

LAX NORTHSIDE AREAS 1 AND 2A RECREATION PROJECT

PROJECT DESCRIPTION

The Los Angeles World Airports (LAWA) Board of Airport Commissioners (BOAC) is in the process of implementing the recreation and open space elements of the Los Angeles International Airport (LAX) Northside Plan Update Project (Approved Project) within the LAX Northside Campus District.

<u>Background</u>. LAWA acquired the LAX Northside Plan area, which was once primarily single-family homes, in part using the Federal Aviation Administration (FAA) grants, which required the conversion of the LAX Northside Plan area to compatible land uses in proximity to airport operations at LAX.

In 1984, the City of Los Angeles approved the 1984 Zoning Ordinances (No. 159,526; 169,254; and 169,768) and Final Tract Map No. 34836 (referred to as the 1984 Entitlements), which permitted up to 4,500,000 square feet of commercial development within the LAX Northside Plan area. In 1989, LAWA prepared the 1989 Design Plan and Development Guidelines.

In 2004, LAWA approved various plans that pertained to the LAX Northside Plan area, including the LAX Plan, LAX Master Plan, and the LAX Specific Plan. The LAX Plan provides the long-range land use policy framework and serves as the land use element for the Los Angeles General Plan for LAX. The current adopted LAX Plan land use designation for the LAX Northside Plan area is LAX Northside.

In 2015, LAWA adopted the Approved Project, which provided new regulations for future development occurring within the LAX Northside sub-area of the LAX Specific Plan area. The Approved Project updated the 1989 Design Plan and Development Guidelines for the LAX Northside Plan area to reduce the amount of development allowed to a maximum of 2,320,000 square feet. In order to allow for flexibility of future development to respond to future market conditions, transfers and exchanges of uses and development rights is allowed within limited areas of the LAX Northside Plan area under the Approved Project, not to exceed any specified environmental constraints, provided that all development and design standards are

met. In order to implement the Approved Project, the LAX Specific Plan was amended, and the 1989 Design Plan and Development Guidelines were updated, among other actions.

LAWA also completed the required CEQA documentation for the Approved Project in 2015 (Certified EIR; SCH No. 2012041003) and a Notice of Determination (NOD) was issued and filed with the Los Angeles County Clerk on March 16, 2015. The Certified EIR analyzed the potential environmental impacts that could result from development of approximately 340 acres in LAX Northside sub-area of the LAX Specific Plan area in the western area of the City of Los Angeles. The Approved Project consists of 2,320,000 square feet of development, including a mix of employment, retail, restaurant, office, hotel, research and development, higher education, civic, airport support, recreation, and open space uses. The Certified EIR included mitigation measures (MMs) and project design features (PDFs) that are specific to the Approved Project as well as incorporated commitments and MMs that were established in the LAX Master Plan, which would also be required to be implemented by the Approved Project and any future projects facilitated under the Approved Project.

Since certification of the Certified EIR, BOAC approved an Addendum to the Certified EIR in March 2016, which analyzed the additional design details of the Argo Drain Sub-basin Facility and clarified that biological research, development, and testing uses are permitted uses in the Office, Research and Development Land Use category.

The Approved EIR included recreational and open space uses and associated ancillary support facilities for Areas 1 and 2A and evaluated the potential for any associated environmental impacts. The *LAX Northside Design Guidelines and Standards* (Guidelines) provide that "[r]ecreation areas, which are open spaces designed to accommodate active and passive forms of recreation, including, but not limited to soccer, lacrosse, baseball, and dog parks shall be primarily allocated to Areas 1 and the western portion of Area 2[or Area 2A]. ... Recreation areas will provide additional amenities such as ancillary buildings for storage, recreation centers, pedestrian pathways, and compliant access for handicapped individuals." (See Guidelines, Part II, 5 Urban Design, page 49.) The Guidelines further provide that LAX Northside shall be developed with land uses as shown on Figure 05.1, Land Use Map, which designates most of Area 1 and all of Area 2A as Recreation and Open Space. (See Guidelines Part II, 5 Urban Design, page 51-52.) The uses permitted under the Recreation and Open Space land use include: (a) golf course, (b) athletic fields, outdoor athletic courts, (c) public shade structures, picnic areas and rest rooms (d) dog park, (e) below grade storm water treatment facilities, (f) underground infrastructure and utilities, with limited related surface structures, (g) farmers' market, and (H) ancillary uses and structures related to the priority permitted use. (See Guidelines, Part II, 5 Urban Design, page 57-58).

<u>Recreation Project</u>. The Recreation Project implements the recreational elements in Area 1 and 2A of the Approved Project consistent with the Approved Project's Updated Design Plan and Design Guidelines. The Recreation Project site is located on two adjacent properties, Areas 1 and 2A, separated by Falmouth Avenue, in the Approved Project area, specifically the LAX Northside Campus District, north of Los Angeles Airport in the City of Los Angeles. The Recreation Project would develop recreation and open space uses and associated ancillary support facilities for use by the community, and community organizations, including, for example, programs for area students and youth sports. **Figure 1, Conceptual Site Plan**, is an illustrative site plan of the Project. The final layout and placement of the fields and courts may be refined as construction plans are further developed.

The Recreation Project provides a refined project design for the recreational uses evaluated within the Certified EIR for Areas 1 and 2A. The Recreation Project is within the permitted uses in Areas 1 and 2 of the LAX Northside Subarea (LAX Specific Plan Sec. 12.E and Table 1), which permitted uses include: open space and recreation; community and civic; buffer; and office, research and development. The Recreation Project does not include any of the prohibited uses in the LAX Northside Subarea (LAX Specific Plan Sec. 12.F), which prohibited uses include: residential or dwelling units of any kind, except hotels; K-12 education; a retail store over 100,000 gross square feet of floor area; auto dealerships; adult business as defined in the LAMC 12.70; parking as a primary use, except in the Airport Support and Commercial permitted use categories; hazardous materials testing; and aircraft under power. The components of the Recreation Project are described in greater detail below.

<u>Area 1</u>

The portion of Area 1 that is included in the Recreation Project encompasses approximately 14 acres and is located to the west of Area 2 across Falmouth Avenue. Area 1 is bound by Westchester Parkway to the south, Falmouth Avenue to the east, residential and recreational uses to the north, and the existing Jet Pets facility to the west. As shown in Figure 1, development of Area 1 would include two (2) youth soccer fields, a larger full-size soccer field, a playground area, a dog park, a picnic area and overlook, and facilities ancillary to the recreation use, such as storage and restrooms. The ancillary buildings within Area 1 would be up to a total of 2,000 square feet. The internal road to access the existing Jet Pets facility would be maintained but would be relocated to facilitate placement of the recreational uses in Area 1. Internal walking paths would provide pedestrian connectivity between the various proposed recreational facilities within Area 1. Limited recreational seating such as park benches in the dog park and playground, is planned in Area 1.

It is anticipated that the recreational facilities in Area 1 would be used by the local community, including local schools and organized sports, such as AYSO, users of Area 2A, and unprogrammed recreation by areas residents, students and their families. Typical of similar recreation facilities within the area, athletic game spectators would generally be limited to people associated with the athletic teams (i.e., coaches, family members, friends, etc.).

<u>Area 2A</u>

Area 2A encompasses approximately 16 acres and is located to the east of Area 1 across Falmouth Avenue. Area 2A is bound by Westchester Parkway to the south, Falmouth Avenue to the west, 92nd Street, Cum Laude Avenue and St Bernard Street to the northwest, 91st Street to the northeast, and Area 2B to the east. The Recreation Project proposes to incorporate use of Cum Laude Avenue, which has been approved for vacation by the City of Los Angeles. The remnant 92nd Street, if it is vacated in the future, would also be incorporated into the project site; however, this roadway has not been incorporated into the conceptual site plan shown in Figure 1. If and when it is incorporated, the uses will be the same as provided for in the Area 2A plan.

As shown in Figure 1, development of Area 2A would include various recreational uses including a multipurpose field and up to two (2) volleyball courts, four (4) basketball, 24 tennis courts, and eight (8) junior courts. Facilities ancillary to the recreation uses would include a welcome center, wellness and fitness zone, a scheduling desk, and other ancillary buildings for storage, restrooms, maintenance, and security. Total building development in Area 2A would be approximately 36,000 square feet. Specifically, the welcome center would consist of up to 20,000 square feet and would include a lobby, meeting rooms, locker rooms, restrooms, storage, athletic supplies shop, grab and go snack shop, and administrative support offices. The wellness and fitness zone would include areas for indoor athletic training, e.g. stretch, physical conditioning and coaching, as well as storage and locker areas. The tennis scheduling desk would be where players could obtain schedule information on the various courts, and would also include storage, locker areas and a snack room. Both the wellness and fitness zone and scheduling desk buildings would be located between the tennis courts and include roof access to view adjacent play from above the courts. Other ancillary facilities would include storage, restrooms, maintenance, and security. All of these facilities are considered to be ancillary uses to the recreational facilities as they would serve people already utilizing the Recreation Project site for recreational purposes and would not attract non-recreational visitors to the site. Internal walking paths would provide pedestrian connectivity among the welcome center, other ancillary buildings and the various proposed recreational facilities. Limited recreational seating, such as benches adjacent to courts, is planned in the tennis area, with additional seating adjacent to the multi-purpose field and courts.

It is anticipated that the tennis facilities in Area 2A would provide tennis programs and training for children from the local schools and broader community, performance training for more advanced athletes and unprogrammed recreation by area residents, students and their families. The junior courts could be used for pickleball. Tennis programs could include, for example, individual and group tennis lessons, Junior National Tennis League programs, tennis clinics and limited tennis competitions. Typically tennis competitions have limited spectators and the players and spectators leave upon completion of their games. Thus the number of people at the site would be relatively the same throughout the day. The other recreational facilities in Area 2A would be used by persons already accessing the tennis facility and/or the local community, including local schools and organized sports, such as AYSO, and unprogrammed recreation by areas residents, students and their families.

Overall, the total building development for the Recreation Project, including both Areas 1 and 2A would be approximately 38,000 square feet, which is a small fraction of the 1,075,000 of permitted net new floor area in the LAX Northside Campus District (LAX Specific Plan Sec. 12.G and H.) The buildings would be one to two-story structures and within the maximum permitted building heights of 45 feet and consistent with the required setbacks. (See attached Site Plan Fence Diagram, Floor Plans and Elevations.)

Trips & Parking

Gibson Transportation Consulting, Inc. prepared a transportation assessment and parking summary for the Recreation Project consistent with the methodology of the transportation analysis in the Approved EIR and with the requirements of the LAX Specific Plan Sec.13.C.2. Pursuant to the LAX Specific Plan, trip generation rates from *Trip Generation Manual*, 11th Edition (Institute of Transportation Engineers [ITE], 2021) were utilized to calculate the trip generation estimates for the Recreation Project. The trip generation estimates based on the land use program for the Recreation Project are as follows:

- AM Peak Hour 74 Trips
- PM Peak Hour 231 Trips

With implementation of the prior and future projects (Airport Police and Future Maintenance Yard) and the Recreation Project, the total trip generation estimates for the LAX Northside Subarea are as follows:

LAX NORTHSIDE SUBAREA TRIP GENERATION SUMMARY			
Land Use	Daily	AM Peak Hour	PM Peak Hour
TOTAL TRIPS (EIR & Specific Plan)	23,635	2,009	2,543
Airport Police	662	43	185
Future Maintenance Yard	200	13	56
Recreation Project	1,443	74	231
REMAINING TRIPS	21,330	1,879	2,071

Vehicular and bicycle parking for the Recreation Project would be provided in accordance with the City of Los Angeles Municipal Code, consistent with LAX Specific Plan Sec. 12.L. It is anticipated that approximately 161 parking spaces would be required and that approximately 200 surface parking spaces would be provided on the northeastern portion of Area 1 and on the western portion of Area 2A, both accessed from Falmouth Avenue. Clear walking paths would be provided between the parking areas and the various Recreation Project uses.

Lighting and Security

The Recreation Project site would be operational between 7 a.m. to 10 p.m., which would require nighttime lighting for both the recreational facilities and for security purposes. All lighting would be required to adhere to the applicable lighting requirements established by the City of Los Angeles and the LAX Master Plan. Sports fields and courts would be lit with directional lighting when in use and would turn off by 10 p.m. When not in use during nighttime hours, the sports fields and/or courts would not be lighted. Building and area security lighting would be provided and would be shielded to only illuminate the intended area. The Recreation Project site would be fenced and secured, and use of the Recreation Project site would be restricted overnight. **Figure 2, Site Plan Fence Diagram.**

Construction and Operation

Construction of the Project is anticipated to occur over 24 months in a single phase beginning in late 2023 and ending late 2025. The required cut/fill for development of the Project would be balanced onsite¹. Landscaping will use native, drought tolerant plants following the guidelines in the LAX Northside Design Guidelines (LAWA 2004, 2016).

