

LABDS APPROVAL STAMP

10/13/2023

BUILDING AREA SUMMARY - TOWER

BUILDING AREA NON-PARKING			
1ST/GROUND LEVEL			
RESIDENTIAL USES	21,198 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,302 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	22,500 SF		20,636 SF
2ND LEVEL			
RESIDENTIAL USES	19,029 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	392 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	19,421 SF		20,636 SF
3RD LEVEL			
RESIDENTIAL USES	19,476 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,144 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,620 SF		20,636 SF
4TH LEVEL			
RESIDENTIAL USES	19,476 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,144 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,620 SF		20,636 SF
5TH LEVEL			
RESIDENTIAL USES	19,476 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,144 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,620 SF		20,636 SF
6TH LEVEL			
RESIDENTIAL USES	19,476 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,144 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,620 SF		20,636 SF
7TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
8TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
9TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
10TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
11TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
12TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
14TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
15TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
16TH LEVEL			
RESIDENTIAL USES	19,335 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,601 SF		20,636 SF
17TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
18TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
19TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
20TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
21ST LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
22ND LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
23RD LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
24TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
25TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
26TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
27TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
28TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
29TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
30TH LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
31ST LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
32ND LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
33RD LEVEL			
RESIDENTIAL USES	19,370 SF	RESIDENTIAL USES	19,370 SF
RESIDENTIAL USES COVERED EXTERIOR	1,266 SF	RESIDENTIAL USES COVERED EXTERIOR	1,266 SF
	20,636 SF		20,636 SF
ROOF			
RESIDENTIAL USES	8,832 SF		
	8,832 SF		
ROOF (ELEV. EQUIP. ROOM)			
RESIDENTIAL USES	1,028 SF		
	1,028 SF		
TOTAL TOWER BUILDING AREA (NON-PARKING)			
	670,482 SF		

KEY

NOTE: ONLY COVERED AREAS ARE INCLUDED IN AREA CALCS

PARKING USES

NON-PARKING USES

BUILDING AREA SUMMARY
1.06

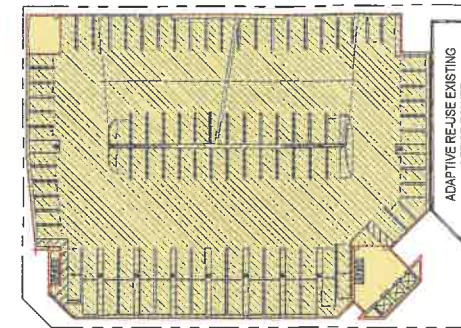
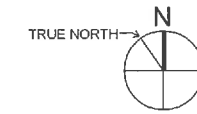
1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS SCHEMATIC DESIGN

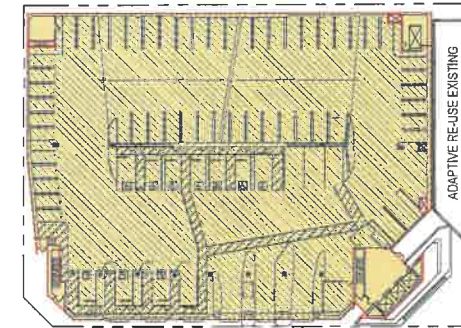
EXHIBIT "A"

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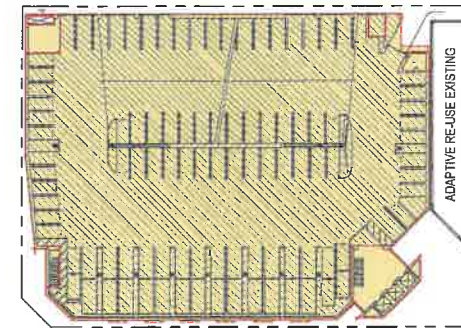
Case No. 24-2023-4115



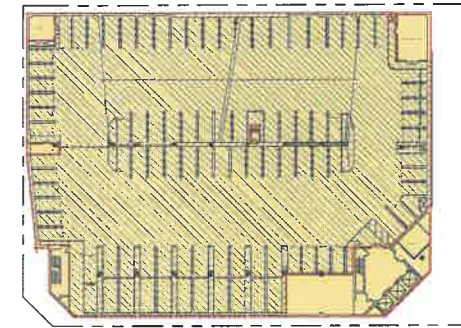
6 EXISTING GARAGE - P4-P9
1" = 40'-0"



3 EXISTING GARAGE - P1
1" = 40'-0"



5 EXISTING GARAGE - P3
1" = 40'-0"



2 EXISTING GARAGE - B1
1" = 40'-0"



4 EXISTING GARAGE - P2
1" = 40'-0"



1 EXISTING GARAGE - B2
1" = 40'-0"


BUILDING AREA SUMMARY - EXISTING GARAGE

BUILDING AREA PARKING		
GARAGE - B2	PARKING USES	16,920 SF
GARAGE - B1	PARKING USES	27,648 SF
GARAGE - P1	PARKING USES	28,853 SF
GARAGE - P2	PARKING USES	28,895 SF
GARAGE - P3	PARKING USES	28,798 SF
GARAGE - P4	PARKING USES	28,750 SF
GARAGE - P5	PARKING USES	28,750 SF
GARAGE - P6	PARKING USES	28,750 SF
GARAGE - P7	PARKING USES	28,750 SF
GARAGE - P8	PARKING USES	28,750 SF
GARAGE - P9	PARKING USES	28,750 SF
TOTAL PARKING AREA		303,712 SF

BUILDING AREA NON-PARKING		
GARAGE - B2	NON-PARKING USES	1,305 SF
GARAGE - B1	NON-PARKING USES	3,205 SF
GARAGE - P1	NON-PARKING USES	1,722 SF
GARAGE - P2	NON-PARKING USES	1,635 SF
GARAGE - P3	NON-PARKING USES	1,628 SF
GARAGE - P4	NON-PARKING USES	1,445 SF
GARAGE - P5	NON-PARKING USES	1,445 SF
GARAGE - P6	NON-PARKING USES	1,445 SF
GARAGE - P7	NON-PARKING USES	1,445 SF
GARAGE - P8	NON-PARKING USES	1,445 SF
GARAGE - P9	NON-PARKING USES	1,445 SF
TOTAL NON-PARKING AREA		18,165 SF
TOTAL GARAGE BUILDING AREA		321,877 SF

TOTAL BUILDING AREA (TOWER & GARAGE)

TOTAL NON-PARKING	688,647 SF
TOTAL PARKING	303,712 SF
TOTAL BUILDING AREA	992,359 SF

KEY
NOTE: ONLY COVERED AREAS ARE INCLUDED IN AREA CALC.
 PARKING USES
 NON-PARKING USES



BUILDING AREA SUMMARY (CONT.)

