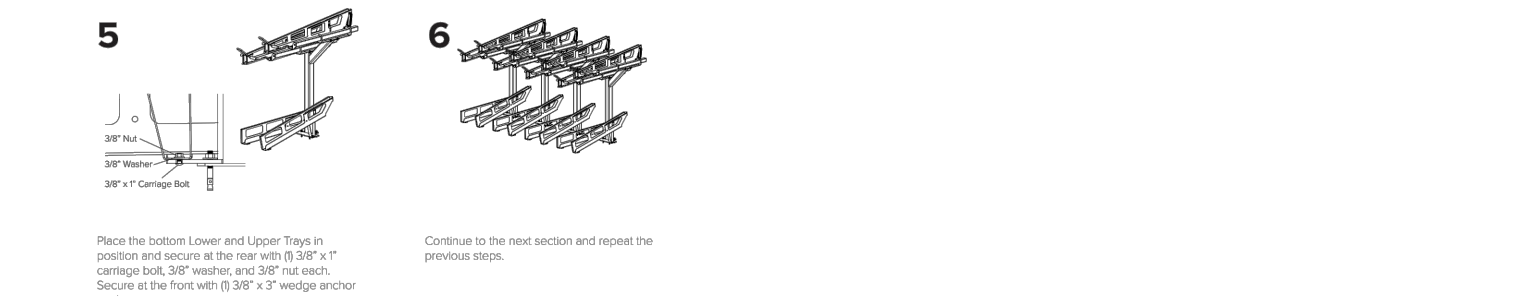
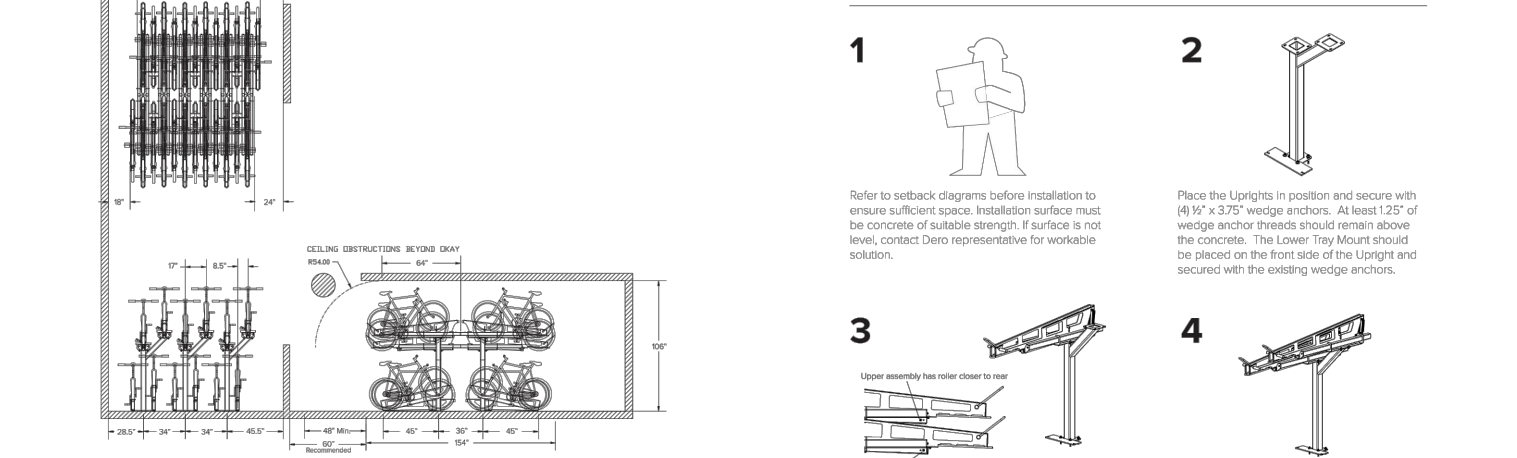
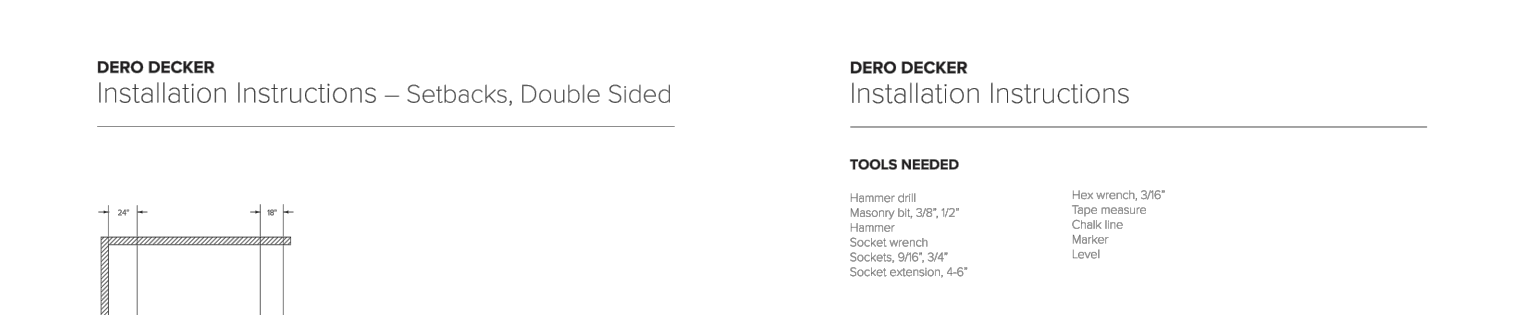
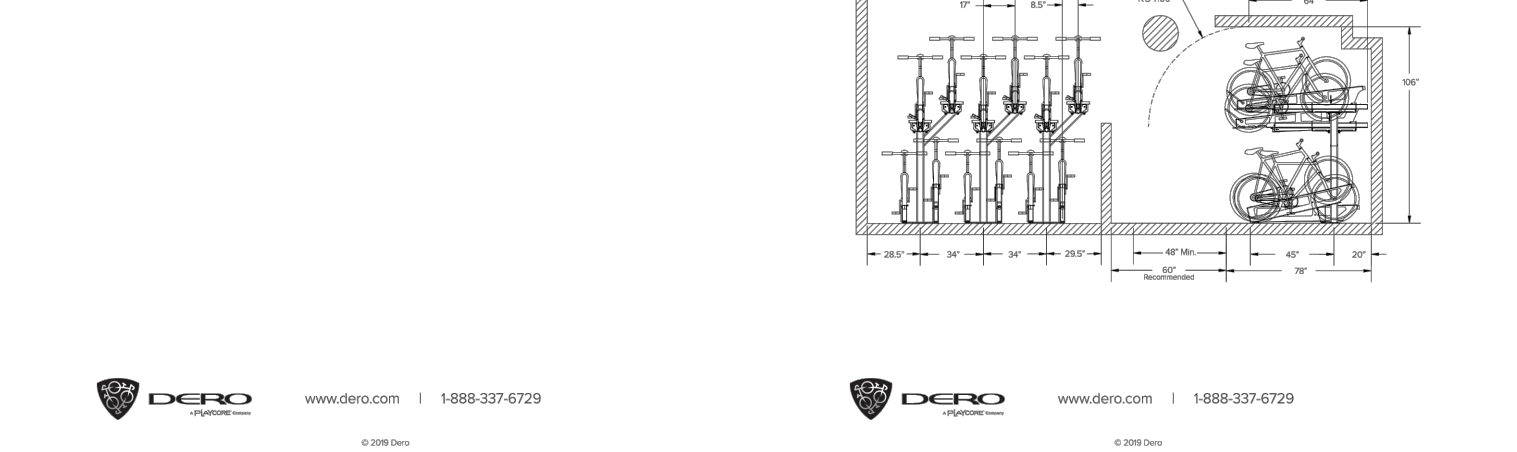
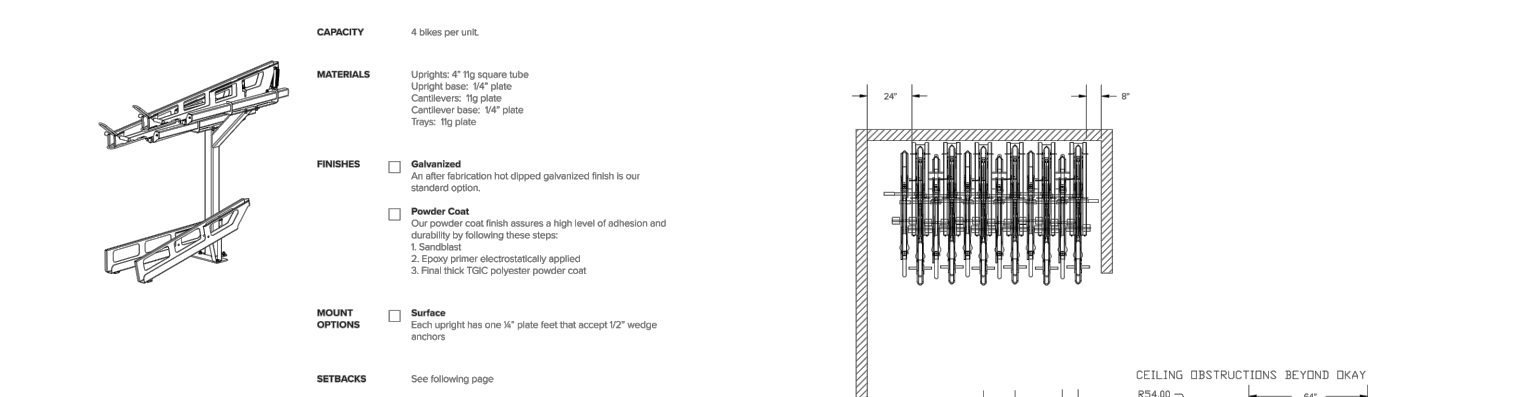
A5.14

