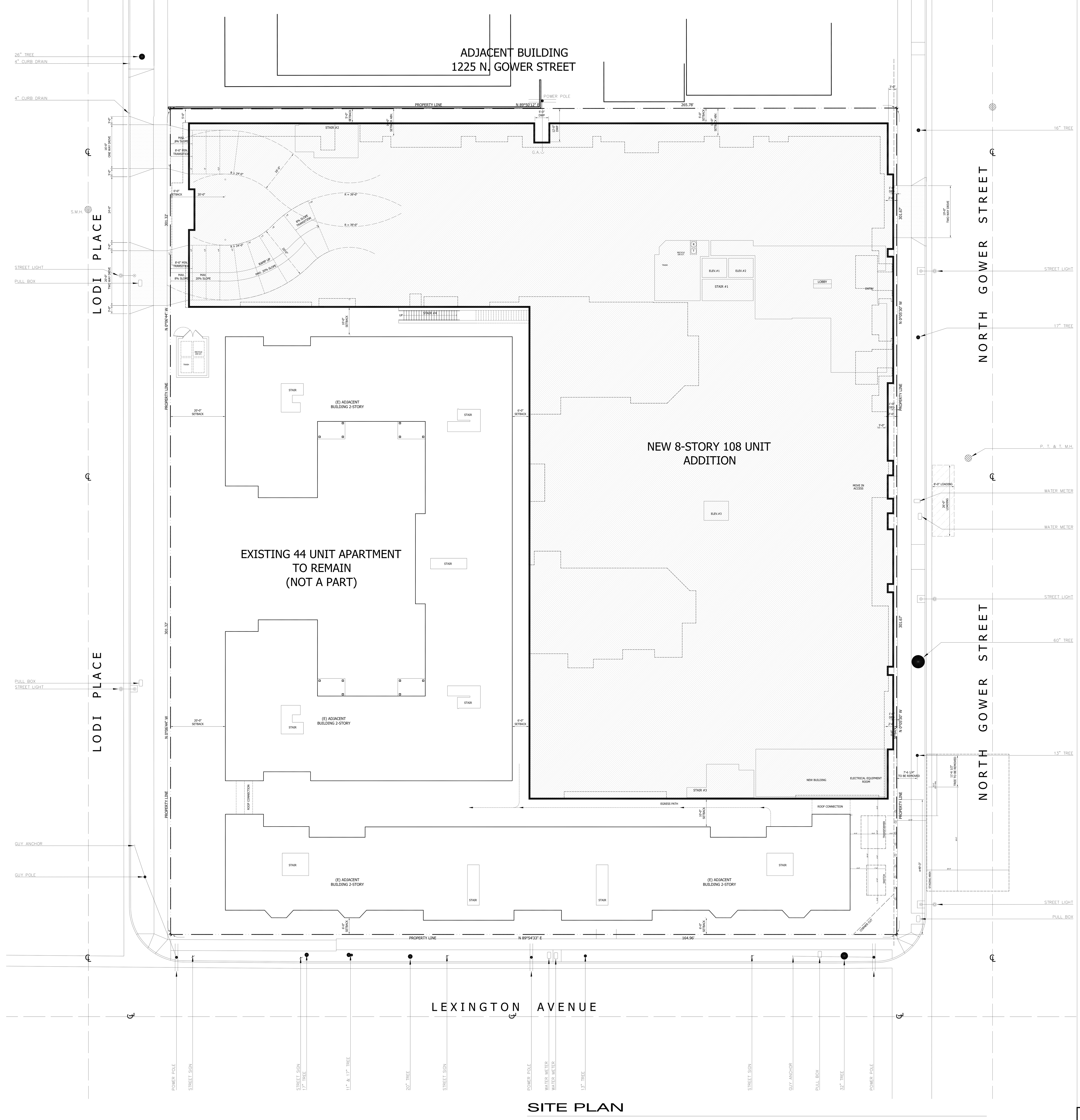
EXHIBIT A

PLANS



SITE PLAN

1/16" = 1'-0"

0 16' 32' 48' 64'

SHEET INDEX

A0.0	COVER SHEET & SITE PLAN
A0.2	ALTA SURVEY
A0.2.1	ALTA SURVEY
A0.2.1	ALTA SURVEY
A0.3	REPORT - EXISTING PERMIT INFORMATION
A0.5	REPORT - BUILDING AREAS DIAGRAM
A0.6	REPORT - BUILDING OPEN SPACE DIAGRAM
A2.10	FLOOR PLAN - LEVEL B1
A2.11	FLOOR PLAN - LEVEL P1
A2.12	FLOOR PLAN - LEVEL P2
A2.13	FLOOR PLAN - LEVEL 03
A2.14	FLOOR PLAN - LEVEL 04
A2.15	FLOOR PLAN - LEVEL 05
A2.16	FLOOR PLAN - LEVEL 06
A2.17	FLOOR PLAN - LEVEL 07
A2.18	FLOOR PLAN - LEVEL 08
A2.19	ROOF PLAN
A2.21	EXTERIOR ELEVATIONS
A2.21.A	EXTERIOR ELEVATIONS
A2.22	EXTERIOR ELEVATIONS
A2.23	EXTERIOR ELEVATIONS / SECTION
A7.01A	UNIT FLOOR PLAN - LEVEL P1
A7.03A	UNIT FLOOR PLAN - LEVEL 03 04

SECTION 12.21C1(c) **CONNECTION OF BUILDINGS IN A SUBSTANTIAL MANNER**

Q- THIS SECTION REQUIRES ALL PARATS OF A MAIN BUILDING IN ALL ZONES, EXCEPT THE RZ ZONE, TO BE "CONNECTED IN A SUBSTANTIAL MANNER BY COMMON WALLS OR CONTINUOUS ROOF." WHAT CONSTITUES "SUBSTANTIAL MANNER"?

A- PARTS OF A MAIN BUILDING CONNECTION BY A SOLID ROOF OF NO LESS THAN 10' IN WIDTH OR BY NO LESS THAN 4' OF COMMON WALL ARE DEEMED TO BE A "SUBSTANTIAL" CONNECTION. INTERNAL CONNECTION MUST BE PROVIDED WHEN REQUIRED BY OTHER CODE SECTIONS. (SEE "SECTION 12.22 C20(h) CONSTRUCTION BREEZEWAY / PATIO COVER WHEN ATTACHED TO TWO BUILDINGS" IN THIS MANUAL FOR FURTHER CLARIFICATION.)

(B.Z.A. CASE 2858-ZAI 80-141A)

PROJECT INFORMATION

PROJECT ADDRESS: 1201 N. GOWER STREET

PROPOSED CONSTRUCTION, USE, AND MAINTENANCE OF AN APPROXIMATE 179,482-SQUARE-FOOT, 8-STORY, 95-FOOT IN HEIGHT NEW ADDITION TO AN APPROXIMATE 36,104-SQUARE-FOOT, 2-STORY, 44-UNIT EXISTING APARTMENT BUILDING, WITH 108 NEW UNITS, INCLUDING 16 VERY LOW INCOME (VLI) UNITS (15%), AND PROVIDING 2 LOW INCOME (LI) REPLACEMENT HOUSING UNITS, RESULTING IN 152 TOTAL UNITS. REMOVAL OF 2 EXISTING PARKING BUILDINGS CONTAINING 51 EXISTING VEHICLE PARKING SPACES AND CONSTRUCTION OF 1 NEW LEVEL OF PARKING BELOW GRADE, 1 NEW LEVEL OF PARKING AT GRADE, AND 1 NEW LEVEL OF PARKING ABOVE GRADE. THERE WILL BE 99 TOTAL VEHICLE PARKING SPACES. 87 BICYCLE PARKING SPACES (79 LONG TERM AND 8 SHORT TERM) PROVIDED. AN APPROXIMATE 22,486 SQUARE-FOOT, 2-STORY, 28-UNIT APARTMENT BUILDING WILL BE ALSO REMOVED, AS WELL AS REMOVAL AND REPLACEMENT OF EXISTING LANDSCAPING, INCLUDING 4 STREET TREES IN THE PUBLIC RIGHT-OF-WAY.

REQUESTED ENTITLEMENTS:

A **DENSITY BONUS** PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION ("LAMC") 12.22 A 25 WITH REDUCED PARKING, THREE OFF-MENU INCENTIVES, AND FIVE WAIVERS OF DEVELOPMENT STANDARDS FOR A PROJECT SETTING ASIDE 15% OF ITS BASE UNITS (16 UNITS) FOR VLI HOUSEHOLDS AND PROVIDING 2 LI REPLACEMENT HOUSING UNITS AS FOLLOWS:

- A BY RIGHT DENSITY BONUS PURSUANT TO AB 2334 TO PERMIT UP TO A 50% INCREASE IN DENSITY;
- A BY RIGHT PARKING REDUCTION PURSUANT TO AB 2097 TO PERMIT ZERO PARKING SPACES FOR EACH RESIDENTIAL UNIT;
- AN OFF-MENU INCENTIVE PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT PARKING STALL WIDTHS OF 8 FEET, 6 INCHES WITHOUT 10 INCH INCREASE WHERE OBSTRUCTIONS OCCUR ON EITHER SIDE OF THE LONGER DIMENSION PER LAMC SECTION 12.21 A 5 (a) 1 (ii);
- AN OFF-MENU INCENTIVE PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT VEHICLE INGRESS AND EGRESS ALONG GOWER STREET AS OTHERWISE NOT ALLOWED PER LOS ANGELES DEPARTMENT OF TRANSPORTATION DRIVEWAY DESIGN SECTION V A 1;
- AN OFF-MENU INCENTIVE PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT REDUCED OPEN SPACE OF 10,181 SQUARE FEET IN LIEU OF THE OTHERWISE REQUIRED 13,575 SQUARE FEET;
- A WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT INCREASED FLOOR AREA RATIO ("FAR") OF 3:11 IN LIEU OF THE OTHERWISE REQUIRED 3:1;
- A WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT INCREASED BUILDING HEIGHT OF 95 FEET IN LIEU OF THE OTHERWISE REQUIRED 30- TO 45-FEET;
- A WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT A REDUCED (EAST) SIDE YARD OF 0 FEET IN LIEU OF THE OTHERWISE REQUIRED 11 FEET;
- A WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT A REDUCED (WEST) SIDE YARD OF 0 FEET IN LIEU OF THE OTHERWISE REQUIRED 20 FEET; AND
- A WAIVER OF DEVELOPMENT STANDARDS PURSUANT TO LAMC SECTION 12.22 A 25 (G) (3) TO PERMIT A REDUCED REAR YARD OF 5 FEET IN LIEU OF THE OTHERWISE REQUIRED 15 FEET.

UNITS: HOLLYWOOD RPA

SITE AREA: 109,394.11 S.F. (2.51 ACRES) X 40 DUA /	= 100.45 BASE UNITS (101)
101 * 50% = 151.5 UNITS (152)	= 152 TOTAL UNITS
152 UNITS - 44 EXISTING UNITS	= 108 NEW UNITS
101 BASE UNITS * 15% = 15.15% VERY LOW INCOME UNITS, ROUNDED	= 16 VLIS

CARS:

REQUIRED CARS	*= 0 REQUIRED (AB2097)*
PROVIDED CARS	=99

PROJECT SHALL COMPLY WITH THE CURRENT LOS ANGELES GREEN CODE INCLUDING REGULATIONS RELATED TO SOLAR.

PROJECT SHALL COMPLY WITH LA SANITATION LOW IMPACT DEVELOPMENT (L.I.D.) REGULATIONS.

(PROJECT 100% PRIVATELY FUNDED - NOT PUBLIC HOUSING OWNED AND/OR OPERATED BY, ON BEHALF OF PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT TCAC FACILITY, NOT SOCIAL SERVICE CENTER) (NO GUEST CARS REQUIRED - NONE PROVIDED)

LOT AREA	79,897.77	SF	PER SURVEY	
LOT AREA CENTER LINE OF STREET	109,394.11	SF	PER SURVEY	
R3-1 / R3-1XL				

DEVELOPMENT SUMMARY

LOT AREA		BUILDABLE AREA	FAR X 3.0	FAR PROPOSED X 3.11	HEIGHT CODE	HEIGHT PROPOSED		BASE UNITS	(N) MAX. UNITS
79,897		69,233	207,699	**215,586**	30' / 45'-0"	95'		101	152

TOTAL PROJECT - FLOOR AREA	*	**215,586**	**SF**	

EXISTING - BUILDING FLOOR AREAS

				GROSS		
	BUILDING 1		22,022	22,486		TO BE REMOVED
	BUILDING 2		36,104	36,848		TO REMAIN
TOTAL		*	**36,104**	**36,848**		

(N) NEW - BUILDING FLOOR AREAS / **(N) GROSS - FLOOR AREAS**

B1	STORAGE				23,804		23,804	SF
B1	BASEMENT				16,785		16,785	SF
P1	PARKING				33,659	843	34,502	SF
P2	STORAGE				21,427	63	21,490	SF
P2	PARKING				9,355	599	9,954	SF
P1	LOBBY		1,809	SF			1,809	SF
3	REC ROOM / EXERCISE		6,034	SF			6,034	SF
4	SCRN. EXERCISE GM.		1,714	SF			1,714	SF
4	REC ROOM		5,997	SF			5,997	SF
5	REC ROOM		5,949	SF			5,949	SF
6	REC ROOM		5,949	SF			5,949	SF
7	REC ROOM		5,869	SF			5,869	SF
8	REC ROOM		1,877	SF			1,877	SF
3	RESIDENTIAL		27,072	SF		733	27,805	SF
4	RESIDENTIAL		25,267	SF		654	25,921	SF
5	RESIDENTIAL		26,960	SF		654	27,614	SF
6	RESIDENTIAL		26,960	SF		654	27,614	SF
7	RESIDENTIAL		26,323	SF		654	26,977	SF
8	RESIDENTIAL		11,702	SF		654	12,356	SF
TOTAL		*	**179,482**	**SF**		**5508**	**290,020**	**SF**

TOTAL GROSS - FLOOR AREAS		
EXISTING	36,848	SF
NEW	290,020	SF
TOTAL	**326,868**	**SF**

(N) UNIT MIX			
0 BR		0	
1 BR		49	
2 BR		33	
3 + BR		26	
TOTAL		**108**	

(N) NEW REQUIRED OPEN SPACE:			
49 < 3	x 100 SF	4,900	SF
33 = 3	x 125 SF	4,125	SF
26 > 3	x 175 SF	4,550	SF
TOTAL REQUIRED		**13,575**	**SF**
25% REDUCTION		**10,181**	**SF**

(N) NEW PROVIDED OPEN SPACE		
ROOF DECK	2,033	SF
S. COURTYARD	1,435	SF
N. COURTYARD	1,830	SF
3RD FLR REC.	788	SF
3RD FLR GYM.	745	SF
4TH FLR SCREENING	600	SF
55 DECKS X 50 SF =	2,750	SF
TOTAL PROVIDED	**10,181**	**SF**

(N) NEW COMMON OPEN SPACE			
MIN. 50% OF TOTAL OPEN SPACE			
10,181	X .5	5,091	SF MIN.
TOTAL PROVIDED		**7,431**	**SF**

(N) TOTAL PARKING PROVIDED (2 H.C. INCL.)

LEVEL	STD	TANDEM	COMPACT	TOTAL
B1	0	0	0	0
P1	83	0	0	83
P2	16	0	0	16
TOTAL	**99**	**0**	**0**	**99**

(N) NEW COMMON OPEN SPACE		
	7,431	**SF**
25% LANDSCAPE	**1,858**	**SF**

(N) NEW TREE PLANTING		
1 PER 4 UNITS		
108 UNIT / 4	**27**	**TREES**

ELECTRICAL VEHICLE CHARGING STATIONS "EV CAPABLE"

RESID.	99	PARKING SPACES x 30%	REQUIRED	EV CAPABLE	**30**	CARS
RESID.	*99*	*PARKING SPACES x 25%*	*INCLUDED*	*EV CAPABLE*	***25***	*CARS*
RESID.	99	PARKING SPACES x 10%	REQUIRED	LEVEL 2 EVSE (EVCS)	**10**	CARS

ELECTRICAL VEHICLE CHARGING STATIONS PROVIDED

RESID.	99	PARKING SPACES x 30%	REQUIRED		**30**	CARS
RESID.	99	PARKING SPACES x 10%	REQUIRED	LEVEL 2 EVSE (EVCS)	**10**	CARS
RESID.	99	1 PER 25 (OF 40 REQUIRED)	REQUIRED	8'W LOAD	**2**	CARS

BICYCLE PARKING - RESIDENTIAL - (108 UNITS)				REQUIRED	PROVIDED
LONG TERM		1 PER 1	DWELLING UNIT 1 - 25	**25**	
LONG TERM		1 PER 1.5	DWELLING UNIT 26 - 100	**50**	
LONG TERM		1 PER 2	DWELLING UNIT 101 - 108	**4**	
TOTAL LONG TERM				**79**	**79**
SHORT TERM		1 PER 10	DWELLING UNIT 1 - 25	**2.5**	
SHORT TERM		1 PER 15	DWELLING UNIT 26 - 100	**5**	
SHORT TERM		1 PER 20	DWELLING UNIT 101 - 108	**0**	
TOTAL SHORT TERM				**7.5**	**8**

pk architecture
22663 Collins
Woodland Hills CA 91367
818-400-4800
designer1@socal.rr.com

LICENSED ARCHITECT PHILLIP ROMAN KUDELKA No. C19548 REN. 03-31-18 STATE OF CALIFORNIA

GOWER LIVING, LLC
10600 SANTA MONICA BOULEVARD
LOS ANGELES CALIFORNIA 90025
PHONE (310) 234 - 8880

REVISIONS

SHEET TITLE: COVER SHEET

JOB NO :
DATE : 11-20-23
DRAWN :

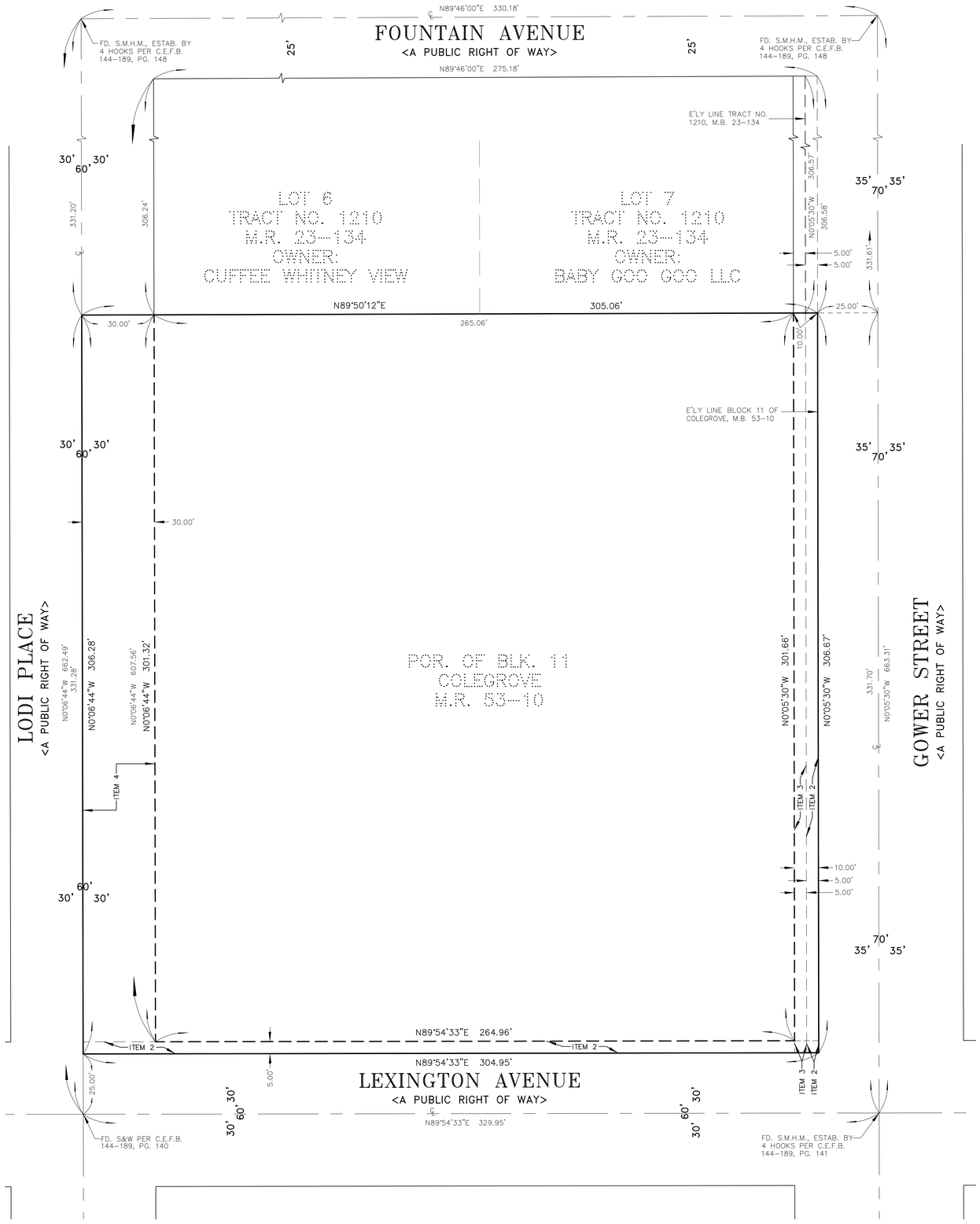
1201 N. GOWER STREET

LOS ANGELES, CA

SHEET NO

A0.1

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



SURVEYOR'S NOTES:

1. DATE OF SURVEY: JANUARY 11, 2022
2. SITE ADDRESS: 1201 N. GOWER ST., 6121 W. LEXINGTON AVE., LOS ANGELES, CA 90038
3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PRELIMINARY REPORT BY COMMONWEALTH LAND TITLE COMPANY FILE NO. 09198957 DATED DECEMBER 16, 2021.

