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655 MESQUIT

655 Mesquit Street, Los Angeles, CA 90021

09.01.2021

ENTITLEMENT PLAN SET

PROJECT DIRECTORY

CLIENT CONTINUUM PARTNERS 1881 16TH ST DENVER, COLORADO 80202 CHRIS LABERGE, DEVELOPMENT MANAGER T: (720) 946-4663	LANDSCAPE ARCHITECT COMMUNITAS DESIGN LLC 1425 N SIERRA BONITA AVE LOS ANGELES, CA 90046 TIMOTHY GRUBBS, PRESIDENT T: (323) 628-4772
DESIGN ARCHITECT EHRlich YANAI RHEE CHANEY ARCHITECTS 10865 WASHINGTON BLVD. CULVER CITY CA 90232 MARK KIM, PRINCIPAL T: (310) 838-9700	CIVIL ENGINEER KPFF 700 S FLOWER ST., SUITE 2100 LOS ANGELES, CA 90017 JEFF GAVAZZA, PRINCIPAL T: (213) 266-5244

EXHIBIT "A"

Page No. 1 of 29

Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

EHRlich
YANAI
RHEE
CHANEY

ARCHITECTS

10865 Washington Blvd
Culver City CA 90232
eyrc.com

© 310 838 9700
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NOT FOR CONSTRUCTION

ISSUE DATES

NO.	DATE	REVISION
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655 MESQUIT
655 Mesquit Street, Los
Angeles, CA 90021

COVER SHEET

The plans and specifications prepared by Ehrlich Yanai Rhee Chaney Architects, LLP are protected from unauthorized modification, reuse and/or release under California Business & Professions Code section 5336.4, Health & Safety Code Section 19051(a), and Education Code Section 17316.

JOB NUMBER: 692

DATE: 09.01.2021

G0.00



VICINITY MAP (SCALE 1" = 300')

SITE INFORMATION

ADDRESS: 655 Mesquit St, Los Angeles CA 90021
APN: 5164-015-022

EXISTING ZONING INFORMATION

M3-1-RIO
Z1-2358 River Implementation Overlay District (RIO)
Z1-2129 State Enterprise Zone: East Los Angeles

PROPOSED ZONING INFORMATION

M3-2D-RIO
Z1-2358 River Implementation Overlay District (RIO)
Z1-2129 State Enterprise Zone: East Los Angeles

USES

PROPOSED USES: Commercial Office, Retail, Parking, Community Event Space

SITE FAR

Total Site Area: 68,893 SF *Site area after all ROW dedications
655 Mesquit Site Area: 27,667 SF

Produce LA Floor Area : 107,224 SF

Proposed 655 Mesquit Floor Area: 188,954 SF
Retail Floor Area: 4,325 SF
Office Floor Area: 184,629 SF

TOTAL Proposed Site Floor Area: 296,178 SF

Produce LA FAR 1.56:1
655 Mesquit FAR 2.74 : 1
Total Proposed FAR on Entire Property: 4.30 : 1

BUILDING FLOOR AREA

LEVEL 1	
Area	12,424 SF
LEVEL 2	
Area	139 SF
LEVEL 3	
Area	139 SF
LEVEL 4	
Area	139 SF
LEVEL 5	
Area	139 SF
LEVEL 6	
Area	682 SF
LEVEL 7	
Area	22,142 SF
LEVEL 8	
Area	21,866 SF
LEVEL 9	
Area	21,940 SF
LEVEL 10	
Area	21,858 SF
LEVEL 11	
Area	21,938 SF
LEVEL 12	
Area	21,857 SF
LEVEL 13	
Area	21,673 SF
LEVEL 14	
Area	21,870 SF
ROOF	
Area	148 SF
PROJECT TOTAL FLOOR AREA	188,954 SF

FLOOR AREA. (Amended by Ord. No. 182,386, Eff. 3/13/13.) 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 or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

Areas under projections intended for use and occupancy shall be included as floor area.

SETBACKS AND BUILDING HEIGHT

M3-2D-RIO, Z1-2358, Z1-2129
Allowable building Height (M3 Zone, Height District 2): Unlimited
Proposed building height: 195'
Required Setbacks: 195'
Front: 0' Provided Setbacks: 8' 6"
Side: 0' Front (Mesquit St.): 16' 2", 10' 10"
Rear: 0' Side (Jesse St, Paseo): 20' 0"
Rear: 20' 0"

PARKING

VEHICLE PARKING

Displaced surface Parking: 54 stalls (Former 'Produce LA' Surface Parking - DIR-2016-3858-SPR)
Office Required Parking Ratio: 2 stalls per 1,000 SF per Z1-2129 Enterprise Zone- LAMC 12.21a4(x)(3)
Retail Required Parking Ratio: 2 stalls per 1,000 SF per Z1-2129 Enterprise Zone- LAMC 12.21a4(x)(3)

*For a non-residential building, up to 20% of the code required parking can be reduced and replaced with bicycle parking at a ratio of 1 car to 4 bike spaces.

TOTAL FLOOR AREA: 188,954 sf
RETAIL FLOOR AREA: 4,325 sf / 500 sf per stall = 9 Stalls Required
OFFICE FLOOR AREA: 184,629 sf / 500 sf per stall= 370 Stalls Required

379 Total Stalls Required

+54 Stalls Displaced (Former 'Produce LA' Surface Parking)
=433 Stalls Required

*- 36 stalls as provided by surplus bicycle parking
=397 Stalls Required
Note: 397 Stalls Provided

Required ADA stalls: 9
Required EV spaces (30% of total): 120
Required EV charging stations (10% of total): 40

Maximum allowed compact stalls: 40%
Provided compact stalls: 155/397 = 39%

Provided tandem stalls: 100
Note: Tandem stalls will require parking attendant

PARKING PROVIDED

ADA	
LEVEL 1	6
LEVEL 2	3
	9

COMPACT	
LEVEL P2	18
LEVEL P1	20
LEVEL 1	1
LEVEL 2	23
LEVEL 3	23
LEVEL 4	23
LEVEL 5	23
LEVEL 6	24
	155

STANDARD	
LEVEL P2	34
LEVEL P1	31
LEVEL 1	1
LEVEL 2	30
LEVEL 3	34
LEVEL 4	34
LEVEL 5	34
LEVEL 6	35
	233

PROJECT TOTAL STALLS 397

BICYCLE PARKING

GREEN BUILDING CODE:
Short Term (5% of motor vehicle stalls) = 22 stalls
Long Term (5% of motor vehicle stalls) = 22 stalls

LOS ANGELES MUNICIPAL CODE:
Office:
Short Term (1:10K sf) 184,629 sf = 19 stalls
Long Term (1:5K sf) 184,629 sf = 40 stalls

Retail:
Short Term (1:2K sf) 4,325 sf = 3 stalls
Long Term (1:2K sf) 4,325 sf = 3 stalls

Total: Short Term = 21 stalls; Long Term = 43 stalls

Note: If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

BICYCLE PARKING PROVIDED
Short Term Parking – 51 provided in L1 and at exterior
Long Term Parking - 95 provided in P1 Bike Room
Bike Maintenance – 100 sf allocated within P1 Bike Room

*Surplus bicycle parking is provided at a ratio of 4:1 to replace required parking stalls. See below for bicycle parking provisions.
Surplus Bicycle Parking: 90
=36 vehicular stall credits proposed

LOADING

LAMC SEC.12.21C6d: The required loading space shall have ... a minimum area of 800 square feet where the gross floor area of all buildings is between 100,000 and 200,000 square feet, and shall be increased by an additional 200 square feet for each additional 200,000 square feet or fraction thereof of gross floor area in the building

TOTAL FLOOR AREA (Including Produce LA): 296,198 SF
REQUIRED LOADING AREA: 1,000 SF
PROVIDED LOADING AREA: 1,200 SF

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ISSUE DATES

NO. DATE REVISION

655 MESQUIT

655 Mesquit Street, Los Angeles, CA 90021

PROJECT DATA

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JOB NUMBER: 692

DATE:

G0.01

EXHIBIT "A"

Page No. 2 of 29

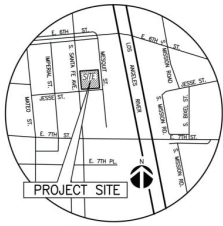
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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VICINITY MAP
NOT TO SCALE

COMMENTS:

- BOUNDARY LINES WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
- INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON
- SITE ADDRESS 640 SOUTH SANTA FE AVENUE, CITY OF LOS ANGELES, CA
- APN NO. 5164-015-022
- DATE OF SURVEY NOVEMBER 28, 2017
- THE BEGINNING OF N84°40'00"E ALONG THE CENTERLINE OF JESSE STREET AS SHOWN ON BOOK 154, PAGE 58 OF RECORD OF SURVEY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- GROSS LAND AREA GROSS = 79,433 SQ. FT. OR 1.801 ACRES, MORE OR LESS
NET = 71,483 SQ. FT. OR 1.641 ACRES, MORE OR LESS
- BENCH MARK BENCHMARK, CITY OF LA BM# 12-04070,
CITY SPIKE 7'7" S OF S CURB LINE 7'71 ST; 0.8FT W OF W END OF HANDRAIL TO BRIDGE 25FT E OF SANTA FE AVE.
ELEV. = 249.527 FT, NAVD 1988, ADJUSTED 2000
- FLOOD INSURANCE RATE MAP SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 060320208E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- UTILITIES ALL OBSERVED UTILITIES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. THEY ARE FOR INFORMATION ONLY. ALL RECORD SUBSTRUCTURE UTILITIES SHOWN ON THIS MAP WERE OBTAINED FROM RECORD SUBSTRUCTURE MAPS PER WAREHOUSE LA DATABASE. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OR ACCURACY OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
- PUBLIC ACCESS PUBLIC ACCESS TO SITE FROM SANTA FE STREET & JESSE STREET.
- PARKING THERE ARE APPROXIMATELY 26 REGULAR VEHICULAR PARKING SPACES, 9 TRUCK PARKING SPACES & 2 HANDICAPPED STALLS MARKED ON THE SITE. 37 TOTAL.

SURVEYOR'S NOTES:

- NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.
- NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.
- THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

ABBREVIATIONS

- AC = ASPHALT CONCRETE
CONC. = CONCRETE
CB = CATCH BASIN
D/W = DRIVEWAY
DI = DROP INLET
FL = FLOWLINE
FS = FINISH SURFACE
HC = HANDICAP PARKING
INV = PIPE INVERT
LA = LANDSCAPED AREA
LIP = LIP OF GUTTER
SMH = SANITARY SENER MANHOLE
TC = TOP OF CURB
TG = TOP OF DRAIN GRATE
WLT = WATER VAULT
WV = WATER VALVE
BPM = BLUE PAINTED MARKING
OPM = ORANGE PAINTED MARKING
RPM = RED PAINTED MARKING
YPM = YELLOW PAINTED MARKING
NLY = NORTHERLY
SLY = SOUTHERLY
ELY = EASTERLY
WLY = WESTERLY
NELY = NORTHEASTERLY
NWLY = NORTHWESTERLY
SELY = SOUTHEASTERLY
SWLY = SOUTHWESTERLY
C = CENTERLINE

LEGEND

- COMMUNICATION PULLBOX
FIRE HYDRANT
GAS VALVE
GAS VAULT
STREET LIGHT PULL BOX
SEWER MANHOLE
STORM DRAIN MANHOLE
WATER VALVE
WATER METER
AREA LIGHT
BOLLARD
DRAIN
ELECTRIC MANHOLE
IRRIGATION CONTROL VALVE
STREET LIGHT
STREET LIGHT PULLBOX
TRAFFIC SIGNAL CONTROL BOX
TREE
UTILITY POLE
WATER METER
CHAIN FENCE
TELEPHONE
ELECTRICAL (UNDERGROUND)
WATER
GAS
OVERHEAD ELECTRICAL
STORM DRAIN
SANITARY SENER

*NOTE: Site area after all ROW dedications is 68,893 SF.
This is the assumed site area for planning purposes

EXHIBIT "A"

Page No. 3 of 29

Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

G0.02

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 0007809-894-L7J-UC DATED JUNE 30, 2017)

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

PARCEL 1:

LOT A OF TRACT NO. 8772, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE CALIFORNIA, AS PER MAP RECORDED IN BOOK 159, PAGE(S) 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 87, 88, 113 AND 114 OF THE GOODWIN TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 42 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF LOT 93 OF THE GOODWIN TRACT, AS PER MAP RECORDED IN BOOK 11, PAGE 42, MISCELLANEOUS RECORDS OF SAID COUNTY, AND A PORTION OF THE UNNAMED LOT IN THE WINGER TRACT, AS PER MAP RECORDED IN BOOK 15, PAGE 52 OF SAID MISCELLANEOUS RECORDS, LYING NORTHERLY OF LOT 261 OF SAID WINGER TRACT, AND LYING SOUTHERLY OF LOT 94 OF SAID GOODWIN TRACT, SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 93, DISTANT WESTERLY 49.48 FEET FORM THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE LOT 94 STRIP OF LAND DESCRIBED AS PARCEL NO. 84 OF DEED DATED DECEMBER 24, 1924, RECORDED IN BOOK 7386, PAGE 160, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE OF 345 FEET RADIUS CORRESPONDING TO AN ARC OF 100° 00' 00" TO A POINT IN THE WESTERLY LINE OF SAID UNNAMED LOT; THENCE WESTERLY 97.18 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE UNNAMED LOT, BEING ALSO THE NORTH LINE OF SAID LOT 261 OF SAID WINGER TRACT, 27.62 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF PARCEL NO. 1 OF SAID RECORDED DEED; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL NO. 2, ALONG THE ARC OF A CURVE OF 284.53 FEET RADIUS CONCAVE NORTHEASTERLY 62.89 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 93, BEING THE MOST EASTERLY CORNER OF SAID PARCEL NO. 2; THENCE EASTERLY ALONG SAID NORTH LINE 21.33 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION WITHIN THE LINES OF TRACT NO. 8772, AS PER MAP RECORDED IN BOOK 159, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:

AN IRREGULAR SHAPED PARCEL OF LAND IN THE CITY OF LOS ANGELES, IN COUNTY OF LOS ANGELES STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 93 & 94 OF THE GOODWIN TRACT, AS PER MAP RECORDED IN BOOK 11, PAGE 42 OF MISCELLANEOUS RECORDS, OF SAID COUNTY, AND PORTIONS AN UNNAMED LOT OF THE WINGER TRACT AND OF LOT 261 OF THE WINGER TRACT, AS PER MAP THEREOF RECORDED IN BOOK 15, PAGE 52 OF SAID MISCELLANEOUS RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 261, BEING THE NORTHEAST CORNER OF JESSE STREET AND MESQUITE STREET, AS SAID STREET ARE SHOWN ON MAP OF SAID WINGER TRACT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF MESQUITE STREET, 111.50 FEET TO A POINT IN THE EASTERN LINE OF SAID LOT 84; THENCE WESTERLY AT RIGHT ANGLES 3.61 FEET TO A POINT IN A LINE, THE NORTHEASTERN PROLONGATION OF SAID LINE MAKING A SOUTHWESTERLY ANGLE OF 28° 40' WITH SAID WESTERLY LINE OF MESQUITE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE 54.00 FEET TO A POINT IN THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 318.86 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, TANGENT TO LAST COURSE, A DISTANCE OF 69.20 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 261; SAID SOUTHERLY LINE BEING THE NORTHERLY LINE OF JESSE STREET; THENCE EASTERLY ALONG SAID NORTHERLY LINE 50.97 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 100 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT TO GO UPON THE SURFACE OF SAID LAND FOR THE PURPOSE, EXTRACTING SAID OIL, GAS OR OTHER HYDROCARBON AND MINERAL SUBSTANCES, OR TO GO UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF DRILLING OR MINING, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR MINERAL OR OTHERWISE REMAINING, ANY OF SAID MINERALS SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, OR THEREIN, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, BY DEED RECORDED NOVEMBER 15, 1990 AS INSTRUMENT NO. 85-191971, OFFICIAL RECORDS.