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022



KEYPLAN



LONG-TERM BICYCLE PARKING (L2)

GENERAL NOTES

LOCATION / BICYCLE STALL REQUIREMENTS

- EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF 6 FEET IN LENGTH.
- STACKED TWO-TIER LAYOUT, BICYCLE PARKING MAY BE PROVIDED IF SUCH PARKING IS PRIMARILY AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES, OR SUCH RACKS PROVIDED MECHANICAL ASSISTANCE FOR LIFTING THE BICYCLE. (12.21.A.16(E)(1)(I)(B))
- FOR HORIZONTALLY STORED BICYCLES, DEVICES THAT HOLD THE BICYCLE UPRIGHT BY WHEEL CONTACT SHALL HOLD AT LEAST 180 DEGREES OF WHEEL ARC.
- BICYCLE PARKING INSTALLED VERTICALLY SHALL BE A MINIMUM OF 4 FEET DEEP AND 6 FEET IN HEIGHT
- FOR SINGLE-TIERED BICYCLE PARKING, MINIMUM HEADROOM OF 7 FEET SHALL BE PROVIDED.
- FOR FACILITIES WHERE TWO TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.

LONG-TERM BICYCLE PARKING

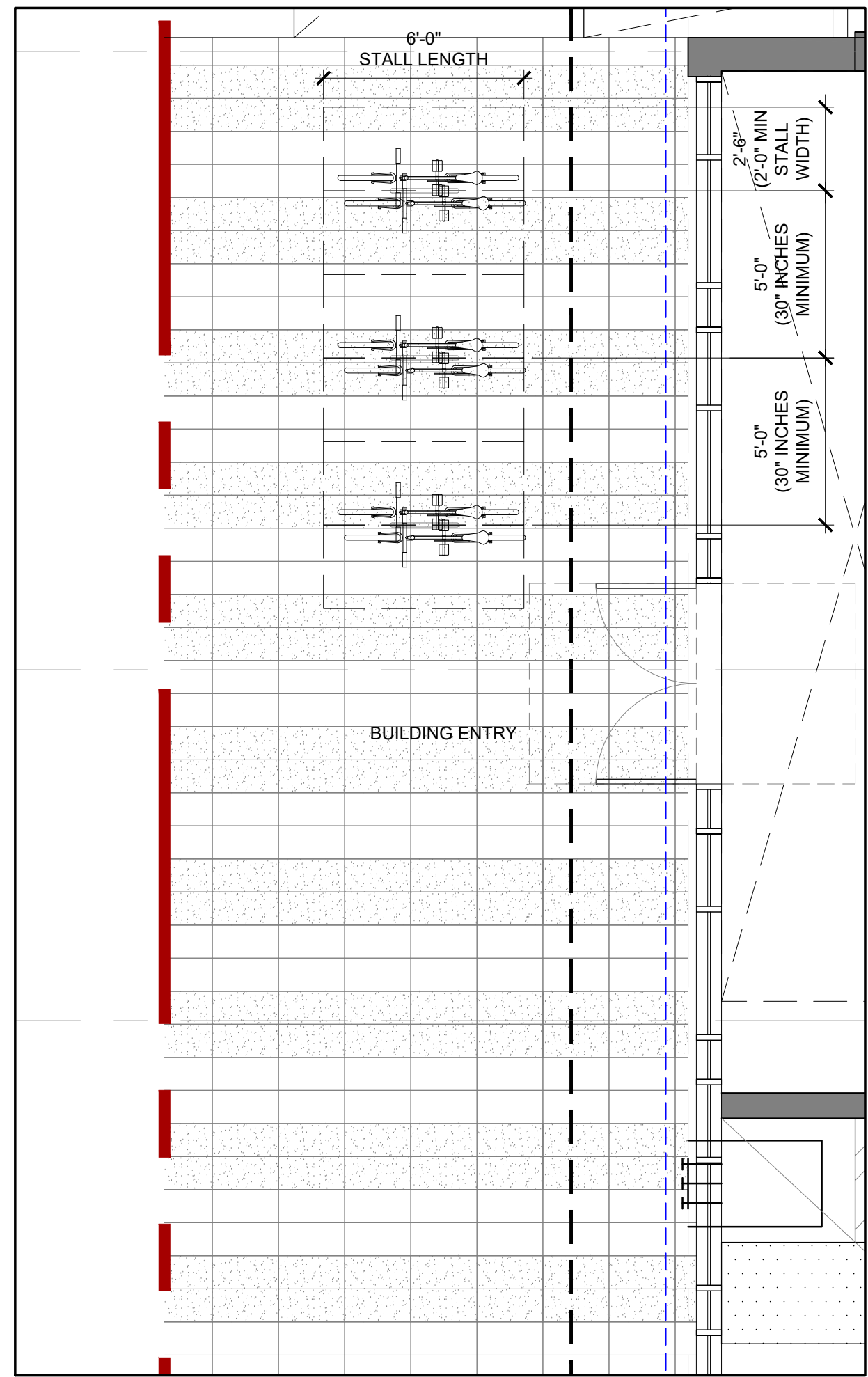
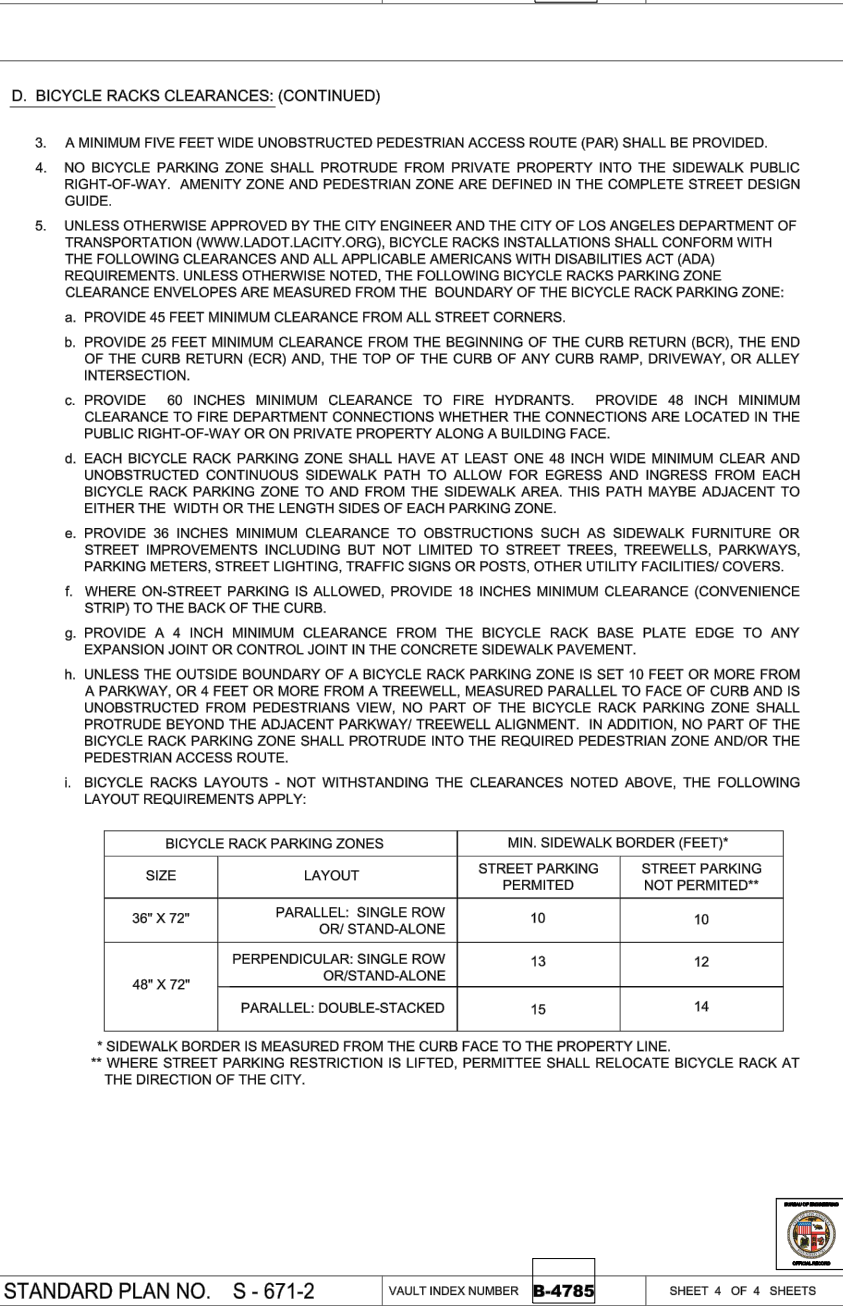
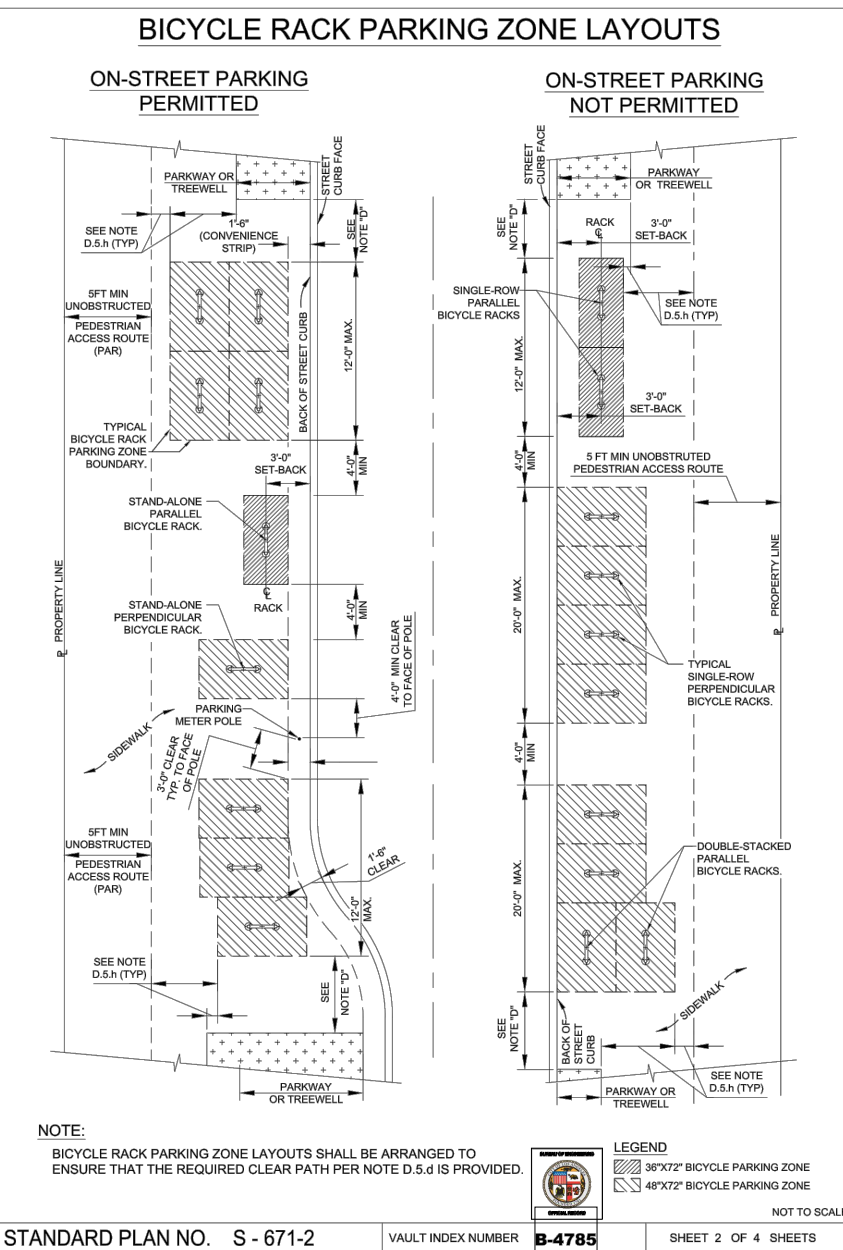
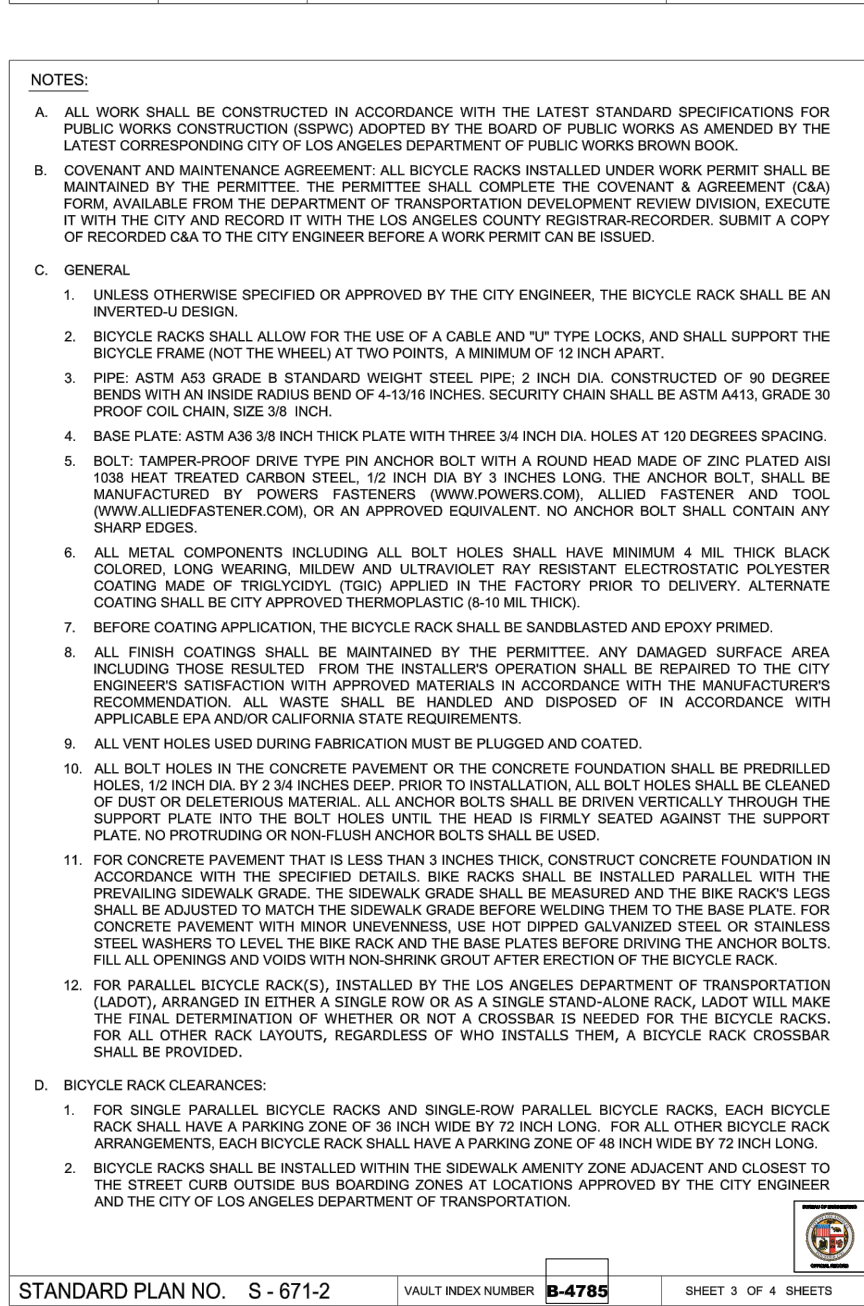
