

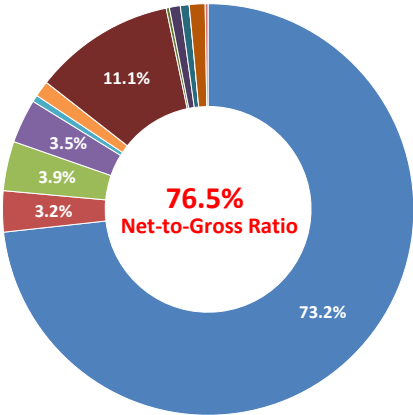
SPACE ALLOCATION ANALYSIS - NEW BUILD

PROPOSED APARTMENT PROJECT – SPACE ALLOCATION ANALYSIS (BASED ON USER DESIGN INPUT)

Gross building area (GBA) & gross floor area (GFA) analysis

Proposal property type	Apartment	The proposal property type
Building construction type	4.Type III/I	The building's structural material and fire-resistance classification (e.g., Type V – wood, Type III – mixed, Type I – concrete/steel)
Lot Size (GSF)	29,639 SF	Lot Size / Parcel Area / Plot Area : The total land parcel area for the existing office site
FAR	4.36	The ratio of Gross Floor Area (GFA) to Lot Size for the proposed apartment project.
Gross Floor Area (GFA)	129,226 SF	The total usable floor area that counts toward zoning FAR, excluding shafts, mechanical/electrical rooms, & other exempt spaces.
Gross Building Area (GBA)	154,483 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusion (CBC).
Stories	8	The number of floors in the existing office.
Typical floor plate area (GSF)	19,310 SF	The gross area of one standard floor in the proposed apartment, representing a typical level footprint.
Rentable area	118,118 SF	The portion of the proposed apartment building that can be leased or rented to tenants.
Gross Building Area (GBA)	154,483 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusions.
Net-to-Gross ratio	76.5%	The efficiency ratio of the proposed apartment, calculated as Rentable Area ÷ Gross Building Area (GBA).

Area		% GBA	Building Area	Floor Area	GSF
Dwelling Units		73.2%	113,118 SF	113,118 SF	113,118 SF
Retail		3.2%	5,000 SF	5,000 SF	5,000 SF
Circulation		3.9%	5,996 SF	4,644 SF	6,974 SF
Support Areas		3.5%	5,340 SF	3,740 SF	5,457 SF
Staff / Management		0.5%	825 SF	765 SF	825 SF
Amenities – Indoor		1.3%	1,959 SF	1,959 SF	1,959 SF
Amenities – Outdoor		0.0%	-	-	4,614 SF
Parking & Vehicle Access Areas		11.1%	17,200 SF	-	24,534 SF
Low Voltage		0.3%	398 SF	-	398 SF
Dry Utilities		0.9%	1,319 SF	-	1,319 SF
Back of House – Electrical		0.7%	1,053 SF	-	1,053 SF
Back of House – Mechanical		0.0%	-	-	976 SF
Back of House – Plumbing		1.2%	1,920 SF	-	1,920 SF
Back of House – Fire Sprinkler		0.2%	355 SF	-	355 SF
Total		100%	154,483 SF	129,226 SF	168,503 SF



Building Height and Story Distribution Summary

Building height type	2. Mid-Rise	The building height type for the proposed apartment (e.g., Low-Rise, Mid-Rise, High-Rise).
Above grade height	70 FT	The building height of the proposed apartment from ground level to roof.
Building height - Below grade	10 FT	The building height of the proposed apartment from the lowest occupied basement floor to the ground level.
Total of building height	85 FT	The building height (above-grade and subterranean).
Stories (Above Grade)	7	The number of above-ground floors in the new apartment.
Stories (Below Grade)	1	The number of underground or basement floors for parking in the new apartment.
Total of stories	8	Total number of floors in the new apartment.
Stories (for dwelling units)	5.4	Floors used for residential dwelling units.
Stories (for mix use)	1.4	Floors used for mixed-use spaces (support area + indoor amenities + management...)
Stories (for parking)	1.2	Floors allocated for parking + spaces/rooms in basements
Total of stories	8	Total number of floors in the new apartment.
Stories (podium parking)	0.2	Number of above-ground podium parking floors.
Stories (underground parking)	1.0	Number of underground or basement parking floors.
Stories (for parking)	1.2	Floors allocated for parking + spaces/rooms in basements

