

REVISIONS	DATE
GENERAL REVS	7/3/12
PROGRESS SET	8/3/12

BUILDING 'A' PARKING SPACES REQUIRED					
	AREA (S.F.)	NUMBER OF UNITS	PARKING RATIO	REQD. SPACES	ACCESSIBLE SPACES
RESIDENTIAL PARKING					
STUDIO		25	1	25	
1 BEDROOM		61	1	61	
2 BEDROOM		186	2	372	
3 BEDROOM		15	2	30	
TOTAL	261,318	287		488	287 x 2% 6
COMMERCIAL / RETAIL PARKING					
REQUIRED PARKING	5,529		41,000 S.F.	22	1
172 ADDITIONAL NONREQUIRED					1
TOTAL				510	8(2-VAN)

BUILDING 'A' PARKING PROVIDED - SUMMARY BY FLOOR					
	ACCESSIBLE	STANDARD DIRECT	COMPACT TANDEM	COMPACT DIRECT	TOTAL STALLS
LEVEL P-2					208
LEVEL P-1					162
FIRST FLOOR					157
TOTAL					527

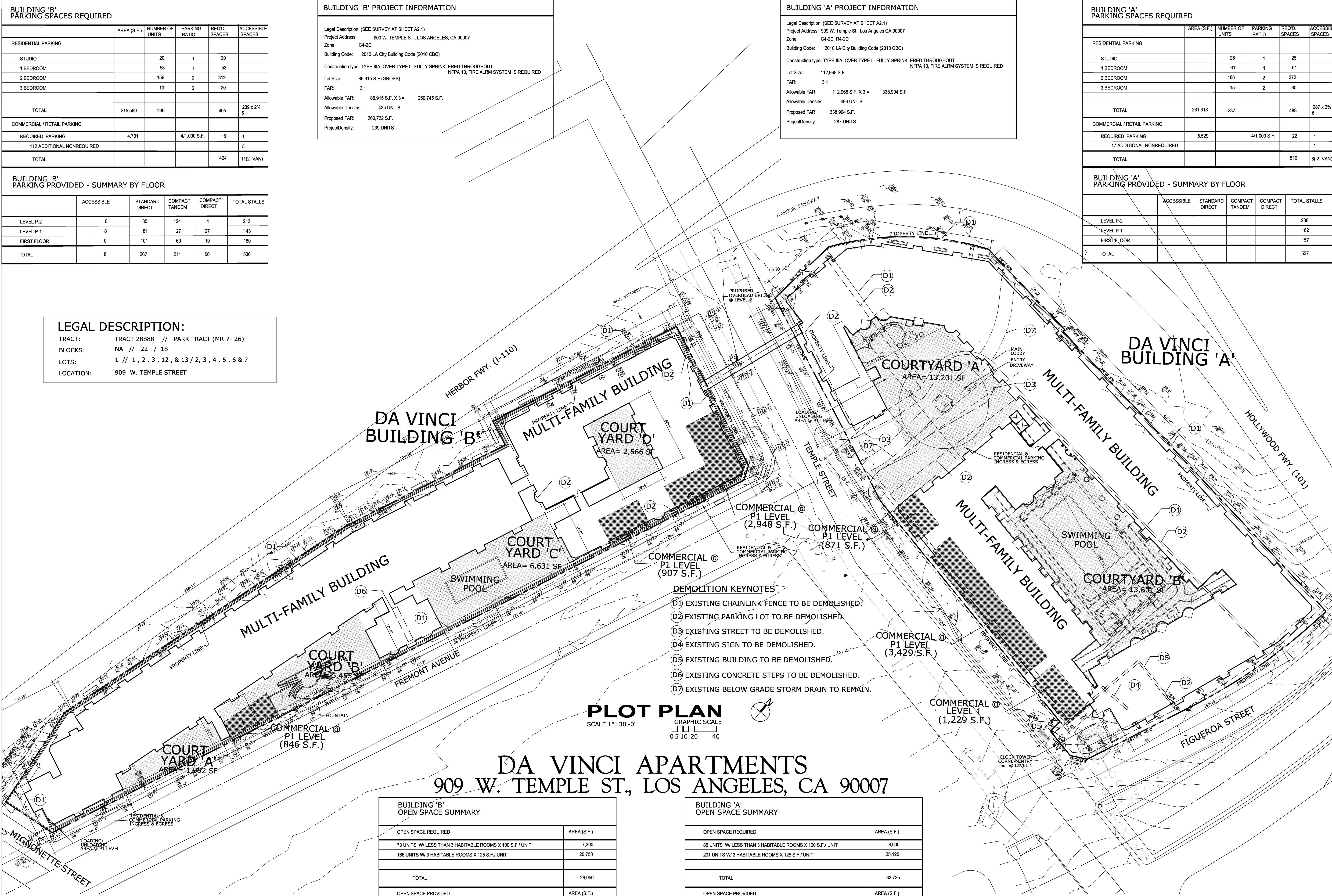
BUILDING 'A' PROJECT INFORMATION	
Legal Description:	(SEE SURVEY AT SHEET A2.1)
Project Address:	909 W. Temple St., Los Angeles CA 90007
Zone:	C4-2D, R4-2D
Building Code:	2010 LA City Building Code (2010 CBC)
Construction type:	TYPE IIIA OVER TYPE I - FULLY SPRINKLERED THROUGHOUT
Lot Size:	112,968 S.F.
FAR:	3.1
Allowable FAR:	112,968 S.F. X 3 = 338,904 S.F.
Allowable Density:	496 UNITS
Proposed FAR:	338,904 S.F.
Project Density:	287 UNITS