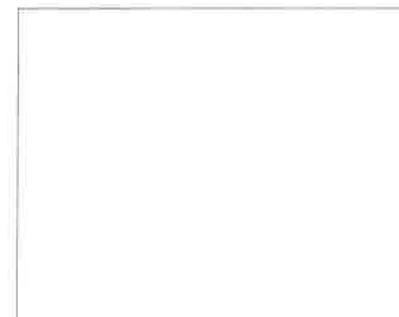
1.07

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS

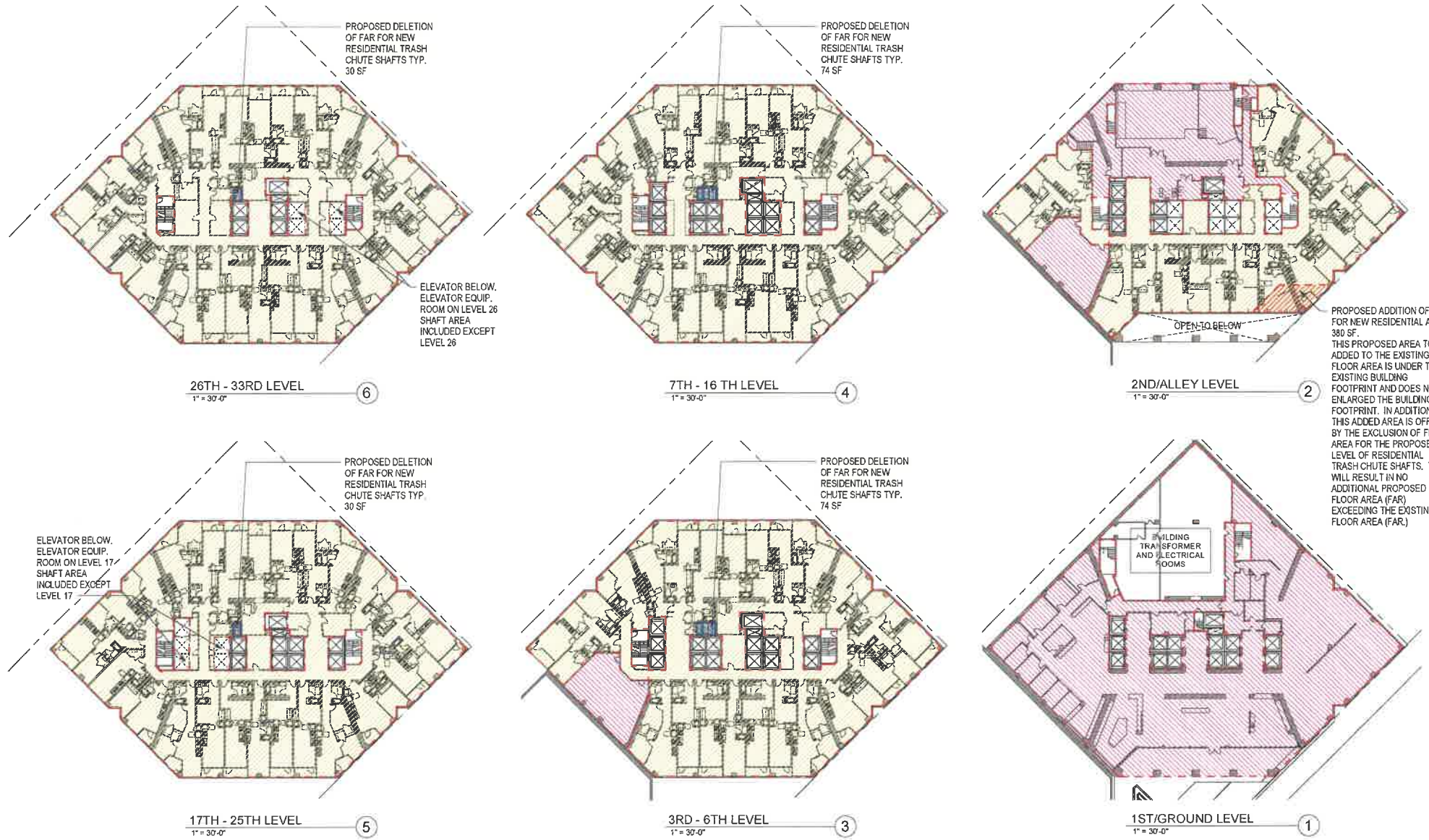
SCHEMATIC DESIGN

LABDS APPROVAL STAMP



10/13/2023

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AD



PROPOSED TOWER FAR SUMMARY

1ST/GROUND LEVEL	COMMON/SERVICE	16,334 SF
2ND LEVEL	COMMON/SERVICE	5,969 SF
2ND LEVEL	RESIDENTIAL	11,352 SF
3RD LEVEL	COMMON/SERVICE	1,220 SF
3RD LEVEL	RESIDENTIAL	17,508 SF
4TH LEVEL	COMMON/SERVICE	1,220 SF
4TH LEVEL	RESIDENTIAL	17,508 SF
5TH LEVEL	COMMON/SERVICE	1,220 SF
5TH LEVEL	RESIDENTIAL	17,508 SF
6TH LEVEL	COMMON/SERVICE	1,220 SF
6TH LEVEL	RESIDENTIAL	17,508 SF
7TH LEVEL	RESIDENTIAL	18,705 SF
8TH LEVEL	RESIDENTIAL	18,705 SF
9TH LEVEL	RESIDENTIAL	18,705 SF
10TH LEVEL	RESIDENTIAL	18,705 SF
11TH LEVEL	RESIDENTIAL	18,705 SF
12TH LEVEL	RESIDENTIAL	18,705 SF
14TH LEVEL	RESIDENTIAL	18,705 SF
15TH LEVEL	RESIDENTIAL	18,705 SF
16TH LEVEL	RESIDENTIAL	18,705 SF
17TH LEVEL	RESIDENTIAL	18,780 SF
18TH LEVEL	RESIDENTIAL	19,152 SF
19TH LEVEL	RESIDENTIAL	19,152 SF
20TH LEVEL	RESIDENTIAL	19,152 SF
21ST LEVEL	RESIDENTIAL	19,152 SF
22ND LEVEL	RESIDENTIAL	19,152 SF
23RD LEVEL	RESIDENTIAL	19,152 SF
24TH LEVEL	RESIDENTIAL	19,152 SF
25TH LEVEL	RESIDENTIAL	19,152 SF
26TH LEVEL	RESIDENTIAL	19,190 SF
27TH LEVEL	RESIDENTIAL	19,498 SF
28TH LEVEL	RESIDENTIAL	19,498 SF
29TH LEVEL	RESIDENTIAL	19,498 SF
30TH LEVEL	RESIDENTIAL	19,498 SF
31ST LEVEL	RESIDENTIAL	19,498 SF
