

**PROJECT TEAM**

**DEVELOPER TEAM**  
 WARD ECONOMIC DEVELOPMENT CORPORATION  
 1177 W. Adams Blvd., Los Angeles, CA 90007  
 P. (213) 747-1188  
 ward-edc.org

INTEGRAL DEVELOPMENT LLP  
 1100 S. Hope St. Suite 103, Los Angeles, CA 90015  
 P. (213) 805-6939  
 integral-online.com

**PROJECT ARCHITECT**  
 MZA MILOFSKY & MICHALI ARCHITECTS,LLP  
 JAMES OVATT BUILDING  
 6175 Olive St. Suite 320, Los Angeles, CA 90014  
 P. (213) 833-0005/11  
 michali@mza-architects.com

**PROJECT STRUCTURAL**  
 KPFF  
 6080 Center Dr. Suite 300, Los Angeles, CA 90045  
 310-665-1536  
 Ilya.Khramov@kpff.com

**PROJECT MECHANICAL-PLUMBING**  
 WESTERN STATE  
 5471 Waveland Dr. Torrance, CA 92336  
 909-899-5700  
 wsdg@western.com

**PROJECT ELECTRICAL**  
 SUTTON ENTERPRISES  
 6728 Roman St. Chino Ca, 91710  
 562-619-5710  
 suttoncash@gmail.com

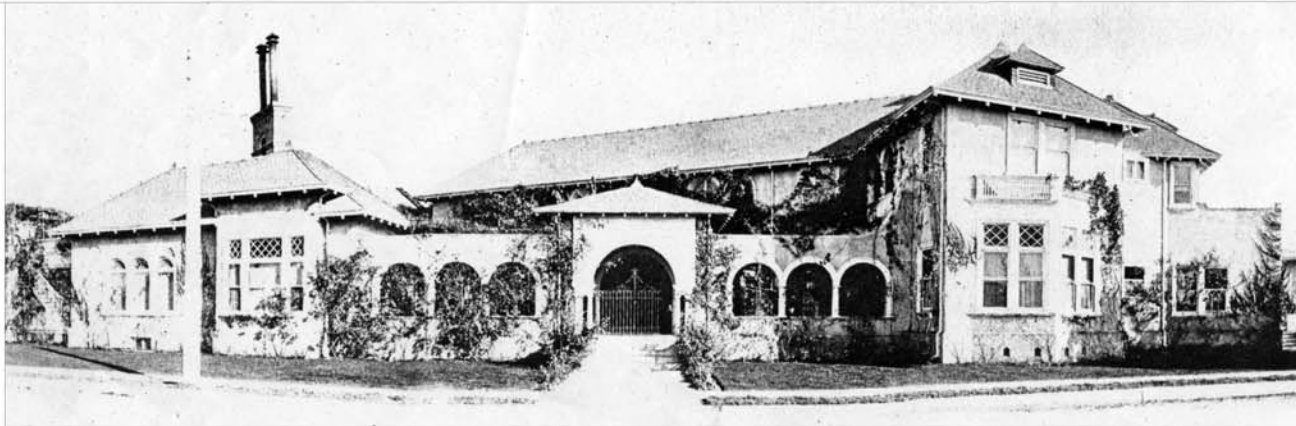
**CONTRACTOR**  
 CURTOM - DUNSMUIR  
 1128 N. La Brea Ave. Inglewood, CA 90302  
 P. (310) 672-4880  
 curtomdunsmuir.com

**PRESERVATION CONSULTANT**  
 GFA CONSULTING  
 617 S. Olive St. Suite 910, Los Angeles, CA 90014  
 P. (310) 792-2099  
 gfaconsulting-us.com

