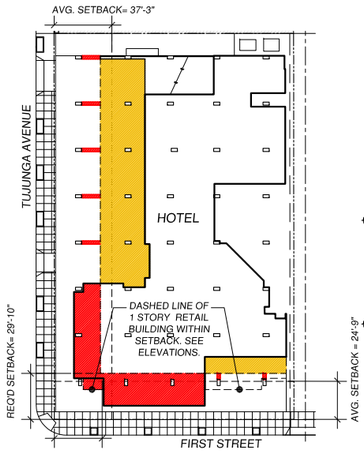
SETBACK DIAGRAM

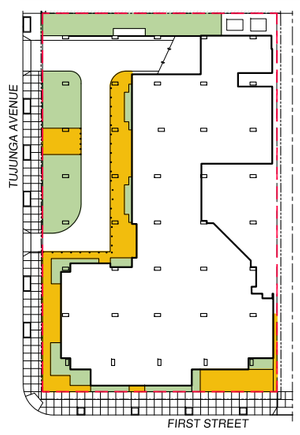


REQUIRED SETBACK : 20% (of Building Height) 149'-0" ..... 29'-10"

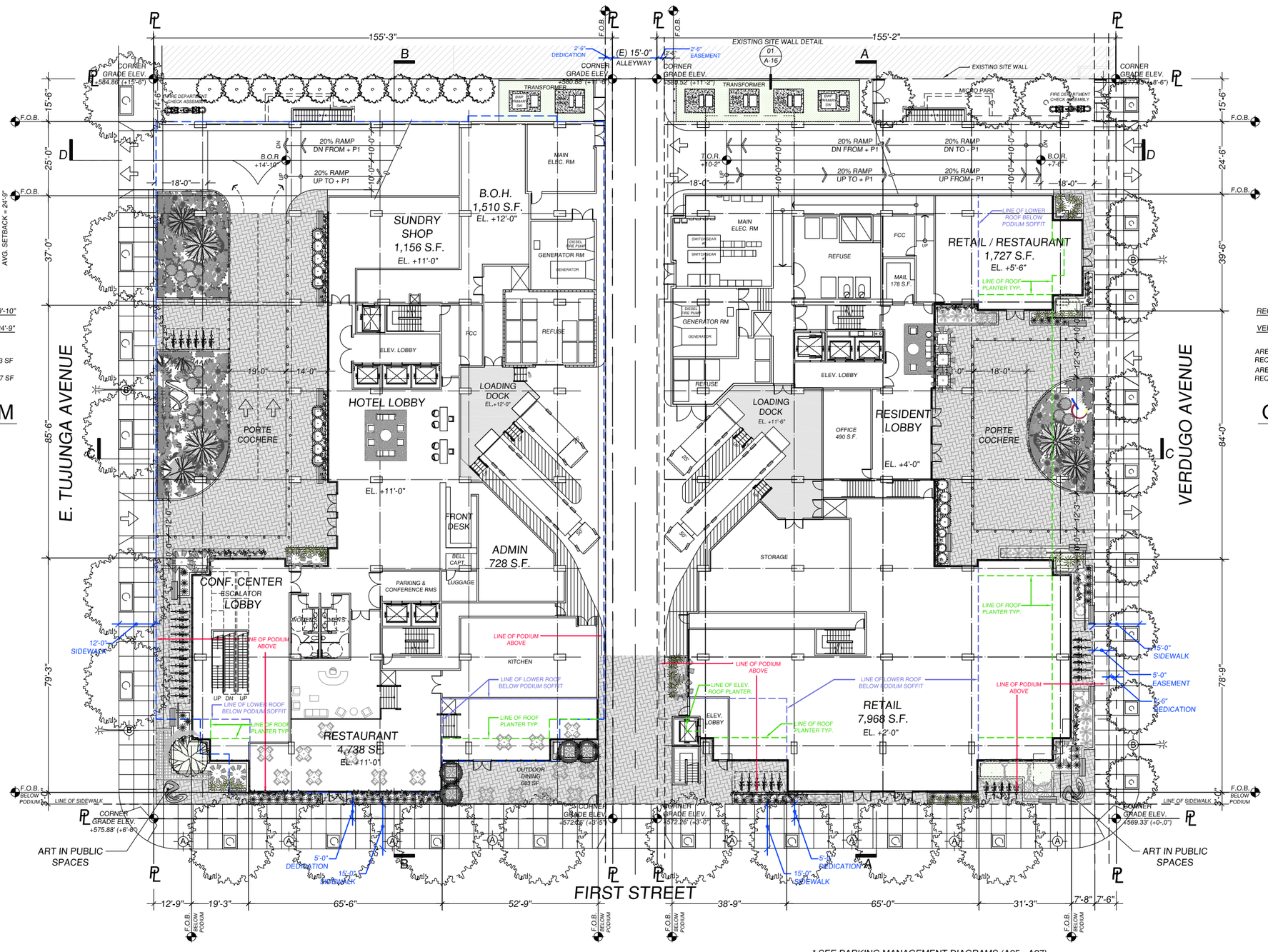
TUJUNGA AVE. SETBACK... 37'-3" 1ST STREET AVE. SETBACK... 24'-9"

AREA EXCEEDING REQ'D SETBACK:	4,270 SF	AREA EXCEEDING REQ'D SETBACK:	563 SF
AREA LESS THAN REQ'D SETBACK:	1,075 SF	AREA LESS THAN REQ'D SETBACK:	1,547 SF

OPEN SPACE DIAGRAM

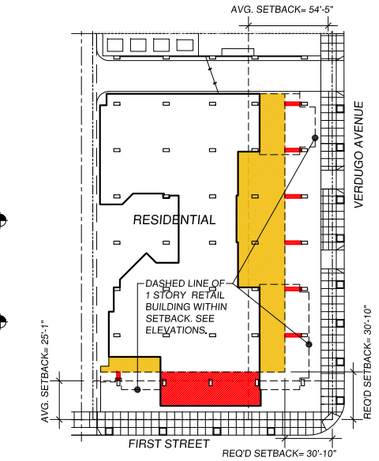


* LOT AREA: (*MINUS EASEMENTS, DEDICATIONS & ENCROACHMENTS)	37,255 SF
COMMON OPEN SPACE:	8,900 SF
LANDSCAPE AREA:	4,998 SF
LANDSCAPE AREA OF LOT:	13.4%
LANDSCAPE AREA OF COMMON OPEN SPACE:	56.2%
FRONT YARD AT TUJUNGA AVE.: LANDSCAPE AREA OF FRONT YARD 49% :	5,719 SF. 2,778 SF.
FRONT YARD AT FIRST ST.: LANDSCAPE AREA OF FRONT YARD 41% :	1,511 SF. 621 SF.
SIDE YARD : LANDSCAPE AREA OF SIDE YARD 71% :	2,252 SF. 1,599 SF.
LANDSCAPE AREA OF GROUND LEVEL ROOF :	552 SF.



* SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ADDITIONAL BIKE RACKS

SETBACK DIAGRAM



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

VERDUGO AVE. SETBACK ... 54'-5" 1ST STREET AVE. SETBACK... 25'-1"

AREA EXCEEDING REQ'D SETBACK:	4,214 SF	AREA EXCEEDING REQ'D SETBACK:	347 SF
AREA LESS THAN REQ'D SETBACK:	126 SF	AREA LESS THAN REQ'D SETBACK:	1,406 SF

OPEN SPACE DIAGRAM

* LOT AREA: (*MINUS EASEMENTS, DEDICATIONS & ENCROACHMENTS)	35,638 SF
COMMON OPEN SPACE:	6,437 SF
LANDSCAPE AREA:	3,501 SF
LANDSCAPE AREA OF LOT:	9.8%
LANDSCAPE AREA OF COMMON OPEN SPACE:	54.4%
FRONT YARD AT VERDUGO AVE.: LANDSCAPE AREA OF FRONT YARD 62% :	3,110 SF. 1,918 SF.
FRONT YARD AT FIRST ST.: LANDSCAPE AREA OF FRONT YARD 36% :	1,491 SF. 532 SF.
SIDE YARD : LANDSCAPE AREA OF SIDE YARD 49% :	2,142 SF. 1,052 SF.
LANDSCAPE AREA OF GROUND LEVEL ROOF :	1,346 SF.

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.

2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

N

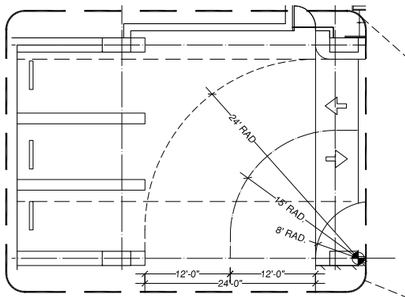
the Premier on First

HOTEL • GROUND LEVEL • RESIDENTIAL

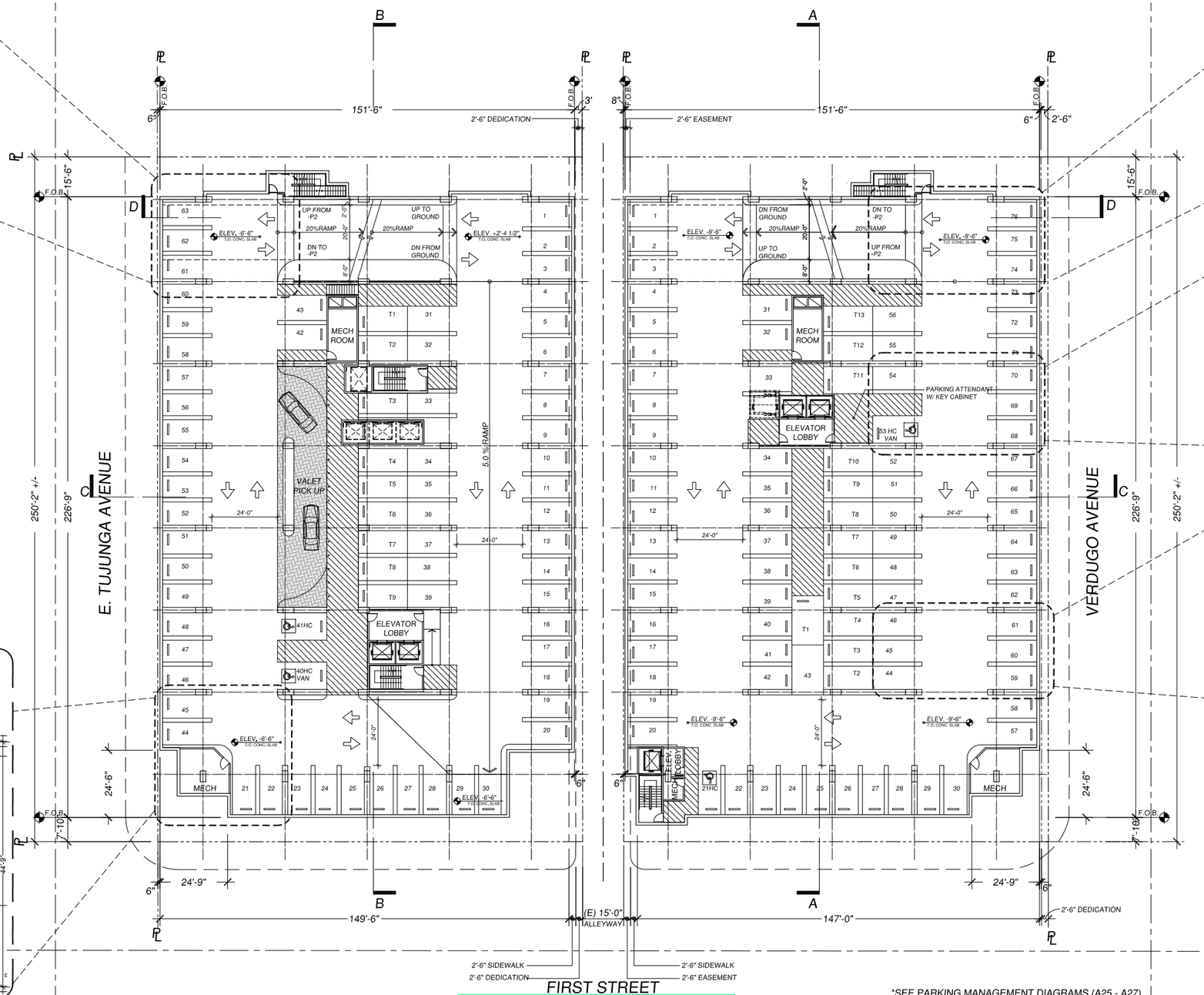
A-3 DESIGN REVIEW SUBMITTAL 01/06/17 A-3

