

APPROVED
DEC 16 2021
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-215 -with corrections

DATE December 16, 2021

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83550 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>fuE</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83550 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states in part that "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

VTT-83550 (The Project) is located 3401 South La Cienega Boulevard in the Baldwin Hills community of the City. The Project site is approximately 3.53 gross acres. The Project, as currently proposed, includes demolition of the existing building on-site for the construction of a mixed-use residential apartment building with 260 units, 22 of which will be affordable units, and an office building. The project's dwelling units are proposed to be apartment units.

The Project also includes approximately 51,761 SF of common open space including a lounge space, swimming pool, lawn, communal dining area, gaming area, rooftop deck, hot tub, and additional recreation space for passive and active uses. The Project also proposes a transit plaza for the Jefferson/La Cienega Metro station.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **July 1, 2021**. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **September 14, 2021**. On September 21, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a date identified as "Upon Receipt." The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project's proposed 260 units would be:

$$1.87 \text{ Acres} = (260 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 22 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$1.72 \text{ Acres} = (238 \times 2.88) \times 0.00251$$

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Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project as described in this Report, is not a condominium project.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2021, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$14,793.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 260 units would be:

\$3,846,180.00 = \$14,793 x 260 dwelling units

As currently proposed, the Project has 22 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

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\$3,520,734.00 = \$14,793.00 x 238 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's consideration, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2021 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Baldwin Hills community of the City and within the West Adams – Baldwin Hills – Leimert Community Plan Area. Currently, the Project site is a public storage facility. It is surrounded by residential and commercial uses on all sides.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

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The Project is located in a low-density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 2,757 persons (5,514 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- West Adams – Baldwin Hills – Leimert Community Plan Area (2014 American Community Survey): 13,416 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 51,761 SF of common open space, of which 28,925 square feet is required open space, including a lounge space, swimming pool, lawn, communal dining area, gaming area, rooftop deck, hot tub, and additional recreation space for passive and active uses. The Project also proposes a transit plaza for the Jefferson/La Cienega Metro station.

The amount of common open space being provided by the Project appears to significantly exceed the amount of open space the Project would otherwise be required to provide per the LAMC (or other planning documents, specific plans, etc.). However, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities could reduce the Project's impact on existing public recreational and park facilities and they could likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are two (2) public parks within a half (½) mile walking distance of the Project site:

- Westside Neighborhood Park is a 1.3-acre park located at 3085 Clyde Avenue in the West Adams community of the City that provides a children's play area and open space for the surrounding community.
- Baldwin Hills Recreation Center is a 10.87-acre park located at 5401 Highlight Place in the Baldwin Hills community of the City that provides a baseball diamond, indoor and outdoor basketball courts, a children's play area, picnic tables, and tennis courts for the surrounding community.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **1,023** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Nearby Public Park Projects

There are no new public parks currently in development within a two (2) mile radius of the Project site:

There are five (5) park renovation projects in development within a two mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Baldwin Hills Recreation Center – Sportsfield Lighting (PRJ21134) Project
- Baldwin Hills – New Batting Cages (21184) Project
- Rancho Cienega Sports Complex – Sports Complex (PRJ21190) (PRJ20308) Project – Phase 1
- Rancho Cienega Sports Complex – Celes King III Pool Demolition (PRJ21412) Project
- Jim Gilliam Recreation Center – New Splash Pad (PRJ21188) (PRJ21098) Project

There are three (3) park renovation projects currently in various stages of planning and development within a two mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Claude Pepper Senior Citizen Center – Senior Center Renovation Project
- Baldwin Hills Recreation Center – Fitness Equipment Replacement Project
- Rancho Cienega Sports Complex – Sports Complex Project – Phase 2

Staff Recommendation

RAP Staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as the project's new dwelling units will be apartments and there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements.

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FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased park maintenance, with a focus on cleanliness.

Result: Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of the Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



3401 S LA CIENEGA
ENTITLEMENT DRAWING SUBMISSION

DRAWING LIST - ENTITLEMENT SUBMISSION	
SHEET NUMBER	SHEET NAME

GENERAL	
G-000	COVER SHEET
G-005	PROJECT RENDERINGS
G-010	PROJECT SUMMARY
G-050	ZONING AREA PLANS
G-051	ZONING AREA PLANS
G-052	OPEN SPACE CALCULATIONS

ARCHITECTURE	
A-001	PLOT PLAN
A-099	FLOOR PLAN - LEVEL B2
A-100	FLOOR PLAN - LEVEL B1
A-101	FLOOR PLAN - LEVEL 01
A-102	FLOOR PLAN - LEVEL 02
A-103	FLOOR PLAN - LEVEL 03
A-104	FLOOR PLAN - LEVEL 04
A-105	FLOOR PLAN - LEVEL 05
A-106	FLOOR PLAN - LEVEL 06
A-107	FLOOR PLAN - LEVEL 07
A-108	FLOOR PLAN - LEVEL 08
A-109	FLOOR PLAN - LEVEL 09
A-110	FLOOR PLAN - LEVEL 10
A-111	FLOOR PLAN - LEVEL 11
A-112	FLOOR PLAN - LEVEL 12
A-113	FLOOR PLAN - LEVEL 13
A-300	ELEVATIONS
A-301	ELEVATIONS
A-302	EXTERIOR MATERIALS
A-320	BUILDING SECTIONS

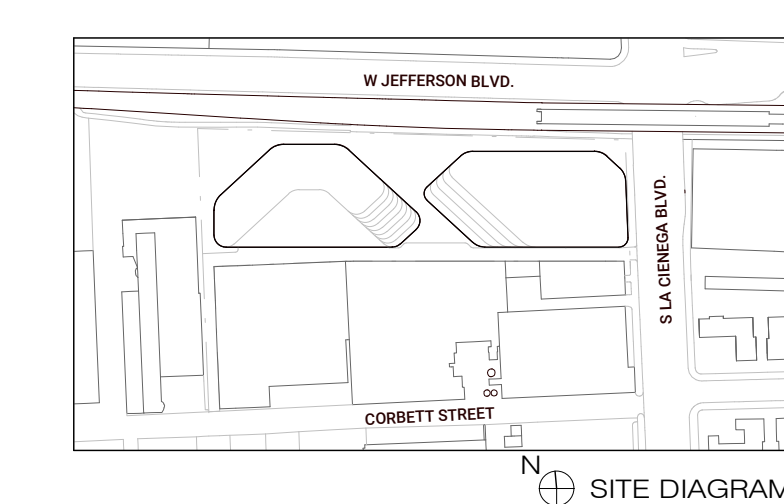
LANDSCAPE	
L-002	COMPOSITE PLAN
L-003	LEVEL 01 PLAN
L-004	LEVEL 03 PLAN
L-005	LEVEL 13 PLAN
L-006	ENLARGED PLAN - THE GROVE
L-007	ENLARGED PLAN - CIENEGA SQUARE
L-008	ENLARGED PLAN - THE CROSSINGS
L-009	ENLARGED PLAN - THE CLEARINGS
L-010	ENLARGED PLAN - LEVEL 03 AMENITY DECK
L-011	MATERIAL PALETTE - GROUND LEVEL & AMENITY DECK
L-012	PLANTING PALETTE - GROUND LEVEL & AMENITY DECK



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1190 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.550.9995	VERTICAL TRANSPORTATION EWSG 162 EAST BUTHEDALE AVENUE, SUITE 1 MIL PUEBLO, CA 90041 TEL: 415.390.1985
STRUCTURE HOK 505 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELER TEN 445 TRINIDAD STREET, 14F FLOOR SAN FRANCISCO, CA 94102 TEL: 415.502.2100	FIRE & LIFE SAFETY HOK 630 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600

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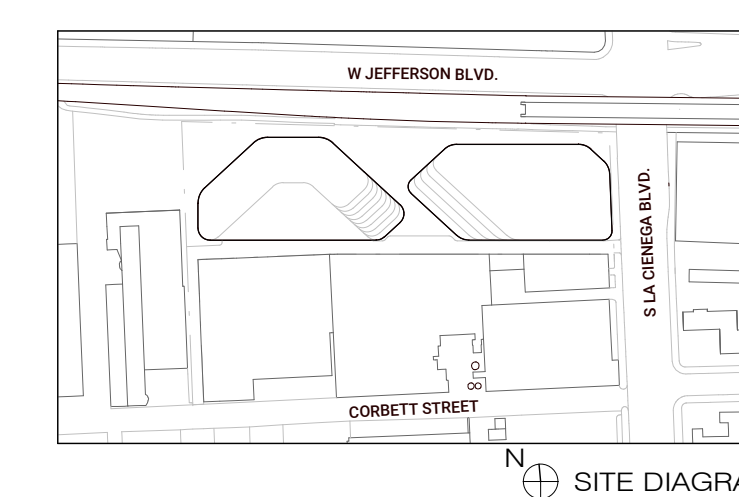
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DATE	ISSUE	DATE	7/29/2021
07/23/2021	ENTITLEMENT	PROJECT NO.	2012027
SEAL & SIGNATURE		DRAWN BY	Author
		CHECKED BY	Checker
		LADDES NO.	
		DRAWING NUMBER	G-000



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LANDSCAPE RELM 67 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.503.9993	VERTICAL TRANSPORTATION EWOS 162 EAST BULFEDALE AVENUE, SUITE 1 MILWAUKEE, WI 53211 TEL: 415.360.1985
STRUCTURE HOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELZER TEN 441 TOWNSEND STREET, 14F FLOOR SAN FRANCISCO, CA 94103 TEL: 415.501.2100	FIRE & LIFE SAFETY HOLMES 620 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600

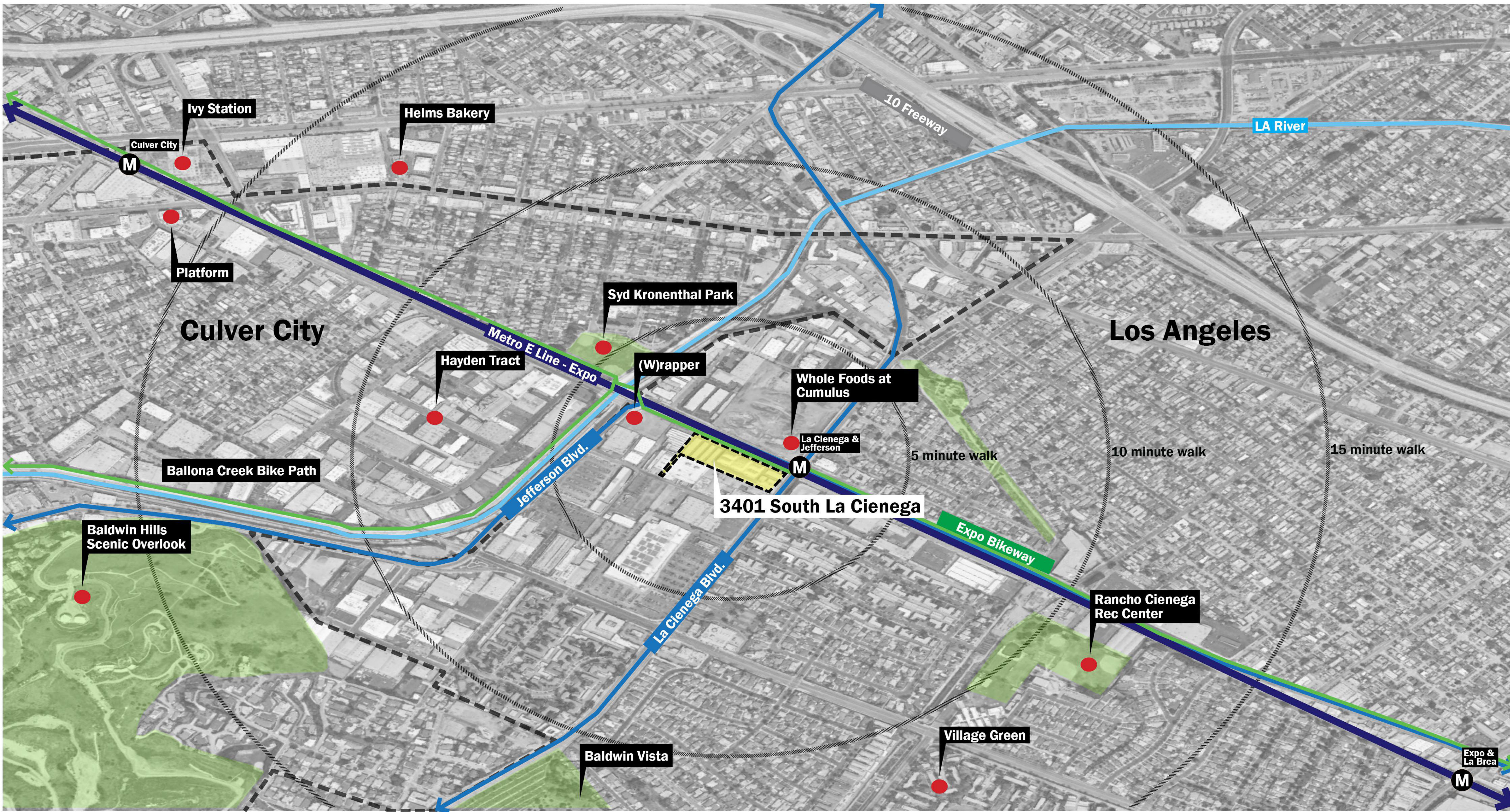
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DATE	ISSUE
07/23/2021	ENTITLEMENT

DRAWING TITLE	
PROJECT RENDERINGS	
SEAL & SIGNATURE	DATE
	7/29/2021
	PROJECT NO. 20112021
	DRAWN BY Author
	CHECKED BY Checker
	LADDS NO.
	DRAWING NUMBER



PROJECT INFORMATION	
APPLICANT:	LA CIENEGA OWNER LLC 515 SOUTH FLOWER STREET, SUITE 600 LOS ANGELES, CA 90071 CONTACT: RYAN BURTON ryan.burton@lendlease.com 213.430.4660
ARCHITECT:	SHoP ARCHITECTS 233 BROADWAY, 11TH FLOOR NEW YORK, NY 10279 CONTACT: DANA GETMAN dget@shoparc.com 212.889.9005
LANDSCAPE ARCHITECT:	RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 CONTACT: SCOTT BAKER sbaker@relmstudio.com 213.233.2837
CIVIL:	KPFf 700 S FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 CONTACT: MORGAN BELL morgan.bell@kpf.com 213.266.5267
SITE ADDRESS:	3401 SOUTH LA CIENEGA BLVD. LOS ANGELES, CA 90016
LEGAL DESCRIPTION:	TRACT: PORTION OF LOT 12 OF THE SUBDIVISION OF THE SOUTHERN PORTION OF RANCHO RINCON DE LOW BUJEVES BLOCK: NONE LOT: PT LT 12 ARB: 17 APN: 4205-032-001
TOTAL SITE AREA:	153,608 SF 3.526 ACRES
ZONING DISTRICT:	CM-2D-CPIO
GENERAL PLAN LAND USE:	HYBRID INDUSTRIAL
COMMUNITY PLAN IMP OVERLAY:	WEST ADAMS - BALDWIN HILLS - LEIMERT JEFFERSON / LA CIENEGA TOD

PROGRAM & DENSITY		
	PERMITTED	PROPOSED
MAX FAR	3:1	3:1
MAX ZSF	460,824 SF	460,824 SF
COMMERCIAL (OFFICE + RETAIL)	230,412 SF	230,412 SF
RETAIL ZSF	2,869 SF	2,869 SF
OFFICE ZSF	227,543 SF	227,543 SF
RESIDENTIAL ZSF	230,412 SF	230,412 SF

RESIDENTIAL UNITS		
	PERMITTED	PROPOSED
TOTAL UNITS	192	260*
MARKET UNITS	192	231
BMR UNITS	0	22 VLI
BMR % OF BASE UNITS	0%	11%
WORKFORCE UNITS	0	7

*UTILIZING 35% STATE DENSITY BONUS

BUILDING HEIGHTS		
	PERMITTED	PROPOSED*
OFFICE BUILDING	75' - 0"	92' - 0" ABOVE GRADE 6 STORIES
RESIDENTIAL BUILDING	75' - 0"	149' - 6" ABOVE GRADE 13 STORIES
BASEMENT		33' - 0" BELOW GRADE 2 STORIES BELOW GRADE

*UTILIZING 35% STATE DENSITY BONUS

RESIDENTIAL OPEN SPACE CALCULATIONS	
EACH UNIT HAVING LESS THAN 3 ROOMS:	100 SF
EACH UNIT HAVING 3 ROOMS:	125 SF
EACH UNIT HAVING MORE THAN 3 ROOMS:	175 SF
REQUIRED USEABLE OPEN SPACE (Per LAMC 12.21-G) TOTAL:	28,925 SF (169 ea. x 100 SF) + (78 ea. x 125 SF) + (13 ea. x 175 SF)
USEABLE OPEN SPACE (Per LAMC 12.21-G) TOTAL:	28,925 SF
Level 03 Residential Exterior Common Open Space:	14,147 SF
Level 05 - 12 Private Open Space (16 Private Unit Terraces x 50 sq ft max. ea.):	800 SF
(See Architectural Floor Plans on Sheets A-105 - A-112)	
Level 01 Exterior Common Open Space:	13,978 SF
ADDITIONAL *OPEN SPACE TOTAL:	22,836 SF
Level 01 Additional Exterior Common Open Space:	22,836 SF
*Not included in Useable Open Space Per LAMC 12.21-G Total	

PLANTED COMMON OPEN SPACE (Per LAMC 12.21-G) TOTAL:	
Level 01 Planted Common Open Space:	7,032 SF
Level 03 Planted Common Open Space:	4,229 SF

TREE REQUIREMENT CALCULATIONS	
Per LAMC 12.21.G, PROVIDE 1 TREE PER 4 RESIDENTIAL UNITS	
REQUIRED TREES TOTAL:	65 TREES (LAMC 12.21.G, 260 Units Total / 4 Units = 65)
PROVIDED TREES TOTAL:	82 TREES
Level 1 Trees - ROW:	3 Trees
Level 1 Trees - Onsite:	57 Trees
Level 3 Trees - Amenity Deck:	22 Trees

FLOOR AREA - RESIDENTIAL BUILDING	
LEVEL	AREA
LEVEL B2	632 SF
LEVEL B1	632 SF
LEVEL 01	5,766 SF
LEVEL 02	13,180 SF
LEVEL 03	22,837 SF
LEVEL 04	23,081 SF
LEVEL 05	22,458 SF
LEVEL 06	21,825 SF
LEVEL 07	21,184 SF
LEVEL 08	20,545 SF
LEVEL 09	19,905 SF
LEVEL 10	19,265 SF
LEVEL 11	18,625 SF
LEVEL 12	17,973 SF
LEVEL 13	2,545 SF
Total Square Footage	230,412 SF

FLOOR AREA - OFFICE BUILDING	
LEVEL	AREA
LEVEL B2	347 SF
LEVEL B1	347 SF
LEVEL 01	34,484 SF
LEVEL 02	41,955 SF
LEVEL 03	39,694 SF
LEVEL 04	37,339 SF
LEVEL 05	34,786 SF
LEVEL 06	230,412 SF
Total Square Footage:	230,412 SF

RESIDENTIAL DWELLING MIX						
LEVEL	STU	J1BR	1BR	J2BR	2BR	3BR
LEVEL 02	2	2	10	0	2	0
LEVEL 03	3	3	15	1	2	0
LEVEL 04	3	7	13	2	5	0
LEVEL 05	5	5	13	2	5	0
LEVEL 06	2	3	12	3	9	1
LEVEL 07	4	3	10	3	5	1
LEVEL 08	2	3	10	3	5	1
LEVEL 09	2	5	8	3	5	1
LEVEL 10	1	3	5	3	6	3
LEVEL 11	1	3	4	3	6	3
LEVEL 12	1	2	4	3	6	3
Total Unit Count:	26	39	104	26	52	13
	260					

BASE PARKING CALCULATION			
LAND USE	SIZE	PARKING RATIO	PARKING REQUIRED
RESIDENTIAL			
3 BEDROOM	13 UNITS	2 PER UNIT	26
2 BEDROOM	52 UNITS	2 PER UNIT	104
2 BEDROOM JR	26 UNITS	2 PER UNIT	52
1 BEDROOM	104 UNITS	1.5 PER UNIT	156
1 BEDROOM JR	39 UNITS	1.5 PER UNIT	58.5
STUDIO	26 UNITS	1 PER UNIT	26
COMMERCIAL			
OFFICE	227,543 SF	1 PER 500SF	455
RETAIL (ASSUMES >1,000SF)	2,869 SF	1 PER 1000SF	29
TOTAL BASE PARKING REQUIRED			907
CPIO LIMIT (50%)			453

PROPOSED PARKING SUMMARY			
LAND USE	SIZE	PARKING RATIO	PROPOSED STALLS
RESIDENTIAL	260 UNITS	0.5/UNIT	130
COMMERCIAL/RETAIL	230,412 SF	-1 PER 350SF	655
TOTAL			785

REQUIRED BIKE PARKING			
USE	SIZE	PARKING RATIO	PARKING REQUIRED
RESIDENTIAL			
DWELLING UNITS	260 UNITS	12.21 A.16 (a)(1)(i)	14 ST 140 LT
COMMERCIAL			
RETAIL	2,869 SF	1 PER 10,000 SF ST (min 2)	2 ST 2 LT
OFFICE	227,543 SF	1 PER 5,000 SF LT	23 ST 46 LT
SUBTOTAL ST REQUIRED			32 ST
SUBTOTAL LT REQUIRED			113 LT
SUBTOTAL BICYCLE PARKING REQUIRED (COMBINED)			145 TOTAL

CAL GREEN 5.106.4.1.1: 5% OF PARKING SPACES SHORT-TERM
 CAL GREEN 5.106.4.1.2: 5% OF PARKING SPACES LONG-TERM
 LAMC 12.21.A.16 (A)(1)(i) - REQUIREMENTS AS NOTED ABOVE GOVERN, AS BEING MORE STRINGENT THAN CALGREEN
 LAMC 12.21.A.16 (A)(2) - REQUIREMENTS AS NOTED ABOVE GOVERN, AS BEING MORE STRINGENT THAN CALGREEN

PROPOSED 10% EV SPACE IMPLEMENTATION

PROPOSED PARKING STALL SUMMATION - RESIDENTIAL	
PARKING STALLS	
STALLS REQUIRED (CPIO)	211
TOTAL STALLS PROVIDED	130
COMPACT STALLS PERMITTED	0 (EXCESS OF 1 STD. STALL PER UNIT ALLOWED TO BE COMPACT. LAMC 12.21.A.5.C)
STANDARD STALLS PROVIDED	130
COMPACT STALLS PROVIDED	0
TOTAL	130
ACCESSIBLE STALLS	
TOTAL ASSIGNED RES. STALLS	33
REQUIRED ACCESSIBLE @ 2%	1
PROVIDED:	
STANDARD	0
VAN	1
TOTAL UNASSIGNED RES. STALLS	97
REQUIRED ACCESSIBLE @5%	5
PROVIDED:	
STANDARD	4
VAN	1
ELECTRIC VEHICLE (EV) - 10%	
EV STANDARD	12
EV ACCESSIBLE	1
TOTAL EV	13

PROPOSED PARKING STALL SUMMATION - COMMERCIAL

PROPOSED PARKING STALL SUMMATION - COMMERCIAL	
PARKING STALLS	
STALLS REQUIRED (CPIO)	242
TOTAL STALLS PROVIDED	655
COMPACT STALLS PERMITTED	542 (NOT MORE THAN 40 PERCENT OF THE REQUIRED STALLS PLUS ANY ADDITIONAL STALLS. LAMC 12.21.A.5.C)
STANDARD STALLS PROVIDED	377
COMPACT STALLS PROVIDED	271
TOTAL	648
ACCESSIBLE STALLS	
REQUIRED (2% OF NON-EV STALLS)	12
PROVIDED:	
STANDARD	10
VAN	2
ELECTRIC VEHICLE (EV) - 10%	
TOTAL REQUIRED	66
PROVIDED:	
EV STANDARD	61
EV STANDARD ACCESSIBLE	2
EV VAN ACCESSIBLE	1
EV AMBULATORY	2

FUTURE 30% EV SPACE IMPLEMENTATION

PROPOSED PARKING STALL SUMMATION - RESIDENTIAL	
PARKING STALLS	
STALLS REQUIRED (CPIO)	211
TOTAL STALLS PROVIDED	130
COMPACT STALLS PERMITTED	0 (EXCESS OF 1 STD. STALL PER UNIT ALLOWED TO BE COMPACT. LAMC 12.21.A.5.C)
STANDARD STALLS PROVIDED	130
COMPACT STALLS PROVIDED	0
TOTAL	130
ACCESSIBLE STALLS	
TOTAL ASSIGNED RES. STALLS	33
REQUIRED ACCESSIBLE @ 2%	1
PROVIDED:	
STANDARD	0
VAN	1
TOTAL UNASSIGNED RES. STALLS	97
REQUIRED ACCESSIBLE @5%	5
PROVIDED:	
STANDARD	4
VAN	1
ELECTRIC VEHICLE (EV) - 30%	
EV STANDARD	37
EV ACCESSIBLE	2
TOTAL EV	39

PROPOSED PARKING STALL SUMMATION - COMMERCIAL

PROPOSED PARKING STALL SUMMATION - COMMERCIAL	
PARKING STALLS	
STALLS REQUIRED (CPIO)	242
TOTAL STALLS PROVIDED	648
COMPACT STALLS PERMITTED	542 (NOT MORE THAN 40 PERCENT OF THE REQUIRED STALLS PLUS ANY ADDITIONAL STALLS. LAMC 12.21.A.5.C)
STANDARD STALLS PROVIDED	377
COMPACT STALLS PROVIDED	271
TOTAL	648
ACCESSIBLE STALLS	
REQUIRED (2% OF NON-EV STALLS)	9
PROVIDED:	
STANDARD	7
VAN ACCESSIBLE	2
ELECTRIC VEHICLE (EV) - 30%	
TOTAL REQUIRED	195
PROVIDED:	
EV STANDARD	183
EV STANDARD ACCESSIBLE	5
EV VAN ACCESSIBLE	2
EV AMBULATORY	5

OWNER
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615 SOUTH FLOWER STREET, SUITE 600
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233 BROADWAY, 11TH FLOOR
NEW YORK, NY 10279
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700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
213.266.5267

LANDSCAPE
RELM
617 SOUTH OLIVE STREET, SUITE 1110
LOS ANGELES, CA 90014
213.233.2837

GEOTECH
LANGAN
410 SOUTH FLOWER STREET, SUITE 2800
LOS ANGELES, CA 90071
213.419.8500

MEP ENGINEER
INTEGRAL
1190 VENTURA BOULEVARD, SUITE 1902
LOS ANGELES, CA 90049
213.678.4400

STRUCTURE
HELMES
633 WEST 6TH STREET, SUITE 1132
LOS ANGELES, CA 90014
213.481.9930

SUSTAINABILITY
ATELIER TEN
4417 HANNA STREET, 14TH FLOOR
SAN FRANCISCO, CA 94103
415.551.2190

PARKING
WATRY DESIGN
620 WEST 6TH STREET
LOS ANGELES, CA 90014

VERTICAL TRANSPORTATION
EWOSG
1620 EAST BULFORD AVENUE, SUITE 1
MILL VALLEY, CA 94541
415.980.1885

FIRE & LIFE SAFETY
HELMES
633 WEST 6TH STREET, SUITE 1132
LOS ANGELES, CA 90014
213.481.9930

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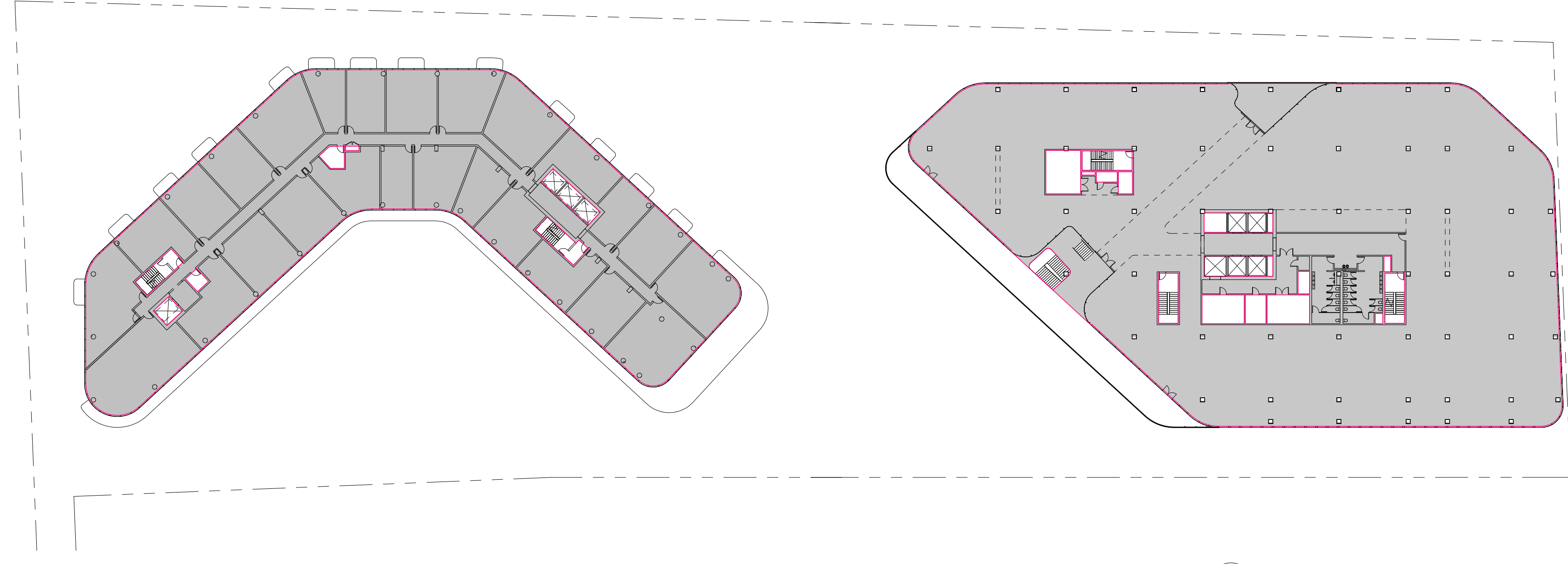
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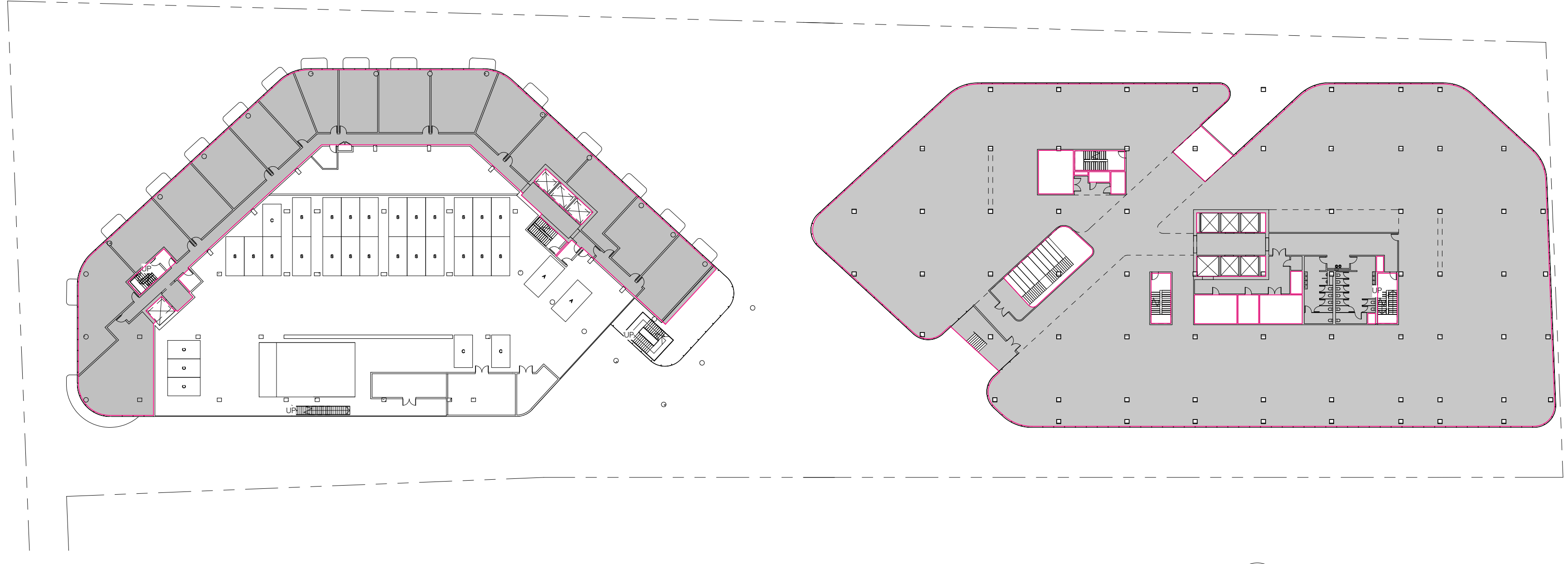
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SITE DIAGRAM

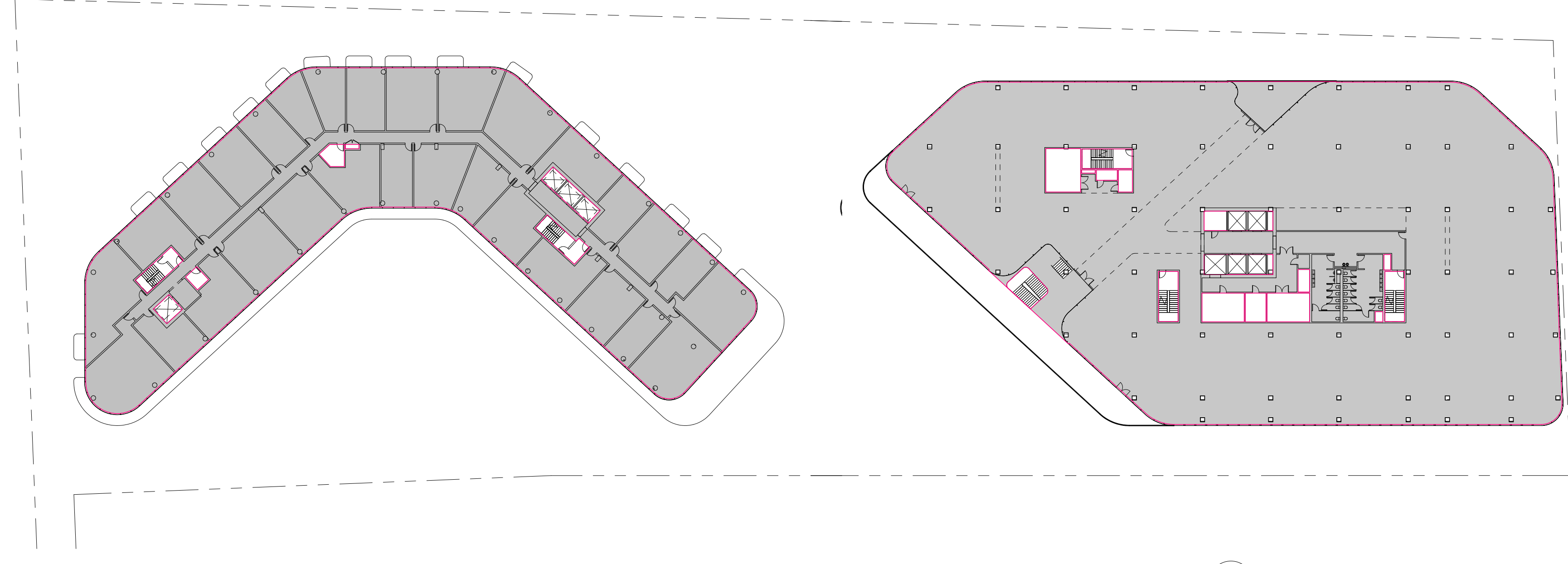
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		CHECKED BY	SEH
		DATE	
		ISSUE	
		DRAWING NUMBER	G-010



