





IDS - CALSTRS PLAYHOUSE PLAZA PROJECT

OWNER / APPLICANT CONTACT INFORMATION

DAVID SAETA
 IDS REAL ESTATE GROUP
 515 S. FIGUEROA STREET
 LOS ANGELES

SITE LOCATION: 680 E COLORADO BLVD

ZONE: CD-4

LOT AREA: 57,762 SF

FLOOR AREA/ FAR: 17.30.040

			INCL. 10% DENSITY BONUS 17.30.050C
ZONE 1, FAR 3.0	170.75'X175'X3.0=	89,644 SF	98,608 SF
ZONE 2, FAR 2.0	(109.3'X175') + (60'X145')X2.0	55,655 SF	61,221 SF
		145,299 SF	159,829 SF

Proposed Floor Area	GROSS FLOOR AREA
1ST FLOOR	37,602 SF
2nd FLOOR	35,768 SF
3rd FLOOR	35,403 SF
4th FLOOR	28,589 SF
5th FLOOR	22,467 SF
ROOF	0 SF

TOTAL PROPOSED GROSS FLOOR AREA 159,829 SF

FLOOR AREA PROVIDED:

50% OF STREET FRONT FOR PEDESTRIAN ORIENTATED USE	14,407 SF
OFFICE: APPROX.	145,422 SF
	159,829 SF

BUILDING HEIGHT

17.30.030	ALLOWED
ZONE 1	75' (90')
ZONE 2	50' (60')
ZONE 3	35'

LOADING

17.46.260	REQUIRED	PROVIDED
1/40,000 SF OFFICE BUILDING	4	2
COMMERCIAL USE 8,000 SF TO 20,000 SF	1	

PARKING CALCULATIONS

(BASED ON 17.30.030B)
 EXISTING PROJECT PARKING SPACES TO BE DEMOLISHED 45

NEW PARKING 17.30.040	REQUIRED
OFFICE 2.25/1,000 SF (INCL. TOD) 145,422 SF	328
RETAIL 2.7/1,000 SF (INCL. TOD) 14,407 SF	39
TOTAL REQUIRED/MAX. ALLOWED # OF STALLS	367

17.50.340 - Transit-Oriented Development (TOD)
 25% OFFICE TOD REDUCTION 17.50.340D1a
 10% OTHER NON RESID. TOD REDUCTION 17.50.340D1b (RETAIL)

PUBLIC PARKING SPACES/ COMMERCIAL OFF-STREET PARKING 17.50.340 D2a.	155
	522

PROVIDED PARKING:

P1	INCL. 11 ADA STALLS (2% OF TOTAL)	65
P2		98
P3		99
P4		99
P5		99
P6		62
		522



LEGEND

- ① EXISTING GINKGO STREET TREE TO REMAIN
- ② EXISTING FIGUS STREET TREE TO BE REMOVED BY CITY
- ③ EXISTING CARROTWOOD STREET TREE TO BE REMOVED BY CITY
- ④ EXISTING MEXICAN FAN PALM STREET TREES TO REMAIN
- ⑤ NEW MEXICAN FAN PALM STREET TREE TO REPLACE PALM DISPLACED BY CONSTRUCTION
- ⑥ CITY SIDEWALK TO REMAIN
- ⑦ ORNAMENTAL ACCENT TREE
- ⑧ VERTICAL ACCENT TREE
- ⑨ SPECIMEN CANOPY TREE
- ⑩ ACCENT SHRUBS
- ⑪ VERTICAL SHRUBS
- ⑫ DRAPING SHRUBS
- ⑬ BRICK ACCENT PAVING
- ⑭ COLORED CONCRETE BANDS
- ⑮ LOBBY ACCENT PAVING
- ⑯ ENHANCED PAVING
- ⑰ STEPS
- ⑱ EXISTING MEXICAN FAN PALM STREET TREE TO BE REMOVED
- ⑲ PROPOSED MEXICAN FAN PALM STREET TREE

SCALE: 1/16" = 1'-0"
 8 0 16 32 64
 SCALE IN FEET

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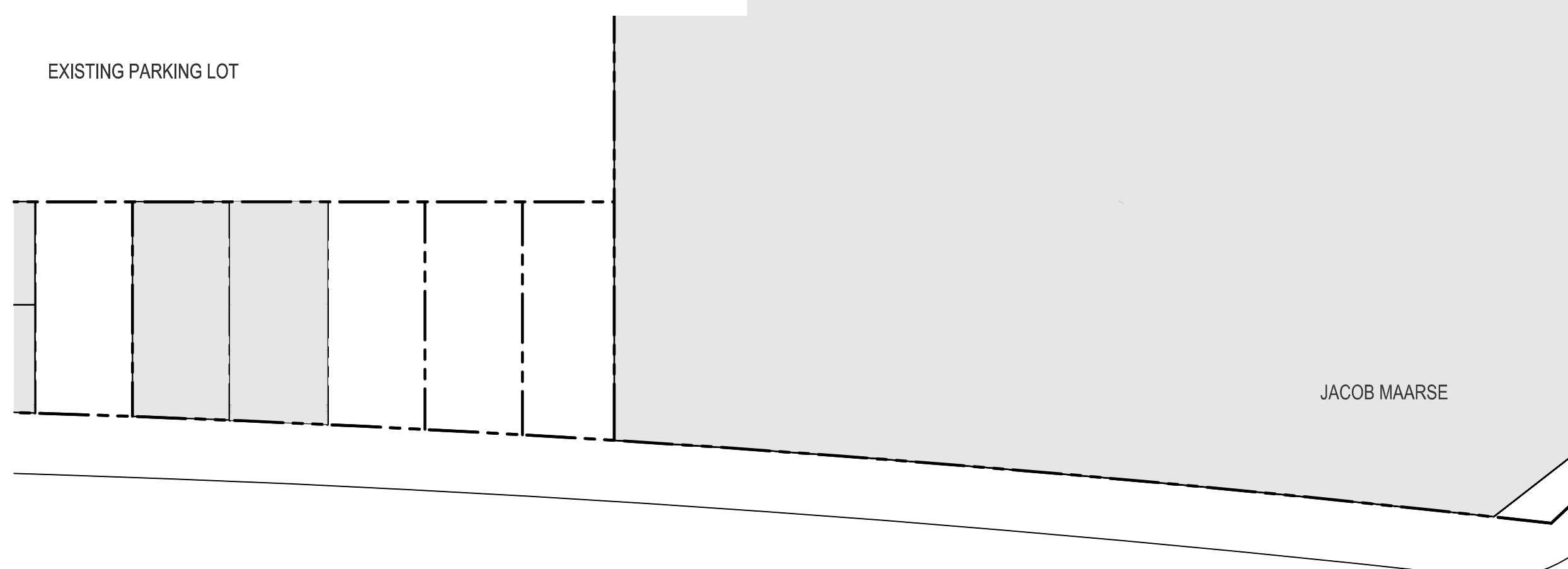
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Incl. 155 Public Parking Spaces

EXISTING PARKING LOT



COLORADO BOULEVARD



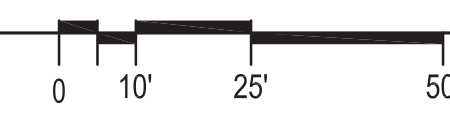
GREEN STREET

(E) CURB CUT



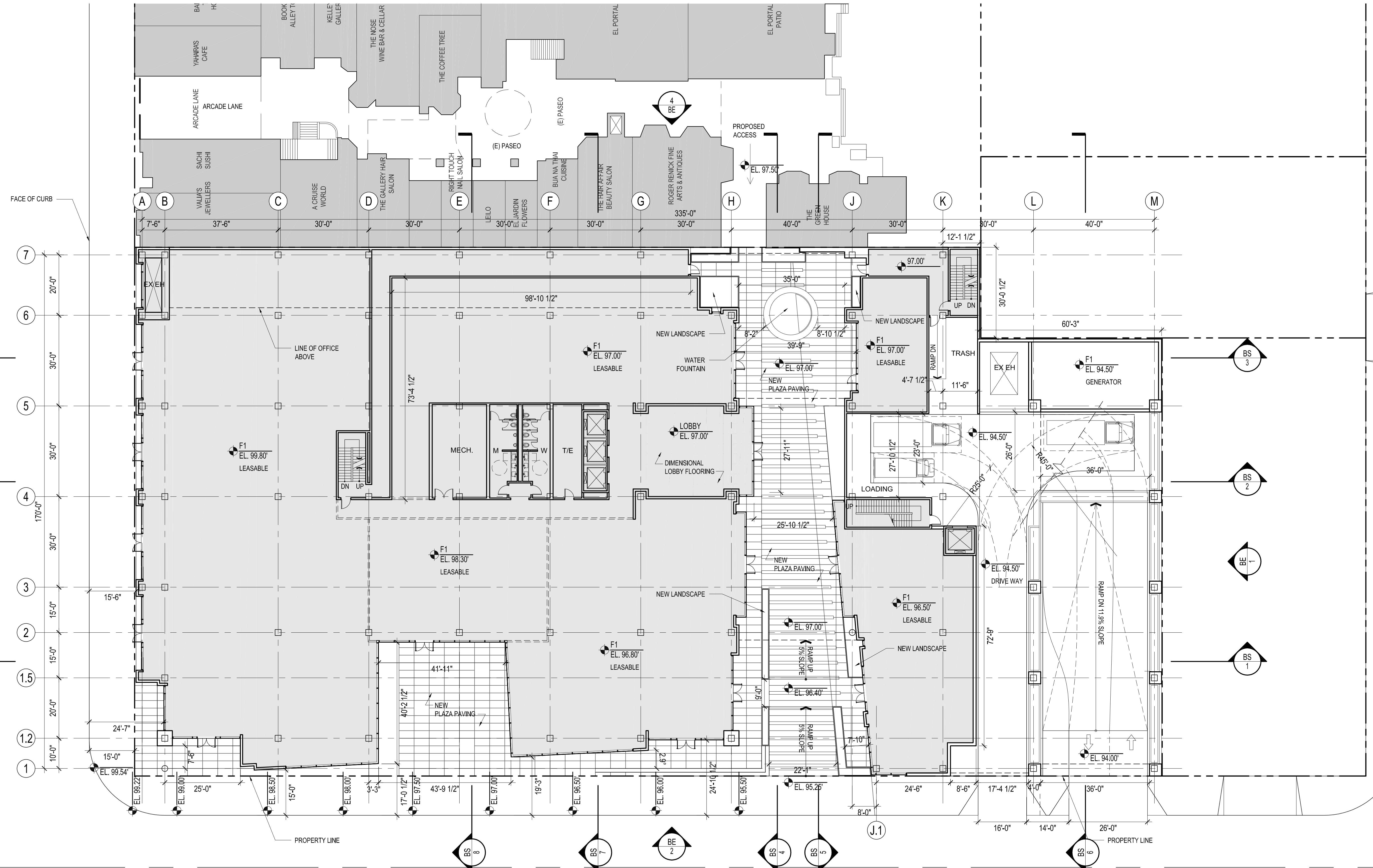
05.7005.000

PLAYHOUSE PLAZA



COLORADO BOULEVARD

GREEN STREET

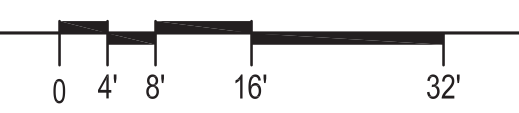


EL MOLINO AVENUE



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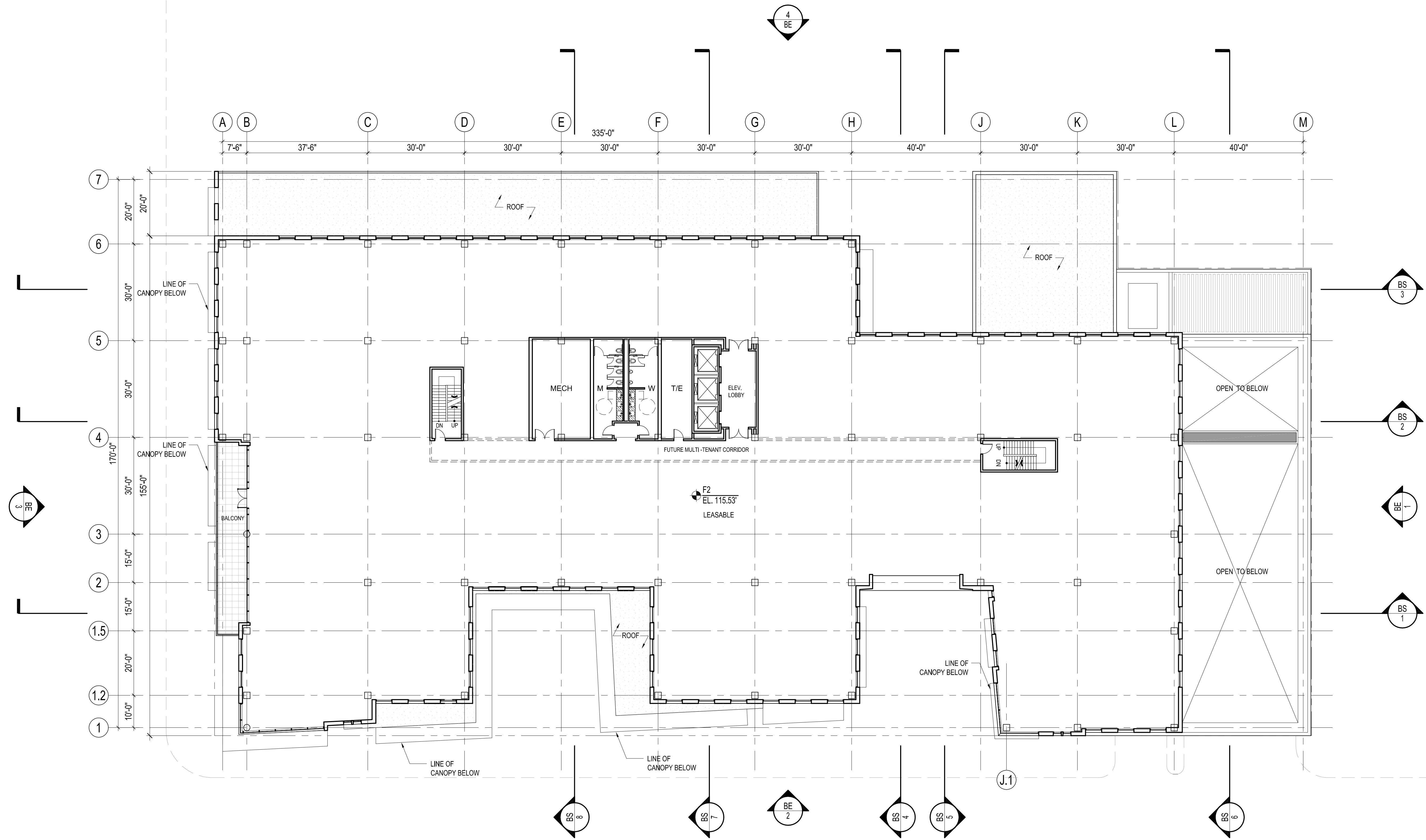
PLAYHOUSE PLAZA