Parking & Vehicle Access Areas

Surface parking stalls	23 Stall(s)	Number of parking stalls located on ground level (open surface).
Podium parking stalls	7 Stall(s)	Number of parking stalls located above ground within the building podium.
Underground parking stalls	35 Stall(s)	Number of parking stalls located below ground level.
Leased parking stalls	- Stall(s)	Number of parking stalls rented externally from other properties.
Parking stall (req)	65 Stall(s)	Total number of parking stalls required by zoning or code.
Residential parking stall (req)	58 Stall(s)	
Retail parking stall (req)	7 Stall(s)	
Parking stall (req)	65 Stall(s)	

Ref. parking code: AB 2097: Within ½ mi of a “major transit stop”

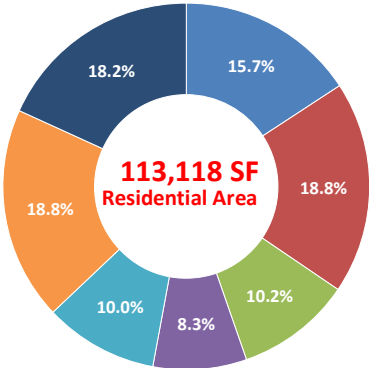
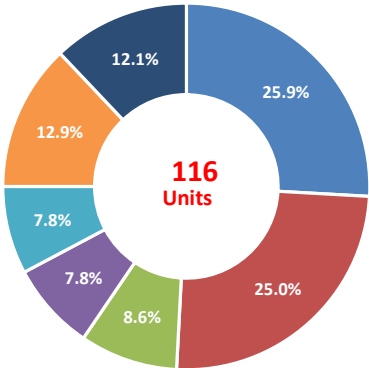
Unit	Qty	Stalls/unit	Req. Stalls
Studio	30	0.5	15.0
1 Bedroom	29	0.5	14.5
2 Bedroom	28	0.5	14.0
3 Bedroom	29	0.5	14.5
Residential parking stall (required)			58

Parking & Vehicle Access Areas	Has?	GSF	Building Area	Floor Area
Parking - Indoor	<input checked="" type="checkbox"/>	16,800 SF	16,800 SF	-
Parking - Surface Lot	<input checked="" type="checkbox"/>	7,334 SF	-	-
Loading Dock	<input checked="" type="checkbox"/>	-	-	-
Temp Loading Zone / Ride-share	<input checked="" type="checkbox"/>	400 SF	400 SF	-
Total		24,534 SF	17,200 SF	-

Residential area

Is affordable project?	<input checked="" type="checkbox"/>
Has W/D in dwelling unit?	<input type="checkbox"/>
Type of Residential Unit	2. Normal
Qty of bedroom	172 Bedroom(s)
Qty of dwelling unit	116 Unit(s)
Qty of res. occupants	404 People(s)
Qty of dwelling unit/floor	21 DU/Floor

Dwelling unit	Qty of unit	Bedrooms	People/Unit	Occupants	% Occupant
Studio	30	0	2	60	14.9%
1 Bedroom	29	29	2	58	14.4%
2 Bedroom	28	56	4	112	27.7%
3 Bedroom	29	87	6	174	43.1%
Total	116	172		404	100%

