OCT 15 2020 BOARD OF RECREATION AND PARK COMMISSIONERS

Withdrawn

BOARD REPORT	NO	20-204
DATEOctober 15, 2020	C.D	14
BOARD OF RECREATION AND PARK COMMISSIONERS		
SUBJECT: TRACT MAP NO. VTT-82109 – RECOMM AGENCY FOR LAND DEDICATION OR IN-LI		
AP Diaz S. Piña-Cortez H. Fujita * C. Santo Domingo V. Israel N. Williams	n, U	ĸ
	General Mana	ager

Disapproved

RECOMMENDATIONS

Approved X

- 1. Recommend that the Advisory Agency require Tract Map No. VTT-82109 (Project) to pay in-lieu fees to the City in order fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
- 2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

#### PARK FEE SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work guarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states that "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision... ".

#### PROJECT SUMMARY

The proposed Project, located at 1115 South Olive Street in the South Park community of the City, is a mixed-use high-rise development with 536 residential units and ground floor commercial space. The proposed subdivision would contain a total of 20 parcels: one (1) master lot and nineteen (19) airspace lots.

The proposed Project also includes approximately 58,275 square feet (SF) of common open space, which includes an amenity deck with a pool, cabana, and barbecue area, an indoor fitness center, and indoor community space.

The Project, as submitted to City Planning, is not proposing to make a park land dedication to the City of Los Angeles either on-site or off-site of the Project location.

Conceptual renderings of the Project are attached (Attachment 1).

#### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on <u>April 19, 2018</u>. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

#### ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on <u>May 4, 2018</u>. On September 18, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "<u>Upon Receipt</u>." The Advisory Agency Filing Notification is attached (Attachment 2).

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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### REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

LAMC 12.33 D.2.b states "Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio."

#### Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

### • LD = (DU x P) x F

- **LD =** Land to be dedicated in acres.
- **DU =** Total number of new market-rate dwelling units.
- **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

#### P = 2.88

- **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
  - F = 0.00251 (2.51 acres of park land per 1,000 residents)

The **maximum** required land dedication for the Project's proposed 536 units would be:

#### **3.87 Acres** = (536 x 2.88) x 0.00251

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

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Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of inlieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50."

Per the Project applicant, the Project is classified as a condominium project as defined in Section 4105 of the Civil Code.

#### In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

#### \$13,609.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 536 units would be:

#### **\$7,294,424.00** = \$13,609.00 x 536 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits

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granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

#### STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project, including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

#### Site Analysis

The proposed Project is located within the South Park community of the City and within the Central City Plan Area. Currently, the Project site is surface parking lots and is surrounded by residential and commercial uses on all sides.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site is also attached (Attachment 4).

The proposed Project is located in a high-density area of the City. Below is analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 8,016 persons (13,140 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.

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 Central City Community Plan Area (2017 American Community Survey): 11,424 persons per square mile

#### Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 58,275 SF of common open space, which includes an amenity deck with a pool, cabana, and barbecue area, an indoor fitness center, and indoor community space.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the Project's residents.

#### Public Park Access

There is one non-RAP operated park within a half-mile walking distance from the Project site.

• Grand Hope Park, located at 919 South Grand Avenue. Grand Hope Park provides a small open lawn area, outdoor fitness equipment and a children's play area. Grand Hope Park is owned by RAP but operated by Grand Hope Park, Inc.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **1.932** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

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### Nearby Public Park Projects

There are two (2) new public parks currently in development within a two (2) mile radius of the Project site.

- The 1<sup>st</sup> and Broadway Park Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1<sup>st</sup> Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.
- The Alpine Recreation Center Expansion Ord and Yale Street Park (PRJ20591) Project, located at 817 Yale Street, proposes the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The Ord and Yale Street Park Project is being led by BOE and is currently under construction. The Ord and Yale Street Park Project is fully funded at this time.

There are five (5) park renovation projects currently in development within a two (2) mile radius of the Project site that are currently fully funded:

- Echo Park Recreation Center Playground Replacement (PRJ21310) Project
- MacArthur Park Outdoor Improvements (PRJ21027) Project
- MacArthur Park Playground Replacement Project
- MacArthur Park New Playground Project
- Trinity Recreation Center New Skate Park Project

There are three (3) park renovation projects currently in development within a two (2) mile radius of the Project site that are not currently fully funded:

- Hope and Peace Park Playground Replacement Project
- Pico Union Park Playground Replacement (PRJ21218) Project
- San Julian Park New Restroom (PRJ21211) Project

#### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

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While there is one non-RAP operated public park within a half-mile (1/2) radius of the project site, there are several park capital improvement projects within a two (2) miles radius, such as the 1<sup>st</sup> and Broadway Park Development (PRJ20781) (PRJ21252) Project that are currently in need of additional project funding.

#### FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

#### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 3:** Create & Maintain World Class Parks and Facilities **Outcome No. 3:** Increased park maintenance, with a focus on cleanliness.

**Result:** Collected fees will fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

#### LIST OF ATTACHMENTS

- 1) Conceptual Project Renderings
- 2) Advisory Agency Filing Notice
- 3) Aerial View of Project Site
- 4) Generalized Zoning
- 5) Project Location and Surrounding Parks
- 6) EPADSS Report



01-GENERAL G0.00 G0.01a G0.01b G0.02 G0.03 G0.04 G0.05 G0.06
02-ARCHITECT A1.01 A1.02 A1.03 A1.04 A1.05 A1.06 A1.07 A1.08 A1.09 A1.10 A1.11 A1.12 A1.13 A1.14 A1.15 A1.16 A1.17
A2.01 A2.02 A2.03 A2.04 A2.05 A2.06 A2.07 A2.08
A3.01
A4.01 A4.02 A4.03 A4.04
A5.01
03-LANDSCAP L0.01 L0.02 L0.03 L1.01A L1.01B L1.02A L1.02B L1.02B L1.03A L1.03B L1.04A L1.04B L1.04B L1.05A L1.05B L1.06 L1.07
04-CIVIL (BY O C0.1 C0.2 C0.3 C0.4
05-SIGNAGE (E SG1.0 SG2.0 SG3.0 SG4.0 SG5.0

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**BUILDING ELEVATIONS BUILDING ELEVATIONS** CONTEXT ELEVATIONS CONTEXT ELEVATIONS RENDERING RENDERING RENDERING RENDERING

**BUILDING SECTIONS** 

ENLARGED BIKE PARKING PLANS **TYPICAL PARKING FACADE DIAGRAMS - OLIVE STREET** TYPICAL PARKING FACADE DIAGRAMS - MARGO STREET CUB EXHIBIT & RETAIL ELEVATIONS

LIGHTING STRATEGY

LANDSCAPE - SITE CONTEXT LANDSCAPE - SITE CONCEPT LANDSCAPE - SITE CONTEXT & IMAGERY LANDSCAPE - LEVEL 1 LANDSCAPE - LEVEL 1 PLANTING AND OPEN SPACE PLAN LANDSCAPE - LEVEL 6 LANDSCAPE - LEVEL 6 PLANTING AND OPEN SPACE PLAN LANDSCAPE - LEVEL 21 LANDSCAPE - LEVEL 21 PLANTING AND OPEN SPACE PLAN LANDSCAPE - LEVEL 41 LANDSCAPE - LEVEL 41 PLANTING AND OPEN SPACE PLAN LANDSCAPE - LEVEL 51 LANDSCAPE - LEVEL 51 PLANTING AND OPEN SPACE PLAN LANDSCAPE - GROUND LEVEL PLANTING IMAGERY LANDSCAPE - AMENITY DECK IMAGERY

NOT FOR CONSTRUCTION

OTHERS, FOR REFERENCE)

DEMOLITION PLAN GRADING PLAN UTILITY PLAN **B PERMIT COMPOSITE** 

(BY OTHERS, FOR REFERENCE) SIGN MENU EAST ELEVATION SIGN LOCATIONS NORTH ELEVATION SIGN LOCATIONS WEST ELEVATION SIGN LOCATIONS SOUTH ELEVATION SIGN LOCATIONS

# **ATTACHMENT 1** CALLISORTKL

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant

Park N ite South S S Lie Prope E

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

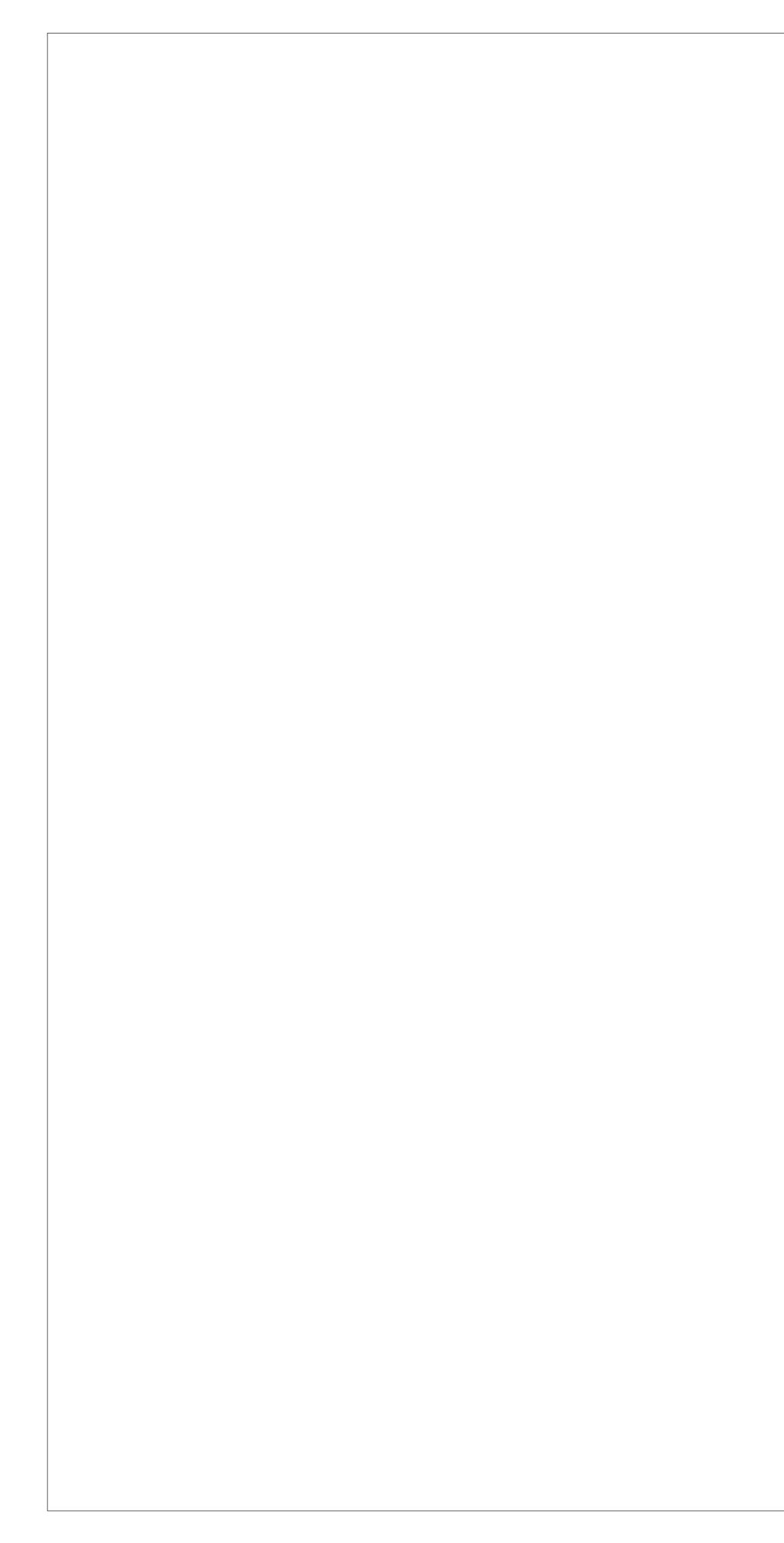
 05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3



Sheet Identification

### **COVER SHEET**

**G0.00** 



### DTLA SOUTH PARK PROPERTIES SITE 2 PROJECT SUMMARY

APPLICANT

MREG 1105 OLIVE LLC 1150 S. OLIVE STREET, SUITE 2250 LOS ANGELES, CA 90015 TEL.: 213 437 0470 BUILDING ADDRESS

355 x 100 SF/EA

178 x 125 SF/EA

3 x 175 SF/EA

58,275 SF

1105-1123 S. OLIVE STREET LOS ANGELES, CA 90015

### **LEGAL DESCRIPTION**

PARCEL 1: LOT 7 OF THE SUBDIVISION OF BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY. EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY THEREON, AS RESERVED BY TILLIE LESSIN GREENSTADT, A MARRIED WOMAN, WHO ACQUIRED TITLE AS TILLIE LESSIN, AN UNMARRIED WOMAN AND PERRY C. LESSIN, A MARRIED MAN, WHO ACQUIRED TITLE AS A SINGLE MAN. PARCEL 1A: THE SOUTHERLY 50 FEET OF LOT 8 OF THE SUBDIVISION OF BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN: 5139-020-006 AND 5139-020-007) PARCEL 2: ALL OF LOT 9, THE NORTHEASTERLY 10 FEET OF LOT 8, IN BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN: 5139-020-006 AND 5139-020-007) PARCEL 2: ALL OF LOT 9, THE NORTHEASTERLY 10 FEET OF LOT 8, IN BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN: 5139-020-007) PARCEL 2: ALL OF LOT 9, THE NORTHEASTERLY 10 FEET OF LOT 8, IN BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM SAID LOT 9, THE NORTHEASTERLY 20 FEET. ALSO EXCEPT THEREFROM THAT PORTION, IF ANY, INCLUDED WITHIN THE LINES OF TRACT NO. 1304, AS PER MAP RECORDED IN BOOK 18, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER O



SITE CLASSIFICATION: C2-4D-O

ZI-2385 GREATER DOWNTOWN HOUSING INCENTIVE AREA ZI-2450 DOWNTOWN STREETCAR ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES (TIER 3) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE CENTRAL CITY PARKING DOWNTOWN PARKING DOWNTOWN LOS ANGELES DESIGN GUIDELINES

RESIDENTIAL DENSITY:

536 DWELLING UNITS PROVIDED INCLUDE:

0 BEDROOM (STUDIO):	89 UNITS
1 BEDROOM:	266 UNITS
1 BEDROOM + DEN:	2 UNITS
2 BEDROOM:	176 UNITS
3 BEDROOM:	3 UNITS

### **OPEN SPACE**

PER L.A.M.C. 12.21 G.2

OPEN SPACE REQUIRED:
UNITS < 3 HABITABLE ROOMS
UNITS = $3$ HABITABLE ROOMS
UNITS > 3 HABITABLE ROOMS
TOTAL OPEN SPACE REQUIRED

OPEN SPACE PROVIDED:

OUTDOOR, COMMON;

LEVEL 1 LEVEL 5 LEVEL 6 LEVEL 51	905 SF 1,308 SF 19,605 SF 3,990 SF
TOTAL OUTDOOR OPEN SPACE	25,808 SF
INDOOR, COMMON;	
LEVEL 5 LEVEL 6 LEVEL 21 LEVEL 41 LEVEL 51	6,787 SF 3,057 SF 1,934 SF 1,768 SF 1,021 SF
TOTAL INDOOR OPEN SPACE	14,567 SF
PRIVATE BALCONIES (358 AT 50 SF EACH)	17,900 SF
TOTAL OPEN SPACE PROVIDED	58,275 SF
RATIO OF INDOOR COMMON SPACE	24.9%

### LANDSCAPE

PER L.A.M.C. 12.21 G.2.A.3 & DOWNTOWN LOS ANGLES DESIGN GUIDELINES

REQUIRED PERCENTAGE OF LANDSCAPED COMMON SPACE PROVIDED PERCENTAGE OF LANDSCAPED COMMON SPACE

REQUIRED NUMBER OF ON-SITE TREES (0.25 TREE PER DWELLING UNIT) PROVIDED NUMBER OF ON-SITE TREES (INC. STREET TREES) PROVIDED NUMBER OF OFF-SITE TREES, PENDING APPROVAL: 25% (6,452 SF) **25% (6,452 SF)** 

25% (6,452 134 115 19

# CALLISORTKL

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant

### FLOOR AREA

LOT & BUILDING AREA LOT AREA

BUILDABLE AREA

<u>FLOOR AREA</u> ALLOWABLE F.A.R. 6:1

36,120 SF (PRE-DEDICATION)

35,734 SF (POST-DEDICATION)

53,839 SF (PER L.A.M.C. 14.5.3)

PROVIDED F.A.R. 6 x 36,120 SF TRANSFER OF F.A.R. **PROVIDED F.A.R.** 

216,720 SF (BASED ON LOT AREA) 274,795 SF (BASED ON LOT AREA) **9.13 : 1 (BASED ON BUILDABLE AREA)** 

4,178 SF

487,337 SF

491,515 SF

TOTAL COMMERCIAL PROVIDED RESIDENTIAL TOTAL PROVIDED FLOOR AREA

### **PARKING**

PER L.A.M.C. 12.21 A.4.P.1 & LA BICYCLE PARKING ORDINANCE

### <u>AUTOMOBILE</u>

NO. OF PARKING SPACES REQUIRED UNITS < 3 HABITABLE ROOMS UNITS > 3 HABITABLE ROOMS COMMERCIAL < 7,500 SF TOTAL PARKING SPACES REQUIRED

355 x 1/EA 181 x 1.25/EA 0 **581** 

LEVEL COUNT

B6	51
B5	74
B4	74
B3	74
B2	74
B1	58
L1	6
L2	55
L3	56
L4	59
	581

NO. OF PARKING SPACES PROPOSED RESIDENTIAL TOTAL PARKING SPACES PROPOSED (ON-SITE)	581 <b>581</b>
PER ORDINANCE NO. 186,485	
NUMBER EV CAPABLE SPACES PROVIDED (30% REQ'D) = NUMBER EV CHARGING STATIONS (EVCS) PROVIDED (10	
BICYCLE NO. OF LONG-TERM BICYCLE LOCKERS RESIDENTIAL REQUIRED DWELLING UNITS 1-25 (1 PER 1) DWELLING UNITS 26-100 (1 PER 1.5) DWELLING UNITS 101-200 (1 PER 2)	25 50 50

DWELLING UNITS 201+ (1 PER 4) RETAIL REQUIRED (1 PER 2,000 SF RETAIL)	84 2
TOTAL REQUIRED	211
PROVIDED	211
NO. OF SHORT-TERM BICYCLE RACKS	
RESIDENTIAL REQUIRED	
DWELLING UNITS 1-25 (1 PER 10)	2.5
DWELLING UNITS 26-100 (1 PER 15)	5
DWELLING UNITS 101-200 (1 PER 20)	5
DWELLING UNITS 201+ (1 PER 40)	8.4
RETAIL REQUIRED (1 PER 2,000 SF RETAIL)	2
TOTAL REQUIRED	23
PROVIDED	23

# DTLA South Park Properties Site 2

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

	5
05/04/18	3 SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	) SITE PLAN REVIEW #3

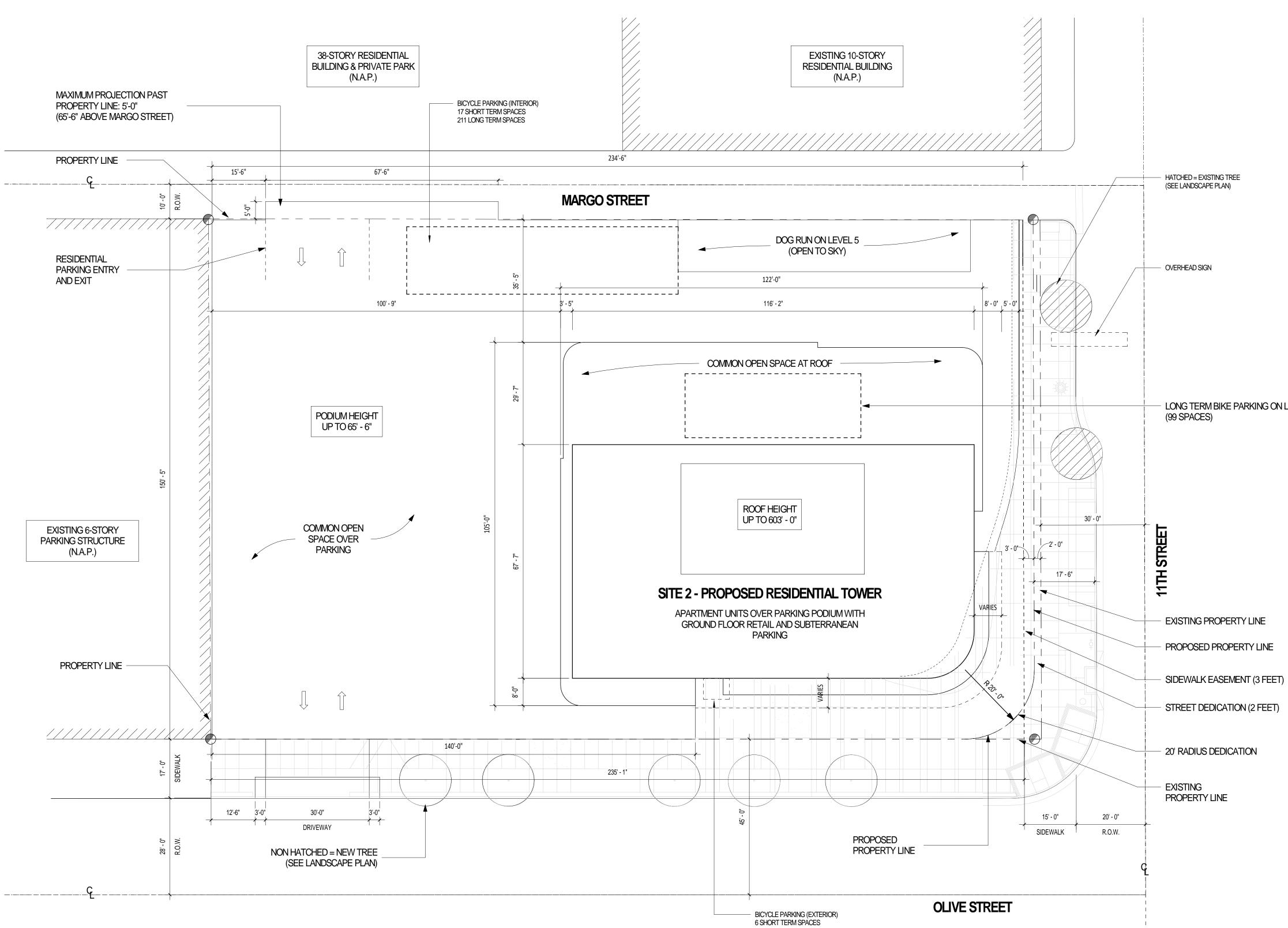
Seal



Sheet Identification
PROJECT
SUMMARY

**G0.01**a

### NOT FOR CONSTRUCTION



# NOT FOR CONSTRUCTION

PLOT PLAN

1/16" = 1'-0"

1

# **G0.01b**

# PLOT PLAN

Sheet Identification





Seal

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

Owner Address



- LONG TERM BIKE PARKING ON LEVEL 5

- OVERHEAD SIGN

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant

## **DESIGN PRINCIPLES**



### SIDEWALKS AND SETBACKS

-BUILDING STEPS BACK AT CORNER TO ACCENTUATE TOWER.



-SIDEWALK DIMENSIONS COMPLY WITH DOWNTOWN STREET STANDARDS OLIVE ST: 17' 11TH ST: 15'

### **GROUND FLOOR TREATMENT**

-11TH ST. IS A RETAIL ST, REQUIRING A MIN. OF 75% ACTIVE FRONTAGE AND A MIN OF 25' RETAIL DEPTH PROJECT PROVIDES IN EXCESS OF 75% FRONTAGE AND 25' DEPTH

### **PARKING AND ACCESS**

- PARKING ACCESS OCCURS ON OLIVE STREET, MID-BLOCK PRIORITIZING ACTIVE LOBBY AND RETAIL USE TOWARDS THE BUILDING'S CORNER

3 LEVELS OF ABOVE GRADE PARKING ARE SCREENED WITH ARCHITECTURAL **5** PANELS IN A RHYTHM AND SCALE SEEN THROUGHOUT THE BUILDING'S PODIUM

### **MASSING AND STREET WALL**

6 45' MIN STREET WALL REQ'D /65' 6" PROVIDED 80% STREET WALL REQ'D ON 11TH ST / 80% PROVIDED 75% STREETWALL REQ'D ON OLIVE ST. / 75% PROVIDED

TOWER MASSING IS VISUALLY CONNECTED TO THE GROUND AT **7** THE CORNER OF 11TH AND OLIVE AND INTEGRATED WITH BUILDING'S PODIUM

### **OPEN SPACE AND LANDSCAPE**

8 OPEN SPACE IS PROVIDED AT THE ROOF OF THE PODIUM, 2 MID TOWER 'SKY GARDENS' AND TOWER ROOF. ADDITIONALLY, A PORTION OF THE RESIDENTIAL UNITS HAVE BALCONIES

### **STREETSCAPE IMPROVEMENTS**

**9** STREETSCAPE IMPROVEMENTS INCLUDE WIDER SIDEWALKS PER CITY STANDARDS, NEW STREET TREES, ACTIVE USES AND PEDESTRIAN LIGHTING.

### **ARCHITECTURAL DETAIL**

**10** ARCHITECTURAL DETAIL AND MATERIALITY IDENTIFIES A DISTINCT BASE, TOWER, AND TOP ON ALL FOUR SIDES OF THE BUILDING. MATERIALS TO INCLUDE GLAZING SYSTEM, METAL PANEL, LOUVER AND MASONRY. EXTERIOR LIGHTING AT FACADE SHIELDED FOR GLARE.

### **ARCHITECTURAL SIGNAGE**

**11** BUILDING SIGNAGE LIMITED TO PODIUM IDENTIFYING LOBBY AND RETAIL. WAYFINDING SIGNAGE AT PARKING ENTRANCE AND SERVICE AT ALLEY

### **ENERGY CONSERVATION**

12 SOLAR VOLTAICS OFFSET RESIDENTIAL AMENITY ENERGY CONSUMPTION, WHILST ENERGY EFFICIENT GLAZING AND ARCHITECTURAL DETAILS MINIMISE RESIDENTIAL ENERGY LOADS



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Consultant

# <u>t</u> 0 ti e **()** Prop E

**Owner Address** MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
 11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3



Sheet Identification DTLA DESIGN **GUIDE DIAGRAM** 

**NOT FOR CONSTRUCTION** 



### <u>Downtown Design Guide</u>

#### DTLA South Park Properties Site 2 1105-1123 South Olive Street, City of Los Angeles

Justification for "No" and "N/A" marks on the Downtown Design Guide Project Submittal Checklist, as well as specific drawing references for each Checklist item, as applicable. While the Checklist was prepared for the 2009 Downtown Design Guide, the information provided below is in response for the 2017 version.

#### 2. Sustainable Design

### A. Neighborhood Design

1. Yes [L1.01]

- 2. Yes, the Project is less than one-half mile from the Pico Station, serving both the Metro
- Expo and Blue Lines, and is located along the future Streetcar route.
- 3. Yes, the Project is located at the intersection of W. 11<sup>th</sup> & S. Olive Streets, where there is an existing Metro bus stop (ID 5370).
- B. Street and Alley Design
  - 1. Yes [L1.01]
  - 2. Yes, the Project will include special paving, curbs, lighting and possibly other features to improve the aesthetics at the alley if the alley vacation is approved, while still maintaining proper stormwater drainage (Margo Street).
- C. Site and Landscape Design
  - 1. Yes [L1.02] 2. Yes [L1.02]

### D. Building Design

- 1. Yes, the project shall comply with the City's Green Building Ordinance in effect at the
- time of building permit application. 1.a. N/A: The project does not have an OPA.
- N/A: The Project does not include a hotel. 2.
- N/A: The Project Site has no existing structures.
- N/A: This Project is not preserving or rehabilitating a historic structure. 4.

### 3. Sidewalks and Setbacks

### A. Sidewalks

- Walkability and Accommodation of a Variety of Uses
- 1. Yes [G0.01A]
- 2. Yes [L1.01]
- Yes [L1.01]
- 4. Yes: The Project allows for outdoor dining on the ground floor at the corner of 11<sup>th</sup> and Olive and will maintain the minimum of 6-feet wide continuous path of travel between the edge of the outdoor dining area and the curb. [A1.04, L1.01]

#### Landscaped Parkways

DTLA South Park Properties Site 2

DDG Checklist & Narrative (Revised 9/11/20)

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- podium level garages will escape the building. Due to the site's dimensions, incorporating habitable floor area along the street frontages would cause a significant increase in the number of parking levels and the height of the street wall – creating a
- project that is not in proper scale for its context. Therefore, the Project is in conformance with the Downtown Design Guidelines. [A2.01 & A2.02, A2.05]
- 4. Yes [A2.01 & A2.02, A2.05]
- 5. Yes [A1.04]

### *Locate drop-off zones along the curb or within parking facilities*

6. Yes, the project includes a porte-cochere within the off-street parking, and also a dedicated passenger loading curb along Olive Street. [A1.04]

#### Encourage Alternate Modes of Transportation

- 7. Yes The Project provides the amount of residential parking as required by the Los Angeles Municipal Code, without taking the optional credit for the provision of bicycle parking as allowable under the Los Angeles Bicycle Ordinance.
- 8. Yes, the project rents unbundled parking separately from residential & commercial uses in perpetuity.
- Yes, the required residential parking that is unused, and all commercial parking, shall be 8a. available as public parking during daytime & evenings.
- Yes [G0.01B] 9.
- 9.a. Yes [A1.04]

*Limit the number of curb cuts* 10. Yes [A1.04]

- 11. Yes [A1.04]
- 12. Yes: Although parking and loading access is separate, an additional curb cut for loading is not being proposed as loading is accessed from an existing alley. [A1.04]
- 13. Yes [A1.04]
- 14. Yes, the Project will provide a visual/audible alarm where a vehicular exit from a parking structure is located within 5' from the back of the sidewalk on Olive Street to warn pedestrians and cyclists of exiting vehicles.

### B. Stand-Alone Parking Structure

B.1-11. N/A: The project is not a stand-alone parking structure.

C. Alleys and Building Walls Facing Alleys

- Maintain and Enhance Alleys 1. Yes, the project proposes to vacate the alley (Margo Street) along the west of the property, however the alley will remain open to the public, providing both vehicular and pedestrian access. Therefore, the Project is in conformance with the Downtown Design Guidelines.
- 2. Yes, the alley will remain open to the public and the alley (Margo Street) will not be gated. [A1.04]

#### Use Alleys Primarily for Vehicular Access, Loading and Service

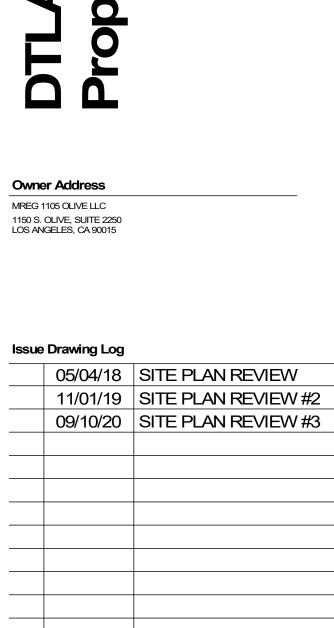
3. Yes, the Project purposes the alley for loading and public vehicular access. The primary vehicular access to the Project Site is on Olive Street. [A1.04]

<ol> <li>Yes. The project provides large tree wells within a continuous parkways. The Project provides six required street trees on Olive Street for an approximate distance of 123 feet, allowing for an average of approximately 25 feet between each street tree. Any distance between two particular street trees is due to the street frontage that is interrupted by driveways or other streetscape elements (i.e., utility meter locations and street lights) and the required spacing of trees from other streetscape elements. There is no room on Olive Street to add additional street trees to reduce the spacing due to the spacing constrains imposed by other streetscape features. On 11<sup>th</sup> Street, the Project will temporarily remove and replant the two existing street trees and several existing streetscape elements per the MyFig Streetscape Plans Therefore, the Project is in compliance with the Downtown Design Guidelines. [L1.01]</li> <li>5.a9 N/A: The Project provides large tree wells for required street trees. [L1.01]</li> <li>N/A, the project provides large tree wells that comply with the provisions for tree wells in the next section.</li> </ol>	<ol> <li>N/A: The Project is not in Historic Downtown.</li> <li>Yes [G0.05]</li> <li>Yes [A2.01 &amp; A2.02]</li> <li>Yes [A2.01 &amp; A2.02]</li> <li>Yes [A2.01 &amp; A2.02]</li> <li>Yes [A2.01 &amp; A2.02]</li> <li>B. Ground Floor Treatment Along Other Streets         <ol> <li>Yes [G0.05]</li> <li>Yes [G0.05]</li> <li>Yes [G0.05]</li> <li>Yes [G0.05]</li> <li>N/A: Project does not include individual entries to residential units along the street.</li> </ol> </li> </ol>
<ul> <li>setbacks</li> <li>Yes [G0.05]</li> <li>Yes, the Project is set back 0-5 feet from the back of the required sidewalk as specified in Table 3-1. On 11<sup>th</sup> Street, toward the intersection of Olive Street and 11<sup>th</sup> Street, the Project is gradually set back further than 5 feet in order to provide a pedestrian entry and visual connection to the provided plaza. This setback is immediately adjacent to the commercial use, and an ideal location for a future retail or restaurant tenant to provide an outdoor seating area that allows for a continuous, unobstructed sidewalk and an active pedestrian experience. The overall design theme of the building has a curve to it around the intersection of Olive Street and 11<sup>th</sup> Street with the tower setback to provide some breathing room around the intersection. This is especially important since there are plans to build a 60-story tower on the southeast corner of this intersection and a 70-story tower at the northwest corner of the intersection. The additional ground floor setbacks allows for the tower's setbacks are compliant with this Downtown Design Guideline Standard. [G0.05]</li> <li>Yes [G0.05]</li> <li>Yes [G0.05]</li> <li>N/A: The Project is not adjacent to live-work.</li> <li>N/A: The Project is not adjacent to ground-floor residential units.</li> <li>N/A: The Project is not adjacent to ground-floor residential units.</li> <li>N/A: Reviewing agency has not made this determination.</li> </ul>	Orient buildings towards street         1.       Yes [A1.04]         2.       Yes [A1.04]         3.       Yes [A1.04]         4.       Yes [A1.04]         4.       Yes [A1.04]         4.       Yes [A1.04]         4.       Yes [A1.04]         6.       Yes [A2.01 & A2.02, A2.06]         7.       Yes [A2.01 & A2.02, A2.06]         7.a       Yes [A2.01 & A2.02, A2.06]         7.a.       Yes [A2.01 & A2.02, A2.06]         Don't waste valuable street frontage on "back of house" uses         8.       Yes [A1.04]         9.       Yes [A1.04]         9.       Yes [A1.04]         9.       Yes [A1.04]         9.       Yes [G0.01A]         1.       Yes [G0.01A]         2.       Yes [G0.05, A1.04]         3.       Yes, the provided parking levels above-grade are integrated into the building façade. On the north elevation, the podium parking levels are enclosed by solid screens and windows of the same materials as the residential floors above the podium, comprising an integrated design from the ground to the top of the building. On the Olive Street side of the project, the podium parking levels are designed to appear as an office façade with
A. Ground Floor Treatment Along Retail Streets. DTLA South Park Properties Site 2 DDG Checklist & Narrative (Revised 9/11/20) Page 2 of 11	window boxes to integrate with the street wall on Olive Street. No light from the DTLA South Park Properties Site 2 DDG Checklist & Narrative (Revised 9/11/20) Page 3 of 11 Page 3 of 11
<ul> <li>4. Yes [A1.04]</li> <li>5. N/A: The Project abuts existing alley (Margot Street) [G0.01].</li> <li>Access to Utilities and Mechanical Equipment</li> <li>6. Yes [A1.04]</li> <li>6a. N/A: Transformers are located along the alley (Margot Street) [A1.04].</li> <li>Building Walls that Face Alleys</li> <li>7. Yes [A2.02, A2.07]</li> <li>8. Yes [A2.01 &amp; A2.02, A2.05, A2.06]</li> <li>Ensure Residents are not Adversely Impacted by Use of Alleys</li> <li>9. Yes, the Applicant will provide required acknowledgements as part of rental agreements or sales contracts.</li> <li>10. Yes [A1.04]</li> <li>11. Yes, the Project shall be designed to maintain interior sound levels as required by code.</li> <li>12. Yes, permeable paving will be subject to approval by BOE.</li> <li>6. Massing</li> <li>1. Yes [A2.01 &amp; A2.02, A2.05]</li> <li>2. Yes [A2.01 &amp; A2.02, A2.05]</li> <li>3. Yes [A2.01 &amp; A2.02, A2.05]</li> <li>4. Yes</li> <li>B. Street Wall</li> <li>1. Yes [A2.01 &amp; A2.02, A2.05, A2.06]</li> <li>2. Yes [A2.01 &amp; A2.02, A2.05, A2.06]</li> </ul>	<ul> <li>Yes [A2.01 &amp; A2.02, A2.05, A2.06]</li> <li>N/A: The Project does not include more than one tower.</li> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> <li>On-Site Open Space</li> <li>Publicly Accessible Open Space</li> <li>N/A: The project is not seeking a 50% reduction in open space, nor is this provision available under the 2017 Guide.</li> <li>N/A: The project does not advised by LADOT [G0.01B]</li> <li>N/A: The project does not provide a paseo.</li> <li>Resident-Serving Open Space</li> <li>Yes [L0.01 &amp; L1.02]</li> <li>Yes [L0.01 &amp; L1.02]</li> <li>Yes [L1.02 &amp; L1.03]</li> <li>Outdoor Activity Amenities</li> <li>Yes [L1.02 &amp; L1.03]</li> <li>N/A: There are no plazes or courtyards.</li> <li>Landscope Elements</li> <li>Landscope Elements</li> <li>Landscope Elements</li> <li>Landscope Elements</li> <li>Landscope Elements</li> </ul>
<ul> <li>Yes [A2.01 &amp; A2.02, A2.05, A2.06]</li> <li><i>C. Spacing</i> <ol> <li>Yes, the proposed tower is more than 40' from the centerline of 11<sup>th</sup> Street, more than 40' from the centerline of Olive Street, in excess of 40' from the centerline of the alley (Margo Street), and more than 80' from the southern internal lot line. [G0.01]</li> <li>Yes [A1.11]</li> <li>Yes [A2.01 &amp; A2.02]</li> </ol> </li> <li><i>D. Towers</i> <ul> <li><i>Tower Massing</i></li> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> </ul> </li> </ul>	<ul> <li>10. Yes [L1.02 &amp; L1.03]</li> <li>10.a. Yes [L1.01, L1.02 &amp; L1.03]</li> <li>11. Yes [L1.01, L1.02 &amp; L1.03]</li> <li>12. Yes [L1.01, L1.02 &amp; L1.03]</li> <li>12. Yes [L1.01, L1.02 &amp; L1.03]</li> <li>13. Yes [L1.01]</li> <li>13. Yes [L1.01]</li> <li>Containment of Open Space</li> <li>15. Yes [L1.01, L1.02 &amp; L1.03]</li> <li>8. Architectural Detail</li> <li>A. Horizontal Variation <ol> <li>Yes [A2.01 &amp; A2.02, A2.05, A2.06]</li> </ol> </li> </ul>
DTLA South Park Properties Site 2       DDG Checklist & Narrative (Revised 9/11/20)       Page 5 of 11	NOT FOR CONSTR

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

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### DDG CHECKLIST **JUSTIFICATION**

Sheet Identification

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**NOT FOR CONSTRUCTION** 

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Seal

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5.	Yes [A2.01 & A2.02, A2.05]	
5a.	Yes [A2.01 & A2.02, A2.05]	
5b.	Yes [A2.01 & A2.02, A2.05]	
B. Vertical Vari	ation	
1.	Yes [A2.01 & A2.02, A2.05, A2.06]	
2.	Yes [A2.01 & A2.02, A2.05, A2.06]	
3.	Yes [A2.01 & A2.02, A2.05, A2.06]	
4.	N/A: There are no existing historic datums or historic structures.	
5.	Yes [A2.01 & A2.02, A2.05, A2.06]	
C. Materials		
C. Materiais	Yes [A2.01 & A2.02, A2.05, A2.06]	
2.	Yes [A2.01 & A2.02, A2.05, A2.06]	
2. 3.	Yes [A2.01 & A2.02, A2.05, A2.06]	
3. 4.	Yes [A2.01 & A2.02, Aa.05, A2.06]	
4. 5.	Yes [A2.01 & A2.02, A2.05, A2.06]	
6.	Yes [A2.01 & A2.02, A2.05, A2.06]	
0. 7.	Yes [A2.01 & A2.02, A2.05, A2.06]	
8.	Yes [A2.01 & A2.02, A2.05, A2.06]	
9.	Yes [A2.01 & A2.02, A2.05, A2.06]	
10.	Yes [A2.01 & A2.02, A2.05, A2.06]	
D. Windows an		
1.	Yes [A2.01 & A2.02, A2.05, A2.06]	
2.	Yes [A2.01 & A2.02, A2.05, A2.06]	
3.	Yes [A2.01 & A2.02, A2.05, A2.06]	
E. Glazing		
1.	Yes [A2.01 & A2.02, A2.05, A2.06]	
2.	Yes [A2.01 & A2.02, A2.05, A2.06]	
3.	Yes [A2.01 & A2.02, A2.05, A2.06]	
F. Lighting		
<i>F. Lighting</i> 1.	Yes [A2.01 & A2.02, A2.05, A5.01]	
1. 2.	Yes [A2.01 & A2.02, A2.05, A5.01]	
2. 3.	Yes [A2.01 & A2.02, A2.05, A5.01]	
5. 4.	Yes [A2.01 & A2.02, A2.05, A5.01]	
4. 5.	Yes [A2.01 & A2.02, A2.05, A5.01]	
5. 6.	Yes [A2.01 & A2.02, A2.05, A5.01]	
6a.	Yes [A2.01 & A2.02, A2.05, A5.01]	
	Yes [A2.01 & A2.02, A2.05, A5.01]	
	s and Roll-Down Doors and Windows	
1.	Yes, the project does not include exterior roll-down doors or security grilles, exce	ot as
2	allowable per the next item; subject to approval of the Reviewing Agency.	
2.	Yes, interior roll-down security grilles for after-business hours are proposed at the residential parking entries & exits. [A1.04]	
	ווה ובאטפוונומו אמו אווא בוונוובא ע לאונא. [אד.04]	
DTLA South Park Properties Site 2	DDG Checklist & Narrative (Revised 9/11/20) Page	7 of 11

12. Yes [SG2.0 & SG3.0]

- 13. Yes. If the Project has multiple retail tenants, each tenant signage will be of the same type. However, each tenant sign may vary in material and expression to contribute to a dynamic street level experience and to accommodate corporate identification. [SG2.0 & SG3.0]
- 14. N/A: The project does not include a historical building.

