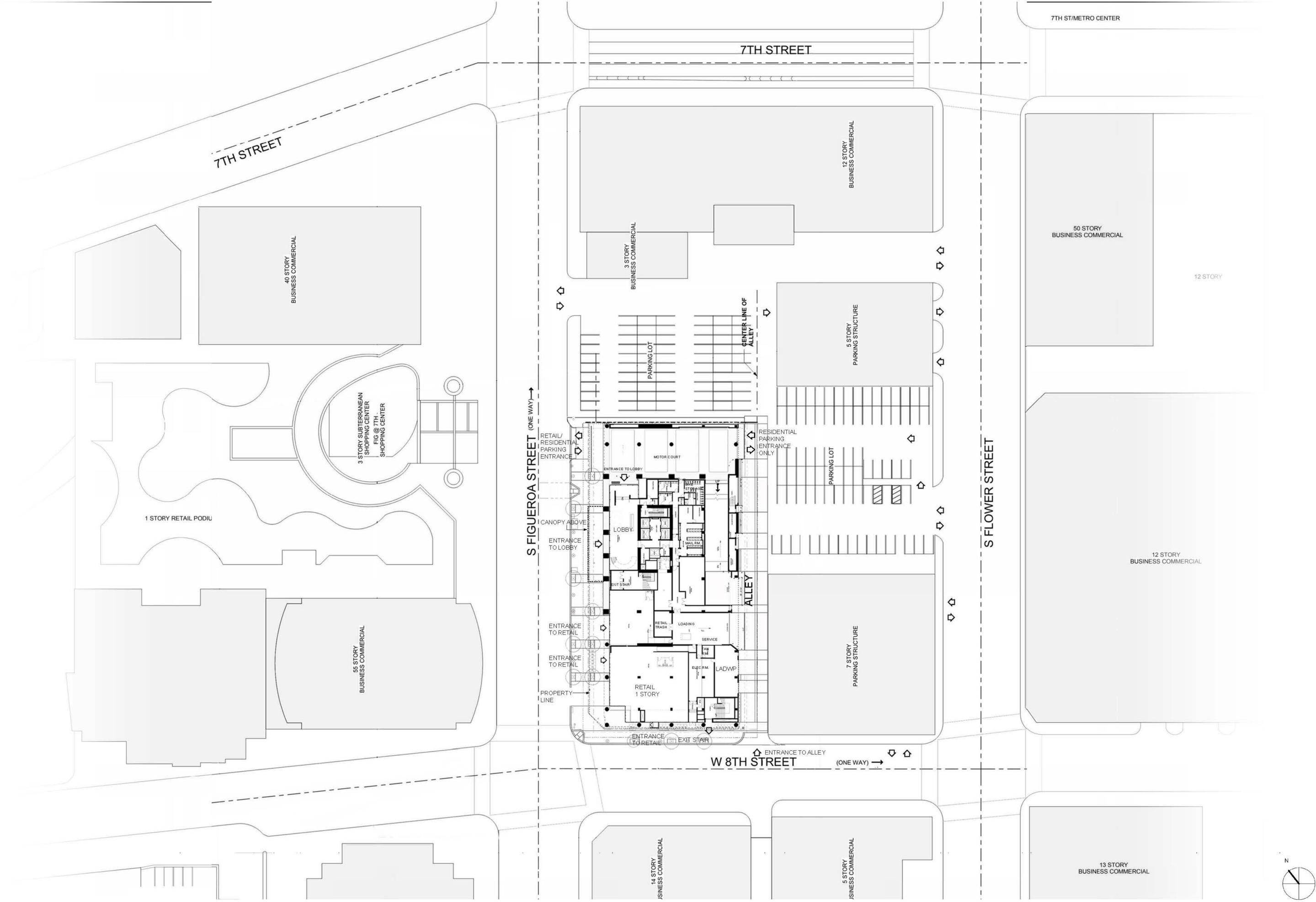


# 8TH & FIGUEROA

06/03/2019





7TH ST/METRO CENTER

7TH STREET

7TH STREET

40 STORY BUSINESS COMMERCIAL

3 STORY SUBTERRANEAN SHOPPING CENTER FIG @ 7TH SHOPPING CENTER

1 STORY RETAIL PODIUM

54 STORY BUSINESS COMMERCIAL

3 STORY BUSINESS COMMERCIAL

12 STORY BUSINESS COMMERCIAL

12 STORY

5 STORY PARKING STRUCTURE

S FLOWER STREET

12 STORY BUSINESS COMMERCIAL

S FIGUEROA STREET (ONE WAY)

RETAIL/RESIDENTIAL PARKING ENTRANCE

CANOPY ABOVE

ENTRANCE TO LOBBY

ENTRANCE TO RETAIL

