



PROJECT SITE

ARCHITECT:

MORALI ARCHITECT  
505 8TH AVENUE NEW YORK,NY10018  
TEL. 212 219 2091 E-MAIL: MSTUDIONY@AOL.COM

OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
949 981 5909

JONATHAN ZALOMEK  
EST4TE FOUR  
9800 WILSHIRE  
BOULEVARD  
jz@estate4.co.uk  
949 981 5909

No.	Description	Date

PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

COVER

SCALE : AS NOTED

Project Number	Date
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A100

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2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011

APPLICANT: 929 E4, LLC

MORALI  
ARCHITECTS  
6618 MARQUEZ AVE, PACIFIC PALISADES, LA 90272  
505 8TH AVENUE, NEW YORK, NY 10018



## TABLE A

PROGRAM (USE)	ZONING NET AREA 2022		NET DIFFERENCE
RESTAURANT	3,938		(-)2,082
LOBBY (OFFICE/EVENT)	1,178		(-)356
RETAIL			(-)20,521
RETAIL(PRIVATE)			(-)985
GYM/SPA			(-)6,133
CAFE			(-)1,859
EVENT (SIXTH LEVEL/MEZZ)	21,000		ADDITIONAL 548
ARTIST STUDIOS (FIFTH LEVEL)	5,958	TOTAL 17,265	ADDITIONAL 4,958
PHOTOS STUDIOS (FIFTH LEVEL)	5,667		ADDITIONAL 3,026
SCREENING ROOM (FIFTH LEVEL)	5,640		(-) 3,424
OFFICE (SECOND,THIRD,FOURTH,SEVENTH LEVEL)	70,318 19,653 16,135 17,265 17,265 (SECOND,THIRD,FOURTH,SEVENTH LEVEL)		ADDITIONAL 36,357
DINING/LOUNGE/BAR	10,534		NO CHANGE
TOTAL FLOOR AREA	124,233*		

DOES NOT INCLUDE EXTERIOR WALLS AND TERRACES

## TABLE B

FLOOR	PROGRAM (USES)	ZONING AREA	ITE GFA	PERCENTAGE	BUILDABLE GROSS SQ. FT.
BASEMENT	PARKING	———	———	———	29,522 G.S.F.
	OFFICE STORAGE	———	2,808 G.S.F.	1.8%	
	RESTAURANT STORAGE	———	1,420 G.S.F.	0.9%	
	LOBBY/Common	———	6,226 G.S.F.	———	
FIRST	RESTAURANT	3,938 S.F.	3,938 G.S.F.	2.6%	29,522 G.S.F.
	LOBBY/Common	1,178 S.F.	2,784 G.S.F.	———	
SECOND	OFFICE	19,653 S.F.	22,434 G.S.F.	14.7%	28,815 G.S.F.
THIRD	OFFICE	16,135 S.F.	19,032 G.S.F.	12.5%	22,712 G.S.F.
FOURTH	OFFICE	17,265 S.F.	20,646 G.S.F.	13.5%	22,000 G.S.F.
FIFTH	ART STUDIOS	17,265 S.F.	6,882 G.S.F.	4.6%	22,000 G.S.F.
	PHOTOS STUDIOS		6,882 G.S.F.	4.6%	
	SCREENING ROOM		6,882 G.S.F.	4.6%	
SIXTH	EVENT	17,265 S.F.	20,646 G.S.F.	13.5%	22,000 G.S.F.
SIXTH MEZZ.	EVENT	3,735 S.F.	6,438 G.S.F.	4.3%	6,438 G.S.F.
SEVENTH	OFFICE	17,265 S.F.	20,646 G.S.F.	13.5%	22,000 G.S.F.
EIGHTH	DINING/LOUNGE/BAR	10,534 S.F.	13,660 G.S.F.	8.9%	22,000 G.S.F.
TOTAL AREA		124,233 S.F.	161,324 G.S.F.*	100%	227,009 G.S.F.

NOTE: INDIVIDUAL MECHANICAL SPACES ARE LOCATED ON EACH FLOOR AND ALLOCATED TO THE USE OF SUCH FLOOR.

\*(WITHOUT THE LOBBY/Common Areas The Gross  
Square Footage Remaining Is 152,314 SF)

OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE BOULEVARD  
PHONE: 949 981 5909

## PROJECT SUMMARY

PROJECT DESCRIPTION: Reconfigure approved building envelope to permit an 8-story building and a total of 124,638 sf of floor area with commercial office, restaurant, studio and screening room, and event space, within the building's approved maximum height of 131 feet.

SITE INFORMATION:  
Addresses: 929-939 East 2nd Street, Los Angeles, CA 90012  
APNs: 5136-004-007 and 5163-004-011

Zoning: (T)(Q)C2-2-RIO  
General Plan: Regional Commercial  
General Plan Area: Central City North  
Specific Plan Area: None  
Enterprise Zone: East Los Angeles Enterprise Zone  
Prior Approval: CPC-2016-1080-GPA-ZC-HD-MCUP-ZV-SPR  
Site Ordinance: 185,180

PROJECT DATA:  
Maximum Height: 131 feet per Ordinance 185,180  
Proposed Height: 130'-11"

Setbacks permitted and proposed: 0 feet

Lot Area: 29,798 sf per ZIMAS

FAR Proposed: 4.20:1 (125,090 sf)

LOBBY/COMMON DISTRIBUTION

OFFICE	54.2%
OFFICE STORAGE	1.8%
EVENT	17.8%
RESTAURANT	2.6%
RESTAURANT STORAGE	0.9%
DINING/LOUNGE/BAR	8.9%
ART STUDIOS	4.6%
PHOTOS STUDIOS	4.6%
SCREENING ROOM	4.6%

OPEN SPACE (2022)

FLOOR	TERRACE
FIRST	730 S.F.
SECOND	6,381 S.F.
THIRD	3,680 S.F.
FOURTH	1,354 S.F.
FIFTH	1,354 S.F.
SIXTH	1,354 S.F.
SIXTH MEZZ.	
SEVENTH	1,354 S.F.
EIGHTH	8,340 S.F.
TOTAL OPEN SPACE	24,547 S.F.

TOTAL REQUIRED OPEN SPACE  
NONE FOR COMMERCIAL

TOTAL PROVIDED OPEN SPACE  
16,613 OPEN TERRACE SPACE  
65% LANDSCAPE (65% OF  
TERRACES TO BE W/ EITHER  
GREEN ROOF OR PLANTING

24,586 SF OPEN

OPEN SPACE (2016)

TOTAL OPEN SPACE	15,703 S.F.
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NET LOT AREA (SF)	29,593	4.2 FAR
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OPEN SPACE (2022-2016)

OPEN SPACE NET DIFFERENCE	ADDITIONAL 8,844 S.F.
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## PARKING REQUIREMENTS

VEHICLE PARKING	FLOOR AREA	RATIO	REQUIRED	PROPOSED
VEHICLE PARKING SPACES per ENTERPRISE ZONE PARKING REQUIREMENT	124,638	1 SPACE/500 SF	249	270
EVR			20%	54
EVCS			10%	27
TOTAL				81

## BICYCLE PARKING

		SHORT TERM RATIO	SHORT TERM REQUIRED	LONG TERM RATIO	LONG TERM PROVIDED
RESTAURANT		1/2,000 SF	3	1/2,000 SF	3
OFFICE		1/10,000 SF	7	1/5,000 SF	14
OTHER COMMERCIAL USES		1/10,000 SF	5	1/5,000 SF	10
TOTAL					
BICYCLE PARKING PROVIDED			19		42

## EXCAVATION

	2016	2022
EXCAVATION AMOUNT (CY)	3,220	3,220



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No.	Description	Date
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SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

# PROJECT SUMMARY

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PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## PROJECT SITE PLAN