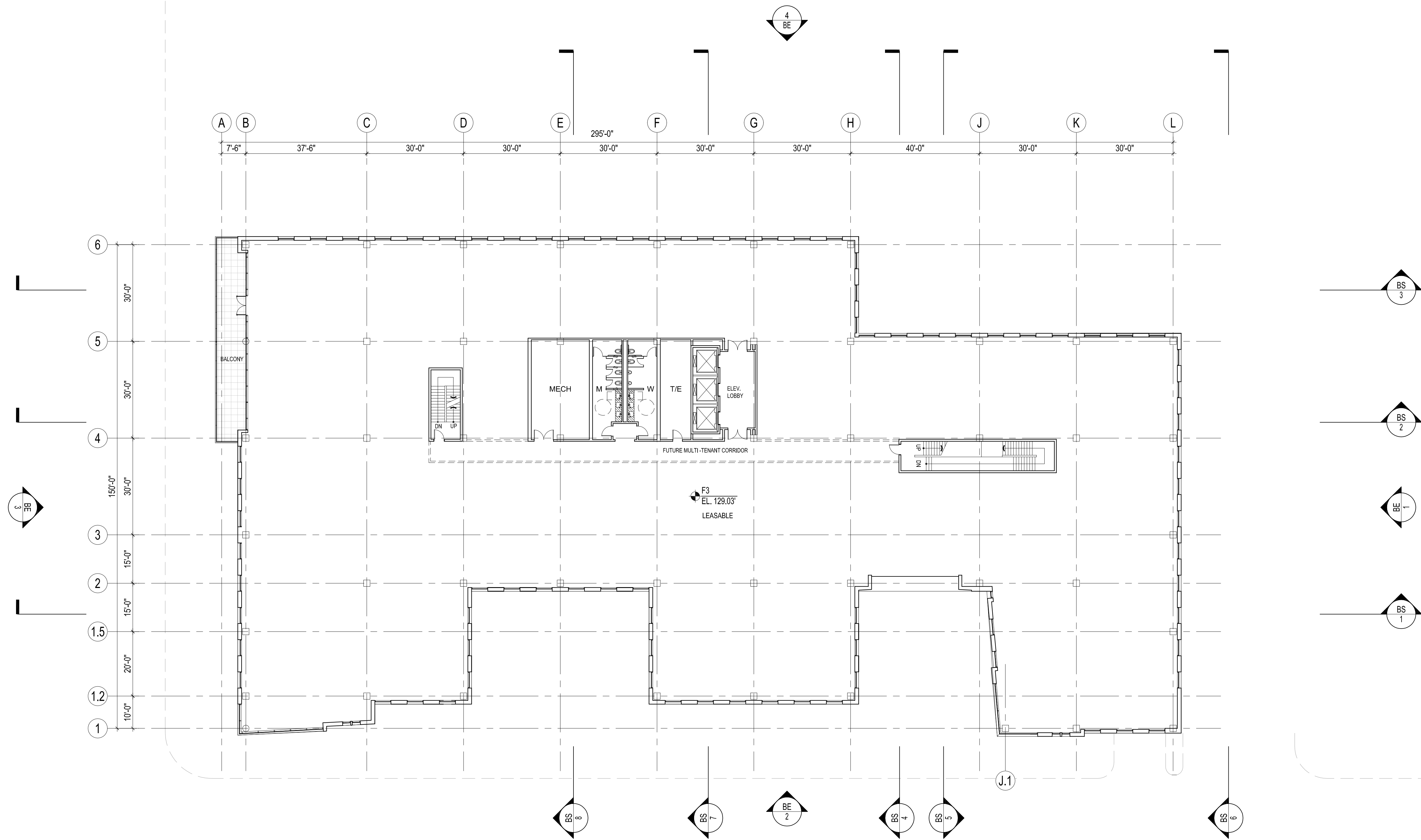


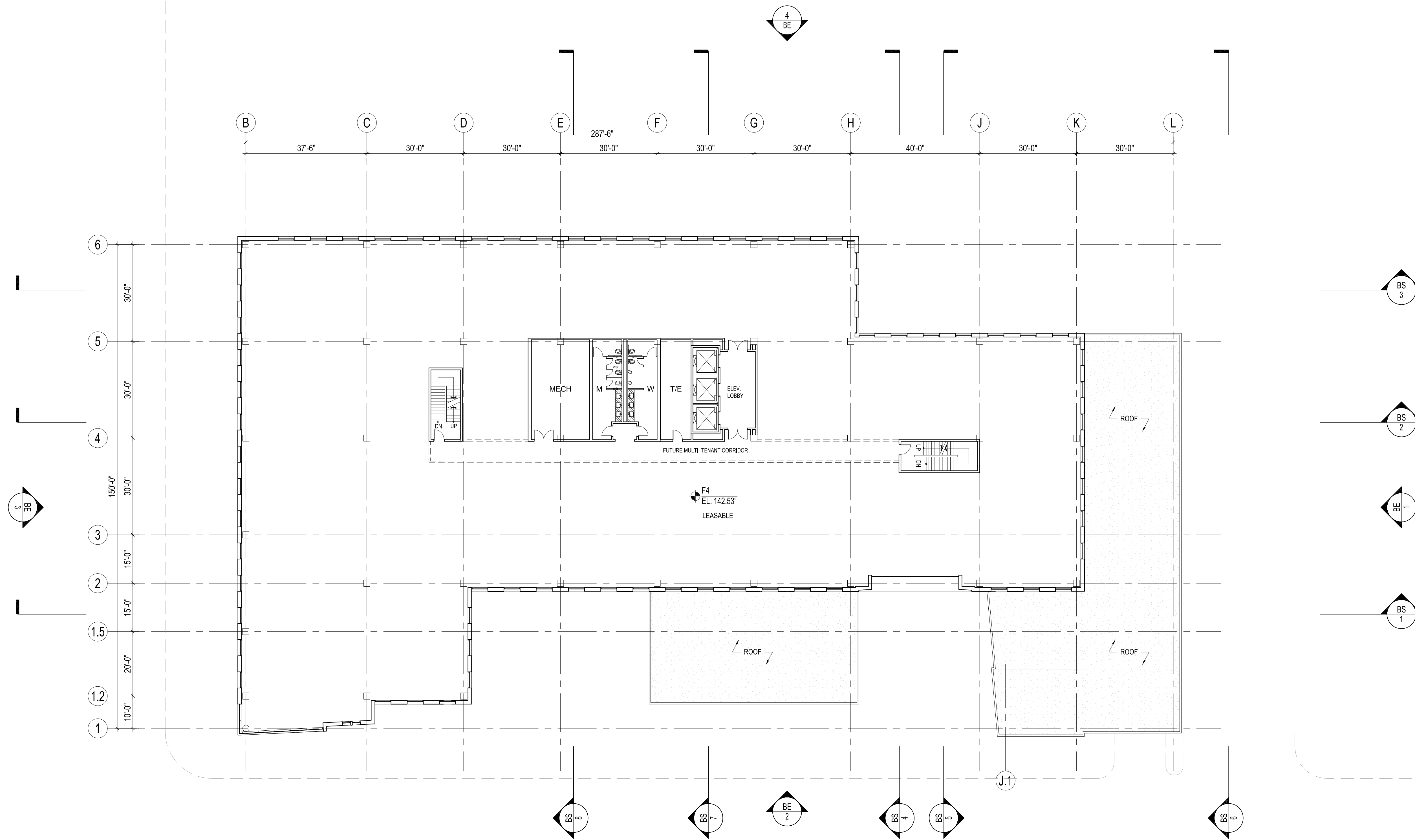
GROUND FLOOR PLAN N

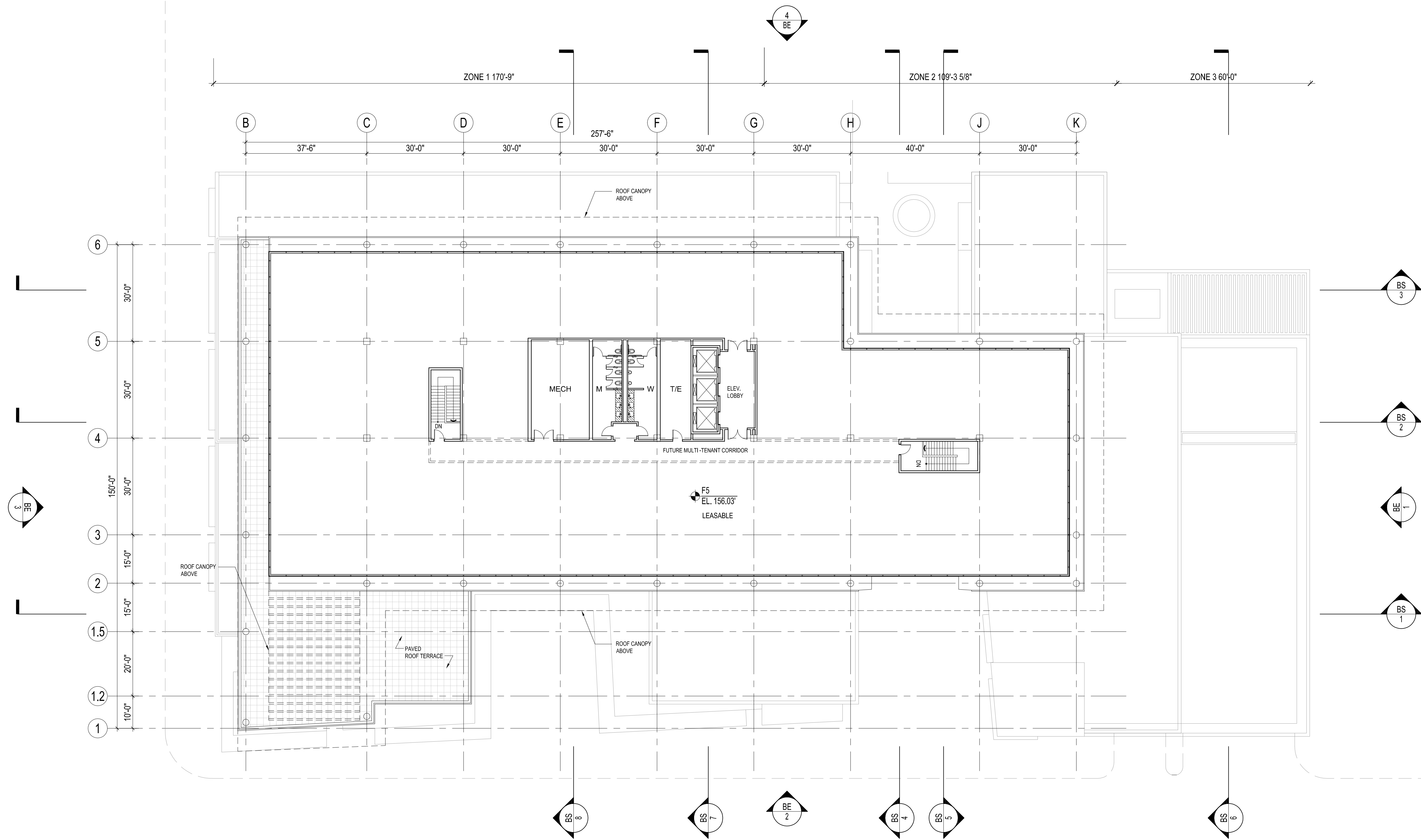
A2.1 July 2009

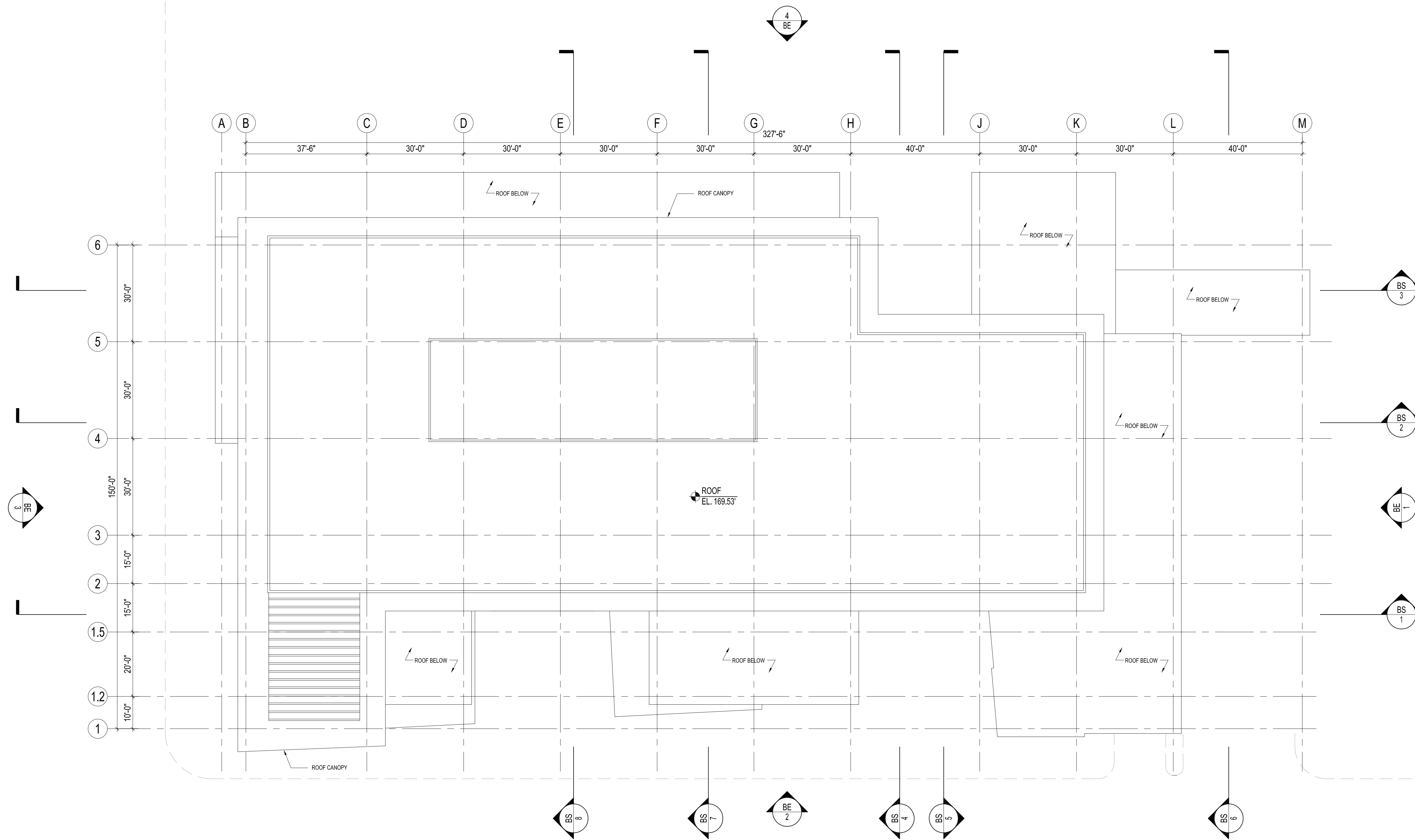




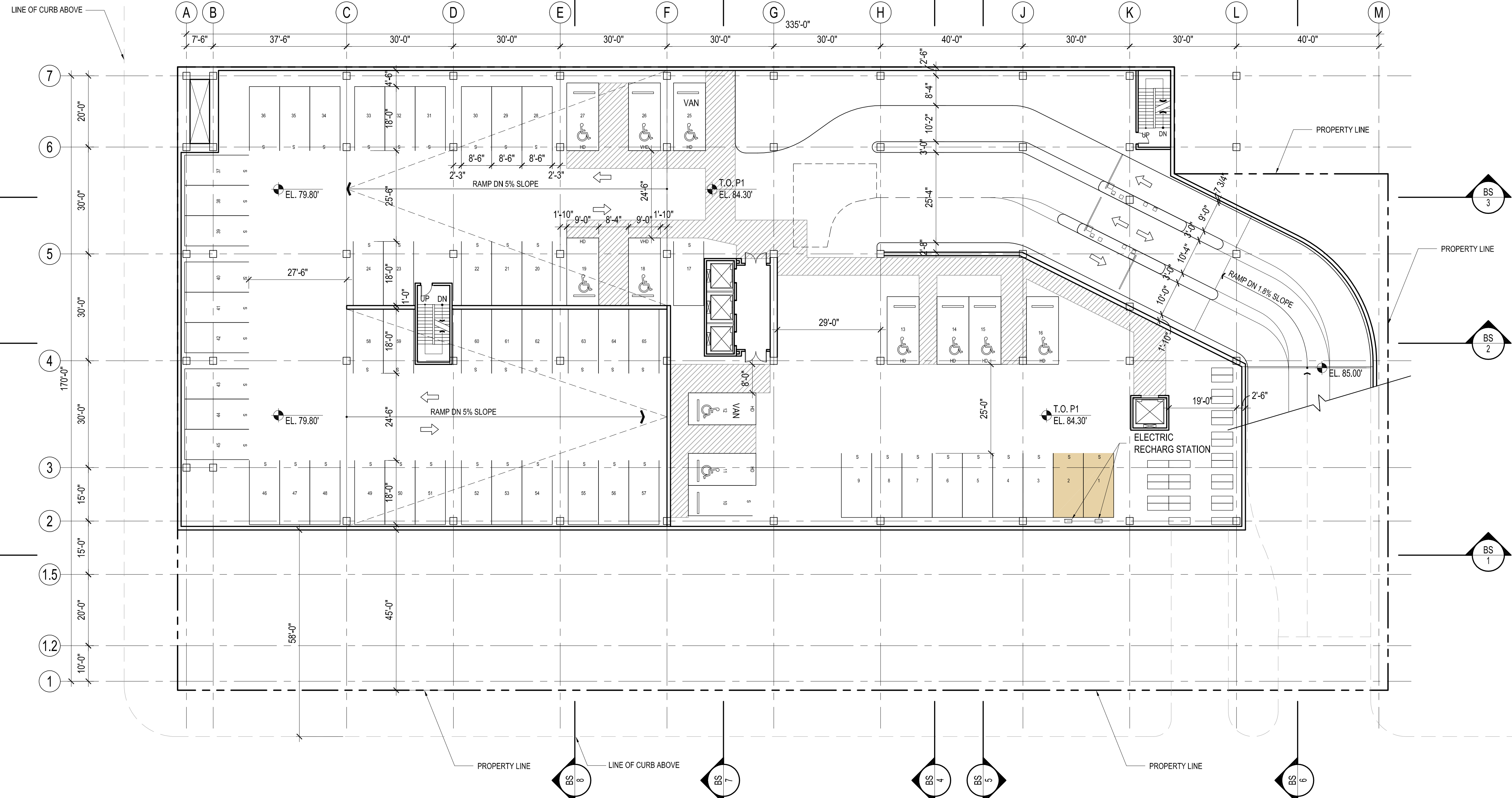








LINE OF CURB ABOVE



7 20'-0"

