

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE

ILISSA GOLD

HELEN LEUNG

KAREN MACK

JACOB NOONAN

ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**CYPRESS PARK AND GLASSELL PARK
COMMUNITY DESIGN OVERLAY PLAN APPROVAL**

October 25, 2023

Applicant/Owner

Dan Lee
3200 Figueroa Owner, LLC
818 West 7th Street, #410
Los Angeles, CA 90017

Representative

Judy Lee
La Tierra Consulting, LLC
555 West 5th Street, 35th Floor
Los Angeles, CA 90013

Case No.: DIR-2022-8663-CDO-HCA

CEQA: ENV-2022-8664-CE

Location: 3200 North Figueroa Street
1 - Hernandez

Council District:

Neighborhood Council: Greater Cypress Park

Community Plan Area: Northeast Los Angeles

Land Use Designation: Hybrid Industrial

Zone: UC(CA)-CDO

Legal Description: Lots FR 1, FR 2, FR 3, FR 4,
and FR 6; Lots 37 and 38,
Block 4; Tract TR 2418, and
Tract AMENDED MAP OF
THE SUBDIVISION OF THE
EASTERN PORTION OF
JEFFRIES TRACT

Last Day to File an Appeal: November 09, 2023

DETERMINATION

Pursuant to the Los Angeles Municipal Code (LAMC) Section 13.08 and the Cypress Park and Glassell Park Community Design Overlay (CDO) Guidelines, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine that based on the whole of the administrative record as supported by the justification prepared and found in the administrative case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies; and

Approve with Conditions the demolition of a single-story ice cream storage, tile wholesale, electric motor repair, and food commissary building to allow the construction of a new six (6)-story, 72-foot 3 1/8-inch tall, mixed-use development containing 160 live/work units, 11,230 square feet of ground floor commercial/retail space, and one (1) level subterranean parking, for a total of 120,225 square feet of floor area, and the construction of a new six (6)-story, 72-foot 3 1/2-inch tall, self-storage building and one (1) subterranean basement level, for a total of 106,478 square feet of floor area. A haul route

will be required for the export of 16,462 cubic yards of earth.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the Project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provision so the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to 120,225 square feet in floor area for the mixed-use development, and 106,478 square feet in floor area for the self-storage building.
3. **Height.** The project shall be limited to 72-feet 3 ⅛-inches in height for the mixed-use development, and 72-foot 3 ½-inches in height for the self-storage building.
4. **Stepbacks.** The project shall provide a six (6)-inch stepback on the Figueroa Street- and River Street-facing façade for the Third, Fourth, Fifth, and Sixth Floors of the mixed-use development.
5. **Parking.** The project shall provide 149 vehicle parking spaces on-site for the mixed-use development, and five (5) vehicle parking spaces for the self-storage building.
6. **Paved Walkway.** The project shall provide a clearly defined walkway that connects the rear building entrance to the parking area. This walkway shall be comprised of stamped concrete, brick, tile or some other decorative paving surface.
7. **Materials.**
 - a. The proposed project shall not include more than 75 percent plaster or stucco.
 - b. The proposed project shall not include heavily textured stucco.
8. **Colors.**
 - a. The project shall incorporate a three (3) color paint scheme, with all vents, gutters, downspouts, and conduits to match the color of the adjacent surface unless being used as a trim or accent element.
 - b. The project shall not contain fluorescent colors.
9. **Graffiti.** The proposed project shall treat exterior walls and storefront windows with graffiti-resistant film or other specialized coatings so as to protect them from vandalism to the greatest extent feasible.

10. **Landscaping.**

- a. All open areas not used for approved parking, walkways or driveways shall be improved with landscape features, shall include drought-tolerant plants, and permeable pavement.
- b. The proposed project shall comply with the City's Landscape Ordinance and the accompanying Guidelines.
- c. Open space areas shall not have slopes exceeding 10 percent.

11. **Usable Public Open Space.** The paved surfaces within the outdoor public open space shall include decorative paving surfaces and shall not include asphalt.

12. **Common Open Space.** Access to the mixed-use building's second floor common open space shall be available and accessible for use to all employees and patrons of the self-storage building (located at 3220 North Figueroa). Access shall be provided at the ground floor parking levels between both buildings through a door and access stair, as shown on Sheets A-2.02 and A-2.02B of Exhibit "A".

13. **Fence.** Front yard fences shall not exceed the height permitted by the Zoning Code and should be comprised of transparent materials such as darkly colored (black or dark green) non-decorative wrought iron.

14. **Windows and Doors.** The window and door openings along the street front shall be recessed at least three inches from the façade.

15. **Wall Openings.**

- a. Wall openings such as windows and doors shall occupy at least 70-percent of the ground floor street façade.
- b. The proposed project shall provide storefront windows with a minimum of 18-inches and a maximum of 36-inches from the sidewalk grade.

16. **Storefront Windows.**

- a. The storefront windows shall contain non-reflective glass that will allow a minimum of 90 percent light transmission on all street facing façades.
- b. No more than 10-percent of storefront window surfaces shall be used for internally or externally posted signage, regardless of the duration of the signage.

17. **Awnings and Canopies.**

- a. No plastic, vinyl or other similar material shall be used on any storefront awning.
- b. There shall be metal overhangs over all pedestrian entrances along the street facing façade.
- c. Signs on awnings or canopies shall comply with all Sign Standards of the CDO.

18. **Corporate Identity.** Any proposed franchise or corporate establishments shall comply fully to the CDO Design Guidelines and Development Standards.

19. Signs.

- a. Individual businesses and institutions shall not have more than one wall sign per elevation.
- b. Each sign shall not utilize more than three colors.
- c. When there are multiple businesses on a single wall sign or monument sign, the sign shall utilize a uniform background color.
- d. Fluorescent colors, spray-painted and air brushed signs shall be prohibited.
- e. If hand painted lettering is to be utilized, it shall be hand painted lettering administered by a professional sign painter and shall be comprised of typography and images that are uniform in point size, kerning and overall appearance with an identifiable font.

20. Prohibited Signs.

- a. Off-site signage, pole signs, temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble-machines, rotating devices, and other attention-getting devices shall be prohibited.
- b. Electronic message display signs, except for time and temperature signs, internally illuminated canister signs, and illuminated architectural canopy signs shall be prohibited.

21. Mechanical Equipment.

- a. The designated loading/unloading area shall be located to the rear of the proposed building in the parking area.
- b. All service areas shall be screened and located so that they are out of view from the general public.
- c. All exterior rooftop and ground level mechanical equipment shall be screened from public view.
- d. Mechanical equipment shall not be located in window or door openings that face public streets.

22. Security Equipment.

- a. Buildings shall be designed with security features that effectively detour criminal activity while maintaining a positive image about the community.
- b. The project shall not contain permanently affixed exterior security grills or roll-down security grills that conceal storefront windows.

23. Trash and Recycling Bins.

- a. Trash and recycling bins shall be kept out of view from the public right-of-way.
- b. The trash collection area shall be enclosed with a minimum six (6)-foot high decorative wall or fence.
- c. There shall be separate enclosures for trash and recyclable materials.

Administrative Conditions

24. **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. 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.
25. **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.
26. **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.
27. **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.
28. **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.
29. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
30. **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 covenant and agreement form 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 Department of City Planning, 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 Development Services Center for attachment to the subject case file.
31. **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.

32. Indemnification and Reimbursement of Litigation Costs.

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

The project is for the demolition of a single-story ice cream storage, tile wholesale, electric motor repair, and food commissary building to allow the construction of a new six (6)-story, 72-foot 3 ½-inch tall, mixed-use development containing 160 live/work units, 11,230 square feet of ground floor commercial/retail space, and one (1) level subterranean parking, for a total of 120,225 square feet of floor area. The project also includes the construction of a new six (6)-story, 72-foot 3 ½-inch tall, self-storage building with one (1) subterranean basement level, for a total of 106,478 square feet of floor area. A haul route will be required for the export of 16,462 cubic yards of earth. There are no Protected Trees on-site. The proposed project includes the removal of one (1) non-Protected Tree on-site. The project will be providing 149 vehicle parking spaces on-site for the mixed-use development, and five (5) vehicle parking spaces for the self-storage building. The site is zoned UC(CA)-CDO within the Northeast Los Angeles Community Plan area. The site is also within the Cornfield Arroyo Seco Specific Plan, and the proposed project is being reviewed for compliance through a separate Administrative Review. The lot is oriented towards Figueroa Street and River Street in the Greater Cypress Park neighborhood.

CDO Multi-Family Guidelines and Standards

1. The project substantially complies with the adopted Community Design Overlay Guidelines and Standards.

Site Plan:

Street Frontage

Guideline 1: Encourage an inviting pedestrian environment and provide for streetwall continuity by locating buildings with a consistent setback, orienting buildings to the street and providing pedestrian amenities along the front of buildings. Site plans that fortify individual projects rather than connect them to the street are strongly discouraged.

Standard 1a: Align the front façade of new structures with adjacent structures to the greatest extent allowed by the Zoning Code.

Standard 1b: Provide a prominent pedestrian entrance with a walkway that leads directly from the entrance to the street.

Standard 1c: Where projects have multiple residential units at ground level, individual entrances are encouraged.

The front façade of the proposed mixed-use building at the front of the property is aligned with the front façade of the adjacent structures to the greatest extent allowed by the Zoning Code. As seen in Exhibit A, the main pedestrian building entrance is well defined by a steel canopy overhang. Therefore, the proposed project complies with these Standards and Guideline.

Open Space

Guideline 2: Encourage the use of open surface area for open space, landscaping and recreation areas by minimizing surface parking and by providing adequate separation between existing and new structures.

Standard 2a: Open space yard areas and courtyards with a minimum dimension of 15 feet are encouraged between existing structures and new structures on the same parcel.

The project is for the demolition of a single-story ice cream storage, tile wholesale, electric motor repair, and food commissary building. As seen in Exhibit A, the project proposes the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The live/work units will be contained within the mixed-use building and therefore, these Guidelines and Standards do not apply.

Parking and Circulation

Guideline 3: Parking areas and the driveways that accompany them can contribute to a cluttered appearance and can diminish the pedestrian livelihood of a street. Such areas should be kept out of view from the public street to the greatest extent possible.

Standard 3a: Driveways within the front yard area should be no wider than 15 feet unless additional width is needed to accommodate entry ramps into subterranean parking areas.

Standard 3b: Parking areas should be located underground, at the rear of properties or at other suitable locations that are not visible from the public street. Multiple garage bays along the front of a building should be avoided. Surface parking areas and driveway “back-up” space between a structure and the public street (regardless of setback requirements) are prohibited.

As seen in Exhibit A, the project proposes a 20-foot-wide driveway along River Street that leads to the vehicular entrance for the subterranean parking. 136 covered vehicular residential parking spaces are provided within the proposed project structure which is not visible from the public street. There is ample turnaround space for vehicles to leave without backing out of the driveway. Therefore, the proposed project substantially complies with these Standards and Guideline.

Building Design:

Scale

Guideline 3: The overall scale of all buildings should maintain existing height and massing patterns on streets where a consistent pattern exists. A building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area through facade articulations and setbacks to upper floors. In other cases, it may be necessary to reduce the height or bulk of the building.

Standard 3a: Where the height of a building would be inconsistent with the height of adjacent buildings as viewed from the street, upper-floor stepbacks should be used to adequately maintain the appearance of a prevailing height. A minimum 15-foot stepback of upper floors from the building front is recommended when new buildings or additions will be a full floor higher than adjacent structures.

Standard 3b: Where the massing of a building would be inconsistent with the massing of adjacent buildings as viewed from the street (for instance where a building would be two or three times the width of neighboring buildings), articulation and setbacks should be used to recreate existing massing patterns on the street to the greatest extent possible.

The project proposes a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The proposed mixed-use building will be limited to a height of 72-feet 3 ½-inches. Surrounding structures in the neighborhood consist of one- to two-story single- and multi-family buildings, as well as one- to two-story industrial and commercial buildings. A minimum of six (6)-inch upper-floor stepbacks from the building façade facing Figueroa Street and River Street for the Third, Fourth, Fifth, and Sixth Floors are proposed to adequately maintain the appearance of a prevailing height. While the existing surrounding structures are lower in height and scale, to the extent feasible, the project is reducing massing by providing the stepbacks and façade articulation through changes in materials and colors. Therefore, the proposed project substantially complies with these Standards and Guideline.

Articulation and Fenestration

Guideline 4: Buildings should be composed of a rich variety of forms and contrasting shapes that will provide depth and texture and will avoid the appearance of monotonous architecture.

Standard 4a: At minimum, all exterior building elevations should provide a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length, created by a change in plane, architectural detail or a change in material. Windows or doors that are flush with the plane of the building and exterior hallways and stairwells shall not constitute a change in material or break in the plane.

Standard 4b: Rooflines should include articulation that corresponds to articulation found on the building façade. At minimum rooflines that exceed 40 feet shall provide articulation in the form of vertical changes in plane or variation in roof types.

Standard 4c: Outdoor hallways and stairwells are generally discouraged and if used should be integrated into the overall structure through facades, materials and a cohesive architectural strategy.

As seen in Exhibit A, the proposed mixed-use building provides breaks in the plane and articulation, which are created by alternating colors and materials of plaster, brick veneer, smooth and corrugated metal, and vertical board formed concrete. As seen in Exhibit A, the rooflines include changes in plane that corresponds to changes in plane found on the building façade. There are no outdoor hallways or stairwells proposed as part of the project. Therefore, the proposed project complies with these Guidelines and Standards.

Guideline 5: Buildings should have meaningful fenestration that establishes a clear pattern on the façade (with special attention paid to facades that are visible from the street) and that provides depth and additional articulation. Openings such as doors and windows should not be designed as an after-thought once the floor plan of a structure has been established, but rather should serve as an integral part in how the building relates to both the public and private realm.

Standard 5a: Recess windows and doors along the street front at least three inches from the façade. Window frames and sills are strongly encouraged.

Standard 5b: Special attention should be paid to window alignment and patterns. Where appropriate, windows should be aligned along their top-line.

Standard 5c: Canopies and awnings, which provide additional façade articulation and provide shade, are encouraged, especially on facades where articulation is otherwise minimal.

As seen in Exhibit A, proposed window openings are aligned along their top-line where it is appropriate and recessed at least three (3) inches from the façade. The windows are trimless. The pedestrian entrance doors and the live/work windows along Figueroa Street and River Street are recessed three (3)-inches from the façade of the structure, and the storefront windows for the retail portion of the building are recessed eight (8)-inches from the façade of the structure which provide additional façade articulation and shade. Therefore, the proposed project complies with these Guidelines and Standards.

Guideline 6: Building materials should be varied and should reflect a high level of quality and craftsmanship. The use of varied materials adds texture and depth to a façade and assists in providing needed articulation. Where specific building materials are found in abundance on a street front, such as wood siding or river rock, such materials should be incorporated into the façade of new buildings.

Standard 6a: Plaster or stucco finishes should not comprise more than 75% of the surface area of any exterior elevation (as viewed from an elevation projection excluding window and door area). Heavily textured stucco finishes are prohibited.

Standard 6b: The exterior finish on all balconies should employ a finish material that is different, from the finish material employed on the primary body of the building.

Standard 6c: All building fixtures, awnings, security gates, etc., should complement and be architecturally integrated to the design of the building.

As seen in Exhibit A, the proposed building materials include vertical board formed concrete, charcoal grey corrugated and smooth metal, grey running bond brick veneer, and off-white cement plaster. The elevations of the proposed project will not include more than 75 percent plaster or stucco. As conditioned, the proposed mixed-use building will not include more than 75 percent plaster or stucco, and heavily textured stucco will not be used. As seen in Exhibit A, the building fixtures including the vents, gutters, etc. are architecturally integrated to the design of the buildings. Therefore, the proposed project complies with these Guidelines and Standards.

Guideline 7: Additions and new structures within rear yards should be of a scale and style that is compatible with existing development on the site and with adjacent structures.

Standard 7a: Provide roof forms on additions and new structures that are reasonably compatible with existing on-site development.

Standard 7b: Provide fenestration on additions and new structures that is reasonably compatible with existing on-site development.

Standard 7c: Utilize building materials on additions and new structures that are reasonably compatible with existing on-site development.

Standard 7d: Modifying existing building materials (such as stuccoing over and existing structure that might otherwise have desirable exterior finish materials), fenestration or roofs so as to achieve uniformity should be avoided.

The project includes the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. Therefore, these Guidelines and Standards do not apply.

Architectural Features:

Guideline 5: Emphasize pedestrian orientation and accessibility by creating well-articulated, inviting building entrances and by orienting building entrances toward the street.

Standard 5a: Orient primary entrances toward the street. Emphasize entrances through architectural features such as front porches, awnings, columns and/or prominent walkways.

Standard 5b: Where multiple ground level entrances exist, individual building entrances should be architecturally emphasized according to Standard 5a.

As seen in Exhibit A, the proposed mixed-use building's primary entrances are oriented toward the street and are emphasized with steel canopy overhangs. Therefore, the proposed project complies with these Standards and Guidelines.

Guideline 6: Encourage architectural compatibility by designing additions and rear-yard infill projects to have compatible architectural features.

Standard 6a: Where existing structures on a site contain architectural features such as porches, bay windows, decorative roof brackets etc. such features should be repeated on additions or new infill structures. Architectural features should be repeated to a lesser degree of detail when inspired from historic structures.

Standard 6b: Where additions and rear-yard infill projects are adjacent to R1 lots the project should provide horizontal setbacks above the first 30 vertical feet (in areas where structures are permitted to exceed 30 feet) along the building façade abutting the R1 lot. The maximum setback height shall be measured from a 45 degree angle from the 30 vertical feet mark.

The project includes the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The lot is not adjacent to R1 lots; therefore, these Guidelines and Standards do not apply.

Guideline 7: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved or replaced with designs and materials that match the original where modifications to an existing

structure are proposed. Building modifications that diminish the architectural integrity of existing buildings should be avoided.

Standard 7a: Materials such as stone, brick, tile and natural wood finishes on existing structurally viable buildings should not be painted over, removed or otherwise obscured.

Standard 7b: Decorative features such as corbels, friezes, transom windows, pilasters and other such character defining architectural elements should be preserved and should not be painted over, removed or concealed by building additions, structural elements, signage or facades.

Standard 7c: Existing doors and windows should be retained and if needed, repaired rather than replaced. If replacement of such features is needed, in-kind materials should be used. The alteration of existing door and window openings along facades that are visible from the street is discouraged.

Standard 7d: Where appropriate paint colors should accentuate architectural features. In many instances a three-color paint scheme for body, trim and accent pieces is preferred. Overly bright paint colors, and fluorescent paint colors shall not be used. Colors such as beige, white and gray that produce glare, should be used sparingly.

Standard 7e: All vents, gutters, down spouts, etc. should be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.

The project includes the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The proposed mixed-use building uses the recommended three-color paint scheme, including off-white stucco color, charcoal grey corrugated and smooth metal, grey running bond brick veneer, and vertical board formed concrete. Also, as conditioned, overly bright and fluorescent paint colors will not be used. All vents, downspouts, etc. will be painted to match the color of the adjacent surface unless being used expressly as a trim or accent element. Therefore, the proposed project complies with these Guidelines and Standards.

Landscaping:

Guideline 8: In addition to aesthetic benefits, landscaping provides shade, reduces glare and minimizes surface runoff during rainy periods. Projects should provide landscaping that complements existing architecture, provides shade to pedestrian areas and that provides a high level of surface permeability.

Standard 8: Projects shall comply with the City Landscape Ordinance and the accompanying Guidelines.

As conditioned, the project will comply with the City Landscape Ordinance and the accompanying guidelines. Therefore, the proposed project complies with this Guideline and Standard.

Guideline 9: Front yard and outdoor spaces such as common and private open space should be developed to an extent that encourages use and enhances the livability of residential structures.

Standard 9a: All projects shall comply with the Open Space Requirements listed in Section 12.21 G of the LAMC. All subsequent Standards shall enhance those requirements found within the LAMC.

Standard 9b: Utilize drought tolerant plant species within required open space areas to the greatest extent possible.

Standard 9c: Open space areas should not have slopes exceeding 10%.

The project includes the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. As conditioned, the project will comply with the Open Space Requirements listed in Section 12.21 G of the LAMC. The project will provide 12 new trees and 915 square feet of landscaped area on the first floor of the development. The second floor will have 28 new trees and 2,609 square feet of landscaped area. The project proposes 11,329 square feet of common open space on the second floor, as well as a 750-square foot dog park on the first level. Access to the second floor common open space must be available and accessible for use to all employees and patrons of the self-storage building. Access is provided at the ground floor parking levels between both buildings through a door and access stair. Drought tolerant plant species will be utilized within required open space areas. The project site will not have slopes exceeding 10 percent. Therefore, the proposed project will comply with these Guidelines and Standards.

Guideline 10: Front yards provide for transition between the public right of way and the residential building. Front yard areas should remain open and used for landscaping and passive recreation space. In order to maintain a consistent streetwall, avoid the appearance of clutter and minimize excessive surface water runoff during rainy seasons massive fences, parking areas and excessive paving should be avoided in the front yard area.

Standard 9a: Develop front yards with a prominent front walkway that leads directly from the sidewalk to the pedestrian entrance. Walkways should be improved with stamped concrete, brick, tile, stone or other such decorative surfaces.

Standard 9b: Paving surfaces should be provided exclusively for driveways and walkways. Parking areas located between the front of a structure and the front property line (regardless of setback requirements) and paving of front yards not used for driveways and walkways is inappropriate.

Standard 9c: Front yard fences shall not exceed the height permitted by the Zoning Code and should be comprised of transparent materials such as darkly colored (black or dark green) non-decorative wrought iron. Where Yard Adjustment Variances have been granted by the Zoning Administrator to allow over-height fences, such fences should be constructed only of materials enumerated above.

Standard 9d: Concrete block walls, concrete block pilasters, chain link and overly decorative and/or brightly colored wrought iron should not be used for front yard fences or any fences along a public street.

As seen in Exhibit A, the front area of the proposed project will be the sidewalk that leads from the street to the entrances of the proposed mixed-use building. New street trees will be planted along the River Street frontage. Paving surfaces are provided exclusively for driveways and walkways. There is no parking area located between the front of the structure and the front property line, as seen in Exhibit A. No front yard fences are proposed. Therefore, the proposed project complies with these Guidelines and Standards.

Mechanical Equipment:

Guideline 10: Trash enclosures should be designed so that trash and recycle bins are not visible to the general public.

Standard 10a: Enclose all trash collection areas with a minimum six-foot high decorative wall or fence.

Standard 10b: Provide a separate enclosure area for recyclable materials for each trash enclosure.

As conditioned, the proposed project will enclose all trash collection areas with a minimum six-foot-high wall or fence and will also provide an adequate recycling area or room for collection and loading of recyclable material. Therefore, the proposed project will comply with these Standards and Guideline.

Guideline 11: Wireless telecommunication facilities should be designed so as to appear compatible with or complementary to surrounding architecture and structures.

Standard 11a: Where possible, wireless telecommunication facilities should be incorporated into existing buildings and other structures and should appear unobtrusive.

Standard 11b: Roof-top wireless facilities should be located so as to be least disruptive to the primary visible façade of the building and should be screened by materials that are simple and do not compete with or attempt to replicate the architectural features of the existing building.

The proposed project does not include wireless telecommunications facilities, therefore these Guidelines and Standards do not apply.

CDO Commercial Guidelines and Standards

2. The project substantially complies with the adopted Community Design Overlay Guidelines and Standards.

Site Planning:

Setbacks

Guideline 1: Continuity in the streetwall creates an aesthetically pleasing environment and provides security for pedestrians by eliminating blind spots. Encourage an inviting

pedestrian environment and provide for continuity in the street wall by locating storefronts, entryways and pedestrian serving uses at the street frontage (at the front property line) or by providing pedestrian amenities along the street front.

Standard 1a: Locate ground floor uses so that they are built to the front lot line except where pedestrian amenities such as patios and outdoor dining areas have been incorporated into the site design the setback may extend no more than 5 feet from the front property line.

Standard 1b: Ground floor uses along Eagle Rock Boulevard between lower Verdugo Road and York Boulevard; and along Cypress Avenue between Eagle Rock Boulevard and Pepper Avenue may be located up to 12 feet from the front lot line. This setback space should be improved with pedestrian amenities such as additional shade trees, plazas, fountains, outdoor dining areas, seating, forecourts, arcades or other active public uses.

Standard 1c: In cases where existing buildings along a street front have varied front setbacks, infill projects should act as a transition between front setbacks of varying depths and in unifying the overall rhythm of the streetscape. In designing the front setback, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- *Articulate the facade with well-defined building entrances and projecting and recessed facade features that will establish a rhythm and add visual interest to the block face.*
- *Articulate the front facade in “steps” to create a transition between adjacent buildings.*
- *Avoid creating blank walls along the side property lines that will be visible from the street.*

The proposed project is the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The proposed commercial/retail component of the project is oriented towards Figueroa Street to the west and River Street to the south, with its main pedestrian and vehicular entrance along River Street. As evident in Exhibit A, the proposed building is set back zero (0)-feet from the property line. This setback is compatible with the existing development on both sides of Figueroa Street. The subject site is not located on Eagle Rock Boulevard or Cypress Avenue; therefore, Standard 1b would not apply. There are existing street trees along Figueroa Street, and new street trees will be planted along River Street that will create a landscape buffer between the street and the new building. As evident in Exhibit A, the façade facing both Figueroa Street and River Street are well articulated with windows, overhangs and changes in color and materials. The storefront windows on the ground floor are recessed eight (8)-inches. The main pedestrian building entrance is also well defined by a steel canopy overhang. Therefore, the proposed project complies with this Guideline and Standards.

Storefront Orientation

Guideline 2: Promote ease of pedestrian movement between stores and enhance the level of pedestrian activity by placing pedestrian entrances along the street for each business that fronts the public right of way.

Standard 2a: Provide a pedestrian entrance for each business that fronts a public street. Where multiple building entrances might create operational issues or security concerns for building tenants, a single building entrance should be located fronting the public street.

Standard 2b: Provide a clearly defined pedestrian walkway for any new project that connects building entrances to parking areas. Walkways should be comprised of stamped concrete, brick, tile or some other decorative paving surface.

The proposed project is the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. As evident in Exhibit A, each proposed retail space will have its own pedestrian entrance fronting and facing Figueroa Street. The on-site vehicular parking will be located to the rear of the building. The project is being conditioned to provide a clearly defined walkway that connects the building entrance to the parking area. This walkway will be conditioned to comprise of stamped concrete, brick, tile or some other decorative paving surface.

Automobile Ingress/Egress

Guideline 3: Minimize conflicts between pedestrians on the sidewalk and automotive traffic by providing vehicular access to parking areas along side streets or alleys wherever possible.

Standard 3a: Locate curb cuts and driveways at alleys or side streets to the greatest extent possible.

Standard 3b: Limit curb cuts along major and secondary highways to one per 100 feet of street frontage to the greatest extent possible.

There is one (1) existing curb cut along the project site's River Street frontage. This will remain and be re-curbed, and will continue to be utilized for the ingress and egress to the parking area for the project. There will be no new curb cuts as part of the project. Therefore, the proposed project substantially complies with this Guideline and Standards.

Usable Outdoor Public Space

Guideline 4: Public gathering spaces, plazas and outdoor dining areas can energize a commercial environment, and encourage pedestrian activity. Large commercial projects should provide usable outdoor public space in the form of plazas, courtyards and outdoor eating areas to encourage pedestrian activity with the CDO.

Standard 4a: Incorporate usable outdoor public open space for commercial or mixed-use projects that exceed 50,000 square feet of floor area, including rehabilitation of existing buildings as defined in LAMC 13.08 C 2. Useable outdoor public open space should be constructed in the form of plazas, courtyards and outdoor eating areas at a ratio of at least 2% of the overall floor area of the structure.

Standard 4b: Locate seventy five-percent of all required usable outdoor public space at ground level and should be directly accessible to the general public from a public street.

Standard 4c: Develop usable outdoor public space in conformance with the Glassell Park CDO Landscape Design Guidelines.

The proposed project is the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The project is proposing an 11,329-square foot outdoor courtyard on the second floor of the mixed-use development, as well as a 750-square foot dog park on the first level. The project will provide 12 new trees and 915 square feet of landscaped area on the first floor of the development. The second floor will have 28 new trees and 2,609 square feet of landscaped area. Access to the second floor common open space must be available and accessible for use to all employees and patrons of the self-storage building. Access is provided at the ground floor parking levels between both buildings through a door and access stair. Drought tolerant plant species will be utilized within required open space areas. Therefore, the proposed project will comply with these Guidelines and Standards.

Parking Structures

Guideline 5: Parking structures should be an unobtrusive part of the pedestrian environment and should be located out of view whenever possible; they should be architecturally compatible with the design of the buildings that they are serving.

Standard 5a: Construct parking structures with materials and architectural elements that are compatible with surrounding structures.

Standard 5b: Wherever parking structures are to be located along a street frontage, the structure should be designed with ground floor commercial uses integrated into the design along the entirety of the commercial street frontage except those portions which accommodate for automobile ingress and egress. Commercial uses should be designed with a minimum depth of 25 feet.

As evident in the Exhibit, the proposed project does not include a stand-alone parking structure. The project includes parking that is located on the one (1)-level subterranean parking accessible along River Street and is not visible from the street. Therefore, the proposed project complies with this Guideline.

Building Design:

Facades

Guideline 6: The design of all buildings should be of a quality and character that improves community appearance and should be representative of an overall architectural theme. Buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary buildings materials and architectural features. The massing and proportion of buildings at ground level along the public right of way should be at a pedestrian scale.

Standard 6a: Provide a break in plane for every 20 feet in horizontal length and every 15 feet in vertical length on all exterior building elevations. Breaks in plane should be created by a change in plane, incorporation of an architectural detail or a change in material. Windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.

Standard 6b: Provide articulation in the form of vertical changes in plane or variation in gables for all rooflines that exceed 40 linear feet.

***Standard 6c:** Provide structural bays at a minimum of 20-foot intervals for all ground floor storefronts on projects that are greater than 30 feet in width. Structural bays, at minimum, should be demarcated by a 3-inch recess.*

As evident in Exhibit A, the proposed project incorporates sufficient breaks in plane both horizontally and vertically by incorporating large windows, changes in materials, and changes in color on the street facing façade. The proposed windows are recessed eight (8)-inches along the front façade as well. The front façade also incorporates steel canopy overhangs over all windows and doors along the street facing façade, which also contributes to the breaks in plane. There is also articulation in the roof line of the proposed structure due to the varying height of the structure. Therefore, the proposed project complies with this Guideline and Standards.

Wall Openings

Guideline 7: Encourage window-shopping and an active pedestrian environment by providing a significant level of storefront transparency at ground floor building facades along public streets.

***Standard 7a:** Wall openings such as windows and doors should occupy at least 70-percent of the ground floor street façade and 25-percent of the ground floor street façade for secondary facades on corner-lot buildings.*

***Standard 7b:** The bottom of storefront windows should be a minimum of 18-inches and a maximum of 36-inches from the sidewalk grade to accommodate a traditional bulkhead.*

***Standard 7c:** Storefronts on existing buildings that have been enclosed or have had windows removed or replaced with smaller windows should be restored to their original appearance to the greatest extent possible.*

The proposed project will contain wall openings that occupy at least 70-percent of the ground floor street façade and storefront windows will be a minimum of 18-inches and a maximum of 36-inches from the sidewalk grade, as evident in the Exhibit. The project does not include any existing storefronts. Therefore, the proposed project complies with this Guideline.

Corporate Identity Architecture

Guideline 8: Buildings in the District should contribute to the architectural integrity of the surrounding area. Buildings used for franchise-type restaurants, retail space or other commercial uses that traditionally have a pre-determined corporate architectural identity should be designed so as to be consistent with the CDO Design Guidelines and Development Standards.

***Standard 8:** All projects, including those related to franchise or corporate establishments shall be designed to comply fully with the Design Guidelines and Development Standards.*

It has not yet been determined whether the proposed project will incorporate any franchise or corporate establishments. However, the project has been conditioned to comply with this Guideline once it has been determined.

Architectural Features:

Exterior Surface Materials & Colors

Guideline 9: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved or replaced with designs and materials that match the original where modifications to an existing structure are proposed. Building modifications that diminish the architectural integrity of existing buildings should be avoided.

Standard 9a: Materials such as stone, brick, tile and natural wood finishes on existing structurally viable buildings should not be painted over, removed or otherwise obscured.

Standard 9b: Decorative features such as corbels, friezes, transom windows, pilasters and other such character defining architectural elements shall be preserved and should not be painted over, removed or concealed by building additions, structural elements, signage or facades.

The proposed project includes demolition of all existing structure, therefore this Guideline is not applicable.

Guideline 10: Building façades should be constructed of high-quality materials that communicate a sense of permanence within the area and that are complementary to surrounding buildings and features.

Standard 10a: Plywood siding and heavily textured stucco should not be used on building exteriors.

Standard 10b: Stucco should not comprise more than 80% of a building façade (as viewed from an elevation façade projection, not counting door and window area). Projects that propose the use of stucco should integrate additional building materials into the façade and/or shall utilize more than a single color of stucco.

Standard 10c: Conjectural decorative features, such as foam plant-ons should be avoided.

As evident in Exhibit A, the proposed building will be composed of vertical board formed concrete, corrugated and smooth metal, brick veneer, cement plaster, and steel overhangs. There is no heavily textured stucco or plywood siding proposed. Further, the project has been conditioned so that it does not contain more than 80 percent stucco on the building façade, not counting door and window areas. Conjectural decorative features are not proposed as part of the building design. Therefore, the proposed project complies with this Guideline and Standards.

Guideline 11: Building material and paint colors should be attractive and complementary to the surrounding buildings and features.

Standard 11a: A three-color paint scheme is generally encouraged; applying harmonious colors to the body, trim and any accent features on the structure.

Standard 11b: Colors such as white and light shades of gray and tan, as well as overly bright colors, when applied to the body of a structure, can produce glare and should be used sparingly. Fluorescent colors are considered inappropriate for all exterior applications.

Standard 11c: Paint all vents, gutters, downspouts, flashing, electrical conduits etc. to match the color of the adjacent surface unless being used expressly as a trim or accent element.

As evident in Exhibit A and as conditioned, the proposed project will incorporate a three (3) color paint scheme, with all vents, gutters, downspouts, and conduits to match the color of the adjacent surface unless being used as a trim or accent element. The project is conditioned to not contain fluorescent colors. Therefore, as proposed and conditioned, the proposed project will comply with this Guideline and Standards.

Storefront Entrances

Guideline 12: Storefront entrances should be designed so that they are a predominant architectural feature on the building façade and so that they create an inviting entrance to the building. Entrances should be enhanced through architectural treatments such as tile on the floor around the doorway, individual awnings or placements of appropriate signage above the entryway.

Standard 12a: Provide the primary building entrance for all buildings from the public street.

Standard 12b: Maintain the primary building entrance for all buildings along the public street so that they remain unlocked and unobstructed during normal business hours.

As evident in Exhibit A, the primary pedestrian building entrance for the commercial/retail component of the project will be provided for along Figueroa Street. There are a total of two (2) pedestrian entrances along this frontage. These entrances will be recessed and will be unblocked and unobstructed during normal business hours. These storefront entrances will have steel canopy overhangs clearly identifying them. Therefore, the proposed project complies with this Guideline and Standards.

Storefront Windows

Guideline 13: Storefront windows should allow maximum visibility from the sidewalk areas into the interior of all commercial uses and should maintain their transparency through the choice of glass material and careful placement of window signs.

Standard 13a: Use non-reflective glass that allows a minimum of 90-percent light transmission on all street-fronting facades.

Standard 13b: Recess new storefront windows at least 3 inches from the front plane of the building.

Standard 13c: Use no more than 10% of storefront window surfaces for internally or externally posted signage regardless of the duration of the signage.

As conditioned, the project will incorporate non-reflective glass on all street-fronting façades that will allow a minimum of 90 percent light transmission. As evident in the Exhibit, the storefront windows will be recessed a minimum of eight (8)-inches. Also as conditioned, no more than 10-percent of storefront window surfaces for internally or externally posted signage will be used. Therefore, the proposed project complies with this Guideline.

Awnings and Canopies

Guideline 14: Add visual interest to storefronts through the use of high-quality awnings and canopies that provide articulation in the street wall. Awnings should be designed to complement buildings and individual structural bays.

Standard 14a: *Plastic, vinyl and other similar materials should not be used on storefront awnings.*

Standard 14b: *On storefronts that are greater than 25 feet in length, provide one awning or canopy where for each structural bay where such bays exist. Avoid single awnings or canopies for buildings that are greater than 25 feet in length.*

Standard 14c: *Signs on awnings and canopies should be permitted only on the valance. The valance should be a maximum of 8 inches with lettering and logos being a maximum of 6 inches high.*

Standard 14d: *Awnings or canopies should not conceal architectural features such as decorative grille work or transom windows and should be designed so as to be architecturally compatible with the structure on which they are to be attached.*

As evident in Exhibit A, the proposed project incorporates overhangs along the main street facing façade. The overhang will be composed of steel. As conditioned, no plastic, vinyl or other similar material will be used on a storefront awning. The Figueroa Street facing façade is approximately 207-feet in length. There are two (2) pedestrian entrances along this frontage. Above those two (2) entrances there are steel canopy overhangs proposed contributing to the visual interest of this façade. There are no proposed signs on awnings or canopies. Therefore, the proposed project complies with this Guideline and Standards.

Rooflines

Guideline 15: Rooflines should be designed so as to add interest to the building façade and to complement the surrounding area. Monotonous rooflines should be avoided.

Standard 15: *Provide architectural relief for all rooflines that exceed 40 linear feet either through a change in depth or height, the application of gables, dormers, and changes of material or other types of articulation.*

As evident in Exhibit A, the proposed building has a Figueroa Street facing façade that measures approximately 207-feet in length. There is architectural relief provided after every 22 feet. That relief is provided for by a change in color and materials. The middle 120-feet also contains a taller parapet than the two sides of the building as well, creating a terraced appearance to the façade. Therefore, the proposed project complies with this Guideline and Standard.

Graffiti

Guideline 16: Use exterior surface materials that will reduce the incidence and appearance of graffiti.

Standard 16a: *Treat exterior walls with graffiti resistant surfaces. Such treatment may include specialized coatings and the installation of vegetation.*

Standard 16b: Treat storefront windows on new structures with graffiti resistant film or other specialized coatings so as to protect them from vandalism.

The proposed project is conditioned to treat exterior walls and storefront windows with graffiti resistant surfaces. Therefore, as conditioned, the proposed project will comply with this Guideline and Standards.

Free Standing Walls & Fences

Guideline 17: Freestanding walls should contribute to the architectural integrity of the surrounding area and should be compatible with surrounding structures. Walls should provide security and enclosure to the extent necessary but should not create impermeable compounds as viewed from the street and should not communicate a general lack of security about the district.

Standard 17a: Provide a break in plane for all free standing walls using an architectural detail such as pilasters, patterned block or other articulation in 20-foot intervals.

Standard 17b: Construct all freestanding walls of materials that are compatible with surrounding buildings.

Standard 17c: Chain link, barbed wire, corrugated metal and other similar materials should not be used for fences along public streets.

Standard 17d: Free standing walls or fences should not use barbed or razor wire to adorn the tops of walls within view of public streets. Pointed wrought iron is encouraged where fencing is needed to provide security to a site.

Standard 17e: Fences along public rights of way may only be constructed of highly transparent materials such as non-decorative/darkly colored wrought iron. Block walls and fences with block pilasters should be avoided.

As evident in the Exhibit, there are no free standing walls or fences proposed as part of the project. Therefore, this Guideline is not applicable.

Landscaping:

General Landscaping

Guideline 18: In addition to aesthetic benefits, landscaping provides shade, reduces glare and minimizes surface runoff during rainy periods. Projects should provide landscaping that complements existing architecture, provides shade to pedestrian areas and that provides a high level of surface permeability.

Standard 18: Projects shall comply with the City Landscape Ordinance and the accompanying Guidelines.

As evident in the Exhibit and as conditioned, the proposed project will comply with the City Landscape Ordinance and the accompanying Guidelines. Therefore, the proposed project complies with this Guideline.

Pedestrian Connectivity

Guideline 19: Surface-parking areas should provide for an ease of pedestrian movement and should encourage pedestrian movement through the subject parking area from the public street to the building.

Standard 19: All surface parking areas should include a pedestrian walkway that extends up to 50 feet from the primary structure served by the parking area. The pedestrian walkway should be paved with stamped concrete or another decorative surface in keeping with the architectural style of the surrounding structures. Where parking areas exist adjacent to public streets the pedestrian paved surface should provide a direct link from the street to those structures served by the parking area, even if such distances exceed 50 feet.

Standard 19: Pedestrian walkways through surface parking lots should be accompanied by decorative landscaping including but not limited to shade trees, arbors and other plant features.

As evident in the Exhibit, the project does not include separate surface parking areas or lots. The proposed parking is located on the subterranean level. The proposed parking areas are also not adjacent to any public streets. Therefore, this Guideline does not apply to the proposed project.

Usable Public Space

Guideline 20: Projects that are required or proposing to provide usable public space should be developed with landscape and hardscape improvements, seating and other attractions that encourage public gathering, outdoor dining and create a lively pedestrian environment.

Standard 20a: Usable public spaces, including plazas and courtyards should contain a minimum of 15% planted area which can include trees, shrubs, and/or ground covering. Planters, planter boxes and similar planting containers may be counted toward this requirement.

Standard 20b: Paved surfaces within usable public spaces should be comprised of stamped concrete, tile or other decorative paving surfaces. Asphalt is prohibited as a paving surface within usable public spaces.

The proposed project is the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The project is proposing an 11,329-square foot outdoor courtyard on the second floor of the mixed-use development, as well as a 750-square foot dog park on the first level. The project will provide 12 new trees and 915 square feet of landscaped area on the first floor of the development. The second floor will have 28 new trees and 2,609 square feet of landscaped area. Access to the second floor common open space must be available and accessible for use to all employees and patrons of the self-storage building. Access is provided at the ground floor parking levels between both buildings through a door and access stair. Drought tolerant plant species will be utilized within required open space areas. Therefore, the proposed project will comply with these Guidelines and Standards.

Signs:

Simplicity and Quality

Guideline 21: Signage should be simple, expressive and of high quality with regard to construction, typography and artistic images. Signage that contributes to a cluttered, non-cohesive or unprofessional appearance diminishes the quality and commercial viability of the District and should be avoided.

Standard 21a: Individual businesses and institutions should have no more than one wall sign per elevation unless a special circumstance exists whereby a single wall sign would not be universally visible from the public right of way.

Standard 21b: Individual signs should utilize a consistent and thoughtful color scheme. Generally business signs should not utilize more than three colors.

Standard 21c: Wherever multiple business signs exist on a single wall or monument sign the sign should utilize a uniform background color.

Standard 21d: The use of fluorescent colors in signs is prohibited.

Standard 21e: Hand-painted lettering should be administered by a professional sign painter and should be comprised of typography and images that are uniform in point size, kerning and overall appearance and are produced from an identifiable font. Lettering and iconography produced by spray-on paint or air brushes is prohibited.

As conditioned, individual businesses and institutions will not have more than one wall sign per elevation. Additionally, as conditioned, each sign will not utilize more than three colors, when there are multiple businesses on a single wall sign or monument sign, the sign will utilize a uniform background color. As conditioned, fluorescent colors and spray paint and air brushed signs will be prohibited. If hand painted lettering is to be utilized, it will be conditioned to be hand painted lettering administered by a professional sign painter and will be comprised of typography and images that are uniform in point size, kerning and overall appearance with an identifiable font. Therefore, the proposed project is conditioned to be in compliance with this Guideline as the project doesn't currently propose signage.

Mural Signs

Guideline 22: Mural signs can contribute to the appearance of individual buildings, street frontages and the District as a whole. Furthermore, such signage can be an important expression of the unique artistic and cultural identity of the District. Mural signs should be allowed when they are created with a high level of artistic quality and do not diminish the architectural integrity of a historic building.

Standard 22a: Murals that are not intended as part of business signage (and are not defined as Mural Signs in Section 3 of this document) must be approved by the Department of Cultural Affairs and may in no way include onsite or offsite commercial advertising or imagery.

Standard 22b: Mural signs may cover up to 30% of a building façade, however such area shall include the permitted wall sign area. Mural sign area that exceeds the square footage allowed for wall signs may not include signage text, logos or other such commercial renderings such as drawings of individual products sold within a store.

Standard 22c: Mural signs should not cover or obscure unique architectural features such as corbels, transoms, pilasters, un-painted masonry, windows or other such character defining features of an historic building.

The proposed project does not include any Mural Signs. Therefore, this Guideline and Standards do not apply.

Prohibited and Restricted Signs

Guideline 23: Signs that contribute to the appearance of clutter along a street frontage or on a building; that draw unnecessary attention to a single use at the expense of the district as a whole or that communicate a lack of permanence to the District should not be used.

Standard 23a: Off-site signage, including, billboards and signs advertising off-site activities, is prohibited.

Standard 23b: Pole signs are prohibited. This includes the structural modification of existing signs that increase the height, massing or fascia of existing signs or the addition of poles to existing pole signs. The re-use of pole signs is strongly discouraged and project proponents are encouraged to consider pedestrian oriented signage options such as monument signs.

Standard 23c: Temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble-machines, rotating devices, and other attention-getting devices are prohibited.

As conditioned, the proposed project will not include off-site signage, pole signs, temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble-machines, rotating devices, and other attention-getting devices.

Guideline 24: Signage illumination should be used sparingly and at a pedestrian scale. Overly-bright illumination, digital signage and internally light signage that is intended to capture the attention of motorists generally does not invite pedestrian use or prolonged visits to the district outside of immediate car trips. External illumination for signage is encouraged in lieu of internally light signage.

Standard 24a: Electronic message display signs, except for time and temperature signs are prohibited.

Standard 24b: Internally illuminated canister signs, except for channel letters or logos, and illuminated architectural canopy signs are prohibited. Reverse channel letters or externally light individually cut letters are encouraged in lieu of internally light channel letters.

Standard 24c: Any time and temperature sign that is not placed on a building roof, shall be permitted, provided it has no blinking lights, includes no advertising, sign content consists exclusively of time and temperature information and the face of the sign is no larger than 16 square feet in area.

As conditioned, electronic message display signs, except for time and temperature signs, internally illuminated canister signs, and illuminated architectural canopy signs will not be included as part of the scope of work. Therefore, as conditioned, the proposed project will be in compliance with this Guideline and Standards.

Mechanical Equipment:

Mechanical Equipment & Loading

Guideline 25: Utilities, storage areas, loading docks, mechanical equipment and other service areas should be screened from the adjacent public right of way. Equipment can be screened from public view through the use of building parapets, landscaping walls and other similar architectural treatments. Plywood and wood lattice screens should be avoided.

Standard 25a: Locate all service areas and loading docks at the rear of structures or at the location that is most out of view to the general public.

Standard 25b: Screen all exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes from public view.

Standard 25c: No mechanical equipment shall be permitted in window or door openings facing public streets.

Standard 25d: Service areas, such as those used for automobile repair facilities, should be enclosed within a building.

As evident in Exhibit A, the designated loading/unloading area is located to the rear of the proposed building in the parking area. Further, the project is conditioned to screen all services areas and locate them so that they are out of view from the general public. The project is conditioned to screen all exterior rooftop and ground level mechanical equipment from public view and mechanical equipment is conditioned to not be located in window or door openings that face public streets. Therefore, the project as proposed and conditioned complies with this Guideline and Standards.

Security Equipment

Guideline 26: Buildings should be designed with security features that effectively detour criminal activity while maintaining a positive image about the community. When used, security grills should be screened from view during business hours and should be integrated into the design of the building.

Standard 26a: Permanently affixed exterior security grills or bars are prohibited.

Standard 26b: Security grills should be retractable and should recess completely into pockets that completely conceal the grill when it is retracted. Such pockets should be integrated into the design of the building.

Standard 26c: Roll-down security grills that conceal storefront windows are prohibited.

Standard 26d: Existing security grills and bars, whether retractable or permanently affixed should be painted black or another color that diminishes the appearance of such devices as viewed against the window.

The proposed project does not include security grills or bars. Therefore, this Guideline does not apply.

Trash Equipment

Guideline 27: Trash enclosures should be designed so that trash and recycle bins are not visible to the general public.

Standard 27a: *Enclose all trash collection areas with a minimum six-foot high decorative wall or fence.*

Standard 27b: *Provide a separate enclosure for trash and recyclable materials.*

As conditioned, trash collection areas will be screened with a minimum six (6)-foot high fence. Also as conditioned, trash and recycling will be stored in separate enclosures. Therefore, the proposed project complies with this Guideline.

Wireless Telecommunication Facilities

Guideline 28: Wireless telecommunication facilities should be designed so as to appear compatible with or complementary to surrounding architecture and structures.

Standard 28a: *Where possible, wireless telecommunication facilities should be incorporated into existing buildings and other structures and should appear unobtrusive.*

Standard 28b: *Roof-top wireless facilities should be located so as to be least disruptive to the primary visible façade of the building and should be screened by materials that are simple and do not compete with or attempt to replicate the architectural features of the existing building.*

The project is not proposing any new wireless telecommunications facilities. Therefore, this Guideline and Standards do not apply.

CDO Industrial Guidelines and Standards

3. The project substantially complies with the adopted Community Design Overlay Guidelines and Standards.

Site Planning:

Guideline 1: Encourage an inviting pedestrian environment that provides linkages within and through industrial areas by locating structures with a consistent setback (as much as the Zoning Code will allow), orienting buildings to the street, where appropriate, and providing pedestrian amenities and or visual buffers along the front of buildings and yards.

Standard 1a: *New buildings along San Fernando Road should be sited to accommodate a 5-foot to 15-foot landscape buffer. The Landscape Buffer should be improved consistent with the Landscape Guidelines.*

Standard 1b: *In cases where existing buildings along a street front have varied front setbacks, infill projects should act as a transition between front setbacks of varying depths and in unifying the overall rhythm of the streetscape, while still maintaining a minimum 5-foot setback.*

The proposed project is the demolition of a single-story ice cream storage, tile wholesale, electric motor repair, and food commissary building to allow the construction of a new six (6)-story, mixed-use building containing 160 live/work units, ground floor commercial/retail

space, and one (1) level subterranean parking. The project also includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The proposed project is not along San Fernando Road and therefore, this Guideline and Standards do not apply.

Guideline 2: Industrial streets within the district tend to contain a variety of building types and uses and because of their proximity to residential neighborhoods, schools and parks attract a high level of pedestrian traffic. Buildings should be oriented toward the street to the greatest extent possible so as to maintain a clean, cohesive and lively streetwall.

Standard 2a: Buildings should have primary entrances that face the street to the greatest extent possible.

Standard 2b: Loading and service areas should be located away from public streets and screened from adjacent residences to the greatest extent possible.

Standard 2c: Industrial uses that have office space, sales areas or any other such uses should orient such uses toward the front of the property to the greatest extent possible.

The project includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The primary entrance of the self-storage building is along the south side of the building, with an exit door facing Figueroa Street. The parking area is located away from public streets to the greatest extent possible. Therefore, the proposed project substantially complies with this Guideline.

Building Design:

Guideline 3: The design of all buildings should be of a quality and character that improves community appearance and should be representative of an overall architectural theme. Buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary buildings materials and architectural features. The massing and proportion of buildings at ground level along the public right of way should be at a pedestrian scale.

Standard 3a: Provide a break in plane for every 20 feet in horizontal length and every 15 feet in vertical length on all exterior building elevations. Breaks in plane should be created by a change in plane, incorporation of an architectural detail or a change in material. Windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.

Standard 3b: Provide articulation in the form of vertical changes in plane or variation in gables for all rooflines that exceed 40 linear feet.

Standard 3c: Provide structural bays at a minimum of 20-foot intervals for all ground floor storefronts on projects that are greater than 30 feet in width. Structural bays, at minimum, should be demarcated by a 3-inch recess.

The project includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. As evident in Exhibit A, the proposed project incorporates sufficient breaks in plane both horizontally and vertically by incorporating large windows, show doors, changes in materials, and changes in color on the street facing façade. The

proposed windows are recessed at least three (3)-inches along the front façade as well. The front façade also incorporates a metal awning over the access point along the street facing façade, which also contributes to the breaks in plane. There is also articulation in the roof line of the proposed structure due to the varying height of the structure. Therefore, the proposed project complies with this Guideline and Standards.

Guideline 4: Encourage window-shopping and an active pedestrian environment by providing a significant level of storefront transparency at ground floor building facades along public streets.

Standard 4a: Wall openings such as windows and doors should occupy at least 70-percent of the ground floor street façade and 25-percent of the ground floor street façade for secondary facades on corner-lot buildings.

Standard 4c: Storefronts on existing buildings that have been enclosed or have had windows removed or replaced with smaller windows should be restored to their original appearance to the greatest extent possible.

The project includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The proposed project will contain wall openings that occupy at least 70-percent of the ground floor street façade and storefront windows will be recessed at least three (3) inches from the front façade, as evident in the Exhibit. The project does not include any existing storefronts. Therefore, the proposed project complies with this Guideline.

Corporate Identity Architecture

Guideline 5: Buildings in the District should contribute to the architectural integrity of the surrounding area. Buildings used for franchise-type restaurants, retail space or other commercial uses that traditionally have a pre-determined corporate architectural identity should be designed so as to be consistent with the CDO Design Guidelines and Development Standards.

Standard 5: All projects, including those related to franchise or corporate establishments shall be designed to comply fully with the Design Guidelines and Development Standards.

The proposed project does not involve a franchise or corporate tenant. Therefore, this Guideline is not applicable to the proposed project.

Architectural Features:

Exterior Surface Materials & Colors

Guideline 6: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved or replaced with designs and materials that match the original where modifications to an existing structure are proposed. Building modifications that diminish the architectural integrity of existing buildings should be avoided.

Standard 7a: Materials such as stone, brick, tile and natural wood finishes on existing structurally viable buildings should not be painted over, removed or otherwise obscured.

Standard 7b: *Decorative features such as corbels, friezes, transom windows, pilasters and other such character defining architectural elements shall be preserved and should not be painted over, removed or concealed by building additions, structural elements, signage or facades.*

The project includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. Therefore, this Guideline is not applicable to the proposed project.

Guideline 8: Building façades should be constructed of high quality materials that communicate a sense of permanence within the area and that are complementary to surrounding buildings and features.

Standard 8a: *Plywood siding and heavily textured stucco should not be used on building exteriors.*

Standard 8b: *Stucco should not comprise more than 80% of a building façade (as viewed from an elevation façade projection, not counting door and window area). Projects that propose the use of stucco should integrate additional building materials into the façade and/or shall utilize more than a single color of stucco.*

As evident in Exhibit A, the proposed building will be composed of smooth stucco, corrugated metal, metal panels, CMU blocks, and bronze accent frames. There is no heavily textured stucco or plywood siding proposed. Further, the project has been conditioned so that it does not contain more than 80 percent stucco on the building façade, not counting door and window areas. Conjectural decorative features are not proposed as part of the building design. Therefore, the proposed project complies with this Guideline and Standards.

Guideline 9: Building material and paint colors should be attractive and complementary to the surrounding buildings and features.

Standard 9a: *A three-color paint scheme is generally encouraged; applying harmonious colors to the body, trim and any accent features on the structure.*

Standard 9b: *Colors such as white and light shades of gray and tan, as well as overly bright colors, when applied to the body of a structure, can produce glare and should be used sparingly. Fluorescent colors are considered inappropriate for all exterior applications.*

Standard 9c: *All vents, gutters, downspouts, flashing, electrical conduits etc. should be painted to match the color of the adjacent surface unless being used expressly as a trim or accent element.*

The project includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The proposed self-storage building uses the recommended three-color paint scheme, including green smooth stucco, brown CMU blocks, and gray metal panels. Also, as conditioned, overly bright and fluorescent paint colors will not be used. All vents, downspouts, etc. will be painted to match the color of the adjacent surface unless being used expressly as a trim or accent element. Therefore, the proposed project complies with these Guidelines and Standards.

Storefront Entrances

Guideline 10: Entrances along public streets for industrial uses are encouraged. When used, they should be designed so that they are a predominant architectural feature on the building façade and so that they create an inviting entrance to the building. Entrances should be enhanced through architectural treatments such as canopies above the doorway, individual awnings or placement of appropriate signage above the entryway.

Standard 10: Emphasize building entrances that are found along public streets through architectural features such as canopies, pilasters or other similar features.

The project includes the construction of a new six (6)-story, self-storage building with one (1) subterranean basement level. The primary entrance of the self-storage building is along the south side of the building, with an exit door facing Figueroa Street. The access door facing the front façade is emphasized with a metal awning. Therefore, the proposed project substantially complies with this Guideline.

Storefront Windows

Guideline 11: When commercial uses are proposed along Industrial streets, storefront windows should maintain their transparency through the choice of glass material and careful placement of window signs.

Standard 11a: Recess new storefront windows at least 3 inches from the front plane of the building.

Standard 11b: Use no more than 10% of storefront window surfaces for internally or externally posted signage regardless of the duration of the signage.

As evident in the Exhibit, the storefront windows will be recessed a minimum of three (3)-inches. Also as conditioned, no more than 10-percent of storefront window surfaces for internally or externally posted signage will be used. Therefore, the proposed project complies with this Guideline.

Awnings and Canopies

Guideline 12: Add visual interest to storefronts through the use of high-quality awnings and canopies that provide articulation in the street wall. Awnings should be designed to complement buildings and individual structural bays.

Standard 12a: Plastic, vinyl and other similar materials should not be used on storefront awnings.

Standard 12b: On storefronts that are greater than 25 feet in length, provide one awning or canopy where for each structural bay where such bays exist. Avoid single awnings or canopies for buildings that are greater than 25 feet in length.

Standard 12c: Signs on awnings and canopies should be permitted only on the valance. The valance should be a maximum of 8 inches with lettering and logos being a maximum of 6 inches high.

Standard 12d: Awnings or canopies should not conceal architectural features such as decorative grille work or transom windows and should be designed so as to be architecturally compatible with the structure on which they are to be attached.

As evident in Exhibit A, the proposed project incorporates overhangs along the main street facing façade. The overhang will be composed of a metal awning. As conditioned, no plastic, vinyl or other similar material will be used on a storefront awning. The street facing façade is approximately 70-feet in length. There is one (1) pedestrian access door along this frontage. Above the access door, there is a metal awning proposed contributing to the visual interest of this façade. There are no proposed signs on the awnings or canopies. Therefore, the proposed project complies with this Guideline and Standards.

Rooflines

Guideline 13: Rooflines should be designed so as to add interest to the building façade and to complement the surrounding area. Monotonous rooflines should be avoided.

Standard 13: Provide architectural relief for all rooflines that exceed 40 linear feet either through a change in depth or height, the application of gables, dormers, changes of material or other types of articulation.

The project provides architectural relief for all rooflines that exceed 40 linear feet through a metallic metal clad architectural design feature along the front façade that creates a change in height of the building. Along the side façade, the rooflines include changes in plane every 32-40 feet that corresponds to changes in plane found on the building façade as well as changes in color and materials, as seen in Exhibit A. Therefore, the proposed project complies with this Guideline.

Graffiti

Guideline 14: Use exterior surface materials that will reduce the incidence and appearance of graffiti.

Standard 14a: Treat exterior walls with graffiti resistant surfaces. Such treatment may include specialized coatings and the installation of vegetation.

Standard 14b: Treat storefront windows on new structures with graffiti resistant film or other specialized coatings so as to protect them from vandalism.

The proposed project is conditioned to treat exterior walls and storefront windows with graffiti resistant surfaces. Therefore, as conditioned, the proposed project will comply with this Guideline and Standards.

Free Standing Walls & Fences

Guideline 15: Freestanding walls should contribute to the architectural integrity of the surrounding area and should be compatible with surrounding structures. Walls should provide security and enclosure to the extent necessary but should not create impermeable compounds as viewed from the street and should not communicate a general lack of security about the district.

Standard 15a: Provide a break in plane for all free standing walls using an architectural detail such as pilasters, patterned block or other articulation in 20-foot intervals.

Standard 15b: Construct all freestanding walls of materials that are compatible with surrounding buildings.

Standard 15c: Chain link, barbed wire, corrugated metal and other similar materials should not be used for fences along public streets.

Standard 15d: Free standing walls or fences should not use barbed or razor wire to adorn the tops of walls within view of public streets. Pointed wrought iron is encouraged where fencing is needed to provide security to a site.

Standard 15e: Fences along public rights of way may only be constructed of highly transparent materials such as non-decorative/darkly colored wrought iron. Block walls and fences with block pilasters should be avoided.

As evident in Exhibit A, there are no freestanding fences as part of the proposed project. There is a proposed six (6)-foot wrought iron security fence along the rear façade that provides access to the parking area for the site. That gate is, however, attached to the proposed structure, and cannot be viewed from the public street. Therefore, this Guideline and Standards do not apply.

Landscaping:

All projects are required to comply with the City of Los Angeles Landscape Ordinance 170,978 or any subsequent amendments to that Ordinance, pursuant to 12.40-12.43 of the LAMC. The Design Guidelines and Development Standards found herein add to the City's existing Landscape Guidelines. Compliance with the following Design Guidelines and Development Standards does not necessarily imply compliance with the Landscape Guidelines. To simplify the review process, applicants should first review landscaping for compliance with the City Landscape Guidelines and should then review landscaping for compliance with the CDO.

General Landscaping

Guideline 16: In addition to aesthetic benefits, landscaping provides shade, reduces glare and minimizes surface runoff during rainy periods. Projects should provide landscaping that complements existing architecture, provides shade to pedestrian areas and that provides a high level of surface permeability.

Standard 16a: Projects shall comply with the City Landscape Ordinance and the accompanying Guidelines.

As evident in the Exhibit and as conditioned, the proposed project will comply with the City Landscape Ordinance and the accompanying Guidelines. Therefore, the proposed project complies with this Guideline.

Signs:

All projects are required to comply with the City of Los Angeles Sign Provisions found in Chapter 14.4 of the Zoning Code. The Design Guidelines and Development Standards found herein add to the City's existing Sign Provisions. Compliance with the following Design Guidelines and Development Standards does not necessarily imply compliance with the Sign Ordinance; for instance, the use of individually cut externally illuminated channel letters would comply with the Design Guidelines and Development Standards, though such a sign would still be subject to the square footage requirements found within the Zoning Code. To

simplify the review process, applicants should first review proposed signs for compliance with the Zoning Code and should then review proposed signs for compliance with the CDO.

