

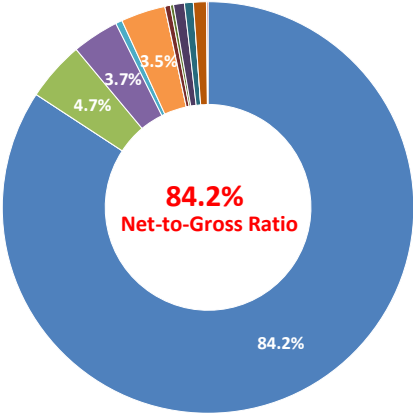
SPACE ALLOCATION ANALYSIS - NEW BUILD

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)	77,858 SF	Lot Size / Parcel Area / Plot Area : The total land parcel area for the existing office site
FAR	3.60	The ratio of Gross Floor Area (GFA) to Lot Size for the proposed apartment project.
Gross Floor Area (GFA)	280,289 SF	The total usable floor area that counts toward zoning FAR, excluding shafts, mechanical/electrical rooms, & other exempt spaces.
Gross Building Area (GBA)	296,057 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)	29,606 SF	The gross area of one standard floor in the proposed apartment, representing a typical level footprint.
Rentable area	249,425 SF	The portion of the proposed apartment building that can be leased or rented to tenants.
Gross Building Area (GBA)	296,057 SF	The total area of the proposed apartment measured to exterior walls, including all enclosed spaces before FAR exclusions.
Net-to-Gross ratio	84.2%	The efficiency ratio of the proposed apartment, calculated as Rentable Area ÷ Gross Building Area (GBA).

Area		% GBA	Building Area	Floor Area	GSF
Dwelling Units		84.2%	249,425 SF	249,425 SF	249,425 SF
Retail		0.0%	-	-	-
Circulation		4.7%	13,871 SF	11,336 SF	17,954 SF
Support Areas		3.7%	10,847 SF	7,872 SF	11,044 SF
Staff / Management		0.5%	1,522 SF	1,277 SF	1,522 SF
Amenities – Indoor		3.5%	10,379 SF	10,379 SF	10,379 SF
Amenities – Outdoor		0.0%	-	-	20,446 SF
Parking & Vehicle Access Areas		0.4%	1,300 SF	-	1,300 SF
Low Voltage		0.3%	743 SF	-	743 SF
Dry Utilities		0.9%	2,520 SF	-	2,520 SF
Back of House – Electrical		0.7%	2,070 SF	-	2,070 SF
Back of House – Mechanical		0.0%	-	-	2,312 SF
Back of House – Plumbing		1.0%	3,017 SF	-	3,017 SF
Back of House – Fire Sprinkler		0.1%	364 SF	-	364 SF
Total		100%	296,057 SF	280,289 SF	323,095 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)	8.1	Floors used for residential dwelling units.
Stories (for mix use)	1.9	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	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)	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)	0 Stall(s)	Total number of parking stalls required by zoning or code.
Residential parking stall (req)	0 Stall(s)	
Retail parking stall (req)	0 Stall(s)	
Parking stall (req)	0 Stall(s)	

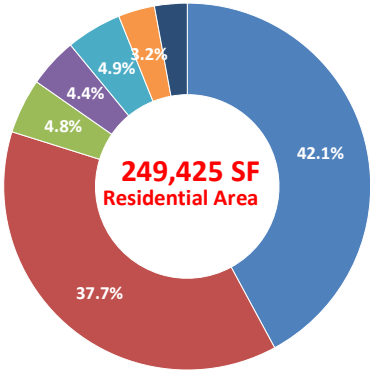
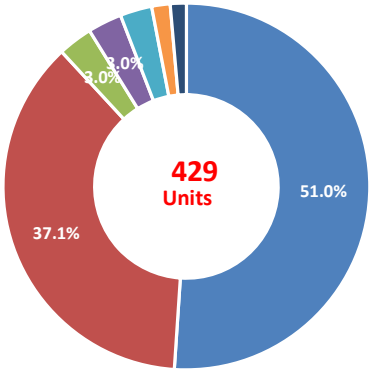
Ref. parking code: DBL near transit (affordability thresholds) — §65915(p)(2) (> 40% moderate-income)