6 30'-0"

5 30'-0"

4 30'-0"

3 15'-0"

2 15'-0"

1.5 20'-0"

1.2 10'-0"

1

A B C D E F G H J K L M

7'-6" 37'-6" 30'-0" 30'-0" 30'-0" 30'-0" 335'-0" 30'-0" 40'-0" 30'-0" 30'-0" 40'-0"

PROPERTY LINE

LINE OF CURB ABOVE

PROPERTY LINE

PROPERTY LINE

BS 3

BS 2

BS 1

BS 6

BS 7

BS 4

BS 5

BS 6



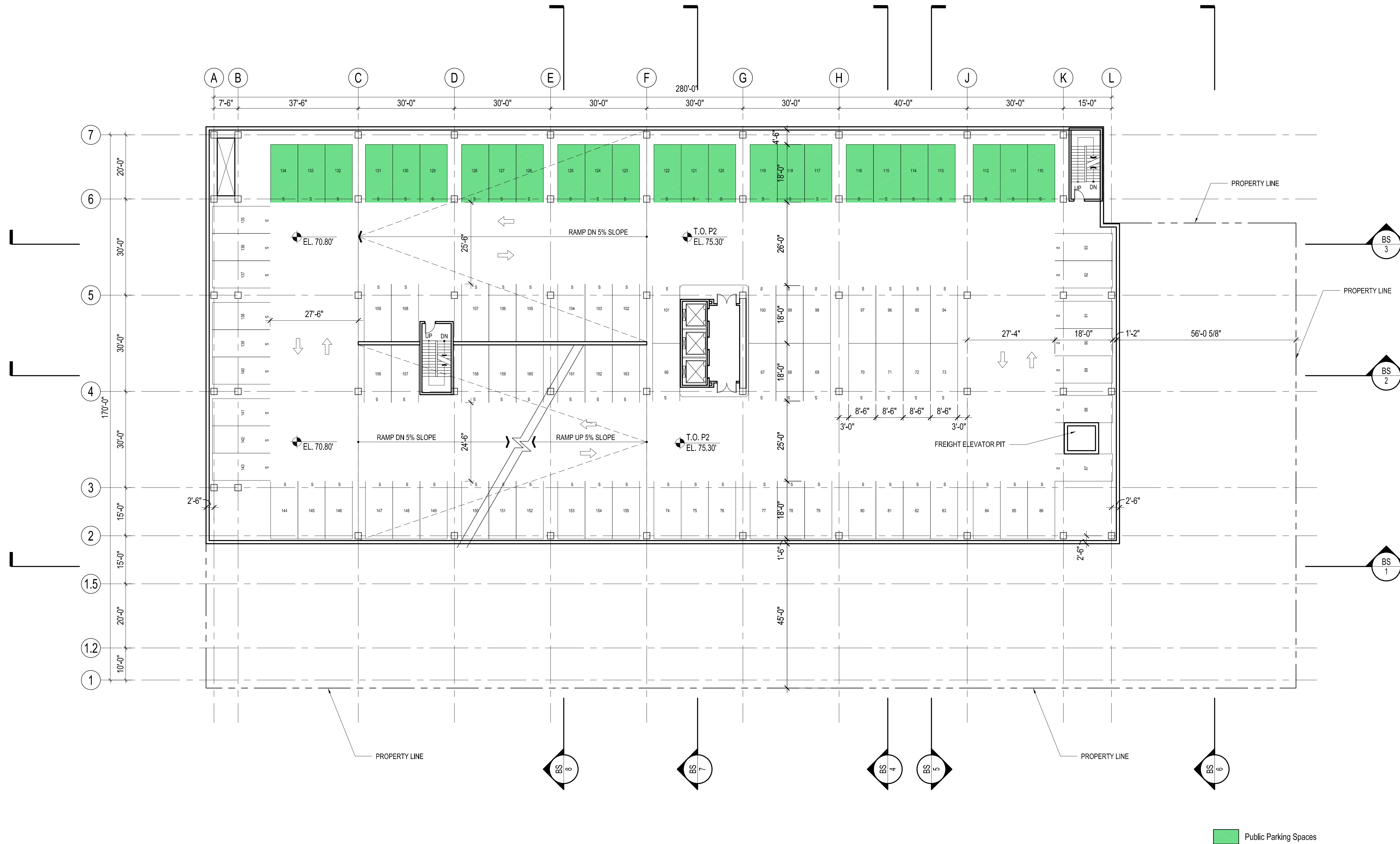
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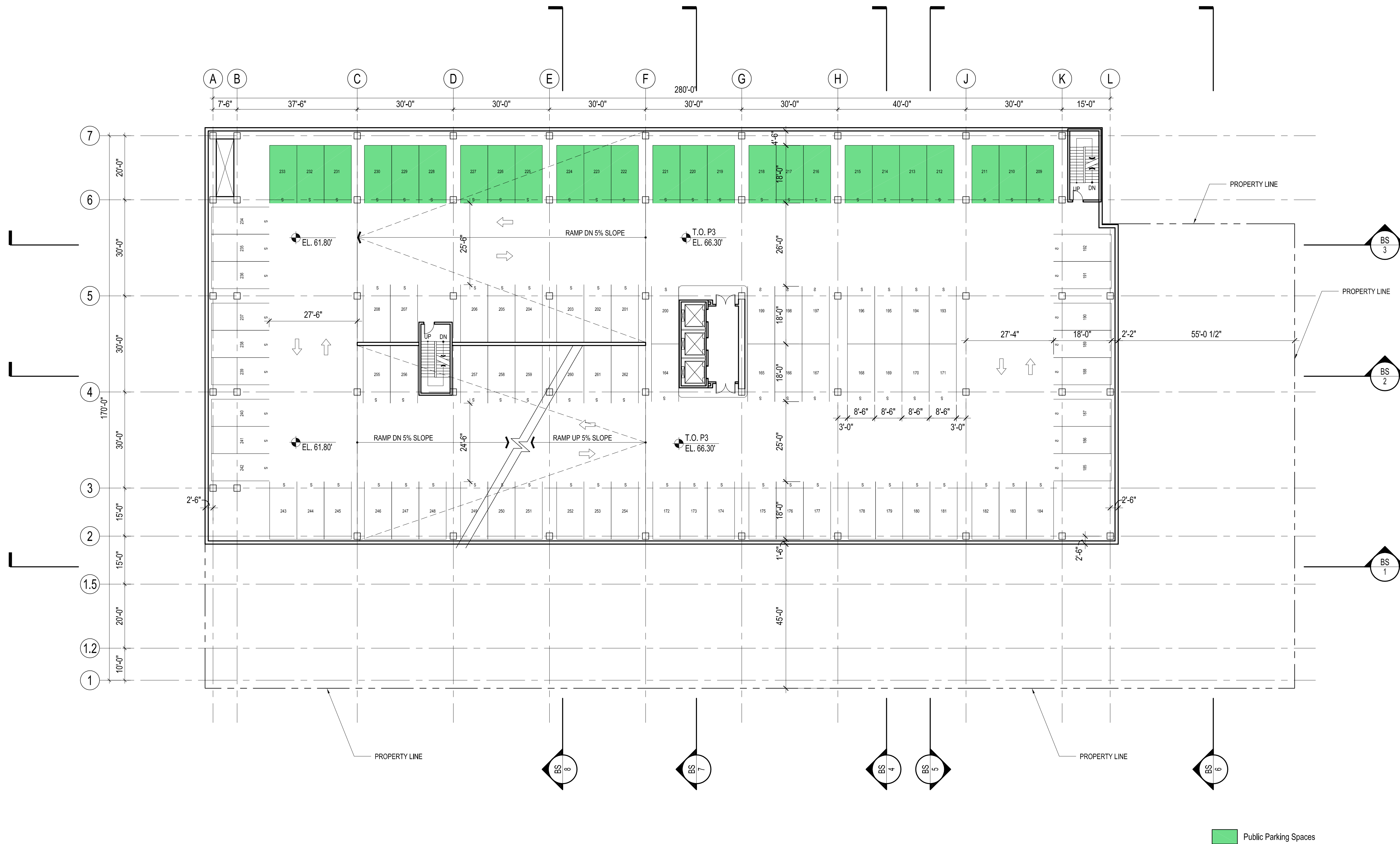
PLAYHOUSE PLAZA

