

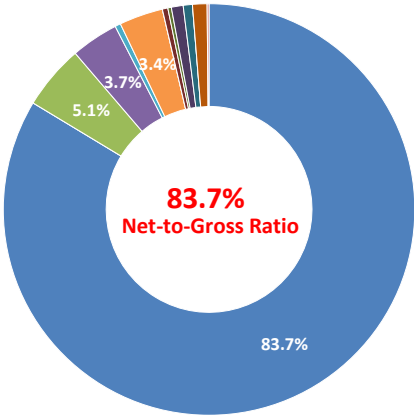
SPACE ALLOCATION ANALYSIS - NEW BUILD

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)	56,914 SF	Lot Size / Parcel Area / Plot Area : The total land parcel area for the existing office site
FAR	4.00	The ratio of Gross Floor Area (GFA) to Lot Size for the proposed apartment project.
Gross Floor Area (GFA)	227,656 SF	The total usable floor area that counts toward zoning FAR, excluding shafts, mechanical/electrical rooms, & other exempt spaces.
Gross Building Area (GBA)	241,570 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusion (CBC).
Stories	10	The number of floors in the existing office.
Typical floor plate area (GSF)	24,157 SF	The gross area of one standard floor in the proposed apartment, representing a typical level footprint.
Rentable area	202,110 SF	The portion of the proposed apartment building that can be leased or rented to tenants.
Gross Building Area (GBA)	241,570 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusions.
Net-to-Gross ratio	83.7%	The efficiency ratio of the proposed apartment, calculated as Rentable Area ÷ Gross Building Area (GBA).

Area		% GBA	Building Area	Floor Area	GSF
Dwelling Units		83.7%	202,110 SF	202,110 SF	202,110 SF
Retail		0.0%	-	-	-
Circulation		5.1%	12,223 SF	9,687 SF	15,694 SF
Support Areas		3.7%	9,023 SF	6,623 SF	9,220 SF
Staff / Management		0.4%	1,074 SF	930 SF	1,074 SF
Amenities – Indoor		3.4%	8,306 SF	8,306 SF	8,306 SF
Amenities – Outdoor		0.0%	-	-	16,659 SF
Parking & Vehicle Access Areas		0.4%	1,050 SF	-	1,050 SF
Low Voltage		0.3%	680 SF	-	680 SF
Dry Utilities		0.9%	2,212 SF	-	2,212 SF
Back of House – Electrical		0.7%	1,745 SF	-	1,745 SF
Back of House – Mechanical		0.0%	-	-	1,863 SF
Back of House – Plumbing		1.2%	2,785 SF	-	2,785 SF
Back of House – Fire Sprinkler		0.2%	364 SF	-	364 SF
Total		100%	241,570 SF	227,656 SF	263,761 SF



Building Height and Story Distribution Summary

Building height type	3. High-Rise	The building height type for the proposed apartment (e.g., Low-Rise, Mid-Rise, High-Rise).
Above grade height	80 FT	The building height of the proposed apartment from ground level to roof.
Building height - Below grade	20 FT	The building height of the proposed apartment from the lowest occupied basement floor to the ground level.
Total of building height	105 FT	The building height (above-grade and subterranean).
Stories (Above Grade)	8	The number of above-ground floors in the new apartment.
Stories (Below Grade)	2	The number of underground or basement floors for parking in the new apartment.
Total of stories	10	Total number of floors in the new apartment.
Stories (for dwelling units)	8.0	Floors used for residential dwelling units.
Stories (for mix use)	2.0	Floors used for mixed-use spaces (support area + indoor amenities + management...)
Stories (for parking)	-	Floors allocated for parking + spaces/rooms in basements
Total of stories	10	Total number of floors in the new apartment.
Stories (podium parking)	-	Number of above-ground podium parking floors.
Stories (underground parking)	-	Number of underground or basement parking floors.
Stories (for parking)	-	Floors allocated for parking + spaces/rooms in basements

