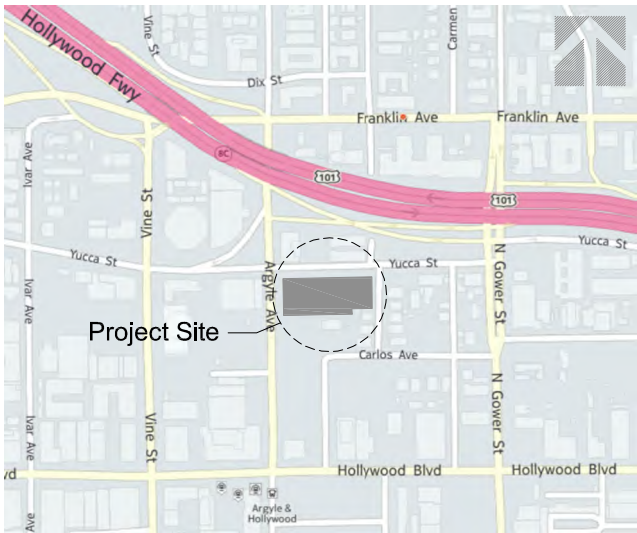


6220 WEST YUCCA

6220 West Yucca Street, Los Angeles, 90028
APN: 5546-031-007, -008, -027, -031
CHAMPION REAL ESTATE COMPANY



VICINITY MAP



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PROJECT TEAM

DEVELOPER:
CHAMPION REAL ESTATE COMPANY
11620 Wilshire Boulevard
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SUITE 201
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Project Summary

Address	Existing Zoning	Proposed Zoning	Lot Area	General Plan Designation	Max. Density	Proposed Density		Buildable Area	Max. Floor Area	Proposed Floor Area
6220-6224 Yucca	C4-2D-SN	C2-2-SN	19,707.2 sf	Regional Center	19,707.2 sf / 200* = = 99 Units * Per LAMC 12.22.A18	New Construction	Existing Along Vista Del Mar	19,707.2 sf (=Lot Area)	48,022.5 sf x 6 = 288,135 sf x 1.1 (10%**)= 316,948.5 sf	312,246 Sf (New Construction) + 4,702 sf (Existing Buildings along Vista Del Mar) = 316,948 sf *** (FAR = 6.6 : 1) *** ZA 2007-3430 (ZAI) Page 4 Rule #2 - If the angle created by the two exterior walls that border a corner balcony or deck is at least 90 degrees then the perimeter shall follow the exterior walls. The projecting portion shall not be considered part of the building and thus assumed to not create floor area.
6210-6216 Yucca	R4-2D	C2-2	19,714.7 sf		19,714.7 sf / 200* = = 99 Units * Per LAMC 12.22.A18			Studio - 21 Units 1 Bed - 128 Units 2 Bed - 110 Units Suite - 10 Units Total - 269 Units		
1777-1779 N. Vista del Mar 1771 N. Vista del Mar 1765 N. Vista del Mar	[Q]R3-1XL	R3-2	10,941.9 sf	Medium Residential	10,941.9 sf / 800 = = 14 Units	2 Unlts		8,600.6 sf (=Lot Area - setbacks for 1 story bldg.)		
			50,363.8 sf (1.16 Acres)		212 + 59 = 271 Units (27.5% density bonus with 8% VLI units)	271 Units		48,022.5 sf		

Legal Description

Real Property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Parcel 1:

That portion of Lot 1 of Tract No. 2209, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 22 page 37 of Maps, in the Office of the County Recorder of said county, described as follows:

Beginning at the southwesterly corner of said Lot 1; thence easterly along the southerly line of said lot, a distance of 86 feet to the intersection thereof with a line parallel with and distant 14 feet westerly measured at right angles from the easterly line of said lot; thence north 00 degrees 13 minutes 50 seconds west along said parallel line, a distance of 28.70 feet; thence northwesterly and westerly along a tangent curve concave southwesterly and having a radius of 5.82 feet, through an angle of 95 degrees 13 minutes 12 seconds, an arc distance of 9.67 feet to a point of reverse curve; thence westerly along a tangent curve concave northerly and having a radius of 428 feet, through an angle of 05 degrees 14 minutes 53 seconds, an arc distance of 39.20 feet; thence tangent south 89 degrees 47 minutes 51 seconds west, a distance of 40.50 feet to a point on the westerly line of said lot, distant thereon 33.09 feet northerly from said southwesterly corner; thence southerly along said westerly line, a distance of 33.09 to the point of beginning.

Except therefrom all oil, gas and other minerals in and under said land, lying beneath a plane which is 500 feet below the surface of said land, but without the right of entry from the surface thereof, or from any point within 500 feet of said surface, reserved by Trangniew Inc., in deed recorded January 6, 1977 as instrument No. 77-16879.

Parcel 2:

Lot 3 of Tract No. 2209, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 22 page 37 of Maps, in the Office of the County Recorder of said County. Except therefrom any part contained within the lines of Vista Del Mar Avenue.

Parcel 3:

Lots 1, 3 and the north 17 feet of Lots 2 and 4 of Tract No. 10149, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 163 pages 17 through 19 inclusive of Maps, in the Office of the County Recorder of said county. Except that portion of Lots 1 and 3 as deeded to the State of California for road purposes, by deed recorded June 13, 1951 as instrument No. 3378, in book 36524 page 312 of official records.

Lot 5 of Tract No. 2209, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 22 page 37 of Maps, in the Office of the County Recorder of said County.

The above described parcels are the same land described in North American Title Company amended preliminary title report number 1264869, dated October 21, 2013.

Project Description:

Construct a 30-story, 269 dwelling unit, multiple family residential building with 7,760 sf of ground floor and second floor commercial uses.

Maximum Height under Proposed Zoning

C2-2 - No height or story limit

R3-2 - 75 ft

Proposed Height

348 ft to top of Parapet (30 Levels)

Open Space Required = 30,400 sf

Studio - 21 Units x 100 sf = 2,100 sf
1 Bed - 128 Units x 100 sf = 12,800 sf
2 Bed - 110 Units x 125 sf = 13,750 sf
Suite - 10 Units x 175 sf = 1,750 sf

Open Space Provided = 30,400 sf

Podium Courtyard = 14,720 sf
Ground Level Open Space = 2,820 sf
Amenity = 5,850 sf
Roof Garden = 6,260 sf
Private Balconies = 15 Units x 50 sf = 750 sf

Trees Required / Provided per LAMC 12.21-G

One 24-inch box tree for every four dwelling units
271 Units / 4 = 68 Trees

Parking Required = 405 Spaces

Residential* = 389 Spaces

Studio - 21 Units x 1.0 Space = 21 Spaces
1 Bed -128 Units x 1.0 Space = 128 Spaces
2 Bed -110 Units x 2.0 Spaces = 220 Spaces
Suite - 10 Units x 2.0 Spaces = 20 Spaces

*Residential parking provided pursuant to LAMC Section 12.22-A.25.d.1 Parking Option 1

Commercial Parking Required = 16 Spaces

Commercial - 7,760 sf / 500 = 16 Spaces

Parking Provided = 414 Spaces

Density Bonus Incentives Requested:
Project providing 8% VLI units. Pursuant to LAMC Sec. 12.22-A.25(f), 1 incentive is allowed.
1. Increase floor area ratio by 10%.
(Please note that up to 27.5% FAR increase is possible if more floor area is needed.)

*** In order for this interpretation to apply to a particular project a "Covenant and Agreement Regarding Maintenance of Buidling" must be approved by LADBS and recorded with the Los Angeles County Recorder. The Covenant and Agreement must state that the balcony or deck must remain unenclosed except for the guard rails required by the Building Code and that the area beneath shall not be used for any occupancy.

Bike Parking Required / Provided

Residential	Short Term	Long Term
1-25 Units	25 Units/10 = 2	25 Units/1 = 25
25-100 Units	75 Units/15 = 5	75 Units/1.5 = 50
101-200 Units	100 Units/20 = 5	100 Units/2 = 50
+200 Units	69 Units/40 = 2	69 Units/4 = 17
	14 Spaces	142 Spaces

Commercial	Short Term	Long Term
	7,760 / 2,000 = 4	7,760 / 2,000 = 4
	4 Spaces	4 Spaces

Parking & Bike Parking Allocation

Level	# Parking	# Bike Parking
5th	71 Spaces	-
4th	89 Spaces	-
3rd	89 Spaces	-
2nd	43 Spaces	128 Spaces
1st	67 Spaces	36 Spaces
P1	55 Spaces	-
Total	414 Spaces	164 Spaces



6220 WEST YUCCA

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PROJECT SUMMARY

A0.00



VICINITY MAP

ZONING INFORMATION

LISTED BELOW ARE SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS AS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES (BEYOND THOSE REQUIRED UNDER PARAGRAPH 5d OF THE ALTA STANDARDS) UNLESS "NONE" IS STATED BELOW. THE SOURCE OF THIS INFORMATION IS THE CITY OF LOS ANGELES NAVIGATE LA WEBSITE AND CITY OF LOS ANGELES GENERALIZED SUMMARY OF ZONING REGULATIONS.

THE PROPERTY DESCRIBED HEREON LIES WITHIN SEVERAL DIFFERENT ZONING CLASSIFICATIONS AS FOLLOWS:

LOTS 1 AND 3 OF TRACT NO. 2209 ARE ZONED [O]R3-1XL (MULTIPLE DWELLING-HEIGHT DISTRICT 1XL).*

GENERAL DEVELOPMENT STANDARDS FOR THE R3-1XL ZONE ARE AS FOLLOWS:

1. MAXIMUM BUILDING HEIGHT - 30 FEET/2 STORIES
2. MINIMUM FRONT YARD - 15 FEET; 10 FEET FOR KEY LOTS
3. MINIMUM SIDE YARD - 10% OF LOT WIDTH FOR LOTS LESS THAN 50 FEET (3 FEET MINIMUM); 5 FEET PLUS 1 FOOT FOR EACH STORY OVER 2ND (16 FEET MAXIMUM)
4. MINIMUM REAR YARD - 15 FEET
5. MINIMUM LOT AREA - 5,000 SQ. FT.
6. MINIMUM AREA PER DWELLING UNIT - 800 SQ. FT. (500 SQ. FT. PER GUEST ROOM)
7. MINIMUM LOT WIDTH - 50 FEET
8. FLOOR AREA RATIO - 3:1 FAR

*NOTE THAT THE [O] IN FRONT OF THE ZONING CLASSIFICATION INDICATES THAT THERE ARE RESTRICTIONS ON THE PROPERTY AS A RESULT OF A ZONE CHANGE, TO ENSURE COMPATIBILITY WITH SURROUNDING PROPERTY.

LOT 1 OF TRACT NO. 10149 IS ZONED R4-2D (MULTIPLE DWELLING-HEIGHT DISTRICT 2 WITH DEVELOPMENT LIMITATION)**

GENERAL DEVELOPMENT STANDARDS FOR THE R4-2 ZONE ARE AS FOLLOWS:

1. MAXIMUM BUILDING HEIGHT - NONE
2. MINIMUM FRONT YARD - 15 FEET; 10 FEET FOR KEY LOTS
3. MINIMUM SIDE YARD - 10% OF LOT WIDTH FOR LOTS LESS THAN 50 FEET (3 FEET MINIMUM); 5 FEET PLUS 1 FOOT FOR EACH STORY OVER 2ND (16.00 FEET MAXIMUM)
4. MINIMUM REAR YARD - 15 FEET PLUS 1 FOOT FOR EACH STORY OVER THIRD (20 FEET MAXIMUM)
5. MINIMUM LOT AREA - 5,000 SQ. FT.
6. MINIMUM AREA PER DWELLING UNIT - 400 SQ. FT. (200 SQ. FT. PER GUEST ROOM)
7. MINIMUM LOT WIDTH - 50 FEET
8. FLOOR AREA RATIO - 6:1 FAR

LOT 3 OF TRACT NO. 10149 IS ZONED C4-2D-SN (COMMERCIAL-HEIGHT DISTRICT 2 WITH DEVELOPMENT LIMITATION-SIGN SUPPLEMENTAL USE DISTRICT)**

GENERAL DEVELOPMENT STANDARDS FOR THE C4-2 ZONE ARE AS FOLLOWS:

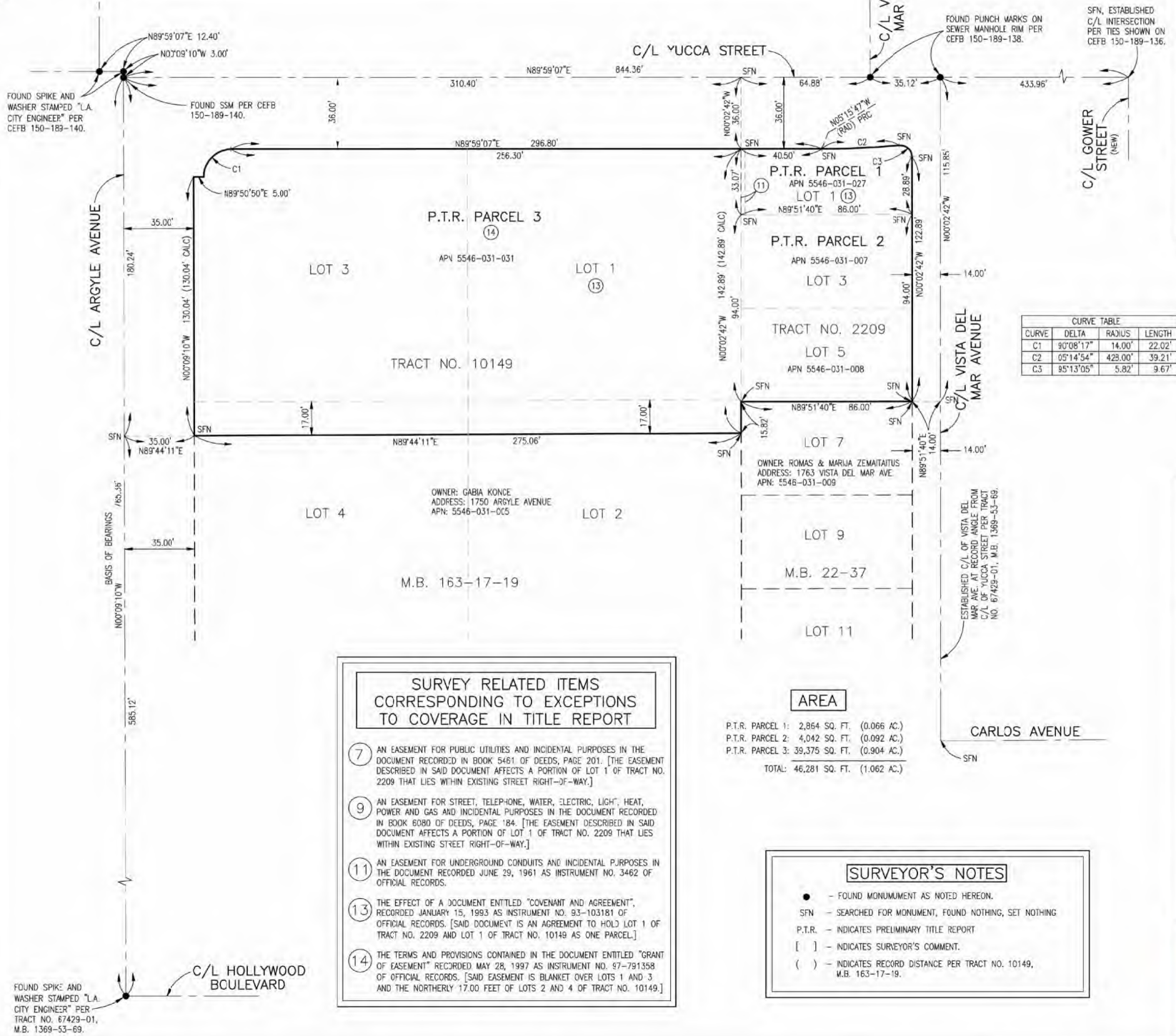
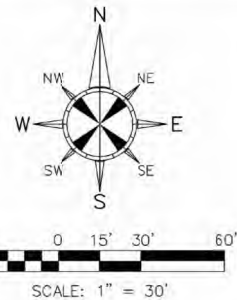
1. MAXIMUM BUILDING HEIGHT - NONE
2. MINIMUM FRONT YARD - NONE
3. MINIMUM SIDE YARD -
 - FOR COMMERCIAL PURPOSES: NONE
 - FOR RESIDENTIAL PURPOSES: 10% OF LOT WIDTH FOR LOTS LESS THAN 50 FEET (3 FEET MINIMUM); 5 FEET PLUS 1 FOOT FOR EACH STORY OVER 2ND (16.00 FEET MAXIMUM) AT LOWEST RESIDENTIAL STORY
4. MINIMUM REAR YARD -
 - FOR COMMERCIAL PURPOSES: NONE
 - FOR RESIDENTIAL PURPOSES: 15 FEET PLUS 1 FOOT FOR EACH STORY OVER THIRD (20.00 FEET MAXIMUM) AT LOWEST RESIDENTIAL STORY
5. MINIMUM LOT AREA -
 - FOR COMMERCIAL PURPOSES: NONE
 - FOR RESIDENTIAL PURPOSES: 5,000 SQ. FT.
6. MINIMUM AREA PER DWELLING UNIT -
 - FOR COMMERCIAL USES: NONE
 - FOR RESIDENTIAL USES: 400 SQ. FT. (200 SQ. FT. PER GUEST ROOM)
7. MINIMUM LOT WIDTH -
 - FOR COMMERCIAL USES: NONE
 - FOR RESIDENTIAL PURPOSES: 50 FEET
8. FLOOR AREA RATIO - 6:1 FAR