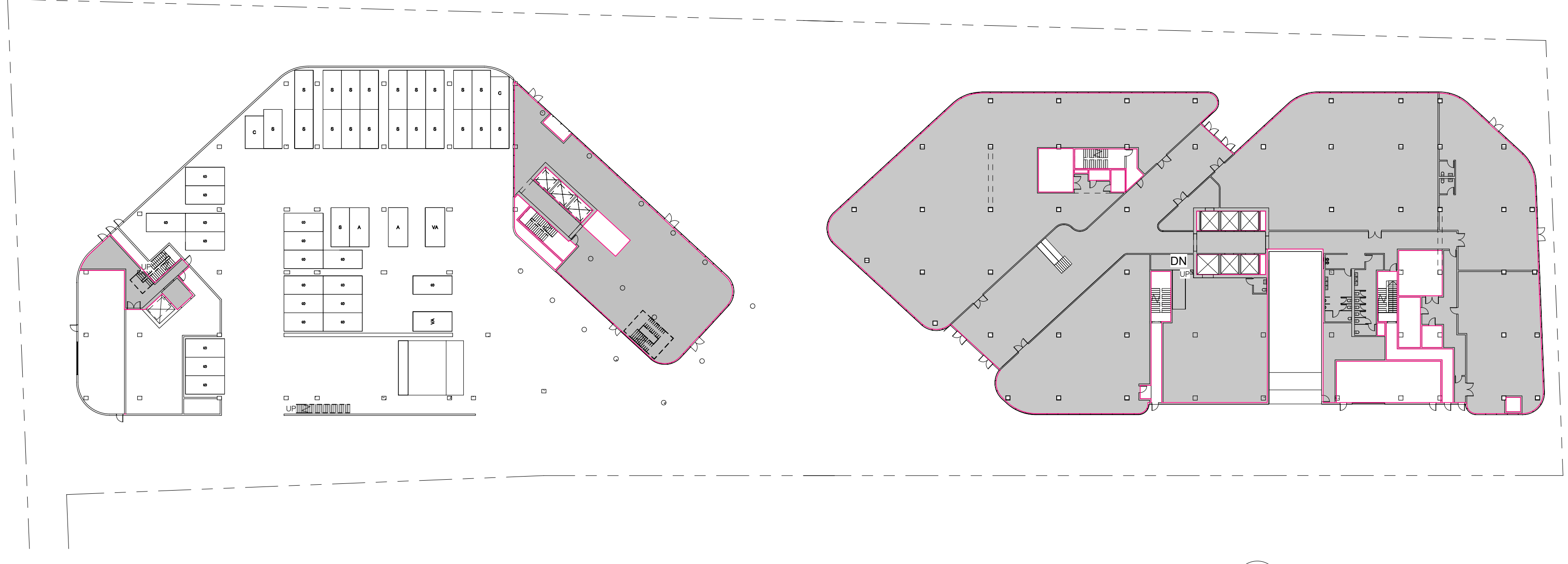
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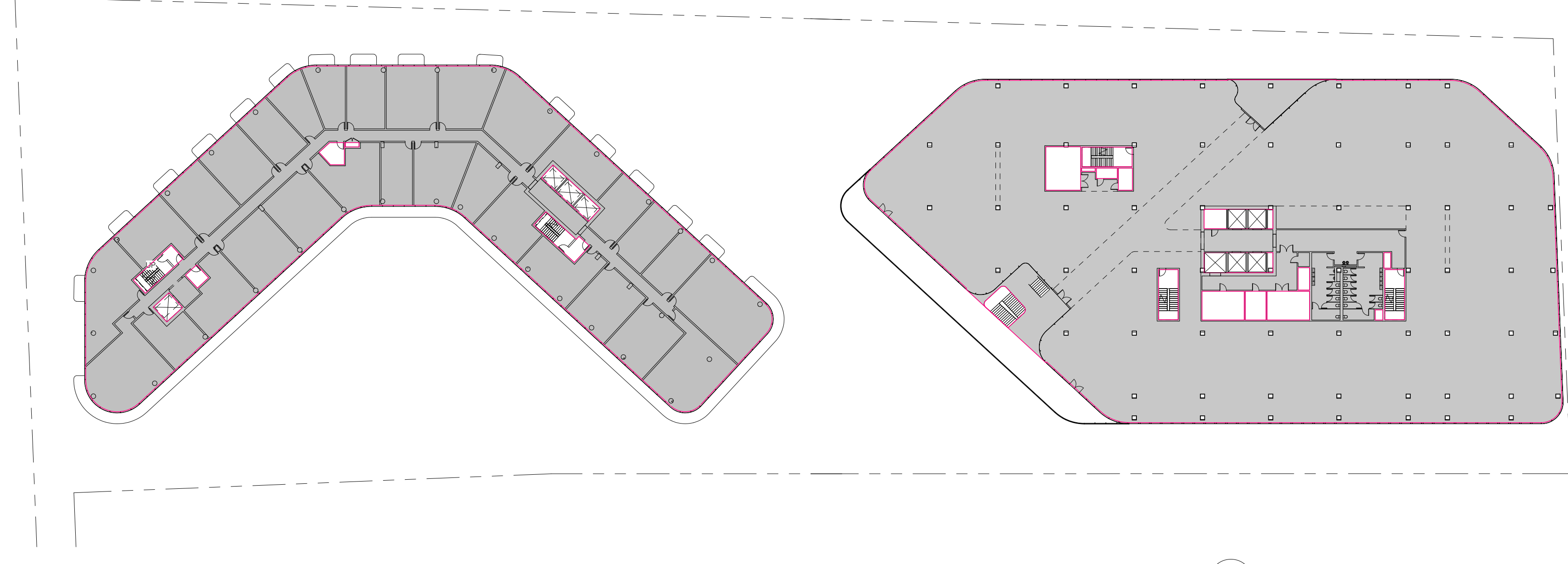
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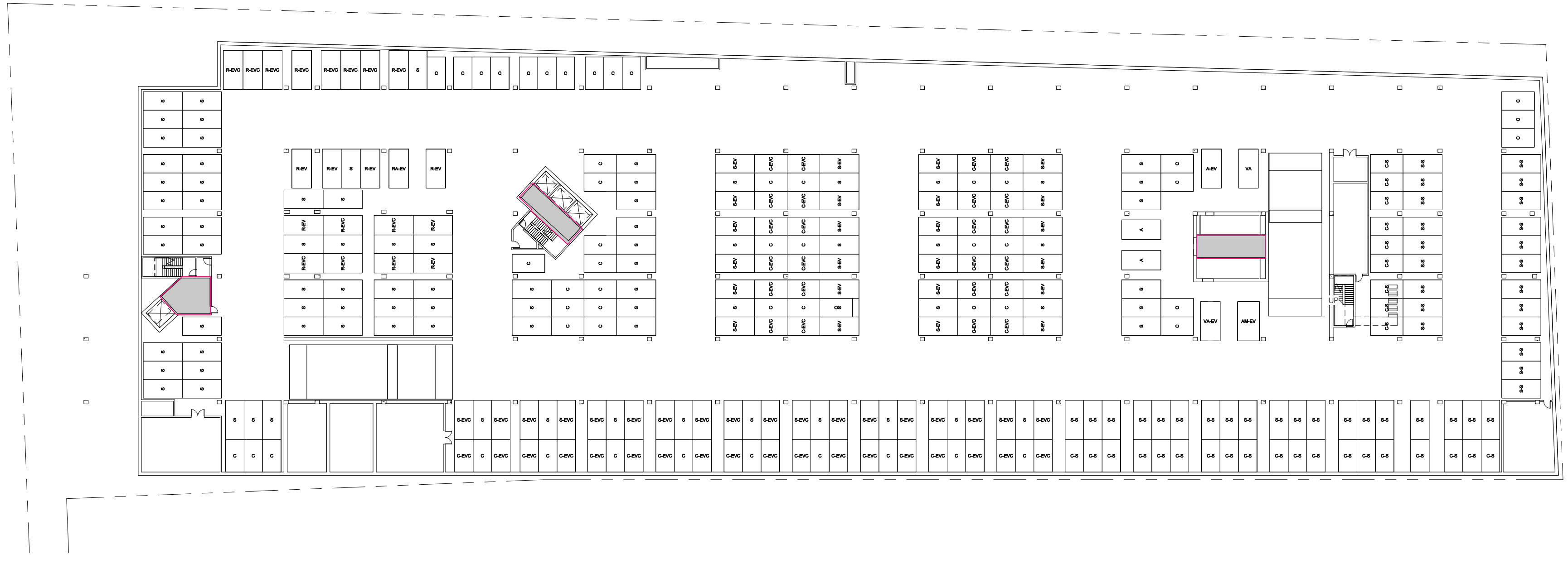
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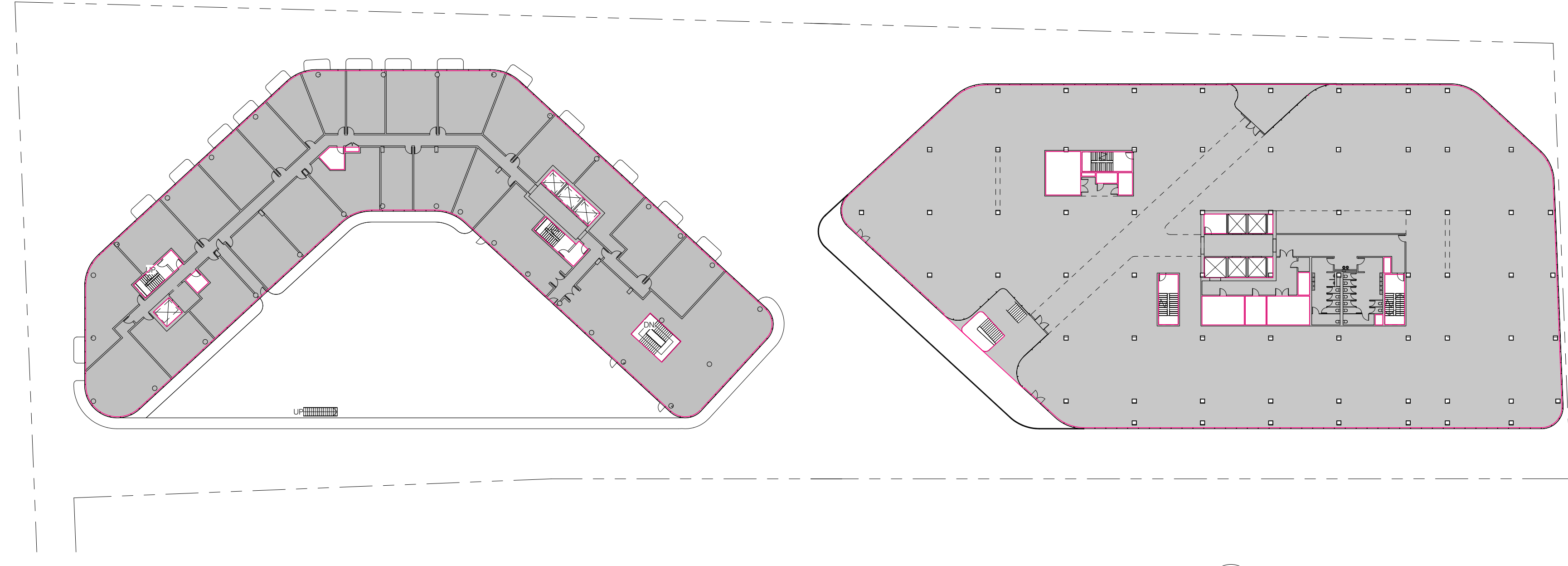
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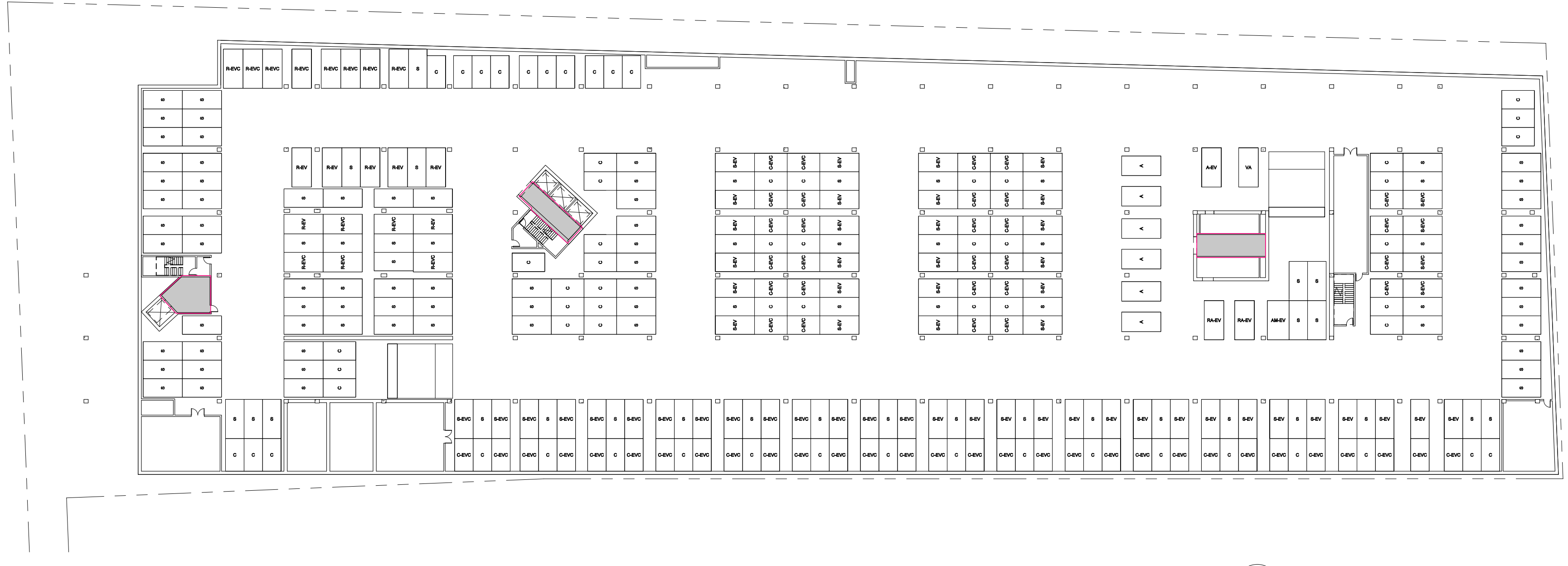
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2 LEVEL B1
1" = 40'-0"



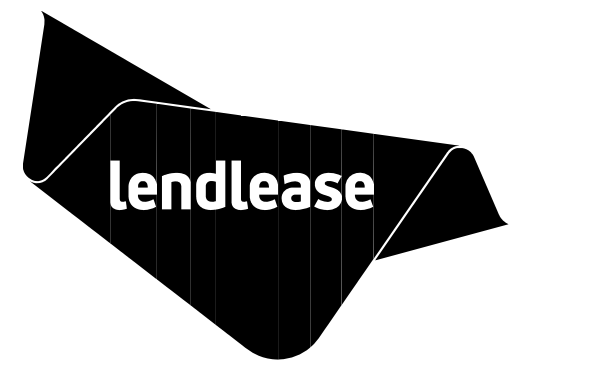
5 LEVEL 03
1" = 40'-0"



1 LEVEL B2
1" = 40'-0"

FLOOR AREA - RESIDENTIAL BUILDING	
LEVEL	AREA
LEVEL B2	632 SF
LEVEL B1	632 SF
LEVEL 01	5,766 SF
LEVEL 02	13,180 SF
LEVEL 03	22,837 SF
LEVEL 04	23,081 SF
LEVEL 05	22,458 SF
LEVEL 06	21,925 SF
LEVEL 07	21,184 SF
LEVEL 08	20,545 SF
LEVEL 09	19,905 SF
LEVEL 10	19,265 SF
LEVEL 11	18,585 SF
LEVEL 12	17,973 SF
LEVEL 13	2,545 SF
Total Square Footage:	230,412 SF

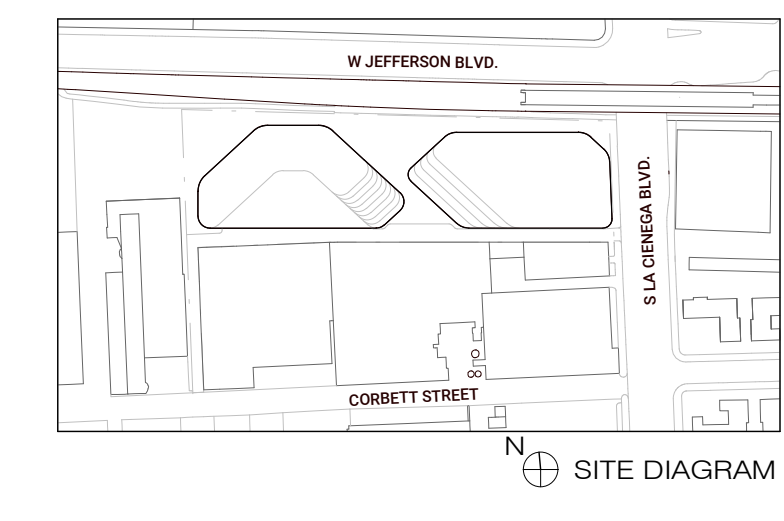
FLOOR AREA - OFFICE BUILDING	
LEVEL	AREA
LEVEL B2	347 SF
LEVEL B1	347 SF
LEVEL 01	34,484 SF
LEVEL 02	41,560 SF
LEVEL 03	41,855 SF
LEVEL 04	39,694 SF
LEVEL 05	37,339 SF
LEVEL 06	34,786 SF
Total Square Footage:	230,412 SF



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STRUCTURE MOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY ATELIER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94103 TEL: 415.502.2100	FIRE & LIFE SAFETY HOLMES 620 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

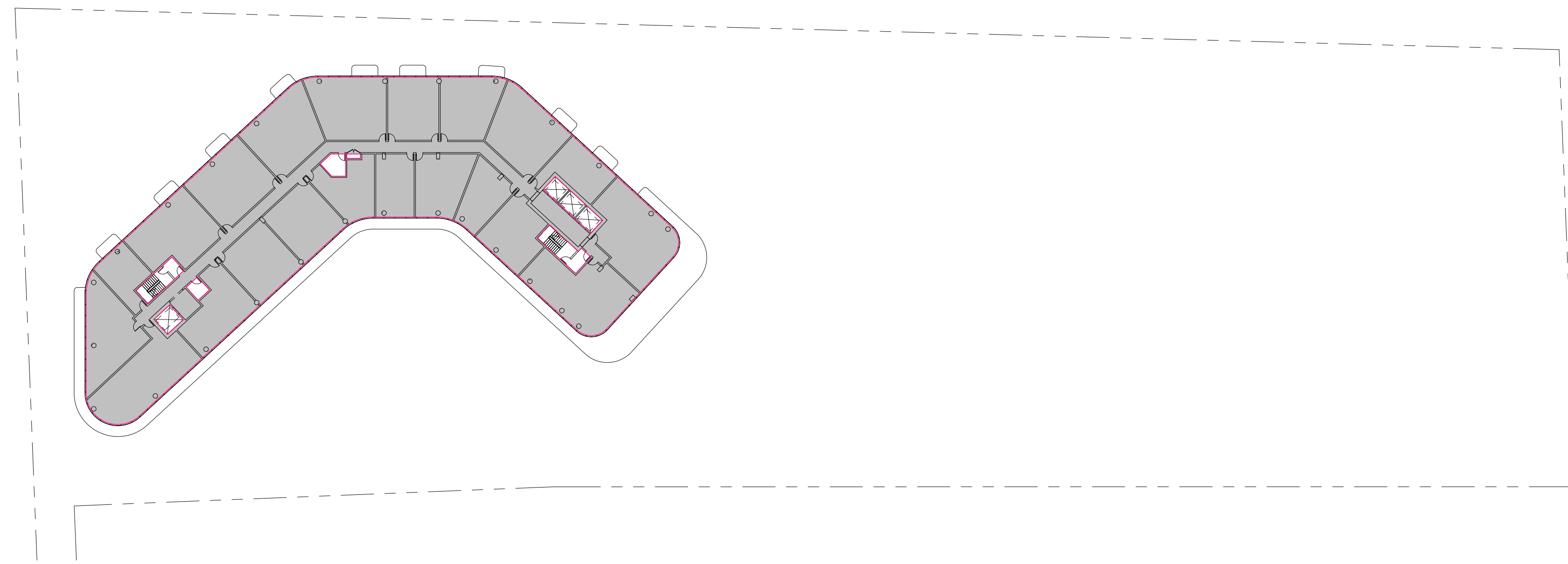
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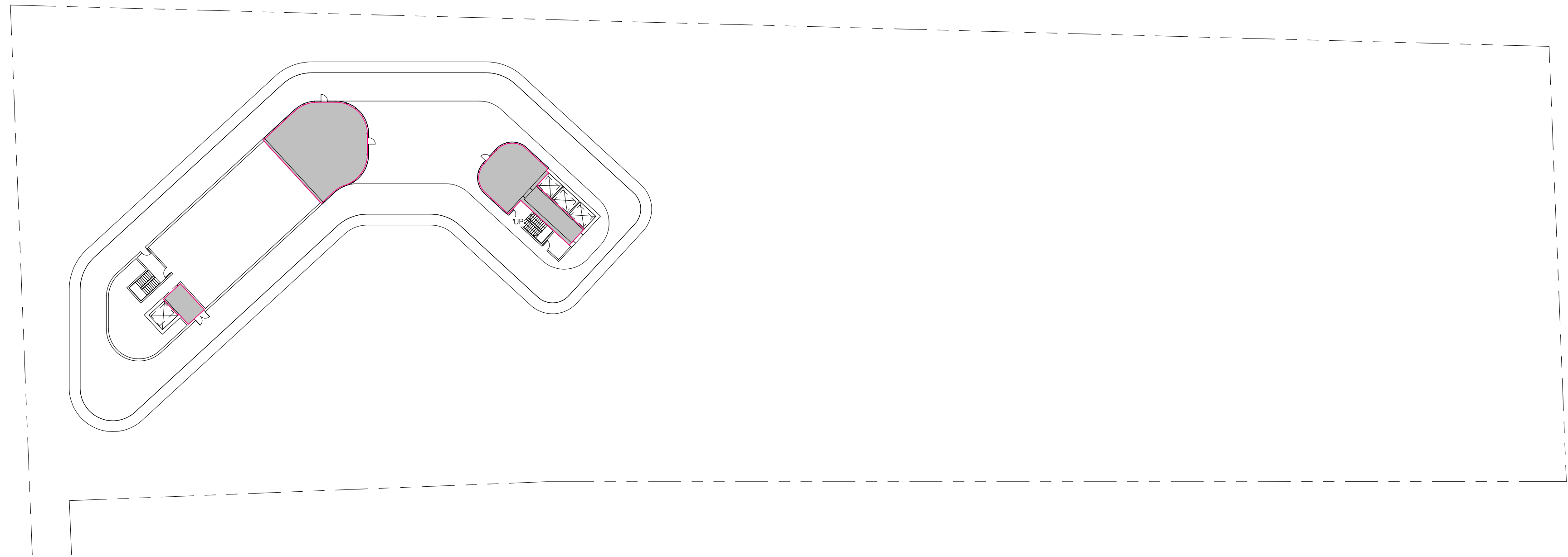


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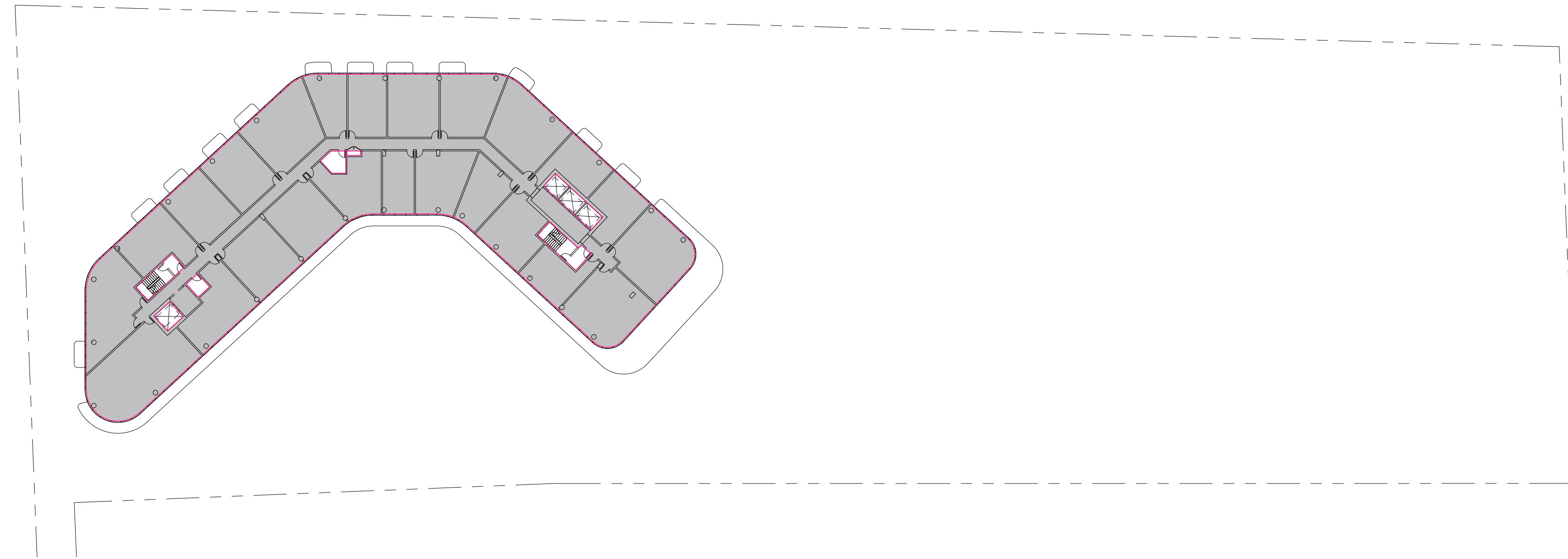
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DATE	7/29/2021
PROJECT NO.	2012097
DRAWN BY	Author
CHECKED BY	Checker
LADDS NO.	
DRAWING NUMBER	G-050



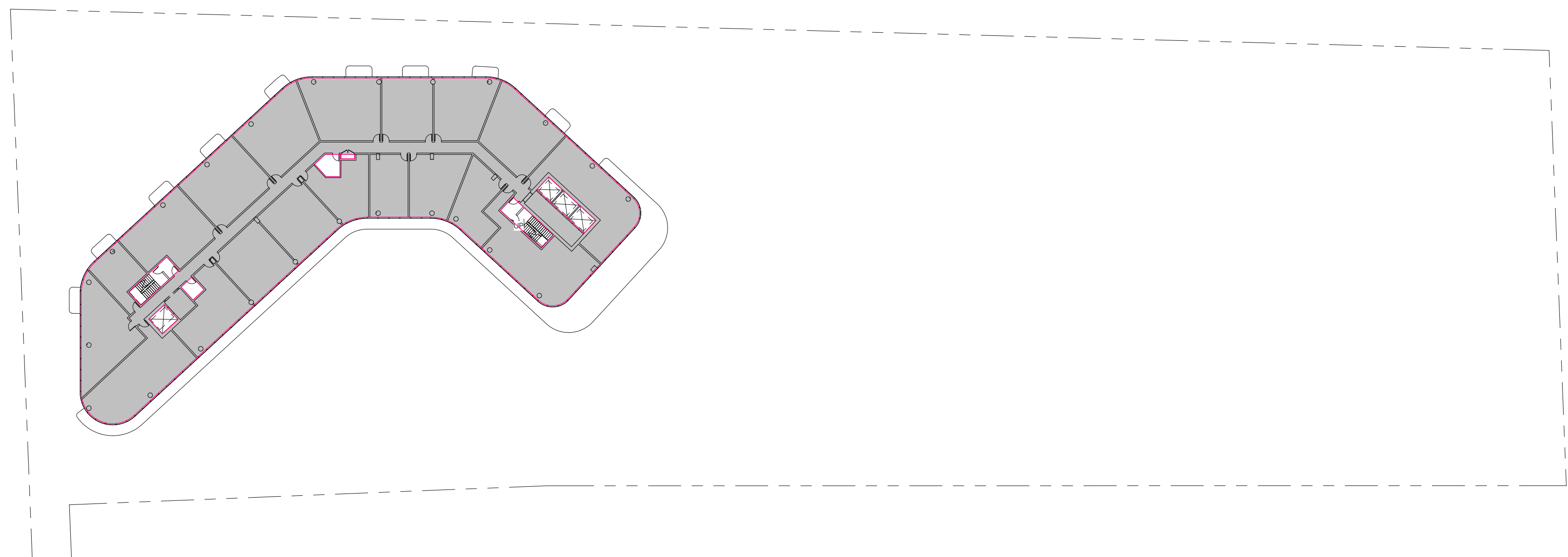
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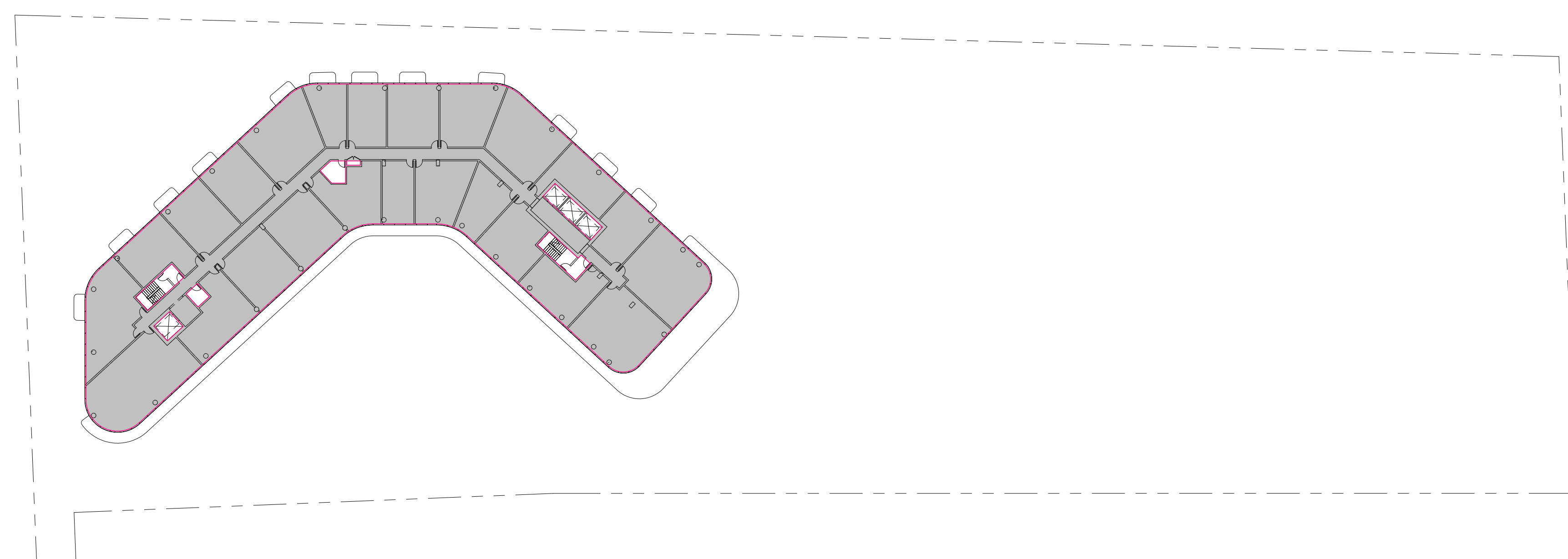
7 LEVEL 13
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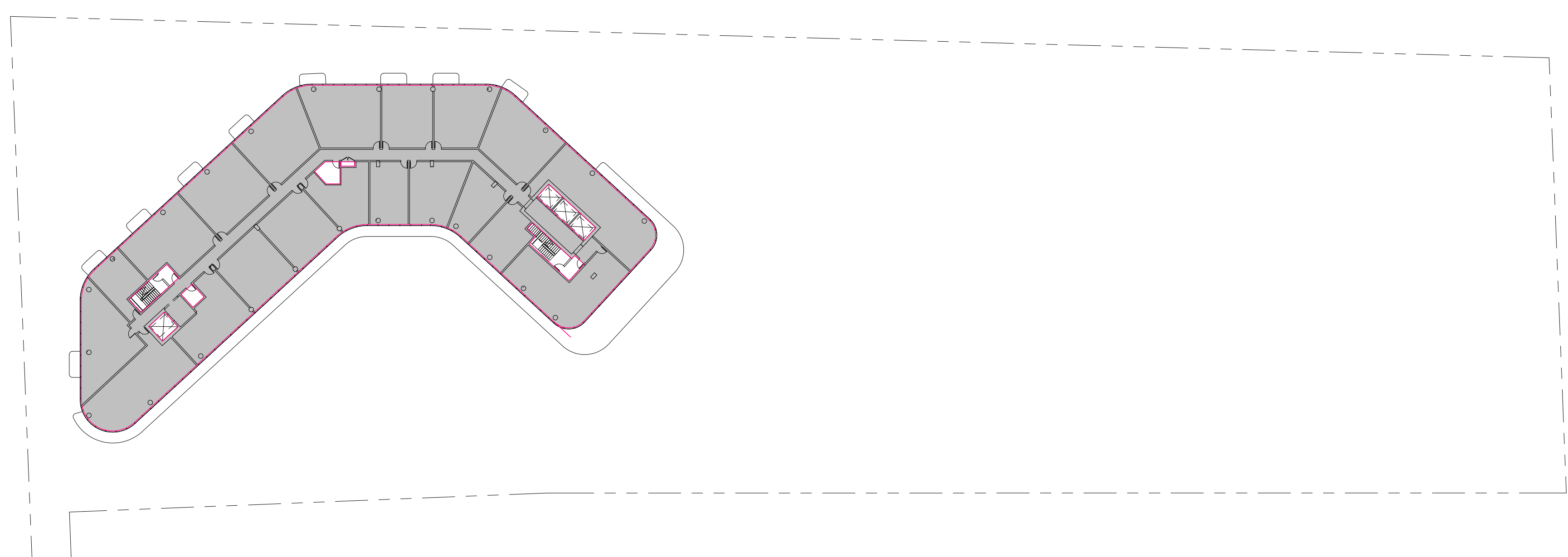
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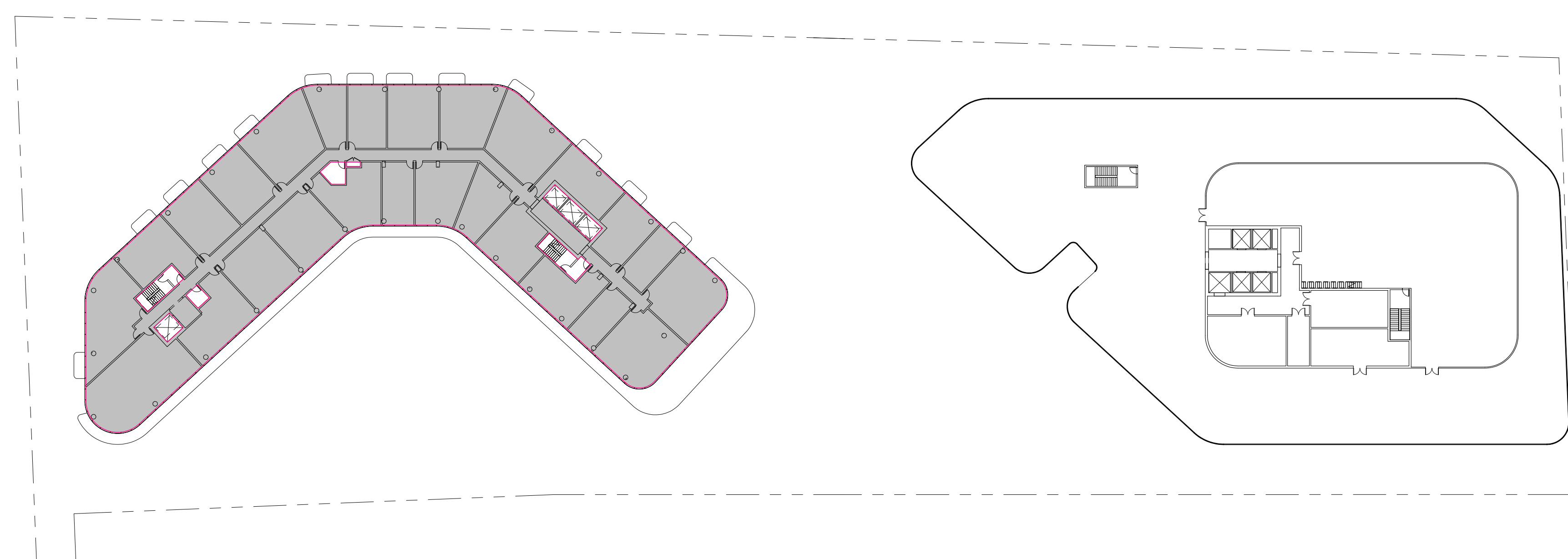
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2 LEVEL 08
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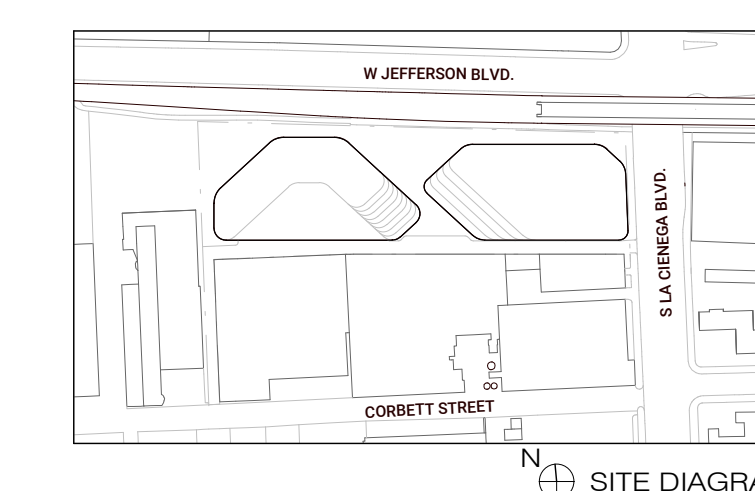
5 LEVEL 11
1" = 40'-0"



1 LEVEL 07
1" = 40'-0"

FLOOR AREA - RESIDENTIAL BUILDING	
LEVEL	AREA
LEVEL B2	632 SF
LEVEL B1	632 SF
LEVEL 01	5,766 SF
LEVEL 02	13,180 SF
LEVEL 03	22,837 SF
LEVEL 04	23,081 SF
LEVEL 05	22,458 SF
LEVEL 06	21,825 SF
LEVEL 07	21,184 SF
LEVEL 08	20,545 SF
LEVEL 09	19,905 SF
LEVEL 10	19,265 SF
LEVEL 11	18,595 SF
LEVEL 12	17,973 SF
LEVEL 13	2,545 SF
Total Square Footage	230,412 SF

FLOOR AREA - OFFICE BUILDING	
LEVEL	AREA
LEVEL B2	347 SF
LEVEL B1	347 SF
LEVEL 01	34,484 SF
LEVEL 02	41,560 SF
LEVEL 03	41,855 SF
LEVEL 04	39,694 SF
LEVEL 05	37,339 SF
LEVEL 06	34,786 SF
Total Square Footage	230,412 SF



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DRAWING TITLE	
ZONING AREA PLANS	
DATE	7/23/2021
PROJECT NO.	20112097
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LADDS NO.	
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lendlease

sh p

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LENDLEASE
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ARCHITECT
SHAP ARCHITECTS
233 BROADWAY, 11th FLOOR
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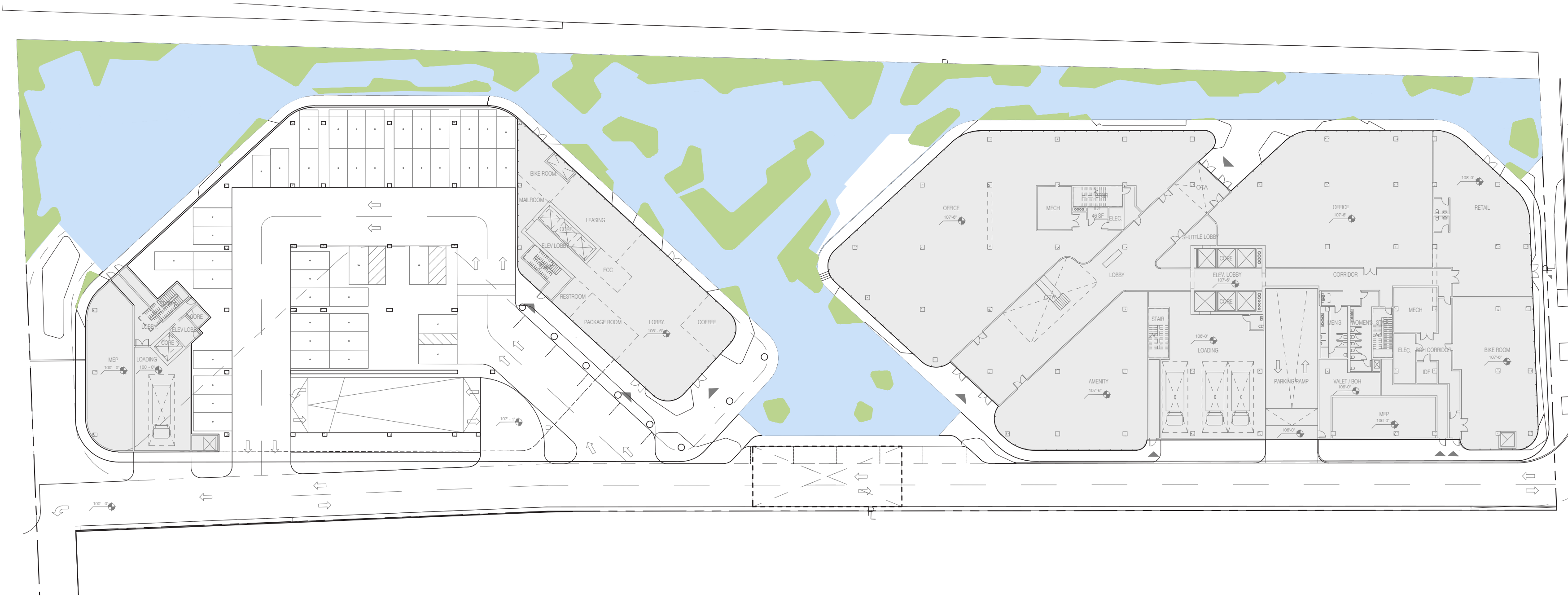
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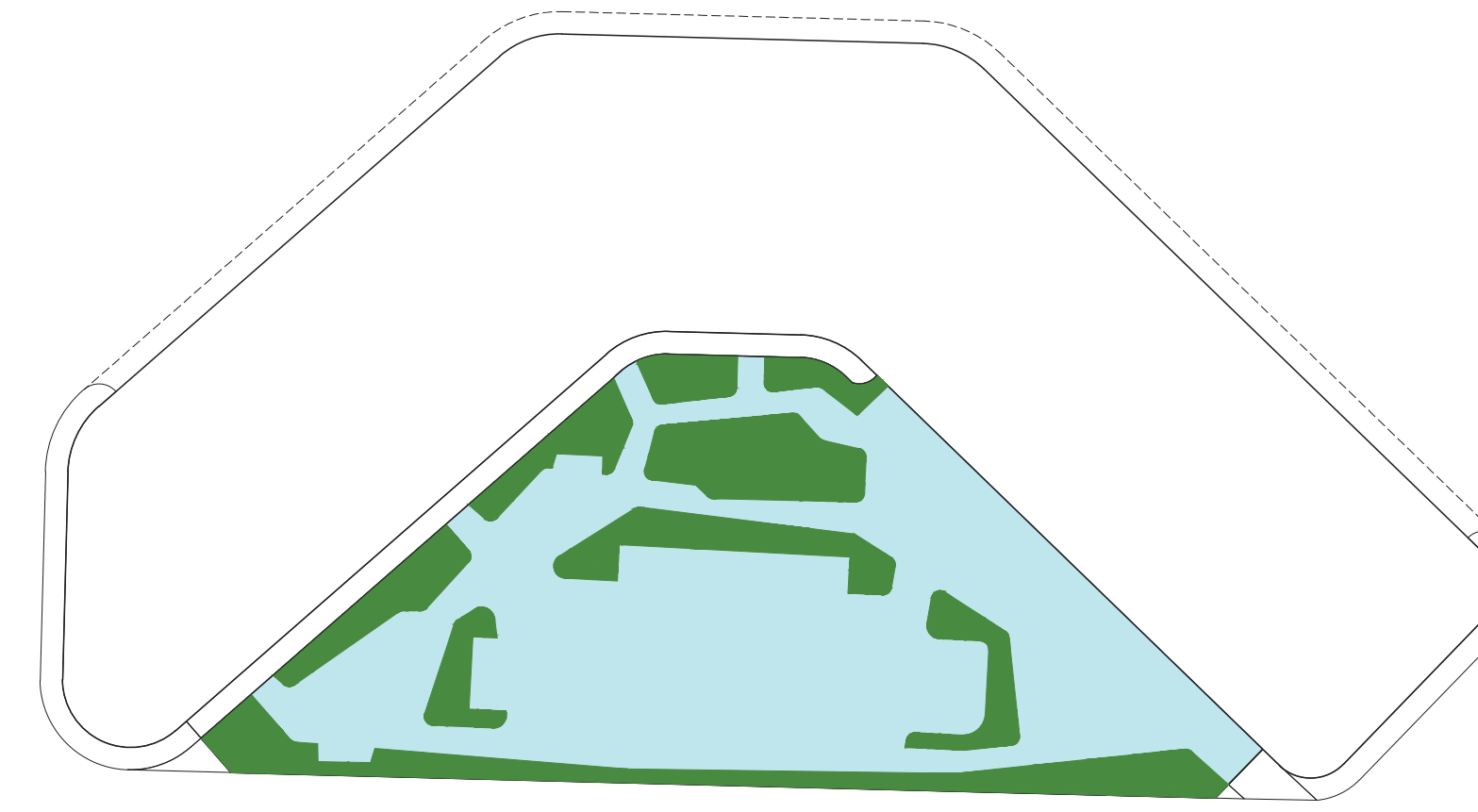
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LEVEL 01: GROUND LEVEL COMMON OPEN SPACE

COMMON USEABLE OPEN SPACE TOTAL:	36,814 SF
COMMON USEABLE OPEN SPACE PLANTED AREA:	9,708 SF
COMMON USEABLE OPEN SPACE NOT-PLANTED AREA:	27,106 SF
TREES TOTAL:	57



