### **DEPARTMENT OF** CITY PLANNING

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## **DIRECTOR'S DETERMINATION** TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

July 9, 2025

Applicant/Owner

Fred Farzan

Pico Fairfax, LLC 6505 Gayhart Street

Commerce, CA 90040

Representative Gary Benjamin

Alchemy Planning + Land Use

4470 West Sunset Boulevard Ste. 547

Los Angeles, CA 90027

Case No.: DIR-2021-9863-TOC-HCA

Related Case No.: DIR-2022-7716-ZAI

CEQA:

ENV-2021-9864-CE

Location: 5879 West Pico Boulevard

Council District: 10 - Hutt

Neighborhood

Council P.I.C.O

Community Plan

Area: Wilshire

Land Use

**Designation:** Neighborhood Office

Commercial

Zone: C4-1-0

Legal Description:

Lots 83-85; TR 7603

Last Day to File an

Appeal:

(15 days from

determination date)

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

- 1. Determine that, based on the whole of the administrative record, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2. Approve with Conditions a 70 percent increase in density consistent with the Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project with a total of 72 dwelling units, including eight dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following Base and Additional Incentives:

### Base Incentives:

- a. Density. Increase the maximum number of dwelling units by up to 70 percent to allow a maximum residential density of 72 units in lieu of 42 units otherwise allowed;
- b. Floor Area Ratio (FAR). Increase in FAR up to 3.75 to 1 for properties located in a commercial zone in lieu of an FAR of 1.5 to 1 otherwise allowed;

### Additional Incentives:

- c. Yards/Setbacks. Utilization of any or all yard requirements for the RAS3 Zone for the easterly side yard in lieu of the requirements of LAMC Section 12.16 C; and
- d. Open Space. A reduction in open space by up to 25 percent; and
- 3. Adopt the attached Findings and Conditions of Approval.

### CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.22 A.31 the following conditions are hereby imposed upon the use of the subject property:

- 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. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.
- 2. On-site Restricted Affordable Units. A total of eight (8) dwelling units reserved for Extremely Low Income (ELI) Households, as defined by the Los Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2).
- Changes in On-site Restricted Units. Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
- Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 10 percent of the total number of dwelling units available to Extremely Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's SB 8 or SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination. The project shall comply with any other requirements stated in project's Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination Letter, dated March 18, 2021, including but not limited to replacement unit requirements and requirements regarding relocation, right of return, and right to remain for occupants of protected units.
- 5. Rent Stabilization Ordinance (RSO). Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing Department (LAHD) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

### 6. Base Incentives.

a. **Residential Density**. The project shall be limited to a maximum density of 72 dwelling units, including On-site Restricted Affordable Units.

b. **Floor Area.** Development on the subject property shall be limited to a maximum Floor Area Ratio (FAR) of 3.75:1.

### c. Parking.

- i. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall not be required to provide any minimum vehicle parking. The applicant may choose to provide a greater amount of vehicle parking.
- ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.
- iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Housing Department.
- iv. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

### 7. Additional Incentives.

- a. Yard/Setback. The project shall be permitted to utilize the yard requirements of the RAS3 Zone for the easterly side yard setback. The easterly side yard shall be limited to 5 feet in lieu of 10 feet otherwise required.
- b. **Open Space.** The project shall be permitted up to a 25 percent reduction in open space, or a minimum of 5,494 square feet in lieu of the required 7,325 square feet otherwise required by LAMC Section 12.21 G.

### 8. Landscaping.

- a. All open areas not used for buildings, driveways, parking areas, recreational facilities, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect.
- b. All planters containing trees shall have a minimum depth of 42 inches, including those located on the rooftop.
- c. Landscape Plan. Landscaping shall be substantial conformance with the Landscape Plan stamped "Exhibit A".
- 9. Tree Requirement. As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of eighteen (18) 24-inch box, or larger, trees on site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminary reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right of way is proven to be infeasible due to City determined physical constraints.

- 10. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
- 11. **Materials.** A variety of high quality exterior building materials, consistent with the approved Exhibit "A" plans, shall be used. Substitutes of an equal quality shall be permitted to the satisfaction of the Department of City planning.
- Lighting. Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
- 13. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer(s), if located at-grade and facing the public right-of-way, shall be screened with landscaping or a green wall.
- 14. **Trash Collection.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
- 15. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
- 16. **Solar Energy.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.04.211.1, to the satisfaction of the Department of Building and Safety.
- 17. **Parking / Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Department of Transportation for approval.
- 18. With the exception of vehicle and pedestrian entrances and/or fresh air intake/ventilation, all vehicle parking shall be enclosed and/or screened in substantial conformance with Exhibit A.
- 19. The approval of Case No. DIR-2021-9863-TOC-HCA shall be contingent upon the approval of Case No. ZA-2022-7714-ZAI.

### **Administrative Conditions**

- 20. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & 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 & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 21. Covenant. Prior to the effectuation of this grant, 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 main 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 for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.

- 22. **Notations on Plans.** Plans submitted to the Department of Building & 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.
- 23. **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.
- 24. **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.
- 25. Department of Building & 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 & 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 & 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.
- 26. Department of Water and Power. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.
- Enforcement. Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 28. **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.
- 29. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
- 30. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

a. 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 <u>but not limited to</u>, 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.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of 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.
- c. 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 (b).
- d. 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 (b).
- e. 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 <u>any</u> 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.

### PROJECT BACKGROUND

The project site is comprised of three contiguous flat lots with a total lot area of 14,896 square feet (0.83 acres) in the Carthay Square neighborhood within the Wilshire Community Plan Area. The project site has a frontage of approximately 151 feet along West Pico Boulevard and approximately 100 feet along South Hayworth Avenue. The property is currently developed with a one-story commercial building and a narrow parking lot and loading area adjacent to the northern adjoining alley.

The project site is zoned C4-1-O with a Neighborhood Office Commercial General Plan Land Use Designation. The site is located within a Transit Priority Area, Tier 3 Transit Oriented Communities area, an Urban Agriculture Incentive Zone, Oil Drilling District, Methane Zone, and is 1.72 kilometers from the Newport – Inglewood Fault Zone.

The proposed Project involves the demolition of the existing two-story commercial building and the construction, use, and maintenance of a seven-story, mixed-use building with 72 dwelling units and 2,100 square feet of ground floor commercial space. The residential use of the project will encompass a floor area of 53,726 square feet resulting in a total floor area of 55,826 square feet. As such, the project will result in a Floor Area Ratio (FAR) of 3.75 to 1. The building will rise to a maximum building height of 83 feet and 10 inches. Pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, the Applicant requests Base Incentives and two Additional Incentives in exchange for reserving 10 percent of the total number of dwelling units proposed, or eight (8) units, for Extremely Low Income Households. The Project will comprise of four (4) studio units, 63 onebedroom units, and five (5) two-bedroom units. The Project will provide 44 residential parking spaces located within one subterranean level and the second-floor level and six (6) commercial parking spaces will be located on the ground floor level. The three levels of parking will be accessible through two driveways along the northern adjoining alley. The Project will also provide a total of 66 bicycle parking spaces: eight (8) short-term and 58 long-term. The long-term bicycle parking spaces will be located within an enclosed bike room on the second level of the residential building and the short-term spaces will be located in front of the lobby entrance along West Pico Boulevard. A total of 5,497 square feet will be dedicated to open space which includes a courtyard, recreational room, and private balconies. The Project will maintain the existing one (1) street tree along West Pico Boulevard and plant 18 new on-site trees.

The Project meets all eligibility requirements for the TOC Affordable Housing Incentive Program. The project is eligible for Base Incentives and up to three Additional Incentives. The Project meets the TOC Guideline requirements of providing at least 7 percent of the base units for Extremely Low Income households in exchange for two Additional Incentives.

### **Surrounding Properties**

The property site is located in an urbanized neighborhood bound by West Pico Boulevard to the south, South Hayworth Avenue to the west, an alley to the north, and a commercial building to the east. West Pico Boulevard is a major commercial corridor that connects residents and workers between Downtown Los Angeles and Santa Monica. Approximately 250 feet east of the project site is the intersection of West Pico Boulevard and South Fairfax Avenue which serves as a major transit stop for Metro Local Bus Line 217 and Santa Monica Big Blue Bus Lines 7 and Rapid 7. Surrounding properties are developed with a mix of commercial structures zoned C4-1-O along West Pico Boulevard and single- and multi-family buildings zoned C2-1-O-HPOZ, [Q]R3-1-O, and R3-1-O located north and south of West Pico Boulevard.

### Streets, Circulation, and Public Transit

<u>West Pico Boulevard</u> – Adjoining the project site to the south, is a designated Avenue I, with a roadway width of 70 feet and a right-of-way width of 100 feet improved with asphalt roadway, concrete curb, gutter, and sidewalk. The corridor permits eastbound and westbound traffic flow.

<u>South Hayworth Avenue</u> – Adjoining the project site to the west, is a designated Local Street – Standard, with a roadway width of 36 feet and a right-of-way width of 60 feet improved with asphalt roadway, concrete curb, gutter, and sidewalk. The corridor permits northbound and southbound traffic flow.

<u>Alleys</u> – Adjoining the project site to the north is an alley with a width of 10 feet. The alley provides east-west travel between South Hayworth Avenue and South Fairfax Avenue. The alley also intersects with another alley segment which provides north-south travel between West Packard Street and the project site. These alleys provide access to enclosed garages for low-rise multifamily residential buildings, surface parking lots for commercial uses along South Fairfax Avenue, and trash and recycling bins.

The project site is located within 400 feet from a bus stop which provide service for the Metro Local Bus Line 217 and the Santa Monica Big Blue Bus Routes 7 and Rapid 7. These bus lines provide commuters access to housing, jobs, and essential services between Downtown Los Angeles, Mid City, and West Los Angeles.

### HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22 A.31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition to the requirements of California State Density Bonus Law, on October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2015. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed

on the property within the past 5 years. Additionally, the project must also replace all existing or demolished "Protected Units". The Los Angeles Housing Department has determined, per the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination, dated March 18, 2021, that the property is and continues to be used commercially. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. The provisions of SB 330 do not apply to commercial properties, therefore no replacement affordable dwelling units are required.

As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Sections 65915(c)(3) (State Density Bonus Law) and 66300 (Housing Crisis Act of 2019).

# TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, which it does:

- On-Site Restricted Affordable Units. In each Tier, a Housing Development shall provide
  On-Site Restricted Affordable Units at a rate of at least the minimum percentages described
  below. The minimum number of On-Site Restricted Affordable Units shall be calculated based
  upon the total number of units in the final project.
  - a. Tier 1 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.
  - b. Tier 2 9% ELI, 12% VL or 21% Lower.
  - c. Tier 3 10% ELI, 14% VL or 23% Lower.
  - d. Tier 4 11% ELI, 15% VL or 25% Lower.

The Project site is located within a Tier 3 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed development, the Project is required to reserve a minimum of 10 percent of the 72 total dwelling units for Extremely Low Income Households which equates to eight (8) on-site dwelling units as part of the Housing Development in satisfaction of the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination Letter. Therefore, the Project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. **Major Transit Stop.** A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.

As defined in the TOC Guidelines, a Major Transit Stop is defined as a site with an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. As noted in the Transit-Oriented Communities Referral Form, dated May 23, 2025, the project site is located within 2,640 feet from the intersection of West Pico Boulevard and South Fairfax Avenue which is comprised of multiple bus stops which serve Metro Local Bus Line 217 and Rapid Line 780, and the Santa Monica Big Blue Bus Routes 7 and Rapid 7. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

3. **Housing Replacement.** A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Los Angeles Housing Department prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.

Pursuant to the SB 330 Determination made by the Los Angeles Housing Department dated March 18, 2021, the proposed Project is not required to provide any replacement affordable housing units. Therefore, the Project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. Other Density or Development Bonus Provisions. A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.

The Project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. The Project will construct a seven-story mixed-use development with 72 dwelling units and 2,100 square feet of ground floor commercial space. The TOC Incentives are applied throughout the entirety of the site and no development bonuses under any other state or local program will be utilized. The total Project will reserve eight (8) on-site restricted affordable units and provide 64 market-rate units. As such, the Project meets this eligibility requirement.

- 5. Base Incentives and Additional Incentives. All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).
  - a. One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.
  - b. Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.
  - c. Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for

Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.

As an eligible housing development, the Project is qualified to receive the Base Incentives listed in the TOC Guidelines. The Project requests two Additional Incentives as follows: (1) utilization of any or all yard requirements for the RAS3 Zone; and (2) up to a 25 percent reduction in required open space, The Project will set aside a minimum of 10 percent of the total dwelling units proposed for Extremely Low Income Households and 11 percent of the base units for Extremely Low Income Households. As such, the project meets the eligibility requirement for Base and Additional Incentives.

6. **Projects Adhering to Labor Standards.** Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).

The Project is not seeking Additional Incentives beyond the three permitted in exchange for reserving at least 11 percent of the base units for Extremely Low Income Households (The applicant is requesting two Additional Incentives for the proposed Project). As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

7. **Multiple Lots.** A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.

The proposed residential-commercial building is located on three contiguous lots designated within a Tier 3 TOC Affordable Housing Incentive Area. With 72 dwelling units proposed, the project will reserve 10 percent, or eight (8) units, of the total proposed number of units for Extremely Low Income Households.

8. **Request for a Lower Tier.** Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.

The applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. Therefore, this eligibility requirement does not apply.

 100% Affordable Housing Projects. Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.

The Project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. **Design Conformance**. Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.

The Project as proposed and as conditioned, meets the intent of the Citywide Design Guidelines (adopted by City Planning Commission October 24, 2019). The proposed development has been conditioned to ensure a well-designed project and compliance with the Design Guidelines. The Project is designed such that vehicular access to the project's on-site parking will take place at two (2) two-way driveways located along the northern alley. The Project's main building entrances for its residential and commercial uses will be located along West Pico Boulevard with short-term bicycle parking installed along the building frontage and long-term bicycle parking located within the Project's second-floor level. The Project's residential lobby and several of the dwelling units and private balconies will overlook the street, creating a sense of transparency and "eyes on the street". Regarding façade articulation, the Project will utilize breaks along the building's exterior with changes in depth, color, building materials, windows, and balconies as shown in the "Exhibit A". These design features not only provide visual interest to the Project but also promote a safe, comfortable, and pedestrian-friendly environment.

The Project has been conditioned to provide a pedestrian-friendly environment through the provision of landscaping and screening of any mechanical equipment from the public right-of-way. The Project has also been conditioned to incorporate a variety of building materials and architectural components to create visually interesting building façades and minimize impacts on surrounding properties. The Project will utilize a mixture of beige-colored stucco, wrought iron railings, glass windows, and trex paneling for the massing of the new mixed-use building to create a clear and coherent design that respects the surrounding neighborhood. The Project will also maintain the existing one (1) street tree along West Pico Boulevard and plant 18 on-site trees to protect residents and pedestrians from rain and excessive sunlight. These design features do not preclude the provision of the permitted density of residential units. Thus, the Project conforms to the applicable design guidelines and conditions have been imposed accordingly.

# TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM /AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

- 1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:
  - a. The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of Additional Incentives in the Transit Oriented Communities Guidelines was preevaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Additional Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Yards/Setbacks. The requested Additional Incentive to allow for the utilization of any or all of the yard requirements for the RAS3 zone in a Commercial zone is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The incentive would allow for the reduction of the easterly side yard setback requirement for residential uses to 5 feet in lieu of 10 feet otherwise required. The Project proposes the construction of a seven-story mixed-use building with 72 dwelling units and 2,100 square feet of ground floor commercial space in the C4 Zone. Commercial uses in the C4 Zone are not subject to any setback requirements as well as residential uses along the front yard frontage. Contingent upon the approval of Case No. ZA-2022-7714-ZAI, the frontage along West Pico Boulevard shall be designated as the front yard and therefore shall not be subject to any setback requirements. Pursuant to LAMC Section 12.22 A.18(c)(3), no yard requirements shall apply to the residential portions of buildings located in the C4 Zone used for combined commercial and residential uses, if such portions are used exclusively for residential uses, abut a street, private street or alley, and the first floor of such building at ground level is used for commercial uses or for access to the residential portions of such buildings. As such, the Project is not subject to any westerly side yard or northerly rear yard requirements. The Project will utilize the Additional Incentive request to reduce the easterly side yard setback to 5 feet consistent with the RAS3 zone. With the incentive, the Project will dedicate more floor area to the construction of additional dwelling units thereby allowing for more affordable units to be set aside for Extremely Low Income households. The incentive supports the applicant's decision to reserve a minimum of 10 percent, or eight (8) units, for Extremely Low Income households.

Open Space. The requested Additional Incentive for a 25 percent reduction in the required amount of open space is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. For this Project, the LAMC requires a total open space area of 7,325 square feet. The requested Tier 3 incentive allows the applicant to reduce the open space requirement to 5,494 square feet. The Project proposes a total open space area of 5,497 square feet, which includes common and private open space. The incentive allows the applicant to utilize more of the total building square footage for residential units, which facilitates the construction of more affordable housing units, while remaining in compliance with all other applicable zoning regulations. The incentive further supports the applicant's decision to reserve a minimum of 10 percent of the total units proposed for Extremely Low Income households. Therefore, the Additional Incentive is necessary to provide for affordable housing costs.

b. The Incentive will have a specific adverse impact upon public health and safety or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse Impact without rendering the development unaffordable to low-income and moderate-income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no evidence that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the State's CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project

reach or exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "Infill Projects" as further described in the analysis for Case No. ENV-2021-9864-CE. The five conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project, as proposed, was determined to meet all five conditions. Furthermore, planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project.