32ND LEVEL	RESIDENTIAL	19,498 SF
33RD LEVEL	RESIDENTIAL	19,498 SF
TOTAL PROPOSED TOWER FAR		604,584 SF

EXISTING GARAGE FAR SUMMARY

GARAGE - B1	ELEVATOR LOBBY	514 SF
GARAGE - P1	ELEVATOR LOBBY	562 SF
GARAGE - P2	ELEVATOR LOBBY	514 SF
GARAGE - P3	ELEVATOR LOBBY	514 SF
GARAGE - P4	ELEVATOR LOBBY	514 SF
GARAGE - P5	ELEVATOR LOBBY	514 SF
GARAGE - P6	ELEVATOR LOBBY	514 SF
GARAGE - P7	ELEVATOR LOBBY	514 SF
GARAGE - P8	ELEVATOR LOBBY	514 SF
GARAGE - P9	ELEVATOR LOBBY	514 SF
TOTAL EXISTING GARAGE FAR		5,188 SF

TOTAL PROPOSED TOWER FAR 604,584 SF
 TOTAL EXISTING GARAGE FAR (TO REMAIN) 5,188 SF
 TOTAL PROPOSED FAR 609,772 SF

- COLOR LEGEND**
- COMMON/SERVICE
 - PROPOSED ADDITIONAL FAR (RESIDENTIAL INFILL @ 2ND LEVEL)
 - PROPOSED DELETION OF EXISTING FAR (RESIDENTIAL TRASH CHUTES SHAFT AT ALL LEVELS)
 - RESIDENTIAL

FLOOR AREA (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMP, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

PROPOSED FAR SUMMARY & DIAGRAMS

1.08

1055 7TH STREET, LOS ANGELES, CA

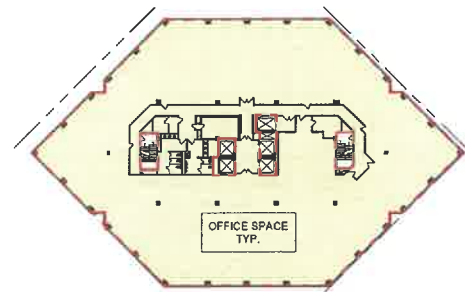
PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS SCHEMATIC DESIGN

LABDS APPROVAL STAMP

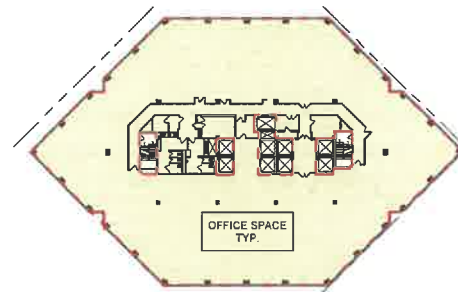
NOTE:
 THIS PROPOSED FAR IS BASED ON AS-BUILT PLANS PREPARED BY CONTOURED, INC.
 www.contoured.com
 4590 MacArthur Blvd., Suite 500
 Newport Beach, CA 92660

10/13/2023

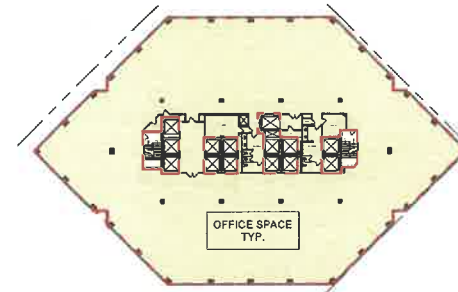
EXHIBIT "A"
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 RE



