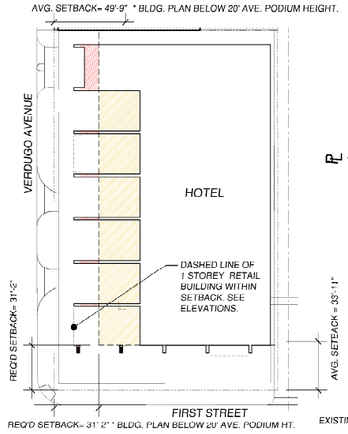
SETBACK DIAGRAM

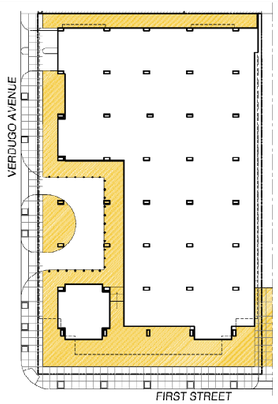


REQUIRED SETBACK : 20% (of Building Height) 156'-0" ..... 31'- 2"

TUJUNGA AVE. SETBACK... 49'-9" 1ST STREET AVE. SETBACK... 33'-11"

AREA EXCEEDING REQ'D SETBACK:	4,396 SF	AREA EXCEEDING REQ'D SETBACK:	386 SF
AREA LESS THAN REQ'D SETBACK:	521 SF	AREA LESS THAN REQ'D SETBACK:	55 SF

OPEN SPACE DIAGRAM



GROUND LEVEL OPEN SPACE: 10,016 SF

GROUND LEVEL AREAS

RETAIL 01	3,886 SF
RETAIL 02	1,177 SF
RESTAURANT	2,562 SF
SUBTOTAL RETAIL	7,625 SF
LOBBY	3,302 SF
BACK OF HOUSE /ADMIN.	2,867 SF
SUBTOTAL MISC.	6,169 SF

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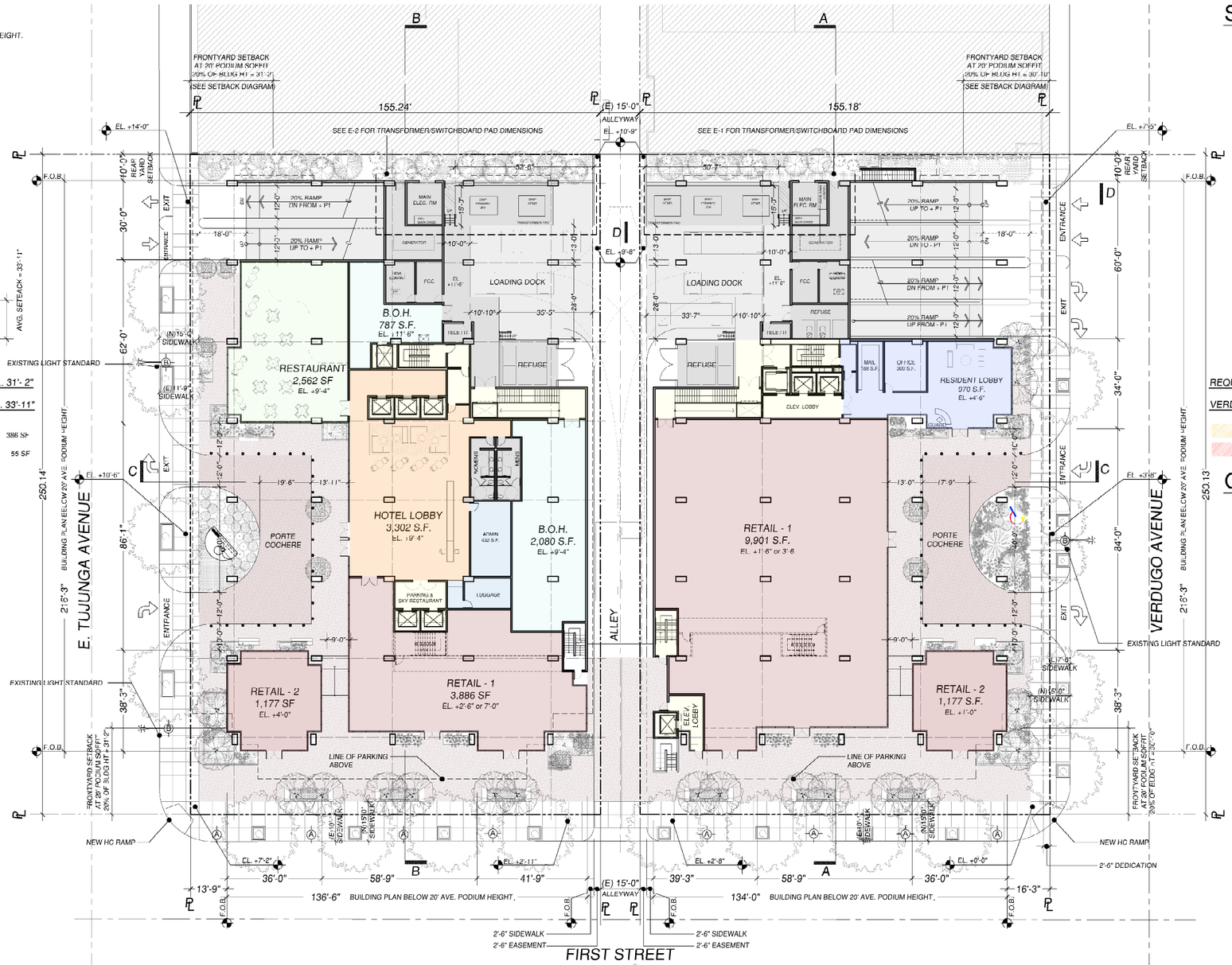

