

FAR DIAGRAM PER ZONING CODE



209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE USED FOR INFORMATION AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THE WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED, EXCEPT WITH THE WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
#23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO. ISSUES/REVISIONS DATE

KEY PLAN:



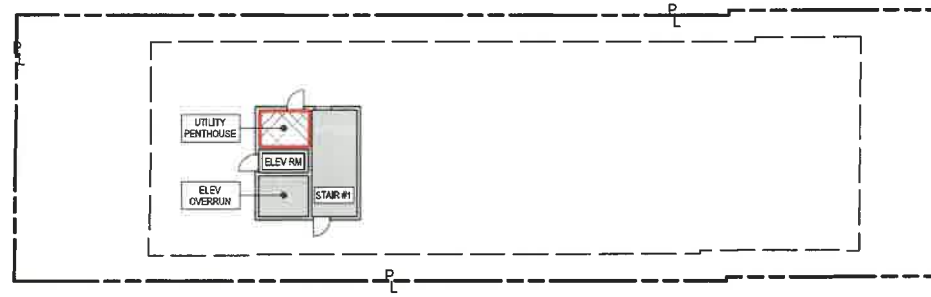
PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

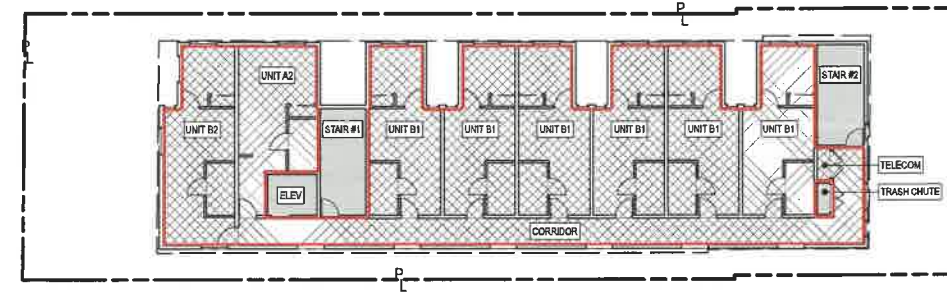
FLOOR AREA
RATIO DIAGRAMS

SHEET NO.