ENTRANCE TO RETAIL

PROPERTY LINE

ENTRANCE TO RETAIL

EXIT STAIR

MOTOR COURT

LOBBY

EXIT STAIR

RETAIL TRASH

LOADING

SERVICE

FAN RM

ELEC RM

LADWP

RETAIL 1 STORY

ENTRANCE TO RETAIL

EXIT STAIR

CENTER LINE OF ALLEY

ALLEY

RESIDENTIAL PARKING ENTRANCE ONLY

PARKING LOT

7 STORY PARKING STRUCTURE

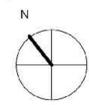
W 8TH STREET (ONE WAY)

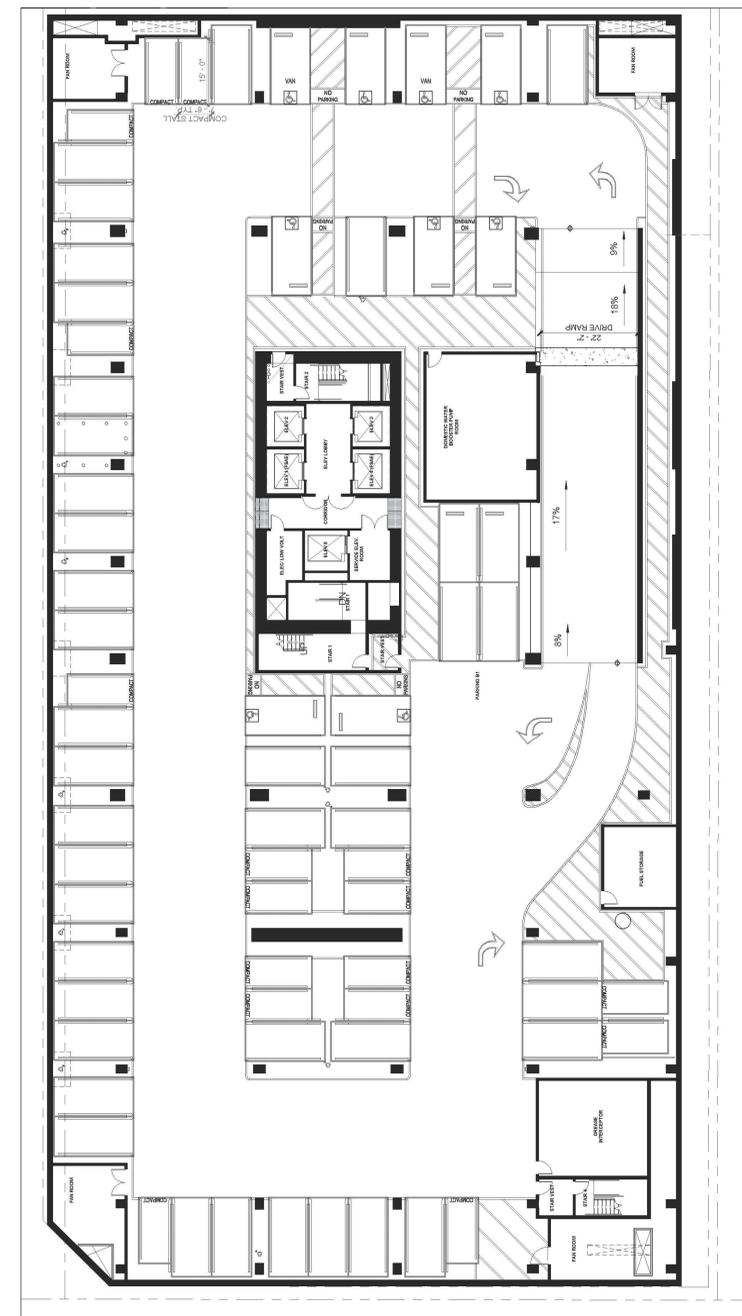
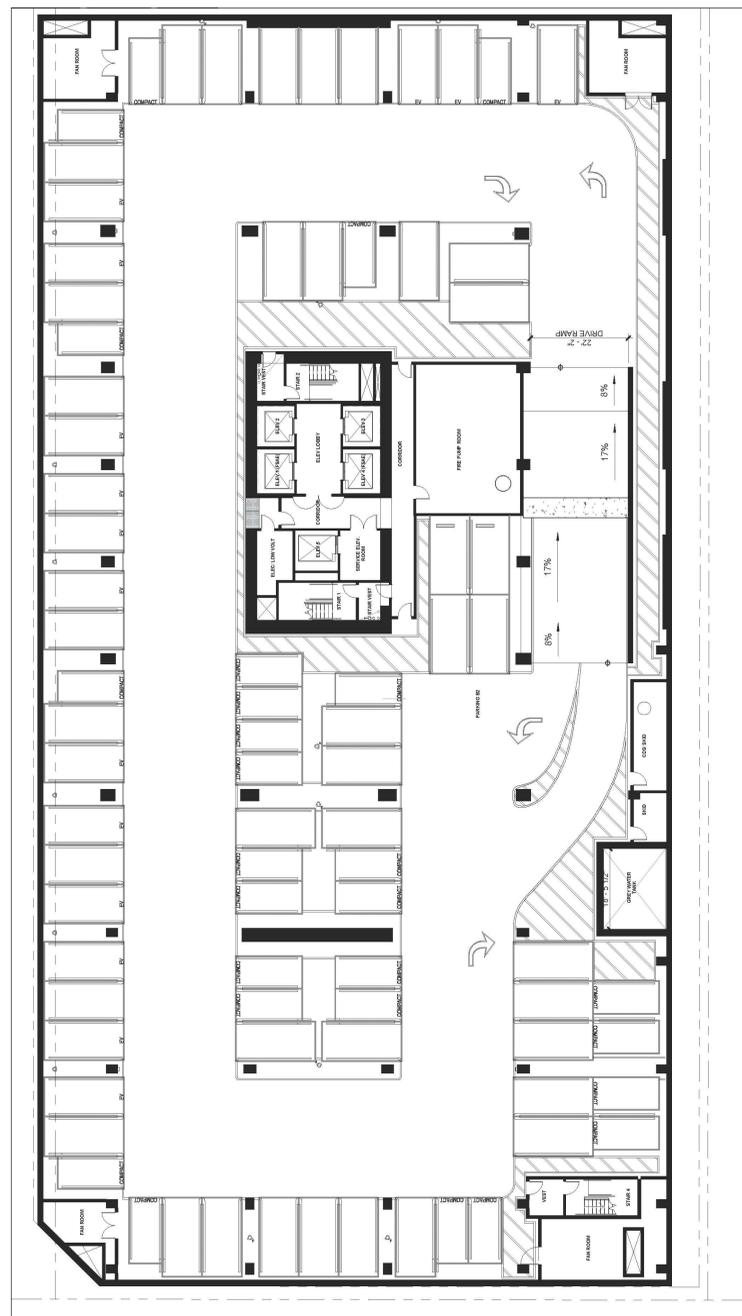
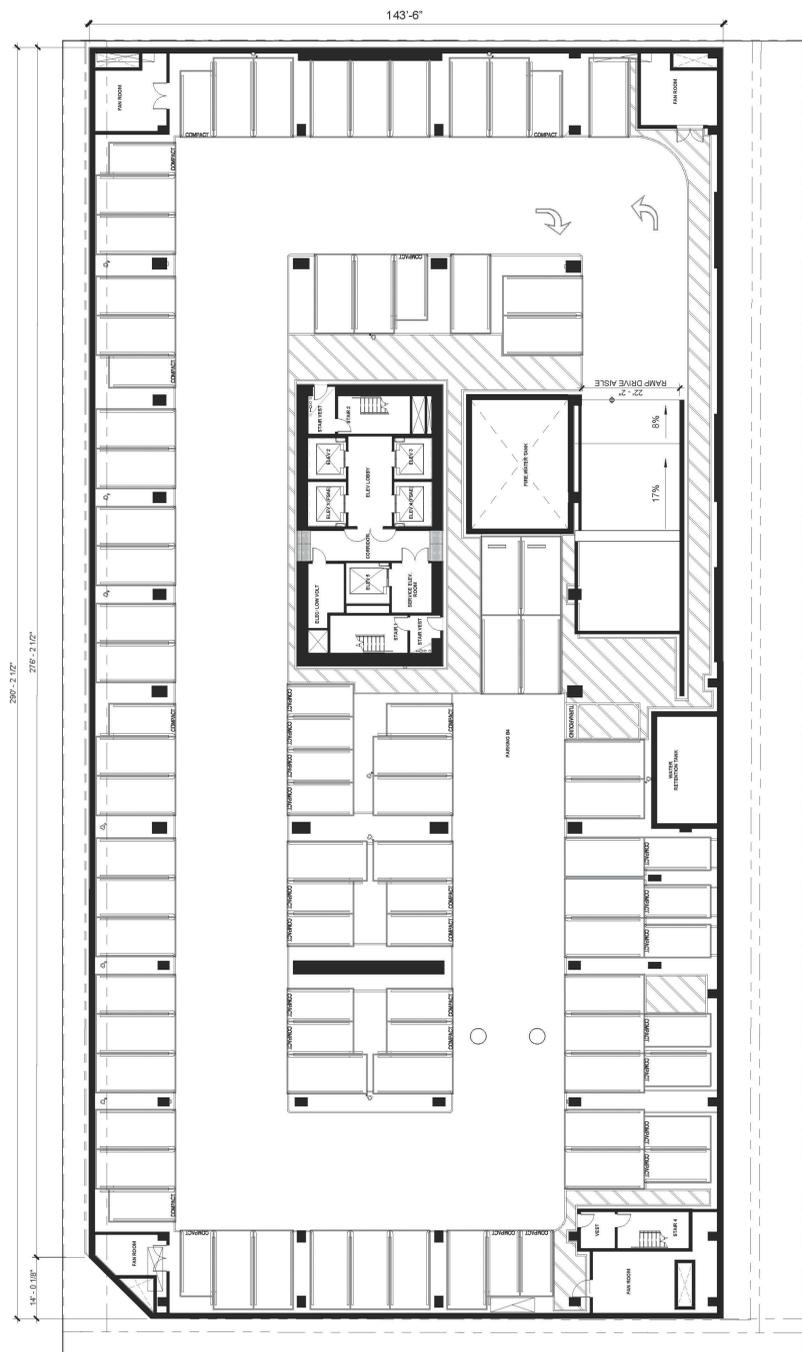
ENTRANCE TO ALLEY