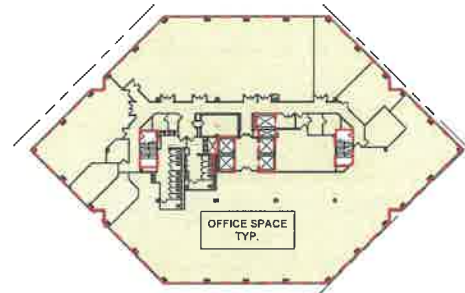
28TH-33RD LEVEL
1" = 40'-0" 11



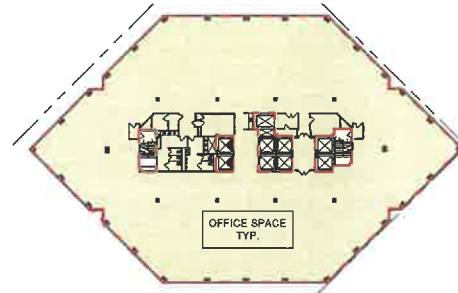
25TH LEVEL
1" = 40'-0" 8



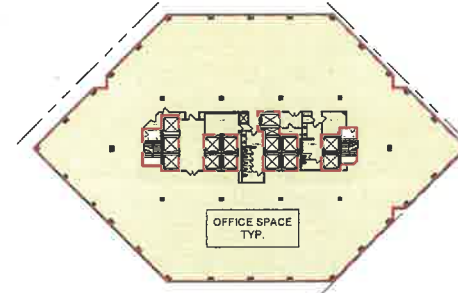
7TH - 16TH LEVEL
1" = 40'-0" 4



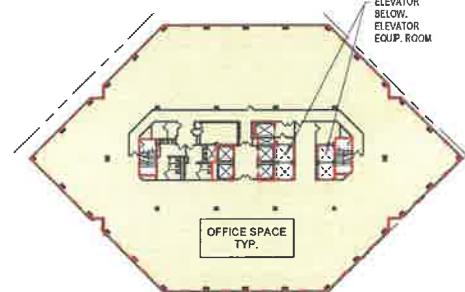
27TH LEVEL
1" = 40'-0" 10



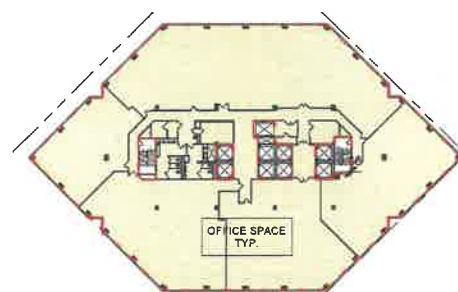
23RD-24TH LEVEL
1" = 40'-0" 7



3RD - 6TH LEVEL
1" = 40'-0" 3



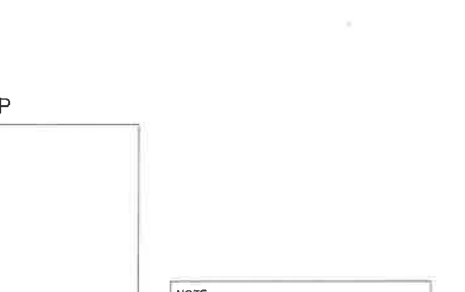
26TH LEVEL
1" = 40'-0" 9



18TH-22ND LEVEL
1" = 40'-0" 6



2ND LEVEL
1" = 40'-0" 2



26TH LEVEL
1" = 40'-0" 9



17TH LEVEL
1" = 40'-0" 5



1ST/GROUND LEVEL
1" = 40'-0" 1

EXISTING TOWER FAR SUMMARY

1ST/GROUND LEVEL	COMMERCIAL	16,298 SF
2ND LEVEL	COMMERCIAL	14,035 SF
2ND LEVEL	SERVICE	2,881 SF
3RD LEVEL	COMMERCIAL	18,802 SF
4TH LEVEL	COMMERCIAL	18,802 SF
5TH LEVEL	COMMERCIAL	18,802 SF
6TH LEVEL	COMMERCIAL	18,802 SF
7TH LEVEL	COMMERCIAL	18,779 SF
8TH LEVEL	COMMERCIAL	18,779 SF
9TH LEVEL	COMMERCIAL	18,779 SF
10TH LEVEL	COMMERCIAL	18,779 SF
11TH LEVEL	COMMERCIAL	18,779 SF
12TH LEVEL	COMMERCIAL	18,779 SF
14TH LEVEL	COMMERCIAL	18,779 SF
15TH LEVEL	COMMERCIAL	18,779 SF
16TH LEVEL	COMMERCIAL	18,779 SF
17TH LEVEL	COMMERCIAL	18,810 SF
18TH LEVEL	COMMERCIAL	19,182 SF
19TH LEVEL	COMMERCIAL	19,182 SF
20TH LEVEL	COMMERCIAL	19,182 SF
21ST LEVEL	COMMERCIAL	19,182 SF
22ND LEVEL	COMMERCIAL	19,182 SF
23RD LEVEL	COMMERCIAL	19,182 SF
24TH LEVEL	COMMERCIAL	19,182 SF
25TH LEVEL	COMMERCIAL	19,182 SF
26TH LEVEL	COMMERCIAL	19,220 SF
27TH LEVEL	COMMERCIAL	19,528 SF
28TH LEVEL	COMMERCIAL	19,528 SF
29TH LEVEL	COMMERCIAL	19,528 SF
30TH LEVEL	COMMERCIAL	19,528 SF
31ST LEVEL	COMMERCIAL	19,528 SF
32ND LEVEL	COMMERCIAL	19,528 SF
33RD LEVEL	COMMERCIAL	19,528 SF
TOTAL EXISTING TOWER FAR		605,615 SF

EXISTING GARAGE FAR SUMMARY

GARAGE - B1	ELEVATOR LOBBY	514 SF
GARAGE - P1	ELEVATOR LOBBY	562 SF
GARAGE - P2	ELEVATOR LOBBY	514 SF
GARAGE - P3	ELEVATOR LOBBY	514 SF
GARAGE - P4	ELEVATOR LOBBY	514 SF
GARAGE - P5	ELEVATOR LOBBY	514 SF
GARAGE - P6	ELEVATOR LOBBY	514 SF
GARAGE - P7	ELEVATOR LOBBY	514 SF
GARAGE - P8	ELEVATOR LOBBY	514 SF
GARAGE - P9	ELEVATOR LOBBY	514 SF
TOTAL EXISTING GARAGE FAR		5,188 SF

EXISTING TOWER FAR	605,615 SF
EXISTING GARAGE FAR	5,188 SF
TOTAL EXISTING TOWER & GARAGE FAR	610,803 SF

COLOR LEGEND

- COMMERCIAL
- SERVICE

FLOOR AREA (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING 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.