PARCEL 5:

LOTS 83, 84 AND 85 OF THE GOODWIN TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 42 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH LOTS 230, 281 AND THAT UNNAMED LOT ADJOINING SAID LOT 261 ON THE NORTHERLY LINE OF THE WINGER TRACT, AS PER MAP RECORDED IN BOOK 15, PAGE 52 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF LOT A OF TRACT NO. 8772, AS PER MAP RECORDED IN BOOK 159, PAGES 21 AND 22 OF MAPS, RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO KITTLE MANUFACTURING COMPANY IN DEED RECORDED IN BOOK* 16305, PAGE 272 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 93 OF SAID GOODWIN TRACT, DISTANT WESTERLY THEREON 49.68 FEET FORM THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN STRIP OF LAND DESCRIBED AS PARCEL 1 IN DEED RECORDED IN BOOK 7386, PAGE 160 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 345.00 FEET AND AN ARC DISTANCE OF 58.09 FEET TO A POINT IN THE SOUTH LINE OF SAID UNNAMED LOT OF SAID WINGER TRACT, DISTANT WESTERLY THEREON 91.18 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG SAID SOUTH LINE 27.62 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF PARCEL 2 IN SAID ABOVE MENTIONED DEED; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL 2, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 284.53 FEET AND AN ARC DISTANCE OF 62.89 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 93; THENCE EASTERLY ALONG SAID NORTH LINE 21.33 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 84 OF SAID GOODWIN TRACT, DISTANT NORTHERLY THEREON 111.50 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 261 OF SAID WINGER TRACT; THENCE WESTERLY AT RIGHT ANGLES WITH SAID EAST LINE 3.61 FEET TO A POINT IN A LINE, THE WESTERLY PROLONGATION OF SAID LINE MAKING A SOUTHWESTERLY ANGLE OF 28° 40' WITH SAID EAST LINE; THENCE SOUTHWESTERLY ALONG SAID LINE 54.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 318.86 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 69.20 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 261.

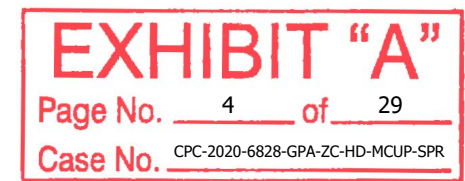
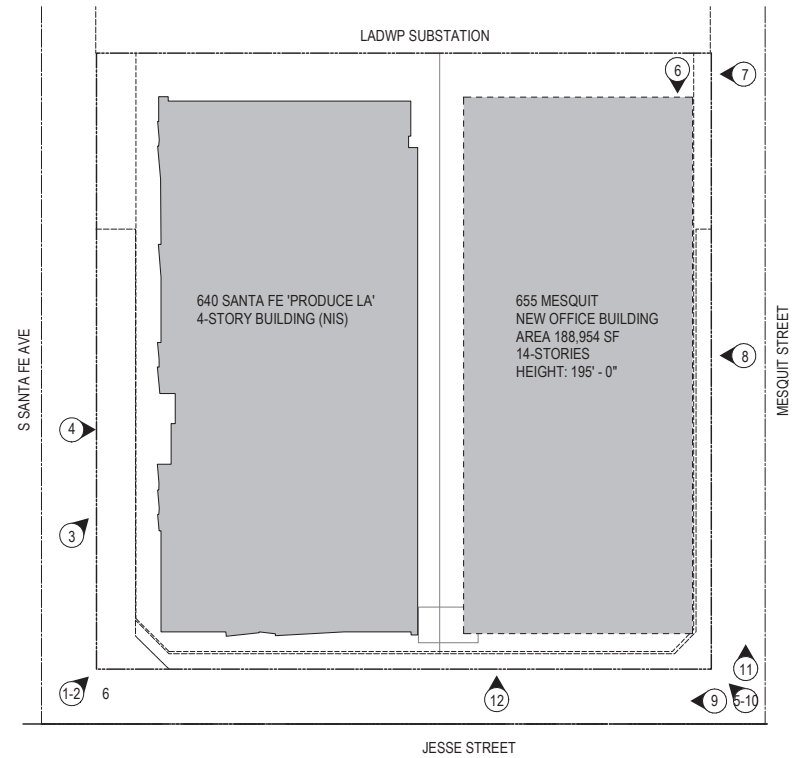
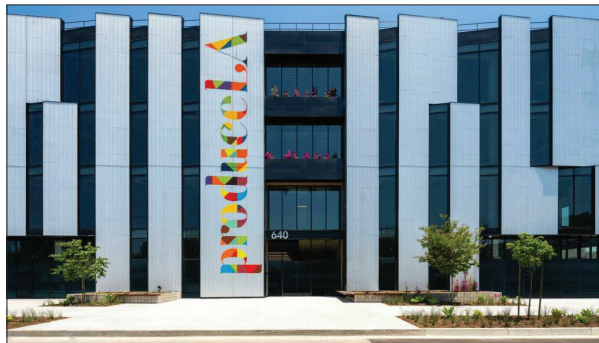
EXCEPT ALL MINERALS LYING BELOW A DEPTH OF 100 FEET BENEATH THE NATURAL SURFACE OF THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR MINERAL, OR OTHERWISE REMAINING, ANY OF SAID MINERALS SANTA FE MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, OR THEREIN, AS RESERVED BY THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, BY DEED RECORDED NOVEMBER 15, 1990 AS INSTRUMENT NO. 85-191971, OFFICIAL RECORDS.

APN: 5164-015-022

EXCEPTIONS:

(PER CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 0007809-894-L7J-UC DATED JUNE 30, 2017)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR:
PURPOSE(S): PUBLIC STREET, ROAD OR HIGHWAY
RECORDING DATE/MARCH 14, 1989
RECORDING NO. 85-39438, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 16, 1991, AS INSTRUMENT NO. 91-66387, OF OFFICIAL RECORDS.
3. EASEMENT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SPLIT ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
NOT PLOTTED - BLANKET IN NATURE.
4. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR:
PURPOSE(S): PUBLIC STREET
RECORDING DATE/MAY 04, 2007
RECORDING NO. 2007-00874, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 01, 2013, AS INSTRUMENT NO. 2013-170073, OF OFFICIAL RECORDS.
5. A DEED OF TRUST TO SECURE AN INTEREST IN THE AMOUNT SHOWN BELOW:
AMOUNT: \$12,500,000.00
DATE: DECEMBER 22, 2016
TRUSTOR/TRUSTEE: CONTINUM 640 SANTA FE, LLC, A DELAWARE LIMITED LIABILITY COMPANY TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: BOLUAR ASSOCIATES, INC., A CALIFORNIA CORPORATION
RECORDING DATE: DECEMBER 22, 2016
RECORDING NO: 2016-1627186, OF OFFICIAL RECORDS
BY VARIOUS ASSIGNMENTS, THE BENEFICIAL INTEREST THEREUNDER IS NOW HELD OF RECORD IN: ASSIGNEE:NORTHEAST BANK, A BANKING CORPORATION
RECORDING DATE: JANUARY 20, 2017
RECORDING NO: 2017-82569, OF OFFICIAL RECORDS
NOT PLOTTED - NO EASEMENT.
6. A DEED OF TRUST TO SECURE AN INTEREST IN THE AMOUNT SHOWN BELOW:
AMOUNT: \$12,000,000.00
DATE: DECEMBER 22, 2016
TRUSTOR/TRUSTEE: CONTINUM 640 SANTA FE, LLC, A DELAWARE LIMITED LIABILITY COMPANY TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: VALUE PRODUCE, A CALIFORNIA CORPORATION
RECORDING DATE: DECEMBER 22, 2016
RECORDING NO: 2016-1627185, OF OFFICIAL RECORDS
SAID DEED OF TRUST RECITES THAT IT IS SUBORDINATE TO THE TRUST DEED RECORDED CONCURRENTLY THEREWITH.
THIS COMPANY WILL REQUIRE THAT THE ORIGINAL NOTE, THE ORIGINAL DEED OF TRUST AND A PROPERLY EXECUTED REQUEST FOR FULL RECORDS TOGETHER WITH APPROPRIATE DOCUMENTATION (I.E. COPY OF TRUST PARTNERSHIP AGREEMENT OR CORPORATE RESOLUTION) BE IN THIS OFFICE PRIOR TO THE CLOSE OF THIS TRANSACTION IF THE ABOVE-MENTIONED ITEM IS TO BE PAID THROUGH THIS TRANSACTION OR DELETED FROM A POLICY OF TITLE INSURANCE.
ANY DEMANDS SUBMITTED TO US FOR PAYOFF MUST BE SIGNED BY ALL BENEFICIARIES AS SHOWN ON SAID DEED OF TRUST AND/OR ANY ASSIGNMENTS THERETO. IN THE EVENT SAID DEMAND IS SUBMITTED BY AN AGENT OF THE BENEFICIARY(S), WE WILL REQUIRE THE WRITTEN APPROVAL OF THE DEMAND BY THE BENEFICIARY(S). SERVING AGREEMENTS DO NOT CONSTITUTE APPROVAL FOR THE PURPOSES OF THIS REQUIREMENT.
IF NO AMOUNTS REMAIN DUE UNDER THE OBLIGATION A ZERO BALANCE DEMAND WILL BE REQUIRED ALONG WITH THE RECONVEYANCE DOCUMENTS.
IN ADDITION, WE REQUIRE THE WRITTEN APPROVAL OF SAID DEMAND BY THE TRUSTOR(S) ON SAID DEED OF TRUST OR THE CURRENT OWNERS IF APPLICABLE.
NOT PLOTTED - NO EASEMENT.
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: INTERCREDITOR AGREEMENT
RECORDING DATE/DECEMBER 22, 2016
RECORDING NO: 2016-1627186, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
NOT PLOTTED - NO EASEMENT.
8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION AGREEMENT
TRUSTOR: CONTINUM 640 SANTA FE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: VALUE PRODUCE, A CALIFORNIA CORPORATION
RECORDING DATE/SEPTEMBER 22, 2016
RECORDING NO: 2016-1627189, OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREON.
AN AGREEMENT RECORDED DECEMBER 22, 2016 AS INSTRUMENT NO. 2016-1627189, OFFICIAL RECORDS, WHICH STATES THAT SAID LEASE HAS BEEN MADE SUBORDINATE TO THE DOCUMENT
ENTITLED: DEED OF TRUST
RECORDING DATE/DECEMBER 22, 2016
RECORDING NO: 2016-1627186, OF OFFICIAL RECORDS
NOT PLOTTED - NO EASEMENT.



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SITE PHOTOS & INDEX MAP

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JOB NUMBER: 692

DATE: 09.01.2021

G0.03

ALTA/NSPS LAND TITLE SURVEY

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EXISTING TREE PLAN

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JOB NUMBER: 20030

DATE: 10/9/2020

G0.04



SCHINUS MOLLE
CALIFORNIA PEPPER TREE



MELALEUCA QUINQUENERVIA
CAJUPUT TREE



JACARANDA MIMOSIFOLIA
JACARANDA TREE

NOTES:
THE TREES NOTED ON THIS PLAN WERE REMOVED FROM THE PROPERTY IN CONJUNCTION WITH THE APPROVAL OF PLANNING CASE DIR-2016-3858-SPR.