**NOTE THAT THE "D" AFTER THE HEIGHT DISTRICT DESIGNATION INDICATES THERE ARE HEIGHT, FLOOR AREA RATIO, PERCENT OF LOT COVERAGE AND BUILDING SETBACK RESTRICTIONS ON THE PROPERTY.

[ALL THE PROPERTIES LISTED ABOVE HAVE DEVELOPMENT STANDARDS BEYOND WHAT ARE CALLED FOR IN THE GENERAL ZONING REGULATIONS. FOR THE EXACT DEVELOPMENT STANDARDS AFFECTING THESE PROPERTIES THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY SHOULD BE CONSULTED.]

MISCELLANEOUS NOTES

- (N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF ARGYLE AVENUE AS SHOWN ON TRACT NO. 67429-01 RECORDED IN BOOK 1369, PAGES 53 THROUGH 69 OF MAPS, RECORDS OF LOS ANGELES COUNTY, BEING HELD AS NORTH 00°09'10" WEST AS SHOWN ON SAID MAP.
- (N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING | | | | |
|---------|----------|-----|---------|-------|
| REGULAR | HANDICAP | BUS | PARTIAL | TOTAL |
| 43 | 0 | 0 | 0 | 43 |
- (N3) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- (N4) THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- (N5) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- (N6) THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ARGYLE AVENUE AND YUCCA STREET.



TITLE REPORT LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 86 FEET TO THE INTERSECTION THEREOF WITH A LINE PARALLEL WITH AND DISTANT 14 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT; THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 28.70 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.82 FEET, THROUGH AN ANGLE OF 95 DEGREES 13 MINUTES 12 SECONDS, A ARC DISTANCE OF 9.67 FEET TO A POINT OF REVERSE CURVE, THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 429 FEET, THROUGH AN ANGLE OF 05 DEGREES 14 MINUTES 53 SECONDS, AN ARC DISTANCE OF 39.20 FEET; THENCE TANGENT SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 40.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT, DISTANT THEREON 33.09 FEET NORTHERLY FROM SAID SOUTHWESTERLY CORNER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 33.09 TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERALS IN AND UNDER SAID LAND, LYING BENEATH A PLANE WHICH IS 500 FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY FROM THE SURFACE THEREOF, OR FROM ANY POINT WITHIN 500 FEET OF SAID SURFACE, RESERVED BY TRANVON INC., IN DEED RECORDED JANUARY 6, 1977 AS INSTRUMENT NO. 77-16879.

PARCEL 2:

LOT 3 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PART CONTAINED WITHIN THE LINES OF VISTA DEL MAR AVENUE.

PARCEL 3:

LOTS 1, 3 AND THE NORTH 17 FEET OF LOTS 2 AND 4 OF TRACT NO. 10149, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163 PAGES 17 THROUGH 19 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOTS 1 AND 3 AS DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES, BY DEED RECORDED JUNE 13, 1951 AS INSTRUMENT NO. 3378, IN BOOK 36524 PAGE 312 OF OFFICIAL RECORDS.

LOT 5 OF TRACT NO. 2209, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PARCELS ARE THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264859, DATED OCTOBER 21, 2013.

UTILITY NOTE

THE LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE ONLY.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 0601371605F (CITY OF LOS ANGELES) DATED SEPTEMBER 26, 2008 AND IS NOT IN A FLOOD ZONE AREA.

ALTA/ACSM LAND TITLE SURVEY

FOR

6220 WEST YUCCA STREET

LOS ANGELES, CALIFORNIA 90028

PARTNER PROJECT NUMBER 13-113112.2

ALTA SURVEY BASED AND RELIED ON NORTH AMERICAN TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT NUMBER 1264859, CONTAINING AN EFFECTIVE DATE OF OCTOBER 21, 2013 AND TIME OF 7:30 A.M.

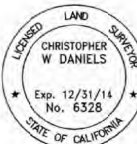
CERTIFICATION

TO CHAMPION REAL ESTATE COMPANY AND NORTH AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 10, 2013.

DATE OF PLAT OR MAP: DECEMBER 17, 2013

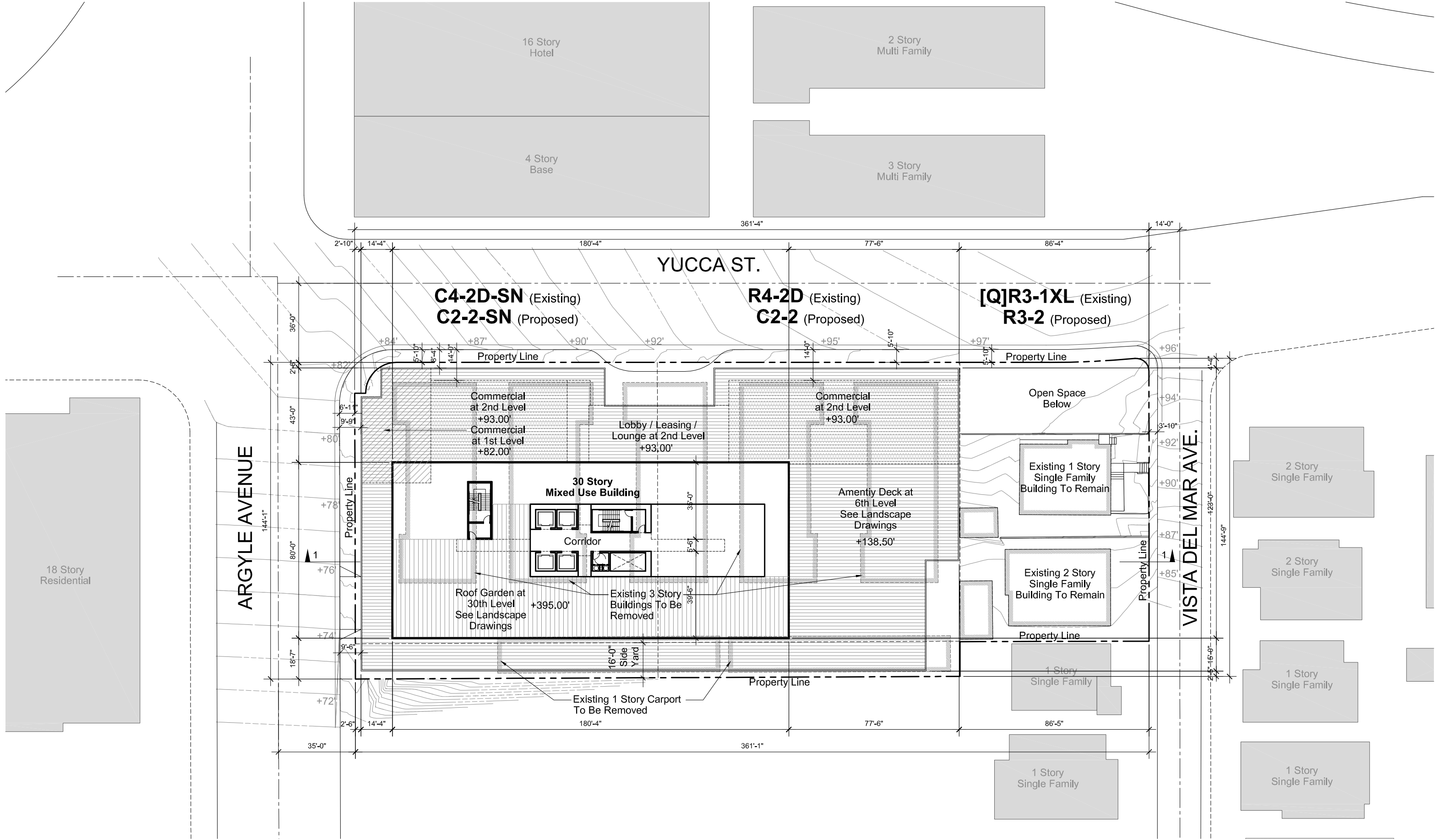
SURVEYOR: CHRISTOPHER W. DANIELS
REGISTRATION NUMBER: 6328
STATE OF REGISTRATION: CALIFORNIA
FIELD DATE OF SURVEY: 12/10/2013
LATEST REVISION DATE: N/A