Tall Building Signs

- 15.a. N/A: The project does not have a flat top.
- 15.b. Yes [SG2.0 & SG3.0]
- 15.c. Yes [SG2.0 & SG3.0]
- 16. Yes [SG2.0 & SG3.0]
- 17. Yes [SG2.0 & SG3.0]
- 18.a. Yes [SG2.0 & SG3.0]
- 18.b. Yes [SG2.0 & SG3.0]
- 19. Yes [SG2.0 & SG3.0]
- 20. Yes [SG2.0 & SG3.0]
- 21. Yes, see items below. 21.a. Yes, the design of tall building signage will be determined once the project identity has been established. [SG2.0 & SG3.0]
- 21.b. Yes, the design of tall building signage will be determined once the project identity has been established. [SG2.0 & SG3.0]
- 21.c. Yes, the design of tall building signage will be determined once the project identity has been established. [SG2.0 & SG3.0]

C. Signage Guidelines for All Sign Types

### Signs in Context

- 1. Yes [SG1.0-5.0]
- 2. Yes [SG1.0-5.0]
- 3. Yes [SG1.0-5.0]

Sign Location in Relation to Street Trees

4. Yes, Signage location will be coordinated with architecture & landscape design to avoid conflict with street trees.

- 5. Yes
- 6 Yes

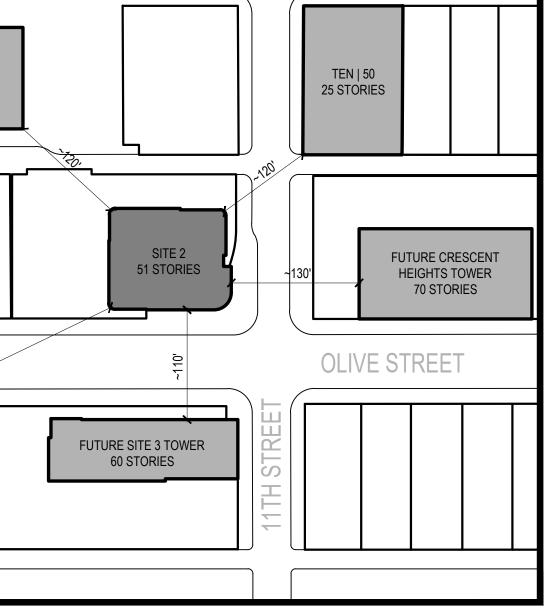
Sign Illumination and Animation

- 7. Yes 8. Yes
- 9. Yes
- Prohibited Signs
- 10.a-e Yes, the Project does not include signs listed. [SG1.0-5.0]
- 10.f. Yes, the Project sign system currently includes two sign types that could be considered a monument sign, S01-Site Pylon ID and S02-Site Monument ID. These signs are meant to activate the street scape and identify the project at the pedestrian level. They work in

<ol> <li>N/A: The project is not in the City Markets.</li> <li><i>H. Minimizing Impacts on Neighbors</i> <ol> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> </ol> </li> </ol>	<ol> <li>Yes, the street trees are spaced an average of approximately 25 feet, including six street trees on Olive Street across a distance of approximately 123 feet. Any variation in spacing is required to provide Department of Public Works' required spacing from existing features (i.e., street lights, driveways, utility meters, hydrants, etc.). [L1.01]</li> <li>Yes, the street trees are spaced an average of 25' with additional spacing between</li> </ol>
<ol> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> <li>Yes [A2.01 &amp; A2.02, A2.05]</li> <li>Yes [A2.01 &amp; A2.02, A2.05, A5.01]</li> </ol>	certain trees only provided to provide Department of Public Works' required spacing from existing features (i.e., street lights, driveways, utility meters, hydrants, etc.). [L1.01]
6. Yes [A2.01 & A2.02, A2.05] 7. Yes [A2.01 & A2.02, A2.05] 9. Streetscape Improvements	<ol> <li>4. Yes [L1.01]</li> <li>5. Yes [L1.01]</li> <li>6. Yes [L1.01]</li> </ol>
<ul> <li>A. Responsibilities of the City and Other Public Agencies <ol> <li>Yes [L1.01]</li> <li>Yes [L1.01]</li> <li>W/A: This project is not an improvement project undertaken by a public agency.</li> </ol> </li> <li>B. Responsibilities of Developer or Lead Public Agency <ol> <li>Yes [L1.01]</li> <li>Yes [L1.01]</li> <li>Yes [L1.01]</li> <li>Yes [L1.01]</li> <li>Yes [L1.01]</li> <li>Yes [L1.01]</li> <li>Yes, the developer will execute the required agreements.</li> <li>Yes, the developer will install required street lighting and participate in any required lighting assessment district.</li> </ol> </li> <li>C. Sidewalk Improvement Where Future Roadway Widening May Occur <ol> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> <li>N/A: The project does not include a Temporary Sidewalk Zone.</li> </ol> </li> <li>D. Curb Extensions and Crosswalks <ol> <li>NA: Although the block is greater than 400', the building frontage is less than 300' and a mid-block crossing was not advised by LADOT due to proximity to the street intersection.</li> <li>Yes [C1.30]</li> </ol> </li> <li>F. Street Trees</li> </ul>	Planting Standards         7.       Yes [11.01]         8.       N/A: The project provides large tree wells as continuous parkways are interrupted by means of access for curbside parking along Olive Street & several existing streetscape elements along 11 <sup>20</sup> . [11.01]         9.       Yes [11.01]         10.       N/A: Gap-graded soil is not required as specified under Section 3.         11.       Yes, trees will be irrigated.         12.       Yes, the project will continue the predominant street light pattern.         1.a.       N/A: There is no roadway widening.         2.       Yes, the project provides pedestrian street lights as specified by the reviewing Agency and approved by the Bureau of Street Lights.         3.       Yes, the project provides pedestrian street lights as required.         H. Streetscape Project Approval and Permits       1.         1.       N/A: The project will not include an A-Permit.         2.       Yes, the project will not include a A-Permit.         3.       Yes, the project will include a B-Permit. Refer to B-Permit Composite.         ID Signage         A. Master Sign Plan       1.         1.       Yes, refer to Signage Plans. [SG1.0-5.0]         B. Signage Guidelines by Type       Corporate Campus Signs         1.4.       N/A: The project does not contain a corporate campus.         Residential Proj
Tree Species and Spacing         1. Yes [L1.01]         DTLA South Park Properties Site 2       DDG Checklist & Narrative (Revised 9/11/20)         Page 8 of 11	Retail Signs         11.       Yes [SG2.0 & SG3.0]         DTLA South Park Properties Site 2       DDG Checklist & Narrative (Revised 9/11/20)       Page 9 of 11
1. Yes [L1.01]         DTLA South Park Properties Site 2       DDG Checklist & Narrative (Revised 9/11/20)       Page 8 of 11         conjunction with the larger roof top and podium top signs that provide vehicular and long-range identification. [SG10SG3.0]       I1. Public Art	11. Yes [SG2.0 & SG3.0]
1. Yes [L1.01]         DTLA South Park Properties Site 2       DDG Checklist & Narrative (Revised 9/11/20)       Page 8 of 11         conjunction with the larger roof top and podium top signs that provide vehicular and long-range identification.       [SG10SG3.0]	11. Yes [SG2.0 & SG3.0]
1. Yes [L1.01]         DTLA South Park Properties Site 2       DDG Checklist & Narrative (Revised 9/11/20)       Page 8 of 11         conjunction with the larger roof top and podium top signs that provide vehicular and long-range identification. [SG10SG3.0]       I.1. Public Art         1-5. Yes, the Project proposes public art on vertical wall surfaces of the building at the west	11. Yes [502.0 & SG3.0]         DEXAMON PROFERENCE 301         DEXAMON PROFERENCE
1. Yes [L1.01]         DTLA South Pork Properties Site 2       DDG Checklist & Norrative (Revised 9/11/20)       Page 8 of 11         conjunction with the larger roof top and podium top signs that provide vehicular and long-range identification. [SG10-SG3.0]       Image: SG10-SG3.0]         11. Public Art       1-5. Yes, the Project proposes public art on vertical wall surfaces of the building at the west elevation, east elevation, and north elevation.         12. Civic and Cultural Life       1a-b. Yes, the Project reinforces the civic & cultural fabric of the Downtown by substantially conforming with the purposes, intent and provisions of the Los Angeles General Plan, while also continuing to expand upon the South Park new housing, restaurants &	1.       Yes (SG2.0 & SG3.0)         2014.0440 MERGA Properties 302       2012 MERGA MERGA PROPERTIES TO STORES         AVEN       STORES         VILLA STORES       STORES         STORES       STORES         USE TO STORES       STORES         STORES       STORES         USE TO STORES       USE TO STORES

# TOWER SPACING DIAGRAM

### NOT FOR CONSTRUCTION



e project does not contain a corporate campus.

# 

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CallisonRTKL Project No: 040-170198.00

Consultant

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log 05/04/18 | SITE PLAN REVIEW 11/01/19 SITE PLAN REVIEW #2 09/10/20 | SITE PLAN REVIEW #3 \_\_\_\_\_ \_\_\_\_\_ -----\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ -----\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_

Seal



Sheet Identification

**G0.04** 

### DDG CHECKLIST **JUSTIFICATION**



ROLLER DOORS TYPE 2 NOTES THESE SHALL BE EXTERIOR ROLL DOWN GATES CONCEALING BACK OF HOUSE OR UTILITY FUNCTIONS ONLY 2. 100% OPAQUE





ROLLER DOORS TYPE 1 NOTES

3.

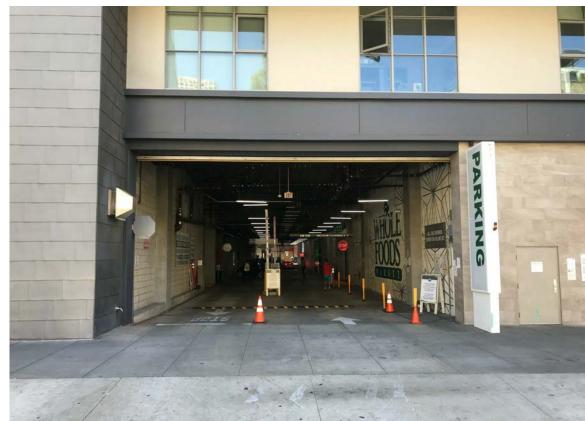
DESIGN GUIDELINES

THEY SHALL BE AT LEAST 75% TRANSPARENT (OPEN)



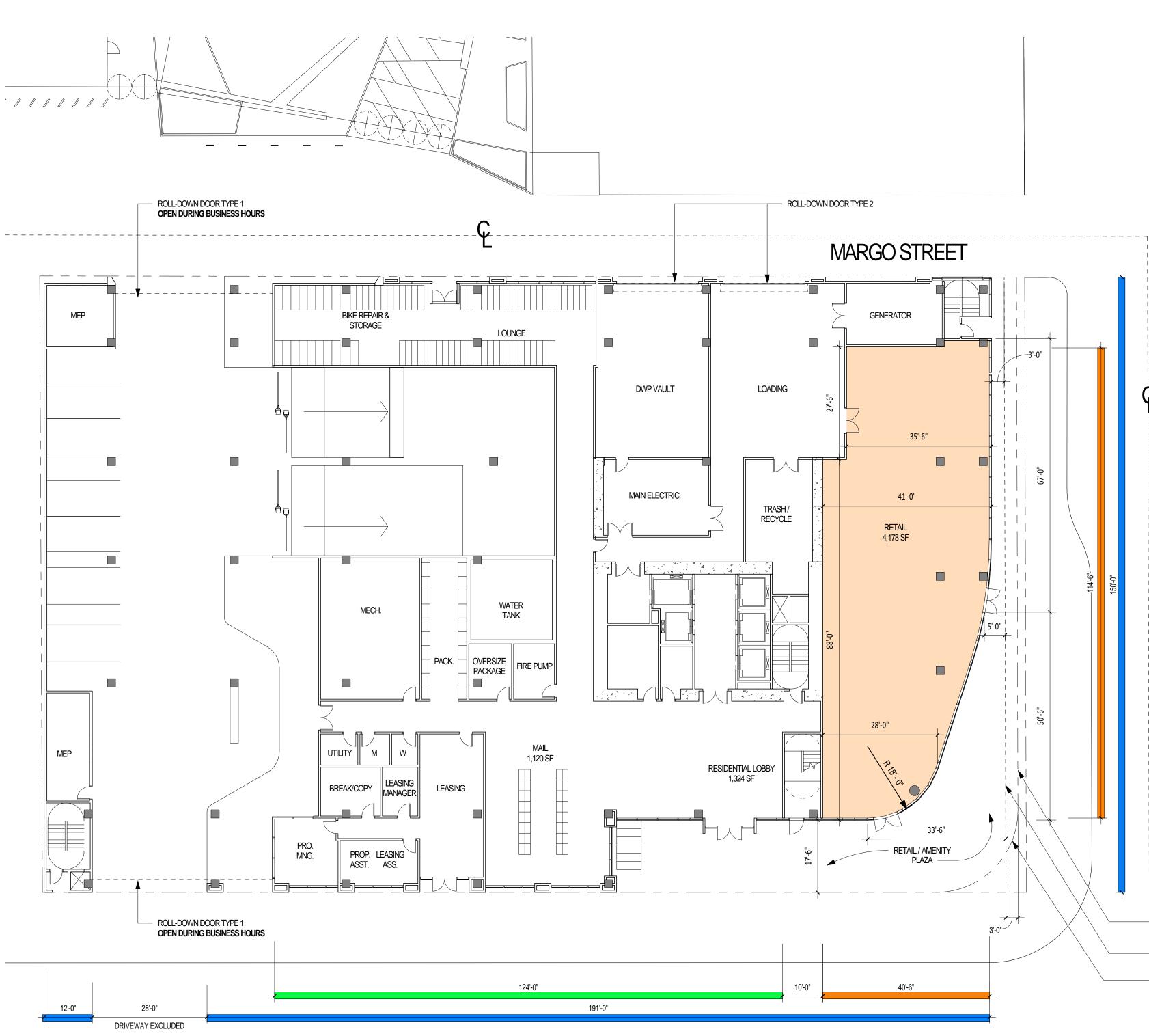
THESE SHALL BE INTERIOR ROLL-DOWN DOORS AND SHALL COMPLY WITH SECTION G.1 POINT 1 DOWNTOWN

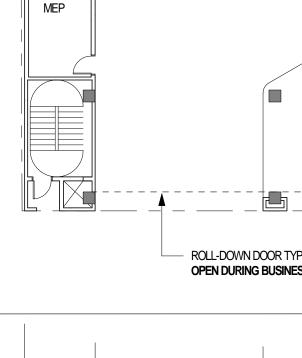
THEY SHALL BE RETRACTABLE AND DESIGNED TO BE FULLY SCREENED FROM VIEW DURING BUSINESS HOUR



EXAMPLE SHOWN @ 939 S. HILL STREET SOUTHPARK BY WINDSOR







DOWN POSITION, NON BUSINESS HOURS

### **OLIVE STREET**

### OLIVE ST ACTIVE FRONTAGE



203' 0" 152' 3" (75%)



# 

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### COMMERCIAL SETBACK NARRATIVE

1. 57% OF THE RETAIL FRONTAGE ON 11TH STREET IS WITHIN THE REQUIRED MAX 5'-0" SETBACK (PER SOUTH PARK REGION IN DOWNTOWN DESIGN GUIDELINES).

2. THE SETBACK ALLOWS FOR ENLARGED PUBLIC PLAZA, WHICH CONNECTED TO COMMERCIAL USE PROVIDES A PLACE FOR PEOPLE TO SOCIALIZE AND CREATES A PROGRAMMABLE SPACE FOR SMALL EVENTS AND GATHERINGS.

3. THE PLAZA ALLOWS FOR INCREASED LANDSCAPE ELEMENTS IMPROVING THE PEDESTRIAN EXPERIENCE.

4. THE CURVED SETBACK PROVIDES GREATER SIGHT-LINE VISIBILITY FOR VEHICLES TRAVELING NORTH ON THE ONE-WAY 11TH STREET AND THEREFORE IMPROVED SAFE SHARED STREETS.

5. FURTHERMORE PER THE DOWNTOWN DESIGN GUIDELINE'S CONCEPT OF 'THE BIG IDEA', THE TOWER'S CURVED FORM CONTINUES DOWN TO THE GROUND AT THE CORNER OF 11TH AND OLIVE, EXPRESSING THE UNDERLYING DESIGN PHILOSOPHY AND CONNECTING TOWER TO SIDEWALK.

### **<u>11TH ST ACTIVE FRONTAGE</u>**

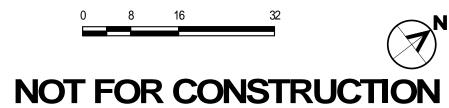
TOTAL FRONTAGE ACTIVE FRONTAGE REQUIRED: RETAIL FRONTAGE PROVIDED TOTAL ACTIVE FRONTAGE PROVIDED: 114' 6" (76%)

150' 0" 112' 6" (75%) 114' 6"

STREET DEDICATION (2 FEET)

SIDEWALK EASEMENT (3 FEET)

PROPOSED PROPERTY LINE



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ED

### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3



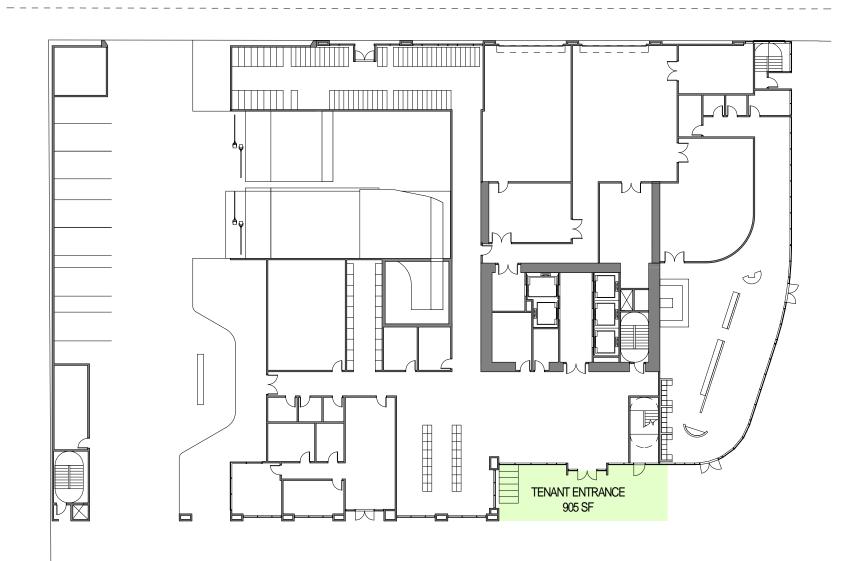
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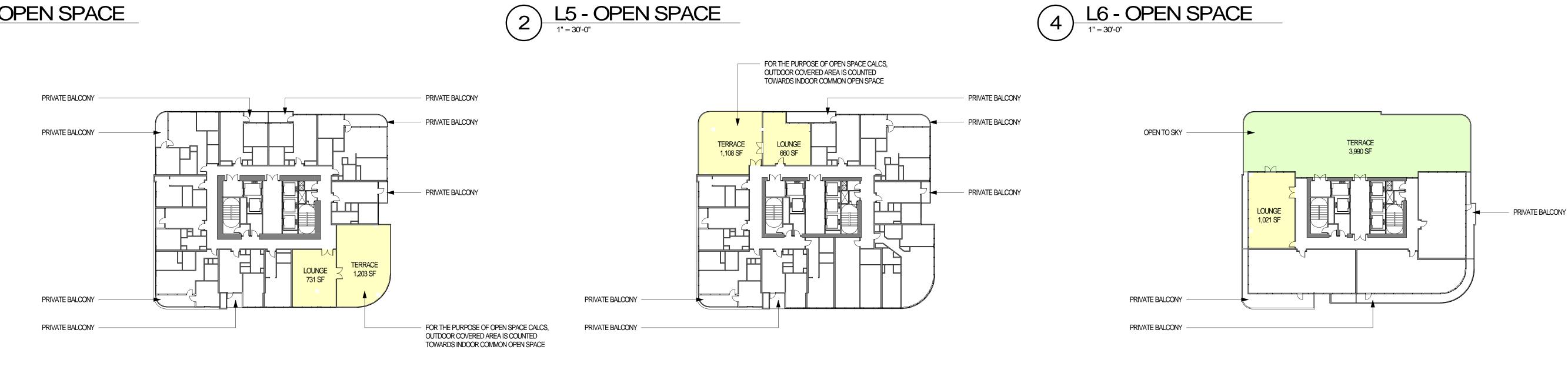




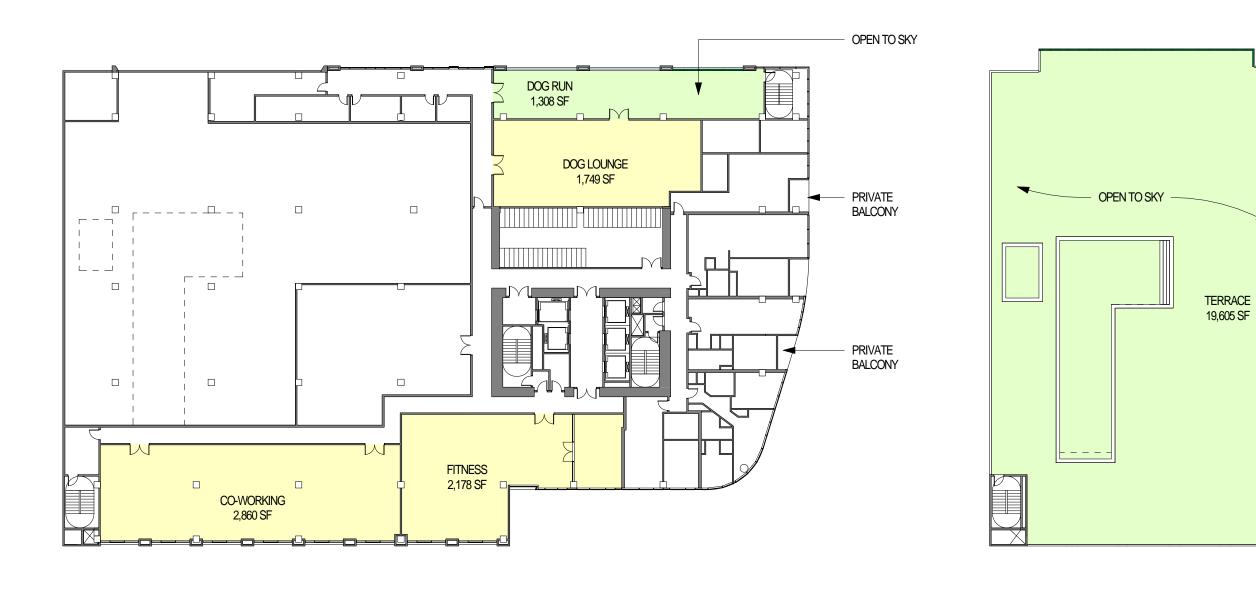
1TH 





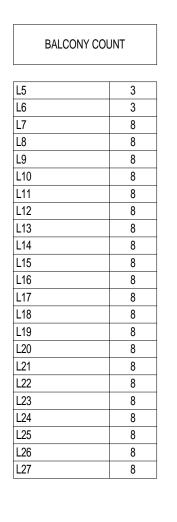


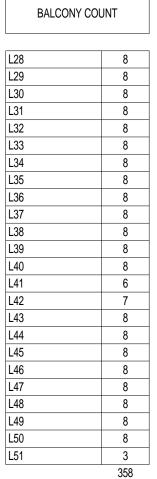


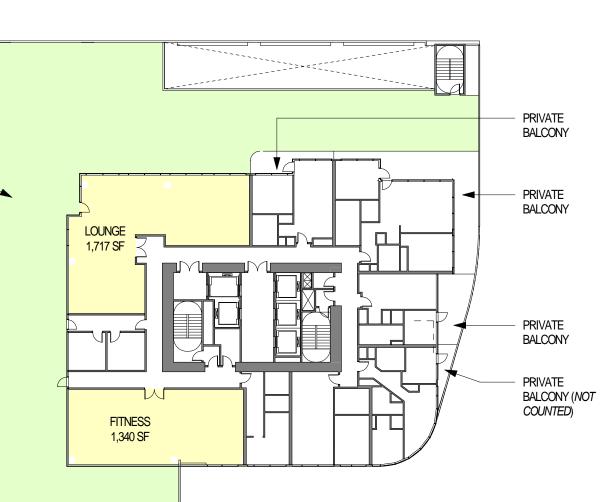


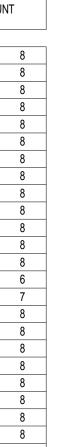












CO-WORKING	2,860 SF
FITNESS	2,178 SF
DOG LOUNGE	1,749 SF
L6	1
LOUNGE	1,717 SF
FITNESS	1,340 SF
L21	
TERRACE	1,203 SF
LOUNGE	731 SF
L41	
TERRACE	1,108 SF
LOUNGE	660 SF
L51	·
LOUNGE	1,021 SF
	14,567 SF

905 SF
- ·
1,308 SF
19,605 SF
3,990 SF
25,808 SF

INDOOR AMENITY OUTDOOR AMENITY

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### Issue Drawing Log 05/04/18 SITE PLAN REVIEW 11/01/19 SITE PLAN REVIEW #2 09/10/20 SITE PLAN REVIEW #3 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_ --------------------------------

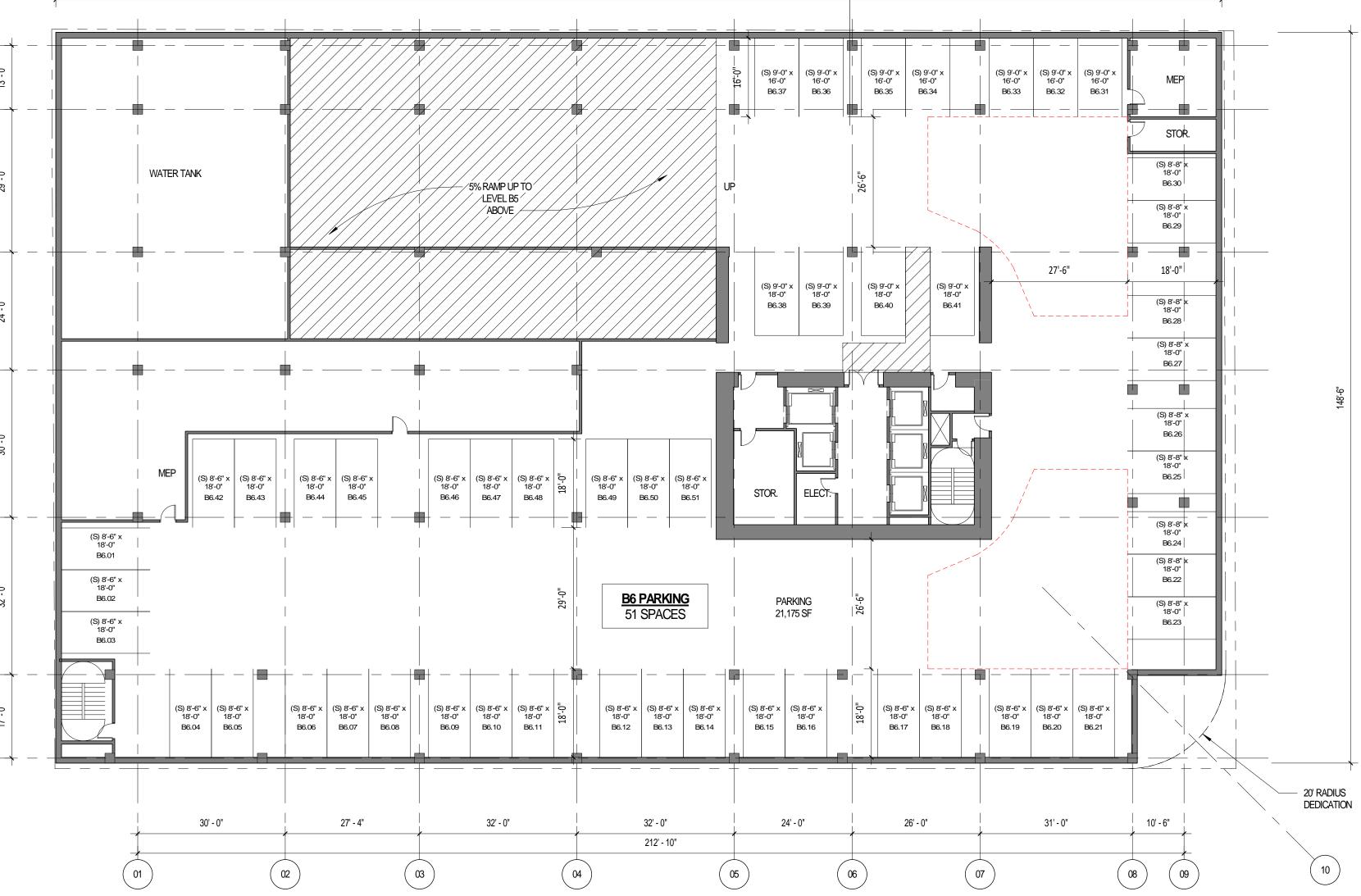
Seal



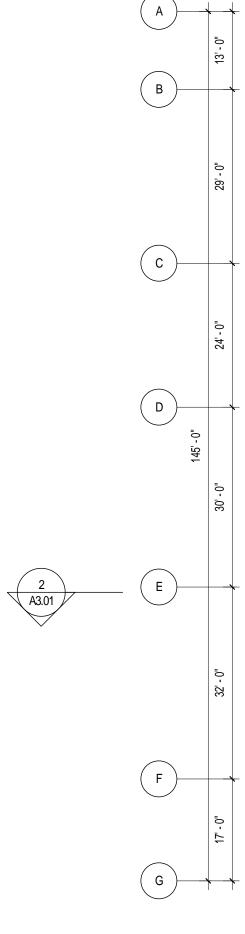
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**G0.06** 

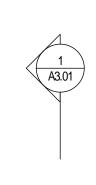
**OPEN SPACE** DIAGRAMS



SK0.03







237'-0"

OPEN SPACE, LEVEL B6		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL B6		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	51	0
COMPACT	0	0
TOTALS	51	0

PARKING CALLOUT TAG (S) = STANDARD (C) = COMPACT (ST) = STANDARD TANDEM (SC) = COMPACT TANDEM

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10

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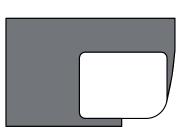
CallisonRTKL Project No: 040-170198.00

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A Prawing Log 05/04/18 11/01/19 09/10/20	
<b>A B </b>	
<b>Prawing Log</b> 05/04/18 11/01/19	
Address         So OLIVE LLC         LIVE, SUITE 2250         ELES, CA 90015         Orawing Log         05/04/18         11/01/19	
A       B	
E Drawing Log 05/04/18 11/01/19	
1105 OLIVE LLC OLIVE, SUITE 2250 NGELES, CA 90015 <b>Drawing Log</b> 05/04/18 11/01/19	
E Drawing Log 05/04/18 11/01/19	
a 1105 OLIVE LLC         S. OLIVE, SUITE 2250         ANGELES, CA 90015         ange Drawing Log         05/04/18         11/01/19	
a 1105 OLIVE LLC         S. OLIVE, SUITE 2250         ANGELES, CA 90015         ange Drawing Log         05/04/18         11/01/19	
Image: Drawing Log         05/04/18           11/01/19	
05/04/18	
05/04/18	
05/04/18	
05/04/18	
	SITE PLAN REVIEW
09/10/20	SITE PLAN REVIEW #2
	SITE PLAN REVIEW #