EXISTING TOWER FAR SUMMARY & DIAGRAMS

1.09

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS SCHEMATIC DESIGN

LABDS APPROVAL STAMP

NOTE: THIS EXISTING FAR IS BASED ON AS-BUILT PLANS PREPARED BY CONTOURED, INC. www.contoured.com 4590 MacArthur Blvd., Suite 500 Newport Beach, CA 92660

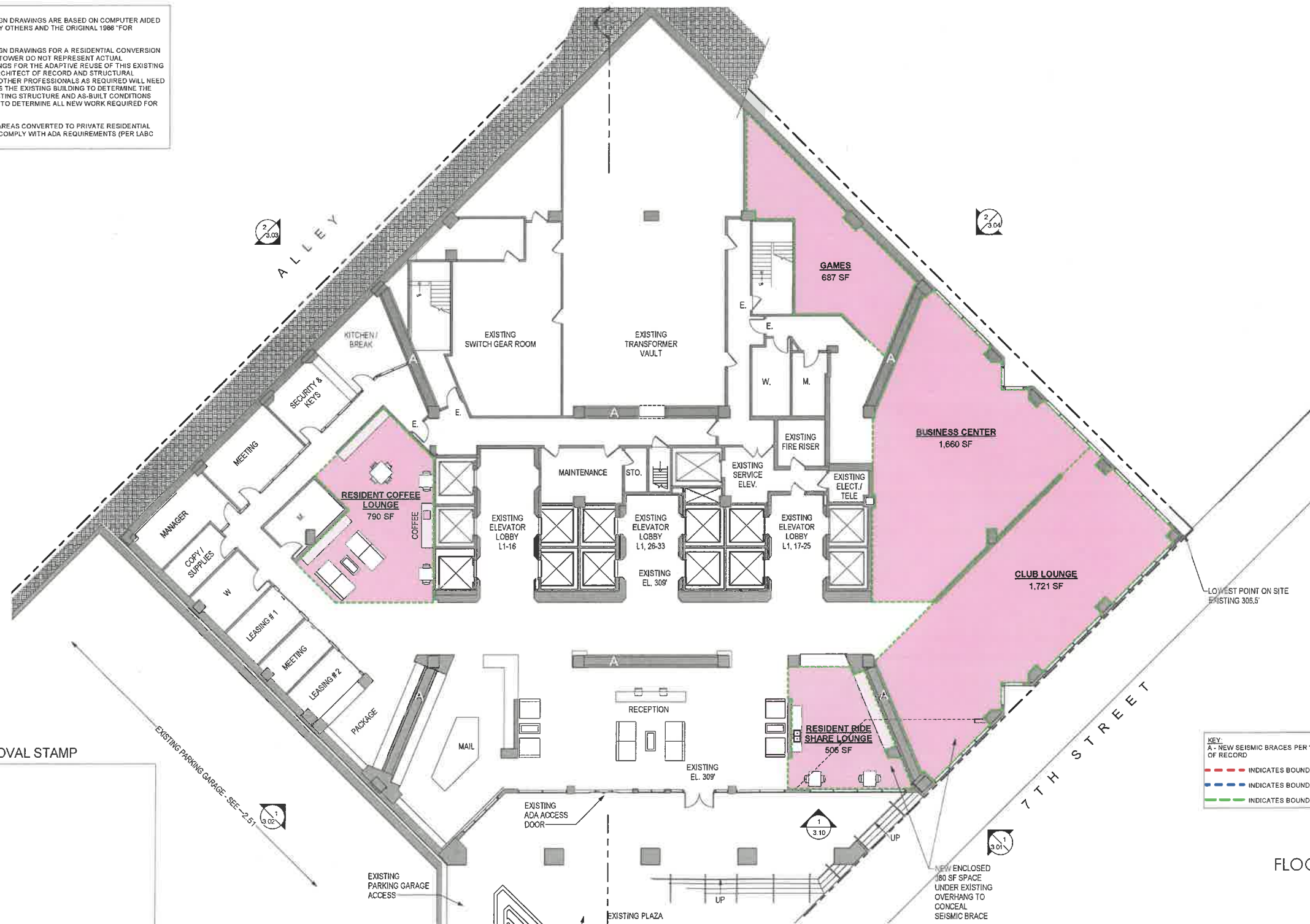
10/13/2023

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NOTE
 THESE SCHEMATIC DESIGN DRAWINGS ARE BASED ON COMPUTER AIDED DRAWINGS PREPARED BY OTHERS AND THE ORIGINAL 1986 "FOR CONSTRUCTION" PLANS

THESE SCHEMATIC DESIGN DRAWINGS FOR A RESIDENTIAL CONVERSION OF AN EXISTING OFFICE TOWER DO NOT REPRESENT ACTUAL ARCHITECTURAL DRAWINGS FOR THE ADAPTIVE REUSE OF THIS EXISTING OFFICE BUILDING. AN ARCHITECT OF RECORD AND STRUCTURAL ENGINEER ALONG WITH OTHER PROFESSIONALS AS REQUIRED WILL NEED TO ANALYZE AND ASSESS THE EXISTING BUILDING TO DETERMINE THE SUITABILITY OF THE EXISTING STRUCTURE AND AS-BUILT CONDITIONS FOR SUCH A REUSE AND TO DETERMINE ALL NEW WORK REQUIRED FOR THIS ADAPTIVE REUSE

ALL EXISTING BUILDING AREAS CONVERTED TO PRIVATE RESIDENTIAL UNITS DO NOT NEED TO COMPLY WITH ADA REQUIREMENTS (PER LABC 11A AND LABC 1101A.1)



LABDS APPROVAL STAMP

KEY:
 A- NEW SEISMIC BRACES PER "ADAPTIVE REUSE" STRUCTURE ENGINEER OF RECORD
 --- INDICATES BOUNDARY OF UNIT SF AREA NOTED ON PLAN
 --- INDICATES BOUNDARY OF BALCONY SF AREA NOTED ON PLAN
 --- INDICATES BOUNDARY OF AMENITY SF AREA NOTED ON PLAN

