PARKING CALCULATION

TOTAL AREAS:
- PROPOSED COMMERCIAL PROGRAM (PERT CENTRAL CITY PARKING #1):
  - RESTAURANT: 2,728 SF (1 PER 500 SF) - 305 SPACE
  - CONFERENCE ROOM: 2,728 SF (1 PER 500 SF) - 14 SPACE
  - MAIN OFFICE: 2,728 SF (1 PER 500 SF) - 5 SPACE
- PROPOSED RESIDENTIAL PROGRAM (PERT CENTRAL CITY PARKING #2):
  - 47 GUEST ROOMS: 2,728 SF (1 PER 500 SF) - 10 SPACE
  - 2 GUEST RM 2,728 SF (1 PER 500 SF) - 5 SPACE
  - TOTAL SPACE REQUIRED: 9 COMMERCIAL & 18 RESIDENTIAL - 25 SPACE

PARKING PROVIDES:
- STANDARD SPACES: 18 SPACE (10 COMMERCIAL, 11 RESIDENTIAL)
- CONTRACT SPACES: 8 SPACE (1 COMMERCIAL, 4 RESIDENTIAL)
- MANUFACTURED SPACES: 2 SPACE (1 COMMERCIAL, 1 RESIDENTIAL)
- TOTAL SPACE PROVIDED: 18 SPACE (13 COMMERCIAL, 5 RESIDENTIAL)

PROGRAM / SEATING SUMMARY FOR CLUB

- RESTAURANT LEVEL 1:
  - GUEST FLOOR AREA: 5,063 SF DRIVING HALL A 360 SF MAIN
  - SEATING COUNT: 76 (INDOOR: 57, OUTDOOR: 19)
- CONFERENCE ROOM LEVEL 2:
  - NET USABLE FLOOR AREA: 704 SF
  - SEATING COUNT: 20
- LOUNGE AREA LEVEL 3:
  - NET USABLE FLOOR AREA: 367 SF
  - SEATING COUNT: 35

PROJECT DESCRIPTION

- 1 GUEST FLOOR, 5 STORY HOTEL NEW CONSTRUCTION WITH:
  - 47 GUEST ROOMS AND HOTEL AMENITIES SUCH AS RESTAURANT, BAR, ROOFTOP BAR, CONFERENCE SPACE, AND PARKING GARAGE

LEGAL DESCRIPTION

POSITION OF LOT 8 OF JUCTION TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS MAP RECORDED IN M. BOOK 11, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SINO COUNTY.

APN: 5123-019-016

POSITION OF LOT 15 OF JUCTION TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS MAP RECORDED IN M. B. BOOK 11, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SINO COUNTY.

APN: 5123-019-014

PROJECT DATA

- SITE LOCATION:
  - 2813 S FLOWER ST, LOS ANGELES, CA 90007
  - 2819 S FLOWER ST, LOS ANGELES, CA 90007
- ZONE:
  - C2-1L
- LOT AREA:
  - 13,300 SF
- FLOOR AREA:
  - 1,998 SF (PER ZONING CODE)
  - 4,263 SF (PER BUILDING CODE)
- JURISDICTION:
  - 20,805 SF > 19,005 SF (OK)
- CONSTRUCTION TYPE:
  - TYPE I-A (31-43), TYPE II-A (31-53)
- NUMBER OF STORIES:
  - 1 BASEMENT FLOOR, 5 STORY ABOVE GRADE
- BUILDING HEIGHT:
  - 70.16' < 75' HIGHT LIMIT PER ZONING CODE
  - 71.96' < 85' HIGHT LIMIT PER BUILDING CODE