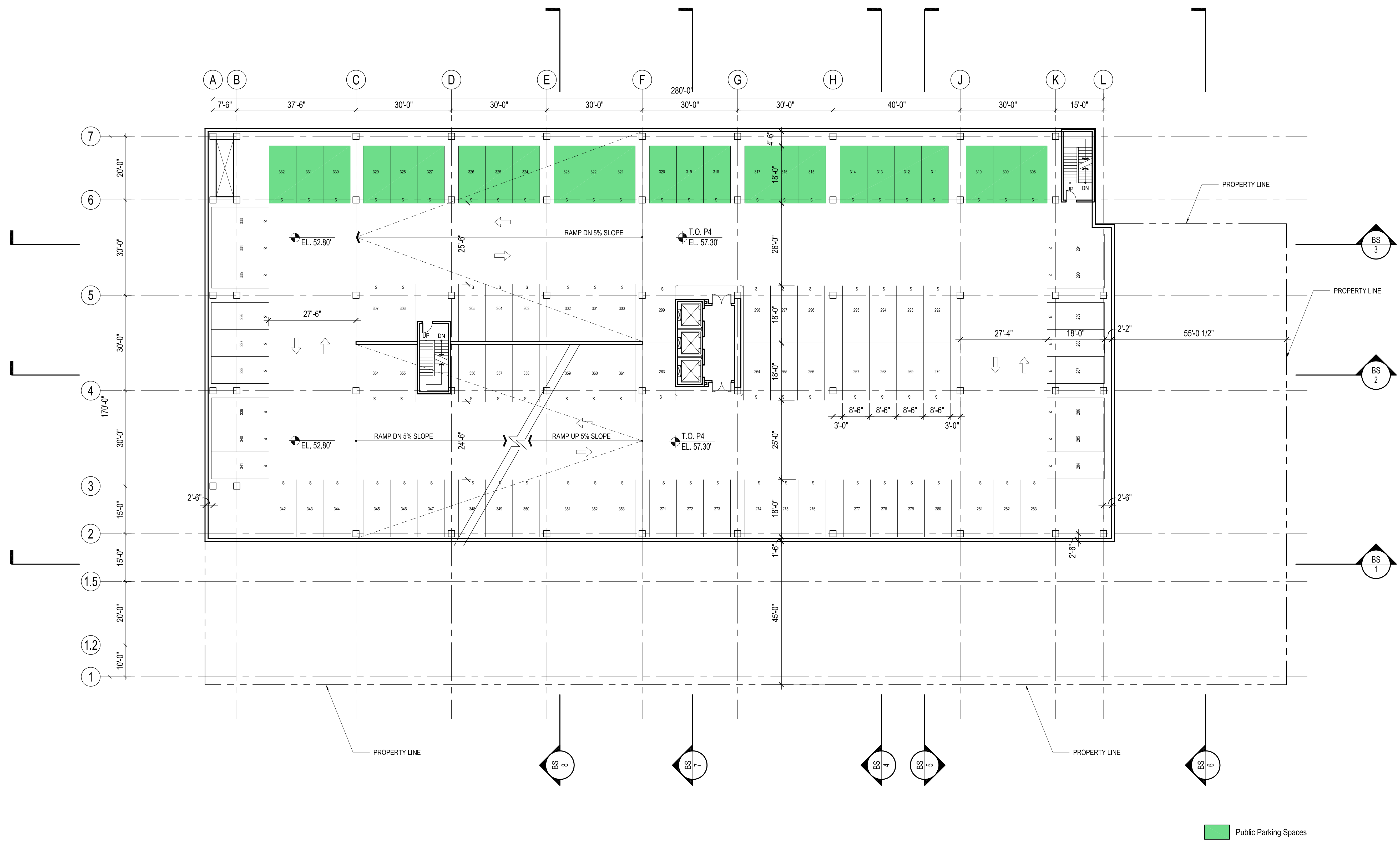


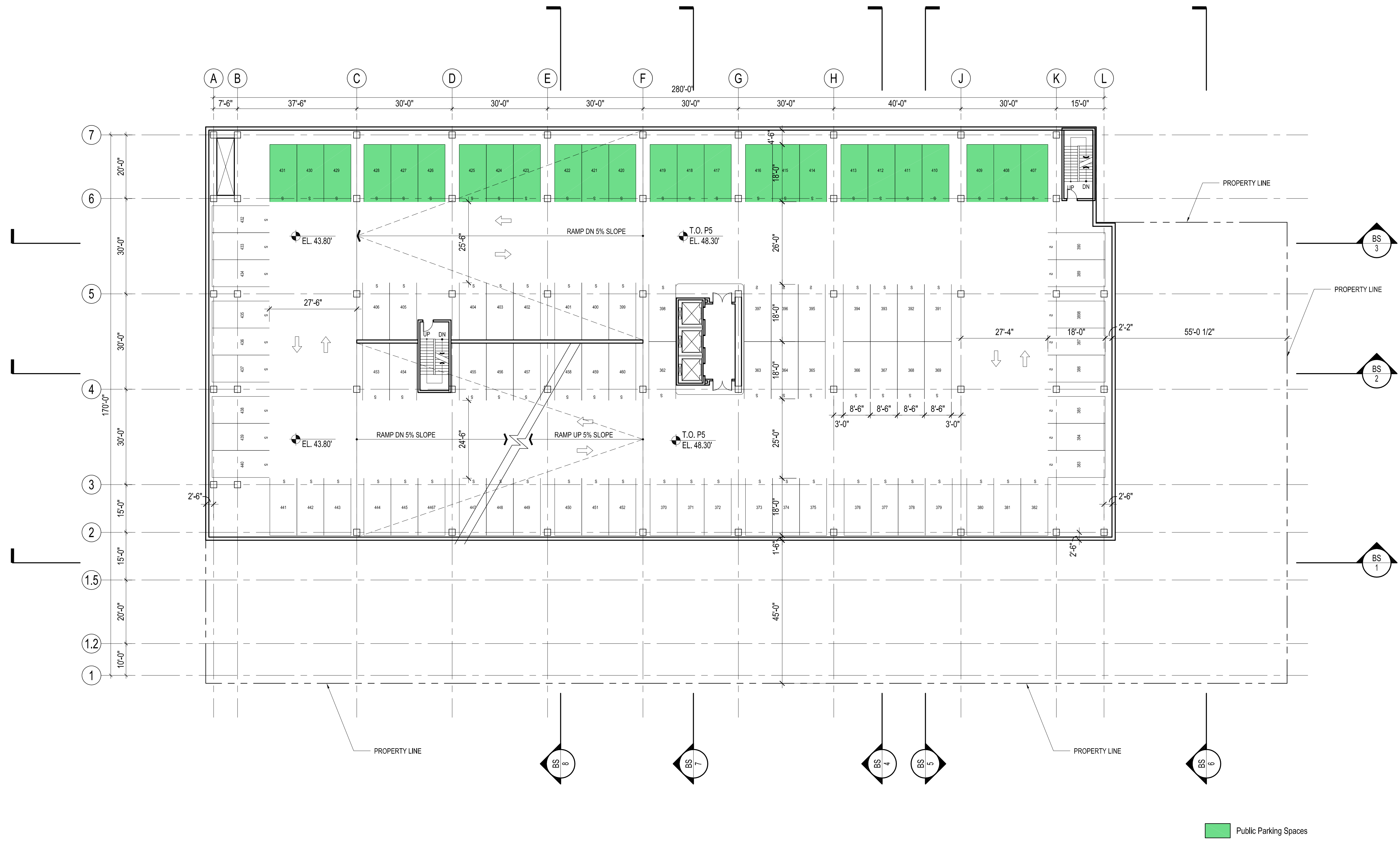
P1 FLOOR PLAN N
 A2.P1 July 2009

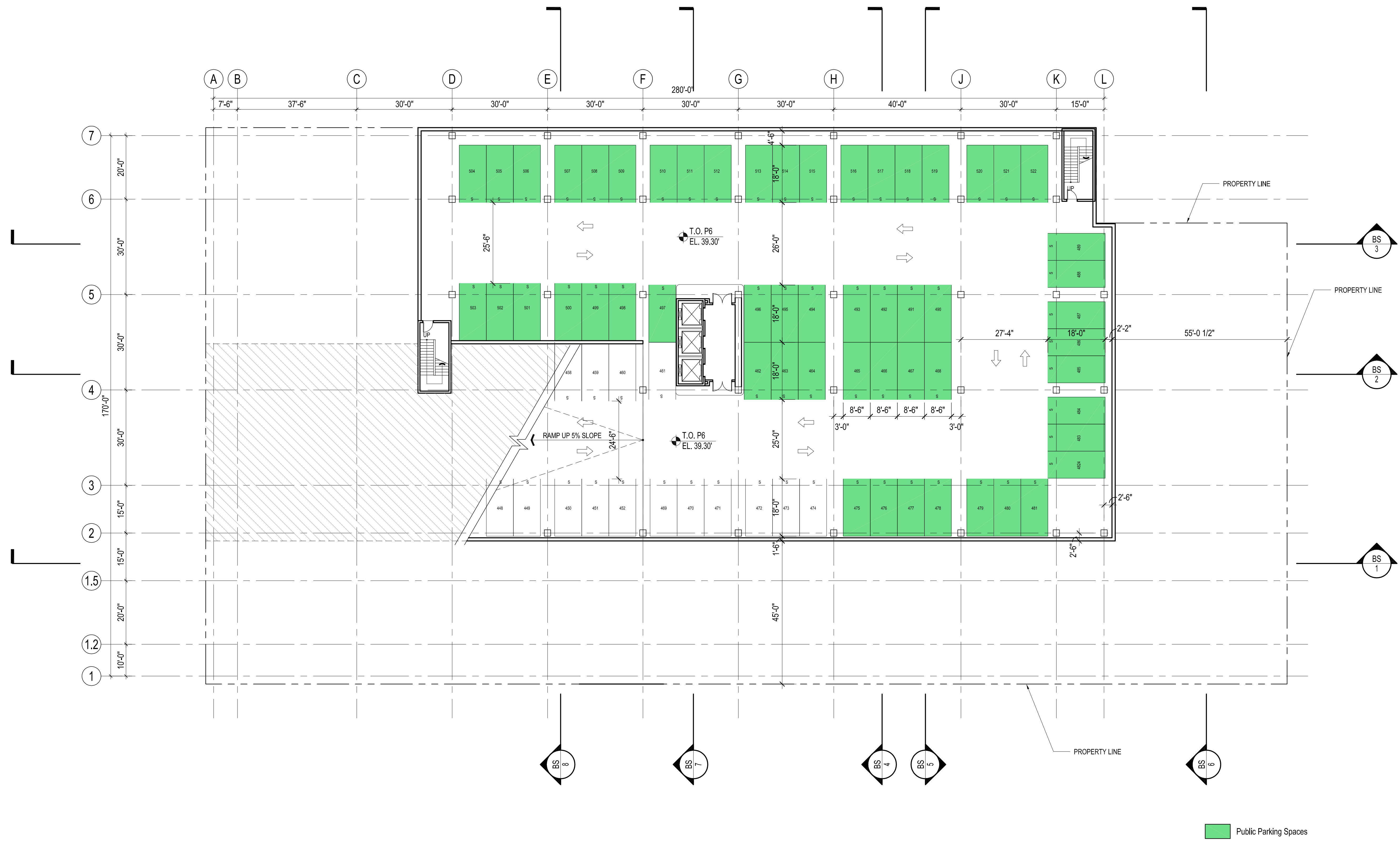


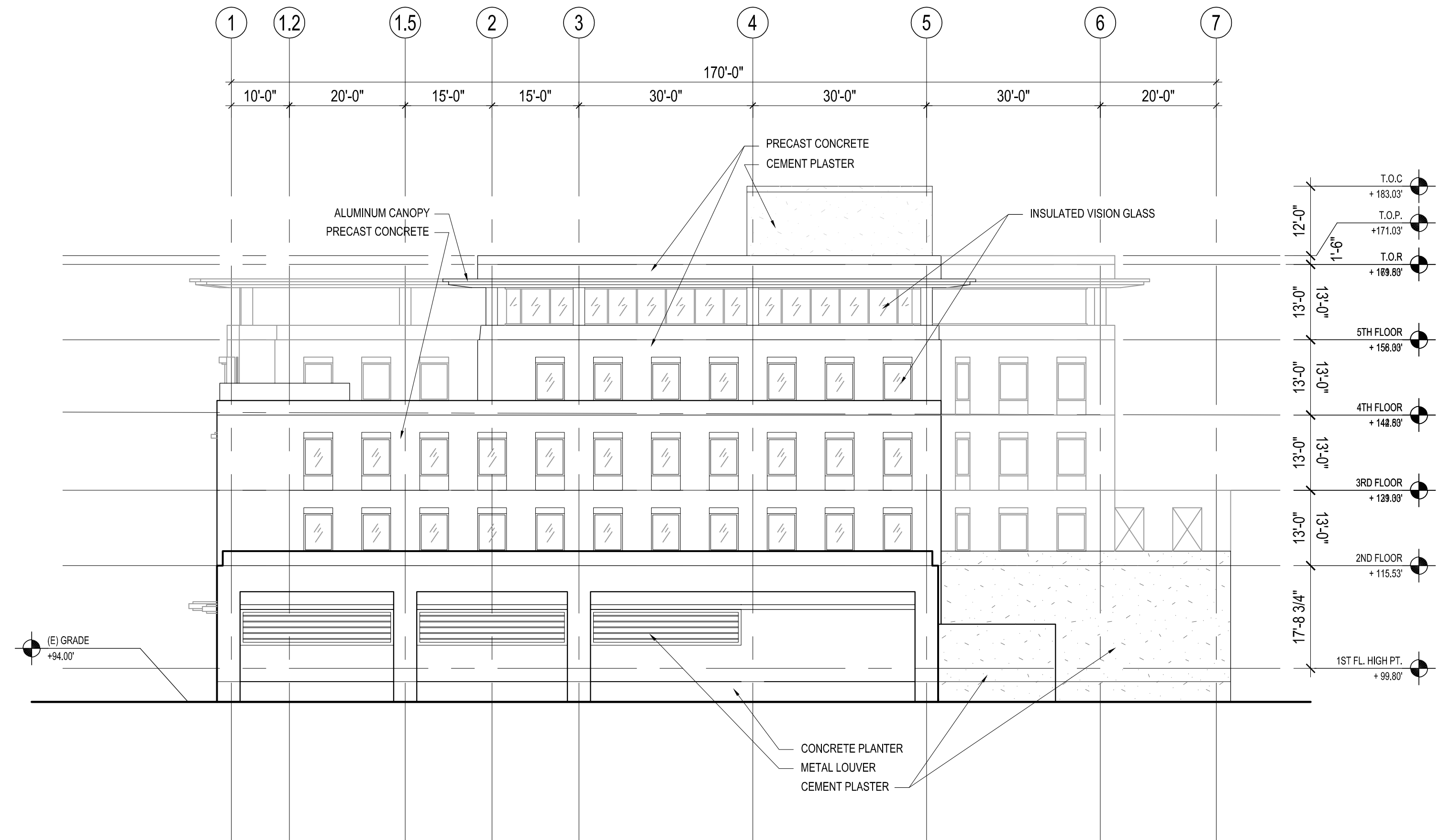


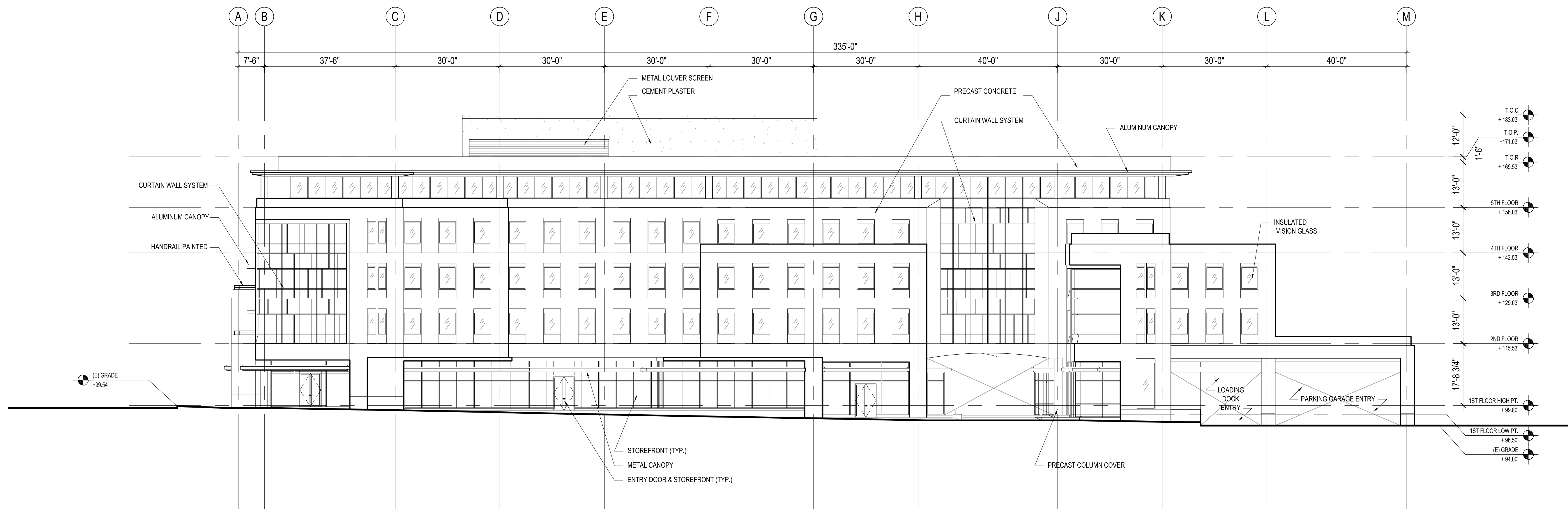


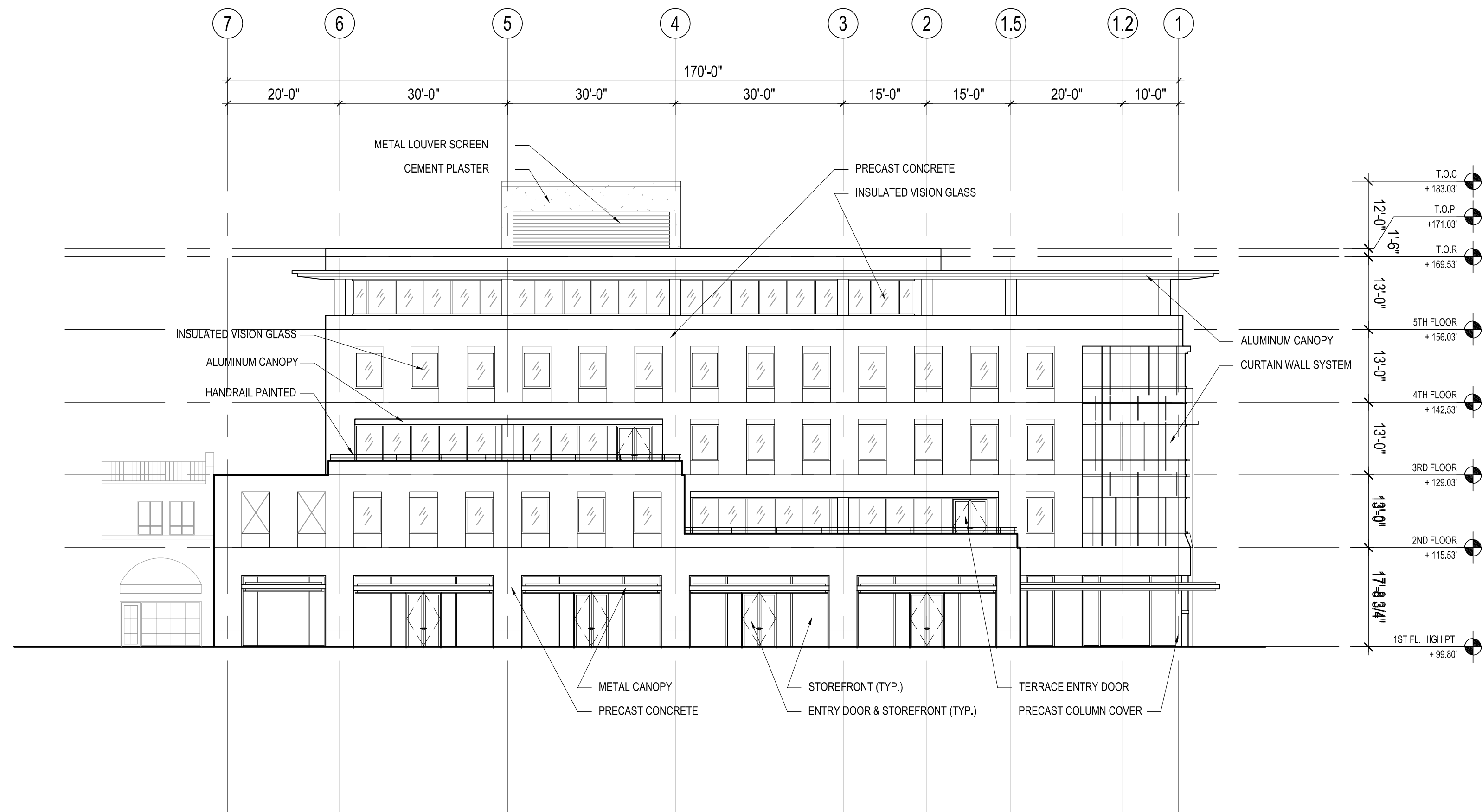


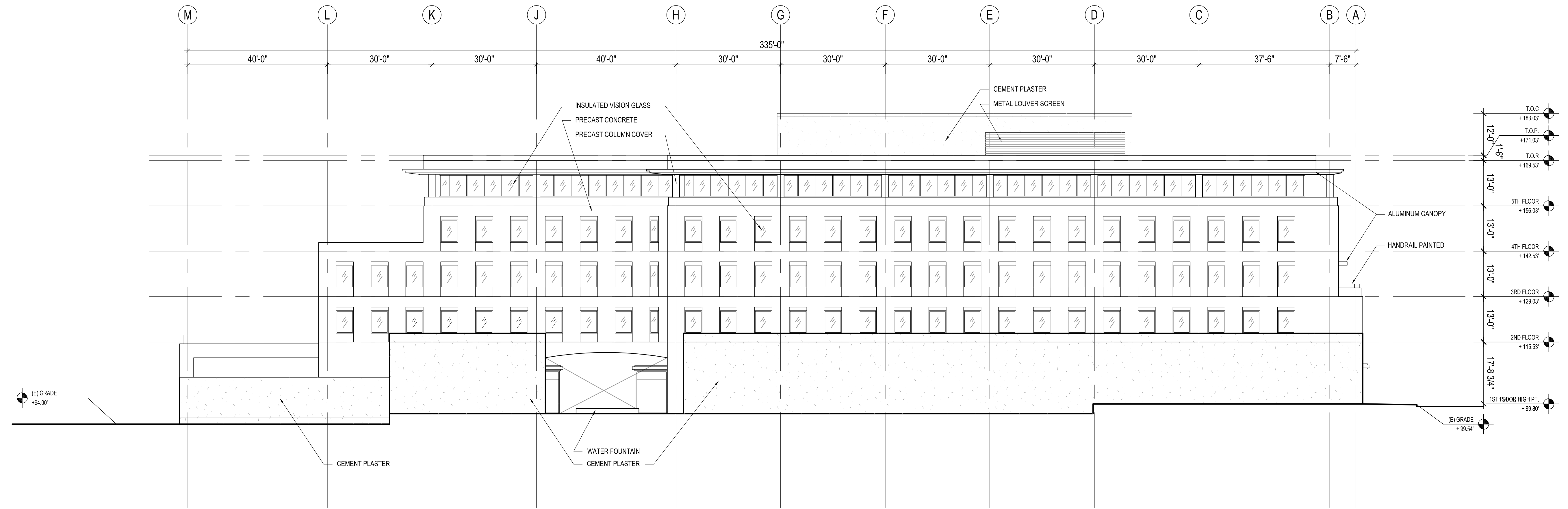


