

# DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

**East Los Angeles Area Planning Commission** 

**Date:** July 10, 2019 **Time:** 4:30 p.m.\*

**Place:** Ramona Hall Community Center

4580 North Figueroa Street Los Angeles, CA 90065

Public Hearing: May 29, 2019

**Appeal Status:** Appealable to City Council

**Expiration Date:** July 22, 2019

Multiple Approval: N/A

**Case No.:** APCE-2018-5867-SPE **CEQA No.:** ENV-2009-599-EIR and

Addendum

**Related Cases:** None **Council No.:** 1 – Cedillo

Plan Area: Northeast Los Angeles

Specific Plan: Cornfield Arroyo Seco Specific

Plan

Certified NC: Lincoln Heights
GPLU: Hybrid Industrial
Zone: UV(CA), UI(CA)

Applicant: 4SITE Real Estate
Representative: Jeffrey Farrington,
4SITE Real Estate

**PROJECT 169 North Avenue 21** (168 and 176 N. San Fernando Road; 163, 169, 173, and 181 N. Avenue 21)

### PROPOSED PROJECT:

The Project involves the demolition of 12 existing structures (including two industrial buildings, six dwelling units, one commercial building, and four accessory structures) and the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial/retail space. The Project has a maximum height of 85 feet, with an average height of 66 feet 4 inches, and a Floor Area Ratio (FAR) of 2.46:1 on a 46,445 square-foot site located within the Urban Village and Urban Innovation Zones of the Cornfield Arroyo Seco Specific Plan (CASP). The Project includes 135 vehicular parking spaces on the first and second floors and 12,740 square feet of open space.

### REQUESTED ACTION:

- 1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on June 28, 2013, and adopt the Addendum dated May 1, 2019.
- 2. Pursuant to Los Angeles Municipal Code Section 11.5.7 F, a Specific Plan Exception (SPE) from the Cornfield Arroyo Seco Specific Plan (CASP) to allow the averaging of permitted residential floor area across the Urban Village (UV) and Urban Innovation (UI) Zones on the Project site, in lieu of having each portion of the site individually conforming with the floor area limits of each respective zone.

#### **RECOMMENDED ACTIONS:**

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on June 28, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated May 1, 2019, that no major revisions to the

EIR are required and no subsequent EIR, or negative declaration is required for approval of the project;

- 2. **Approve** a **Specific Plan Exception** from the Cornfield Arroyo Seco Specific Plan (CASP) to allow the averaging of permitted residential floor area across the Urban Village (UV) and Urban Innovation (UI) Zones on the Project site, in lieu of having each portion of the site individually conform with the floor area limits of each respective zone;
- 3. Adopt the attached Conditions of Approval; and
- 4. Adopt the attached Findings.

VINCENT P. BERTONI, AICP Director of Planning

Jane J. Choi, AICP, Senior City Planner

May Sirinopwongsagon, City Planner

Michael Sin, City Planning Associate

(213) 978-1345

ADVICE TO PUBLIC: \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300).* While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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#### **PROJECT ANALYSIS**

#### **Project Summary**

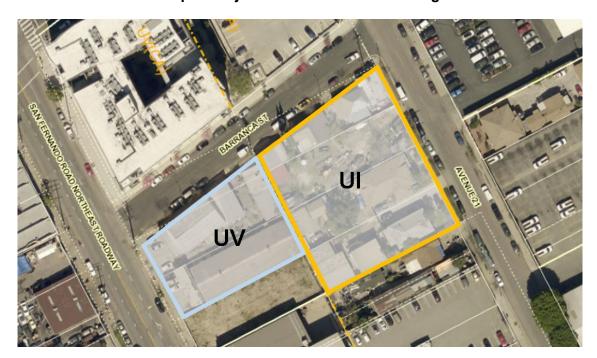
The Project involves the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial space. The Project has a maximum height of 85 feet, with an average height of 71.6 feet, and a Floor Area Ratio (FAR) of 2.46:1 on a 46,445 square-foot site located within the boundaries of the Cornfield Arroyo Seco Specific Plan (CASP). The Project includes 135 vehicular parking spaces and 13,721 square feet of open space.

As the Project Site is dual zoned within the Urban Village (UV) and Urban Innovation (UI) zoning designations, the Applicant is seeking a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site, in lieu of limiting each portion of the site to the floor area limits of each respective zone.

#### **Background**

The Project Site is located within the Northeast Los Angeles Community Plan Area with a General Plan Land Use Designation of Hybrid Industrial. The property is comprised of seven lots, which together form a 46,445 square-foot irregularly shaped site, bounded by Barranca Street to the north, North Avenue 21 to the east, and North San Fernando Road to the west. The site is located approximately 500 feet from Interstate 5 to the east and approximately 900 feet from the Los Angeles River to the west.

The Project Site is subject to the provisions of the CASP and is divided into two different zones that are unique to the CASP. The three westerly lots are zoned UV, totaling 16,272 square feet in area, while the easterly four lots are zoned UI, totaling 30,172 square feet in area, as illustrated in the map below:



Map 1: Project Site Location and Zoning

The property is currently developed with 12 assorted structures, including two small industrial buildings, five residential buildings, one commercial building, and four accessory structures. All structures on the site are currently vacant and are proposed to be demolished. The residential units have been withdrawn from the rental housing market through the Ellis Act process or are no longer occupied by the owner.

Adjacent properties are zoned UV or UI and developed with a mix of industrial and residential uses, including the following:

- To the north: 104-unit condominium building (Alta Lofts) and parking structure
- To the south: vacant land and a two-unit dwelling
- To the east: industrial buildings and a four-unit dwelling
- To the west: industrial buildings and a single-family dwelling.

#### Streets and Circulation

<u>Barranca Street</u> is a Modified Local Street – Standard and is fully improved to its designated right-of-way width of 60 feet and designated roadway width of 40 feet.

North Avenue 21 is a Modified Local Street – Standard and is fully improved to its designated right-of-way width of 60 feet and designated roadway width of 40 feet.

North San Fernando Road is a Modified Avenue II and is fully improved to its designated right-of-way width of 80 feet and designated roadway width of 56 feet.

#### Proposed Project and Uses

Table 1 below provides a summary of the Project's proposed uses by area:

Table 1: Proposed Project Area by Use

Use	Floor Area (sf)	Percentage
Residential	70,118	61.2%
Market Rate	56,690	
Extremely Low Income	1,628	
Work Areaª	11,800	
Commercial Hotel	39,472	34.4%
Retail/Commercial	4,946	4.3%
Total	114,536	100.0%

<sup>&</sup>lt;sup>a</sup> The CASP excludes the "work" portion of live-work units when calculating permitted residential floor area (CASP Section 2.1.E.2).

Source: Tighe Architecture, March 12, 2019

The Project has a proposed total floor area of 114,536 square feet, resulting in a FAR of 2.46:1 across the 46,445 square-foot site. The proposed FAR is consistent with the zoning regulations of the CASP, as the UV and UI Zones each have a Base FAR of 3:1. A Maximum FAR of 4:1 may be permitted on the Site when utilizing one of the bonus floor area incentives, as listed in Section 2.1.F of the CASP, and as summarized in Table 2 below.

Table 2: CASP Zoning Regulations for Project Site
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	Urban Village (UV) Portion	Urban Innovation (UI) Portion
Base FAR (by-right)	3:1	3:1
Maximum FAR (with Floor Area Bonus)	4:1	4:1
Maximum Hotel Rooms	150	100
Maximum Residential Floor Area	90% <sup>a</sup>	15% <sup>a</sup>
a May be exceeded through bonus floor	area incentives.	

Source: Cornfield Arrovo Seco Specific Plan. Pages 2-8 to 2-13

As noted, the Project includes 100 residential dwelling units, 100 hotel guest rooms, and 4,946 square feet of retail/commercial space. The number of proposed dwelling units and hotel quest rooms are consistent with the zoning regulations of the CASP, which does not restrict the number of dwelling units allowed and limits Commercial Hotel uses to 150 rooms in the UV Zone and 100 rooms in the UI Zone.

In order to provide the proposed amount of residential floor area, 1,628 square feet of floor area will be set aside for Extremely Low Income Households, consistent with Affordable Housing Bonus Option Strategy B of the CASP. This would result in three affordable units based on the proposed unit sizes of the Project. Forty-five of the 100 dwelling units will be live-work units that provide 11,800 square feet of work area in total.

#### Project Design

The Proposed Project has been designed consistent with the building form and urban design provisions of the CASP. While the CASP does not regulate the maximum height of a building, the average height of all structures on the Project Site may not exceed 75 feet, and the Project has an average height of 71.6 feet.

No automobile parking spaces are required by the CASP; however, any parking spaces that are provided must be concealed from the street. The Project proposes above-grade parking on the first and second floors of the building, accessed via a single driveway on Avenue 21. Consistent with the CASP, the parking levels are lined with active uses, including two retail storefronts, a residential and hotel lobby, and a 1,232 square-foot outdoor patio on the first floor; and dwelling units and hotel amenities on the second floor. Floors three through six are comprised exclusively of dwelling units and hotel quest rooms, with dwelling units primarily on the easterly portion of the site and hotel guest rooms primarily on the westerly portion of the site.

The Project proposes 13,721 square feet of open space, which is in excess of the 5,308 square feet of open space required for the Project by the CASP. Open space amenities include a pool/spa area, dog run, and recreation area.

The Project features a varied architectural design, with a varying geometric roofline and arched ground floor openings on the westerly, hotel portion of the site, and a rectilinear design for the easterly portion of the site where dwelling units are proposed. Exterior materials include metal wall panels and painted concrete and plaster details. The Project features a range of glazing types, including deep inset windows and a retail storefront system with dark mullions. Detailed Project plans can be found in Exhibit "A".

#### Issues

#### Averaging of Residential Floor Area

As noted, the Project Site is subject to two zones unique to the CASP: UV and UI. The boundary between the two zones runs north-south and bisects the Project site, resulting in a westerly 16,272 square-foot UV portion and an easterly 30,172 square-foot UI portion. While both zones allow for residential dwelling units and hotel guest rooms, they differ in maximum allowable residential floor area.

Under standard practice, the UV portion of the site and the UI portion of the site would need to individually comply with the residential floor area limits of each respective zone. As illustrated in Table 3 below, a maximum of 65,088 square feet of residential floor area would be allowed on the UV zoned portion of the Project Site, while a maximum of 45,258 square feet of residential floor area would be allowed on the UI zoned portion of the Site. (Residential floor area as described here includes the area contained within live-work units, but does not include the hotel guest rooms.)

The developer has requested a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site to create a single unified development. The averaging of floor area provides more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole. The Project proposes 5,683 square feet of residential floor area on the UV zoned portion of the site and 64,436 square feet of residential floor area on the UI zoned portion of the site.

Table 3 below summarizes the maximum residential floor area allowed on the Project Site and the Proposed Project's residential floor area with floor area averaging.

Allowed on Project Site **Proposed Project (Averaged)** Use Combined UV UI Combined UV UI Maximum Residential Floor 65,088 b 45.258 c 110,346 5.683 64.436 70,118 Area (sf) a

Table 3: Maximum Residential Floor Area, Allowed vs. Proposed

Source: Cornfield Arroyo Seco Specific Plan, Page 2-10 to 2-17.

As illustrated in Table 3, the averaging of floor area would allow for more residential floor area on the easterly UI portion of the site than otherwise permitted (64,436 square feet compared to 45,258 square feet), while residential floor area in the westerly UV portion will be below the maximum allowed (5,683 square feet compared to 65,088 square feet). The requested Specific Plan Exception would not affect overall residential floor area when the Project Site is viewed as a whole. Detailed calculations for floor area averaging can be found in Exhibit "A". The area allotted to hotel guest rooms is consistent with the CASP in either zone.

All other aspects of the Project, including building form and height, urban design, open space, parking, conservation, and performance standards, remain fully consistent with the Specific Plan. The requested Specific Plan Exception to allow the averaging of floor area pertains to the internal configuration of the building—specifically, the allocation of dwelling units and guest rooms within building walls. The scale, massing, and overall uses of the Proposed Project would be no different

a Inclusive of the "work" area in live-work units.

<sup>&</sup>lt;sup>b</sup> Maximum Residential Floor Area in the UV Zone is Site Area multiplied by 4:1. While residential uses are limited to 90% of the project, the remaining 10% of area may be dedicated towards the "work" area of live-work units.

<sup>&</sup>lt;sup>c</sup> Maximum Residential Floor Area in the UI Zone, with Affordable Housing Bonus Option Strategy B and live-work units, is Site Area multiplied by 0.9:1 and divided by 0.6.

from a project that adheres to the UV and UI boundary lines, as no other exceptions are requested.

Furthermore, it should be noted that the Zoning Code permits the practice of FAR averaging through a Conditional Use with the Zoning Administrator as the initial decision maker. However, this Conditional Use is limited to the C or M zones citywide or in the R5 zone within the Central City Community Plan Area, as follows:

Floor Area Ratio Averaging. The averaging of floor area ratios may be permitted for buildings which will comprise a unified commercial, industrial, or mixed-use development in the C or M zones citywide or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio for the unified development, when calculated as a whole, may not exceed the maximum permitted floor area ratio for the height district(s) in which the unified development is located. (LAMC Section 12.24 W.19)

While both the UV and UI Zones allow for commercial, industrial, and/or mixed-use development, they are not a part of the Zoning Code and are therefore ineligible for the Floor Area Ratio Averaging Conditional Use. As such, any applicant seeking to average floor area within the CASP must apply for a Specific Plan Exception in lieu of a Conditional Use.

#### **Relevant Cases**

<u>CPC-2009-598-CA-SP</u> – On December 13, 2012, the City Planning Commission approved and recommended that the City Council adopt the Cornfield Arroyo Seco Specific Plan (CASP) amending the Central City North, Northeast Los Angeles, Silverlake/Echo Park/Elysian Valley Community Plans as part of the General Plan of the City of Los Angeles. On June 28, 2013, the Los Angeles City Council adopted the CASP and certified its Final Environmental Impact Report (SCH No. 2009031002).

#### **Public Hearing**

A public hearing conducted by the Hearing Officer on this matter was held in Room 1020, City Hall on Wednesday, May 29, 2019. In attendance were the Applicant and Owner, one member of the public, and a representative of Council District No. 1.

- The Applicant spoke at the hearing and described the Project design and entitlement request.
- A representative for the Council District expressed support for the Project, stating that it
  would provide for a range of housing types. The representative also expressed support
  for the Specific Plan Exception request, stating that it would facilitate a unified design and
  that no detrimental impacts are foreseen.

No letters from the public were received in support or opposition of the Project.

#### Conclusion

Based on the information submitted, public input, and the facts that support the mandatory findings for the requested entitlements, the Department of City Planning recommends that the East Los Angeles Area Planning Commission approve the Project as recommended.

#### **CONDITIONS OF APPROVAL**

#### **Entitlement Conditions**

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the attached plans labeled as Exhibit "A", stamped, signed, and dated by the Department of City Planning Staff, except as the Director of Planning may subsequently approve modifications of the site plan.

- 2. **Floor Area.** The Project shall not exceed a maximum Floor Area Ratio (FAR) of 2.46:1 and a total floor area of 114,536 square feet.
- 3. **Residential Dwelling Units.** The Project shall not exceed a maximum of 100 residential dwelling units. Total floor area for residential dwelling units shall not exceed 70,118 square feet, inclusive of the work area contained within live-work units. Forty-five of the dwelling units shall be live-work units with a total of 11,800 square feet of floor area designated as work area.
- 4. **Affordable Units.** A minimum of three (3) units, totaling no less than 1,628 square feet of area, shall be reserved as affordable units for Extremely Low Income Households earning 30 percent of Area Median Income (AMI) or less.
- 5. Housing Covenant. Prior to issuance of a building permit, the Applicant shall sign and record a covenant acceptable to the Los Angeles Housing Department (LAHD) guaranteeing that the occupancy restriction will be observed for at least 30 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program.
  - a. If the duration of affordability covenants set forth in this section conflicts with the duration of any other government requirement, the longest duration shall control.
  - b. The covenants described in this section must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.
  - c. Restricted affordable units shall be provided in accordance with the City's most recently approved Affordable Housing Incentives Guidelines.
  - d. Rent for the restricted affordable units are established pursuant to California Health and Safety Code Section 50053, except that rent for publicly subsidized restricted affordable units may be established pursuant to HUD's maximum allowable rent levels that are published on the LAHD website each year.
- 6. **Commercial Hotel.** The Project shall not exceed a maximum of 100 hotel guest rooms. Floor area for the guest rooms shall not exceed 39,472 square feet.
- 7. **Commercial.** The Project shall provide a minimum of 4,946 square feet of commercial floor area.
- 8. **Cornfield Arroyo Seco Specific Plan (CASP) Administrative Clearance.** Prior to issuance of building permit, the Applicant shall obtain an Administrative Clearance from the

Department of City Planning to demonstrate that the Project complies with all of the CASP's requirements, except as modified by these conditions.

#### **Administrative Conditions of Approval**

- 9. **Final Plans.** Prior to the issuance of any building permits for the Project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning, <u>Central Project Planning Division</u>. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the Applicant, shall be retained in the subject case file.
- 10. Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 11. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 12. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 13. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the Project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
- 14. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 15. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
- 16. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

17. **Indemnification and Reimbursement of Litigation Costs.** The Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- The City shall notify the Applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the Applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.
- The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the Applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

#### **FINDINGS**

1. The strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

The Proposed Project involves the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial space. As the Project Site is located within two different zones, Urban Village (UV) and Urban Innovation (UI), the applicant is seeking a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site, in lieu of limiting each portion of the site to the floor area limits of each respective zone. Averaging residential floor area would provide for more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole.

The intent of the Cornfield Arroyo Seco Specific Plan (CASP) is to "provide a range of housing types and price levels that offer a full range of choices, including affordable housing opportunities, for people of diverse ages, ethnicities, household sizes and incomes" (CASP Chapter 1.1 B.7). The applicant is seeking to provide this range of housing types by proposing a project that incorporates one and two bedroom units of varying sizes, live-work units with dedicated working space, affordable dwelling units reserved for Very Low Income Households, as well as furnished guest rooms. However, strict adherence to the regulations of the Specific Plan would result in practical difficulties for the Project to provide this range of housing types, due to existing physical site constraints that were not accounted for in the development of the CASP.

Specifically, a zoning boundary runs north-south across the Project Site, bisecting the Project Site into a narrow 16,272 square-foot UV zoned portion, and a wider 30,172 square-foot UI zoned portion. The constrained dimensions of the UV portion lends itself to better accommodate smaller units and guest rooms, while the wider UI portion of the Site can better accommodate larger dwelling units, such as live-work units and two bedroom units, due to its greater depth. As illustrated below, strict adherence to the CASP zone boundary line would result in more of the dwelling units being located within the narrow UV portion of the Site, ultimately reducing the number of larger units that could be provided and limiting the range of housing choices that the Project could provide.

Maximum Residential Floor Area, Allowed vs. Proposed

Llaa	Allow	ed on Proj	Propose	sed Project (Averaged)					
Use	UV	UI	Combined	UV	U	Combined			
Maximum Residential Floor Area (sf) <sup>a</sup>	65,088 <sup>b</sup>	45,258 <sup>c</sup>	110,346	5,683	64,436	70,118			

a Inclusive of "work" area in live-work units.

Source: Cornfield Arroyo Seco Specific Plan, Page 2-10 to 2-17.

<sup>&</sup>lt;sup>b</sup> Maximum Residential Floor Area in the UV Zone is Site Area multiplied by 4:1. While residential uses are limited to 90% of the project, the remaining 10% of area may be dedicated towards the "work" area of live-work units.

<sup>&</sup>lt;sup>c</sup> Maximum Residential Floor Area in the UI Zone, with Affordable Housing Bonus Option Strategy B and live-work units, is Site Area multiplied by 0.9:1 and divided by 0.6.

Strict adherence to the zone boundary line would limit maximum residential floor area on the UI zoned portion of the Project Site to 45,258 square feet, compared to the 64,436 square feet of residential floor area as proposed. The resulting difference in floor area would have to be located within the narrow UV portion of the site, which is less suitable for the larger dwelling units proposed. By contrast, permitting the averaging of residential floor area across the Site would allow the Project to better optimize available space for dwelling units and building circulation, thereby accommodating a more diverse range of household sizes, incomes, and occupations, while still not exceeding overall development limits as a whole.

The strict application of the CASP zone boundaries to the subject property would prevent the Project from achieving a diverse mix of housing options, which is a practical difficulty inconsistent with the stated purpose and intent of the Specific Plan to expand the range of housing types.

2. There are exceptional circumstances or conditions applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.

As previously mentioned, the Project Site is subject to two zones unique to the CASP: UV and UI. The boundary between the two zones runs north-south and bisects the Project site, resulting in a westerly 16,272 square-foot UV portion and an easterly 30,172 square-foot UI portion. While both zones allow for residential dwelling units and hotel guest rooms, they differ in the intensity of uses allowed, such as maximum residential floor area. A maximum of 65,088 square feet of residential floor area would be allowed on the UV zoned portion of the Project Site, while a maximum of 45,258 square feet of residential floor area would be allowed on the UI zoned portion of the Site.

The developer has requested a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site to create a single unified development. The averaging of floor area provides more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole. The Project proposes 5,683 square feet of residential floor area on the UV zoned portion of the site and 64,436 square feet of residential floor area on the UI zoned portion of the site.

The Project Site is irregularly shaped with approximately 90 feet of frontage along North San Fernando Road, approximately 330 feet of frontage along Barranca Street, and approximately 200 feet of frontage along North Avenue 21. The split-zoned nature of the subject property is unique to the Project and does not generally apply to other properties within the Specific Plan area. The Applicant acquired the seven lots that comprise the Project Site between 1996 and 2012, before the CASP was adopted by the City Council, and the resulting Specific Plan created a boundary that bisected the subject site into two different zones. Other development sites in the CASP do not face the same constraints as the subject site, as they are generally within a single zone.

As such, it can be found that there are exceptional circumstances applicable to the subject property that do not generally apply to other properties within the Specific Plan area.

3. The requested exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.

As noted in Finding No. 2, other development sites within the CASP are not encumbered by the same constraints as the subject property, as they are generally within a single zone and not split into two different zones. The split-zoning and configuration of the Project Site creates practical difficulties, as explained in Finding No. 1, by limiting the range of housing typologies that can be provided. The requested Specific Plan Exception to average residential floor area would remedy this disparity in privileges by establishing one set of development rules that can be applied across the Project Site, just as other development sites across the City and Specific Plan generally have. Averaging residential floor area would provide for more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole.

As such, it can be found that the requested Specific Plan Exception is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties within the CASP but which, because of special circumstances, is denied to the Project Site.

4. The granting of the exception will not be detrimental to the public welfare and injurious to property or improvements adjacent to or in the vicinity of the subject property.

The Project involves the construction, use, and maintenance of an approximately 114,536 square-foot, six-story mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,946 square feet of commercial space. The Project Site is within an urbanized area and developed with similar uses, including multi-family residential and live-work units, as well as buildings of similar scale. The requested Specific Plan Exception is to allow the averaging of permitted residential floor area across the UV and UI zones on the Project Site. All other aspects of the Project, including building form and height, urban design, open space, parking, conservation, and performance standards, shall remain fully consistent with the Specific Plan, as required by Condition No. 8.

No additional significant impacts would result from the averaging of permitted residential floor area on the Project Site, compared to having each portion of the site complying with the floor area limits of the respective zone. As illustrated in the table in Finding No. 1, the Project's overall development intensity on the site is well below the maximum allowed on the site. The requested Specific Plan Exception to allow the averaging of permitted residential floor area across the Project Site pertains to the internal configuration of the building—specifically, the allocation of dwelling units and guest rooms within building walls. The building scale and massing, development intensity, and overall uses of the proposed unified Project would be no different from a project that adheres to the UV and UI boundary lines. No other deviations from the Specific Plan are requested.

As such, the granting of the Specific Plan Exception will not be detrimental to the public welfare and injurious to property or improvements adjacent to or in the vicinity of the subject property.

5. The granting of the exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.

The General Plan sets forth goals, objectives, and programs that serve as the foundation for all land use decisions. The City of Los Angeles' General Plan consists of the Framework Element; seven State-mandated Elements including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space; and optional Elements including Plan for a Healthy Los Angeles, Air Quality, and Service Systems. The Land Use Element is comprised of 35 Community Plans that establish parameters for land use decisions within those sub-

areas of the City. The subject property is located within the Northeast Los Angeles Community Plan, which designates the site for Hybrid Industrial land uses.

The Project Site is also located within the Cornfield Arroyo Seco Specific Plan (CASP), which was adopted by City Council on June 28, 2013. The Project Site is located within two different zones, Urban Village (UV) and Urban Innovation (UI).

The granting of the requested Specific Plan Exception to allow for the averaging of residential floor area across the Project Site is consistent with the following principles, intent and goals of the Northeast Los Angeles Community Plan and the CASP.

#### **Northeast Los Angeles Community Plan**

Objective 1-2: To allocate land for new housing to accommodate a growth of population that is consistent with and promotes the health, safety, welfare, convenience, and pleasant environment of those who live and work in the community based on adequate infrastructure and government services, especially schools.

Policy 1-2.2: Locate higher residential densities near commercial and institutional centers, light rail transit stations, and major bus routes to encourage pedestrian activity and use of public transportation, providing that infrastructure, public service facilities, utilities, and topography will fully accommodate this development.

Policy 1-2.3: Encourage mixed-use development in selected commercially-zoned areas.

Objective 1-6: To promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background.

Policy 1-6.1: Promote individual choice in type, quality, price, and location of housing.

Policy 1-6.2: Promote mixed use in all multiple-family residential projects in commercial zones.

Program: The Plan encourages the development of live/work buildings in selected commercial areas.

Consistent with Policies 1-2.2 and 1-2.3, the Proposed Project involves the construction, use, and maintenance of a transit-oriented mixed-use development with 100 residential units, 100 hotel guest rooms, and 4,661 square feet of commercial space. The Project Site is located approximately 0.3 miles south from the Lincoln/Cypress Metro Rail Gold Line station. Consistent with Policy 1-6.1, and as described in Finding No. 1, the Project provides a range of housing types, including one and two bedroom dwelling units, live-work units with dedicated working space, units set aside for Extremely Low Income Households, as well as furnished guest rooms. The requested Specific Plan Exception would enable the development of the Proposed Project, which is consistent with the principles, intent, and goals of the Northeast Los Angeles Community Plan.

#### **Cornfield Arroyo Seco Specific Plan**

The purposes and intents of the CASP are provided in Chapter 1.1 of the Specific Plan and include the following:

2. Transform an underserved and neglected vehicular-oriented industrial and public facility area into a cluster of mixed-use, pedestrian-oriented and aesthetically pleasing neighborhoods.

- 7. Provide a range of housing types and price levels that offer a full range of choices, including affordable housing opportunities, for people of diverse ages, ethnicities, household sizes and incomes.
- 8. Provide shops and services for everyday needs, including groceries, day care, cafes and restaurants, banks and drug stores, within an easy walk from home or work.

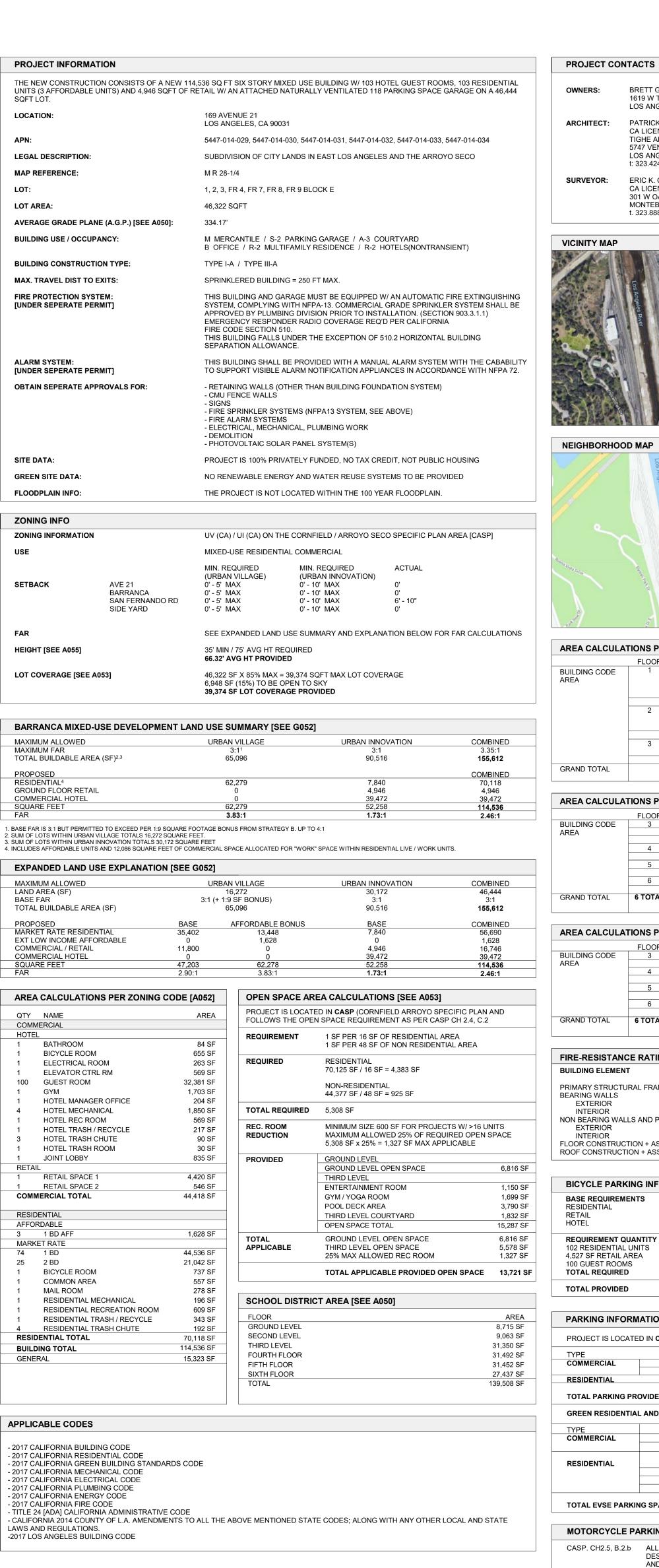
The Proposed Project would transform the vacant Project Site into a mixed-use, pedestrian oriented development that accommodates a range of housing types and price levels, along with ancillary neighborhood-supporting retail/commercial uses and open space. As explained in Finding No. 1, the requested Specific Plan Exception to average residential floor area across the Project Site would enable the development of the Proposed Project, which is consistent with the principles, intent, and goals of the CASP.

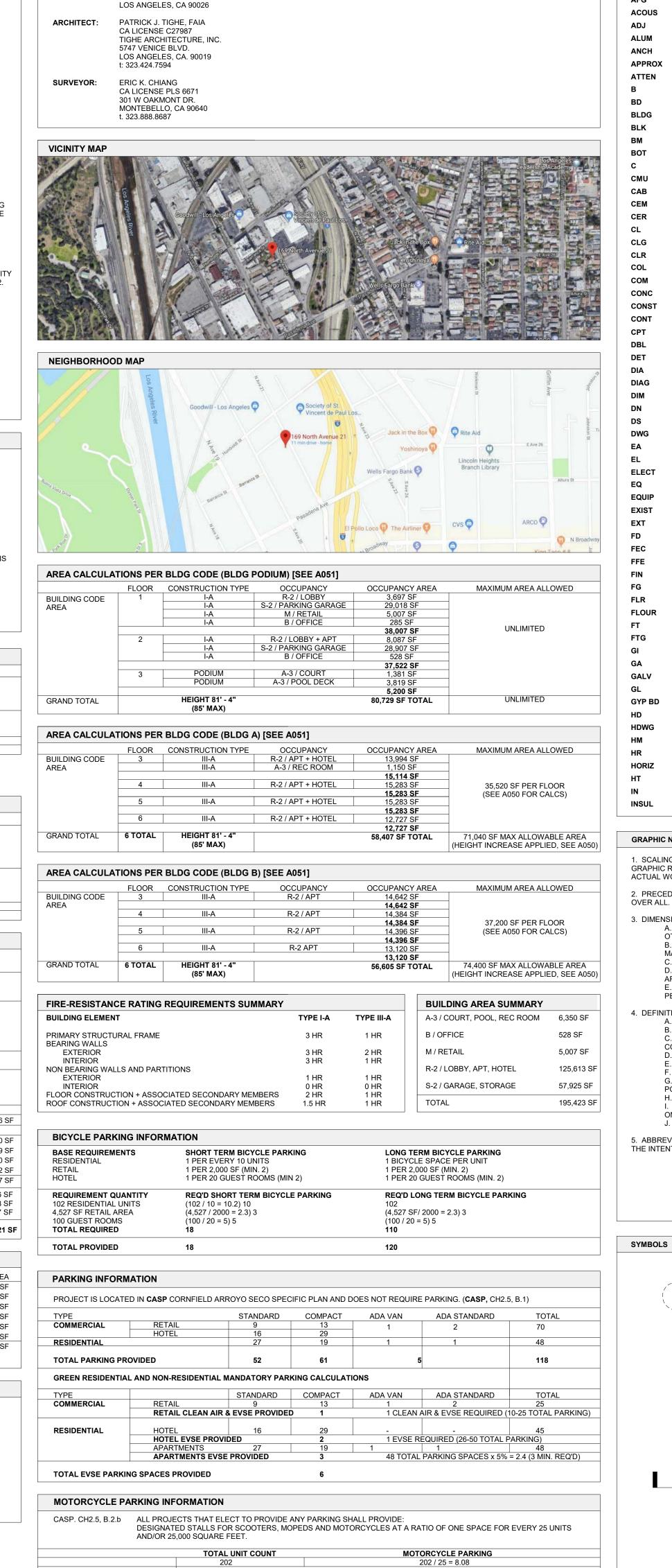
#### **Environmental Findings**

On June 28, 2013, the Los Angeles City Council certified the Final Environmental Impact Report (SCH No. 2009031002) (EIR) and adopted the Statement of Overriding Considerations for the Cornfield Arroyo Seco Specific Plan (CASP). The certified EIR disclosed that implementation of the Specific Plan would result in significant and unavoidable impacts associated with regard to transportation, air quality, noise, and vibration. Other issues addressed in the EIR include biology, cultural resources, earth resources, energy and greenhouse gas emissions, geology, hazards and hazardous materials, hydrology, land use and planning, population and housing, public services and recreation facilities, utilities, and visual resources. However, all of these impacts were determined to be reduced to less-than-significant levels with implementation of mitigation measures, which were adopted as regulations of the Specific Plan. As a program-level document, the EIR analyzed any potential environmental impacts of projects that comply with the CASP, thereby allowing for ministerial review.

Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to a previously certified EIR is permitted for projects where there are no substantial changes in the project or in circumstances surrounding the project, and where the project would not have new significant impacts or more severe impacts than those previously disclosed in the previously certified EIR. The Addendum to the EIR, dated May 1, 2019 and attached as Exhibit "C", provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that the Project will not result in additional significant impacts and that a Subsequent EIR is not required.

The Area Planning Commission, FOUND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Cornfield Arroyo Seco Specific Plan EIR, No. ENV-2009-599-EIR, SCH No. 2009031002, certified on June 28, 2013; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated May 1, 2019, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project.