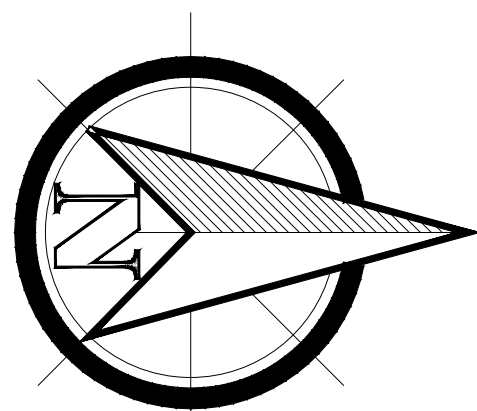
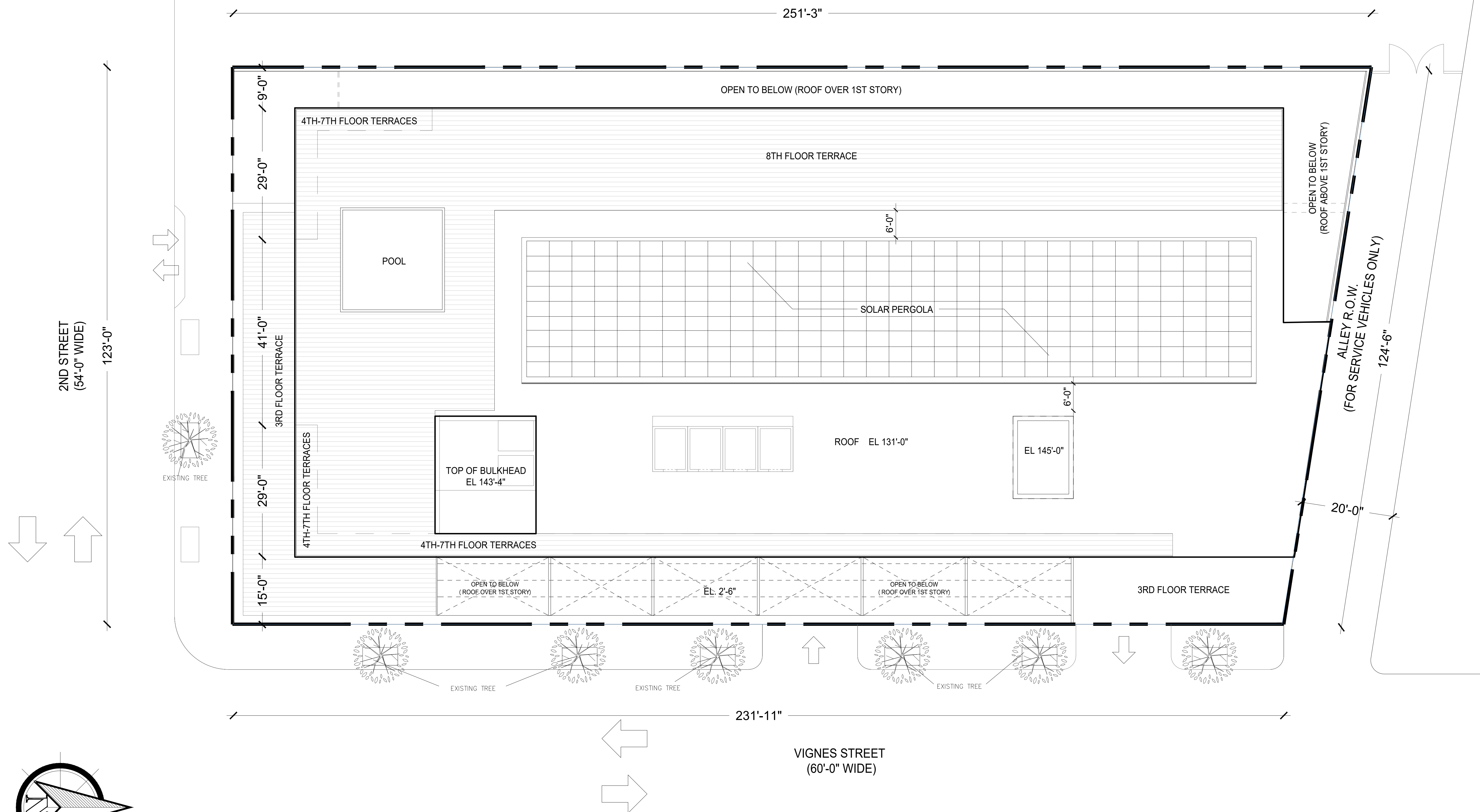
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## 2ND & VIGNES

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LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

## PROJECT SITE PLAN

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



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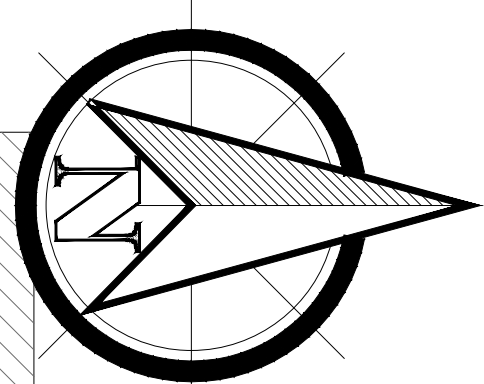
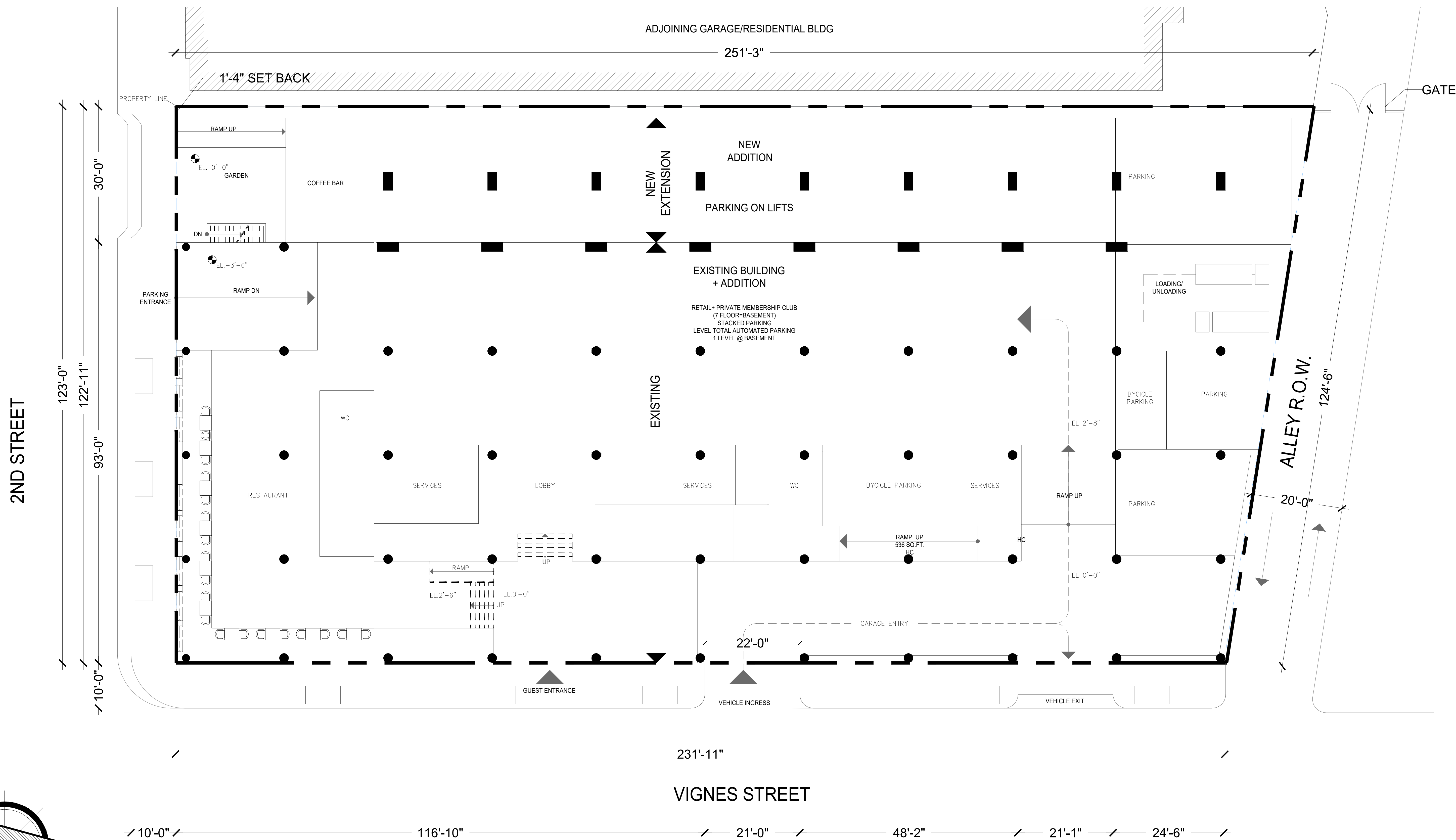
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SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

# VEHICLE PARKING ACCESS STUDY

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## 2ND & VIGNES

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LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

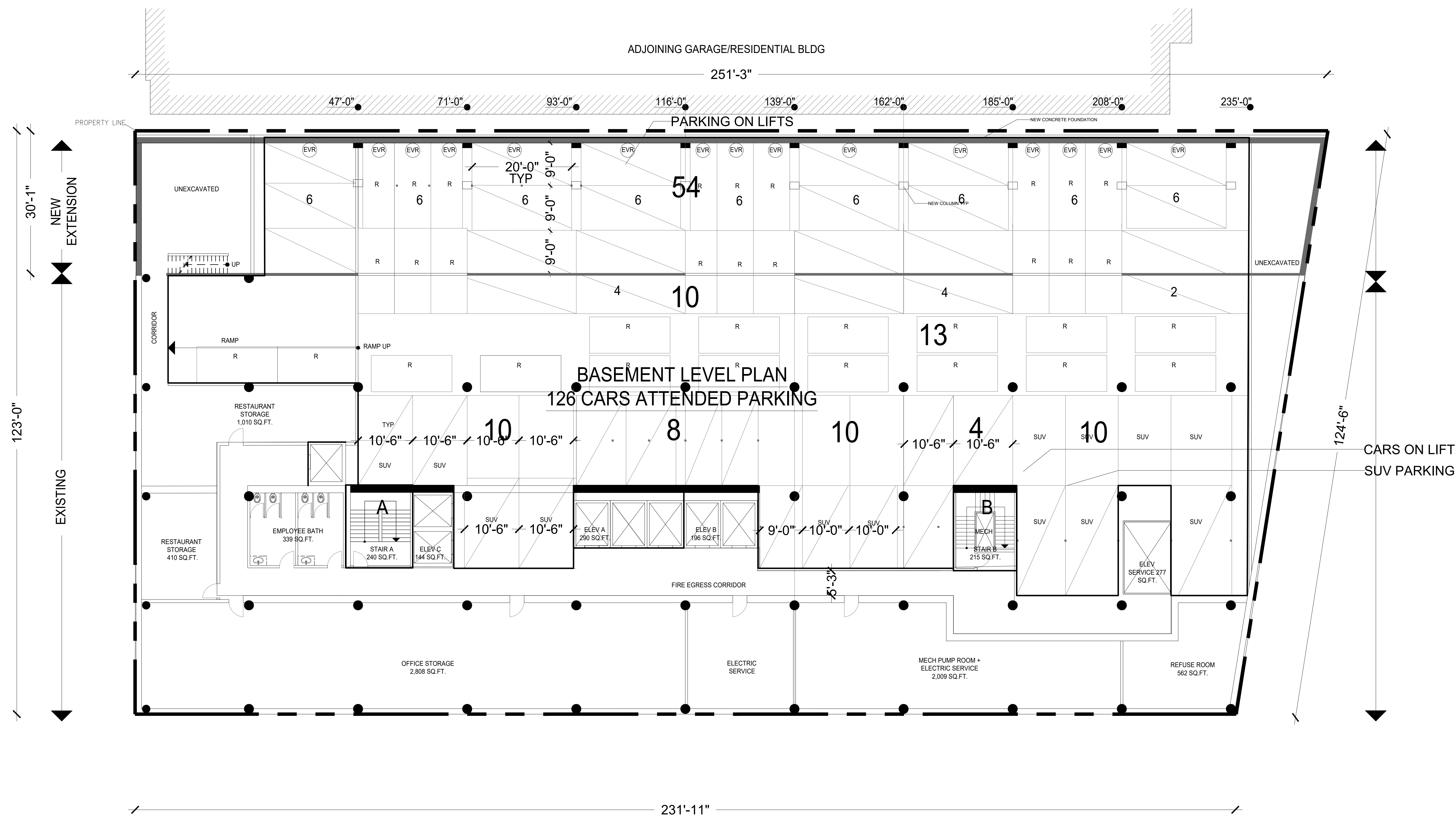
VEHICLE PARKING ACCESS STUDY  
SCALE: 3/32" = 1'-0"