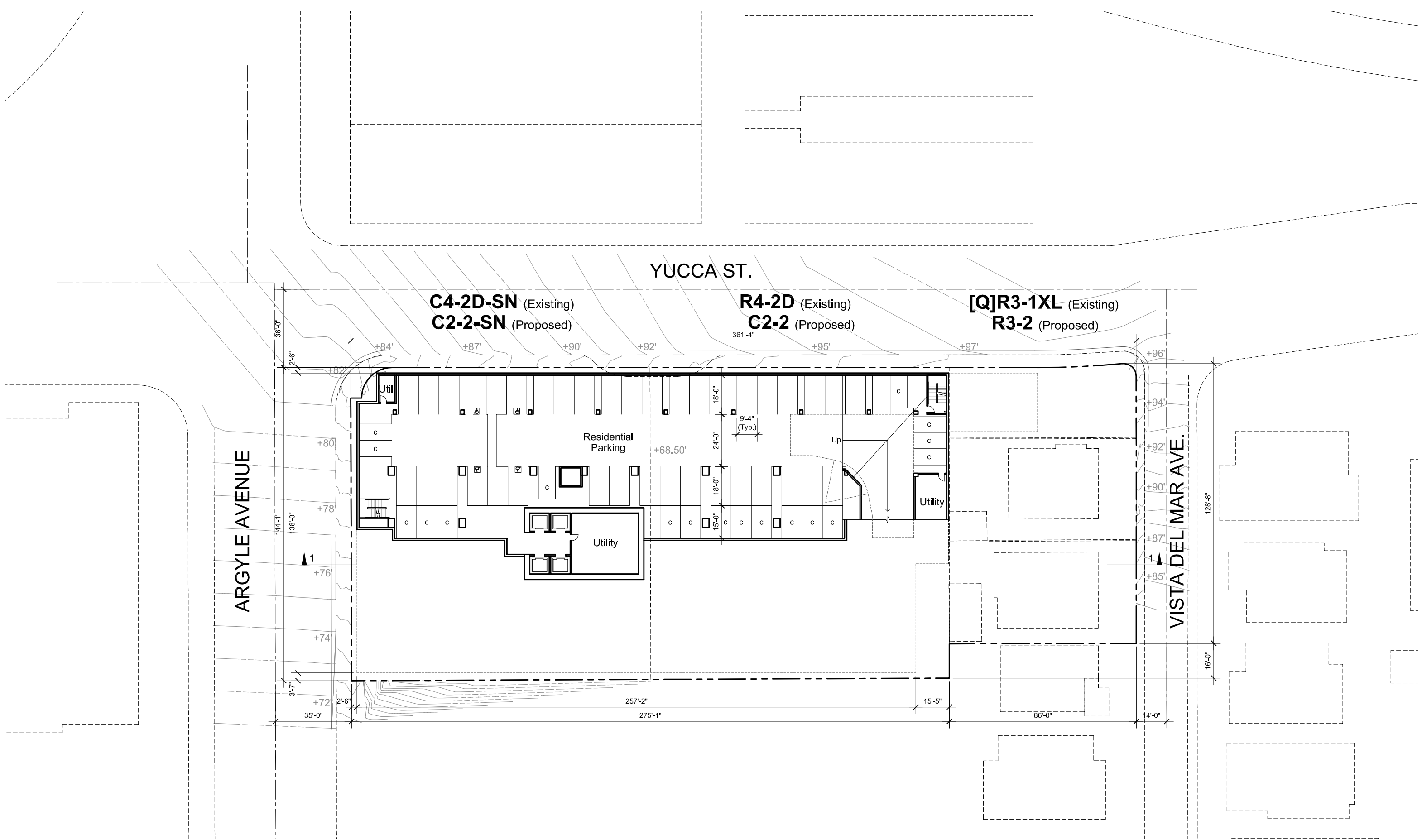


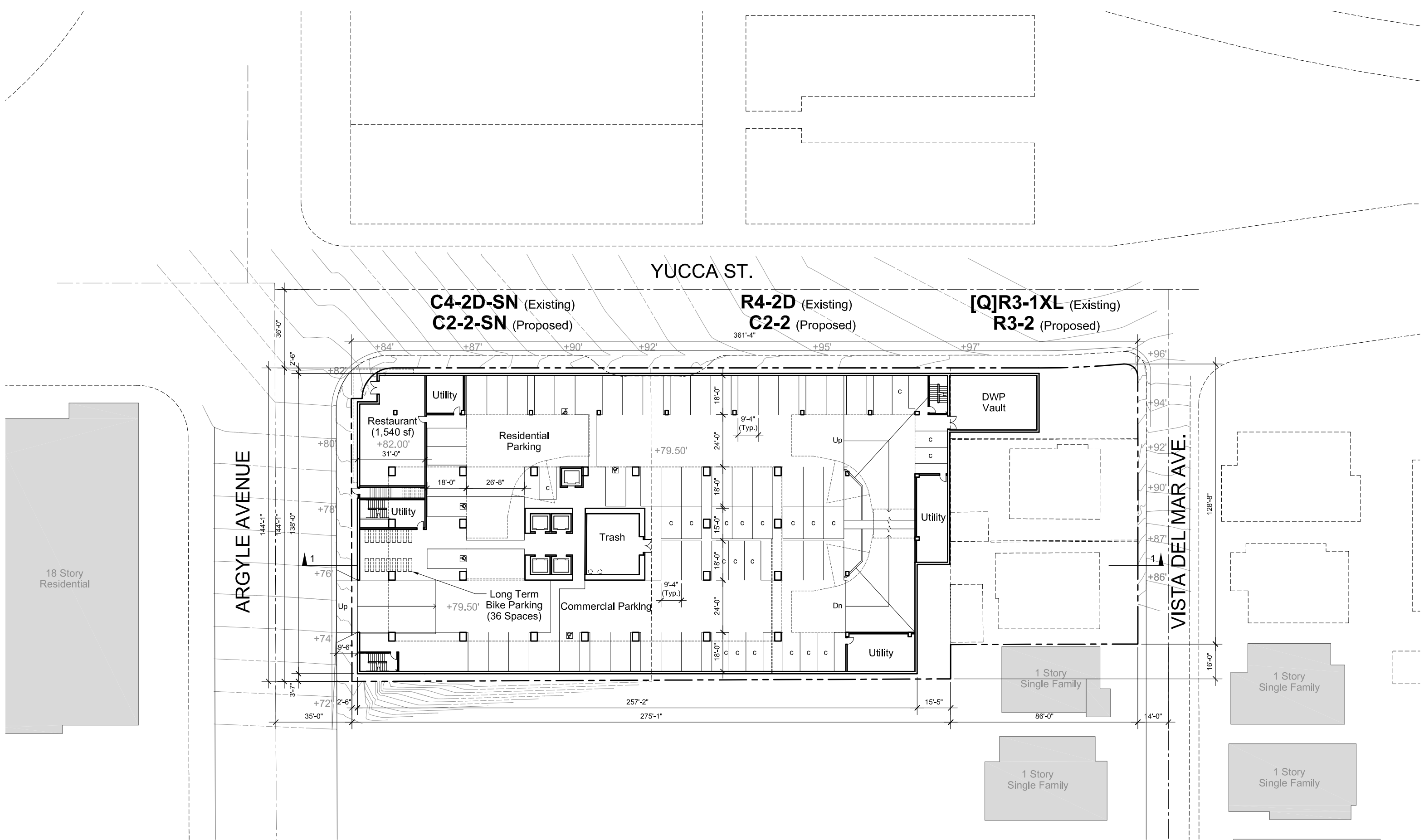
FOR PARTNER PROJECT 13-113112.2, THE SURVEYOR HAS REVIEWED THE ALTA/ACSM LAND TITLE SURVEY AND HAS DETERMINED THAT THE SURVEY MEETS THE REQUIREMENTS OF THE ALTA/ACSM LAND TITLE SURVEY STANDARDS.

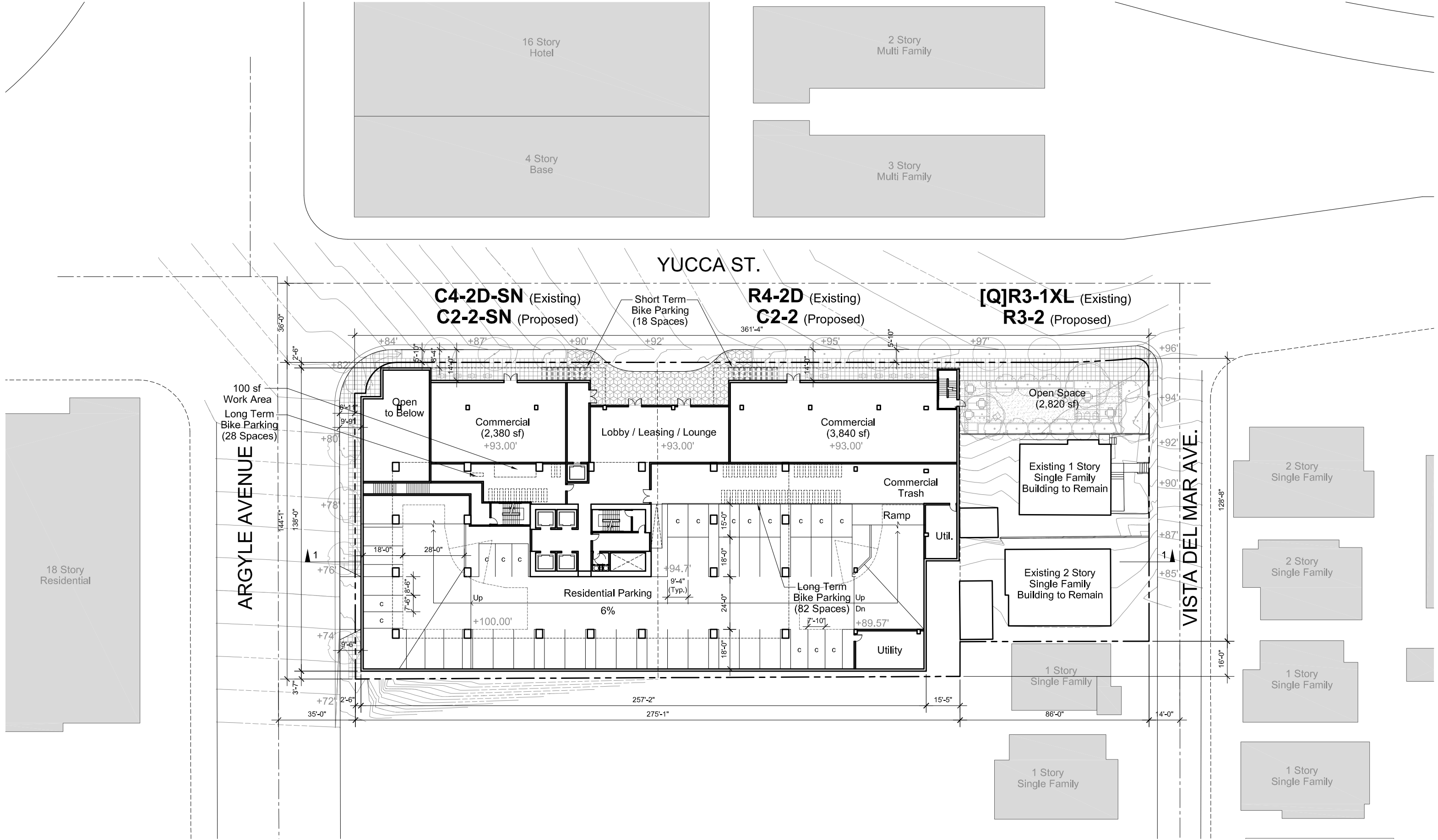
PARTNER
Engineering and Science, Inc.

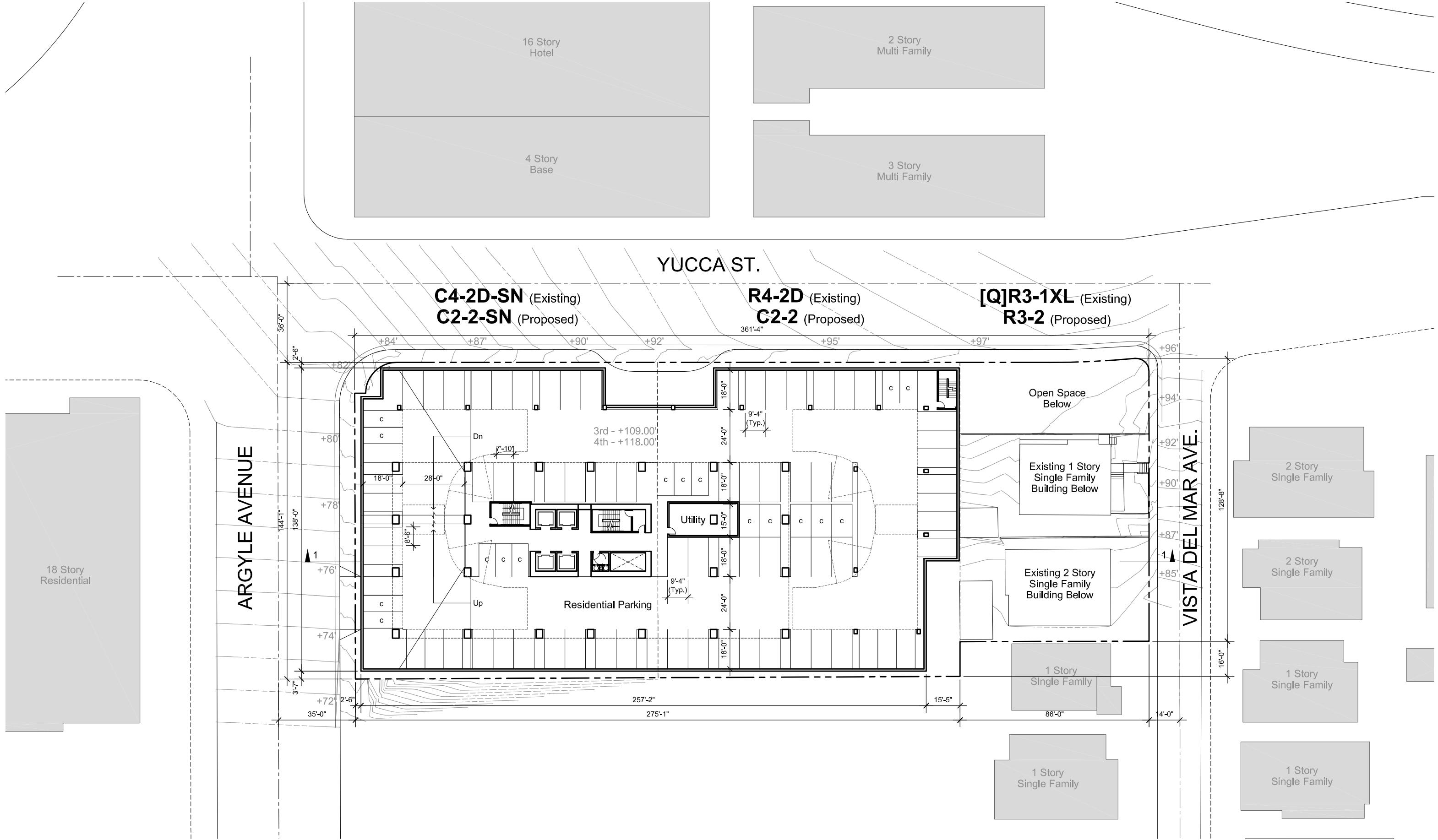
1761 E. GARRY AVENUE
SANTA ANA, CA 92705
T 949-930-9095
cdaniels@partneresi.com











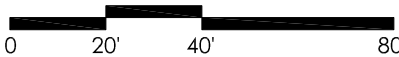
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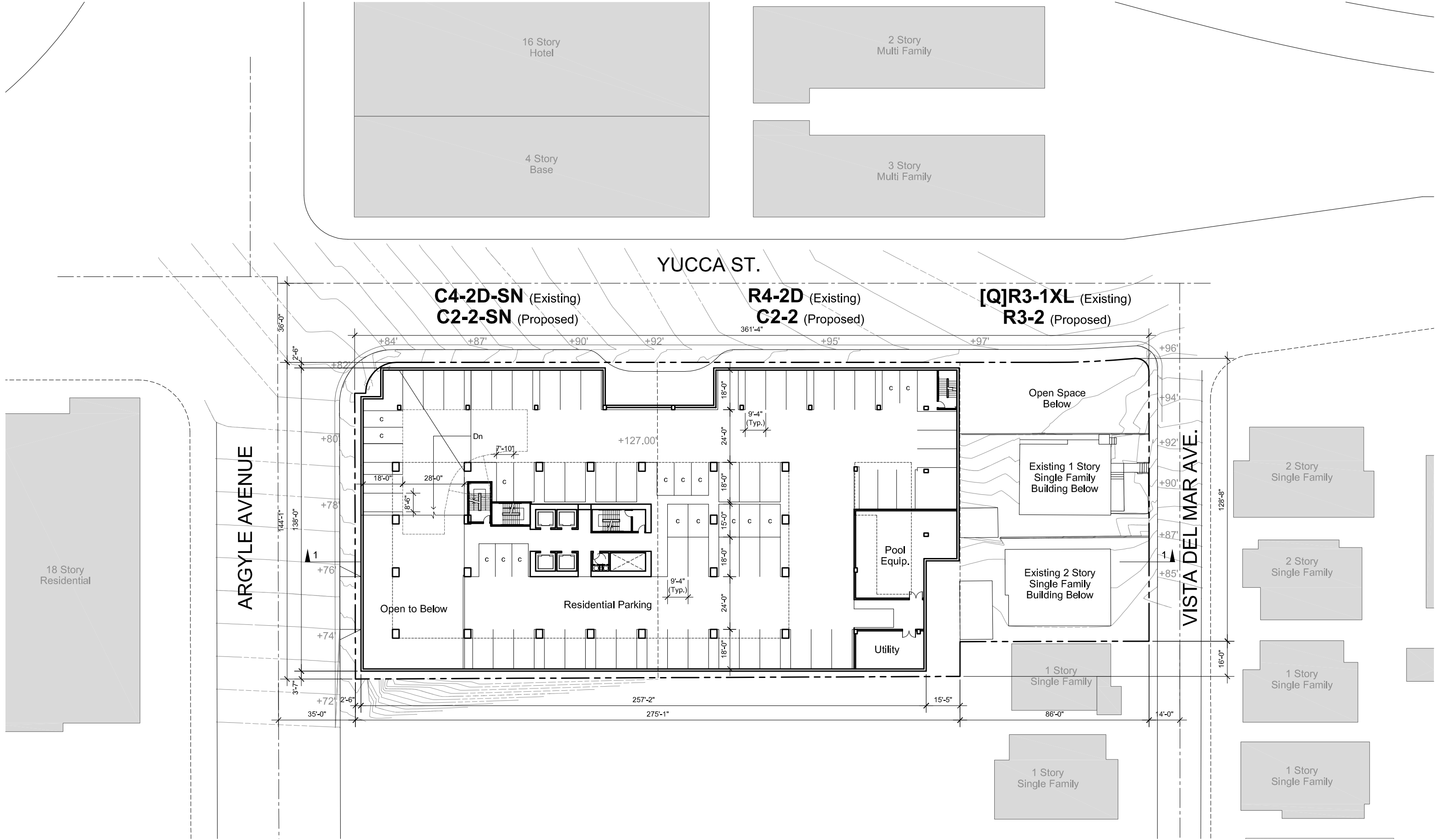


scale: 1" = 40'-0"



