Appendix A

Entitlement Package - Project Plans



BELMONT VILLAGE

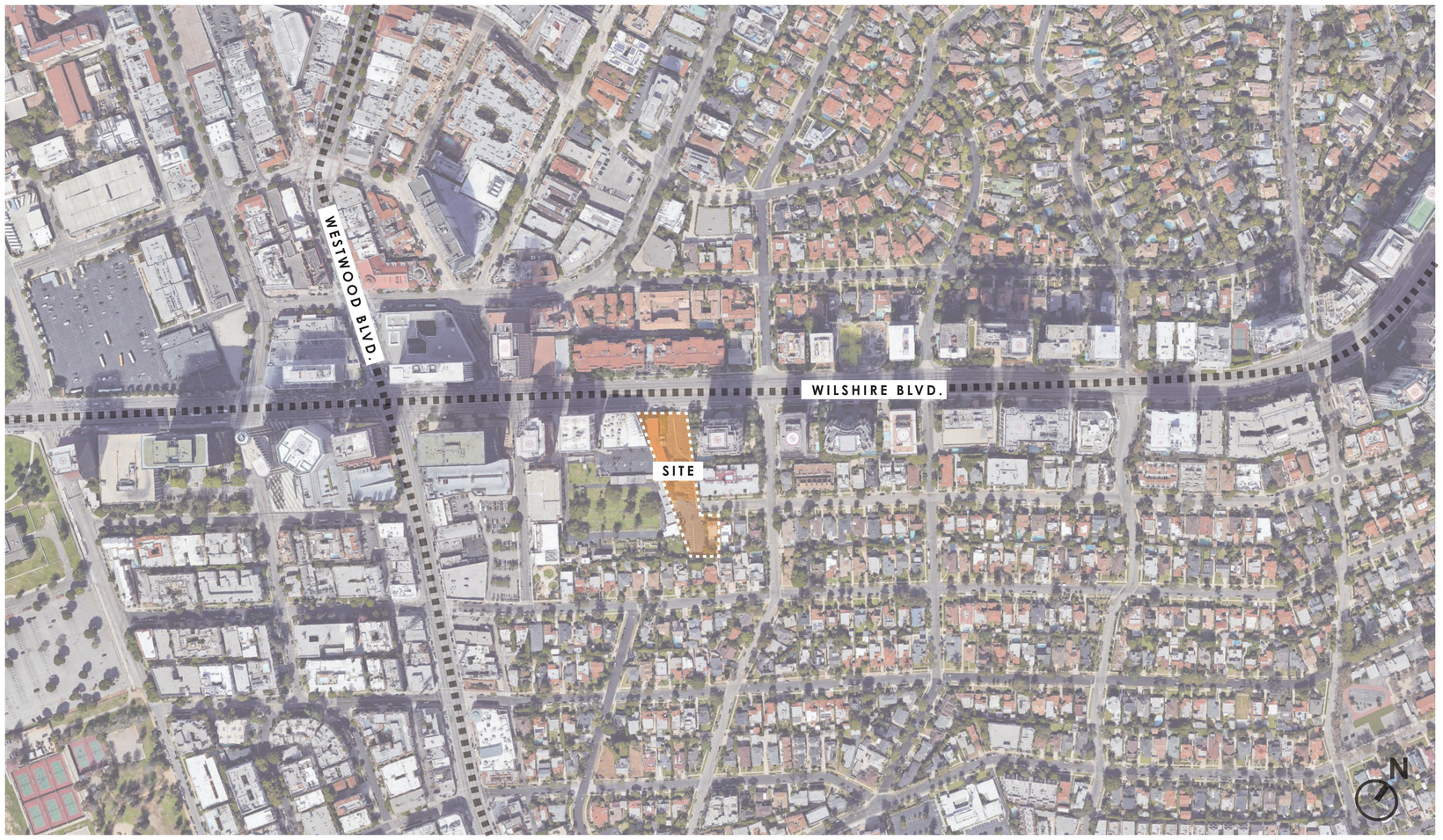
10822 WILSHIRE BLVD,
LOS ANGELES, CA

ENTITLEMENT SET

OCTOBER 14, 2020

GMPA ARCHITECTS

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



PROJECT TEAM:

DEVELOPER:	BELMONT VILLAGE
LAND USE CONSULTANT:	ARMBRUSTER, GOLDSMITH & DELVAC LLP.
ELDERCARE FACILITY ARCHITECT:	GMPA ARCHITECTS, INC.
EDUCATION CENTER ARCHITECT:	KFA ARCHITECTURE
LANDSCAPE ARCHITECT:	LAND IMAGES
LIGHTING CONSULTANT:	KGM ARCHITECTURAL LIGHTING
SIGNAGE CONSULTANT:	SELBERT PERKINS
SHADE & SHADOW:	SOLARGY
RENDERER:	SHIMAHARA

SHEET INDEX:

ARCHITECTURE [ELDERCARE FACILITY]

1 COVER
2 SITE LOCATION & SHEET INDEX
3 PROJECT SUMMARY
4 SURVEY DRAWING/TOPOGRPHIC EXHIBIT
5 BUILDABLE AREA DIAGRAM
6 PLOT PLAN
7 NEIGHBORHOOD ADJACENCIES
8 WILSHIRE CORRIDOR HEIGHT STUDY
9 TALL BUILDINGS ALONG WILSHIRE BLVD.
10 SITE CONTEXT
11 AERIAL VIEW DIAGRAM
12 BUILDING MASSING ALONG WILSHIRE BLVD.
13 MASSING SILHOUETTE & CONTEXTUAL IMPACT STUDY
14 DESIGN STRATEGY - ARCHITECTURAL VOCABULARY
15 DESIGN STRATEGY - REFERENCE IMAGERY
16 OPEN SPACE ANALYSIS
17 CONCEPTUAL RENDERING - VIEW 01
18 CONCEPTUAL RENDERING - VIEW 02
19 CONCEPTUAL RENDERING - VIEW 03
20 ILLUSTRATED SITE PLAN
21 FLOOR PLAN - LEVEL 1 (WILSHIRE BLVD.)
22 FLOOR PLAN - GROUND FLOOR (ASHTON AVE.)
23 FLOOR PLAN - LEVEL P1
24 FLOOR PLAN - LEVEL P2
25 FLOOR PLAN - LEVEL P3
26 FLOOR PLAN - LEVEL 2
27 FLOOR PLAN - LEVEL 3
28 FLOOR PLAN - LEVEL 4
29 FLOOR PLAN - LEVEL 5
30 FLOOR PLAN - LEVEL 6
31 FLOOR PLAN - LEVEL 7
32 FLOOR PLAN - LEVEL 8
33 FLOOR PLAN - LEVEL 9
34 FLOOR PLAN - LEVEL 10
35 FLOOR PLAN - LEVEL 11
36 FLOOR PLAN - ROOF PLAN
37 BUILDING ELEVATION - NORTH
38 BUILDING ELEVATION - WEST
39 BUILDING ELEVATION - SOUTH
40 BUILDING ELEVATION - EAST
41 RENDERED ELEVATION - NORTH
42 RENDERED ELEVATION - WEST
43 RENDERED ELEVATION - SOUTH
44 RENDERED ELEVATION - EAST
45 BUILDING SECTION - A
46 BUILDING SECTION - B
47 TYPICAL EXTERIOR MATERIALS & FINISHES

ARCHITECTURE [EDUCATION CENTER]

WPC1 AREA CALCULATIONS
WPC2 SITE PLAN
WPC3 FIRST FLOOR PLAN
WPC4 SECOND FLOOR PLAN
WPC5 ROOF PLAN
WPC6 ELEVATIONS - NORTH, EAST
WPC7 ELEVATIONS - SOUTH, WEST
WPC8 SECTIONS
WPC9 SECTIONS
WPC10 CONCEPTUAL RENDERINGS

LANDSCAPE

L-1 FIRST/GROUND FLOOR COMBINED LANDSCAPE PLAN
L-2 LANDSCAPE RENDERINGS
L-3 BELMONT/WPC UPPER CAMPUS PAVING & FENCING MATERIALS
L-4 BELMONT/WPC UPPER CAMPUS MATERIALS
L-5 WPC WEST WALK MATERIALS
L-6 BELMONT SECOND FLOOR LANDSCAPE PLAN
L-7 BELMONT THIRD FLOOR LANDSCAPE PLAN
L-8 BELMONT FOURTH FLOOR LANDSCAPE PLAN
L-9 BELMONT SIXTH FLOOR LANDSCAPE PLAN
L-10 BELMONT EIGHTH FLOOR LANDSCAPE PLAN
L-11 BELMONT ELEVENTH FLOOR LANDSCAPE PLAN
L-12 BELMONT ROOF LANDSCAPE PLAN
L-13 BELMONT TERRACES MATERIALS
L-14 FIRST/GROUND FLOOR COMBINED PLANTING PLAN
L-15 FIRST/GROUND FLOOR COMBINED PLANTING LEGEND
L-16 TREE REPORT

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

PROJECT INFORMATION

PROJECT NAME: BELMONT VILLAGE - WESTWOOD PRESBYTERIAN
WESTWOOD PRESBYTERIAN EDUCATION CENTER

ADDRESS: 10822 WILSHIRE BLVD. LOS ANGELES, CA 90024 &
10812 ASHTON AVE. LOS ANGELES, CA 90024

APPLICANT: BELMONT VILLAGE CORPORATION

PROJECT DESCRIPTION: ELDERCARE FACILITY: 12 STORY SENIOR HOUSING WITH THREE LEVELS OF SUBTERRANEAN PARKING. PROJECT INCLUDES 53 INDEPENDENT DWELLING UNITS, 77 ASSISTED LIVING GUEST ROOMS AND 46 MEMORY CARE GUEST ROOMS. THE GROUND FLOOR WILL INCLUDE AMENITY SPACES SUCH AS INDOOR POOL, SCREENING ROOM. THE TOP FLOOR WILL INCLUDE A DINING ROOM, LOUNGE, GREAT ROOM, BISTRO, GYM, AND OUTDOOR TERRACES.

EDUCATION CENTER: 2 STORY EDUCATION CENTER TO INCLUDE PRESCHOOL, TODDLER & INFANT CLASSROOMS WITH SUPPORTING ADMIN SPACES & PLAY AREAS. CHURCH OFFICES & SUNDAY SCHOOL EDUCATION SPACES INCLUDING A CHILDRENS CLASSROOM WITH BREAKOUT SPACES WILL BE PROVIDED ON UPPER LEVEL.

CONSTRUCTION TYPE: ELDERCARE FACILITY: TYPE-1A, FULLY SPRINKLERED
EDUCATION CENTER: TYPE - VB, FULLY SPRINKLERED

ZONING: [Q]R5-3: SANCTUARY, NORTH CAMPUS (LOT-1*)
[Q]R5-3/R1: SENIOR HOUSING, NORTH CAMPUS (LOT-2)
R1-1: EDUCATION CENTER, SOUTH CAMPUS (LOT-3)

*LOT DESIGNATION & YARD DESIGNATION PER VTT-82107

FLOOD ZONE: N/A

SITE AREAS:

SANCTUARY, NORTH CAMPUS, LOT #1	=	6,807 SF
SENIOR HOUSING, NORTH CAMPUS, LOT #2	=	41,098 SF
EDUCATION CENTER, SOUTH CAMPUS, LOT #3	=	22, 653 SF

PROVIDED SETBACKS *:

LOT #1 SANCTUARY, NORTH CAMPUS (EXISTING)

FRONT YARD	=	25'-0"
WEST SIDE YARD	=	8'-10"
EAST SIDE YARD	=	0"
REAR YARD	=	0"

LOT #2 SENIOR HOUSING, NORTH CAMPUS

FRONT YARD	=	25'-0"
SIDE YARD	=	16'-0"
REAR YARD	=	0'-0"

LOT #3 EDUCATION CENTER SOUTH CAMPUS

FRONT YARD	=	20'-0"
SIDE YARD	=	5'-0"
REAR YARD	=	15'-0"

* DEVIATIONS FROM LAMC HEIGHT AND SETBACK PER LAMC 14.3.1 & 12.24F.

PROPOSED BLDG HEIGHT**: LOT #1 SANCTUARY, NORTH CAMPUS (EXISTING):
(EXISTING) = +/- 41'-6" - LAMC GRADE

LOT #2 SENIOR HOUSING, NORTH CAMPUS:
153'-0" TO PENTHOUSE - LAMC GRADE

LOT #3 EDUCATION CENTER, SOUTH CAMPUS:
33'-3" TO TOP OF PARAPET - LAMC GRADE

** DEVIATIONS FROM LAMC HEIGHT AND SETBACK PER LAMC 14.3.1 & 12.24F.

OCCUPANCY TYPE: B, R2.1, S-2, A3

SITE INFORMATION

PROPERTY ADDRESSES : BELMONT VILLAGE - 10822 WILSHIRE BLVD.
LOS ANGELES, CA 90024

EDUCATION CENTER - 10812 ASHTON AVENUE
LOS ANGELES, CA 90024

LEGAL DESCRIPTION

PARCEL 1: APN: 4325-005-010 (PORTION)

THE PORTION OF LOT 4 IN BLOCK 31 OF TRACT 7803, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 73 TO 75 INCLUSIVE OF MAPS, LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 50 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT 4.

PARCEL 2: APN: 4325-005-10 (PORTION)

LOT 4 IN BLOCK 31, OF TRACT 7803, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 73 TO 75 INCLUSIVE OF MAPS, EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT SOUTHWESTERLY 50 FEET, MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF SAID LOT 4, AS CONVEYED TO FRED DUNLAP AND LOUISE DUNLAP, HUSBAND AND WIFE, AS JOINT TENANTS RECORDED BOOK 9287, PAGE 88 OF OFFICIAL RECORDS.

PARCEL 3: APN: 4325-005-010

(REMAINDER PORTION) A PORTION OF LOT 9 IN BLOCK 17, AS PER MAP OF THE RANCHO SAN JOSE DE BUENOS AYRES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26, PAGE 19 TO 25 INCLUSIVE OF MISCELLANEOUS RECORDS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE LOT 4, IN BLOCK 31 OF TRACT 7303, AS PER MAP RECORDED IN BOOK 88, PAGE 73 ET SEQ., OF MAPS, DISTANT THEREON NORTH 72 DEGREES, 19' 58" EAST 83.99 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 4 THENCE NORTH 21 DEGREES, 59' 05" EAST 89.61 FEET; THENCE NORTH 72 DEGREES, 19" 58" EAST 5 FEET; THENCE SOUTH 21 DEGREES 59' 05" EAST 89.61 FEET TO THE SAID NORTHWESTERLY LINE OF LOT 4 THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 72 DEGREES, 19' 58" WEST 5 FEET TO THE POINT OF BEGINNING.

PARCEL 4: APN: 4325-005-054

THE PORTION OF LOT 9 IN BLOCK 17 OF THE SUBDIVISION OF RANCHO SAN JOSE DE BUENOS AYRES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 26, PAGES 19 ET SQ. MISCELLANEOUS RECORDS AND THAT PORTION OF THE EASTERLY HALF OF PALM AVENUE (NOW VACATED), IMMEDIATELY ADJOINING SAID LOT 9 ON THE WEST, AS SHOWN ON SAID MAP, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF PALM AVENUE, NOW VACATED AS AFORESAID, WITH THE SOUTHERLY LINE OF WILSHIRE BOULEVARD (FORMERLY SUNSET BOULEVARD) THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID WILSHIRE BOULEVARD 180 FEET: THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN THE SOUTHERLY LINE OF AFORESAID LOT 9, DISTANT 84 FEET EASTERLY FROM THE INTERSECTION OF THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE WITH THE CENTER LINE OF PALM AVENUE (NOW VACATED), ABOVE REFERRED TO; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 9 AND ITS WESTERLY PROLONGATION 84 FEET TO IT'S SAID INTERSECTION WITH THE CENTER LINE OF PALM AVENUE: THENCE NORTHWESTERLY ALONG SAID CENTER LINE 418.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BUILDING AREA COVERAGE

R1 LOT AREA:	3,641 SF
R5 LOT AREA:	37,457 SF
LARGEST FOOTPRINT (LEVEL 5):	16.580 SF
R5 LOT BUILDING COVERAGE:	44.2 %

DENSITY ANALYSIS

DWELLING UNIT DENSITY CALCULATIONS:
53 DWELLING UNITS PROPOSED (REMAINDER ARE GUEST ROOMS)
100 DWELLING UNITS ALLOWED PER ACRE - PER SPECIFIC PLAN
LOT 2 AREA= 41,098 SQ.FT. DIVIDED BY 43,560 SQ.FT/ACRE.= .94 ACRES

MAXIMUM DWELLING UNITS ALLOWED	94 UNITS
PROPOSED NUMBER OF DWELLING UNITS	53 UNITS

ELDERCARE DWELLING UNIT COUNT:

UNIT TYPE	# OF UNITS
STUDIO UNITS	0
1 BEDROOM UNITS	40
2 BEDROOM UNITS	13
TOTAL NUMBER OF UNITS	53

FAR ANALYSIS

LOT 1: NORTH CAMPUS FAR ANALYSIS ([Q]R5 ZONE: SANCTUARY BUILDING)

LOT AREA:	6,807	SF
BUILDABLE AREA:	4,474	SF
EXISTING FLOOR AREA AT NORTH CAMPUS:	2,580	SF
RESULTING FAR:	.58:1	
ALLOWABLE FAR:	8:1	

LOT 2: NORTH CAMPUS FAR ANALYSIS ([Q]R5/R1 ZONE: BELMONT RESIDENCE TOWER)

LOT AREA:	41,098	SF
BUILDABLE AREA:	32,450	SF
PROPOSED FLOOR AREA FOR NORTH CAMPUS:	176,580	SF
RESULTING FAR:	5.45:1	
ALLOWABLE FAR:	8:1	

SEE FLOOR PLAN FOR CONTRIBUTING AREA SUMMARIES

LOT 3: SOUTH CAMPUS FAR ANALYSIS (R1-1 ZONE: EDUCATION CENTER)

LOT AREA:	22,653	SF
BUILDABLE AREA:	15,917	SF
PROPOSED FLOOR AREA FOR SOUTH CAMPUS:	19,703	SF
RESULTING FAR:	1.24:1	

ALLOWABLE FAR IS .45:1 - TO EXCEED VIA LAMC 12.24F
SEE FLOOR PLAN FOR CONTRIBUTING AREA SUMMARIES.

NOTE: AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

OPEN SPACE ANALYSIS

BELMONT VILLAGE OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE FOR DWELLING UNITS:

CATEGORY OF SPACES	NO. OF UNITS	RATIO	REQD. AREA
1 BEDROOM UNIT	40 UNITS	100 SF/UNIT	4,000 SF
2 BEDROOM UNIT	13 UNITS	125 SF/UNIT	1,625 SF
TOTAL REQUIRED OPEN SPACE			5,625 SF

COMMON OPEN SPACE REQUIREMENTS PER LAMC 12.21.G
- SPACE IS OPEN TO THE SKY
- SPACE IS READILY ACCESSIBLE TO ALL RESIDENTS
- HAS MINIMUM AREA OF 400 SQUARE FEET WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET.
- COMMON OPEN SPACE CONSTITUTES AT LEAST 50% OF THE REQUIRED USABLE OPEN SPACE.
- RECREATION ROOMS LARGER THAN 600 SQUARE FEET CAN QUALIFY AS COMMON OPEN SPACE UP TO 25% OF USABLE OPEN SPACE

ELDERCARE FACILITY COMMON OPEN SPACE:
TOTAL EXTERIOR COMMON OPEN SPACE: 1,941 SF

ELDERCARE FACILITY INTERIOR RECREATION OPEN SPACE:
TOTAL INTERIOR RECREATION: 7,918 SF

ELDERCARE FACILITY PRIVATE AREA OPEN SPACE:
TOTAL PRIVATE AREA: 50 SF

TOTAL OPEN SPACE PROVIDED: 9,909 SF
TOTAL OPEN SPACE REQUIRED: 5,625 SF

NOTE: SEE OPEN SPACE ANALYSIS DIAGRAM ON PAGE 16 FOR DETAILED BREAK DOWN.

NUMBER OF TREES REQUIRED/PROVIDED PER LAMC 12.21G = 14 TREES FOR 53 DWELLING UNITS, AND COMPLIANCE WITH REQUIREMENT TO LANDSCAPE 25% OF EXTERIOR COMMON OPEN SPACE.

* DEVIATION TO ALLOW MORE THAN 25% OF INTERIOR OPEN SPACE PER ELDERCARE PERMIT.

PARKING ANALYSIS

BELMONT VILLAGE RESIDENCE TOWER

SPACE TYPE	RATIO	REQD. SPACES
INDEPENDENT LIVING UNITS - 53	1 SPACE/D.U.	53
ASSISTED LIVING UNITS - 77	1 SPACE/ROOM	77
DEMENTIA CARE GUEST ROOMS - 46	.2 SPACES/BED	9
REDUCE 1 PARKING SPACE FOR EVERY 4 BICYCLE SPACES PROVIDED	[MAX. 10% REDUCTION]	-13
SUBTOTAL PARKING FOR RESIDENCE TOWER		126

WESTWOOD PRESBYTERIAN CHURCH / PRESCHOOL

SPACE TYPE	RATIO	REQD. SPACES
SANCTUARY SPACE:		
CHURCH SANCTUARY - 210 SEATS	1 SPACE/5 SPACES	42
REDUCE 1 PARKING SPACE FOR EVERY 4 BICYCLE SPACES PROVIDED		-1
SUBTOTAL PARKING FOR SANCTUARY		41
EDUCATION CENTER - FIRST FLOOR:		
CLASSROOMS - 7 TOTAL	1 SPACE/CLASSROOM	7
ADMIN./ OFFICE - 413 S.F. TOTAL	1 SPACE/500 S.F.	1
EDUCATION CENTER - SECOND FLOOR:		
CLASSROOMS - 5 TOTAL	1 SPACE/CLASSROOM	5
ADMIN./ OFFICE - 1,777 S.F. TOTAL	1 SPACE/500 S.F.	4
SUBTOTAL PARKING FOR SANCTUARY & EDUCATION CENTER		58
MINIMUM PARKING SPACES REQUIRED & PROVIDED:		**184**

BICYCLE PARKING ANALYSIS

RESIDENTIAL BICYCLE PARKING REQUIRED:

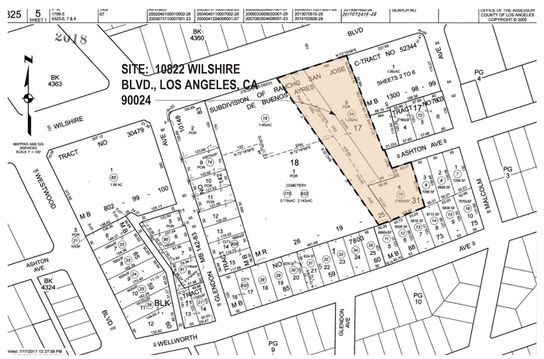
AREA TYPE	SHORT TERM	LONG TERM
ELDERCARE* (176,580 S.F., SEE NOTE-1)	18 SPACES	35 SPACES
CHURCH (BASED ON 2,580 SF, SEE NOTE-2)	7 SPACES	4 SPACES
EDUCATION CENTER (19,703 S.F., SEE NOTE-3)	2 SPACES	4 SPACES
MINIMUM SPACES REQUIRED & PROVIDED	27 SPACES	43 SPACES

NOTE-1: ELDERCARE BICYCLE PARKING IS SAME AS INSTITUTIONAL BICYCLE PARKING (LAMC 12.21.A.16)

NOTE-2: CHURCH SHORT TERM BICYCLE PARKING CALCULATED AT 1 SPACE PER 350 SF. LONG TERM RATIO FOR BICYCLE PARKING IS 1 SPACE PER 700 SF.

NOTE-3: EDUCATION CENTER SHORT TERM BICYCLE PARKING BASED ON INSTITUTIONAL REQ'S OF 1 SPACE PER 10,000 SQ. FT.. LONG TERM RATIO FOR BICYCLE PARKING IS 1 SPACE PER 5,000 SQ. F.T.

VICINITY MAP



NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

TOPOGRAPHIC MAP EXHIBIT



LINE LEGEND

- Center Line
- Property Line
- Fence Line
- Wall Line

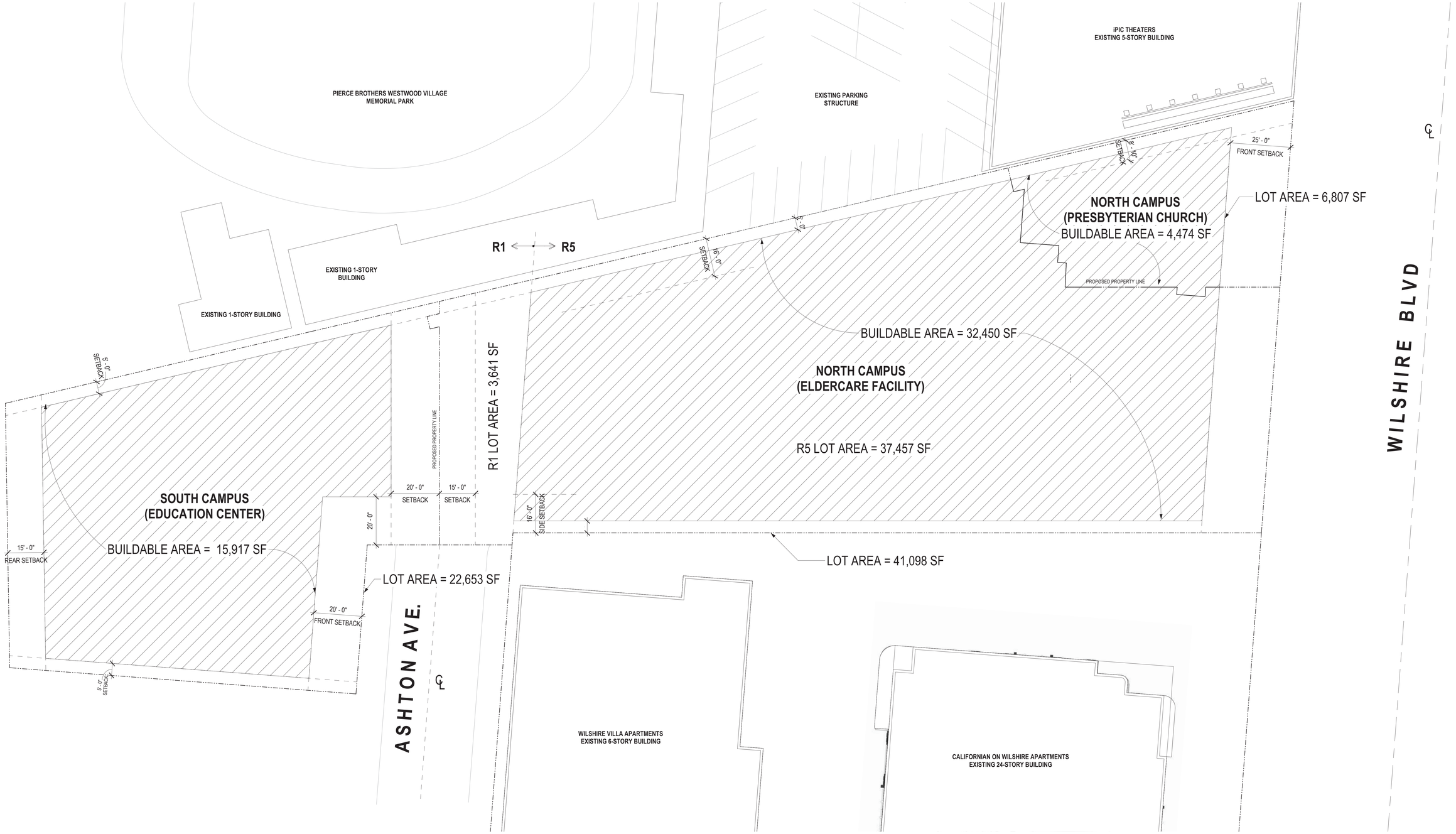
BENCH MARK
City of Los Angeles Bench Mark:13-13101 (NAVD 88)
Elevation: 319.218 ft.

Legend of Symbols

AIR VACUUM	FOUND MONUMENT	SEWER MANHOLE	TRAFFIC PULL BOX
ARROW	GUARD POST	TELEPHONE MANHOLE	TRAFFIC SIGNAL
TURN-ARROW	GUY ANCHOR	CABLE TV MANHOLE	CONTROL POINT
CENTERLINE	HANDICAP ACCESS	WATER MANHOLE	BLOW-OFF VALVE
SEWER CLEAN-OUT	IRRIGATION BOX	MONITORING WELL	GAS VALVE
CABLE TV	LIGHT POST	ELEC TRANSFORMER	WATER VALVE
DROP INLET	STORM DRAIN MANHOLE	POWER POLE	WATER METER
ELECTRICAL PULL BOX	ELECTRICAL MANHOLE	PROPERTY LINE	TELEPHONE BOX
FIRE HYDRANT	GENERIC MANHOLE	SIGN POST	PARKING METER
TELEPHONE VAULT	ELECTRICAL VAULT	WATER VAULT	COMM. VAULT

CreSurveys
(919) 766-0605

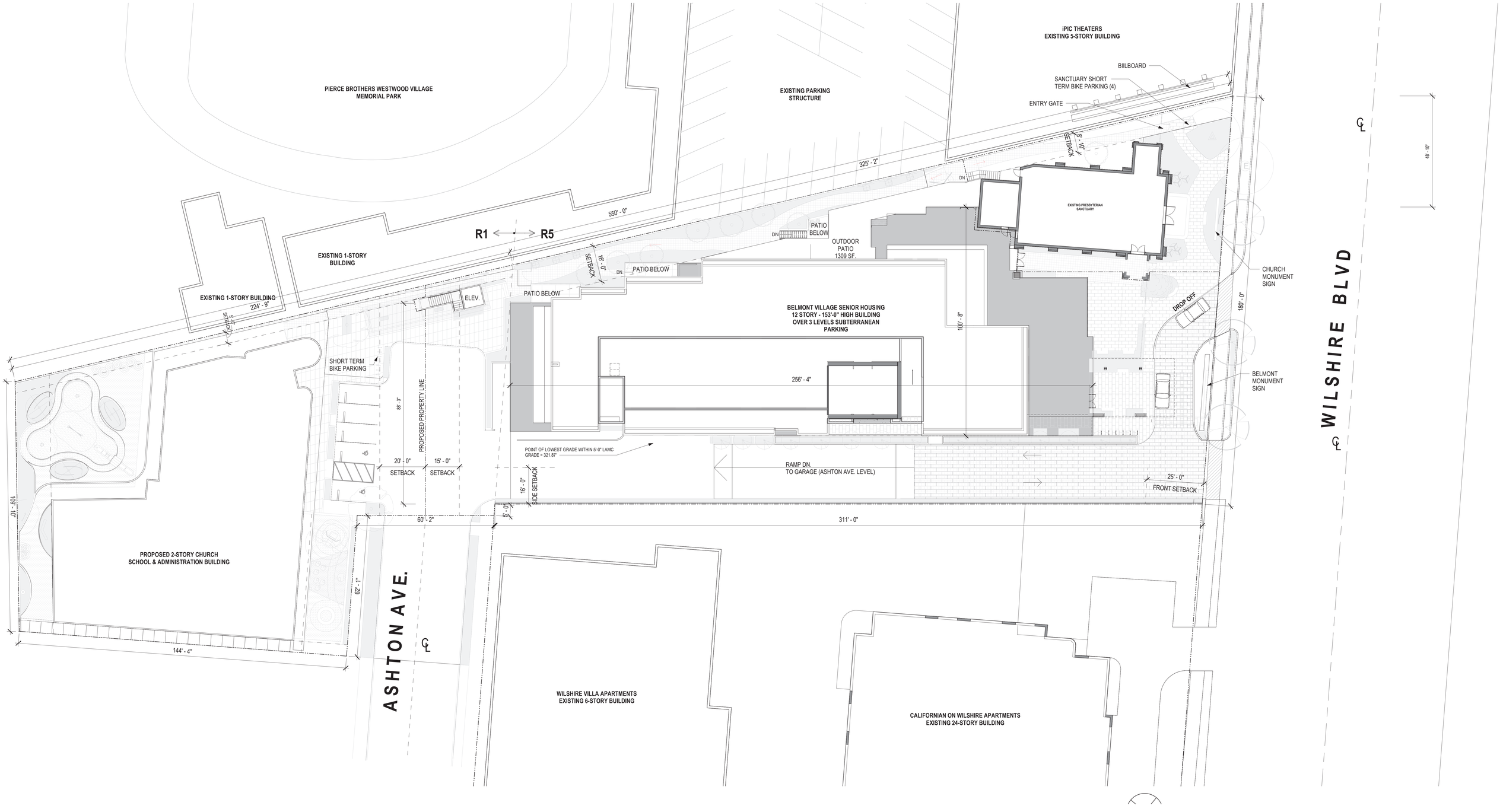
Sheet 2 of 3



BUILDABLE AREA DIAGRAM

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



PLOT PLAN

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NEIGHBOURHOOD ADJACENCIES

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



WILSHIRE CORRIDOR HEIGHT STUDY

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





≈25 STORY 1



≈18 STORY 2



≈16 STORY 3



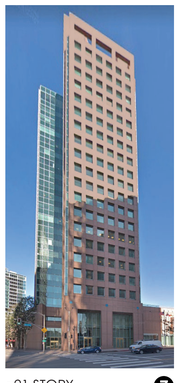
≈24 STORY 4



≈13 STORY 5



≈17 STORY 6



≈21 STORY 7



≈23 STORY 8



≈24 STORY 9

TALL BUILDINGS ALONG WILSHIRE BLVD.

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



1



2





3



4



6

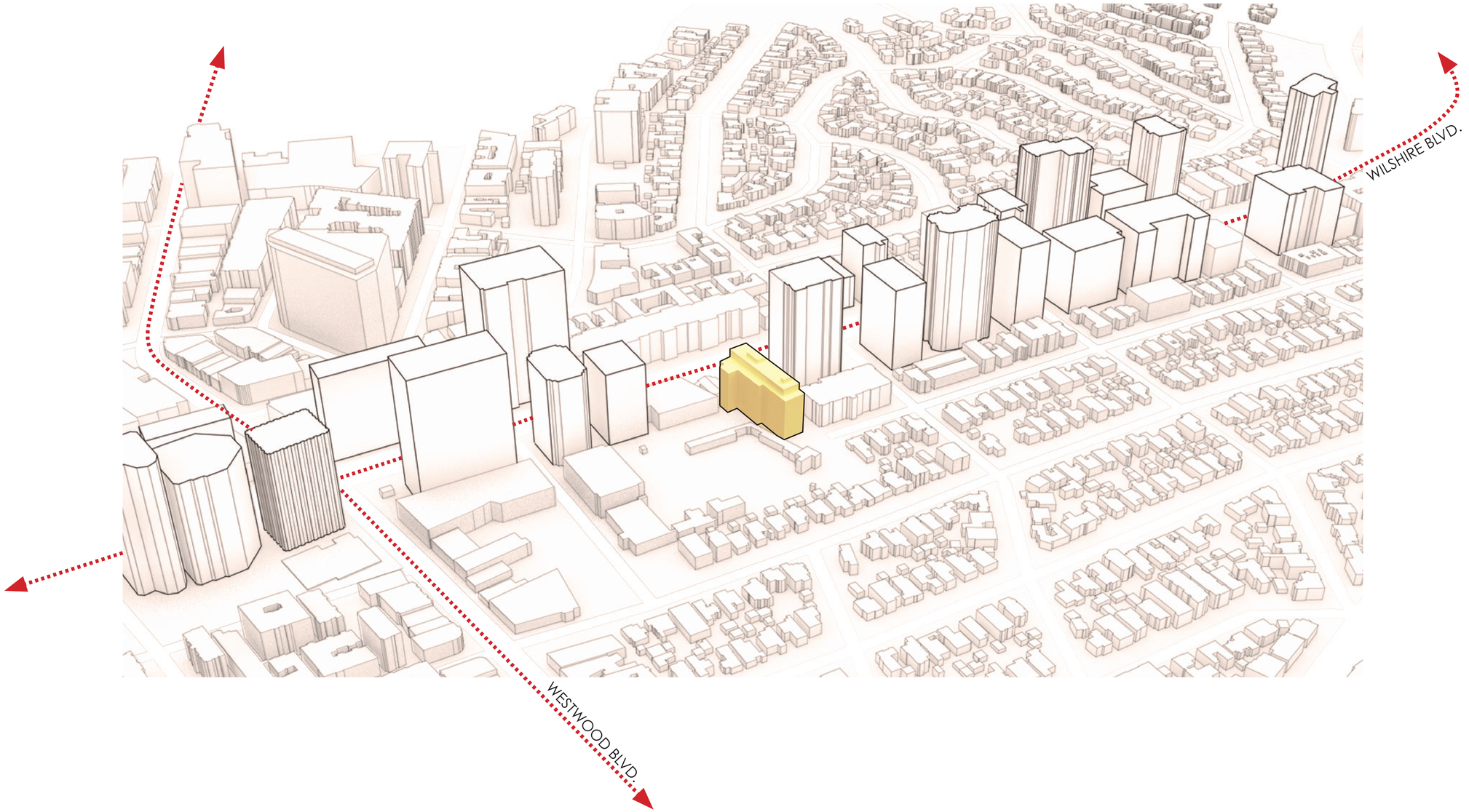


5

SITE CONTEXT

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

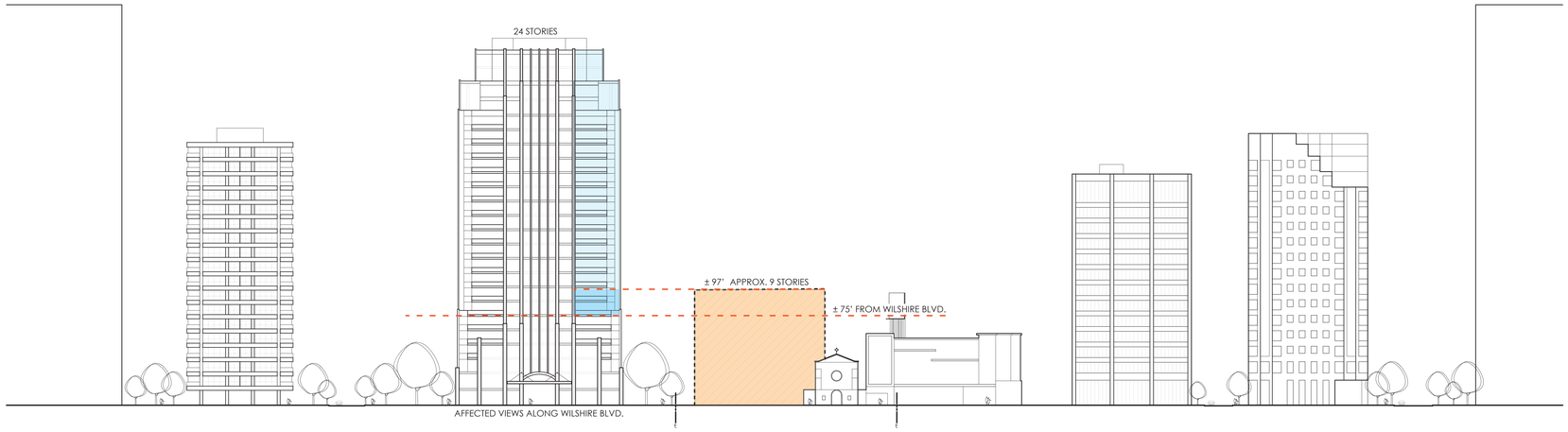
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



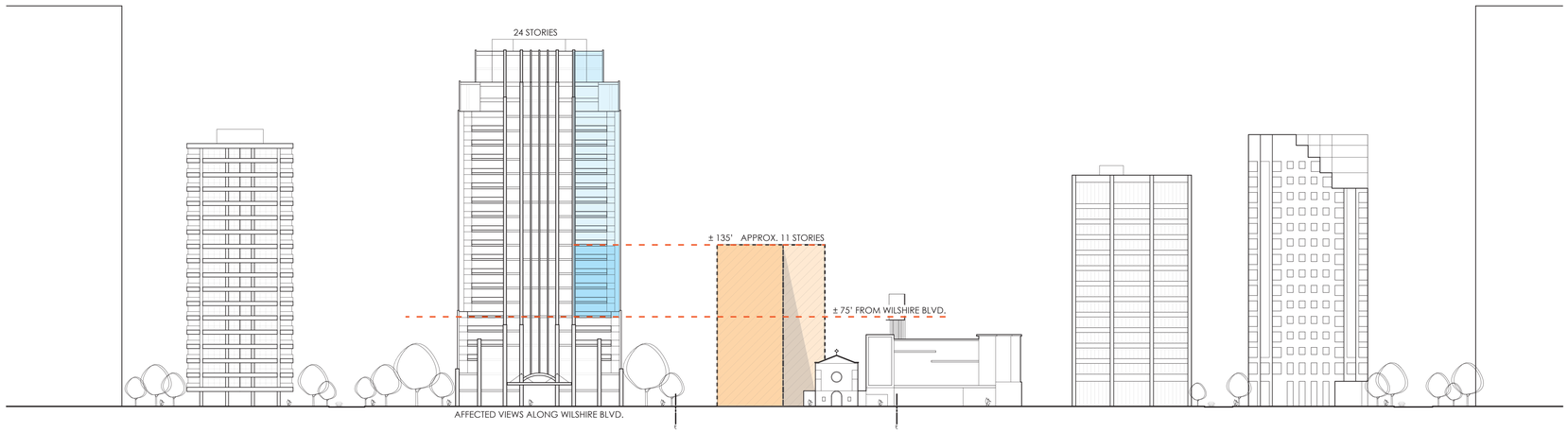
AERIAL VIEW DIAGRAM

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

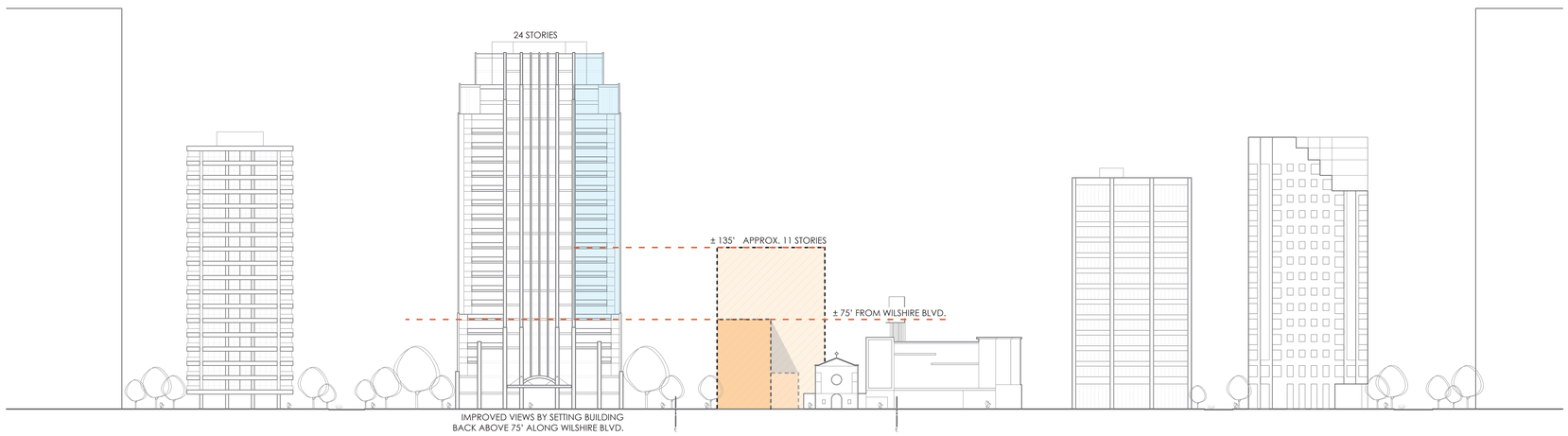
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



TOC CONDITION



ORIGINAL CONDITION

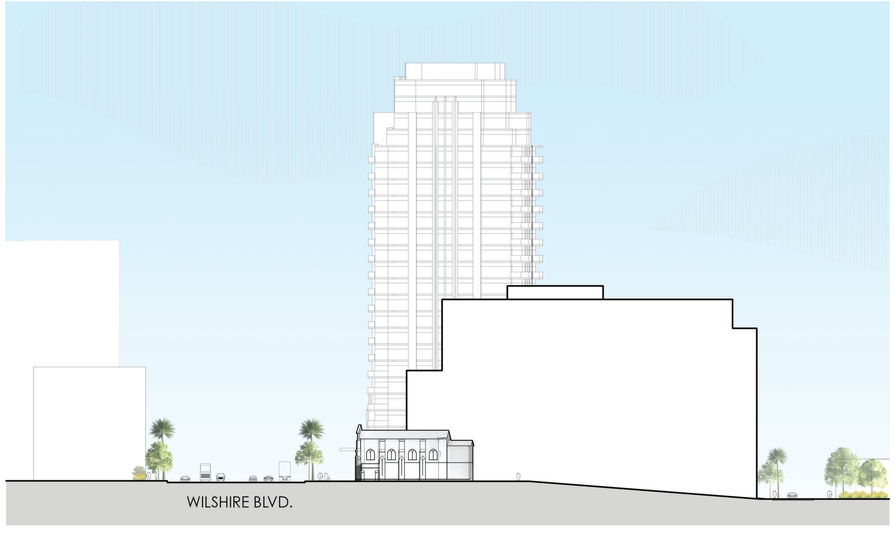


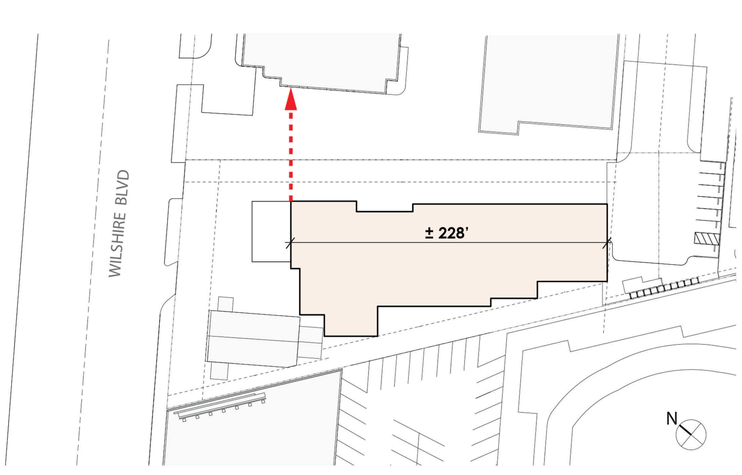
PROPOSED CONDITION

BUILDING MASSING ALONG WILSHIRE BLVD.

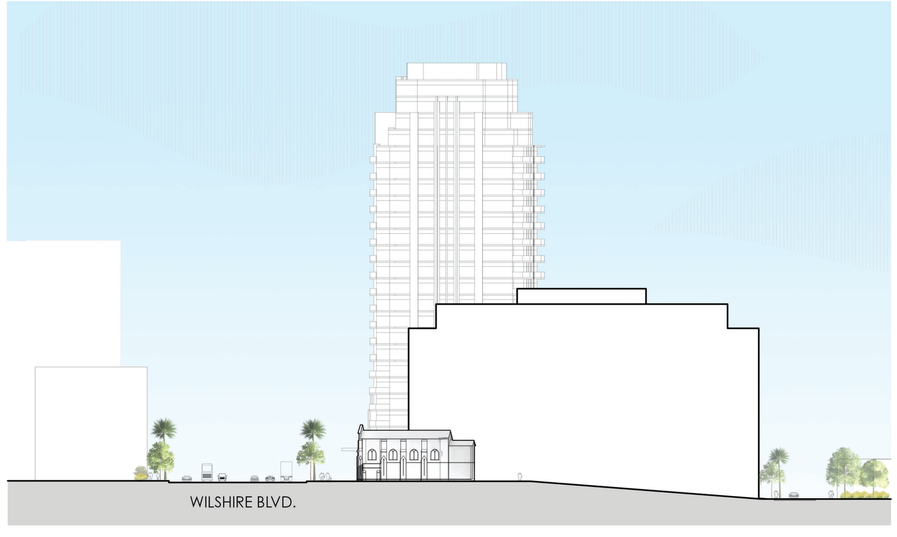
NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

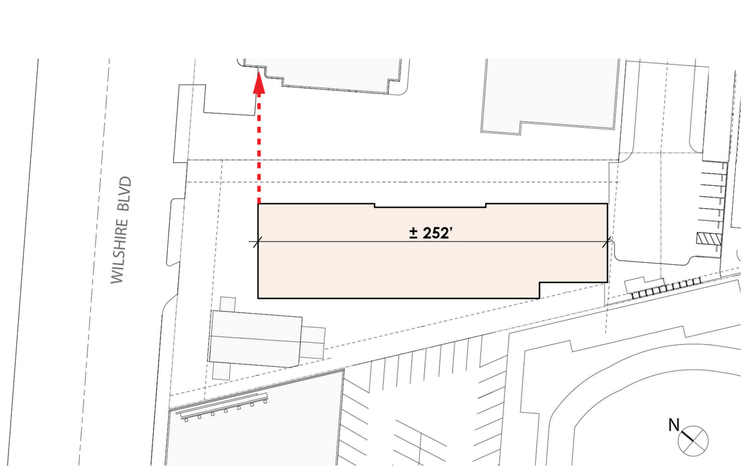
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





PROPOSED DESIGN





ORIGINAL DESIGN

MASSING SILHOUETTE & CONTEXTUAL IMPACT STUDY

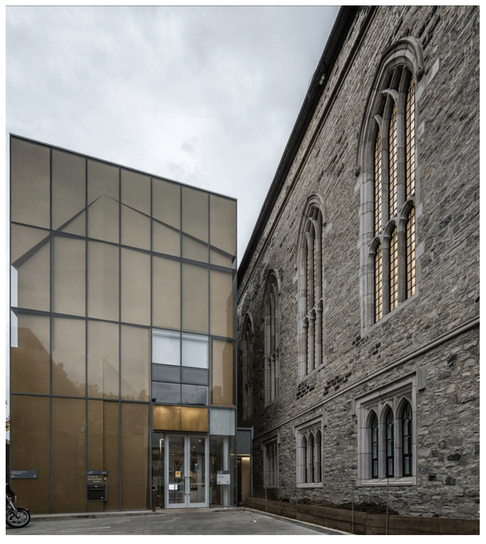
NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





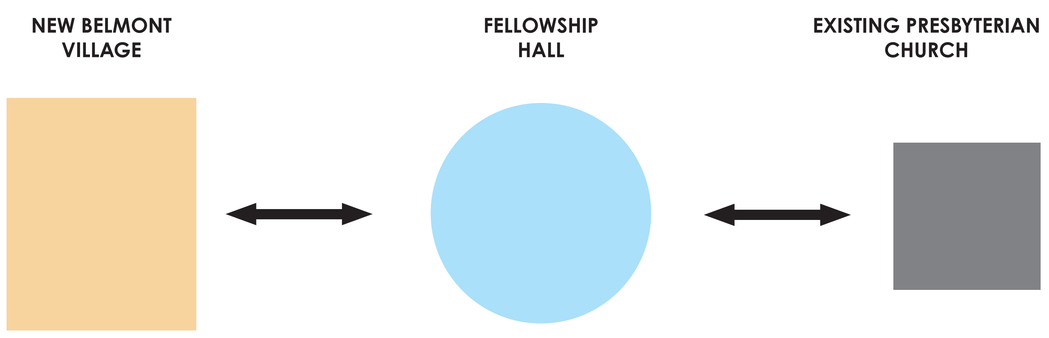
Reflective - Transparent Pavillion contrasts with Solid Mass
Wallis-Annenberg Center for the Performing Arts, Los Angeles



Identity of Older Building
Accentuated by New Addition
Maison de la Littérature, Quebec City



Effective Use of "Dematerialized" Glazed Space
Cleveland Museum of Art, Cleveland



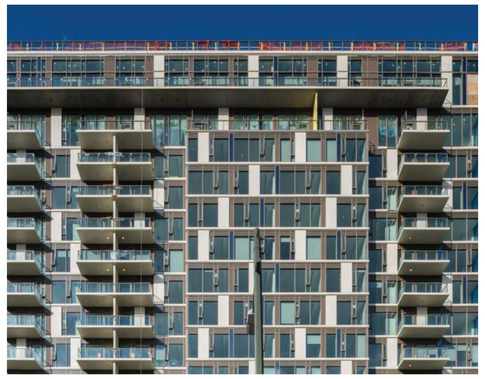
DESIGN STRATEGY - ARCHITECTURAL VOCABULARY

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

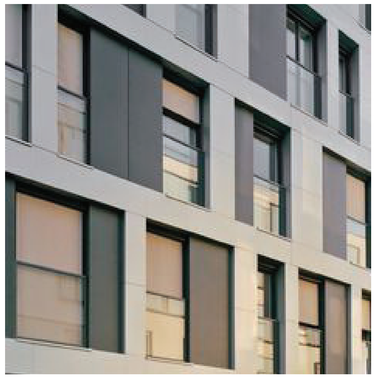
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

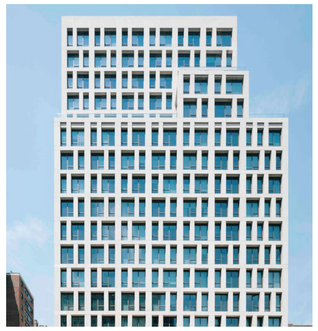


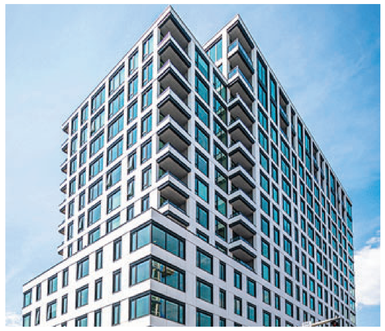














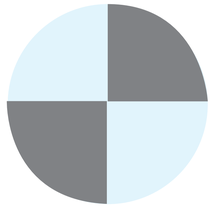






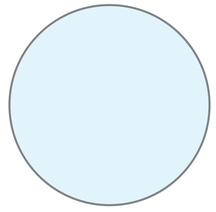
Wilshire Corridor Residential Buildings

BELMONT VILLAGE



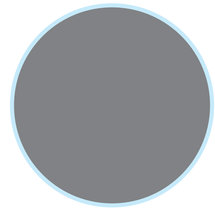
BALANCE OF
SOLIDS & VOIDS

FELLOWSHIP HALL



MOSTLY
TRANSPARENT

PRESBYTERIAN CHURCH

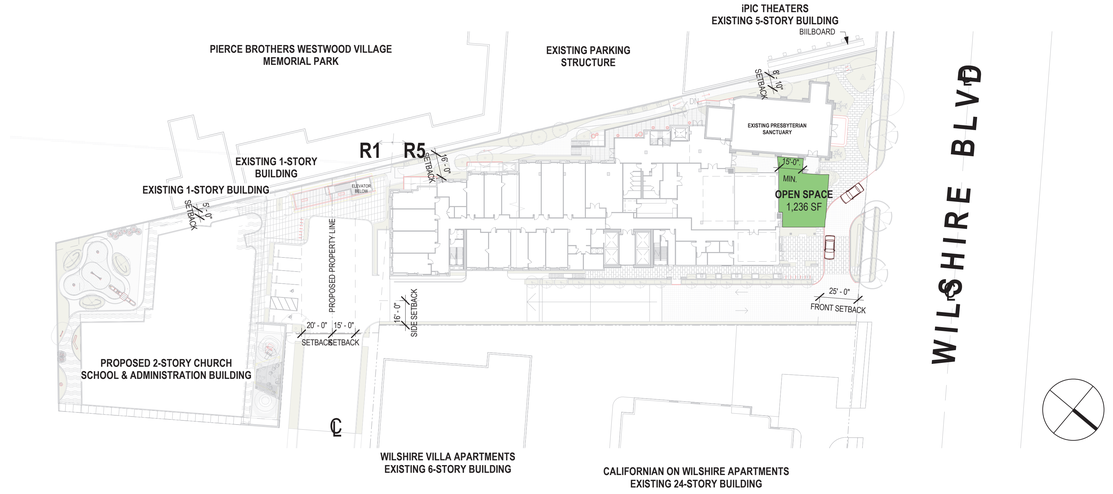


MOSTLY
SOLID

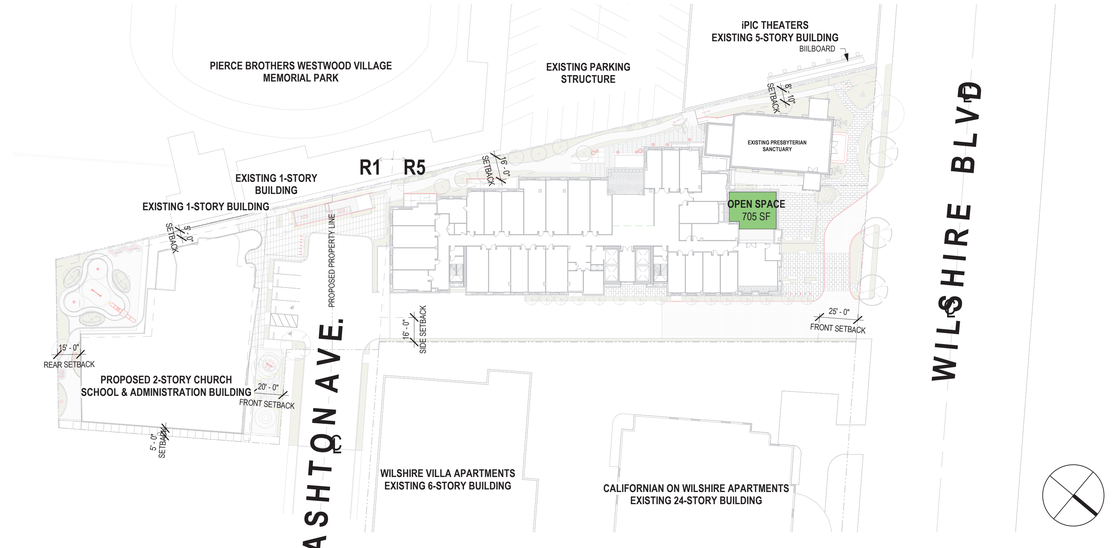
DESIGN STRATEGY - REFERENCE IMAGERY

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



1 FLOOR PLAN - FIRST FLOOR (WILSHIRE LEVEL)
1" = 40'-0"



2 FLOOR PLAN - LEVEL 3
1" = 40'-0"

COMMON OPEN SPACE EXTERIOR CONTRIBUTING AREAS

LEVEL	ROOM	AREA
LEVEL - 1	PLAZA	1,236 SF
LEVEL - 3	TERRACE	705 SF
TOTAL		**1,941 SF**

COMMON OPEN SPACE INTERIOR RECREATION CONTRIBUTING AREAS

LEVEL	ROOM	AREA
LEVEL - GROUND	SCREENING	656 SF
	POOL / LOUNGE	1,713 SF
LEVEL - 1	MULTI PURPOSE / TODDLER ROOM	748 SF
LEVEL - 2	DAY ROOM	606 SF
LEVEL - 3	DAY ROOM	600 SF
LEVEL - 11	SPORTS LOUNGE	955 SF
	GREAT ROOM	1,558 SF
	SPORTS LOUNGE	1,082 SF
TOTAL		**7,918 SF**

NOTE: SEE FLOOR PLANS FOR CONTRIBUTING AREAS

COMMON OPEN SPACE PRIVATE AREA CONTRIBUTING AREAS

LEVEL	ROOM	AREA
LEVEL - 8	PRIVATE BALCONY	50 SF
TOTAL		**50 SF**

NOTE: SEE FLOOR PLANS FOR CONTRIBUTING AREAS

COMMON OPEN SPACE TOTAL	**9,909 SF**

OPEN SPACE ANALYSIS

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



AERIAL VIEW ALONG WILSHIRE LOOKING TOWARDS THE SOUTH

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



STREET VIEW OF NORTH FACADE ALONG WILSHIRE BLVD. AT NIGHT

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



CLOSE UP VIEW OF ENTRANCE & FELLOWSHIP HALL

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

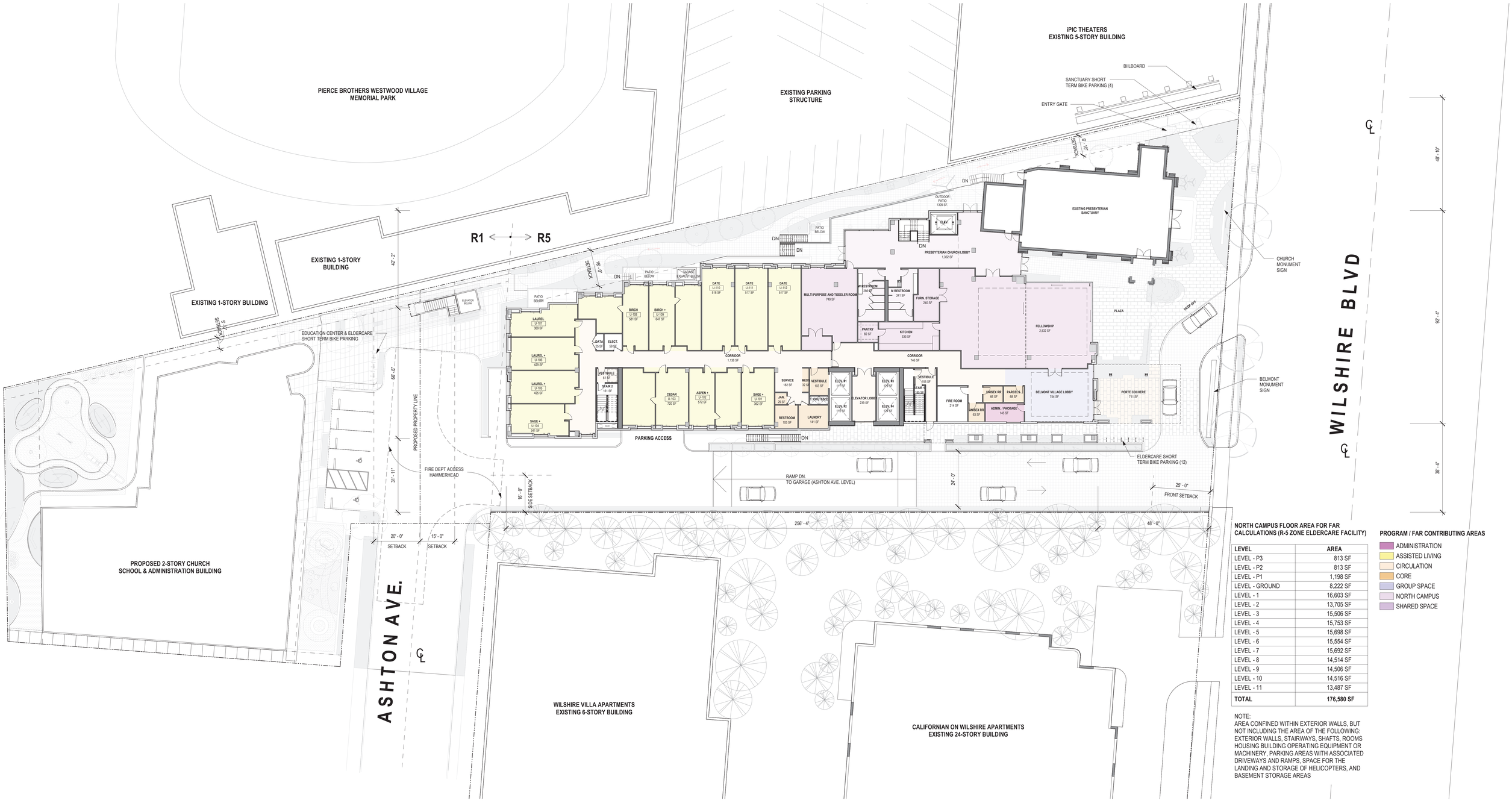


SCALE: 1/16"=1'0"

ILLUSTRATED SITE PLAN

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

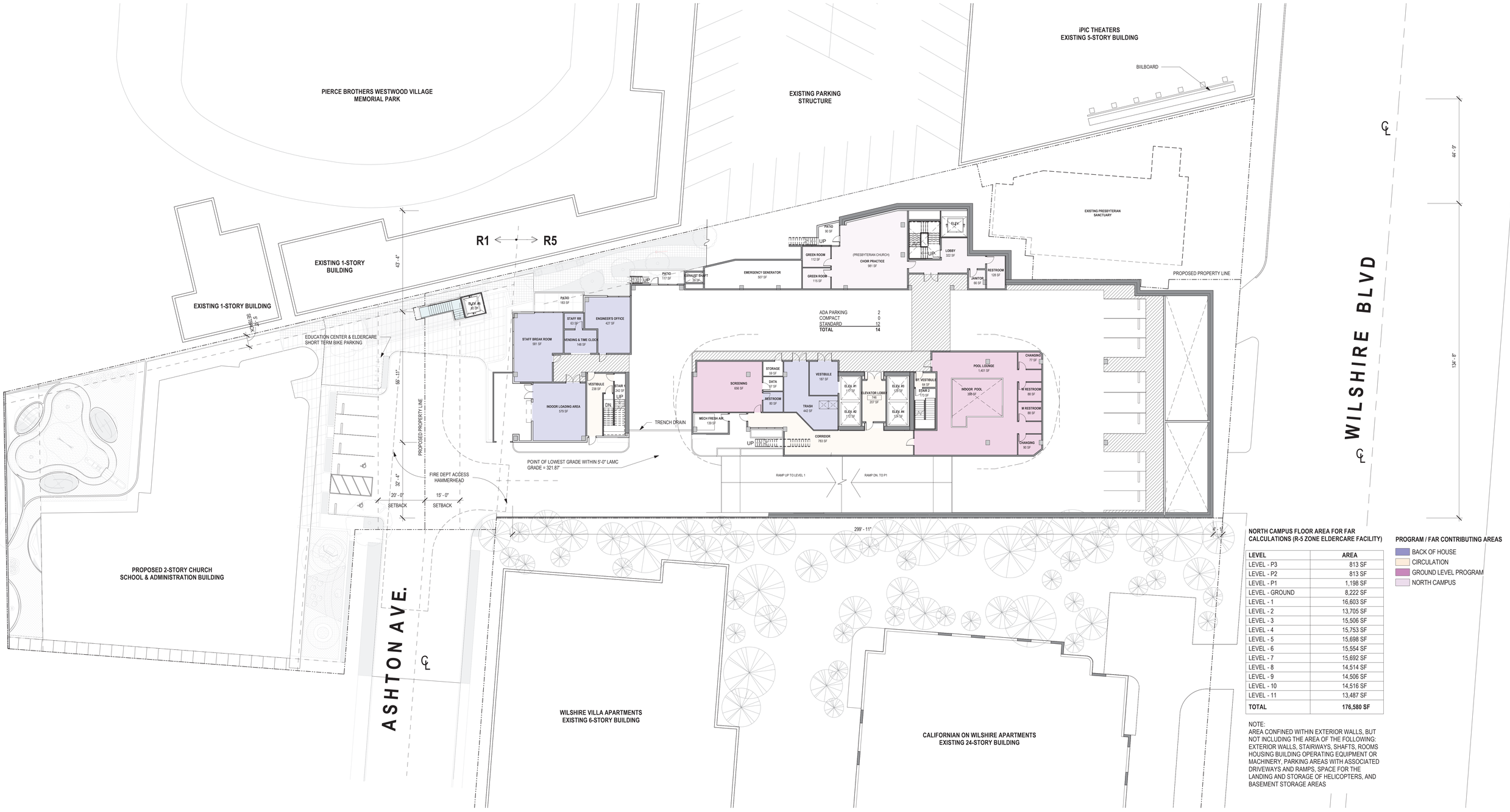
- ADMINISTRATION
- ASSISTED LIVING
- CIRCULATION
- CORE
- GROUP SPACE
- NORTH CAMPUS
- SHARED SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - FIRST FLOOR (WILSHIRE BLVD.)

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

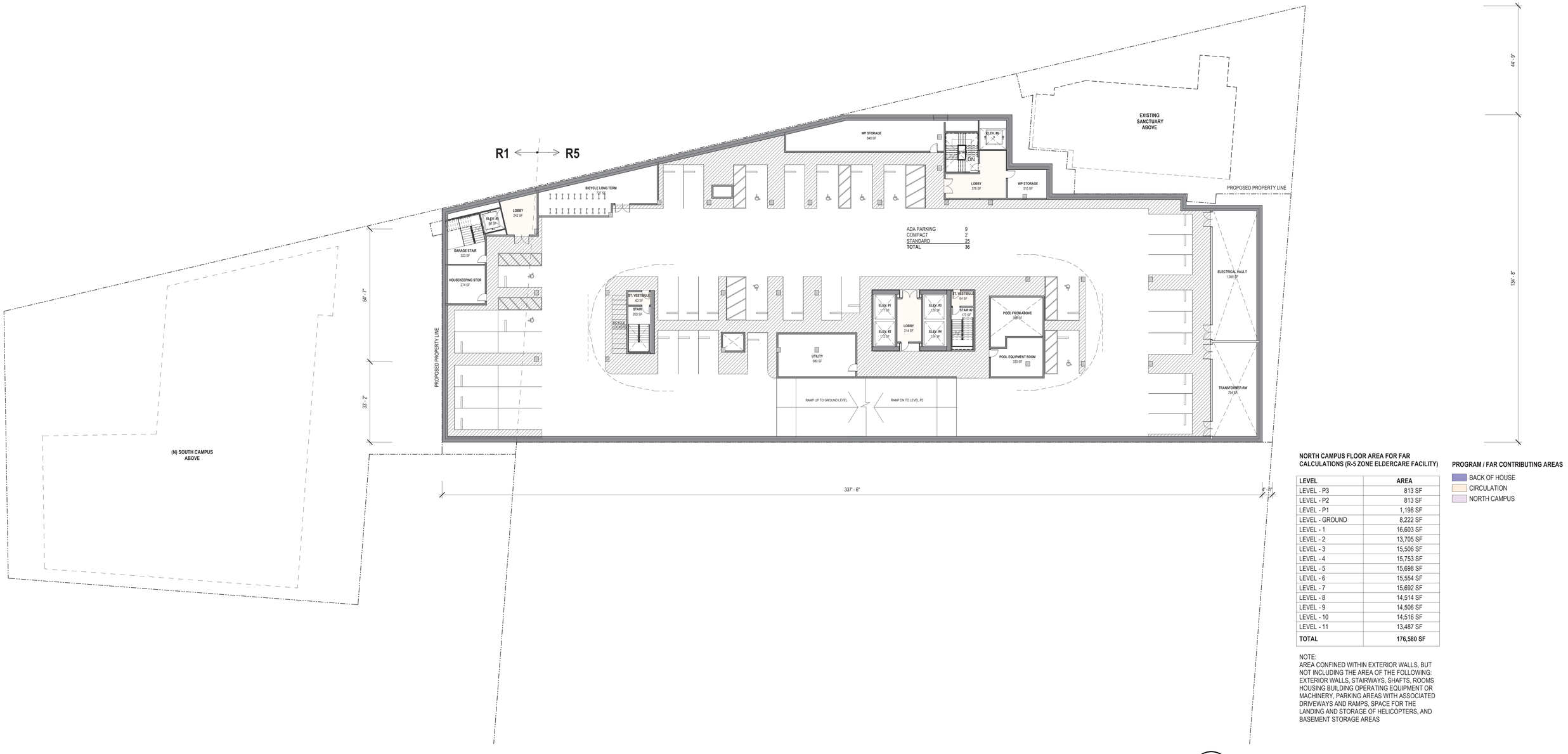
- BACK OF HOUSE
- CIRCULATION
- GROUND LEVEL PROGRAM
- NORTH CAMPUS

SCALE: 1/16"=1'0"

FLOOR PLAN - GROUND FLOOR (ASHTON AVE.)

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

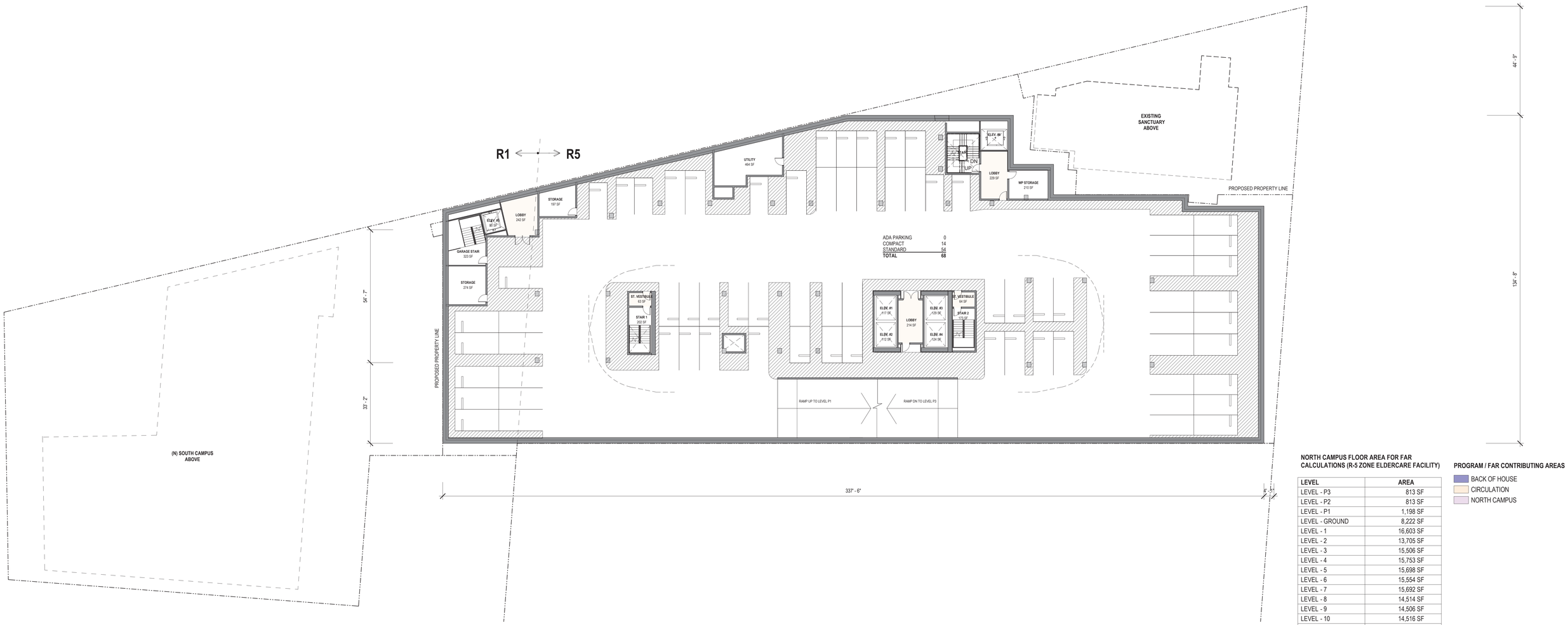
- BACK OF HOUSE
- CIRCULATION
- NORTH CAMPUS

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL P1

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

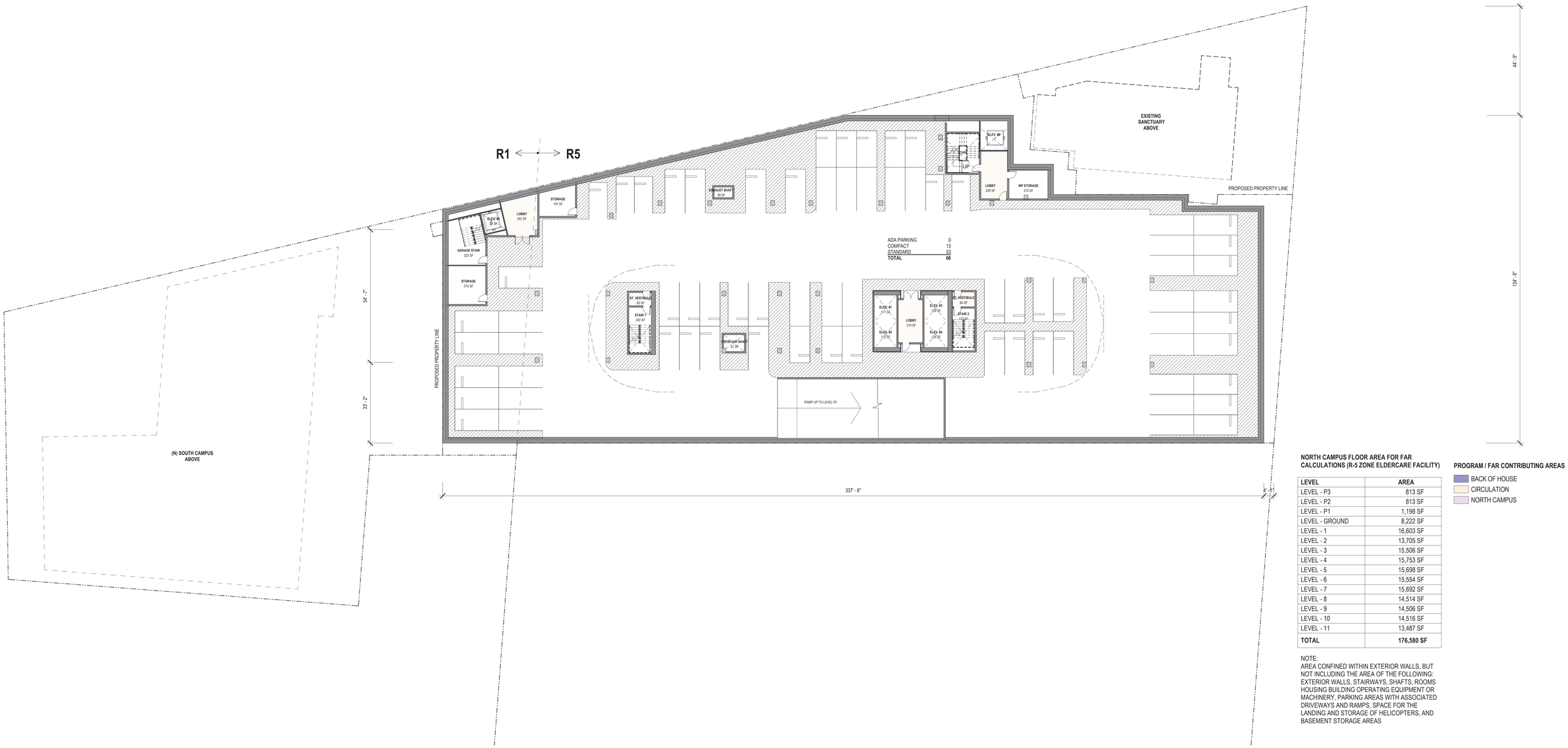
- BACK OF HOUSE
- CIRCULATION
- NORTH CAMPUS

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL P2

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

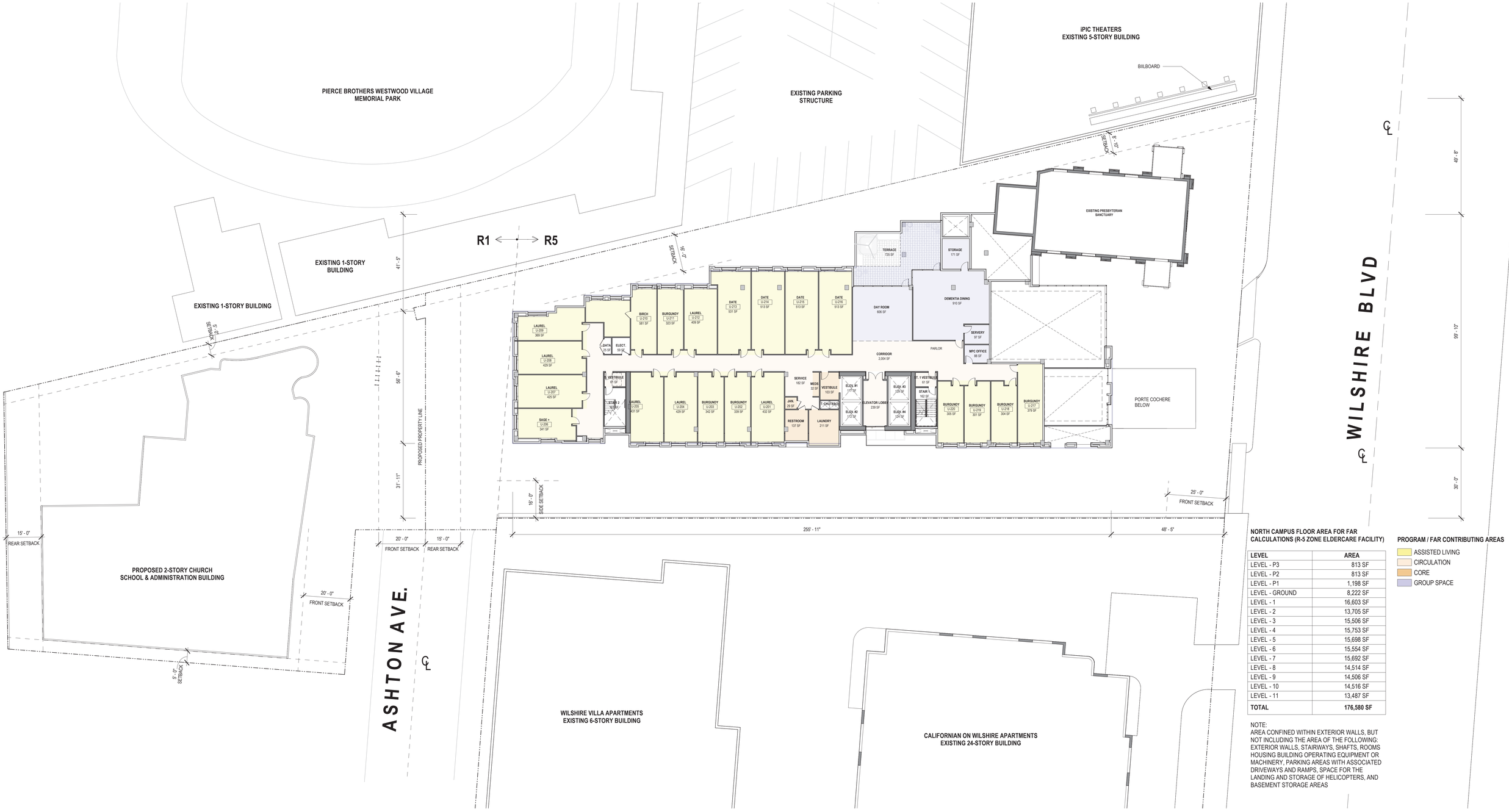
- BACK OF HOUSE
- CIRCULATION
- NORTH CAMPUS

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL P3

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- ASSISTED LIVING
- CIRCULATION
- CORE
- GROUP SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 2

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- ASSISTED LIVING
- CIRCULATION
- CORE
- GROUP SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 3

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- ASSISTED LIVING
- CIRCULATION
- CORE
- GROUP SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 4

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- ADMINISTRATION
- ASSISTED LIVING
- CIRCULATION
- CORE
- GROUP SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 5

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- ASSISTED LIVING
- CIRCULATION
- CORE

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 6

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- CIRCULATION
- CORE
- GROUP SPACE
- INDEPENDENT

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 7

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- CIRCULATION
- CORE
- GROUP SPACE
- INDEPENDENT

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 8

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

- CIRCULATION
- CORE
- GROUP SPACE
- INDEPENDENT

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 9

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

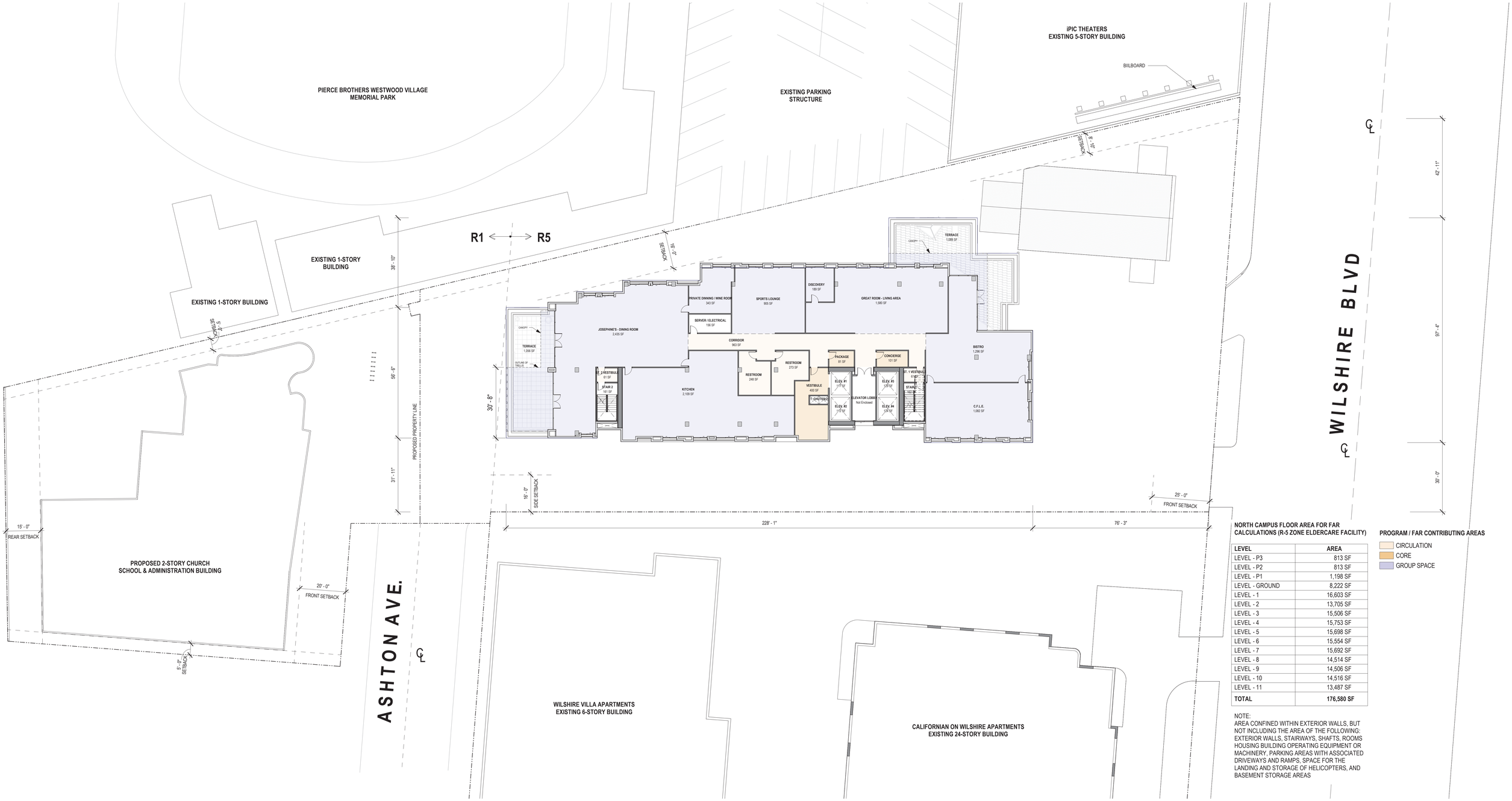
- CIRCULATION
- CORE
- GROUP SPACE
- INDEPENDENT

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 10

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



NORTH CAMPUS FLOOR AREA FOR FAR CALCULATIONS (R-5 ZONE ELDERCARE FACILITY)

LEVEL	AREA
LEVEL - P3	813 SF
LEVEL - P2	813 SF
LEVEL - P1	1,198 SF
LEVEL - GROUND	8,222 SF
LEVEL - 1	16,603 SF
LEVEL - 2	13,705 SF
LEVEL - 3	15,506 SF
LEVEL - 4	15,753 SF
LEVEL - 5	15,698 SF
LEVEL - 6	15,554 SF
LEVEL - 7	15,692 SF
LEVEL - 8	14,514 SF
LEVEL - 9	14,506 SF
LEVEL - 10	14,516 SF
LEVEL - 11	13,487 SF
TOTAL	**176,580 SF**

NOTE:
AREA CONFINED WITHIN EXTERIOR WALLS, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS

PROGRAM / FAR CONTRIBUTING AREAS

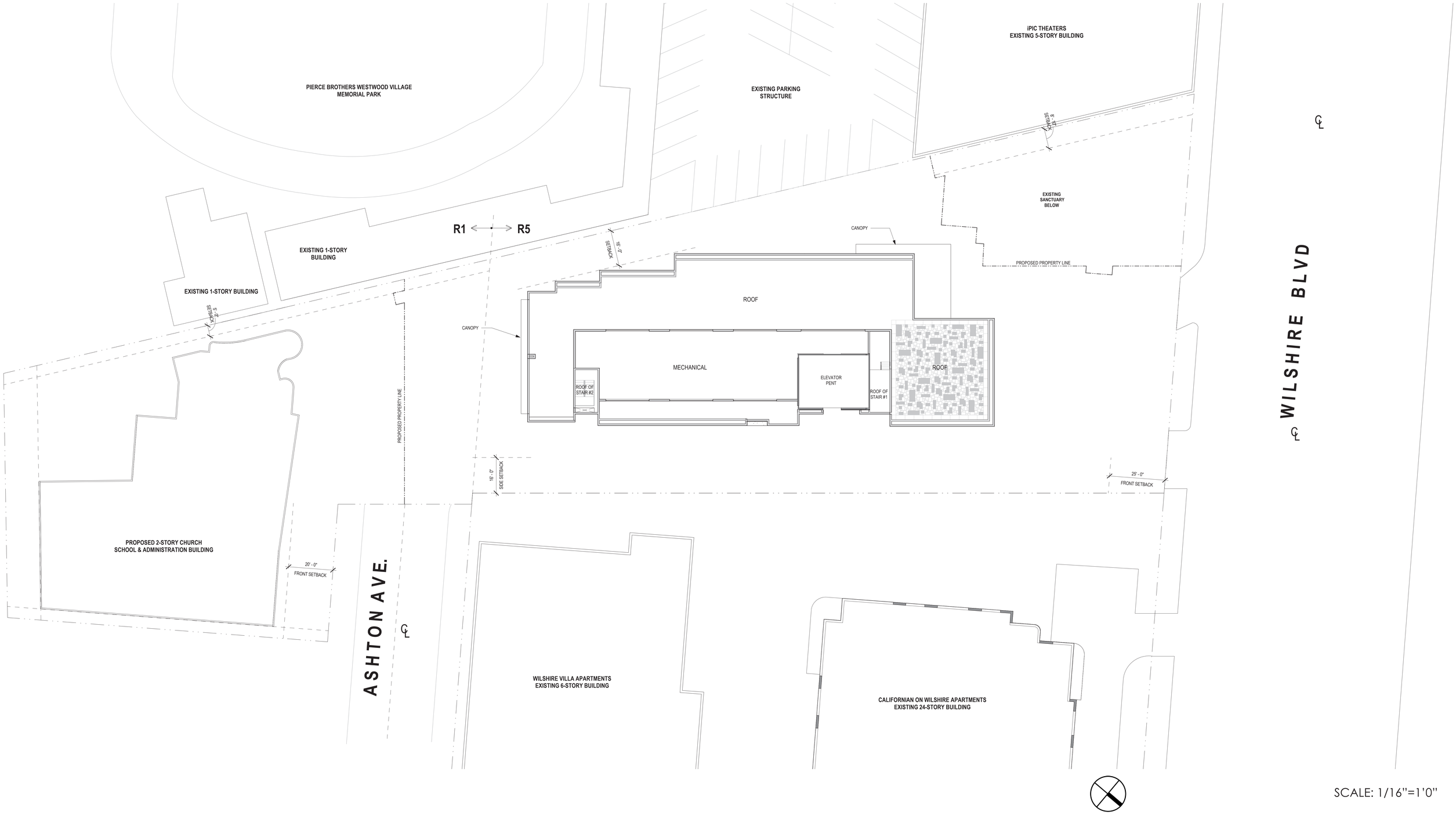
- CIRCULATION
- CORE
- GROUP SPACE

SCALE: 1/16"=1'0"

FLOOR PLAN - LEVEL 11

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



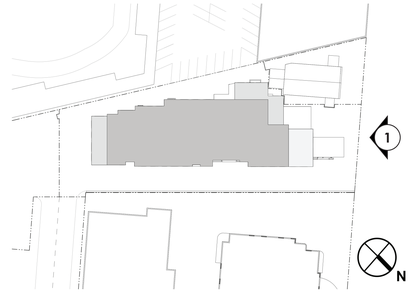
SCALE: 1/16"=1'0"

ROOF PLAN

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





SCALE: 1/16"=1'0"

① NORTH ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





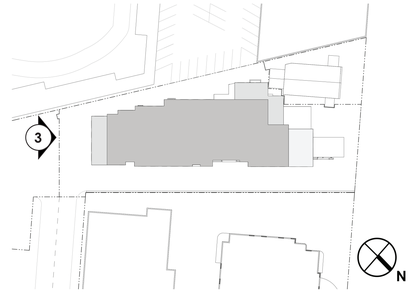
SCALE: 1/16"=1'0"

② WEST ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





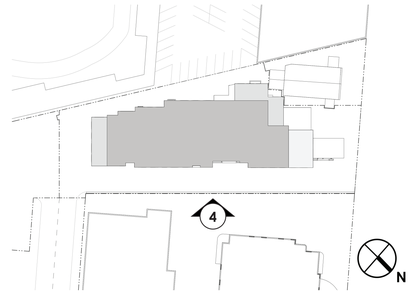
SCALE: 1/16"=1'0"

③ SOUTH ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





SCALE: 1/16"=1'0"

④ EAST ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



SCALE: 1/16"=1'0"

RENDERED NORTH ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



SCALE: 1/16"=1'0"

RENDERED WEST ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

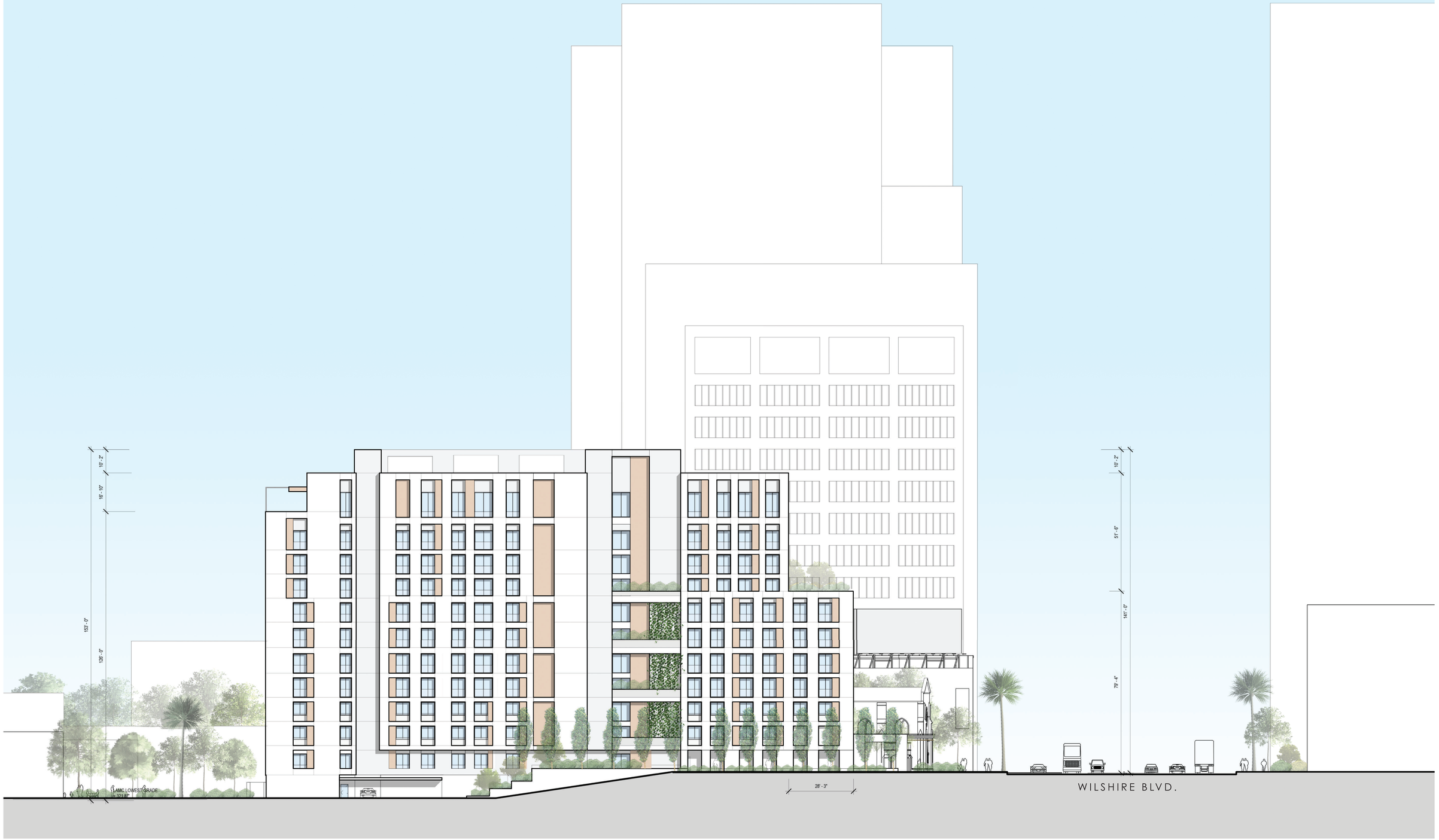


SCALE: 1/16"=1'0"

RENDERED SOUTH ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

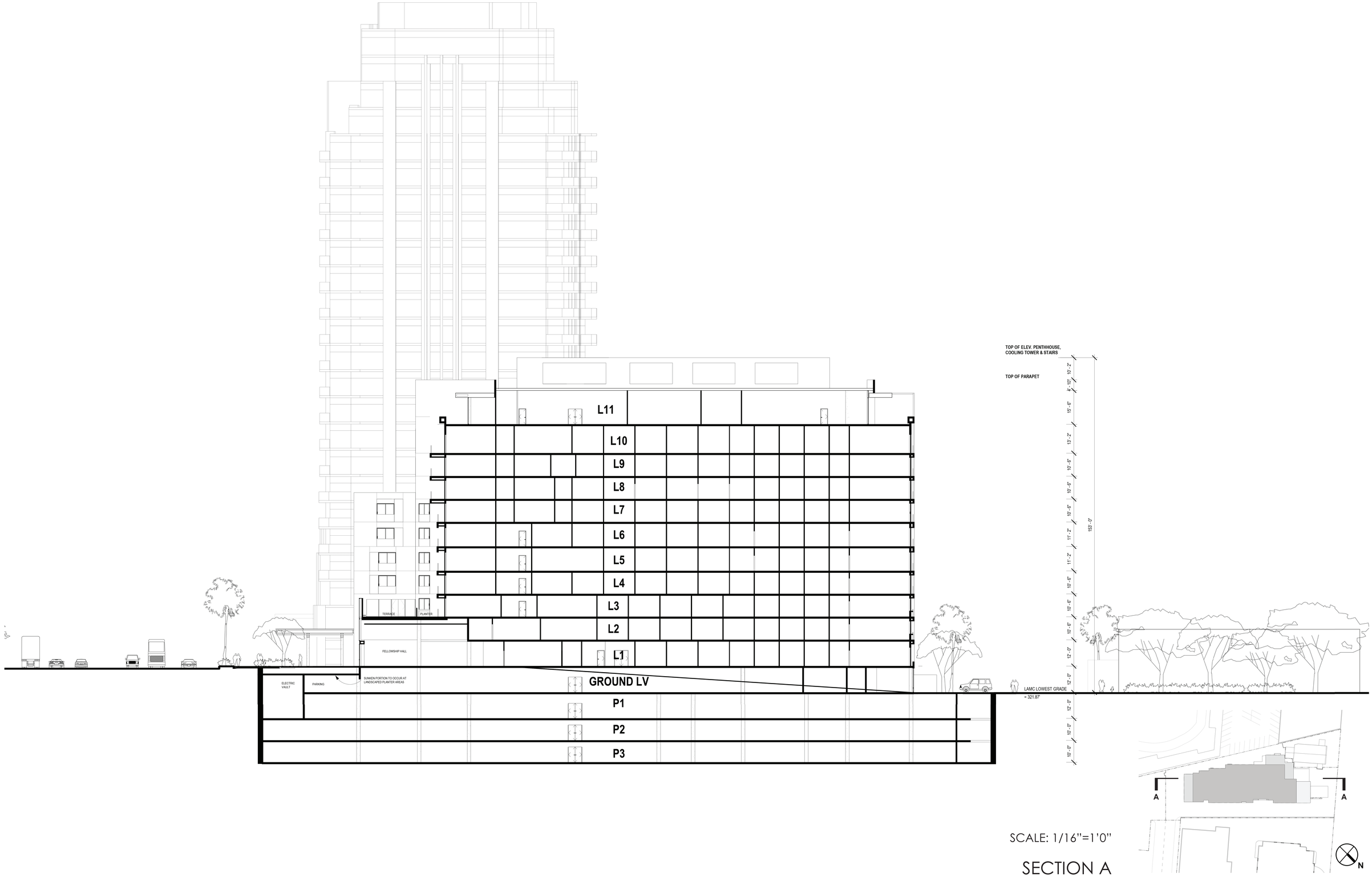


SCALE: 1/16"=1'0"

RENDERED EAST ELEVATION

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

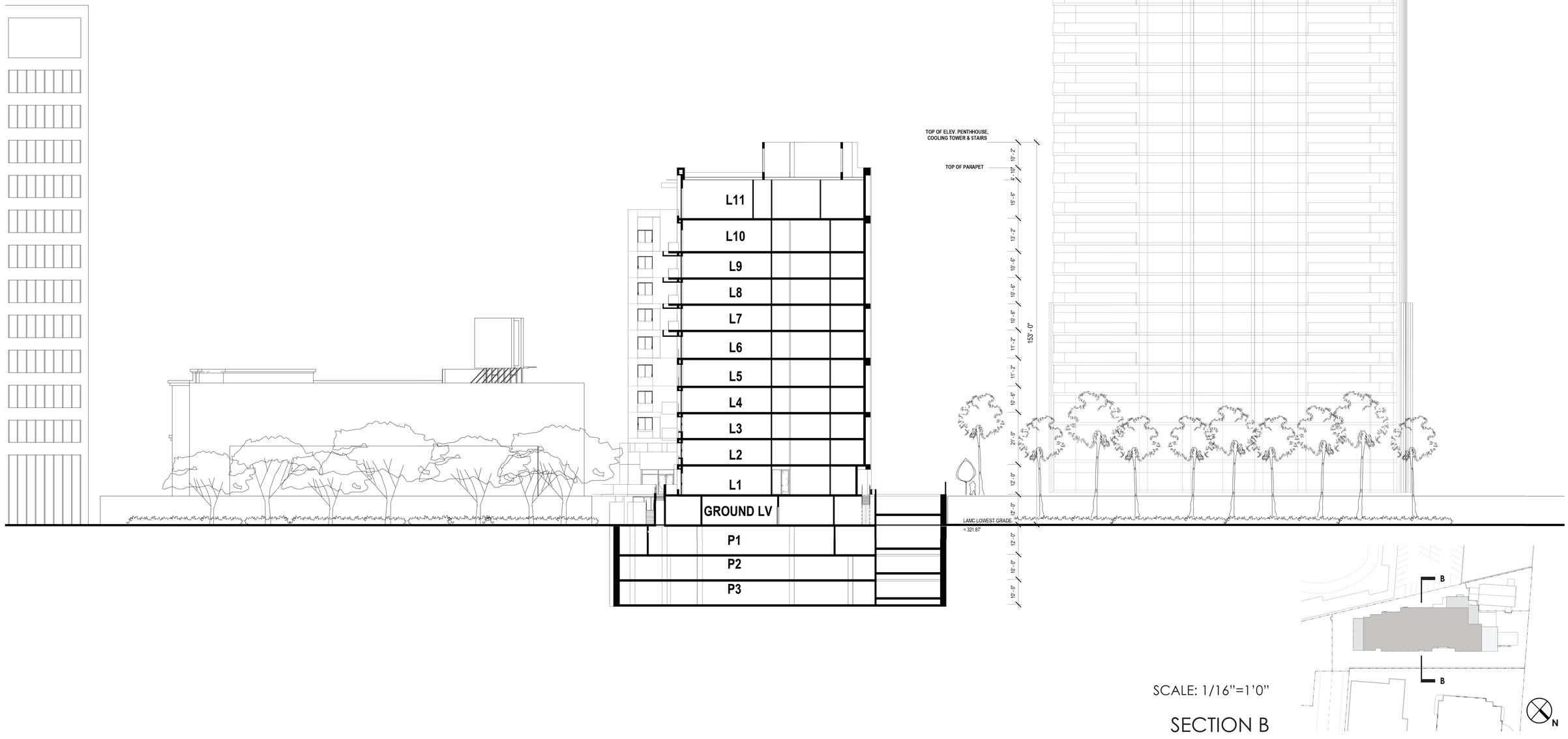


SCALE: 1/16"=1'0"

SECTION A

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



SCALE: 1/16"=1'0"

SECTION B

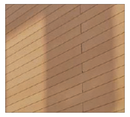
NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.





1. **UNIT WINDOWS**
FINISH TO MATCH
ARCADIA 5000 SERIES SLIDING DOORS
FRAME COLOR: SILVER-GREY
GLAZING: CLEAR



2. **ROOFTOP CANOPY**
FINISH TO MATCH
EXTECH GEOLAM VERTIGO 5010 SERIES
COLOR: TEAK



3. **EXTERIOR METAL PANEL**
FINISH TO MATCH
REYNOBOND ALUMINIUM PANEL OR SIMILAR
COLOR: SILVER-GREY



4. **ARCHITECTURAL FACADE PANELS**
FINISH TO MATCH
DRI-DEISGN ALUMINIUM PANEL: ANODIZED SERIES
COLOR: COPPER ANODIZED
OR
REYNOBOND ALUMINIUM PANEL: DURAGLOS SERIES
COLOR: FRENCH WALNUT



5. **CURTAINWALL FLUSH GLAZING**
CURTAINWALL SYSTEM TO MATCH CRL ALUMINIUM SERIES FF 600
GLASS COLOR/FINISH TO MATCH
VITRO ARCHITETCURAL GLASS: SOLARBAN 67 SERIES
MULLIONS COLOR: SILVER-GREY



6. **SLIDING WINDOW WALL SYSTEM**
SYSTEM TO MATCH NANAWALL SERIES HSW-60
GLASS COLOR/FINISH TO MATCH
VITRO ARCHITETCURAL GLASS: SOLARBAN 67 SERIES
FRAME COLOR: SILVER-GREY



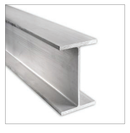
7. **UNIT BALCONY GUARDRAILS**
FINISH TO MATCH
CRL GLASS RAILING SYSTEM GRS SERIES
GLAZING: CLEAR



8. **EXTERIOR CEMENTITIOUS FINISH**
FINISH TO MATCH
EQUITONE TECTIVA SERIES
COLOR: TE 90



9. **ENTRANCE CANOPY**
FINISH TO MATCH
KNOTWOOD BATTENS
COLOR: ASH



10. **I-BEAM**
PAINT FINISH TO MATCH
COLOR: SILVER-GREY

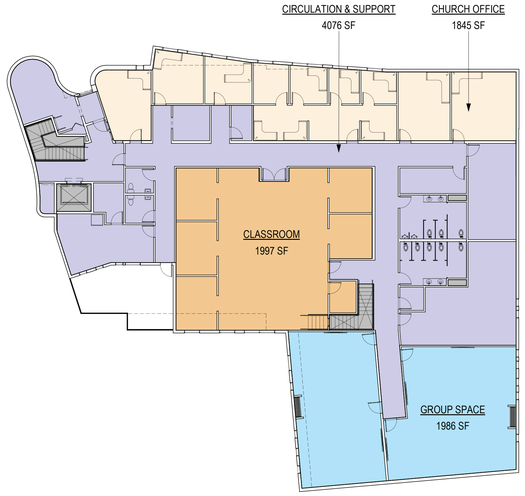


11. **FENCE**
PAINT FINISH TO MATCH
COLOR: SILVER-GREY

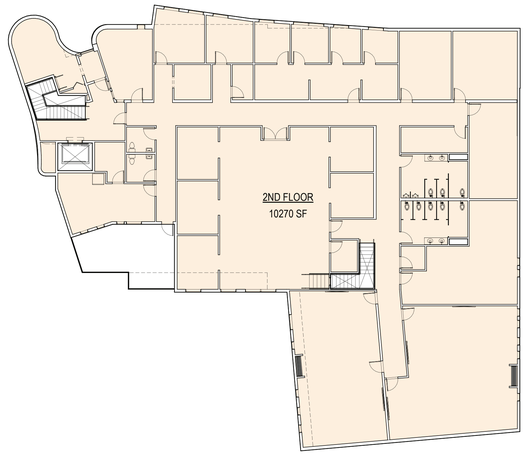
TYPICAL EXTERIOR MATERIALS & FINISHES

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

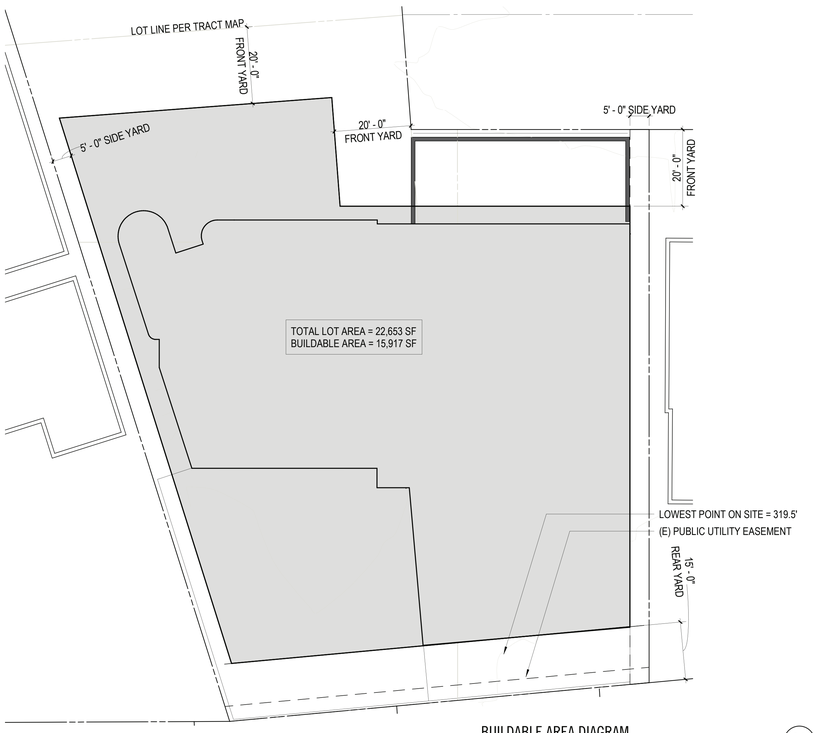
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.



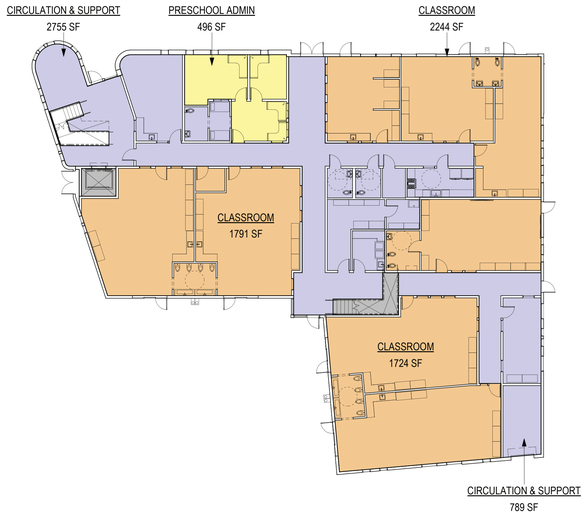
2ND FLOOR FAR PLAN
1/16" = 1'-0"
12



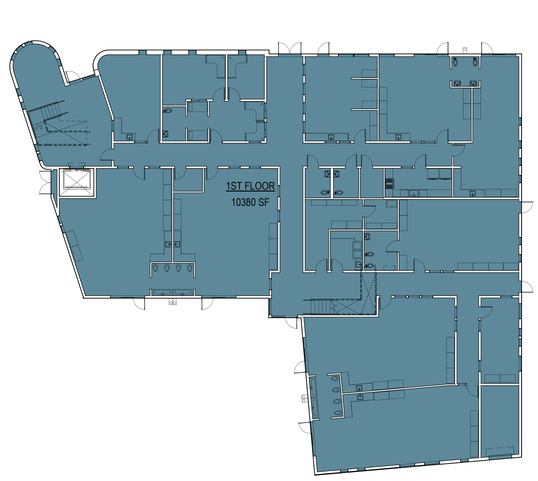
2ND FLOOR GROSS AREA PLAN
1/16" = 1'-0"
2



BUILDABLE AREA DIAGRAM
1/16" = 1'-0"
24



1ST FLOOR FAR PLAN
1/16" = 1'-0"
14



1ST FLOOR GROSS AREA PLAN
1/16" = 1'-0"
4

GRADE & HEIGHT NOTES

PER LAMC 12.03 GRADE
Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

PER LAMC 12.03 HEIGHT OF BLDG OR STRUCTURE
Is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a building or structure.

BUILDABLE AREA NOTES

PER LAMC 12.03: BUILDABLE AREA
All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses. For the purpose of computing the height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.

FAR NOTES

MEASUREMENT PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

FAR CALCULATIONS

CONTRIBUTING FLOOR AREA	AREA
CHURCH OFFICE	1845
CIRCULATION & SUPPORT	7620
CLASSROOM	7756
GROUP SPACE	1986
PRESCHOOL ADMIN	496
GRAND TOTAL	19703

LOT AREA: 22,653 SF

BUILDABLE AREA: 15,917 SF

ALLOWABLE FAR:
.45 : 1

PROPOSED FAR:
19,703 SF / 15,917 SF
= 1.24 : 1

LEGEND

- CHURCH OFFICE
- CIRCULATION & SUPPORT
- CLASSROOM
- GROUP SPACE
- PRESCHOOL ADMIN
- SHAFT (NOT FAR)

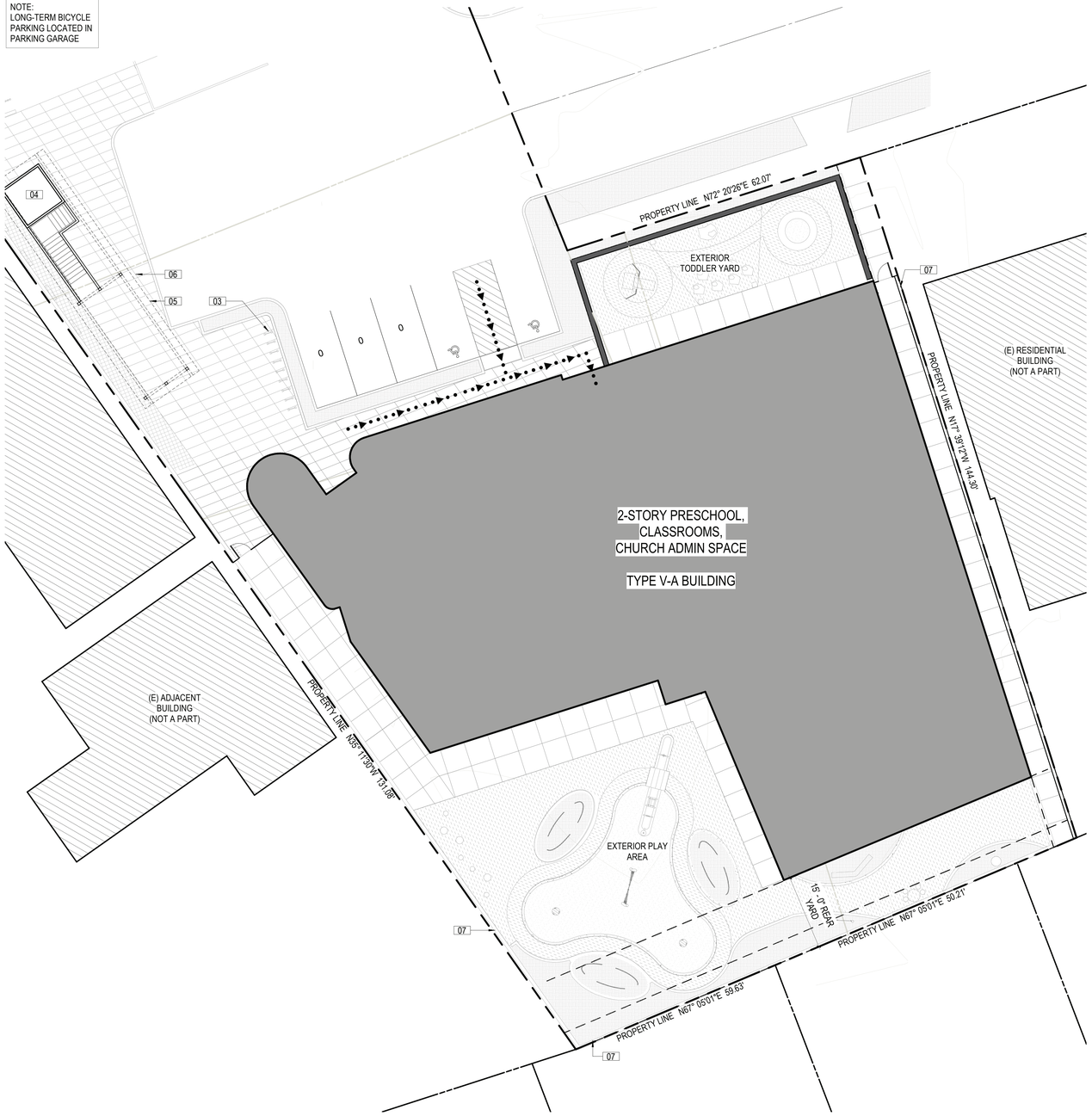
GROSS AREA CALCULATIONS

LEVEL	AREA (SF)
1ST FLOOR	10380
2ND FLOOR	10270
GRAND TOTAL	20650

LEGEND

- 1ST FLOOR
- 2ND FLOOR

NOTE:
LONG-TERM BICYCLE PARKING LOCATED IN PARKING GARAGE

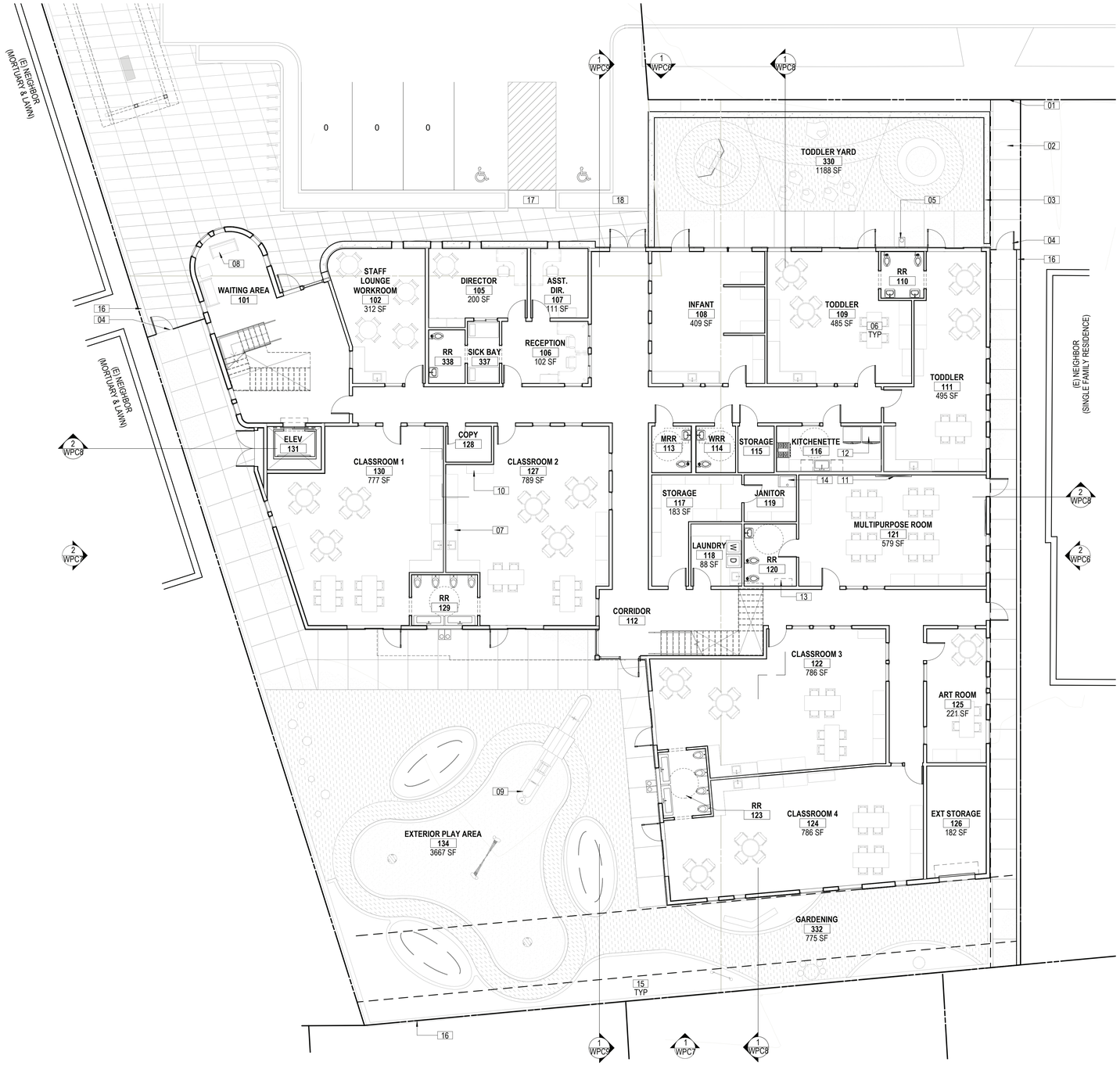


SITE PLAN
3/32" = 1'-0"

1

N

NOTES	LEGEND
01 PROPERTY LINE 02 (E) PUBLIC UTILITY EASEMENT 03 SHORT TERM BIKE PARKING 04 ELEVATOR TO P1 PARKING GARAGE (NOT A PART) 05 DECORATIVE TRELLIS PER LANDSCAPE 06 PAVING PER LANDSCAPE 07 6'-0" CMU WALL AT PROPERTY LINE	FIRST FLOOR BUILDING FOOTPRINT EXISTING NEIGHBORHOOD BUILDINGS (NOT A PART) LANDSCAPE AREA ACCESSIBLE PATH OF TRAVEL



FIRST FLOOR PLAN
1/8" = 1'-0"

1

NOTES

01 PROPERTY LINE
02 CONCRETE PAVERS
03 SECURITY WALL, 6'-0" ABOVE FINISH GRADE
04 DECORATIVE METAL FENCE & GATE
05 DRINKING FOUNTAIN
06 CLASSROOM FURNITURE
07 24" COUNTERTOP, 30" ABOVE FINISH FLOOR
08 FURNITURE BY OWNER
09 PLAY EQUIPMENT PER LANDSCAPE
10 STORAGE SHELVES
11 WALL-MOUNTED TV, PROVIDE 8" WALL BLOCKING
12 REFRIGERATOR
13 RECESSED FOLDING CHANGING TABLE
14 MOP SINK
15 MOVABLE OUTDOOR STORAGE SHED
16 6'-0" CMU WALL AT PROPERTY LINE
17 DETECTABLE WARNING SURFACE
18 PLANTING BED PER LANDSCAPE

LEGEND

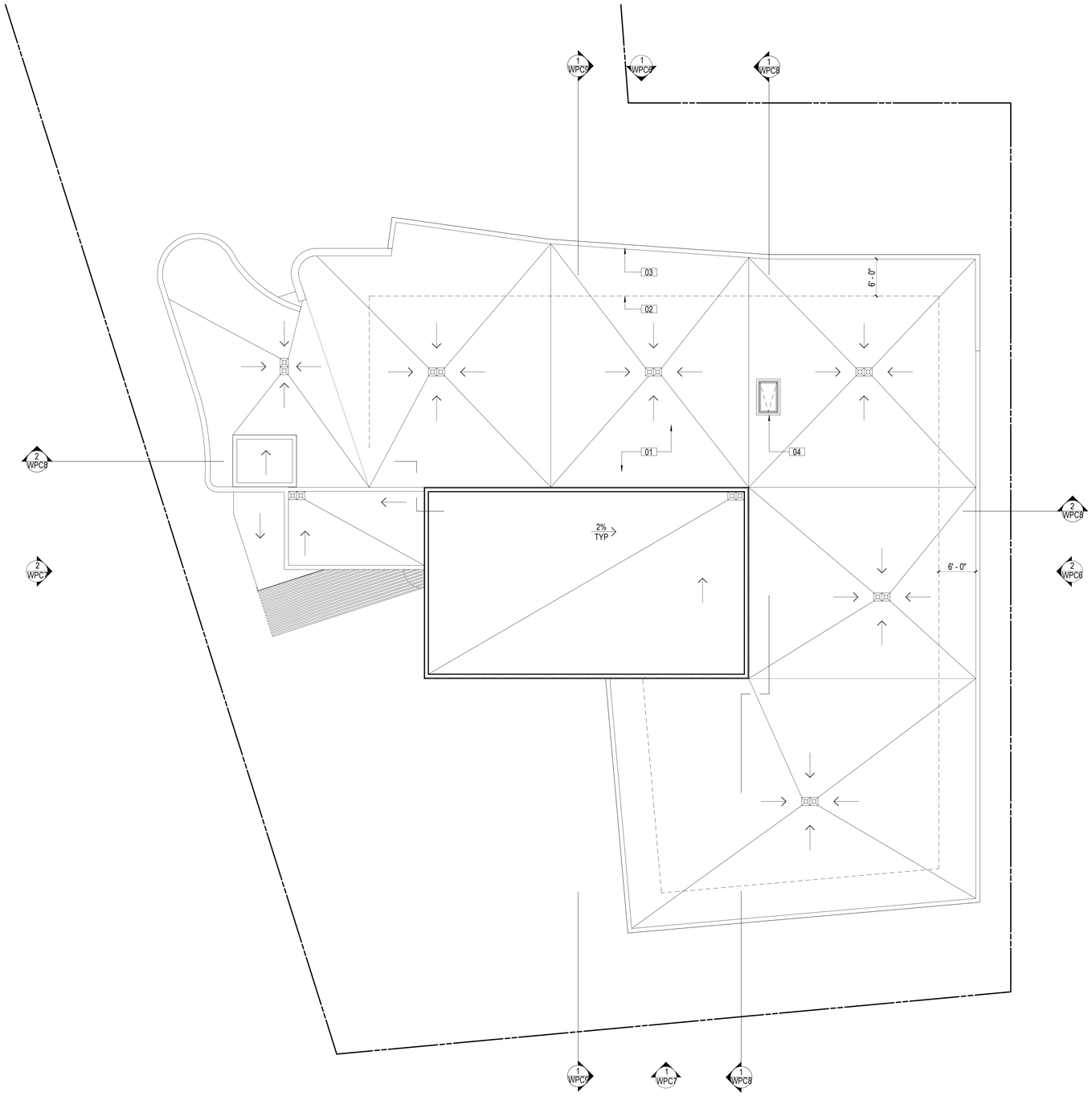
NEW WALL
30" X 48" CLEAR SPACE
60" TURNING RADIUS



SECOND FLOOR PLAN
1/8" = 1'-0"

1

NOTES	LEGEND
01 PROPERTY LINE	NEW WALL
02 WALL-MOUNTED TV, PROVIDE 8" WALL BLOCKING	
03 OPERABLE PARTITION	
04 OFFICE FURNITURE BY OWNER	
05 ROOF HATCH WITH LOCKABLE SECURITY PANEL	
06 CLASSROOM FURNITURE	



ROOF PLAN
1/8" = 1'-0"

1

NOTES	LEGEND
01 SINLGE-PLY ROOFING, SLOPED TO DRAIN 02 6'-0" FALL-HAZARD LINE, PROVIDE PAINTED METAL SAFETY RAIL 03 PARAPET WALL 04 ROOF HATCH WITH LOCKABLE SECURITY PANEL	ROOF DRAIN WITH OVER FLOW DRAIN 2" ABOVE ROOF DRAIN SLOPE DIRECTION



NORTH ELEVATION
1/8" = 1'-0"

1



EAST ELEVATION
1/8" = 1'-0"

2

BUILDING HEIGHT NOTES

PER LAMC 12.21.1
In the R2 Zone, no Building or Structure shall exceed 33 feet in height. In the R1, RS, or RE9 Zones, no Building or Structure shall exceed 33 feet in height; except that when the roof of the uppermost Story of a Building or Structure or portion of the Building or Structure has a Slope of less than 25 percent, the maximum height shall be 28 feet.

PER LAMC 12.21.1 EXCEPTION "B"
Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof.

NOTES

01 AWNING WINDOW
02 FIXED WINDOW
03 (E) ADJACENT BUILDING
04 FULL-HEIGHT FRITTED GLASS WINDOW
05 SECURITY WALL

LEGEND

CONC-1 BOARD FORMED CONCRETE (HORIZONTAL)
CONC-2 DECORATIVE WALL, BOARD FORMED CONCRETE OR CMU
PL-1 EXTERIOR PLASTER
PL-2 EXTERIOR PLASTER
WD-1 PANELIZED REDWOOD SIDING
GL-1 FRITTED GLAZING



SOUTH ELEVATION
1/8" = 1'-0"
1



WEST ELEVATION
1/8" = 1'-0"
2

NOTES

01 REDWOOD TRELLIS
02 FIXED WINDOW
03 (E) ADJACENT BUILDING
04 AWNING WINDOW
05 SECURITY WALL

LEGEND



CONC-1 BOARD FORMED CONCRETE (HORIZONTAL)
CONC-2 DECORATIVE WALL, BOARD FORMED CONCRETE OR CMU

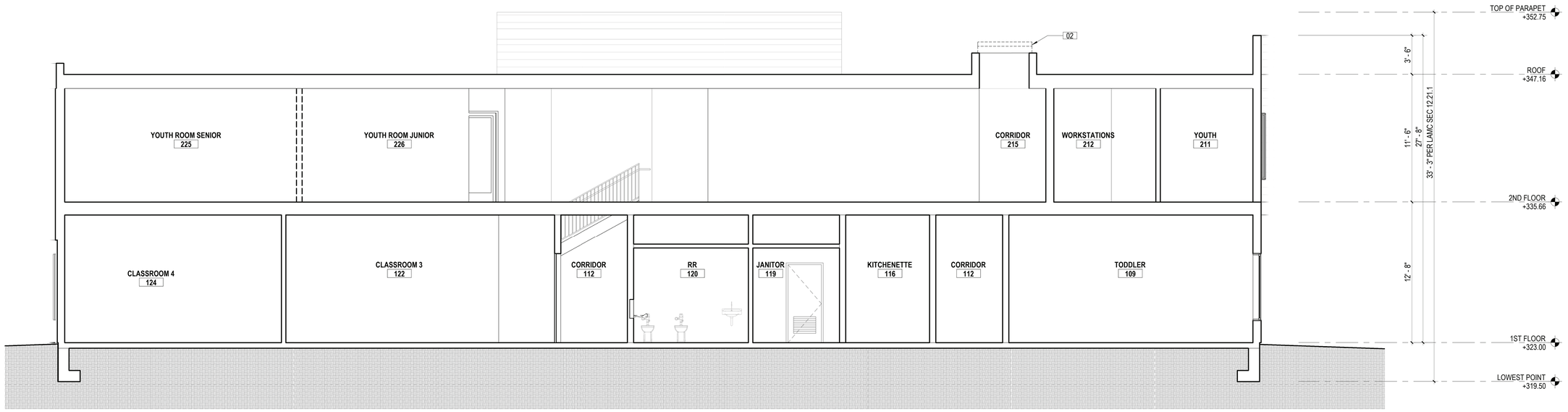
PL-1 EXTERIOR PLASTER
PL-2 EXTERIOR PLASTER



WD-1 PANELIZED REDWOOD SIDING

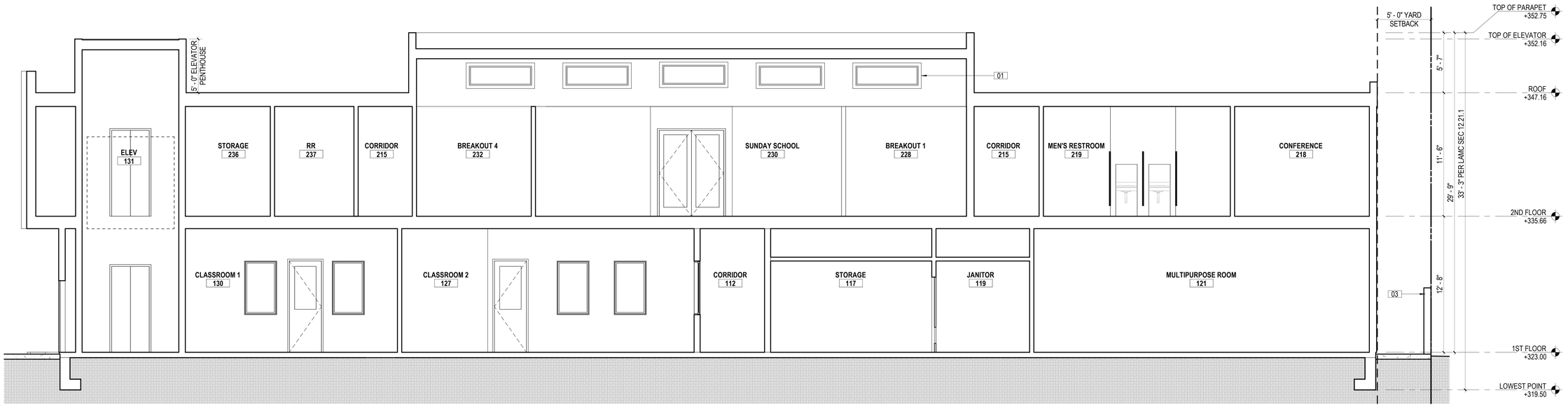


GL-1 FRITTED GLAZING



NORTHWEST SECTION LOOKING WEST
1/4" = 1'-0"

1

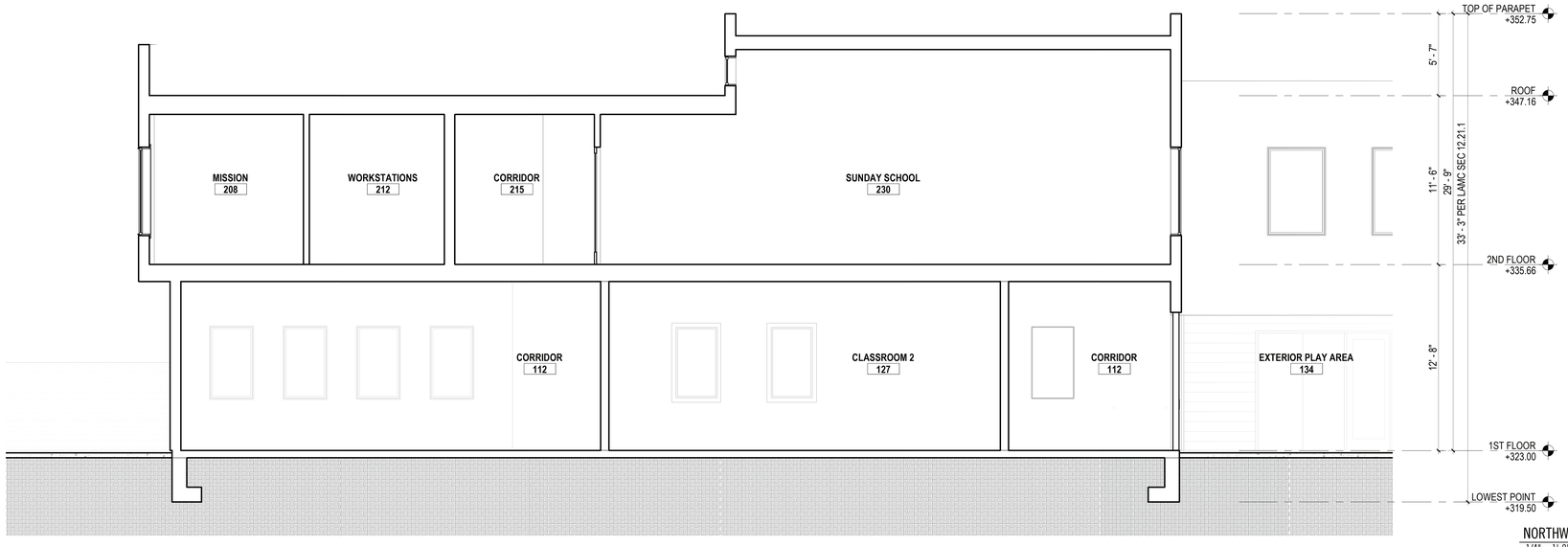


SOUTHWEST SECTION LOOKING NORTH
1/4" = 1'-0"

2

NOTES

01 CLERESTORY WINDOW
02 ROOF HATCH WITH LOCKABLE SECURITY PANEL
03 6'-0" CMU WALL AT PROPERTY LINE



NORTHWEST SECTION LOOKING EAST 1

1/4" = 1'-0"



CAMPUS ENTRY PERSPECTIVE



EXTERIOR PLAY AREA PERSPECTIVE

FIRST/GROUND FLOOR COMBINED LANDSCAPE PLAN



LANDSCAPE LEGEND

PLANTING AREA, TYP.

LANDSCAPE NOTES

PROJECT WILL ADHERE TO THE WATER-EFFICIENT LANDSCAPE ORDINANCE, THE WILSHIRE-WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN, AND THE URBAN FORESTRY DEPARTMENT TREE SPACING GUIDELINES

SEE PROJECT SUMMARY ON ARCHITECT SHEETS FOR MORE INFORMATION

LEGEND

1. SHORT-TERM BIKE PARKING
2. NEW PARKWAY PLANTING
3. EXISTING STREET TREE TO REMAIN
4. WESTWOOD PRESBYTARIAN CHURCH MONUMENT SIGN
5. NEW STREET TREE, TYP.
6. BENCH, TYP.
7. BELMONT VILLAGE MONUMENT SIGN
8. VINES TO COVER RETAINING WALL, TYP.
9. HANDRAIL, TYP.
10. TREE ESPALIER
11. PERGOLA
12. SITE WALL
13. PROTECTED TREE FOR MITIGATION PER TREE REPORT
14. VERTICAL PICKET FENCE WITH GATES
15. DECORATIVE PAVING BANDS
16. DECORATIVE DRIVEWAY PAVING
17. DECORATIVE SOUTH CAMPUS PAVING
18. NOT USED
19. NOT USED
20. KORNEGAY 'CIRQUE' PLANTER, TYP. CONNECTED TO AUTOMATIC IRRIGATION SYSTEM
21. NOT USED
22. NOT USED
23. 6' BENCH WITH BACK AND CENTER ARM, TYP.
24. SCORED CONCRETE TOPPING SLAB
25. NOT USED

PRESCHOOL PLAY AREA

26. AGE APPROPRIATE PLAY EQUIPMENT, SPINNERS, CLIMBER SHOWN
27. LOG STEPPER, TYP.
28. COLORFUL RESILIENT PLAY SURFACE
29. MOUNDED TURF PLAY AREA, TYP.
30. INTERACTIVE WATER CHANNEL WITH MOVEABLE LOCK AND TRIKE BRIDGE
31. TRIKE TRACK
32. NATURE PLAY AREA WITH BIRD FEEDER, WEATHER STATION, INSECT HOTEL, AND LOG COLLECTION TABLES

TODDLER PLAY AREA

33. MOUND SLIDE
34. SHADE STRUCTURE
35. BOULDER SEAT/STORY CIRCLE
36. PUSH TOY TRACK
37. SANDBOX WITH LOW SEAT WALL
38. PERIMETER WALL, TYP.

GROUND FLOOR TERRACES

39. CONCRETE TOPPING SLAB
40. UMBRELLA TABLE
41. CAFE TABLE

LAND IMAGES LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

Belmont Village



Provide a welcoming, human-scale entrance for residents, visitors, and staff

Vehicular access thoughtfully integrated with pedestrian experience

Prioritize pedestrian safety

Westwood Presbyterian Church



Transform the church frontage into a welcoming open space

Improve the walkability of Wilshire Boulevard by creating a “pause point” for neighborhood residents, bus riders, and future Metro riders

Enhance the aesthetic quality of the Wilshire-Westwood Scenic Corridor

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

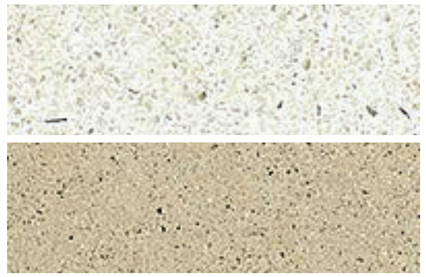
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT / WPC UPPER CAMPUS PAVING & FENCING MATERIALS

Courtyard /Frontage



QCP Flatworks 18 x 36



Colors: Mission White and BG1

Entry



QCP Flatworks 12 x 12

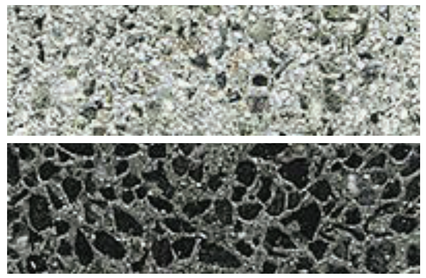


Colors: Mission White and French Grey

Belmont Driveway



QCP Flatworks 12 x 12

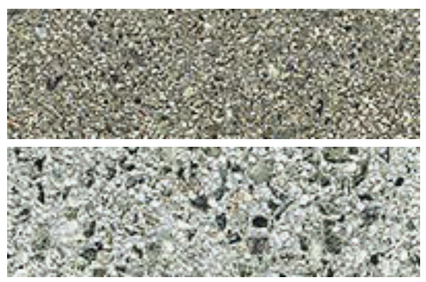


Colors: GR2 and GR3

West Walk



QCP Flatworks 12 x 12



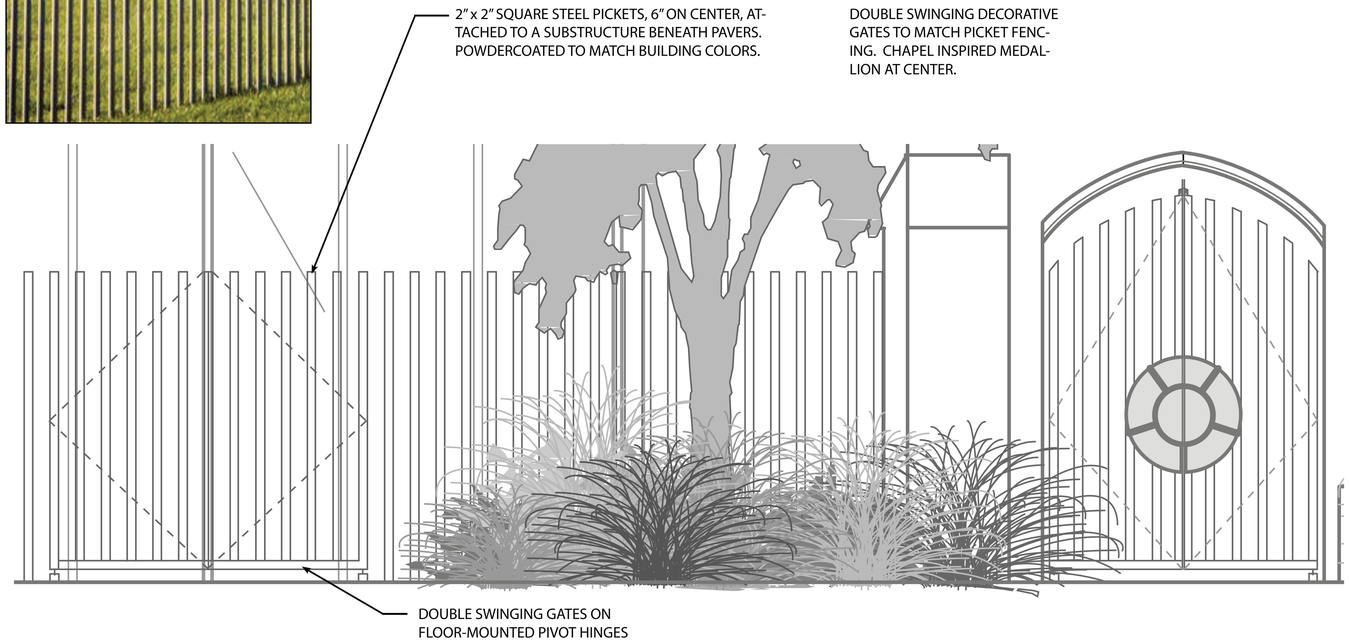
Colors: French Grey and GR2

Fence



Vertical picket fence with gates shown closed





Close up of fence with gates

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT / WPC UPPER CAMPUS MATERIALS



LIriodendron ‘Arnold’



Natchez Crape Myrtle



Olive



Southern Magnolia



‘Tiny Towers’ Dwarf Italian Cypress



Green Screen



Curvilinear planting and paving areas



Pride of Madeira



Varigated Mock Orange



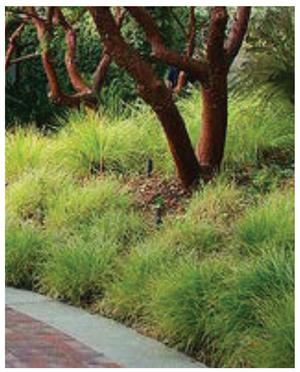
Deer Grass



Boston Ivy



Raspberry Cordyline



Berkeley Sedge



Bike racks



Modular concrete planters



Lighted concrete benches

LAND IMAGES
LANDSCAPE ARCHITECTURE

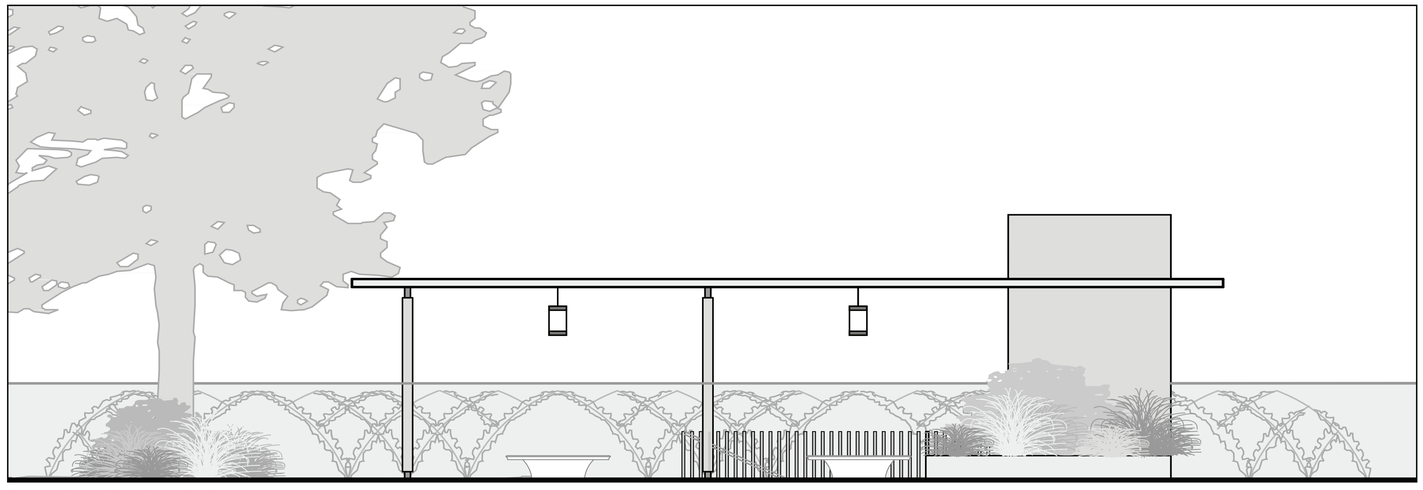
NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

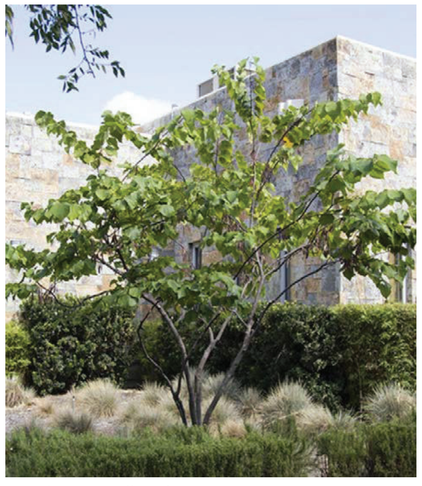
WPC WEST WALK MATERIALS



Coast Live Oak



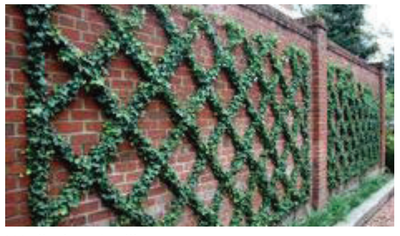
Pergola with vine trellis



Western Redbud



Sorrento Coast Westringia



Wall vine trellis



Variegated Mock Orange



Sizzling Pink Fringe Flower



Berkeley Sedge



Deer Grass



Willowleaf Cotoneaster



Tuscan Blue Upright Rosemary



String of Bananas



Coral Fountain



Canyon Prince Wild Rye



Variegated Flax Lily



Mardi Gras Pomegranate Espalier



Modular concrete planters



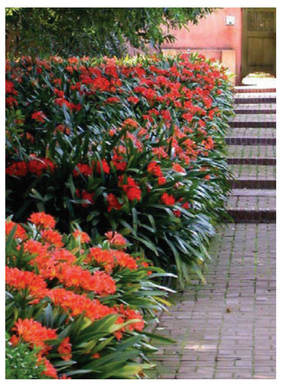
Bike rack



Tasmanian Tiger Spurge



Pineapple Guava



Salmon Beauty Hybrid Clivia

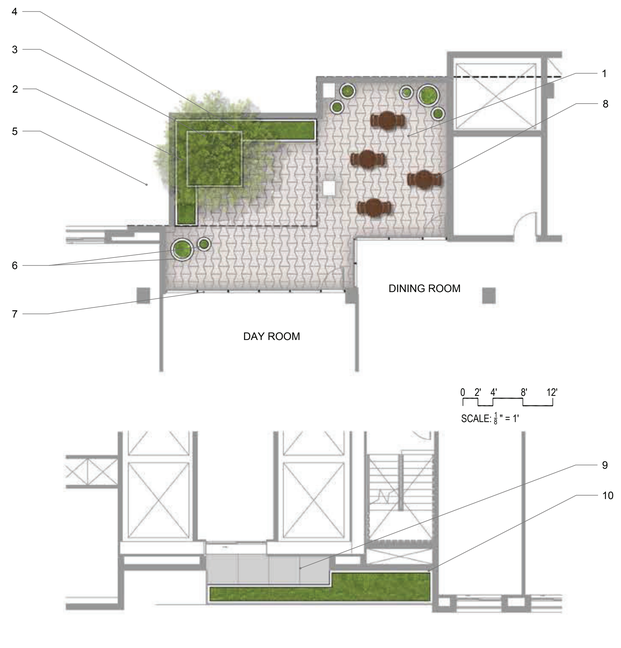
LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT SECOND FLOOR LANDSCAPE PLAN





0 4' 8' 16' 24'
SCALE: $\frac{1}{16}$" = 1'

0 2' 4' 8' 12'
SCALE: $\frac{3}{8}$" = 1'

LEGEND

1. QCP "WAVE" PEDESTAL PAVER, TYP.
2. TREE, TYP.
3. 40" HIGH PLANTER
4. 30" HIGH PLANTER
5. LINE OF FLOOR OVERHEAD
6. KORNEGAY 'CIRQUE' PLANTER, TYP. CONNECTED TO AUTOMATIC IRRIGATION SYSTEM
7. 6' BENCH WITH BACK AND CENTER ARM, TYP.
8. 2-TOP DINING TABLE, TYP.
3. 4' SQUARE PEDESTAL PAVERS
4. 36" HIGH SCREENING PLANTER

SYMBOL	BOTANIC NAME	COMMON NAME
SHRUBS, PERENNIALS, AND GROUNDCOVERS		
	AZALEA X 'GUMPO PINK'	GUMPO PINK AZALEA
	PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
VINES		
H	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC
* QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY		

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

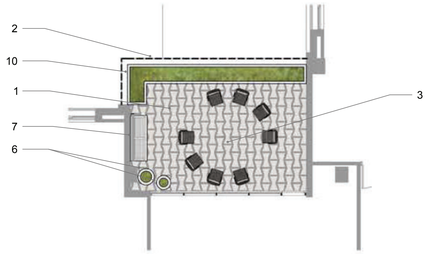
BELMONT THIRD FLOOR LANDSCAPE PLAN



WILSHIRE BLVD.

0 4' 8' 16' 24'

SCALE: $\frac{1}{16}$" = 1'



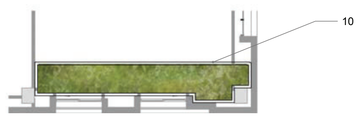
0 2' 4' 8' 12'

SCALE: $\frac{1}{8}$" = 1'



0 2' 4' 8' 12'

SCALE: $\frac{1}{8}$" = 1'



LEGEND

1. QCP "WAVE" PEDESTAL PAVER, TYP.
2. LINE OF FLOOR OVERHEAD
3. OUTDOOR CLASSROOM FLEX SPACE (SHOWN WITH CIRCLE OF MOVEABLE CHAIRS)
4. 24" SQUARE BISON WOOD PEDESTAL PAVERS
5. 4-TOP DINING TABLE, TYP.
6. KORNEGAY 'CIRQUE' PLANTERS, TYP. CONNECTED TO AUTOMATIC IRRIGATIONSYSTEM
7. 6' BENCH WITH BACK AND CENTER ARM
8. TREE, TYP.
9. CASTELLE 'AVENUE COLLECTION' LOUNGE FURNITURE, TYP.
10. 36" HIGH PLANTER
11. 42" HIGH TREE PLANTER

SYMBOL	BOTANIC NAME	COMMON NAME
TREE		
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
SHRUBS, PERENNIALS, AND GROUNDCOVERS		
	AZALEA X 'GUMPO PINK'	GUMPO PINK AZALEA
	DIANELLA TASMANICA 'SILVER STREAK'	SILVER STREAK FLAX LILY
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LILYTURF
	PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY
* QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY		

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

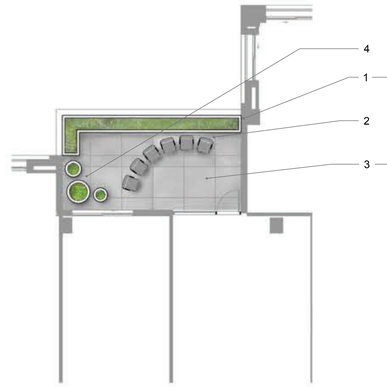
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT FOURTH FLOOR LANDSCAPE PLAN

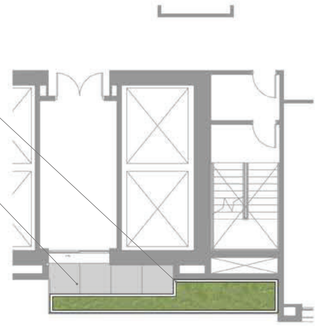
PLANTING PLAN - FOURTH FLOOR



4B- OUTDOOR GATHERING SPACE



4A- RAISED SCREENING PLANTER



0 2' 4' 8' 12'
SCALE: 1/8" = 1'

LEGEND

1. 36" HIGH SCREENING PLANTER
2. FLEXIBLE OUTDOOR CLASSROOM SPACE
3. 4' SQUARE PEDESTAL PAVERS, TYP.
4. KORNEGAY 'CIRQUE' PLANTER CONNECTED TO AUTOMATIC IRRIGATION SYSTEM, TYP.

SYMBOL	BOTANIC NAME	COMMON NAME
SHRUBS, PERENNIALS, AND GROUNDCOVERS		
	AZALEA X 'GUMPO PINK'	GUMPO PINK AZALEA
	HEMEROCALLIS	DAYLILY
	PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY
VINES		
H	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC
* QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY		

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

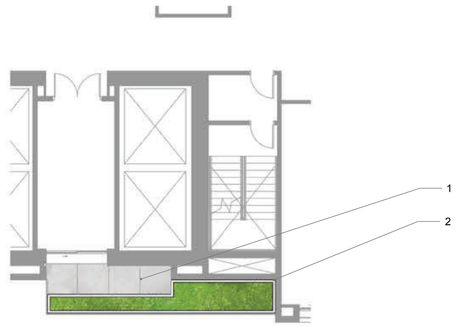
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT SIXTH FLOOR LANDSCAPE PLAN



WILSHIRE BLVD.

0 4' 8' 16' 24'
SCALE: 1/16" = 1'



0 2' 4' 8' 12'
SCALE: 3/8" = 1'

LEGEND

1. 4' SQUARE PEDESTAL PAVERS, TYP.
2. 36" HIGH SCREENING PLANTER

SYMBOL	BOTANIC NAME	COMMON NAME
SHRUBS		
4	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE
VINES		
H	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	PURPLE VINE LILAC
* QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY		

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

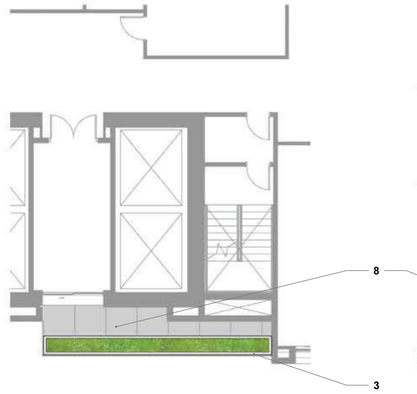
BELMONT EIGHTH FLOOR LANDSCAPE PLAN



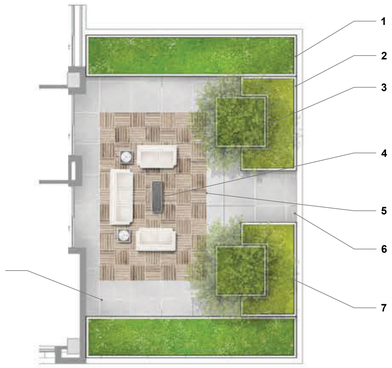
0 4' 8' 16' 24'

SCALE: $\frac{1}{16}$" = 1'

8B- EIGHTH FLOOR RAISED PLANTER



8A- EIGHTH FLOOR PRIVATE PATIO



0 2' 4' 8' 12'

SCALE: $\frac{1}{8}$" = 1'

LEGEND

1. 24" HIGH PLANTER
2. 42" HIGH TREE PLANTER
3. 36" HIGH PLANTER
4. LOUNGE AREA
5. 24" SQUARE BISON WOOD PEDESTAL PAVERS, TYP.
6. VISTA POINT
7. TREE, TYP.
8. 4'X4' CONCRETE PEDESTAL PAVERS, TYP.

SYMBOL	BOTANIC NAME	COMMON NAME
SHRUBS, PERENNIALS, AND GROUNDCOVERS		
	AZALEA X 'GUMPO PINK'	GUMPO PINK AZALEA
	DIANELLA TASMANICA 'SILVER STREAK'	SILVER STREAK FLAX LILY
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LILYTURF
	PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY

* QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT ELEVENTH FLOOR LANDSCAPE PLAN



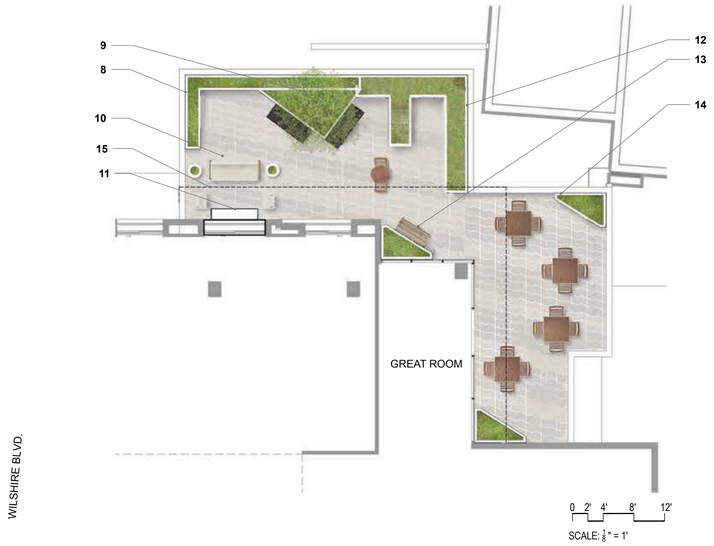
0 4' 8' 16' 24'

SCALE: $\frac{1}{16}$" = 1'

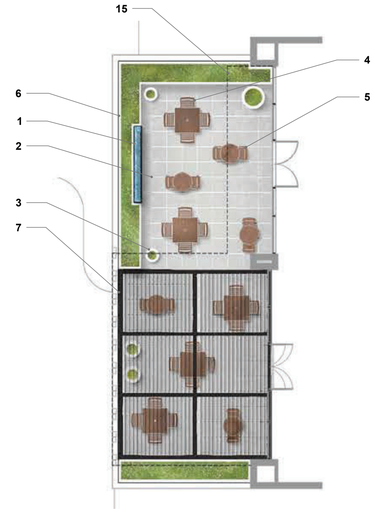
LEGEND

1. WATER "WALL"
2. 24" SQ. RECTANGULAR PAVER, TYP.
3. KORNEGAY 'CIRQUE' PLANTER CONNECTED TO AUTOMATIC IRRIGATION, TYP.
4. 4-TOP DINING TABLE, TYP.
5. 2-TOP DINING TABLE, TYP.
6. 36" HIGH PLANTER, TYP.
7. STRUXURE CUSTOM PERGOLA WITH OPERABLE LOUVERS AND BUILT-IN HEATING AND LIGHTS
8. 30" HIGH PLANTER
9. 42" HIGH TREE PLANTER BENCH TYP.
10. 30" SQ. QVC JOGLINE PEDESTAL PAVER TYP.
11. INDOOR/OUTDOOR FIREPLACE
12. 36" HIGH COMMUNITY GARDEN PLANTER, TYP.
13. POTTING BENCH
14. 24" HIGH PLANTER, TYP.
15. LINE OF OVERHEAD CANOPY

11B - NORTH TERRACE



11B - NORTH TERRACE

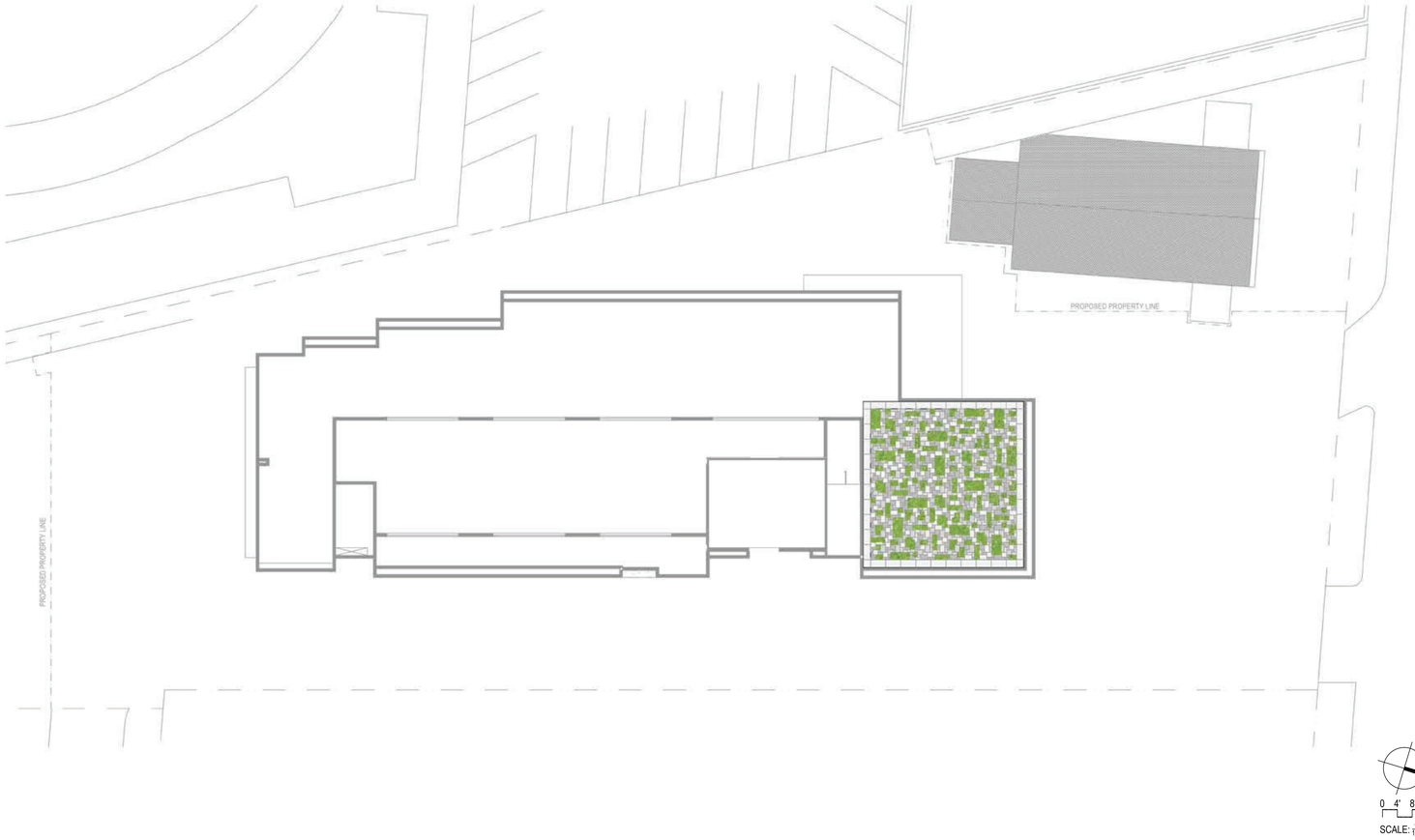


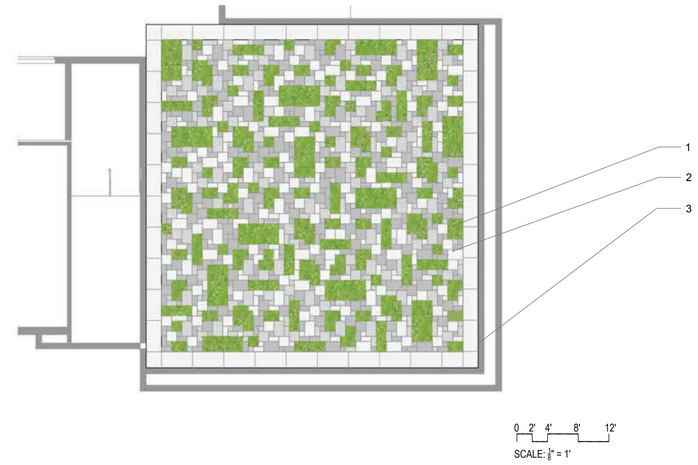
LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT ROOF LANDSCAPE PLAN





LEGEND

1. SYNTHETIC TURF
2. ASHLAR PATTERN PAVEMENT
3. CONCRETE PAVING EDGE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

LAND IMAGES LANDSCAPE ARCHITECTURE

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

BELMONT TERRACES MATERIALS



CASTELLE Avenue Collection



STRUXURE Pergola, Integrated Lighting and Heating



Umbrella Covered Cafe Tables



Flexible Outdoor Classroom Space



Water Wall



Indoor / Outdoor Fireplace



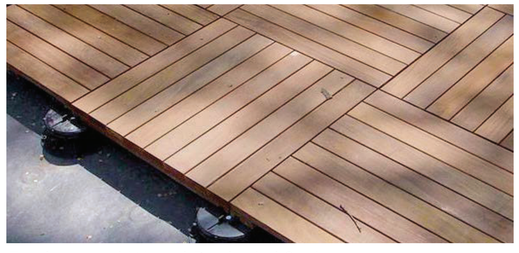
Raised Edible Garden Beds



Concrete Planters



Concrete Paving Pedestal System



Engineered Wood Pedestal System



Pink Melaleuca



Natchez Crepe Myrtle



Azalea Gumpo Pink



Westringia Morning Light



Sea Lavender



Liriope Majestic



Community Garden veggies



Phormium Bronze Baby



Rosmarinus Huntington Carpet



Pink Muhly



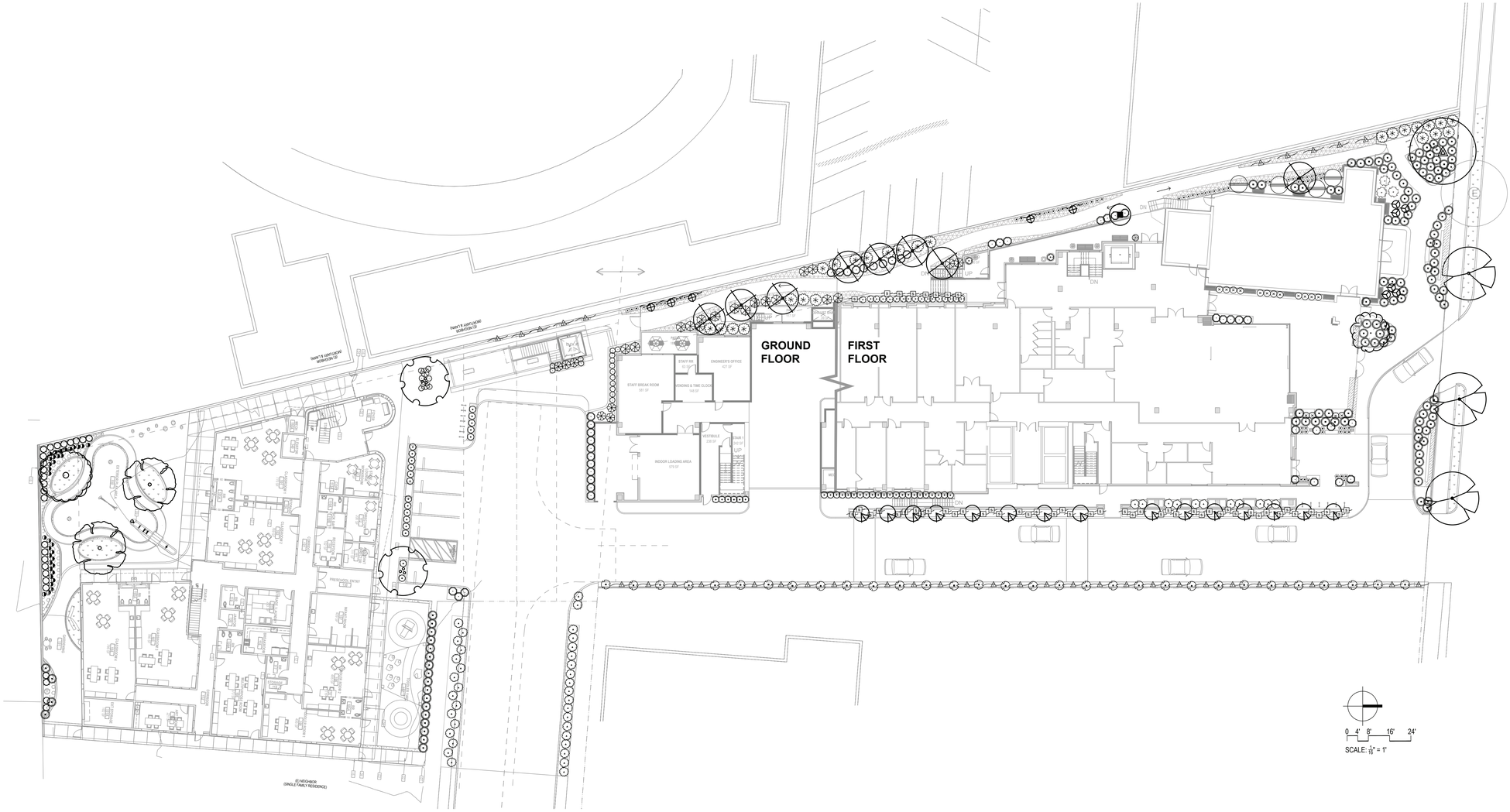
Dianella Silver Streak

LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

FIRST/GROUND FLOOR COMBINED PLANTING PLAN



LAND IMAGES
LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

FIRST/GROUND FLOOR COMBINED PLANTING LEGEND

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	COMMENTS
	BAUHINIA VARIEGATA	PURPLE ORCHID TREE	24" BOX	1	MOD	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	8	LOW	
	CUPRESSUS SEMPREVIRENS 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS	36" BOX	2	LOW	LANDSCAPE ARCHITECT TO PLACE
	CUPRESSUS SEMPREVIRENS 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS	24" BOX	2	LOW	
	CUPRESSUS SEMPREVIRENS 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS	15 GAL	2	LOW	
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	1	LOW	
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	1	MOD	
	LIRIODENDRON TULIPFERA	TULIP TREE	24" BOX	15	MOD	
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	48" BOX	3	MOD	STREET TREE; PER URBAN FORESTRY DEPARTMENT
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	60" BOX	1	LOW	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	2	MOD	PROTECTED TREE; TO MITIGATE REMOVAL OF EXISTING SYCAMORE
	PUNICA GRANATUM 'MARDI GRAS' ESPALIER	MARDI GRAS POMEGRANATE ESPALIER	36" BOX; 5' X 5' TRELLIS	5	LOW	SOURCE: BERYLWOOD TREE FARM OR EQUAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	2	LOW	PROTECTED TREE; TO MITIGATE REMOVAL OF EXISTING SYCAMORE
	EXISTING TREE TO REMAIN			1		

SHRUB AND GROUND COVER SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE SIZE	WATER USE	COMMENTS
	ACANTHUS MOLLIS 'OAK LEAF'	OAK LEAF ACANTHUS	15G	11	4' H X W	MOD	
	ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAWS	5G	34	3-4' H X 2-3' W	MOD	
	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	15G	26	8-10' H X 3-4' W	LOW	
	CAREX DIVULSA	BERKELEY SEDGE	PLUGS	1132	1'-2' H X W	LOW	148 SF @ 12" OC TRIANGULAR SPACING
	CLIVIA CYRTANTHIFLORA 'SALMON BEAUTY'	SALMON BEAUTY HYBRID CLIVIA	5G	76	1-2' H X W	LOW	
	CORDYLINE BANKSII X PUMILIO VAR 'CORBZR01'	FESTIVAL RASPBERRY CORDYLINE	5G	16	3' H X W	MOD	
	COTONEASTER SALICIFOLIUS 'REPENS'	WILLOWLEAF COTONEASTER	5G	4	1'H X 6'-8'W	LOW	
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1G	439	3 1/2' H X 1' W	MOD	776 SF @ 12" OC TRIANGULAR SPACING
	ECHIUM CANDICANS	PRIDE OF MADEIRA	10G	3	4-6' H X W	LOW	
	EUPHORBIA CHARACIAS 'TASMANIAN TIGER'	VARIEGATED SPURGE	5G	20	2-3' H X W	VERY LOW	
	FESTUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	PLUGS	219	<1' H X 1-2' W	LOW	190 SF @ 12" OC TRIANGULAR SPACING
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1G	21	2-3' H X SPREADING	LOW	
	LOROPETALUM CHINENSE 'SIZZLING PINK'	SIZZLING PINK FRINGE FLOWER	15G	8	6' H X 4-5' W	MOD	
	MUHLENBERGIA RIGENS	DEER GRASS	1G	134	3-4' H X W	LOW	
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5G	41	CLIMBING TO 40'	MOD	
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	15G	26	4'-5'H X W	MOD	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE UPRIGHT ROSEMARY	15G	31	4-6' H X 4-5' W	LOW	
	RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5G	18	4-5' H X W	MOD	
	SENECIO RADICANS	STRING OF BANANAS	1G	42	TRAILING TO 3'	LOW	
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1G	44	3-4' H X W	LOW	
	TURF GRASS NEW (SOD)	HYBRID BERMUDA	SOD	830 SF		HIGH	
	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5G	35	1-2' H X 4-6' W	LOW	
	WESTRINGIA 'GEM VARIEGATED'	SORRENTO COAST WESTRINGIA	5G	47	2-4' H X W	LOW	

PLANTING NOTES

1. SEE THE PLANTING DETAILS FOR TREE AND SHRUB PLANTING.
2. UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT,AND THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. 21 DAYS PRIOR TO PLANT INSTALLATION, THE CONTRACTOR IS TO SUBMIT A COMPLETE LIST OF PLANT MATERIAL TO BE SUPPLIED. THIS LIST IS TO INCLUDE PLANT SPECIFICATIONS (HEIGHT, SPREAD, AND CALIPER WHERE APPLICABLE), NURSERY SOURCES AND CONTACTS. CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF EACH TREE AND A REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUND COVER. NO SUBSTITUTIONS WILL BE ALLOWED FOLLOWING SUBMITTAL OF THE LIST.
4. EACH CONTAINER PLANT DELIVERED TO THE SITE MUST BE CLEARLY LABELED AS TO SPECIES, VARIETY, AND NURSERY SOURCE. ANY PLANTS SHIPPED WITHOUT LABELS WILL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. DISPUTES REGARDING DETERMINATION OF PLANT SPECIES OR VARIETY WILL BE RESOLVED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE AND HIS/HER DECISION WILL BE FINAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PROCURING THE SERVICES OF A SOIL TESTING LABORATORY (WALLACE LABS - OR EQUAL) TO PERFORM AN AGRICULTURAL SUITABILITY ANALYSIS. THE LAB'S RECOMMENDATIONS ARE TO BE FOLLOWED FOR SOIL PREPARATION AND BACKFILL AMENDMENT AND PROCEDURES, AND FOR MAINTENANCE FERTILIZER APPLICATIONS. FOUR SEPARATE SAMPLES SHALL BE TAKEN:
   2 FROM PLANTING AREAS PREVIOUSLY UNDER ASPHALT
   2 FROM EXISTING PLANTING AREAS (1 ADJACENT TO RUPPERT AND 1 ADJACENT TO NEW XAVIER HALL)
   SAMPLES SHALL BE DELIVERED BY THE CONTRACTOR TO THE SOILS TESTING LABORATORY. THE LABORATORY SHOULD BE INFORMED OF THE INTENDED PLANTING FOR EACH SAMPLE. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE WILL ASSIST WITH SELECTING TESTING LOCATIONS.
6. FOR BIDDING PURPOSES ONLY, THE CONTRACTOR IS TO ASSUME THE FOLLOWING AMENDMENT FOR SOIL PREPARATION, AND IS TO ASSUME UTILIZATION OF AMENDED SITE SOIL FOR PLANT PIT BACKFILL:

   INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER 1000 SQUARE FEET:

   3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST
   2 CU. YD. ORGANIC FERTILIZER
   100 LBS. GYPSUM
   30 LBS. COMMERCIAL FERTILIZER
7. PLACE A 3" DEEP SHREDDED CEDAR BARK MULCH COVER IN PLANTING AREAS. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF BASE OF SHRUBS AND GROUND COVER AND 6" CLEAR OF TREE TRUNKS. PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.
8. FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOWSTRIP.

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

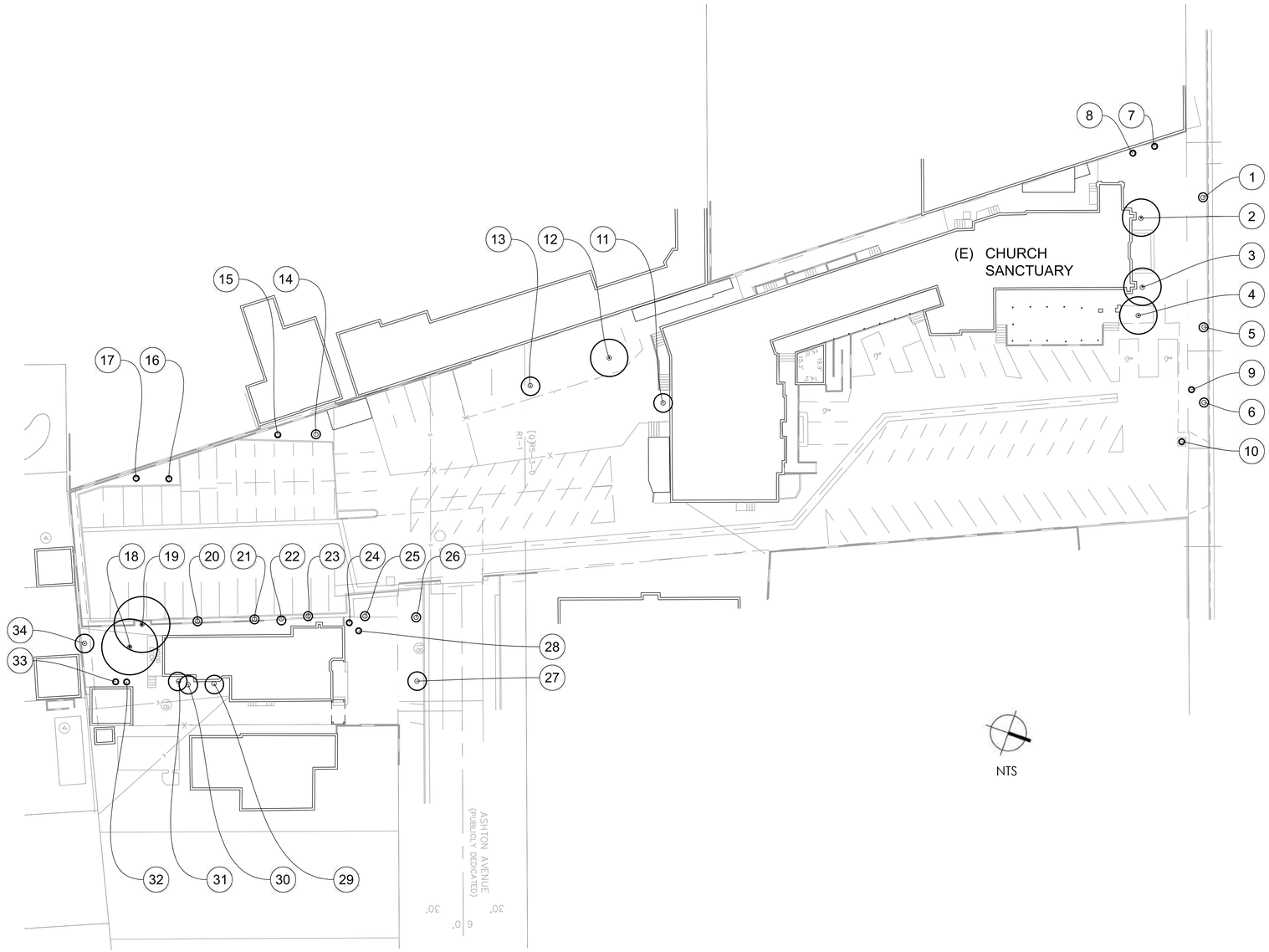
© COPYRIGHT 2020, GMPA ARCHITECTS, INC.

TREE REPORT

EXISTING TREE CHART		G=Good, F=Fair, P=Poor, D=Dead or Dying				
TREE	SPECIES	DBH (in)	HEIGHT (ft)	HEALTH	STRUCTURE	CURRENT IMPACT CATEGORY
1	*Magnolia grandiflora*	8	30	G	F	PRESERVE
2	*Juniperus chinensis*	22	25	G	G	REMOVE FOR CONSTRUCTION
3	*Juniperus chinensis*	22	25	G	G	REMOVE FOR CONSTRUCTION
4	*Schinus terebinthifolius*	24	30	G	F	REMOVE FOR CONSTRUCTION
5	*Magnolia grandiflora*	6	20	G	F	REMOVE FOR CONSTRUCTION
6	*Magnolia grandiflora*	6	20	G	F	REMOVE FOR CONSTRUCTION
7	*Podocarpus gracilior*	4	15	G	F	REMOVE FOR CONSTRUCTION
8	*Podocarpus gracilior*	4	15	G	F	REMOVE FOR CONSTRUCTION
9	*Brahea armata*	20	20	G	G	REMOVE FOR CONSTRUCTION
10	*Bauhinia variegata*	24	15	G	G	REMOVE FOR CONSTRUCTION
11	*Juniperus chinensis*	24	20	G	G	REMOVE FOR CONSTRUCTION
12	*Platanus racemosa* *	24	35	G	G	REMOVE FOR CONSTRUCTION
13	*Morus alba*	14	15	G	F	REMOVE FOR CONSTRUCTION
14	*Jacaranda mimosifolia*	6	15	G	F	REMOVE FOR CONSTRUCTION
15	*Jacaranda mimosifolia*	4	15	G	F	REMOVE FOR CONSTRUCTION
16	*Jacaranda mimosifolia*	4	10	G	F	REMOVE FOR CONSTRUCTION
17	*Jacaranda mimosifolia*	4	10	G	F	REMOVE FOR CONSTRUCTION
18	*Eucalpytus sp.*	36	50	G	F	REMOVE FOR CONSTRUCTION
19	*Eucalpytus sp.*	36	50	G	F	REMOVE FOR CONSTRUCTION
20	*Jacaranda mimosifolia*	6	12	G	F	REMOVE FOR CONSTRUCTION
21	*Jacaranda mimosifolia*	6	12	G	F	REMOVE FOR CONSTRUCTION
22	*PIttosporum undulatum*	6	12	G	F	REMOVE FOR CONSTRUCTION
23	*Jacaranda mimosifolia*	6	12	G	F	REMOVE FOR CONSTRUCTION
24	*Syagrus Romanzoffianum*	4	20	G	G	REMOVE FOR CONSTRUCTION
25	*Syagrus Romanzoffianum*	6	20	G	G	REMOVE FOR CONSTRUCTION
26	*Jacaranda mimosifolia*	10	15	G	F	REMOVE FOR CONSTRUCTION
27	*Jacaranda mimosifolia*	6	15	G	F	REMOVE FOR CONSTRUCTION
28	*Syagrus Romanzoffianum*	4	20	G	G	REMOVE FOR CONSTRUCTION
29	*Podocarpus gracilior*	12	15	G	G	REMOVE FOR CONSTRUCTION
30	*Schefflera actinophylla*	12	20	G	F	REMOVE FOR CONSTRUCTION
31	*Podocarpus gracilior*	12	15	G	G	REMOVE FOR CONSTRUCTION
32	*Pittosporum tobira*	4	10	G	F	REMOVE FOR CONSTRUCTION
33	*Pittosporum tobira*	4	10	G	F	REMOVE FOR CONSTRUCTION
34	*Ligustrum sp.*	10	20	G	P	REMOVE FOR CONSTRUCTION
	*Los Angeles "Protected Tree"					

EXISTING TREE SURVEY
EACH TREE HAS BEEN ASSIGNED AN IDENTIFICATION NUMBER. THIS NUMBER, ALONG WITH SPECIES, BREAST-HEIGHT DIAMETER (DBH), TREE HEIGHT, HEALTH AND APPEARANCE RATING, ARE SHOWN ON THE TREE REPORT CHART (SEE BELOW). DISPOSITION (REMOVAL, PRESERVE, OR RELOCATE) IS ALSO INDICATED ON THIS CHART.

TREE #12 IS A CALIFORNIA NATIVE TREE DEFINED AS A "PROTECTED TREE" IN THE LOS ANGELES MUNICIPAL CODE.



LAND IMAGES LANDSCAPE ARCHITECTURE

NOTE: THIS CONCEPTUAL DESIGN/CAPACITY STUDY IS PRELIMINARY IN NATURE AND SUBJECT TO VERIFICATION OF ALL CITY REGULATIONS, DEDICATIONS & REQUIREMENTS, INPUT FROM STRUCTURAL & OTHER DESIGN CONSULTANTS & IS SUBJECT TO CHANGE.

© COPYRIGHT 2020, GMPA ARCHITECTS, INC.