

VICINITY MAP



ECHO PARK. TAI X SQUARE

1911 Sunset Blvd. Los Angeles, CA, 90026

HPG Echo Park, LLC



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PROJECT TEAM

DEVELOPER:  
**HPG Echo Park, LLC**  
5000 E. Spring St.  
Suite 500  
LONG BEACH, CA 90815  
TEL. 562 285-5300

ARCHITECT:  
**TOGAWA SMITH MARTIN**  
444 S. FLOWER STREET  
SUITE 1220  
LOS ANGELES, CA 90071  
TEL. 213 614 6050

LANDSCAPE:  
**LANDmarc**  
5850 W. 3rd STREET  
SUITE 140  
LOS ANGELES, CA 90036  
TEL. 213-394-9682

CIVIL ENGINEER & SURVEYOR:  
**KPFF**  
700 S. FLOWER STREET  
SUITE 2100  
LOS ANGELES, CA 90017  
TEL. 213-418-0201

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Case No. CPC-2020-3140-DB-CU-MCUP-SPR

#2004413.00 | October 1st, 2020

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PROJECT SUMMARY

**Project Description**  
6 Story Mid-rise  
5 Stories of Type III-A Residential over  
1 Story of Type I-A Commercial / Lobby / Amenity / Leasing  
2 Stories of Type I-A Underground Parking

**Applicable Codes**  
2020 Los Angeles Building Code  
2020 Los Angeles Fire Code

**Zone = [Q]C2-1VL, C2-1VL**  
**Lot Area = 43,896 sf (1.008 Acre)**

**Permitted Density = 110 Units**  
43,896 sf / 400 = 110 Units  
**Proposed Very Low Income Set Aside = 24 Units (14.5%)**  
**Proposed Density - 166 Units (207 Beds)**

**Permitted FAR = 1.5 : 1** (65,844 sf)  
**Requested FAR = 3.75 : 1** (164,610 sf)  
**Commercial Total Area = 13,000 sf**  
**Allowable Height = 45 ft, 3 stories**  
**Proposed Height = 67 ft, 6 stories**

**Required Setbacks:**  
Front yard (Sunset & Reservoir) = 0'  
Side yard = 9'-0" (R4) Required for Residential,  
None Required for Commercial  
Rear yard = N/A

**Provided Setbacks:**  
Front yard (Sunset & Reservoir) = 0'  
Side yard = 5' for Residential, (RAS3)  
0' to 2'-3" for Commercial  
Rear yard = N/A

UNITS SUMMARY		
STUDIO-UNIT	( 5.0%)	9
Jr. 1B-UNIT	(18.2%)	30
1B-UNIT	(54.4%)	90
2B-UNIT	(20.0%)	33
3B-UNIT	( 2.4%)	4
Provided units: 166		

FAR CALCULATIONS	
Level	Area
FAR - Residential	
Level 1	4042 SF
Level 2	30493 SF
Level 3	30241 SF
Level 4	30241 SF
Level 5	30241 SF
Level 6	26622 SF
151882 SF	
FAR - Retail	
Level 1	12719 SF
12719 SF	
FAR provided:	164600 SF
FAR permitted: (43,896 sf * 1.5) 65,844 SF	
FAR requested: (43,896 sf * 3.75) 164,610 SF	

DENSITY CALCULATIONS		
Lot Area	Density	Units
43,896	400sf/unit (allowed)	110
43,896	264sf/unit (requested)	166
51% Increase		

BICYCLES PARKING REQUIRED/PROVIDED		
RESIDENTIAL		
	Short Term	Long Term
1-25 Units	25/10= 3 spaces	25/1= 25 spaces
25-100 Units	75/15= 5 spaces	75/1.5= 50 spaces
101-200 Units	66/20= 4 spaces	66/2= 33 spaces
Totals	12 spaces	108 spaces
COMMERCIAL		
	Short Term	Long Term
Retail	13,000/ 2,000	13,000/ 2,000
Totals	7 spaces	7 spaces

PARKING SUMMARY	PARKING REQUIRED (Residential) (Per LAMC 12.21 A4)			
		NO. OF UNITS	RATIO	TOTAL (SF)
	STUDIO	9	1	9
	Jr.1B	30	1.5	45
	1BD	90	1.5	135
	2BD	33	2	66
	3BD	4	2	8
	TOTAL REQUIRED (RESIDENTIAL)			263
	PARKING REQUIRED (Commercial) (Per LAMC Sec.12.21.A4(x)(3) (State Enterprise Zone: 13,000* sf/ 500)= 26 cars			
	Commercial Use: TBD			
PARKING REQUIRED (Combined)	289 stalls (EV and Future EV: 30% of 289: 87 stalls)			

PARKING REQUESTED (Residential)			
-			
	NO. OF UNITS	RATIO	TOTAL (SF)
STUDIO	9	0.5	4.5
Jr.1B	30	0.5	15
1BD	90	0.5	45
2BD	33	0.5	16.5
3BD	4	0.5	2
TOTAL REQUESTED (RESIDENTIAL)			83
PARKING REQUESTED (Commercial) (Per LAMC Sec.12.21.A4(x)(3) (State Enterprise Zone: 13,000* sf/ 500)= 26 cars			
Commercial Use: TBD			
PARKING REQUESTED (Combined)			
109 stalls (EV and Future EV: 30% of 109: 33 stalls)			

PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp.	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL) 194 (Standard prime: 83, Tandem: 32, Compact: 79)						
PARKING PROVIDED (Commercial)						
Level	Std	Tan	Comp	DAS		Subtotal
L1	16		8	2		26
TOTAL PROVIDED (COMMERCIAL)						26
(Compacts: 8 (31%); Maximum allowed is 40%)						
PARKING PROVIDED (Combined)						
220 stalls (EV and Future EV: 30% of 220: 66 stalls)						

OPEN SPACE	OPEN SPACE REQUIRED		
	UNITS	AREA/ UNIT	TOTAL (SF)
	STUDIO	9	100
	Jr.1B	30	100
	1BD	90	100
	2BD	33	125
	3BD	4	175
	Total Open Space Required		17725
	MAX Interior Open Space Allowed (25%) 3323		
	OPEN SPACE REQUESTED (Based on 25% Open Space reduction: (17,725 x 0.75) 13,294 SF		

OPEN SPACE REQUESTED (Based on 25% Open Space reduction: (17,725 x 0.75) 13,294 SF	
--	--

OPEN SPACE PROVIDED (Total)		
Interior Open Space	Amenity	2168 SF
Open Space	Paseo	5957 SF
Open Space	Roof decks	4928 SF
Private Open Space	Balcony	250 SF
Total Open Space Provided		13303 SF

PLANTED COMMON OPEN SPACE (Calculated as 25% of Exterior Common Open Space) (10,885 sf (paseo + roof decks) x 0.25) Planted Common Open Space Provided		2,721 2,782
Trees required (166 units/4= 41.2)		42
Trees Provided		42

GROSS AREA				
Level	RESI	COMM	PARKING	GROSS
P2	-	-	40,852	40,852
P1	-	-	40,852	40,852
1ST	4,599	14,824	15,062	34,485
2ND	33,322	-	-	33,322
3RD	33,137	-	-	33,137
4TH	33,236	-	-	33,236
5TH	33,236	-	-	33,236
6TH	30,046	-	-	30,046
ROOF	808	-	-	808
TOTAL	168,384	14,824	96,766	279,974
See A-0.2 for Gross Area Plans				

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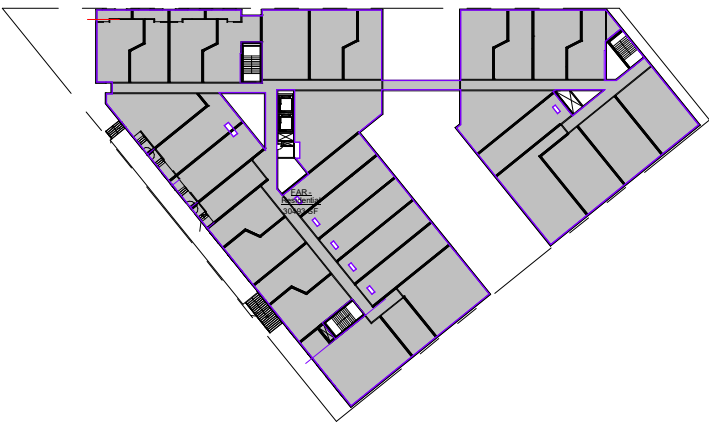


A-0.0

FAR CALCULATION	
Level	Area
FAR - Residential	
Level 1	4042 SF
Level 2	30493 SF
Level 3	30241 SF
Level 4	30241 SF
Level 5	30241 SF
Level 6	26622 SF
	151882 SF
FAR - Retail	
Level 1	12719 SF
	12719 SF
FAR - Total Provided	164600 SF

(ALLOWED: 164,610 SF)

**MEASUREMENT PER LAMC 12.03:**  
 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 FOR THE LANDING  
 AND STORAGE OF HELICOPTERS,  
 AND BASEMENT STORAGE AREAS.