EXHIBIT "A"
Page No. 5 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



RENDERED VIEW OF SOUTHEAST CORNER



RENDERED VIEW OF SOUTHWEST CORNER

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RENDERED VIEWS

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JOB NUMBER: 692

DATE: 09.01.2021

G2.00



RENDERED VIEW OF GROUND FLOOR CORNER AT MESQUIT ST AND JESSE ST



RENDERED VIEW OF EXTERIOR GROUND FLOOR LOBBY AT MESQUIT ST

EXHIBIT "A"
Page No. 7 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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JOB NUMBER: 692

DATE: 09.01.2021

G2.01



RENDERED VIEW OF NORTHEAST CORNER



RENDERED VIEW OF PASEO BETWEEN 655 MESQUIT AND 640 SANTA FE

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JOB NUMBER: 692

DATE: 09.01.2021

G2.02



RENDERED VIEW OF COMMUNITY SPACE AT SIXTH FLOOR

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JOB NUMBER: 692

DATE: 09.01.2021

EXHIBIT “A”
Page No. 9 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

G2.03

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NO.	DATE	REVISION

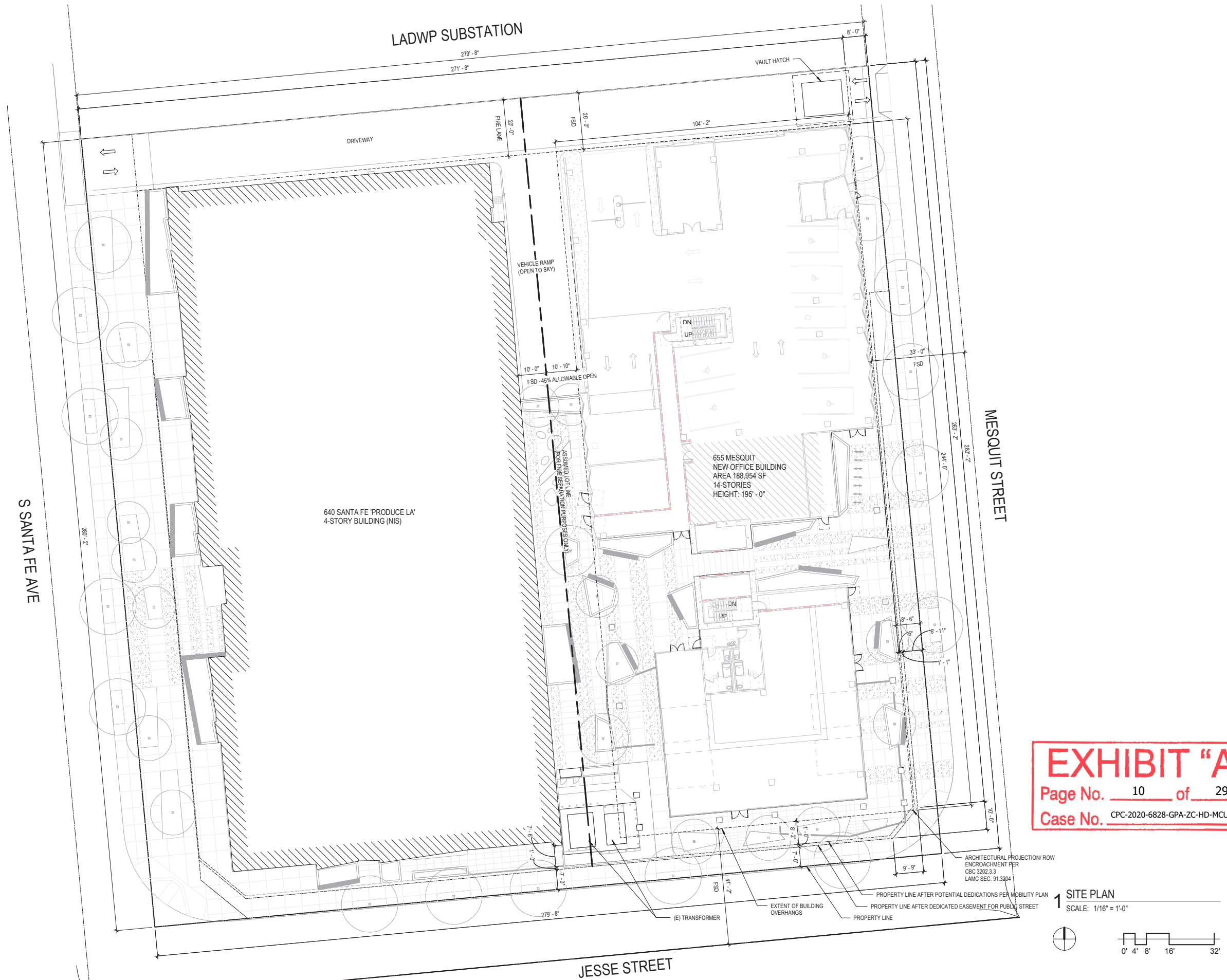
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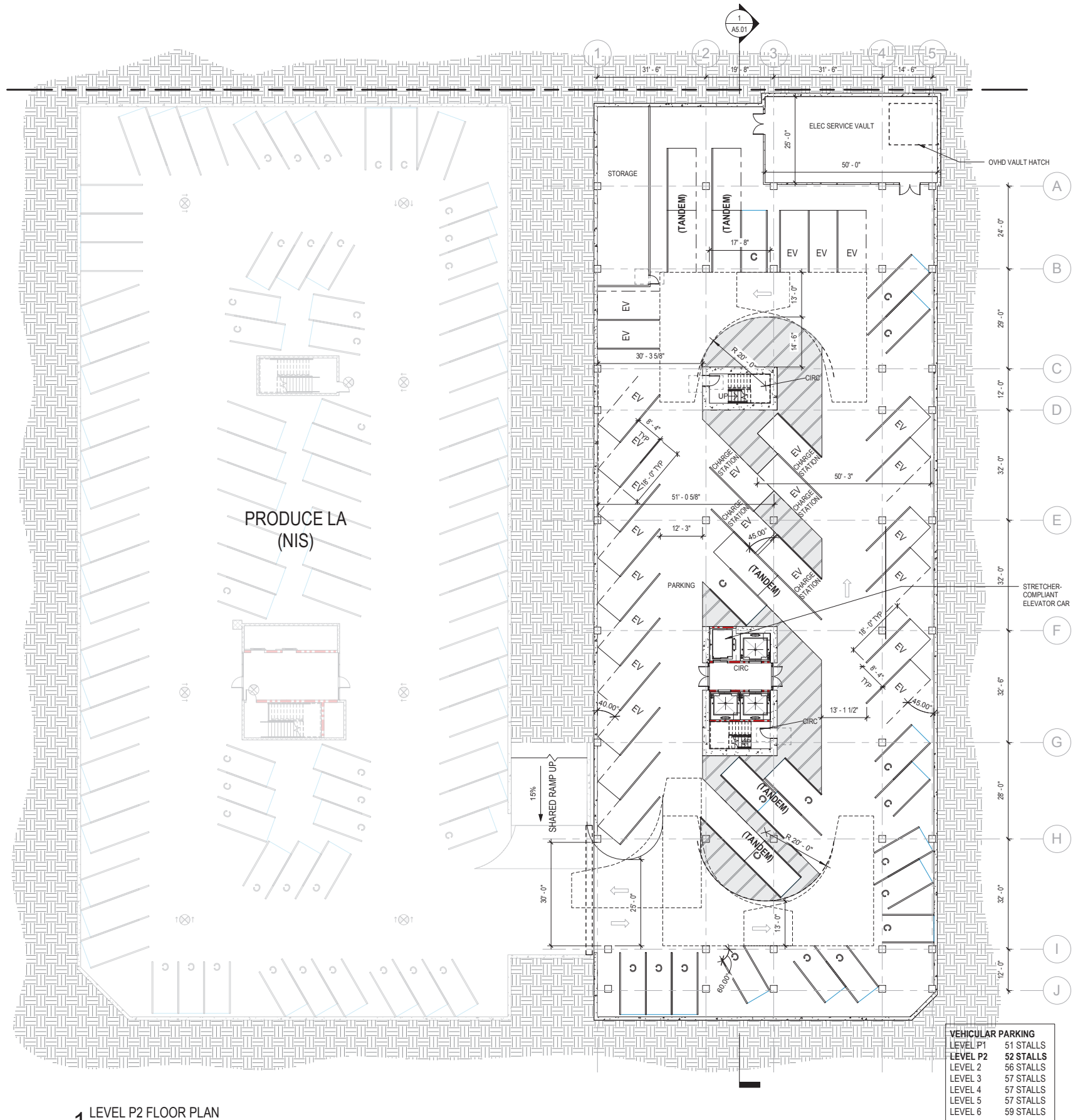
SITE PLAN

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DATE: 09.01.2021

A1.00

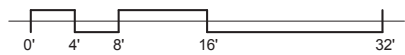




1 LEVEL P2 FLOOR PLAN
SCALE: 1/16" = 1'-0"

VEHICULAR PARKING	
LEVEL P1	51 STALLS
LEVEL P2	52 STALLS
LEVEL 2	56 STALLS
LEVEL 3	57 STALLS
LEVEL 4	57 STALLS
LEVEL 5	57 STALLS
LEVEL 6	59 STALLS

EXHIBIT "A"
Page No. 11 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



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LEVEL P2 FLOOR PLAN

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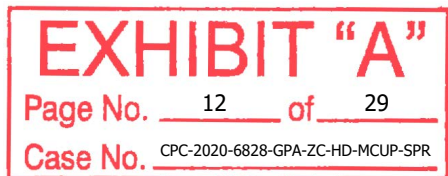
JOB NUMBER: 692

DATE: 09.01.21

P2.00

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P2.01



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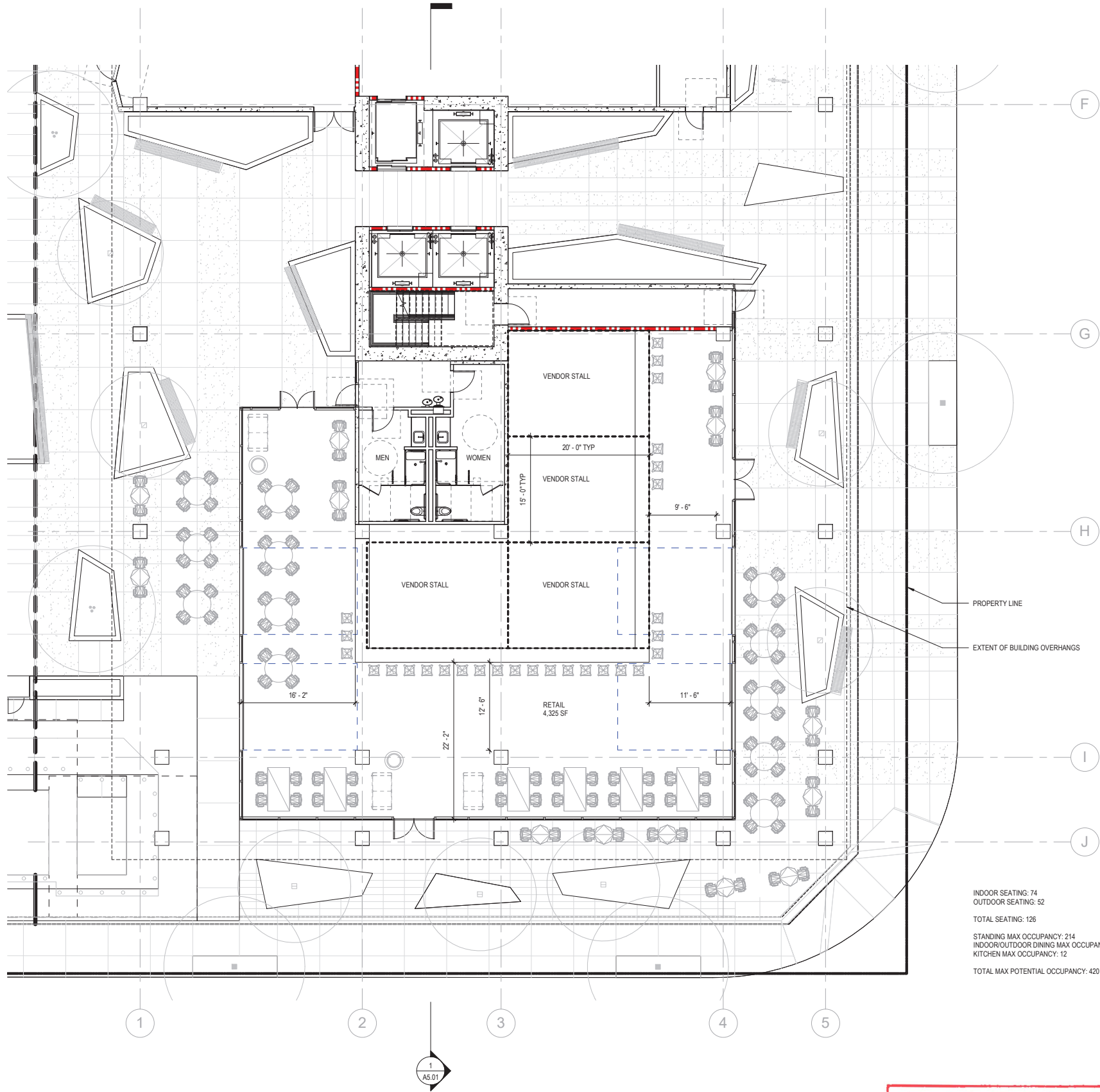
ENLARGED GROUND
FLOOR RETAIL PLAN

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JOB NUMBER: 692

DATE:

A2.01B



1 ENLARGED RETAIL PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT "A"
Page No. 13 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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LEVEL 2-6 FLOOR PLANS

LEVEL P1	51 STALLS
LEVEL P2	52 STALLS
LEVEL 2	56 STALLS
LEVEL 3	57 STALLS
LEVEL 4	57 STALLS
LEVEL 5	57 STALLS
LEVEL 6	59 STALLS