BUILDING 'B' PROJECT INFORMATION	
Legal Description:	(SEE SURVEY AT SHEET A2.1)
Project Address:	900 W. Temple St., Los Angeles, CA 90007
Zone:	C4-2D
Building Code:	2010 LA City Building Code (2010 CBC)
Construction type:	TYPE IIIA OVER TYPE I - FULLY SPRINKLERED THROUGHOUT
Lot Size:	86,915 S.F. (GROSS)
FAR:	3.1
Allowable FAR:	86,915 S.F. X 3 = 260,745 S.F.
Allowable Density:	435 UNITS
Proposed FAR:	260,722 S.F.
Project Density:	239 UNITS

BUILDING 'B' PARKING SPACES REQUIRED					
	AREA (S.F.)	NUMBER OF UNITS	PARKING RATIO	REQD. SPACES	ACCESSIBLE SPACES
RESIDENTIAL PARKING					
STUDIO		20	1	20	
1 BEDROOM		53	1	53	
2 BEDROOM		156	2	312	
3 BEDROOM		10	2	20	
TOTAL	215,569	239		405	239 x 2% 5
COMMERCIAL / RETAIL PARKING					
REQUIRED PARKING	4,701		41,000 S.F.	19	1
112 ADDITIONAL NONREQUIRED					5
TOTAL				424	11(2-VAN)

BUILDING 'B' PARKING PROVIDED - SUMMARY BY FLOOR					
	ACCESSIBLE	STANDARD DIRECT	COMPACT TANDEM	COMPACT DIRECT	TOTAL STALLS
LEVEL P-2	0	85	124	4	213
LEVEL P-1	8	81	27	27	143
FIRST FLOOR	0	101	60	19	180
TOTAL	8	267	211	50	536

LEGAL DESCRIPTION:
TRACT: TRACT 28888 // PARK TRACT (MR 7- 26)
BLOCKS: NA // 22 / 18
LOTS: 1 // 1, 2, 3, 12, & 13 / 2, 3, 4, 5, 6 & 7
LOCATION: 909 W. TEMPLE STREET



PLOT PLAN
SCALE 1"=30'-0"
GRAPHIC SCALE
0 5 10 20 40

DA VINCI APARTMENTS 909 W. TEMPLE ST., LOS ANGELES, CA 90007

BUILDING 'B' OPEN SPACE SUMMARY	
OPEN SPACE REQUIRED	AREA (S.F.)
73 UNITS W/ LESS THAN 3 HABITABLE ROOMS X 100 S.F./ UNIT	7,300
166 UNITS W/ 3 HABITABLE ROOMS X 125 S.F./ UNIT	20,750
TOTAL	28,050
OPEN SPACE PROVIDED	AREA (S.F.)
PRIVATE OPEN SPACE = 239 UNITS @ 50 S.F. EA.	11,950
COURTYARD 'A'	1,992
COURTYARD 'B'	5,455
COURTYARD 'C'	6,631
COURTYARD 'D'	2,566
COMMON AREA	6,608
TOTAL	35,202

