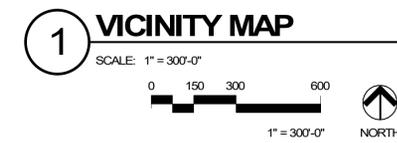




# 1050 LA CIENEGA BOULEVARD

TOC REFERRAL SET  
AUGUST 16, 2022



## DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
<b>GENERAL</b>	
A0.00	COVER SHEET / DRAWING INDEX / VICINITY MAP
A0.01	SITE DATA
A0.02A	AREA ANALYSIS - PROGRAM AREA
A0.02B	FAR CALC DIAGRAMS
A0.02C	OPEN SPACE DIAGRAMS
A0.02D	BICYCLE PARKING INFORMATION
A0.03	PLOT PLAN
A0.04	EXISTING SITE PHOTOS
A0.05	EXTERIOR RENDERINGS
A0.06	EXTERIOR RENDERINGS
<b>CIVIL</b>	
C0.01	ALTA SURVEY (FOR REFERENCE ONLY)
C0.02	ALTA SURVEY (FOR REFERENCE ONLY)
C0.03	ALTA SURVEY (FOR REFERENCE ONLY)
C0.04	ALTA SURVEY (FOR REFERENCE ONLY)
C1.01	TOPOGRAPHIC SURVEY
C1.02	TOPOGRAPHIC SURVEY
C2.01	BACK OF WALK EXHIBIT
C3.01	EXCAVATION PLAN
C4.01	CONCEPTUAL UTILITY PLAN
<b>ARCHITECTURAL</b>	
A1.01	SITE PLAN
A2.00	B1 FLOOR PLAN
A2.01	LEVEL 01 FLOOR PLAN
A2.02	LEVEL 02 FLOOR PLAN
A2.03	LEVEL 03 FLOOR PLAN
A2.04	LEVEL 04 FLOOR PLAN
A2.05	LEVELS 05-13 FLOOR PLAN
A2.06	LEVELS 14-26 FLOOR PLAN
A2.07	LEVEL 27 FLOOR PLAN
A2.08	LEVEL 28 - SKYDECK FLOOR PLAN
A2.09	ROOF LEVEL FLOOR PLAN
A3.01	BUILDING ELEVATIONS
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A3.03	BUILDING ELEVATIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
<b>LANDSCAPE</b>	
L1.01	LEVEL 01 - LANDSCAPE PLAN
L1.02	LEVEL 02 - LANDSCAPE PLAN
L1.03	LEVEL 03 - LANDSCAPE PLAN
L1.04	LEVEL 04 - LANDSCAPE PLAN
L1.28	LEVEL 28 - LANDSCAPE PLAN

**NOTE:**  
TREE SURVEY NOT PROVIDED. THERE ARE NO EXISTING TREES ON SITE.  
DEMOLITION PLAN NOT PROVIDED. SITE IS VACANT.

- PROJECT SITE - 1050 LA CIENEGA
- METRO BUS STOP - RTE. 105 CIENEGA/
- FUTURE METRO RAIL STATION - WILSHIRE / LA CIENEGA
- METRO BUS ROUTE 105 NORTHBOUND
- METRO BUS ROUTE 105 SOUTHBOUND
- METRO RAIL D (PURPLE) LINE EXTENSION



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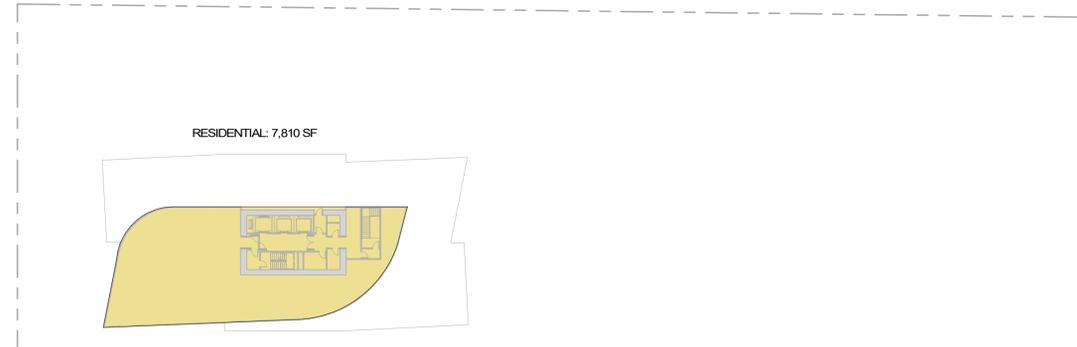
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**COVER SHEET /  
DRAWING INDEX /  
VICINITY MAP**

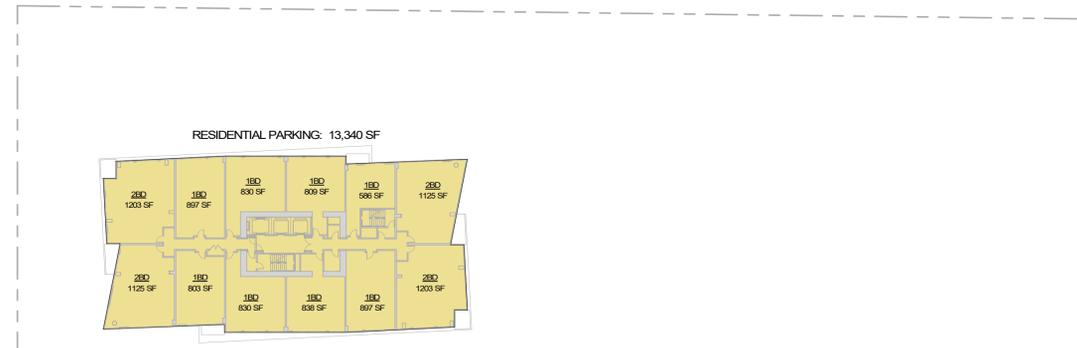
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Project Number:  
Sheet Number: **A0.00**





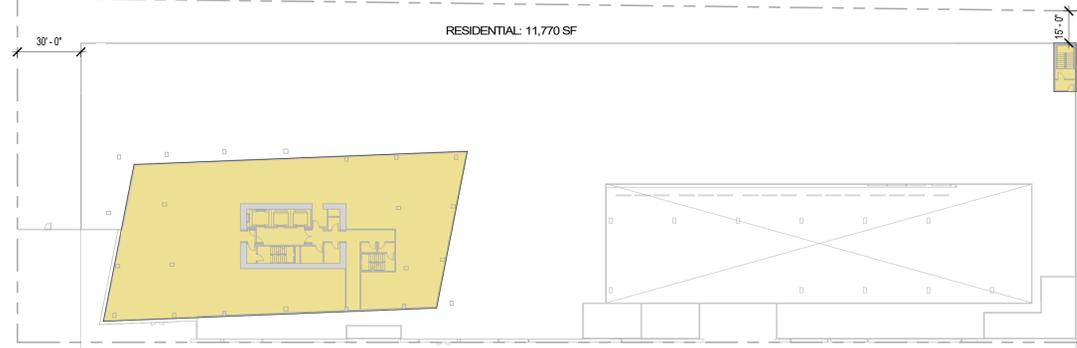
**7 BUILDING AREA - LEVEL 28 SKYDECK**

SCALE: 1" = 40'-0"



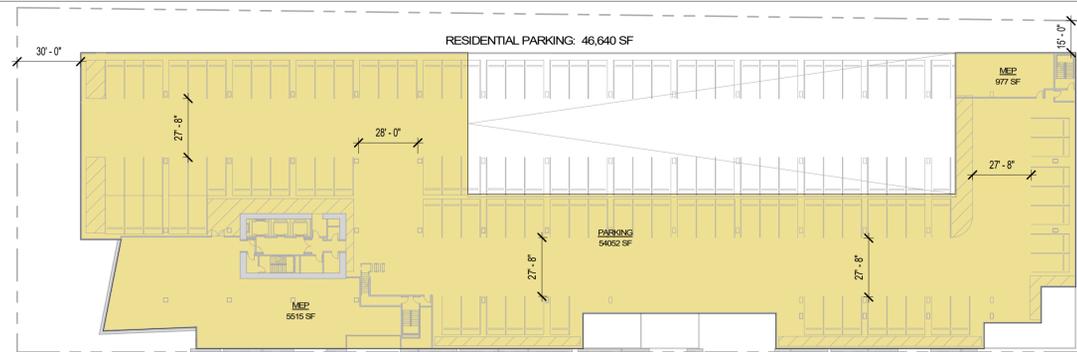
**6 BUILDING AREA - LEVELS 05-27**

SCALE: 1" = 40'-0"



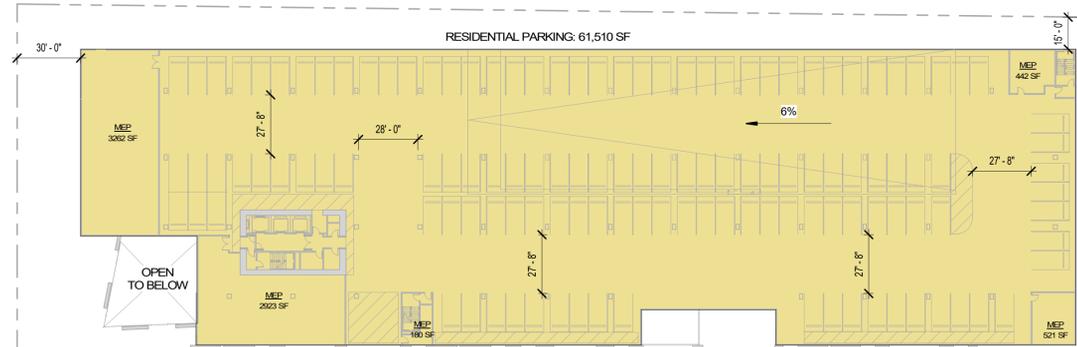
**5 LEVEL 04 - FLOOR AREA**

SCALE: 1" = 40'-0"



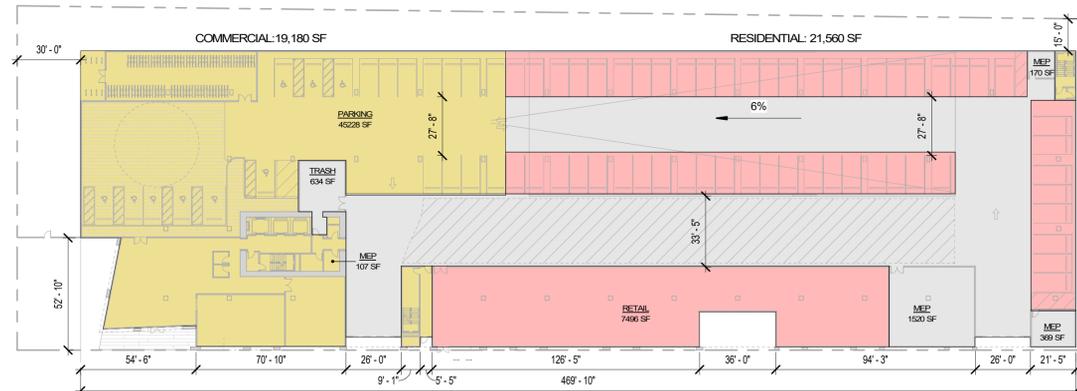
**4 LEVEL 03 - FLOOR AREA**

SCALE: 1" = 40'-0"



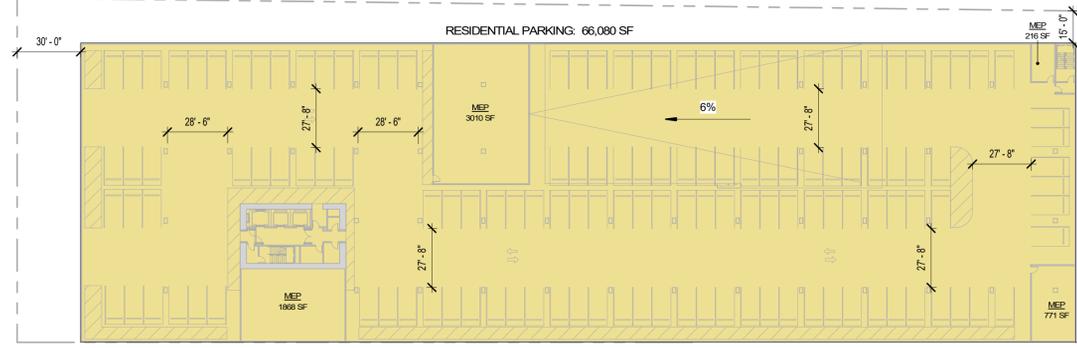
**3 BUILDING AREA - LEVEL 02**

SCALE: 1" = 40'-0"



**2 BUILDING AREA - LEVEL 01**

SCALE: 1" = 40'-0"



**1 BUILDING AREA - LEVEL B1**

SCALE: 1" = 40'-0"

Building Area Analysis: Calculation Table			
Floor Area (non-parking)	Residential Floor Area	Non-residential Floor Area	Total
Level 04	11,770	0	11,770
Level 05	13,340	0	13,340
Level 06	13,340	0	13,340
Level 07	13,340	0	13,340
Level 08	13,340	0	13,340
Level 09	13,340	0	13,340
Level 10	13,340	0	13,340
Level 11	13,340	0	13,340
Level 12	13,340	0	13,340
Level 13	13,340	0	13,340
Level 14	13,340	0	13,340
Level 15	13,340	0	13,340
Level 16	13,340	0	13,340
Level 17	13,340	0	13,340
Level 18	13,340	0	13,340
Level 19	13,340	0	13,340
Level 20	13,340	0	13,340
Level 21	13,340	0	13,340
Level 22	13,340	0	13,340
Level 23	13,340	0	13,340
Level 24	13,340	0	13,340
Level 25	13,340	0	13,340
Level 26	13,340	0	13,340
Level 27	13,340	0	13,340
Level 28	6,700	0	6,700
<b>Totals</b>	<b>325,290</b>	<b>0</b>	<b>325,290</b>
Ratios	1	0	100%
Shared Floor Area (non-parking)			
Level 04	0	0	0
Levels 05-27	0	0	0
Level 28	0	0	0
<b>Total Shared</b>	<b>0</b>	<b>0</b>	<b>0</b>
Ratios	0.00	0.00	
Floor Area (parking)			
Level 03	46,640	0	46,640
Level 02	61,510	0	61,510
Level 01	21,560	19,180	40,740
Level B1	66,080	0	66,080
<b>Totals</b>	<b>195,790</b>	<b>19,180</b>	<b>214,970</b>
Parking Spaces using shared facilities			
Residential Parking Spaces	373	53	426
<b>Total Qty</b>	<b>373</b>	<b>53</b>	<b>426</b>
Ratios	0.88	0.12	100%
<b>GRAND TOTALS</b>			
Total QTY	321,380	19,180	340,560
Total Ratios	0.96	0.04	100%