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DATE: 09.01.21

A2.02

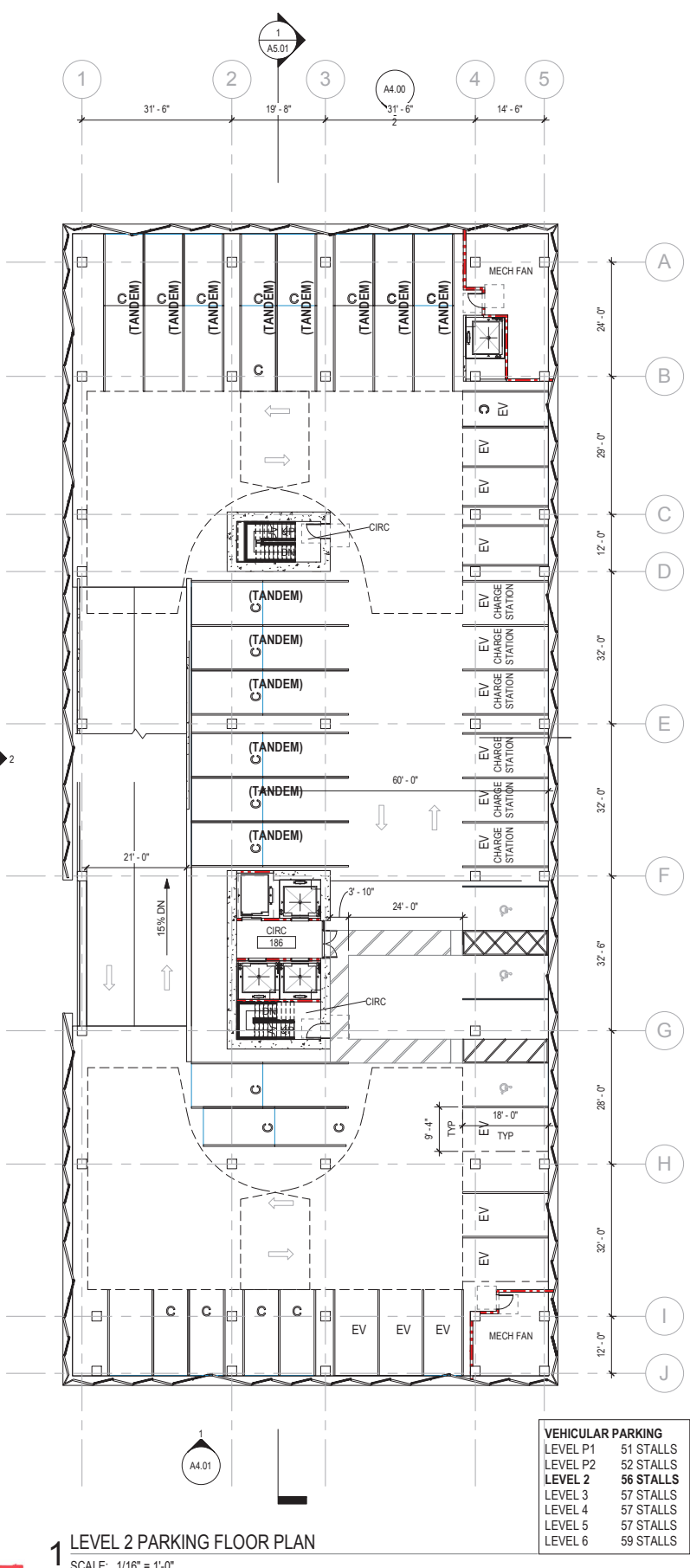
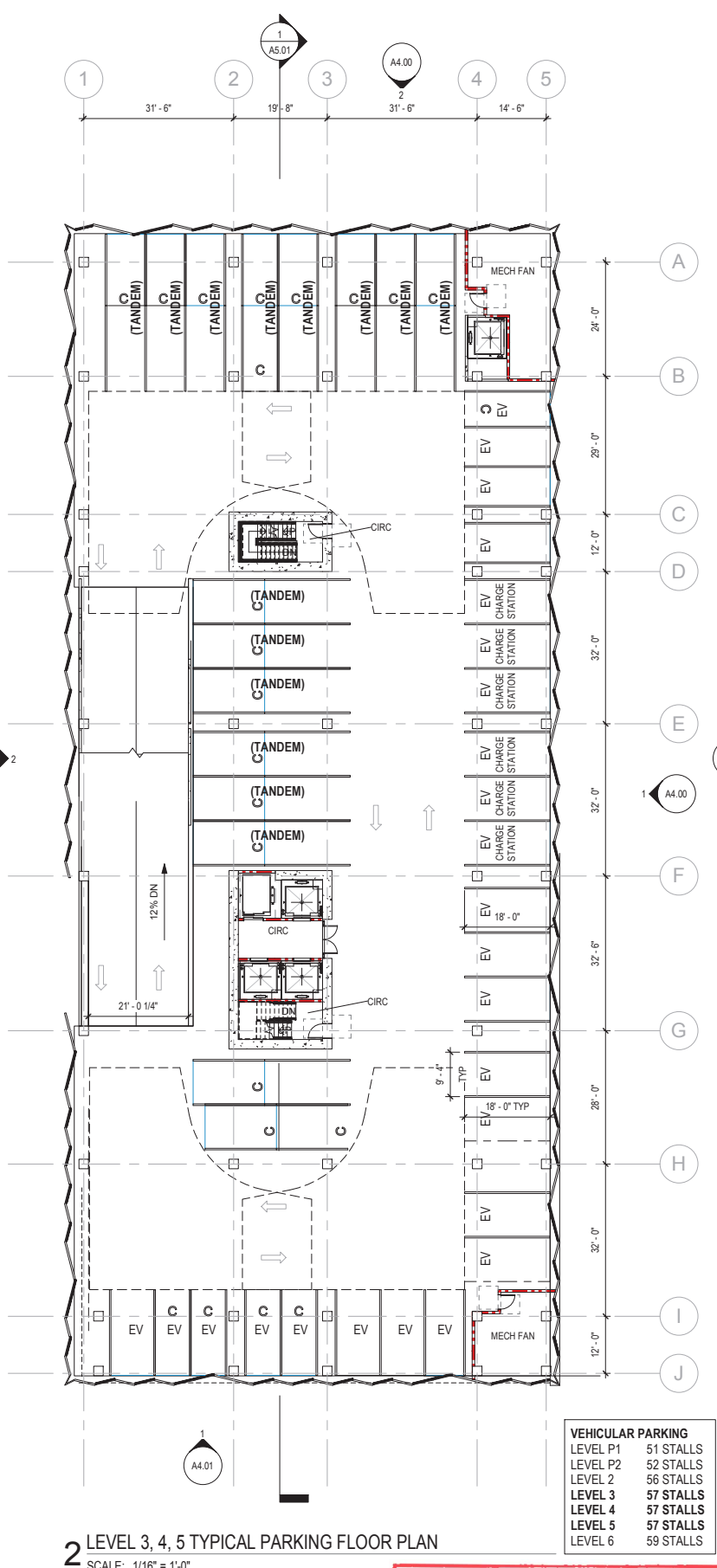
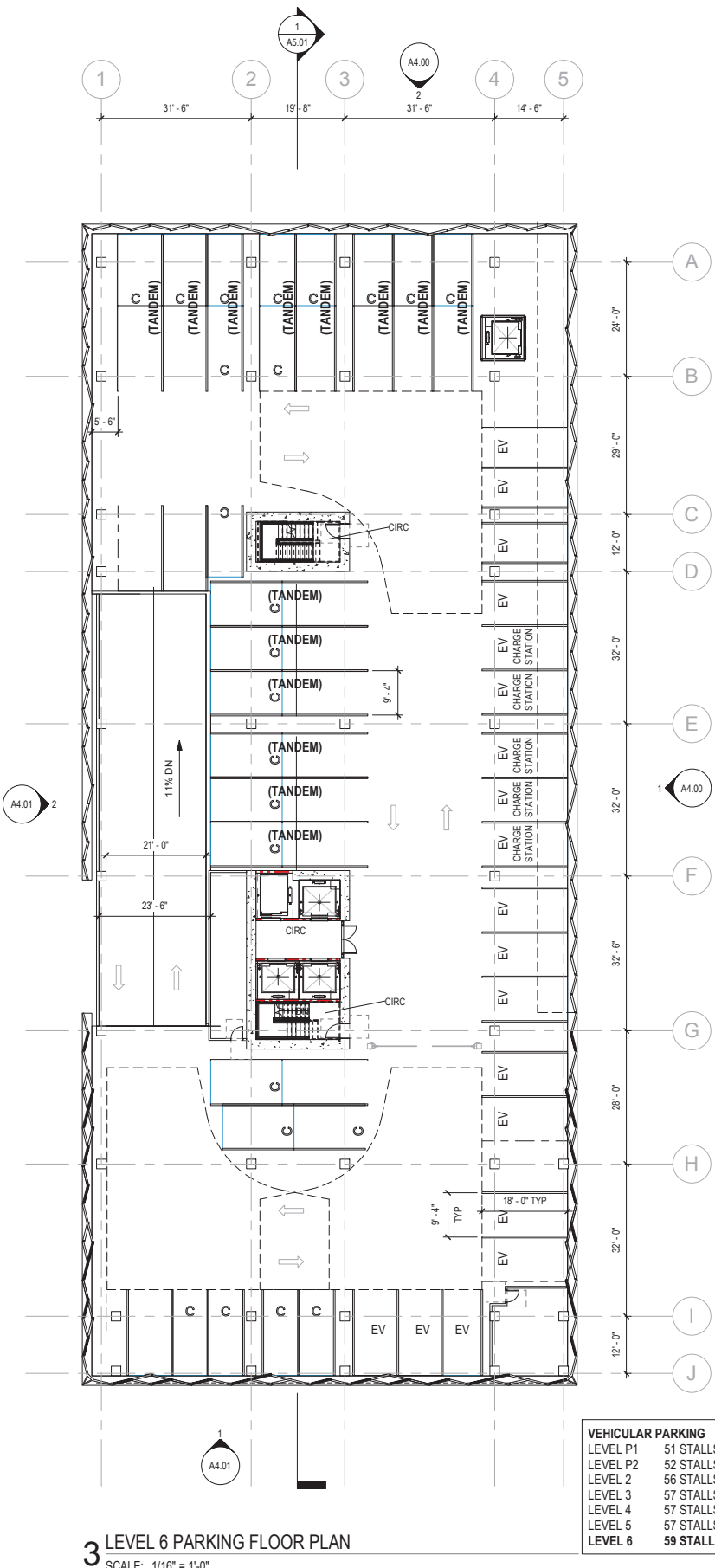
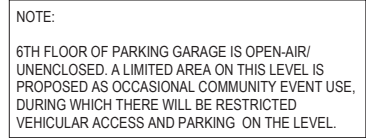


EXHIBIT "A"
Page No. 14 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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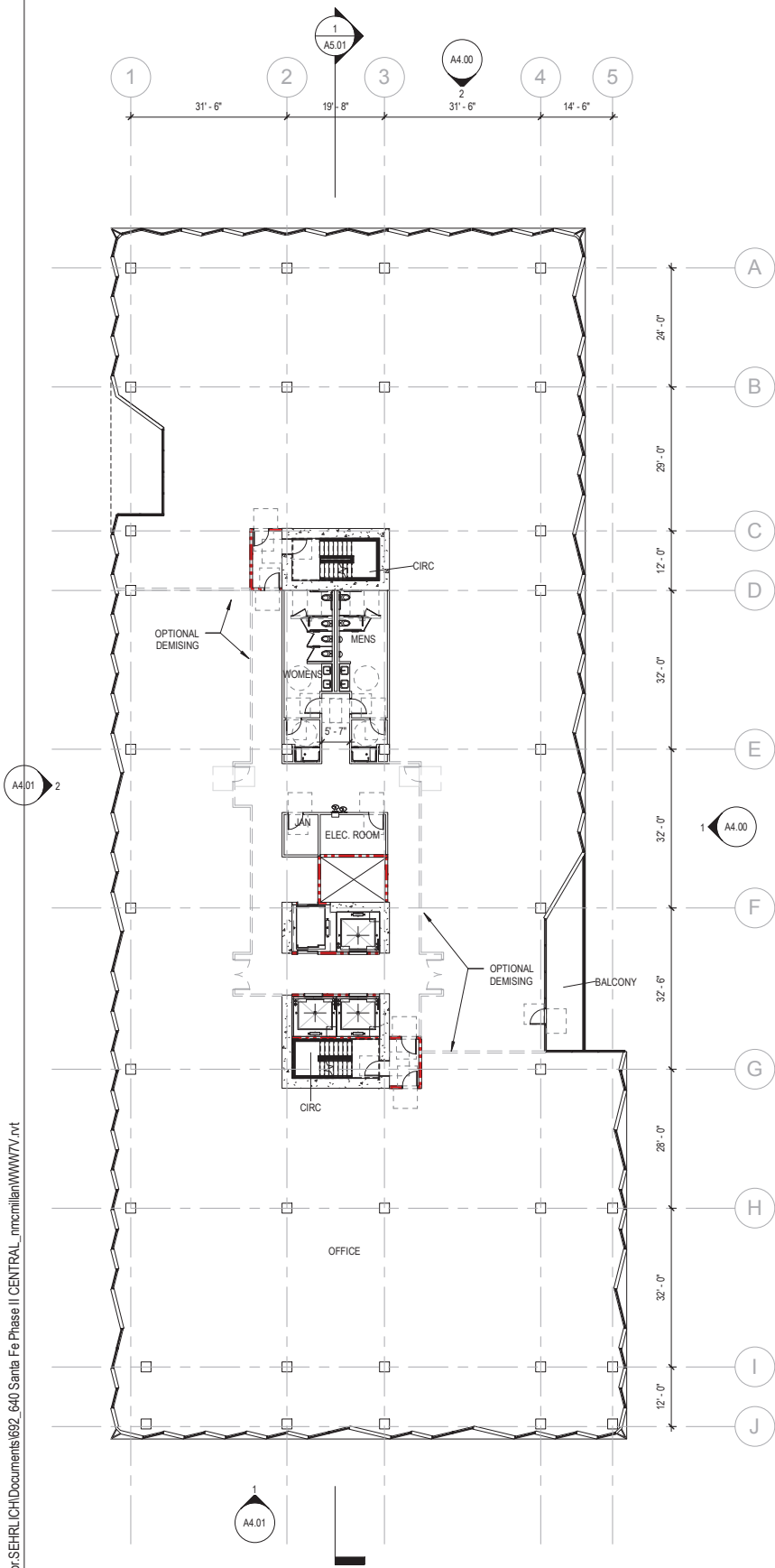
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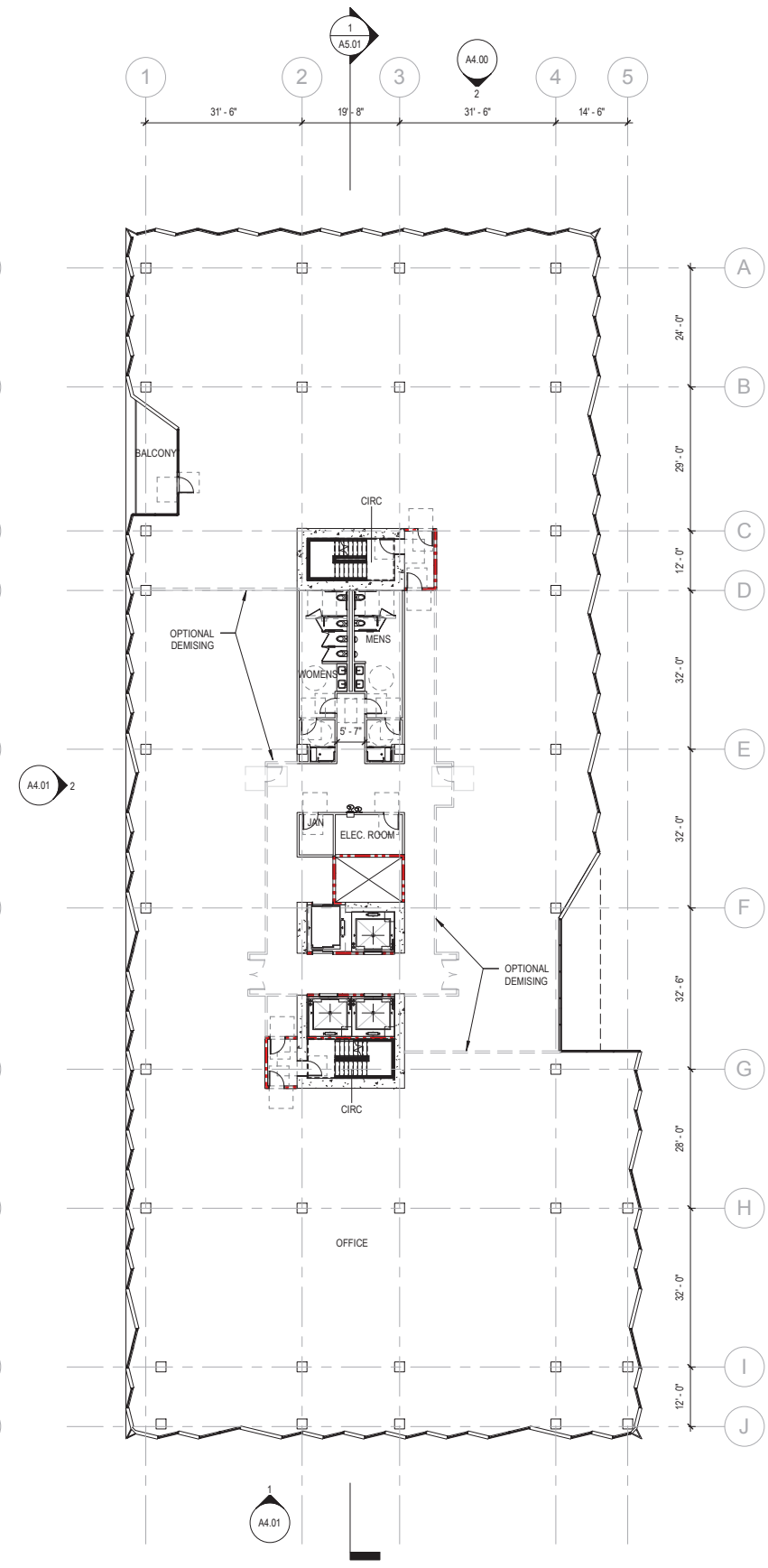
Page No. 15 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