**CENTER COURTYARD SKETCH**



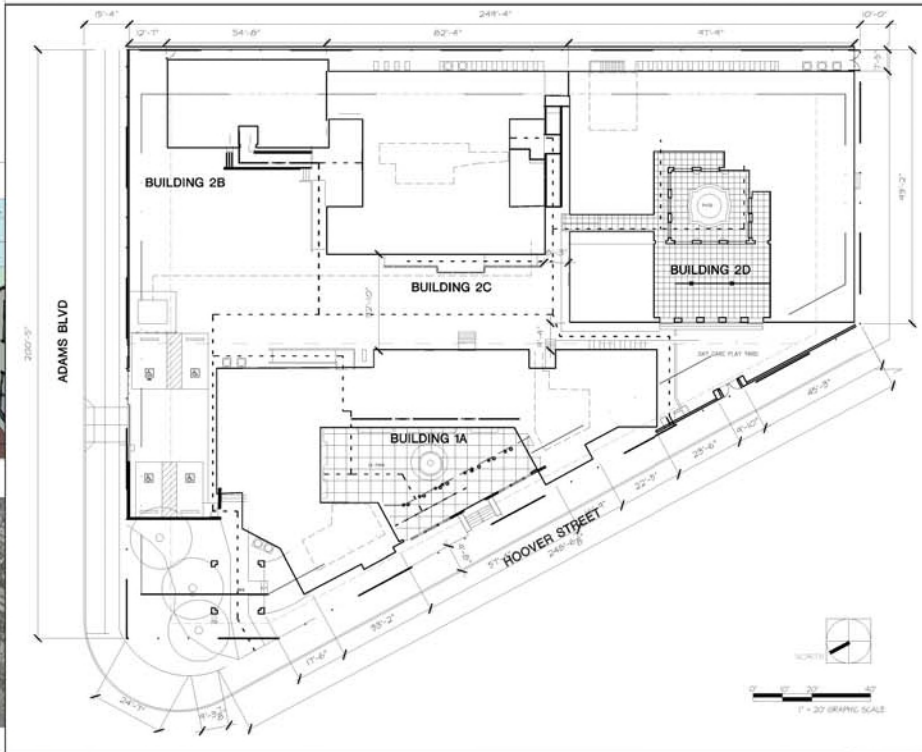
**SITE LOCATION PLAN**



**CASA DE ROSAS**

**PLOT PLAN**

SCALE: 1"=20'-0"



**PROJECT DATA**

**SITE ADDRESS:** 2600 HOOVER STREET LOS ANGELES, CA 90007  
**APPLICANT:** WARD ECONOMIC DEVELOPMENT CORP. 1711 N. ADAMS BLVD. LOS ANGELES, CA 90001  
 INTEGRAL DEVELOPMENT LLP, 100 S. HOPE STREET LOS ANGELES, CA 90005

**LEGAL DESCRIPTION:** LOS ANGELES COUNTY  
 TRACT: HANCOCK'S SURVEY, BLOCK 22, LOT FRIE and TRACT: BELGRAVIA, BLOCK: NONE, LOT FRIE, LOT 1 & BETWEEN TRACTS.  
 APN: 512300R00  
 DIM. Reference M.R. 2-108(1), Map Sheet: U25A201, M.R. 23-54, Map Sheet: U25A201

**ZONING:** S2 RA-1-D  
**LOT AREA:** 69,055 AREA: 74,732 SF  
 LOT FRIE: 34,952 SF  
 LOT 1 & BETWEEN: 39,780 SF

**DENSITY:**  
**BUILDING SET BACKS:** EXISTING HISTORIC CULTURAL MONUMENT. NO CHANGE.

**BUILDING HEIGHT:** EXISTING HISTORIC CULTURAL MONUMENT. NO CHANGE. 3-36'-0"

**NUMBER OF STORES:** 1, 2 AND 3

**TYPE OF CONSTRUCTION:** RESIDENTIAL, R23 EX. TYPE VII THREE STORY WITH SPRINKLER.

BUILDING AREA:	NON RESIDENTIAL	RESIDENTIAL
BUILDING 1A	2,145 NSF	6,295 NSF
BUILDING 2B		1,530 NSF
BUILDING 2C		6,250 NSF
BUILDING 2D	3,340 NSF	1,020 NSF
TOTAL:	4,685 SF	24,145 NSF
TOTAL LOT COVERAGE: BUILDING 1A	5,150 65F	
BUILDING 2B,C,D		10,705 SF
TOTAL		16,410 65F

**OPEN SPACE:**  
 1 X 2 BDRM X 125 = 125 SF  
 20 X 1 BDRM X 100 = 2000 SF  
 15 X 1 BDRM X 100 = 1600 SF  
 TOTAL REQUIRED OPEN SPACE: 3125 SF  
 TOTAL PROVIDED OPEN SPACE: 1215 SF  
 DAY CARE 20 @ 15 = 3000 SF

**LANDSCAPED AREA:** 25% REQUIRED

**UNIT MIX & SIZE:**  
 2 BED / 1 BATH: 1 UNITS = 120 SF  
 1 BED / 1 BATH: 20 UNITS = 395-850 SF  
 STUDIO / BATH: 3 UNITS = 225 TO 430 SF  
 TOTAL UNITS: 26 UNITS