A1.04

3RD -4TH LEVEL PLAN



6220 WEST YUCCA Los Angeles, CA 90028 (APN 5546-031-007, -008, -027, -031)

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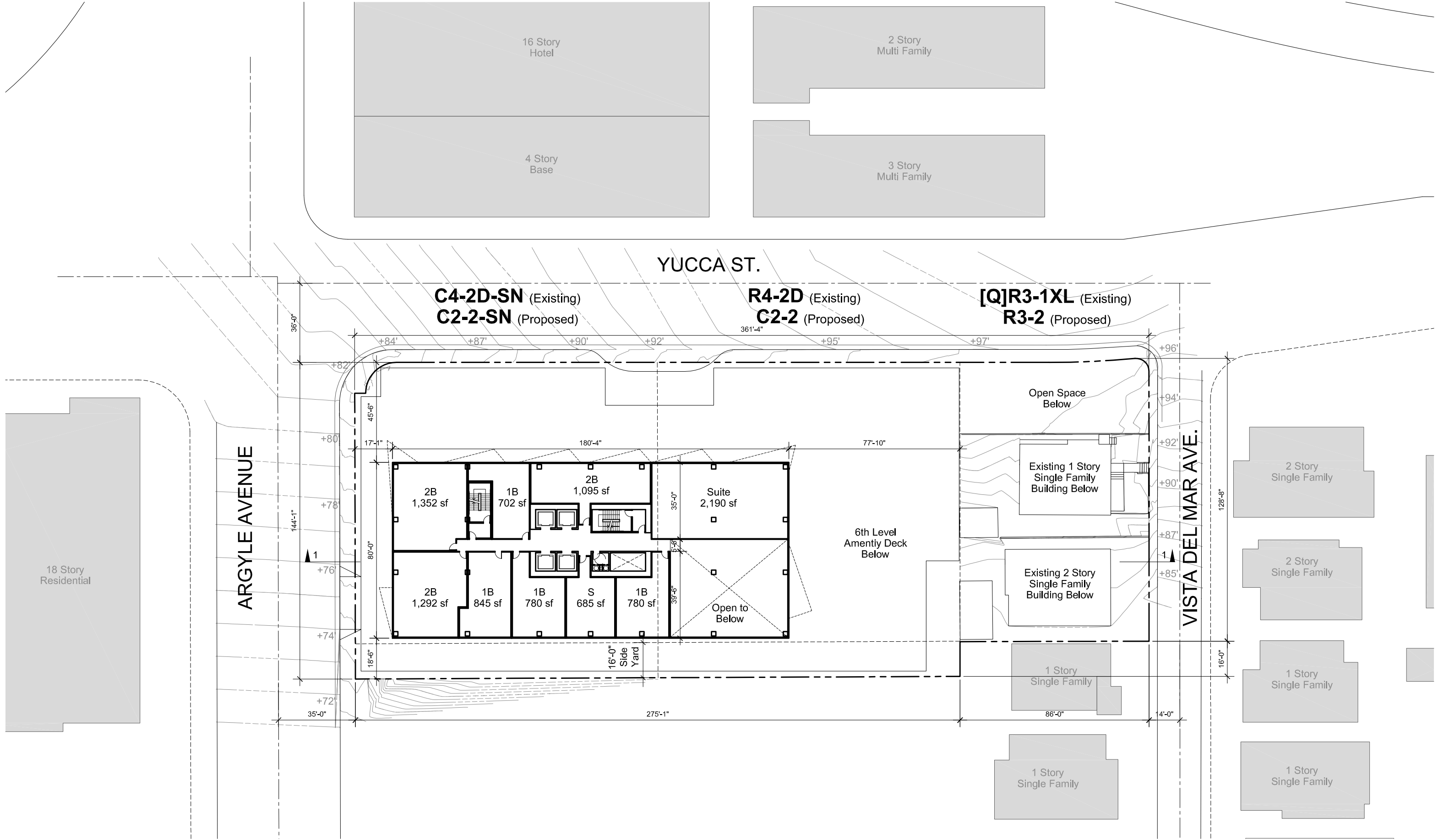


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5TH LEVEL PLAN

A1.05



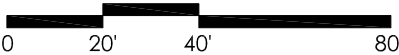
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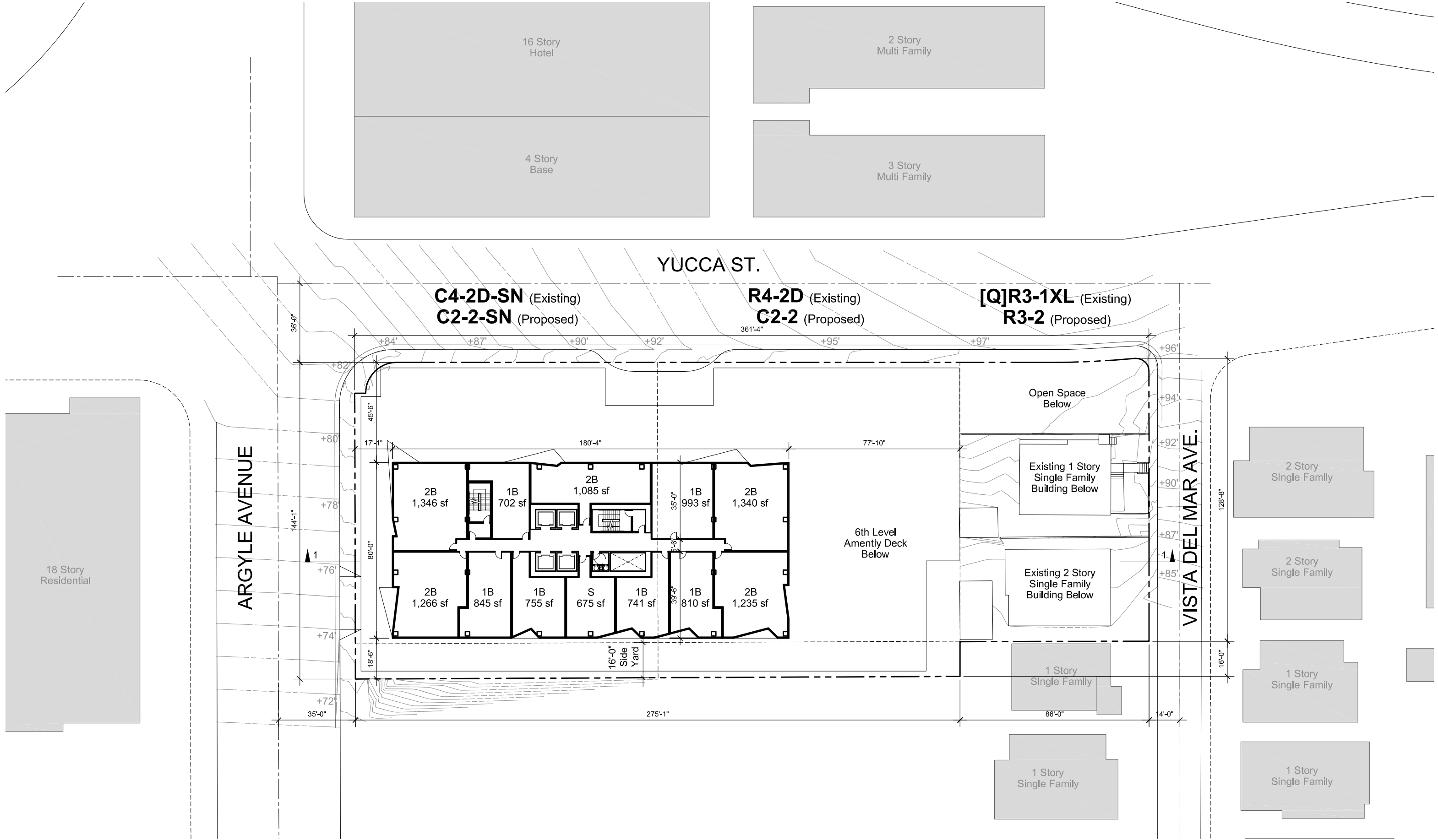


scale: 1" = 40'-0"



7TH LEVEL PLAN

A1.07



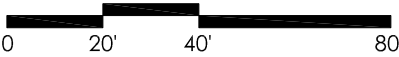
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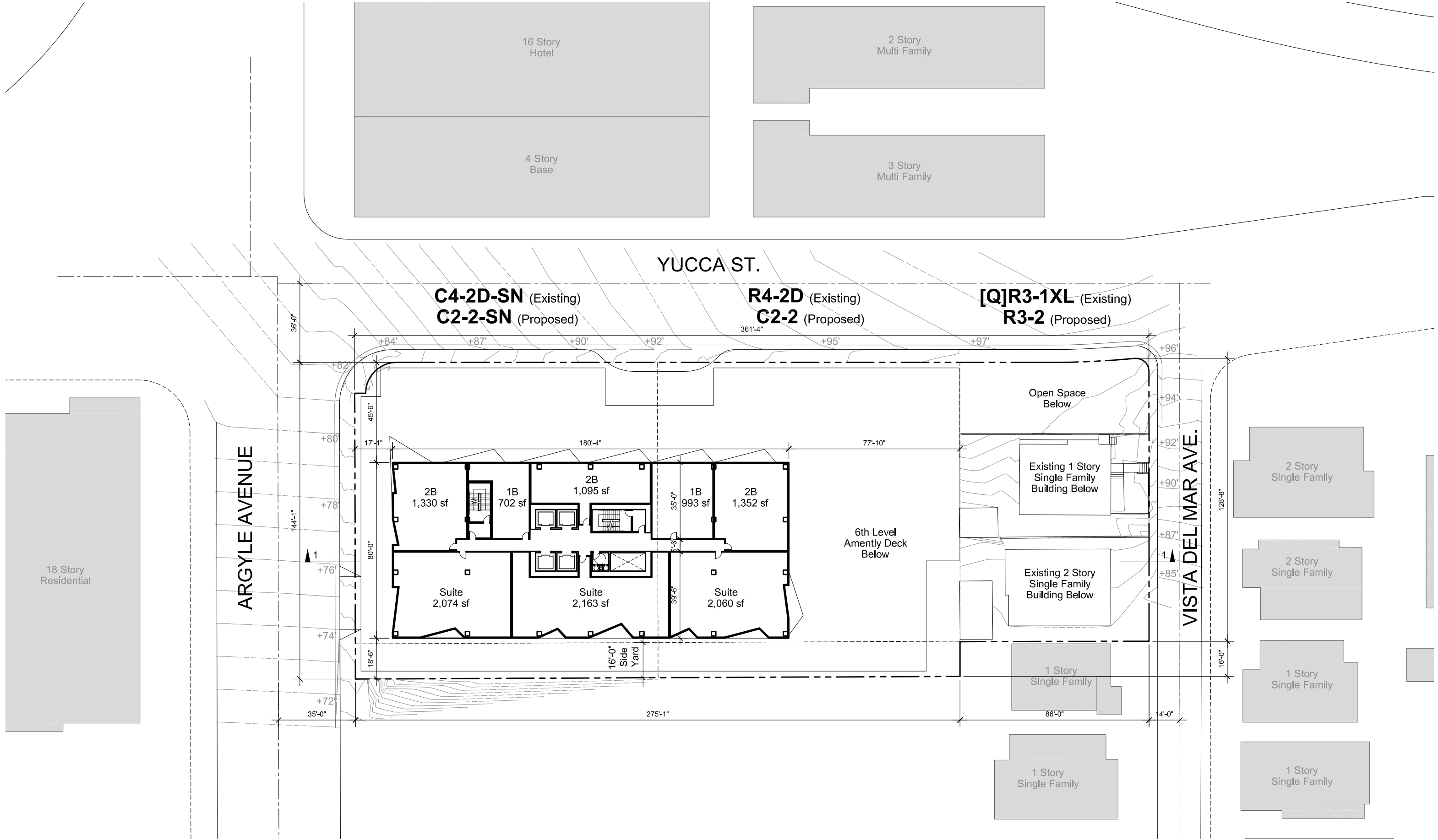


scale: 1" = 40'-0"



A1.08

8TH - 26TH LEVEL PLAN



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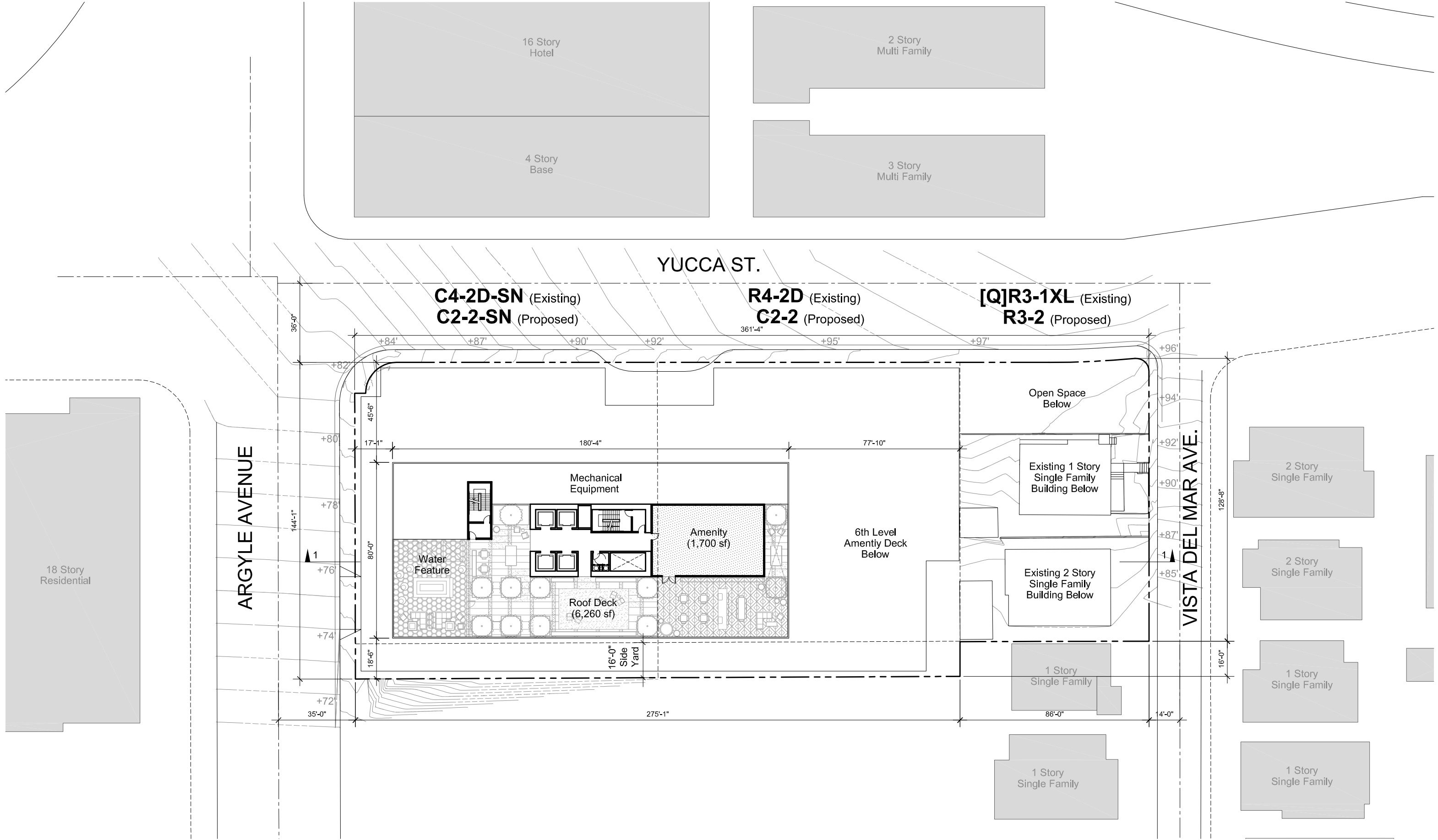


