

# 1033 Alhambra Avenue

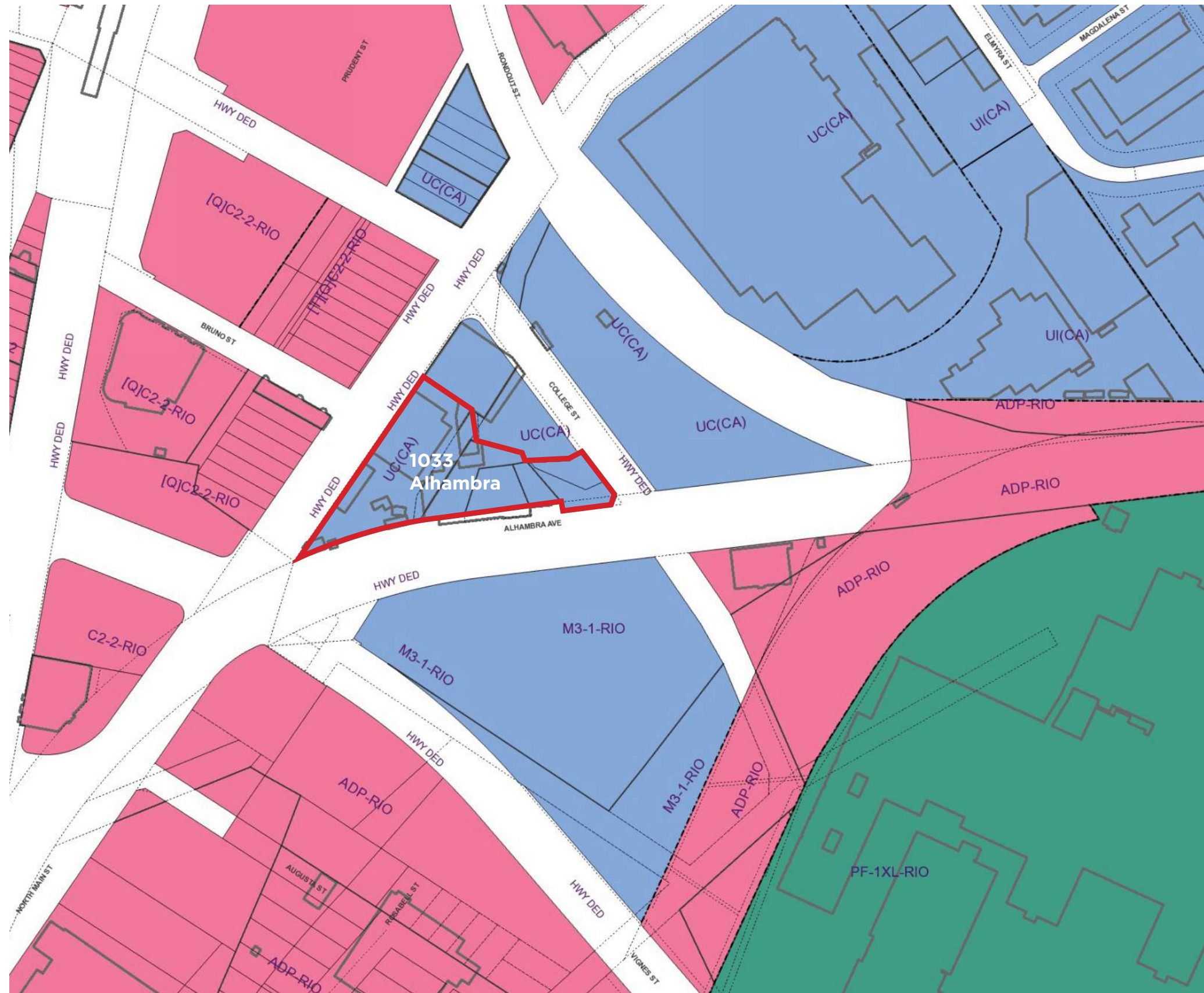
Concept Presentation

07 December 2020

# Existing Conditions



# Zoning Summary



## ZONING DESIGNATION:

**UC (CA) Urban Center (Cornfield Arroyo Seco Specific Plan)**

**Adjacent zoning designations:**

**North/East: UC (CA)**

**South: M3-1-RIO Heavy Industrial**

**West: [Q]C2-2-RIO Commercial**

## LOT AREA

**51,836 sf**

## APPLICABLE PLANS:

**Specific Plan: Cornfield Arroyo Seco Specific Plan**

## ALLOWABLE AREA

**FAR: 3.0:1**

**Total Allowable Area: 155,508 sf**

## BUILDING COVERAGE

**Max: 85% of lot area**

## BUILDING HEIGHT

**Minimum: 35 ft**

**Maximum Average: 90 ft**

## OPEN SPACE

**1 sf / 48 sf of non-residential space**

## SETBACKS

**No setbacks required. Maximum setback allowed : 10 ft.**

## PARKING REQUIREMENTS:

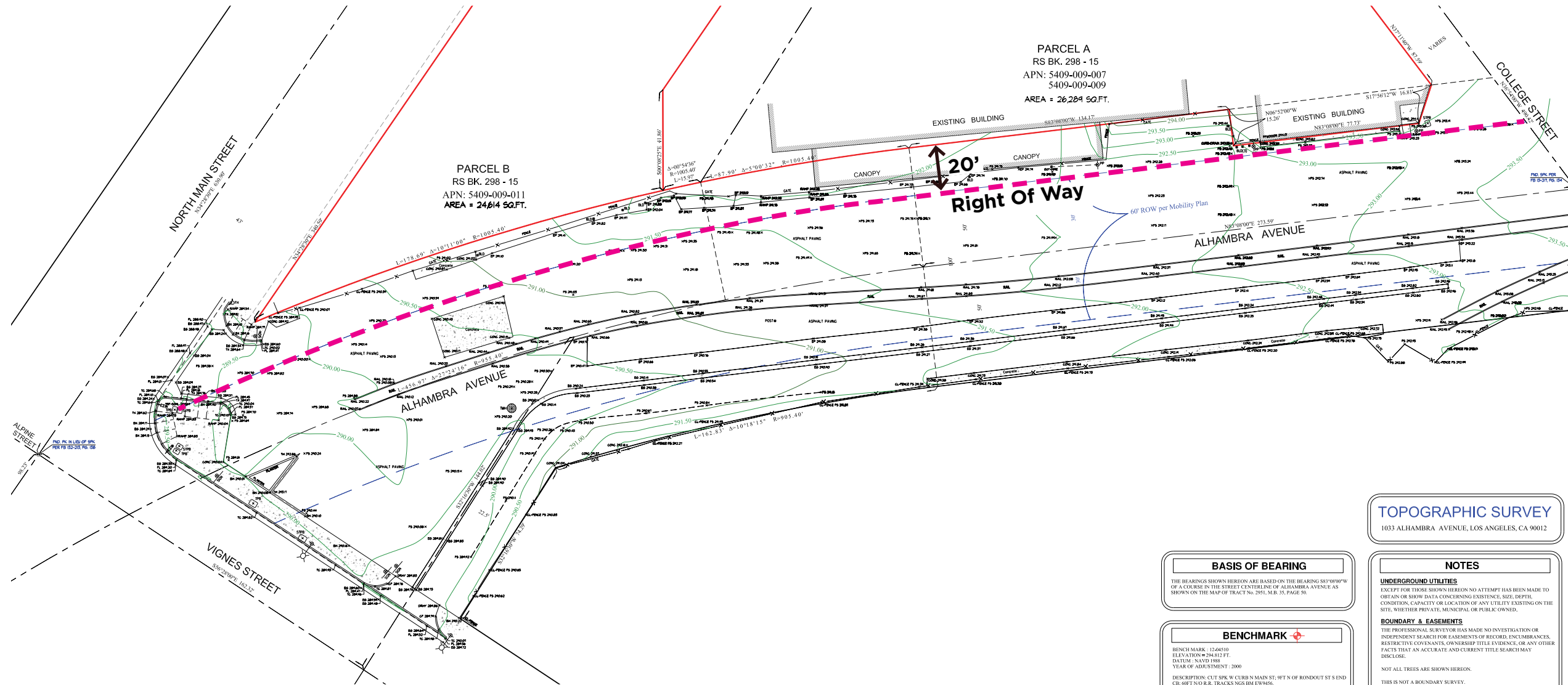
**No requirements to provide on-site or off-site parking.**

**Recommended ratio for non-residential projects:**

**1 parking space per 25,000 sf**



# Site Survey




PARCEL A  
RS BK. 298 - 15  
APN: 5409-009-007  
5409-009-009  
AREA = 26,284 SQ.FT.

PARCEL B  
RS BK. 298 - 15  
APN: 5409-009-011  
AREA = 24,614 SQ.FT.