¹ Cut/fill balanced onsite includes grading associated with street vacations and adjacent properties to establish grade.

SITE PLAN GENERAL NOTES LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS

5.0URBAN DESIGN GUIDELINES AND STANDARDS

5.2 DEVELOPMENT REGULATIONS

5.2.A BUILDING HEIGHTS

BUILDING SHALL BE DEVELOPED IN COMPLIANCE WITH THE HEIGHT STANDARDS CONTAINED WITHIN TABLE 05.2A.1 OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS

1. HEIGHTS SHALL BE MEASURED FROM FINISHED GRADE, AS DEFINED IN SECTION 12.03 OF THE PLANNING AND ZONING CODE. MAXIMUM BUILDING HEIGHT FOR AREAS 1 AND 2A SHALL BE 45'

.2.C BUILDING SETBACKS

BUILDING SHALL BE DEVELOPED IN COMPLIANCE WITH THE FOLLOWING SETBACK STANDARDS. 1. BUILDINGS SHALL BE DEVELOPED IN COMPLIANCE WITH THE BUILDING SETBACK STANDARDS

- AS SHOWN THE BUILDING SETBACKS MAP FIGURE 05.2 AND TABLE 05.2C.1 (THE PROPOSED PROJECT COMPLIES WITH BUILDING SETBACKS ON TABLE 05.2C.1. SETBACKS MAY BE ADJUSTED BASED ON FINAL VACATION OF CUM LAUDE.)
- 2. NO BUILDING OR PORTION OF A BUILDING IS PERMITTED WITHIN THE BUILDING SETBACK, EXCEPT ARCHITECTURAL FEATURES AS DEFINED IN THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS.
- 4. NO WALLS OR FENCES ARE PERMITTED WITHIN THE BUILDING SETBACK ALONG WESTCHESTER PARKWAY, LA TIJERA BOULEVARD, LOYOLA BOULEVARD, FALMOUTH AVENUE OR PERSHING DRIVE.
- (NO BUILDING FENCES OR WALLS WILL BE WITHIN THE BUILDING SETBACK. SECURITY/PERIMETER FENCING MAY BE LOCATED WITHIN THE BUILDING SETBACK TO PROVIDE SITE SECURITY. FENCING WILL BE CONSISTENT WITH EXISTING FENCING AND LANDSCAPING CONDITIONS. REFER TO SITE PLANS, RENDERINGS, ELEVATIONS AND PLANS FOR PROPOSED FENCE LINES.)
- 5. PLAZA SPACES, OUTDOOR EATING AREAS, AND ENHANCED PEDESTRIAN CONNECTIONS ARE PERMITTED WITHIN THE BUILDING SETBACK.
- 6. LANDSCAPED AREAS WITHIN BUILDING SETBACKS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE ZONE MAP AND PALETTES ESTABLISHED IN CHAPTER 7 OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS
- 7. ARCHITECTURAL FEATURES SUCH AS CANOPIES, AWNINGS, AND ARCHITECTURAL OVERHANGS ARE PERMITTED TO EXTEND BEYOND THE FACE OF THE BUILDING INTO THE PUBLIC RIGHT-OF-WAY, PROVIDED THEY DO NOT IMPEDE ANY STREETSCAPE TREES OR OTHER STREETSCAPE ELEMENTS.

TABLE 05.2C.1 BUILDING SETBACKS	
AREA 1, 2, AND 3 AT WESTCHESTER PARKWAY	38 FEET
AREA 1 WEST BOUNDARY	38 FEET
AREA 1 NORTH BOUNDARY	80 FEET
AREA 1 EAST BOUNDARY AT FALMOUTH AVENUE	30 FEET

AREA 2 WEST BOUNDARY AT FALMOUTH AVENUE 30 FEET

5.2.D SITE ACCESS

VEHICULAR ACCESS LOCATION AND DESIGN SHALL CONFORM WITH THE FOLLOWING STANDARDS AND GUIDELINE. SITE ACCESS REQUIREMENTS ARE ALSO ILLUSTRATED IN FIGURE 05.3 CIRCULATION AND ACCESS OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS.

- 1. VEHICULAR ACCESS IS PROHIBITED FROM LINCOLN BOULEVARD, PERSHING DRIVE, AND ALL THE LOCAL STREETS ALONG THE NORTH EDGE OF THE LAX NORTHSIDE, INCLUDING LOCATIONS AT RAYFORD AND STANMOOR DRIVES, EXCLUDING THE EXISTING GOLF COURSE ON MANCHESTER AVENUE.
- 2. RECIPROCAL INGRESS AND EGRESS ACCESS SHALL BE PROVIDED FOR ALL ADJACENT PROPERTIES WITHIN THE LAX NORTHSIDE. THIS REQUIREMENT MAY BE WAIVED BY DUE TO EXTREME SITE CONSTRAINTS OR UNFORESEEN CONDITIONS. (IN AERA 1, ACCESS TO PROPERTY WEST (CURRENTLY JET PETS) WILL BE MAINTAINED. IN AREA
- 2A, ADJACENT PROPERTY TO THE EAST IS VACANT; RECIPROCAL ACCESS WILL BE EVALUATED WHEN THAT PROPERTY IS DEVELOPED.)
- 3. MINOR INTERSECTIONS SHALL INCLUDE A RIGHT TURN ONLY ENTRY WAY INTO DEVELOPMENTS THAT DO NOT REQUIRE A SIGNALIZED ENTRANCE WAY. PRIMARY ACCESS DRIVES (MAJOR INTERSECTIONS), SHALL INCLUDE A SIGNALIZED INTERSECTION THAT ALLOWS FOR BOTH RIGHT AND LEFT TURN ENTRY.
- 4. PRIMARY ACCESS DRIVES ALONG WESTCHESTER PARKWAY SHOULD BE LIMITED TO ENHANCE TRAFFIC FLOW AND TO REDUCE THE DISRUPTION OF THE LANDSCAPING, PEDESTRIAN RECREATION PATHS, AND WESTCHESTER PARKWAY MEDIANS.

5.2.E PARKING

REQUIRED PARKING SPACES SHALL CONFORM TO STANDARDS SET FORTH IN THE PROVISIONS OF LAMC SECTION 12.21.A.4 AND SURFACE PARKING LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE FOLLOWING STANDARDS.

- 1. A MINIMUM OF ONE TREE FOR EVERY FOUR PARKING SPACES SHALL BE PROVIDED. TREES SHOULD BE SIZED AT 24-INCH BOX OR LARGER AT THE TIME OF INSTALLATION AND REMAINING LANDSCAPED AREA SHALL CONTAIN UNDERSTORY PLANTING.
- 2. LANDSCAPE ISLANDS AND LANDSCAPE FINGERS CONTAINING TREES SHALL BE A MINIMUM OF SIX FEET IN WIDTH.
- 3. ANY PORTION OF THE PARKING AREA NOT USED FOR PARKING, LOADING DRIVE AISLES, OR PEDESTRIAN CONNECTIVITY SHALL BE LANDSCAPED.
- 4. PARKING STALLS SHALL BE PAVED WITH PERMEABLE PAVERS OR POROUS PAVING MATERIALS. DRIVE AISLES AND PRIMARY AND SECONDARY ENTRANCE ROADWAYS ARE EXCLUDED FROM THIS REQUIREMENT. (INSTEAD OF PERMEABLE PAVERS AND POROUS PAVING MATERIALS, THE SITE WILL BE EMPLOYING A RANGE OF LANDSCAPE DEVICES TO ADDRESS STORM WATER RUNOFF INCLUDING
- CONVEYANCE SWALES, RAINGARDENS, BIORETENTION ZONES AND OTHER DEVICES.) 5. PARKING AREAS SHALL BE DESIGNED TO MITIGATE STORMWATER IN COMPLIANCE WITH THE CITY OF LOS ANGELES' LOW IMPACT DEVELOPMENT ORDINANCE, AS AMENDED.
- 6. LANDSCAPING WITHIN PARKING AREAS SHALL BE PROTECTED FROM ENCROACHING VEHICLES BY CONCRETE CURBING OR RAISED PLANTING AREAS. CURB CUTS SHALL BE PROVIDED TO ALLOW STORMWATER DRAINAGE INTO LANDSCAPE ISLANDS AND FINGERS. (LANDSCAPING WILL BE PROTECTED THROUGH CONCRETE WHEEL STOPS AT ALL PARKING SPACES. THE PROPOSED DESIGN WOULD MINIMIZE CONCRETE CURBS AND USE INSET WOOD STRIPS AROUND PLANTING AREAS WHERE FEASIBLE TO REDUCE EMBODIED CARBON AND ALSO ALLOW WATER TO DRAIN TOWARDS LANDSCAPE ISLANDS AND FINGERS.)
- 7. A MINIMUM 20% OF ALL PARKING SPACES PROVIDED SHOULD BE WIRED TO ACCOMMODATE

ELECTRIC VEHICLE CHARGING STATIONS.

5.2.F BUILDNG LOCATION BUILDINGS OR STRUCTURES SHALL BE DEVELOPED IN COMPLIANCE WITH THE FOLLOWING

- STANDARDS. 1. BUILDINGS WITHIN AREAS 2, 11 AND 12A SHALL FRONT WESTCHESTER PARKWAY, LA TIJERA,
- AND SEPULVEDA WESTWAY SETBACKS. (THE PROPOSED STRUCTURES ARE ANCILLARY TO THE RECREATION USE, HENCE SHALL NOT FRONT WESTCHESTER PARKWAY PER ITEM #3 BELOW.)
- 3. ANCILLARY BUILDINGS SHALL NOT FRONT WESTCHESTER PARKWAY, SEPULVEDA WESTWAY, LA TIJERA BOULEVARD, LOYOLA BOULEVARD, FALMOUTH AVENUE OR PERSHING DRIVE.

5.2.G PEDESTRIAN AND BICYCLE ORIENTATION

ALL AREAS FRONTING WESTCHESTER PARKWAY, LA TIJERA, AND SEPULVEDA WESTWAY ARE DESIGNATED AS "PEDESTRIAN ORIENTED." THE PEDESTRIAN CIRCULATION SYSTEM SHALL CONNECT BUILDINGS, STREETS, PARKING AREAS, AND PUBLIC TRANSIT STOPS TO CREATE AN ENVIRONMENT THAT SUPPORTS PUBLIC TRANSPORTATION, CARPOOLS, BIKING, AND OTHER FORMS OF TRANSPORTATION. THE FOLLOWING DEVELOPMENT STANDARDS, IN ADDITION TO THE DEVELOPMENT STANDARDS SET FORTH ABOVE, SHALL APPLY TO ALL PRIMARY BUILDINGS. THESE STANDARDS SHALL NOT APPLY TO ANCILLARY BUILDINGS.

- 1. A DIRECT PEDESTRIAN CONNECTION DESIGNATED BY DISTINCT LANDSCAPING AND PAVING MATERIALS SHALL BE PROVIDED BETWEEN PARKING AREAS AND THE BUILDINGS THEY SERVE
- 5. BICYCLE PARKING SHALL BE PROVIDED CONSISTENT WITH SECTION 12.21.A.16 OF THE LOS ANGELES MUNICIPAL CODE, AS AMENDED. (THE PROJECT WILL COMPLY WITH APPLICABLE BICYCLE PARKING REQUIREMENTS.)

5.2.H LANDSCAPE BUFFERS

LANDSCAPE BUFFERS HAVE BEEN IDENTIFIED AS THE 20-FOOT LANDSCAPE BUFFER ON THE NORTHERN BOUNDARY OF AREA 1. LANDSCAPE BUFFERS SHALL BE DEVELOPED IN COMPLIANCE WITH THE FOLLOWING STANDARDS.