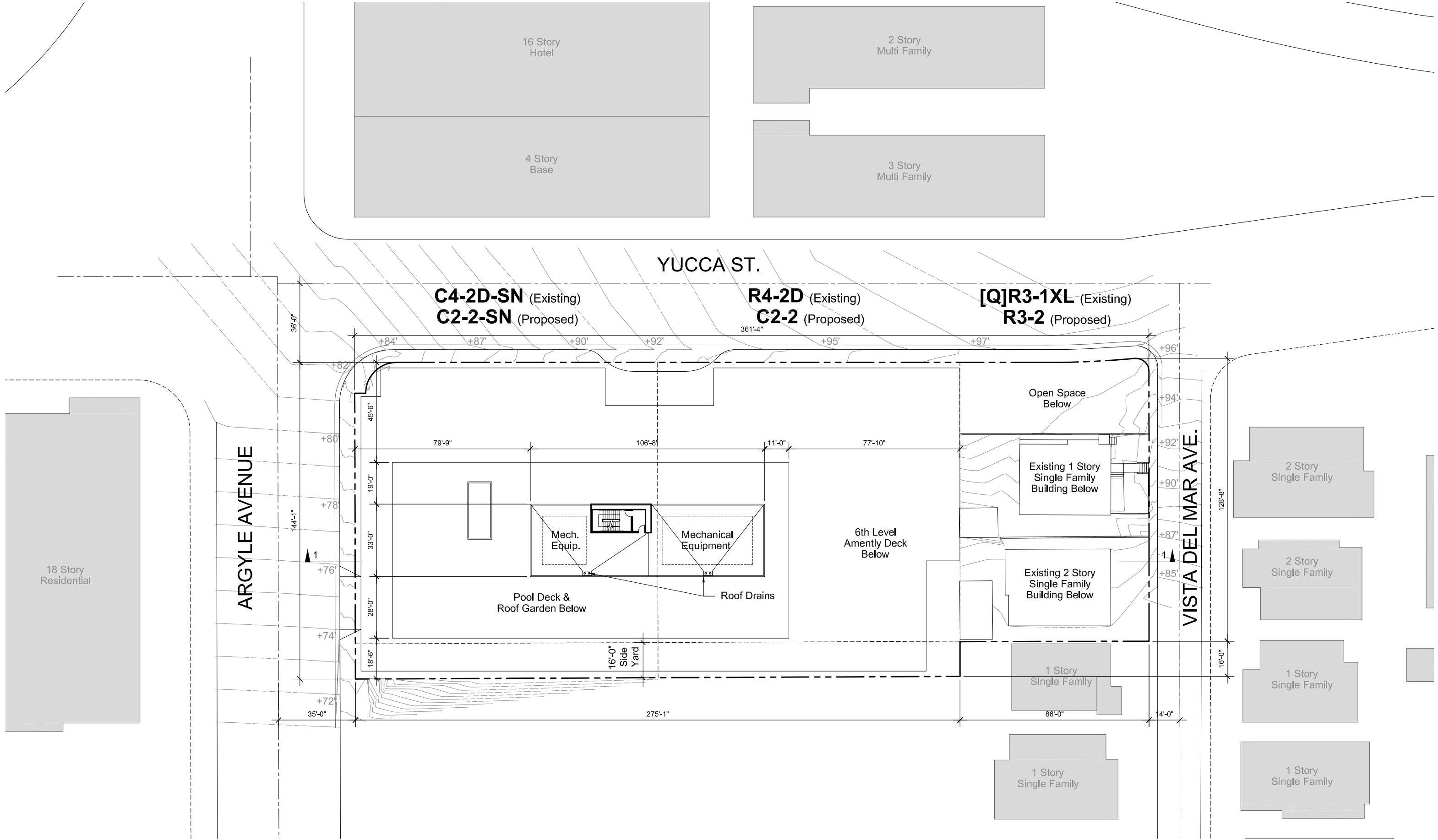
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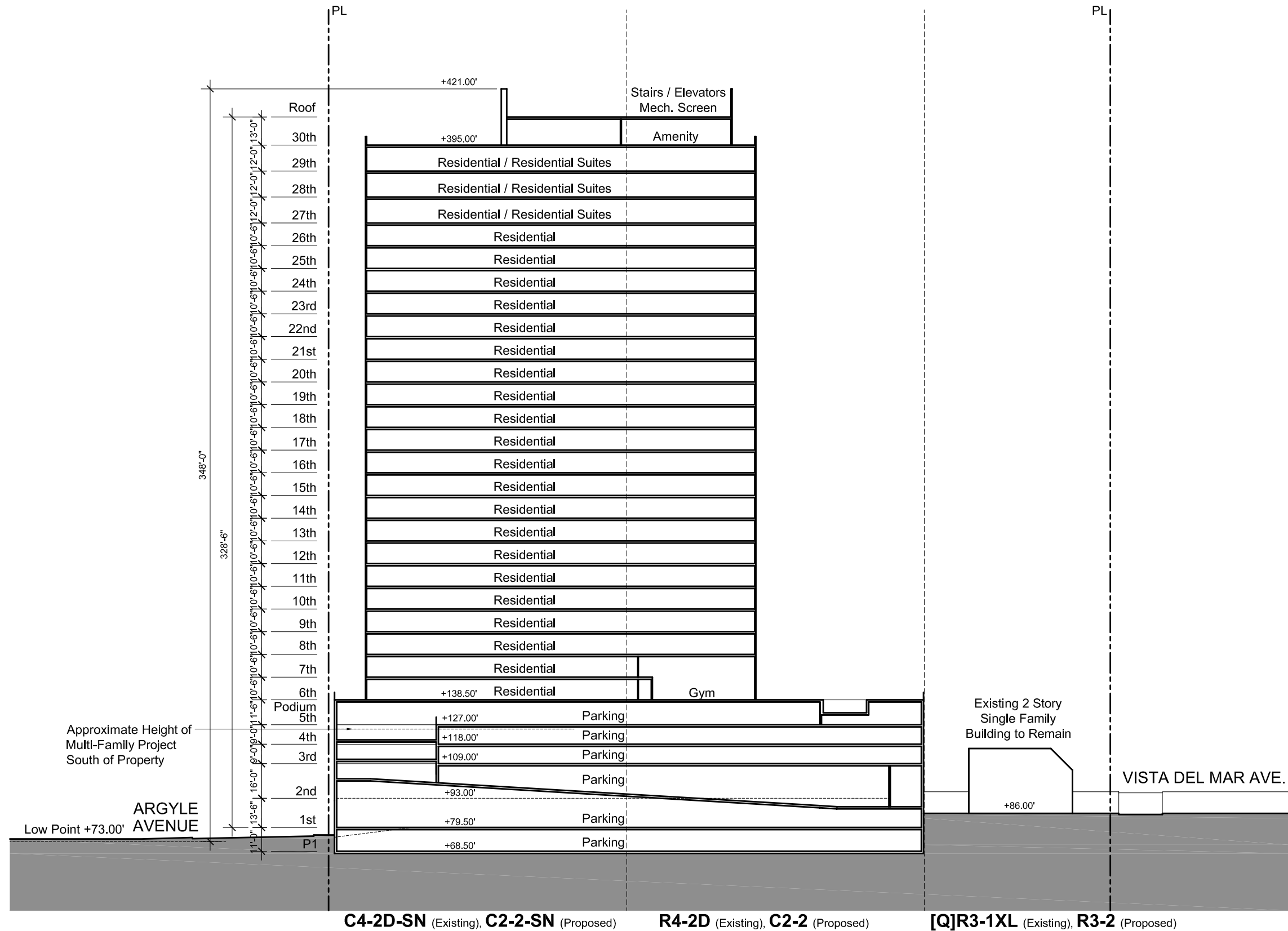


27TH - 29TH LEVEL PLAN

A1.09



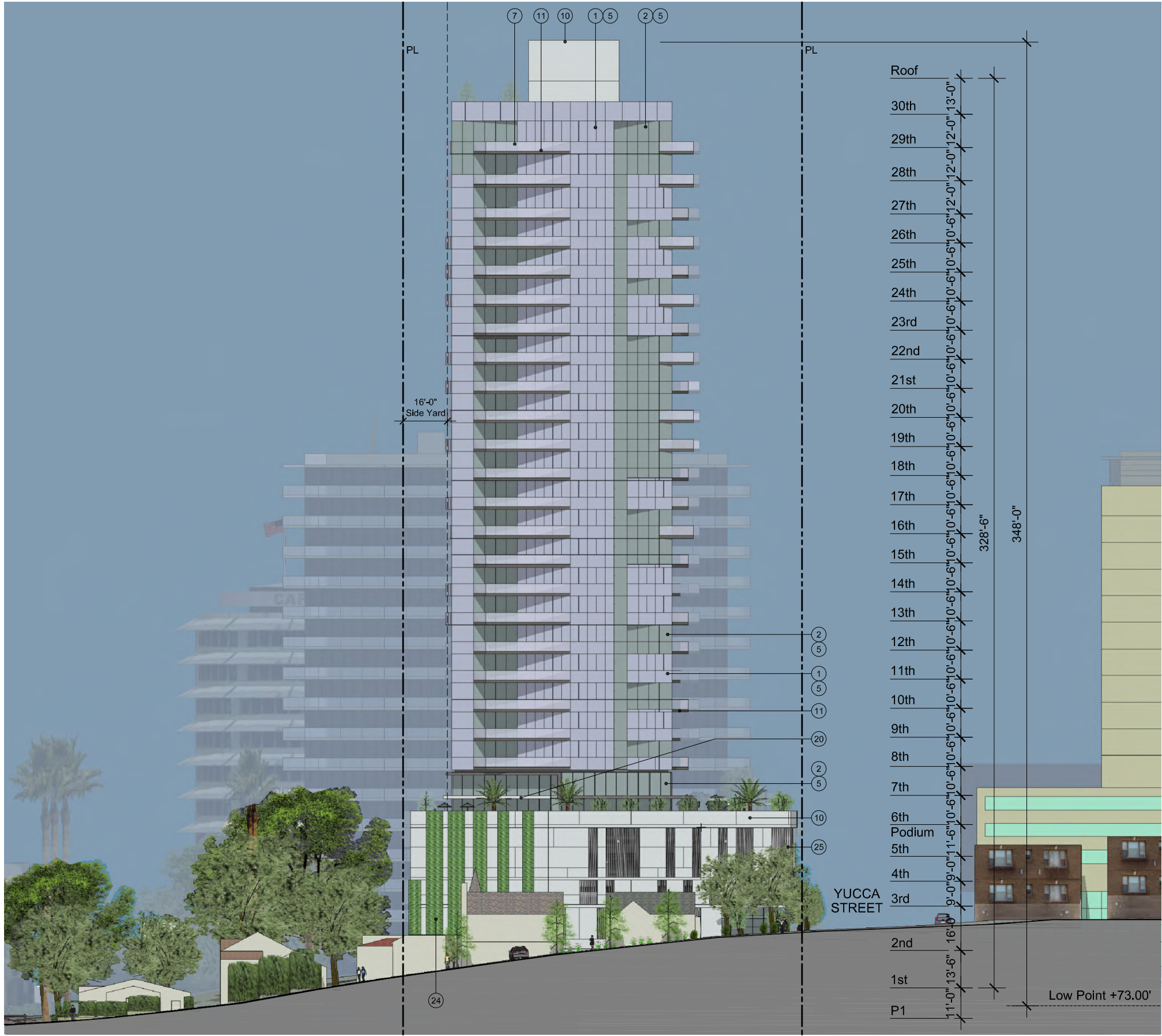


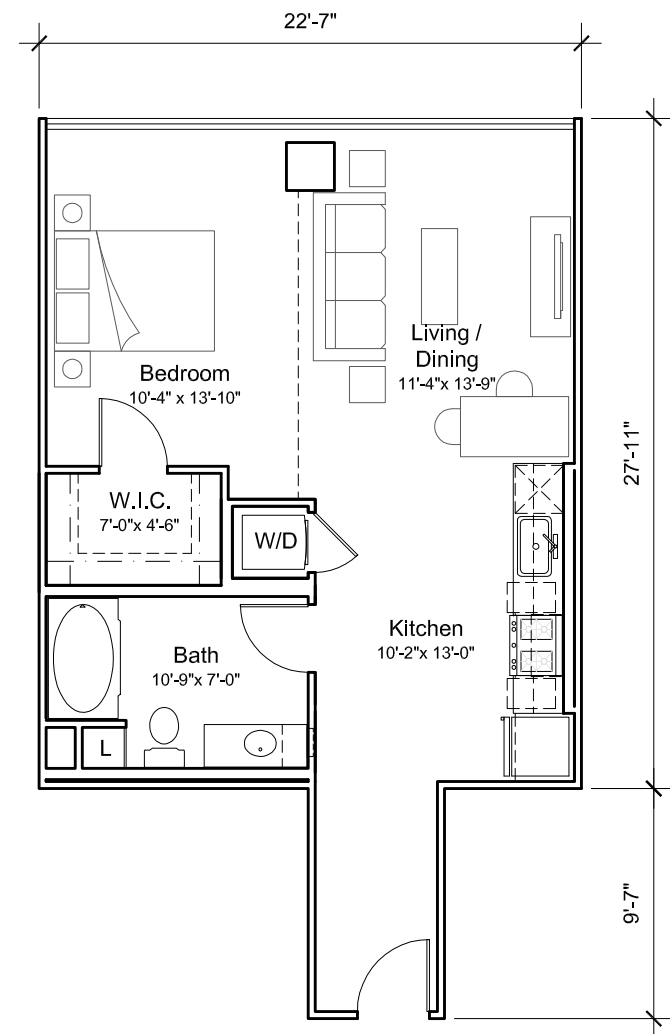




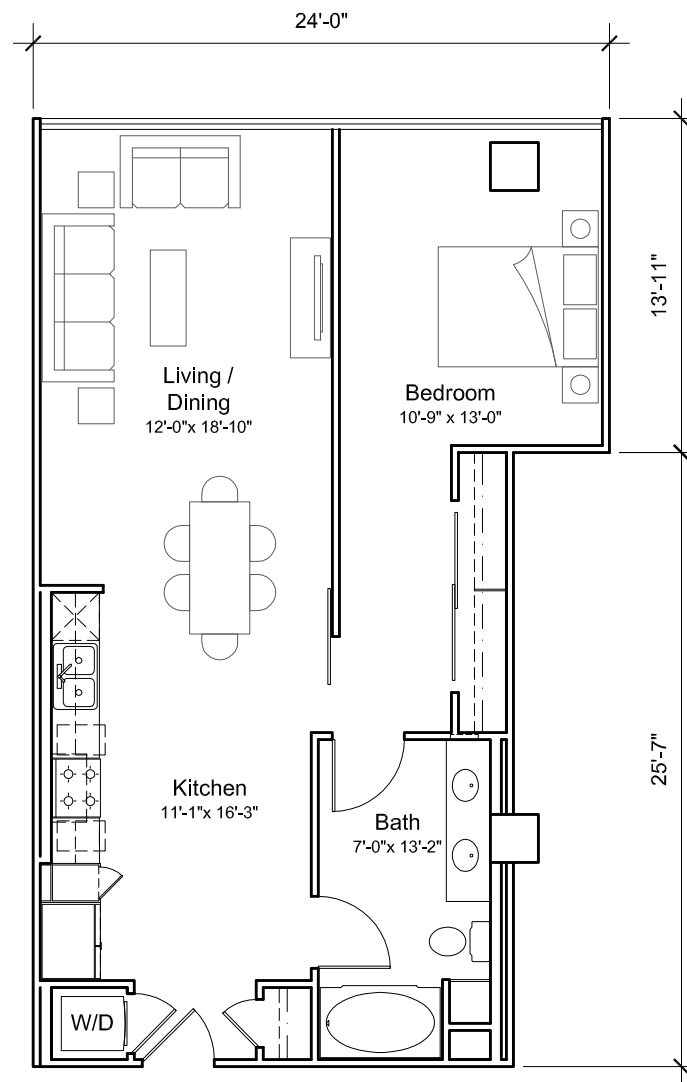
MATERIALS LEGEND

- ① Glass #1
- ② Glass #2
- ④ Spandrel Glass
- ⑤ Aluminum Window
- ⑦ Glass Rail
- ⑩ Panel #1
- ⑪ Panel #2
- ⑫ Metal Canopy #1
- ⑬ Metal Canopy #2
- ⑭ Vines
- ⑮ Metal Screen