Unit	Qty	Stalls/unit	Req. Stalls	Parking & Vehicle Access Areas	Has?	GSF	Building Area	Floor Area
Studio	219	0	0.0	Parking - Indoor	<input checked="" type="checkbox"/>	-	-	-
1 Bedroom	159	0	0.0	Parking - Surface Lot	<input checked="" type="checkbox"/>	-	-	-
2 Bedroom	38	0	0.0	Loading Dock	<input checked="" type="checkbox"/>	500 SF	500 SF	-
3 Bedroom	13	0	0.0	Temp Loading Zone / Ride-share	<input checked="" type="checkbox"/>	800 SF	800 SF	-
Residential parking stall (required)			0	Total		1,300 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	274 Bedroom(s)
Qty of dwelling unit	429 Unit(s)
Qty of res. occupants	986 People(s)
Qty of dwelling unit/floor	53 DU/Floor

Dwelling unit	Qty of unit	Bedrooms	People/Unit	Occupants	% Occupant
Studio	219	0	2	438	44.4%
1 Bedroom	159	159	2	318	32.3%
2 Bedroom	38	76	4	152	15.4%
3 Bedroom	13	39	6	78	7.9%
Total	429	274		986	100%

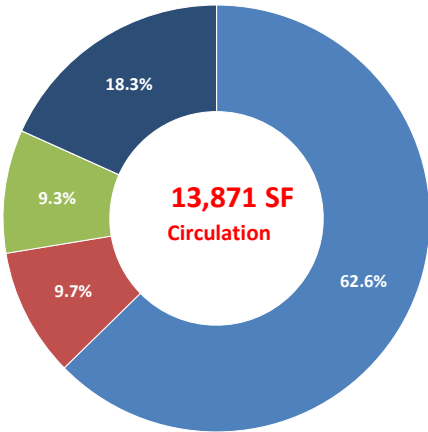


Dwelling units		Has?	% SF	NSF	Quantity of units	Room Size	Width	Depth
Studio + 1 Bath (Typical)		<input checked="" type="checkbox"/>	42.1%	104,965 SF	219	479 SF	17.4 FT	27.5 FT
1 Bedroom + 1 Bath (Typical)		<input checked="" type="checkbox"/>	37.7%	94,097 SF	159	592 SF	23.9 FT	24.8 FT
2 Bedroom + 2 Bath (Typical)		<input checked="" type="checkbox"/>	4.8%	12,078 SF	13	929 SF	39.9 FT	23.3 FT
2 Bedroom + 1 Bath		<input checked="" type="checkbox"/>	4.4%	10,908 SF	13	839 SF	36.0 FT	23.3 FT
2 Bedroom + 2 Bath + Powder		<input checked="" type="checkbox"/>	4.9%	12,229 SF	12	1,019 SF	39.7 FT	25.7 FT
3 Bedroom + 2 Bath		<input checked="" type="checkbox"/>	3.2%	8,012 SF	7	1,145 SF	43.5 FT	26.3 FT
3 Bedroom + 2 Bath + Powder		<input checked="" type="checkbox"/>	2.9%	7,136 SF	6	1,189 SF	44.3 FT	26.8 FT
Total			100%	249,425 SF	429			

Circulation

















Residential corridor width	6 FT	The clear width of the residential corridor
Residential corridor length	4,345 FT	The total cumulative length of residential corridors across the building
Vestibule - Stair SF/FL	130 SF/floor	The net floor area of stair vestibules on a typical floor
Elevator - Passenger SF/floor	275 SF/floor	The net floor area occupied by passenger elevator shafts on a typical floor
Elevator - Freight SF/floor	277 SF/floor	The net floor area occupied by freight elevator shafts in a typical floor
Stair SF/floor	228 SF/floor	The net floor area occupied by stair shafts in a typical floor
Qty of Elevator - Passenger	5	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