Simplicity and Quality

Guideline 17: Signage should be simple, expressive and of high quality with regard to construction, typography and artistic images. Signage that contributes to a cluttered, non-cohesive or unprofessional appearance diminishes the quality and commercial viability of the District and should be avoided.

Standard 17a: Individual businesses and institutions should have no more than one wall sign per elevation unless a special circumstance exists whereby a single wall sign would not be universally visible from the public right of way.

Standard 17b: Individual signs should utilize a consistent and thoughtful color scheme. Generally business signs should not utilize more than three colors.

Standard 17c: Wherever multiple business signs exist on a single wall or monument sign the sign should utilize a uniform background color.

Standard 17d: The use of fluorescent colors in signs is prohibited.

Standard 17e: Hand-painted lettering should be administered by a professional sign painter and should be comprised of typography and images that are uniform in point size, kerning and overall appearance and are produced from an identifiable font. Lettering and iconography produced by spray-on paint or air brushes is prohibited.

The proposed project does not include a sign, as seen in Exhibit A. Therefore, this Guideline is not applicable to the proposed project.

Mural Signs

Guideline 18: Mural signs can contribute to the appearance of individual buildings, street frontages and the District as a whole. Furthermore, such signage can be an important expression of the unique artistic and cultural identity of the District. Mural signs should be allowed when they are created with a high level of artistic quality and do not diminish the architectural integrity of a historic building.

Standard 18a: Murals that are not intended as part of business signage (and are not defined as Mural Signs in Section 3 of this document) must be approved by the Department of Cultural Affairs and may in no way include onsite or offsite commercial advertising or imagery.

Standard 18b: Mural signs may cover up to 30% of a building façade, however such area shall include the permitted wall sign area. Mural sign area that exceeds the square footage allowed for wall signs may not include signage text, logos or other such commercial renderings such as drawings of individual products sold within a store.

Standard 18c: Mural signs should not cover or obscure unique architectural features such as corbels, transoms, pilasters, un-painted masonry, windows or other such character defining features of an historic building.

The proposed project does not include a mural sign, as seen in Exhibit A. Therefore, this Guideline does not apply.

Prohibited and Restricted Signs

Guideline 19: Signs that contribute to the appearance of clutter along a street frontage or on a building; that draw unnecessary attention to a single use at the expense of the district as a whole or that communicate a lack of permanence to the District should not be used.

Standard 19a: Off-site signage, including, billboards and signs advertising off-site activities, is prohibited.

Standard 19b: Pole signs are prohibited. This includes the structural modification of existing signs that increase the height, massing or fascia of existing signs or the addition of poles to existing pole signs. The re-use of pole signs is strongly discouraged and project proponents are encouraged to consider pedestrian oriented signage options such as monument signs.

Standard 19c: Temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble machines, rotating devices, and other attention-getting devices are prohibited.

The proposed project does not include an Off-site sign and/or temporary banners, streamers, flags not affixed to a flagpole, inflated devices, bubble machines, rotating devices, and other attention-getting devices, as seen in Exhibit A. Also, electronic message display signs, pole, pylon signs are prohibited. Therefore, the proposed project complies with this Guideline.

Guideline 20: Signage illumination should be used sparingly and at a pedestrian scale. Overly-bright illumination, digital signage and internally light signage that is intended to capture the attention of motorists generally does not invite pedestrian use or prolonged visits to the district outside of immediate car trips. External illumination for signage is encouraged in lieu of internally light signage.

Standard 20a: Electronic message display signs, except for time and temperature signs are prohibited.

Standard 20b: Internally illuminated canister signs, except for channel letters or logos, and illuminated architectural canopy signs are prohibited. Reverse channel letters or externally light individually cut letters are encouraged in lieu of internally light channel letters.

Standard 20c: Any time and temperature sign that is not placed on a building roof, shall be permitted, provided it has no blinking lights, includes no advertising, sign content consists exclusively of time and temperature information and the face of the sign is no larger than 16 square feet in area.

The proposed project does not include a signage illumination and electronic message display signs, as seen in Exhibit A. Therefore, this Guideline does not apply.

Mechanical Equipment:

Mechanical Equipment & Loading

Guideline 21: Utilities, storage areas, loading docks, mechanical equipment and other service areas should be screened from the adjacent public right of way. Equipment can be screened from public view through the use of building parapets, landscaping walls and other similar architectural treatments. Plywood and wood lattice screens should be avoided.

Standard 21a: Locate all service areas and loading docks at the rear of structures or at the location that is most out of view to the general public.

Standard 21b: Screen all exterior rooftop and ground level mechanical equipment, including HVAC equipment, exhaust fans and satellite dishes from public view.

Standard 21c: No mechanical equipment shall be permitted in window or door openings facing public streets.

Standard 21d: Service areas, such as those used for automobile repair facilities, should be enclosed within a building.

As conditioned, the proposed project will screen all exterior rooftop and ground-level mechanical equipment, including HVAC equipment, exhaust fans, and satellite dishes from public view and locate no mechanical equipment in a location that can be visible from public view. Therefore, the proposed project complies with this Guideline.

Security Equipment

Guideline 22: Buildings should be designed with security features that effectively detour criminal activity while maintaining a positive image about the community. When used, security grills should be screened from view during business hours and should be integrated into the design of the building.

Standard 22a: Permanently affixed exterior security grills or bars are prohibited.

Standard 22b: Security grills should be retractable and should recess completely into pockets that completely conceal the grill when it is retracted. Such pockets should be integrated into the design of the building.

Standard 22c: Roll-down security grills that conceal storefront windows are prohibited.

Standard 22d: Existing security grills and bars, whether retractable or permanently affixed should be painted black or another color that diminishes the appearance of such devices as viewed against the window.

As conditioned, permanently affixed exterior security grills or bars and roll-down security grills that conceal windows are prohibited. All security grills will be retractable and concealed from view. Therefore, the proposed project complies with this Guideline.

Trash Equipment

Guideline 23: Trash enclosures should be designed so that trash and recycle bins are not visible to the general public.

Standard 23a: *Enclose all trash collection areas with a minimum six-foot high decorative wall or fence.*

Standard 23b: *Provide a separate enclosure for trash and recyclable materials.*

As conditioned, the proposed project's trash collection areas will be enclosed with a minimum six-foot-high decorative wall or fence. A separate enclosure for trash and recyclable materials will be provided. Therefore, the proposed project complies with this Guideline.

Wireless Telecommunication Facilities

Guideline 24: Wireless telecommunication facilities should be designed so as to appear compatible with or complementary to surrounding architecture and structures.

Standard 24a: *Where possible, wireless telecommunication facilities should be incorporated into existing buildings and other structures and should appear unobtrusive.*

Standard 24b: *Roof-top wireless facilities should be located so as to be least disruptive to the primary visible façade of the building and should be screened by materials that are simple and do not compete with or attempt to replicate the architectural features of the existing building.*

The proposed project does not propose any wireless telecommunication facilities. Therefore, this Guideline does not apply.

4. The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and the vicinity.

The project is for the demolition of a single-story ice cream storage, tile wholesale, electric motor repair, and food commissary building to allow the construction of a new six (6)-story, 72-foot 3 1/8-inch tall, mixed-use development containing 160 live/work units, 11,230 square feet of ground floor commercial/retail space, and one (1) level subterranean parking, for a total of 120,225 square feet of floor area. The project also includes the construction of a new six (6)-story, 72-foot 3 1/2-inch tall, self-storage building with one (1) subterranean basement level, for a total of 106,478 square feet of floor area. The proposed buildings are oriented towards the street, facing Figueroa Street and River Street. The proposed vehicular parking is located at the rear of the site away from the public right-of-way. The proposed structures is similar in height to the surrounding structures. The perimeter of the lot will contain landscaping buffers that will contribute to the transition between the commercial/industrial uses along Figueroa Street and River Street and the adjacent commercial and industrial uses. There are no identified cultural, scenic or environmental resources in the vicinity.

ENVIRONMENTAL FINDING

The Director of Planning has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 of the City CEQA Guidelines.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an

appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](http://BuildLA.lacity.org) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal
Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA Appointment Portal
for Condition Clearance

Vincent P. Bertoni, AICP
Director of Planning

Approved/Reviewed by:

Prepared by:

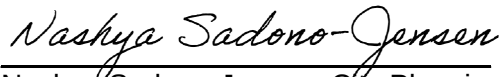


Vanessa Soto, AICP,
Senior City Planner



Nicole Sánchez, City Planner
nicole.sanchez@lacity.org

Prepared by:



Nashya Sadono-Jensen, City Planning Associate
nashya.sadono-jensen@lacity.org



3200 N FIGUEROA MIXED-USE
3200 N. FIGUEROA STREET
LOS ANGELES, CA 90065

CDO SUBMITTAL SET
SEPTEMBER 19, 2023

EXHIBIT "A"
Page No. 1 of 67
Case No. DIR-2022-8663-CDO-HCA

NOTE: PER THE CORNFIELD ARROYO SECO SPECIFIC PLAN, ACCESS TO THE 2ND FLOOR COURTYARD OPEN SPACE AT 3200 N FIGUEROA, MIXED-USE BUILDING, MUST BE AVAILABLE & ACCESSIBLE FOR USE TO ALL EMPLOYEES & PATRONS OF 3220 N FIGUEROA, SELF-STORAGE BUILDING. ACCESS IS PROVIDED AT THE GROUND FLOOR PARKING LEVELS BETWEEN BOTH BUILDINGS THROUGH A DOOR AND ACCESS STAIR THAT WILL BE CONTROLLED WITH A FOB AVAILABLE TO ALL EMPLOYEES & PATRONS OF 3220 N FIGUEROA. THE OPERATOR OF 3220 N FIGUEROA WILL PROVIDE ALL EMPLOYEES WITH ACCESS INSTRUCTIONS AS PART OF THEIR ORIENTATION UPON HIRING. BOTH 3000 AND 3220 N FIGUEROA WILL PROVIDE WAYFINDING SIGNAGE THAT IS TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.

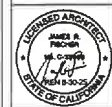
NOTE: NO NEW CONSTRUCTION OR ADDITIONS THAT RESULT IN ADDITIONAL FLOOR AREA FOR 3200 - 3232 N. FIGUEROA STREET ARE PERMITTED WITHOUT RELIEF.



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents
January 11, 2022

Cover Sheet



Date: 09/14/20
Scale:
By: MP
Project No: 2106
Page No: T-0.0
OF



RENO

dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents

January 11, 2022

RENDERING



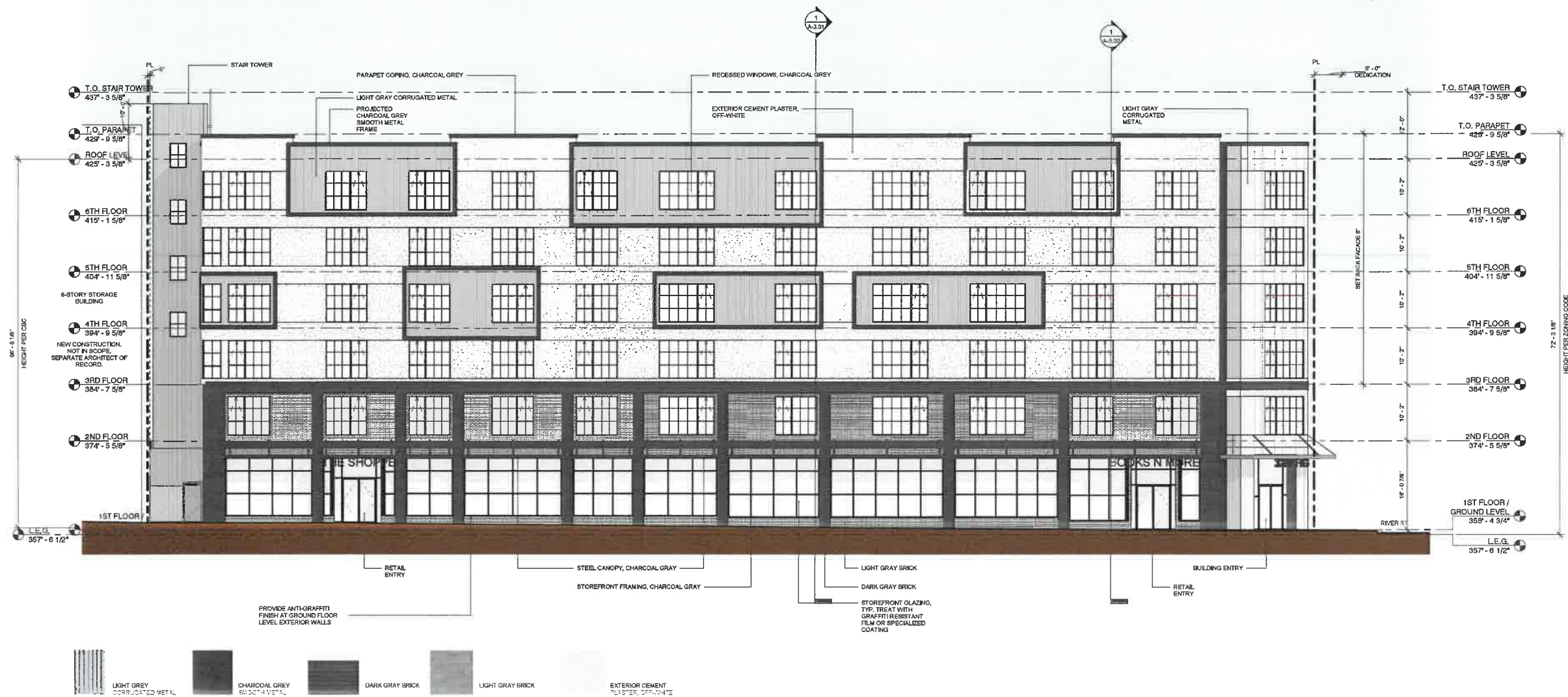
Date: 09/14/20
Scale:

By: Author
Project No: 2106
Page No:

T-0.01
OF

EXHIBIT "A"
Page No. 2 of 67
Case No. DIR-2022-8663-CDO-HCA

01/12/23 8:42:27 AM



ELEVATION NOTES:

1. USE NON-REFLECTIVE GLASS THAT ALLOWS A MINIMUM OF 90% LIGHT TRANSMISSION ON ALL STREET FACING FACADES.
2. RECESS WINDOWS AND DOORS ALONG THE STREET FRONTAGES AT LEAST THREE INCHES FROM THE FACADE, WINDOW FRAME AND SILLS ARE STRONGLY ENCOURAGED.
3. ALL VENTS, GUTTERS, DOWN SPOUTS, ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT.
4. THE BOTTOM OF STOREFRONT WINDOWS SHOULD BE A MINIMUM OF 18 INCHES AND A MAXIMUM OF 36 INCHES FROM THE SIDEWALK GRADE TO ACCOMMODATE A TRADITIONAL BULKHEAD.
5. NEW STOREFRONT WINDOWS RECESSED 8 INCHES FROM THE FRONT PLANE OF THE BUILDING.
6. EXTERIOR WALLS ON THE THIRD FLOOR THROUGH ROOF TO BE SET BACK 6" FROM THE FACADE ON THE FIRST AND SECOND FLOORS.

EXHIBIT "A"
Page No. 3 of 67
Case No. DIR-2022-8663-CDO-HCA

FIGUEROA ST. ELEVATION

SCALE:
1/8" = 1'-0"

1



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents

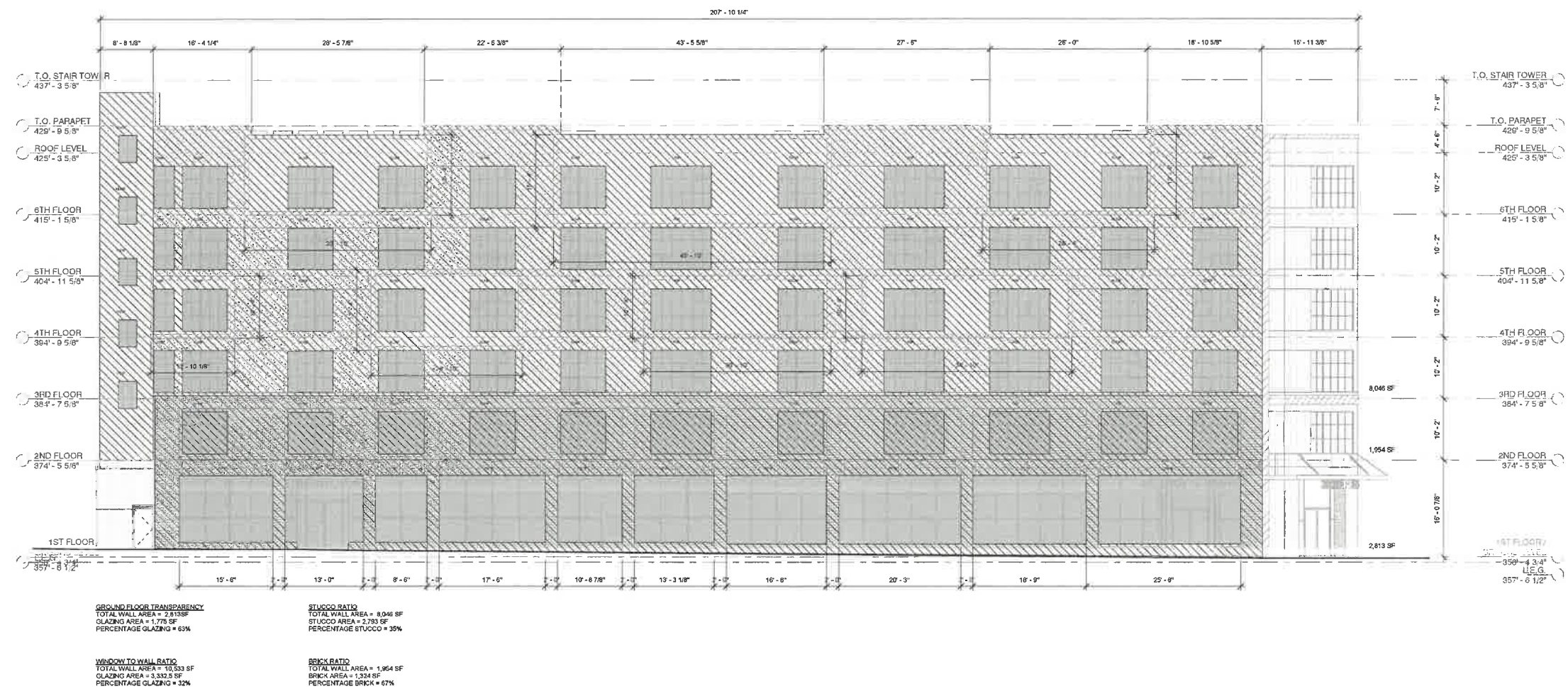
January 11, 2022

EXTERIOR ELEVATIONS



Date: 9/19/23
Scale:
1/8" = 1'-0"
By: Author
Project No:
2106
Page No:

T-0.02





100% Construction Documents

January 11, 2022

EXTERIOR ELEVATIONS



Date: 9/19/23
Scale: 1/8" = 1'-0"
By: Author
Project No: 2106
Page No:

T-0.03

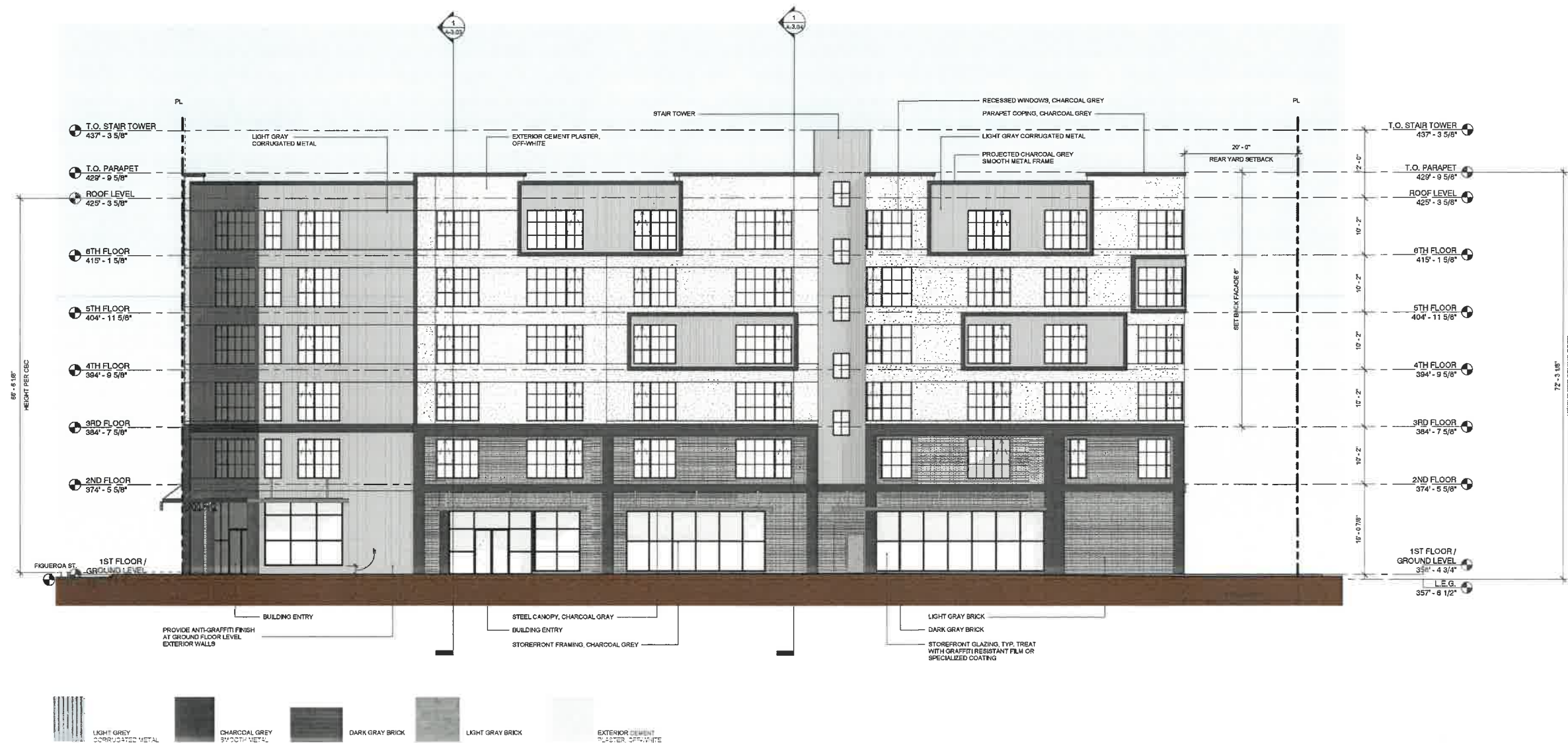


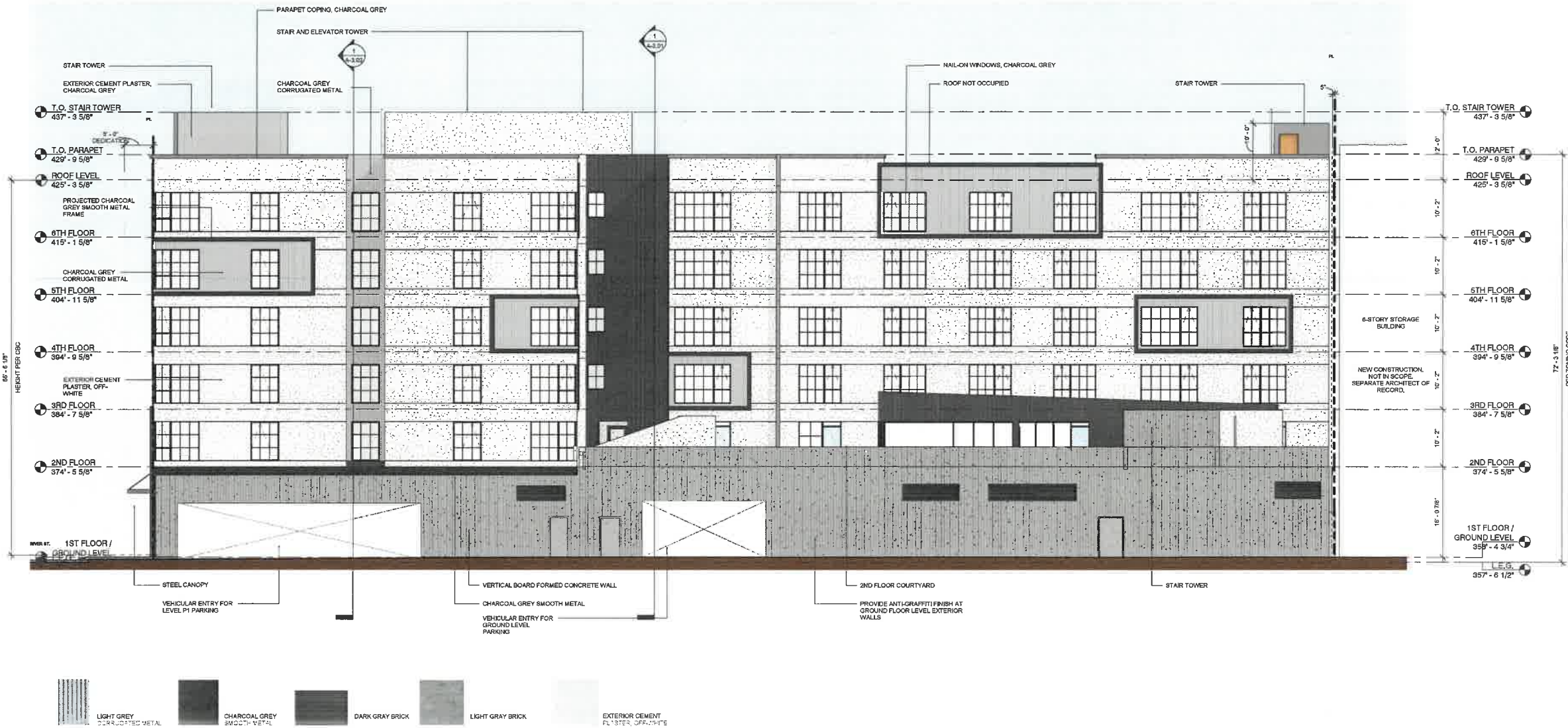
EXHIBIT "A"
Page No. 5 of 67
Case No. DIR-2022-8663-CDO-HC

RIVER ST. ELEVATION

SCALE:
1/8" = 1'-0"



EXHIBIT "A"
Page No. 6 of 67
Case No. DIR-2022-8663-CDO-HCA



ELEVATION NOTES:

1. USE NON-REFLECTIVE GLASS THAT ALLOWS A MINIMUM OF 90% LIGHT TRANSMISSION ON ALL STREET FACING FACADES.
2. RECESS WINDOWS AND DOORS ALONG THE STREET FRONTAGES AT LEAST THREE INCHES FROM THE FACADE. WINDOW FRAME AND SILLS ARE STRONGLY ENCOURAGED.
3. ALL VENTS, GUTTERS, DOWN SPOUTS, ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT.
4. THE BOTTOM OF STOREFRONT WINDOWS SHOULD BE A MINIMUM OF 18 INCHES AND A MAXIMUM OF 38 INCHES FROM THE SIDEWALK GRADE TO ACCOMMODATE A TRADITIONAL BULKHEAD.
5. NEW STOREFRONT WINDOWS RECESSED 8 INCHES FROM THE FRONT PLANE OF THE BUILDING.
6. EXTERIOR WALLS ON THE THIRD FLOOR THROUGH ROOF TO BE SET BACK 6" FROM THE FACADE ON THE FIRST AND SECOND FLOORS.

EXHIBIT "A"
Page No. 7 of 67
Case No. DIR-2022-8663-CDO-HCA

SOUTH ELEVATION SCALE: 1/8" = 1'-0" 1



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

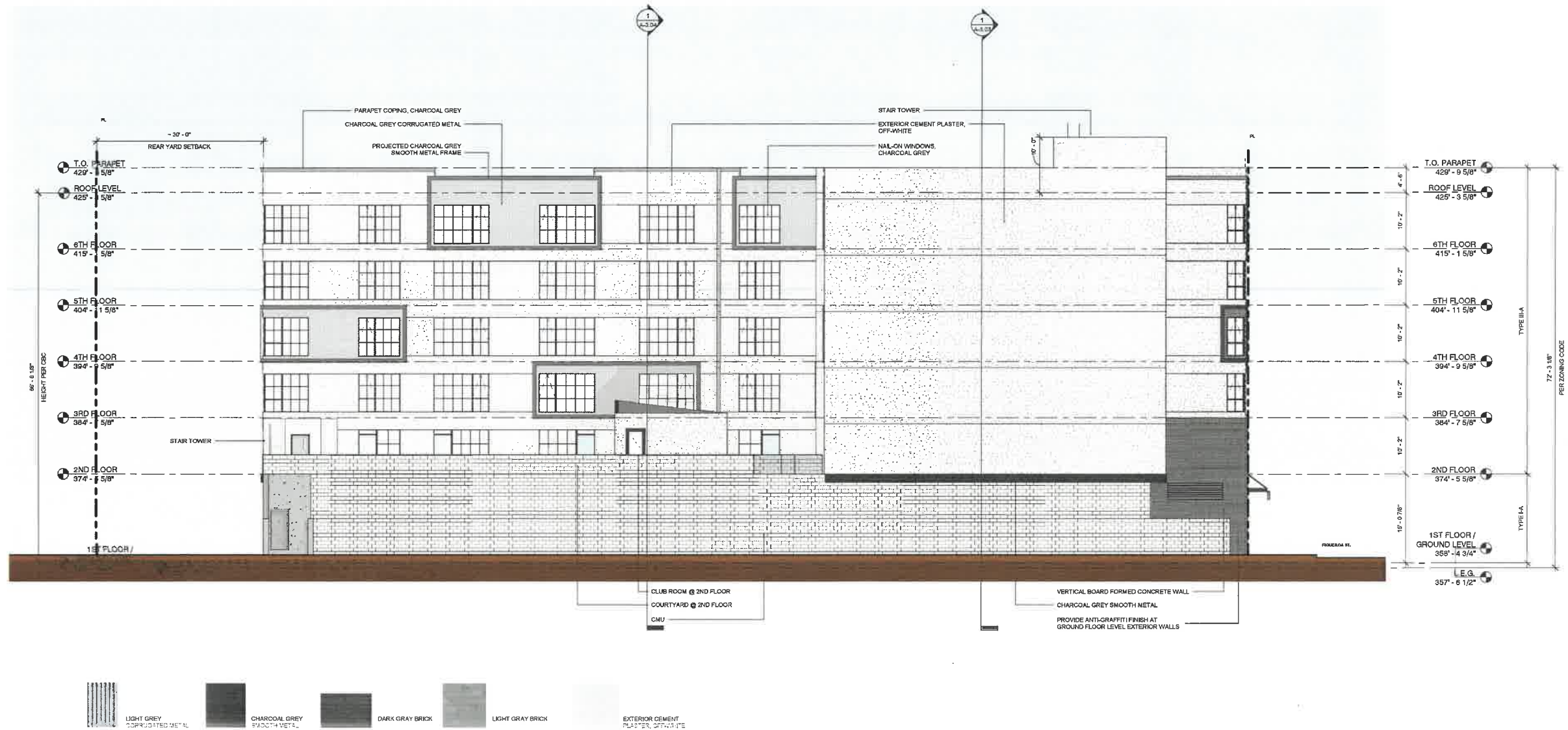
100% Construction Documents
January 11, 2022

EXTERIOR ELEVATIONS



Date: 9/19/23
Scale: 1/8" = 1'-0"
By: Author
Project No: 2106
Page No:

T-0.04



ELEVATION NOTES:

1. USE NON-REFLECTIVE GLASS THAT ALLOWS A MINIMUM OF 90% LIGHT TRANSMISSION ON ALL STREET FACING FACADES.
2. RECESS WINDOWS AND DOORS ALONG THE STREET FRONTAGES AT LEAST THREE INCHES FROM THE FACADE, WINDOW FRAME AND SILLS ARE STRONGLY ENCOURAGED.
3. ALL VENTS, GUTTERS, DOWN SPOUTS, ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT.
4. THE BOTTOM OF STOREFRONT WINDOWS SHOULD BE A MINIMUM OF 18 INCHES AND A MAXIMUM OF 36 INCHES FROM THE SIDEWALK GRADE TO ACCOMMODATE A TRADITIONAL BULKHEAD.
5. NEW STOREFRONT WINDOWS RECESSED 8 INCHES FROM THE FRONT PLANE OF THE BUILDING.
6. EXTERIOR WALLS ON THE THIRD FLOOR THROUGH ROOF TO BE SET BACK 6" FROM THE FACADE ON THE FIRST AND SECOND FLOORS.

EXHIBIT "A"
Page No. 8 of 67
Case No. DIR-2022-8663-CDO-HCA

EAST ELEVATION SCALE: 1/8" = 1'-0" 1



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents

January 11, 2022

EXTERIOR ELEVATIONS



Date: 9/19/23
Scale: 1/8" = 1'-0"
By: Author
Project No: 2106
Page No:

T-0.05

ABBREVIATIONS

A/C

AIR CONDITIONING

MTL

METAL

A.C.

ASPHALTIC CONCRETE

N

NORTH

A.D.

AREA DRAIN

N.I.C.

NOT IN CONTRACT

A.F.F.

ABOVE FINISH FLOOR

NO.

NUMBER

ALUM.

ALUMINUM

N.T.S.

NOT TO SCALE

BD.

BOARD

O.C.

ON CENTER

BLDG.

BUILDING

OPNG.

OPENING

BLKG.

BLOCKING

OPP.

OPPOSITE

BOT.

BOTTOM

P.A.

PLANTING AREA

CAV.

CLEAN AIR VEHICLE

P.C.

PRE-CAST CONCRETE

C.L.

CENTER LINE

P.P.

POWER POLE

CLG.

CEILING

PL

PLATE

CLR.

CLEAR

P.L.

PROPERTY LINE

C.M.U.

CONCRETE MASONRY UNIT

P.L.WYD.

PLYWOOD

COL.

COLUMN

PLMB.

PLUMBING

CONC.

CONCRETE

PR

PAIR

CONC. BLK.

CONCRETE BLOCK

P.T.

PAINT

CONST.

CONSTRUCTION

R.

RISER

CONT.

CONTINUOUS

R.A.

RETURN AIR

C.O.W.

CENTER LINE OF WALL

RAD.

RADIUS

DIA.

DIAMETER

R.D.

ROOF DRAIN

DIM.

DIMENSION

RECP.

RECEPTACLE

DN.

DOWN

REF.

REFRIGERATOR

D.S.

DOWN SPOUT

REINF.

REINFORCED

DTL.

DETAIL

REQD.

REQUIRED

DWG.

DRAWING

REV.

REVISION

(E)

EXISTING

RF.

ROOM

ELEC.

ELECTRIC

R.O.

ROUGH OPENING

E.V.

ELECTRIC VEHICLE

S.A.

SUPPLY AIR

ELEV.

ELEVATION

S.O.C.

SOLID CORE

EQ.

EQUAL

S.D.

STORM DRAIN

EQUIP.

EQUIPMENT

S.F.

SQUARE FEET

EXIST.

EXISTING

SHTG.

SHEATHING

EXT.

EXTERIOR

SHT. MTL.

SHEET METAL

F.F.

FINISH FLOOR

SIM.

SIMILAR

F.G.

FINISH GRADE

S/S

STAINLESS STEEL

FIN.

FINISH

STL

STEEL

FUR.

FLOOR

STR.

STRUCTURAL

F.O.C.

FACE OF CONCRETE

SUBFLR.

SUB-FLOOR

F.O.M.

FACE OF MASONRY

SUSP.

SUSPENDED

F.O.S.

FACE OF STUD

T.

TREAD

FP.

FLARE

T.G

TONGUE AND GROOVE

FT.

FEET

THK.

THICK

FTG.

FOOTING

T.O.

TOP OF

G.

GAS

T.O.W.

TOP OF WALL

GA.

GAUGE

TYP.

TYPICAL

GALV.

GALVANIZE

U.G.

UNDERGROUND

GL.

GLASS

U.O.N.

UNLESS OTHERWISE NOTED

GYP.

GYPSONIUM

UNF.

UNFINISHED

H.B.

HOSE BIBB

W.

WATER

H.C.

HOLLOW CORE

W/

WITH

HD.

HEAD

W.C.

WATER CLOSET

HT.

HEIGHT

WD.

WOOD

H.V.A.C.

HEATING, VENTILATING & AIR CONDITIONING

W.H.

WATER HEATER

H.W.

HOT WATER

W.I.

WROUGHT IRON

INT.

INTERIOR

W/O.

WITHOUT

LAV.

LAVATORY

W.O.

WHERE OCCURS

LT.

LIGHT

W.P.

WATER PROOF

MAX.

MAXIMUM

W.W.M.

WELDED WIRE MESH

M/C

MECHANICAL

MFGRL

MANUFACTURER

MIN.

MINIMUM

SYMBOLS LEGEND

SYMBOL

DESCRIPTION

()

EXISTING CONDITION

+481.0'

NEW OR REQUIRED POINT ELEVATION LOCATION

T.O.P.

EXISTING POINT ELEVATION LOCATION

+481.0'

EXISTING POINT ELEVATION LOCATION

T.O.P.

EXISTING POINT ELEVATION LOCATION

268

EXISTING CONTOUR LINE

320

NEW CONTOUR LINE

MATCH LINE, SHADED PORTION SIDE SHOWN

LEVEL LINE, CONTROL POINT OR DATUM

PROPERTY LINE, BOUNDARY LINES

CENTER LINE, EXTERIOR ELEVATION LINES

OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.

OUTLINE OF HIDDEN OBJECTS BELOW

EXISTING CONSTRUCTION TO BE REMOVED

BUILDING SECTION

REFERENCE DRAWING NUMBER

1

SIM

A-1

REFERENCE DRAWING NUMBER

WALL SECTION OR ELEVATION NUMBER

REFERENCE DRAWING NUMBER

DOOR NUMBER

WALL REFERENCE

WINDOW NUMBER

MATERIAL REFERENCE

COLOR REFERENCE

EQUIPMENT NUMBER

REVISION

PROJECT NORTH

(MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)

REFERENCE GRIDS

DIM.

DIMENSION TO FACE OF FINISH/CLEAR/MINIMUM

DIM.

DIMENSION TO STRUCTURE/FRAMING

PROJECT DIRECTORY

OWNER:

3200 Figueroa LLC,

818 West 7th Street

Suite 410

Los Angeles, CA 90017

ARCHITECT:

DFH Architects, LLP

1544 20th St

Santa Monica, CA 90404

(310)394-4045

Attn: James Fischer

CIVIL/STRUCTURAL/SHORING:

LFA

319 Main Street

El Segundo, CA 90245

(310)239-9700

MEP:

Building Solutions Group

1139 Westminister Ave., Unit A

Alhambra, CA 91803

(626)281-6220

LANDSCAPE:

SOLA

2969 Saturn Street

Brea, CA 92821

(213)975-4931

Attn: Samuel Kim

PROJECT SUMMARY

ADDRESS: 3200 N FIGUEROA ST.

LOS ANGELES, CA 90065

NOTE: THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT FROM STATE OR FEDERAL, NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED

APN: 5446-018-022

LEGAL DESCRIPTION: TR 2418 MB 23-28 LOT FR1 MAP 142-5A221

PROPOSED PROJECT:

3200 N. FIGUEROA MIXED-USE (NEW CONSTRUCTION) (DFH ARCHITECTS, ARCHITECT OF RECORD)

160 UNITS WITH GROUND FLOOR RETAIL @ 6-STORIES W/ 1-LEVEL SUBTERRANEAN PARKING

3220 N. FIGUEROA SELF STORAGE (NEW CONSTRUCTION) (NOT IN SCOPE, UNDER SEPARATE ARCHITECT OF RECORD)

6-STORIES W/ 1-LEVEL SUBTERRANEAN

3232 N. FIGUEROA (EXISTING CONSTRUCTION, FUTURE ADAPTIVE REUSE)

ZONING: UO(CA)-CDO - CORNFIELD ARROYO SECO SPECIFIC PLAN

CASP COMPLIANCE: ADMINISTRATIVE CLEARANCE - FAR OF 4:1 OR LESS

HEIGHT DISTRICT: PER CASP:

MIN BUILDING HEIGHT 25', MAX BUILDING HEIGHT 45' AVERAGE

DEVELOPMENT INCENTIVE TO INCREASE HEIGHT 15' PER AFFORDABLE HOUSING STRATEGY B

MAX BUILDING HEIGHT INCLUDING BONUS INCENTIVE = 60'-0" AVERAGE

OCCUPANCY CLASSIFICATION:

R-2 RESIDENTIAL (SEC 310.4)

S-2 PARKING GARAGE (SEC 311.3)

M RETAIL (SEC. 308.1)

A-3 ASSEMBLY (SEC 303.4)

B BUSINESS (SEC 304.1)

HEIGHT (ZONING): SEE SHEET T-1.08

DENSITY/FLOOR AREA

ALLOWABLE BASELINE FLOOR AREA (SEE T-1.03 & T-1.04 FOR MORE INFORMATION)

NON-RIVER BUFFER - 71% OF LOT AREA = 59,340 SF X 3.0 = 178,020 SF

RIVER BUFFER - 29% OF LOT AREA = 23,746 SF X 1.5 = 35,619 SF

TOTAL 213,639 SF

ALLOWABLE AFFORDABLE HOUSING BONUS FLOOR AREA (SEE T-1.03 & T-1.04 FOR MORE INFORMATION)

NON-RIVER BUFFER - 71% OF LOT AREA = 59,340 SF X 3.375 = 200,272.5 SF

RIVER BUFFER - 29% OF LOT AREA = 23,746 SF X 1.800 = 42,742.8 SF

TOTAL 243,015.3 SF

PROPOSED FLOOR AREA (SEE T-1.03 & T-1.04 FOR MORE INFORMATION)

243,015 SF

RESIDENTIAL AREA (SEE T-1.05 FOR MORE INFORMATION)

NON-RIVER BUFFER: 15% OF TOTAL BASELINE FLOOR AREA ALLOWED + 9 SF FOR EACH ADDITIONAL 1 SF OF AFFORDABLE HOUSING AREA

178,020 SF X 0.15 = 26,703 SF + 22,252 SF = 48,955 SF

RIVER BUFFER: 15% OF TOTAL BASELINE FLOOR AREA ALLOWED + 9 SF FOR EACH ADDITIONAL 1 SF OF AFFORDABLE HOUSING AREA

35,619 SF X 0.15 = 5,343 SF + 7,122 SF = 12,466 SF

MAXIMUM ALLOWABLE LOT COVERAGE (SEE T-1.05 FOR MORE INFORMATION)

NON-RIVER BUFFER: 59,340 X 0.85 = 50,439 SF

RIVER BUFFER: 23,746 X 0.85 = 20,184 SF

PROVIDED LOT COVERAGE

NON-RIVER BUFFER: 49,321.6 SF

RIVER BUFFER: 16,690.08 SF

ALLOWABLE DENSITY:

UNLIMITED PER CASP

PROVIDED DENSITY:

LIVE/WORK STUDIO 145 (2 HABITABLE ROOMS EA.)

LIVE/WORK 1 BEDROOM 5 (3 HABITABLE ROOMS EA.)

LIVE/WORK 2 BEDROOM 10 (3 HABITABLE ROOMS EA.)

PROVIDED 160 UNITS

NON-RESIDENTIAL BREAKDOWN (SF)

3200 N FIGUEROA = 6,817 SF

3220 N FIGUEROA = 106,848 SF

3232 N FIGUEROA = 16,312 SF

TOTAL 129,977 SF

LIVE/WORK BREAKDOWN (SF)

UNIT MIX

TYPE

QTY

60% LIVE

SE

TOTAL

40% WORK

SE

TOTAL

UNIT A

70

336

23,520 SF

168

11,760 SF

UNIT B

70

424

25,680 SF

212

14,840 SF

UNIT C

10

613

6,130 SF

295

2,950 SF

UNIT D

5

590

2,950 SF

290

1,400 SF

UNIT E

5

360

1,800 SF

192

960 SF

TOTAL

160

64,080 SF

31,910 SF

CODES , REGULATIONS, PERMITS AND STANDARDS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

PART 1: 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS (C.C.R.)

PART 2: 2020 LOS ANGELES BUILDING CODE (CBC), TITLE 24 C.C.R. (2009 INTERNATIONAL BUILDING CODE, VOLUMES 1-2 OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS)

PART 3: 2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2008 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

PART 4: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R. (2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 5: 2019 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R. (2009 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

PART 6: 2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.

PART 7: 2019 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, TITLE 24 C.C.R.

PART 8: 2019 CALIFORNIA FIRE CODE, TITLE 24 C.C.R. (2009 INTERNATIONAL FIRE CODE)

PART 9: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. (CALGREEN)

PART 10: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 11: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 12: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 13: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 14: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 15: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 16: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 17: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 18: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 19: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 20: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 21: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 22: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 23: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 24: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 25: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 26: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 27: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 28: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 29: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 30: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 31: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 32: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 33: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 34: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 35: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 36: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 37: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 38: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 39: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 40: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 41: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 42: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 43: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 44: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 45: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 46: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 47: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 48: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 49: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 50: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 51: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 52: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 53: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 54: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 55: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 56: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 57: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 58: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 59: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 60: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 61: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 62: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 63: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 64: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 65: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 66: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 67: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 68: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 69: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 70: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 71: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 72: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 73: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 74: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 75: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 76: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 77: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 78: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 79: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 80: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 81: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 82: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 83: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 84: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 85: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 86: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 87: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 88: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 89: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 90: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 91: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 92: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 93: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 94: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 95: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 96: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 97: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 98: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 99: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

PART 100: 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.

VICINITY MAP

3200 N FIGUEROA ST.

LOS ANGELES, CA 90065

LOCATION MAP

3200 N FIGUEROA ST.

LOS ANGELES, CA 90065

OPEN SPACE

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

REQUIRED OPEN SPACE

1 SF PER 16 SF OF RESIDENTIAL AREA = 63,230 / 16 = 3,952 SF

1 SF PER 48 SF OF NON-RESIDENTIAL AREA = 179,785 / 48 = 3,746 SF

TOTAL REQUIRED = 7,698 SF

TOTAL OPEN SPACE PROVIDED = 11,893 SF (7,698 SF REQUIRED)

DATE: 10/03/18

SCALE: 1/2" = 1'-0"

BY: Author

PROJECT NO: 2106

PAGE NO: T-1.01

EXHIBIT "A"

Page No. 9 of 67

Case No. DIR-2022-8663-CDO-HCA

FIRE DEPARTMENT NOTES
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (1013.3) 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (1013.6.2) 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTION S AND SECTION 2702. 4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES (1013.6.3) 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1013.6.3). 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.8 FOR EXCEPTIONS. 7. DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1010.1.8.2) 8. PROVIDED TWO -WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGER. 9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.8.12. 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (1008) THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5) 11. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3): A. ASILES AND UNOCCUPIED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS (1008.3.1); B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS; C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.8, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. 12. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT LESS THAN 90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE. CBC 1008.3.5 *ASILES, CORRIDORS, EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, VESTIBULES AND REAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE, ELECTRICAL EQUIP. ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, PUBLIC RESTROOMS >300 SF. 13. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90 MINUTES. (CBC 1013.6.3) 14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE, MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.8 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. 15. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 16. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, APPLICATIONS MUST BE IN ACCORDANCE WITH SECTION 803, 804 AND TABLE 803.8. 17. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST COMPLY WITH TABLE 803.13. 18. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC) (LASC 57.22) 19. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. (CCR TITLE 24, PART 6) 20. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1008. IN ADDITION TO ANY OTHER CODE REQUIREMENTS. 21. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. (L.A.M.C.57.140) 22. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. 12.21A17(D) 23. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF EACH RUSH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE, WHERE A RUBBISH CHUTE EXTENDS THROUGH A BUILDING MORE THAN ONE FLOOR BELOW THE LOWEST INTAKE. (LAFD 903.2.11.2) 24. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP. (LAFD 915.4.2.4) 25. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS. (CBC 918.1) 26. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE (CBC 1008.2) 27. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (LAFD 907.2.11.5-6) 28. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4) A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: I. "EXIT STAIR DOWN" II. "EXIT RAMP DOWN" III. "EXIT STAIR UP" IV. "EXIT RAMP UP" C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY. E. "EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. 29. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTION >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5' ABOVE THE FLOOR LANDING. (CBC 1023.3) 30. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES 32. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED: SIZE AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH SECTIONS 908.3.1 - 908.3.4. (LAFD 9-6.1) 33. MATERIALS, OTHER THAN FOAM PLASTICS, USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED. LAFD 804.1 34. CURTAINS, DRAPES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. 35. IN EVERY GROUP A, E, R-1, R-2, AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM. TITLE 19, DIV 1, SECTION 3.08 36. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE INSTALLED TO PROVIDE POWER FOR MIN. UNLESS SPECIFIED OTHERWISE. LAFD 804.1.4 37. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3.4) 38. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.8 FOOT-CANDLE, 8 LUX, AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5) 39. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403. 40. ALL RATED DOORS MUST BE EITHER SELF-CLOSING OR AUTOMATIC CLOSING AND HAVE A UL 1784 SMOKE AND DRAFT CONTROL SEAL. (718) 41. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN LAFD 510 42. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN 7803.11. SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS. (LAFD 803.3) 43. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFD 505.1)

LADBS NOTES
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. 2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER 10,000.0) SEPARATE PLUMBING PERMIT IS REQUIRED. 3. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. 4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3. 5. WATER HEATERS MUST BE STRAPPED TO A WALL. (SECTION 507.3, LAFD) 6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE. 7. ALL ELEVATOR PITS MAY BE EQUIPPED WITH A DRAIN TO PREVENT THE ACCUMULATION OF WATER. THE WATER AND OTHER LIQUIDS COLLECTED IN THE BOTTOM OF AN ELEVATOR SHAFT MAY NOT BE DISCHARGED TO THE SANITARY SEWER OR STORM DRAIN. PLUMBING INFORMATION BULLETIN, PIPC 2002-04. 8. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.5) 9. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. 10. A MECHANICAL VENTILATION SYSTEM IN LIEU OF OPENABLE WINDOWS IN THE BATHROOM, TOILET ROOM AND LAUNDRY, WHICH FURNISHES FIVE AIR CHANGES PER HOUR DIRECT TO THE OUTSIDE, IS REQUIRED. 11. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A POSTHOLE OR 18" (RED, 110217) WWW.LADBS.ORG PLATE 15 OF 10 MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 72 INCHES ABOVE THE SHOWER DRAIN INLET. (1210.2.3, LAFD 411.7) 12. TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 4 FEET ABOVE ANY OPENING. 13. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2.2) 14. CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1328 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2 A. OVER A VAPOR RETARDER. B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR ½ INCH THICK AND MORE THAN 18 INCHES O.C. FOR 5/8 INCH THICK. 15. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMMODATE A 24-INCHBY 84-INCH AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES. SEE 3002.4A FOR EXCEPTIONS. 91.3002.4 16. BUILDINGS TO BE EQUIPPED WITH FIRE ALARM SYSTEM IN COMPLIANCE WITH SECTIONS 907.2.2 AND CARBON MONOXIDE ALARM PER SECTION 420. 17. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286 AND COMPLY WITH SECTION 803.1.1.1. 18. FIRE BLOCCING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS: A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. (718.2.3) B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 16-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. (718.2.3) C. AT ALL INTERSECTIONS OF CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS CORNERS AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. (718.2.3) D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4) E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS (718.2.5) 19. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL CONSTRUCTED OF A MINIMUM 0.019-INCH SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE (406.3.4.3). 20. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.5 A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION 717.5.1 B. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2) C. DUCTS PENETRATING SHAFTS. (715.5.3) D. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4) E. DUCTS PENETRATING SMOKE BARRIERS (717.5.5) F. DUCTS PENETRATING EXTERIOR WALLS (717.5.6) G. DUCTS PENETRATING SMOKE PARTITIONS (717.5.7) H. DUCTS PENETRATING HORIZONTAL ASSEMBLIES (717.5.9) 21. A. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (718.3.2) B. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. (718.4.2) C. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MATERIALS SHALL BE ADVERTISELY LABELED. (718.3.1) 22. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA 13 SPRINKLER SYSTEM (3,000 SF BETWEEN DRAFT STOPS) (718.4.3) 23. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL PLANT AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT, A SEPARATE ELECTRICAL PERMIT IS REQUIRED. 24. THE SERVICE PANEL OR SUBPANEL ORIGIN DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. 25. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND APPROVAL.

ALLOWABLE BUILDING HEIGHT
CONSTRUCTION TYPE: TYPE I-A W/ AUTOMATIC SPRINKLER SYSTEM - NFPA 13 (LEVEL A TO 1ST FLOOR) TYPE II-A W/ AUTOMATIC SPRINKLER SYSTEM - NFPA 13 (2ND - 6TH FLOOR)
OCCUPANCY CLASSIFICATION: S-2 PARKING GARAGE, STORAGE (SEC. 311.3) R-2 RESIDENTIAL DWELLING UNITS AND ACCESSORIES (SEC. 310.4) M RETAIL (SEC. 309.1) A-3 ASSEMBLY (SEC 303.4) B BUSINESS (SEC 304.1)
TYPE I-A - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: TABLE 504.3, S-2 (S WITHOUT AREA INCREASE) = UNLIMITED
TYPE I-A ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: TABLE 504.4, S-2 (S WITHOUT AREA INCREASE) = UNLIMITED
TYPE II-A ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: TABLE 504.3, R-2 (S WITHOUT AREA INCREASE) = 65 FEET
TYPE II-A ACTUAL BUILDING HEIGHT: 86' - 0 1/8" MEASURED FROM AVERAGE GRADE PLANE (358.794') TO ROOF STRUCTURE (425.30')
TYPE II-A ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: TABLE 504.4, R-2 (S WITHOUT AREA INCREASE) = 5 STORIES
TYPE II-A ACTUAL NUMBER OF STORIES: 5-STORIES ABOVE HORIZONTAL SEPARATION / 2ND FLOOR PODIUM (ALLOWED PER SEC. 510.2)
TOTAL BUILDING HEIGHT (TYPE I-A + TYPE II-A): 8-STORIES ABOVE AVERAGE GRADE PLANE (358.794') (ROOF ELEVATION= 425.30' -358.794' = 88.51' (89' ALLOWED)
EMERGENCY VOICE/ALARM COMMUNICATION FIRE ALARM SYSTEM PROVIDED THROUGHOUT BUILDING IN ACCORDANCE WITH LAFD 907.5.2.2

ALLOWABLE BUILDING AREA
TYPE I-A (LEVEL P1 - FLOOR 1) - OCCUPANCY S-2 - UNLIMITED AREA ALLOWED PER TABLE 506.2 TYPE II-A (FLOORS 2 - 5) - OCCUPANCY R-2 - ALLOWABLE AREA PER BELOW (SEE SHEET T-1.05 FOR DIAGRAMS)
AREA DETERMINATION (TABLE 506.2- FOR R-2 OCCUPANCY): AREA, BUILDING, THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS, AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. 506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS Aa = (At + NS x H) x Sa Aa = (24,000 SF + 359.841' x 2 = 359.785' Aa = 48,000 SF (NO INDIVIDUAL STORY TO EXCEED 24,000 SF)
Area Schedule (Gross Building) TYPE III-A
Level Area Construction Type
2ND FLOOR 23285 SF III-A
3RD FLOOR 21907 SF III-A
4TH FLOOR 21907 SF III-A
5TH FLOOR 21907 SF III-A
6TH FLOOR 21907 SF III-A
Grand total 110913 SF
AVERAGE GRADE PLANE
AVERAGE GRADE PLANE* (SEE SHEET A-1.02): NORTH: (359.84' + 358.43') / 2 = 359.14' NORTH WEST: (358.43' + 358.40') / 2 = 358.415' WEST: (358.40' + 357.54') / 2 = 357.97' SOUTH: (357.54' + 358.75') / 2 = 358.65' EAST: (359.79' + 359.841' / 2 = 359.785' TOTAL: 1793.97' / 5 = 358.794'
*ELEVATION AT 1ST LEVEL ABOVE AVERAGE GRADE PLANE (2ND FLOOR) = 374.47' *HEIGHT FROM AVERAGE GRADE PLANE TO 1ST LEVEL ABOVE (2ND FLOOR) = 15' - 8 1/8" (5' MAX) 1ST FLOOR IS NOT CONSIDERED A BASEMENT

BUILDING CODE GROSS AREA BREAKDOWN
Area Schedule (F.A.R. - Building)
Level Area
2ND FLOOR 12841 SF
3RD FLOOR 12641 SF
4TH FLOOR 12841 SF
5TH FLOOR 12641 SF
6TH FLOOR 12841 SF
TOTAL 63204 SF
NOTE: SEE BUILDING AREA DIAGRAMS ON T-1.03 - T-1.05
Area Schedule (Gross Building) TYPE III-A
Level Area Construction Type
2ND FLOOR 23285 SF III-A
3RD FLOOR 21907 SF III-A
4TH FLOOR 21907 SF III-A
5TH FLOOR 21907 SF III-A
6TH FLOOR 21907 SF III-A
Grand total 110913 SF

SCHOOL DISTRICT FLOOR AREA BREAKDOWN
1ST FLOOR / GROUND LEVEL 4201 SF
2ND FLOOR 23255 SF
3RD FLOOR 21879 SF
4TH FLOOR 21879 SF
5TH FLOOR 21879 SF
6TH FLOOR 21879 SF
Grand total 114971 SF
BUILDING AREA BY OCCUPANCY TYPE
Area Schedule (Occupancy Type)
OCCUPANCY GROUP Area
A-3 1309 SF
M 7103 SF
R2 110222 SF
S2 56155 SF
174789 SF
Occupancy Type by Level
OCCUPANCY GROUP Area
LEVEL P1
S2 34049 SF
1ST FLOOR / GROUND LEVEL
M 7103 SF
R2 3501 SF
S2 22106 SF
2ND FLOOR
A-3 1309 SF
R2 21300 SF
3RD FLOOR
R2 21355 SF
4TH FLOOR
S2 21355 SF
5TH FLOOR
R2 21355 SF
6TH FLOOR
R2 21355 SF

PUBLIC WORKS NOTES
1. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER. 2. THE OFF-SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATION DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITIONS, AS AMENDED BY THE CITY OF LOS ANGELES AND CITY OF LOS ANGELES STANDARDS. 3. ULTRA-LOW FLOW PLUMBING FIXTURES ARE REQUIRED ON ALL NEW DEVELOPMENT AND REMODELING WHERE PLUMBING IS TO BE ADDED. MAXIMUM 1.67 GALLON TOILETS AND 1 GALLON URINALS AND LOW FLOW SHOWER HEADS. 4. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL OF THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT - ADMINISTRATIVE SERVICES, ROOM 113. 5. TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. PRUNING SHALL ONLY BE DONE BY CITY TREE TRIMMERS TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES. ALL QUESTIONS REGARDING STREET TREES ARE TO BE DIRECTED TO THE COMMUNITY FORESTOR. 6. THE OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFF-SITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFF-SITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ON-SITE WORK AT (310) 453-8737 7. THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (HOURS) - TYPE I-A
CONSTRUCTION TYPE: TYPE I-A
STRUCTURAL FRAME: 3-HOUR TABLE 601
BEARING WALLS - EXTERIOR: 3-HOUR TABLE 601
BEARING WALLS - INTERIOR: 3-HOUR TABLE 601
NONBEARING WALLS, PARTITIONS - EXTERIOR: 1-HOUR (SEPARATION LESS THAN OR EQUAL TO 30 FEET) TABLE 602
NONBEARING WALLS, PARTITIONS - INTERIOR: NOT RATED OR 2-HOUR PER PLAN TABLE 602
FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS 2-HOUR TABLE 601
ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS 1 1/2-HOUR TABLE 601
SHAFT ENCLOSURES: 2-HOUR (SEC. 713.4)
STAIRWAY CONSTRUCTION: 2-HOUR (SEC. 1023.2)
SEPARATION WALLS: 1-HOUR (SEC. 708.3) OR 2-HOUR PER PLAN
FIRE WALLS: NOT REQUIRED
HORIZONTAL SEPARATIONS: 3-HOUR (SEC. 711.2.4)
CORRIDOR WALLS: N/A
AREA OF REFUGE: SEE EGRESS PLANS
MAXIMUM AREA OF EXTERIOR OPENINGS SEE CBC TABLE 705.8
ELEVATOR LOBBY: 1-HOUR UNLESS ROLL-DOWN SMOKE FILM PARTITION IS PROVIDED

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (HOURS) - TYPE III-A
CONSTRUCTION TYPE: TYPE III-A
STRUCTURAL FRAME: 1-HOUR TABLE 601
BEARING WALLS - EXTERIOR: 2-HOUR (WITH FIRE TREATED WOOD FRAMING) TABLE 601
BEARING WALLS - INTERIOR: 1-HOUR TABLE 601
NONBEARING WALLS, PARTITIONS - EXTERIOR: 1-HOUR (SEPARATION LESS THAN OR EQUAL TO 30 FEET) (WITH FIRE TREATED WOOD FRAMING) TABLE 602
NONBEARING WALLS, PARTITIONS - INTERIOR: NOT RATED TABLE 602
FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS 1-HOUR TABLE 601
ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS 1-HOUR TABLE 601
SHAFT ENCLOSURES: 2-HOUR (SEC. 713.4)
STAIRWAY CONSTRUCTION: 2-HOUR (SEC. 1023.2)
SEPARATION WALLS: 1-HOUR (SEC. 708.3) OR 2-HOUR PER PLAN
FIRE BARRIERS: 2-HOUR (TABLE 708.4)
HORIZONTAL SEPARATIONS: 1-HOUR (SEC. 711.2.4)
CORRIDOR WALLS: 1-HOUR (TABLE 1020.1) OR 2-HOUR PER PLAN
AREA OF REFUGE: REQUIRED FOR HORIZONTAL EXIT
MAXIMUM AREA OF EXTERIOR OPENINGS SEE CBC TABLE 705.8
ELEVATOR LOBBY: NOT REQUIRED PROVIDE ROLL-DOWN SMOKE FILM PARTITIONS
HORIZONTAL SEPARATION AT PODIUM: 3-HOUR 711.2.4

BUILDING CONSTRUCTION DIAGRAM
3-HR FIRE BARRIER/ HORIZONTAL EXIT
OCCUPANCY CONSTRUCTION TYPE
R-2 RESIDENTIAL TYPE III-A WOOD FRAME W/ FIRE TREATED EXTERIOR WALL FRAMING
R-2 RESIDENTIAL TYPE III-A WOOD FRAME W/ FIRE TREATED EXTERIOR WALL FRAMING
R-2 RESIDENTIAL TYPE III-A WOOD FRAME W/ FIRE TREATED EXTERIOR WALL FRAMING
R-2 RESIDENTIAL TYPE III-A WOOD FRAME W/ FIRE TREATED EXTERIOR WALL FRAMING
R-2 RESIDENTIAL TYPE III-A WOOD FRAME W/ FIRE TREATED EXTERIOR WALL FRAMING
M RETAIL S-2 PARKING GARAGE TYPE I-A CONCRETE, CMU, METAL FRAME
S-2 PARKING GARAGE TYPE I-A CONCRETE, CMU, METAL FRAME
ROOF
6TH FLOOR
5TH FLOOR
4TH FLOOR
3RD FLOOR
3-HR SEPARATION
2ND FLOOR PODIUM LEVEL
1ST FLOOR PARKING
LEVEL A PARKING
6-STORIES PER CBC
5-STORIES TO ROOF NEW TYPE III-A
1-STORY BELOW PODIUM NEW TYPE I-A
AVG. GRADE PLANE = 358.794'

EXHIBIT "A"

Page No. 10 of 67

Case No. DIR-2022-8663-CDO-HCA

dfh architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

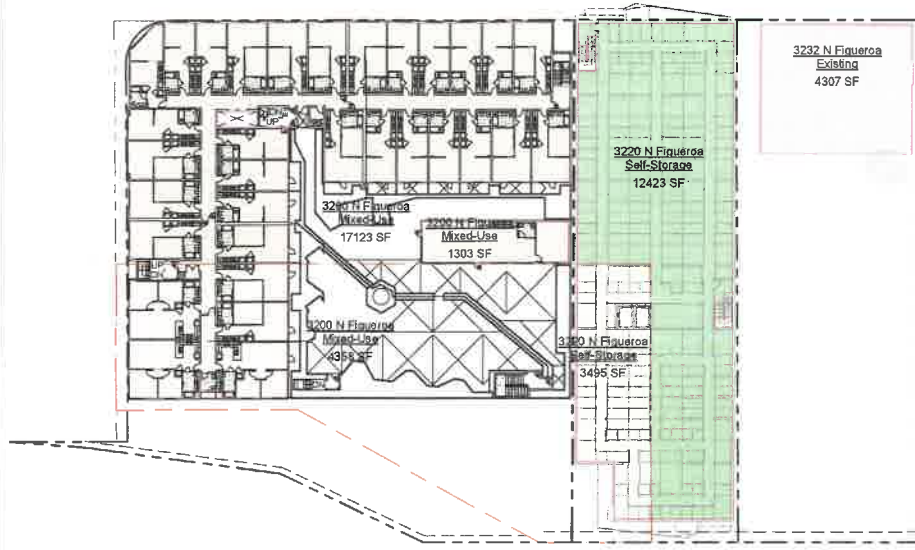
PROJECT DATA - BUILDING

Sealed and Approved
JAN 11 2022
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING

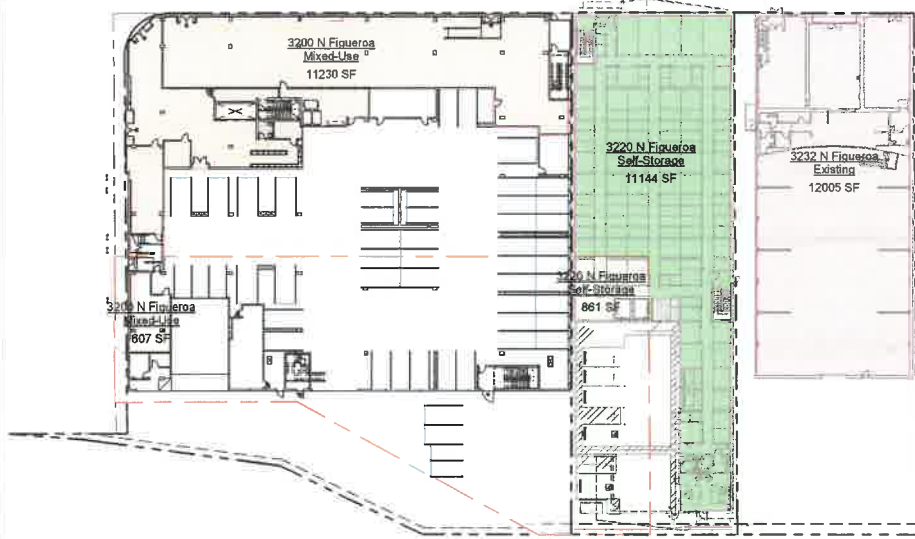
Date: 10/03/18
Scale: As indicated
By: Author
Project No: 2106
Page No: T-1.02
OF

1/18/2022 8:50:45 AM

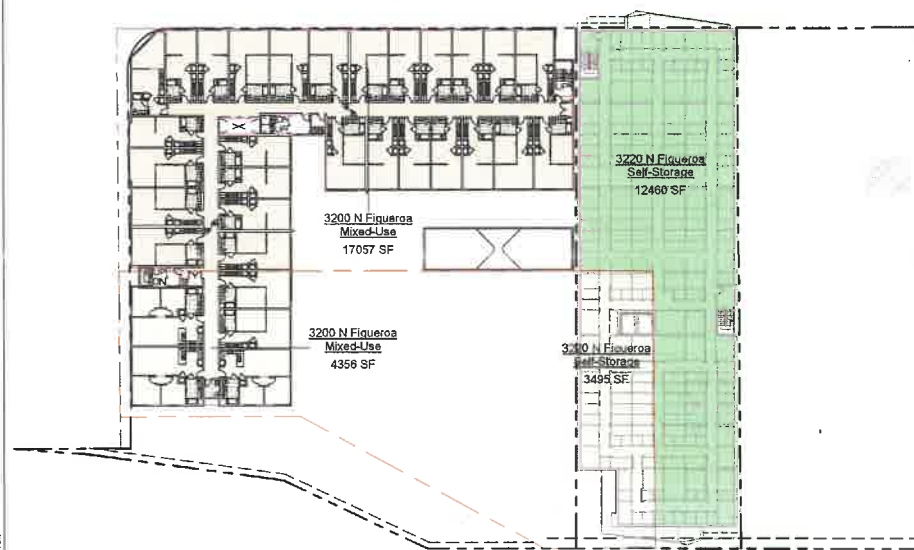
- Existing
- Mixed-Use Non-River Buffer
- Mixed-Use River Buffer
- Self-Storage Non-River Buffer
- Self-Storage River Buffer



2ND FLOOR SCALE: 1/32" = 1'-0" 3



1ST FLOOR / GROUND LEVEL SCALE: 1/32" = 1'-0" 2



3RD-6TH FLOOR SCALE: 1/32" = 1'-0" 4



LEVEL P1 SCALE: 1/32" = 1'-0" 1

ZONING CODE FLOOR AREA

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:

ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES. FOR THE PURPOSE OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR ARE IN BUILDING OFF ANY HEIGHT. THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES MUNICIPAL CODE CHAPTER 1 ARTICLE 2 SECTION 12.03. SEE PBC-2002-021 FOR FLOOR AREA DETERMINATION.