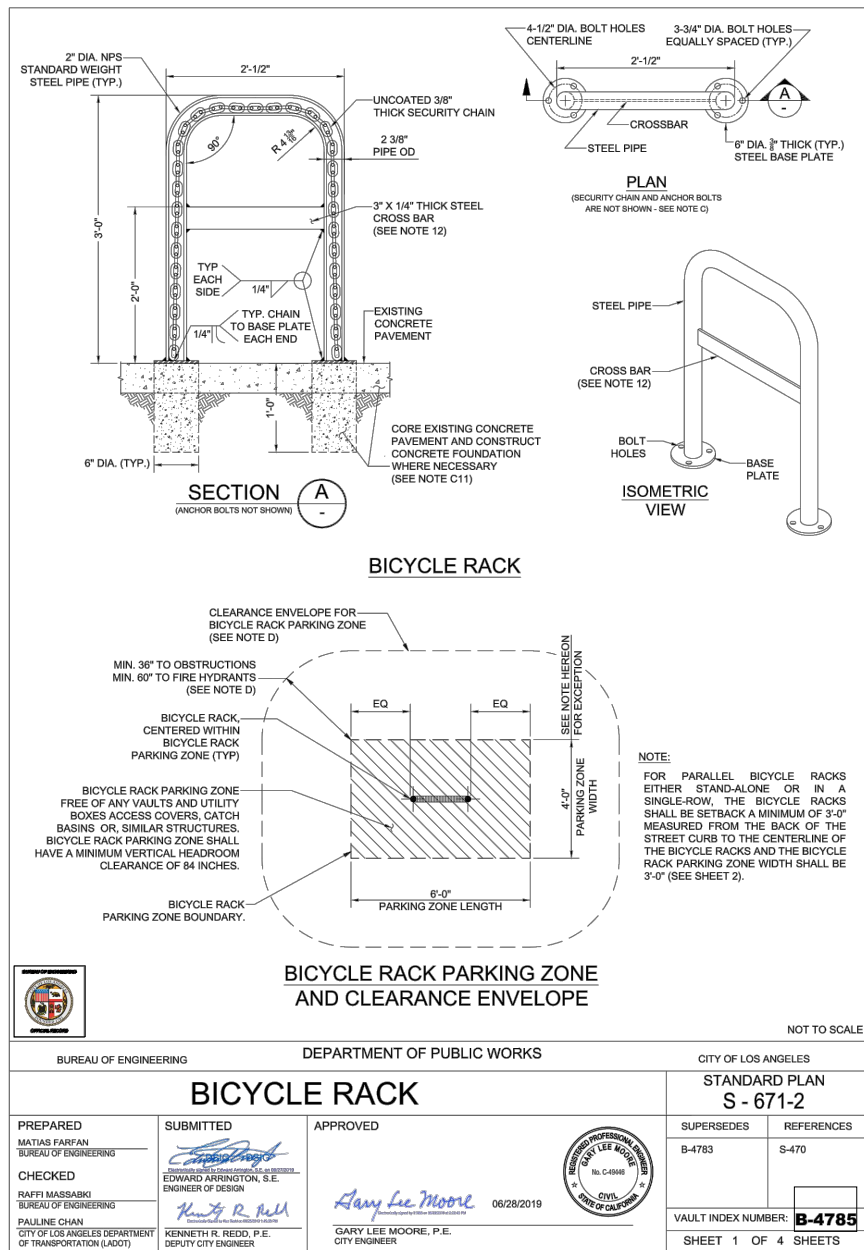
- SHALL BE SECURED FROM THE GENERAL PUBLIC, ROOFED, AND ENCLOSED ON ALL SIDES TO PROTECT BICYCLE FROM INCLEMENT WEATHER.
- BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIALLY OPERATED ATTENDED BICYCLE PARKING.
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER WITHIN BICYCLE ROOMS OR BICYCLE CAGES THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACES A MINIMUM OF 30 INCHES ON CENTER.
- RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.