Parking & Vehicle Access Areas

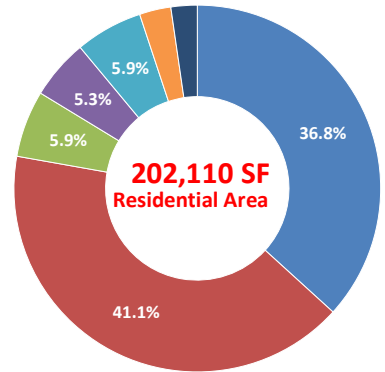
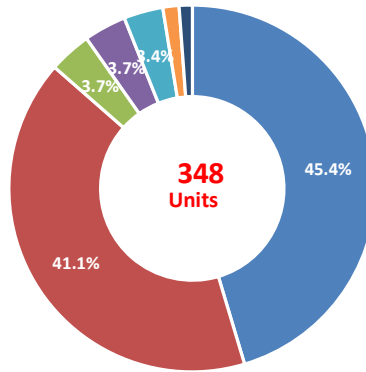
Surface parking stalls	0 Stall(s)	<i>Number of parking stalls located on ground level (open surface).</i>
Podium parking stalls	0 Stall(s)	<i>Number of parking stalls located above ground within the building podium.</i>
Underground parking stalls	0 Stall(s)	<i>Number of parking stalls located below ground level.</i>
<u>Leased parking stalls</u>	- Stall(s)	<i>Number of parking stalls rented externally from other properties.</i>
Parking stall (req)	0 Stall(s)	<i>Total number of parking stalls required by zoning or code.</i>
Residential parking stall (req)		
<u>Retail parking stall (req)</u>	0 Stall(s)	
Parking stall (req)	0 Stall(s)	

Ref. parking code: DBL near transit (affordability thresholds) — §65915(p)(2) (> 40% moderate-income)















Unit	Qty	Stalls/unit	Req. Stalls	Parking & Vehicle Access Areas	Has?	GSF	Building Area	Floor Area
Studio	158	0	0.0	Parking - Indoor	☑	-	-	-
1 Bedroom	143	0	0.0	Parking - Surface Lot	☑	-	-	-
2 Bedroom	38	0	0.0	Loading Dock	☑	250 SF	250 SF	-
3 Bedroom	9	0	0.0	Temp Loading Zone / Ride-share	☑	800 SF	800 SF	-
Residential parking stall (required)				0		1,050 SF	1,050 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	246 Bedroom(s)
Qty of dwelling unit	348 Unit(s)
Qty of res. occupants	808 People(s)
Qty of dwelling unit/floor	43 DU/Floor



















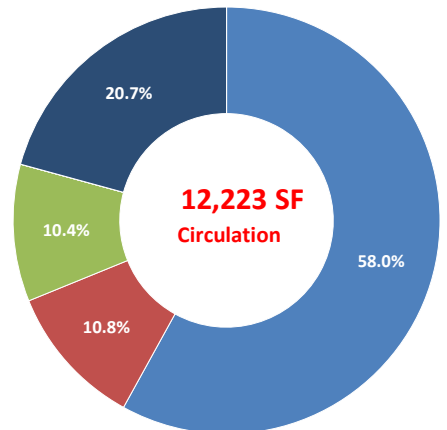
Dwelling unit	Qty of unit	Bedrooms	People/Unit	Occupants	% Occupant
Studio	158	0	2	316	39.1%
1 Bedroom	143	143	2	286	35.4%
2 Bedroom	38	76	4	152	18.8%
3 Bedroom	9	27	6	54	6.7%
Total	348	246		808	100%

Dwelling units		Has?	% SF	NSF	Quantity of units	Room Size	Width	Depth
Studio + 1 Bath (Typical)			36.8%	74,282 SF	158	470 SF	17.4 FT	27.0 FT
1 Bedroom + 1 Bath (Typical)			41.1%	83,012 SF	143	581 SF	23.9 FT	24.3 FT
2 Bedroom + 2 Bath (Typical)			5.9%	11,848 SF	13	911 SF	39.9 FT	22.9 FT
2 Bedroom + 1 Bath			5.3%	10,700 SF	13	823 SF	36.0 FT	22.8 FT
2 Bedroom + 2 Bath + Powder			5.9%	11,996 SF	12	1,000 SF	39.7 FT	25.2 FT
3 Bedroom + 2 Bath			2.8%	5,611 SF	5	1,122 SF	43.5 FT	25.8 FT
3 Bedroom + 2 Bath + Powder			2.3%	4,663 SF	4	1,166 SF	44.3 FT	26.3 FT
Total			100%	202,110 SF	348			