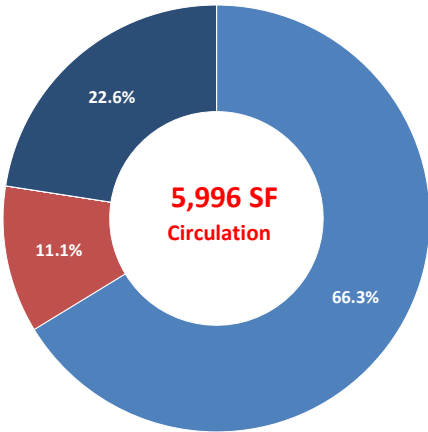


Dwelling units		Has?	% SF	NSF	Quantity of units	Room Size	Width	Depth
Studio + 1 Bath (Typical)		<input checked="" type="checkbox"/>	15.7%	17,794 SF	30	593 SF	17.4 FT	34.0 FT
1 Bedroom + 1 Bath (Typical)		<input checked="" type="checkbox"/>	18.8%	21,239 SF	29	732 SF	23.9 FT	30.6 FT
2 Bedroom + 2 Bath (Typical)		<input checked="" type="checkbox"/>	10.2%	11,501 SF	10	1,150 SF	39.9 FT	28.9 FT
2 Bedroom + 1 Bath		<input checked="" type="checkbox"/>	8.3%	9,348 SF	9	1,039 SF	36.0 FT	28.8 FT
2 Bedroom + 2 Bath + Powder		<input checked="" type="checkbox"/>	10.0%	11,353 SF	9	1,261 SF	39.7 FT	31.8 FT
3 Bedroom + 2 Bath		<input checked="" type="checkbox"/>	18.8%	21,261 SF	15	1,417 SF	43.5 FT	32.6 FT
3 Bedroom + 2 Bath + Powder		<input checked="" type="checkbox"/>	18.2%	20,623 SF	14	1,473 SF	44.3 FT	33.2 FT
Total			100%	113,118 SF	116			

Circulation

















Residential corridor width	6 FT	The clear width of the residential corridor
Residential corridor length	1,988 FT	The total cumulative length of residential corridors across the building
Vestibule - Stair SF/FL	- SF/floor	The net floor area of stair vestibules on a typical floor
Elevator - Passenger SF/floor	136 SF/floor	The net floor area occupied by passenger elevator shafts on a typical floor
Elevator - Freight SF/floor	- SF/floor	The net floor area occupied by freight elevator shafts in a typical floor
Stair SF/floor	188 SF/floor	The net floor area occupied by stair shafts in a typical floor
Qty of Elevator - Passenger	2	The total number of passenger elevators in a typical floor
Qty of Elevator - Freight	-	The total number of freight elevators in a typical floor
Qty of Stair	2	The total number of stairs in a typical floor

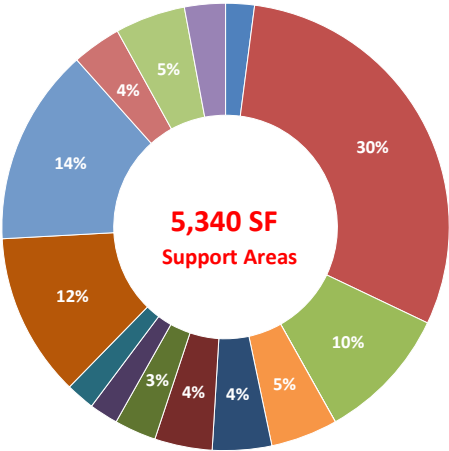
Circulation		Has?	GSF	Building Area	Floor Area
Corridor - Residential		<input checked="" type="checkbox"/>	3,976 SF	3,976 SF	3,976 SF
Vestibule - Elevator Lobby		<input checked="" type="checkbox"/>	668 SF	668 SF	668 SF
Vestibule - Stair		<input type="checkbox"/>	-	-	-
Vestibule - Entry Wind Lobby		<input type="checkbox"/>	-	-	-
Shaft - Elevator - Passenger		<input checked="" type="checkbox"/>	978 SF	-	-
Shaft - Elevator - Freight		<input type="checkbox"/>	-	-	-
Shaft - Stair		<input checked="" type="checkbox"/>	1,352 SF	1,352 SF	-
Wheelchair Lift		<input type="checkbox"/>	-	-	-
Total			6,974 SF	5,996 SF	4,644 SF



Support Areas



Has trash chute?		<input type="checkbox"/>	Indicates whether the apartment building design includes vertical trash chute system for waste disposal		
Qty of bicycle repair area	1		Number of designated bicycle repair areas provided within the project		
Bicycle parking - short term	6	Stall(s)	Number of short-term bicycle parking spaces located near building entrances for visitors		
Bicycle parking - long term	58	Stall(s)	Number of long-term bicycle parking spaces in secure or covered areas for residents or staff		
Qty of W&D in com. laundry rm.	12	W&D	Number of washer and dryer units installed in the common laundry room		
Parcel locker comp. (req)	23	locker(s)	Number of required parcel locker compartments provided for package deliveries		
Tenant modules	12	module(s)	Number of tenant-specific modular spaces or functional units included in the project		
Qty of storage - General	2		Number of general or maintenance storage rooms allocated within the building		
Qty of storage - Janitor's closet	4		Number of janitorial storage closets provided for cleaning supplies and equipment		
Qty of cold storage delivery rm.	1		Number of cold storage delivery rooms available for perishable goods		
Qty of storage Room - Parcel	1		Number of parcel storage rooms designated for holding delivered packages		