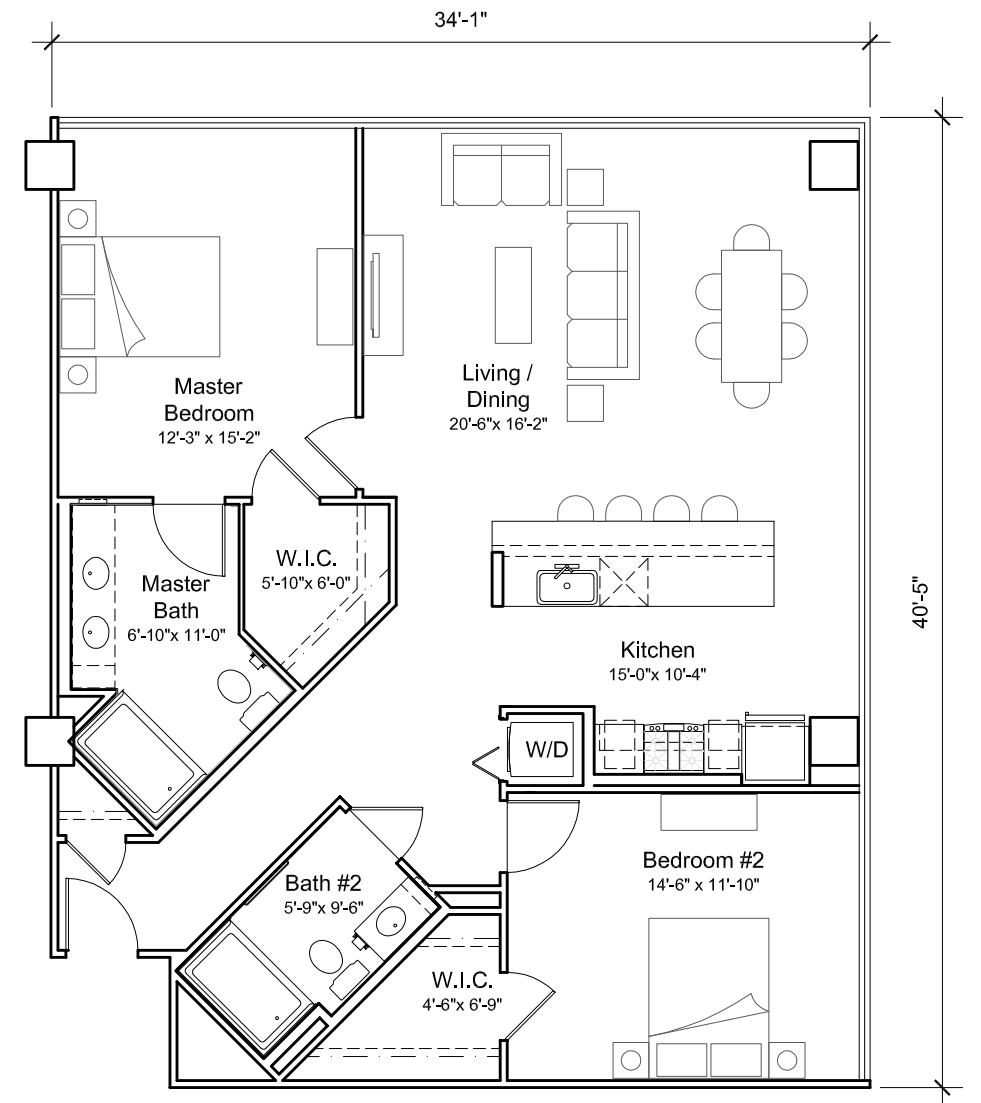




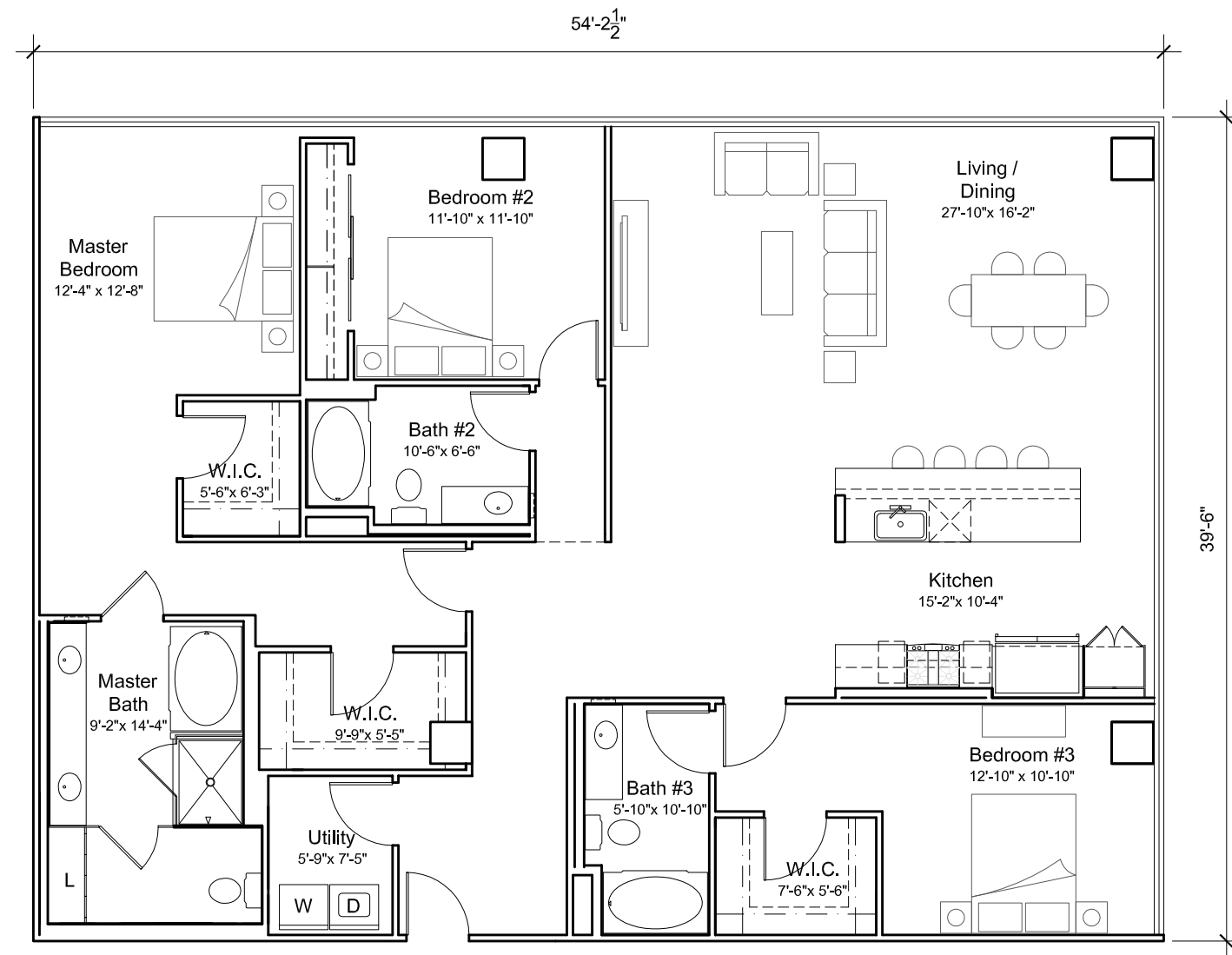
Unit S 685 sf
1 bed / 1 bath flat



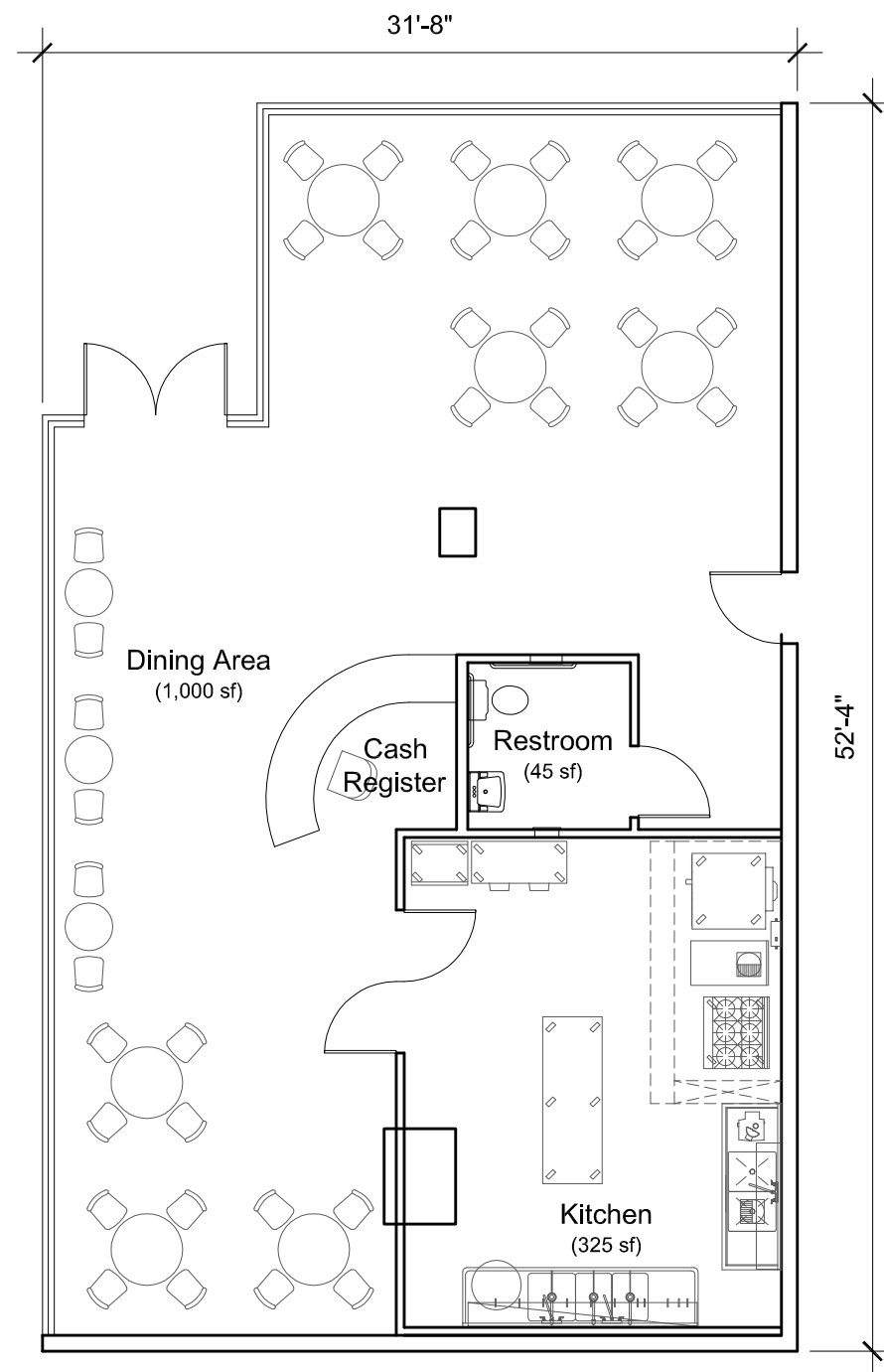
Unit 1B 845 sf
1 bed / 1 bath flat



Unit 2B 1,352 sf
2 bed / 2 bath flat



Suite 2,142 sf
3 bed / 3 bath suite



Restaurant (1st Level) **1,540 sf**
±80 Seats





North Enlarged Elevation 1



North Enlarged Elevation 2



West Enlarged Elevation

10" ROUND DOWNLIGHT – HORIZONTAL LAMP

PH10

SUBMITTAL:

JOB:

TYPE: VOLTAGE:

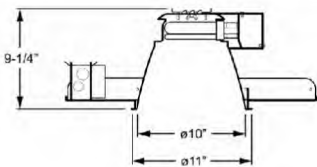
EXAMPLE

PH10 - 2 42T - CS - OPTIONS - EB2 - UNV

SERIESNUMBER WATTAGE/TYPEREFLECTOR FINISHOPTIONSBALLAST TYPEVOLTAGE

FEATURES

- Self-flanged aluminum reflector prevents light leaks and is available in assorted colors.
- Horizontal lamp and reflector offer low glare and focused distribution for use in high-ceiling applications.
- Sturdy one-piece pan construction.
- Adjustable hanger brackets with bar hangers standard.
- Easy-access, 14-gauge galvanized steel junction box with two snap-on covers.
- This fixture is proudly made in the USA.



SPECIFICATIONS

Housing – 20-gauge, die-formed, galvanized steel pan/plaster frame.
Reflector – Low-iridescent aluminum. Clear semi-specular (CS) finish standard.
Electrical – Electronic ballast. Prewired at factory for easy field installation.
Mounting – Recessed. Pan size: 17" x 23"
Ceiling cutout: 10-5/8"
Cutout with SCA: 13-3/4"
Labels – UL/CUL listed for through-branch circuit wiring and dry or damp locations. UL/CUL listed for wet location under covered ceiling when specified with ___/C73 or ___/CGS option.

LAMP BASE DATA	
Wattage	Base
18Q	G24q-2
26Q	G24q-3
32T	GX24q-3
42T	GX24q-4
57T	GX24q-5
57QBX	GX24q-5

ORDERING INFORMATION

SERIES	
PH10	10" Round Downlight- Horizontal Lamp

LAMP OPTIONS	
# OF LAMPS	WATTAGE/TYPE
1	32T, 42T, 57T ¹ , or 57QBX ²
2	18Q, 26Q, 32T, 42T, 57T ¹ , or 57QBX ²
3 ³	18Q or 26Q ³

REFLECTOR FINISH	
CS	Clear semi-specular (standard)
SPC	Clear specular
CG	Champagne gold
GD	Gold
PW	Pewter
SG	Satin-glow
STR	Straw
WT	Wheat

OPTIONS	
For EM and EM/ITS ballast options, see Downlighting Information section.	
F	Fuse (must specify voltage)
MWT	Matte white trim
CCEA ³	Chicago plenum (CP) ³
MB	Micro-baffle
WW	Wall wash (not available with AC or MB)

OPTIONS (Continued)	
AC/C73	Accent cone with clear prismatic tempered glass lens
AC/CGS ⁴	Accent cone with clear glass lens ⁴
MB/C73	Micro-baffle with clear prismatic tempered glass lens
MB/CGS ⁴	Micro-baffle with clear glass lens ⁴
LD	Luminous disk
LDO	Luminous disk open
LR	Luminous ring
SCA ___ ⁵	Sloped Ceiling Adapter (Specify degree of slope in 5° increments, 10°-30°. SCA increases fixture height, see Downlighting Information for details.)