**LEGEND**

- SHARED AREA
- COMMERCIAL AREA
- RESIDENTIAL AREA



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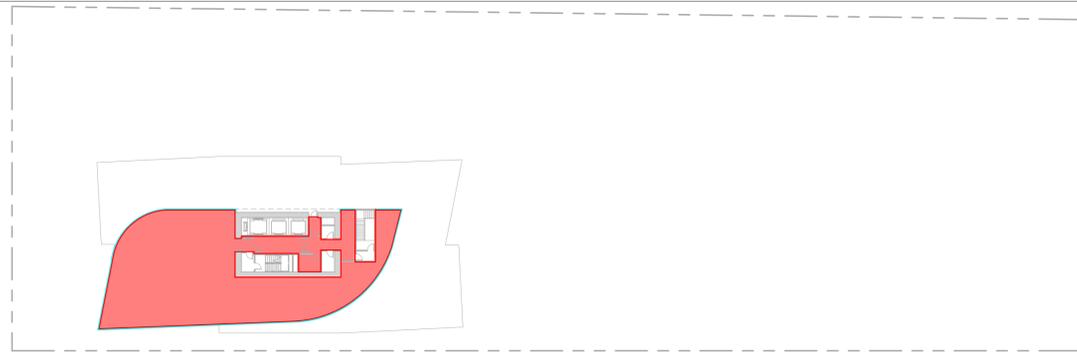
**AREA ANALYSIS - PROGRAM AREA**

Drawn By: Author  
Checked By: Checker

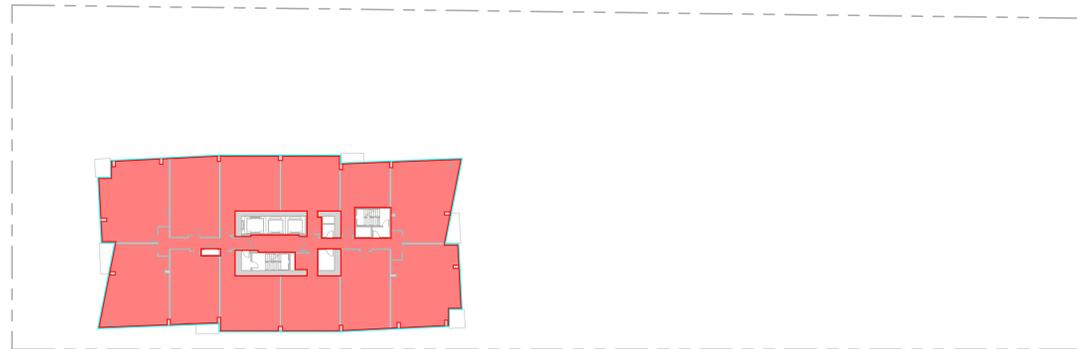
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Sheet Number: **A0.02A**

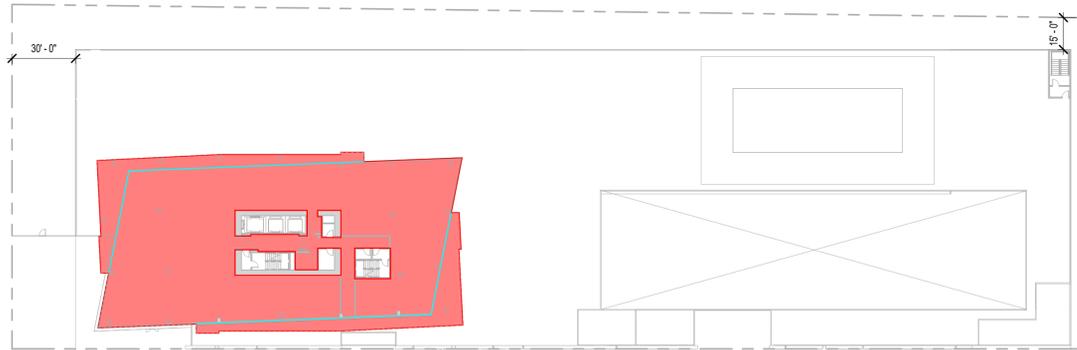
NO.	DATE	DESCRIPTION



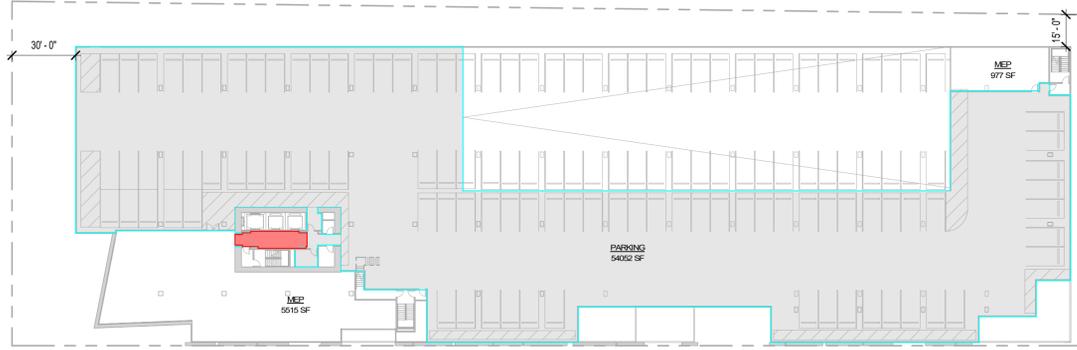
**7 LEVEL 28 - SKYDECK - FLOOR AREA**  
SCALE: 1" = 40'-0"



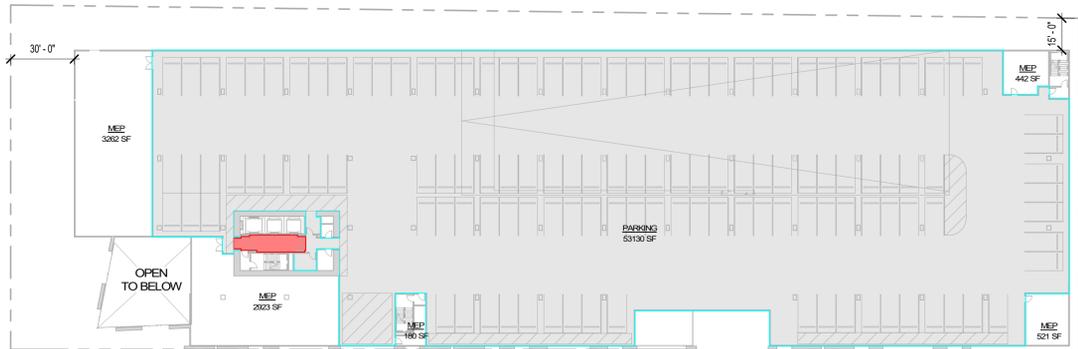
**6 LEVELS 05 - 27 - FLOOR AREA**  
SCALE: 1" = 40'-0"



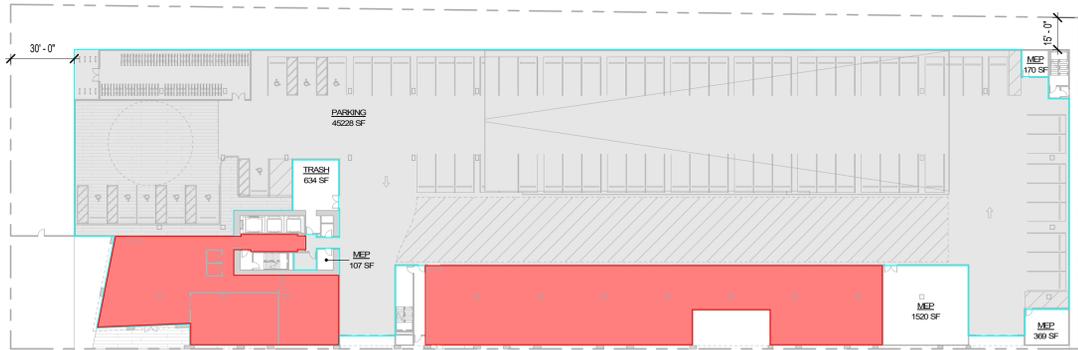
**5 LEVEL 04 - FLOOR AREA**  
SCALE: 1" = 40'-0"



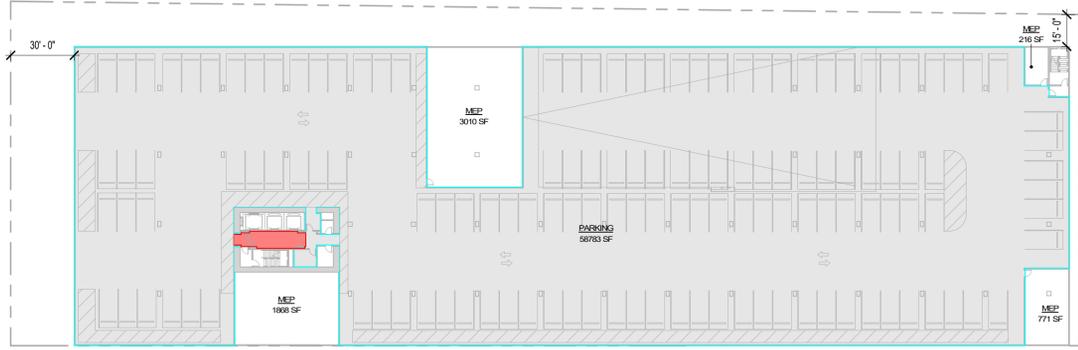
**4 LEVEL 03 - FLOOR AREA**  
SCALE: 1" = 40'-0"



**3 LEVEL 02 - FLOOR AREA**  
SCALE: 1" = 40'-0"



**2 LEVEL 01 - FLOOR AREA**  
SCALE: 1" = 40'-0"

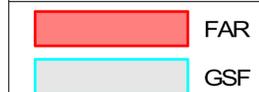


**1 B1 - FLOOR AREA**  
SCALE: 1" = 40'-0"

**FLOOR AREA BY LEVEL**

fir. Elev.	f/f Fir.	FLOOR AREA	
		PER ZONING CODE	PER BUILDING CODE
		GSF	GSF
+332.00	M,PH		
+321.00	11 RF		
+307.00	14 SKY	5,260	5,390
+295.00	12.00 27	11,620	12,070
+283.00	12.00 26	11,620	12,070
+272.00	11.00 25	11,620	12,070
+261.00	11.00 24	11,620	12,070
+250.00	11.00 23	11,620	12,070
+239.00	11.00 22	11,620	12,070
+228.00	11.00 21	11,620	12,070
+217.00	11.00 20	11,620	12,070
+206.00	11.00 19	11,620	12,070
+195.00	11.00 18	11,620	12,070
+184.00	11.00 17	11,620	12,070
+173.00	11.00 16	11,620	12,070
+162.00	11.00 15	11,620	12,070
+151.00	11.00 14	11,620	12,070
+140.00	11.00 13	11,620	12,070
+129.00	11.00 12	11,620	12,070
+118.00	11.00 11	11,620	12,070
+107.00	11.00 10	11,620	12,070
+96.00	11.00 09	11,620	12,070
+85.00	11.00 08	11,620	12,070
+74.00	11.00 07	11,620	12,070
+63.00	11.00 06	11,620	12,070
+52.00	11.00 05	11,620	12,070
+37.00	15.00 04	12,460	10,290
+25.00	12.00 03	250	38,420
+15.00	10.00 02	250	53,090
+0.00	15.00 01	11,960	51,370
-12.00	-12.00 B1	250	59,150
		<b>297,690</b>	<b>495,320</b>
		<b>GSF</b>	<b>GSF</b>

**LEGEND**



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**FAR CALC  
DIAGRAMS**

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Sheet Number: **A0.02B**



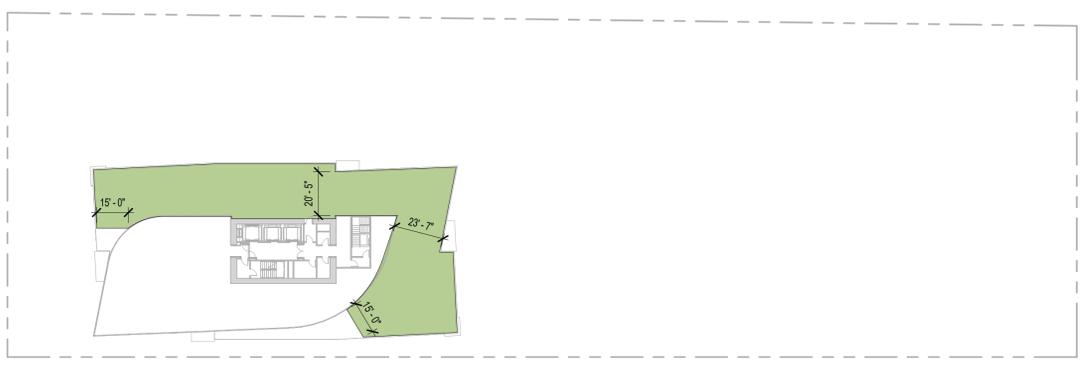
**3 LEVELS 05-27 OPEN SPACE**  
SCALE: 1" = 40'-0"



**2 LEVEL 04 - OPEN SPACE**  
SCALE: 1" = 40'-0"



**1 LEVEL 01 - OPEN SPACE**  
SCALE: 1" = 40'-0"



**5 LEVEL 28 SKYDECK - OPEN SPACE**  
SCALE: 1" = 40'-0"

**OPEN SPACE CALCULATIONS**

LEVEL	OPEN SPACE
BALCONIES 46 @ 50 SF	2,300 SF
LEVEL 28	6,140 SF
LEVEL 04	34,870 SF
LEVEL 01	11,230 SF
<b>TOTAL</b>	<b>54,540 SF</b>