2 FAR-Level 2  
1" = 100'-0"



5 FAR-Level 5  
1" = 100'-0"



3 FAR-Level 3  
1" = 100'-0"

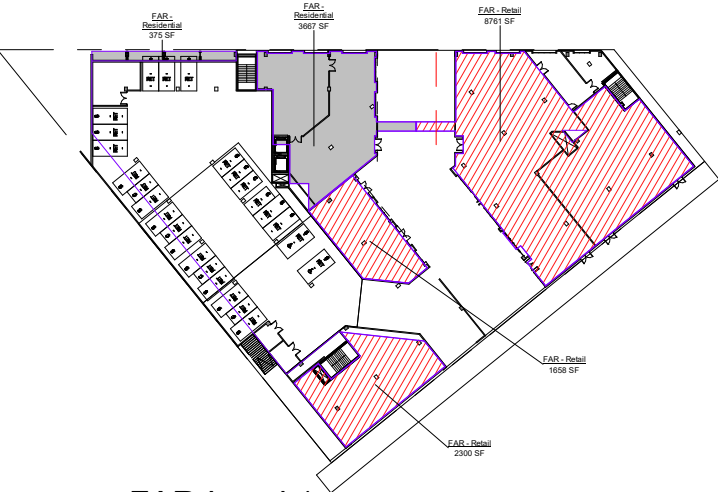


6 FAR-Level 6  
1" = 100'-0"

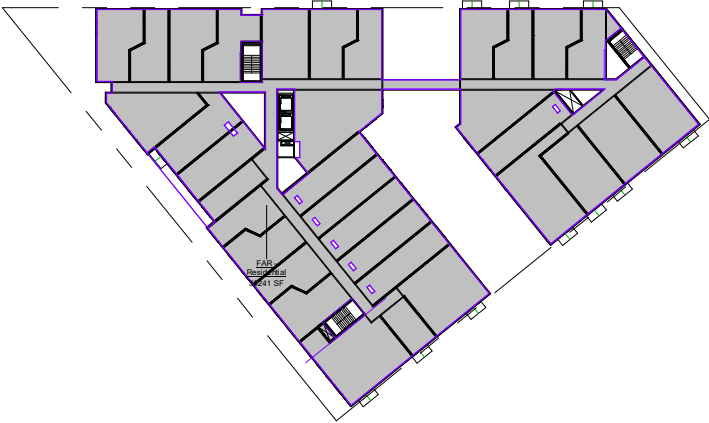
**Schema 1 Legend**

FAR - Residential

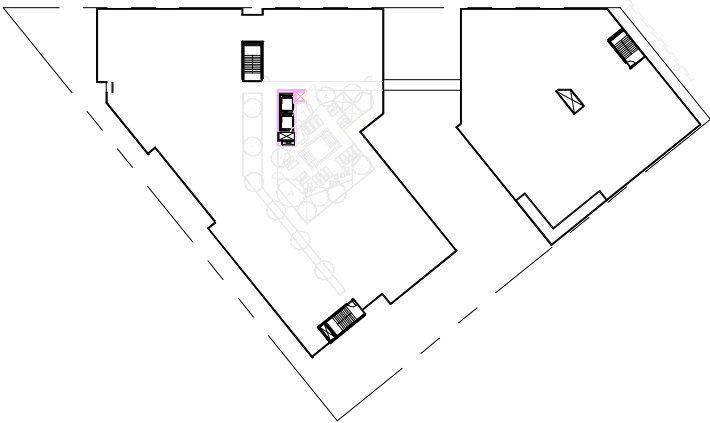
FAR - Retail



1 FAR-Level 1  
1" = 100'-0"



4 FAR-Level 4  
1" = 100'-0"



7 FAR-Level 7  
1" = 100'-0"

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scale: 1" = 100'-0"

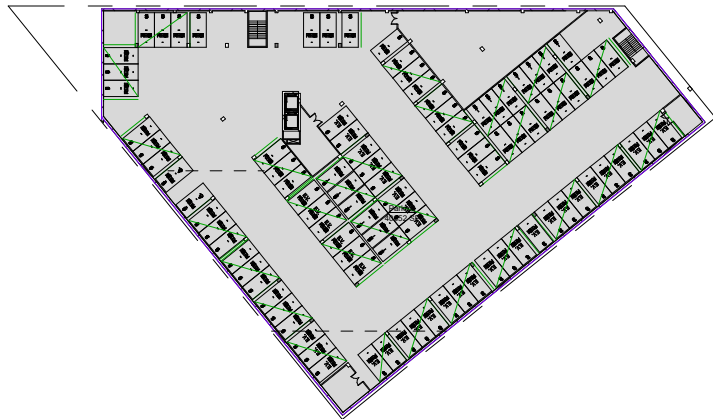


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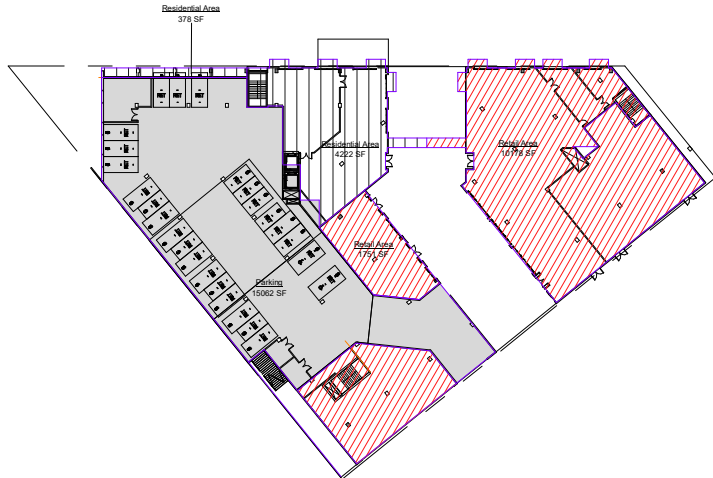
FAR CALCULATIONS



Ⓑ Level B2- Gross Bldg Area  
1" = 100'-0"



Ⓐ Level B1- Gross Bldg Area  
1" = 100'-0"



① Level 1 - Gross Bldg Area  
1" = 100'-0"



② Level 2 - Gross Bldg Area  
1" = 100'-0"



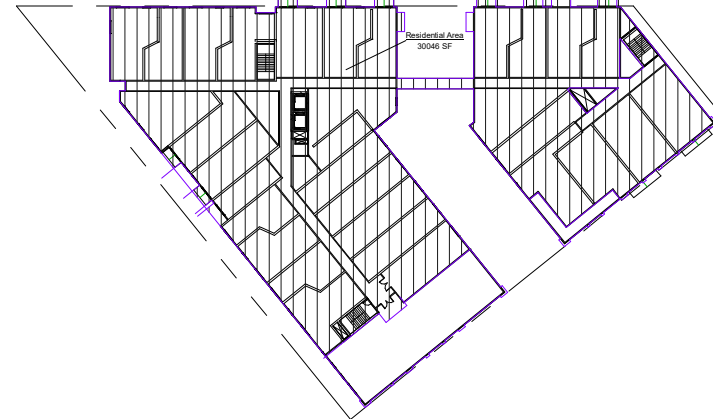
③ Level 3 - Gross Bldg Area  
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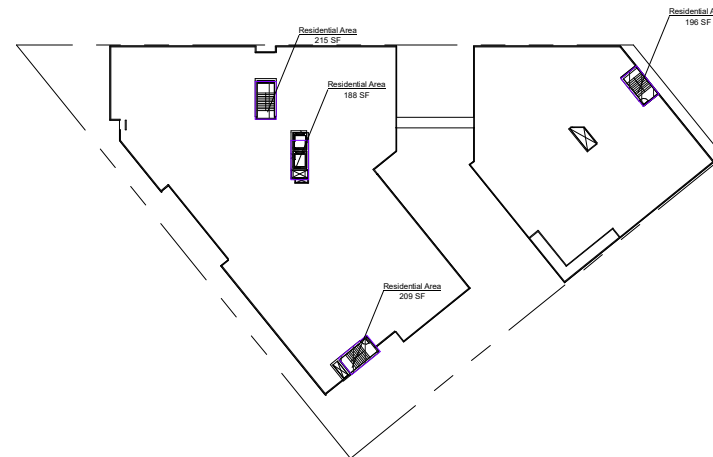
④ Level 4 - Gross Bldg Area  
1" = 100'-0"



⑤ Level 5 - Gross Bldg Area  
1" = 100'-0"



⑥ Level 6 - Gross Bldg Area  
1" = 100'-0"



⑦ Level 7 - Gross Bldg Area  
1" = 100'-0"

GROSS BLDG. AREA CALCULATION		
Level	Name	Area
Level B2	Parking	40852 SF
		40852 SF
Level B1	Parking	40852 SF
		40852 SF
Level 1	Parking	15062 SF
Level 1	Residential Area	4599 SF
Level 1	Retail Area	14824 SF
		34485 SF
Level 2	Residential Area	33322 SF
		33322 SF
Level 3	Residential Area	33137 SF
		33137 SF
Level 4	Residential Area	33236 SF
		33236 SF
Level 5	Residential Area	33236 SF
		33236 SF
Level 6	Residential Area	30046 SF
		30046 SF
Level 7	Residential Area	808 SF
		808 SF
Grand total		279974 SF

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**MEASUREMENT PER CBC 2019 "BUILDING AREA":**  
THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INLCUED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE







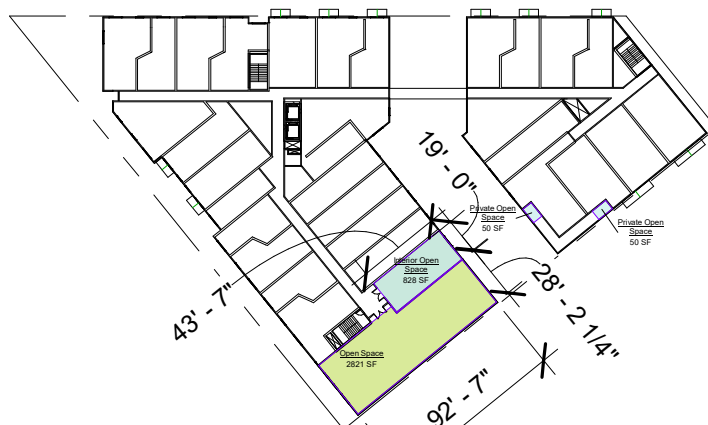
② Level 2 - Open Space  
1" = 100'-0"



⑤ Level 5 - Open Space  
1" = 100'-0"



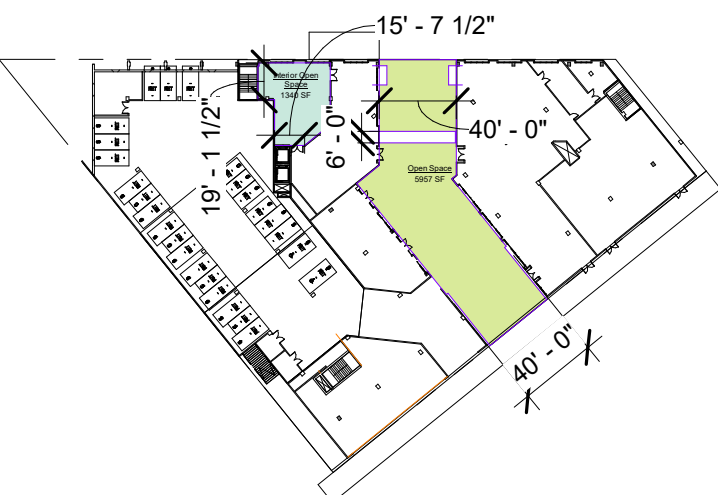
③ Level 3 - Open Space  
1" = 100'-0"