Circulation

















Residential corridor width	6 FT	<i>The clear width of the residential corridor</i>
Residential corridor length	3,546 FT	<i>The total cumulative length of residential corridors across the building</i>
Vestibule - Stair SF/FL	127 SF/floor	<i>The net floor area of stair vestibules on a typical floor</i>
Elevator -Passenger SF/floor	216 SF/floor	<i>The net floor area occupied by passenger elevator shafts on a typical floor</i>
Elevator - Freight SF/floor	272 SF/floor	<i>The net floor area occupied by freight elevator shafts in a typical floor</i>
Stair SF/floor	224 SF/floor	<i>The net floor area occupied by stair shafts in a typical floor</i>
Qty of Elevator - Passenger	4	<i>The total number of passenger elevators in a typical floor</i>
Qty of Elevator - Freight	2	<i>The total number of freight elevators in a typical floor</i>
Qty of Stair	3	<i>The total number of stairs in a typical floor</i>

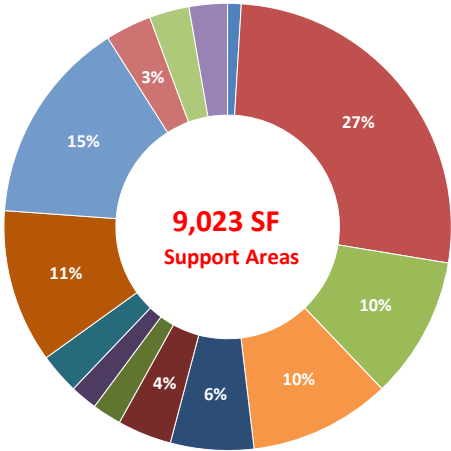
Circulation		Has?	GSF	Building Area	Floor Area
Corridor - Residential			7,092 SF	7,092 SF	7,092 SF
Vestibule - Elevator Lobby			1,324 SF	1,324 SF	1,324 SF
Vestibule - Stair			1,271 SF	1,271 SF	1,271 SF
Vestibule - Entry Wind Lobby			-	-	-
Shaft - Elevator - Passenger			2,444 SF	-	-
Shaft - Elevator - Freight			1,027 SF	-	-
Shaft - Stair			2,535 SF	2,535 SF	-
Wheelchair Lift			-	-	-
Total			15,694 SF	12,223 SF	9,687 SF



Support Areas








Has trash chute?		0	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	9	Stall(s)	Number of short-term bicycle parking spaces located near building entrances for visitors		
Bicycle parking - long term	87	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.	35	W&D	Number of washer and dryer units installed in the common laundry room		
Parcel locker comp. (req)	70	locker(s)	Number of required parcel locker compartments provided for package deliveries		
Tenant modules	35	module(s)	Number of tenant-specific modular spaces or functional units included in the project		
Qty of storage - General	4		Number of general or maintenance storage rooms allocated within the building		
Qty of storage - Janitor's closet	6		Number of janitorial storage closets provided for cleaning supplies and equipment		
Qty of cold storage delivery rm.	2		Number of cold storage delivery rooms available for perishable goods		
Qty of storage Room - Parcel	3		Number of parcel storage rooms designated for holding delivered packages		

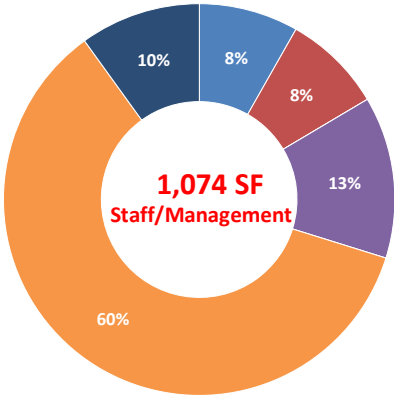
Support Areas		Has?	GSF	Building Area	Floor Area
Bicycle Repair Area		<input checked="" type="checkbox"/>	88 SF	88 SF	88 SF
Bicycle Room		<input checked="" type="checkbox"/>	2,400 SF	2,400 SF	-
Common Laundry Room		<input checked="" type="checkbox"/>	930 SF	930 SF	930 SF
Elevator Machine Rm. (Interior)		<input type="checkbox"/>	-	-	-
Elevator Machine Rm (Roof)		<input checked="" type="checkbox"/>	197 SF	-	-
Entry Lobby		<input checked="" type="checkbox"/>	922 SF	922 SF	922 SF
Mail Room / Mail Area		<input checked="" type="checkbox"/>	544 SF	544 SF	544 SF
Storage Rm.- General		<input checked="" type="checkbox"/>	353 SF	353 SF	353 SF
Storage Rm.- Janitor's Closet		<input checked="" type="checkbox"/>	191 SF	191 SF	191 SF
Storage Rm. - Cold Storage Delivery Rm.		<input checked="" type="checkbox"/>	177 SF	177 SF	177 SF
Storage Rm. - Parcels		<input checked="" type="checkbox"/>	265 SF	265 SF	265 SF
Trash - Trash room at res. Floor (Typ.)		<input checked="" type="checkbox"/>	1,003 SF	1,003 SF	1,003 SF
Trash - Trash vestibules at res. floors (Typ.)		<input checked="" type="checkbox"/>	1,339 SF	1,339 SF	1,339 SF
Trash - Recycling room		<input checked="" type="checkbox"/>	301 SF	301 SF	301 SF
Trash - Compactor room		<input checked="" type="checkbox"/>	260 SF	260 SF	260 SF
Trash - Compost room		<input checked="" type="checkbox"/>	251 SF	251 SF	251 SF
Total			9,220 SF	9,023 SF	6,623 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	105	Number of security cameras installed within the project			
Qty of staff lockers & showers	4	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"/>	88 SF	88 SF	88 SF
Manager's Office		<input checked="" type="checkbox"/>	88 SF	88 SF	88 SF
Parking Control Room		<input type="checkbox"/>	-	-	-
CCTV / IT / Security Equipment rm		<input checked="" type="checkbox"/>	144 SF	144 SF	-
Staff Break Room		<input checked="" type="checkbox"/>	-	-	-
Staff Lockers & Showers		<input checked="" type="checkbox"/>	646 SF	646 SF	646 SF
Staff Restroom		<input checked="" type="checkbox"/>	107 SF	107 SF	107 SF
Total			1,074 SF	1,074 SF	930 SF