- 1. PEDESTRIAN ACCESS IS PROHIBITED, EXCEPT FOR MAINTENANCE. 2. LANDSCAPED BUFFERS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE ZONES AND REQUIRED PALETTES ESTABLISHED IN CHAPTER 7 OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS.
- 3. PLANTINGS SHALL BE DISPERSED EVENLY THROUGHOUT LANDSCAPE BUFFERS AND SHALL NOT BE LIMITED TO THE PERIMETER.
- 4. A 10-FOOT HIGH FENCE SHALL SECURE THE PERIMETER OF A LANDSCAPE BUFFER IDENTIFIED IN THE LAND USE MAP, FIGURE 05.1. OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS FENCE COLOR SHALL COMPLEMENT PROPOSED LANDSCAPING. EXAMPLES OF APPROPRIATE FENCING ARE PRESENTED AT THE END OF THIS SECTION. (THE PROJECT WILL PROVIDE A 8' TALL FENCE, CONSISTENT WITH OTHER DESIGN STANDARDS, THAT WILL COMPLEMENT THE LANDSCAPE DESIGN TO SECURE THE LANDSCAPE BUFFER ALONG THE NORHTERN EDGE OF AREA 1.)
- 5. TREES PLANTED WITHIN THE AREA 1 LANDSCAPE BUFFER SHALL BE PLANTED TO MINIMIZE OBSTRUCTION OF VIEWS FROM ADJACENT RESIDENCES.

5.2.I UTILITIES AND SERVICE AREAS

UTILITARIAN ELEMENTS AND LOADING/SERVICES AREAS SHALL CONFORM TO THE FOLLOWING STANDARDS, WITH THE EXCEPTION OF THE LAX NORTHSIDE AIRPORT SUPPORT DISTRICT WHICH IS EXCLUDED FROM THESE REQUIREMENTS.

- 1. ALL UTILITY SERVICE EQUIPMENT, INCLUDING BUT NOT LIMITED TO METERS, VAULTS, SPRINKLER RISERS, VACUUM BREAKERS, AND ALL SERVICE AND TRASH AREAS SHALL BE SCREENED FROM NEIGHBORING PROPERTIES AND PUBLIC RIGHT-OF-WAY AND SHALL BE LOCATED AWAY FROM MAJOR PEDESTRIAN ROUTES AND OUTDOOR SEATING AREAS. THESE AREAS SHALL BE SCREENED BY LANDSCAPE MATERIALS INCLUDING TREES, SHRUBS, AND GROUND COVER AND/OR AND FENCES OR WALLS DESIGNED TO CONFORM TO THE STANDARDS OUTLINED WITHIN THIS DOCUMENT.
- 2. NO MATERIALS, SUPPLIES OR EQUIPMENT, INCLUDING TRUCKS OR OTHER MOTOR VEHICLES (EXCLUDING COMPANY VEHICLES FOR PASSENGER USE) SHALL BE STORED ON-SITE UNLESS LOCATED INSIDE A CLOSED BUILDING OR STRUCTURE OR SCREENED FROM PUBLIC VIEW.
- 3. SERVICE AREAS SHALL BE DESIGNED TO MINIMIZE AUTOMOBILE/PEDESTRIAN CONFLICTS. 4. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED AT A MINIMUM EQUAL TO THE HEIGHT OF
- THE EQUIPMENT, USING SIMILAR MATERIALS AND COLORS AS THE PRIMARY BUILDING. 5. WALLS DESIGNED TO SCREEN UTILITARIAN EQUIPMENT SHALL BE A MAXIMUM OF SIX (6) FEET
- IN HEIGHT, MEASURED FROM FINISH GRADE.
- 6. LOADING AREAS SHALL BE ACCOMMODATED ENTIRELY ON-SITE.
- 7. LOADING DOCKS AND DOORS FOR AREAS DEDICATED TO LOADING SHALL NOT BE VISIBLE FROM A PUBLIC STREET.
- 8. ANCILLARY BUILDINGS SHALL BE BUILT WITH PERMANENT MATERIALS THAT RELATE IN STYLE AND FINISH TO THE PRIMARY BUILDINGS WITH WHICH THEY ARE ASSOCIATED.
- 9. TRASH AND RECYCLING STORAGE AREAS SHALL BE LOCATED TO THE REAR OR SIDES OF A BUILDING AND SHALL BE SCREENED FROM PUBLIC VIEW WITH WALLS, BERMS, OR LANDSCAPING.

10. TRASH ENCLOSURES AND LOADING AREAS SHALL BE DESIGNED USING SIMILAR MATERIALS AND COLORS AS THE PRIMARY BUILDINGS WITH WHICH THEY ARE ASSOCIATED.

- 11.RECYCLING BINS SHALL BE SCREENED.
- 12.FUNCTIONAL BUILDING ELEMENTS, SUCH AS ROOF SCUPPERS AND VENTS SHALL NOT BE VISIBLE FROM A PUBLIC STREET.
- 13.SHEET METAL VENTS, PIPE STACKS, AND FLASHING SHALL BE SIMILAR IN FINISH AND COLOR TO THE ADJACENT ROOF OR WALL MATERIAL
- 14. THE USE OF RECLAIMED WATER IN ALL NEW DEVELOPMENTS IS ENCOURAGED, WHEN AVAILABLE.
- 15. ALL NEW CONSTRUCTION IS ENCOURAGED TO BE SOLAR-READY. 16.POLE STRUCTURES ARE ENCOURAGED TO BE WI-FI READY.

5.2.J WALLS AND FENCES FENCES AND WALLS SHALL CONFORM TO THE FOLLOWING STANDARDS.

- 1. WALLS AND FENCES ARE DISCOURAGED ALONG INTERIOR LOT LINES, EXCEPT WHERE LANDSCAPE BUFFERS OR DEMONSTRATED SECURITY NEEDS ARE REQUIRED.
- 2. RECREATION AREAS SHALL BE SECURED WITH AN EIGHT (8) FOOT TALL FENCE AND PROVIDE LIMITED AND CONTROLLED ACCESS TO THE GENERAL PUBLIC. (RECREATIONAL AREAS ARE SECURED WITH AN 8' TALL FENCE TO PROVIDE CONTROLLED

ACCESS. FENCES FOR INDIVIDUAL PLAY COURTS MAY EXCEED 8' TALL PER TYPICAL PLAY FIELD DESIGN.)

- 3. FENCES AND WALLS NOT ASSOCIATED TO RECREATION OR LANDSCAPE BUFFER AREAS SHALL HAVE A MAXIMUM HEIGHT OF EIGHT (8) FEET MEASURED FROM THE FINISHED GRADE. A SIX (6) FOOT WIDE PLANTING STRIP SHALL BE LOCATED ADJACENT TO WALLS AND FENCES AND SHALL INCLUDE SHRUBS. VINES AND GROUND COVER IDENTIFIED IN CHAPTER 7.
- 4. SOLID FENCES OR WALLS SHALL BE DESIGNED WITH BOTH SIDES ARTICULATED WITH SIMILAR OR COMPLEMENTARY MATERIALS AND COLORS AS THE PRIMARY BUILDING WITH WHICH THEY ARE ASSOCIATED.
- 5. CHAIN LINK FENCING (WITH OR WITHOUT SLATS), CORRUGATED METAL, AND BARBED/RAZOR WIRE IS PROHIBITED WITHIN THE NORTHSIDE CAMPUS DISTRICTS.
- (PERIMETER RECREATIONAL AREAS FENCING SHALL BE CONSISTENT WITH OTHER EXISTING FENCING IN AREA 1 AND 2A (WELDED METAL FENCE). INDIVIDUAL SPORTS FIELD/COURT FENCING MAY BE CHAIN LINK PER TYPICAL PLAY FIELD/COURT DESIGN.)
- 6. LONG EXPANSES OF WALLS (50 FEET OR GREATER) SHALL BE BROKEN UP WITH PROJECTIONS OR RECESSED ELEMENTS, LANDSCAPE POCKETS, OR CHANGES IN MATERIALS.
- 7. WHERE A WALL OR FENCE IS LOCATED ADJACENT TO A PUBLIC RIGHT-OF-WAY, A MINIMUM OF SIX (6) FEET LANDSCAPED SETBACK SHALL BE PROVIDED.
- (SETBACK FOR PERIMETER LANDSCAPING SHALL BE PROVIDED GENERALLY CONSISTENT WITH EXISTING CONDITIONS ALONG FALMOUTH AND WESTCHESTER PARKWAY, WHICH MAY PROVIDE MORE OR LESS THAN 6 FEET OF LANDSCAPING BETWEEN THE FENCE AND PARKWAY. REFER TO SITE PLANS, RENDERINGS, ELEVATIONS AND PLANS FOR PROPOSED FENCE LINES.)

5.2.K SITE LIGHTING

THE FOLLOWING LIGHTING STANDARDS APPLY:

- 1. GLARE OR LIGHT TRESPASS IS PROHIBITED ON ANY ADJACENT STREETS, OR WITHIN ANY ADJACENT PROPERTIES.
- 2. LIGHTING MOUNTED ABOVE TEN (10) FEET FROM FINISHED GRADE SHALL INCORPORATE A FULL CUT-OFF SHIELD FIXTURE.
- 3. LIGHTING SHALL BE PROVIDED IN PARKING AREAS, NEAR ACCESS DRIVES, PEDESTRIAN PATHWAYS OR CROSSWALKS, AND INTERNAL VEHICULAR CIRCULATION AREAS.
- 4. THE PARKING LOT ILLUMINATION LEVEL SHALL ACHIEVE A UNIFORMITY RATIO OF 3 TO 1 (AVERAGE TO MINIMUM) WITH A MAINTAINED AVERAGE OF 1 FOOT CANDLE AND MINIMUM OF .3 FOOT CANDLE.
- 5. SERVICE AREA LIGHTING SHALL BE CONTAINED WITHIN THE SERVICE YARD BOUNDARIES AND ENCLOSURE WALLS. NO LIGHT SPILLOVER SHALL OCCUR OUTSIDE THE SERVICE AREA.
- 6. PEDESTRIAN AREA LIGHTING, INCLUDING OUTDOOR PLAZAS, ENTRY WAYS OR OTHER COMMON AREAS SHALL ACHIEVE A UNIFORMITY RATIO OF 3 TO 1 AVERAGE TO MINIMUM, WITH AN AVERAGE ILLUMINATION OF .60 FOOT CANDLES AND MINIMUM OF .18 FOOT CANDLES.
- 7. PEDESTRIAN WALKING AREAS, SUCH AS THE PASEO OR PARKING LOT WALKWAYS, SHALL REQUIRE POINT TO POINT LIGHTING AT A MINIMUM OF TWENTY (20) FEET BETWEEN EACH POINT WITH NO SPECIFIC ILLUMINATION LEVELS REQUIRED. LIGHTING SHALL CLEARLY IDENTIFY THE PEDESTRIAN WALKING ZONE AND DIRECTION OF TRAVEL

6.0 ARCHITECTURE DESIGN GUIDELINES AND STANDARDS

THE GUIDELINES AND STANDARDS PROVIDED WITHIN THIS CHAPTER ARTICULATE THE DESIGN EXPECTATIONS FOR THE LAX NORTHSIDE CAMPUS DISTRICT AND ARE INTENDED TO BE USED IN TANDEM WITH THE URBAN DESIGN GUIDELINES LOCATED IN CHAPTER 5 ALONG WITH THE VISION AND DIRECTION PROVIDED WITHIN THE REST OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS. THE GUIDELINES AND STANDARDS ADDRESS THE MINIMUM REQUIREMENT FOR CREATING QUALITY DEVELOPMENT.

6.1 BUILDING FORM

ONE OF THE KEY ASPECTS TO MANAGE DEVELOPMENT WITHIN THE LAX NORTHSIDE IS THE REDUCTION OF IMPACTS ON ADJACENT USES, SUCH AS THE WORKING AIRFIELD AND SURROUNDING RESIDENTIAL AND COMMERCIAL COMMUNITIES.