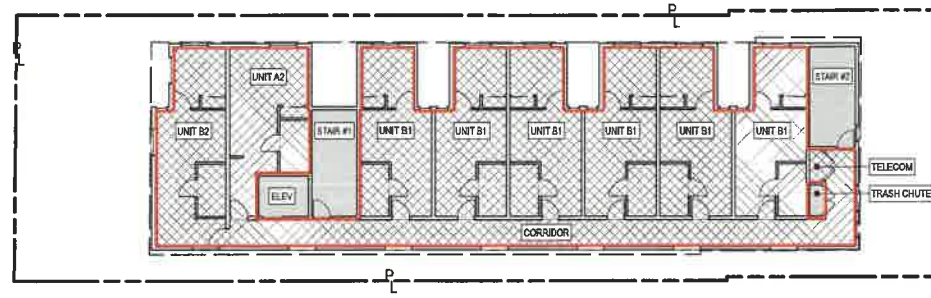
G1.30



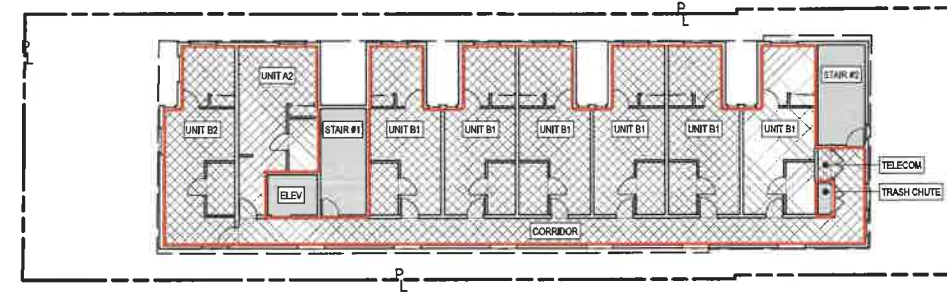
FAR - ROOF
SCALE: 1/16" = 1'-0" 6



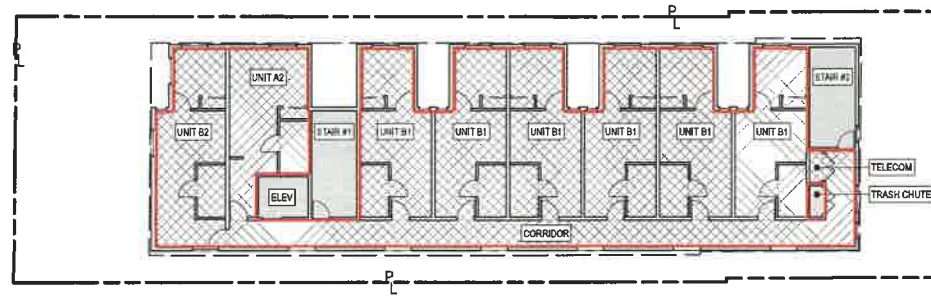
FAR - 3rd FLOOR
SCALE: 1/16" = 1'-0" 3



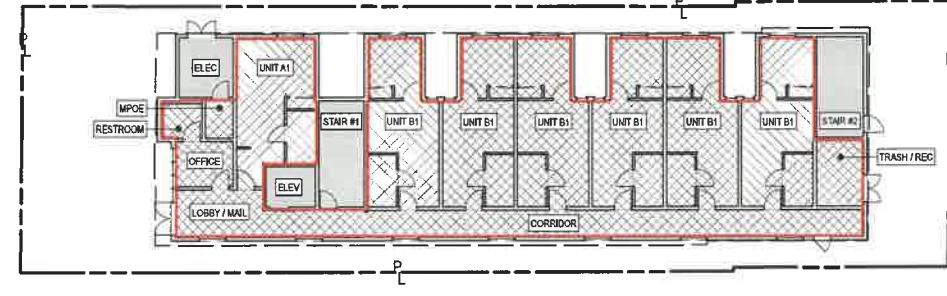
FAR - 5th FLOOR
SCALE: 1/16" = 1'-0" 5



FAR - 2nd FLOOR
SCALE: 1/16" = 1'-0" 2



FAR - 4th FLOOR
SCALE: 1/16" = 1'-0" 4



FAR - 1st FLOOR
SCALE: 1/16" = 1'-0" 1

NET FLOOR AREA	
1ST FLOOR	3,909
2ND FLOOR	4,056
3RD FLOOR	4,056
4TH FLOOR	4,056
5TH FLOOR	4,056
ROOF	68
TOTAL AREA	20,201 SF

EXHIBIT "A"

Page No. 4 of 22

Case No. ADM-2024-6306-DB-VHCA-ED1

BUILDING AREA ANALYSIS (CP13-4062 APPENDIX 2)



209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE USED ONLY FOR THE CONSTRUCTION OF ANY OTHER PROJECTS FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS, WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
#23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



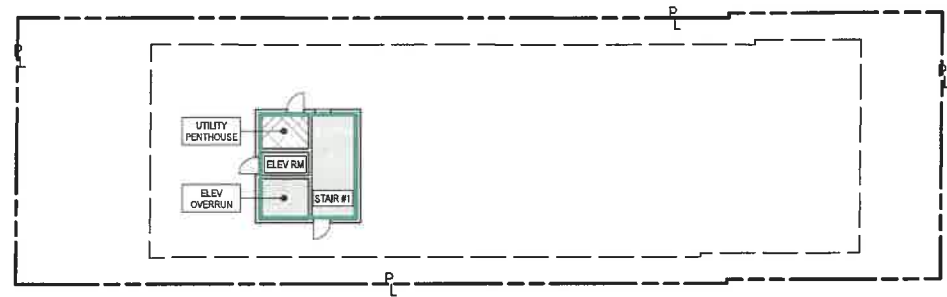
PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