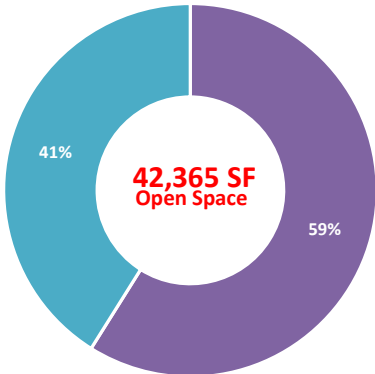
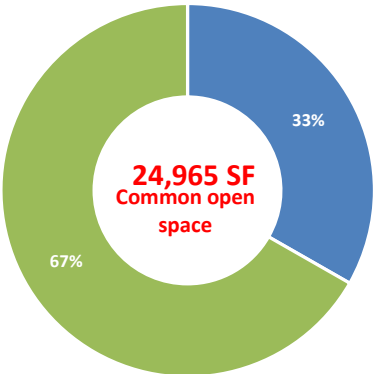


Open space analysis

Requirement:			
Common open space (req)	19,025 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents	
Private open space	17,400 SF	The total area of balconies, patios, or other open spaces reserved for the exclusive use of individual dwelling units	
Open Space (req)	36,425 SF	The minimum open space area mandated by the LAMC for the project	


























Recreation room (max)	9,106 SF	The maximum amount of recreation room space that can be counted toward indoor amenity requirements (LAMC)	
Outdoor Amenity Space (req)	9,919 SF	The minimum outdoor amenity area that must be provided to meet project requirements	
Common open space (req)	19,025 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents	

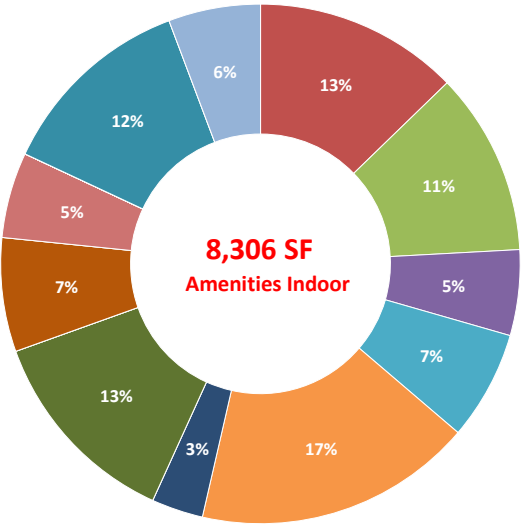
Design:			
 Indoor Amenity Space	8,306 SF		
 Outdoor Amenity Space	16,659 SF	>	9,919 SF OK
Common open space	24,965 SF	>	19,025 SF OK
Common open space	24,965 SF		
 Private open space	17,400 SF		
Open Space	42,365 SF	>	36,425 SF OK





















