

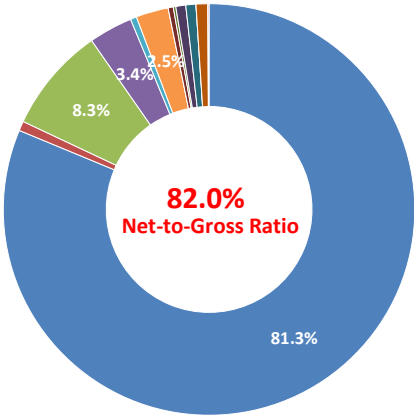
SPACE ALLOCATION ANALYSIS - NEW BUILD

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	5. Type 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)	32,467 SF	Lot Size / Parcel Area / Plot Area : The total land parcel area for the existing office site
FAR	9.56	The ratio of Gross Floor Area (GFA) to Lot Size for the proposed apartment project.
Gross Floor Area (GFA)	310,385 SF	The total usable floor area that counts toward zoning FAR, excluding shafts, mechanical/electrical rooms, & other exempt spaces.
Gross Building Area (GBA)	332,710 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusion (CBC).
Stories	34	The number of floors in the existing office.
Typical floor plate area (GSF)	9,786 SF	The gross area of one standard floor in the proposed apartment, representing a typical level footprint.
Rentable area	272,931 SF	The portion of the proposed apartment building that can be leased or rented to tenants.
Gross Building Area (GBA)	332,710 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusions.
Net-to-Gross ratio	82.0%	The efficiency ratio of the proposed apartment, calculated as Rentable Area ÷ Gross Building Area (GBA).

Area		% GBA	Building Area	Floor Area	GSF
Dwelling Units		81.3%	270,422 SF	270,422 SF	270,422 SF
Retail		0.8%	2,509 SF	2,509 SF	2,509 SF
Circulation		8.3%	27,619 SF	18,999 SF	43,576 SF
Support Areas		3.4%	11,467 SF	8,517 SF	11,664 SF
Staff / Management		0.5%	1,599 SF	1,354 SF	1,599 SF
Amenities – Indoor		2.5%	8,461 SF	8,461 SF	8,461 SF
Amenities – Outdoor		0.0%	-	-	14,108 SF
Parking & Vehicle Access Areas		0.4%	1,300 SF	-	3,000 SF
Low Voltage		0.2%	742 SF	-	742 SF
Dry Utilities		0.8%	2,522 SF	-	2,522 SF
Back of House – Electrical		0.8%	2,664 SF	-	2,664 SF
Back of House – Mechanical		0.0%	-	122 SF	2,761 SF
Back of House – Plumbing		0.9%	3,042 SF	-	3,042 SF
Back of House – Fire Sprinkler		0.1%	364 SF	-	364 SF
Total		100%	332,710 SF	310,385 SF	367,433 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	310 FT	The building height of the proposed apartment from ground level to roof.
Building height - Below grade	30 FT	The building height of the proposed apartment from the lowest occupied basement floor to the ground level.
Total of building height	345 FT	The building height (above-grade and subterranean).
Stories (Above Grade)	31	The number of above-ground floors in the new apartment.
Stories (Below Grade)	3	The number of underground or basement floors for parking in the new apartment.
Total of stories	34	Total number of floors in the new apartment.
Stories (for dwelling units)	26.1	Floors used for residential dwelling units.
Stories (for mix use)	7.9	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	34	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	4 Stall(s)	Number of parking stalls located on ground level (open surface).
Podium parking stalls	0 Stall(s)	Number of parking stalls located above ground within the building podium.
Underground parking stalls	0 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)	4 Stall(s)	Total number of parking stalls required by zoning or code.
Residential parking stall (req)	0 Stall(s)	
Retail parking stall (req)	4 Stall(s)	
Parking stall (req)	4 Stall(s)	