LEVEL 03: RESIDENTIAL AMENITY DECK COMMON OPEN SPACE

COMMON USEABLE OPEN SPACE TOTAL:	14,147 SF
COMMON USEABLE OPEN SPACE PLANTED AREA:	4,229 SF
COMMON USEABLE OPEN SPACE NOT-PLANTED AREA:	9,918 SF
PROVIDED TREES TOTAL (NOT Including 5 Palm Trees):	22

RESIDENTIAL OPEN SPACE CALCULATIONS

EACH UNIT HAVING LESS THAN 3 ROOMS: 100 SF
 EACH UNIT HAVING 3 ROOMS: 125 SF
 EACH UNIT HAVING MORE THAN 3 ROOMS: 175 SF

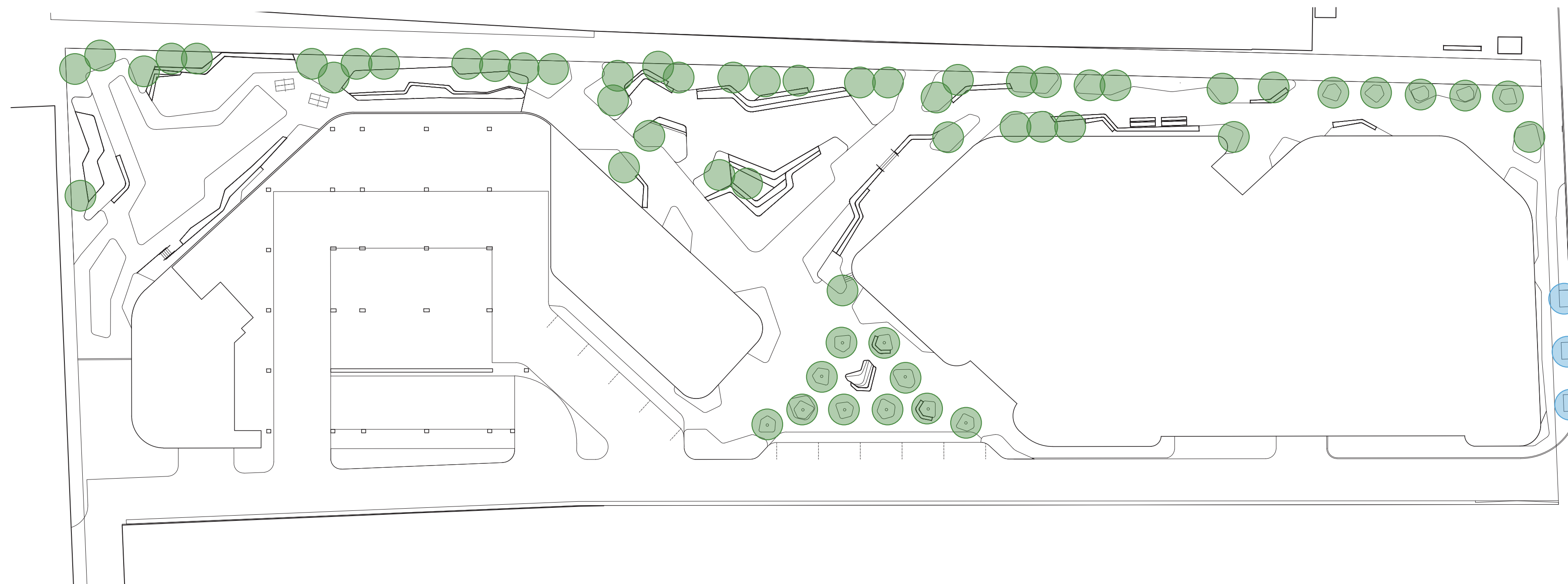
REQUIRED USEABLE OPEN SPACE (Per LAMC 12.21-G) TOTAL: 28,925 SF
 (169 ea. x 100 SF) + (78 ea. x 125 SF) + (13 ea. x 175 SF)

USEABLE OPEN SPACE (Per LAMC 12.21-G) TOTAL: 28,925 SF
 Level 03 Residential Exterior Common Open Space: 14,147 SF
 Level 05 -12 Private Open Space (16 Private Unit Terraces x 50 sf max. ea.): 800 SF
 (See Architectural Floor Plans on Sheets A-105 - A-112)
 Level 01 Exterior Common Open Space: 13,978 SF

ADDITIONAL* OPEN SPACE TOTAL: 22,836 SF
 Level 01 Additional Exterior Common Open Space: 22,836 SF
 *Not included in Useable Open Space Per LAMC 12.21-G Total

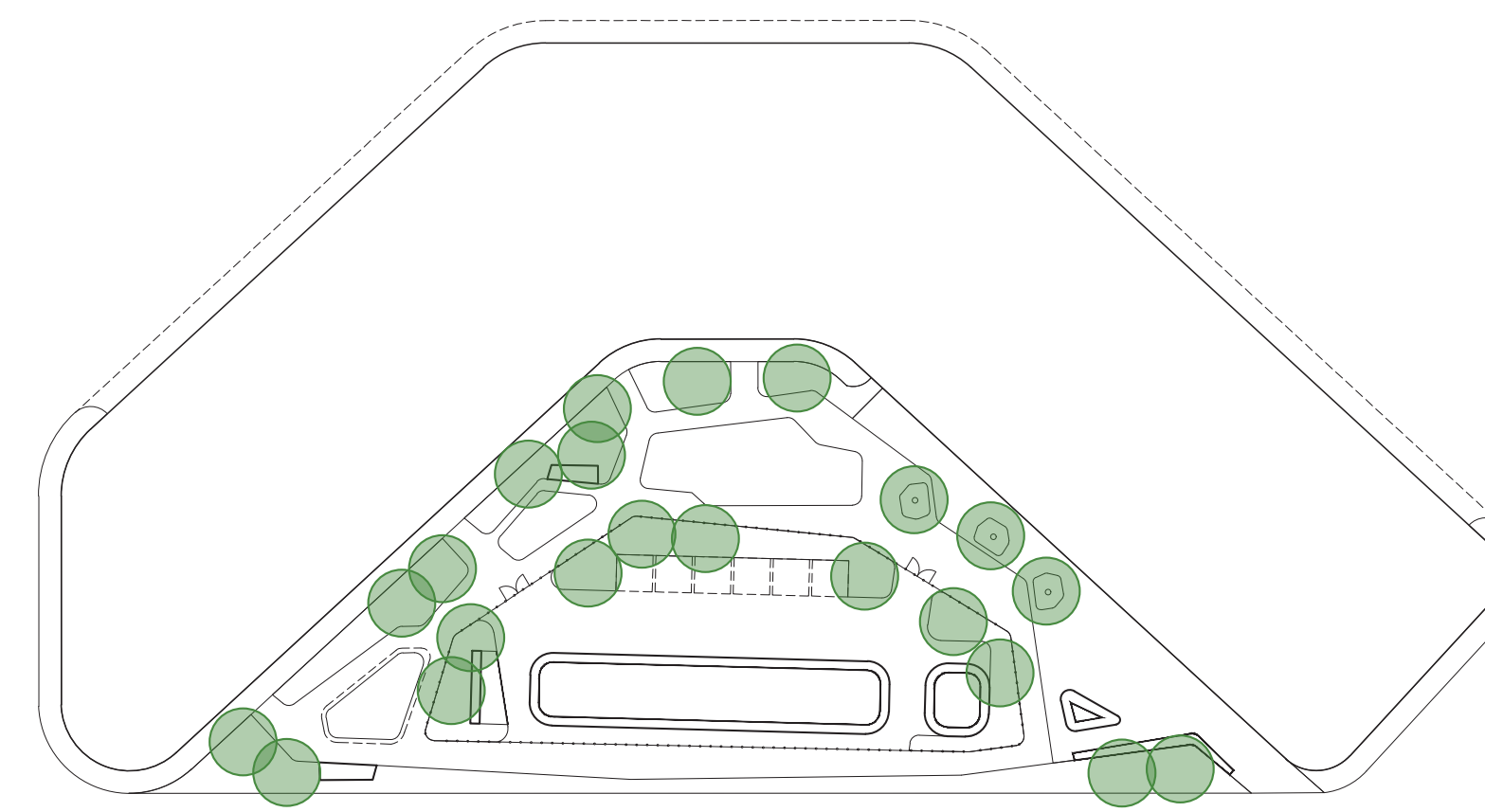
REQ. PLANTED COMMON OPEN SPACE (Per LAMC 12.21-G) TOTAL: 7,032 SF
 (28,125 SF Common Open Space x 25%)

PLANTED COMMON OPEN SPACE (Per LAMC 12.21-G) TOTAL: 7,032 SF
 Level 01 Planted Common Open Space: 2,803 SF
 Level 03 Planted Common Open Space: 4,229 SF



LEVEL 01 GROUND LEVEL PROPOSED TREES

ROW TREES (L 01):	3
TREES ONSITE (L 01):	57



LEVEL 03 RESIDENTIAL AMENITY DECK PROPOSED TREES

L 03 TREES:	22 (NOT Including 5 Palm Trees)
-------------	---------------------------------

TREE REQUIREMENT CALCULATIONS

Per LAMC 12.21.G: PROVIDE 1 TREE PER 4 RESIDENTIAL UNITS

REQUIRED TREES TOTAL: 65 TREES
 (LAMC 12.21.G: 260 Units Total / 4 Units = 65)

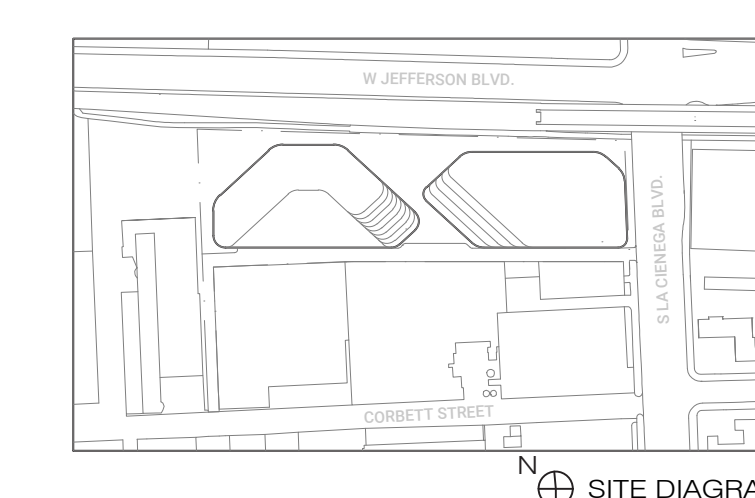
PROVIDED TREES TOTAL: 82 TREES
 Level 1 Trees - ROW: 3 Trees
 Level 1 Trees - Onsite: 57 Trees
 Level 3 Trees - Amenity Deck: 22 Trees



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.673.4000	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90006 TEL: 213.829.9955	VERTICAL TRANSPORTATION EWCO 101.001 BULFORD AVENUE, SUITE 1 MIL VILLE, CA 94041 TEL: 415.380.3880
OWNER LENDLEASE 151 SOUTH WILSHIRE STREET, SUITE 800 LOS ANGELES, CA 90017 TEL: 213.421.4900	ARCHITECT SHAP ARCHITECTS 225 BROADWAY, 18TH FLOOR NEW YORK, NY 10037 TEL: 212.850.9000	FIRE & LIFE SAFETY HOLMES 603 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9000

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 LOS ANGELES, CA 90016

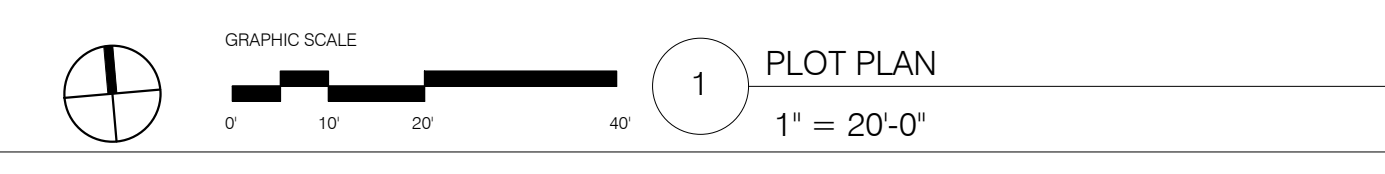
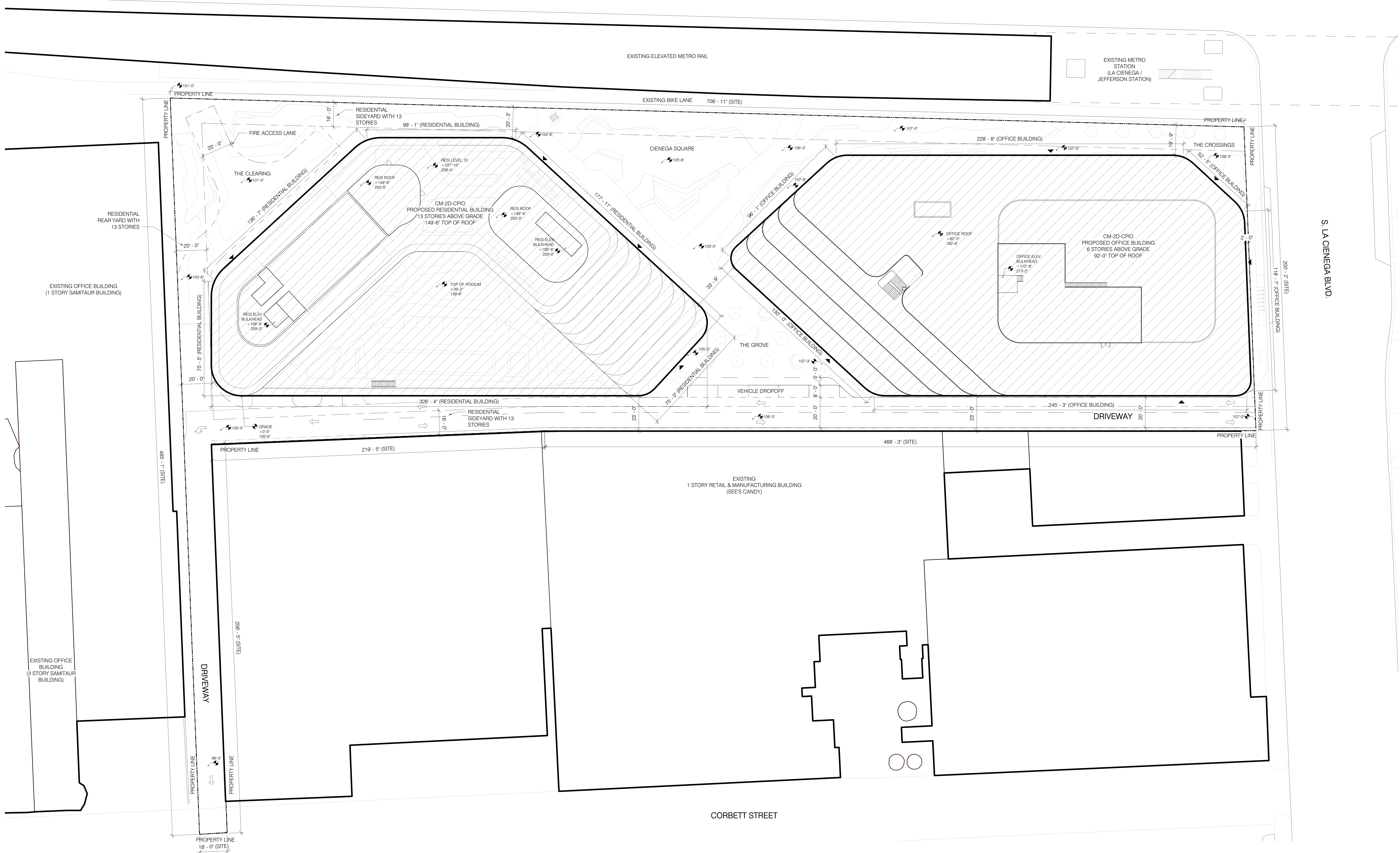
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OPEN SPACE CALCULATIONS	
DATE	7/23/2021
PROJECT NO.	201207
DRAWN BY	Aufhor
CHECKED BY	Chickler
LADRS NO.	
DRAWING NUMBER	

WEST JEFFERSON BLVD.



1 PLOT PLAN
 1" = 20'-0"

lendlease
 OWNER
 LENDLEASE
 616 SOUTH FLORENCE STREET, SUITE 600
 LOS ANGELES, CA 90017
 310.424.4660

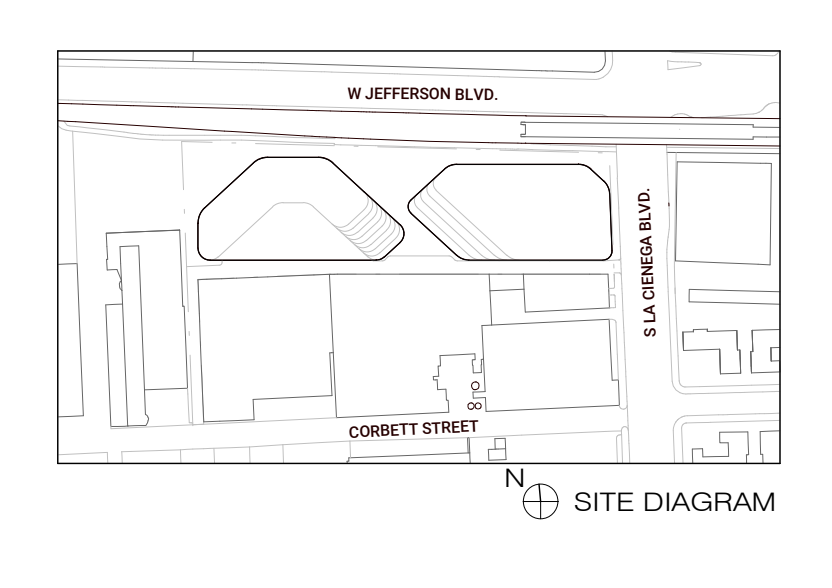
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 SH&P ARCHITECTS
 233 BRIDGEMAN 11TH FLOOR
 NEW YORK, NY 10036
 212.689.9600

CIVIL KPPF 700 SOUTH FLORENCE STREET, SUITE 2700 LOS ANGELES, CA 90017 310.416.0501	GEOTECH LANGAN 610 SOUTH FLORENCE STREET, SUITE 2000 LOS ANGELES, CA 90017 310.416.0501	PARKING WATRY DESIGN 620 WEST 6TH STREET LOS ANGELES, CA 90014 310.800.8100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 213.679.1400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 213.679.1400	VERTICAL TRANSPORTATION EWCOS 1620 EAST BULFEDALE AVENUE, SUITE 1 MIL PUEBLO, CA 90041 415.380.1985
STRUCTURE HOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 213.481.9600	SUSTAINABILITY STELIER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94103 415.551.2100	FIRE & LIFE SAFETY HOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 213.481.9600

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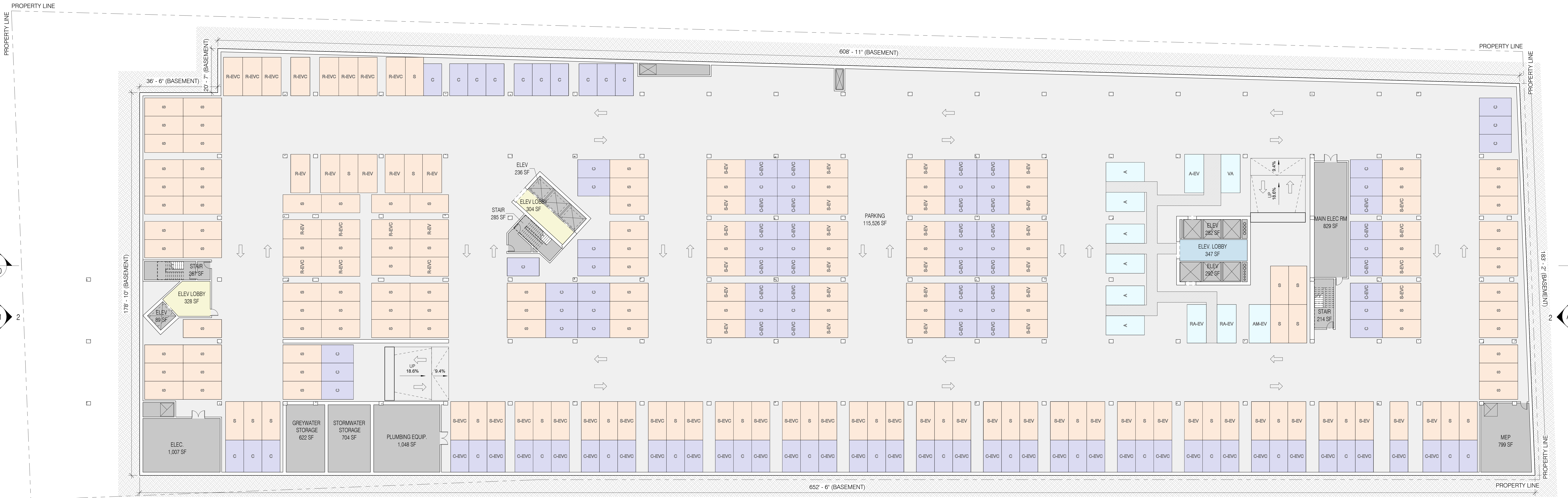


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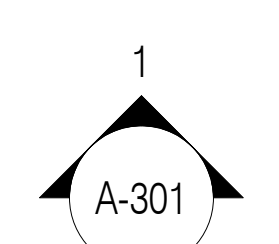
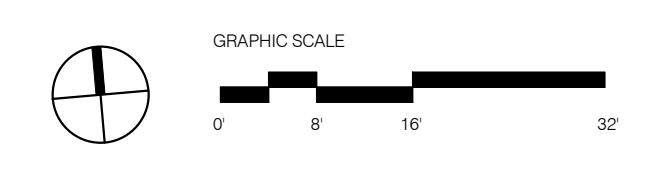
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DATE: 7/29/2021
 PROJECT NO.: 2012027
 DRAWN BY: Author
 CHECKED BY: Checker
 LADDS NO.:
 DRAWING NUMBER: A-001



- AREA LEGEND**
- RESIDENTIAL
 - OFFICE
 - RETAIL
 - BACK OF HOUSE
 - OUTDOOR
- PARKING LEGEND**
- STANDARD
 - COMPACT
 - ACCESSIBLE
 - STACKER
- PARKING TYPES**
- S STANDARD
 - S-EV STANDARD EV
 - RE-V RESIDENTIAL EV
 - S-S STANDARD STACKER
 - S-EVC STANDARD EV CAPABLE
 - REVC RESIDENTIAL EV CAPABLE
 - C COMPACT
 - C-EV COMPACT EV
 - C-EVC COMPACT EV CAPABLE
 - C-S COMPACT STACKER
 - A ACCESSIBLE
 - A-EV ACCESSIBLE EV
 - RA-EV RESIDENTIAL ACCESSIBLE EV
 - VA VAN ACCESSIBLE
 - VA-EV VAN ACCESSIBLE EV
 - AM-EV AMBULATORY EV



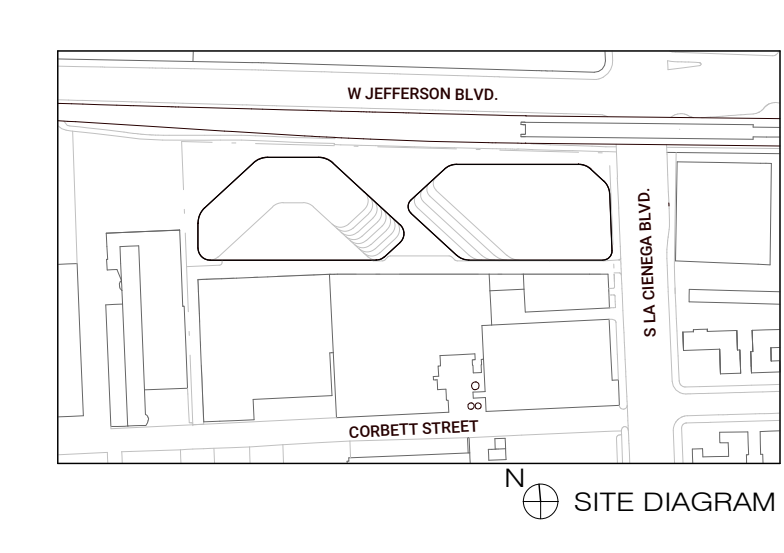
1 B2-LEVEL
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 P: 213.416.8500	GEOTECH LANGAN 410 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 P: 213.774.8700	PARKING WATRY DESIGN 820 WEST 6TH STREET LOS ANGELES, CA 90014 P: 408.928.4100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 P: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1002 LOS ANGELES, CA 90046 P: 213.503.9985	VERTICAL TRANSPORTATION EWOS 102 EAST BULFEDALE AVENUE, SUITE 1 MIL PUEBLO, CA 90041 P: 415.380.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 P: 213.481.8600	SUSTAINABILITY STELTER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 P: 415.551.2100	FIRE & LIFE SAFETY HOLMES 609 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 P: 213.481.8600

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LOS ANGELES, CA 90016

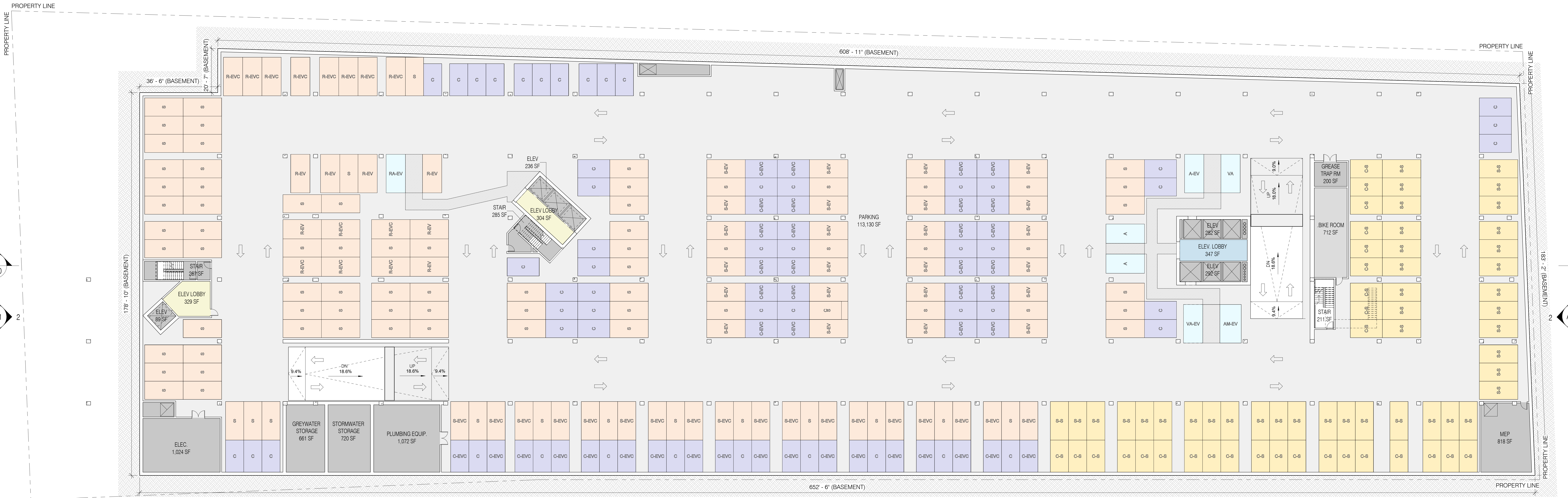
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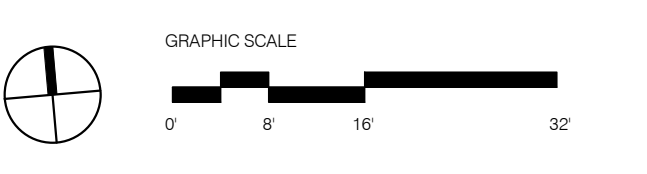
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SEAL & SIGNATURE	DATE
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	2012027
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	CHECKED BY
	Checklist
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	DRAWING NUMBER

A-099



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 - OFFICE
 - RETAIL
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 - OUTDOOR
- PARKING LEGEND**
- STANDARD
 - COMPACT
 - ACCESSIBLE
 - STACKER
- PARKING TYPES**
- S STANDARD
 - S-EV STANDARD EV
 - RE-V RESIDENTIAL EV
 - S-S STANDARD STACKER
 - S-EVC STANDARD EV CAPABLE
 - REVC RESIDENTIAL EV CAPABLE
 - C COMPACT
 - C-EV COMPACT EV
 - C-EVC COMPACT EV CAPABLE
 - C-S COMPACT STACKER
 - A ACCESSIBLE
 - A-EV ACCESSIBLE EV
 - RA-EV RESIDENTIAL ACCESSIBLE EV
 - VA VAN ACCESSIBLE
 - VA-EV VAN ACCESSIBLE EV
 - AM-EV AMBULATORY EV



1 B1-LEVEL
1/16" = 1'-0"

OWNER
LANDLEASE
814 SOUTH FLOWER STREET, SUITE 600
LOS ANGELES, CA 90017
TEL 213.424.4660

ARCHITECT
sh p
SHAP ARCHITECTS
233 BRADSHAW 11TH FLOOR
NEW YORK, NY 10019
TEL 212.899.9600

CIVIL
KPPF
100 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
TEL 213.416.0501

LANDSCAPE
RELM
617 SOUTH OLIVE STREET, SUITE 1110
LOS ANGELES, CA 90014
TEL 213.679.4400

STRUCTURE
SOLMES
523 WEST 6TH STREET, SUITE 1132
LOS ANGELES, CA 90014
TEL 213.481.9600

GEOTECH
LANGAN
910 SOUTH FLOWER STREET, SUITE 2000
LOS ANGELES, CA 90017
TEL 213.514.5100

MEP ENGINEER
INTEGRAL
1100 VENTURA BOULEVARD, SUITE 1002
LOS ANGELES, CA 91046
TEL 213.503.9993

SUSTAINABILITY
STELIER TEN
441 TRINIDAD STREET, 14 FLOOR
SAN FRANCISCO, CA 94103
TEL 415.501.2100

PARKING
WATRY DESIGN
620 WEST 6TH STREET
LOS ANGELES, CA 90014
TEL 415.390.4100

VERTICAL TRANSPORTATION
EWCOS
120 EAST BULFEDALE AVENUE, SUITE 1
MILWAUKEE, WI 53211
TEL 415.390.1985

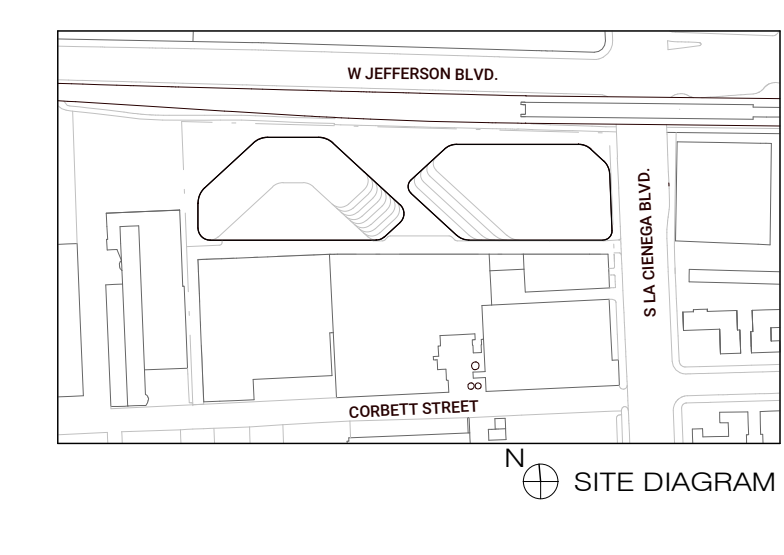
FIRE & LIFE SAFETY
HOLMES
629 WEST 6TH STREET, SUITE 1122
LOS ANGELES, CA 90014
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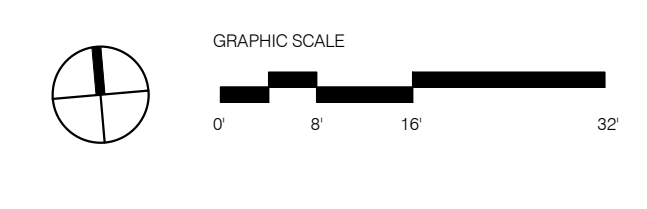


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 - RETAIL
 - BACK OF HOUSE
 - OUTDOOR
- PARKING LEGEND**
- STANDARD
 - COMPACT
 - ACCESSIBLE
 - STACKER
- PARKING TYPES**
- S STANDARD
 - S-EV STANDARD EV
 - RE-V RESIDENTIAL EV
 - S-S STANDARD STACKER
 - S-EVC STANDARD EV CAPABLE
 - REVC RESIDENTIAL EV CAPABLE
 - C COMPACT
 - C-EV COMPACT EV
 - C-EVC COMPACT EV CAPABLE
 - C-S COMPACT STACKER
 - A ACCESSIBLE
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 - AM-EV AMBULATORY EV



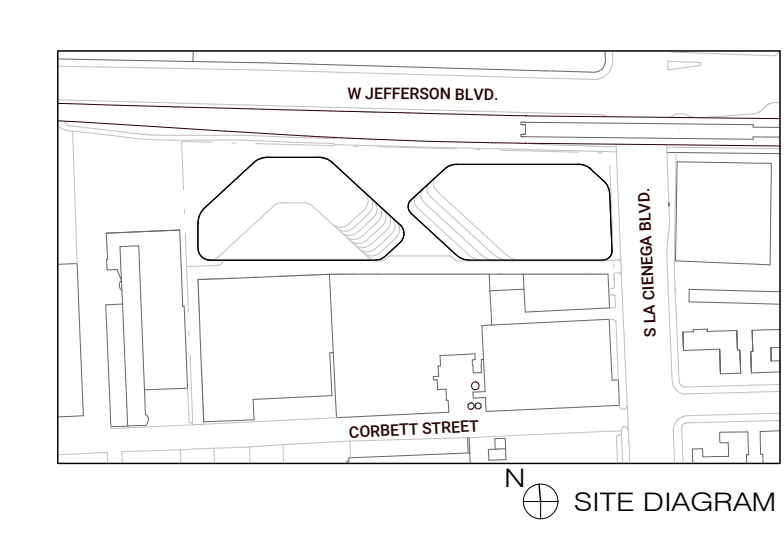
1 LEVEL 01
1/16" = 1'-0"



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.416.8500	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1002 LOS ANGELES, CA 90046 TEL: 213.416.8500	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFEDALE AVENUE, SUITE 1 MIL PUEBLO, CA 90041 TEL: 415.390.1985
ARCHITECT SNAP ARCHITECTS 200 BROADWAY, 11th FLOOR NEW YORK, NY 10038 TEL: 212.481.9600	SUSTAINABILITY STELZER TEN 445 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL: 415.501.2100	FIRE & LIFE SAFETY HOLMES 609 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

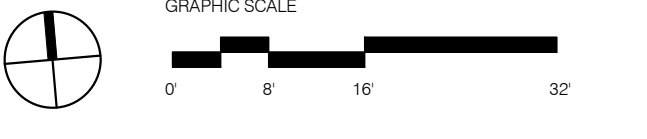
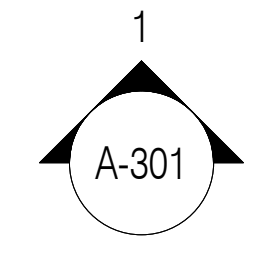
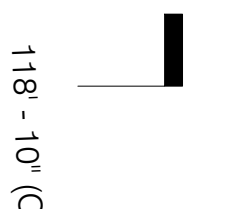
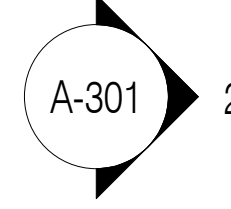
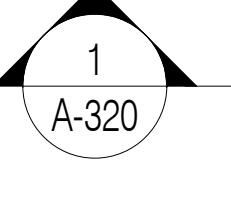
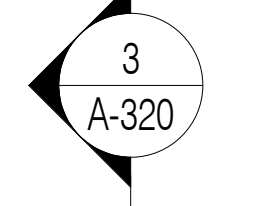
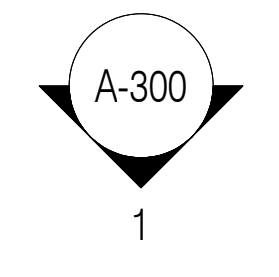
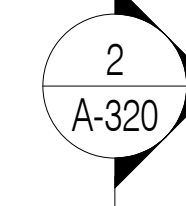
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	DRAWING NUMBER



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 - OFFICE
 - RETAIL
 - BACK OF HOUSE
 - OUTDOOR
- PARKING LEGEND**
- STANDARD
 - COMPACT
 - ACCESSIBLE
 - STACKER
- PARKING TYPES**
- S STANDARD
 - S-EV STANDARD EV
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 - S-S STANDARD STACKER
 - S-EVC STANDARD EV CAPABLE
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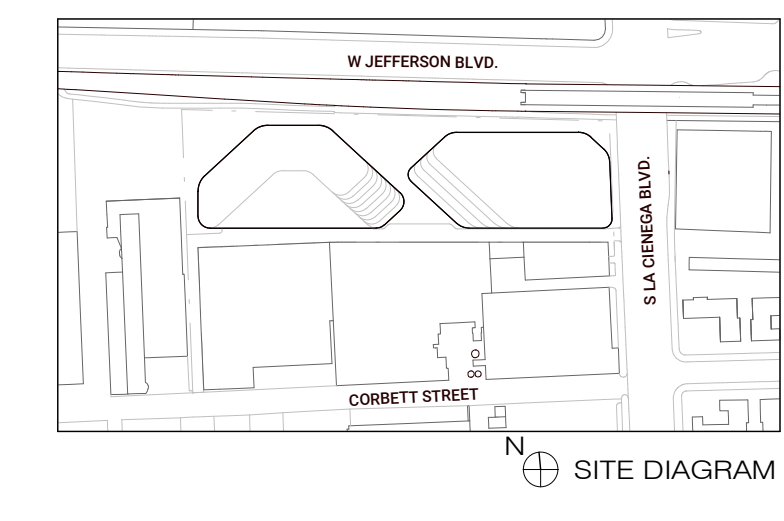
1 LEVEL 02
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.410.0501	GEOTECH LANGAN 910 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.714.8700	PARKING WATRY DESIGN 420 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 408.908.4100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.520.9993	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFEDALE AVENUE, SUITE 1 MILL VALLEY, CA 94541 TEL: 415.960.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELZER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL: 415.552.2100	FIRE & LIFE SAFETY HOLMES 629 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

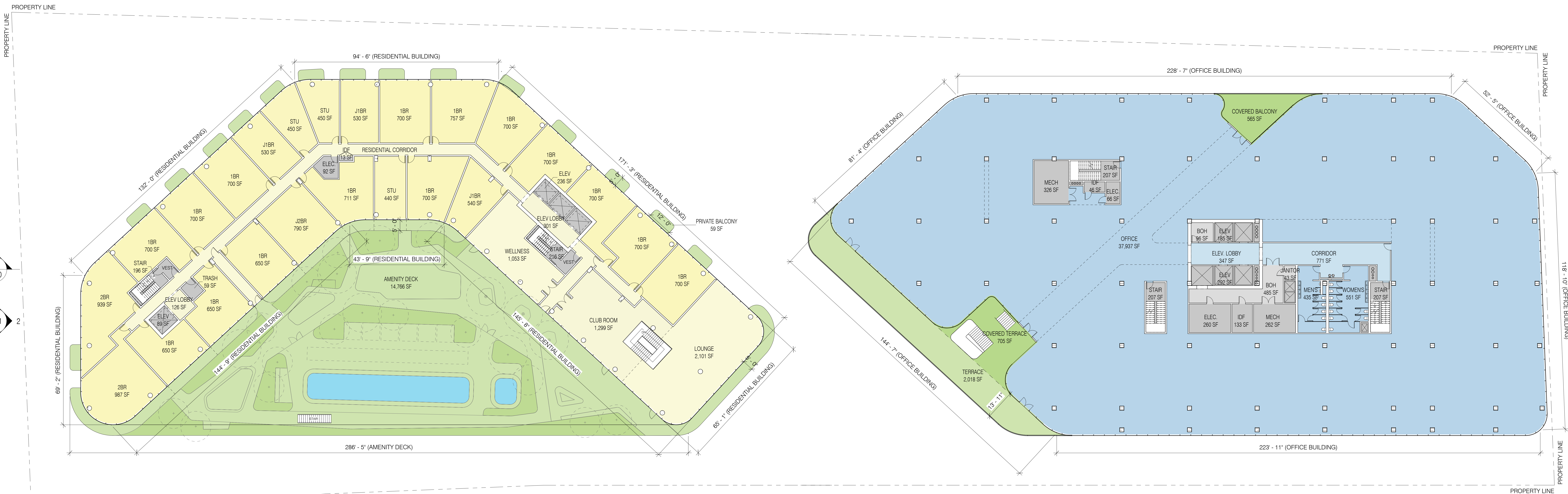
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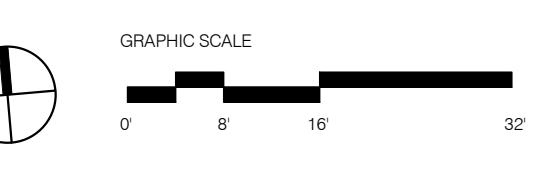
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	7/29/2021
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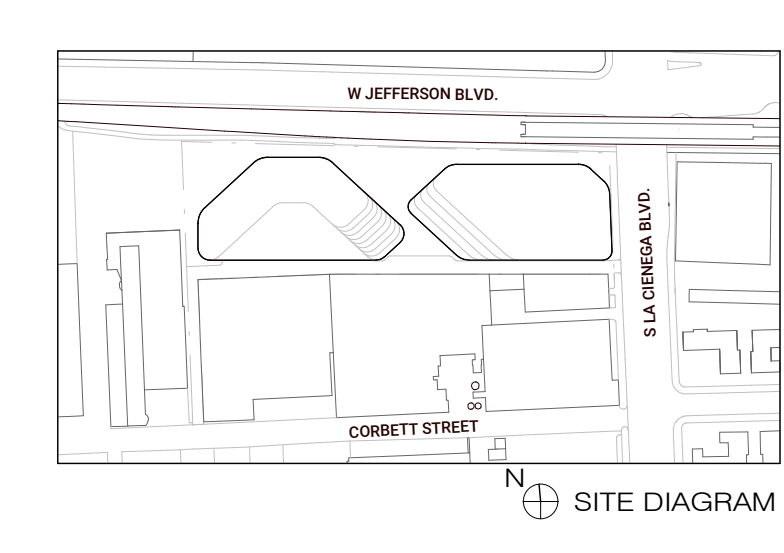
- RESIDENTIAL
- OFFICE
- RETAIL
- BACK OF HOUSE
- OUTDOOR