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE BASELINE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF
MAXIMUM NON-RESIDENTIAL AREA: 85% OF 178,020 SF = 151,317 SF	85% OF 35,619 SF = 30,276 SF	TOTAL = 181,593 SF
MAXIMUM RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF

MAX AFFORDABLE INCREASE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 = 200,272.5 SF	SITE x F.A.R. 23,746 SF X 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF
RESIDENTIAL AREA: SITE x F.A.R. 59,340 SF X 0.825 = 48,955.5 SF	SITE x F.A.R. 23,746 SF X .525 = 12,466.8 SF	TOTAL = 61,422.3 SF

PROPOSED FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
3200 N. FIGUEROA MIXED-USE 3220 N. FIGUEROA SELF STORAGE 3232 N. FIGUEROA EXISTING	97,835 SF 88,211 SF 16,312 SF	22,390 SF 20,267 SF 16,312 SF
TOTAL	200,358 SF	42,657 SF
		TOTAL 243,015 SF

FLOOR AREA PER BUILDING

3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	1ST FLOOR / GROUND LEVEL	11230 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	2ND FLOOR	1303 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	2ND FLOOR	17123 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	3RD FLOOR	17057 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	4TH FLOOR	17040 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	5TH FLOOR	17041 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	6TH FLOOR	17041 SF
			97835 SF

Mixed-Use River Buffer	Mixed-Use River Buffer	1ST FLOOR / GROUND LEVEL	607 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	2ND FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	3RD FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	4TH FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	5TH FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	6TH FLOOR	4356 SF
			22390 SF
			120225 SF

3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	LEVEL P1	12372 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	1ST FLOOR / GROUND LEVEL	11144 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	2ND FLOOR	12423 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	3RD FLOOR	12460 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	4TH FLOOR	12604 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	5TH FLOOR	12604 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	6TH FLOOR	12604 SF
			86211 SF

Self-Storage River Buffer	Self-Storage River Buffer	LEVEL P1	1777 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	1ST FLOOR / GROUND LEVEL	861 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	2ND FLOOR	3495 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	3RD FLOOR	3495 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	4TH FLOOR	3546 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	5TH FLOOR	3546 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	6TH FLOOR	3546 SF
			20267 SF
			106478 SF

3232 N Figueroa Existing	Existing	1ST FLOOR / GROUND LEVEL	12005 SF
3232 N Figueroa Existing	Existing	2ND FLOOR	4307 SF
			16312 SF
			16312 SF

3232 N Figueroa Existing

EXHIBIT "A"
Page No. 11 of 67
Case No. DIR-2022-8663-CDO-HCA

EBIO

dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

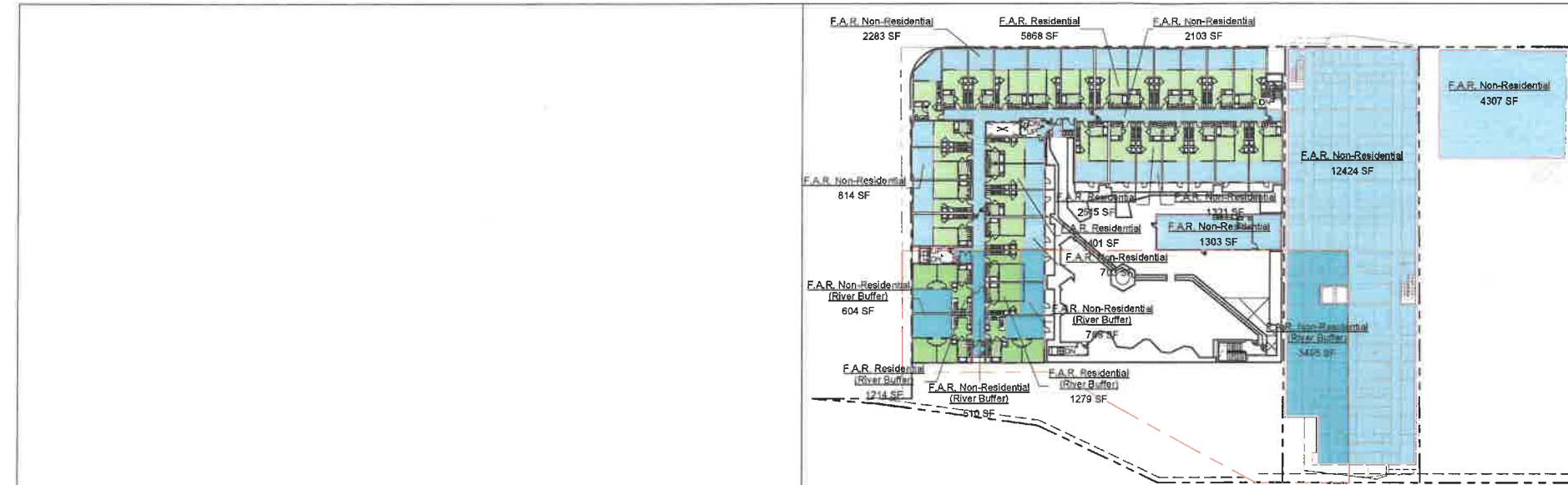
95% Construction Documents

January 11, 2022

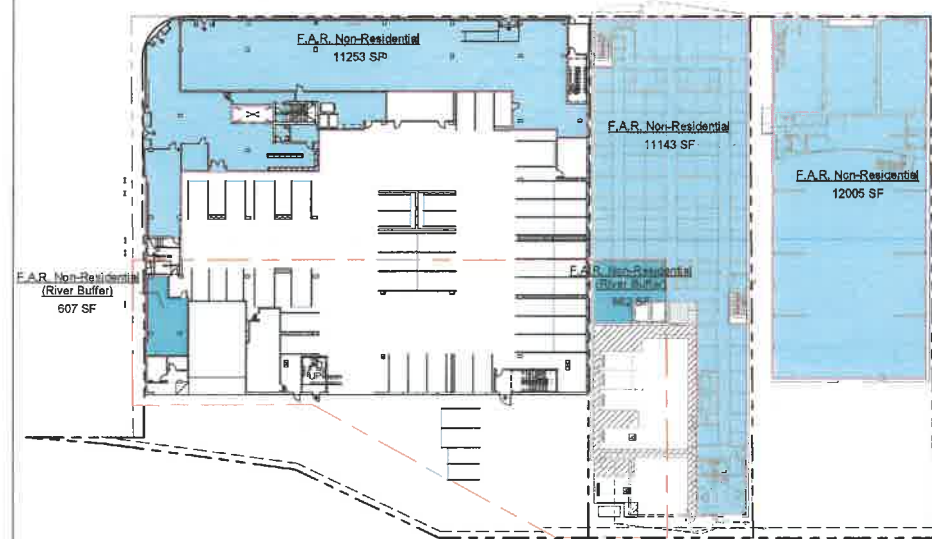
ZONING F.A.R. PLANS AND
CALCS



Date: 06/26/21
Scale:
1/32" = 1'-0"
By: Author
Project No:
2106
Page No:
T-1.04
OF



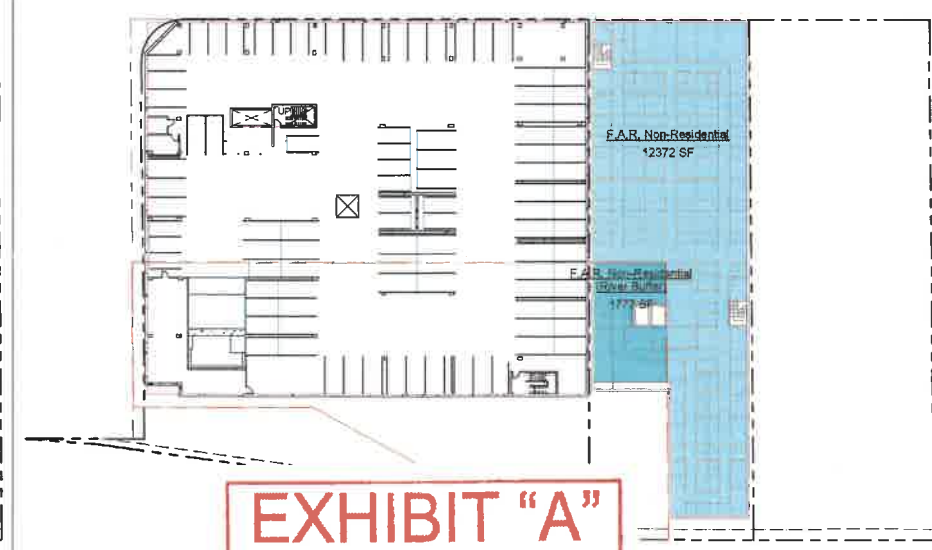
2ND FLOOR SCALE: 1/32" = 1'-0" 3



1ST FLOOR / GROUND LEVEL SCALE: 1/32" = 1'-0" 2



3RD-6TH FLOORS SCALE: 1/32" = 1'-0" 4



LEVEL P1 SCALE: 1/32" = 1'-0" 1

EXHIBIT "A"
Page No. 12 of 67
Case No. DIR-2022-8663-CDO-HCA

CASP DIVISION

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:
ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES. FOR THE PURPOSE OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR AREA IN BUILDING OFF ANY HEIGHT, THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.
FLOOR AREA DEFINITION: LOS ANGELES MUNICIPAL CODE CHAPTER 1 ARTICLE 2 SECTION 12.03, SEE PIBC-2002-021 FOR FLOOR AREA DETERMINATION.
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE BASELINE FLOOR AREA:		
NON-RIVER BUFFER	RIVER BUFFER	COMBINED
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF
MAXIMUM NON-RESIDENTIAL AREA: 85% OF 178,020 SF =	85% OF 35,619 SF = 30,276 SF	TOTAL = 181,593 SF
MAXIMUM RESIDENTIAL AREA: 15% OF 178,020 SF =	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF
MAX AFFORDABLE INCREASE FLOOR AREA:		
NON-RIVER BUFFER	RIVER BUFFER	COMBINED
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 =	SITE x F.A.R. 23,746 SF X 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF
RESIDENTIAL AREA: SITE x F.A.R. 59,340 SF X 0.825 =	SITE x F.A.R. 23,746 SF X .525 = 12,466.8 SF	TOTAL = 61,422.3 SF

PROPOSED NON-RESIDENTIAL FLOOR AREA:		
NON-RIVER BUFFER	RIVER BUFFER	COMBINED
3200 N. FIGUEROA MIXED-USE 48,798 SF	10,009 SF	58,807 SF
3220 N. FIGUEROA SELF STORAGE 86,207 SF	20,267 SF	106,474 SF
3232 N. FIGUEROA EXISTING 16,312 SF	0 SF	16,312 SF
TOTAL 151,317 SF	TOTAL 30,276 SF	TOTAL 181,593 SF
PROPOSED RESIDENTIAL FLOOR AREA:		
NON-RIVER BUFFER	RIVER BUFFER	COMBINED
3200 N. FIGUEROA MIXED-USE 48,955 SF	12,465 SF	61,420 SF
3220 N. FIGUEROA SELF STORAGE 0 SF	0 SF	0 SF
3232 N. FIGUEROA EXISTING 0 SF	0 SF	0 SF
TOTAL 48,955 SF	TOTAL 12,465 SF	TOTAL 61,420 SF

Floor Area Non-Residential

Existing	F.A.R. Non-Residential	16312 SF
Mixed-Use	F.A.R. Non-Residential	48798 SF
Self-Storage	F.A.R. Non-Residential	86207 SF
Grand total		151317 SF

Floor Area Residential Plus Increase

Mixed-Use	F.A.R. Residential	48955 SF
Grand total		48955 SF

River Buffer - Floor Area Non-Residential

Mixed-Use	F.A.R. Non-Residential (River Buffer)	10009 SF
Self-Storage	F.A.R. Non-Residential (River Buffer)	20267 SF
Grand total		30276 SF

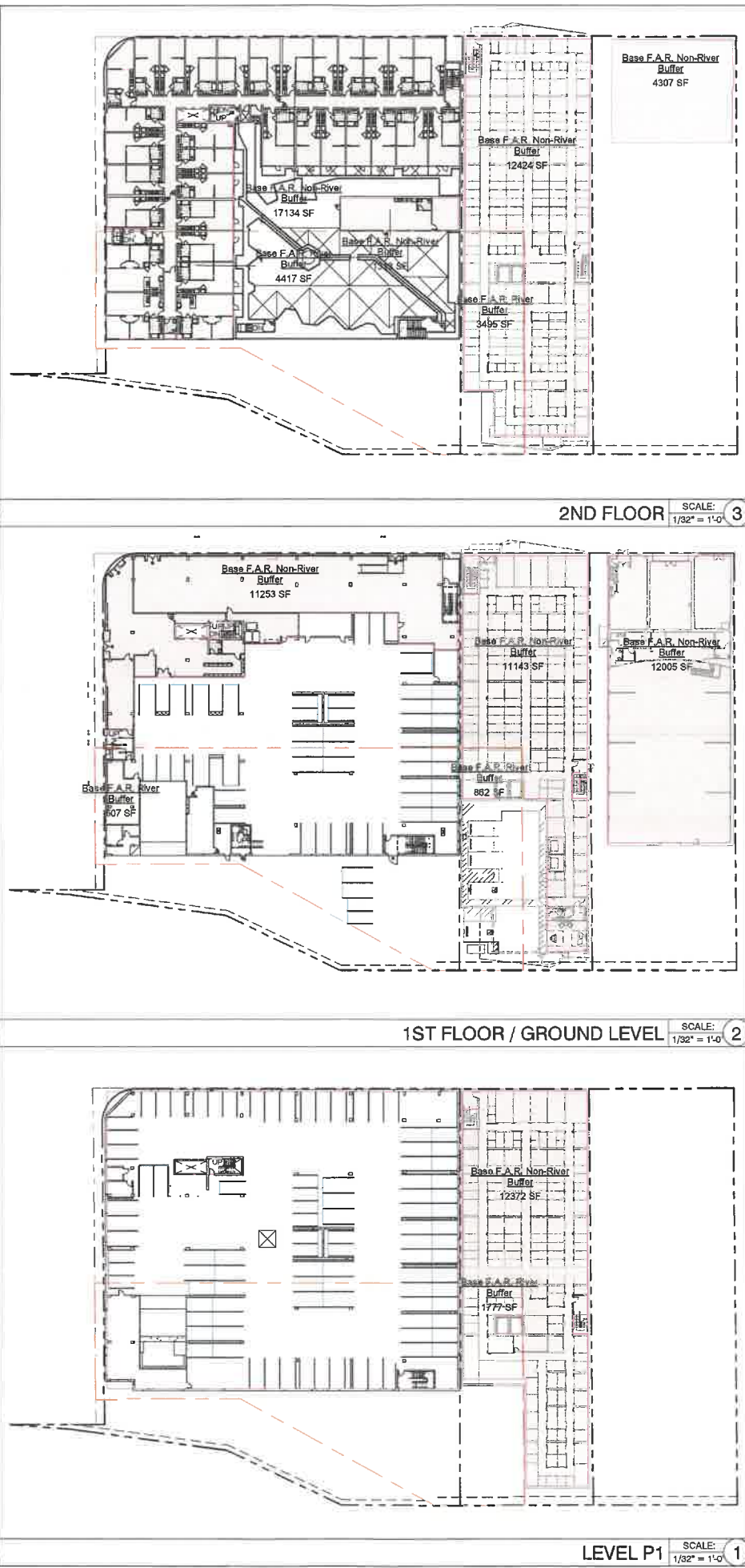
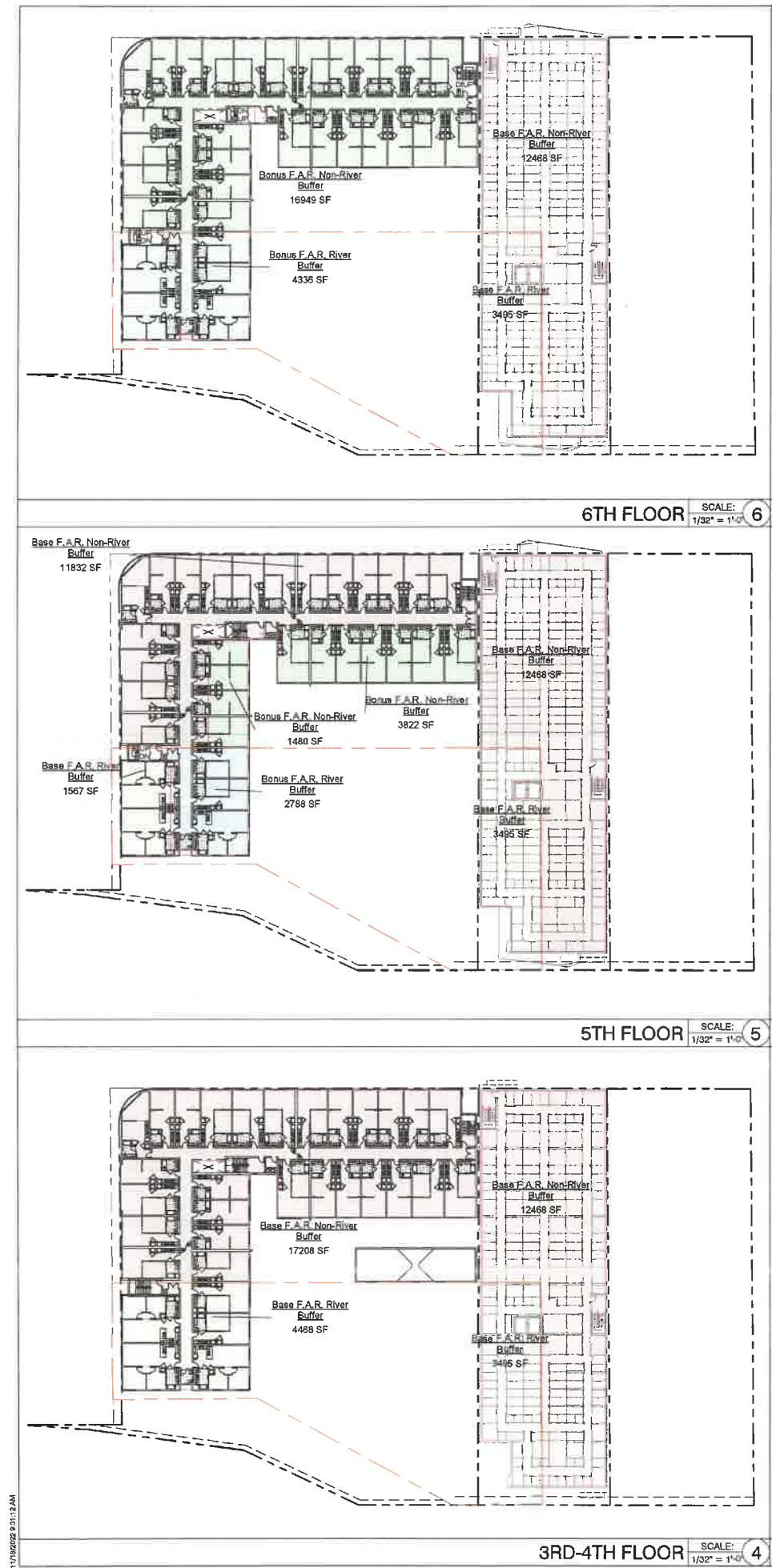
River Buffer - Floor Area Res. Plus Increase

Mixed-Use	F.A.R. Residential (River Buffer)	12465 SF
Grand total		12465 SF

Floor Area. Plus Affordable bonus

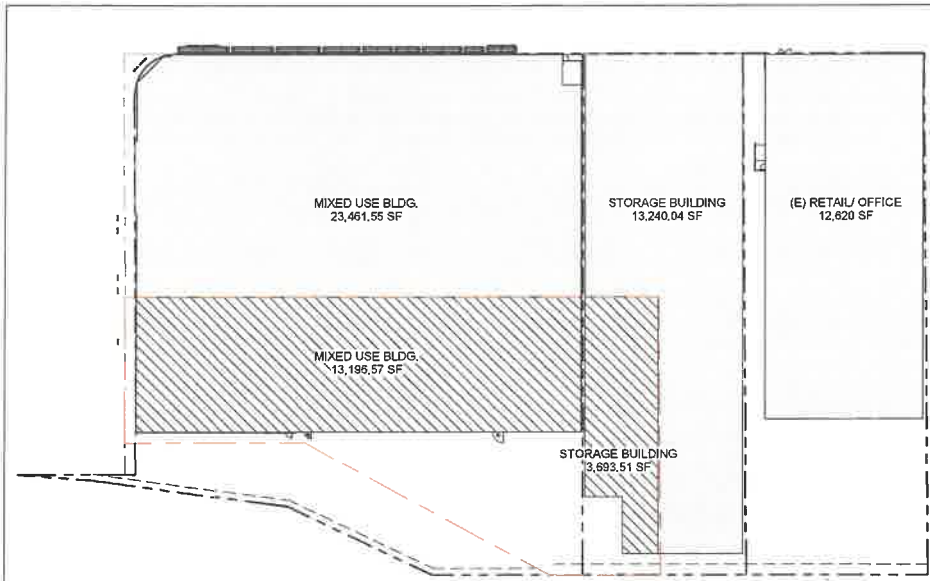
F.A.R. Non-Residential	151317 SF
F.A.R. Non-Residential (River Buffer)	30276 SF
F.A.R. Residential	48955 SF
F.A.R. Residential (River Buffer)	12465 SF
Grand total	243015 SF

	NON-RESIDENTIAL BREAKDOWN (SF)
F.A.R. Non-Residential	3200 N FIGUEROA = 6,817 SF
F.A.R. Non-Residential (River Buffer)	3220 N FIGUEROA = 106,488 SF
F.A.R. Residential	3232 N FIGUEROA = 16,312 SF
F.A.R. Residential (River Buffer)	TOTAL 129,977 SF



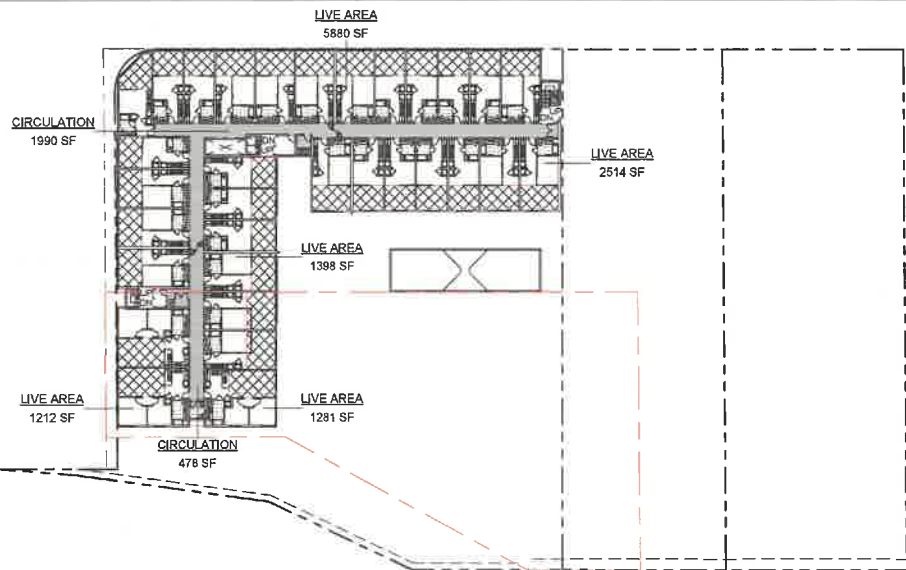
CASP DIVISION		
BUILDABLE AREA DEFINITION: LAMC SECTION 12.03: ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES. FOR THE PURPOSE OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR AREA IN BUILDING OFF ANY HEIGHT, THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED. FLOOR AREA DEFINITION: LOS ANGELES MUNICIPAL CODE CHAPTER 1 ARTICLE 2 SECTION 12.03, SEE P/B-2002-021 FOR FLOOR AREA DETERMINATION. THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.		
ALLOWABLE BASELINE FLOOR AREA:		
NON-RIVER BUFFER	RIVER BUFFER	COMBINED
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF
MAX AFFORDABLE INCREASE FLOOR AREA:		
NON-RIVER BUFFER	RIVER BUFFER	COMBINED
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 = 200,272.5 SF	SITE x F.A.R. 23,746 SF X 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF
BASE F.A.R. + BONUS F.A.R.		
Building	Base or Bonus F.A.R.	Area
Base F.A.R. Non-River Buffer	Base F.A.R. Non-River Buffer	16312 SF
Existing	Base F.A.R. Non-River Buffer	75896 SF
Mixed-Use	Base F.A.R. Non-River Buffer	65811 SF
Self-Storage	Base F.A.R. Non-River Buffer	178020 SF
LOT AREA = 59,340 SF X F.A.R. 3.0 = 178,020 SF		
Base F.A.R. River Buffer	Base F.A.R. River Buffer	15507 SF
Mixed-Use	Base F.A.R. River Buffer	20111 SF
Self-Storage	Base F.A.R. River Buffer	35619 SF
23,746 SF X 1.5 = 35,619 SF		
Bonus F.A.R. Non-River Buffer	Bonus F.A.R. Non-River Buffer	22252 SF
Mixed-Use	Bonus F.A.R. Non-River Buffer	22252 SF
Bonus F.A.R. River Buffer	Bonus F.A.R. River Buffer	7124 SF
Mixed-Use	Bonus F.A.R. River Buffer	7124 SF
23,746 SF X 1.8 = 42,742.8 SF		
MAX F.A.R. 59,340 SF X 3.375 = 200,272.5 SF		200,272 SF
MAX F.A.R. River Buffer 23,746 SF X 1.8 = 42,742.8 SF		42,743 SF
		TOTAL = 243,015 SF
☐ Base F.A.R. Non-River Buffer		
☐ Base F.A.R. River Buffer		
☐ Bonus F.A.R. Non-River Buffer		
☐ Bonus F.A.R. River Buffer		

EXHIBIT "A"
Page No. 13 of 67
Case No. DIR-2022-8663-CDO-HCA



LOT COVERAGE DIAGRAM SCALE: 1/32" = 1'-0" 4

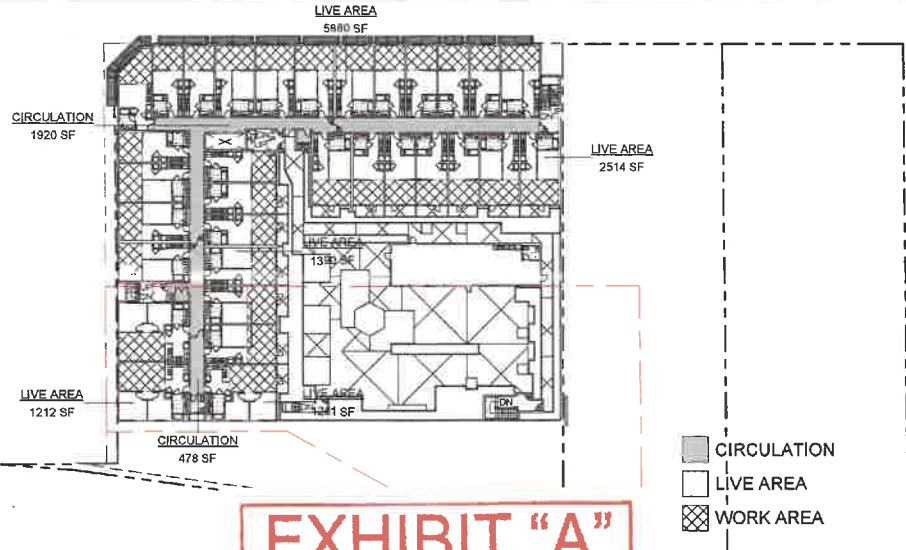
MAXIMUM COVERAGE ALLOWED
NON-RIVER BUFFER PARCELS = 59,340 SF
59,340 SF X 85% = 50,439 SF
PROPOSED: 49,321.6 SF
MAXIMUM COVERAGE ALLOWED
RIVER BUFFER PARCELS = 23,748 SF
23,748 SF X 85% = 20,184.41 SF
PROPOSED: 16,890.08 SF



3RD - 6TH FLOOR SCALE: 1/32" = 1'-0" 2



2ND FLOOR OPEN SPACE SCALE: 1/32" = 1'-0" 3



2ND FLOOR SCALE: 1/32" = 1'-0" 1

EXHIBIT "A"
Page No. 14 of 67
Case No. DIR-2022-8663-CDO-HCA

RESIDENTIAL AREA

Area Schedule - Circulation		Area Schedule - Live Area		Area Schedule - Work Area	
Non-River Buffer		Non-River Buffer		Non-River Buffer	
Not Placed	0 SF	Not Placed	0 SF	Not Placed	0 SF
2ND FLOOR	1920 SF	2ND FLOOR	9784 SF	2ND FLOOR	5107 SF
3RD FLOOR	1990 SF	3RD FLOOR	9793 SF	3RD FLOOR	5107 SF
4TH FLOOR	1990 SF	4TH FLOOR	9793 SF	4TH FLOOR	5107 SF
5TH FLOOR	1990 SF	5TH FLOOR	9793 SF	5TH FLOOR	5107 SF
6TH FLOOR	1990 SF	6TH FLOOR	9793 SF	6TH FLOOR	5107 SF
	9878 SF		48955 SF		25535 SF
River Buffer		River Buffer		River Buffer	
Not Placed	0 SF	Not Placed	0 SF	Not Placed	0 SF
2ND FLOOR	478 SF	2ND FLOOR	2493 SF	2ND FLOOR	1372 SF
3RD FLOOR	478 SF	3RD FLOOR	2493 SF	3RD FLOOR	1372 SF
4TH FLOOR	478 SF	4TH FLOOR	2493 SF	4TH FLOOR	1372 SF
5TH FLOOR	478 SF	5TH FLOOR	2493 SF	5TH FLOOR	1372 SF
6TH FLOOR	478 SF	6TH FLOOR	2493 SF	6TH FLOOR	1372 SF
	2391 SF		12485 SF		6858 SF
Grand total	12269 SF	Grand total	61420 SF	Grand total	32394 SF
TOTAL LIVE/WORK AREA = 93,814 SF					
TOTAL LIVE AREA = 61,420 SF (65.5%)					
TOTAL WORK AREA = 32,394 SF (34.5%)					

ALLOWABLE BUILDING AREA:

NON-RIVER BUFFER		RIVER BUFFER		COMBINED	
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF		23,748 SF X 1.5 = 35,619 SF		TOTAL = 213,639 SF	
MAXIMUM NON-RESIDENTIAL AREA: 85% OF 178,020 SF = 151,317 SF		85% OF 35,619 SF = 30,276 SF		TOTAL = 181,593 SF	
MAXIMUM RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF		15% OF 35,619 SF = 5,343 SF		TOTAL = 32,046 SF	

MAX AFFORDABLE INCREASE FLOOR AREA:

NON-RIVER BUFFER		RIVER BUFFER		COMBINED	
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 = 200,272.5 SF		SITE x F.A.R. 23,748 SF X 1.8 = 42,742.8 SF		TOTAL = 243,015.3 SF	
RESIDENTIAL AREA: SITE x F.A.R. 59,340 SF X 0.825 = 48,955.5 SF		SITE x F.A.R. 23,748 SF X .525 = 12,466.8 SF		TOTAL = 61,422.3 SF	

RESIDENTIAL BASE PLUS MAX AFFORDABLE INCREASE:

NON-RIVER BUFFER		RIVER BUFFER		COMBINED	
BASE RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF		15% OF 35,619 SF = 5,343 SF		TOTAL = 32,046 SF	
MAX RESIDENTIAL INCREASE: SITE x F.A.R. 59,340 SF X 0.375 = 22,252.5 SF		SITE x F.A.R. 23,748 SF X 0.3 = 7,123.8 SF		TOTAL = 29,376.3 SF	
BASE + MAX INCREASE: 26,703 SF + 22,252.5 SF = 48,955.5 SF		BASE + MAX INCREASE: 5,343 SF + 7,123.8 SF = 12,466.8 SF		TOTAL = 61,422.3 SF	

RESIDENTIAL AREA PROVIDED:

NON-RIVER BUFFER		RIVER BUFFER		COMBINED	
RESIDENTIAL AREA PROVIDED: TOTAL = 48,955 SF		TOTAL = 12,465 SF		TOTAL = 61,420 SF	

MARKET & AFFORDABLE AREA TABULATION:

NON-RIVER BUFFER		RIVER BUFFER		COMBINED	
BASE: 15% OF 178,020 SF = 26,703 SF		15% OF 35,619 SF = 5,343 SF		TOTAL = 32,046 SF	
INCREASE: UP TO 26,703 SF: 22,252 SF		UP TO 7,123.8 SF: 7,122 SF		TOTAL = 29,374 SF	
BONUS MARKET: 22,252 SF X 0.9 = 20,026.8 SF		7,122 SF X 0.9 = 6,410 SF		TOTAL = 26,436.8 SF	
REQUIRED AFFORDABLE: 22,252 SF X 0.1 = 2,225.2 SF		7,122 SF X 0.1 = 712 SF		TOTAL = 2,937.2 SF	

CASP INCENTIVES

1. HEIGHT INCREASE TO 60FT AVERAGE

OPEN SPACE

NOTE: PER THE CORNFIELD ARROYO SECO SPECIFIC PLAN, ACCESS TO THE 2ND FLOOR COURTYARD OPEN SPACE AT 3200 N FIGUEROA, MIXED-USE BUILDING, MUST BE AVAILABLE & ACCESSIBLE FOR USE TO ALL EMPLOYEES & PATRONS OF 3220 N FIGUEROA, SELF-STORAGE BUILDING. ACCESS IS PROVIDED AT THE GROUND FLOOR PARKING LEVELS BETWEEN BOTH BUILDINGS THROUGH A DOOR AND ACCESS STAIR THAT WILL BE CONTROLLED WITH A FOB AVAILABLE TO ALL EMPLOYEES & PATRONS OF 3220 N FIGUEROA. THE OPERATOR OF 3220 N FIGUEROA WILL PROVIDE ALL EMPLOYEES WITH ACCESS INSTRUCTIONS AS PART OF THEIR ORIENTATION UPON HIRING. BOTH 3000 AND 3220 N FIGUEROA WILL PROVIDE WAYFINDING SIGNAGE THAT IS TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.

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

REQUIRED OPEN SPACE 1 SF PER 16 SF OF RESIDENTIAL AREA = 63,230 / 16 = 3,952 SF		Area Schedule (Open Space)	
1 SF PER 48 SF OF NON-RESIDENTIAL AREA = 181,593 / 48 = 3,784 SF		2ND FLOOR 11993 SF	
TOTAL REQUIRED = 7,736 SF		TOTAL OPEN SPACE PROVIDED = 11,993 SF (7,736 SF REQUIRED)	



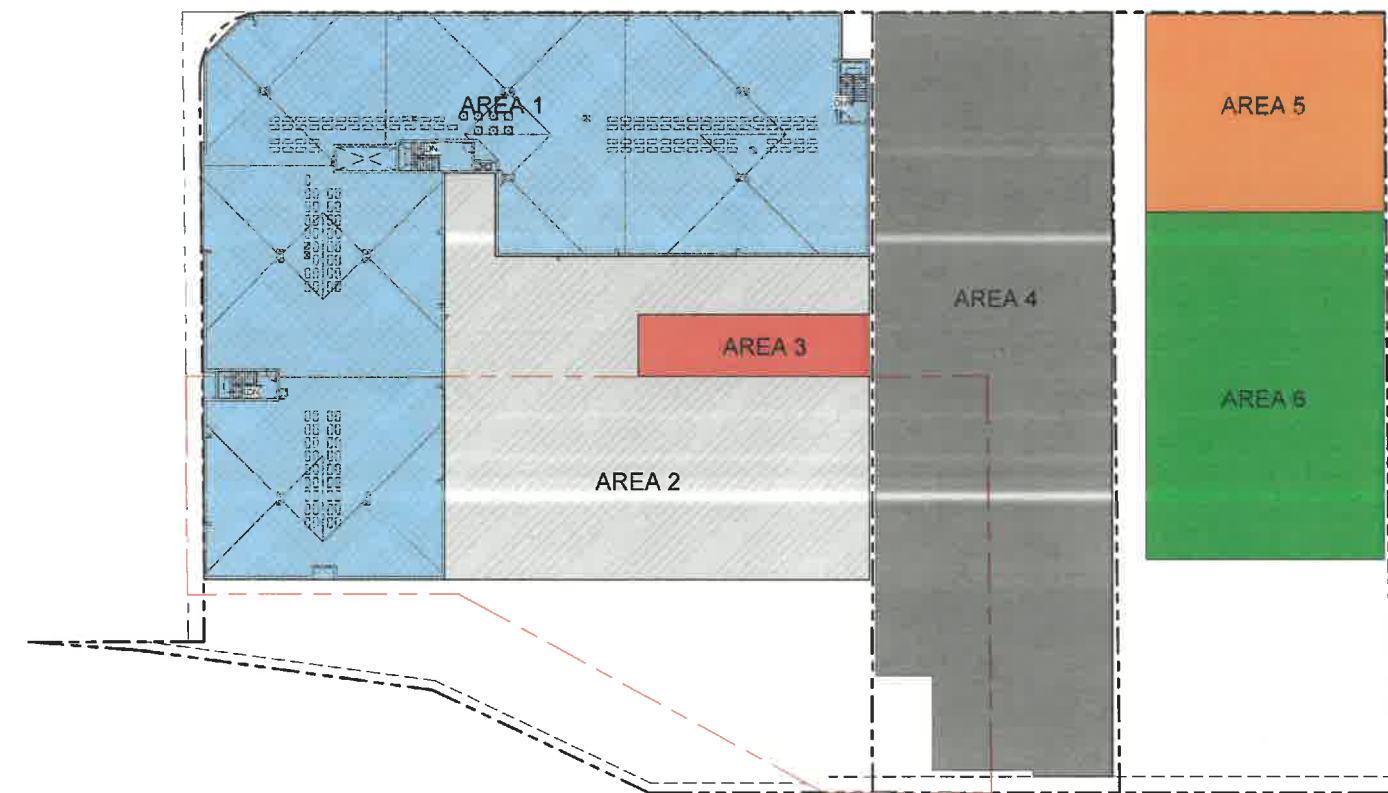
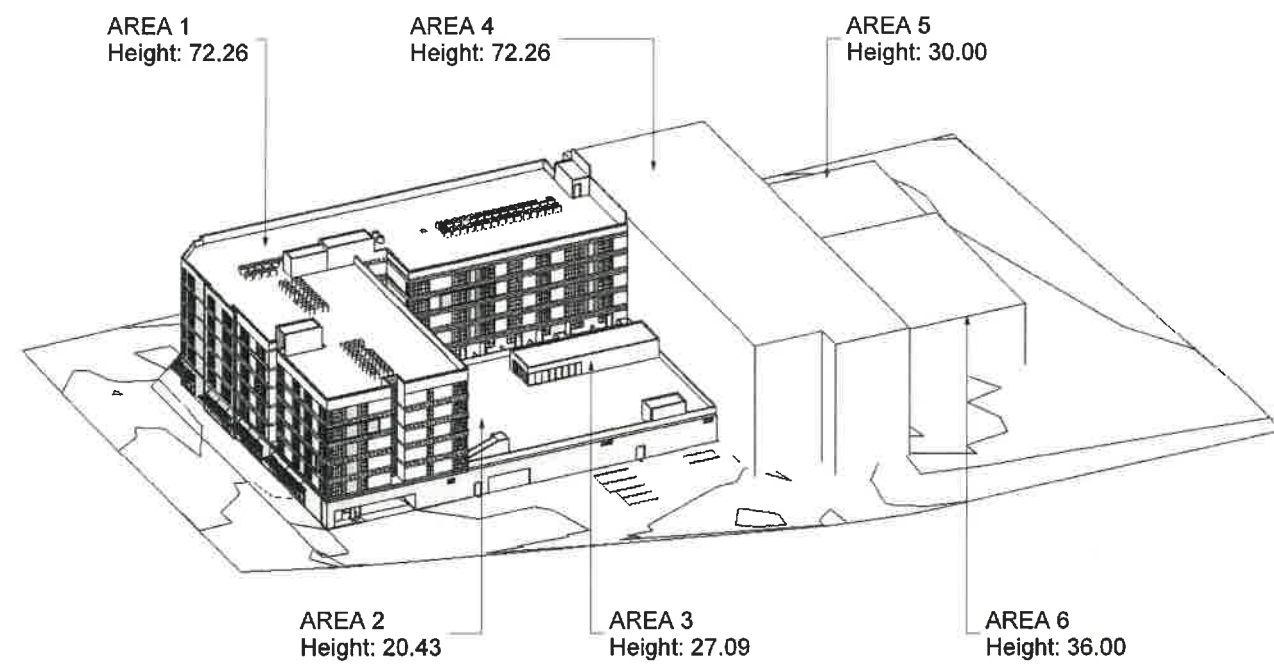
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents
January 11, 2022

RESIDENTIAL AREA & OPEN
SPACE DIAGRAMS



Date: 04/19/21
Scale: 1/32" = 1'-0"
By: MP
Project No: 2106
Page No: T-1.06
OF



BUILDING HEIGHT DIAGRAM

BUILDING HEIGHT

PER CASP:
MINIMUM BUILDING HEIGHT 25', MAXIMUM BUILDING HEIGHT 45' AVERAGE
DEVELOPMENT INCENTIVE TO INCREASE HEIGHT 15' PER AFFORDABLE HOUSING STRATEGY B
MAX BUILDING HEIGHT INCLUDING BONUS INCENTIVE = 60'-0" AVERAGE

AREA	HEIGHT	AREA	PERCENTAGE	HEIGHT X PERCENTAGE
1 MIXED-USE	72.26	22,948 SF	33.71%	24.38
2 COURTYARD	20.43	13,891 SF	20.4%	4.17
3 CLUB ROOM	27.09	1,433 SF	2.10%	0.57
4 STORAGE BLDG.	72.26	17,153 SF	25.20%	18.21
5 EXISTING BLDG.	30.00	4,597 SF	6.75%	2.03
6 EXISTING BLDG.	36.00	8,054 SF	11.8%	4.25
TOTAL		68,076 SF	100%	
AVERAGE HEIGHT				53.59

EXHIBIT "A"
Page No. 15 of 67
Case No. DIR-2022-8663-CDO-HCA



dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

CASP BUILDING HEIGHT
DIAGRAMS



Date: 04/29/21
Scale: As indicated
By: Author
Project No: 2106
Page No:

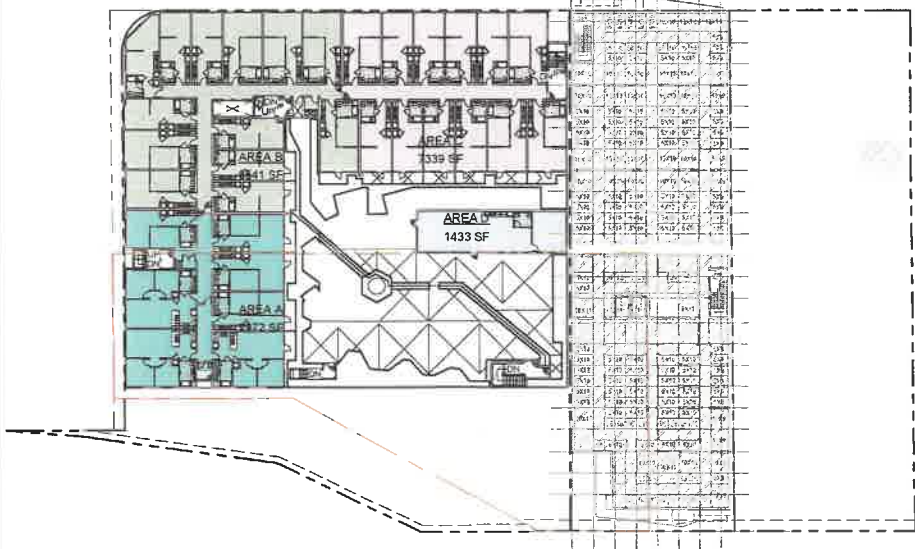
1/18/2022 9:32:15 AM



NON-RIVER

12,661
- 96 STR 1
- 96 STR 2
=12,469

RIVER BUFFER
3480



NON-RIVER

12,661
- 114 STR 1
- 114 STR 2
=12,437

RIVER BUFFER
3480

ALLOWABLE BUILDING AREA

TYPE III-A (LEVEL P1 - FLOOR 1) - OCCUPANCY S-2 - UNLIMITED AREA ALLOWED PER TABLE 506.2
TYPE III-A (FLOORS 2 - 6) - OCCUPANCY R-2 - ALLOWABLE AREA PER BELOW
(SEE SHEET T-1.05 FOR DIAGRAMS)

AREA DETERMINATION (TABLE 506.2 - FOR R-2 OCCUPANCY):
AREA, BUILDING. THE AREA INCLUDED WITHIN SURROUNDING
EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS)
EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE
BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL
BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE
INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE
ROOF OR FLOOR ABOVE.

506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS
 $A_a = (A_t + NS \times I_t) \times S_a$
 $A_a = (24,000 \text{ SF} + 24,000 \times 0) \times 2$
 $A_a = 48,000 \text{ SF}$
(NO INDIVIDUAL STORY TO EXCEED 24,000 SF)

Area Schedule (Allowable Building Area)		
Level	Construction Type	Area
A		
2ND FLOOR	III-A	5972 SF
3RD FLOOR	III-A	5972 SF
4TH FLOOR	III-A	5972 SF
5TH FLOOR	III-A	5972 SF
6TH FLOOR	III-A	5972 SF
		29856 SF
B		
2ND FLOOR	III-A	8541 SF
3RD FLOOR	III-A	8526 SF
4TH FLOOR	III-A	8526 SF
5TH FLOOR	III-A	8526 SF
6TH FLOOR	III-A	8526 SF
		42645 SF
C		
2ND FLOOR	III-A	7339 SF
3RD FLOOR	III-A	7409 SF
4TH FLOOR	III-A	7409 SF
5TH FLOOR	III-A	7409 SF
6TH FLOOR	III-A	7409 SF
		36976 SF
D		
2ND FLOOR	III-A	1433 SF
		1433 SF
Grand total		110913 SF



dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents

January 11, 2022

CBC BUILDING AREA
DIAGRAMS

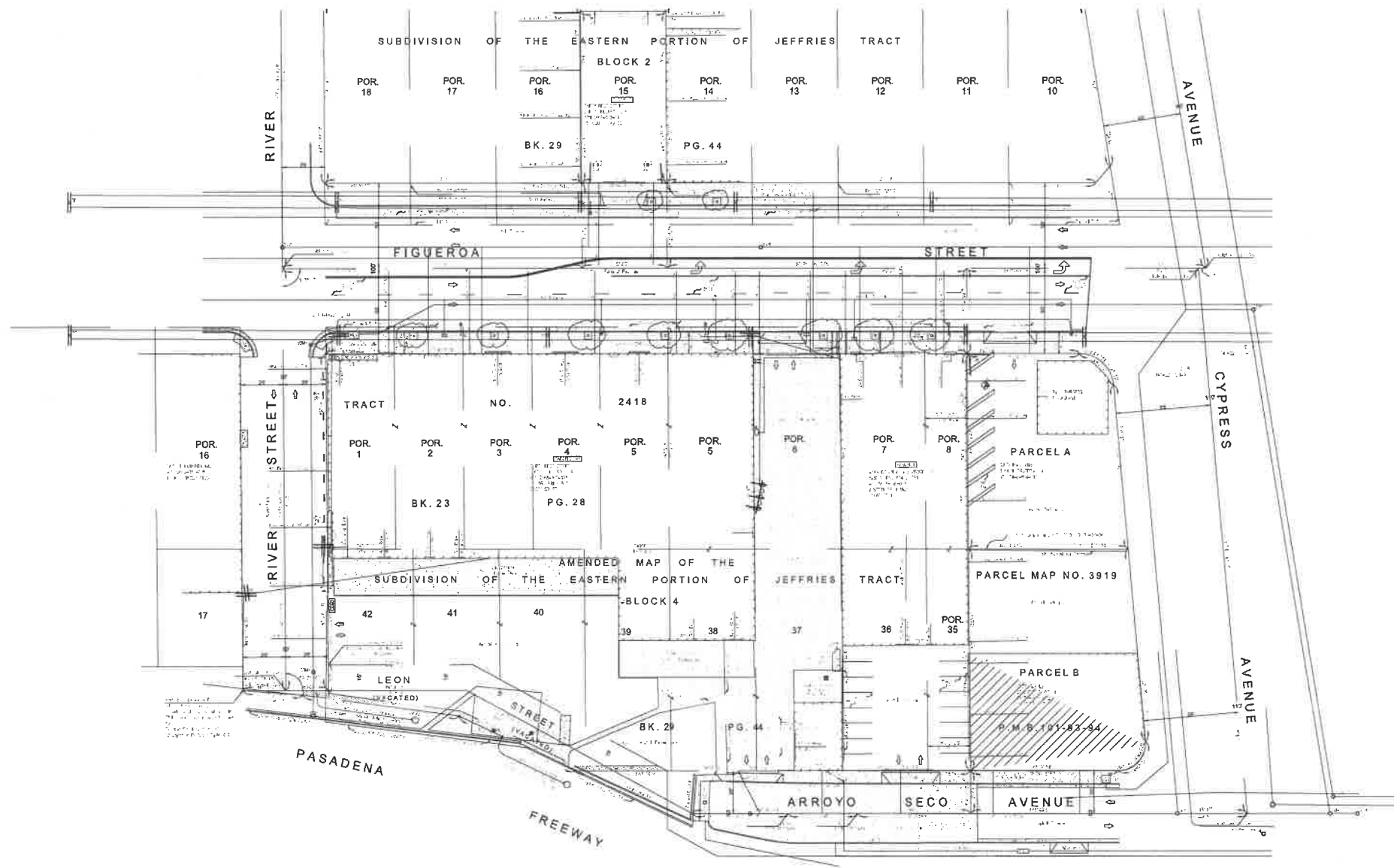


Date: 10/03/18
Scale: 1/32" = 1'-0"
By: Author
Project No: 2106
Page No: T-1.09
OF

EXHIBIT "A"

Page No. 16 of 67
Case No. DIR-2022-8663-CDO-HCA

1/11/2022 2:25:00 AM



EXISTING SITE SURVEY

SCALE: 1" = 30'-0"

1

Date: 10/03/18
Scale: 1" = 30'-0"
By: Author
Project No: 2106
Page No: A-1.01



EXISTING SITE SURVEY

95% Construction Documents

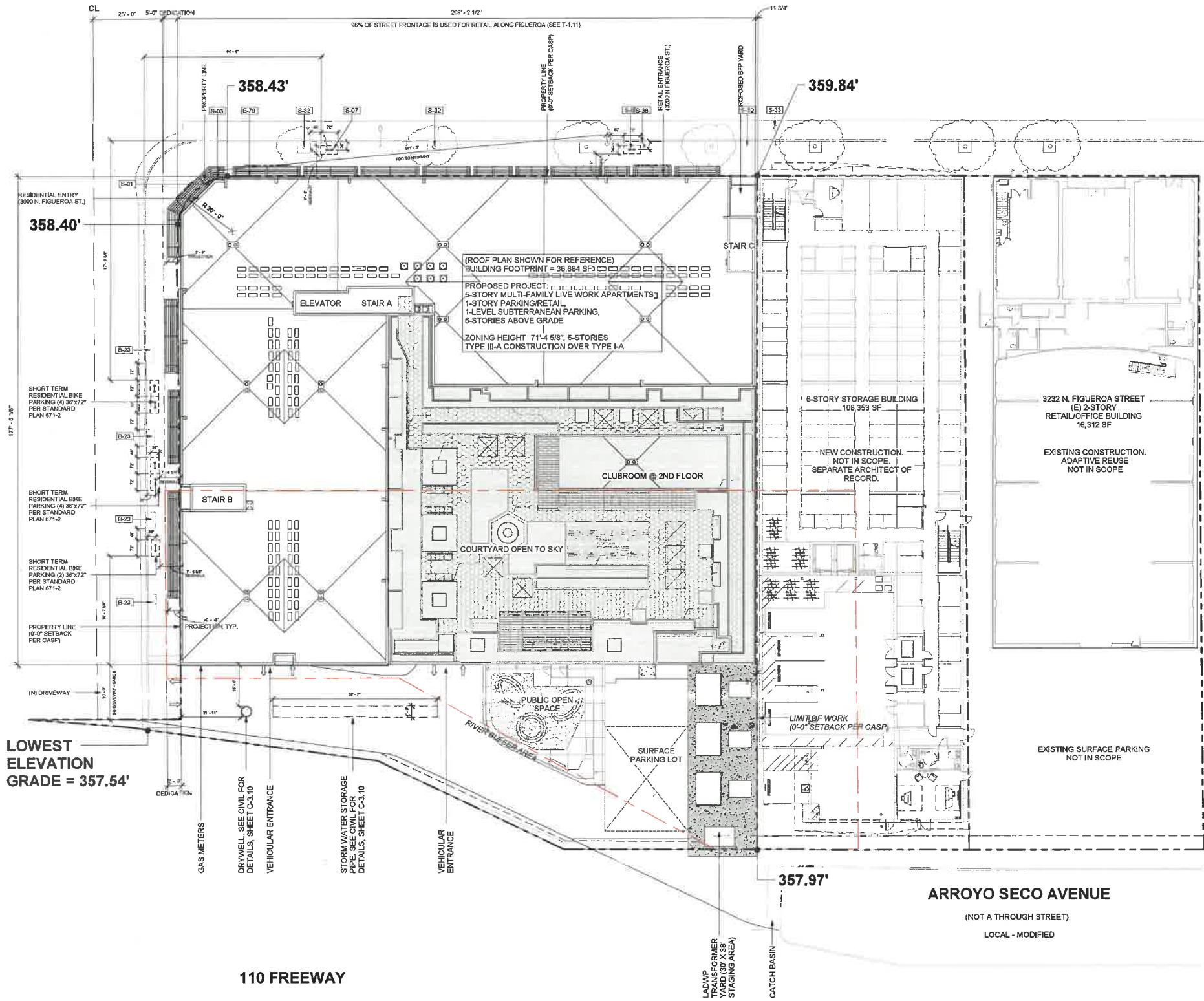
January 11, 2022

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

dfh
architects

FIGUEROA STREET
SECONDARY - MODIFIED

RIVER STREET
LOCAL - MODIFIED



LOWEST
ELEVATION
GRADE = 357.54'

NOTE: NO NEW CONSTRUCTION OR ADDITIONS THAT RESULT IN ADDITIONAL FLOOR AREA FOR 3200 - 3232 N. FIGUEROA STREET ARE PERMITTED WITHOUT RELIEF.

GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05.
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COILING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

PROJECT SUMMARY - ZONING

ADDRESS: 3200 N FIGUEROA ST.
LOS ANGELES, CA 90065

NOTE: THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT FROM STATE OR FEDERAL, NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED

APN: 5446-018-022

LEGAL DESCRIPTION: TR 2418 MB 23-28 LOT FR1 MAP 142-5A221

PROPOSED PROJECT:
3200 N. FIGUEROA MIXED-USE (NEW CONSTRUCTION) (DFH ARCHITECTS, ARCHITECT OF RECORD) 160 LIVE/WORK UNITS WITH GROUND FLOOR RETAIL @ 6-STORIES W/ 1-LEVEL SUBTERRANEAN PARKING

3220 N. FIGUEROA SELF STORAGE (NEW CONSTRUCTION) (NOT IN SCOPE, UNDER SEPARATE ARCHITECT OF RECORD) 6-STORIES W/ 1-LEVEL SUBTERRANEAN

3232 N. FIGUEROA (EXISTING CONSTRUCTION, FUTURE ADAPTIVE REUSE)

ZONING: UO(CA)-CDO - CORNFIELD ARROYO SECO SPECIFIC PLAN

CASP COMPLIANCE: ADMINISTRATIVE CLEARANCE - FAR OF 4:1 OR LESS

HEIGHT DISTRICT: PER CASP:
MIN BUILDING HEIGHT 25', MAX BUILDING HEIGHT 45' AVERAGE
DEVELOPMENT INCENTIVE TO INCREASE HEIGHT 15' PER AFFORDABLE HOUSING STRATEGY B
MAX BUILDING HEIGHT INCLUDING BONUS INCENTIVE = 60'-0" AVERAGE

OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (SEC 310.4)
S-2 PARKING GARAGE (SEC 311.3)
M RETAIL (SEC. 309.1)

HEIGHT (ZONING): SEE SHEET T-1.16

KEYNOTES

- | | |
|------|--|
| B-23 | NEW STREET TREE PER CITY STANDARDS |
| E-79 | RETAIL ENTRANCE |
| S-01 | FIRE ALARM CONTROL PANEL, LOCATE MAX. 20 FEET FROM MAIN ENTRY. PROVIDE DIRECTIONAL SIGN IN LOBBY TO LEASING OFFICE |
| S-03 | FIRE DEPARTMENT CONNECTION (FDC) FLOOR MOUNTED, SEE CIVIL DWGS. |
| S-07 | 2 SHORT-TERM BICYCLE PARKING PER S-671-2. SEE LANDSCAPE FOR SPECIFICATIONS. |
| S-32 | EXISTING STREET TREE |
| S-33 | EXISTING STREET LIGHT |
| S-38 | EXISTING FIRE HYDRANT |

SITE NOTES

1. SEE CIVIL DRAWINGS FOR GRADING INFORMATION.
2. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE INFORMATION, INCLUDING PLANTERS, SITE STAIRS, RAILINGS AND WALKWAYS.
3. MAINTAIN CLEAR PATH OF ACCESSIBLE TRAVEL FROM NEAREST PUBLIC TRANSPORTATION DROP-OFF TO THE MAIN BUILDING ENTRY.
4. MAINTAIN CLEAR ACCESS TO AND AROUND FIRE DEPARTMENT CONNECTION (FDC) PER LOS ANGELES CITY FIRE DEPARTMENT REQUIREMENTS.
5. BUILDING ADDRESS TO BE LOCATED ABOVE MAIN ENTRY. SEE BUILDING ELEVATIONS FOR MORE INFORMATION.
6. ALL SITE DIMENSIONS ARE SHOWN TO FACE OF FINISH, U.N.O.
7. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMPs.
8. 100% OF EXCAVATED SOIL AND VEGETATION RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.
9. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. GENERAL CONTRACTOR TO USE CITY OF LOS ANGELES CERTIFIED HAULER & SOURCE SEPARATED ON SITE.

EXHIBIT "A"

Page No. 18 of 67

Case No. DIR-2022-8663-CDO-HCA

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

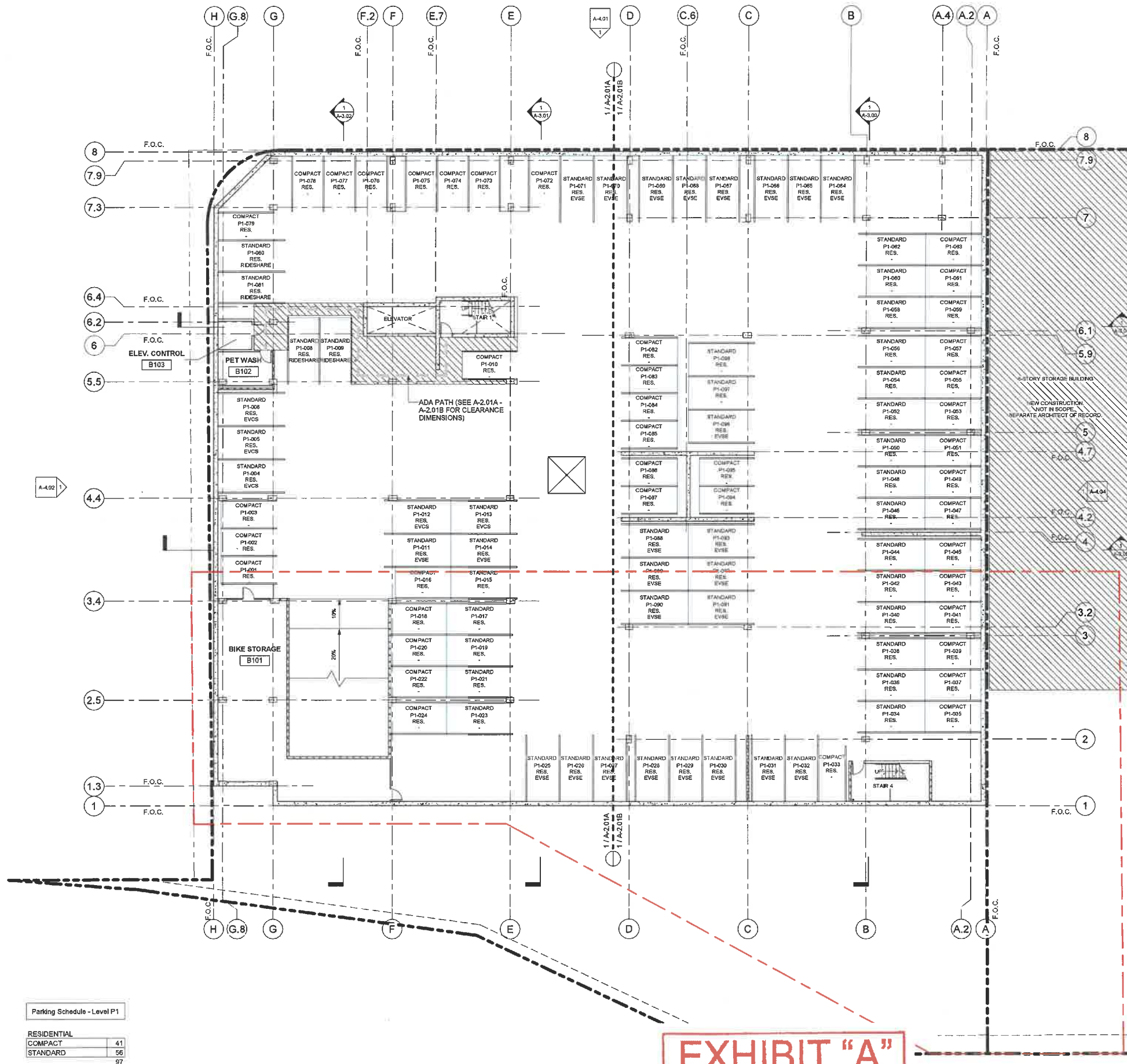
100% Construction Documents

January 11, 2022

PROPOSED SITE PLAN



Date: 10/02/18
Scale: As indicated
By: MP
Project No: 2106
Page No: A-1.02
OF



Parking Schedule - Level P1

RESIDENTIAL	
COMPACT	41
STANDARD	56
	97

EXHIBIT "A"
Page No. 19 of 67
Case No. DIR-2022-8663-CDO-HCA

LEVEL P1 REFERENCE PLAN

GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS A-2.03 TO A-2.07B. EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-8.05 TO A-8.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COILING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 500 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

LEGEND

- MECHANICAL OUTSIDE AIR VENT
 - MECHANICAL EXHAUST VENT
 - 5' DIAMETER WHEELCHAIR MANEUVERING SPACE
 - ILLUMINATED EXIT SIGN
 - SLOPE TO DRAIN @ 1/4" PLF, MIN.
 - DIRECTION OF TRAVEL
 - CARBON MONOXIDE DETECTOR/ALARM
 - PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
 - KEY FOB
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
 - 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
 - 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
 - 3-HR FIRE RATED FLOOR SEC.711.2.4

3200 N Fig Mixed-Use

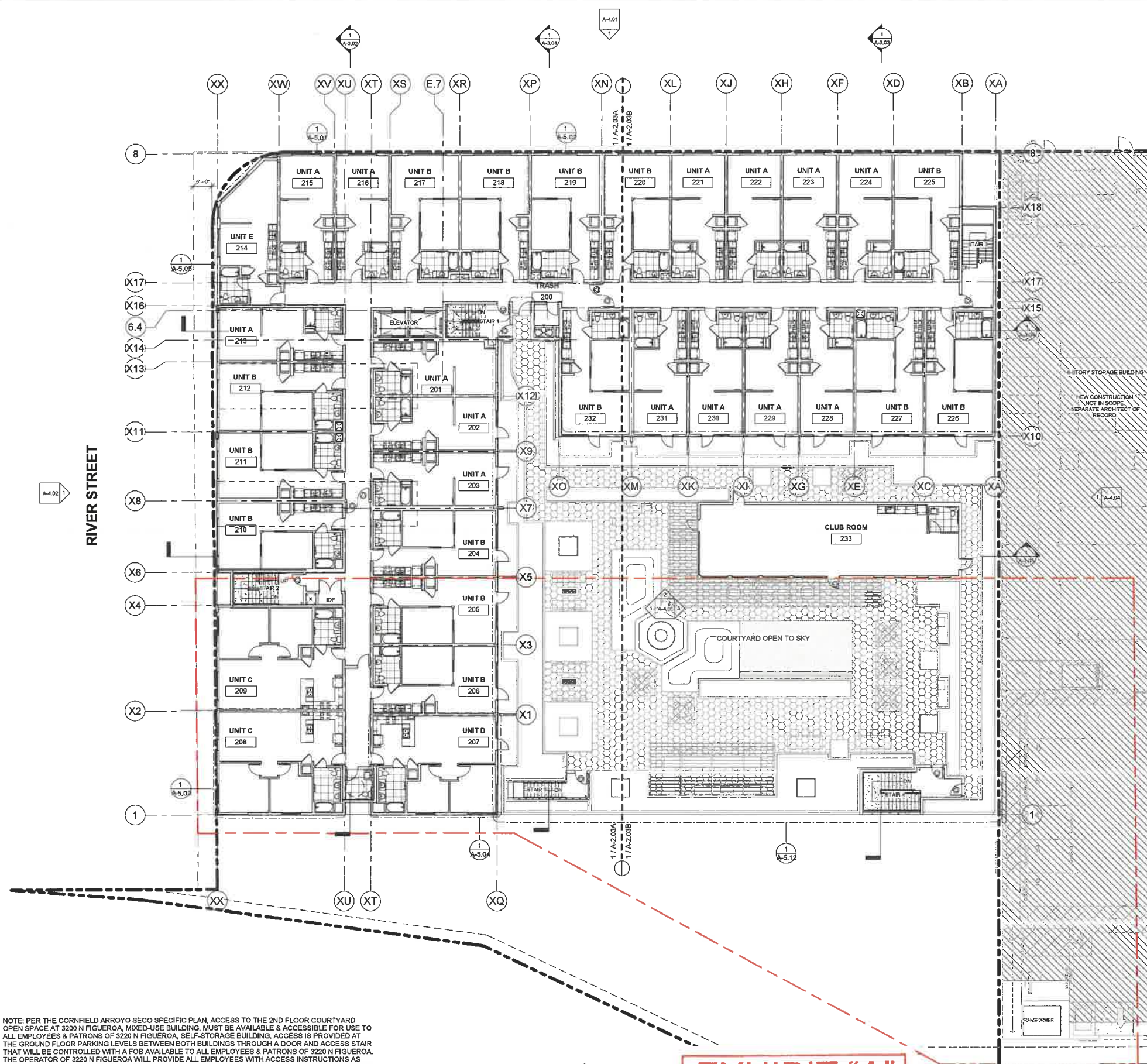
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
LEVEL P1 REFERENCE PLAN
January 11, 2022

LEVEL P1 REFERENCE PLAN



Date: 10/02/18
Scale: As Indicated
By: Author
Project No: 2106
Page No: A-2.01
OF



NOTE: PER THE CORNFIELD ARROYO SECO SPECIFIC PLAN, ACCESS TO THE 2ND FLOOR COURTYARD OPEN SPACE AT 3200 N FIGUEROA, MIXED-USE BUILDING, MUST BE AVAILABLE & ACCESSIBLE FOR USE TO ALL EMPLOYEES & PATRONS OF 3200 N FIGUEROA, SELF-STORAGE BUILDING. ACCESS IS PROVIDED AT THE GROUND FLOOR PARKING LEVELS BETWEEN BOTH BUILDINGS THROUGH A DOOR AND ACCESS STAIR THAT WILL BE CONTROLLED WITH A FOB AVAILABLE TO ALL EMPLOYEES & PATRONS OF 3200 N FIGUEROA. THE OPERATOR OF 3200 N FIGUEROA WILL PROVIDE ALL EMPLOYEES WITH ACCESS INSTRUCTIONS AS PART OF THEIR ORIENTATION UPON HIRING. BOTH 3000 AND 3200 N FIGUEROA WILL PROVIDE WAYFINDING SIGNAGE THAT IS TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.

EXHIBIT "A"
Page No. 21 of 67
Case No. DIR-2022-8663-CDO-HCA

2ND FLOOR REFERENCE PLAN

GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-8.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

SHEET NOTES

PER CORNFIELD ARROYO SECO SPECIFIC PLAN - CHAPTER 2.3 URBAN DESIGN

- 2.3.D - WINDOWS AND GLAZING**
1. WINDOWS, TO REDUCE INTERIOR HEAT GAIN AND IMPROVE ENERGY PERFORMANCE, THE WINDOW TO WALL RATIO (EXCLUSIVE OF THE GROUND FLOOR) SHALL NOT EXCEED 40% ON THE EAST, WEST, SOUTHWEST, NORTHWEST, SOUTHEAST AND NORTHEAST FACADES, UNLESS AN APPLICANT CAN DEMONSTRATE WITH CALCULATIONS PROVIDED BY A LICENSED MECHANICAL ENGINEER THAT AN ALTERNATIVE FACADE DESIGN WILL PROVIDE THE SAME OR GREATER REDUCTION IN THE BUILDING'S COOLING LOADS. (PG. 2-48)
 2. GLAZING, THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE WINDOW AND DOOR GLAZING AND THE SHADING DEVICES USED TO REDUCE BIRDS' ACCESS TO GLASS. (PG. 2-49)
 - A. AT LEAST 50% OF GROUND FLOOR WINDOW AND DOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR INCLUDE SHADING DEVICES, SCREENS OR OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS. IN ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.03 FOR GLASS RATING)
 - B. GLAZING ON THE UPPER FLOORS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: 0-10% REFLECTIVITY, ETCHING, SANDBLASTED PATTERNS, FRETTING, LOW-E PATTERNING, SHADING DEVICES, SCREEN, OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS, AND/OR ANGLE THE GLASS BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.02 FOR GLASS RATING)

LEGEND

- | | |
|--|---|
| □ MECHANICAL OUTSIDE AIR VENT | → SLOPE TO DRAIN @ 1/4" PLF, MIN. |
| ⊠ MECHANICAL EXHAUST VENT | ↔ DIRECTION OF TRAVEL |
| ○ 5' DIAMETER WHEELCHAIR MANEUVERING SPACE | Ⓢ CARBON MONOXIDE DETECTOR/ALARM |
| ⊙ ILLUMINATED EXIT SIGN | Ⓟ PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL |
| | Ⓚ KEY FOB |
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.N.O., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- | | |
|---------|---|
| — | NON-RATED WALLS, DOOR ASSEMBLIES |
| --- | CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 716.5, 1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| ---- | 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709 |
| ----- | 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 80 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| -.-.-.- | 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| -.-.-.- | 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE |
| -.-.-.- | 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707 |
| -.-.-.- | 3-HR FIRE RATED FLOOR SEC. 711.2.4 |

dfh
architects

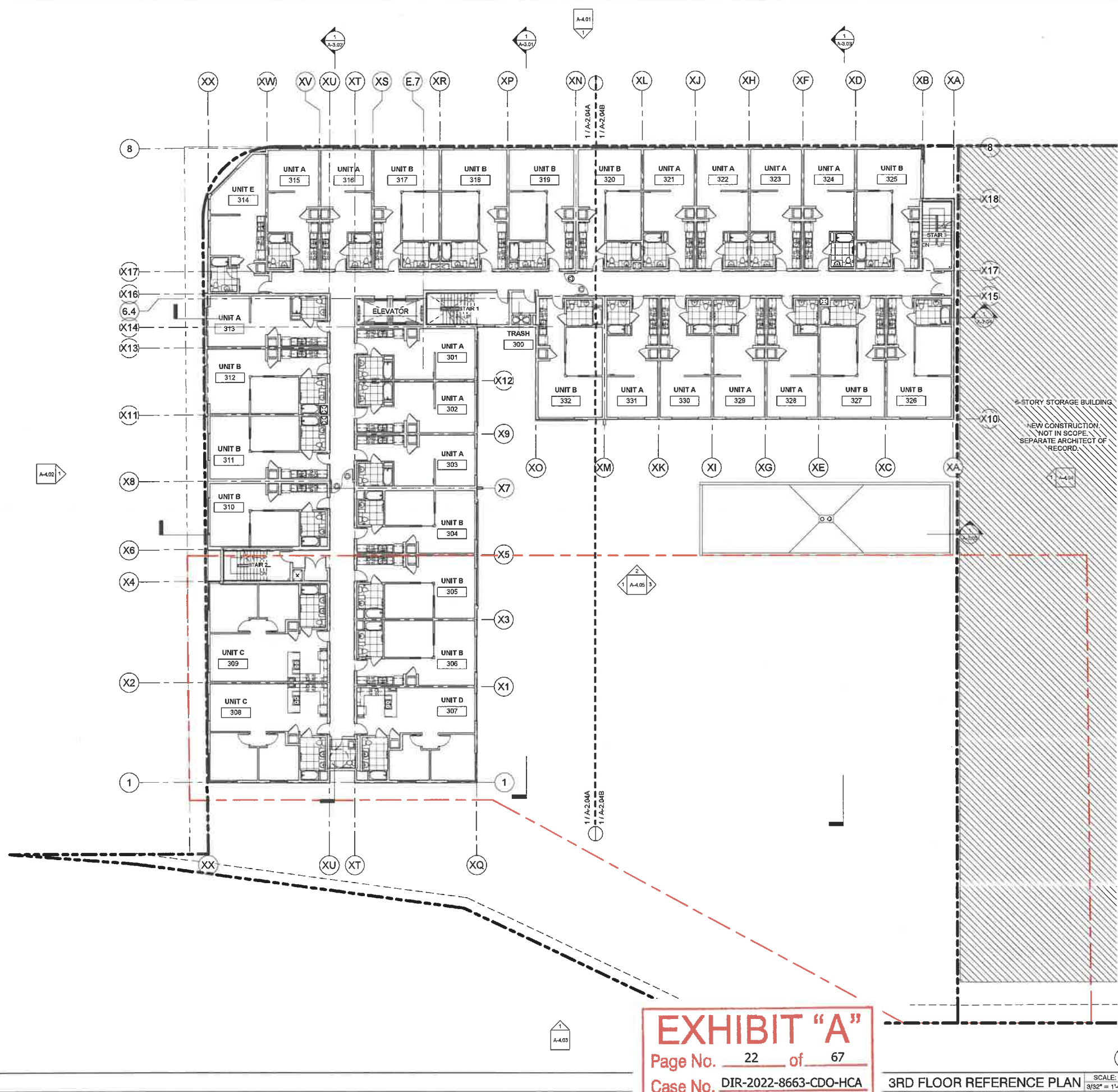
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents
January 11, 2022

2ND FLOOR REFERENCE
PLAN



Date: 10/02/18
Scale: As indicated
By: MP
Project No: 2106
Page No: A-2.03
OF



GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05 THROUGHOUT.
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

SHEET NOTES

PER CORNFIELD ARROYO SECO SPECIFIC PLAN - CHAPTER 2.3 URBAN DESIGN

2.3.D - WINDOWS AND GLAZING

1. WINDOWS, TO REDUCE INTERIOR HEAT GAIN AND IMPROVE ENERGY PERFORMANCE, THE WINDOW TO WALL RATIO (EXCLUSIVE OF THE GROUND FLOOR) SHALL NOT EXCEED 40% ON THE EAST, WEST, SOUTHWEST, NORTHWEST, SOUTHEAST AND NORTHEAST FACADES. UNLESS AN APPLICANT CAN DEMONSTRATE WITH CALCULATIONS PROVIDED BY A LICENSED MECHANICAL ENGINEER THAT AN ALTERNATIVE FACADE DESIGN WILL PROVIDE THE SAME OR GREATER REDUCTION IN THE BUILDING'S COOLING LOADS. (PG. 2-48)

2. GLAZING, THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE WINDOW AND DOOR GLAZING AND THE SHADING DEVICES USED TO REDUCE BIRDS' ACCESS TO GLASS. (PG. 2-49)

A. AT LEAST 50% OF GROUND FLOOR WINDOW AND DOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR INCLUDE SHADING DEVICES, SCREENS OR OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS. IN ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.03 FOR GLASS RATING)

B. GLAZING ON THE UPPER FLOORS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: 0-10% REFLECTIVITY, ETCHING, SANDBLASTED PATTERNS, FRETTING, LOWE PATTERNING, SHADING DEVICES, SCREEN, OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS, AND/OR ANGLE THE GLASS BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.02 FOR GLASS RATING)

LEGEND

□ MECHANICAL OUTSIDE AIR VENT	→ SLOPE TO DRAIN @ 1/4" PLF, MIN.
⊗ MECHANICAL EXHAUST VENT	↔ DIRECTION OF TRAVEL
○ 5' DIAMETER WHEELCHAIR MANEUVERING SPACE	⊙ CM CARBON MONOXIDE DETECTOR/ALARM
⊗ ILLUMINATED EXIT SIGN	⊙ KF PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
	⊙ KF KEY FOB

NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5

---	NON-RATED WALLS, DOOR ASSEMBLIES
---	CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
---	1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
---	1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
---	2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
---	2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
---	3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
---	3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"
Page No. 22 of 67
Case No. DIR-2022-8663-CDO-HCA

3RD FLOOR REFERENCE PLAN SCALE: 3/32" = 1'-0" 1

dfh architects

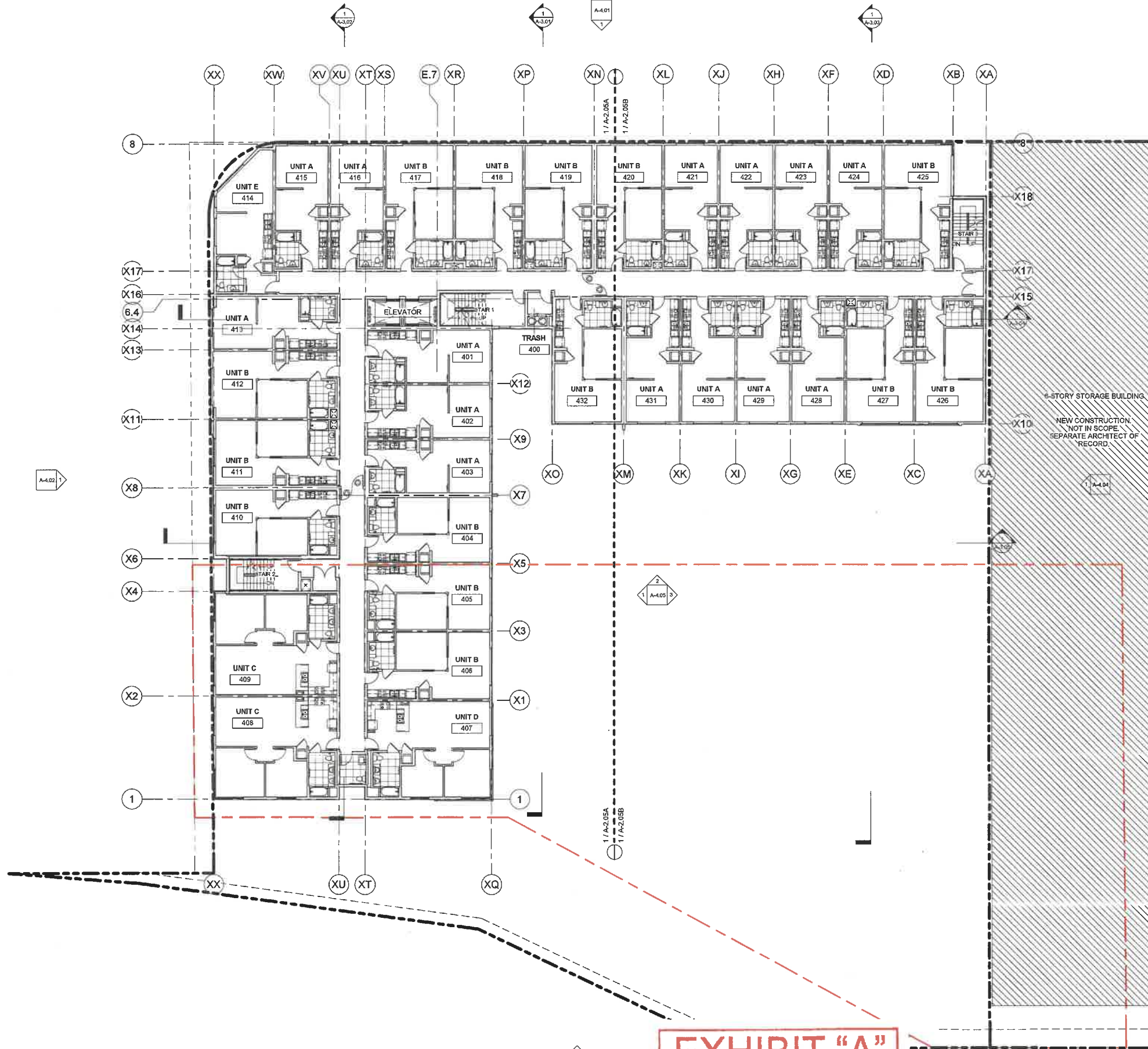
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

3RD FLOOR REFERENCE
PLAN



Date: 10/03/18
Scale: As indicated
By: Author
Project No: 2106
Page No: A-2.04 OF



- ### GENERAL NOTES
1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTABLE MATERIALS.
 2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR, COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
 3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-8.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
 4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
 5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
 6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
 7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
 8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
 9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
 10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
 11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
 12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
 13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
 14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
 15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
 16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
 18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
 19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
 20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

- ### KEYNOTES
- PER CORNFIELD ARROYO SECO SPECIFIC PLAN - CHAPTER 2.3 URBAN DESIGN
- ### SHEET NOTES
- 2.3.D - WINDOWS AND GLAZING
1. WINDOWS, TO REDUCE INTERIOR HEAT GAIN AND IMPROVE ENERGY PERFORMANCE, THE WINDOW TO WALL RATIO (EXCLUSIVE OF THE GROUND FLOOR) SHALL NOT EXCEED 40% ON THE EAST, WEST, SOUTHWEST, NORTHWEST, SOUTHEAST AND NORTHEAST FACADES, UNLESS AN APPLICANT CAN DEMONSTRATE WITH CALCULATIONS PROVIDED BY A LICENSED MECHANICAL ENGINEER THAT AN ALTERNATIVE FACADE DESIGN WILL PROVIDE THE SAME OR GREATER REDUCTION IN THE BUILDING'S COOLING LOADS. (PG. 2-48)
 2. GLAZING, THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE WINDOW AND DOOR GLAZING AND THE SHADING DEVICES USED TO REDUCE BIRDS' ACCESS TO GLASS. (PG. 2-49)
 - A. AT LEAST 50% OF GROUND FLOOR WINDOW AND DOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR INCLUDE SHADING DEVICES, SCREENS OR OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS. IN ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.03 FOR GLASS RATING)
 - B. GLAZING ON THE UPPER FLOORS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: 0-10% REFLECTIVITY, ETCHING, SANDBLASTED PATTERNS, FRETTING, LOW-E PATTERNING, SHADING DEVICES, SCREEN, OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS, AND/OR ANGLE THE GLASS BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.02 FOR GLASS RATING)

- ### LEGEND
- | | | | |
|--|--|--|---|
| | MECHANICAL OUTSIDE AIR VENT | | SLOPE TO DRAIN @ 1/4" PLF, MIN. |
| | MECHANICAL EXHAUST VENT | | DIRECTION OF TRAVEL |
| | 5' DIAMETER WHEELCHAIR MANEUVERING SPACE | | CARBON MONOXIDE DETECTOR/ALARM |
| | ILLUMINATED EXIT SIGN | | PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL |
| | | | KEY FOB |
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.N.O., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- | | |
|--|---|
| | CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| | 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709 |
| | 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| | 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| | 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE |
| | 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707 |
| | 3-HR FIRE RATED FLOOR SEC. 711.2.4 |

EXHIBIT "A"
Page No. 23 of 67
Case No. DIR-2022-8663-CDO-HCA

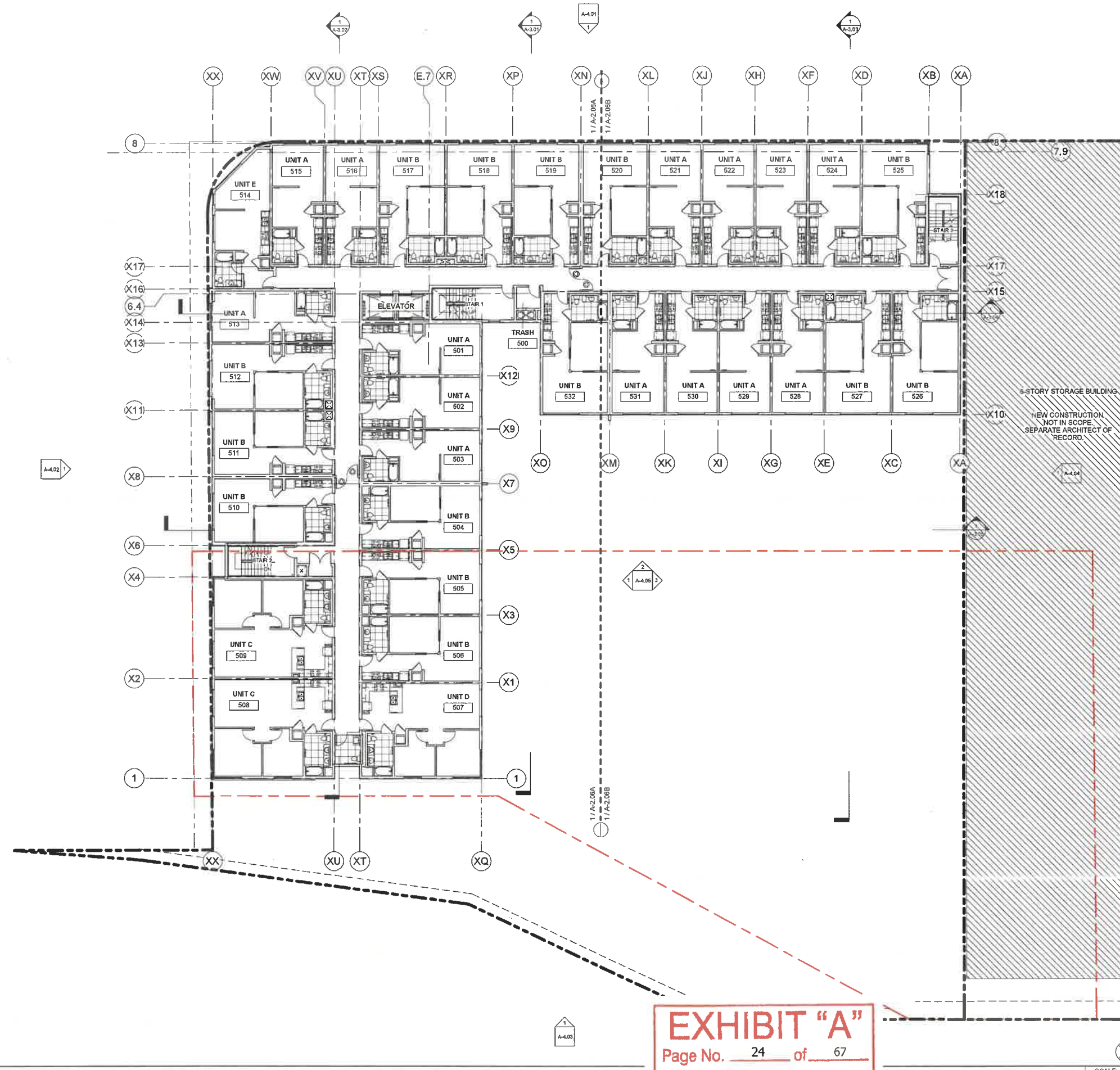
4TH FLOOR REFERENCE PLAN
SCALE: 3/32" = 1'-0"
1

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

4TH FLOOR REFERENCE
PLAN

Date: 10/03/18
Scale: As indicated
By: Author
Project No: 2106
Page No: A-2.05



GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B. EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ON-SITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

NEW CONSTRUCTION.
NOT IN SCOPE.
SEPARATE ARCHITECT OF RECORD.

SHEET NOTES

PER CORNFIELD ARROYO SECO SPECIFIC PLAN - CHAPTER 2.3 URBAN DESIGN

2.3.D - WINDOWS AND GLAZING

1. WINDOWS, TO REDUCE INTERIOR HEAT GAIN AND IMPROVE ENERGY PERFORMANCE, THE WINDOW TO WALL RATIO (EXCLUSIVE OF THE GROUND FLOOR) SHALL NOT EXCEED 40% ON THE EAST, WEST, SOUTHWEST, NORTHWEST, SOUTHEAST AND NORTHEAST FACADES, UNLESS AN APPLICANT CAN DEMONSTRATE WITH CALCULATIONS PROVIDED BY A LICENSED MECHANICAL ENGINEER THAT AN ALTERNATIVE FACADE DESIGN WILL PROVIDE THE SAME OR GREATER REDUCTION IN THE BUILDING'S COOLING LOADS. (PG. 2-48)
2. GLAZING, THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE WINDOW AND DOOR GLAZING AND THE SHADING DEVICES USED TO REDUCE BIRDS' ACCESS TO GLASS. (PG. 2-49)
 - A. AT LEAST 50% OF GROUND FLOOR WINDOW AND DOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR INCLUDE SHADING DEVICES, SCREENS OR OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS. IN ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.03 FOR GLASS RATING)
 - B. GLAZING ON THE UPPER FLOORS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: 0-10% REFLECTIVITY, ETCHING, SANDBLASTED PATTERNS, FRETTING, LOW-E PATTERNING, SHADING DEVICES, SCREEN, OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS, AND/OR ANGLE THE GLASS BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.02 FOR GLASS RATING)

LEGEND

	MECHANICAL OUTSIDE AIR VENT		SLOPE TO DRAIN @ 1/4" PLF, MIN.
	MECHANICAL EXHAUST VENT		DIRECTION OF TRAVEL
	5' DIAMETER WHEELCHAIR MANEUVERING SPACE		CARBON MONOXIDE DETECTOR/ALARM
	ILLUMINATED EXIT SIGN		PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
			KEY FOB

NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5

NON-RATED WALLS, DOOR ASSEMBLIES

	CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
	1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
	1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 506.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
	2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
	2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
	3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
	3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"

Page No. 24 of 67

Case No. DIR-2022-8663-CDO-HCA

5TH FLOOR REFERENCE PLAN

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

dfh architects

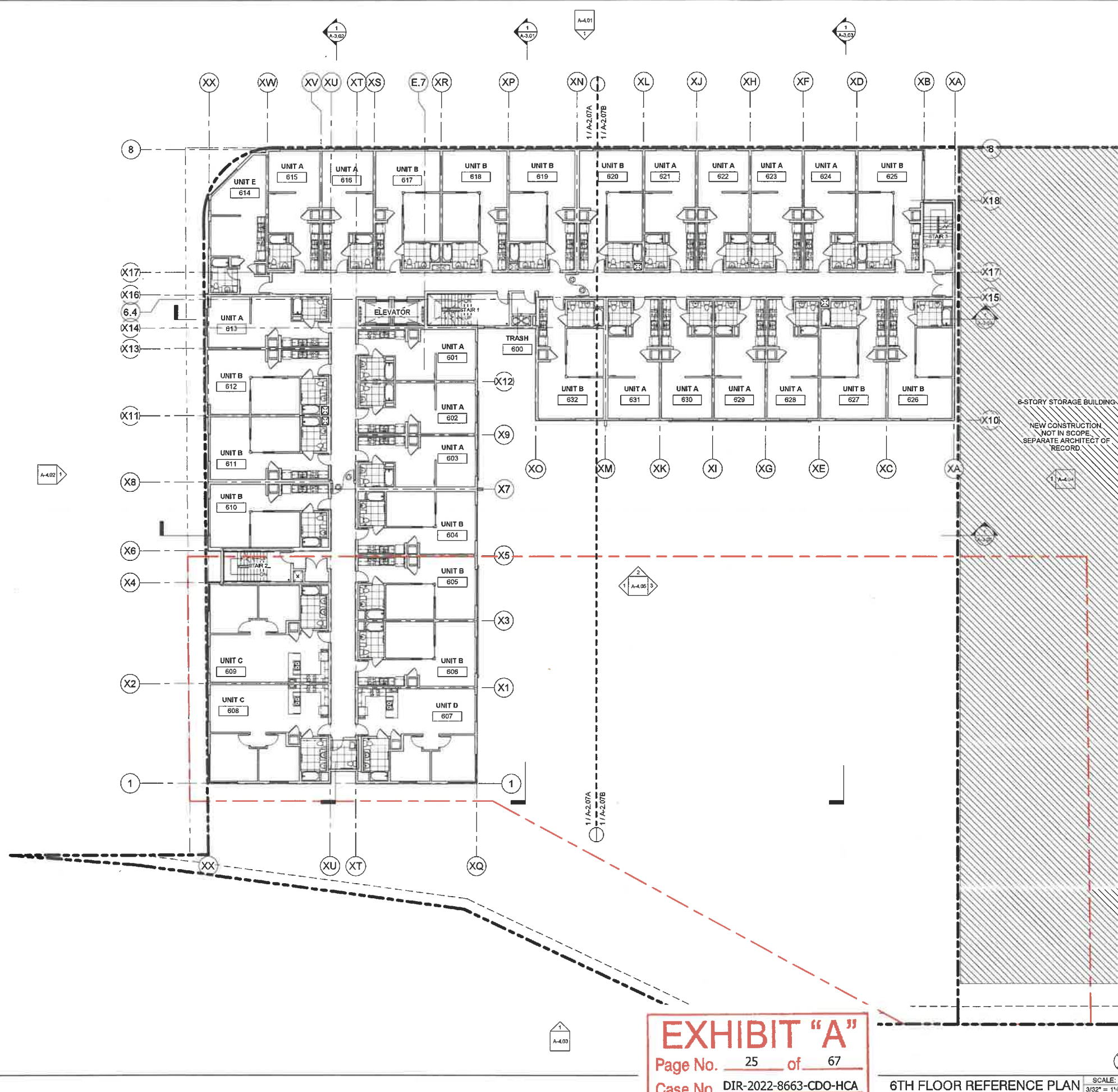
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

5TH FLOOR REFERENCE
PLAN

ARCHITECT'S SEAL

Date: 10/03/18
Scale: As Indicated
By: Author
Project No: 2106
Page No: A-2.06
OF



GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTABLE MATERIALS.

2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR, COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.

3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.

4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.

5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.

6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.

7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.

8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05.

9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.

11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.

12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.

13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.

14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.

15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.

16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.

17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.

18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COILING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.

19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ON-SITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.

20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

SHEET NOTES

PER CORNFIELD ARROYO SECO SPECIFIC PLAN - CHAPTER 2.3 URBAN DESIGN

2.3.D - WINDOWS AND GLAZING

1. WINDOWS, TO REDUCE INTERIOR HEAT GAIN AND IMPROVE ENERGY PERFORMANCE, THE WINDOW TO WALL RATIO (EXCLUSIVE OF THE GROUND FLOOR) SHALL NOT EXCEED 40% ON THE EAST, WEST, SOUTHWEST, NORTHWEST, SOUTHEAST AND NORTH-EAST FACADES, UNLESS AN APPLICANT CAN DEMONSTRATE WITH CALCULATIONS PROVIDED BY A LICENSED MECHANICAL ENGINEER THAT AN ALTERNATIVE FACADE DESIGN WILL PROVIDE THE SAME OR GREATER REDUCTION IN THE BUILDING'S COOLING LOADS, (PG. 2-48).

2. GLAZING, THE PROJECT APPLICANT SHALL PROVIDE AN ELEVATION THAT INDICATES THE WINDOW AND DOOR GLAZING AND THE SHADING DEVICES USED TO REDUCE BIRDS' ACCESS TO GLASS, (PG. 2-49).

A. AT LEAST 50% OF GROUND FLOOR WINDOW AND DOOR GLAZING SHALL BE TRANSPARENT AND HAVE A 0-10% REFLECTIVITY RATING, AND/OR INCLUDE SHADING DEVICES, SCREENS OR OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS. IN ADDITION, OR ALTERNATIVELY, THE GLASS MAY BE INSTALLED BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.03 FOR GLASS RATING).

B. GLAZING ON THE UPPER FLOORS SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: 0-10% REFLECTIVITY, ETCHING, SANDBLASTED PATTERNS, FRETTING, LOW-E PATTERNING, SHADING DEVICES, SCREEN, OTHER BARRIERS TO REDUCE BIRDS' ACCESS TO GLASS, AND/OR ANGLE THE GLASS BETWEEN 20-40 DEGREES FROM VERTICAL. (SEE A-6.02 FOR GLASS RATING).

LEGEND

	MECHANICAL OUTSIDE AIR VENT		SLOPE TO DRAIN @ 1/4" PLF, MIN.
	MECHANICAL EXHAUST VENT		DIRECTION OF TRAVEL
	5' DIAMETER WHEELCHAIR MANEUVERING SPACE		CARBON MONOXIDE DETECTOR/ALARM
	ILLUMINATED EXIT SIGN		PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
			KEY FOB

NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5

NON-RATED WALLS, DOOR ASSEMBLIES

	CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
	1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
	1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
	2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
	2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
	3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
	3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"

Page No. 25 of 67

Case No. DIR-2022-8663-CDO-HCA

6TH FLOOR REFERENCE PLAN

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

6TH FLOOR REFERENCE PLAN

3200 N Fig Mixed-Use

3200 N. Figueroa St.

Los Angeles, CA 90065

95% Construction Documents

January 11, 2022

DATE: 10/03/18

SCALE: As indicated

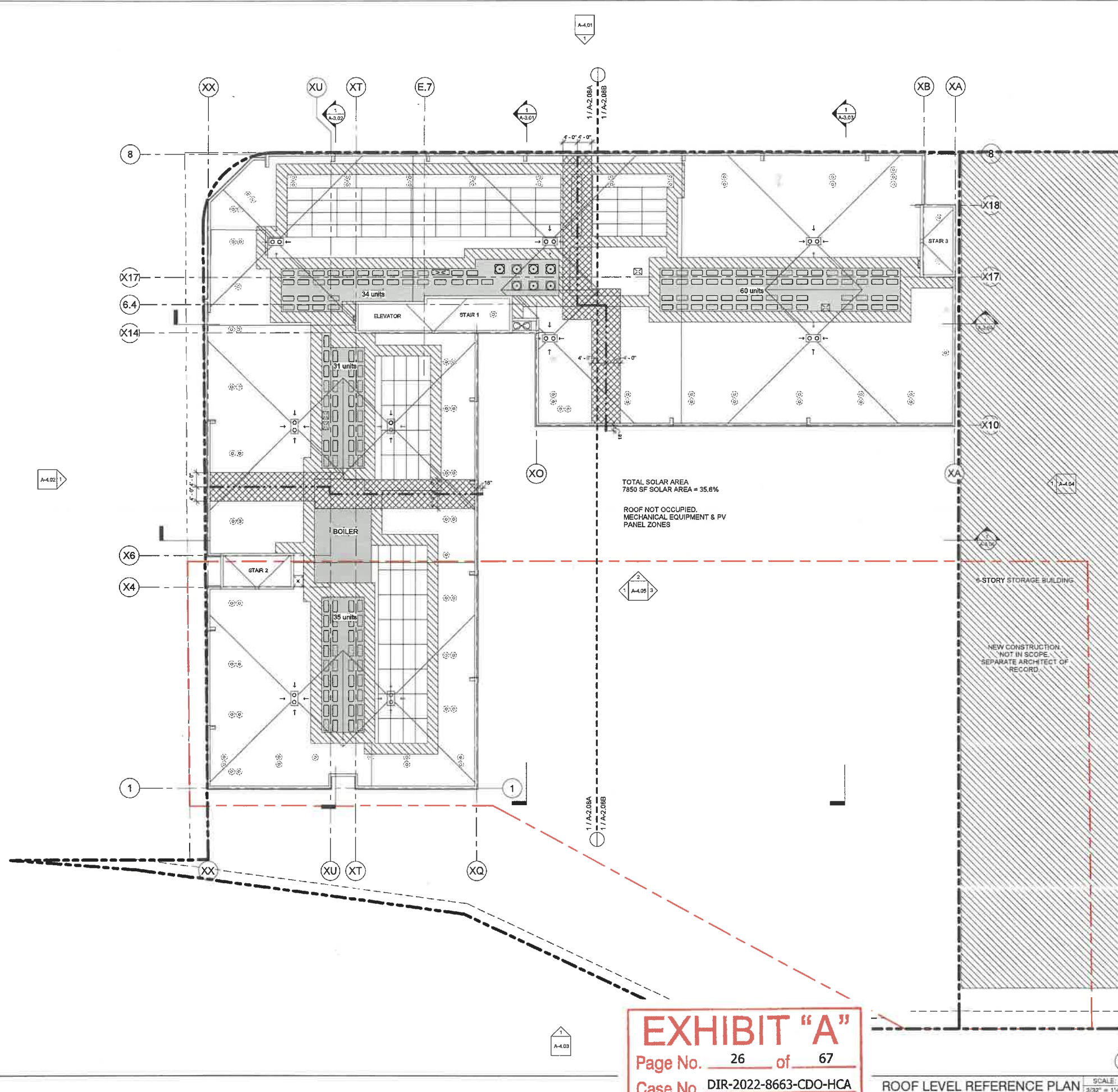
BY: Author

PROJECT NO: 2106

PAGE NO: A-2.07

OF

dfh architects



- ### GENERAL NOTES
1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTABLE MATERIALS.
 2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR, COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B. EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
 3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
 4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
 5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
 6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
 7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
 8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
 9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
 10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
 11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
 12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
 13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
 14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
 15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
 16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
 18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
 19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ON-SITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
 20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

- ### KEYNOTES
- 3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065
- 95% Construction Documents
January 11, 2022
- ### LEGEND
- | | |
|--|---|
| □ MECHANICAL OUTSIDE AIR VENT | → SLOPE TO DRAIN @ 1/4" PLF, MIN. |
| ⊠ MECHANICAL EXHAUST VENT | ↔ DIRECTION OF TRAVEL |
| ○ 5' DIAMETER WHEELCHAIR MANEUVERING SPACE | CM CARBON MONOXIDE DETECTOR/ALARM |
| ⊗ ILLUMINATED EXIT SIGN | △ PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL |
| | KF KEY FOB |
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- | | |
|-----|---|
| --- | NON-RATED WALLS, DOOR ASSEMBLIES |
| --- | CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| --- | 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709 |
| --- | 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| --- | 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5 |
| --- | 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE |
| --- | 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707 |
| --- | 3-HR FIRE RATED FLOOR SEC.711.2.4 |

EXHIBIT "A"
Page No. 26 of 67
Case No. DIR-2022-8663-CDO-HCA

Roof Level Reference Plan
SCALE: 3/32" = 1'-0"



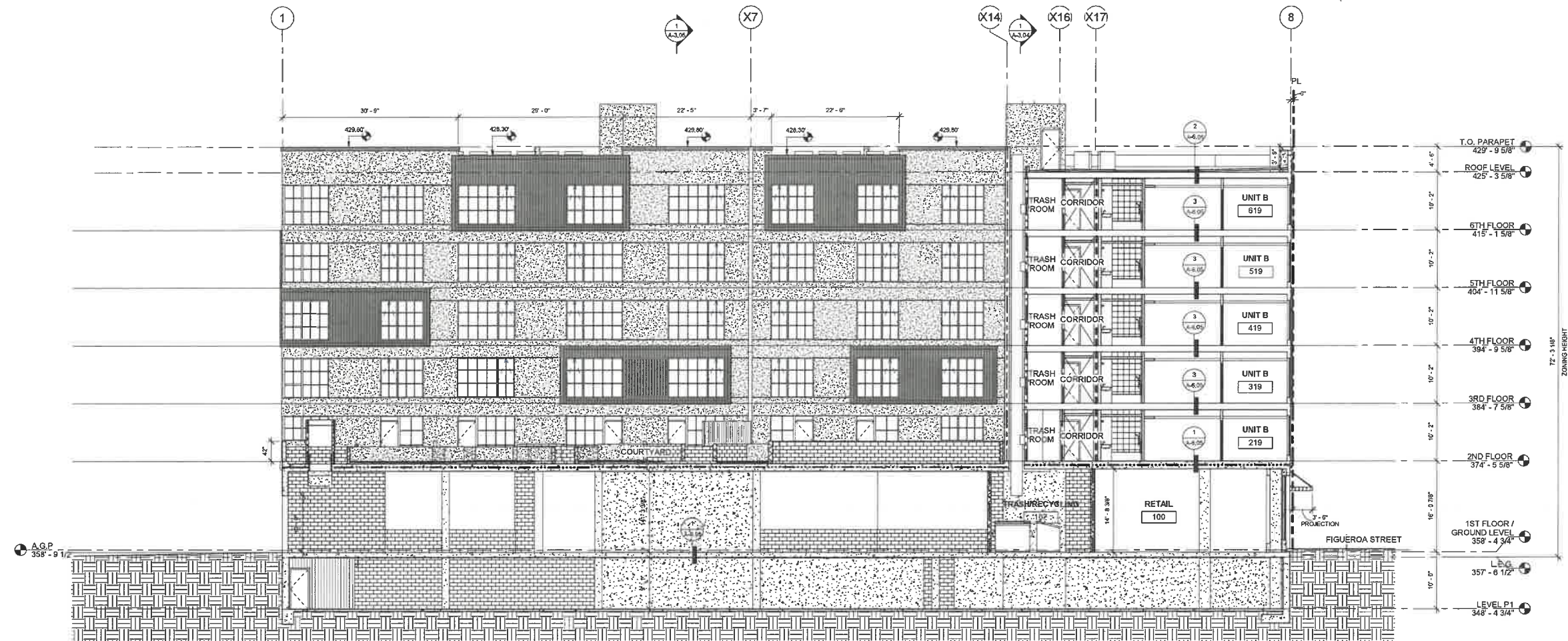
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

Roof Level Reference
Plan



Date: 10/03/18
Scale: As indicated
By: Author
Project No: 2106
Page No: A-2.08
OF



SECTION A SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

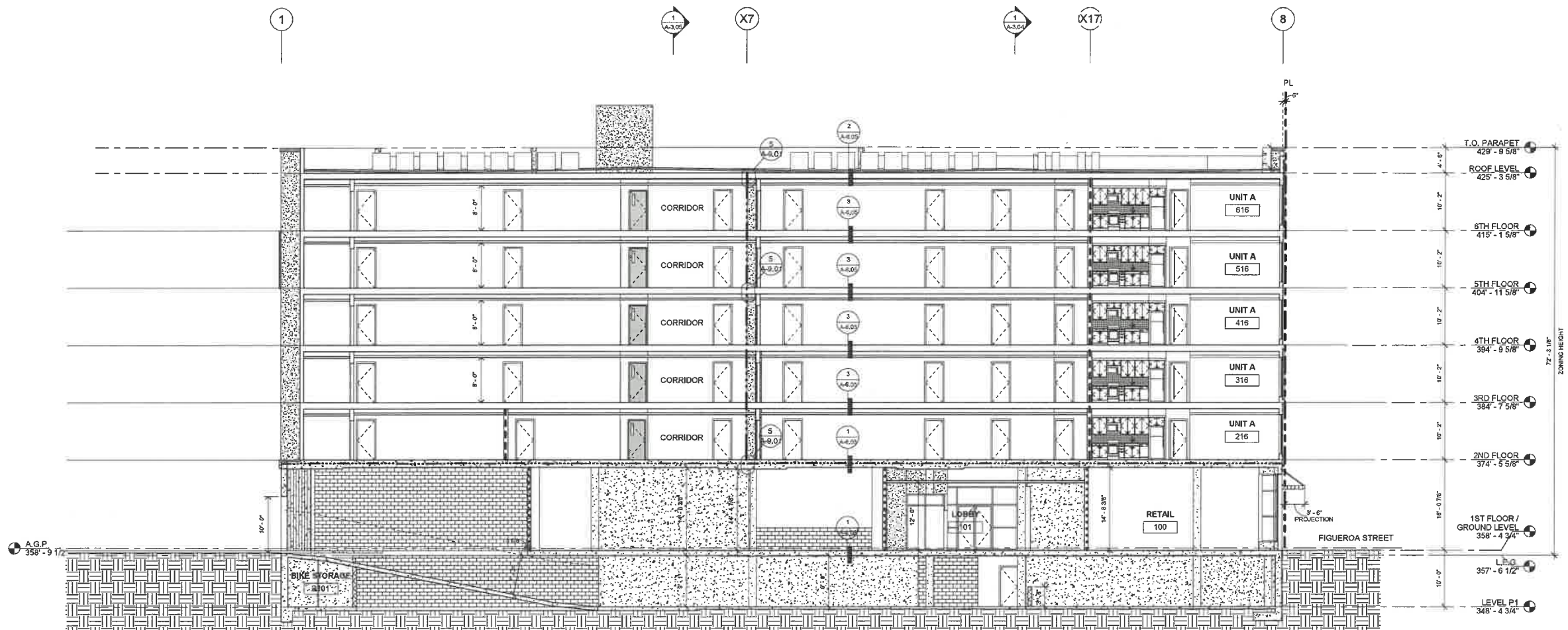
1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-8.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COILING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

LEGEND

- MECHANICAL OUTSIDE AIR VENT → SLOPE TO DRAIN @ 1/4" PLF, MIN.
 - ⊠ MECHANICAL EXHAUST VENT ↔ DIRECTION OF TRAVEL
 - 5' DIAMETER WHEELCHAIR MANEUVERING SPACE
 - ⊙ ILLUMINATED EXIT SIGN
 - CM CARBON MONOXIDE DETECTOR/ALARM
 - △ PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
 - KF KEY FOB
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1016.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
 - 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 80 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED ASSEMBLY PER CBC 708, 80 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
 - 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
 - 3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"
Page No. 27 of 67
Case No. DIR-2022-8663-CDO-HCA



1510

dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents

January 11, 2022

BUILDING SECTIONS



Date: 05/19/21
Scale: As indicated
By: Author
Project No: 2106
Page No: A-3.02
OF

SECTION B SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

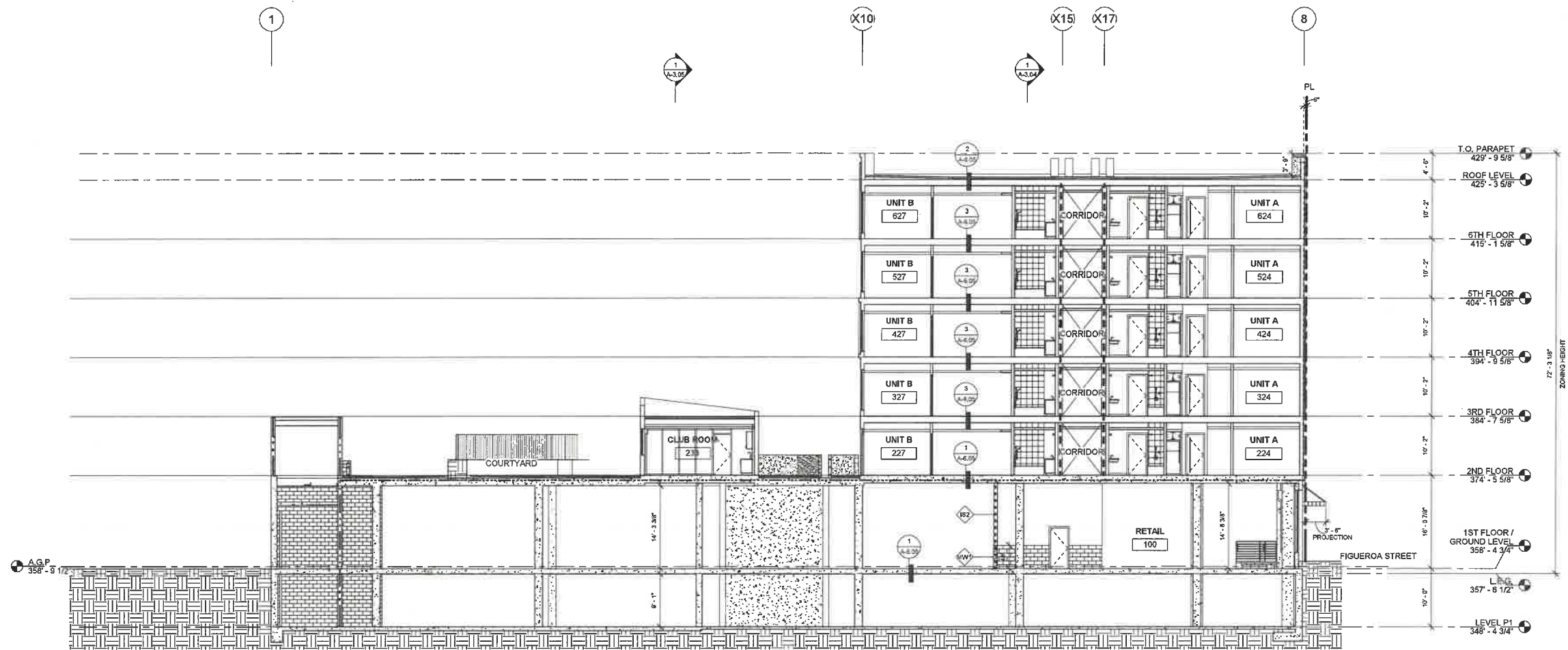
1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-8.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

LEGEND

- MECHANICAL OUTSIDE AIR VENT
 - MECHANICAL EXHAUST VENT
 - 5' DIAMETER WHEELCHAIR MANEUVERING SPACE
 - ILLUMINATED EXIT SIGN
 - SLOPE TO DRAIN @ 1/4" PLF, MIN.
 - DIRECTION OF TRAVEL
 - CARBON MONOXIDE DETECTOR/ALARM
 - PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
 - KEY FOB
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
 - 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
 - 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
 - 3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"
Page No. 28 of 67
Case No. DIR-2022-8663-CDO-HCA



GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION, ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR, COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-4.01 FOR DOOR SCHEDULE AND SHEET A-8.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ON-SITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

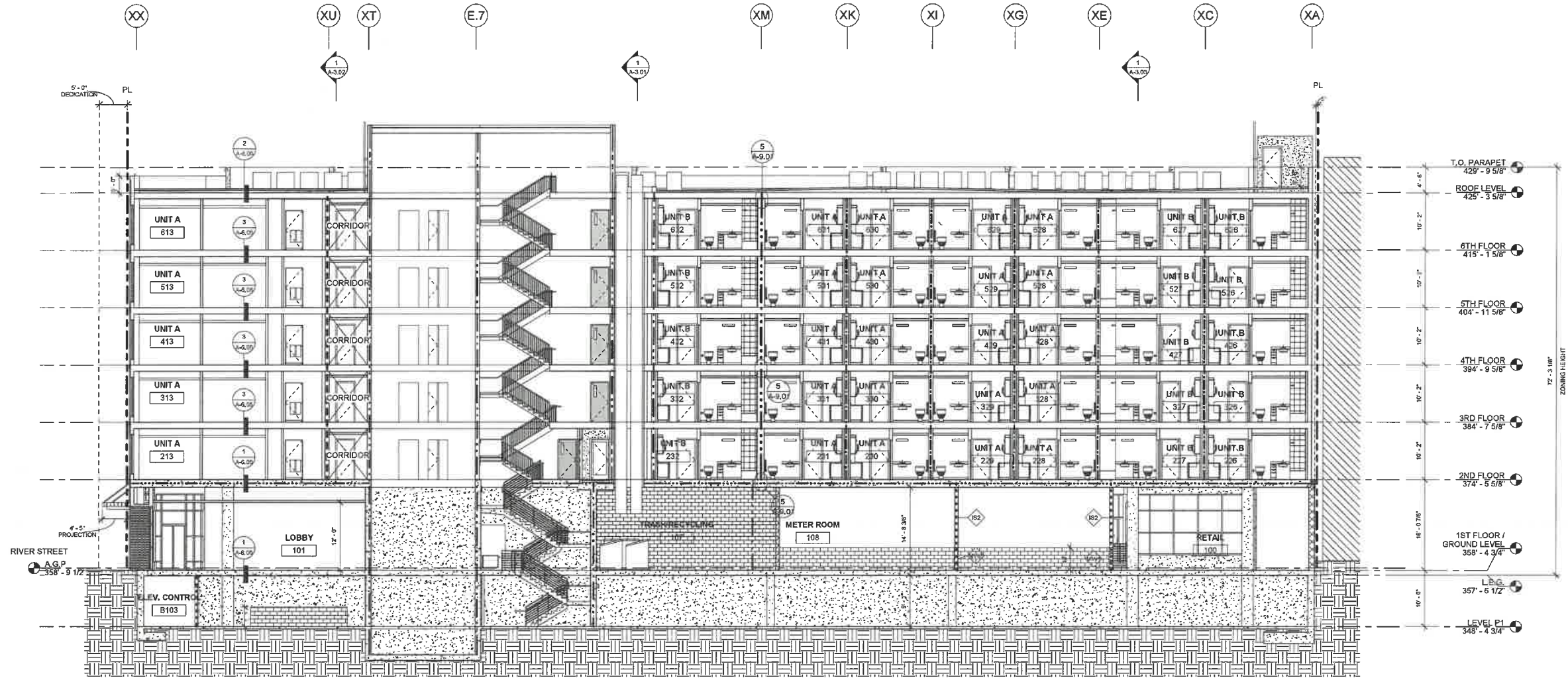
KEYNOTES

SECTION C SCALE: 1/8" = 1'-0" 1

LEGEND

- MECHANICAL OUTSIDE AIR VENT
 - MECHANICAL EXHAUST VENT
 - 5' DIAMETER WHEELCHAIR MANEUVERING SPACE
 - ILLUMINATED EXIT SIGN
 - SLOPE TO DRAIN @ 1/4" PLF, MIN.
 - DIRECTION OF TRAVEL
 - CARBON MONOXIDE DETECTOR/ALARM
 - PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
 - KEY FOB
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N.L. 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
 - 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
 - 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
 - 3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"
Page No. 29 of 67
Case No. DIR-2022-8663-CDO-HCA



dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents

January 11, 2022

BUILDING SECTIONS



Date: 05/28/21
Scale: As indicated
By: Author
Project No: 2106
Page No: A-3.04
OF