KEY PLAN

NOT FOR CONSTRUCTION



**N** 

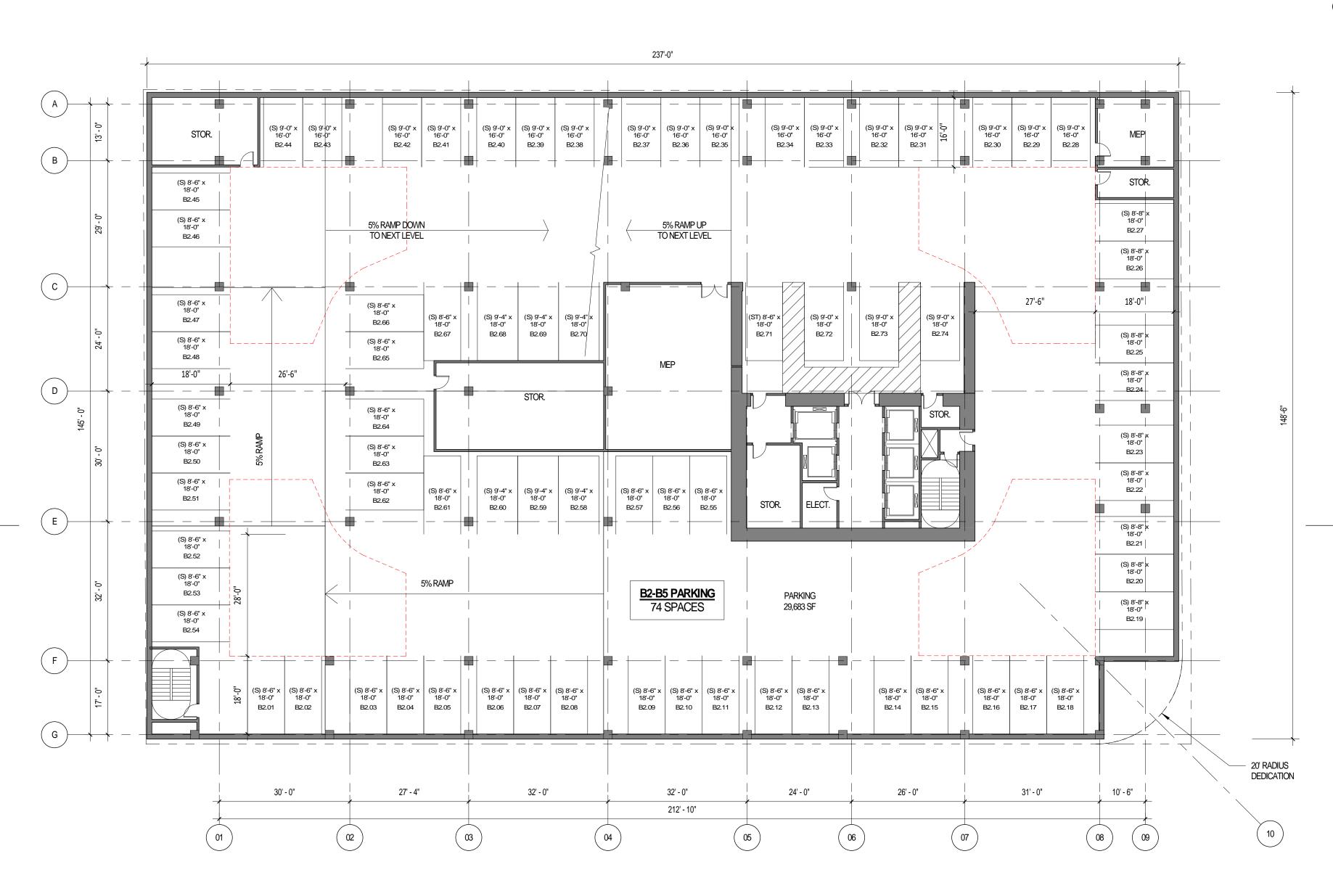
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A1.01



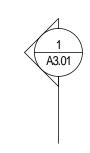
FLOOR PLAN - B6

Seal



2 A3.01





OPEN SPACE, LEVEL B2-B5		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL B2-B5		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	74	0
COMPACT	0	0
TOTALS	74	0

PARKING CALLOUT TAG (S) = STANDARD (C) = COMPACT (ST) = STANDARD TANDEM

(SC) = COMPACT TANDEM

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

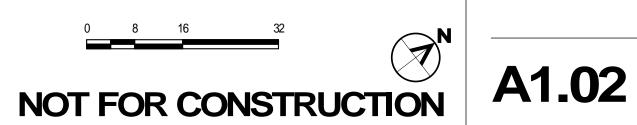
05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

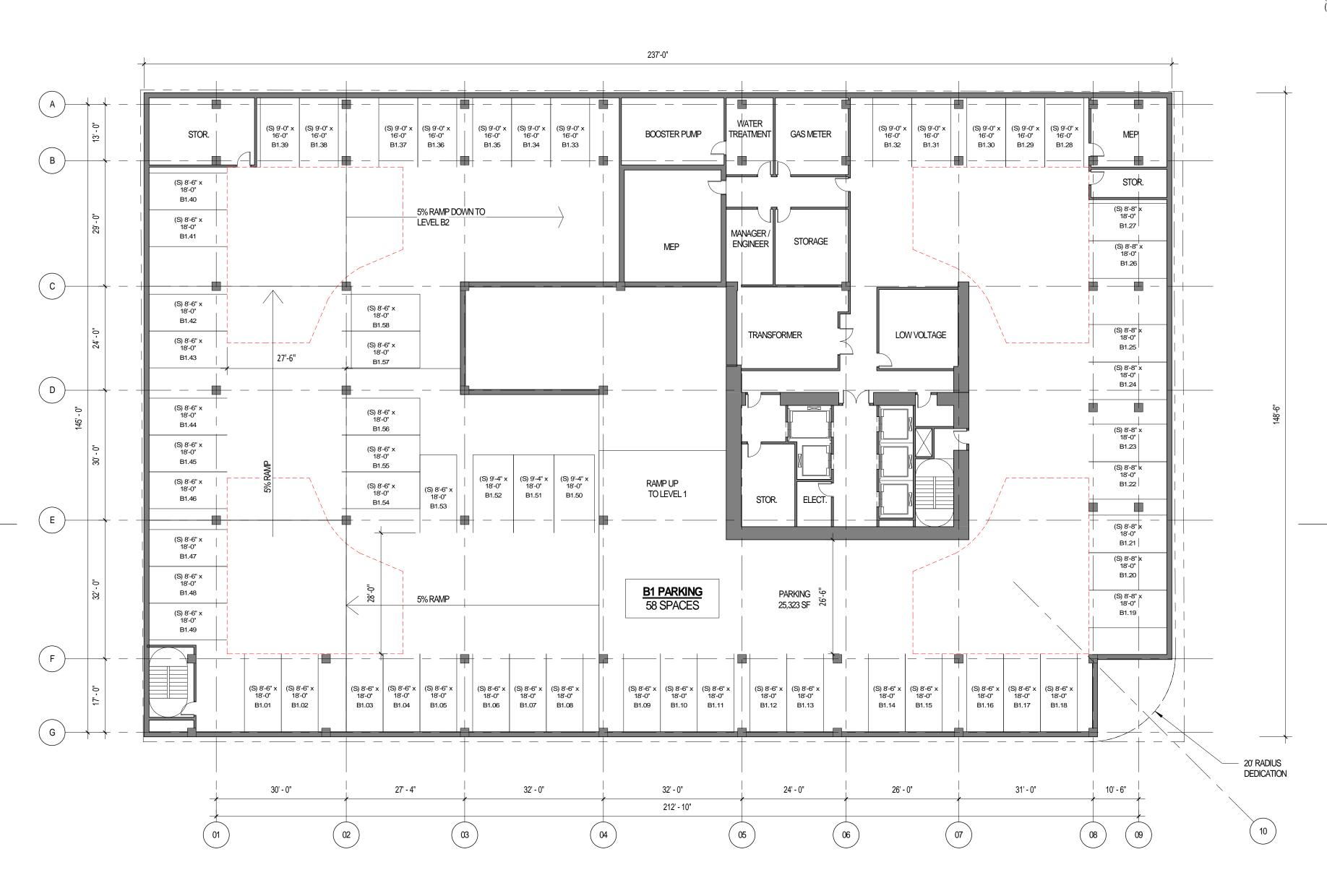
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Sheet Identification

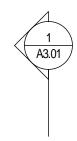
FLOOR PLAN -B2-B5





2 (A3.01)





OPEN SPACE, LEVEL B1		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL B1		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	58	0
COMPACT	0	0
TOTALS	58	0

PARKING CALLOUT TAG (S) = STANDARD (C) = COMPACT (ST) = STANDARD TANDEM

(SC) = COMPACT TANDEM

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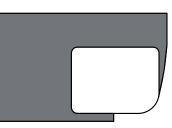
CallisonRTKL Project No: 040-170198.00

Consultant

Owner Address           MREG 1105 OLIVE LLC           1150 S. OLIVE, SUITE 2250           LOS ANGELES, CA 90015           Issue Drawing Log           05/04/18         SITE PLAN REVIEW           11/01/19         SITE PLAN REVIEW           09/10/20         SITE PLAN REVIEW           09/10/20         SITE PLAN REVIEW           09/10/20         SITE PLAN REVIEW           01         01           02         02           03         02           04         02	
05/04/18 SITE PLAN REVIEW 11/01/19 SITE PLAN REVIEW	
11/01/19 SITE PLAN REVIEW	
Image:	

KEY PLAN

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**N** 

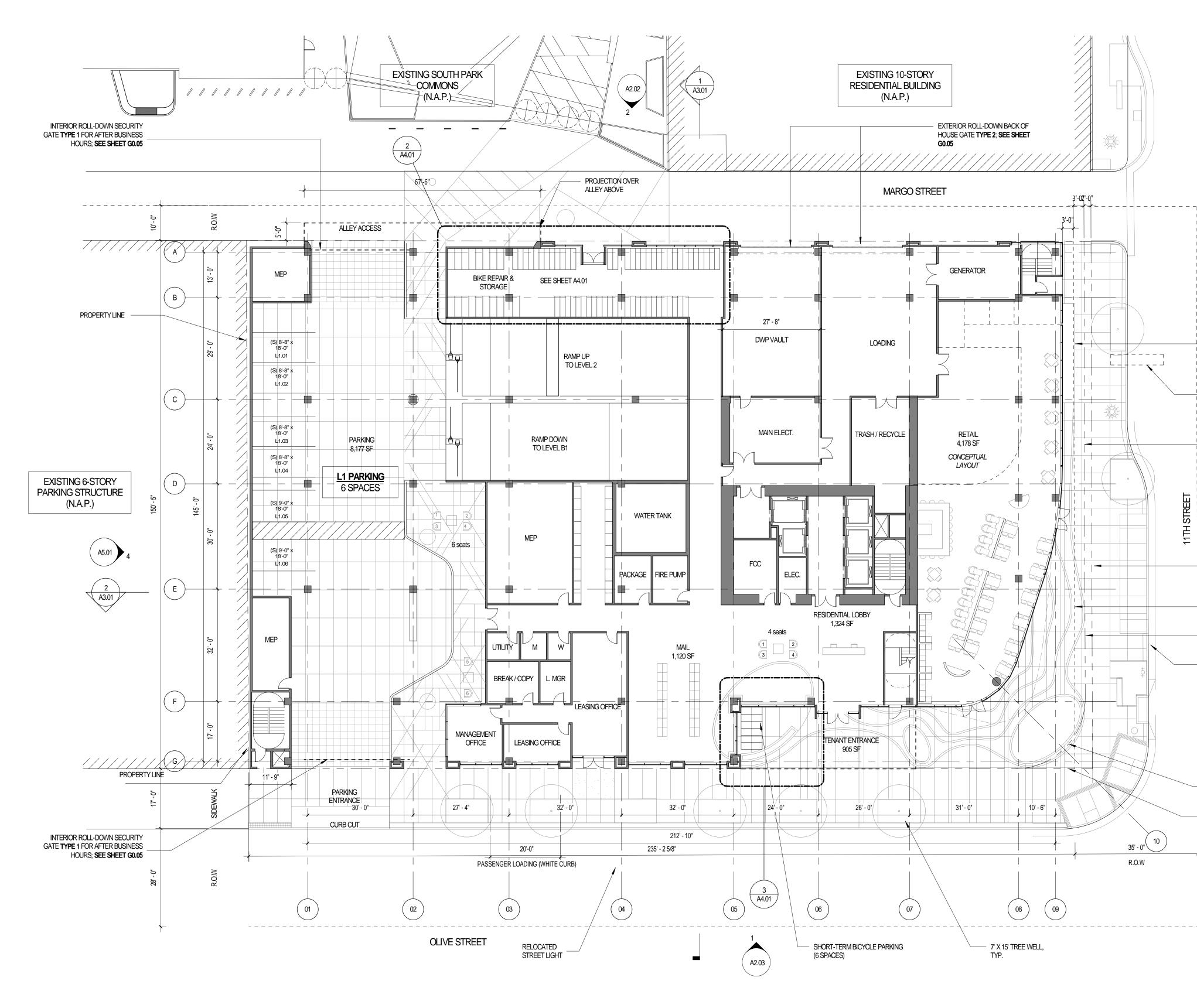


FLOOR PLAN - B1

Seal

Sheet Identification

A1.03



1 LEVEL 1 1/16" = 1'-0"

OPEN SPACE, LEVEL 1		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		905 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL 1		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	6	0
COMPACT	0	0
TOTALS	6	0

PARKING CALLOUT TAG (S) = STANDARD (C) = COMPACT (ST) = STANDARD TANDEM

(SC) = COMPACT TANDEM

- MAXIMUM PROJECTION PAST SIDEWALK EASEMENT & STREET DEDICATION: 4'-0"

- EXISTING OVERHEAD SIGN

- PROPOSED PROPERTY LINE

1 A2.02

EXISTING PROPERTY LINE

3' SIDEWALK EASEMENT

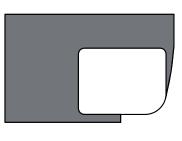
2' DEDICATION

+ EXISTING STREET LIGHT, TYP.

- 20' RADIUS DEDICATION

- PROPERTY LINE

KEY PLAN



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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

Seal

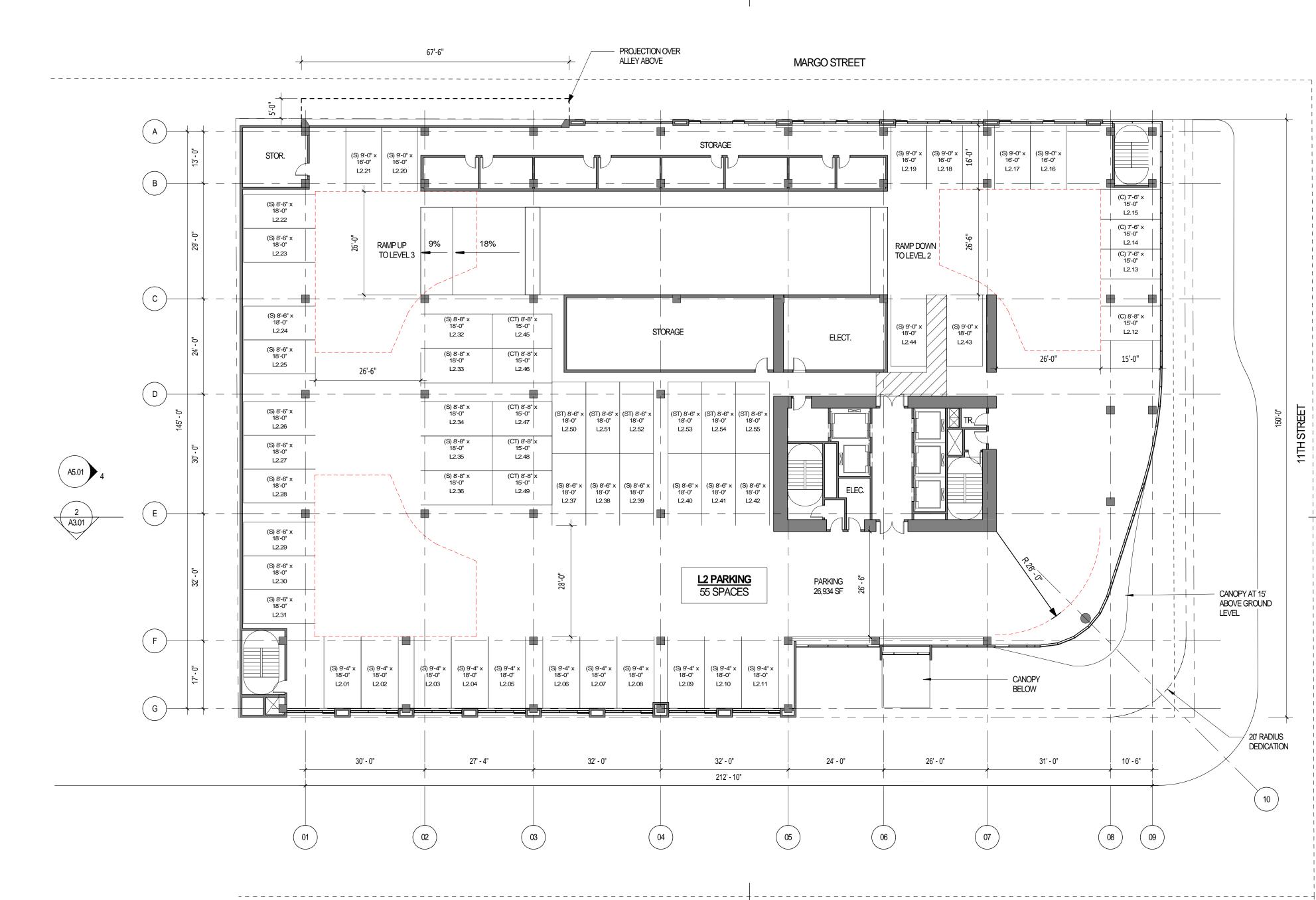


Sheet Identification

A1.04

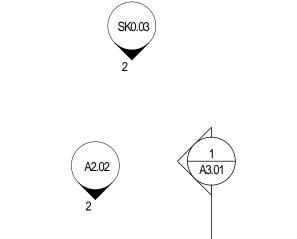






A2.03

OLIVE STREET



1) LEVEL 2 1/16" = 1'-0"

OPEN SPACE, LEVEL 2		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL 2		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	40	6
COMPACT	4	5
TOTALS	44	11

PARKING CALLOUT TAG (S) = STANDARD (C) = COMPACT(ST) = STANDARD TANDEM (SC) = COMPACT TANDEM

A2.02

# 

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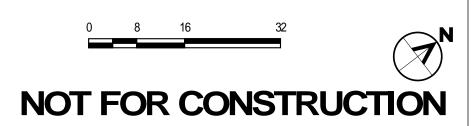
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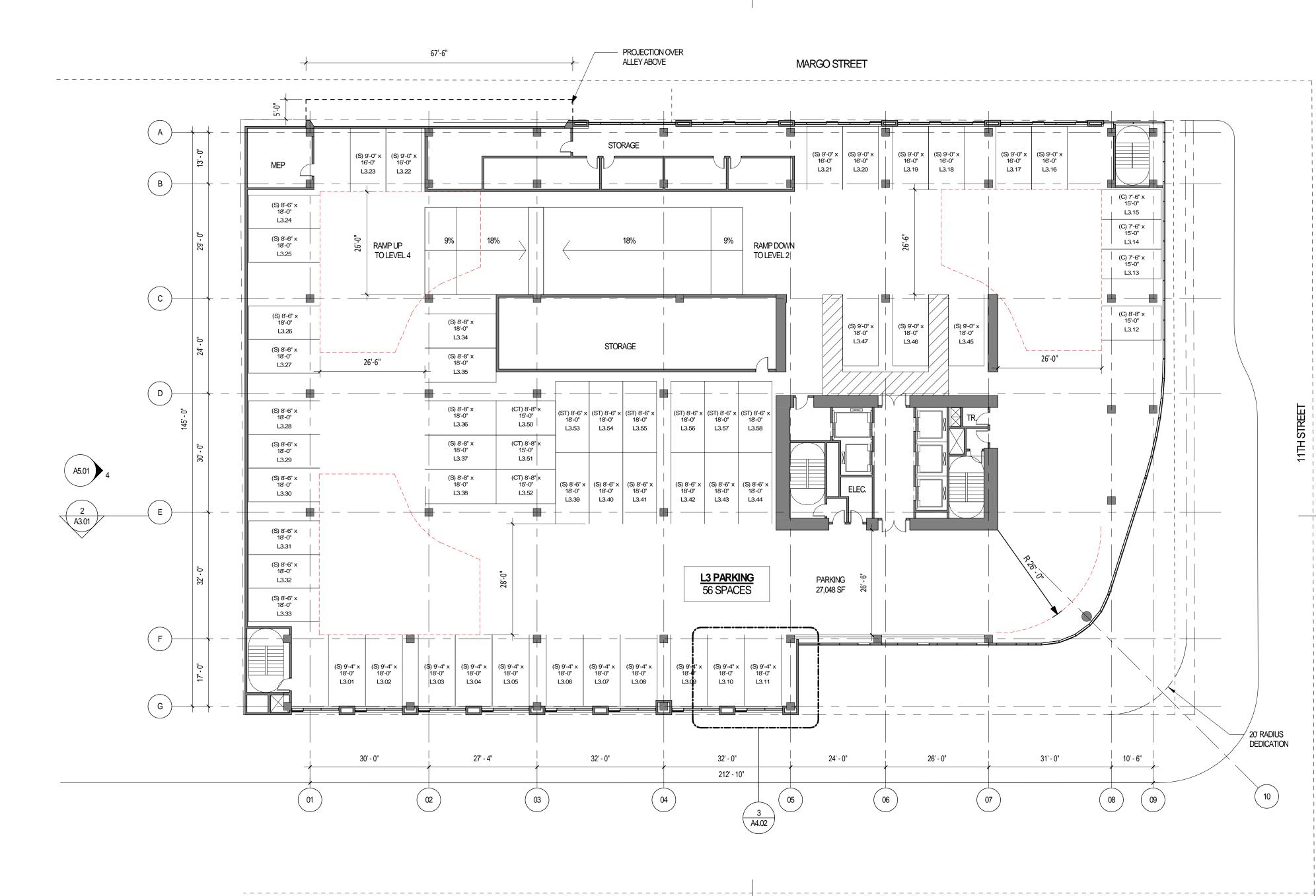
05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3



Sheet Identification







A2.03

A2.02

A3.01

OLIVE STREET

SITE 2 - LEVEL 3 〔1〕

OPEN SPACE, LEVEL 3		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL 3		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	43	6
COMPACT	4	3
TOTALS	47	9

PARKING CALLOUT TAG (S) = STANDARD(C) = COMPACT(ST) = STANDARD TANDEM (SC) = COMPACT TANDEM

A2.02

# 

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CallisonRTKL Project No: 040-170198.00

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### Issue Drawing Log

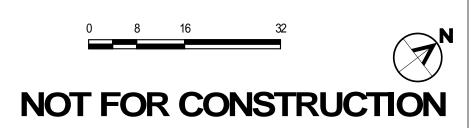
 05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

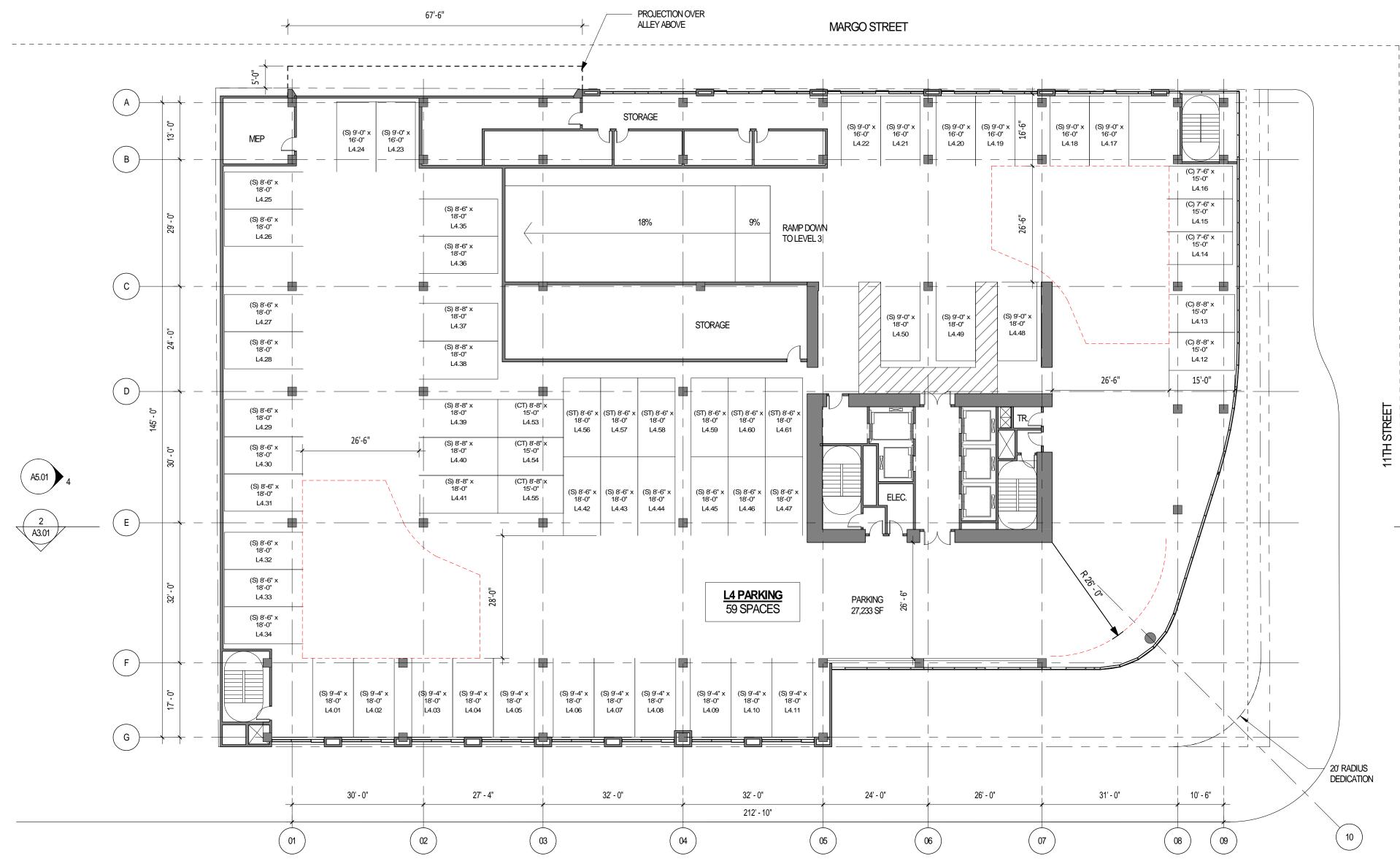


Sheet Identification

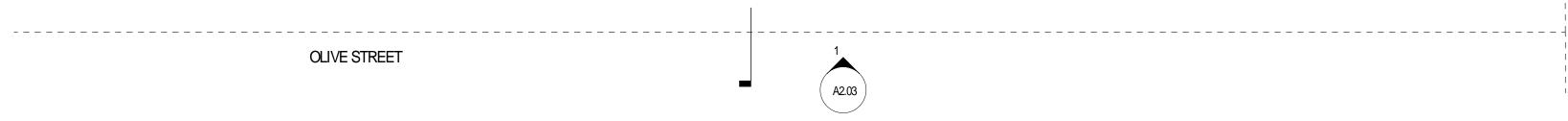
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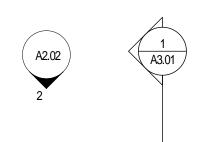












OPEN SPACE, LEVEL 4		
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

PARKING, LEVEL 4		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	45	6
COMPACT	5	3
TOTALS	50	9

PARKING CALLOUT TAG (S) = STANDARD(C) = COMPACT(ST) = STANDARD TANDEM (SC) = COMPACT TANDEM

A2.02

# 

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant



Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

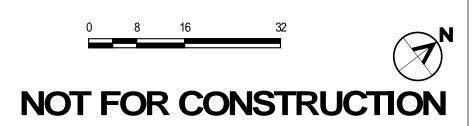
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11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

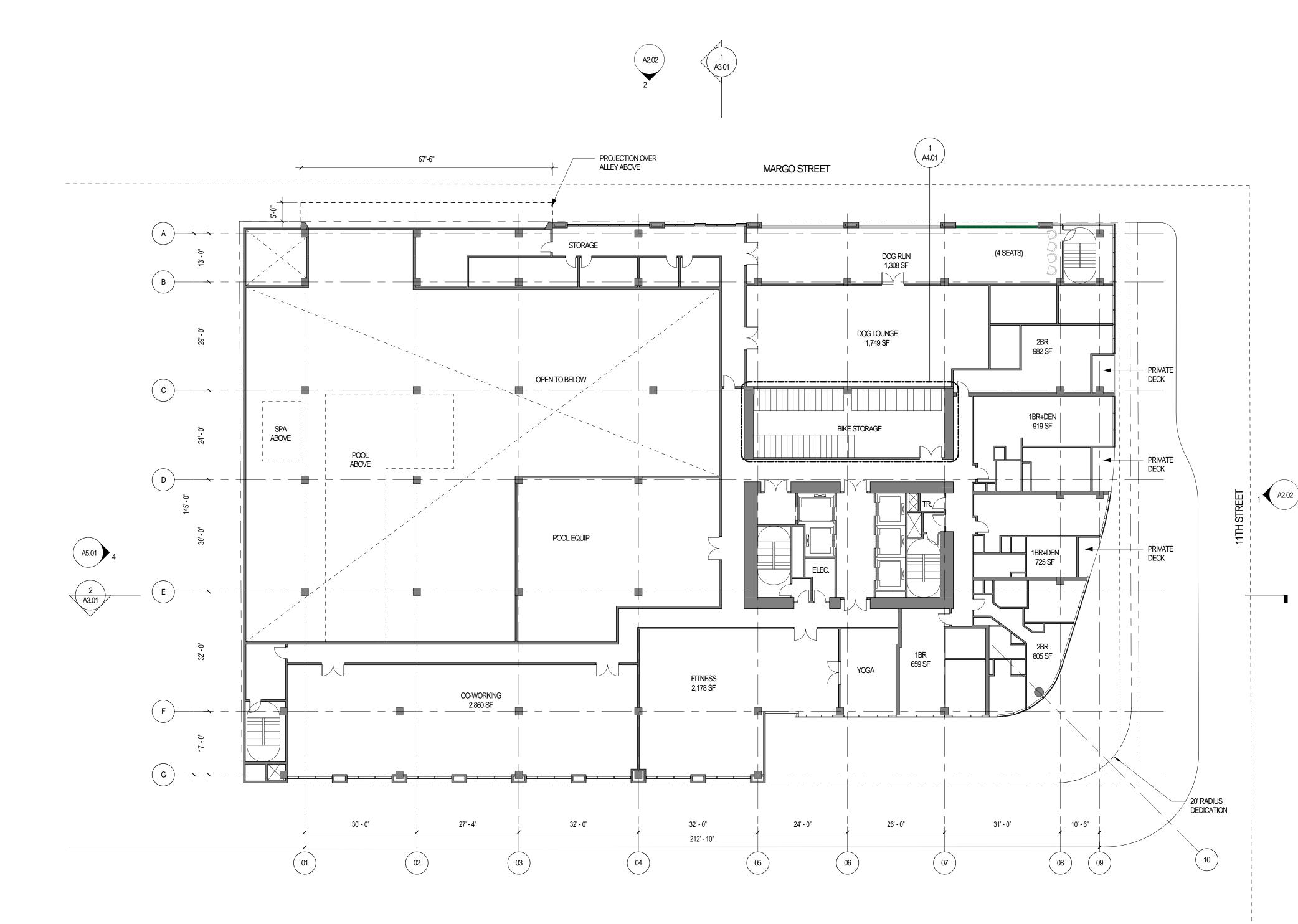


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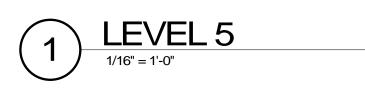
A1.07







A2.03



OPEN SPACE, LEVEL 5		
PRIVATE OPEN SPACE	3 BALCONY @ 50 SF/ EACH	150 SF
COMMON OPEN SPACE (INDOOR)		6,787 SF
COMMON OPEN SPACE (OUTDOOR)		1,308 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES



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CallisonRTKL Project No: 040-170198.00

Consultant

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

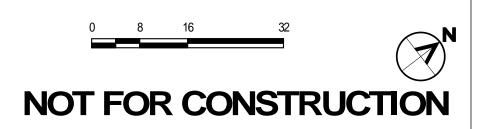
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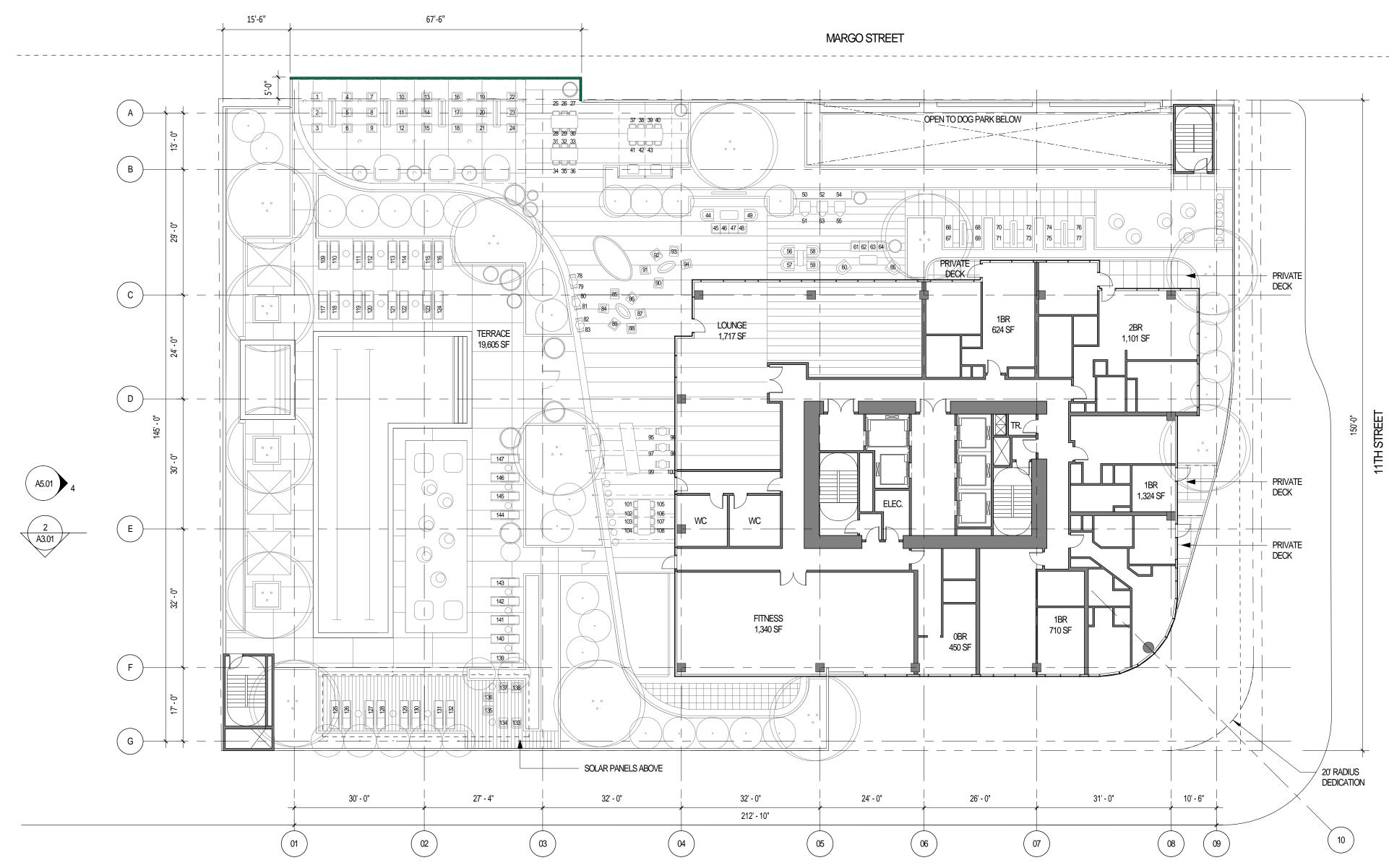
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11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3



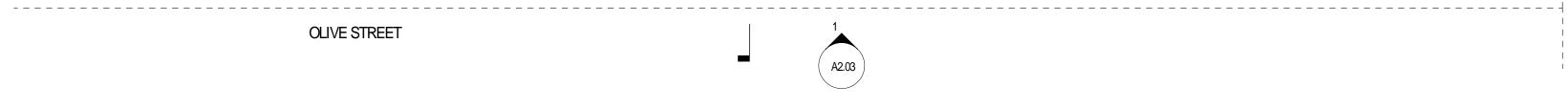
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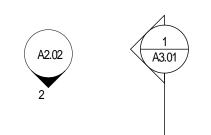












OPEN SPACE, LEVEL 6		
PRIVATE OPEN SPACE	3 BALCONY @ 50 SF/ EACH	150 SF
COMMON OPEN SPACE (INDOOR)		3,057 SF
COMMON OPEN SPACE (OUTDOOR)		19,605 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02



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CallisonRTKL Project No: 040-170198.00

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### ar Jth d Ţ C, 0 E

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

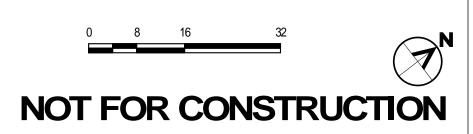
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11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

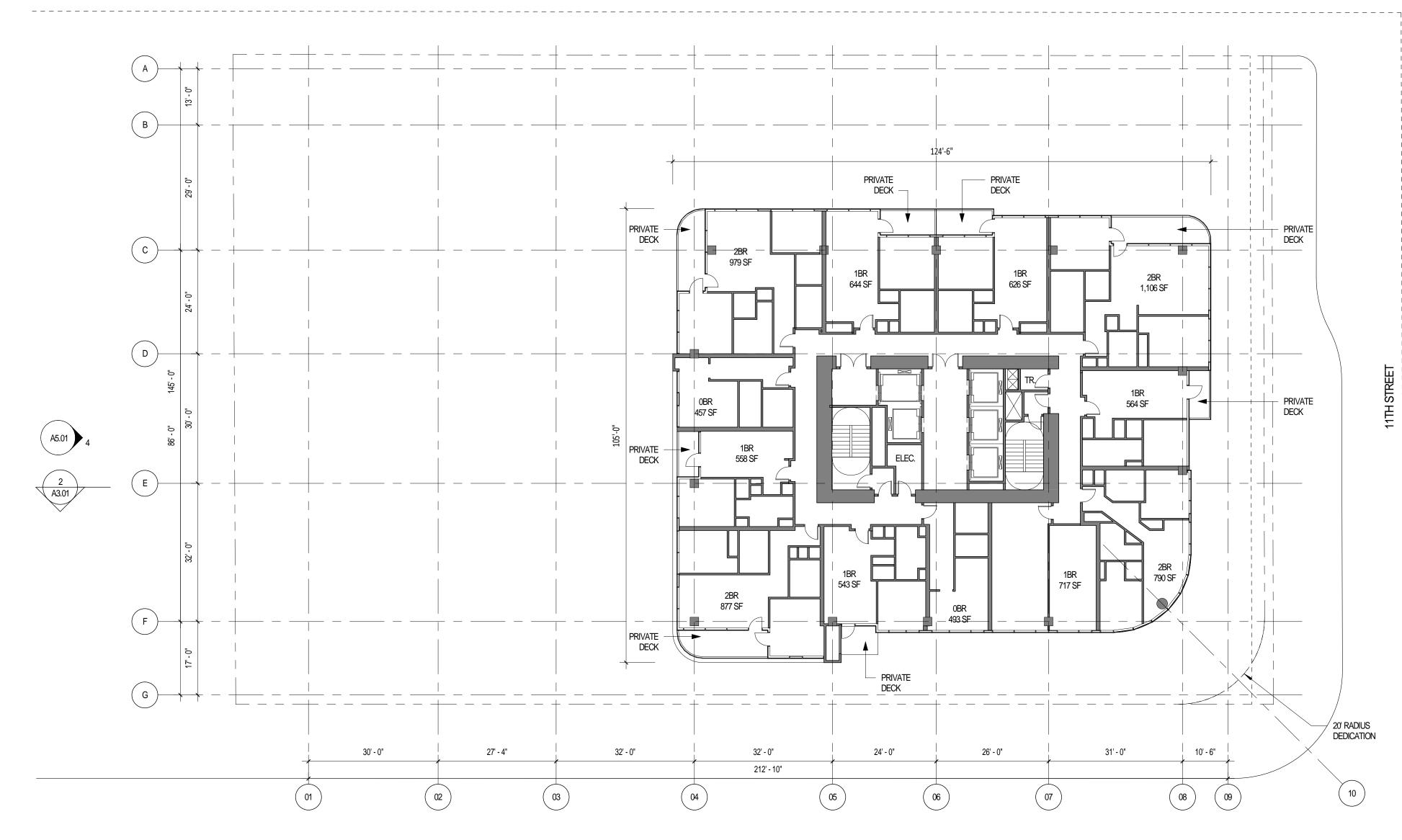


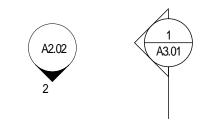
Sheet Identification



A1.09







### MARGO STREET

A2.03

LEVEL 7 1/16" = 1'-0"