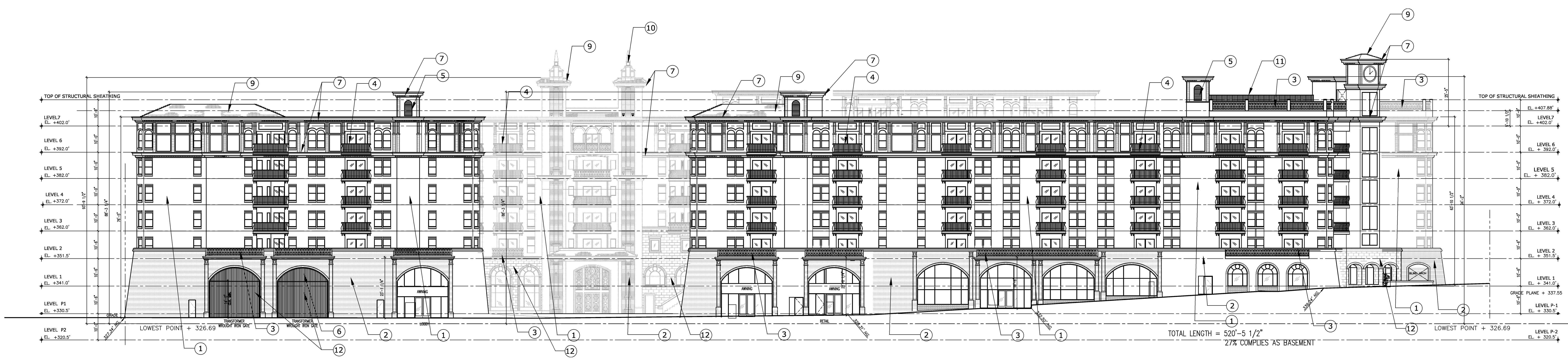
BUILDING 'A' OPEN SPACE SUMMARY	
OPEN SPACE REQUIRED	AREA (S.F.)
86 UNITS W/ LESS THAN 3 HABITABLE ROOMS X 100 S.F./ UNIT	8,600
201 UNITS W/ 3 HABITABLE ROOMS X 125 S.F./ UNIT	25,125
TOTAL	33,725
OPEN SPACE PROVIDED	AREA (S.F.)
PRIVATE OPEN SPACE = 287 UNITS @ 50 S.F. EA.	14,350
COURTYARD 'A'	13,201
COURTYARD 'B'	13,801
BASKETBALL COURT	8,579
TOTAL	49,731

BUILDING 'A' BUILDING HEIGHT CALCULATION	
Grade plane Calculation:	
North Side: 328.32 + 327.73 = 327.02	
East Side: 320.86 + 321.95 + 323.1 + 324.23 + 325.81 = 323.15	
South Side: 320.66 + 325.0 + 334.0 + 342.0 = 330.42	
West Side: 342.0 + 347.2 + 346.0 + 345.0 + 327.73 = 341.58	
Grade Plane: 327.02 + 323.15 + 330.42 + 341.58 = 330.54	
Max. Bldg. Ht: 75 FT TO THE ROOF SHEATHING - MAXIMUM STORIES ALLOWED = 5 STORIES TYPE III - 1 HOUR OVER 1 STOREY TYPE I (4 STORIES MAX. INCREASE TO 5 STORIES DUE TO NFPA 13 SPRINKLER SYSTEM THROUGHOUT USED TO INCREASE THE NUMBER OF ALLOWABLE STORIES)	

BUILDING 'B' BUILDING HEIGHT CALCULATION	
Grade plane Calculation:	
North Side: 328.32 + 327.73 = 327.02	
East Side: 320.86 + 321.95 + 323.1 + 324.23 + 325.81 = 323.15	
South Side: 320.66 + 325.0 + 334.0 + 342.0 = 330.42	
West Side: 342.0 + 347.2 + 346.0 + 345.0 + 327.73 = 341.58	
Grade Plane: 327.02 + 323.15 + 330.42 + 341.58 = 330.54	
Max. Bldg. Ht: 75 FT TO THE ROOF SHEATHING - MAXIMUM STORIES ALLOWED = 5 STORIES TYPE III - 1 HOUR OVER 1 STOREY TYPE I (4 STORIES MAX. INCREASE TO 5 STORIES DUE TO NFPA 13 SPRINKLER SYSTEM THROUGHOUT USED TO INCREASE THE NUMBER OF ALLOWABLE STORIES)	

NELSON/BOVIN-ARCHITECTS
21066 COLINA DR., TOPANCA, CALIFORNIA 90290 (310) 455-1834
19439 ONWARD ST., TARZANA, CALIFORNIA 91356 (818) 881-5759