GENERAL NOTES

1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-8.01 FOR DOOR SCHEDULE AND SHEET A-8.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-8.05 TO A-8.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

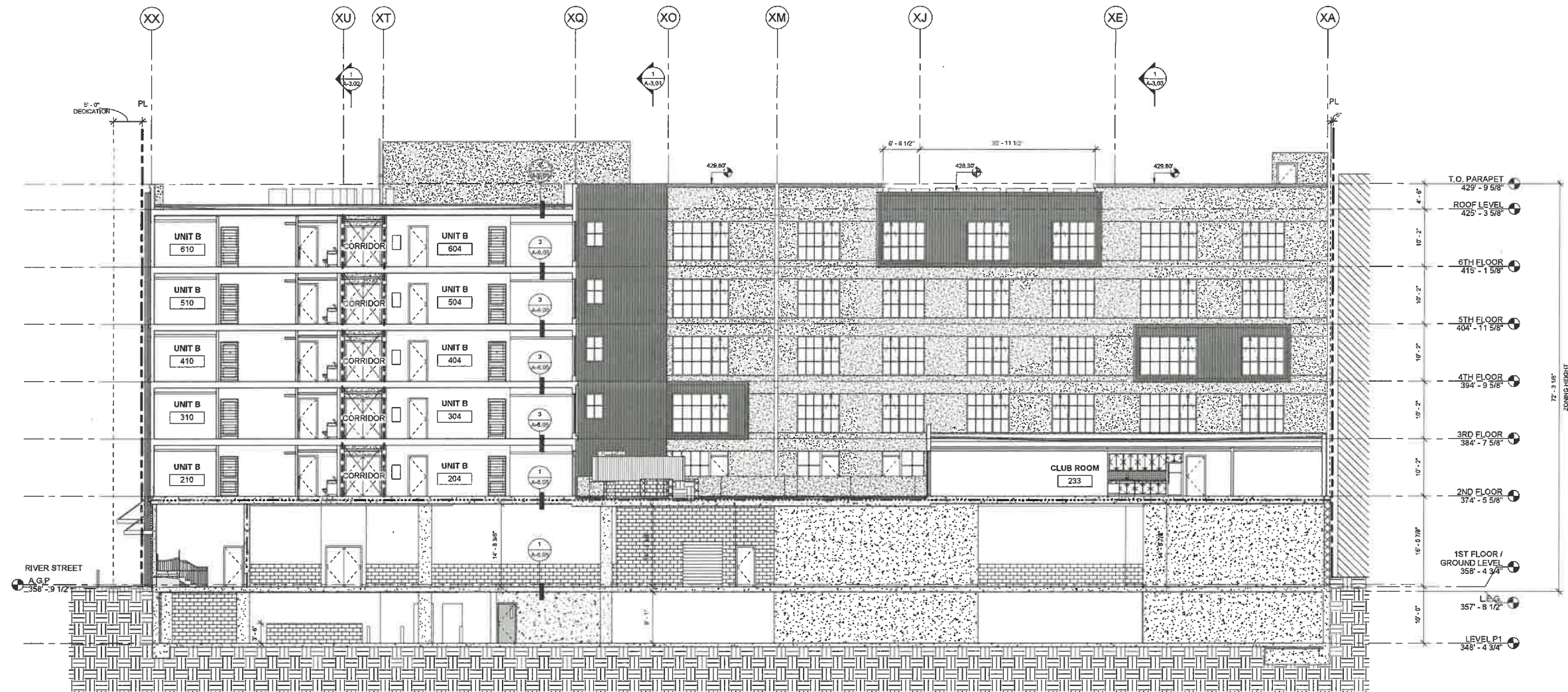
SECTION D SCALE: 1/8" = 1'-0" 1

LEGEND

- MECHANICAL OUTSIDE AIR VENT → SLOPE TO DRAIN @ 1/4" PLF, MIN.
- MECHANICAL EXHAUST VENT ↔ DIRECTION OF TRAVEL
- 5" DIAMETER WHEELCHAIR MANEUVERING SPACE (CM) CARBON MONOXIDE DETECTOR/ALARM
- ILLUMINATED EXIT SIGN (KF) PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
- KEY FOB

- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
 - 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
 - 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
 - 3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"
Page No. 30 of 67
Case No. DIR-2022-8663-CDO-HCA



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

BUILDING SECTIONS



Date: 05/28/21
Scale: As indicated
By: Author
Project No: 2106
Page No: A-3.05
OF

GENERAL NOTES

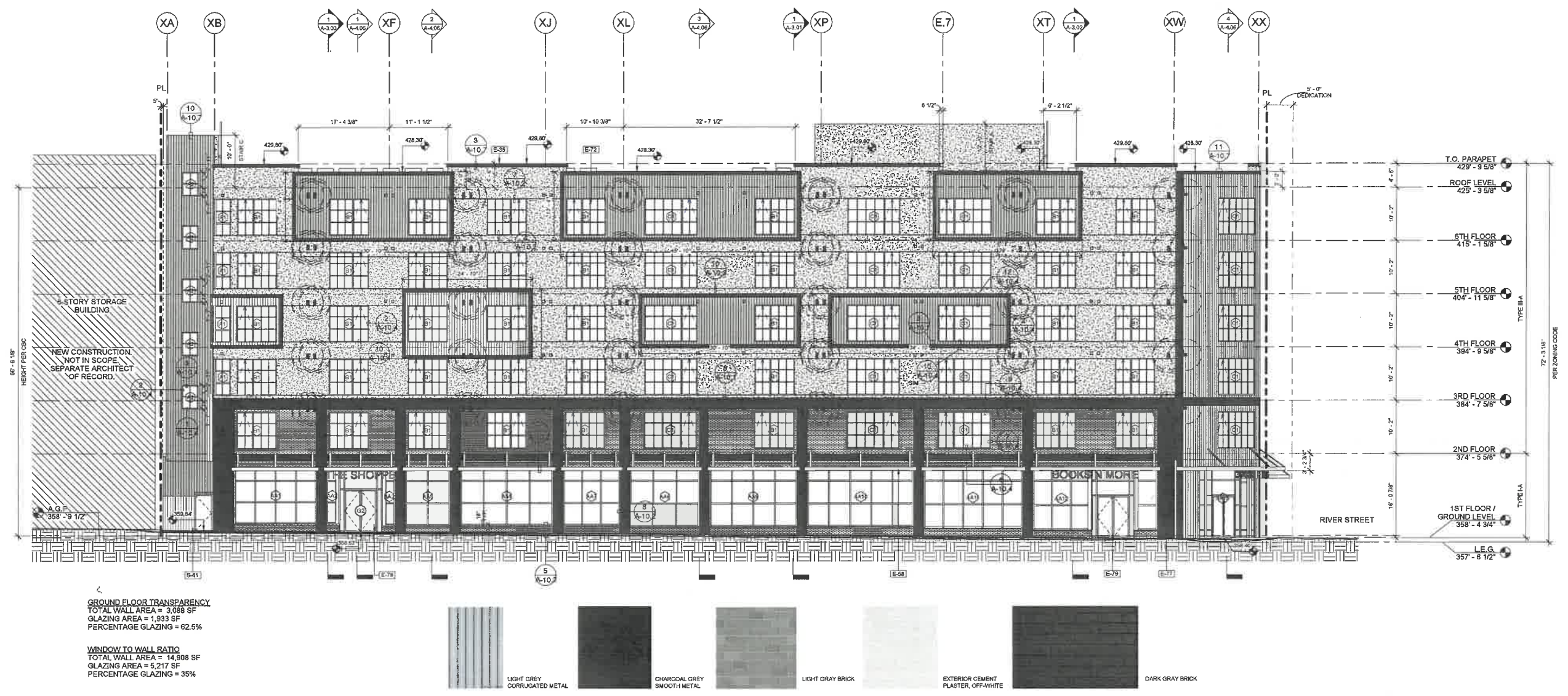
1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
3. SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
14. LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

LEGEND

- MECHANICAL OUTSIDE AIR VENT
 - MECHANICAL EXHAUST VENT
 - 5" DIAMETER WHEELCHAIR MANEUVERING SPACE
 - ILLUMINATED EXIT SIGN
 - SLOPE TO DRAIN @ 1/4" PLF, MIN.
 - DIRECTION OF TRAVEL
 - CARBON MONOXIDE DETECTOR/ALARM
 - PROVIDE DOOR PANIC HARDWARE ON PUSH SIDE IN DIRECTION OF TRAVEL
 - KEY FOB
- NOTE: ALL EXTERIOR WALLS ARE 1-HR FIRE RATED ASSEMBLIES PER CBC TABLE 601, 602 U.O.N., 45 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
- NON-RATED WALLS, DOOR ASSEMBLIES
- CORRIDOR WALLS 1-HR FIRE RATED SEPARATION WALL PER CBC TABLE 1018.1, 20 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 1-HR FIRE RATED DWELLING UNIT SEPARATION WALL ASSEMBLY PER CBC 420, 709
 - 1-HR FIRE RATED OCCUPANCY SEPARATION WALL ASSEMBLY PER CBC TABLE 508.4, 60 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED ASSEMBLY PER CBC 708, 90 MIN. RATED DOOR ASSEMBLY PER CBC TABLE 716.5
 - 2-HR FIRE RATED EXTERIOR WALL ASSEMBLY WITH FIRE TREATED WOOD PER CBC TABLE 601, RATED DOOR ASSEMBLY PER SCHEDULE
 - 3-HR FIRE BARRIER ASSEMBLY PER CBC SEC. 707
 - 3-HR FIRE RATED FLOOR SEC. 711.2.4

EXHIBIT "A"
Page No. 31 of 67
Case No. DIR-2022-8663-CDO-HCA



GENERAL NOTES

- LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
- UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
- SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
- SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
- SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
- ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
- FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
- BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
- ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
- SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
- FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
- LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
- ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
- WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
- WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

- E-35 PARAPET COPING, PAINTED CHARCOAL GREY
E-58 5'-0" DEEP STEEL CANOPY, CHARCOAL GREY, 8'-0" CLEAR HEAD HEIGHT FROM GROUND TO BOTTOM OF CANOPY,
E-72 NAIL-ON WINDOW, DARK BRONZE, VINYL
E-77 PROVIDE ANTI-GRAFFITI FINISH AT GROUND FLOOR LEVEL EXTERIOR WALLS, FROM FINISHED GRADE TO TOP OF CONCRETE WALLS.
E-79 RETAIL ENTRANCE
E-81 SECURITY FENCE WITH 3'-0" X 7'-0" ACCESS GATE TO BFP YARD.

FIGUEROA ST. ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND

- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- VERTICAL 6" BOARD FORMED CONCRETE WALL
- 20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED OFF-WHITE
- CONCRETE MASONRY UNIT (CMU WALL)
- BRICK VENEER - LIGHT GREY
- BRICK VENEER - DARK GREY
- CORRUGATED METAL PANEL - LIGHT GREY

EXHIBIT "A"
Page No. 32 of 67
Case No. DIR-2022-8663-CD0-HCA



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

100% Construction Documents
January 11, 2022

EXTERIOR ELEVATIONS



Date: 04/30/21
Scale:
As indicated
By: MP
Project No:
2106
Page No:
A-4.02
OF

RIVER ST. ELEVATION

SCALE: $1/8" = 1'-0"$

E-35	PARAPET COPING, PAINTED CHARCOAL GREY
E-58	5'-0" DEEP STEEL CANOPY, CHARCOAL GREY, 8'-0" CLEAR HEAD HEIGHT FROM GROUND TO BOTTOM OF CANOPY.
E-66	RESIDENTIAL BUILDING ENTRANCE
E-72	NAIL-ON WINDOW, DARK BRONZE, VINYL
E-74	BRAKE METAL OR CONCRETE CURB, PAINTED CHARCOAL GREY, TYP.
E-77	PROVIDE ANTI-GRAFFITI FINISH AT GROUND FLOOR LEVEL, EXTERIOR WALLS, FROM FINISHED GRADE TO TOP OF CONCRETE WALLS.

	CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
	VERTICAL 6\"
	20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED OFF-WHITE
	CONCRETE MASONRY UNIT (CMU WALL)
	BRICK VENEER - LIGHT GREY
	BRICK VENEER - DARK GREY
	CORRUGATED METAL PANEL - LIGHT GREY

EXHIBIT "A"
Page No. 33 of 67
Case No. DIR-2022-8663-CDO-HCA



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

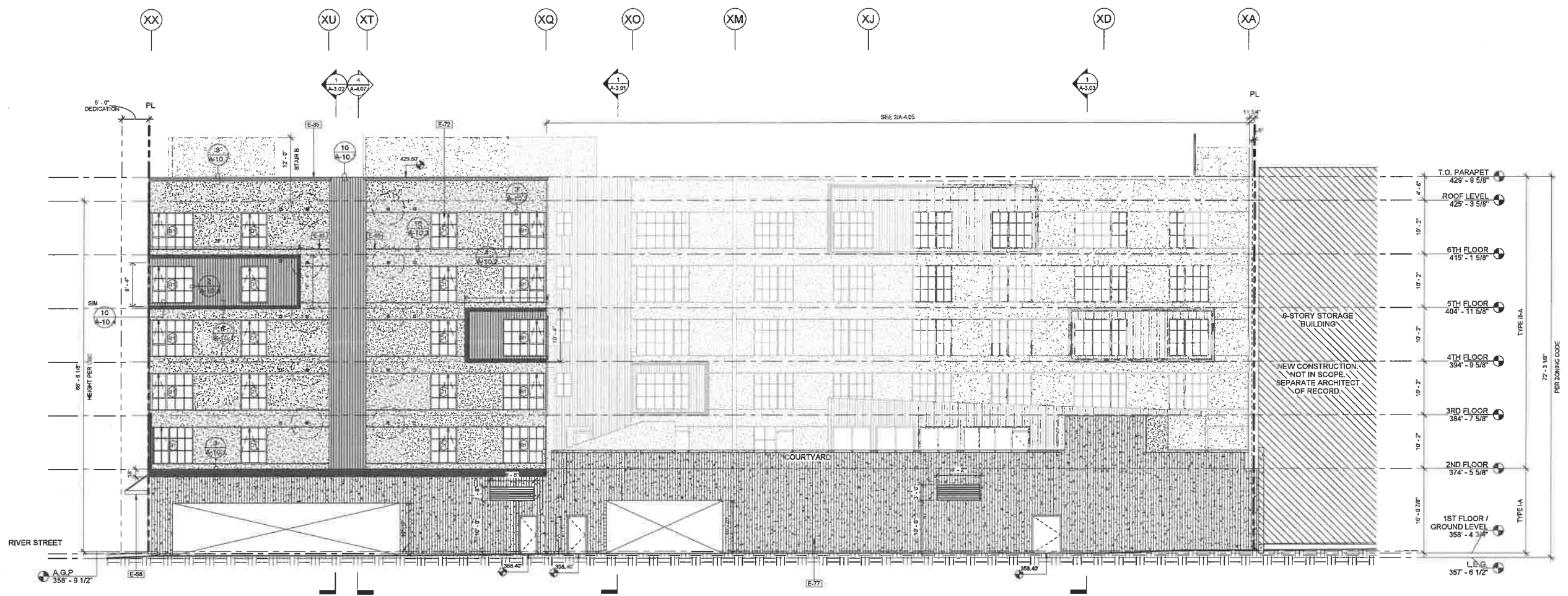
100% Construction Documents

January 11, 2022

EXTERIOR ELEVATIONS



Date: 05/28/21
Scale: As indicated
By: MP
Project No: 2106
Page No: A-4.03
OF



GENERAL NOTES

- LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
- UNIT EXTERIOR WALLS MAY VARY BY FLOOR, COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
- SEE SHEET A-4.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
- SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
- SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
- ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
- FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
- BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
- ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
- SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
- FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
- LOCATE ALL DOORS 4" OFF OF ADJACENT WALL U.N.O.
- ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
- WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
- WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ON-SITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

KEYNOTES

- | | |
|------|--|
| E-35 | PARAPET COPING, PAINTED CHARCOAL GREY |
| E-58 | 5'-0" DEEP STEEL CANOPY, CHARCOAL GREY, 8'-0" CLEAR HEAD HEIGHT FROM GROUND TO BOTTOM OF CANOPY. |
| E-72 | NAIL-ON WINDOW, DARK BRONZE, VINYL |
| E-77 | PROVIDE ANTI-GRAFFITI FINISH AT GROUND FLOOR LEVEL EXTERIOR WALLS, FROM FINISHED GRADE TO TOP OF CONCRETE WALLS. |
| E-85 | RETURN ALL REVEALS TO WALL RETURN. |

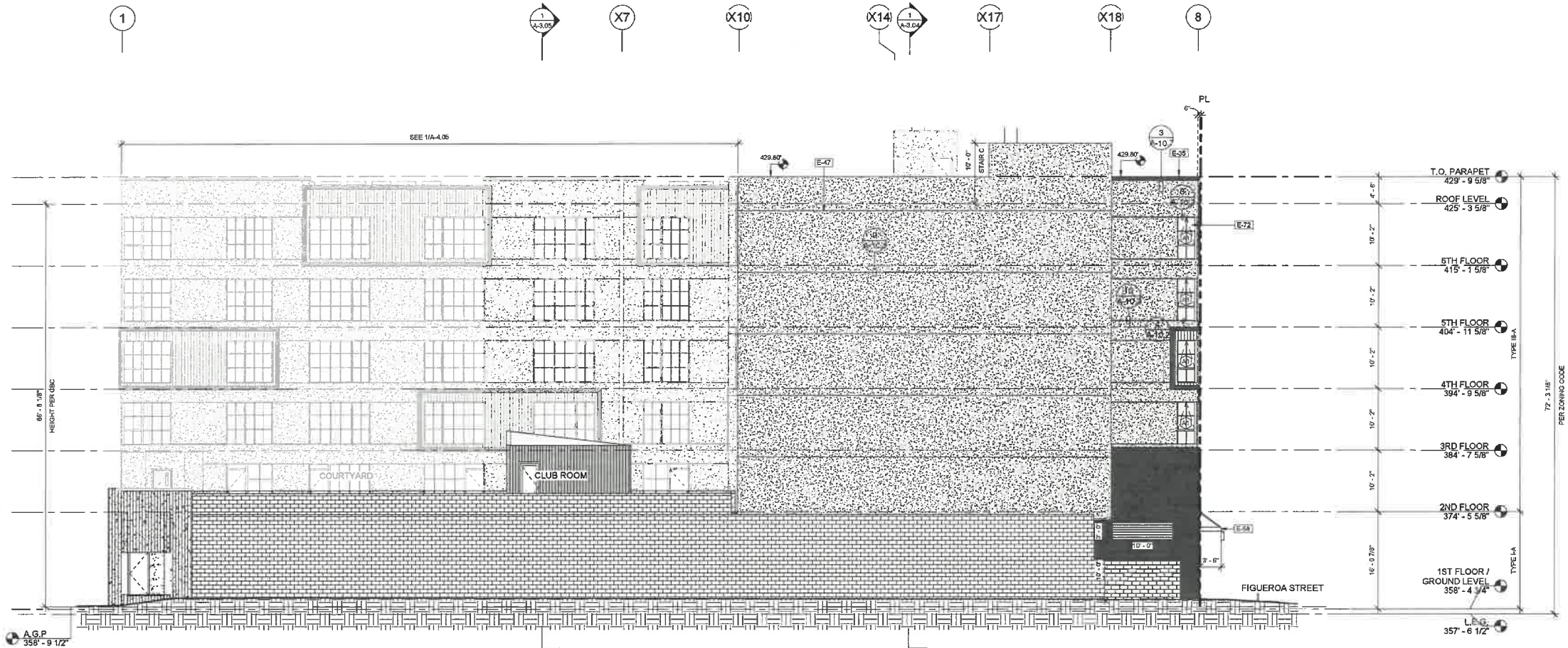
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 1

LEGEND

- | | |
|--|--|
| | CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS |
| | VERTICAL 6" BOARD FORMED CONCRETE WALL |
| | 20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED OFF-WHITE |
| | CONCRETE MASONRY UNIT (CMU WALL) |
| | BRICK VENEER - LIGHT GREY |
| | BRICK VENEER - DARK GREY |
| | CORRUGATED METAL PANEL - LIGHT GREY |

EXHIBIT "A"
Page No. 34 of 67
Case No. DIR-2022-8663-CDO-HCA



GENERAL NOTES		KEYNOTES		LEGEND	
1. LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.		E-35 PARAPET COPING, PAINTED CHARCOAL GREY		CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS	
2. UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.		E-47 3/4" ALUMINUM CONTROL JOINT/ REGLET, TYP. SEE 5/A-10.2		VERTICAL 6" BOARD FORMED CONCRETE WALL	
3. SEE SHEET A-8.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.		E-58 5'-0" DEEP STEEL CANOPY, CHARCOAL GREY, 8'-0" CLEAR HEAD HEIGHT FROM GROUND TO BOTTOM OF CANOPY.		20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED OFF-WHITE	
4. SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.		E-72 NAIL-ON WINDOW, DARK BRONZE, VINYL		CONCRETE MASONRY UNIT (CMU WALL)	
5. SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.				BRICK VENEER - LIGHT GREY	
6. ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.				BRICK VENEER - DARK GREY	
7. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS UNO.				CORRUGATED METAL PANEL - LIGHT GREY	
8. FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05					
9. BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.					
10. ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES UNO.					
11. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.					
12. SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.					
13. FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.					
14. LOCATE ALL DOORS 4' OFF OF ADJACENT WALL UNO.					
15. ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.					
16. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.					
17. FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.					
18. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COLLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.					
19. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.					
20. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.					

dfh architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

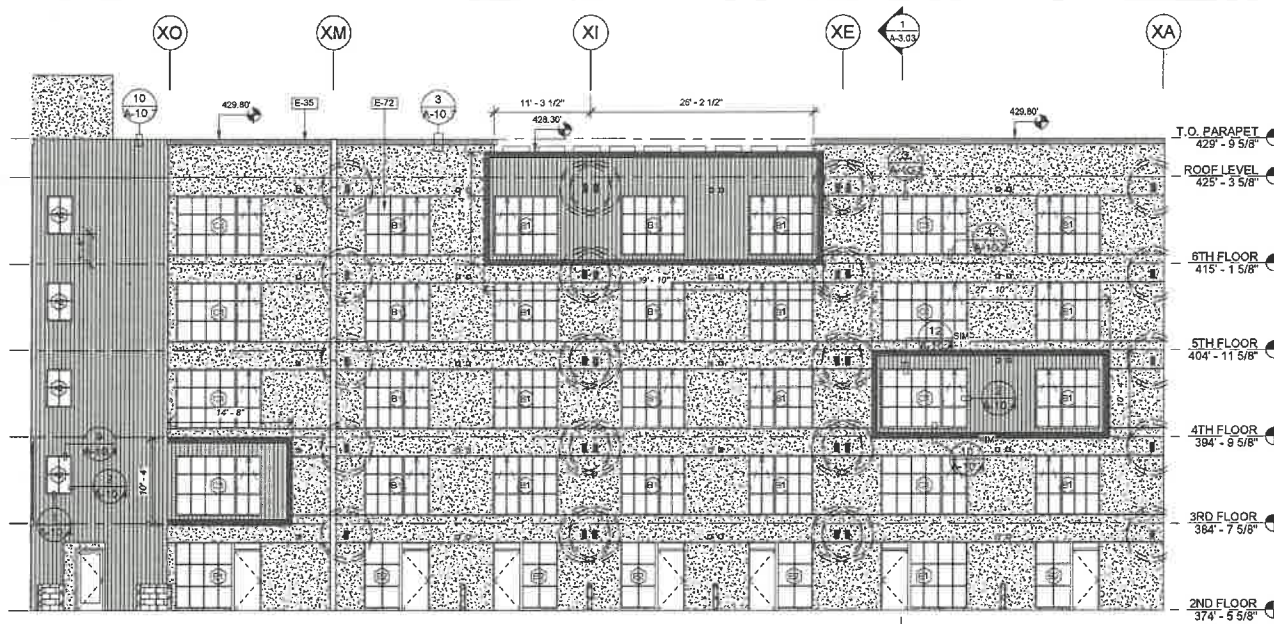
100% Construction Documents
January 11, 2022

EXTERIOR ELEVATIONS

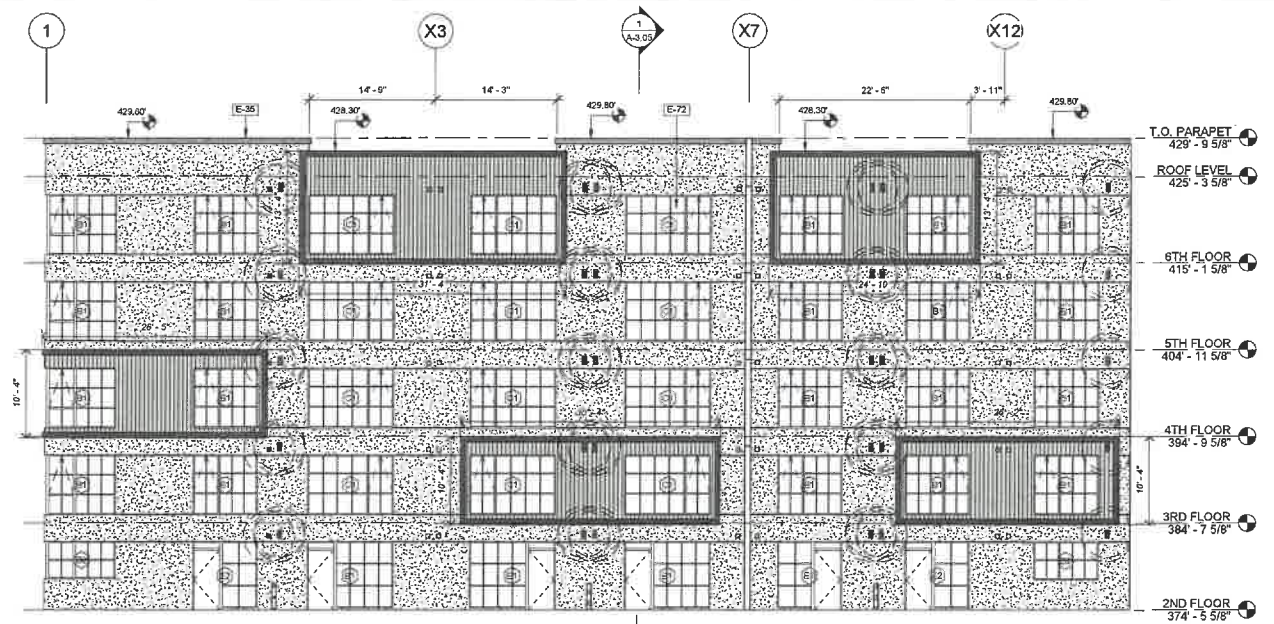
SEAL
JAN 11 2022
STATE OF CALIFORNIA

Date: 05/28/21
Scale: As indicated
By: MP
Project No: 2106
Page No: A-4.04 OF

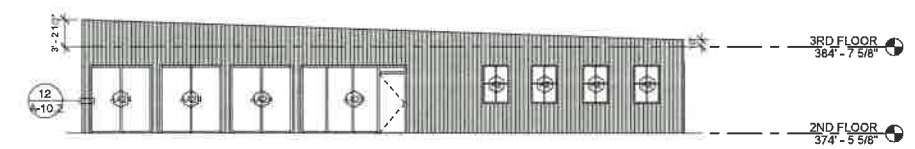
EXHIBIT "A"
Page No. 35 of 67
Case No. DIR-2022-8663-CDO-HCA



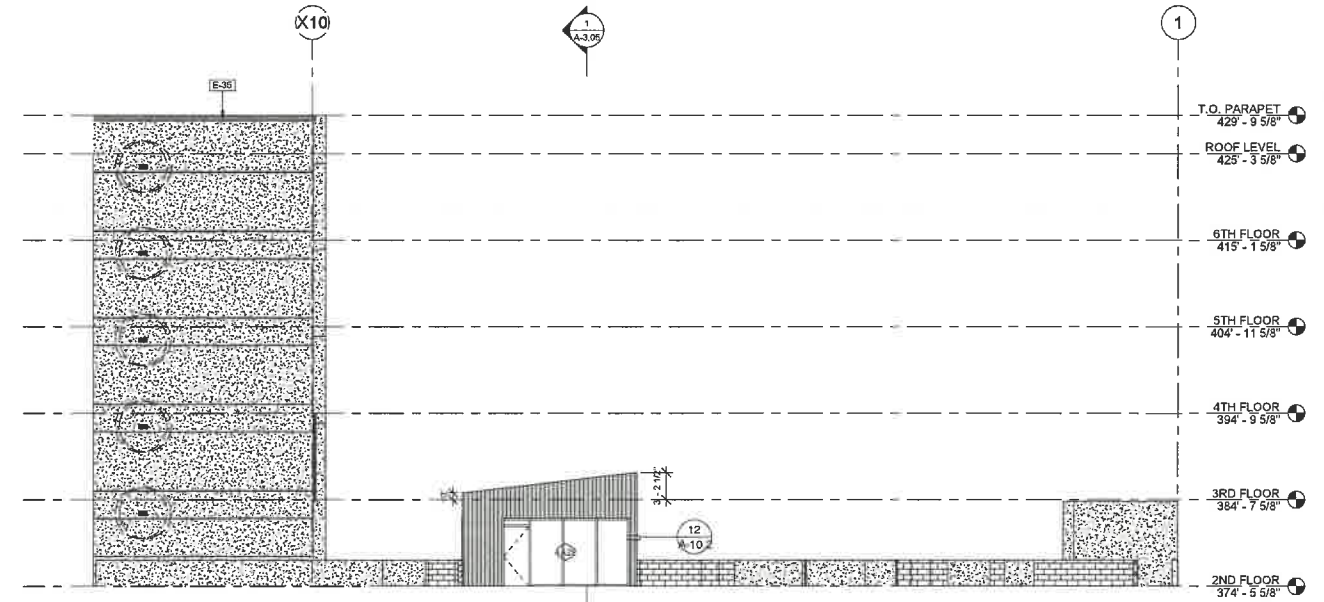
COURTYARD ELEVATION - SOUTH SCALE: 1/8" = 1'-0" 2



COURTYARD ELEVATION - EAST SCALE: 1/8" = 1'-0" 1



CLUB ROOM ELEVATION - SOUTH SCALE: 1/8" = 1'-0" 4



COURTYARD ELEVATION - WEST SCALE: 1/8" = 1'-0" 3

GENERAL NOTES

- LEVEL P1 THRU 1ST ARE TYPE I-A CONSTRUCTION. ALL BEARING AND NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIALS.
- UNIT EXTERIOR WALLS MAY VARY BY FLOOR. COORDINATE WITH BLDG. PLANS SHEETS, A-2.03 TO A-2.07B, EXTERIOR ELEVATIONS SHEETS, A-4.01 THRU A-4.05, AND BUILDING SECTIONS SHEETS, A-3.01 THRU A-3.05.
- SEE SHEET A-6.01 FOR DOOR SCHEDULE AND SHEET A-6.02 FOR WINDOW SCHEDULE FOR MORE INFORMATION.
- SEE SHEETS, A-6.05 TO A-6.08 FOR WALL AND FLOOR TYPE ASSEMBLIES.
- SEE ENLARGED UNIT PLAN SHEETS A-5.01 THRU A-5.05 FOR MORE INFORMATION.
- ALL ROOFS, COMMON & DWELLING UNIT DECKS TO BE SLOPED TO DRAIN AT 1/4" PER LINEAR FOOT, MINIMUM.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE/CMU OR CENTERLINE OF COLUMNS U.N.O.
- FOR EXTERIOR WATERPROOFING DETAILS SEE SHEETS A-10.01 TO A-10.05
- BUILDING TO BE EQUIPPED WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.
- ALL EXTERIOR EXIT DOORS TO BE 1-HR FIRE RATED ASSEMBLIES U.N.O.
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.
- SEE FLOOR PLAN SHEETS A-2.01 TO A-2.08B FOR WALL TYPES.
- FLOOR SLOPES AT ACCESSIBLE PARKING NOT TO EXCEED 2% U.N.O.
- LOCATE ALL DOORS 4' OFF OF ADJACENT WALL U.N.O.
- ALL WASHING MACHINES AND CLOTHES DRYERS TO COMPLY WITH SECTION 1135A, CBC.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- FOR SITES OVER 500 SF OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.
- WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOORS DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 300 FEET OF THE PROPERTY LINE.
- WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY ON THE BUILDING.

- E-35 PARAPET COPING, PAINTED CHARCOAL GREY
E-72 NAIL-ON WINDOW, DARK BRONZE, VINYL

KEYNOTES

LEGEND

- CONCRETE WALL, FLOOR OR COLUMN PER STRUCTURAL DWGS
- VERTICAL 6" BOARD FORMED CONCRETE WALL
- 20/30 SAND EXT. CEMENT PLASTER W/ INTEGRAL COLOR AND PAINTED OFF-WHITE
- CONCRETE MASONRY UNIT (CMU WALL)
- BRICK VENEER - LIGHT GREY
- BRICK VENEER - DARK GREY
- CORRUGATED METAL PANEL - LIGHT GREY

EXHIBIT "A"
Page No. 36 of 67
Case No. DIR-2022-8663-CDO-HCA



3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

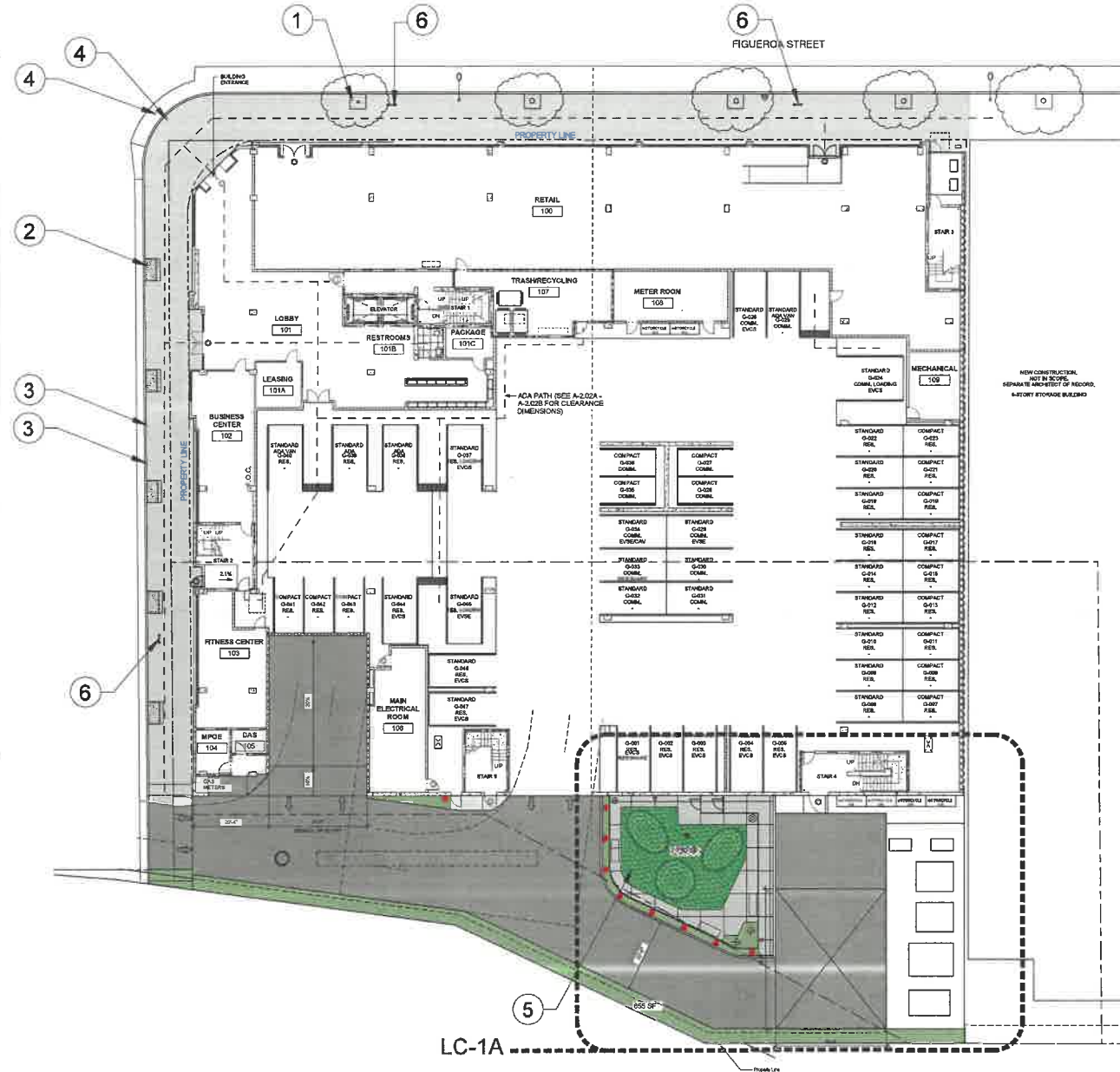
100% Construction Documents
January 11, 2022

EXTERIOR ELEVATIONS



Date: 06/25/21
Scale: As indicated
By: MP
Project No: 2106
Page No: A-4.05 OF

J. LANDSCAPE
THE PROJECT APPLICANT SHALL PROVIDE A SITE OR LANDSCAPE PLAN THAT INDICATES THE OPEN SPACE TYPE OF EACH OPEN SPACE AREA, IDENTIFIES THE LOCATION AND SIZE OF THE REQUISITE PLANTING AREA, AND THE PERCENTAGE OF LANDSCAPED AREA RELATIVE TO THE OVERALL OPEN SPACE AREA.
THE PROJECT APPLICANT SHALL PROVIDE A LANDSCAPE DEMOLITION PLAN THAT IDENTIFIES THE LOCATION OF ALL EXISTING WEEDY PLANTS AND DESCRIBES THE REMOVAL PLAN.
1. LANDSCAPING SHALL CONFORM TO THE FOLLOWING REGULATIONS:
a. PLANT SPECIES, 75 PERCENT OF A PROJECT'S NEWLY LANDSCAPED AREA SHALL BE PLANTED WITH EITHER INDIGENOUS NATIVE TREES, PLANTS AND/OR SHRUBS AND/OR SPECIES AS DEFINED BY THE LOS ANGELES COUNTY'S RIVER MASTER PLAN'S LANDSCAPING GUIDELINES AND PLANT PALETTES AND/OR WATERSHED FRIENDLY PLANTS.
b. INVASIVE PLANTS. ALL EXISTING INVASIVE PLANTS SHALL BE REMOVED FROM THE PROJECT AREA, AND ANY PLANTS IDENTIFIED BY THE CAL-IPC SHALL NOT BE PERMITTED.
2-62 LOS ANGELES DEPARTMENT OF CITY PLANNING
CHAPTER 2.4 OPEN SPACE CASP CORNFELD ARROYO SECO SPECIFIC PLAN
2. TREES.
THE PROJECT APPLICANT SHALL PROVIDE A LANDSCAPE PLAN THAT INDICATES THE LOCATION, CALIPER AT PLANTING, RADIAL DISTANCE AT MATURITY OF EACH TREE, AND THE MATERIAL AND POROSITY OF THE SURFACE AREA UNDER THE TREE.
a. DECIDUOUS TREES SHALL BE INSTALLED AT A MINIMUM OF ONE TREE PER 800 SQUARE FEET OF COMMON OR PUBLICLY ACCESSIBLE OPEN SPACE AREA.
b. TREES IN COMMON AND/OR PUBLICLY ACCESSIBLE OPEN SPACE AREAS MUST HAVE A MINIMUM CALIPER SIZE OF 4 INCHES AT PLANTING AND HAVE A CANOPY OF AT LEAST 10 FEET AT MATURITY.
c. A 32 SQUARE FOOT PERMEABLE SURFACE SHALL BE MAINTAINED BELOW EACH TREE.
3. IRRIGATION
THE PROJECT APPLICANT SHALL PROVIDE A LANDSCAPE IRRIGATION PLAN THAT INDICATES THE LOCATION AND SIZE OF EACH DRIP OUTLET, THE SPECIFICATION FOR THE WEATHER BASED IRRIGATION CONTROLLER, AND THE LOCATION AND SPECIFICATION OF THE PURPLE PIPE THAT WILL SERVICE THE SYSTEM.
a. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A WEATHER BASED IRRIGATION CONTROLLER SUCH THAT THE SYSTEM DOES NOT TURN ON DURING A STORM EVENT OR WHEN THE SOIL HAS A MOISTURE LEVEL SUFFICIENT TO SUPPORT THE PLANT SPECIES.
b. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MEET THE WATER NEEDS OF DIFFERENT PARTS OF THE LANDSCAPE. THIS IS REFERRED TO AS ZONED IRRIGATION.
c. ANY IRRIGATION SYSTEM SHALL BE PLUMBED WITH A PURPLE PIPE TO ENABLE A CONNECTION TO A RECYCLED OR GRAY WATER SYSTEM ONCE IT IS AVAILABLE.
d. ALL IRRIGATION SYSTEMS SHALL BE EITHER DRIP, MICROSPRAY, OR SUBSURFACE DEPENDING UPON THE TYPE AND NUMBER OF PLANTS THE IRRIGATION IS SERVING.
4. HARDSCAPE AND MATERIALS
THE PROJECT APPLICANT SHALL PROVIDE A SITE AND/OR LANDSCAPE PLAN THAT INDICATES THE LOCATION AND SOLAR REFLECTANCE INDEX OF ALL HARDSCAPE MATERIALS.
THE PROJECT APPLICANT SHALL PROVIDE ELEVATIONS OF ALL FENCE OR VERTICAL BORDER SECTIONS.
a. HARDSCAPE MATERIALS SHALL HAVE A SOLAR REFLECTANCE INDEX (SRI) OF AT LEAST 29.
b. NO SPIKES, POINTED RAILINGS, OR OTHER SHARP OBJECTS ARE PERMITTED.



KEY NOTES

1. EXISTING STREET TREE WELL
2. PROPOSED 4x6' STREET TREE WELL PER CITY STANDARD
3. NEW CONCRETE SIDEWALK PER CIVIL DWG.
4. ADA CURB RAMP BY CIVIL ENG.
5. DOG RUN
6. BIKE RACK

PAVING LEGEND

- NATURAL COLOR CONCRETE BY OTHERS
- STAINED COLOR CONCRETE SMITH PAINTS, 130 GRAY CONC. SAWCUT PATTERN W/ LIGHT TSR
- DECOMPOSED GRANITE
- SYNTHETIC GRASS
- PLANTING

LIGHTING LEGENDS

- VOLT ELEVATOR CAST BRASS PATH LIGHT VPL-3024-4-BBZ

1 OVERALL HARDSCAPE PLAN - GROUND LEVEL
SCALE: 1/16" = 1'-0"

EXHIBIT "A"
Page No. 37 of 67
Case No. DIR-2022-8663-CDO-HCA

SQLA INC.
Landscape Architects
2669 Saturn Street
Los Angeles, CA 90021
www.sqlainc.com



Date: 02/24/2023
Scale: As indicated
By: BG
Project No: SQLA# 221 41
Page No: LC-1
OF

95% CONSTRUCTION DOCUMENT

OVERALL HARDSCAPE
PLAN - GROUND LEVEL

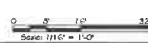
dfh
architects

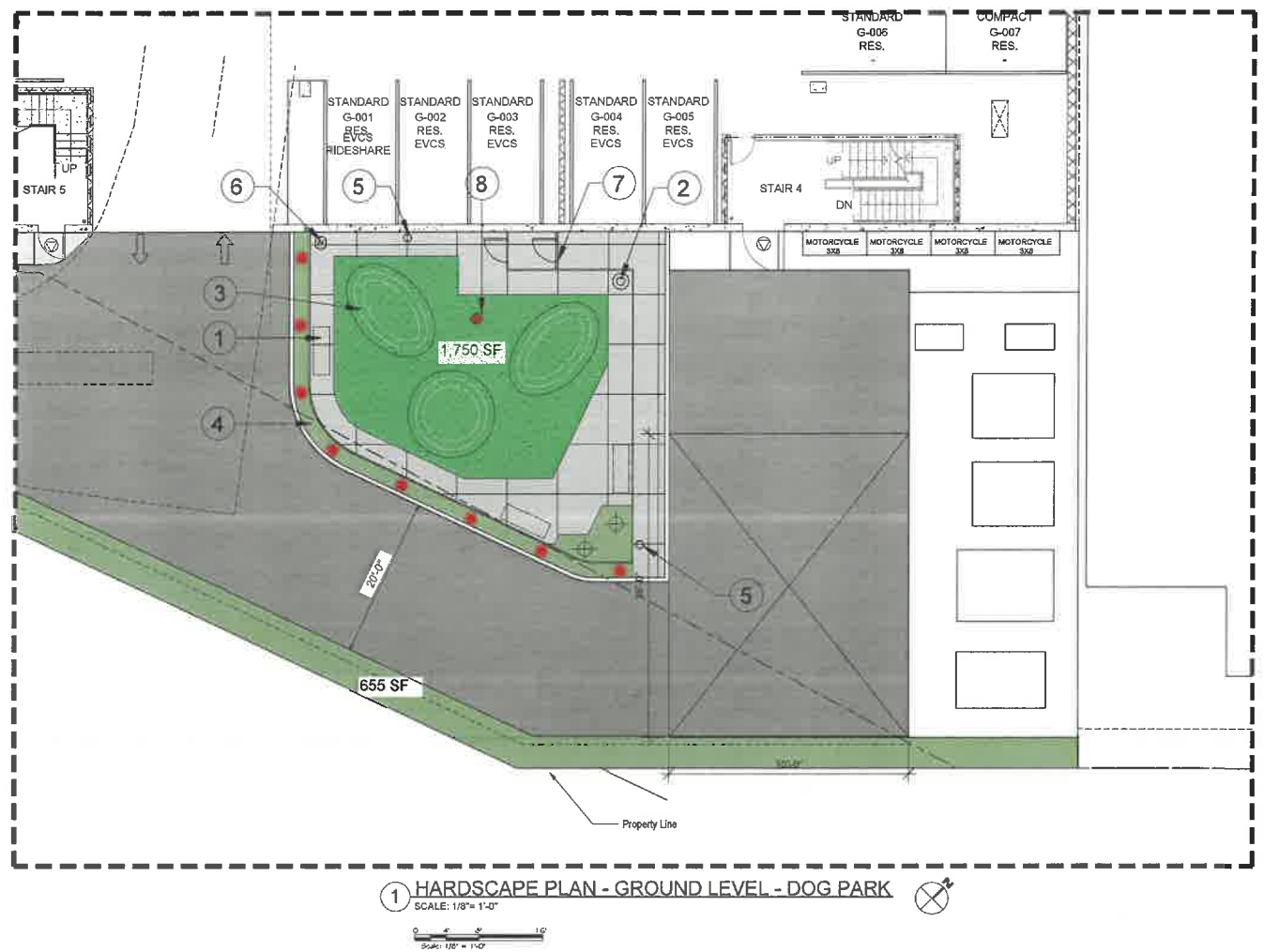
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065



PATH LIGHT

OVERALL HARDSCAPE PLAN - GROUND LEVEL





KEY NOTES



2. TRASH RECEPTACLE

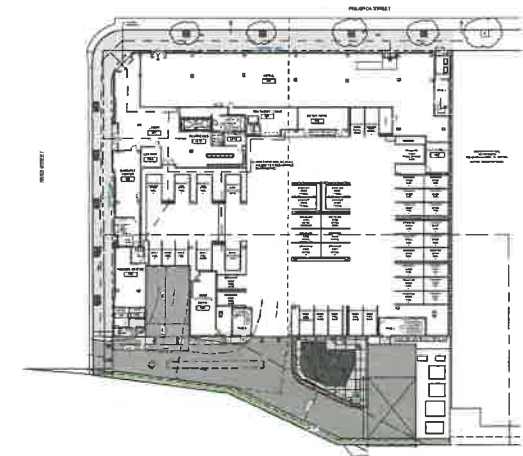


4. PLANTING AREA

5. DOG WASTE STATION



7. DOG GATE AND FENCE



KEY PLAN

PAVING LEGEND

- NATURAL COLOR CONCRETE BY OTHERS
- STAINED COLOR CONCRETE SMITH PAINTS: 130 GRAY CONC. SAWCUT PATTERN W/ LIGHT TSR
- DECOMPOSED GRANITE
- SYNTHETIC GRASS
- PLANTING

LIGHTING LEGENDS

- VOLT ELEVATOR CAST BRASS PATH LIGHT VPL-3024-4-BBZ
- TREE UPLIGHT VOLT ALL STAR CAST BRASS SPOTLIGHT VAL-2000-4-BBZ



EXHIBIT "A"
Page No. 38 of 67
Case No. DIR-2022-8663-CDO-HCA

SOLA INC
Landscape Architects
2649 Saturn Street
Irvine, CA 92614
T: 949-453-0800
F: 949-453-0800
info@sola.com www.sola.com

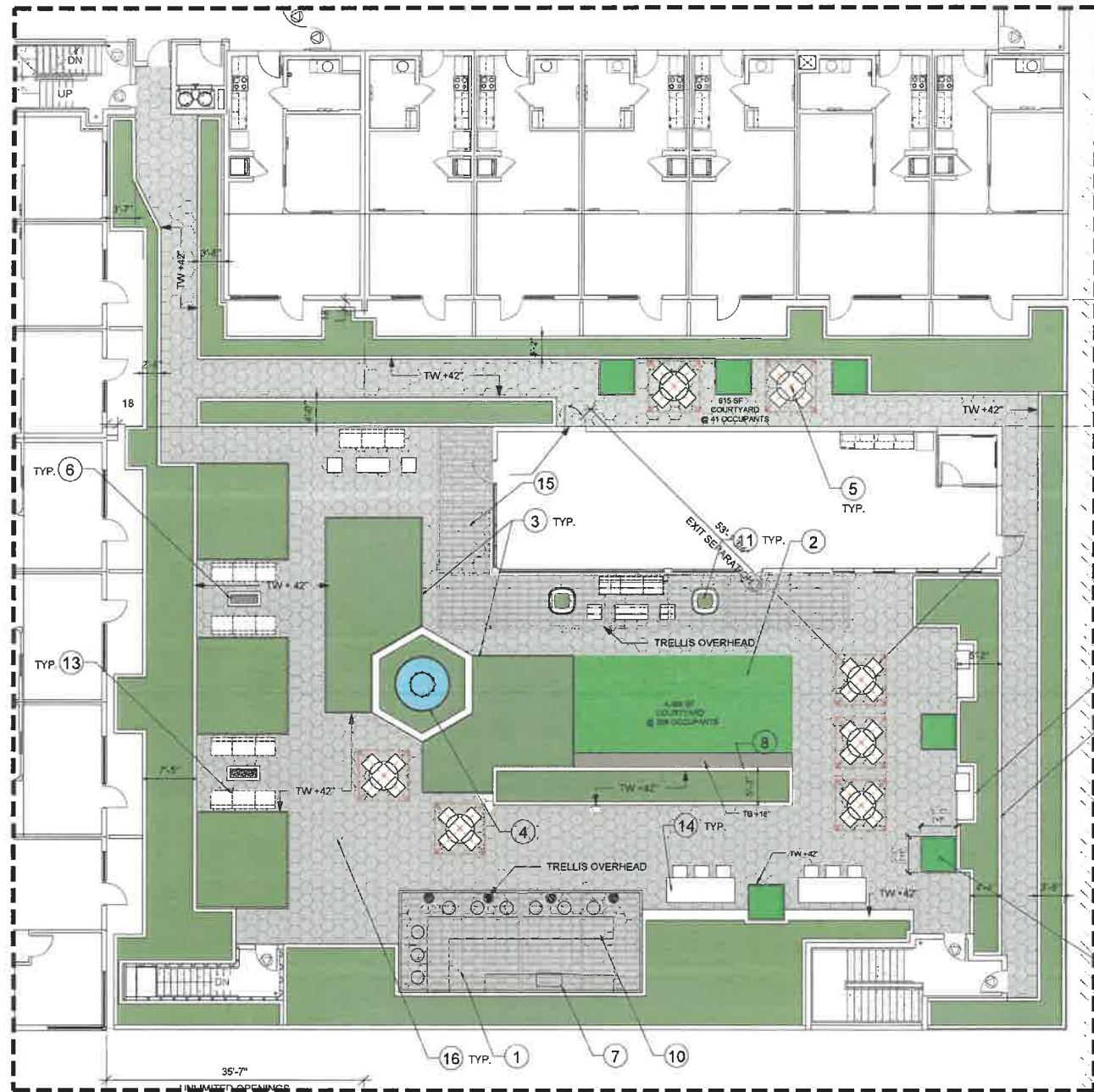


3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% CONSTRUCTION DOCUMENT

HARDSCAPE PLAN -
GROUND LEVEL - DOG
PARK

Date: 02/24/2023
Scale: As indicated
By: BG
Project No: SQA# 22141
Page No: 38 of 67
LC-1A



1 HARDSCAPE PLAN - 2ND FLOOR - COURTYARD
SCALE: 1/16"= 1'-0"



KEYNOTES

1. TRELLIS STRUCTURE OVER BAR



2. MULTI-PURPOSE SYNTHETIC GRASS



3. 42\"/>



5. TABLE W/ UMBRELLA



7. 98Q W/ S.S. CABINET SYSTEM



8. BUILT-IN BENCH



9. CONCRETE PLANTER WITH SMOOTH STUCCO FINISH AND WALL CAP

10. L-SHAPED BAR COUNTER

11. SMALL SQUARE POT BY B2G



12. 5'x5'x3.5'H CORTEN STEEL PLANTER



PAVING LEGEND

- HONEYCOMB PATTERN
NATURAL COLOR CONCRETE
- HONEYCOMB PATTERN
STAINED COLOR CONCRETE PAVING
SMITH PAINTS: 130 GRAY CONC.
- IPE WOOD TILE PAVING
- SYNTHETIC GRASS
- PLANTING

- 13. OUTDOOR SOFA W/ FIRE PIT
- 14. TABLE W/ CHAIRS
- 15. TRELLIS STRUCTURE AT CLUB ROOM
- 16. HEX CONCRETE TILE



LIGHTING LEGENDS

- TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
- TRELLIS DOWNLIGHT (SURFACE MOUNT)
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
- VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ
- UNDERWATER LIGHT
- RECESSED WALL LIGHT

TOTAL LANDSCAPE: 2,218 SF



TREE UPLIGHT



PATH LIGHT

SQLA INC.
Landscape Architects

2649 Solon Street
Beverly Hills, CA 90212
Tel: 310-205-0800
F: 310-205-0800
info@sqla.com www.sqla.com



dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% CONSTRUCTION DOCUMENT

HARDSCAPE PLAN - 2ND
FLOOR - COURTYARD

Date: 02/24/2023

Scale:
As indicated

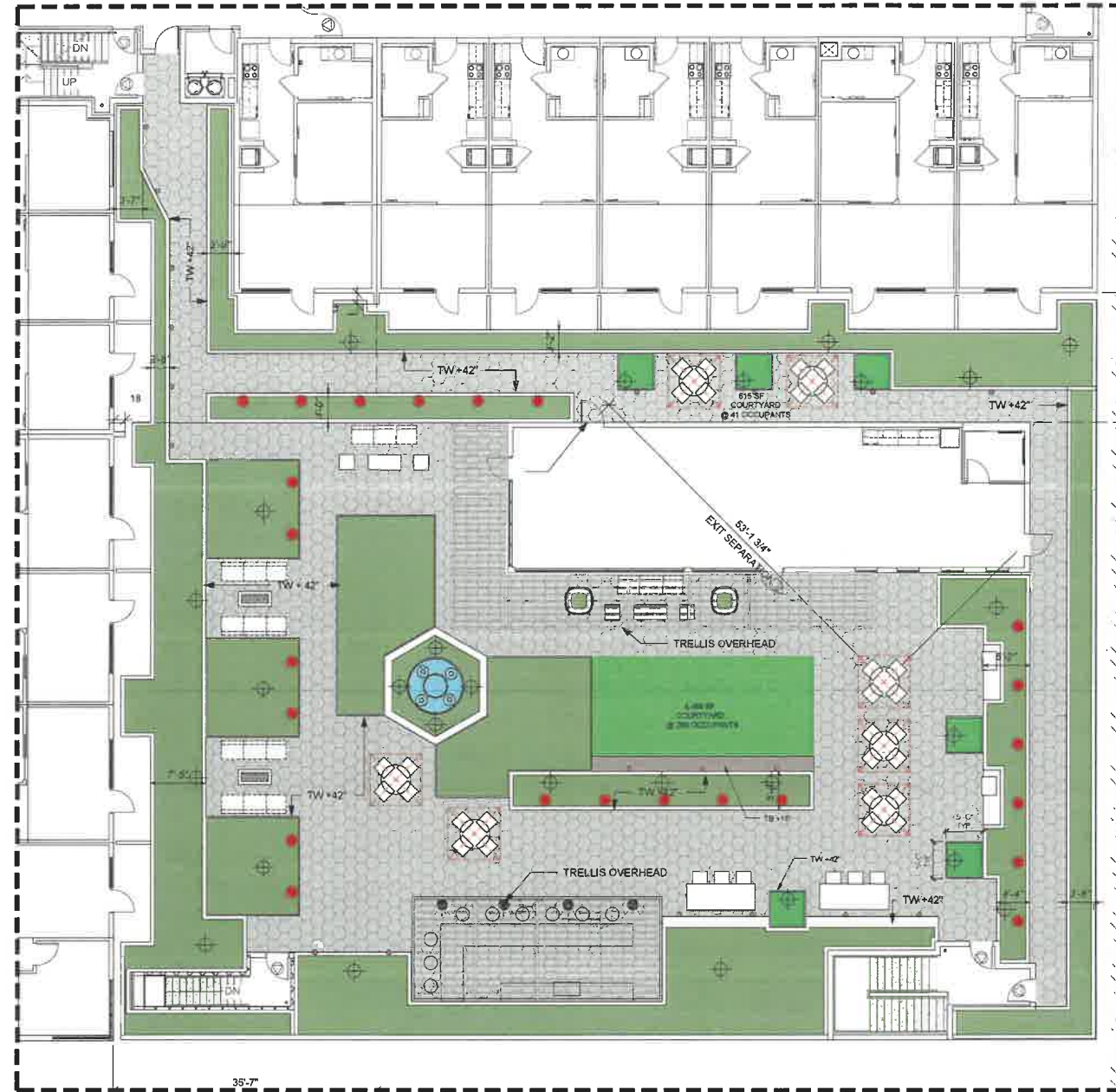
By: BG

Project No:
SQLA# 22141

Page No:
LC-2

OF

EXHIBIT "A"
Page No. 39 of 67
Case No. DIR-2022-8663-CDO-HCA



1 LIGHTING PLAN - 2ND FLOOR - COURTYARD
SCALE: 1/16" = 1'-0"

0 4' 8' 16'
Scale: 1/16" = 1'-0"



KEY PLAN

LIGHTING LEGENDS

- ⊕ TREE UPLIGHT
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
- ⊙ TRELLIS DOWNLIGHT (SURFACE MOUNT)
VOLT ALL STAR CAST BRASS SPOTLIGHT
VAL-2000-4-BBZ
- VOLT ELEVATOR CAST BRASS PATH LIGHT
VPL-3024-4-BBZ
- ⊙ UNDERWATER LIGHT
- RECESSED WALL LIGHT

TOTAL LANDSCAPE: 2,218 SF



TREE UPLIGHT



PATH LIGHT

EXHIBIT "A"
Page No. 40 of 67
Case No. DIR-2022-8663-CDO-HCA

SOLA INC
Landscape Architects
2649 Saturn Street
San Diego, CA 92106
Tel: 619-594-0800
www.solaninc.com



CEI 12

dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

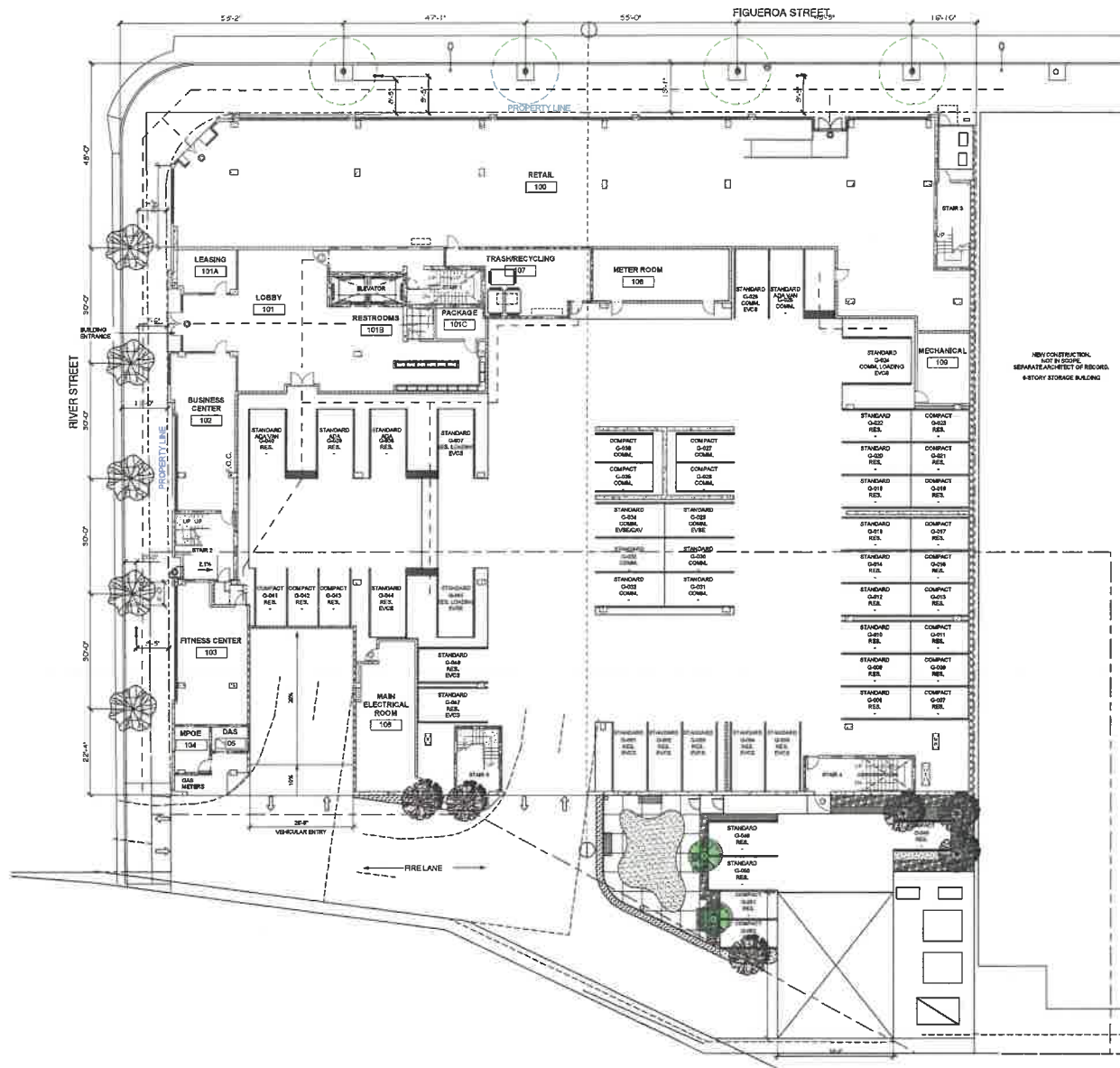
95% CONSTRUCTION DOCUMENT

LIGHTING PLAN - 2ND
FLOOR - COURTYARD

Date: 02/24/2023
Scale:
As indicated
By: BG
Project No:
SOLA# 22141
Page No:
LC-2A
OF

LANDSCAPE ORDINANCE NO. 170,978 WATER MANAGEMENT POINT SYSTEM			
LOT SQUARE FOOTAGE	POINTS REQUIRED		
LESS THAN 1,501	25		
1,501 - 3,000	50		
3,001 - 7,500	100		
7,501 - 15,000	200		
15,001 - 40,000	400		
40,001 - 85,000	600		
85,001 - 120,000	800		
120,001 - 150,000	1,000		
MORE THAN 150,000	1,200		
LOT SQUARE FOOTAGE = 83,086 SF.	POINTS REQUIRED = 400		
TECHNIQUES	POSSIBLE POINTS	CLAIMED POINTS	CALL OUT
AUTOMATIC IRRIGATION CONTROLLER WITH CYCLING CAPACITY, AND WITH WATERING SCHEDULE (MINIMUM SUMMER WINTER SCHEDULES) (ANY NUMBER)	5	5	10
SOIL MOISTURE SENSORS AND/OR RAIN MEASURING DEVICE OR SENSOR SYSTEM (EVAPOTRANSPIRATION DATA USED WITH AUTOMATIC CONTROLLER)	2 PER DEVICE/TECHNIQUE	2	10
PLANT ON SITE THOSE THAT WILL IN THE DESIGNATED LOCATION, AND PROPERLY ESTABLISHED FOR 1 YEAR, REMAIN IN GOOD HEALTH WITH NO MORE THAN MONTHLY WATERING IN SUMMER.		0.718	10
PLANTS - 3 PER PLANT (AS SPECIFIED IN CALLOUT OR BOX QUANTITY ON THE DRAWINGS)		0.718	10
REGISTRATION STAMP	PLANNING DEPARTMENT STAMP	TOTAL POINTS = 1725	

LANDSCAPE POINT SYSTEM			
LOT SQUARE FOOTAGE	POINTS REQUIRED		
< 7,500	10		
7,501 - 15,000	15		
15,001 - 40,000	20		
40,001 - 85,000	30		
85,001 - 120,000	50		
120,001 - 150,000	60		
> 150,000 SQ. FT. OF FRACTION THEREOF	60 PER EACH 150,000 SQ. FT. OF FRACTION THEREOF		
LOT SQUARE FOOTAGE = 83,086 SF.	POINTS REQUIRED = 30		
TECHNIQUES	DETAIL OF POINTS	CLAIMED POINTS	CALL OUT
1. STREET TREES TO SHADE THE STREET			
- LARGE TREE (PER TREE)	2	10	UP-1
- 30' ON CENTER MAXIMUM, PER TREE	2	10	UP-1
- STREET TREES PLANTED LARGER THAN 15 GAL. SIZE, PER TREE IN ADDITION TO POINTS LISTED ABOVE	1	9	UP-1
24' BOX 3 POINTS EACH			
4. SITE DESIGN			
- MAIN FINISH ELEVATION OF STRUCTURE AT AN ELEVATION ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A SIDEWALK LINE PERPENDICULAR TO A STRAIGHT STREET OR PARALLEL TO A CURVED STREET, LEADING DIRECTLY TO THE MAIN FINISH ELEVATION OF THE STRUCTURE, IS HANDICAP ACCESSIBLE	5	5	UP-1
- USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TORFRO IN A MAJORITY OF LANDSCAPE AREA)	5	5	UP-1
REGISTRATION STAMP	PLANNING DEPARTMENT STAMP	TOTAL POINTS = 47	



1 PLANTING PLAN - GROUND LEVEL
SCALE: 1/16" = 1'-0"

Scale: 1/16" = 1'-0"

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
CHILOPSIS LENEARIS DESERT WILLOW	24" BOX/ 6 EA.	LOW (1, 2, 3)
ARBUTUS UNEDO STRAWBERRY MADRONE	24" BOX/ 2 EA.	LOW (2, 3)
NEW STREET TREE PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX/ 5 EA.	MODERATE
CALIPER @ PLANTING:	2-1/2"	
SIZE @ MATURITY:	20'-35' HT. & 25'-35' W.	
TREE WELL SIZE:	CITY OF L.A. STD. 4' x 6'.	
TREE WELL COVER:	DECOMPOSED GRANITE	

EXISTING STREET TREE TO REMAIN

SHRUBS & GROUND COVERS	SIZE & QUAN.	WUCOLS
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL. @ 30" O.C. / 49 EA.	LOW (2, 3)
DIETES BICOLOR FORTNIGHT LILY	1 GAL. @ 30" O.C. / 14 EA.	LOW (2, 3)
FESTUCA MAIREI MAIREI'S FESCUE	1 GAL. @ 24" O.C. / 42 EA.	LOW (2, 3)
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL. @ 24" O.C. / 34 EA.	LOW (2, 3)
SYNTHETIC GRASS		

REMARKS

- CA NATIVE PLANT
- WATERSHED WISE PLANT
- LA COUNTY RIVER MASTER PLAN PLANT

RECOMMENDED STREET TREES PER CASP

STREET TREE VARIETY 3 - (RIVER ST.)