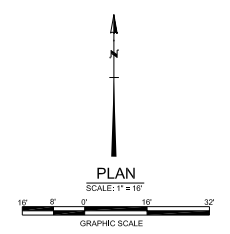
**TOPOGRAPHIC SURVEY**  
1033 ALHAMBRA AVENUE, LOS ANGELES, CA 90012

**BASIS OF BEARING**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S83°08'00"W OF A CURVE IN THE STREET CENTERLINE OF ALHAMBRA AVENUE AS SHOWN ON THE MAP OF TRACT NO. 2951, M.B. 35, PAGE 58.



















**BENCHMARK**   
BENCH MARK: 1224210  
ELEVATION: 244.412 FT.  
DATUM: NAVD 83  
YEAR OF ADJUSTMENT: 2000  
DESCRIPTION: CUT SPK W CURB N MAIN ST, 9FT N OF ROUNDOUT ST S END CR. 60FT NO R.R. TRACKS NGS BM EW9456.

**DATE OF SURVEY**  
AUGUST 15, 2020

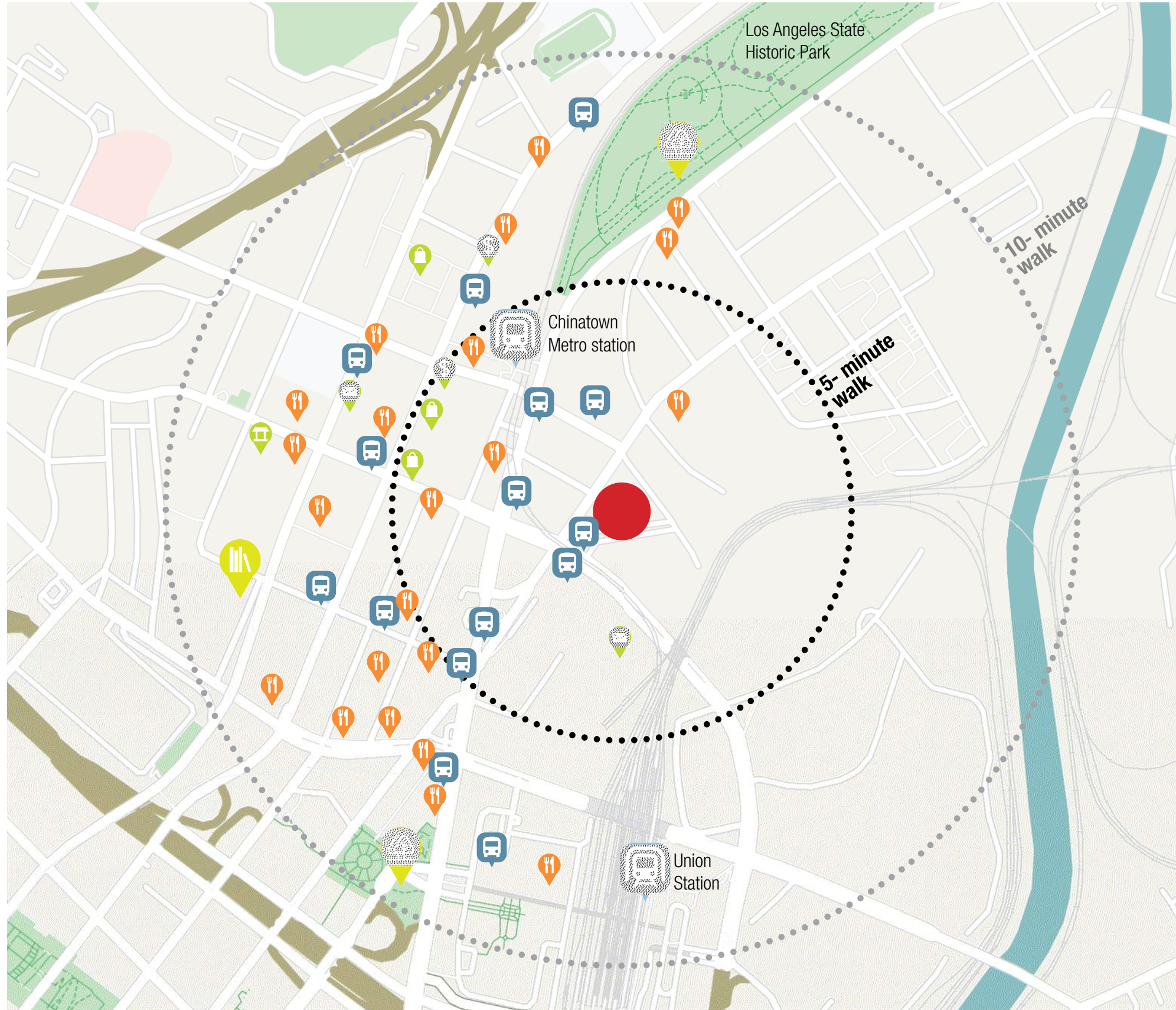
**NOTES**  
**UNDERGROUND UTILITIES**  
EXCEPT FOR THOSE SHOWN HEREON NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.  
**BOUNDARY & EASEMENTS**  
THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
NOT ALL TREES ARE SHOWN HEREON.  
THIS IS NOT A BOUNDARY SURVEY.



**LEGEND AND SYMBOLS ABBREVIATIONS**

	LIFT LINE	AC	ASPHALTIC CONCRETE
	CENTER LINE	CB	CATCH BASIN
	CHAIN LINK FENCE	CONC	CONCRETE
	IRON FENCE	CL	CENTER LINE
	WOODEN FENCE	CD	CURB DRAIN
	BLOCK WALL	AD	AREA DRAIN
	RETAINING WALL	W	WATER
	STREET LIGHT	FDC	FIRE DEPARTMENT CONNECTION
	TREE	MB	MANHOLE
	PINE TREE	EG	EDGE OF GUTTER
	PALM TREE	CV	REGULATION CONTROL VALVE
	POWER POLE	FH	FIRE HYDRANT
	STREET SIGN	FF	FINISH FLOOR
	STREET LIGHT POLE BOX	FL	FLOW LINE
	WATER METER	FS	FINISH SURFACE
	WATER VALVE	FW	FACE OF WALL
	FIRE HYDRANT	TC	TOP OF CURB
	ROLLARD	TBW	TOP OF RETAINING WALL
	GAS METER	TW	TOP OF WALL
	GUY WIRE	BFL	BACK FLOW PREVENTER
	ELECTRICAL BOX	C/O	CLEANOUT
	PARKING SIGN	SS	SEWERY SEWER
		FW	FRONT OF WALK
		BW	BACK OF WALK
		LE	LANDSCAPE EDGE

# Context



## Transportation

- Bus stations
- Metro stations
- Metro + Amtrak
- Highways

## Amenities

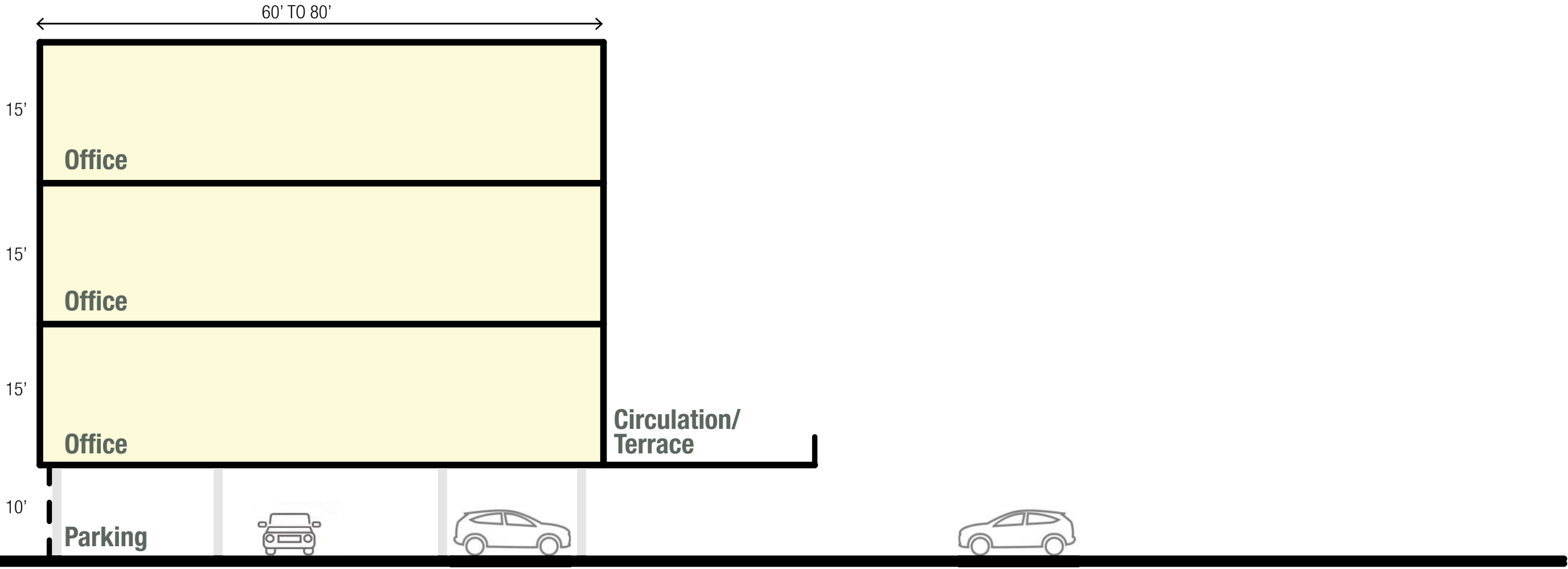
- Los Angeles State Historic Park
- Father Serra Park
- Chinatown Branch Central Library
- Thien Hau Temple
- US Post Office
- Dynasty Shopping Center
- Chinatown Saigon Plaza
- Chinatown Central Plaza
- BOA Financial Center
- East West Bank