**PARKING:** EX. NON-COMPLYING WITH 4 REQUIRED. NO LOADING SPACES REQUIRED

**BICYCLE:**

**DRAWING LIST**

- T-0.0 TITLE SHEET/RAWING LIST/PROJECT INFO
- B-01 SPECIFICATIONS
- A-0.0 GENERAL NOTES AND LEGENDS
- A-0.1 SITE PLAN
- A-1.0A BUILDING 1A - FIRST FLOOR PLAN
- A-1.0B BUILDING 2B,C,D - FIRST FLOOR PLAN
- A-1.0C BUILDING 1A - SECOND FLOOR PLAN
- A-1.0D BUILDING 2B,C,D - SECOND FLOOR PLAN
- A-1.0E BUILDING 1A - THIRD FLOOR PLAN
- A-1.0F BUILDING 2B,C,D - THIRD FLOOR PLAN
- A-1.0G BUILDING 1A - SELECTIVE DEMOLITION
- A-1.0H BUILDING 2B,C,D - SELECTIVE DEMOLITION
- A-1.0I BASEMENT PLAN
- A-2.0A BUILDING 1A - FIRST FLOOR PLAN
- A-2.0B BUILDING 2B,C,D - FIRST FLOOR PLAN
- A-2.0C BUILDING 1A - SECOND FLOOR PLAN
- A-2.0D BUILDING 2B,C,D - SECOND FLOOR PLAN
- A-2.0E BUILDING 1A - THIRD FLOOR PLAN
- A-2.0F BUILDING 2B,C,D - THIRD FLOOR PLAN
- A-2.0G BUILDING 1A - EXTERIOR ELEVATIONS
- A-2.0H BUILDING 2B,C,D - EXTERIOR ELEVATIONS
- A-3.0 SECTION: BUILDING 1A
- A-3.01 SECTION: BUILDING 2B
- A-3.02 ENLARGED UNIT PLANS
- A-3.03 DOOR AND WINDOW SCHEDULES
- A-3.04 EQUIPMENT AND FINISH SCHEDULES

**SCOPE DESCRIPTION**

**PROJECT DESCRIPTION**  
 NOTE: PUBLICLY FUNDED MULTI-FAMILY DWELLING UNITS

The project site is approx. 14,735 SF with four existing buildings (LA Cultural Monuments) placed around three courtyards giving the site a campus setting reflecting the former school uses. The previous use was a 49 room hotel composed of 35 Single Room Occupancy Hotel and 14 Room Shelter.

The four buildings are two and three story historic structures that total 29,640 SF. Non-residential area of 4,685 SF, which will be re-allocated for accessory community spaces including two large and five smaller program spaces. Residential common spaces of 3,785 SF will include an on-site property and case manager's office and resident services including spaces for lounges, laundry, libraries and exercise.

The remaining 15,160 SF will be restructured from the original 49 guest rooms into 35 residential units in a mix of 19 one bedrooms, 16 studios and the one manager's two bedroom unit.