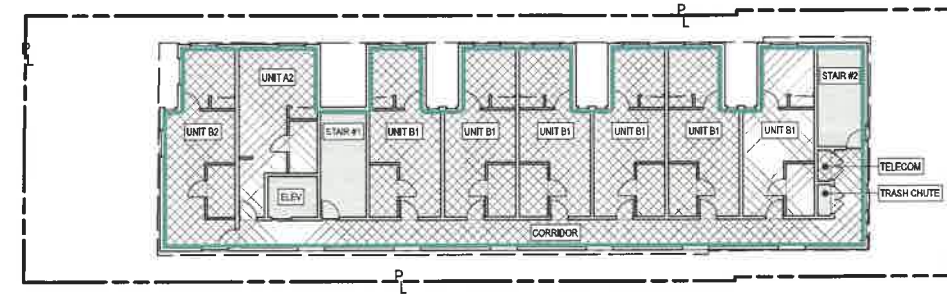
BUILDING AREA
ANALYSIS

SHEET NO.:

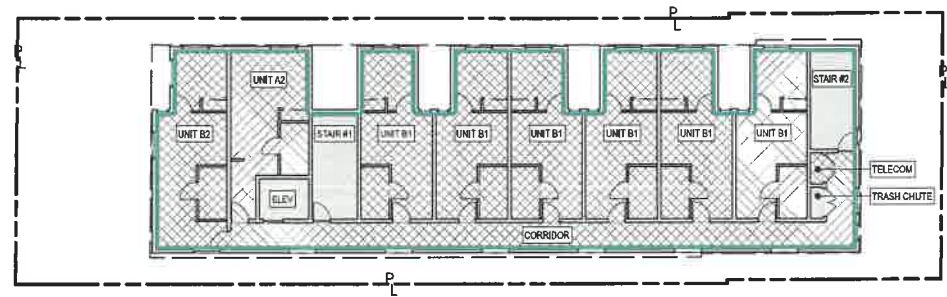
G1.31



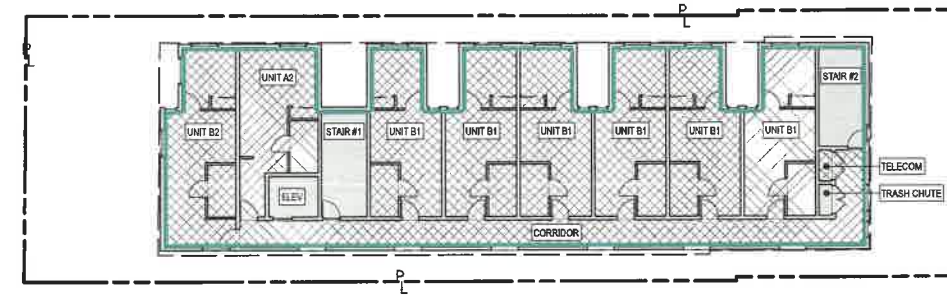
HCA - ROOF
SCALE: 1/16" = 1'-0" 6



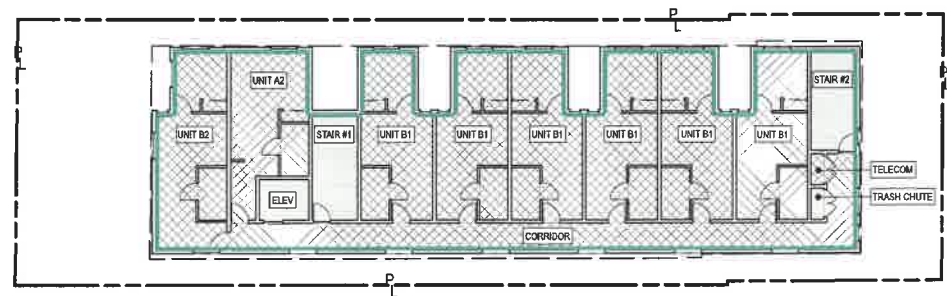
HCA - 3rd FLOOR
SCALE: 1/16" = 1'-0" 3



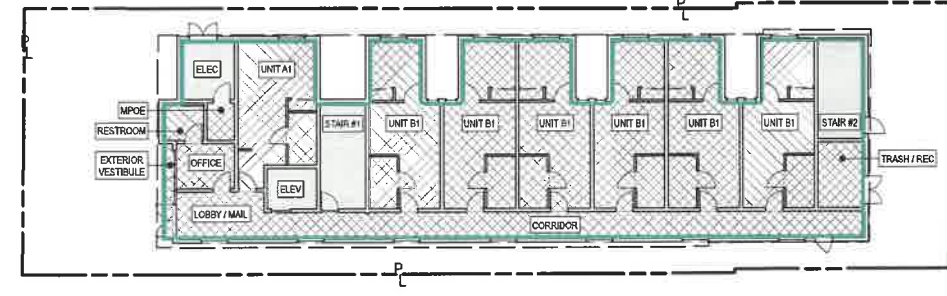
HCA - 5th FLOOR
SCALE: 1/16" = 1'-0" 5



HCA - 2nd FLOOR
SCALE: 1/16" = 1'-0" 2



HCA - 4th FLOOR
SCALE: 1/16" = 1'-0" 4



HCA - 1st FLOOR
SCALE: 1/16" = 1'-0" 1

LEVEL	PROPOSED (SF)
1ST FLOOR	4,518
2ND FLOOR	4,518
3RD FLOOR	4,518
4TH FLOOR	4,518
5TH FLOOR	4,518
ROOF	368
TOTAL	22,958 SF

EXHIBIT "A"
Page No. 5 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1



209 S MARKET ST
INGLEWOOD, CA 90301
3 2 3 . 5 5 3 . 2 3 7 6

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE USED ONLY FOR THE USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THE WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. ANY USE OR REPRODUCTION OF THE DRAWINGS IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD.,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
#23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO. ISSUES/REVISIONS DATE

KEY PLAN:



PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

1st FLOOR PLAN

SHEET NO.:

A1.10

SCOTT AVE

A
B
C
D
E

A
B
C
D
E



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

GENERAL NOTES

EXHIBIT "A"
Page No. 9 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1

KEYNOTES

- 1 (Ø) 6' HEIGHT METAL FENCE
- 2 (Ø) SITE RETAINING WALLS, SEE HEIGHT DETAILS ON ELEVATION SHEETS

LEGEND

- (E) NEIGHBORHOOD BUILDING
- PAVED AREA
- DRIVEWAY



209 S MARKET ST
INGLEWOOD, CA 90301
323.553.2376

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE USED ONLY FOR THE USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THE WORK WAS PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THE DRAWINGS IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT WITH WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD,
STE 2300, LOS ANGELES, CA 90087

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