OPEN SPACE, LEVEL 7		
PRIVATE OPEN SPACE	8 BALCONIES @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02

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CallisonRTKL Project No: 040-170198.00

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### ar uth D tie C, 0 E $\square$

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3



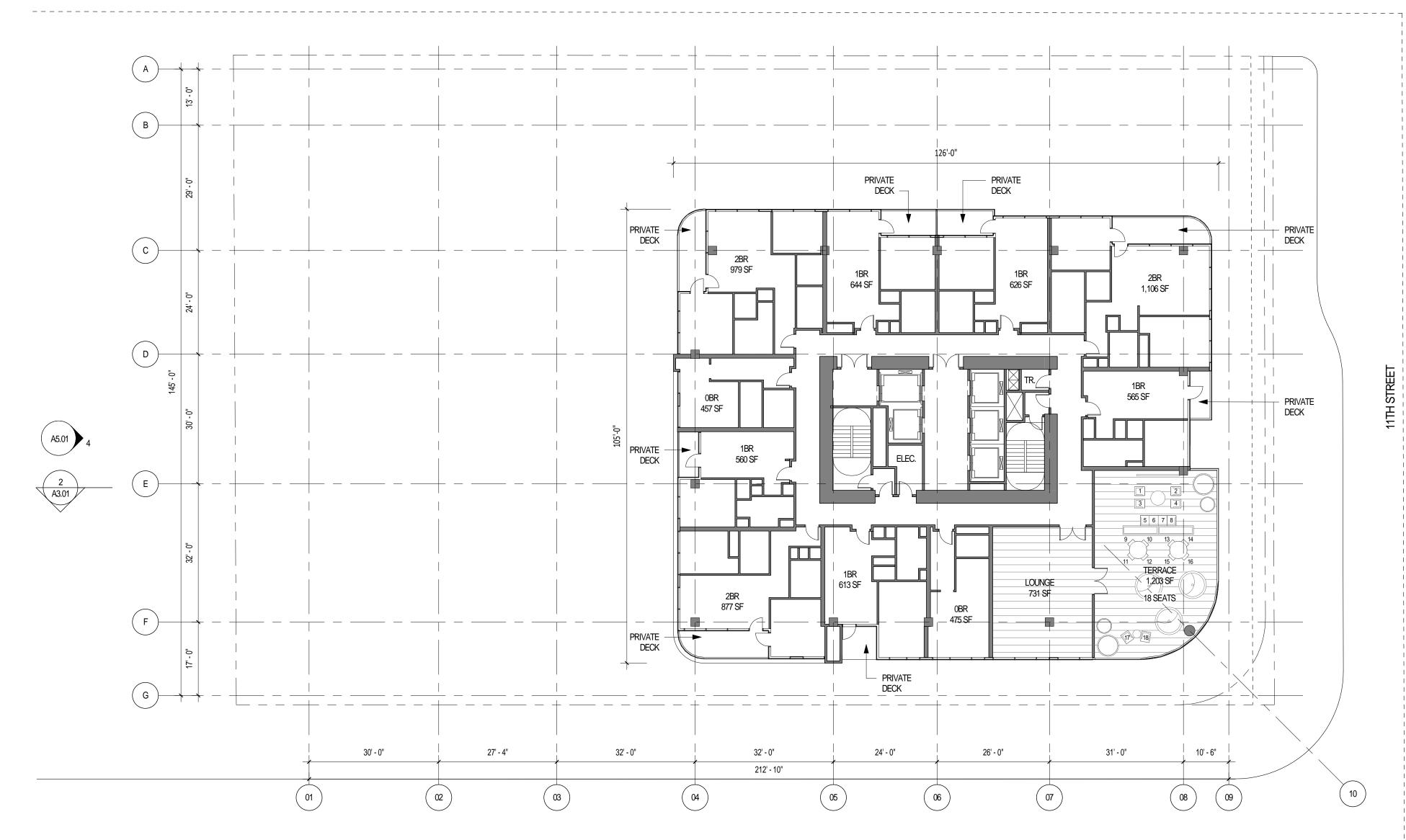
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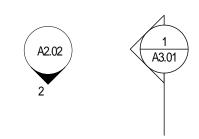
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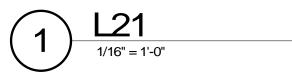




### MARGO STREET

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OPEN SPACE, LEVEL 21		
PRIVATE OPEN SPACE	8 BALCONY @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)	COVERED OUTDOOR DECK COUNTED AS INDOOR SPACE	1,934 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02

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CallisonRTKL Project No: 040-170198.00

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

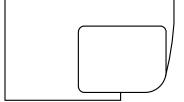
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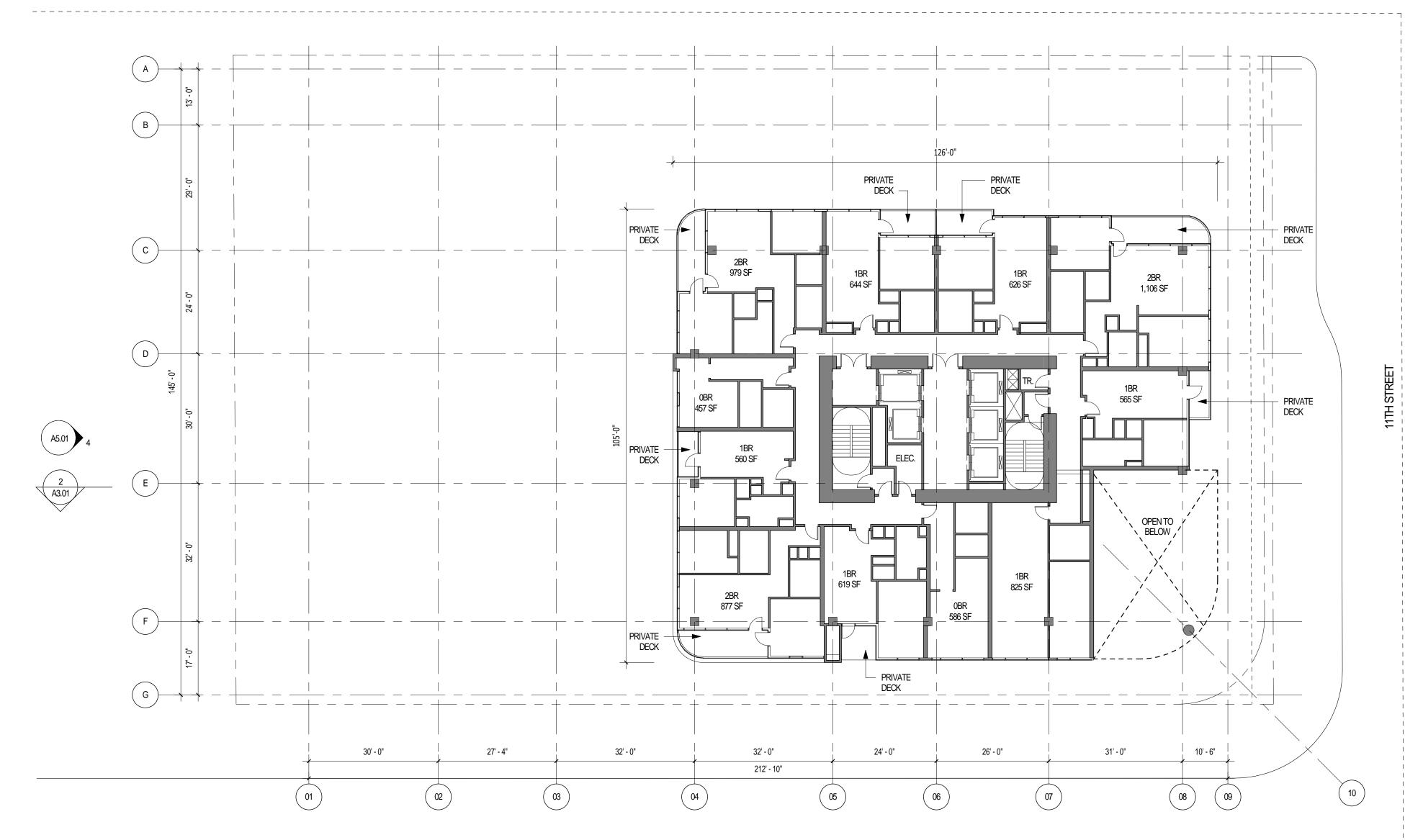
SITE PLAN REVIEW
SITE PLAN REVIEW #2
SITE PLAN REVIEW #3

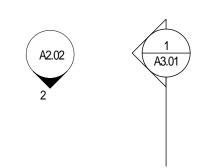


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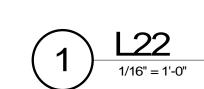




MARGO STREET



A2.03



OPEN SPACE, LEVEL 22		
PRIVATE OPEN SPACE	8 BALCONY @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02

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CallisonRTKL Project No: 040-170198.00

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### ar Jth d tie C, 0 E

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

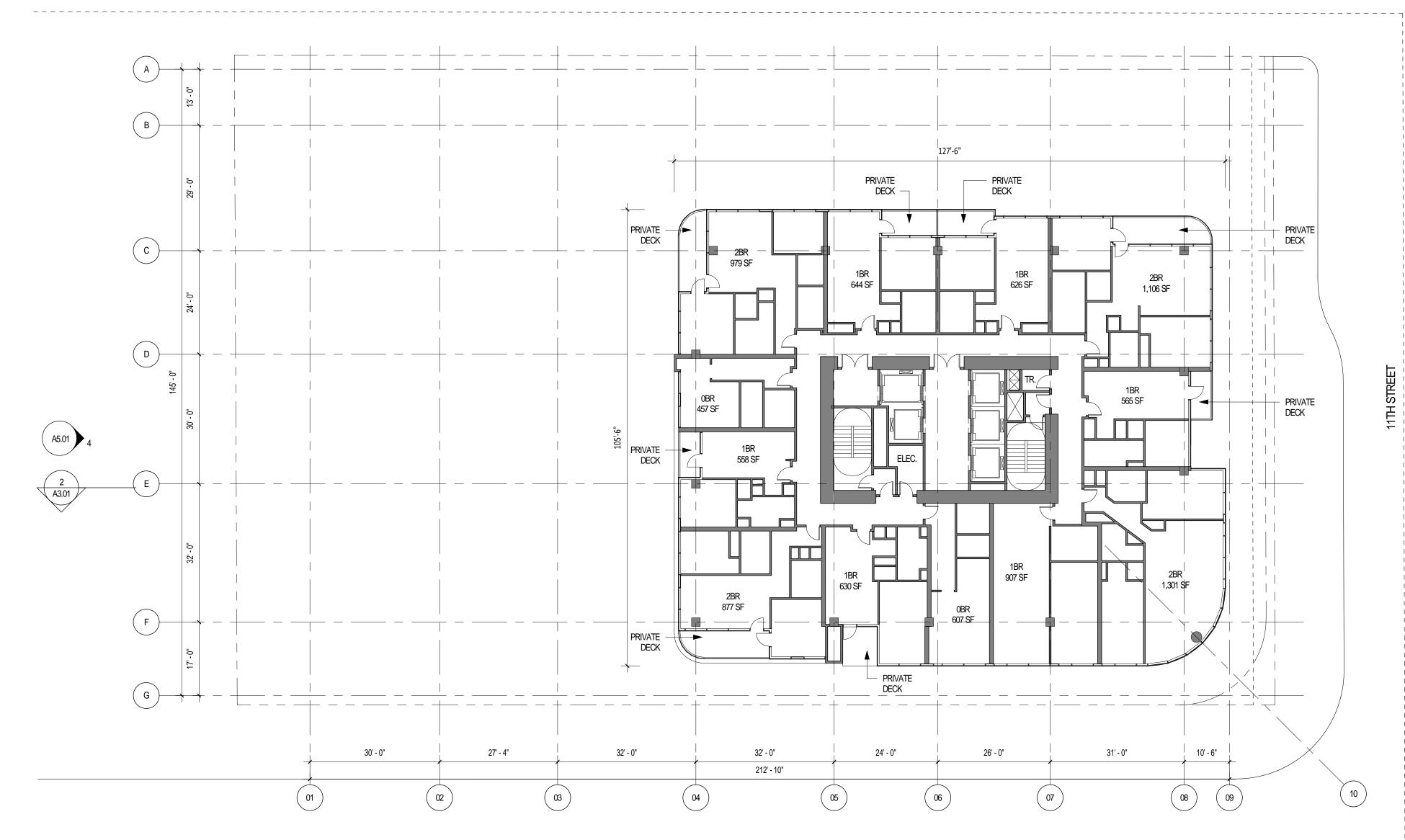
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11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

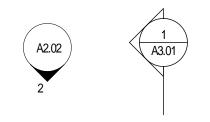


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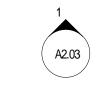
NOT FOR CONSTRUCTION A1.12

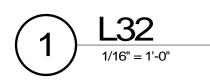




### MARGO STREET







OPEN SPACE, LEVEL 32		
PRIVATE OPEN SPACE	8 BALCONY @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR) 0 SF		

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02



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CallisonRTKL Project No: 040-170198.00

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

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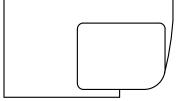
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SITE PLAN REVIEW #2
SITE PLAN REVIEW #3



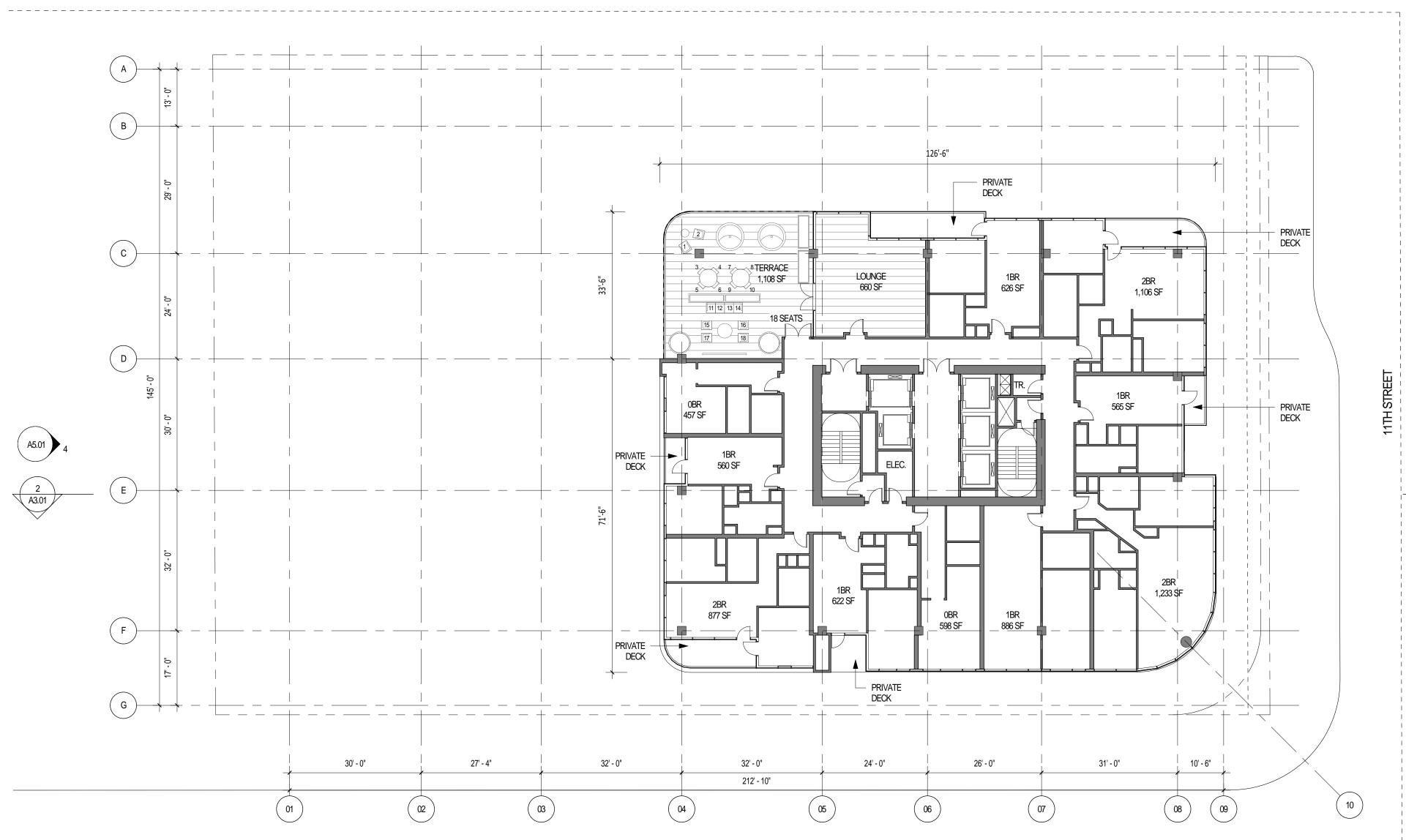
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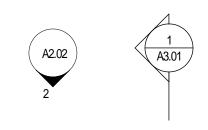
A1.13





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### MARGO STREET

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A2.03



OPEN SPACE, LEVEL 41			
PRIVATE OPEN SPACE	6 BALCONY @ 50 SF/ EACH	300 SF	
COMMON OPEN SPACE (INDOOR)	COVERED OUTDOOR DECK COUNTED AS INDOOR SPACE	1,768 SF	
COMMON OPEN SPACE (OUTDOOR) 0 SF			

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02

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CallisonRTKL Project No: 040-170198.00

Consultant

# DTLA South Park Properties Site 2

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

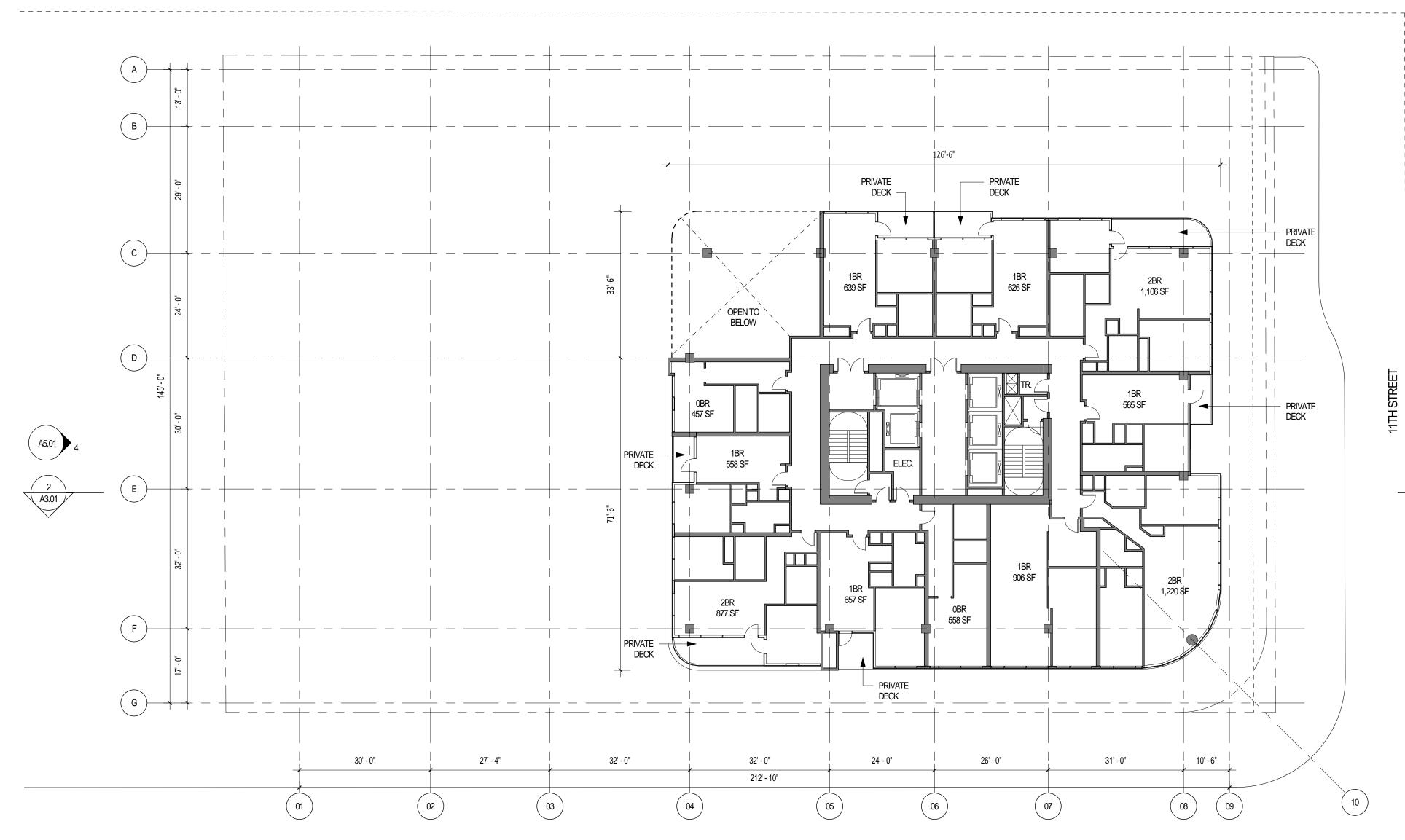
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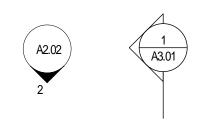


FLOOR PLAN -LEVEL 41

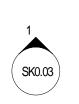
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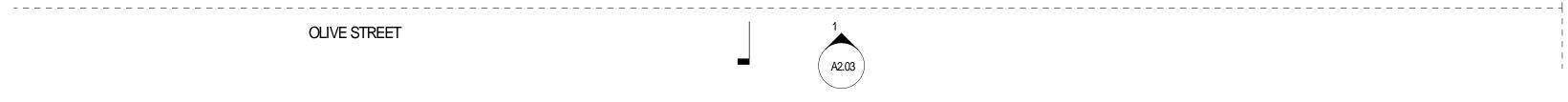
# NOT FOR CONSTRUCTION





### MARGO STREET







OPEN SPACE, LEVEL 42		
PRIVATE OPEN SPACE	7 BALCONIES @ 50 SF/ EACH	350 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR) 0 SF		

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02

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### ar **th** d tie C, 0 E

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

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11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

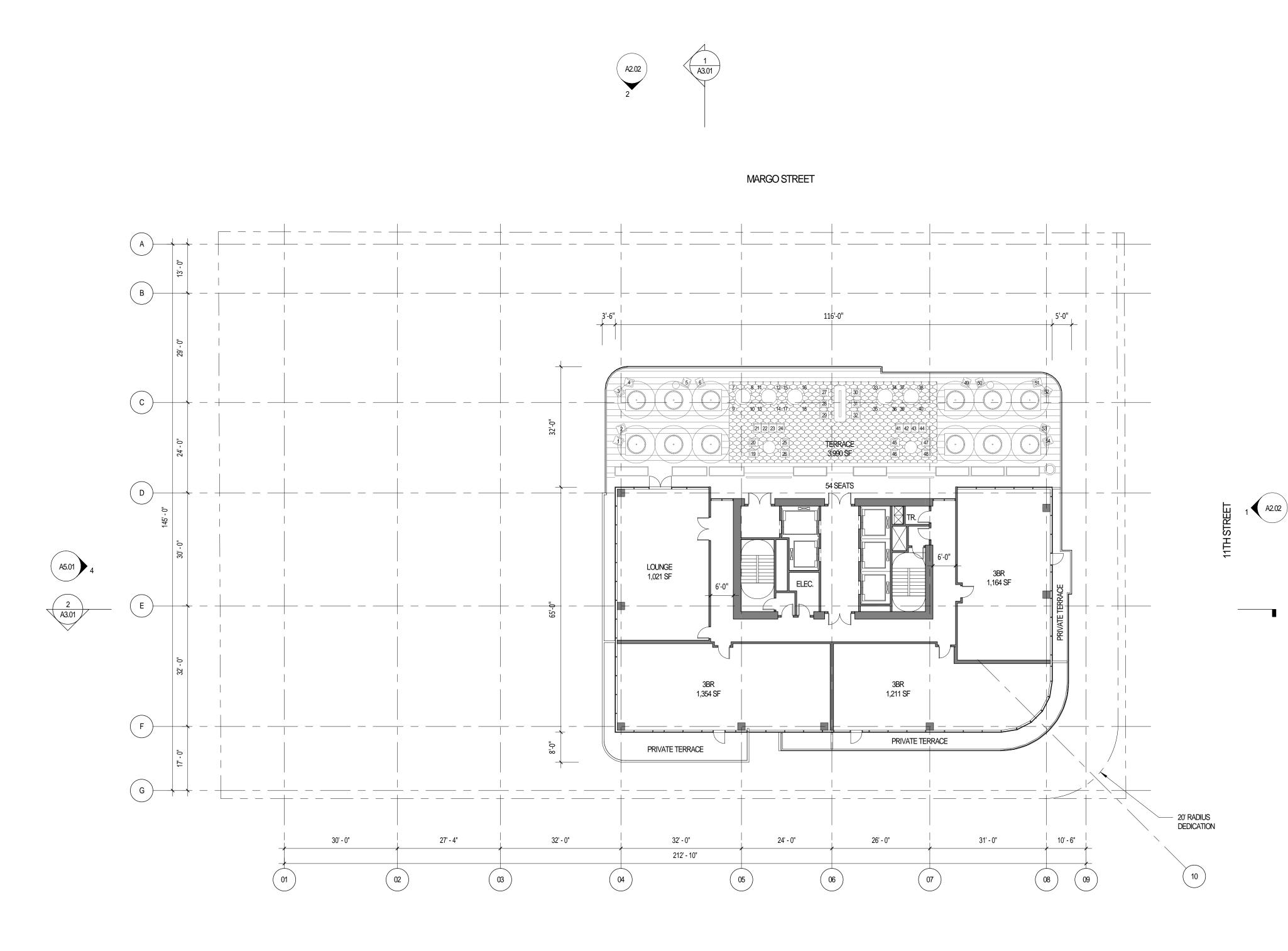


Sheet Identification

A1.15







SK0.03

A2.03

**L51** 1/16" = 1'-0" (1)

OPEN SPACE, LEVEL 51		
PRIVATE OPEN SPACE	3 BALCONIES @ 50 SF/ EACH	150 SF
COMMON OPEN SPACE (INDOOR)		1,021 SF
COMMON OPEN SPACE (OUTDOOR) 3,990 SF		

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES



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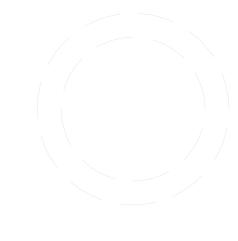
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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

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11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3
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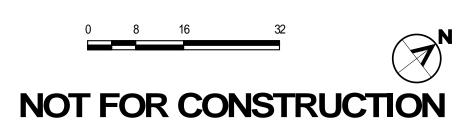


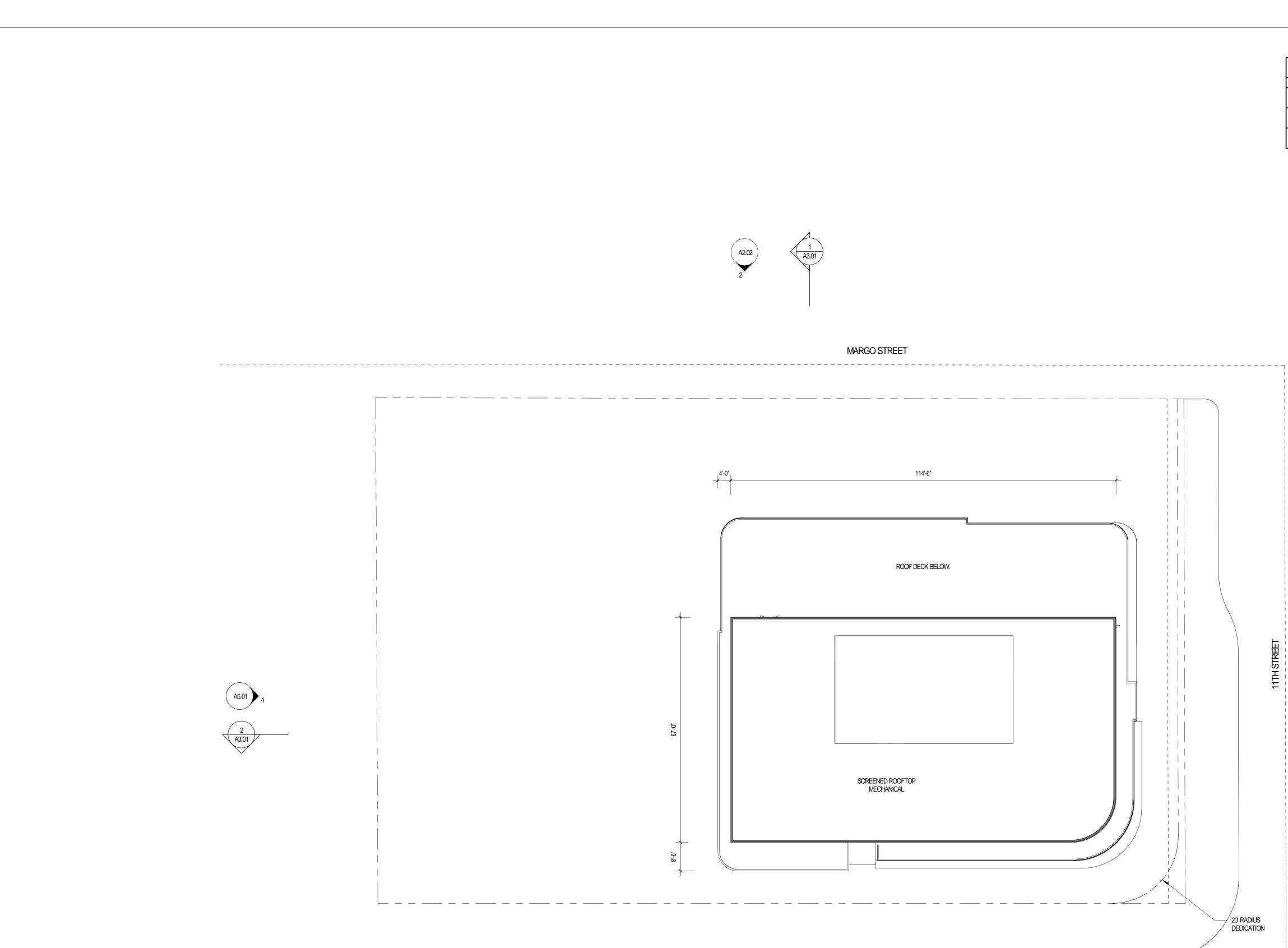
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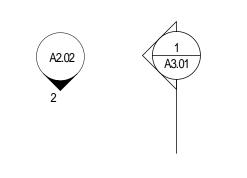




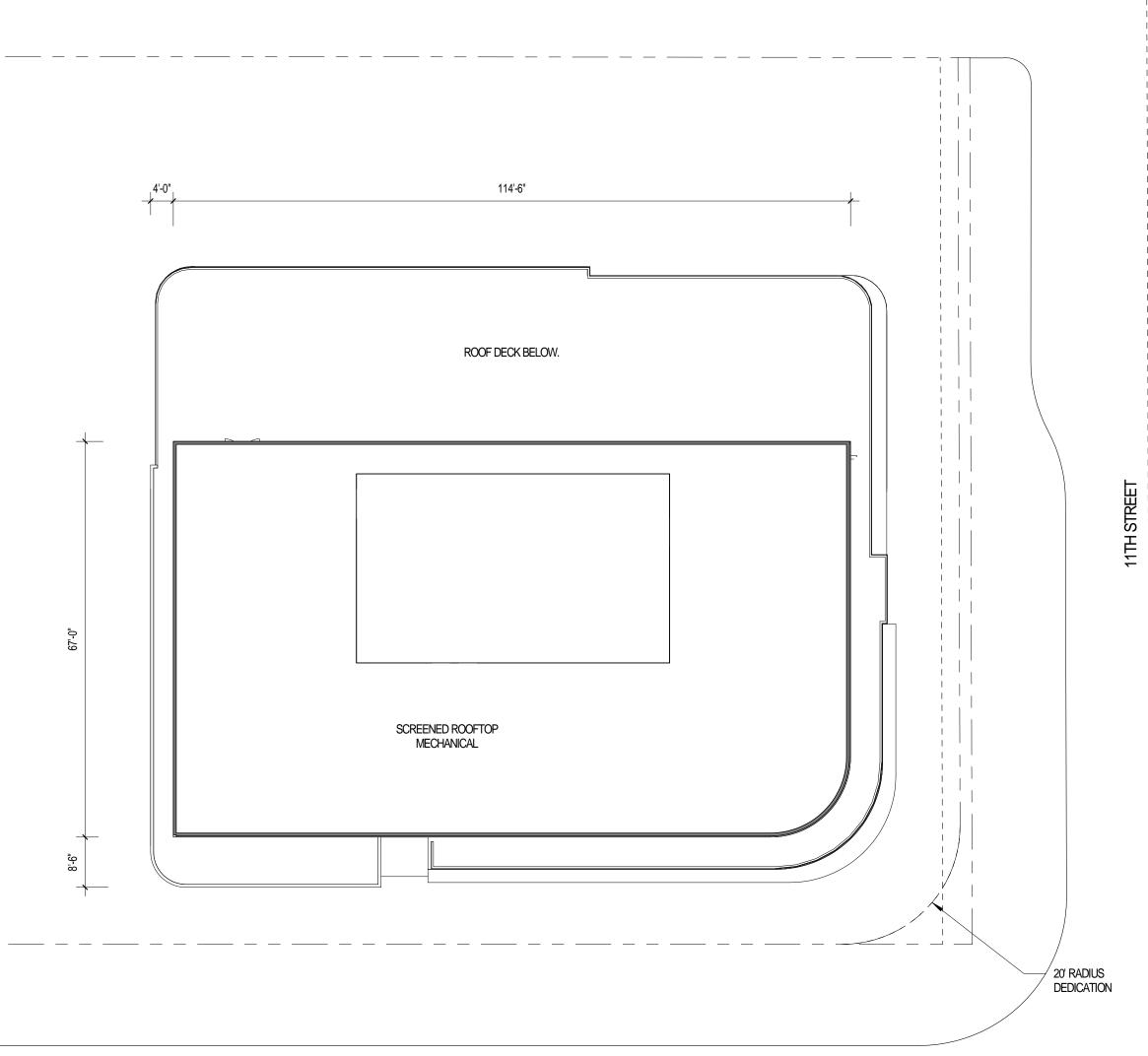
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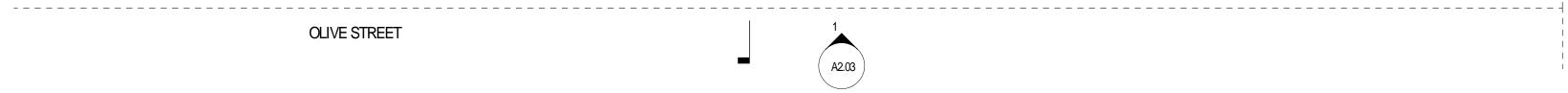


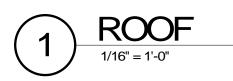




### MARGO STREET







OPEN SPACE, ROOF LEVEL			
PRIVATE OPEN SPACE	0 BALCONY @ 50 SF/ EACH	0 SF	
COMMON OPEN SPACE (INDOOR)		0 SF	
COMIMON OPEN SPACE (OUTDOOR) 0 SF			

PLEASE REFER TO LANDSCAPE DRAWINGS FOR OPEN SPACE, PLANTING, AND TREES

A2.02

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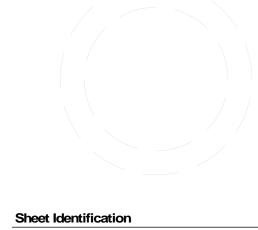
Consultant

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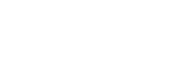
Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