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 P: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 P: 213.503.9985	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFORD AVENUE, SUITE 1 MILL VALLEY, CA 94541 P: 415.960.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 P: 213.481.9600	SUSTAINABILITY STELLER TEN 447 THAMMA STREET, 1st FLOOR SAN FRANCISCO, CA 94102 P: 415.551.2100	FIRE & LIFE SAFETY HCLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 P: 213.481.8600

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FLOOR PLAN - LEVEL 03	
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	2012097
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	CHECKED BY
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	DRAWING NUMBER

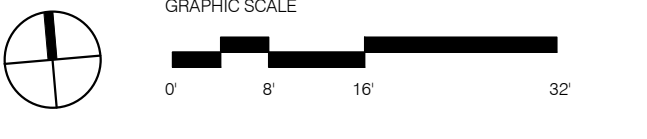
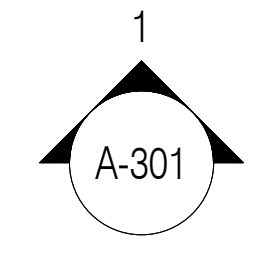
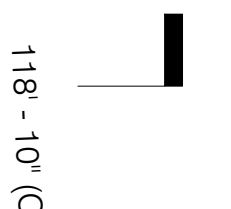
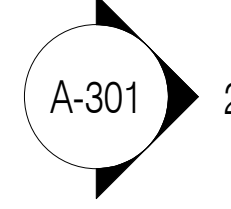
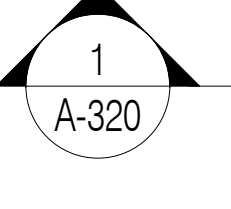
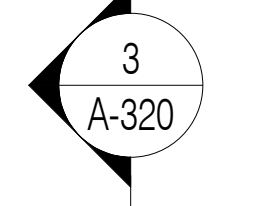
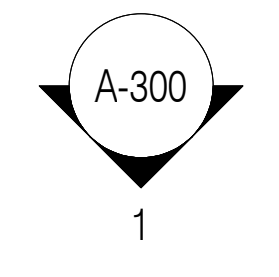
lendlease

sh p

OWNER
LENDLEASE
814 SOUTH FLOWER STREET, SUITE 600
LOS ANGELES, CA 90017
P: 213.424.4660

ARCHITECT
SHoP ARCHITECTS
201 BROADWAY, 11th FLOOR
NEW YORK, NY 10038
P: 212.689.9000

1 LEVEL 03
1/16" = 1'-0"



AREA LEGEND

RESIDENTIAL
OFFICE
RETAIL
BACK OF HOUSE
OUTDOOR

OWNER
 LENDLEASE
 614 SOUTH FLOWER STREET, SUITE 600
 LOS ANGELES, CA 90071
 TEL 213.424.4660

ARCHITECT
 SHAP ARCHITECTS
 233 BROADWAY, 11th FLOOR
 NEW YORK, NY 10037
 TEL 212.899.9000

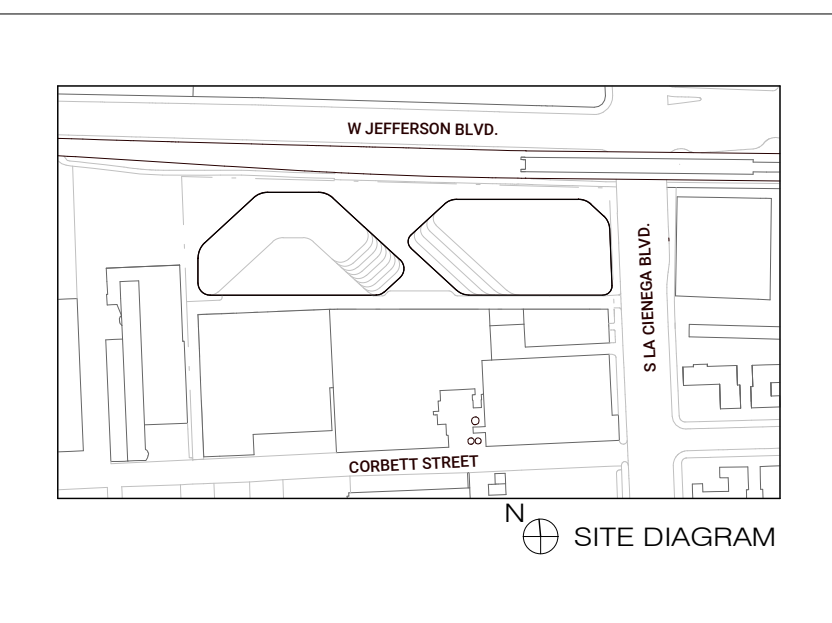
CIVIL KPPF 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL 213.416.0501	GEOTECH LANGAN 410 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL 213.774.8700	PARKING WATRY DESIGN 420 WEST 6TH STREET LOS ANGELES, CA 90014 TEL 408.908.9100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL 213.679.4400	MEP ENGINEER INTEGRAL 1190 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL 213.503.9993	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFEDALE AVENUE, SUITE 1 MILL VALLEY, CA 94541 TEL 415.960.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL 213.481.9600	SUSTAINABILITY STELLER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL 415.502.2100	FIRE & LIFE SAFETY HCLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL 213.481.5600

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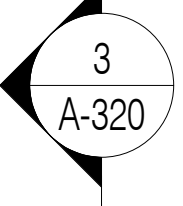
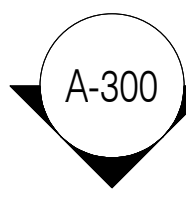
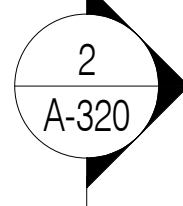
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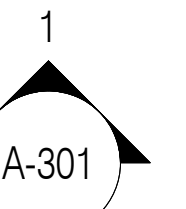
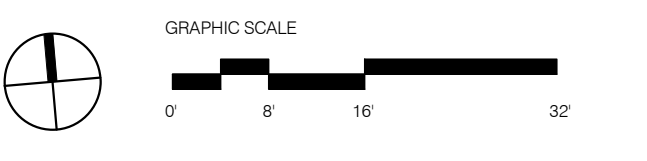
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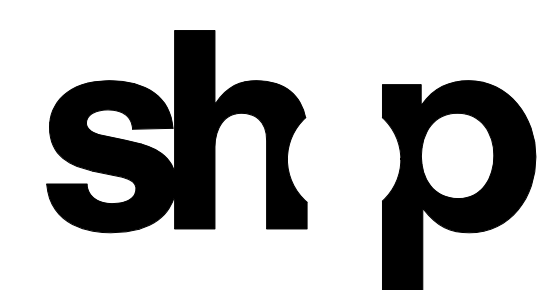
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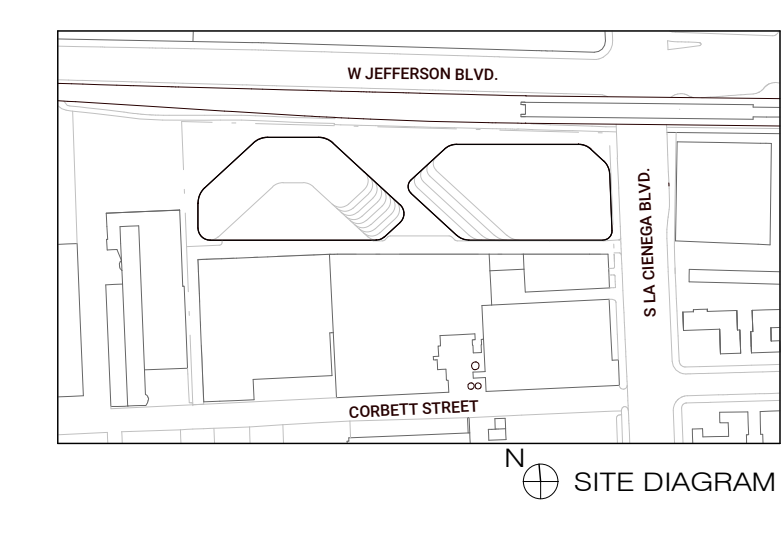
1 LEVEL 05
1/16" = 1'-0"



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1190 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.520.9995	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFORD AVENUE, SUITE 1 MILL VALLEY, CA 94541 TEL: 415.960.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELLER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94103 TEL: 415.551.2100	FIRE & LIFE SAFETY HOLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

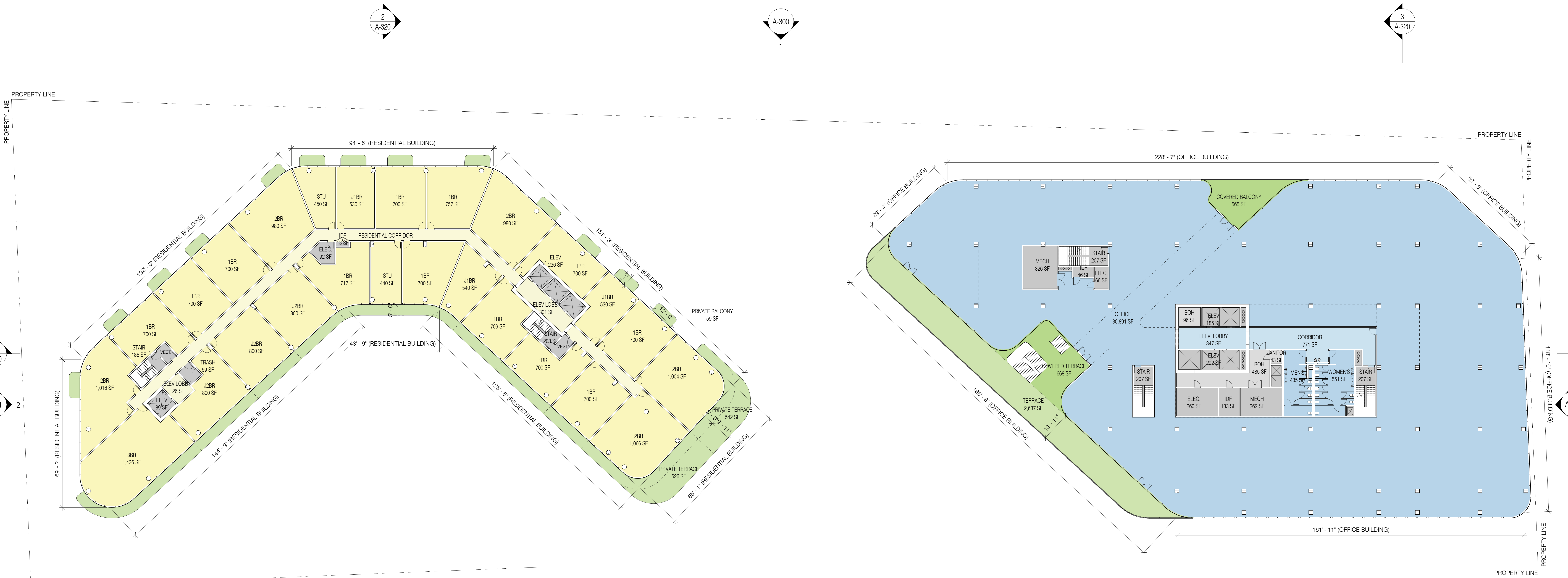
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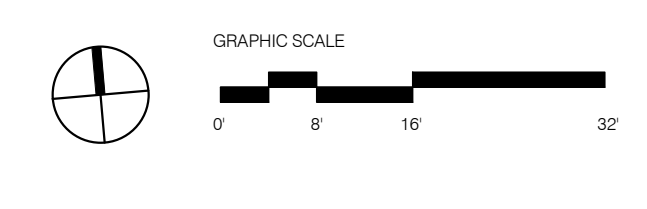


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	7/29/2021
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2012097	2012097
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Author	Author
CHECKED BY	CHECKED BY
Author	Author
DRAWING NO.	DRAWING NO.
DRAWING NUMBER	DRAWING NUMBER



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1 LEVEL 06
1/16" = 1'-0"

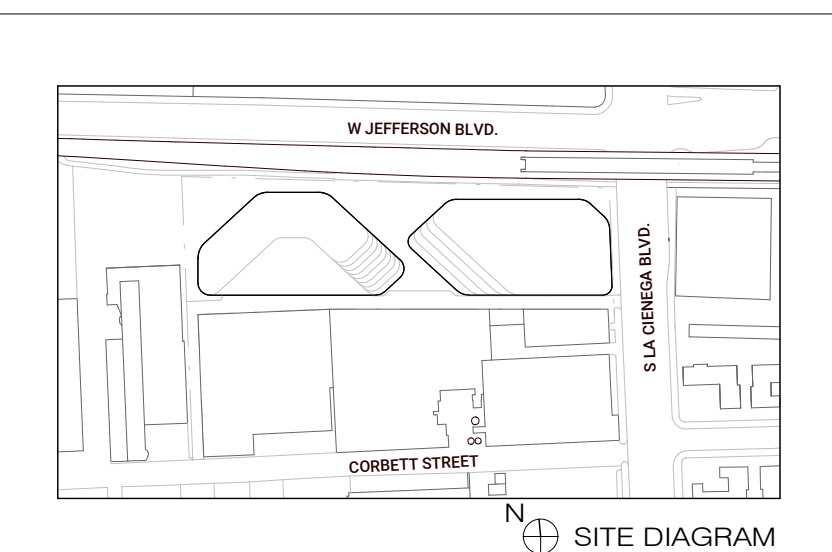


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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 P: 213.479.1400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 P: 213.500.9985	VERTICAL TRANSPORTATION EWCOS 160 EAST BULFORD AVENUE, SUITE 1 MILL VALLEY, CA 94541 P: 415.960.1985
ARCHITECT SHAP ARCHITECTS 201 BROADWAY, 11th FLOOR NEW YORK, NY 10038 P: 212.481.9600	SUSTAINABILITY STELLER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 P: 415.501.2100	FIRE & LIFE SAFETY HCLMS 630 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 P: 213.481.8600

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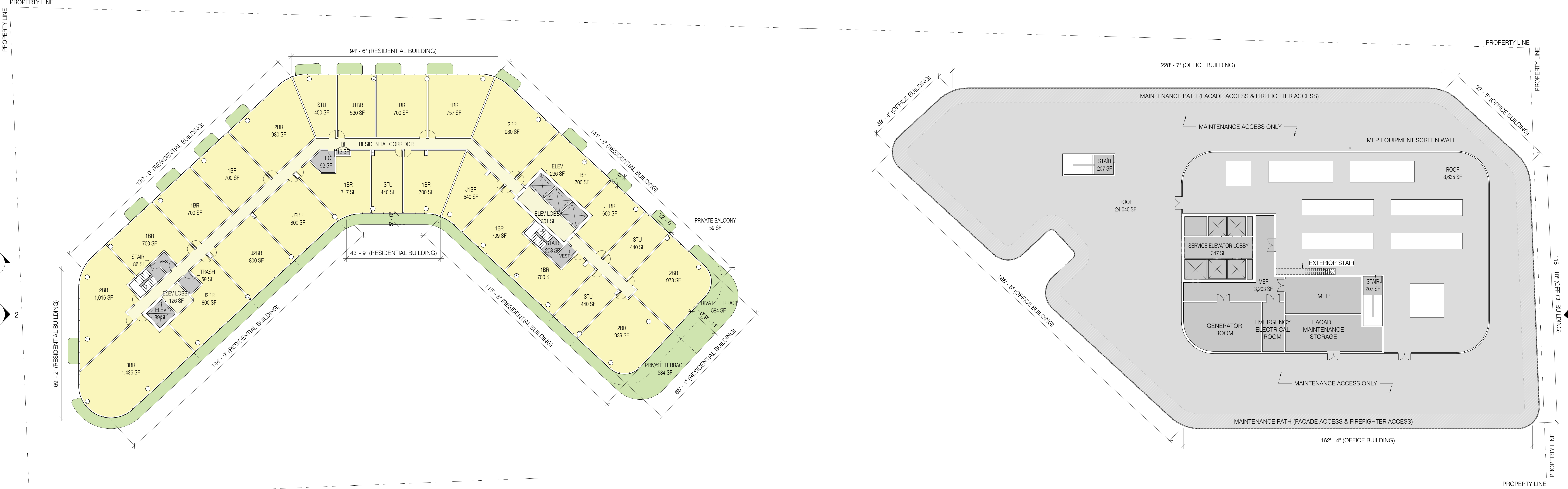
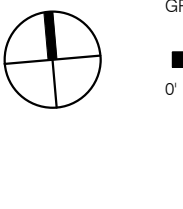
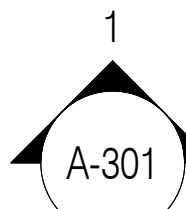
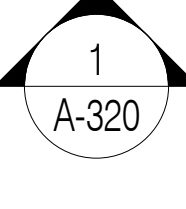
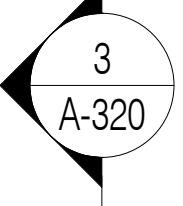
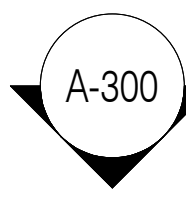
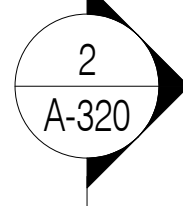
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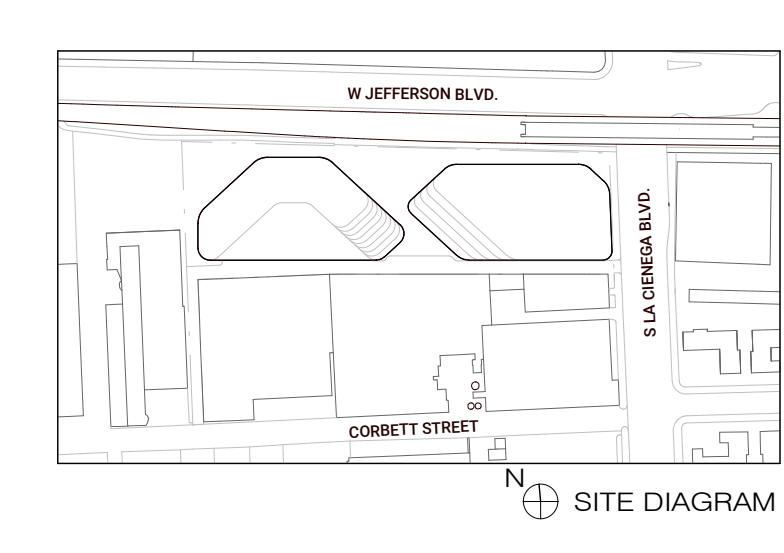
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STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL 213.481.9600	SUSTAINABILITY STELLER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94103 TEL 415.501.2100	FIRE & LIFE SAFETY HCLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL 213.481.8600

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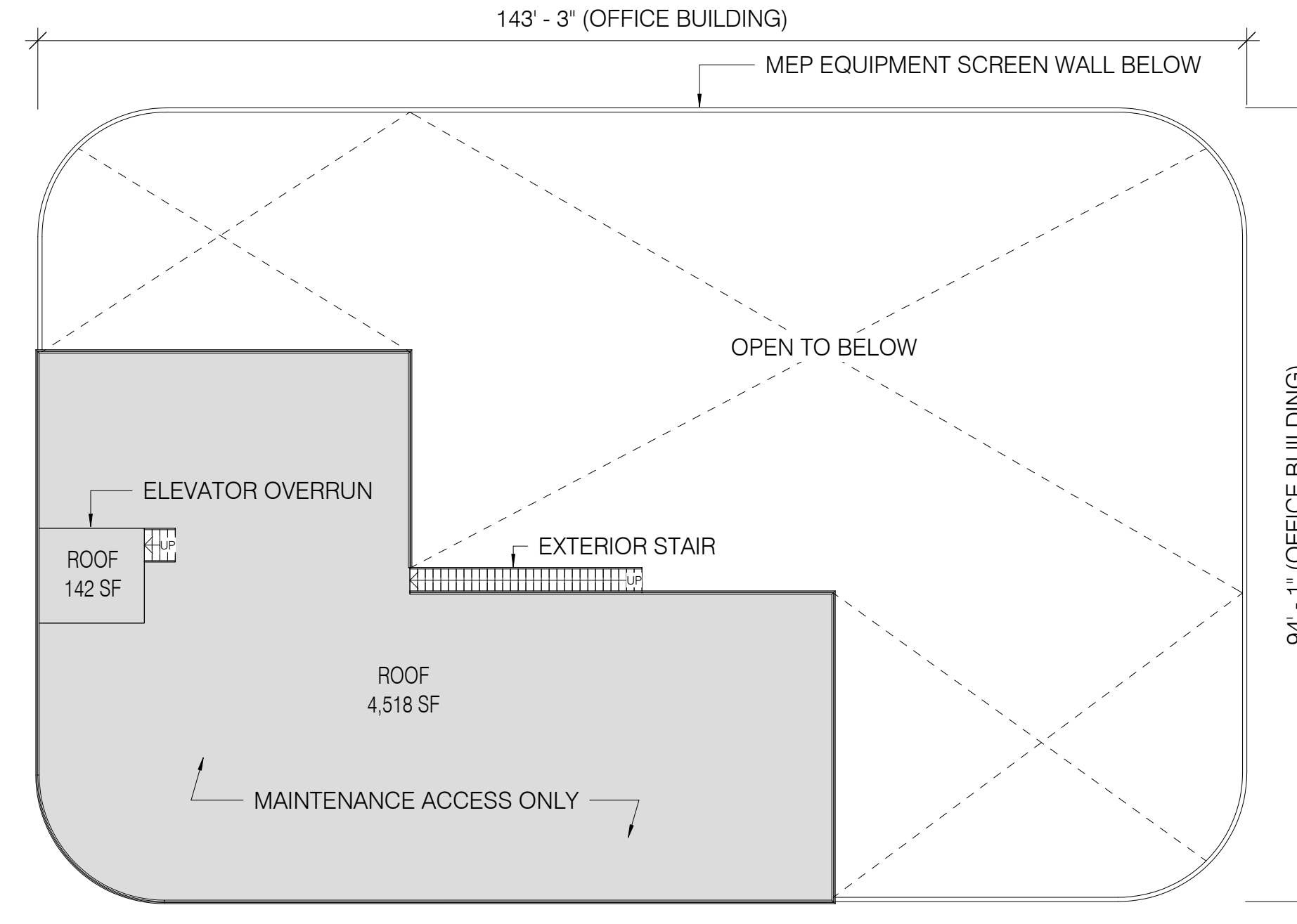
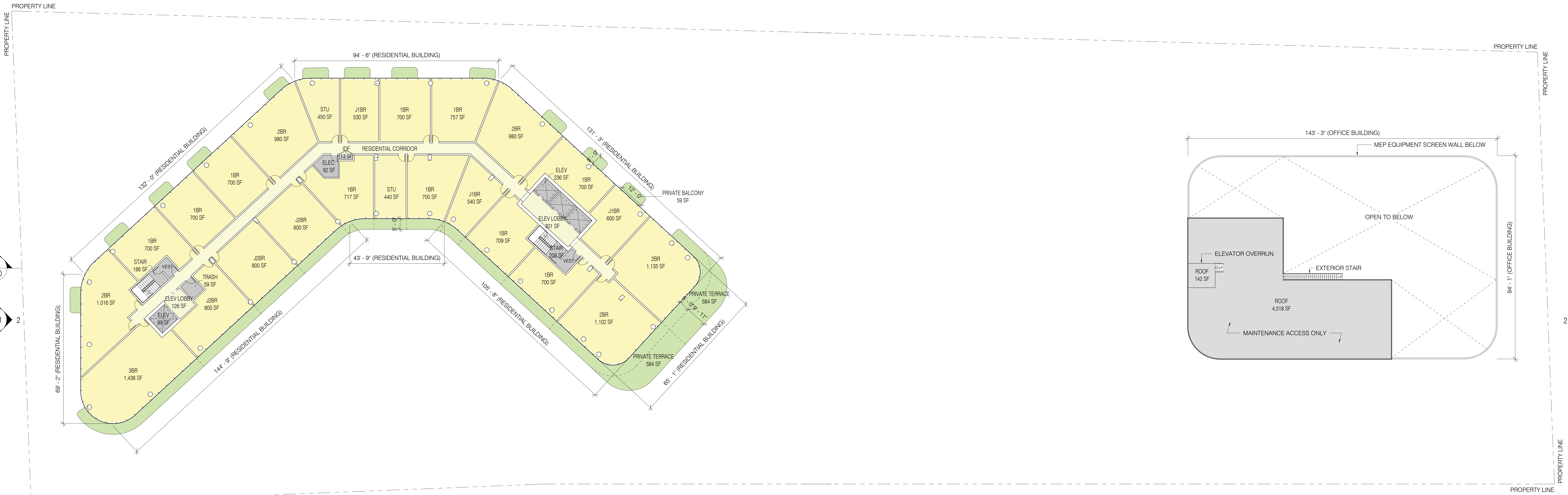
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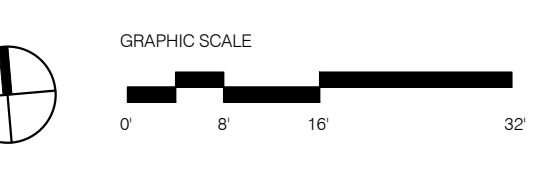
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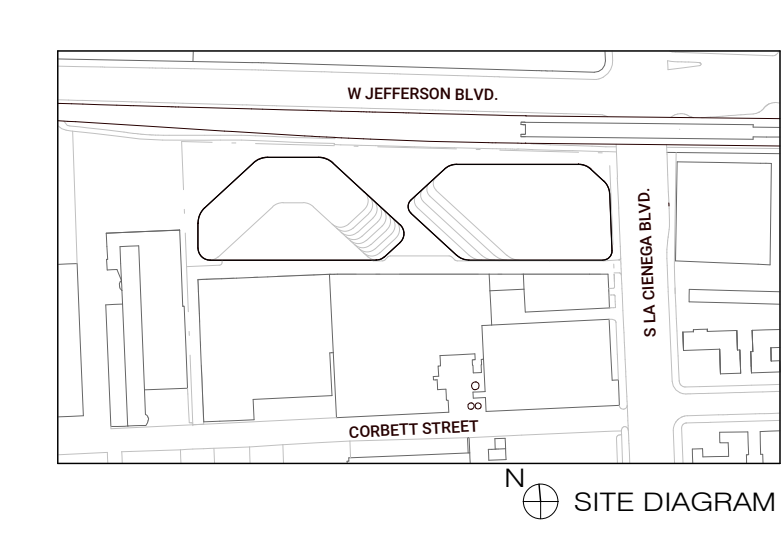
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1/16" = 1'-0"



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1190 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.500.9985	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFORD AVE, SUITE 1 MILL VALLEY, CA 94541 TEL: 415.960.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELZER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL: 415.502.2100	FIRE & LIFE SAFETY HOLMES 629 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

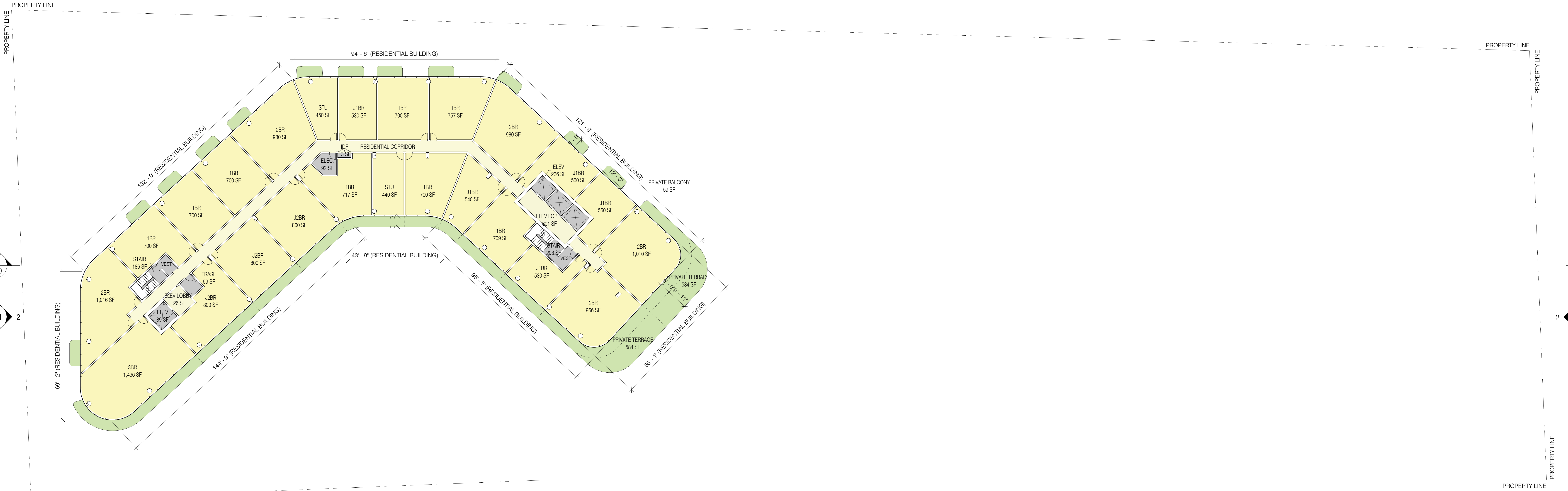
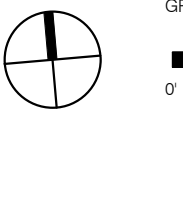
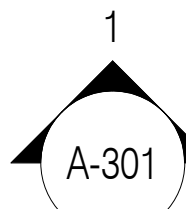
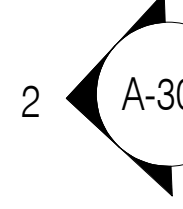
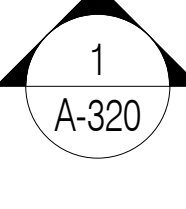
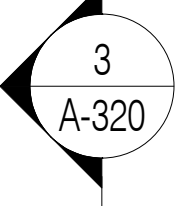
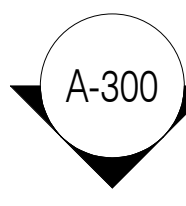
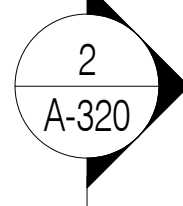
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ARCHITECT
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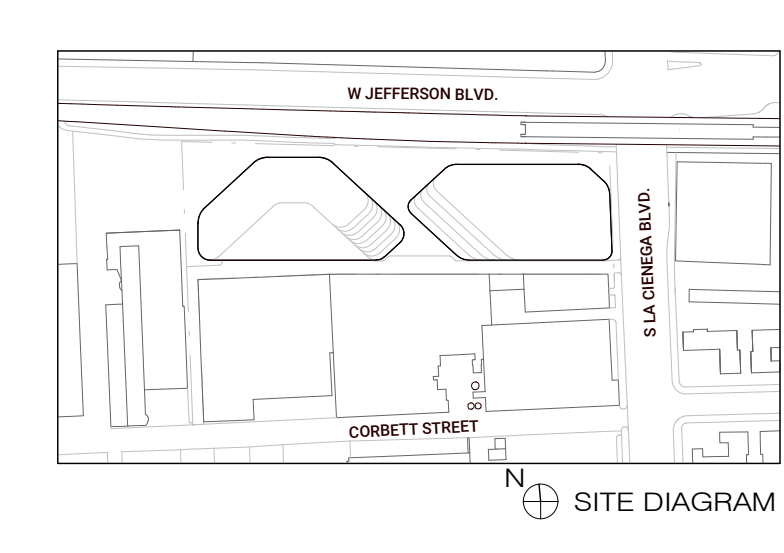
CIVIL KPF 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL 213.418.0501	GEOTECH LANGAN 410 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL 213.774.8700	PARKING WATRY DESIGN 420 WEST 6TH STREET LOS ANGELES, CA 90014 TEL 408.908.8100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL 213.503.9985	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFORD AVE, SUITE 1 MIL PUEBLO, CA 90041 TEL 415.980.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL 213.481.9600	SUSTAINABILITY STELZER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL 415.502.2100	FIRE & LIFE SAFETY FOLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL 213.481.9600

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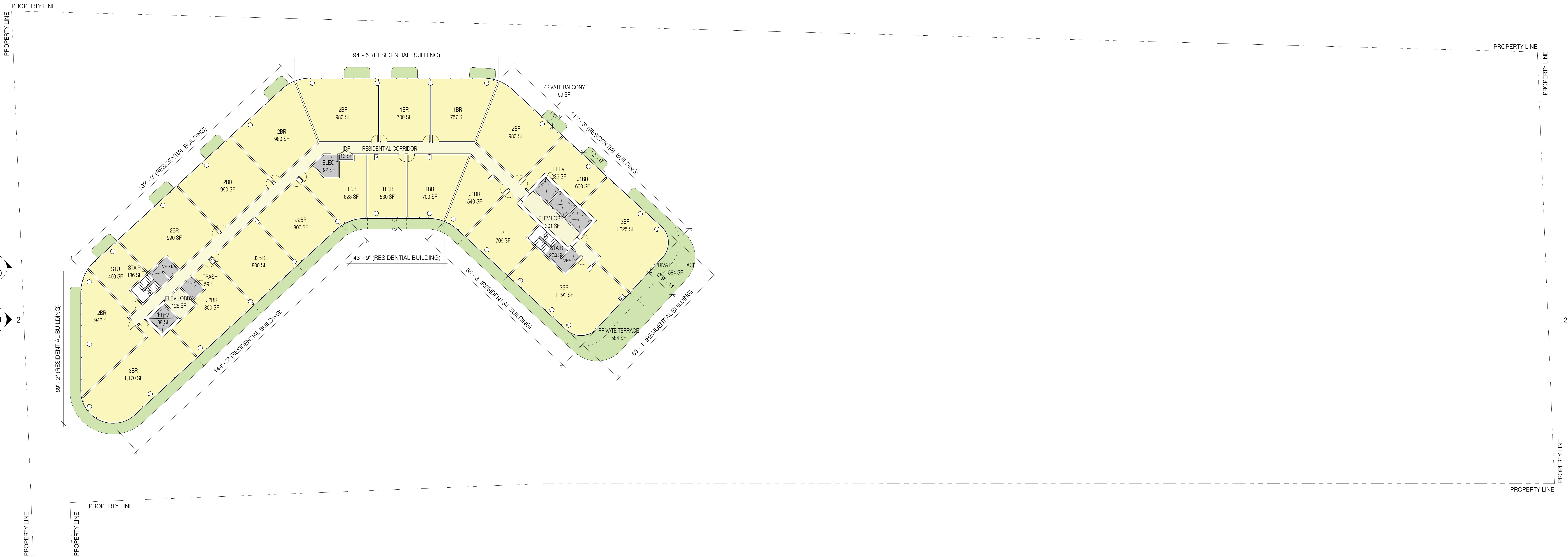
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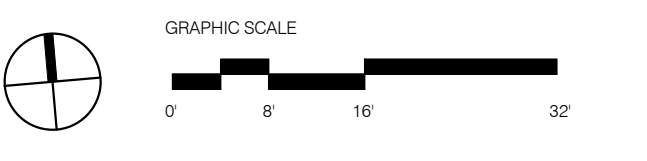
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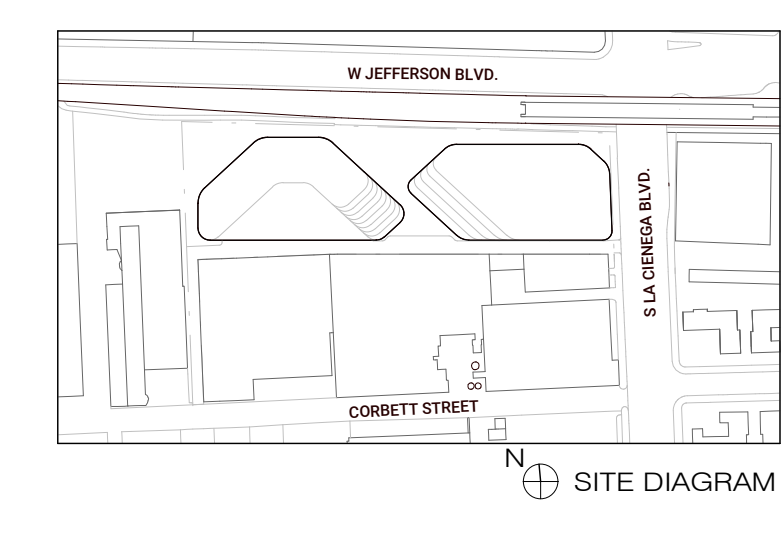
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ARCHITECT SHAP ARCHITECTS 231 BRIDGEMAN 11TH FLOOR NEW YORK, NY 10036 P: 212.481.8600	SUSTAINABILITY STELER TEN 441 TRINIDAD STREET, 14 FLOOR SAN FRANCISCO, CA 94102 P: 415.502.2100	FIRE & LIFE SAFETY FOLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 P: 213.481.8600

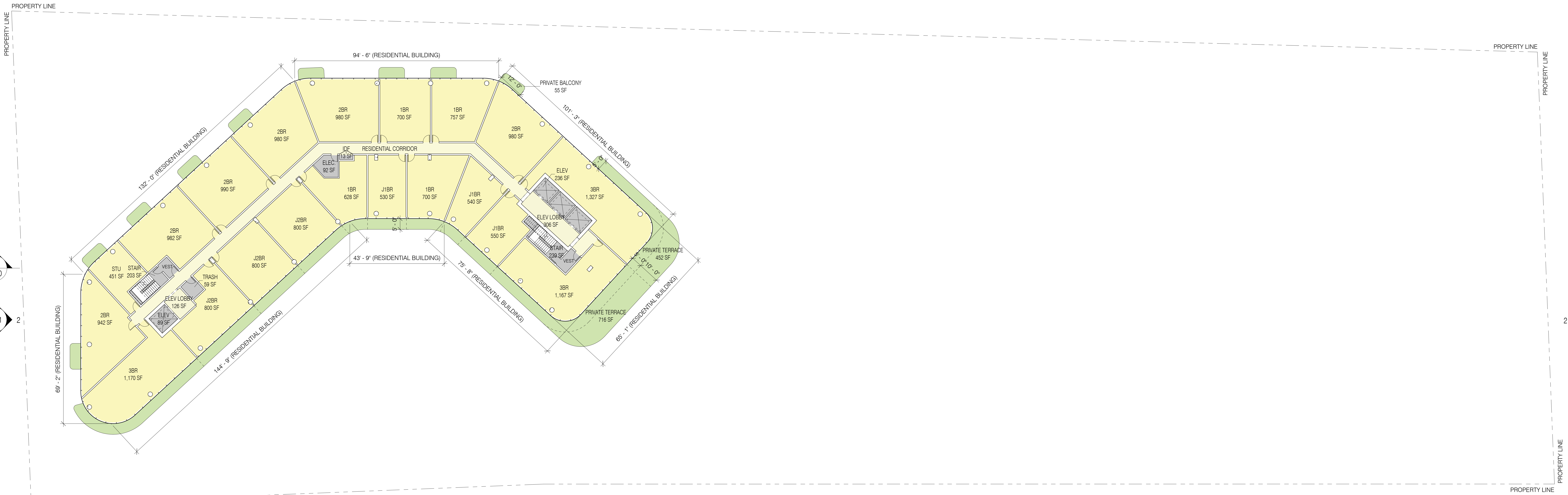
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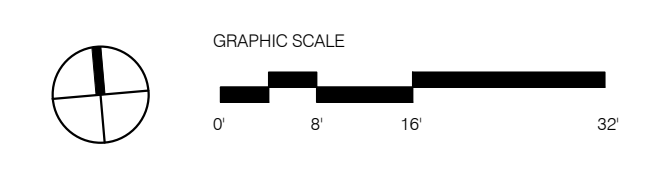
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2012007	2012007
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Author	Author
CHECKED BY	CHECKED BY
Author	Author
LADDS NO.	LADDS NO.
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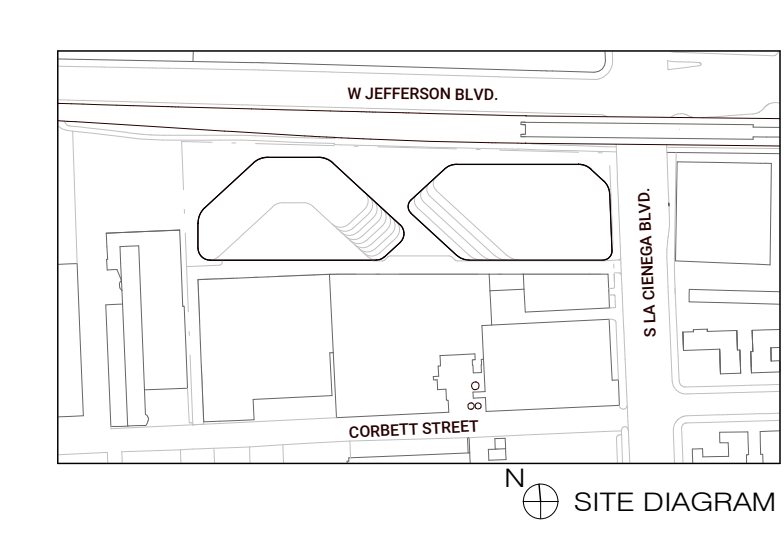
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1/16" = 1'-0"