*SEE LANDSCAPE PLANS L-1, FOR SOFT & HARDSCAPE, STREET FURNITURE, BIKE RACKS, ART IN PUBLIC SPACES, ETC..
*SEE ELECTRIC PLANS E-2, FOR LIGHTING DIAGRAM, SCHEDULE & TRANSFORMER / SWITCHGEAR PAD DIMENSIONS.

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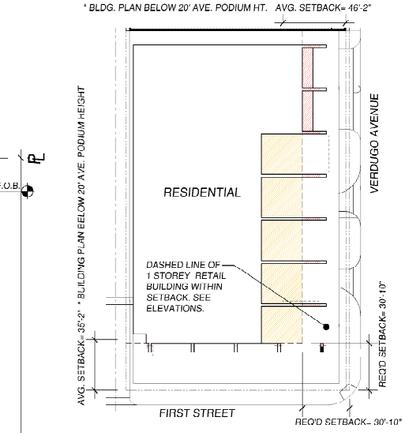
SETBACK DIAGRAM

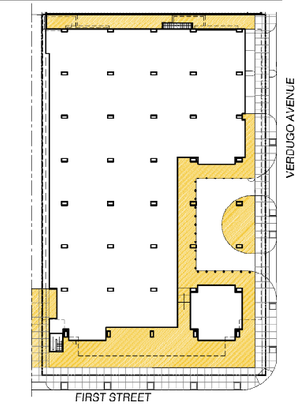


REQUIRED SETBACK : 20% (of Building. Height) 154'-0" ..... 30'-10"

VERDUGO AVE. SETBACK ... 46'-2" 1ST STREET AVE. SETBACK...35'- 2"

AREA EXCEEDING REQ'D SETBACK:	3,540 SF	AREA EXCEEDING REQ'D SETBACK:	360 SF
AREA LESS THAN REQ'D SETBACK:	639 SF	AREA LESS THAN REQ'D SETBACK:	65 SF

OPEN SPACE DIAGRAM



GROUND LEVEL OPEN SPACE: 8,957 SF

GROUND LEVEL AREAS

RETAIL 01	9,901 SF
RETAIL 02	1,177 SF
SUBTOTAL RETAIL	11,078 SF
LOBBY/ MAIL	1,763 SF
OFFICE	300 SF
SUBTOTAL MISC.	2,063 SF

N

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A-3 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-3