## Food and Drinks

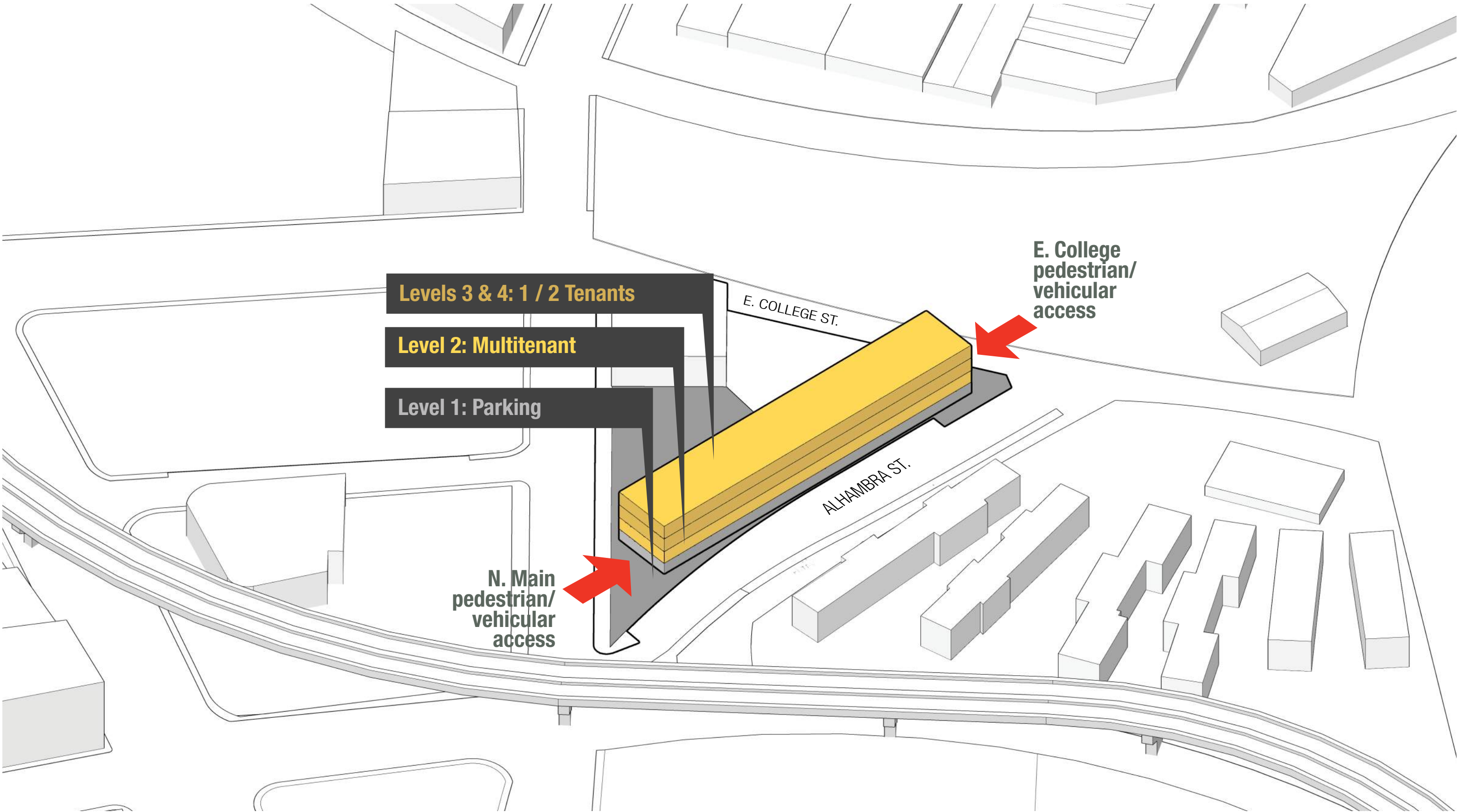
# Design Objectives

- 1 Efficient use of the site to maximise parking and building area**
- 2 Flexible open space to accommodate different tenant sizes**
- 3 Indoor/outdoor connections at every level**
- 4 Ease of construction**
- 5 Branding and identity opportunities**
- 6 Strong building presence at street level**
- 7 Daylighting strategies**