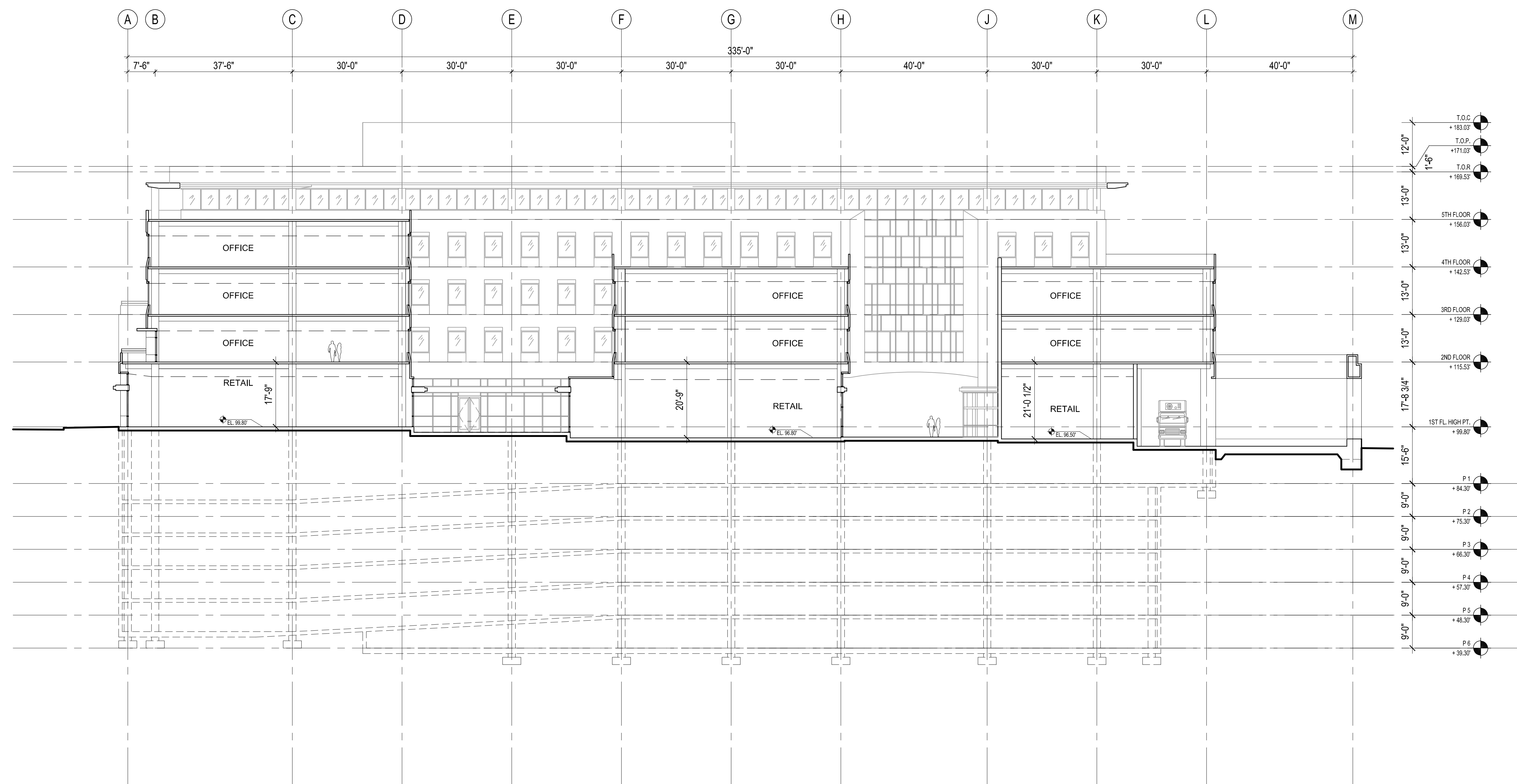


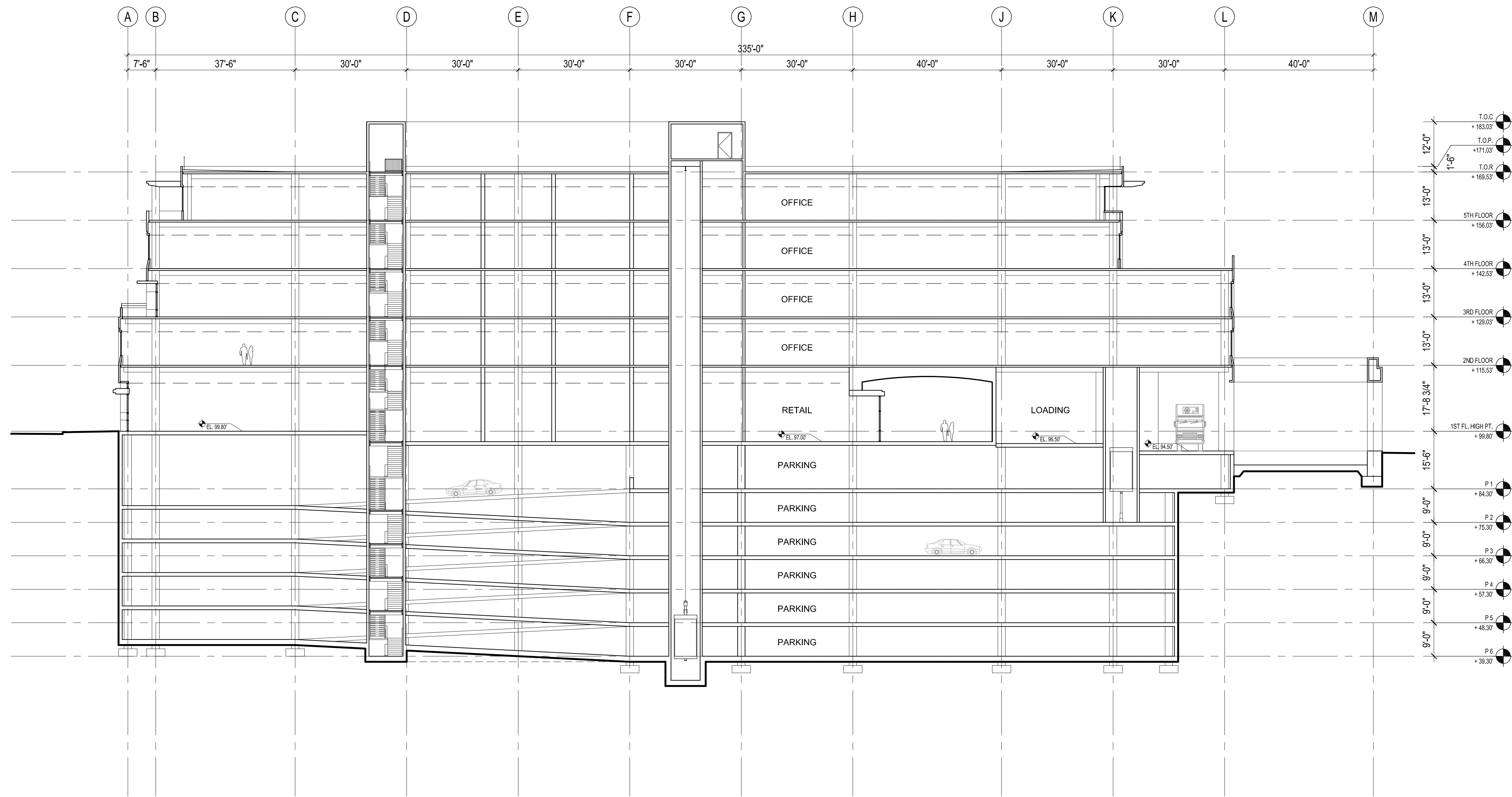


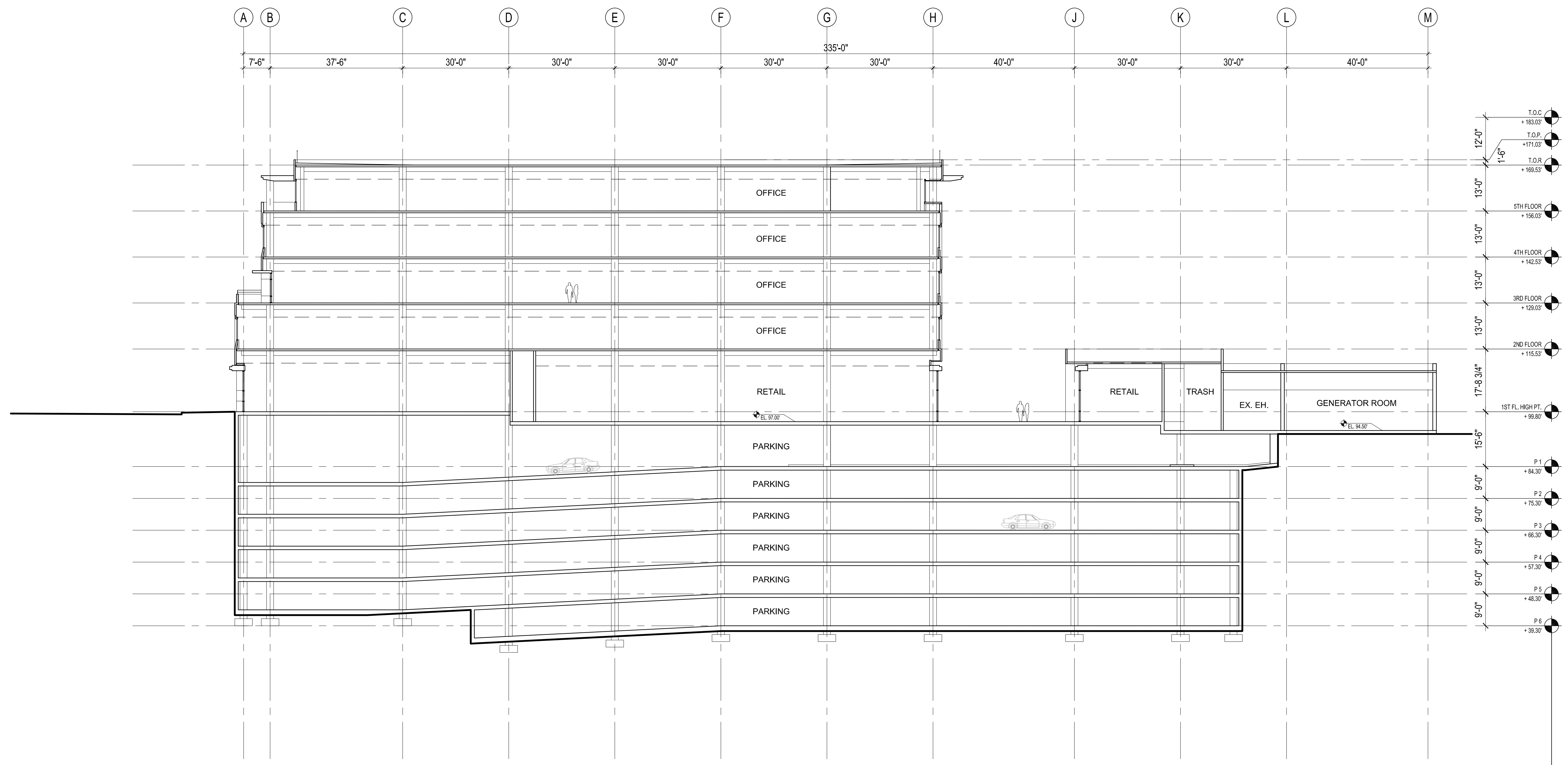


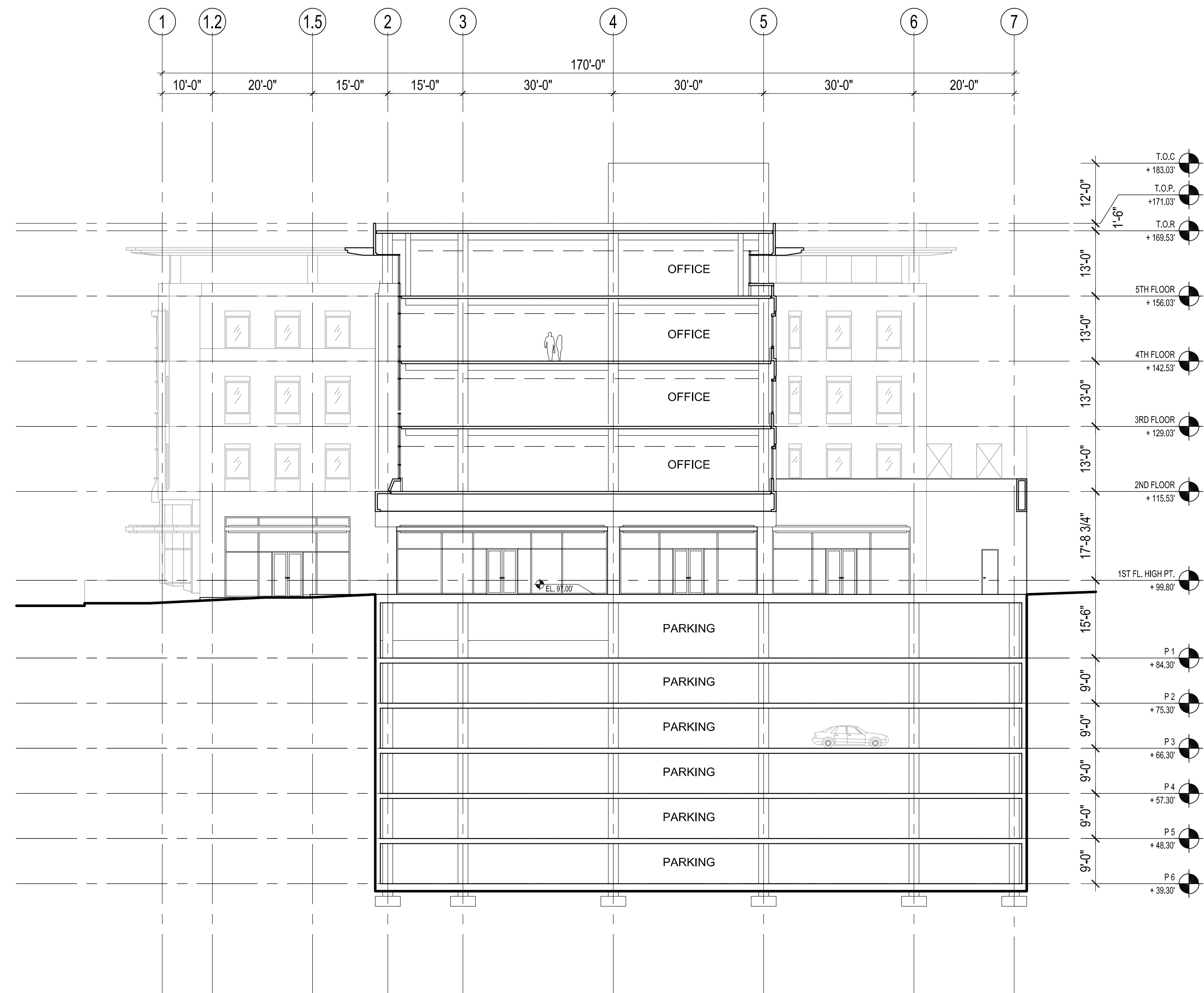


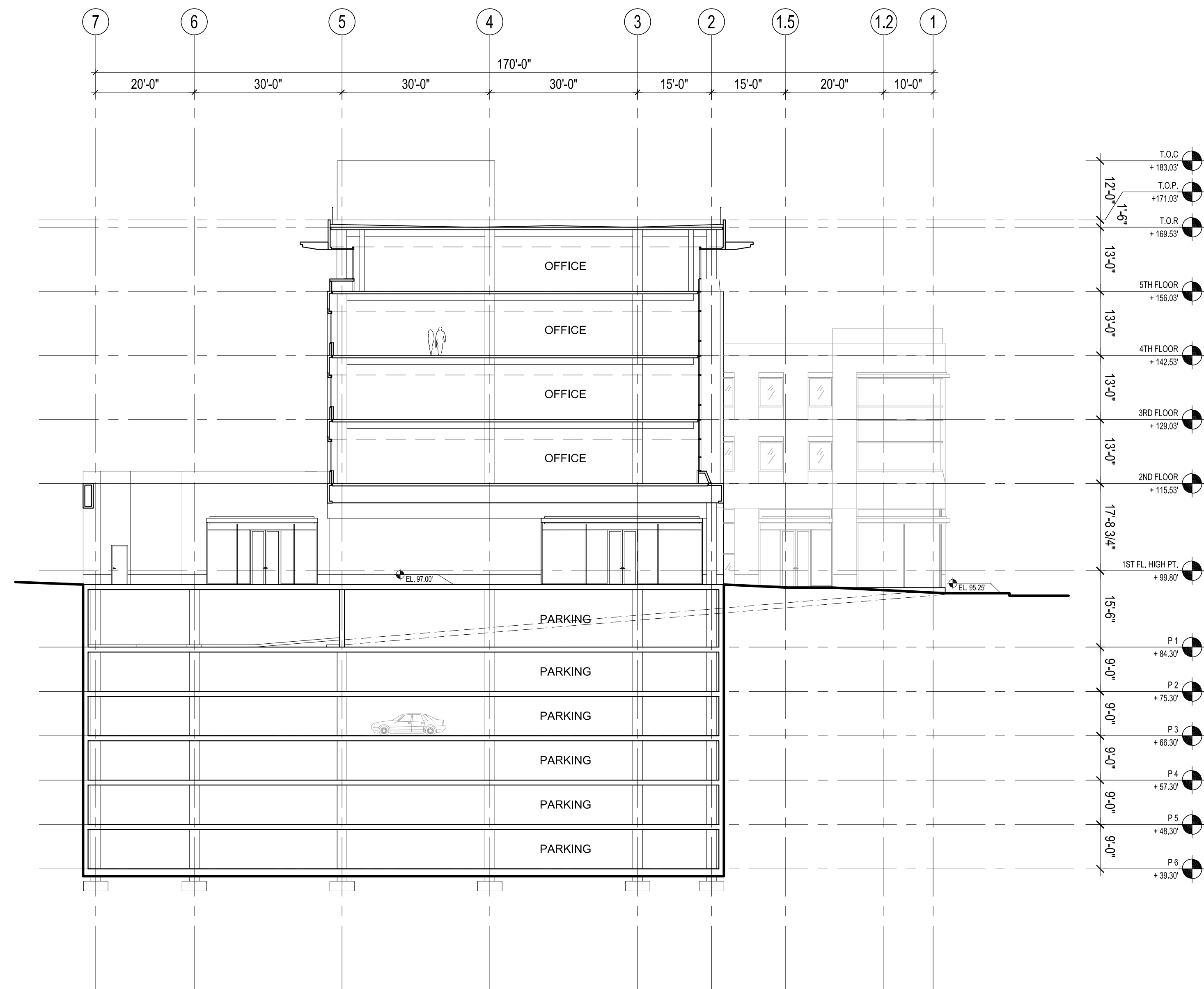


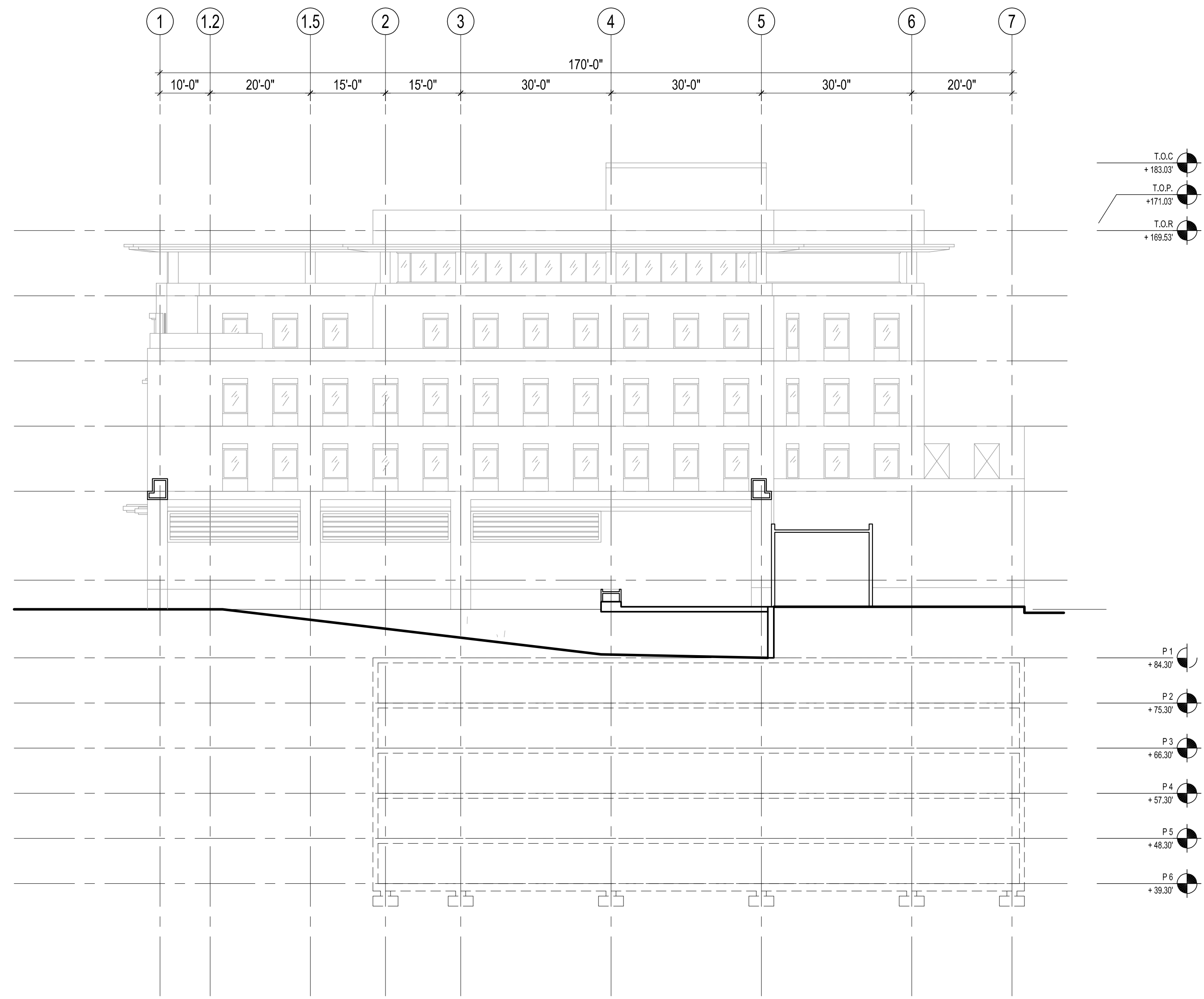


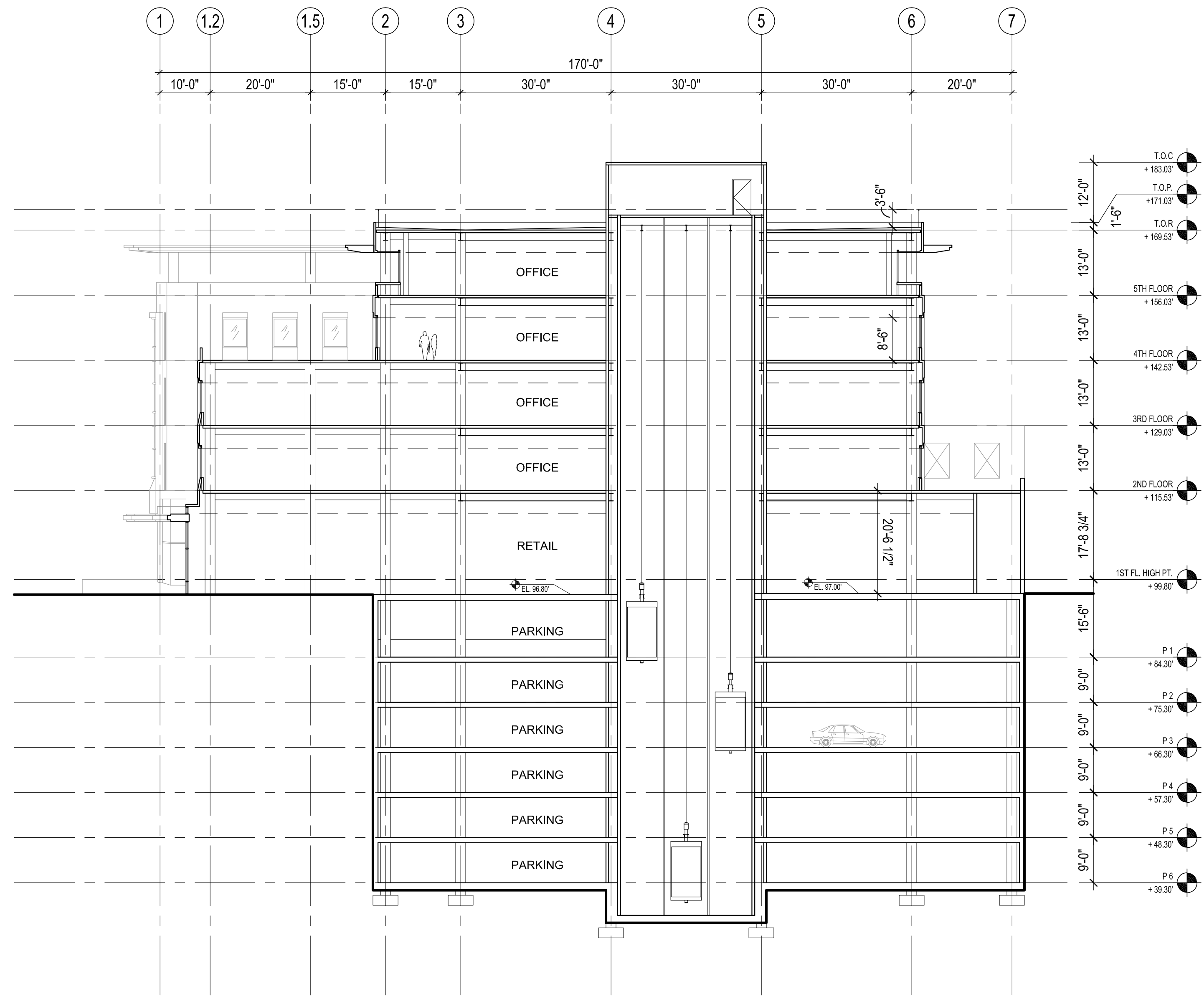


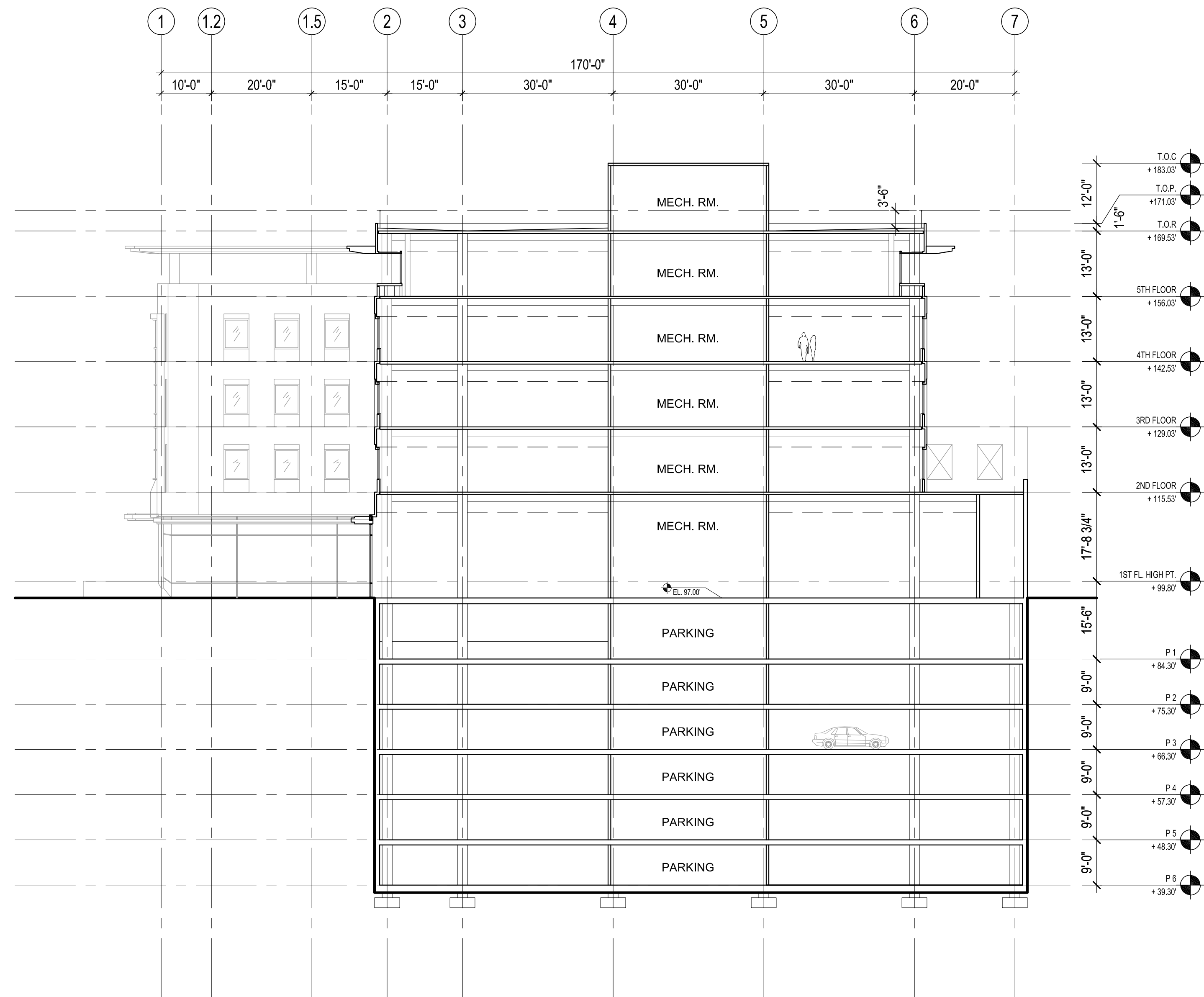


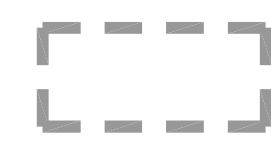












17.40.060 HEIGHT LIMIT EXCEPTIONS: ROOF MOUNTED EXCEPTIONS. COMMERCIAL AND INDUSTRIAL STRUCTURES. FOR COMMERCIAL AND INDUSTRIAL STRUCTURES, APPURTENANCES COVERING NOT MORE THAN 25 PERCENT OF THE ROOF AREA MAY EXCEED THE HEIGHT LIMIT ESTABLISHED BY THE APPLICABLE ZONING DISTRICT BY A MAXIMUM OF 15 FEET.