**CASA DE ROSAS HOUSING**  
 2600 S. Hoover Street - Los Angeles, CA 90007  
 AUGUST 10, 2017

**TITLE SHEET**  
**T-0.0**



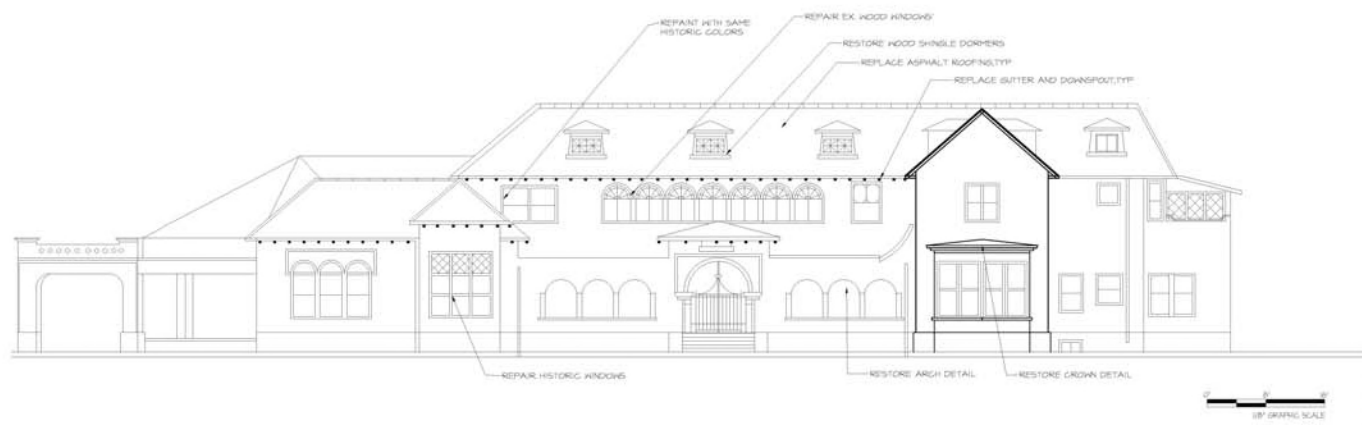


**D [NORTH] ELEVATION**

**C [EAST] ELEVATION**



**B [SOUTH] ELEVATION**

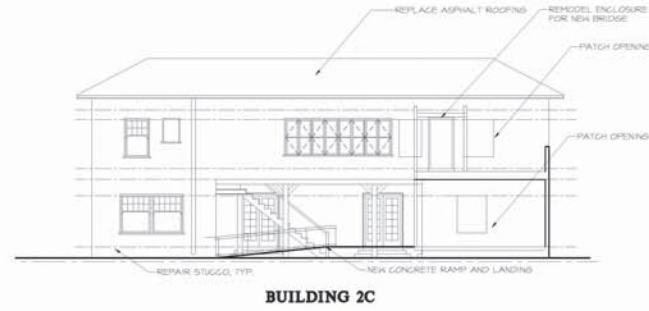
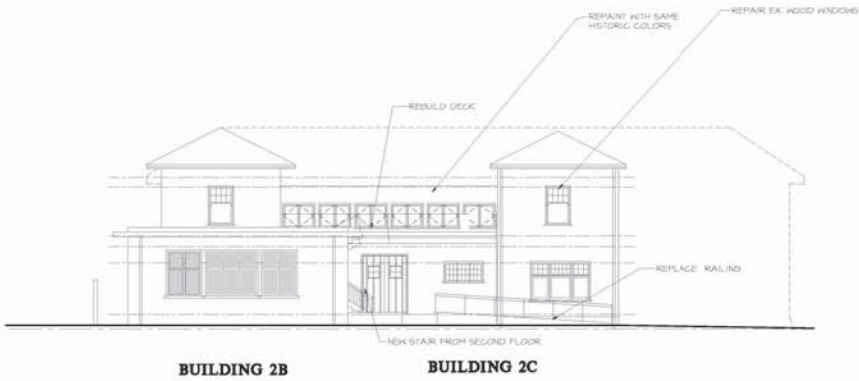


**A HOOVER STREET [WEST] ELEVATION**

**BUILDING 1A - ELEVATIONS**

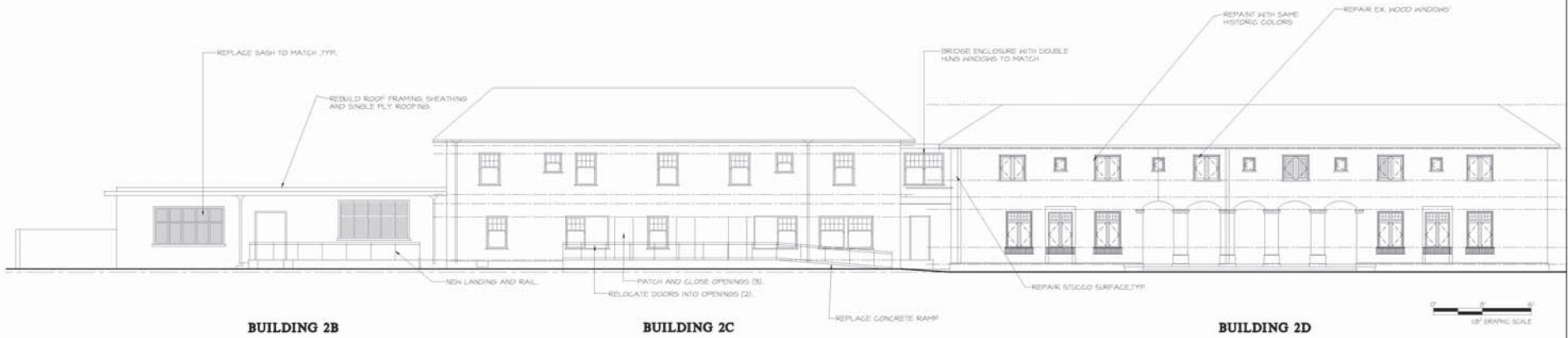
**A-3.1**

CASA DE ROSAS HOUSING  
2600 S. Hoover Street · Los Angeles, CA 90007  
AUGUST 10, 2017



© ADAMS [NORTH] ELEVATION

© [SOUTH] ELEVATION



© COURT [WEST] ELEVATION

BUILDING 2B,C,D - ELEVATIONS