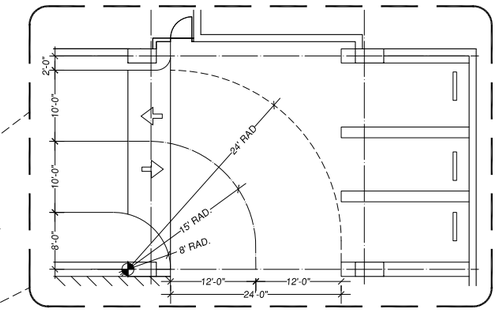
0 10 20 40 60

CUSUMANO REAL ESTATE GROUP

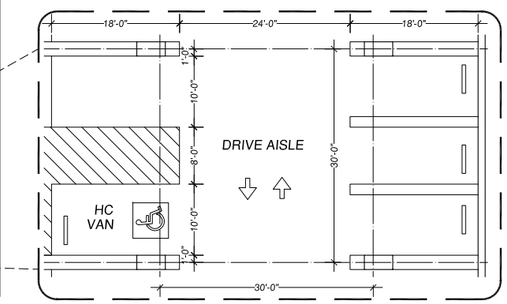


TYPICAL NORTH CORNER

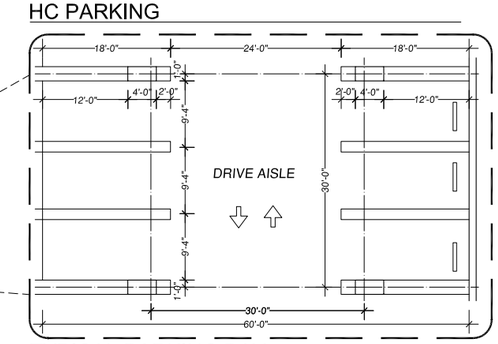




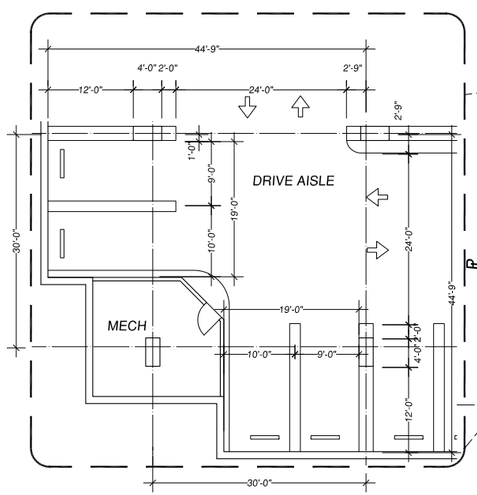
TYPICAL RAMP TURN



HC PARKING



TYPICAL PARKING BAY



TYPICAL SOUTH CORNER

PARKING

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	70	2	72
PARKING -2	82	2	84
PARKING -3	85	2	87
SUBTOTAL			243

PARKING COUNT

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	87	2	89
PARKING -2	87	2	89
PARKING -3	90	2	92
SUBTOTAL			270

ABOVE GRADE PARKING

	STND.	C.	HC	TOTAL
PARKING +1	80	3	2	85
PARKING +2	86	0	2	88
SUBTOTAL				173

TOTAL 443*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)

*SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ASSIGNED PARKING, VAN / CAR POOL, EV, ETC.

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

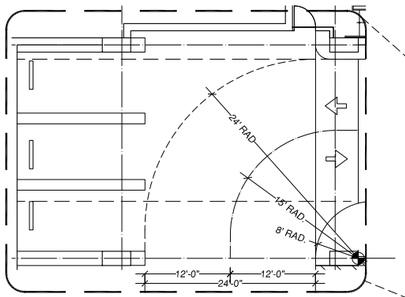
the Premier on First

HOTEL • PARKING LEVEL - 1 • RESIDENTIAL

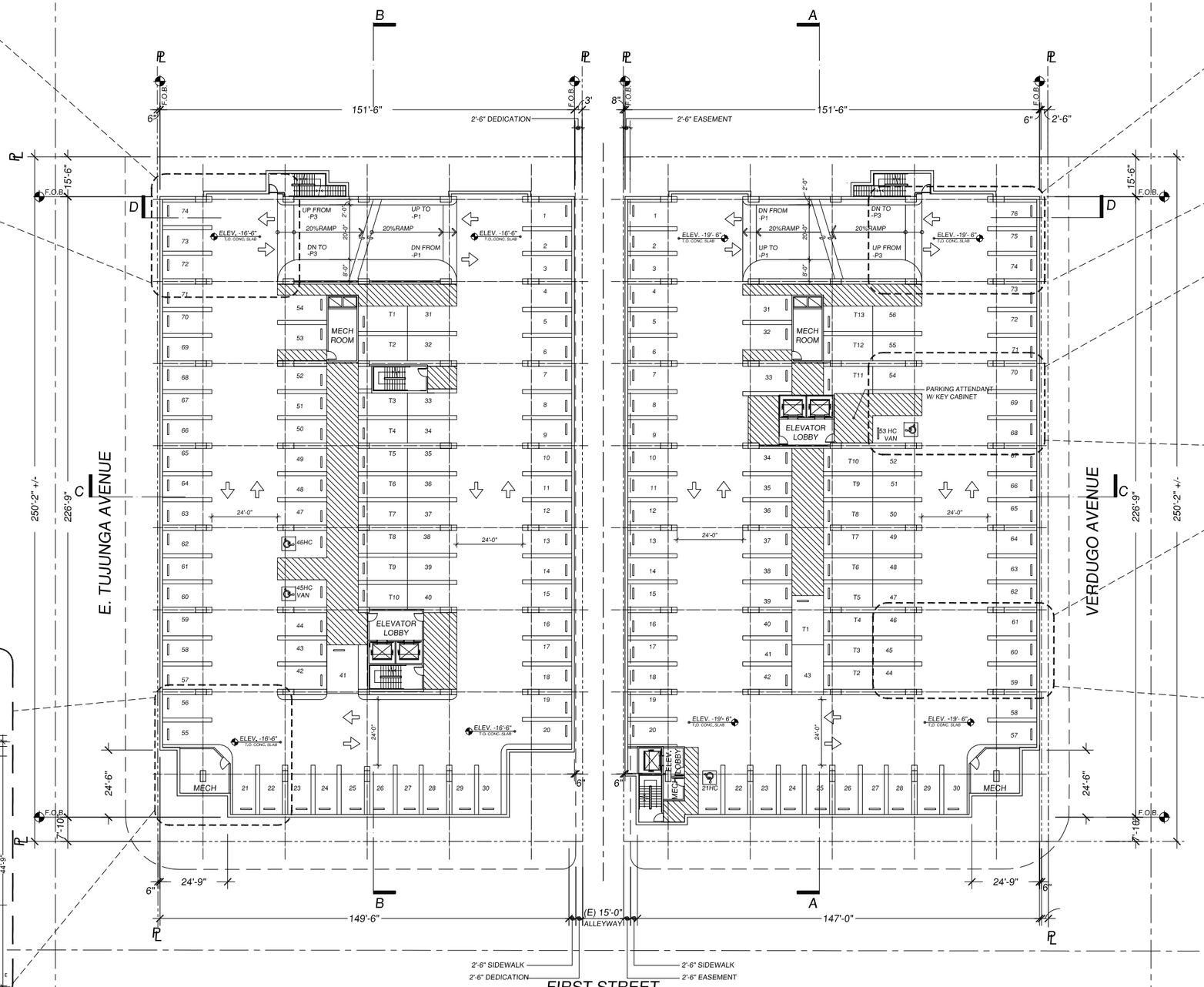
A-4 DESIGN REVIEW SUBMITTAL 01/06/17 A-4