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

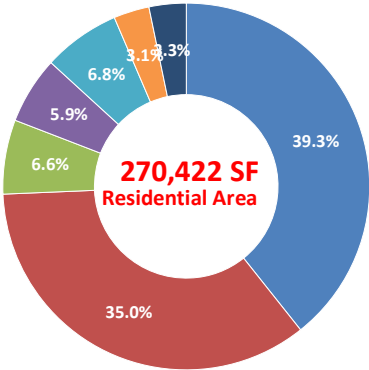
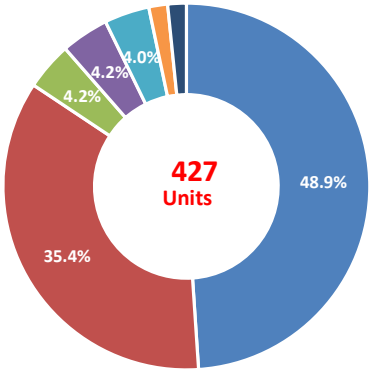
Unit	Qty	Stalls/unit	Req. Stalls
Studio	209	0	0.0
1 Bedroom	151	0	0.0
2 Bedroom	53	0	0.0
3 Bedroom	14	0	0.0
Residential parking stall (required)			0

Parking & Vehicle Access Areas	Has?	GSF	Building Area	Floor Area
Parking - Indoor	<input checked="" type="checkbox"/>	-	-	-
Parking - Surface Lot	<input checked="" type="checkbox"/>	1,700 SF	-	-
Loading Dock	<input checked="" type="checkbox"/>	500 SF	500 SF	-
Temp Loading Zone / Ride-share	<input checked="" type="checkbox"/>	800 SF	800 SF	-
Total		3,000 SF	1,300 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	299 Bedroom(s)
Qty of dwelling unit	427 Unit(s)
Qty of res. occupants	1,016 People(s)
Qty of dwelling unit/floor	16 DU/Floor

Dwelling unit	Qty of unit	Bedrooms	People/Unit	Occupants	% Occupant
Studio	209	0	2	418	41.1%
1 Bedroom	151	151	2	302	29.7%
2 Bedroom	53	106	4	212	20.9%
3 Bedroom	14	42	6	84	8.3%
Total	427	299		1016	100%

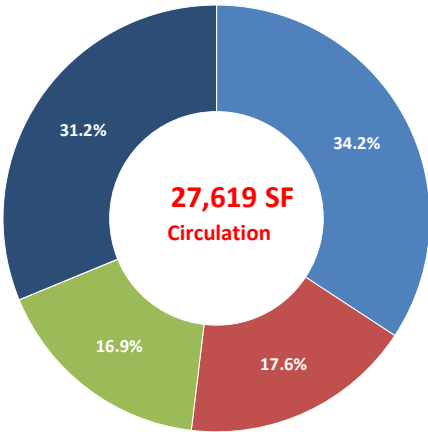


Dwelling units		Has?	% SF	NSF	Quantity of units	Room Size	Width	Depth
Studio + 1 Bath (Typical)		<input checked="" type="checkbox"/>	39.3%	106,217 SF	209	508 SF	17.4 FT	29.1 FT
1 Bedroom + 1 Bath (Typical)		<input checked="" type="checkbox"/>	35.0%	94,754 SF	151	628 SF	23.9 FT	26.2 FT
2 Bedroom + 2 Bath (Typical)		<input checked="" type="checkbox"/>	6.6%	17,735 SF	18	985 SF	39.9 FT	24.7 FT
2 Bedroom + 1 Bath		<input checked="" type="checkbox"/>	5.9%	16,017 SF	18	890 SF	36.0 FT	24.7 FT
2 Bedroom + 2 Bath + Powder		<input checked="" type="checkbox"/>	6.8%	18,372 SF	17	1,081 SF	39.7 FT	27.3 FT
3 Bedroom + 2 Bath		<input checked="" type="checkbox"/>	3.1%	8,496 SF	7	1,214 SF	43.5 FT	27.9 FT
3 Bedroom + 2 Bath + Powder		<input checked="" type="checkbox"/>	3.3%	8,830 SF	7	1,261 SF	44.3 FT	28.5 FT
Total			100%	270,422 SF	427			

