

# 8TH & FIGUEROA

06/03/2019



EXHIBIT "A"  
Page No. 1 of 21  
Case No. CP6-2016-1950-TPR-SPR

**Project Address:** 734-744 S. Figueroa St, Los Angeles CA 90017

**Zoning Classification:** Commercial zone C2-4D\_

**Dwelling Units Proposed:** Building 1 = 438 units  
Total = 438 units

**Unit Density Permitted:** Per the Greater Downtown Housing Incentive Area, LAMC Section 12.22-C,3(c), the maximum number of dwelling units or guest rooms permitted is not limited by the lot area.

<b>Area:</b>	<b>Lot Area (net)</b>	46,546	sqf
	<b>Lot Area (gross)</b>	50,335	sqf
	<b>Total Proposed Residential Floor Area</b>	387,449	sqf
	<b>Total Proposed Commercial Floor Area</b>	7,493	sqf
	<b>Miscellaneous</b>	29,548	sqf
	<b>Total Floor Area</b>	424,490	sqf

**Legal Description:** Floor Area Ratio Proposed (per gross lot area) 8.43 FAR  
The land referred to herein below is situated in the city of Los Angeles, in the county of Los Angeles, State of California, and is described as follows:

Parcel 1:

Lot 6 and part of lot 7 in block 30 of the Huber tract, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2 page 280 of miscellaneous records, in the office of the county recorder of said county, described as follows:

Beginning at the point of intersection of the northerly line of eighth street with the easterly line of Figueroa (formerly peal street), as said streets are shown on said map; thence northerly along the easterly line of Figueroa street 100 feet; thence easterly parallel with the northerly line of eight street, 165 feet, more or less, to the easterly line of said lot 7; thence southerly parallel with the easterly line of Figueroa street, 100 feet to the northerly line of eighth street; thence westerly along said northerly line, 165 feet, more or less, to the point of beginning.

Parcel 2:

The northeast 20 feet of lot 7 and the southwest 30 feet of lot 8 in block 30 of the Hubert tract, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2 page 280 of miscellaneous records, in the office of the county recorder of said county.

Parcel 3:

All of lots 9 and 10 and that portion of lot 8, all in block 30 of the Huber tract, in the city of Los Angeles, county of Los Angeles, State of California, as per map recorded in book 2 page 280 of miscellaneous records, in the office of the county recorder of said county, described as a whole as follows:

Beginning at a point on the southeasterly line of Figueroa Street, distant northeasterly thereon 150 feet from the northeasterly line of Eighth Street, as said streets are shown on said map of the Huber tract; thence northeasterly, along said Figueroa Street, to the most northerly corner of said lot 10; thence southeasterly along the northeasterly line of said lot 10, to the most easterly corner of said lot 10; thence southwesterly, along the southeasterly lines of said lots 10, 9 and 8, to a point on a line that is parallel with the northeasterly line of said eighth street and which passes the point of beginning; thence northwesterly, along said parallel line to the point of beginning.

**Residential Parking Required:**

Unit Type	Number	Car Parking Ratio	Car Parking Required
Studio	86	1 per unit	86
1 bed	258	1 per unit	258
2 bed	94	1.25 per unit	118
<b>Total</b>	<b>438</b>		<b>462</b>

**Total Parking Required / Provided: 462/505**

**Residential Bike Parking Required:** Bike Parking Required / Provided: 211/211

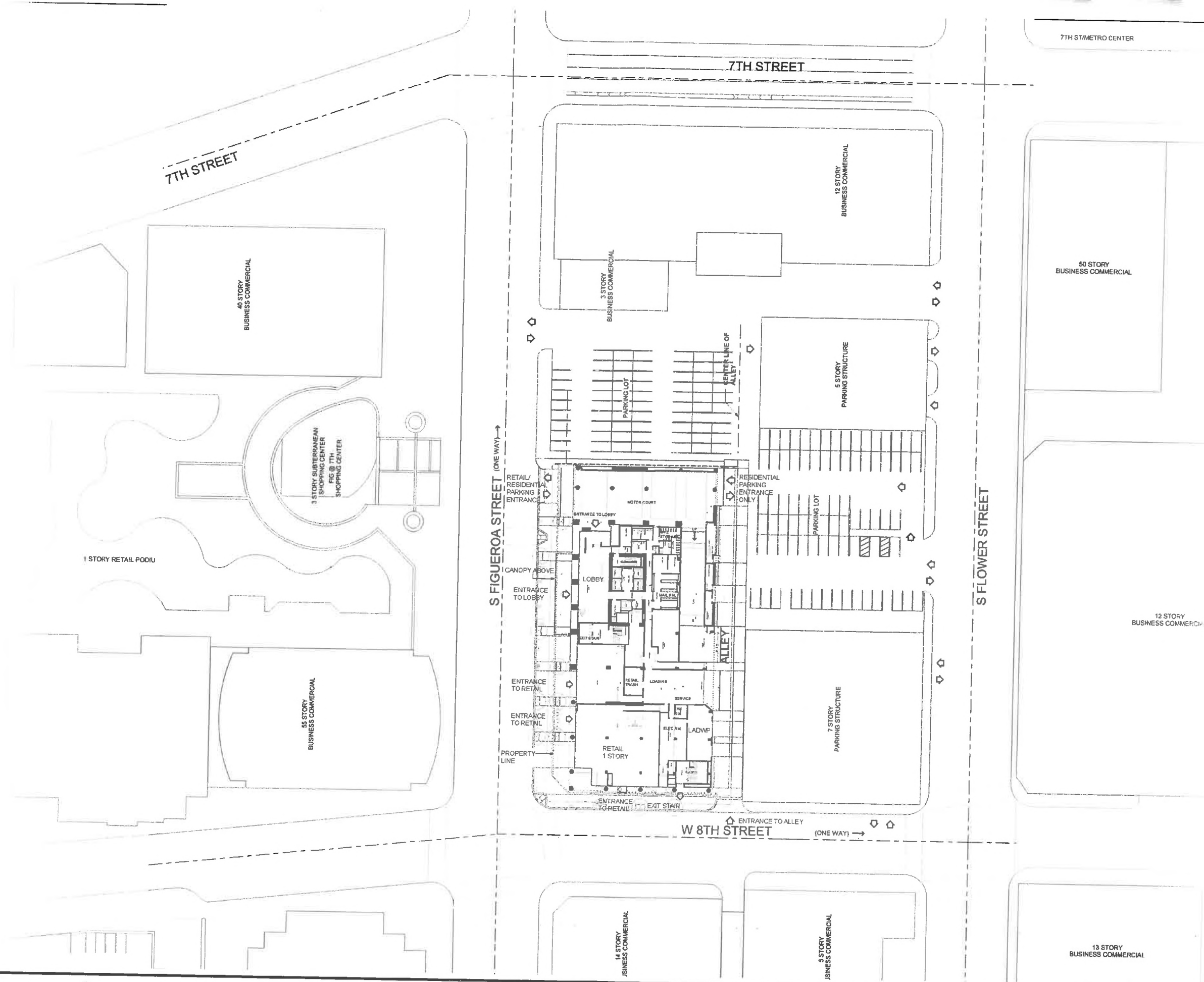
Short Term Bike Parking Required/ Provided = 18 / 18 Spaces  
Long Term Bike Parking Required/ Provided = 185 / 185 Spaces

**Commercial Bike Parking Required:** Retail 1 per 10,000 SF = 1 short term bike spaces  
Restaurant 1 per 2,000 SF = 3 short term bike spaces  
Retail 1 per 10,000 SF = 1 long term bike spaces  
Restaurant 1 per 2,000 SF = 3 long term bike spaces  
**Total Bike Parking Provided : 4 short term/ 4 long term**

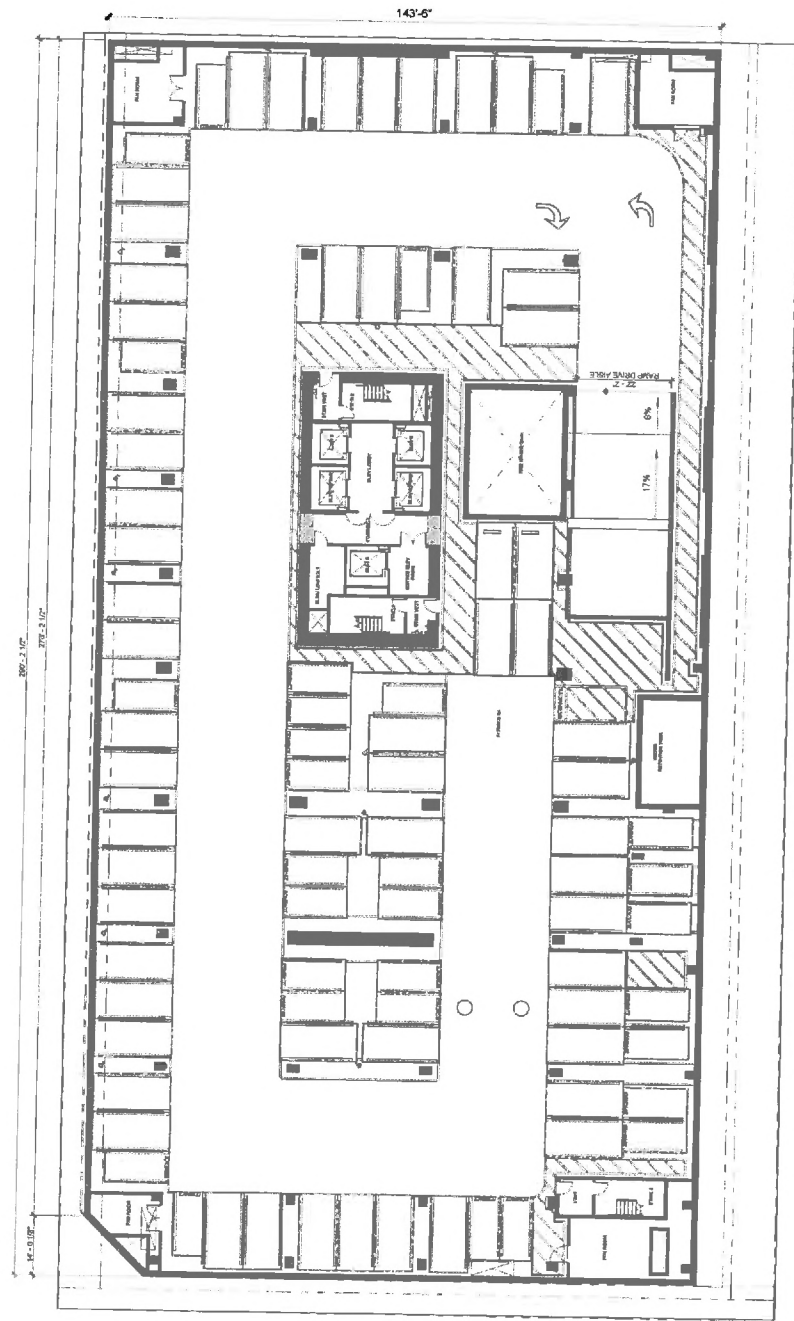
**Open Space:**

REQUIRED	UNIT COUNT	OPEN SPACE
Units with less than 3 habitable rooms (100 sf. Required per Unit)	344 Units	34,400 SF
Units with 3 habitable rooms (125 sf. Required per Unit)	94 Units	11,750 SF
<b>Total Open Space Required</b>	<b>438 Units</b>	<b>46,150 SF</b>
<b>Total Planted common area ( 25% min. of common open space) req.'d: 6,605 SF)</b>		
<b>Proposed</b>		
Level 1 Outdoor Common Open Space		3,243 SF
Level 5 Outdoor Landscape Roof Deck		20,611 SF
Level 5 Indoor Amenity		5,728 SF
Level 6-40 Outdoor Private Open Space		14,000 SF
Level 41 Outdoor Landscaped Roof Deck		2,568 SF
<b>Total 'Indoor' Common Open Space</b>		<b>5,728 SF</b>
<b>Total 'Outdoor' Common Open Space</b>		<b>26,422 SF</b>
<b>Total 'Private' Open Space</b>		<b>14,000 SF</b>
<b>Total Proposed Open Space</b>		<b>46,150 SF</b>