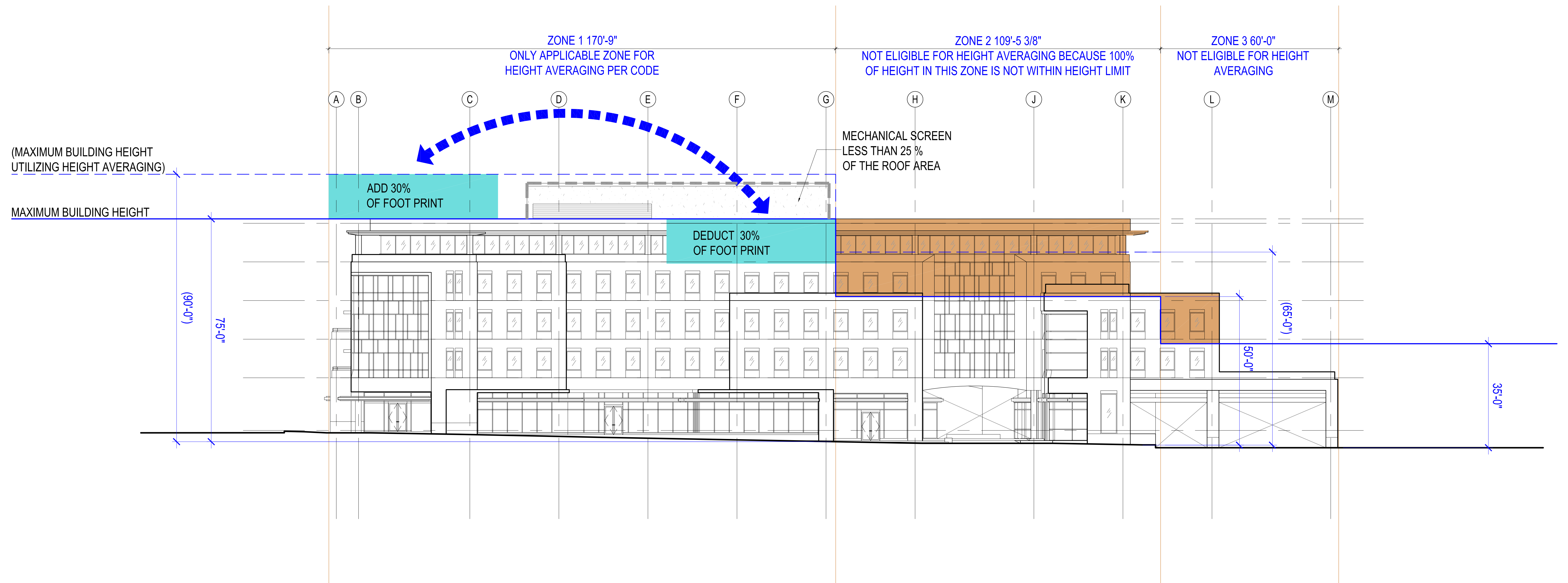


EXTENT OF HEIGHT AVERAGING ALLOWED.

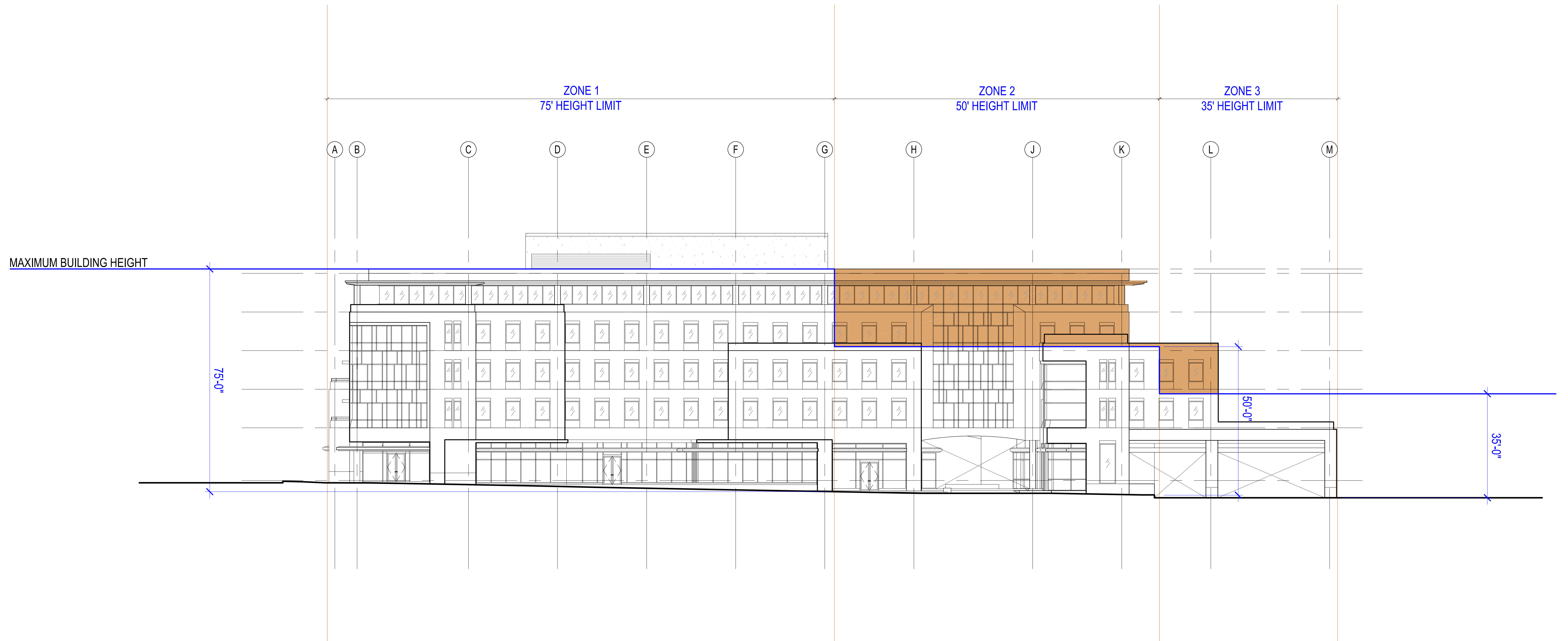
A. ADDITIONAL BUILDING HEIGHT IS PERMITTED OVER NO MORE THAN 30 PERCENT OF THE BUILDING FOOTPRINT ON A DEVELOPMENT PARCEL, PROVIDED THAT THE AVERAGE HEIGHT OVER THE ENTIRE FOOTPRINT DOES NOT EXCEED THE OTHERWISE REQUIRED MAXIMUM BUILDING HEIGHT.

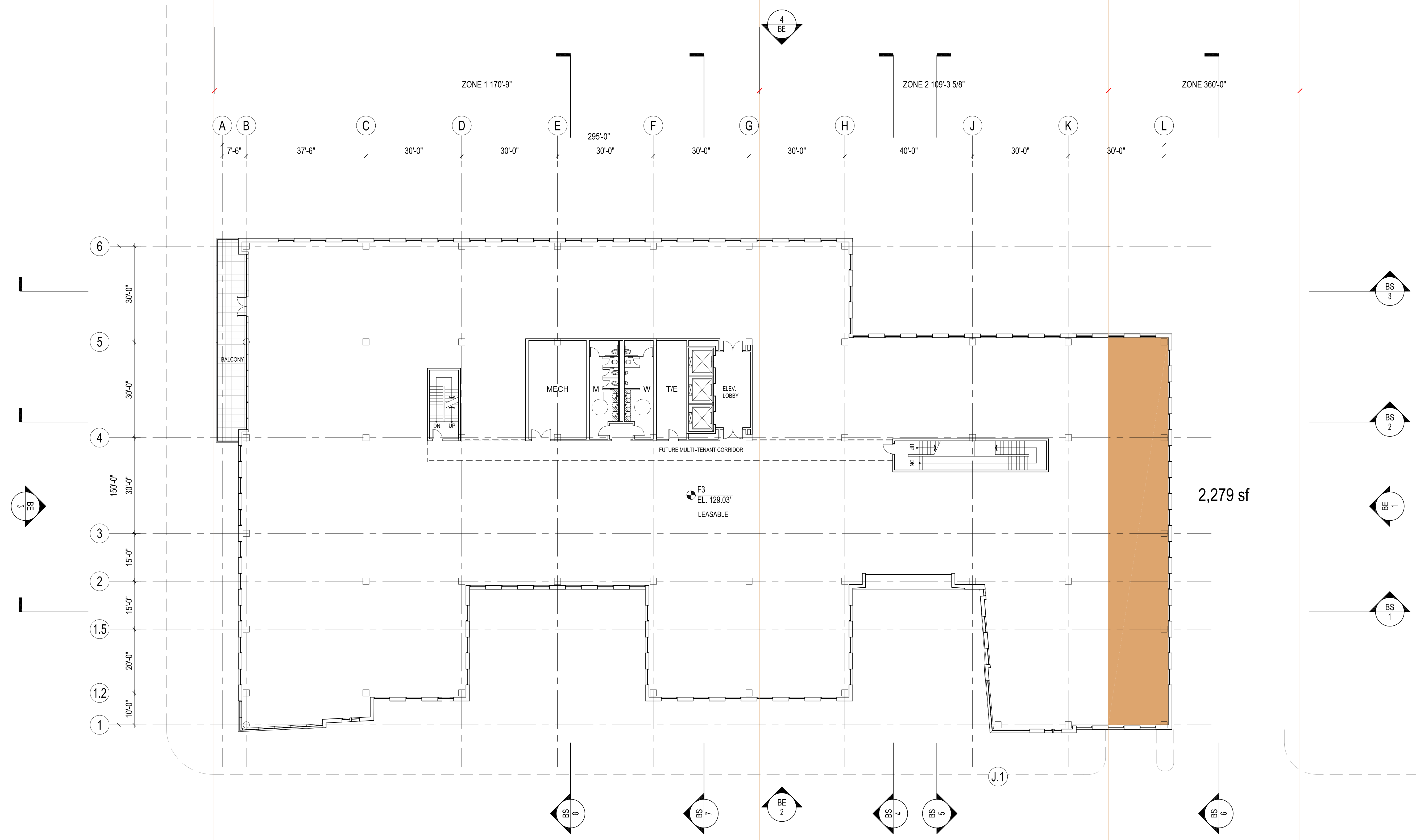


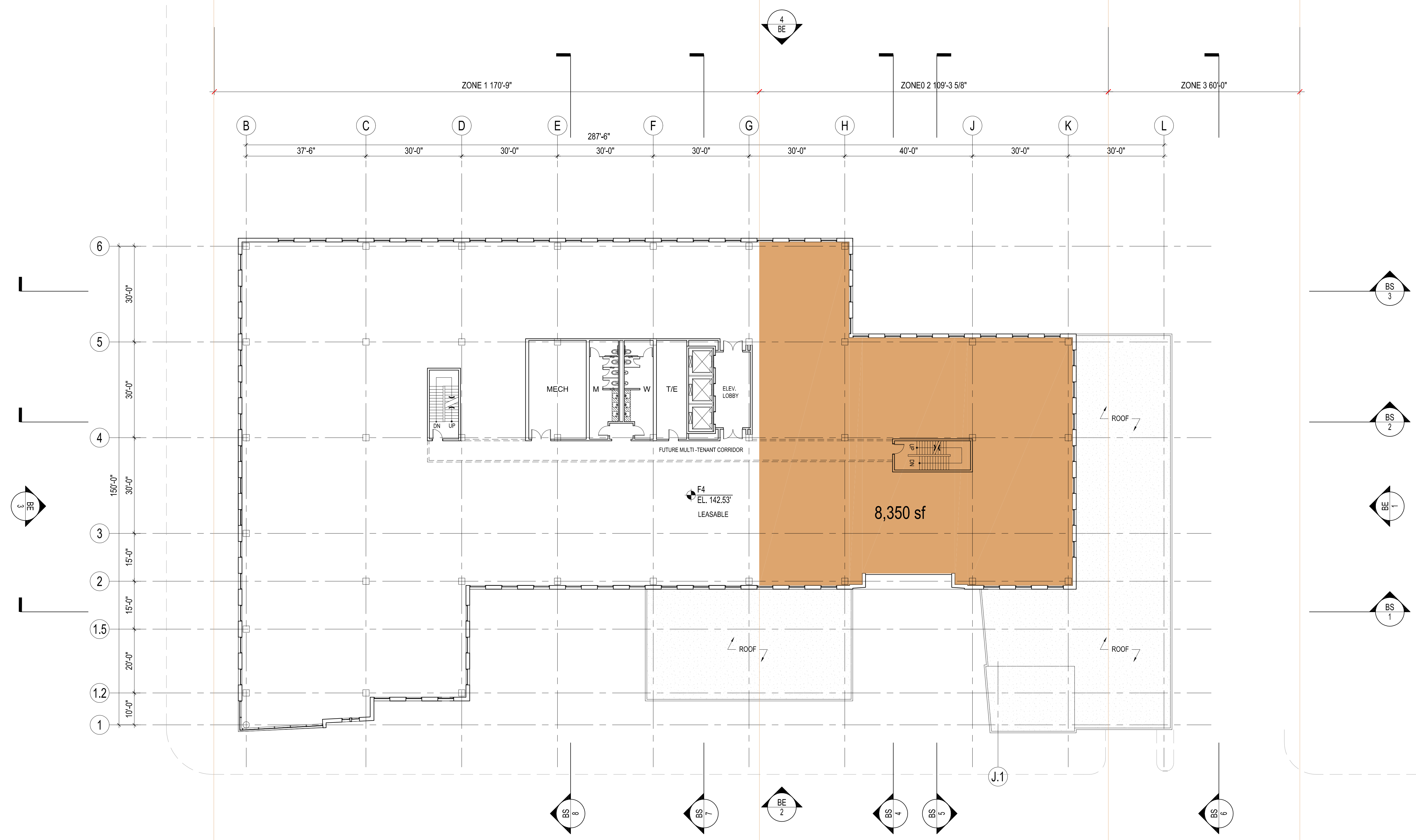
HEIGHT OVER MAXIMUM BUILDING HEIGHT.