- BRAZILIAN ROSEWOOD
- CALIFORNIA SYCAMORE
- CALIFORNIA WHITE OAK
- CHINESE PISTACHIO
- COAST LIVE OAK
- HONEY LOCUST
- PURPLE OCHID TREE
- LOS ANGELES BEAUTIFUL FLOSS SILK TREE

CASP REQUIREMENT - STREET TREES (24" BOX MINIMUM)

RECOMMENDED STREET TREES SPACING:	20FT. - 40 FT.
PROPOSED STREET TREES SPACING:	30FT.

NOTES:

IF URBAN FORESTRY DEEMS CERTAIN STANDARDS INFEASIBLE, THE APPLICANT SHALL PROVIDE A NOTE TO THE PLANNING CASE FILE EXPLAINING THEIR EFFORTS TO COMPLY, INCLUDING DOCUMENTS FROM URBAN FORESTRY THAT THE STANDARDS CANNOT BE COMPLIED WITH, AND THE USE OF A SIMILARLY EFFECTIVE ALTERNATIVE.

POTENTIAL LANDSCAPE AREA = LOT AREA (AFTER DEDICATION) - BUILDING FOOTPRINT

$$= 83,086 \text{ SF} - 36,884 \text{ SF} = 46,202 \text{ SF}$$

TOTAL LANDSCAPE AREA PROPOSED = 6,233 SF.



LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER



CHONDRPETALUM TECTORUM
EL CAMPO SMALL CAPE RUSH



WESTRINGIA FRUTICOSA
COAST ROSEMARY



FESTUCA MAIREI
MAIREI'S FESCUE



DIETES BICOLOR
FORTNIGHT LILY



CHILOPSIS LENEARIS
DESERT WILLOW



ARBUTUS UNEDO
STRAWBERRY MADRONE



NEW STREET TREE 36" BOX
PISTACIA CHINENSIS
CHINESE PISTACHE

EXHIBIT "A"
Page No. 41 of 67
Case No. DIR-2022-8663-CDO-HCA

SOLA INC
Landscape Architects
2649 Solum Street
Vista, CA 92081
la@solainc.com

1. 542.905-0800
F. 542.905-0800
www.solainc.com



dfh architects

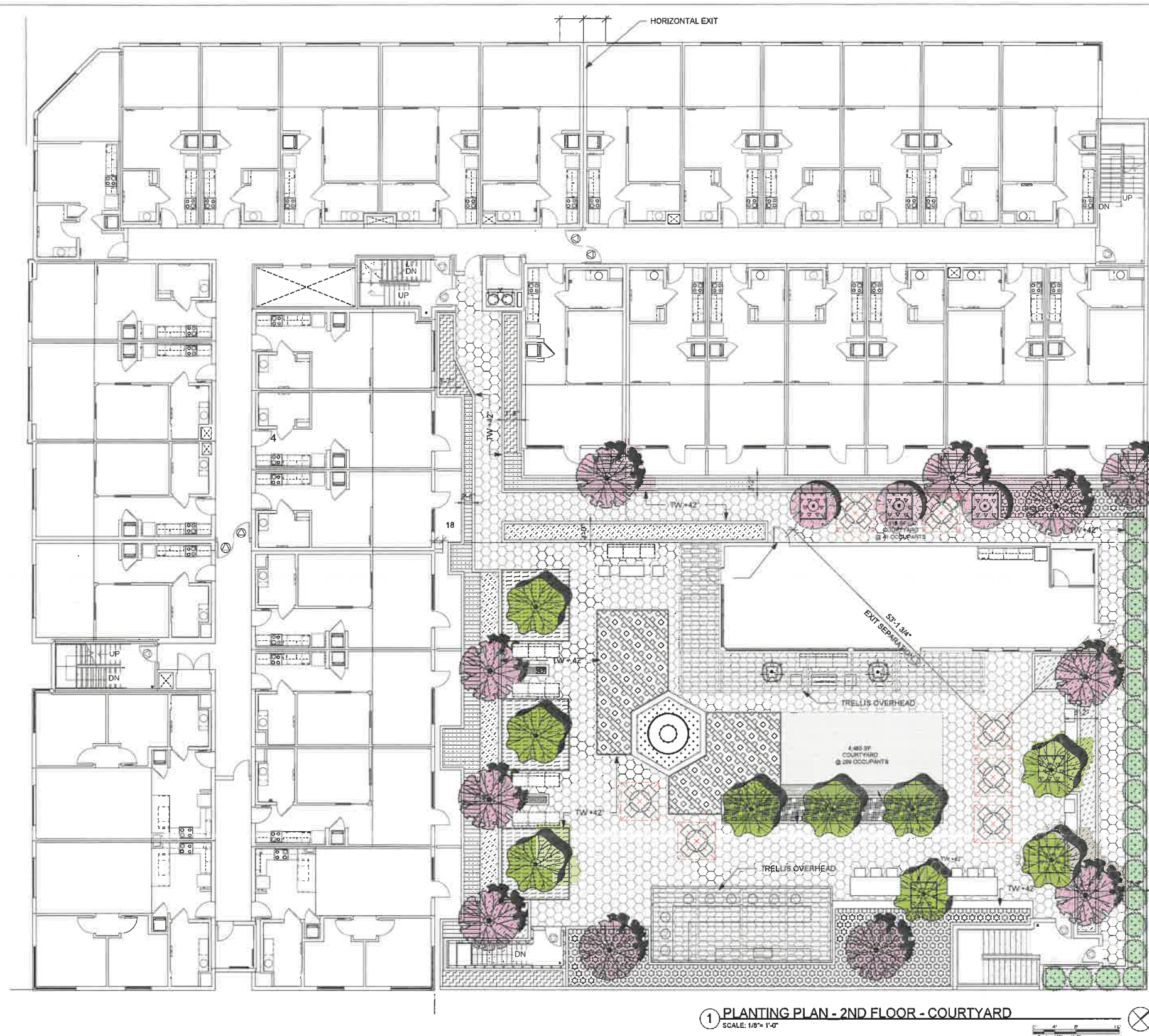
3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% CONSTRUCTION DOCUMENT

PLANTING PLAN
- GROUND LEVEL

Date: 02/24/2023
Scale: As indicated
By: BG
Project No: SOLA# 22141
Page No: LP-1
OF

7/20/2021 11:51:10 AM



PLANTING LEGEND			
TREES	SIZE & QUAN.	WUCOLS	CANOPY SIZE @ MATURITY
CHILOPSIS LINEARIS DESERT WILLOW	24" BOX/ 11 EA.	LOW ①②③	15 FT. - 20 FT. WIDE
CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX/ 9 EA.	LOW ①②③	20 FT. - 25 FT. WIDE
CERCIS OCCIDENTALIS 24" BOX/ 3 EA.	LOW ①②③	10 FT. - 15 FT. WIDE	WESTERN REDBUD
SHRUBS & GROUND COVERS			
	SIZE & QUAN.	WUCOLS	
PRUNUS ILICIFOLIA LYONII HOLLY-LEAF CHERRY	15 GAL./ 21 EA.	LOW ①②③④	
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL./ 2 EA.	LOW ②③	
DODONAEA VISCOSA HOPBUSH	5 GAL./ 30" O.C./ 103 EA.	LOW ②③	
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL./ 30" O.C./ 26 EA.	LOW ②③	
DIETES BICOLOR FORTNIGHT LILY	1 GAL./ 30" O.C./ 25 EA.	LOW ②③	
HESPERALOE PARVIFLORA RED YUCCA	1 GAL./ 24" O.C./ 162 EA.	LOW ②③	
FESTUCA MAIREI MAIREI'S FESCUE	1 GAL./ 24" O.C./ 141 EA.	LOW ②③	
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL./ 24" O.C./ 120 EA.	LOW ②③	
JUNCUS PATENS 'ELK BLUE' CALIFORNIA GREY RUSH	1 GAL./ 24" O.C./ 193 EA.	LOW ①②③④	
SENECIO MANDRALISCAE KLEINIA	1 GAL./ 12" O.C./ 378 EA.	LOW ②③	
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL./ 24" O.C./ 18 EA.	LOW ②③	
SYNTHETIC GRASS			

- REMARKS
- ① CA NATIVE PLANT
 - ② WATERSHED WISE PLANT
 - ③ LA COUNTY RIVER MASTER PLAN PLANT



EXHIBIT "A"
Page No. 42 of 67
Case No. DIR-2022-8663-CDO-HCA



SQLA INC
Landscape Architects
2669 Solum Street
Brea, CA 92621
Tel: 949.401.1000
F: 949.401.1001
www.sqlainc.com



3200 N. FIGUEROA ST.
LOS ANGELES, CA 90065

3200 N. FIGUEROA ST.
LOS ANGELES, CA 90065

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF BRUCE JORDAN ARCHITECT. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED BELOW AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BRUCE JORDAN ARCHITECT.

"COPYRIGHT" YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT GCX
DEVELOPMENT
LLC

318 WEST 7TH ST.,
SUITE 410
LOS ANGELES
CA

PROJECT

**FIGUEROA
SELF STORAGE**

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

COVER SHEET

REV.	DATE	COMMENT
	02/07/2021	1ST PLAN CK SUBMITTAL
1	02/10/2023	RE-SUBMITTAL
2		
3		

PROJECT MANAGER: ELopez
PROJECT LEAD: ESamudio

DATE: 08/21/2023

JOB NUMBER: 19-1212

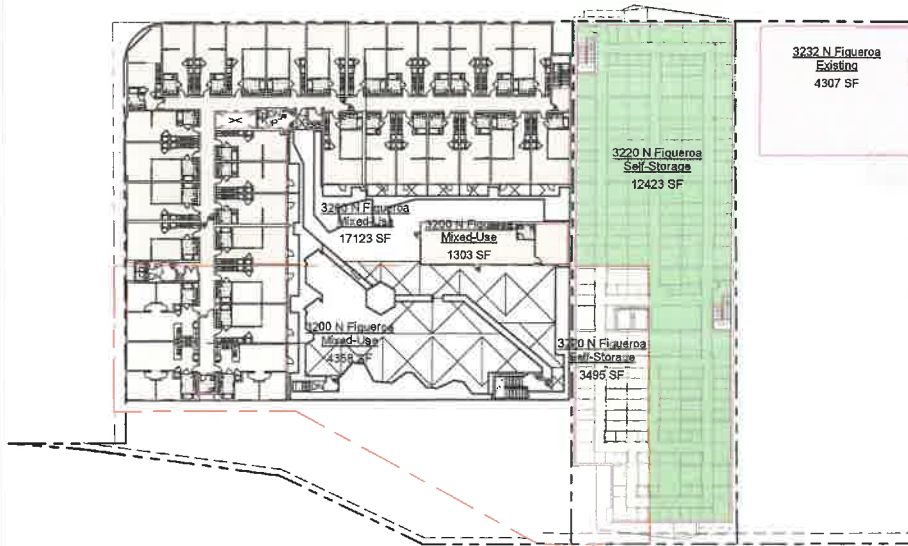
FILE NAME: 10101015-1-0 - Court Report

SHEET NUMBER:

A0.1

10/10/2025 11:38:53 AM

- Existing
- Mixed-Use Non-River Buffer
- Mixed-Use River Buffer
- Self-Storage Non-River Buffer
- Self-Storage River Buffer



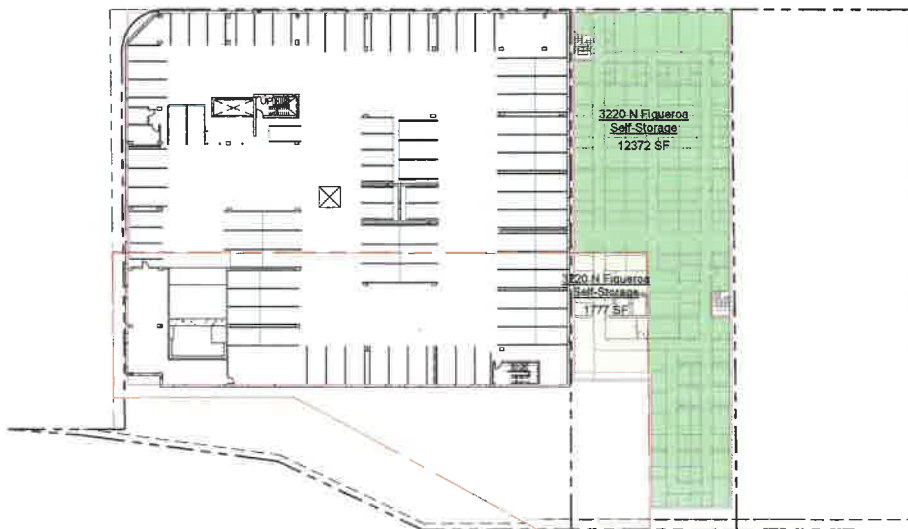
2ND FLOOR SCALE: 1/32" = 1'-0" 3



1ST FLOOR / GROUND LEVEL SCALE: 1/32" = 1'-0" 2



3RD-6TH FLOOR SCALE: 1/32" = 1'-0" 4



LEVEL P1 SCALE: 1/32" = 1'-0" 1

ZONING CODE FLOOR AREA

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03.

ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES, FOR THE PURPOSE OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR AREA IN BUILDING OFF ANY HEIGHT. THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES MUNICIPAL CODE CHAPTER 1 ARTICLE 2 SECTION 12.03. SEE P/BC-2002-021 FOR FLOOR AREA DETERMINATION.

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE BASELINE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF
MAXIMUM NON-RESIDENTIAL AREA: 85% OF 178,020 SF = 151,317 SF	85% OF 35,619 SF = 30,278 SF	TOTAL = 181,593 SF
MAXIMUM RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF

MAX AFFORDABLE INCREASE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 = 200,272.5 SF	SITE x F.A.R. 23,746 SF X 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF
RESIDENTIAL AREA: SITE x F.A.R. 59,340 SF X 0.825 = 48,955.5 SF	SITE x F.A.R. 23,746 SF X 0.525 = 12,466.8 SF	TOTAL = 61,422.3 SF

PROPOSED FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
3200 N. FIGUEROA MIXED-USE 3200 N. FIGUEROA SELF STORAGE 3232 N. FIGUEROA EXISTING	97,835 SF 86,211 SF 16,312 SF	22,390 SF 20,287 SF 16,312 SF
TOTAL	200,358 SF	42,677 SF 243,015 SF

FLOOR AREA PER BUILDING

3200 N Figueroa Mixed-Use Mixed-Use Non-River Buffer	Mixed-Use Non-River Buffer	1ST FLOOR / GROUND LEVEL	11230 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	2ND FLOOR	1303 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	2ND FLOOR	17123 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	3RD FLOOR	17057 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	4TH FLOOR	17040 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	5TH FLOOR	17041 SF
3200 N Figueroa Mixed-Use	Mixed-Use Non-River Buffer	6TH FLOOR	17041 SF
			97835 SF

Mixed-Use River Buffer	Mixed-Use River Buffer	1ST FLOOR / GROUND LEVEL	607 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	2ND FLOOR	4358 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	3RD FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	4TH FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	5TH FLOOR	4356 SF
3200 N Figueroa Mixed-Use	Mixed-Use River Buffer	6TH FLOOR	4356 SF
			22390 SF
3200 N Figueroa Mixed-Use			120225 SF

3220 N Figueroa Self-Storage Self-Storage Non-River Buffer	Self-Storage Non-River Buffer	LEVEL P1	12372 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	1ST FLOOR / GROUND LEVEL	11144 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	2ND FLOOR	12423 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	3RD FLOOR	12460 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	4TH FLOOR	12604 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	5TH FLOOR	12604 SF
3220 N Figueroa Self-Storage	Self-Storage Non-River Buffer	6TH FLOOR	12604 SF
			86211 SF

Self-Storage River Buffer	Self-Storage River Buffer	LEVEL P1	1777 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	1ST FLOOR / GROUND LEVEL	861 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	2ND FLOOR	3495 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	3RD FLOOR	3495 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	4TH FLOOR	3446 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	5TH FLOOR	3546 SF
3220 N Figueroa Self-Storage	Self-Storage River Buffer	6TH FLOOR	3546 SF
			20267 SF
3220 N Figueroa Self-Storage			106478 SF

3232 N Figueroa Existing			
Existing		1ST FLOOR / GROUND LEVEL	12005 SF
3232 N Figueroa Existing	Existing	2ND FLOOR	4307 SF
3232 N Figueroa Existing	Existing		16312 SF
3232 N Figueroa Existing	Existing		16312 SF

EXHIBIT "A"
Page No. 44 of 67
Case No. DIR-2022-8663-CDO-HCA

"REFERENCE ONLY"

CSB

dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

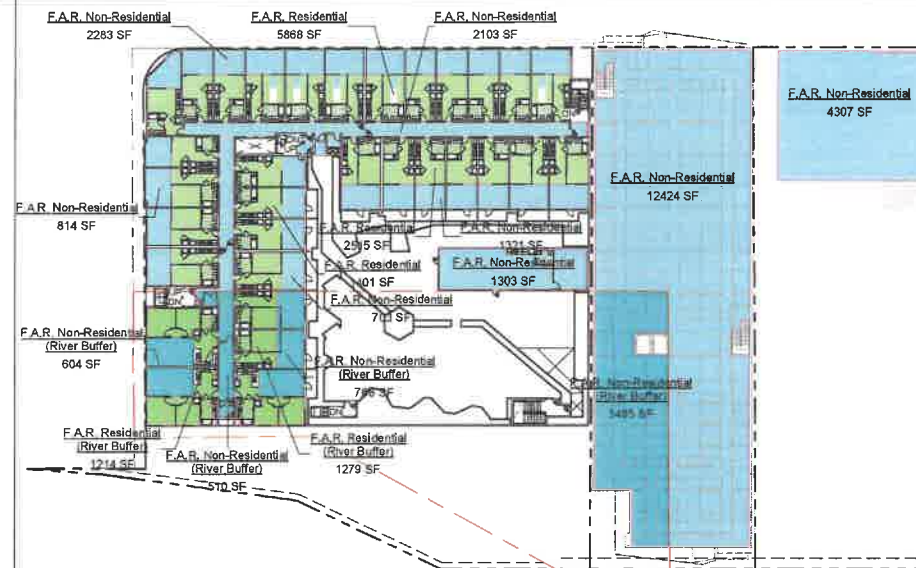
95% Construction Documents

January 11, 2022

ZONING F.A.R. PLANS AND
CALCS



Date: 06/28/21
Scale:
1/32" = 1'-0"
By: Author
Project No:
2106
Page No:
T-1.03
OF



CASP DIVISION

BUILDBLE AREA DEFINITION: LAMC SECTION 12.03:

ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES, FOR THE PURPOSE OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR AREA IN BUILDING OFF ANY HEIGHT. THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES MUNICIPAL CODE CHAPTER 1 ARTICLE 2 SECTION 12.03, SEE P/BC-2002-021 FOR FLOOR AREA DETERMINATION.

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE BASELINE FLOOR AREA:

<u>NON-RIVER BUFFER</u>	<u>RIVER BUFFER</u>	<u>COMBINED</u>
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF
MAXIMUM NON-RESIDENTIAL AREA: 85% OF 178,020 SF = 151,317 SF	85% OF 35,619 SF = 30,276 SF	TOTAL = 181,593 SF
MAXIMUM RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF

MAX AFFORDABLE INCREASE FLOOR AREA:

<u>NON-RIVER BUFFER</u>		<u>RIVER BUFFER</u>	<u>COMBINED</u>
TOTAL AREA: SITE x F.A.R. 59,340 SF x 3.375 =	200,272.5 SF	SITE x F.A.R. 23,745 SF x 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF
RESIDENTIAL AREA: SITE x F.A.R. 59,340 SF x 0.825 =	48,955.5 SF	SITE x F.A.R. 23,745 SF x .525 = 12,466.8 SF	TOTAL = 61,422.3 SF

PROPOSED NON-RESIDENTIAL FLOOR AREA:

<u>NON-RIVER BUFFER</u>		<u>RIVER BUFFER</u>		<u>COMBINED</u>
3200 N. FIGUEROA MIXED-USE	48,798 SF	10,008 SF		58,807 SF
3220 N. FIGUEROA SELF STORAGE	86,207 SF	20,267 SF		106,474 SF
3232 N. FIGUEROA EXISTING	16,312 SF	0 SF		16,312 SF
TOTAL	151,317 SF	TOTAL 30,276 SF		TOTAL 181,593 SF

PROPOSED RESIDENTIAL FLOOR AREA:

<u>NON-RIVER BUFFER</u>		<u>RIVER BUFFER</u>		<u>COMBINED</u>
3200 N. FIGUEROA MIXED-USE	48,955 SF	12,465 SF		61,420 SF
3220 N. FIGUEROA SELF STORAGE	0 SF	0 SF		0 SF
3232 N. FIGUEROA EXISTING	0 SF	0 SF		0 SF
TOTAL	48,955 SF	TOTAL 12,465 SF		TOTAL 61,420 SF

Floor Area Non-Residential

Existing	F.A.R. Non-Residential	16312 SF
Mixed-Use	F.A.R. Non-Residential	48798 SF
Self-Storage	F.A.R. Non-Residential	86207 SF
Grand total		151317 SF

Floor Area Residential Plus Increase

Mixed-Use	F.A.R. Residential	48955 SF
Grand total		48955 SF

River Buffer - Floor Area Non-Residential

Mixed-Use	F.A.R. Non-Residential (River Buffer)	10009 SF
Self-Storage	F.A.R. Non-Residential (River Buffer)	20287 SF
Grand total		30276 SF

River Buffer - Floor Area Res. Plus Increase

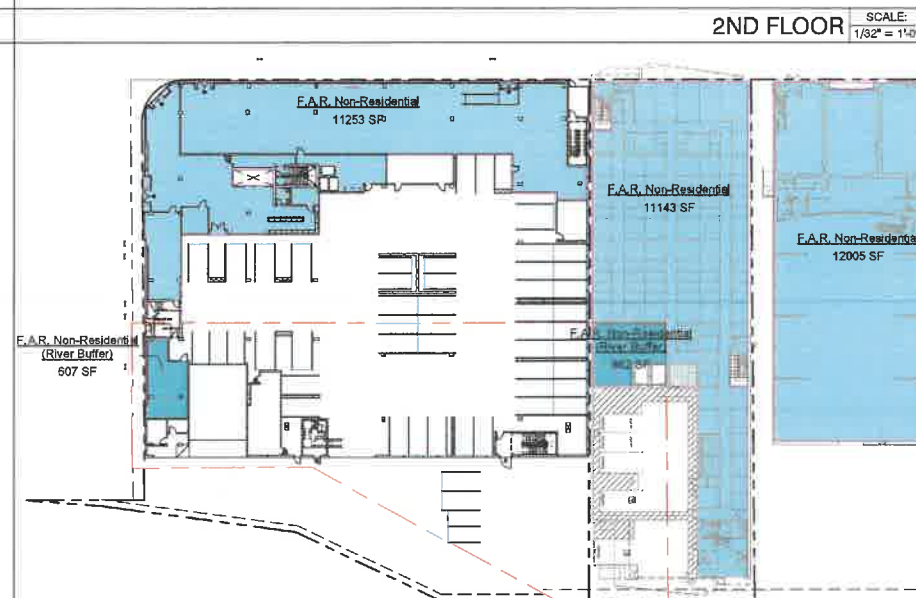
Mixed-Use	F.A.R. Residential (River Buffer)	12465 SF
Grand total		12465 SF

Floor Area. Plus Affordable bonus

F.A.R. Non-Residential	151317 SF
F.A.R. Non-Residential (River Buffer)	30276 SF
F.A.R. Residential	48955 SF
F.A.R. Residential (River Buffer)	12465 SF
Grand total	243015 SF

-  F.A.R. Non-Residential
-  F.A.R. Non-Residential (River Buffer)
-  F.A.R. Residential
-  F.A.R. Residential (River Buffer)

"REFERENCE ONLY"



1ST FLOOR / GROUND LEVEL

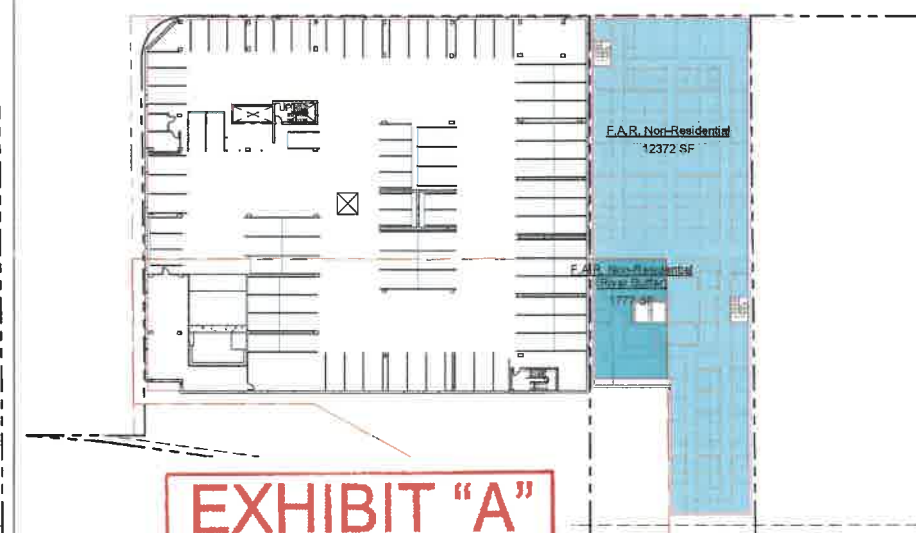


EXHIBIT "A"

Page No. 45 of 67

Case No. DIR-2022-8663-CDO-HC



3RD-6TH FLOORS

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

LEVEL P1

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

dfh architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents

January 11, 2022

CASP F.A.R. PLANS AND
CALCS

Date: 06/17/21

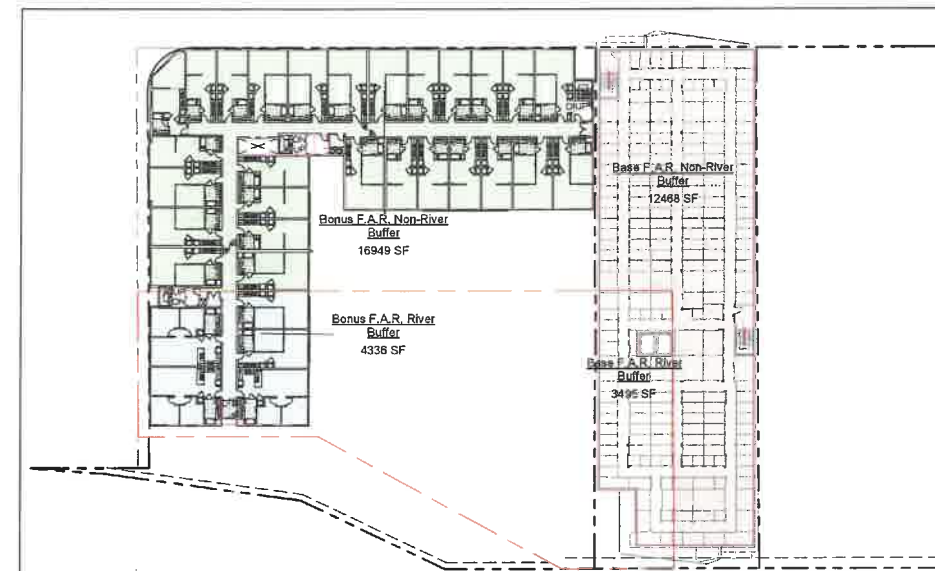
Scale:
1/32" = 1'-0"

By: Author

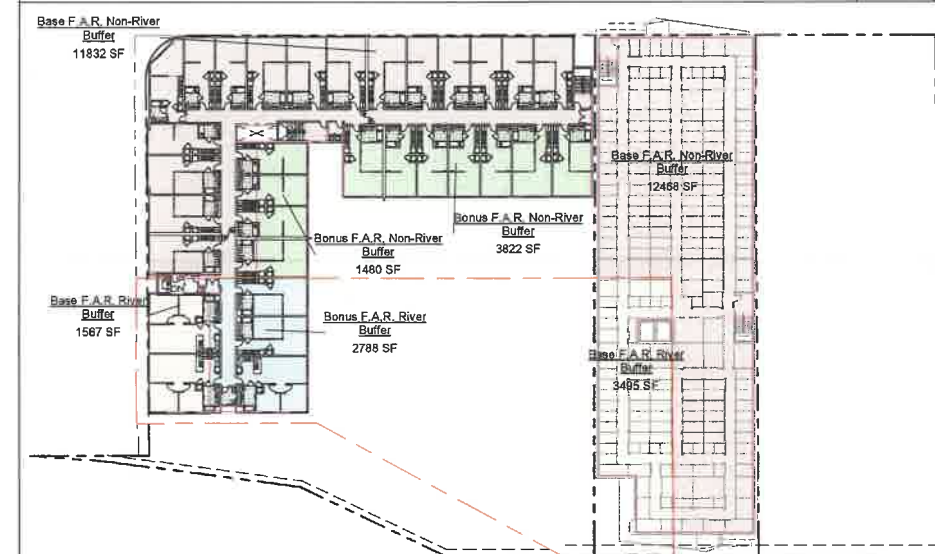
Project No: 2106

Page No:

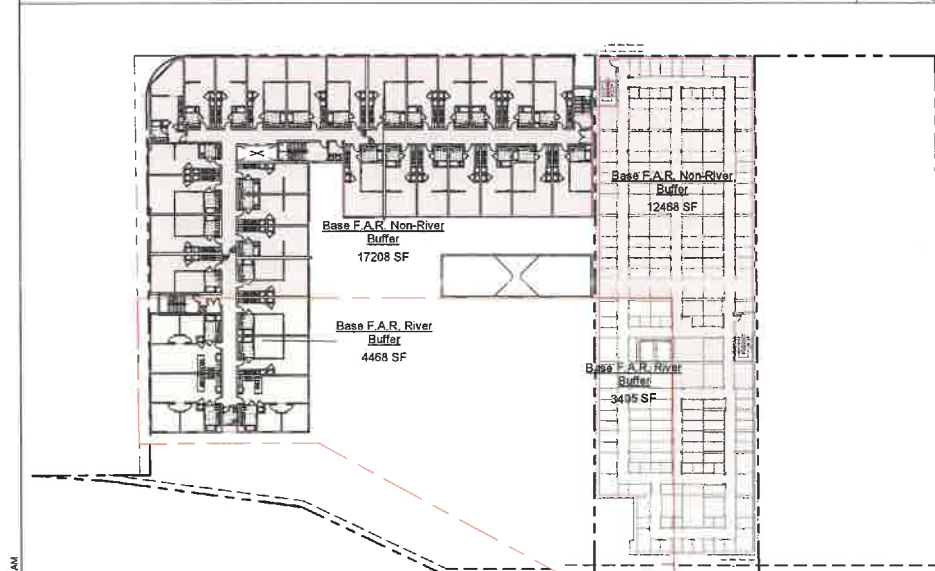
T-1.04



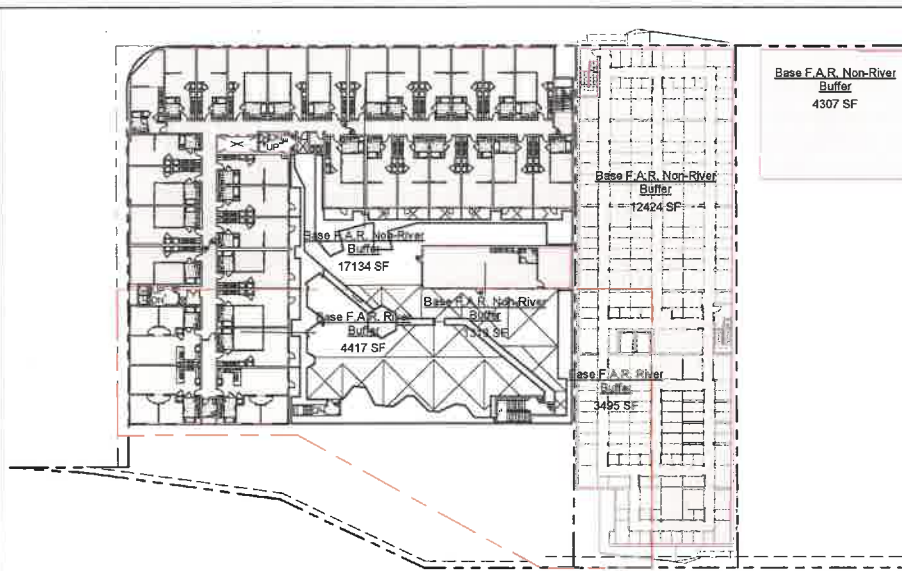
6TH FLOOR SCALE: 1/32" = 1'-0" 6



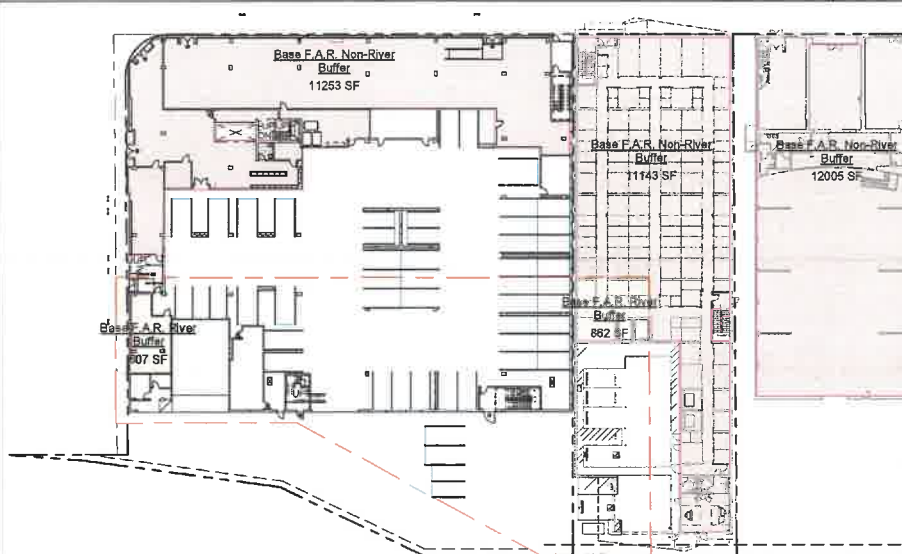
5TH FLOOR SCALE: 1/32" = 1'-0" 5



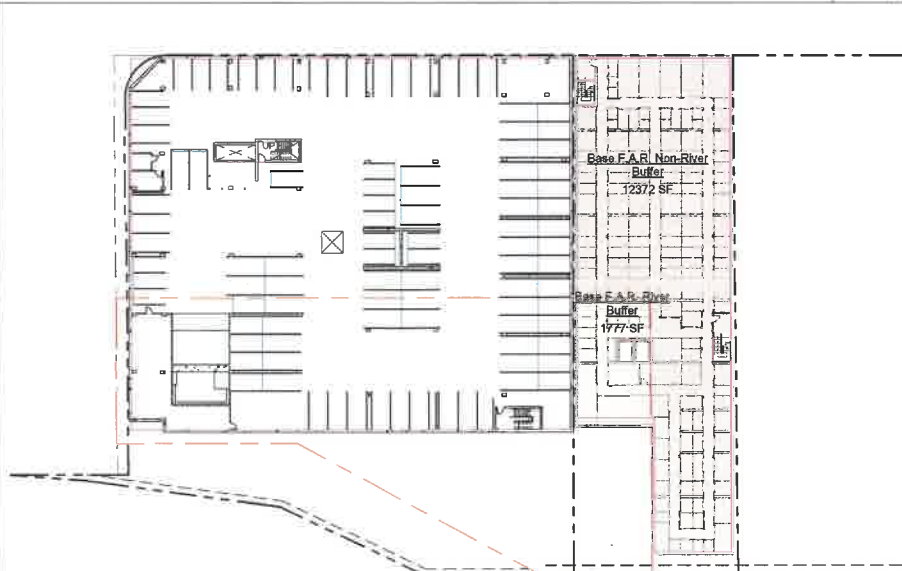
3RD-4TH FLOOR SCALE: 1/32" = 1'-0" 4



2ND FLOOR SCALE: 1/32" = 1'-0" 3



1ST FLOOR / GROUND LEVEL SCALE: 1/32" = 1'-0" 2



LEVEL P1 SCALE: 1/32" = 1'-0" 1

CASP DIVISION

BUILDABLE AREA DEFINITION: LAMC SECTION 12.03:

ALL THAT PORTION OF A LOT LOCATED WITHIN THE PROPER ZONE FOR THE PROPOSED MAIN BUILDING, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OF WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OF USES, FOR THE PURPOSE OF COMPUTING THE HEIGHT LIMITATIONS ON TOTAL FLOOR ARE IN BUILDING OFF ANY HEIGHT, THE BUILDABLE AREA THAT WOULD APPLY TO A ONE-STORY BUILDING ON THE LOT SHALL BE USED.

FLOOR AREA DEFINITION: LOS ANGELES MUNICIPAL CODE CHAPTER 1 ARTICLE 2 SECTION 12.03, SEE PBC-2002-021 FOR FLOOR AREA DETERMINATION.

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALL OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATION EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE BASELINE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF

MAX AFFORDABLE INCREASE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 = 200,272.5 SF	SITE x F.A.R. 23,746 SF X 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF

BASE F.A.R. + BONUS F.A.R.

Building	Base or Bonus F.A.R.	Area
Base F.A.R. Non-River Buffer		
Existing	Base F.A.R. Non-River Buffer	16312 SF
Mixed-Use	Base F.A.R. Non-River Buffer	75896 SF
Self-Storage	Base F.A.R. Non-River Buffer	65811 SF
LOT AREA = 59,340 SF X F.A.R. 3.0 = 178,020 SF		178020 SF

Base F.A.R. River Buffer		
Mixed-Use	Base F.A.R. River Buffer	15507 SF
Self-Storage	Base F.A.R. River Buffer	20111 SF
23,746 SF X 1.5 = 35,619 SF		35619 SF

Bonus F.A.R. Non-River Buffer		
Mixed-Use	Bonus F.A.R. Non-River Buffer	22252 SF
		22252 SF

Bonus F.A.R. River Buffer		
Mixed-Use	Bonus F.A.R. River Buffer	7124 SF
		7124 SF

MAX F.A.R.		
59,340 SF X 3.375 = 200,272.5 SF		200,272 SF

MAX F.A.R. River Buffer		
23,746 SF X 1.8 = 42,742.8 SF		42,743 SF

TOTAL = 243,015 SF

- ☐ Base F.A.R. Non-River Buffer
- ☐ Base F.A.R. River Buffer
- ☐ Bonus F.A.R. Non-River Buffer
- ☐ Bonus F.A.R. River Buffer

EXHIBIT "A"
Page No. 46 of 67
Case No. DIR-2022-8663-CDO-HCA

"REFERENCE ONLY"



dfh architects

3200 N Fig Mixed-Use
3200 N Figueroa St.
Los Angeles, CA 90065

95% Construction Documents

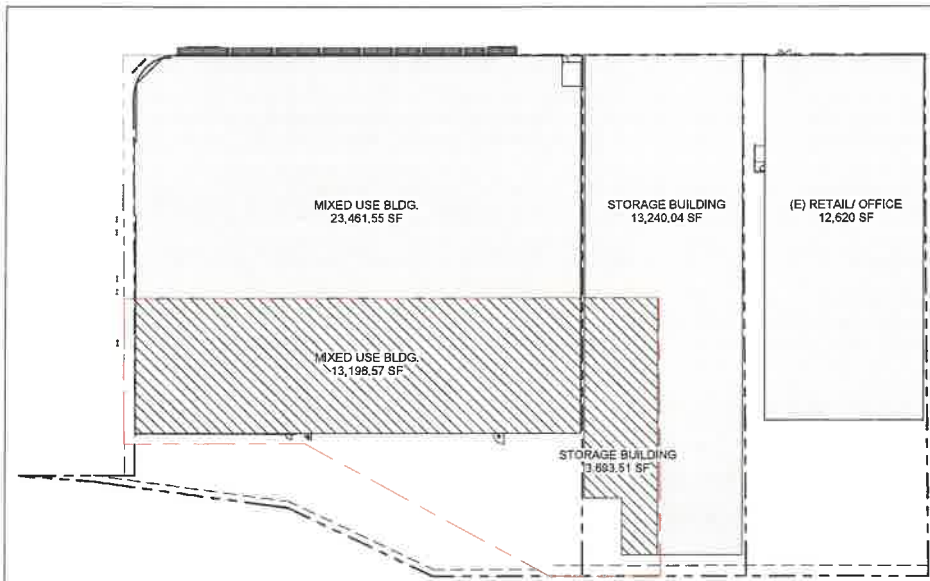
January 11, 2022

CASP F.A.R. PLANS AND
CALCS



Date: 07/14/21
Scale: 1/32" = 1'-0"
By: Author
Project No: 2106
Page No:

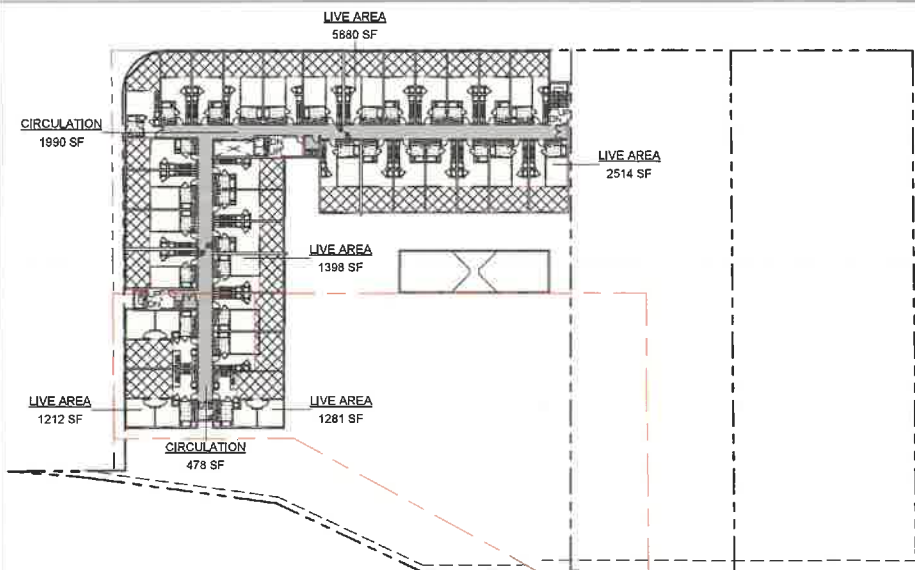
T-1.04A
OF



MAXIMUM COVERAGE ALLOWED
NON-RIVER BUFFER PARCELS = 59,340 SF
59,340 SF X 85% = 50,439 SF
PROPOSED: 49,321.6 SF

MAXIMUM COVERAGE ALLOWED
RIVER BUFFER PARCELS = 23,746 SF
23,746 SF X 85% = 20,184.41 SF
PROPOSED: 16,890.08 SF

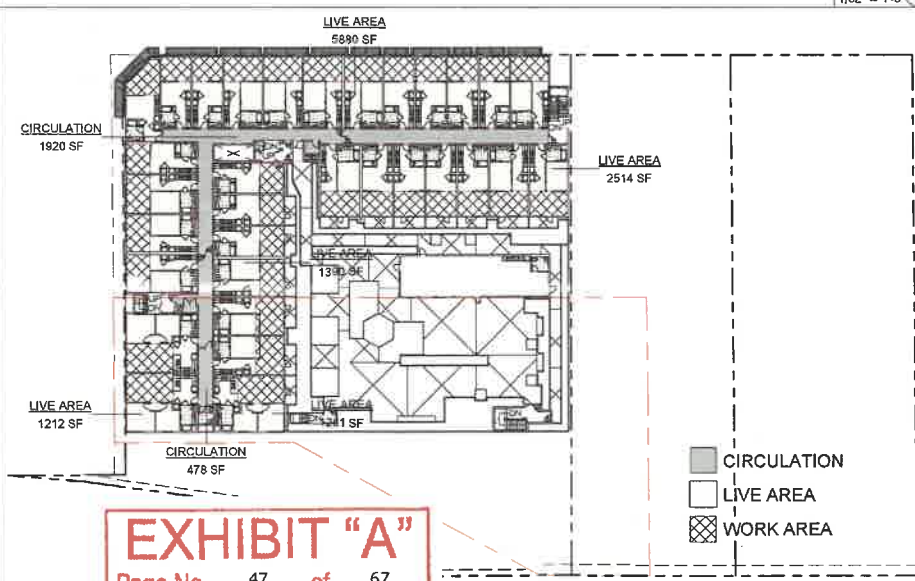
LOT COVERAGE DIAGRAM SCALE: 1/32" = 1'-0" 4



3RD - 6TH FLOOR SCALE: 1/32" = 1'-0" 2



2ND FLOOR OPEN SPACE SCALE: 1/32" = 1'-0" 3



2ND FLOOR SCALE: 1/32" = 1'-0" 1

EXHIBIT "A"
Page No. 47 of 67
Case No. DIR-2022-8663-CDO-HCA

RESIDENTIAL AREA

Area Schedule - Circulation		Area Schedule - Live Area		Area Schedule - Work Area	
Non-River Buffer		Non-River Buffer		Non-River Buffer	
Not Placed	0 SF	Not Placed	0 SF	Not Placed	0 SF
2ND FLOOR	1920 SF	2ND FLOOR	9784 SF	2ND FLOOR	5107 SF
3RD FLOOR	1920 SF	3RD FLOOR	9783 SF	3RD FLOOR	5107 SF
4TH FLOOR	1920 SF	4TH FLOOR	9783 SF	4TH FLOOR	5107 SF
5TH FLOOR	1920 SF	5TH FLOOR	9783 SF	5TH FLOOR	5107 SF
6TH FLOOR	1920 SF	6TH FLOOR	9783 SF	6TH FLOOR	5107 SF
	9878 SF		48955 SF		25535 SF
River Buffer		River Buffer		River Buffer	
Not Placed	0 SF	Not Placed	0 SF	Not Placed	0 SF
2ND FLOOR	478 SF	2ND FLOOR	2493 SF	2ND FLOOR	1372 SF
3RD FLOOR	478 SF	3RD FLOOR	2493 SF	3RD FLOOR	1372 SF
4TH FLOOR	478 SF	4TH FLOOR	2493 SF	4TH FLOOR	1372 SF
5TH FLOOR	478 SF	5TH FLOOR	2493 SF	5TH FLOOR	1372 SF
6TH FLOOR	478 SF	6TH FLOOR	2493 SF	6TH FLOOR	1372 SF
	2391 SF		12485 SF		6858 SF
Grand total	12269 SF	Grand total	61420 SF	Grand total	32394 SF
TOTAL LIVE/WORK AREA = 93,814 SF					
TOTAL LIVE AREA = 61,420 SF (65.5%)					
TOTAL WORK AREA = 32,394 SF (34.5%)					

ALLOWABLE BUILDING AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
MAXIMUM BUILDING AREA: LOT AREA = 59,340 SF X 3.0 = 178,020 SF	23,746 SF X 1.5 = 35,619 SF	TOTAL = 213,639 SF
MAXIMUM NON-RESIDENTIAL AREA: 85% OF 178,020 SF = 151,317 SF	85% OF 35,619 SF = 30,276 SF	TOTAL = 181,593 SF
MAXIMUM RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF

MAX AFFORDABLE INCREASE FLOOR AREA:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
TOTAL AREA: SITE x F.A.R. 59,340 SF X 3.375 = 200,272.5 SF	SITE x F.A.R. 23,746 SF X 1.8 = 42,742.8 SF	TOTAL = 243,015.3 SF
RESIDENTIAL AREA: SITE x F.A.R. 59,340 SF X 0.825 = 48,955.5 SF	SITE x F.A.R. 23,746 SF X .525 = 12,466.8 SF	TOTAL = 61,422.3 SF

RESIDENTIAL BASE PLUS MAX AFFORDABLE INCREASE:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
BASE RESIDENTIAL AREA: 15% OF 178,020 SF = 26,703 SF	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF
MAX RESIDENTIAL INCREASE: SITE x F.A.R. 59,340 SF X 0.375 = 22,252.5 SF	SITE x F.A.R. 23,746 SF X 0.3 = 7,123.8 SF	TOTAL = 29,376.3 SF
BASE + MAX INCREASE: 26,703 SF + 22,252.5 SF = 48,955.5 SF	BASE + MAX INCREASE: 5,343 SF + 7,123.8 SF = 12,466.8 SF	TOTAL = 61,422.3 SF

RESIDENTIAL AREA PROVIDED:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
RESIDENTIAL AREA PROVIDED: TOTAL = 48,955 SF	TOTAL = 12,465 SF	TOTAL = 61,420 SF

MARKET & AFFORDABLE AREA TABULATION:

NON-RIVER BUFFER	RIVER BUFFER	COMBINED
BASE: 15% OF 178,020 SF = 26,703 SF	15% OF 35,619 SF = 5,343 SF	TOTAL = 32,046 SF
INCREASE: UP TO 26,703 SF: 22,252 SF X 0.9 = 20,026.8 SF	UP TO 7,123.8 SF: 7,122 SF X 0.9 = 6,410 SF	TOTAL = 26,436.8 SF
BONUS MARKET: 22,252 SF X 0.1 = 2,225.2 SF	7,122 SF X 0.1 = 712 SF	TOTAL = 2,937.2 SF
REQUIRED AFFORDABLE: 22,252 SF X 0.1 = 2,225.2 SF		

CASP INCENTIVES

1. HEIGHT INCREASE TO 60FT AVERAGE

OPEN SPACE

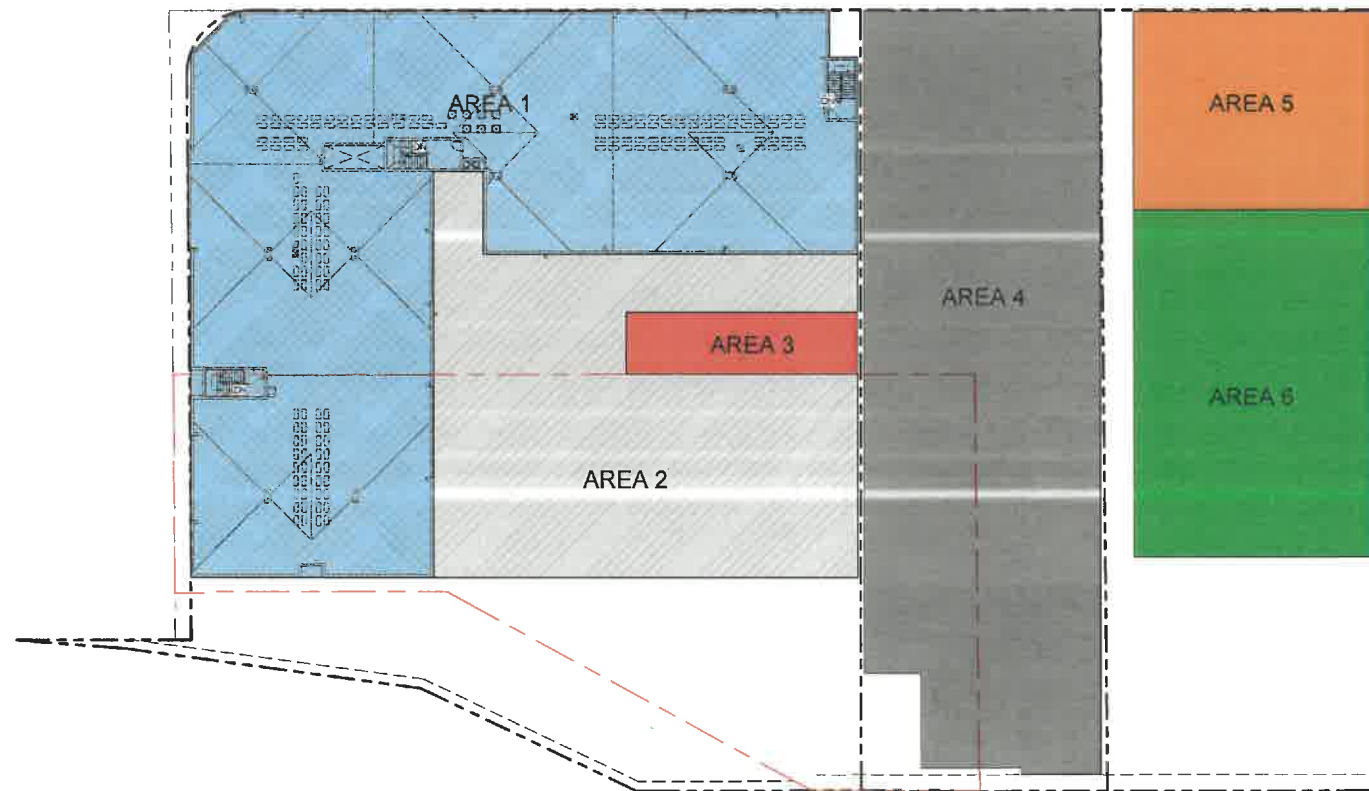
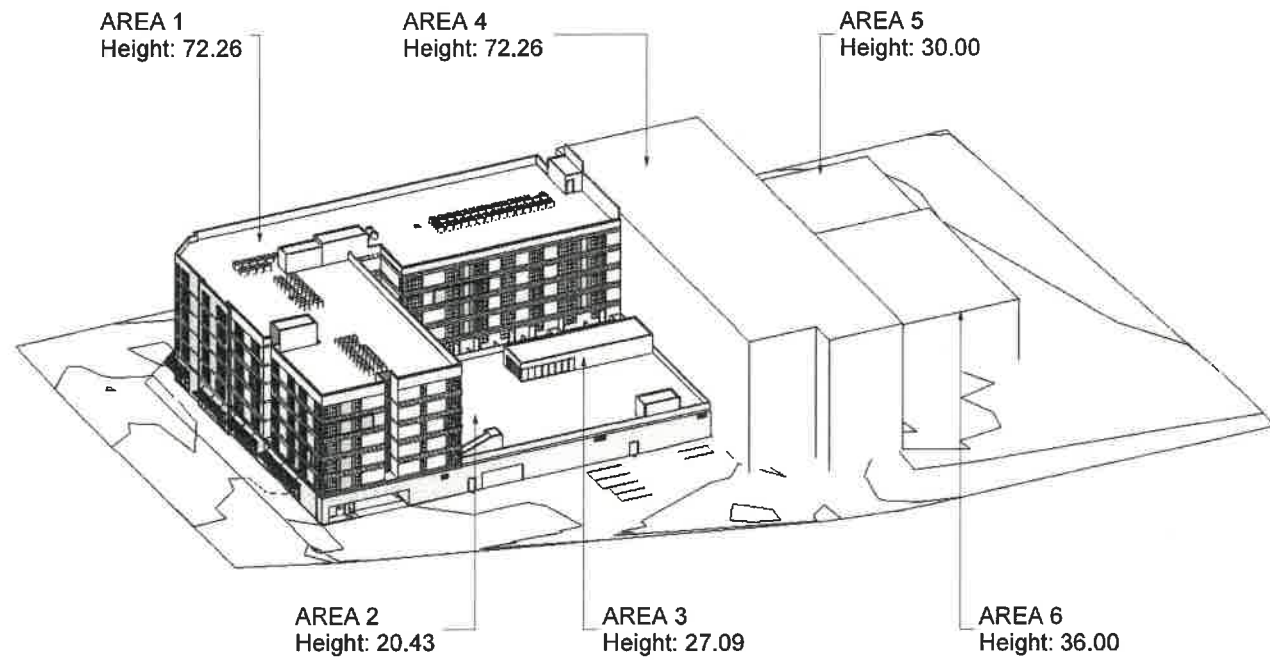
PROJECT IS LOCATED IN CASP (CORNFIELD ARROYO SPECIFIC PLAN AND FOLLOWS THE OPEN SPACE REQUIREMENT PER CASP CH 2.4 C.2)

REQUIRED OPEN SPACE
1 SF PER 16 SF OF RESIDENTIAL AREA = 63,230 / 16 = 3,952 SF
1 SF PER 48 SF OF NON-RESIDENTIAL AREA = 181,593 / 48 = 3,784 SF
TOTAL REQUIRED = 7,736 SF

TOTAL OPEN SPACE PROVIDED = 11,993 SF (7,736 SF REQUIRED)

Area Schedule (Open Space)	
2ND FLOOR	11993 SF

"REFERENCE ONLY"



BUILDING HEIGHT DIAGRAM

SCALE:
3/8" = 1'-0"

1

BUILDING HEIGHT

PER CASP:
MINIMUM BUILDING HEIGHT 25', MAXIMUM BUILDING HEIGHT 45' AVERAGE
DEVELOPMENT INCENTIVE TO INCREASE HEIGHT 15' PER AFFORDABLE HOUSING STRATEGY B
MAX BUILDING HEIGHT INCLUDING BONUS INCENTIVE = 60'-0" AVERAGE

AREA	HEIGHT	AREA	PERCENTAGE	HEIGHT X PERCENTAGE
1 MIXED-USE	72.26	22,948 SF	33.71%	24.36
2 COURTYARD	20.43	13,891 SF	20.4%	4.17
3 CLUB ROOM	27.09	1,433 SF	2.10%	0.57
4 STORAGE BLDG.	72.26	17,153 SF	25.20%	18.21
5 EXISTING BLDG.	30.00	4,597 SF	6.75%	2.03
6 EXISTING BLDG.	36.00	8,054 SF	11.8%	4.25
TOTAL		68,076 SF	100%	
AVERAGE HEIGHT				53.59

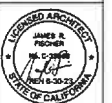


dfh
architects

3200 N Fig Mixed-Use
3200 N. Figueroa St.
Los Angeles, CA 90065

95% Construction Documents
January 11, 2022

CASP BUILDING HEIGHT
DIAGRAMS



Date: 04/29/21
Scale:
As indicated
By: Author
Project No:
2106
Page No:
T-1.06
OF

EXHIBIT "A"
Page No. 48 of 67
Case No. DIR-2022-8663-CDO-HCA

"REFERENCE ONLY"



jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF BRUCE JORDAN ARCHITECT. THE USE IS EXPRESSLY PROHIBITED FOR THE PROJECT HEREIN EXCEPT AS MAY BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BRUCE JORDAN ARCHITECT.