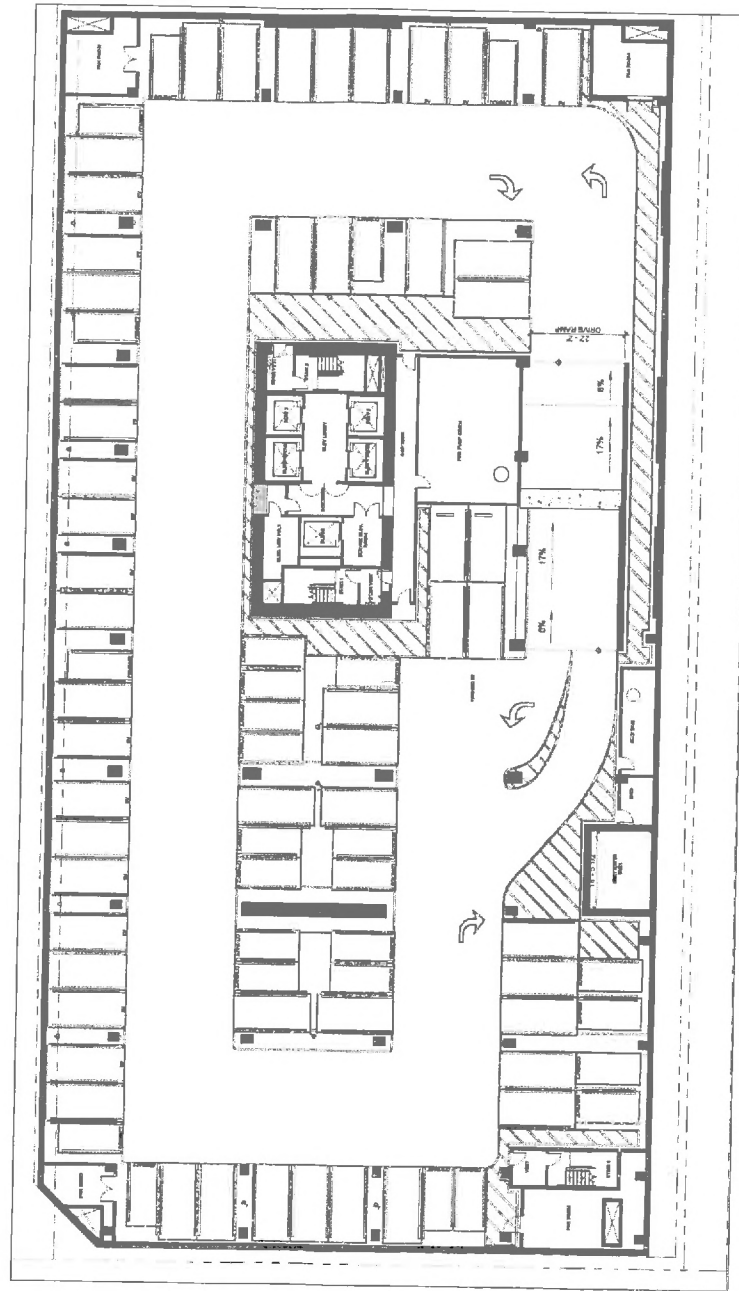
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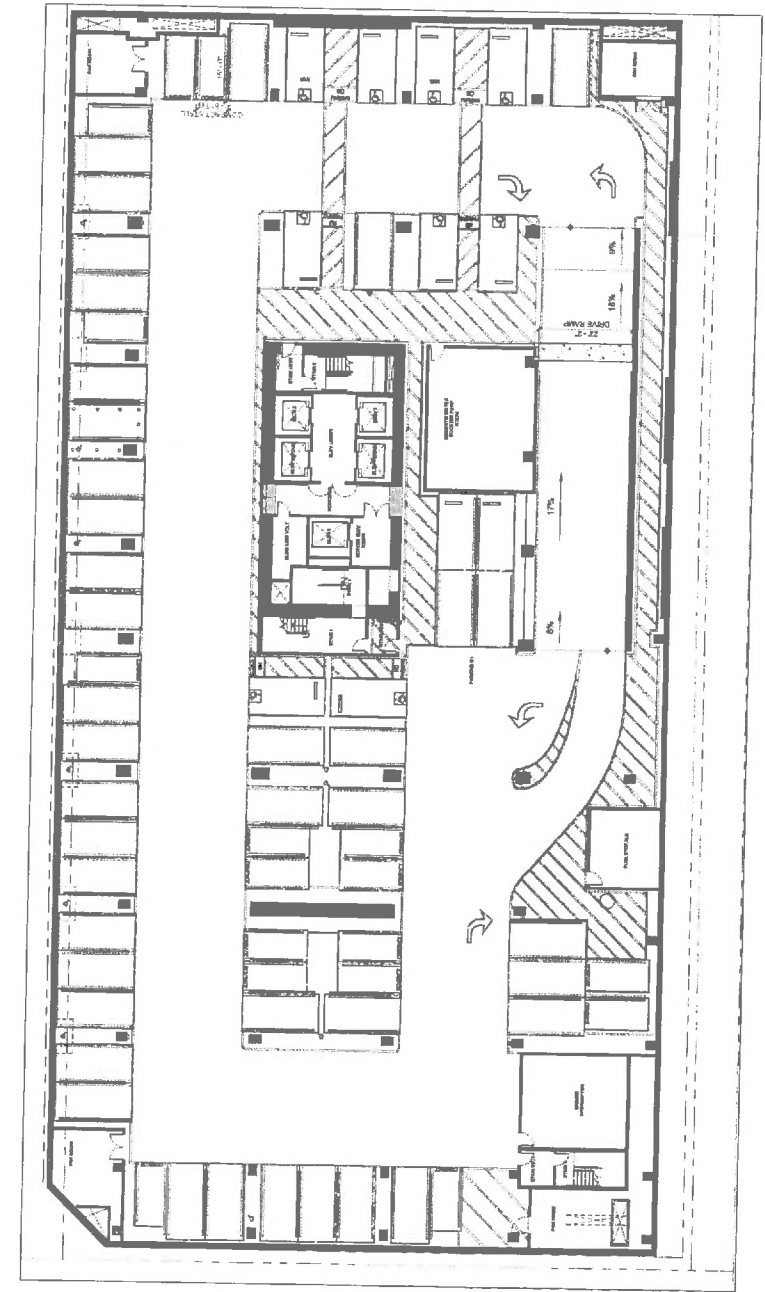


3 LEVEL B4 (B3 SIM)  
SCALE: 1/16" = 1'-0"



2 LEVEL B2  
SCALE: 1/16" = 1'-0"

See LEVEL B4 for Dimensions

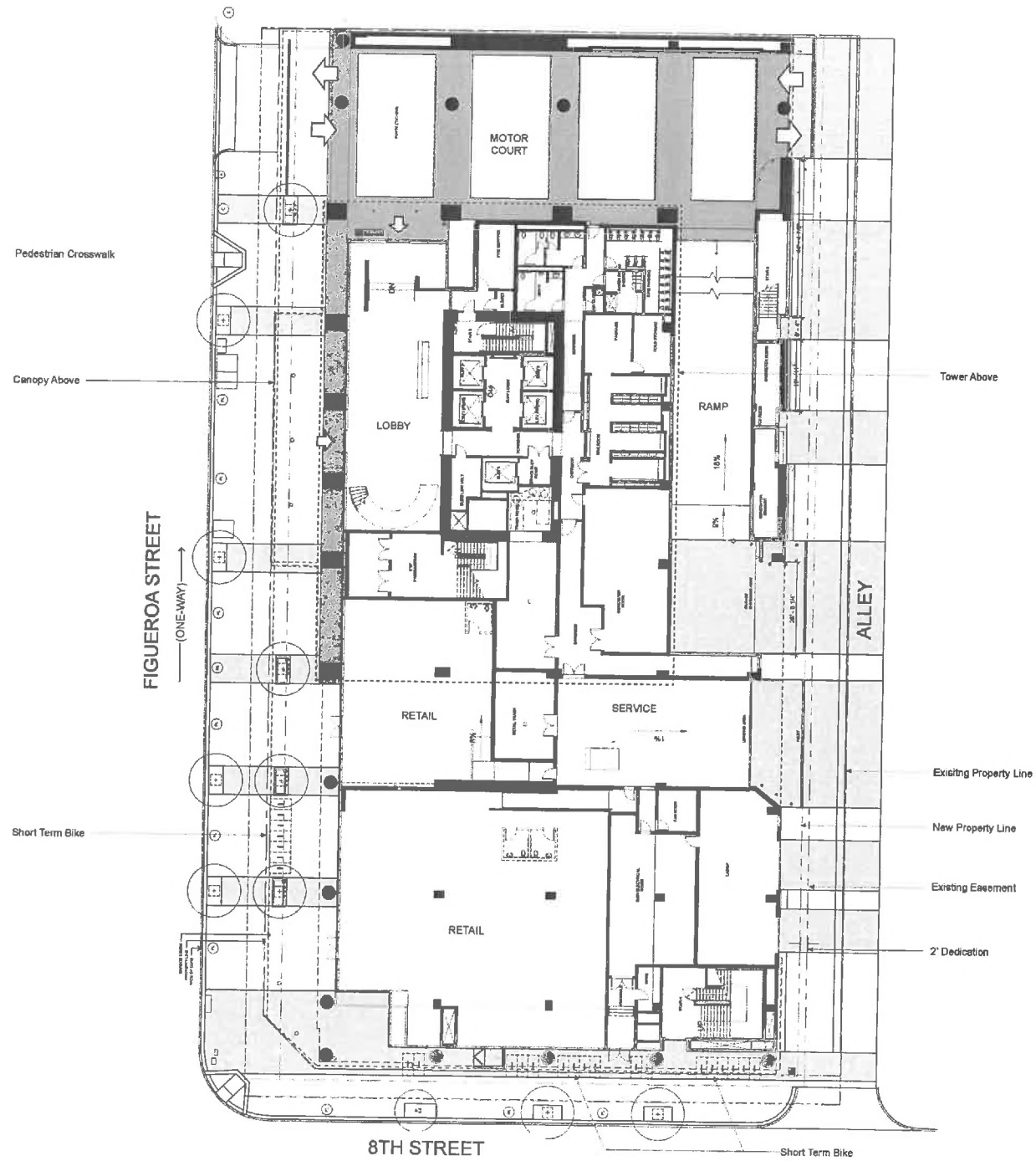


1 LEVEL B1  
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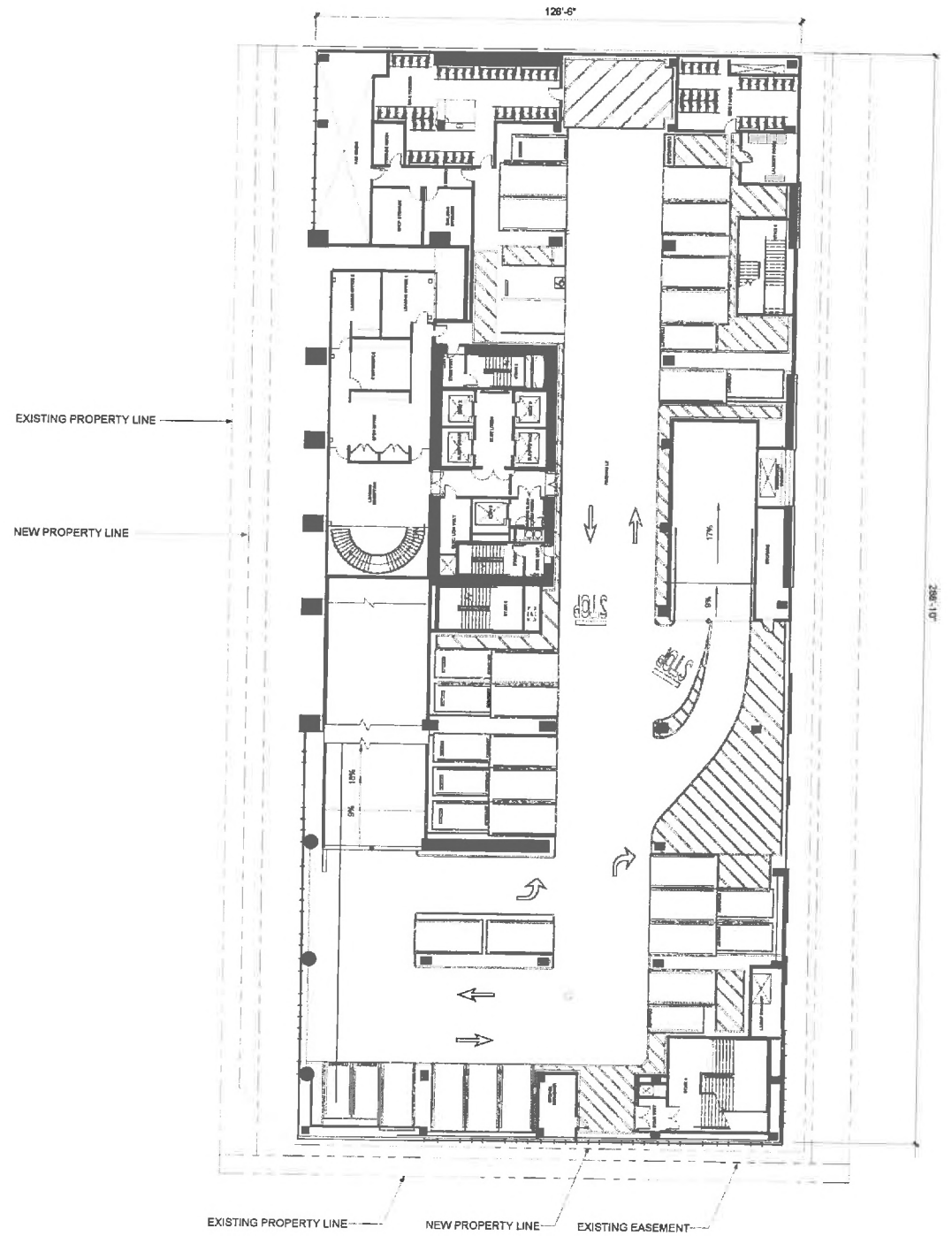
See LEVEL B4 for Dimensions