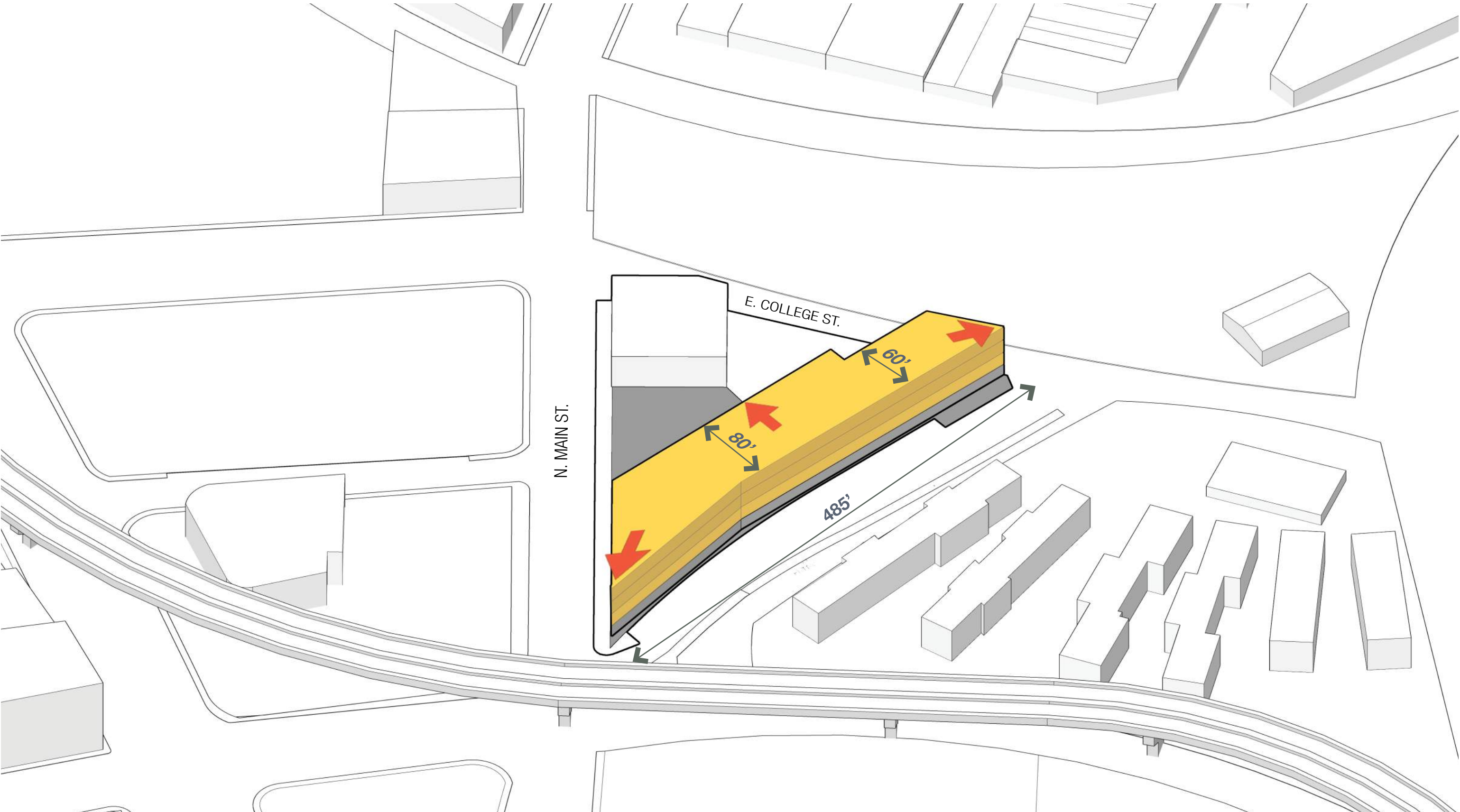
# Section Diagram



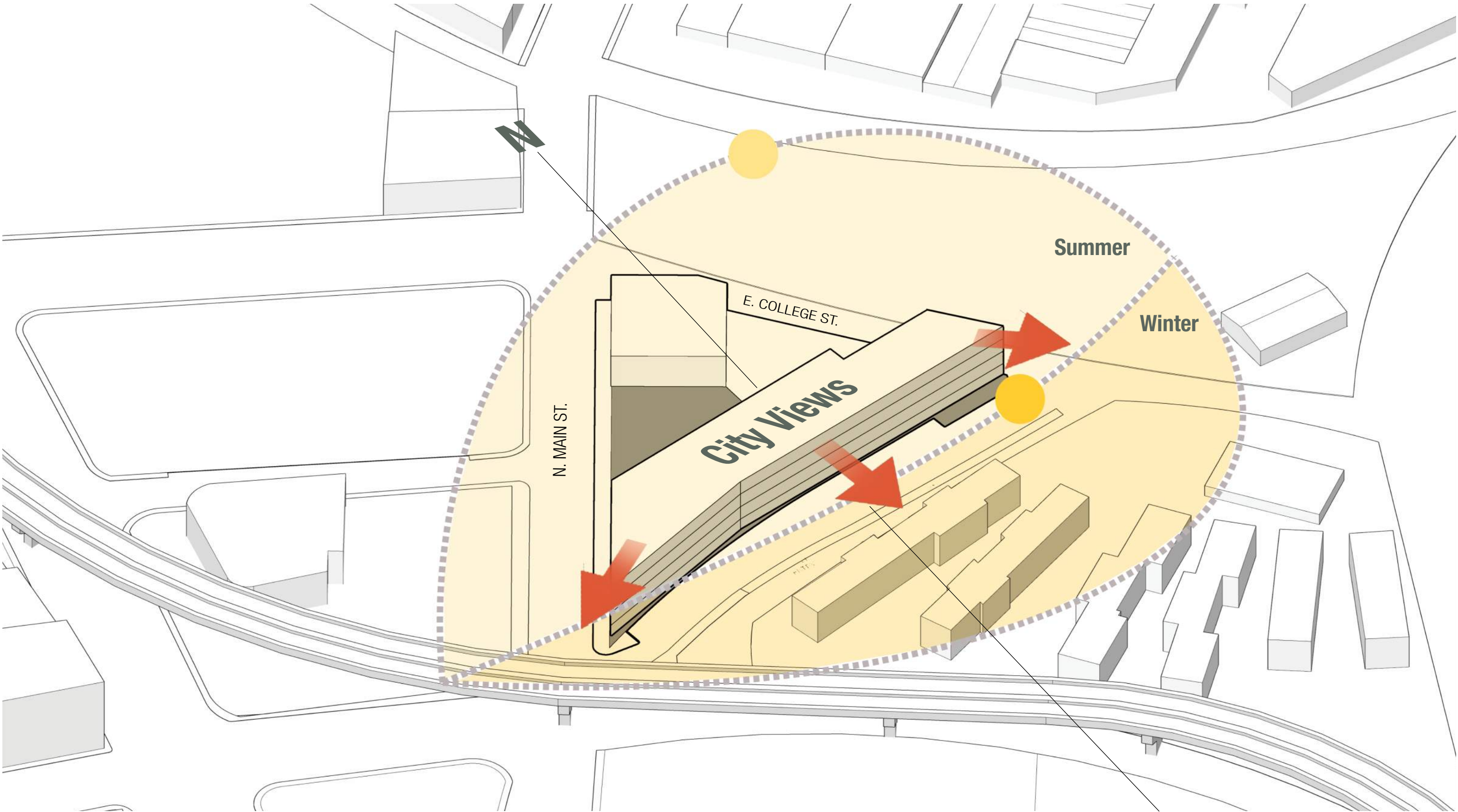
# Program | Access



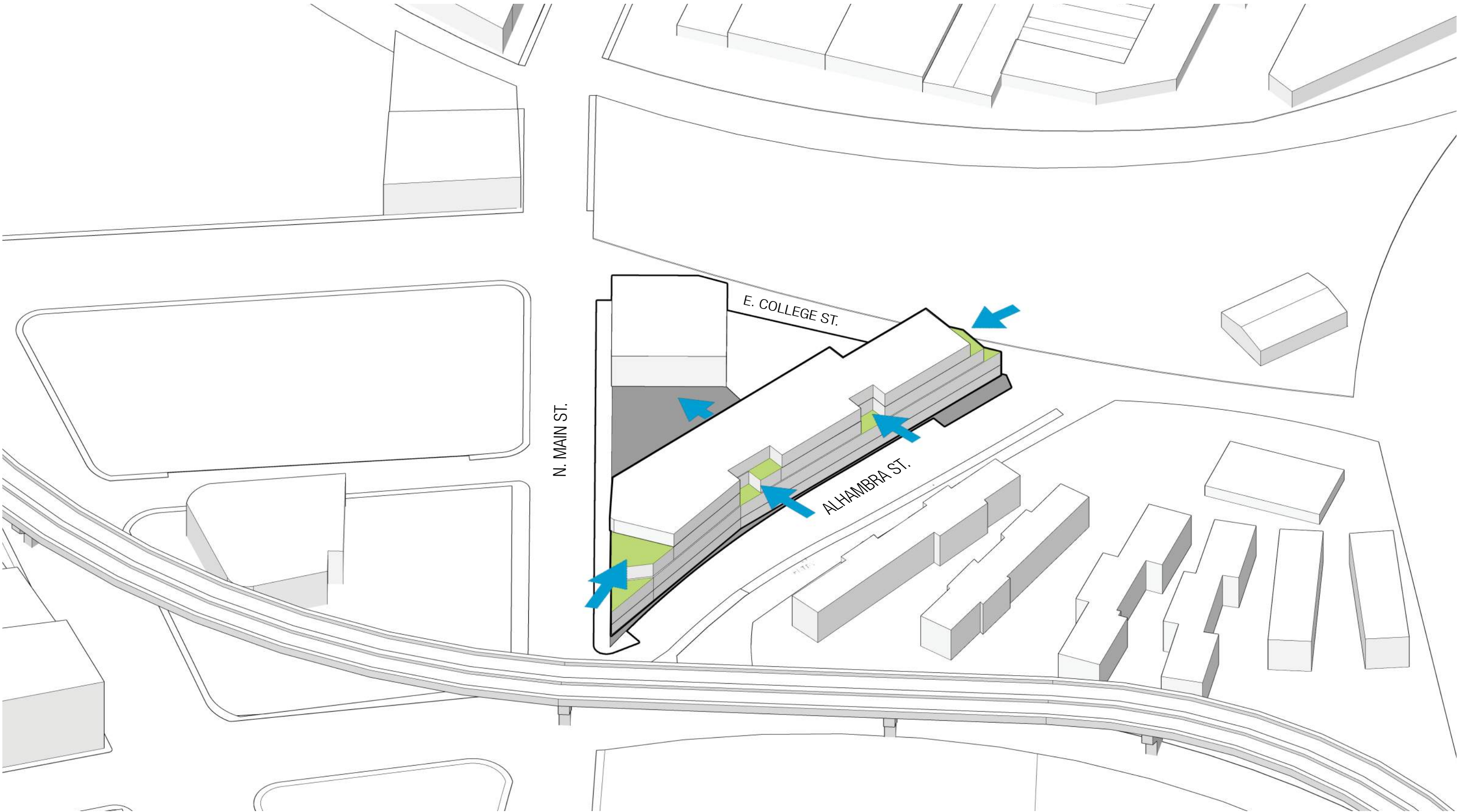
# Site Adaptation



# Sun | Views



# Outdoor Areas



# Level 1



**Level 1 Area** 4,000 sf  
**Building Total** 90,400 sf

**Parking**

**Garage** 86 spaces  
 56 standard (11 tandem)  
 30 compact

**Surface** 53 spaces  
 10 standard  
 43 compact (5 tandem)

**Street** 44 spaces

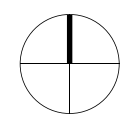
**Parking Total** 183 spaces

**Parking Ratio** 2.0/1,000

# Level 1 | Street Parallel Parking



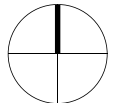
<b>Level 1 Area</b>	<b>4,000 sf</b>
<b>Building Total</b>	<b>90,400 sf</b>
<b>Parking</b>	
<b>Garage</b>	<b>86 spaces</b>
56 standard (11 tandem)	
30 compact	
<b>Surface</b>	<b>53 spaces</b>
10 standard	
43 compact (5 tandem)	
<b>Street</b>	<b>18 spaces</b>
<b>Parking Total</b>	<b>157 spaces</b>
<b>Parking Ratio</b>	<b>1.7/1,000</b>