14 STORY BUSINESS COMMERCIAL

5 STORY BUSINESS COMMERCIAL

13 STORY BUSINESS COMMERCIAL



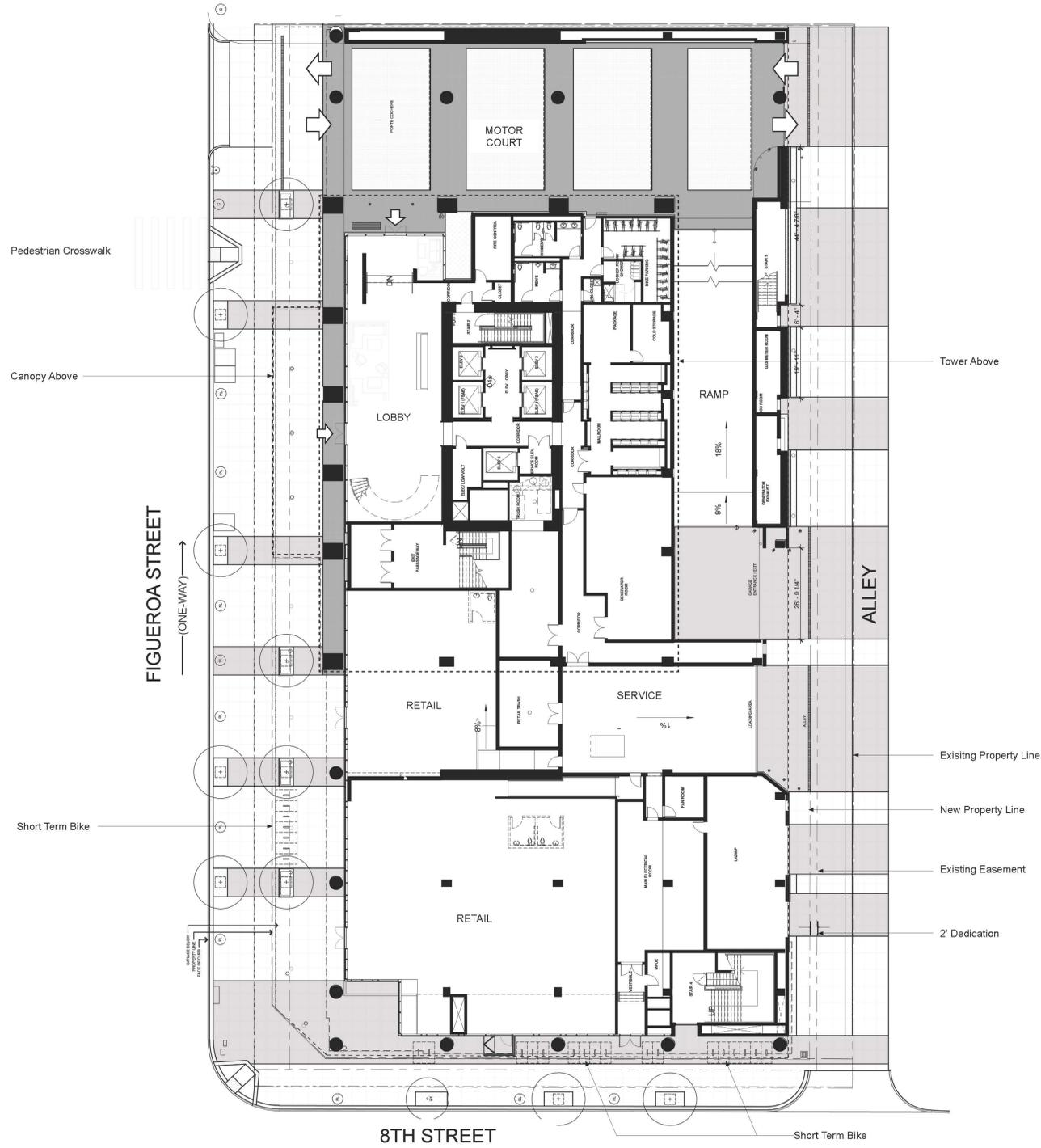


3 LEVEL B4 (B3 SIM)  
SCALE: 1/16" = 1'-0"

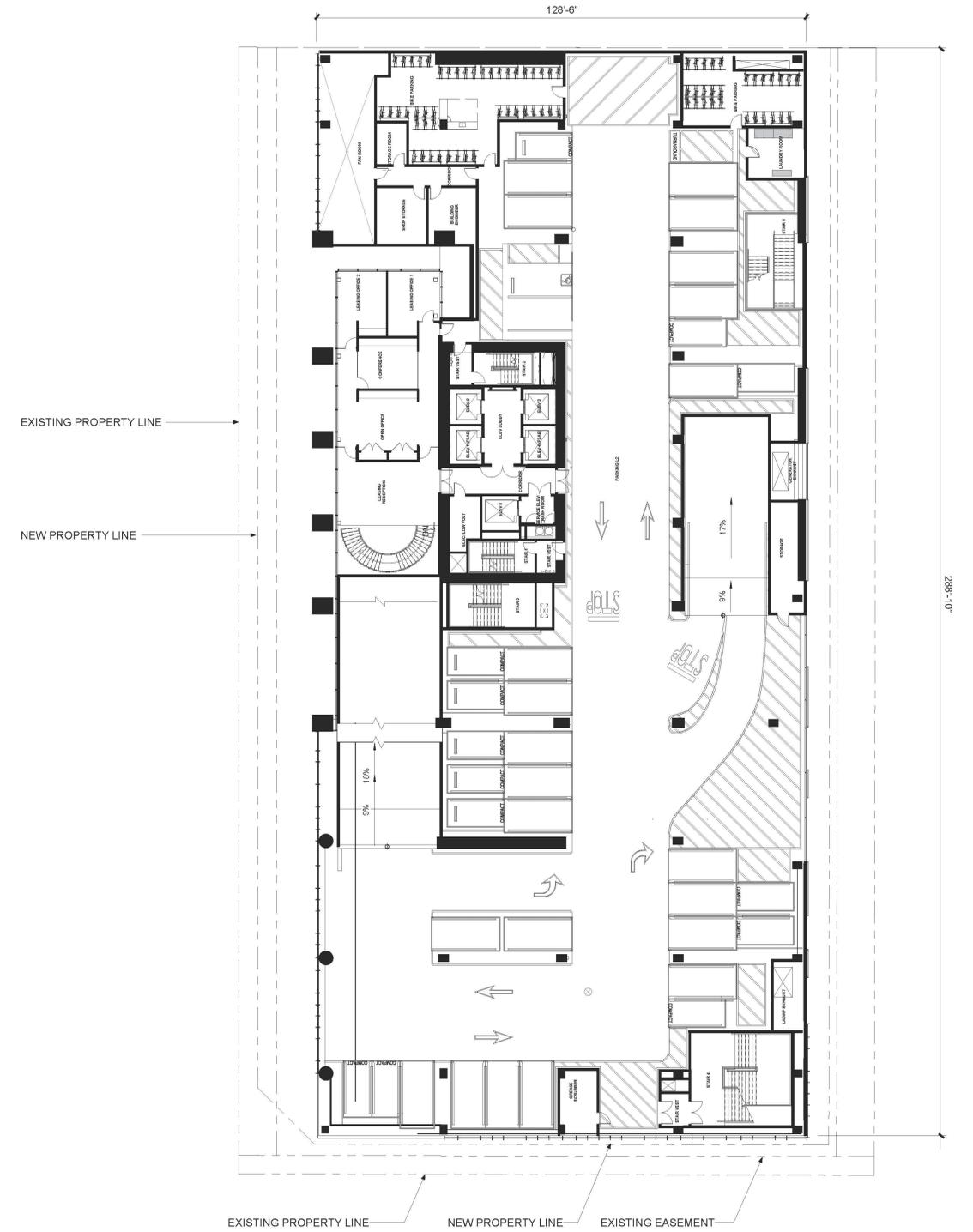
2 LEVEL B2  
SCALE: 1/16" = 1'-0"  
See LEVEL B4 for Dimensions

1 LEVEL B1  
SCALE: 1/16" = 1'-0"  
See LEVEL B4 for Dimensions



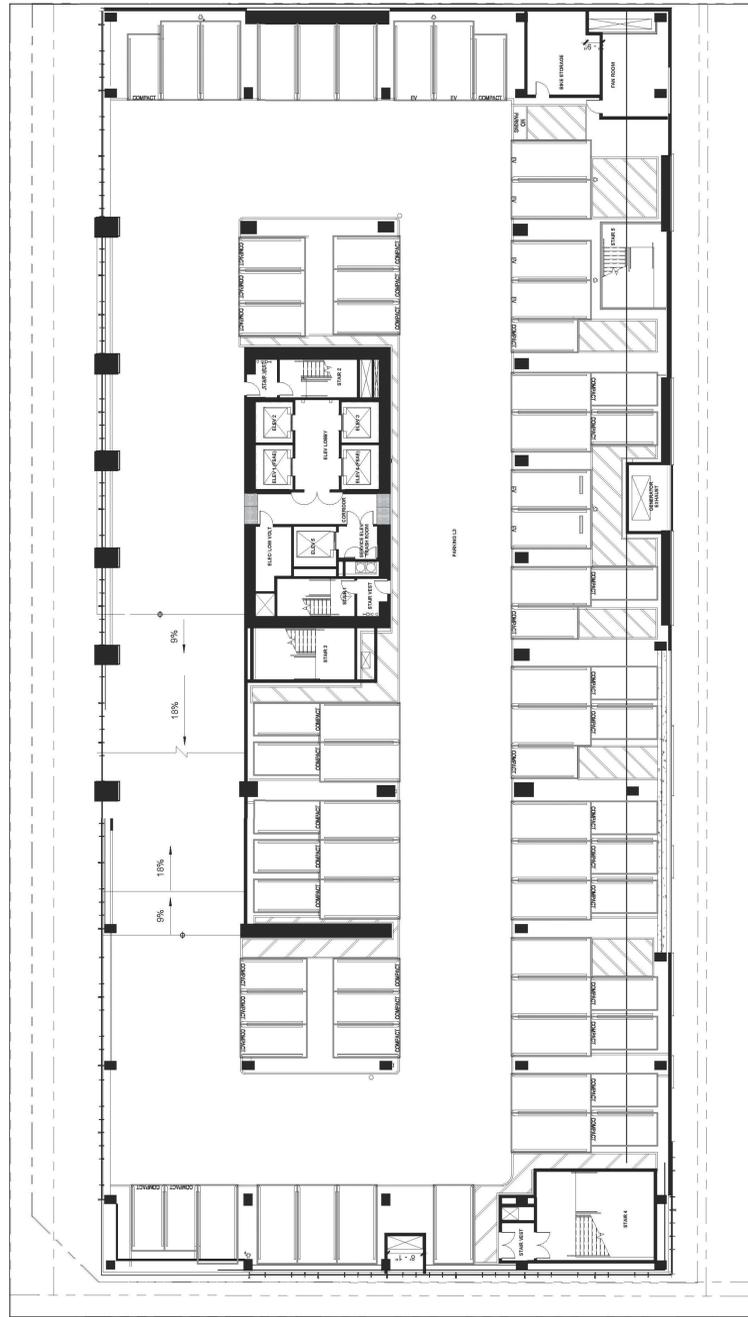


**2** GROUND LEVEL  
SCALE: 1/16" = 1'-0"



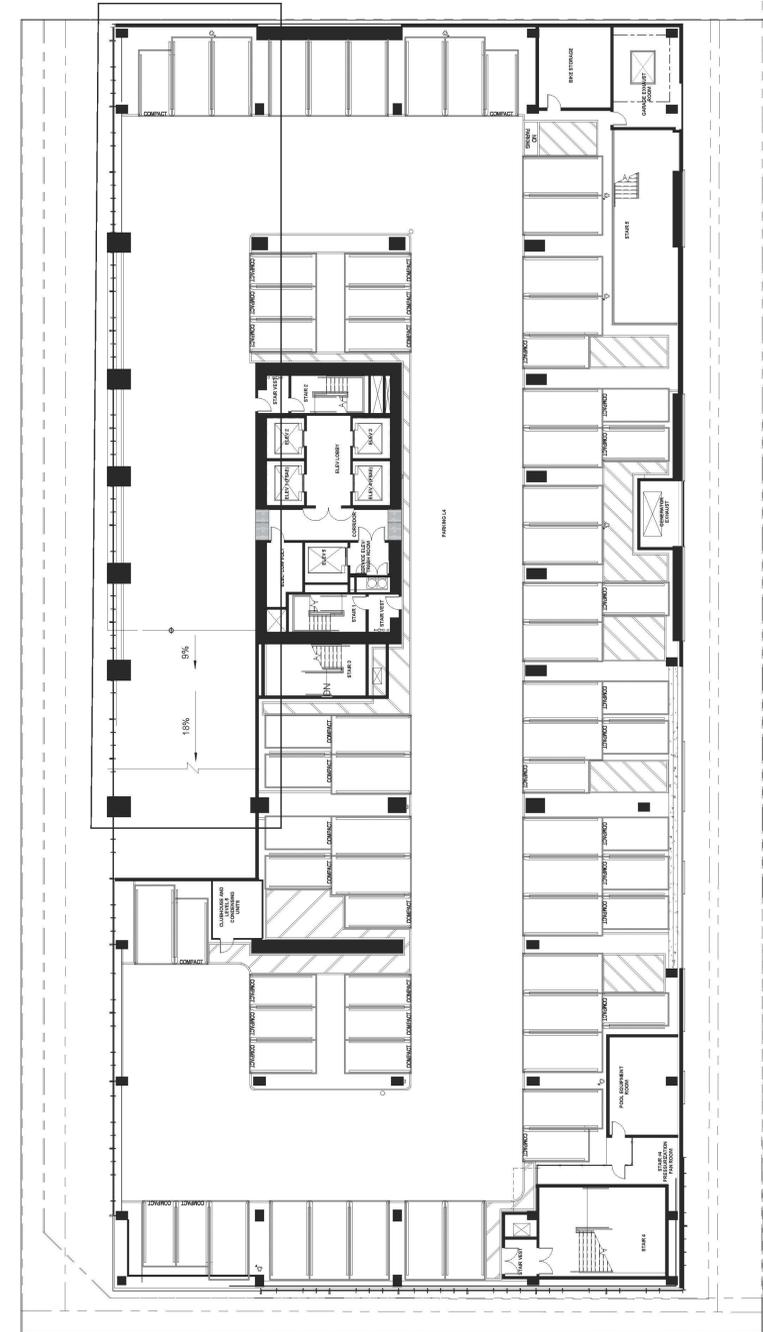
**1** LEVEL 02 PARKING PLAN  
SCALE: 1/16" = 1'-0"