TOTAL PARKING BASEMENT LEVEL + FIRST FLOOR 270







LEGEND	
GROSS AREA	29,522 SQ.FT.
PARKING AREA	17,914 SQ.FT.
LOBBY	1,947 SQ.FT.
ELEVATOR A	290 SQ.FT.
ELEVATOR B	196 SQ.FT.
ELEVATOR C	144 SQ.FT.
SERVICE ELEVATOR	277 SQ.FT.
STAIR A	240 SQ.FT.
STAIR B	215 SQ.FT.
STORAGE	
FOR RESTAURANT	1,420 SQ.FT.
OFFICE STORAGE	2,808 SQ.FT.
PUMP ROOM*	
ELEC. SERVICE	2,009 SQ.FT.
REFUSE ROOM	562 SQ.FT.
EMPLOYEE	
BATHROOM	339 SQ.FT.
UNEXCAVATED	1,161 SQ.FT.

OWNER/APPLICANT:  
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PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## BASEMENT FLOOR PLAN

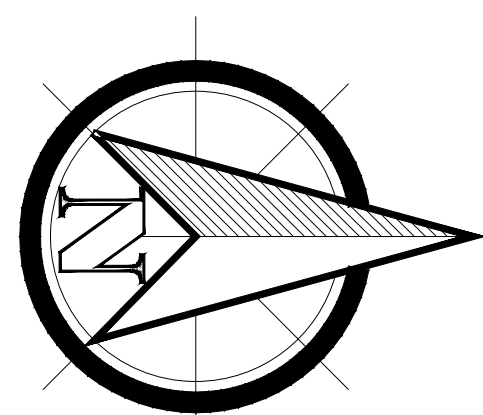
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## 2ND & VIGNES

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LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

BASEMENT LEVEL PLAN (29,522 SQ.FT. GROSS )  
SCALE: 3/32" = 1'-0"



TOTAL PARKING BASEMENT + FIRST FLOOR 270 VEHICLES

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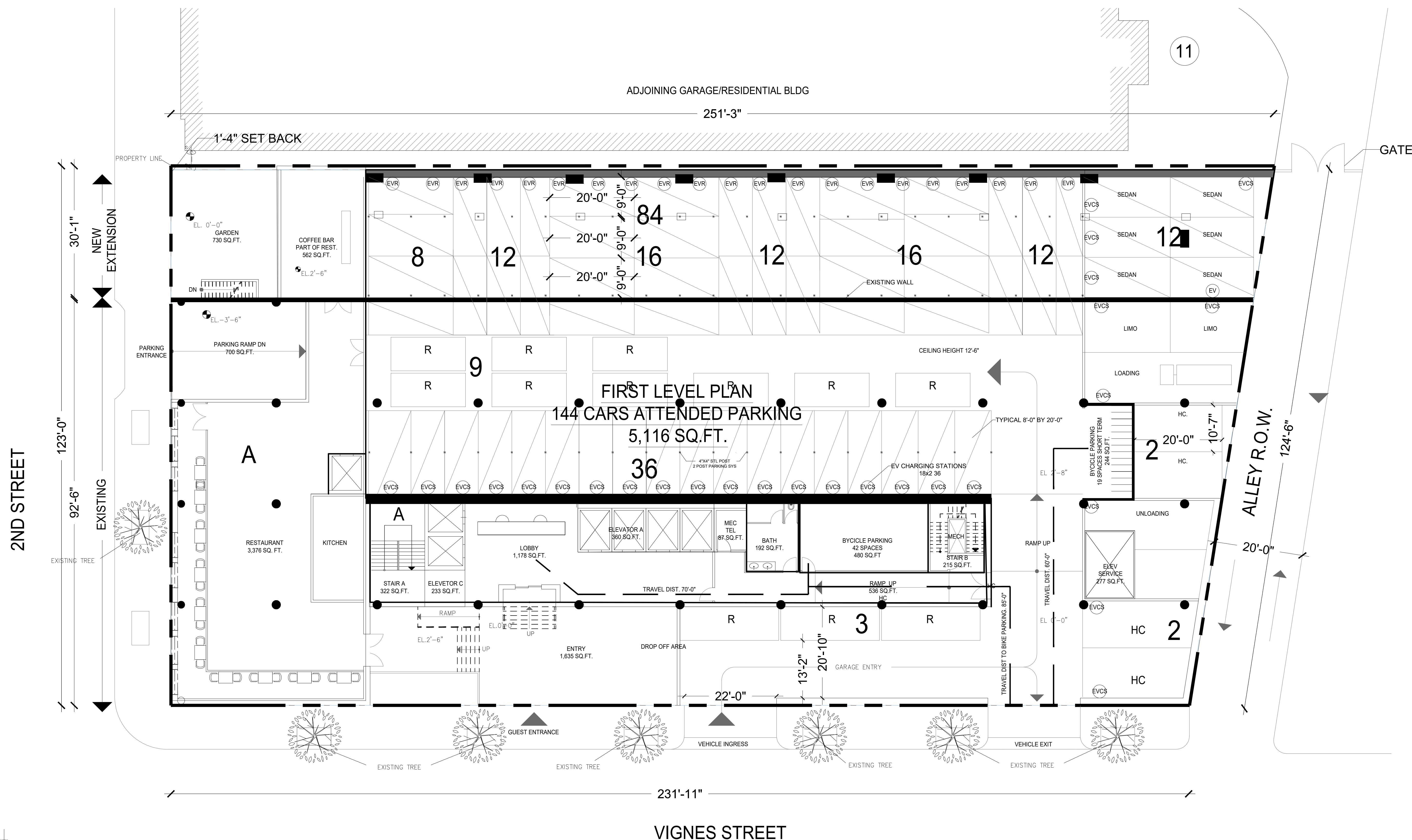
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SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## GROUND LEVEL PLAN

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## 2ND & VIGNES

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LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4. LLC

GROUND LEVEL PLAN (29,522 SQ.FT. GROSS - 5,116 SQ.FT. ZONING AREA)  
SCALE: 1/64" = 1'-0"



TOTAL PARKING BASEMENT + FIRST FLOOR 270 VEHICLES  
TOTAL ELECTRICAL CHARGING STATIONS: 40  
TOTAL BICYCLE PARKING: 50 SPACES

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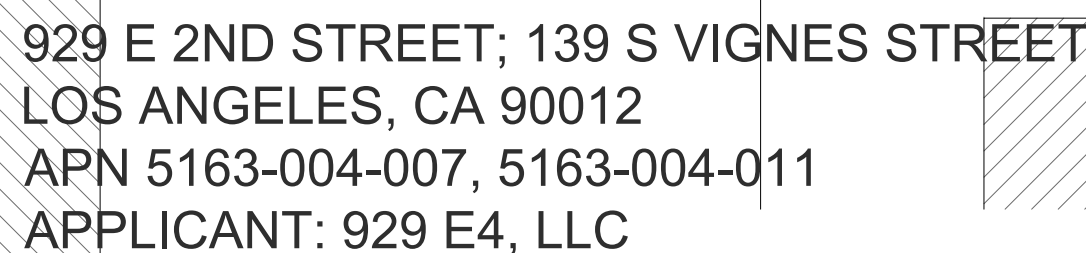


PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

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**MORALI**  
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6618 MARQUEZ AVE, PACIFIC PALISADES, LA 90272  
505 8TH AVENUE, NEW YORK, NY 10018





GROSS AREA	22,000 SQ.FT.
<hr/>	
ZONING AREA	
OFFICE	16,570 SQ.FT.
BATHROOM	695 SQ.FT.
TOTAL	17,265 SQ.FT. ZONING

<u>GROSS AREA DEDUCTION</u>	
MEC TEL	87 SQ.FT.
ELEVATOR A	360 SQ.FT.
ELEVATOR C	233 SQ.FT.
STAIR A	322 SQ.FT.
STAIR B	215 SQ.FT.
SERVICE ELEVATOR	277 SQ.FT.
TERRACE	1,354 SQ.FT.
MECHANICAL ROOM	674 SQ.FT.
MECH BALCONY	182 SQ.FT.
MECH SHAFT EXH. PL, ELEC RISER	615 SQ.FT. (2%)
EXTERIOR WALL 622'-0" LN.FT X .67=	416 SQ.FT.
<u>TOTAL DEDUCT</u>	<u>4,735 SQ.FT.</u>

OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
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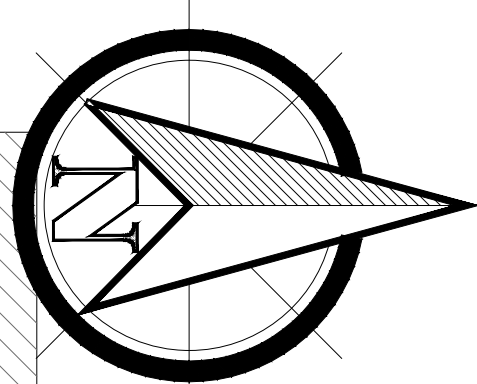
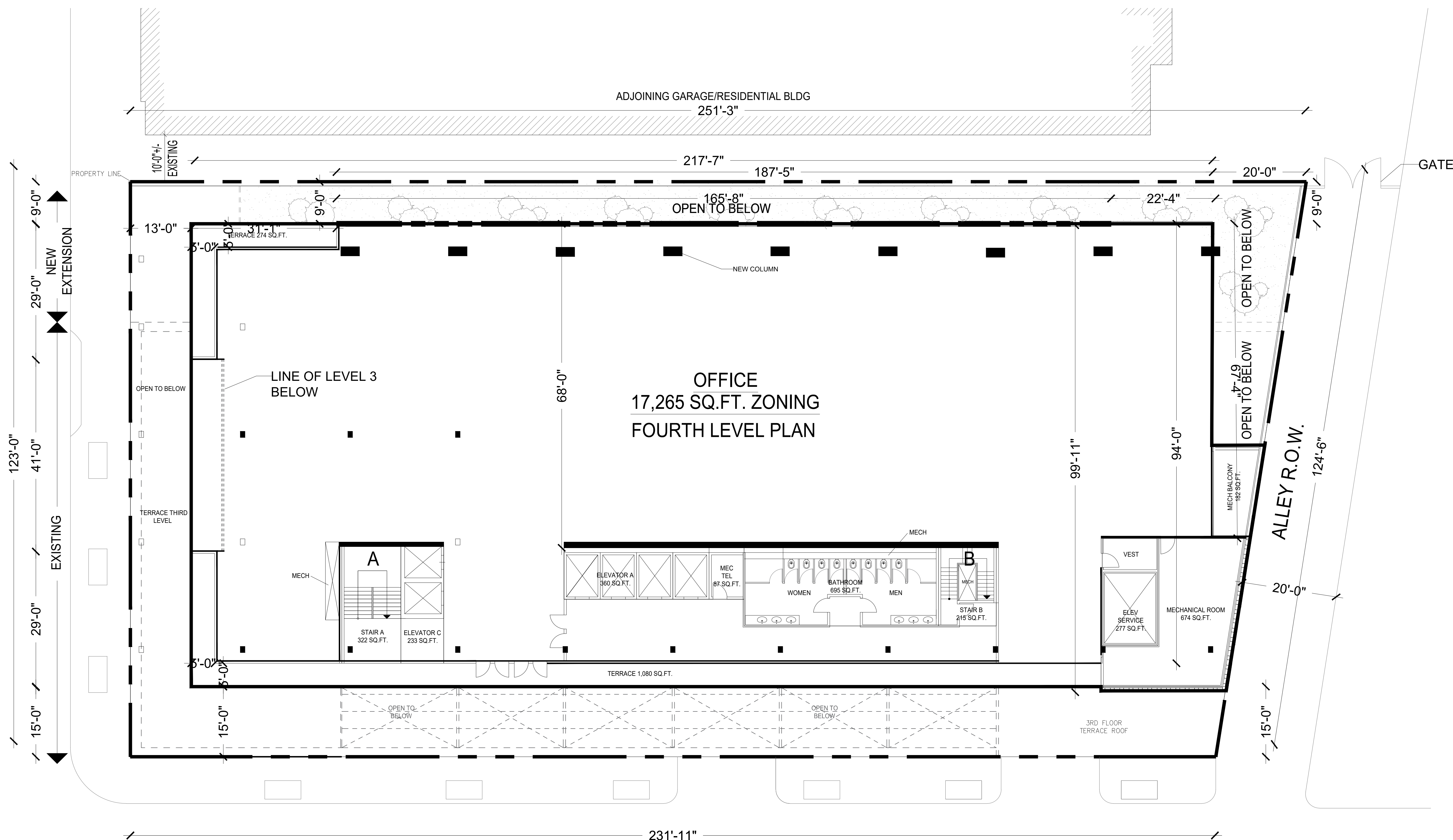
SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

FOURTH LEVEL  
PLAN

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## 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

FOURTH LEVEL PLAN (22,000 SQ.FT. GROSS - 17,265 SQ.FT. ZONING AREA)  
SCALE: 3/32" = 1'-0"



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GROSS AREA	22,000 SQ.FT.
<hr/>	
ZONING AREA	
OFFICE	16,570 SQ.FT.
BATHROOM	695 SQ.FT.
TOTAL	17,265 SQ.FT. ZONING

MEC TEL	87 SQ. FT.
ELEVATOR A	360 SQ. FT.
ELEVATOR C	233 SQ. FT.
STAIR A	322 SQ. FT.
STAIR B	215 SQ. FT.
SERVICE AREA	277 SQ. FT.
ELEVATOR	
TERRACE	1,354 SQ. FT.
MECHANICAL ROOM	674 SQ. FT.
MECH BALCONY	182 SQ. FT.
MECH SHAFT	615 SQ. FT. (2%)
EXH.PLELEC RISER	
EXTERIOR WALL	
622'-0" LN.FT X .67=	416 SQ. FT.
<b>TOTAL DEDUCT</b>	<b>4,735 SQ. FT.</b>

OWNER/APPLICANT:  
929 E4 LLC  
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BOULEVARD  
949 981 5909

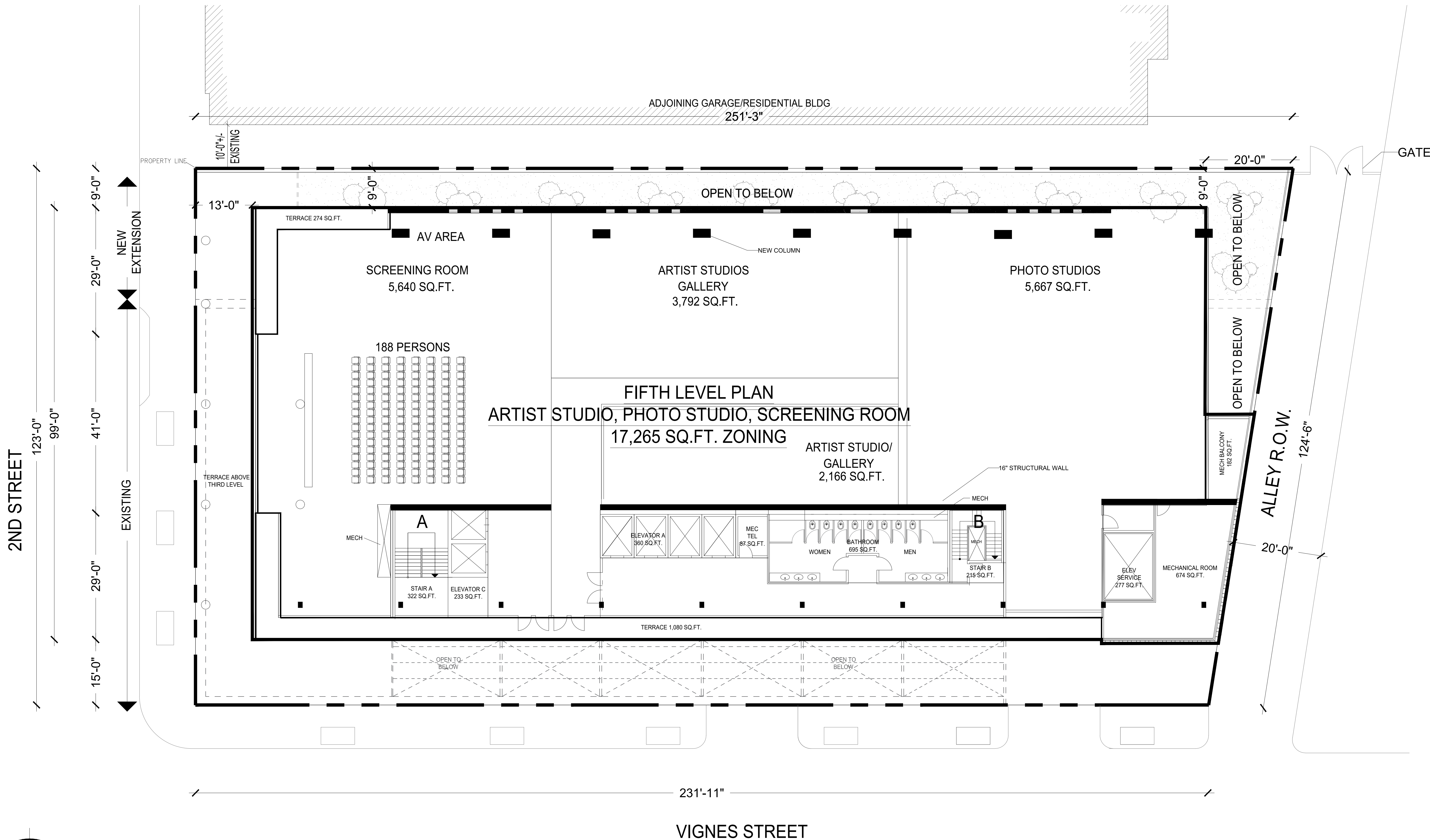
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SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## FIFTH LEVEL PLAN

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929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

FIFTH LEVEL PLAN (22,000 SQ.FT. GROSS - 17,265 SQ.FT. ZONING AREA)  
SCALE: 3/32" = 1'-0"



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GROSS AREA      22,000 SQ.FT.

<u>ZONING AREA</u>	
OFFICE	16,570 SQ.FT.
BATHROOM	695 SQ.FT.
TOTAL	17,265 SQ.FT. ZONING

GROSS AREA DEDUCTION	
MEC TEL	87 SQ.FT.
ELEVATOR A	360 SQ.FT.
ELEVATOR C	233 SQ.FT.
STAIR A	322 SQ.FT.
STAIR B	215 SQ.FT.
SERVICE AREA ELEVATOR	277 SQ.FT.
TERRACE	1,354 SQ.FT.
MECHANICAL ROOM	674 SQ.FT.
MECH BALCONY	182 SQ.FT.
MECH SHAFT EXH. PL. ELEC RISER	615 SQ.FT. (2%)
EXTERIOR WALL 622'-0" LN.FT X .67=	416 SQ.FT.
TOTAL DEDUCT	4,735 SQ.FT.