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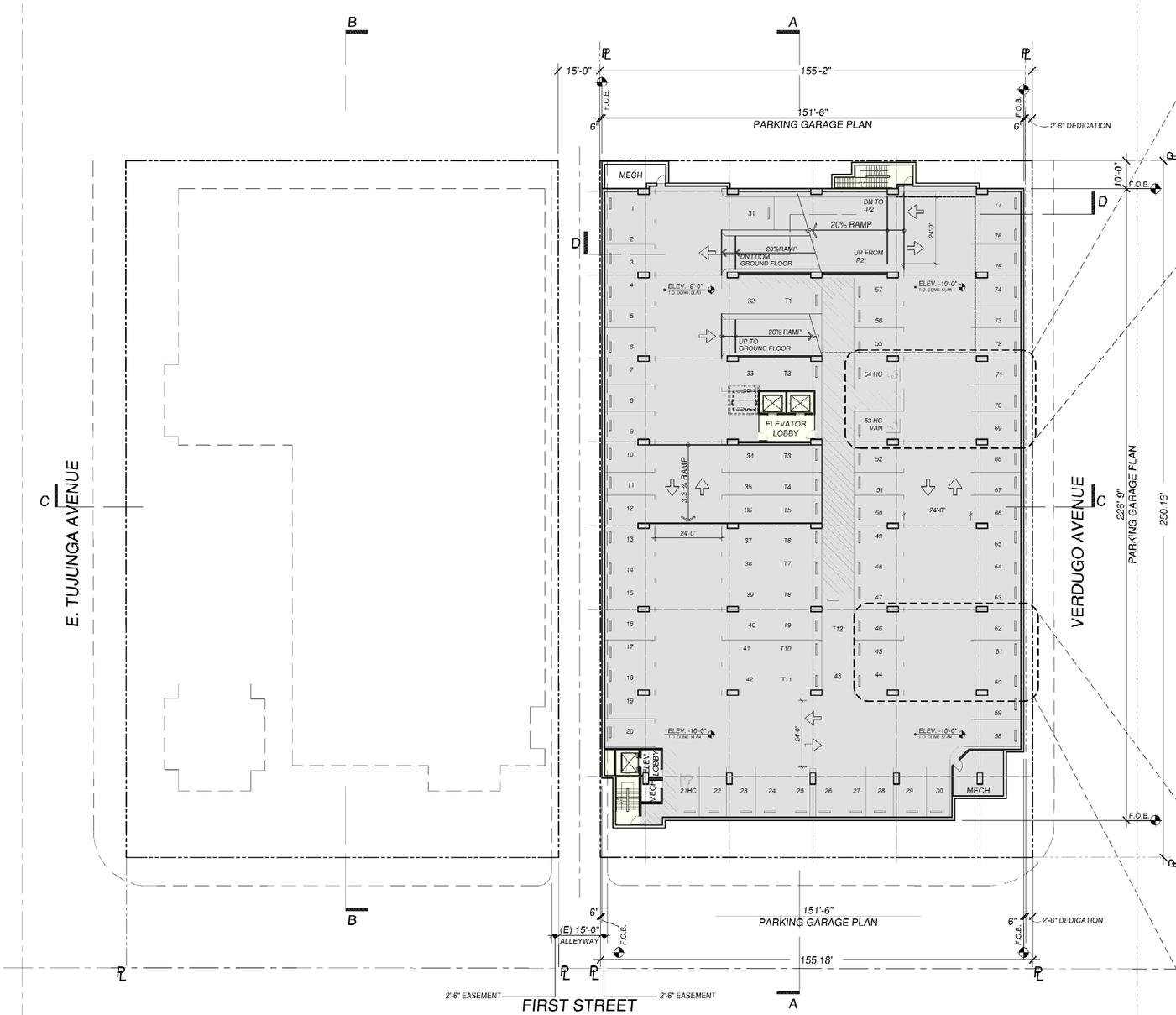
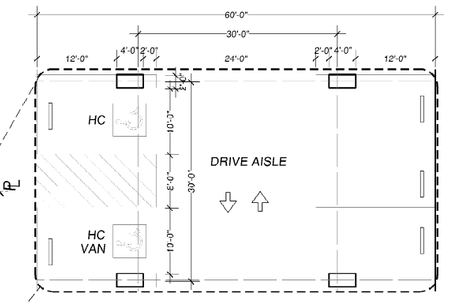




TYPICAL HC PARKING

PARKING

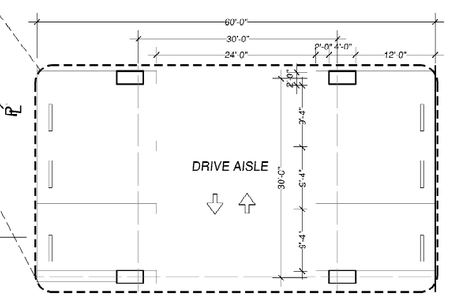
BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	86	3	89
PARKING -2	92	3	95
SUBTOTAL			184

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +1	83	2	85
PARKING +2	86	2	88
PARKING +3	89	2	91
SUBTOTAL			264
TOTAL			448*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)



TYPICAL PARKING BAY

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HOTEL • PARKING LEVEL - 1 • RESIDENTIAL