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

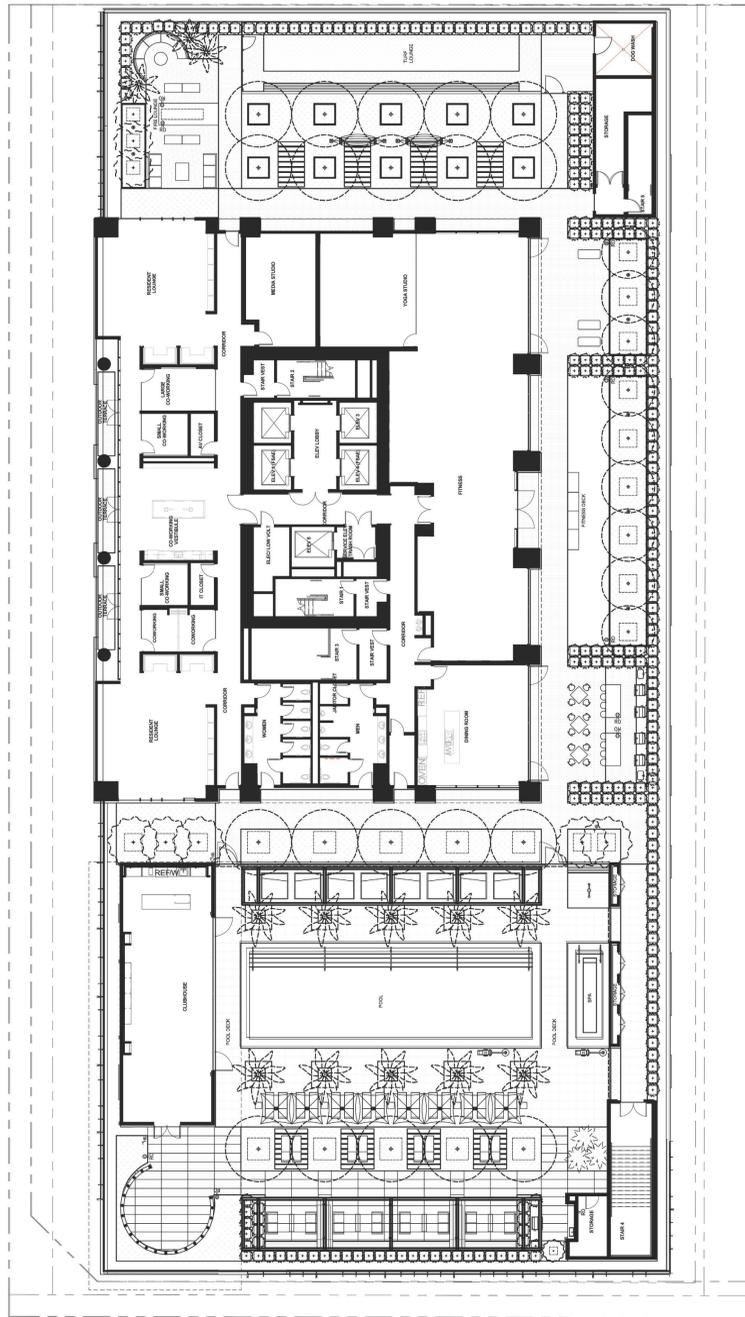
See LEVEL 02 for Dimensions



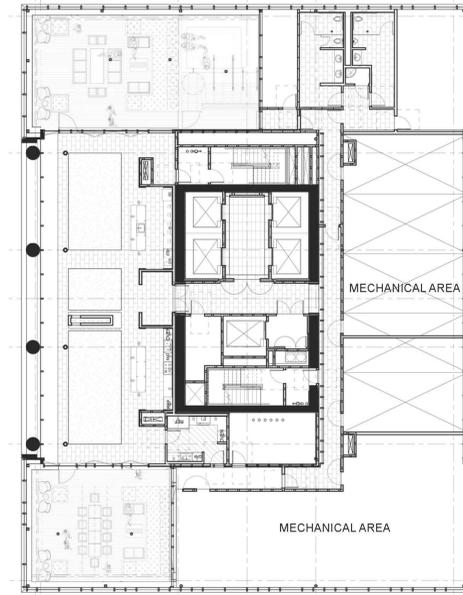
**1** LEVEL 04 PARKING PLAN  
SCALE: 1/16" = 1'-0"

See LEVEL 02 for Dimensions



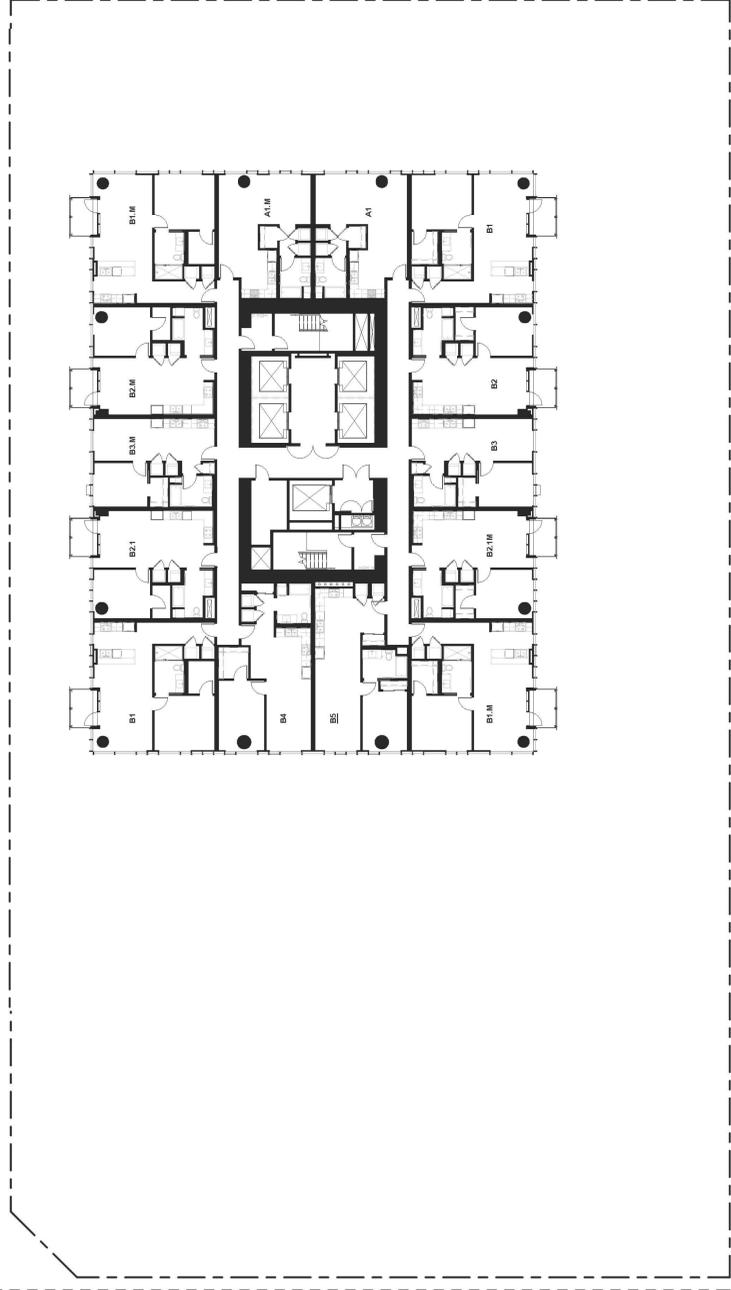


2 5TH FLOOR (PODIUM)  
SCALE: 1/16" = 1'-0"