ENLARGED LONG-TERM BICYCLE & SHORT-TERM BICYCLE PARKING

BERENDO APARTMENTS

950 S BERENDO STREET
LOS ANGELES, CA 90006
ENTITLEMENT SET
DATE: FEBRUARY 04, 2022

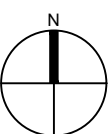


SHORT-TERM BICYCLE PARKING (L1)

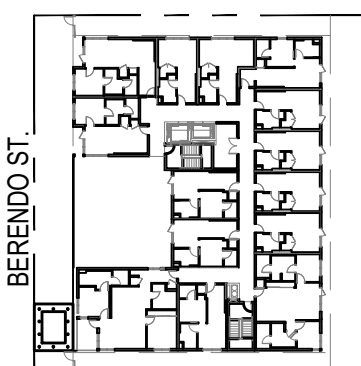
SHORT-TERM BICYCLE PARKING

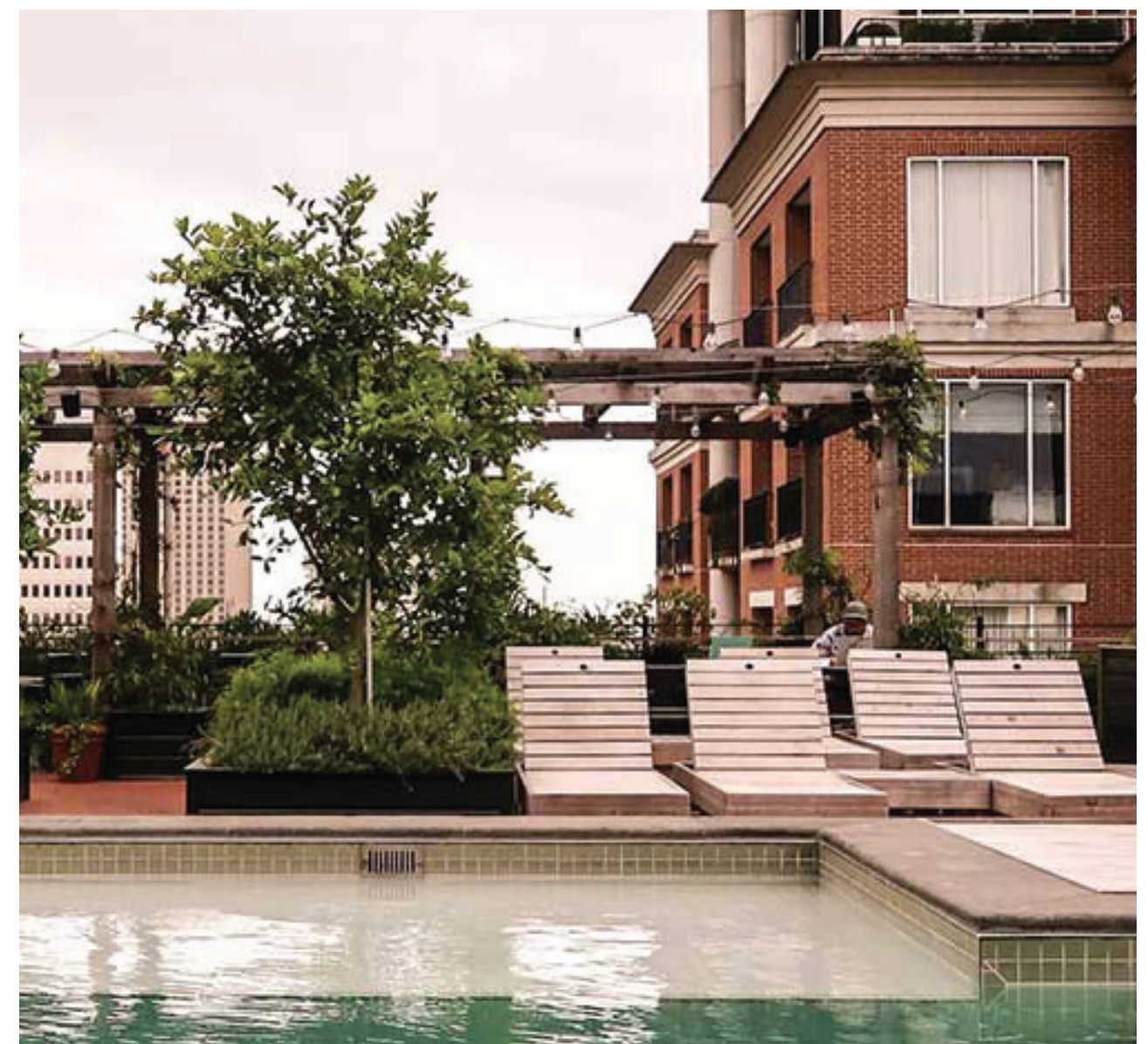
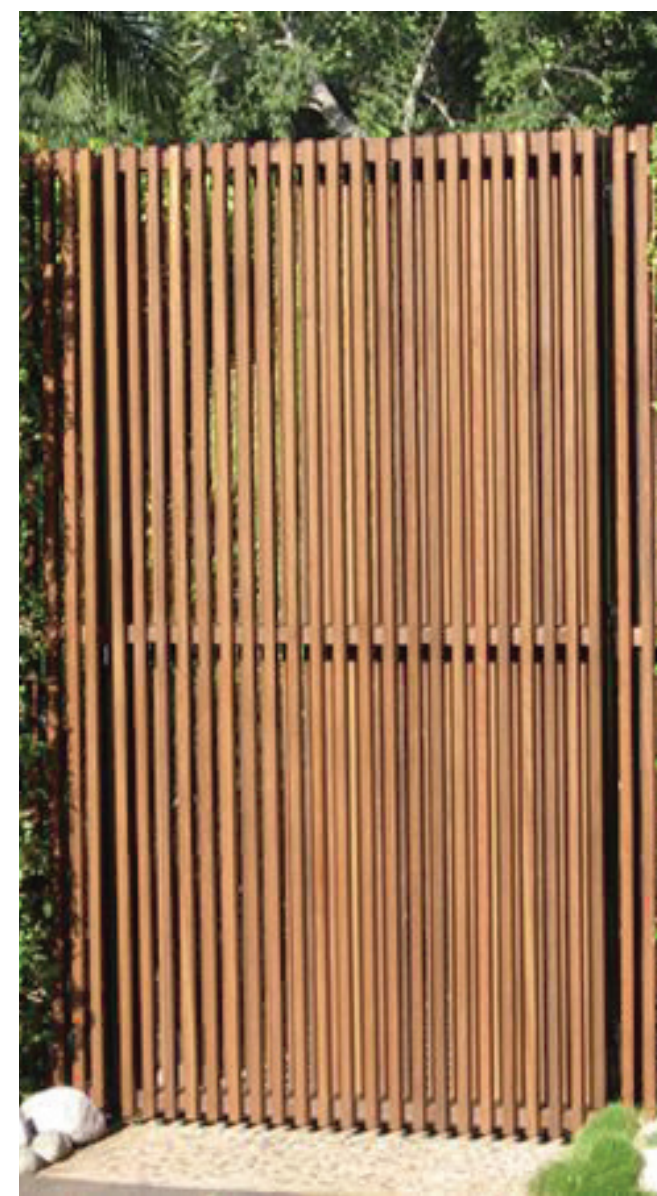
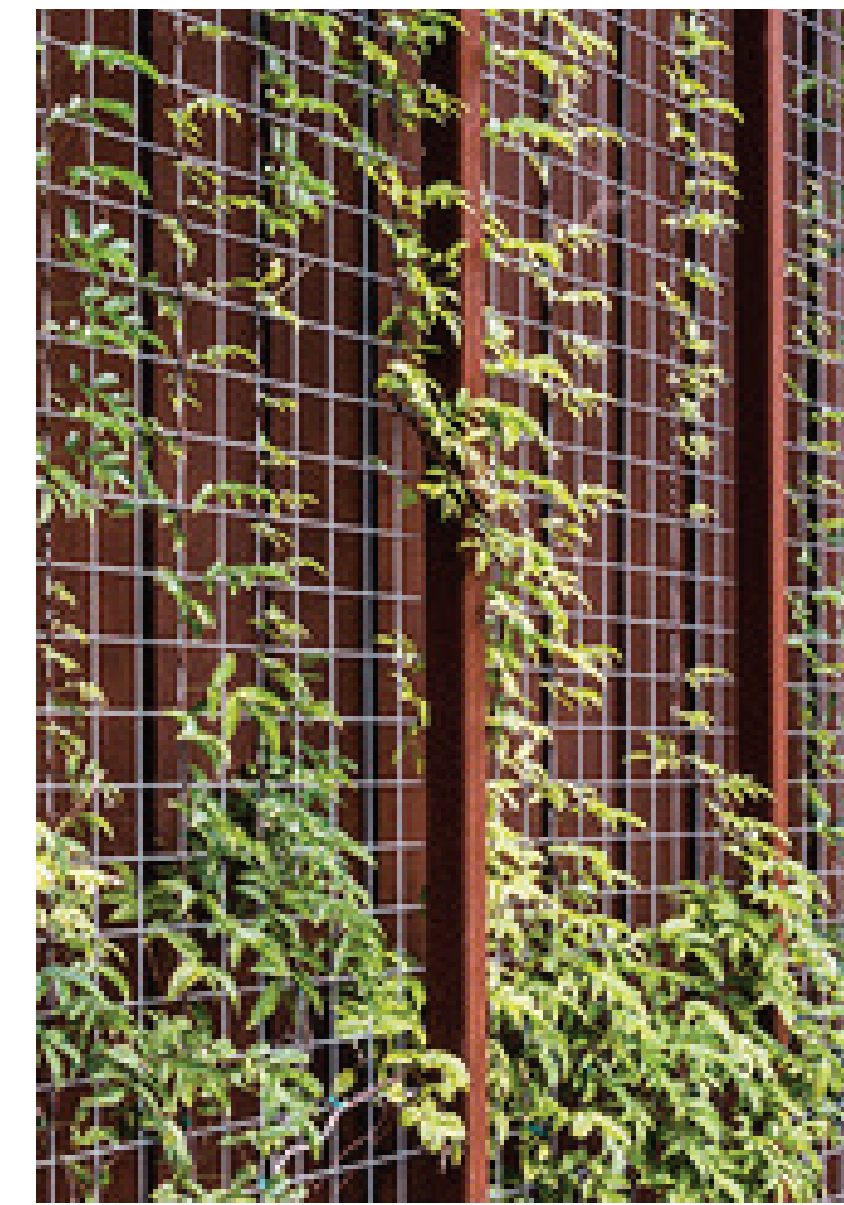
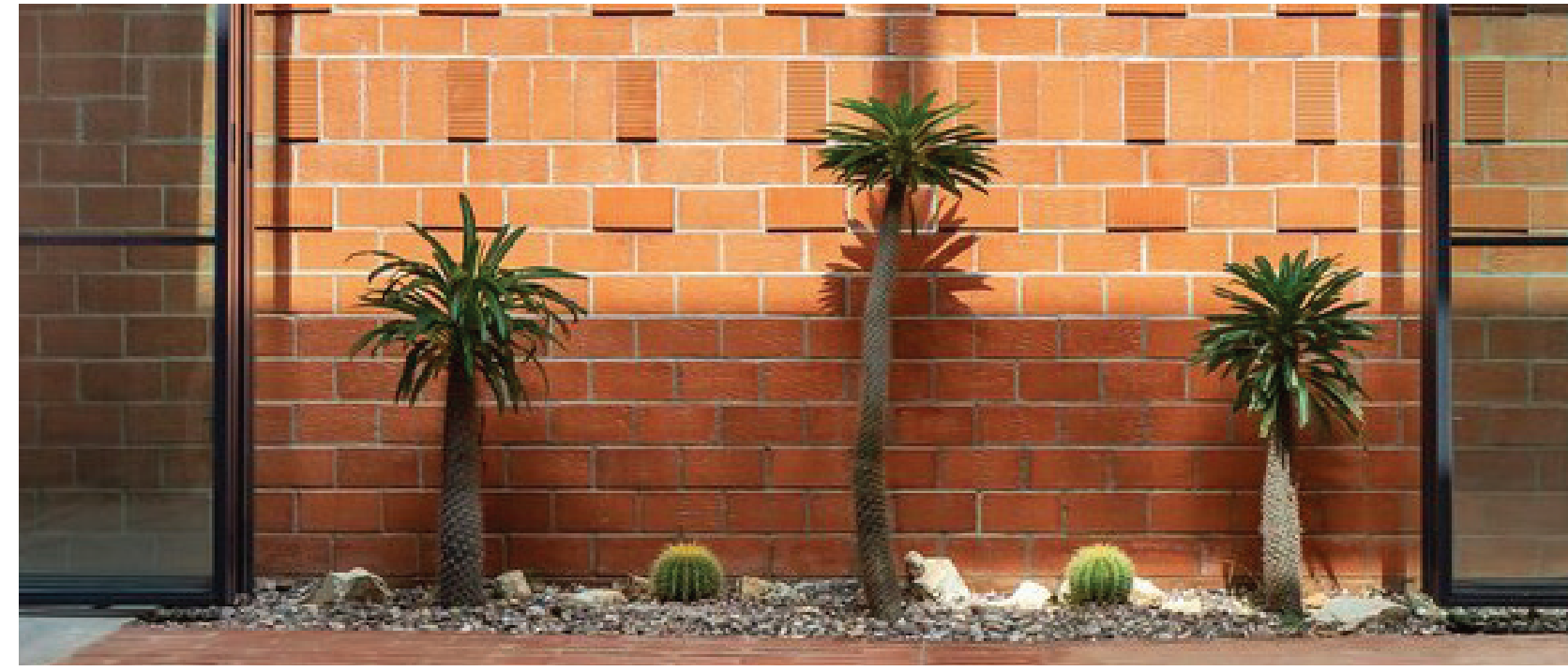
- RACKS SHALL SUPPORT THE BICYCLE FRAME AT TWO POINTS. RACKS THAT SUPPORT ONLY THE WHEEL OF THE BICYCLE ARE NOT PERMISSIBLE.
- RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS.
- THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK.
- RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE.
- PROVIDE A MINIMUM 2 FEET WIDE STALL
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.
- RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL
- SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE SPACED A MINIMUM OF 16 INCHES ON CENTER.