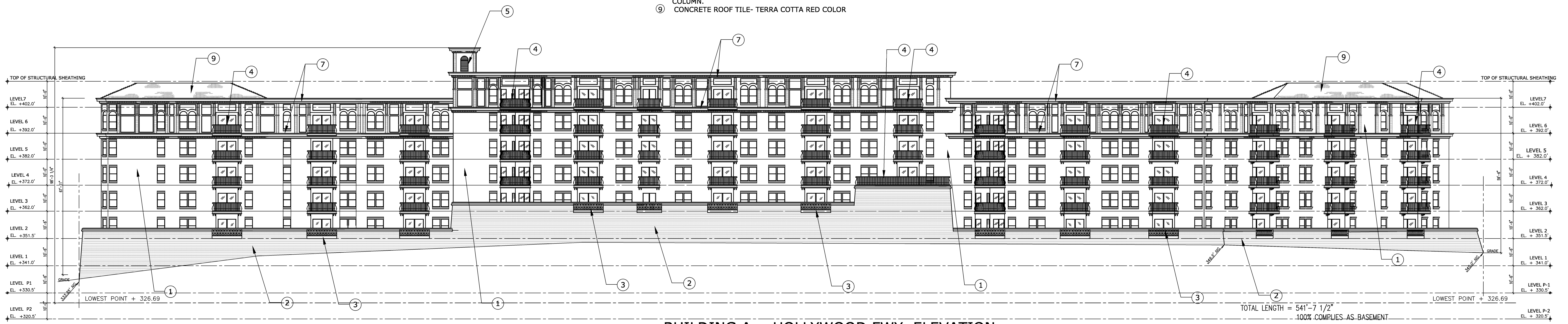
DAVINCI APARTMENTS
BUILDING 'A'
909 WEST TEMPLE STREET, LOS ANGELES, CA
FOR G.H. PALMIER ASSOCIATES



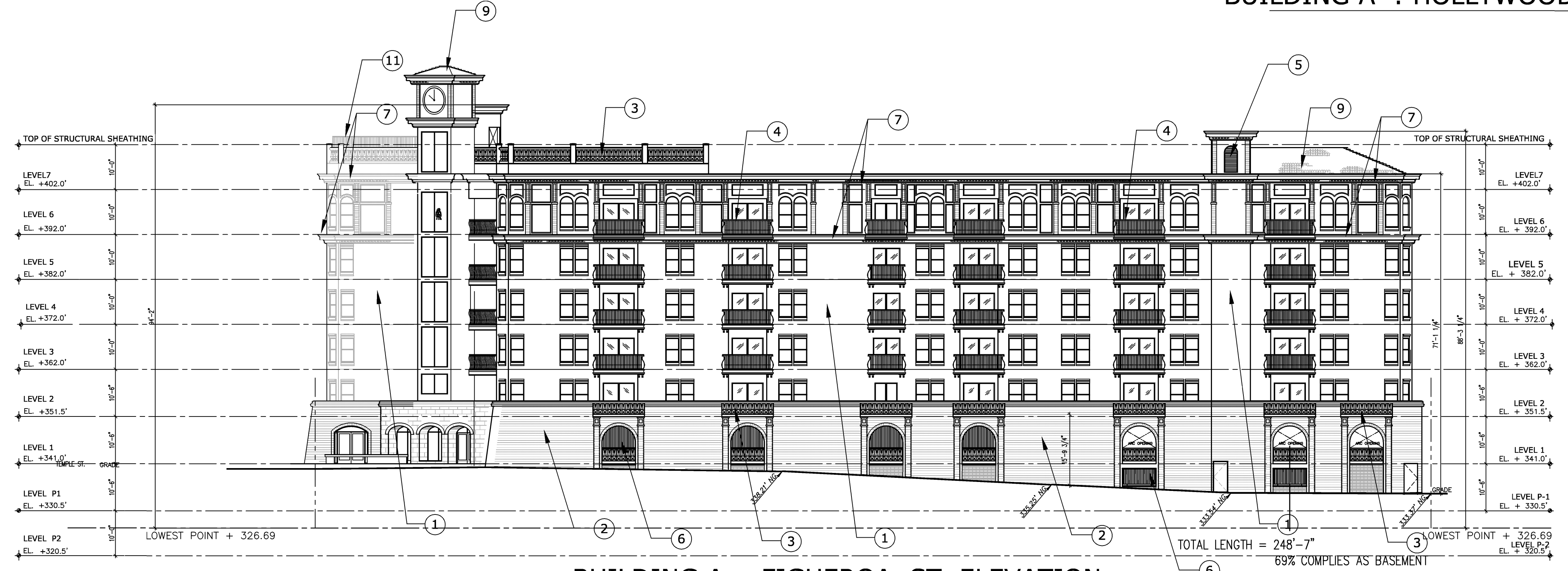
BUILDING A : TEMPLE ST. ELEVATION 1
 SCALE 1/16"=1'-0"