BALLAST TYPE	
EB1	1-lamp electronic ballast
EB2	2-lamp electronic ballast
EB2/1	(1) 2-lamp and (1) 1-lamp electronic ballast
EBD1* ___ ⁵	1-lamp electronic dimming ballast (120V or 277V only, must specify) ⁵
EBD2* ___ ⁵	2-lamp electronic dimming ballast (120V or 277V only, must specify) ⁵
EBD2/1* ___ ⁵	(1) 2-lamp and (1) 1-lamp electronic dimming ballast (120V or 277V only, must specify) ⁵

VOLTAGE (Must specify)	
120	120V
277	277V
UNV	120-277V

- Compatible with Cesium Sylvania 57W triple tube lamp(s).
- Compatible with GE 57W quad bi-x lamp(s).
- CCEA is not available with 3-lamp fixture.
- Acrylic or polycarbonate lens options also available.
- Must specify manufacturer. See Downlighting Information section for dimming ballast options.

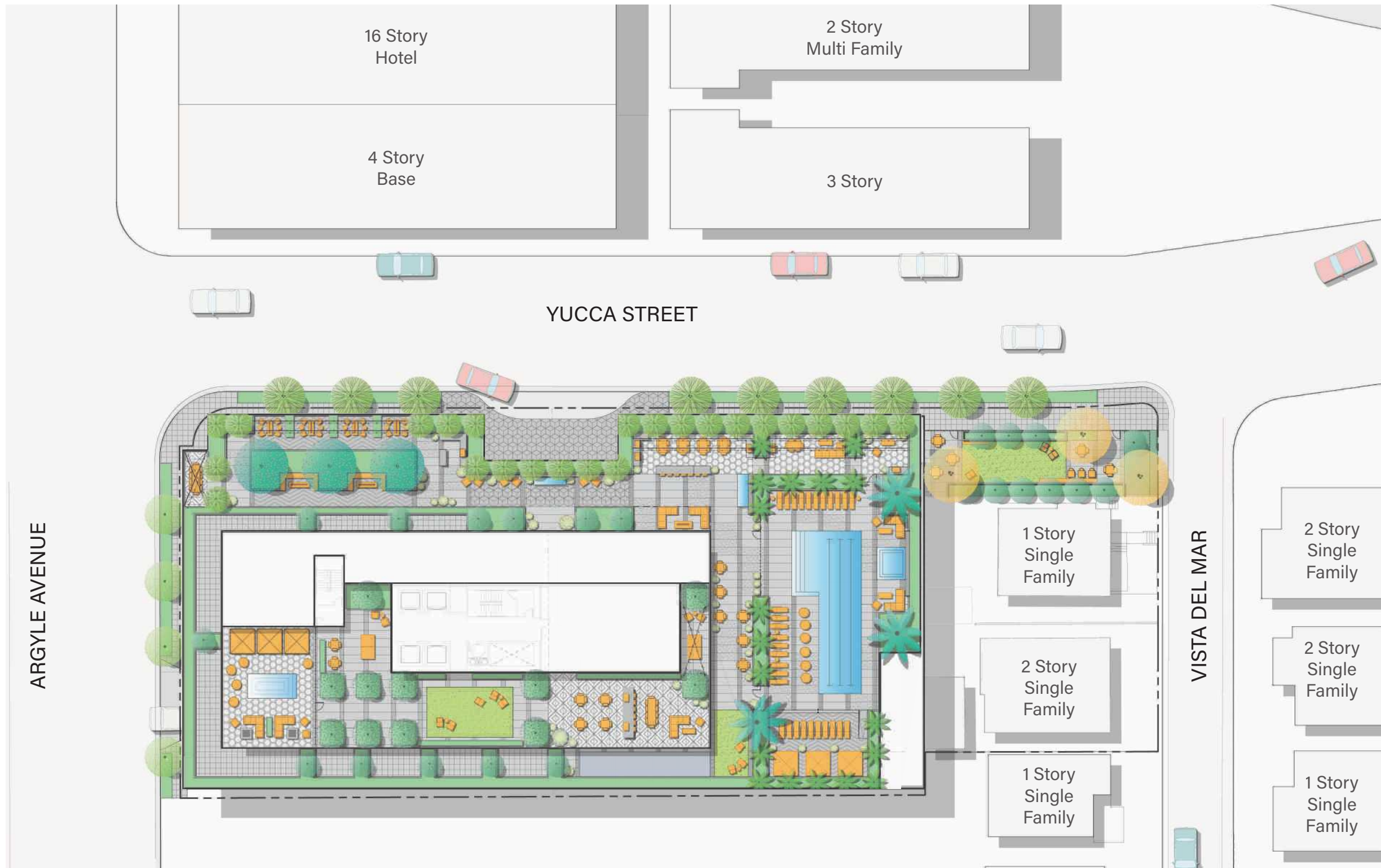
Recessed Down Light



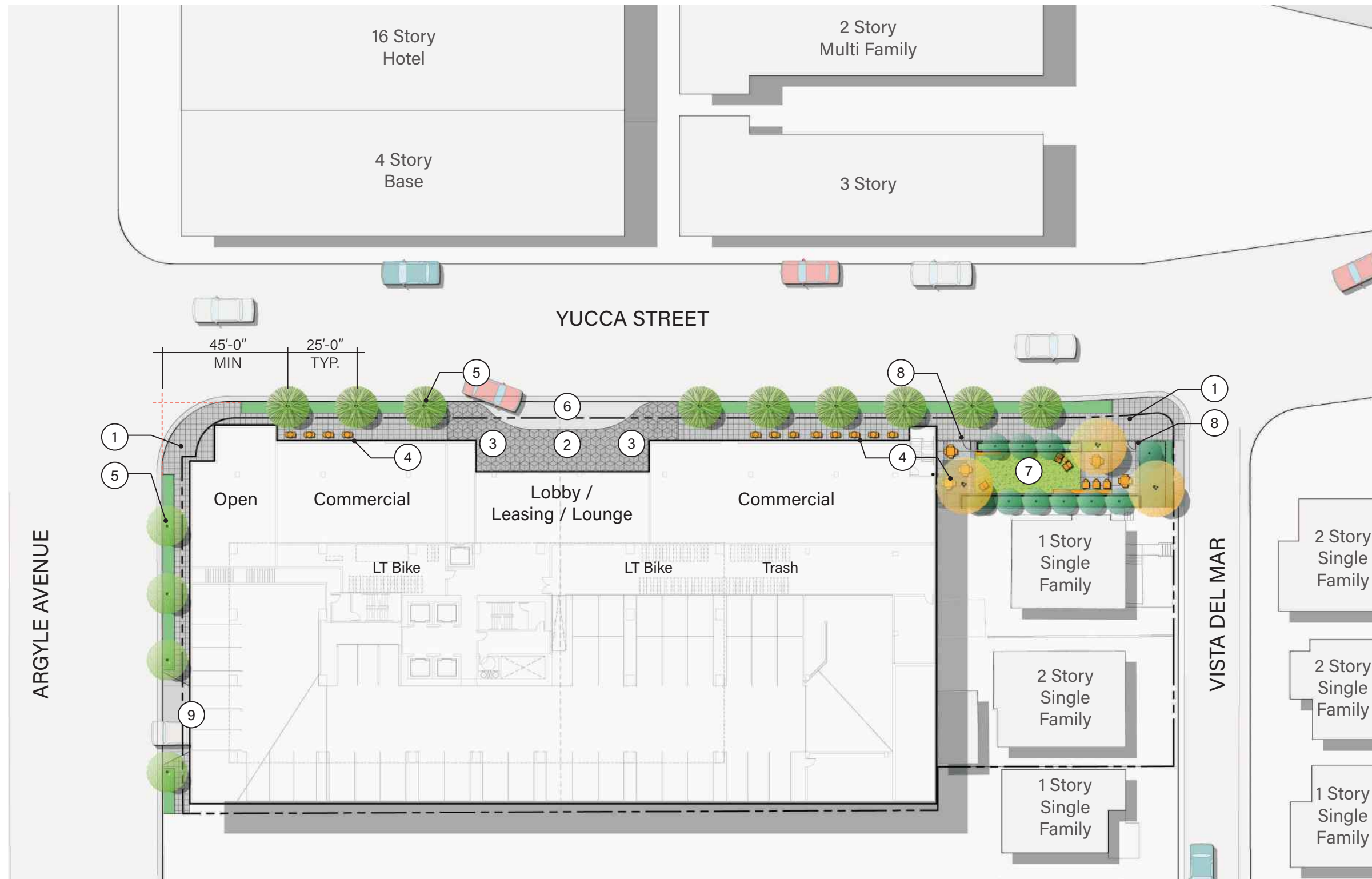
Poseidon Damp location wall washer, for use in covered installations

Finish:	Certification: Wall only Damp Location CUL						
Model	Wattage	Type	Base	Lumen	Kelvin	Dimensions	Back-Plate
20444-___	2Lt x 60w	A-19	E-26			H 12" Ext 6.9"	D 4.75" H .5"
C20444 ___ EN1213BS	2Lt x 13w	Spiral	GU-24	1800Lm	2700k	H 12" Ext 6.9"	D 4.75" H .5" Lamps

Wall Mounted Sconce



NOTE: Refer to Sheet L5.00 for all
Planting and Open Space Information



Legend

- ① Scored Concrete Sidewalk
- ② Decorative Paving
- ③ Short Term Bike Parking, Typ.
- ④ Outdoor Tables
- ⑤ Street Tree in 4' Wide Parkway, Typ.
- ⑥ Vehicle Drop Off
- ⑦ Open Space
- ⑧ Security Fence and Gate
- ⑨ Parking Garage Entry

Tree Legend

-  *Koelreuteria bipinnata*
Chinese Flame Tree
-  *Tristania confertus*
Brisbane Box
-  *Podocarpus gracilior*
Fern Pine
-  *Plantanus racemosa*
California Sycamore

NOTE: Refer to Sheet L5.00 for all Planting and Open Space Information

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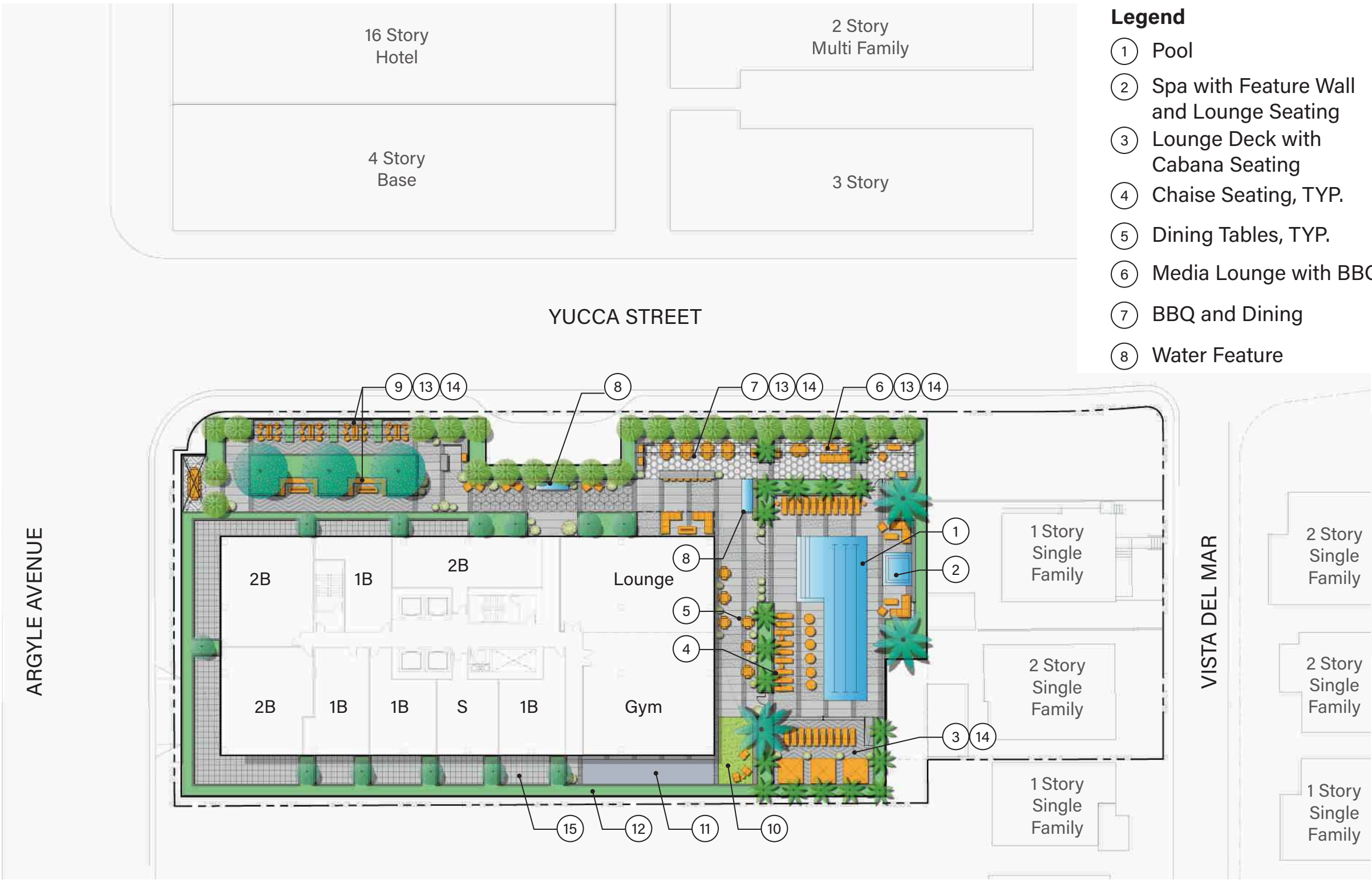
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GROUND LEVEL (2ND LEVEL) PLAN