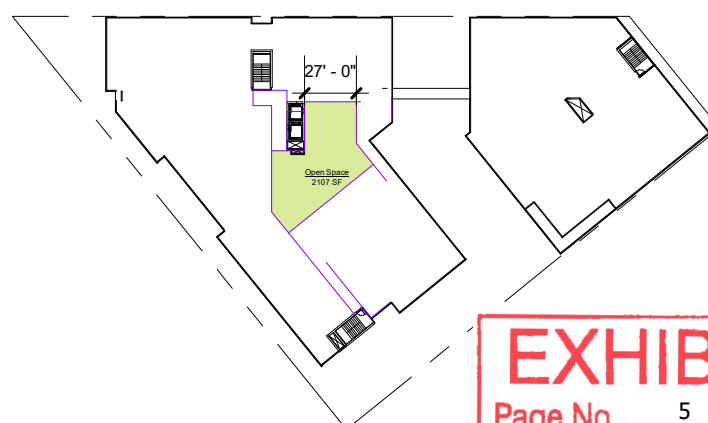
⑥ Level 6 - Open Space  
1" = 100'-0"



④ Level 4 - Open Space  
1" = 100'-0"



① Level 1 - Open Space  
1" = 100'-0"



⑦ Level 7 - Open Space  
1" = 100'-0"

OPEN SPACE REQUIRED			
	NO. OF UNITS	AREA/ UNIT	TOTAL (SF)
STUDIO	9	100	900
Jr.1B	30	100	3000
1BD	90	100	9000
2BD	33	125	4125
3BD	4	175	700
Total Open Space Required			17725
MAX Interior Open Space Allowed (25%)			3323

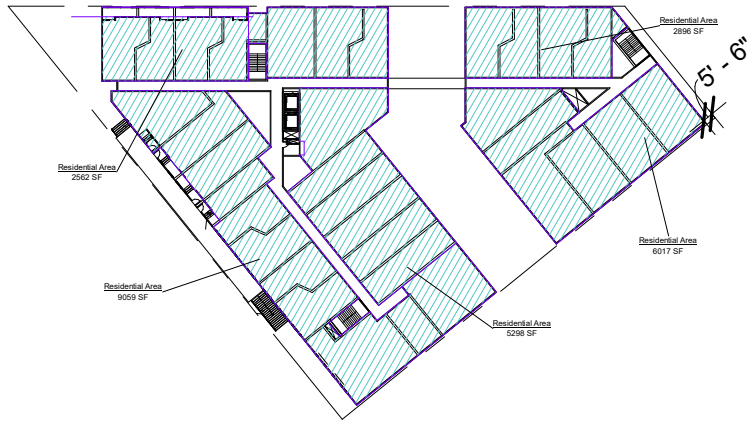
OPEN SPACE PROVIDED (Total)		
Interior Open Space	Amenity	2168 SF
Open Space	Paseo	5957 SF
Open Space	Roof decks	4928 SF
Private Open Space	Balcony	250 SF
Total Open Space Provided		13303 SF

COMMON OPEN SPACE (per level)		
Level 1	Amenity	1340 SF
Level 6	Amenity	828 SF
Interior Open Space		2168 SF
Level 1	Paseo	5957 SF
Level 6	Roof decks	2821 SF
Level 7	Roof decks	2107 SF
Open Space		10885 SF
Total Common Open Space		13053 SF

PRIVATE OPEN SPACE (per level)		
Level 3	Balcony	150 SF
Level 6	Balcony	100 SF
Private Open Space		250 SF

TOTAL OPEN SPACE PROVIDED		
		13303 SF
Total Open Space		13303 SF

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2 Level 2 - Net Rentable  
1" = 100'-0"



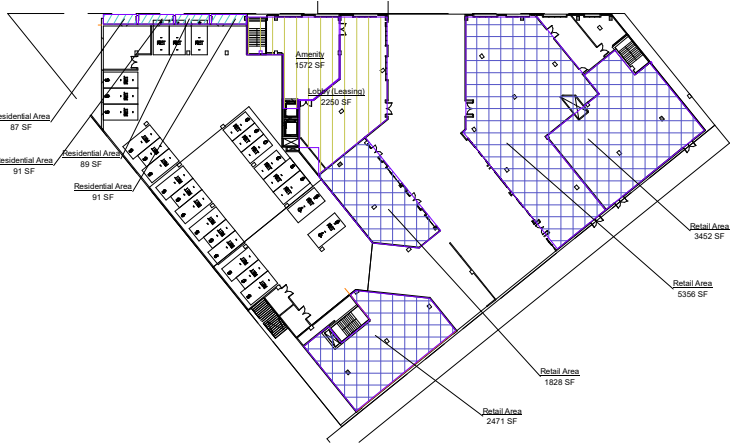
5 Level 5 - Net Rentable  
1" = 100'-0"



3 Level 3 - Net Rentable  
1" = 100'-0"



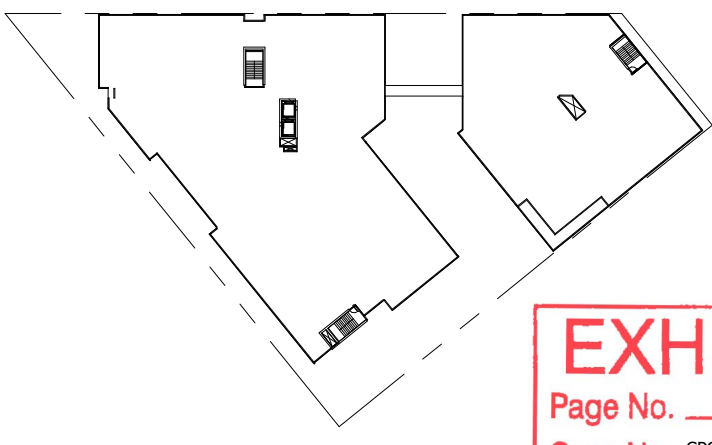
6 Level 6 - Net Rentable  
1" = 100'-0"



1 Level 1 - Net Rentable  
1" = 100'-0"



4 Level 4 - Net Rentable  
1" = 100'-0"



7 Level 7 - Net Rentable  
1" = 100'-0"

NET RENTABLE (RESIDENTIAL)

Level	Name	Area
Level 1	Residential Area	358 SF
Level 2	Residential Area	28330 SF
Level 3	Residential Area	28713 SF
Level 4	Residential Area	28713 SF
Level 5	Residential Area	28713 SF
Level 6	Residential Area	24810 SF
Rentable Net Total *		139636 SF

NET RENTABLE (RETAIL)

Level 1	Retail Area	13108 SF
Rentable Net Total *		13108 SF

NET (NOT RENTABLE) AREAS

Level 1	Amenity	1572 SF
Level 1	Lobby (Leasing)	2250 SF
Level 6	Amenity	836 SF
Rentable Net Total *		4658 SF

NET AREAS

Commercial	
Retail Area	13108 SF
13108 SF	
Residential	
Amenity	2408 SF
Lobby (Leasing)	2250 SF
Residential Area	139636 SF
144294 SF	
Net Total Area*	
157402 SF	

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0' 40' 80' 160' scale: 1" = 80'-0"



A-0.4



[Q]C2-1VL

LIBERTY  
STREET

RESERVOIR ST

– EXISTING BILLBOARD TO REMAIN

## TRANSFORMERS

EXISTING 1 STORY  
COMMERCIAL BUILDING  
TO BE REMOVED

EXISTING 1-2 STORY  
RESTAURANT BUILDING  
TO BE REMOVED

- RESIDENTIAL LOBBY AT  
LEVEL 1

321' - 5"

76' -

1

63'

---



~~\_\_\_\_\_~~

Fire Hydrants within 500ft



### Vicinity Map



## ECHO PARK. TAIX SQUARE

HPG Echo Park, LLC

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PARK AVE.

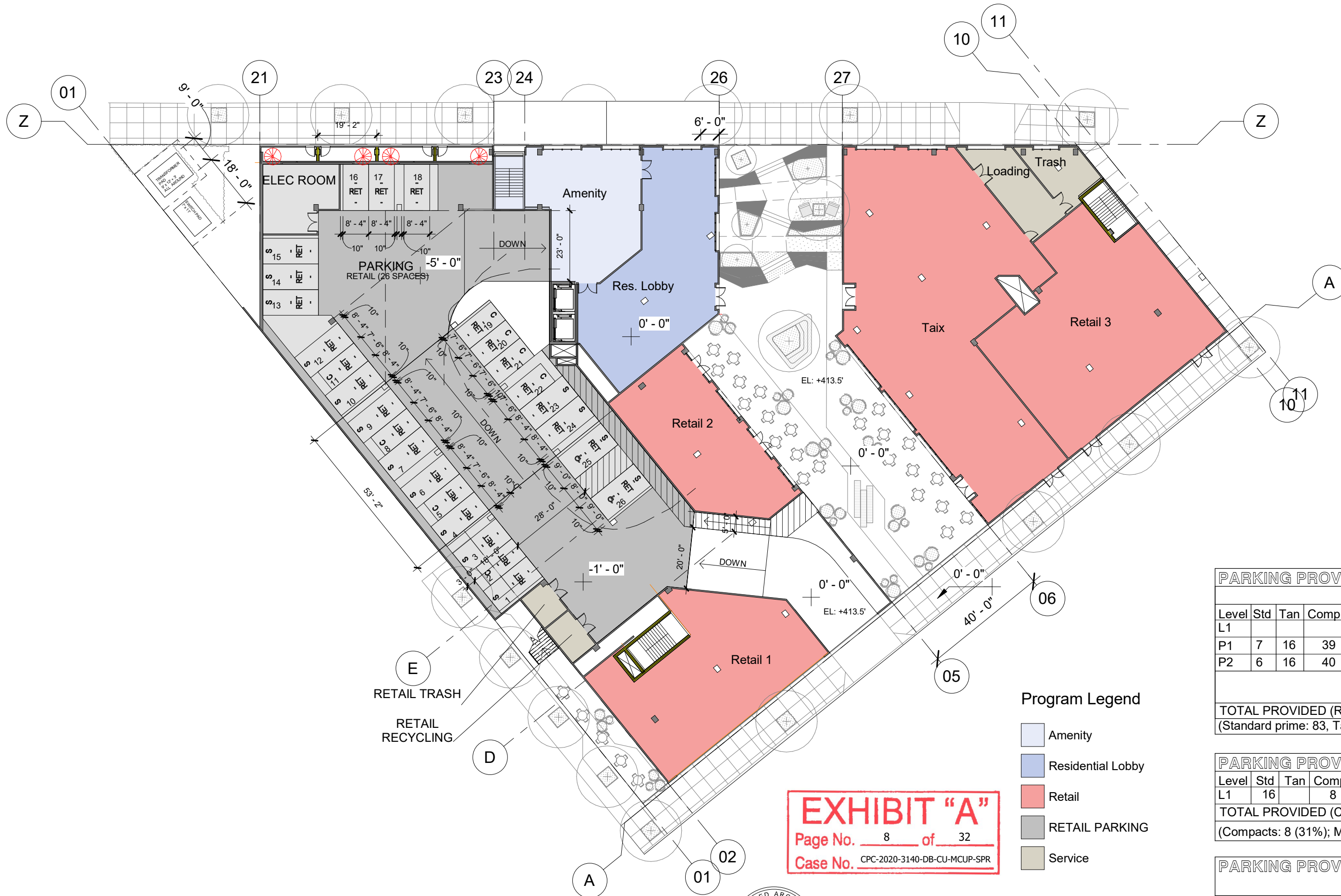
scale: 1" = 30'-0"