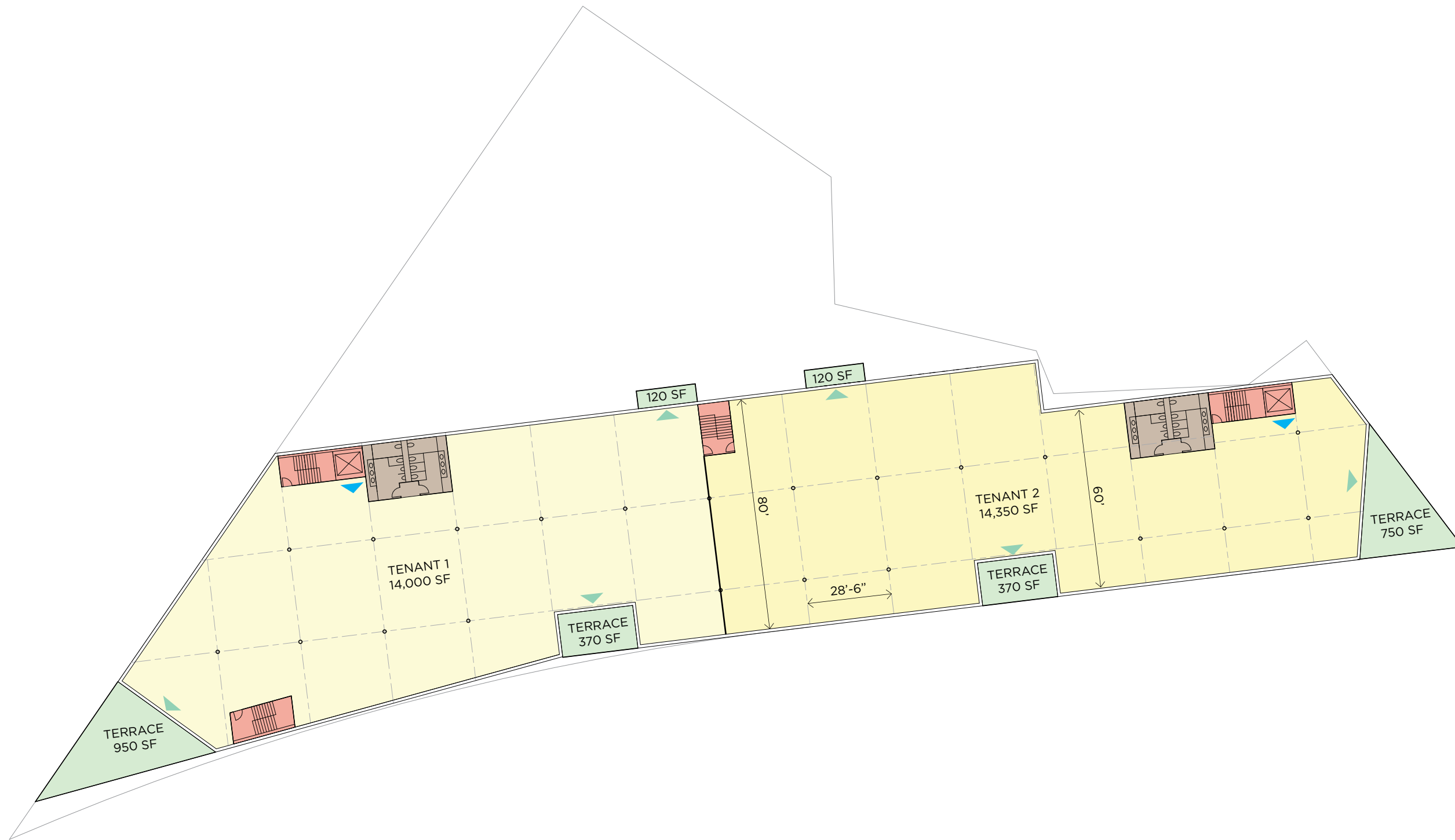
# Level 2 Multitenant



Level 2 Area	30,800 sf
Terrace Area	3,600 sf
Building Total	90,400 sf
Terrace Total	9,200 sf

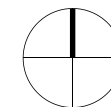


# Level 3



Level 3 Area 29,400 sf  
Terrace Area 2,680 sf

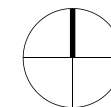
Building Total 90,400 sf  
Terrace Total 9,200 sf



# Level 4



Level 4 Area	26,200 sf
Terrace Area	2,920 sf
Building Total	90,400 sf
Terrace Total	9,200 sf





Concept Presentation  
1033 Alhambra, Los Angeles

Google

hlw  
07 December 2020

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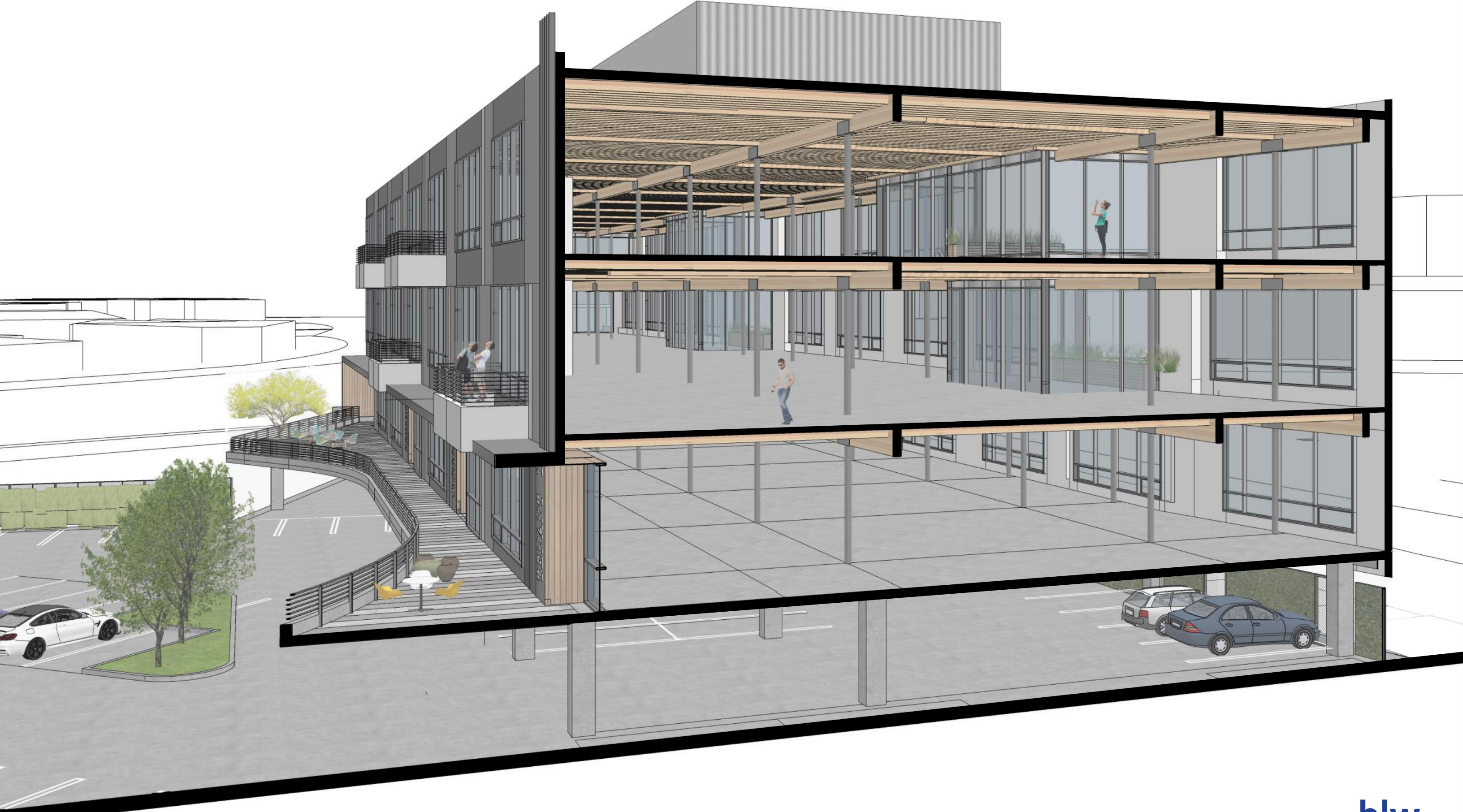
# Existing Condition