Circulation

















Residential corridor width	6 FT	The clear width of the residential corridor
Residential corridor length	4,729 FT	The total cumulative length of residential corridors across the building
Vestibule - Stair SF/FL	137 SF/floor	The net floor area of stair vestibules on a typical floor
Elevator - Passenger SF/floor	350 SF/floor	The net floor area occupied by passenger elevator shafts on a typical floor
Elevator - Freight SF/floor	294 SF/floor	The net floor area occupied by freight elevator shafts in a typical floor
Stair SF/floor	242 SF/floor	The net floor area occupied by stair shafts in a typical floor
Qty of Elevator - Passenger	6	The total number of passenger elevators in a typical floor
Qty of Elevator - Freight	2	The total number of freight elevators in a typical floor
Qty of Stair	3	The total number of stairs in a typical floor

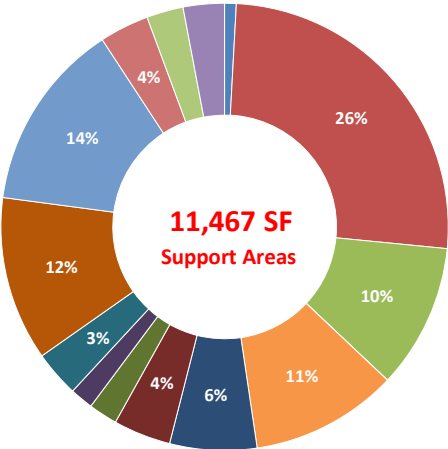
Circulation		Has?	GSF	Building Area	Floor Area
Corridor - Residential		<input checked="" type="checkbox"/>	9,459 SF	9,459 SF	9,459 SF
Vestibule - Elevator Lobby		<input checked="" type="checkbox"/>	4,867 SF	4,867 SF	4,867 SF
Vestibule - Stair		<input checked="" type="checkbox"/>	4,673 SF	4,673 SF	4,673 SF
Vestibule - Entry Wind Lobby		<input type="checkbox"/>	-	-	-
Shaft - Elevator - Passenger		<input checked="" type="checkbox"/>	12,467 SF	-	-
Shaft - Elevator - Freight		<input checked="" type="checkbox"/>	3,491 SF	-	-
Shaft - Stair		<input checked="" type="checkbox"/>	8,620 SF	8,620 SF	-
Wheelchair Lift		<input type="checkbox"/>	-	-	-
Total			43,576 SF	27,619 SF	18,999 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	11	Stall(s)	Number of short-term bicycle parking spaces located near building entrances for visitors		
Bicycle parking - long term	107	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.	43	W&D	Number of washer and dryer units installed in the common laundry room		
Parcel locker comp. (req)	85	locker(s)	Number of required parcel locker compartments provided for package deliveries		
Tenant modules	43	module(s)	Number of tenant-specific modular spaces or functional units included in the project		
Qty of storage - General	5		Number of general or maintenance storage rooms allocated within the building		
Qty of storage - Janitor's closet	7		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	4		Number of parcel storage rooms designated for holding delivered packages		