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 09/10/20	SITE PLAN REVIEW #3
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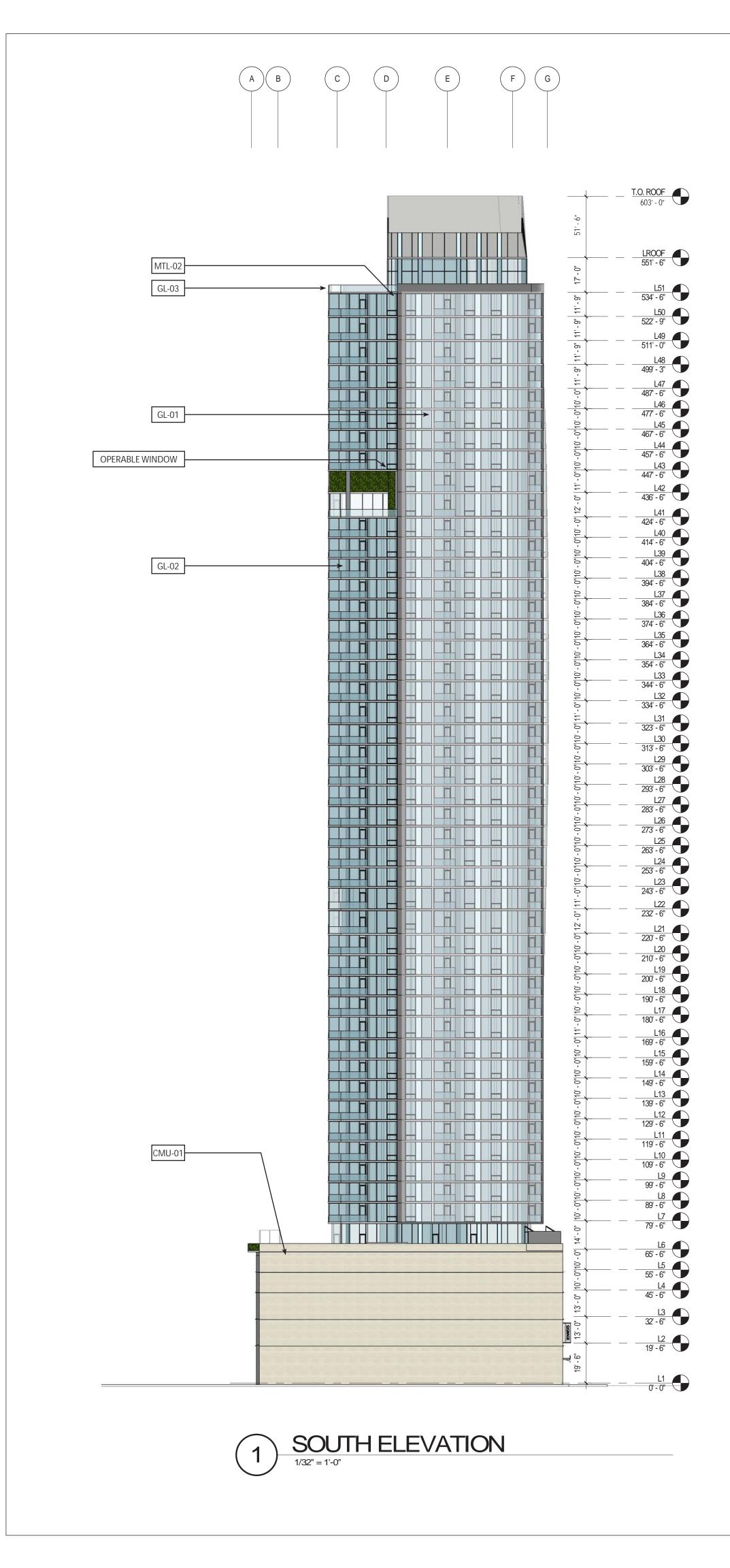


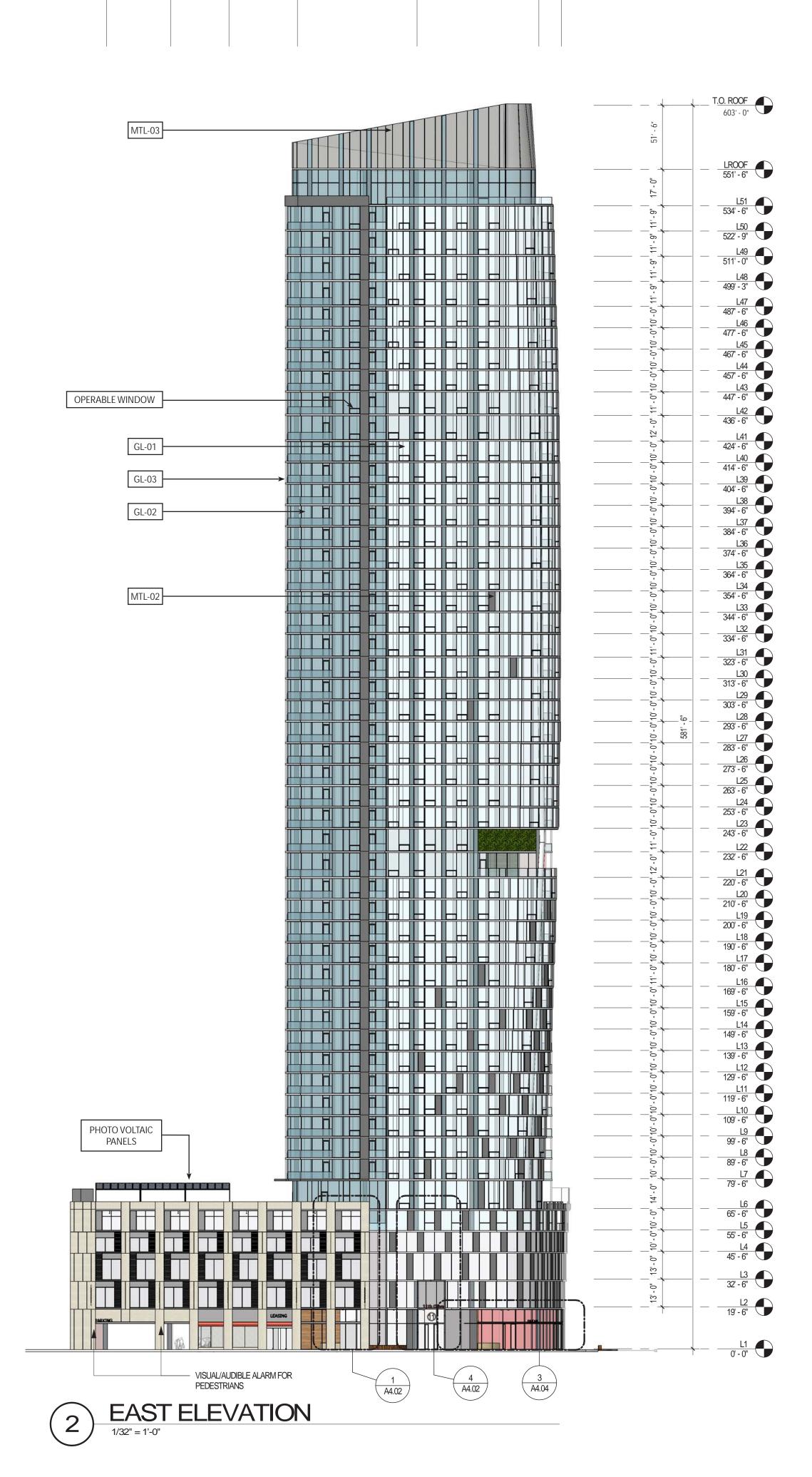




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	EXTERIOR MATERIAL LEGEND
CODE	DESCRIPTION
	·
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY
ST-01	CONCRETE, NATURAL FINISH
ST-02	STONE

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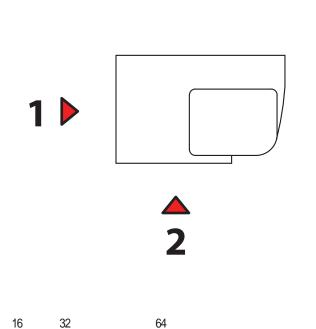


Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

 05/04/18	SITE PLAN REVIEW
 11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

Seal

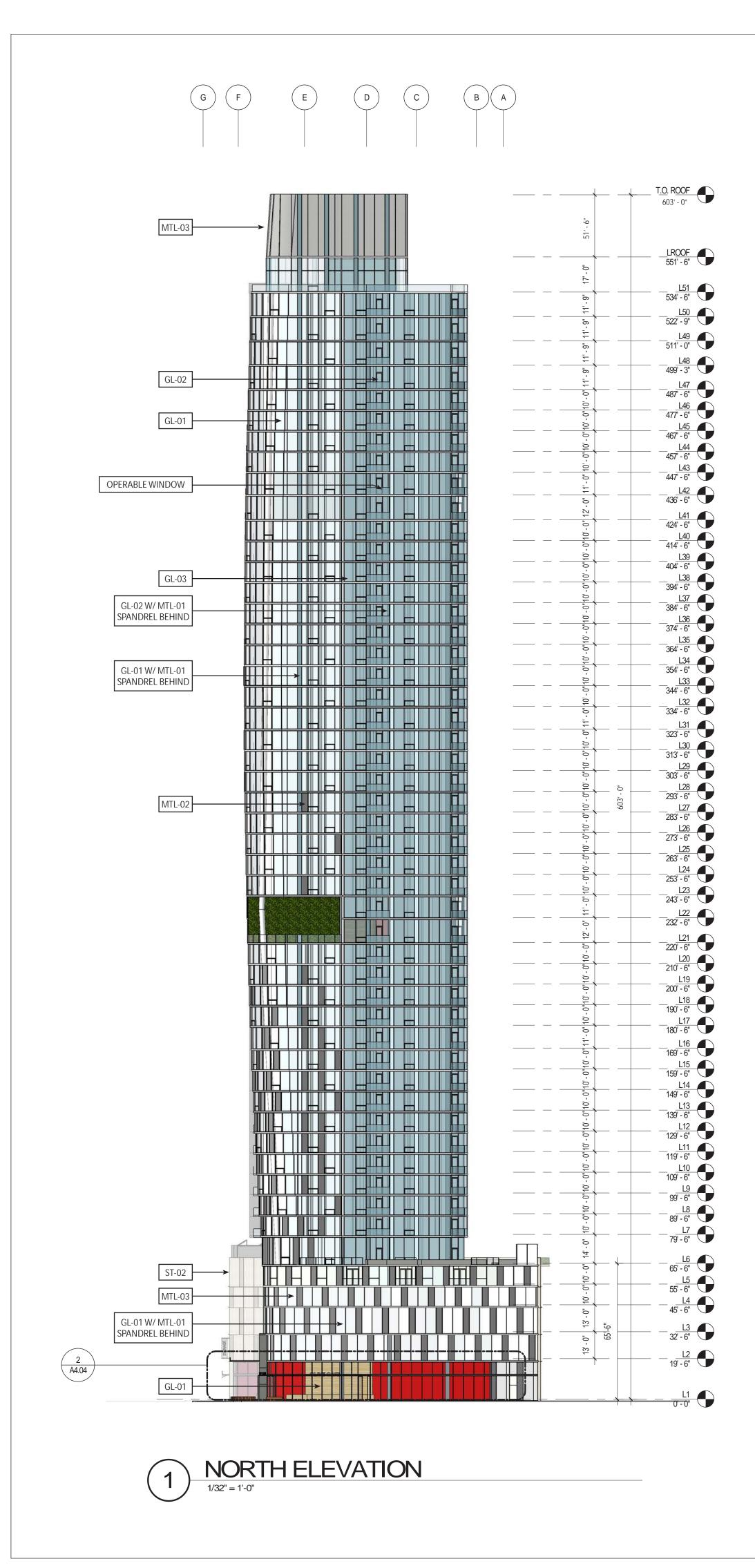


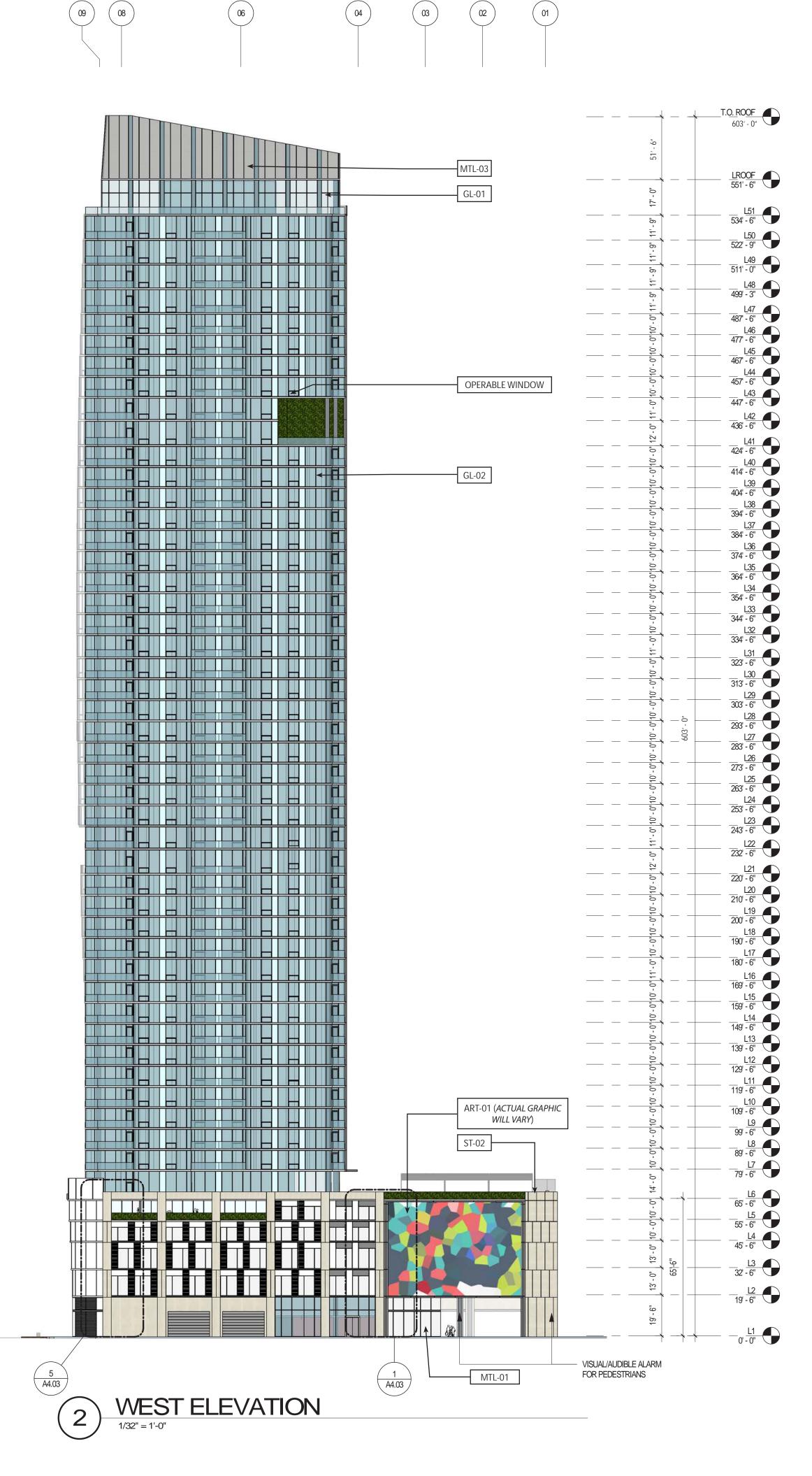
KEY PLAN



A2.01

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EXTERIOR MATERIAL LEGEND				
CODE	DESCRIPTION			
	·			
ART-01	MURAL			
CMU-01	CMU WALL, LIGHT GREY			
GL-01	VISION GLAZING, CLEAR			
GL-02	VISION GLAZING, TINTED			
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)			
GL-04	SPANDREL GLAZING			
MTL-01	METAL PANEL, SILVER			
MTL-02	METAL PANEL, GRAY			
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)			
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01			
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY			
ST-01	CONCRETE, NATURAL FINISH			
ST-02	STONE			

# 

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CallisonRTKL Project No: 040-170198.00

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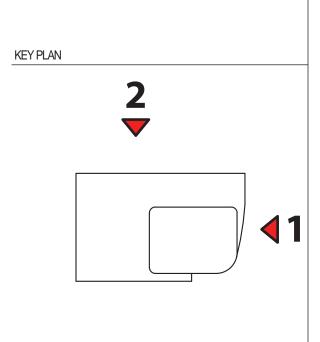


Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

Seal

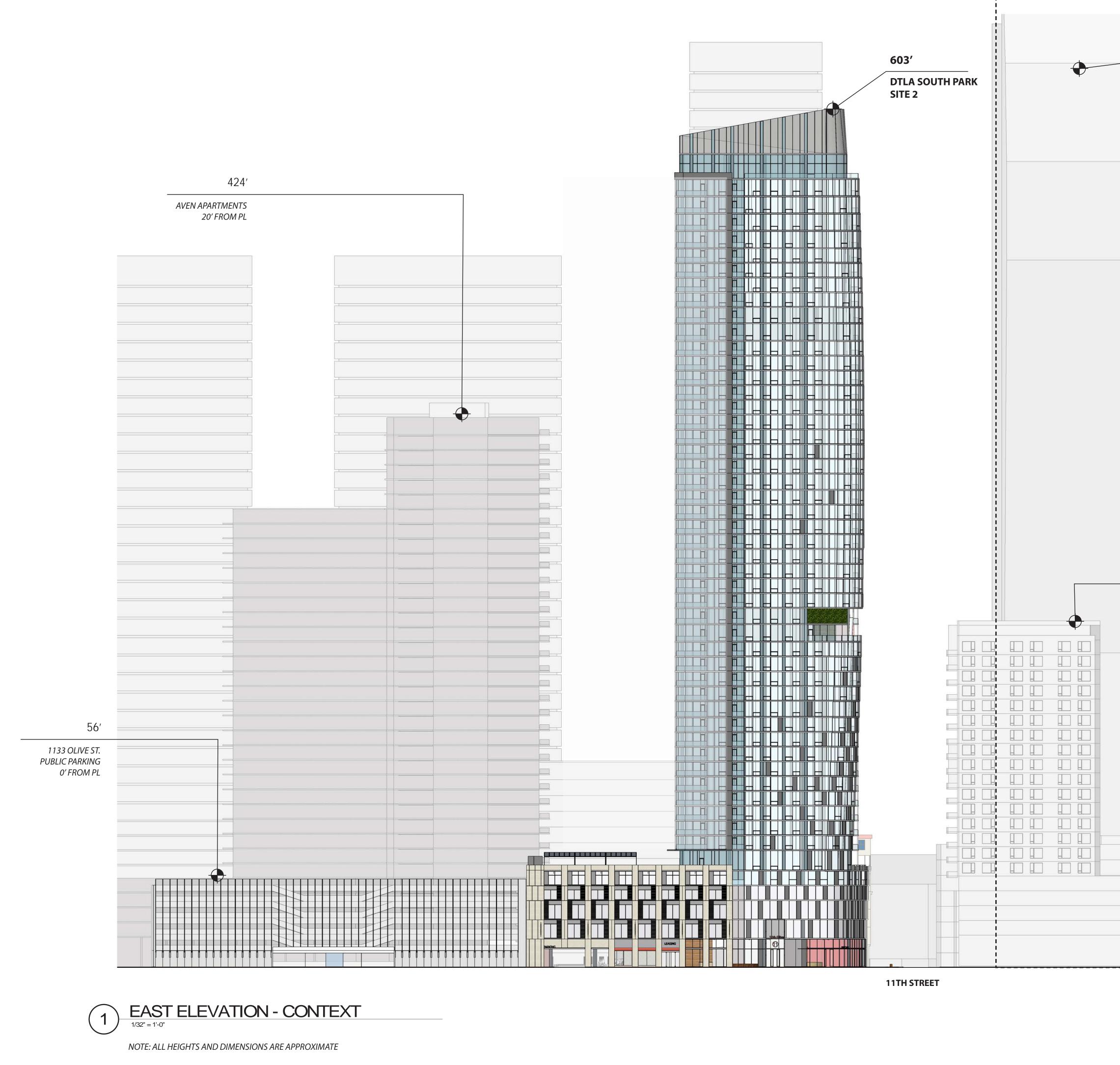


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A2.02



	810' FUTURE 'CRESCENT HEIGHTS' TOWER 70' FROM PL
235' 7EN50 70' FROM PL	

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

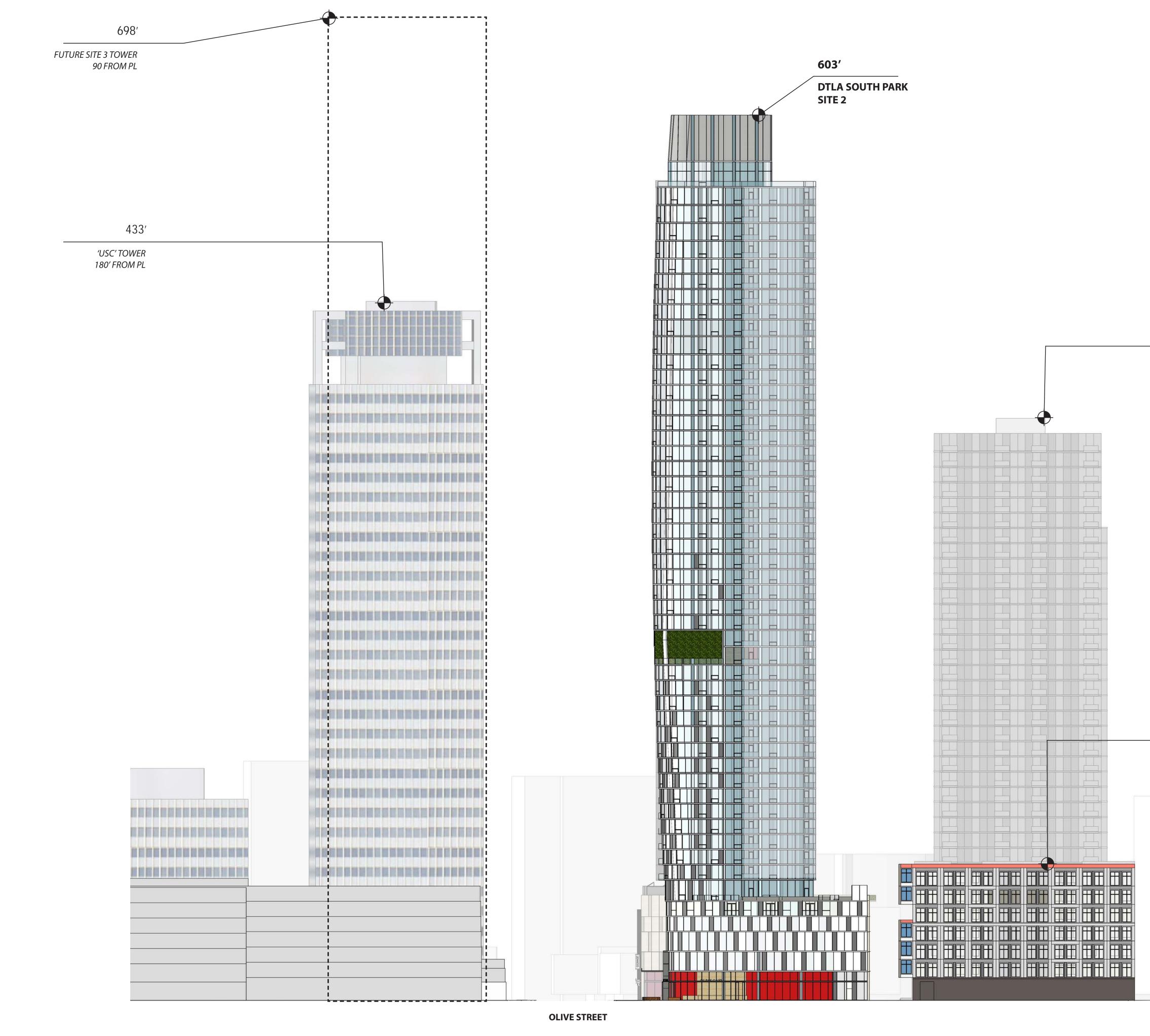
### Issue Drawing Log

 05/04/18	SITE PLAN REVIEW
 11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3



A2.03

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	NORTH ELEVATION - CONTEXT
/	1/32" = 1'-0"

NOTE: ALL HEIGHTS AND DIMENSIONS ARE APPROXIMATE

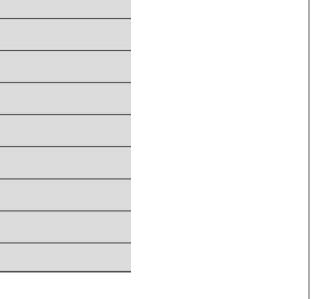
424′

AVEN APARTMENTS 20′ FROM PL



GRAND LOFTS 20' FROM PL

#### **GRAND AVE**



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## 

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3
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CONTEXT **ELEVATIONS** 







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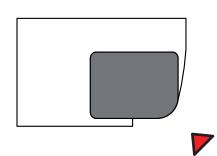
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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

05/04/18	3 SITE PLAN REVIEW
11/01/19	9 SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

KEY PLAN



RENDERING

Sheet Identification







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# DTLA South Park Properties Site 2

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#### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

Seal



Sheet Identification

#### RENDERING



A2.06

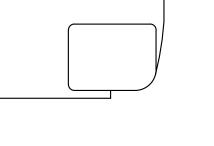






## NOT FOR CONSTRUCTION

KEY PLAN



RENDERING

Sheet Identification

A2.07



Issue Drawing Log				
05/04/18 SITE F	PLAN REVIEW			
11/01/19 SITE F	PLAN REVIEW #2			
09/10/20 SITE F	PLAN REVIEW #3			

# MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

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333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

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**1** RETAIL PLAZA

- 2 LOBBY
- 3 MAIL ROOM
- 4 LEASING BOUTIQUE
- 5 PARKING ENTRANCE
- 6 PEDESTRIAN CONNECTION TO SOUTH PARK COMMONS

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

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 05/04/18	SITE PLAN REVIEW
 11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3



Sheet Identification

A2.08

RENDERING



KEY PLAN

BUILDING SECTION A 1/32" = 1'-0"

	603' - 0"				I 		
-	1 2005	51' - 6*				MEP	
	LROOF 551' - 6"				UNIT	LOUNGE	OUTDOOR DECK
	<u>L51</u> 534' - 6"						
	L50 522' - 9"	_ +		· _			
	L49 511' - 0"				UNIT		UNIT
	L48 499' - 3"						UNIT
	<u>L47</u> 487' - 6"				UNIT		UNIT
	<u>L46</u> 477' - 6"	)"					UNIT
	L45 467' - 6"	0"			UNIT		UNIT
	L44 457' - 6"	- 0"			UNIT		
	L43 447' - 6"	11'- 0"		· _	UNIT		UNIT
	L42 436' - 6"	12'- 0"					OUTDOOR LOUNGE
)-	L41 424' - 6"	10'- 0"			UNIT		UNIT
	L40 414' - 6"	10' - 0"		- +	UNIT		UNIT
	L39 404' - 6"	10'- 0"			UNIT		UNIT
	L38 394' - 6" L37	10'- 0"			UNIT		UNIT
	L37 384' - 6" L36				UNIT		UNIT
	L36 374' - 6" L35 364' - 6"	10' - 0"		Ī	UNIT		UNIT
	364' - 6" L34 354' - 6"			Ī	UNIT		UNIT
	354' - 6" <u>L33</u> 344' - 6"	0, - 0, - 0,	_		UNIT		UNIT
	<u>L32</u> 334' - 6"	0, - 0, - 0, 0, 0, 0, 0, 0, 0, 0, 0,			UNIT		UNIT
	L31 323' - 6"	10' - 0"	537' - 6"				UNIT
	L30 313' - 6"	10, - 0 <b>-</b> - 10,	کن 		UNIT		
	L29 303' - 6"				UNIT		UNIT
	L28 293' - 6"				UNIT		UNIT
	L27 283' - 6" L26				UNIT		UNIT
	L26 273' - 6" L25 263' - 6"	0-		Ī	UNIT		UNIT
	263' - 6" <u>L24</u> 253' - 6"	10'-0" 663' -			UNIT		UNIT
	253' - 6" <u>L23</u> 243' - 6"				UNIT		UNIT
	<u>L22</u> 232' - 6"				UNIT		UNIT
	<u>L21</u> 220' - 6"				UNIT		UNIT
	<u>L20</u> 210' - 6"	0, 10, -0			UNIT		UNIT
	L19 200' - 6"	10'- 0"		· _			
	L18 190' - 6"	10' - 0"			UNIT		UNIT
	L17 180' - 6"				UNIT		UNIT
	L16 169' - 6"	10'- 0"			UNIT		UNIT
	L15 159' - 6" I 14				UNIT		UNIT
2	L14 149' - 6" L13				UNIT		UNIT
ノ	L13 139' - 6" L12 129' - 6"			Ī	UNIT		UNIT
	129' - 6" <u>L11</u> 119' - 6"			ļ	UNIT		UNIT
	119' - 6" <u>L10</u> 109' - 6"	0"			UNIT		UNIT
	<u>L9</u> 99' - 6"	- 0"					UNIT
	<u>L8</u> 89' - 6"	10' - 0"					
	L7 79' - 6"	_ +					
	<u>L6</u> 65' - 6"	- 0" - 14' - 0"		II	FITNESS		DECK
	L5 55' - 6"	10' - 0"			FITNESS		UNIT
	L4 45' - 6"						
	L3 32' - 6"	_ +	e				PARKING
	L2 19' - 6"						PARKING
		19' - 6"					RETAIL, LOBBY, PARKING & MEP
	L1 0' - 0"	100"	_  _ + +=				PARKING
	B1 -10' - 0" B2	10'-0"	+ _ +				PARKING
	B2 -20' - 0" B3	10'- 0"	08			,	PARKING
	B3 -30' - 0" B4						PARKING
ノ	B4 -40' - 0" B5 -50' - 0"						PARKING
ノ	-50' - 0" B6 -60' - 0"	10'- 0"					PARKING

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**BUILDING SECTION B** 1/32" = 1'-0"

51' - 6"		Γ			
LROOF		MEP	MEP		
17' - 0"		UNIT		UNIT	
<u>L51</u> 534'-6" <u></u>	<u> </u>				
L50 522' - 9" - 522' - 9"	·			UNIT	
	· · · · · · · · · · · · · · · · · · ·			++	
2 511 - 0" <u>L48</u> 499' - 3" <u></u>		UNIT			
L47 🗧	·	UNIT		UNIT	
Ì46 <sup>♀</sup>	·	UNIT			
_L45 <sup>°</sup>	·				
L44 <sup>°</sup> e	·	UNIT			
L43 <sup>10</sup>	·	UNIT		++	
	·	UNIT		UNIT	
L41 <sup>-</sup> 2	·			UNIT	
_L40 <sup>°</sup>	<u> </u>	UNIT		UNIT	
<sup></sup>	<u> </u>				
L38 <sup>i0</sup>	·				
L37 384'-6" ₽	·				
L36 <sup>2</sup>	<u> </u>	UNIT			
L35 <sup>2</sup>	<u> </u>	UNIT			
L34 <sup>2</sup>		UNIT		UNIT	
L33 344' - 6"	·	UNIT		UNIT	
	<u> </u>	UNIT		UNIT	
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		UNIT		UNIT	
L30 313'-6"	·	UNIT		UNIT	
L29	·	UNIT		UNIT	
303' - 6" <u>ل28</u> 293' - 6" <u>م</u> <u>م</u>	0, - 0, - 0, - 0, - 0, - 0, - 0, - 0, -	UNIT		UNIT	
	<u> </u>	UNIT		UNIT	
283'-6" -0 <u>L26</u> -0 273'-6" -0 <u>L25</u> -0	·	UNIT		UNIT	
L25 263'-6" L24	·	UNIT		UNIT	
253'-6" <sub>-</sub>	·	UNIT		UNIT	
/ 243'-6" ːਙੵ	·	OUTDOOR		UNIT	
/ 232'-6" 👼	·	LOUNGE		UNIT	
220'-6" -	·	UNIT	<u> </u>	UNIT	
		UNIT		UNIT	
210' - 6" <u>L19</u> <u>200' - 6"</u> <u>190' - 6"</u> <u>190' - 6"</u> <u>10</u> - 01	·	UNIT		UNIT	
L18 190' - 6" L17	·	UNIT		UNIT	
400 0		UNIT		UNIT	
ل 180 - 6" المرابع <u>L16</u> - <sup></sup> 169' - 6" - م <u>L15</u>		UNIT		UNIT	
/ 159'-6" ్- I 14 <sup>[</sup> 은		UNIT		UNIT	
149'-6" e		UNIT		UNIT	
L13 139'-6" <sup>0</sup> L12		UNIT		UNIT	
129'-6" 。 L11 。		UNIT		UNIT	
/ 119'-6" ్ L10 <sup>은</sup>		UNIT		UNIT	
_L9 <sup>2</sup>		UNIT		UNIT	
	·	UNIT		UNIT	
89'-6" <u>L7</u> 79'-6"	<u> </u>	UNIT		UNIT	
4'-0		UNIT		LOUNGE	AMENITY DECK
<u>L6</u> 65'-6" <u></u> <sup>1</sup>	·	UNIT		MEP	
<u>55'-6"</u>		PARKING			PARKING
45'-6"		PARKING			PARKING
<u>L3</u> 32'-6" <u></u>	<u> </u>	PARKING			PARKING
<u>L2</u> <sup>½</sup>	·				
19' - 6"		RETAIL			LOADING
L1	· - + - +				
B1 -10' - 0"	·	PARKING			PARKING
B2 -20'-0"	·	PARKING			PARKING
B3 -30'-0" - <sup>-0</sup>	·	PARKING			PARKING
-40' - 0" -	·	PARKING			PARKING
B5 -50' - 0" - <sup>0</sup>	<b></b>	PARKING			PARKING

(2)

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Consultant

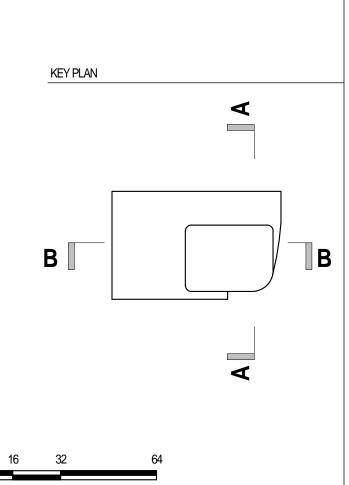
# DTLA South Park Properties Site 2

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

 05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

Seal

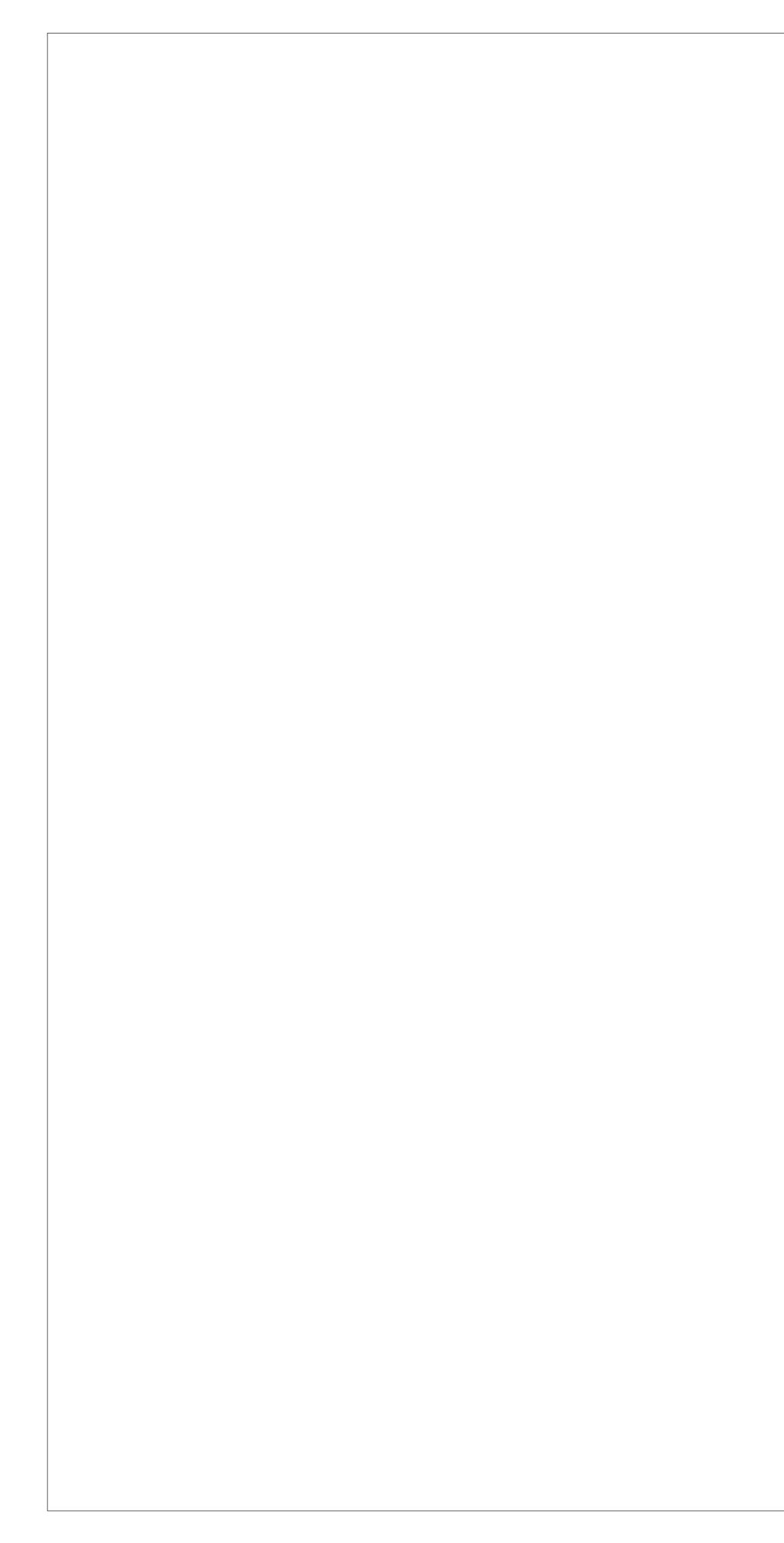


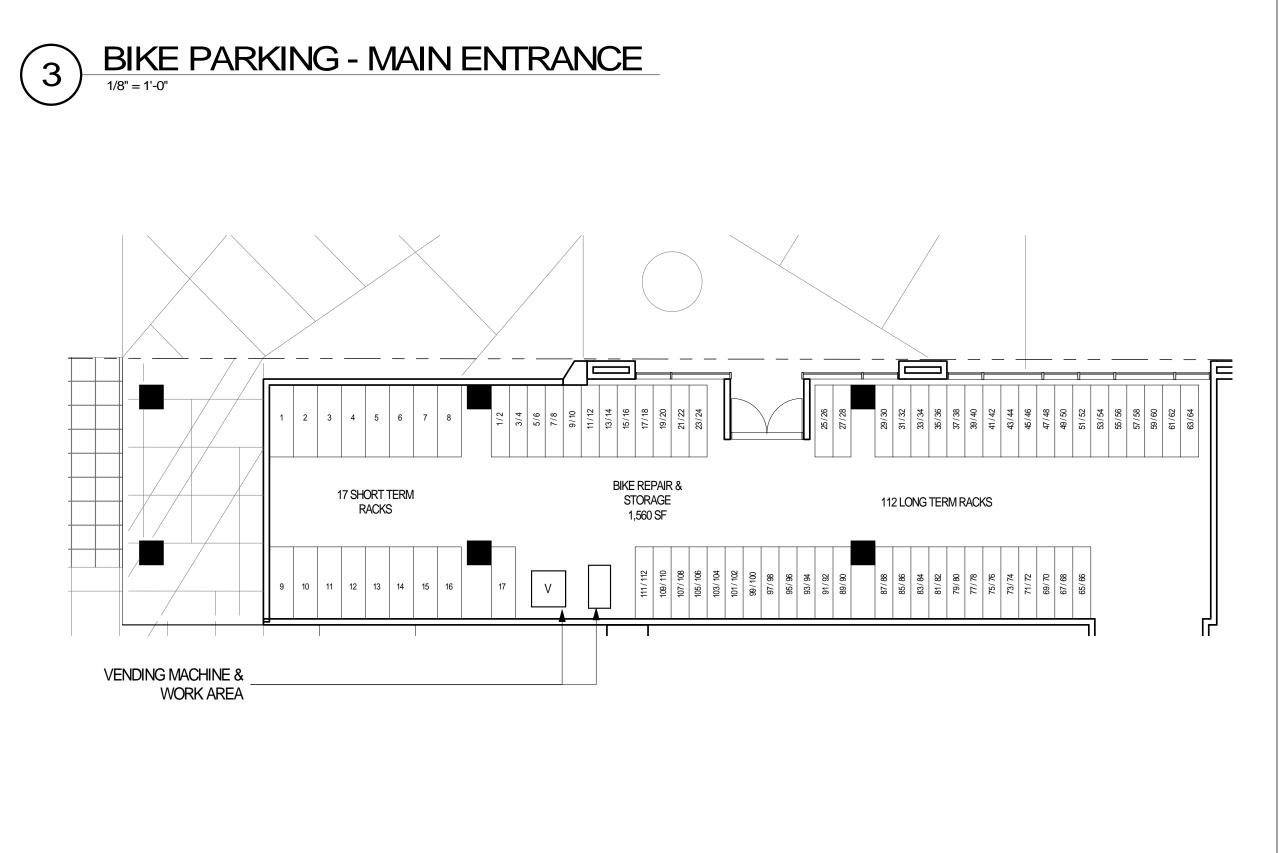


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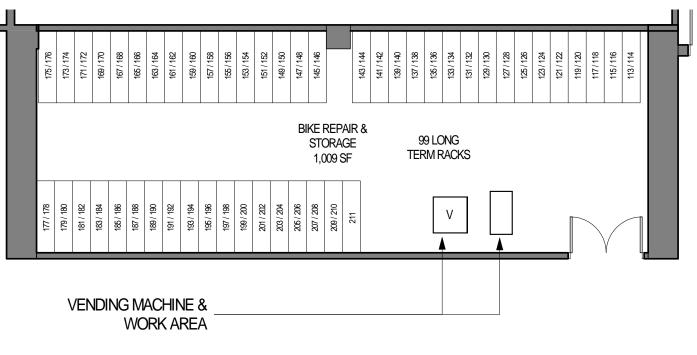
A3.01