- 1. BUILDING FACADES WITHIN 150 FEET OF NEIGHBORING RESIDENCES SHALL BE LOCATED TO MAXIMIZE PRIVACY ASSOCIATED WITH ABUTTING HOMES AND SHALL INCORPORATE TWO OR MORE OF THE FOLLOWING STRATEGIES:
- BUILDINGS SHALL BE ORIENTED TO LIMIT THE DIRECT VIEWS INTO NEIGHBORHOOD HOMES OR SENSITIVE USE SPACES, SUCH AS THE GOLF COURSE, DAY CARE OR EXISTING CONDOMINIUM FACILITIES.
- OFF-SET WINDOWS ON WALLS ADJACENT TO A NEIGHBORING RESIDENCES TO PREVENT DIRECT VIEWS INTO NEIGHBORING WINDOWS.
- UTILIZE CLERESTORY WINDOWS, TRANSLUCENT GLASS, AND/OR VISION GLASS BEGINNING IN ELEVATION FOR THE SECOND STORY OR HIGHER AT A MINIMUM OF FOUR (4) FEET FROM FINISH FLOOR TO PREVENT DIRECT SIGHT LINES INTO NEIGHBORS' WINDOWS AND LIVABLE OUTDOOR SPACES.
- USE LANDSCAPING TO PROVIDE A BUFFER OR SCREENING BETWEEN PROPERTIES.
- 2. NO BUILDING FACADE SHALL EXTEND MORE THAN EIGHTY (80) FEET IN LENGTH WITHOUT VARIATIONS IN THE WALL SURFACE THROUGH SETBACKS OR CHANGES IN THE WALL PLANE. VARIATIONS AT A MINIMUM MUST BE FOUR (4) FOOT OFFSET HORIZONTALLY (THE SOUTH FACADE OF THE WELCOME CENTER INCLUDES VARIATIONS IN THE WALL PLANE. THE WEST FACADE IS SPLIT INTO 26' OF GLAZED CURTAIN WALL AND 77' OF SOLID WALL WITH PUNCHED WINDOWS. THE NORTH FACADE CONSISTS OF 78' OF SOLID WALL WITH PUNCHED WINDOWS. THE EAST FAÇADE IS SPLIT INTO 18' OF GLAZED CURTAIN WALL AND 110' OF SOLID WALL WITH PUNCHED WINDOWS. SEE ATTACHED PLANS, BUILDING ELEVATIONS AND RENDERINGS.)
- 3. TWO OR MORE OF THE FOLLOWING DESIGN STRATEGIES SHALL BE USED TO REDUCE THE PERCEIVED HEIGHT, BULK, AND MASSING OF THE BUILDING:
- VARIATION IN THE VERTICAL WALL IN LOCATION IN EXCESS OF ITEM 2 ABOVE.
- VARIATION IN PARAPET OR ROOF BY MORE THAN TWO (2) FEET FOR EVERY FORTY (40) FEET. • VARIATION OF ROOF TYPES, OR ALTERNATING ROOFS AND PARAPETS.
- VARIATION OF FACADE MATERIAL, SO THAT NO MATERIAL IS MORE THAN 35% OF THE TOTAL FACADE AREA, INCLUDING GLAZING.
- 4. VERTICAL CIRCULATION ELEMENTS (STAIRS AND ELEVATORS) SHALL BE DESIGNED AS AN INTEGRAL PART OF THE OVERALL ARCHITECTURE OF THE BUILDING AND SHALL COMPLEMENT ITS MASSING AND FORM.

6.2 FACADE ARTICULATION AND MATERIALS

ARCHITECTURAL DETAILS SHOULD BE USED TO ENHANCE BUILDINGS BY ADDING COLOR. SHADOWS, AND INTERESTING FORMS. THEY SHOULD NOT, HOWEVER, BE USED AS A SUBSTITUTE FOR GENUINE BUILDING MASSING. THIS IS PARTICULARLY IMPORTANT ON FRONTAGES FACING WESTCHESTER PARKWAY, LA TIJERA BOULEVARD, AND INTERNAL TO THE PROJECT AREA WHERE BUILDINGS ARE ORIENTED TOWARD PARKING AND PRIMARY VEHICULAR ACCESS AREAS WITHIN THE RETAIL AND OFFICE ENVIRONMENTS. 1. BUILDING MASSING SHALL BE BROKEN DOWN INTO SMALLER UNITS, WITH VERTICAL AND

- BUILDING(S).
- ARTICULATION.

6.3 ROOFS

ROOF DESIGN AND MECHANICAL EQUIPMENT SCREENING ARE IMPORTANT DESIGN FEATURES. INTEGRATING FULL ROOF FORMS AND ELEMENTS, GREEN ROOFS, AND THE APPLICATION OF A PAINTED FINISH CAN PROVIDE OPPORTUNITIES TO IMPROVE THE VISUAL QUALITY OF ROOFS.

- LINES/FORMS).

- MECHANICAL EQUIPMENT.
- OVERALL BUILDING DESIGN.
- ACCESS LADDERS ARE PROHIBITED.
- 6. GREEN ROOFS ARE ENCOURAGED

6.5 PEDESTRIAN AMENITIES AND INFRASTRUCTURE

1. PEDESTRIAN AMENITIES SHALL BE SELECTED TO COMPLEMENT THE OVERALL CHARACTER OF THE DEVELOPMENT AND ADHERE TO THE FOLLOWING OBJECTIVES:

- ENVIRONMENTS.
- DAY AND AT NIGHT
- BETWEEN PEDESTRIAN SIDEWALKS.

6.6 BUILDING LIGHITNG BUILDING LIGHTING SHALL BE DESIGNED AND PLACED TO LIMIT IMPACTS ON ADJACENT PROPERTIES OR DISRUPT THE FUNCTION OF THE AIRFIELD. THE QUALITY OF LIGHT, LEVEL OF LIGHT AS MEASURED IN FOOT-CANDLES, AND THE TYPE OF BULB OR SOURCE SHALL BE CAREFULLY ADDRESSED. LIGHTING LEVELS SHALL NOT BE SO INTENSE AS TO DRAW ATTENTION TO THE FLOW OR GLARE OF THE PROJECT SITE. LIGHTING SHALL INCORPORATE CURRENT ENERGY-EFFICIENT FIXTURES AND TECHNOLOGY.

- TRESPASS INTO ADJACENT PROPERTIES.
- COMPATIBLE WITH THE MAIN STRUCTURE.
- PREVENTED. 5. EXPOSED BULBS ARE PROHIBITED.

6.7 STORMWATER MANAGEMENT ALL AREAS SHALL INTEGRATE LOW IMPACT DESIGN (LID) BEST PRACTICES INTO PROJECTS TO PROMOTE AND FACILITATE WATER CONSERVATION.

5. MINOR SURFACE DETAILING SHALL NOT BE USED AS A SUBSTITUTE FOR DISTINCTIVE BUILDING MASSING. MINOR SURFACE DETAILING INCLUDES SCORE LINES OR CHANGES IN COLOR, RATHER THAN A CHANGE OR RELIEF IN THE WALL PLANE.

6. THE GROUND FLOOR SHALL BE DIFFERENTIATED FROM UPPER FLOORS THROUGH CHANGES IN MASSING, ARCHITECTURAL RELIEVE, OR OTHER STRATEGIES.

HORIZONTAL QUEUES TO PROMOTE PEDESTRIAN SCALE.

2. MIRROR OR REFLECTIVE SURFACES SHALL NOT BE PRIMARY BUILDING MATERIALS.

3. ARCHITECTURAL DETAILS SHOULD BE CONSISTENT WITH THE PROPORTIONS AND SCALE OF TEH

4. ALL BUILDING FACADES SHOULD BE TREATED WITH AN EQUAL LEVEL OF DETAIL AND

1. ROOF PARAPETS SHALL BE ARTICULATED WITH DETAILS INCLUDING, BUT NOT LIMITED TO PRECAST TREATMENTS, CONTINUOUS BANDING, OR PROJECTING CORNICES, LINTELS, CAPS, CORNER DETAILS, OR VARIETY IN PITCH (FOR EXAMPLE, ARTICULATED, SCULPTURAL ROOF

2. ROOF PARAPETS SHALL APPEAR "TACKED ON" AND SHALL CONVEY A SENSE OF PERMANENCE. WHERE TOWER OR VERTICAL ELEMENTS ARE PROPOSED, PARAPETS SHALL WRAP TO CREATE THE APPERANCE OF A COMPLETE STRUCTURE.

3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT. LINE OF SIGHT SCREENING IS NOT ACCEPTABLE.

 BUILDING WITH FLAT OR LOW-PITCHED ROOFS SHALL INCORPORATE PARAPETS, PITCHED FACADES, OR ARCHITECTURAL ELEMENTS DESIGNED TO SCREEN ROOF MOUNTED

 SCREENING SHALL BE ARCHITECTURALLY COMPATIBLE IN COLOR, SHAPE, SIZE, AND MATERIAL WITH THE PRIMARY BUILDING AND SHALL BE CAREFULLY INTEGRATED INTO THE

4. ROOF ACCESS SHALL BE PROVIDED FROM THE INTERIOR OF THE BUILDING. EXTERIOR ROOF

5. ROOF SURFACES SHALL BE LIGHT IN COLOR.

 FURNISHINGS SHALL BE ATTRACTIVE, FUNCTIONAL, DURABLE AND EASY TO MAINTAIN. AMENITIES SHALL PROMOTE SAFE, VISUALLY PLEASING, AND COMFORTABLE PEDESTRIAN

2. TRASH RECEPTACLES, BENCHES, BOLLARDS, PLANTERS AND BIKE RACKS SHALL BE LOCATED IN AREAS WITH HIGH PEDESTRIAN ACTIVITY SUCH AS PEDESTRIAN WALKWAYS, PROJECT ENTRY PLAZAS AND BUILDING ENTRANCES, SEATING AREAS, AND TRANSIT STOPS.

3. INCORPORATE FEATURES SUCH AS WHITE MARKINGS, SIGNAGE, AND LIGHTING AT CROSSWALKS SO THAT PEDESTRIAN CROSSINGS ARE VISIBLE TO MOVING VEHICLES DURING THE

4. PAVE SIDEWALKS WITH PAVERS, CONCRETE, OR OTHER SAFE, NON-SLIP MATERIALS TO CREATE A DISTINCTIVE PEDESTRIAN ENVIRONMENT AND, FOR CROSSWALKS, TO VISUALLY AND PHYSICALLY DIFFERENTIATE THESE FROM VEHICLE TRAVEL LANES AND PROMOTE CONTINUITY

1. LIGHTING SHALL BE DESIGNED TO PROVIDE AMBIENCE, SAFETY AND SECURITY WITHOUT UNNECESSARY SPILLOVER OR GLARE INTO ADJACENT PROPERTIES. INDIRECT WALL LIGHTING OR "WALL WASHING" AND OVERHEAD DOWN LIGHTING MAY BE USED TO HELP REDUCE LIGHT

2. SPOTLIGHTING OR GLARE FROM ANY SITE LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND DIRECTED AT A SPECIFIC OBJECT OR TARGET AREA.

3. BUILDING LIGHT FIXTURES SHALL BE DESIGNED OR SELECTED TO BE ARCHITECTURALLY

4. WHEN SECURITY LIGHTING IS NECESSARY, IT SHALL BE RECESSED, HOODED, AND LOCATED TO ILLUMINATE ONLY THE INTENDED AREA. OFF-SITE GLARE AND LIGHT TRESPASS SHALL BE

1. SITE DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD AND COUNTY OF LOS ANGELES REGULATIONS FOR WATER QUALITY AND QUANTITY INCLUDING PREPARATION OF A STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) WITH OPERATION AND MAINTENANCE GUIDELINES.

2. NATURAL VEGETATION AND NATIVE AND/OR DROUGHT TOLERANT PLANTS SHALL BE PLANTED IN PARKING LOT ISLANDS AND OTHER LANDSCAPED AREAS WHERE FEASIBLE.

3. NATURAL DRAINAGE SYSTEMS SHALL BE UTILIZED TO THE MAXIMUM EXTENT FEASIBLE.

- 4. IMPERVIOUS AREA SHALL BE MINIMIZED.
- 5. NON-STRUCTURAL BEST MANAGEMENT PRACTICES SHALL BE USED UNLESS THEY ARE INFEASIBLE IN WHICH CASE THE INFEASIBILITY SHALL BE DOCUMENTED AND STRUCTURAL BEST MANAGEMENT PRACTICES ARE IMPLEMENTED.
- 6. STORMWATER SHALL BE PRE-TREATED PRIOR TO INFILTRATION OR DISCHARGE FROM SITE.

7.0 LANDSCAPE DESIGN GUIDELINES AND STANDARDS

7.1 LANDSCAPE DESIGN

- 1. LANDSCAPED AREAS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE ZONES ESTABLISHED ACCORDING TO LAX NORTHSIDE DESIGN GUIDELINE AND STANDARDS CHAPTER 7.
- 2. PLANT MATERIALS ARE RESTRICTED TO THOSE SPECIFIED IN THE PLANT PALETTES (TABLES 01.2-1 THROUGH TABLES 07.2-7) AND SHALL BE LOCATED WITHIN THE ZONES IDENTIFIED ON THE LANDSCAPE ZONE MAP PER FIGURE 7.1.