# Schematic Section



# Elevation Studies

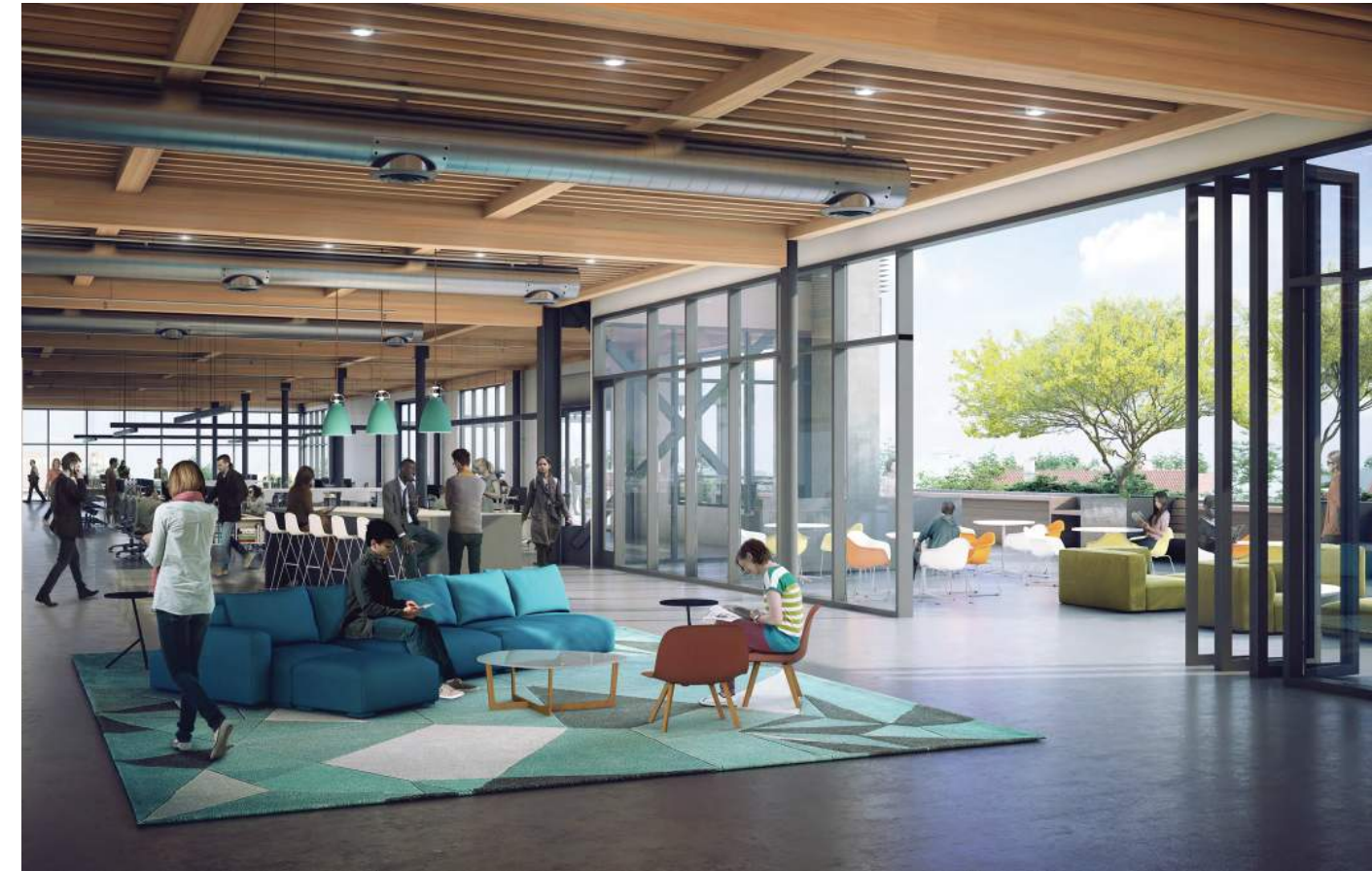


**Scheme 1**



**Scheme 2**

# Look & Feel



# Look & Feel



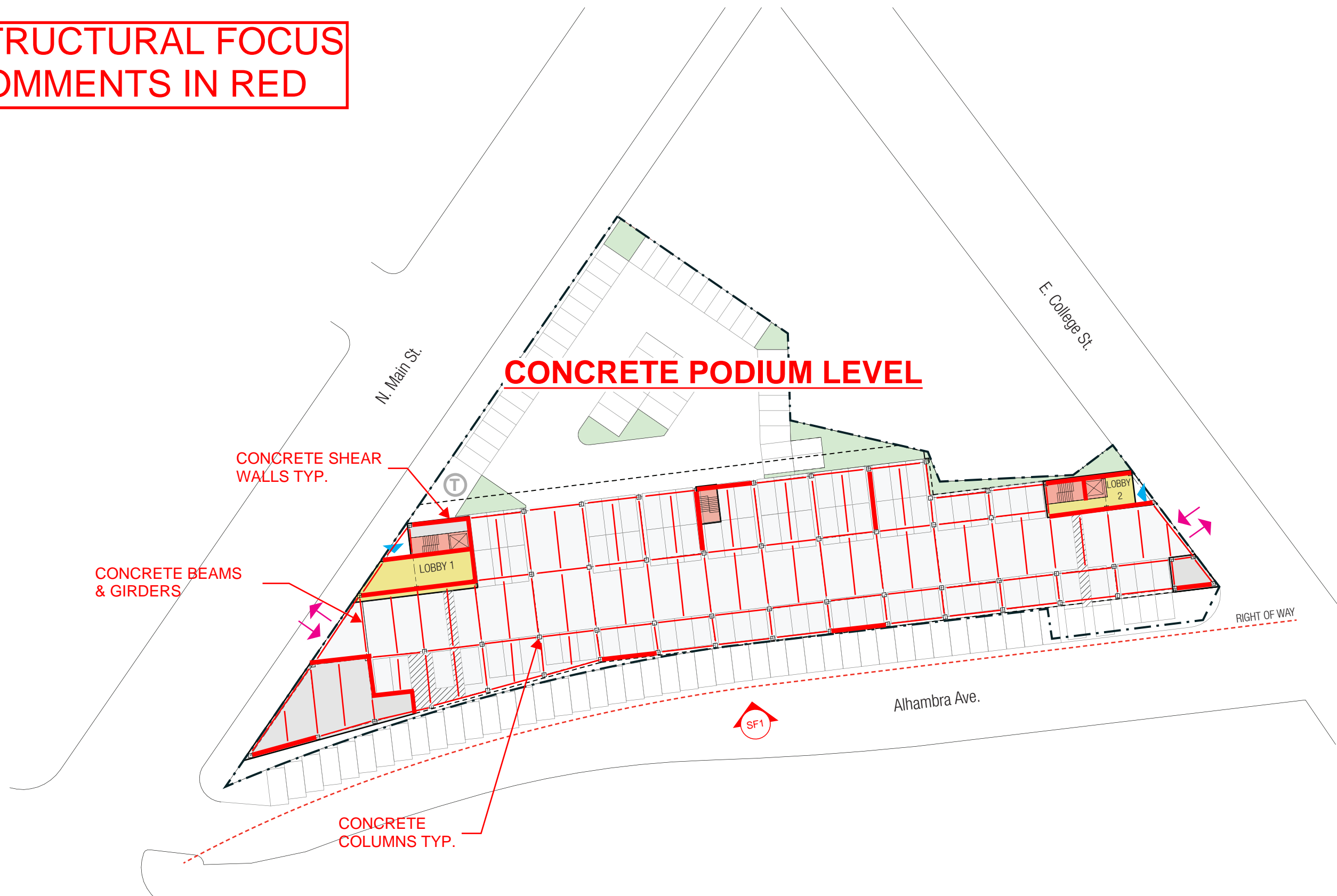
# Look & Feel



**Structural Notes**

# Scheme 2 Level 1

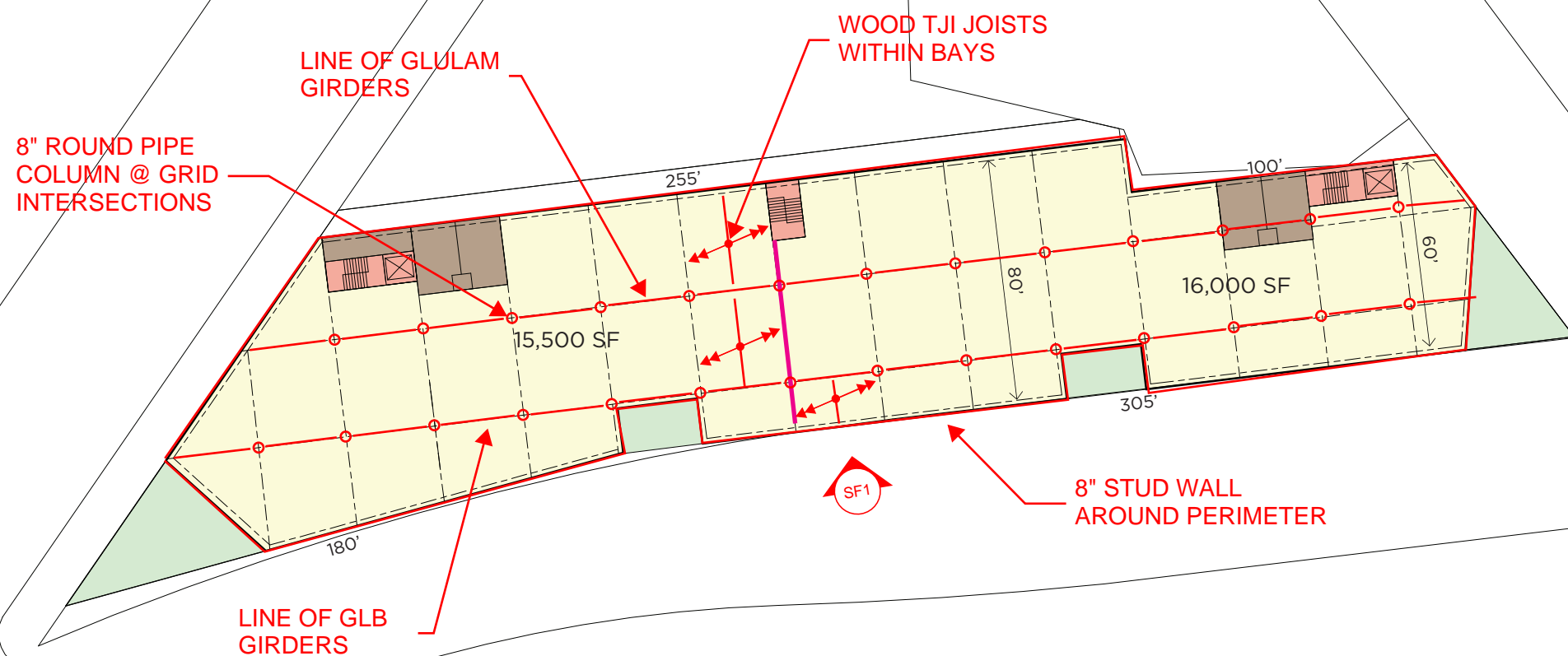
**STRUCTURAL FOCUS  
COMMENTS IN RED**

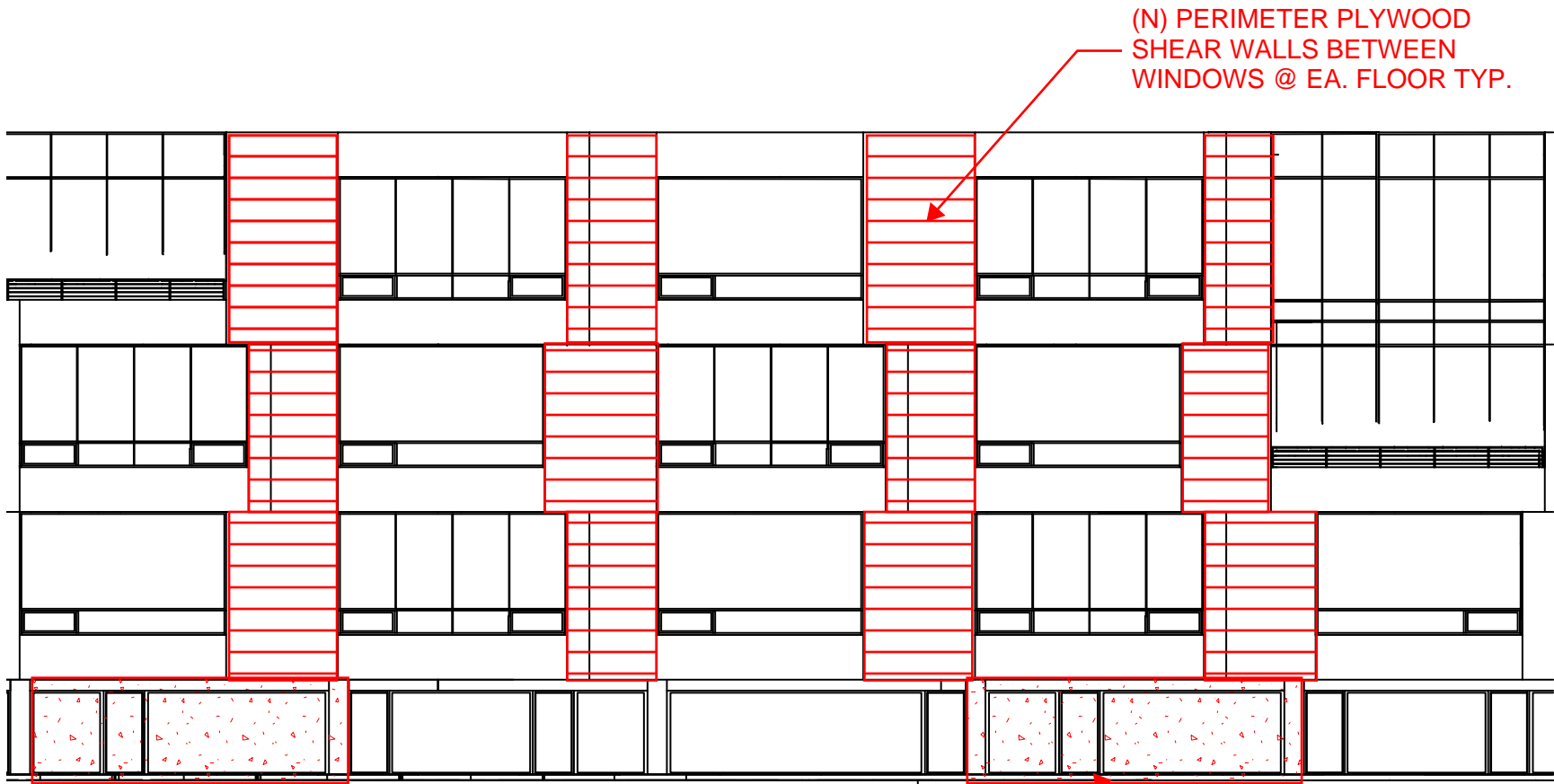