- FOR NEW CONSTRUCTION, AT LEAST 50 PERCENT OF SHORT-TERM BICYCLE PARKING SHALL BE LOCATED OUTSIDE BUILDINGS. THE REMAINING SHORT-TERM BICYCLE PARKING STALLS MAY BE PROVIDED INSIDE THE BUILDING ON THE GROUND FLOOR WITH A DIRECT ACCESS TO A PUBLIC STREET.
- FOR NEW DEVELOPMENTS, SHORT-TERM BICYCLE PARKING SHALL BE LOCATED TO MAXIMIZE VISIBILITY FROM THE MAIN ENTRANCE.
- FOR BUILDINGS WITH MORE THAN ONE PEDESTRIAN ENTRANCE, SHORT-TERM BICYCLE PARKING SHALL BE DISTRIBUTED IN APPROXIMATELY EQUAL PROPORTIONS AMONG ALL PEDESTRIAN ENTRANCES.
- OBTAIN APPROVAL FROM THE BUREAU OF ENGINEERING TO INSTALL SHORT-TERM BICYCLE PARKING WITHIN THE PUBLIC RIGHT-OF-WAY.
- PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21.A.5(K).
- WHERE BICYCLE PARKING IS NOT CLEARLY VISIBLE FROM THE STREET, LEGIBLE REFLECTORIZED SIGNS SHALL BE PERMANENTLY POSTED AT THE STREET ENTRANCES TO EACH SITE INDICATING THE AVAILABILITY AND LOCATION OF BICYCLE PARKING WITHIN THE SITE IN SECTION 12.21.A.16(E)(4).