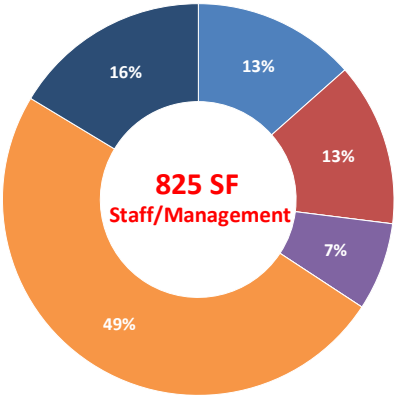
Support Areas		Has?	GSF	Building Area	Floor Area
Bicycle Repair Area		<input checked="" type="checkbox"/>	111 SF	111 SF	111 SF
Bicycle Room		<input checked="" type="checkbox"/>	1,600 SF	1,600 SF	-
Common Laundry Room		<input checked="" type="checkbox"/>	522 SF	522 SF	522 SF
Elevator Machine Rm. (Interior)		<input type="checkbox"/>	-	-	-
Elevator Machine Rm (Roof)		<input checked="" type="checkbox"/>	117 SF	-	-
Entry Lobby		<input checked="" type="checkbox"/>	258 SF	258 SF	258 SF
Mail Room / Mail Area		<input checked="" type="checkbox"/>	229 SF	229 SF	229 SF
Storage Rm.- General		<input checked="" type="checkbox"/>	223 SF	223 SF	223 SF
Storage Rm.- Janitor's Closet		<input checked="" type="checkbox"/>	160 SF	160 SF	160 SF
Storage Rm. - Cold Storage Delivery Rm.		<input checked="" type="checkbox"/>	111 SF	111 SF	111 SF
Storage Rm. - Parcels		<input checked="" type="checkbox"/>	111 SF	111 SF	111 SF
Trash - Trash room at res. Floor (Typ.)		<input checked="" type="checkbox"/>	633 SF	633 SF	633 SF
Trash - Trash vestibules at res. floors (Typ.)		<input checked="" type="checkbox"/>	761 SF	761 SF	761 SF
Trash - Recycling room		<input checked="" type="checkbox"/>	190 SF	190 SF	190 SF
Trash - Compactor room		<input checked="" type="checkbox"/>	271 SF	271 SF	271 SF
Trash - Compost room		<input checked="" type="checkbox"/>	158 SF	158 SF	158 SF
Total			5,457 SF	5,340 SF	3,740 SF



Staff / Management

Qty of leasing office	1	Number of leasing office room provided for tenent services and leasing operations			
Qty of manager's office	1	Number of manager's office rooms designated for on-site building management			
Qty of cameras	31	Number of security cameras installed within the project			
Qty of staff lockers & showers	2	Number of locker and shower facilities provided for building staff			

Staff / Management	Color	Has?	GSF	Building Area	Floor Area
Leasing Office		<input checked="" type="checkbox"/>	111 SF	111 SF	111 SF
Manager's Office		<input checked="" type="checkbox"/>	111 SF	111 SF	111 SF
Parking Control Room		<input type="checkbox"/>	-	-	-
CCTV / IT / Security Equipment rm		<input checked="" type="checkbox"/>	60 SF	60 SF	-
Staff Break Room		<input checked="" type="checkbox"/>	-	-	-
Staff Lockers & Showers		<input checked="" type="checkbox"/>	408 SF	408 SF	408 SF
Staff Restroom		<input checked="" type="checkbox"/>	135 SF	135 SF	135 SF
Total			825 SF	825 SF	765 SF