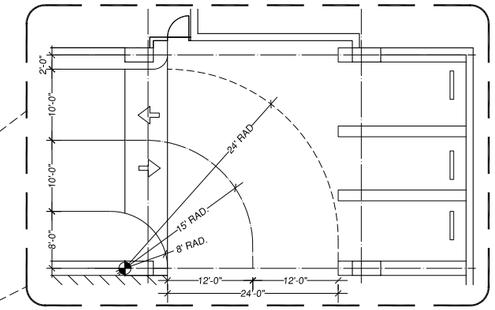
0 10 20 40 80

CUSUMANO REAL ESTATE GROUP

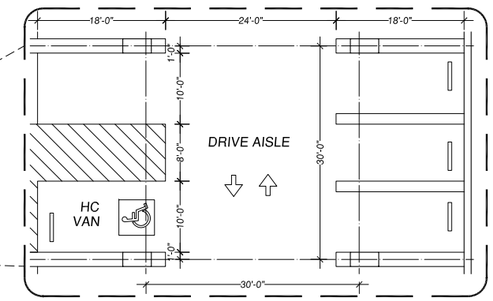


TYPICAL NORTH CORNER

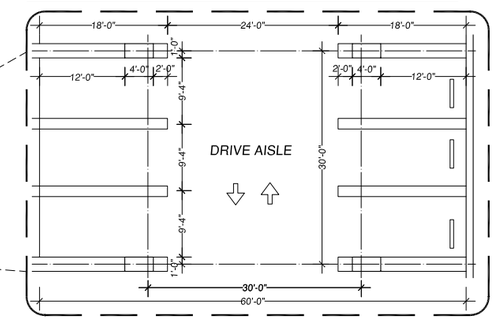




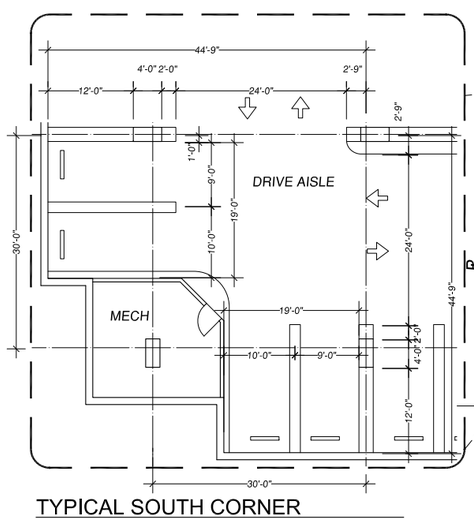
TYPICAL RAMP TURN



HC PARKING



TYPICAL PARKING BAY



TYPICAL SOUTH CORNER

PARKING

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	70	2	72
PARKING -2	82	2	84
PARKING -3	85	2	87
SUBTOTAL			243

PARKING COUNT

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	87	2	89
PARKING -2	87	2	89
PARKING -3	90	2	92
SUBTOTAL			270

ABOVE GRADE PARKING

	STND.	C.	HC	TOTAL
PARKING +1	80	3	2	85
PARKING +2	86		2	88
SUBTOTAL				173

TOTAL 443*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)

*SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ASSIGNED PARKING, VAN / CAR POOL, EV, ETC.

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

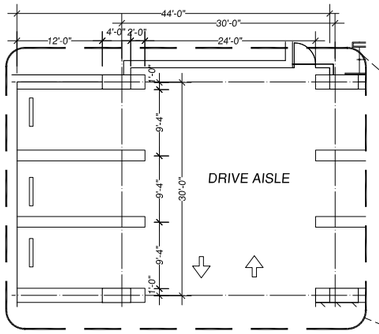
N

HOTEL • PARKING LEVEL - 2 • RESIDENTIAL

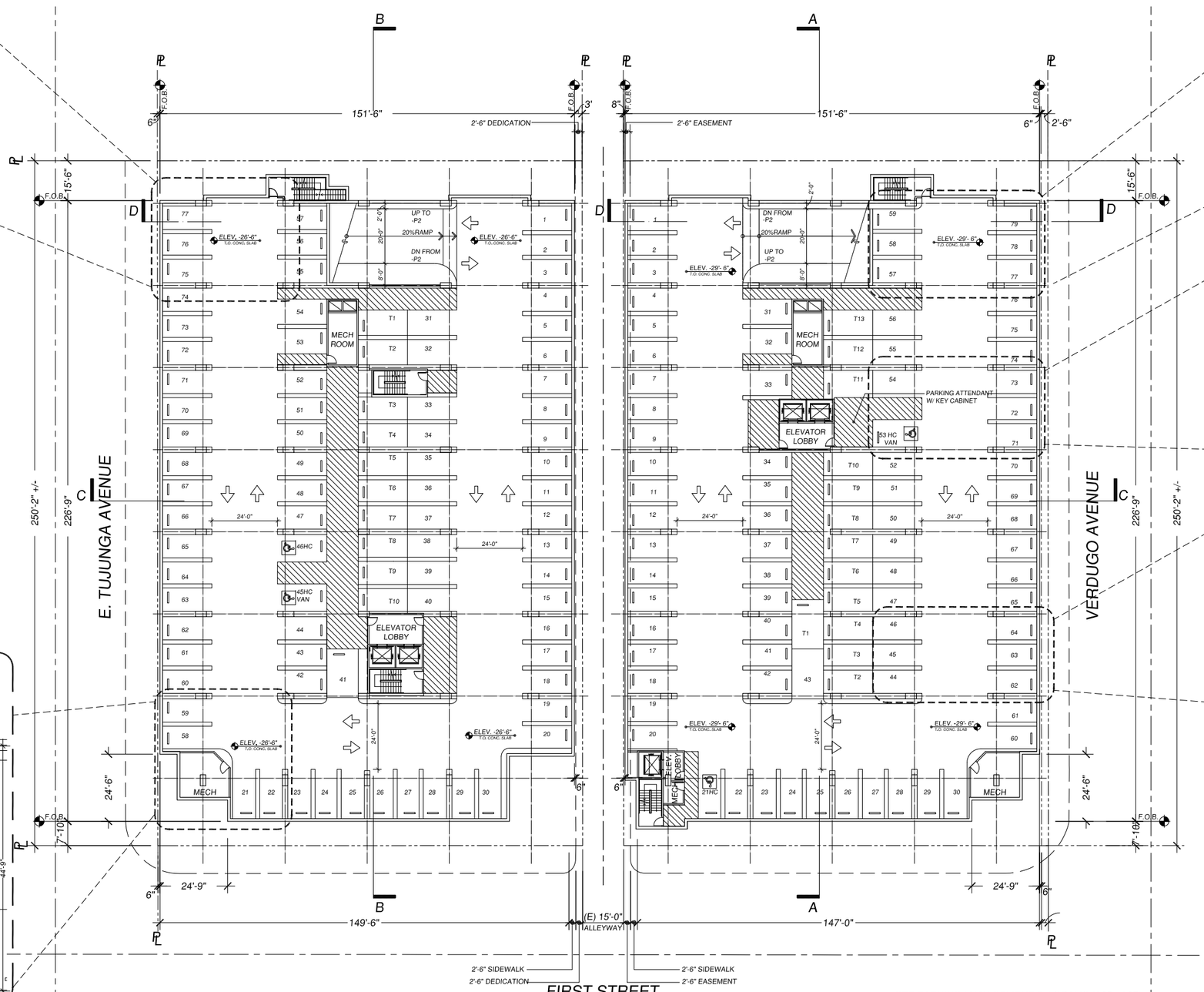
A-5 DESIGN REVIEW SUBMITTAL 01/06/17 A-5

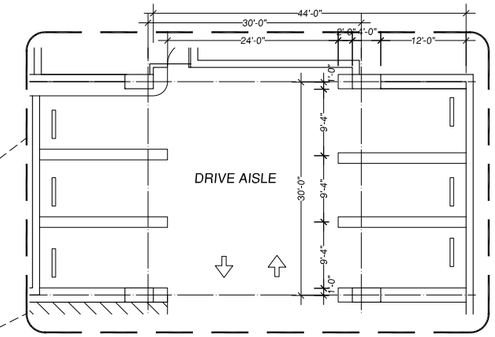
0 10 20 40 80

CUSUMANO REAL ESTATE GROUP

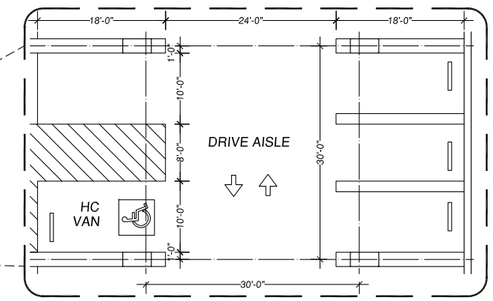


TYPICAL NORTH CORNER

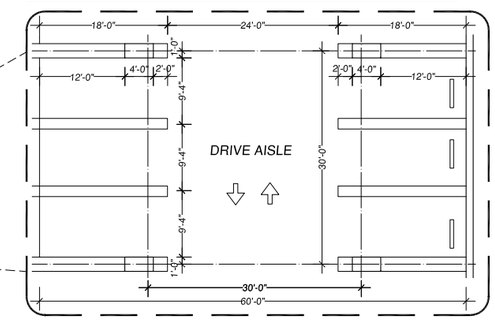




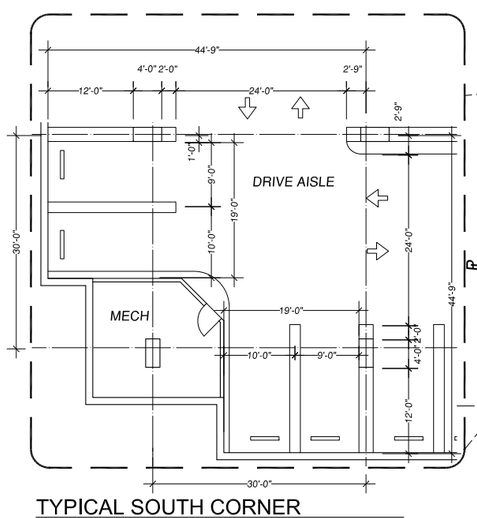
TYPICAL NORTH CORNER



HC PARKING



TYPICAL PARKING BAY



TYPICAL SOUTH CORNER

PARKING

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	70	2	72
PARKING -2	82	2	84
PARKING -3	85	2	87
SUBTOTAL			243

*SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ASSIGNED PARKING, VAN / CAR POOL, EV, ETC.