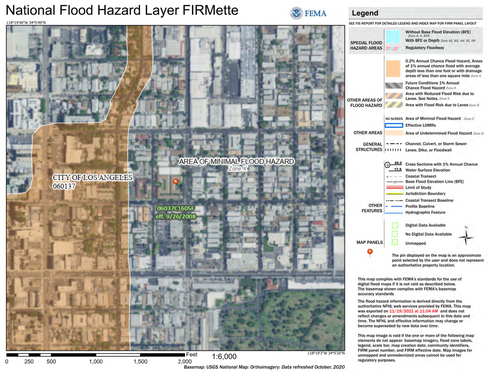
   ITEMS PER SAID TITLE REPORT:

   ITEM NO. 2
   GRANTED TO: COUNTY OF LOS ANGELES
   PURPOSE: ROAD
   RECORDING NO.: IN BOOK 3734, PAGE 208, OF DEEDS
   AFFECTS: THE SOUTH 5 FEET AND THE EAST 5 FEET OF SAID LAND
   SHOWN HEREON

   ITEM NO. 3
   ENTITLED: FINAL DECREE OF CONDEMNATION
   COURT: SUPERIOR COURT
   CASE NO.: 177839
   PURPOSE: ROAD
   RECORDING DATE: AUGUST 1, 1928
   RECORDING NO.: IN BOOK 7260, PAGE 13 OF OFFICIAL RECORDS
   AFFECTS: THE WEST 5 FEET OF THE EAST 10 FEET
   SHOWN HEREON

   ITEM NO. 4
   GRANTED TO: COUNTY OF LOS ANGELES
   PURPOSE: STREET
   RECORDING NO.: IN BOOK 5192, PAGE 317, OF DEEDS
   AFFECTS: THE WEST 30 FEET OF THE NORTH 300 FEET OF SAID LAND
   SHOWN HEREON
4. UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
5. BENCHMARK:
   CITY OF LOS ANGELES BENCHMARK NO. 12-18950
   1IN BOLT IN CONC MON HWD J-2; 8.4FT S OF S
   CURB LINE SANTA MONICA BLVD 8.7FT W OF W
   CURB LINE GOWER ST.
   ELEV.= 312.286 (2000 ADJ.) (NAVD 1988)
6. SITE AREA: BEFORE DEDICATIONS: 93478.23 SQ. FT., OR 2.1459 ACRES
   AFTER DEDICATIONS: 79897.77 SQ. FT., OR 1.8342 ACRES
   TO CENTER LINE OF STREET: 109394.11 SQ. FT., OR 2.5113 ACRES
7. BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS.
8. THERE IS NO EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS WITHIN THE PROPERTY BOUNDARIES.
9. THERE ARE NO WETLANDS WITHIN THE PROPERTY BOUNDARIES.
10. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP, COMMUNITY NUMBER 060137, SHEET NUMBER 06037C1605F REVISED SEPTEMBER 26, 2008. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.
12. SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
13. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. ZONING INFORMATION
    NOTE: ZONING INFORMATION PER ZIMAS.LACITY.ORG ACCESSED ON 1/7/22
    ZONE: R3-1XL
    MAX. BUILDING HEIGHT: 45 FEET
    SETBACKS:
    FRONT YARD: 15FT, 10FT FOR KEY LOTS
    SIDE YARD: FOR A MAIN BUILDING NOT MORE THAN TWO STORIES IN HEIGHT THERE SHALL BE A SIDE YARD ON EACH SIDE OF SAID BUILDING OF NOT LESS THAN FIVE FEET, EXCEPT THAT WHERE THE LOT IS LESS THAN 50 FEET IN WIDTH, THE SIDE YARD MAY BE REDUCED TO 10% OF THE WIDTH OF THE LOT, BUT IN NO EVENT TO LESS THAN THREE FEET IN WIDTH. FOR A BUILDING MORE THAN TWO STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE WIDTH OF SUCH SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND STORY, BUT IN NO EVENT SHALL A SIDE YARD OF MORE THAN 16 FEET IN WIDTH BE REQUIRED.
    REAR YARD: 15FT
    PARKING REQUIREMENTS: 1 SPACE PER UNIT < 3 HABITABLE ROOMS; 1.5 SPACES PER UNIT = 3 HABITABLE ROOMS; 2 SPACES PER UNIT > 3 HABITABLE ROOMS; UNCOVERED (6A) 1 SPACE EACH GUEST ROOM (FIRST 30)
    FLOOR AREA RESTRICTIONS: 800 SQ. FT.; 500 SQ. FT. PER GUEST ROOM
15. NOTE: BUILDING HEIGHTS TAKEN AT THE RIDGE LINE OF ROOF.
16. PARKING SPACES
    51 REGULAR
    0 COMPACT
    0 HANDICAP
    51 TOTAL SPACES

National Flood Hazard Layer FIRMette



LEGAL DESCRIPTION:

THAT PORTION OF BLOCK 11 OF COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 10 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 11; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 11, 305 FEET, MORE OR LESS, TO THE PROLONGED SOUTH LINE OF LOT 7 IN BLOCK "E" OF TRACT NO. 1210, AS PER MAP RECORDED IN BOOK 23, PAGES 134 AND 135 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WEST ALONG SAID PROLONGED SOUTH LINE AND THE SOUTH LINE OF SAID LOT 7 AND OF LOT 6 (AND ITS PROLONGATION) OF SAID TRACT NO. 1210, 304.99 FEET TO THE CENTER LINE OF LODI PLACE, AS DEEDED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 5192, PAGE 317 OF DEEDS; THENCE SOUTH ALONG THE CENTER LINE OF SAID LODI PLACE, 305 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID BLOCK 11; THENCE EAST ALONG SAID SOUTH LINE 304.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 5534-004-001

CERTIFICATION:

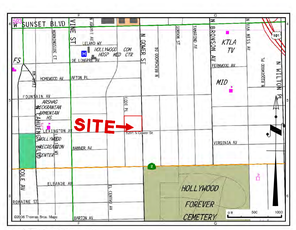
TO CLG GOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND COMMONWEALTH LAND TITLE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, AND TO COMERICA BANK, AND ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2021.

DATE OF PLAT OR MAP: 01/11/2022

01/11/2022
BRYAN GENTRY, L.S. 6345 DATE

LICENSED LAND SURVEYOR BRYAN GENTRY EXP. 12-31-2022 L.S. 6345 STATE OF CALIFORNIA



GRAPHIC SCALE
20' 0' 10' 20' 40' 80'
(IN FEET)
1 INCH = 20 FEET

ABBREVIATION LEGEND:

A.C.	=	ASPHALT CONCRETE
BLDG.	=	BUILDING
BW	=	BACK OF WALK
C/L	=	CENTERLINE
C.L.F.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
E/O	=	EAST OF
FD.	=	FOUND
FL	=	FLOW LINE
FG	=	FINISH GRADE
FS	=	FINISH SURFACE
G.A.	=	GUY ANCHOR
H.C.	=	HANDICAP
M.H.	=	MANHOLE
N/O	=	NORTH OF
P.A.	=	PEDESTRIAN ACCESS
P/L	=	PROPERTY LINE
S.M.H.	=	SEWER MANHOLE
S/O	=	SOUTH OF
TC	=	TOP OF CURB
TW	=	TOP OF WALL
V.A.	=	VEHICULAR ACCESS
W.I.F.	=	WROUGHT IRON FENCE
W/O	=	WEST OF
———	=	PROPERTY LINE

No	Revisions / Submissons	Date
1.	CHANGE TO CERT AND PROP LINE THICKNESS	12/27/21
2.	REVISION TO BOUNDARY LINE STYLE	12/28/21
3.	ADDITIONS TO SURVEY PER LENDER REQUIREMENTS	01/11/22
4.	ADDED A SITE AREA TO CENTER LINE OF STREET	06/01/22
5.	ADD BUILDING ADDRESSES	06/16/22

PREPARED FOR: CLG GOWER, LLC

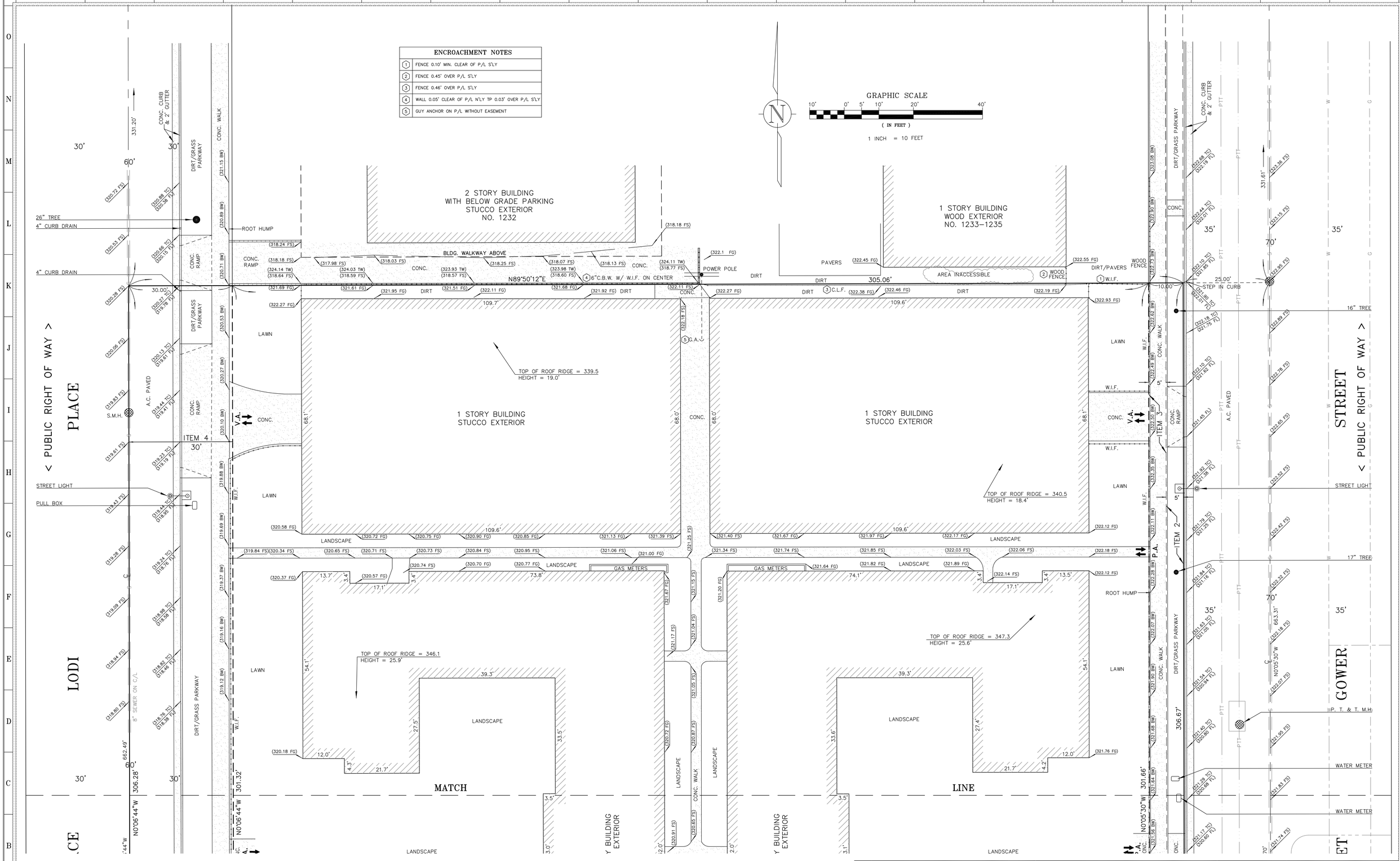
DRAWING TITLE: A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
TITLE / BOUNDARY ESTABLISHMENT

SEAL

BRYAN GENTRY L.S. 6345

GENTRY SURVEYING CO.
255 E. EASY ST. • UNIT B • SIMI VALLEY • CA • 93065
(805) 527-5299 • FAX (805) 527-2349 • G1SURVEY@AOL.COM

DRAWING NAME: 21-164_ALTA.dwg	PROJECT NO. 21-164
DRAWN XREF'S: NONE	SCALE: 1" = 20'
DRAWN BY: BG, KM	DRAWING NO
CHECKED BY: BG	1 OF 3
DATE: 01/11/2022	



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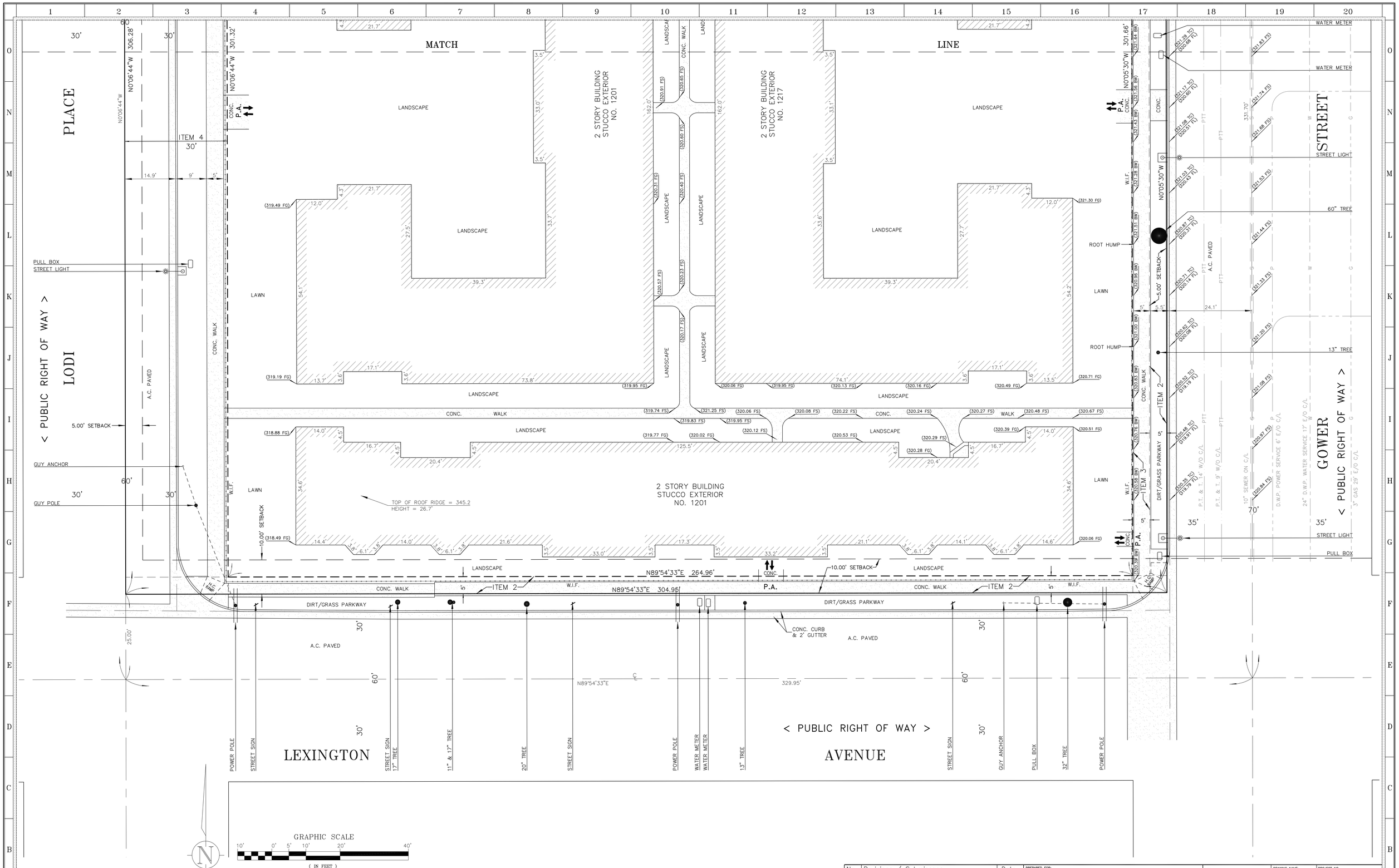
255 E. EASY ST. • UNIT B • SIMI VALLEY • CA • 93065
(805) 527-5299 • FAX (805) 527-2349 • G1SURVEY@AOL.COM

PREPARED FOR: CLG GOWER, LLC

DRAWING TITLE: **A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**
SITE SURVEY NORTH

SEAL: LICENSED LAND SURVEYOR, BRYAN GENTRY, STATE OF CALIFORNIA, EXP. 12-31-2022
BRYAN GENTRY L.S. 6345

DRAWING NAME:	
DRAWN XREF'S:	
DRAWN BY:	B.G. / J.G.
CHECKED BY:	B.G.
DATE:	01/11/2022
PROJECT NO.	21-164
SCALE:	1"=10'
DRAWING NO	2 OF 3



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3.	ADDITIONS TO SURVEY PER LENDER REQUIREMENTS	01/11/22
4.	ADDED A SITE AREA TO CENTER LINE OF STREET	06/01/22
5.	ADD BUILDING ADDRESSES	06/16/22

GENTRY SURVEYING CO.
255 E. EASY ST. • UNIT B • SIMI VALLEY • CA • 93065
(805) 527-5299 • FAX (805) 527-2349 • G1SURVEY@AOL.COM

PREPARED FOR: CLG GOWER, LLC

DRAWING TITLE: **A.L.T.A. / N.S.P.S. LAND TITLE SURVEY SITE SURVEY SOUTH**

SEAL: LICENSED LAND SURVEYOR BRYAN GENTRY STATE OF CALIFORNIA EXP. 12-31-23

BRYAN GENTRY L.S. 6345

DRAWING NAME:	
DRAWN XREF'S:	
DRAWN BY:	B.G. / J.G.
CHECKED BY:	B.G.
DATE:	01/11/2022
PROJECT NO.	21-164
SCALE:	1"=10'
DRAWING NO	3 OF 3

72 UNIT APT. PERMIT

Bldg. Form 1

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. Part of Block 11
Tract Colegrove
Location of Building 1201 N. Gower St. / Lexington Gower & Lodi Pl. (House Number and Street) — Approved by City Engineer
Between what cross streets N.W. Cor Gower St & Lexington Ave. — Deputy
USE INK OR INDELIBLE PENCIL — We 8112 284

1. Purpose of building Apartments (Store, Residence, Apartment House, Hotel, or any other purpose) Families ___ Rooms ___
2. Owner (Print Name) Calif. Realty Corp. Phone We 8111
3. Owner's address 739 N. Highland
4. Certificated Architect Max Maltzman State License No. C-25 Phone Do.
5. Licensed Engineer J. E. Macket State License No. 3701 Phone Gr. 8048
6. Contractor Halper Constr. Corp. State License No. 24437 Phone
7. Contractor's address Do. GEm
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) 192,500.00
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 237 x 34 No. Stories 2 Height to highest point 26 Size lot 264 x 301
11. Type of soil Clay Foundation (Material) Conc. Depth in ground 12"
12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
13. Material exterior wall Fr. Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 2 x 8 Second floor 2 x 8 Rafters 2 x 4 Material of roof Shingles
15. Chimney (Material) — Size Flue — x — No. inlets each flue — Depth footing in ground

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sheet [illegible] — Plans, Specifications and other data must be filed if required. Inside Lot / Corner Lot — Lot Size 264.91 — No Ft. rear alley / Ft. side alley
Sign here [signature] (Owner or Authorized Agent)
By

PERMIT NO.	FOR DEPARTMENT USE ONLY 4716			Fee 291
10848	Plans and Specifications checked: W M Taggart	Zone R4	Fire District No. No	Stamp here when Permit is Issued
	Corrections verified: W M Taggart	Bldg. Line 20' on Lodi Ft.	Street Widening Ft.	APR 30 1941
PLANS	Plans, Specifications and Application rechecked and approved: Morr	Application checked and approved 4/29/41 [signature] Clerk		
Rec'd APR 1 1941	For Plans See / Filed with	SPRINKLER Required / Valuation Included	Specified Yes—No	Inspector Mueller by Anderson

[illegible] 4468/10

72 UNIT APT. PERMIT

FOR DEPARTMENT USE ONLY			
Application WWT	Fire District	Bldg. Line WWT	Forced Draft Ventil.
Construction WWT	Zoning WWT	Street widening	

(1) REINFORCED CONCRETE
Barrels of Cement
Tons of Reinforcing Steel

(2) The building referred to in this Application will be more than 100 feet from ___ Street
Sign here (Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.
Sign here (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign here (Owner or Authorized Agent)

REMARKS: NOTICE—If there is any excavation of Hill Land of more than 50 cubic yards or any filling of Hill Land of more than 20 cubic yards in connection with this building, it is required under Sec. 64.24 of the Municipal Code that permits for the excavation and filling be obtained at the City Engineer's Office, Room 608, City Hall, Storm Drain Division, or at the District Office of the City Engineer in the district where the work is to be done.