## SITE PLAN

# A-1.0





PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp.	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL)						194
(Standard prime: 83, Tandem: 32, Compact: 79)						

PARKING PROVIDED (Commercial)					
Level	Std	Tan	Comp	DAS	Subtotal
L1	16		8	2	26
TOTAL PROVIDED (COMMERCIAL)					26
(Compacts: 8 (31%); Maximum allowed is 40%)					

PARKING PROVIDED (Combined)	
220	







Program Legend

- STUDIO-UNIT
- 1B-UNIT
- 2B-UNIT
- 3B-UNIT
- Jr. 1B-UNIT
- Service

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**ECHO PARK. TAIK SQUARE**

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#2004413.00 | October 1st, 2020



**2ND LEVEL PLAN**

**A-1.2**



**Program Legend**

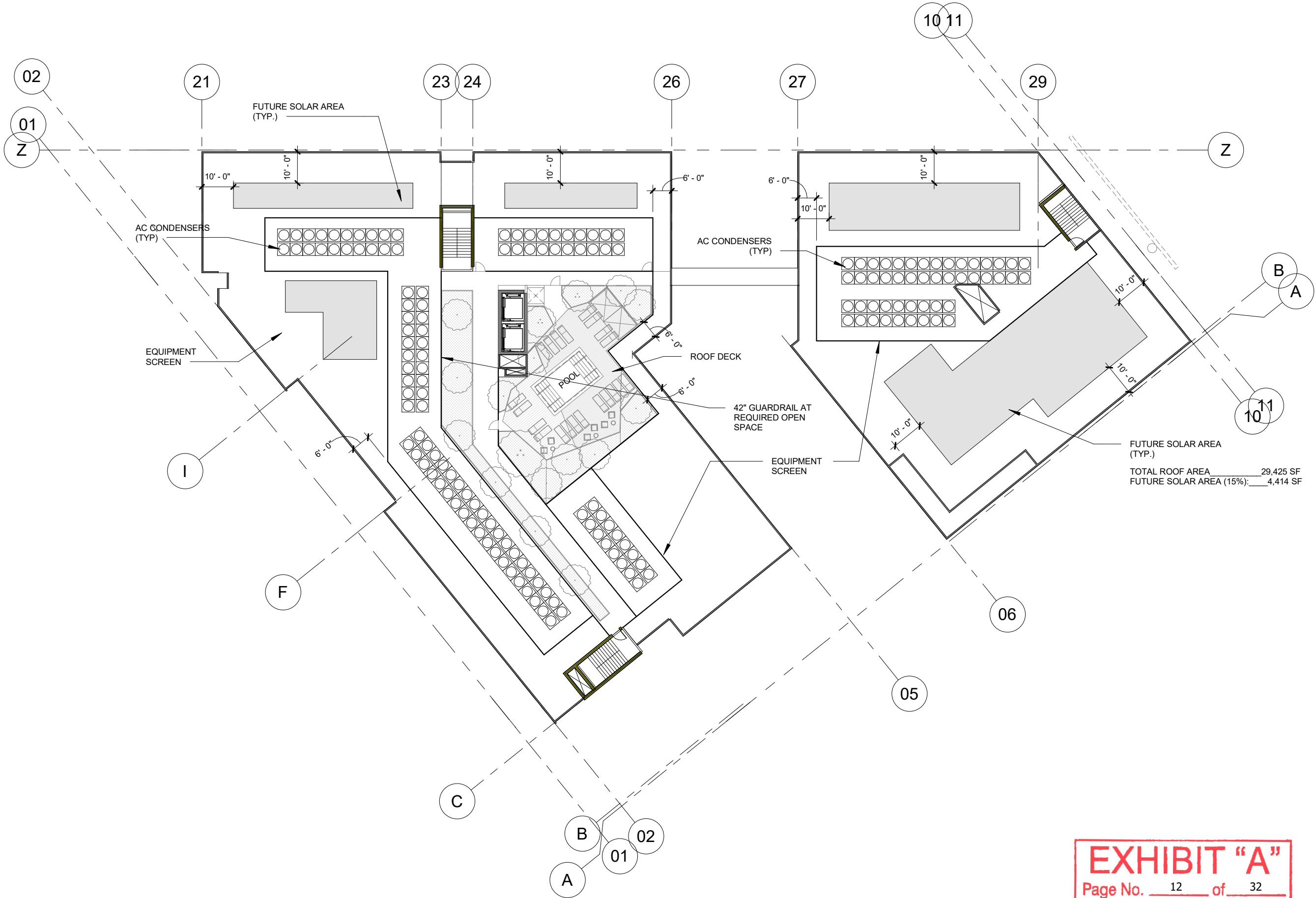
- STUDIO-UNIT
- 1B-UNIT
- 2B-UNIT
- 3B-UNIT
- Jr. 1B-UNIT
- Service

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FUTURE SOLAR AREA (TYP.)  
 TOTAL ROOF AREA 29,425 SF  
 FUTURE SOLAR AREA (15%): 4,414 SF

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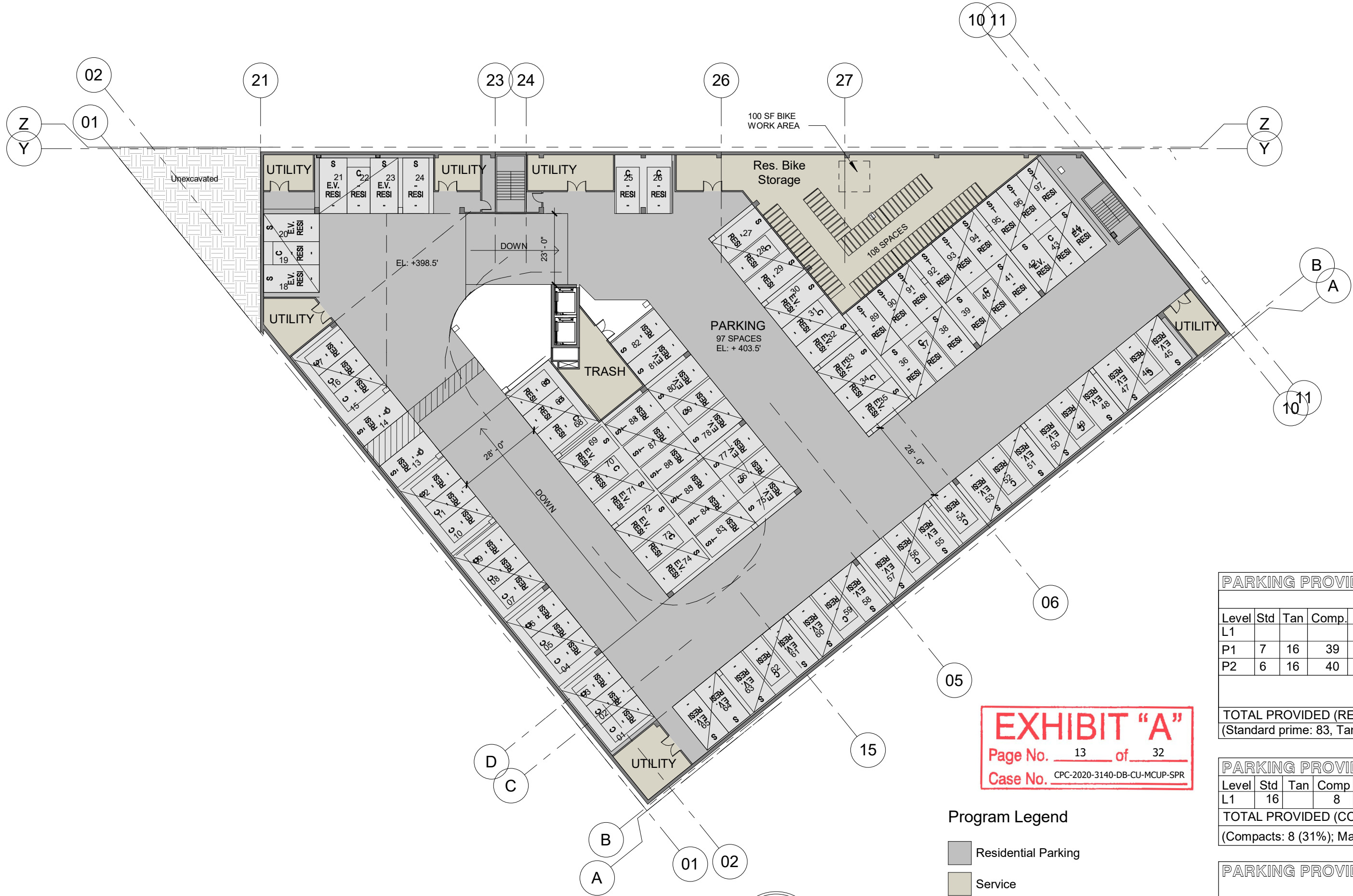
#2004413.00 | October 1st, 2020