**LEGEND**

OPEN SPACE



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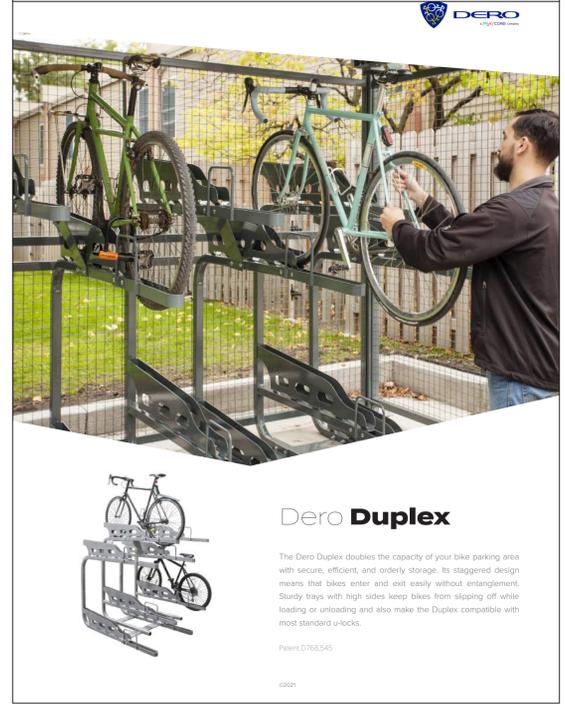
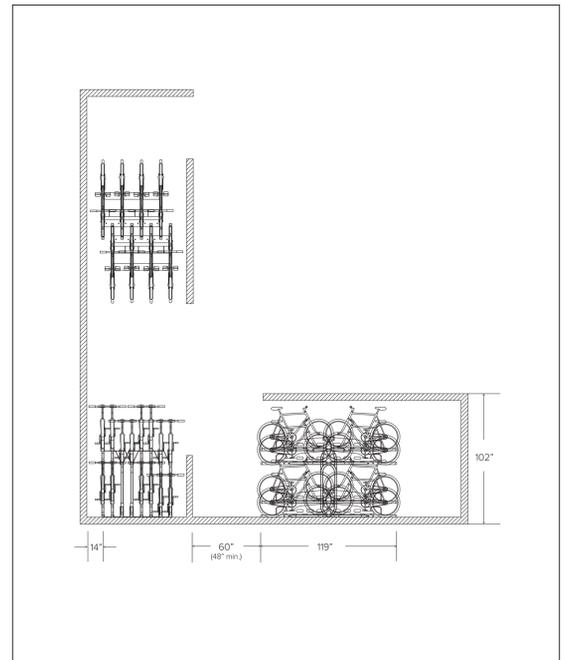
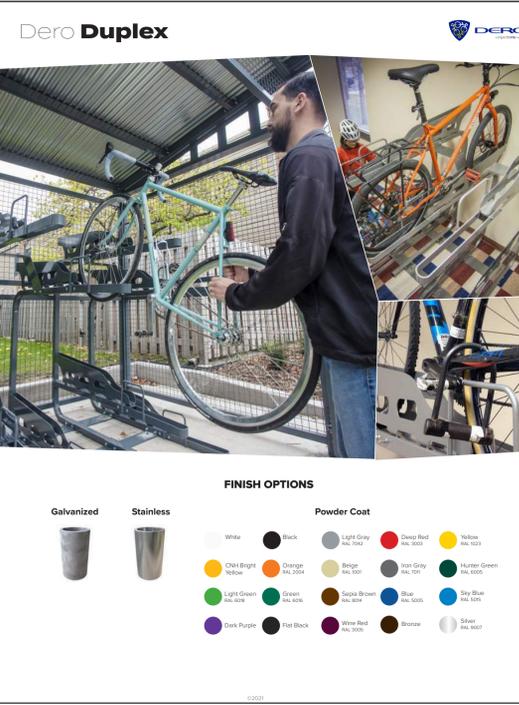
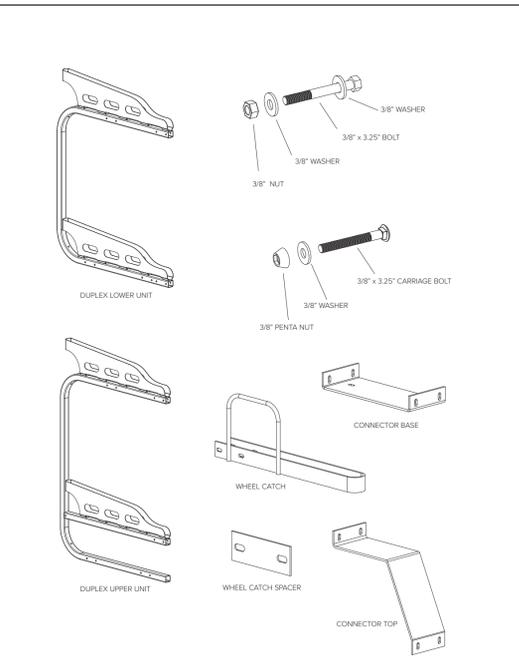
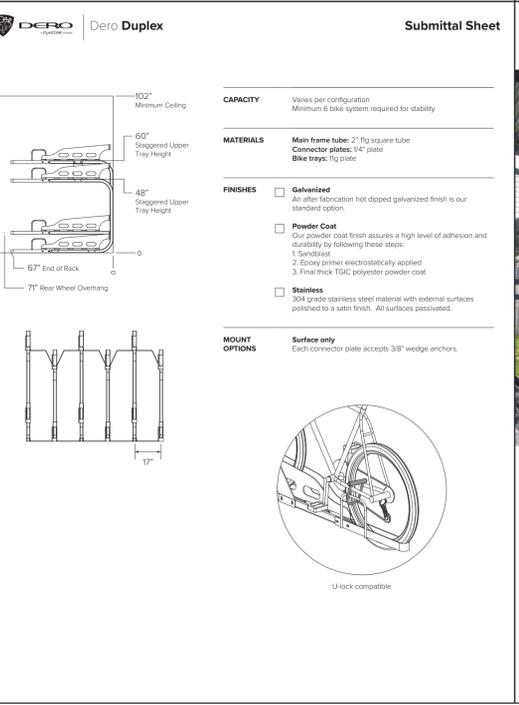
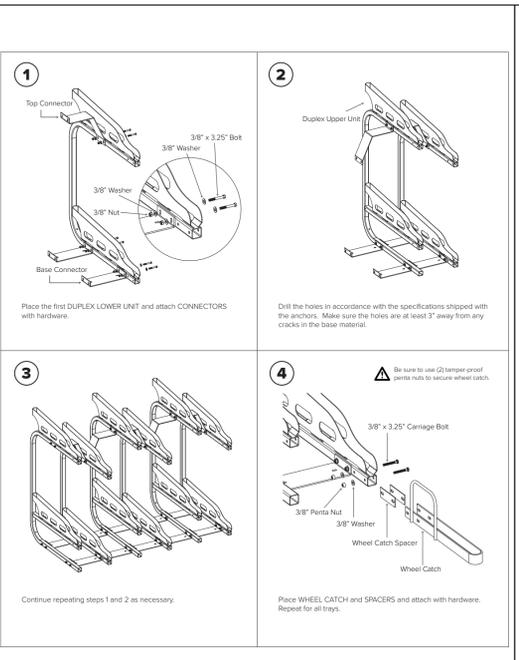
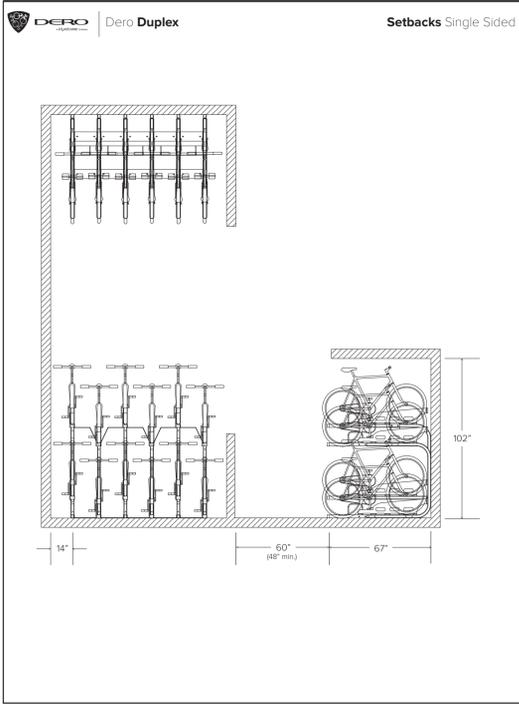
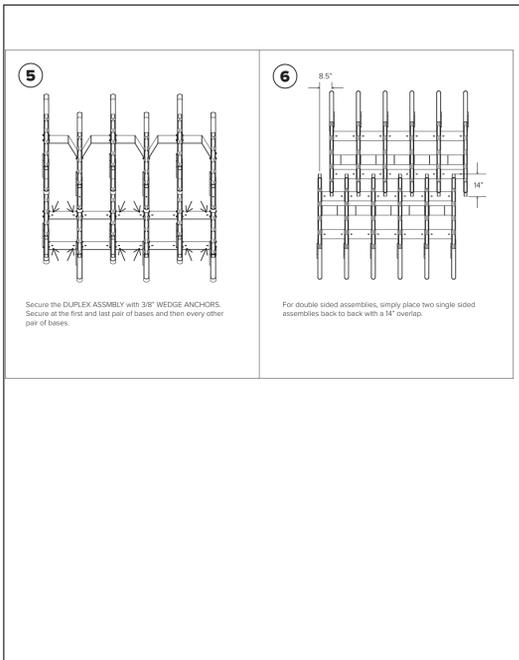
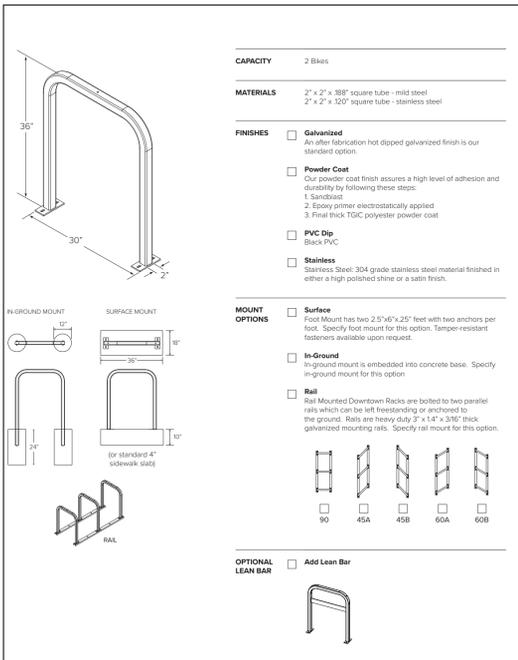
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**OPEN SPACE DIAGRAMS**

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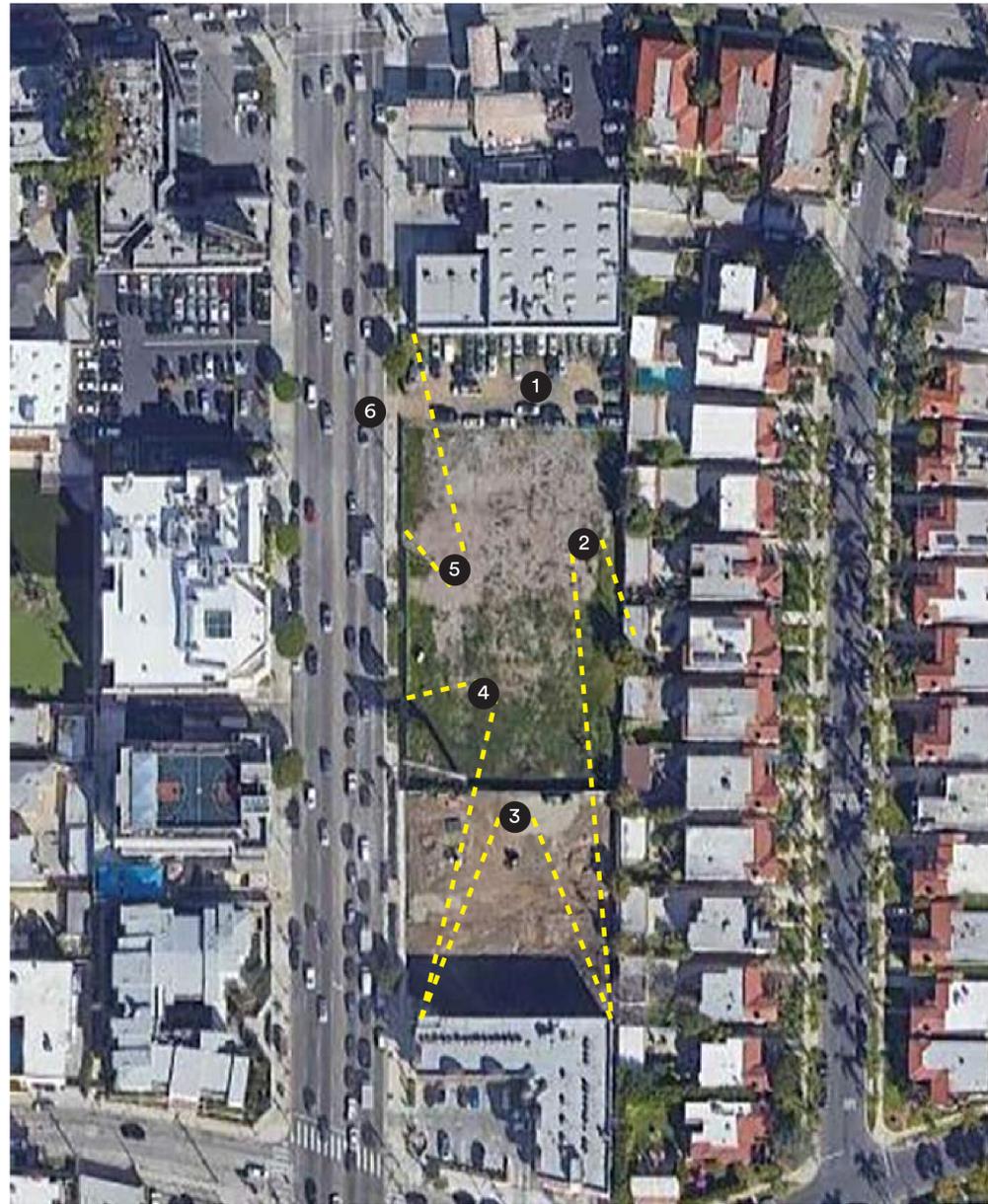
NO.	DATE	DESCRIPTION