SCALE: 1/4" = 1'-0"



A6.02





BERENDO APARTMENTS - LOS ANGELES, CA

GRUBB PROPERTIES

FEBRUARY 1, 2022

EXHIBIT "A"
Page No. 1 of 6
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VIBE IMAGERY - L.1

MJS
LANDSCAPE
ARCHITECTURE



**PODIUM LEVEL
COURTYARD**
• see sheet L.4

ROOF DECK
• see sheet L.5

SINGLE FAMILY
RESIDENTIAL

PARKING STRUCTURE

SECURITY GATE

S BERENDO STREETScape

- enhanced concrete pavers
- short-term bike parking (6)

S BERENDO STREET

SECURITY GATE

SINGLE FAMILY
RESIDENTIAL

LOBBY

ELEV.

UTILITY

T

PARKING STRUCTURE

**PATH OF TRAVEL FOR FIRE
DEPT. OPERATIONS**

- decomposed granite
- synthetic turf

DOG RUN (10' x 124')

- synthetic turf

SINGLE FAMILY
RESIDENTIAL

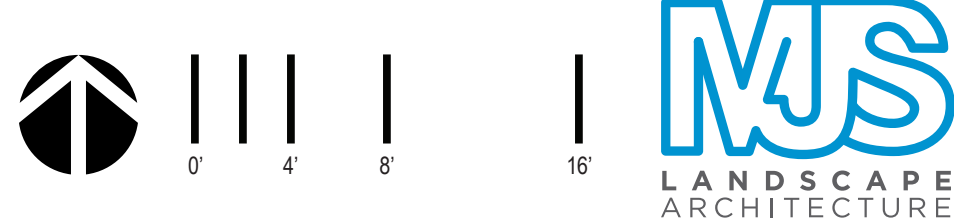
EXHIBIT "A"
Page No. 3 of 6
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BERENDO APARTMENTS - LOS ANGELES, CA

GRUBB PROPERTIES

FEBRUARY 1, 2022

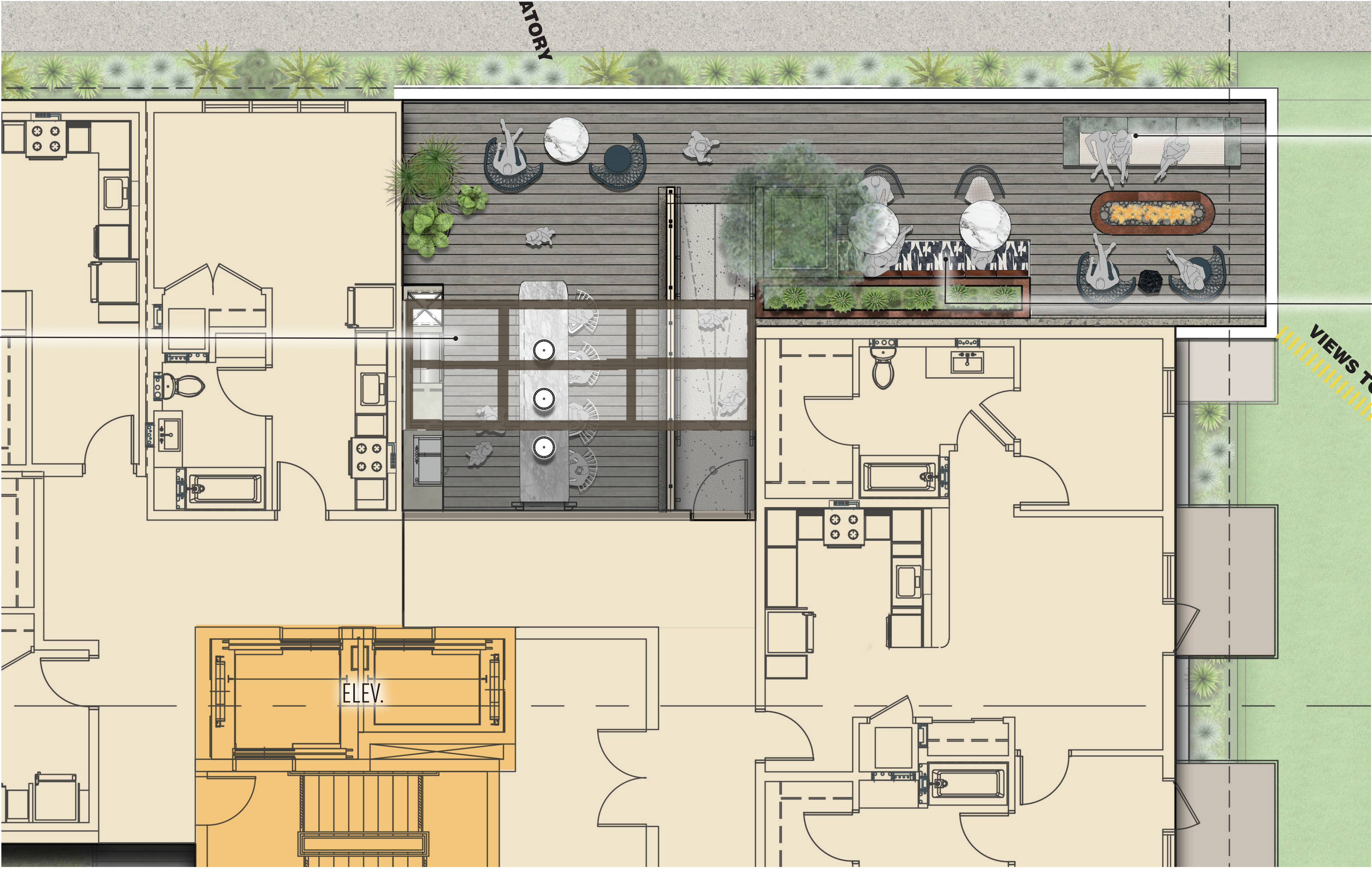
GROUND LEVEL LANDSCAPE PLAN - L.3





THE SPA DECK

- 17' x 13' spa -3.5' depth
 - wood-like pavers
 - lush planting
 - daybeds
- chaise lounge chairs
 - pottery
 - specimen tree
 - glass guardrail