0' 15' 30' 60' scale: 1" = 30'-0"



**ROOF LEVEL PLAN**  
**A-1.7**





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**Program Legend**

- Residential Parking
- Service

PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp.	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL)						194
(Standard prime: 83, Tandem: 32, Compact: 79)						

PARKING PROVIDED (Commercial)					
Level	Std	Tan	Comp	DAS	Subtotal
L1	16		8	2	26
TOTAL PROVIDED (COMMERCIAL)					26
(Compacts: 8 (31%); Maximum allowed is 40%)					

PARKING PROVIDED (Combined)	
220	





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Program Legend

- Residential Parking
- Service

PARKING PROVIDED (Residential)						
Level	Std	Tan	Comp	F.E.V.	DAS	Subtotal
L1						
P1	7	16	39	33	2	97
P2	6	16	40	33	2	97
TOTAL PROVIDED (RESIDENTIAL)						194
(Standard prime: 83, Tandem: 32, Compact: 79)						

PARKING PROVIDED (Commercial)					
Level	Std	Tan	Comp	DAS	Subtotal
L1	16		8	2	26
TOTAL PROVIDED (COMMERCIAL)					26
(Compacts: 8 (31%); Maximum allowed is 40%)					

PARKING PROVIDED (Combined)	
220	



ECHO PARK. TAIK SQUARE

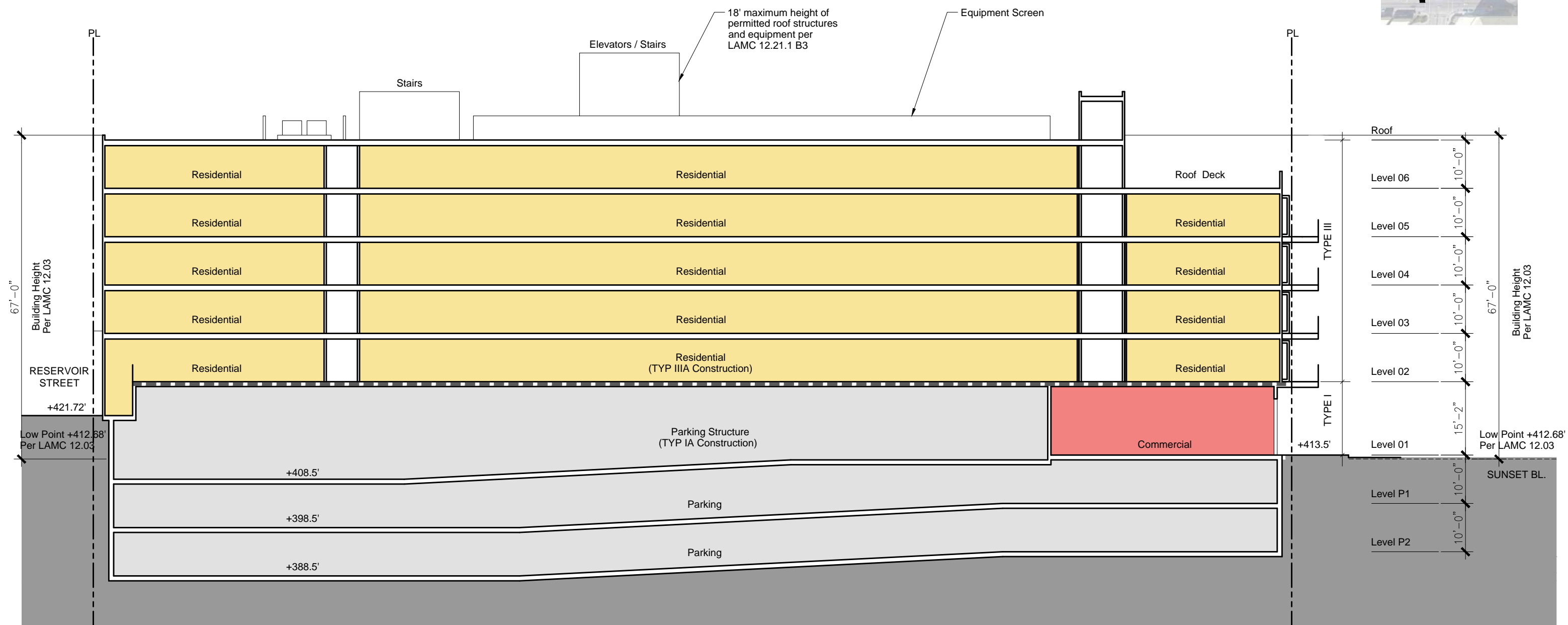
HPG Echo Park, LLC  
togawa smith martin, inc. | www.tsminc.com