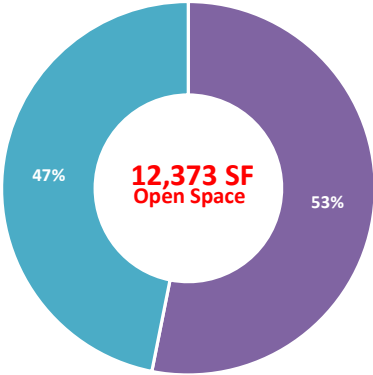
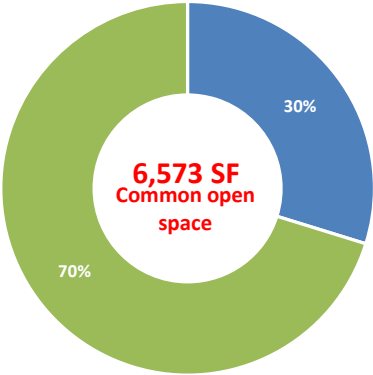


Open space analysis

Requirement:		
Common open space (req)	5,428 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents
Private open space	5,800 SF	The total area of balconies, patios, or other open spaces reserved for the exclusive use of individual dwelling units
Open Space (req)	10,856 SF	The minimum open space area mandated by the LAMC for the project

Recreation room (max)	2,714 SF	The maximum amount of recreation room space that can be counted toward indoor amenity requirements (LAMC)
Outdoor Amenity Space (req)	2,714 SF	The minimum outdoor amenity area that must be provided to meet project requirements
Common open space (req)	5,428 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents

Design:		
Indoor Amenity Space	1,959 SF	
Outdoor Amenity Space	4,614 SF	> 2,714 SF OK
Common open space	6,573 SF	> 5,428 SF OK
Common open space	6,573 SF	
Private open space	5,800 SF	
Open Space	12,373 SF	> 10,856 SF OK



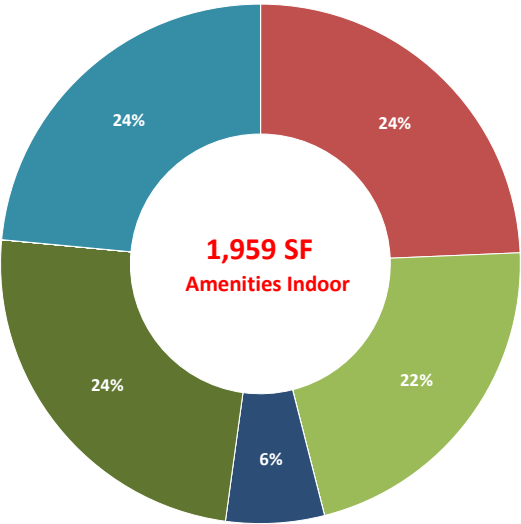
Amenities – Indoor

Amenity priority for resident cohort: 2. Community

Indoor Amenity Space (req.) 2,714 SF The minimum indoor amenity area required by zoning or municipal code.

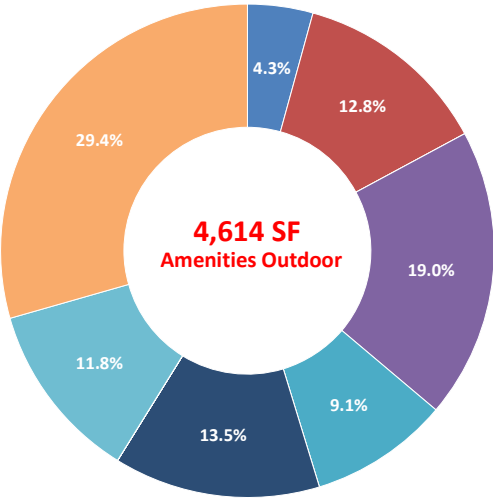
Corridor - Indoor Amenities 597 SF The portion of corridor area allocated or credited toward indoor amenity space