PARKING COUNT

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	87	2	89
PARKING -2	87	2	89
PARKING -3	90	2	92
SUBTOTAL			270

ABOVE GRADE PARKING

	STND.	C.	HC	TOTAL
PARKING +1	80	3	2	85
PARKING +2	86		2	88
SUBTOTAL				173

TOTAL 443*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

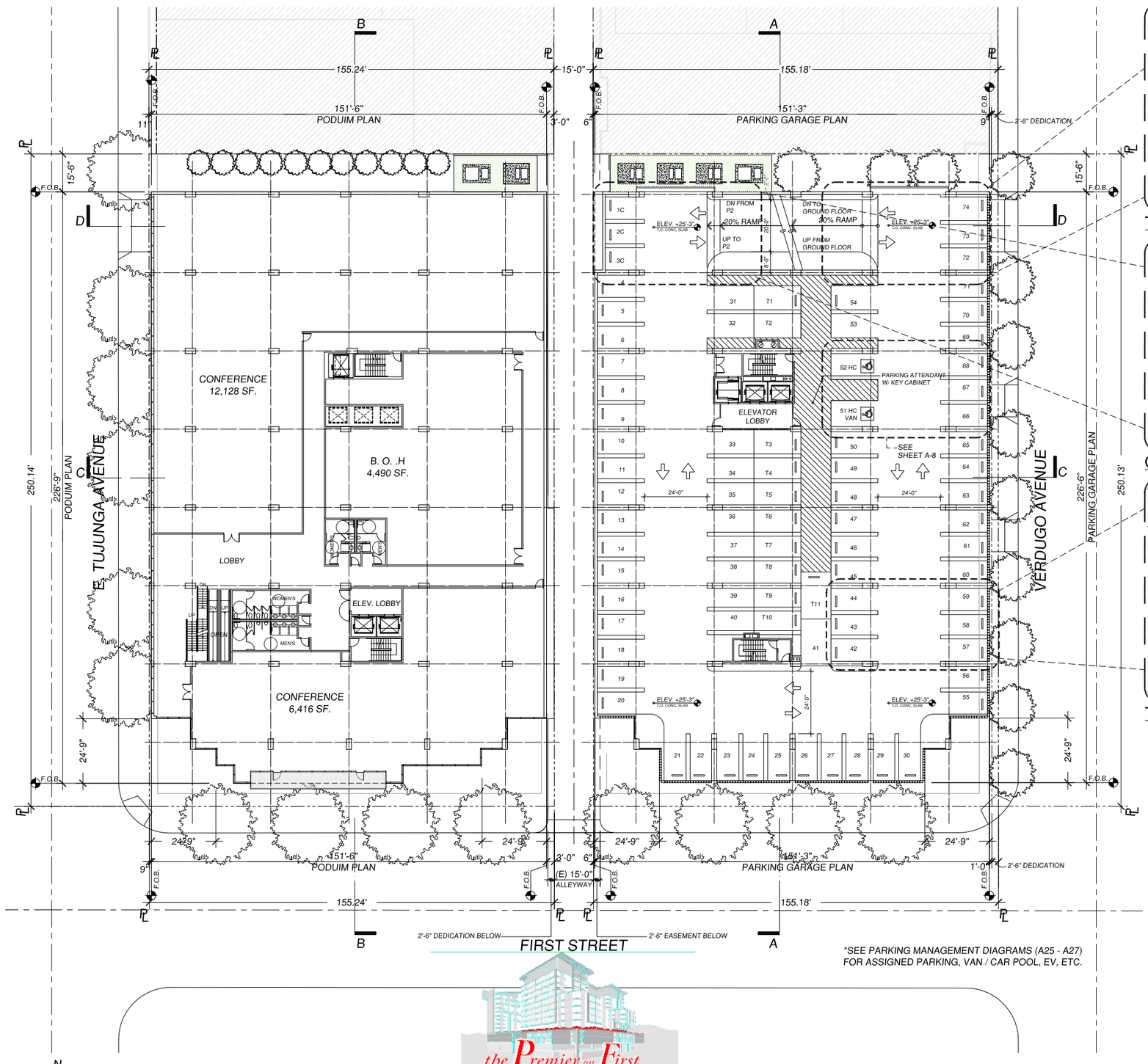
N

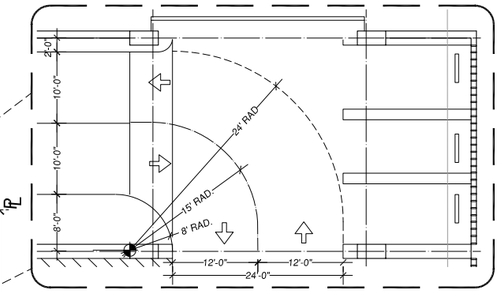
HOTEL • PARKING LEVEL -3 • RESIDENTIAL

A-6 DESIGN REVIEW SUBMITTAL 01/06/17 A-6

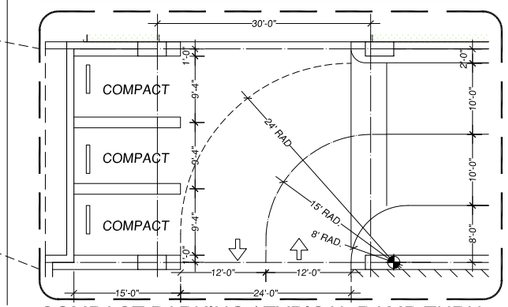
0 10 20 40 80

CUSUMANO REAL ESTATE GROUP

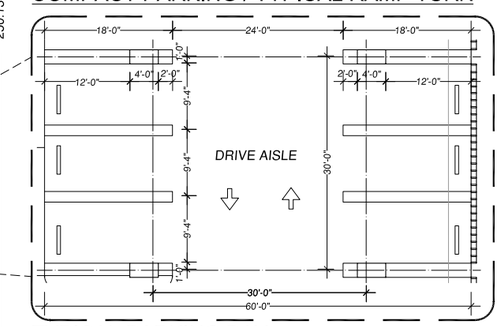




TYPICAL RAMP TURN



COMPACT PARKING / TYPICAL RAMP TURN



TYPICAL PARKING BAY

PARKING COUNT

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	87	2	89
PARKING -2	87	2	89
PARKING -3	90	2	92
SUBTOTAL			270

ABOVE GRADE PARKING

	STND.	C.	HC	TOTAL
PARKING +1	80	3	2	85
PARKING +2	86		2	88
SUBTOTAL				173

TOTAL 443*

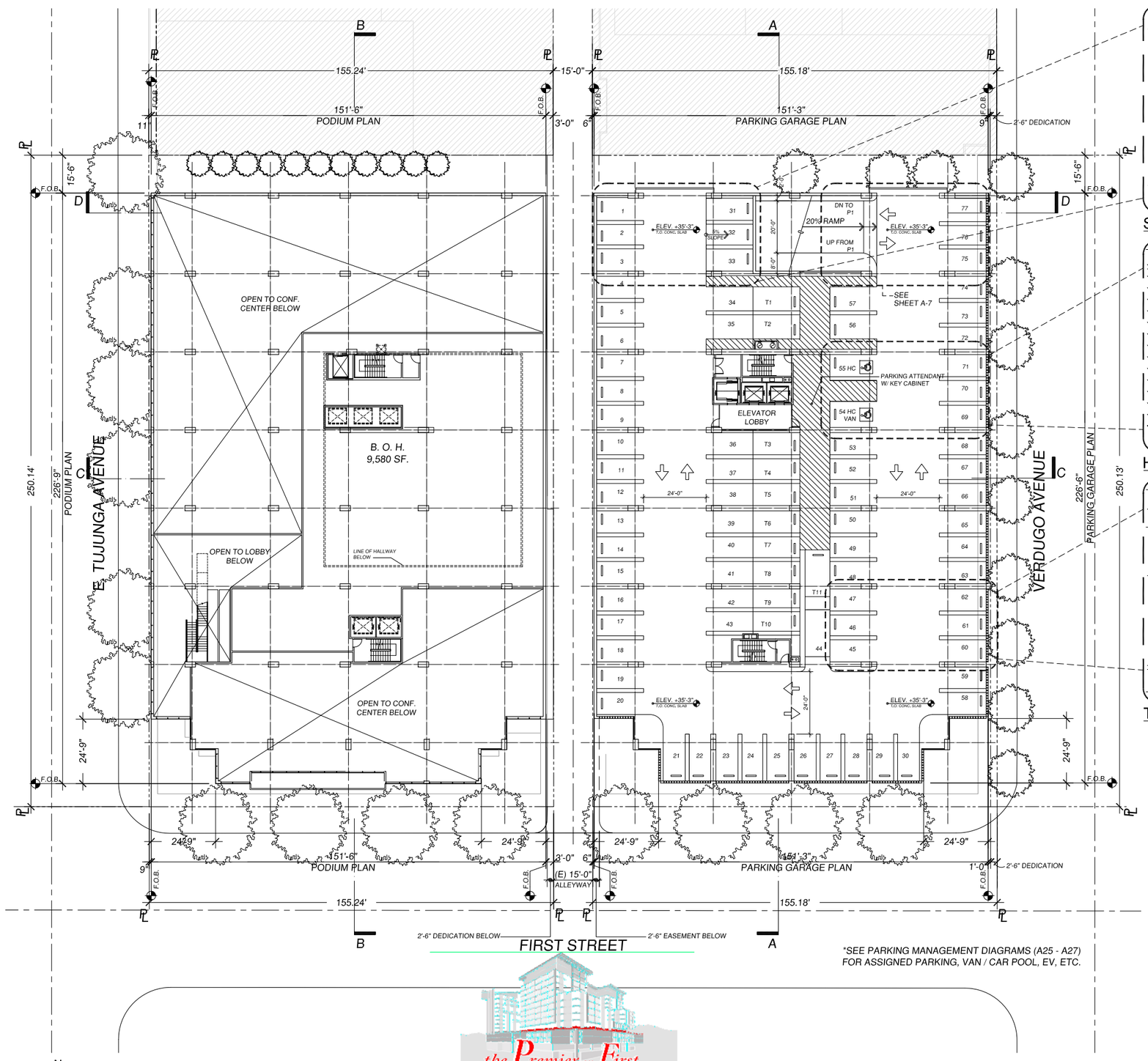
(* FOR PHASE 1 ADD 28 SURFACE SPACES)

*SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ASSIGNED PARKING, VAN / CAR POOL, EV, ETC.

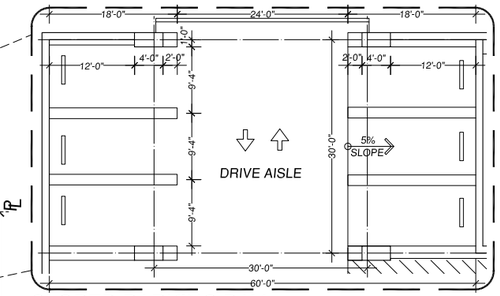
DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

HOTEL • CONF. CENTER+1 • PARKING+1 • RESIDENTIAL

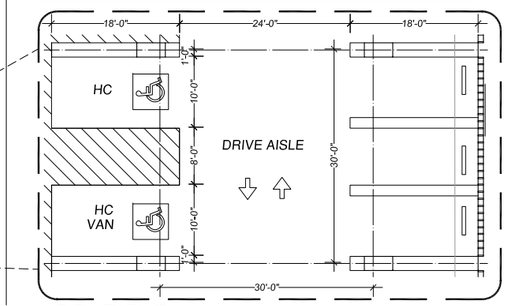
CUSUMANO REAL ESTATE GROUP



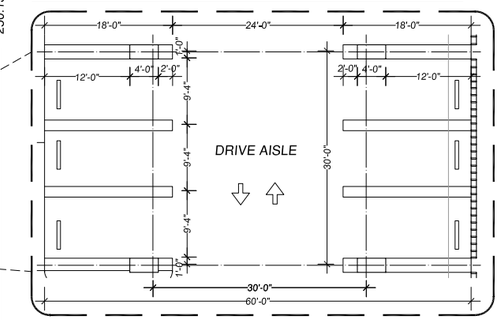
*SEE PARKING MANAGEMENT DIAGRAMS (A25 - A27) FOR ASSIGNED PARKING, VAN / CAR POOL, EV, ETC.