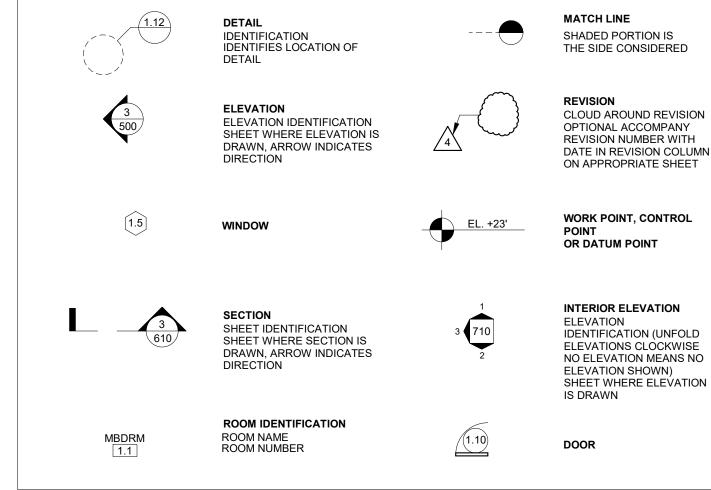
BRETT GOLDSTONE 1619 W TEMPLE ST

AFG ACOUS ADJ ALUM	ABOVE FINISHED GRADE	LAV	LAVATORY
ADJ			LAVATORT
	ACOUSTICAL	LT FXT	LIGHT FIXTURE
ALUM	ADJUSTABLE	MAX	MAXIMUM
, • · · ·	ALUMINUM	MECH	MECHANICAL
ANCH	ANCHOR	MTL	METAL
APPROX	APPROXIMATELY	MIN	MINIMUM
ATTEN	ATTENTION	ОС	ON CENTER
В	BASE	OD	OUTSIDE DIAMETER
BD	BOARD	OPP	OPPOSITE
BLDG	BUILDING	P	PAINT
BLK	BLOCK	PL	PROPERTY LINE
BM	BEAM	PLAM	PLASTIC LAMINATE
BOT	BOTTOM	PLAS	PLASTER
C	CARPET	PLWD	PLYWOOD
		PTD	
CMU	CONCRETE MASONRY UNIT		PAINTED
CAB	CABINET	R	RISERS
CEM	CEMENT	RD	ROOD DRAIN
CER	CERAMIC	RO	ROUGH OPENING
CL	CENTER LINE	RAD	RADIUS
CLG	CEILING	REC	RECESSED
CLR	CLEAR	REINF	REINFORCED
COL	COLUMN	REQ'D	REQUIRED
COM	COMMERCIAL	RES	RESISTANT
CONC	CONCRETE	RESIL	RESILIENT
CONST	CONSTRUCTION	RET	RETAINING
CONT	CONTINUOUS	RM	ROOM
СРТ	COMPACT	RSD	RESIDENTIAL
DBL	DOUBLE	SED	SEE ELECTRICAL DRAWING
DET	DETAIL	SD	SMOKE DETECTOR
DIA	DIAMETER	SCHED	SCHEDULE
	DIAGONAL		
DIAG		SECT	SECTION
DIM	DIMENSION	SED	SEE ELECTRICAL DRAWING
DN	DOWN	SFD	SMOKE FIRE DAMPER
DS	DOWN SPOUT	SHT	SHEET
DWG	DRAWING	SHTG	SHEATHING
EA	EACH	SIM	SIMILAR
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWING
ELECT	ELECTRICAL	SMD	SEE MECHANICAL DRAWING
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	SPD	SEE PLUMBING DRAWING
EXIST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
FD	FLOOR DRAIN	SSD	SEE STRUCTURAL DRAWIN
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FG	FINISH GRADE	SUSP	SUSPENDED
FLR	FLOOR	SV T	SHEET VINYL
FLOUR	FLUORESCENT	T	TREADS
FT	FOOT	T & N	TOP AND BOTTOM
FTG	FOOTING	T & G	TOUGUE AND GROOVE
GI	GALVINIZED IRON	то	TOP OF
GA	GAUGE	тос	TOP OF CONCRETE
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS	TEM	TEMPERED
GYP BD	GYPSUM BOARD	TYP	TYPICAL
HD	HEAD	VCT	VINYL COMP. TILE
HDWG	HARDWOOD	VERT	VERTICAL
НМ	HOLLOW METAL	<b>W</b> /	WITH
HR	HOUR	WC	WATER CLOSET
HORIZ	HORIZONTAL	WF	WATER CLOSET WIDE FLANGE
HT	HEIGHT	WP	WATER PROOF
IN INSUL	INCH INSULATION	W	WOOD

1. SCALING DRAWINGS. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND DESCRIPTIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION ON DRAWINGS. VERIFY WITH ARCHITECT ANY CONFLICTING AREAS PRIOR TO COMMENCING PRECEDENCE. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. A. ALL DIMENSIONS ARE GIVEN FROM FACE OR STUD OR TO CENTERLINE OF WALL ASSEMBLY UNLESS NOTED B. DIMENSIONS NOTED CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED: ALLOWING FOR THICKNESS OF FINISH C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL, UNLESS NOTES OTHERWISE D. VERIFY DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION. REPORT ANY INCONSISTENCIES TO THE E. ALL DIMENSIONS ARE GIVEN BASED ON THE ACTUAL SIZE OF THE CONSTRUCTION MATERIAL TO WHICH THEY PERTAIN UNLESS NOTED OTHERWISE A. ALIGN: ACCURATELY LOCATE FINNISH FACES IN THE SAME PLACE B. APPROVED EQUAL: AS ACCEPTED IN WRITING BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY. . AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCE STANDARDS, BY EXISTING

CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS. DIRECTED: AS REQUESTED, AUTHORIZED, SELECTED, APPROVED OR REQUIRED BY ARCHITECT. E. FURNISH: SUPPLY AND DELIVER TO PROJECT SITE. F. INDICATED: AS SHOWN, NOTED, AND/OR SCHEDULED ON THE DRAWINGS OR WRITTEN IN THE SPECIFICATIONS. G. INSTALL: ANCHOR, FASTEN OR CONNECT INTO PLACE AND ADJUST FOR USE; PLACE OR APPLY IN PROPER POSITION AND LOCATION; ESTABLISH IN PLACE FOR USE OR SERVICE H. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR USE I. SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS J. TYPICAL: IDENTICAL FOR ALL CONDITIONS, UNLESS NOTED OTHERWISE.

5. ABBREVIATIONS. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. CLARIFY WIT THE ARCHITECT THE INTENT OF ANY ABBREVIATION IN QUESTION.



**GENERAL NOTES** WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.

ALL APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND DRAWINGS. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY

BEFORE PROCEEDING WITH ANY WORK. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. NO DEVIATION FROM THE STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS IS

ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE (U.N.O.). DO NOT SCALE DRAWINGS. CONTRACTOR SHALL PROVIDE PEDESTRIAN FENCE AND CANOPY AS REQUIRED.

TEMPORARY SANITARY FACILITIES FOR WORKMEN SHALL BE PROVIDED DURING CONSTRUCTION. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT. ALL LOCATIONS SHALL BE

REVIEWED WITH THE ARCHITECT. COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, FIRE SPRINKLER DESIGNS. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, REVIEW WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURE, EQUIPMENT AND CABINETRY.

CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION.

CONTRACTOR SHALL COORDINATE ALL SLAB AND WALL OPENINGS REQUIRED BY

MECHANICAL AND ELECTRICAL DRAWINGS. WHERE RECESSED OR NON-MODULAR FIXTURES, DIFFUSERS, SPEAKER OR OTHER EXPOSED DEVICES ARE USED, THEY ARE TO BE CENTERED IN THE CEILING TILE PATTERN UNLESS OTHERWISE NOTED.

ALL PIPE, DUCTS AND BUS DUCTS THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING TO BE 3/8" MAXIMUM. ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO

**CONSTRUCTION NOTES** 

ALL REFERENCED SPECIFICATIONS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREIN. OTHER UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO THAT SHOWN ON THESE PLANS IS PROPOSED FOR THIS PROJECT, INCLUDING UTILITY SERVICES AND

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR CONSTRUCTION DETAILS AND DIMENSIONING INCLUDING THOSE FOR BUILDINGS. PATIOS. DRIVEWAYS, WALKWAYS, FENCES, PLUMBING, ELECTRICAL AND LANDSCAPING. THIS REPORT AND ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN ITS ENTIRETY HEREIN. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE SOIL REPORT. CONTRACTOR SHALL CONTACT THE SOIL ENGINEER TO OBTAIN OR REVIEW A COPY OF THIS REPORT AND ADDENDA. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL. FOR INSTALLING AND MAINTAINING ADEQUATE FENCING, SIGNING, LIGHTS AND BARRICADES, AND FOR INSTALLING AND MAINTAINING ADEQUATE SHEETING, SHORING, BRACING OR EQUIVALENT PROTECTION AS REQUIRED FOR ALL EXCAVATIONS, EXISTING STRUCTURES, TEMPORARY STRUCTURES AND ALL PARTIALLY COMPLETED PORTIONS OF THE WORK. BEFORE BEGINNING THE WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED

BEFORE BEGINNING THE WORK, CONTRACTOR SHALL CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, THE UTILITY COMPANIES, THE SOIL ENGINEER, AND SHALL DETERMINE FROM 1) SCOPE OF WORK TO BE INSPECTED AND BY WHOM, 2) SCOPE OF TESTING. 3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS)

DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR TESTING AND INSPECTION AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT PROPERLY TESTED AND INSPECTED WILL BE SUBJECT TO REJECTION. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A

CONTRACTOR SHALL SCHEDULE GRAVITY PIPELINE WORK AHEAD OF OTHER UNDERGROUND GRAVITY SEWER AND STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND INSPECTED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL INSPECTED AND TESTED FOR COMPACTION AND APPROVED BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE

GENERAL REQUIREMENTS OF CONTRACTOR CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF

CONSTRUCTION MAY COMMENCE.

OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. NOR CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND THE AGENCY HAVING UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ARCHITECT ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE NOTED CHANGES "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS". CAUTION: THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR. UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE PREPARER. CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND THE AGENCY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND

CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE

CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND. INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS. GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PROPOSED AND IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNER. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR

AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF EXISTING UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS AND THEIR LOCATION. WHERE SHOWN, IS APPROXIMATE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES INCLUDING SERVICE CONNECTIONS WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATION. UPON LEARNING OF THE EXISTENCE AND LOCATION OF ANY UNDERGROUND FACILITIES NOT SHOWN OR SHOWN INACCURATELY ON THESE PLANS OR NOT PROPERLY MARKED BY THE

UTILITY OWNER, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE

ARCHITECT BY TELEPHONE AND IN WRITING.

REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S

DRAWING INDEX

GENERAL NOTES PERSPECTIVE RENDERS AVERAGE BUILDING HEIGHT TRANSIT & ZONING INFORMATION WINDOWS AND GLAZING ROOF MEMBRANE SPECIFICATION ADA PATH OF TRAVEL / ASA UNIT MATRIX ZONING AREA PLANS CASP DIVISION OPEN SPACE DIAGRAM & LOT COVERAGE NATURAL VENTILATION DIAGRAMS

GROUND LEVEL PLAN SECOND LEVEL PLAN THIRD LEVEL PLAN FOURTH LEVEL PLAN FIFTH LEVEL PLAN SIXTH LEVEL PLAN **ROOF PLAN** REFLECTIVE CEILING PLANS

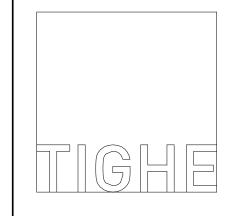
SITE PLAN RCP

DRAWING INDEX

WINDOW SCHEDULE

Exhibit "A"

Architectural and Landscaping Plans APCE-2018-5867-SPE



5747 VENICE BLVD. LOS ANGELES, CA. 90019 t 323.424.7594 www.tighearchitecture.com

**BARRANCA MIXED-USE** 169 N AVENUE 21 LOS ANGELES, CA 90031

PLAN CHECK VERIFICATION #2 3/12/2019

PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019



G000

PLANNING SUBMITTAL 1/24/2019





PERSPECTIVE VIEW FROM SAN FERNANDO RD 2



PERSPECTIVE VIEW FROM AVENUE 21 1

PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019

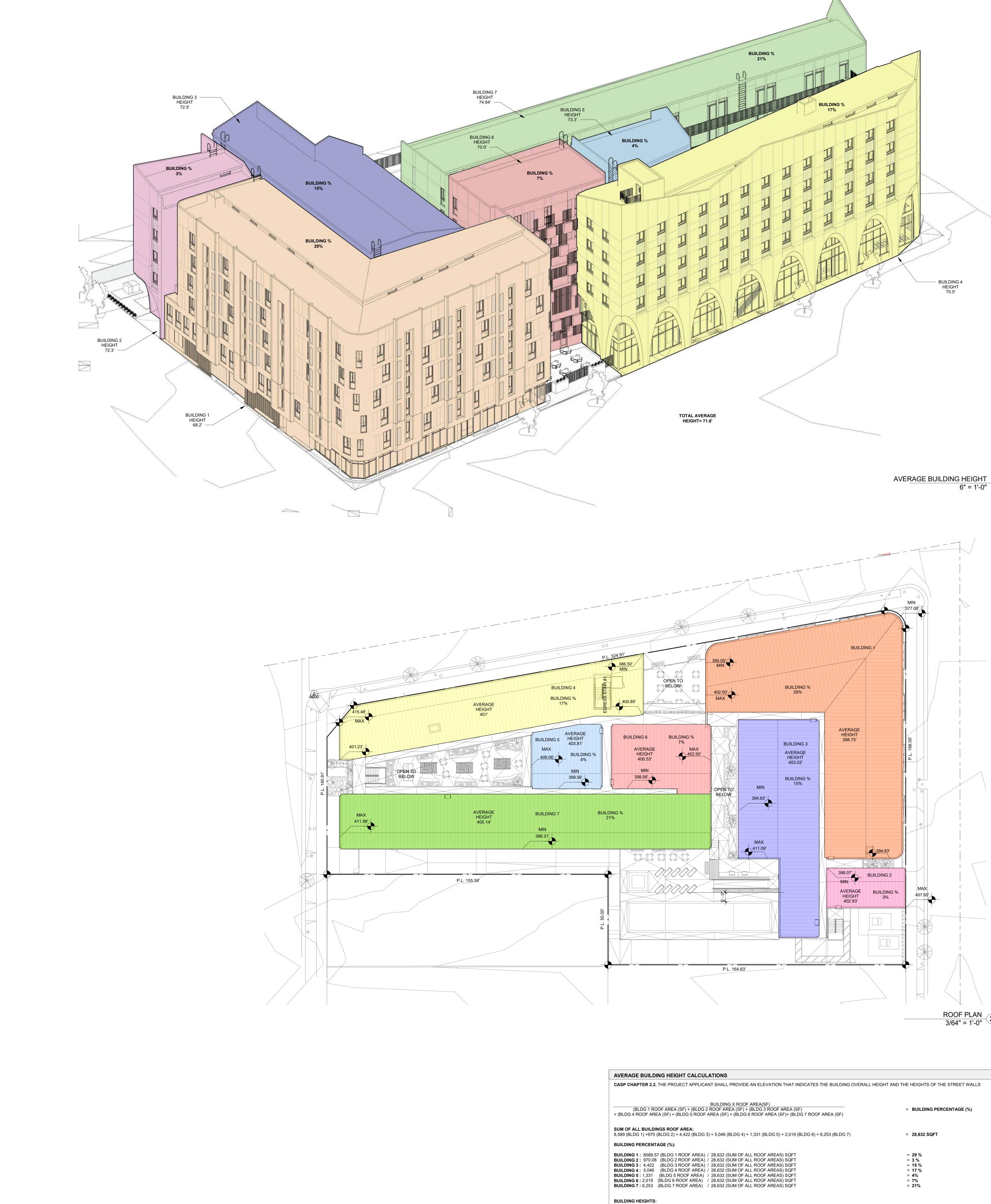
5747 VENICE BLVD. LOS ANGELES, CA. 90019 t 323.424.7594 www.tighearchitecture.com

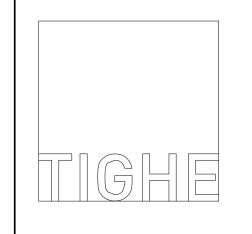
BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031



PERSPECTIVE RENDERS

G005





BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031

PLANNING SUBMITTAL 12/6/2018 PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019

AVERAGE BUILDING HEIGHT

AVERAGE ELEVATION

402.8' - 330.5' 403.0' - 330.5' 401' - 330.5' 403.8' - 330.5' 400.53' - 330.5'

405.1' - 330.5'

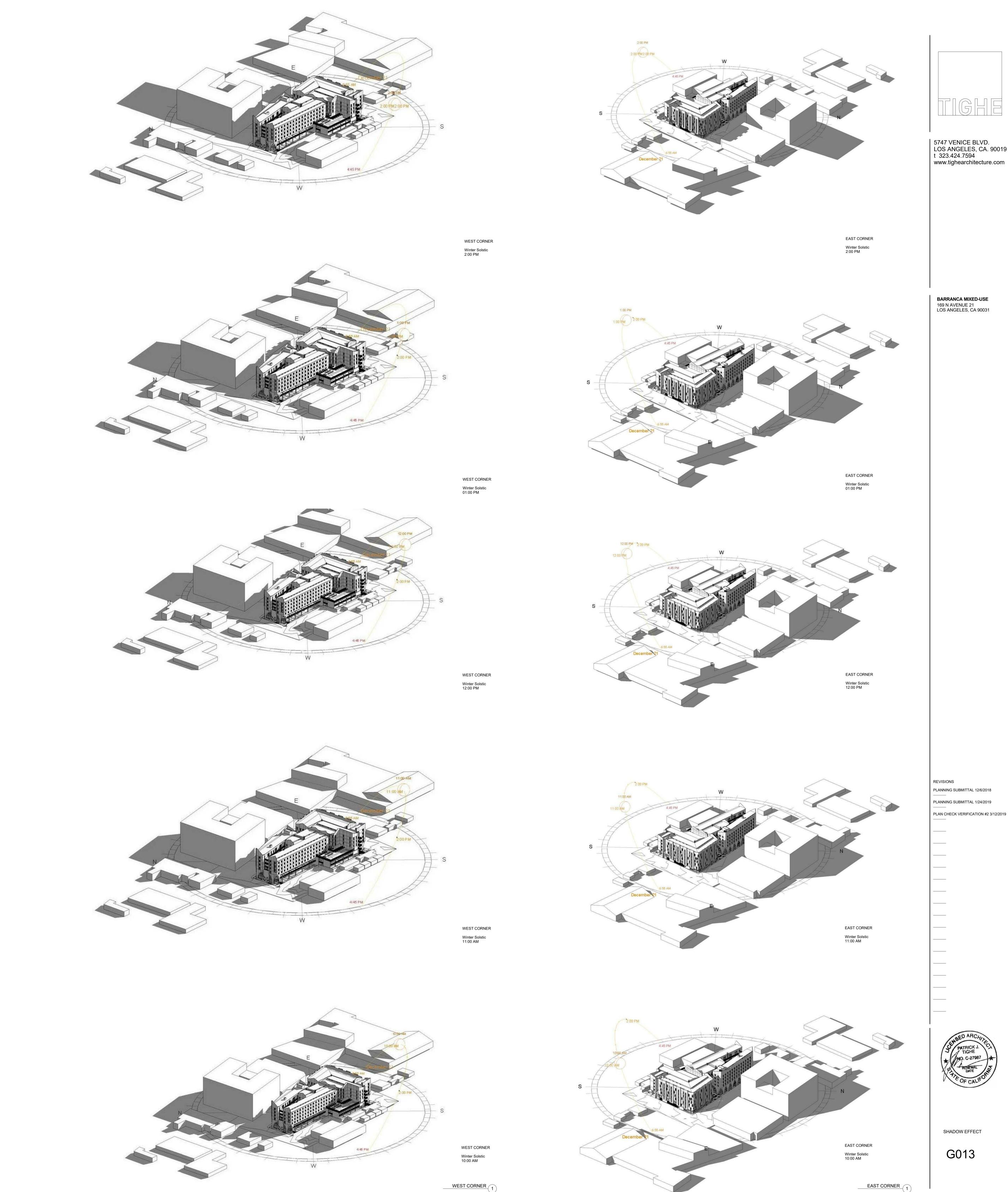
BUILDING 1: 402.5 395.0'
BUILDING 2: 407.6' 398.0'
BUILDING 3: 411.2' 394.8'
BUILDING 4: 415.5' 386.5'
BUILDING 5: 409.3' 398.5'
BUILDING 6: 409.3' 398.5'
BUILDING 7: 411.9' 398.3'

**BUILDING HEIGHT** 

[(BLDG 1 HEIGHT (FT) X BLDG 1 PERCENTAGE (%)] + [(BLDG 2 HEIGHT (FT) X BLDG 2 (%)] + [(BLDG 3 HEIGHT (FT) X BLDG 3 (%)] + [(BLDG 4 HEIGHT (FT) X BLDG 4 (%)] + [(BLDG 5 HEIGHT (FT) X BLDG 5 (%)] + [(BLDG 6 HEIGHT (FT) X BLDG 6 (%)] + [(BLDG 7 HEIGHT (FT) X BLDG 7 (%)] = AVERAGE HEIGHT

(68.2' x 29% BLDG 1) + (72.3' x 3% BLDG 2) + (72.5' + 15% BLDG 3) + (70.5 x 17% BLDG 4) + (73.3' x 4% BLDG 5) + (70.0' x 7% BLDG 6) + (74.6' x 21% BLDG 7) =

(19.7' BLDG 1) + (2.1' BLDG 2) + (10.8' BLDG 3) + (11.9' BLDG 4) + (2.9' BLDG 5) + (4.9' BLDG 6) + (15.6' BLDG 7) = 71.6' (AVERAGE HEIGHT)







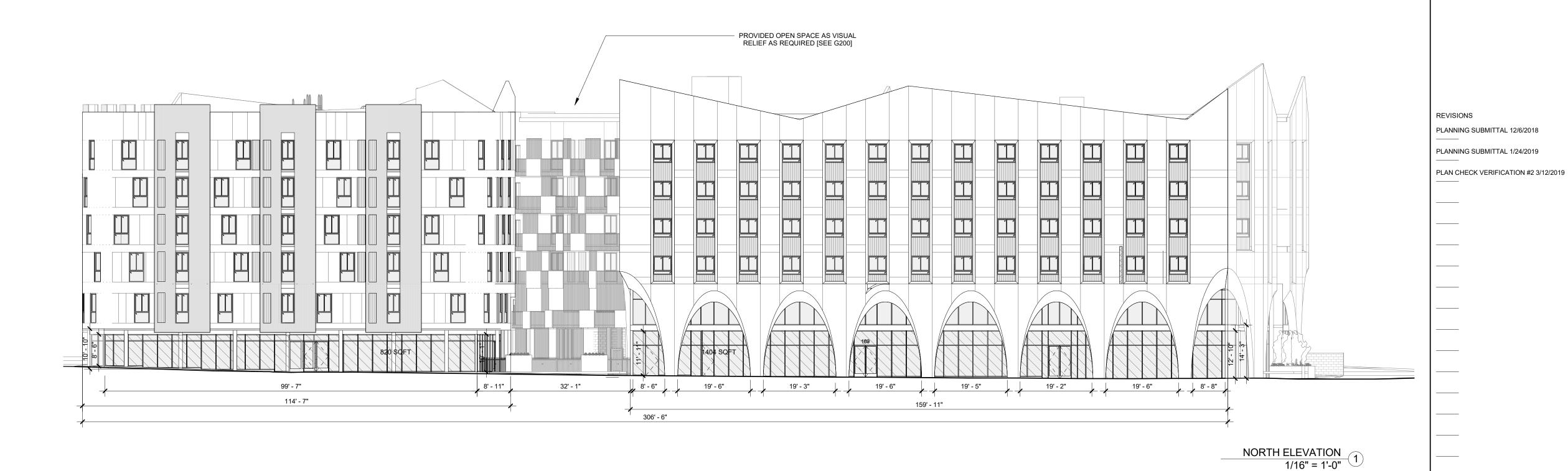




BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031







NOTES: PROVIDE 75% TRANSPARENCY FOR SECURITY GRILLS AND ROLL-DOWN DOORS. TRANSPARENCY TO COMPLY WITH SECTION 2.3 F-3-B AT LEAST 50% OF THE GROUND-FLOOR WINDOW AND FLOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR SHADING DEVICES, SCREENS OR BARRIERS TO REDUCE BIRD'S ACCESS TO GLASS. IN ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40 DEGREES FROM VERTICAL.

GROUND FLOOR WINDOWS CASP CHAPTER 2.3. THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE DIRECTION OF THE FACADE(S), THE AQUARE FOOTAGE OF THE BUILDING FACADES, THE SQUARE FOOTAGE OF THE WINDOWS, AND THE PERCENTAGE OF THE BUILDING THAT IS COVERED IN WINDOWS

WINDOWS NORTH + SOUTH + EAST = TOTAL WINDOW TO WALL RATIO (40% MAX.) 2,224 SQ FT + 184 SQ FT + 418 SQ FT = 2,826 SQ FT 2,824 SQ FT STREET LEVEL FACADE NORTH + SOUTH + EAST =4,130 SQ FT + 1,435 SQ FT + 418 SQ FT + = 6,541

2,824 SQ FT / 6,498 SQ FT =

6,498 SQ FT TOTAL OF OTHER USES WINDOWS (SF) / FACADE (SF) = WINDOW TO WALL RATIO 43% PERCENTAGE OF OTHER USE

ELEVATION FACADE VISUAL RELIEF CASP CHAPTER 2.2. BUILDINGS MORE THAN 300 FEET IN LENGTH SHALL INCLUDE A DESIGN ELEMENT THAT PROVIDES VISUAL RELIEF EVERY 200 FT. THE DESIGN FEATURE SHALL EITHER SETBACK FROM OR STEP FORWARD FROM THE PRIMARY FACE OF THE BUILDING BY AT LEAST A DEPTH OF 12 INCHES AND SHALL BE OF A WIDTH NO LESS THAN 5% OF THE BUILDING FACE AND SHALL EXTEND UP THE FACE OF THE BUILDING AT LEAST THE FULL HEIGHT OF THE BUILDING'S FIRST STORY. NORTH ELEVATION TOTAL BUILDING LENGTH: 306' - 5" (5% MINIMUM 15')
BUILDING VISUAL RELIEF PROVIDED: 32' - 1" ( 10% PROVIDED)



WINDOWS AND GLAZING

### METAL WALL PANELS 07 42 13

Metal Sales	T10-A Panel	TL-17C Panel
Manufacturing Corporation	28' Coverage	12" Coverage
	<del>[= 9" p]</del>	<del>&lt; 0" ≠</del>
This specification data sheet is provided by Metal Sales Manufacturing Corporation as a technical	J U U U U U U U 11-1/2"	نے لیا ا
support tool incident to the sale of its Verti-Line Se-	T10-B Panel	TL-17D Panel
ries, Flush Face Series, Soffit Panel, and Interior	30' Coverage	12" Coverage
Liner Series metal panels. Contact Metal Sales for more information on these and other products.	<u> </u>	4" <del>4 9</del>
Telephone: 800.406.7387		
www.metalsales.us.com	T10-C Panel	TL-1222 Panel
Section 07 42 13 - METAL WALL PANELS	30" Coverage	12" Coverage
SECTION OF 42 13 - INTERAL WALL PANELS	₩ 6' ₩	2", 2"
1. PRODUCT NAMES		
Verti-Line Series: T10-A, T10-B, T10-C, T10-D,	740.5.5	
Flush Face Series: TLC-1, TLC-2, TLC-3, TLC-4, TLC-9, TLC-10, TL-17C, TL-1D, TL-1222, Interior	T10-D Panel	TL-19A Panel
Liner Series: TL-19A, TL-20, TL-21 and Soffit Panel	36" Coverage	16' Coverage
metal wall panels.	[	1-1/2*
2. MANUFACTURER		
Metal Sales Manufacturing Corporation	TLC-1 Panel	TL-20 Panel
545 South 3rd Street, Suite 200	- 1-1/2"	16' Coverage
Louisville, KY 40202 Toll Free: 800.406.7387		2.
Phone: 502.855.4300	12" Coverage	Z * L
Fax: 502.855.4200	TLC-2 Panel	TL-21 Panel
Web: www.metalsales.us.com		16° Coverage
E-Mail: info@metalsales.us.com	1-1/2"	F
3. PRODUCT DESCRIPTION	12" Coverage	3*
Basic Use	711.0×3000200- <del>2</del> 000	<b>1</b>
For more than 50 years, Metal Sales has earned a	TLC-3 Panel	Soffit Panel
reputation as the premier provider of metal building components and accessories. Metal Sales main-	7 1-1/2"	12'Coverage
tains the industry's largest professional sales and	6"	1 1
service team, supported by 21 branches located	12" Coverage	_5 "**** 5
throughout the United States, and offers a full line of high quality metal roof and wall panels for ag-	TLC-4 Panel	12' Coverage
ricultural, commercial, architectural, industrial, and		
residential projects of every shape and size for both	1-1/2"	_b we recover 5
new construction and retrofit applications. Metal	12"Coverage	
Sales is dedicated to leading the metal building component industry, by setting new standards for	750000 W.M.A. 200	
operating efficiency, product design, active service	TLC-9 Panel	and the second
management and lasting value.	1-1/2"	mil l
	6"	
Manufacturer Memberships and Affiliations CRRC - Cool Roof Rating Council	12" Coverage ➤	
MCA - Metal Construction Association	TLC-10 Panel	111111111111111111111111111111111111111
CSI - Construction Specifications Institute	A. M. C.	
MRA - Metal Roofing Aliance	1-1/2"	7
NRCA-National Roofing Contractors Association USGBC-United States Green Building Council	6" "	4

### METAL WALL PANELS 07 42 13

metal sales	SPECIFIC	ATION DATA
4. TECHNICAL DATA	SSMITTERS	
Applicable Standards • ASTM A 653 — Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.		
<ul> <li>ASTM A 792 - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot- Dip Process.</li> </ul>		The same of the sa
<ul> <li>ASTM A 1011 — Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength.</li> </ul>		Sept.
<ul> <li>ASTM B 209 – Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.</li> </ul>		
<ul> <li>ASTM D 2244 – Standard Practice for Calculation of Color Tolerances and Color Differences from In- strumentally Measured Color Coordinates.</li> </ul>		
<ul> <li>ASTM D 4214 – Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.</li> </ul>		HHAMM
•ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.	Grand Canyon University, Phoenix, AZ T10-B, T10-C and T10-D Products:	Technical Properties for Metal Interior Liner Se-
•ASTME 283 – Standard Test Method for Determin- ng Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.	<ul> <li>▶ Panel Coverage: 28 inches (7112 mm), 30 inches (762 mm) and 36 inches (914.4 mm).</li> <li>▶ Rib Height: 1-1/2 inches (38.1 mm).</li> <li>▶ Material: Aluminum-zinc alloy-coated steel sheet, AST M A 792, AZ50 or AZ55 coating designation,</li> </ul>	ries TL-19A, TL-20 and TL-21 Products:  ▶ Panel Coverage: 16 inches (406.4 mm) or 24 inches (609.6 mm).  ▶ Rib Height: 1-1.2 inches (38.1 mm), 2 inches (50.8 mm) or 3 inches (76.2 mm).
<ul> <li>ASTME 330 – Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Dif- ference.</li> </ul>	structural quality, Grade 50, 0.0236 inch (0.60 mm), 0.0296 inch (0.75 mm), 0.0356 inch (0.904 mm) and 0.0466 inch (1.184 mm) minimum thickness.  Finish: PVDF (Kynar 500), Multi-pass Kynar 500,	Material: Aluminum-zinc alloy-coated steel sheet, ASTM A 792, AZ50 or AZ55 coating designation, structural quality, Grade 50, 0.0236 inch (0.60 mm), 0.0296 inch (0.75 mm), 0.0356 inch (0.904 mm) or
<ul> <li>ASTM E 331 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Ourtain Walls by Uniform Static Air Pressure Difference.</li> </ul>	Marblique, Plastisol or Polyester.  ➤ Configuration: 90-degree vertical box ribs.  ➤ Panel Fasteners: Exposed, direct fastened.  ➤ Perforation: Available option.  ➤ Color: Contact Metal Sales Manufacturing Corpo-	0.0466 inch (1.184 mm) minimum thickness.  ► Finish: PVDF (Kynar 500), Multi-pass Kynar 500, Marblique, Plastisol, Polyester.  ► Panel Fasteners: Exposed, direct fastened. Panel Tapering: #vailable option.
Underwriters Laboratories (UL): ●UL 263 - Fire Tests of Building Construction and Materials.	ration for information on color availability.  Technical Properties for Flush Face Series TLC-	Perforation: Available option.  Poolor: Contact Metal Sales Manufacturing Corporation for information on color availability.
Approvals State of Florida: Florida Building Code 2010 Test	1, TLC-2, TLC-3, TLC-4, TLC-9, TLC-10, TL-17C, TL-17D, TL-1222 Products:  ▶ Panel Coverage: 12 inches (304.8 mm)	Technical Properties for Soffit Panel Product:  ▶ Panel Coverage: 12 inches (304.8 mm).
Protocols for High-Velocity Hurricane Zones	► Panel Depth: 1-1/2 inches (38.1 mm).	► Panel Depth: 1 inch (25.4 mm).

Protocols for High-Velocity Hurricane Zones

Physical Properties:

Test reports are available to design professionals upon request.

Note: Industry designation for material thickness in inches. Metal Sales Manufacturing Corporation recommends use of a minimum thickness requirement of 0.018-inch (0.46-mm) instead of 26 gauge, 0.0236-inch (0.60-mm) instead of 22 gauge, 0.0236-inch (0.75-mm) instead of 22 gauge, 0.0356-inch (0.904-mm) instead of 20 gauge, and 0.0466-inch (0.75-mc) (0.904-mm) instead of 18 gauge.

Technical Properties for Verti-Line Series T10-A.

Panel Depth: 1-1/2 inches (8.1 mm).

Material: Aluminum zinc alloy-coated steel sheet, ASTM A 792, AZ50 or AZ55 coating designation, structural quality, Grade 50, 0.0236 inch (0.60 mm), 0.0296 inch (0.75-mm), 0.0356 inch (0.904-mm) or 0.0296 inch (0.75-mm), 0.0356 inch (0.904-mm) or 0.0296 inch (0.75-mm) instead of 24 gauge, 0.0296-inch (0.813-mm) minimum thickness.