# Scheme 2 Level 3

**STRUCTURAL FOCUS  
COMMENTS IN RED**

## **TYPICAL WOOD FLOOR FRAMING (SIMILAR FRAMING FOR LEVELS 2, 3 & 4)**





(N) PERIMETER PLYWOOD  
SHEAR WALLS BETWEEN  
WINDOWS @ EA. FLOOR TYP.

(N) CONCRETE WALLS  
@ PODIUM LEVEL TYP.

SF1

TYPICAL EXTERIOR ELEVATION

N.T.S.

PROJECT Alhambra

DATE 12/04/20

PROJECT NO. 20265

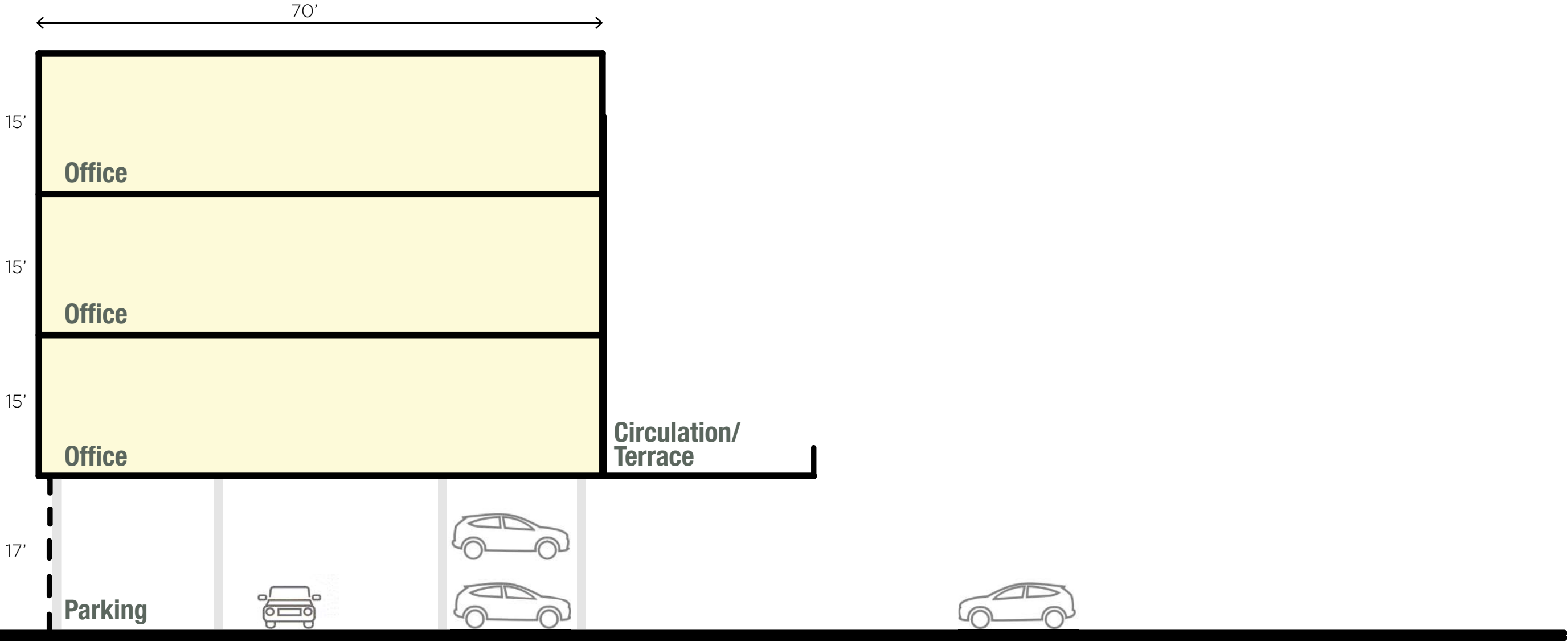
BY KRA

REF.