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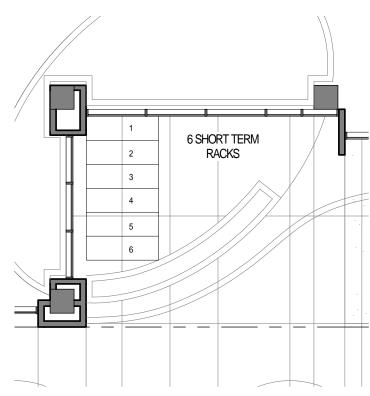


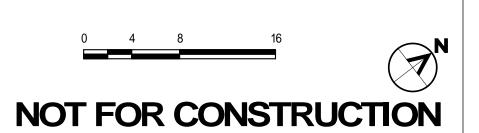












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# Park ite 2 Site South **Properties** 4 E

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

Issue	Drawing Log	
	05/04/18	S

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3

Sea

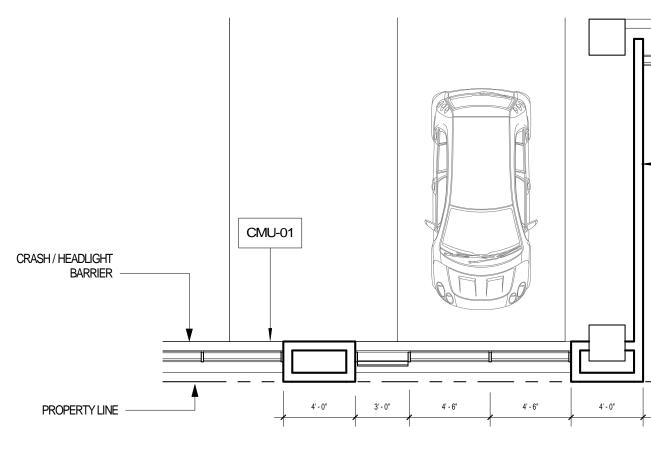


Sheet Identification

ENLARGED BIKE PARKING PLANS

A4.01

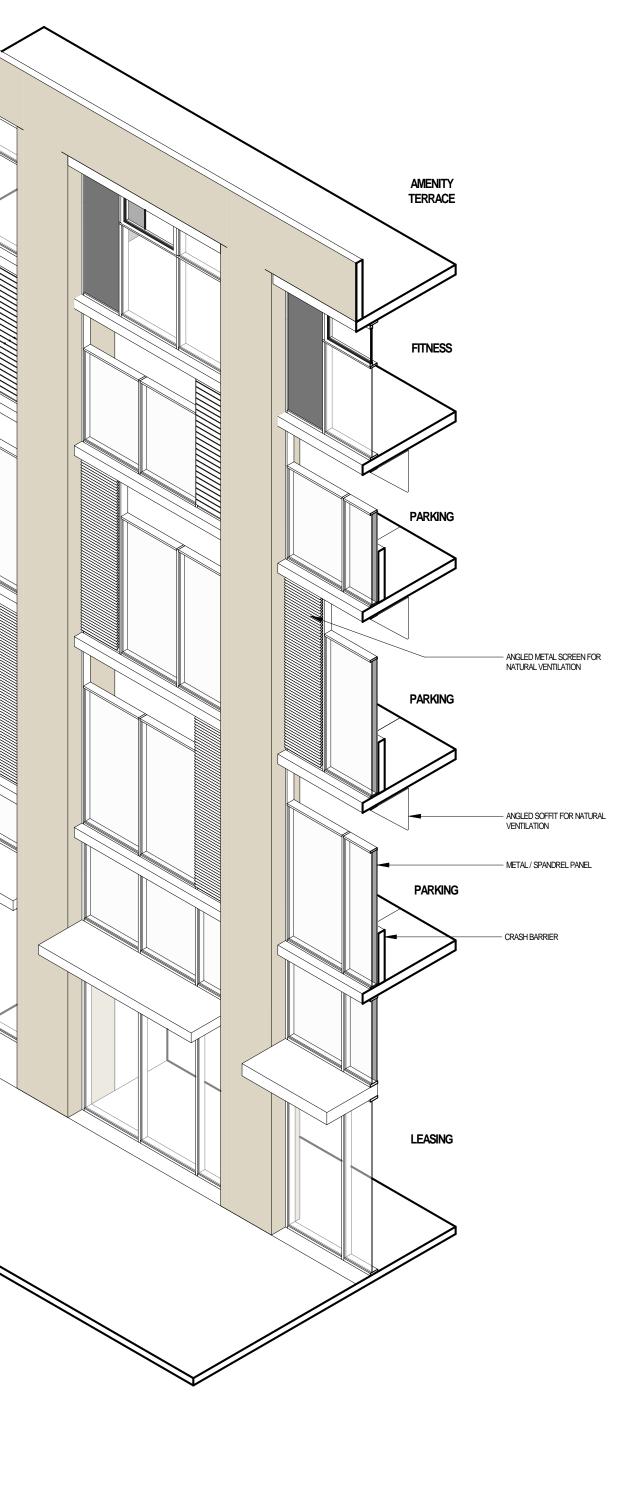






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EXTERIOR MATERIAL LEGEND			
CODE	DESCRIPTION		
	·		
ART-01	MURAL		
CMU-01	CMU WALL, LIGHT GREY		
GL-01	VISION GLAZING, CLEAR		
GL-02	VISION GLAZING, TINTED		
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)		
GL-04	SPANDREL GLAZING		
MTL-01	METAL PANEL, SILVER		
MTL-02	METAL PANEL, GRAY		
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)		
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01		
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY		
ST-01	CONCRETE, NATURAL FINISH		
ST-02	STONE		



TYP. PODIUM FACADE (OLIVE ST)



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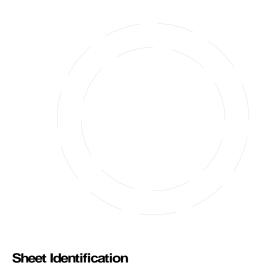
Consultant

# DTLA South Park Properties Site 2

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

Log	
/18 SITE	E PLAN REVIEW
/19   SITE	E PLAN REVIEW #2
/20 SITE	E PLAN REVIEW #3
	/19 SITE

Seal



TYPICAL PARKING FACADE DIAGRAMS -OLIVE STREET





	EXTERIOR MATERIAL LEGEND
CODE	DESCRIPTION
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER (CROWN ONLY)
MTL-04	METAL SCREEN, ANGLED LOUVRES, COLOR TO MATCH MTL-01
PC-01	PORTLAND CEMENT PLASTER, LIGHT GRAY
ST-01	CONCRETE, NATURAL FINISH
ST-02	STONE





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## Park N Site South **Tie** Prope ED

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3

Seal



**TYPICAL PARKING** FACADE **DIAGRAMS** -

MARGO STREET

A4.03





# 2. 3.

MARGO STREET



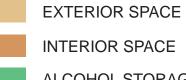
OLIVE STREET

#### CONDITIONAL USE PERMIT - BEVERAGE; SUMMARY TABLE

BUILDING	USE	BUILDING AREA	PATIO AREA	TYPE
SITE 2	RESTAURANT	4,178 SF	2,009 SF	47

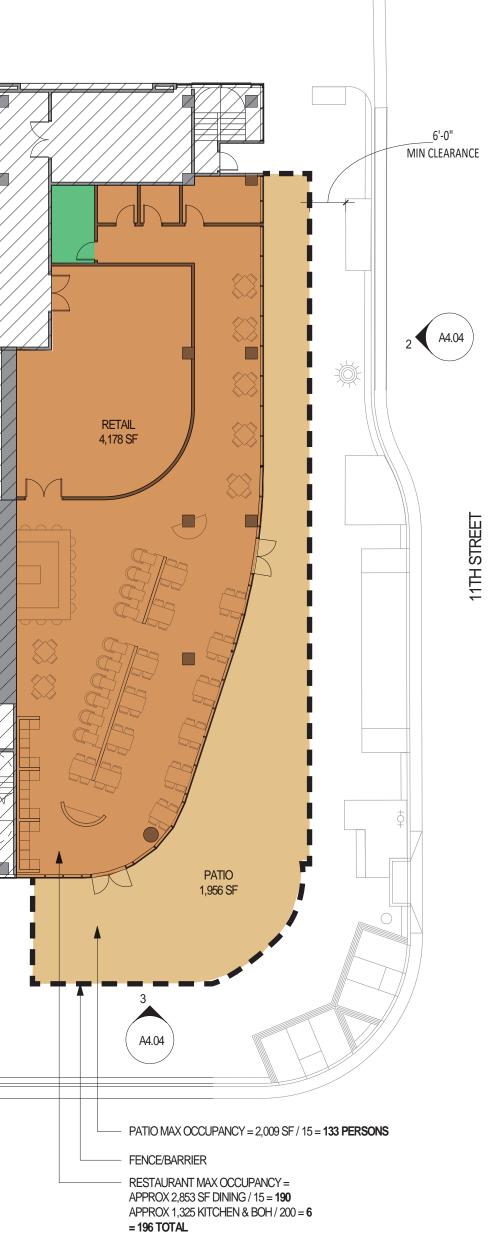
#### NOTES:

1. ALL LOCATIONS AND AREAS ARE APPROXIMATE AND MAY VARY ALL AREAS SHOWN ARE GROSS BUILDING AREA (GBA). RESTAURANT LAYOUT SHOWN FOR CONCEPT PURPOSES ONLY AND MAY CHANGE 4. ALL ALCOHOL FOR ON-SITE SALE ONLY



INTERIOR SPACE

ALCOHOL STORAGE



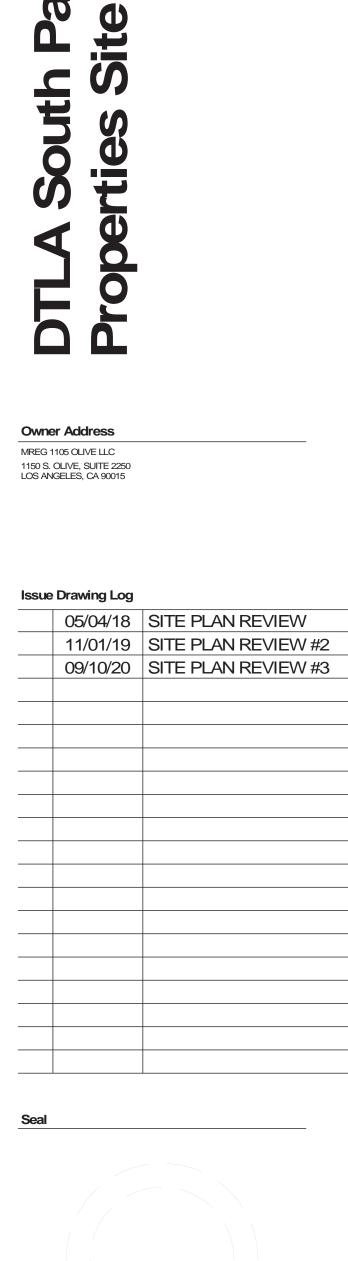
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CallisonRTKL Project No: 040-170198.00

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Park

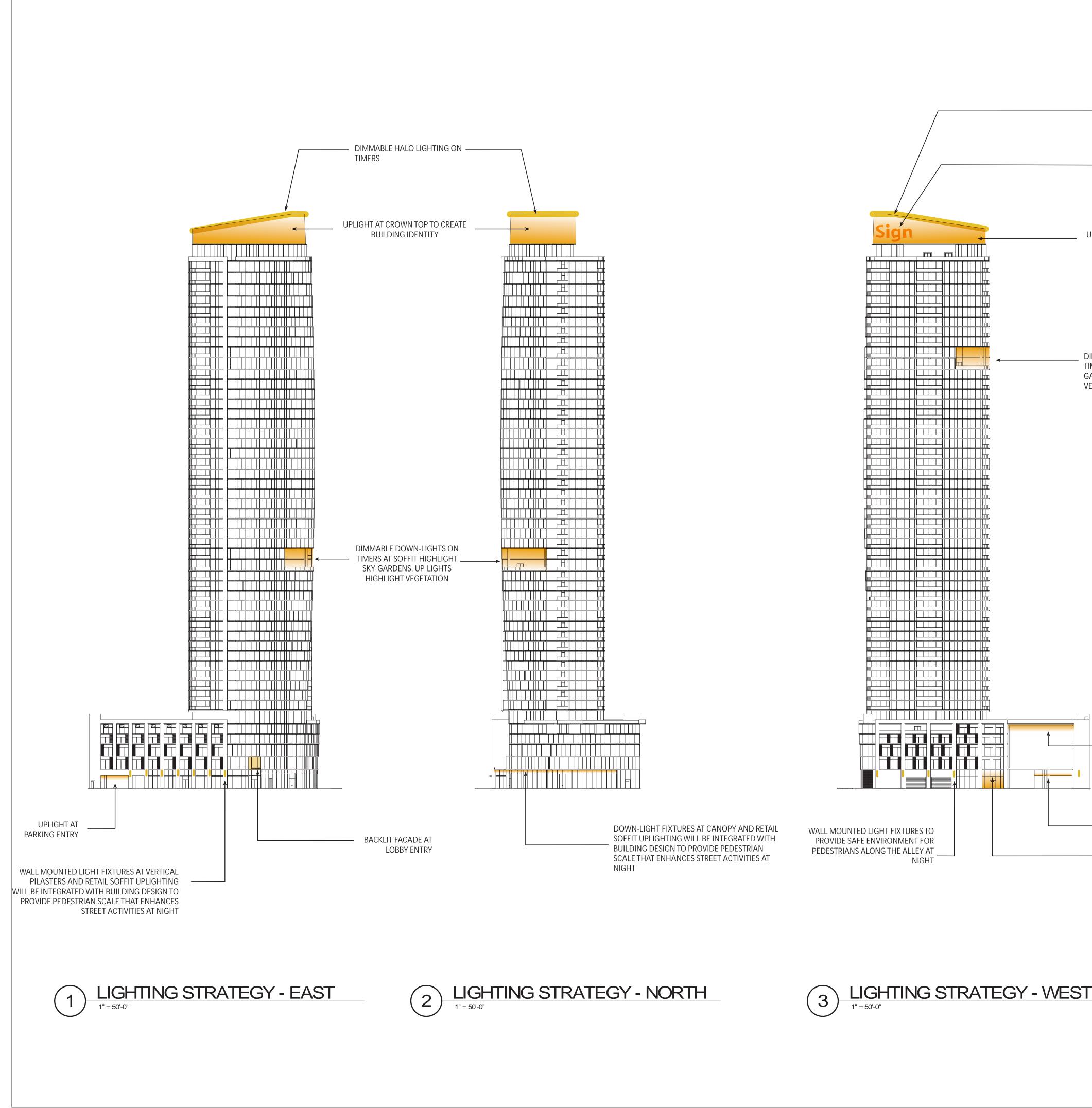
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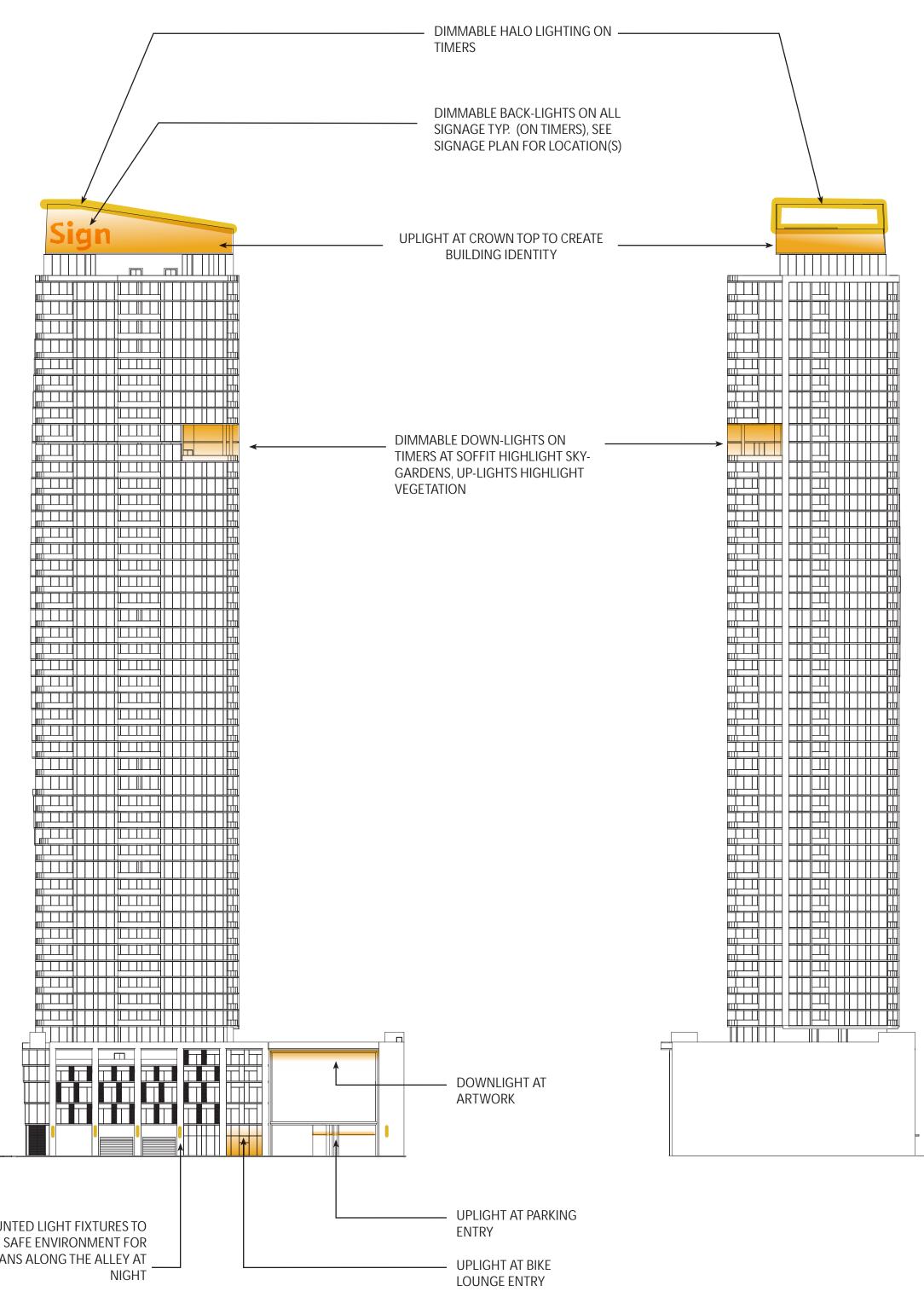


Sheet Identification **CUB EXHIBIT &** RETAIL **ELEVATIONS** 

**A4.04** 

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Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

 -	
05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
 09/10/20	SITE PLAN REVIEW #3



Sheet Identification LIGHTING **STRATEGY** 

A5.01



LIGHTING STRATEGY - SOUTH

1" = 50'-0"

4

## **CONTEXT ADJACENCIES**

The adjacent, new residential developments at 11th and Olive have a designed relationship to one another through the uniform MyFig improvements, consistent streetscape, and overall pedestrian experience.

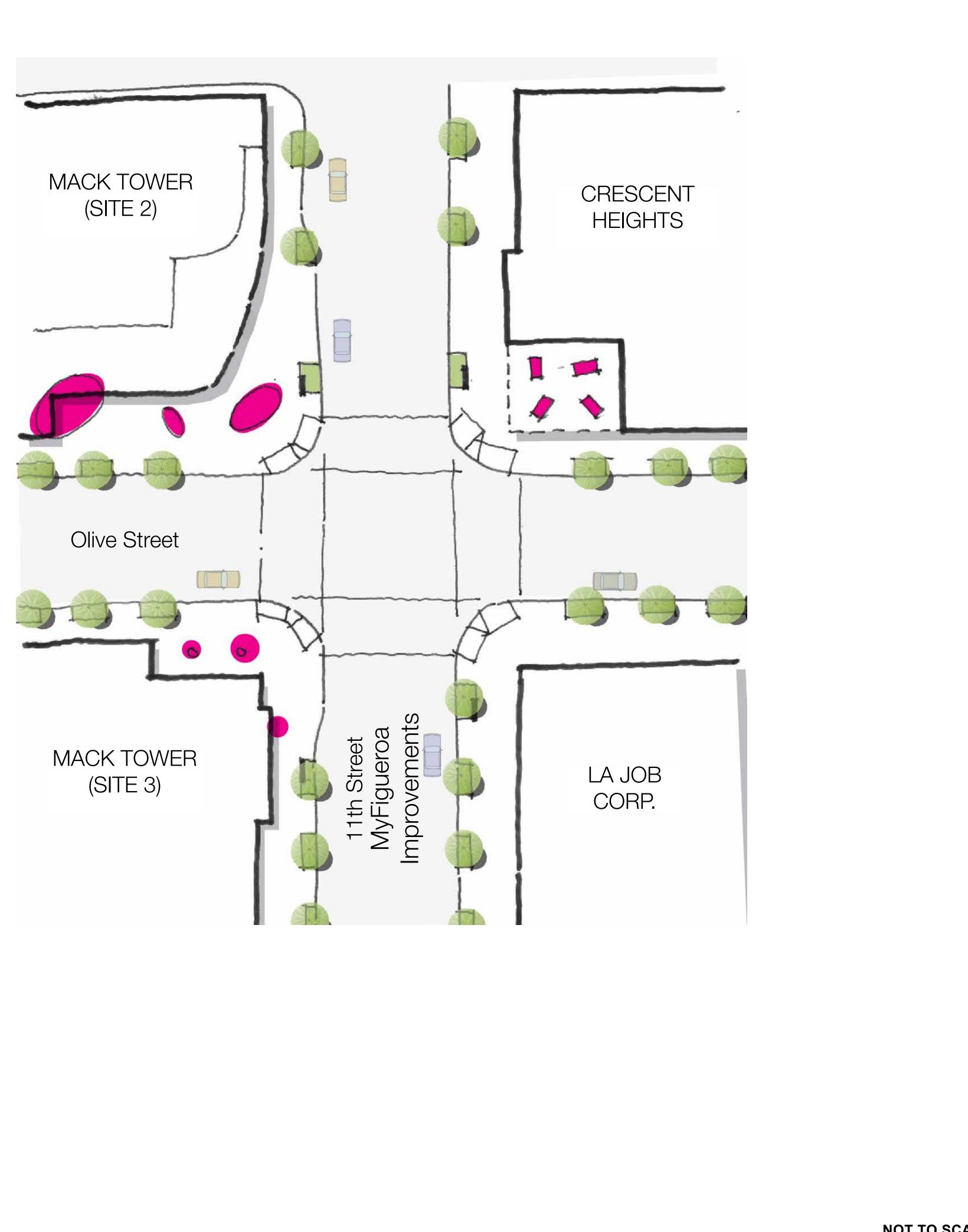
Through thoughtful, object-oriented urban design, these adjacent developments create a new "intersection of objects": rounded raised planters at Site 2, vertical vine bases at Crescent Heights, and future sculptural elements at Site 3.

Collectively, these unique "objects" facilitate movement, form space, and bring an artful, visual cohesion to the intersection, while allowing each tower to express it's own identity.



**MyFig Improvements along 11th Street** 





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**EP**TDESIGN 844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

#### べる 7 Site uth S rtie 0 S **DTLA Propei**

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
07/10/20	SITE PLAN REVIEW #3
09/10/20	SITE PLAN REVIEW #4
00/10/20	
<b>I</b>	

Sheet Identification

SITE 2 LANDSCAPE SITE CONTEXT

#### NOT TO SCALE **NOT FOR CONSTRUCTION**

L0.01

## **CONTEXT TO CONCEPT**

Inspired by the rolling foothills of Los Angeles as they recede and give way to the gridded, urban downtown environment, the ground level site design is driven by the thoughtful juxtaposition of design languages, forms and patterns.

The site design of 11th and Olive seeks to merge the two disparate landscapes (natural + urban) through the use of overlapping geometries, elegant form making, and a strong plant palette informed by the nearby MyFig improvements.



#### Urban Grid

Driven by a strong, linear ground plane as a nod to the downtown urban grid - the underlying paving pattern is orthogonal and architecutral, relating to the modular pattern of the tower facade. The paving blurs the building line, while linear planters and street trees continue the green, look and feel of adjacent city blocks.



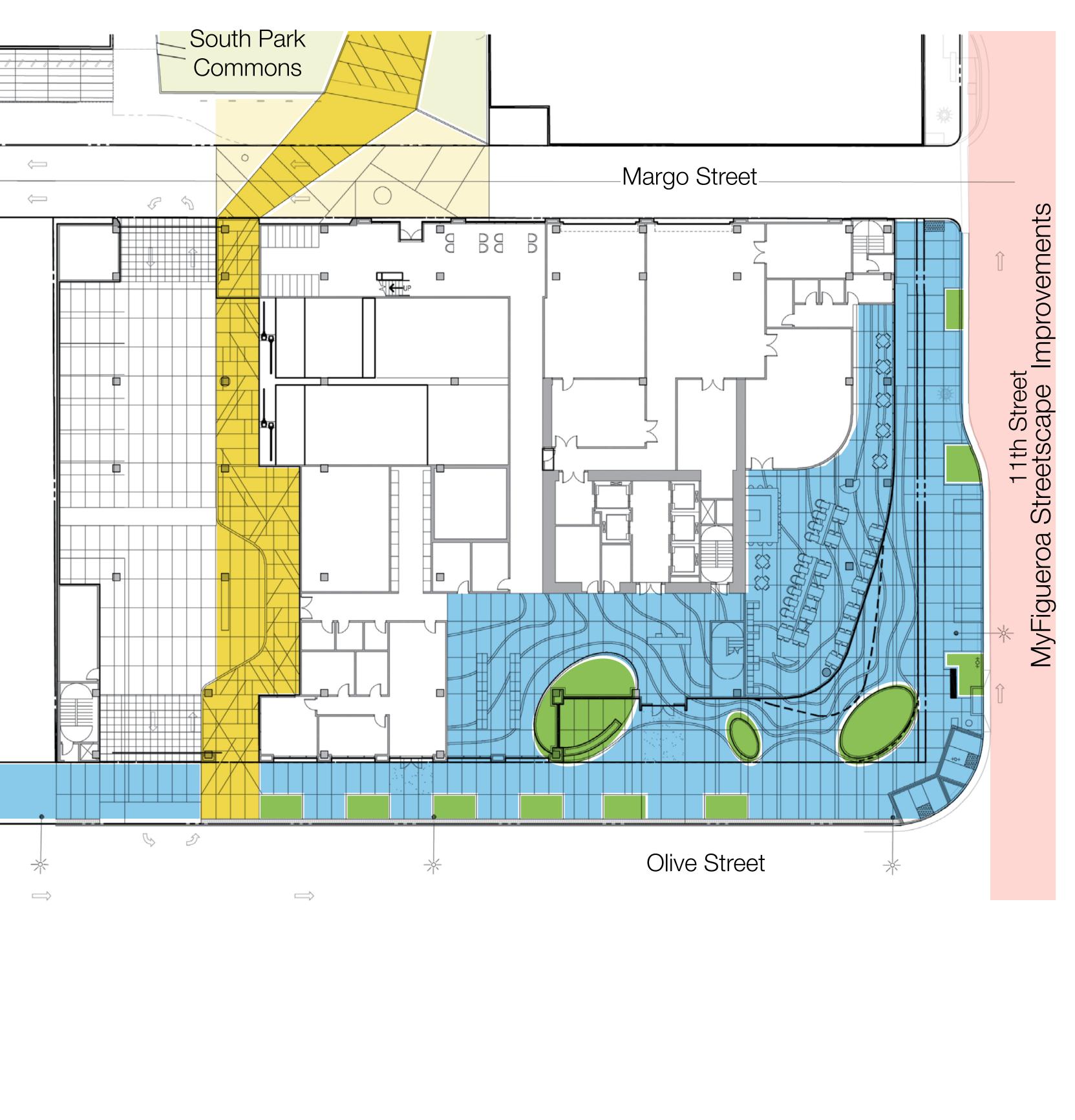
#### **Rolling Hills**

The rounded, raised planters beckon to the surrounding foothills of LA, while taking cues from the graceful curve of the tower's facade. Oriented to provide spatial buffers, direct views, and facilitate circulation, the planters offer a sense of respite from the surrounding urban chaos, and a chance to experience the "natural landscape." The large, corner planter is ideally situated as an opportunity for art, branding, and identity. The "contour" paving pattern reinforces the concept of the natural landscape being introduced into the urban setting.

#### Neighborhood Connection

Creating a strong connection through visual cues, the goal of the passageway is to make neighborhood residents aware of their growing, open space amenities. Paving patterns, painted graphics, and lighting elements pull people from Olive St, and over to their neighborhood South Park Commons.

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#### べる 5 ite S uth S rtie 0 S DTLA Propei

**Owner Address** MREG 1105 OLIVE LLC

1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

 05/04/18	SITE PLAN REVIEW
 11/01/19	SITE PLAN REVIEW #2
 07/10/20	SITE PLAN REVIEW #3
09/10/20	SITE PLAN REVIEW #4
	-

**Sheet Identification** 

SITE 2 LANDSCAPE SITE CONCEPT

#### NOT TO SCALE

L0.02

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#### **Urban Grid**

Modular, rectilinear paving pattern

Linear planters and street trees

Opportunity for gathering, dining, relaxing



## **Rolling Hills**

Raised, rounded planters

"Contours" within the paving

Integrated seating and lighting

Soft, textured planting

Opportunity for art, branding, and identity

## Neighborhood Connection

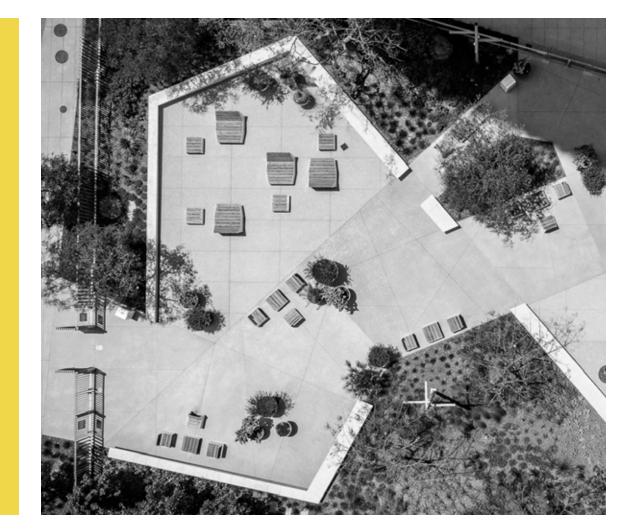
Angled paving, with varied finishes

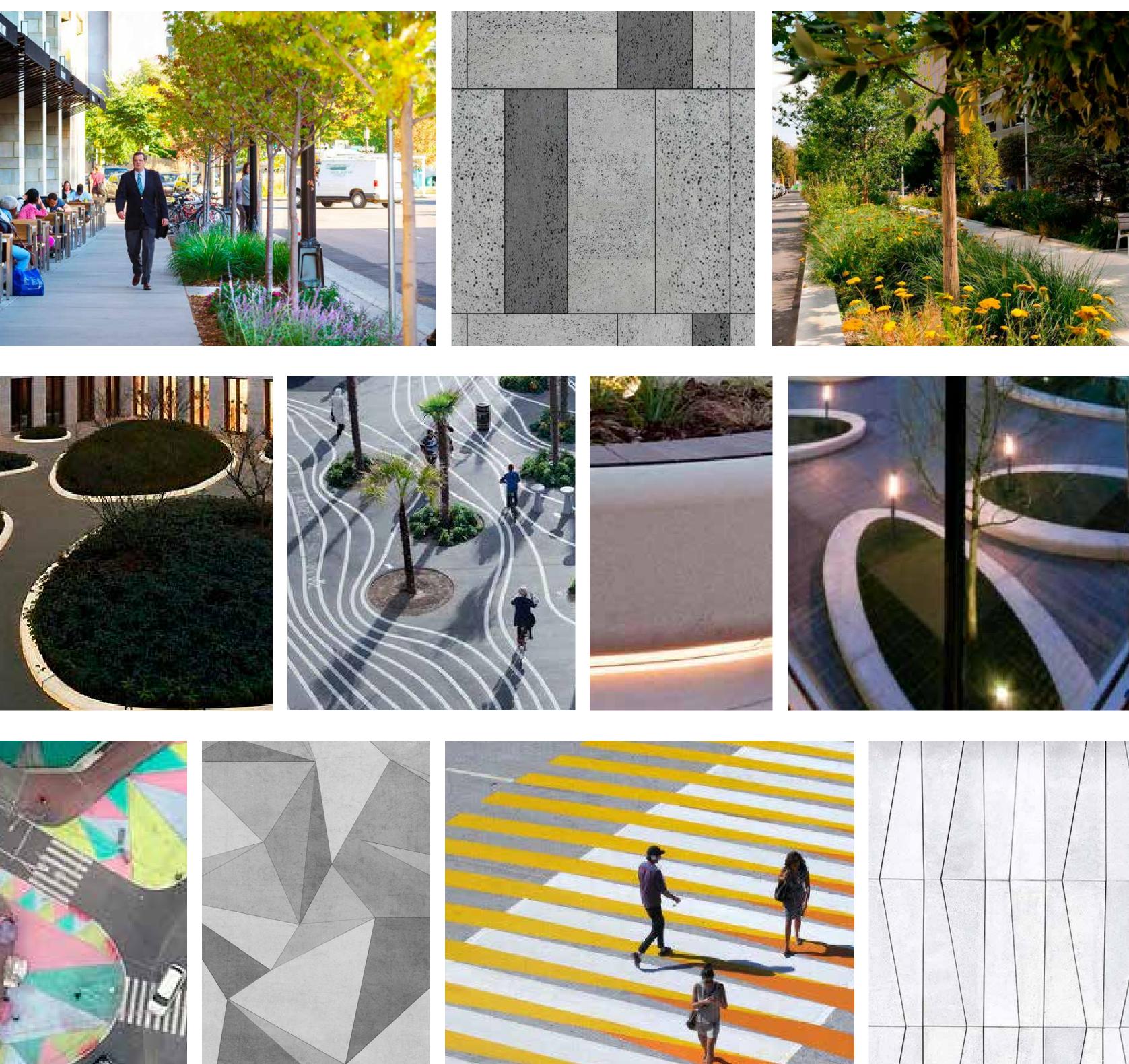
Painted graphic at alley

Integrated lighitng

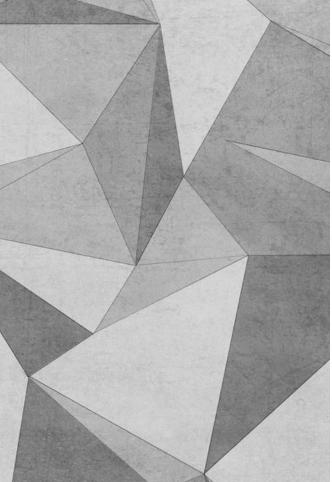
Neighborhood wayfinding













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CallisonRTKL Project No: 040-170198.00

Consultant **EP**TDESIGN

844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

## ドる uth Pa es Site 7 rtie 0 S **DTLA Prope**

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

 05/04/18	SITE PLAN REVIEW
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 07/10/20	SITE PLAN REVIEW #3
 09/10/20	SITE PLAN REVIEW #4

Sea

Sheet Identification

SITE 2 LANDSCAPE SITE CONCEPT IMAGERY

## NOT FOR CONSTRUCTION

L0.03

- 11th Street Improvements & Street Trees per MyFig Streetscape Plans; Refer to next sheet, L1.01B for more information.
- 2 Upgraded Paving within Property Line
- ③ Pre-Approved B.O.E. Specialty Finish Concrete
- 4 18" Wide Brick Band per Downtown Design Guidelines
- 5 7' x 15' Planter
- 6 Entry Drive
- 7 Existing Street Light
- 8 Short Term Bicycle Parking, 24 Spaces Provided
- (9) Raised Planter
- 10 Painted Graphic Connection to Neighboring Park
- (1) Approximate Curbside Parking Locations; 19' x 8', typ.