Amenities – Indoor

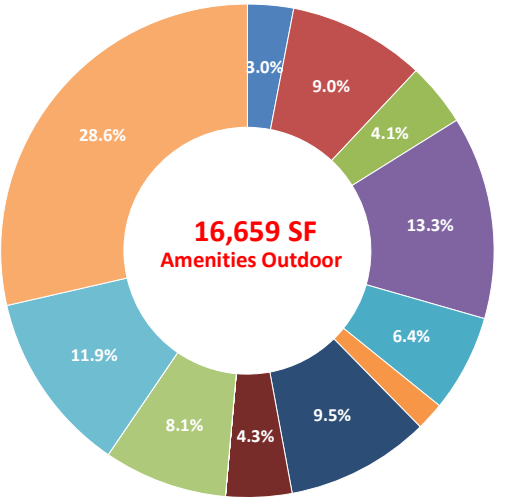
Amenity priority for resident cohort:	2. Community	
Indoor Amenity Space (req.)	9,106 SF	The minimum indoor amenity area required by zoning or municipal code.
Corridor - Indoor Amenities	2,003 SF	The portion of corridor area allocated or credited toward indoor amenity space

Amenities – Indoor		Has?	GSF	Building Area	Floor Area
Art Studio		<input type="checkbox"/>	-	-	-
Bar / Café Nook		<input checked="" type="checkbox"/>	1,059 SF	1,059 SF	1,059 SF
Business Center / Coworking		<input checked="" type="checkbox"/>	945 SF	945 SF	945 SF
Children’s Play Area		<input checked="" type="checkbox"/>	443 SF	443 SF	443 SF
Commercial Kitchen		<input checked="" type="checkbox"/>	566 SF	566 SF	566 SF
Community / Multi-Purpose Room		<input checked="" type="checkbox"/>	1,439 SF	1,439 SF	1,439 SF
Concierge Desk		<input checked="" type="checkbox"/>	267 SF	267 SF	267 SF
Conference Room		<input type="checkbox"/>	-	-	-
Dining Room		<input checked="" type="checkbox"/>	1,059 SF	1,059 SF	1,059 SF
Dog Washing Room		<input type="checkbox"/>	-	-	-
Fitness Room		<input type="checkbox"/>	-	-	-
Game Room		<input checked="" type="checkbox"/>	588 SF	588 SF	588 SF
Golf Simulator Room		<input type="checkbox"/>	-	-	-
Library / Reading Lounge		<input checked="" type="checkbox"/>	443 SF	443 SF	443 SF
Massage / Treatment Room		<input type="checkbox"/>	-	-	-
Podcast Room		<input type="checkbox"/>	-	-	-
Recording Room		<input type="checkbox"/>	-	-	-
Sauna / Steam Room		<input type="checkbox"/>	-	-	-
Shower / Changing Room		<input type="checkbox"/>	-	-	-
Spa / Wellness Center		<input type="checkbox"/>	-	-	-
Spin Studio		<input type="checkbox"/>	-	-	-
Amenity Storage Room		<input type="checkbox"/>	-	-	-
Theater / Screening Room		<input checked="" type="checkbox"/>	1,023 SF	1,023 SF	1,023 SF
Yoga / Pilates Room		<input type="checkbox"/>	-	-	-
Restroom for Residents		<input checked="" type="checkbox"/>	476 SF	476 SF	476 SF
Total			8,306 SF	8,306 SF	8,306 SF



Amenities – Outdoor

Amenities – Outdoor		Has?	GSF	Building Area	Floor Area
Outdoor Bar Area		<input checked="" type="checkbox"/>	500 SF	-	-
BBQ Stations		<input checked="" type="checkbox"/>	1,495 SF	-	-
Cabanas		<input checked="" type="checkbox"/>	691 SF	-	-
Fire Pit(s)		<input checked="" type="checkbox"/>	2,216 SF	-	-
Gazebos		<input checked="" type="checkbox"/>	1,064 SF	-	-
Movie Screening Area		<input checked="" type="checkbox"/>	305 SF	-	-
Outdoor Kitchen		<input checked="" type="checkbox"/>	1,575 SF	-	-
Seating / Tables		<input checked="" type="checkbox"/>	722 SF	-	-
Courts - Sports		<input type="checkbox"/>	-	-	-
Outdoor Shower(s)		<input type="checkbox"/>	-	-	-
Pets - Dog Run / Pet Park		<input type="checkbox"/>	-	-	-
Pets - Dog Washing Station		<input type="checkbox"/>	-	-	-
Planters - Community Garden		<input type="checkbox"/>	-	-	-
Outdoor Spa		<input type="checkbox"/>	-	-	-
Swimming Pool		<input checked="" type="checkbox"/>	1,350 SF	-	-
Tot Lot / Children’s Play Area		<input type="checkbox"/>	-	-	-
Planters - Landscaped Area		<input checked="" type="checkbox"/>	1,984 SF	-	-
Outdoor Amenity Circulation		<input checked="" type="checkbox"/>	4,756 SF	-	-
Total			16,659 SF	-	-