#23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

2nd FLOOR PLAN

SHEET NO.:

A1.20



EXHIBIT "A"
Page No. 10 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1

2ND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

KEYNOTES

LEGEND



209 S MARKET ST
INGLEWOOD, CA 90301
3 2 3 . 5 5 3 . 2 3 7 6

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE USE AND FOR EQUIPPING THE PROJECT FOR WHICH THE WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THE DRAWINGS IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT WITH WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

3rd FLOOR PLAN

SHEET NO.:

A1.30

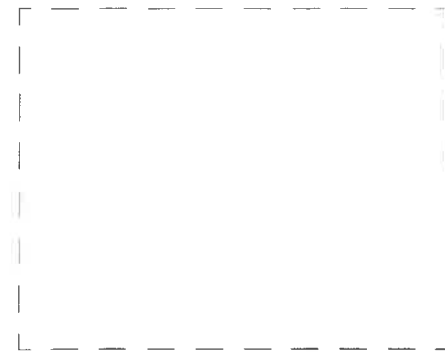


EXHIBIT "A"
Page No. 11 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1

3RD FLOOR PLAN
SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

KEYNOTES

LEGEND



209 S MARKET ST
INGLEWOOD, CA 90301
3 2 3 . 5 5 3 . 2 3 7 6

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE LIMITED TO THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT WITH WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
#23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO. ISSUES/REVISIONS DATE

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

4th FLOOR PLAN

SHEET NO.:

A1.40



EXHIBIT "A"
Page No. 12 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1

4TH FLOOR PLAN
SCALE 1/8" = 1'-0" 1

GENERAL NOTES

KEYNOTES

LEGEND



209 S MARKET ST
INGLEWOOD, CA 90301
3 2 3 . 5 5 3 . 2 3 7 6

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT WITH WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD.,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
23022

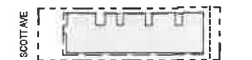
11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN
SHEET TITLE:

5th FLOOR PLAN

SHEET NO.:

A1.50



EXHIBIT "A"
Page No. 13 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1

5TH FLOOR PLAN
SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

KEYNOTES

LEGEND



209 S MARKET ST
INGLEWOOD, CA 90301
3 2 3 . 5 5 3 . 2 3 7 6

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF AERO COLLECTIVE.