Amenities – Indoor		Has?	GSF	Building Area	Floor Area
Art Studio	<div></div>	<input type="checkbox"/>	-	-	-
Bar / Café Nook	<div></div>	<input checked="" type="checkbox"/>	477 SF	477 SF	477 SF
Business Center / Coworking	<div></div>	<input checked="" type="checkbox"/>	425 SF	425 SF	425 SF
Children’s Play Area	<div></div>	<input type="checkbox"/>	-	-	-
Commercial Kitchen	<div></div>	<input type="checkbox"/>	-	-	-
Community / Multi-Purpose Room	<div></div>	<input type="checkbox"/>	-	-	-
Concierge Desk	<div></div>	<input checked="" type="checkbox"/>	120 SF	120 SF	120 SF
Conference Room	<div></div>	<input type="checkbox"/>	-	-	-
Dining Room	<div></div>	<input checked="" type="checkbox"/>	477 SF	477 SF	477 SF
Dog Washing Room	<div></div>	<input type="checkbox"/>	-	-	-
Fitness Room	<div></div>	<input type="checkbox"/>	-	-	-
Game Room	<div></div>	<input type="checkbox"/>	-	-	-
Golf Simulator Room	<div></div>	<input type="checkbox"/>	-	-	-
Library / Reading Lounge	<div></div>	<input type="checkbox"/>	-	-	-
Massage / Treatment Room	<div></div>	<input type="checkbox"/>	-	-	-
Podcast Room	<div></div>	<input type="checkbox"/>	-	-	-
Recording Room	<div></div>	<input type="checkbox"/>	-	-	-
Sauna / Steam Room	<div></div>	<input type="checkbox"/>	-	-	-
Shower / Changing Room	<div></div>	<input type="checkbox"/>	-	-	-
Spa / Wellness Center	<div></div>	<input type="checkbox"/>	-	-	-
Spin Studio	<div></div>	<input type="checkbox"/>	-	-	-
Amenity Storage Room	<div></div>	<input type="checkbox"/>	-	-	-
Theater / Screening Room	<div></div>	<input checked="" type="checkbox"/>	461 SF	461 SF	461 SF
Yoga / Pilates Room	<div></div>	<input type="checkbox"/>	-	-	-
Restroom for Residents	<div></div>	<input type="checkbox"/>	-	-	-
Total			1,959 SF	1,959 SF	1,959 SF



Amenities – Outdoor

Amenities – Outdoor		Has?	GSF	Building Area	Floor Area
Outdoor Bar Area	<div></div>	<input checked="" type="checkbox"/>	198 SF	-	-
BBQ Stations	<div></div>	<input checked="" type="checkbox"/>	592 SF	-	-
Cabanas	<div></div>	<input type="checkbox"/>	-	-	-
Fire Pit(s)	<div></div>	<input checked="" type="checkbox"/>	878 SF	-	-
Gazebos	<div></div>	<input checked="" type="checkbox"/>	422 SF	-	-
Movie Screening Area	<div></div>	<input type="checkbox"/>	-	-	-
Outdoor Kitchen	<div></div>	<input checked="" type="checkbox"/>	624 SF	-	-
Seating / Tables	<div></div>	<input type="checkbox"/>	-	-	-
Courts - Sports	<div></div>	<input type="checkbox"/>	-	-	-
Outdoor Shower(s)	<div></div>	<input type="checkbox"/>	-	-	-
Pets - Dog Run / Pet Park	<div></div>	<input type="checkbox"/>	-	-	-
Pets - Dog Washing Station	<div></div>	<input type="checkbox"/>	-	-	-
Planters - Community Garden	<div></div>	<input type="checkbox"/>	-	-	-
Outdoor Spa	<div></div>	<input type="checkbox"/>	-	-	-
Swimming Pool	<div></div>	<input type="checkbox"/>	-	-	-
Tot Lot / Children’s Play Area	<div></div>	<input type="checkbox"/>	-	-	-
Planters - Landscaped Area	<div></div>	<input checked="" type="checkbox"/>	543 SF	-	-
Outdoor Amenity Circulation	<div></div>	<input checked="" type="checkbox"/>	1,357 SF	-	-
Total			4,614 SF	-	-



Low Voltage

Low Voltage	Has?	GSF	Building Area	Floor Area
MPOE Room	<input checked="" type="checkbox"/>	100 SF	100 SF	-
IDF Closets	<input checked="" type="checkbox"/>	192 SF	192 SF	-
DAS (ERRCS) Room	<input checked="" type="checkbox"/>	106 SF	106 SF	-
Total		398 SF	398 SF	-

Dry Utilities

Dry Utilities	Has?	GSF	Building Area	Floor Area
Electrical Utily Infrastructure - Exterior	<input checked="" type="checkbox"/>	-	-	-
Electrical Utility - Customer Station (indoor)	<input checked="" type="checkbox"/>	913 SF	913 SF	-
Gas Utility - Indoor Meter Room	<input checked="" type="checkbox"/>	405 SF	405 SF	-
Total		1,319 SF	1,319 SF	-