A-4 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-4

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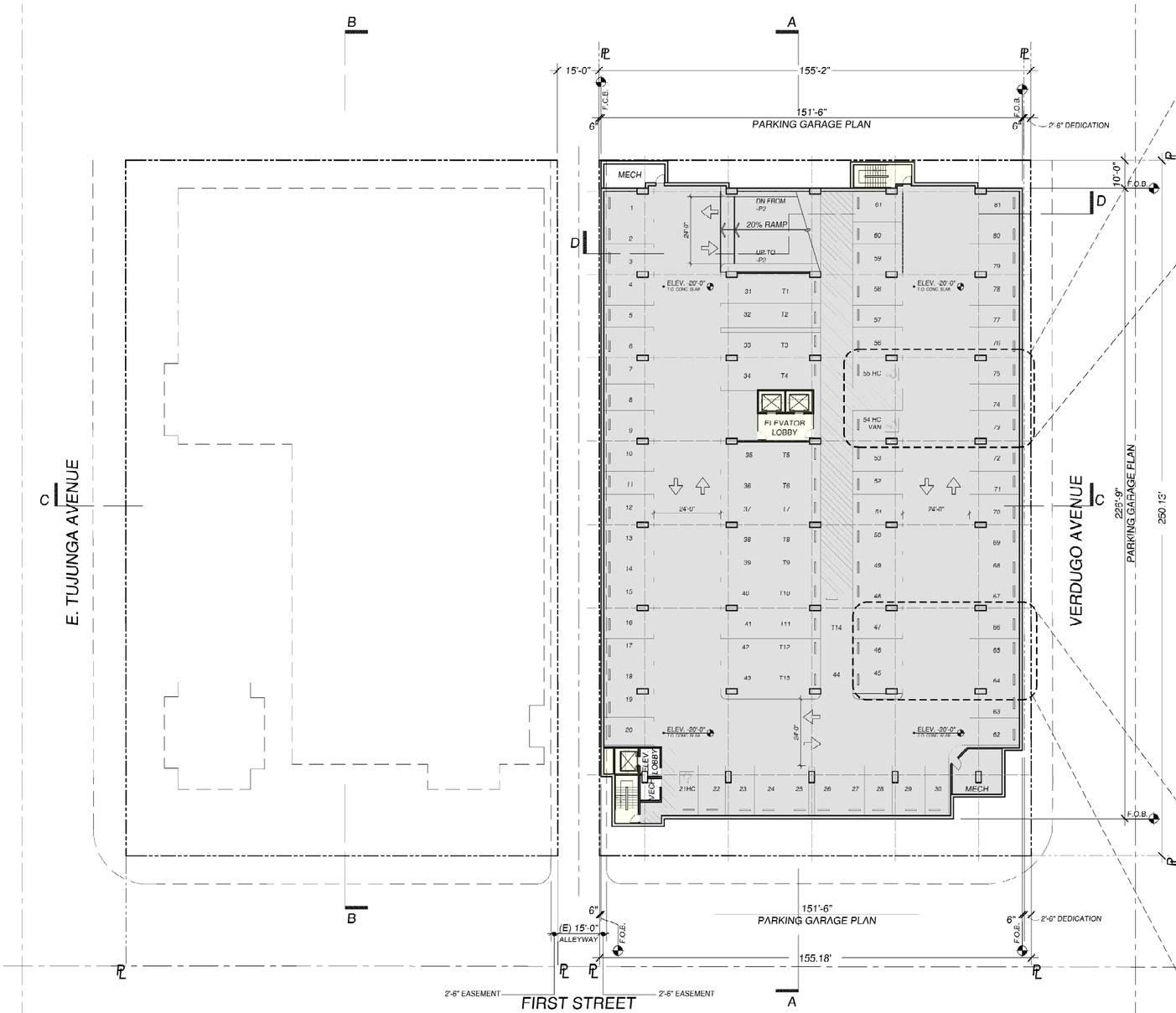
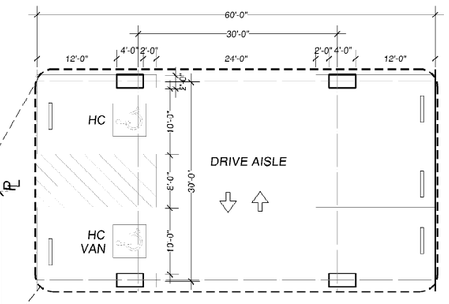




TYPICAL HC PARKING

PARKING

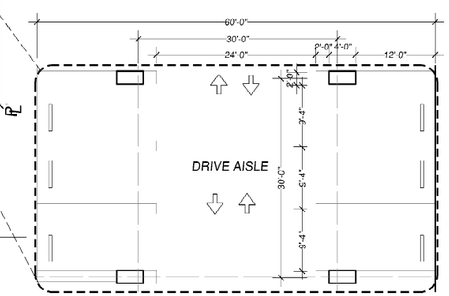
BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	86	3	89
PARKING -2	92	3	95
SUBTOTAL			184

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +1	83	2	85
PARKING +2	86	2	88
PARKING +3	89	2	91
SUBTOTAL			264
TOTAL			448*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)



TYPICAL PARKING BAY

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HOTEL • PARKING LEVEL - 2 • RESIDENTIAL

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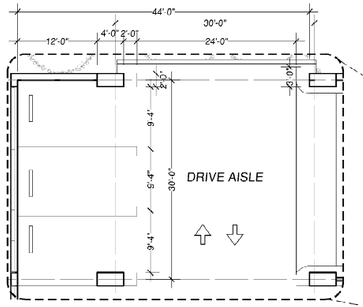
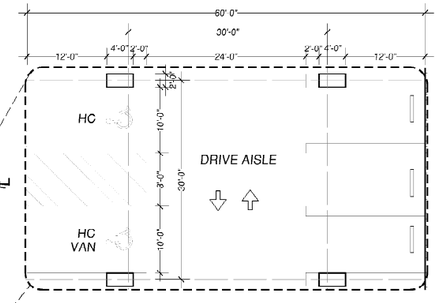
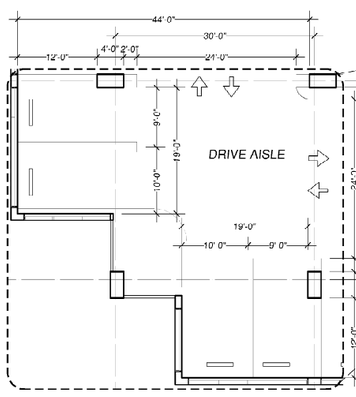