Finish: PVDF (Kynar 500), Multi-pass Kynar 500, Molti-pass Kynar 500, Molti www.metalsales.us.com Metal Sales Manufacturing Corporation

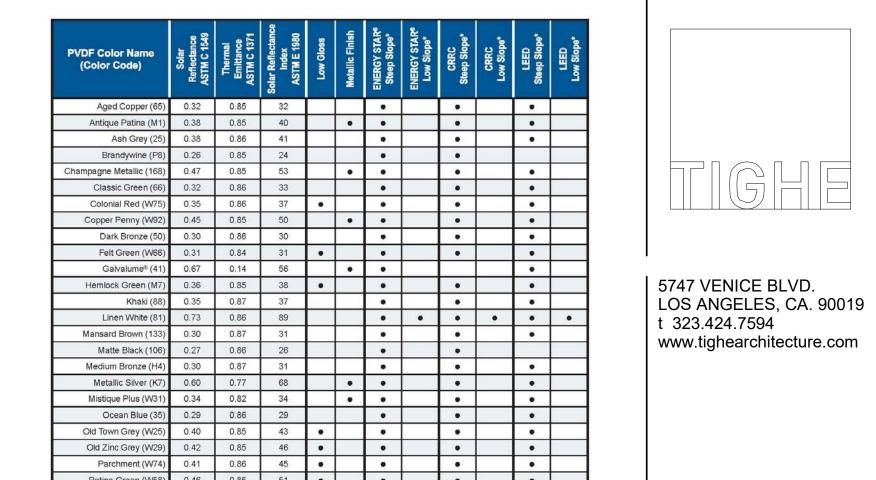
## METAL WALL PANELS 07 42 13

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sq.ft. at 6.24 psf when tested according to ASTM E	panel manufacturer's installation instructions includ-	quirements of authority having jurisdiction.
283. Water Penetration: No penetration at 12 psf when	ing but not limited to special techniques, interface with other work, and integration of systems. Fasten	6. AVAILABILITY AND COST
tested according to ASTM E 331.	metal wall panels to supports with concealed clips at	Availability
Uniform Static Air Pressure Difference; Tested according to ASTM E 330.	each standing-seam joint at location, spacing, and	Metal Sales Manufacturing Corporation products are
Code Approval: Complies with requirements of Flor-	using proper fasteners as recommended by panel manufacturer. Comply with installation tolerances as	nationally distributed and supported from 21 conve
ida Building Code construction 9482.5.	required.	nient locations nationwide, including Alaska. Manu- facturer has the ability to ship worldwide. Contact
	A. CONTRACTOR DE ACTUAL DE	manufacturer for information on local availability.
Environmental Considerations Construction metals generally are readily recyclable	Accessory Installation Install accessories using techniques recommended	
at the end of their service life. The raw materials	by manufacturer and which will assure positive an-	Cost  Pudget installed cost information may be obtained
used in manufacture of standing seam panels also	chorage to building and weather tight mounting. Pro-	Budget installed cost information may be obtained from a local Metal Sales Manufacturing Corporation
come from recycled sources. Pre-consumer and	vide for thermal movement. Coordinate installation	distributor or directly from the manufacturer.
post-consumer recycled content varies. Consult with manufacturer for more information.	with flashings and other components. For Flashing and Trim, comply with performance requirements,	
Fire Performance	manufacturer's written installation instructions, and	7. WARRANTY Special Exposed Panel Finish Warranty: Manufac
Flame-Spread Index: 25 or less (Class A) or 200	the SMACNA "Architectural Sheet Metal Manual."	turer's standard form PVDF (Fluorocarbon System
(Class C).	Provide concealed fasteners where possible, and in- stall units to true level. Install work with laps, joints,	Warranty for film integrity, chalk rating and fade
5. INSTALLATION	and seams that will be permanently watertight.	rating in which manufacturer agrees to repair o replace panels that show evidence of deterioration
		within specified warranty period. Deterioration shall
Handling and Storage Handle and store product according to Metal Sales	Field Quality Control If requested by Owner, provide manufacturer's field	include but is not limited to color fading of more than
recommendations. Deliver materials in original, un-	service consisting of product use recommendations	5 Hunter units when tested according to ASTM D
opened, undamaged containers with identification	and periodic site visits for inspection of product in-	2244, chalking in excess of a No. 8 rating when test ed according to ASTM D 4214 or cracking, checking
labels intact. Store materials above ground, under waterproof covering, protected from exposure to	stallation in accordance with manufacturer's instruc-	peeling or failure of paint to adhere to bare metal
harmful weather conditions and at temperature and	tions.	Warranty Period for film integrity is 45 years and for
humidity conditions recommended by manufacturer.	Precautions, Cleaning and Protection	chalk and fade rating is 35 years. Metal Sales Manu facturing Corporation warranty excludes surface de
Provide proper ventilation of metal panel system to	Touch-up paint is used to cover and protect unex-	terioration due to physical damage and exposure to
prevent condensation build-up between each panel and trim or flashing component. Store metal panel	pected scratches on the paint finish that may occur	salt air environments.
products in manufacturer's unopened packaging	during installation of panel. Touch-up paint will not weather as well or at the same rate as the original	
until ready for installation. Exercise caution in un-	system. Test in an area that will not be noticeable.	<ol> <li>MAINTENANCE</li> <li>No specific maintenance is required for properly in</li> </ol>
loading and handling metal panel system to prevent	Metallic paint colors are available at an additional	stalled Metal Sales Manufacturing Corporation wal
bending, warping, twisting and surface damage.	charge. Minor differences in color and appearance are normal and to be expected.	panel products. Periodic panel inspection to verify
Preparation	To minimize possible differences in appearance, an	system integrity, drainage functionality and repair o
Install furring, angles, sub-purlins, and other miscel-	entire project should be painted at one time, from	storm damage is advised.
laneous wall panel support members and anchor according to metal wall panel manufacturer's rec-	one batch of paint, using the same application equip-	9. TECHNICAL SERVICES
ommendations.	ment. Additionally, fabricated panels, flat sheet, and flashings should be oriented in the same direction.	Technical assistance, including more detailed infor-
	After installation remove temporary coverings and	mation, product literature, test results, project lists assistance in preparing project specifications and
Thermal Insulation Installation	protection of adjacent work areas. Repair or replace	arrangements for application supervision, is avail
Install polyethylene vapor retarder if required. In- stall board insulation if required, in compliance with	any installed products that have been damaged. Clean installed panels in accordance with manu-	able by contacting Metal Sales Manufacturing Cor
installation requirements in Division 07 Section	facturer's instructions prior to Owner's acceptance.	poration.
"Thermal Insulation" requirements. Install blanket	Remove and lawfully dispose of construction debris	10. FILING SYSTEMS
insulation if required, in compliance with installation requirements in Division 07 Section "Thermal Insula-	from Project site. Protect installed product and finish	Additional product information is available from the
tion."	surfaces from damage during construction.	manufacturer upon request.
	Building Codes	1. McGraw-Hill Sweets
Metal Wall Panel Installation	Current data on building code requirements and	2. ARCAT
Verify that site conditions are acceptable for instal- lation. Do not proceed with installation until unac-	product compliance may be obtained from Metal Sales Manufacturing Corporation technical support	
ceptable conditions are corrected. Comply with	specialists. Installation must comply with the re-	

ceptable conditions are corrected. Comply with specialists. Installation must comply with the re-

Metal Sales Manufacturing Corporation



Metal Sales Branch Locations Anchorage, AK: 866.640.7663 Mocksville, NC: 800.228.6119 Fontana, CA: 800.782.7953 Fort Smith, AR: 877.452.3915 Nashville, TN: 800.251.8508 
 Deer Lake, PA: 800.544.2577
 Independence, MO: 800.747.0012
 Rock Island, IL: 800.747.1206

 Denver, CO: 800.289.7663
 Jacksonville, FL: 800.394.4419
 Rogers, MN: 800.328.9316

 Detroit Lakes, MN: 888.594.1394
 Jefferson, OH: 800.321.5833
 Seattle, WA: 800.431.3470
 Woodland, CA: 800.759.6019

11-2015 1318 metalsales.us.com Sellersburg, IN: 800.999.7777 Sioux Falls, SD: 888.299.0024 Spokane, WA: 800.572.6565 Temple, TX: 800.543.4415

**BARRANCA MIXED-USE** 169 N AVENUE 21 LOS ANGELES, CA 90031



45 Year Paint Warranty All colors carry a 45 year limited paint warranty.

Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.

Condensed Technical A Reierence ATTA CHMENT DE TAIL FASTENING INFORMATION Factory-Applied Sealant the support members.
2. Clips are 0.050" thick. G90 is standard, 304 stainless is optional. 2 fastener holes is standard, 3 holes is optional.
3. Clips can accomodate practically unlimited thermal Vertical Seam — Panel ► F asteners Overdriven fasteners will cause panel distortions.
 Fasteners to wood and steel should extend 1/2" or more past the inside face of the support material. Clip Fasteners and Concealed End Fasteners:
Attaching to Wood:
#10-12 Pancake Head Wood Screw
Attaching to Steel:
<18 ga: 1/4"-14 Deck Screw
>=18 ga <-12 ga: #10-16 Pancake Head Driller
Attaching to Concrete:
3/16" or 1/4" TapCon, Phillips Flat Head PANEL CLIP Exposed End Fasteners: Attaching to Wood: #10-14 XL Wood Screw Attaching to Steet: #12-14 XL Driller Trim Fasteners: 1/4"-14 × 7/8" XL Stitch Screw 1/8" × 3/16" Pop Rivet

SECTION PROPERTIES							AL							OAI cing		psf			
	Width	Viola	Weight	Top In Co	mpression	Bottom in C	ompression			Inw						Out		100	
Ga	width	ksi	psf	lxx	Sxx	lxx	Sxx			Lo	ad			_		Lo	ad	_	
		- 24		in¹/ft	in³/ft	in¹/ft	in³/ft	2.5'	3'	3.5'	4'	4.5'	5'	2.5'	3'	3.5	4'	4.5'	5
26	12	50	1.06	0.0781	0.0530	0.0377	0.0408	148	104	77	59		-	55	49	42	36	75	8
26	16	50	0.97	0.0614	0.0402	0.0283	0.0306	114	79	58	45	22-3	4:	55	49	42	36	*	100
26	18	50	0.94	0.0553	0.0358	0.0253	0.0273	3	3525	- 58	[#	(4)	- 2	34	-44	(2)	3748	- 50	78
24	12	50	1.38	0.1118	0.0774	0.0533	0.0557	204	143	105	81	64	52	44	43	42	41	40	3
24	16	50	1.26	0.0885	0.0589	0.0398	0.0419	153	107	79	61	48	39	42	38	34	30	27	2
24	18	50	1.22	0.0800	0.0526	0.0353	0.0372	136	95	70	54	43	35	33	30	27	24	20	1
22	12	50	1 .81	0.1533	0.1071	0.0773	0.0771	284	198	146	112	89	72	69	67	65	62	60	5
22	16	50	1.66	0.1230	0.0822	0.0585	0.0579	213	149	110	84	66	54	54	51	48	45	36	3
22	18	50	1.60	0.1113	0.0736	0.0520	0.0515	190	132	97	75	59	48	31	30	29	29	28	2

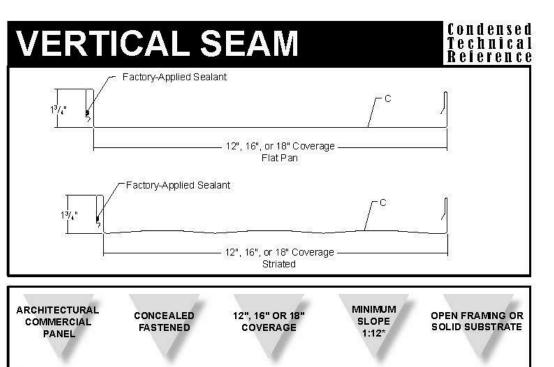
 Allowable loads do not include a 1/3 stress increase for wind. 
 metal sales.us.com
 Jacks onville, FL 800.394.4419
 Seattle, WA 800.431.3470

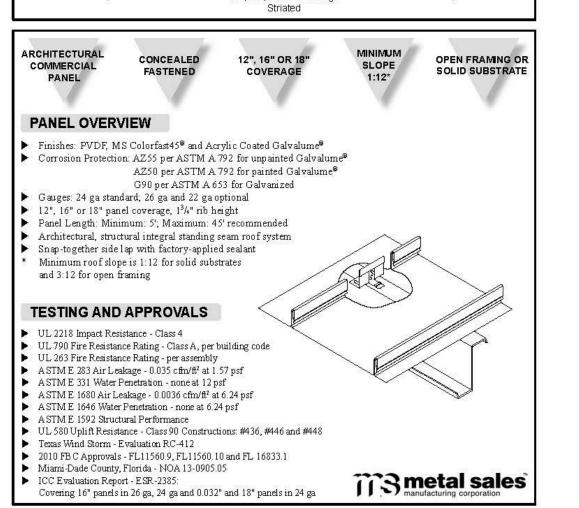
 Jefferson, OH 800.321.5833
 Sellersburg, IN 800.999.7777

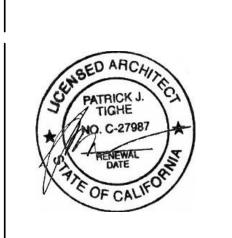
 sit Lakes, MN 888.594.1394
 Mocksville, NC 800.228.6119
 Sioux Falls, SD 888.902.8320

 smith, AR 877.452.3915
 Rock Island, IL 800.747.1205
 Temple, TX 800.543.4415

 Temple, TX 800.543.4415
 Temple, TX 800.572.6565
 Sellersburg, IN 800.999.7777 Sioux Falls, SD 888.902.8320 Anchorage, AK 866.640.7663 Detroit Lakes, MN 888.594.1394 Bay City, MI 888.777.7640 Deer Lake, PA 800.544.2577 Fontana, CA 800.782.7953 Fort Smith, AR 877.452.3915 Independence, MO 800.747.0012 Rogers, MN 800.328.9316 Woodland, CA 800.759.6019







REVISIONS

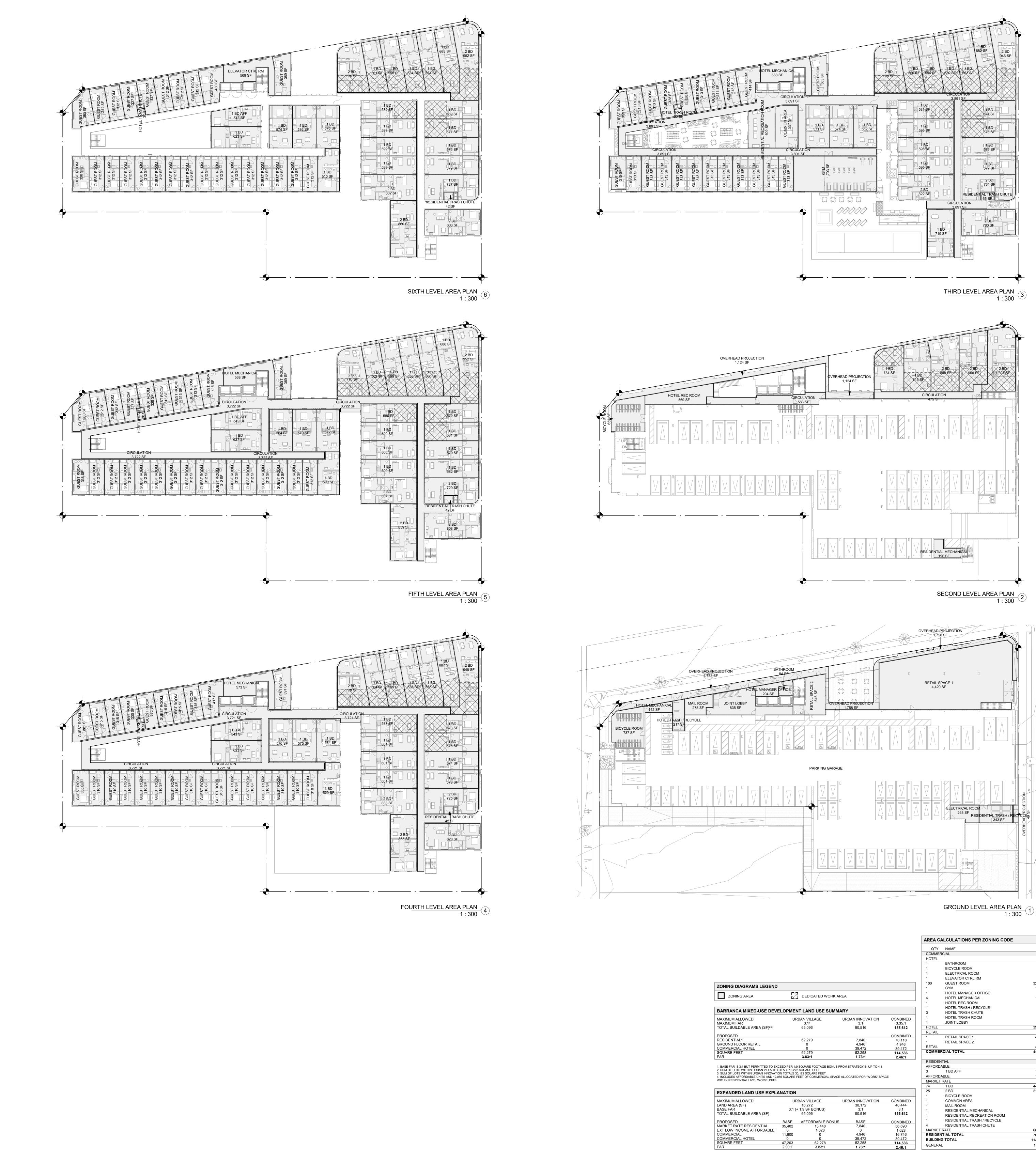
PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019

PLAN CHECK VERIFICATION #2 3/12/2019

**ROOF MEMBRANE** SPECIFICATION

METAL PANEL SPECIFICATIONS (1)



BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031

PLANNING SUBMITTAL 12/6/2018 PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019

655 SF 263 SF 569 SF 32,381 SF 1,703 SF

204 SF

1,850 SF

217 SF 90 SF 30 SF 835 SF 39,452 SF

4,420 SF 546 SF 4,966 SF

44,418 SF

1,628 SF

1,628 SF

44,536 SF 21,042 SF

737 SF

557 SF

278 SF 196 SF

609 SF 343 SF

192 SF

68,490 SF 70,118 SF

114,536 SF

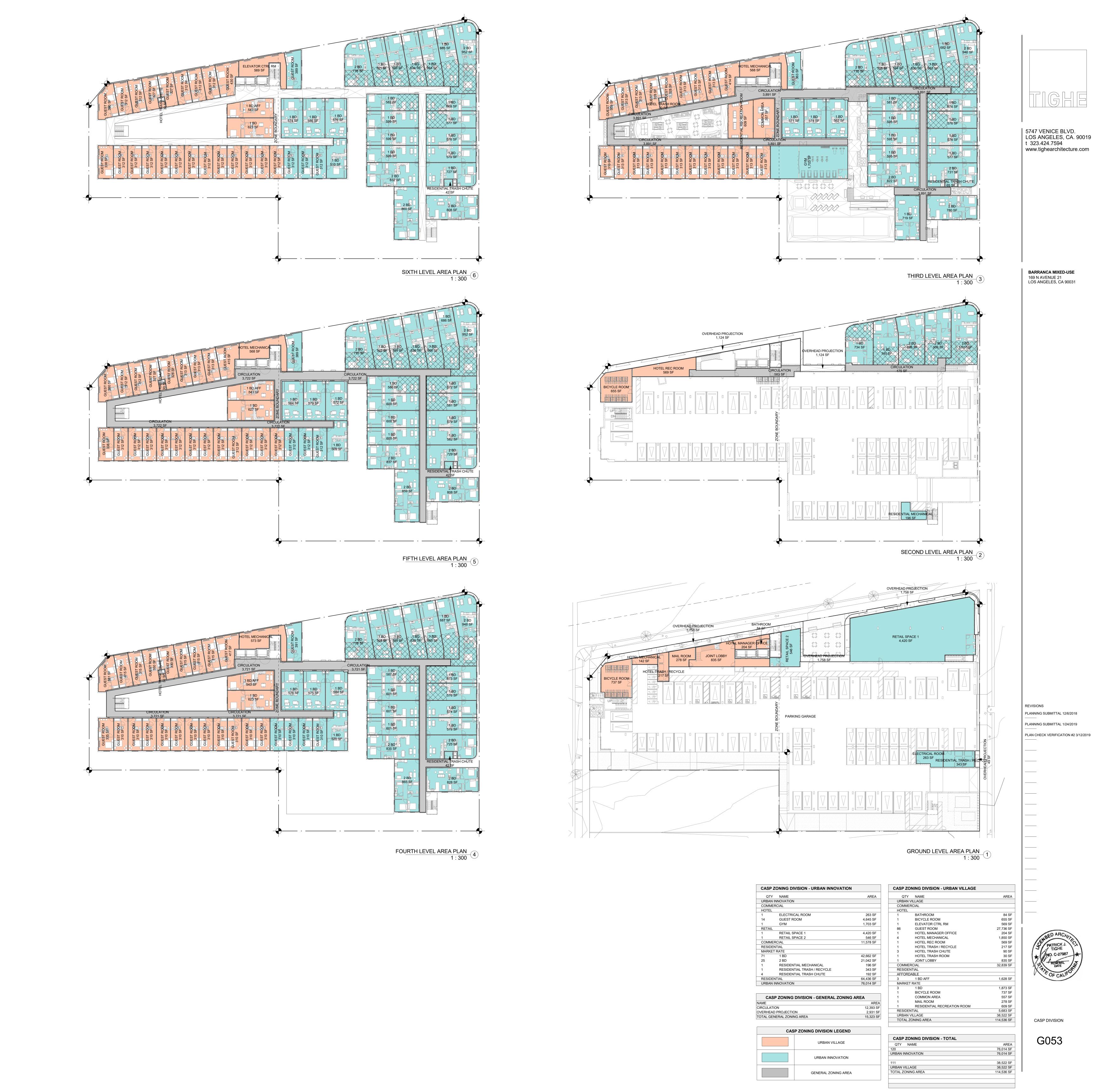
15,323 SF

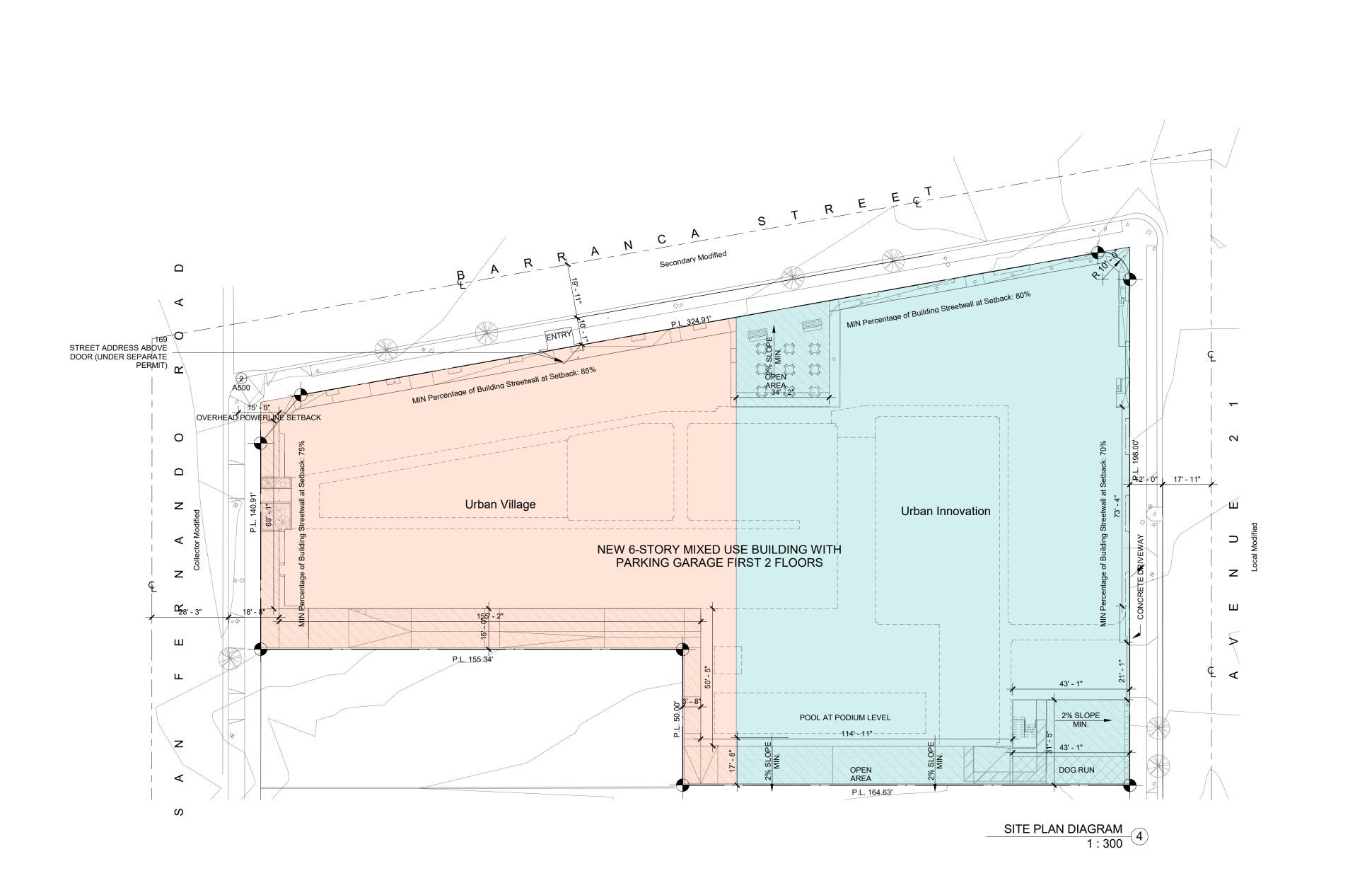
569 SF

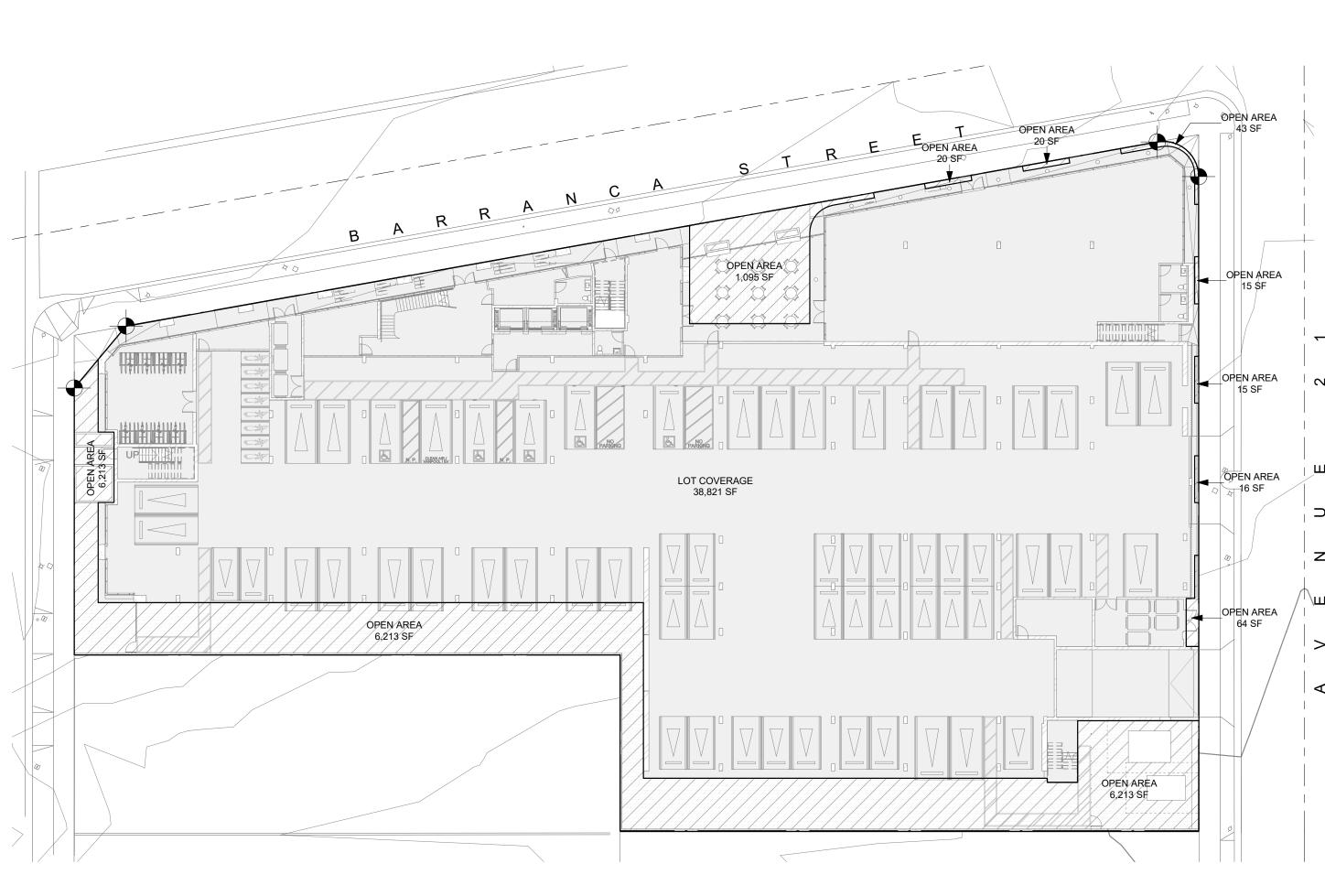
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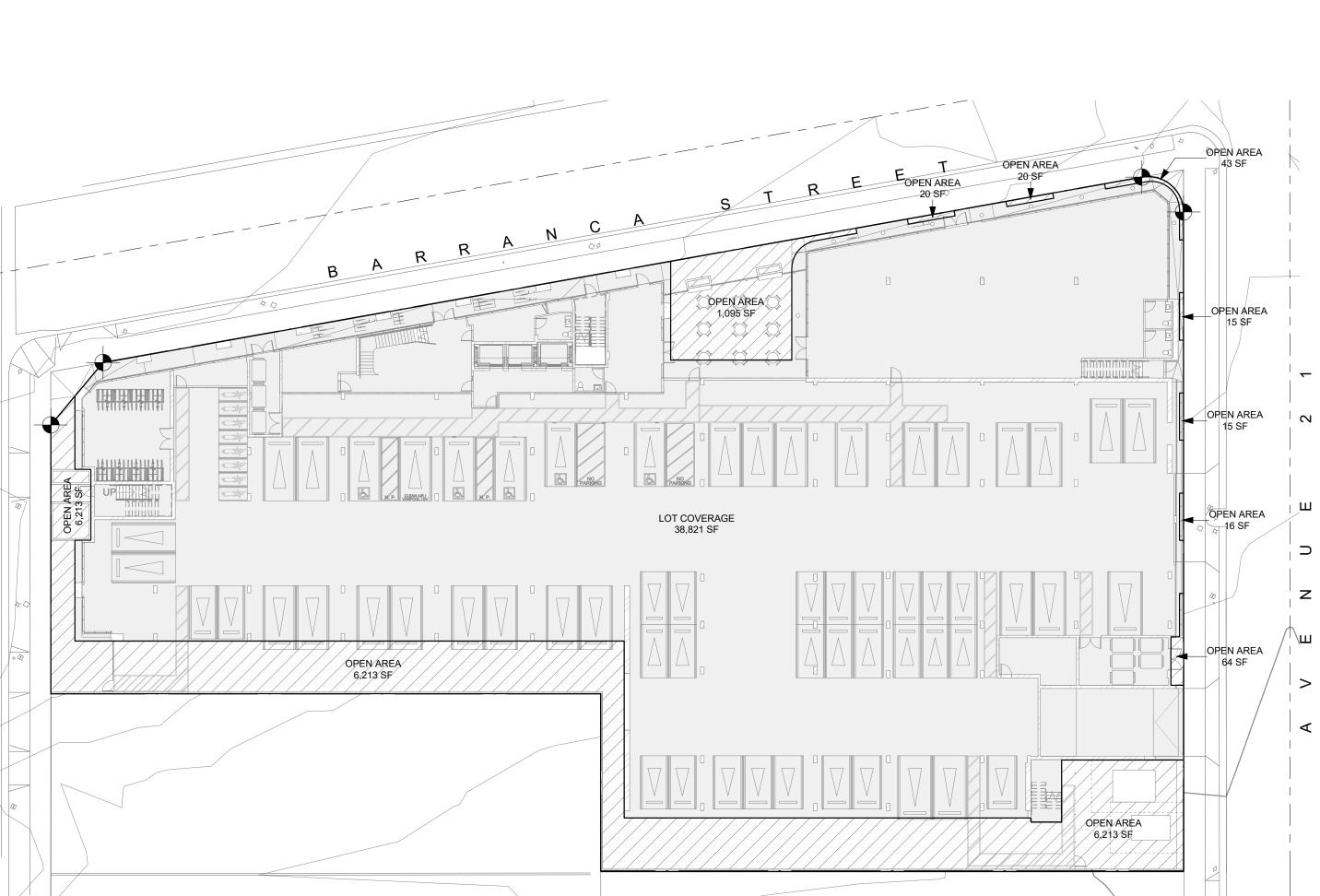


ZONING AREA PLANS









POOL DECK AREA 3,790 SF

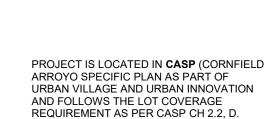
OPEN SPACE DIAGRAM - THIRD LEVEL 1:300

43' - 2"

OPEN SPACE DIAGRAM - GROUND LEVEL 1:300

LOT COVERAGE DIAGRAM - GROUND LEVEL 1:300

GROUND LEVEL OPEN SPACE 3,330 SF



OPEN SPACE AREA CALCULATIONS [SEE A053]

REQUIREMENT

TOTAL APPLICABLE

TOTAL REQUIRED 5,308 SF

PROJECT IS LOCATED IN **CASP** (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2

RESIDENTIAL 70,125 SF / 16 SF = 4,383 SF

NON-RESIDENTIAL 44,377 SF / 48 SF = 925 SF

GROUND LEVEL
GROUND LEVEL OPEN SPACE
THIRD LEVEL

ENTERTAINMENT ROOM GYM / YOGA ROOM

THIRD LEVEL COURTYARD

GROUND LEVEL OPEN SPACE THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM

POOL DECK AREA

OPEN SPACE TOTAL

1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON RESIDENTIAL AREA

MINIMUM SIZE 600 SF FOR PROJECTS W/ >16 UNITS MAXIMUM ALLOWED 25% OF REQUIRED OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE

TOTAL APPLICABLE PROVIDED OPEN SPACE 13,721 SF

1,150 SF

1,699 SF

3,790 SF

1,832 SF

15,287 SF

6,816 SF 5,578 SF 1,327 SF

REVISIONS

PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019

PLAN CHECK VERIFICATION #2 3/12/2019

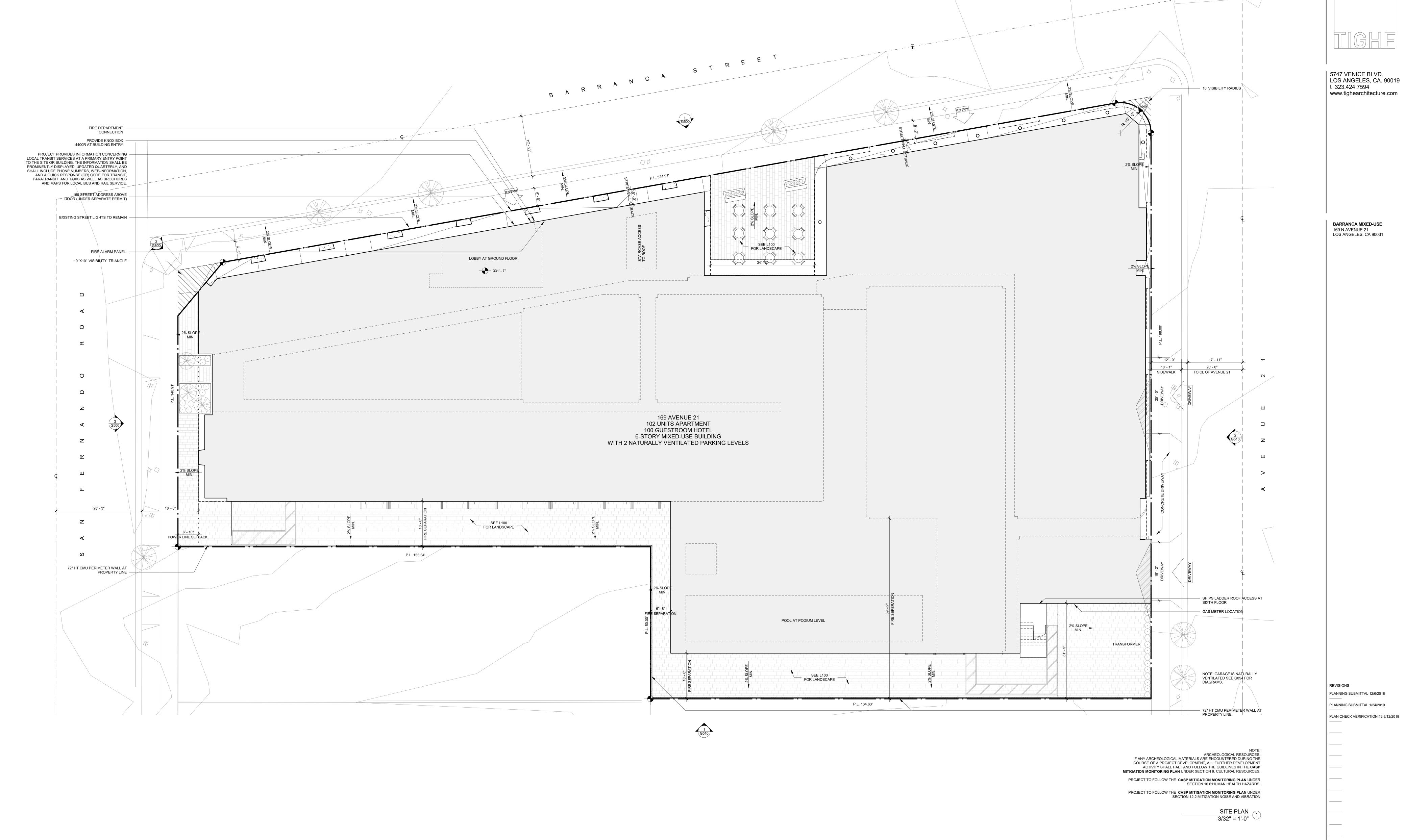
URBAN VILLAGE AND UR AND FOLLOWS THE LOT REQUIREMENT AS PER (	RBAN INNOVATIO COVERAGE
LOT COVERAGE C	ALCULATIONS
NAME	AREA
LOT COVERAGE	38,821 SF
TOTAL	38,821 SF
OPEN AREA	1,095 SF
OPEN AREA OPEN AREA	6,213 SF 20 SF
OPEN AREA	20 SF
OPEN AREA	43 SF
OPEN AREA	15 SF
OPEN AREA	15 SF
OPEN AREA	16 SF
OPEN AREA	64 SF
TOTAL	7,501 SF
LOT TOTAL	46,322 SF

46,322 SF X 85% MAX = 39,374 SQFT MAX LOT COVERAGE 6,948 SF (15%) TO BE OPEN TO SKY 39,374 SF LOT COVERAGE PROVIDED

5747 VENICE BLVD. LOS ANGELES, CA. 90019 t 323.424.7594 www.tighearchitecture.com

BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031

OPEN SPACE DIAGRAM & LOT COVERAGE G054



BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052] AREA CALCULATIONS PER ZONING CODE [SEE A052] MAXIMUM ALLOWED TOTAL BUILDABLE AREA (SF)<sup>2,3</sup> 90,516 155,612 PROPOSED BICYCLE ROOM 655 SF RESIDENTIAL4 71,050 4,662 ELECTRICAL ROOM 263 SF GROUND FLOOR RETAIL 4,661 569 SF ELEVATOR CTRL RM COMMERCIAL HOTEL **GUEST ROOM** 32,381 SF SQUARE FEET 1,703 SF 204 SF HOTEL MANAGER OFFICE BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
 SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET.
 SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET
 INCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVE / WORK UNITS. 1,850 SF HOTEL MECHANICAL 569 SF HOTEL REC ROOM HOTEL TRASH / RECYCLE 217 SF HOTEL TRASH CHUTE 90 SF HOTEL TRASH ROOM 30 SF 835 SF EXPANDED LAND USE EXPLANATION [SEE A052] JOINT LOBBY URBAN INNOVATION COMBINED
30,172 46,444
3:1 3:1 39,452 SF LAND AREA (SF) 3:1 (+ 1:9 SF BONUS) RETAIL SPACE 1 TOTAL BUILDABLE AREA (SF) 65,096 90,516 155,612 546 SF 4,966 SF RETAIL SPACE 2 PROPOSED

MARKET RATE RESIDENTIAL AFFORDABLE BONUS 44,418 SF 56,690 1,628 16,408 COMMERCIAL TOTAL EXT LOW INCOME AFFORDABLE COMMERCIAL / RETAIL **RESIDERA**ITIAL COMMERCIAL HOTEL AFFORDABLE SQUARE FEET 1,628 SF AFFORDABLE MARKET RATE 44,536 SF OPEN SPACE AREA CALCULATIONS [SEE A053] 25 2 BD 21,042 SF PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE 737 SF BICYCLE ROOM REQUIREMENT AS PER CASP CH 2.4, C.2 557 SF COMMON AREA MAIL ROOM 278 SF REQUIREMENT 196 SF

1,327 SF

13,721 SF

1 SF PER 16 SF OF RESIDENTIAL AREA RESIDENTIAL MECHANICAL 1 SF PER 48 SF OF NON RESIDENTIAL AREA RESIDENTIAL RECREATION ROOM RESIDENTIAL TRASH / RECYCLE 70,125 SF / 16 SF = 4,383 SF RESIDENTIAL 44,377 SF / 48 SF = 925 SF 5,308 SF RESIDENTIAL TRASH CHUTE NON-RESIDENTIAL TOTAL REQUIRED MARKET RATE REC. ROOM REDUCTION MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE RESIDENTIAL TOTAL TOTAL APPLICABLE GROUND LEVEL OPEN SPACE 6,816 SF **BUILDING TOTAL** THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM 5,578 SF

TOTAL APPLICABLE PROVIDED OPEN SPACE

REQUIRED

SITE PLAN

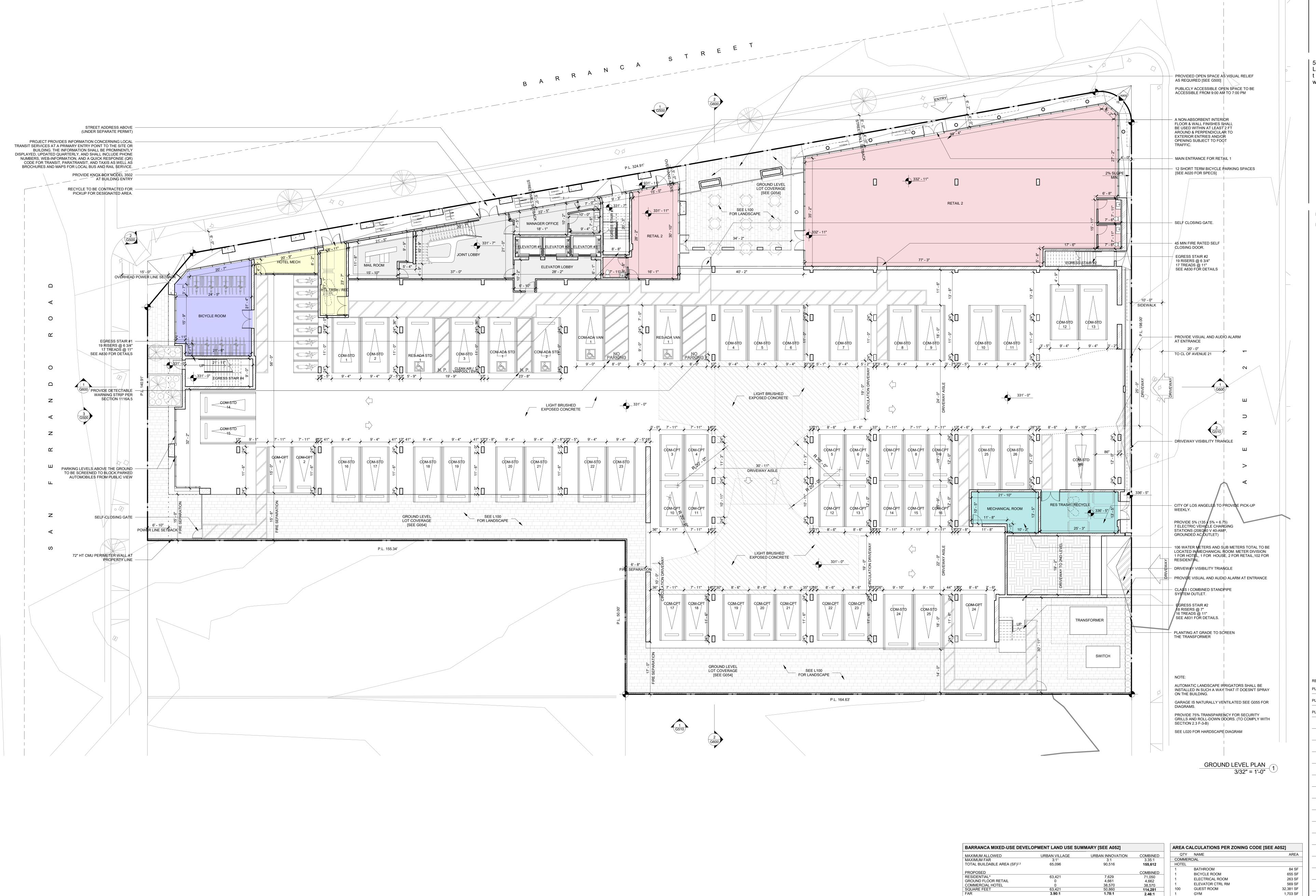
609 SF 343 SF

192 SF

68,490 SF

70,118 SF

114,536 SF



**BARRANCA MIXED-USE** 169 N AVENUE 21 LOS ANGELES, CA 90031

PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019

204 SF 1,850 SF 569 SF 217 SF 90 SF 30 SF 835 SF 39,452 SF 546 SF 1,628 SF 44,536 SF

21,042 SF

737 SF

609 SF

343 SF

192 SF

68,490 SF 70,118 SF

114,536 SF

557 SF

HOTEL MANAGER OFFICE

HOTEL TRASH / RECYCLE

HOTEL TRASH CHUTE

HOTEL TRASH ROOM

JOINT LOBBY

RETAIL SPACE 1

BICYCLE ROOM

MAIL ROOM

COMMON AREA

4 RESIDENTIAL TRASH CHUTE

RESIDENTIAL MECHANICAL

RESIDENTIAL RECREATION ROOM

RESIDENTIAL TRASH / RECYCLE

COMMERCIAL TOTAL

**RESIDERAL**TIAL

AFFORDABLE

AFFORDABLE

MARKET RATE

25 2 BD

MARKET RATE

**RESIDENTIAL TOTAL** 

**BUILDING TOTAL** 

RETAIL SPACE 2

46,444 3:1

155,612

56,690 1,628 16,408

70,125 SF / 16 SF = 4,383 SF

6,816 SF

5,578 SF

1.327 SF

13,721 SF

44,377 SF / 48 SF = 925 SF

HOTEL MECHANICAL

HOTEL REC ROOM

1. BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B.

4. INCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVE / WORK UNITS.

3:1 (+ 1:9 SF BONUS)

PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE

1 SF PER 16 SF OF RESIDENTIAL AREA

1 SF PER 48 SF OF NON RESIDENTIAL AREA

5,308 SF x 25% = 1,327 SF MAX APPLICABLE

TOTAL APPLICABLE PROVIDED OPEN SPACE

GROUND LEVEL OPEN SPACE

25% MAX ALLOWED REC ROOM

THIRD LEVEL OPEN SPACE

MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE

AFFORDABLE BONUS

2. SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET.
3. SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET

EXPANDED LAND USE EXPLANATION [SEE A052]

OPEN SPACE AREA CALCULATIONS [SEE A053]

RESIDENTIAL

NON-RESIDENTIAL

**TOTAL REQUIRED** 

REQUIREMENT AS PER CASP CH 2.4, C.2

LAND AREA (SF)

TOTAL BUILDABLE AREA (SF)

MARKET RATE RESIDENTIAL

COMMERCIAL / RETAIL

COMMERCIAL HOTEL

SQUARE FEET

REQUIREMENT

REC. ROOM REDUCTION

TOTAL APPLICABLE

REQUIRED

PLANNING USE COLOR LEGEND

HOTEL GUEST ROOMS

HOTEL MECHANICAL

1 BEDROOM RESIDENTIAL

2 BEDROOM RESIDENTIAL

RESIDENTIAL COORIDOR

RESIDENTIAL MECHANICAL

RESIDENTIAL SERVICES

AMENITIES

1 BEDROOM AFFORDABLE RESIDENTIAL

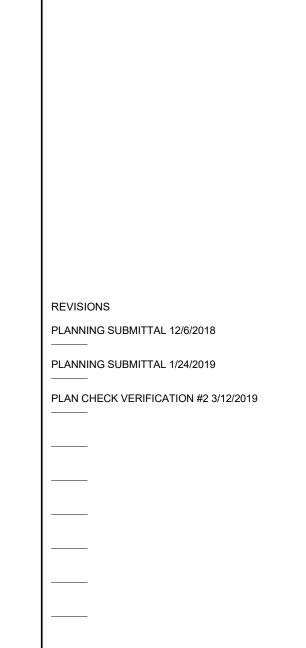
SHARED LOBBY

RETAIL

EXT LOW INCOME AFFORDABLE

GROUND LEVEL PLAN







BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]

1. BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B. 2. SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET. 3. SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET

EXPANDED LAND USE EXPLANATION [SEE A052]

OPEN SPACE AREA CALCULATIONS [SEE A053]

RESIDENTIAL

NON-RESIDENTIAL

**TOTAL REQUIRED** 

REQUIREMENT AS PER CASP CH 2.4, C.2

SOM OF LOTS WITHIN ORBAN INNOVATION TOTALS 30,172 SQUARE FEET
 HINCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK"
 SPACE WITHIN RESIDENTIAL LIVE / WORK UNITS.

3:1 (+ 1:9 SF BONUS)

PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE

1 SF PER 16 SF OF RESIDENTIAL AREA

1 SF PER 48 SF OF NON RESIDENTIAL AREA

5,308 SF x 25% = 1,327 SF MAX APPLICABLE

TOTAL APPLICABLE PROVIDED OPEN SPACE

GROUND LEVEL OPEN SPACE

THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM

MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE

AFFORDABLE BONUS

90,516

4,661

URBAN INNOVATION COMBINED
30,172 46,444
3:1 3:1

70,125 SF / 16 SF = 4,383 SF

5,578 SF 1.327 SF

13,721 SF

44,377 SF / 48 SF = 925 SF

155,612

155,612

56,690 1,628 16,408

**GUEST ROOM** 

JOINT LOBBY

RETAIL SPACE 1

MAIL ROOM

COMMERCIAL TOTAL

AFFORDABLE

AFFORDABLE

MARKET RATE

25 2 BD

MARKET RATE

**RESIDENTIAL TOTAL** 

**BUILDING TOTAL** 

MAXIMUM ALLOWED

RESIDENTIAL4

SQUARE FEET

LAND AREA (SF)

TOTAL BUILDABLE AREA (SF)

MARKET RATE RESIDENTIAL

COMMERCIAL / RETAIL COMMERCIAL HOTEL

SQUARE FEET

REQUIREMENT

REC. ROOM REDUCTION

TOTAL APPLICABLE

REQUIRED

PLANNING USE COLOR LEGEND

HOTEL GUEST ROOMS

HOTEL MECHANICAL

1 BEDROOM RESIDENTIAL

2 BEDROOM RESIDENTIAL

RESIDENTIAL COORIDOR

RESIDENTIAL MECHANICAL

RESIDENTIAL SERVICES

AMENITIES

1 BEDROOM AFFORDABLE RESIDENTIAL

SHARED LOBBY

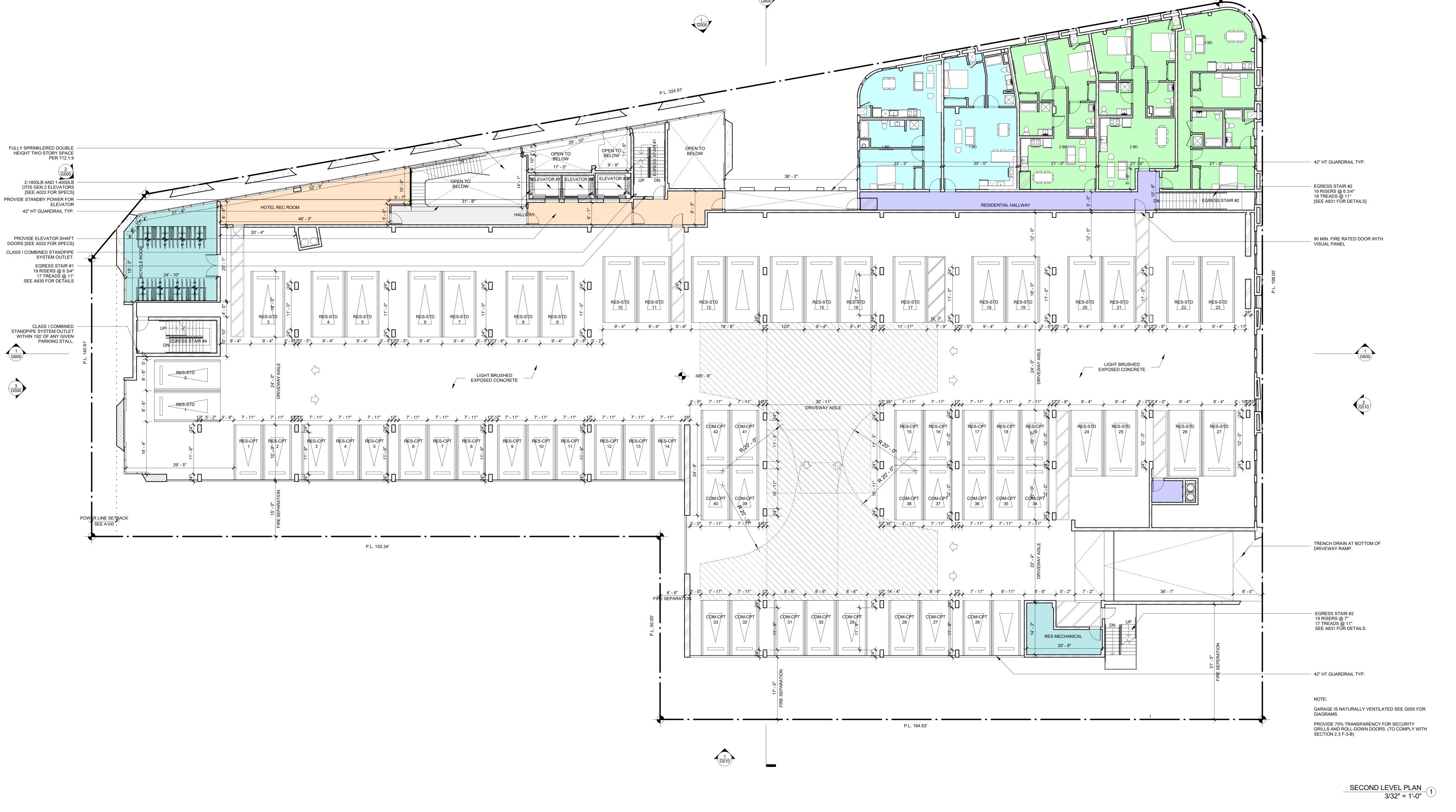
RETAIL

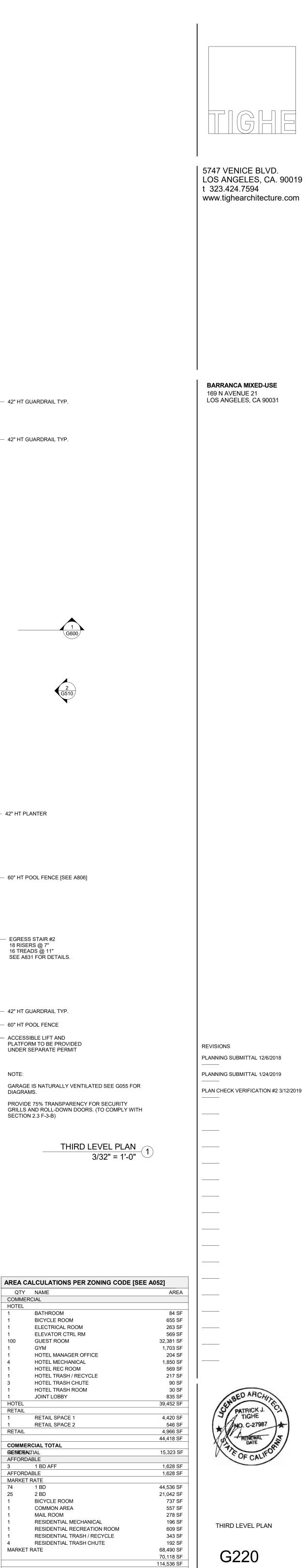
EXT LOW INCOME AFFORDABLE

TOTAL BUILDABLE AREA (SF)<sup>2,3</sup>

GROUND FLOOR RETAIL

COMMERCIAL HOTEL





BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]

1. BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
2. SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET.
3. SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET
4. INCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVE / WORK UNITS.

3:1 (+ 1:9 SF BONUS)

PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE

1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON RESIDENTIAL AREA

TOTAL APPLICABLE PROVIDED OPEN SPACE

MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE

AFFORDABLE BONUS

EXPANDED LAND USE EXPLANATION [SEE A052]

OPEN SPACE AREA CALCULATIONS [SEE A053]

RESIDENTIAL

NON-RESIDENTIAL

TOTAL REQUIRED

GROUND LEVEL OPEN SPACE

THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM

REQUIREMENT AS PER CASP CH 2.4, C.2

90,516

4,661

URBAN INNOVATION COMBINED
30,172 46,444
3:1 3:1

70,125 SF / 16 SF = 4,383 SF

44,377 SF / 48 SF = 925 SF 5,308 SF

6,816 SF 5,578 SF 1,327 SF

13,721 SF

155,612

155,612

56,690 1,628 16,408

BICYCLE ROOM

**GUEST ROOM** 

ELECTRICAL ROOM

ELEVATOR CTRL RM

HOTEL MECHANICAL

HOTEL REC ROOM HOTEL TRASH / RECYCLE

HOTEL TRASH CHUTE

HOTEL TRASH ROOM

JOINT LOBBY

RETAIL SPACE 1

RETAIL SPACE 2

BICYCLE ROOM

COMMON AREA

4 RESIDENTIAL TRASH CHUTE

RESIDENTIAL MECHANICAL

RESIDENTIAL TRASH / RECYCLE

MAIL ROOM

COMMERCIAL TOTAL

AFFORDABLE

AFFORDABLE

MARKET RATE

25 2 BD

MARKET RATE

RESIDENTIAL TOTAL

BUILDING TOTAL

HOTEL MANAGER OFFICE

TOTAL BUILDABLE AREA (SF)<sup>2,3</sup>

GROUND FLOOR RETAIL

COMMERCIAL HOTEL
SQUARE FEET
FAR

LAND AREA (SF)

TOTAL BUILDABLE AREA (SF)

PROPOSED

MARKET RATE RESIDENTIAL

COMMERCIAL / RETAIL COMMERCIAL HOTEL

SQUARE FEET

REQUIREMENT

REC. ROOM REDUCTION

TOTAL APPLICABLE

REQUIRED

PLANNING USE COLOR LEGEND

HOTEL GUEST ROOMS

HOTEL MECHANICAL

1 BEDROOM RESIDENTIAL

2 BEDROOM RESIDENTIAL

RESIDENTIAL COORIDOR

RESIDENTIAL MECHANICAL

RESIDENTIAL SERVICES

AMENITIES

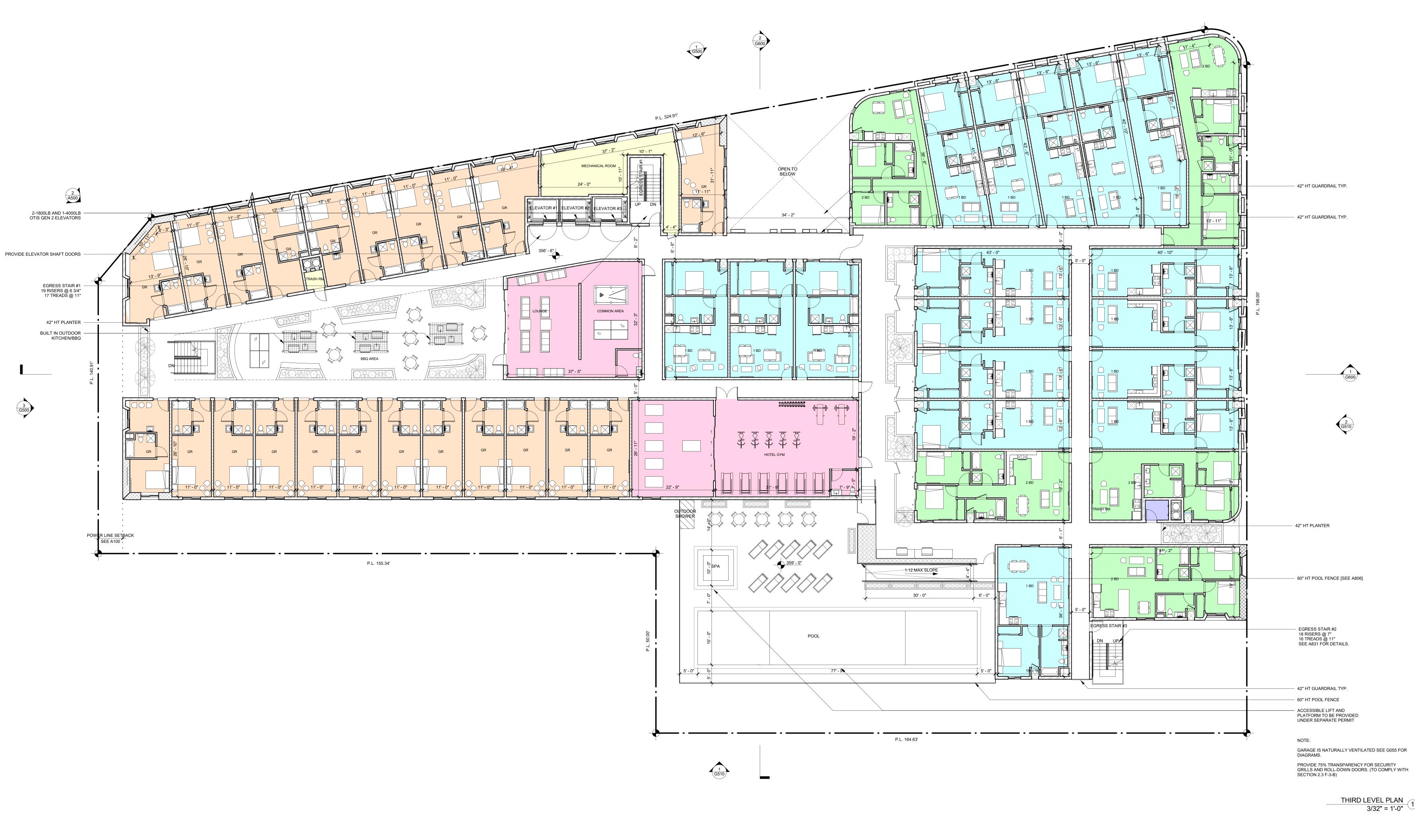
1 BEDROOM AFFORDABLE RESIDENTIAL

SHARED LOBBY

RETAIL

EXT LOW INCOME AFFORDABLE

RESIDENTIAL4





BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031



PLANNING SUBMITTAL 12/6/2018 PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019

BARRANCA MIXED-USE DE	EVELOPMENT LAND USE S	UMMARY [SEE A052]		AREA CALCULATIONS PER ZONING CODE	[SEE A052]
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED	QTY NAME	AREA
MAXIMUM FAR	3:1 <sup>1</sup>	3:1	3.35:1	COMMERCIAL	
TOTAL BUILDABLE AREA (SF) <sup>2,3</sup>	65,096	90,516	155,612	HOTEL	
DDODOGED			COMPINED	1 BATHROOM	84 SF
PROPOSED RESIDENTIAL <sup>4</sup>	63.421	7.629	COMBINED 71,050	1 BICYCLE ROOM	655 SI
GROUND FLOOR RETAIL	0	4,661	4.662	1 ELECTRICAL ROOM	263 SI
COMMERCIAL HOTEL	0	38,570	38,570	1 ELEVATOR CTRL RM	569 SI
SQUARE FEET	63,421	50,860	114,281	100 GUEST ROOM	32,381 SI
FAR	3.90:1	1.78:1	2.46:1	1 GYM	1,703 SI
1 HOTEL MANAGER OFFICE					204 SF
1. BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B. 2. SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET. 3. SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET 4. INCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK"				4 HOTEL MECHANICAL	1,850 SI
				1 HOTEL REC ROOM	569 SF
					217 SF
SPACE WITHIN RESIDENTIAL LIVE / WC	ORK UNITS.			3 HOTEL TRASH CHUTE	90 SF
4 HOTEL TRACH DOOM					30 SF
EXPANDED LAND USE EXPLANATION [SEE A052]				1 JOINT LOBBY	835 SF
MAXIMUM ALLOWED	URBAN VILLAGE	URBAN INNOVATION	COMBINED	HOTEL	39.452 S
LAND AREA (SF)	16.272	30.172	46.444	RETAIL	33,432 01
BASE FAR	3:1 (+ 1:9 SF BONUS)	3:1	3:1	1 RETAIL SPACE 1	4,420 SF
TOTAL BUILDABLE AREA (SF)	65.096	90,516	155,612	1 RETAIL SPACE 1	4,420 SF 546 SF
,		,-	,	RETAIL SPACE 2	4,966 SF
PROPOSED	BASE AFFORDABLE B		COMBINED	RETAIL	
MARKET RATE RESIDENTIAL	35,402 13,448	7,840	56,690	COMMERCIAL TOTAL	44,418 SF
EXT LOW INCOME AFFORDABLI				COMMERCIAL TOTAL	45.000.00
COMMERCIAL / RETAIL COMMERCIAL HOTEL	11,800 0 0 0	4,608 39,819	16,408 39.819	RESIDERALTIAL	15,323 SI
SQUARE FEET	47,203 62,279	52,267	114,545	AFFORDABLE	
FAR	2.90:1 3.83:1	1.73:1	2.46:1	3 1 BD AFF	1,628 SF
			2.1011	AFFORDABLE	1,628 SF
				MARKET RATE	
OI EN OI AGE AREA GALGGEATION [GEL A000]				74 1 BD	44,536 SF
25					21,042 SF
PROJECT IS LOCATED IN <b>CASP</b> (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE				1 BICYCLE ROOM	737 SI
REQUIREMENT AS PER CASP C	H 2.4, C.2			1 COMMON AREA	557 SI
DECLUBEMENT	4 CE DED 46 CE OF DECIDENTI	AL ADEA		1 MAIL ROOM	278 SF
	1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON RESIDENTIAL AREA			1 RESIDENTIAL MECHANICAL	196 SF
	1 SF FER 46 SF OF NON RESID	ENTIAL AREA		1 RESIDENTIAL RECREATION ROOM	609 SF
N	RESIDENTIAL	70,125 SF / 16 SF = 4	1,383 SF	1 RESIDENTIAL TRASH / RECYCLE	343 SF
	NON-RESIDENTIAL	-,	925 SF	4 RESIDENTIAL TRASH CHUTE	192 SF
	TOTAL REQUIRED	5	5,308 SF	MARKET RATE	68,490 SF
					70,118 SF
REC. ROOM REDUCTION	MIN. SIZE 600 SF, MAX. ALLOW	ED 25% OF REO'D OPEN SDAC	`E		114,536 SF

6,816 SF 5,578 SF 1,327 SF **13,721 SF** 

RESIDENTIAL TOTAL
BUILDING TOTAL

MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE

GROUND LEVEL OPEN SPACE THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM TOTAL APPLICABLE PROVIDED OPEN SPACE

TOTAL APPLICABLE

PLANNING USE COLOR LEGEND

HOTEL GUEST ROOMS HOTEL MECHANICAL

1 BEDROOM RESIDENTIAL

2 BEDROOM RESIDENTIAL

RESIDENTIAL COORIDOR

RESIDENTIAL MECHANICAL

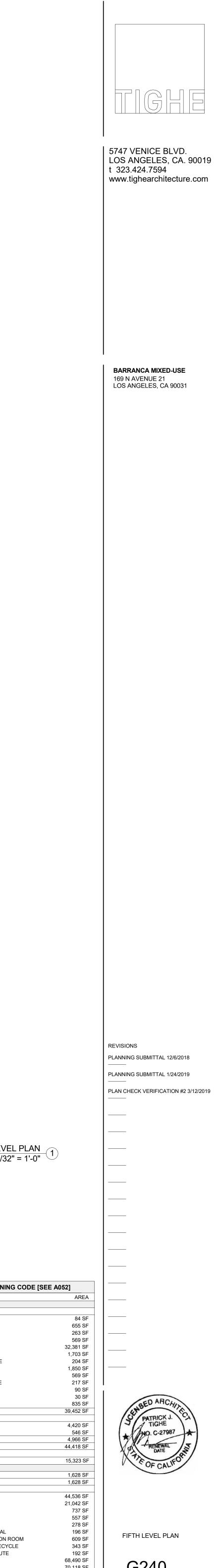
RESIDENTIAL SERVICES

AMENITIES

1 BEDROOM AFFORDABLE RESIDENTIAL

RETAIL

FOURTH LEVEL PLAN





AREA CALCULATIONS PER ZONING CODE [SEE A052] BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052] MAXIMUM ALLOWED
MAXIMUM FAR TOTAL BUILDABLE AREA (SF)<sup>2,3</sup> 90,516 155,612 BICYCLE ROOM RESIDENTIAL4 71,050 4,662 ELECTRICAL ROOM GROUND FLOOR RETAIL 4,661 ELEVATOR CTRL RM COMMERCIAL HOTEL
SQUARE FEET
FAR **GUEST ROOM** HOTEL MANAGER OFFICE BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
 SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET.
 SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET
 INCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVE / WORK UNITS. HOTEL MECHANICAL HOTEL REC ROOM HOTEL TRASH / RECYCLE HOTEL TRASH CHUTE HOTEL TRASH ROOM **EXPANDED LAND USE EXPLANATION [SEE A052]** JOINT LOBBY URBAN INNOVATION COMBINED
30,172 46,444
3:1 3:1 MAXIMUM ALLOWED LAND AREA (SF) 3:1 (+ 1:9 SF BONUS) RETAIL SPACE 1 TOTAL BUILDABLE AREA (SF) 155,612 RETAIL SPACE 2 56,690 1,628 16,408 PROPOSED

MARKET RATE RESIDENTIAL AFFORDABLE BONUS EXT LOW INCOME AFFORDABLE COMMERCIAL TOTAL COMMERCIAL / RETAIL **RESIDERA**ITIAL COMMERCIAL HOTEL AFFORDABLE SQUARE FEET PLANNING USE COLOR LEGEND AFFORDABLE SHARED LOBBY MARKET RATE RETAIL OPEN SPACE AREA CALCULATIONS [SEE A053] 25 2 BD HOTEL GUEST ROOMS PROJECT IS LOCATED IN **CASP** (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT AS PER CASP CH 2.4, C.2 BICYCLE ROOM COMMON AREA HOTEL MECHANICAL MAIL ROOM 1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON RESIDENTIAL AREA REQUIREMENT RESIDENTIAL MECHANICAL 1 BEDROOM RESIDENTIAL RESIDENTIAL RECREATION ROOM RESIDENTIAL TRASH / RECYCLE 1 BEDROOM AFFORDABLE RESIDENTIAL 70,125 SF / 16 SF = 4,383 SF REQUIRED RESIDENTIAL 44,377 SF / 48 SF = 925 SF 5,308 SF 4 RESIDENTIAL TRASH CHUTE NON-RESIDENTIAL 2 BEDROOM RESIDENTIAL **TOTAL REQUIRED** MARKET RATE 70,118 SF RESIDENTIAL COORIDOR MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE REC. ROOM REDUCTION 114,536 SF RESIDENTIAL MECHANICAL RESIDENTIAL TOTAL GROUND LEVEL OPEN SPACE THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM TOTAL APPLICABLE PROVIDED OPEN SPACE

TOTAL APPLICABLE

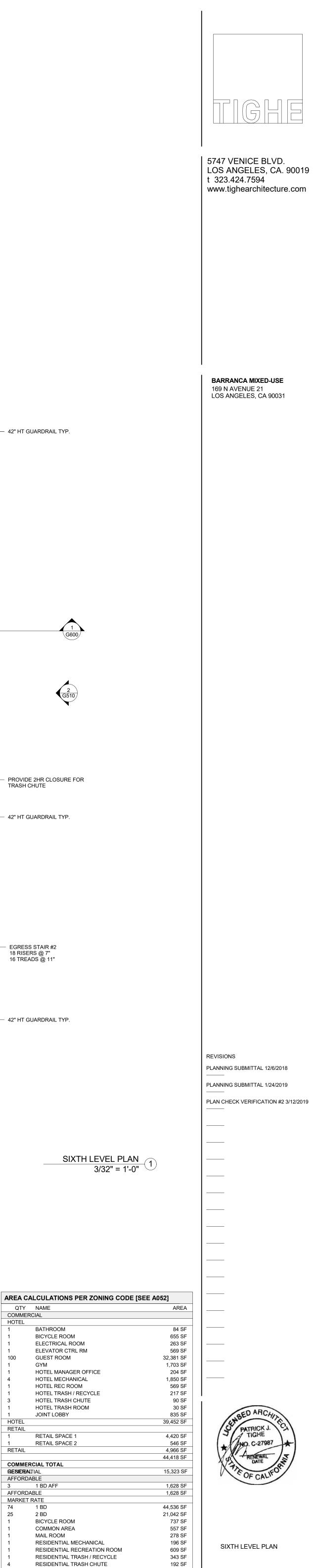
RESIDENTIAL SERVICES

AMENITIES

6,816 SF 5,578 SF 1,327 SF

13,721 SF

BUILDING TOTAL



BARRANCA MIXED-USE DEVELOPMENT LAND USE SUMMARY [SEE A052]

BASE FAR IS 3:1 BUT PERMITTED TO EXCEED PER 1:9 SQUARE FOOTAGE BONUS FROM STRATEGY B.
 SUM OF LOTS WITHIN URBAN VILLAGE TOTALS 16,272 SQUARE FEET.
 SUM OF LOTS WITHIN URBAN INNOVATION TOTALS 30,172 SQUARE FEET
 INCLUDES AFFORDABLE UNITS AND 12,086 SQUARE FEET OF COMMERCIAL SPACE ALLOCATED FOR "WORK" SPACE WITHIN RESIDENTIAL LIVE / WORK UNITS.

