



- ### ARCHITECTURAL SITE PLAN NOTES
- REFER TO SHEET A020 FOR SYMBOLS AND ABBREVIATIONS.
  - REFER TO SHEETS A021 AND A022 FOR APPLICABLE GENERAL NOTES.
  - REFER TO SHEETS A9 SERIES FOR DOOR & WINDOW SCHEDULES AND STOREFRONT TYPES.
  - THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. SEE PLANS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.
  - SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
  - AN ACCESSIBLE ROUTE FROM THE DWELLING UNIT SHALL BE PROVIDED EITHER DIRECTLY FROM THE UNIT TO A GARAGE OR FROM THE PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE OF THE GARAGE PER CBC SECTION 1109A.2.1
  - ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWING:
    - WALKING SURFACE SHALL NOT EXCEED 5% SLOPE.
    - RAMPS SHALL NOT EXCEED 8.33% SLOPE AND SHALL HAVE REQUIRED CURBS AND HANDRAILS.
    - ALL CROSS SLOPES SHALL NOT EXCEED 2%.
    - THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE.
    - REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS.
  - TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL. (3201.3, 3202.3.4, 3306)

- ### ARCHITECTURAL SITE PLAN LEGEND
- PROPERTY LINE
  - PROPOSED TRANSFORMER AND SWITCHGEAR LOCATION
  - FIRE HYDRANT LOCATION - VERIFY LOCATION WITH CIVIL DRAWINGS
  - FIRE DEPARTMENT CONNECTION
  - FIRE DEPARTMENT KNOX KEY BOX - SHALL BE LARGE ENOUGH TO CONTAIN 3 SETS OF ALL KEYS
  - BACKFLOW PREVENTER PER PLUMBING DRAWINGS
  - OVERHEAD UTILITY LINES
  - UTILITY POLE
  - LIGHT POLE
  - MANHOLE
  - TRAFFIC SIGNAL POLE
  - ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE

### AVERAGE GRADE PLANE

SEGMENT NUMBER	SPOT ELEV 1	SPOT ELEV 2	AVERAGE GRADE FOR SEGMENT	SEGMENT LENGTH	AVERAGE GRADE x LENGTH	AVERAGE GRADE PLANE
1	227.11	223.75	225.43	176.83'	39,862.79	
2	223.75	222.50	223.13	27.58'	6,153.93	
3	222.50	218.00	220.25	128.25'	28,247.06	
4	218.00	226.75	222.38	225.58'	50,164.48	
5	226.75	227.11	226.93	127.83'	29,008.46	
			686.07'	153,436.72	223.65'	

### PARKING CALCULATION

RESIDENTIAL PARKING (NO GUEST PARKING PROVIDED)	
ACCESSIBLE	3
ACCESSIBLE - VAN	1
EVCS	15
EVCS - VAN	2
EVSE	33
STANDARD	21
PROVIDED PARKING	75 (75 STALLS REQUIRED)
COMPACT	62
TANDEM	28
NON-REQUIRED PARKING	90
TOTAL RESIDENTIAL PARKING PROVIDED	165
EVCS	15 = 17 EVCS STALLS PROVIDED, 10% OF PROVIDED PARKING (10% MIN REQUIRED)
EVCS - VAN	2
EVSE	33
PROVIDED EV PARKING	50 = 30% OF PROVIDED PARKING (30% MIN REQ)

  

COMMERCIAL PARKING	
ACCESSIBLE	1
COMPACT	7
EVCS	2
EVSE	4
STANDARD	5
TOTAL COMMERCIAL PARKING PROVIDED	19 (19 STALLS REQUIRED)
EVCS	2 = 10% OF PROVIDED PARKING (10% MIN REQUIRED)
EVSE	4 = 10% OF PROVIDED PARKING (10% MIN REQUIRED)
TOTAL COMMERCIAL EV	6 = 30% OF PROVIDED PARKING (30% MIN REQ)

**ARCHITECT**

# NEXT ARCHITECTURE

100 WEST BROADWAY SUITE 300  
LONG BEACH, CA 90802  
(562) 414-8868

NEXT ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF NEXT ARCHITECTURE.

**WINSTON L. CHANG**  
C-25098  
10/21/2022  
RENEWAL DATE  
STATE OF CALIFORNIA

**CLIENT/OWNER**

3751 WESIX QOZ, LP

**PROJECT**

549 HARVARD

549 S. HARVARD BLVD.  
LOS ANGELES, CA 90020

### ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/20	100% DD Set
2	07/16/21	PDP #2 SUBMITTAL
3	08/20/21	PDP #3 SUBMITTAL
4	10/29/21	PDP #2 RESUBMITTAL
5	12/03/21	75%CD/PDP 2&3 RESUBMIT
6	02/04/22	PERMIT SET
7	03/15/22	BID SET

**ISSUE AS:** BID SET

**ISSUE DATE:** 03/15/2022

**SCALE:** As indicated

**PROJECT NUMBER:** 20-107

**SHEET TITLE**

### ARCHITECTURAL SITE PLAN

**SHEET NUMBER**

# A100.1

READY TO ISSUE  
BY: WINSTON L. CHANG  
DATE: JUN 06 2022

**STORMWATER MITIGATION LOW IMPACT DEVELOPMENT (LID) APPROVED WITH CONDITIONS**

This set of plans and specifications must be at the jobsite during construction. Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages: \_\_\_\_\_ Updated from 3/17/2022

Digitally Signed By: A. Elzawa Date: 04/11/2022  
Department of Public Works - Bureau of Sanitation  
Watershed Protection Division

**CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY**

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

Date: \_\_\_\_\_ Total of \_\_\_\_\_ Sheets

**CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY GREEN APPROVED PLANS**

By: Aaron Costa Date: 4/21/2022

Application No./Permit No.: 20010-10002-04305

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to the Green Building Code.

The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinances or Laws.

**PLANS APPROVED**  
City of Los Angeles  
City Planning Department

Date: 4/21/22 By: [Signature]

Comments:

**NOTE:**  
RETAIL SHELL AND CORE ONLY - FUTURE T.I. UNDER SEPARATE PERMIT