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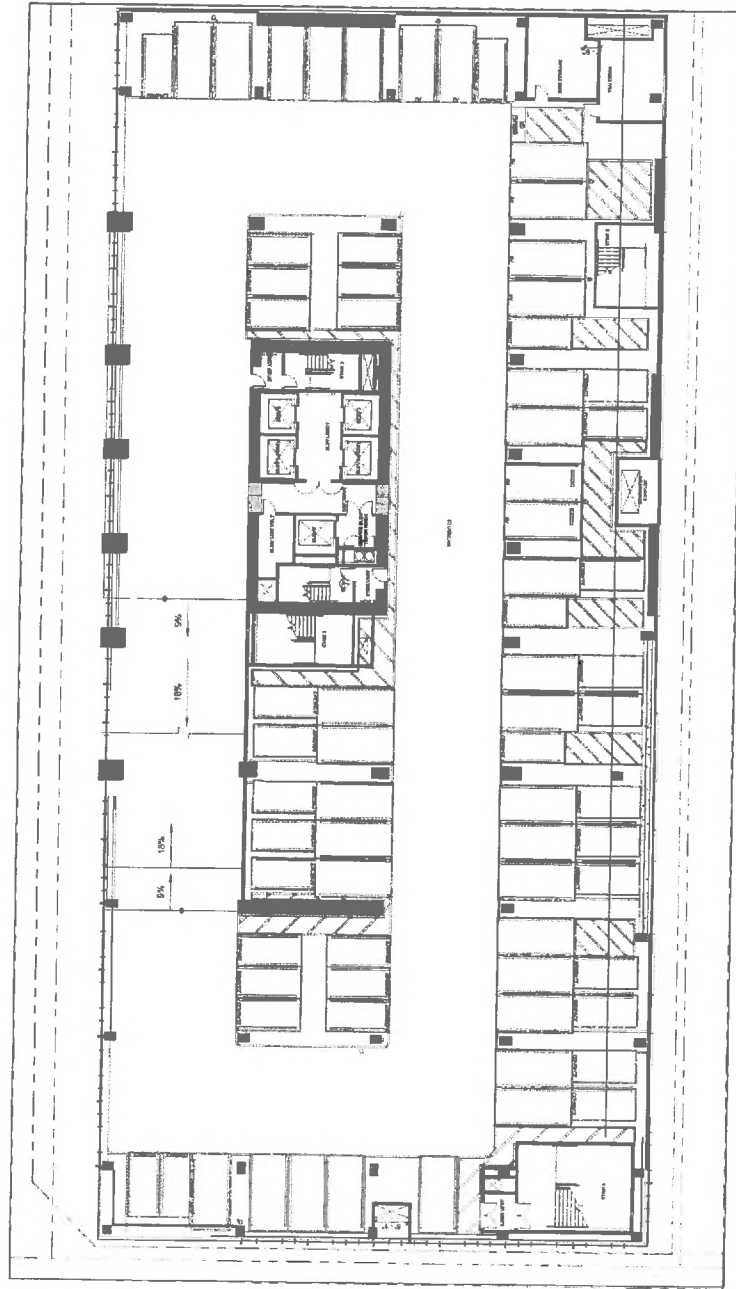
2 GROUND LEVEL  
SCALE: 1/16" = 1'-0"



1 LEVEL 02 PARKING PLAN  
SCALE: 1/16" = 1'-0"

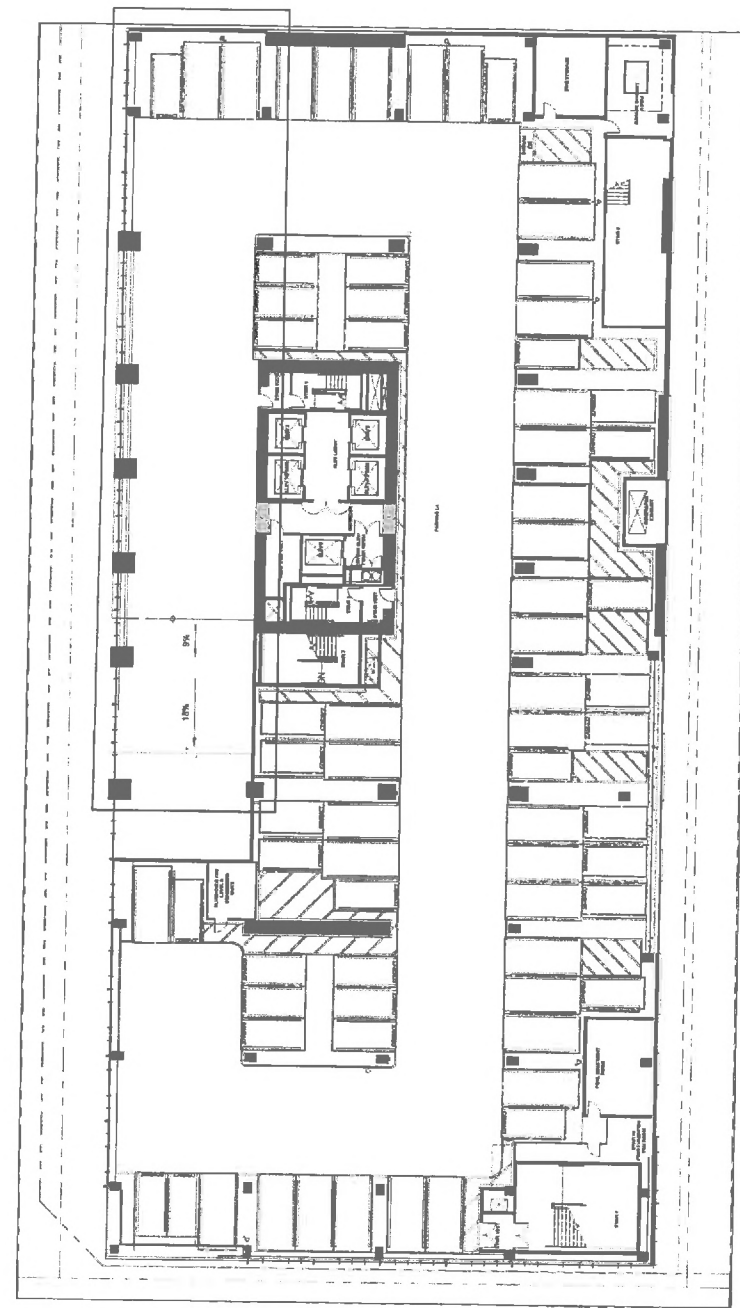
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2 LEVEL 03 PARKING PLAN  
SCALE: 1/16" = 1'-0"

See LEVEL 02 for Dimensions

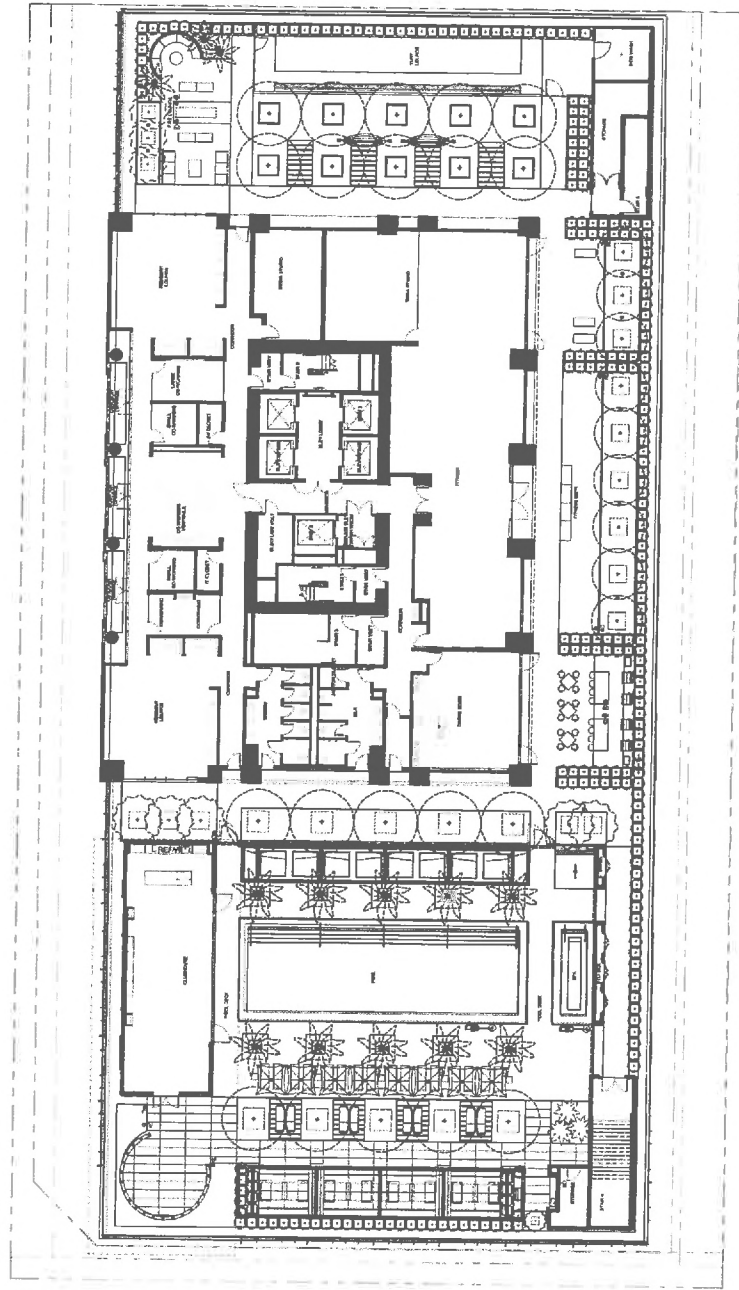


1 LEVEL 04 PARKING PLAN  
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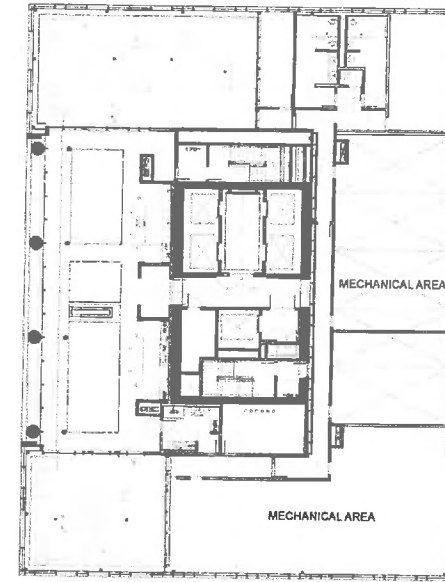
See LEVEL 02 for Dimensions

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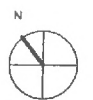
2 5TH FLOOR (PODIUM)  
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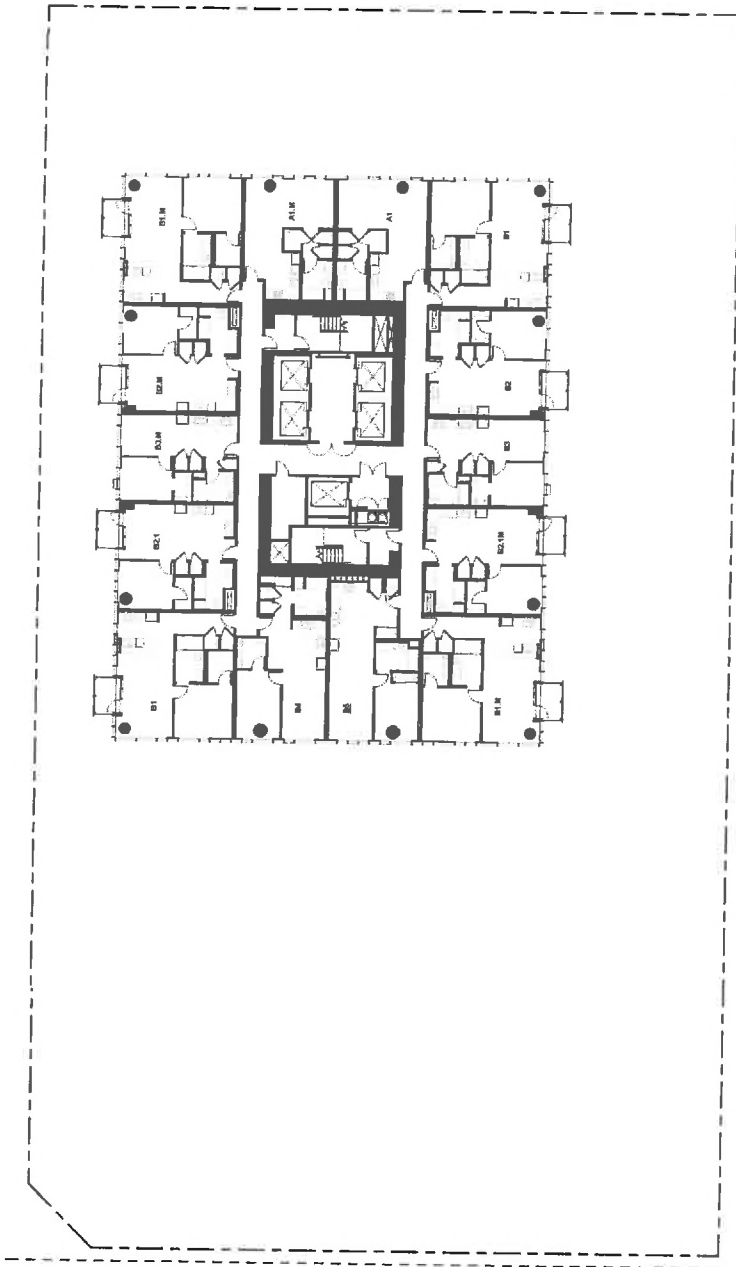