Cert. 8826

4/14/41
Yard variance granted by Bd. of C.P.C. permits development to within 7½ ft. of Lexington Ave. sidewalk provided setback as required for lots along Gower St. is maintained for both main bldgs. & garages & garages are set at least 1 ft. off line to the north & front elevations conform to plans approved by Dept. of C.P. J M Simmons

4-14-41 Zones and yards OK

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 20 feet, except that the following projections may extend into such set-back space, as follows:

Cornices, canopies and eaves — 2 ft. 6 in.
Landing or terrace, without roof, extending to first floor level only — 6 ft.
Open railing, not over 33 in. high, around such landing or terrace — 6 ft.
Fire Escapes — 4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.
(Signed) [signature] Owner or Authorized Agent.

Bldg. Form 60

PLAN CHECKING
RECEIPT NO. 1667
VALUATION $ 714,300 (3)
FEE PAID $ 150

GARAGE PERMIT

Bldg. Form 1

1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "A", "B" OR "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. Part of Block 11
Tract Colegrove
Location of building 1201 N. Gower St. / Cor. Lexington Gower & Lodi (House Number and Street) — Approved by City Engineer
Between what cross streets N.W. Cor Gower St & Lexington Ave. — Deputy
USE INK OR INDELIBLE PENCIL

1. Purpose of building Garage (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 1
2. Owner (Print Name) Calif. Realty Corp. Phone We 8111
3. Owner's address 739 N. Highland Ave.
4. Certificated Architect Max Maltzman State License No. C-25 Phone We 8111
5. Licensed Engineer J. E. Macket State License No. 3701 Phone Gr. 8048
6. Contractor Halper Constr. Corp. State License No. 24437 Phone Do.
7. Contractor's address Do GEm
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $9,900.00
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel or any other purpose)
10. Size of new building 68 x 109½ No. Stories 1 Height to highest point 16'
11. Size of lot 264 x 301 Type of soil Clay
12. Foundation (Material) Conc. Depth in ground 6 x 12
13. Material Exterior Walls Brick Skeleton framework Brick (Structural Steel, Reinforced Concrete)
14. Material of floors Cement Roofing material Compo.

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Plans, Specifications and other data must be filed — Inside Lot / Corner Lot / Corner Lot Keyed — Lot Size: Ft. rear alley / Ft. side alley
Sign here [signature] (Owner or Authorized Agent)
By

PERMIT NO.	FOR DEPARTMENT USE ONLY 4716			Fee 327
10850	Plans and Specifications checked: W M Taggart	Zone R4	Fire District No. No	Stamp here when Permit is Issued
	Corrections verified: W M Taggart	Bldg. Line 20' on Lodi Ft.	Street Widening Ft.	APR 30 1941
PLANS	Plans, Specifications and Application rechecked and approved: Morr	Application checked and approved 4/29/41 [signature] Clerk		
Rec'd APR 14 1941	For Plans See / Filed with	SPRINKLER Required / Valuation Included	Specified Yes—No	Inspector 15 - Mueller

CERTIFICATE No. 5536

72 UNIT APT. CofO

Los Angeles, Calif., 1-13- 1942

[T]he Superintendent of Building,
Department of Building and Safety
Sir:—I respectfully beg to report that I have inspected the building above [refer]red to, located at No. 1201 No. Gower —
[stree]t, and find that the same complies in all respects to the provisions of the State [Hous]ing Act and the City Building Ordinances, and is fully entitled to a certificate [of ac]ceptance.

C. F. Schumann
Deputy Inspector

[Class] of Bldg. D, No. of Stories 2
Rooms 283, No. of Apts. 72
Certificate No. 8826, Issued 1/13/ 1942

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY — № 5547
BUILDING DIVISION
GARAGE CofO

CERTIFICATE OF COMPLETION

Los Angeles, Calif. Dec. 19, 1941

THIS CERTIFIES that the Tenants' Garage ~~Street,~~
[build]ing, located at 1201 No. Gower St.
[w]hich Building Permit No. 10849 was issued April 30, 1941, [has b]een inspected and found to comply with Building Ordinance provisions, except for deviation which was approved by action of Board of Bldg. & Safety of Aug. 25, 1941.

BOARD OF BUILDING AND SAFETY,
By S. S. Chrisman
Chief Clerk.

128

GARAGE PERMIT

Bldg. Form 1

1

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "A", "B" OR "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. Part of Block 11
Tract Colegrove
Location of building 1201 N. Gower St. / Cor. Lexington Gower & Lodi (House Number and Street) — Approved by City Engineer
Between what cross streets N.W. Cor Gower St & Lexington Ave. — Deputy
USE INK OR INDELIBLE PENCIL

1. Purpose of building Garage (Store, Residence, Apartment House, Hotel, or any other purpose) Families 1 Rooms 1
2. Owner (Print Name) Calif. Realty Corp. Phone We 8111
3. Owner's address 739 N. Highland Ave.
4. Certificated Architect Max Maltzman State License No. C-25 Phone We 8111
5. Licensed Engineer J. E. Macket State License No. 3701 Phone Gr. 8048
6. Contractor Halper Constr. Corp. State License No. 24437 Phone Do.
7. Contractor's address Do GEm
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $9,900.00
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel or any other purpose)
10. Size of new building 68 x 109½ No. Stories 1 Height to highest point 16'
11. Size of lot 264 x 301 Type of soil Clay
12. Foundation (Material) Conc. Depth in ground 6 x 12
13. Material Exterior Walls Brick Skeleton framework Brick (Structural Steel, Reinforced Concrete)
14. Material of floors Cement Roofing material Compo.

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Plans, Specifications and other data must be filed — Inside Lot / Key Lot / Corner Lot — Lot Size: Ft. rear alley / Ft. side alley
Sign here [signature] (Owner or Authorized Agent)
By

PERMIT NO.	FOR DEPARTMENT USE ONLY 4716			Fee 327
10849	Plans and Specifications checked: W M Taggart	Zone R4	Fire District No. No	Stamp here when Permit is Issued
	Corrections verified: W M Taggart	Bldg. Line 20' on Lodi Ft.	Street Widening No Ft.	APR 30 1941
PLANS	Plans, Specifications and Application rechecked and approved: Morr	Application checked and approved 4/29/41 [signature] Clerk		
Rec'd APR 14 1941	For Plans See / Filed with	SPRINKLER Required / Valuation Included	Specified Yes—No	Inspector 15 - Mueller

CERTIFICATE No. 5547

GARAGE PERMIT

FOR DEPARTMENT USE ONLY			
Application WWT	Fire District	Bldg. Line WWT	Forced Draft Ventil.
Construction WWT	Zoning WWT	Street widening	

(1) REINFORCED CONCRETE
Barrels of Cement 50
Tons of Reinforcing Steel 1-T

(2) The building referred to in this Application will be more than 100 feet from ___ Street
Sign here (Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.
Sign here (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign here (Owner or Authorized Agent)

REMARKS: NOTICE—If there is any excavation of Hill Land of more than 50 cubic yards or any filling of Hill Land of more than 20 cubic yards in connection with this building, it is required under Sec. 64.24 of the Municipal Code that permits for the excavation and filling be obtained at the City Engineer's Office, Room 608, City Hall, Storm Drain Division, or at the District Office of the City Engineer in the district where the work is to be done.

See S.P. on apt. appl.

OK D Krause

PLAN CHECKING
RECEIPT NO. 1667
VALUATION $ 714,300
FEE PAID $ 150

GARAGE PERMIT

FOR DEPARTMENT USE ONLY			
Application WWT	Fire District	Bldg. Line WWT	Forced Draft Ventil.
Construction WWT	Zoning WWT	Street widening	

(1) REINFORCED CONCRETE
Barrels of Cement 50
Tons of Reinforcing Steel 1-T

(2) The building referred to in this Application will be more than 100 feet from ___ Street
Sign here (Owner or Authorized Agent)

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Sign here (Owner or Authorized Agent)

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Sign here (Owner or Authorized Agent)

REMARKS: NOTICE—If there is any excavation of Hill Land of more than 50 cubic yards or any filling of Hill Land of more than 20 cubic yards in connection with this building, it is required under Sec. 64.24 of the Municipal Code that permits for the excavation and filling be obtained at the City Engineer's Office, Room 608, City Hall, Storm Drain Division, or at the District Office of the City Engineer in the district where the work is to be done.

OK D Krause

PLAN CHECKING
RECEIPT NO. 1667
VALUATION $ 714,300 (5)
FEE PAID $ 150

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY — № 5536
BUILDING DIVISION
GARAGE CofO

CERTIFICATE OF COMPLETION

Los Angeles, Calif. Dec. 9, 1941

THIS CERTIFIES that the Tenants' Garage Street,
[build]ing, located at 1201 No. Gower St.
[w]hich Building Permit No. 10850 was issued April 30, 1941, [has b]een inspected and found to comply with Building Ordinance provisions, except deviation which was approved by action of [Bo]ard of Bldg. & Safety Aug. 25, 1941.

BOARD OF BUILDING AND SAFETY,
By S. S. Chrisman
Chief Clerk.

128

pk
architecture
22663 Collins
Woodland Hills CA 91367
818-400-4800
designer1@socal.rr.com

LICENSED ARCHITECT — PHILLIP ROMAN KUDELKA — No. 9548 — REN. 03-31-18 — STATE OF CALIFORNIA

GOWER LIVING, LLC
10600 SANTA MONICA BOULEVARD
LOS ANGELES CALIFORNIA 90025
PHONE (310) 234 - 8880

REVISIONS

SHEET TITLE
REPORT

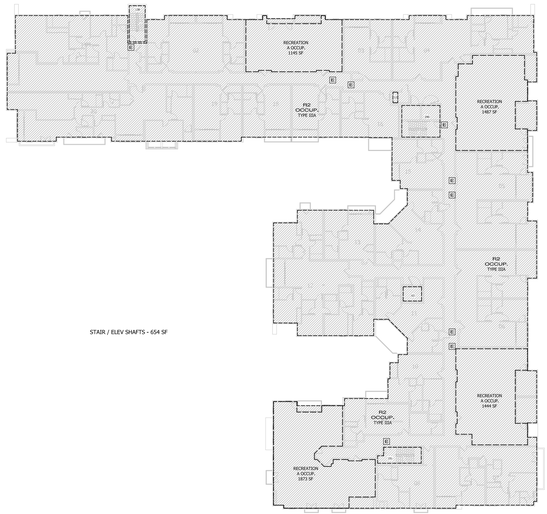
JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A0.3

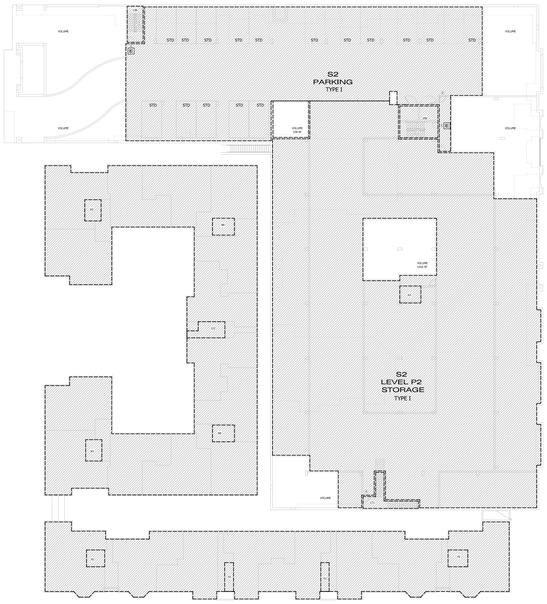
LVL – 09 –ROOF PLAN

1" = 30'



LVL – 05 06 – FLOOR PLAN

1" = 30'

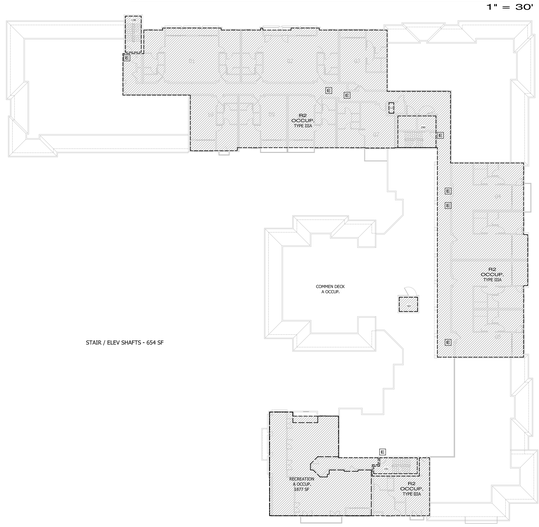


PARKING - COMPACT (C)	= 00
PARKING - TANDEM (T)	= 00
PARKING - STANDARD (STD)	= 16
PARKING - TOTAL	= 16

PH = PANIC HARDWARE
E = EXIT

LVL – P2 – FLOOR PLAN

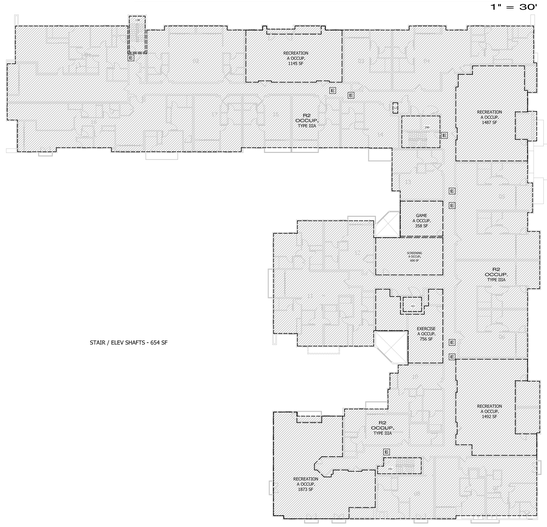
1" = 30'



LVL – 08 – FLOOR PLAN

PH = PANIC HARDWARE
E = EXIT

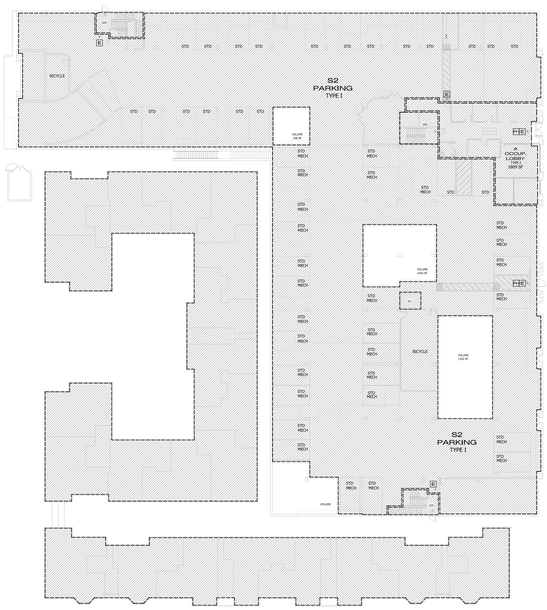
1" = 30'



LVL – 04 – FLOOR PLAN

PH = PANIC HARDWARE
E = EXIT

1" = 30'

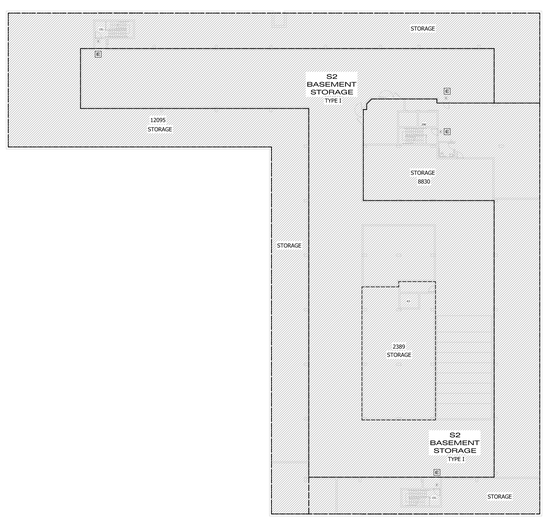


PARKING - COMPACT (C)	= 00
PARKING - TANDEM (T)	= 00
PARKING - STANDARD (STD)	= 83
PARKING - TOTAL	= 83

LVL – P1 – FLOOR PLAN

PH = PANIC HARDWARE
E = EXIT

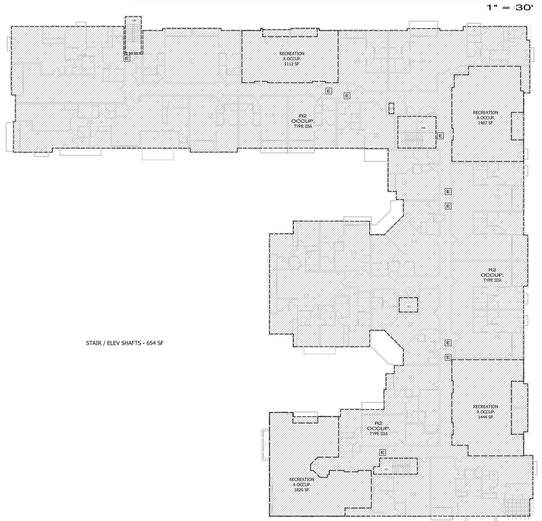
1" = 30'



LVL – B1 – FLOOR PLAN

PH = PANIC HARDWARE
E = EXIT

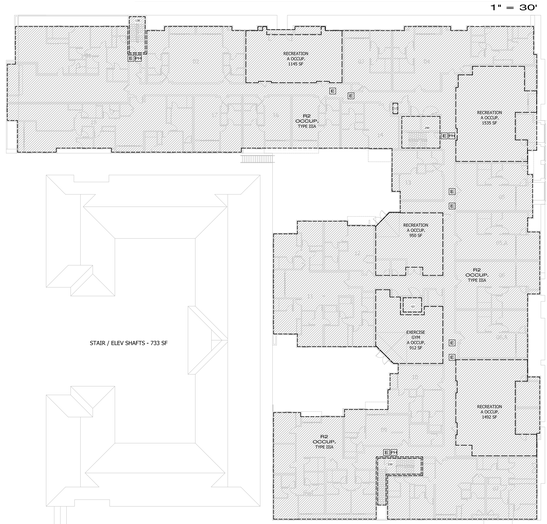
1" = 30'



LVL – 07 – FLOOR PLAN

PH = PANIC HARDWARE
E = EXIT

1" = 30'



LVL – 03 – FLOOR PLAN

PH = PANIC HARDWARE
E = EXIT

1" = 30'

BUILDING AREA CALC.

(N) GROSS - FLOOR AREAS

B	LOBBY	TYPE IA	P1	1809			
A3	REC ROOM	TYPE IIIA	3	5122			
A3	EXERCISE	TYPE IIIA	3	912			
A3	GAME	TYPE IIIA	4	358			
A1	SCREENING	TYPE IIIA	4	600			
A3	EXERCISE	TYPE IIIA	4	756			
A3	REC ROOM	TYPE IIIA	4	5997			
A3	REC ROOM	TYPE IIIA	5	5949			
A3	REC ROOM	TYPE IIIA	6	5949			
A3	REC ROOM	TYPE IIIA	7	5869			
A3	REC ROOM	TYPE IIIA	8	1877			
TOTAL				**35198**			
S2	STORAGE	TYPE IA	B1	23804			
S2	BASMENT	TYPE IA	B1	16785			
S2	PARKING	TYPE IA	P1	34502			
S2	STORAGE	TYPE IA	P2	21490			
S2	PARKING	TYPE IA	P2	9954			
TOTAL				**106535**			
R2	UNITS	TYPE IIIA	3	27805			
R2	UNITS	TYPE IIIA	4	25921			
R2	UNITS	TYPE IIIA	5	27614			
R2	UNITS	TYPE IIIA	6	27614			
R2	UNITS	TYPE IIIA	7	26977			
R2	UNITS	TYPE IIIA	8	12356			
TOTAL				**148287**			

(E) GROSS - FLOOR AREAS

	BUILDING 1			22,486	TO BE REMOVED
	BUILDING 2			36,848	TO REMAIN
TOTAL	**GROSS FLOOR AREA**			**326,868**	

BUILDING AREA SHADED

pk
architecture
22663 Collins
Woodland Hills CA
91364
818-400-4800
designer1@socal.rr.com

LICENSED ARCHITECT
PAUL KIRMAN KIRSCH
C. No. 19548
REN. 03-31-19
STATE OF CALIFORNIA

GOWER LIVING, LLC
10600 SANTA MONICA BOULEVARD
LOS ANGELES CALIFORNIA 90025
PHONE (310) 234 - 8880

REVISIONS

SHEET TITLE
BUILDING AREAS DIAGRAM

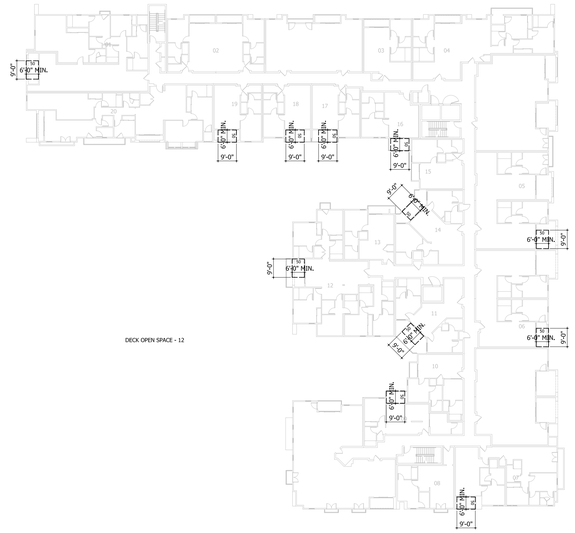
JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A0.5

LVL - 09 -ROOF PLAN

1" = 30'