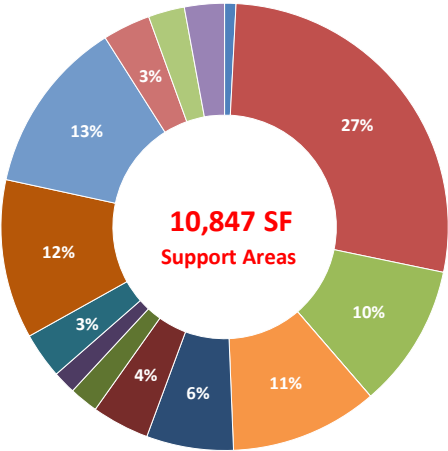
Circulation		Has?	GSF	Building Area	Floor Area
Corridor - Residential		<input checked="" type="checkbox"/>	8,690 SF	8,690 SF	8,690 SF
Vestibule - Elevator Lobby		<input checked="" type="checkbox"/>	1,350 SF	1,350 SF	1,350 SF
Vestibule - Stair		<input checked="" type="checkbox"/>	1,296 SF	1,296 SF	1,296 SF
Vestibule - Entry Wind Lobby		<input type="checkbox"/>	-	-	-
Shaft - Elevator - Passenger		<input checked="" type="checkbox"/>	3,056 SF	-	-
Shaft - Elevator - Freight		<input checked="" type="checkbox"/>	1,027 SF	-	-
Shaft - Stair		<input checked="" type="checkbox"/>	2,535 SF	2,535 SF	-
Wheelchair Lift		<input type="checkbox"/>	-	-	-
Total			17,954 SF	13,871 SF	11,336 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	108	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)	86	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		

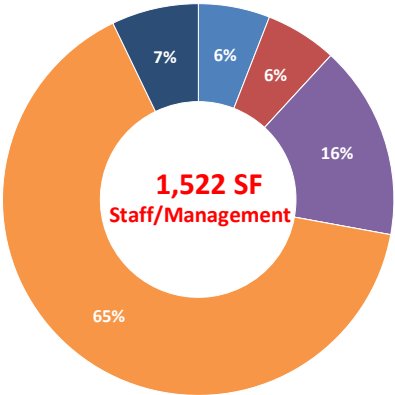
Support Areas		Has?	GSF	Building Area	Floor Area
Bicycle Repair Area		<input checked="" type="checkbox"/>	90 SF	90 SF	90 SF
Bicycle Room		<input checked="" type="checkbox"/>	2,975 SF	2,975 SF	-
Common Laundry Room		<input checked="" type="checkbox"/>	1,131 SF	1,131 SF	1,131 SF
Elevator Machine Rm. (Interior)		<input type="checkbox"/>	-	-	-
Elevator Machine Rm (Roof)		<input checked="" type="checkbox"/>	197 SF	-	-
Entry Lobby		<input checked="" type="checkbox"/>	1,158 SF	1,158 SF	1,158 SF
Mail Room / Mail Area		<input checked="" type="checkbox"/>	684 SF	684 SF	684 SF
Storage Rm.- General		<input checked="" type="checkbox"/>	450 SF	450 SF	450 SF
Storage Rm.- Janitor's Closet		<input checked="" type="checkbox"/>	227 SF	227 SF	227 SF
Storage Rm. - Cold Storage Delivery Rm.		<input checked="" type="checkbox"/>	180 SF	180 SF	180 SF
Storage Rm. - Parcels		<input checked="" type="checkbox"/>	360 SF	360 SF	360 SF
Trash - Trash room at res. Floor (Typ.)		<input checked="" type="checkbox"/>	1,248 SF	1,248 SF	1,248 SF
Trash - Trash vestibules at res. floors (Typ.)		<input checked="" type="checkbox"/>	1,372 SF	1,372 SF	1,372 SF
Trash - Recycling room		<input checked="" type="checkbox"/>	374 SF	374 SF	374 SF
Trash - Compactor room		<input checked="" type="checkbox"/>	285 SF	285 SF	285 SF
Trash - Compost room		<input checked="" type="checkbox"/>	312 SF	312 SF	312 SF
Total			11,044 SF	10,847 SF	7,872 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"/>	90 SF	90 SF	90 SF
Manager's Office		<input checked="" type="checkbox"/>	90 SF	90 SF	90 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"/>	988 SF	988 SF	988 SF
Staff Restroom		<input checked="" type="checkbox"/>	109 SF	109 SF	109 SF
Total			1,522 SF	1,522 SF	1,277 SF

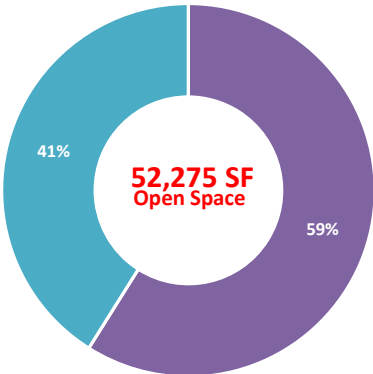
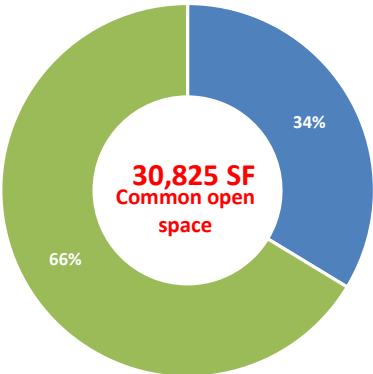