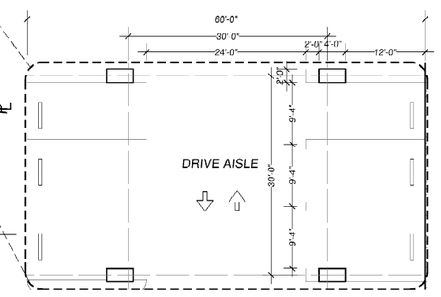
TYPICAL NORTH CORNER



TYPICAL HC PARKING



TYPICAL SOUTH CORNER



TYPICAL PARKING BAY

PARKING

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +P1	83	2	85
PARKING +P2	83	2	85
PARKING +P3	86	2	88
SUBTOTAL			258
TOTAL			258

PARKING

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	86	3	89
PARKING -2	92	3	95
SUBTOTAL			184

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +1	83	2	85
PARKING +2	86	2	88
PARKING +3	89	2	91
SUBTOTAL			264
TOTAL			448*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)

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HOTEL · **PARKING LEVEL +1** · RESIDENTIAL

A-6 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-6

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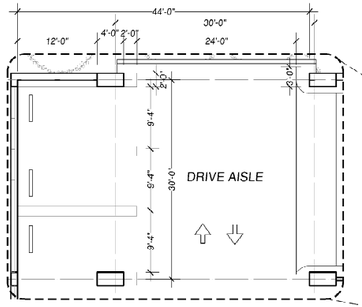
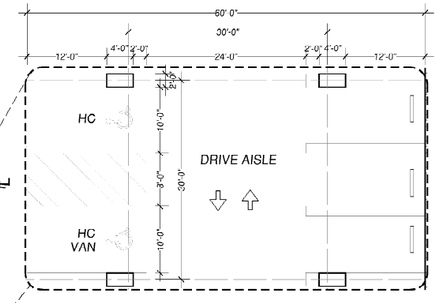
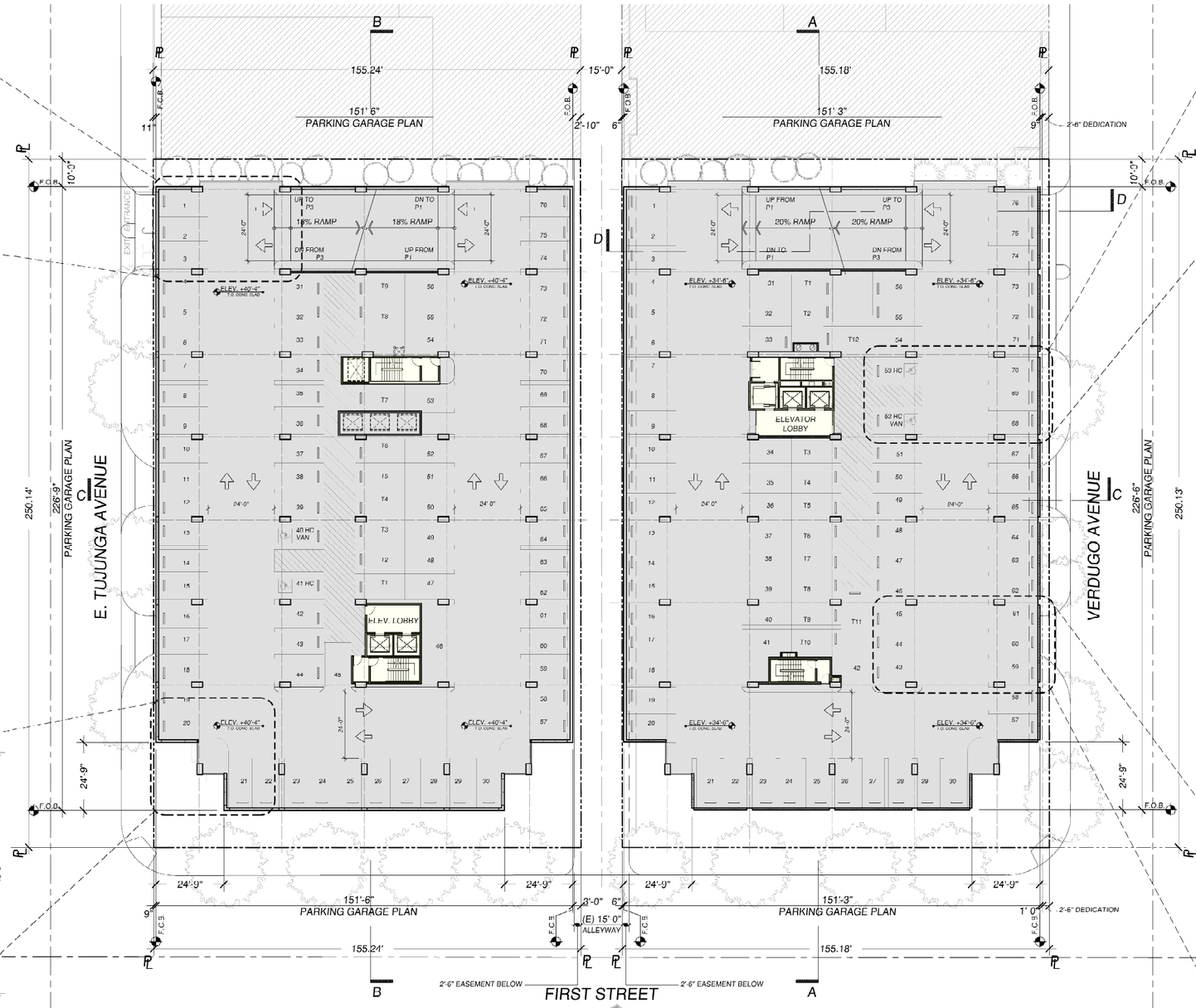