LEGAL DESCRIPTION:
 TRACT: TRACT 28888 // PARK TRACT (MR 7- 26)
 BLOCKS: NA // 22 / 18
 LOTS: 1 // 1, 2, 3, 12, & 13 / 2, 3, 4, 5, 6 & 7
 LOCATION: 909 W. TEMPLE STREET

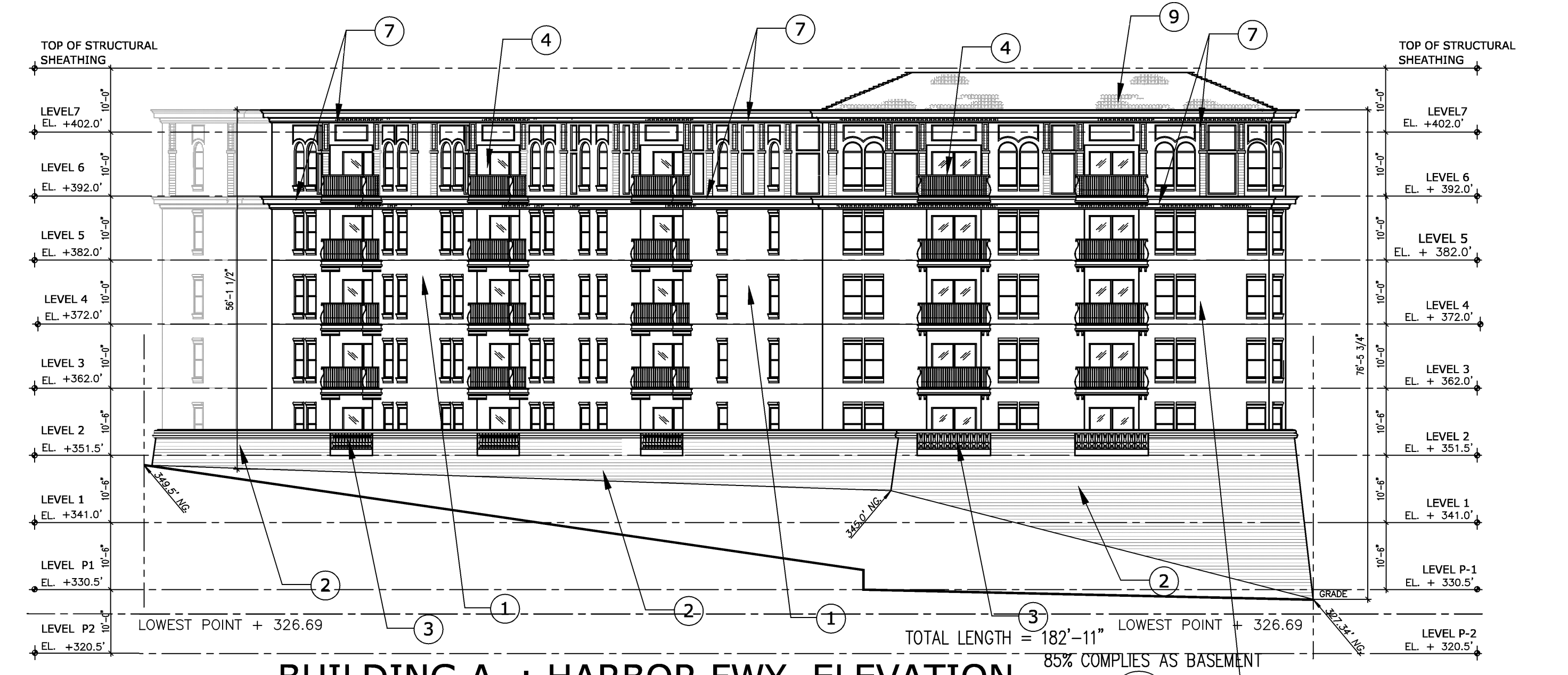
- ELEVATION KEYNOTES**
- 1 CEMENT PLASTER-OFF WHITE COLOR
 - 2 VENEER BRICK - BRICK RED/TAN MIX WITH PRECAST CONCRETE BALLUSTRADE WITH PRECAST CONCRETE CAP- ACCENT TAN COLOR
 - 3 WROUGHT IRON RAILING - PAINTED BRONZE COLOR
 - 4 PAINTED METAL LOUVER- BRICK RED
 - 5 WROUGHT IRON GRILL- BRONZE COLOR
 - 6 FOAM SHAPE WITH PLASTER FINISH OVER
 - 7 PC (HEIGHT AS NOTED ON ELEVATIONS) PRECAST COLUMN.
 - 8 CONCRETE ROOF TILE- TERRA COTTA RED COLOR
 - 9 METAL SPIRE- ACCENT TAN COLOR
 - 10 5'-0" HIGH DECORATIVE SECURITY GATE AND GRILL-PAINTED BRONZE COLOR
 - 11 OVERHEAD WROUGHT IRON GATE WITH 3'-0" PEDESTRIAN GATE.- PAINTED BRONZE COLOR
 - 12 1-1/2" FOAM OVER BROWNCOAT WITH FINISH PLASTER ACCENT TAN COLOR