According to ZIMAS, the project site is located 1.72 kilometers from the Newport – Inglewood Fault Zone and is not located within a Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Water Zone, Liquefaction, Landslide, and Tsunami Inundation Zone. The project site is located in a Methane Zone. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. The incentives are contrary to state or federal law.

There is no substantial evidence in the record indicating that the requested incentives are contrary to any state and federal law.

### **ADDITIONAL MANDATORY FINDINGS**

- 2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.
- It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects". The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exception document dated May 2025 and attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

# TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within  $\frac{1}{2}$  mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

### TIME LIMIT - OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional 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. The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <a href="http://cityplanning.lacity.org">http://cityplanning.lacity.org</a>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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."

## **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.

### **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 <u>early</u> 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 (<a href="https://planning.lacity.gov/oas">https://planning.lacity.gov/oas</a>) 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 <a href="http://planning.lacity.gov/development-services/forms">http://planning.lacity.gov/development-services/forms</a>. Public offices are located at:

Metro DSC	Van Nuys DSC		
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050		
South LA DSC	West LA DSC		
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 planning.westla@lacity.org (310) 231-2901		

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 <u>BuildLA</u> portal (<u>appointments.lacity.gov</u>). 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

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <a href="https://www.lavote.net/home/county-clerk/environmental-notices-fees">https://www.lavote.net/home/county-clerk/environmental-notices-fees</a>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, and the possibility of a CEQA appeal, being extended to 180 days.

Vincent P. Bertoni, AICP Director of Planning

Approved by:

Prepared by:

Heather Bleemers, Senior City Planner

Esther Ahn, City Planner

David Woon, Planning Assistant



## THE PLAZA APARTMENTS 5879 W. PICO BLVD. LOS ANGELES, CA. 90019

## 72-Unit Apartments

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/ OR OPEERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM THE STATE OR FEDERAL.

NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUND SHEET INDEX							
SHEET DESCRIPTION SHEET DESCRIPTION SHEET DES							
C	COVERSHEET	SP-C1	GENERAL NOTES	-			
DIR-OI	APPROVAL LETTER	SF-02	GENERAL NOTES - BICYCLE PARKING				
DIR-02	APPROVAL LÉTTER	SP-C3	FIRE DEPARTMENT NOTES				

DISABLE ACCESS NOTES

DISAPLE ACCESS NOTES

DISABLE ACCESS NOTES

SP-07 DISABLE ACCESS NOTES

SP-05

DIR-03 APPROVAL LETTER

SURVEY

INFO-02 FAR CALCULATIONS

A-O1 SITE P.AN

N/O-D | OPEN SPACE CALCULATIONS

1-02	1/8" BASEMENT (LOWER GARAGE) PLAN	SF-09	DISABLE ACCESS NOTES			UP	UP TO 25% DECREASE			1		
1-03	1/8" FIRST FLOOR (GARAGE) PLAN	SP-10	LA GREEN BUILDING NOTES AND FORMS									- 1
L-04	1/6" SECOND FLOOR (UPPER GARAGE)	SP-11	LA GPH BUILDING NOTES & FORHS RESIDENTIAL									- 1
4.05	1/6" THIRD FLOOR PLAN	SP-12	LA GEN BUILDING NOTES & FORNE NON-ESSIDENTA									
4.00	1/6° FOURTH FLOOR PLAN	SP-13	LA GRN BUILDING NOTES & FORMS NOW-RESIDENTIA									- 1
4.07	I/8" FIFTH FLOOP, PLAN											- 1
A-08	1/8" SIXTH FLOOR PLAN											
A-Q9	I/P SEVENTH FLOOR PLAN	5.1	STANDARD DETAILS						.eccn	DTIONE		
N-10	ROOF PLAN	5-1A	NOTES 4 DETAILS					וואכ	JE2CK	IPTIONS		
A-11	ELEVATIONS SOUTH	5-2	STANDARD NOTES					177717	[		-	
A-12	ELEVATICING WEST	9-3	STANDARD NOTES			UNIT#	QTY.	BD.	BATH	NET AREA	MEZZ.	TOTAL NET
A-13	ELEVATIONS NORTH	5-4	SCHEDILES & DETAILS			1000000	100.00	RM.	RAA.	100		AREA*
A-14:	ELEVATIONS EAST	5.5	WALL SECTIONS			301-701	- 5	2	1	750	-	3,750
A-15	SECTIONS A-A	5-5 A	WALL SECTIONS			302-702	5	- 1		640		3,200
A-16	SECTIONS B-B	5-6	NOTES & WALL SECTIONS			203-703	5	0	1 1	450		2,250
A-17	1/4" FLOOP, PLANS	9.7	NOTES 4 SECTIONS	Lel .i		304,704	. 5	0	1	450		2.250
81-A	1/4" FLOOR PLANS	5.8	SITE PLAN	1-1.2		205-705	5	0	T	420		5,250
A-19	1/4" FLOOF PLANS	9.0	FOUNDATION PLAN	L-2		306.706	5	1	- 1	640		3,200
A-20	1,4" FLOOR FLANS	5-10	2ND FLOOR SLAB PLAN	L-2.i		307-707	5	1	1	750		3,750
A-21	1/4" FLOOR PLANS	5-11	2ND FLOCIR SLAB RE-BAR PLAN	L-3		308-708	5	- 1	1	E10		2,550
A-22	1/4° STAIR DETAILS	5-12	2ND FLOOR SLAB PE-BAP, P. AN	Lot		309-709	- 5	- 1	1.	510		2,550
ES-A	DOOR/ FINISH SCHEDULES	5-13	3RD FLOOR TLAB PLAN	L-5		310.710	5	- 1	1 1	510		2,550
A-24	APPROVALS- SOIL/ NETHANE	5.14	3RD F.OOR 9 AB RE-BAP, PLAN			217-711	5		1	550		2,750
A-25	APPROVALS	5-15	3RD FLOOR SLAB RE-BAR PLAN			312-712	5	1	- 1	500		2,500
		5-16	4TH FLOOR FRAINING PLAN			313-713	- 5		1 1	500		2,500
D-01	TYPICAL DETAILS	5-17	5Th FLOOR FRAMING PLAN			314-714	5	0	1	420		2,100
0-02	TYPICAL DETAILS	5-18	6TH FLOOP, FRAMING PLAN			315-715	5	- 1	1	500		2,500
D-03	TYPICAL DETAILS	5-19	7TH FLOOR FRAMING PLAN			316-716	- 5	1.	1	580		2,940
D-04	TYPICAL DETAILS	9-20	ROOF FRAMING PLAN			317-717	5	1	1 7	570		2,850
D-05	TYPICAL DETAILS	5-21	ROOF PLAN			318-718	5	1	1	570		2,850
D-06	TYPICAL DETAILS	5-22	3RD FLOOR CHEAR WALL PLANS			TOTAL	72					7
T2-1-a	TITLE 24- ENEPGY COMPLIANCE	3-28	4TH FLOOR SHEAR WALL PLANS	LID- I	DETAILS	UNIT SIM	MAKRY					
T2-1-b	TITLE 24- ENERGY COMPLIANCE	9-24	STH FLOOR SHEAR WALL PLANS	10.2	FIRST FLOOR PLAN	UNIT TYPE	QTY.					
T24-c	TITLE 24- ENERGY COMPLIANCE	3-25	GTH PLOOF, SHEAR WALL FLANS	LID-3	SECOND FLOOR PLAN	SINGLE	04					
T2-1-1	TITLE 24 - ENERGY COMPLIANCE	5.26	7TH FLOOR SHEAR WALL PLANS	LID-4	THIRD FLOOR PLAN	CASE BAD	G2					
				LID-5	AREA DISTRIBUTION	TWO BEDS	05					
		1		14D-6	P/XOF PLAN	TOTAL	72	1	1		1	
		_	1	LID-7	PERMAYOND DETAILS			1	1		1	
		1		Libri	T MINNEY OF METERINA				-			
_				G-1	GRADING NOTES	COMME	ectat	1				
	-	-		G-2	APPPOVALS-GPI		SQ. FT.	1				
	-	-		G-3	BASEMENT PLAN	E.F.C.		1	+			_
				0.0	Dr. C.			-		_		-

SECOND FLOOR PLAN

### BLD'G CONST. / OCCUPANCY RESIDENTIAL: ONING CODE HEIGHT LIMIT: BASE MAX, BUILDING AREA ALLOWED LOT AREA (EEFORE DEDICATION); OT AREA INCLUDING HALF THE ALLEY SUPERVISED AUTOMATIC FULLY SUPERVISED AUTOMATE FILET SPRINKLERED THROUGH OUT (NFPA I 3) 20 NING CODE (T.7 STORY) ROYIDE APPROVED FIRE ALARM SYSTEM PER NFPA 7.2 UNDER BASE # OF UNITS (PEP, C4 ZONE):41,02 ALOWED TOTAL # OF UNITS SPARATE PERMIT PROPOSED NUMBER OF UNIT EFGENCY PEEFONDER RADIO COVERAGE IS REQUIRED PER CFC 5 I A.S. INCREASE PER TIER 3 3.75: 4.8%X3.75 55,860 POPOSED BUILDING AREA 55,826 SO, FT.< 55,960 TYPE IA (I-STORY BASEMENT, GROUND FLOOR PARKING/ RETAIN F.A.S. INCREASE PER TIER 3 2ND FLOOP, FAFKING) SPRINKLERED [HROUGH OUT (NFPA | 3) BUILDING HEIGHT BUILDING CODE: ACTUAL FAR VICINITY MAP PICO BLVE

TOC INCENTIVES SUMMARY

YARDY SETBACK REDUCTION: (SECTION VIII. 1.a.i)
PROJECT WILL UTILIZE RASS SIDE YARDS TO REDUCE
REQUIRED SIDE YARD TO 5'

DENSITY INCREASE: (SECTION VI. 1.a. II)

AFFORDABLE UNITS PROVIDED (ELI 16/9)

F.A.R. INCREASE: (SECTION VI.I.b.m)

OPEN SPACE: (SECTION VIII.I.b.ii)

DCC.	OCC. LOAD	AREA	
0.0	11100 10 11	10.000	20 00
	1/200 (66)	13,250	Su ri.
5-8	1/200 (29)	G.G20	90. FT.
		1,218	SO. FT.
A-2	1/50 (35)	1.373	50. FT.
TOTAL A	REA:		
OR:			
2.2	17500 (88)	13.258	SO FT.
TO	OTA AREA:	13.258	90. FT.
	11200 (SA)	11 578	TO OF
	7200 (100)		
	STAIRS/ VENTS	20523	90 FT.
RCIAL ARE		2.100	
	S-2 OR: S-2 M TOTAL #	COC. LOÃO  S.2 1/200 (G)  OR. 1/200 (G)  S.2 1/200 (E)  S.2 1/200 (E)  TOTAL AREA:  TOTAL AREA:  TOTAL AREA:  1/200 (F6)  S.2 1/200 (F6)  S.3 1/200 (F6)  S.4 1/200 (F6)  S.5 1/200 (F6)	COC. LOAD AREA  S.2 1/200 (GG) 13,258  S.2 1/200 (GG) 13,258  S.2 1/200 (GG) 13,258  A.2 1/50 (GG) 12,218  A.2 1/50 (GG) 12,218  COTAL AREA: 4,691  COTAL AREA: 4,691  COTAL AREA: 13,258  S.2 1/200 (GG) 13,258  S.2 1/200 (GG) 13,258  S.2 1/200 (GG) 13,258  S.2 1/200 (GG) 13,578  S.2 1/200 (GG) 13,5

PE OF CONSTRUCTION

ALCWARLE FLOOR AREA

V=(30' 05 5 TREET WIDTH)X200Y200'=30"

DEFERRED SHOMITTAL HEARS, DEFERPED LUBIMITTAL HEARS SHAL. CLIMEN WITH CPC SECTION 105 4-4.2. SUBMETTAL DECUMENTS FOR DEFERRED SUBJECTAL HEMS

FOR DEFERSED SUBLIFFAL IFEMS HALL BE SHOWNTED TO THE AFFIRMED RETRICTURAL ENGINEER FOR REVIEW WITH THE GENERAL OCH TO CONTRACT DOCUMENTS. PROMOTE AFFORMAL ENGINEERS

A, ELEVATOR ANCHOR SYSTEM B, ATS SYSTEM BELLS DOWNS

AREA MODIFICATION: A .- [A+(NSXI)XE

ALLOWABLE AREA PER STORY

CUPANCY SEPARATION

FRONTAGE INCREASE: W=(ROX30\*+20X30\*+120X50\*)(ROX+20\*+120Y=20 W=v=[FR-0.25]W30=((230X472\*(TOTA, FERIMETER))-0.25]X30X30=0.23

=(24,000+(24,000x0,23)(Y2=50,040 50, FT, >54,750 5.F. (FRCVIDED

O OF STORIES

PROJECT SUMMARY

**BUILDING SUMMARY** 

OF 70% PER SECTION VI. Laur (TOC T)

UNLIM

72 72 70%

CONSTRUCTION TYPE SUMMARY

2+1BASEMENT

48,000

24,000 SQ. FT. UNLIMITED

48,000 SQ. FT. UNULLITED

BUILDING ELEPTENT

**OPEN SPACE REQUIREMENTS SEC. 12.21.G2** 

ESS THAN 3 HABITABLE POOM UNIT @ ICC SOLET, PER UNIT-6/XICC-3 HABITABLE ROOM UNIT @ ISS SOLET, PER UNIT-6/XICS-4 HABITABLE ROOM UNIT @ ISS SOLET, PER UNIT-6/XICS-TOTAL OPEN STACE SEQUIRED-OTEN STACE DESERTED OF 25% PER SEC. VII. LB. (ITCC TIER.3) MANUAL COMMON OTEN STACE REQUIRED (SOT)-PENANCE OTEN SEACE PROVIDED.

COMMON OF RESPONDED TO STREET
RED. ROOM-THRES CENTER SPRIND FLOOR;
TOTAL OPEN BRAKE PROVIDED
MIN. CEMMON SPRING REPORTED (25%)—1,374-25%;
MIN. LAWRESPEN ARRAY ROOMED FOR COT NIGHT 1,374-25%;
MIN. LAWRESPEN ARRAY ROOMED FOR COT NIGHT REP. A UNITS;
MIN. LAWRESPEN ARRAY ROOMED FOR COT NIGHT REP. A UNITS;
MIN. NAMERS OF 24" BCX TEERS PROVIDED.

BALCONIES WITH G MIN, DIM.; 50 SQ.FT.X55= COMMON OPEN SPACE PROVIDED:

PROJURY STRUCTURAL PRANT

NONBEARING WALLS AND PARTITIONS EXTERIOR

NUMBERRING WALLS AND PARTITIONS INTERIOR.

FLOOP, CONSTRUCTION AND SECONDARY MEMBER

ROLF CONTRUCTION AND RECONDARY MEMBER.

16,410.7

		MKKING 3	OIANA	MINI				
TED	NO FARKING RE	OUREMENTS FE	R AB20	-7				
.5:1 Q. FT.	GUEST PARKING	GUEST PARKING NONE REQUIRED NONE PROVIDED						
Q. FT.	PAFKING PROV	DED (RESIDENTA	AL):					
	DISABLE	(2%)	CI	NON	REQUIRED			
3.3)	STANDAR	D D	43	NON	REQUIRED			
NITS NITS		TOTAL	44					
		DED (COMINERO	IAL):					
	DISABLE		01		REQUIRED			
2. FT.	STANDAR	0	05	NON	REO IRED			
O. FT.	CAR CHARGER	CALCULATIONS I	PESIDE	NTIA:1:				
		CAR, CHARGER NE ACCESSIBLE	RECUI	RED A	ND PROVIDED			
		E.V.C.5.	ACCES	SIBLE	01			
		E.V.S.E.	(10%)		01			
		E.V.			12			
		TOTAL			14			
	BICYCLE PARKI RESIDENTIAL	NG CALCULATION	PEO	IRED	/ PPOVIDED			
	LONG TERM	1-25 (1 PER 1	UNITS		25			
	LONG TERM	26-72 (1 PER	1.5 1%	ETH.	21.33			
			TOT	AL	56.33-59			
	SHORT TERM	1-25 (1 PER 1	CHMIT	5)	25			
	SHORT TERM	26-72 (I PEP	15 UN	D-	3.13			
	20 - 10 - 10		TAL		5.63~6			
	COMMERCIAL							
	LONG TERM	1 PER 2,000 5	ED. FT.		C/2 (AffN.)			
	SHORT TERM	1 PER 2,000:	BQ, FT,		C2 (MIN.)			

TABLE 5/04 4

ECTION SOG.

ECTION 506.3

9ECTIONS 506 506.2, 506.3

NECTION 506.4.7

ECTION 510.2

TYTE I TYTE IIIA

3

625 5Q. FT. C 5Q. FT. 7,325 5Q. FT. 5,493 5Q. FT. 2,746 5Q. FT

2,750 SQ. FT 1,374 SQ, FT, 1,373 SQ, FT, 5,497 SQ, FT, 343 SQ, FT, 343 SQ, FT,

FIPE RESISTANCE PATING REQUIREMENTS FOR PUILDING ELEMENTS (HOURS) TABLE GO!

TABLE 504.3

DADVING SUBMANDY



### AFCO Design, Inc.

10635 Santa Monica Blvd #190 Los Angeles, California 90025 Phone: 424,789.8001 sfcodevelopment.com

### JOB ADDRESS

5379 W. PICO BLVD. LOS ANGELES, CA,900 IS

## PROJECT DESCRIPTION

NEW 5-STORY. TYPE HILD, 72-UNIT APARTMENT-HOUSE OVER 1-LEVEL 2ND FLOOR TYPE IA PARKING OVER 1-LEVEL FIRST FLOOR TYPE IA RETAIL/ FARKING OVER INLEVEL BASEMENT TYPE IA PARKING

PICO FAIREAY, LIC 6505 GAYHART STREET COMMERCE, CA 20040

#### ARCHITECT

AFCCI DESIGN, INC. LOS ANGELES, CA 90025 424-789-8001

#### STRUCTURAL ENGINEER

MASOUD DÉJEAN, INC. 17200 VENTURA BLVD. #213-A ENGINO, CA 91316 818-784-5571

#### SURVEYOR

NICK KAZEM, INC. 4966 TOPANGA CYN. BLVD. WOODLAND HILLS, CA 91354 818-888-3880

#### SOIL ENGINEER

AGI GEOTECHNIGAL, INC 16555 SHEFMAN WAY #A AN NUME, CA PTACE

#### ELECTRICAL ENGINEER

APRARI ASSOCIATED ELECTRICAL ENIGNEER 1713 STANFORD AVE 818-956-1900

#### MECHANICAL

MINS ENGINEERING IGO) SAWTELLE BLVD. #300 LOS ANGELES, CA 90025 310-445-8474

#### PILIMARING MNS ENGINEERING

LOS ANGELES, CA 90025 310-445-8474

#### LANDUSE CONSULTANT

GARY BENJAMIN, AICP 4470 W. SUNSET BLVD. #547 LOS ANGELES, CA 90027

#### LANDSCAPE ARCHITECT

SEED GROUP LANDSCAFE ARCHITECT 1505 BORDER AVE TORPANCE, CA 90501 310-787-1055

### METHANE TESTING

EFI GLOBAL 5261 WEST IMPERIAL HIGHWAY LOS ANGELES, CA PAXA5 310-254-6300

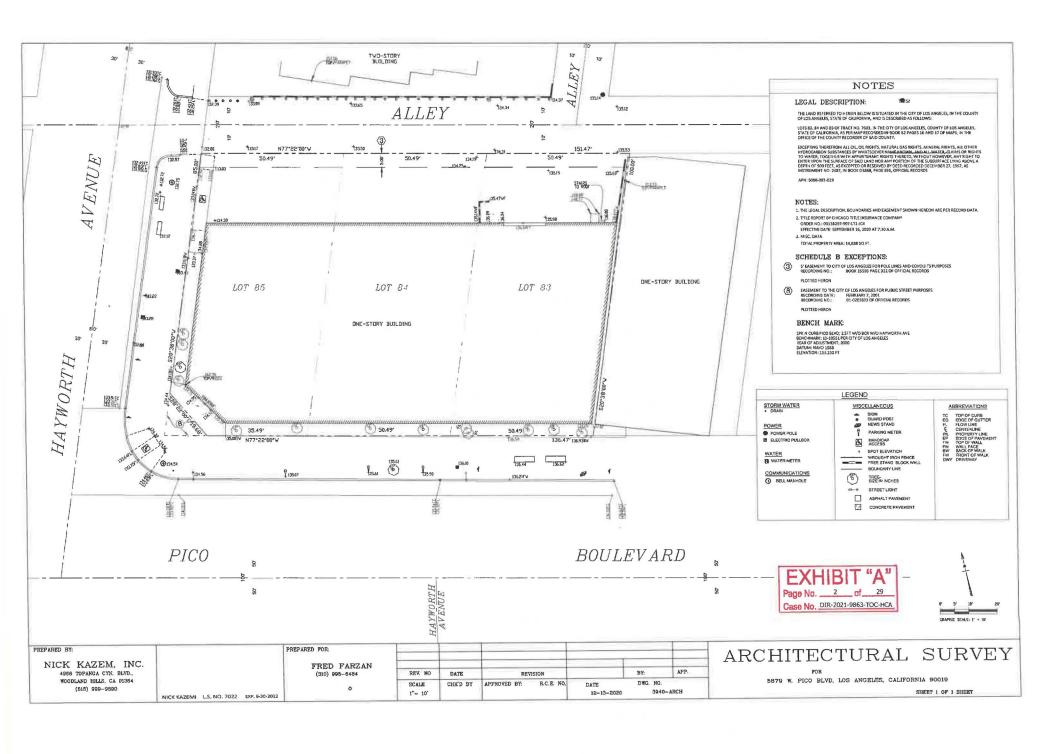
#### LEGAL DESCRIPTION

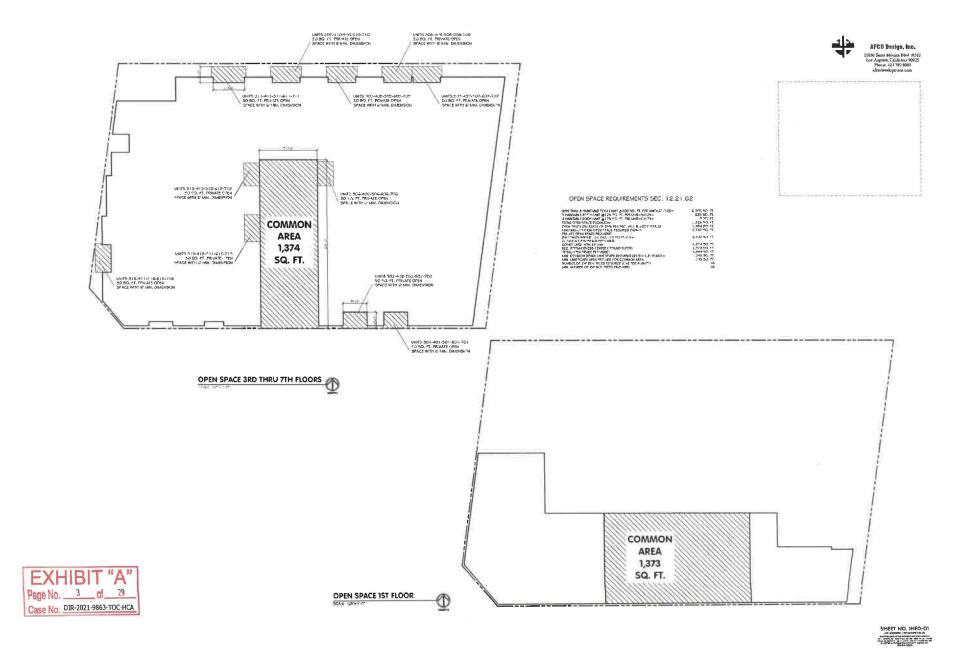
TRACT BLOCK TR 7609 NONE 83. 84. 85 LOT MAP BOOK ME 32-16/17 ARB NONE MAP SHEET 129-173 APN 5086-003-029 PAGE 633-A4

THE IN COMENT IS THE PERSENT AND
COSY PIGHT OF MICO DESIGN, INC. AND
SHALL NOT BE LEED ON ANY OTHER, WORL.
BE PERFORMED OF DISCLOSED TO
OTHERS SHOUTH IN LETTER AUTHORIZATION
FP, M. AFED DEMICH, INC.

DRAWN BY: F.A. DATE: 05-02-2025 SCALE: AS SHOWN

C





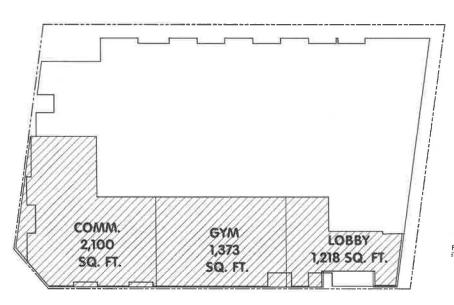


AFCO Design, Inc. 11030 Senta Monica Blvd. #310 Los Argeles, Caldonia 90025 Phone 424 789 8001 afcoderelopment com

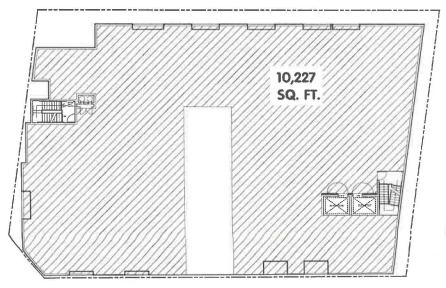




BURLDING AREA	41	Dec		
Building Area USE	CCC.	LOAD	AREA	
BASEMENT:				
GAFAGE		1/200 (63)	12,258	FO. FT.
GROUND FLO		LINES (BB)	0.000	00 ET
GARAGE	19-2	1/200 (50)		
LOPBY	0.0	0.021210000	1,218	3G. FT.
GYM COMMERCIAL	A-2	1/50 (35)	1,373	.O. FT.
COMMERCIAL	M	1/60 (31)	5,100	9Q. FT.
	TOTAL A	REA:	4,691	SO. FY.
SECOND FLO				
GARAGE	5.2	1/200 (66)	13,256	CO. FT.
	To	TAL AREA:	13,258	SQ. FT.
THIRD FLOOR	R FLOOR:			
RESIDENTIAL	R-2	1/2/20 (58)	11.57€	SQ. FT
COURT YARD			1.109	SQ. FT
EXTERIOR WALL	SI SHAFTI	STAIR'S/ VENTS	c9523	SQ. FT.
		AREA:		
THIRD FLOOR		U 7TH FLOOR		
RESIDENTIAL	P-2	1/200 (5.9)	11.578	SQ. FT
EXTERIOR WALL				
TOTAL AS	CEA (PER F	LOOP):	10.227	SQ. FT
	TOTAL .	AF£A (3-7):	40.905	FO FT
TOTAL RESIDEN				
TOTA: RESIDEN	TIAL AREA	(ZONG CODE)	53.486	FO FF
TOTAL RESIDEN	ITIAL AREA	CCHCOL FEE	155 835	SO EF
TOTAL COLAR	RCIAL APP	A	2 100	CO FE
TOTAL CAPACE	NE-21/03	CLIPANCY	82 85 1	SO FI

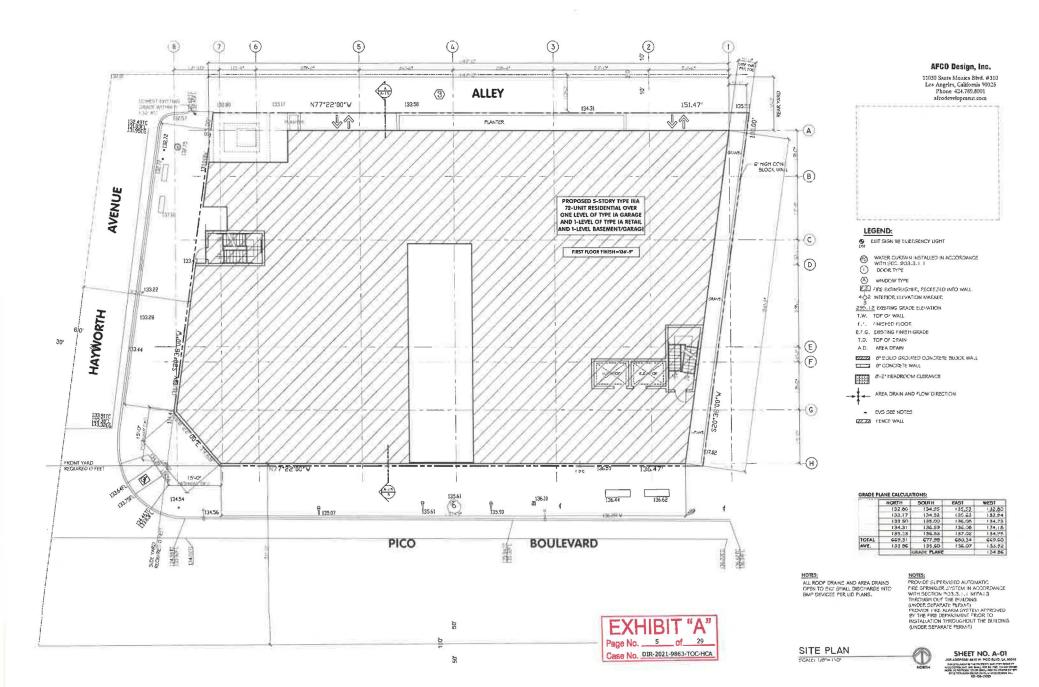


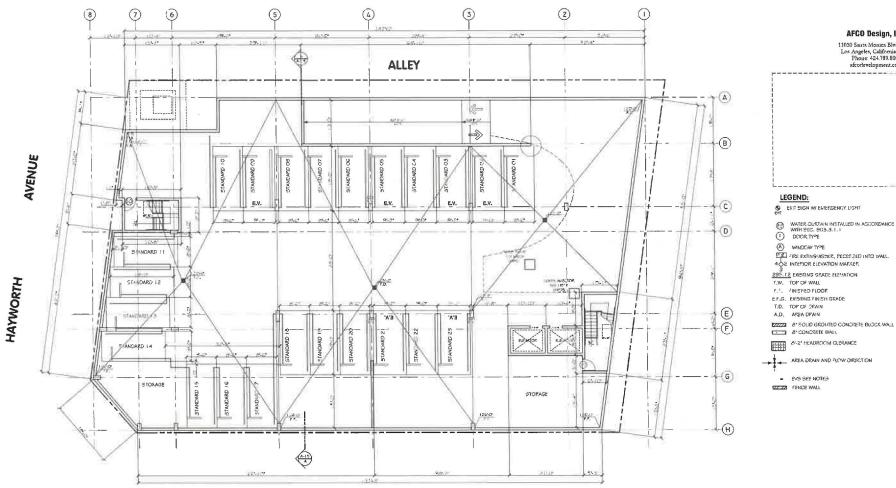




F.A.R. 3RD THRU 7TH FLOOR







### EVS NOTES:

LISEE PLANS FOR RACEWAY TERMINATION POINT (S), EVCS. 1. SEE THAT FOR ADMINISTRATION FOR 10, EUG.
2. ONLY UNDERSOUND TRACEWAYS AND PELATED UNDER SYOUND
SCHIRMANT AS ROUMED TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
3. THE ELECTRICAL SYSTEM STALL HAVE SYFELIENT CAPACITY
TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF EVSE, PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCLITS. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. 4. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE CYCR-CURRENT PROTECTIVE DEVICE SHALL (IZNITY THE CYCR-CURRENT PROTECTIVE DEVICE SPACE (S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH LOS ANGELES ELECTRICAL CODE.

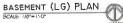
PICO

### **BOULEVARD**



#### EGRESS ANALYSIS:

COCUM-NOT SE (GARAGE)
COC. LOAD. 13,259 SO, 17,250,446
COC. LOAD. 13,259 SO, 17,250,446
GS-29 NOV DITES SCOUNED
GS-29 NOV DITES SCOUNED
GS-29 NOV DITES SCOUNED
ANAL COMMENTATION OF CRESS
20-20 TRAVEL DISTANCE: 107
TABLE 1076,125
TA

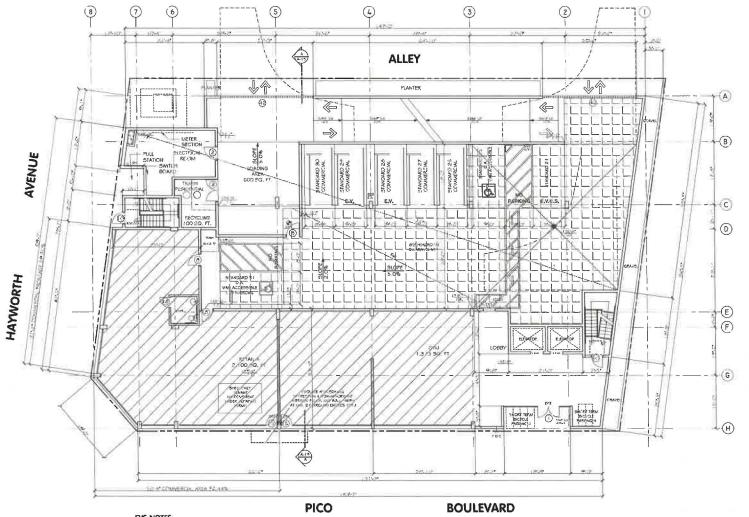




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### LEGEND:

S EXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1

A WINDOW TYPE

F.E. FIRE EXTINGUISHER, PECES SED INTO WALL.

402 INTERIOR ELEVATION MARKER 295.12 EXISTING GRADE ELEVATION

T.W. TOP OF WALL F.F. HINISHED FLOOR

E.F.G. EXISTING FINISH GRADE

T.D. TOP OF DRAIN A.D. AREA DEAIN

81 SOLID GROUTED CONCRETE BLOCK WALL 8º CONCRETE WALL

8'-2" HEADROOM CLERANCE

AREA DRAIN AND FLOW DIRECTION

EVS SEE NOTES

ZZZZZ FENCE WALL

#### EGRESS ANALYSIS

OCCLUPANCY S2 (GARMGE)
OCCL LOAD; 6 & RO SG. 7,7,000~29
22 S5 ORCULARD STAR WITH 3C\*
EACH ACCESS THAT LOSTANCE AGO:
NAL COMMON TAIN FOR CORESS
NAL COMMON TAIN FOR CORESS
TAPLE (COG.2.)
TAPLE (OSTANCE)
TAPLE (COG.2.)

#### EGRESS ANALYSIS:

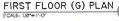
OCCUPANCY A (ASSEMBLY)
CCC. LOAD 1,736 90, 71,50 = 87
36 < 50 ONE DETAIL RECOMMEND
36 < 50 SCOUNTS RECOMMEND
36 < 50 SCOUNTS RECOMMEND
36 < 50 SCOUNTS COUNTS COUNTS
36 < 50 SCOUNTS COUNTS
36 < 50 SCOUNTS
36 < 50 SCOUNTS
36 SCOUNTS

SHEET NO. A-03
JOB ADDRESS SITTY - PRO BLVD. IA 50019
THE STANDARDS NO BLVD IN A 50019
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**EXHIBIT "A"** 

Page No. 7 of Case No. DIR-2021-9863-TOC-HCA







EVS NOTES:

1. SEE PLANS FOR RACEWAY TERMINATION POINT (5), EVCS,

AND EVE CHARGERS.

2. ONLY UNDERSOUND PACEWAYS AND PELATED UNDERSOUND. EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION.

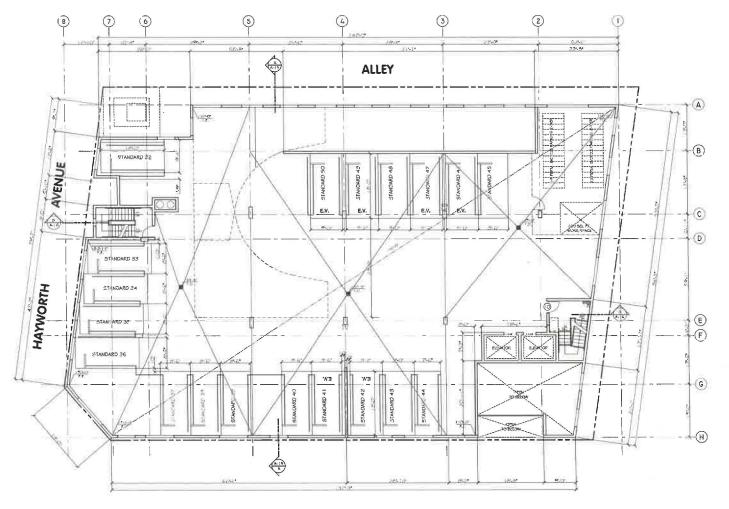
3. THE SUBCTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY.

TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF BYSE, PLAN DESIGN SHALL

BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUITS. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

4. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY

SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE (5) RESERVED FOR FUTURE EVICHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH LOS ANGELES ELECTRICAL CODE.



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### LEGEND:

EXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1

DOOR TYPE

⟨A⟩ WINDOW TYPE

TE FIRE EXTINGUISHER, PECESSED INTO WALL

402 INTEPIOR ELEVATION MARKER 295.12 EXISTING GRADE ELEVATION

T.W. TOP OF WALL F. . FINISHED FLOOR

E.F.G. EXISTING FINISH GRADE

T.D. TOP OF DRAIN A.D. AREA DEAIN

8" SOLID GROUTED CONCRETE BLOCK WALL 8" CONCRETE WALL

81-21 HEADROOM CLERANCE

\_\_ AREA DRAIN AND FLOW DIRECTION

 EVS SEE NOTES ZZZZ FENCE WALL

**PICO** 

**BOULEVARD** 

### EVS NOTES:

1. SEE PLANS FOR RACEWAY TERMINATION POINT (5), EVCS, AND EVE CHARGERS.

2. ONLY UNDERGEOUND PACEWAYS AND PELATED UNDERGEOUND. EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION 3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF BYSE, PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUITS. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

4. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY

SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVICE SPACE IS) RESERVED FOR FUTURE BY CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH LOS ANGELES ELECTRICAL CODE

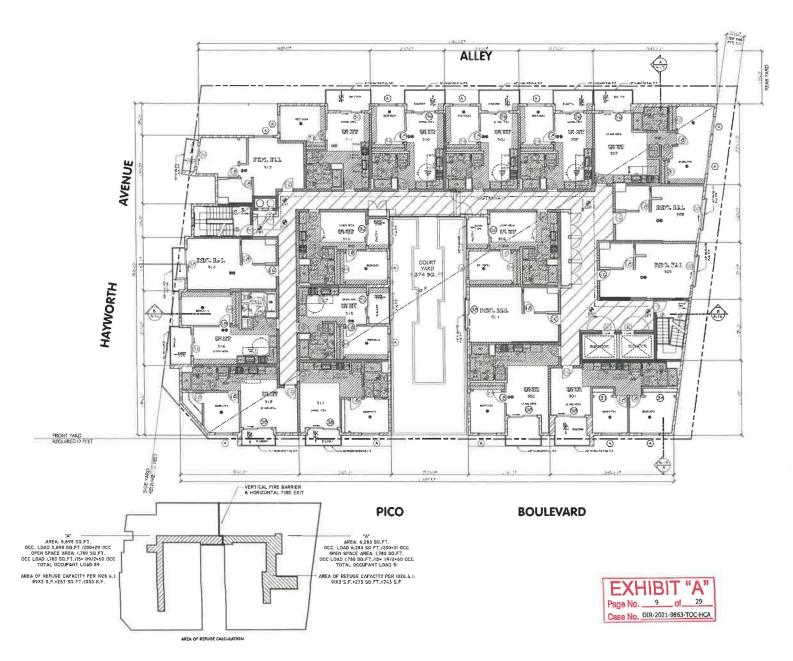


### EORESS ANALYSIS:

COCUPANTY SE (GRADE)
COCUPANTY









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#### LEGEND:

S EXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.7.1 DOOR TYPE

A WINDOW TYPE

EE FIRE EXTINGUISHER RECESSED INTO WALL.

12722 2-HR EXTERIOR WALL SEE DETAIL 1/D-02 FIRE BARRIER 2-HR 50 STC WALL SEE DETAIL 3/D-02 FIRE BARRIER 2-HR 50 STC WALL SEE DETAIL 3/D-02 FIRE BARRIER (FLBS WALL) I-MR 50 STC WALL SEE DETAIL 2/D-02 FIFE BARRIER

1-RE, 5.0 STG, WALL, SEE DEFAIL JZD-02 FINE DAKINER,
1-RE DOTTY WALL SEE DEFAIL JZD-02 FINE MARKER (FINS WALD
1-RE RATED WOOD FRANKIG, FROVINGE NG ININ, WOOD
FRANKING FOR ALL TUMBENS WALDS I INA.
14-DROP SOFFIT, VEREY SEE PROFIT TO CONSTRUCTION
VOID SOFFITS SHALL BE FILLED WITH INSTACTION AND
SOFFITS WATER AFF. CONDITIONING DUXTE SHALL BE PRELIMED WITH 50° THICK OF THE DIATER DAY DISPETCHED
FROM TO INSTALLATION OF THE DUXTE, MADES SECURING
FROM TO INSTALLATION OF THE DUXTE, MADES SECURING
EN BIGLATEC AND INSPECTED FROM ET OF THE PREBIGLATECT AND INSPECTED FROM ET OF THE PREBIGLATE OF THE PREBIGL



PROVIDE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 NFPATS THROUGH OUT THE BUILDING (UNDER SEPARATE PERMIT)
PROVIDE FIRE ALARM SYSTEM APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION PHROUGHOUT THE BUILDING (UNDER SEPARATE PERMIT)

#### EGRESS ANALYSIS

CCCLIFANCY #2 (AFARTHENT)
OCC. LOAD; 11,579 SC, 171,200—55
563-62 TIMO ELITE PECU PIED
563-50 REGUNDED STARK WIDTH 44P
563-50 REGUNDED STARK WIDTH 44P
MAN, LOARNED STARK #2 555
MAN, LOARNED STARK #2 5

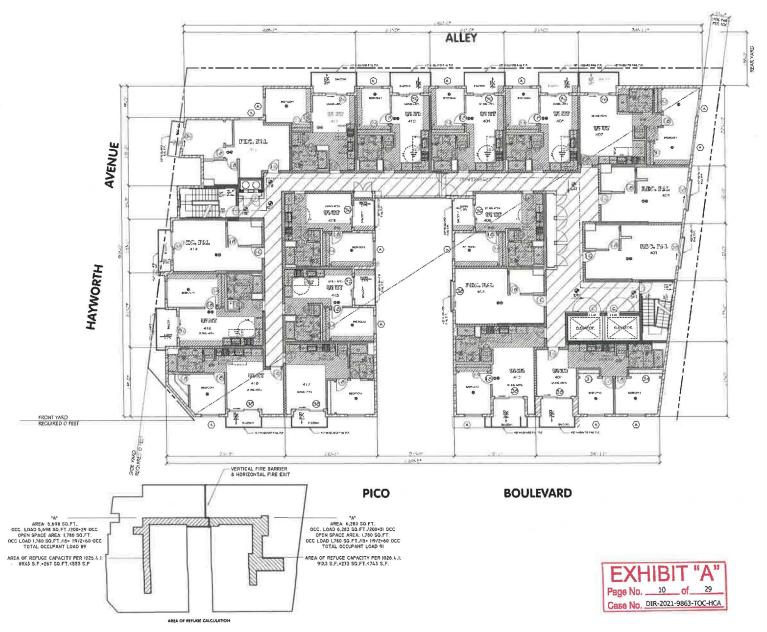
#### EGRESS ANALYSIS:

OCCUPANCY A (ASSEMBLY)
OCC. (GAD): SCO SQL (FL/SCH) IO
(O<50 ONE EXTS REQUIRED
(O<50 ONE EXTS REQUIRED
(O<50 ONE EXTS REQUIRED
(O<50 OR EXCURED STAIR WOTH 36\*
EXIT ACCESS TRAVEL DISTANCE: 250
MAX, CC WIMON PATH OF SCRESS
<20 TRAVEL DISTANCE: 75\*

TABLE 1004.5 FABLE 1006.2.1 (SEC. 1011.2 EXP. 1) TABLE 1017.2 TABLE 1005.2.

THIRD FLOOR PLAN SCALE: 1/8'=150'







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#### LEGEND:

S EXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1

A WINDOW TYPE

E.E. PIRE EYTINGUISHER, REJESSED INTO WALL. 2-HR EXTERIOR WALL SEE DETAIL 1/D-O2 FIRE BARRIER.

2-HR 50 STG WALL SEE DETAIL 3/D-02 FIRE BARRIER 2-HR 50 STC WALL SEE DETAIL 3/0-02 FIRE BARKIER (FLB'S WALL) 1-HR 50 STC WALL SEE DETAIL 2/D-02 FIPE BAPRIEP

F-HR 50 STC (VALUSEE DETAIL 2/0-02 FIRE BARRIER (PLE'S WALL)

1-HR SATED WOOD FRAMING, FROVIDE XG MIN. WOOD

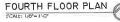
1-Hr. RATED WOOD FRAMING FROVIDE KE NIN, WOOD FRAMING FOR ALL PLANDING WOLLD 11/A-16.

14\* DROF 90\*FIT, VERITY 912E FROR TO CONSTRUCTION WOOD SCHEET SHALL BEF FILLED WITH INSULATION AND SOFTIES WITH AFF.CONDITIONING FULTS SHALL BE FIFEWED WITH SEY THICK GYP BO TARED AND INSPECTED FROR TO INSTALLATION OF THE DUCTS. ASKAS REQUIRING BULLATION ADDRESSED FROM TO INSTALLATION ADDRESSED OF THE OPTIMES SHALL BE MISILATED AND WITHOUT SHALL BE MISILATED AND WITHOUT SHALL BE MISILATED AND THE OPTIME SHALL BE WELLIATED AND THE OPTIMES SHALL BE WEL

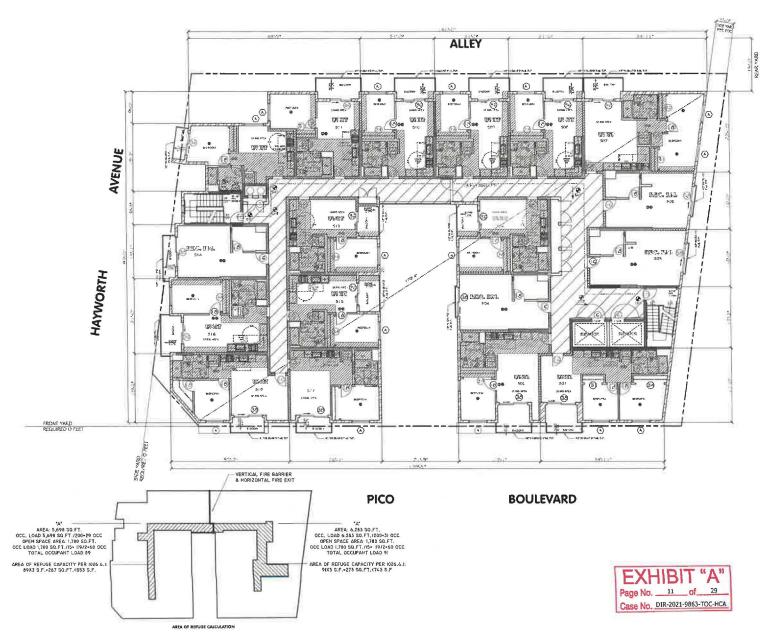
NOTE: PROVIDE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 203.3.1.1 MPAI 3 THEOLYGI OUT THE BUILDING (UNDER SEPRATINENT PERMIT) FROM SERVED HER ALASM SYSTEM AFFOVED BY THE FIRE DEPARTMENT MYCK TO INSTALLATION THROUGHOUT THE BUILDING (UNDER SEPRATIMENT MYCK) TO MET BUILDING (UNDER SEPRATIMENT MYCK) TO MET BUILDING (UNDER SEPRATISET).

### EGRESS ANALYSIS:

CCC.(PANCY R2.(AFABH-INT))
CCC. (DAD. 11.576.2C. 11.22.67.56)
TABLE (CO4.5.5
56.3.50 RECOVERED STAR WIDTH 44"
S62.50 RECOVERED STAR WIDTH 44"
SET AC LESS (TRAVEL DISTANCE 2.50"
MAX. CANADIN TATH C RIGHES
2.1 TRAVEL DISTANCE 1.25"
TABLE (CO6.2.1)
TABLE (CO6.2.1)
TABLE (CO6.2.1)









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#### LEGEND:

S EXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1

OOOR TYPE

(A) WINDOW TYPE

EE FIRE EXTINGUISHER, RECESSED INTO WALL.

2-HR EXTERIOR WALL SEE DETAIL 1/0-02 FIRE BARRIER 2-HR 50 STO WALL SEE DETAIL 3/0-02 FIRE BARRIER

2-HR 50 STC WALL SEE DETAIL 3/0-02 FIRE BARRIER (FLB'S WALL) 1-HR 50 STC WALL SEE DETAIL 2/D-02 FIFE BAFRIEF I-HR 50 STC WALL SEE DETAIL 2/D-C2 FIRE BARRIER (PLPS WALL)

I-HE SATED WOOD FRAMING, PSOVIDE X6 MIN. WOOD FRAMING FOR ALL PLUMBING WALLS 11/4-1-5.

FRAMING FOR ALL PLUMBING WALLS 1 (IA-18.

I 40 PORF 90 FFIT VERIN PSEE PRIOR TO COME SILUTION VIOLE OF OFFIT VERIN PSEE PRIOR TO COME SILUTION VIOLE OFFIT SHALL BE PSEED FOR THE PSEED FILL BE PSEED FROM TO INSTALLATION OF THE DUCTS. ASEAS REQUISING INSULTATION ADDIVE AND THE SIDE OF THE SOFTET SHALL BE UNSULATION ADDIVE AND INSPECTED PRIOR TO THE FREUM DESIMALE BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FOR THE PSEED FILL BE UNSULATED AND INSPECTED PRIOR TO THE FREUM DESIMALE BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL BE DETAIL ASTALL PAIN 1 AND 1 AND THE PSEED FILL BE DETAIL BE DETA

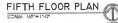
NOTES:
PROVIDE SUPERVIEED AUTOMATIC
PRE SPRINCER SYSTEM IN ACCORDANCE
WITH SECTION 203.8.1.1 NFPA13
THROUST OUT THE BUILDING
(UNDER SEPARATE PERMIT) UNIVER DEPARATE TERMIT)
PROVIDE FIRE ALARM SYSTEM APPROVED
BY THE PIRE DEPARTMENT PRIOR TO
INSTALLATION THROUGHOUT THE BUILDING
(UNDER SEPARATE PERMIT)

#### EGRESS ANALYSIS:

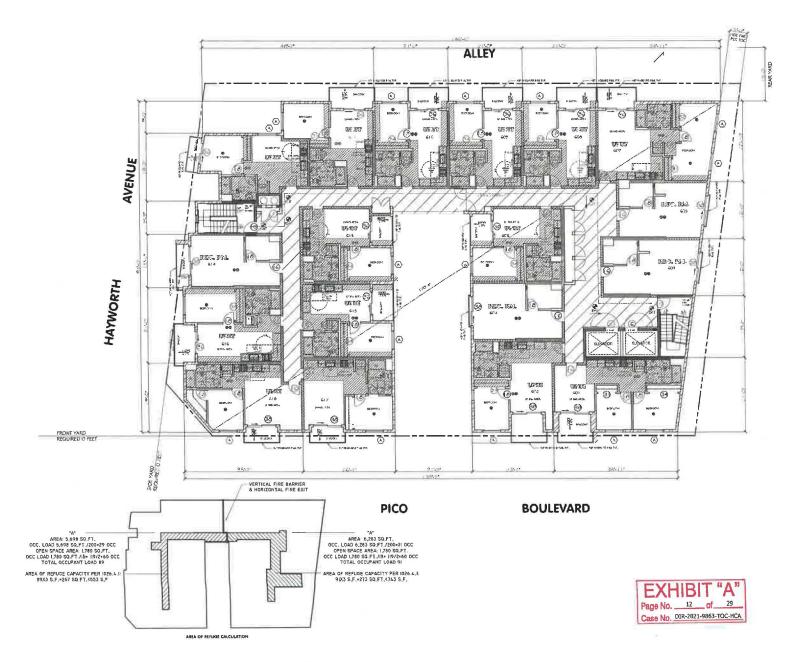
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503-50 ROWERD FEORING
503-50 ROWERD STARK WIDTH 44\*
503-50 ROWERD STARK WIDTH 44\*
503 CCC. 10 11.2 EPT. 1)
MAR. CAMBOR FARTH FORCESS
21 TRAVEL DISTANCE: 1257

ARE 100-62.1

TABLE 100-62.1









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#### LEGEND:

SEXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1
DOOR TYPE

A WINDOW TYPE

EEI FIRE EXTINGUISHER, RECESSED INTO WALL. 2-HR EXTERIOR WALL SEE DETAIL 1/D-02 FIRE BARRIER

2-HR 50 STG WALL SEE DETAIL 3/D-02 FIRE BARRIER 2-HR 50 STC WALL SEE DETAIL 5/D-02 FIRE BARRIER (FLBS WALL)

1-HR 50 STC WALL SEE DETAIL 2/D-02 FIRE BARRIER

1-HR 90 STC WALL SEE DETAL 270-02 FIFE BARFIER
1-HR 90 STC WALL SEE DETAL 270-02 HE BARFIER FIRST
1-HR 8ATED WOOD FEANING, FROVIDE X5 INN. WOOD
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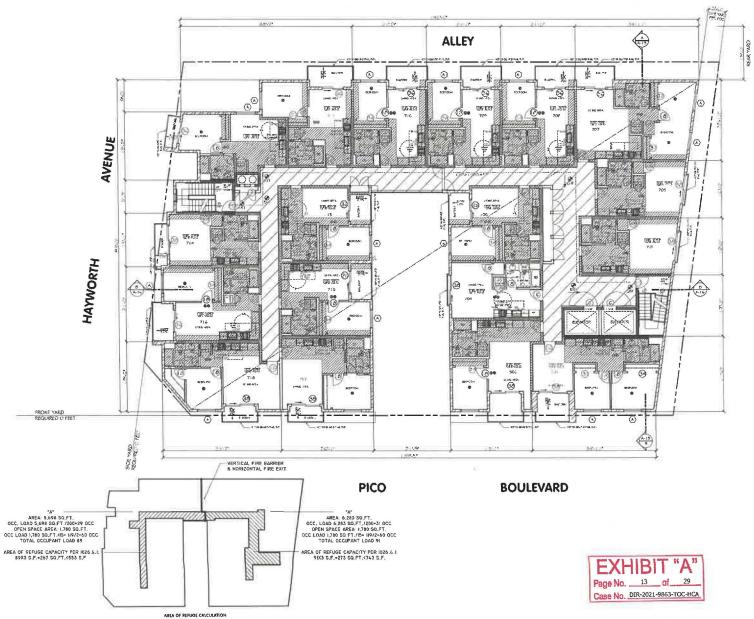
### NOTES:

NOTES:

\*\*FROMOS SUPERVISED AUTOMATIC
FIRE SPRINKER SYSTEM IN ACCORDANCE
WITH SECTION 20.3.1.1 MFPA13
THEOLYGH OUT THE BUILDING
(UNDER SEPRAINERT FEMANT)
\*\*FROMS FIRE ALARM SYSTEM AFFROVED
BY THE FIRE DEPARTMENT FIROR TO
NET ALLALION THEOLISTOUT THE EUILDING
(UNDER SEPRAINERT FEMANT)









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#### LEGEND:

EXIT SIGN W/ EMERGENCY LIGHT

WATER CURTAIN INSTALLED IN ACCORDANCE WITH SEC. 903.3.1.1 1 DOOR TYPE

WINDOW TYPE

E.E. FIRE EXTINGUISHER RECESSED INTO WALL

2-HR EXTERIOR WALL SEE DETAIL 1/D-02 FIRE BARRIER 2-HR 50 STC WALL SEE DETAIL 3/0-02 FIRE BARRIER 2-HR 50 STC WALL SEE DETAIL 3/D-OZ FIRE BARRIER (PLB'S WALL)

1-HR 50 STC WALL SEE DETAIL 2/D-02 FIPE BARRIER

I-HR 30 STC WALL SEE DETAIL 2/D-02 FIRE BARRIER (PL99 WALL)

I-HR RATED WOOD FRANING, FROVIDE XG MIN, WOOD
FRANING FOR ALL PLUMBING WALLS 1 I/A-18.

FRAMING FOR ALL PLUMBING WALLS 11/A-16.

44" DROP SCPTI. VERIFY SIZ PROR TO CONSTRUCTION VIOLO SOFFITS SHALL BE FILLED WITH INSULATION AND SOFFITS WITH APPLICATION OF VIOLE SHALL BE PRE-LIMED WITH SIZ SHALL BE PRE-LIMED WITH SIZ SHALL BE PRE-LIMED WITH SIZ SHALL S



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[UNDER SEPARATE PERMIT]

(UNDER SEPARATE PERMIT)

### EGRESS ANALYSIS:

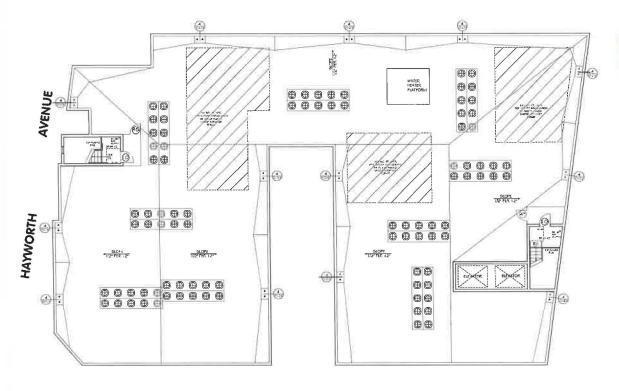
CCCUPANOY RE (ATARTHEN!)
CCC LOAD: 11,279 SQ. 17 ACU-95
5 A-20 TWO ENTE REQUIRED
50-50 RECURRED STAR WIDTH 44\*
50-50 RECURRED STAR WIDTH 44\*
CHARGE TO STAR WIDTH 44\*
CHARG







### ALLEY



**PICO** 

**BOULEVARD** 



GREEN BUILDING SOLAR ROOF NOTES:

ROOF AREA: 15% REQUIRED: 11,743 5Q. FT. 5Q. FT. 5Q. FT. AREA PROVIDED: 1,801







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CLASS 'A' ROOFING CERTAINTEED COMMERCIAL ROOFING MANUPACTURERS MODEL# APP-1-3-T ICC-ES ESR-1388 ICC-ED ESR-1388 SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.G3 AND A THERMAL EMITTANCE OF AT LEAST 0.75

#### BMPs NOTES:

ALL ROOF RUNOFF TO DEAIN TO FLANTER BOX

ALL DOWNSPOUTS TO DRAIN TO PLANTER BOX

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPFOVED STORM WATER BEST MANAGEMENT REACTIVE (S) (BMPS) MUST OBTAIN WRITTEN AFFOVAR, FIGOL 10GS ANGEGED/APARTIMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTITUTION OF BMPS

### **ROOF & DRAIN NOTES:**

USE CHAPTER 1.1 OF THE LAPC TO SIZE THE DRAINS AND OVERFLOWS.

THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDENT LINES TO A YARD BOX

ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY. IT MUST BE CONDUCTED UNDER SIDEWALK.

OVERFLOW SCUPPERS SHALL BE DESIGNED IN ACCORDANCE TO TABLE 1:-) OF LAFC AND SHALL BE LOCATED NOT MORE THAN 2" ABOVE THE LOW POINT OF THE ROOF.

ALL ROOF RUNOFF TO DRAIN TO BMP DEVICES PER LID PLANS

PROVIDE ROOF TIE BACK. PASSANGER HOIST ELEVATOR

CAL-OSHA PERMIT REQUIRES THE GENERAL CONTRACTOR TO CALCETTA PENAN REQUIRES THE OBSERVAL CONTRACTOR
ACK THE FOLLOWING CONTRACTORS TO OBTAIN REPMIT
BEFORE BEFORE STARTING CONSTRUCTION:
1. FRALINING CONTRACTOR
2. EXCAVATION OR GROUNG CONTRACTOR
3. SCAFFOLDING CONTRACTOR

- ROOF TIE BACKS APE REQUIRED WHEN THE BUILDING IS

SECTION 154.1

- DALLY MSPECTIONS OF EXCAVATIONS, THE ADJACENT AREAS, AND PROTECTIVE SYSTEMS SHALL BE ALADE BY A COMPETENT PERSON PER TITLE 8 SECTION 1541(4)

ALL DOWN-POUTS TO DRAIN TO LID PLANTER : (SEE SD-4.0)

ROOF PLAN

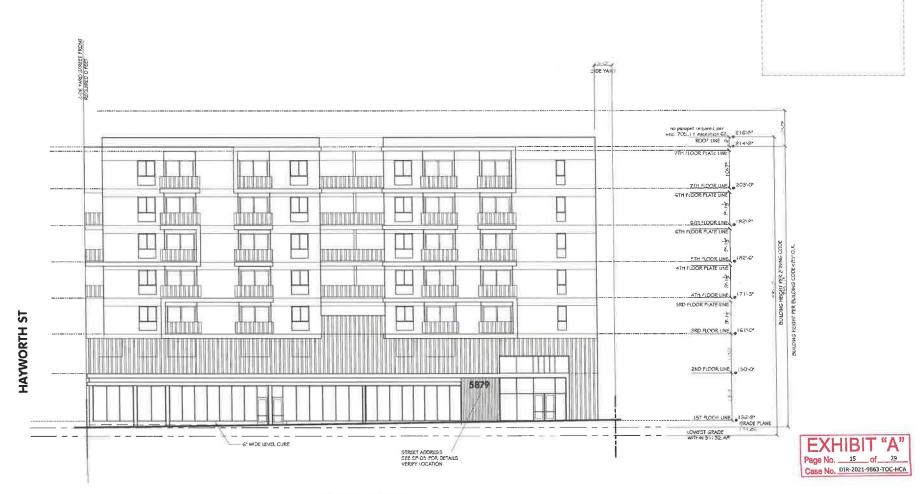
SCALE: 1/8"= 140"



SHEET NO. A-10



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SOUTH ELEVATION

SHEET NO. A-11

JOB ADDRESS: SATI W. POD GLYD I.A. DOOLE

THAT CLARK IN THE THE THAT MAD COT HIS TO IT
W. 3 (DIATE AC. NO. WALL AT BE UNED ON MATTHEM
WORK IN CHROCOLD ON ICAL ADDRESS OF OTHER DOOLE
BY (ETTER MUNICIPALITY IN THE MATCH DESIGN IN AL.
03-07-4/035.



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EXFERIOR WALL OPENING: (SEC. 705.8.1) (5' SIDE YARD)

UPPER GARAGE LEVEL: TOTAL EXTERIOR WALL APEA: TOTAL OPENING AREA:

927\*X11'=1,017.5 SQ, FT, 4X(5X5)'=160 SQ, FT, 120/1,077=15.72%<25% ALLOWED

3RD THRU 7TH FLOOR LEVEL: TOTAL EXTERIOR WALL AREA: TOTAL OPENING AREA:

994'X103'=955.80 9Q. FT. 6X7'X2+11'X9'+2'X4'C'=196.5 9Q. FT. 196.5/955.80=20.55%<25% ALLOWED



#### BMPs NOTES:

ALL ROOF RUNOFF TO DRAIN TO PLANTER BOX

ALL DOWNSPOUTS TO DRAIN TO PLANTER BOX

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICED (BMPS) VLIST OBTAIN WRITTEN APPROVAL FROM LOS ANGEISSERFART INVERTO OF FUEL WORK? BURKAN OF SANITATION PRIOR TO CONSTRUCTION OF BMPS.

SHEET NO. A-12
JOB ADDRESS: SATS W, PICO BLVD. IA. 00010
THE OF JUMB IS THE WINDER AND COPY RIGHT OF ATTEMPORATION OF A TOWN O



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SI E YALD	SICE YARD SITEET PROKI
— FOD? CRAIN TREX OR SIMILAR FOOF DRAIN FOR STUCKED	no parapet required por 916-51 sec. 705.11 exception GT 216-51
	7TH FLOOR PLATE UNS
	GIN PLOOR PLATE LINE  GIN PLOOR LINE  GIN PLOOR PLATE LINE  CON PLATE LINE  CON PLOOR PLATE LINE  CON PLATE LI
	STH FLOOR UNEL 155-6  4TH FLOOR PLATE UNE 171:3*  4TH FLOOR PLATE UNE 171:3*  4TH FLOOR PLATE UNE 171:3*
	TS H FLOOR LINE 182-6.  ATH FLOOR PLAIE LINE 121-7.  SED FLOOR LINE 182-7.  ATH FLOOR LINE 182-7.  SED FLOOR LINE 182-7.  ATH FLOOR LINE 182-7.  SED FLOOR LINE 182-7.  ATH FLOOR LINE
METAL MESH (TVP.)	SND FLOOR LINE 150/07
	IST FLOOR LINE 156-9" GRADE PLANE LOWEST GRADE WITHIN ST-132-48"
NORTH ELEVATION SCALE: 1/8"-11-0"	EXHIBIT "A" Page No. 17 of 29

Case No. DIR-2021-9863-TOC-HCA



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FRCINT YARD RECYUSED OFFET 1550 REAR YARD no parapet required per sec. 705.11 exception St. 216:5\* FANELING 7TH FLOOR PLATE LINE 7TH FLOOR LINE 203-0 GTH FLOOR PLATE LINE GTH FLOOR LINE, 19250 6TH FLOOR PLATE LINE 5TH FLOOR LINE, 18246" 4TH FLOOR PLATE LINE ATH FLOOP, LINE , 171-2" 3RD FLOOR PLATE LINE SED FLOOR LINE IGITO PICO BLVD. ALLEY 2ND FLOOP, LINE 150-0 1ST FLOOR LINE GRADE PLANE EAST ELEVATION

SCALE: 1/9"=1"-0"

EXTERIOR WALL OPENING: (SEC. 705.8.1) (15' REAR YARD)

FIRST FLOOR LEVEL: TOTAL EXTERIOR WALL AREA: TOTAL OPENING AREA:

UFPER GARAGE LEVEL: TOTAL EXTERIOR WALL AREA: TOTAL OPENING AREA:

3RD THRU 7TH FLOXYR LEVEL: TOTAL EXTERIOR WALL AREA: TOTAL OPENING AREA: 147%15%1=2,380 53, FT, 26'5X10'6X2=556,50 5Q, FT, 556,50%,280=24,40%<75% ALLOWED

147X11'=1,617 SO. FT. 5Y(6Y5)+3X6Y5'+1:5Y5'=348.75 SQ. FT. 348.75/1,617=21.5%<75% ALLOWED

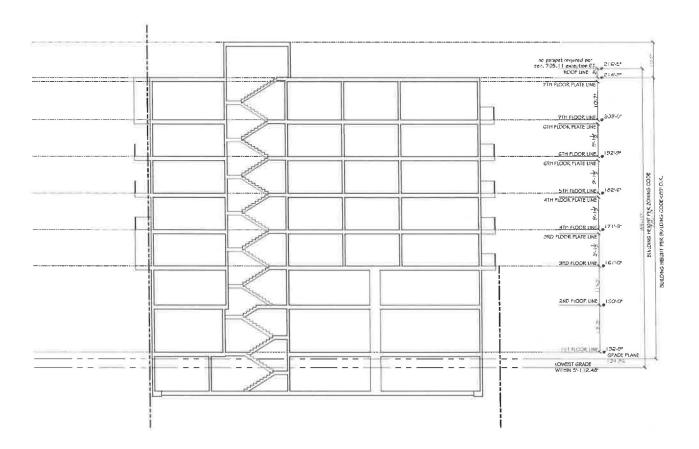
147X10'2"=1506.75 SQ. čT. 6X6X7"+2X3X7"+2X1 | '6X8"+9'X8"+6' 5X8"=652 SQ. FT. 652/1506.75=43.5\%<75% ALLOWED EXHIBIT "A"
Page No. 18 of 29
Case No. DIR-2021-9863-TOC-HCA

# BMPs NOTES:

ALL ROOF RUNOFF TO DRAIN TO FLANTER BOX

ALL DOWNSPOUTS TO DRAIN TO PLANTER BOX

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRICTICES) (BMPs) VIUST OBTAIN WRITTEN APPROVAL PRON LOS ANGEESDEFARTINMETN OF PUBLIC MONT, BUREAU OF SANITATION PRIOR TO CONSTRUCTOR OF BMPS.



SECTION A-A

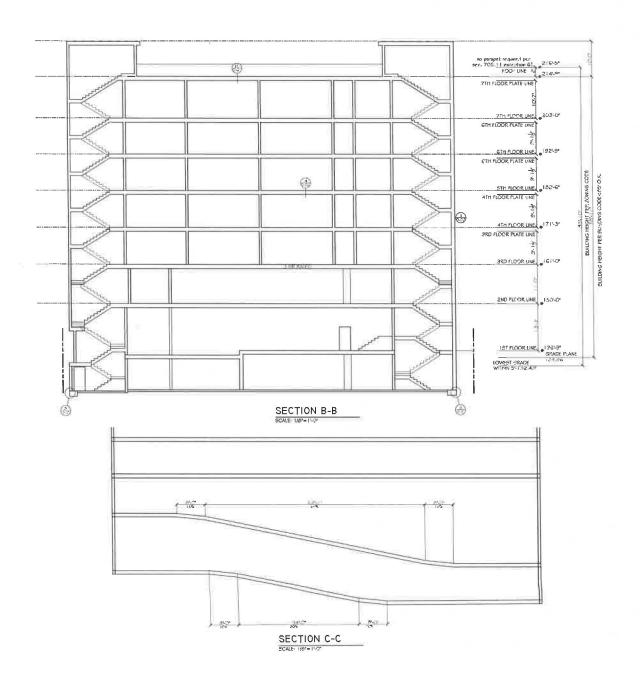


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# AFCO Design, Inc.

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EXH	JIDI	T	II V II
Page No.	B 2 200 H	of_	29
Case No.		9863	TOC-HCA

provide an automatic smoke detection system throughout all interior corridors

- provide an executation content and security of the second security of the second security of the second security of the security areas to the door leading in every room in the path of eigress from the sleeping area to the door leading

- i. In case y comm may pear on green from the seeping area to the door releasing the seeping area to the door releasing the seeping area to the door releasing the green and the seeping area to the door releasing the green area of the green and the green and the green area of the green and the green area of the green and the green area of the green ar

- is, in each story within a dwelling unit.

  9, note: "more plasms hash be interconnected in much a manner that the astrophin of one alarm will activate all the alarms in this individual unit, required smoke alarms shall be called the primary power from the building uning and shall be equipped with a bactery backly," [als. 507.2.1.1.5.G).

  10. carbon monoide detection shall be provided in the following locations: [lafe:
- 915.1.11:

- or (3.1.1):

  a whelling runts:

  a whelling runts

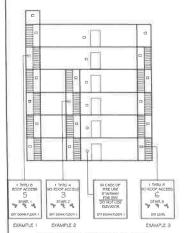
  beging area,

  a well of each separate bleeping area,

  a, every occupable level of a dwelling wait.

  a, bedrooms where a fuel-burning appliance is located within or its attached

- 11. Income "revision mercende alarma shall be inservoncederd in such a namere that transaction of role afterwise later will extruse 16 be alarma in the ordivation of role and carbon monomate alarma shall receive their primary power from the building swing and sall be respited at the abstract its control." (Fig. 915.-62.1).
  12. Inservences and setepping prooms below the 4th story shall have all legal 1.
  12. Inservences and setepping prooms below the 4th story shall have all form of interest in a pilotic way for the symbol or control that operation is profit along the story shall have 5.7 of min clear operation. The shall be sh



# LOCATION OF SIGN IN STAIRWAY



# EXAMPLE

5th floor of a stairway that extends from 1 at floor to the 8th floor of an 8-story building, the stairway terminates on the roof, this is the number I stairway in the building



1.0901.6

NO ROOF ACCESE

6

STAR3

#### EXAMPLE 2

3rd floor of a stairway that extends from 1st floor to the 4th floor of a multi-story building, the stairway does not permit roof access. It is is the number 2 stairway in the building.

6th floor of a stairway that extends from 1st floor to the 8th floor of a multi-story building, the stairway does not permit roof access, this is the number 3 stairway in the building.

(See SP-07 Division V- SIGNAGE for Deable Access signage requirements) Provide Braille writing for all signs as required



i, for multiple-family residential uses of 20 or less dwelling units, or comindustrial or institutional uses with a total floor area of less than 3,000 square lest, the immum recycling area or room shall be 30 square feet;

- for multiple-family residential uses of 21 to 50 dwelling units, or c industrial or institutional uses having a total floor area of 3,001 to 7,500 square feet, the minimum recycling area or room shall be 60 square feet: w. for multiple-family residential uses of 51 or more dwelling units, or a industrial or institutional uses having a total floor area of greater than 7,500 square feet, the minimum recycling area or room shall be 100 square feet; every recycling area or room shall contain a minimum vertical space of at least light feet;
- cyth left). As the recycle prior or come that by all adequate angle for the confection of all 5. the recycle prior by the acidy copying the fibe, whose all should be acid to the come of the confection and the confection and mallerah overflowing the area or florous population amounts of morphishe materials to be decasticated an operator referse, or the department of boldings and safety shall determine the area to be madequate and respect a larger space, per different confections and the confection and the conference and the area provided encodes the meaning measurements backed in subgrants and the area provided encodes the meaning meaning means to back of in subgrants and the area provided encodes the meaning meaning means to back on subgrants and the area provided encodes the meaning meaning means and the area provided encodes the meaning meaning means and the area provided encodes the meaning meaning means are the area provided and the subgrants are the area of the conference of the conferen
- above: to encourage active participation in recycling to the maximum extent propellife, each property owner, manager, or lessee shall inform all breasts anador, employees bring or working on the property of the analysis yaid location of the employees the or working on the property of the analysis yaid color of the recycling, that the recycling objection facilities are focusted on the property pursuant for stated the requirement of extended property of shall be required to the converse of a substantial protocol of shall
- 5. each property owner or legace shall contract with a recycler or hauler for the can property owner or agree aroun contract with a recycler or house for the
  pickup of recycloble materials, separate from thesh collection, when receptacles
  are full or every work, whichever occurs first;
   no took or materials was able to stored in recycling areas or rooms
  recycling or receptacles;
- 7. all recyclable materials shall be placed or stored in recycling receptacles. paper
- 7. as requested more last a sail of places or scored in recipient receptuals, pays products and other high weight insternals shall be immediately placed who covered recycling receptuacies when they are dropped off; and adily shows the recycling irea or room shall be kept line of filter, debros, sprillage, bugs, noderits, odors, and other similar undesirable hazards;
- 9, the recycling area or room shall be clearly identified by one or more signs
- designating it for recycling collection and loading; 10. the recycling area or room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;

- the general polic.

  11. Recogning areas or rooms shall not almost the required number of parking

  11. Recogning areas carlis laws.

  22. Recogning areas and rooms shall be placed allongsto of translated or rooms wherever posterior.

  23. Recogning areas and rooms shall be placed allongsto of translated area or rooms wherever posterior. In all cases, recogning rooms shall be esparate from trash areas or rooms and shall comply with the following.

  1. recogning rooms shall comply with section (91,610.2) graming and zones too shades placed and small be expended with an automatic sprinking byter in placement to section 57.2.1.64 along top Angeleip planning and law of the shall be provided as a shall be provide
- is outdoor recycling areas in commercial, industrial, or public facilities, or residential buildings having four or more living units shall be confined to to one-half of the lot and shall not exceed an area of 300 square feet. one-main of the car and symmetric exceeds an area of state of support execu-tion with dense with wooden states, connected beach, or similar combinations chains link fernee with wooden states, connected block, or similar combinations (includes/re) with gatter of the same height, no material shall exceed the height of the wall or fernee. The emiclosure shall be constructed with a concrete floor slopes to drain, and a water faucet for hose attachment shall be located adjacent to or within the enclosure, the enclosure shall be secured by a locking gate
- 1.3. pursuant to section 57.21.04 Los Angeles planning and zoring Los Angeles planning and zoring of the code, outdoor recycling incres shall be located a minimum of 10 feet from any building or building opening except, when located adjacent to a minimum one-hour wall and a minimum of 1.0 feet from any building.

#### BICYCLE PARKING ORDINANCE 185480 (EFFECTIVE 05/09/2018)

new or existing automobile parting spaces required by the code for all uses may be replaced by broycle parting at a maximum ratio of one automobile parking space. for every from broycle parting spaces.

#### 2, for nonresidential uses:

no more than 20% of the required automobile parking spaces shall be replaced with

automobile parking spaces for projects or buildings located within 1,500 feet of a portal of a fixed rail transit station, bus station, or other similar transit facility, as defined by section 12,249, imprepace up to 30% of the required automobile parking spaces with bryotic purking spaces, or

for buildings with less than 20 required automobile parlang spaces, up to 4 automobile parlang spaces may be replaced with bicycle parlang spaces

#### 2) for rendential upon:

buildings may not replace more than 10% of the required automobile parting with

automobile parking spaces for projects or buildings located within 1,500 feet of a portal of a fixed risk trainst station, but station, or other similar trainet facility as defined by section 12,24y may replace a maximum of 15% of the required automobile parking spaces with broycle parking, or

which or 30% of the required automobile parling may be replaced for projects in received a density bonus under section 12.22%.25.

the replacement of automobile parting with bicycle parking shall be implemented in lieu of the parking options in section (  $2.22.a.25\ (d)$ 

4, for all commercial, institutional, and industrial uses that require automobile parking spaces, short-term and long-term troycle purlong spaces shall be provided as per table a (see attached)

5, for use(s) listed in table a, a minimum of 2 short-term and 2 long-term bicycle parting spaces shall be provided.

6. for buildings or parling lots used by the city of los angeles for government purposes, including government office buildings, provide short-term and long-term buyde parling at a rate of 10% of the required parling available on the site, with a minimum of 5 buyde parling spaces for both short and long term.

7. for neighborhood recreation sites, community recreation sitem, regional parks, and school playgrounds, provide short-term bayels parking at a rate of 10% of the required automobile parking, with a missimum of 5 short-term boyels parking spaces.

8, for neighborhood recreation sites, community recreation sites, regional parks, and school playgrounds where no automobile parking is provided:

provide minimum 5 short-term provide parking spaces

provide long-term broycle parking as required by the green building code arbele 99.05.106.4

for residential buildings containing more than three dwelling units or more than five guest rooms both short and long term shall be provided: SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF ONE PER

TEN DWELLING UNITS OR GUEST ROOMS, BUT NO LESS THAN 2, PROVIDE A MINIMUM OF \_\_\_\_\_\_ SHORT-TERM BICYCLE PARKING SPACES

long-term bioyole parking shall be provided at a ratio of one per dwelling unit or quest room, provide a minimum of \_\_\_\_\_\_\_long-term bioyole parking spaces

10, each bicycle parlung space shall be a minimum six feet in length.

 $\Pi$  . Include purhass installed vertically shall be a minimum of 4 feet deep and G feet in height.

12, for single-tiered bicycle parlung, minimum headroom of 7 feet shall be provided.

13. for facilities where two tiers of bicycle parking are installed one above another, minimum headroom of 4 feet shall be provided for each tier.

14. broycle parking spaces shall be separated from automobile parking spaces or asles by a wall, fence, or curb or by at least five feet of open space marked to

### 15. for long-term bicycle parlung:

shall be secured from the general public, roofed, and enclosed on all sides to protect beyole from inclement weather

must be provided onsite only

shall not be located in the public night-of-way

provide a minimum of 15 moties wide stall

rcycle parking stall shall provide a means of securing the bicycle frame at two combs to a securely anchored rack, except in the case of lockers and commercially operated attended bicycle parking

and widout racins installed side by side to one another within by proyele cages that allow broyeles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center

racks installed parallel to walls shall be a minimum of 30 inches from the wall

when more than 20 long-term becycle parking spaces are provided, a, workspace of ICO square feet shall be provided adjacent to the long-term becycle parking to allow bicyclists to maintain their bicycles.

when located anside a parking garage, it shall be located along the shortest walling distance to the nearest pedestrian entrance of the building from the

when located inside a parting garage, it shall be located on the level of th parting garage closest to the ground floor with, and must provide direct a to, a public street

provide personal lockers for non-residential uses as required by lamb section 91,6307

#### 16, for short-term provide parking:

provide a minimum of 2 leet wide stall

racks shall be located outside the building, with exception for existing

dividual racks installed side by side to one another that allow be cled to either side of the rack shall be spaces a milimum of 30

racks installed parallel to walls shall be a minimum of 30 inches from the wall

racks shall allow for the broucle frame and at least one wheel to be locked to the

the breyele rack shall allow for the use of a cable as well as a u-shaped lock

racks shall be securely anchored to a permanent surface

at least 50% shall be covered by a roof or overhang when more than 20 short-term bioyole parking spaces are provided.

for new developments, short-term broycle parking shall be located to maximize visibility from the main entrance.

shall be incated no farther than 50 feet of walking distance from a mail pedestrian entrance or the walking distance from a main pedestrian entrance to the nearest off-street automobile parking space, whichever is closer

 provide adequate lighting to ensure safe access to bioyde parking facilities in accordance with section 12.21a.5 (k). 18, provide showers and personal tockers as required by tame section 91,6307

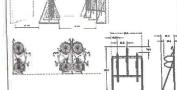
Divisiting Units	Street-room Spenses	Long-term Spaces
1-25	1 1 specie per 20 union	1 spaces pror unit
20-190	1 space per 18 unile	1 space per 1.2 Lede
191-308	7 space per 30 units.	1 mance per 2 torde
2014	1 seaco Das dill'usola	1 saure per 4 units

# Table 12.21 A.16 (1922) the Parking Species per Building Place Area as

Contract of the Contract of th	Land Uto	Expressions Stayeto Parting	Long-lene Skyth Parting
Community Commun	Commercial Uses		
American State Class Services of the Common State C	CREA		5 par 8 659 og R promoura 2:
Section 19   Secti	litrofamos	F par YC 000 to. 9 prostrum &f	1 29r 19:309 NS. S. (https://doi.org/10.
Street St	Hoolf Ctore		
The man behavior and a province of the company of t		1 per 2,000 ng, 6 (prisspum 2)	1 por 2,000 vg. 4. (minimum 2)
And The Control of State (1997) and Stat	Africa propriessors from	2 year meditaser	2 per russergos
Section Control Contro	Reput Starry, Daneer	1 par 2,000 sty &. (criticalists 2)	1 per 2 100 top it. (reductoral 2)
We have been been been been been been been be	Robot Hondung System	1 per 10,120 so % pendostas 2)	1 per 10 304 sq P. Unviseem 21
Democracy T.   Religious A.   Religi	Materialisa, 265 Prints	gar 80 Presi sento watercover as properci	Tathyropean in postday
Monotonical Monoto  1 = 10 10 200 cm 5  1 = 10 10 200 cm 6  1 = 10		t per REGOGAE S. Spromore ZI	(mineran P)
A little control supply powers at 5, generalized from processed from part of the processed from processed from part of the processed from processed from part of the processed from proces	Institutional Uses		
Ah Yann-Mirid Vision   Special State of the Collidate o	All tradiciones Usary		
An improving United States   Special States St	teritorial library	II Annual Control Control	**************************************
Type State to provide a special property of a special party of the special part of the special part of the special party of the special	Altrimumital shaps	1 per 16 bish on it.	T good NE (1006 eng. Th.
Aphilineans under the second open of the fact make and the second open open open open open open open open	College Materia		
Exhaults Shande Stead - Breez Steamont - 1 per 16 Millionerto	halthrising	per of hard open.	aZudit ensir di Britisher
	Exhaults Deamle Front	d per vitrousesh Servitrouse (2)	1 per 10 Militariores decidencer 2)



# Vertical Racks



AFCO Design, I 4

**EXHIBIT "A"** Page No. 21 of 29 Case No. DIR-2021-9863-TOC-HCA

**SFAX, LLC** YHART ST. CA, 9004( FAIRFAX, 6505 COMMES

E PARKING NOTES PARTMENTS CO BLVD.

DEPT. & BICYCLE P THE PLAZA APA 5879 W.PICC LOS ANGELES, ( FIRE

SP-05

5-09-2021 CALE: AS SHOWN

HEET: 00

DIST LEVEL 5-INCH SIZE WITH 3/4" STROKE -INCH SIZE WITH 14' STROKE

REQUIREMENTS FOR RECYCLING AREAS OR ROOMS IN A DEVELOPMENT PROJECT

multiple building demits are resued within a 12-month period which results in the molytel building idemts are issead within a 12-month period which results in the caparison of the meaning development; surgust beyond the subset intervolved and also provide a recycling area or room, the recycling area or room that the available for me by premion receiving or employed of the property, but shall be kept secretarily manufactured entity by the general public. To premier shall be makeness about the composition of the properties of the control makeness shall be premitted, except the periodic coloning of makeness and a visited for removal from the cit. the following recognishment of the origin.

it shall be the responsibility of the property owner and leases to supply and markain recycling area(s) or room(s) and recycling receptacles that are adequate for the collection of all recyclible materials generated by the use(s) occupying



## YERY HIGH FIRE HAZARD SEVERITY ZONE

Ö

A.Class A roof covering in required for all buildings. Wood shakes and shingles are not permitted. (7207 A. 1950).

10. The province of the pr

corroscin-resistant, noncontroblet wite mesh with 1/4 - such (6 mm) opening or its equivalent. Vieta shall not be installed in cases and common (YOSA, 1, YOSA), YOSA, Y

heavy timber, or log wall construction or shall pro heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SEM 1.2-7.A-1.