3. LANDSCAPES ARE REQUIRED TO ACHIEVE THE FOLLOWING PERCENTAGE BREAKDOWN IN THEIR OVERALL COMPOSITION. THESE PERCENTAGES ARE REQUIRED ON A PROJECT BY PROJECT BASIS. NATIVE (%) NON-NATIVE (%)

PLANTING ZONE	NATIVE (%)	NON-NATIVE
A. PASEO / STREETSCAPES	30	70
B. LANDSCAPE BUFFERS	100	
C. LANDSCAPE SETBACKS	50	50
D. PARKING AND DEVELOPMENTS	60	40
E. RECREATION	80	20
F. AIRPORT SUPPORT	80	20

- 4. TREES AND LARGE SHRUBS SHALL BE PLANTED AT A SPACING OF TWO TIMES THE FULL GROWTH RADIUS. FOR EXAMPLE, A TREE THAT GROWS TO 30' CANOPY SHALL BE PLANTED 60' ON CENTER.
- 5. CASTING OF SEEDS FOR LAWNS, SUCH AS WITH HYDRO-SEEDING, IS PROHIBITED.
- 6. ANY AREAS NOT DEVELOPED SHALL BE LANDSCAPED WITHIN 90 DAYS OF THE MAXIMUM PERMITTED FLOOR AREA BEING DEVELOPED WITHIN EACH DISTRICT.
- 7. MULCH SHOULD BE USED UNDERNEATH ALL PLANTED MATERIALS TO PROMOTE WEED CONTROL AND WATER CONSERVATION.
- 8. PLANTED AREAS SHOULD BE EQUIPPED WITH AUTOMATIC IRRIGATION SYSTEMS AND CONFORM TO THE CITY OF LOS ANGELES' CONSERVATION REQUIREMENTS.
- 9. THE EXTENSION OF RECLAIMED WATER PIPES (PURPLE PIPES) INTO THE LAX NORTHSIDE IS ENCOURAGED.

(RECLAIMED WATER WILL BE USED FOR IRRIGATION THROUGHOUT THE SITE WHERE AVAILABLE.)

7.2 SITE MAINTENANCE

THESE MAINTENANCE GUIDELINES SHALL APPLY TO INDIVIDUAL PARCEL DEVELOPERS AND ARE APPLICABLE TO ALL ZONES AND DISTRICTS WITHIN THE LAX NORTHSIDE.

- 1. AREAS NOT USED FOR STRUCTURES, WALKWAYS, PAVED DRIVEWAYS, OR STORAGE AREAS SHALL MAINTAIN A WELL-KEPT LANDSCAPED CONDITION AND ACCORDING TO THE MAINTENANCE SPECIFICATIONS TO BE PROVIDED BY THE LESSEE.
- 2. ALL TREES AND LARGE SHRUBS SHALL BE REGULARLY MAINTAINED IN ORDER TO HAVE A THIN AND OPEN CANOPY.
- 3. ALL TREES REPLACED WITHIN THE MEDIANS AND RIGHT-OF-WAYS SHALL ADHERE TO THE SPECIES SPECIFIED IN THIS DOCUMENT AND AS STATED BELOW
 - A. ANY TREE REPLACED IN THE MEDIANS OF WESTCHESTER PARKWAY SHALL BE REPLACED WITH A ARBUTUS 'MARINA', ALSO KNOWN AS THE MARINA STRAWBERRY TREE.
 - B. ANY TREE REPLACED ALONG THE RIGHT-OF-WAY ON WESTCHESTER PARKWAY OR LA TIJERA BOULEVARD SHALL BE REPLACED WITH A METROSIDEROS EXCELSA, ALSO KNOW AS THE NEW ZEALAND CHRISTMAS TREE.



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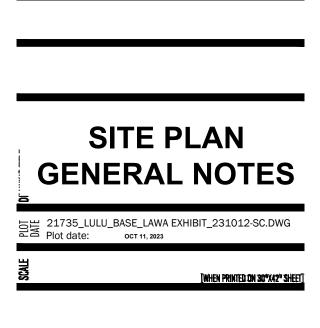




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SITE PLAN GENERAL NOTES LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS (CON'T)

8.0 PUBLIC REALM AND PASEO DESIGN GUIDELINES AND STANDARDS

THE PUBLIC REALM AND PASEO SHALL CONFORM TO THE FOLLOWING STANDARDS:

8.1 PATH DIMENSIONS AND LOCATIONS

PAVING SHALL CONSIST OF STABILIZED DECOMPOSED GRANITE IN THE FOLLOWING DEPTHS AND LOCATIONS :

- 4. A MINIMUM OF TWELVE (12) FEET BETWEEN THE EXISTING SIDEWALK AND THE 38-FOOT BUILDING SETBACK LOCATED ALONG WESTCHESTER PARKWAY IN AREAS 1 AND 2.
- A MINIMUM OF TWELVE (12) FEET BETWEEN THE EXISTING SIDEWALK AND THE 38-FOOT BUILDING SETBACK LOCATED ALONG WESTCHESTER PARKWAY AND PERSHING DRIVE IN AREA 1. (INCLUDED ALONG THE PROJECT SITE. THE PROJECT DOES NOT FACE PERSHING DRIVE.)

8.2 STREETSCAPES

THE PUBLIC REALM STREETSCAPE INCLUDES ONLY THE PEDESTRIAN ACCESSIBLE PASEO AND DOES NOT APPLY TO EXISTING RIGHT-OF-WAY ALONG WESTCHESTER PARKWAY.

WHERE SIDEWALKS ARE BEING INTRODUCED, IN PARTICULAR AREA 11. THEY SHALL BE TEN (10) FEET WIDE AND SHALL BE DESIGNED TO THE STANDARDS SET FORTH BY THE CITY OF LOS ANGELES.

- 1. ALL TREE WELLS SHALL HAVE ROOT BARRIERS TO PREVENT MATERIAL DETERIORATION OF THE SIDEWALKS AND RECREATION PATHS.
- 2. ALL SOIL IN TREE WELLS SHALL BE FINISHED WITH A MINIMUM OF TWO (2) INCHES OF DECOMPOSED GRANITE THAT IS NOT STABILIZED.

8.3 STREET FURNISHINGS

STREET FURNITURE ELEMENTS INCLUDE BENCH SEATING, BOLLARDS, PLANTERS, TRASH RECEPTACLES, AND BIKE AND NEWSPAPER RACKS LOCATED IN THE PUBLIC RIGHT-OF-WAY AT LOCATIONS SUCH AS BUS SHELTERS, STREET INTERSECTIONS, TRANSIT STATIONS, AND PUBLIC PLAZAS WHERE HIGH NUMBERS OF PEDESTRIANS COMMONLY CONGREGATE OR WHERE ENTRANCES ARE PROVIDED TO DEVELOPMENTS.

GENERAL OBJECTIVES ARE AS FOLLOWS :

- TO PROVIDE STREET FURNITURE AND AMENITIES THAT ARE FUNCTIONAL, DURABLE, AND EASY TO MAINTAIN;
- 2) TO PROVIDE STREET FURNITURE WHICH PROVIDES ACCESS AND EASE OF USE FOR HANDICAPPED PERSONS; AND,
- 3) TO PROVIDE AMENITIES TO HELP PROMOTE SAFE, VISUALLY PLEASING, AND COMFORTABLE PEDESTRIAN ENVIRONMENTS.

8.3.A BENCH SEATING

- BENCHES SHALL BE LOCATED ALONG WALKWAYS, WITH A MAXIMUM DISTANCE OF ONE THOUSAND (1,000) FEET BETWEEN EACH SEATING AREA. IN ADDITION, VARIOUS CONFIGURATIONS AND SEAT TYPES SHALL BE LOCATED IN APPROPRIATE QUANTITIES TO RESPOND TO USER NEEDS AT TRANSIT STATIONS, RETAIL ENVIRONMENTS, BUS SHELTERS, STREET INTERSECTIONS, AND PUBLIC PLAZAS.
- 3. BENCHES SHOULD BE DURABLE AND STURDY, WITH ATTRACTIVE DESIGN.

8.3.B BIKE RACKS

- BIKE RACKS SHALL BE LOCATED ALONG WALKWAYS, NEAR BUILDING ENTRANCES, INTERSECTIONS, TRANSIT STATIONS, BUS SHELTERS, AND ANY OTHER PEDESTRIAN GATHERING AREAS. SPACING SHALL BE AT A MAXIMUM DISTANCE OF ONE THOUSAND (1,000) FEET AND IN CLUSTERS OF THREE (3).
- 2. BIKE RACKS SHOULD BE DURABLE AND STURDY, WITH ATTRACTIVE DESIGN.

8.3.C LIGHTED BOLLARDS (EXCLUDING SAFETY BOLLARDS)

- LIGHTED BOLLARDS SHALL BE LOCATED AT STREET INTERSECTIONS WHERE THEY WILL BE USED TO DEFINE THE BOUNDARY BETWEEN PEDESTRIAN AND VEHICULAR ZONES. LIGHTED BOLLARDS MAY ALSO BE USED TO DELINEATE PEDESTRIAN WALKWAYS.
- 2. LIGHTED BOLLARD SPACING SHALL BE AT A MINIMUM DISTANCE OF TWENTY (20) FEET ALONG BOTH SIDES OF THE PASEO.
- (SIMILAR TO THE POLICE STATION PASEO, THE EXISTING STREET LIGHT WILL PROVIDE LIGHTING ALONG THE SIDEWALK, THE PROJECT WILL PROVIDE LIGHTING ALONG THE INTERIOR SIDE OF THE PASEO.)

8.3.D PLANTERS

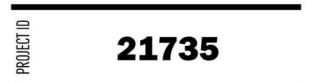
- PLANTERS SHALL BE USED IN CONJUNCTION WITH OTHER STREET FURNITURE, SUCH AS BENCHES, BOLLARDS, OR TRASH RECEPTACLES. PLANTERS SHALL BE LOCATED IN AREAS WHERE PEDESTRIANS GATHER.
- 2. PLANTERS SHALL NOT EXCEED 36 INCHES IN HEIGHT.
- 3. UNLESS MAINTAINED ON A REGULAR SCHEDULE, ALL PLANTERS SHALL BE IRRIGATED.
- 4. PLANTERS SHALL BE PLANTED WITH MATERIALS SELECTED FROM THE LIST OF ACCEPTABLE PLANTS SPECIFIED FOR THE PASEO AND STREETSCAPE ZONES LOCATED IN TABLES 07.2-3 AND TABLE 07.2-4 OF THE LAX NORTHSIDE DESIGN GUIDELINES AND STANDARDS.

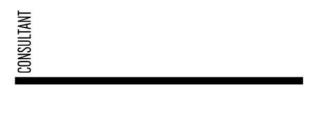
8.3.E TRASH RECEPTACLES

- TRASH RECEPTACLES SHALL BE LOCATED ALONG PEDESTRIAN WALKWAYS, NEAR PARCEL ENTRY PLAZAS, SEATING AREAS, TRANSIT STOPS, PUBLIC PLAZAS, AND OTHER PEDESTRIAN GATHERING AREAS.
- 2. TRASH RECEPTACLE SPACING SHALL NOT EXCEED A DISTANCE OF ONE THOUSAND (1,000) FEET AND SHALL BE PLACED ADJACENT TO BENCHES AND PLANTERS.
- 3. ALL TRASH RECEPTACLES SHALL BE COVERED.



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ISSUES

SITE PLAN GENERAL NOTES 21735_LULU_BASE_LAWA EXHIBIT_231012-SC.DWG Plot date: oct 11, 2023

Conceptual Site Plan

LEGEND

- 1 Parking
- 2 Welcome Center
- 3 Wellness & Fitness Zone
- 4 Tennis Courts
- 5 Tennis Scheduling Desk
- 6 Junior Tennis Courts
- 7 Restrooms
- 8 Sand Volleyball
- 9 Basketball
- Multi-Purpose Field
- 11 Paseo
- 12 Youth Soccer Field
- B Playground
- Soccer Field
- 15 Dog Park

PERSHINGDR

6 Picnic Area & Overlook

→ Vehicular Access to Site & Parking

A A STATE AND A DECEMBER OF A

Landscape plans may vary slightly from Conceptual Site Plan as a result of community input.

Jet Pets



STBERNARDST

92nd ST

WESTCHESTER PKWY

Conceptual Site Plan Fence Diagram

LEGEND

- 1 Parking
- 2 Welcome Center
- 3 Wellness & Fitness Zone
- 4 Tennis Courts
- 5 Tennis Scheduling Desk
- 6 Junior Tennis Courts
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- 8 Sand Volleyball
- 9 Basketball
- Multi-Purpose Field
- 11 Paseo
- Pouth Soccer Field
- Playground
- Goccer Field
- 🚯 Dog Park
- 6 Picnic Area & Overlook



LEGEND Property Line* Property Line* 30'-0 Setback Existing Fence (8'-0" High) Landscape Buffer Fence (8'-0" High) Landscape Buffer Fence (Height TBD) Landscape plans may vary slightly from Conceptual Site Plan as a result of community input.