3:1 (+ 1:9 SF BONUS)

PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE

1 SF PER 16 SF OF RESIDENTIAL AREA 1 SF PER 48 SF OF NON RESIDENTIAL AREA

THIRD LEVEL OPEN SPACE
25% MAX ALLOWED REC ROOM
TOTAL APPLICABLE PROVIDED OPEN SPACE

MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE 5,308 SF x 25% = 1,327 SF MAX APPLICABLE

AFFORDABLE BONUS

**EXPANDED LAND USE EXPLANATION [SEE A052]** 

OPEN SPACE AREA CALCULATIONS [SEE A053]

RESIDENTIAL

NON-RESIDENTIAL

**TOTAL REQUIRED** 

GROUND LEVEL OPEN SPACE

REQUIREMENT AS PER CASP CH 2.4, C.2

90,516

4,661

URBAN INNOVATION COMBINED
30,172 46,444
3:1 3:1

70,125 SF / 16 SF = 4,383 SF

44,377 SF / 48 SF = 925 SF 5,308 SF

6,816 SF 5,578 SF 1,327 SF

13,721 SF

155,612

71,050 4,662

155,612

56,690 1,628 16,408

BICYCLE ROOM

**GUEST ROOM** 

ELECTRICAL ROOM

ELEVATOR CTRL RM

HOTEL MECHANICAL

HOTEL REC ROOM

HOTEL TRASH CHUTE

HOTEL TRASH ROOM

JOINT LOBBY

RETAIL SPACE 1

COMMERCIAL TOTAL

**RESIDERA**ITIAL

AFFORDABLE

AFFORDABLE

MARKET RATE

25 2 BD

MARKET RATE

RESIDENTIAL TOTAL

BUILDING TOTAL

RETAIL SPACE 2

BICYCLE ROOM

COMMON AREA

68,490 SF

70,118 SF

114,536 SF

MAIL ROOM

MAXIMUM ALLOWED

RESIDENTIAL4

TOTAL BUILDABLE AREA (SF)<sup>2,3</sup>

GROUND FLOOR RETAIL

COMMERCIAL HOTEL
SQUARE FEET
FAR

MAXIMUM ALLOWED LAND AREA (SF)

TOTAL BUILDABLE AREA (SF)

EXT LOW INCOME AFFORDABLE

PROPOSED

MARKET RATE RESIDENTIAL

COMMERCIAL / RETAIL

COMMERCIAL HOTEL

SQUARE FEET

REQUIREMENT

REC. ROOM REDUCTION

TOTAL APPLICABLE

REQUIRED

PLANNING USE COLOR LEGEND

SHARED LOBBY

HOTEL GUEST ROOMS

HOTEL MECHANICAL

1 BEDROOM RESIDENTIAL

2 BEDROOM RESIDENTIAL

RESIDENTIAL COORIDOR

RESIDENTIAL MECHANICAL

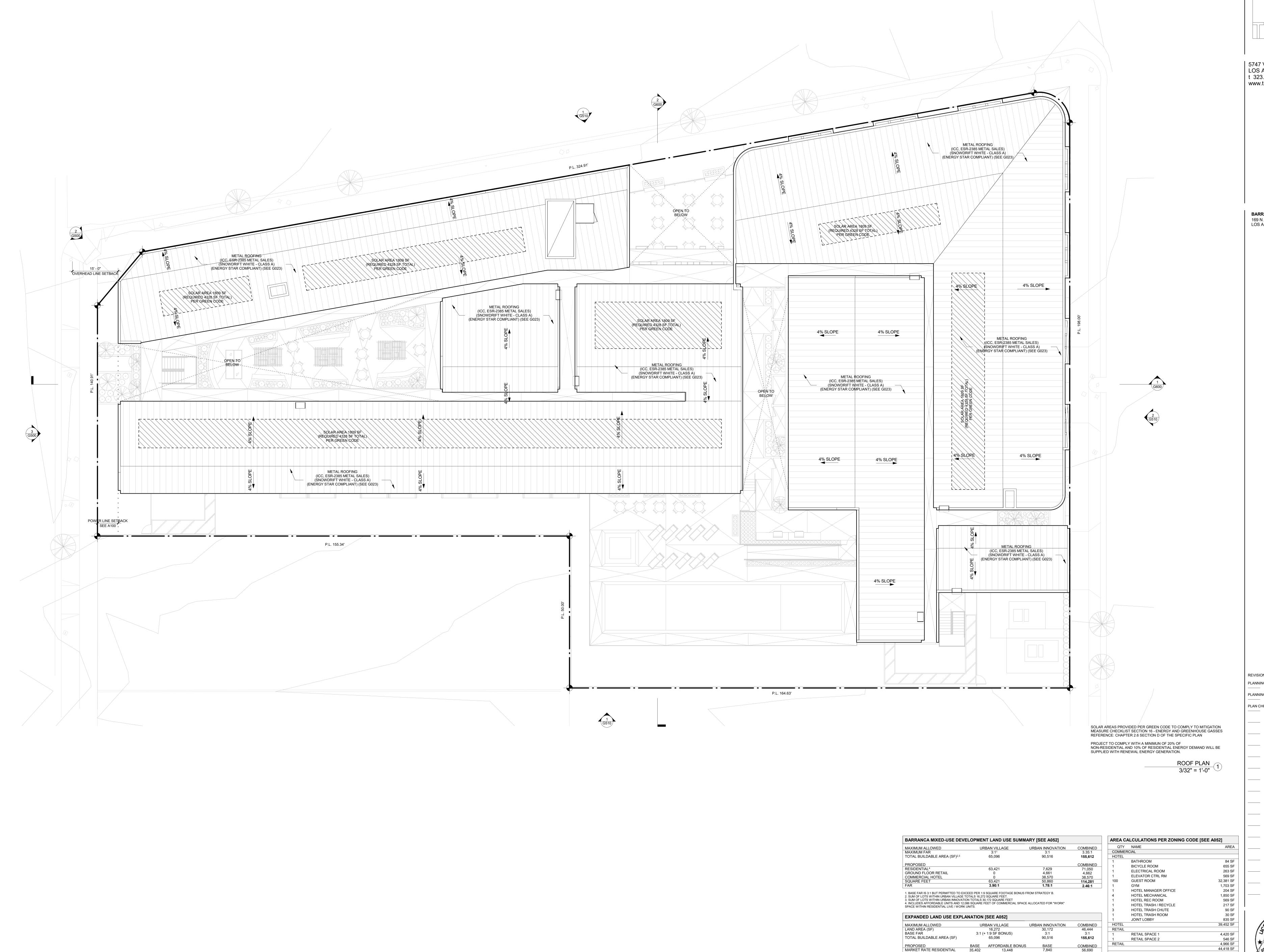
RESIDENTIAL SERVICES

AMENITIES

1 BEDROOM AFFORDABLE RESIDENTIAL

RETAIL

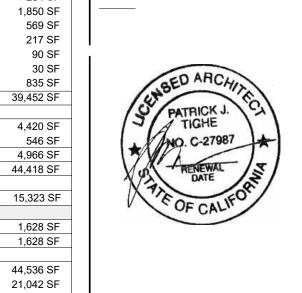




BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031

REVISIONS PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019



AFFORDABLE BONUS

PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE

1 SF PER 16 SF OF RESIDENTIAL AREA

1 SF PER 48 SF OF NON RESIDENTIAL AREA

5,308 SF x 25% = 1,327 SF MAX APPLICABLE

TOTAL APPLICABLE PROVIDED OPEN SPACE

MIN. SIZE 600 SF, MAX. ALLOWED 25% OF REQ'D OPEN SPACE

EXT LOW INCOME AFFORDABLE

OPEN SPACE AREA CALCULATIONS [SEE A053]

RESIDENTIAL

NON-RESIDENTIAL

TOTAL REQUIRED

GROUND LEVEL OPEN SPACE

THIRD LEVEL OPEN SPACE 25% MAX ALLOWED REC ROOM

REQUIREMENT AS PER CASP CH 2.4, C.2

COMMERCIAL / RETAIL

COMMERCIAL HOTEL

SQUARE FEET

REQUIREMENT

REC. ROOM REDUCTION

TOTAL APPLICABLE

REQUIRED

PLANNING USE COLOR LEGEND

HOTEL GUEST ROOMS

HOTEL MECHANICAL

1 BEDROOM RESIDENTIAL

2 BEDROOM RESIDENTIAL

RESIDENTIAL COORIDOR

RESIDENTIAL MECHANICAL

RESIDENTIAL SERVICES

AMENITIES

1 BEDROOM AFFORDABLE RESIDENTIAL

SHARED LOBBY

RETAIL

56,690 1,628 16,408

70,125 SF / 16 SF = 4,383 SF

44,377 SF / 48 SF = 925 SF 5,308 SF

6,816 SF

5,578 SF 1.327 SF

13,721 SF

COMMERCIAL TOTAL

BICYCLE ROOM

MAIL ROOM

COMMON AREA

RESIDENTIAL MECHANICAL

RESIDENTIAL TRASH CHUTE

RESIDENTIAL RECREATION ROOM

RESIDENTIAL TRASH / RECYCLE

**RESIDERAL**TIAL

AFFORDABLE

AFFORDABLE

MARKET RATE

25 2 BD

MARKET RATE

RESIDENTIAL TOTAL

BUILDING TOTAL

**ROOF PLAN** 

737 SF

557 SF

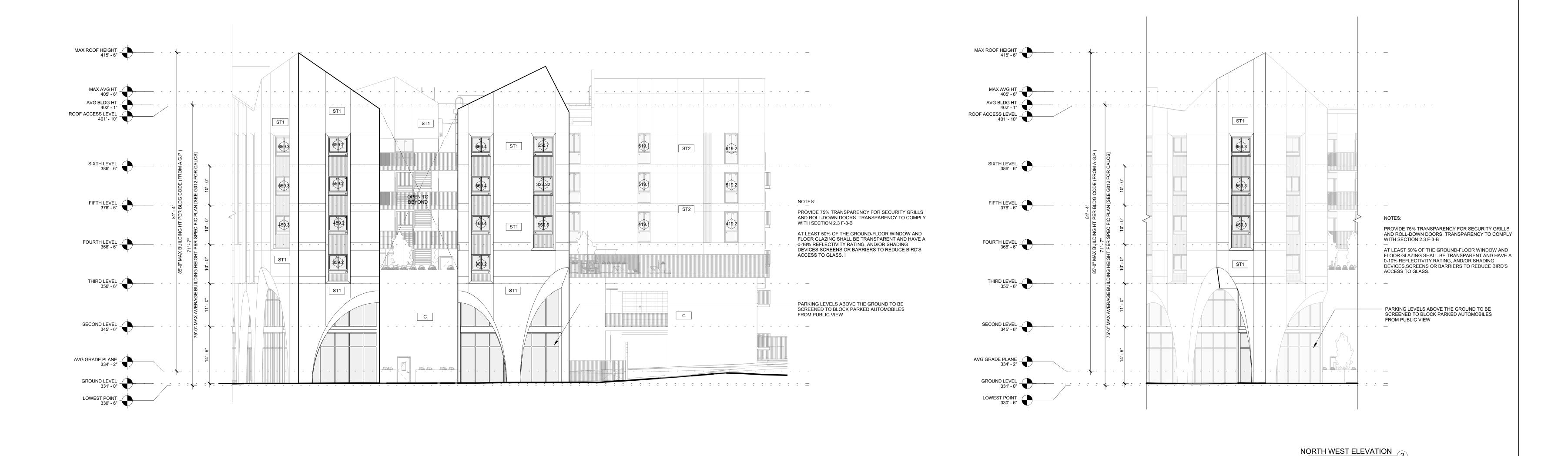
609 SF 343 SF

192 SF

68,490 SF 70,118 SF

114,536 SF

BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031



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

MAX AVG HT 405' - 6" AVG BLDG HT \_ 402' - 1" ROOF ACCESS LEVEL 401' - 10" SIXTH LEVEL 386' - 6" FIFTH LEVEL 376' - 6" PROVIDE 75% TRANSPARENCY FOR SECURITY GRILLS AND ROLL-DOWN DOORS. TRANSPARENCY TO COMPLY WITH SECTION 2.3 F-3-B AT LEAST 50% OF THE GROUND-FLOOR WINDOW AND FLOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR SHADING DEVICES, SCREENS OR BARRIERS TO REDUCE BIRD'S ACCESS TO GLASS. FOURTH LEVEL 366' - 6" THIRD LEVEL 356' - 6" PARKING LEVELS ABOVE THE GROUND TO BE SCREENED TO BLOCK PARKED AUTOMOBILES FROM PUBLIC VIEW SECOND LEVEL 345' - 6" AVG GRADE PLANE 334' - 2" GROUND LEVEL 331' - 0" 159' - 11" LOWEST POINT 330' - 6" 306' - 6" PROVIDED OPEN SPACE AS VISUAL RELIEF AS REQUIRED [SEE G200]

PATRICK J.
TIGHE
NO. C-27987

ARENEWAL
DATE
OF CALIFORNIA

REVISIONS

PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019

PLAN CHECK VERIFICATION #2 3/12/2019

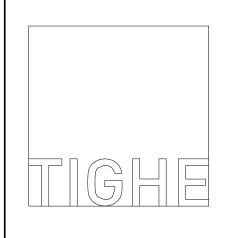
G500

**ELEVATIONS** 

NORTH ELEVATION (1)

3/32" = 1'-0"

3/32" = 1'-0"



BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031



REVISIONS

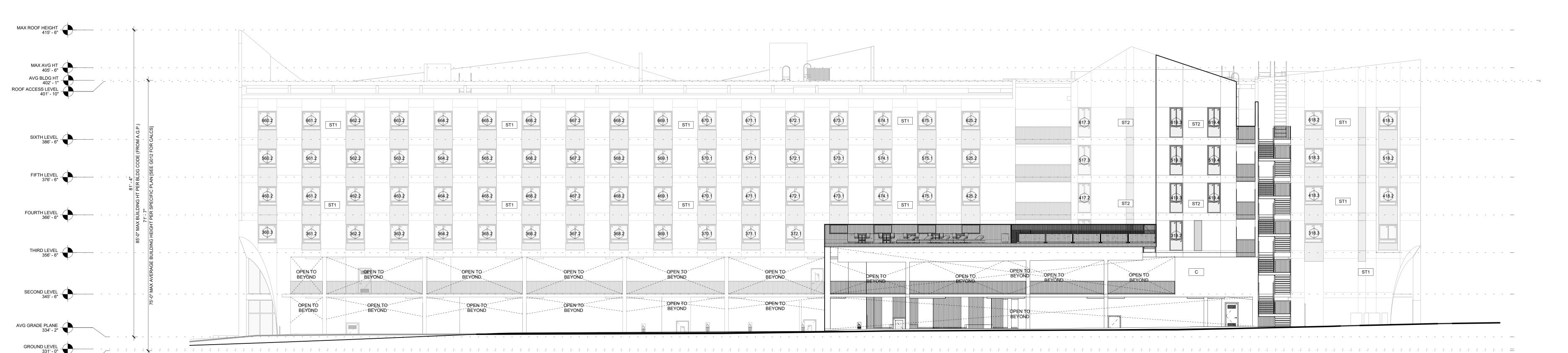
PLANNING SUBMITTAL 12/6/2018

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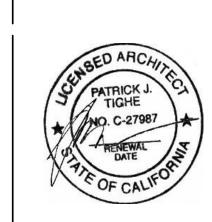
PLANNING SUBMITTAL 1/24/2019

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PLAN CHECK VERIFICATION #2 3/12/2019



LOWEST POINT 330' - 6"



ELEVATIONS

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

G510

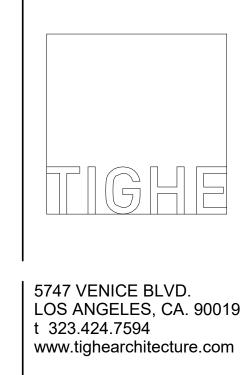
LOCATION	# T	YPE	SIZE	DESCRIPTION	FIRE RATING	GLAZING	FRAME FINISH	LOCATION	#	Ę
Egress Stairs/Lobby UNIT 501 ELEVATOR LOBBY		vww ww	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED		HOTEL GYM UNIT 417 BEDROOM 1	373.3	
SECOND LEVEL	322.7 RI		4' - 0" x 8' - 0"	FIXED / OPERABLE				UNIT 418 BEDROOM 2 FOURTH LEVEL	318.2	
PARKING GARAGE	322.9 RI 322.10 RI 322.19 O	RRRR RRRR	4' - 0" x 8' - 0" 4' - 0" x 8' - 0" 5' - 0" x 28' - 4"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 2	322.16 5 416.2	N
	322.20 M	0	5' - 0" x 36' - 10"	FIXED / OPERABLE				KITCHEN / DINING KITCHEN / DINING LIVING ROOM	424.1 425.1 450.4	F
	322.21 M 322.22 O	M 000	5' - 0" x 36' - 10" 5' - 0" x 28' - 4"	FIXED / OPERABLE FIXED / OPERABLE				LIVING ROOM LIVING ROOM	451.1 451.2 451.4	
HOTEL REC ROOM		O WWW WW	0' - 0" x 8' - 6"	FIXED (OPERAD) F				LIVING ROOM KITCHEN / LIVING KITCHEN / LIVING	452.2 453.2 454.2	
COMMON AREA EGRESS STAIR #2		ВВ	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED		KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	455.2 456.2 457.2	
PARKING GARAGE PARKING GARAGE	200.4 RI 200.5 UI 200.6 RI	JUUU RRRR	4' - 0" x 8' - 0" 3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING HOTEL MECHANICAL	458.2 459.2	
PARKING GARAGE PARKING GARAGE PARKING GARAGE	200.7 UI 200.8 RI 206.1 RI	RRRR	3' - 6" x 8' - 0" 4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		HOTEL MECHANICAL	476.2 476.3 650.5	
UNIT 201 BEDROOM BATHROOM	201.2	CC	4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		UNIT 307 BATHROOM 1 UNIT 320	360.5	L
KITCHEN / LIVING KITCHEN / LIVING UNIT 202		CC CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		BEDROOM UNIT 321 BEDROOM	422.1	
BEDROOM UNIT 203 BEDROOM 2		CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		UNIT 322 BEDROOM	424.2	L
BEDROOM 1 UNIT 204 BEDROOM 2	204.1	BB CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		UNIT 401 BEDROOM 1 BEDROOM 2 KITCHEN / LIVING	401.1 401.2 401.3	
BEDROOM 1 UNIT 205 BEDROOM 1	205.1	CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED		KITCHEN / LIVING UNIT 402 BEDROOM	401.4	L
BEDROOM 2 KITCHEN / LIVING KITCHEN / LIVING	205.4 205.5	BB CC EE	3' - 6" x 8' - 0" 4' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		UNIT 403 BEDROOM	403.1	L
UNIT 307 BATHROOM 1	205.6	CC EE	4' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		UNIT 404 BEDROOM UNIT 405	404.1	
THIRD LEVEL BEDROOM 2	316.2	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE				BEDROOM UNIT 406 BEDROOM	406.1	L
BEDROOM 1 KITCHEN / LIVING	319.1	WW WW MMM	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 36' - 10"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				UNIT 407 BEDROOM 1 BATHROOM 2	407.1	
		MMM M	5' - 0" x 36' - 10"	FIXED / OPERABLE				BEDROOM 2 KITCHEN / LIVING KITCHEN / LIVING	407.3 407.5 407.6	
	322.5 M 322.6 M	MMM M MMM M	5' - 0" x 36' - 10" 5' - 0" x 36' - 10"	FIXED / OPERABLE  FIXED / OPERABLE				KITCHEN / LIVING UNIT 408 BEDROOM 1	407.7	L
	322.8 M 322.11 M	MMM M	5' - 0" x 36' - 10" 5' - 0" x 36' - 10"	FIXED / OPERABLE FIXED / OPERABLE				UNIT 409 BEDROOM UNIT 410	409.2	Γ
	322.12 M	M MMM M	5' - 0" x 36' - 10"	FIXED / OPERABLE				BEDROOM UNIT 411 BEDROOM	410.1	L
	322.13 M 322.14 M	M MMM	5' - 0" x 36' - 10" 5' - 0" x 36' - 10"	FIXED / OPERABLE FIXED / OPERABLE				UNIT 412 BEDROOM UNIT 413	412.1	
	322.15 M	М	5' - 0" x 36' - 10" 5' - 0" x 36' - 10"	FIXED / OPERABLE  FIXED / OPERABLE				BEDROOM UNIT 414 BEDROOM	413.2	L
	322.10 M	М	5' - 0" x 36' - 10"	FIXED / OPERABLE				UNIT 415 BEDROOM UNIT 416	415.2	Γ
LIVING ROOM LIVING ROOM LIVING ROOM	350.2	ww ww	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 1 UNIT 417 BEDROOM 1	416.1	L
LIVING ROOM	351.1 351.2	ww ww	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 1 BEDROOM 2 UNIT 418	417.3 417.4	
LIVING ROOM KITCHEN / LIVING LIVING ROOM	353.2 354.2	ww ww	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 1 BEDROOM 2 KITCHEN / LIVING	418.1 418.2 418.3	
KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	356.2 357.2	ww ww	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				UNIT 419 KITCHEN / LIVING BEDROOM 1	419.1 419.2	
LIVING ROOM LIVING ROOM	359.2 360.2	WW WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 1 BEDROOM 2 UNIT 420	419.3 419.4	
MECHANICAL ROOM MECHANICAL ROOM MECHANICAL ROOM	375.1 375.2	WW WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM UNIT 421 BEDROOM	420.2	
UNIT 301 BEDROOM 1	451.5	AA CC	0' - 0" x 8' - 6" 4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 450 LIVING ROOM LIVING ROOM	450.2 450.3	
BEDROOM 2 KITCHEN / LIVING KITCHEN / LIVING	301.2 301.3	CC EE CC	4' - 0' x 8' - 0" 2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		UNIT 453 ENTRY UNIT 454	452.1	
UNIT 302 BEDROOM UNIT 303	302.1	ВВ	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		ENTRY UNIT 455 ENTRY	453.1	
BEDROOM UNIT 304 BEDROOM	303.1	CC BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 456 ENTRY UNIT 457	455.1	L
UNIT 305 BEDROOM UNIT 306		CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		ENTRY UNIT 458 ENTRY	456.1	
BEDROOM UNIT 307 BEDROOM 1	306.1	BB BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 459 ENTRY UNIT 460	458.1	
BATHROOM 1 BATHROOM 2 BEDROOM 2		EE EE	2' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED		ENTRY KITCHEN / LIVING UNIT 461	459.1 459.3	
KITCHEN / LIVING	307.5 307.6	BB CC EE	3' - 6" x 8' - 0" 4' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED TEMPERED		ENTRY LIVING ROOM LIVING ROOM	460.1 460.2 460.4	
UNIT 308 BEDROOM		cc	4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 462 ENTRY KITCHEN / LIVING	461.1 461.2	F
UNIT 310 BEDROOM UNIT 312 BEDROOM	310.1	ВВ	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 463 ENTRY KITCHEN / LIVING	462.1 462.2	F
UNIT 314 BEDROOM	312.1	BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 464 ENTRY KITCHEN / LIVING	463.1 463.2	F
UNIT 316 BEDROOM 1 UNIT 318 KITCHEN / LIVING		CC WW	4' - 0" x 8' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 465 ENTRY KITCHEN / LIVING	464.1 464.2	
UNIT 319 BEDROOM UNIT 320	319.2	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 466 ENTRY KITCHEN / LIVING	465.1 465.2	F
BEDROOM UNIT 321	320.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 467 ENTRY KITCHEN / LIVING	466.1 466.2	F
BEDROOM UNIT 322 BEDROOM UNIT 353	321.1	BB BB	3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 468 ENTRY KITCHEN / LIVING	467.1 467.2	F
ENTRY UNIT 354		AA A	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED		UNIT 469 ENTRY KITCHEN / LIVING	468.1 468.2	_ [
ENTRY UNIT 355 ENTRY LINIT 356		AA AA	0' - 0" x 8' - 6" 0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED TEMPERED		UNIT 470 KITCHEN / LIVING UNIT 471	469.1	_
UNIT 356 ENTRY UNIT 357 ENTRY		AA AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED TEMPERED		KITCHEN / LIVING UNIT 472 KITCHEN / LIVING	470.1	
UNIT 358 ENTRY UNIT 359	356.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED		UNIT 473 LIVING ROOM UNIT 474	472.1	_ [
ENTRY UNIT 360 ENTRY		AA AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED		BEDROOM KITCHEN / LIVING KITCHEN / LIVING	425.2 473.1 474.1	F
UNIT 361 ENTRY		AA A	0' - 0" x 8' - 6" 0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED TEMPERED		KITCHEN / LIVING FIFTH LEVEL	475.1	
UNIT 362 ENTRY KITCHEN / LIVING		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		BATHROOM 2  KITCHEN / LIVING	516.2 517.2 524.1	
UNIT 363 ENTRY KITCHEN / LIVING UNIT 364		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / DINING  KITCHEN / LIVING	525.1 550.4 552.2	E
ENTRY KITCHEN / LIVING		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING	553.2 554.2 555.2	F
UNIT 365 ENTRY KITCHEN / LIVING		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING  KITCHEN / LIVING	558.2 559.2 576.2	
UNIT 366 ENTRY KITCHEN / LIVING	365.1 365.2	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING COMMON AREA KITCHEN / LIVING	650.6	
UNIT 367 ENTRY KITCHEN / LIVING		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING UNIT 307	551.2 551.2 576.3	
UNIT 368 ENTRY KITCHEN / LIVING		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		UNIT 307 BATHROOM 1 UNIT 501 BEDROOM 1	507.2	
UNIT 369 ENTRY KITCHEN / LIVING		AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		BEDROOM 1 BEDROOM 2 KITCHEN / LIVING KITCHEN / LIVING	501.2 501.3	
UNIT 370 KITCHEN / LIVING YOGA ROOM		WW WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		UNIT 502 BEDROOM	501.4	L
UNIT 371 KITCHEN / LIVING YOGA ROOM	372.2 Y		5' - 0" x 5' - 0" 5' - 0" x 2' - 6"	FIXED / OPERABLE	N.R. N.R.		2-1/4" ALUM	UNIT 503 BEDROOM UNIT 504 BEDROOM	503.1	
	373.2 Y	YYYY	5' - 0" x 2' - 6"		N.R.	TEMPERED 2	2-1/4" ALUM	BEDROOM	504.1	L
HOTEL GYM UNIT 372 LIVING ROOM HOTEL GYM		ww	5' - 0" x 5' - 0" 5' - 0" x 2' - 6"	FIXED / OPERABLE	N.R. N.R.	TEMPERED 2	2-1/4" ALUM	UNIT 505 CLOSET UNIT 506	505.1	L