OUTDOOR KITCHEN

- built-in bar
- built-in bbq
 - sink
 - tv
- pendant lighting
 - pottery
- enhanced paving

FIRE PIT LOUNGE

- fire pit
- lounge seating
- pottery
- specimen tree
- decorative cobble

OUTDOOR DINING

- built-in bench seating
- planter with specimen cacti
- dining table

PRELIMINARY PLANT PALETTE				
SHRUBS - PODIUM / ROOFTOP - 3' O.C. SPACING - 50 SHRUBS				
BOTANICAL NAME		COMMON NAME	CONT	WUCOLS
LARGE SHRUBS				
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'		DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X 'KEN TAYLOR'		FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS				
CEANOTHUS SP.		CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X 'PEACHES AND CREAM'		GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR 'POM POM'		POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'		GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTOSPORUM CRASSIFOLIUM 'NANA'		KARAO PITTOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'		TUSCAN BLUE ROSEMARY	5 GAL	VERY LOW
WESTRINGIA FRUTICOSA		COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS				
AJUGA REPTANS		CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS 'MYERS'		MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS		SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS 'WAYNE RODERICK'		SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA		DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'		BEARD TONGUE	1 GAL	LOW
PITTOSPORUM TENUIFOLIUM 'GOLF BALL'		GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'		ROSEMARY	5 GAL	VERY LOW
SALVIA X 'MRS. BEARD'		SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYIS		GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA		ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS				
AEONIUM X 'MINT SAUCER'		MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA		FOXTAIL AGAVE	5 GAL	LOW
ALOE PlicATILIS		FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA		ALOE	5 GAL	LOW
GRASSES				
CAREX DIVULSA		BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA		BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA		MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS		PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM		RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS		AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM		BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS				
CLEMATIS LASIANTHA		PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA		WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA		CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA		HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN 'CLAIRE AUSTIN'		ENGLISH ROSE	15 GAL	MODERATE
ROSA X 'CECILE BRUNNER'		CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS		CHINESE WISTERIA	15 GAL	MODERATE
TURF				
TURF AT ROOFTOP: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF				

SHRUBS - GROUND LEVEL - 3' O.C. SPACING - 290 SHRUBS				
BOTANICAL NAME		COMMON NAME	CONT	WUCOLS
LARGE SHRUBS				
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'		HOWARD MCMINN MANZANITA	5 GAL	LOW
HETEROMELES ARBUTIFOLIA		TOYON	15 GAL	VERY LOW
PRUNUS ILICIFOLIA LYONII		CATALINA CHERRY	15 GAL	LOW
RHAMNUS CALIFORNICA 'EVE CASE'		CALIFORNIA COFFEEBERRY	15 GAL	LOW
RHUS INTEGRIFOLIA		LEMONADE BERRY	15 GAL	VERY LOW
MEDIUM SHRUBS				
ARTEMISIA CALIFORNICA		CALIFORNIA SAGEBRUSH	5 GAL	LOW
CEANOTHUS SP		CALIFORNIA LILAC	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'		TEXAS SAGE	5 GAL	LOW
SALVIA CLEVELANDII 'ALLEN CHICKERING'		CLEVELAND SAGE	5 GAL	LOW
TEUCRIUM FRUTICANS 'AZUREUM'		AZURE BUSH GERMANDER	5 GAL	LOW
VERBENA LILACINA 'DE LA MINA'		LILAC VERBENA	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS				
AGAPANTHUS X 'STORM CLOUD'		DARK BLUE LILY OF THE NILE	5 GAL	MODERATE
ARCTOSTAPHYLOS X 'PACIFIC MIST'		PACIFIC MIST MANZANITA	5 GAL	LOW
ASTER CHILENSIS		PACIFIC ASTER	1 GAL	LOW
DUDLEYA BRITTONII		GIANT CHALK DUDLEYA	1 GAL	VERY LOW
KNIPHOFIA UVARIA 'SHINING SCEPTRE'		POKER PLANT	5 GAL	LOW
LUPINUS EXCUBITUS		GRAPE SODA LUPINE	1 GAL	LOW
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'		PURPLE LEAF SAGE	5 GAL	LOW
SENECIO MANDRALISCAE		BLUE FINGER	1 GAL	LOW
ACCENT/COLOR SHRUBS				
AGAVE ATTENUATA		FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA		OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALII		FALSE AGAVE	5 GAL	LOW
GRASSES				
FESTUCA MAIREI		ATLAS FESCUE	5 GAL	LOW
LYGEUM SPARTUM		FALSE ESPARTO GRASS	5 GAL	LOW
MUHLENBERGIA LINDHEIMERI		LINDHEIMER'S MUHLY	5 GAL	LOW
MUHLENBERGIA RIGENS		DEER GRASS	5 GAL	LOW
PENNISETUM X 'FAIRY TAILS'		EVERGREEN FOUNTAIN GRASS	5 GAL	MODERATE
VINES/CLIMBING SHRUBS				
CLEMATIS LASIANTHA		PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA		WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA		CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA		HONEYSUCKLE	5 GAL	LOW
WISTERIA SINENSIS		CHINESE WISTERIA	15 GAL	MODERATE

PRELIMINARY PLANT PALETTE NOTES:	
1.	THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.
2.	THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.
3.	THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF LOS ANGELES GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES AND PROMOTES THE OBJECTIVES OF THE S.N.A.P SPECIFIC PLAN.

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARTMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARTMENT of WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

CITY of L.A. LANDSCAPE NOTES

1.

THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
2.

SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3.

THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4.

THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

EXISTING TREE NOTE

- NO EXISTING TREES ON SITE

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G

OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	64	= 6,400 S.F.
125 S.F. FOR UNITS = 3 HABITABLE ROOMS	13	= 1,625 S.F.
SUBTOTAL REQUIRED		= 8,025 S.F.
(TOC REDUCTION = 25%)		TOTAL REQUIRED = 6,019 S.F.

PROVIDED OPEN SPACE :	
COURTYARDS	= 1,000 S.F.
AMENITY SPACE (25% MAX = 6,019 SF X 25% 1,505 SF)	= 1,505 S.F.
PRIVATE BALCONIES / 50 SF EA. (50% MAX = 3,010 SF)	= 3,000 S.F.
ROOF DECK	= 550 S.F.
TOTAL PROVIDED = 6,055 S.F.	

LANDSCAPE AREA REQUIRED (25% of 6,019 S.F. - 50% OF COMMON AREA): 1,505 S.F.

LANDSCAPE AREA PROVIDED:

LEVEL 1	= 1,572 S.F.
LEVEL 3	= 217 S.F.
ROOFTOP	= 51 S.F.
	1,840 S.F.
	335 S.F. EXCESS

TREE REQUIREMENTS:

PRIVATE TREES - PER LA CITY ZONING CODE, SECTION 12.21G

1 TREE PER 4 UNITS	77 UNITS	TREES REQUIRED:
	- UNITS/4 =	20
TREES PROVIDED - 24" BOX OR GREATER		TREES PROVIDED:
LEVEL 1 - 50 TREES		
LEVEL 3 - 1 TREES		
LEVEL 8 - 1 TREES		52

GENERAL PLANTING NOTES:

1.

MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2.

SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3.

ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
4.

PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS