

PLAN KEYNOTES

- 01 POWER POLE
- 04 STREET TREE AND TREE WELL, SEE LANDSCAPE DWGS, TYP.
- 22 100 SF MIN BICYCLE WORKSPACE RECD
- 23 ROLL UP DOOR WITH KEYLESS SECURITY ENTRY SYSTEM, RECYCLING AREA IS AVAILABLE TO RESIDENTS & EMPLOYEES, SECURED FROM UNAUTHORIZED PUBLIC ENTRY LAMC 12.21.A.19.6.10.
- 24 REQUIRED BICYCLE PARKING IS LOCATED 180'-10" FROM BUILDING B (WITHIN 200' PER LAMC 12.21.A.19.6.2.W), BUILDING B RESIDENT BIKE RACKS DESIGNATED, LABELED AND DIRECTLY ACCESSIBLE FROM THE AREA MARKED ON THIS PLAN.
- 35 LOW PLANTING TO MEET LADWP REQUIREMENTS FOR ACCESS CLEARANCE SHALL COMPLY WITH ALTERNATIVE PAVING MATERIAL REQUIREMENTS PER LAMC 12.21.A.6.c.
- 50 VEGETATED PORTIONS OVERLAPPED WITH PROPOSED PARKING STALLS SHALL COMPLY WITH ALTERNATIVE PAVING MATERIAL REQUIREMENTS PER LAMC 12.21.A.6.c.
- 52 DEDICATED AREA FOR BICYCLIST ACCESS, PER LAMC 12.21.A.19.6.2.J, BICYCLIST ACCESS TO BIKE STORAGE THROUGH BUILDING LOBBY.
- 73 5% SLOPE AND 20' LONG RAMP COMPLY WITH DRIVEWAY RAMP TRANSITION PROVIDED PER RIDC 2025-001 FIGURE 11.1A.1; SEE 1/4"=0.00.
- 83 HATCHED AREA EG TO MINIMUM 100SF OF RECYCLING SPACE AS RECD PER LAMC 12.21.A.19.6.2.H.
- 85 WATER METER PULL BOX
- 88 TRAFFIC SIGNAL PULL BOX
- 94 BELL SYSTEM PULL BOX
- 95 FO PULL BOX PER SURVEY, SEE DETAILS A1.02
- 97 E. PANEL, SEE DETAILS A1.02

THE ABOVE SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL BE THE SOLE PROPERTY OF ALBERT GROUP AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL BE DEEMED AS AN ACCEPTANCE OF THESE RESTRICTIONS.

Reviewed By:	
Released Date:	
Reviewed N:	
Released Date:	

- 1 BEDROOM
- ELECTRICAL / UTILITY
- LOBBY
- RECYCLING/TRASH ROOM
- BIKE STORAGE
- LAUNDRY
- PARKING A
- TOILET
- BOH OFFICE
- LEASING OFFICE
- PARKING B
- VERTICAL CIRCULATION
- PROPERTY MANAGER
- LANDSCAPE



**Albert Group**  
 1745 Berkeley St. | Santa Monica, CA 90404



**4900 EAGLE ROCK BLVD.**  
 214-247 WEST YOSEMITE DR., 690-999 AND 692-2820 NORTH  
 EAGLE ROCK AND 12110 WEST FAIR PARK AVE.  
 LOS ANGELES, CA 90041  
 Legal Description: Pl. Lot 46, PPL Lot 41 with 0.2 and 4, and Lot 42, Oahu Tract.

PROJECT NUMBER	2506
PROJECT PHASE	
ENTITLEMENT SUBMITTAL	
SHEET ISSUE DATE	03/18/2026
SHEET NAME	GROUND FLOOR
SHEET NUMBER	A2.11