Open space analysis

Requirement:			
Common open space (req)	23,375 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents	
Private open space	21,450 SF	The total area of balconies, patios, or other open spaces reserved for the exclusive use of individual dwelling units	
Open Space (req)	44,825 SF	The minimum open space area mandated by the LAMC for the project	

Recreation room (max)	11,206 SF	The maximum amount of recreation room space that can be counted toward indoor amenity requirements (LAMC)	
Outdoor Amenity Space (req)	12,169 SF	The minimum outdoor amenity area that must be provided to meet project requirements	
Common open space (req)	23,375 SF	The total area of shared outdoor or indoor open space required by LAMC for all residents	

Design:			
 Indoor Amenity Space	10,379 SF		
 Outdoor Amenity Space	20,446 SF	>	12,169 SF OK
Common open space	30,825 SF	>	23,375 SF OK
Common open space	30,825 SF		
 Private open space	21,450 SF		
Open Space	52,275 SF	>	44,825 SF OK




























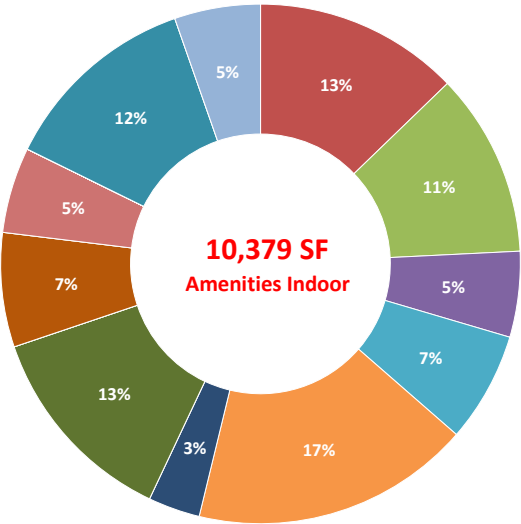
Amenities – Indoor

Amenity priority for resident cohort: 2. Community



















Indoor Amenity Space (req.)11,206 SFThe minimum indoor amenity area required by zoning or municipal code.

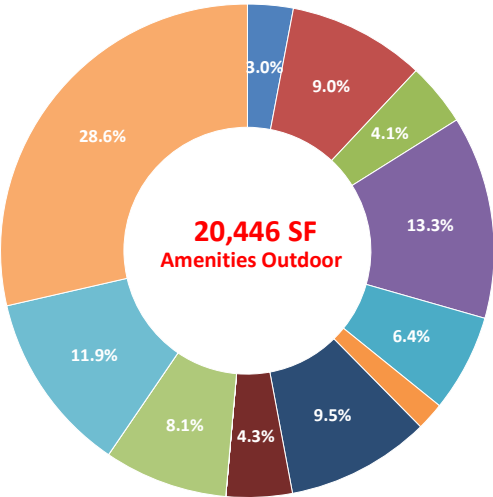
Corridor - Indoor Amenities2,465 SFThe portion of corridor area allocated or credited toward indoor amenity space

Amenities – Indoor		Has?	GSF	Building Area	Floor Area
Art Studio		<input type="checkbox"/>	-	-	-
Bar / Café Nook		<input checked="" type="checkbox"/>	1,328 SF	1,328 SF	1,328 SF
Business Center / Coworking		<input checked="" type="checkbox"/>	1,185 SF	1,185 SF	1,185 SF
Children’s Play Area		<input checked="" type="checkbox"/>	555 SF	555 SF	555 SF
Commercial Kitchen		<input checked="" type="checkbox"/>	709 SF	709 SF	709 SF
Community / Multi-Purpose Room		<input checked="" type="checkbox"/>	1,805 SF	1,805 SF	1,805 SF
Concierge Desk		<input checked="" type="checkbox"/>	335 SF	335 SF	335 SF
Conference Room		<input type="checkbox"/>	-	-	-
Dining Room		<input checked="" type="checkbox"/>	1,328 SF	1,328 SF	1,328 SF
Dog Washing Room		<input type="checkbox"/>	-	-	-
Fitness Room		<input type="checkbox"/>	-	-	-
Game Room		<input checked="" type="checkbox"/>	738 SF	738 SF	738 SF
Golf Simulator Room		<input type="checkbox"/>	-	-	-
Library / Reading Lounge		<input checked="" type="checkbox"/>	555 SF	555 SF	555 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"/>	1,284 SF	1,284 SF	1,284 SF
Yoga / Pilates Room		<input type="checkbox"/>	-	-	-
Restroom for Residents		<input checked="" type="checkbox"/>	555 SF	555 SF	555 SF
Total			10,379 SF	10,379 SF	10,379 SF