#### Proposed Street Tree:

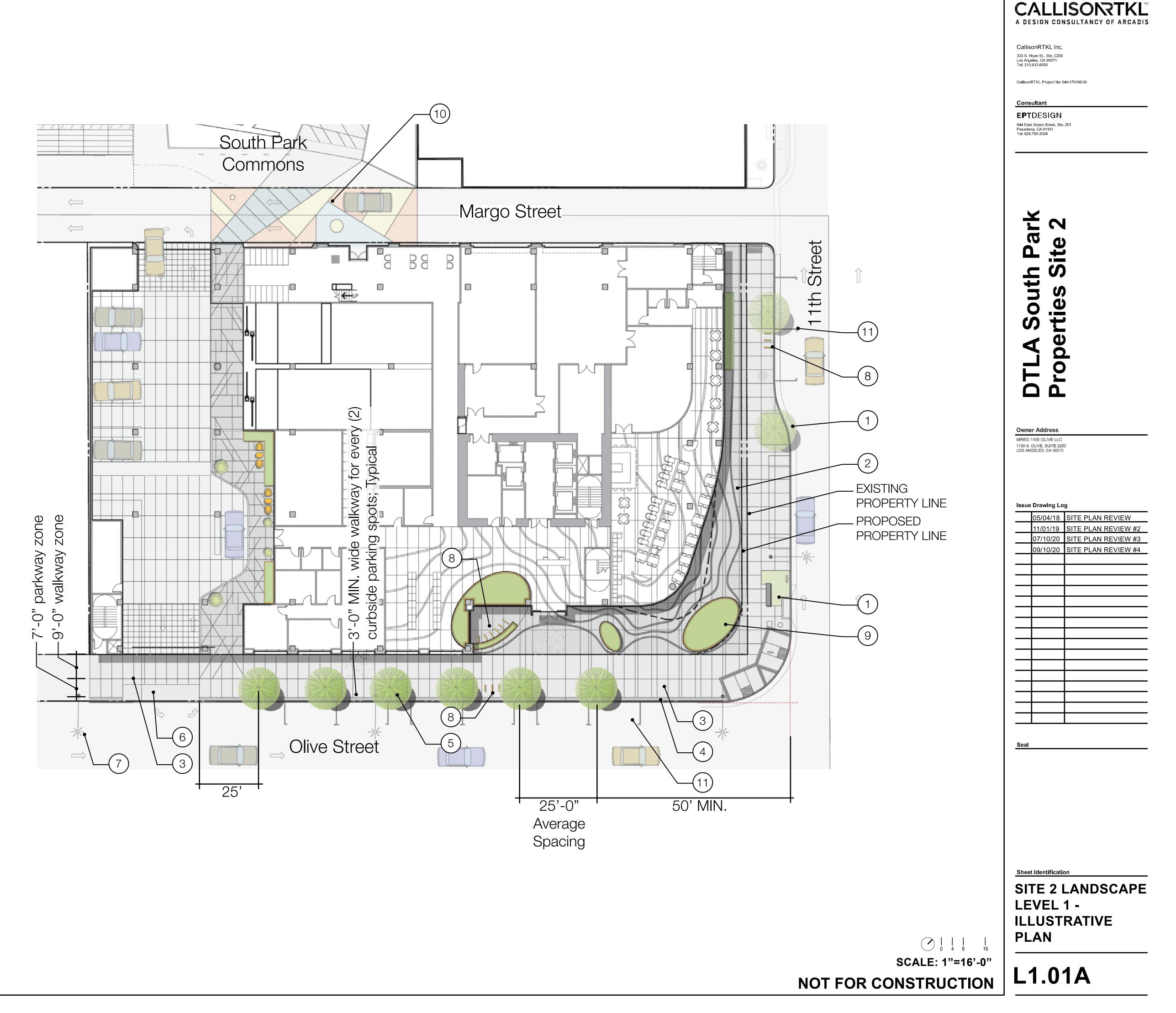


#### Required Quantity of Trees: 134 Proposed Quantity of Trees: 115

• •	
Ground Level:	8
Level 5 Mezzanine:	0
Level 6 Amenity:	95
Level 21 Amenity	0
Level 41 Amenity:	0
Level 51 Penthouse:	12

#### Common Open Space: 25,807 SF Landscaped Open Space Required: 6,452 SF Landscaped Open Space Provided: 6,452 SF

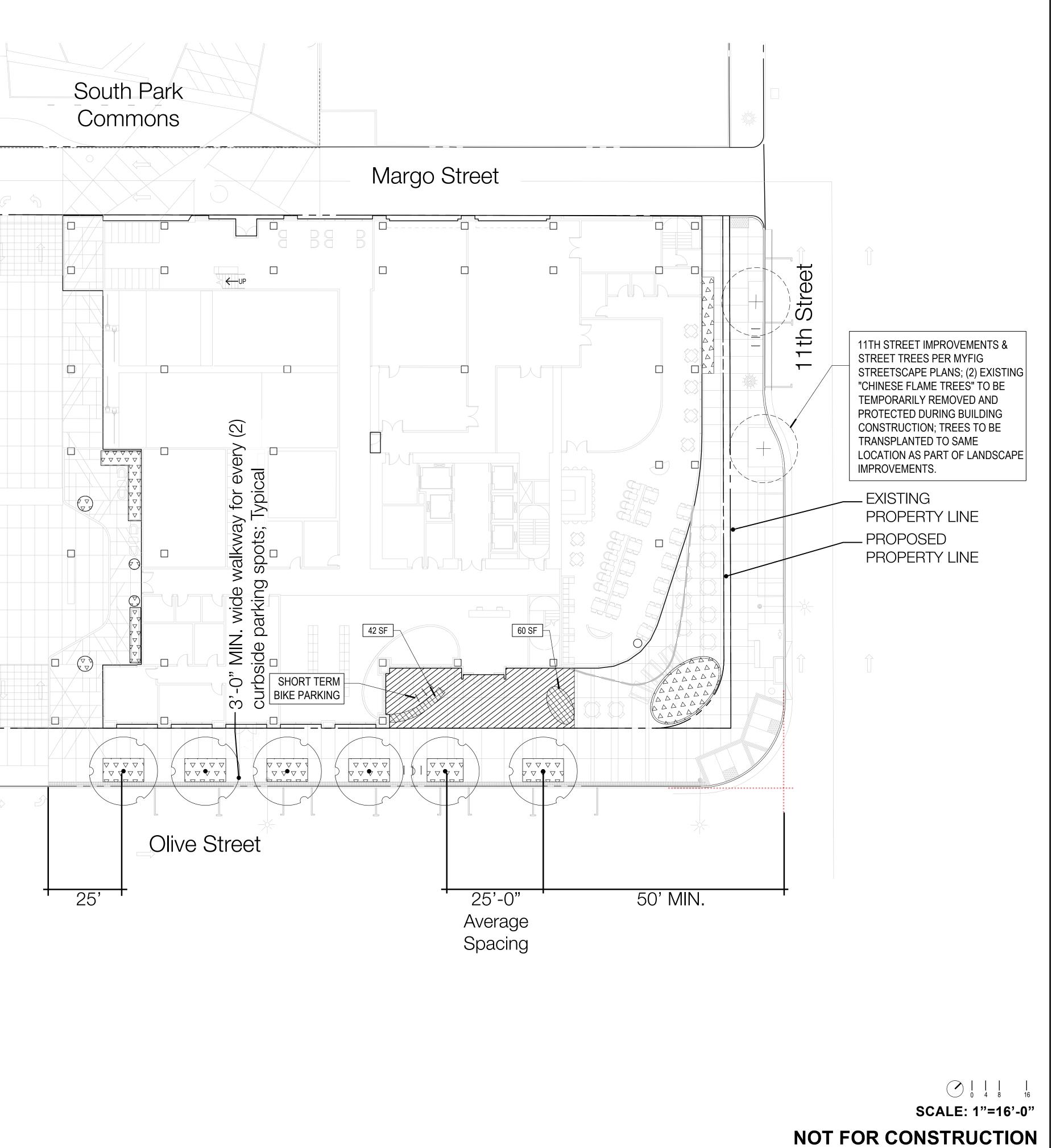
Ground Level:	102 SF
Level 5 Mezzanine:	230 SF
Level 6 Amenity:	5,336 SF
Level 21 Amenity	0 SF
Level 41 Amenity:	0 SF
Level 51 Penthouse:	784 SF



COMMON OPEN SPACE	
AREA	SQUARE FOOTAGE
EXTERIOR COMMON OPEN SPACE	750 SF
LANDSCAPED COMMON OPEN SPACE	102 SF
TOTAL COMMON OPEN SPACE	852 SF
REFER TO ARCHITECTURAL SHEET G0.0 FOR TOTAL OPEN SPACE INFORMATION	1a
$\begin{array}{c c} & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & \\ & & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & & \\ & \\ & & \\ &$	1,214 SF

$\neg \land \land$	(SHOWN AS REFERENCE)	1	,214 SI	F			
PLANTIN	NG LEGEND: Trees Such	As:					
SYMBOL	NAME	QTY	S	SIZE			
(+)	EXISTING TREE TO BE TEMPORARILY REMOVED, PROTECTED AND TRANSPLANTED: KOELREUTERIA BIPINNATA CHINESE FLAME TREE (ON 11TH STREET)**	2	ΕX	(ISTING			
•	PLATANUS ACERIFOLIA LONDON PLANE TREE (ON OLIVE STREET)	6		36" BOX STD			
PLANTIN	IG LEGEND: Shrubs/Grou	ndcove	r Suo	ch As:			
SYMBOL	NAME	QTY		SIZE	one	one	
	AGAVE ATTENUATA FOXTAIL AGAVE		40%	1 GAL @ 18" O.C.		/ay zor	
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' CARPET MANZANITA DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX	1,316 SF	40%	@ 18 0.0. 5 GAL @ 30" O.C.	"O- "	-0" walkway	
	DIETES GRANDIFLORA FORTNIGHT LILY**		20%	15 GAL	·		
$\bigvee \Box \Box$	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH**		20/0	@ 48" O.C.			

\*\* INDICATES PLANT SELECTION PER CITY OF LOS ANGELES MYFIG IMPROVEMENT PLAN



# L1.01B

#### SITE 2 LANDSCAPE LEVEL 1 -PLANTING AND **OPEN SPACE PLAN**

Sheet Identification

Sea

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
07/10/20	SITE PLAN REVIEW #3
09/10/20	SITE PLAN REVIEW #4
+	

Issue Drawing Log

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

ark e 2 outh Pa ties Site DTLA Sout Properties

CALLISORTKL A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant

**EPT**DESIGN 844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

- Dog Park Below with (1)
- Enclosure Gate & Owner Lounge
- Firepit and Lounge Seating (2)
- 3 Counter Top with BBQ Grills
- (4)Firepits, Daybeds, & Overhead Trellis
- 5 5' Building Overhang
- 6 Raised Planter, Typical
- $\overline{7}$ 5' High Glass Pool Enclosure Fence
- 8 Pool Cabanas
- 9 Chaise Lounges
- (10) Screening Hedge
- (11) Raised Sun Terrace
- (12) Rubberized Athletic Surface
- (13) Private Patio
- (14) Lawn Panel with Outdoor Games

#### **Proposed Trees:**



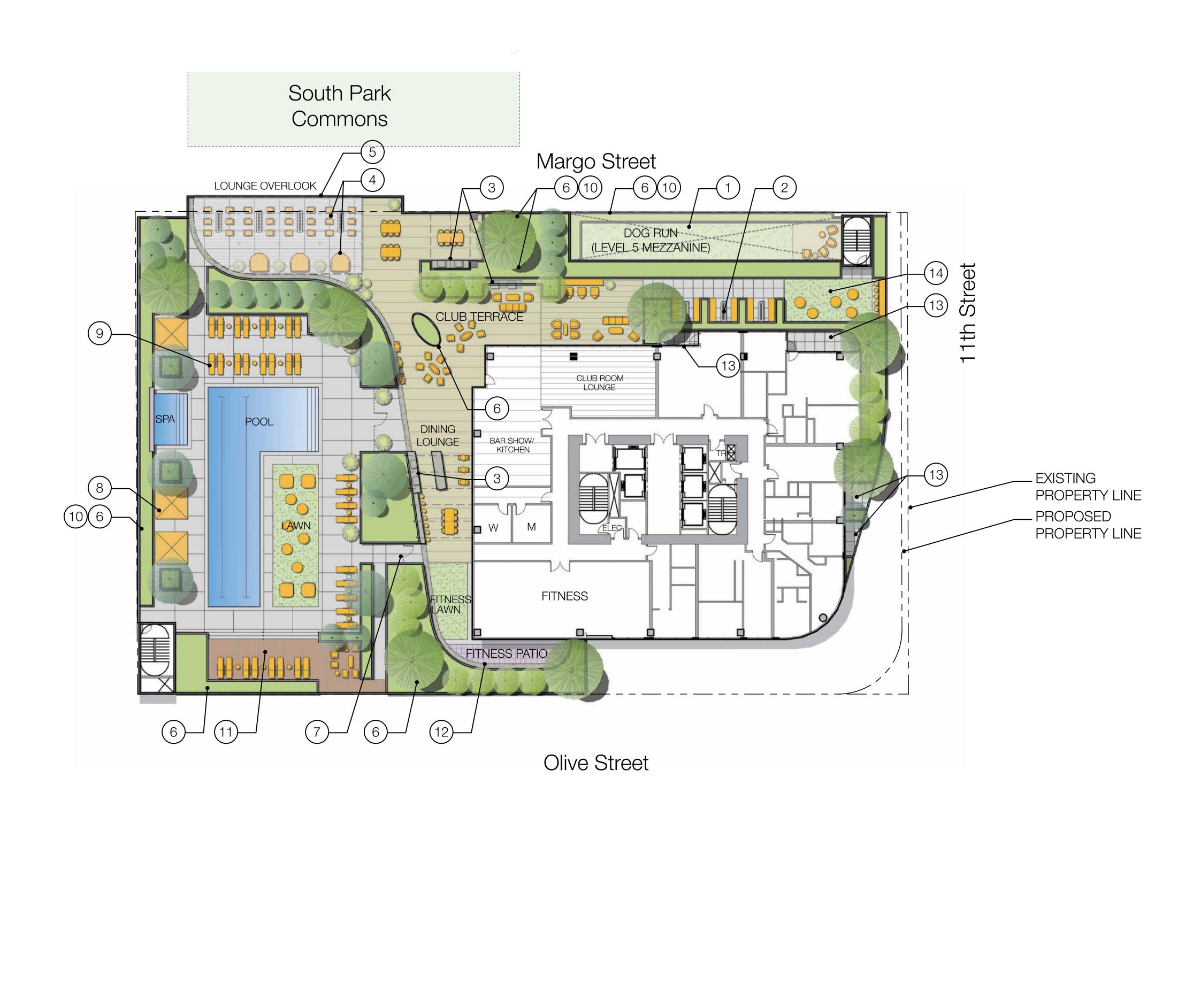
Acacia stenophylla -Shoestring Acacia

Cercidium x 'Desert Museum' -Palo Verde 'Desert Museum



Olea europea -Fruitless Olive

Prosopis alba 'Colorado' -Thornless Argentine Mesquite





CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant **EP**TDESIGN

844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

# ark e 2 outh Pa ies Site rtie S **DTLA Prope**

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

Issue Drawing Log

	-	
	05/04/18	SITE PLAN REVIEW
	11/01/19	SITE PLAN REVIEW #2
	07/10/20	SITE PLAN REVIEW #3
	09/10/20	SITE PLAN REVIEW #4
_		

Sheet Identification

SITE 2 LANDSCAPE LEVEL 6 -ILLUSTRATIVE PLAN

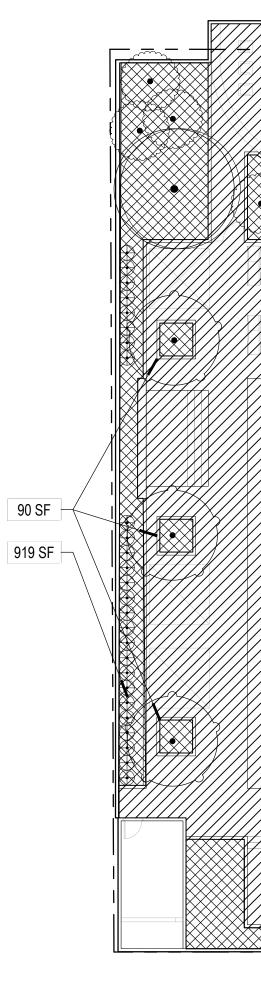
SCALE: 1"=16'-0" **NOT FOR CONSTRUCTION** 

L1.02A

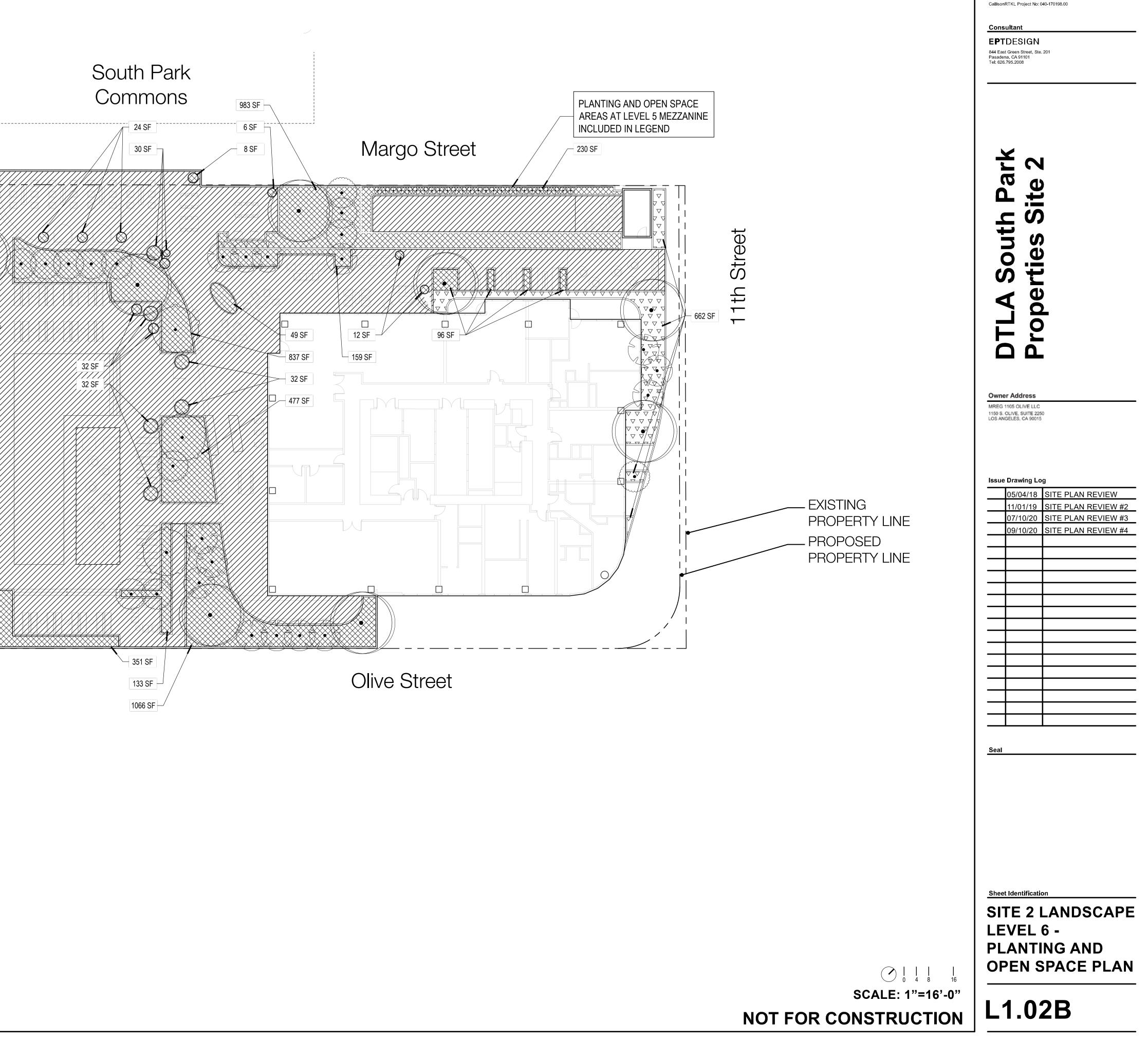
COMMON OPEN SPACE				
AREA	SQUARE FOOTAGE			
EXTERIOR COMMON OPEN SPACE	15,347 SF			
LANDSCAPED COMMON OPEN SPACE	5,566 SF			
TOTAL COMMON OPEN SPACE	20,913 SF			
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION				
$\begin{array}{c c} & & & & \\ \hline & & & & \\ \hline & & & & \\ \hline & & & &$	662 SF			

#### PLANTING LEGEND: Trees Such As:

SYMBOL	NAME	QTY	SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	14	24" BOX STD
•	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15	24" BOX STD
•	OLEA EUROPEA .SP FRUITLESS OLIVE	6	36" BOX STD
$\bigcirc$	PODOCARPUS E. 'MONMAL' ICEE BLUE YELLOW-WOOD	52	24" BOX STD
•	PROSOPIS ALBA 'COLORADO' THORNLESS ARGENTINE MESQUITE	8	36" BOX STD



PLANTING LEGEND: Shrubs/Groundcover Such As:					
SYMBOL	NAME	QTY		SIZE	
	AGAVE ATTENUATA FOXTAIL AGAVE				
$\bigcup_{i=1}^{n}$	AEONIUM 'JOLLY GREEN' AEONIUM				
	CAREX DIVULSA BERKLEY SEDGE				
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY				
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY		40%	1 GAL @ 18" O.C.	
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY			e i iii	
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	6,228 SF	40%	5 GAL @ 30" O.C.	
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH				
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE		20%	15 GAL @ 48" O.C.	
	ROSMARINUS OFFICINALIS 'IRENE' TRAILING BLUE ROSEMARY				
	SALVIA SP. SAGE, TBD				
	SEDUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP				
$\begin{array}{c} & & & & & & \\ & & & & & & \\ & & & & & $	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS				

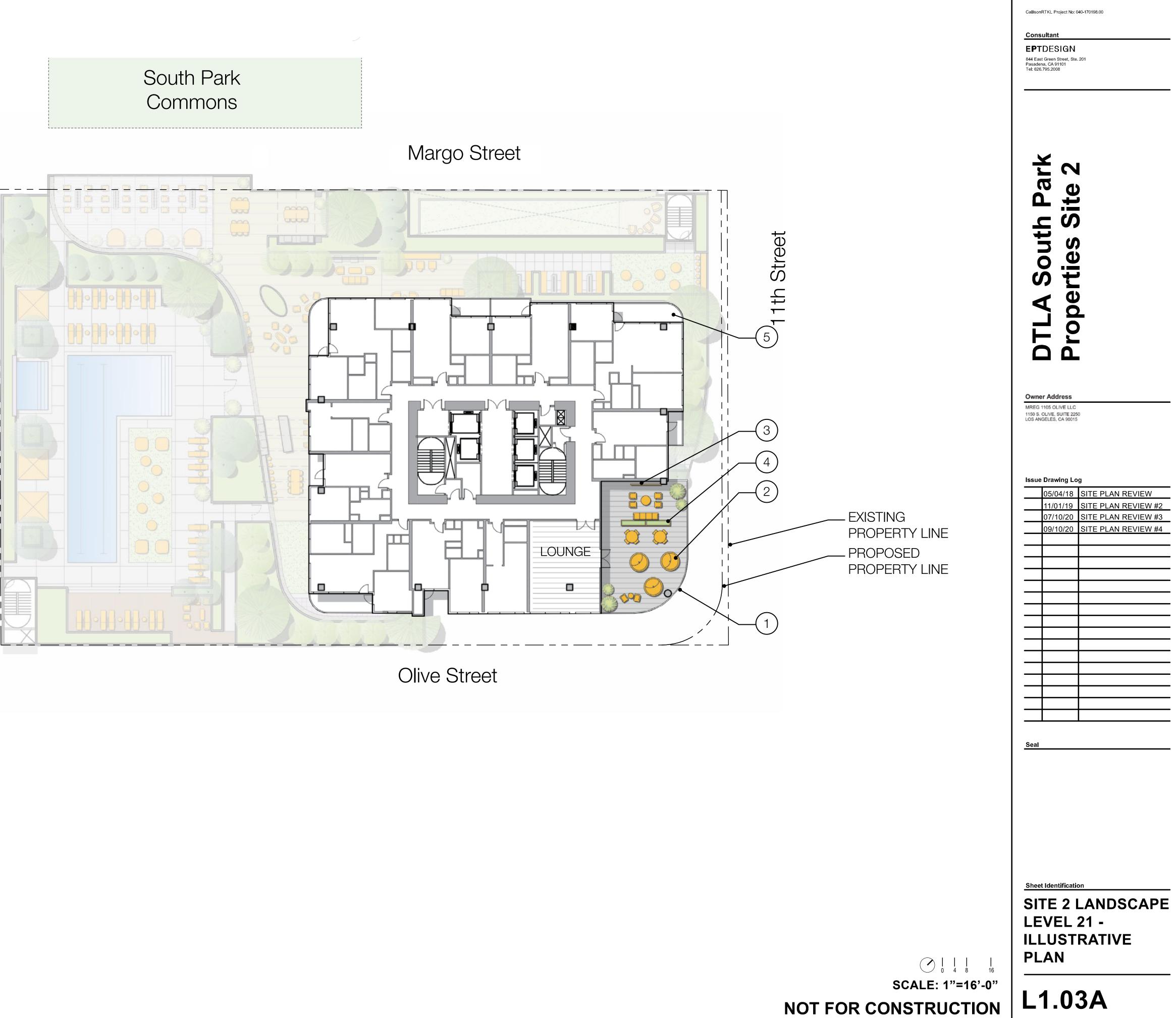


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CallisonRTKL Inc.

333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

- $\left(1\right)$ Glass Railing
- (2)Lounge Seating
- 3 Entertainment Wall with Lounge Furniture
- (4)Low Planter
- 5 Private Patio



# A DESIGN CONSULTANCY OF ARCADIS

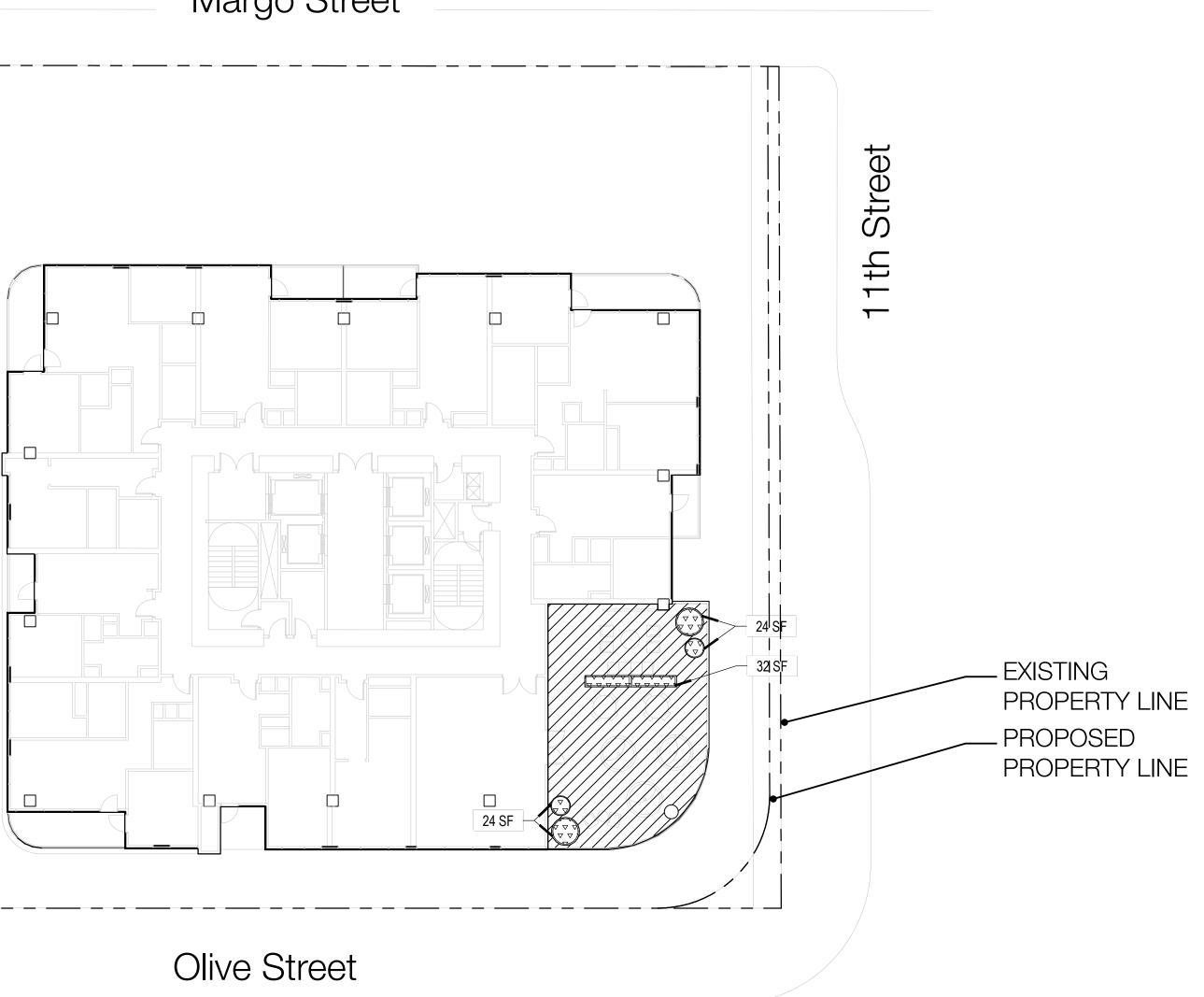
CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

EXTERIOR AREA (SHOWN FOR REFERENCE)				
AREA	SQUARE FOOTAGE			
EXTERIOR AREA (SHOWN FOR REFE	ERENCE) 1,123 SF			
$\begin{array}{c c} \hline & & & & \\ \hline & & & & \\ \hline & & & & \\ \hline & & & &$				
TOTAL EXTERIOR AREA1,203 SF				
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION				

PLANTIN	G LEGEND: Shrubs/Groun	dcove	r Suo	ch As:
SYMBOL	NAME	QTY		SIZE
	AGAVE ATTENUATA FOXTAIL AGAVE			
	AEONIUM 'JOLLY GREEN' AEONIUM			
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY		40%	1 GAL @ 18" O.C.
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY			-
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	80 SF	40%	5 GAL @ 30" O.C.
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH			
	ROSMARINUS OFFICINALIS 'IRENE' TRAILING BLUE ROSEMARY		20%	15 GAL @ 48" O.C.
	SEDUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP			
	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS			

## South Park Commons

## Margo Street





L1.03B

SITE 2 LANDSCAPE LEVEL 21 -PLANTING AND **OPEN SPACE PLAN** 

Sheet Identification

ark e 2 Site South DTLA Sout Properties

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

Issue Drawing Log

100/10/20

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Sea

05/04/18 SITE PLAN REVIEW 11/01/19 SITE PLAN REVIEW #2

SITE PLAN REVIEW #3

SITE PLAN REVIEW #4

# A DESIGN CONSULTANCY OF ARCADIS

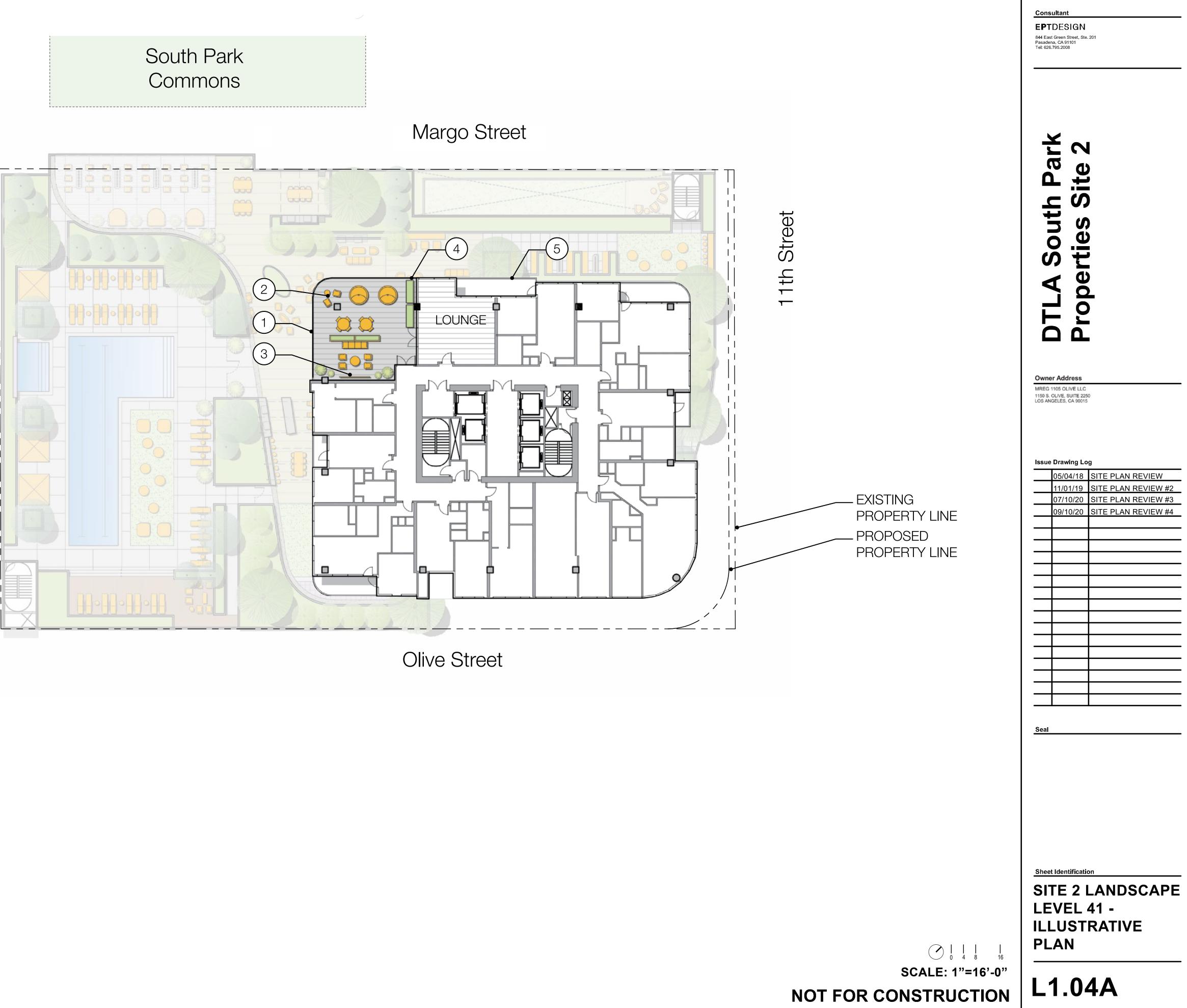
CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant

**EP**TDESIGN 844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

- $\left(1\right)$ Glass Railing
- (2)Lounge Seating
- 3 Entertainment Wall with Lounge Furniture
- (4)Low Planter
- 5 Private Patio

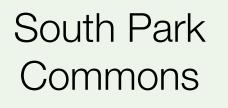


A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc.