**EXHIBIT "A"**  
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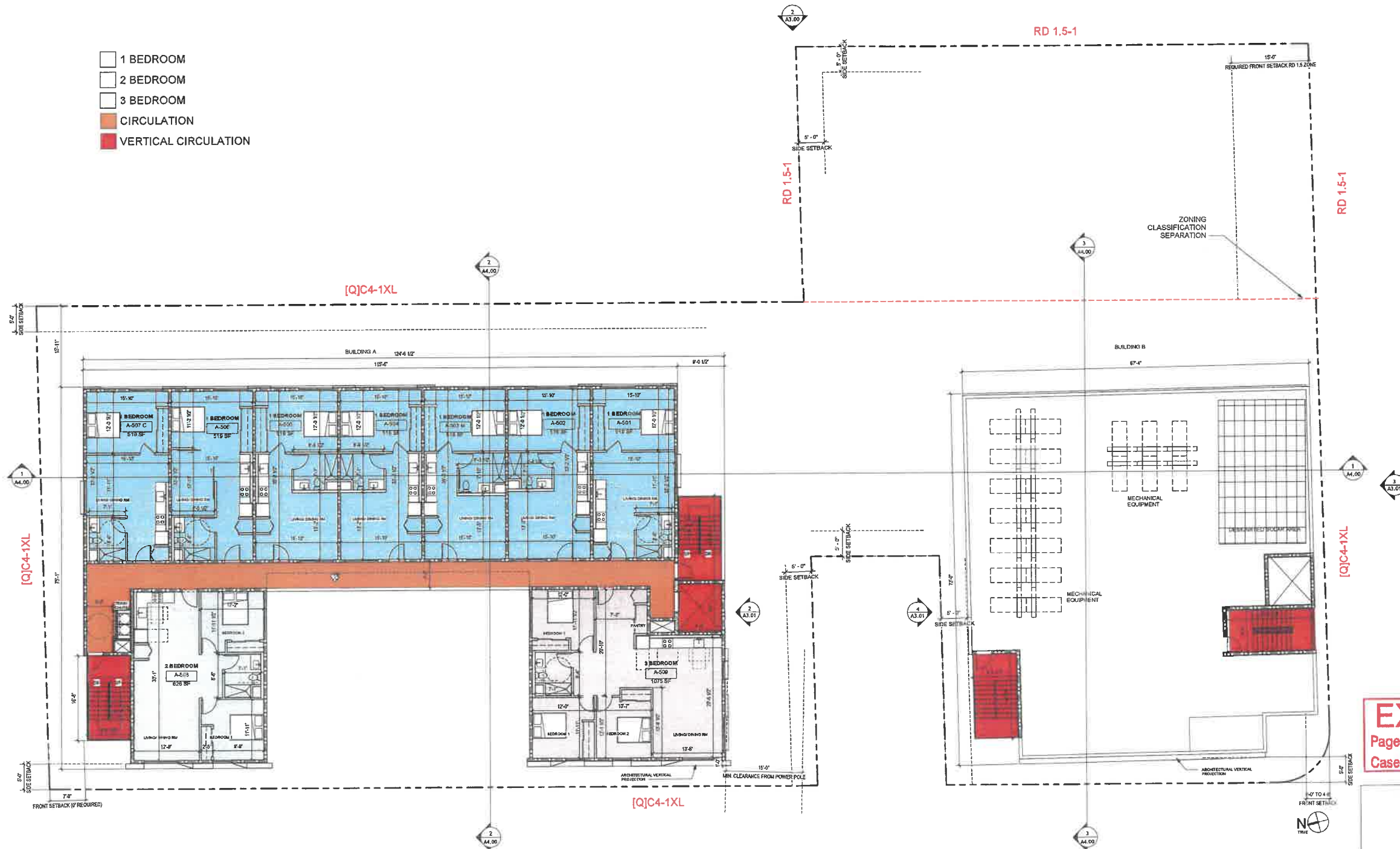




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Revision No.	Revision Date	Description

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- VERTICAL CIRCULATION



**Albert Group**  
 1745 Brintley St. | Santa Monica, CA 90404



**EXHIBIT "A"**  
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 Case No. EAR-2025-4884-AH-PHP-HCA

**4900 EAGLE ROCK BLVD.**  
 2141-2147 WEST YOSEMITE DR., 4900-4906 AND 4912-4920 NORTH  
 EAGLE ROCK BLVD. & 2148 WEST FAIR PARK AVE.  
 LOS ANGELES, CA 90041  
 Legal Description: P/R Lot 40, P/R Lot 41, P/R Lot 2.2 and 4, and Lot 42, Queen Tract.

PROJECT NUMBER: 2506  
 PROJECT PHASE:  
 ENTITLEMENT SUBMITTAL  
 SHEET ISSUE DATE: 03/18/2026  
 SHEET NAME: FIFTH FLOOR  
 SHEET NUMBER: **A2.15**