SLOPED PARKING BAY



HC PARKING



TYPICAL PARKING BAY

PARKING COUNT

BELOW GRADE PARKING

	STANDARD	HC	TOTAL
PARKING -1	87	2	89
PARKING -2	87	2	89
PARKING -3	90	2	92
SUBTOTAL			270

ABOVE GRADE PARKING

	STND.	C.	HC	TOTAL
PARKING +1	80	3	2	85
PARKING +2	86		2	88
SUBTOTAL				173

TOTAL 443*

(* FOR PHASE 1 ADD 28 SURFACE SPACES)

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

the Premier on First

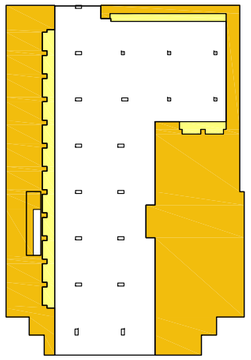
HOTEL · B.O.H.+2 · PARKING +2 · RESIDENTIAL

A-8 DESIGN REVIEW SUBMITTAL 01/06/17 A-8

0 10 20 40 80

CUSUMANO REAL ESTATE GROUP

OPEN SPACE DIAGRAM

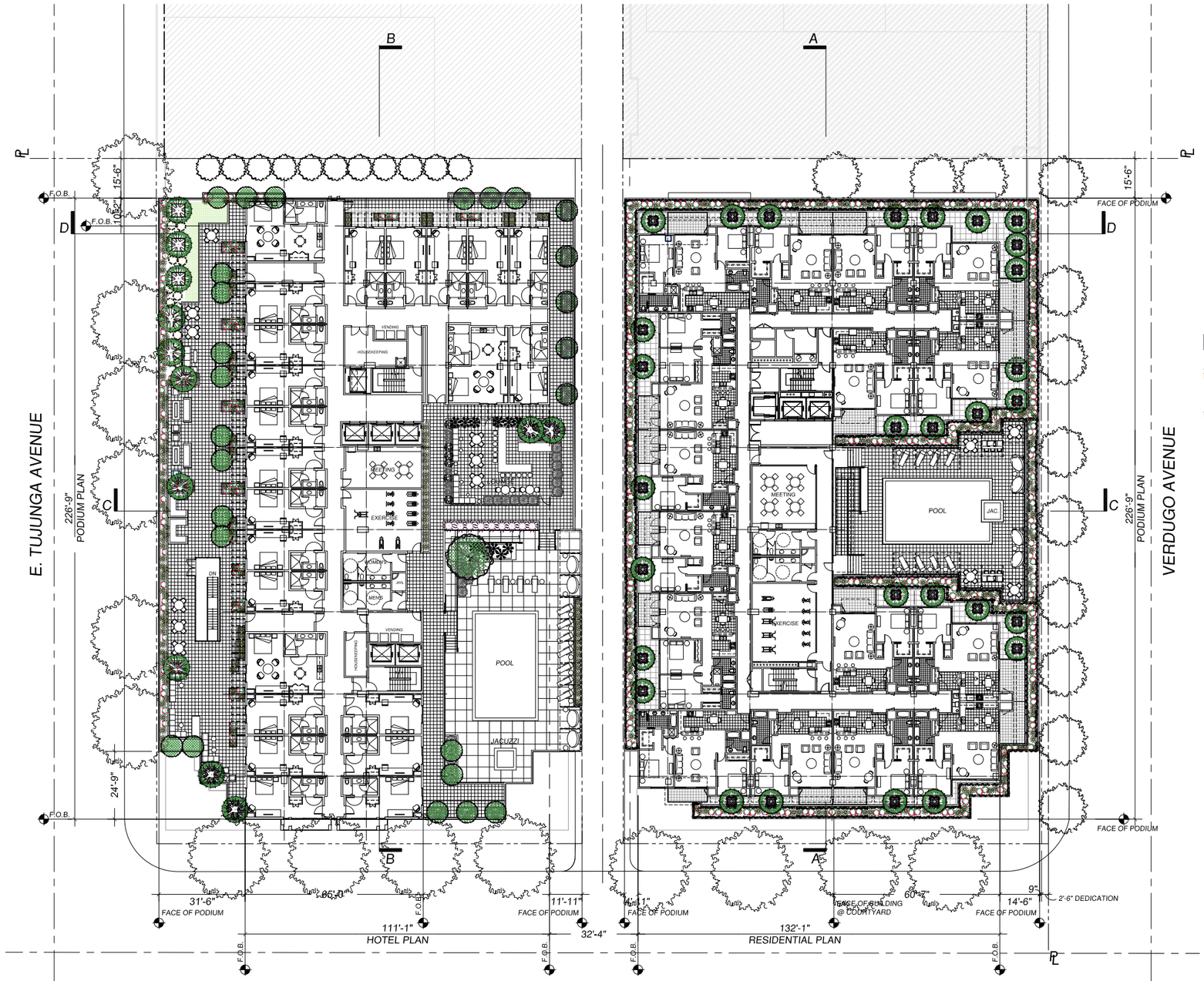


PODIUM LEVEL COMMON OPEN SPACE: 14,399 SF

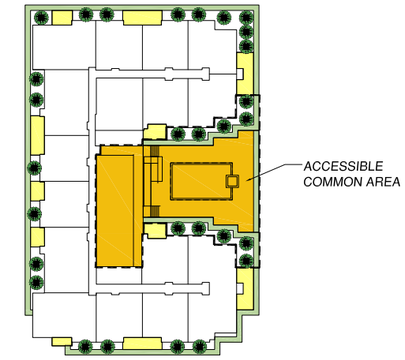
PODIUM LEVEL PRIVATE OPEN SPACE: 1,928 SF

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-7TH FLOOR)	
ROOMS	29
TOTAL	56
PENTHOUSE (8TH & 9TH FLOOR)	
ROOMS	14 & 15
TOTAL	29
GRAND TOTAL	230



PRIVATE & COMMON AREA OPEN SPACE



PRIVATE OPEN SPACE: 1,933 SF
16 UNITS / 1,933 SF = 121 SF PER UNIT

ACCESSIBLE COMMON AREA / OPEN SPACE: *8,081 SF *
(* INCLUDES 2,322 SF OF INTERIOR COMMON AREA)

*LANDSCAPE AREA 25.5%: 2,057 SF

ACCESSIBLE LANDSCAPE AREA: 4,228 SF

RESIDENTIAL UNITS

PODIUM LEVEL (18 UNITS) area	number
1 BEDRM.....(830sf - 880sf).....	12
2 BEDRM.....(1,140sf - 1,150sf)...	4
TOTAL	16
TYPICAL LEVEL (2ND - 5TH) (18 UNITS / LEVEL)	
1 BEDRM.....(830sf - 880sf).....	48
1 BEDRM + OFFICE.....(1,100sf -1,150sf)....	8
2 BEDRM.....(1,140sf -1,150sf)....	16
TOTAL	72
6TH LEVEL (14 UNITS)	
1 BEDRM.....(830sf - 880sf).....	8
1 BEDRM + OFFICE.....(1,100sf -1,150sf)....	2
2 BEDRM.....(1,140sf -1,150sf)....	4
TOTAL	14
7TH - 9TH LEVEL (14 UNITS / LEVEL)	
1 BEDRM.....(830sf - 880sf).....	24
1 BEDRM + OFFICE.....(1,100sf -1,150sf)....	6
2 BEDRM.....(1,140sf -1,150sf)....	12
TOTAL	42
PENTHOUSE LEVEL	
1 - LOFT BEDRM..... .....(1,702sf).....	2
1 - LOFT BEDRM + OFFICE.. ..(1,800sf -1,860sf)....	2
2 BEDRM + LOFT BEDRM.....(2,690sf - 3,060sf)...	4
2 BEDRM + LOFT OFFICE.....(2,125sf).....	2
TOTAL	10
GRAND TOTAL	154

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.

2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

N

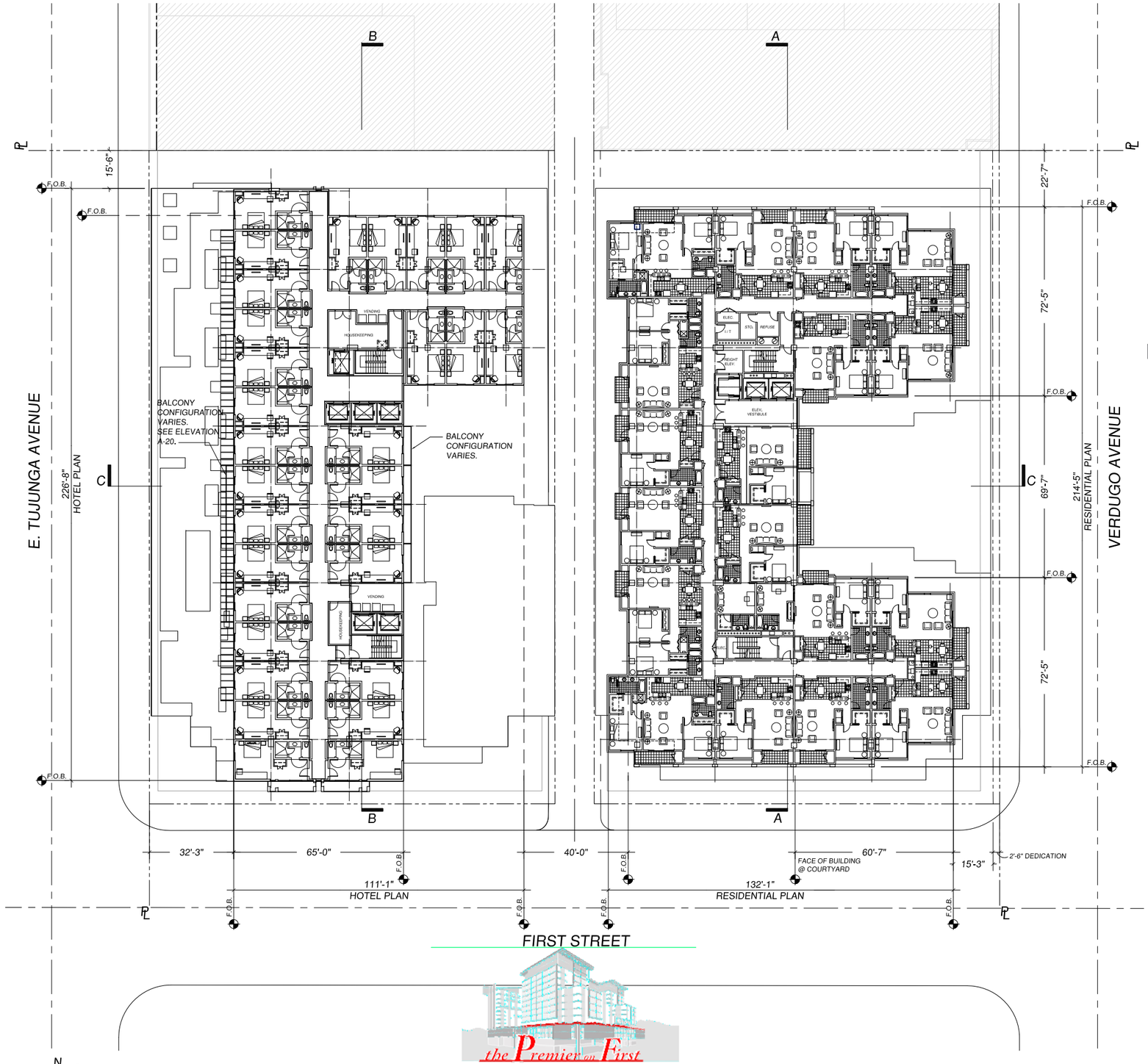
the Premier on First

HOTEL • (1st) **PODIUM LEVEL** (1st) • RESIDENTIAL

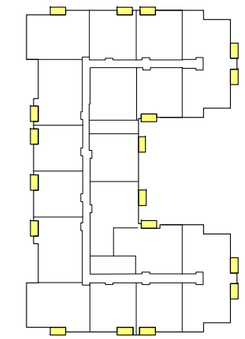
A-9 DESIGN REVIEW SUBMITTAL 01/06/17 A-9