(704A.3)

G.Edenor wall coverings shall extend from the top of foundation to the roof, and terminate at 2-sich (50.0 mm) nominal solid wood blocking between raffers at all roof overhangs, or in the case of enclosed ewes, terminate at the enclosure (704A.3.1). ows, window walls, glaze doors, and glazed openings within

(704.8.1)

Rédero wind, an arbon with, given door, and glassed potential with Rédero wind, and with a size of the size of the

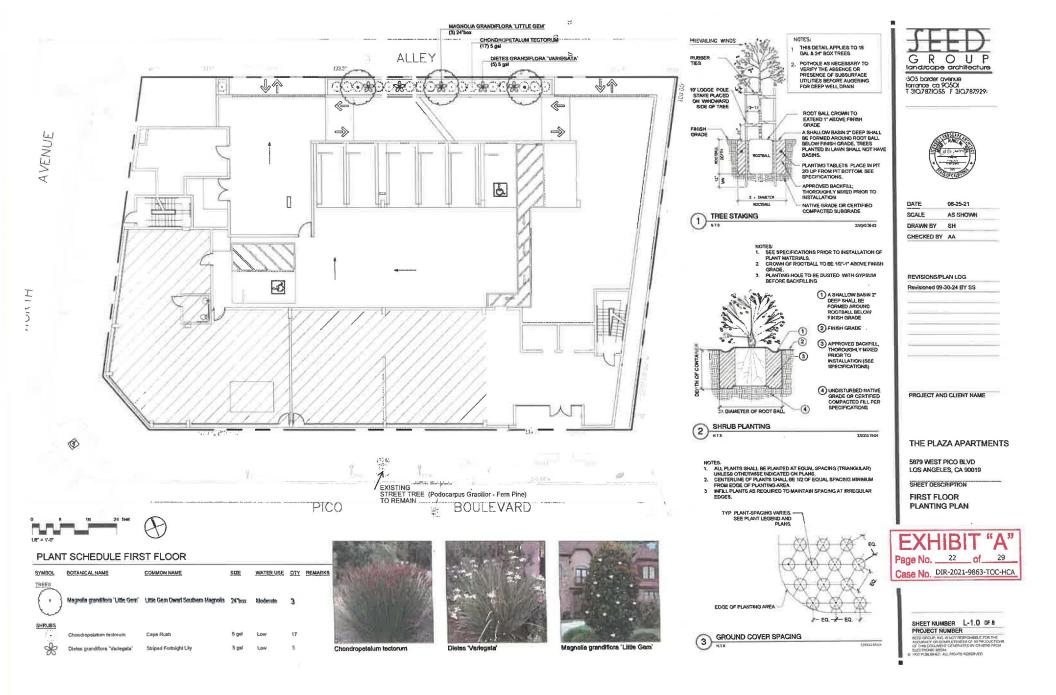
construction as resurred for exterior walls (70.7 A.O., 780.7.1). AM II didden, pppe, financen, well nesters or other mechanical sences located in an econocil under-Boot area of a residential building shift be enclosed with materials in respect for 1-layer frenerestence conduction, 17207. 2). All the space between the root covering and root desching shift be constructed to (A.D. Rob Tellon permitted within 10 feet from the primary structure; phase for the primary structure.

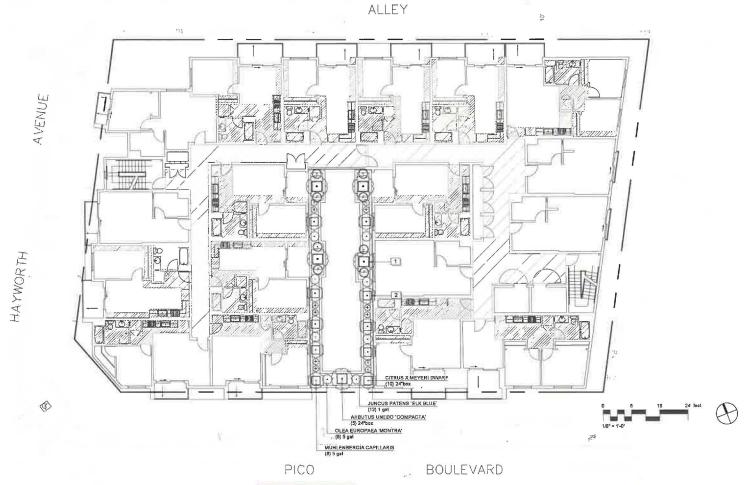
P. Trelin more than 10 feet from the primary structure shall be constructed of heavy timber on monochromistible intertuals.

Q. Minram of 4 incides specing in respired between the members, (information builden like, 1952, 2000-202).

all new construction development projects, all multiple-family residential development projects of four or mice units where the addition of floor area is 25 development projects and floor or mice units where the addition of floor area is 30 percent or more, shill provide an adequate recycling area or come, as defined in section 12:03 loss Angeles planning coming of the paide, for collecting and loading recycling area or zones, as defined in section 12:03 loss Angeles planning coming of the paide, for collecting and loading recyclible materials, any existing development project for which









DATE

SCALE

DRAWN BY CHECKED BY AA

REVISIONS/PLAN LOG Revisioned 09-30-24 BY SS

PROJECT AND CLIENT NAME

5879 WEST PICO BLVD LOS ANGELES, CA 90019 SHEET DESCRIPTION

THIRD FLOOR PLANTING PLAN

THE PLAZA APARTMENTS

06-25-21

AS SHOWN

Citrus x meyeri Dwarf



Muhlenbergia capillaris



Olea europaea 'Montra'





Juncus patens 'Elk Blue'

SHEET NUMBER L-1.1 OF 8
PROJECT NUMBER
SEED ORDOP, INC. BHOT/ RESPONSIBLE FOR THE
SEED ORDOP INC. BHOT/ RESPONSIBLE FOR THE
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MOT PUBLISHED, ALL RIGHTS RESERVED.

# REFERENCE NOTES SCHEDULE

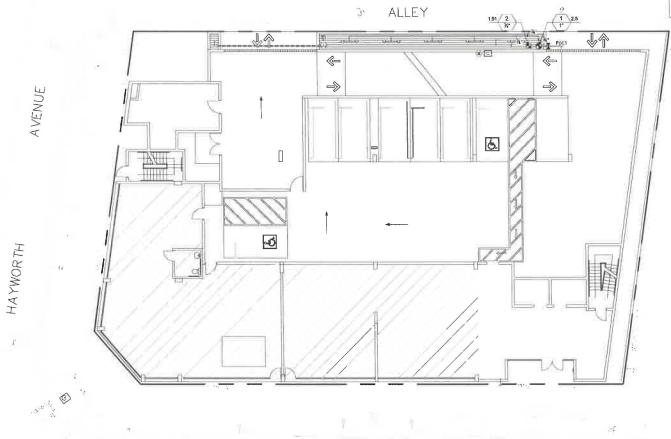
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	Tournesol Siteworks WCR-363642 LxWxH - 38in, x 36in, x 42in, GFRC with Drain Hole	5	
	2	Tournesol Siteworks WCR-3000 LxWxH - 30in, x 30in, x 27in, GFRC with Drain Hole	10	



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# PLANT SCHEDULE THIRD FLOOR

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QT
TREES	Arbutus unedo "Compacta"	Compact Strawberry Tree	24"box	Law	5
$\bigcirc$	Citrus x meyeri Dwarf	Dwarf Meyer Lemon	24°box	Moderate	10
SHRUBS	Juncus patens 'Elk Blue'	Spreading Rush	1 gal	Low	12
O	Muhlenbergia capillaris	Pink Muhly Grass	5 gal	Moderate	В
$\bar{\odot}$	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	Low	8



NOTE:

1. REFER TO PLUMBING PLAN FOR POINT OF CONNECTION.
MINIMUM 1: COPPER WAYER SUPPLY LINE REQUIRED AT EACH
POC WITH A MINIMUM 30 PSISTATIC WATER PRESSURE.
CONTRACTOR TO VERIFY PRESSURE PRIOR TO BEGINNING
WORK.

# IRRIGATION SCHEDULE FIRST FLOOR

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	OTY	P31
1401 1402 1404 1408	Rein Bird 1808-SAM-PRS-1400 Flood Flood Bubbler 6,0° popup with check valve and pressure regulator	10	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	CITY	
	Rain Bird XACZ-075-PRF		
В.	Low Flow Drip Control Kit, 3/4* Low Flow Arth-Sipton Valve, 3/4* pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2gpm-Sgpm	1	
	Rain Bird MDCFCAP	20	
	Oripine Flush Valve cap in compression fitting coupler.	1	
0	Rein Bird OPERINO  One System Operation Indicator, stern rises 6" for other visibility when drip system is charged to a minimum of 20ps. Includes 16" of 1/4" distribution tubing with connection titting pre-installed.	i i	
	Area to Receive Dirpline		
	Rein Bird XFCV-09-18		
	XFCV On-Surface Landscape Dnoine with a		
	Heavy-Duty 3.5 pel Check Valve, 0.9 GPH emitters	190.2 1.1.	
	at 18" O.C. Droine laterals spaced at 18" evert with		
	arritors offset for tranquier pettern. Great for		
	elevation change. Specify XF insert fittings.		
SYMBOL	MANUFACTURERAMODELIDESCRIPTION	OTY	
-	Rain Bird PEB	1	
24	1", 1-1/2", 2" Plastic Industrial Valves. Low Flow	3	
	Operating Capability, Globe Configuration.		
7	Naco T-580-S8-R-88-LL	3	
•	Stainless steel ball valve shut off valve		
	Hunter NODE-100		
टा	Single Station Controller, Dutdoor, Bettery Powered.		
[6]	DC Latching Solenoid Included, Locale controller per	. 1	
	menufacturer's written specifications and with approval from owner's authorized representative.		
	Mrs. 200		
	Hunter MINI-CLIK		
(3)	Rein Sensor, mount as noted, Locate sensor per	1	
	menufacturer's written specifications and with		
	approval from owner's authorized representative,		
	Impation Lateral Line: PVC Schedule 40	178.5 LL	
	No. Company Co		
	Irrigation Maintine: PVC Schedule 80	8,211.	





DATE	06-25-21
SCALE	AS SHOWN
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Revisioned 09-30-24 BY SS

PROJECT AND CLIENT NAME

# THE PLAZA APARTMENTS

5879 WEST PICO BLVD LOS ANGELES, CA 90019

SHEET DESCRIPTION

FIRST FLOOR IRRIGATION PLAN

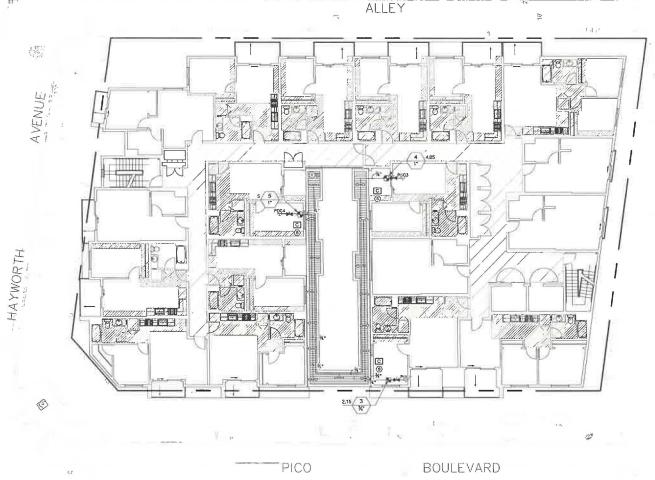
EXHIBIT "A"
Page No. 24 of 29
Case No. DIR-2021-9863-TOC-HCA

BOULEVARD





SHEET NUMBER L-2,0 OF 8
PROJECT NUMBER
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ELECTRONIC MEDIA.
NOT PUBLISHED ALL REGITS RESERVED



NOTE:
1. REFER TO PLUMBING PLAN FOR POINT OF CONNECTION. MINIMUM TOPPER WATER SUPPLY LINE REQUIRED AT EACH POC WITH A MINIMUM 30 PSI STATIC WATER PRESSURE. CONTRACTOR TO VERIFY PRESSURE PRIOR TO BEGINNING WORK.

## IRRIGATION SCHEDULE THIRD FLOOR

SYMBOL	NANUFACTURER/MODEL/DESCRIPTION	QTY	981
1461 1405 1401 1408	Rain Bird 1806-SAM-PRS-1400 Flood Flood Bubbler 8,0° popup with check valve and pressure regulator.	30	30
SYMBOL.	MANUFACTURERMODEL/DESCRIPTION	OTY	
52	Rain Bed XACZ-075-PRF Low Flow Dnp Control Kt, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Fifter, and 30ps) pressure regulator, for above grade installation. 0.2ppm-5gpm.	1	
0	Rain Bird MDCFCAP Dropins Flysh Valve cap in compression fitting coupler.	ń	
0	Ren Brd OPERIND  One System Operation Indicator, stem nees 6" for clear visibility when drip system is charged to a minimum of 20ps), include 15" of 14" distribution tubing with connection fitting pre-installed.	3	
	Area to Receive Driptice Ram Bed XPCVVAPI STEVY On Selection Confidence with a XPCV On-Selection Lendacape Driptice with a XPCV On-Selection Confidence on the Selection of the Selection of the Selection of the Selection of the Selection Confidence Select	213,7 tr.	
SYMBOL	MANUFACTURERAMODEL/DESCRIPTION	QTY	
•	Rein Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves Low Flow Operating Cepablisty, Globe Configuration.	2	
¥	Nibco T-580-S9-R-98-LL Stainless steel beli valve shut off valve Hunter NODE-100	3	
©	Single Station Controller, Outdoor, Battery Powered, DC Latching Solenoid Included, Locate controller per manufacturer's written specifications and with approval from owner's authorized representative.	3	
(3)	Humer MINI-CLIK Rain Sensor, mount as noted, Locate sensor per manufacturer's written specifications and with approval from owner's authorized representative,	3	
	Irrigation Leteral Line PVC Schedule 40	276.9 l.f.	
	Impetion Mainfine: PVC Schedule 80	15,3 U.	
(I) I.	Write Callast White More More Value Flage Value Flage Value Flage		











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# THE PLAZA APARTMENTS

5879 WEST PICO BLVD LOS ANGELES, CA 90019

SHEET DESCRIPTION THIRD FLOOR IRRIGATION PLAN

SHEET NUMBER L-2,1 OF 8
PROJECT NUMBER
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BOULEVARD

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Mis Information	Ste Name ->	5879 W. Pico					_	1
		Commercial	Allowed ETAF:	0.45	1			
Hydrocone or Planting Description	Plant Fr	scor (PF)	hylgatios Method	Inigation Efficiency (IE)	ETAP (PF/IE)	Landscape Area (sqft.)	ETAF s Area	Extiruated Yotal Water Use (gal./yr.
Pengular Landscope Areas								
Hydrozone 1	0.5	LDW	brip	0.81	0.35	546	135	4,58
Hydragons 2	0.6	Mod./Ave.	Drip	0.81	0.74	20	15	46
NUN-TES.					SUPPORT -)	346	135	4,188
Special Lumburgin Areas		-		_	1	40	40	LH
Helmanna 2					SUBTOTAL ->		40	1392
					Extimated	Total Water	Joe (ETWU) -	3,435
					Annual Statement St			9.634









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Revisioned 09-30-24 BY SS

PROJECT	AND	CLIENT	NAME

# THE PLAZA APARTMENTS

5879 WEST PICO BLVD LOS ANGELES, CA 90019

# SHEET DESCRIPTION

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PROJECT NUMBER
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PICO

BOULEVARD

EXHIBIT "A"
Page No. \_\_27 \_\_ of \_\_29
Case No. DIR-2021-9863-TOC-HCA







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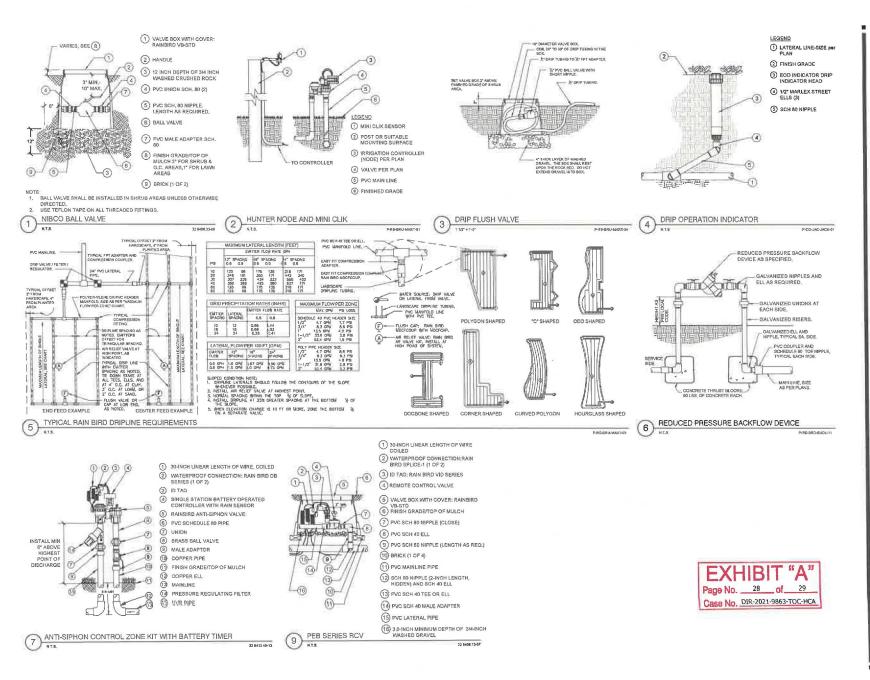
PROJECT AND CLIENT NAME

THE PLAZA APARTMENTS

5879 WEST PICO BLVD LOS ANGELES, CA 90019

SHEET DESCRIPTION
THIRD FLOOR
HYDROZONE MAP

SHEET NUMBER L-2.3 OF 8
PROJECT NUMBER
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GROUP konduscepe airchifecture (505 border avenue fornitze ca 9505 i 1310/18/1035 F 310/18/29/1



