APPROVED
MAR 03 2022
BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT **NO.** 22-048

DATE March 03, 2022 C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 83538 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz		M. Rudnick	
H. Fujita		for C. Santo Domingo	DF
J. Kim		N. Williams	

General Manager

Approved X with corrections Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83538 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) 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.

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 quarters 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 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 in part 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.

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 Project is located at 333 South Hope Street in the Downtown area of the City of Los Angeles (City). The Project site is approximately 4.21 gross acres. The Project, as currently proposed, includes the construction of a new 34-story mixed-use development consisting of a total of 366 apartment units, none of which will be affordable, on the southern portion of the site and existing plaza. The existing office tower and a portion of the public plaza will remain and be separated by their own airspace lot.

The proposed Project also includes approximately 27,809 square fee (SF) of common open space, including the level 1 plaza and roof amenity space. The project also proposes to provide additional open space with a swimming pool and spa and fitness room on the third level for the residents.

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

Conceptual renderings of the proposed 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 **August 9th, 2021**. 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 Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **November 10th, 2021**. On December 1st, 2021, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by "Upon Receipt". 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.

REQUIRED LAND DEDICATION / 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."

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** land dedication for the Project's proposed 366 units would be:

2.64 Acres = (366 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.

As currently proposed, the Project has no affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located 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

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 in-lieu 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.” The Project as described in this Report, is an apartment project.

<u>In-Lieu Fee Payment</u>

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:

$14,793.00 x **number of new non-exempt dwelling units**

The **maximum** Park Fees payment for the Project's proposed 366 units would be:

$5,414.238.00 = $14,793.00 x 366 dwelling units

As currently proposed, the Project has no dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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 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 consideration, 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 would reduce the need for new public recreation and park facilitates 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 2021 Park Score Index, approximately 64% 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 Project is located within the Downtown community of the City and within the Central City Community Plan Area. Currently, the Project site, commonly known as the Bank of America Plaza, is comprised of an existing plaza and 55-story office tower and 11 stories of subterranean parking. The existing site was built in 1974.

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

The Project is located in a high-density area of the City. Below is an 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): 6,658 persons (11,889 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2014 American Community Survey): 12,841 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 27,809 SF of common open space, including the level 1 plaza and roof amenity space. The project also proposes to provide additional open space with a swimming pool and spa and fitness room on the third level for the residents.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (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.

Public Park Access

There are three (3) public parks within a half mile walking distance of the Project site.

- City Hall Park is a 1.71-acre park located at 200 North Spring Street in the Central City community of the City that provides walking paths and passive recreation spaces for the surrounding community.
- Pershing Square is located at 525 S. Olive Street, in the Jewelry District of Downtown Los Angeles. This 5.02-acre facility, which is located atop an underground public parking facility, provides a large plaza, landscaped areas, and community rooms, for the use of the general public and the surrounding community.

- Spring Street Park is located at 418-438 Spring Street in the Historic Old Bank District of Downtown Los Angeles. This 0.81-acre park provides benches, a children's play area, walking paths, a dog run, and outdoor areas for the surrounding community.

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 **644** 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.

Nearby Public Park Projects

There is one (1) new public park currently in development within a two mile radius of the Project site:

- The 1st and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1st 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 pending bid and award. It is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

There are six (6) park renovation projects in development within a two mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- MacArthur Park – Park Renovation (PRJ21514, PRJ21506) Project
- Lafayette Park - Outdoor Improvements and New Synthetic Field (PRJ21330, PRJ20495) Project
- Echo Park – Ballfields Restroom Replacement (PRJ21250) Project
- San Julian Park – New Restroom Installation (PRJ21211, PRJ21455) Project
- Pico Union Park – Playground Replacement (PRJ21218, PRJ21420) Project
- Echo Park – Outdoor Fitness Equipment Installation (PRJ21596) Project

There are four (4) park renovation projects currently in various stages of planning and development within a two mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- MacArthur Park – New Boathouse (PRJ21108) Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- Echo Park Youth Center – Child Care Center Renovation (PRJ21519) Project
- Pecan Recreation Center – Ballfield Improvements (PRJ21341) 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 as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements and the Project is not a condominium, stock cooperative or community apartment project.