COPYRIGHT YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT
**GCX
DEVELOPMENT
LLC**

818 WEST 7TH ST.
SUITE 410
LOS ANGELES
CA

PROJECT
**FIGUEROA
SELF STORAGE**

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE
**FLOOR AREA
DIAGRAM**

REV.	DATE	COMMENT
	08/28/2021	1ST PLAN CK SUBMITTAL
△	03/10/2023	RE-SUBMITTAL
△		
△		

PROJECT MANAGER: Elopez
PROJECT LEAD: ESamudio

DATE: 08/21/2023

JOB NUMBER: 19-1212

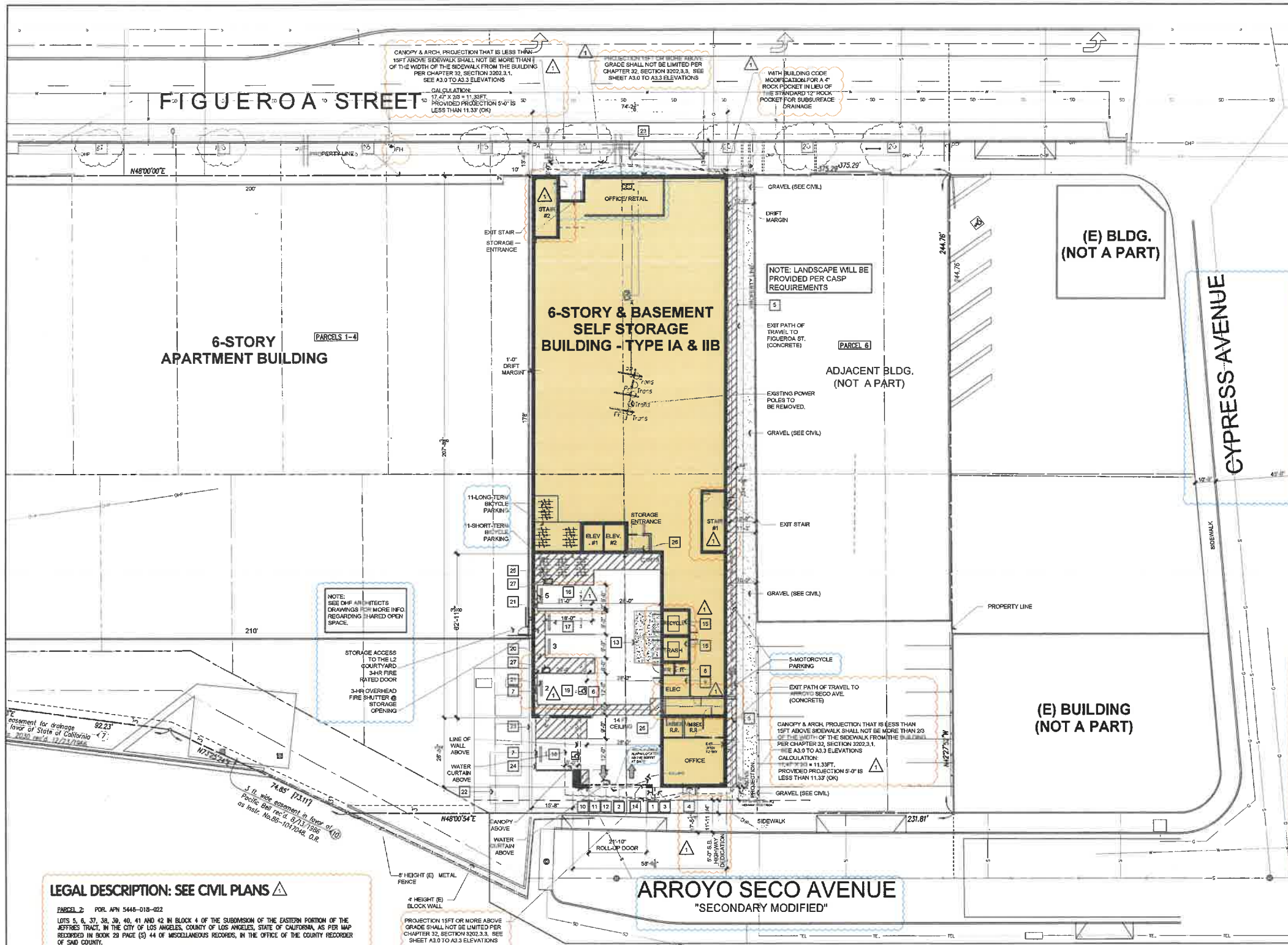
FILE NAME: 191212A0.6-Diagram

SHEET NUMBER:

EXHIBIT "A"
Page No. 49 of 67
Case No. DIR-2022-8663-CDO-HCA



A0.6



LEGAL DESCRIPTION: SEE CIVIL PLANS

PARCEL 2: POR. APN 5448-018-022

LOTS 5, 6, 37, 38, 39, 40, 41 AND 42 IN BLOCK 4 OF THE SUBDIVISION OF THE EASTERN PORTION OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE (S) 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPT FROM LOTS 5 AND 6 THE INTEREST IN THOSE PORTIONS OF SAID LOTS LYING WITHIN THE BOUNDARIES OF FIGUEROA STREET, (FORMERLY DAYTON AVENUE AND BEING APPROXIMATELY 15.6 FEET OF SAID LOTS) AS CONDEMNATED FOR THE WIDENING THEREOF BY THE CITY OF LOS ANGELES BY CONDEMNATION ACTIONS 85374, SUPERIOR COURT AND 256421 SUPERIOR COURT, CERTIFIED COPIES OF THE FINAL DECREE OF SAID CONDEMNATIONS WERE RECORDED JANUARY 25, 1915 IN BOOK 60 PAGE 8 OF DEEDS AND FEBRUARY 18, 1935 IN BOOK 13193 PAGE 390, OFFICIAL RECORDS.

AGREEMENT BETWEEN BUILDINGS: OPEN SPACE

NOTE: PER THE CORNFIELD ARROYO SECO SPECIFIC PLAN, ACCESS TO THE 2ND FLOOR COURTYARD OPEN SPACE AT 3000 N FIGUEROA, MIXED-USE BUILDING, MUST BE AVAILABLE & ACCESSIBLE FOR USE TO ALL EMPLOYEES & PATRONS OF 3200 N FIGUEROA, SELF-STORAGE BUILDING. ACCESS IS PROVIDED AT THE GROUND FLOOR PARKING LEVELS BETWEEN BOTH BUILDINGS THROUGH A DOOR AND ACCESS STAIR THAT WILL BE CONTROLLED WITH A FOB AVAILABLE TO ALL EMPLOYEES & PATRONS OF 3200 N FIGUEROA. THE OPERATOR OF 3200 N FIGUEROA WILL PROVIDE ALL EMPLOYEES WITH ACCESS INSTRUCTIONS AS PART OF THEIR ORIENTATION UPON HIRING. BOTH 3000 AND 3200 N FIGUEROA WILL PROVIDE WAYFINDING SIGNAGE THAT IS TO BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY.
3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS.
4. ALL NOTES, DIM., DETAIL REFERENCES AND INFO SHOWN ON THIS SHEET ARE REPEATING FLOOR PLAN AND ELEVATION DETAILS.
5. ALL HALLWAYS AT STORAGE AREAS MUST BE 9'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL.
6. VERIFY GRADES & BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.
7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
8. FOR ALL EXIT SIGNS SEE ELECTRICAL.
9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING.
10. ALL EXPOSED INSTALLATION AT STORAGE AREA (A.I. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS.
12. ALL STOREFRONT WINDOWING TO BE COVERED WITH GRAFFITI RESISTANT FILM OR OTHER SPECIALIZED COATINGS.

KEY NOTES

1. CLICK2 ENTER TRANSPONDER LOCATION: ALSO, WITH KNOX KEY BOX
2. EXIT KEY PAD: SEE DETAIL #15 / AT.2
3. PEDESTRIAN ACCESS - DOOR #18 / A8 ON: SEE SHEET A8 ON / PEDESTRIAN GATE
4. OFFICE ENTRANCE
5. PATH OF TRAVEL
6. ACCESSIBLE ROUTE
7. ACCESSIBLE PARKING SIGNAGE: SEE DETAIL #2 / AT.1
8. FIRE RISER ROOM: PROVIDE A KNOX KEY BOX: SEE DETAIL #13 / AT.2
9. ELECTRICAL ROOM
10. FIRE LANE ENTRANCE SIGN
11. PARKING ENTRANCE SIGN: SEE CIVIL AND DETAIL #3 / AT.1
12. DIRECTION ARROWS: SEE DETAIL #4 / AT.2
13. CONCRETE PAD IN FRONT OF THE TRASH AREA: SEE DETAIL #20 / AT.2
14. METAL ROLL-UP GATE AT ENTRANCE
15. TRASH ENCLOSURE WITH LOCK: SEE DETAIL #30 / AT.2
16. CLEAN AIR & EV PARKING WITH EV CHARGER (SEE DETAIL #23 & 24 / AT.2). DESIGNATED FOR EMPLOYEES ONLY (EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC AND INTENDED FOR USE BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-228.3.3).
17. CLEAN AIR PARKING (SEE DETAIL #23 & 24 / AT.2).
18. DESIGNATED PARKING SPACE: VAN ACCESSIBLE VEHICLES PER CBC SEC. 11B-812.6 & 11B-812.7, PARKING STALL MARKING PER CBC 11B-812.7.
19. ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGES: SEE DETAIL #1 / AT.1, #23 & 24 / AT.2
20. 4" PAINTED PARKING STRIPPING WHITE OR COMPLY WITH CITY STANDARD
21. CONCRETE WHEEL STOP: SEE DETAIL #50AT.2
22. TRANSFORMER
23. PROPERTY LINE
24. 6FT HIGH WROUGHT IRON SECURITY FENCE: SEE DETAIL #11 / AT.2
25. ANCHORED BICYCLE RACKS FOR SHORT-TERM BICYCLE PARKING AT A RATIO OF 5% OF NEW VISITOR VEHICULAR PARKING SPACES, BUT NOT LESS THAN ONE TWO-BIKE CAPACITY RACK SHALL BE INSTALLED. LOCATED NO MORE THAN 200 FEET OF THE VISITOR'S ENTRANCE. DETAIL #10AT.2
26. DETECTABLE WARNING: SEE DETAIL #13AT.1
27. EV CHARGER

EVSE NOTES

- New construction of non-residential buildings shall include the installation of electric vehicle supply equipment (EVSE).
1. Location of EV charging spaces. The number of required EV spaces shall be 30% of the total number of parking spaces provided, but in no case less than one, for all types of parking facilities.
 2. Location of EV charging spaces. The number of electric vehicle charging stations shall be 10% of the total number of parking spaces provided.
 3. For single EV charging spaces, the number of EV charging stations shall be 10% of the total number of parking spaces provided.
 4. For multiple EV charging spaces, the number of EV charging stations shall be 10% of the total number of parking spaces provided.
 5. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 6. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 7. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 8. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 9. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 10. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 11. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 12. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 13. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 14. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 15. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 16. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 17. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 18. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 19. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 20. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 21. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 22. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 23. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 24. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 25. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 26. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 27. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 28. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 29. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 30. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 31. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 32. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 33. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 34. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 35. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 36. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 37. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 38. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 39. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 40. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 41. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 42. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 43. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 44. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 45. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 46. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 47. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 48. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 49. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 50. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 51. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 52. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 53. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 54. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 55. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 56. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 57. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 58. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 59. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 60. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 61. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 62. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 63. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 64. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 65. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 66. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 67. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 68. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 69. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 70. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 71. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 72. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 73. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 74. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 75. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 76. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 77. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 78. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 79. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 80. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 81. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 82. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 83. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 84. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 85. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 86. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 87. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 88. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 89. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 90. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 91. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 92. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 93. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 94. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 95. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 96. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 97. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 98. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 99. When multiple EV charging spaces are required, each space shall be 10' x 10'.
 100. When multiple EV charging spaces are required, each space shall be 10' x 10'.

CONSTRUCTION WASTE NOTES

CONSTRUCTION WASTE SHALL BE REDUCED IN ACCORDANCE WITH LAMC SECTION 88.2.4.2. CONSTRUCTION WASTE WILL BE HANDLED BY THE CITY OF LOS ANGELES CERTIFIED RECYCLER.

SITE PLAN NOTES

1. SIGNAGE SHALL BE MADE OF CONCRETE, METAL, OR OTHER APPROVED MATERIALS. FIREGLASS SIGNS SHALL BE APPROVED BY THE CITY OF LOS ANGELES, TESTING LABORATORY, OR THE OTHER AGENCY RECOGNIZED BY THE CITY OF LA.
2. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL.

NOTES

- PROPOSED SIGNAGE**
- ALL PROPOSED SIGNAGE WILL REQUIRE PERMANENT SIGN PERMIT AND WILL BE A SEPARATE SUBMITTAL. TEMPORARY SIGN PERMITS ARE REQUIRED FOR BANNERS, FLAGS, A-FRAME SIGNS.
1. ALL NEW SIGNAGE AND FREESTANDING SIGNAGE SHALL COMPLY WITH TITLE 16 STANDARDS, DEVELOPMENT CODE SECTION 16A-2.2.40 - TABLE 22-4.
 2. UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW VIA LOCATION WITHIN AN ARCHITECTURALLY INTEGRATED STRUCTURE, UTILITY ROOM, OR LANDSCAPING AND EQUIPMENT ENCLOSURE TO SCREEN SUCH EQUIPMENT. (INDUSTRIAL DESIGN GUIDELINES SECTION 16B-13.000 (G) 1).
 3. UNDERGROUNDINGS OF UTILITIES AND STREET IMPROVEMENTS ARE REQUIRED IN CONFORMANCE WITH ANY NEW DEVELOPMENT, DEVELOPMENT CODE SECTION 16A-12.410 & MUNICIPAL CODE SECTION 16A-12.410.
- BUILDING A - FULLY SPRINKLERED**
BUILDING B - FULLY SPRINKLERED
BUILDING C - FULLY SPRINKLERED

STATEMENT OF OPERATION

PROFESSIONAL MANAGEMENT PERSONNEL WILL BE ON SITE DURING REGULAR BUSINESS HOURS. OFFICE HOURS ARE TENTATIVELY SCHEDULED FROM 9:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 4:00 P.M. SATURDAYS AND SUNDAYS. THE SECURITY GATE ACCESS FOR ESTABLISHED SELF-STORAGE CUSTOMERS WITH CURRENT ACCOUNT STATUS WILL BE FROM 8:00 A.M. TO 8:00 P.M. 7 DAYS-A-WEEK.

SERVICES PROPOSED

TO PROVIDE SERVICES FOR SELF-STORAGE INCLUDES LEASABLE STORAGE SPACE AND SALES OF ITEMS FOR STORAGE. REQUIRED DAILY OPERATIONS TWO STAFF MEMBERS DURING DAYTIME HOURS. SECURITY SYSTEM WILL BE IN PLACE DURING EVENING HOURS.

FIRE

MONITORED FIRE SPRINKLER SYSTEMS ARE REQUIRED FOR THE PROPOSED BUILDING. PLANS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION. INTERIOR FIRE DEPARTMENT ACCESS ROADWAYS/FIRE LAKES SHALL BE REQUIRED PER FIRE DEPARTMENT STANDARD. FIRE DEPARTMENT ACCESS ROADWAYS/FIRE LAKES SHALL BE REQUIRED PER FIRE DEPARTMENT STANDARD. PRIOR TO CONSTRUCTION, A PRELIMINARY CHARTER OF PROTECTION PLAN WHICH INDICATES THE LOCATION OF ALL REQUIRED FIRE PROTECTION APPLIANCES (FDCS, PUPS, RPS, HYDRANTS, ETC.) SHALL BE REQUIRED. ALL REQUIRED FIRE PROTECTION APPLIANCES SHALL BE IN PLACE PRIOR TO ANY COMPLETION OF CONSTRUCTION. KNOX BOOBY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS. ACCESS GATES SHALL BE PROVIDED WITH AN "OPTICOM" RECEIVER CAPABLE OF OPENING GATES VIA DECODING OF THE "OPTICOM" SIGNAL TRANSMITTED BY FIRE, POLICE, AND AMBULANCE. UNIT ALL ACCESS GATES SHALL BE REQUIRED MECHANICAL MEANS FOR OPENING IN EVENT OF POWER FAILURE. SHALL NOT IMPROVE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOX BOX LOCK ACTIVATION DEVICES.

EXHIBIT "A"

Page No. 50 of 67

Case No. DIR-2022-8663-CDO-HCA

SITE PLAN

1/16/24

1

NORTH

jordan architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THE DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF BRUCE JORDAN ARCHITECT. NO PART OF THIS DRAWING OR THE PROJECT NOTED BELOW ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRUCE JORDAN ARCHITECT.

"COPYRIGHT" YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT

GCX DEVELOPMENT LLC

818 WEST 7TH ST.,
SUITE 410
LOS ANGELES CA

PROJECT

FIGUEROA SELF STORAGE

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

SITE PLAN

REV.	DATE	COMMENT
1	02/28/2021	1ST PLAN CK SUBMITTAL
2	03/01/2023	RE-SUBMITTAL
3		

PROJECT MANAGER: Elopez
PROJECT LEAD: ESomudio

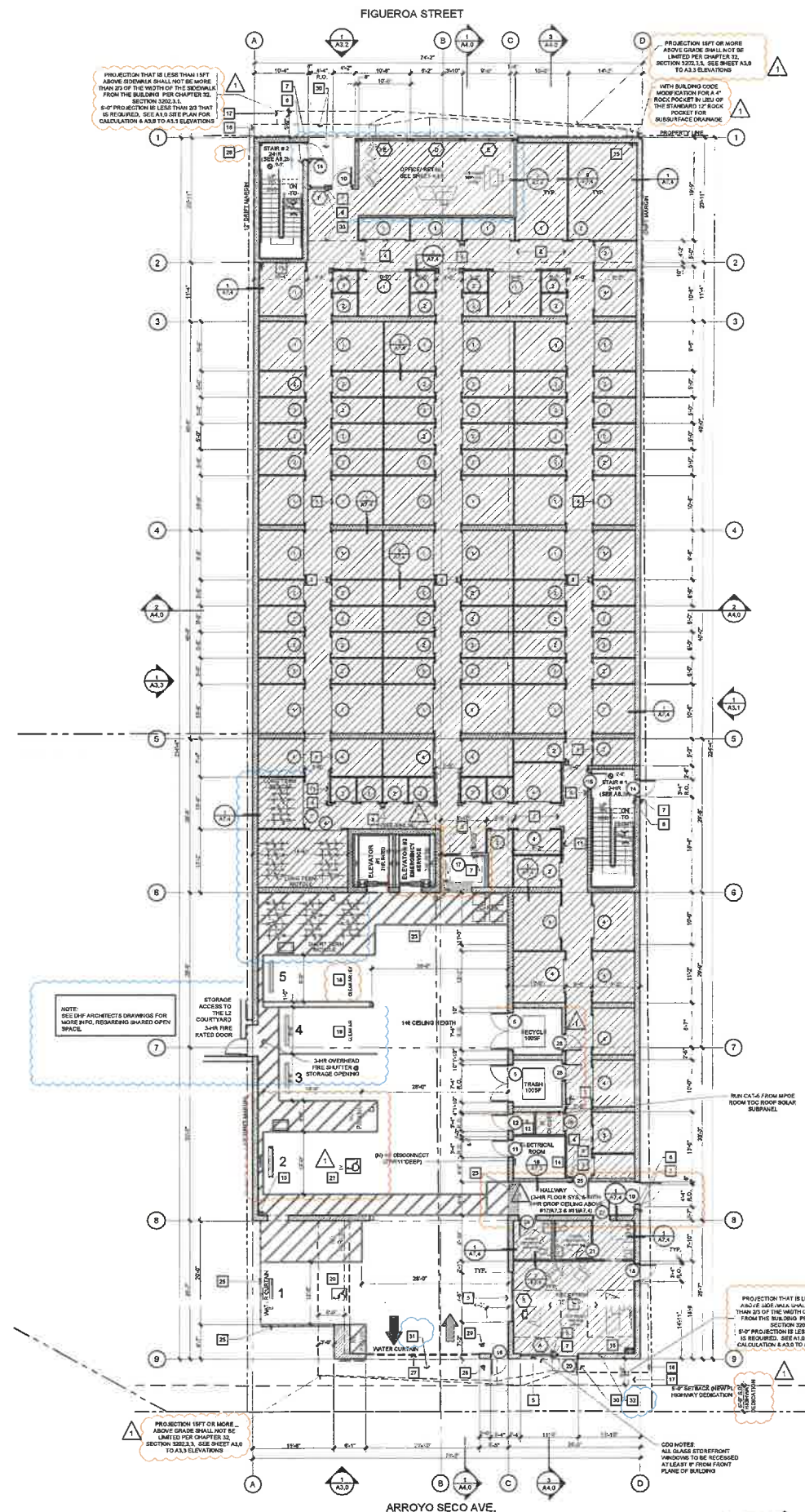
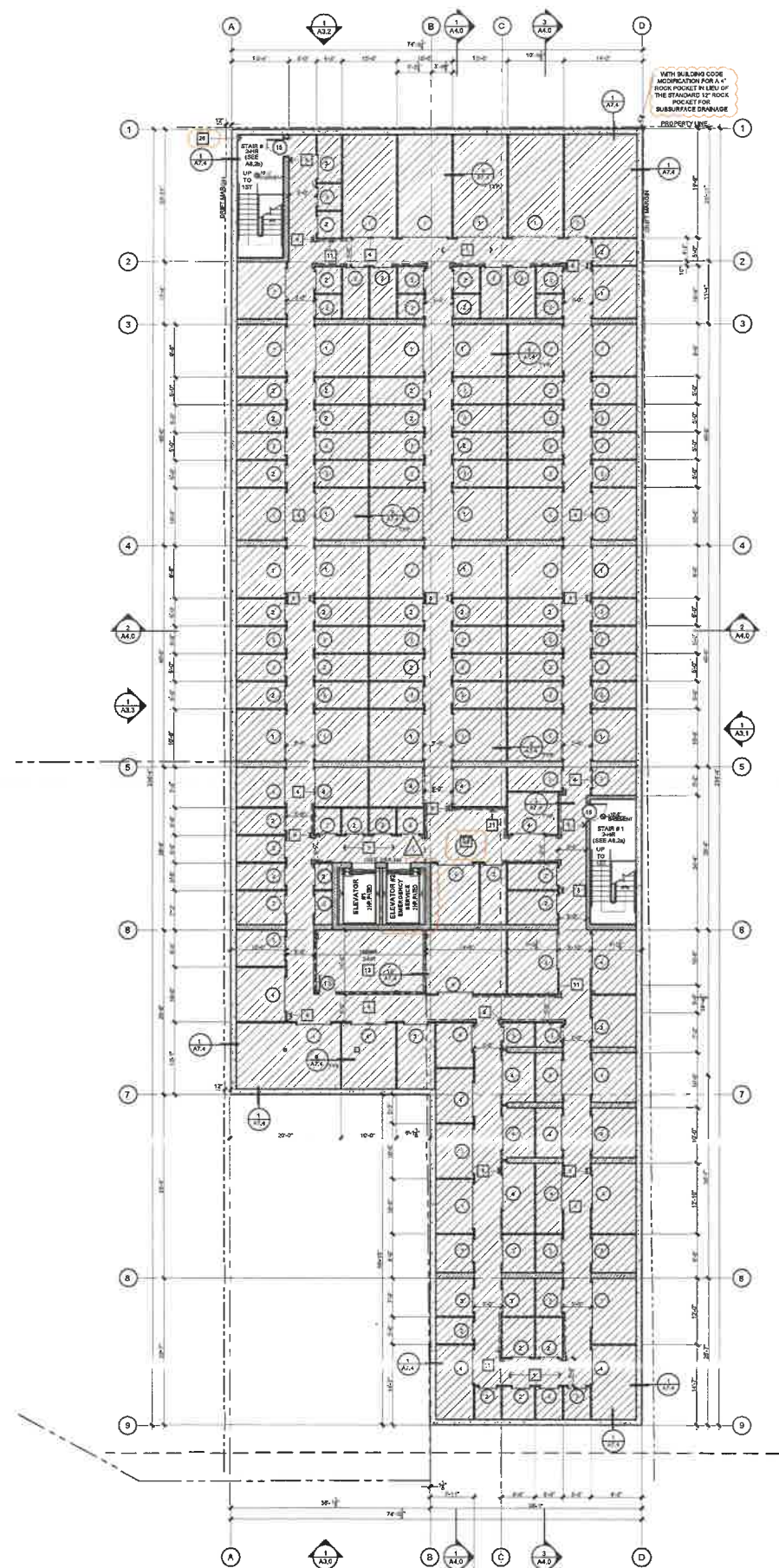
DATE: 08/21/2023

JOB NUMBER: 19-1212

FILE NAME: 191212A1-0-Site Plan

SHEET NUMBER:

A1.0



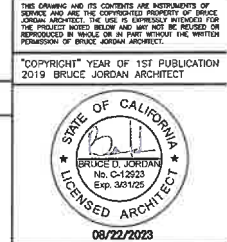
- ## GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
 2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING SELECTION OF MATERIALS AND STRUCTURAL REQUIREMENTS CONTRADICT THE STRUCTURAL SPECIFICATIONS WILL APPLY.
 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON BLUE, ARE APPROXIMATE. TAKEN FROM BUILDING FINISH- FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S SPEC. AND STANDARD DETAILS.
 4. ALL NOTES, DIM., DETAIL, REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REGULATORY AND TO BE FOLLOWED FOR ALL WORK.
 5. ALL WALLS AT STORAGE AREAS MUST BE 90" CLEAR FROM FINISHED WALL TO FINISHED WALL.
 6. VERIFY COORDS & BIDDING LINE WITH CIVIL ENGINEERING DRAWINGS.
 7. DO NOT SCALE THE DIMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
 8. FOR ALL DET. SINGS SEE SECTION 01.
 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE MOHAWKIAN FINISHED WALL AND CEILING.
 10. ALL EXPOSED INST. MATERIALS SHALL BE PROTECTED BY PLASTICS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS OTHERWISE NOTED.
 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS.
 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT FILM OR OTHER SPECIALIZED COATINGS.

- ## KEY NOTES
- | | |
|----|---|
| 1 | CONCRETE SLAB ON GRADE PER STRUCTURAL PLANS. SEAL WITH "ASH-FORD FORMULA" SEALER. |
| 2 | CONCRETE FILL OVER LIGHT GA. METAL DECKING. SEAL WITH "ASH-FORD FORMULA" SEALER. |
| 3 | ROOF ACCESS HATCH AND LADDER. SEE DETAIL #11A/3a. |
| 4 | ROLL UP DOOR AT STORAGE UNITS. SEE A8.0a DOOR SCHEDULE AND #11A/3a. FOR ACCESSIBLE UNITS SEE DETAIL #1, 2, 3 & A8.0a |
| 5 | STOREFRONT SYSTEM. SEE SHEET #A8.1, WINDOW SCHEDULE. |
| 6 | TACTILE EXIT SIGNAGE MOUNTING HEIGHT: 80" A.F.F. SEE DETAILS #22/2AT, 2P, STAIRS ETC SEE DETAIL #24/2.2 |
| 7 | INTERNATIONAL ACCESSIBILITY SYMBOLS AT ALL ACCESSIBLE ENTRANCES. MOUNTING HEIGHT: 80" A.F.F. SEE DETAIL #11A/7.1 |
| 8 | PROVIDE A SEMI-RECESSED FIRE EXTINGUISHER CABINET "UL INDUSTRIES" MODEL #117G10 OR APPROVED EQUIVA. WITH A 5 LB. & 2 1/8" C CLASS DRY CHEMICAL FIRE EXTINGUISHER, IN ACCORDANCE WITH TITLE 18, TABLE 2 OF CFC SECTION 906.3, TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING AND SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. VERIFY EXACT LOCATION, SIZE AND QUANTITY WITH FIRE DEPARTMENT PRIOR TO INSTALLATION. |
| 9 | 18 GA 6" HIGH 4" X 4" WHITE METAL CORNER GUARD. TYP. @ ALL OUTSIDE HALLWAY CORNERS. |
| 10 | PROVIDE 1/2" KICK PLATE AGAINST WALLS AT CART AREAS FOR PROTECTION. |
| 11 | PROVIDE 6" HIGH FLUSH METAL PANEL, SYSTEM AGAINST STUD WALLS AT HALLWAYS AND INTERIORS FOR PROTECTION. GYP. BD. PAINTED ABOVE. BID ALTERNATE 1/2" HIGH KICK PLATES. |
| 12 | FIRE RISER TUB - KNOX KEY BOX WILL BE PROVIDED. SEE DETAIL 13A/2.2 |
| 13 | ELEVATOR MECHANICAL ROOM. SEE 182 A6.3a |
| 14 | ELECTRICAL ROOM. |
| 15 | GALVANIZED METAL INTERNAL DOWNSPOUT AND OVERFLOW. DAYLIGHT 12" O.C. ABOVE FF. PROVIDE BRONZE NOZZLE. VERIFY SIZE WITH PLUMBING DRAWINGS. SEE #29A/7.3 |
| 16 | ARCHITECTURAL FEATURE ABOVE |
| 17 | STEEL CANOPY ABOVE, DETAIL #21A/7.3 |
| 18 | CLEAN AIR & EV PARKING WITH EV CHARGER (SEE DETAIL #23 & 24/1 A7.2). DESIGNATED FOR EMPLOYEES ONLY (EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC AND INTERIORS FOR RENT BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-228.3.2). |
| 19 | CLEAN AIR PARKING (SEE DETAIL #23 & 24/1 A7.2) |
| 20 | DESIGNATED PARKING SPACE, VAN ACCESSIBLE VEHICLES PER CBC SEC. 11B-014.2.1 & 11B-012.7, PARKINGS STALL MARKING PER CBC 11B-014.2.7 |
| 21 | ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGER. SEE DETAIL #1 / A7.1, #23 & 24/1 A7.2 |
| 22 | ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGER. SEE DETAIL #1 / A7.1, #23 & 24/1 A7.2 |
| 23 | DETECTABLE WARNING. SEE DETAIL #13A/7.1 |
| 24 | DRYWELL AT BASEMENT, SEE CIVIL PLAN (C-3.0 SHEET) |
| 25 | WROUGHT IRON FENCING. SEE DETAIL #11A/7.2 |
| 26 | STANDPIPE |
| 27 | PERFORATED METAL ROLL-UP DOOR. |
| 28 | CLICK-2 ENTER TRANSDUCER LOCATION. A.S.G. WITH KNOX KEY BOX |
| 29 | EXIT KEY PAD. SEE DETAIL #15 & A7.2 |
| 30 | CEILING ABOVE OVER ENTRY - STUCCO OVER 5/8" DOWELBARS WITH ARMWATER BARBER DETAIL #12A/7.2 & 13A/7.3 STUCCO 100-5818 (B07) |
| 31 | VEHICLE ACCESS 3.3X30' TO MAINT. PEDESTRIAN AND CYCLIST OF EXITING VEHICLE. |
| 32 | TRANSPORTATION INFORMATION CENTER (TIC) WHERE VISITORS AND EMPLOYEES CAN OBTAIN INFORMATION REGARDING A VARIETY OF LOCAL TRANSPORTATION PLANS AND SERVICES. A.T.C. PROVIDES INFORMATION ABOUT TRAVEL SCHEDULES, COMMUTE PLANNING, RIDESHARING, TELECOMMUTING, BICYCLE AND PEDESTRIAN ROUTES AND FACILITIES, TAXIS, PARA-TRANSIT, ONSITE SERVICES AND LOCAL BUS SERVICES. SEE SECTION 2.3.2 (7) |
| 33 | ROOFET ABOVE |

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290



CLIENT GCX
DEVELOPMENT
LLC

818 WEST 7TH ST.
SUITE 410
LOS ANGELES
CA

PROJECT

**FIGUEROA
SELF STORAGE**

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

**BASEMENT &
FIRST
FLOOR PLAN**

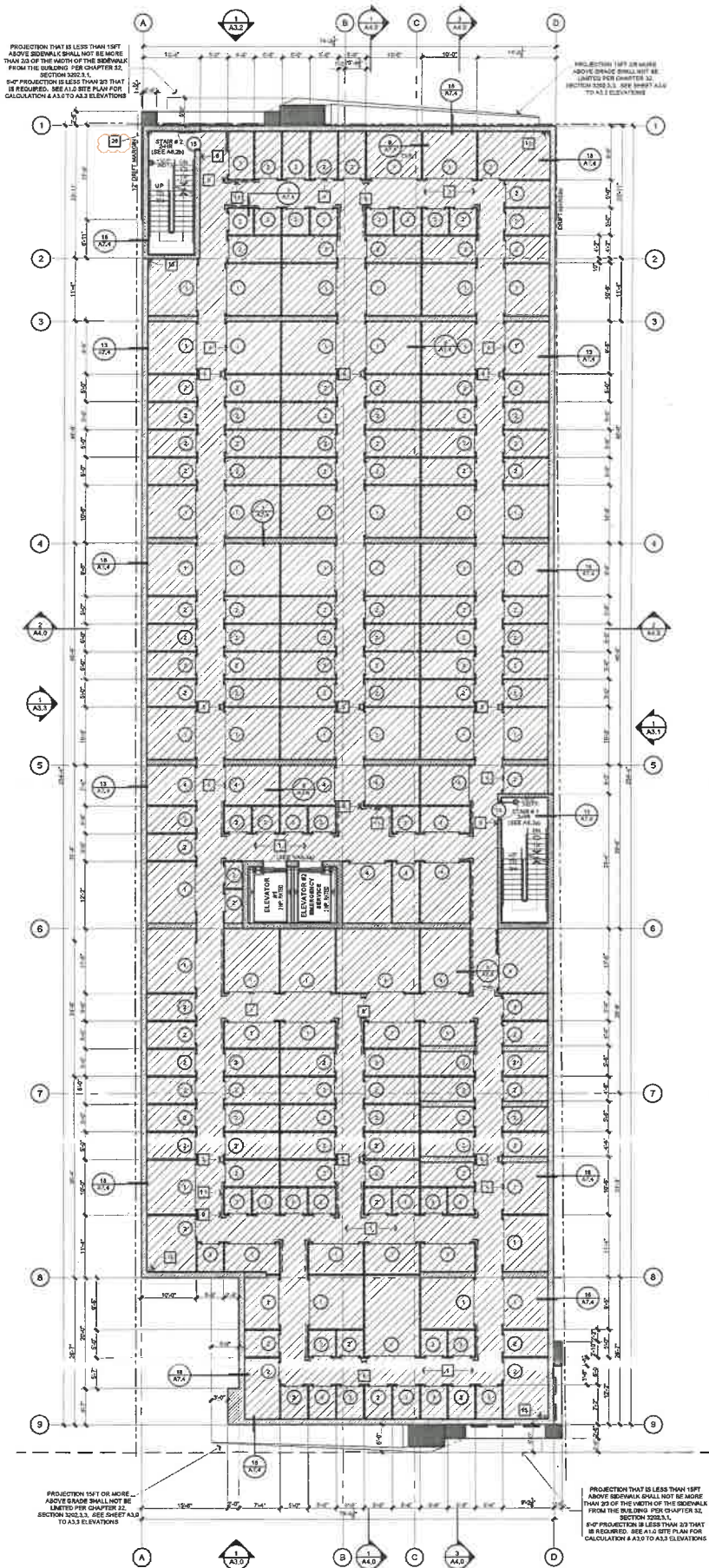
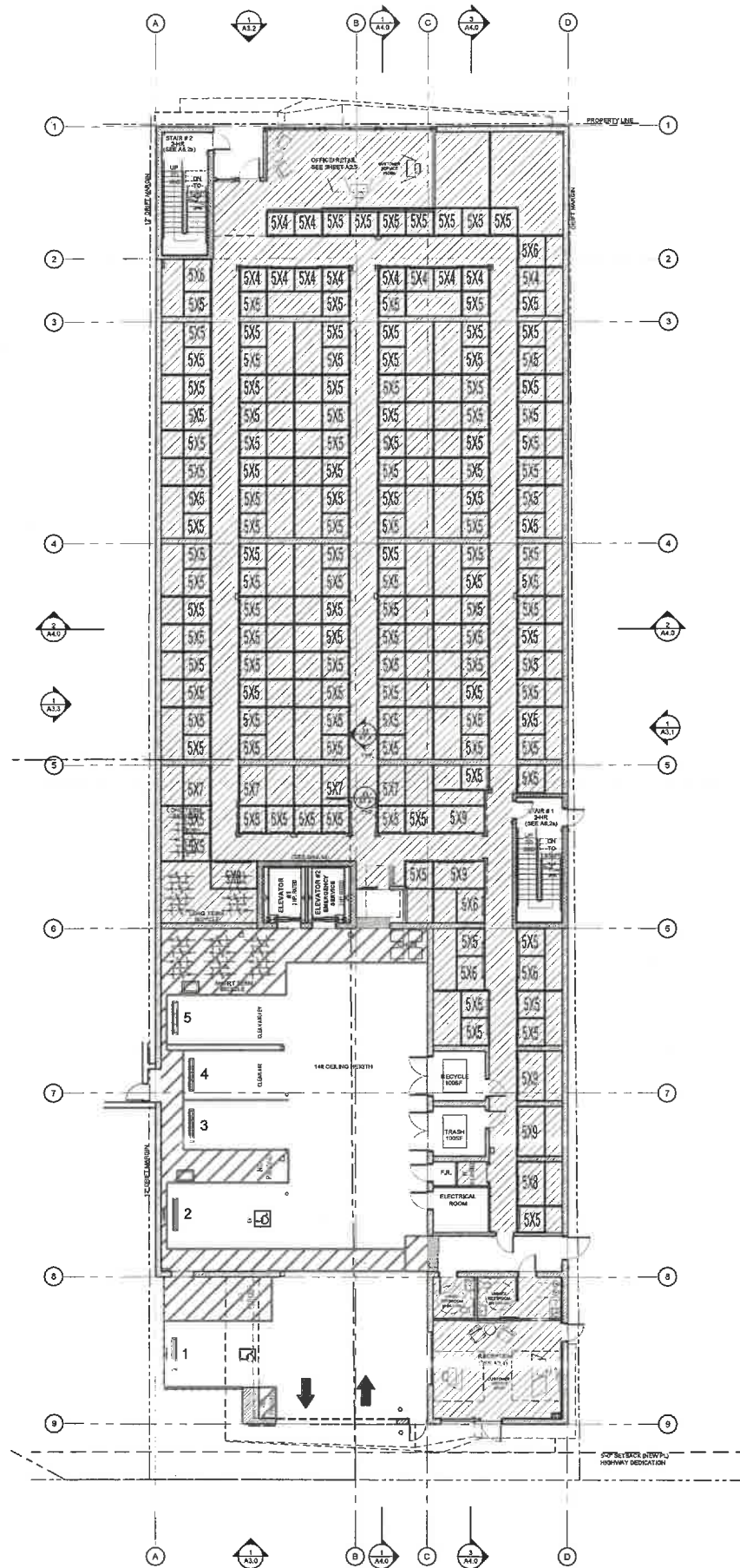
REV.	DATE	COMMENT
	09/28/2021	1ST PLAN CK SUBMITTAL
1	7/21/2023	RE-SUBMITTAL
2		
3		

PROJECT MANAGER:	Elopez
PROJECT LEAD:	ESamudio

DATE: 08/21/2023

JOB NUMBER: 19-1212
FILE NAME: 191212A2 0-Floor Plan

SHEET NUMBER:
A2.0



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY.
3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR, EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REG. AND STANDARD DETAILS.
4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS U.N.O.
5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL.
6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.
7. DO NOT SCALE THE DIMS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
8. FOR ALL EXITS SEE ELECTRICAL.
9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING.
10. ALL EXPOSED INSTALLATION AT STORAGE AREA (i.e. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS.
12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT FILM OR OTHER SPECIALIZED COATINGS.

KEY NOTES

1. CONCRETE SLAB ON GRADE PER STRUCTURAL PLANS, SEAL WITH "ASHFORD FORMULA" SEALER.
2. CONCRETE FILL OVER LIGHT GA. METAL DECKING, SEAL WITH "ASHFORD FORMULA" SEALER.
3. ROOF ACCESS HATCH AND LADDER. SEE DETAIL #11A6.3a.
4. ROLL UP DOOR AT STORAGE UNITS. SEE A6.0a DOOR SCHEDULE AND DETAIL #11A6.0a. FOR ACCESSIBLE UNITS SEE DETAIL #1, 2, 3 & 7 A6.0a.
5. STOREFRONT SYSTEM. SEE SHEET #A6.1, WINDOW SCHEDULE.
6. TACTILE EXIT SIGNAGE MOUNTING HEIGHT: 60" A.F.F. SEE DETAILS #22A7.2. FOR STAIRS EXIT SEE DETAIL #24A7.2.
7. INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES. MOUNTING HEIGHT: 80" A.F.F. SEE DETAIL #14A7.1.
8. PROVIDE A SEMI-RECESSED FIRE EXTINGUISHER CABINET "UL INDUSTRIES" MODEL 8117010 OR APPROVED EQUAL WITH A 5 LB. 2A-10B-C CLASS DRY CHEMICAL FIRE EXTINGUISHER IN ACCORDANCE WITH TITLE 19 TABLE 2 OFC SECTION 906.3. TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING AND SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. VERIFY EXACT LOCATION, SIZE AND QUANTITY WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.
9. 18 GA. 6" HIGH 4" X 4" WHITE METAL CORNER GUARD, TYP. @ ALL OUTSIDE HALLWAY CORNERS.
10. PROVIDE 12" KICK PLATE AGAINST WALLS AT CART AREAS FOR PROTECTION.
11. PROVIDE 5'-0" HIGH FLUSH METAL PANEL SYSTEM AGAINST STUD WALLS AT HALLWAYS AND COMMON AREAS FOR PROTECTION. GYP. BD. PAINTED ABOVE. BD. ALTERNATE 12" HIGH KICKPLATES.
12. FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED, SEE DETAIL 13A7.2.
13. ELEVATOR MECHANICAL ROOM. SEE 13A2 A6.3a.
14. ELECTRICAL ROOM.
15. GALVANIZED METAL INTERNAL DOWNSPOUT AND OVERFLOW. DAYLIGHT 12" O.C. ABOVE F.F. PROVIDE BRONZE HOZZLE. VERIFY SIZE WITH PLUMBING DRAWINGS. SEE #26A7.3.
16. ARCHITECTURAL FEATURE ABOVE.
17. STEEL CANOPY ABOVE, DETAIL #12A7.3.
18. CLEAN AIR & EV PARKING WITH EV CHARGER (SEE DETAIL #23 & 24 / A7.2). DESIGNATED FOR EMPLOYEES ONLY (EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC AND INTENDED FOR USE BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-612.3).
19. CLEAN AIR PARKING (SEE DETAIL #23 & 24 / A7.2).
20. DESIGNATED PARKING SPACE - VAN ACCESSIBLE VEHICLES PER CBC SEC. 11B-612.8 & 11B-612.7. PARKING STALL MARKING PER CBC 11B-612.7.
21. ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGER. SEE DETAIL #1 / A7.1, #23 & 24 / A7.2.
22. ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGER. SEE DETAIL #1 / A7.1, #23 & 24 / A7.2.
23. DETECTABLE WARNING. SEE DETAIL #13A7.1.
24. DRYWELL AT BASEMENT, SEE CIVIL PLAN (C-3.00 SHEET).
25. WROUGHT IRON FENCING, SEE DETAIL #11A7.2.
26. STANPIPE.
27. PERFORATED METAL ROLL-UP DOOR.
28. CLICK2 ENTER TRANSPONDER LOCATION. ALSO WITH KNOX KEY BOX.
29. EXIT KEY PAD. SEE DETAIL #15 / A7.2.
30. CEILING ABOVE OVER ENTRY - STUCCO OVER 1/2" DENSGLASS WITH AIRWATER BARRIER DETAIL #12A7.3 & 16A7.3 (STUCCO: ICC-ESR 1807).
31. VISUAL/AUDIBLE ALERT TO WANT PEDESTRIANS AND CYCLIST OF EXITING VEHICLE.
32. TRANSPORTATION INFORMATION CENTER (TIC) WHERE VISITORS AND EMPLOYEES CAN OBTAIN INFORMATION REGARDING A VARIETY OF LOCAL TRANSPORTATION PLANS AND SERVICES. A TIC PROVIDES INFORMATION ABOUT TRANSIT SCHEDULES, COMMUTE PLANNING, RIDE SHARING, TELECOMMUTING, BICYCLE AND PEDESTRIAN ROUTES AND FACILITIES, TAXIS, PARK-TRANSIT, ON-SITE SERVICES AND LOCAL BUSINESSES. (SEE SECTION 2.3.C.2)
33. SOFFIT ABOVE.

WALL LEGEND

	RETAINING WALL
	CONCRETE MASONRY UNIT WALL
	2HR FIRE RATED - CONCRETE MASONRY UNIT WALL
	8\" STEEL STUD WALL BETWEEN DRIVE-UP AND INTERIOR STORAGE W/ INSULATION
	6\" INTERIOR STEEL STUD WALL
	4\" TYPICAL STORAGE PARTITION
	4\" STEEL STUD WITH INSULATION
	1-1/2\" STEEL STUD WALL
	2-1/2\" STEEL STUD WALL
	FIBERGLASS BATT INSULATION - R-VALUE PER WALL TYPE.
	CLIMATE CONTROL AREA - ALL PERIMETER STUD WALLS, COMPOSITE FLOORS, AND ROOF TO BE INSULATED, R-VALUE PER WALL TYPE, SECTIONS, AND ROOF PLAN.
	EXTENTS OF FLOOR INSULATION ABOVE.
	SEE DETAIL #19A7.4

EXHIBIT "A"
Page No. 54 of 67
Case No. DIR-2022-8663-CDO-HCA

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF BRUCE JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY PROHIBITED FOR THE PROJECT INTENTED HEREON AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRUCE JORDAN ARCHITECTS, INC.

"COPYRIGHT" YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT

GCX
DEVELOPMENT
LLC

818 WEST 7TH ST.
SUITE 410
LOS ANGELES
CA

PROJECT

FIGUEROA
SELF STORAGE

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

LOCKER &
SECOND
FLOOR PLAN

REV.	DATE	COMMENT
1	08/21/2021	1ST PLAN CK SUBMITTAL
2	12/10/2023	RE-SUBMITTAL
3		
4		

PROJECT MANAGER: Elopez
PROJECT LEAD: ESamudio

DATE: 08/21/2023

JOB NUMBER: 19-1212

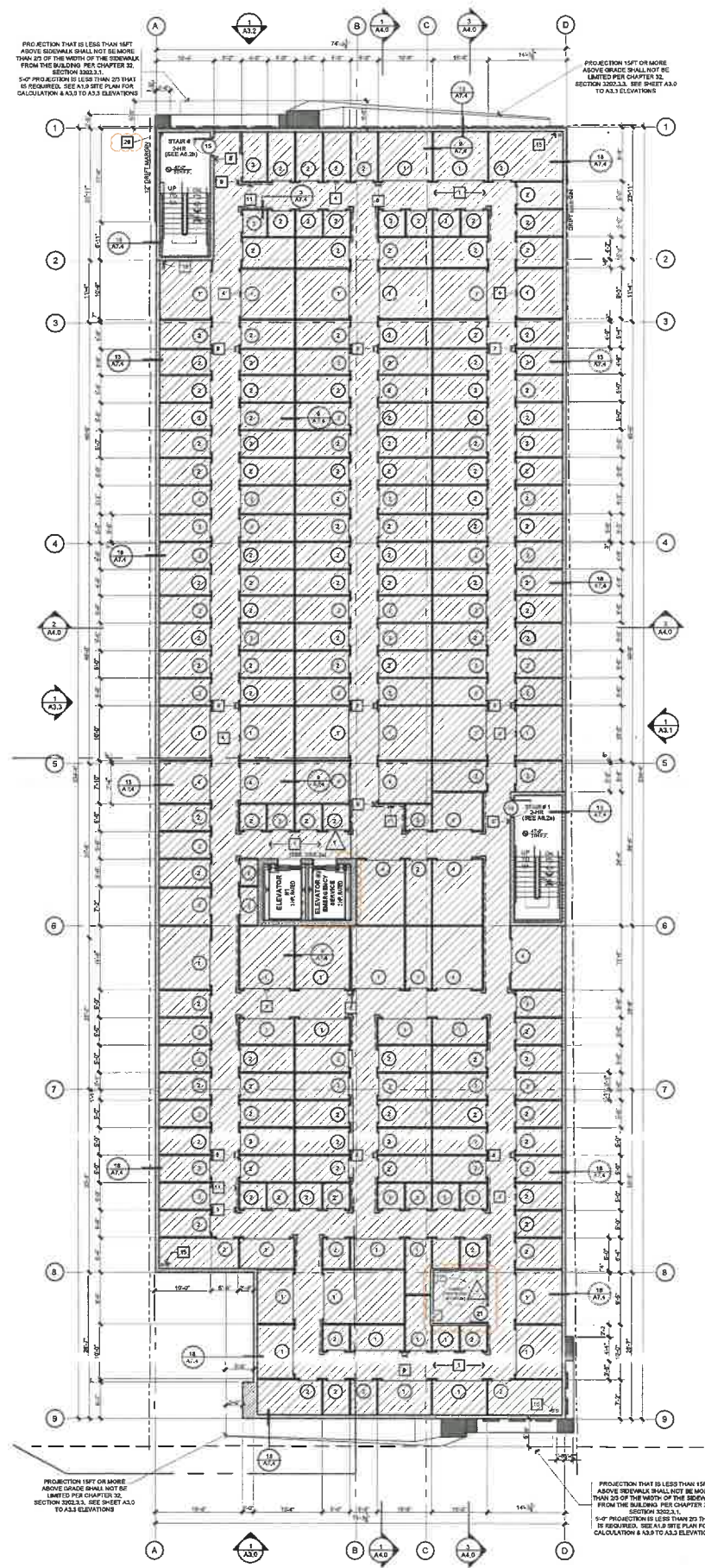
FILE NAME: 191212A2.0-Floor Plan

SHEET NUMBER:

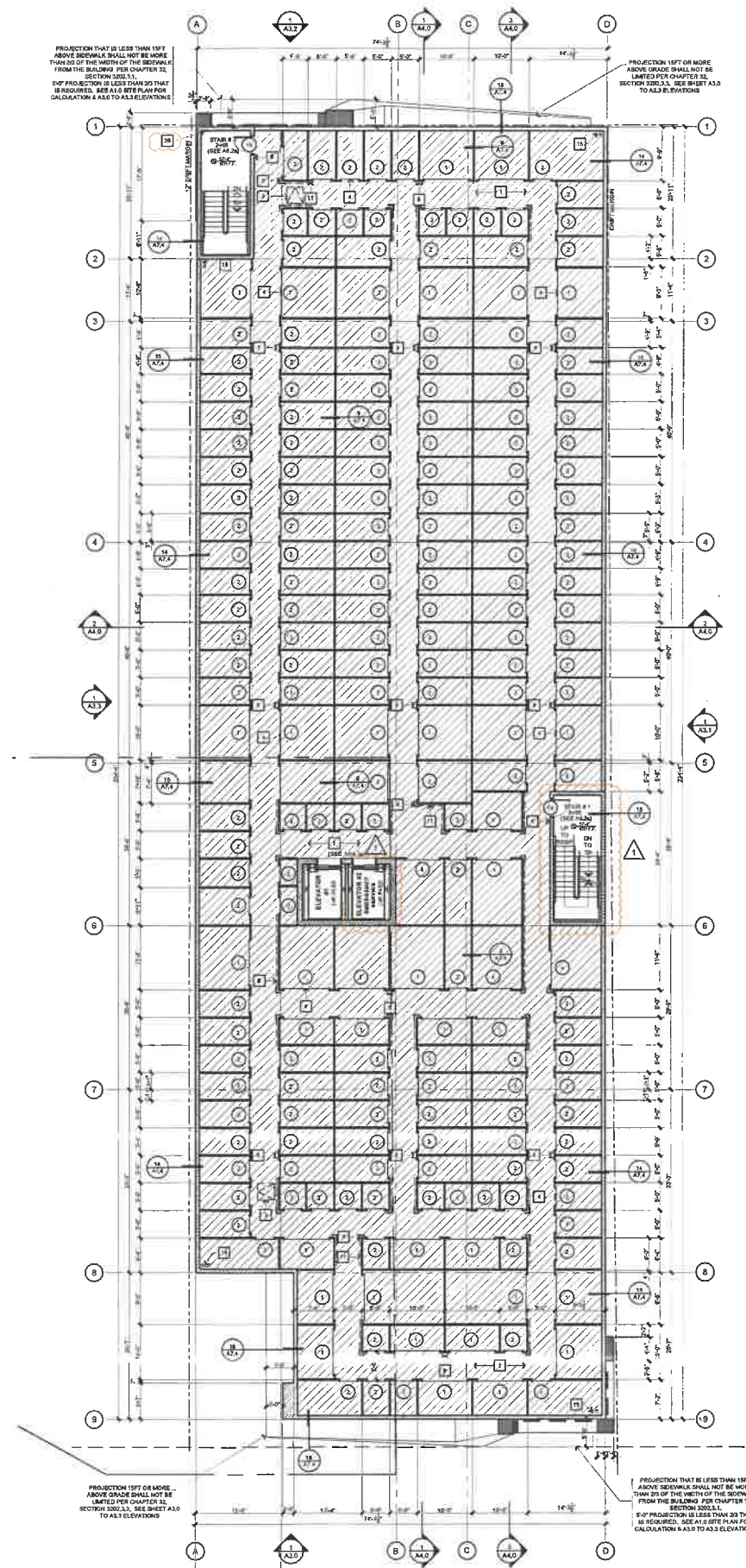
A2.1



A2.2



5TH FLOOR PLAN
3/32"=1'-0" 5



6TH FLOOR PLAN
3/32"=1'-0" 6

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECIFICATIONS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY.
3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE. TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED FROM MANUFACTURER'S AND STANDARD DETAILS.
4. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS U.N.O.
5. ALL HALLWAYS AT STORAGE AREAS MUST BE 6'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL.
6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.
7. DO NOT SCALE THE DRAWING. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
8. FOR ALL EXIT SIGNS SEE ELECTRICAL.
9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING.
10. ALL EXPOSED INSTALLATION AT STORAGE AREA (i.e. HVAC DUCTS AND EQUIPMENT, LIGHT FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS.
12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT FILM OR OTHER SPECIALIZED COATING.

KEY NOTES

1. CONCRETE SLAB ON GRADE PER STRUCTURAL PLANS. SEAL WITH "ASHFORD FORMULA" SEALER.
2. CONCRETE FILL OVER LIGHT GA. METAL DECKING. SEAL WITH "ASHFORD FORMULA" SEALER.
3. ROOF ACCESS HATCH AND LADDER. SEE DETAIL #11/A6.3b.
4. ROLL UP DOOR AT STORAGE UNITS. SEE A6.0a DOOR SCHEDULE AND DETAIL #10/A6.0a. FOR ACCESSIBLE UNITS SEE DETAIL #1, 2, & 3 / A6.0a.
5. STOREFRONT SYSTEM. SEE SHEET #A6.1, WINDOW SCHEDULE.
6. TACTILE EXIT SIGNAGE MOUNTING HEIGHT: 90" A.F.F. SEE DETAILS #22/A7.2. FOR STAIRS EXIT SEE DETAIL #24/A7.2.
7. INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES. MOUNTING HEIGHT: 90" A.F.F. SEE DETAIL #14/A7.1.
8. PROVIDE A SEMI-RECESSED FIRE EXTINGUISHER CABINET "UL INDUSTRIES" MODEL B117010 OR APPROVED EQUAL, WITH A 5 L.B. 2A 110-B CLASS DRY CHEMICAL FIRE EXTINGUISHER, IN ACCORDANCE WITH TITLE 19 TABLE 2-2FC SECTION 906.3. TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING AND SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. VERIFY EXACT LOCATION, SIZE AND QUANTITY WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.
9. 18 GA. 6" HIGH 4" X 4" WHITE METAL CORNER GUARD, TYP. @ ALL OUTSIDE HALLWAY CORNERS.
10. PROVIDE 12" KICK PLATE AGAINST WALLS AT CART AREAS FOR PROTECTION.
11. PROVIDE 8'-0" HIGH FLUSH METAL PANEL SYSTEM AGAINST STUD WALLS AT HALLWAYS AND COMMON AREAS FOR PROTECTION. GYP. BD. PAINTED ABOVE. BID ALTERNATE 12" HIGH KICKPLATES.
12. FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. SEE DETAIL 13/A7.2.
13. ELEVATOR MECHANICAL ROOM. SEE 1A2 A6.3a.
14. ELECTRICAL ROOM.
15. GALVANIZED METAL INTERNAL DOWNSPOUT AND OVERFLOW. DAYLIGHT 12" O.D. ABOVE F.F. PROVIDE BRONZE NOZZLE. VERIFY SIZE WITH PLUMBING DRAWINGS. SEE #25/A7.3.
16. ARCHITECTURAL FEATURE ABOVE.
17. STEEL CANOPY ABOVE. DETAIL #12/A7.3.
18. CLEAN AIR & EV PARKING WITH EV CHARGER (SEE DETAIL #23 & 24 / A7.2). DESIGNATED FOR EMPLOYEES ONLY (EXCEPTION: EVCS NOT AVAILABLE TO THE GENERAL PUBLIC AND INTENDED FOR USE BY A DESIGNATED VEHICLE OR DRIVER SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-226.3.3).
19. CLEAN AIR PARKING (SEE DETAIL #23 & 24 / A7.2).
20. DESIGNATED PARKING SPACE - VAN ACCESSIBLE VEHICLES PER CBC SEC. 11B-812.8 & 11B-812.7. PARKING STALL MARKING PER CBC 11B-812.7.
21. ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGER. SEE DETAIL #1 / A7.1, #23 & 24 / A7.2.
22. ACCESSIBLE AND EV PARKING SPACE WITH EV CHARGER. SEE DETAIL #1 / A7.1, #23 & 24 / A7.2.
23. DETECTABLE WARNING. SEE DETAIL #13/A7.1.
24. DRYWELL AT BASEMENT. SEE CIVIL PLAN (C-3.00 SHEET).
25. WROUGHT IRON FENCING. SEE DETAIL #11/A7.2.
26. STANDPIPE.
27. PERFORATED METAL ROLL-UP DOOR.
28. CLICK2 ENTER TRANSPONDER LOCATION. ALSO, WITH KNOX KEY BOX.
29. EXIT KEY PAD. SEE DETAIL #15 / A7.2.
30. CEILING ABOVE OVER ENTRY - STUCCO OVER 1/2" DENSGLASS WITH AIRWATER BARRIER DETAIL #12/A7.3 & 18/A7.3 (STUCCO ICC-ESR 1607).
31. VISUAL/AUDIBLE ALARM TO WARN PEDESTRIANS AND CYCLIST OF EXISTING HO-HOLE.
32. TRANSPORTATION INFORMATION CENTER (TIC) WHERE VISITORS AND EMPLOYEES CAN OBTAIN INFORMATION REGARDING A VARIETY OF LOCAL TRANSPORTATION PLANS AND SERVICES. A TIC PROVIDES INFORMATION ABOUT TRANSIT SCHEDULES, COMMUTE PLANNING, RIDE SHARING, TELECOMMUTING, BICYCLE AND PEDESTRIAN ROUTES AND FACILITIES, TAXIS, PARK-TRANSIT, ON-SITE SERVICES AND LOCAL BUSINESSES. (SEE SECTION 2.3.C.2)
33. SOFFIT ABOVE.