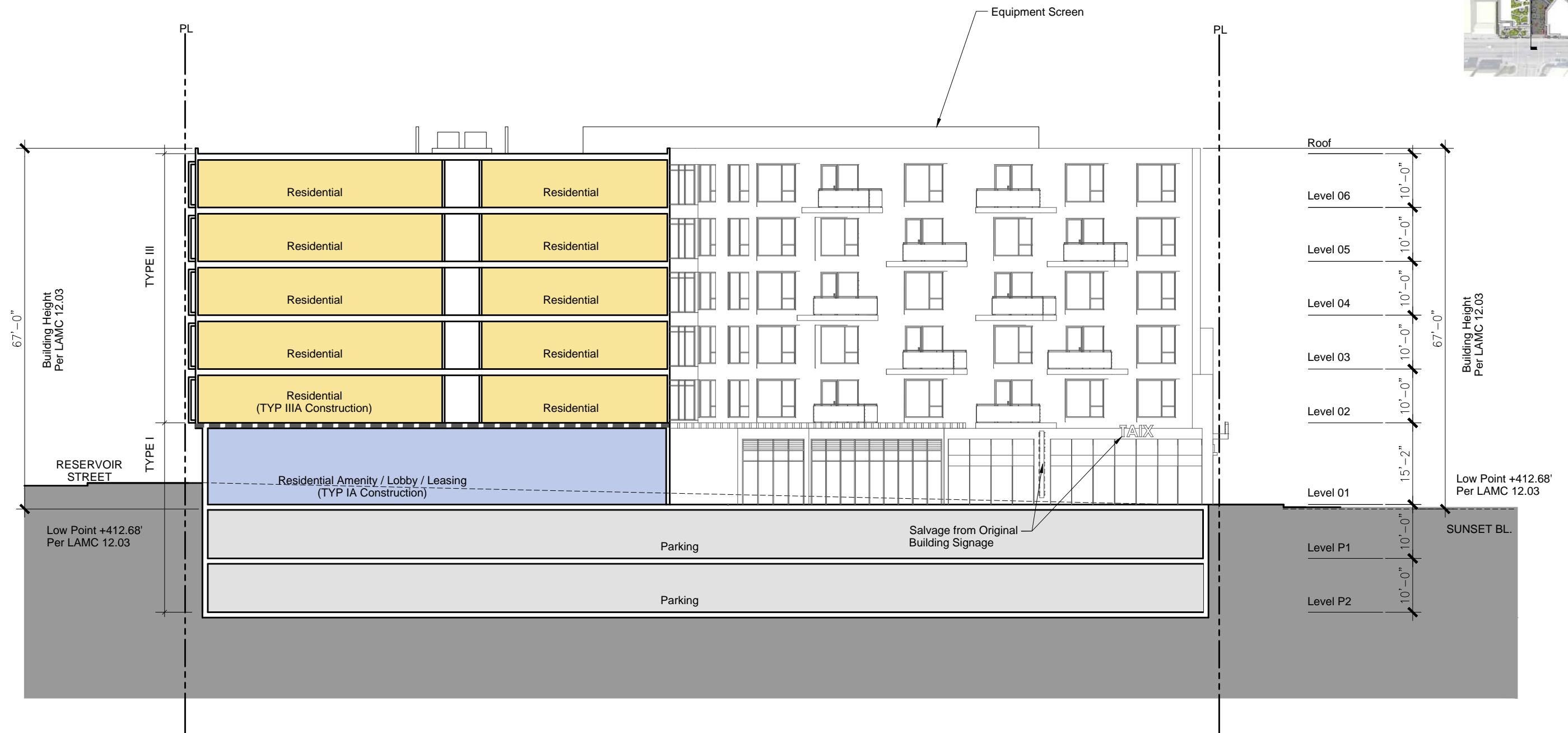
#2004413.00 | October 1st, 2020



LEVEL P2  
A-1.9







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# ECHO PARK. TAI X SQUARE

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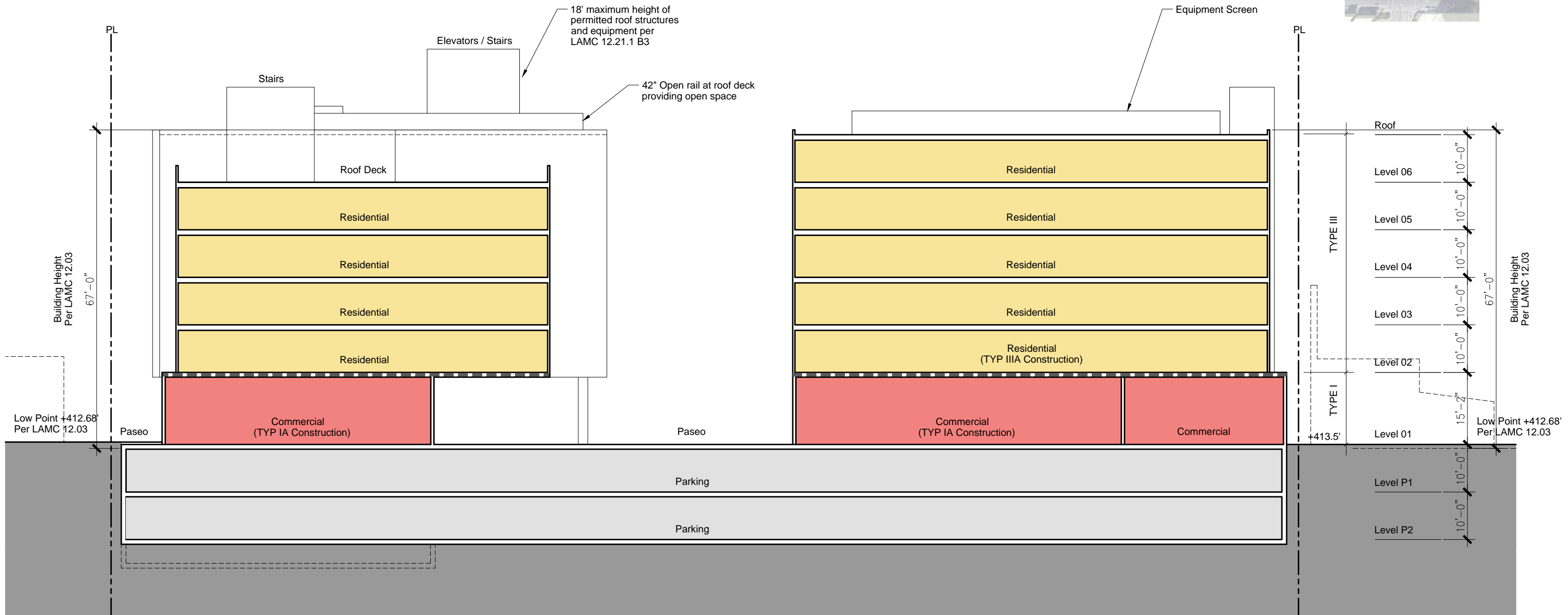
#2004413.00 | October 1st, 2020

0' 15' 30' 60' scale: 1" = 30'-0"

SECTION 2

A-2.1



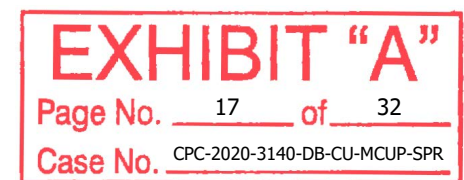


## ECHO PARK. TAIX SQUARE

HPG Echo Park, LLC

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#2004413.00 | October 1st, 2020



SECTION 3

A-2.2



### MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED  
(WALL MOUNTED, 8'-0"x18'-0")



EXHIBIT "A"

Page No. 18 of 32

Case No. CPC-2020-3140-DB-CU-MCUP-SPR







### MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED  
(WALL MOUNTED, 8'-0"x18'-0")



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 Page No. 19 of 32  
 Case No. CPC-2020-3140-DB-CU-MCUP-SPR



## ECHO PARK. TAIK SQUARE

HPG Echo Park, LLC

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#2004413.00 | October 1st, 2020

0' 15' 30' 60' scale: 1" = 30'-0"

WEST ELEVATION

A-3.1





- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

MATERIAL LEGEND

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED (WALL MOUNTED, 8'-0"x18'-0")



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**ECHO PARK. TAIX SQUARE**

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#2004413.00 | October 1st, 2020

**NORTH ELEVATION (RESERVOIR ST.)**

0' 15' 30' 60' scale: 1" = 30'-0"

**A-3.2**





Roof  
Level 06  
Level 05  
Level 04  
Level 03  
Level 02  
Level 01  
Low Point +412.68'  
Per LAMC 12.03

MATERIAL LEGEND

- |   |                                 |    |                               |    |  |
|---|---------------------------------|----|-------------------------------|----|--|
| 1 | PAINTED STUCCO #1-SMOOTH FINISH | 8  | GLASS RAIL                    | 15 | MURAL  |
| 2 | PAINTED STUCCO #2-SMOOTH FINISH | 9  | METAL PICKET RAIL             | 16 | GFRC   |
| 3 | PAINTED STUCCO #3-SMOOTH FINISH | 10 | WROUGHT IRON RAIL             | 17 | FIBER CEMENT   |
| 4 | PAINTED STUCCO #4-SMOOTH FINISH | 11 | SOLID RAIL                    | 18 | BRICK 1  |
| 5 | PAINTED STUCCO #5-SMOOTH FINISH | 12 | VINYL/FIBER GLASS WINDOW/DOOR | 19 | BRICK 2  |
| 6 | PAINTED STUCCO #6-SMOOTH FINISH | 13 | ALUMINUM STOREFRONT           | 20 | BRICK 3  |
| 7 | PERFORATED METAL                | 14 | AWNING/CANOPY                 | A  | EXISTING SIGNAGE TO BE RE-USED<br>(WALL MOUNTED, 8'-0"x18'-0") |



**EXHIBIT "A"**  
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ECHO PARK. TAIK SQUARE

HPG Echo Park, LLC  
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#2004413.00 | October 1st, 2020

0' 15' 30' 60' scale: 1" = 30'-0"

EAST ELEVATION

A-3.3



### MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

- 8 GLASS RAIL
- 9 METAL PICKET RAIL
- 10 WROUGHT IRON RAIL
- 11 SOLID RAIL
- 12 VINYL/FIBER GLASS WINDOW/DOOR
- 13 ALUMINUM STOREFRONT
- 14 AWNING/CANOPY

- 15 MURAL
- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED  
(WALL MOUNTED, 8'-0"x18'-0")



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## ECHO PARK. TAIK SQUARE

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#2004413.00 | October 1st, 2020

PASEO ELEVATION (FACING WEST)

A-3.4

0' 15' 30' 60' scale: 1" = 30'-0"





# MATERIAL LEGEND

- 1 PAINTED STUCCO #1-SMOOTH FINISH
- 2 PAINTED STUCCO #2-SMOOTH FINISH
- 3 PAINTED STUCCO #3-SMOOTH FINISH
- 4 PAINTED STUCCO #4-SMOOTH FINISH
- 5 PAINTED STUCCO #5-SMOOTH FINISH
- 6 PAINTED STUCCO #6-SMOOTH FINISH
- 7 PERFORATED METAL

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- 9 METAL PICKET RAIL
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- 16 GFRC
- 17 FIBER CEMENT
- 18 BRICK 1
- 19 BRICK 2
- 20 BRICK 3
- A EXISTING SIGNAGE TO BE RE-USED  
(WALL MOUNTED, 8'-0"x18'-0")



## EXHIBIT "A"

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## ECHO PARK. TAIX SQUARE

HPG Echo Park, LLC

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#2004413.00 | October 1st, 2020

PASEO ELEVATION (FACING EAST)

0' 15' 30' 60' scale: 1" = 30'-0"

A-3.5



1" Thick Signage  
(Powder Coated Aluminum)

Existing signage  
to be reused

Wall Mounted Sconce (typ.)

1" Thick Signage  
(Powder Coated Aluminum)

1" Thick Signage  
(Powder Coated Aluminum)

1" Thick Signage  
(Powder Coated Aluminum)

**EXHIBIT "A"**  
Page No. 24 of 32  
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**ECHO PARK - TAIX SQUARE**

1911 SUNSET INVESTORS, LLC  
togawa smith martin, inc. | www.tsminc.com

1911 Sunset Blvd. Los Angeles, CA, 90026

APN: 5404001007, 5404001008, 5404001034  
Project # 1904405 | June 18, 2020

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GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

0 5' 10' 20'

**SIGNAGE / LIGHTING**

**A-6.0**



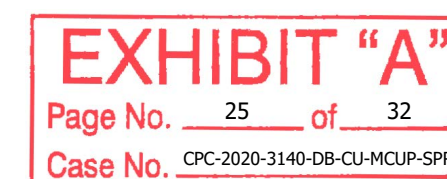


1" Thick Signage  
(Powder Coated Aluminum)

Wall Mounted Sconce (typ.)

1" Thick Signage  
(Powder Coated Aluminum)

Wall Mounted Sconce (typ.)



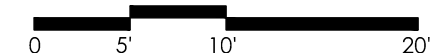
**ECHO PARK - TAIX SQUARE**

1911 SUNSET INVESTORS, LLC  
togawa smith martin, inc. | www.tsminc.com

1911 Sunset Blvd. Los Angeles, CA, 90026

APN: 5404001007, 5404001008, 5404001034  
Project # 1904405 | June 18, 2020

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**SIGNAGE / LIGHTING**

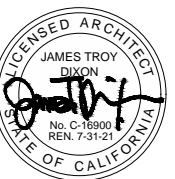
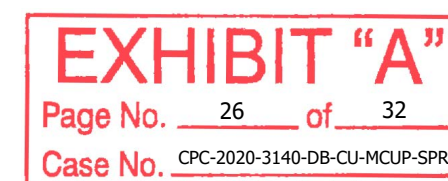
**A-6.1**





1" Thick Signage  
(Powder Coated Aluminum)

Wall Mounted Sconce (typ.)



**SIGNAGE / LIGHTING**

**A-6.2**



**ECHO PARK - TAIK SQUARE**

1911 Sunset Blvd. Los Angeles, CA, 90026

1911 SUNSET INVESTORS, LLC  
togawa smith martin, inc. | www.tsminc.com

APN: 5404001007, 5404001008, 5404001034  
Project # 1904405 | June 18, 2020

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DESIGN SURVEY

SHEET 2 OF 3

kpff  
700 S. Flower Street, Suite 2100  
Los Angeles, CA 90017  
P: 213.266.3294  
F: 213.266.3294  
www.kpff.com