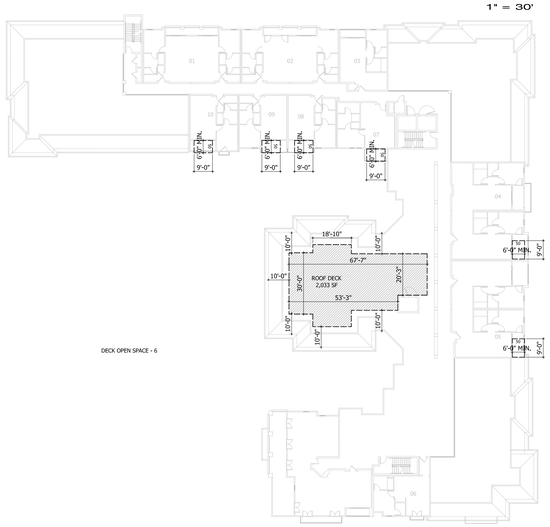


LVL - 05 06 - FLOOR PLAN

1" = 30'

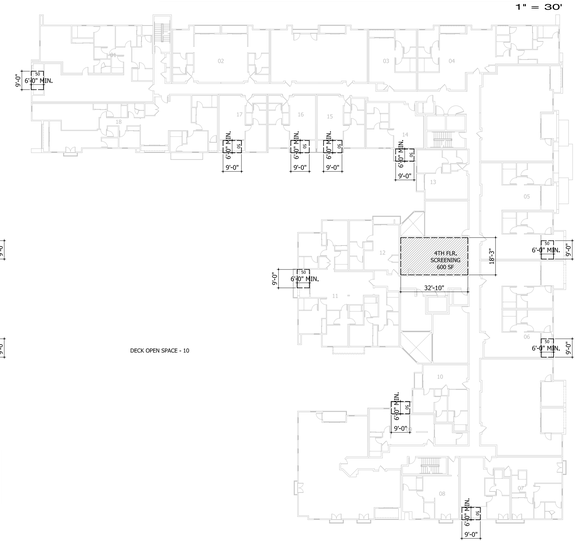
LVL - P2 - FLOOR PLAN

1" = 30'



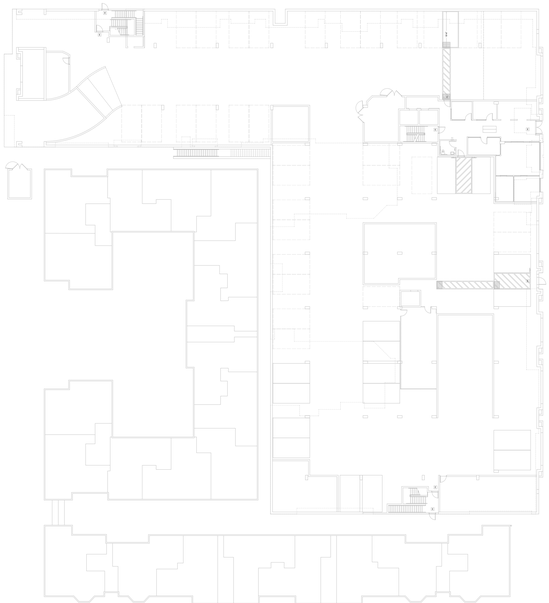
LVL - 08 - FLOOR PLAN

1" = 30'



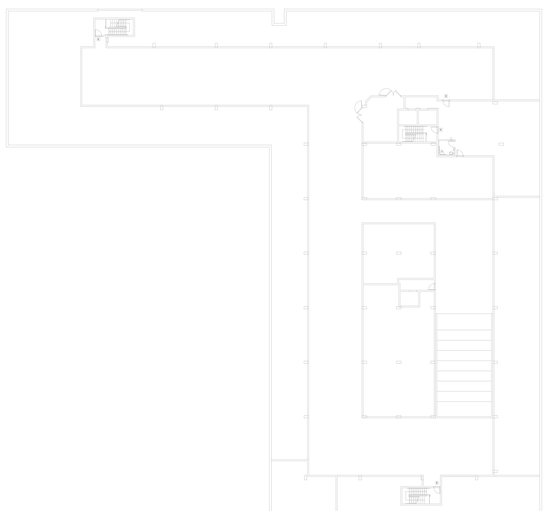
LVL - 04 - FLOOR PLAN

1" = 30'



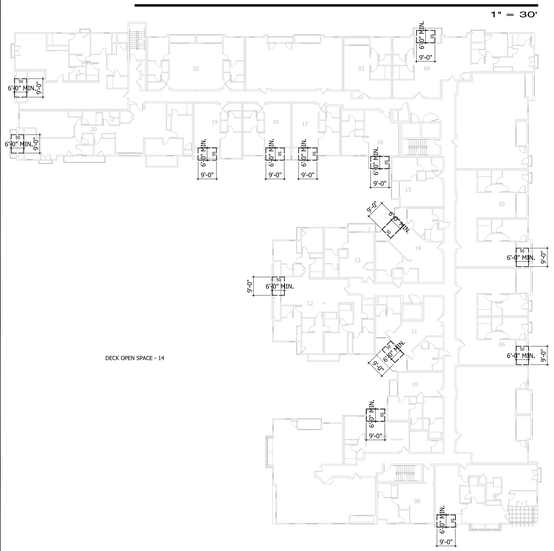
LVL - P1 - FLOOR PLAN

1" = 30'



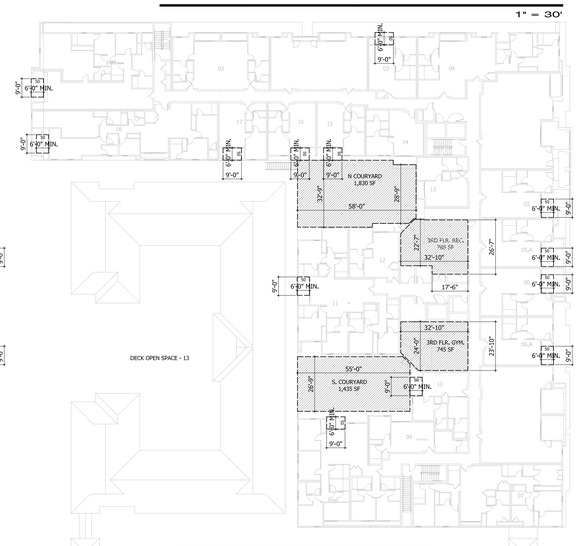
LVL - B1 - FLOOR PLAN

1" = 30'



LVL - 07 - FLOOR PLAN

1" = 30'



LVL - 03 - FLOOR PLAN

1" = 30'

OPEN SPACE CALC.

(N) COMMON OPEN SPACE - FLOOR AREAS

	ROOF DECK		2033	SF		
	S. COURTYARD		1435	SF		
	N. COURTYARD		1830	SF		
	3RD FLOOR GYM		788	SF		
	3RD FLOOR GYM		745	SF		
	4TH FLOOR SCREENING		600	SF		
TOTAL			**7431**	SF		

(N) PRIVATE OPEN SPACE - FLOOR AREAS

	55 DECKS	X 50	2750	SF		
TOTAL			**2750**	SF		

OPEN SPACE AREA SHADED

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PHONE (310) 234 - 8880

SHEET TITLE

BUILDING OPEN SPACE DIAGRAM

REVISIONS

JOB NO :
DATE :
DRAWN :

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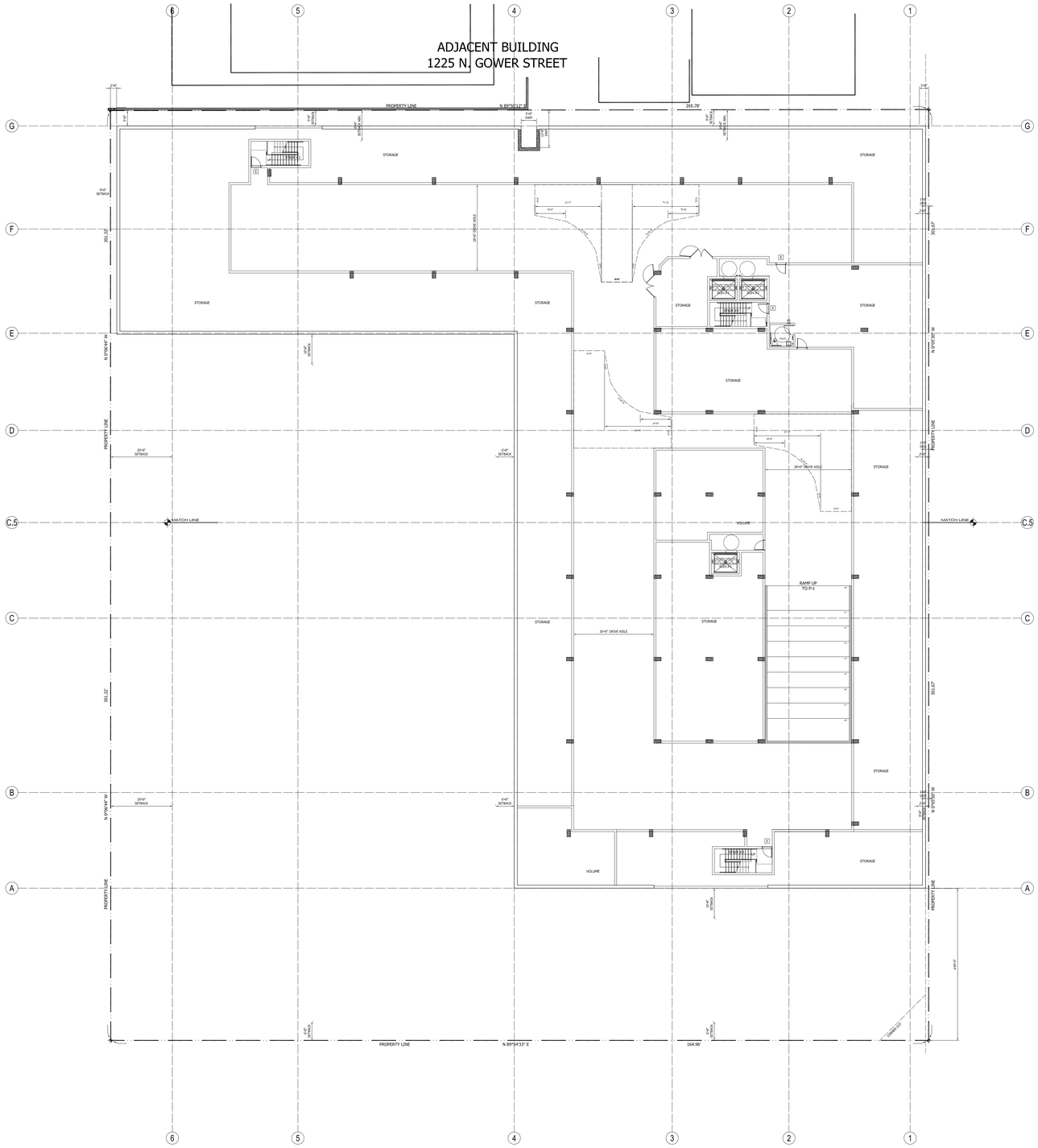
N. GOWER STREET
LOS ANGELES, CA

SHEET NO

A0.6



FLOOR PLAN - LEVEL B1

1/16" = 1'-0"

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SHEET TITLE

KEY - FLOOR PLAN

REVISIONS

JOB NO :
DATE :
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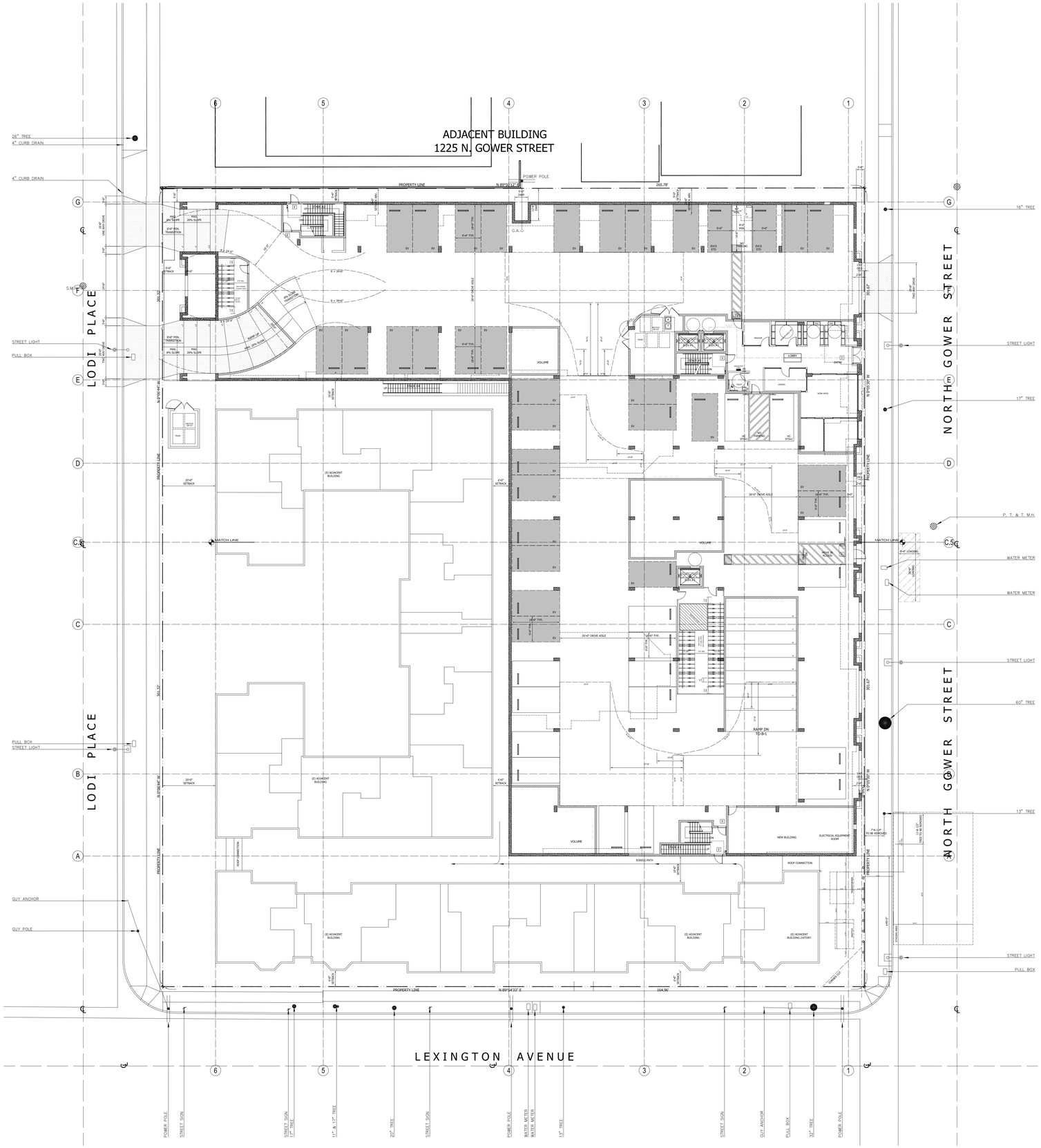
SHEET NO

A2.10



FLOOR PLAN - LEVEL P1

1/16" = 1'-0"

0 16' 32' 48' 64'

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SHEET TITLE
KEY - FLOOR PLAN

REVISIONS

JOB NO :
DATE :
DRAWN :

1201
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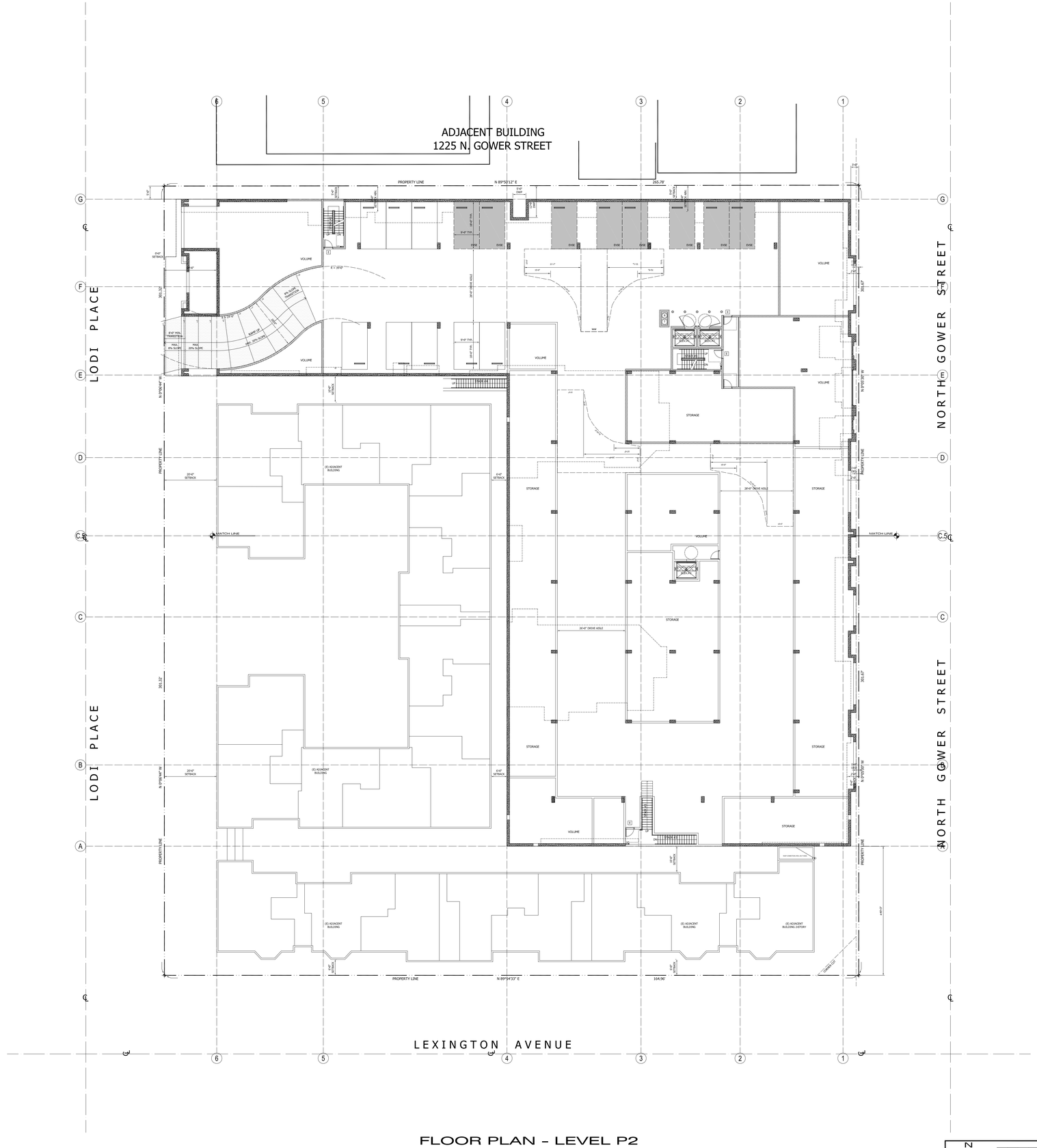
LOS ANGELES, CA

SHEET NO
A2.11



FLOOR PLAN - LEVEL P2

1/16" = 1'-0"

N

0 16' 32' 48' 64'

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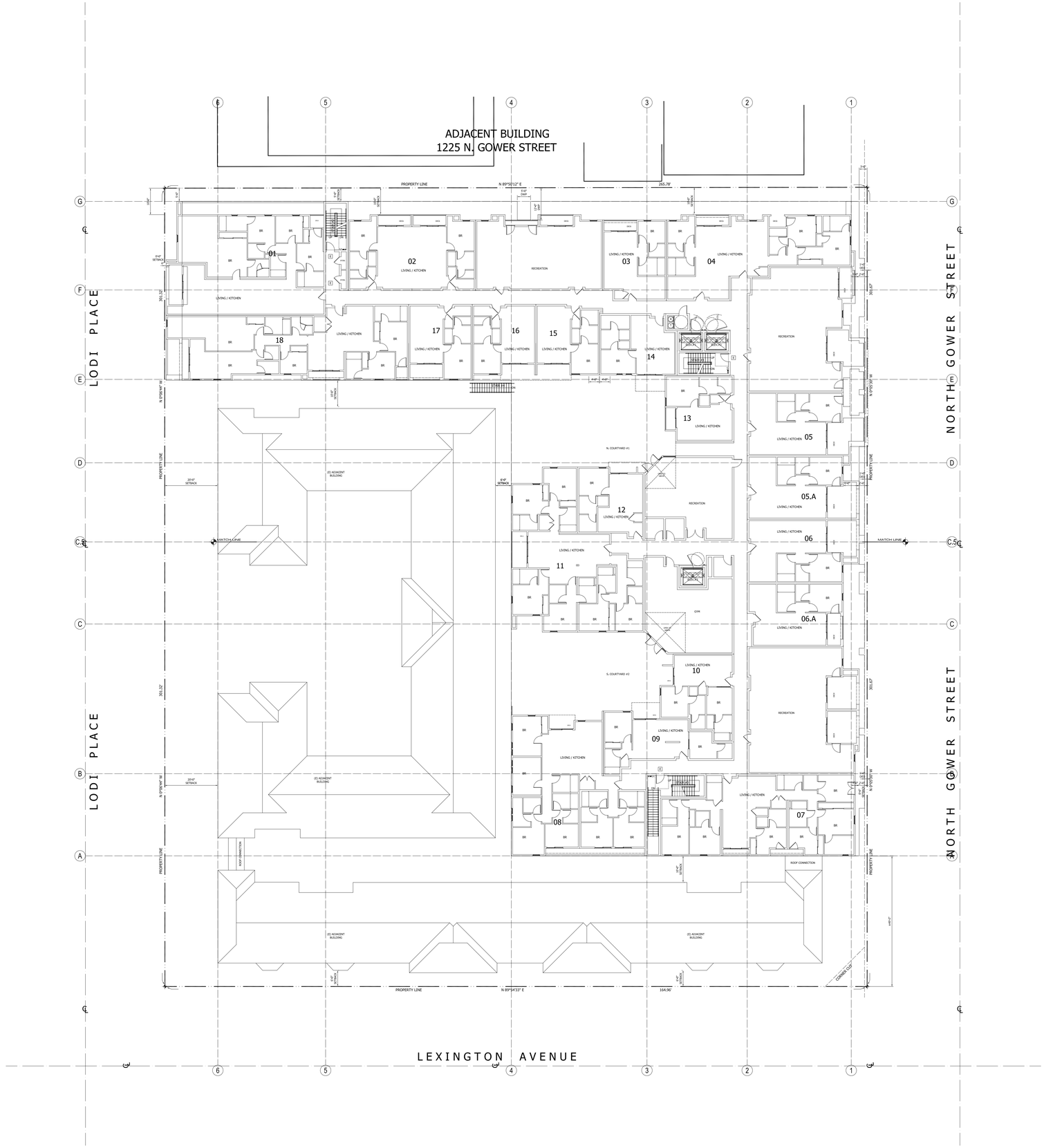
SHEET TITLE
KEY - FLOOR PLAN