1 LEVEL 41 TOWER PLAN  
SCALE: 1/16" = 1'-0"

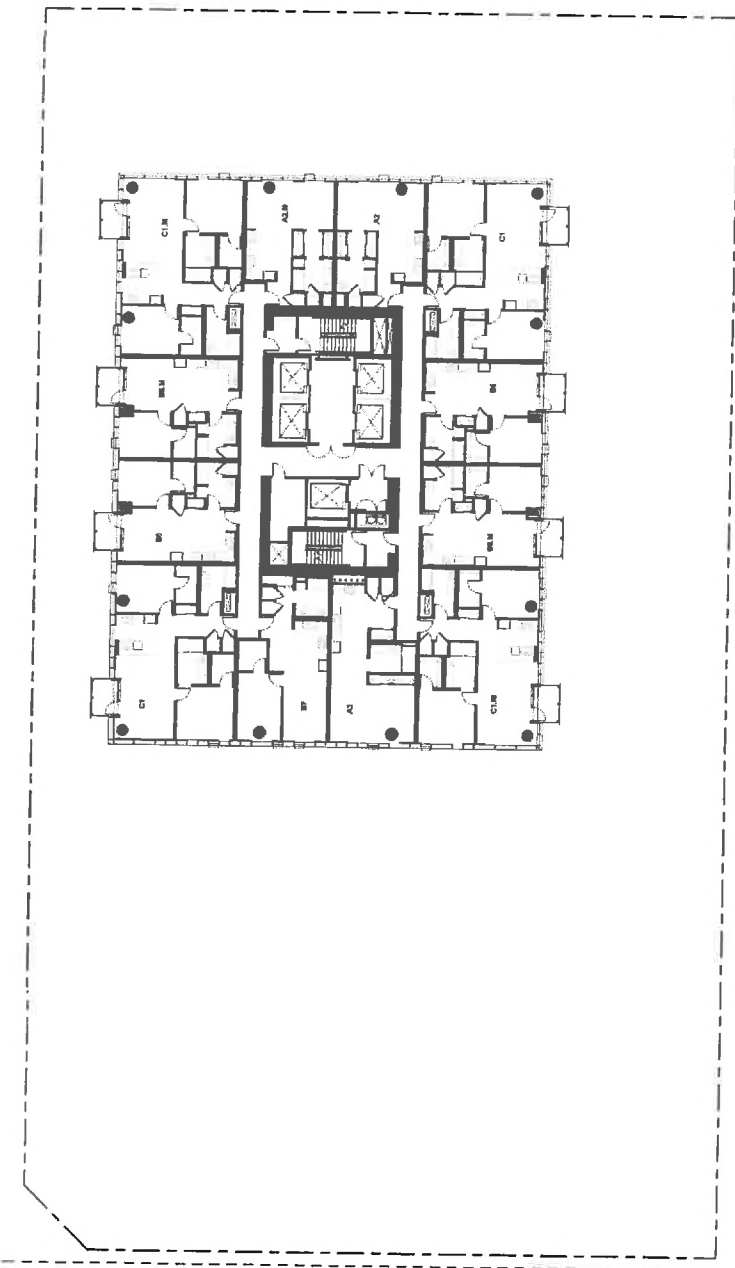
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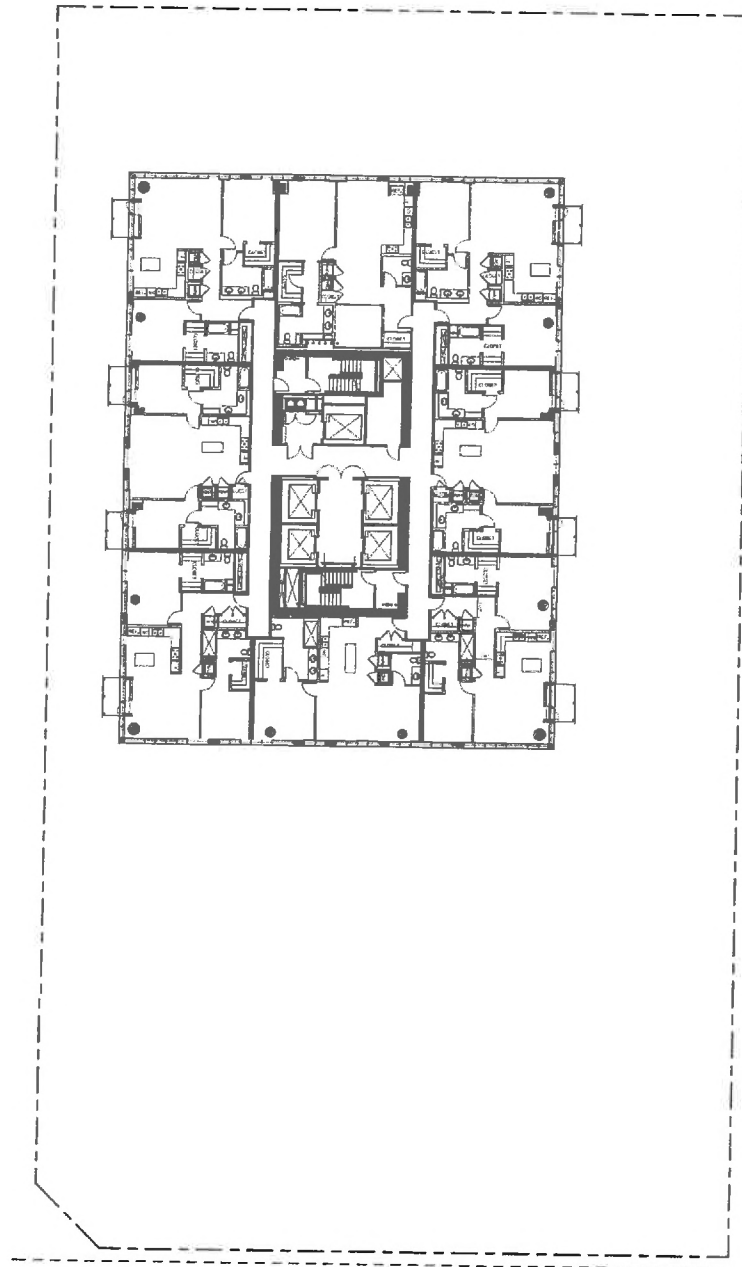
2 LEVEL 06-18 TOWER PLAN  
SCALE: 1/16" = 1'-0"



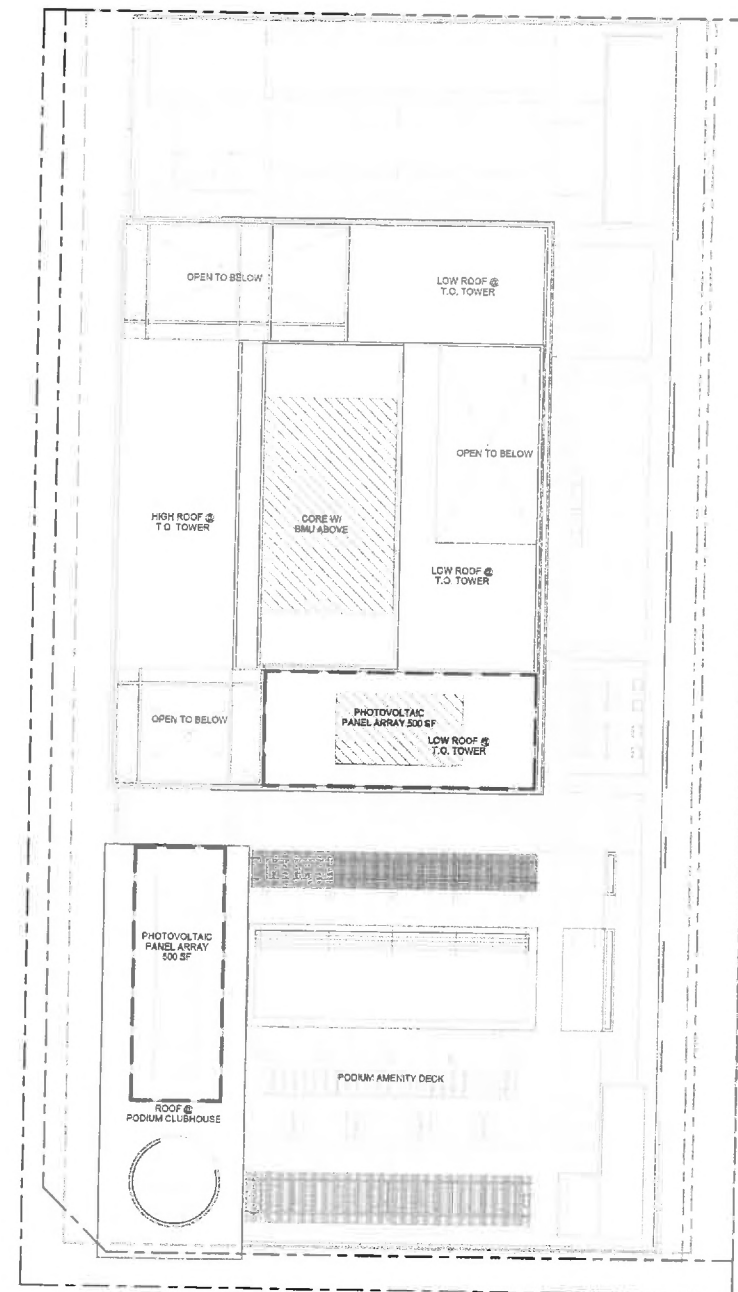
1 LEVEL 19-38 TOWER PLAN  
SCALE: 1/16" = 1'-0"

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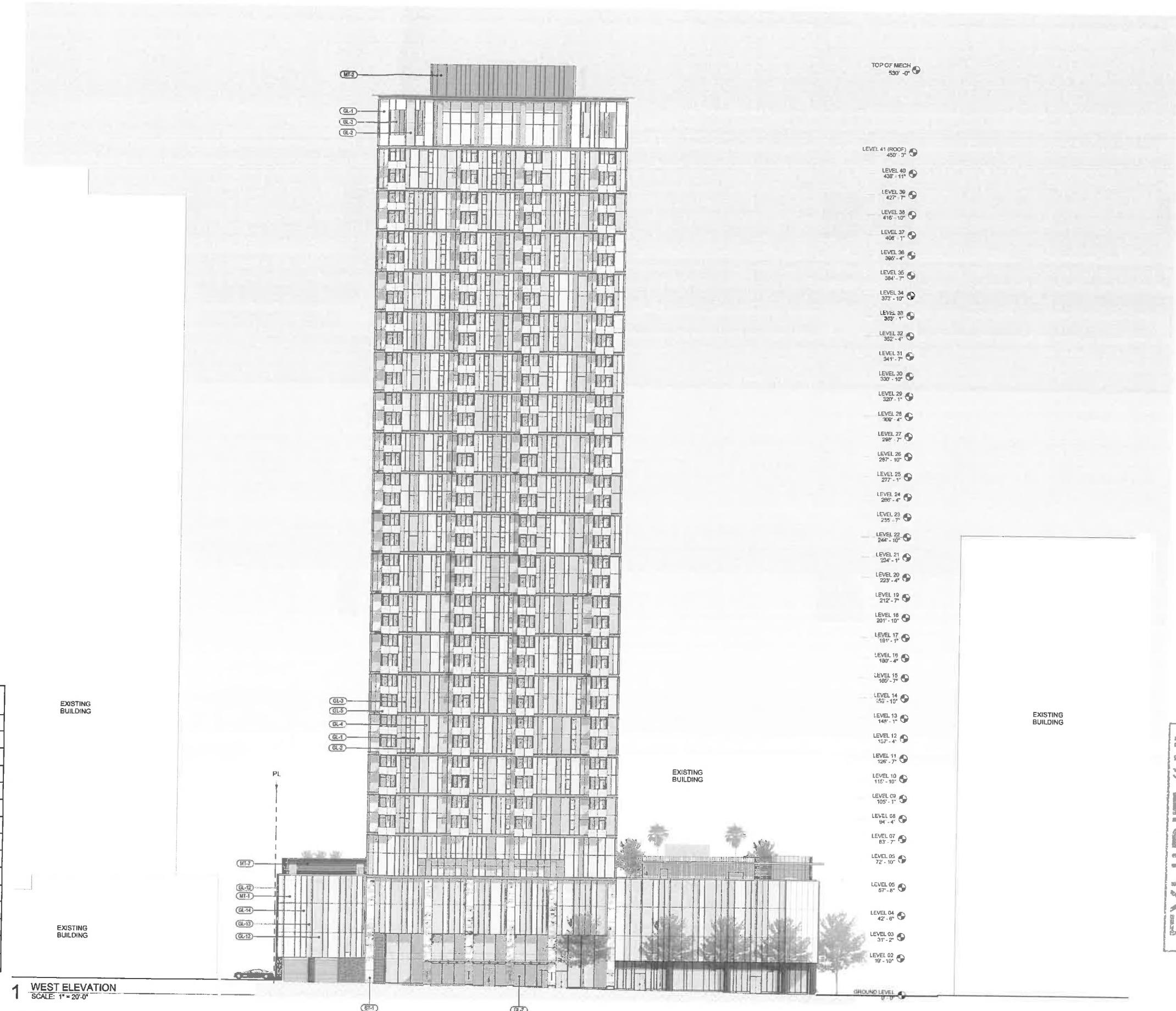
2 LEVEL 39-40 TOWER PLAN  
SCALE: 1/16" = 1'-0"



1 AMENITY DECK/TOWER ROOF PLAN  
SCALE: 1/16" = 1'-0"

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MATERIAL KEY	
TYPE	DESCRIPTION
GL-1	VISION GLASS CLEAR
GL-2	VISION GLASS CLEAR W/ GREY FRIT
GL-3	SPANDREL GLASS
GL-4	SPANDREL GLASS W/ GREY FRIT
GL-5	LAMINATED VISION GLASS CLEAR
GL-7	LOBBY VISION GLASS CLEAR
GL-12	SPANDREL GLASS GREY
GL-13	SPANDREL GLASS DARK GREY
GL-14	CLEAR VISION GLASS W/ SHADOWBOX
GL-15	CLEAR VISION GLASS (CORNER SCREEN)
MT-2	METALIC METAL COATING SILVER
MT-6	PRE FINISHED CORRUGATED METAL PANEL
MT-7	PRE FINISHED CORRUGATED METAL PANEL
ST-1	STONE WALL/COLUMN CLADDING