0 5 10 20

FLOOR PLAN (LEVEL 01)
 2.01

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS SCHEMATIC DESIGN

10/13/2023

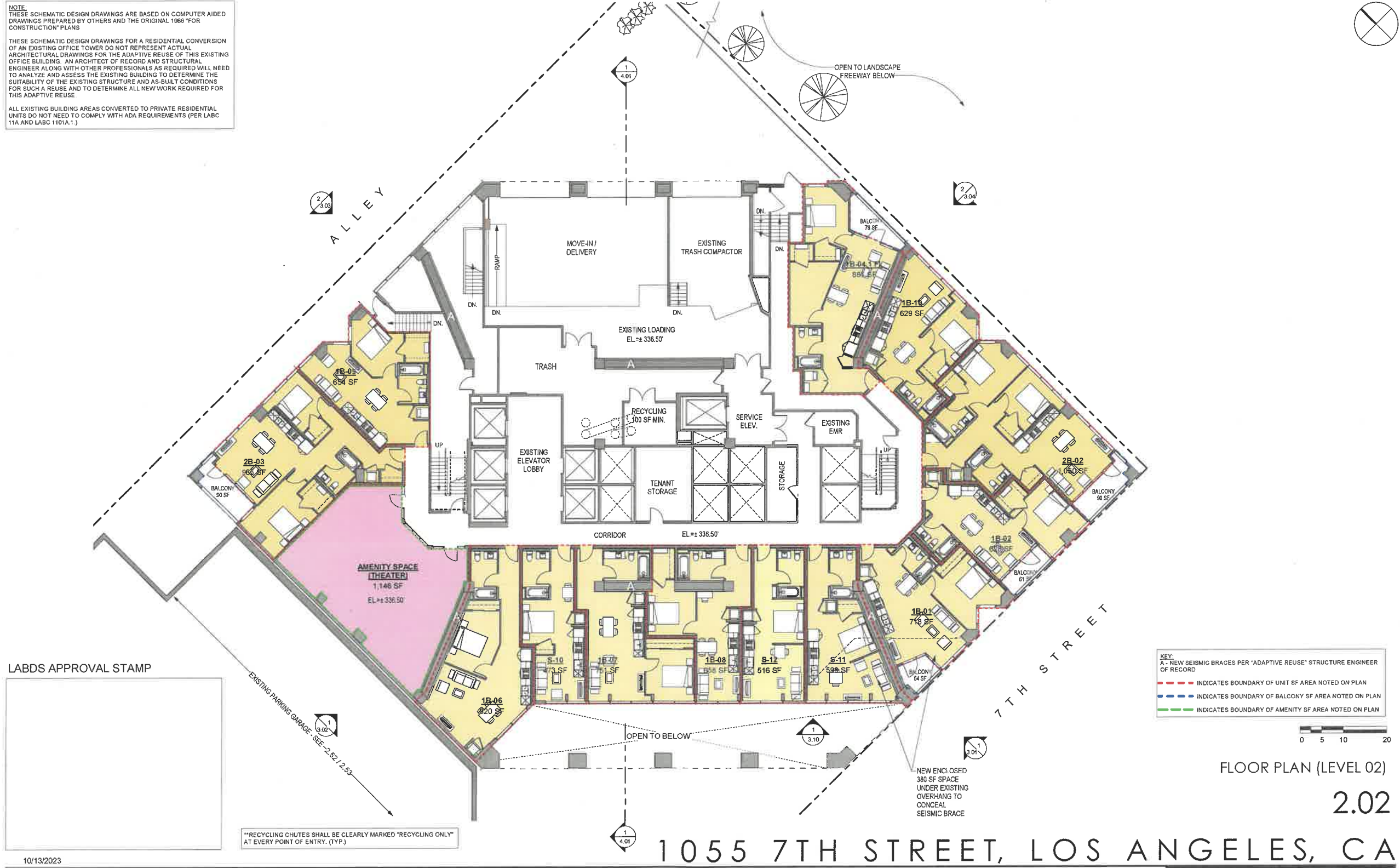
**RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY. (TYP.)

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 AE

NOTE:
 THESE SCHEMATIC DESIGN DRAWINGS ARE BASED ON COMPUTER AIDED DRAWINGS PREPARED BY OTHERS AND THE ORIGINAL 1986 "FOR CONSTRUCTION" PLANS

THESE SCHEMATIC DESIGN DRAWINGS FOR A RESIDENTIAL CONVERSION OF AN EXISTING OFFICE TOWER DO NOT REPRESENT ACTUAL ARCHITECTURAL DRAWINGS FOR THE ADAPTIVE REUSE OF THIS EXISTING OFFICE BUILDING. AN ARCHITECT OF RECORD AND STRUCTURAL ENGINEER ALONG WITH OTHER PROFESSIONALS AS REQUIRED WILL NEED TO ANALYZE AND ASSESS THE EXISTING BUILDING TO DETERMINE THE SUITABILITY OF THE EXISTING STRUCTURE AND AS-BUILT CONDITIONS FOR SUCH A REUSE AND TO DETERMINE ALL NEW WORK REQUIRED FOR THIS ADAPTIVE REUSE.

ALL EXISTING BUILDING AREAS CONVERTED TO PRIVATE RESIDENTIAL UNITS DO NOT NEED TO COMPLY WITH ADA REQUIREMENTS (PER LABC 11A AND LABC 1101A.1.)



LABDS APPROVAL STAMP

EXISTING PARKING GARAGE - SEE 2.52 / 2.53

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KEY:
 A - NEW SEISMIC BRACES PER "ADAPTIVE REUSE" STRUCTURE ENGINEER OF RECORD
 - - - INDICATES BOUNDARY OF UNIT SF AREA NOTED ON PLAN
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 - - - INDICATES BOUNDARY OF AMENITY SF AREA NOTED ON PLAN