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**BICYCLE PARKING INFORMATION**

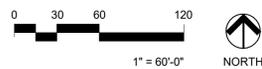
Drawn By: Author  
Checked By: Checker  
  
Project Number:  
  
Sheet Number: **A0.02D**





**1 SITE CONTEXT**

SCALE: 1" = 60'-0"



**1** VIEW OF NORTH END OF SITE



**2** VIEW LOOKING TOWARDS EAST SIDE OF SITE



**3** VIEW LOOKING TOWARDS SOUTH END OF SITE



**4** VIEW LOOKING TOWARDS WEST SIDE OF SITE



**5** VIEW OF WEST SIDE OF SITE LOOKING NORTH



**6** VIEW FROM WEST SITE FRONTAGE LOOKING SOUTH DOWN LA CIENEGA



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**EXISTING SITE  
PHOTOS**

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Sheet Number: **A0.04**





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**EXTERIOR  
RENDERINGS**

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Project Number:

Sheet Number: **A0.06**







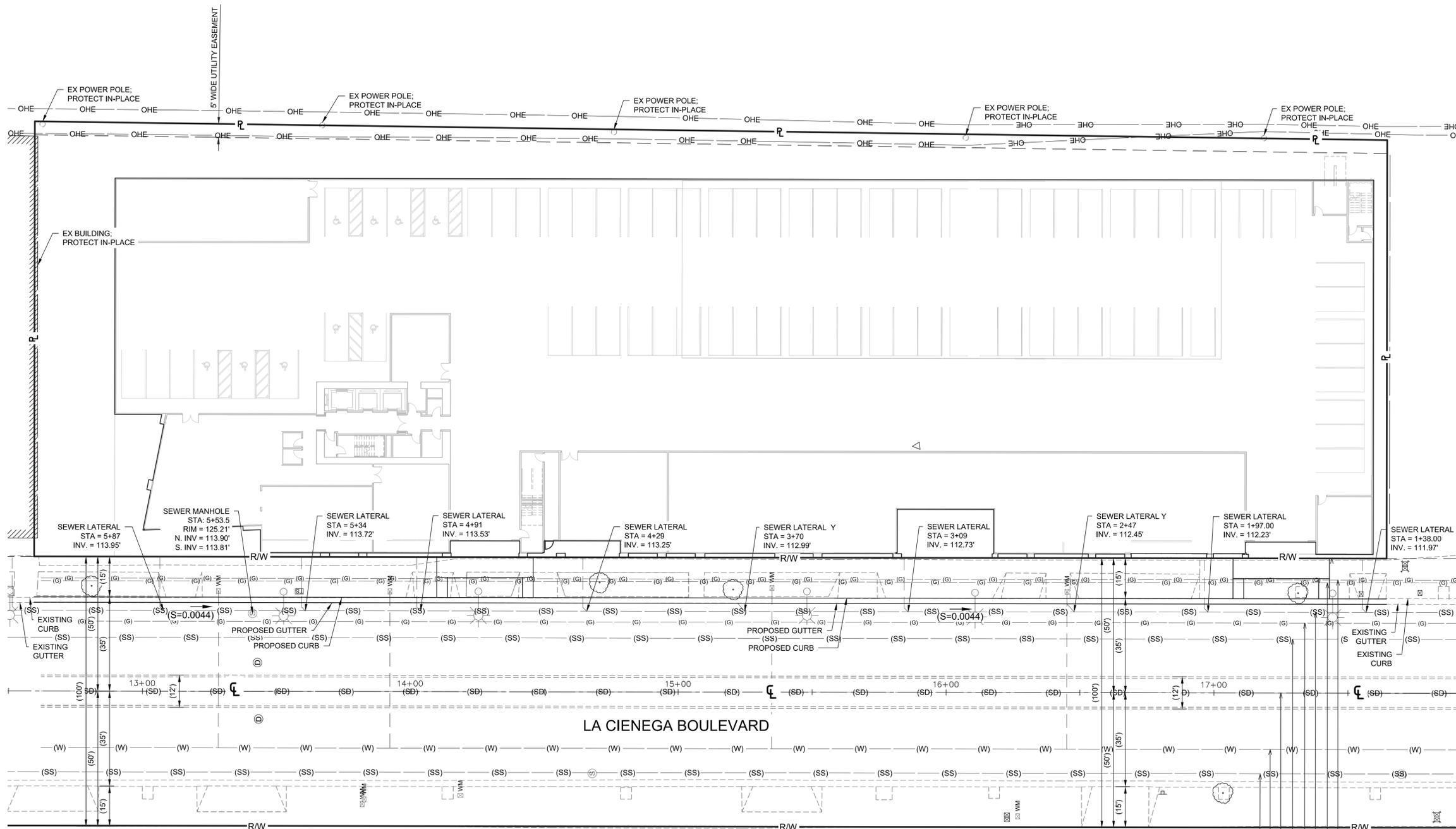












SEWER LATERAL STA = 5+97 INV. = 113.95'

SEWER MANHOLE STA = 5+53.5 RIM = 125.21' N. INV. = 113.90' S. INV. = 113.81'

SEWER LATERAL STA = 5+34 INV. = 113.72'

SEWER LATERAL STA = 4+91 INV. = 113.53'

SEWER LATERAL STA = 4+29 INV. = 113.25'

SEWER LATERAL Y STA = 3+70 INV. = 112.99'

SEWER LATERAL STA = 3+09 INV. = 112.73'

SEWER LATERAL Y STA = 2+47 INV. = 112.45'

SEWER LATERAL STA = 1+97.00 INV. = 112.23'

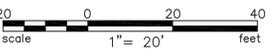
SEWER LATERAL STA = 1+38.00 INV. = 111.97'

SEWER MANHOLE STA = 0+10.00 RIM = 122.91' N. INV. = 111.41' SW. INV. = 110.46'

SEWER MANHOLE STA = 0+00.00 RIM = 123.05' NE. INV. = 111.45' N. INV. = 109.15' S. INV. = 109.05'

LA CIENEGA BOULEVARD

- LEGEND**
- (W) — EXISTING WATER
  - (SS) — EXISTING SEWER
  - (SD) — EXISTING STORM DRAIN
  - (G) — EXISTING GAS
  - ⊕ CENTER LINE
  - ℙ PROPERTY LINE
  - R/W RIGHT OF WAY



10" SEWER 30' W/O ⊕  
 6" WATER 21' W/O ⊕  
 9x12" STORM DRAIN REINFORCED CONDUIT @ ⊕  
 42" SANITARY SEWER 20' E/O ⊕  
 3" SCG (ABAND.) 26' E/O ⊕  
 8" SEWER 30' E/O ⊕  
 3" SCG (ABAND.) 41' E/O ⊕  
 2" SCG P.E.M. 42' E/O ⊕



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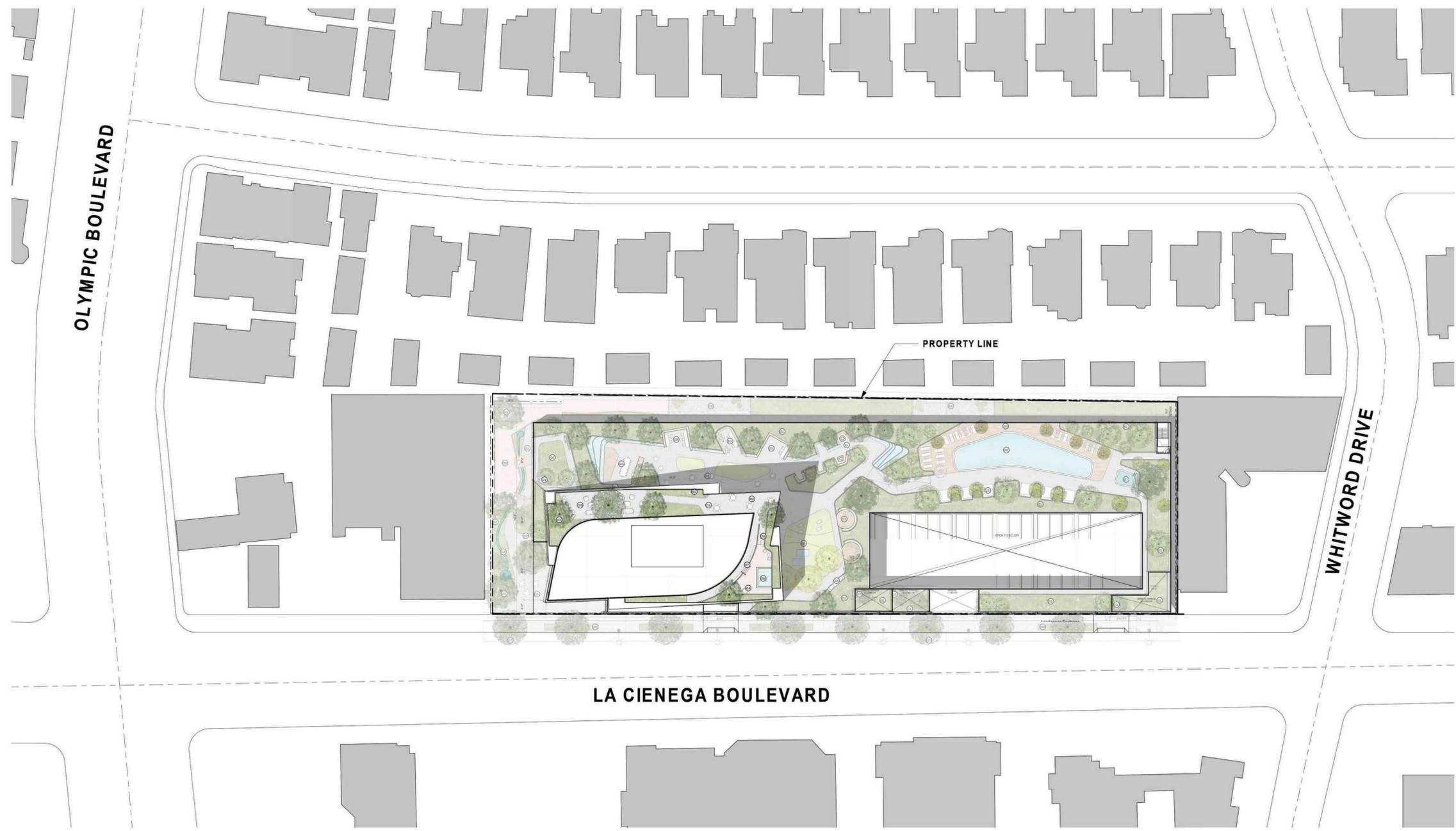
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**CONCEPTUAL  
 UTILITY PLAN**

Drawn By: Author  
 Checked By: Checker

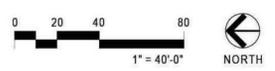
Project Number:

Sheet Number: **C4.01**



**1 SITE PLAN**

SCALE: 1" = 40'-0"



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**RIOS**

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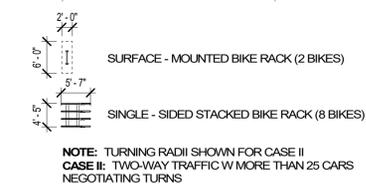
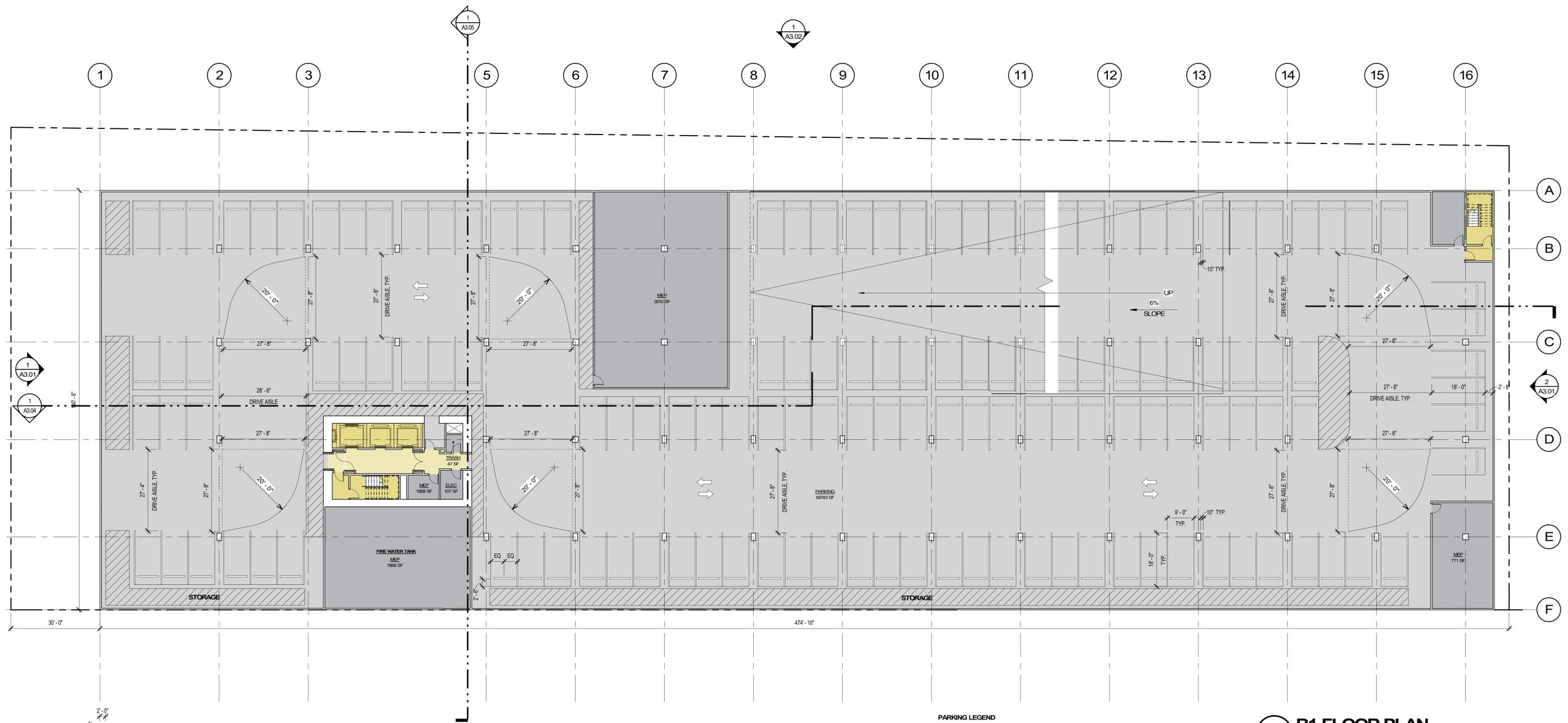
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**SITE PLAN**