LOCATION HOTEL GYM	# TYPE		DESCRIPTION	FIRE RATING N.R.	GLAZING TEMPERED	FRAME FINISH 2-1/4" ALUM	LOCATION UNIT 507	# TYPE	SIZE	
UNIT 417 BEDROOM 1 UNIT 418	317.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM 1 BATHROOM 2 BEDROOM 2	507.1 BB 507.3 EE 507.4 BB	3' - 6" x 8' - 0" 2' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIX FIX
BEDROOM 2 FOURTH LEVEL	318.2 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		CLOSET CLOSET CLOSET	507.5 CC 507.6 EE 507.7 CC	4' - 0" x 8' - 0" 2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIX FIX
BEDROOM 2	322.16 MMMM 5 M 416.2 CC	1 5' - 0" x 36' - 10" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE				UNIT 508 BEDROOM	508.1 CC	4' - 0" x 8' - 0"	FIX
(ITCHEN / DINING (ITCHEN / DINING	424.1 BB 425.1 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE				UNIT 509 BEDROOM UNIT 510	509.1 BB	3' - 6" x 8' - 0"	FD
LIVING ROOM LIVING ROOM LIVING ROOM	450.4 WW 451.1 WW 451.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM UNIT 511 BEDROOM	510.1 BB	3' - 6" x 8' - 0"	FI)
IVING ROOM	451.4 AA 452.2 WW 453.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE FIXED / OPERABLE				UNIT 512 BEDROOM UNIT 513	512.1 CC	4' - 0" x 8' - 0"	FD
KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	454.2 WW 455.2 WW 456.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM UNIT 514	513.1 BB	3' - 6" x 8' - 0"	FI
KITCHEN / LIVING	457.2 WW 458.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE				BEDROOM UNIT 515 BEDROOM	514.1 BB 515.1 BB	3' - 6" x 8' - 0"	FD
KITCHEN / LIVING HOTEL MECHANICAL	459.2 WW 476.1 WW 476.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				UNIT 516 BATHROOM 2 UNIT 517	516.1 CC	4' - 0" x 8' - 0"	FD
HOTEL MECHANICAL JNIT 307	476.3 WW 650.5 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 2 BEDROOM 1 UNIT 518	517.1 BB 517.3 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIX FIX
JATHROOM 1 JNIT 320 BEDROOM	360.5 EE	2' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM 1 BEDROOM 2	518.1 WW 518.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FI)
JNIT 321 BEDROOM	422.1 BB 423.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED		KITCHEN / LIVING UNIT 519 KITCHEN / LIVING	518.3 WW 519.1 BB	5' - 0" x 5' - 0" 3' - 6" x 8' - 0"	FI
JNIT 322 BEDROOM JNIT 401	424.2 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM 1  CLOSET	519.2 BB 519.3 BB 519.4 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIX FIX
BEDROOM 1 BEDROOM 2 KITCHEN / LIVING	401.1 CC 401.2 CC 401.3 EE	4' - 0" x 8' - 0" 4' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		UNIT 520 ENTRY BEDROOM	520.1 AA 520.2 DD	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
KITCHEN / LIVING JNIT 402 BEDROOM	401.4 CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 521 ENTRY	521.1 AA	0' - 0" x 8' - 6"	
JNIT 403 BEDROOM	402.1 BB 403.1 CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM UNIT 522 BEDROOM	521.2 DD 522.1 BB	5' - 0" x 5' - 0" 3' - 6" x 8' - 0"	FI
JNIT 404 BEDROOM JNIT 405	404.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 523 BEDROOM UNIT 525	523.1 BB	3' - 6" x 8' - 0"	FI
BEDROOM JNIT 406 BEDROOM	405.1 CC 406.1 BB	4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		BATHROOM UNIT 550 KITCHEN / LIVING	524.2 BB 550.2 WW	3' - 6" x 8' - 0" 5' - 0" x 5' - 0"	FI
JNIT 407 BEDROOM 1	407.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		KITCHEN / LIVING KITCHEN / LIVING	550.3 WW 576.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIZ
BATHROOM 2 BEDROOM 2 KITCHEN / LIVING	407.2 EE 407.3 BB 407.5 CC	2' - 0" x 8' - 0" 3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		UNIT 553 ENTRY UNIT 554	552.1 AA	0' - 0" x 8' - 6"	
KITCHEN / LIVING KITCHEN / LIVING JNIT 408	407.6 EE 407.7 CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		ENTRY UNIT 555 ENTRY	553.1 AA 554.1 AA	0' - 0" x 8' - 6"	
BEDROOM 1 JNIT 409	408.1 CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 556 ENTRY	555.1 AA	0' - 0" x 8' - 6"	
BEDROOM JNIT 410 BEDROOM	409.2 BB 410.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED		UNIT 557 ENTRY UNIT 558	556.1 AA	0' - 0" x 8' - 6"	
JNIT 411 BEDROOM JNIT 412	411.2 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		ENTRY	556.2 WW 557.1 AA 557.2 WW	5' - 0" x 5' - 0" 0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
BEDROOM JNIT 413 BEDROOM	412.1 CC 413.2 BB	4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED TEMPERED		UNIT 559 ENTRY UNIT 560	558.1 AA	0' - 0" x 8' - 6"	
JNIT 414 BEDROOM	414.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		ENTRY KITCHEN / LIVING	559.1 AA 559.3 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIX
JNIT 415 BEDROOM JNIT 416	415.2 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 561 ENTRY KITCHEN / LIVING	560.1 AA 560.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FD
BEDROOM 1 JNIT 417 BEDROOM 1	416.1 CC 417.2 BB	4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		KITCHEN / LIVING UNIT 562 ENTRY	560.4 WW	5' - 0" x 5' - 0"	FD
BEDROOM 1 BEDROOM 2	417.3 BB 417.4 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING UNIT 563	561.2 WW	5' - 0" x 5' - 0"	Fi
JNIT 418 BEDROOM 1 BEDROOM 2	418.1 WW 418.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		ENTRY KITCHEN / LIVING UNIT 564	562.1 AA 562.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
(ITCHEN / LIVING JNIT 419 (ITCHEN / LIVING	418.3 WW 419.1 BB	5' - 0" x 5' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		ENTRY KITCHEN / LIVING UNIT 565	563.1 AA 563.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
BEDROOM 1 BEDROOM 2	419.2 BB 419.3 BB 419.4 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		ENTRY KITCHEN / LIVING UNIT 566	564.1 AA 564.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
JNIT 420 BEDROOM JNIT 421	420.2 DD	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		ENTRY KITCHEN / LIVING	565.1 AA 565.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
BEDROOM JNIT 450	421.2 DD	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 567 ENTRY KITCHEN / LIVING	566.1 AA 566.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
LIVING ROOM LIVING ROOM JNIT 453	450.2 WW 450.3 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		UNIT 568 ENTRY KITCHEN / LIVING	567.1 AA 567.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FI
ENTRY JNIT 454 ENTRY	452.1 AA 453.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED		UNIT 569 ENTRY	568.1 AA	0' - 0" x 8' - 6"	
JNIT 455 ENTRY	454.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED		KITCHEN / LIVING UNIT 570 KITCHEN / LIVING	568.2 WW 569.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FI:
JNIT 456 ENTRY JNIT 457	455.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED		UNIT 571 KITCHEN / LIVING UNIT 572	570.1 WW	5' - 0" x 5' - 0"	FI
ENTRY JNIT 458 ENTRY	456.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED		KITCHEN / LIVING UNIT 573 LIVING ROOM	571.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FI
JNIT 459 ENTRY JNIT 460	458.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED		UNIT 574 BEDROOM	525.2 WW	5' - 0" x 5' - 0"	FI
ENTRY KITCHEN / LIVING	459.1 AA 459.3 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	573.1 WW 574.1 WW 575.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FI:
JNIT 461 ENTRY LIVING ROOM	460.1 AA 460.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		SIXTH LEVEL	322.17 MMMM	5' - 0" x 36' - 10"	FI
LIVING ROOM JNIT 462 ENTRY	460.4 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED	N.R. 45 MIN.	TEMPERED TEMPERED			322.16 MMMM 6 M	5' - 0" x 36' - 10"	FI
KITCHEN / LIVING JNIT 463	461.2 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		ENTRY BATHROOM	451.3 AA 451.6 AA 518.82 SS	0' - 0" x 8' - 6" 0' - 0" x 8' - 6" 5' - 0" x 1' - 6"	
ENTRY KITCHEN / LIVING JNIT 464	462.1 AA 462.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		CLOSET KITCHEN / LIVING	616.2 CC 624.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FI)
ENTRY KITCHEN / LIVING JNIT 465	463.1 AA 463.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / DINING KITCHEN / LIVING	625.1 BB 650.4 WW 650.7 WW	3' - 6" x 8' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIX FIX
ENTRY KITCHEN / LIVING JNIT 466	464.1 AA 464.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	651.2 WW 651.3 WW 652.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIX FIX
ENTRY KITCHEN / LIVING	465.1 AA 465.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING	653.2 WW 654.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIX
JNIT 467 ENTRY KITCHEN / LIVING	466.1 AA 466.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	655.2 WW 656.2 WW 657.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FD FD
JNIT 468 ENTRY KITCHEN / LIVING	467.1 AA 467.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		KITCHEN / LIVING KITCHEN / LIVING HOTEL LOUNGE	658.2 WW 659.2 WW 676.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIX FIX
JNIT 469 ENTRY KITCHEN / LIVING	468.1 AA 468.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED		HOTEL LOUNGE HOTEL LOUNGE UNIT 307	676.2 WW 676.3 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIX
JNIT 470 KITCHEN / LIVING	468.2   WW 469.1   WW	5' - 0" x 5' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED		BATHROOM 1 UNIT 601	607.2 EE	2' - 0" x 8' - 0"	FI
JNIT 471 KITCHEN / LIVING JNIT 472	470.1 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM 1 BEDROOM 2 KITCHEN / LIVING	601.1 CC 601.2 CC 601.3 EE	4' - 0" x 8' - 0" 4' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FI:
JNIT 473 LIVING ROOM	471.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		KITCHEN / LIVING UNIT 602 BEDROOM	601.4 CC	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FI
JNIT 474 BEDROOM	425.2 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 603 BEDROOM	603.1 CC	4' - 0" x 8' - 0"	FI
KITCHEN / LIVING KITCHEN / LIVING KITCHEN / LIVING	473.1 WW 474.1 WW 475.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		UNIT 604 BEDROOM UNIT 605	604.1 BB	3' - 6" x 8' - 0"	FI
SATHROOM 2	516.2 CC	4' - 0" x 8' - 0"	FIXED / OPERABLE				BEDROOM UNIT 606 CLOSET	605.1 CC 606.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FI
(ITCHEN / LIVING	517.2 BB 524.1 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE				UNIT 607 BEDROOM 1 BATHROOM 2	607.1 BB 607.3 EE	3' - 6" x 8' - 0" 2' - 0" x 8' - 0"	FII FII
ITCHEN / DINING	525.1 BB 550.4 WW 552.2 WW	3' - 6" x 8' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM 2 KITCHEN / LIVING	607.4 BB 607.5 CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FI.
ITCHEN / LIVING	553.2 WW 554.2 WW 555.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				KITCHEN / LIVING KITCHEN / LIVING UNIT 608	607.6 EE 607.7 CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FI.
ITCHEN / LIVING	558.2 WW 559.2 WW 576.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE				BEDROOM UNIT 609 BEDROOM	608.1 CC 609.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FI
COMMON AREA	650.6 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	NI P	TEMPER TO		UNIT 610 BEDROOM UNIT 611	610.1 BB	3' - 6" x 8' - 0"	FI
(ITCHEN / LIVING (ITCHEN / LIVING (ITCHEN / LIVING	551.2 WW 551.2 WW 576.3 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED		BEDROOM UNIT 612	611.1 BB	3' - 6" x 8' - 0"	FI
JNIT 307 BATHROOM 1 JNIT 501	507.2 EE	2' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM UNIT 613 BEDROOM	612.1 CC 613.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FI
BEDROOM 1 BEDROOM 2	501.1 CC 501.2 CC	4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		UNIT 614 BEDROOM UNIT 615	614.1 BB	3' - 6" x 8' - 0"	FI
KITCHEN / LIVING KITCHEN / LIVING JNIT 502	501.3 EE 501.4 CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED		BEDROOM UNIT 616	615.1 BB	3' - 6" x 8' - 0"	FI
BEDROOM JNIT 503 BEDROOM	502.1 BB	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM UNIT 617 BEDROOM 2	616.1 CC 617.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FI
JNIT 504 BEDROOM	503.1 CC 504.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		BEDROOM 1 BEDROOM 1	617.2 BB 617.3 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FI:
JNIT 505 CLOSET JNIT 506	505.1 CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED		UNIT 618 KITCHEN / LIVING BEDROOM 2	618.2 WW 618.3 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FI)
							BEDROOM 1	618.4 WW	5' - 0" x 5' - 0"	FIX

UNIT 507 BEDROOM 1	507.1	TYPE BB	SIZE 3' - 6" x 8' - 0"	DESCRIPTION FIXED / OPERABLE	N.R.	GLAZING TEMPERED	FRAME FINISH
BATHROOM 2 BEDROOM 2	507.3	EE BB	2' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
CLOSET	507.5	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
CLOSET	507.6 507.7	CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
UNIT 508 BEDROOM	508.1	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 509 BEDROOM	509.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 510 BEDROOM	510.1	ВВ	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 511 BEDROOM	511.1	ВВ	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 512 BEDROOM	512.1	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 513 BEDROOM	513.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 514 BEDROOM	514.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 515 BEDROOM	515.1	ВВ	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 516 BATHROOM 2	516.1	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 517 BEDROOM 2	517.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM 1 UNIT 518	517.3	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM 1 BEDROOM 2	518.1 518.2	WW WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
KITCHEN / LIVING UNIT 519	518.3	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING BEDROOM 1	519.1 519.2	BB BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
BEDROOM 1 CLOSET	519.3 519.4	BB BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
UNIT 520							
ENTRY BEDROOM	520.1 520.2	AA DD	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 521 ENTRY	521.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
BEDROOM UNIT 522	521.2	DD	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM UNIT 523	522.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM UNIT 525	523.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BATHROOM UNIT 550	524.2	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING KITCHEN / LIVING	550.2 550.3	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
KITCHEN / LIVING WITCHEN / LIVING UNIT 553	576.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY	552.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 554 ENTRY	553.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 555 ENTRY	554.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 556 ENTRY	555.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 557 ENTRY	556.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 558	556.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY	557.1 557.2	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 559 ENTRY	558.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 560 ENTRY	559.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 561	559.3	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY	560.1	AA	0' - 0" x 8' - 6"	FIXED / OPERABLE	45 MIN.	TEMPERED	
KITCHEN / LIVING KITCHEN / LIVING	560.2 560.4	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
UNIT 562 ENTRY	561.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 563	561.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY KITCHEN / LIVING	562.1 562.2	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 564 ENTRY	563.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 565	563.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY KITCHEN / LIVING	564.1 564.2	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 566 ENTRY	565.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 567	565.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY KITCHEN / LIVING	566.1 566.2	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 568 ENTRY	567.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 569	567.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ENTRY	568.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 570	568.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING UNIT 571	569.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING UNIT 572	570.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING UNIT 573	571.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
LIVING ROOM UNIT 574	572.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM KITCHEN / LIVING	525.2 573.1	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
KITCHEN / LIVING KITCHEN / LIVING	574.1 575.1	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
SIXTH LEVEL	J 01 U. 1		_ 0 70-0		, vax.	LINED	
	322.17	MMMM M	5' - 0" x 36' - 10"	FIXED / OPERABLE			
	322.16	MMMM M	5' - 0" x 36' - 10"	FIXED / OPERABLE			
ENTRY	451.3 451.6	AA AA	0' - 0" x 8' - 6" 0' - 0" x 8' - 6"	FIXED FIXED			
BATHROOM CLOSET	518.82 616.2	SS CC	5' - 0" x 1' - 6" 4' - 0" x 8' - 0"	FIXED FIXED / OPERABLE			2-1/4" ALUM
KITCHEN / LIVING KITCHEN / DINING	624.1 625.1	BB BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
KITCHEN / DINING KITCHEN / LIVING	650.4	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE			
KITCHEN / LIVING	650.7 651.2	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
KITCHEN / LIVING KITCHEN / LIVING	651.3 652.2	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
KITCHEN / LIVING KITCHEN / LIVING	653.2 654.2	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
KITCHEN / LIVING KITCHEN / LIVING	655.2 656.2	WW WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
KITCHEN / LIVING KITCHEN / LIVING	657.2 658.2	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
KITCHEN / LIVING HOTEL LOUNGE	659.2 676.1	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
HOTEL LOUNGE HOTEL LOUNGE	676.2 676.3	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
UNIT 307 BATHROOM 1	607.2	EE	2' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	<u> </u>
UNIT 601							
BEDROOM 1 BEDROOM 2	601.1	CC	4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
KITCHEN / LIVING KITCHEN / LIVING	601.3 601.4	CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
UNIT 602 BEDROOM	602.1	ВВ	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 603 BEDROOM	603.1	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 604 BEDROOM	604.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 605 BEDROOM	605.1	CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 606 CLOSET	606.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
<del></del>	JUU. 1	ں_	10-0	, OI LIVADLE		LINED	-
UNIT 607 BEDROOM 1	607.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	

CLOSET DLOSET JNIT 508	507.6 EE 507.7 CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED	
BEDROOM INIT 509 BEDROOM	508.1 CC 509.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED TEMPERED	
INIT 510 EDROOM INIT 511	510.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 512 EDROOM	511.1 BB 512.1 CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED	
NIT 513 EDROOM	513.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NIT 514 EDROOM NIT 515	514.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 516 ATHROOM 2	515.1 BB 516.1 CC	3' - 6" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED TEMPERED	
NIT 517 EDROOM 2	517.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM 1 NIT 518 EDROOM 1	517.3   BB     518.1   WW	3' - 6" x 8' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM 2 ITCHEN / LIVING	518.2 WW 518.3 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
NIT 519 ITCHEN / LIVING EDROOM 1	519.1 BB 519.2 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
EDROOM 1 LOSET NIT 520	519.3 BB 519.4 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
NTRY EDROOM	520.1 AA 520.2 DD	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NIT 521 NTRY EDROOM	521.1 AA 521.2 DD	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NIT 522 EDROOM NIT 523	522.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 525	523.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
ATHROOM NIT 550 TCHEN / LIVING	524.2 BB	3' - 6" x 8' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED	
TCHEN / LIVING TCHEN / LIVING	550.3 WW 576.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
NIT 553 NTRY NIT 554	552.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
NTRY NIT 555	553.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
NTRY NIT 556 NTRY	554.1 AA 555.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED	
NIT 557 NTRY	556.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
NIT 558 NTRY	556.2 WW 557.1 AA	5' - 0" x 5' - 0" 0' - 0" x 8' - 6"	FIXED / OPERABLE FIXED	N.R. 45 MIN.	TEMPERED TEMPERED	
NIT 559 NTRY	557.2 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NIT 560 NTRY	558.1 AA 559.1 AA	0' - 0" x 8' - 6" 0' - 0" x 8' - 6"	FIXED	45 MIN. 45 MIN.	TEMPERED	
TCHEN / LIVING NIT 561	559.3 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NTRY TCHEN / LIVING TCHEN / LIVING	560.1 AA 560.2 WW 560.4 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE	45 MIN. N.R. N.R.	TEMPERED TEMPERED TEMPERED	
NIT 562 NTRY TCHEN / LIVING	561.1 AA 561.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NIT 563 NTRY	562.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
TCHEN / LIVING NIT 564 NTRY	562.2 WW 563.1 AA	5' - 0" x 5' - 0" 0' - 0" x 8' - 6"	FIXED / OPERABLE FIXED	N.R. 45 MIN.	TEMPERED	
TCHEN / LIVING NIT 565	563.2 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NTRY TCHEN / LIVING NIT 566	564.1 AA 564.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NTRY TCHEN / LIVING	565.1 AA 565.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NIT 567 NTRY TCHEN / LIVING	566.1 AA 566.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NIT 568 NTRY TCHEN / LIVING	567.1 AA 567.2 WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
NIT 569 NTRY	568.1 AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
TCHEN / LIVING NIT 570 TCHEN / LIVING	568.2 WW 569.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED	
NIT 571 TCHEN / LIVING	570.1 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NIT 572 TCHEN / LIVING NIT 573	571.1 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
VING ROOM NIT 574	572.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM ITCHEN / LIVING ITCHEN / LIVING	525.2 WW 573.1 WW 574.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED	
TCHEN / LIVING XTH LEVEL	575.1 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
	322.17 MMMM M	5' - 0" x 36' - 10"	FIXED / OPERABLE			
	322.16 MMMM 6 M 451.3 AA	5' - 0" x 36' - 10" 0' - 0" x 8' - 6"	FIXED / OPERABLE FIXED			
NTRY NTHROOM LOSET	451.6 AA 518.82 SS 616.2 CC	0' - 0" x 8' - 6" 5' - 0" x 1' - 6" 4' - 0" x 8' - 0"	FIXED FIXED FIXED / OPERABLE			2-1/4" ALUM
TCHEN / LIVING TCHEN / DINING	624.1 BB 625.1 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
TCHEN / LIVING	650.4 WW 650.7 WW 651.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE			
TCHEN / LIVING TCHEN / LIVING	651.3 WW 652.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
TCHEN / LIVING TCHEN / LIVING TCHEN / LIVING	653.2 WW 654.2 WW 655.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE			
TCHEN / LIVING TCHEN / LIVING	656.2 WW 657.2 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
TCHEN / LIVING TCHEN / LIVING OTEL LOUNGE	658.2 WW 659.2 WW 676.1 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE			
OTEL LOUNGE OTEL LOUNGE	676.2 WW 676.3 WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE FIXED / OPERABLE			
NIT 307 ATHROOM 1 NIT 601	607.2 EE	2' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM 1 EDROOM 2	601.1 CC 601.2 CC	4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
TCHEN / LIVING TCHEN / LIVING NIT 602	601.3 EE 601.4 CC	2' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
EDROOM NIT 603	602.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 604 EDROOM	603.1 CC 604.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R.	TEMPERED	
NIT 605 EDROOM NIT 606	605.1 CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
OSET NT 607	606.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
DROOM 1 THROOM 2 DROOM 2	607.1 BB 607.3 EE 607.4 BB	3' - 6" x 8' - 0" 2' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED	
TCHEN / LIVING TCHEN / LIVING	607.5 CC 607.6 EE	4' - 0" x 8' - 0" 2' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
TCHEN / LIVING NIT 608 DROOM	607.7 CC	4' - 0" x 8' - 0" 4' - 0" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE	N.R.	TEMPERED	
NIT 609 EDROOM	609.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NIT 610 EDROOM NIT 611	610.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 612	611.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 613 EDROOM	612.1 CC 613.1 BB	4' - 0" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE  FIXED / OPERABLE	N.R. N.R.	TEMPERED TEMPERED	
NIT 614 EDROOM	614.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
NIT 615 EDROOM NIT 616	615.1 BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM NIT 617	616.1 CC	4' - 0" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
EDROOM 2 EDROOM 1 EDROOM 1	617.1 BB 617.2 BB 617.3 BB	3' - 6" x 8' - 0" 3' - 6" x 8' - 0" 3' - 6" x 8' - 0"	FIXED / OPERABLE FIXED / OPERABLE FIXED / OPERABLE	N.R. N.R. N.R.	TEMPERED TEMPERED TEMPERED	
NIT 618 TCHEN / LIVING	618.2 WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	

LOCATION	#	TYPE	SIZE	DESCRIPTION	FIRE RATING	GLAZING	FRAME FINIS
KITCHEN / LIVING	619.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM 1	619.2	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM 1	619.3	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM 2 UNIT 620	619.4	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM	620.2	DD	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 621 BEDROOM	621.2	DD	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 622	021.2	טט	3-0 23-0	PIXED / OF ENABLE	IN.IX.	TEMPERED	
BEDROOM UNIT 623	622.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
BEDROOM	623.1	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 625 BEDROOM	624.2	BB	3' - 6" x 8' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 650 KITCHEN / LIVING	650.2	ww	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	650.3	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 653 ENTRY	652.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 654					-		
ENTRY UNIT 655	653.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
ENTRY	654.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 656 ENTRY	655.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 657					-		
ENTRY UNIT 658	656.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
ENTRY	657.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 659 ENTRY	658.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
UNIT 660	GEO 4	ΛΛ	0' 0" - 0' 0"	EIVED	AE NAINI	TEMPEDED	
ENTRY KITCHEN / LIVING	659.1 659.3	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 661	000.0	•		, 0 , 0 ,			
ENTRY	660.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	660.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	660.4	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 662				1	1	1	
ENTRY	661.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	661.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 663							
ENTRY	662.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	662.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	<u> </u>
UNIT 664	225 : 1	• • •	01 0" 0: -"		<b>1 2 2 2 2 2 2 2 2 2 2</b>	<b>TEL 199</b>	
ENTRY KITCHEN / LIVING	663.1	AA \\\\\\	0' - 0" x 8' - 6"	FIXED / ODERABLE	45 MIN.	TEMPERED	
KITCHEN / LIVING UNIT 665	663.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	<u> </u>
ENTRY	664.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	664.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 666							
ENTRY	665.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	665.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 667							
ENTRY	666.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	666.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	L
UNIT 668	667.4	۸ ۸	חי חייע פי פיי	EIVED	15 MINI	TEMPERE	
ENTRY KITCHEN / LIVING	667.1 667.2	AA WW	0' - 0" x 8' - 6" 5' - 0" x 5' - 0"	FIXED FIXED / OPERABLE	45 MIN. N.R.	TEMPERED TEMPERED	
UNIT 669	007.2	VVVV	J - U X J - U	INED/OFERABLE	IN.FX.	I EIVIFERED	
ENTRY	668.1	AA	0' - 0" x 8' - 6"	FIXED	45 MIN.	TEMPERED	
KITCHEN / LIVING	668.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 670	000.1	1000	EL 0" EL 0"	FIVED / ODED AD: 5	NB	TEMPERES	
KITCHEN / LIVING UNIT 671	669.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
KITCHEN / LIVING	670.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 672 KITCHEN / LIVING	671.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 673	07 1.1			INCDIOI LIVADLE	14.14.	I LIVII LIXLU	1
	672.1	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
LIVING ROOM				FIXED / OPERABLE	N.R.	TEMPERED	
LIVING ROOM UNIT 674 BEDROOM	625.2	WW	5' - 0" x 5' - 0"	FIXED / OPERABLE			1
UNIT 674	625.2 673.1	WW	5' - 0" x 5' - 0" 5' - 0" x 5' - 0"	FIXED / OPERABLE	N.R.	TEMPERED	
UNIT 674 BEDROOM					-		



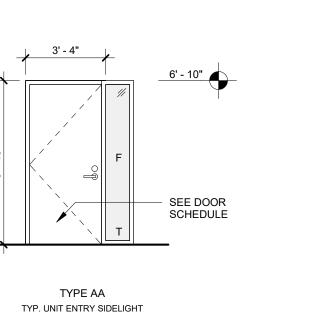
LOS ANGELES, CA. 90019 t 323.424.7594 www.tighearchitecture.com

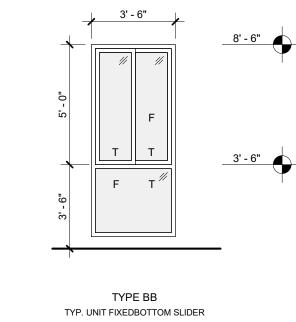
BARRANCA MIXED-USE 169 N AVENUE 21 LOS ANGELES, CA 90031

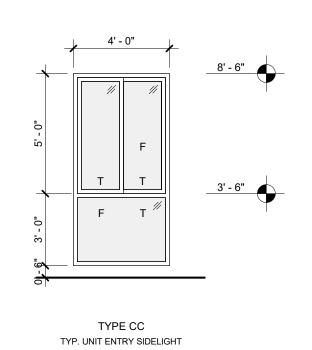
PLANNING SUBMITTAL 12/6/2018 PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019

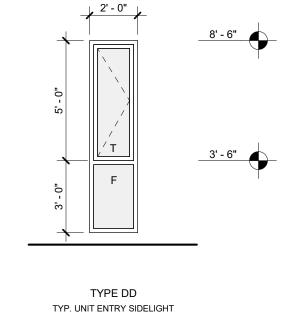


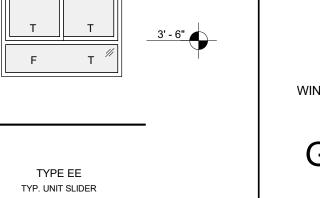
WINDOW SCHEDULE G920











WINDOW TYPES 1/4" = 1'-0"

ABBREVIATION	ONS		
	ADOME ENTRY TO THE	0==	OFF FLECTRICAL REPORTS
AFF AFG	ABOVE FINISHED FLOOR	SED	SEE ELECTRICAL DRAWING
AFG ACOUS	ABOVE FINISHED GRADE ACOUSTICAL	SFD SHT	SMOKE FIRE DAMPER SHEET
ACOUS	ACOUSTICAL ADJUSTABLE	SHTG	SHEET SHEATHING
ALUM	ALUMINUM	SIM	SIMILAR
ANCH	ANCHOR	SLD	SEE LANDSCAPE DRAWING
APPROX	APPROXIMATELY	SMD	SEE MECHANICAL DRAWING
ATTEN	ATTENTION	SPEC	SPECIFICATION
В	BASE	SPD	SEE PLUMBING DRAWING
BD	BOARD	SQ	SQUARE
BLDG	BUILDING	SS	STAINLESS STEEL
BLK	BLOCK	SSD	SEE STRUCTURAL DRAWING
BM	BEAM	STD	STANDARD
BOT C	BOTTOM CARPET	STL STRUCT	STEEL
CMU	CONCRETE MASONRY UNIT	SUSP	STRUCTURAL SUSPENDED
CAB	CABINET	SV	SHEET VINYL
CEM	CEMENT	T	TREADS
CER	CERAMIC	T & N	TOP AND BOTTOM
CL	CENTER LINE	T & G	TOUGUE AND GROOVE
CLG	CEILING	то	TOP OF
CLR	CLEAR	TOC	TOP OF CONCRETE
COL	COLUMN	TEL	TELEPHONE
CONC	CONCRETE	TEM	TEMPERED
CONST	CONSTRUCTION CONTINUOUS	TYP VCT	TYPICAL VINYL COMP. TILE
DBL	DOUBLE	VERT	VERTICAL
DET	DETAIL	W/	WITH
DIA	DIAMETER	WC	WATER CLOSET
DIAG	DIAGONAL	WF	WIDE FLANGE
DIM	DIMENSION	WP	WATER PROOF
DN	DOWN	W	WOOD
DS DWG	DOWN SPOUT		
DWG EA	DRAWING EACH		
EL	ELEVATION		
ELECT	ELECTRICAL		
EQ	EQUAL		
EQUIP	EQUIPMENT		
EXIST	EXISTING		
EXT	EXTERIOR		
FD	FLOOR DRAIN		
FEC FFE	FIRE EXTINGUISHER CABINET FINISHED FLOOR ELEVATION		
FIN	FINISH		
FG	FINISH GRADE		
FLR	FLOOR		
FLOUR	FLUORESCENT		
FT	FOOT		
FTG	FOOTING		
GI GA	GALVINIZED IRON GAUGE		
GA GALV	GALVANIZED		
GL	GLASS		
GYP BD	GYPSUM BOARD		
HD	HEAD		
HDWG	HARDWOOD		
HM	HOLLOW METAL		
HR HORIZ	HOUR HORIZONTAL		
HURIZ	HEIGHT		
IN	INCH		
INSUL	INSULATION		
INT	INTERIOR		
LAV	LAVATORY		
LT FXT	LIGHT FIXTURE		
MAX	MAXIMUM MECHANICAL		
MECH MTL	MECHANICAL METAL		
MIN	MINIMUM		
ОС	ON CENTER		
OD	OUTSIDE DIAMETER		
OPP	OPPOSITE		
Р	PAINT		
PL AM	PROPERTY LINE		
PLAM PLAS	PLASTIC LAMINATE PLASTER		
PLAS PLWD	PLASTER PLYWOOD		
PTD	PAINTED		
R	RISERS		
RD	ROOD DRAIN		
RO	ROUGH OPENING		
RAD	RADIUS		
REC	RECESSED		
REINF REQ'D	REINFORCED REQUIRED		
REQ'D RES	RESISTANT		
RESIL	RESILIENT		
RET	RETAINING		
RM	ROOM		
SED	SEE ELECTRICAL DRAWING		
SD	SMOKE DETECTOR		
SCHED SECT	SCHEDULE SECTION		
JEUI	OLUTION		

LANDSCAPE NOTES

1. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES. 2. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS, WHERE MULCH IS CONTRAINDICATED. 3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. 4. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH

DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED. 5. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY. 6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES. 7. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF

THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT. 8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. TREE PROTECTION ZONE GUIDELINES 1. EXISTING TREE IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR OTHER APPROVED MEASURES. THE TREE

PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT THE PROJECT.

DIVISION AT 323.848.6339

POINT DRAINAGE COULD OCCUR.

2. NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREE(S) LOCATED WITHIN THE PUBLIC RIGHT OF WAY. 3. TREES GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH 4. NO TRIMMING OF TREE LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY TREE, THE CONTRACTOR WILL CONTACT CITY'S FACILITY AND FIELD SERVICES

IRRIGATION NOTES
1. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1 2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES 3. MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR. 4. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW

AFF	ABOVE FINISHED FLOOR	SED	SEE ELECTRICAL DRAW
AFG	ABOVE FINISHED GRADE	SFD	SMOKE FIRE DAMPER
ACOUS	ACOUSTICAL	SHT	SHEET
ADJ	ADJUSTABLE	SHTG	SHEATHING
ALUM	ALUMINUM	SIM	SIMILAR
ANCH	ANCHOR	SLD	SEE LANDSCAPE DRAW
APPROX	APPROXIMATELY	SMD	SEE MECHANICAL DRAV
ATTEN	ATTENTION	SPEC	SPECIFICATION
В	BASE	SPD	SEE PLUMBING DRAWIN
BD	BOARD	SQ	SQUARE
BLDG	BUILDING	SS	STAINLESS STEEL
BLK	BLOCK	SSD	SEE STRUCTURAL DRAV
BM	BEAM	STD	STANDARD
вот	воттом	STL	STEEL
С	CARPET	STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	SUSP	SUSPENDED
CAB	CABINET	sv	SHEET VINYL
CEM	CEMENT	Т	TREADS
CER	CERAMIC	T & N	TOP AND BOTTOM
CL	CENTER LINE	T & G	TOUGUE AND GROOVE
CLG	CEILING	TO	TOP OF
CLR	CLEAR	TOC	TOP OF CONCRETE
COL	COLUMN	TEL	TELEPHONE
_			
CONC	CONCRETE	TEM	TEMPERED
CONST	CONSTRUCTION	TYP	TYPICAL
CONT	CONTINUOUS	VCT	VINYL COMP. TILE
DBL	DOUBLE	VERT	VERTICAL
DET	DETAIL	W/	WITH
DIA	DIAMETER	WC	WATER CLOSET
DIAG	DIAGONAL	WF	WIDE FLANGE
DIM	DIMENSION	WP	WATER PROOF
DN	DOWN	w	WOOD
DS	DOWN SPOUT		
DWG	DRAWING		
EA	EACH		
EL	ELEVATION		
ELECT	ELECTRICAL		
EQ	EQUAL		
EQUIP	EQUIPMENT		
EXIST	EXISTING		
EXT	EXTERIOR		
FD	FLOOR DRAIN		
FEC	FIRE EXTINGUISHER CABINET		
FFE	FINISHED FLOOR ELEVATION		
FIN	FINISH		
FG	FINISH GRADE		
FLR	FLOOR		
FLOUR	FLUORESCENT		
FT	FOOT		
FTG	FOOTING		
GI	GALVINIZED IRON		
GA	GAUGE		
GALV	GALVANIZED		
GL	GLASS		
GYP BD	GYPSUM BOARD		
HD	HEAD		
HDWG	HARDWOOD		
НМ	HOLLOW METAL		
HR	HOUR		
HORIZ	HORIZONTAL		
HT	HEIGHT		
IN	INCH		
INSUL	INSULATION		
INT	INTERIOR		
LAV	LAVATORY		
LT FXT	LIGHT FIXTURE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MIN	MINIMUM		
OC OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OPP	OPPOSITE		
Р	PAINT		
PL	PROPERTY LINE		
PLAM	PLASTIC LAMINATE		
PLAS	PLASTER		
PLWD	PLYWOOD		
PTD	PAINTED		
R	RISERS		
RD	ROOD DRAIN		
RO	ROUGH OPENING		
RAD	RADIUS		
REC	RECESSED		
	REINFORCED		
REINF	ILLIN ONCED		
REINF REQ'D RES	REQUIRED RESISTANT		

GRAPHIC NOTES

1. SCALING DRAWINGS. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND DESCRIPTIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION ON DRAWINGS. VERIFY WITH ARCHITECT ANY CONFLICTING AREAS PRIOR TO COMMENCING ACTUAL 2. PRECEDENCE. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

3. DIMENSIONING CONVENTIONS A. ALL DIMENSIONS ARE GIVEN FROM FACE OR STUD OR TO CENTERLINE OF WALL ASSEMBLY UNLESS NOTED

B. DIMENSIONS NOTED CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED: ALLOWING FOR THICKNESS OF FINISH C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL, UNLESS NOTES OTHERWISE. D. VERIFY DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION. REPORT ANY INCONSISTENCIES TO THE E. ALL DIMENSIONS ARE GIVEN BASED ON THE ACTUAL SIZE OF THE CONSTRUCTION MATERIAL TO WHICH THEY PERTAIN

UNLESS NOTED OTHERWISE. 4. DEFINITION OF TERMINOLOGY A. ALIGN: ACCURATELY LOCATE FINNISH FACES IN THE SAME PLACE.

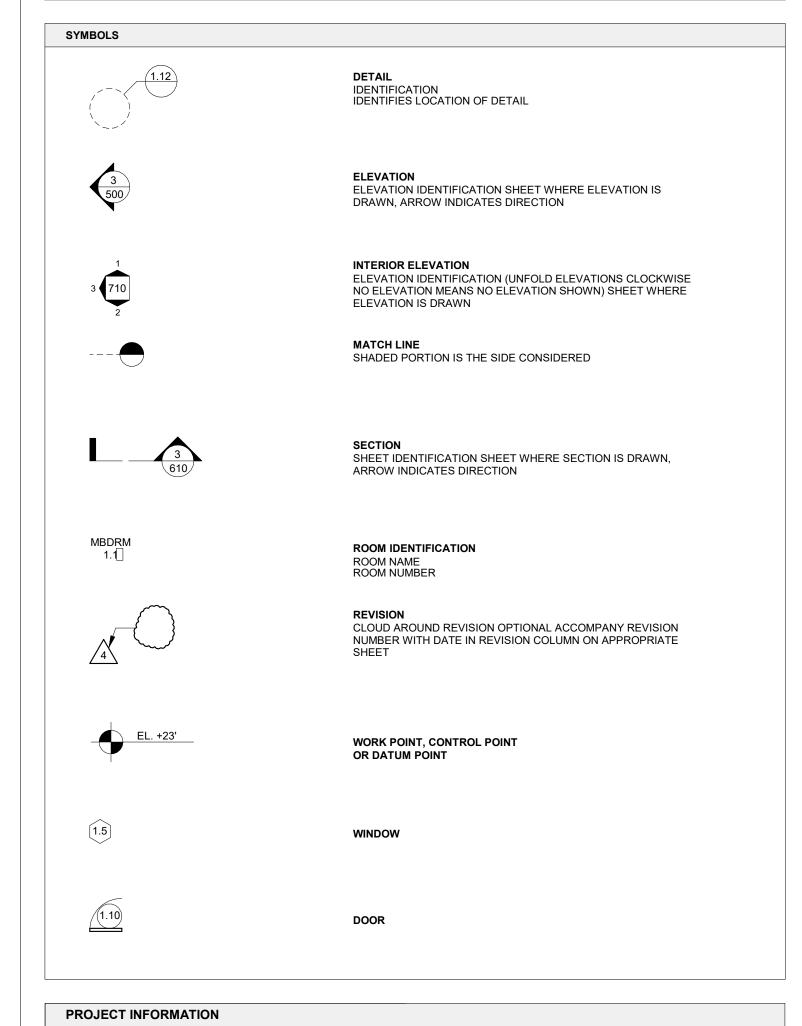
B. APPROVED EQUAL: AS ACCEPTED IN WRITING BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY.

C. AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCE STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.

D. DIRECTED: AS REQUIRESTED, APPROVED OR REQUIRED BY ARCHITECT. E. FURNISH: SUPPLY AND DELIVER TO PROJECT SITE.

F. INDICATED: AS SHOWN, NOTED, AND/OR SCHEDULED ON THE DRAWINGS OR WRITTEN IN THE SPECIFICATIONS. G. INSTALL: ANCHOR, FASTEN OR CONNECT INTO PLACE AND ADJUST FOR USE; PLACE OR APPLY IN PROPER POSITION AND LOCATION; ESTABLISH IN PLACE FOR USE OR SERVICE. H. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR USE. I. SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS J. TYPICAL: IDENTICAL FOR ALL CONDITIONS, UNLESS NOTED OTHERWISE.

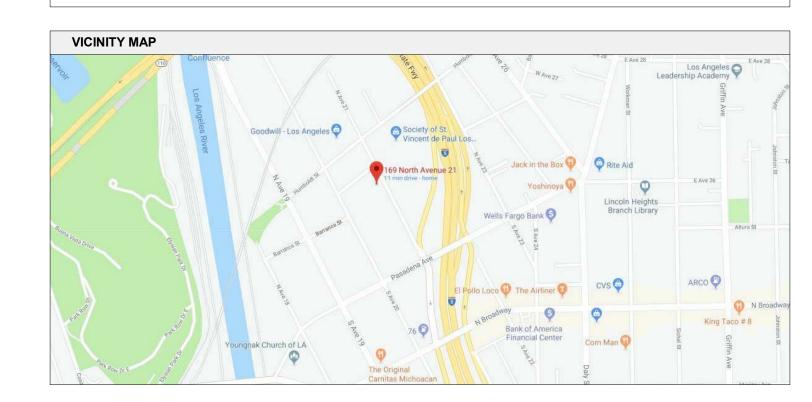
5. ABBREVIATIONS. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. CLARIFY WIT THE ARCHITECT THE INTENT OF ANY ABBREVIATION IN QUESTION.



SCOPE OF WORK:	THE NEW CONSTRUCTION CONSISTS OF A NEW 114,070 SQ FT SIX STORY MIXED USE BUILDING W/ 100 HOTEL GUEST ROOMS, 100 RESIDENTIAL UNITS AFFORDABLE UNITS) AND 4,662 SQFT OF RETAIL W/ AN ATTACHED NATURAL VENTILATED 135 PARKING SPACE GARAGE ON A 46,444 SQFT LOT.
LOCATION:	169 AVENUE 21 LOS ANGELES, CA 90031
APN:	5447-014-029, 5447-014-030, 5447-014-031, 5447-014-032, 5447-014-033, 5447-014-034
LEGAL DESCRIPTION:	SUBDIVISION OF CITY LANDS IN EAST LOS ANGELES AND THE ARROYO SECO
MAP REFERENCE:	M R 28-1/4
LOT:	1, 2, 3, FR 4, FR 7, FR 8, FR 9 BLOCK E
STATIC WATER PRESSURE:	HIGH 102 PSI / LOW 72 PSI
OWNER:	BRETT GOLDSTONE 1619 W TEMPLE ST LOS ANGELES, CA 90026
ARCHITECT:	PATRICK J TIGHE, FAIA CA LICENSE C27987 TIGHE ARCHITECTURE, INC. 5747 VENICE BLVD. LOS ANGELES, CA 90019

SHEET INDEX	
L000	LANDSCAPE COVER
2000	E 111555/11 E 557E/(
LANDSCAPE	
L100	LANDSCAPE PLANTING PLAN GROUND LEVEL
L110	LANDSCAPE PLANTING PLAN THIRD LEVEL
L120	LANDSCAPE MATERIAL PLAN GROUND LEVEL
L130	LANDSCAPE MATERIAL PLAN THIRD LEVEL
L140	LANDSCAPE DETAILS
IRRIGATION	
L200	IRRIGATION PLAN GROUND LEVEL
L210	IRRIGATION PLAN THIRD LEVEL
L211	IRRIGATION CALCULATIONS
L212	IRRIGATION DETAILS

T: 323.424.7594



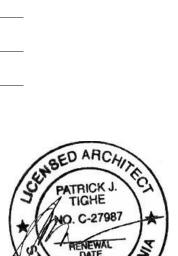


169 N AVENUE 21, LOS ANGELES, CA 90031

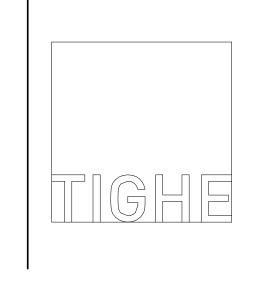


**BARRANCA MIXED-USE** 169 N AVENUE 21 LOS ANGELES, CA 90031

PLANNING SUBMITTAL 12/6/2018 PLANNING SUBMITTAL 1/24/2019 PLAN CHECK VERIFICATION #2 3/12/2019



LANDSCAPE COVER





BARRANCA MIXED-USE

169 N AVENUE 21 LOS ANGELES, CA 90031

- EXISTING TREES TO REMAIN

17' - 11"

TREE PROTECTION ZONE GUIDELINES

PREVENT SOIL COMPACTION.

IRRIGATION DEVICES

. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER

2. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL

3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF

SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000

4. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION

IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.

6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE

KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT

7. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE

IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE

8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF

CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE

5. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT

SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH

EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING

APPLICATIONS, WHERE MULCH IS CONTRAINDICATED.

OF SIX INCHES INTO THE SOIL.

FINAL INSPECTION.

PRODUCES NO RUNOFF OR OVERSPRAY.

EXISTING TREE IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR

OTHER APPROVED MEASURES. THE TREE PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT THE PROJECT.

2. NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREE(S) LOCATED WITHIN THE PUBLIC RIGHT OF WAY.

3. TREES GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH PLATES OF PLYWOOD TO

4. NO TRIMMING OF TREE LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY TREE, THE

CONTRACTOR WILL CONTACT CITY'S FACILITY AND FIELD SERVICES DIVISION

THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

3. MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO

4. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

POOL AT PODIUM LEVEL

COMMON PLANT NAME

CONTAINER SIZE

NUMBER TO BE PLANTED

HEIGHT AND WIDTH (MATURE)

(MATURE)

LANDSCARE SPECIES

TOLERANT

NATIVE PLANT

10' X 15'

LANDSCAPE SPECIES

VERY LOW

VERY LOW | YES | NO

VERY LOW / LOW | YES | YES

VERY LOW / LOW YES NO

YES YES

NEW 6-STORY MIXED USE BUILDING WITH PARKING GARAGE FIRST 2 FLOORS

L\_\_\_\_\_\_

BOTANICAL PLANT

NAME

VAR. FASCICULATUM

SHRUB ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT D-16

GRASSES NASSELLA (STIPA) LEPIDA FOOTHILL NEEDLEGRASS

SHRUB JUNIPERUS CALIFORNICA CALIFORNIA JUNIPER 1 GALLON

MEXICAN ELDERBERRY 36" BOX

REFERENCE EVAPOTRANSPIRATION

WATER EFFICIENT LANDSCAPE WORKSHEET

DESCRIPTION

3 HIGH WATER USE - POOL AND SPA 1.00

1,453 GAL = (50.1)(0.62)[(0.10 x 375/ 0.81) + 0] 4,248 GAL = (50.1)(0.62)[(0.20 x 554 / 0.81) + 0] 46,593 GAL = (50.1)(0.62)(1,500)

0.4 - 0.6

0.7 - 1.0

1.00

ETWU = (ETo)(0.62)[(PF x HA / IE) + SLA]

PLANT WATER USE TYPE | PLANT FACTOR

PLANT FACTOR TABLE

**VERY LOW - LOW** 

MEDIUM

HIGH

SLA

PLANT FACTOR OF CHARGE OF COMMENT OF COMMENT OF CHARGE O

1,500 SQ FT - 46,593 GAL 46,500 GAL

6,392 GAL = (50.1)(0.62)[(0.55 x 375) + ((1 - 0.55) x 0)] 9,464 GAL = (50.1)(0.62)[(0.55 x 554) + ((1 - 0.55) x 0)] 46,500 GAL = (50.1)(0.62)(1,500)

ALL LANDSCAPE AREAS

TOTAL ETAF x AREA 182.97

AVERAGE ETAF 0.185

TOTAL AREA 2,429 SQ FT

 $MAWA = (ETo)(0.62)[(ETAF \times LA) + ((1-ETAF) \times SLA)]$ 

2,429 SQ FT | 182.97 | 52,294 GAL | 62,356 GAL

1 VERY LOW WATER USE - TREES | 0.10 | DRIP - 0.81 | 0.123 | 375 SQ FT | 46.13 | 1,453 GAL | 6,392 GAL

LOW WATER USE - SHRUBS 0.20 DRIP - 0.81 0.247 554 SQ FT 136.84 4,248 GAL 9,464 GAL

REGULAR LANDSCAPE AREAS

TOTAL AREA 2,429 SQ FT

AVERAGE ETAF 0.185

ETo = 50.1 LOS ANGELES, LOS ANGELES COUNTY

DRIP IRRIGATION SYSTEM SPRAY = 0.75

MAWA (ANNUAL GALLONS ALLOWED)
WHERE 0.62 IS A CONVERSION FACTOR THAT
CONVERTS ACRE-INCHES/YEAR TO GALLONS/SQUARE

FOOT/YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQ

FT, AND ETAF IS 0.55 FOR RESIDENTIAL PROJECT AND

FT, SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQ

ETWU (ANNUAL GALLONS REQUIRED)
WHERE 0.62 IS A CONVERSION FACTOR THAT

CONVERTS ACRE-INCHES/ACRE/YEAR TO

0.45 FOR NON-RESIDENTIAL PROJECTS

CALCULATIONS

EVAPORATION ADJUSTMENT FACTOR (ETAF)

THIS RESIDENTIAL PROJECT COMPLIES WITH THE

WELO AND ITS AVERAGE ETAF OF LESS THAN 0.55

GALLONS/SQUARE FOOT/YEAR

IRRIGATION EFFICIENCY

PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019

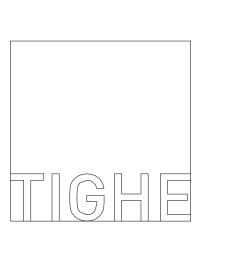
PLAN CHECK VERIFICATION #2 3/12/2019

- EXISTING TREES TO REMAIN

LANDSCAPE PLANTING PLAN GROUND LEVEL



 THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH 2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED



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PLANNING SUBMITTAL 12/6/2018 PLAN CHECK VERIFICATION #2 3/12/2019

PLANNING SUBMITTAL 1/24/2019

TREE PROTECTION ZONE GUIDELINES

PREVENT SOIL COMPACTION.

AT 323.848.6339

IRRIGATION DEVICES

I. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER

2. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL

3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF

SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000

SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH

4. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM. THE IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY SOURCE IS INTERRUPTED.

6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE

KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT

7. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE

8. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF

5. AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE

IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT

EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING

APPLICATIONS, WHERE MULCH IS CONTRAINDICATED.

OF SIX INCHES INTO THE SOIL.

FINAL INSPECTION.

PRODUCES NO RUNOFF OR OVERSPRAY.

EXISTING TREE IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH CONSTRUCTION FENCING OR

OTHER APPROVED MEASURES. THE TREE PROTECTION ZONE SHALL BE MAINTAINED AND IRRIGATED THROUGHOUT THE PROJECT.

2. NO DEBRIS, SOIL, OR OTHER MATERIALS SHALL BE PLACED OR DEPOSITED WITHIN THE TREE PROTECTION ZONE OR AROUND OR ON TREE(S) LOCATED WITHIN THE PUBLIC RIGHT OF WAY.

3. TREES GROWING IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES FROM CONSTRUCTION TRAFFIC AND VEHICULAR INGRESS / EGRESS TO THE PROPERTY BY PLACING TRENCH PLATES OF PLYWOOD TO

4. NO TRIMMING OF TREE LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PERMITTED. NO TRIMMING OF TREE ROOTS SHALL BE PERMITTED. IF ANY CONFLICT EXISTS BETWEEN CONSTRUCTION AND EXISTING CITY TREE, THE

CONTRACTOR WILL CONTACT CITY'S FACILITY AND FIELD SERVICES DIVISION

THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH

2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED

3. MANUAL-SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO

4. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1

LANDSCAPE PLANTING PLAN

REFERENCE EVAPOTRANSPIRATION ETo = 50.1 LOS ANGELES, LOS ANGELES COUNTY CONTAINER NUMBER TO BE PLANTED HEIGHT AND WIDTH (PLANTED) HEIGHT AND WIDTH (MATURE) WATER USE CLASSIFICATION OF LANDSCAPE SPECIES IRRIGATION EFFICIENCY **BOTANICAL PLANT** DRIP IRRIGATION SYSTEM SPRAY = 0.75 NAME LANDSCAPE SPECIES ETWU (ANNUAL GALLONS REQUIRED)
WHERE 0.62 IS A CONVERSION FACTOR THAT
CONVERTS ACRE-INCHES/ACRE/YEAR TO VERY LOW | YES | NO MEXICAN ELDERBERRY 36" BOX VERY LOW / LOW YES YES SHRUB ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT D-16 GALLONS/SQUARE FOOT/YEAR VAR. FASCICULATUM MAWA (ANNUAL GALLONS ALLOWED)
WHERE 0.62 IS A CONVERSION FACTOR THAT
CONVERTS ACRE-INCHES/YEAR TO GALLONS/SQUARE VERY LOW / LOW YES NO GRASSES NASSELLA (STIPA) LEPIDA FOOTHILL NEEDLEGRASS D-16s FOOT/YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQ VERY LOW SHRUB JUNIPERUS CALIFORNICA CALIFORNIA JUNIPER 1 GALLON 10' X 15' FT, SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQ YES YES

HYDROZONE 3

FT, AND ETAF IS 0.55 FOR RESIDENTIAL PROJECT AND 0.45 FOR NON-RESIDENTIAL PROJECTS EVAPORATION ADJUSTMENT FACTOR (ETAF) CALCULATIONS
THIS RESIDENTIAL PROJECT COMPLIES WITH THE

WELO AND ITS AVERAGE ETAF OF LESS THAN 0.55

AVERAGE ETAF 0.185

WAII	ER EFFICIENT LANDSCAPE WORKSH	EET						
#	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA	ETAF X AREA	ESTIMATED TOTAL WATER USE	MAX. APPLI WATER ALLOWANG
1	VERY LOW WATER USE - TREES	0.10	DRIP - 0.81	0.123	375 SQ FT	233.58	1,453 GAL	6,392 GA
2	LOW WATER USE - SHRUBS	0.20	DRIP - 0.81	0.247	831 SQ FT	456.95	6,360 GAL	14,168 GA
3	HIGH WATER USE - POOL AND SPA	1.00	-	-	1,500 SQ FT	-	46,593 GAL	46,500 GA
TOTAL					2,706 SQ FT	690.53	54,406 GAL	67,060 GA
TOTAL	<u>-</u>				2,700 0011	000.00	01,100 O/ (E	07,000 07
<b>ETWU</b>	1 = (ETo)(0.62)[(PF x HA / IE) + SLA] 1,453 GAL = (50.1)(0.62)[(0.10 x 375 6,360 GAL = (50.1)(0.62)[(0.20 x 831 46,593 GAL = (50.1)(0.62)(1,500)				(ETo)(0.62)[(ET	(0.1)(0.62)[50.1)(0.62	+ ((1-ETAF) x S (0.55 x 375) + (( )[(0.55 x 831) +	<b>LA)]</b> 1 - 0.55) x 0)
1. 2. 3.	1 = (ETo)(0.62)[(PF x HA / IE) + SLA] 1,453 GAL = (50.1)(0.62)[(0.10 x 375 6,360 GAL = (50.1)(0.62)[(0.20 x 831		REGULAR LA	1. 2. 3.	(ETo)(0.62)[(ET 6,392 GAL = (5 14,168 GAL = ( 46,500 GAL = (	(0.1)(0.62)[50.1)(0.62)[50.1)(0.62	+ ((1-ETAF) x S (0.55 x 375) + (( )[(0.55 x 831) +	LA)] 1 - 0.55) x 0) ((1 - 0.55) x 0
1. 2. 3. PLAN	= (ETo)(0.62)[(PF x HA / IE) + SLA] 1,453 GAL = (50.1)(0.62)[(0.10 x 375 6,360 GAL = (50.1)(0.62)[(0.20 x 831 46,593 GAL = (50.1)(0.62)(1,500)	/ 0.81) + 0]	<b>REGULAR LA</b> TOTAL ETAF X	1. 2. 3.	(ETo)(0.62)[(ET 6,392 GAL = (5 14,168 GAL = ( 46,500 GAL = (	(0.1)(0.62)[50.1)(0.62) 50.1)(0.62 50.1)(0.62	+ ((1-ETAF) x S (0.55 x 375) + (( )[(0.55 x 831) + )(1,500)	1 - 0.55) x 0) ((1 - 0.55) x 0

AVERAGE ETAF 0.185

MEDIUM

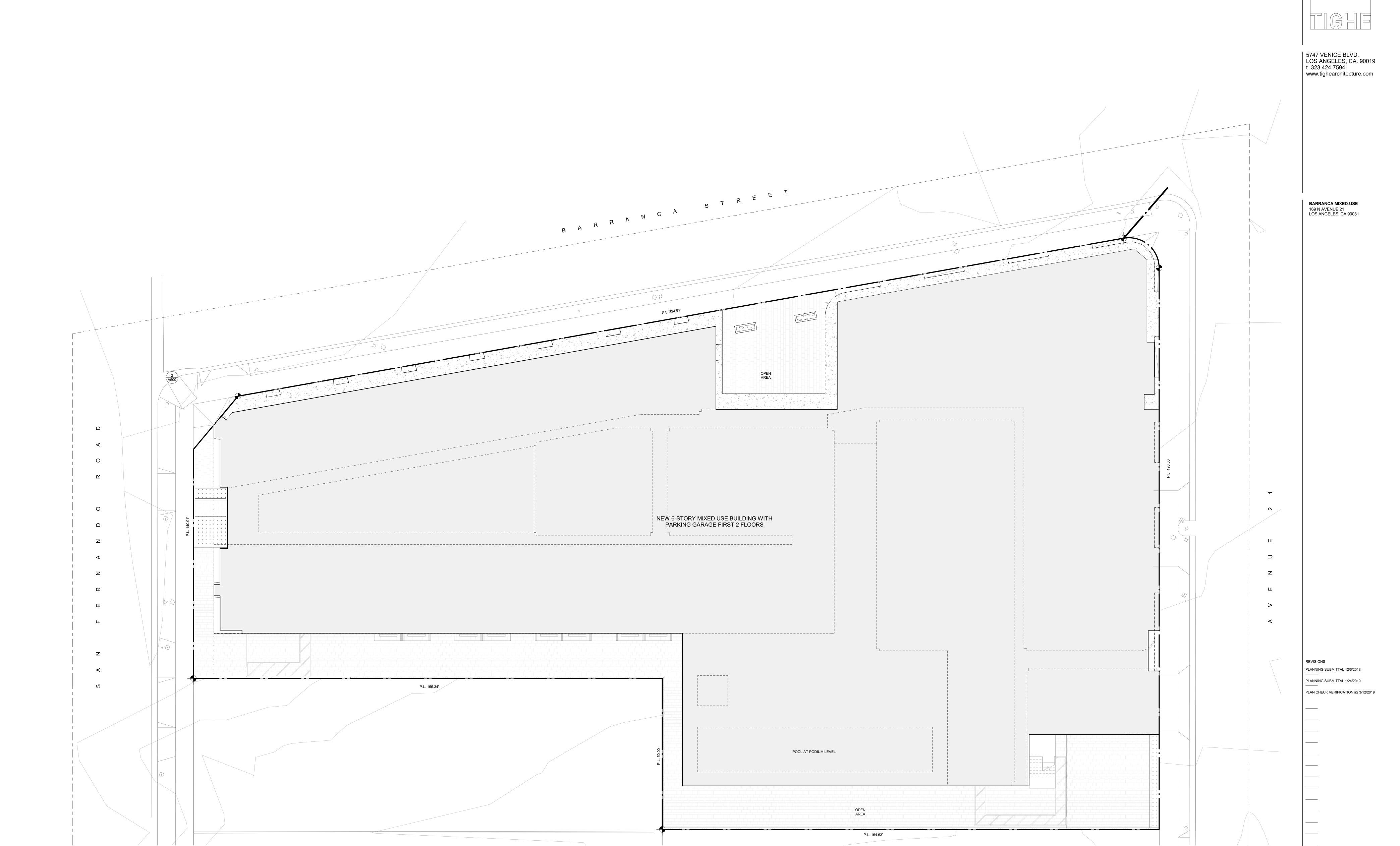
HIGH

SLA

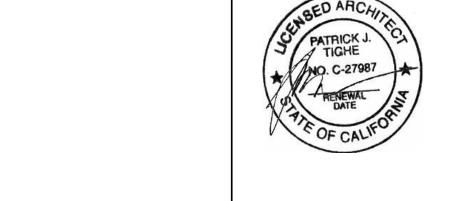
0.4 - 0.6

0.7 - 1.0

1.00



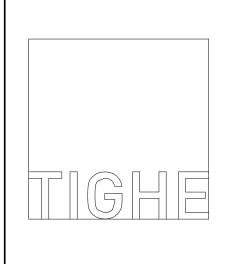
LANDSCAPE SITE PLAN (1



TTERN	NAME	GROUND LEVEL AREA , (%)	THIRD LEVEL AREA , (%)	TOTAL AREA , (%)
* * * *	3" MIN. MULCH LAYER	250 SQ FT , (1%)	669 SQ FT, (3.4%)	929 SQ FT , (4.8%)
, 'A	UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH	1,639 SQ FT , (7%)	8,226 SQ FT , (42.9%)	9,865 SQ FT , (51.4%)
	PERMEABLE PAVERS	6,869 SQ FT , (30%)	0 SQ FT, (0%)	6,869 SQ FT , (35.8%)
	WATER	0 SQ FT , (0%)	5,289 SQ FT, (27.6%)	1,500 SQ FT , (7.8%)

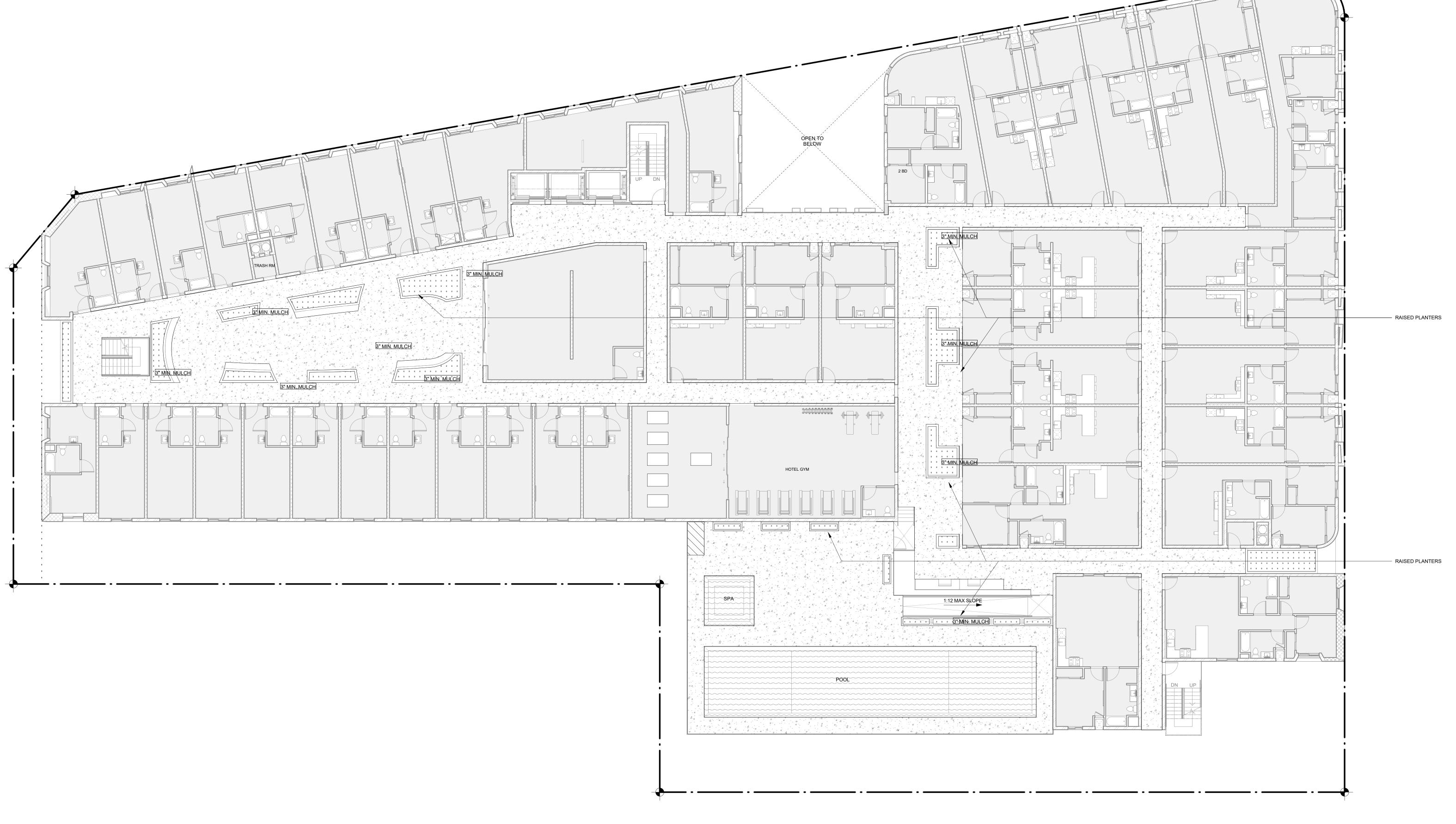
8,758 SQ FT , (38.3%) 14,184 SQ FT, (74%) 19,163 SQ FT , (100%)

LANDSCAPE MATERIAL PLAN GROUND LEVEL



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THIRD LEVEL PLAN
3/32" = 1'-0"
2



PLANNING SUBMITTAL 12/6/2018

PLANNING SUBMITTAL 1/24/2019

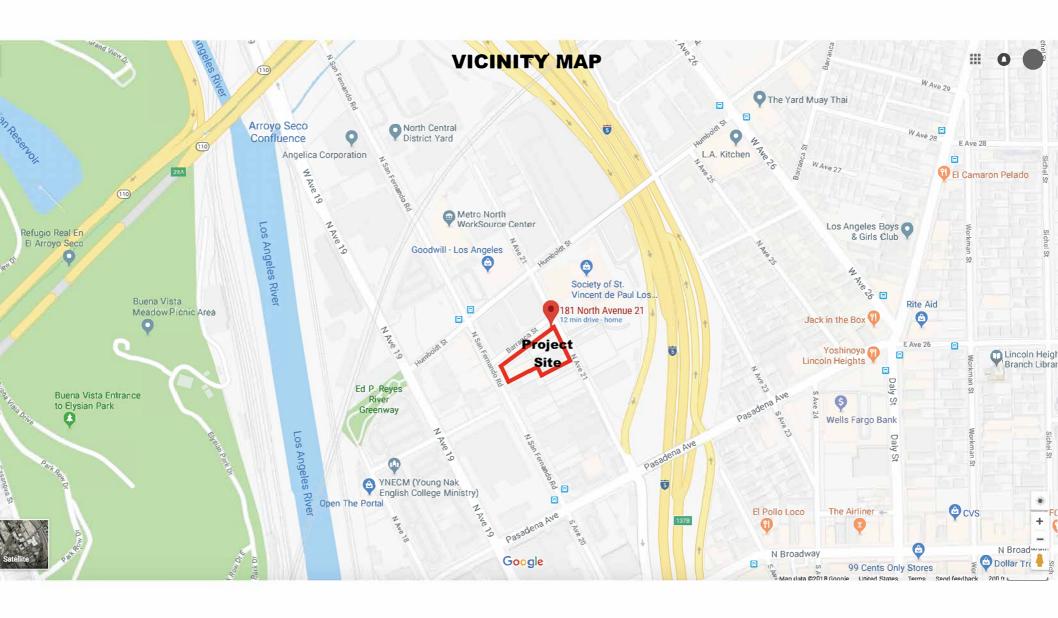
PLAN CHECK VERIFICATION #2 3/12/2019

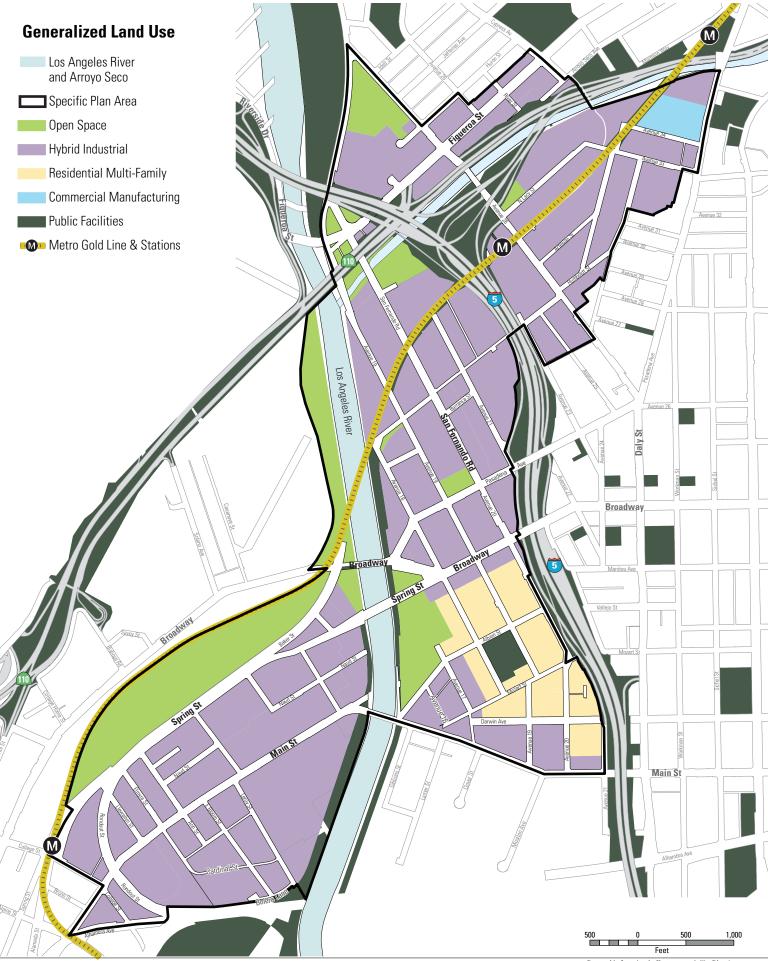
MATERIAL LEGEND							
ATTERN	NAME	GROUND LEVEL AREA , (%)	THIRD LEVEL AREA , (%)	TOTAL AREA , (%)			
* * * *	3" MIN. MULCH LAYER	250 SQ FT , (1%)	669 SQ FT, (3.4%)	929 SQ FT , (4.8%)			
4	UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH	1,639 SQ FT , (7%)	8,226 SQ FT , (42.9%)	9,865 SQ FT , (51.4%)			
	PERMEABLE PAVERS	6,869 SQ FT , (30%)	0 SQ FT, (0%)	6,869 SQ FT , (35.8%)			
	WATER	0 SQ FT , (0%)	5,289 SQ FT, (27.6%)	1,500 SQ FT , (7.8%)			
		8,758 SQ FT , (38.3%)	14,184 SQ FT, (74%)	19,163 SQ FT , (100%)			

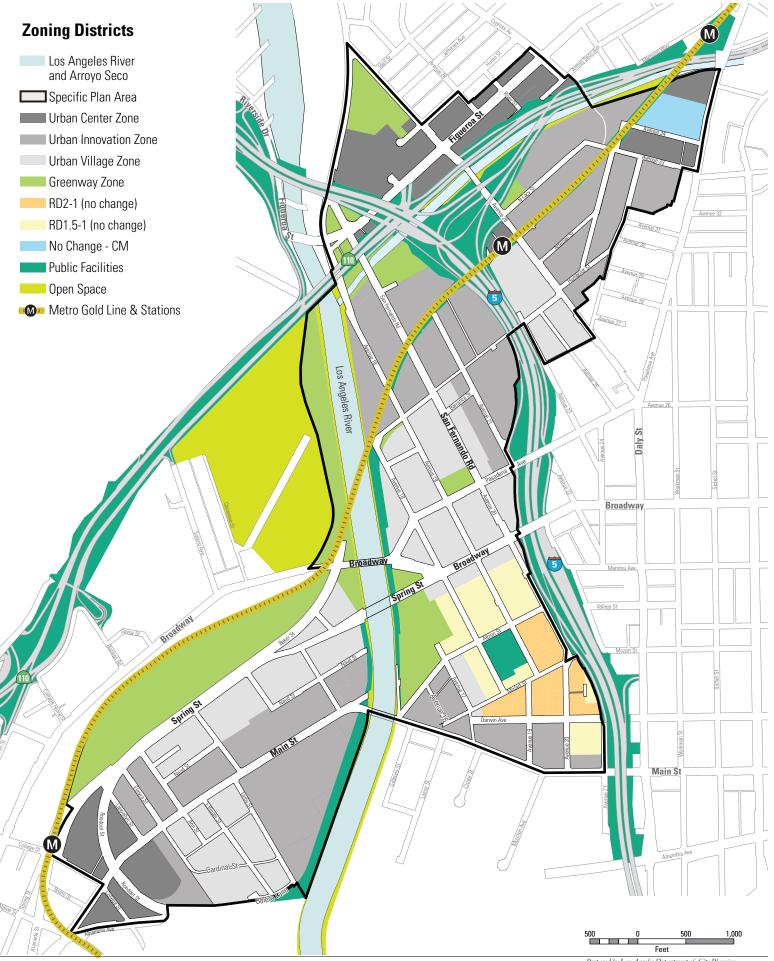
LANDSCAPE MATERIAL PLAN THIRD LEVEL

## **Exhibit "B" - Maps**

Vicinity Map General Plan Map CASP Zoning Map Radius Map









C.T. 1990.00 P.A. N.E. LOS ANGELES N.C. LINCOLN HEIGHTS

#### **EXEMPTION FROM THE CORNFIELDS ARROYO SPECIFIC PLAN**



#### **CONSISTENCY IN PLANNING**

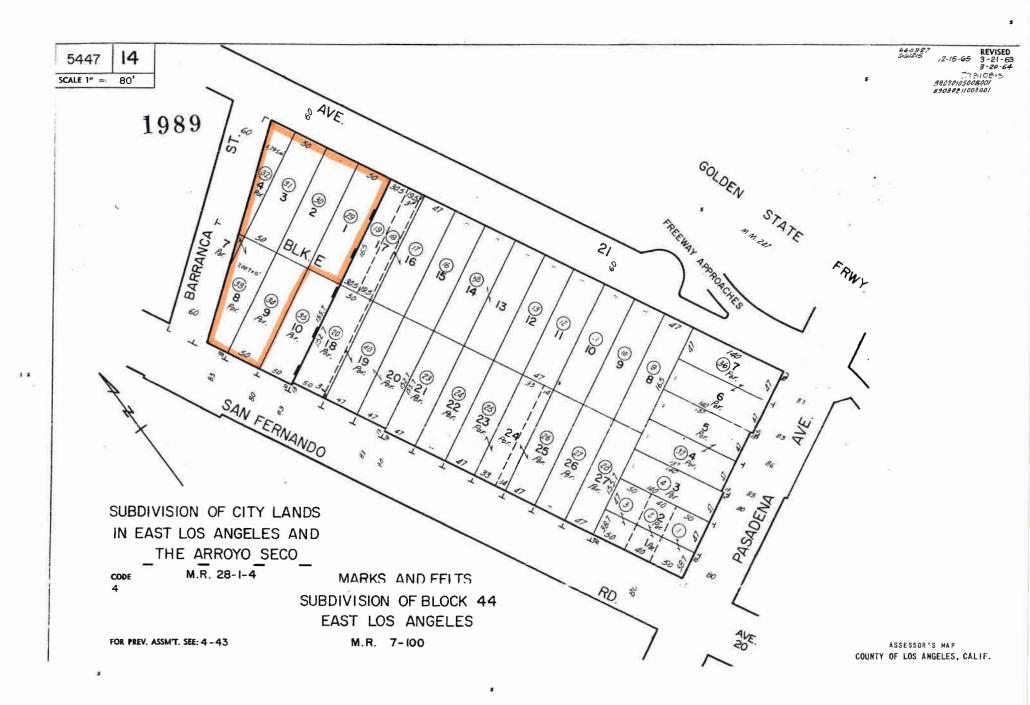
3699 W. WILSHIRE BOULEVARD, STE 850 LOS ANGELES, CA 90010

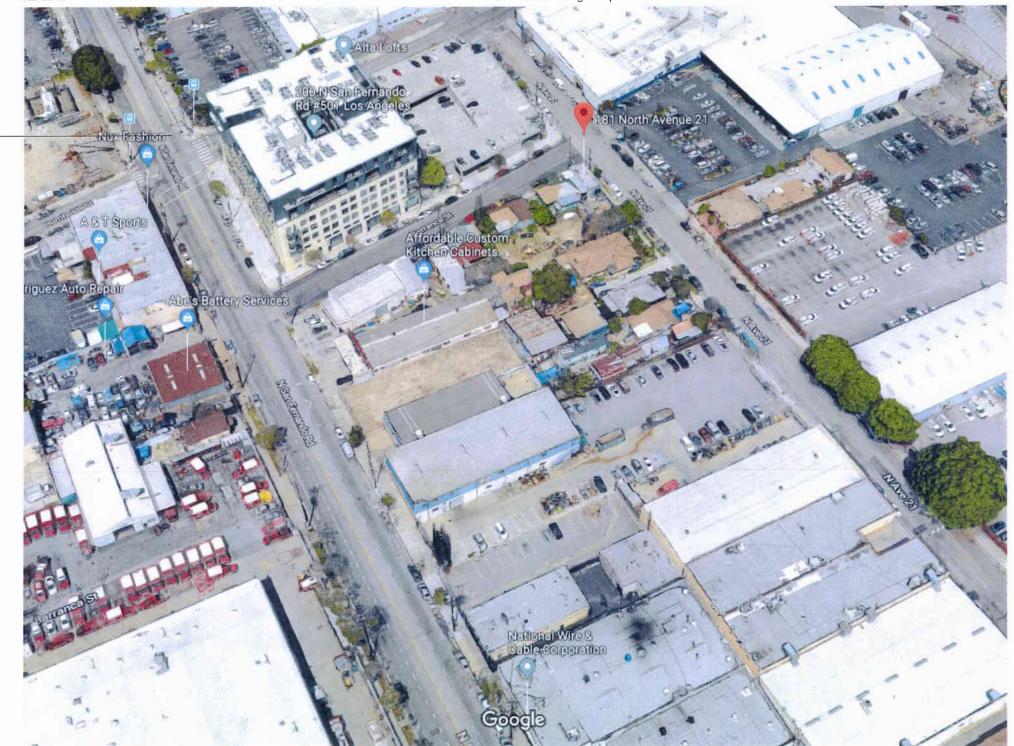
SITE LOCATION: 181 N. AVENUE 21 LOS ANGELES, CA 90031

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 7, 8, 9, BLOCK E, SUBDIVISION OF CITY LANDS IN EAST LOS ANGELES AND THE ARROYO SECO, M.B. 28-1\4.