0 10 20 40 80

CUSUMANO REAL ESTATE GROUP



PRIVATE OPEN SPACE



LEVELS 2 - 5 PRIVATE OPEN SPACE: 3,600 SF
72 UNITS / 3,600 SF = 50 SF PER UNIT

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-7TH FLOOR)	
ROOMS	29
TOTAL	56
PENTHOUSE (8TH & 9TH FLOOR)	
ROOMS	14 & 15
TOTAL	29
GRAND TOTAL	230

RESIDENTIAL UNITS

PODIUM LEVEL (18 UNITS)	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16

TYPICAL LEVEL (2ND - 5TH) (18 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	48
1 BEDRM + OFFICE	(1,100sf -1,150sf)	8
2 BEDRM	(1,140sf -1,150sf)	16
TOTAL		72

6TH LEVEL (14 UNITS)		
1 BEDRM	(830sf - 880sf)	8
1 BEDRM + OFFICE	(1,100sf -1,150sf)	2
2 BEDRM	(1,140sf -1,150sf)	4
TOTAL		14

7TH - 9TH LEVEL (14 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	24
1 BEDRM + OFFICE	(1,100sf -1,150sf)	6
2 BEDRM	(1,140sf -1,150sf)	12
TOTAL		42

PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,702sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 3,060sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		10
GRAND TOTAL		154

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.

2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

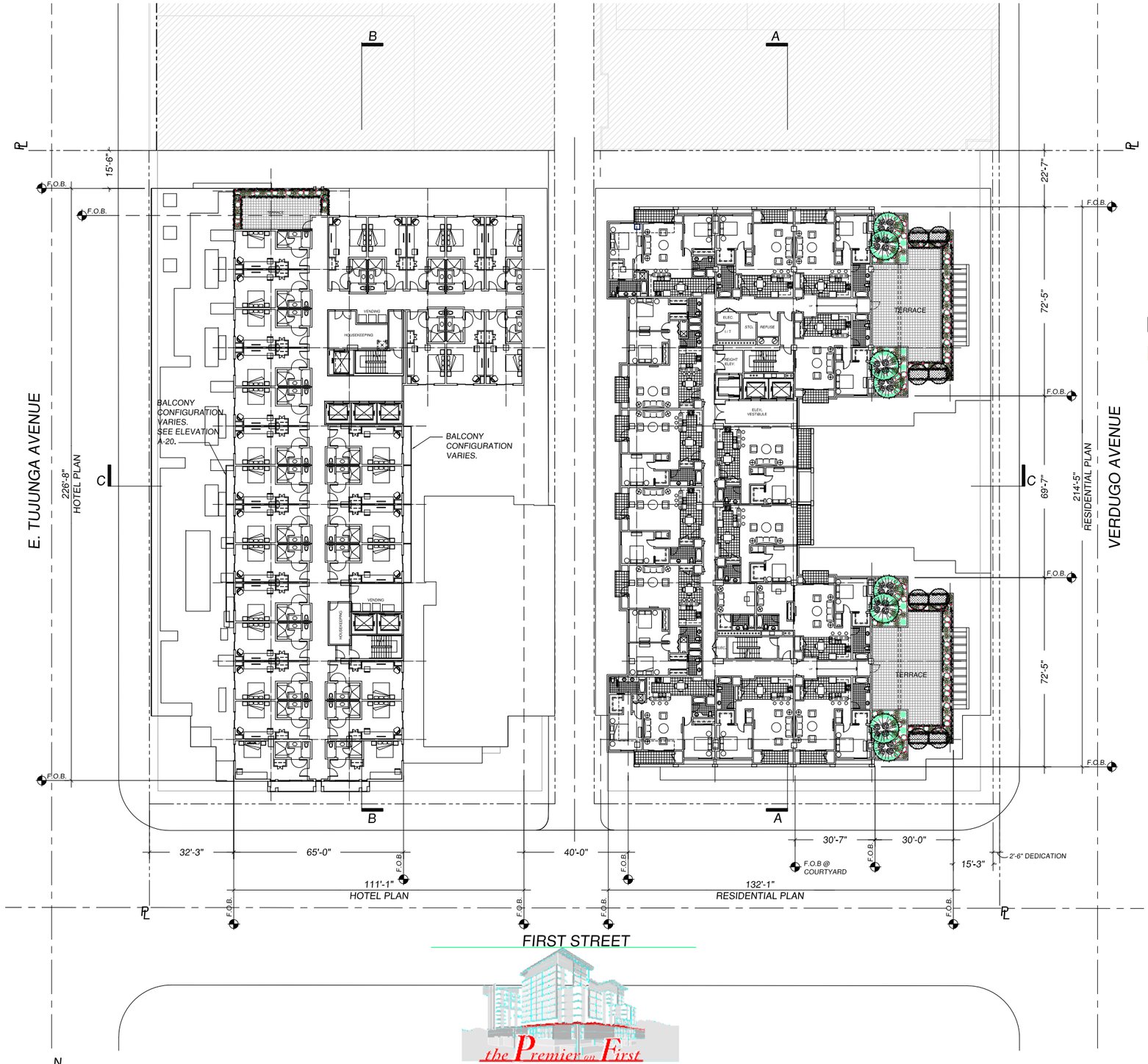
the Premier on First

HOTEL • 2nd - 5th LEVEL • RESIDENTIAL

A-10 DESIGN REVIEW SUBMITTAL 01/06/17 A-10

0 10 20 40 80

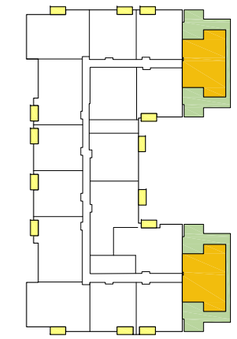
CUSUMANO REAL ESTATE GROUP



HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-7TH FLOOR)	
ROOMS	29
TOTAL	56
PENTHOUSE (8TH & 9TH FLOOR)	
ROOMS	14 & 15
TOTAL	29
GRAND TOTAL	230

PRIVATE & COMMON AREA OPEN SPACE



PRIVATE OPEN SPACE: 700 SF
14 UNITS / 700 SF = (50 SF PER UNIT)

ACCESSIBLE COMMON AREA / OPEN SPACE: 4,891 SF *

* LANDSCAPE AREA 36.0%: 1,760 SF

RESIDENTIAL UNITS

PODIUM LEVEL (18 UNITS)	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16

TYPICAL LEVEL (2ND - 5TH) (18 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	48
1 BEDRM + OFFICE	(1,100sf -1,150sf)	8
2 BEDRM	(1,140sf -1,150sf)	16
TOTAL		72

6TH LEVEL (14 UNITS)		
1 BEDRM	(830sf - 880sf)	8
1 BEDRM + OFFICE	(1,100sf -1,150sf)	2
2 BEDRM	(1,140sf -1,150sf)	4
TOTAL		14

7TH - 9TH LEVEL (14 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	24
1 BEDRM + OFFICE	(1,100sf -1,150sf)	6
2 BEDRM	(1,140sf -1,150sf)	12
TOTAL		42

PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,702sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 3,060sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		10