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LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.503.9985	VERTICAL TRANSPORTATION EWCG 162 EAST BULFORD AVE, SUITE 1 MIL PUEBLO, CA 90041 TEL: 415.380.1885
ARCHITECT SHAP ARCHITECTS 201 BROADWAY, 11th FLOOR NEW YORK, NY 10038 TEL: 212.689.9000	SUSTAINABILITY STELER TEN 447 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL: 415.502.2100	FIRE & LIFE SAFETY HCLMS 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

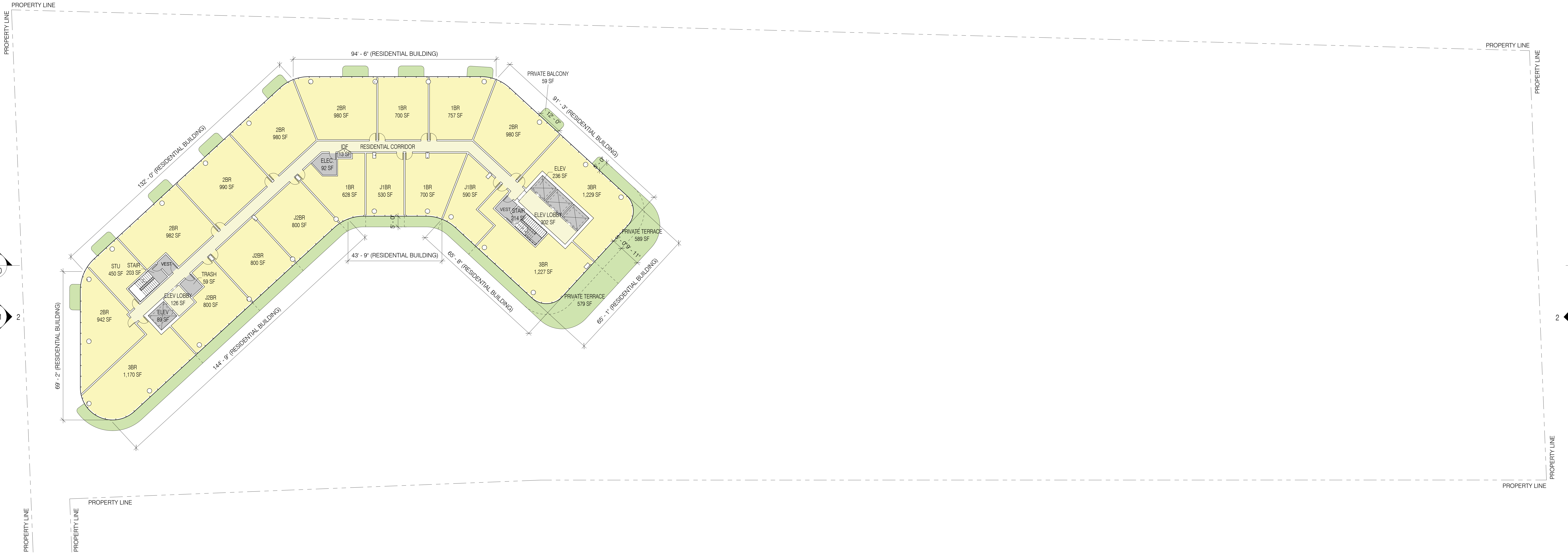
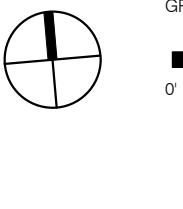
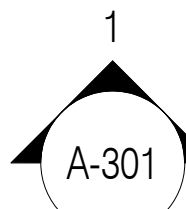
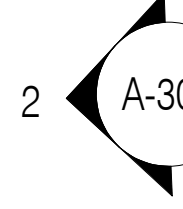
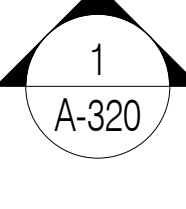
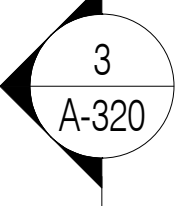
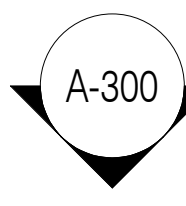
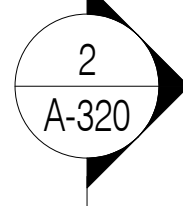
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	LADDS NO.
	DRAWING NUMBER



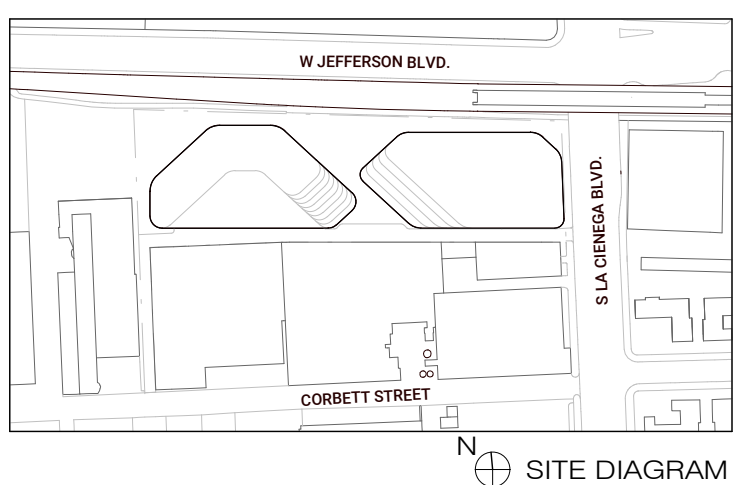
AREA LEGEND

RESIDENTIAL
OFFICE
RETAIL
BACK OF HOUSE
OUTDOOR

CIVIL KPF 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.410.0001	GEOTECH LANGAN 410 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.214.8100	PARKING WATRY DESIGN 620 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 408.908.4100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.503.9985	VERTICAL TRANSPORTATION EWCG 162 EAST BULFEDALE AVENUE, SUITE 1 MIL PUEBLO, CA 90041 TEL: 415.980.1985
STRUCTURE MOLMES 523 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL: 415.502.2100	FIRE & LIFE SAFETY MOLMES 629 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

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LOS ANGELES, CA 90016

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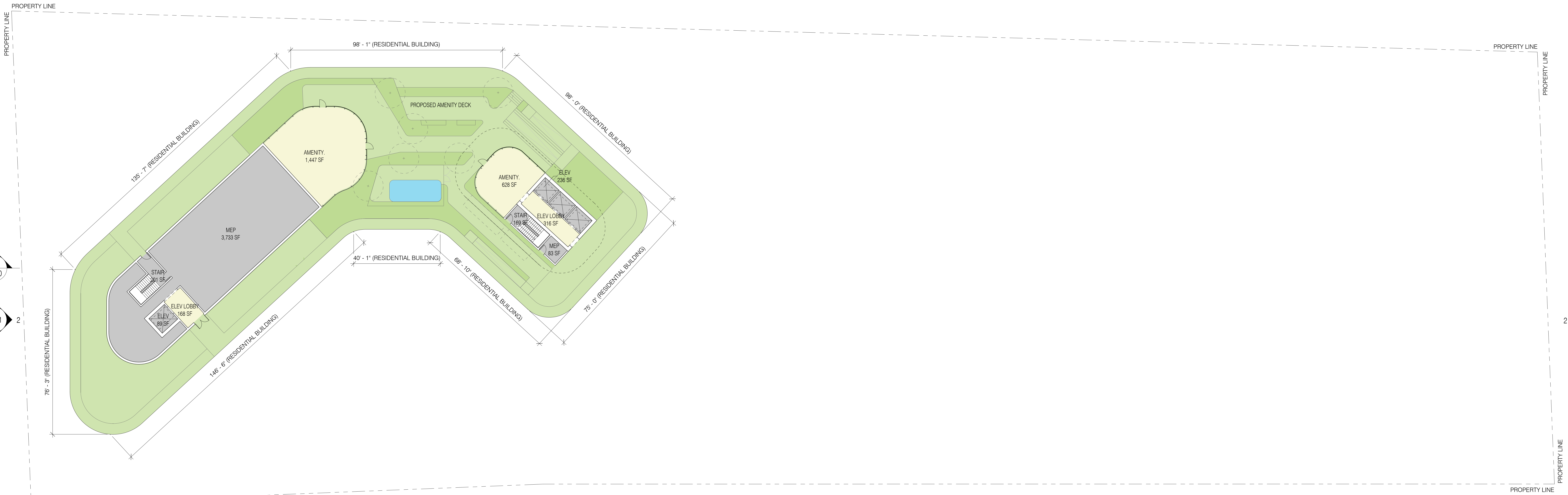
DRAWING TITLE
FLOOR PLAN - LEVEL 12

SCALE & SIGNATURE	DATE
	7/29/2021
	PROJECT NO.
	2012007
	DRAWN BY
	Author
	CHECKED BY
	Checklist
	LADDS NO.
	DRAWING NUMBER

OWNER
LENDLEASE
614 SOUTH FLOWER STREET, SUITE 600
LOS ANGELES, CA 90071
TEL: 213.424.4660

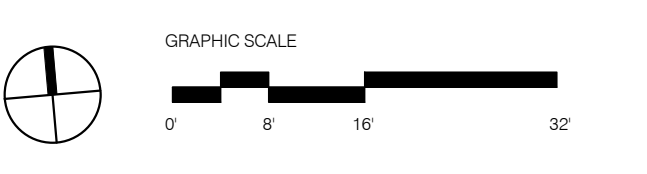
ARCHITECT
SHoP ARCHITECTS
231 BRIDGEMAN 11th FLOOR
NEW YORK, NY 10019
TEL: 212.689.9600

1 LEVEL 12
1/16" = 1'-0"



AREA LEGEND

RESIDENTIAL
OFFICE
RETAIL
BACK OF HOUSE
OUTDOOR



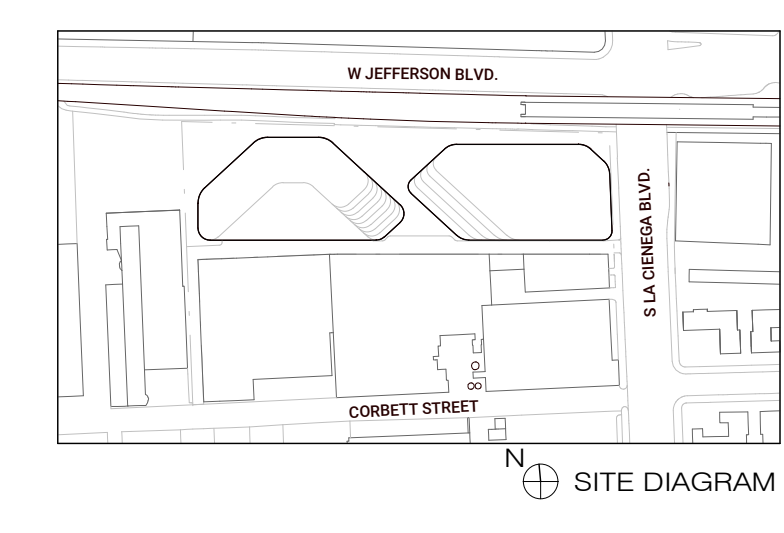
1 LEVEL 13
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLORISS STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.416.0501	GEOTECH LANGAN 410 SOUTH FLORISS STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.214.2100	PARKING WATRY DESIGN 620 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 408.268.4100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.503.9985	VERTICAL TRANSPORTATION EWCOS 162 EAST BULFORD AVE, SUITE 1 MILL VALLEY, CA 94541 TEL: 415.960.1985
STRUCTURE SOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELZER TEN 441 TRINIDAD STREET, 14 FLOOR SAN FRANCISCO, CA 94102 TEL: 415.501.2100	FIRE & LIFE SAFETY HOLMES 629 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

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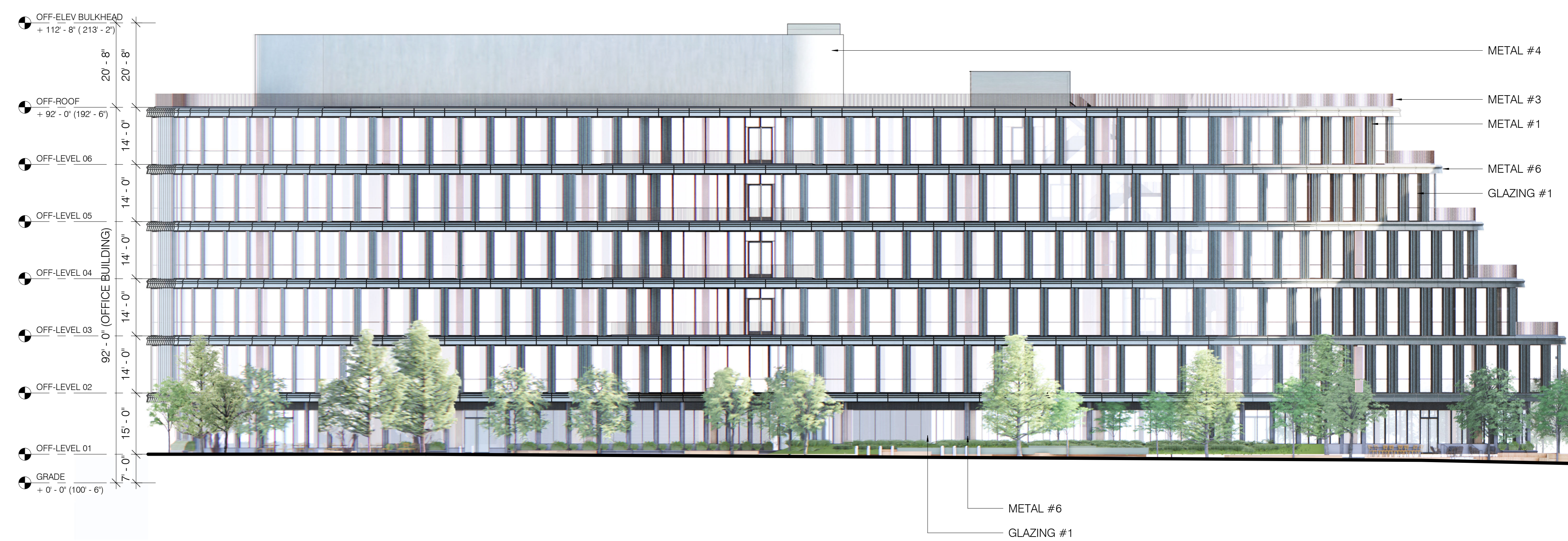
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DATE	7/23/2021
PROJECT NO.	20112021
DRAWN BY	Author
CHECKED BY	Checklist
LADDS NO.	
DRAWING NUMBER	

RESIDENTIAL BUILDING



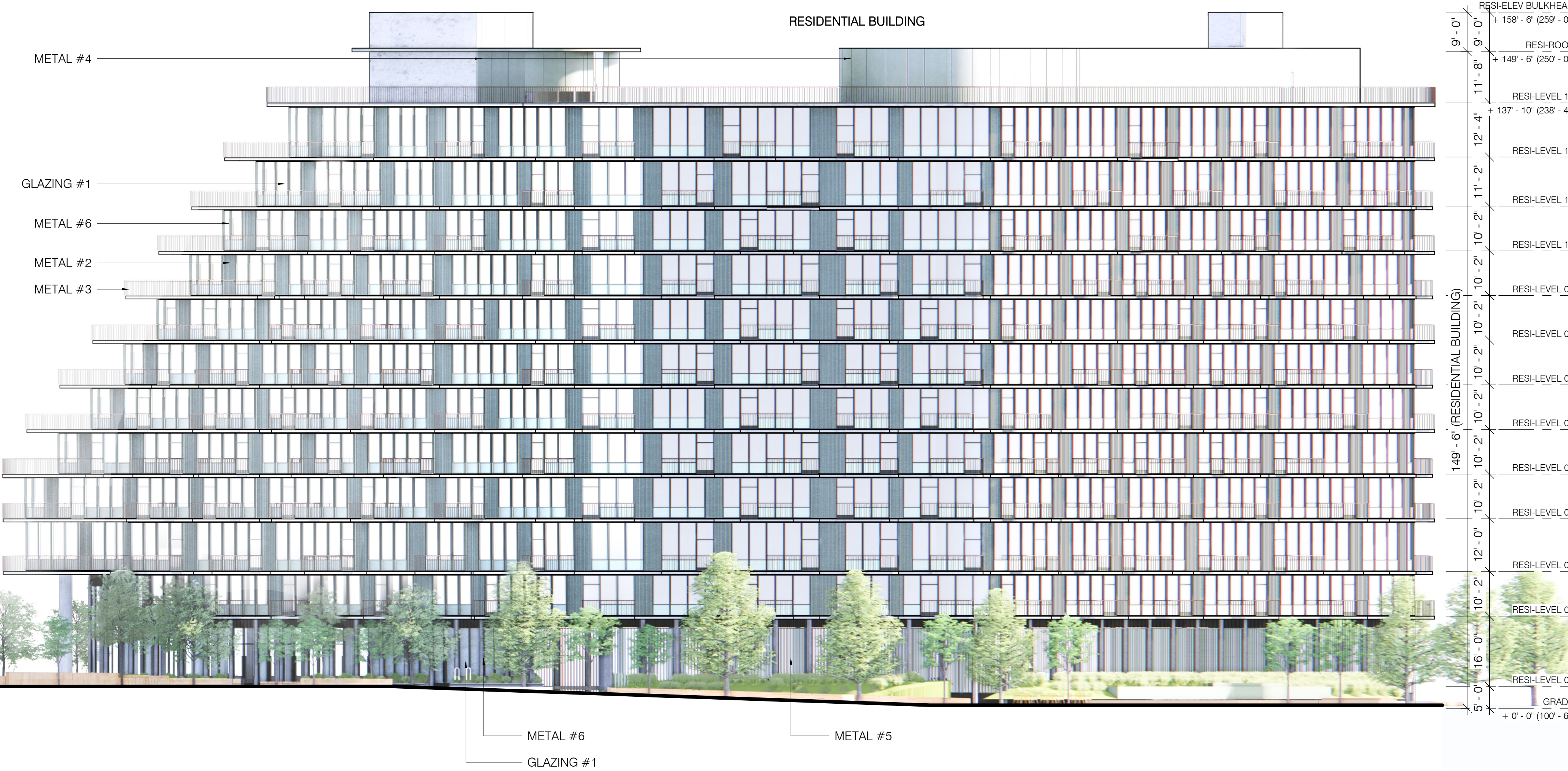
2 OVERALL - EAST ELEVATION
1/16" = 1'-0"

OFFICE BUILDING



1 OVERALL - NORTH ELEVATION
1/16" = 1'-0"

RESIDENTIAL BUILDING



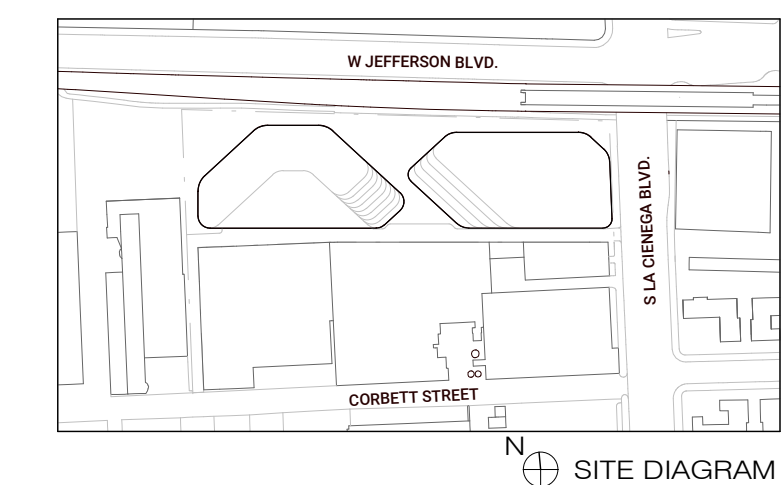
DRAWING SCALE
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLOWER STREET, SUITE 2700 LOS ANGELES, CA 90017 TEL: 213.418.0001	GEOTECH LANGAN 610 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.214.8700	PARKING WATRY DESIGN 620 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 405.908.4100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90034 TEL: 213.503.9993	VERTICAL TRANSPORTATION EWOS 162 EAST BULFONDALE AVENUE, SUITE 1 MILL VALLEY, CA 94541 TEL: 415.960.1985
ARCHITECT SHAP ARCHITECTS 200 BROADWAY, 11th FLOOR NEW YORK, NY 10038 TEL: 212.424.4660	SUSTAINABILITY STELIER TEN 447 TRINIDAD STREET, SUITE 1122 SAN FRANCISCO, CA 94103 TEL: 415.503.2100	FIRE & LIFE SAFETY HOLMES 609 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

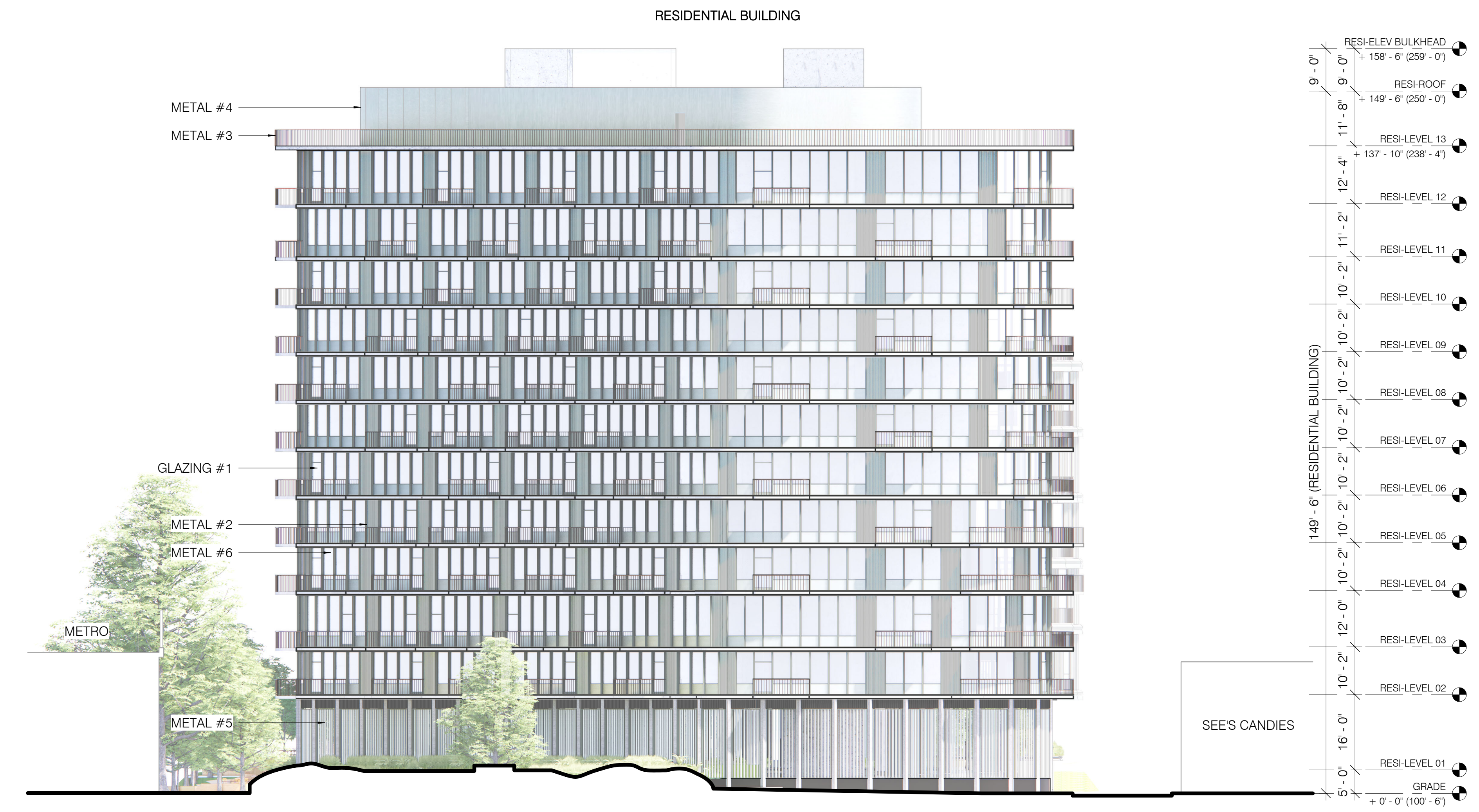
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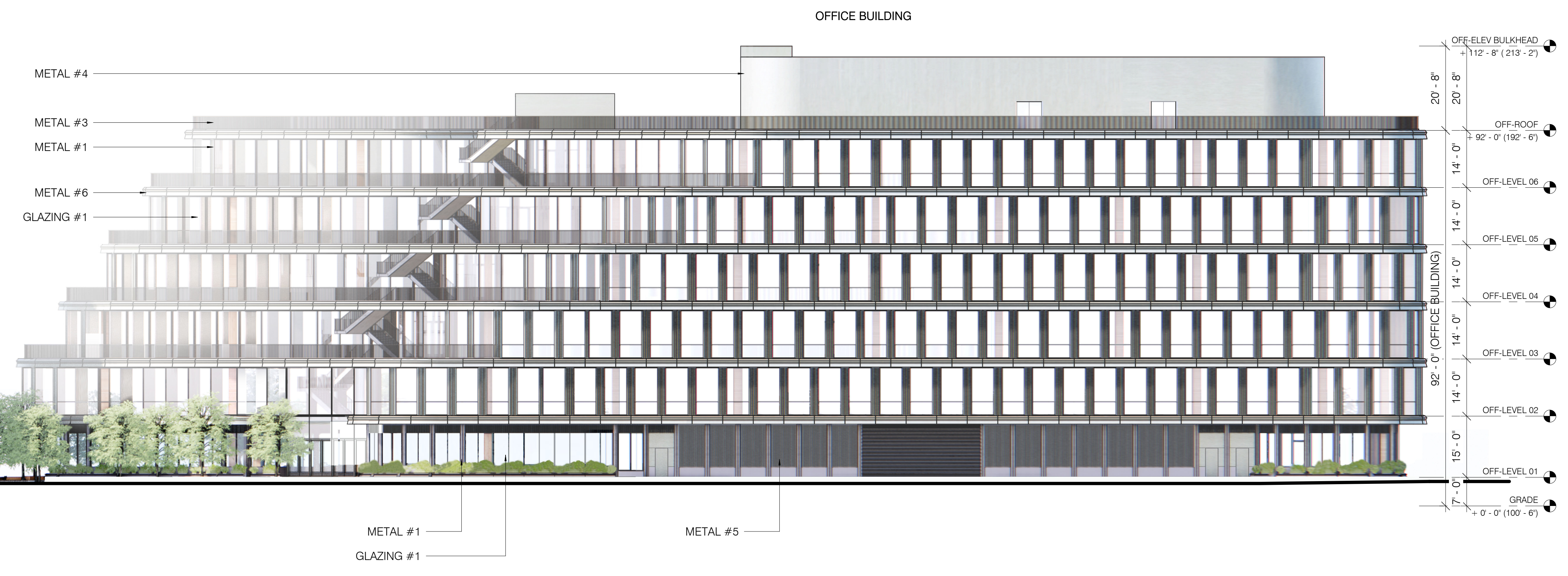
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ELEVATIONS	
DATE	7/23/2021
PROJECT NO.	2012027
DRAWN BY	Author
CHECKED BY	Checker
LABS NO.	
DRAWING NUMBER	A-300



2 OVERALL - WEST ELEVATION
1/16" = 1'-0"



1 OVERALL - SOUTH ELEVATION
1/16" = 1'-0"



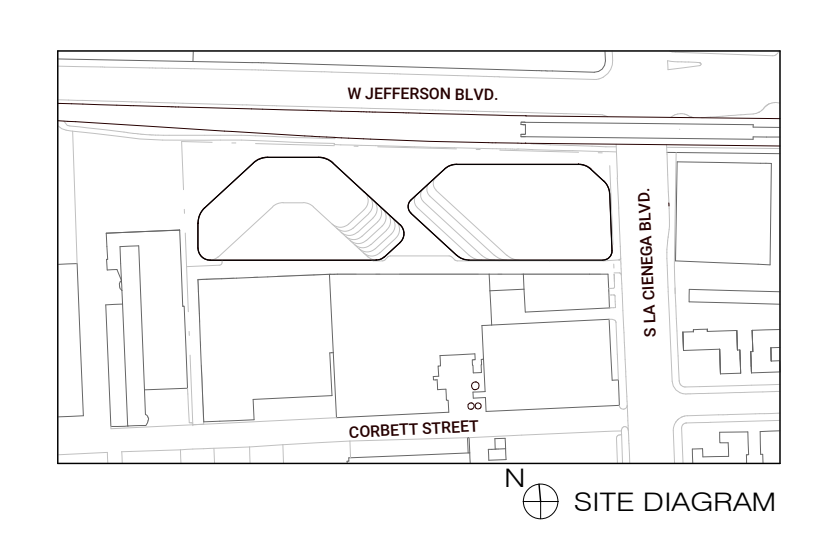
1 OVERALL - SOUTH ELEVATION
1/16" = 1'-0"



CIVIL KPF 170 SOUTH FLOWER STREET, SUITE 2700 LOS ANGELES, CA 90017 TEL: 213.419.8500	GEOTECH LANGAN 110 SOUTH FLOWER STREET, SUITE 2700 LOS ANGELES, CA 90017 TEL: 213.419.8500	PARKING WATRY DESIGN 620 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.574.8700
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.479.4400	MEP ENGINEER INTEGRAL 1100 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.550.9955	VERTICAL TRANSPORTATION EWSG 162 EAST BULFORD AVE, SUITE 1 MIL PUEBLO, CA 90041 TEL: 415.380.1985
STRUCTURE HOLMES 523 WEST 6TH STREET, SUITE 1132 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELZER TEN 441 TRINIDAD STREET, 14 FLOOR SAN FRANCISCO, CA 94102 TEL: 415.551.2100	FIRE & LIFE SAFETY HOLMES 639 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

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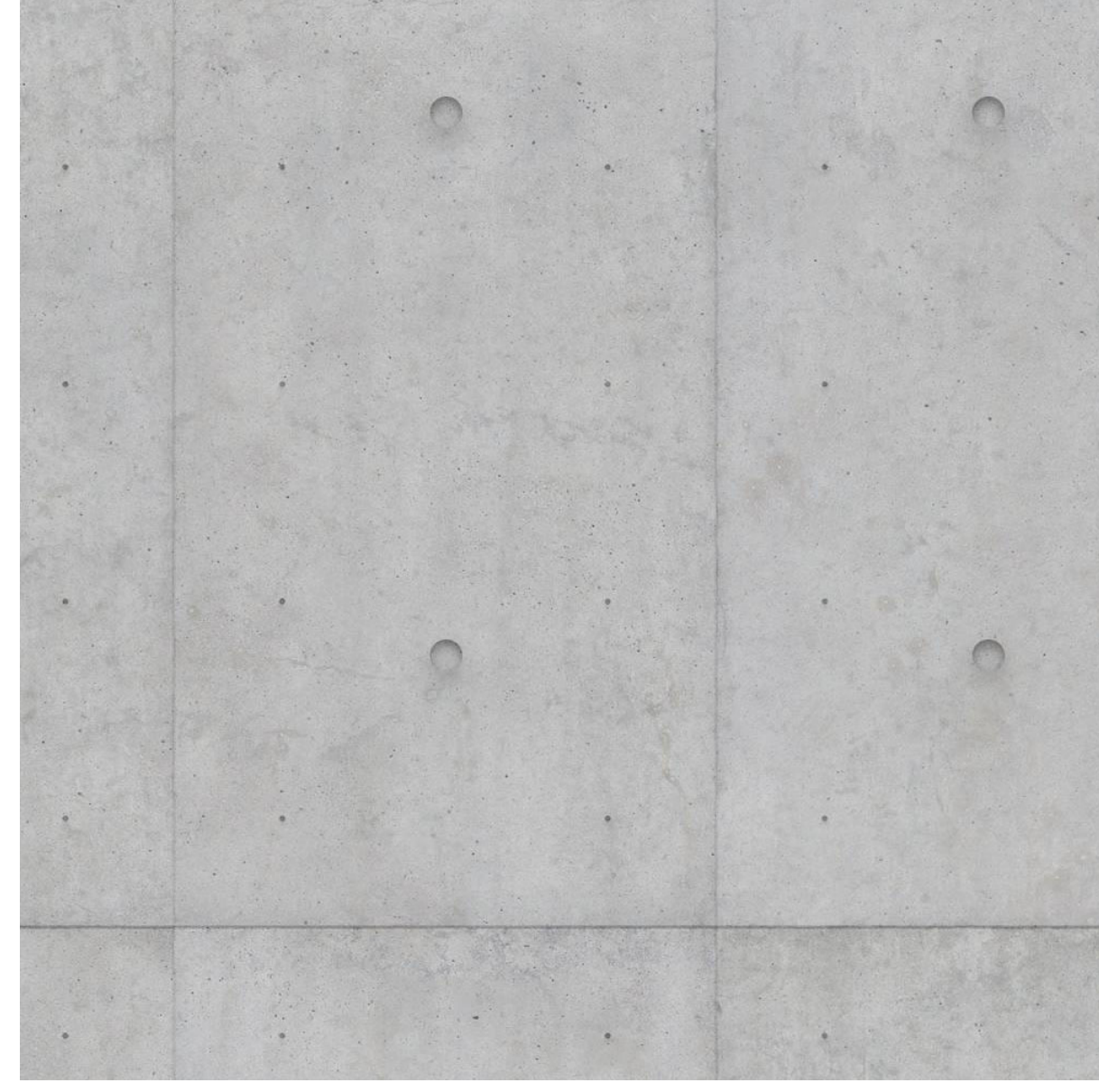


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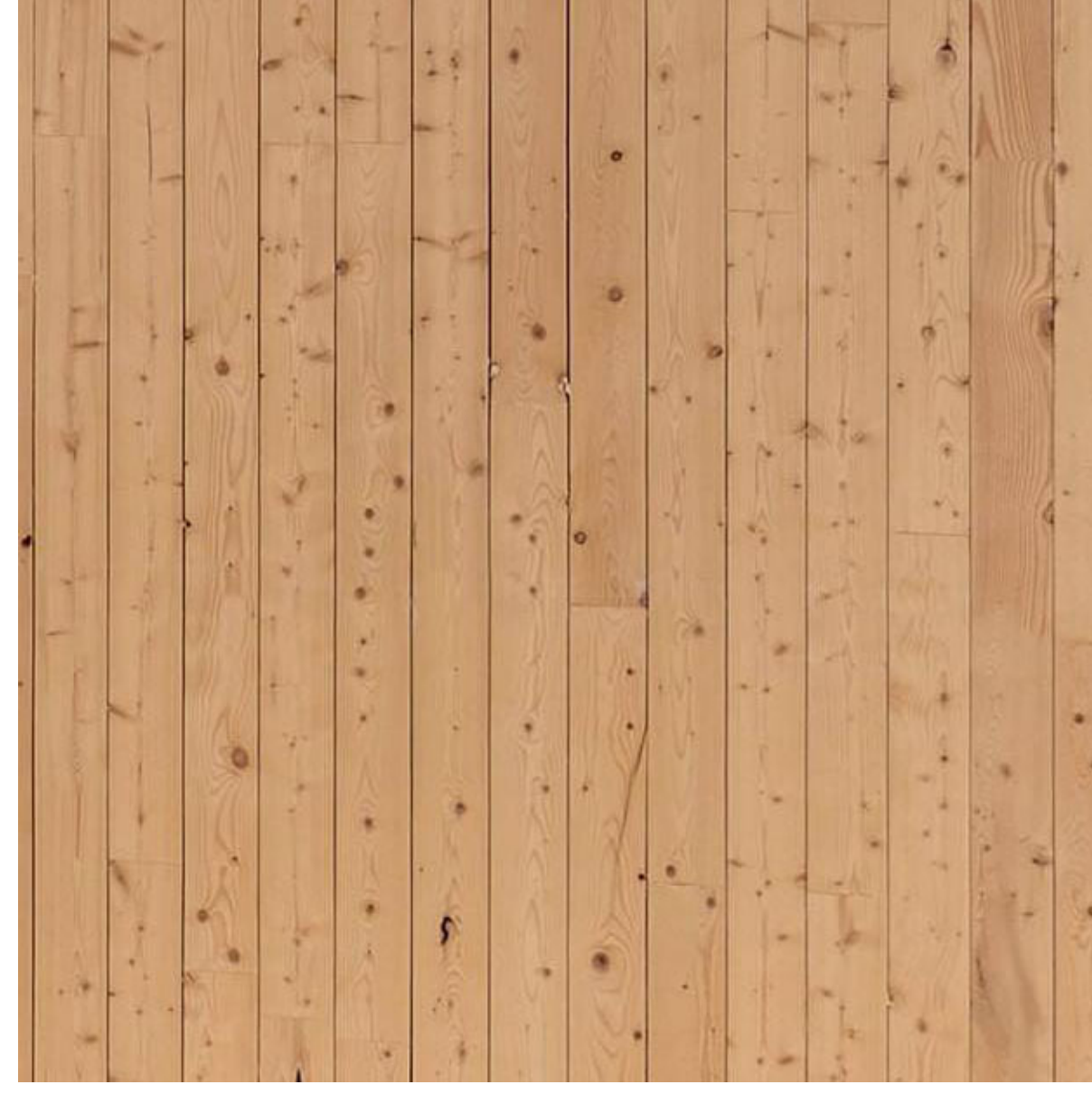
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SEAL & SIGNATURE	DATE	PROJECT NO.	2012021
	Author	DRAWN BY	Author
	Checker	CHECKED BY	Checker
	LABS NO.	DRAWING NUMBER	A-301



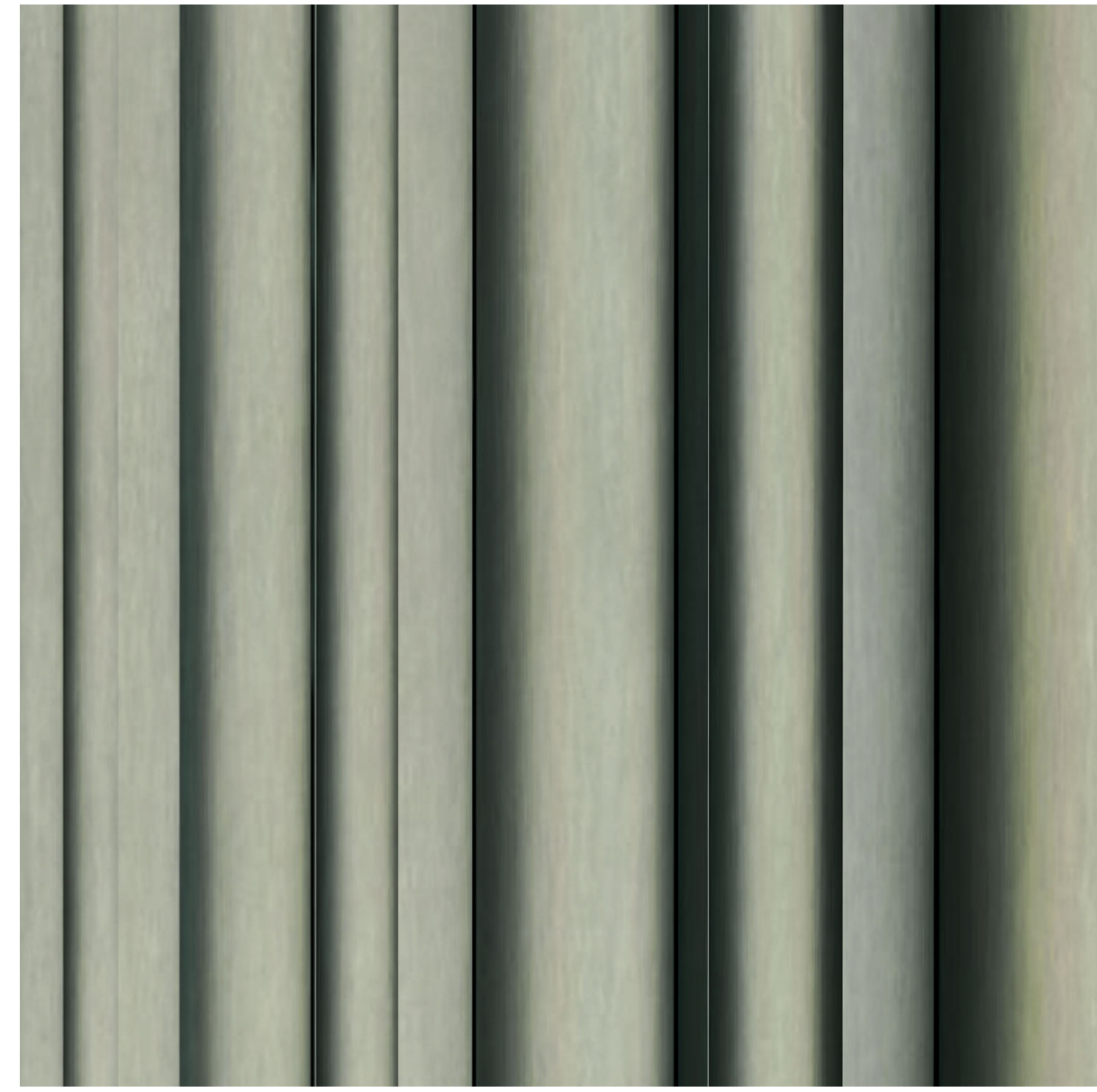
GLAZING #1: VISION GLASS, HIGH PERFORMANCE IGU, LOW E COATING