REVISIONS

JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A2.12



FLOOR PLAN - LEVEL 03

SEE SHT. A2.03 - 1/8" = 1'-0"

1/16" = 1'-0"

N

0 16' 32' 48' 64'

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SHEET TITLE: KEY - FLOOR PLAN

JOB NO :
DATE :
DRAWN :

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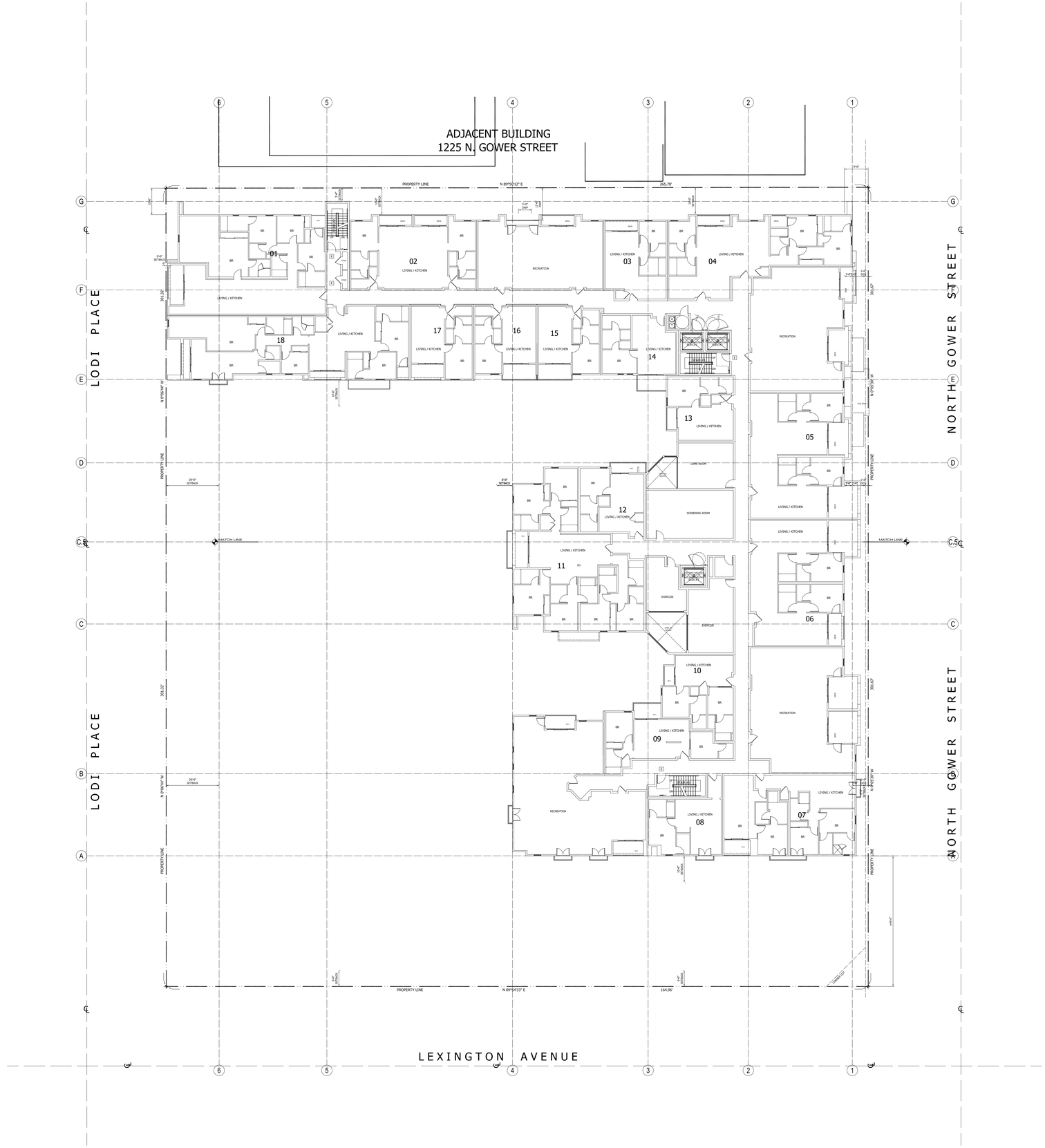
LOS ANGELES, CA

SHEET NO

A2.13



FLOOR PLAN - LEVEL 04

SEE SHT. A2.04 - 1/8" = 1'-0"

1/16" = 1'-0"

N

0 16' 32' 48' 64'

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SHEET TITLE

KEY - FLOOR PLAN

REVISIONS

JOB NO :
DATE :
DRAWN :

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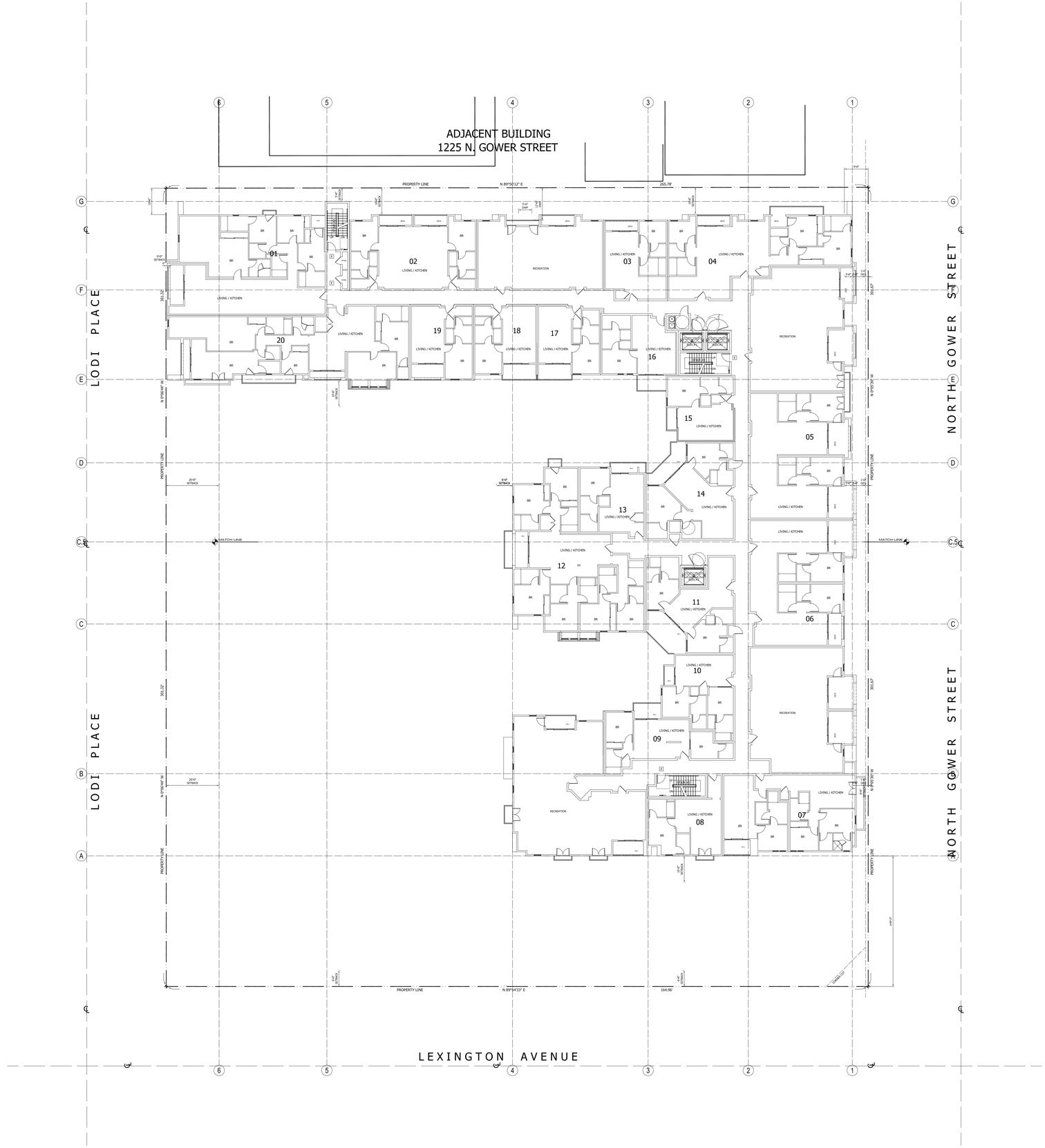
SHEET NO

A2.14



FLOOR PLAN - LEVEL 05

SEE SHT. A2.05 - 1/8" = 1'-0"

1/16" = 1'-0"

N

0 16' 32' 48' 64'

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SHEET TITLE

KEY - FLOOR PLAN

REVISIONS

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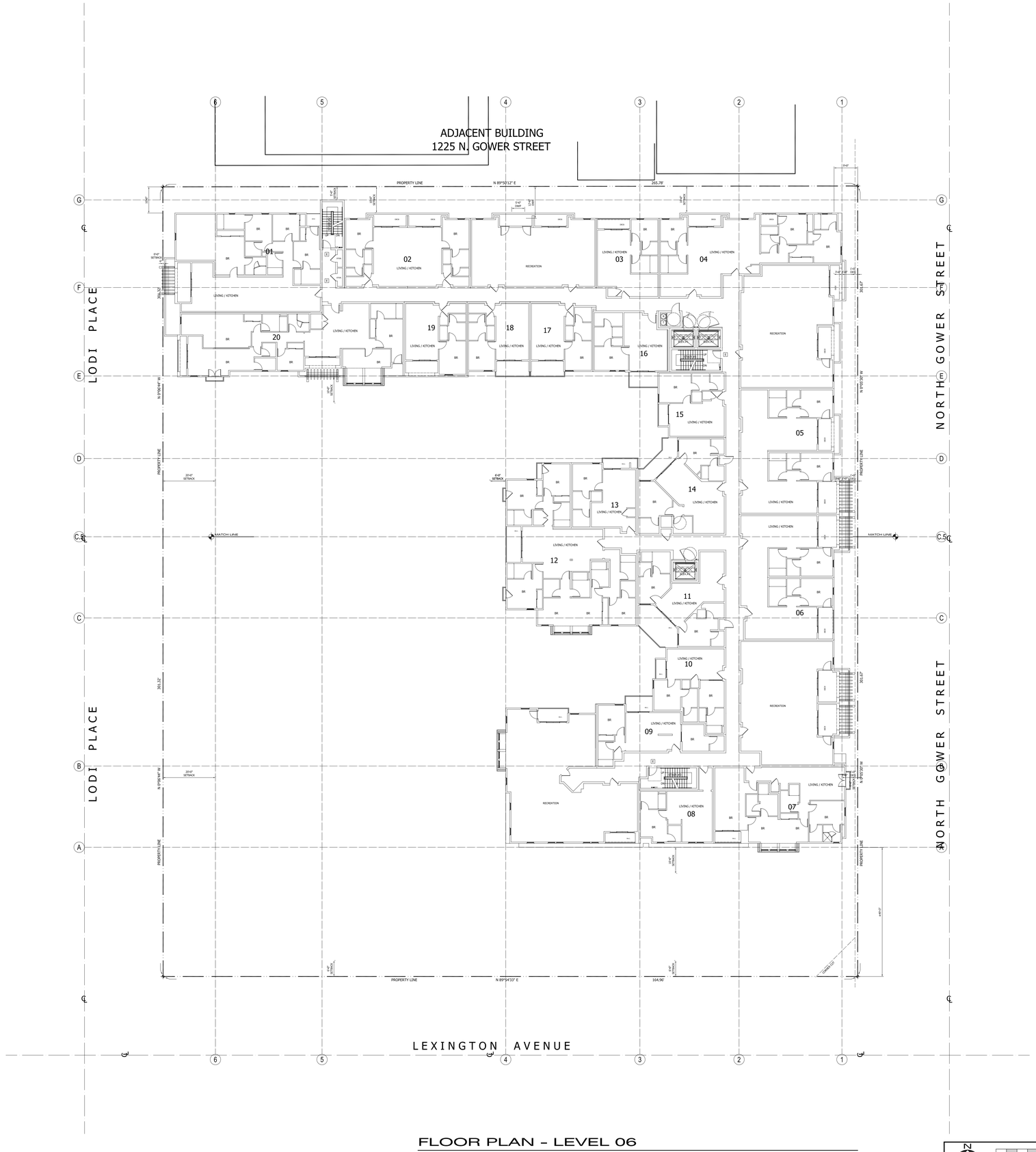
SHEET NO

A2.15



FLOOR PLAN - LEVEL 06

SEE SHT. A2.06 - 1/8" = 1'-0"

1/16" = 1'-0"

N

0 16' 32' 48' 64'

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SHEET TITLE: KEY - FLOOR PLAN

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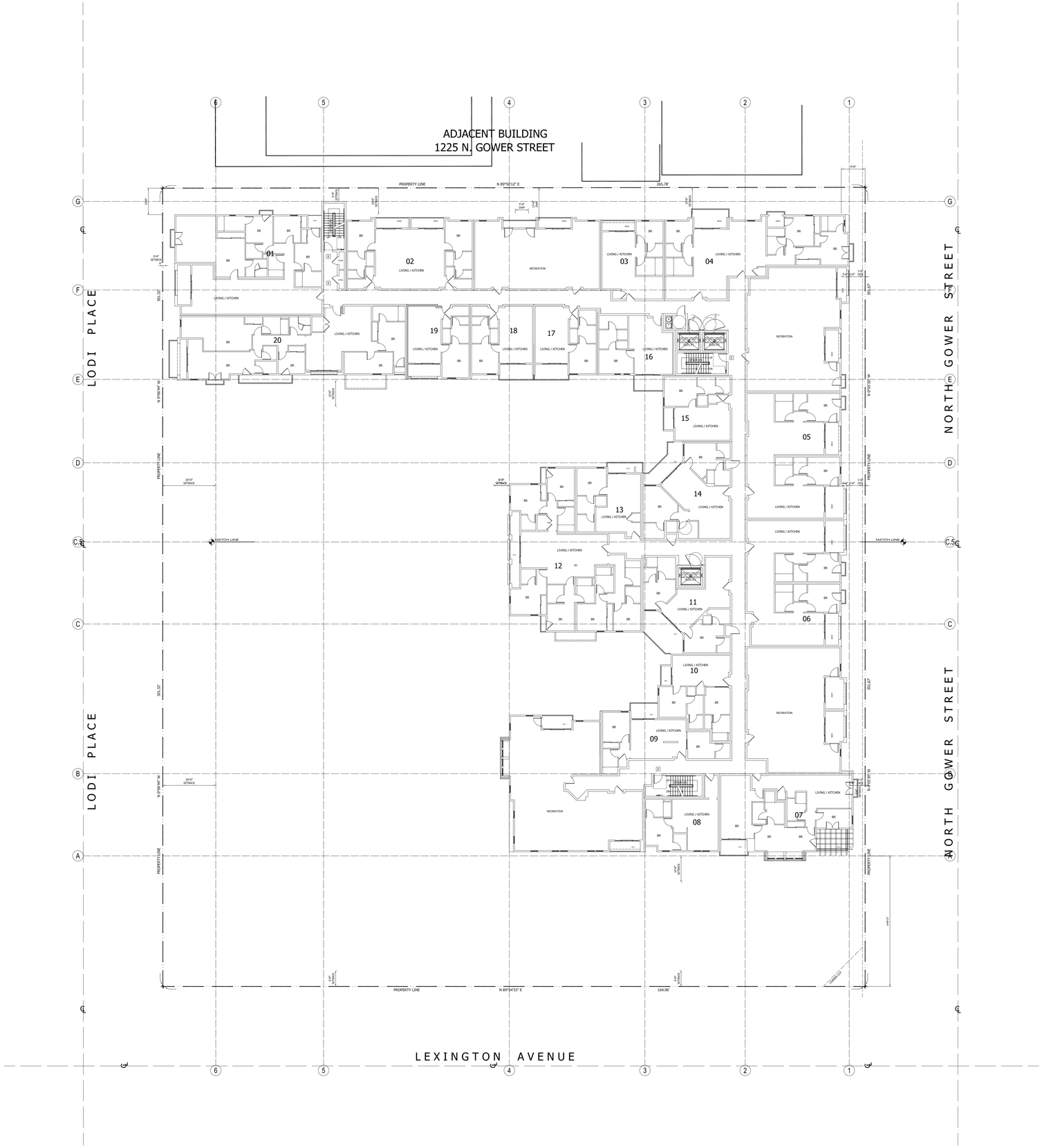
SHEET NO

A2.16



FLOOR PLAN - LEVEL 07

SEE SHT. A2.07 - 1/8" = 1'-0"

1/16" = 1'-0"

N

0 16' 32' 48' 64'

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SHEET TITLE

KEY - FLOOR PLAN

REVISIONS

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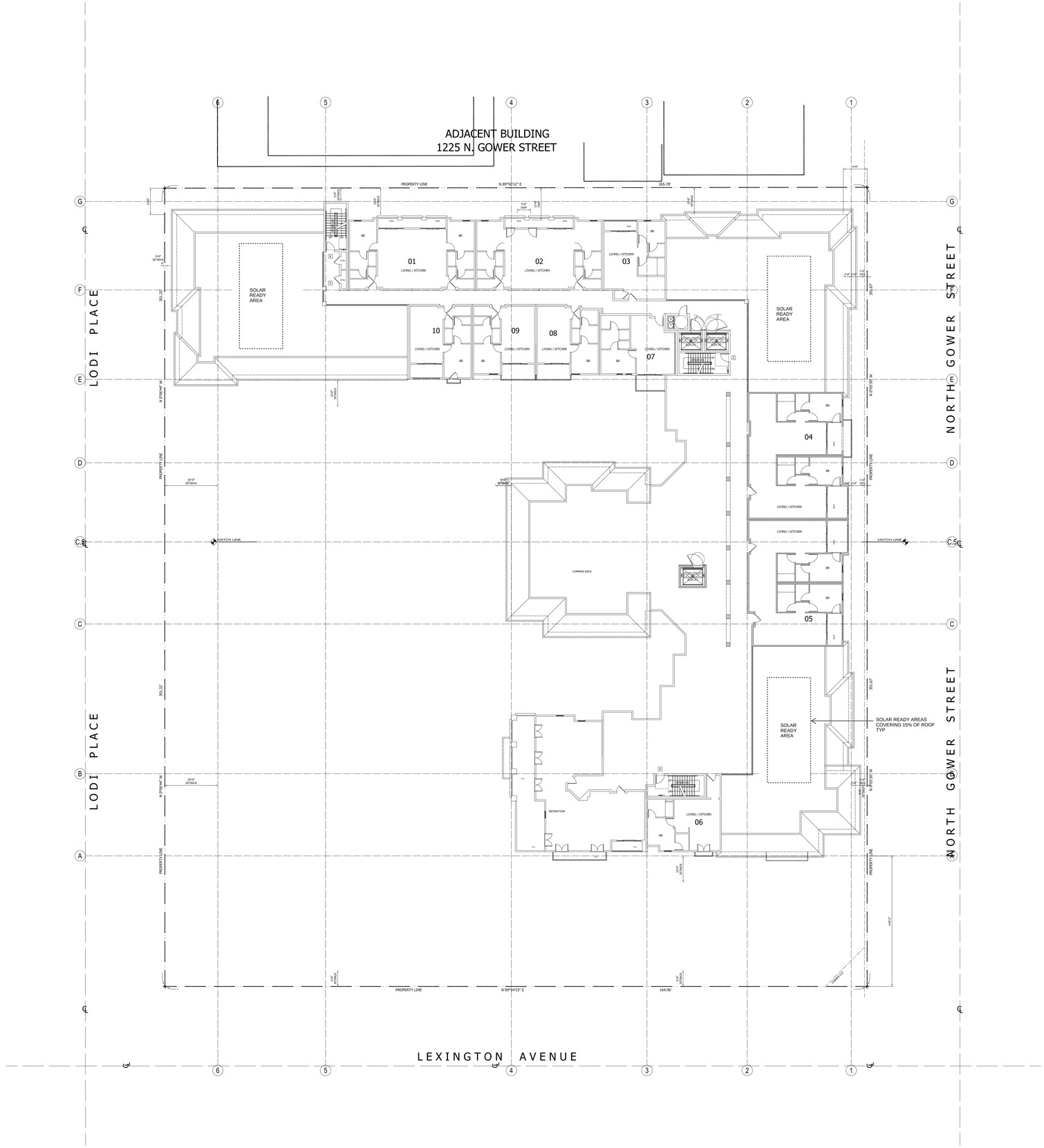
SHEET NO