BUILDING A : HOLLYWOOD FWY. ELEVATION



BUILDING A : FIGUEROA ST. ELEVATION 4
 SCALE 1/16"=1'-0"

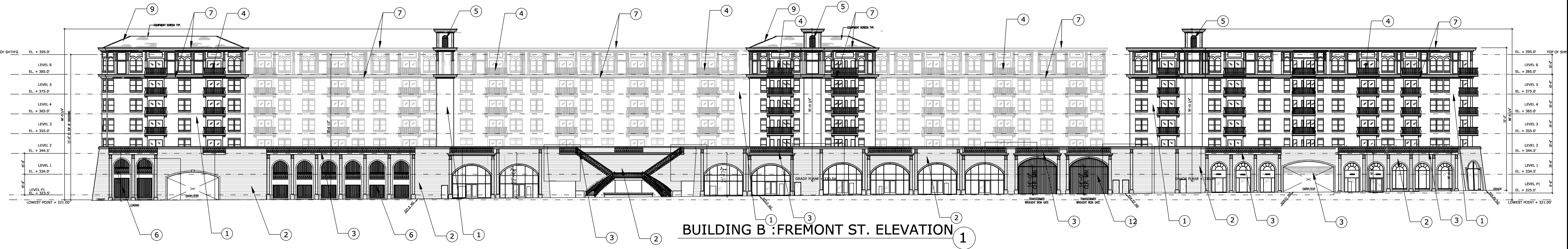


BUILDING A : HARBOR FWY. ELEVATION 3
 SCALE 1/16"=1'-0"

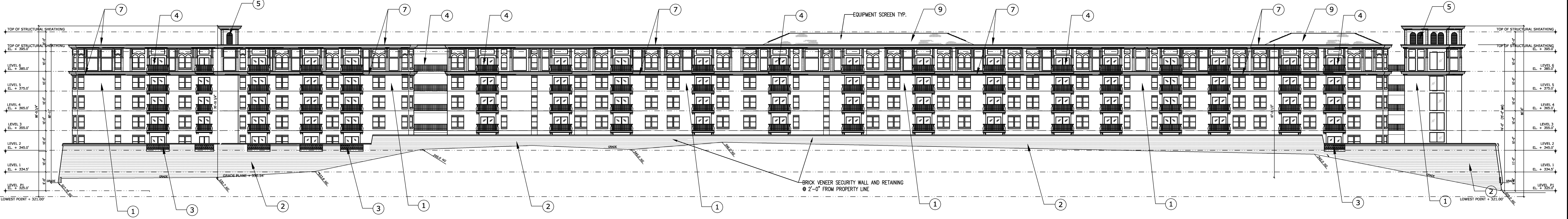
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DAVINCI APARTMENTS
 BUILDING 'A'
 909 WEST TEMPLE STREET, LOS ANGELES, CA
 FOR G.H. PALMER ASSOCIATES

DATE: FEBRUARY 01, 2012
 SCALE: AS SHOWN
 JOB NO: 12-102
 SHEET:



BUILDING B : FREMONT ST. ELEVATION 1



BUILDING B : HARBOR FWY. ELEVATION 2

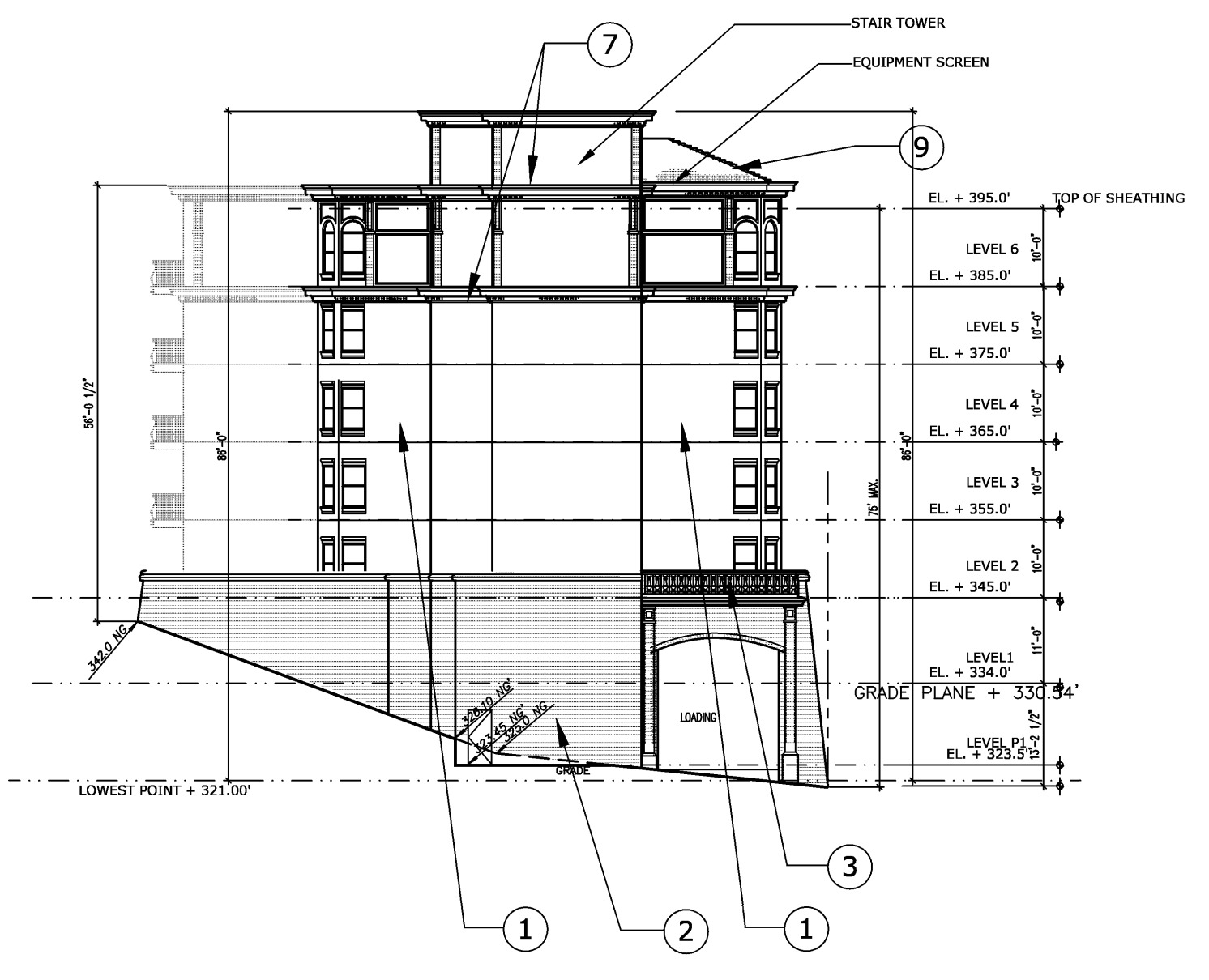
SCALE 1"=20'-0"