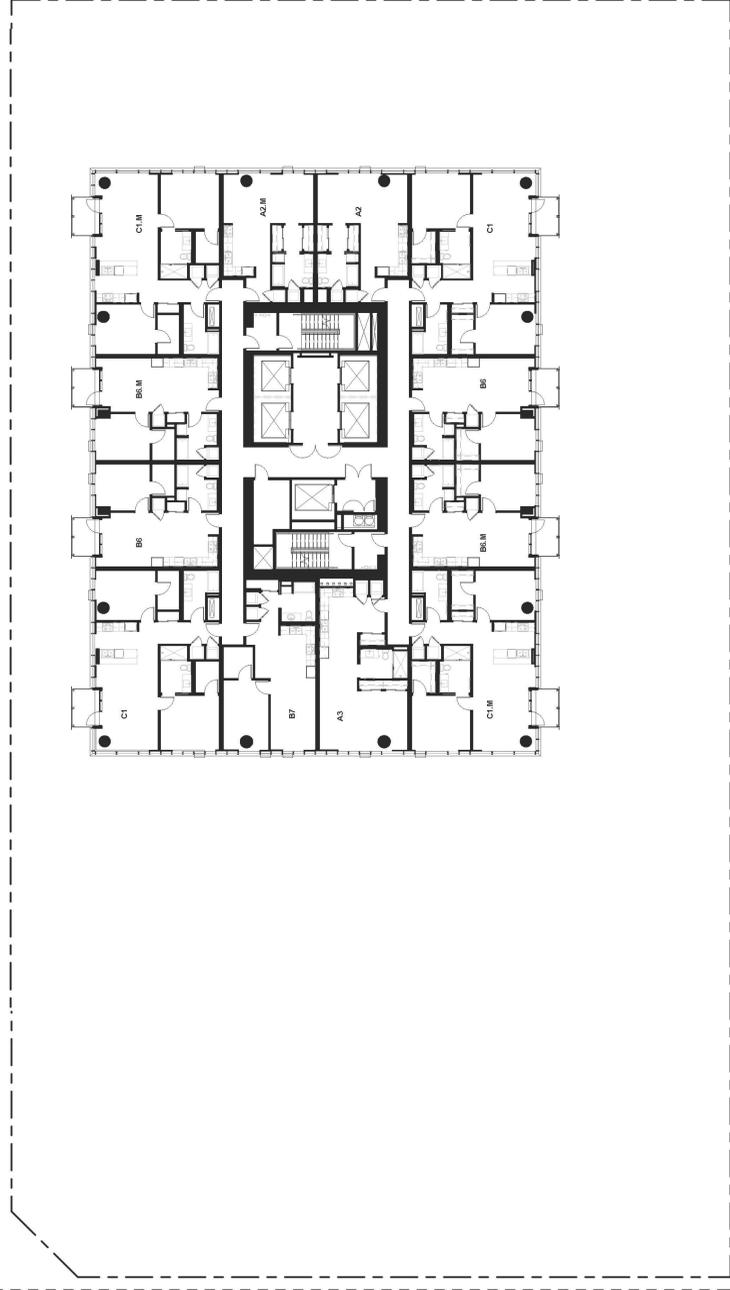


1 LEVEL 41 TOWER PLAN  
SCALE: 1/16" = 1'-0"

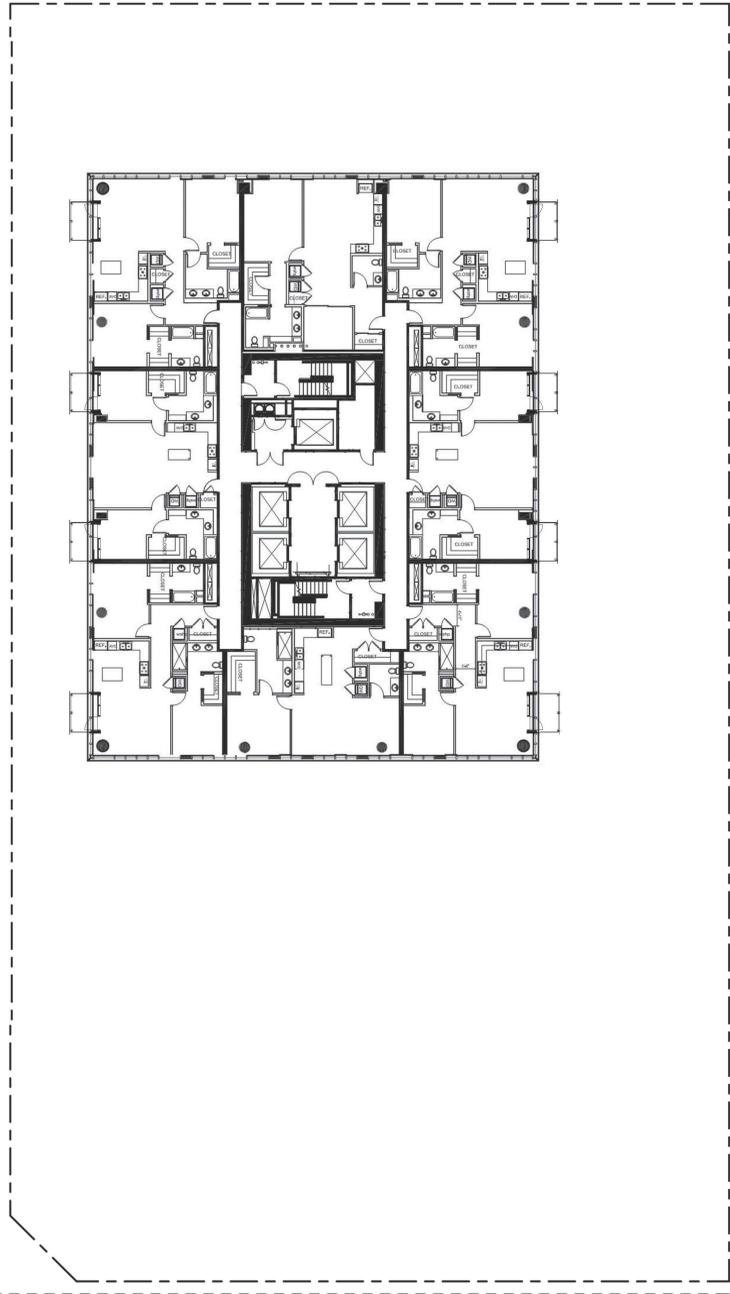




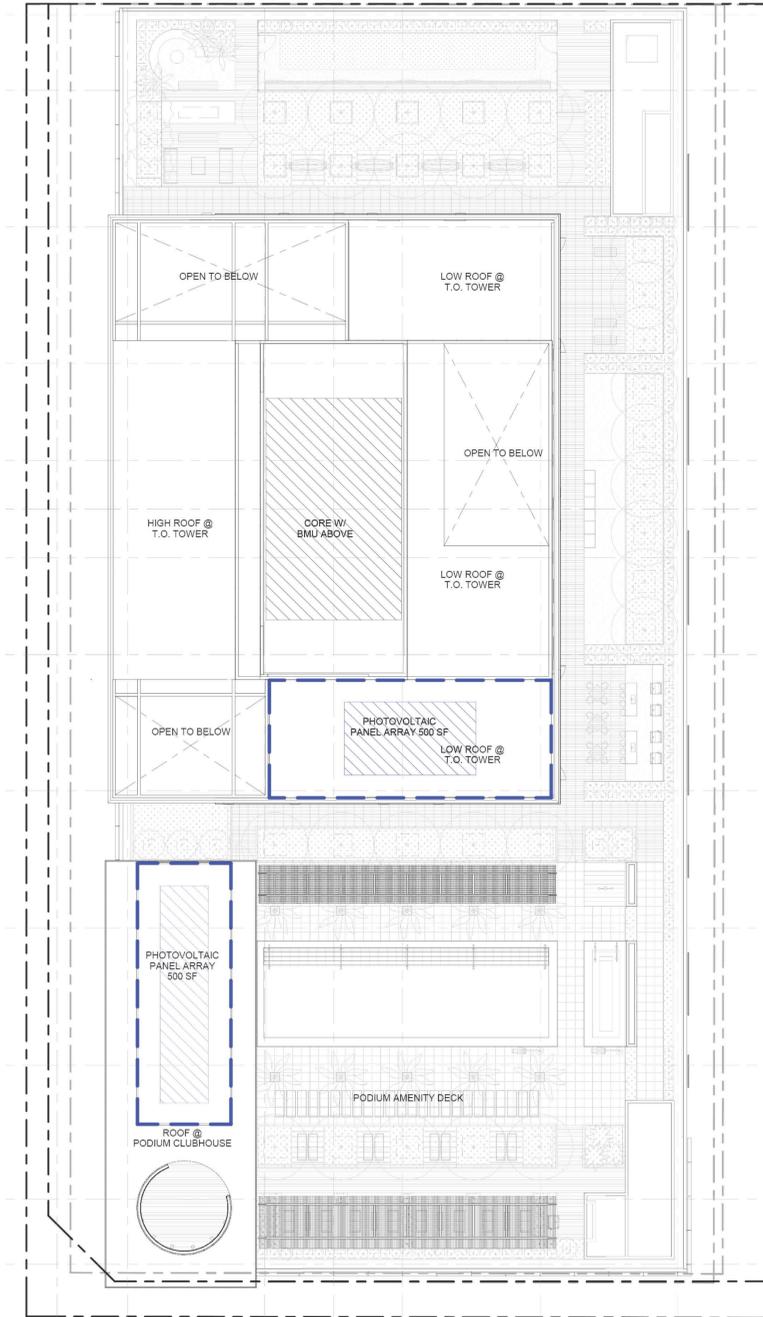
2 LEVEL 06-18 TOWER PLAN  
SCALE: 1/16" = 1'-0"



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



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



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

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

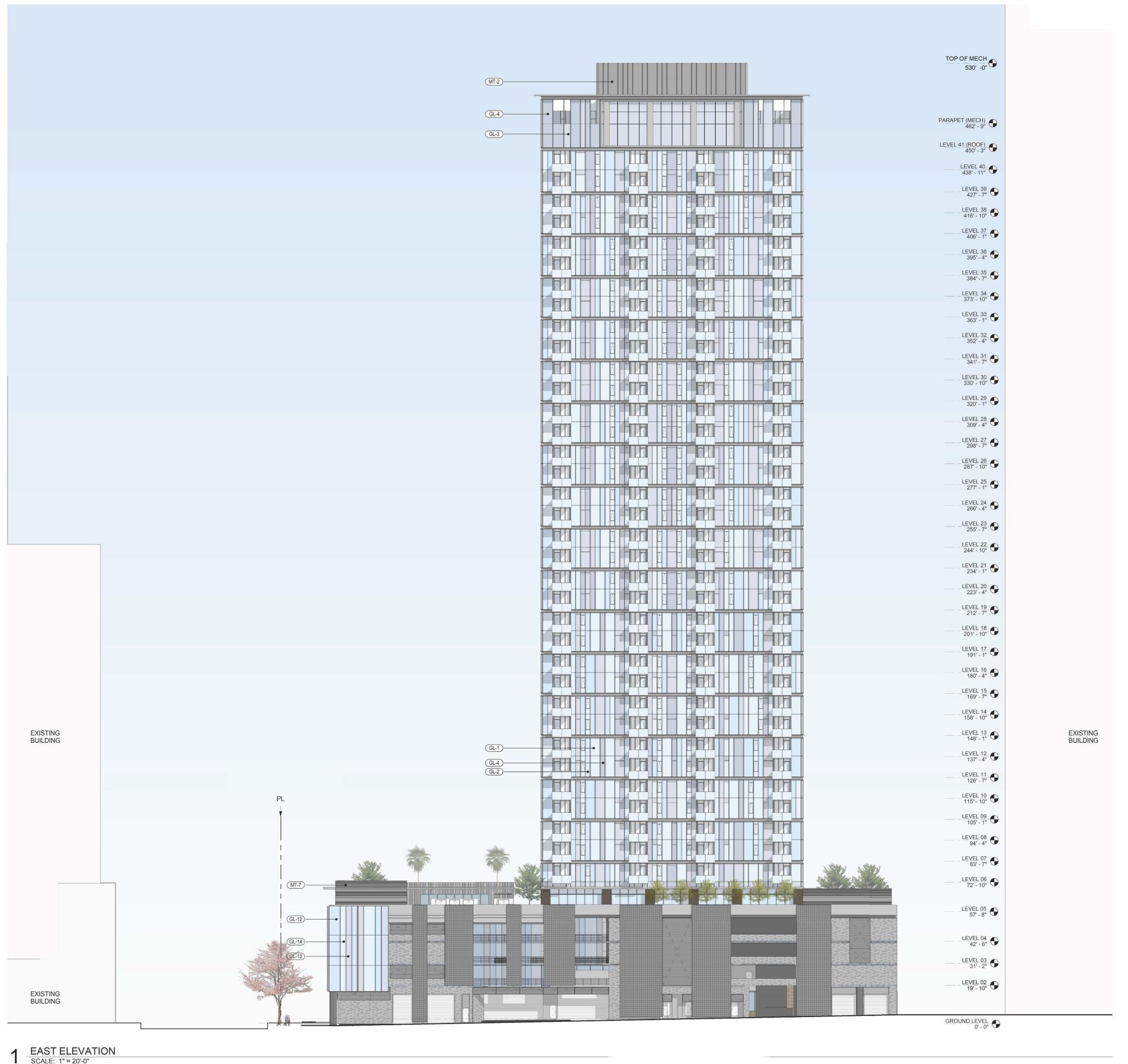


MATERIAL KEY	
TYPE	DESCRIPTION
GL-1	VISION GLASS CLEAR
GL-2	VISION GLASS CLEAR W/ GREY FRIT
GL-3	SPANDREL GLASS
GL-4	SPANDREL GLASS W/ GREY FRIT
GL-5	LAMINATED VISION GLASS CLEAR
GL-7	LOBBY VISION GLASS CLEAR
GL-12	SPANDREL GLASS GREY
GL-13	SPANDREL GLASS DARK GREY
GL-14	CLEAR VISION GLASS W/ SHADOWBOX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