*Assumes completion of Cum Laude Vacation



ST BERNARD ST

WESTCHESTER PKWY

TREE SCHEDULE

SYMBOL	CONTAINER SIZE	SCIENTIFIC NAME	COMMON NAME
	36" BOX	Agonis flexuosa	Peppermint Tree
	48" BOX	Agonis flexuosa	Peppermint Tree
	60" BOX	Agonis flexuosa	Peppermint Tree
	36" BOX	Arbutus 'Marina'	Marina Strawberry Tree
	48" BOX	Arbutus 'Marina'	Marina Strawberry Tree
(°)	24" BOX	Pinus pinea	Stone Pine
°	36" BOX	Pinus pinea	Stone Pine
	36" BOX	Lyonothamnus floribundus	Catalina Ironwood
	36" BOX	<varies></varies>	<varies></varies>
	60" BOX	Melaleuca Quinquenervia	Cajepeu Tree
°	36" BOX	Metrosideros excelsa	New Zealand Christmas Tree
	36" BOX	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
MANNA AND AND AND AND AND AND AND AND AND	36" BOX	Pinus pinea	Stone Pine
	36" BOX	Pinus torreyana	Torrey Pine
	24" BOX	Salix lasiolepis	Arroyo Willow

PLANTING LEGEND

TURF

ALOE SPICATA

GENERAL MIX

60% 1 GAL @ 3' O.C. 30% 5 GAL @ 5' O.C. 10% 15 GAL @ 8' O.C.

UMBELLULARIA CALIFORNICA

HETEROMELES ARBUTIFOLIA

ARCTOSTAPHYLOS HOOKERI

POLYPODIUM CALIFORNICUM

ACHILLEA MILLEFOLIUM

ENCELIA CALIFORNICA

SALVIA LEUCOPHYLLA

GAMBELIA SPECIOSA

ASCLEPIAS SPECIOSA

CEANOTHUS GRISEUS

CAREX PRAEGRACILIS

FESTUCA CALIFORNICA

DISTICHLIS SPICATA VAR. STRICTSA

LOTUS SCOPARIUS

JUNCUS PATENS

DUDLEYA HASSEI

FESTUCA RUBRA

POA SECUNDA

HEUCHERA SANGUINEA

ERIGONUM PARVIFOLIUM

AGAVE BLUE FLAME

CEANOTHUS GLORISUS

MOUNTAIN LILAC CALIFORNIA LAUREL TOYON COMMON YARROW

BUSH SUNFLOWER BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH CALIFORNIA PODBODY PURPLE SAGE CORAL BELLS SEA CLIFF BUCKWHEAT COMMON RUSH ISLAND SNAPDRAGON DEERWEED SHOWY MILKWEED

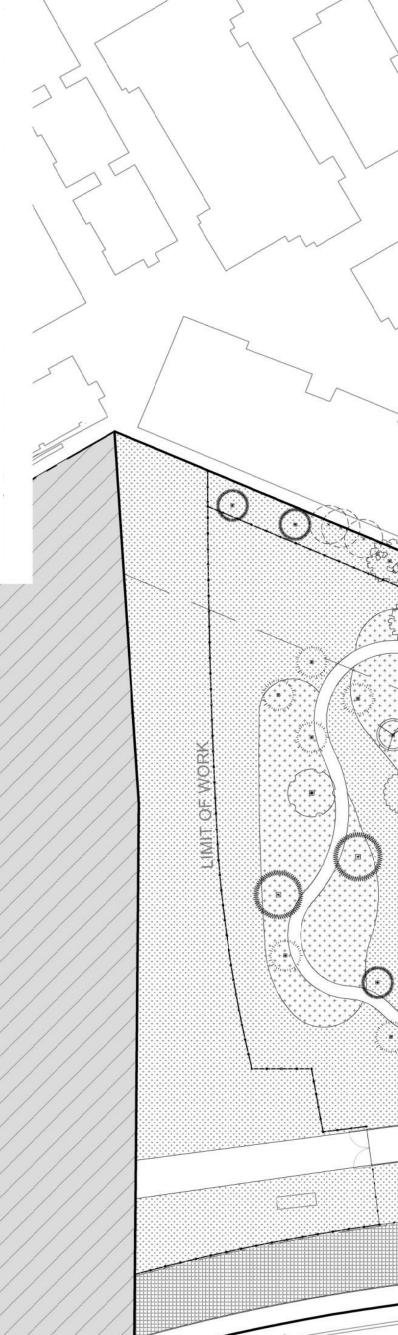
CARMEL CEANOTHUS BRIGHT GREEN DUDLEYA ONE-SIDED BLUE GRASS CLUSTERED FIELD SEDGE SALTGRASS RED FESCUE CALIFORNIA FESCUE

BIORETENTION MIX 60% 1 GAL @ 3' O.C. 40% 5 GAL @ 5' O.C.

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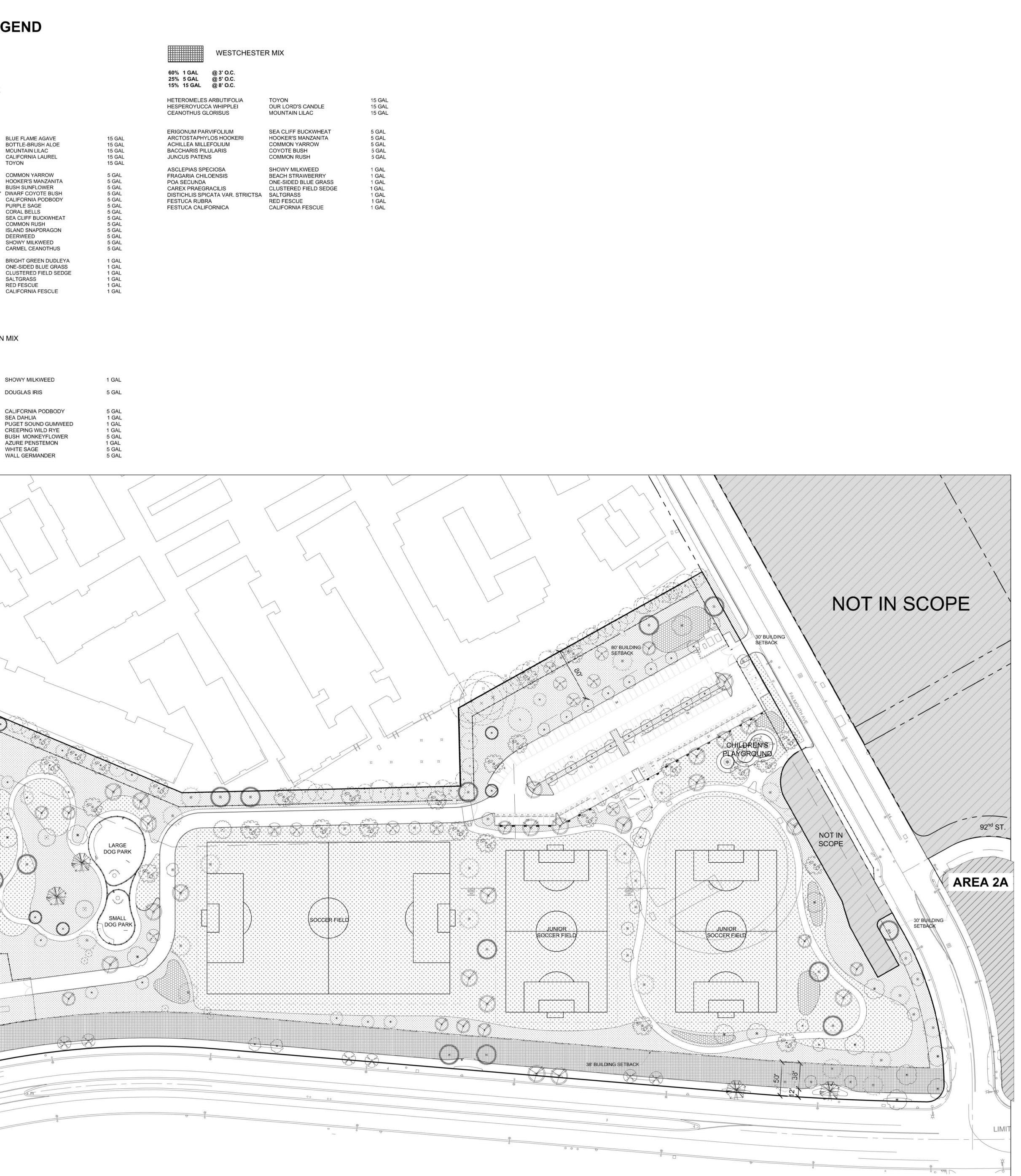
ASCLEPIAS SPECIOSA CAREX PRAEGRACILIS IRIS DOUGLASIANA JUNCUS PATENS FESTUCA CALIFORNICA POLYPODIUM CALIFORNICUM COREOPSIS MARITIMA GRINDELIA INTEGRIFOLIA LEYMUS TRITICOIDES MIMULUS AURANTIACUS PENSTEMON AZUREUS SALVIA APIANA **TEUCRIUM CHAMAEDRYS**

CALIFORNIA PODBODY SEA DAHLIA PUGET SOUND GUMWEED CREEPING WILD RYE BUSH MONKEYFLOWER AZURE PENSTEMON WHITE SAGE WALL GERMANDER



NOT IN SCOPE

Landscape plans may vary slightly from Conceptual Site Plan as a result of community input.





3101 W EXPOSITION PLACE LOS ANGELES, CA 90018 PH: 323.785.1800 FAX: 323.785.1801 rios.com

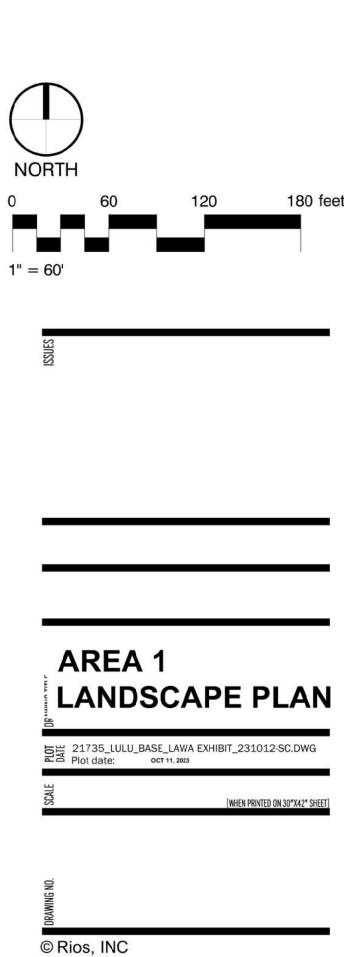




NOT FOR CONSTRUCTION

LULU'S PLACE

9200 S. FALMOUTH AVE LOS ANGELES, CA 90293



TREE SCHEDULE

SYMBOL	CONTAINER SIZE	SCIENTIFIC NAME	COMMON NAME
	36" BOX	Agonis flexuosa	Peppermint Tree
	48" BOX	Agonis flexuosa	Peppermint Tree
\bigcirc	60" BOX	Agonis flexuosa	Peppermint Tree
ANNAL MANAGEMENT	36" BOX	Arbutus 'Marina'	Marina Strawberry Tree
ANNAN ANNAN ANNA ANNA ANNA ANNA ANNA A	48" BOX	Arbutus 'Marina'	Marina Strawberry Tree
°	24" BOX	Pinus pinea	Stone Pine
(°)	36" BOX	Pinus pinea	Stone Pine
	36" BOX	Lyonothamnus floribundus	Catalina Ironwood
	36" BOX	<varies></varies>	<varies></varies>
	60" BOX	Melaleuca Quinquenervia	Cajepeu Tree
°	36" BOX	Metrosideros excelsa	New Zealand Christmas Tree
	36" BOX	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
MANNA AND AND AND AND AND AND AND AND AND	36" BOX	Pinus pinea	Stone Pine
	36" BOX	Pinus torreyana	Torrey Pine
	24" BOX	Salix lasiolepis	Arroyo Willow