1 LEVEL 6 PARKING COMMUNITY EVENT FLOOR PLAN

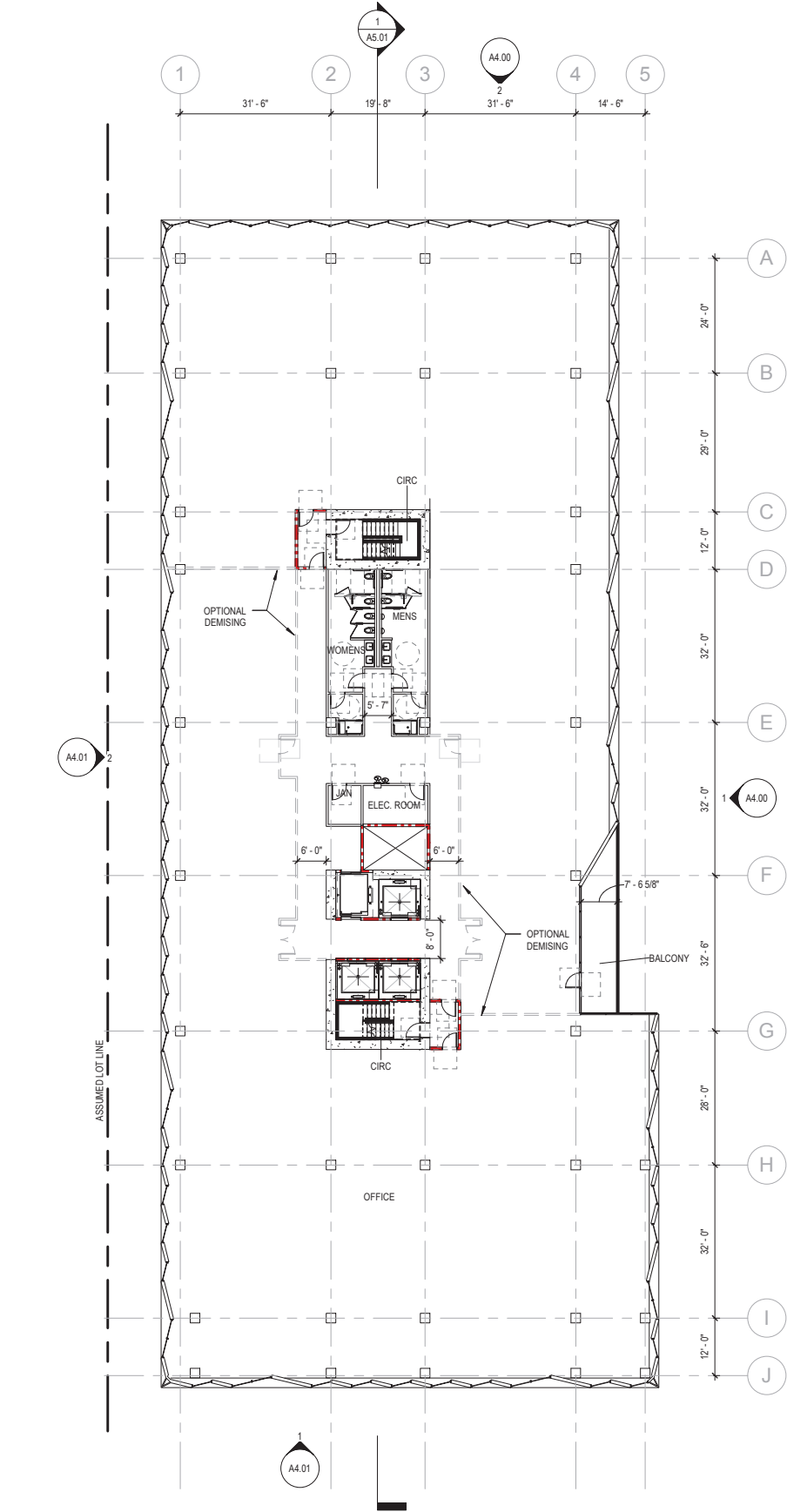
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3 LEVEL 9 FLOOR PLAN
SCALE: 1/16" = 1'-0"

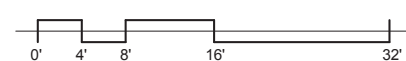


2 LEVEL 8 FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 LEVEL 7 FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXHIBIT "A"
Page No. 16 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



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**LEVEL 7, 8, 9 FLOOR
PLANS**

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A2.03

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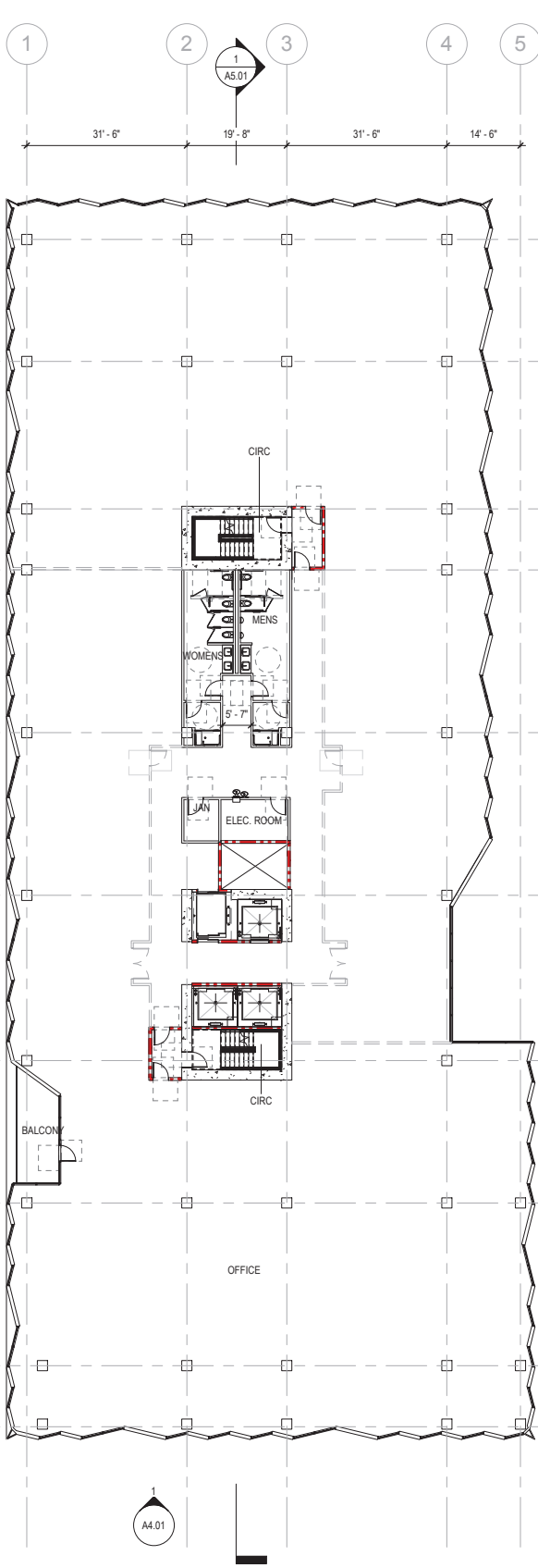
LEVEL 10, 11, 12 FLOOR
PLANS

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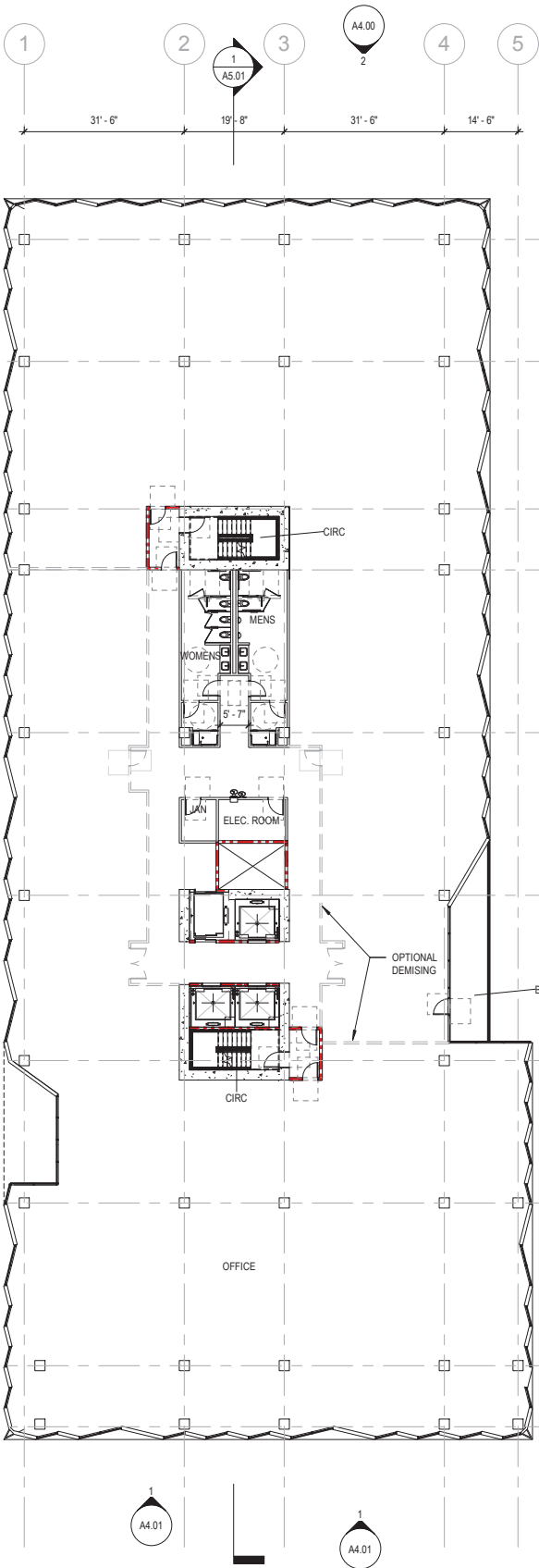
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DATE: 09.01.21

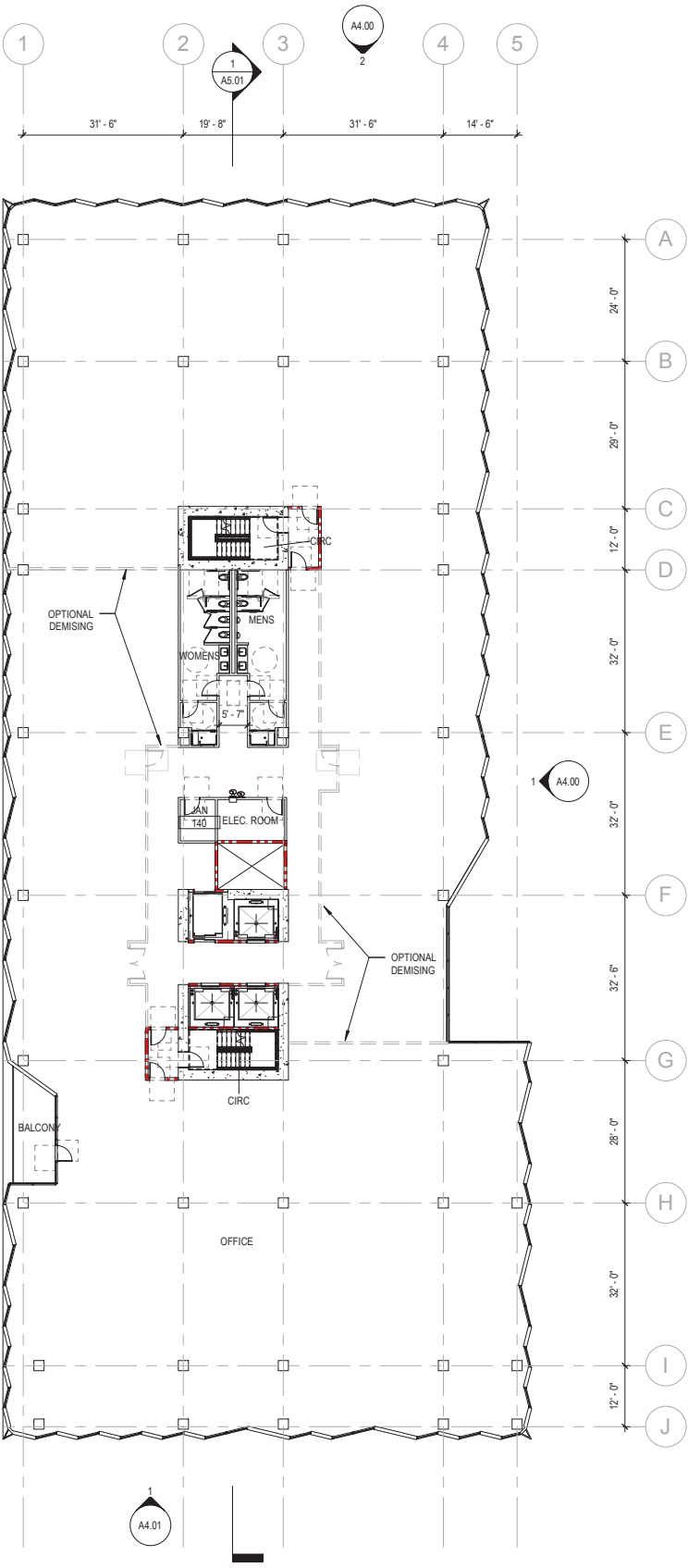
A2.04



3 LEVEL 12 FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 LEVEL 11 FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 LEVEL 10 FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXHIBIT "A"
Page No. 17 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