L2.00





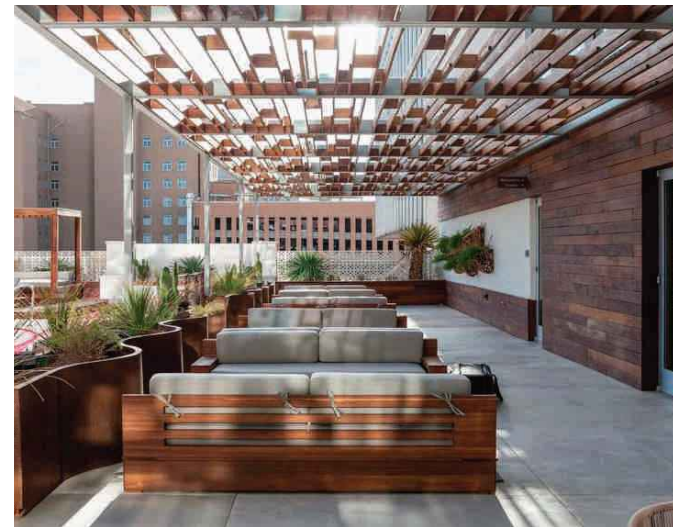
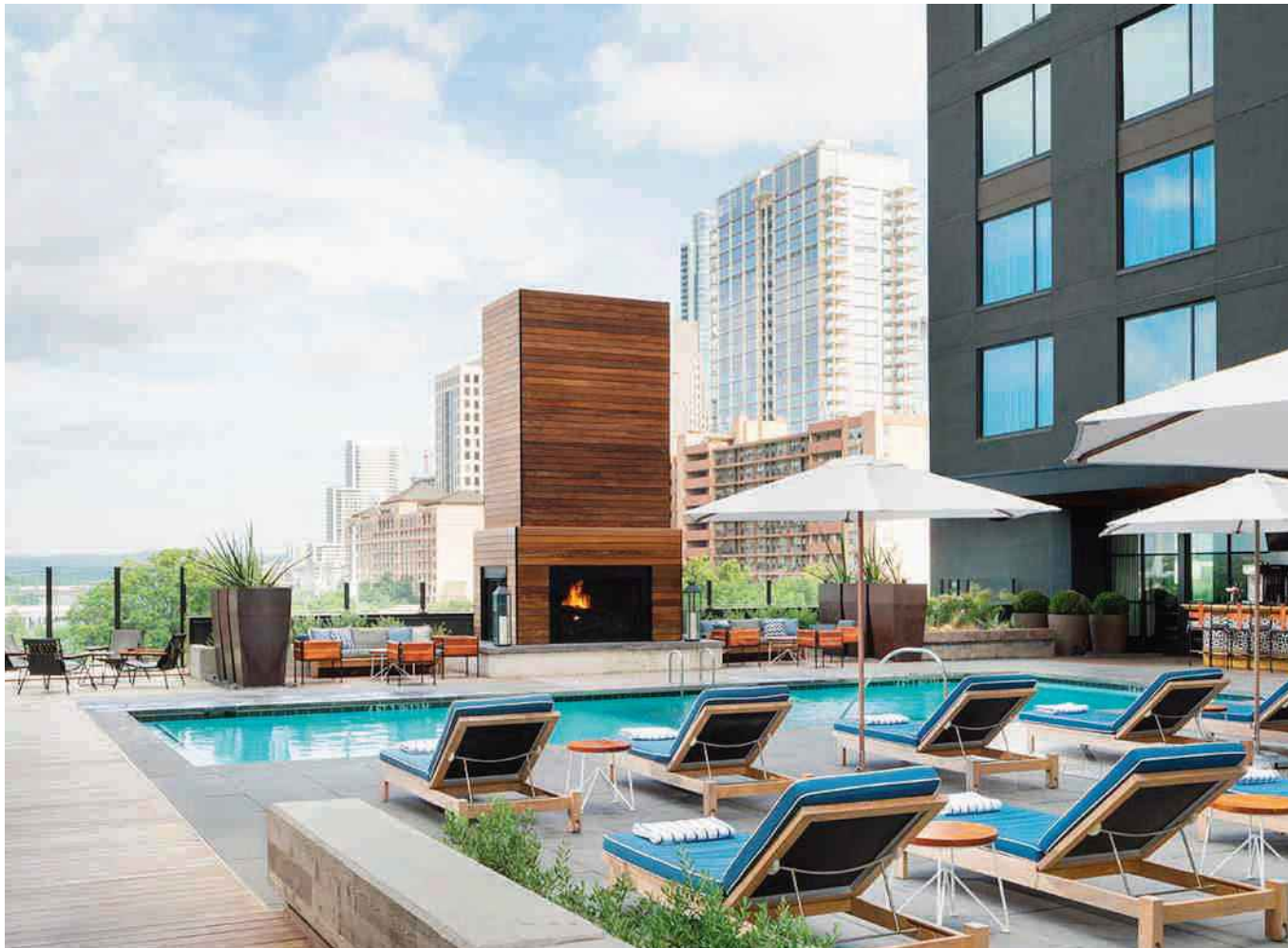
Legend

- ① Pool
- ② Spa with Feature Wall and Lounge Seating
- ③ Lounge Deck with Cabana Seating
- ④ Chaise Seating, TYP.
- ⑤ Dining Tables, TYP.
- ⑥ Media Lounge with BBQ
- ⑦ BBQ and Dining
- ⑧ Water Feature
- ⑨ Fire Pit and Lounge Seating
- ⑩ Lawn Panel (Flexible Use)
- ⑪ Fitness Deck with Rubberized Surface
- ⑫ Raised Planter, TYP.
- ⑬ Festoon Lighting
- ⑭ Decorative Paving
- ⑮ Private Patio, TYP.

Tree Legend

- Parkinsonia 'Desert Museum'
- Desert Museum Palo Verde
- Phoenix dactylifera
- Date Palm
- Podocarpus gracilior
- Fern Pine
- Prosopis alba 'Colorado'
- Thornless Argentine Mesquite
- Washingtonia filifera
- California Palm

NOTE: Refer to Sheet L5.00 for all Planting and Open Space Information



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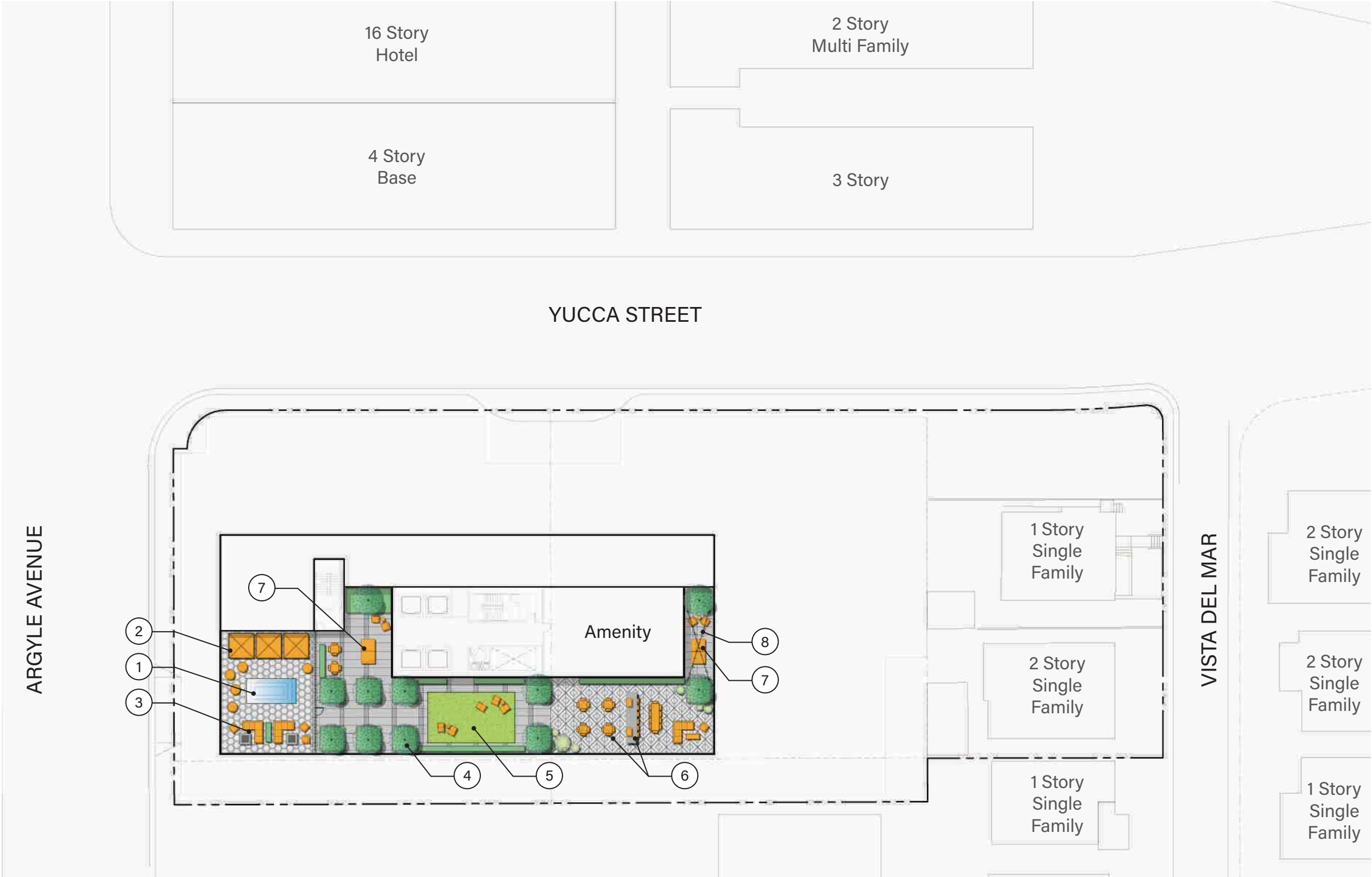
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AMENITY DECK (6TH LEVEL) IMAGERY

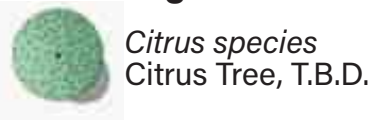
L3.01



Legend

- ① Water Feature
- ② Cabana Seating
- ③ Firepit and Lounge Seating
- ④ Lightweight Planter, TYP.
- ⑤ Lawn Panel (Flexible Use)
- ⑥ BBQ and Dining
- ⑦ Game Table
- ⑧ Festoon Lighting

Tree Legend



NOTE: Refer to Sheet L5.00 for all Planting and Open Space Information





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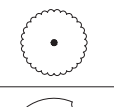

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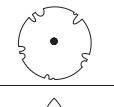
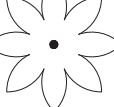
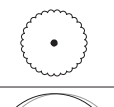


ROOF DECK (30TH LEVEL) IMAGERY

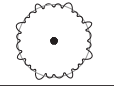
L4.01

OPEN SPACE REQUIRED = 30,400 SF
OPEN SPACE PROVIDED = 30,400 SF
TOTAL LANDSCAPED AREA = 7,610 SF
% OF LANDSCAPED COMMON OPEN SPACE = 25%

REFER TO ARCHITECTURAL SHEET A0.00 - PROJECT SUMMARY, FOR TOTAL OPEN SPACE INFORMATION.		
	DESCRIPTION	SQUARE FOOTAGE
	COMMON OPEN SPACE (EXTERIOR)	16,190 SF
	COMMON OPEN SPACE (LANDSCAPED)	7,610 SF
	COMMON OPEN SPACE (INTERIOR AMENITY)	5,850 SF
	PRIVATE OPEN SPACE (REFER TO ARCHITECT)	750 SF

2ND LEVEL: TREES SUCH AS:					
SYMBOL	NAME	QTY	SIZE	MATURE CANOPY DIA. SIZE	WATER USE
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	9	24" BOX STD	25'-45'	LOW
	PLATANUS RACEMOSA ** CALIFORNIA SYCAMORE	3	24" BOX STD	30'-50'	MEDIUM
	PODOCARPUS GRACILIOR FERN PINE	10	24" BOX STD	25'	MEDIUM
	TRISTANIA CONFERTUS BRISBANE BOX	4	24" BOX STD	25'-35'	LOW

6TH LEVEL: TREES SUCH AS:					
	PARKINSONIA 'DESERT MUSEUM'** DESERT MUSEUM PALO VERDE	24	24" BOX STD	20'-25'	VERY LOW
	PHOENIX DACTYLIFERA DATE PALM	3	12' BTH	30'-40'	LOW
	PODOCARPUS GRACILIOR FERN PINE	12	24" BOX STD	15	MEDIUM
	PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	3	24" BOX STD	25'-40'	LOW
	WASHINGTONIA FILIFERA ** CALIFORNIA PALM	18	12' BTH	3'-6'	LOW

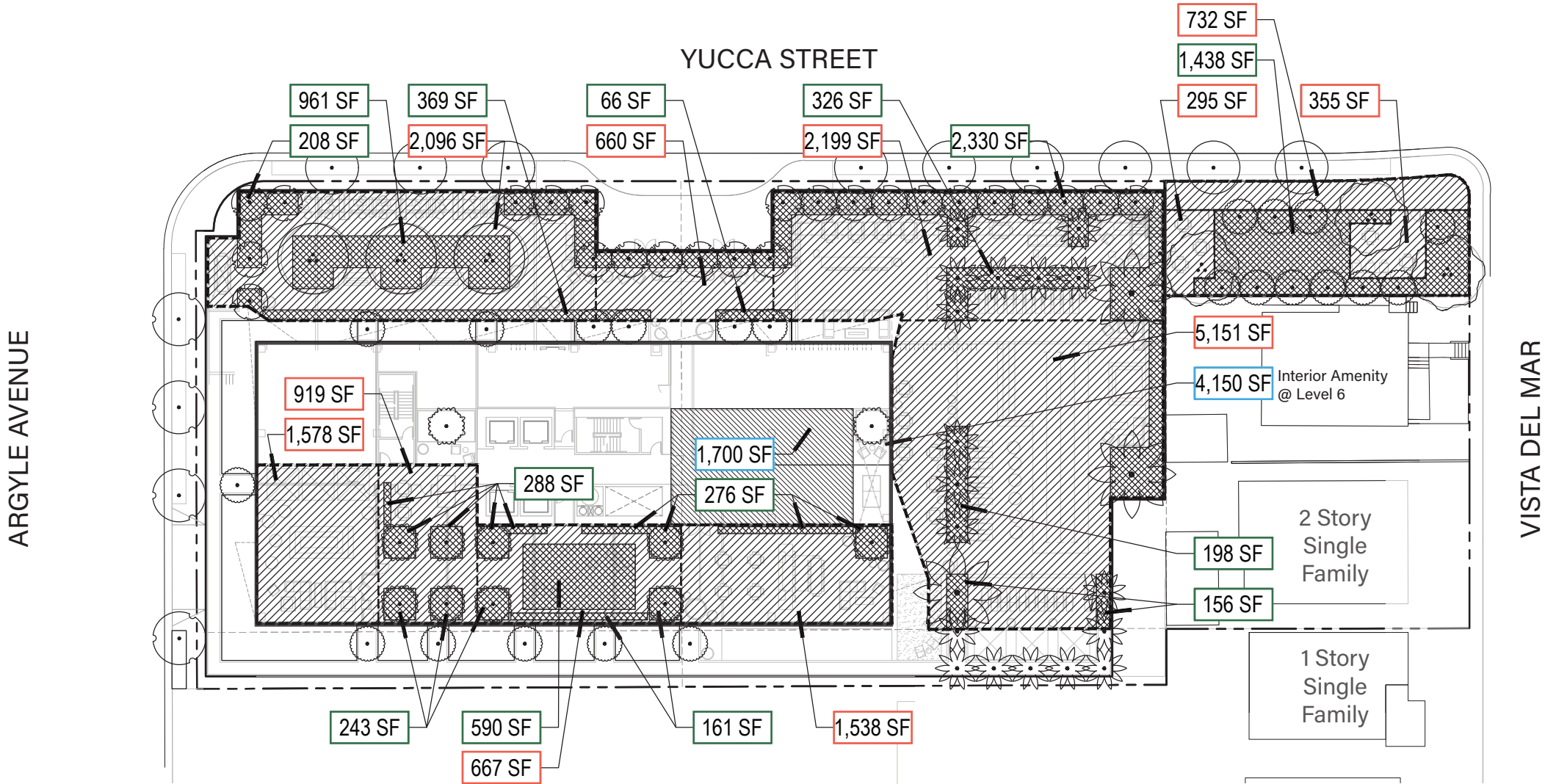
30TH LEVEL: TREES SUCH AS:					
	CITRUS SP. TBD	11	24" BOX STD	15	MEDIUM

** INDICATES TREE SELECTION IS A CALIFORNIA NATIVE

TREES REQUIRED = 68 TREES

TREES PROVIDED = 76 TREES (24" BOX MIN.)

NOTE: ABOVE TREE TOTAL DOES NOT INCLUDE PALMS.





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PLANTING IMAGERY

L5.01