PLANTING LEGEND

	GLND
TURF	
GENERAL MIX	
0% 1 GAL @ 3' O.C. 0% 5 GAL @ 5' O.C. 0% 15 GAL @ 8' O.C.	
GAVE BLUE FLAME LOE SPICATA EANOTHUS GLORISUS MBELLULARIA CALIFORNICA ETEROMELES ARBUTIFOLIA	BLUE FLAME AGAVE BOTTLE-BRUSH ALOE MOUNTAIN LILAC CALIFORNIA LAUREL TOYON
CHILLEA MILLEFOLIUM RCTOSTAPHYLOS HOOKERI NCELIA CALIFORNICA ACCHARIS PILULARIS 'PIGEON POINT' DLYPODIUM CALIFORNICUM ALVIA LEUCOPHYLLA EUCHERA SANGUINEA RIGONUM PARVIFOLIUM JNCUS PATENS AMBELIA SPECIOSA DTUS SCOPARIUS SCLEPIAS SPECIOSA EANOTHUS GRISEUS	COMMON YARROW HOOKER'S MANZANIT BUSH SUNFLOWER DWARF COYOTE BUS CALIFORNIA PODBOD PURPLE SAGE CORAL BELLS SEA CLIFF BUCKWHE COMMON RUSH ISLAND SNAPDRAGOD DEERWEED SHOWY MILKWEED CARMEL CEANOTHUS
JDLEYA HASSEI DA SECUNDA AREX PRAEGRACILIS STICHLIS SPICATA VAR. STRICTSA ESTUCA RUBRA ESTUCA CALIFORNICA	BRIGHT GREEN DUDL ONE-SIDED BLUE GR/ CLUSTERED FIELD SI SALTGRASS RED FESCUE CALIFORNIA FESCUE
~~~~~	
	N MIX
0% 1 GAL @ 3' O.C. 0% 5 GAL @ 5' O.C.	
SCLEPIAS SPECIOSA AREX PRAEGRACILIS IS DOUGLASIANA JNCUS PATENS ESTUCA CALIFORNICA DLYPODIUM CALIFORNICUM OREOPSIS MARITIMA RINDELIA INTEGRIFOLIA EYMUS TRITICOIDES IMULUS AURANTIACUS ENSTEMON AZUREUS ALVIA APIANA EUCRIUM CHAMAEDRYS	SHOWY MILKWEED DOUGLAS IRIS CALIFORNIA PODBO SEA DAHLIA PUGET SOUND GUM CREEPING WILD RYE BUSH MONKEYFLOW AZURE PENSTEMON WHITE SAGE WALL GERMANDER
WESTCHESTE 0% 1 GAL @ 3' O.C. 5% 5 GAL @ 5' O.C. 5% 15 GAL @ 8' O.C.	R MIX
ETEROMELES ARBUTIFOLIA ESPEROYUCCA WHIPPLEI EANOTHUS GLORISUS	TOYON OUR LORD'S CANDLI MOUNTAIN LILAC
RIGONUM PARVIFOLIUM RCTOSTAPHYLOS HOOKERI CHILLEA MILLEFOLIUM ACCHARIS PILULARIS JNCUS PATENS	SEA CLIFF BUCKWHI HOOKER'S MANZANI COMMON YARROW COYOTE BUSH COMMON RUSH

JUNCUS PATENS ASCLEPIAS SPECIOSA SHOWY MILKWE FRAGARIA CHILOENSIS BEACH STRAWE POA SECUNDA ONE-SIDED BLU CAREX PRAEGRACILIS CLUSTERED FIE DISTICHLIS SPICATA VAR. STRICTSA FESTUCA RUBRA RED FESCUE FESTUCA CALIFORNICA CALIFORNIA FE

COMMON RUSH SHOWY MILKWEED BEACH STRAWBERRY ONE-SIDED BLUE GRASS CLUSTERED FIELD SEDGE RED FESCUE CALIFORNIA FESCUE