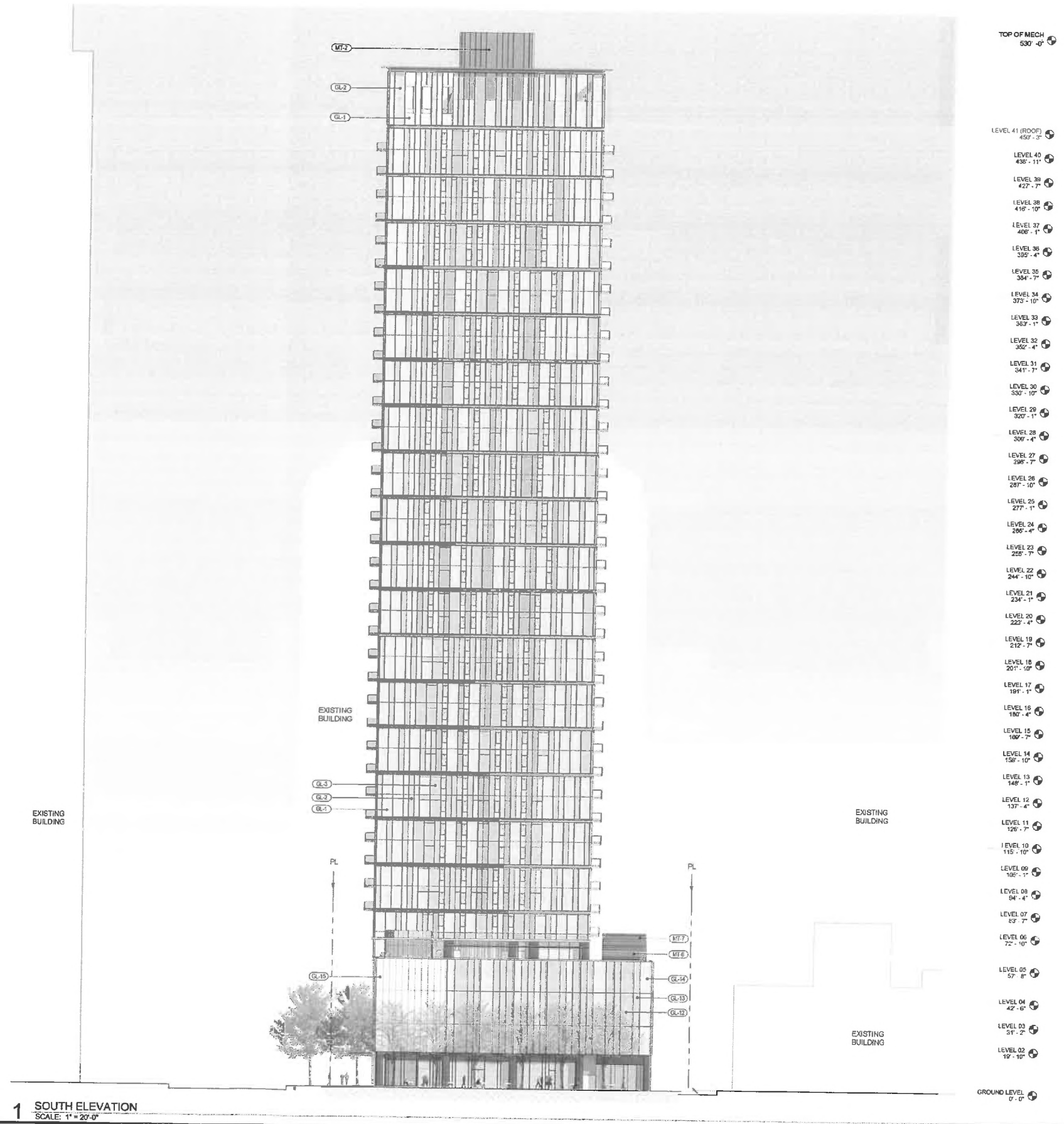


1 WEST ELEVATION  
SCALE: 1" = 20'-0"

- TOP OF MECH 530'-0"
- LEVEL 41 (ROOF) 450'-7"
- LEVEL 40 438'-11"
- LEVEL 39 427'-7"
- LEVEL 38 416'-10"
- LEVEL 37 405'-1"
- LEVEL 36 390'-4"
- LEVEL 35 384'-7"
- LEVEL 34 373'-10"
- LEVEL 33 362'-4"
- LEVEL 32 352'-4"
- LEVEL 31 341'-7"
- LEVEL 30 330'-10"
- LEVEL 29 320'-1"
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- LEVEL 07 83'-7"
- LEVEL 06 72'-10"
- LEVEL 05 61'-10"
- LEVEL 04 42'-0"
- LEVEL 03 31'-2"
- LEVEL 02 19'-10"
- GROUND LEVEL

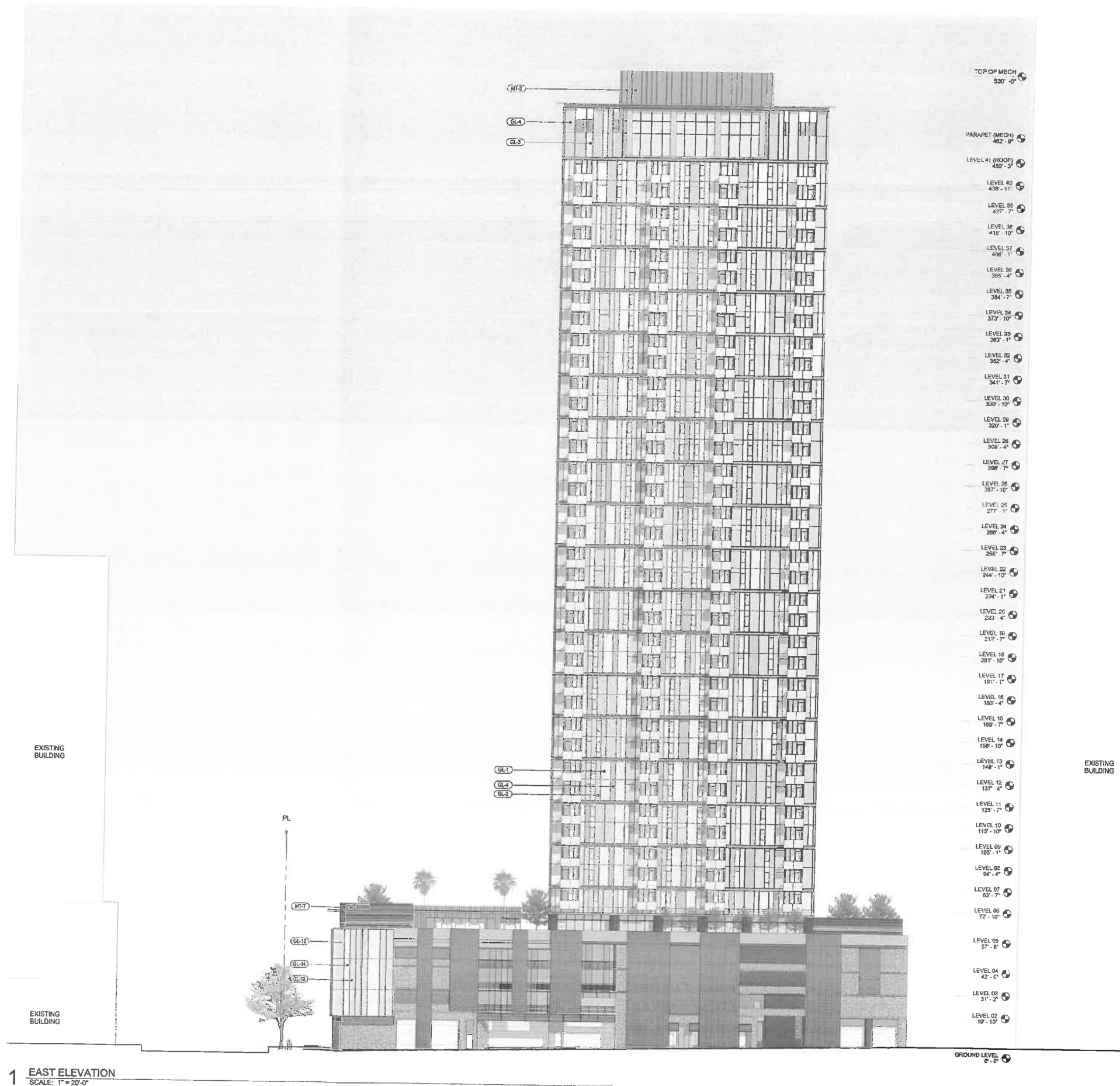
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MATERIAL KEY	
TYPE	DESCRIPTION
GL-1	VISION GLASS CLEAR
GL-2	VISION GLASS CLEAR W/ GREY FRIT
GL-3	SPANDREL GLASS
GL-4	SPANDREL GLASS W/ GREY FRIT
GL-5	LAMINATED VISION GLASS CLEAR
GL-7	LOBBY VISION GLASS CLEAR
GL-12	SPANDREL GLASS GREY
GL-13	SPANDREL GLASS DARK GREY
GL-14	CLEAR VISION GLASS W/ SHADOWBOX
GL-15	CLEAR VISION GLASS (CORNER SCREEN)
MT-2	METALIC METAL COATING SILVER
MT-6	PRE FINISHED CORRUGATED METAL PANEL
MT-7	PRE FINISHED CORRUGATED METAL PANEL
ST-1	STONE WALL/COLUMN CLADDING



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MATERIAL KEY	
TYPE	DESCRIPTION
GL-1	VISION GLASS CLEAR
GL-2	VISION GLASS CLEAR W/ GREY FRIT
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MT-7	PRE FINISHED CORRUGATED METAL PANEL
ST-1	STONE WALL/COLUMN CLADDING



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MATERIAL KEY	
TYPE	DESCRIPTION
GL-1	VISION GLASS CLEAR
GL-2	VISION GLASS CLEAR W/ GREY FRIT
GL-3	SPANDREL GLASS
GL-4	SPANDREL GLASS W/ GREY FRIT
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MT-2	METALIC METAL COATING SILVER
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ST-1	STONE WALL/COLUMN CLADDING

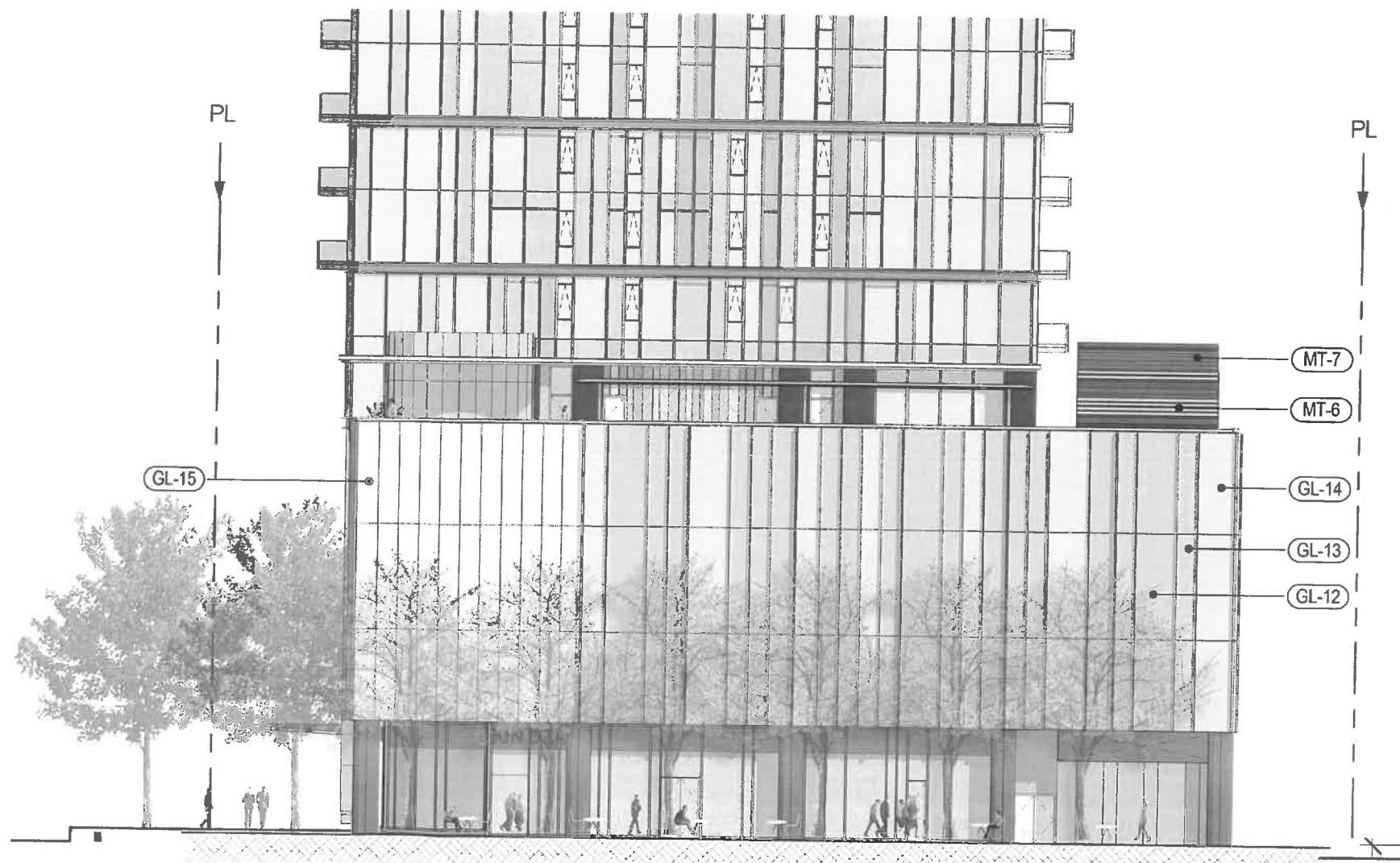


- TOP OF MECH 530'-0"
- PARAPET (MECH) 462'-9"
- LEVEL 41 (ROOF) 457'-3"
- LEVEL 40 456'-11"
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- LEVEL 05 61'-10"
- LEVEL 04 47'-8"
- LEVEL 03 31'-2"
- LEVEL 02 19'-10"
- GROUND LEVEL 0'-0"