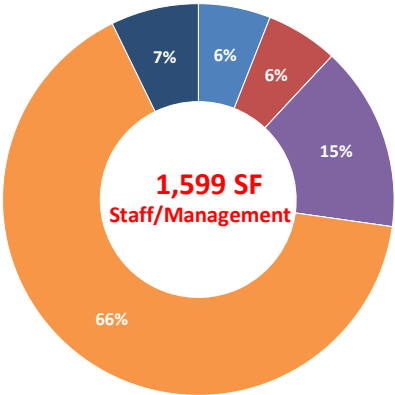
Support Areas		Has?	GSF	Building Area	Floor Area
Bicycle Repair Area		<input checked="" type="checkbox"/>	95 SF	95 SF	95 SF
Bicycle Room		<input checked="" type="checkbox"/>	2,950 SF	2,950 SF	-
Common Laundry Room		<input checked="" type="checkbox"/>	1,198 SF	1,198 SF	1,198 SF
Elevator Machine Rm. (Interior)		<input type="checkbox"/>	-	-	-
Elevator Machine Rm (Roof)		<input checked="" type="checkbox"/>	197 SF	-	-
Entry Lobby		<input checked="" type="checkbox"/>	1,223 SF	1,223 SF	1,223 SF
Mail Room / Mail Area		<input checked="" type="checkbox"/>	722 SF	722 SF	722 SF
Storage Rm.- General		<input checked="" type="checkbox"/>	477 SF	477 SF	477 SF
Storage Rm.- Janitor's Closet		<input checked="" type="checkbox"/>	241 SF	241 SF	241 SF
Storage Rm. - Cold Storage Delivery Rm.		<input checked="" type="checkbox"/>	191 SF	191 SF	191 SF
Storage Rm. - Parcels		<input checked="" type="checkbox"/>	382 SF	382 SF	382 SF
Trash - Trash room at res. Floor (Typ.)		<input checked="" type="checkbox"/>	1,364 SF	1,364 SF	1,364 SF
Trash - Trash vestibules at res. floors (Typ.)		<input checked="" type="checkbox"/>	1,570 SF	1,570 SF	1,570 SF
Trash - Recycling room		<input checked="" type="checkbox"/>	409 SF	409 SF	409 SF
Trash - Compactor room		<input checked="" type="checkbox"/>	306 SF	306 SF	306 SF
Trash - Compost room		<input checked="" type="checkbox"/>	341 SF	341 SF	341 SF
Total			11,664 SF	11,467 SF	8,517 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	129	Number of security cameras installed within the project			
Qty of staff lockers & showers	6	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"/>	95 SF	95 SF	95 SF
Manager's Office		<input checked="" type="checkbox"/>	95 SF	95 SF	95 SF
Parking Control Room		<input type="checkbox"/>	-	-	-
CCTV / IT / Security Equipment rm		<input checked="" type="checkbox"/>	244 SF	244 SF	-
Staff Break Room		<input checked="" type="checkbox"/>	-	-	-
Staff Lockers & Showers		<input checked="" type="checkbox"/>	1,048 SF	1,048 SF	1,048 SF
Staff Restroom		<input checked="" type="checkbox"/>	116 SF	116 SF	116 SF
Total			1,599 SF	1,599 SF	1,354 SF

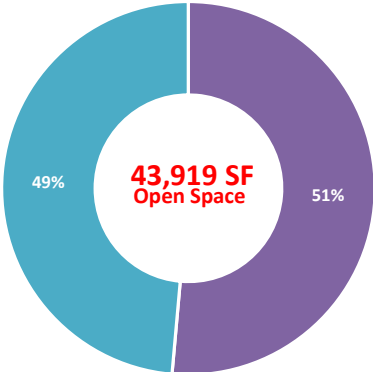
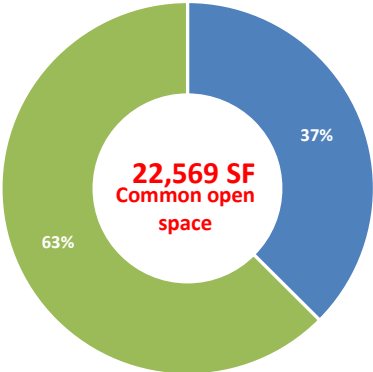


Open space analysis

Requirement:			
Common open space (req)	16,903 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents	
Private open space	21,350 SF	The total area of balconies, patios, or other open spaces reserved for the exclusive use of individual dwelling units	
Open Space (req)	33,806 SF	The minimum open space area mandated by the LAMC for the project	


