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 mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

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

ATTACHMENT 1

RESIDENCES AT 333 SOUTH HOPE STREET

333 SOUTH HOPE CO., LLC

333 S. HOPE STREET, LOS ANGELES, CA 90071

LARGE
architecture

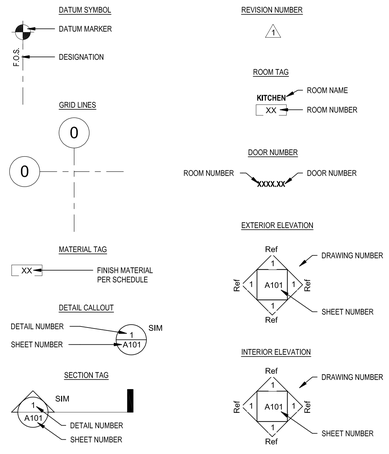
15 OCTOBER 2021

SHEET INDEX

COVER	
PI0.00	PROJECT INFORMATION
PI0.01	PROJECT INFORMATION
A0.11	RENDERINGS
A0.12	RENDERINGS
A0.13	RENDERINGS
A0.15	SITE BOUNDARY / COVERAGE & DEMOLITION DIAGRAMS
A0.16	SITE BOUNDARY / COVERAGE & DEMOLITION DIAGRAMS
A0.17	MAJOR TRANSIT STOP DIAGRAM
A0.21	OPEN SPACE DIAGRAMS
A0.22	BHSP / DOWNTOWN DESIGN GUIDELINE DIAGRAMS
A0.23	BHSP / DOWNTOWN DESIGN GUIDELINE DIAGRAMS
A0.24	DOWN TOWN DESIGN GUIDELINE STREET / PARKWAY
A0.25	SHADE / SHADOW DIAGRAMS
A0.26	TOWER SPACE DIAGRAMS
A0.27	CONCEPTUAL SIGNAGE SITE PLAN
A0.28	CONCEPTUAL SIGNAGE ELEVATIONS
A0.29	CONDITIONAL USE PERMIT DRAWINGS
A0.31	FLOOR AREA DIAGRAMS
A0.32	FLOOR AREA DIAGRAMS
A0.33	FLOOR AREA DIAGRAMS
A0.34	FLOOR AREA DIAGRAMS
C1.00	SITE SURVEY
A1.00	PLAZA LEVEL SITE PLAN
A2.PJ	PARKING LEVEL J FLOOR PLAN
A2.PJA	ENLARGED LEVEL J FLOOR PLAN
A2.PI	PARKING LEVEL I FLOOR PLAN
A2.PIA	ENLARGED LEVEL I FLOOR PLAN
A2.PH	PARKING LEVEL H FLOOR PLAN
A2.PHA	ENLARGED LEVEL H FLOOR PLAN
A2.PG	PARKING LEVEL G FLOOR PLAN
A2.PGA	ENLARGED LEVEL G FLOOR PLAN
A2.PF	PARKING LEVEL F FLOOR PLAN
A2.PFA	ENLARGED LEVEL F FLOOR PLAN
A2.PE	PARKING LEVEL E FLOOR PLAN
A2.PEA	ENLARGED LEVEL E FLOOR PLAN
A2.PD	PARKING LEVEL D FLOOR PLAN
A2.PDA	ENLARGED LEVEL D FLOOR PLAN
A2.PC	PARKING LEVEL C FLOOR PLAN
A2.PCA	ENLARGED LEVEL C FLOOR PLAN
A2.PB	PARKING LEVEL B FLOOR PLAN
A2.PBA	ENLARGED LEVEL B FLOOR PLAN
A2.PA	PARKING LEVEL A FLOOR PLAN
A2.PAA	ENLARGED LEVEL A FLOOR PLAN
A2.P2	CONCOURSE LEVEL FLOOR PLAN
A2.P2A	ENLARGED CONCOURSE LEVEL FLOOR PLAN
A2.P1	VIP LEVEL FLOOR PLAN
A2.P1A	ENLARGED VIP LEVEL FLOOR PLAN
A2.01	PLAZA LEVEL FLOOR PLAN
A2.02	LEVEL 2 LEASING FLOOR PLAN
A2.03	LEVEL 3 AMENITY FLOOR PLAN
A2.04	LEVEL 4 - 8 FLOOR PLAN
A2.05	LEVEL 9 - 27 FLOOR PLAN
A2.06	LEVEL 28 - 30 FLOOR PLAN
A2.07	LEVEL 31 - 32 FLOOR PLAN
A2.08	LEVEL 33 FLOOR PLAN
A2.09	LEVEL 34 / ROOF AMENITY FLOOR PLAN
A2.10	MECHANICAL ROOF FLOOR PLAN
A4.01	BUILDING ELEVATIONS
A4.02	BUILDING ELEVATIONS
A4.03	MATERIAL PALETTE
A4.04	MATERIAL PALETTE
A4.05	ENLARGED GROUND FLOOR ELEVATIONS
A4.21	BUILDING SECTION
L1.01	LANDSCAPE SITE PLAN
L1.01A	LANDSCAPE TREE PLAN
L1.02	PLAZA LANDSCAPE PLAN
L2.01	LANDSCAPE SITE SECTIONS
L3.01	LANDSCAPE SITE VIEWS
L4.01	PLANTING PLAN
L5.01	MATERIALS PLAN