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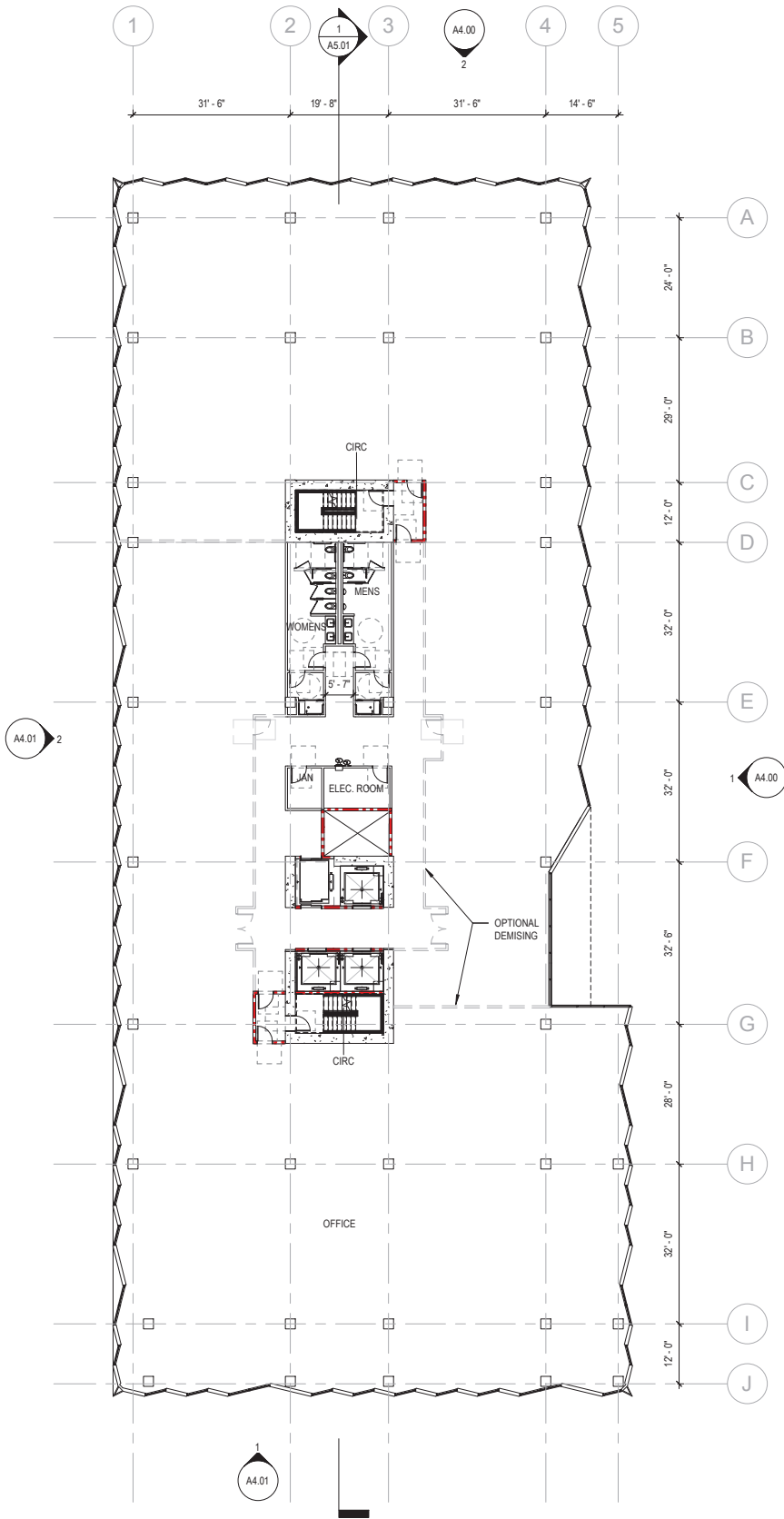
LEVEL 13, 14 FLOOR
PLANS

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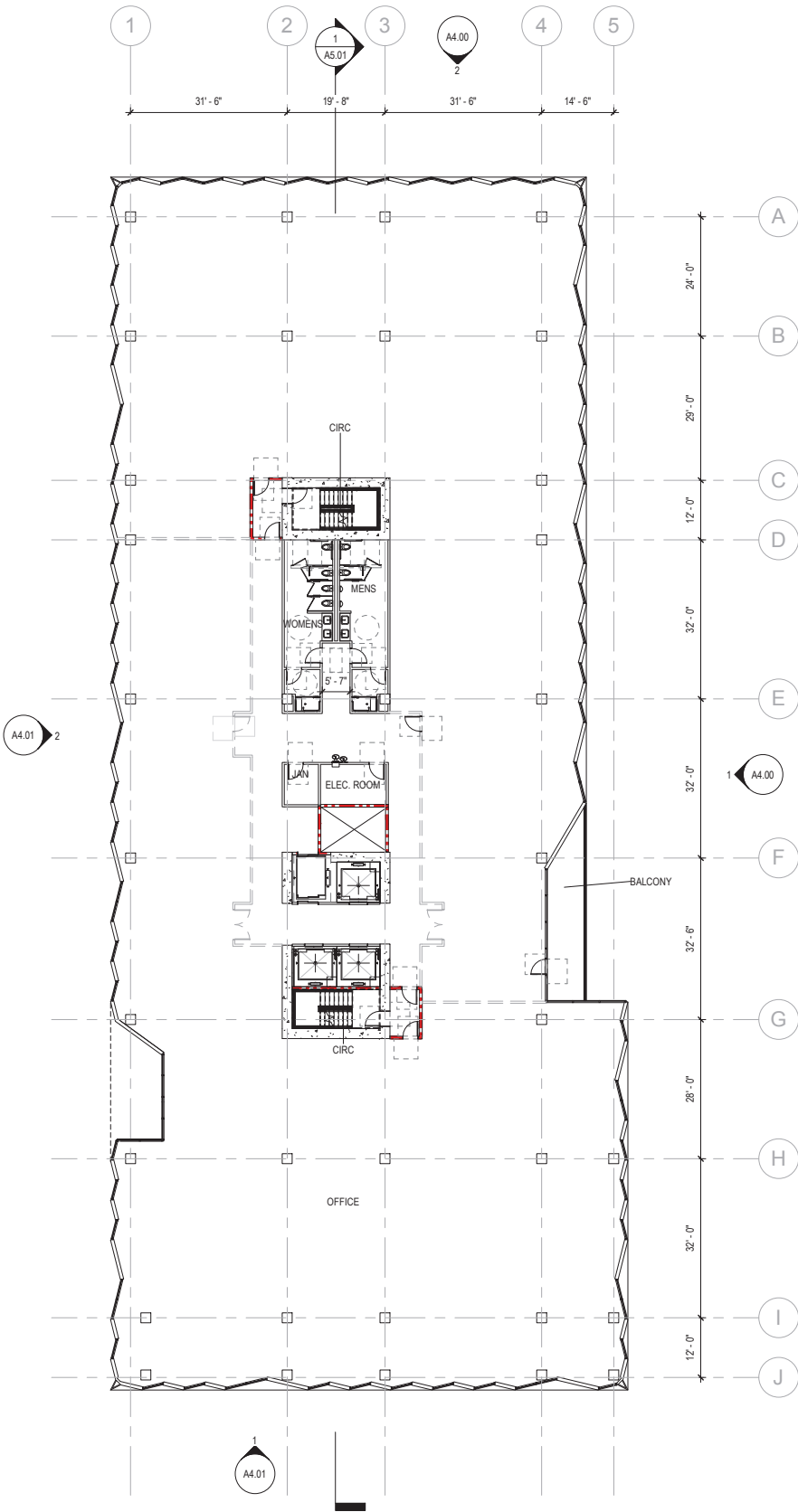
JOB NUMBER: 692

DATE: 09.01.21

A2.05



2 LEVEL 14 FLOOR PLAN
SCALE: 1/16" = 1'-0"

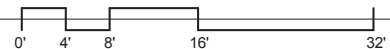


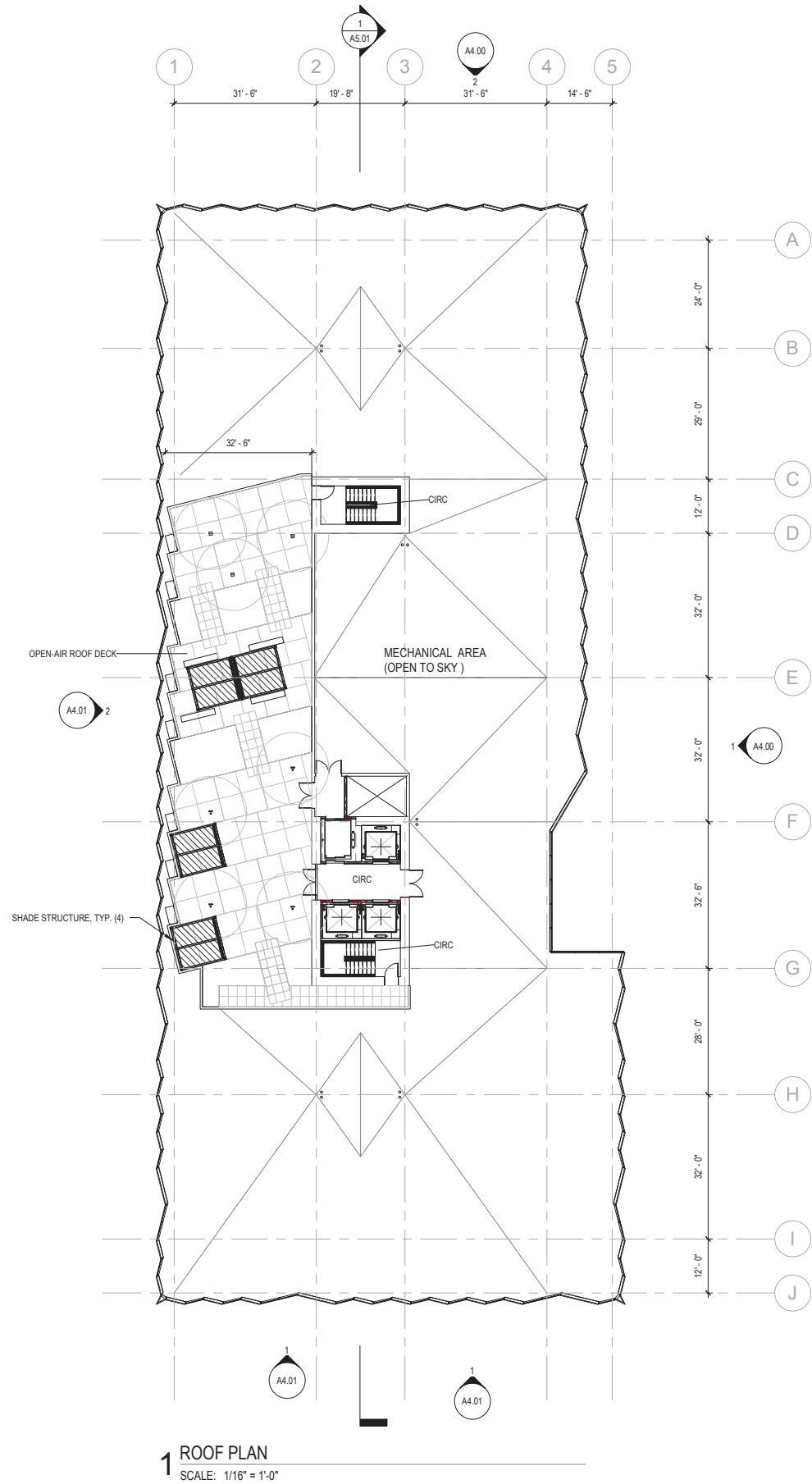
1 LEVEL 13 FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXHIBIT "A"

Page No. 18 of 29

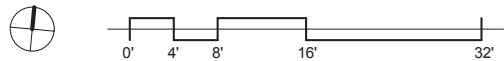
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR





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

EXHIBIT "A"
Page No. 19 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



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ROOF PLAN

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EXTERIOR ELEVATIONS

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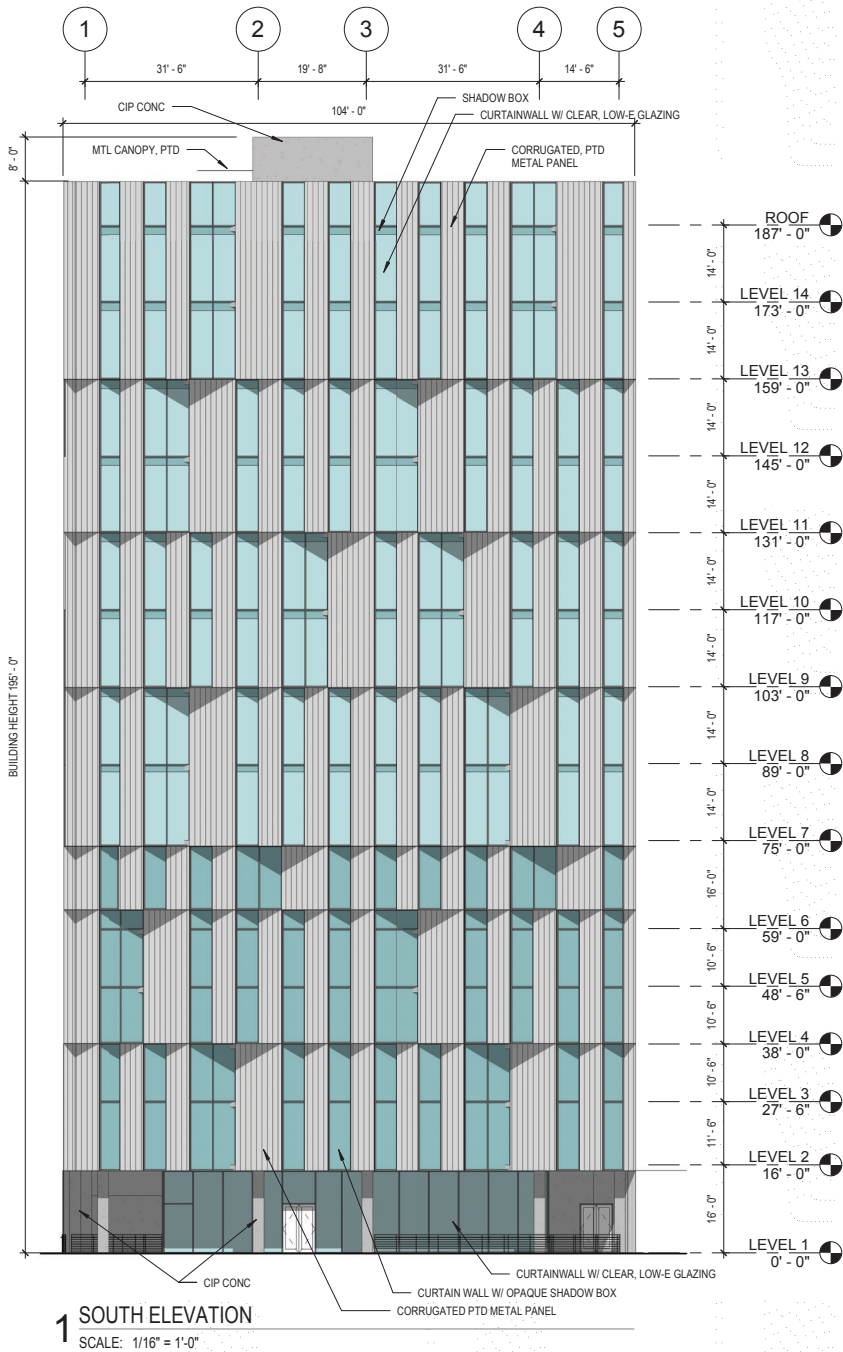
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EXHIBIT "A"