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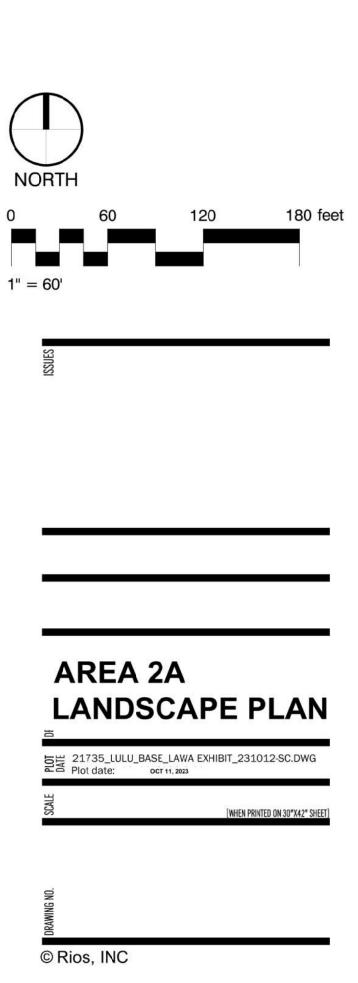




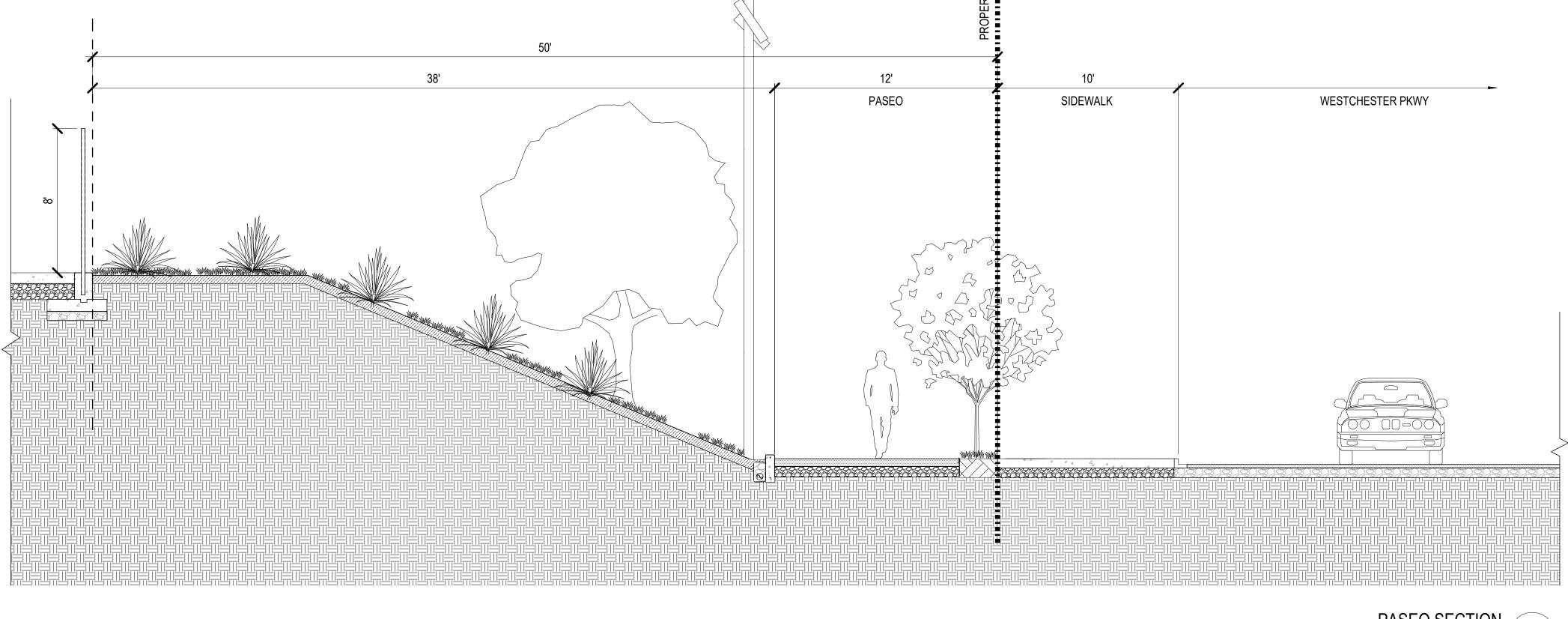
# **NOT FOR** CONSTRUCTION

LULU'S PLACE

## 9200 S. FALMOUTH AVE LOS ANGELES, CA 90293







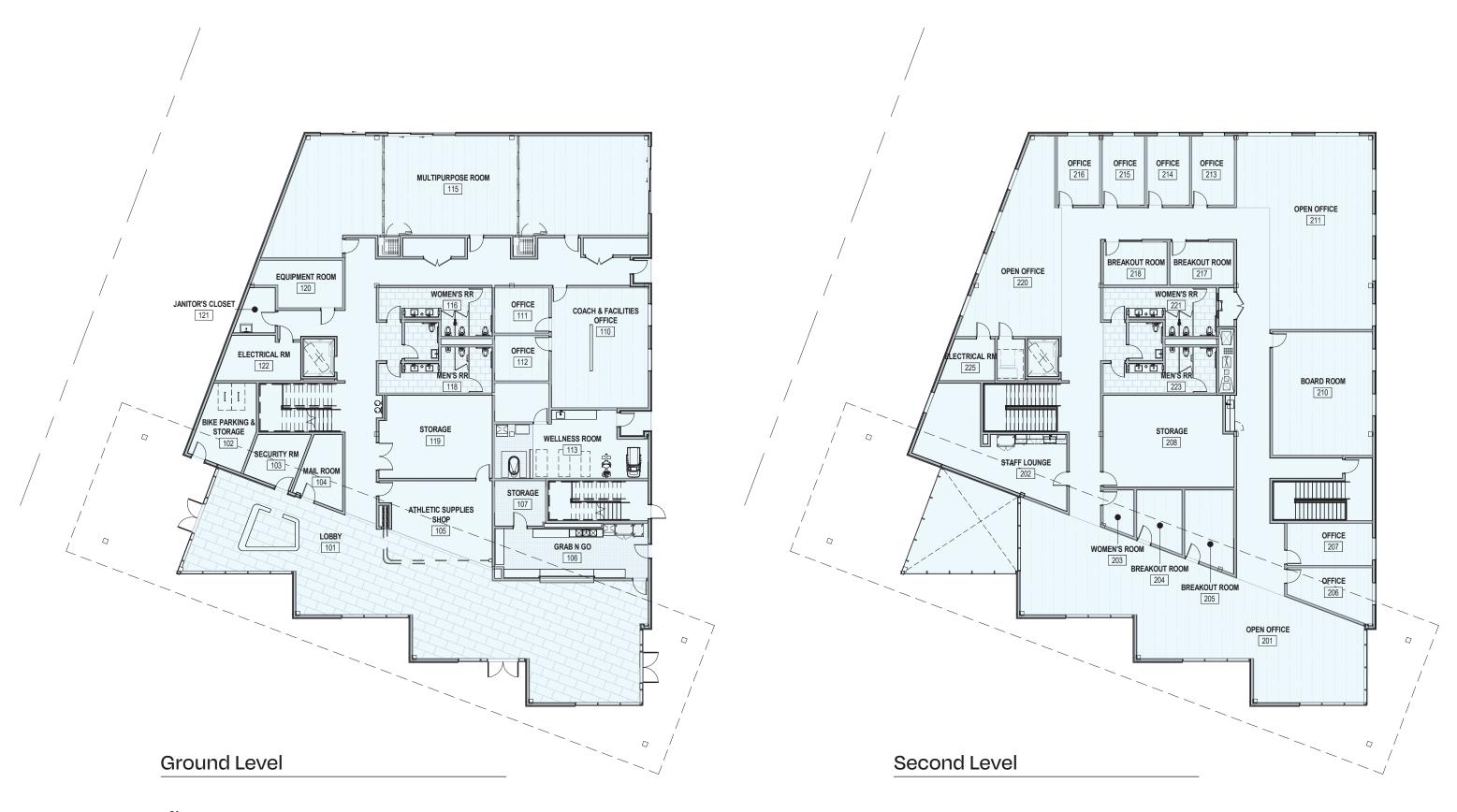


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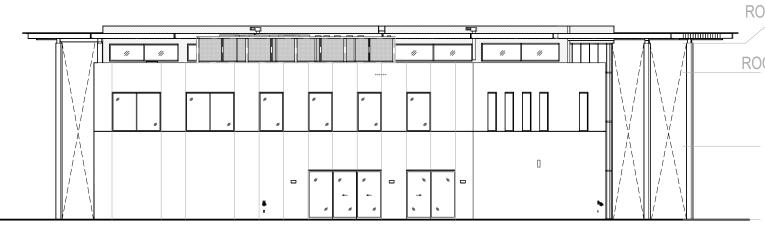
#### **Render** Welcome Center



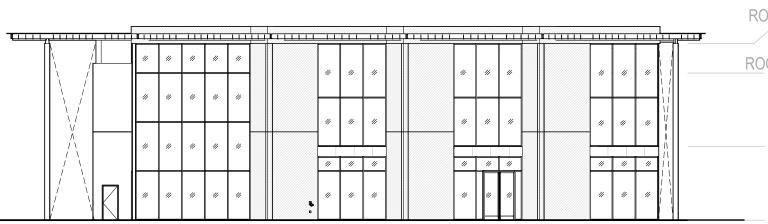
#### Welcome Center Floor Plans



SCALE: 1" = 20'-0"

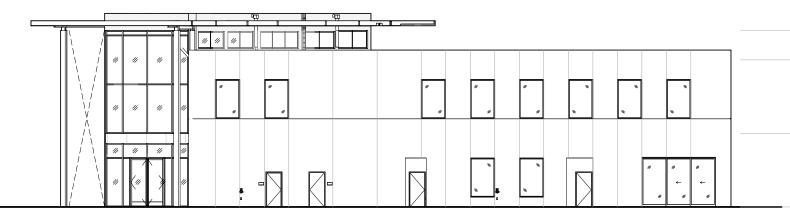


North Elevation

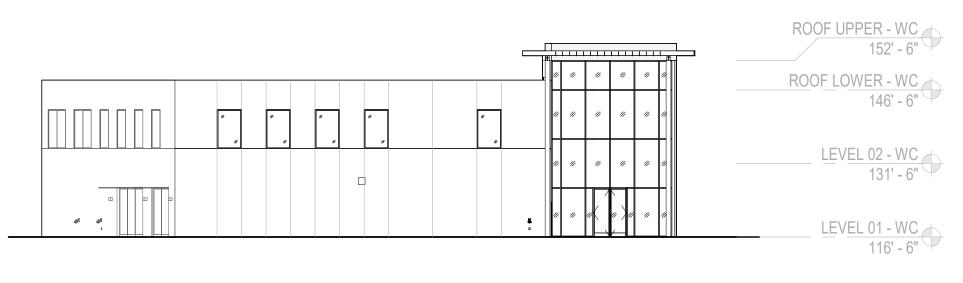


South Elevation

#### Welcome Center East & West Elevations

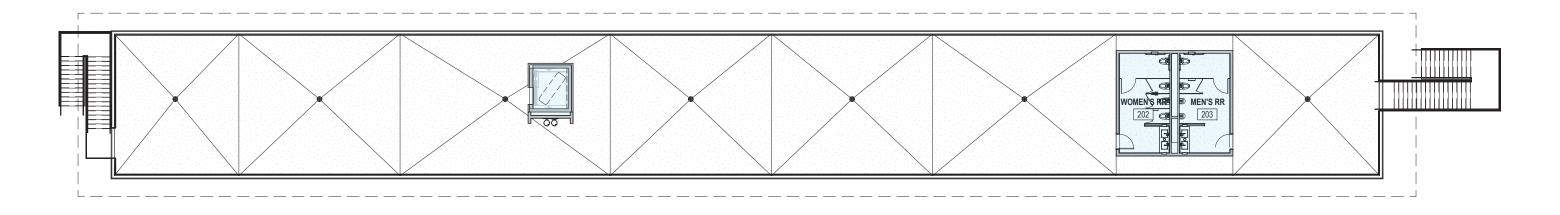


**East Elevation** 

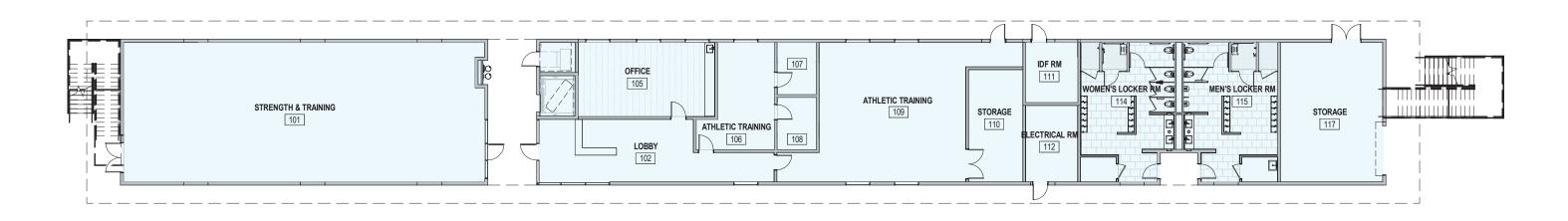


West Elevation





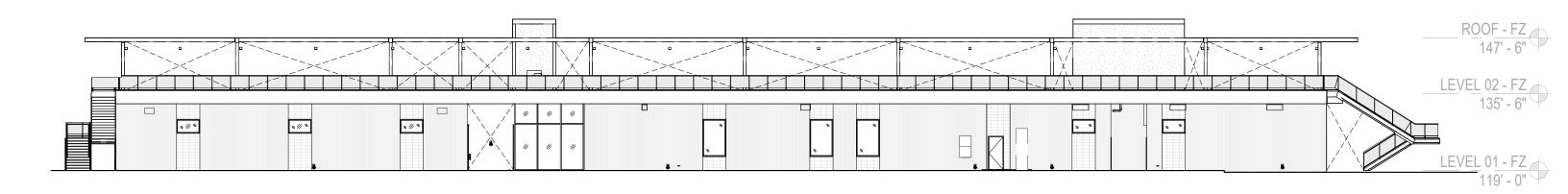
#### Second Level



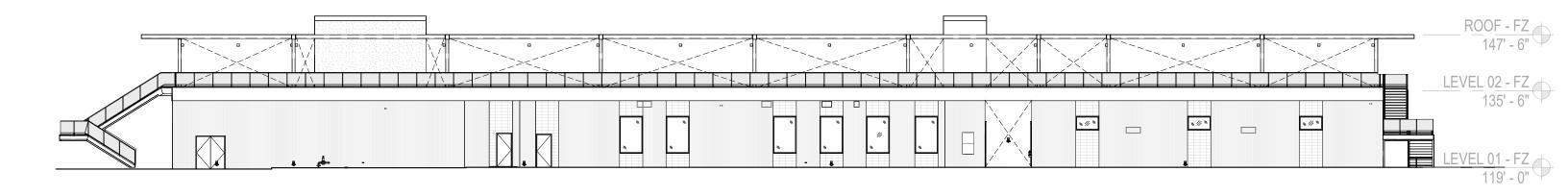
#### Ground Level

SCALE: 1" = 20'-0"

#### Fitness Zone North & South Elevations

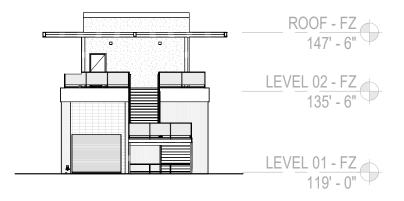


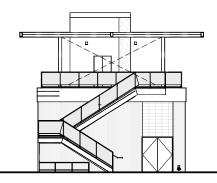
2 : South Elevation



1: North Elevation

#### Fitness Zone East & West Elevations



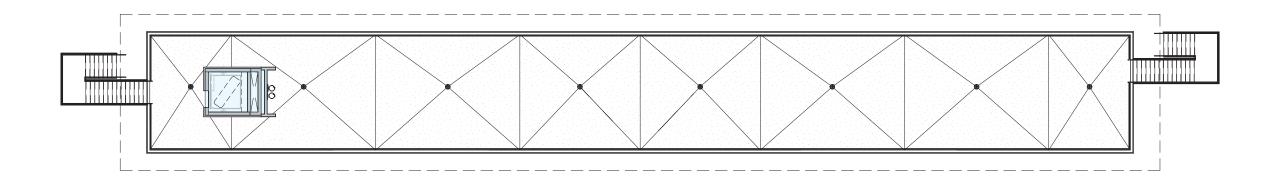


1: East Elevation

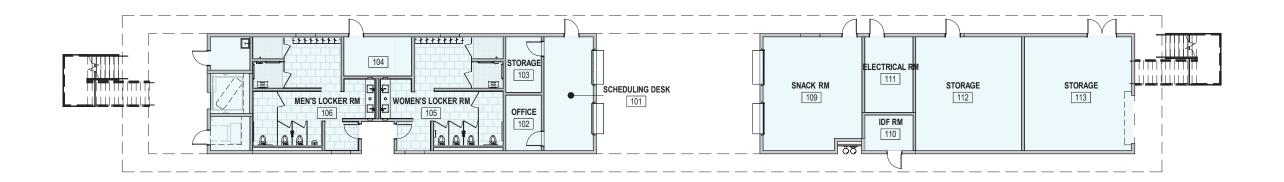
2: West Elevation



#### Scheduling Desk Floor Plans



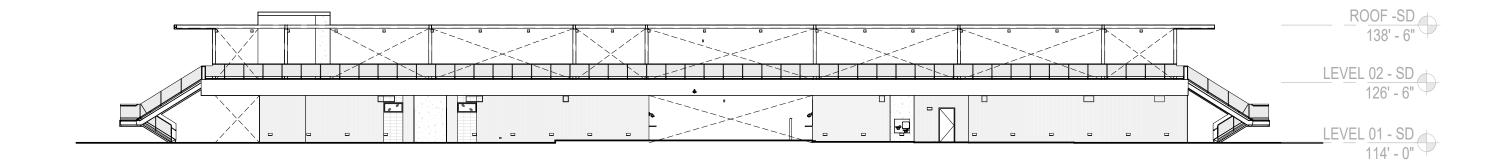
#### Second Level



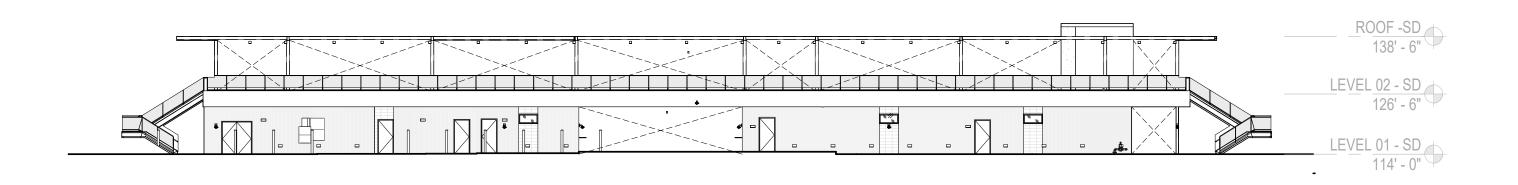
#### Ground Level

SCALE: 1" = 20'-0"

#### Scheduling Desk North & South Elevations

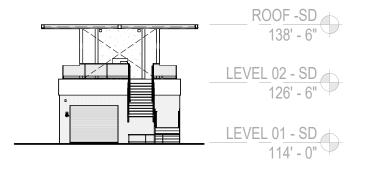


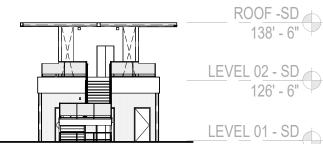
2: South Elevation



1: North Elevation

#### Scheduling Desk East & West Elevations



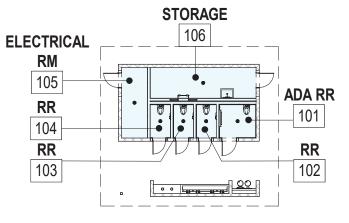


1: East Elevation

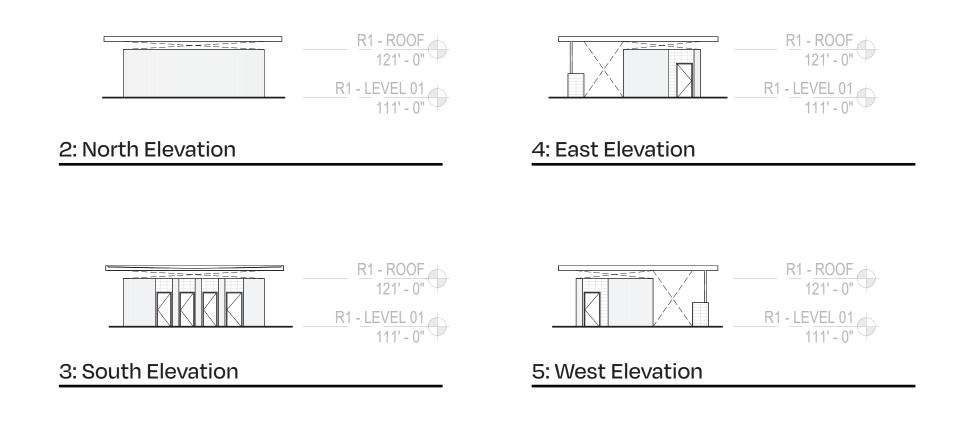
2: West Elevation

LEVEL 02 - SD 126' - 6" LEVEL 01 - SD 114' - 0"

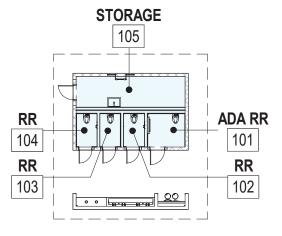
#### Area 1 Restroom Building Plan & Elevations



1: Ground Level



#### Area 2A Restroom Building Plan & Elevations



#### 1: Ground Level