Recreation room (max)	8,452 SF	The maximum amount of recreation room space that can be counted toward indoor amenity requirements (LAMC)	
Outdoor Amenity Space (req)	8,452 SF	The minimum outdoor amenity area that must be provided to meet project requirements	
Common open space (req)	16,903 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents	

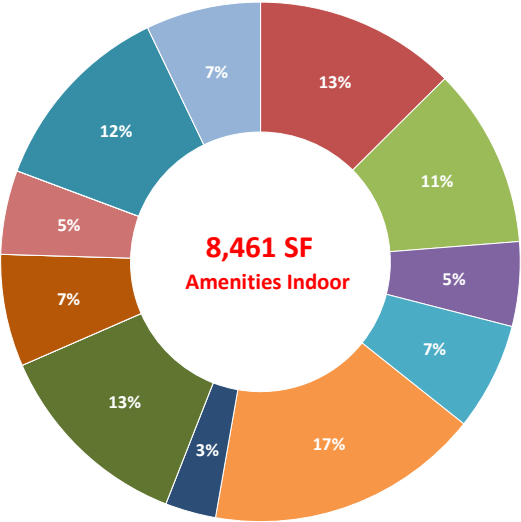
Design:			
Indoor Amenity Space	8,461 SF		
Outdoor Amenity Space	14,108 SF	>	8,452 SF OK
Common open space	22,569 SF	>	16,903 SF OK
Common open space	22,569 SF		
Private open space	21,350 SF		
Open Space	43,919 SF	>	33,806 SF OK





















Amenities – Indoor

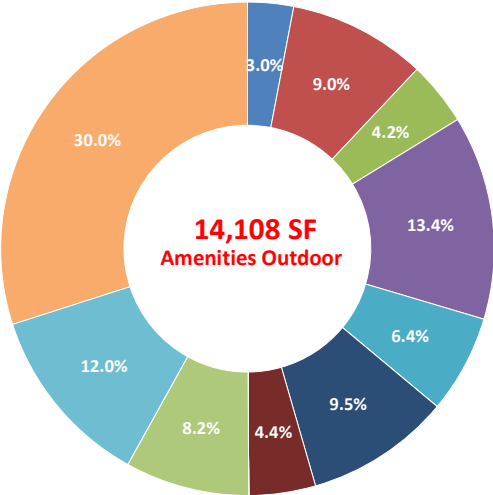
Amenity priority for resident cohort:	2. Community	
Indoor Amenity Space (req.)	8,452 SF	The minimum indoor amenity area required by zoning or municipal code.
Corridor - Indoor Amenities	1,859 SF	The portion of corridor area allocated or credited toward indoor amenity space

Amenities – Indoor		Has?	GSF	Building Area	Floor Area
Art Studio		<input type="checkbox"/>	-	-	-
Bar / Café Nook		<input checked="" type="checkbox"/>	1,062 SF	1,062 SF	1,062 SF
Business Center / Coworking		<input checked="" type="checkbox"/>	948 SF	948 SF	948 SF
Children’s Play Area		<input checked="" type="checkbox"/>	444 SF	444 SF	444 SF
Commercial Kitchen		<input checked="" type="checkbox"/>	567 SF	567 SF	567 SF
Community / Multi-Purpose Room		<input checked="" type="checkbox"/>	1,444 SF	1,444 SF	1,444 SF
Concierge Desk		<input checked="" type="checkbox"/>	268 SF	268 SF	268 SF
Conference Room		<input type="checkbox"/>	-	-	-
Dining Room		<input checked="" type="checkbox"/>	1,062 SF	1,062 SF	1,062 SF
Dog Washing Room		<input type="checkbox"/>	-	-	-
Fitness Room		<input type="checkbox"/>	-	-	-
Game Room		<input checked="" type="checkbox"/>	590 SF	590 SF	590 SF
Golf Simulator Room		<input type="checkbox"/>	-	-	-
Library / Reading Lounge		<input checked="" type="checkbox"/>	444 SF	444 SF	444 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"/>	1,027 SF	1,027 SF	1,027 SF
Yoga / Pilates Room		<input type="checkbox"/>	-	-	-
Restroom for Residents		<input checked="" type="checkbox"/>	606 SF	606 SF	606 SF
Total			8,461 SF	8,461 SF	8,461 SF