1 NORTH ELEVATION  
SCALE: 1" = 20'-0"

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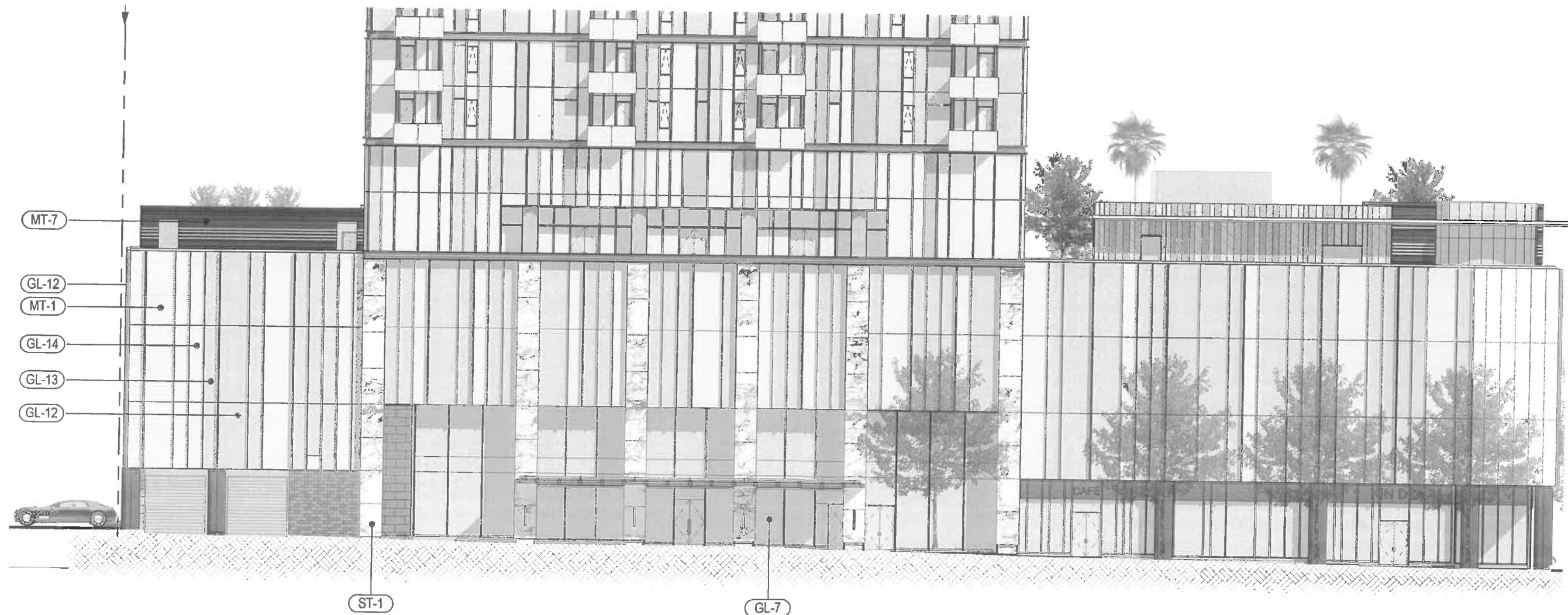
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MT-2	METALIC METAL COATING SILVER
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MT-7	PRE FINISHED CORRUGATED METAL PANEL
ST-1	STONE WALL/COLUMN CLADDING



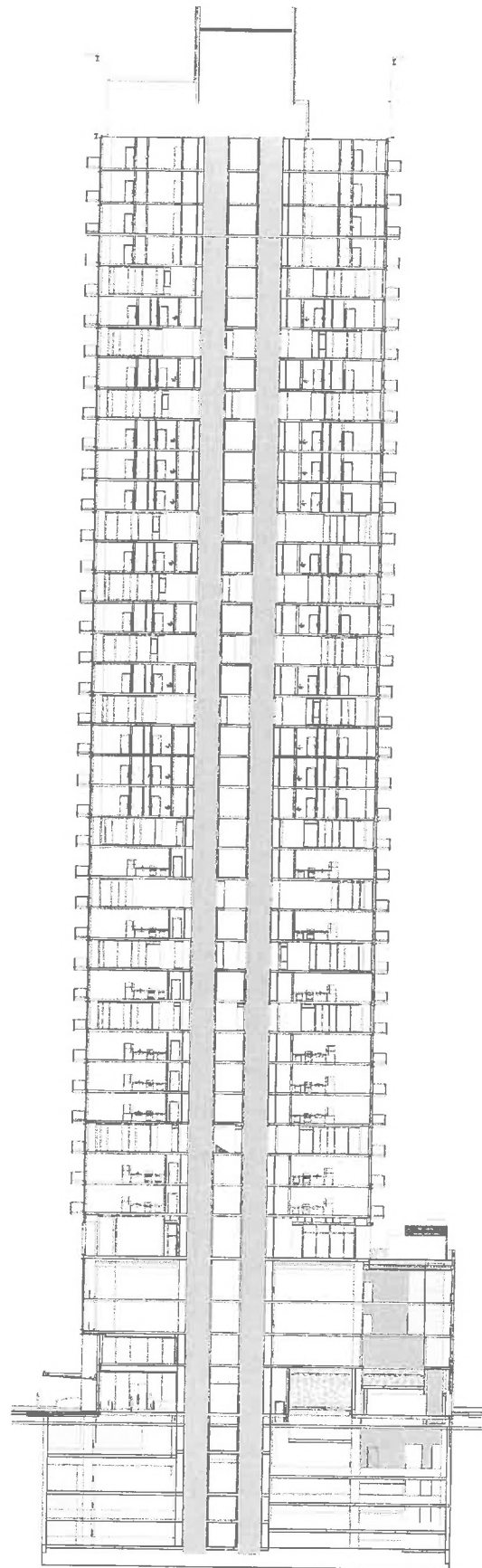
1 SOUTH ELEVATION PODIUM  
SCALE: 1/8" = 1'-0"

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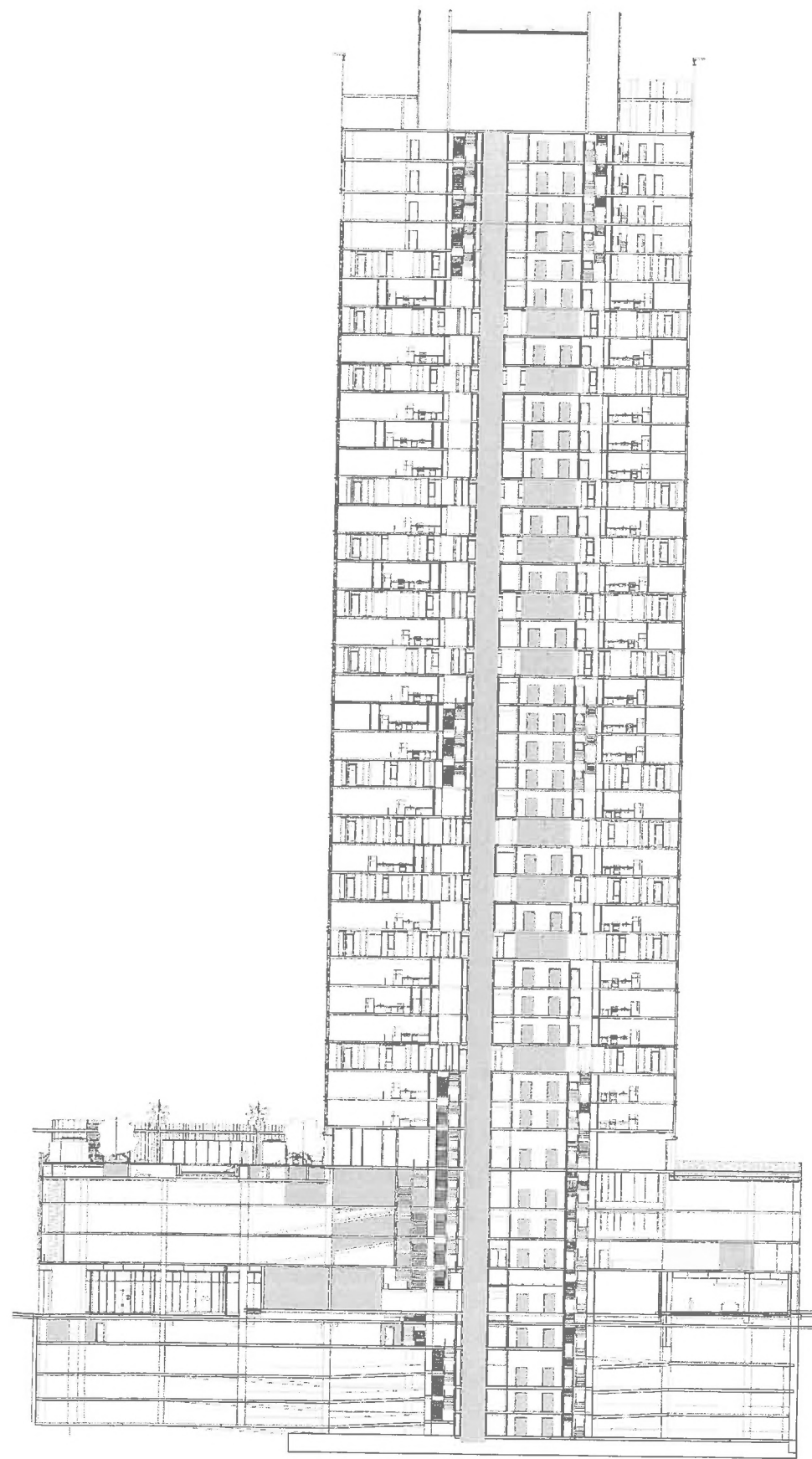
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MT-7	PRE FINISHED CORRUGATED METAL PANEL
ST-1	STONE WALL/COLUMN CLADDING



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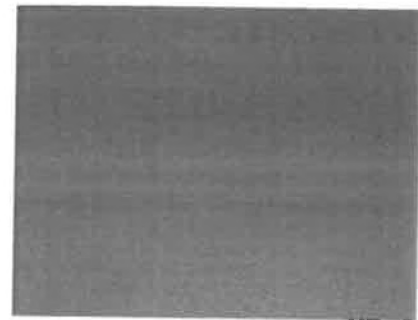
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- LEVEL 02 19'-10"
- GROUND LEVEL 0'-0"

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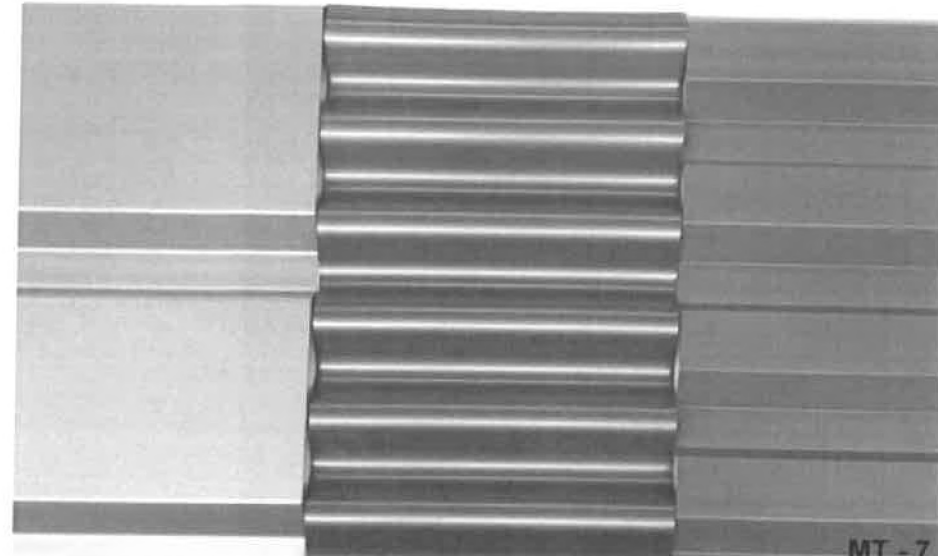
MT - 5