ELEVATION KEYNOTES

- 1 CEMENT PLASTER-OFF WHITE COLOR
- 2 VENEER BRICK - BRICK RED/TAN MIX
- 3 PRECAST CONCRETE BALLUSTRADE WITH PRECAST CONCRETE CAP- ACCENT TAN COLOR
- 4 WROUGHT IRON RAILING - PAINTED BRONZE COLOR
- 5 PAINTED METAL LOUVER- BRICK RED
- 6 WROUGHT IRON GRILL- BRONZE COLOR
- 7 FOAM SHAPE WITH PLASTER FINISH OVER
- 8 PC (HEIGHT AS NOTED ON ELEVATIONS) PRECAST COLUMN.
- 9 CONCRETE ROOF TILE- TERRA COTTA RED COLOR
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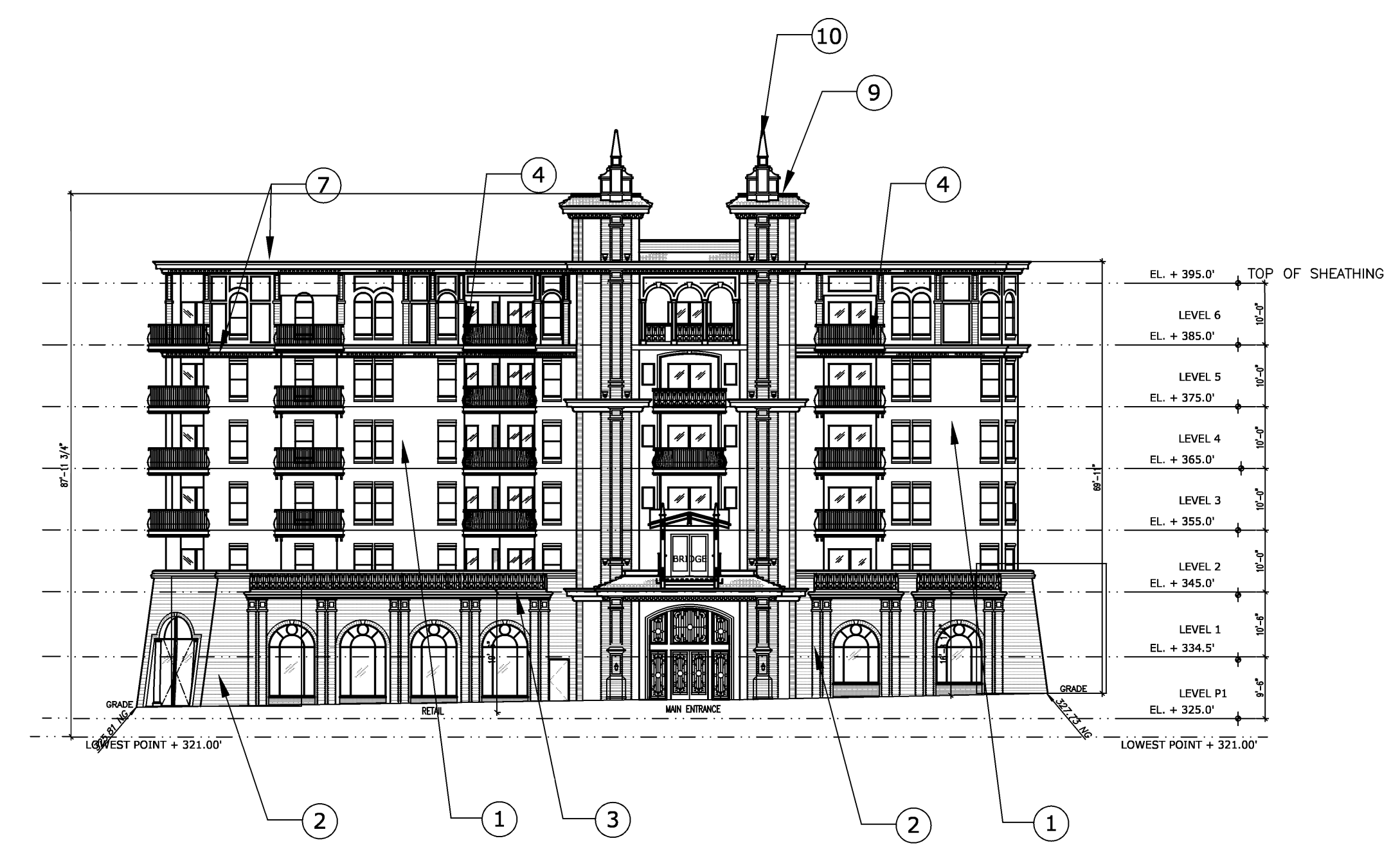
LEGAL DESCRIPTION:

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 LOTS: 1 // 1, 2, 3, 12, & 13 / 2, 3, 4, 5, 6 & 7
 LOCATION: 909 W. TEMPLE STREET



BUILDING B : TEMPLE ST. ELEVATION 4

SCALE 1"=20'-0"



BUILDING B : MIGNONETTE ST. ELEVATION 3

SCALE 1"=20'-0"