TYPICAL NORTH CORNER



TYPICAL HC PARKING



PARKING

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +P1	83	2	85
PARKING +P2	83	2	85
PARKING +P3	86	2	88
SUBTOTAL			258
TOTAL			258

PARKING

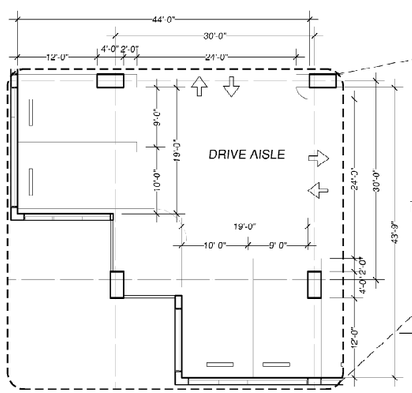
BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	86	3	89
PARKING -2	92	3	95
SUBTOTAL			184

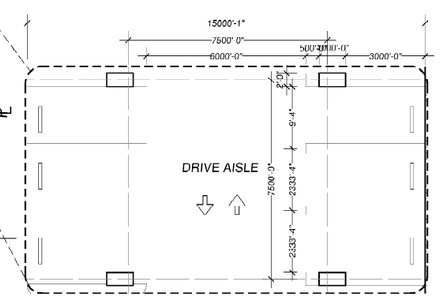
ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +1	83	2	85
PARKING +2	86	2	88
PARKING +3	89	2	91
SUBTOTAL			264
TOTAL			448*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)



TYPICAL SOUTH CORNER



TYPICAL PARKING BAY

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HOTEL · PARKING LEVEL +2 · RESIDENTIAL