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

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



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



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

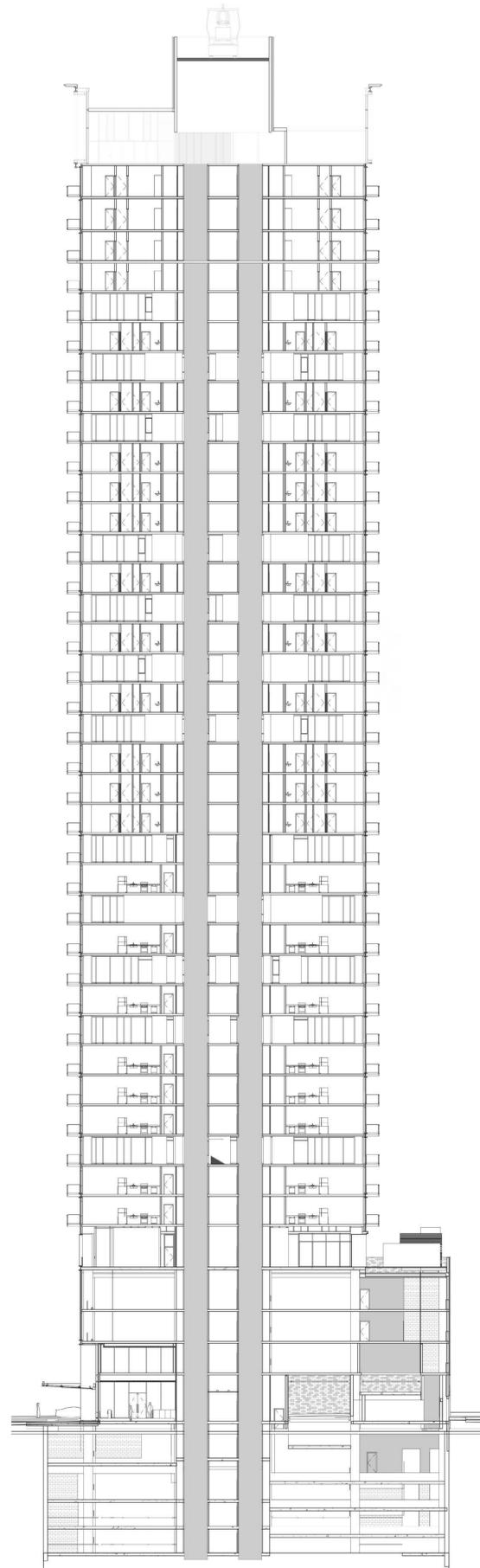
MATERIAL KEY	
TYPE	DESCRIPTION
GL-1	VISION GLASS CLEAR
GL-2	VISION GLASS CLEAR W/ GREY FRIT
GL-3	SPANDREL GLASS
GL-4	SPANDREL GLASS W/ GREY FRIT
GL-5	LAMINATED VISION GLASS CLEAR
GL-7	LOBBY VISION GLASS CLEAR
GL-12	SPANDREL GLASS GREY
GL-13	SPANDREL GLASS DARK GREY
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GL-15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



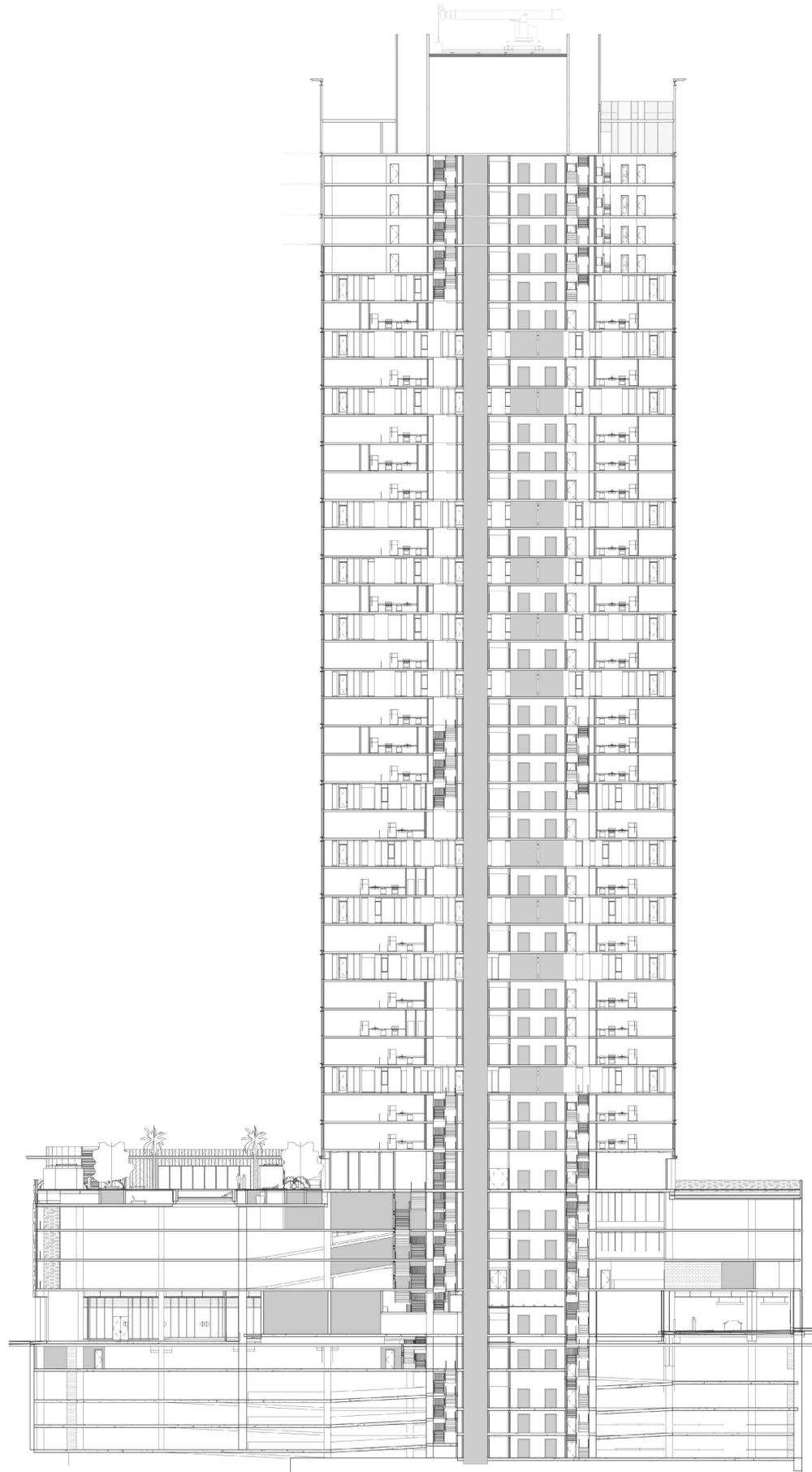
1 SOUTH ELEVATION PODIUM  
SCALE: 1/8" = 1'-0"

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





- TOP OF MECH 530'-0"
- PARAPET (MECH) 462'-9"
- LEVEL 41 (ROOF) 450'-3"
- LEVEL 40 438'-11"
- LEVEL 39 427'-7"
- LEVEL 38 416'-10"
- LEVEL 37 406'-1"
- LEVEL 36 395'-4"
- LEVEL 35 384'-7"
- LEVEL 34 373'-10"
- LEVEL 33 363'-1"
- LEVEL 32 352'-4"
- LEVEL 31 341'-7"
- LEVEL 30 330'-10"
- LEVEL 29 320'-1"
- LEVEL 28 309'-4"
- LEVEL 27 298'-7"
- LEVEL 26 287'-10"
- LEVEL 25 277'-1"
- LEVEL 24 266'-4"
- LEVEL 23 255'-7"
- LEVEL 22 244'-10"
- LEVEL 21 234'-1"
- LEVEL 20 223'-4"
- LEVEL 19 212'-7"
- LEVEL 18 201'-10"
- LEVEL 17 191'-1"
- LEVEL 16 180'-4"
- LEVEL 15 169'-7"
- LEVEL 14 158'-10"
- LEVEL 13 148'-1"
- LEVEL 12 137'-4"
- LEVEL 11 126'-7"
- LEVEL 10 115'-10"
- LEVEL 09 105'-1"
- LEVEL 08 94'-4"
- LEVEL 07 83'-7"
- LEVEL 06 72'-10"
- LEVEL 05 57'-8"
- LEVEL 04 42'-6"
- LEVEL 03 31'-2"
- LEVEL 02 19'-10"
- GROUND LEVEL 0'-0"



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



MT - 5



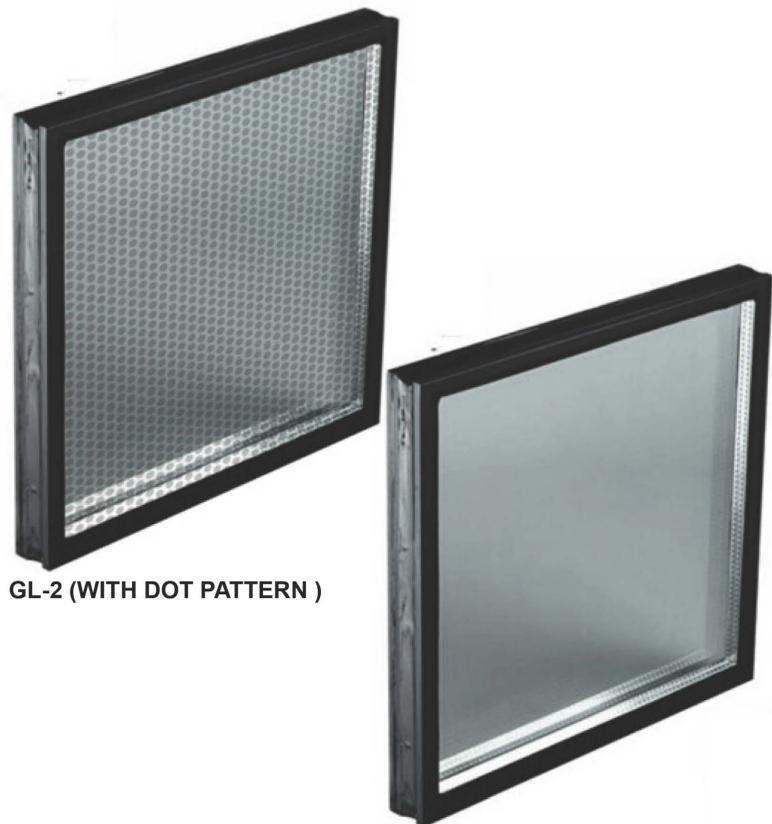
MT - 1



MT - 9



MT - 7

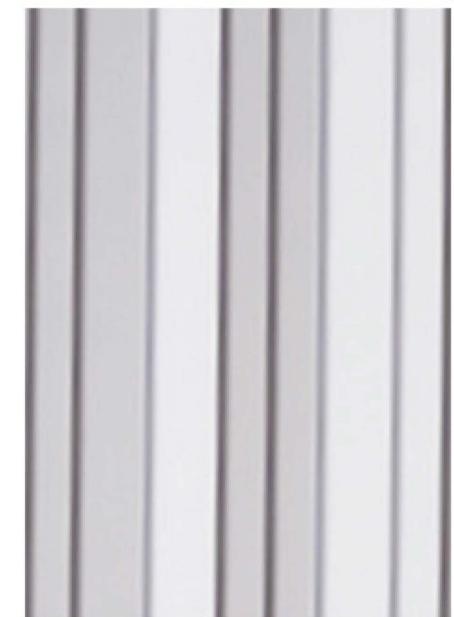


GL-2 (WITH DOT PATTERN )