Amenities – Outdoor

Amenities – Outdoor		Has?	GSF	Building Area	Floor Area
Outdoor Bar Area		<input checked="" type="checkbox"/>	426 SF	-	-
BBQ Stations		<input checked="" type="checkbox"/>	1,274 SF	-	-
Cabanas		<input checked="" type="checkbox"/>	589 SF	-	-
Fire Pit(s)		<input checked="" type="checkbox"/>	1,888 SF	-	-
Gazebos		<input checked="" type="checkbox"/>	907 SF	-	-
Movie Screening Area		<input type="checkbox"/>	-	-	-
Outdoor Kitchen		<input checked="" type="checkbox"/>	1,342 SF	-	-
Seating / Tables		<input checked="" type="checkbox"/>	615 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"/>	1,150 SF	-	-
Tot Lot / Children’s Play Area		<input type="checkbox"/>	-	-	-
Planters - Landscaped Area		<input checked="" type="checkbox"/>	1,690 SF	-	-
Outdoor Amenity Circulation		<input checked="" type="checkbox"/>	4,226 SF	-	-
Total			14,108 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"/>	288 SF	288 SF	-
DAS (ERRCS) Room	<input checked="" type="checkbox"/>	254 SF	254 SF	-
Total		742 SF	742 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"/>	1,080 SF	1,080 SF	-
Gas Utility - Indoor Meter Room	<input checked="" type="checkbox"/>	1,442 SF	1,442 SF	-
Total		2,522 SF	2,522 SF	-

Back of House – Electrical

Residential area - kVA	2,394	kVA	The estimated electrical demand load in kVA attributable to the residential portion of the building.	
Non-residential area - kVA	379	kVA	The estimated electrical demand load in kVA attributable to the non-residential portion of the building.	
Demand electrical load	2,773	kVA	The combined total electrical demand load for both residential and non-residential areas, expressed in kVA	
Roof area	9,834	SF	The total gross roof surface of the building, measured in square feet	
Available roof sf (solar panel)	3,908	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"/>	1,247 SF	1,247 SF	-
ATS Room (Emergency equipment)	<input checked="" type="checkbox"/>	132 SF	132 SF	-
Generator Room	<input checked="" type="checkbox"/>	308 SF	308 SF	-
Emergency Lighting Inverter Room	<input checked="" type="checkbox"/>	-	-	-
Solar Battery Room / UPS Room	<input checked="" type="checkbox"/>	527 SF	527 SF	-
Total		2,664 SF	2,664 SF	-

Back of House – Mechanical

Back of House – Mechanical	Has?	GSF	GBA	GFA
Fan Room / Air Handling Unit (AHU) Room	<input checked="" type="checkbox"/>	122 SF	-	122 SF
Mechanical Pad for HVAC Equipment (Outdoor)	<input checked="" type="checkbox"/>	1,455 SF	-	-
Mech. Shaft - Commercial Kitchen	<input checked="" type="checkbox"/>	441 SF	-	-
Mech. Shaft - Ventilation & Ref. Lines	<input checked="" type="checkbox"/>	743 SF	-	-
Total		2,761 SF	-	122 SF

Back of House – Plumbing

Domestic peak flow - Q	640	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"/>	230 SF	230 SF	-
Cistern Water Storage/Tank Room	<input checked="" type="checkbox"/>	2,169 SF	2,169 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"/>	185 SF	185 SF	-
Water PRV Closet	<input checked="" type="checkbox"/>	-	-	-
Water Filtration/Conditioning Room	<input checked="" type="checkbox"/>	116 SF	116 SF	-
Rain Water Harvesting Room	<input checked="" type="checkbox"/>	107 SF	107 SF	-
Total		3,042 SF	3,042 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	1,000	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"/>	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	-