CONCRETE #1



TIMBER #1



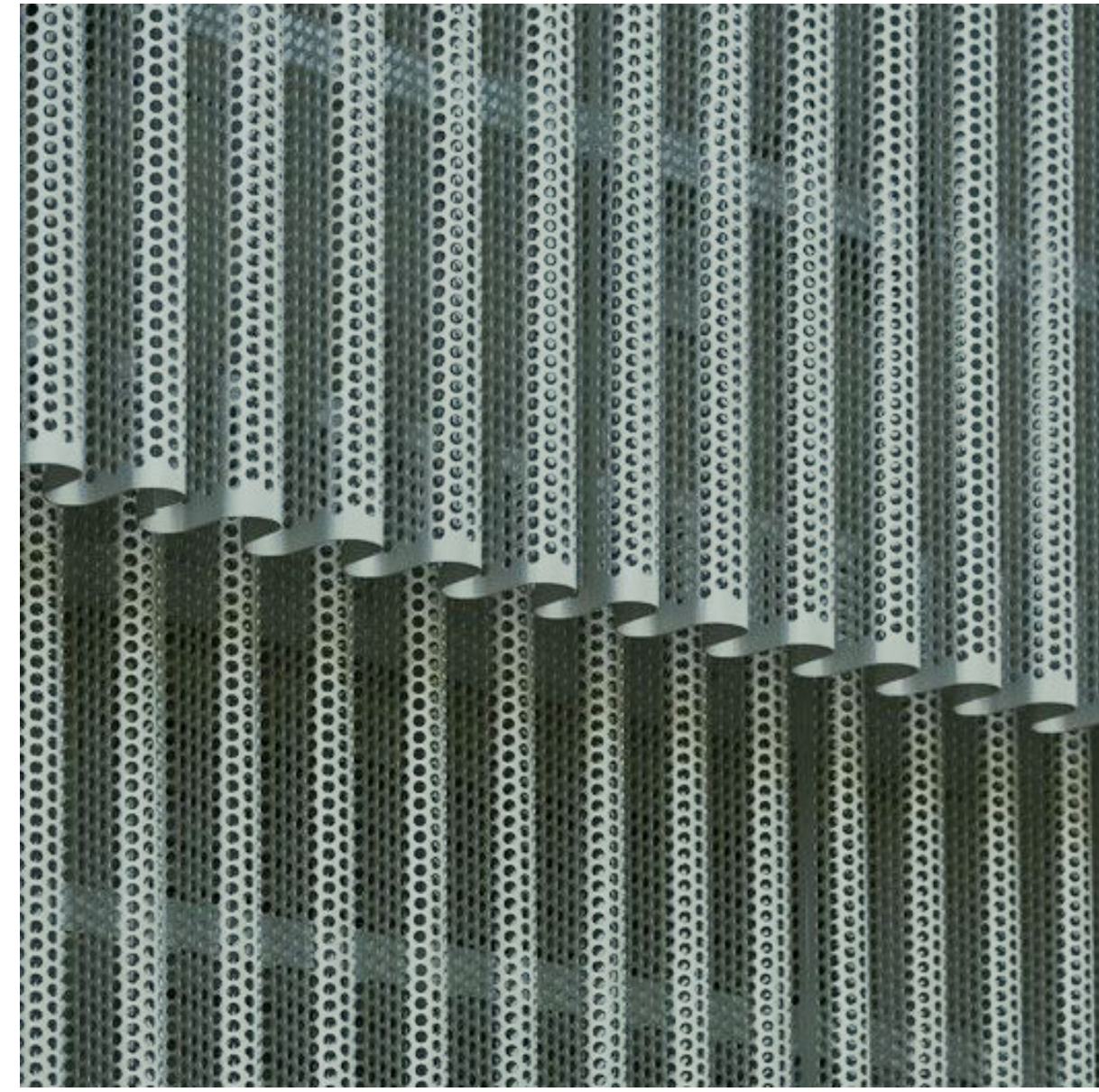
METAL #1: METAL EXTRUSION



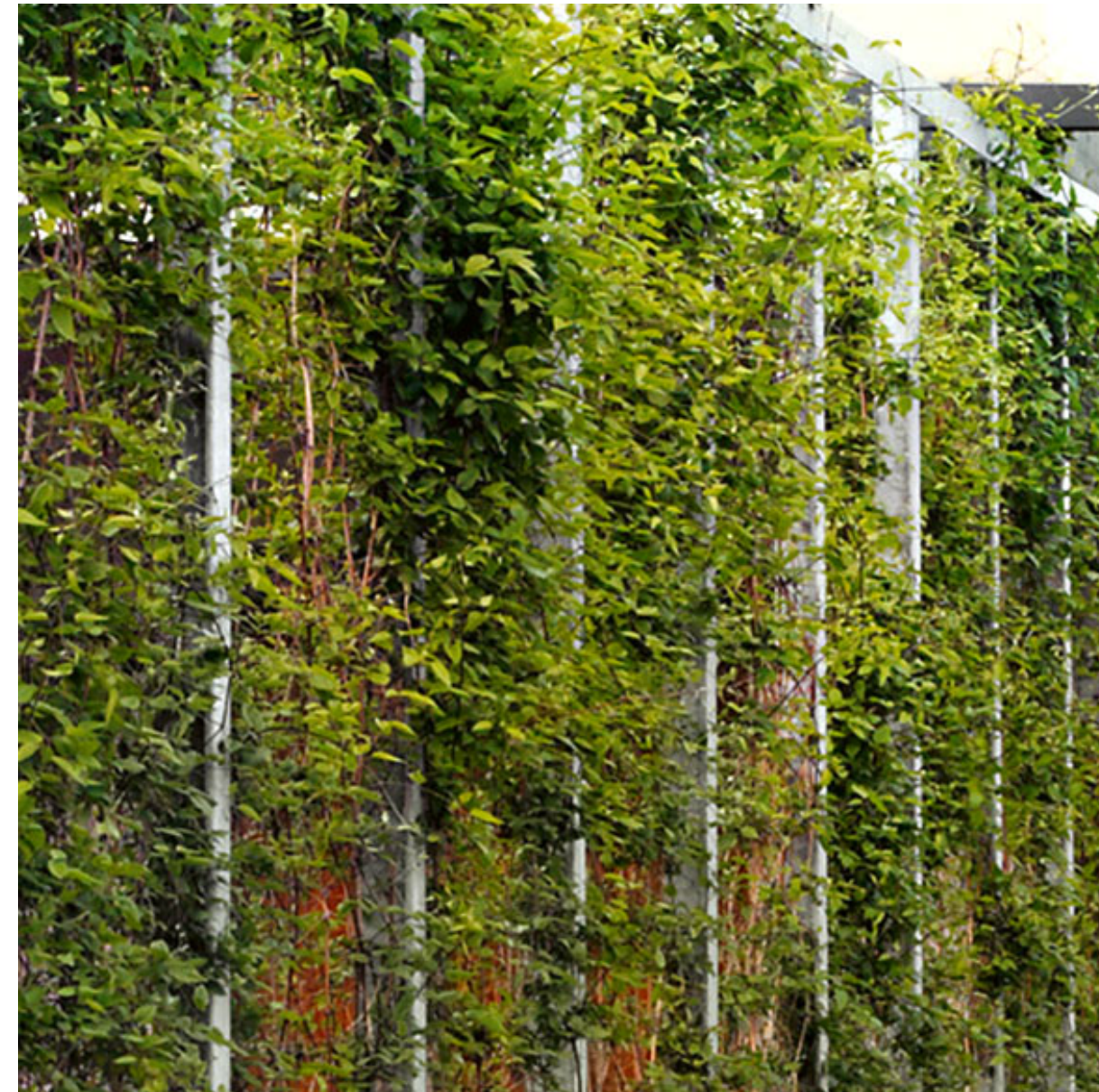
METAL #2: ARTICULATED METAL



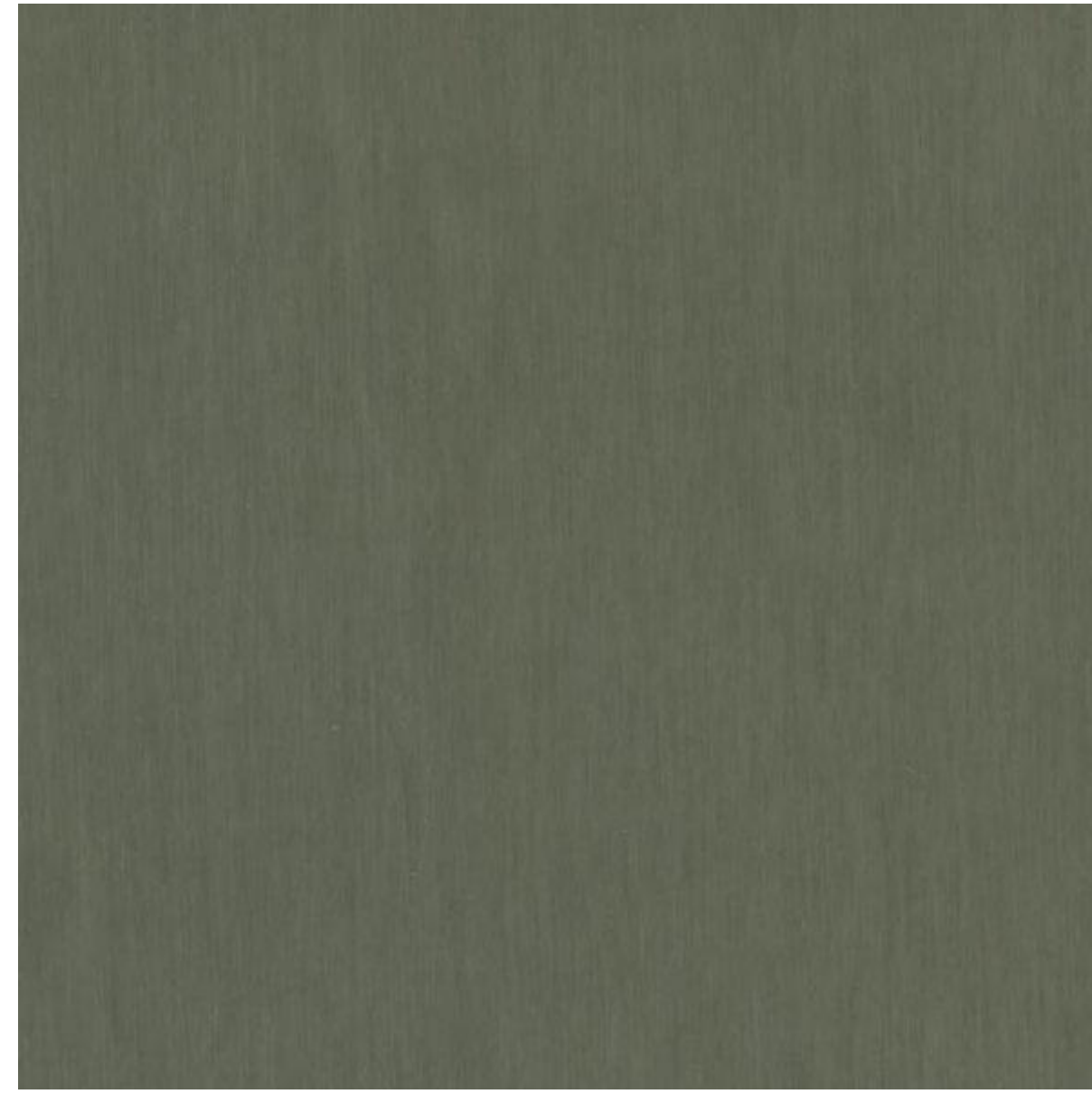
METAL #3: METAL GUARDRAIL



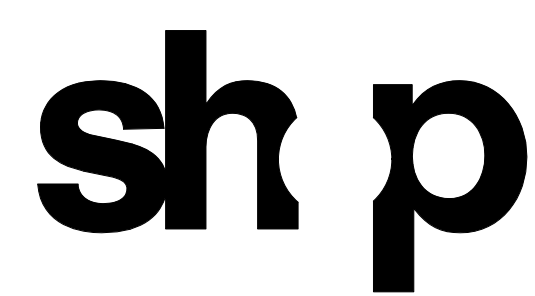
METAL #4: MECHANICAL SCREEN



METAL #5: PLANTED SCREEN



METAL #6: METAL

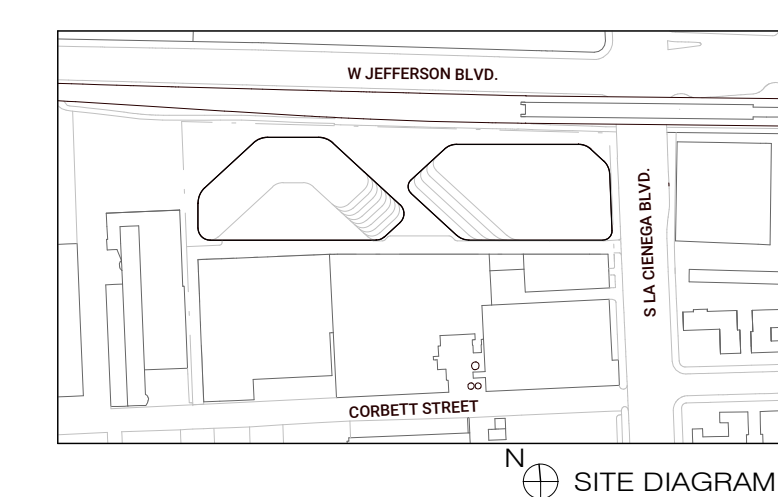


CIVIL KPF 100 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.418.0001	GEOTECH LANGAN 910 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.774.8700	PARKING WATRY DESIGN 620 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 408.928.4100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.679.1400	MEP ENGINEER INTEGRAL 1190 VENTURA BOULEVARD, SUITE 1902 LOS ANGELES, CA 90046 TEL: 213.503.9955	VERTICAL TRANSPORTATION EWOS 162 EAST BULFEDALE AVENUE, SUITE 1 MILL VALLEY, CA 94541 TEL: 415.960.1985
ARCHITECT SHAP ARCHITECTS 201 BROADWAY, 11th FLOOR NEW YORK, NY 10038 TEL: 212.689.9600	SUSTAINABILITY CYCLER TEN 441 TRINIDAD STREET, 1st FLOOR SAN FRANCISCO, CA 94102 TEL: 415.501.2100	FIRE & LIFE SAFETY HOLMES 609 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

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PROJECT NO.	2011209
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LADDES NO.	
DRAWING NUMBER	

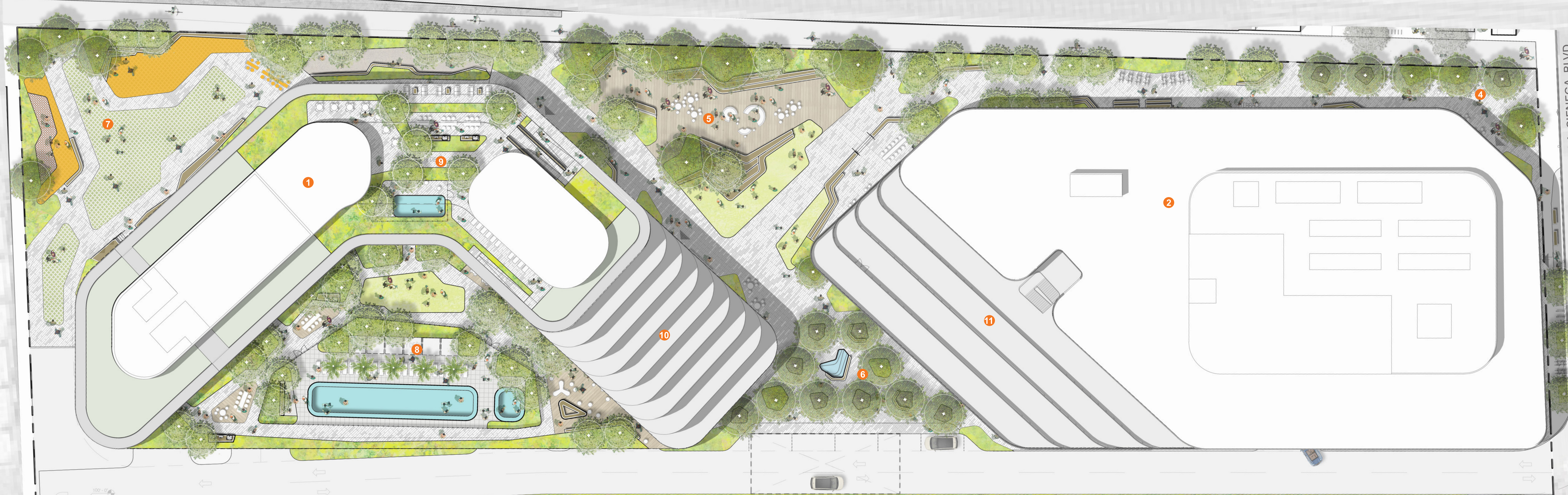
DRAWING TITLE
EXTERIOR MATERIALS

DATE	7/29/2021
PROJECT NO.	2011209
DRAWN BY	Author
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LADDES NO.	
DRAWING NUMBER	

A-302

W. JEFFERSON BLVD

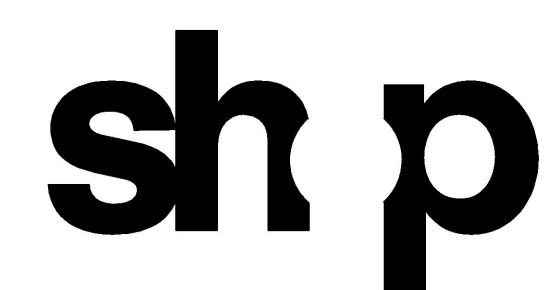
S. LA CIENEGA BLVD



LEGEND

- 1 RESIDENTIAL BUILDING
- 2 OFFICE BUILDING
- 3 METRO STATION
- 4 THE CROSSINGS
- 5 CIENEGA SQUARE
- 6 THE GROVE
- 7 THE CLEARING
- 8 LEVEL 3 AMENITY DECK
- 9 LEVEL 13 AMENITY DECK
- 10 PRIVATE RESIDENTIAL TERRACES
- 11 OFFICE TERRACES

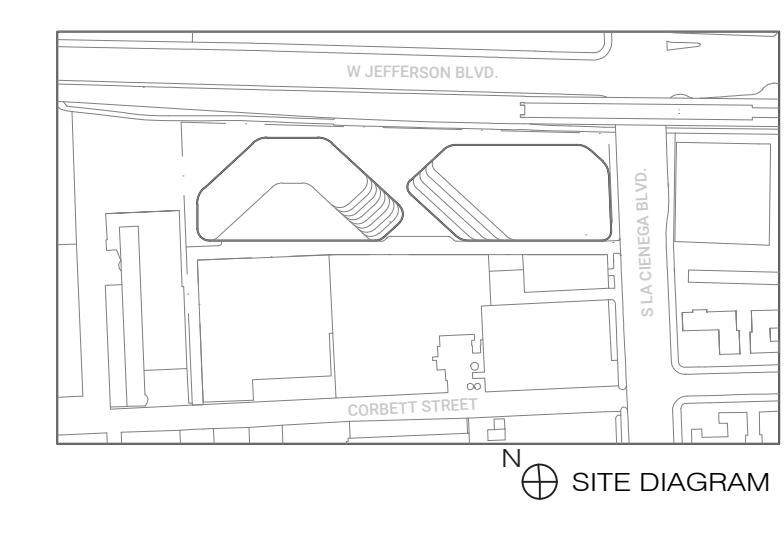
1 COMPOSITE PLAN
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLORENCE STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.452.8201	GEOTECH LANGAN 410 SOUTH FLORENCE STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.714.8100	PARKING WATRY DESIGN 600 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.481.2100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.474.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.829.7955	VERTICAL TRANSPORTATION EWCG 101 EAST BULFORD AVENUE, SUITE 1 MIL VALEY, CA 94041 TEL: 415.380.3800
STRUCTURE HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STYLER TEN 84 TRUMAN STREET, 14 FLOOR SAN FRANCISCO, CA 94102 TEL: 415.381.2100	PIPE & LIFE SAFETY HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

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DRAWING TITLE	COMPOSITE PLAN
DATE	7/28/2021
PROJECT NO.	201-207
DRAWN BY	Author
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LADRS NO.	
DRAWING NUMBER	L-002

OWNER
LENDLEASE
815 SOUTH FLORENCE STREET, SUITE 800
LOS ANGELES, CA 90017
TEL: 213.421.4600

ARCHITECT
SHoP ARCHITECTS
233 BROADWAY, 18TH FLOOR
NEW YORK, NY 10013
TEL: 212.850.9000

W. JEFFERSON BLVD

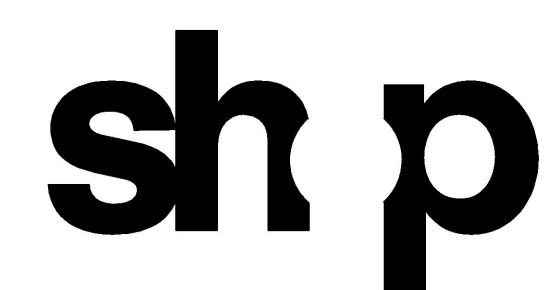
S. LA CIENEGA BLVD



LEGEND

- 1 METRO STATION
- 2 THE CROSSINGS
- 3 RETAIL PATIO
- 4 OFFICE ENTRANCE
- 5 OFFICE AMENITY TERRACE
- 6 CIENEGA SQUARE
- 7 EXISTING BIKE LANE (N.I.C.)
- 8 RESIDENTIAL ENTRANCE
- 9 THE GROVE
- 10 VEHICULAR DROP-OFF
- 11 PLANTED SCREEN
- 12 SEE'S CANDY BUILDING
- 13 OFFICE BUILDING
- 14 RESIDENTIAL BUILDING
- 15 VEHICULAR PARKING
- 16 PRIVATE RESIDENTIAL DOG RELIEF AREA
- 17 THE CLEARING
- 18 METRO TRACK

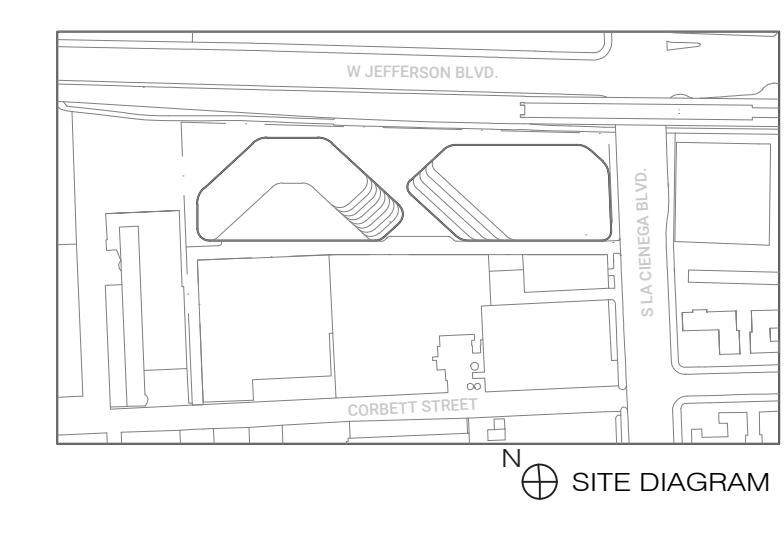
1 LEVEL 01 PLAN
1/16" = 1'-0"



CIVIL KPF 700 SOUTH HOPE STREET, SUITE 2100 LOS ANGELES, CA 90071 TEL: 213.435.2001	GEOTECH LANGAN 410 SOUTH HOPE STREET, SUITE 2000 LOS ANGELES, CA 90071 TEL: 213.435.2001	PARKING WATRY DESIGN 600 WEST 8TH STREET LOS ANGELES, CA 90014 TEL: 213.481.9000
LANDSCAPE RELM 617 SOUTH OLMG STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90048 TEL: 213.823.7955	VERTICAL TRANSPORTATION EWCG 101 601 BULFORD AVENUE, SUITE 1 MIL VALEY, CA 94041 TEL: 415.383.3889
STRUCTURE HOKMAS 623 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELLER TEN 845 TRUMAN STREET, 14th FLOOR SAN FRANCISCO, CA 94109 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 623 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

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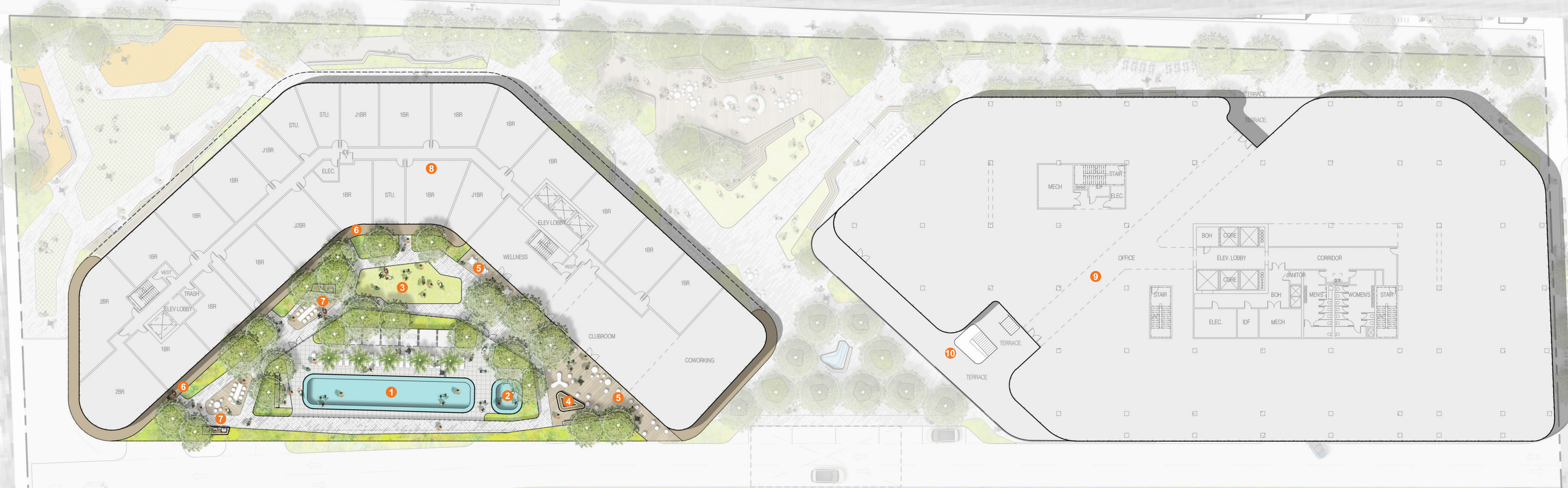
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07/23/2021	ENTITLEMENT

DRAWING TITLE	LEVEL 01 PLAN
SEAL & SIGNATURE	DATE: 7/28/2021
	PROJECT NO: 201-207
	DRAWN BY: Author
	CHECKED BY: Checker
	LADRS NO:
	DRAWING NUMBER

L-003

W. JEFFERSON BLVD

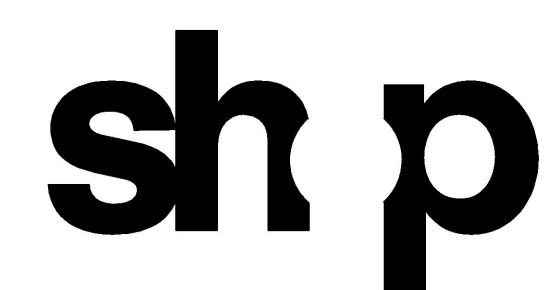
S. LA CIENEGA BLVD



LEGEND

- 1 POOL
- 2 SPA
- 3 LAWN
- 4 FIRE PIT
- 5 LOUNGE
- 6 PRIVATE RESIDENTIAL PATIOS
- 7 BBQ GRILL
- 8 RESIDENTIAL BUILDING
- 9 OFFICE BUILDING
- 10 OFFICE BUILDING TERRACE

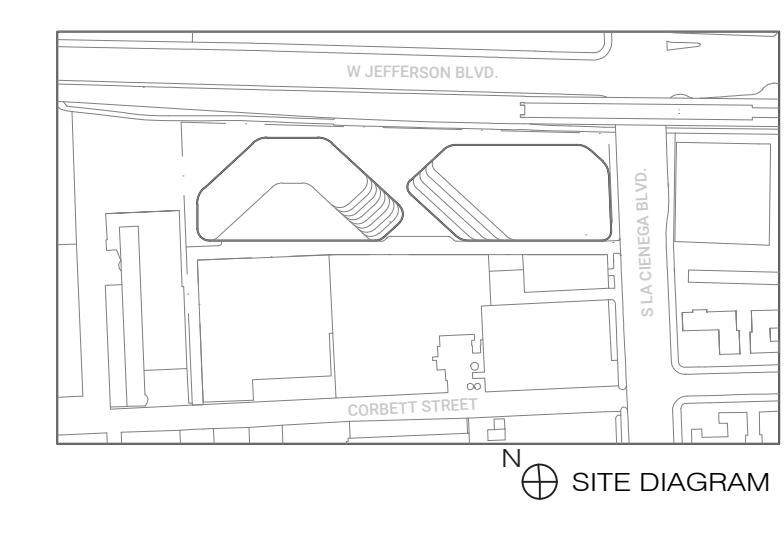
1 LEVEL 03 PLAN
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLORISSANT STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.435.2001	GEOTECH LANGAN 410 SOUTH FLORISSANT STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.435.2001	PARKING WATRY DESIGN 400 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.481.9600
LANDSCAPE RELM 417 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4000	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.823.7955	VERTICAL TRANSPORTATION EWCG 101 601 BULFORD AVENUE, SUITE 1 MIL VILLE, CA 94041 TEL: 415.383.3889
STRUCTURE HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELLER TEN 84 TRINIDAD STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

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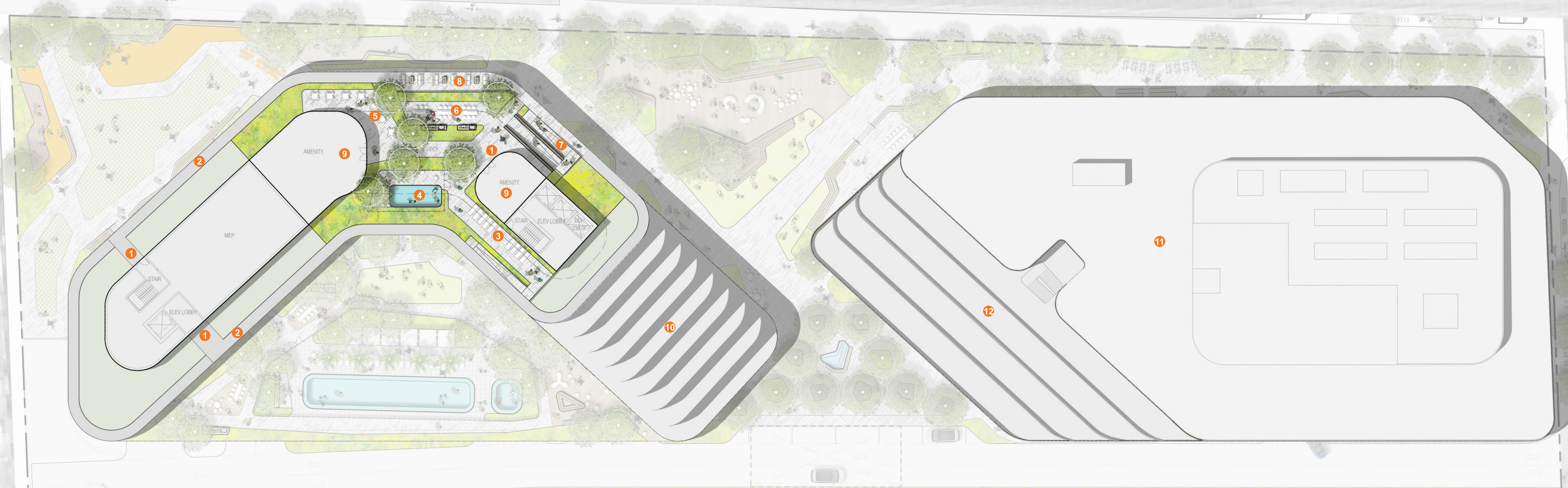


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DRAWING TITLE	LEVEL 03 PLAN
DATE	7/23/2021
PROJECT NO.	201-207
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CHECKED BY	Checker
LADRS NO.	
DRAWING NUMBER	L-004

W. JEFFERSON BLVD

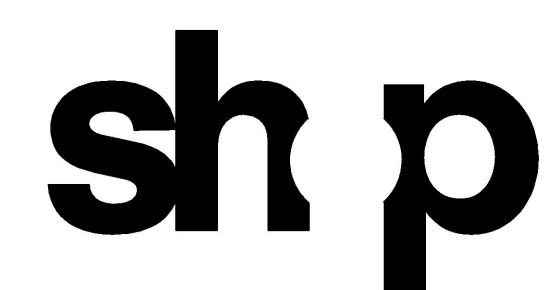
S. LA CIENEGA BLVD



LEGEND

- 1 OUTDOOR ENTRY
- 2 CIRCULATION
- 3 SUN DECK
- 4 SPA
- 5 AMENITY ROOM TERRACE
- 6 BBQ GRILLS
- 7 ADA PATH
- 8 SUNSET LOUNGE SEATING
- 9 RESIDENTIAL INTERIOR SPACE
- 10 PRIVATE RESIDENTIAL TERRACES
- 11 OFFICE BUILDING
- 12 OFFICE BUILDING TERRACES

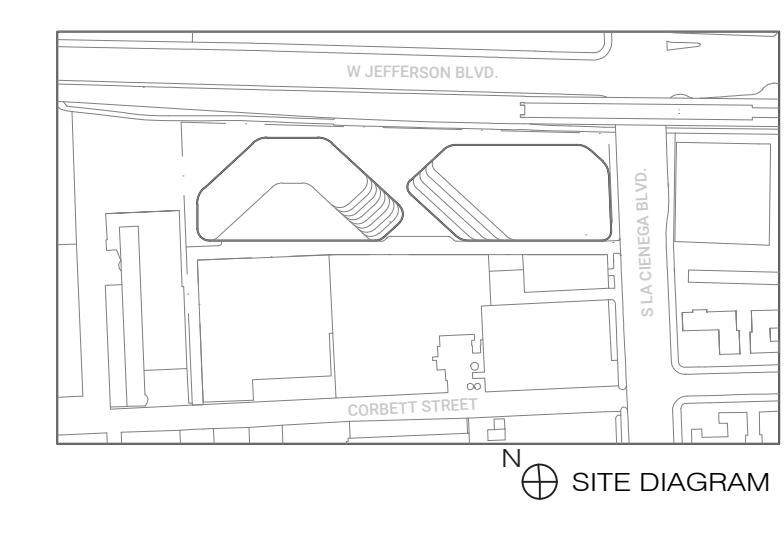
1 LEVEL 13 PLAN
1/16" = 1'-0"



CIVIL KPF 700 SOUTH FLOWER STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.435.2001	GEOTECH LANGAN 410 SOUTH FLOWER STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.435.2100	PARKING WATRY DESIGN 400 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.481.9000
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4000	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.823.7955	VERTICAL TRANSPORTATION EWCG 100 601 BULFORD AVENUE, SUITE 1 MIL VILLE, CA 94041 TEL: 415.383.3889
STRUCTURE HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9000	SUSTAINABILITY STELLER TEN 441 TRUMAN STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9000