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Checked By: PM/PD (edit this)

Project Number:

Sheet Number: **A1.01**

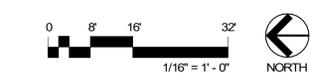


**PARKING LEGEND**

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	53	11		9	73
LEVEL B1		136			136
					426

**1 B1 FLOOR PLAN**

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



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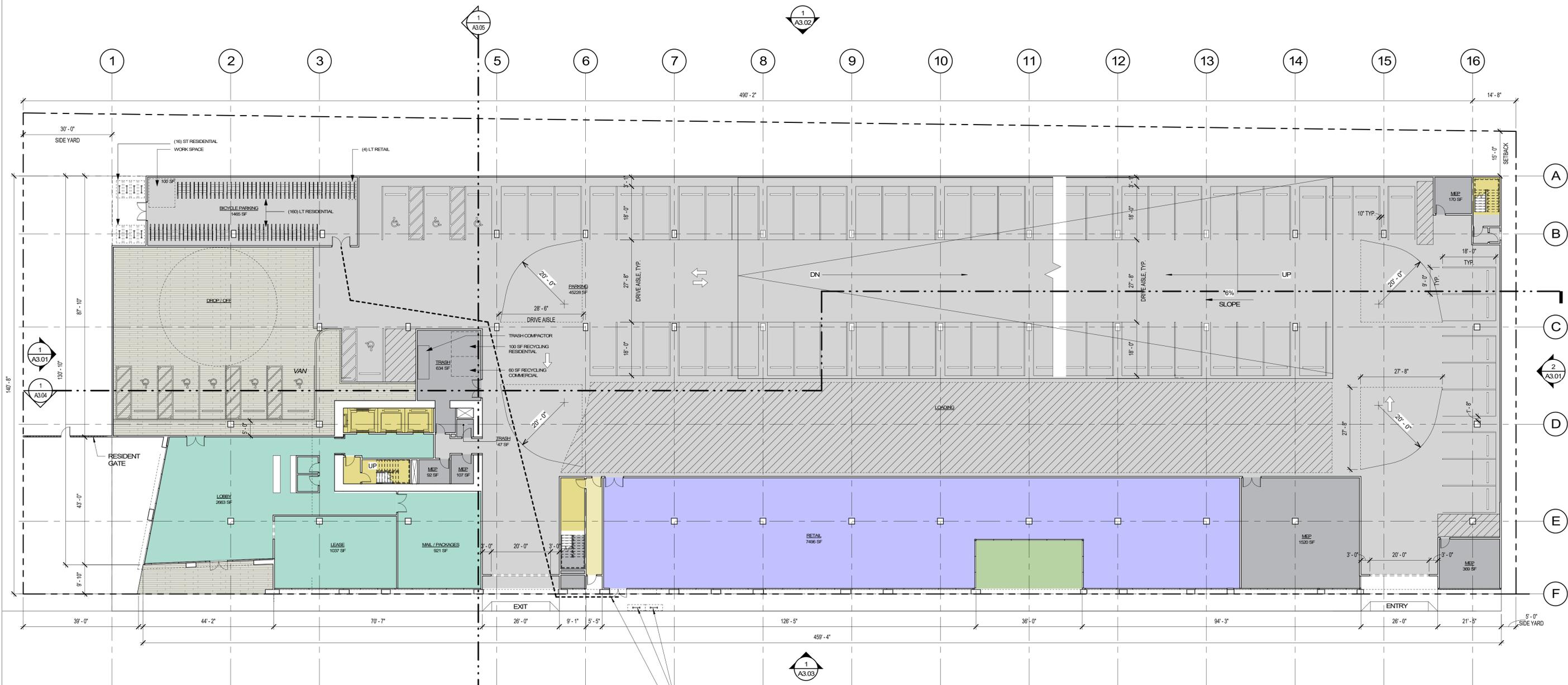
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**B1 FLOOR PLAN**

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Sheet Number: **A2.00**



NOTE: TURNING RADII SHOWN FOR CASE II  
 CASE II: TWO-WAY TRAFFIC W MORE THAN 25 CARS  
 NEGOTIATING TURNS  
 21 PARKING STALLS @ LEVEL 1 DESIGNATED COMMERCIAL (RETAIL)

**PARKING LEGEND**

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	53	11		9	73
LEVEL B1		136			136
					426

**1 LEVEL 01 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
  
 1/16" = 1'-0" NORTH



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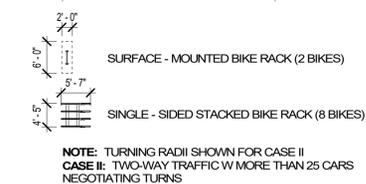
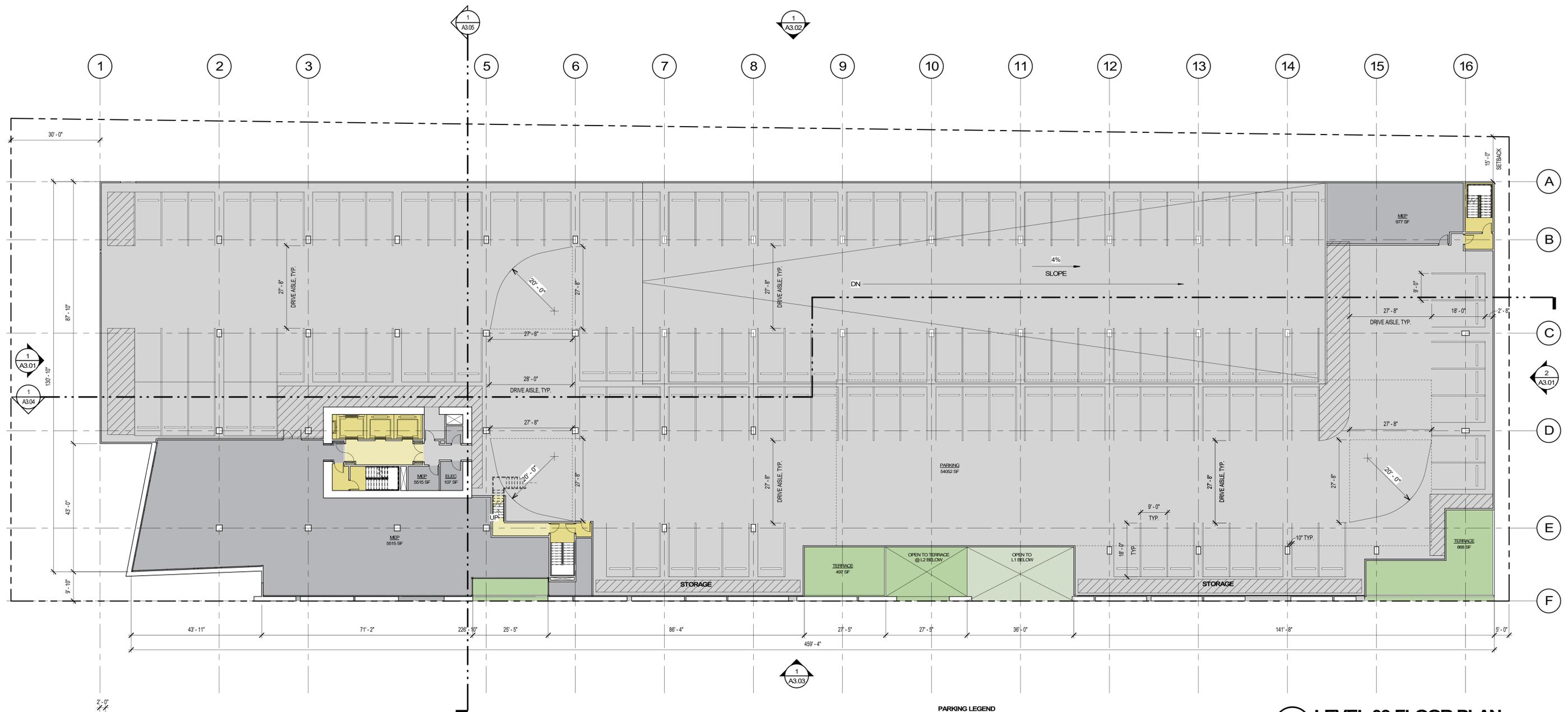
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**LEVEL 01 FLOOR PLAN**

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 Sheet Number: **A2.01**





**PARKING LEGEND**

	RETAIL	RESIDENTIAL	RESIDENTIAL (TANDEM)	ACCESSIBLE	TOTAL
LEVEL 03		79	5		84
LEVEL 02		130	3		133
LEVEL 01	53	11		9	73
LEVEL B1		136			136
					426

**1 LEVEL 03 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 0 8' 16' 32'  
 1/16" = 1'-0" NORTH



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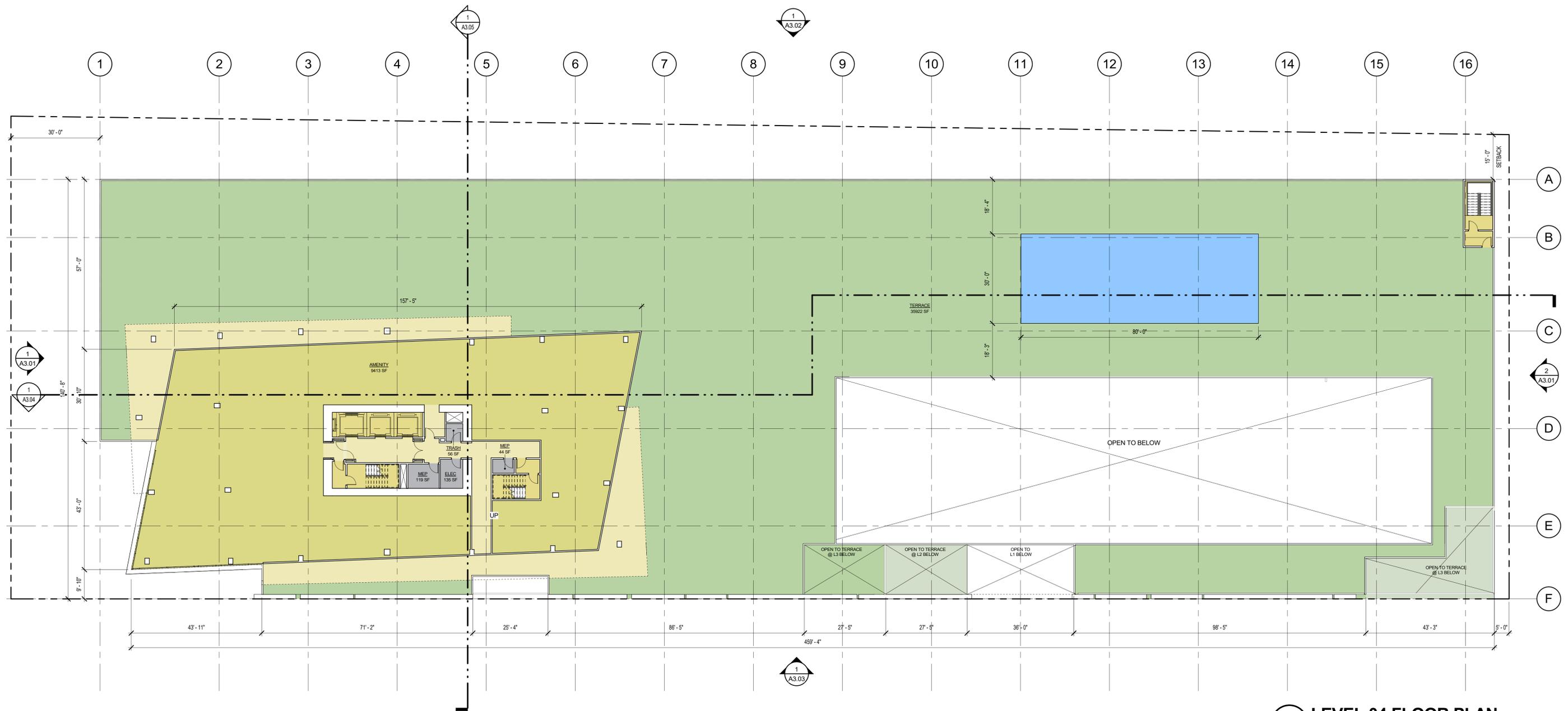
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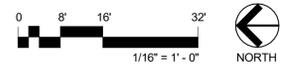
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**LEVEL 03 FLOOR PLAN**