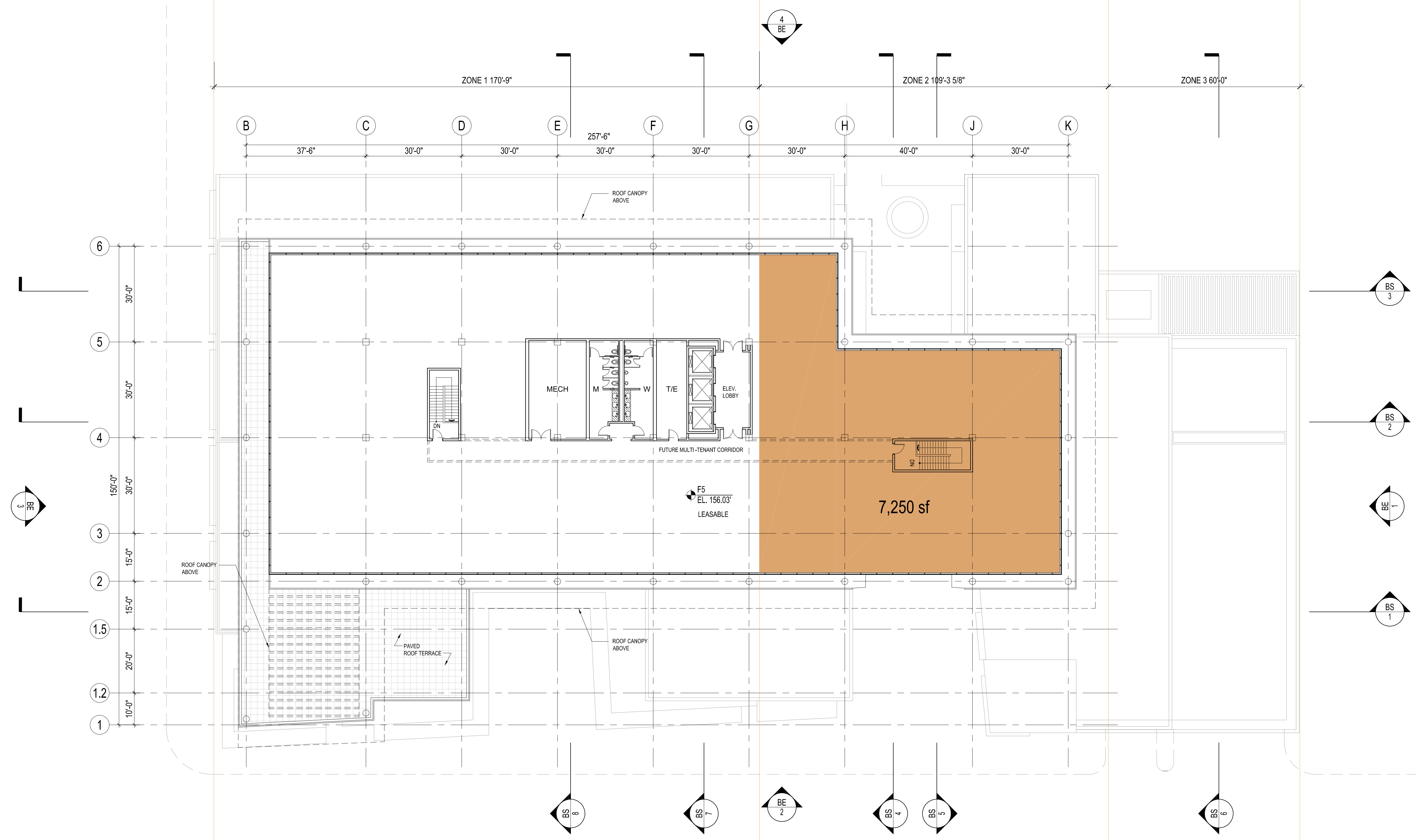


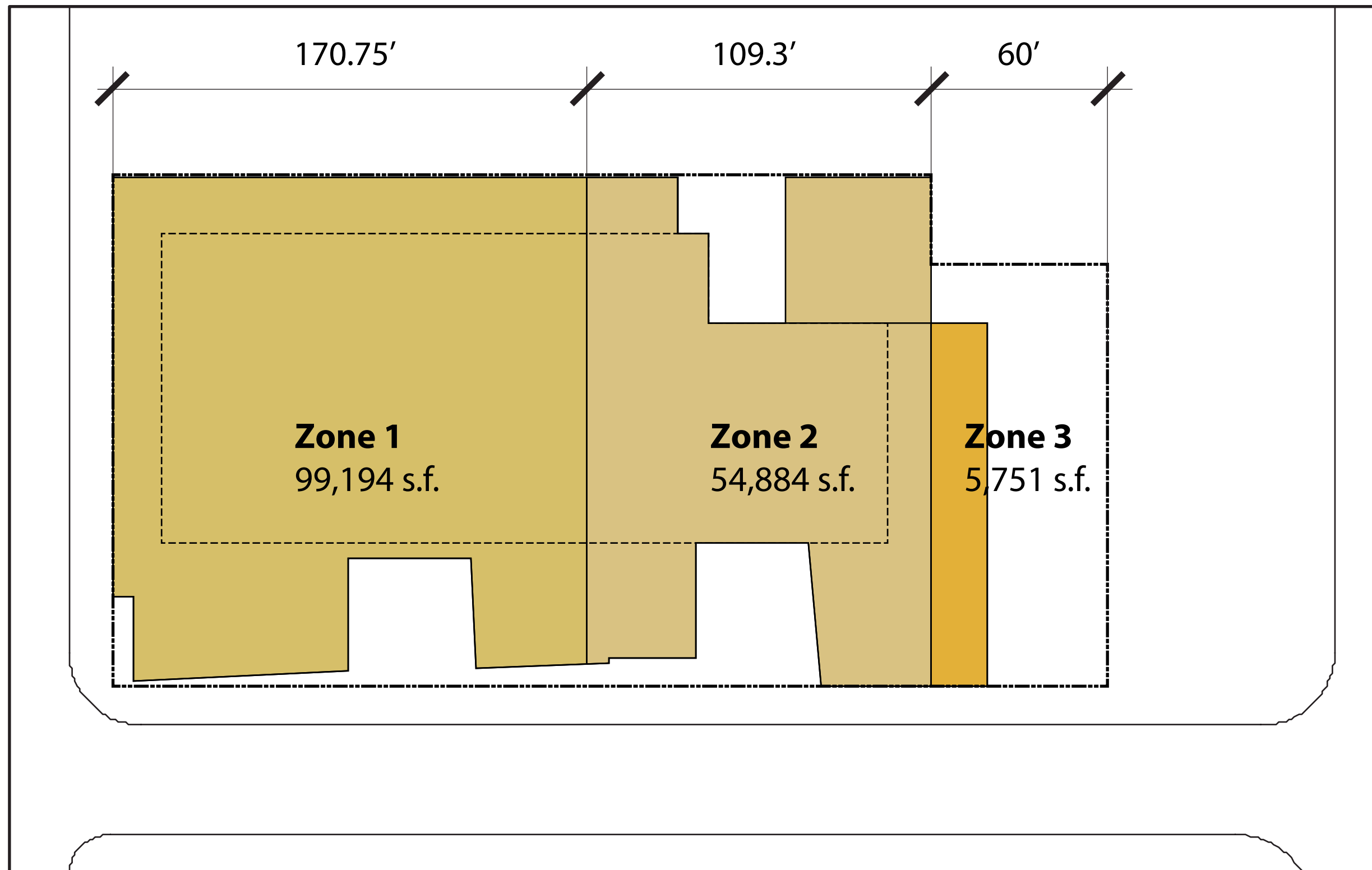
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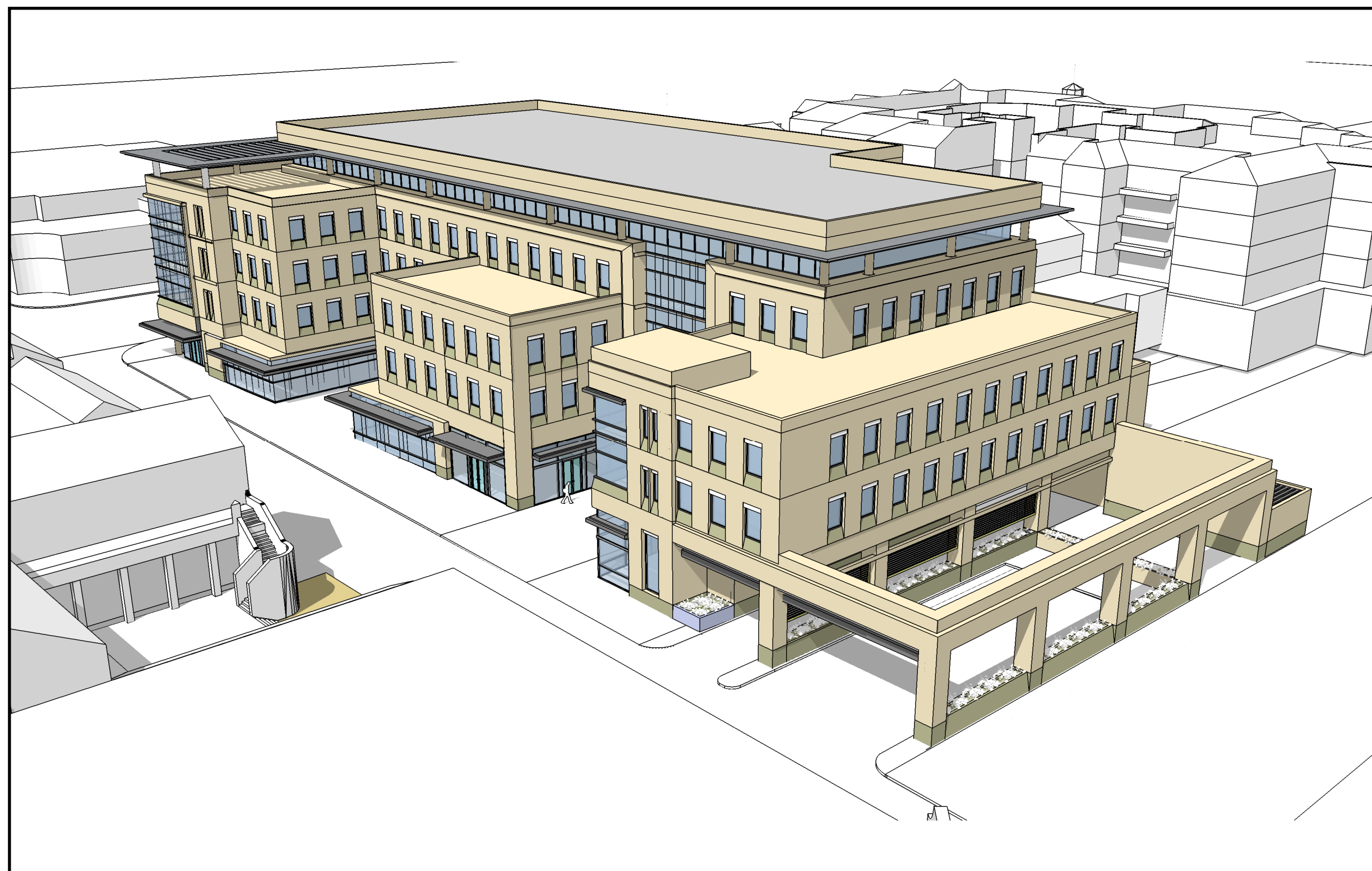


Plan

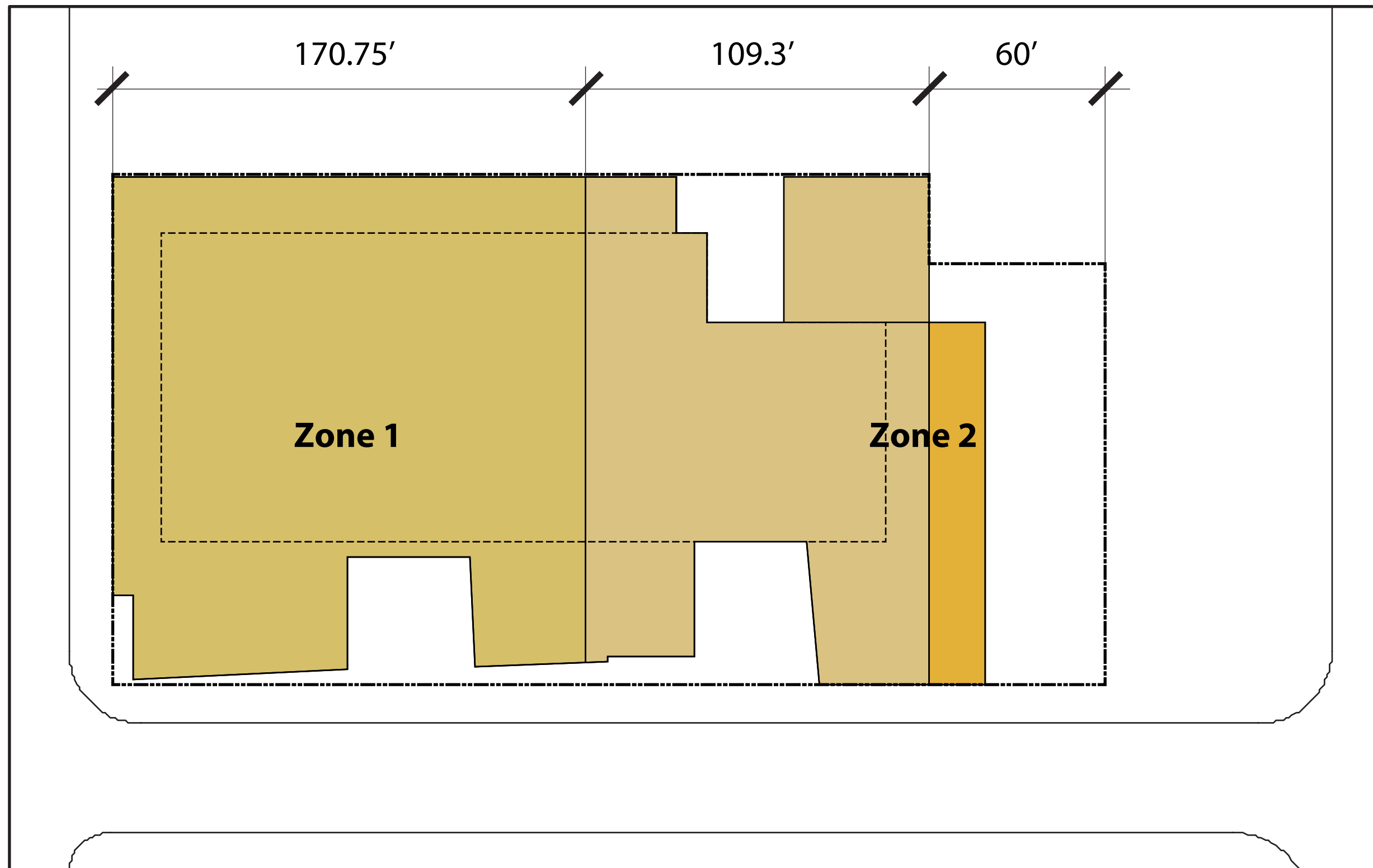
Floor Area Adjustment by Height/Zone - Proposed Scheme

Exceeds Zoning and Code Height Limits in Zones 2 & 3

Height / Zone	Proposed Area w/ Height Adjustment Permit	Allowable Area w/o Height Adjustment Permit	Area Difference
Height Zone 1 (75'/90") 4 & 5 Stories	99,144 sf	98,608 sf	586 sf
Height Zone 2 (50'/65') 3 & 5 Stories	54,884 sf	42,081 sf	12,803 sf
Height Zone 3 (35') 3 Stories	5,751 sf	19,140 sf	-13,389 sf
Total	159,829 sf	159,829 sf	0 sf



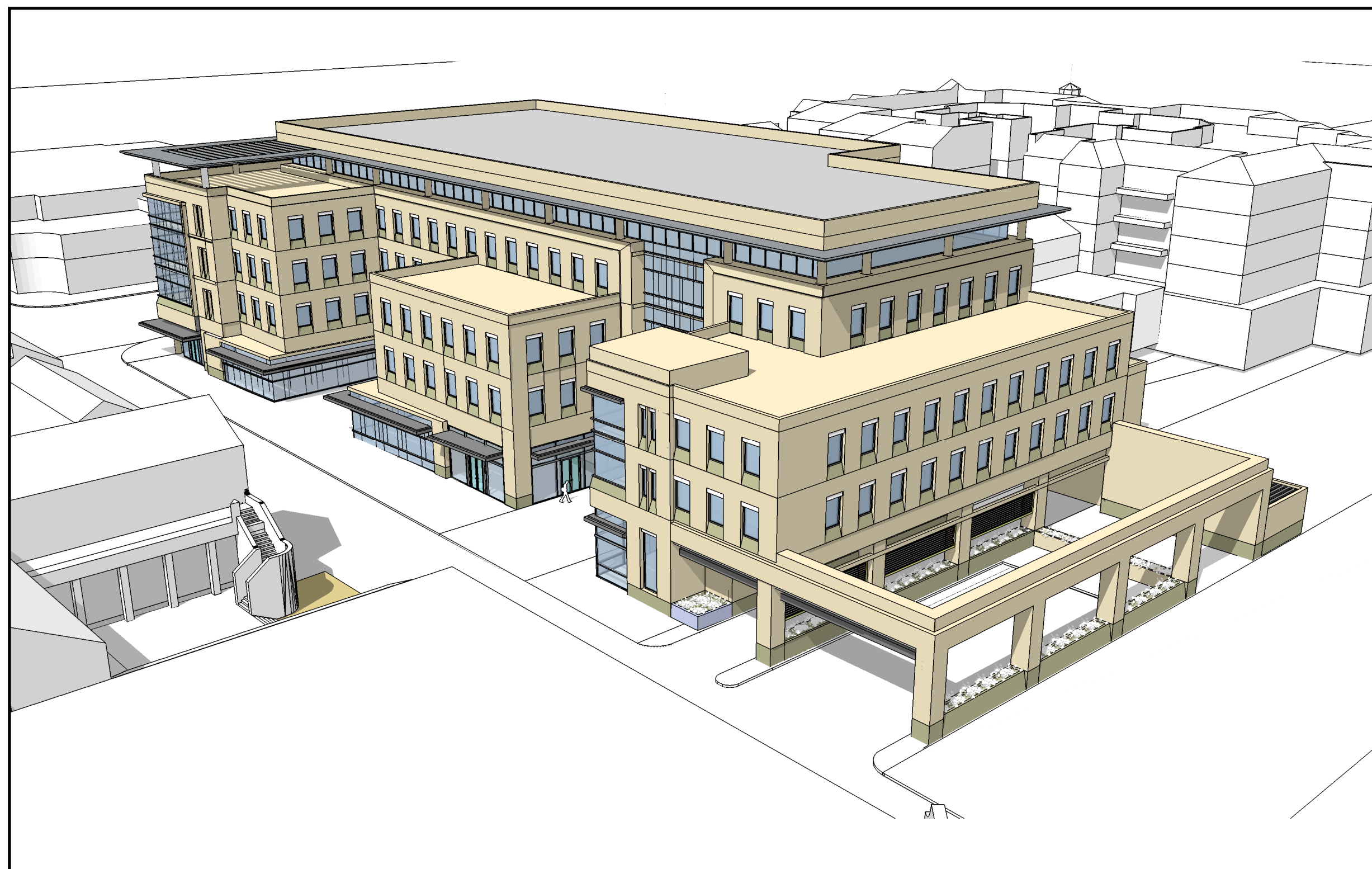
Perspective



Floor Area Adjustment by FAR Zone

FAR Zone	Allowable Area per FAR	Allowable Area (incl. 10% Density Bonus)	Proposed Area w/ Height Adjustment Permit (incl. 10% Density Bonus)	Area Difference
FAR Zone 1 3.0 : 1	89,644 sf	98,608 sf	99,144 sf	586 sf
FAR Zone 2 2.0 : 1	55,655 sf	61,221 sf	60,635 sf	-586 sf
Total	145,299 sf	159,829 sf	159,829 sf	0 sf

Plan



Perspective