GRAND TOTAL 154

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

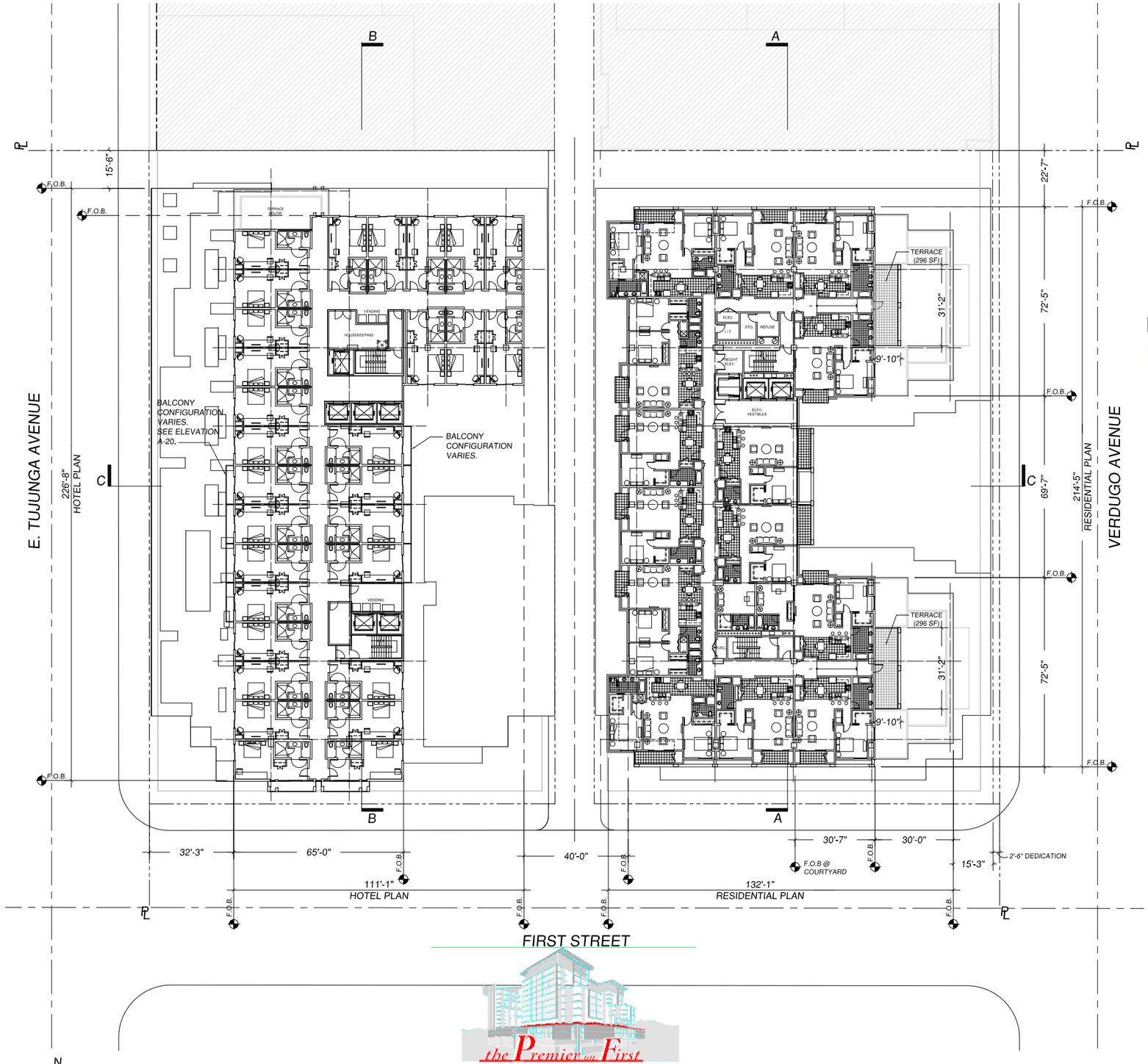
the Premier on First

HOTEL • 6th LEVEL • RESIDENTIAL

A-11 DESIGN REVIEW SUBMITTAL 01/06/17 A-11

0 10 20 40 80

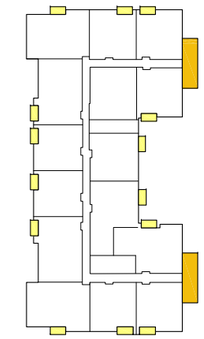
CUSUMANO REAL ESTATE GROUP



HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-7TH FLOOR)	
ROOMS	29
TOTAL	56
PENTHOUSE (8TH & 9TH FLOOR)	
ROOMS	14 & 15
TOTAL	29
GRAND TOTAL	230

PRIVATE & COMMON AREA OPEN SPACE



LEVELS 7 - 9 PRIVATE OPEN SPACE: 42 UNITS / 2,100 SF =	2,100 SF (50 SF PER UNIT)
LEVEL 7-9 COMMON OPEN SPACE: 3 LEVELS / 1,776 SF =	1,776 SF (592 SF PER LEVEL)

RESIDENTIAL UNITS

PODIUM LEVEL (18 UNITS)	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16

TYPICAL LEVEL (2ND - 5TH) (18 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	48
1 BEDRM + OFFICE	(1,100sf -1,150sf)	8
2 BEDRM	(1,140sf -1,150sf)	16
TOTAL		72

6TH LEVEL (14 UNITS)		
1 BEDRM	(830sf - 880sf)	8
1 BEDRM + OFFICE	(1,100sf -1,150sf)	2
2 BEDRM	(1,140sf -1,150sf)	4
TOTAL		14

7TH - 9TH LEVEL (14 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	24
1 BEDRM + OFFICE	(1,100sf -1,150sf)	6
2 BEDRM	(1,140sf -1,150sf)	12
TOTAL		42

PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,702sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 3,060sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		10
GRAND TOTAL		154

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

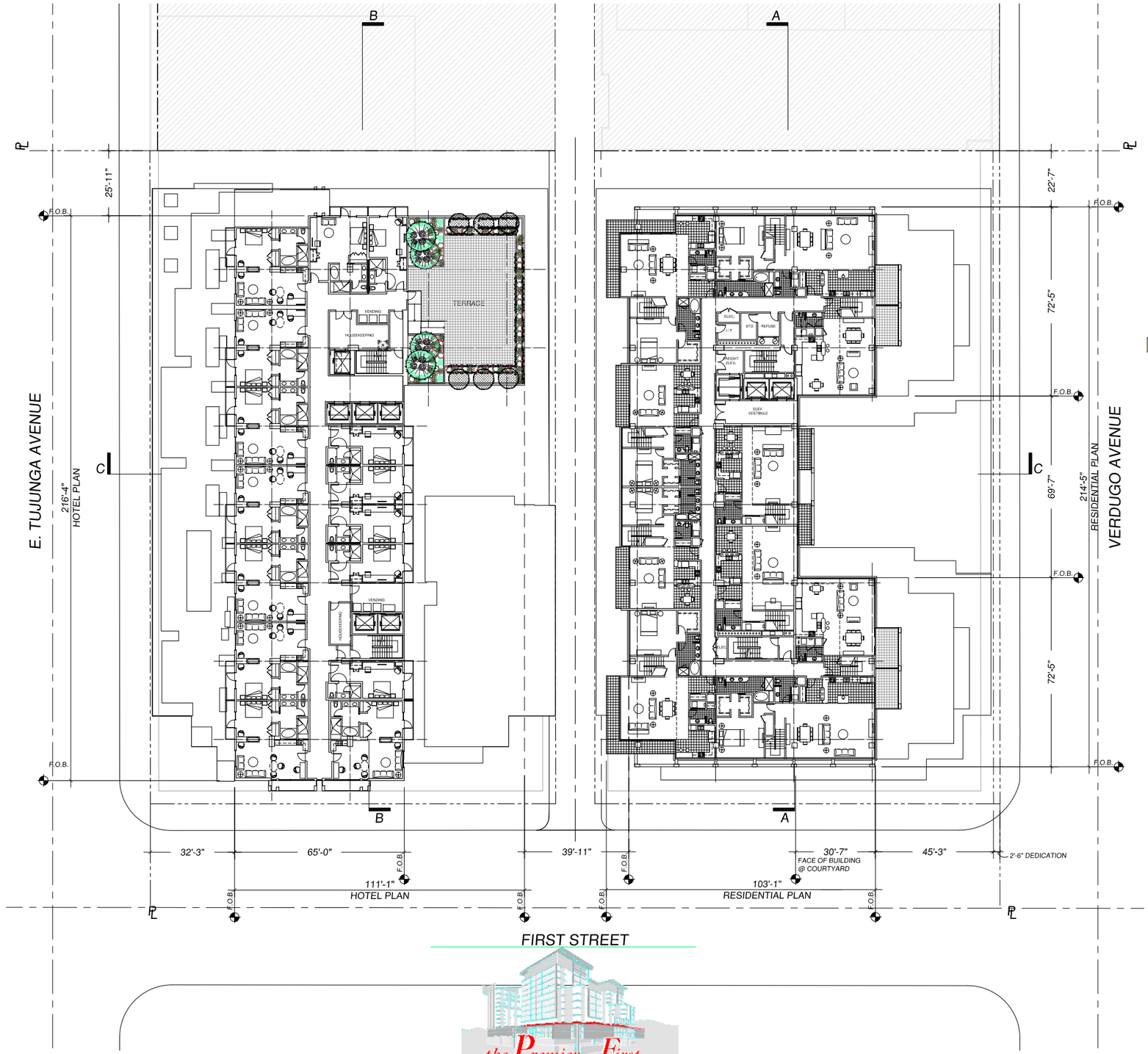
N

HOTEL • **7th LEVEL** (8th, 9th Sim.) • RESIDENTIAL

A-12 DESIGN REVIEW SUBMITTAL 01/06/17 A-12

0 10 20 40 80

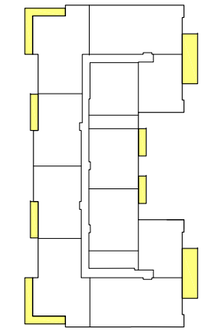
CUSUMANO REAL ESTATE GROUP



HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-7TH FLOOR)	
ROOMS	29
TOTAL	56
PENTHOUSE (8TH & 9TH FLOOR)	
ROOMS	14 & 15
TOTAL	29
GRAND TOTAL	230

PRIVATE OPEN SPACE



PENTHOUSE + LOFT LEVEL PRIVATE OPEN SPACES: 1,797 SF
10 UNITS / 1,797 SF = 180 SF / UNIT

RESIDENTIAL UNITS

PODIUM LEVEL (18 UNITS)	area	number
1 BEDRM	(830sf - 880sf)	
2 BEDRM	(1,140sf - 1,150sf)	
TOTAL		16
TYPICAL LEVEL (2ND - 5TH) (18 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	
1 BEDRM + OFFICE	(1,100sf -1,150sf)	
2 BEDRM	(1,140sf -1,150sf)	
TOTAL		72
6TH LEVEL (14 UNITS)		
1 BEDRM	(830sf - 880sf)	8
1 BEDRM + OFFICE	(1,100sf -1,150sf)	2
2 BEDRM	(1,140sf -1,150sf)	4
TOTAL		14
7TH - 9TH LEVEL (14 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	24
1 BEDRM + OFFICE	(1,100sf -1,150sf)	6
2 BEDRM	(1,140sf -1,150sf)	12
TOTAL		42
PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,702sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 3,060sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		10
GRAND TOTAL		154

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

HOTEL • (9th, 8th Sim.) **PENTHOUSE LEVEL** (10th) • RESIDENTIAL

A-13 DESIGN REVIEW SUBMITTAL 01/06/17 A-13

0 10 20 40 80

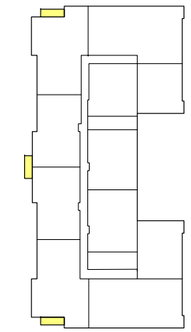
CUSUMANO REAL ESTATE GROUP

*ALTERNATE USE TO SKY RESTAURANT

HOTEL ROOMS

PODIUM LEVEL	
ROOMS	23
TOTAL	23
LOWER LEVELS (2ND-5TH FLOOR)	
ROOMS	30
TOTAL	120
UPPER LEVELS (6TH-7TH FLOOR)	
ROOMS	29
TOTAL	56
PENTHOUSE (8TH & 9TH FLOOR)	
ROOMS	14 & 15
TOTAL	29
GRAND TOTAL	230

PRIVATE OPEN SPACE



PENTHOUSE + LOFT LEVEL PRIVATE OPEN SPACES: 1,797 SF
10 UNITS / 1,797 SF = 180 SF / UNIT

RESIDENTIAL UNITS

PODIUM LEVEL (18 UNITS)	area	number
1 BEDRM	(830sf - 880sf)	12
2 BEDRM	(1,140sf - 1,150sf)	4
TOTAL		16

TYPICAL LEVEL (2ND - 5TH) (18 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	48
1 BEDRM + OFFICE	(1,100sf -1,150sf)	8
2 BEDRM	(1,140sf -1,150sf)	16
TOTAL		72

6TH LEVEL (14 UNITS)		
1 BEDRM	(830sf - 880sf)	8
1 BEDRM + OFFICE	(1,100sf -1,150sf)	2
2 BEDRM	(1,140sf -1,150sf)	4
TOTAL		14

7TH - 9TH LEVEL (14 UNITS / LEVEL)		
1 BEDRM	(830sf - 880sf)	24
1 BEDRM + OFFICE	(1,100sf -1,150sf)	6
2 BEDRM	(1,140sf -1,150sf)	12
TOTAL		42

PENTHOUSE LEVEL		
1 - LOFT BEDRM	(1,702sf)	2
1 - LOFT BEDRM + OFFICE	(1,800sf -1,860sf)	2
2 BEDRM + LOFT BEDRM	(2,690sf - 3,060sf)	4
2 BEDRM + LOFT OFFICE	(2,125sf)	2
TOTAL		10

GRAND TOTAL	154

DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.