A2.17



FLOOR PLAN - LEVEL 08

SEE SHT. A2.08 - 1/8" = 1'-0"

1/16" = 1'-0"

0 16' 32' 48' 64'

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LICENSED ARCHITECT
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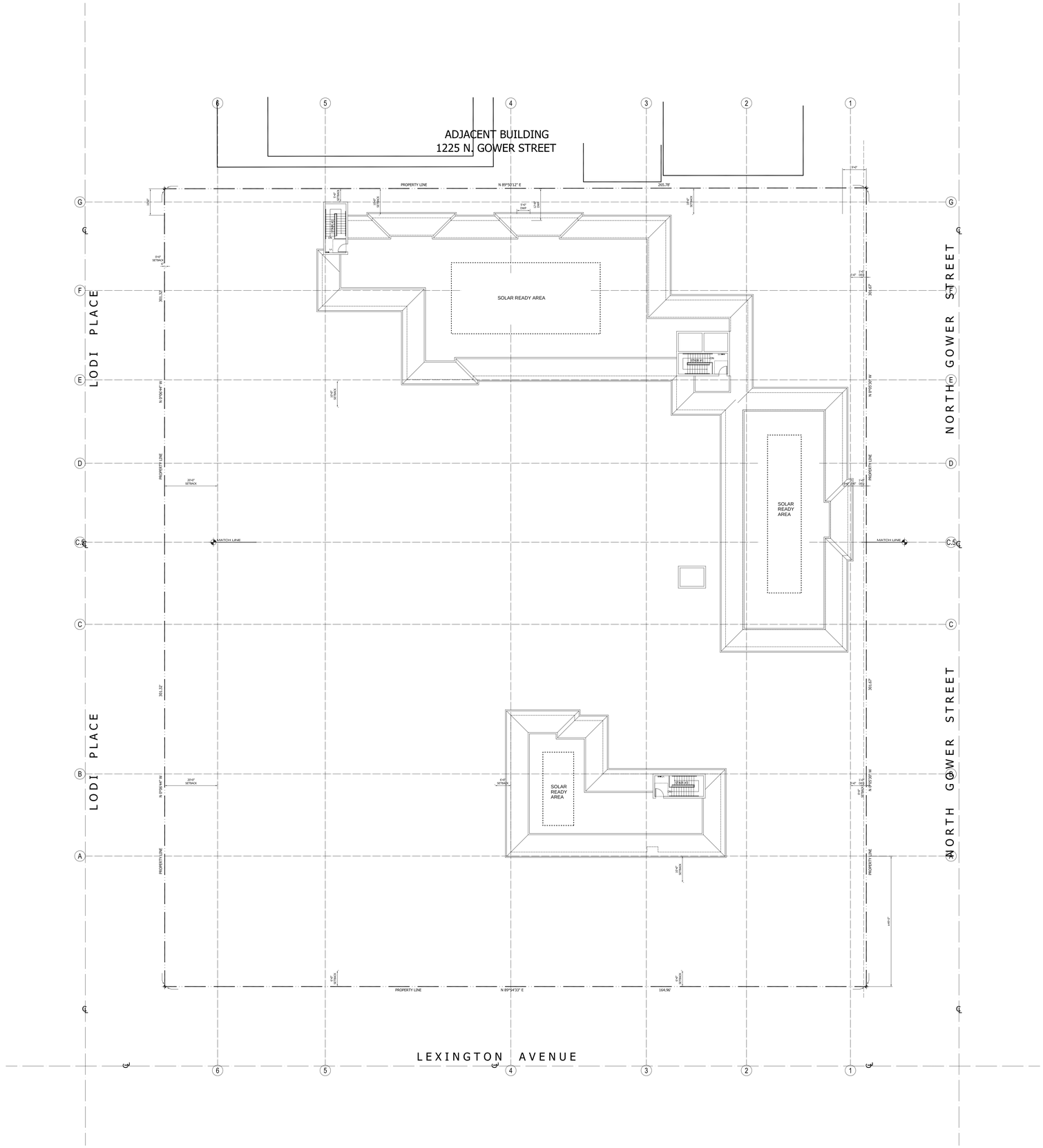
REVISIONS

SHEET TITLE
KEY - FLOOR PLAN

JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A2.18



ROOF PLAN - LEVEL 09

SEE SHT. A2.08 - 1/8" = 1'-0"

1/16" = 1'-0"

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SHEET TITLE

KEY - ROOF PLAN

REVISIONS

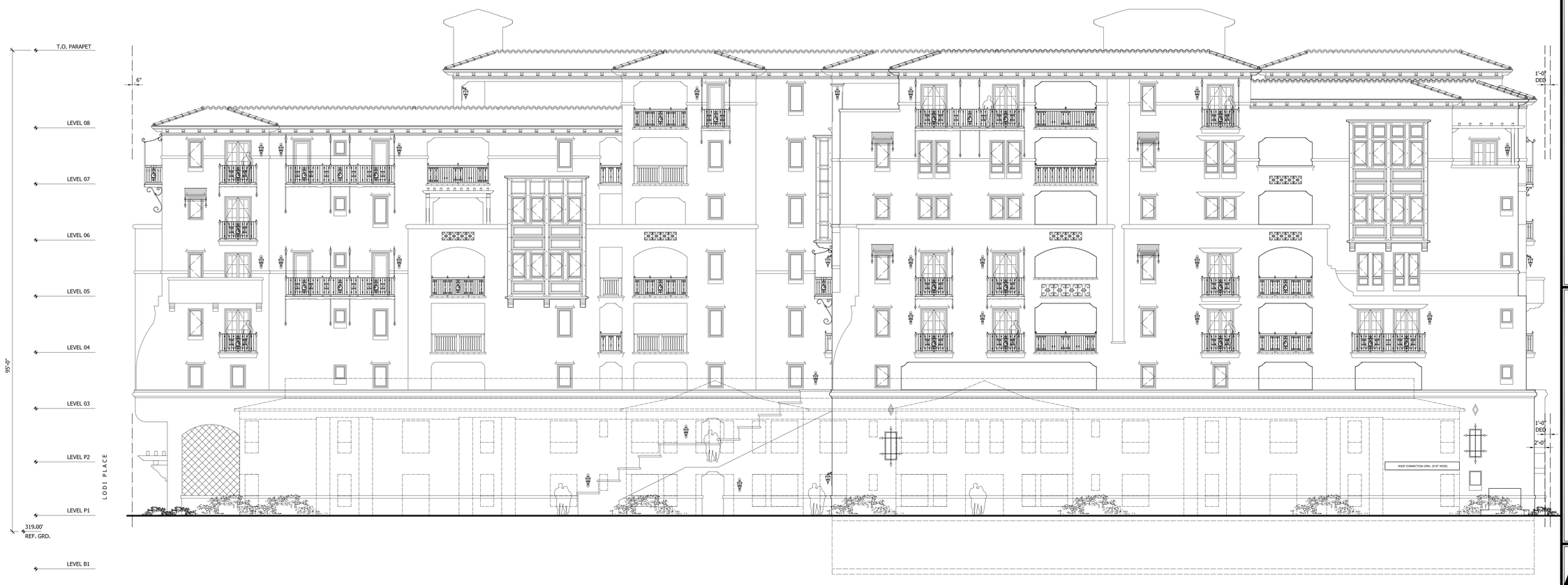
JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO

A2.19

EXTERIOR ELEVATIONS - EAST (B)
NORTH GOWER STREET
1/8" = 1'-0"



EXTERIOR ELEVATIONS - SOUTH (A)
LEXINGTON AVENUE
1/8" = 1'-0"

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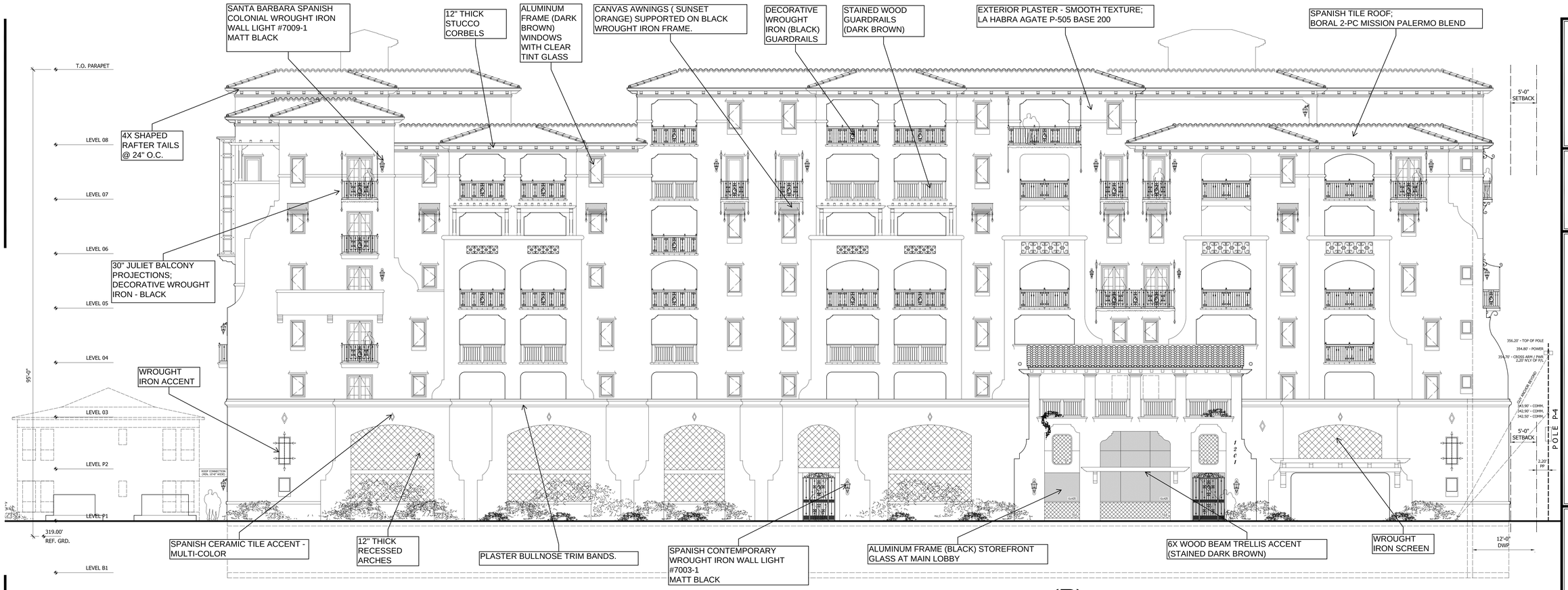
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

JOB NO :
DATE :
DRAWN :

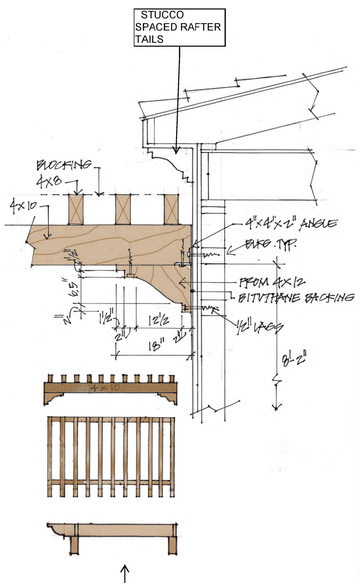
1201
N. GOWER STREET
LOS ANGELES, CA

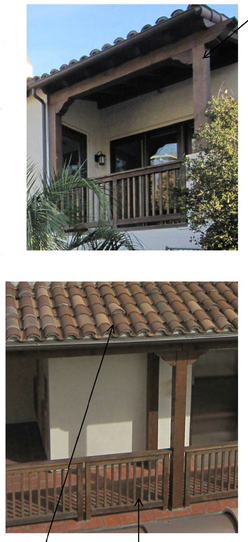
SHEET NO
A2.21

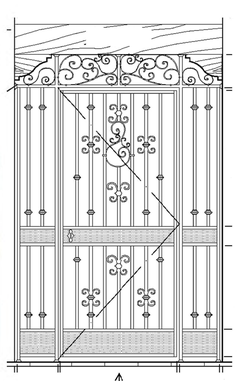


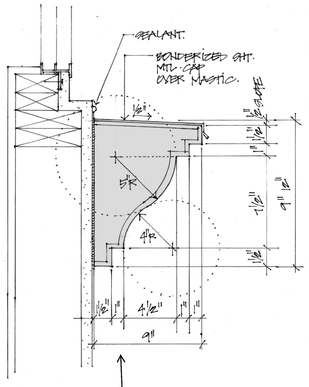
EXTERIOR ELEVATIONS - EAST (B)
NORTH GOWER STREET

1/8" = 1'-0"









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EXTERIOR ELEVATIONS

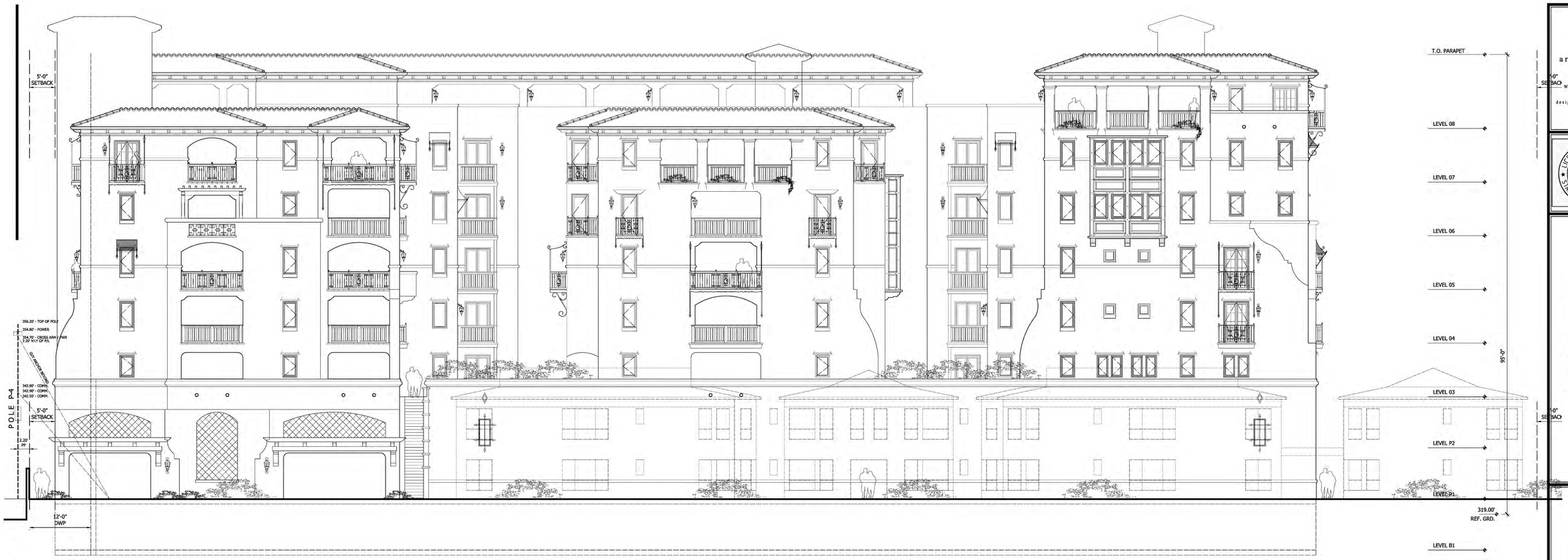
SHEET TITLE

REVISIONS

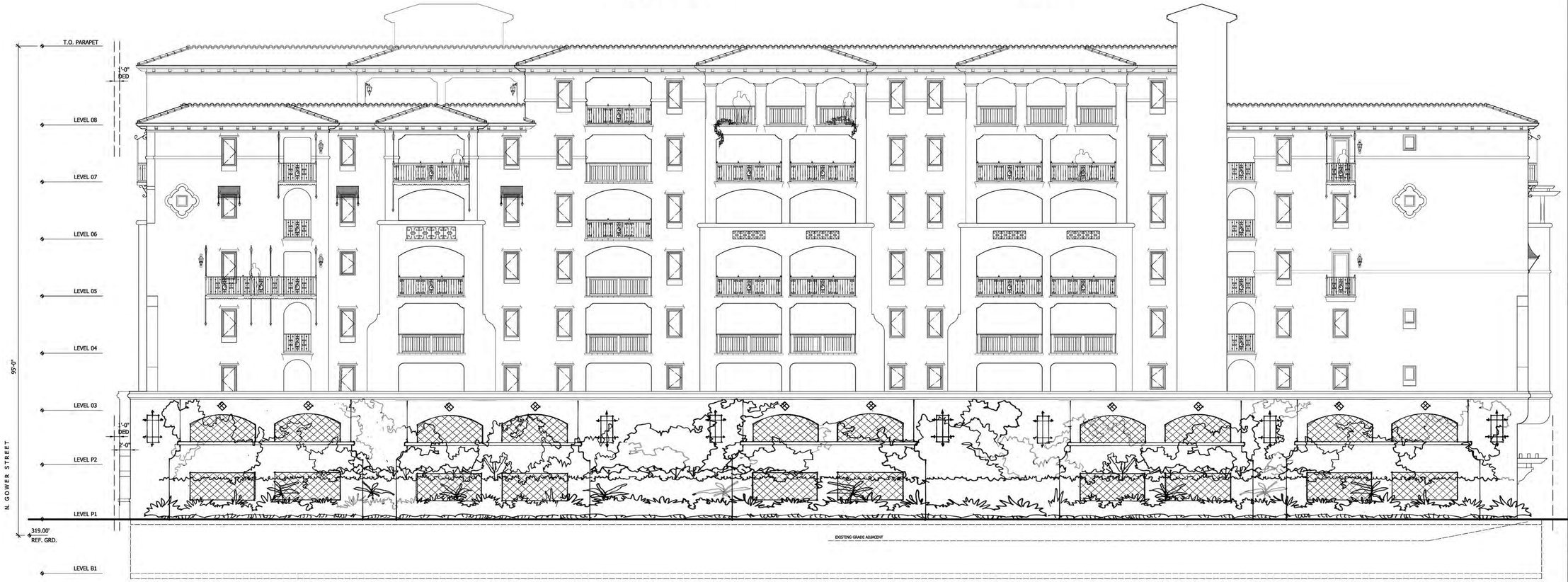
JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A2.21A



EXTERIOR ELEVATIONS - WEST (D)
LODI PLACE
1/8" = 1'-0"



EXTERIOR ELEVATIONS - NORTH (C)
ADJACENT PROPERTY
1/8" = 1'-0"

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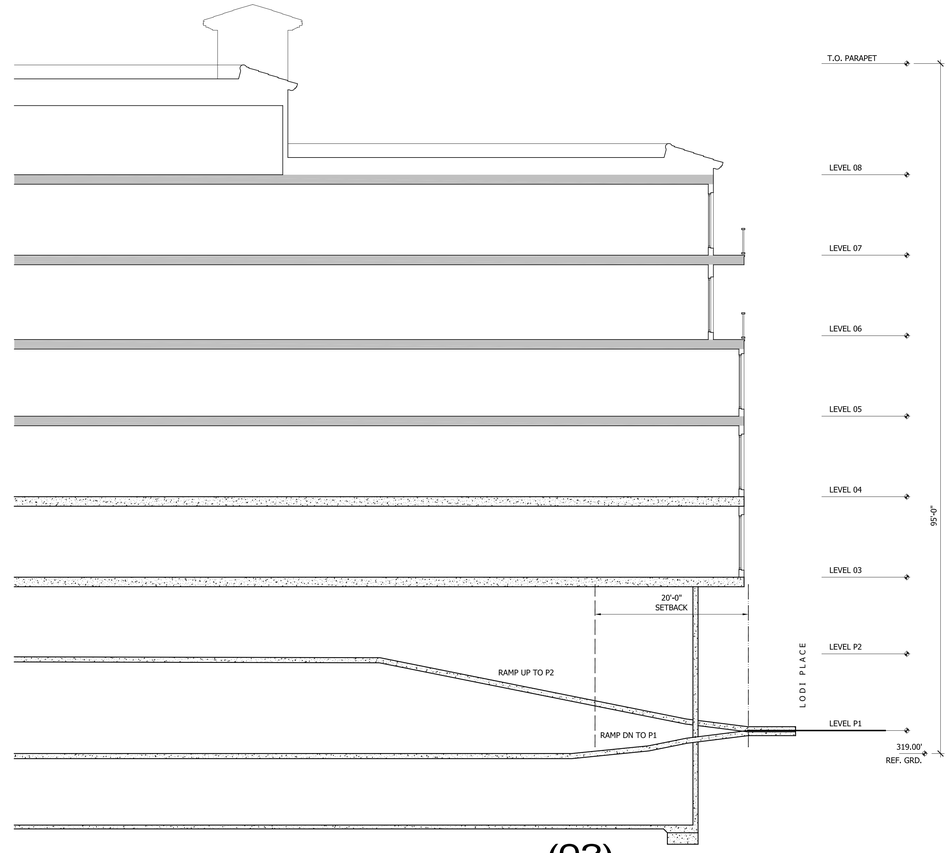
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

JOB NO :
DATE :
DRAWN :