OWNER/APPLICANT:  
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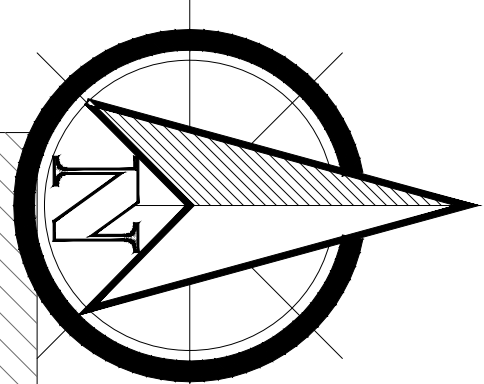
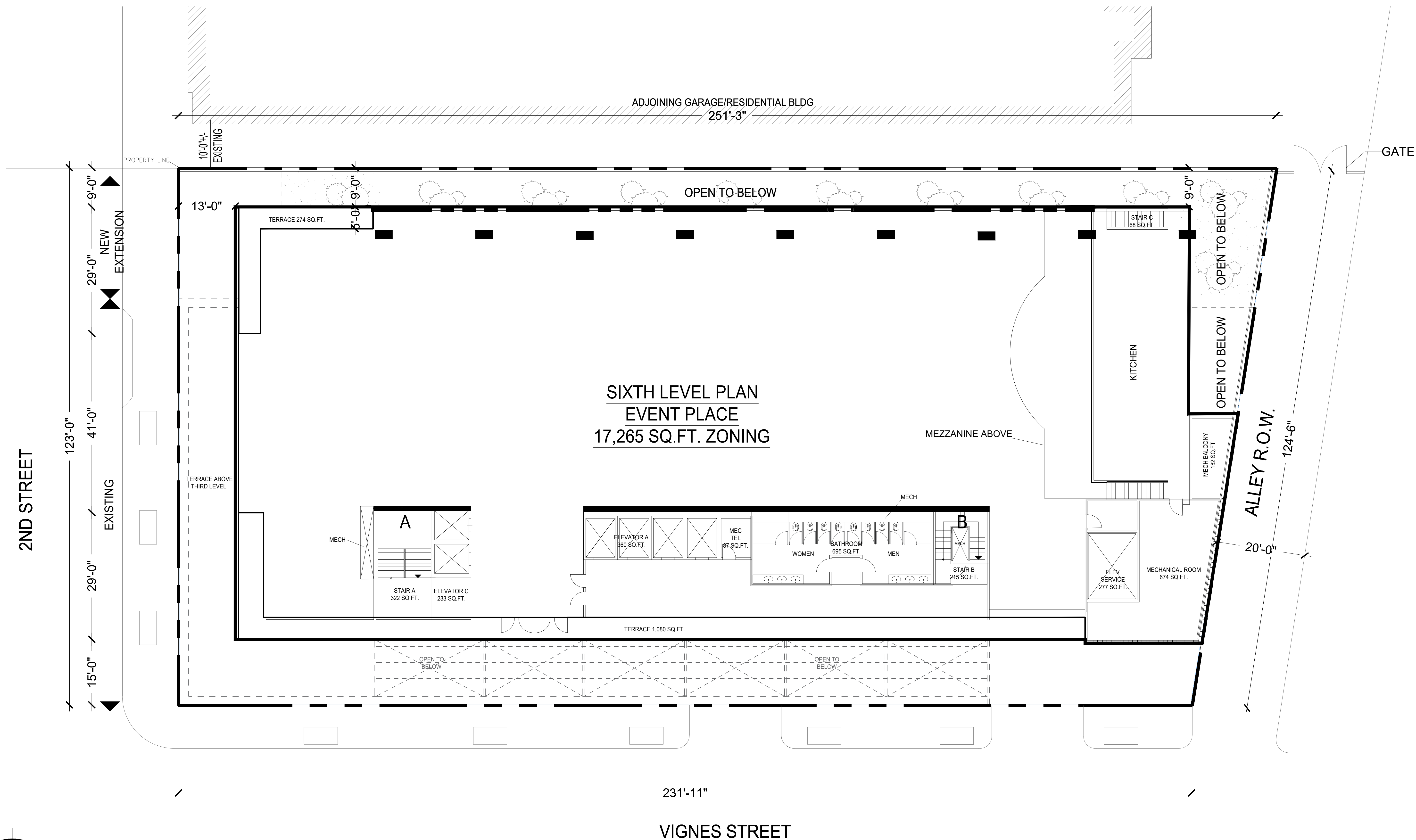
SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## SIXTH LEVEL PLAN

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## 2ND & VIGNES

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APPLICANT: 929 E4, LLC

SIXTH LEVEL PLAN (22,000 SQ.FT. GROSS - 17,265 SQ.FT. ZONING AREA)  
SCALE: 3/32" = 1'-0"



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LEGEND	
GROSS AREA	6,438 SQ.FT.
ZONING AREA	3,735 SQ.FT.
ELEVATOR	360 SQ.FT.
VIP ROOM	695 SQ.FT.
SERVICE AREA	277 SQ.FT.
ELEVATOR	
STORAGE/MECH	674 SQ.FT.
STAIR B	215 SQ.FT.
MECH BALCONY	182 SQ.FT.
STAIR C	150 SQ.FT.
STAIR D	150 SQ.FT.

OWNER/APPLICANT:  
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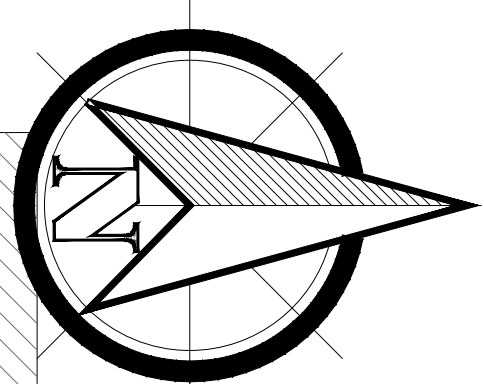
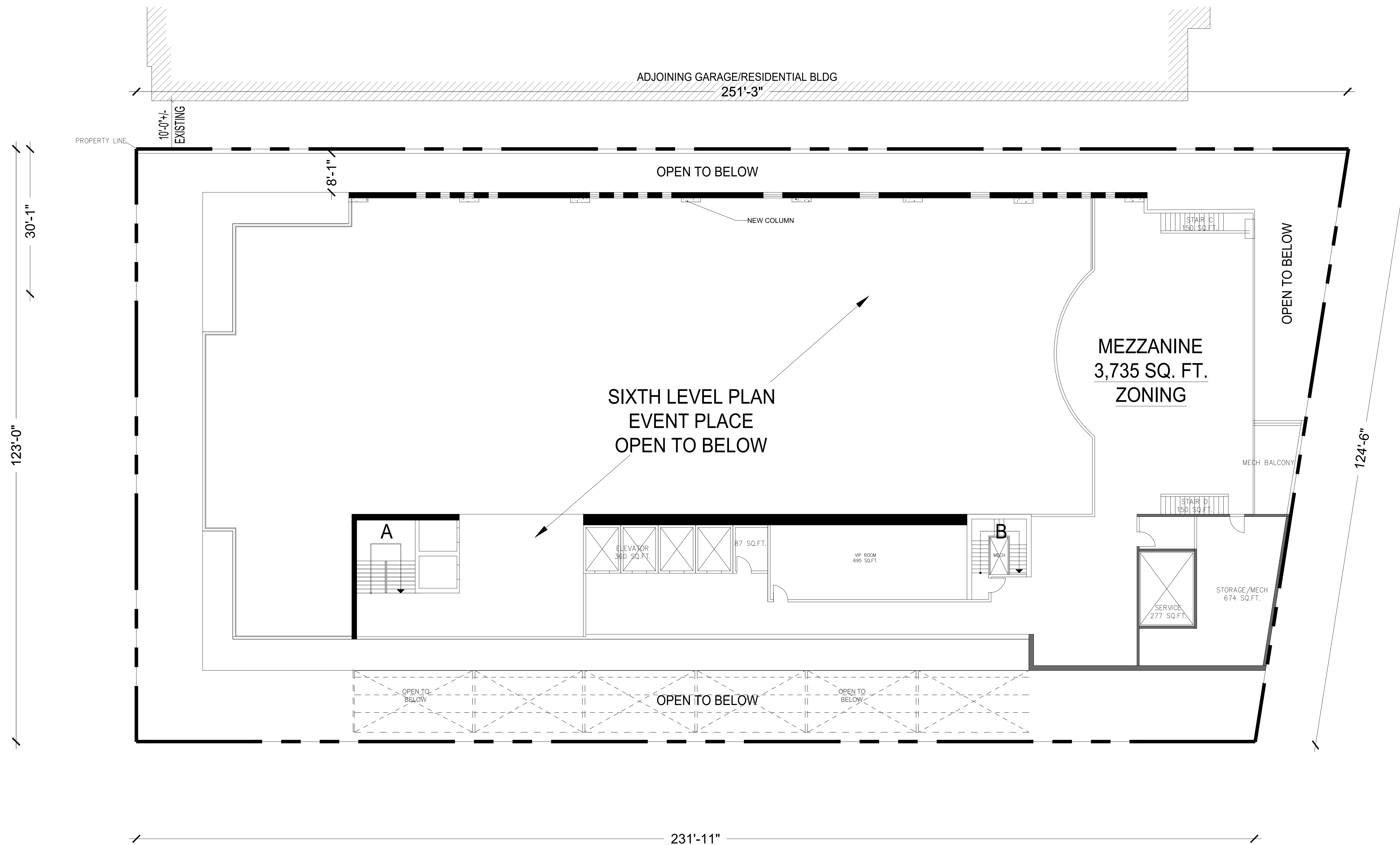
PROJECT

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## SIXTH A LEVEL PLAN

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SIXTH A LEVEL PLAN (6,438 SQ.FT. GROSS - 3,735 SQ.FT. ZONING AREA)  
SCALE: 3/32" = 1'-0"



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GATE

LEGEND	
GROSS AREA	22,000 SQ.FT.
ZONING AREA	
OFFICE	16,570 SQ.FT.
BATHROOM	695 SQ.FT.
TOTAL	17,265 SQ.FT. ZONING
GROSS AREA DEDUCTION	
MEC TEL	87 SQ.FT.
ELEVATOR A	360 SQ.FT.
ELEVATOR C	233 SQ.FT.
STAIR A	322 SQ.FT.
STAIR B	215 SQ.FT.
SERVICE	
ELEVATOR	277 SQ.FT.
TERRACE	1,354 SQ.FT.
MECHANICAL ROOM	674 SQ.FT.
MECH BALCONY	182 SQ.FT.
MECH SHAFT	615 SQ.FT. (2%)
EXH.PLELEIC RISER	
EXTERIOR WALL	
622'-0" LN.FT X .67=	416 SQ.FT.
TOTAL DEDUCT	4,735 SQ.FT.

OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
949 981 5909

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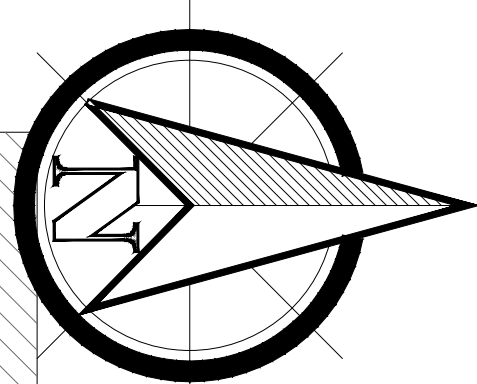
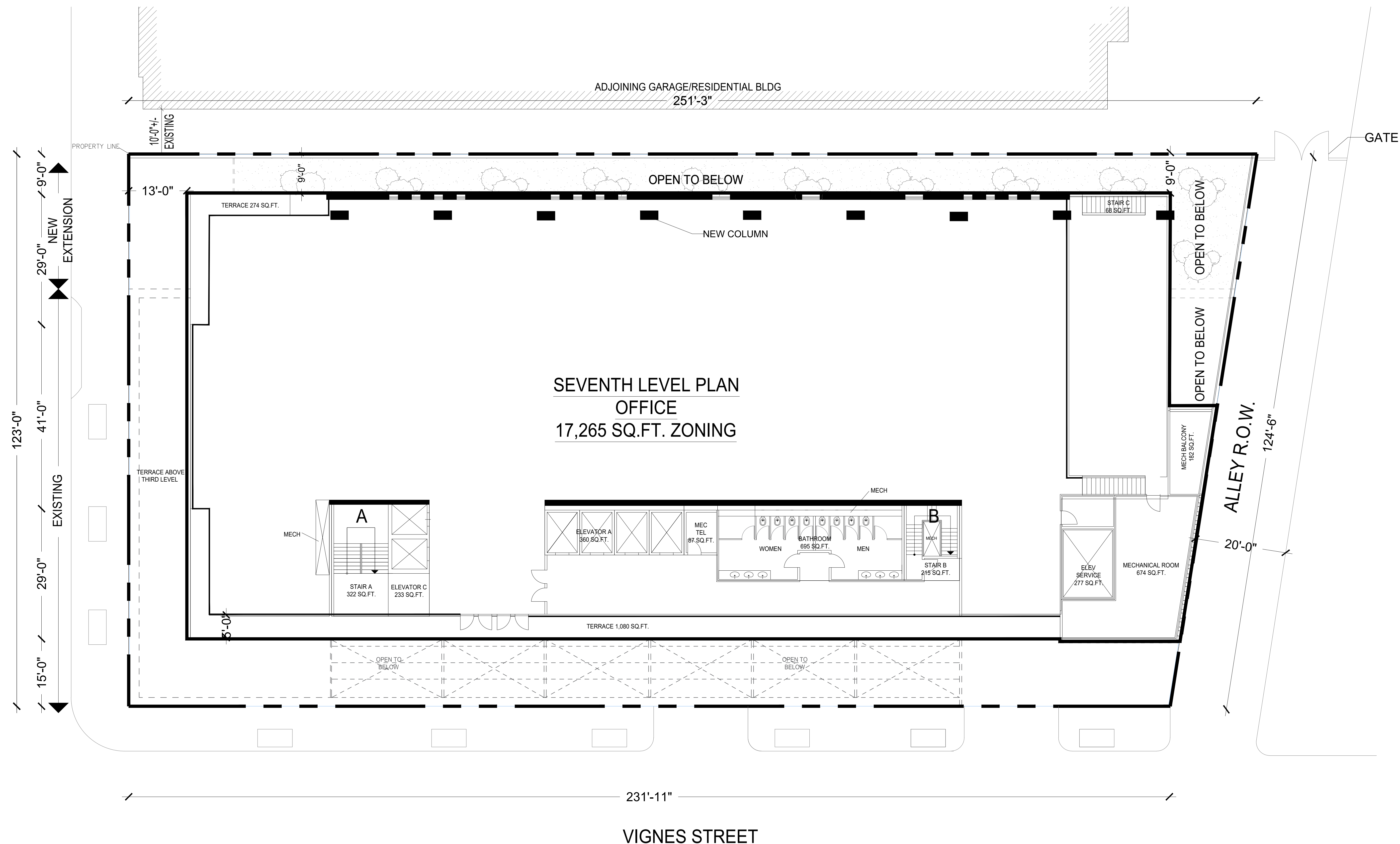
PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## SEVENTH LEVEL PLAN

AS NOTED

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Checked By	
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## 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4. LLC

SEVENTH LEVEL PLAN (22,000 SQ.FT. GROSS - 17,265 SQ.FT. ZONING AREA)  
SCALE: 3/32" = 1'-0"



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LEGEND	
GROSS AREA	22,000 SQ.FT.
ZONING AREA	
DINING/REST /	
LOUNGE	9,839 SQ.FT.
BATHROOM	695 SQ.FT.
TOTAL	10,534 SQ.FT. ZONING
GROSS AREA DEDUCTION	
MECTEL	87 SQ.FT.
ELEVATOR A	360 SQ.FT.
ELEVATOR C	233 SQ.FT.
STAIR A	322 SQ.FT.
STAIR B	215 SQ.FT.
SERVICE	
ELEVATOR	277 SQ.FT.
TERRACE	8,340 SQ.FT.
MECHANICAL ROOM	674 SQ.FT.
MCH SHAFT	615 SQ.FT.
EXPILEDG RISER	
EXTERIOR WALL	
511'-0"LN FT X 67'-	34,363 SQ.FT.
TOTAL DEDUCT	11,466 SQ.FT.

OWNER/APPLICANT  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
949 981 5909

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PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## EIGHTH LEVEL PLAN

AS NOTED

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## 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

EIGHTH LEVEL PLAN (22,000 SQ.FT. GROSS - 10,534 SQ.FT. ZONING AREA)  
SCALE: 3/32" = 1'-0"

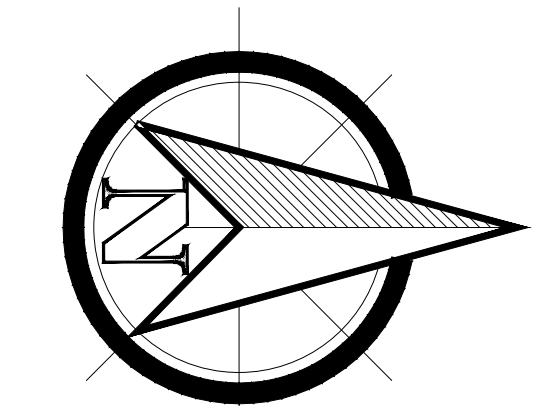


**MORALI**  
**ARCHITECTS**  
6618 MARQUEZ AVE., PACIFIC PALISADES, LA 90272  
505 8TH AVENUE, NEW YORK, NY 10018

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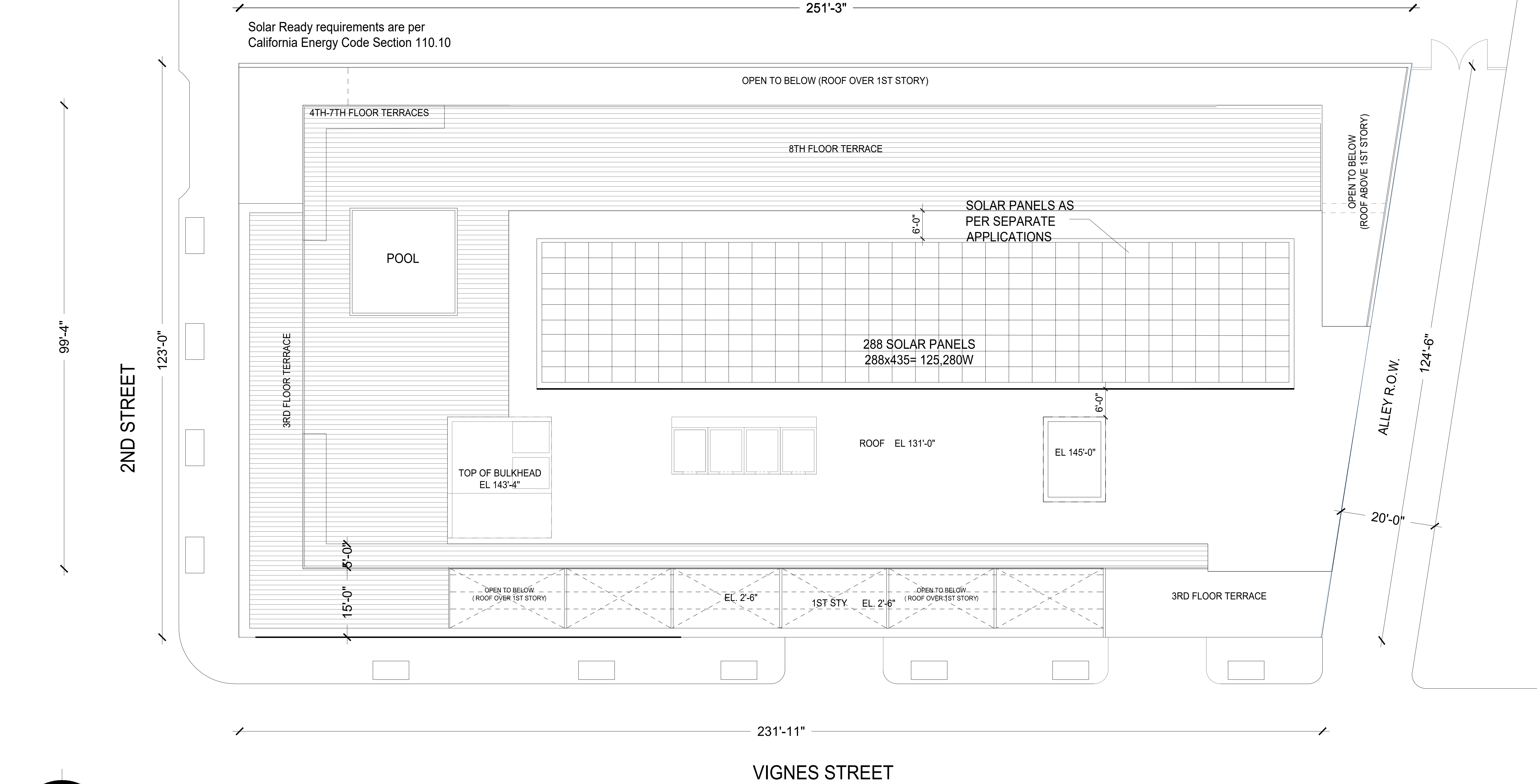