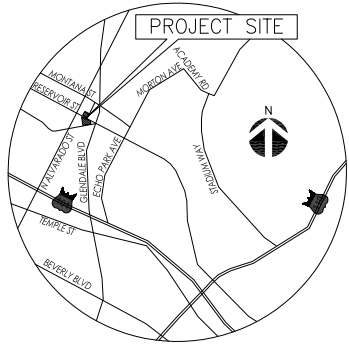
HOLLAND TAX LIBERTY

HOLLAND CONSTRUCTION INC.  
5000 EAST SPRING STREET  
LONG BEACH, CA 90815

PROJECT # 1800855  
DATE PREPARED 11/19/2018  
DRAWN BY BS  
CHECKED BY CJ

REVISIONS

NO.	DATE
6	
5	
4	
3	
2	
1	



VICINITY MAP  
NOT TO SCALE

LEGEND

- AREA DRAIN
- AREA LIGHT
- BOLLARD
- CLEANOUT
- COMMUNICATIONS MANHOLE
- CURB DRAIN
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- IRRIGATION CONTROL PULLBOX
- IRRIGATION CONTROL VALVE
- PARKING METER
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT PULLBOX
- TELEPHONE MANHOLE
- TELEPHONE PULLBOX
- TRAFFIC SIGNAL LIGHT
- UNKNOWN MANHOLE
- UNKNOWN PULLBOX
- WATER METER
- WATER VALVE
- PALM
- TREE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- ASPH ASPHALT
- BK BIKE RACK
- BL BOLLARD
- BOV BLOW OFF VALVE
- C CENTERLINE
- CATV CABLE/TV
- CB CATCH BASIN
- CD CURB DRAIN
- CO CLEANOUT
- COM COMMUNICATIONS
- CONC CONCRETE
- CPT CP TEST PULLBOX
- DI DRAIN INLET
- DR DOOR
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- ELEC ELECTRIC
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- AEVT ELECTRIC VAULT
- FD FOUND
- FF FINISHED FLOOR
- FL FLOWLINE
- GB GRADE BREAK
- GI GREASE INTERCEPTOR
- ICV IRRIGATION CONTROL VALVE
- LA LANDSCAPE AREA
- LP LIGHT POLE
- LT&T LEAD TACK AND TAG
- MH MANHOLE
- NG NATURAL GROUND
- NRK NEWSPAPER RACK
- OH OVERHANG
- R PROPERTY LINE
- PB PULLBOX
- PED PEDESTRIAN WALK POLE
- PM PARKING METER
- PP POWERPOLE
- R/W RIGHT-OF-WAY
- RSR RISER
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SL STREET LIGHT
- SN SIGN
- SS SANITARY SEWER
- SWK SIDEWALK
- TEL TELEPHONE
- TG TOP OF GRATE
- TRWL TREE WELL
- TS TRAFFIC SIGNAL
- TVT TELEPHONE VAULT
- TW TOP OF WALL
- TYP TYPICAL
- UNK UNKNOWN
- UP UTILITY POLE
- UTIL UTILITY
- UVT UNKNOWN VAULT
- WDF WOOD FENCE
- WIF WROUGHT IRON FENCE
- WV WATER VALVE
- WVT WATER VAULT
- VT VAULT

LINETYPES

- BUILDING FOOTPRINT
- BUILDING OVERHANG
- CHAINLINK FENCE
- CONCRETE CURB
- FLOWLINE
- WALL
- SUBJECT PROPERTY
- LOT LINE
- RIGHT OF WAY LINE
- POTENTIAL RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- OHU OVERHEAD UTILITIES



PREPARED UNDER THE DIRECTION OF:

PRELIMINARY

CHRIS JONES, PLS 9393  
CHRIS.JONES@KPFF.COM

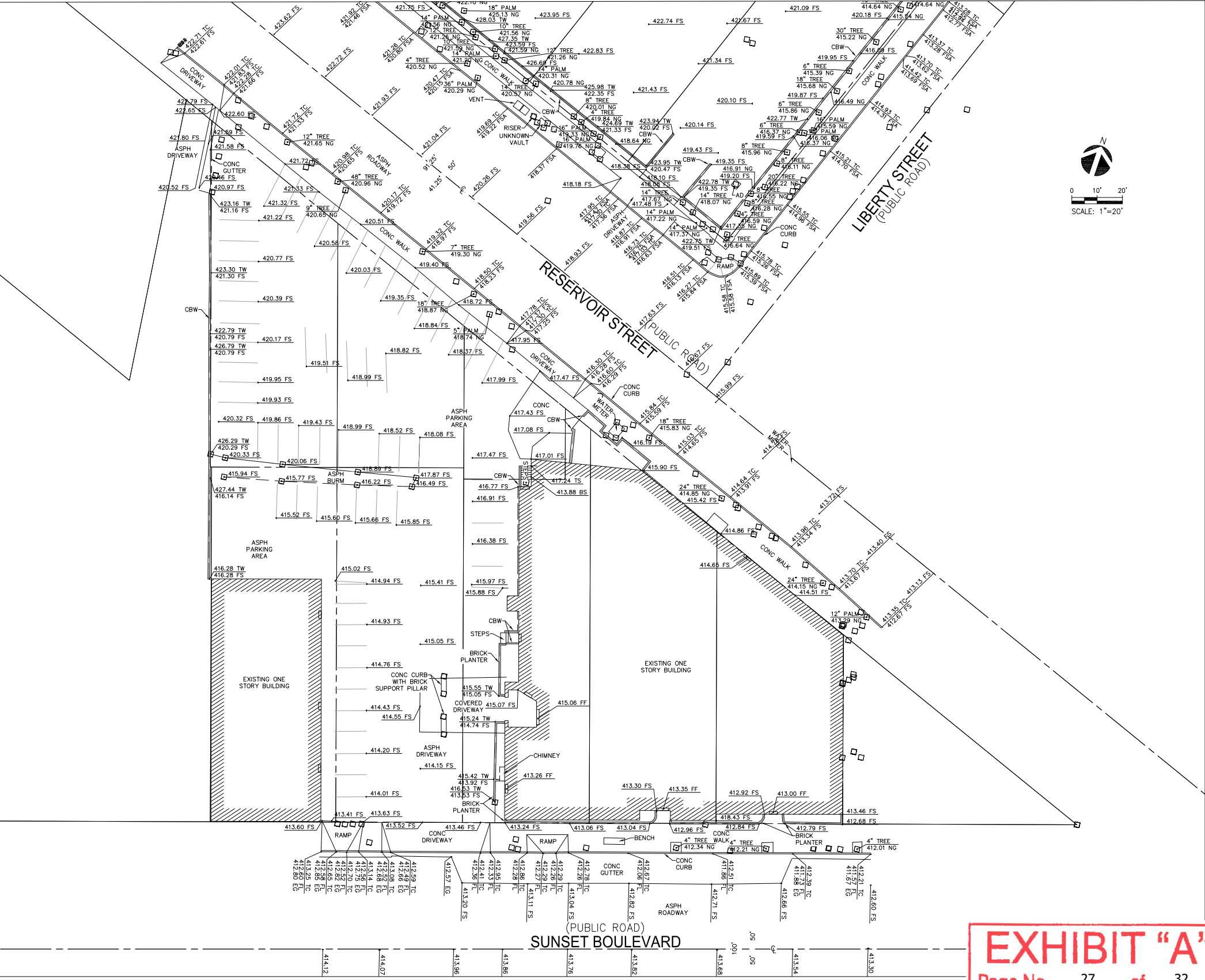
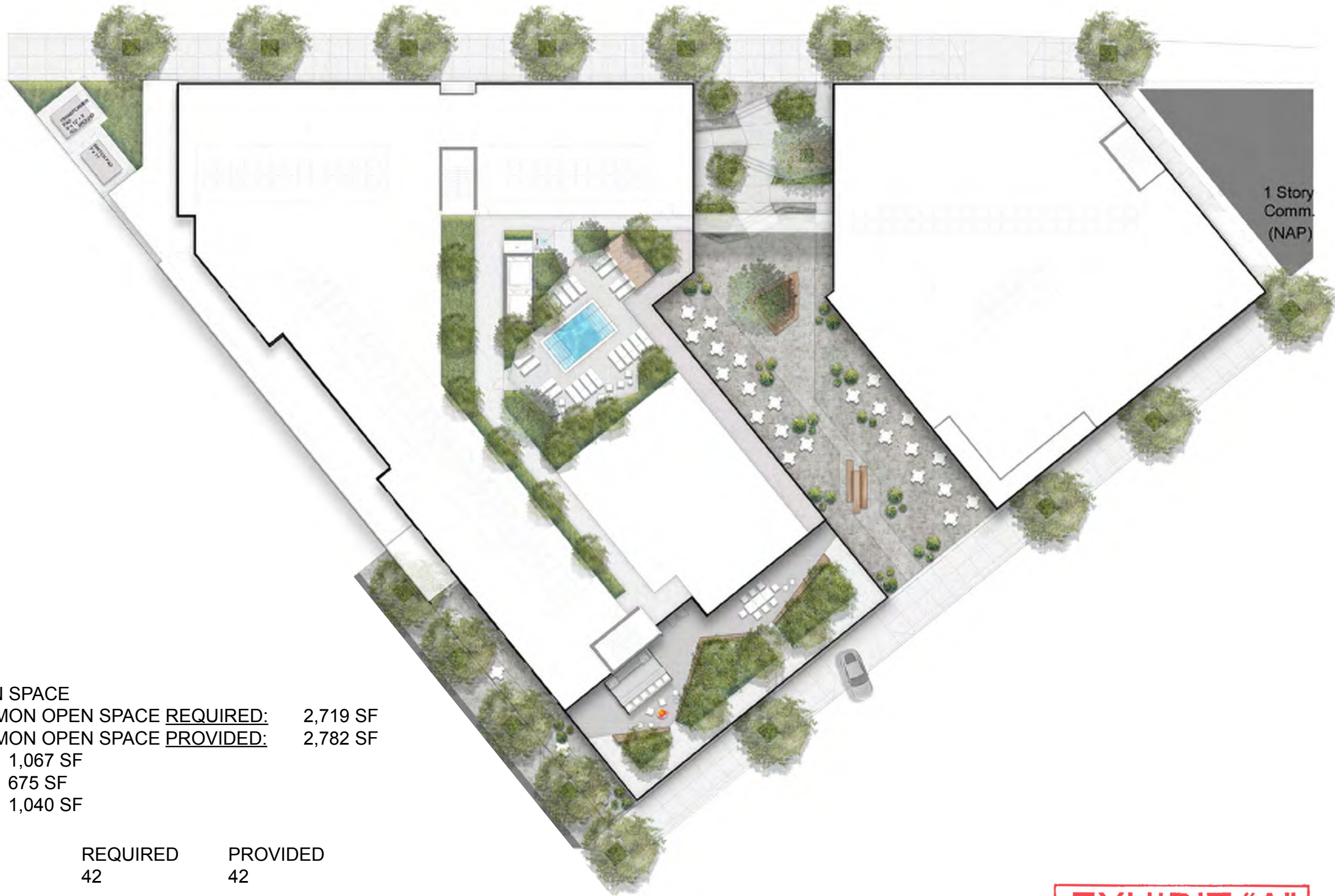