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



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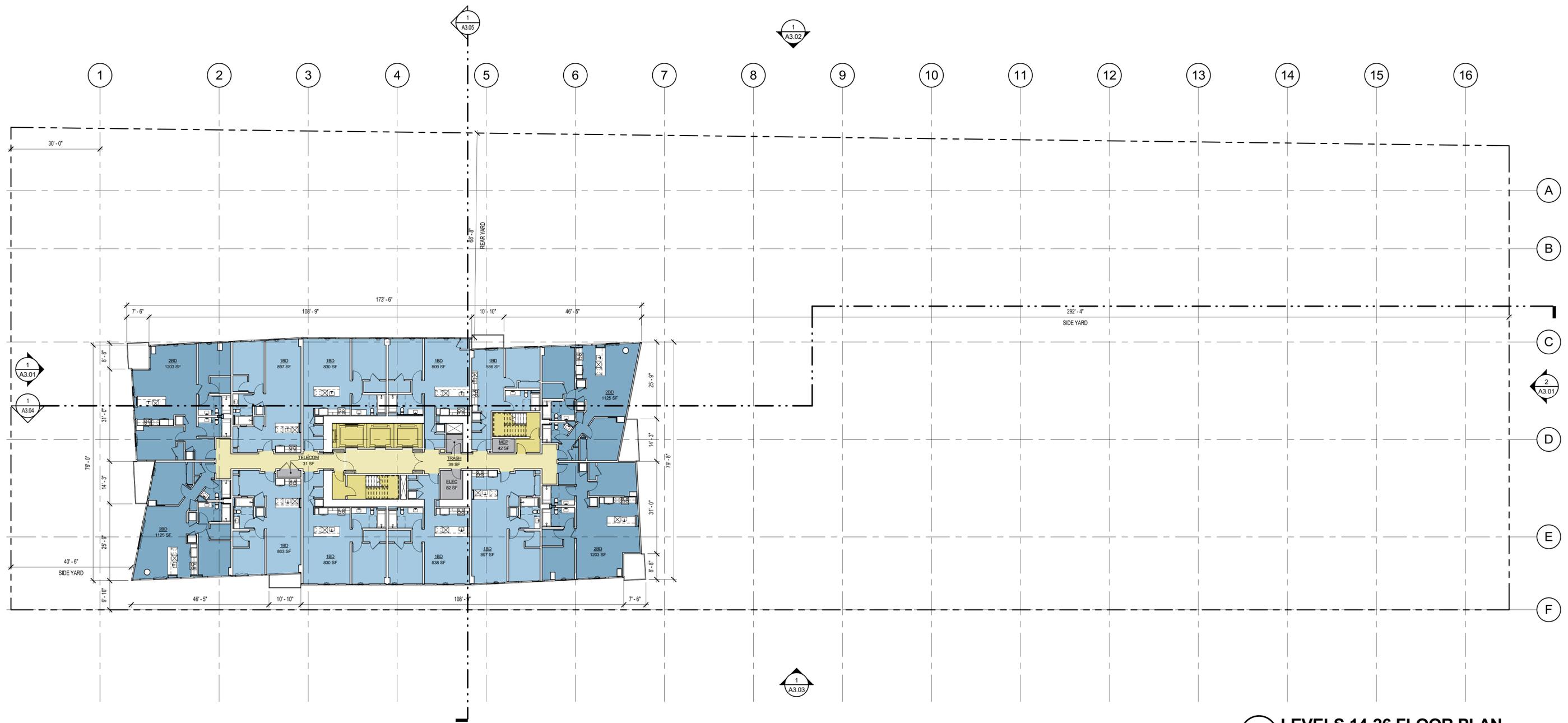
**LEVEL 04 FLOOR  
PLAN**

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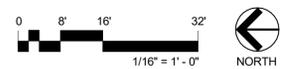
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**1 LEVELS 14-26 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



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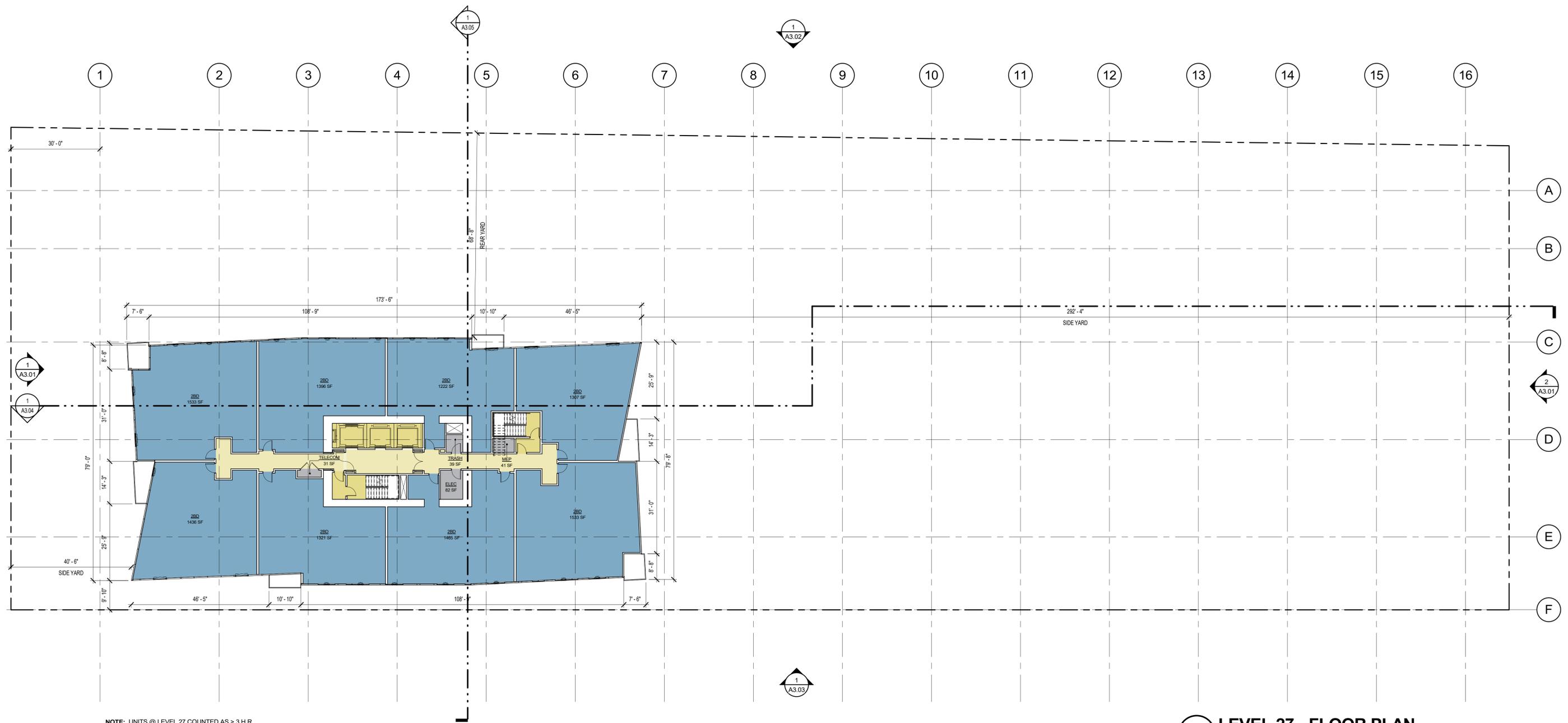
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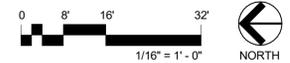
**LEVELS 14-26**  
**FLOOR PLAN**

Drawn By: Author  
 Checked By: Checker  
 Project Number:  
 Sheet Number: **A2.06**



NOTE: UNITS @ LEVEL 27 COUNTED AS > 3 H.R. FOR OPEN SPACE CALCULATIONS

**1 LEVEL 27 - FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



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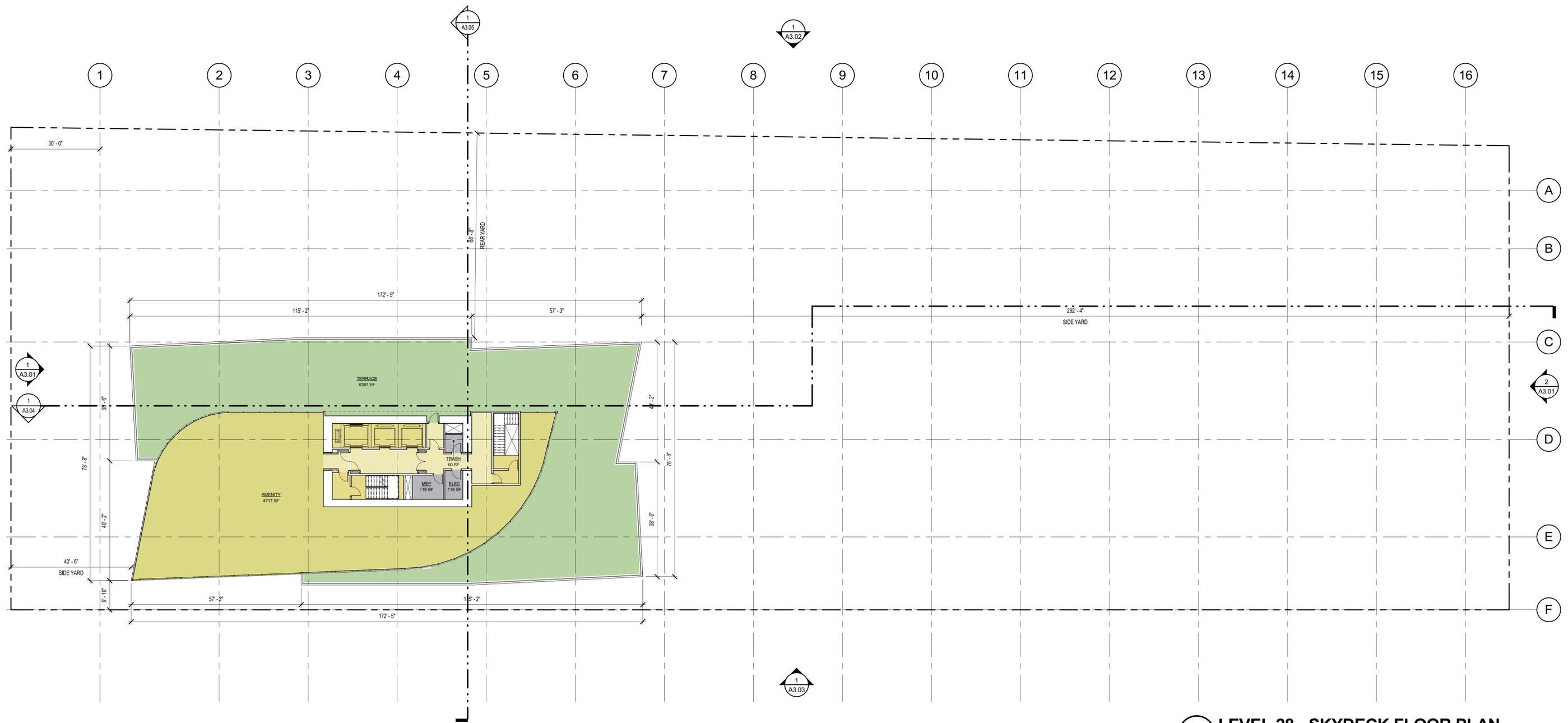
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**LEVEL 27 FLOOR  
PLAN**

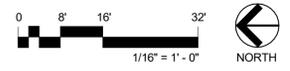
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**1 LEVEL 28 - SKYDECK FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



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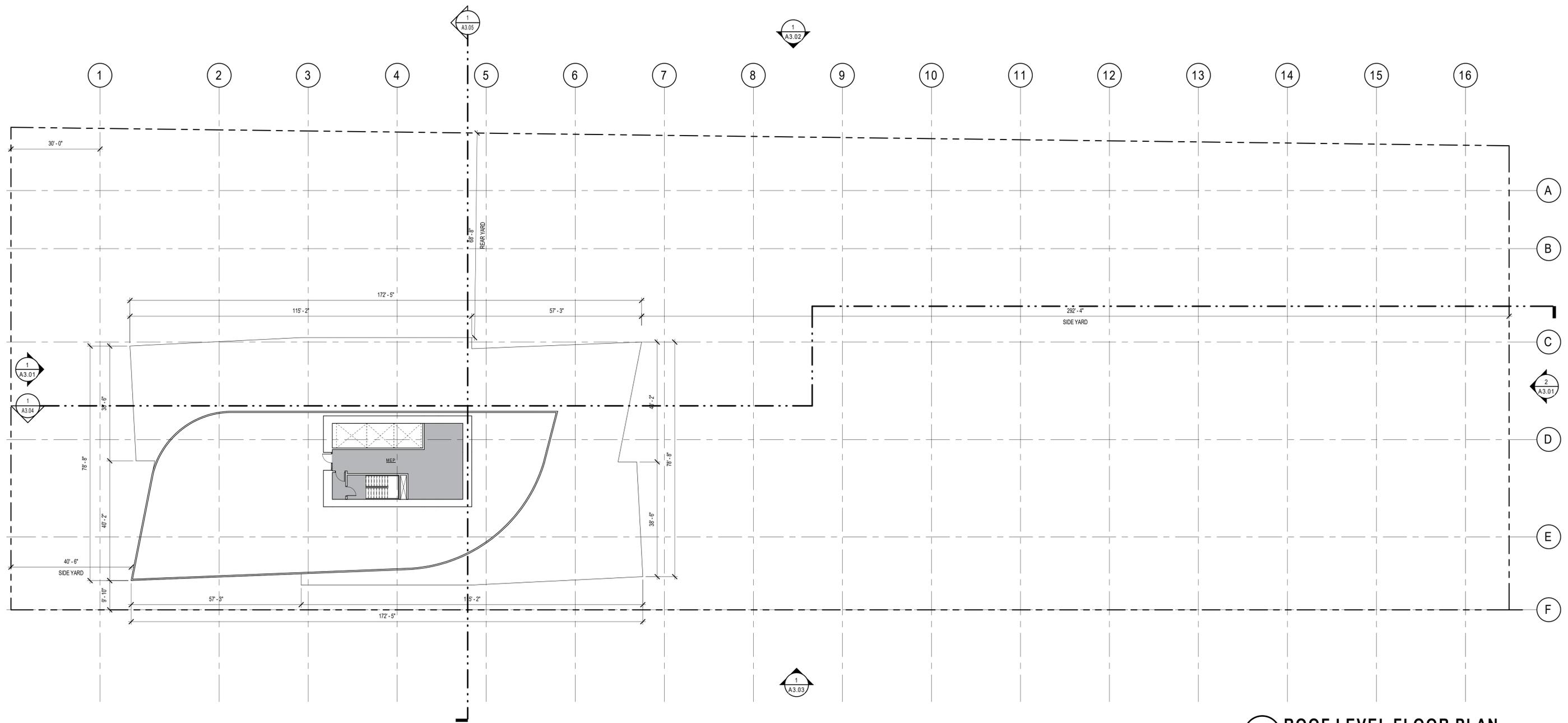
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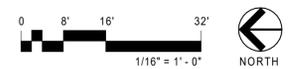
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**LEVEL 28 - SKYDECK FLOOR PLAN**