# 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

ROOF LEVEL PLAN  
SCALE: 3/32" = 1'-0"



ARCHITECT:  
MORALI ARCHITECT  
505 8TH AVENUE NEW YORK, NY 10018  
TEL. 212 219 2091 E-MAIL: MSTUDIONY@AOL.COM

OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE BOULEVARD  
949 981 5909

No.	Description	Date

PROJECT  
SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## ROOF LEVEL PLAN

SCALE : AS NOTED

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MORALI

ARCHITECTS

6618 MARQUEZ AVE, PACIFIC PALISADES, LA 90272  
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**TREES**  
**GINKGO**  
**GINKGO BILOBA**  
**HEIGHT/SIZE: 40'-50',**  
**25'-35' SPREAD**  
**NOT CALIFORNIA NATIVE**  
**WATER NEED:**  
**LOW/AVERAGE**



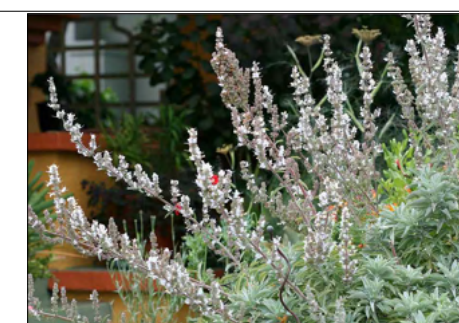
PEARL ACACIA  
ACACIA PODALYIIFOLIA  
HEIGHT/SIZE: 12'-20',  
15'-20' SPREAD  
NOT CALIFORNIA NATIVE  
WATER NEED: LOW



DESERT WILLOW  
CHILOPSIS LINEARIS  
HEIGHT/SIZE: 18'-25',  
20' SPREAD  
CALIFORNIA NATIVE  
WATER NEED: LOW



**PERENNIALS & GRASSES**  
**CLEVELAND SAGE**  
**SALVIA CELELEVANDII**  
 HEIGHT/SIZE: 3'-5',  
 5'-8' SPREAD  
 CALIFORNIA NATIVE  
 WATER NEED: LOW



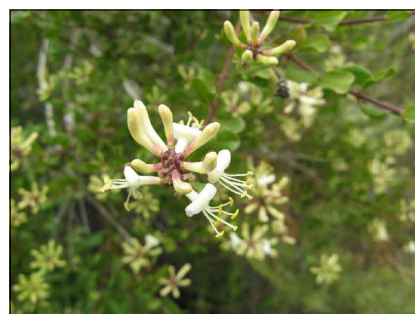
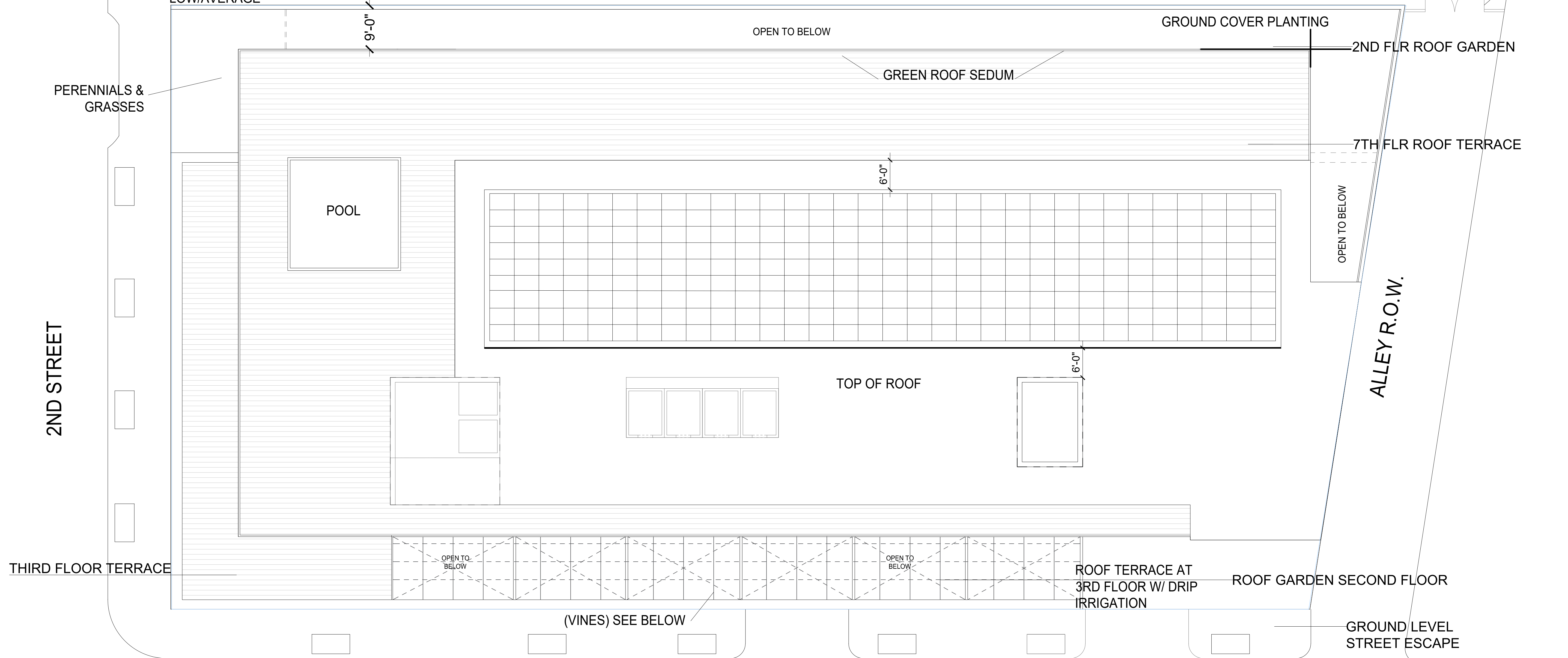
WHITE SAGE  
SALVIA APIANA  
HEIGHT/SIZE: 3'-5',  
3'-5' SPREAD  
CALIFORNIA NATIVE  
WATER NEED: LOW



CALIFORNIA BUCKWHEAT  
ERIOGONUM FASCICULATUM  
HEIGHT/SIZE: 1'-6',  
3'-8' SPREAD  
CALIFORNIA NATIVE  
WATER NEED: LOW



CALIFORNIA GREY RUSH  
JUNCUS PATENS  
HEIGHT/SIZE: 1'-2',  
1'-2' SPREAD  
CALIFORNIA NATIVE  
WATER NEED: AVERAGE/HIGH



VINES  
SOUTHERN HONEYSUCKLE  
LONICERA SUBSPICATA  
HEIGHT/SIZE: 8'-20',  
2'-3' SPREAD  
CALIFORNIA NATIVE  
WATER NEED: AVERAGE



PIPESTEM CLEMATIS  
CLEMATIS LASIANTHA  
HEIGHT/SIZE: 8'-20',  
2'-3' SPREAD  
CALIFORNIA NATIVE  
WATER NEED: LOW



GROUNDCOVER  
CALIFORNIA SAGEBUSH  
ARTEMISIA CALIFORNICA  
HEIGHT/SIZE: 5'-8'  
CALIFORNIA NATIVE  
WATER NEED: LOW



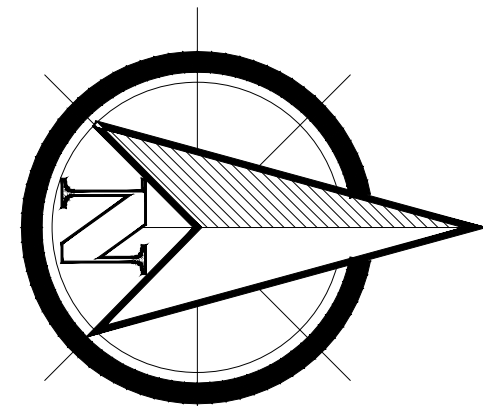
BLUE CHALKSTICKS  
SENECIO SERPENS  
HEIGHT/SIZE: 10"-1'  
2'-3' SPREAD  
NOT CALIFORNIA NATIVE  
WATER NEED: LOW