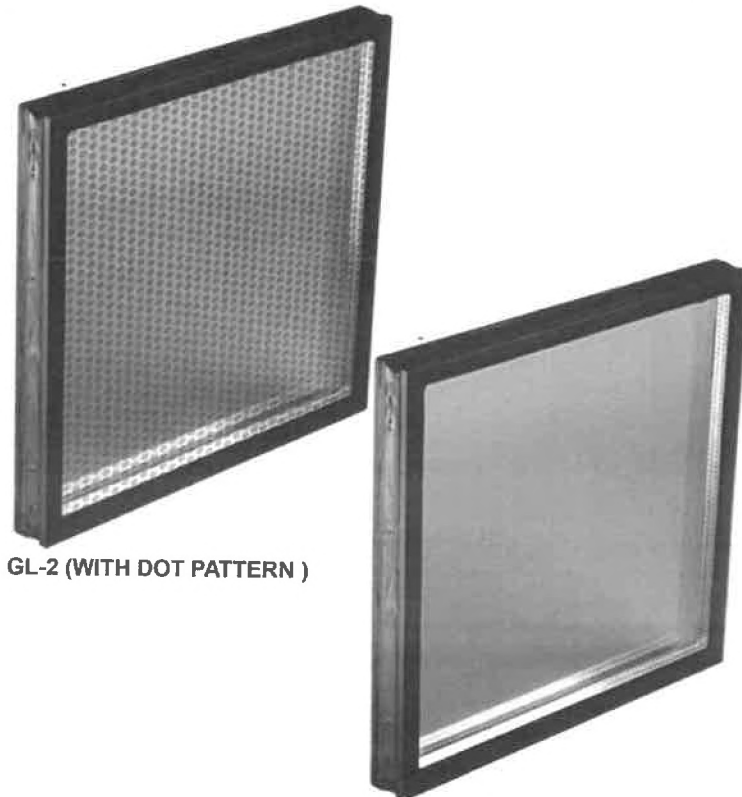
MT - 1



MT - 9

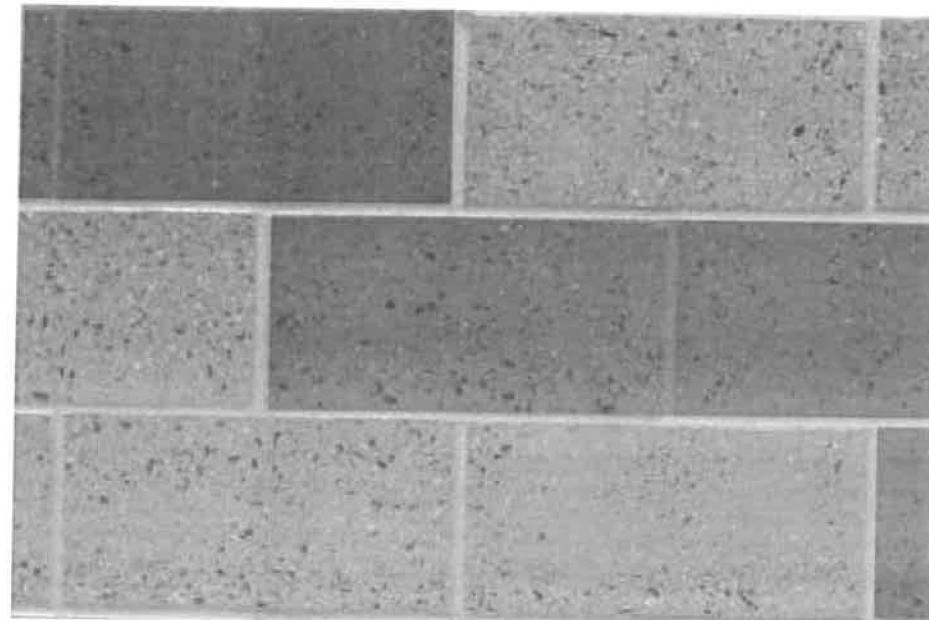


MT - 7

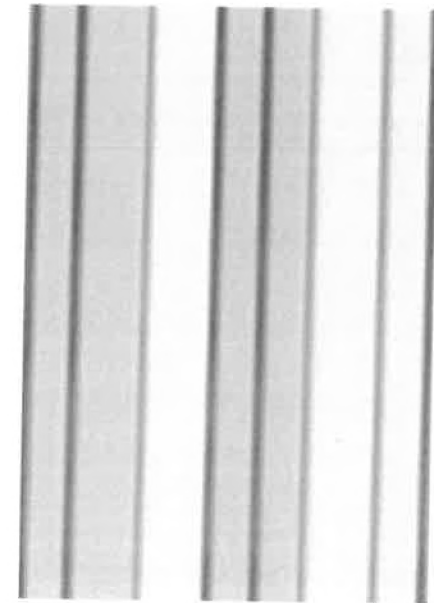


GL-2 (WITH DOT PATTERN )

GL-1 / GL-2

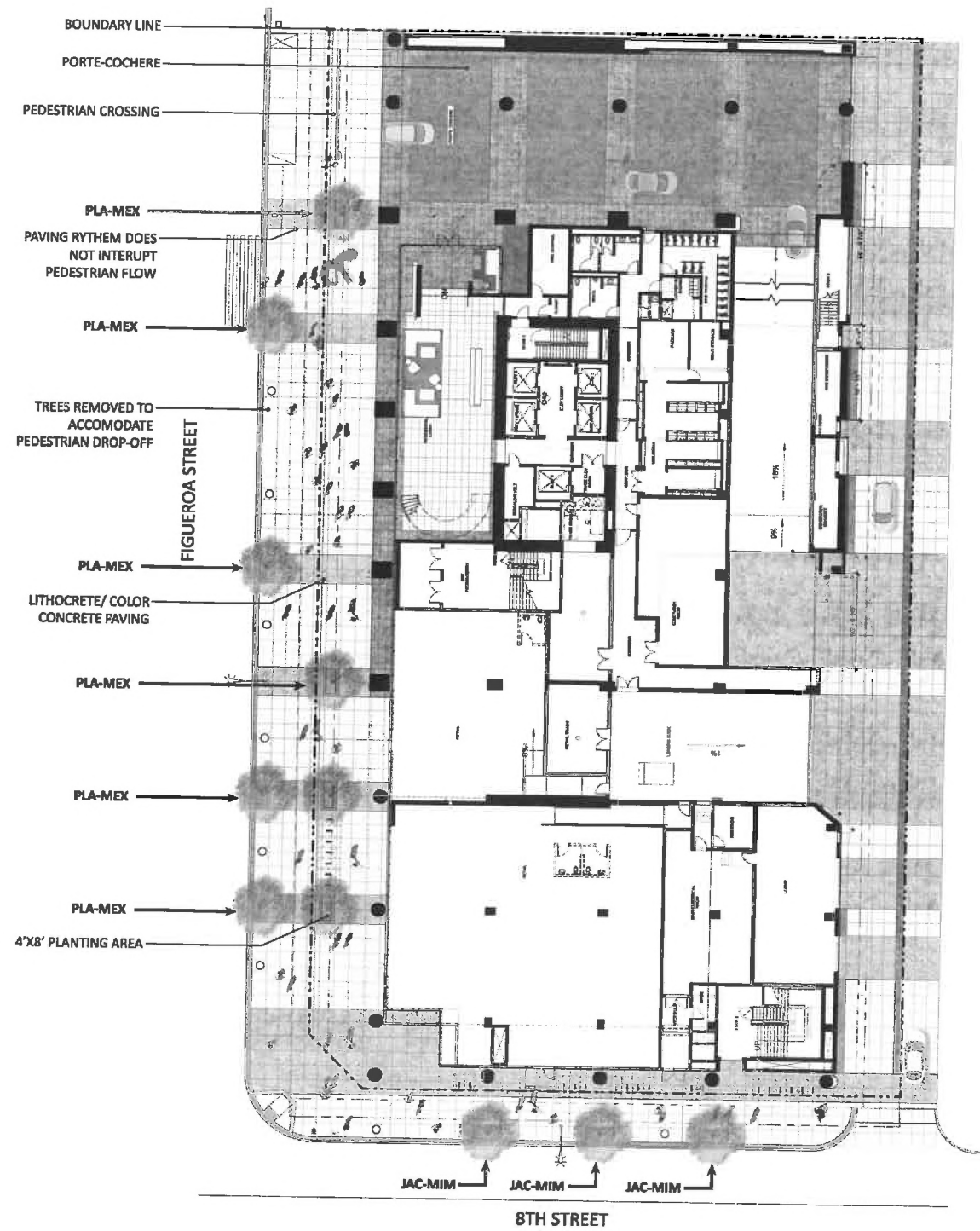


C-2



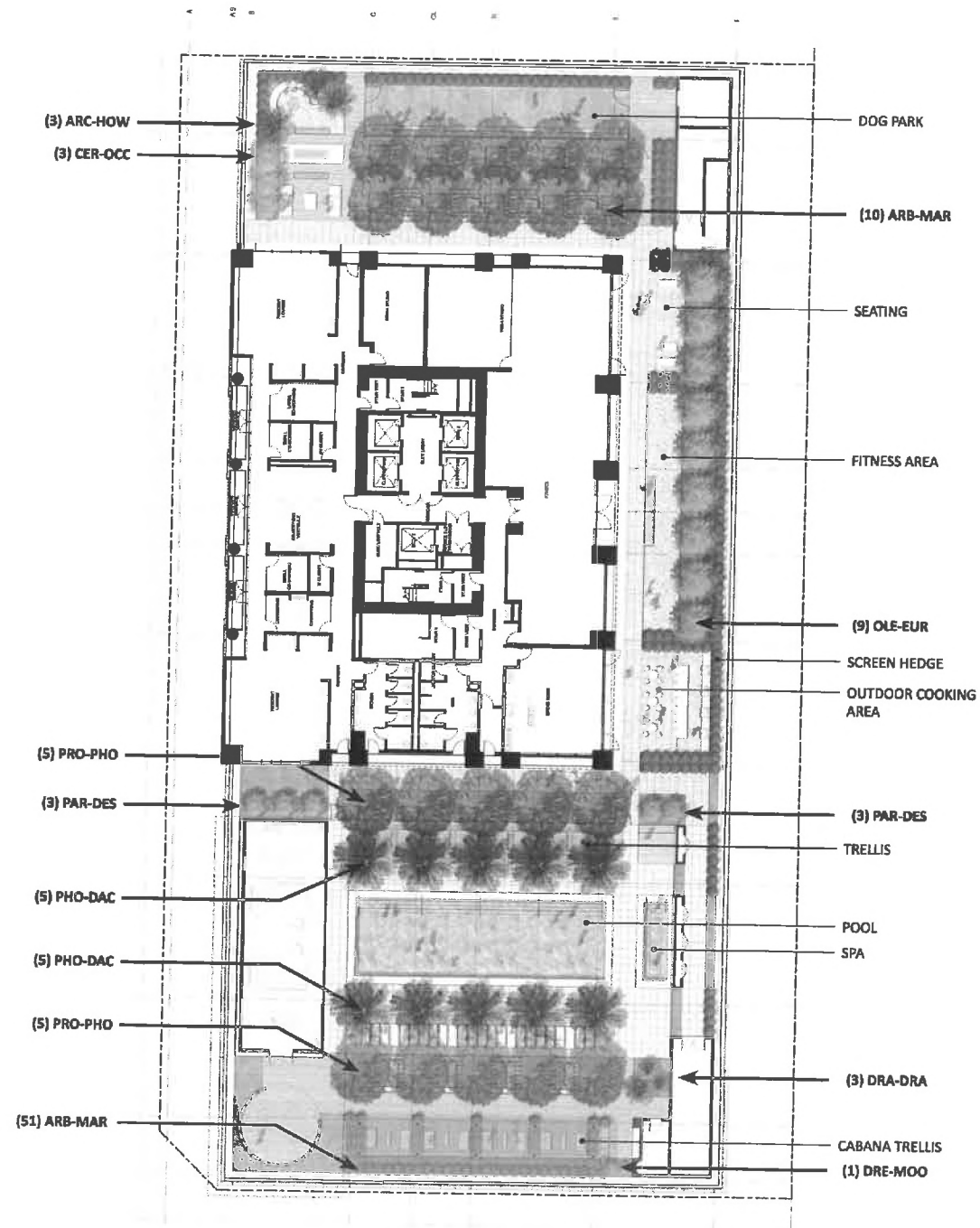
MT-8

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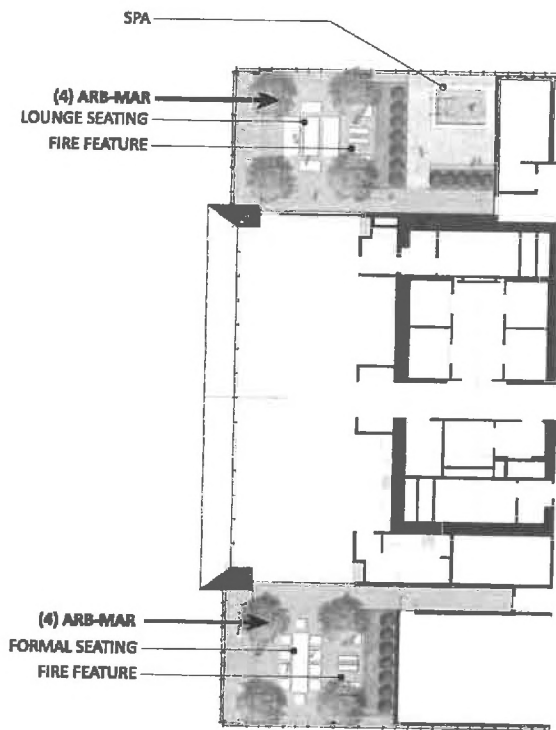
Ground Level	Botanical Name	Common Name	Quantity	Size	Spacing (O.C.)	Notes
<b>TREES</b>						
JAC-MIM	<i>Jacaranda mimosifolia</i>	Jacaranda tree	2	36" Box		On 8th Street
PLA-MEX	<i>Platanus Mexicana</i>	Mexican Sycamore	8	36" Box		On Figueroa Street
TOTAL GROUND LEVEL TREE COUNT			10			
<b>SHRUBS</b>						
	<i>Muhlenbergia rigens</i>	Deer Grass		5 Gal.	3'-0"	
	<i>Ficus pumila</i>	Creeping Fig		1 Gal.	18"	