WALL LEGEND

	RETAINING WALL
	CONCRETE MASONRY UNIT WALL
	2-HR FIRE RATED - CONCRETE MASONRY UNIT WALL
	8" STEEL STUD WALL BETWEEN DRIVE-UP AND INTERIOR STORAGE
	6" INTERIOR STEEL STUD WALL
	4" TYPICAL STORAGE PARTITION
	4" STEEL STUD WITH INSULATION
	14-HR STEEL STUD WALL
	2-HR STEEL STUD WALL
	FIBERGLASS BATT INSULATION - R-VALUE PER WALL TYPE.
	CLIMATE CONTROL AREA - ALL PERIMETER STUD WALLS, COMPOSITE FLOORS AND ROOF TO BE INSULATED. R-VALUE PER WALL TYPE, SECTIONS, AND ROOF PLAN.
	EXTENTS OF FLOOR INSULATION ABOVE
	SEE DETAIL #19/A7.4

EXHIBIT "A"
Page No. 56 of 67
Case No. DIR-2022-8663-CDO-HCA

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USER IS HEREBY NOTIFIED THAT THE PROJECT INTENTED BEING USED MAY NOT BE REPRODUCED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC.

"COPYRIGHT" YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT
**GCX
DEVELOPMENT
LLC**

818 WEST 7TH ST.,
SUITE 410
LOS ANGELES
CA

PROJECT

**FIGUEROA
SELF STORAGE**

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

**FITH &
SIXTH
FLOOR PLAN**

REV.	DATE	COMMENT
1	08/18/2021	1ST PLAN CK SUBMITTAL
2	12/10/2023	RE-SUBMITTAL
3		
4		

PROJECT MANAGER: Elopez
PROJECT LEAD: Esamudio

DATE: 08/21/2023

JOB NUMBER: 19-1212

FILE NAME: 191212A2.0-Floor Plan

SHEET NUMBER:

A2.3

SHEET NUMBER:

A3.0



GENERAL NOTES - CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. - WHERE ANTI-CRACKING SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY. - HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR, EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS. - ALL NOTES, DIM. DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS UNL. - ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. - VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. - DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. - FOR ALL EXIT SIGNS SEE ELECTRICAL. - ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. - ALL EXPOSED INSTALLATION AT STORAGE AREA (I.E. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. - ALL EXTERIOR WALLS TO BE TREATED WITH GRAFTITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. - ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFTITI RESISTANT	ROOF NOTES: LID  ALL DOWNSPOUTS TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS. AND ALL ROOF RUNOFF TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS.	LEGAL DESCRIPTION: SEE CIVIL PLANS  PAGE 2 OF 2 FOR APN 5446-018-022 LOTS 5, 6, 37, 38, 39, 40, 41 AND 42 IN BLOCK 4 OF THE SUBDIVISION OF THE EASTERN PORTION OF THE JEFFRIES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE (5) [4] OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM LOTS 5 AND 6 THE INTEREST IN THOSE PORTIONS OF SAID LOTS LYING WITHIN THE BOUNDARIES OF FIGUEROA STREET, FORMERLY DANTON AVENUE AND BEING APPROXIMATELY 15.0 FEET OF FIGURA STREET, (FORMERLY DANTON AVENUE AND BEING APPROXIMATELY 15.0 FEET OF FIGURA STREET) AS CONTAINED THEREBY BY THE ORDERING THEREOF BY THE CITY OF LOS ANGELES BY CONSOLIDATED ACTIONS 85374, SUPERIOR COURT AND 256421 SUPERIOR COURT, CERTIFIED COPIES OF THE FINAL DECREE OF SAID CONDEMNATIONS WERE RECORDED JANUARY 29, 1915 IN BOOK 60 02 PAGE 8 OF DEEDS AND FEBRUARY 18, 1935 IN BOOK 13193 PAGE 390, OFFICIAL RECORDS.	CDO NOTES: - ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TOMATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT. - RECESS NEW STOREFRONT WINDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING. EXHIBIT "A" Page No. <u>57</u> of <u>67</u> Case No. <u>DIR-2022-8663-CDO-HCA</u>
--	---	---	---



CLIENT
**GCX
DEVELOPMENT
LLC**

818 WEST 7TH ST.
SUITE 410
LOS ANGELES
CA

PROJECT

**FIGUEROA
SELF STORAGE**

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

**EXTERIOR
ELEVATIONS**

REV.	DATE	COMMENT
1	08/21/2021	1ST PLAN OK SUBMITTAL
2	12/10/2023	RE-SUBMITTAL
3		
4		
5		

PROJECT MANAGER: **Elopez**
PROJECT LEAD: **ESarnudo**

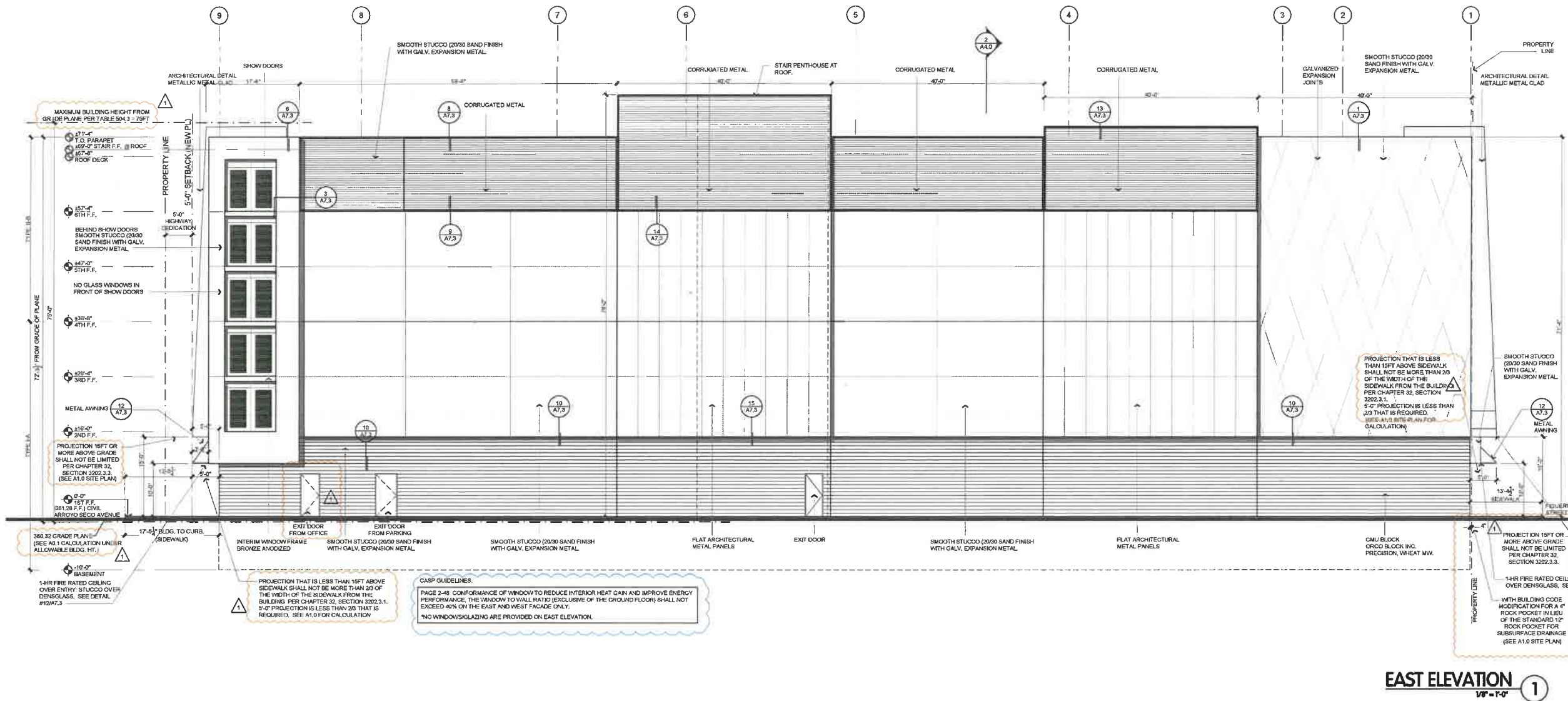
DATE: 08/21/2023

JOB NUMBER: 19-1212

FILE NAME: 191212A3.0-Elevations

SHEET NUMBER:

A3.1



GENERAL NOTES	ROOF NOTES: LID	LEGAL DESCRIPTION: SEE CIVIL PLANS	CDO NOTES:
1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. 2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY. 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE. TAKEN FROM THE BUILDING FINISH FLOOR EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS. 4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS U.N.O. 5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. 6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. 7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. 8. FOR ALL EXIT SIGNS SEE ELECTRICAL. 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. 10. ALL EXPOSED INSTALLATION AT STORAGE AREA (i.e. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT	ALL DOWNSPOUTS TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS. AND ALL ROOF RUNOFF TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS.	PARCEL 2 POR. APN 5446-018-022 LOTS 5, 6, 37, 38, 39, 40, 41 AND 42 IN BLOCK 4 OF THE SUBDIVISION OF THE EASTERN PORTION OF THE JEFFERSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE (S) 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF S.D. COUNTY. EXCEPT FROM LOTS 5 AND 6 THE INTEREST IN THOSE PORTIONS OF SAID LOTS LYING WITHIN THE BOUNDARIES OF FIGUEROA STREET, (FORMERLY GAYTON AVENUE AND BEING APPROXIMATELY THE NORTHWESTERLY 15.6 FEET OF SAID LOTS) AS CONVEYED FOR THE FOREGOING TRACT BY THE CITY OF LOS ANGELES BY CONDEMNATION ACTIONS 85374 SUPERIOR COURT AND 256421 SUPERIOR COURT, CERTIFIED COPIES OF THE FINAL DECREE OF SAID CONDEMNATIONS WERE RECORDED JANUARY 28, 1915 IN BOOK 60 02 PAGE 8 OF DEEDS AND FEBRUARY 18, 1935 IN BOOK 13193 PAGE 390, OFFICIAL RECORDS.	1. ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT. 2. RECESS NEW STOREFRONT WINDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING.

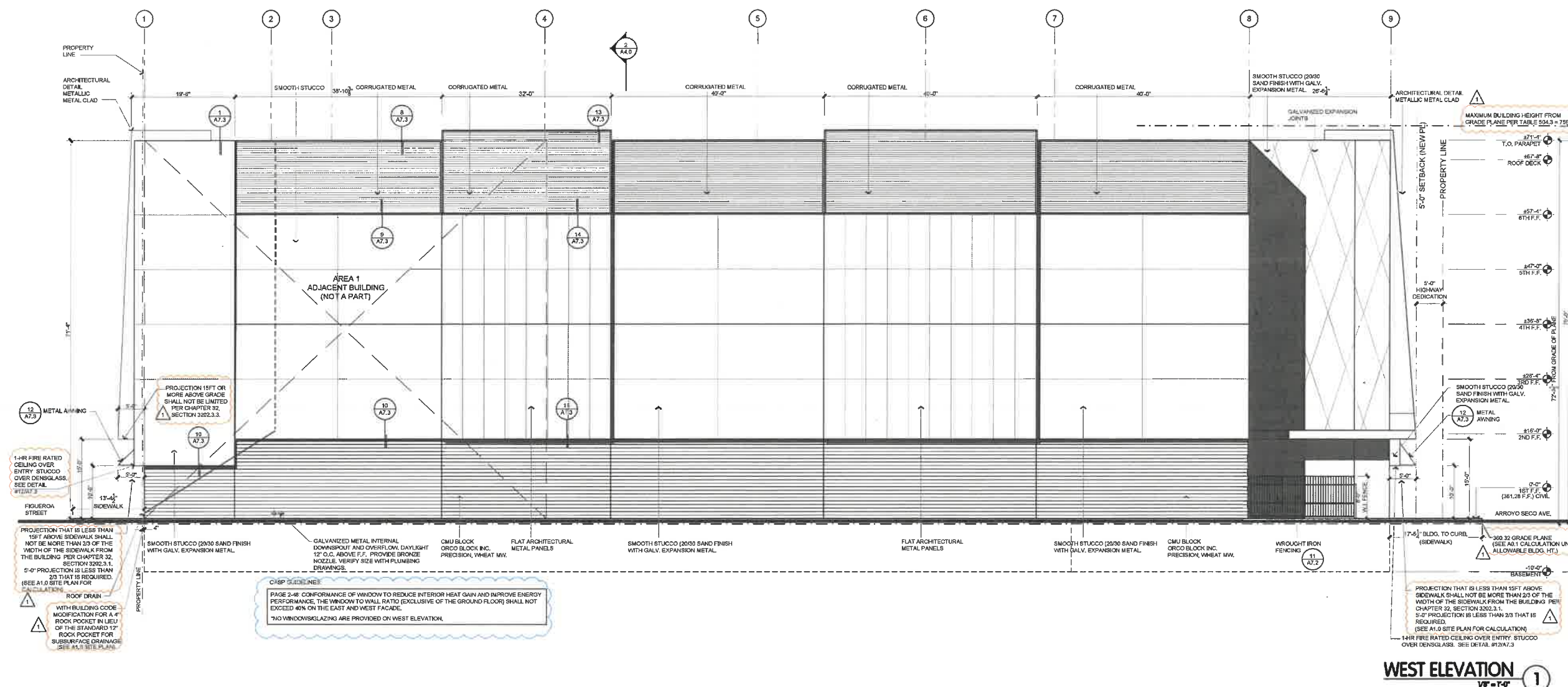
EXHIBIT "A"
Page No. 58 of 67
Case No. DIR-2022-8663-CDO-HCA

SHEET NUMBER:

A3.2



GENERAL NOTES 1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. 2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY. 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS. 4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS UNL. 5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. 6. VERIFY GARDER & BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. 7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. 8. FOR ALL EXIT SIGNS SEE ELECTRICAL. 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. 10. ALL EXPOSED INSTALLATION AT STORAGE AREA (A/C HVAC UNITS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT	ROOF NOTES: LID  ALL DOWNSPOUTS TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS. AND ALL ROOF RUNOFF TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS.	LEGAL DESCRIPTION: SEE CIVIL PLANS 	CDO NOTES: 1. ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TOMATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT. 2. RECESS NEW STOREFRONT WNDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING. EXHIBIT "A" Page No. <u>59</u> of <u>67</u> Case No. <u>DIR-2022-8663-CDO-HCA</u>
--	---	--	--



REV.	DATE	COMMENT
	09/28/2021	1ST PLAN CK SUBMITTAL
1	12/10/2023	RE-SUBMITTAL
2		
3		

SHEET NUMBER:

A3.3

GENERAL NOTES	ROOF NOTES: LID	LEGAL DESCRIPTION: SEE CIVIL PLANS	CDO NOTES:
1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. 2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECIFICATIONS ARE NOT IN AGREEMENT, THE MAP STRUCTURAL SPECIFICATIONS WILL APPLY. 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS. 4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS UNLESS NOTED OTHERWISE. 5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. 6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. 7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. 8. FOR ALL EXIT SIGNS SEE ELECTRICAL. 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. 10. ALL EXPOSED INSTALLATION AT STORAGE AREA (4" PVC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT	ALL DOWNSPOUTS TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS. AND ALL ROOF RUNOFF TO DRAIN TO INFILTRATION DRYWELL. SEE PLUMBING AND CIVIL PLANS.	<u>PAGE 2</u> FOR APN 5448-018-022 LOTS 5, 6, 37, 38, 39, 40, 41 AND 42 IN BLOCK 4 OF THE SUBDIVISION OF THE EASTERN PORTION OF THE JEFFERSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGE (S) 44 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM LOTS 5 AND 6 THE INTEREST IN THOSE PORTIONS OF SAID LOTS LYING WITHIN THE BOUNDARIES OF FLORENZA STREET, (FORMERLY DARTMOUTH AVENUE AND BEING APPROXIMATELY 15.8 FEET WIDE SAID LOTS) AS CORNERED FLOOR PLAN FOR THE INTEREST THEREOF BY THE CITY OF LOS ANGELES IN ACTIONS 86374, SUPERIOR COURT AND 258421 SUPERIOR COURT, CERTIFIED COPIES OF THE FINAL DECREE OF SAID CONDEMNATIONS WERE RECORDED JANUARY 28, 1915 IN BOOK 60 02 PAGE 8 OF DEEDS AND FEBRUARY 18, 1935 IN BOOK 12193 PAGE 390, OFFICIAL RECORDS.	1. ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT. 2. RECESS NEW STOREFRONT WINDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING.

EXHIBIT "A"

Page No. 60 of 67

Case No. DIR-2022-8663-CDO-HCA



CLIENT

GCX
DEVELOPMENT
LLC

818 WEST 7TH ST.,
SUITE 410
LOS ANGELES
CA

PROJECT

FIGUEROA
SELF STORAGE

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

EXTERIOR
COLOR
ELEVATIONS

REV.	DATE	COMMENT
1	08/21/2023	1ST PLAN CK SUBMITTAL
2	12/10/2023	RE-SUBMITTAL
3		
4		

PROJECT MANAGER: Elopez
PROJECT LEAD: ESomudio

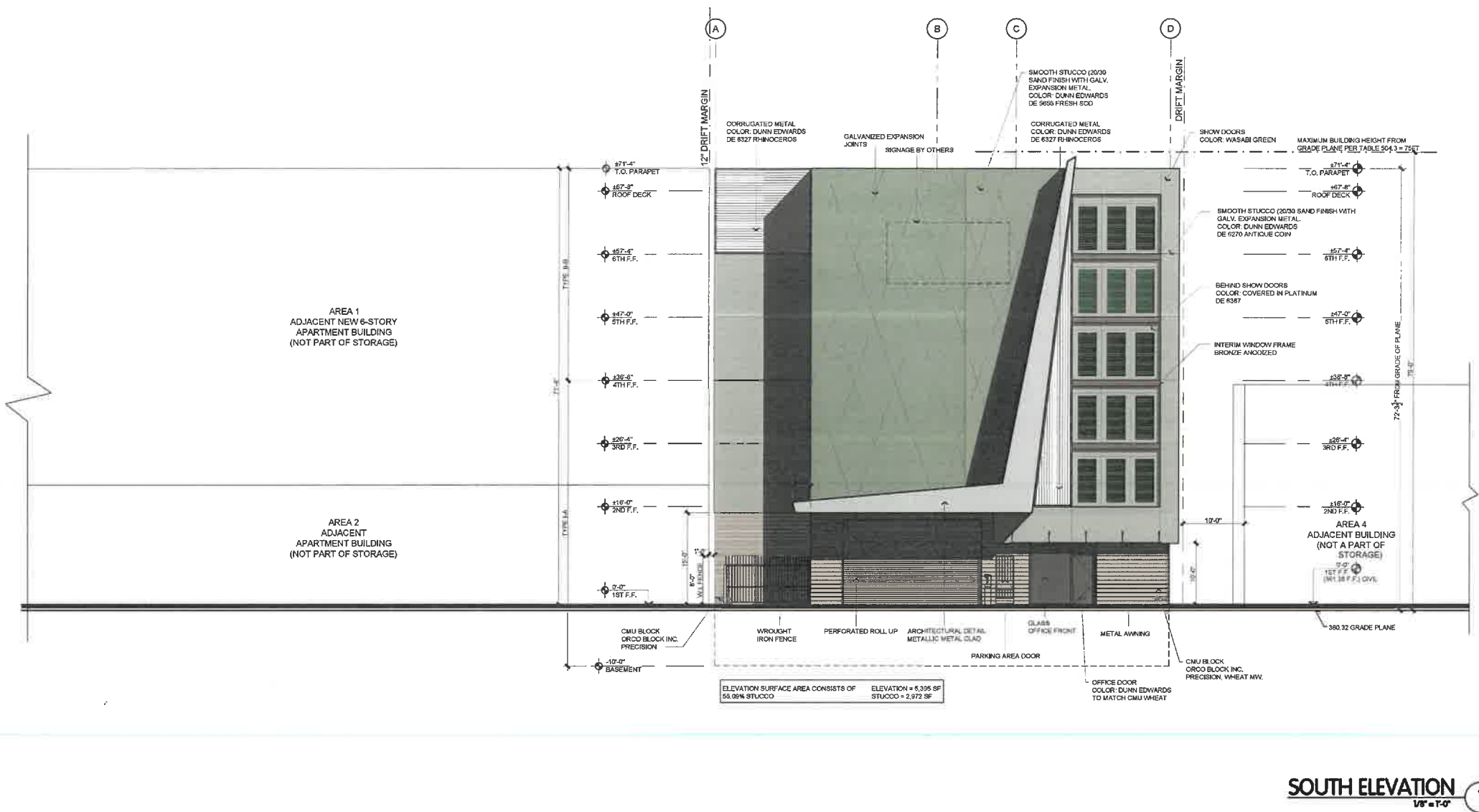
DATE: 08/21/2023

JOB NUMBER: 19-1212

FILE NAME: 191212A3.4-Elevations Color

SHEET NUMBER:

A3.4



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. VARIOUS ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY.
3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REG. AND STANDARD DETAILS.
4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS U.N.O.
5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL.
6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. THE PLANS IMMEDIATELY BEFORE PROCEEDING.
7. DO NOT SCALE THE DIMS. NOT BY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
8. FOR ALL EXIT SIGNS SEE ELECTRICAL.
9. ALL DRYWALL ON INTERIOR SHALL BE TAPE, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING.
10. ALL EXPOSED INSTALLATION AT STORAGE AREA (i.e. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS.
12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT

CDO NOTES:

1. ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT.
2. RECESS NEW STOREFRONT WINDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING.

EXHIBIT "A"

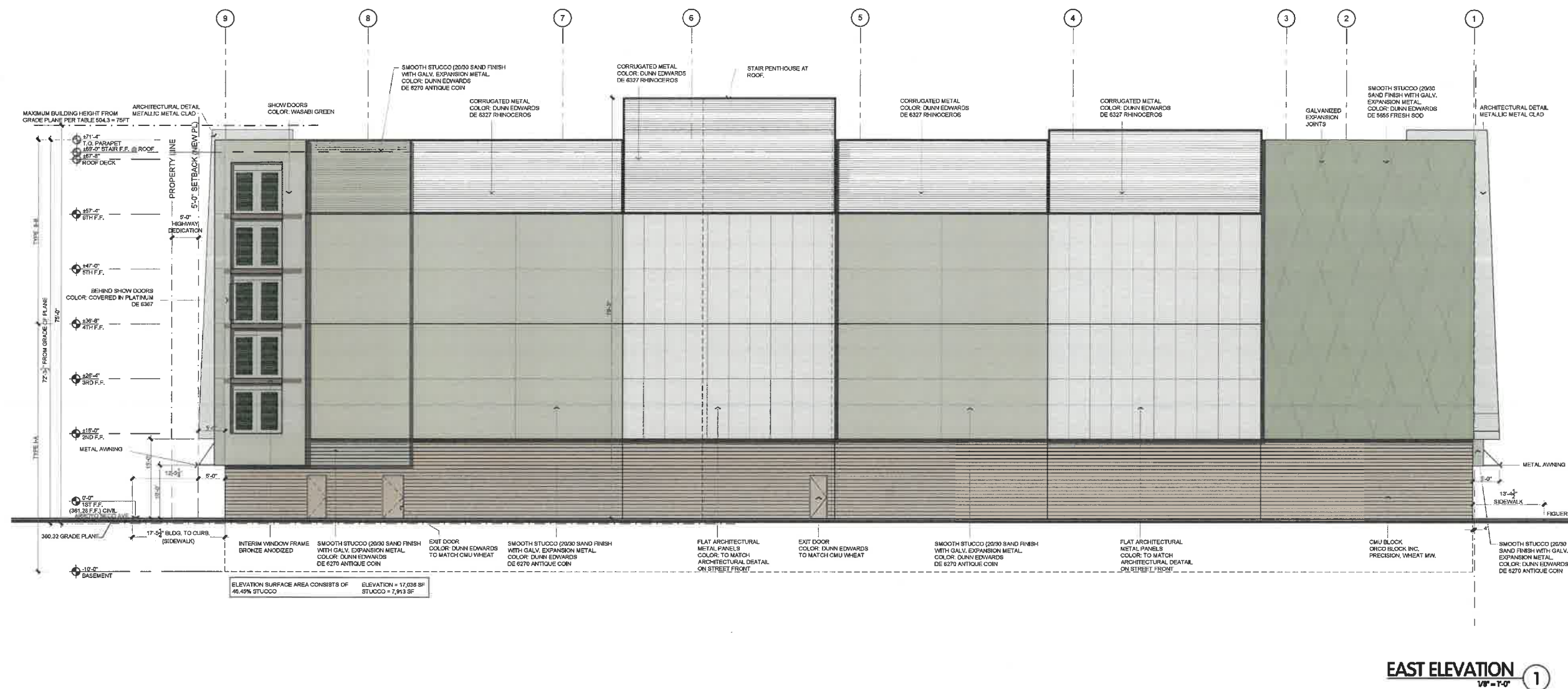
Page No. 61 of 67

Case No. DIR-2022-8663-CDO-HCA

REV.	DATE	COMMENT
	24/06/2021	1ST PLAN CK SUBMITTAL
1	12/10/2023	RE- SUBMITTAL
2		
3		

SHEET NUMBER:

A3.5



GENERAL NOTES	CDO NOTES:
1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. 2. WHERE ARCHITECTURAL/UPDATING SPECIFICATIONS REGARDING MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY. 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS. 4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS UNL.O. 5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. 6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. 7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. 8. FOR ALL EXIT SIGNS SEE ELECTRICAL. 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. 10. ALL EXPOSED INSTALLATION AT STORAGE AREA (i.e. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT	1. ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TOMATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT. 2. RECESS NEW STOREFRONT WINDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING.

EXHIBIT "A"

Page No. 62 of 67

Case No. DIR-2022-8663-CDO-HCA



CLIENT

GCX
DEVELOPMENT
LLC

818 WEST 7TH ST.,
SUITE 410
LOS ANGELES
CA

PROJECT

FIGUEROA
SELF STORAGE

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

EXTERIOR
COLOR
ELEVATIONS

REV.	DATE	COMMENT
	08/24/2023	1ST PLAN CK SUBMITTAL
1	12/10/2023	RE-SUBMITTAL
2		
3		

PROJECT MANAGER: Elopez
PROJECT LEAD: ESamudio

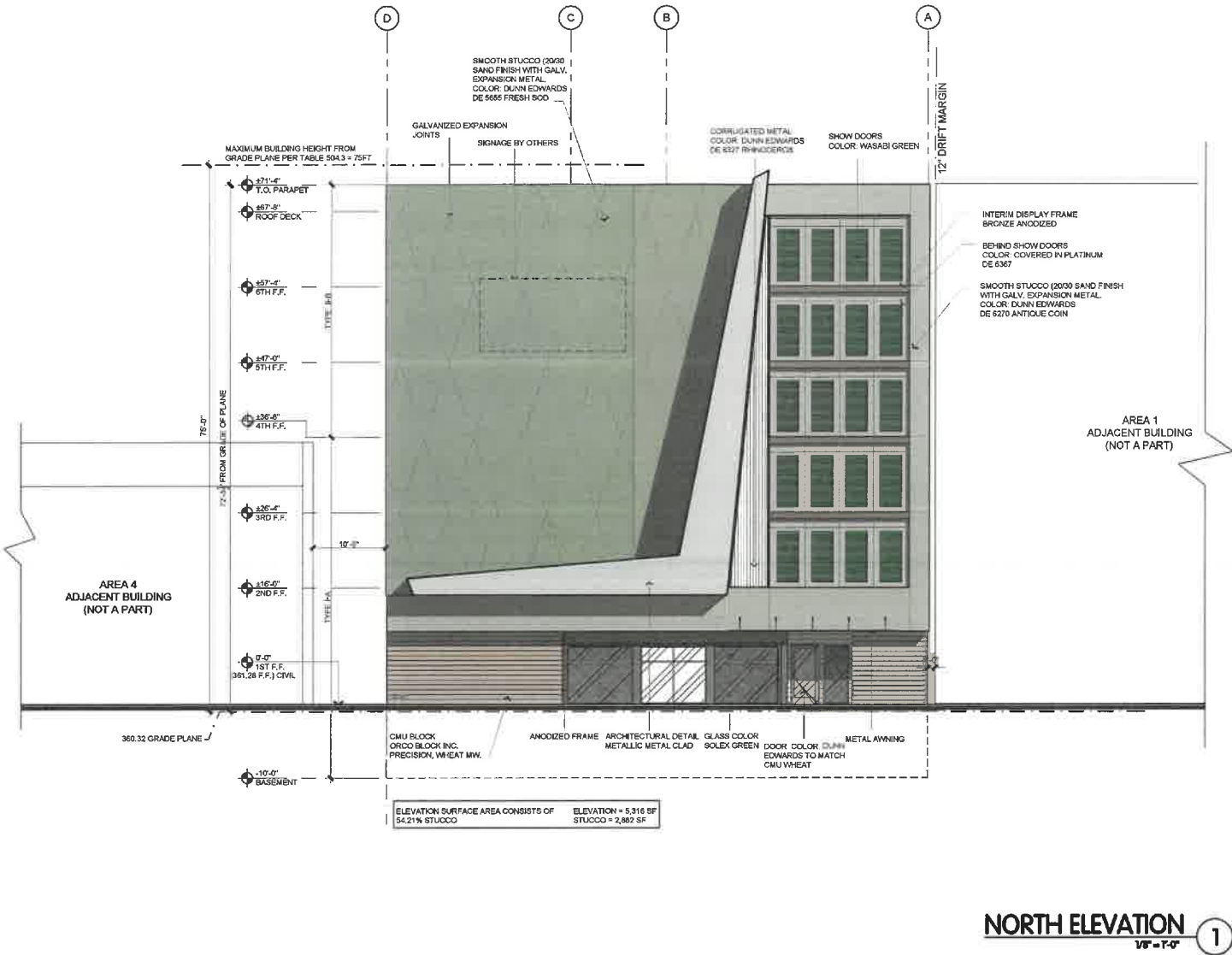
DATE: 08/21/2023

JOB NUMBER: 19-1212

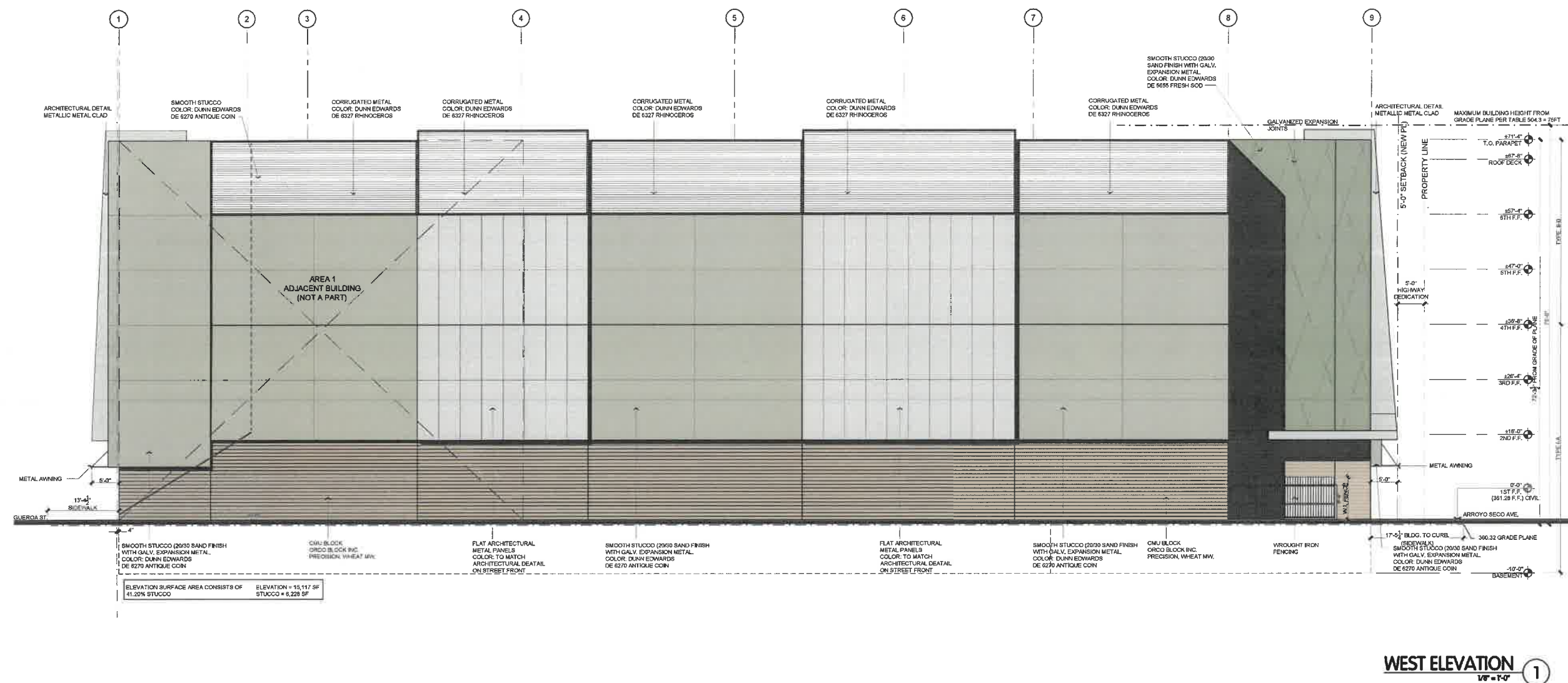
FILE NAME: 91212A3.4-Elevations Color

SHEET NUMBER:

A3.6



A3.7



GENERAL NOTES	CDO NOTES:
1. CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. 2. WHERE ARCHITECTURAL OR SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY. 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE, TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REG. AND STANDARD DETAILS. 4. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS U.N.O. 5. ALL HALLWAYS AT STORAGE AREAS MUST BE 6'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. 6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. 7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. 8. FOR ALL EXIT SIGNS SEE ELECTRICAL. 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. 10. ALL EXPOSED INSTALLATION AT STORAGE AREA (i.e. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT	1. ALL VENTS, GUTTERS, DOWNSPOUT, FLASHING, ELECTRICAL CONDUITS ETC. SHOULD BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE UNLESS BEING USED EXPRESSLY AS A TRIM OR ACCENT ELEMENT. 2. RECESS NEW STOREFRONT WINDOWS AT LEAST 3 INCHES FROM THE FRONT PLANE OF THE BUILDING.

EXHIBIT "A"

Page No. 64 of 67

Case No. DIR-2022-8663-CDO-HCA

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF
SERVICE AND ARE THE PROPERTY OF JORDAN
ARCHITECTS. THE USER IS EXPRESSLY ADVISED THAT
THE PROJECT NOTED BELOW HAS NOT BEEN REVIEWED OR
REDESIGNED BY JORDAN ARCHITECTS. THE USER SHALL OBTAIN THE WRITTEN
PERMISSION OF JORDAN ARCHITECTS.

"COPYRIGHT" YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT

GCX
DEVELOPMENT
LLC

818 WEST 7TH ST.,
SUITE 410
LOS ANGELES
CA

PROJECT

FIGUEROA
SELF STORAGE

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

BUILDING
SECTIONS

REV.	DATE	COMMENT
	10/28/2021	1ST PLAN CK SUBMITTAL
1	12/10/2023	RE-SUBMITTAL
2		
3		

PROJECT MANAGER: **Elopez**
PROJECT LEAD: **ESamudio**

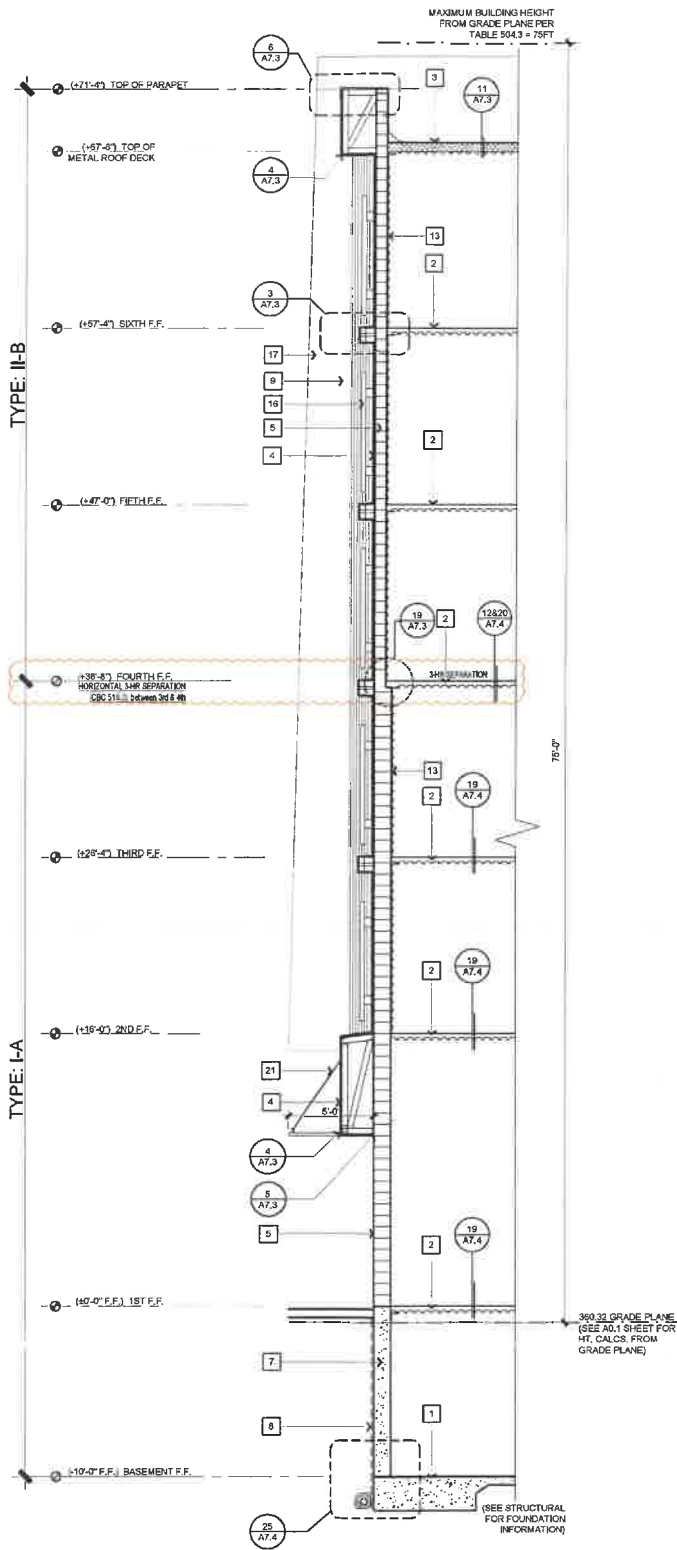
DATE: **08/21/2023**

JOB NUMBER: **19-1212**

FILE NAME: **191212A4.1-Sections**

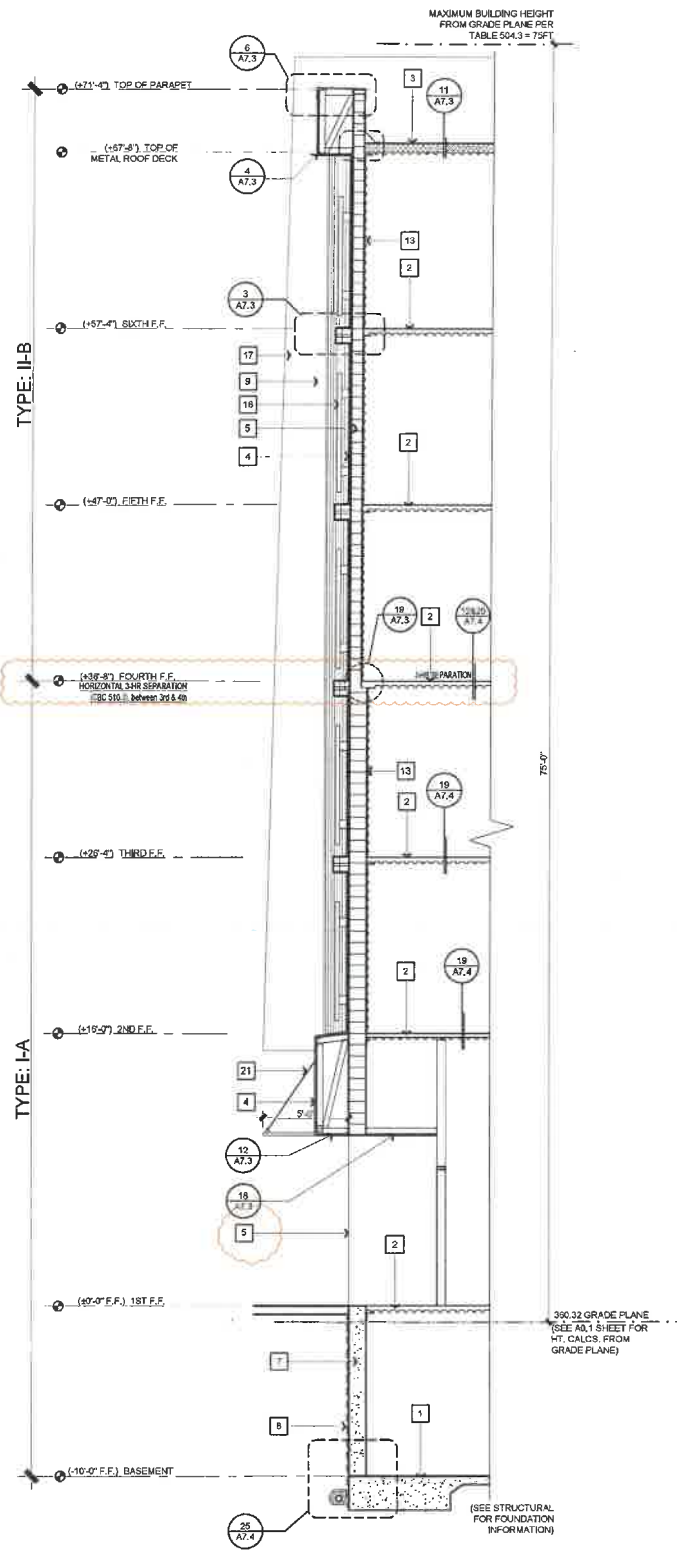
SHEET NUMBER:

A4.1



NOTE:
SEE SHEET A3.2 ELEVATIONS FOR
SECTION REFERENCE

BUILDING SECTIONS-PARTIAL
1/4" = 1'-0" 2



NOTE:
SEE SHEET A3.2 ELEVATIONS FOR
SECTION REFERENCE

BUILDING SECTIONS-PARTIAL
1/4" = 1'-0" 1

GENERAL NOTES

1. CONDITIONS OF WORK SHALL BE AS SHOWN ON ALL DRAWINGS AND SHALL BE AS SHOWN ON ALL DRAWINGS AND SHALL BE AS SHOWN ON ALL DRAWINGS.
2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS SHALL APPLY.
3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE. TAKEN FROM THE BUILDING FINISH FLOOR. EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REG. AND STANDARD DETAILS.
4. ALL NOTES, DIM. DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS (U.S.O.).
5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL.
6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS.
7. DO NOT SCALE THE DWGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING.
8. FOR ALL EXIST. WORKS SEE ELECTRICAL.
9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING.
10. ALL EXPOSED INSTALLATION AT STORAGE AREA (E.G. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS.
12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT FILM OR OTHER SPECIALIZED COATINGS.

KEY NOTES

1. CONCRETE SLAB OVER EXISTING GRADE, PROVIDE "ASHFORD FORMULA" SEALER AT HALLWAYS AND COMMON AREAS. SEE STRUCTURAL. PROVIDE 15 MIL. VAPOR BARRIER BENEATH, STEGO WRAP OR APPROVED EQUAL.
2. CONCRETE SLAB OVER METAL DECK, PROVIDE "ASHFORD FORMULA" SEALER AT HALLWAYS AND COMMON AREAS. SEE STRUCTURAL.
3. TPO ROOFING SYSTEM OVER RIGID INSULATION OVER METAL DECK. SEE DETAIL 11A7.3
4. 20/30 SAND FINISH STUCCO. SEE ELEVATIONS.
5. DECORATIVE MASONRY BLOCK (CMU WALL - SEE STRUCTURAL FOR SIZE). ALSO SEE DETAIL 11A7.4
6. SOLEX GREEN GLASS WITH ALUMINUM STOREFRONT FRAMES. SEE SCHEDULE A8.1
7. POURED CAST IN PLACE CONCRETE - RETAINING WALL. SEE STRUCTURAL FOR SIZE. ALSO SEE DETAIL 11A7.4
8. RETAINING WALL WATERPROOFING SYSTEM. (SEE STRUCTURAL FOR MORE INFORMATION)
9. EXTERIOR VERTICAL CORRUGATED METAL PANEL. SEE ELEVATIONS FOR EXACT LOCATION AND COLORS.
10. LOCKERS. SEE DETAIL #22, AND 23 / A7.4

11. 4" HIGH 4" X 4" DIAMOND PLATE METAL CORNER GUARD. TYP. @ ALL OUTSIDE HALLWAY CORNERS. DETAIL #21 / A7.3
12. PROVIDE BURGLAR BARS AT HALLWAYS AS REQUIRED (V.L.F.) 6" O.C. MIN.
13. PROVIDE FULL HEIGHT CORRUGATED METAL PANEL APPLIED HORIZONTALLY AGAINST STUD WALLS AT STORAGE SIDE FOR PROTECTION.
14. LIGHT FIXTURES. SEE LIGHTING PLAN (ELECTRICAL PLAN)
15. ROLL UP DOOR AT STORAGE UNITS. SEE DOOR SCHEDULE AND DETAIL 28A7.4. FOR ACCESSIBLE UNITS SEE DETAIL 1, 2, & 3 / A6.0a.
16. FAUX DOORS - CORRUGATED METAL PANEL
17. ARCHITECTURAL STAINLESS STEEL CLAD
18. EXTERIOR HORIZONTAL CORRUGATED METAL PANEL. SEE ELEVATIONS FOR EXACT LOCATION AND COLORS.
19. PROVIDE 1" X 1" WIRE MESH FOR SECURITY ON TOP OF STORAGE UNITS AT 8'-0" A.F.F. AS REQUIRED. SEE #21 / A7.3
20. BREAK METAL
21. METAL CANOPY. DETAIL #12/A7.3
22. SMOOTH FLAT METAL PANELS

23. TRASH ENCLOSURE. SEE DETAIL #30 / A7.2
24. RECYCLE ENCLOSURE. SEE DETAIL #30 / A7.2
25. FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. SEE DETAIL #15 / A7.2
26. ELECTRICAL ROOM
27. DOOR ACCESS TO STORAGE UNITS
28. RESTROOM
29. PERFORATED ROLL UP DOOR
30. CMU BLOCK. SEE STRUCTURAL FOR SIZE.
31. STEEL BEAM. SEE STRUCTURAL

WALL LEGEND

- RETAINING WALL
- CONCRETE MASONRY UNIT WALL
- 2-HR FIRE RATED - CONCRETE MASONRY UNIT WALL
- 6" STEEL STUD WALL BETWEEN DRIVE-UP AND INTERIOR STORAGE
- W/INSULATION
- 6" INTERIOR STEEL STUD WALL
- 4" TYPICAL STORAGE PARTITION
- 4" STEEL STUD WITH INSULATION
- 2-HR STEEL STUD WALL
- FIREGLASS BALL INSULATION - R-VALUE PER WALL TYPE
- CLIMATE CONTROL AREA - ALL PERIMETER STUD WALLS
- COMPOSITE FLOORS AND ROOF TO BE INSULATED. R-VALUE PER WALL TYPE, SECTIONS, AND ROOF PLAN.
- EXTRA 1/2" OF FLOOR INSULATION ABOVE
- SEE DETAIL #19A1.4

EXHIBIT "A"
Page No. 66 of 67
Case No. DIR-2022-8663-CDO-HCA

jordan
architects, inc.

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

Telephone (949) 388-8090
Facsimile (949) 388-8290

THIS DRAWING AND ITS CONTENTS ARE REPRESENTATIONS OF
SERVICES AND ARE THE PROPRIETARY PROPERTY OF JORDAN
ARCHITECTS. THE USE IS EXPRESSLY WITHHELD FOR
REPRODUCTION IN WHOLE OR IN PART WITHOUT THE WRITTEN
PERMISSION OF JORDAN ARCHITECTS.

"COPYRIGHT" YEAR OF 1ST PUBLICATION
2019 BRUCE JORDAN ARCHITECT



CLIENT

GCX
DEVELOPMENT
LLC

818 WEST 7TH ST.,
SUITE 410
LOS ANGELES
CA

PROJECT

FIGUEROA
SELF STORAGE

3200 NORTH FIGUEROA ST
LOS ANGELES, CA 90065

SHEET TITLE

BUILDING
SECTIONS

REV.	DATE	COMMENT
	2/2/2021	1ST PLAN CK SUBMITTAL
1	10/1/2023	RE-SUBMITTAL
2		
3		

PROJECT MANAGER: Elopez
PROJECT LEAD: ESamudio

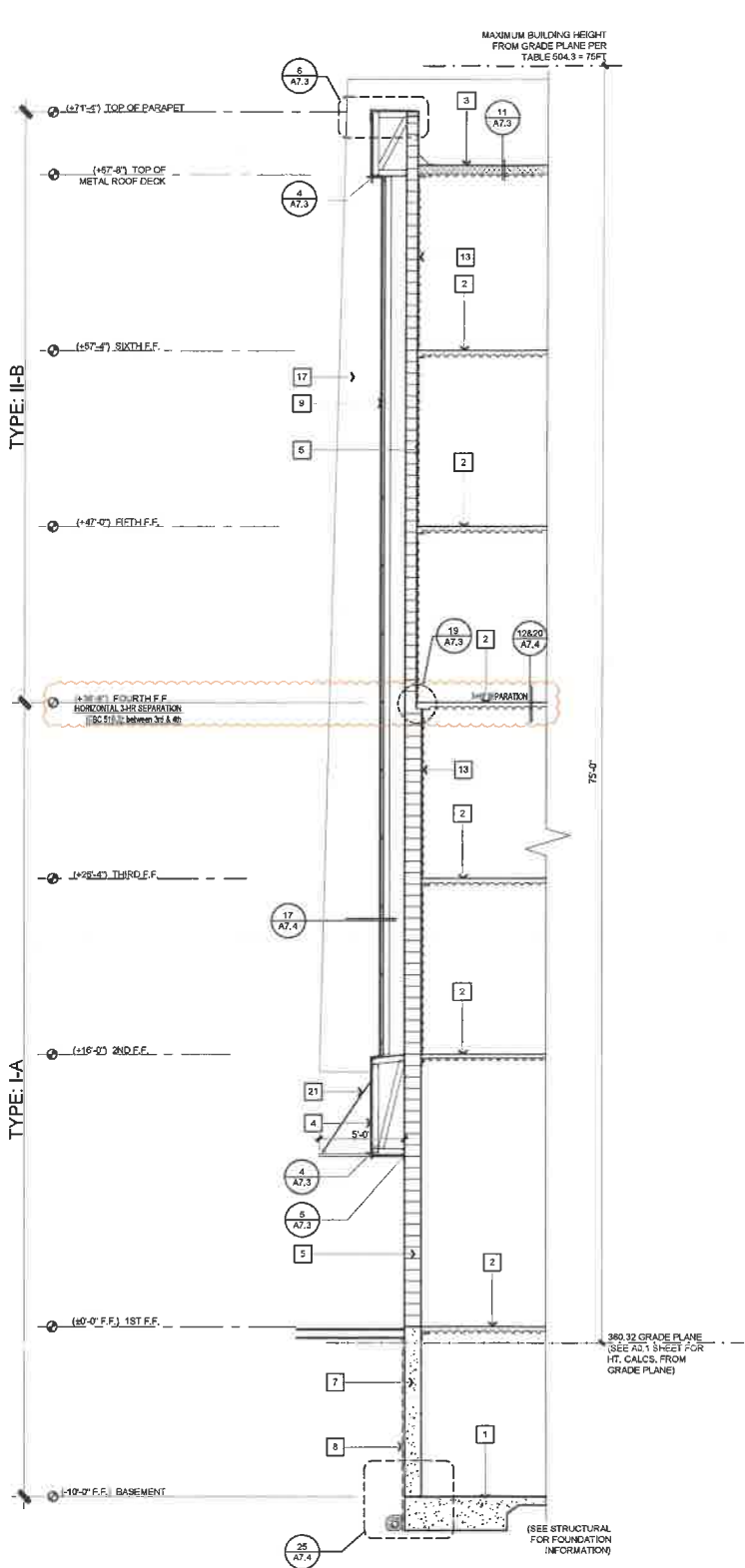
DATE: 08/21/2023

JOB NUMBER: 19-1212

FILE NAME: 191212A4.1-Sections

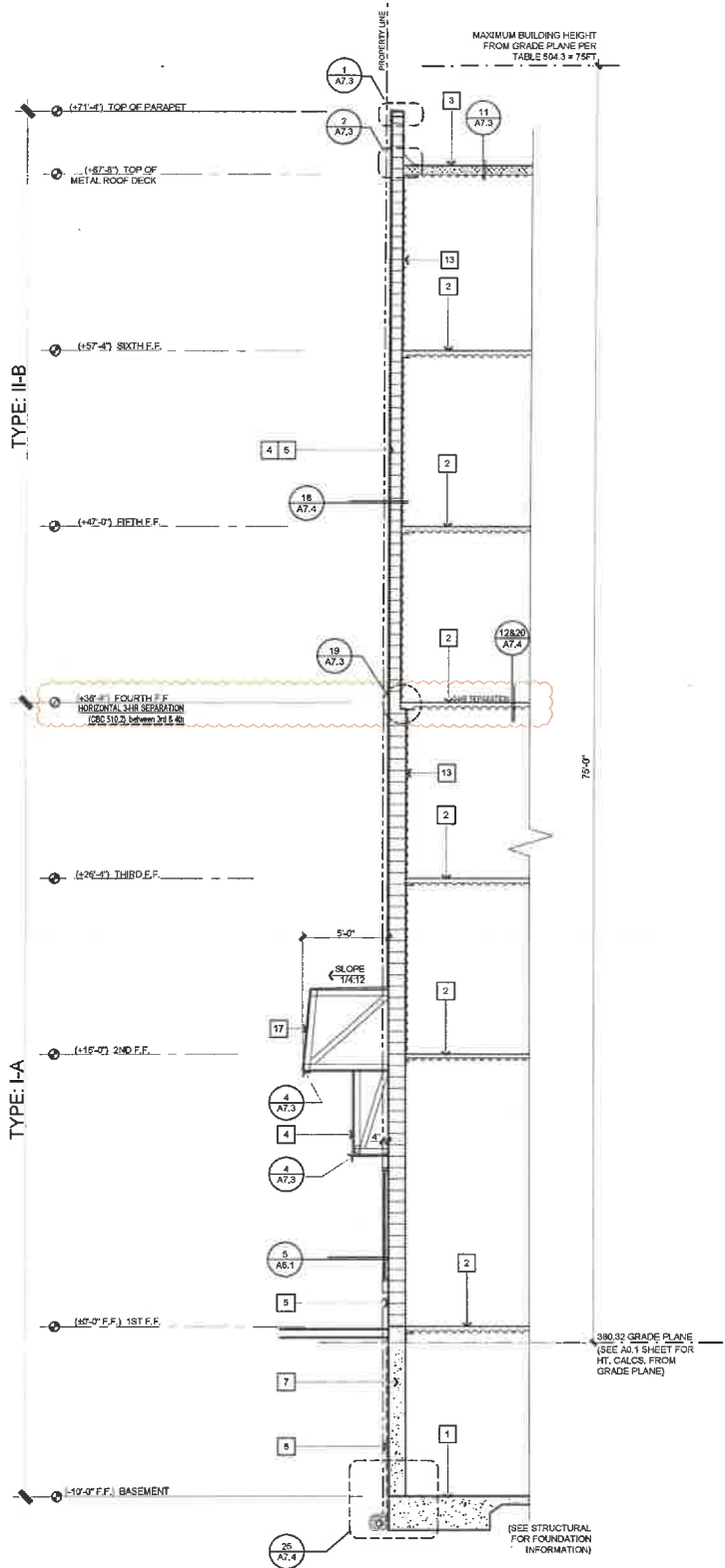
SHEET NUMBER:

A4.2



NOTE:
SEE SHEET A3.2 ELEVATIONS FOR
SECTION REFERENCE

BUILDING SECTIONS-PARTIAL
1/4" = 1'-0" 2



NOTE:
SEE SHEET A3.2 ELEVATIONS FOR
SECTION REFERENCE

BUILDING SECTIONS-PARTIAL
1/4" = 1'-0" 1

GENERAL NOTES	KEY NOTES	WALL LEGEND
1. CONTRACTOR TO VERIFY ALL DETAILS, UNDERPINNING, AND FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. 2. WHERE ARCHITECTURAL SPECIFICATIONS REGARDING STRENGTH OF MATERIALS AND STRUCTURAL SPECS ARE NOT IN AGREEMENT, THE STRUCTURAL SPECIFICATIONS WILL APPLY. 3. HEIGHT OF TOP OF WALL, ROOF AND PARAPET SHOWN ON ELEV. ARE APPROXIMATE. TAKEN FROM THE BUILDING FINISH FLOOR, EXACT DIM. TO BE DETERMINED PER MANUFACTURER'S REQ. AND STANDARD DETAILS. 4. ALL NOTES, DIM., DETAIL REFERENCES AND INFO. SHOWN ON THIS SHEET ARE REPEATING AND TYP. FOR ALL FLOOR PLANS AND ELEVATIONS UNLESS NOTED OTHERWISE. 5. ALL HALLWAYS AT STORAGE AREAS MUST BE 5'-0" CLEAR FROM FINISHED WALL TO FINISHED WALL. 6. VERIFY GRADES @ BUILDING LINE WITH CIVIL ENGINEERING DRAWINGS. 7. DO NOT SCALE THIS DWG. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS IMMEDIATELY BEFORE PROCEEDING. 8. FOR ALL EXIT SIGNS SEE ELECTRICAL. 9. ALL DRYWALL ON INTERIOR SHALL BE TAPED, SMOOTH FINISH AND PAINTED FOR A COMPLETE WORKMANLIKE FINISHED WALL AND CEILING. 10. ALL EXPOSED INSTALLATION AT STORAGE AREA (E.G. HVAC DUCTS AND EQUIPMENT, LIGHTS FIXTURES, FIRE SPRINKLERS, ETC.) SHOULD BE SECURED AS CLOSE TO THE UNDERSIDE OF DECK ABOVE AS POSSIBLE UNLESS NOTED OTHERWISE. 11. ALL EXTERIOR WALLS TO BE TREATED WITH GRAFFITI RESISTANT OR DETOURING SURFACES SUCH AS SPECIALIZED COATINGS. 12. ALL STOREFRONT WINDOWS TO BE COVERED WITH GRAFFITI RESISTANT FILM OR OTHER SPECIALIZED COATINGS.	1. CONCRETE SLAB OVER EXISTING GRADE. PROVIDE "ASHFORD FORMULA" SEALER AT HALLWAYS AND COMMON AREAS. SEE STRUCTURAL PROVIDE 15 MIL. VAPOR BARRIER BENEATH. STEGO WRAP OR APPROVED EQUAL. 2. CONCRETE SLAB OVER METAL DECK. PROVIDE "ASHFORD FORMULA" SEALER AT HALLWAYS AND COMMON AREAS. SEE STRUCTURAL. 3. TPO ROOFING SYSTEM OVER RIGID INSULATION OVER METAL DECK. SEE DETAIL 11A7.3 4. 20/30 SAND FINISH STUCCO. SEE ELEVATIONS. 5. DECORATIVE MASONRY BLOCK (CMU WALL - SEE STRUCTURAL FOR SIZE). ALSO SEE DETAIL 11A7.4 6. SOLID GREEN GLASS WITH ALUMINUM STOREFRONT FRAMES. SEE SCHEDULE A6.1 7. POURED CAST IN PLACE CONCRETE - RETAINING WALL. SEE STRUCTURAL FOR SIZE. ALSO SEE DETAIL 11A7.4 8. RETAINING WALL WATERPROOFING SYSTEM. (SEE STRUCTURAL FOR MORE INFORMATION) 9. EXTERIOR VERTICAL CORRUGATED METAL PANEL. SEE ELEVATIONS FOR EXACT LOCATION AND COLORS. 10. LOCKERS. SEE DETAIL #22, AND 23 / A7.4	11. 4" HIGH 4" X 4" DIAMOND PLATE METAL CORNER GUARD, TYP. @ ALL OUTSIDE HALLWAY CORNERS. DETAIL #21 / A7.3 12. PROVIDE BURGULAR BARS AT HALLWAYS AS REQUIRED (V.L.F.) 6" O.C. MIN. 13. PROVIDE FULL HEIGHT CORRUGATED METAL PANEL APPLIED HORIZONTALLY AGAINST STUD WALLS AT STORAGE SIDE FOR PROTECTION. 14. LIGHT FIXTURES. SEE LIGHTING PLAN (ELECTRICAL PLAN) 15. ROLL UP DOOR AT STORAGE UNITS. SEE DOOR SCHEDULE AND DETAIL 28A7.4. FOR ACCESSIBLE UNITS SEE DETAIL 1, 2, & 3 / A6.9a. 16. FAUX DOORS - CORRUGATED METAL PANEL 17. ARCHITECTURAL STAINLESS STEEL CLAD 18. EXTERIOR HORIZONTAL CORRUGATED METAL PANEL. SEE ELEVATIONS FOR EXACT LOCATION AND COLORS. 19. PROVIDE 1" X 1" WIRE MESH FOR SECURITY ON TOP OF STORAGE UNITS AT 8'-0" A.F.F. AS REQUIRED. SEE #21 / A7.3 20. BREAK METAL 21. METAL CANOPY. DETAIL #12/A7.3 22. SMOOTH FLAT METAL PANELS 23. TRASH ENCLOSURE. SEE DETAIL #30 / A7.2 24. RECYCLE ENCLOSURE. SEE DETAIL #30 / A7.2 25. FIRE RISER ROOM - KNOX KEY BOX WILL BE PROVIDED. SEE DETAIL #15 / A7.2 26. ELECTRICAL ROOM 27. DOOR ACCESS TO STORAGE UNITS 28. RESTROOM 29. PERFORATED ROLL UP DOOR. 30. CMU BLOCK. SEE STRUCTURAL FOR SIZE. 31. STEEL BEAM. SEE STRUCTURAL

EXHIBIT "A"
Page No. 67 of 67
Case No. DIR-2022-8663-CDO-HCA