HENS AND CHICKS  
SEMPERVIVUM GREYDOWN  
HEIGHT/SIZE: 3"-6"  
6"-12" SPREAD  
CALIFORNIA NATIVE  
WATER NEED: LOW



CAUCASIAN STONECROP  
SEDUM SPURIUM  
HEIGHT/SIZE: 4"-6"  
1'-2' SPREAD  
NOT CALIFORNIA NATIVE  
WATER NEED: LOW



929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: 929 E4, LLC

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



VIGNES STREET

ARCHITECT:



MORALI ARCHITECT  
505 8TH AVENUE NEW YORK, NY 10018  
TEL. 212 219 2091 E-MAIL: MSTUDIONY@AOL.COM

OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
949 981 5909

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PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

LANDSCAPE  
PLAN

SCALE : AS NOTED

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OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
949 981 5909

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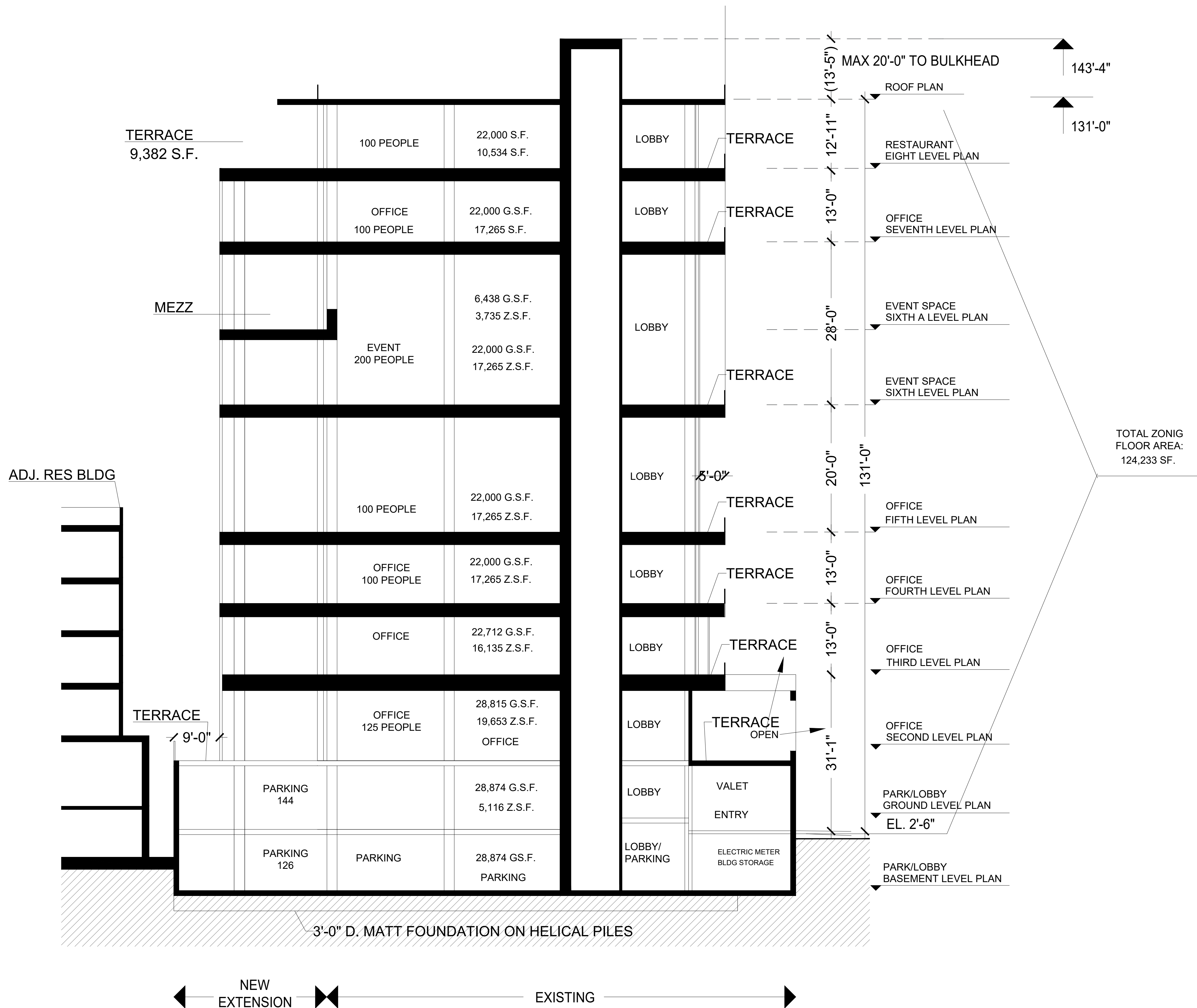
PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

## SECTION

SCALE : AS NOTED

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## 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: ARTS DISTRICT E4 LLC

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









OWNER/APPLICANT:  
929 E4 LLC  
9800 WILSHIRE  
BOULEVARD  
949 981 5909

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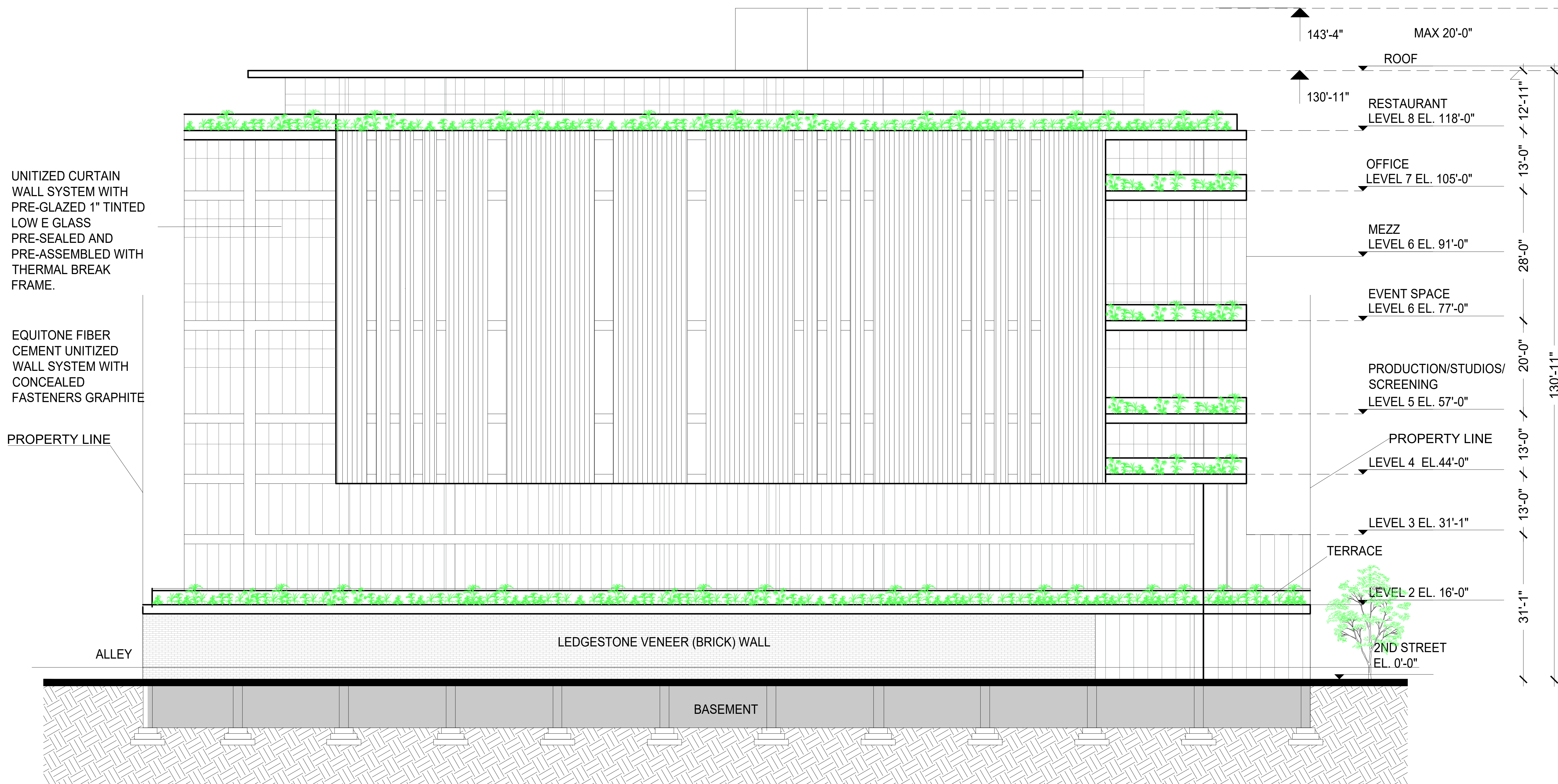
PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

WEST  
ELEVATION

SCALE : AS NOTED

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## 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: ARTS DISTRICT E4 LLC

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



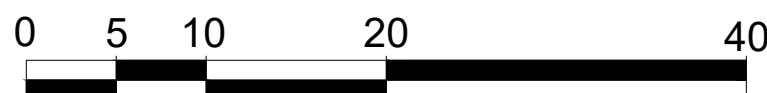
**MORALI**  
**ARCHITECTS**  
6618 MARQUEZ AVE, PACIFIC PALISADES, LA 90272  
505 8TH AVENUE, NEW YORK, NY 10011





929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: ARTS DISTRICT E4 LLC

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

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PROJECT

SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

NORTH  
ELEVATION  
(ALLEY)

SCALE : AS NOTED

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SUMMER PLACE  
LOS ANGELES  
2ND & VIGNES

SOUTH  
ELEVATION  
(2ND STREET)

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## 2ND & VIGNES

929 E 2ND STREET; 139 S VIGNES STREET  
LOS ANGELES, CA 90012  
APN 5163-004-007, 5163-004-011  
APPLICANT: ARTS DISTRICT E4 LLC

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



**MORALI**  
**ARCHITECTS**  
6618 MARQUEZ AVE, PACIFIC PALISADES, LA 90272  
505 8TH AVENUE, NEW YORK, NY 10018