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



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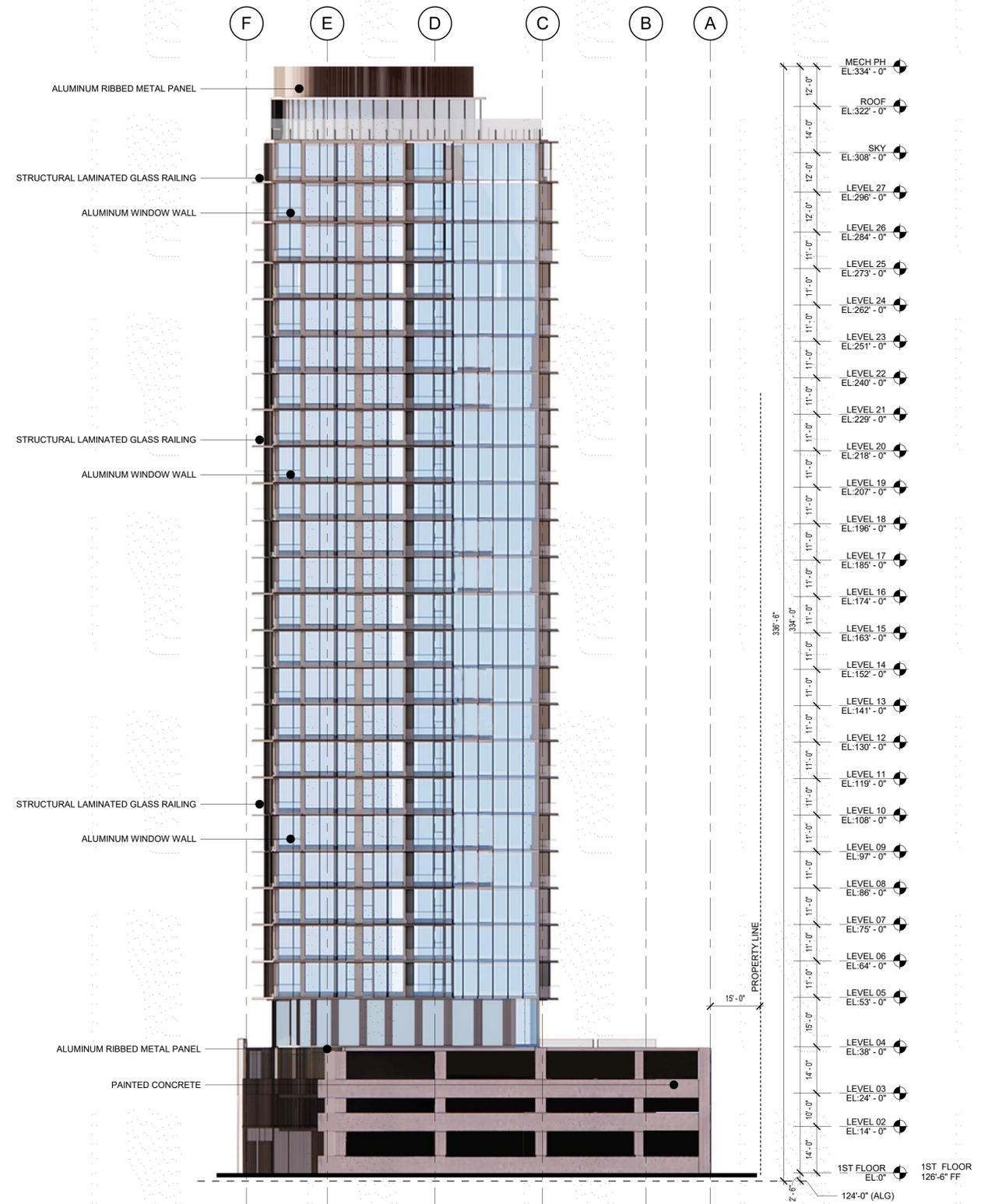
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**ROOF LEVEL  
FLOOR PLAN**

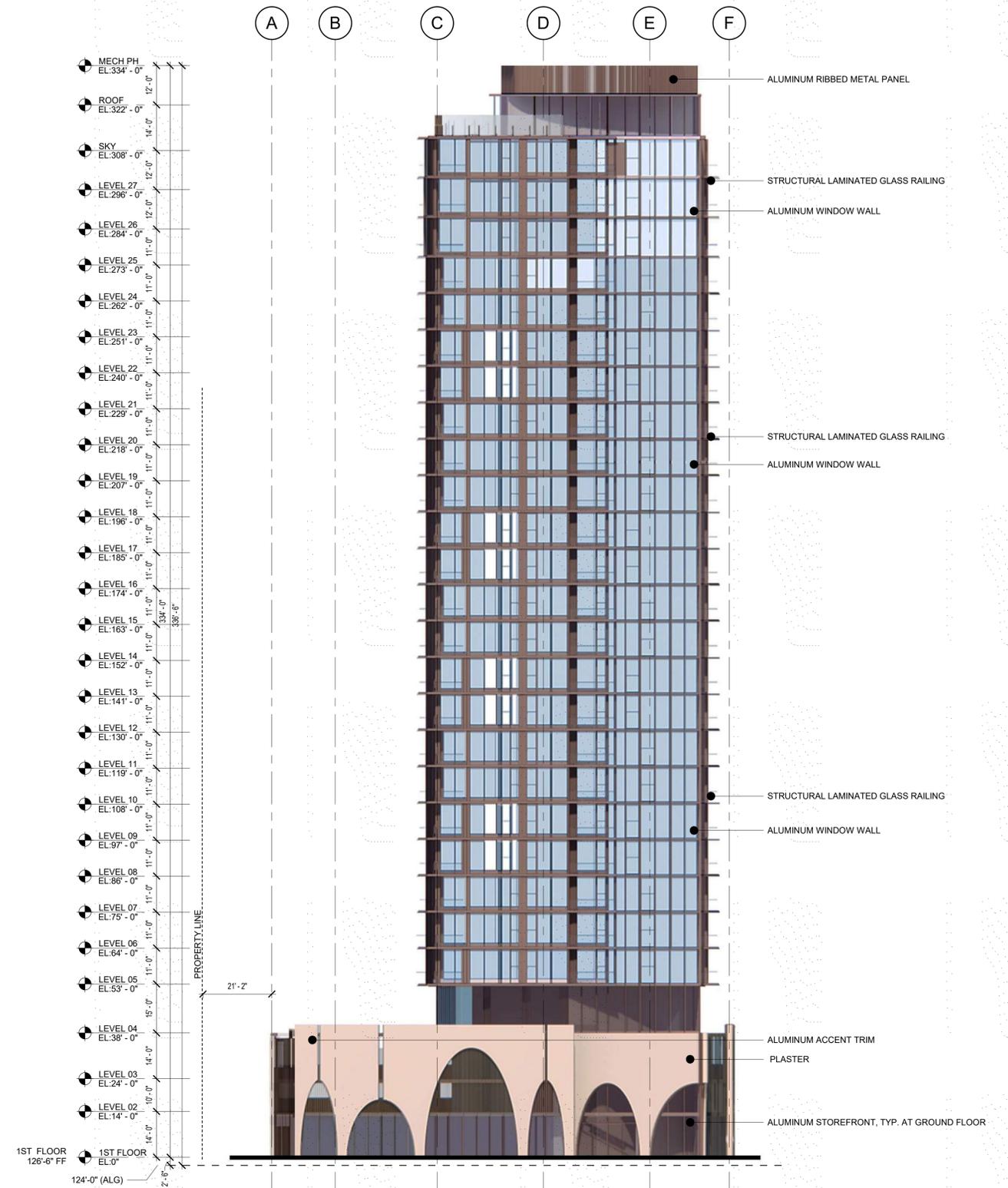
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**2 BUILDING ELEVATION - SOUTH**  
SCALE: 1" = 20'-0"



**1 BUILDING ELEVATION - NORTH**  
SCALE: 1" = 20'-0"

EXTERIOR FINISH LEGEND	
FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES



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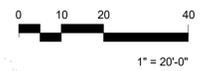
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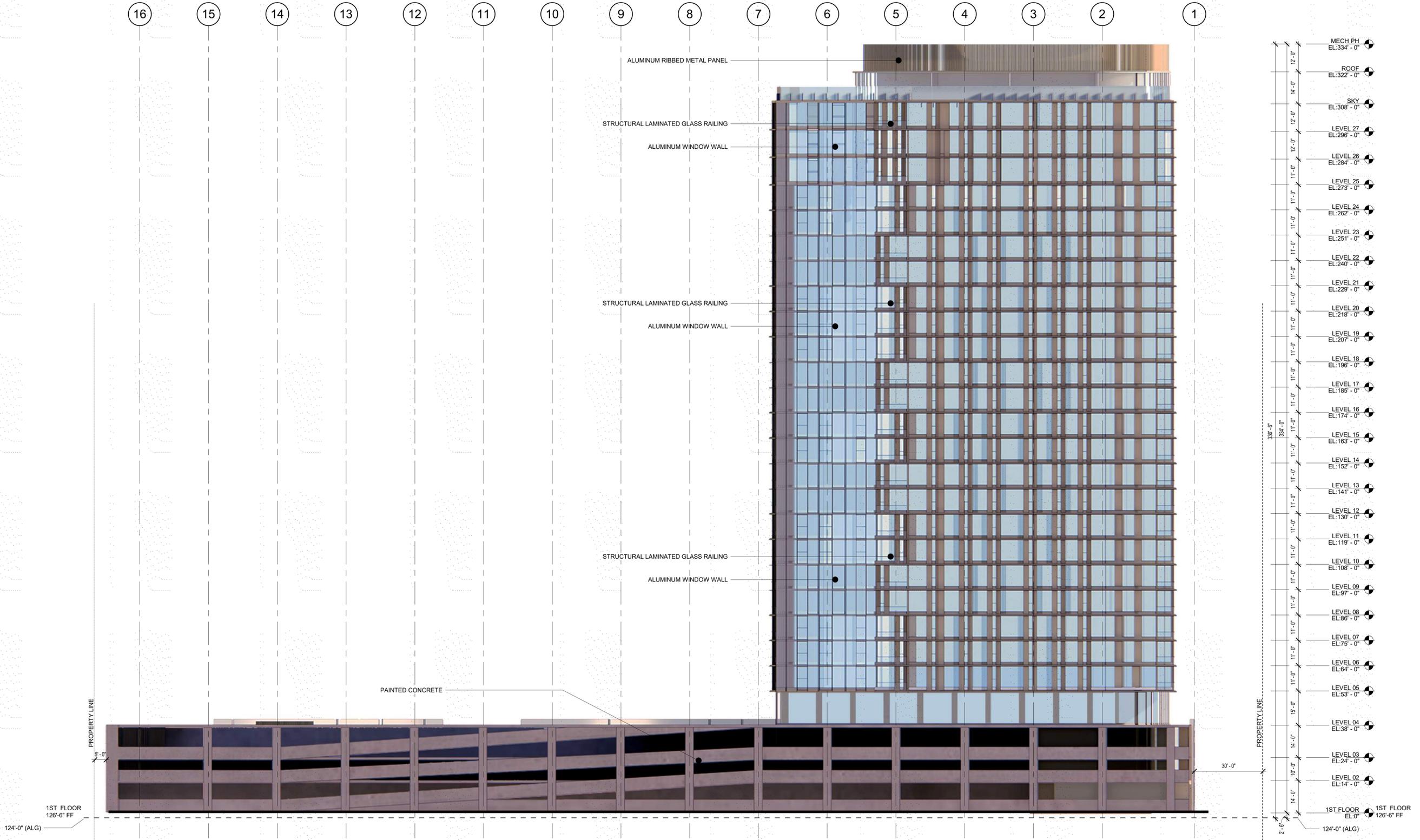
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**BUILDING ELEVATIONS**

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Sheet Number: **A3.01**





**EXTERIOR FINISH LEGEND**

FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES

**1 BUILDING ELEVATION - EAST**  
 SCALE: 1" = 20'-0"  
 0 10 20 40  
 1" = 20'-0"



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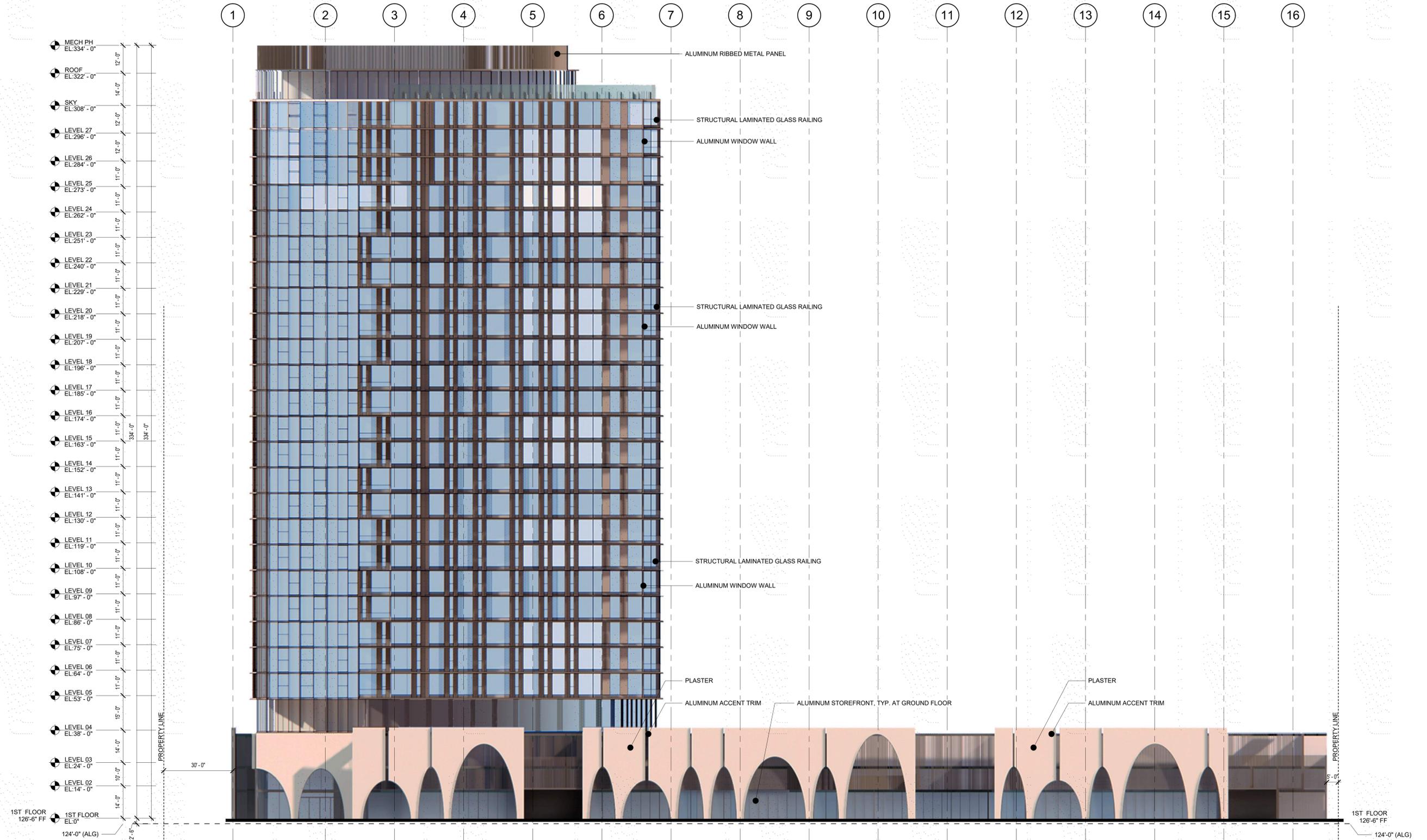
**RIOS**