333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

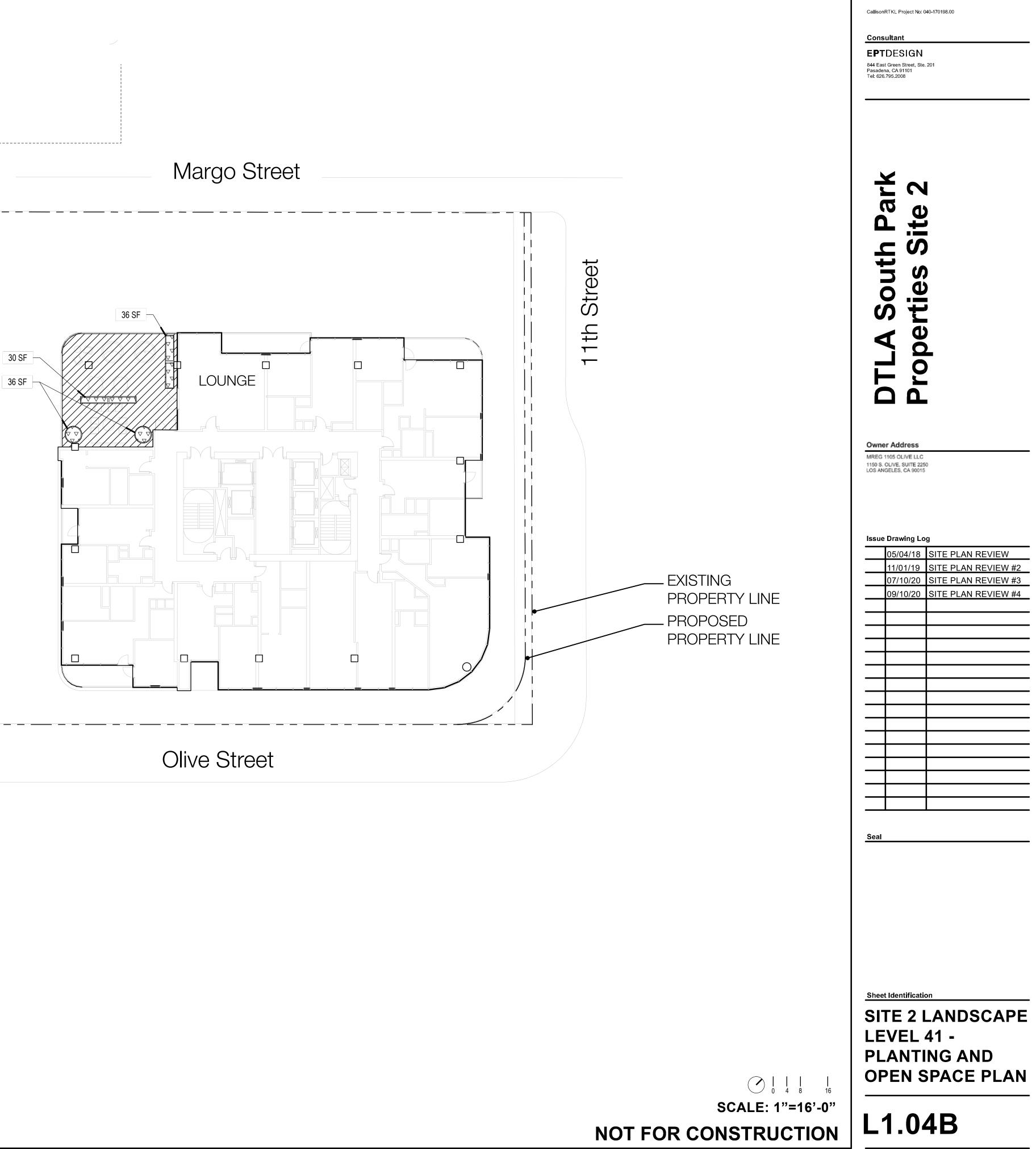
CallisonRTKL Project No: 040-170198.00



EXTERIOR AREA (SHOWN FOR REFERENCE)				
	AREA	SQUARE FOOTAGE		
	EXTERIOR AREA (SHOWN FOR REFERENCE)	1,006 SF		
$ \begin{array}{c} & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & $	LANDSCAPED AREA (SHOWN FOR REFERENCE)	102 SF		
TOTAL E	TOTAL EXTERIOR AREA1,108 SF			
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION				

PLANTING LEGEND: Shrubs/Groundcover Such As:					
SYMBOL	NAME	QTY		SIZE	
$\begin{array}{c} & & & & \\ & & & & \\ & & & & \\ & & & & $	AGAVE ATTENUATA FOXTAIL AGAVE				
	AEONIUM 'JOLLY GREEN' AEONIUM				
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY		40%	1 GAL @ 18" O.C.	
$ \begin{tabular}{cccc} & & & & & & & & \\ & & & & & & & & & & $	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	•			
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	102 SF	40%	5 GAL @ 30" O.C.	
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH				
	ROSMARINUS OFFICINALIS 'IRENE' TRAILING BLUE ROSEMARY		20%	15 GAL @ 48" O.C.	
	SEDUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP				
$\begin{array}{c} & & & \\ & & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & &$	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS				

## South Park Commons



# A DESIGN CONSULTANCY OF ARCADIS

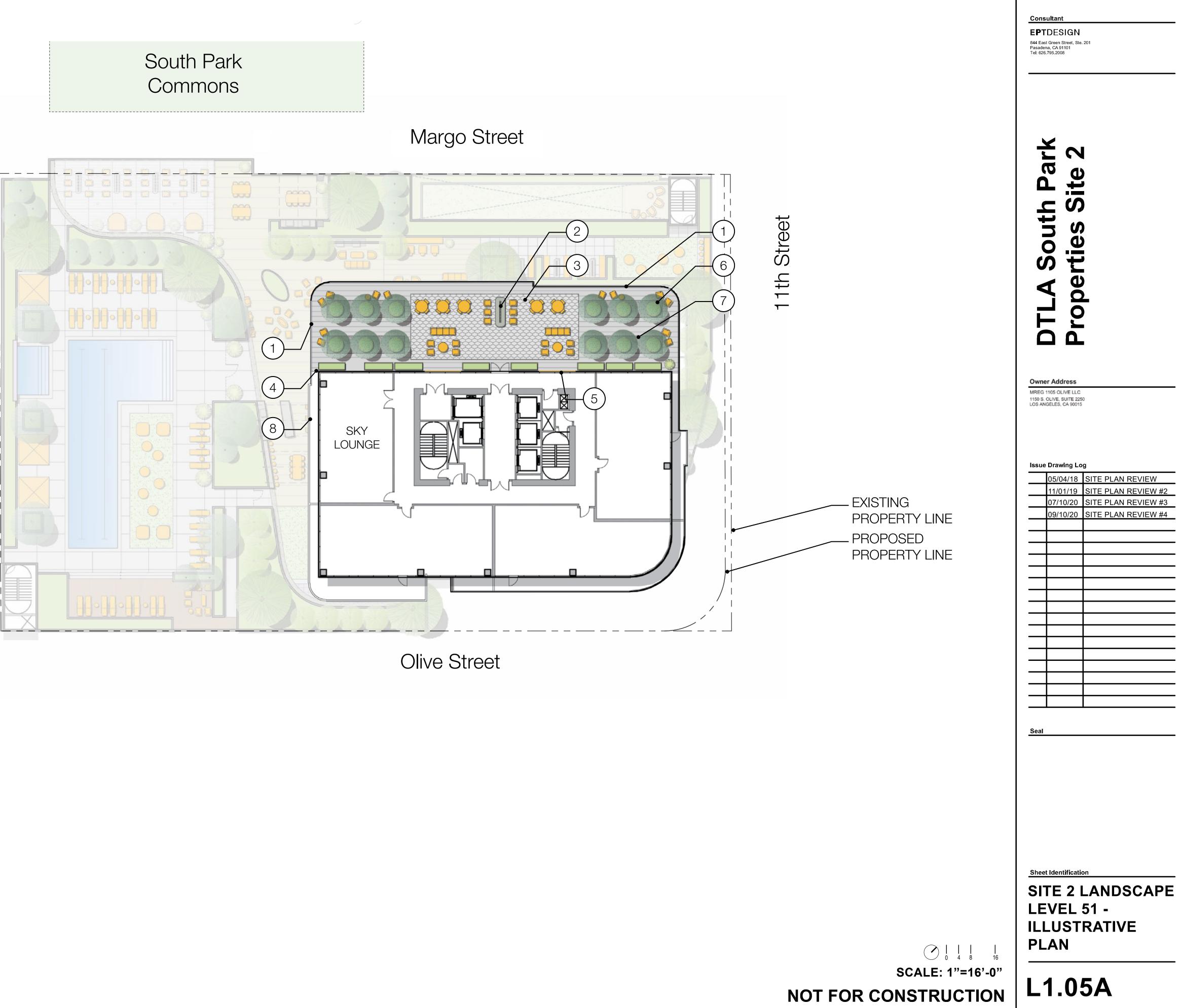
CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

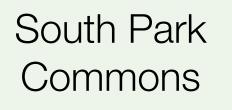
- (1)Glass Railing
- (2)Fire Pit and Lounge Seating
- 3 Upgraded Tile Paving
- (4)Low Planter
- 5 Entertainment Wall with Lounge Furniture
- Large Pots with Citrus Trees 6
- $\overline{7}$ Decorative Gravel
- 8 Private Patio

#### **Proposed Trees:**



Citrus sp. -Final Selection TBD





## A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

COMMON OPEN SPACE				
AREA	SQUARE FOOTAGE			
EXTERIOR COMMON OPEN SPACE	3,258 SF			
LANDSCAPED COMMON OPEN SPACE	784 SF			
TOTAL COMMON OPEN SPACE4,042 SF				
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION				

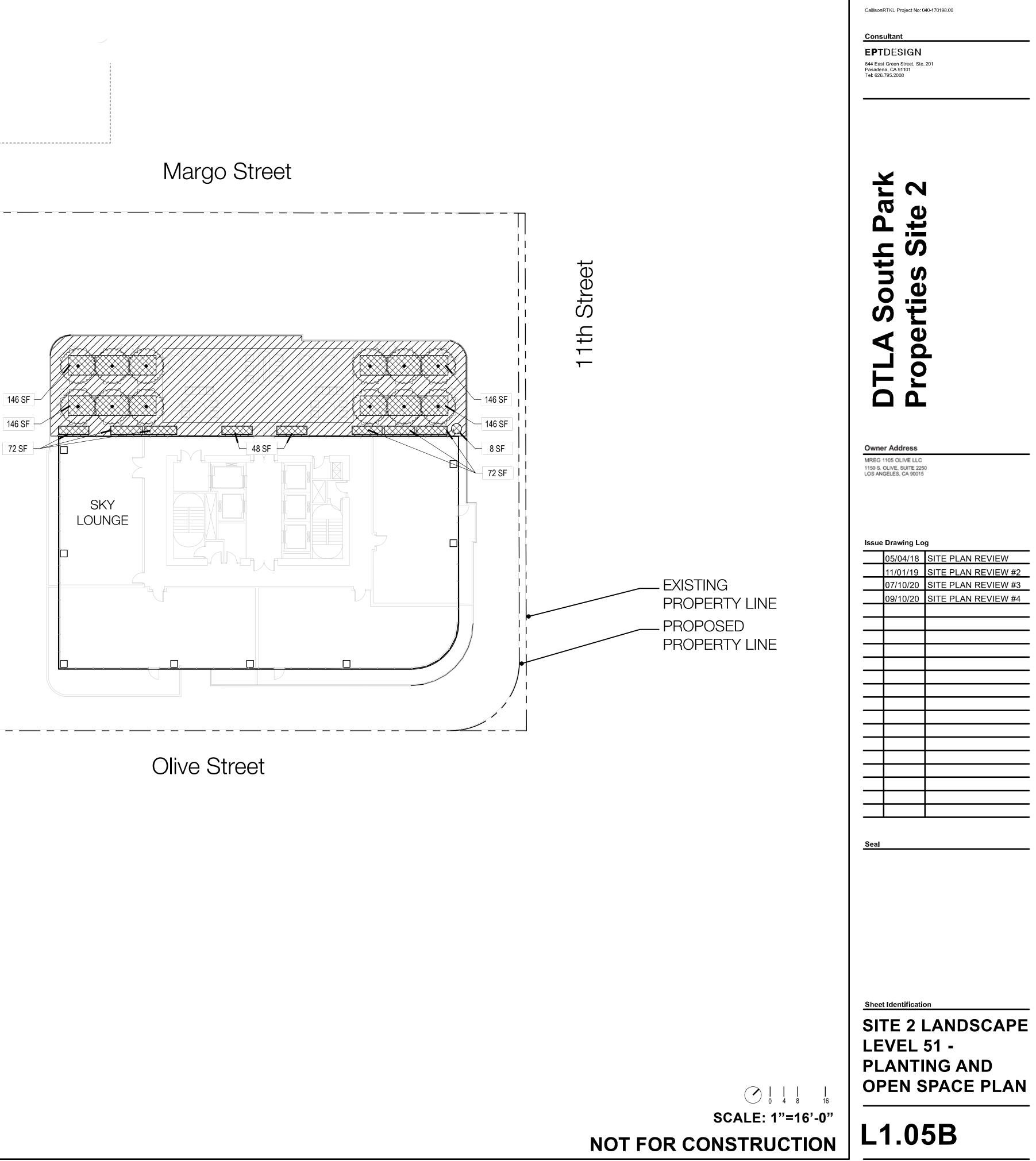
#### PLANTING LEGEND: Trees Such As:

SYMBOL	NAME	QTY	SIZE
	CITRUS SP. TBD	12	24" BOX STD

#### PLANTING LEGEND: Shrubs/Groundcover Such As:

SYMBOL	NAME	QTY		SIZE
	AGAVE ATTENUATA FOXTAIL AGAVE			
	AEONIUM 'JOLLY GREEN' AEONIUM			
	CAREX DIVULSA BERKLEY SEDGE			
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY		40%	1 GAL @ 18" O.C.
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY			
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	784 SF	40%	5 GAL @ 30" O.C.
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH			
	ROSMARINUS OFFICINALIS 'IRENE' TRAILING BLUE ROSEMARY		20%	15 GAL @ 48" O.C.
	SALVIA SP. SAGE, TBD			
	SEDUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP			
	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS			

## South Park Commons



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CallisonRTKL Inc.

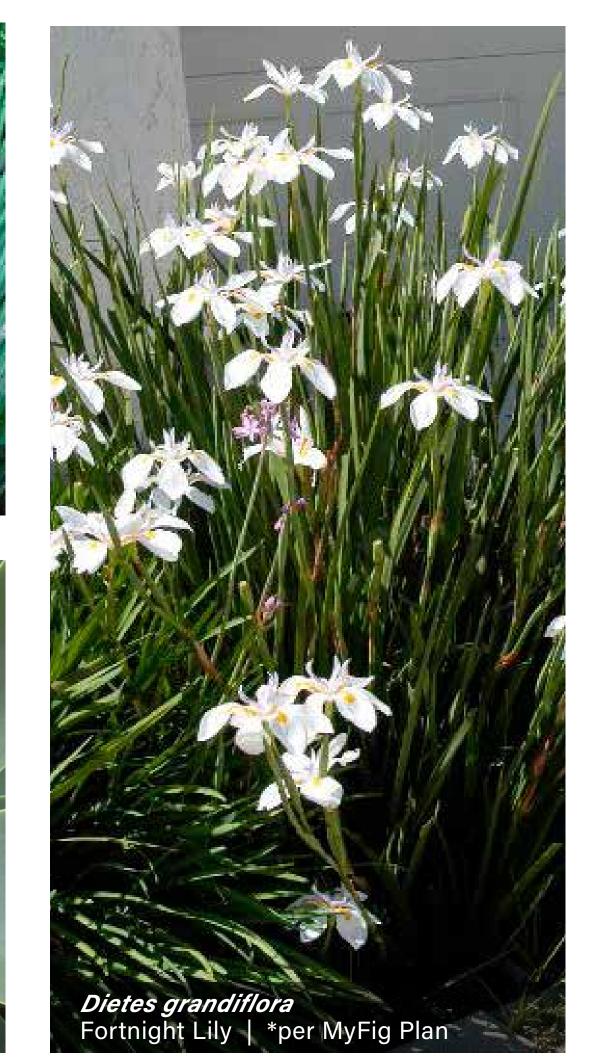
333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

















CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant **EP**TDESIGN

844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

#### $\mathbf{n}$ $\mathbf{D}$ ď U 0 Ĵ C C 0 0 Δ

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
07/10/20	SITE PLAN REVIEW #3
09/10/20	SITE PLAN REVIEW #4
ļ	

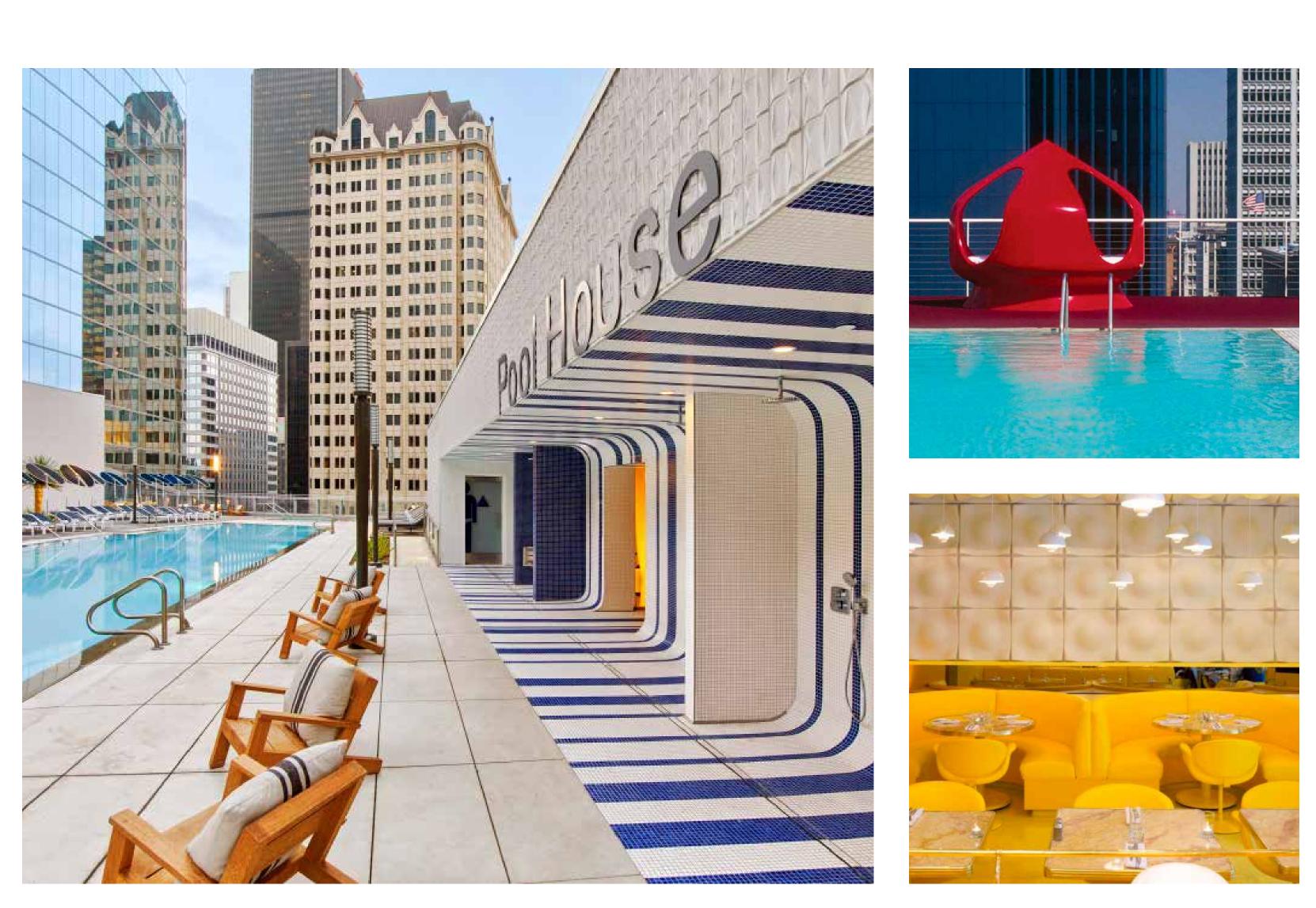
Seal

Sheet Identification

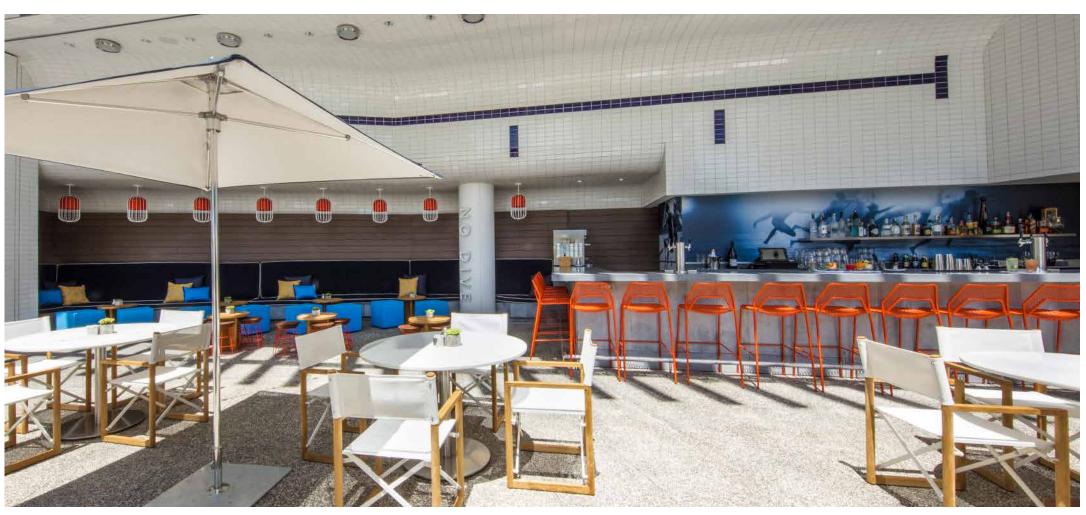
SITE 2 LANDSCAPE LEVEL 1 -PLANTING IMAGERY

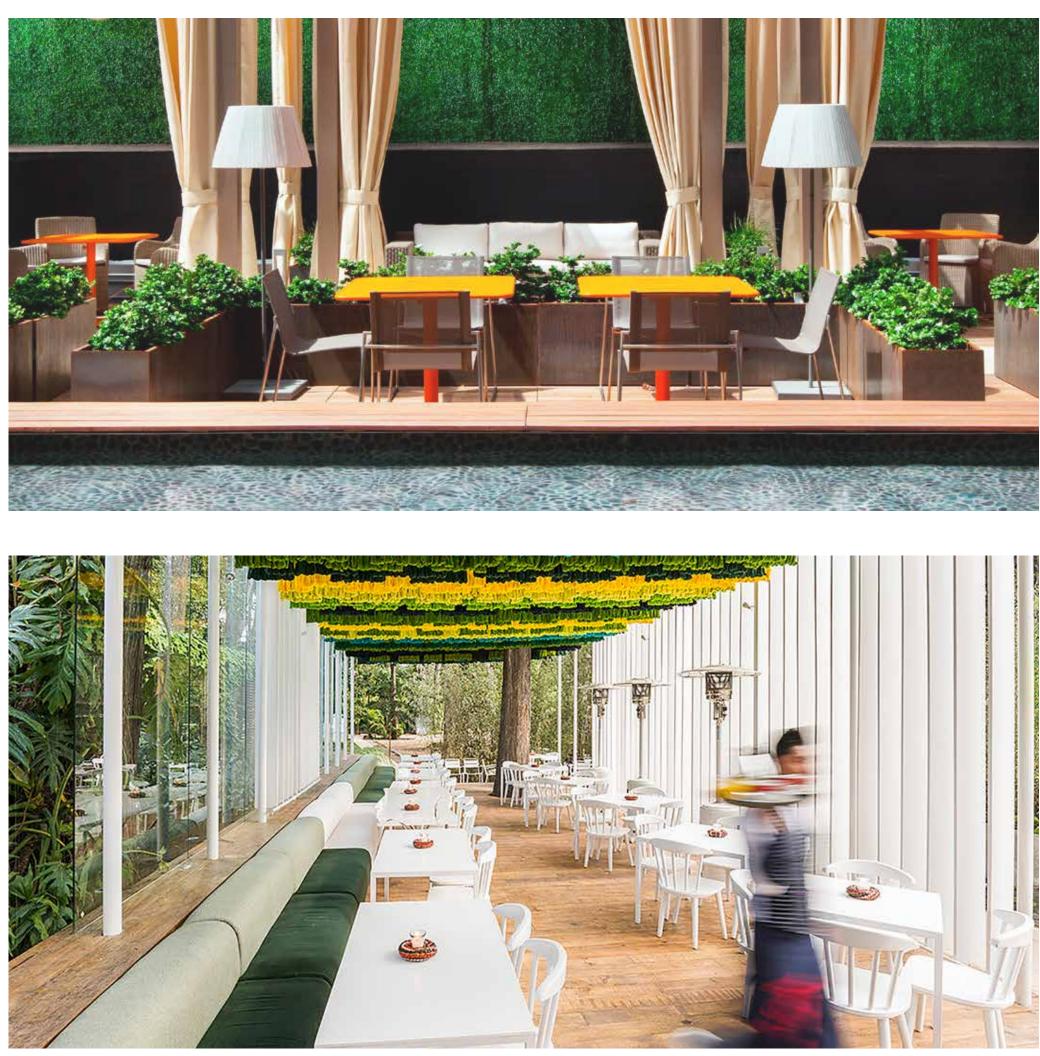
## NOT FOR CONSTRUCTION

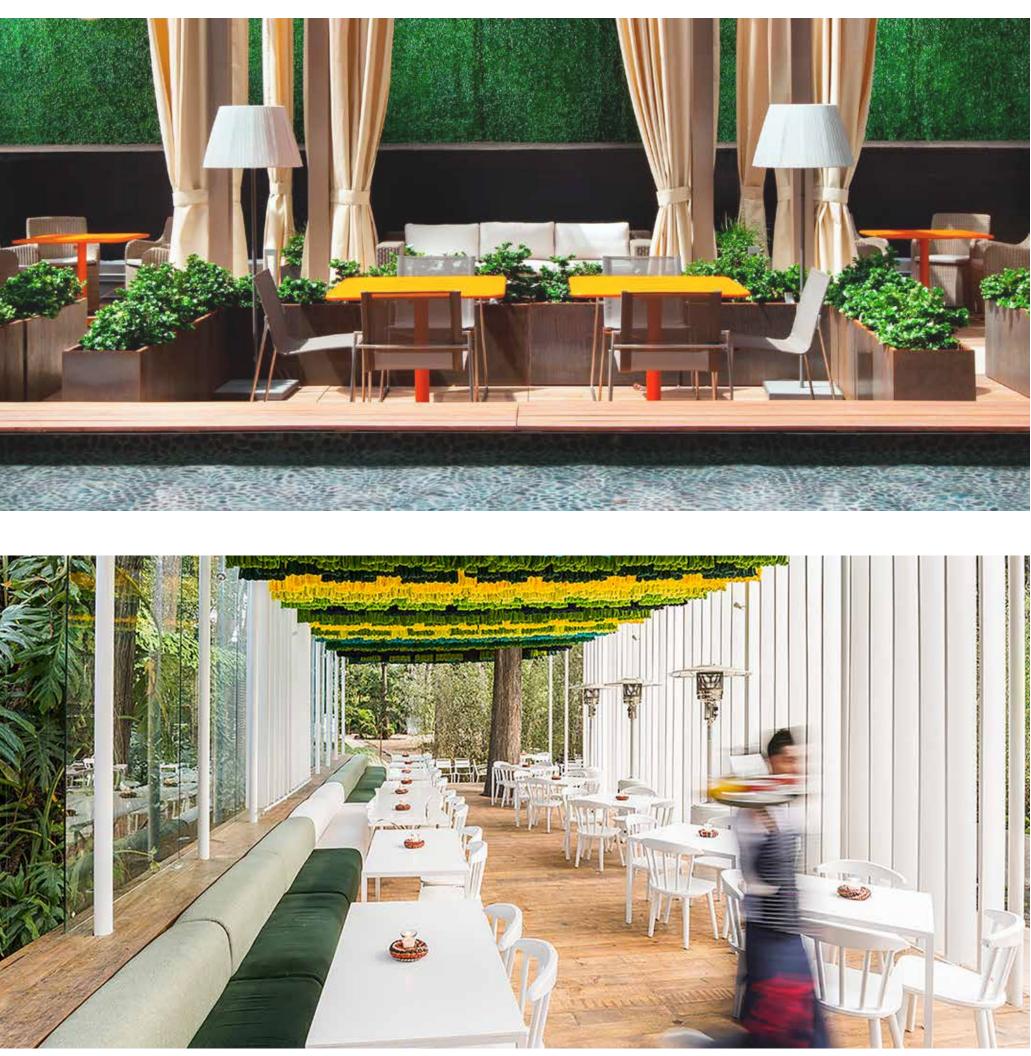
L1.06

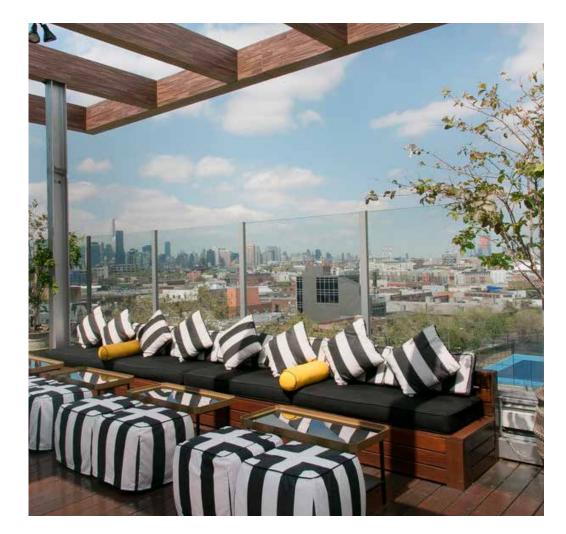












- Modern and Upscale
- Sleek and Clean
- Graphic
- Pops of Color
- Refined Art



CallisonRTKL Inc. 333 S. Hope St., Ste. C200 Los Angeles, CA 90071 Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant **EP**TDESIGN

844 East Green Street, Ste. 201 Pasadena, CA 91101 Tel: 626.795.2008

#### べる 7 ite S uth S rtie 0 S DTLA Propei

Owner Address MREG 1105 OLIVE LLC 1150 S. OLIVE, SUITE 2250 LOS ANGELES, CA 90015

#### Issue Drawing Log

 05/04/18	SITE PLAN REVIEW
 11/01/19	SITE PLAN REVIEW #2
07/10/20	SITE PLAN REVIEW #3
09/10/20	SITE PLAN REVIEW #4

Sheet Identification

SITE 2 LANDSCAPE AMENITY DECKS IMAGERY

NOT FOR CONSTRUCTION

L1.07

#### **ATTACHMENT 2**

DEPARTMENT OF

COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN PRESIDENT

VAHID KHORSAND VICE-PRESIDENT

DAVID H. J. AMBROZ CAROLINE CHOE HELEN LEUNG KAREN MACK MARC MITCHELL VERONICA PADILLA-CAMPOS DANA M. PERLMAN CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

Filing Notification and Distribution

EXECUTIVE OFFICES 200 N. SPRING STREET, ROOM 525 LOS ANGELES, CA 90012-4801 (213) 978-1271

VINCENT P. BERTONI, AICP DIRECTOR

KEVIN J. KELLER, AICP EXECUTIVE OFFICER

SHANA M.M. BONSTIN DEPUTY DIRECTOR

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP DEPUTY DIRECTOR VACANT

DEPUTY DIRECTOR

Tract Map No. <u>VTT-82109</u> Tract Map Date: <u>August 12, 2020</u>	Distribution Date: September 18, 2020			
Property Address: <u>1115 S OLIVE ST , 90015</u> Community Plan: <u>Central City</u>	Case Filing Date: May 04, 2018			
COUNCIL DISTRICT NO. 14	Hillside 🗌 Yes 🖾 No			
Neighborhood Council District:				
	🛛 Bureau of Sanitation			
Bureau of Engineering	St. Services / Investigation & Enforcement-(haul			
Dept. of Building and Safety - Grading	routes - email ONLY: bss.haulroute@lacity.org)			
Dept. of Building and Safety – Zoning	Irban Forestry / Land Development Section			
Dept. of Transportation	⊠ Housing Department (No P.S.)			
⊠ DWP Real Estate	Board of Education/Environmental Health &			
DWP Water Distribution Engineering	Safety (No P.S.)			
🔀 Dept. of Fire, Engineering and Hydrant Unit	Board of Education/Transportation (No P.S.)			
Bureau of Street Lighting	⊠ County Health Department (No P.S.) ⊠ GIS (Final Map & LOD)			
Animal Regulation (Hillside-ONLY)				

Department of Recreation and Parks

#### DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail address: <u>nuri.cho@lacity.org and maria.reyes@lacity.org</u>. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP Advisory Agency

Kevin Golden Deputy Advisory Agency 200 N. Spring Street, Room 621



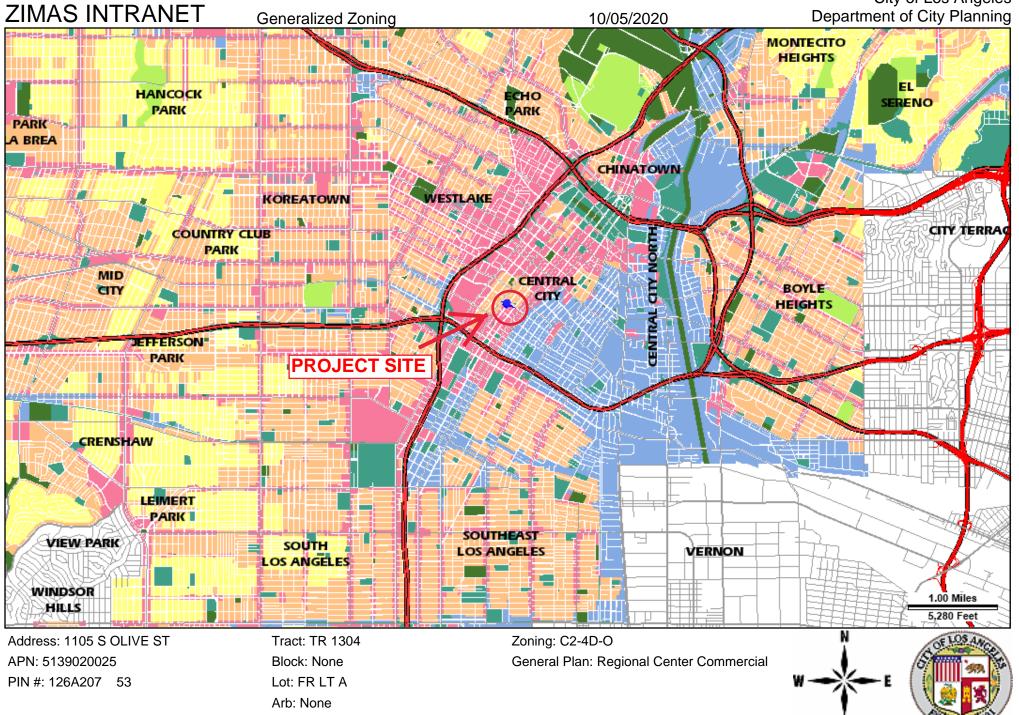
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.



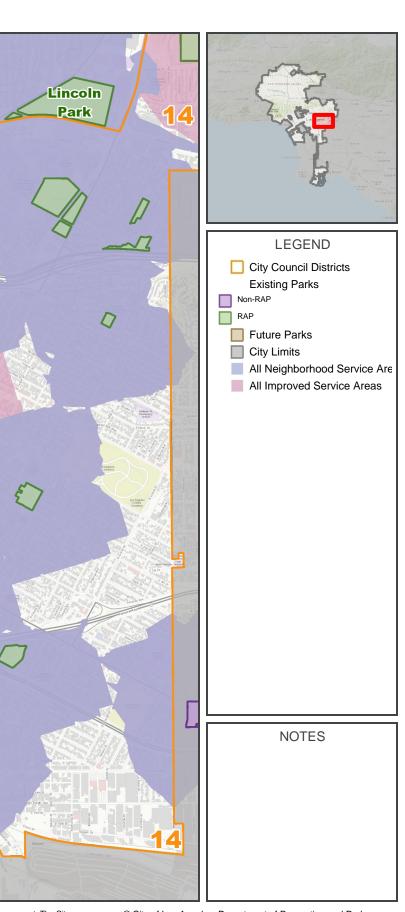
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#### **ATTACHMENT 4**





A. RAD **Project Site and Surrounding Parks EQUITABLE PARKS & AMENITIES** E-PADSS **DECISION SUPPORT SYSTEM** Echo Park Patton St Park **Rockwood Park** Echo Park Deep Pool Alpine Rec Center 10 Unidad Park Parkview Photo Center Lafayette Rec Center Vista Hermosa Soccer Field Ord & Yale Park **MacArthur Park** Francis Ave Community Garden **El Pueblo** 2 1st & Broadway Park Hope & Peace Park City Hall Park Leo Politi School 10 Pershing Square Spring St Park 5 **Alvarado Terrace Park** San Julian Park Grand Hope Park B Arts District Park Pico Union Park 0.50 mTotal: 0.50 mi 6th & Gladys Park **Toberman Rec Center** Hoover Rec Center **St James Park** Orthopedic Hospital UAP 8 Hoover Pedestrian Mall **Trinity Rec Center Central Rec Center** Total: 2.00 mi Redondo 1 0 Miles Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City 1 1 SCALE 1: 36,112



**ATTACHMENT 5**/

of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

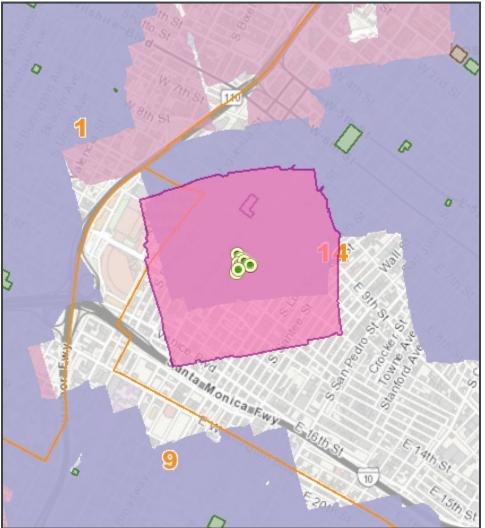
© City of Los Angeles, Department of Recreation and Parks Printed: 04/19/2018







#### **Park Analysis Report**



#### **Population and Age Breakdown**

#### **Scenario Information**

Scenario Name:

1100 South Olive St - Mack Urban Sites 2 & 3

#### Description:

A mixed-use development with a 51-story high building and a 60-story high-rise building with a total of 1,248 residential units, and 21,780 sf of commercial uses.

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset\*:

All Parks (RAP and Non-RAP)

\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

#### Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:	Tot	al Households Served:	Currently Non-Served Households Served:
Residents Served:	8,016	1,932	Households Served:	4,399	837
Residents Served by Age			Households S	erved by Anr	nual Income
Under Age 5:	309	145	Under \$25,000:	2,181	630
Age 5 to 9:	223	132	\$25,000 to \$34,999:	214	26
Age 10 to 14:	214	117	\$35,000 to \$49,999:	347	76
Age 15 to 17:	165	69	\$50,000 to \$74,999:	394	41
Age 18 to 64:	6,123	1,283	\$75,000 and Over:	1,263	64
Age 65 and Over:	982	186			Source: Census/ACS 2010

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