**New Building Revisions**

# Section Diagram



# Level 1



**Level 1 Area** 4,000 sf  
**Building Total** 90,000 sf

**Parking**

**Garage** 148 spaces

88 standard  
 (9 tandem, 64 stackers)  
 60 compact (60 stackers)

**Surface** 46 spaces

10 standard  
 36 compact ( 2 tandem)

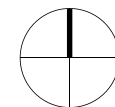
**Street** 51 spaces

(If parallel parking, 16 spaces)

**Parking Total** 245 spaces

**Parking Ratio** 2.7/1,000

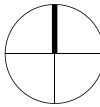
- Stackers
- S** Standard
- C** Compact
- ST** Standard Tandem
- CT** Compact Tandem



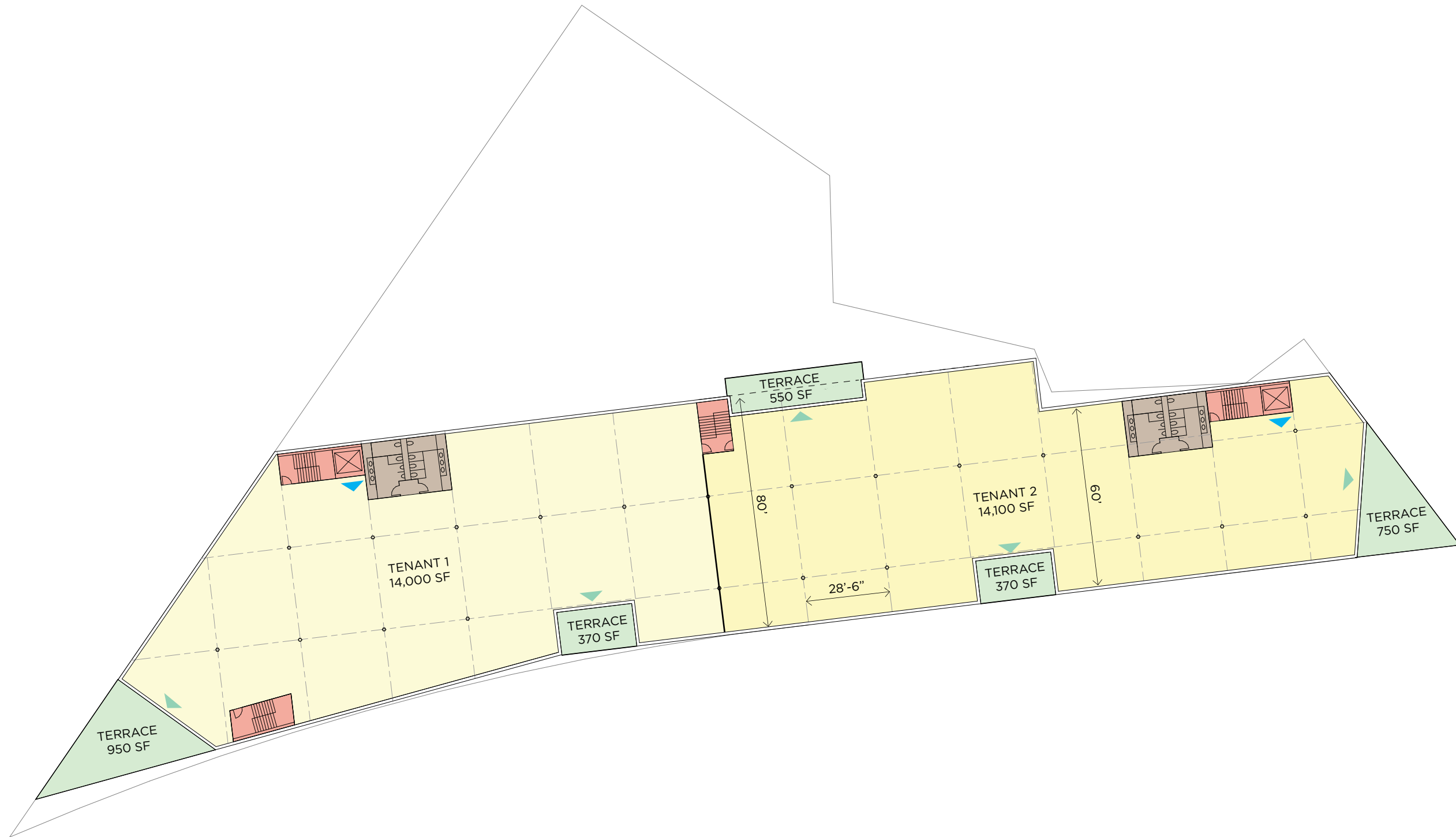
# Level 2 Multitenant



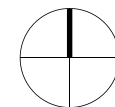
Level 2 Area	30,800 sf
Terrace Area	4,400 sf
Building Total	90,000 sf
Terrace Total	10,620 sf



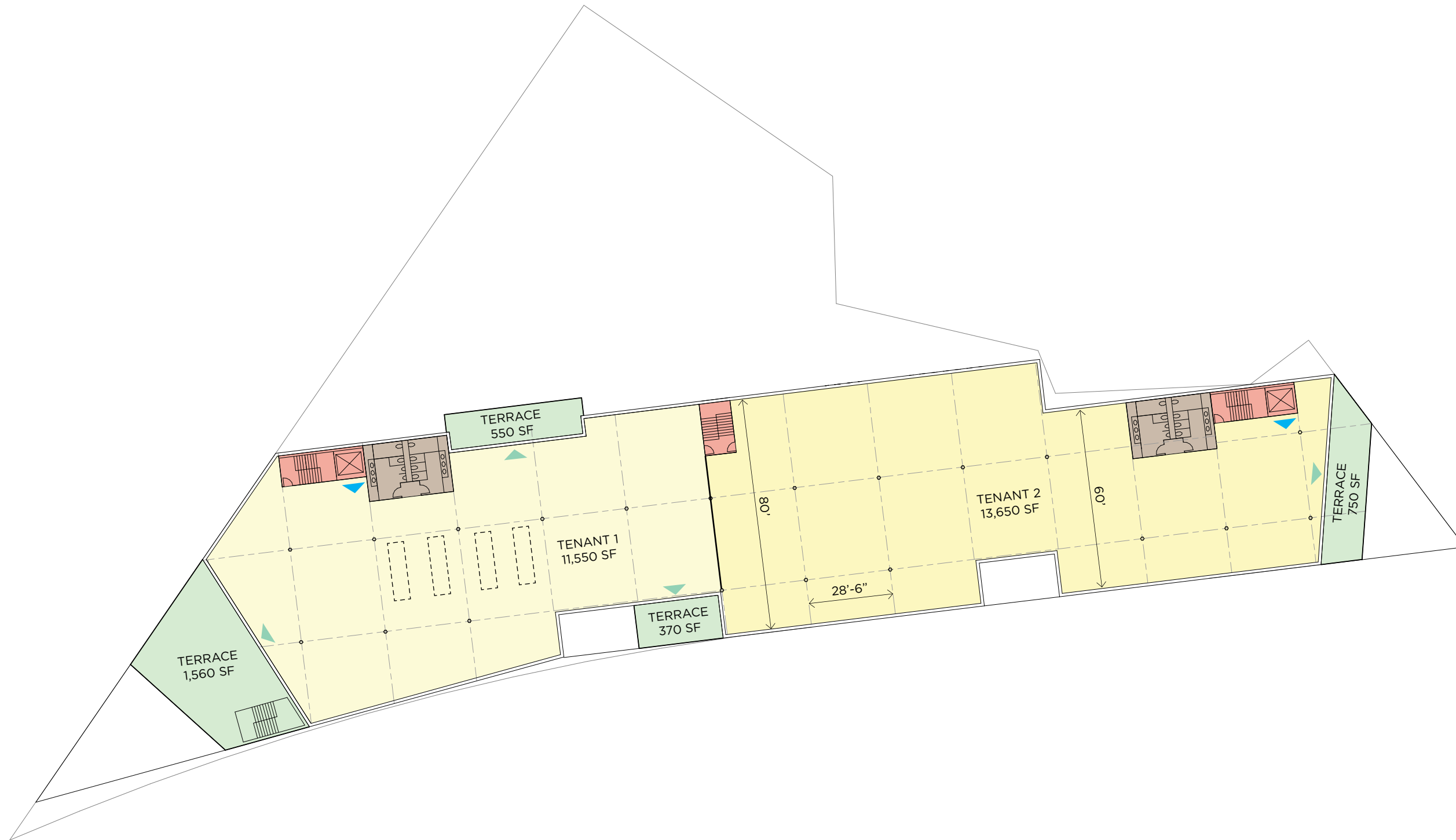
# Level 3



Level 3 Area	29,130 sf
Terrace Area	2,990 sf
Building Total	90,000 sf
Terrace Total	10,620 sf



# Level 4



Level 4 Area	26,070 sf
Terrace Area	3,230 sf
Building Total	90,000 sf
Terrace Total	10,620 sf

# View from Main Street



# View from Main Street



# Entry Area



# Level 2 Amenity Area



TENANT 1

THE FORGE

**hlw**