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**BUILDING ELEVATIONS**

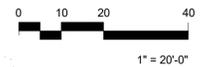
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 Sheet Number: **A3.02**  
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**EXTERIOR FINISH LEGEND**

FINISH	LOCATION
ALUMINUM - BRONZE FINISH	GROUND FLOOR STORE FRONT, TOWER WINDOW WALL, TRIM ELEMENTS
PLASTER	PODIUM EXTERIOR WALLS
STRUCTURAL LAMINATED GLASS	RAILINGS AT UNIT BALCONIES

**1 BUILDING ELEVATION - WEST**  
SCALE: 1" = 20'-0"



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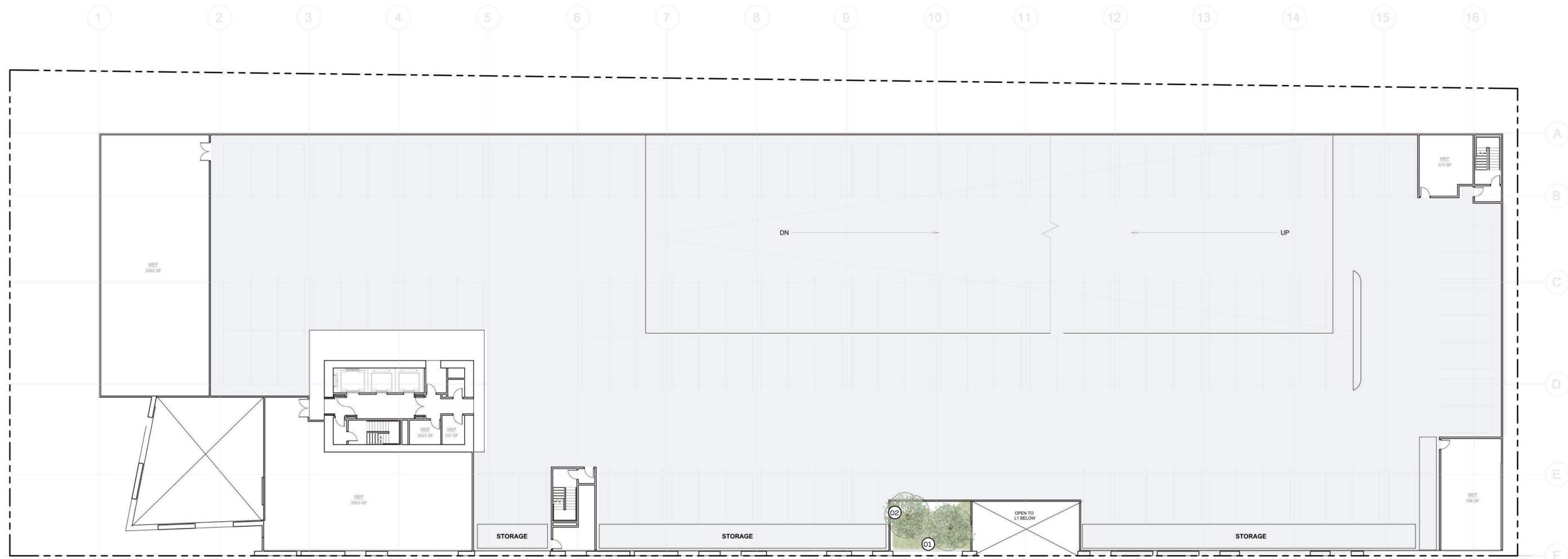






**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW	2



**Landscape Features**

- 01 Planting Area
- 02 Tree, See Schedule



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**LEVEL 02 -  
LANDSCAPE PLAN**

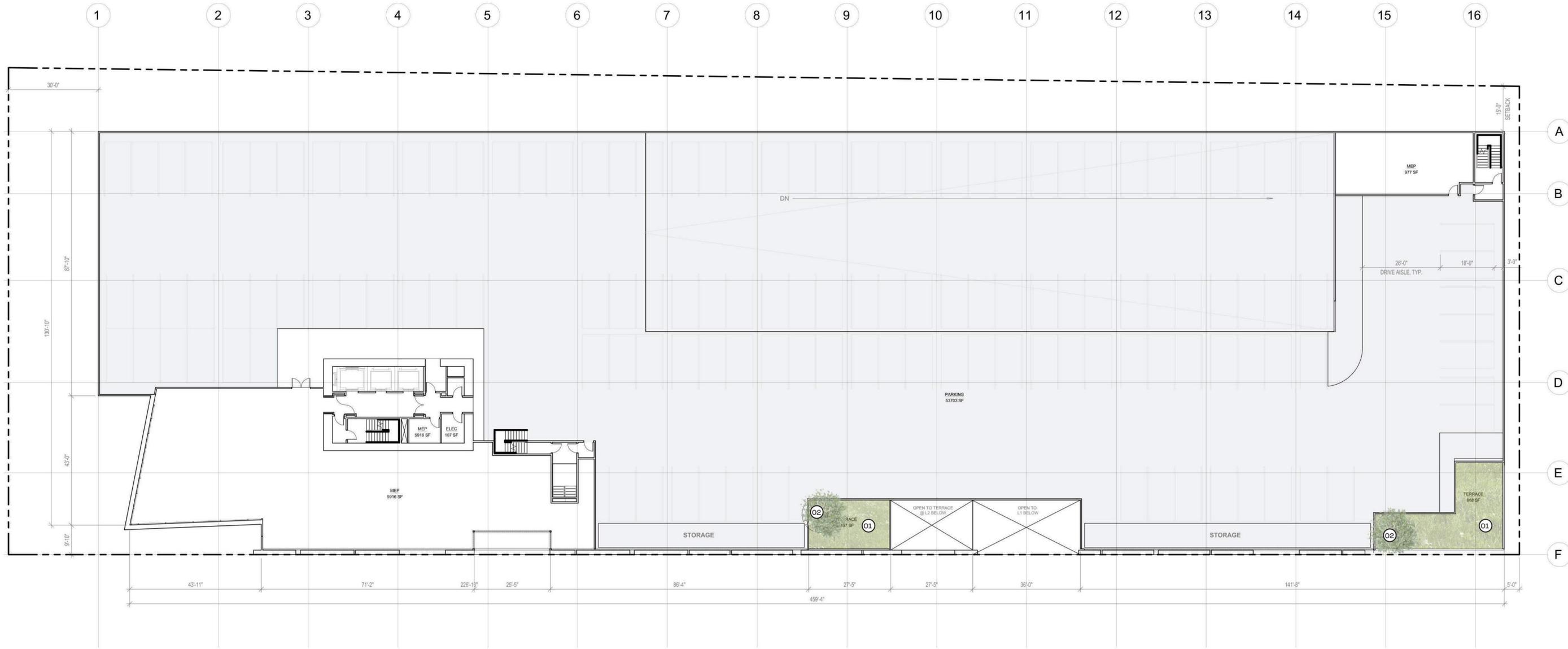
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Project Number:

Sheet Number: **L1.02**

### PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW	2



**Landscape Features**

- 01 Planting Area
- 02 Tree, See Schedule



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**LEVEL 03 -  
LANDSCAPE PLAN**

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### TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	AGO FLE	AGONIS FLEXUOSA	PEPPERMINT TREE	48" BOX	LOW	7
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	36" BOX	LOW	3
	CEI SPE	CEIBA SPECIOSA	FLOSS SILK TREE	36" BOX		5
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM	2
	MEL PIN	MELALEUCA NESOPHILA	PINK MELALEUCA MULTI-TRUNK	36" BOX	LOW	3

	PARK FLO	PARKINSONIA FLORIDA	BLUE PALO VERDE	36" BOX		5
	PLU ALB	PLUMERIA ALBA	WHITE FRANGIPANI	36" BOX	LOW	7
	TIP TIP	TIPUANA TIPU	TIPU TREE	48" BOX	LOW	8
	ULM PAR	ULMUS PARVIFOLIA	LACEBARK ELM	48" BOX	MEDIUM	8
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36" BOX	LOW	4
	CHI TAS	X CHITALPA TASHKENTENSIS	CHITALPA	36" BOX		4



#### Landscape Features

- 01 Planting Area
- 02 Outdoor Fitness
- 03 Lounge Area
- 04 Al Fresco Dining Area
- 05 Co-Working PSaces
- 06 Gaming and Relaxation Lawn
- 07 Spa
- 08 Sun Deck
- 09 Pool
- 10 BBQ Area
- 11 Fire Lounge
- 12 Pool Cabanas



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**LEVEL 04 -  
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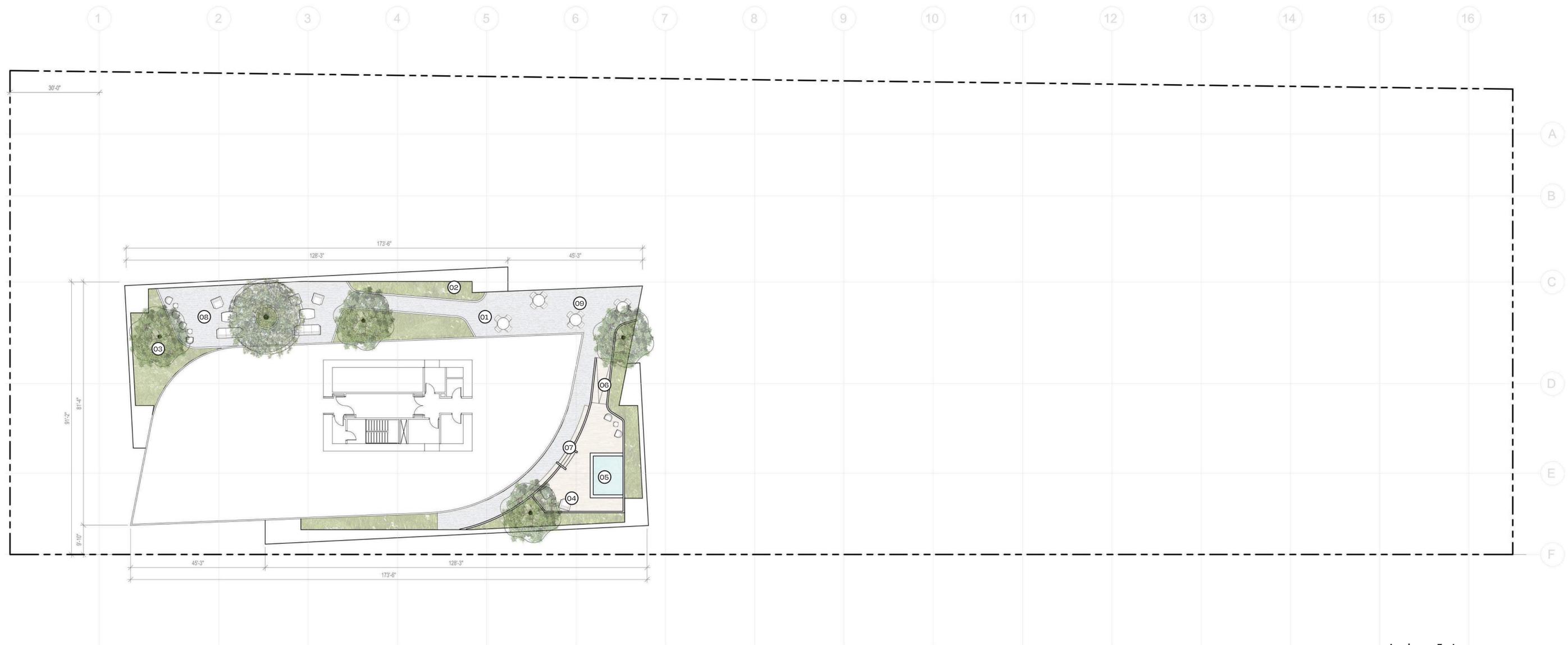
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Sheet Number: **L1.04**

### TREE SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	MAY MUL	MAYTENUS BOARIA	MAYTEN TREE MULTI-TRUNK	48" BOX	MEDIUM	1
	OLE WIL	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	36" BOX	LOW	4



#### Landscape Features

- 01 Hardscape Area
- 02 Planting Area
- 03 Tree, See Schedule
- 04 Wood Deck
- 05 Spa Pool
- 06 Ramp
- 07 Stairs
- 08 Lounge Area
- 09 Cafe Seating



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**LEVEL 28 -  
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