GL-1 / GL-2



C-2



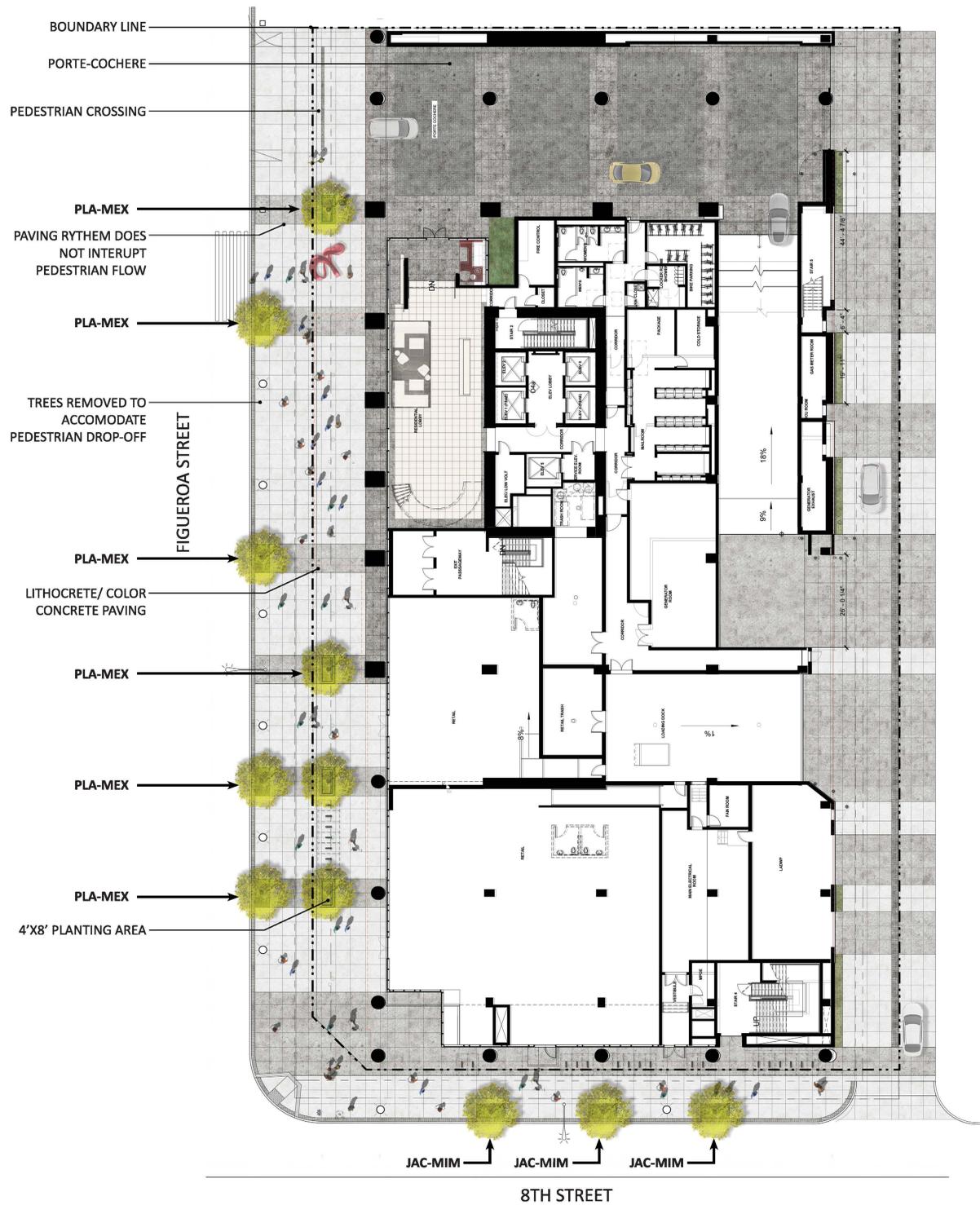
MT-8



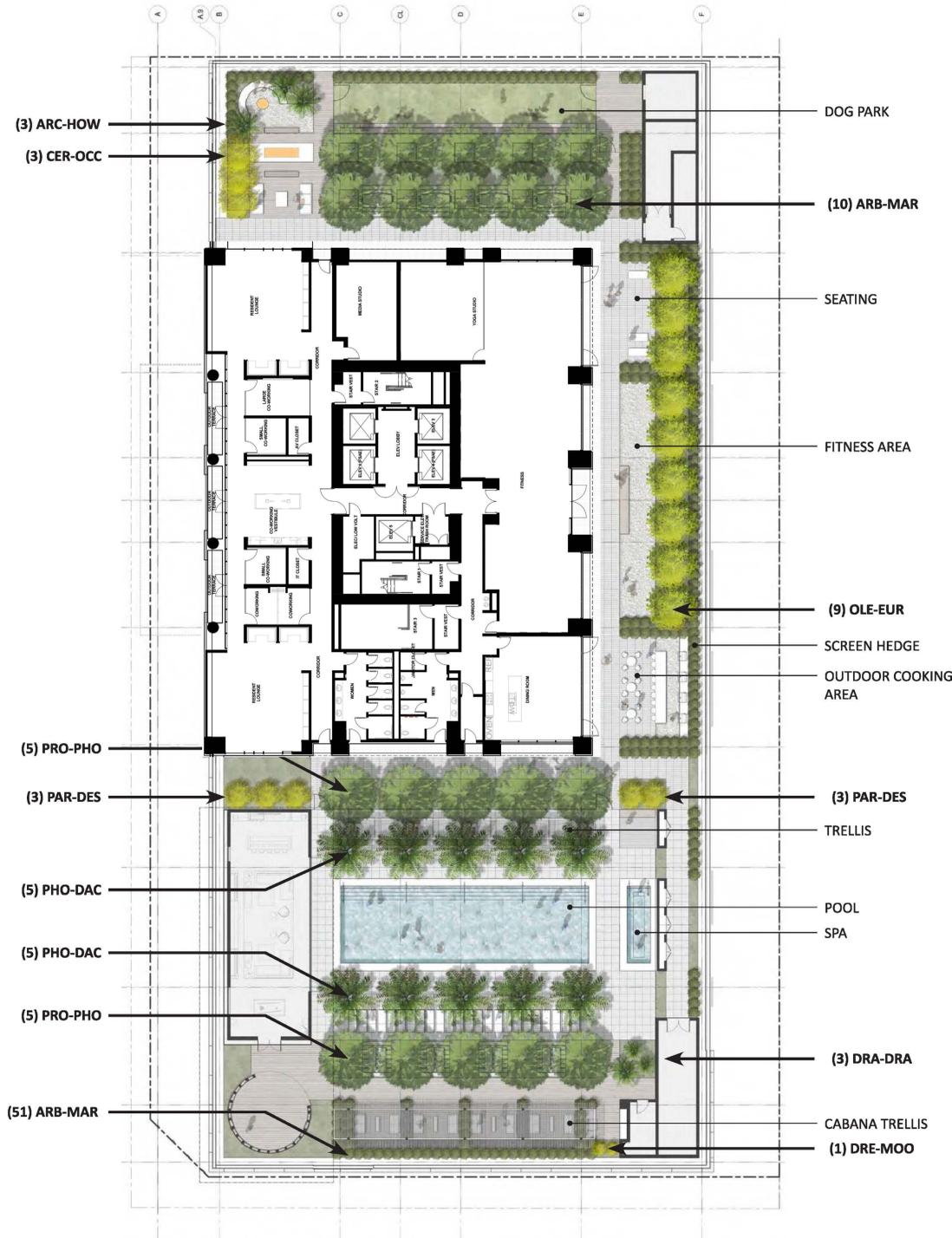




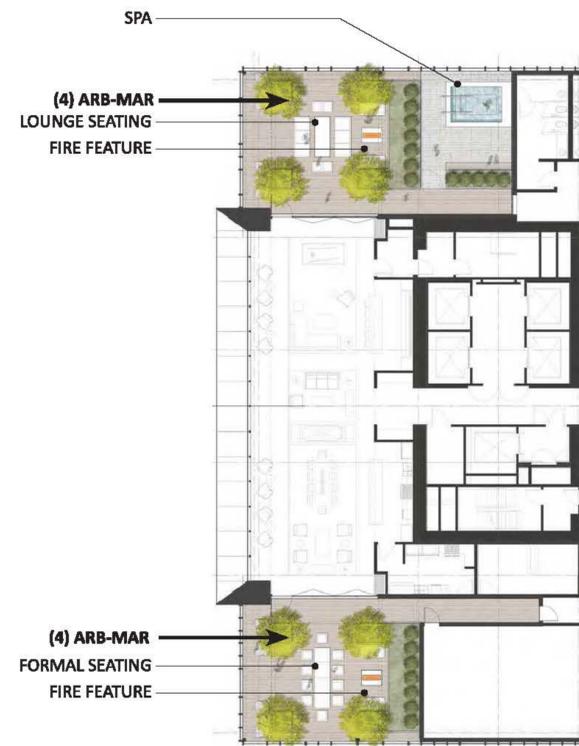




Ground Level	Botanical Name	Common Name	Quantity	Size	Spacing (O.C.)	Notes
<b>TREES</b>						
JAC-MIM	Jacaranda mimosifolia	Jacaranda tree	2	36" Box		On 8th Street
PLA-MEX	Platanus Mexicana	Mexican Sycamore	8	36" Box		On Figueroa Street
TOTAL GROUND LEVEL TREE COUNT			10			
<b>SHRUBS</b>						
	Muhlenbergia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