A-7 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-7

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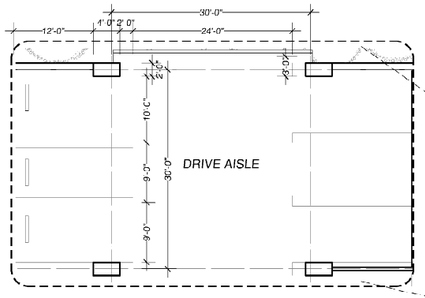
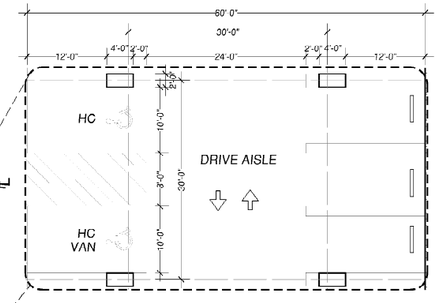
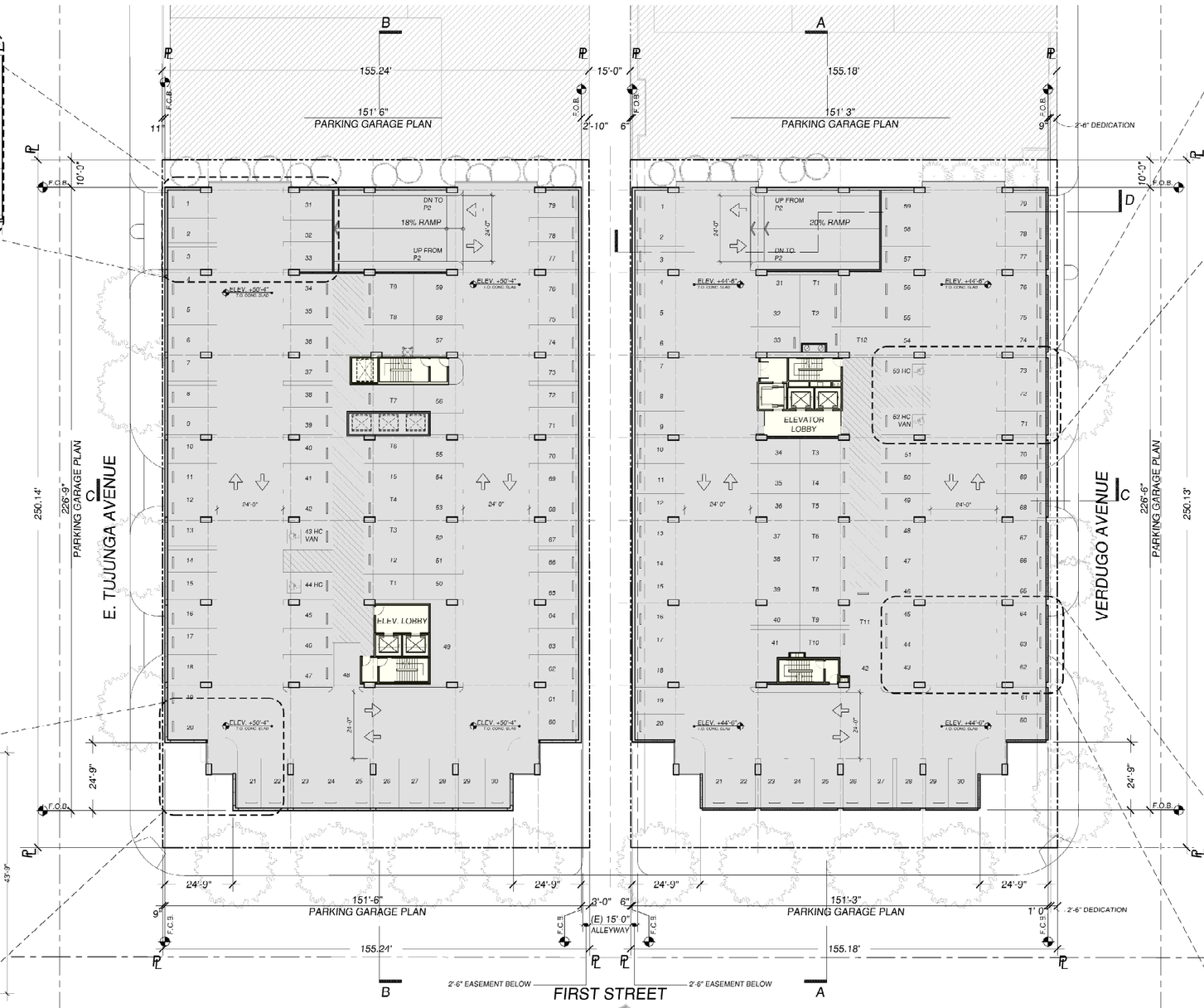
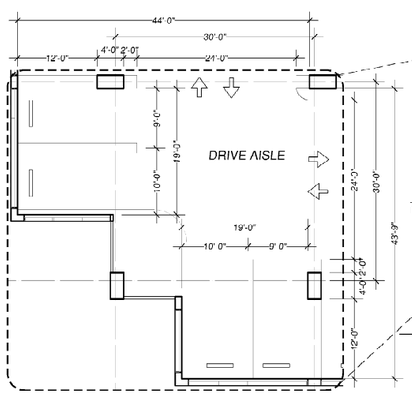


TYPICAL NORTH CORNER

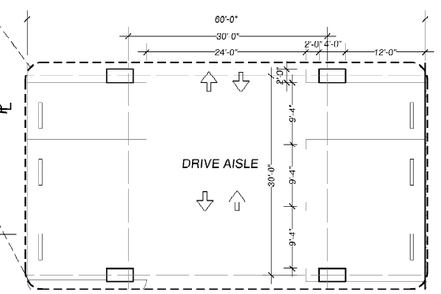


TYPICAL HC PARKING





TYPICAL SOUTH CORNER



TYPICAL PARKING BAY

PARKING

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +P1	83	2	85
PARKING +P2	83	2	85
PARKING +P3	86	2	88
SUBTOTAL			258
TOTAL			258

PARKING

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	86	3	89
PARKING -2	92	3	95
SUBTOTAL			184

ABOVE GRADE PARKING

	STANDARD	HC	TOTAL
PARKING +1	83	2	85
PARKING +2	86	2	88
PARKING +3	89	2	91
SUBTOTAL			264
TOTAL			448*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)

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A-8 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-8

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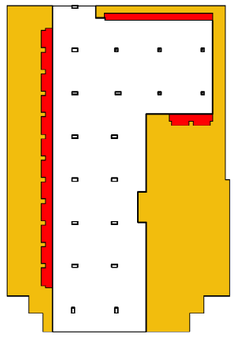
OPEN SPACE DIAGRAM



PODIUM LEVEL SHARED SPACE: 14,399 SF

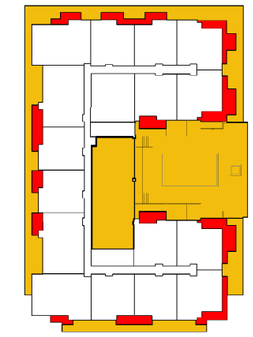
PODIUM LEVEL PRIVATE SPACE: 1,928 SF

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-8TH FLOOR)	
ROOMS	29
TOTAL	87
GRAND TOTAL	230

*SEE LANDSCAPE PLANS L-1, FOR SOFT & HARDSCAPE, STREET FURNITURE, BIKE RACKS, ART IN PUBLIC SPACES, ETC..