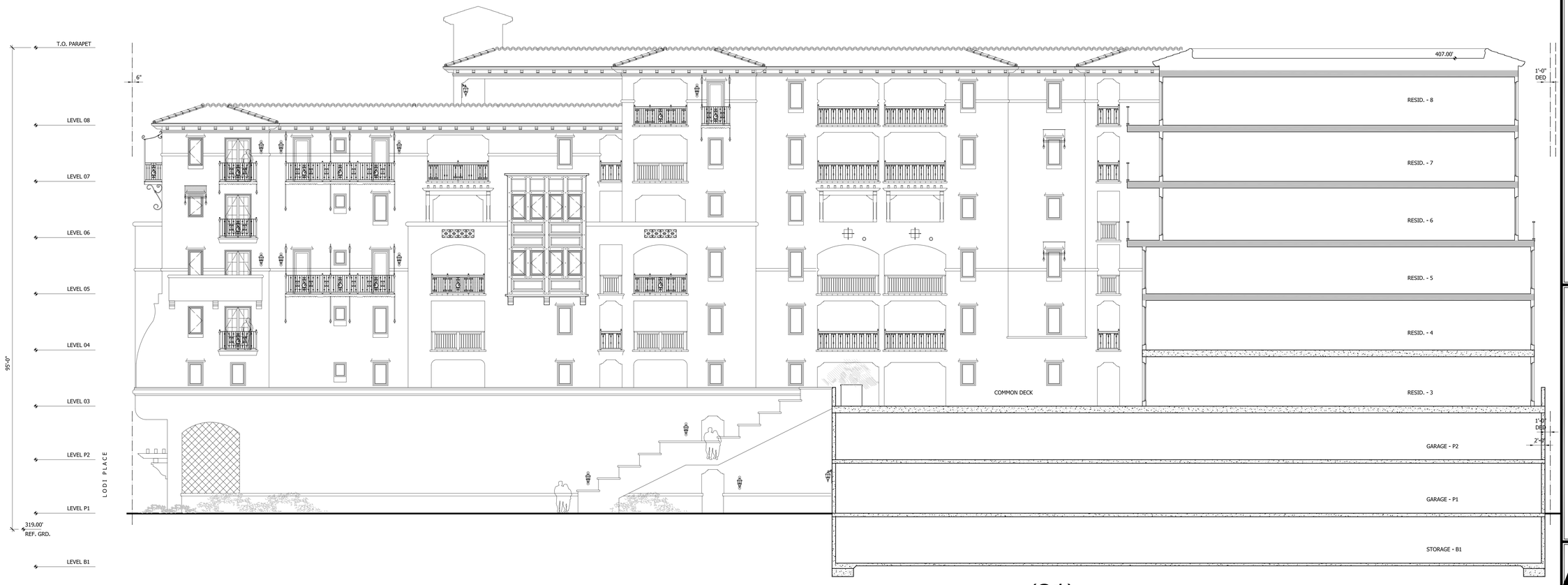
1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A2.22



BUILDING SECTION (02)

1/8" = 1'-0"



BUILDING SECTION (01)

1/8" = 1'-0"

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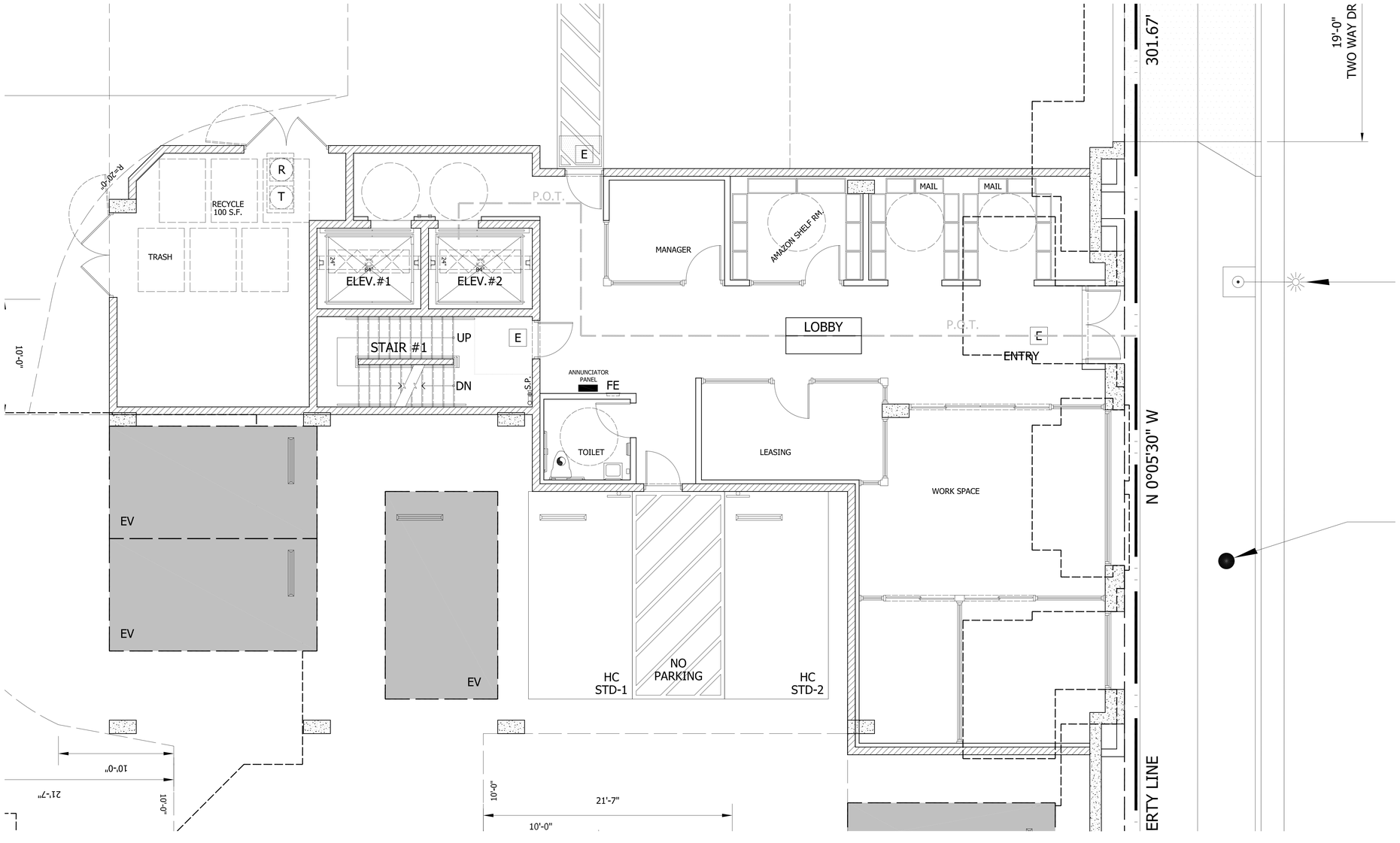
REVISIONS

SHEET TITLE
BUILDING SECTIONS

JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A2.23



LEVEL P1 - FLOOR PLAN

FOR 1/16" PLAN SEE SHEET A2.11

1/4" = 1'-0"

FLOOR PLAN NOTES

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PHONE (310) 234 - 8880

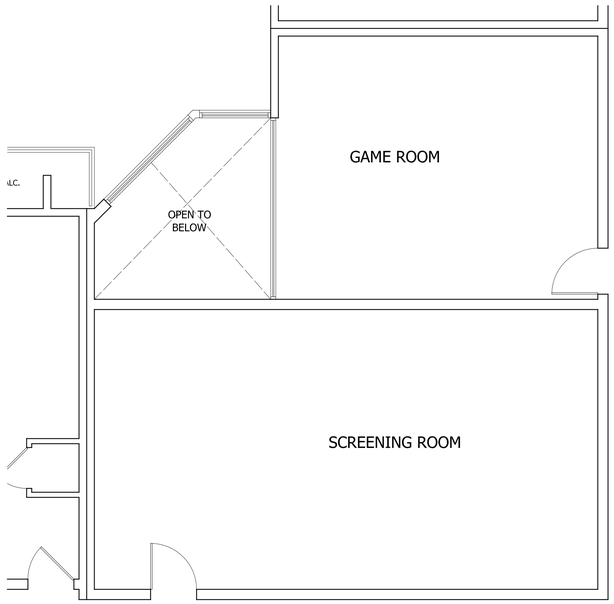
SHEET TITLE
UNIT / DIMENSIONS PLANS

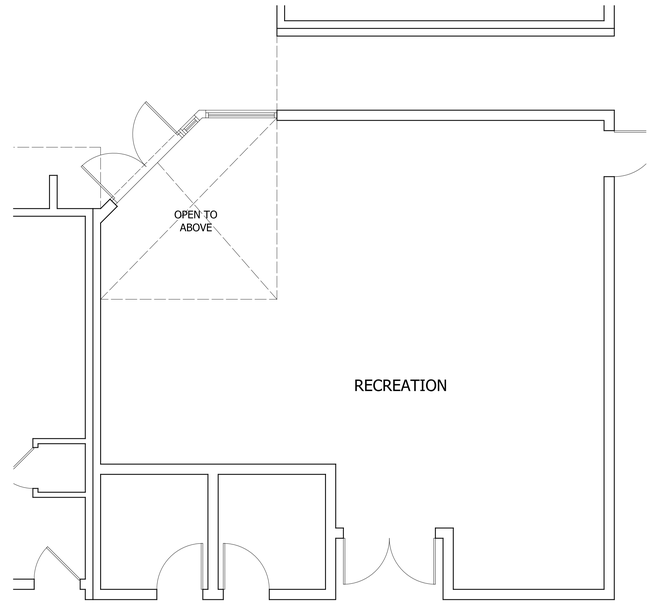
REVISIONS

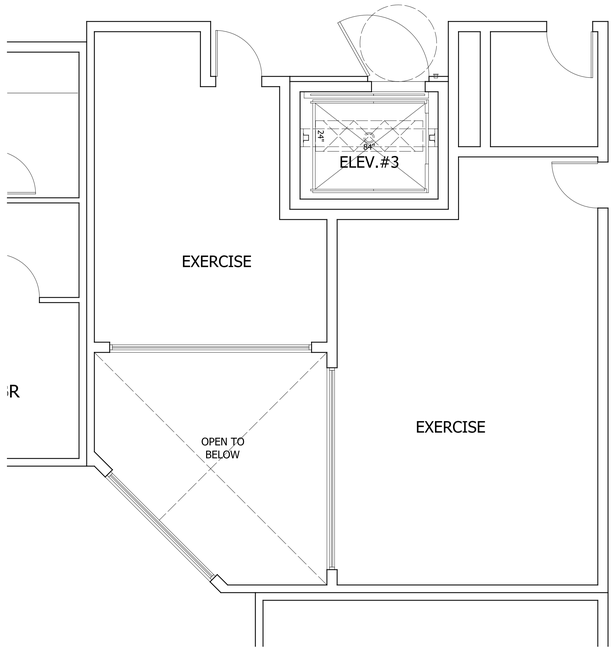
JOB NO :
DATE :
DRAWN :

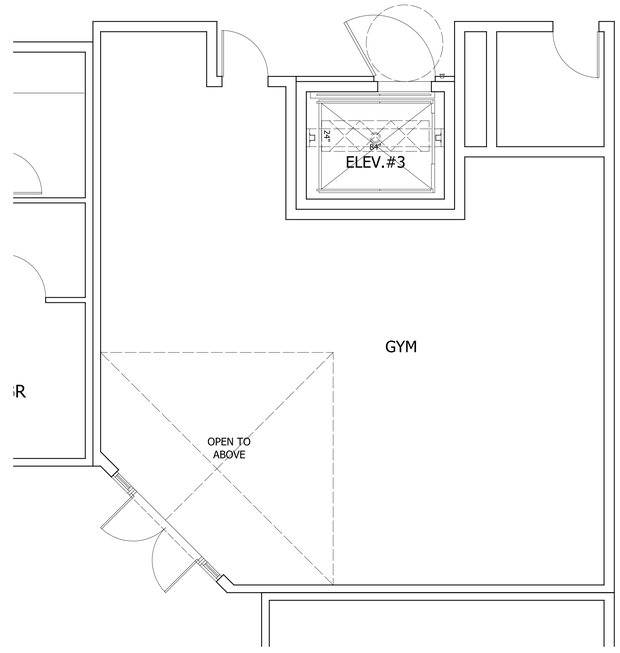
1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A7.01A









LEVEL 04 - FLOOR PLAN - B

FOR 1/16" PLAN SEE SHEET A2.14 1/4" = 1'-0"

LEVEL 03 - FLOOR PLAN - A

FOR 1/16" PLAN SEE SHEET A2.13 1/4" = 1'-0"

FLOOR PLAN NOTES

pk
architecture
22663 Collins
Woodland Hills CA
91364
818-400-4800
designer1@socal.rr.com

LICENSED ARCHITECT
PHILIP KIMAN KIBBEY
No. 19548
REN. 03-31-10
STATE OF CALIFORNIA

GOWER LIVING, LLC
10600 SANTA MONICA BOULEVARD
LOS ANGELES CALIFORNIA 90025
PHONE (310) 234 - 8880

SHEET TITLE
UNIT / DIMENSIONS PLANS

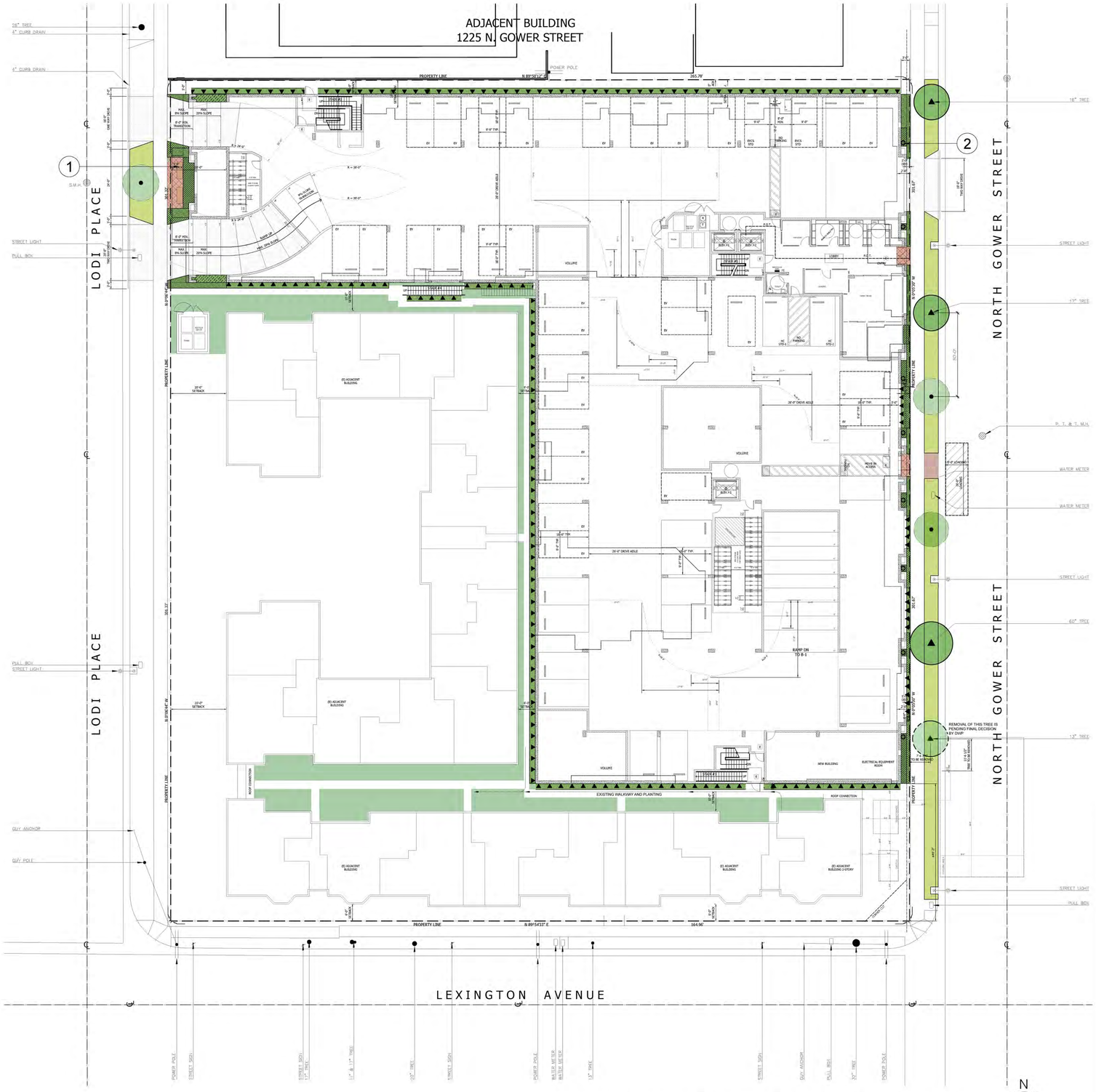
REVISIONS

JOB NO :
DATE :
DRAWN :

1201
N. GOWER STREET
LOS ANGELES, CA

SHEET NO
A7.03A

N
0 4' 8' 12' 16'



1 PRELIMINARY LANDSCAPE PLAN - LEVEL P1

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

KEYNOTES:

1. PREFAB. WOOD BENCH
2. FIBERGLASS HANGING POTS WITH VINE

PLANTING LEGEND

TREES

NEW STREET TREE PER CITY OF L.A. URBAN FORESTRY STREET TREE DIV.	2 EA.	
EXISTING STREET TREE TO REMAIN	3 EA.	
EXISTING STREET TREE TO BE REMOVED (PENDING FINAL DECISION BY DWP)	1 EA.	

SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
DIETES BICOLOR FORTNIGHT LILY	1 GAL.@ 24" O.C./ 3 EA.	LOW
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL.@ 24" O.C./ 3 EA.	LOW
SANSEVERIA TRIFASCIATA 'LAURENTII' STRIPED MOTHER-IN-LAW'S TONGUE	1 GAL.@ 24" O.C./ 3 EA.	LOW
SENECIO MANDRALISCAE BLUE CHALKSTICK	1 GAL.@ 12" O.C./ 11 EA.	LOW
LIPPIA NODIFLORA LIPPIA	1,522 SF.	LOW

VINE	SIZE & QUAN.	WUCOLS
BOUGAINVILLEA 'SAN DIEGO RED' BOUGAINVILLEA RED (VINE TYPE)	5 GAL./ 78 EA.	LOW
CLYTOSTOMA CALLISTEGIODES VIOLET TRUMPET VINE	1 GAL.@ 12" O.C./ 8 EA.	MODERATE

COMMON OPEN SPACE CALCULATION

(N) NEW PROVIDED OPEN SPACE:

LEVEL 8:	2,033 SF
LEVEL 3 S. COURTYARD:	1,435 SF
LEVEL 3 N. COURTYARD:	1,830 SF
LEVEL 3 REC:	788 SF
LEVEL 3 GYM:	745 SF
TOTAL	6,831 SF

LANDSCAPE REQUIRED@COMMON OPEN SPACE: 1,708 SF(25%)

LANDSCAPE PROVIDED@COMMON OPEN SPACE:

LEVEL 8:	1,349 SF
LEVEL 3 S. COURTYARD:	830 SF
LEVEL 3 N. COURTYARD:	812 SF
TOTAL	2,991 SF(44%)

OCCUPIABLE SPACE @ COMMON OPEN SPACE:

LEVEL 8:	684 SF
LEVEL 3 S. COURTYARD:	605 SF
LEVEL 3 N. COURTYARD:	1,018 SF

TREE CALCULATION

TREE REQUIRED FOR EVERY 4 DWELLING UNITS: 27 TREES

NUMBER OF TREE PROPOSED:

LEVEL P1:	5 EA
LEVEL 3:	8 EA
LEVEL 8:	20 EA
TOTAL	33 EA

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

Revisions

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1201 N. GOWER ST.
LOS ANGELES, CA. 90025

drawing title

PRELIMINARY LANDSCAPE PLAN - LEVEL P1

REGISTERED LANDSCAPE ARCHITECT SAMUEL KYUN-SUK LEE NO. 5745 STATE OF CALIFORNIA

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number
reviewed	LP-1
date 11-20-2023	

1 PRELIMINARY LANDSCAPE PLAN - LEEL 3`

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

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

KEY NOTES

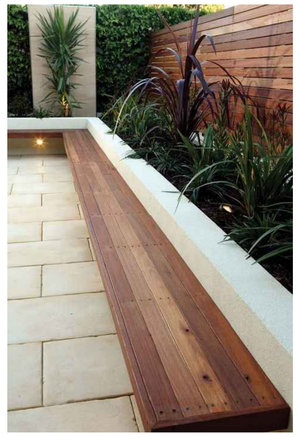
1. GREENROOF W/ KURAPIA
2.WOOD BENCH

3. OUTDOOR DINING TABLE SET
4. PATIO
5. OUTDOOR LOUNGE W/ FIREPIT

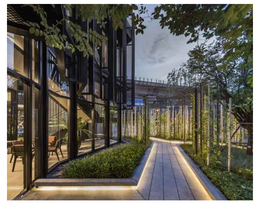
6. ROOF PLANTING

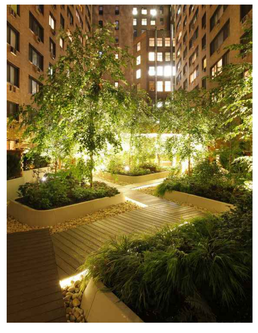
7. 30"H PLANTER WALL

8. CUSTOMIZED BUILT-IN WOOD BENCH



9. FOREST ATRIUM





PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
ACER PALMATUM 'BLOODGOOD' JAPANESE MAPLE	24" BOX/ 8 EA.	MODERATE
PODOCARPUS GRACILLIOR FERN PINE	15 GAL./ 33 EA.	MODERATE

SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.@ 24" O.C./ 324 EA.	MODERATE
LIPPIA NODIFLORA LIPPIA	242 SF.	LOW

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

Revisions

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www.sqlainc.com

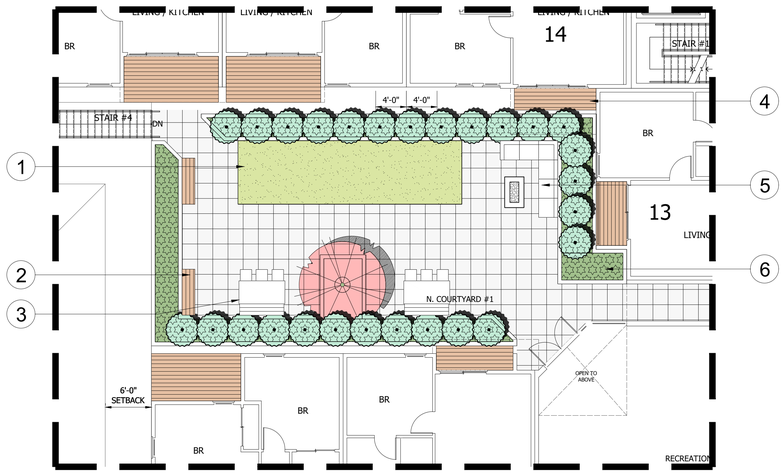
1201 N. GOWER ST.
LOS ANGELES, CA. 90025

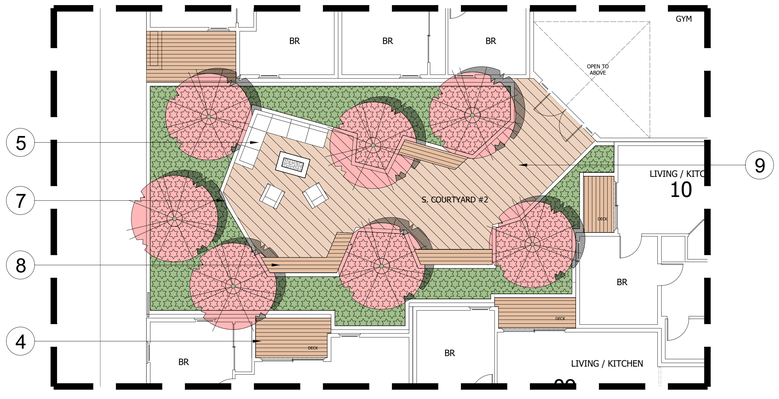
drawing title

PRELIMINARY LANDSCAPE PLAN - LEVEL 3

REGISTERED LANDSCAPE ARCHITECT NO. 3748 STEVEN L. QUINN STATE OF CALIFORNIA

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number
reviewed	LP-2
date 11-20-2023	





1 ENLARGEMENT PLANS

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

N

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

KEY NOTES

1. GREENROOF W/ KURAPIA

2.WOOD BENCH

3. OUTDOOR DINING TABLE SET

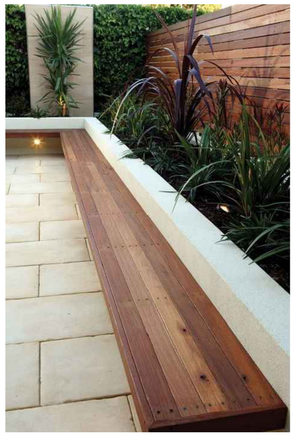
4. PATIO

5. OUTDOOR LOUNGE W/ FIREPIT

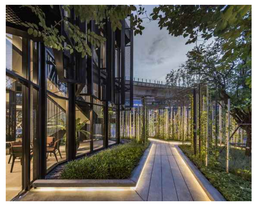
6. ROOF PLANTING

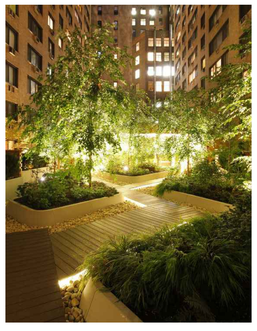
7. 30"H PLANTER WALL

8. CUSTOMIZED BUILT-IN WOOD BENCH



9. FOREST ATRIUM

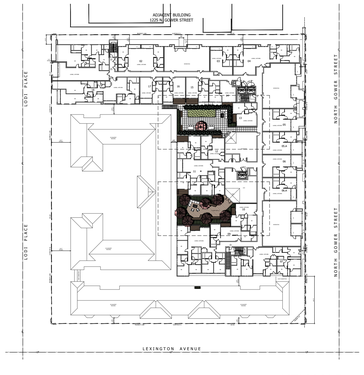




PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
ACER PALMATUM 'BLOODGOOD' JAPANESE MAPLE	24" BOX/ 8 EA.	MODERATE
PODOCARPUS GRACILLIOR FERN PINE	15 GAL./ 33 EA.	MODERATE

SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.@ 24" O.C./ 324 EA.	MODERATE
LIPPIA NODIFLORA LIPPIA	242 SF.	LOW



KEY MAP

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

Revisions

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www.sqlainc.com

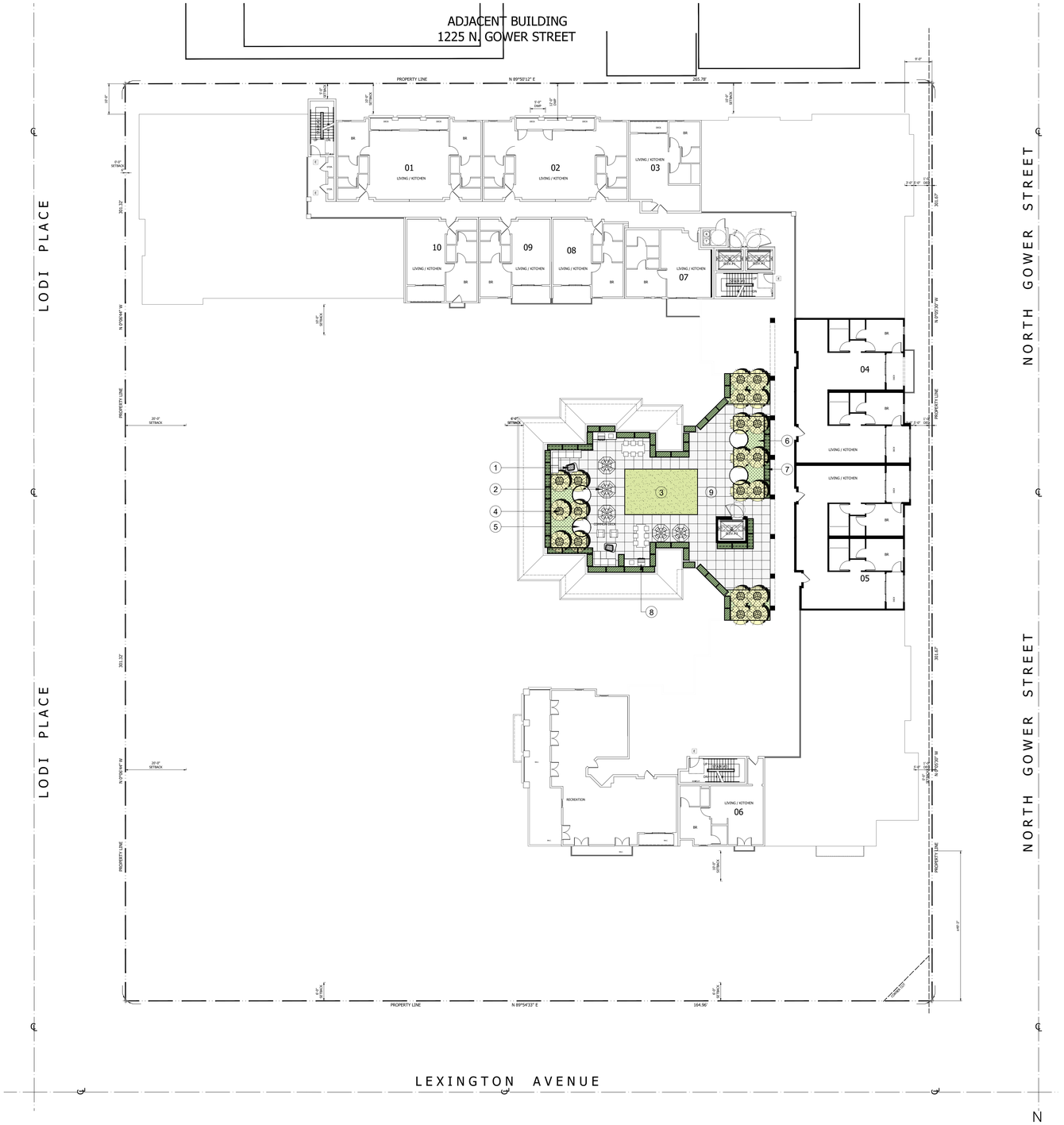
1201 N. GOWER ST.
LOS ANGELES, CA. 90025

drawing title

ENLARGEMENT PLANS

REGISTERED LANDSCAPE ARCHITECT
SAMUEL KYUNG LEE
NO. 5248
11-20-2023
DATE
STATE OF CALIFORNIA

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number LP-2A
reviewed	
date 11-20-2023	



1 PRELIMINARY LANDSCAPE PLAN - LEVEL 8

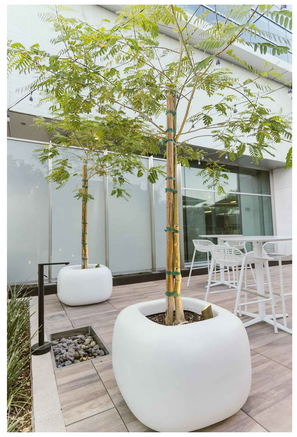
SCALE: 1/16"= 1'-0"

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

KEY NOTES

1. OUTDOOR LOUNGE W/ FIREPIT

2. OUTDOOR SEATING W/ UMBRELLA
3. GREENROOF W/ KURAPIA
4. SQUARO PLANTER



5. NEST DAY BED

6. GREENROOF PLANTING

7. FIBERGRASS PLANTER

8. BBQ
9. TILE PAVING OVER PEDESTAL

PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	24" BOX/ 20 EA.	MODERATE

SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
HESPERALOE PARVIFLORA RED YUCCA	1 GAL.@ 24" O.C./ 46 EA.	LOW
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL.@ 24" O.C./ 68 EA.	LOW
SENECIO MANDRALISCAE BLUE CHALKSTICK	1 GAL.@12" O.C./ 594 EA.	LOW
LIPPIA NODIFLORA LIPPIA	354 SF.	LOW

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

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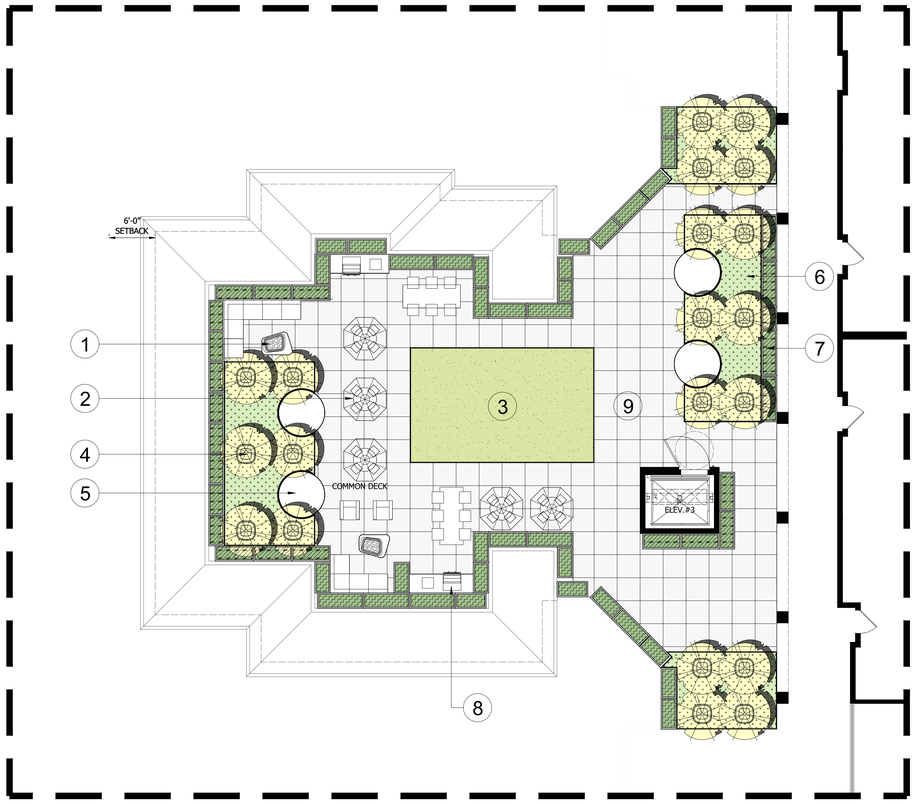
LOS ANGELES, CA. 90025

drawing title

PRELIMINARY LANDSCAPE PLAN - LEVEL 8

REGISTERED LANDSCAPE ARCHITECT
SAMUEL STOW FRANK
NO. 5248
STATE OF CALIFORNIA
Signature
11-20-2023
Date

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number
reviewed	LP-3
date 11-20-2023	



1 ENLARGEMENT PLAN

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

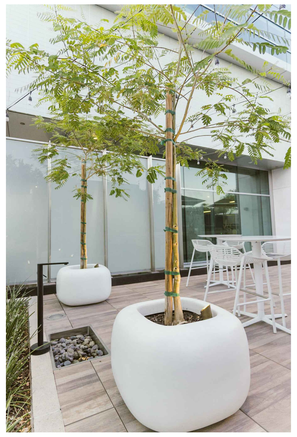
N

0 8' 16' 32'
Scale: 1/16" = 1'-0"

KEY NOTES

1. OUTDOOR LOUNGE W/ FIREPIT

2. OUTDOOR SEATING W/ UMBRELLA
3. GREENROOF W/ KURAPIA
4. SQUARO PLANTER



5. NEST DAY BED

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8. BBQ
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PLANTING LEGEND

TREES	SIZE & QUAN.	WUCOLS
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SHRUBS AND GROUNDCOVER	SIZE & QUAN.	WUCOLS
HESPERALOE PARVIFLORA RED YUCCA	1 GAL.@ 24" O.C./ 46 EA.	LOW
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	1 GAL.@ 24" O.C./ 68 EA.	LOW
SENECIO MANDRALISCAE BLUE CHALKSTICK	1 GAL.@12" O.C./ 594 EA.	LOW
LIPPIA NODIFLORA LIPPIA	354 SF.	LOW

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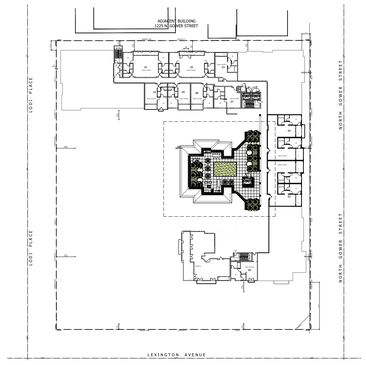

KEY MAP

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1201 N. GOWER ST.
LOS ANGELES, CA. 90025

drawing title

ENLARGEMENT PLAN

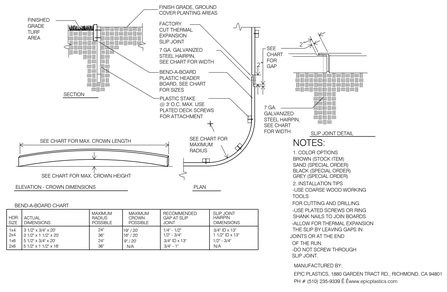
REGISTERED LANDSCAPE ARCHITECT NO. 3748 STATE OF CALIFORNIA

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number
reviewed	LP-3A
date 11-20-2023	

LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF RACKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 6N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET.
   THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
7. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB: (714)-282-8777, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF NINETY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (16% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.

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



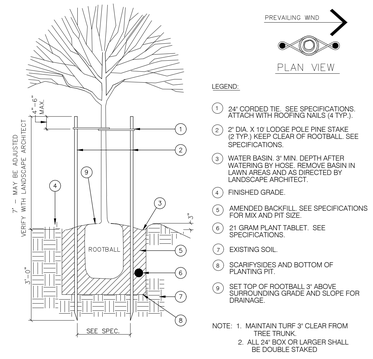
BEND-A-BOARD CHART

FOR SIZE	ACTUAL DIMENSIONS	MAXIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
3x4	3 1/2" x 3/4" x 20'	24'	16" / 20'	1/4" - 1/2"	3/4" ID x 13"
3x4	3 1/2" x 1 1/2" x 20'	36'	16" / 20'	1/2" - 3/4"	1 1/2" ID x 13"
3x6	3 1/2" x 3/4" x 20'	24'	8" / 20'	3/4" ID x 1/2"	1/2" - 3/4"
3x6	3 1/2" x 1 1/2" x 16'	36'	N/A	3/4" - 1"	N/A

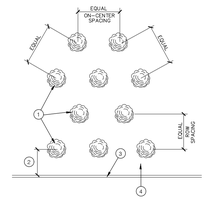
NOTES:
1. COLOR OPTIONS
BROWN (STOCK ITEM)
SAND (SPECIAL ORDER)
GREEN (SPECIAL ORDER)
GREY (SPECIAL ORDER)
2. INSTALLATION TIPS
-USE COARSE WOOD WORKING TOOLS
FOR CUTTING AND DRILLING.
-USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARDS.
-ALLOW FOR THERMAL EXPANSION. THE SLIP BY LEAVING GAPS IN JOINTS OR AT THE END OF THE RUN.
-DO NOT SCREW THROUGH SLIP JOINT.

MANUFACTURED BY:
EPC PLASTICS, 1980 GARDEN TRACT RD., RICHMOND, CA 94801
PH # (510) 235-9339 Ê Ewww.epcplastics.com

PLASTIC EDGING 4
SCALE: N.T.S.



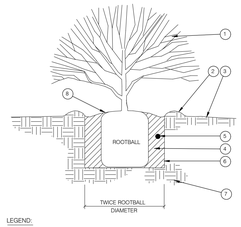
TREE PLANTING-DOUBLE STAKING 1
SCALE: N.T.S.



LEGEND:
1. LOCATE PLANTS WITH EQUAL SPACING AS INDICATED IN THE PLANTING LEGEND.
2. 1/2 ON-CENTER SPACING.
3. PAVING, CURB, BUILDING, OR HEADER - SHOWING PLANTING AREA LIMIT.
4. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

GRADE AND SLOPE FOR DRAINAGE.

SHRUBS/ GROUNDCOVER PLANTING 2
SCALE: N.T.S.



LEGEND:
1. SHRUB - CENTER IN PIT.
2. 2" DEEP WATERING BASIN. SEE SPECIFICATIONS.
3. FINISH GRADE.
4. AMENDED BACKFILL. SEE SPECIFICATIONS.
5. PLANTING TABLETS. PLACE IN PIT 2/3 UP FROM PIT BOTTOM. SEE SPECIFICATIONS.
6. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
7. UNDISTURBED NATIVE SOIL.
8. SET TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE.
9. A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

SHRUBS PLANTING 3
SCALE: N.T.S.

Revisions	

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drawing title
PLANTING DETAILS

REGISTERED LANDSCAPE ARCHITECT NO. 3748 STATE OF CALIFORNIA
11-20-2023

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number LP-4
reviewed	
date 11-20-2023	

PODOCARPUS GRACILLIOR
FERN PINE

CITRUS LEMON
'MEYER IMPROVED'
IMPROVED MEYER LEMON

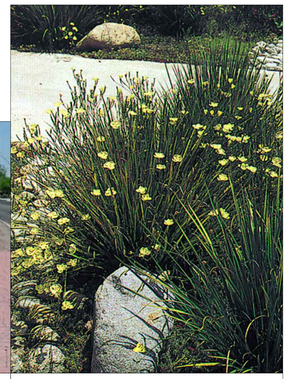
ACER PALMATUM
'BLOODGOOD'
JAPANESE MAPLE

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

SANSEVIERIA TRIFASCIATA
'LAURENTII'
STRIPED MOTHER-IN-LAW'S TONGUE

LAVANDULA ANGUSTIFOLIA
ENGLISH LAVENDER

HESPERALOE PARVIFLORA
RED YUCCA



DIETES BICOLOR
FORTNIGHT LILY

CLYTOSTOMA CALLISTEGIODES
VIOLET TRUMPET VINE

BOUGAINVILLEA
'SAN DIEGO RED'
BOUGAINVILLEA RED (VINE TYPE)

LIPPIA NODIFLORA
'KURAPIA'
KURAPIA

SENECIO MANDRALISCAE
KLEINIA

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

Revisions

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drawing title

PLANT IMAGES

REGISTERED LANDSCAPE ARCHITECT
SAMUEL STARK
NO. 5248
11-20-2023
STATE OF CALIFORNIA

designed	project number 22260
drawn	scale AS SHOWN
checked	drawing number
reviewed	LP-5
date 11-20-2023	

GOWER - LOOKING STRAIGHT ON

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No. 19548
REN. 03-31-10
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SHEET TITLE

REVISIONS

JOB NO :
DATE :
DRAWN :

1201
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SHEET NO
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GOWER - LOOKING SOUTHWEST

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SHEET TITLE

REVISIONS

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DATE :
DRAWN :

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LODI - LOOKING SOUTHEAST

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REVISIONS

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R3