2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM
COPYRIGHT © 2016

HOTEL • (10th) CONF. RMS. • PENTHOUSE (LOFT) • RESIDENTIAL

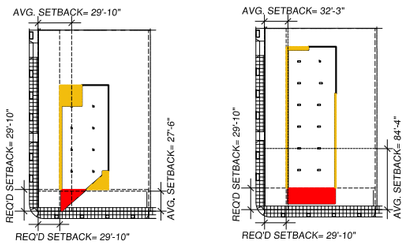
0 10 20 40 80

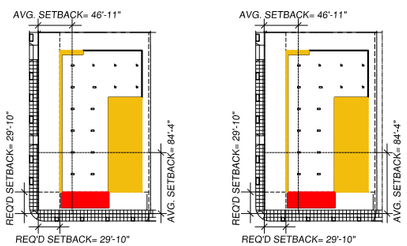
A-14 DESIGN REVIEW SUBMITTAL 01/06/17 A-14

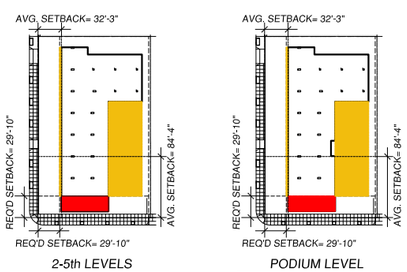
CUSUMANO REAL ESTATE GROUP

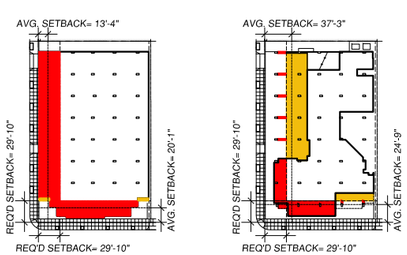
AVERAGE SETBACKS

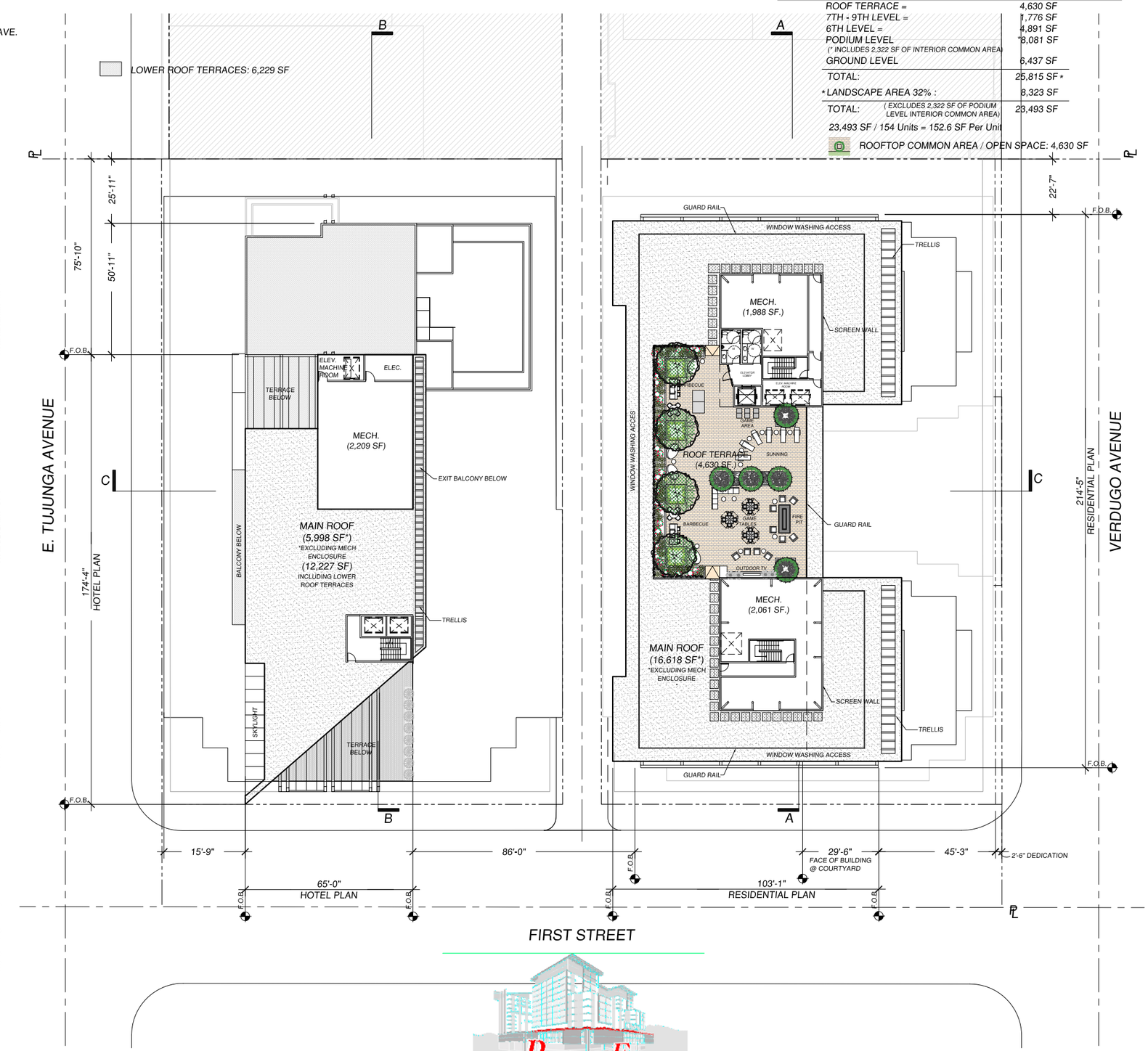
	HEIGHT	1ST ST.	TUJUNGA AVE.
GROUND	0 - 15'	24'-9"	37'-3"
CONF. & B.O.H.	15' - 39'	20'-1"	13'-4"
PODIUM	39' - 49'	84'-4"	32'-3"
2-5th LEVELS	49' - 89'	84'-4"	32'-3"
6th LEVEL	89' - 99'	84'-4"	46'-11"
7th LEVEL	99' - 109'	84'-4"	46'-11"
8-9th LEVELS	109' - 134'	84'-4"	32'-3"
CONF. ROOMS.	134' - 149'	27'-6"	29'-10"











ACCESSIBLE COMMON AREA / OPEN SPACE

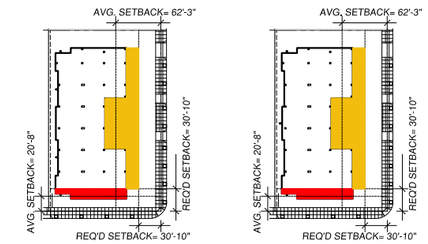
ROOF TERRACE =	4,630 SF
7TH - 9TH LEVEL =	1,776 SF
6TH LEVEL =	4,891 SF
PODIUM LEVEL	*8,081 SF
(* INCLUDES 2,322 SF OF INTERIOR COMMON AREA)	
GROUND LEVEL	6,437 SF
TOTAL:	25,815 SF *
* LANDSCAPE AREA 32% :	8,323 SF
TOTAL: (EXCLUDES 2,322 SF OF PODIUM LEVEL INTERIOR COMMON AREA)	23,493 SF

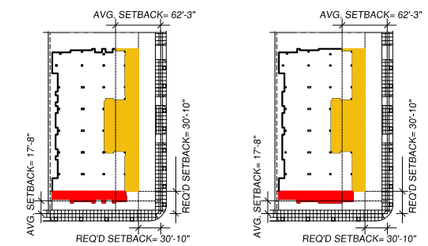
23,493 SF / 154 Units = 152.6 SF Per Unit

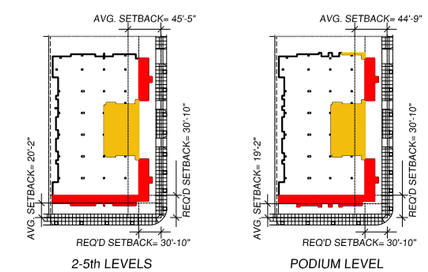
ROOFTOP COMMON AREA / OPEN SPACE: 4,630 SF

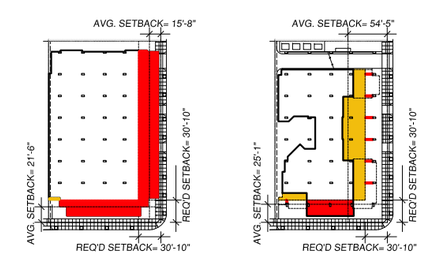
AVERAGE SETBACKS

	HEIGHT	1ST ST.	TUJUNGA AVE.
GROUND	0 - 20'	25'-1"	54'-5"
PARKING +1 & +2	20' - 44'	21'-6"	15'-8"
PODIUM	44' - 54'	19'-2"	44'-9"
2-5th LEVELS	54' - 84'	20'-2"	45'-5"
6th LEVEL	84' - 94'	17'-8"	62'-3"
7th- 9th LEVELS	94' - 134'	17'-8"	62'-3"
PENTHOUSE	134' - 154'	20'-8"	62'-3"









DCA
DANIEL CHUDNOVSKY, A.I.A. ARCHITECTS, INC.
2566 S. OVERLAND AVENUE, SUITE 640, LOS ANGELES, CA 90064
DCAARCHITECT.COM

COPYRIGHT © 2016

the Premier on First

HOTEL • ROOF - ROOF TERRACE • RESIDENTIAL

A-15 DESIGN REVIEW SUBMITTAL 01/06/17 A-15

0 10 20 40 80

CUSUMANO REAL ESTATE GROUP