OPEN & PRIVATE SPACE



PODIUM LEVEL PRIVATE SPACE: 2,402 SF *

* 2,402 SF/ 16 UNITS = 150 SF/ UNIT

PODIUM LEVEL SHARED OPEN/ AMENITY SPACE: 9,770 SF *

RESIDENTIAL UNITS

PODIUM LEVEL	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16
TYPICAL LEVEL (2ND-8TH FLOOR)		
1 BEDRM	(830sf - 880sf)	84
1 BEDRM + OFFICE	(1,100sf -1,150sf)	14
2 BEDRM	(1,140sf -1,150sf)	28
TOTAL		126
PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,405sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM	(2,415sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 2,815sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		12
GRAND TOTAL		154

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A-9 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-9

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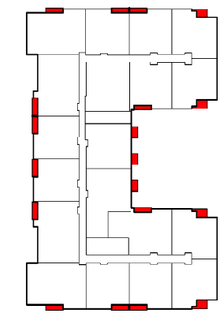
OPEN & PRIVATE SPACE



LEVELS 2 - 5 PRIVATE SPACE:	915 SF
7 LEVELS @ 915 S F =	6,400 SF
126 UNITS / 6,400 SF = 50.8 SF / UNIT	

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-8TH FLOOR)	
ROOMS	29
TOTAL	87
GRAND TOTAL	230

RESIDENTIAL UNITS

PODIUM LEVEL	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16
TYPICAL LEVEL (2ND-8TH FLOOR)		
1 BEDRM	(830sf - 880sf)	84
1 BEDRM + OFFICE	(1,100sf -1,150sf)	14
2 BEDRM	(1,140sf -1,150sf)	28
TOTAL		126
PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,405sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM	(2,415sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 2,815sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		12
GRAND TOTAL		154

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HOTEL · **TYPICAL LEVEL** · RESIDENTIAL

A-10 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-10

0 10 20 40 80

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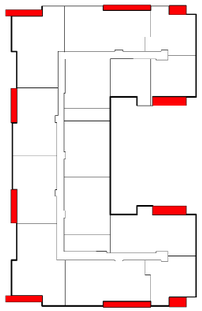
OPEN & PRIVATE SPACE



PENTHOUSE + LOFT LEVELS PRIVATE SPACES: 1,829 SF
12 UNITS / 1,302.3 SF = 152.4 SF / UNIT

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-8TH FLOOR)	
ROOMS	29
TOTAL	87
GRAND TOTAL	230

RESIDENTIAL UNITS

PODIUM LEVEL	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16
TYPICAL LEVEL (2ND-8TH FLOOR)		
1 BEDRM	(830sf - 880sf)	84
1 BEDRM + OFFICE	(1,100sf -1,150sf)	14
2 BEDRM	(1,140sf -1,150sf)	28
TOTAL		126
PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,405sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM	(2,415sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 2,815sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		12
GRAND TOTAL		154

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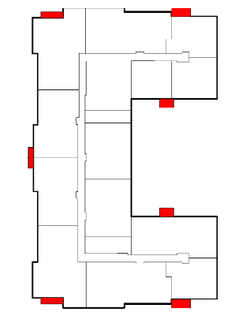
HOTEL · **PENTHOUSE LEVEL** · RESIDENTIAL

A-11 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-11

0 10 20 40 80

OPEN & PRIVATE SPACE



PENTHOUSE + LOFT LEVELS PRIVATE SPACES: 1,829 SF
12 UNITS / 1,302.3 SF = 152.4 SF / UNIT

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-8TH FLOOR)	
ROOMS	29
TOTAL	87
GRAND TOTAL	230

RESIDENTIAL UNITS

PODIUM LEVEL	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16
TYPICAL LEVEL (2ND-8TH FLOOR)		
1 BEDRM	(830sf - 880sf)	84
1 BEDRM + OFFICE	(1,100sf -1,150sf)	14
2 BEDRM	(1,140sf -1,150sf)	28
TOTAL		126
PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,405sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM	(2,415sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 2,815sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		12
GRAND TOTAL		154

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HOTEL · SKY RESTAURANT - LOFT · RESIDENTIAL

A-12 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-12

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ROOFTOP OPEN SPACE: 4,500 SF

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HOTEL · ROOF PLAN · RESIDENTIAL

A-13 DEVELOPMENT REVIEW SUBMITTAL 07/14/15 A-13

0 10 20 40 80

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