Amenities – Outdoor

Amenities – Outdoor		Has?	GSF	Building Area	Floor Area
Outdoor Bar Area		<input checked="" type="checkbox"/>	613 SF	-	-
BBQ Stations		<input checked="" type="checkbox"/>	1,834 SF	-	-
Cabanas		<input checked="" type="checkbox"/>	848 SF	-	-
Fire Pit(s)		<input checked="" type="checkbox"/>	2,719 SF	-	-
Gazebos		<input checked="" type="checkbox"/>	1,305 SF	-	-
Movie Screening Area		<input checked="" type="checkbox"/>	374 SF	-	-
Outdoor Kitchen		<input checked="" type="checkbox"/>	1,933 SF	-	-
Seating / Tables		<input checked="" type="checkbox"/>	886 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"/>	1,656 SF	-	-
Tot Lot / Children’s Play Area		<input type="checkbox"/>	-	-	-
Planters - Landscaped Area		<input checked="" type="checkbox"/>	2,434 SF	-	-
Outdoor Amenity Circulation		<input checked="" type="checkbox"/>	5,844 SF	-	-
Total			20,446 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"/>	255 SF	255 SF	-
Total		743 SF	743 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"/>	1,072 SF	1,072 SF	-
Gas Utility - Indoor Meter Room	<input checked="" type="checkbox"/>	1,449 SF	1,449 SF	-
Total		2,520 SF	2,520 SF	-

Back of House – Electrical

Residential area - kVA	2,398	kVA	The estimated electrical demand load in kVA attributable to the residential portion of the building.	
Non-residential area - kVA	269	kVA	The estimated electrical demand load in kVA attributable to the non-residential portion of the building.	
Demand electrical load	2,667	kVA	The combined total electrical demand load for both residential and non-residential areas, expressed in kVA	
Roof area	29,730	SF	The total gross roof surface of the building, measured in square feet	
Available roof sf (solar panel)	13,941	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"/>	705 SF	705 SF	-
ATS Room (Emergency equipment)	<input checked="" type="checkbox"/>	132 SF	132 SF	-
Generator Room	<input checked="" type="checkbox"/>	432 SF	432 SF	-
Emergency Lighting Inverter Room	<input checked="" type="checkbox"/>	-	-	-
Solar Battery Room / UPS Room	<input checked="" type="checkbox"/>	351 SF	351 SF	-
Total		2,070 SF	2,070 SF	-

Back of House – Mechanical

Back of House – Mechanical	Has?	GSF	GBA	GFA
Fan Room / Air Handling Unit (AHU) Room	<input checked="" type="checkbox"/>	129 SF	-	-
Mechanical Pad for HVAC Equipment (Outdoor)	<input checked="" type="checkbox"/>	1,346 SF	-	-
Mech. Shaft - Commercial Kitchen	<input checked="" type="checkbox"/>	130 SF	-	-
Mech. Shaft - Ventilation & Ref. Lines	<input checked="" type="checkbox"/>	708 SF	-	-
Total		2,312 SF	-	-

Back of House – Plumbing

Domestic peak flow - Q	636	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"/>	218 SF	218 SF	-
Cistern Water Storage/Tank Room	<input checked="" type="checkbox"/>	2,159 SF	2,159 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"/>	186 SF	186 SF	-
Water PRV Closet	<input checked="" type="checkbox"/>	-	-	-
Water Filtration/Conditioning Room	<input checked="" type="checkbox"/>	113 SF	113 SF	-
Rain Water Harvesting Room	<input checked="" type="checkbox"/>	107 SF	107 SF	-
Total		3,017 SF	3,017 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	-