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### THE PLAZA APARTMENTS

5879 WEST PICO BLVD LOS ANGELES, CA 90019

PROJECT AND CLIENT NAME

SHEET DESCRIPTION

DETAILS

SHEET NUMBER L-3,0 OF 8
PROJECT NUMBER
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#### IRRIGATION NOTES:

- DRAWINGS ARE DIAGRAMMATIC, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIG O CONDITIONS FOUIPMENT SHOWN IN PAYER ARE FOR DESIGN OF A PIECATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE, WITHIN PLANTING AREAS OR LOCATED AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS IN ACCORDANCE WITH THE IRRIGATION LEGEND. AND AS DESCRIBED IN THESE NOTES AND IN ACCORDANCE WITH APPLICABLE CODES, DETAILS, AND/OR THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. COSTS MOURRED DUE TO ANY ADJUSTMENT, INCLUDING TROSE REQUESTED BY THE OWNERS A UNIT-ORIZED REPRESENTATIVE. RELATIVE TO THE LOCATION OR INSTALLATION OF EQUIPMENT AS SHOWN ON THE DRAWNINGS, SHALL BE THE REPONSIBILITY OF THE
- THE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING NSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A MINIMUM OPERATING PRESSURE AND MAXIMUM GPM DEMAND. THE CONTRACTOR SHALL VERIFY THE MINIMUM OPERATING PRESSURE AT EACH POINT OF CONNECTION PRIOR TO COMMENCING
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL SERVICES AND UNDERGROUND UTILITIES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED DURING HIS WORK.
- PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS THE USE OF MATERIALS, INSTALLATION METHODS, AND ANY CLARIFICATIONS,
- THE IRRIGATION CONTRACTOR SHALL COORDINATE AND MAKE IRRIGATION CONNECTION AT BOTH ELECTRICAL AND WATER SERVICE POINTS AS DESIGNATED BY BOTH THE GENERAL AND PLUMBING CONTRACTOR PRIOR TO THE START OF THE OVER-ALL PROJECT CONSTRUCTION.
- ALL IN GROUND NON-PRESSURE LINES SHALL BE PVC SCHEDULE 40 (MIN. 3/4") WITH PVC SCHEDULE 40 SOLVENT-WELD FITTINGS, ALL IN GROUND PRESSURE MAINS SHALL BE SCH. 80 PVC WITH SCH 80 PVC FITTINGS. ALL IN GROUND NON-PRESSURE AND PRESSURE LINES SHALL BE INSTALLED IN PLANTERS AND LAWN AREAS WHENEVER POSSIBLE.
- THREADED FITTINGS AND RISERS SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PIPES UNDER PAVED AREAS SHALL BE INSTALLED IN OVERSIZED PVG SCHEDULE 40 PIPE SLEEVES PRIOR TO PAVING IMINIMUM TWICE THE DIAMETER OF THE IRRIGATION OR ELECTRICAL LINES, UNLESS OTHERWISE INDICATED ON THE DRAWINGS)
- THE CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND ADJUST ALL IRRIGATION HEADS AND DRIPLINE FOR 100% COVERAGE AND TO PREVENT OVERSPRAY ONTO WALKS. WALLS, DRIVEWAYS, AND BUILDING.
- 12. BACKFLOW DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND LOCAL PLUMBING CODE,
- 13. IRRIGATION HEADS IN AREAS ADJACENT TO WALKS, CURBS OR OTHER MOUNTABLE HARDSCAPE SHALL BE POP- UPS.
- 14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL HIS MATERIALS, EQUIPMENT, AND WASTE AND DEBRIS TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 15. THE SPRINKLER INSTALLATION SHALL NOT BE DEEMED "COMPLETE" UNTIL THE CONTRACTOR HAS INSTALLED AND ADJUSTED ALL SPRINKLER HEADS, VALVES, DRIPLINE, AND ALL RELATED IRRIGATION COUPMENT TO THE SATISFACTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, AND HAS SUBMITTED APPROVED "AS-BUILT" DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONFERENCE AND INSPECTIONS REQUIRED BY THE CITY FOR HIS PORTION OF THE WORK,
- 17. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- 18. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 19. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

### LOS ANGELES GREEN BUILDING CODE NOTES:

TOTAL LANDSCAPE AREA: 546 SF

WATER TYPE: POTABLE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

Will aller RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

DATE: 10-01-24

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACE OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED

FOR SOILS LESS THAN 9% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

Hilly mond SIGNATURE

DATE: 10-01-24

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION

#### LANDSCAPE NOTES:

NATURE OF THE PLANS: THE PLANS ARE DIAGRAMMATIC, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.

CLEARING AND GRUBBING: THE CONTRACTOR SHALL CLEAR AND GRUB ALL LANDSCAPE IMPROVEMENT AREAS TO A DEFTH OF 8 INCHES BELOW FINISHED GRADE. CLEARING AND GRUBBING OPERATIONS SHALL REMOVE ALL NATURAL AND MAIL MADE DEJECTS WITHIN THE SOIL INCLUDING BUT NOT LIMITED TO ALL ROOTS, CLODS AND STONES LARGER THAN GREATEST DIMENSION POCKETS OF COARSE SAND NOXIOUS WEEDS STICKS BRUSH AND GREATEST DIMENSION, POUCE IS OF COARSE SANU, MUXEUS WELDS, STICKS, BROSH AS OF THE RUTTER, FOOTINGS, BANDONED PIPES AND UTILITY LINES, AND CONSTRUCTION LITTER, ETC. ALL BULKING OF SOIL RESULTING FROM GRUBBING OPERATIONS SHALL BE UNIFORMLY SPREAD AND COMPACTED TO GRADE OR REMOVED FROM THE SITE AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER, TREES INDICATED "TO REMAIN" SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.

QUANTITIES; PLANT AND MATERIAL QUANTITIES SHOWN ON THE PLANS ARE FOR CONTRACTOR TO ONVENIENCE ONLY AND DO NOT LIMIT THE CONTRACTOR TO TO THOSE SPECIFIC QUANTITIES. PRIOR TO BIO SUBMITTAL CONTRACTOR STANLL VERIEV PLANT COUNTS AND FURNISH THE QUANTITIES AS NECESSARY TO DO THE SPECIFIED WORK

TOPSOIL: IN FORMERLY PAVED AREAS, THE CONTRACTOR SHALL REMOVE THE TOP 18 INCHES AND BACK FILL WITH AN APPROVED CLASS "A IMPORTED TOP SOIL CAPABLE OF SUSTAINING HEALTHY PLANT LIPE. IT SHALL BE OF A UNIFORM COMPOSITION AND STRUCTURE, FERTILE AND FRIABLE SANDY LOAM CONTAINING AN AMOUNT OF ORGANIC MATTER NORMAL TO THE AND PRINCE SAND Y JOAN CONTINUING AN AWOUNT OF DISCAMINE AND THE MORRAL TO THE REGION, AND SHALL NOT BE HIFESTED WITH NEWATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISCASE ORGANISMS, TOPSOU, SHALL BE FROM A SOURCE CESIGNATED BY THE CONTRACTOR AND APPROVED BY THE COMMERS AUTHORIZED REPRESENTATIVE CONTRACTOR SHALL GUARANTEE THE QUALITY OF THE TOPSOIL WITH A CERTIFIED AGRICULTURAL SUITABILITY EVALUATION REPORT. SUBMIT THE EVALUATION REPORT TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL 30 DAYS PRIOR TO ANY TOPSOIL

SOILS TESTING: TEST SOIL FOUND IN-PLACE IN THE DESIGNATED LANDSCAPE AREAS, INCLUDING SOIL COMPACTED IN PLACE AS PART OF THE EARTHWORK, TEST SAMPLES OF ON-SITE SOILS SHALL BE TAKEN LINDER THE SUPERVISION AND DIRECTION OF THE OWNER OR ONSITE SOILS SHALL BE TAKEN UNDER THE SUPERVISION AND UNECTION OF THE OWNER OF THEIR AUTHORIZED REPRESENTATIVE (MAXIMUM OF 2 SAMPLES), SOIL AMENDMENTS SHALL BE ADDED IN ACCORDANCE TO THE SOILS TESTING LAGORATORY'S RECOMMENDATION UPON WRITTEN APPROVAL OF THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE. SOIL AMENDMENTS SPECIFIED ARE A REQUIRED MINIMUM FOR BIDDING PURPOSES AND SHALL BE MODIFIED IN ACCORDANCE TO THE SOILS TEST WRITTEN RECOMMENDATIONS, ALONG WITH SOIL TEST SAMPLES THE CONTRACTOR SHALL SUBMIT TO THE TESTING LABORATORY A COPY

FINISHED GRADES: SHALL BE I" BELOW TOP OF SURROUNDING HARD SURFACES FOR GROUND COVER AREAS AND 2" IN LAWN AREAS,

#### SOIL PREPARATION CROSS RIP SOILS AT LEAST 1 FOOT DEEP ON 12 INCH CENTERS.

AMEND ALL PLANTING ZONES, PREPARE PLANTING PITS AT LEAST TWICE AS WIDE AS THE

GENERAL SOIL PREPARATION ON A SQUARE FOOT BASIS. BROADCAST THE FOLLOWING UNIFORMLY; RATES ARE PER 1,000 SQUARE FEET FOR A 6-INCH LIFT, INCORPORATE THEM HOMOGENEOUSLY 6\* DEEP.

- AMMONIUM SULFATE (21-0-0) 5 POUNDS
- · POTASSIUM SULFATE (0-0-50) 8 POUNDS
- TRIPLE SUPERPHOSPHATE (0-45-0) 4 POUNDS
- AGRICULTURAL GYPSUM 20 POUNDS
- ORGANIC SQL AMENDMENT AROUT 3 CURIC YARDS SUFFICIENT FOR 3% TO 5% SQL. ORGANIC MATTER ON A DRY WEIGHT BASIS

FOR THE PREPARATION ON A VOLUME BASIS, HOMOGENEOUSLY BLEND THE FOLLOWING MATERIALS INTO THE SOIL, RATES ARE EXPRESSED PER CUBIC YARD:

- . AMMONIUM SULFATE (21-0-0) 1/4 POUND
- POTASSIUM SULFATE (0-0-50) 1/3 POUND
   TRIPLE SUPERPHOSPHATE (0-45-0) 1/4 POUND
- . AGRICULTURAL GYPSUM 1 POUND
- ORGANIC SOIL AMENDMENT ABOUT 15% BY VOLUME, SUFFICIENT FOR 3% TO 5% SOIL. ORGANIC MATTER ON A DRY WEIGHT BASIS

#### ORGANIC SOIL AMENDMENT.

- HUMUS MATERIAL SHALL HAVE AN ACID-SOLUBLE ASH CONTENT OF NO LESS THAN 5% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE AT LEAST 50% ON A DRY WEIGHT SASIS.
- THE PH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.
- THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMHO/CM @ 25° C. ON A SATURATED
- PASTE EXTRACT. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER
- SILICON CONTENT (ACID-INSOLUBLE ASH) SHALL BE LESS THAN 50%, CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
- TYPES OF ACCEPTABLE PRODUCTS ARE COMPOSTS, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PAAT MOSSES ETC., LOWIN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
- COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS MUST BE PRESENT), WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR.
- 9. SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.
- 10. CARBON:NITROGEN RATIO IS LESS THAN 25:1.
- 11. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
- 12. THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH, 80% OR MORE SHALL PASS A NO. 4 SCREEN FOR SOIL AMENDING.

MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN AMENDMENT IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC	12	COPPER	100	SELENIUM	20
CADMIUM	15	LEAD	200	SILVER	10
CHROMIUM	300	MERCURY	10	VANADIUM	50
COBALT	5D	MOLYBOENUM	20	ZINC	300
		MANCE	100		

HIGHER AMOUNTS OF SALINITY OR BORON MAY BE PRESENT IF THE SOILS ARE TO BE PRE-LEACHED TO REDUCE THE EXCESS OR IF THE PLANT SPECIES WILL TOLERATE THE

RRIGATE DEEPLY TO HELP LOWER ALKALINITY AND SODIUM, BALANCE SOIL MOISTURE WITH SOIL AERATION, WHEN THE ALKALINITY AND SODIUM ARE LOWER, DO NOT OVER LEACH AND REMOVE ESSENTIAL MINERALS

FOR SITE MAINTENANCE, APPLY AMMONIUM SULFATE (21-0-0) AT 5 POUNDS PER 1,000 SQUARE FEET ABOUT ONCE PER QUARTER, MONITOR THE SITE WITH PERIODIC SOIL TESTING, ADJUST HE MAINTENANCE PROGRAM AS NEEDED.

PLANT MATERIALS: PROVIDE PLANTS OF THE SPECIES, KINDS, SIZES, AND SPACING, ETC., AS NOTEO ON THE DRAWNOS. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIOCNOUS, FREE FROM PLANT OBEASE, INSECT PESTS OR THER EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

MULCH: INSTALL 3" OF SHREDDED FIR OR CEDAR BARK (WALK-ON) IN ALL PLANTING AREAS EXCEPT TURF/LAWN AREAS AND STREET TREEWELLS UNLESS OTHERWISE INDICATED ON THE

APPLICATION OF PRE-EMERGENT HERBICIDES: AFTER FINISH GRADING AND IMMEDIATELY AFTER PLANTING TREAT ALL MON-SEEDED PLANTING AREAS WITH A PRE-EMERGENT WEED AND GRASS SEED CONTROL AGENT, APPLY IN ACCORDANCE WITH THEIR MANUFACTURER'S RECOMMENDATIONS, (OYMID, EPTAM, BETASAN).

PLANT MAINTENANCE PERIOD: UPON COMPLETION OF ALL PLANTING OPERATIONS, THE CONTRACTOR SHALL REQUEST A PRE-MAINTENANCE FINAL INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, UPON ACCEPTANCE OF THE WORK BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL COMMENCE A MAINTENANCE PERIOD OF 90 CALENDAR DAYS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

- A,KEEP ALL PLANTED AREAS FREE OF DEBRIS, WEEDS AND CULTIVATED AT INTERVALS NOT
- B, THE CONTRACTOR SHALL APPLY AN 8-8-4 COMMERCIAL SLOW RELEASE FERTILIZER TO ALL PLANTING AREAS AT THE RATE OF 30 POUNDS FER 1,000 SQUARE FEET UPON COMPLETION OF THE GROUND COVER PLANTING AND AT 30-DAY INTERVALS THEREAFTER UNTIL THE END OF THE MAINTENANCE PERIOD. THOROUGHLY WATER ALL PLANTING AREAS FOLLOWING THE APPLICATION OF FERTILIZER.
- C.REPLACE AS SOON AS POSSIBLE PLANTS THAT SHOW SIGNS OF FAILURE TO GROW AT ARPIALE AS SOON AS PUSIBLE PURISHEN THAT SOM SONS OF PRICE TO ROMAGED

  ANY TIME DURING THE CONTRACT PERIOD OR THOSE PLANTS SO INJURED OR DAMAGED

  SO AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED. PROVIDE

  SOP AS TO RENDER THEM SOME THE AND SUZE TO MATCH ADJACENT LUKE PLANTS,

  FURNISH PLANT MATERIAL, AND FERTILIZER AS SPECIFIED AND SUBJECT TO A 30 DAY ESTABLISHMENT PERIOD AT NO ADDITIONAL COST TO THE OWNER.
- D UPON COMPLETION OF THE MAINTENANCE PERIOD THE CONTRACTOR SHALL ARRANGE A DION COMPLETION OF THE MAIN ENANCE PERFOU, THE CONTRACTOR SHALL ARRANGE A POST-MAINTENANCE FINAL INSPECTION WITH THE OWNERS AUTHORIZED REPRESENTATIVE, SHOULD THE SITE BE IN A CONDITION THAT IS UNACCEPTABLE TO THE OWNERS AUTHORIZED REPRESENTATIVE, THE TERMS OF THE MAINTENANCE PERFOLD MAY BE EXTENDED UNTIL THE CONDITION OF THE LANDSCAPE WORK IS SATISFACTORY, FINAL PAYMENT WILL BE WITH HELD, UNTIL ALL WORK IS SATISFACTORILY COMPLETED.
- E. WHEN LAWN HAS BEEN SPECIFIED PERFORM THE FIRST MOWING OF LAWN AREAS WHEN THE GRASS IS 2- ½ INCHES HIGH AND REPEAT AS OFTEN AS IS NECESSARY TO MAINTAIN THE LAWN AT A HEIGHT OF 2-INCHES, IN NO CASE SHALL THE LAWN BE CUT LOWER THAN 1-1/2-INCHES IN HEIGHT UNLESS OTHERWISE INDICATED.
- F. GUARANTEES: THE CONTRACTOR SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF THE FINAL POST-MAINTENANCE INSPECTION ACCEPTANCE, ALL PALMS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS, ALL TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AND ALL SHRUBS SHALL BE WARRANTED FOR A PERIOD OF SHORTHS. THE WARRANTY DOES NOT INCLUDE ITEMS DAMAGED DUE TO OWNER REGLECT OR ACTS OF GOD.

Case No. DIR-2021-9863-TOC-HCA





DATE	06-25-21
SCALE	AS SHOWN
DRAWN BY	SH
CHECKED BY	AA

Revisioned (	9-30-24 BY	Y SS

PROJECT AND CLIENT NAME

THE PLAZA APARTMENTS

5879 WEST PICO BLVD LOS ANGELES, CA 90019

SHEET DESCRIPTION

NOTES

PROJECT NUMBER

SHEET NUMBER L-4.0 OF 8 THIS DOCUMENT GENERATED OF CHRONIC MEDIA.

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