Back of House – Electrical

Residential area - kVA	676	kVA	The estimated electrical demand load in kVA attributable to the residential portion of the building.	
Non-residential area - kVA	268	kVA	The estimated electrical demand load in kVA attributable to the non-residential portion of the building.	
Demand electrical load	944	kVA	The combined total electrical demand load for both residential and non-residential areas, expressed in kVA	
Roof area	19,558	SF	The total gross roof surface of the building, measured in square feet	
Available roof sf (solar panel)	9,299	SF	The portion of the roof area suitable for photovoltaic panels after excluding setbacks, mechanical equipment	

Back of House – Electrical	Has?	GSF	GBA	GFA
Main Electrical Room	<input checked="" type="checkbox"/>	320 SF	320 SF	-
Sub Electrical Room(s)	<input checked="" type="checkbox"/>	151 SF	151 SF	-
ATS Room (Emergency equipment)	<input checked="" type="checkbox"/>	-	-	-
Generator Room	<input checked="" type="checkbox"/>	-	-	-
Emergency Lighting Inverter Room	<input checked="" type="checkbox"/>	231 SF	231 SF	-
Solar Battery Room / UPS Room	<input checked="" type="checkbox"/>	351 SF	351 SF	-
Total		1,053 SF	1,053 SF	-

Back of House – Mechanical

Back of House – Mechanical	Has?	GSF	GBA	GFA
Fan Room / Air Handling Unit (AHU) Room	<input checked="" type="checkbox"/>	132 SF	-	-
Mechanical Pad for HVAC Equipment (Outdoor)	<input checked="" type="checkbox"/>	721 SF	-	-
Mech. Shaft - Commercial Kitchen	<input checked="" type="checkbox"/>	-	-	-
Mech. Shaft - Ventilation & Ref. Lines	<input checked="" type="checkbox"/>	123 SF	-	-
Total		976 SF	-	-

Back of House – Plumbing

Domestic peak flow - Q	330	gpm	The maximum instantaneous demand for domestic (potable) water supply in the building	
------------------------	-----	-----	--	--

Back of House – Plumbing	Has?	GSF	GBA	GFA
Domestic Water Booster Pump Room	<input checked="" type="checkbox"/>	162 SF	162 SF	-
Cistern Water Storage/Tank Room	<input checked="" type="checkbox"/>	1,201 SF	1,201 SF	-
Backflow Preventer Room/Alcove/Space	<input checked="" type="checkbox"/>	80 SF	80 SF	-
Gas Meter Space/Alcove	<input checked="" type="checkbox"/>	-	-	-
Grease Interceptor Room	<input checked="" type="checkbox"/>	106 SF	106 SF	-
Central Water Heating Room (Indoor)	<input checked="" type="checkbox"/>	85 SF	85 SF	-
Central Water Heating Pad (Outdoor)	<input type="checkbox"/>	-	-	-
Graywater System Room	<input checked="" type="checkbox"/>	69 SF	69 SF	-
Shaft - Plumbing Risers	<input checked="" type="checkbox"/>	60 SF	60 SF	-
Water PRV Closet	<input checked="" type="checkbox"/>	-	-	-
Water Filtration/Conditioning Room	<input checked="" type="checkbox"/>	50 SF	50 SF	-
Rain Water Harvesting Room	<input checked="" type="checkbox"/>	107 SF	107 SF	-
Total		1,920 SF	1,920 SF	-

Back of House – Fire Sprinkler

Is Sprinklered?	<input checked="" type="checkbox"/>	Indicates whether the building is equipped with an automatic fire sprinkler system		
Design Fire Flow	750	gpm	The required water supply rate for firefighting, expressed in gallons per minute (gpm)	

Back of House – Fire Sprinkler	Has?	GSF	GBA	GFA
Fire Pump Room	<input checked="" type="checkbox"/>	135 SF	135 SF	-
Fire Control Room	<input checked="" type="checkbox"/>	200 SF	200 SF	-
Sprinkler Riser Closets	<input checked="" type="checkbox"/>	20 SF	20 SF	-
Total		355 SF	355 SF	-