CLIENT:
BUILDING BLOCH CAPITAL, LLC,
10250 CONSTELLATION BLVD.,
STE 2300, LOS ANGELES, CA 90067

CONSULTANT:

2227 SCOTT AVE
2227 SCOTT AVE
LOS ANGELES, CA 90026
#23022

11/7/24
ED-1

STAMP:

NOT FOR
CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE

KEY PLAN:



PROJECT NO. #23022
PLOT DATE 11/7/24
SCALE AS SHOWN

SHEET TITLE:

6TH FLOOR /
ROOF PLAN

SHEET NO.:

A1.60

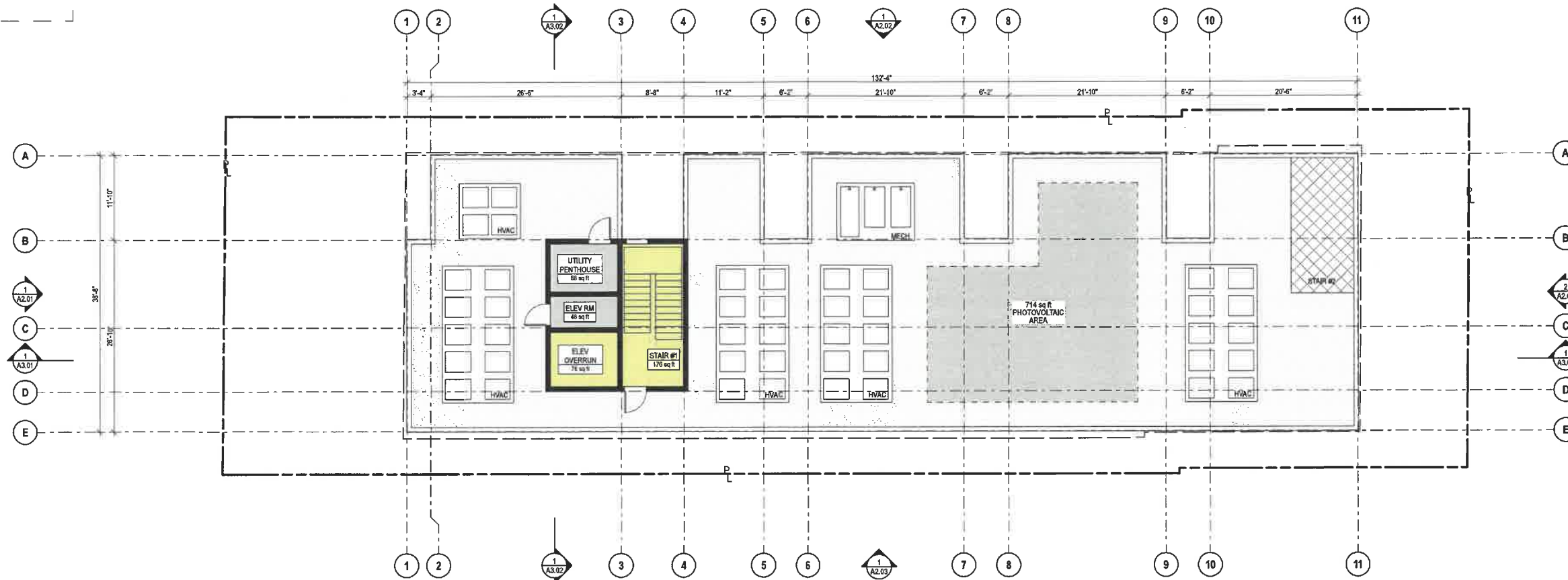


EXHIBIT "A"
Page No. 14 of 22
Case No. ADM-2024-6306-DB-VHCA-ED1

GENERAL NOTES

KEYNOTES

LEGEND