Page No. 21 of 29

Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



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DATE:

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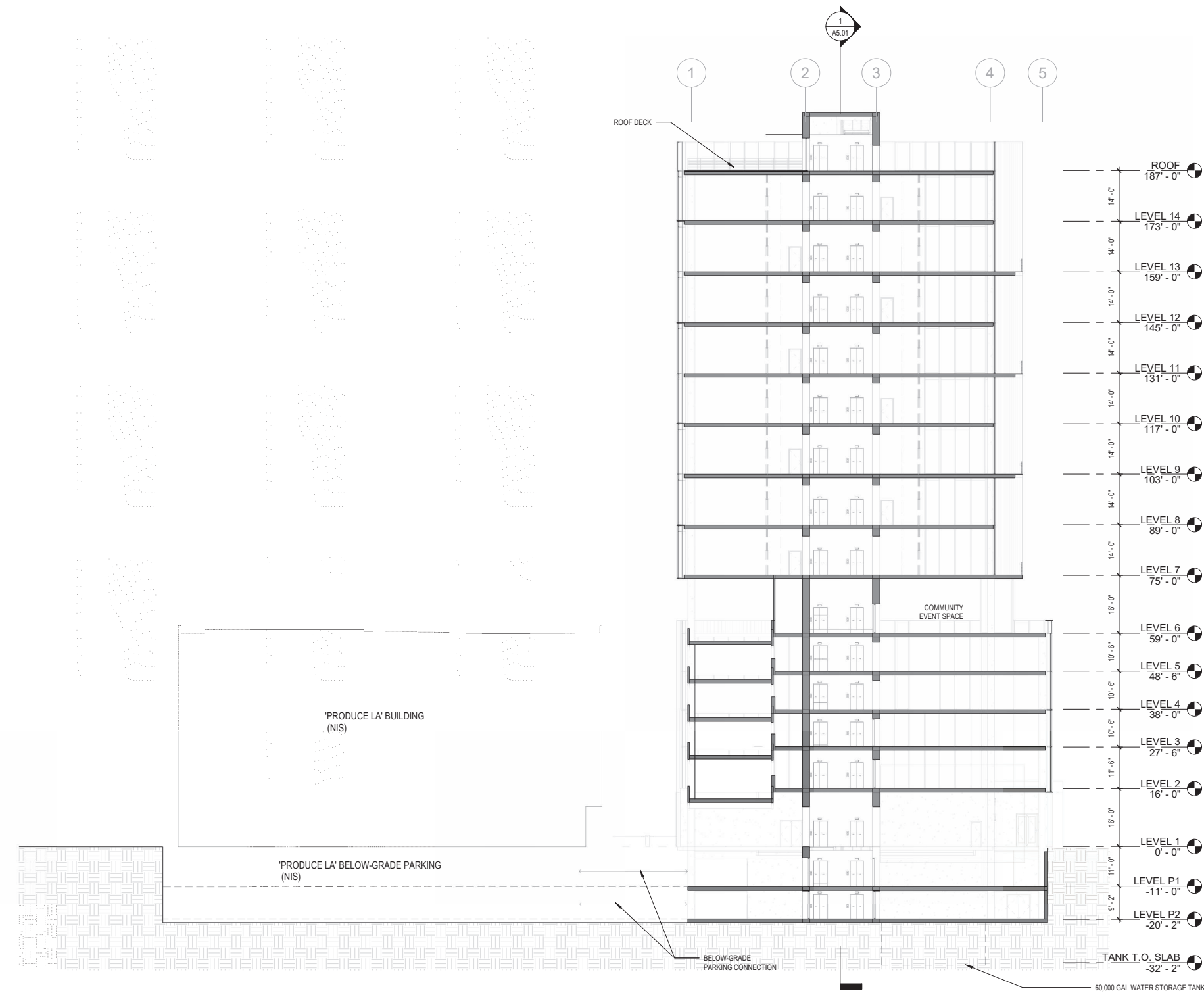
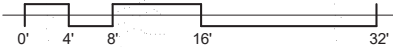
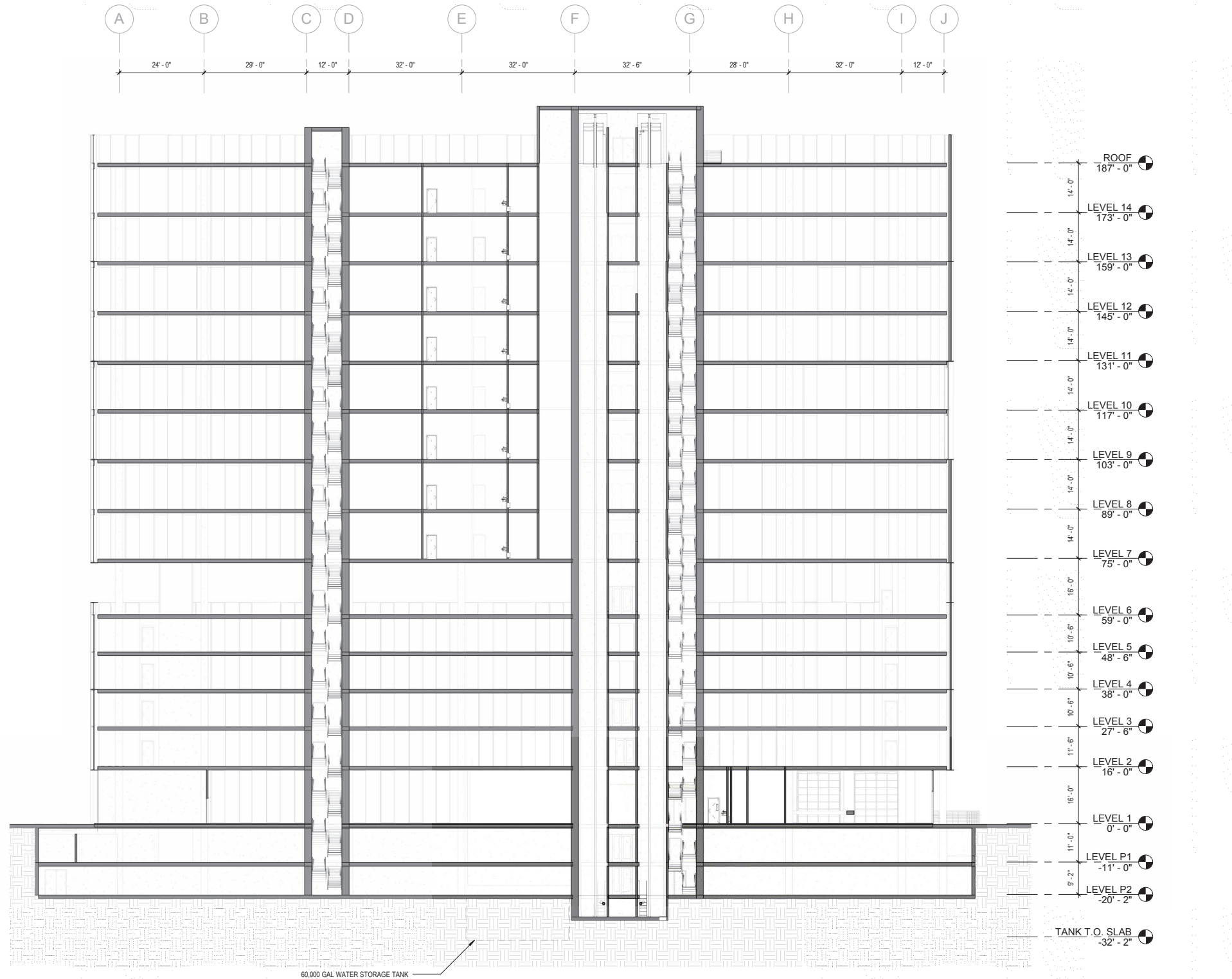


EXHIBIT "A"
Page No. 22 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

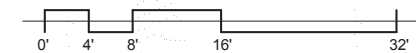


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1 LONGITUDINAL SECTION
SCALE: 1/16" = 1'-0"

EXHIBIT "A"
Page No. 23 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR



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DATE: 09.01.21

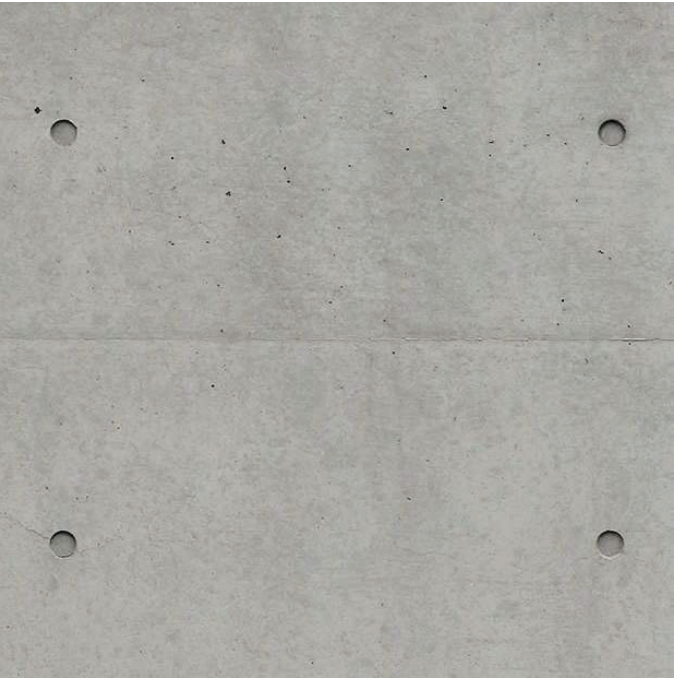
A5.01



MTL-01 CORRUGATED , PTD METAL PANEL



MTL-02 PTD ALUMINUM CURTAINWALL MULLIONS, MISC. SM FLASHING AND BREAKMETAL



CONC-01 ARCHITECTURALLY EXPOSED CAST IN PLACE CONCRETE



GL-01 CLEAR, LOW E- GLASS AT CURTAINWALL

EXHIBIT “A”

Page No. 24 of 29

Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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ISSUE DATES		
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MATERIAL BOARD

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JOB NUMBER: 692

DATE: 05/26/20

A7.00



ILLUSTRATIVE SITE PLAN

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



EXHIBIT "A"
Page No. 25 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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LANDSCAPE REQUIREMENT CHECKLIST:

THE FOLLOWING LANDSCAPE PLANS WERE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

- CITY OF LOS ANGELES MOBILITY PLAN 2035
- CITY OF LOS ANGELES LANDSCAPE GUIDELINES
- LOS ANGELES COUNTY - LOS ANGELES RIVER MASTER PLAN LANDSCAPING GUIDELINES AND PLANT PALETTES, JANUARY 2004 LAMC

• CITY OF LOS ANGELES LANDSCAPE

ORDINANCE NO. 170.978:

- ALL LOTS APPURTENANT TO OTHER LAND USES SHALL BE PLANTED WITH TREES AT A RATIO OF ONE TREE FOR EVERY FOUR SURFACE PARKING SPACES.
 - ALL TREES REQUIRED BY THIS GUIDELINE SHALL BE A MINIMUM OF 24" BOX IN SIZE, EXCEPT FOR EXISTING TREES, AND EXCEPT FOR TREES WHOSE PLANTING IN SUCH SIZE WOULD BE HORTICULTURALLY INAPPROPRIATE. IN ORDER TO ENCOURAGE BOTANICAL DIVERSITY, UNUSUAL TREES AVAILABLE ONLY IN SMALLER SIZES MAY BE PLANTED.
- **CITY OF LOS ANGELES LANDSCAPE GUIDELINES:**
- AT LEAST ONE TREE, WHICH SHALL NOT BE A PALM, SHALL BE PROVIDED IN THE PROJECT FOR EACH 500 SQUARE FEET OF LANDSCAPED AREA IN THE PROJECT. A MINIMUM OF 100 SQUARE FEET OF UNPAVED AREA SHALL BE PROVIDED AT THE BASE OF EACH TREE, THE SHORTEST DIMENSION OF WHICH SHALL BE 4 FEET MINIMUM, TO ALLOW FOR WATER INFILTRATION AND GAS EXCHANGE.
 - ALL PLANTED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.41 OF THE LOS ANGELES MUNICIPAL CODE.

• CITY OF LOS ANGELES PLANNING DEPARTMENT

LANDSCAPE REQUIREMENT:

- OPEN SPACE PLAN AND TABLE: IF REQUIRED FOR NEW RESIDENTIAL PROJECTS OF SIX OR MORE DWELLING UNITS (LAMC 12.21.G) OR AS OTHERWISE REQUIRED BY CODE/ORDINANCE PROVISIONS, OR OTHER DISCRETIONARY ACTION, PROVIDE A GENERAL CONCEPT OF OPEN SPACE AREAS AND SQUARE FOOTAGE REQUIRED. OPEN SPACE AREAS SHALL DESIGNATE PRIVATE OPEN SPACE, COMMON OPEN SPACE, LANDSCAPING OF COMMON OPEN SPACE, AND RECREATION ROOMS (IF PROVIDED). THE OPEN SPACE PLAN AND TABLE CAN BE INCLUDED AS PART OF THE LANDSCAPE PLAN.