0 5 10 20

FLOOR PLAN (LEVEL 02)
 2.02

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS SCHEMATIC DESIGN

10/13/2023

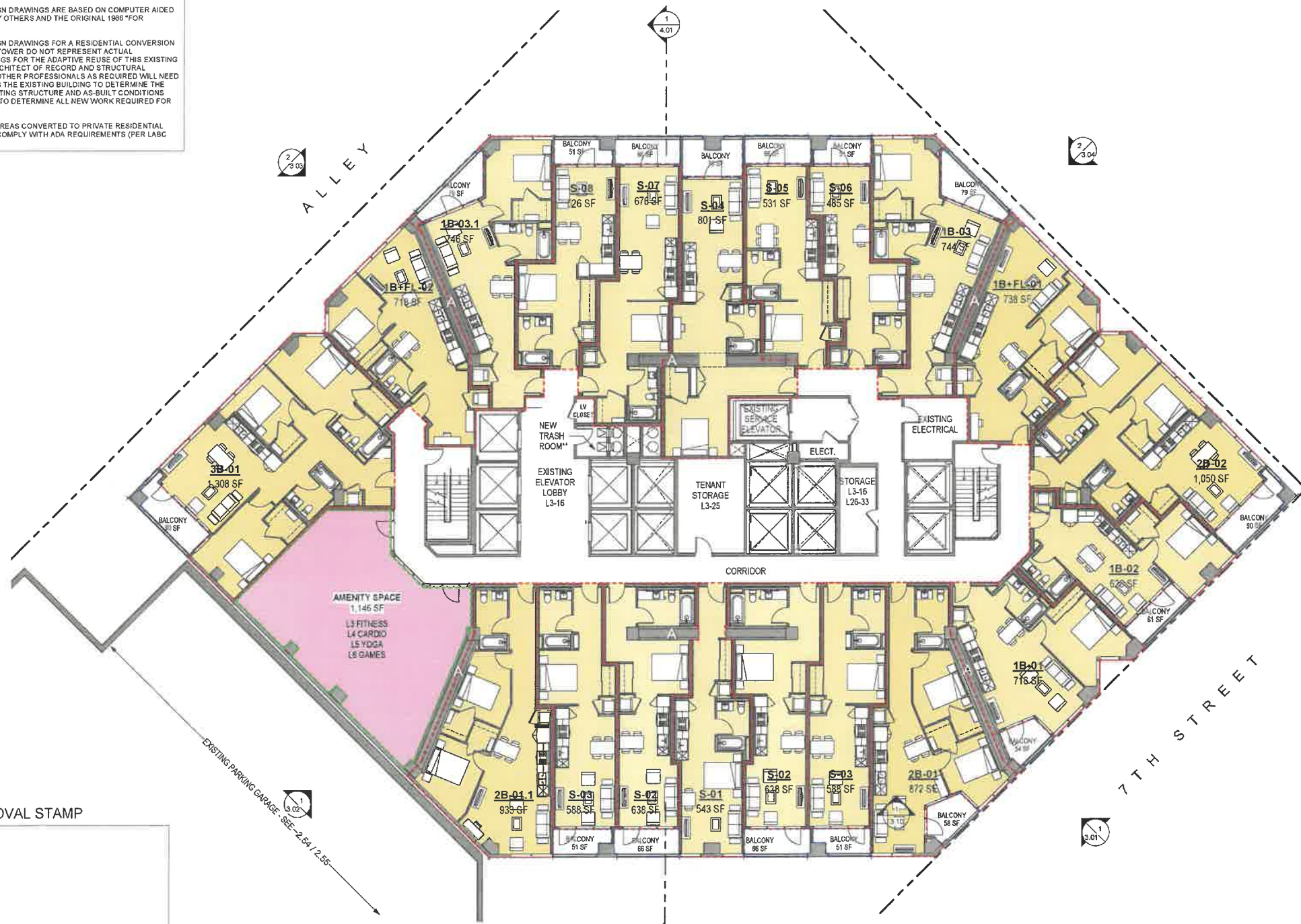
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AD

NOTE:
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LABDS APPROVAL STAMP

10/13/2023

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 - - - INDICATES BOUNDARY OF AMENITY SF AREA NOTED ON PLAN



FLOOR PLAN (LEVELS 03 - 06)

2.03

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS

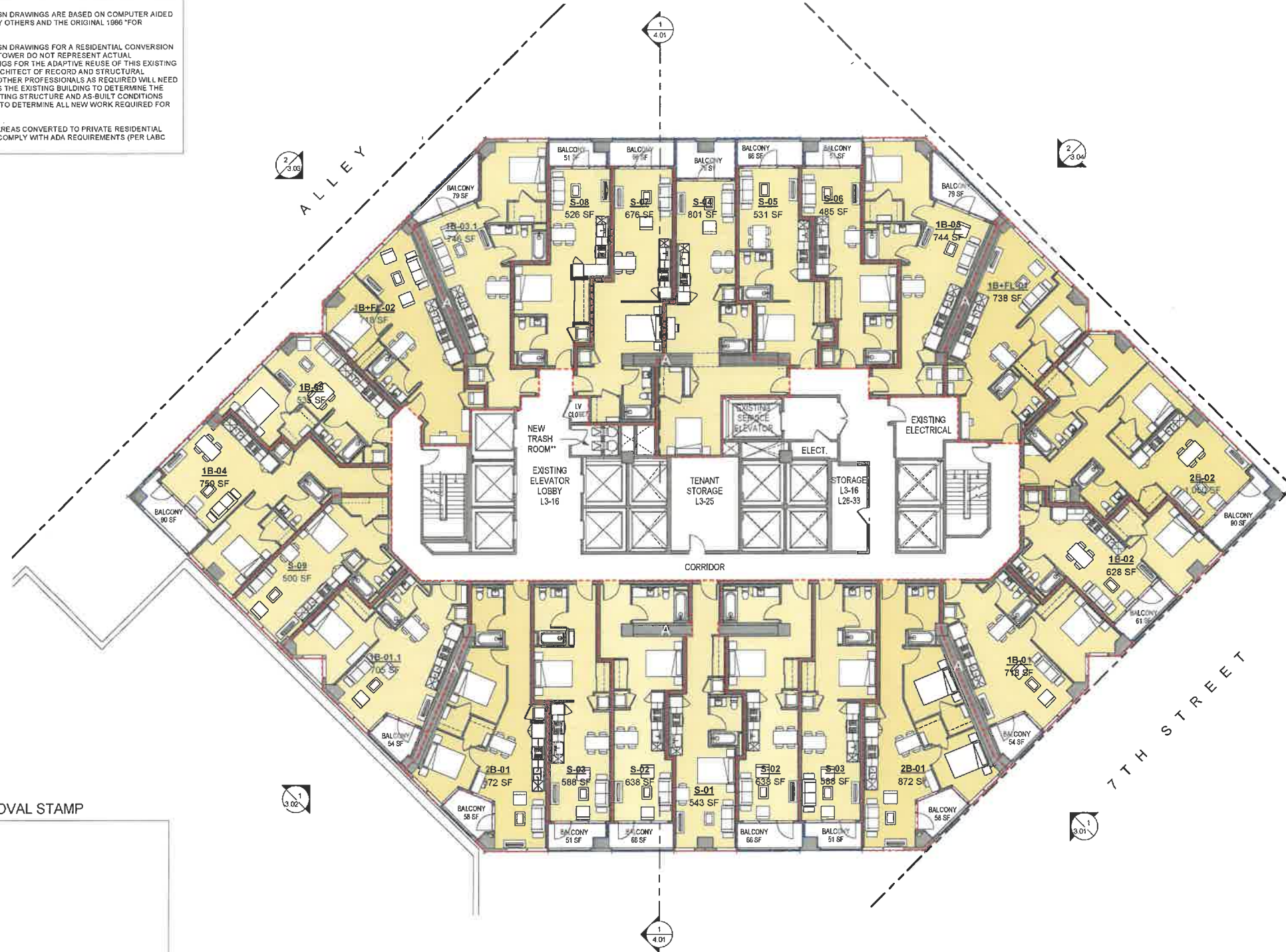
SCHEMATIC DESIGN

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 (Signature)