Low Voltage

Low Voltage	Has?	GSF	Building Area	Floor Area
MPOE Room	<input checked="" type="checkbox"/>	200 SF	200 SF	-
IDF Closets	<input checked="" type="checkbox"/>	264 SF	264 SF	-
DAS (ERRCS) Room	<input checked="" type="checkbox"/>	216 SF	216 SF	-
Total		680 SF	680 SF	-

Dry Utilities

Dry Utilities	Has?	GSF	Building Area	Floor Area
Electrical Utility Infrastructure - Exterior	<input checked="" type="checkbox"/>	-	-	-
Electrical Utility - Customer Station (indoor)	<input checked="" type="checkbox"/>	1,033 SF	1,033 SF	-
Gas Utility - Indoor Meter Room	<input checked="" type="checkbox"/>	1,179 SF	1,179 SF	-
Total		2,212 SF	2,212 SF	-

Back of House – Electrical

Residential area - kVA	1,945	kVA	The estimated electrical demand load in kVA attributable to the residential portion of the building.	
Non-residential area - kVA	242	kVA	The estimated electrical demand load in kVA attributable to the non-residential portion of the building.	
Demand electrical load	2,187	kVA	The combined total electrical demand load for both residential and non-residential areas, expressed in kVA	
Roof area	24,318	SF	The total gross roof surface of the building, measured in square feet	
Available roof sf (solar panel)	11,374	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"/>	450 SF	450 SF	-
Sub Electrical Room(s)	<input checked="" type="checkbox"/>	583 SF	583 SF	-
ATS Room (Emergency equipment)	<input checked="" type="checkbox"/>	132 SF	132 SF	-
Generator Room	<input checked="" type="checkbox"/>	259 SF	259 SF	-
Emergency Lighting Inverter Room	<input checked="" type="checkbox"/>	-	-	-
Solar Battery Room / UPS Room	<input checked="" type="checkbox"/>	321 SF	321 SF	-
Total		1,745 SF	1,745 SF	-

Back of House – Mechanical

Back of House – Mechanical	Has?	GSF	GBA	GFA
Fan Room / Air Handling Unit (AHU) Room	<input checked="" type="checkbox"/>	124 SF	-	-
Mechanical Pad for HVAC Equipment (Outdoor)	<input checked="" type="checkbox"/>	1,128 SF	-	-
Mech. Shaft - Commercial Kitchen	<input checked="" type="checkbox"/>	130 SF	-	-
Mech. Shaft - Ventilation & Ref. Lines	<input checked="" type="checkbox"/>	482 SF	-	-
Total		1,863 SF	-	-

Back of House – Plumbing

Domestic peak flow - Q	579	gpm	The maximum instantaneous demand for domestic (potable) water supply in the building	
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Back of House – Plumbing	Has?	GSF	GBA	GFA
Domestic Water Booster Pump Room	<input checked="" type="checkbox"/>	216 SF	216 SF	-
Cistern Water Storage/Tank Room	<input checked="" type="checkbox"/>	1,981 SF	1,981 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"/>	-	-	-
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"/>	153 SF	153 SF	-
Water PRV Closet	<input checked="" type="checkbox"/>	-	-	-
Water Filtration/Conditioning Room	<input checked="" type="checkbox"/>	94 SF	94 SF	-
Rain Water Harvesting Room	<input checked="" type="checkbox"/>	107 SF	107 SF	-
Total		2,785 SF	2,785 SF	-

Back of House – Fire Sprinkler

Is Sprinklered?	<input checked="" type="checkbox"/>	Indicates whether the building is equipped with an automatic fire sprinkler system		
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Design Fire Flow	1,000	gpm	The required water supply rate for firefighting, expressed in gallons per minute (gpm)	
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Back of House – Fire Sprinkler	Has?	GSF	GBA	GFA
Fire Pump Room	<input checked="" type="checkbox"/>	144 SF	144 SF	-
Fire Control Room	<input checked="" type="checkbox"/>	200 SF	200 SF	-
Sprinkler Riser Closets	<input checked="" type="checkbox"/>	20 SF	20 SF	-
Total		364 SF	364 SF	-