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COMMON OPEN SPACE  
PLANTED COMMON OPEN SPACE REQUIRED: 2,719 SF  
PLANTED COMMON OPEN SPACE PROVIDED: 2,782 SF  
LEVEL 1: 1,067 SF  
LEVEL 6: 675 SF  
LEVEL 7: 1,040 SF

TREES  
TOTAL TREES:                      REQUIRED                      PROVIDED  
   42                                      42  
(1 TREE PER 4 UNITS)

TREE SCHEDULE					
SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES					
T1	ARB MAR	ARBUTUS X 'MARINA'	MARINA STAWBERRY TREE	PER PLAN	48" BOX
T2	GER DES	CERCIDUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	PER PLAN	48" BOX
T3	DRA DRA	DRACAENA DRACO	DRAGON TREE	PER PLAN	48" BOX
T4	GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO/MAIDENHAIR TREE	PER PLAN	48" BOX
T5	LAG IND	LAGERSTROEMIA 'WHIT II'	DYNAMITE Crape Myrtle	PER PLAN	48" BOX
T6	MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	PER PLAN	48" BOX
T7	PHO CAN	PHOENIX CANARIENSIS	CANARY ISLAND PALM	PER PLAN	48" BOX
T8	OLE EUR	OLEA EUROPAEA 'WILSON'	FRUITLESS OLIVE	PER PLAN	48" BOX
T9	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	PER PLAN	48" BOX
T10	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PER PLAN	48" BOX

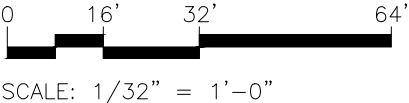
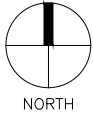
UNDERSTORY PLANT SCHEDULE					
SYMBOL	ABBR.	BOTANICAL NAME/PALETTE MIX	COMMON NAME(S)	SIZE	SPACING
S1	ANI AMB	ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	5 GAL	18" O.C.
S2	ANI BIG	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	18" O.C.
S3	ANI HAR	ANIGOZANTHOS 'HARMONY'	RED-YELLOW KANGAROO PAW	5 GAL	18" O.C.
S4	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18" O.C.
S5	CEA GRI	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL	30" O.C.
S6	CUP GUA	CUPRESSUS GUADALUPENSIS 'GREENLEE'S BLUE ROCKET'	GREENLEE'S BLUE ROCKET	15 GAL	36" O.C.
S7	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	30" O.C.
S8	CON SAB	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GAL	18" O.C.
S9	COR AUS	CORDYLINE AUSTRALIS 'TORBAY DAZZLER'	CORDYLINE DAZZLER	15 GAL	30" O.C.
S10	EPI CAR	EPILOBIUM CANUM 'CARMEN'S GRAY'	CALIFORNIA FUCHSIA	1 GAL	30" O.C.
S11	EPI ROU	EPILOBIUM CANUM 'ROUTE 66'	CALIFORNIA FUCHSIA	1 GAL	18" O.C.
S18	LAU NOB	LAURUS NOBILIS	SWEET BAY	15 GAL	30" O.C.
S19	LAV GOO	LAVANDULA 'GOODWIN CREEK GREY'	GOODWIN CREEK LAVENDER	5 GAL	24" O.C.
S20	LAV HET	LAVANDULA X HETEROPHYLLA	SWEET LAVENDER	5 GAL	30" O.C.
S21	LAV REG	LAVANDULA 'REGAL SPLENDOR'	REGAL SPLENDOR LAVENDER	1 GAL	24" O.C.
S22	LAV STO	LAVANDULA 'STOECHAS WINTER BEE'	FRENCH LAVENDER, SPANISH LAVENDER	1 GAL	18" O.C.
S23	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE, WILD RYE	1 GAL	18" O.C.
S24	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	30" O.C.
S25	PEN SPE	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL	30" O.C.
S26	POD ELO	PODOCARPUS ELONGATUS 'MONMAY'	ICEE BLUE YELLOW-WOOD	15 GAL	30" O.C.
S29	SAN TRI	SANSEVIERIA TRIFASCIATA 'SILVER QUEEN'	SNAKE PLANT, MOTHER-IN-LAW'S TONGUE	2 GAL	12" O.C.
S30	VER BON	VERBENA BONARIENSIS	TALL VERBENA	5 GAL	30" O.C.

EXHIBIT "A"  
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ECHO PARK. TAIX SQUARE  
HPG Echo Park, LLC  
LANDmarc | www.LAND-marc.com

# 190101 | October 1,2020



Composite  
L-1.0







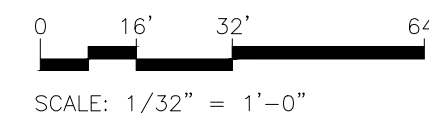
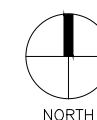


- Legend**
- ① Outdoor Kitchen/ Bar + TV
  - ② Fire Feature
  - ③ Group Dining
  - ④ Enhanced Paving
  - ⑤ Built-in Seating
  - ⑥ Raised Planter

**EXHIBIT "A"**  
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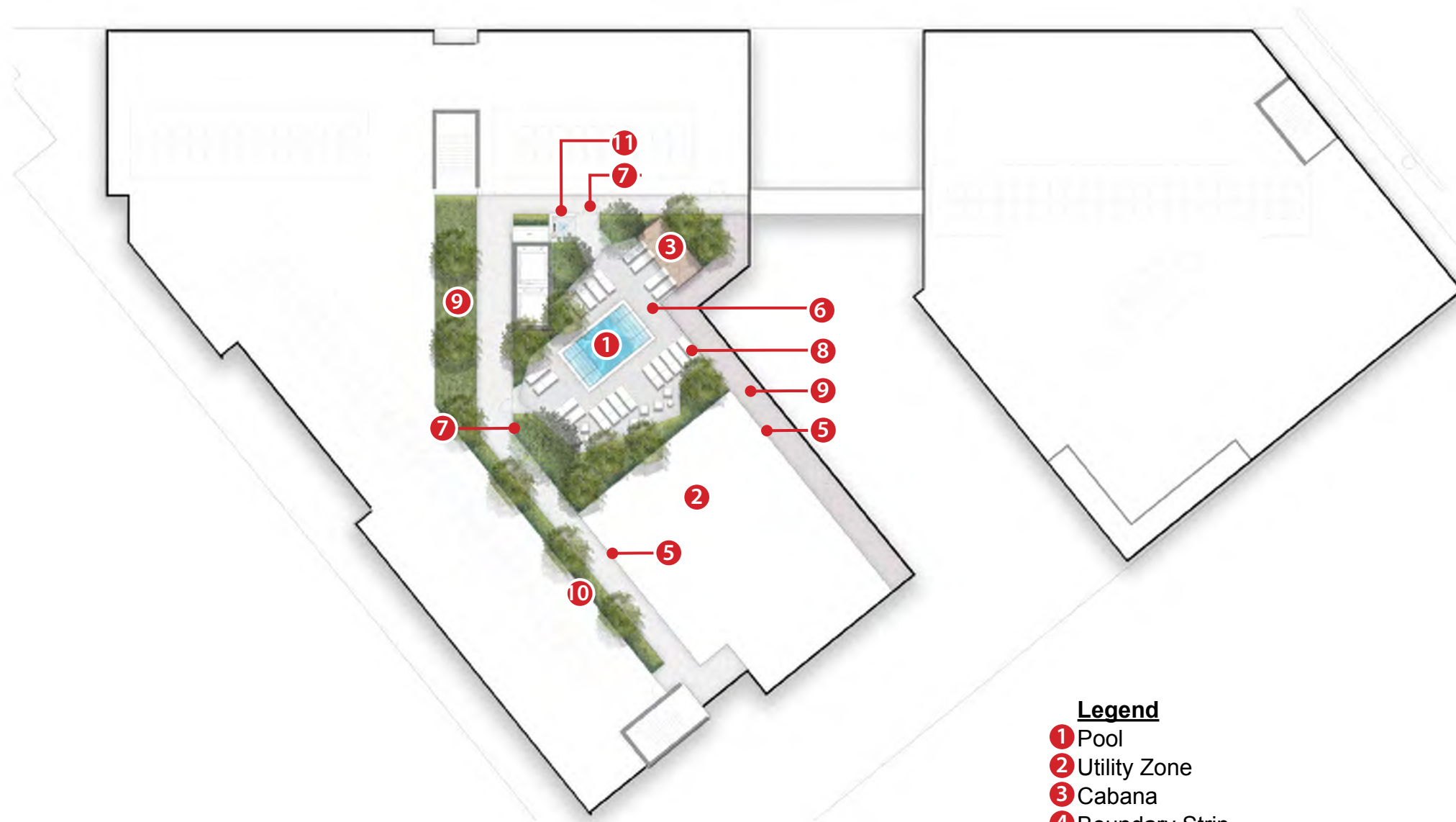


Level 6



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



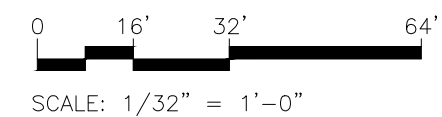


- Legend**
- ① Pool
  - ② Utility Zone
  - ③ Cabana
  - ④ Boundary Strip
  - ⑤ Enclosure
  - ⑥ Enhanced Paving
  - ⑦ 5'-0" Pool Enclosure/ Gate
  - ⑧ Movable Outdoor Lounge Furniture
  - ⑨ Planting
  - ⑩ Screening
  - ⑪ Shower

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Level 7







1" Thick Signage  
(Powder Coated Aluminum)

Existing signage  
to be reused

1" Thick Signage  
(Powder Coated Aluminum)

1" Thick Signage  
(Powder Coated Aluminum)

1" Thick Signage  
(Powder Coated Aluminum)

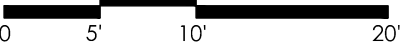
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**ECHO PARK - TAIX SQUARE**  
 1911 SUNSET INVESTORS, LLC  
 togawa smith martin, inc. | www.tsminc.com

1911 Sunset Blvd. Los Angeles, CA, 90026  
 APN: 5404001007, 5404001008, 5404001034  
 Project # 1904405 | June 18, 2020

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**SIGNAGE / LIGHTING**

**A-6.0**