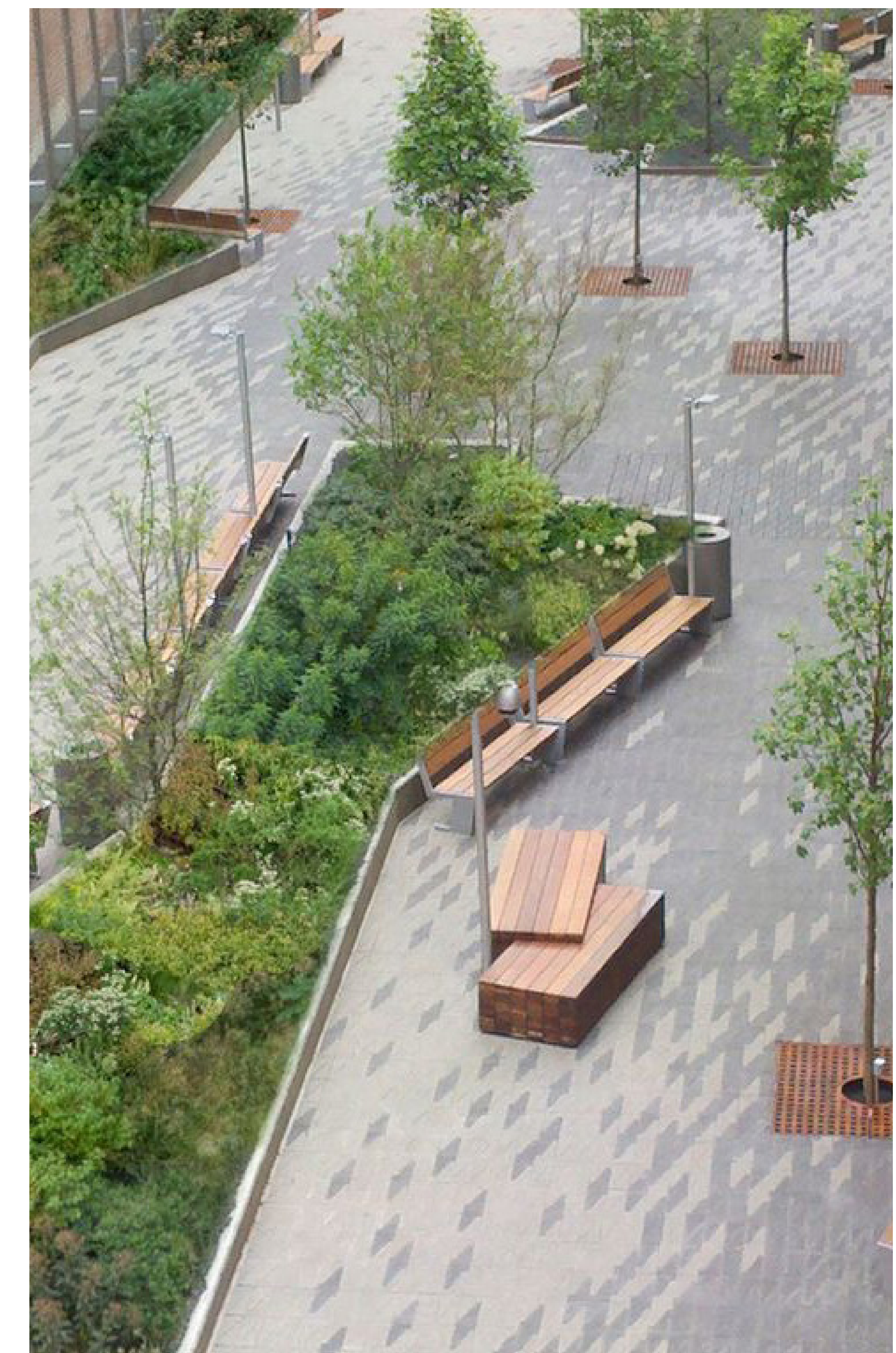
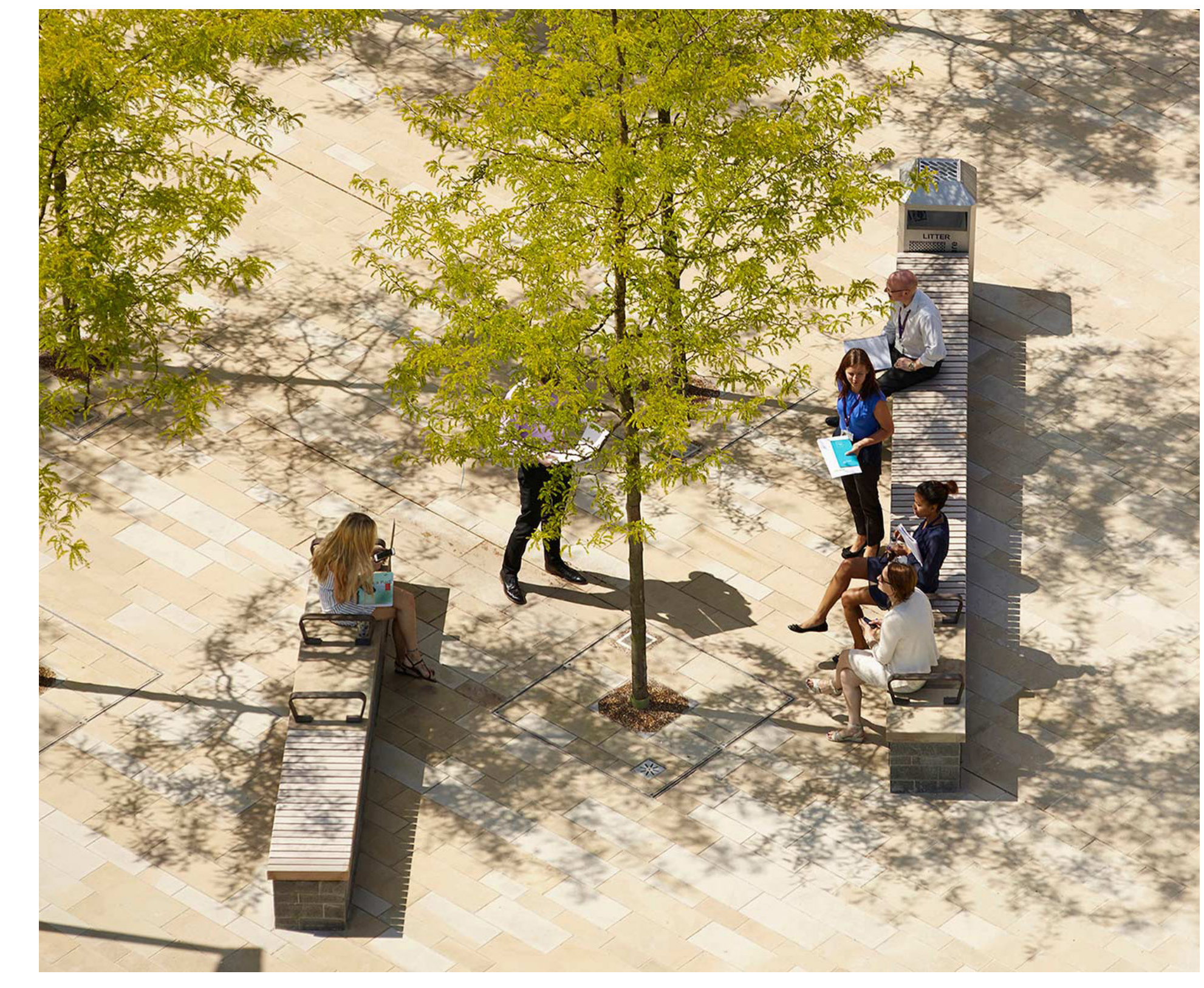
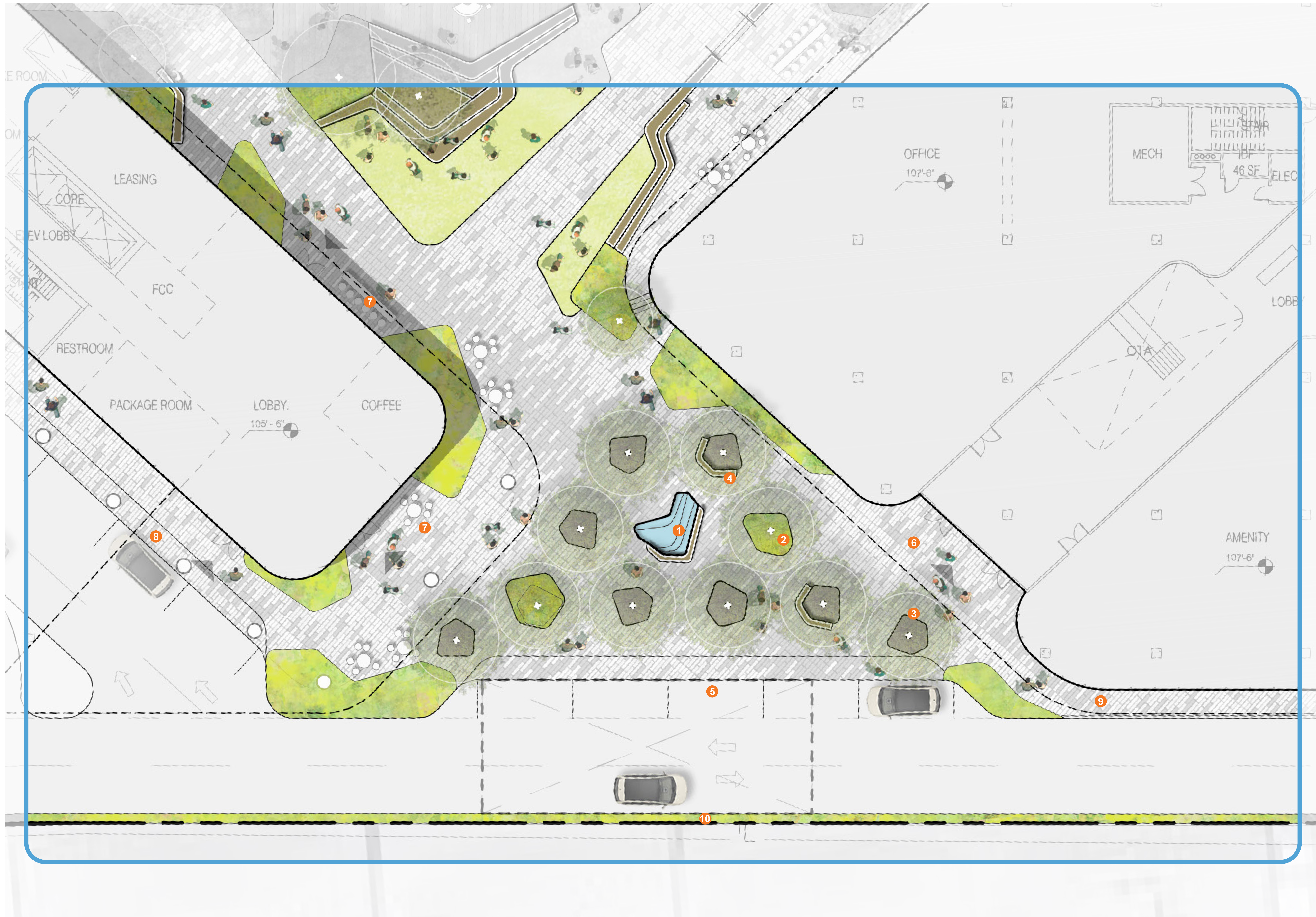
3401 S LA CIENEGA
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07/23/2021	ENTITLEMENT

DRAWING TITLE	LEVEL 13 PLAN
SEAL & SIGNATURE	DATE: 7/23/2021 PROJECT NO: 201207 DRAWN BY: Author CHECKED BY: Checker LADS NO: DRAWING NUMBER



LEGEND

- 1 WATER FEATURE
- 2 PLANTER
- 3 TREE GRATES
- 4 SEATING
- 5 OFFICE VEHICULAR DROP OFF
- 6 OFFICE LOBBY ENTRANCE
- 7 OUTDOOR RESIDENTIAL LOBBY
- 8 RESIDENTIAL VEHICULAR DROP-OFF
- 9 CIRCULATION
- 10 PLANTED SCREEN

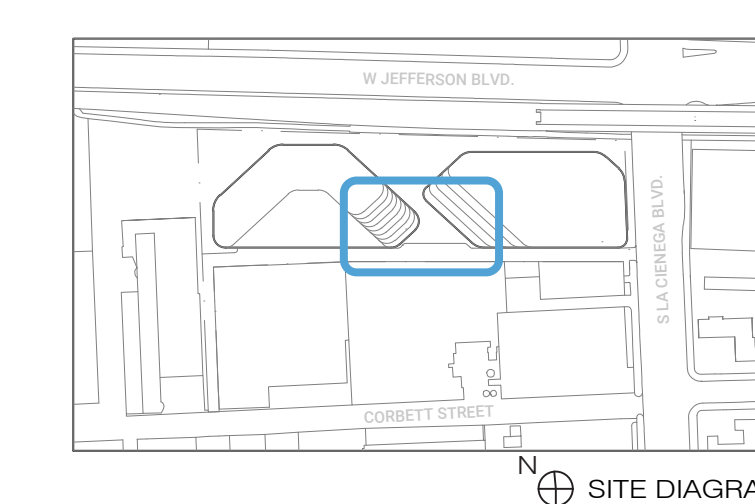
1 LEVEL 01 ENLARGED PLAN
1/8" = 1'-0"



CIVIL KPF 700 SOUTH FLORENCE STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.452.8201	GEOTECH LANGAN 410 SOUTH FLORENCE STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.714.8100	PARKING WATRY DESIGN 600 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.481.2100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90006 TEL: 213.823.9955	VERTICAL TRANSPORTATION EWCOG 101 601 BULFORD AVENUE, SUITE 1 MILVILLE, CA 94041 TEL: 415.380.3880
STRUCTURE HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELLER TEN 845 TRUMAN STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

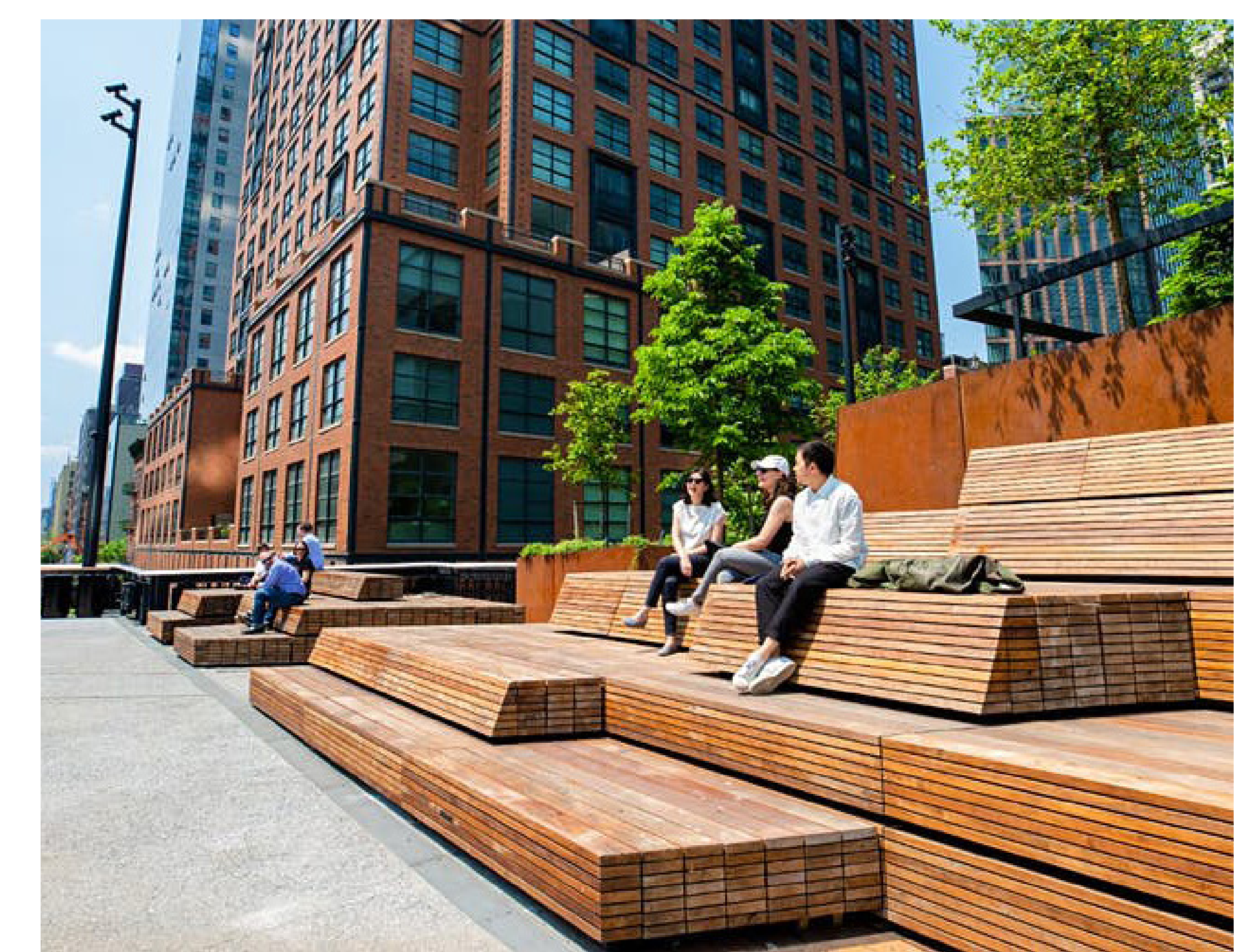
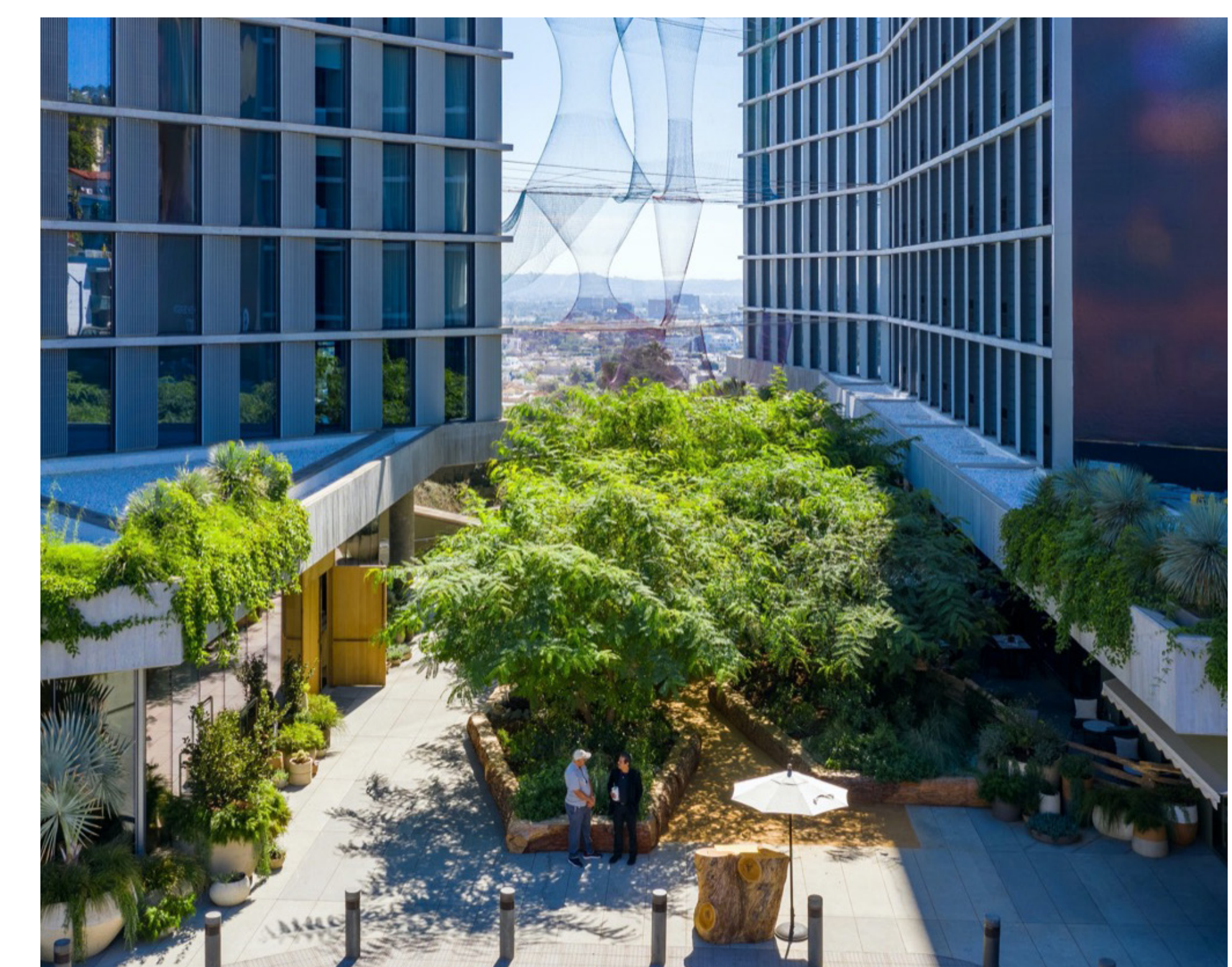
3401 S LA CIENEGA
LOS ANGELES, CA 90016

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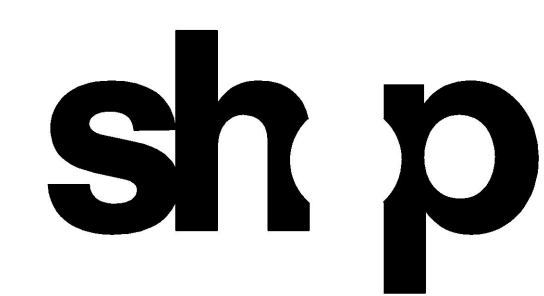
DRAWING TITLE		ENLARGED PLAN THE GROVE	
DATE	7/23/2021	PROJECT NO.	201-2007
SEAL & SIGNATURE		DRAWN BY	Author
		CHECKED BY	Checker
		LADRS NO.	
		DRAWING NUMBER	L-006



LEGEND

- 1 SEAT STEP PLANTER
- 2 FLEXIBLE SEATING
- 3 SEAT STEPS
- 4 RECLINED SEATING LOUNGE
- 5 LAWN
- 6 SEATING EDGE
- 7 OFFICE CO-WORK TERRACE
- 8 OUTDOOR RESIDENTIAL LOBBY
- 9 BIKE PARKING
- 10 PRIVATE RESIDENTIAL DOG RELIEF AREA
- 11 EXISTING BIKE LANE (N.I.C.)

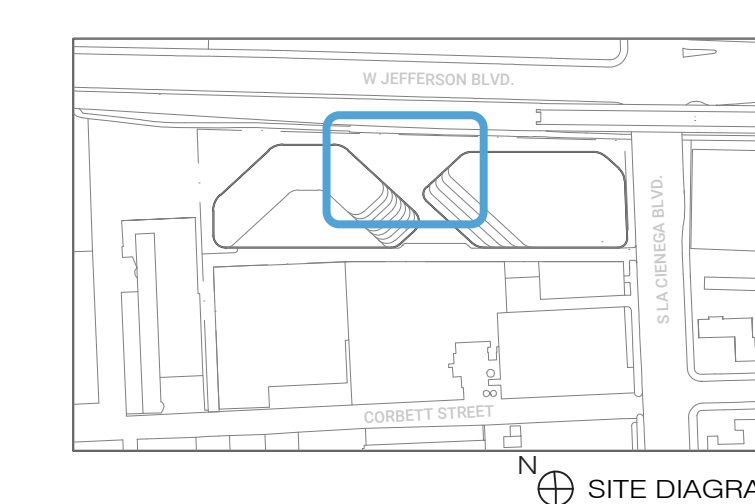
1 LEVEL 01 ENLARGED PLAN
1/8" = 1'-0"



CIVIL KPF 700 SOUTH PULPIT STREET, SUITE 2100 LOS ANGELES, CA 90071 TEL: 213.452.8201	GEOTECH LANGAN 410 SOUTH PULPIT STREET, SUITE 2000 LOS ANGELES, CA 90071 TEL: 213.474.8100	PARKING WATRY DESIGN 400 WEST 6TH STREET LOS ANGELES, CA 90048 TEL: 340.500.2100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90048 TEL: 213.523.9955	VERTICAL TRANSPORTATION EWCG 101.001 BULFORD AVENUE, SUITE 1 MIL VILLE, CA 94041 TEL: 415.380.3880
STRUCTURE HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600	SUSTAINABILITY STYLER TEN 444 TERNAN STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

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LOS ANGELES, CA 90016

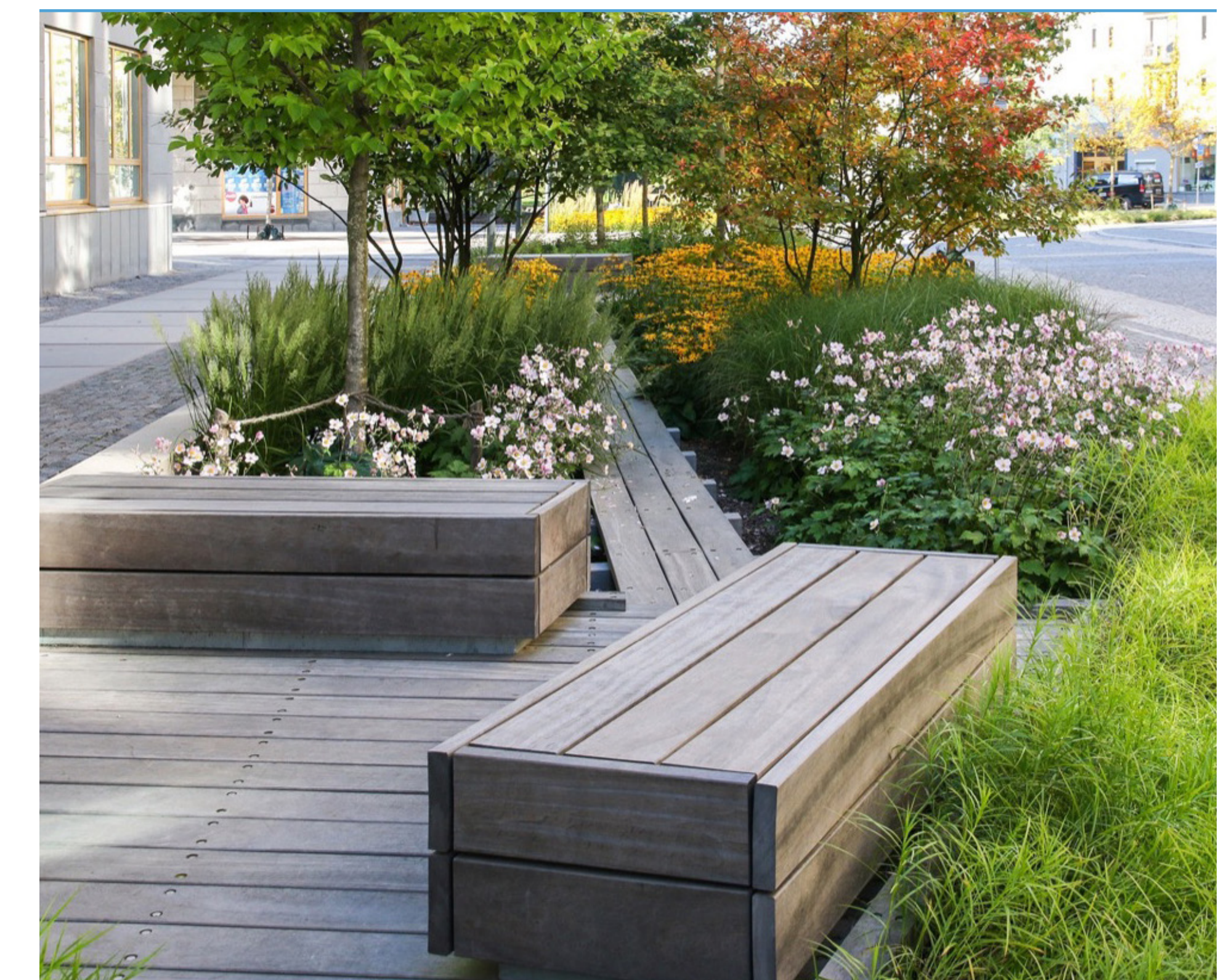
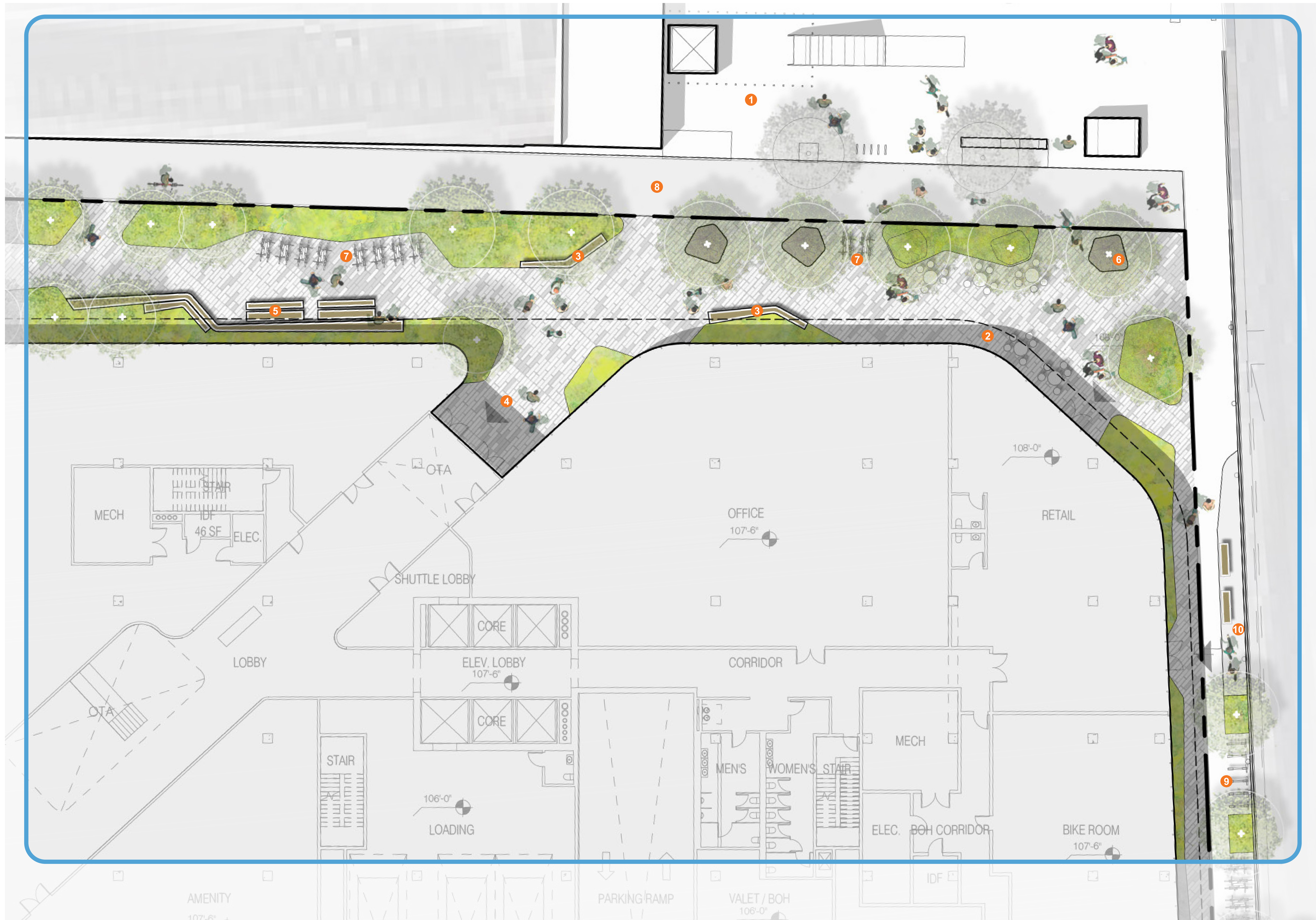
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07/23/2021	ENTITLEMENT

DRAWING TITLE		ENLARGED PLAN CIENEGA SQUARE	
DATE	PROJECT NO.	DATE	PROJECT NO.
07/23/2021	207-2007	07/23/2021	207-2007
DRAWN BY	AUTHOR	CHECKED BY	CHECKER
LADES	LADES	LADES	LADES
DRAWING NUMBER		DRAWING NUMBER	

L-007



LEGEND

- 1 METRO STATION
- 2 RETAIL PATIO
- 3 SEATING
- 4 OFFICE LOBBY ENTRANCE
- 5 COMMUNAL SEATING
- 6 TREE GRATES
- 7 BIKE RACKS
- 8 EXISTING BIKE PATH (N.I.C.)
- 9 SCOOTER PARKING
- 10 EXISTING BUS STOP

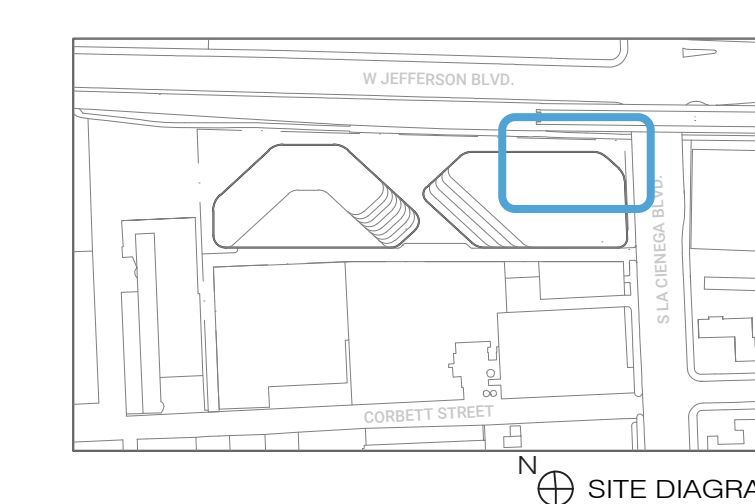
1 LEVEL 01 ENLARGED PLAN
1/8" = 1'-0"



CIVIL KPF 700 SOUTH FLORENCE STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.452.8201	GEOTECH LANGAN 410 SOUTH FLORENCE STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.452.8100	PARKING WATRY DESIGN 600 WEST 8TH STREET LOS ANGELES, CA 90014 TEL: 213.481.9100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.452.9955	VERTICAL TRANSPORTATION EWCO 101 601 BOUTHELE AVENUE, SUITE 1 MIL VILLE, CA 94041 TEL: 415.383.3889
STRUCTURE HOKMAS 424 WEST 8TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600	SUSTAINABILITY STELIER TEN 841 TERNAN STREET, 14 FLOOR SAN FRANCISCO, CA 94109 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLLIES 424 WEST 8TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.9600

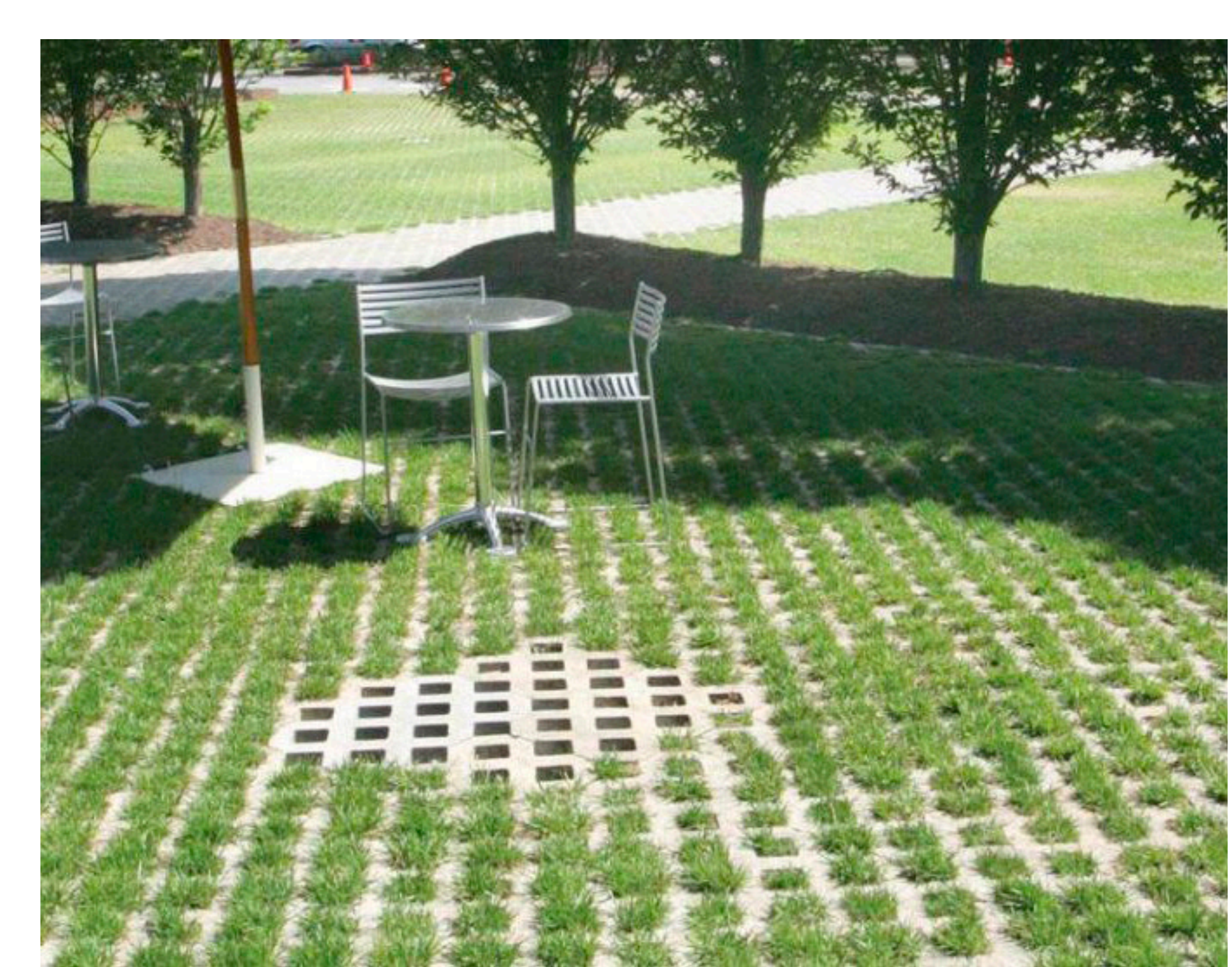
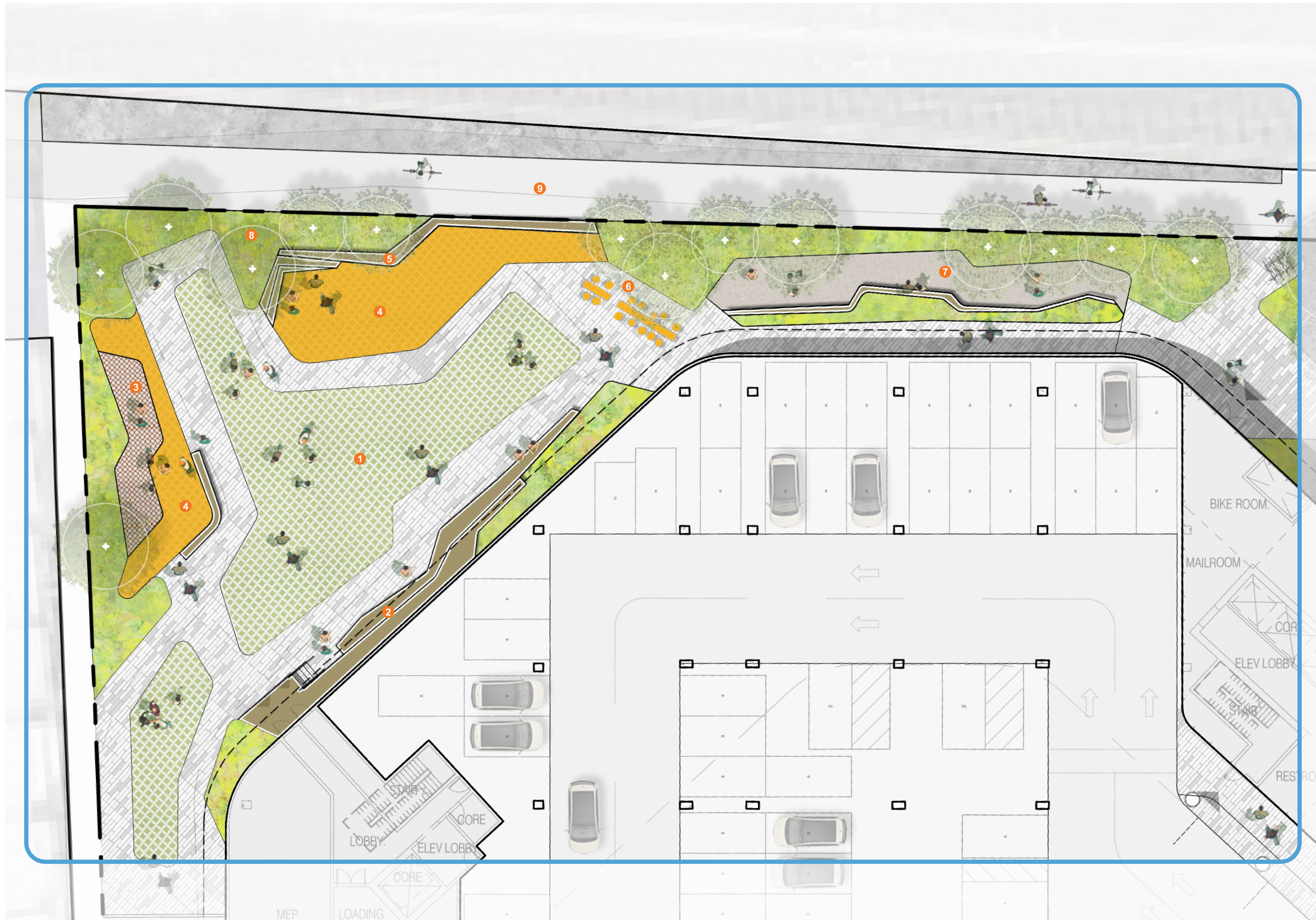
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DATE	ISSUE
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DRAWING TITLE	ENLARGED PLAN THE CROSSINGS
DATE	7/28/2021
PROJECT NO.	201-2007
DRAWN BY	Author
CHECKED BY	Checker
LADRS NO.	
DRAWING NUMBER	L-008



LEGEND

- 1 VEHICULAR REINFORCED TURF
- 2 SEAT STEPS
- 3 COMMUNAL SEATING FEATURE
- 4 FITNESS PAD
- 5 SEATING
- 6 PICNIC TABLES
- 7 PRIVATE RESIDENTIAL DOG RELIEF AREA
- 8 PLANTED BUFFER
- 9 EXISTING BIKE LANE (N.I.C.)