CASE NO .:

DATE: 09 - 21 - 2018 SCALE: 1" = 100' USES: FIELD D.M.: 139.5 A 219, 139.5 A 221 T.B. PAGE: 594 GRID: J-7 A.P.N.: 5447-014-029 thru 034





## Exhibit "C"

Addendum to ENV-2009-599-EIR

# FINAL ENVIRONMENTAL IMPACT REPORT ADDENDUM

## Cornfield Arroyo Seco Specific Plan

Environmental Case Number: ENV-2009-599-EIR-REC1 State Clearinghouse Number: 2009031002

### **Planning Case Number:**

APCE-2018-5867-SPE

#### **Project Location:**

169 N. Avenue 21 (168-176 N. San Fernando Road; 163, 169, 173, and 181 N. Avenue 21)

#### Prepared By:

Los Angeles Department of City Planning
Central Project Planning
200 N. Spring St, Room 621
Los Angeles, CA 90012
Contact: Michael Sin
michael.sin@lacity.org

#### 1. INTRODUCTION

#### 1.1. Overview

On June 28, 2013, the Los Angeles City Council adopted the Cornfield Arroyo Seco Specific Plan ("CASP") and certified its Final Environmental Impact Report (SCH No. 2009031002) ("FEIR"). The CASP involved substantial revisions to portions of the Central City North and Northeast Los Angeles Community Plan areas, including new mixed-use zoning districts that expanded the range and intensities of permitted uses. The FEIR identified the possible environmental impacts associated with implementing CASP through 2035. As a program-level document, the FEIR also analyzed any potential environmental impacts of projects that comply with the CASP pursuant to the California Environmental Quality Act ("CEQA"), thereby allowing for ministerial review.

The proposed project (Case No. APCE-2018-5867-SPE) ("Project"), which is the subject of this FEIR Addendum ("Addendum"), involves the demolition of 12 existing structures and the construction of an approximately 114,545 square-foot, six-story, mixed-use building with 100 residential units, 100 long-term hotel guest rooms, and 4,662 square feet of commercial/retail space. The Project has a maximum height of 85 feet with a Floor Area Ratio ("FAR") of 2.47:1 on a 46,445 square-foot site located within the boundaries of the CASP.

The Project site is subject to two zoning districts unique to the CASP: Urban Village and Urban Innovation. The boundary between the two districts runs north-south and bisects the Project site, resulting in the westerly 16,272 square-foot portion of the site being within the Urban Village district, and the easterly 30,172 square-foot easterly portion being within the Urban Innovation district. While both districts allow residential dwelling units and hotel guest rooms, they differ in the intensity of uses allowed, such as maximum residential floor area.

Under standard practice, the Urban Village portion of the site and the Urban Innovation portion of the site would each need to individually comply with the respective residential floor area limits of each district. The developer has requested a Specific Plan Exception to allow the averaging of residential floor area across the Project site to create a single unified development. This strategy would result in more residential floor area on the Urban Innovation portion of the site than otherwise allowed, while residential floor area in the Urban Village portion will be below the maximum allowed. Such a strategy would provide more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole. All other aspects of the project, including building FAR, urban design, open space, conservation, and performance standards, will fully comply with the CASP.

As discussed in the following analysis of this Addendum, no additional significant environmental impacts would result from the averaging of permitted residential floor area across the two zoning districts on the Project site, compared to having each portion of the site complying with the respective residential floor area limits of each district. The Project's *overall* development intensity on the site is well below the maximum allowed on the site, which was anticipated in the FEIR. As such, the scope of the Project and its impacts have already been analyzed and disclosed in the certified FEIR for the CASP, which contemplated a larger project than proposed.

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Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to a previously certified Environmental Impact Report (EIR) is permitted for projects where there are no substantial changes in the project or in circumstances surrounding the project, and where the project would not have new significant impacts or more severe impacts than those previously disclosed in the previously certified EIR. This Addendum provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that the Project will not result in additional significant impacts and that a Subsequent EIR is not required.

#### 1.2. Purpose of EIR Addendum

This document is an Addendum to the certified FEIR for the CASP and has been prepared to fulfill the requirements of CEQA. Specifically, Section 15164 of the CEQA Guidelines states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

According to CEQA Guidelines Section 15162, once an EIR has been certified, a lead agency need not prepare a Subsequent EIR unless, on the basis of substantial evidence in light of the whole record, one or more of the following conditions occurs:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

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- (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As detailed in this Addendum, the proposed Project would not fulfill any of the conditions outlined in CEQA Guidelines Section 15162. This Addendum provides the substantial evidence required by CEQA Guidelines Section 15164 to support the finding that a Subsequent EIR is not required and that an Addendum to the certified FEIR is the appropriate environmental document. The Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

#### 1.3. Certified Final EIR

The Notice of Preparation ("NOP") for the Cornfield Arroyo Seco Specific Plan EIR (SCH No. 2009031002) was received and circulated by the State Clearinghouse on March 3, 2009 through March 30, 2009. Due to a change in the Project Description that contemplated the development of a Redevelopment Project Area for the Plan area, a second NOP was prepared and circulated November 3, 2010 through December 15, 2010.

The Original Draft EIR ("DEIR") was prepared and circulated for a period of 60 days, beginning on September 22, 2011, and ending on November 21, 2011. In response to comments received during the public comment period for the DEIR, the Lead Agency prepared and circulated, for a period of 45 days, a Recirculated Portions DEIR ("RP-DEIR") that replaced several portions of the Original DEIR. The comment period for the RP-DEIR began on May 31, 2012 and ended on July 16, 2012. The Final EIR, which responded to all of the comments received on the RP-DEIR, was prepared in August 2012. The Los Angeles City Council certified the Final EIR and adopted the Statement of Overriding Considerations for the Plan on June 28, 2013.

The certified EIR disclosed that implementation of the adopted Specific Plan would result in significant and unavoidable impacts associated with regard to transportation, air quality, noise, and vibration. Other issues addressed in the EIR include biology, cultural resources, earth resources, energy and greenhouse gas emissions, geology, hazards and hazardous materials, hydrology, land use and planning, population and housing, public services and recreation facilities, utilities, and visual resources. However, all of these impacts were determined to be reduced to less-than-significant levels with implementation of mitigation measures.

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#### 2. PROJECT DESCRIPTION

#### 2.1. Project Location

The Project site is located at 169 N. Avenue 21 (168-176 N. San Fernando Road; 163, 169, 173, and 181 N. Avenue 21), Los Angeles, CA 90031, within the Northeast Los Angeles Community Plan Area. The property is comprised of seven lots, which together form a 46,445 square-foot irregularly shaped site, bounded by Barranca Street to the north, North Avenue 21 to the east, and North San Fernando Road to the west. The site is located approximately 500 feet from Interstate 5 to the east and approximately 900 feet from the Los Angeles River to the west.

The Project site is located within the CASP and is subject to two different zoning districts: Urban Village (UV) and Urban Innovation (UI). The site has a General Plan Land Use Designation of Hybrid Industrial. The property is developed with two industrial buildings, five residential buildings (six dwelling units in total), one commercial building, and four accessory structures:

- 4,800 square-foot industrial building (170 N. San Fernando Road)
- 2,035 square-foot industrial building (176 N. San Fernando Road)
- Two accessory garage structures (176 N. San Fernando Road and 2010 Barranca Street)
- 832 square-foot single-family dwelling (2010 Barranca Street)
- 652 square-foot single-family dwelling (179 N. Avenue 21)
- 508 square-foot commercial building (181 N. Avenue 21)
- 648 square-foot single-family dwelling (169 N. Avenue 21)
- 1,930 square-foot duplex (171 and 171 ½ N. Avenue 21)
- 1,092 square-foot single-family dwelling (163 N. Avenue 21)
- Two unpermitted accessory structures (163 N. Avenue 21)

All structures on the site are currently vacant. The residential units have been withdrawn from the rental housing market through the Ellis Act process or are no longer occupied by the owner. Adjacent properties are zoned UV or UI and developed with a mix of industrial and residential uses, including the following:

- To the north: 104-unit condominium building (Alta Lofts) and parking structure
- To the south: vacant land and a two-unit dwelling
- To the east: industrial buildings and a four-unit dwelling
- To the west: industrial buildings and a single-family dwelling

#### 2.2. Adopted Specific Plan

The Cornfield Arroyo Seco Specific Plan guides the development of a 660-acre area approximately two miles north of downtown Los Angeles that abuts the communities of Chinatown, Solano Canyon, Lincoln Heights, and Cypress Park. Adopted in 2013, the CASP includes the following changes:

• Designation of new mixed-use zoning districts and the identification of the types and intensities of uses permitted within these districts, as well as building height, massing, and façade standards

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- Establishment of permitted floor area ratios (FARs)
- Establishment of Bonus and Transfer of Floor Area Programs
- Designation of new open spaces and parks, and the establishment of open space requirements for new developments
- Establishment of circulation and parking standards
- Modification of street standards and street designation changes
- Establishment of resource conservation standards

The CASP's mixed-use zoning districts are comprised of the following:

- Urban Village (UV): A compact, mixed-use, and transit-oriented community that will accommodate residential and employment uses along with supportive community services such as parks, corner stores, and other retail. Hotels are allowed.
- Urban Innovation (UI): A flex production area that will allow for employment activities in close proximity to transit service and existing communities. Hotels are allowed, along with a limited amount of multi-family residential uses.
- Urban Center (UC): Districts that capitalize upon the area's proximity to fixed-rail and diverse land uses by providing an intense blend of commercial, light industrial, and institutional opportunities combined with active ground-floor commercial and retail area. Hotels are allowed, along with a limited amount of multi-family residential uses.
- Greenway (GW): River-adjacent and park land areas that place an emphasis on balancing native habitat and watershed restoration with public access.

The Project site is located within the UV and UI Zones with a by-right Base FAR of 3:1 and a Maximum FAR of 4:1 when bonus floor area incentives are applied.

The UV Zone allows 90 percent of a project's floor area to be residential (before incentives), while the UI Zone allows 15 percent of a project's floor area to be residential (before incentives). The UV Zone allows 150 hotel rooms, while the UI Zone allows 100 hotel rooms. The CASP does not limit the number of residential dwelling units allowed. Table 2-1 provides a summary of the zoning regulations for the UV and UI Zones on the Project site:

Table 2-1: CASP Zoning Regulations for Project Site

	Urban Village (UV)	Urban Innovation (UI)				
Base FAR (by-right)	3:1	3:1				
Maximum FAR	4:1	4:1				
Maximum Residential Floor Area	90% <sup>a</sup>	15% <sup>a</sup>				
Maximum Hotel Rooms	150	100				
a May be exceeded through incentives (e.g., Affordable Housing Bonus).						

Source: Cornfield Arroyo Seco Specific Plan, Pages 2-8 to 2-13

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Aside from FAR, the CASP requires projects to comply with a minimum height requirement. It does not regulate the maximum height of a building; however, the average height of all structures on the Project site may not exceed 75 feet. The CASP requires one square foot of open space for every 16 square feet of residential space, and one square foot of open space for every 48 square feet of non-residential space. The maximum buildable lot coverage is 85 percent of site area.

No automobile parking spaces are required by the CASP, and any parking spaces that are provided must be concealed from the street. Short-term and long-term bicycle parking is required consistent with the Bicycle Parking Ordinance in the Los Angeles Municipal Code (LAMC).

#### 2.3. Proposed Project

The Project involves the demolition of 12 existing structures and the construction, use, and maintenance of an 114,545 square-foot, six-story mixed-use building with 100 residential units (45 of which are live-work units), 100 long-term hotel guest rooms, and 4,608 square feet of commercial/retail space. The Project has a maximum height of 85 feet, with an average height of 71 feet, and a FAR of 2.47:1 on a 46,445 square-foot site. Table 2-2 provides a summary of building area by use:

Table 2-2: Proposed Project Area by Use

Use	Area (sf)	Percentage
Residential	70,118	61.2%
Extremely Low Income	1,628	
Work Area <sup>a</sup>	11,800	
Commercial Hotel	39,819	34.8%
Retail	4,608	4.0%
Total	114,545	100.0%

<sup>&</sup>lt;sup>a</sup> The CASP excludes the "work" portion of live-work units when calculating residential floor area. Source: Tighe Architecture, January 24, 2019

The Project provides 135 vehicular parking spaces on the first and second floors, which are wrapped with the following active uses on the Barranca Street facade: two retail storefronts, a residential and hotel lobby, and a 1,232 square-foot outdoor patio on the first floor; and dwelling units and hotel amenities on the second floor. Floors three through six are comprised exclusively of dwelling units and hotel guest rooms, with dwelling units primarily on the easterly portion of the site and guest rooms primarily on the westerly portion of the site. The 45 live-work units will provide 11,800 square feet of work area in total. No subterranean levels are proposed.

A total of 12,740 square feet of open space is proposed, including a pool/spa area, dog run, and recreation area. Bicycle parking is proposed consistent with the Bicycle Parking Ordinance in the LAMC. The Project will comply with all building form, urban design, open space and landscaping, parking design, conservation, and performance standards of the CASP.

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As noted, the Project site is subject to two different zoning districts: Urban Village and Urban Innovation. The boundary between the two districts runs north-south and bisects the Project site, resulting in the westerly 16,272 square-foot portion of the site being designated as Urban Village, and the easterly 30,172 square-foot easterly portion being designated as Urban Innovation. While both districts allow residential dwelling units and hotel guest rooms, they differ in the intensity of uses allowed, such as maximum residential floor area.

Under standard practice, the UV portion of the site and the UI portion of the site would each need to individually comply with the respective residential floor area limits of each district. The developer has requested a Specific Plan Exception to allow the averaging of permitted residential floor area across the Project site to create a single unified development, spanning both districts. This strategy would result in more residential floor area on the easterly UI portion of the site, while residential floor area in the westerly UV portion will be below the maximum allowed. (The number of hotel guest rooms remains in compliance with each respective district.) This strategy provides more flexibility in designing a cohesive Project for the otherwise split-zoned site, while still not exceeding overall development limits when viewed as a whole.

Table 2-3 summarizes the maximum floor area and maximum *residential* floor area allowed on the UV and UI portions of the Project site, the maximum floor area if the two portions of the site were combined together, and the actual proposed floor area of the unified Project.

Table 2-3: Maximum Floor Area Allowed and Proposed on the Project Site

Use	Allo	wed on Projec	Proposed		
Use	UV	UI	Combined	Project	
Site Area (sf)	16,272	30,172	46,445	46,445	
Maximum Floor Area (sf) <sup>a</sup>	65,090	120,690	185,779	114,545	
Maximum Residential Floor Area (sf) <sup>b</sup>	65,090	45,258	110,348	70,118	
Floor Area Ratio (FAR)	4:1	4:1	4:1	2.46:1	

<sup>&</sup>lt;sup>a</sup> Maximum Floor Area is Site Area multiplied by Maximum FAR (4:1).

Source: Cornfield Arroyo Seco Specific Plan, Page 2-14

As illustrated in Table 2-3, the proposed Project is considerably below the maximum floor area, residential floor area, and FAR allowed by the Specific Plan when the Site is viewed as a whole. Whereas the CASP allows for 185,779 square feet of floor area on the 46,445 square-foot site, the Project would have 114,545 square feet of floor area (62 percent of the maximum allowed). Whereas the CASP allows for 110,348 square feet of *residential* floor area on the property (inclusive of the area contained within live/work units), the Project would have 70,118 square feet of residential floor area (61 percent of the maximum allowed). The Project's FAR of 2.47:1 is considerably lower than the Maximum FAR of 4:1 allowed by the approved Specific Plan on the Project site.

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<sup>&</sup>lt;sup>b</sup>Inclusive of the "work" area in live-work units. Maximum Residential Floor Area in the UV Zone is Site Area multiplied by 4:1. While residential uses are limited to 90% of the project, the remaining 10% of area may be dedicated towards the "work" area of live-work units. Maximum Residential Floor Area in the UI Zone, with Affordable Housing Bonus Option Strategy B and live-work units, is Site Area multiplied by 0.9:1 and divided by 0.6.

All other aspects of the Project, including building form and height, urban design, open space, parking, conservation, and performance standards, is anticipated to fully comply with the Specific Plan. Plans and illustrations depicting the Project are available in the case file.

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#### 3. IMPACT ANALYSIS

Section 15164 of the CEQA Guidelines states the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 that call for preparation of a subsequent EIR (i.e., new significant environmental effects or a substantial increase in the severity of previously identified significant effects) have occurred. This section analyzes whether the averaging of permitted residential floor area on the Project Site would result in new significant impacts, or a substantial increase in the severity of impacts, compared to what was analyzed in the certified FEIR.

#### 3.1. Previously Identified Less Than Significant Impacts

The FEIR found that implementation of the CASP would result in less than significant impacts to the following categories:

- Biology
- Cultural Resources
- Earth Resources
- Energy and Greenhouse Gas Emissions
- Geology
- Hazards and Hazardous Materials
- Hydrology
- Land Use and Planning
- Population and Housing
- Public Services and Recreation Facilities
- Utilities
- Visual Resources

The proposed Project would not result in new significant environmental impacts to the above categories because all significant features of the Project, including building scale, development intensity, overall uses, design, and trips generated (see Section 3.2.1) are anticipated to be wholly consistent with the Specific Plan as analyzed in the FEIR. The requested averaging of permitted residential floor area pertains solely to the internal configuration of the building—specifically, the allocation of uses within building walls—and does not affect the Project's location, construction activities involved (including demolition/site clearing, earth disturbance, vertical building construction, and architectural coatings), building occupancy (including the total number of permitted guest rooms and dwelling units), landscaping, and compliance with regulatory measures, such as the Los Angeles Green Building Code. Furthermore, the Project is subject to all applicable Mitigation Measures of the CASP.

The Project is consistent with the anticipated buildout of the CASP as analyzed in the FEIR. The FEIR assumed that population would grow in the 660-acre Specific Plan area from 4,802 residents in 2003 to 31,855 residents by 2035. Table 3-1 summarizes the program assumptions used for the FEIR, which are based on the development intensity and uses allowed in the CASP:

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**Table 3-1: CASP FEIR Program Assumptions** 

	Proposed Alterative (2035)	No Project Alternative (2035)	Current (2003)
Population	31,855	5,512	4,802
Jobs	10,546	7,940	6,791
Dwelling Units	8,776	1,635	1,266
Residential (square feet)	10,844,830	2,020,544	1,683,787
Retail (square feet)	508,425	312,961	297,173
Commercial/Office (square feet)	1,702,147	229,193	170,127
Light Industrial/R&D (square feet)	6,571,654	2,076,341	123,800
Institutional Uses (square feet)	200,000	136,180	123,800
Parks and Open Space (acres)	69	46	17

Source: Cornfield Arroyo Seco Specific Plan Draft EIR (September 2011).

https://planning.lacity.org/eir/CornfieldArroyo/DEIR/Volume%20I/Ch02 CASP%20DEIR%20Project%20Description.pdf

The proposed Project involves the demolition of 12 existing structures and the construction, use, and maintenance of a 114,545 square-foot, six-story, mixed-use building with 100 residential units (45 of which are live-work units), 100 long-term hotel guest rooms, and 4,608 square feet of commercial/retail space. The Project would be one of the first projects to add dwelling units and guest rooms pursuant to the CASP, as there has not been any new construction of residential uses in the Specific Plan area since its adoption in 2013. The addition of 100 dwelling units and 100 guest rooms is consistent with the anticipated buildout of the CASP as analyzed in the FEIR, which assumed the increase of 7,510 dwelling units and 1,532,020 square feet of commercial floor area to the Specific Plan area from 2003 to 2035.

The overall development intensity and uses of the Project are consistent with the Specific Plan analyzed in the certified FEIR. As illustrated in Table 2-3, the proposed Project is considerably below the maximum floor area, residential floor area, and FAR allowed by the Specific Plan when the site is viewed as a whole. Whereas the CASP allows for 185,779 square feet of floor area on the 46,445 square-foot site, the Project would have 114,545 square feet of floor area (62 percent of the maximum allowed). Whereas the CASP allows for 110,348 square feet of *residential* floor area on the property (including the area contained within live/work units), the Project would have 70,118 square feet of residential floor area (61 percent of the maximum allowed). The Project's FAR of 2.47:1 is considerably lower than the Maximum FAR of 4:1 allowed by the Specific Plan on the Project site. As the scale of the Project is considerably smaller than that allowed by the Specific Plan in total, the Project's uses and intensity were all contemplated and analyzed in the certified FEIR.

As noted, the requested Specific Plan Exception to allow the averaging of permitted residential floor area across the Project site pertains to the internal configuration of the building—specifically, the allocation of dwelling units and long-term guest rooms within building walls. Both the dwelling units and long-term guest rooms proposed for the Project are residential in nature and would result in similar building form. Furthermore, the Project is anticipated to comply with all regulations in the CASP that relate to the physical form of the building, including height, massing, setbacks, lot coverage, and open space. The building scale, development intensity, trips generated (see Section 3.2.1), overall uses, and therefore impacts of the

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proposed unified Project would be no different from a project that adheres to the Urban Village and Urban Innovation boundary lines. No other deviations from the Specific Plan are requested. The Project is anticipated to comply with all other applicable regulations and Mitigation Measures in the CASP, pertaining to Biology, Cultural Resources, Earth Resources, Geology, Hazards and Hazardous Materials, Hydrology, Land Use and Planning, Population and Housing, Public Services and Recreation Facilities, Utilities, and Visual Resources. As such, the proposed Project would not result in new significant environmental effects in the above impact categories compared to what was identified in the FEIR.

#### 3.2. Previously Identified Significant Impacts

The FEIR found that implementation of the CASP would result in significant impacts to the following categories:

- Transportation
- Air Quality
- Noise and Vibration

#### 3.2.1 Transportation

The FEIR analyzed the potential transportation impacts of the full build-out of the CASP by 2035 and proposed mitigation measures to reduce the significance of each impact. The FEIR found that the new land uses and the resulting roadway capacity changes that would occur with implementation of the CASP would cause significant changes at nine of the 43 study area intersections in the cumulative 2035 condition, including six signalized study intersections outside the Plan area. While it was determined that those impacts would be significant and unavoidable, transportation demand management (TDM) strategies were nonetheless included as Mitigation Measures to reduce the transportation impacts of implementing the CASP.

The requested Specific Plan Exception to average permitted residential floor area within the Project site pertains to the internal configuration of the Project—specifically, the allocation of dwelling units and long-term guest rooms within building walls—and does not affect vehicular ingress/egress or trip generation. As such, the Project would not result in a substantial increase in the severity of previously identified significant effects to transportation.

With respect to vehicular ingress/egress, all of the Project's 135 vehicular parking spaces are accessed from a single driveway on N. Avenue 21, regardless of whether the vehicle is used for a dwelling unit or a long-term guest room. The parking is shared by hotel guests and residents within a consolidated garage, while a consolidated pedestrian lobby is located along Barranca Street for both hotel guests and residents. The averaging of residential floor area would not affect the design of the shared parking area. Vehicular access to the Project is unaffected by the placement of dwelling units and long-term guest rooms on the upper floors of the building.

With respect to trip generation, the Los Angeles Department of Transportation (LADOT) has reviewed the transportation assessment, prepared by Overland Traffic Consultants, dated February 1, 2019, for the

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Project. The assessment compared the trip generation of the proposed Project with a non-averaged project that adheres to the Urban Village and Urban Innovation boundary line. In a letter dated February 19, 2019, LADOT concurs with the conclusion of the analysis that the Project does not increase vehicle trips or change transportation impacts compared to the non-averaged project (letter attached to the case file).

The analysis indicated that the Project would generate approximately 1,563 net daily trips, 88 a.m. peak hour trips, and 123 p.m. peak hour trips. The analysis indicated that the Project's trip generation is equal to a non-averaged project that fully complies with CASP. Below (Table 3-2) is a comparison of the potential site-generated traffic for the proposed Project averaged across the zone boundary lines and a project adhering to the Urban Village and Urban Innovation zone boundary line.

**Table 3-2: Comparison of Project Trip Generation** 

Commerciant of Description		Delle	AM Peak Hour			PM Peak Hour		
Comparison of Proposed Project vs		Daily						
CASP Project	Size	Traffic	In	Out	Total	In	Out	Total
Urban Village and Urban Innovation								
Zones Combine								
Residential	102							
Resideritial	Units	551	9	28	37	28	17	45
Hotel	100							
Hotel	Rooms	836	28	19	47	31	29	60
Retail	4,660							
Retail	S.f.	176	2	2	4	9	9	18
Total Trips Combined Zones		1,563	39	49	88	68	55	123
		1,503	39	49	00	00	55	123
	1							
CASP Project- Urban Village and Urban								
Innovation Separate	1							
<u>Urban Village Zone</u>	_							
Residential	93							
residential	Units	501	8	26	34	26	15	41
Urban Innovation Zone								
Residential	9 Units							
residential	9 Units	50	1	2	3	2	2	4
Hotel	100							
Hotel	Rooms	836	28	19	47	31	29	60
Petril	4,660							
Retail	s.f.	176	2	2	4	9	9	18
CASP Project- Urban Village and Urban								
Innovation Separate		1,563	39	49	88	68	55	123
Trip Difference			_	_	_		_	_
The Difference		0	0	0	0	0	0	0

 $Source: LADOT\ Inter-Departmental\ Correspondence,\ February\ 19,\ 2019.$ 

The proposed Project would not increase vehicle trips or change transportation impacts compared to the non-averaged project. As the Project would not result in any changes to vehicular ingress/egress and trip generation, there would not be a substantial increase in the severity of previously identified significant effects to Transportation and Traffic compared to what was identified in the FEIR. The Project would continue to be required to comply with Mitigation Measure 4.1 (Transportation Demand Management Strategies) to reduce Transportation and Traffic impacts. The Statement of Overriding Considerations adopted by the City Council on June 28, 2013 still stands.

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#### 3.2.2 Air Quality

The FEIR analyzed the potential air quality impacts of the full build-out of the CASP through 2035 and proposed mitigation measures to reduce the significance of each impact. The FEIR found that implementation of the CASP would result in the following significant unavoidable impact:

 The CASP would result in the total vehicular emissions of ozone precursors exceeding the SCAQMD quantitative thresholds.

The FEIR also found that implementation of the CASP could result in the following significant impacts, which would be reduced to a level that is less than significant with Mitigation Measures:

- The CASP could result in an increased risk of cancer and other negative health effects due to Toxic Air Contaminants in the vicinity of the freeways.
- The CASP could result in increased emissions of PM10, diesel particulate matter, and other pollutants during construction which would exceed the SCAQMD threshold values.

Mitigation Measures 11.2 through 11.12, which relate to Health Risk Assessments, building orientation, air filtration, construction emission controls, and construction equipment standards, were found to reduce these two air quality impacts to a less than significant level.

The requested Specific Plan Exception to average permitted residential floor area within the Project site pertains to the internal configuration of the Project—specifically, the allocation of dwelling units and long-term guest rooms within building walls—and does not relate to emissions, whether construction-based or operational. As indicated in the previous section, the Project would not increase vehicle trips compared to a project without residential floor area averaging. As the Project would not result in any changes to trip generation, total operational vehicular emissions would be unchanged compared to what was identified in the FEIR.

With respect to construction emissions and non-vehicular operational emissions, the building scale, design, development intensity, overall uses, and therefore impacts of the proposed unified Project would be no different from a project that adheres to the Urban Village and Urban Innovation boundary lines. The Project is anticipated to comply with all other applicable regulations of the Specific Plan and would not result in a larger, more intense development than was anticipated and analyzed in the FEIR. Factors such as location, unit density, lot size, soil import and export, architectural coatings, demolition hauling, grading, and paving, which may relate to air quality, are not affected by the allocation of residential floor area within building walls.

As such, the Project would not result in a substantial increase in the severity of previously identified significant effects to Air Quality compared to what was identified in the FEIR. The Project would continue to be required to comply with Mitigation Measures 11.2 through 11.12 relating to Air Quality. The Statement of Overriding Considerations adopted by the City Council on June 28, 2013 still stands.

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#### 3.2.3 Noise and Vibration

The FEIR analyzed the potential Noise and Vibration impacts of the full build-out of the CASP through 2035 and proposed mitigation measures to reduce the significance of each impact. The FEIR found that implementation of the CASP would result in the following significant unavoidable impact:

• Changes to Land Use Districts that would result from the implementation of the Proposed Alternative would allow the development of noise-sensitive land uses in some areas with existing ambient noise levels in excess of Normally Acceptable, Conditionally Acceptable, or Clearly Unacceptable noise levels according to the City of Los Angeles' Guidelines for Noise Compatible Land Use.

The FEIR also found that implementation of the CASP could result in the following significant impacts, which would be reduced to a level that is less than significant with Mitigation Measures (Mitigation Measures 12.2 through 12.4):

- The construction associated with implementation of the Proposed Alternative would result in short-term construction noise and vibration.
- Onsite fixed noise sources associated with new development allowed by implementation of the Proposed Alternative could expose noise-sensitive receptors to exterior noise levels that are unacceptable.
- Changes to Land Use Districts that would result from the implementation of the Proposed Alternative would allow the development of vibration sensitive land uses in close proximity to existing sources of groundborne vibration.

The FEIR also found that implementation of the CASP would result in the following less than significant impacts that would not require mitigation:

- The implementation of the Proposed Alternative may result in an increased frequency of light-rail transit services through the Project Area, resulting in increased noise and vibration levels. This potential impact is considered to be less than significant.
- The implementation of the Proposed Alternative would contribute to small increases in traffic noise levels on Pasadena Avenue, North Broadway, and Main Street. This potential impact is considered to be less than significant.

The requested Specific Plan Exception to average permitted residential floor area within the Project site pertains to the internal configuration of the building—specifically, the allocation of dwelling units and long-term guest rooms within building walls—and does not relate to noise and vibration, whether construction-based or operational. Noise-generating activities, such as earth disturbance, soils import and export, demolition hauling, grading, paving, hammering and welding, vehicular trips, and HVAC equipment, are not affected by the allocation of residential uses within building walls. The Project's overall intensity of development and uses are consistent with the Specific Plan analyzed by the FEIR.

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As such, the Project would not result in a substantial increase in the severity of previously identified significant effects to Noise and Vibration compared to what was identified in the FEIR. The Project would continue to be required to comply with Mitigation Measures 12.2 through 12.4 relating to Noise and Vibration. The Statement of Overriding Considerations adopted by the City Council on June 28, 2013 still stands.

#### 4. CONCLUSION

Section 15164 of the CEQA Guidelines states the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 that call for preparation of a subsequent EIR (i.e., new significant environmental effects or a substantial increase in the severity of previously identified significant effects) have occurred. As detailed in the preceding analysis, this Addendum provides the substantial evidence to support the finding that the Project would not have new significant impacts on the environment or more severe impacts than those previously disclosed in the previously certified EIR.

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