ISSUE DATES

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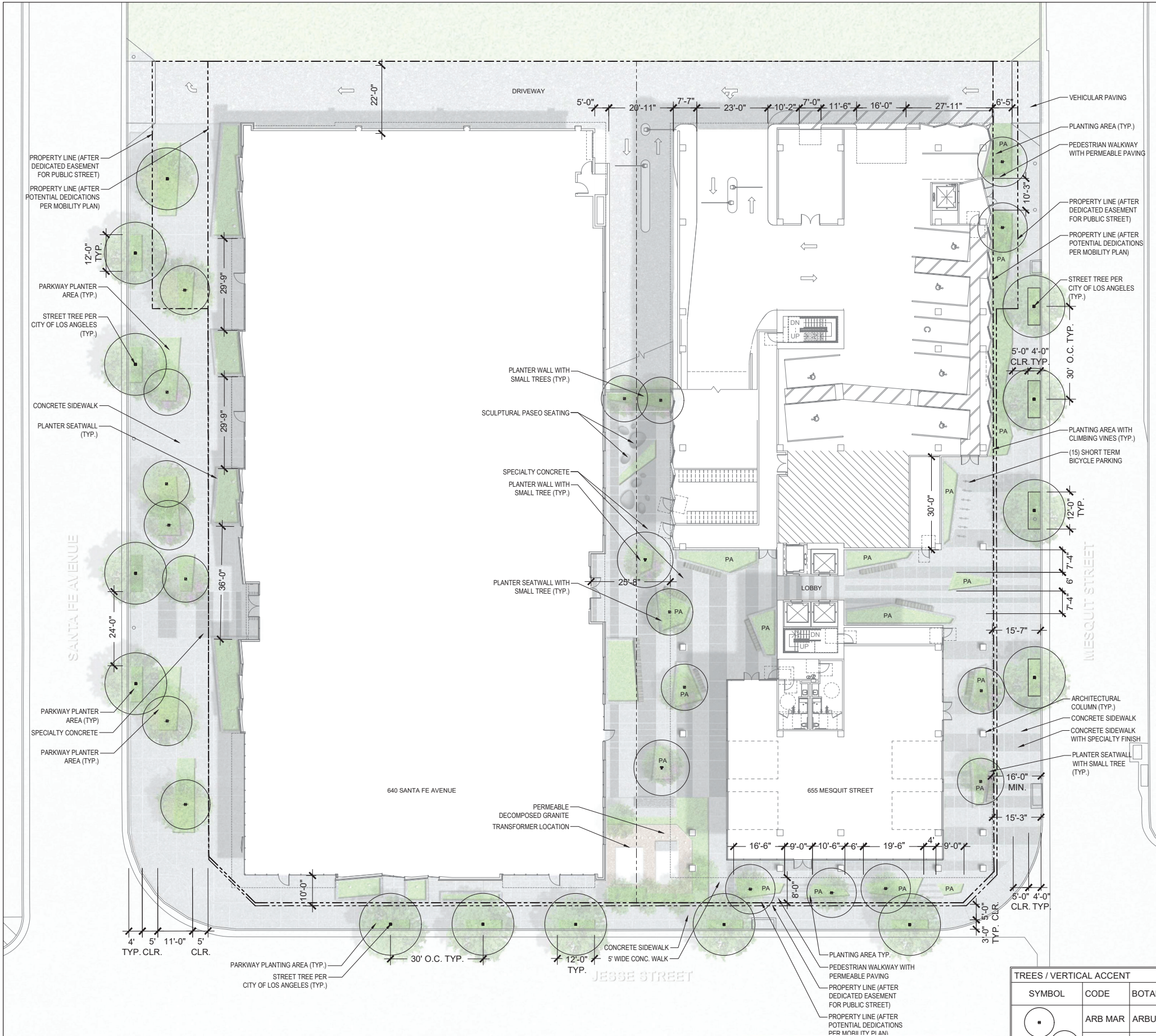
ILLUSTRATIVE SITE PLAN

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JOB NUMBER: 20030

DATE: 10/9/2020

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STREET LEVEL SITE PLAN

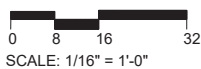


EXHIBIT "A"
Page No. 26 of 29
Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

TREES / VERTICAL ACCENT					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	8
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD TREE	24" BOX	6
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	24" BOX	6
	PLA RAC	PLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	NA
			TOTAL		20

OPEN SPACE CALCULATIONS:	
SITE AREA:	71,483 SF
SITE AREA (DEDICATED ROW):	68,893 SF
BUILDING 1 AREA:	27,929 SF
BUILDING 2 AREA:	25,417 SF
OPEN SPACE AREA	15,547 SF
HARDSCAPE AREA:	12,261 SF
LANDSCAPE AREA:	3,286 SF

ROOF GARDEN OPEN SPACE CALCULATIONS:	
OPEN SPACE AREA	3,685 SF
HARDSCAPE AREA (75%):	2,774 SF
LANDSCAPE AREA (25%):	911 SF

CITY OF LOS ANGELES LANDSCAPE ORDINANCE LANDSCAPE POINT SYSTEM SUMMARY:	
LANDSCAPE POINTS REQUIRED:	30 POINTS
STREET TREES:	
• (4) LARGE TREES, 2 PTS. PER TREE	4
• (3) 40' ON CENTER MAX. PER TREE, 2 PTS. PER TREE	6
• PARKWAY PLANTING 3 PTS. PER EACH 50 SQ.FT. (407 SQ. FT.)	8
• STREET TREES PLANTED LARGER THAN 15 GAL. SIZE; 1 PT. FOR EACH 24" BOX; (4) TREES	4
SITE DESIGN:	
• PERVIOUS PAVING 3 PTS. PER 100 SF (440 SF TOTAL)	13
• DIRECT HANDICAP ACCESSIBLE PATH TO FRONT ENTRY	5
• FREE-FLOWERING VINES ON WALL	5
TOTAL POINTS PROVIDED:	45 POINTS

PROJECT TREE REQUIREMENTS	QTY.
• (6) TREES TO BE REMOVED: REPLACE 2 TO 1:	12
• (0) CITY OF LA STREET TREES REPLACE 2 TO 1:	0
• (1) TREE REQUIRED PER 500 SF OF LANDSCAPE AREA (3,286 SF)	7
TOTAL TREES REQUIRED:	19

PROJECT TREE COUNT PROVIDED	QTY.
• GROUND LEVEL ON-SITE TREES	13
• ROOF GARDEN TREES:	7
TOTAL TREES REQUIRED:	20

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STREET LEVEL
SITE PLAN

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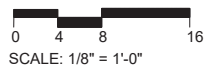
JOB NUMBER: 20030

DATE: 10/9/2020

L0.02



ROOF LEVEL SITE PLAN



ROOF GARDEN OPEN SPACE CALCULATIONS:

OPEN SPACE AREA	3,685 SF
HARDSCAPE AREA (75%):	2,774 SF
LANDSCAPE AREA (25%):	911 SF

TREES / VERTICAL ACCENT

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE

EXHIBIT "A"

Page No. 27 of 29

Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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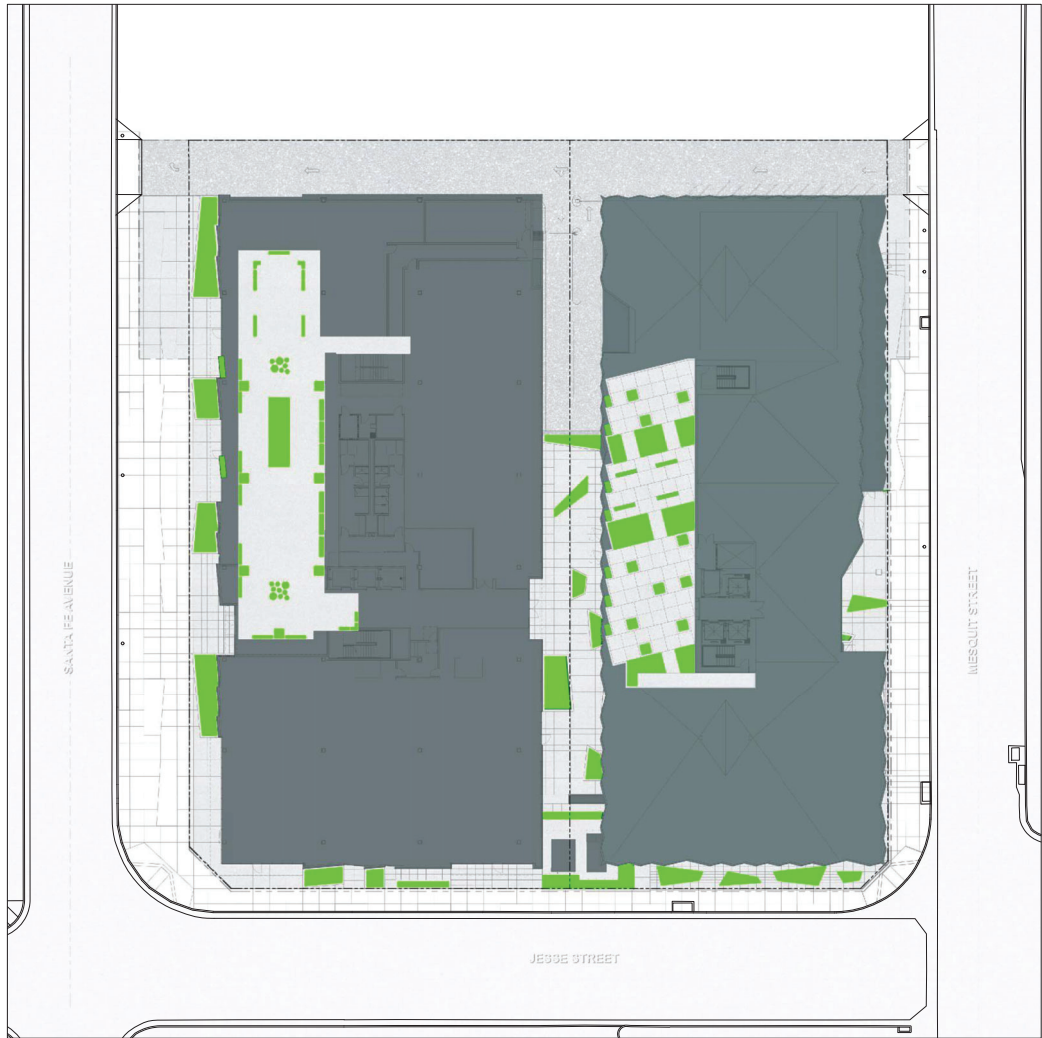
ROOF LEVEL
SITE PLAN

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JOB NUMBER: 20030

DATE: 10/9/2020

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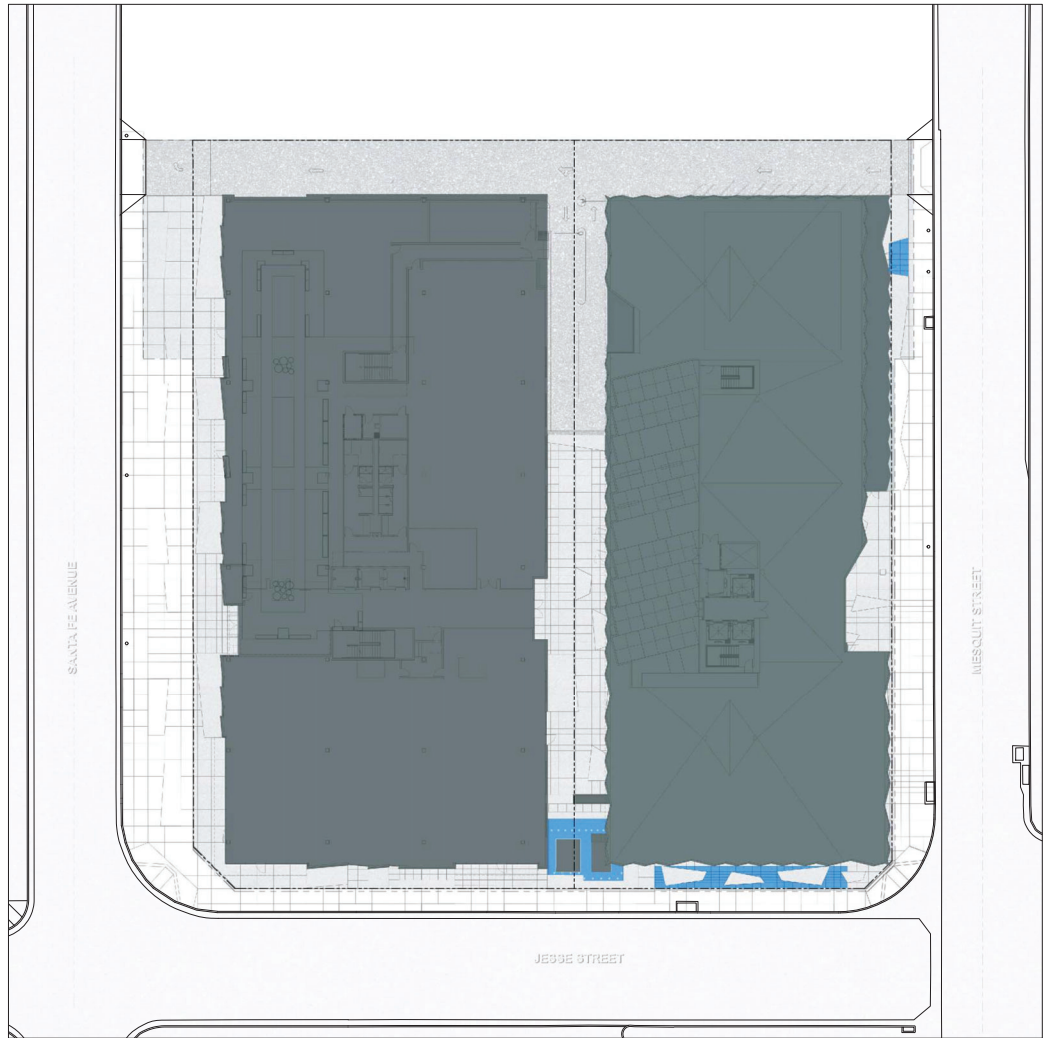
OPEN SPACE DIAGRAM

0 16 32 64
SCALE: 1/32" = 1'-0"



OPEN SPACE CALCULATIONS:

SITE AREA:	71,483 SF
SITE AREA (DEDICATED ROW):	68,893 SF
BUILDING 1 AREA:	27,929 SF
BUILDING 2 AREA:	25,417 SF
OPEN SPACE AREA	15,547 SF
HARDSCAPE AREA:	12,261 SF
LANDSCAPE AREA:	3,286 SF



PERVIOUS/IMPERVIOUS DIAGRAM

0 16 32 64
SCALE: 1/32" = 1'-0"



PERMEABLE LAND AREA CALCULATIONS:

OPEN SPACE AREA:	15,547 SF
LANDSCAPE AREA:	3,286 SF
HARDSCAPE AREA:	12,261 SF
PERMEABLE PAVING AREA:	641 SF
NON-PERMEABLE PAVING AREA:	11,620 SF

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OPEN SPACE
CALCULATIONS

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EXHIBIT "A"

Page No. 28 of 29

Case No. CPC-2020-6828-GPA-ZC-HD-MCUP-SPR

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