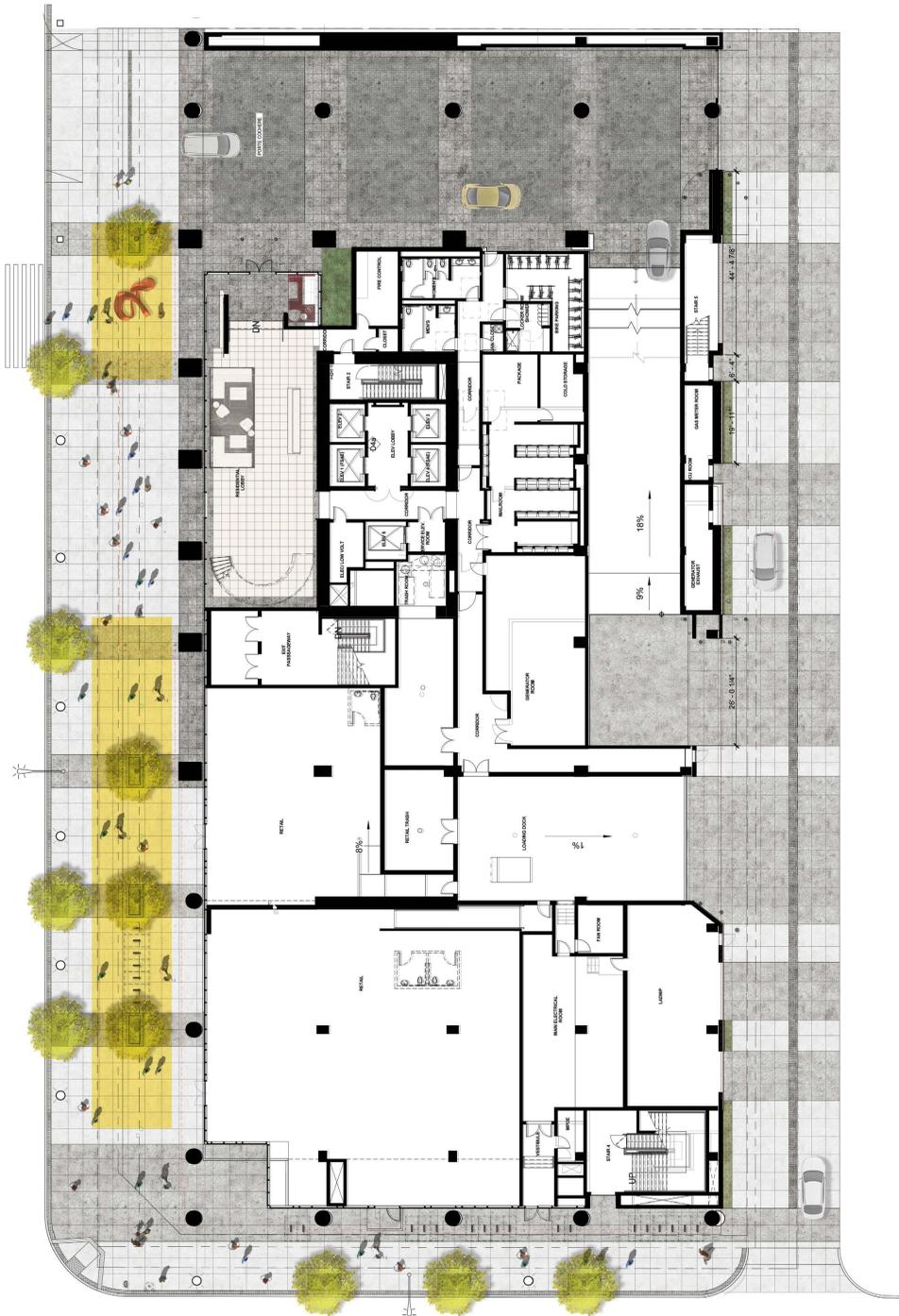
Ground Level	Botanical Name	Common Name	Quantity	Size	Spacing (O.C.)	Notes
<b>TREES</b>						
ARB-MAR	Arbutus 'Marina'	Marina Strawberry Tree	10	0" Box		Multi.
OLE-EUR	Olea europea 'Swan Hill'	Swan Hill Fruiless Olive	9	48" Box		Low branching
PRO-PHO	Prosopis x Phoenix	Thornless Grafted Mesquite	10	60"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



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

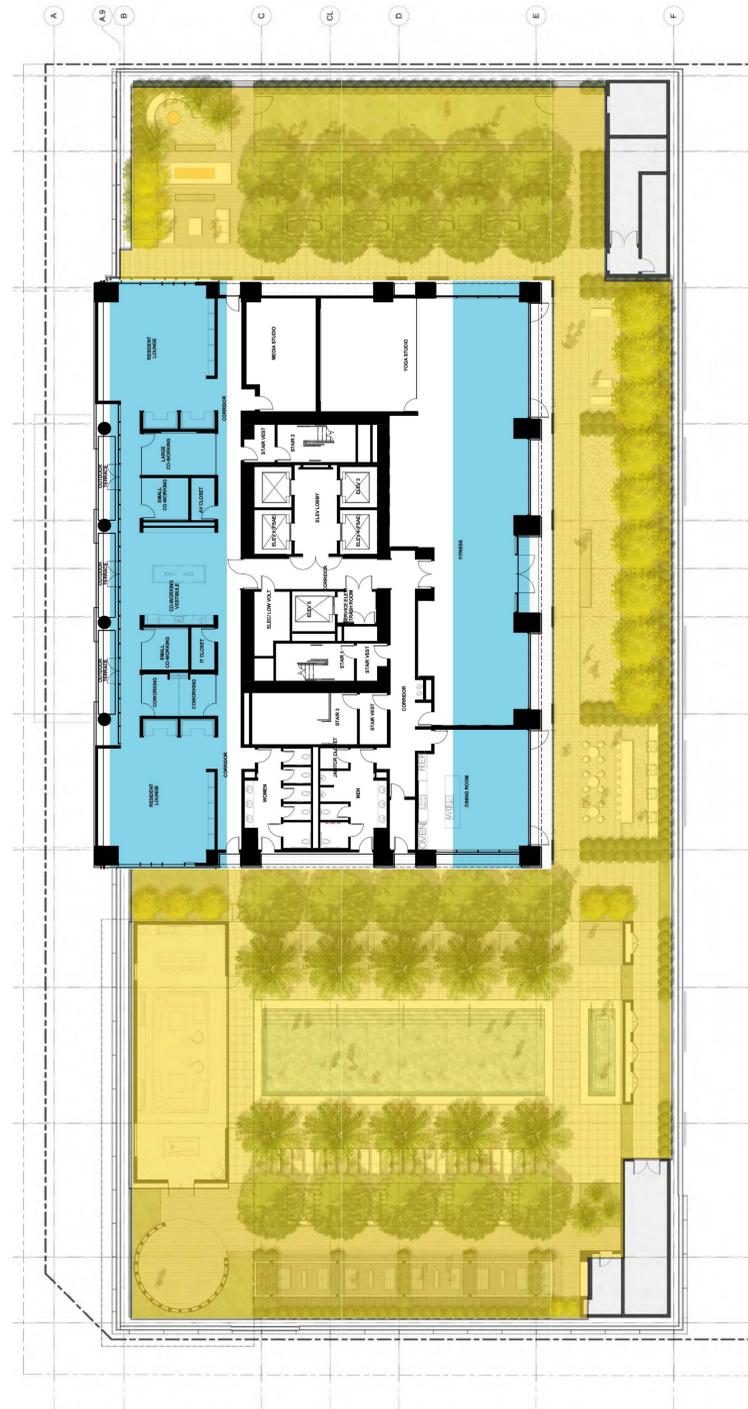
REQUIREMENT	UNIT COUNT	USABLE OPEN SPACE REQUIRED
Units with less than 3 habitable rooms (100 s.f. Required per unit)	344	34,400
Units with 3 habitable rooms (125 s.f. Required per unit)	94	11,750
<b>TOTAL</b>	<b>438</b>	<b>46,150</b>

Ground Level



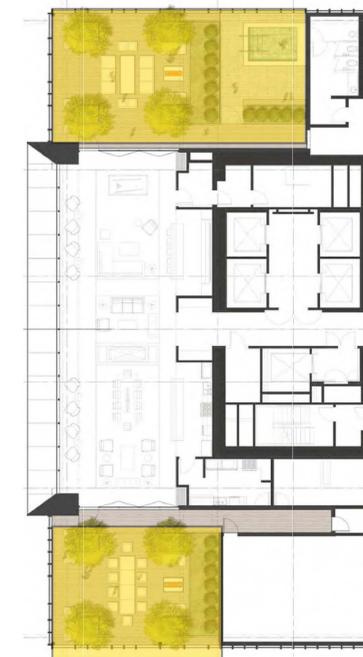
Common Open Space: 3,243 sf

Level 05



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

Level 41



Common Open Space: 2,568 sf

<b>Usable Open Space Provided</b>	
Level 1 Outdoor Common Open Space	3,243 sf.
Level 5 Outdoor Common Open Space	20,611 sf.
Level 41 Outdoor Common Open Space	2,568 sf.
Level 5 Indoor Amenity Open Space (Max. Allowed: 25% of Total Required Usable Open Space)	5,728 sf.
Level 6 - 40 Private Open Space (Max. Allowed: 50% of Total Required Usable Open Space)	14,000 sf.
<b>Total Usable Open Space Required</b> (Per above chart)	<b>46,150</b>
<b>Total Usable Open Space Provided</b> (3,243 + 20,611 + 2,568 + 5,728 + 14,000)	<b>46,150 sf.</b>
<b>Total Planted Common Open Space Required</b> (25% of The Common Open Space Area)	<b>6,605 sf.</b>
<b>Total Common Open Space Provided</b> (3,243 + 20,611 + 2,568)	<b>26,422 sf.</b>
<b>Total Planted Common Open Space Provided</b> (Lv 1: 744 sf + Lv 5: 5,572 sf + Lv 41: 394 sf)	<b>6,710 sf.</b>
<b>Total Trees Required</b> (1 per 4 units)	<b>110 trees</b>
<b>Total Trees Provided</b>	<b>126 trees</b>