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Ground Level	Botanical Name	Common Name	Quantity	Size	Spacing (O.C.)	Notes
<b>TREES</b>						
ARB-MAR	Arbutus 'Marina'	Marina Strawberry Tree	10	0" Box		Multi.
OLE-EUR	Olea europea 'Swan Hill'	Swan Hill Fruiless Olive	9	48" Box		Low branching
PRO-PHO	Prosopis x Phoenix	Thornless Grafted Mesquite	10	60" Box		Multi.
PAR-DES	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	5	48" Box		Low branching
PHO-MED	Phoenix dactylifera 'Medjool'	Medjool Date Palm	10	12'-16' BTH		
DRA-DRA	Dracaea 'Draco'	Dragon Tree	3	12' BTH		Multi.
GRE-MOO	Grevillea 'Moonlight'	Grevillea 'Moonlight'	1	15 GAL		
CER-OCC	Cercis occidentalis	Western Redbud	3	36" Box		Low branching
ARC-HOW	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	3	24" Box		Natural
ARB-MAR	Podocarpus marophyllus	Japanese Yew Pine	51	24" Box		
<b>TOTAL LEVEL 5 TREE COUNT</b>			105			
<b>SHRUBS</b>						
	Carpenteria californica	Bush Anemone		5 Gal.	4'-0"	
	Ceanothus 'Anchor Bay'	Anchor Bay Ceanothus		5 Gal.	3'-0"	
	Galvezia speciosa 'Firecracker'	Island Snapdragon		1 Gal.	2'-6"	
	Heuchera maxima	Island Alum Root		1 Gal.	1'-6"	
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye		1 Gal.	2'-0"	
	Muhlenbergia rigens	Deer Grass		5 Gal.	3'-0"	
	Woodwardia fimbriata	Giant Chain Fern		5 Gal.	4'-0"	
	Dichondra 'Silver Falls'	Silver Falls Dichondra		5 Gal.	2'-0"	
	Euphorbia characias 'Bruce's Dwarf'	Bruce's Dwarf Euphorbia		5 Gal.	2'-0"	
	Muhlenbergia dubia	Pine Muhly		5 Gal.	2'-0"	
	Perovskia atriplicifolia 'Blue Spire'	Russian Sage		5 Gal.	2'-6"	
	Agave 'Blue Glow'	NCN		5 Gal.	2'-0"	
	Aloe 'Moonglow'	Moonglow Sunbrid Aloe		5 Gal.	1'-6"	
	Baccharis 'Starn Thompson'	Baccharis Thompson		5 Gal.	4'-0"	
	Pennisetum spathiolatum	Slender Veldt Grass		1 Gal.	1'-6"	
	Senecio serpens	Blue Chalksticks		1 Gal.	1'-6"	
	Bouteloua gracilis	Blue Grama Grass		1 Gal.	1'-0"	
	Lessingia filaginifolia 'Silver Carpet'	Silver Carpet Beach Aster		1 Gal.	2'-0"	

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Ground Level	Botanical Name	Common Name	Quantity	Size	Spacing (O.C.)	Notes
<b>TREES</b>						
ARB-MAR	<i>Arbutus 'marina'</i>	Marina Strawberry Tree	8	48" Box		Multi.
TOTAL GROUND LEVEL TREE COUNT			8			
<b>SHRUBS</b>						
	<i>Ceanothus 'Anchor Bay'</i>	Anchor Bay Ceanothus		5 Gal.	3'-0"	
	<i>Dianella caerulea 'Cassa Blue'</i>	Blue Flax Lily		1 Gal.	1'-8"	
	<i>Heuchera maxima</i>	Island Alum Root		1 Gal.	1'-6"	
	<i>Muhlenbergia rigens</i>	Deer Grass		5 Gal.	3'-0"	
	<i>Carpenteria californica</i>	Bush Anemone		5 Gal.	3'-0"	
	<i>Leymus 'Canyon Prince'</i>	Canyon Prince Wild Rye		1 Gal.	2'-0"	
	<i>Mahonia repens</i>	Creeping Oregon Grape		5 Gal.	2'-6"	
	<i>Russelia equisetiformis</i>	Coral Fountain		5 Gal.	3'-0"	
	<i>Woodwardia fimbriata</i>	Giant Chain Fern		5 Gal.	4'-0"	
	<i>Myrica californica</i>	California Wax Myrtle		15 Gal.	5'-0"	

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REQUIREMENT	UNIT COUNT	USABLE OPEN SPACE REQUIRED
Units with less than 3 habitable rooms (100 s.f. Required per unit)	344	34,400
Units with 3 habitable rooms (125 s.f. Required per unit)	94	11,750
<b>TOTAL</b>	<b>438</b>	<b>46,150</b>

**Usable Open Space Provided**  
 Level 1 Outdoor Common Open Space 3,243 sf.  
 Level 5 Outdoor Common Open Space 20,611 sf.  
 Level 41 Outdoor Common Open Space 2,568 sf.

Level 5 Indoor Amenity Open Space  
 (Max. Allowed: 25% of Total Required Usable Open Space) 5,728 sf.

Level 6 - 40 Private Open Space  
 (Max. Allowed: 50% of Total Required Usable Open Space) 14,000 sf.

**Total Usable Open Space Required**  
 (Per above chart) **46,150**

**Total Usable Open Space Provided**  
 (3,243 + 20,611 + 2,568 + 5,728 + 14,000) **46,150 sf.**

**Total Planted Common Open Space Required**  
 (25% of The Common Open Space Area) **6,605 sf.**

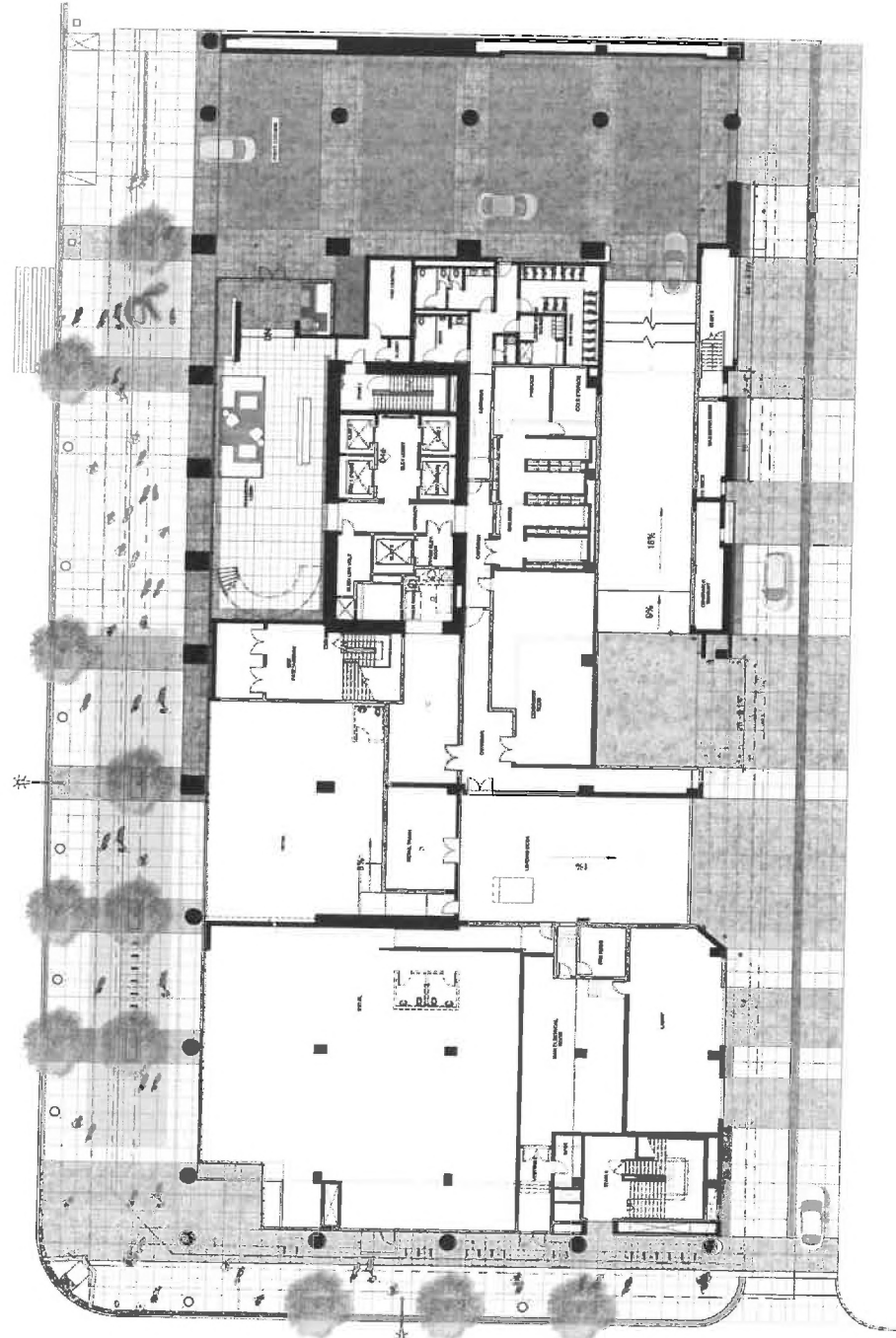
**Total Common Open Space Provided**  
 (3,243 + 20,611 + 2,568) **26,422 sf.**

**Total Planted Common Open Space Provided**  
 (Lv 1: 744 sf + Lv 5: 5,572 sf + Lv 41: 394 sf) **6,710 sf.**

**Total Trees Required**  
 (1 per 4 units) **110 trees**

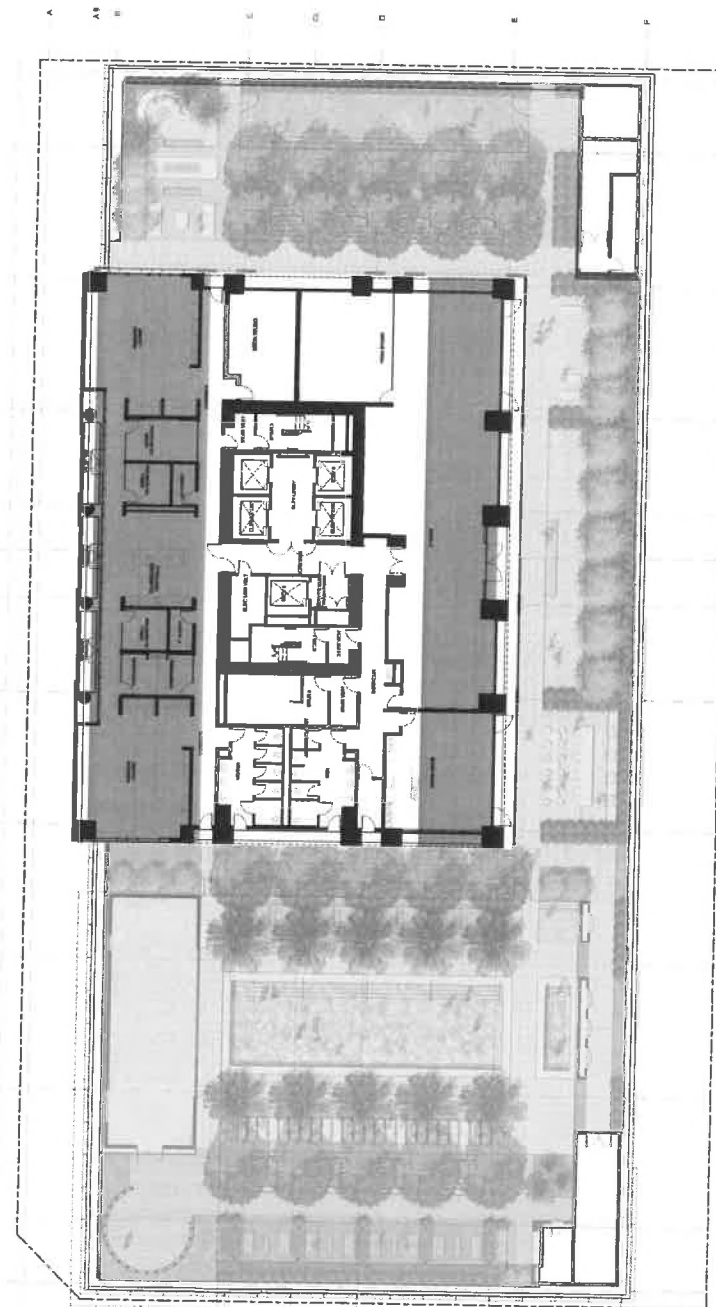
**Total Trees Provided** **126 trees**

Ground Level



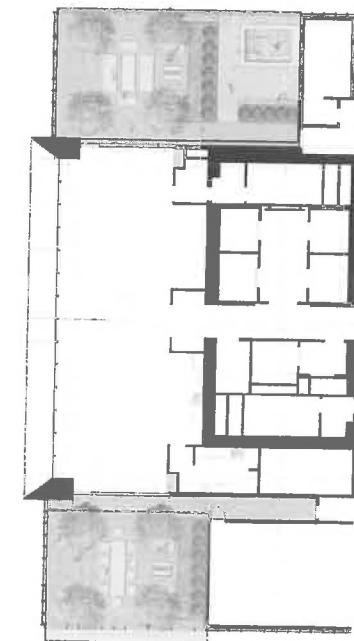
Common Open Space: 3,243 sf

Level 05



Common Open Space: 20,611 sf  
 Interior Amenity Open Space: 5,728 sf

Level 41



Common Open Space: 2,568 sf

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