NOTE:
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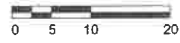
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LABDS APPROVAL STAMP

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 - - - - - INDICATES BOUNDARY OF AMENITY SF AREA NOTED ON PLAN



FLOOR PLAN (LEVELS 07 - 16)
 (NO 13TH FLOOR)
2.04

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS **SCHEMATIC DESIGN**

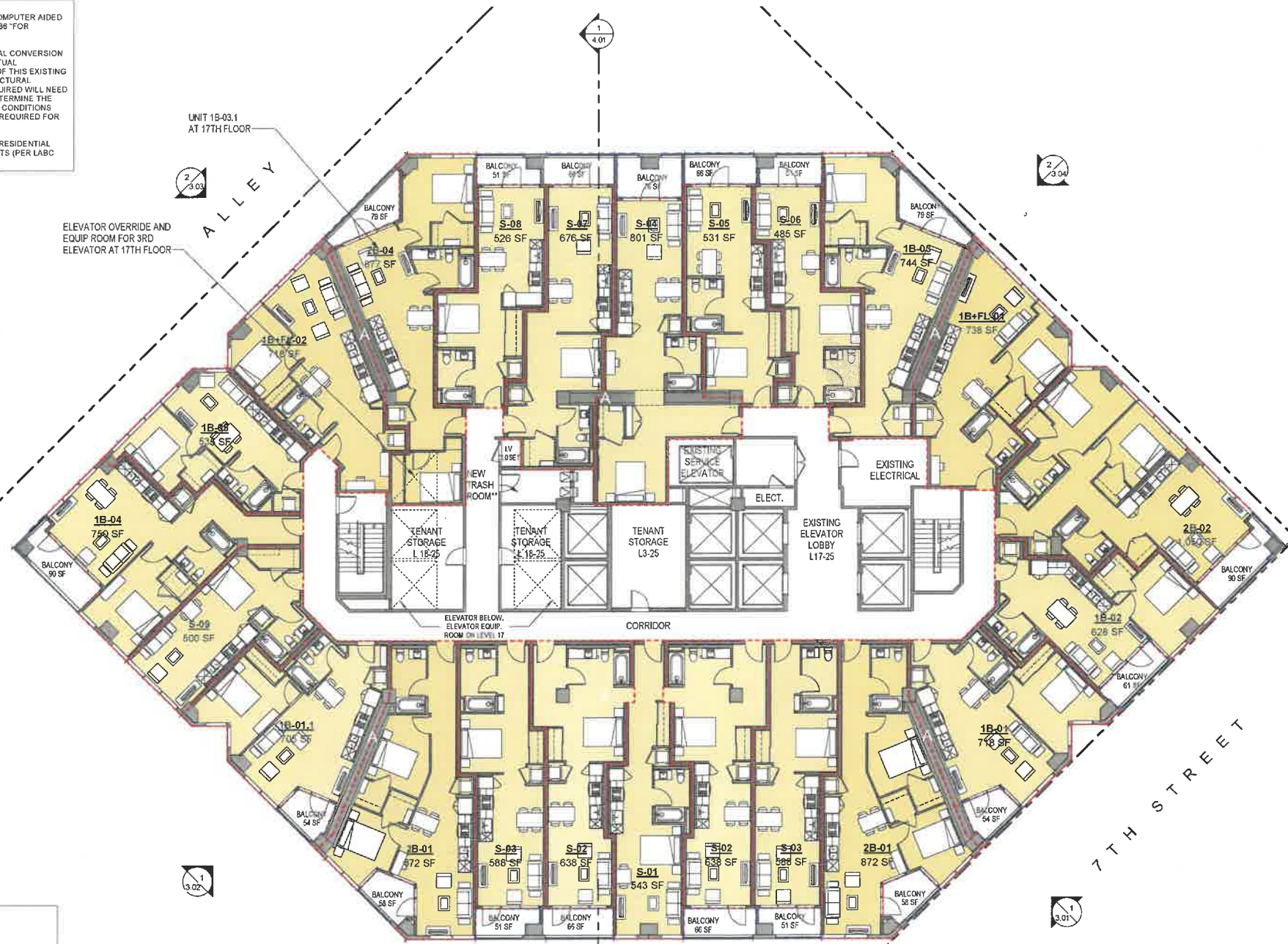
10/13/2023

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NOTE:
 THESE SCHEMATIC DESIGN DRAWINGS ARE BASED ON COMPUTER AIDED DRAWINGS PREPARED BY OTHERS AND THE ORIGINAL 1988 "FOR CONSTRUCTION" PLANS

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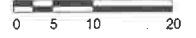
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LABDS APPROVAL STAMP

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 - - - - - INDICATES BOUNDARY OF AMENITY SF AREA NOTED ON PLAN



FLOOR PLAN (LEVELS 17 - 25)

2.05

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS

SCHEMATIC DESIGN

10/13/2023

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 [Signature]

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LABDS APPROVAL STAMP

10/13/2023

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FLOOR PLANS (LEVELS 26 - 33)

2.06

1055 7TH STREET, LOS ANGELES, CA

PROPOSED ADAPTIVE RE-USE OF AN EXISTING OFFICE TOWER TO JOINT LIVING AND WORK QUARTERS

SCHEMATIC DESIGN

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