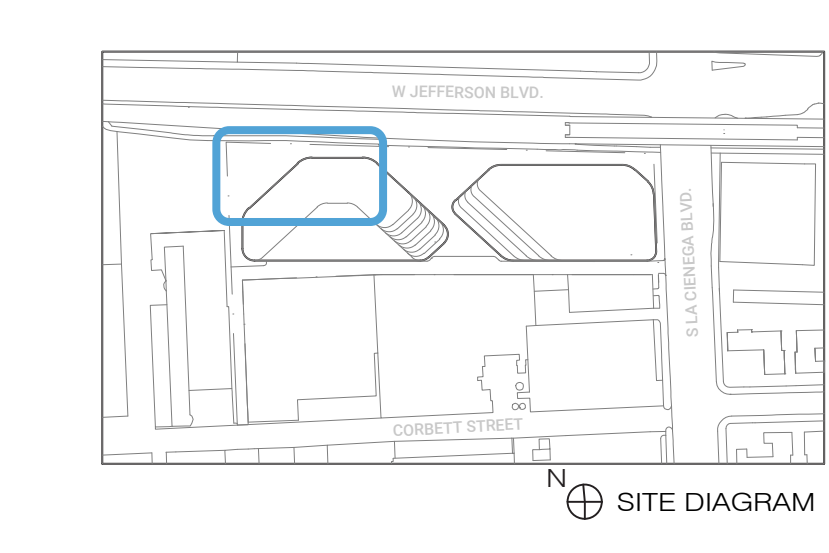
1 LEVEL 01 ENLARGED PLAN
1/8" = 1'-0"



CIVIL KPF 70 SOUTH MAIN STREET, SUITE 2100 LOS ANGELES, CA 90071 TEL: 213.452.8201	GEOTECH LANGAN 410 SOUTH MAIN STREET, SUITE 2000 LOS ANGELES, CA 90071 TEL: 213.474.8100	PARKING WATRY DESIGN 600 WEST 6TH STREET LOS ANGELES, CA 90048 TEL: 213.620.2100
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90074 TEL: 213.473.4000	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90048 TEL: 213.829.9955	VERTICAL TRANSPORTATION EWCO 102 EAST BUTHELE AVENUE, SUITE 1 MIL VALLEY, CA 94041 TEL: 415.380.3880
STRUCTURE HOKMAS 523 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90074 TEL: 213.481.8600	SUSTAINABILITY STYLER TEN 845 TOWER STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.581.2100	FIRE & LIFE SAFETY HOKMAS 523 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90074 TEL: 213.481.8600

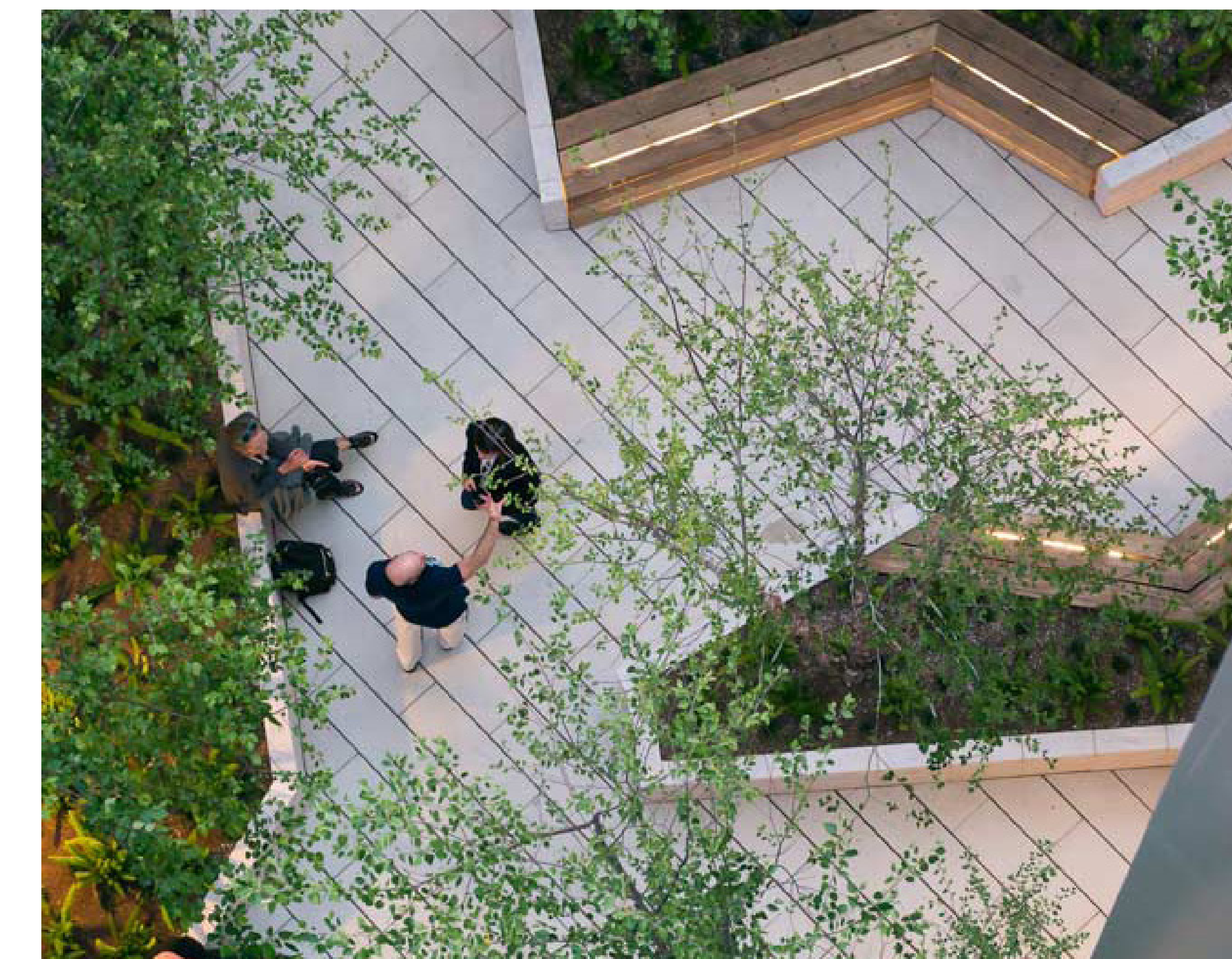
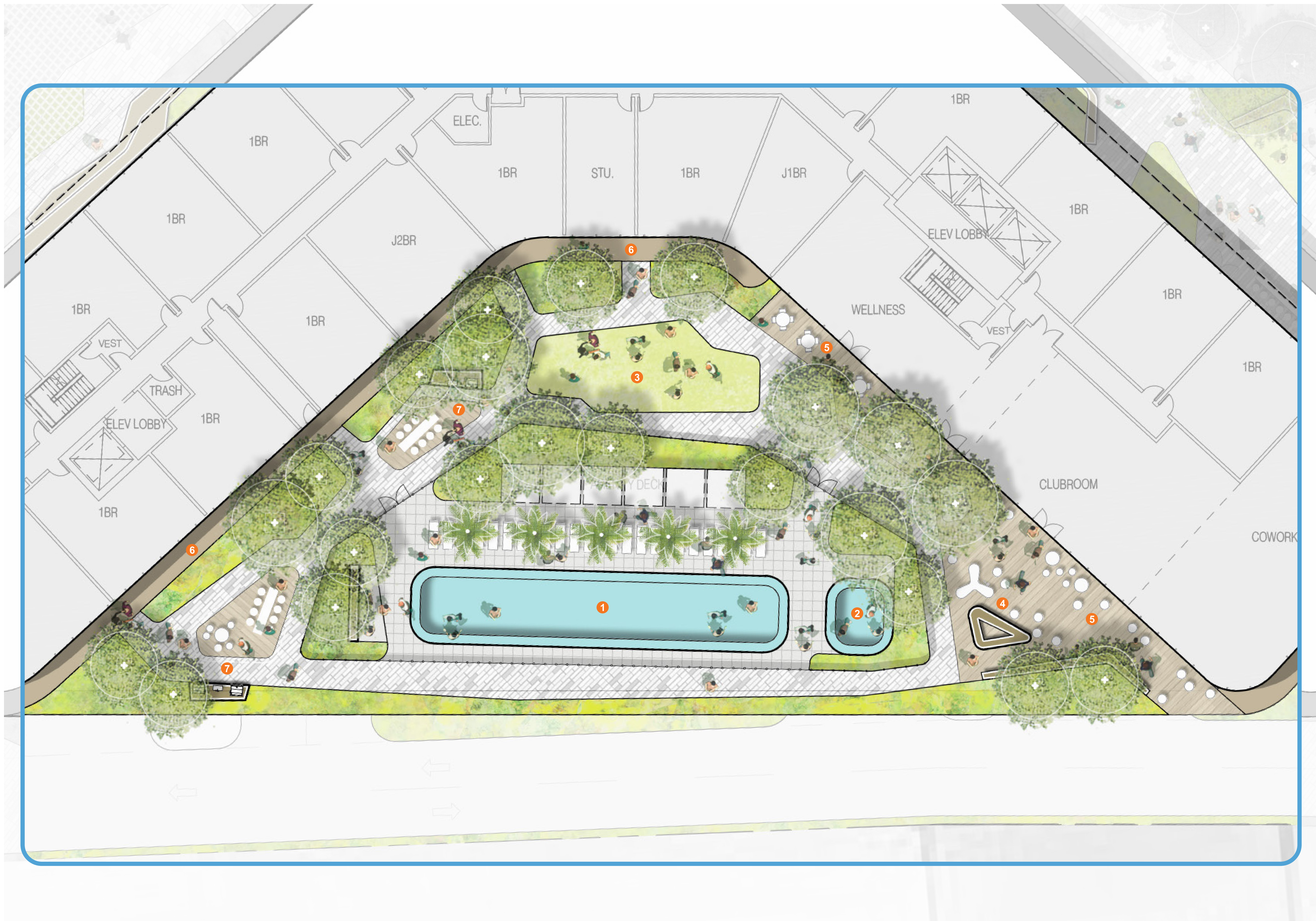
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DRAWING TITLE	ENLARGED PLAN THE CLEARING
DATE	7/28/2021
PROJECT NO.	207-207
DRAWN BY	Author
CHECKED BY	Checker
LADRS NO.	
DRAWING NUMBER	L-009



LEGEND

- 1 POOL
- 2 SPA
- 3 LAWN
- 4 FIRE PIT SEATING
- 5 OUTDOOR LOUNGE SEATING
- 6 PRIVATE RESIDENTIAL PATIOS
- 7 BBQ GRILL

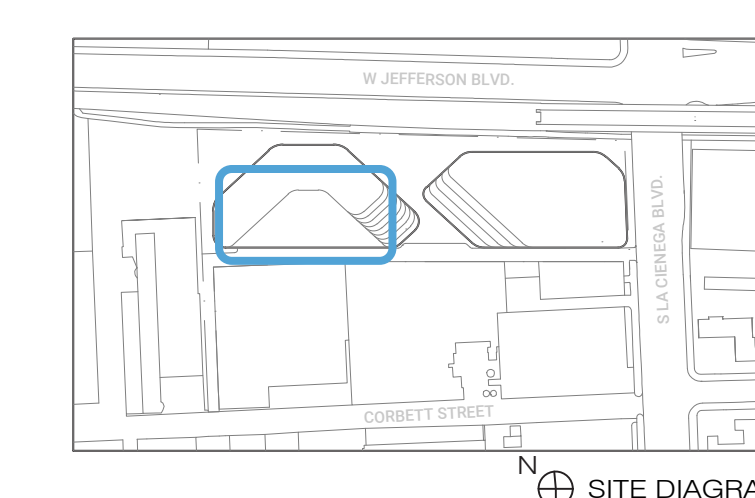
1 LEVEL 03 ENLARGED PLAN
1/8" = 1'-0"



CIVIL KPF 700 SOUTH FLORENCE STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.435.2001	GEOTECH LANGAN 410 SOUTH FLORENCE STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.435.2001	PARKING WATRY DESIGN 400 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.435.2001
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.435.2001	VERTICAL TRANSPORTATION EWCO 101 601 BULFORD AVENUE, SUITE 1 MIL VALEY, CA 94041 TEL: 415.380.3880
STRUCTURE HOKMAS 424 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600	SUSTAINABILITY STELER TEN 845 TANKA STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 400 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

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DRAWING TITLE	ENLARGED PLAN
LEVEL 03 AMENITY DECK	
DATE	7/23/2021
PROJECT NO.	201-2007
DRAWN BY	Author
CHECKED BY	Checker
LADS NO.	
DRAWING NUMBER	

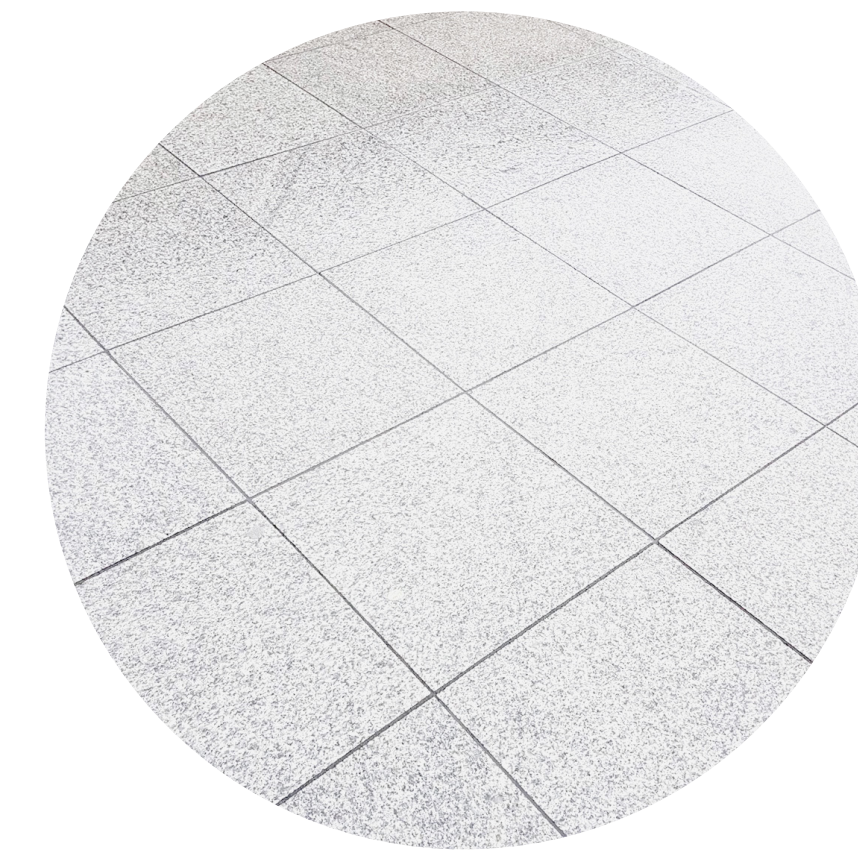
GROUND LEVEL

CONCRETE + UNIT PAVERS

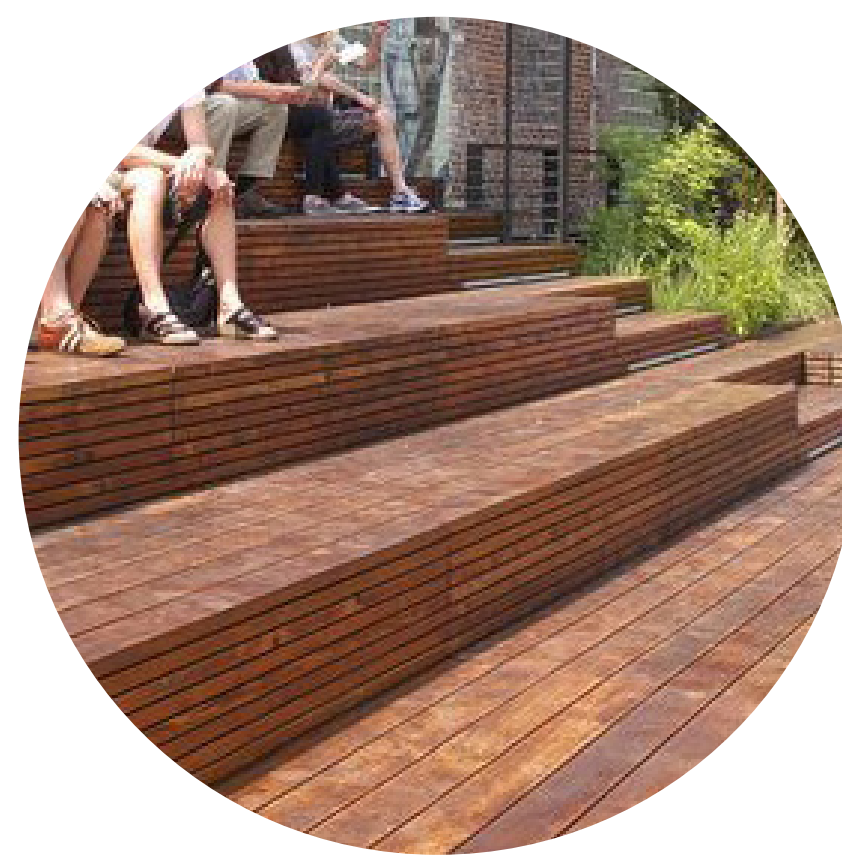


AMENITY DECK

UNIT PAVING



WOOD



LOOSE PAVING + METAL EDGING



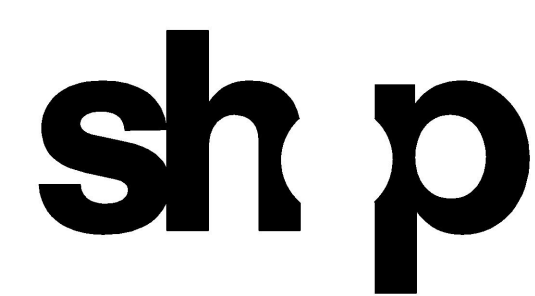
STAINLESS STEEL MARKERS



REINFORCED TURF



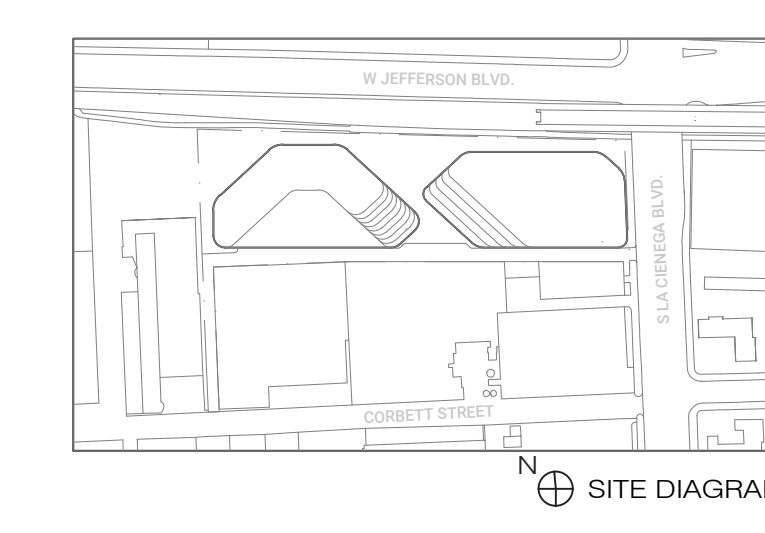
FITNESS PAVING



CIVIL KPF 700 SOUTH FLORENCE STREET, SUITE 2100 LOS ANGELES, CA 90017 TEL: 213.432.8201	GEOTECH LANGAN 410 SOUTH FLORENCE STREET, SUITE 2000 LOS ANGELES, CA 90017 TEL: 213.432.8201	PARKING WATRY DESIGN 400 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.432.8201
LANDSCAPE RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.473.4400	MEP ENGINEER INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90006 TEL: 213.432.9955	VERTICAL TRANSPORTATION EWCO 101 EAST BETHUNE AVENUE, SUITE 1 MIL VALEY, CA 94041 TEL: 415.380.3889
STRUCTURE HOKMAS 523 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600	SUSTAINABILITY STYLER TEN 84 TRINIDAD STREET, 14 FLOOR SAN FRANCISCO, CA 94108 TEL: 415.381.2100	PIPE & LIFE SAFETY HOKMAS 523 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.481.8600

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DATE	ISSUE
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DRAWING TITLE	MATERIAL PALETTE
GROUND LEVEL+AMENITY DECK	
DATE	7/23/2021
PROJECT NO.	201-2027
DRAWN BY	Author
CHECKED BY	Checker
LADDS NO.	
DRAWING NUMBER	

GROUND LEVEL

AMENITY DECK



LOW



CAREX TUMULICOLA
BERKELEY SEDGE, 1 GAL 24" O.C.
LOW WATER USE



RIBES VIBURNIFOLIUM
EVERGREEN CURRANT, 1 GAL 30" O.C.
LOW WATER USE



SALVIA SPATHACEA
HUMMINGBIRD SAGE, 1 GAL 24" O.C.
LOW WATER USE



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN, 5 GAL 36" O.C.
MEDIUM WATER USE



BOUTELOUA GRACILIS 'BLONDE AMBITION'
GRAMMA GRASS, 1 GAL 24" O.C.
LOW WATER USE



SALVIA BEE'S BLISS
CREEPING SAGE S, 1 GAL 24" O.C.
LOW WATER USE



PHLOMIS LANTA
JERUSALEM SAGE 5 GAL, 36" O.C.
MEDIUM WATER USE



MEDIUM



HETEROMELES ARBUTIFOLIA
TOYON, 15 GAL 72" O.C.
LOW WATER USE



ARCTOSTAPHYLOS ST HELENA
ST HELEN MANZANITA, 15 GAL 60" O.C.
LOW WATER USE



MYRICA CALIFORNICA
PACIFIC WAX MYRTLE, 15 GAL 60" O.C.
LOW WATER USE



SALIX LASIOLEPIS
ARROYO WILLOW, 24" BOX
MEDIUM WATER USE



PLUMERIA ACUMINATA
PLUMERIA, 15 GAL
LOW WATER USE



ACCA SELLOWIANA
PINAPPLE GUAVA, 15 GAL 72" O.C.
LOW WATER USE



MUHLENBERGIA LINDHEIMERI
MULLY GRASS 5 GAL, 36" O.C.
LOW WATER USE



HIGH



GLEDITSIA TRIACANTHOS
HONEY LOCUST, 36" BOX
LOW WATER USE



PINUS ELDARICA
AFGHAN PINE, 36" BOX
MEDIUM WATER USE



QUERCUS AGRIFOLIA
COAST LIVE OAK, 48" BOX
LOW WATER USE



TIPUANA TIPU
TIPU TREE, 36" BOX
LOW WATER USE



OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE 36" BOX
MEDIUM WATER USE



PROSOPIS 'PHOENIX'
MESQUITE, 36" BOX
LOW WATER USE



ACACIA WILLARDIANA
PALO BLANCO, 36" BOX
LOW WATER USE



LYONOTHAMNUS FLORIBUNDUS
CATALINA IRONWOOD, 36" BOX
LOW WATER USE



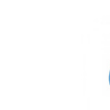
PLATANUS OCCIDENTALIS
SYCAMORE, 36" BOX
LOW WATER USE



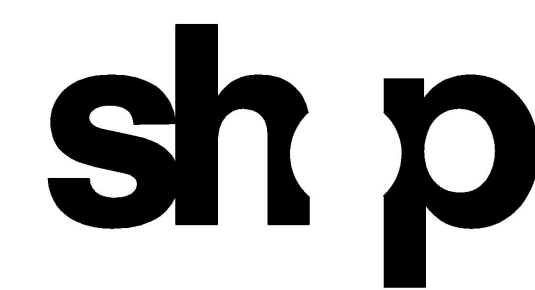
CERCIS CANADENSIS
REDBUD, 24" BOX
LOW WATER USE



QUERCUS TOMENTELLA
ISLAND OAK, 36" BOX
LOW WATER USE



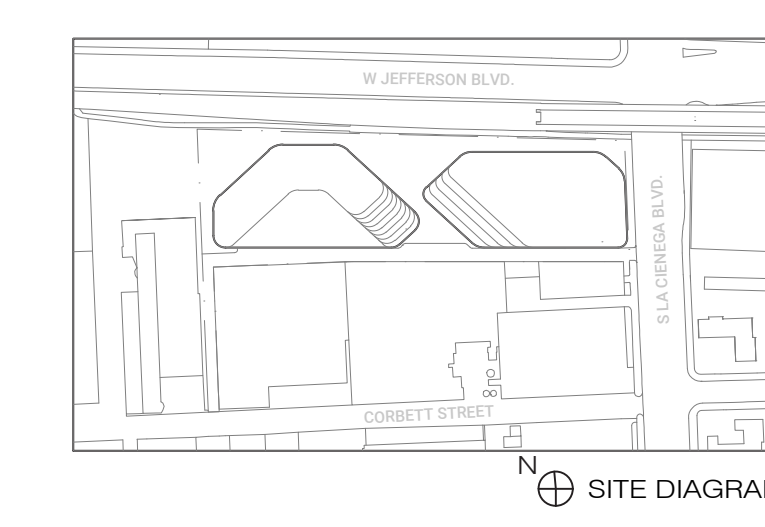
RHOPALOSTYLIS SAPIDA
NIKAU PALM, 36" BOX
MEDIUM WATER USE



CIVIL KPF 700 SOUTH PLYMOUTH STREET, SUITE 2100 LOS ANGELES, CA 90071 TEL: 213.452.8201	GEOTECH LANGRAN 400 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.441.8100	PARKING WATRY DESIGN 600 WEST 6TH STREET LOS ANGELES, CA 90014 TEL: 213.441.8100
LANDSCAPE MEP ENGINEER RELM 617 SOUTH OLIVE STREET, SUITE 1110 LOS ANGELES, CA 90014 TEL: 213.474.4400	INTEGRAL 1100 WESTERN BOULEVARD, SUITE 1902 LOS ANGELES, CA 90018 TEL: 213.829.7995	VERTICAL TRANSPORTATION EWCOG 100 EAST BETHUNE AVENUE, SUITE 1 MIL VALEY, CA 94041 TEL: 415.380.3880
STRUCTURE SUSTAINABILITY SCKM&S 525 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.441.8600	PIPE & LIFE SAFETY HYELER TEN 844 TERNAN STREET, 14 FLOOR SAN FRANCISCO, CA 94109 TEL: 415.381.2100	PIPE & LIFE SAFETY HOLMES 603 WEST 6TH STREET, SUITE 1122 LOS ANGELES, CA 90014 TEL: 213.441.8600

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DATE	ISSUE
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DRAWING TITLE	PLANTING PALETTE
PROJECT NO.	207-2027
DRAWN BY	Author
CHECKED BY	Checker
LADRS NO.	
DRAWING NUMBER	

DEPARTMENT OF
CITY PLANNINGCOMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENTVAHID KHORSAND
VICE-PRESIDENTDAVID H. J. AMBROZ
CAROLINE CHOEHELEN LEUNG
KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMANCITY OF LOS ANGELES
CALIFORNIAERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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LOS ANGELES, CA 90012-4801
(213) 978-1271VINCENT P. BERTONI, AICP
DIRECTORKEVIN J. KELLER, AICP
EXECUTIVE OFFICERSHANA M.M. BONSTIN
DEPUTY DIRECTORARTHI L. VARMA, AICP
DEPUTY DIRECTORLISA M. WEBBER, AICP
DEPUTY DIRECTORVACANT
DEPUTY DIRECTORFiling Notification and Distribution

Parcel Map LA No. VTT-83550-CN
 Parcel Map Date: September 14, 2021
 Property Address: 3401 S La Cienega Blvd
 Community Plan: West Adams- Baldwin Hills- Leimert

Distribution Date: September 21, 2021Case Filing Date: September 14, 2021 COUNCIL DISTRICT NO. 10Hillside Yes No

Neighborhood Council District:

 - Bureau of Engineering Bureau of Sanitation Dept. of Building and Safety - *Grading* St. Services – Investigation & Enforcement-(haul routes email ONLY: bss.haulroute@lacity.org) Dept. of Building and Safety – *Zoning* Urban Forestry / Land Development Section Dept. of Transportation Housing Department (No P.S.) DWP Real Estate Board of Education/Environmental Health & Safety (No P.S.) DWP Water Distribution Engineering Board of Education/Transportation (No P.S.) Dept. of Fire, Engineering and Hydrant Unit County Health Department (No P.S.) Bureau of Street Lighting GIS (Final Map & LOD) Animal Regulation (Hillside ONLY) Department of Recreation and Parks**DATE DUE: UPON RECEIPT**Please forward reports to the following e-mail address: sergio.ibarra@lacity.org , Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

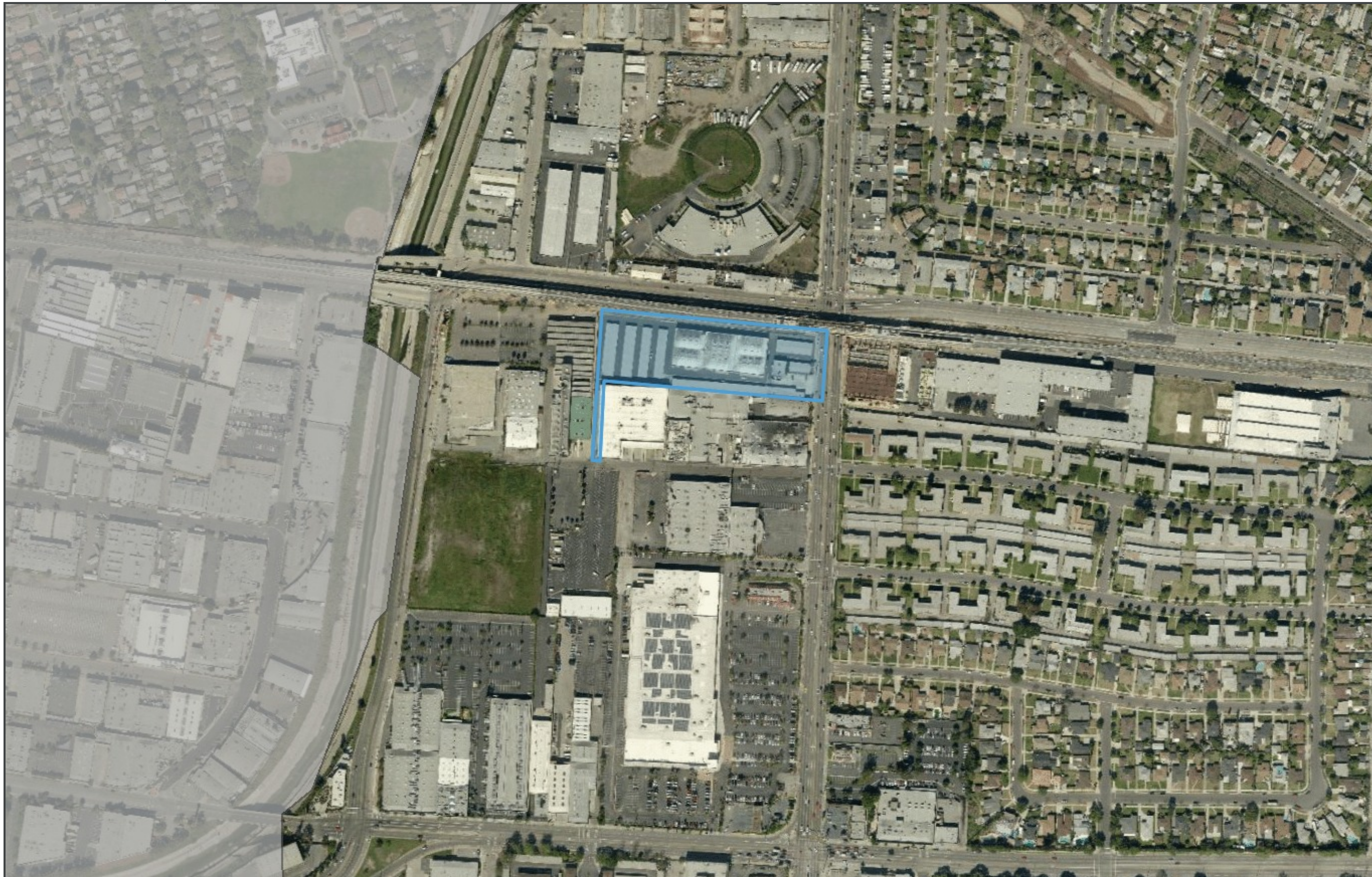
VINCENT P. BERTONI, AICP
Advisory AgencySergio Ibarra
Deputy Advisory Agency
200 N. Spring Street, Room 721



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

City Limits

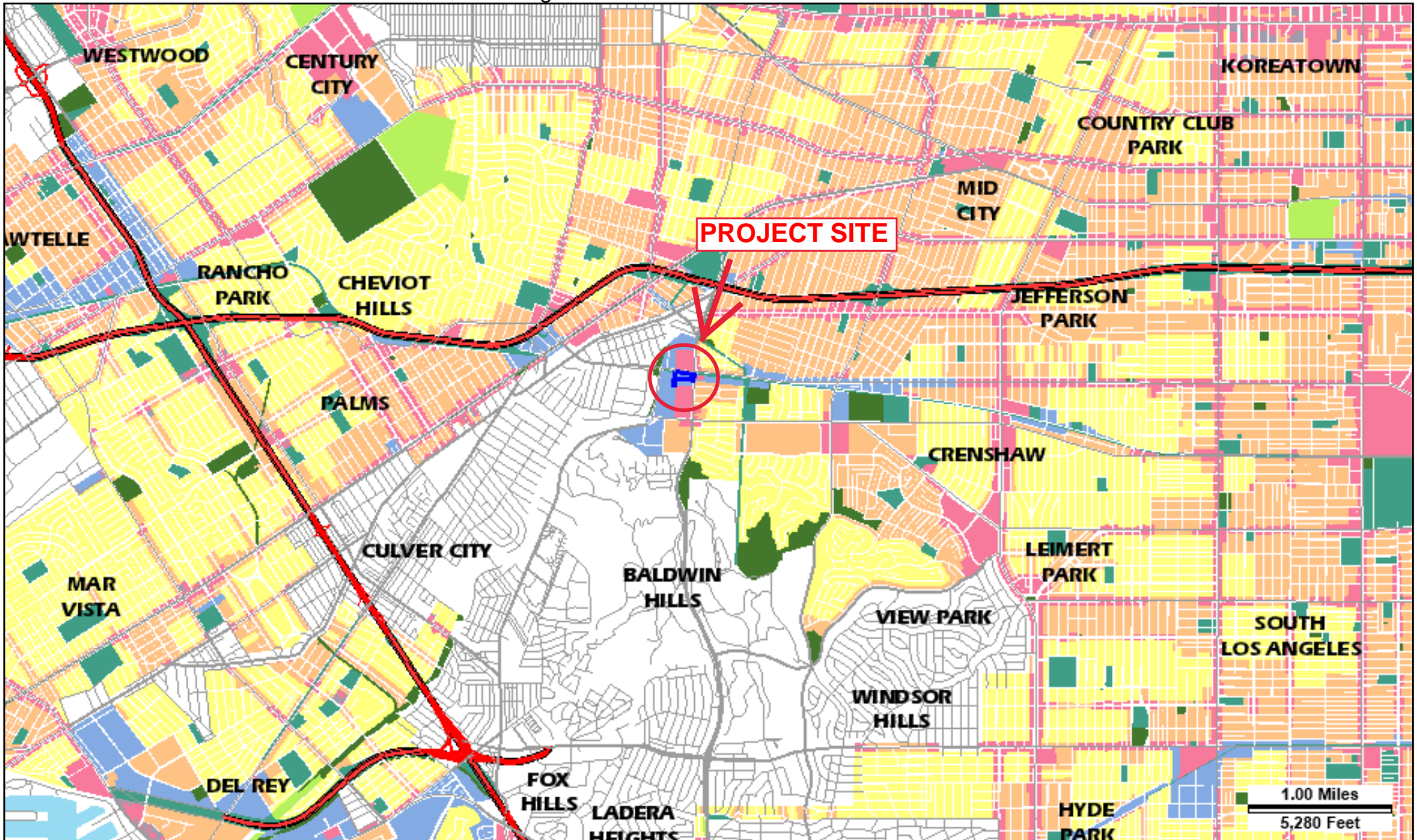
NOTES

0 0 Miles 0 0

SCALE 1: 4,514

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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Printed: 06/08/2021



Address: 3401 S LA CIENEGA BLVD

Tract: SUBDIVISION OF THE
SOUTHERN PORTION OF THE
RANCHO RINCON DE LOS BUEYES

Zoning: CM-2D-CPIO

APN: 4205032001

Block: None

General Plan: Hybrid Industrial

PIN #: 120B173 307

Lot: PT LT 12

Arb: 17

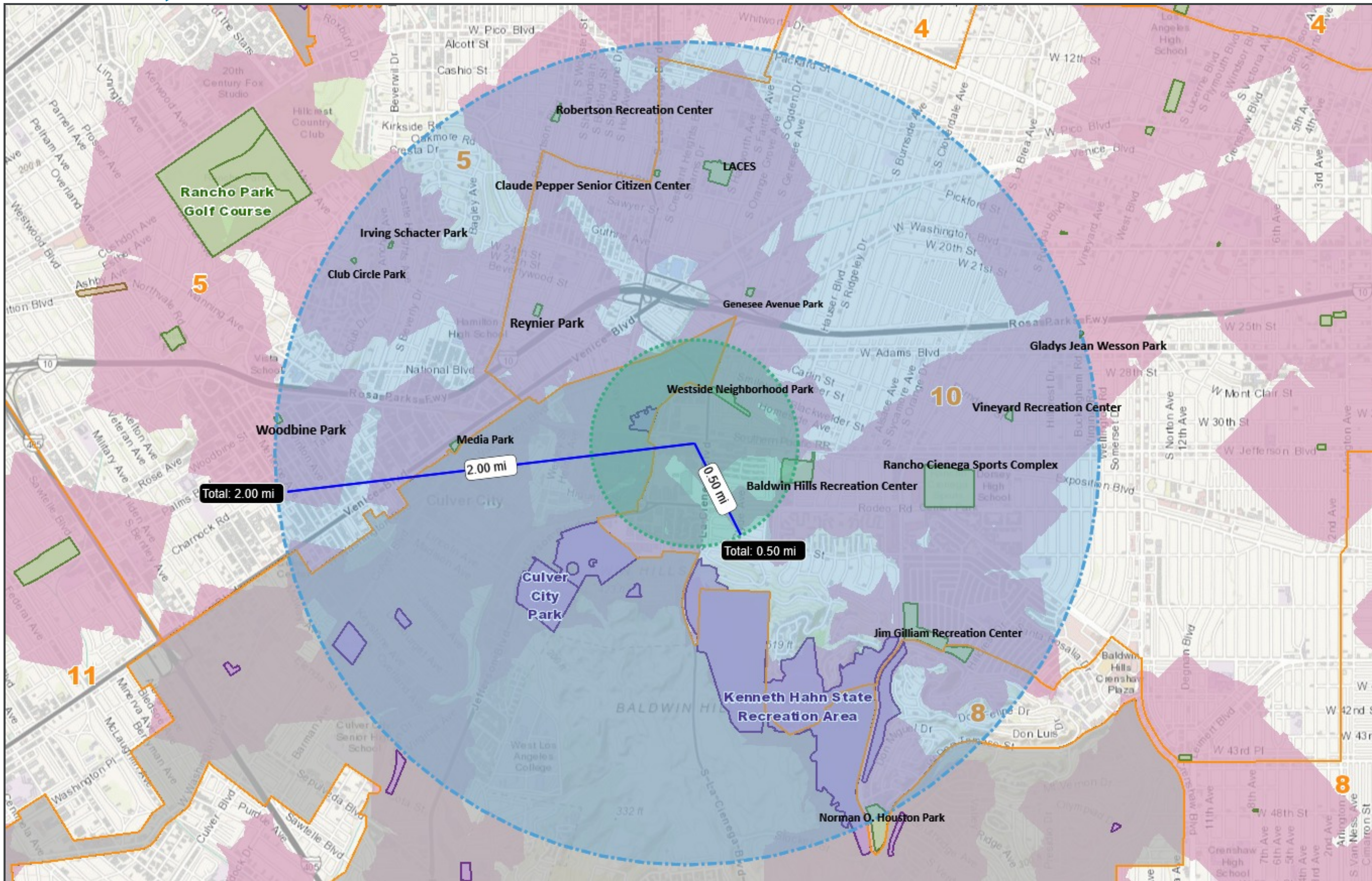




EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM



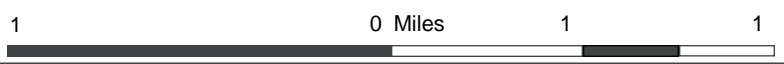
Project Site and Surrounding Parks



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- All Improved Service Areas

NOTES



SCALE 1: 36,112

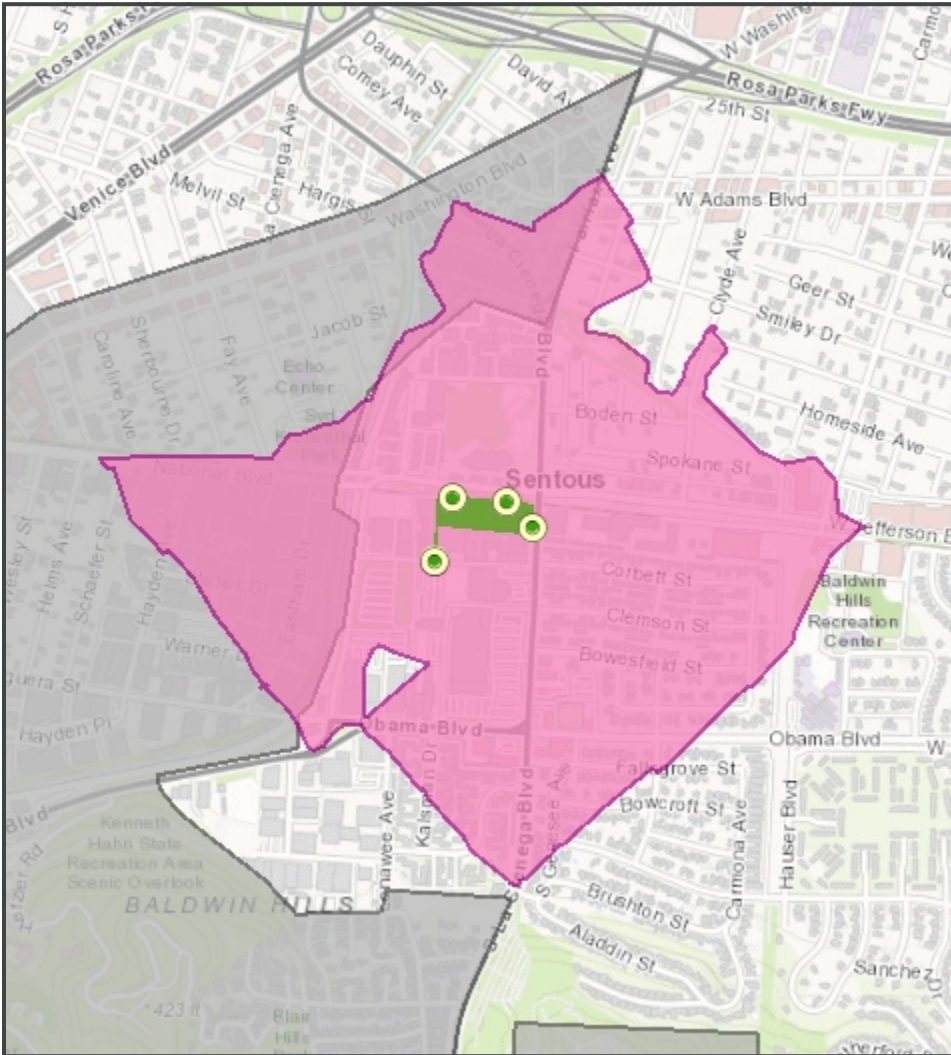
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
3401 S. La Cienega Blvd

Description:
Project includes the demolition of the existing buildings and construction of a mixed-use residential apartment building with 260 units (22 affordable units)

Scenario Type:
New Park

Park Class:
Improved

Baseline Dataset*:
All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	2,757	1,023

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,149	439

Residents Served by Age

Households Served by Annual Income

Under Age 5:	136	43
Age 5 to 9:	129	56
Age 10 to 14:	151	59
Age 15 to 17:	118	37
Age 18 to 64:	1,772	628
Age 65 and Over:	451	200

Under \$25,000:	344	171
\$25,000 to \$34,999:	105	26
\$35,000 to \$49,999:	156	60
\$50,000 to \$74,999:	227	72
\$75,000 and Over:	317	110

Source: Census/ACS 2010