SYMBOLS AND ABBREVIATIONS

ACC	ACCESSIBLE
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL CEILING TILE
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CAB	CABINET
CEM	CEMENT
CHAN	CHANNEL
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR / CORRUGATED
CPT	CARPET
CTR	CENTER
D	DEEP
D.A.	DOUBLE ACTING
D.F.	DRINKING FOUNTAIN
D.S.	DOWN SPOUT
DW	DISHWASHER
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPOSAL
DR	DOOR
DN	DOWN
DWG	DRAWING
(E)	EXISTING
E	EAST
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
E.O.S.	EDGE OF SLAB
EQ	EQUAL
EXT	EXTERIOR
F	FIXED
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
F.S.	FLOOR SINK
FDN	FOUNDATION
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.	FINISH OPENING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FINISH ROOF
FT	FOOT / FEET
FTG	FOOTING
FURN	FURNISH / FURNISHED
FURR	FURRING
FUT	FUTURE
F.V.	FIELD VERIFY
G.B.	GRAB BAR
GFI	GROUND FAULT INTERRUPT
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS / GLAZING
GND	GROUND
GR	GRADE
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
H	HIGH
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWR	HADRWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRA	HOT RUBBERIZED ASPHALT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
L	LENGH
LP	LOW POINT
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
MC	MEDICINE CABINET
MO	MASONRY OPENING
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MEZZ	MEZZANINE
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MSG	MANUFACTURERS STANDARD GAUGE
MTD	MOUNTED
MATL	MATERIAL
MUL	MULLION
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NAT	NATURAL
NO	NUMBER
NOM	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OV	OVER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
PLAM	PLASTIC LAMINATE
P.O.C.	POINT OF CONNECTION
PART	PARTITION
PERF	PERFORATED
PL	PLATE / PROPERTY LINE
PLAS	PLASTER
PLYWD	PLYWOOD
P	PLUMBING
POL	POLISHED
PR	PAIR
PT	PAINT / POINT
R	RISER
R.A.	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFRIG	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RET	RETAINING / RETURN
REV	REVERSE
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
S.A.	SUPPLY AIR
SC	SOLID CORE
SS	STAINLESS STEEL
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFIED / SPECIFICATIONS
SQ	SQUARE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T	TREAD / TOP
T.C.	TOP OF CONCRETE
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE / TOP OF PARAPET
T.O.S.	TOP OF SLAB
TW	TOP OF WALL
TYP	TYPICAL
TV	TELEVISION
UL	UNDERWRITERS LABORATORY
U.O.N.	UNLESS OTHERWISE NOTED
U/C	UNDER COUNTER
UNF	UNFINISHED
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
W	WEST / WIDE / WIDTH
W/	WITH
W/O	WITHOUT
W.I.C.	WALK-IN CLOSET
WR	WATER RESISTANT
WD	WOOD
WT	WEIGHT
WP	WATERPROOF
WSCT	WAINSCOT
WP#	GYPSUM ASSOCIATION ASSEMBLY NUMBER
#	NUMBER
@	AT
&	AND
℄	CENTERLINE



APPLICABLE CODES

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ZONING CODE:	CITY OF LOS ANGELES, BUNKER HILL SPECIFIC PLAN (ORDINANCE NO. 182576)
BUILDING CODE:	2020 LOS ANGELES BUILDING CODE BASED ON 2019 CALIFORNIA BUILDING CODE WITH L.A. CITY AMENDMENTS
GREEN BUILDING CODE:	2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE (CEC)
PLUMBING:	2019 CALIFORNIA PLUMBING CODE (CPC)
FIRE:	2020 LOS ANGELES FIRE CODE BASED ON 2019 CALIFORNIA FIRE CODE (CFC) WITH L.A. CITY AMENDMENTS
CITY/STATE AMENDMENTS:	FAIR HOUSING AMENDMENTS ACT OF 1988 WITH REFERENCED ANSI A117.1-2003
ACCESSIBILITY:	AMERICANS WITH DISABILITIES ACT OF 2010, PER ADA STANDARDS, 2019 CBC
SIGN CODE:	CITY OF LOS ANGELES

APPLICABLE STANDARDS

SPRINKLER SYSTEM:	NFPA 13 - 2016 EDITION
STANDPIPE SYSTEMS:	NFPA 14 - 2016 EDITION
STATIONARY PUMPS:	NFPA 20 - 2016 EDITION
PRIVATE FIRE MAINS:	NFPA 24 - 2016 EDITION
NATIONAL FIRE ALARM CODE	NFPA 72 - 2016 EDITION
FIRE EXTINUISHERS:	NFPA 10 - 2018 EDITION
EMERGENCY AND STANDBY POWER:	NFPA 110 - 2016 EDITION
GYPSUM ASSOCIATION:	FIRE RESISTANCE AND SOUND CONTROL DESIGN MANUAL, 22ND EDITION GA-600-2018

PROJECT INFORMATION

PROJECT NAME:	**RESIDENCES AT 333 SOUTH HOPE STREET**
PROJECT ADDRESS:	333 S. HOPE STREET, LOS ANGELES, CA 90071
OWNER-CONTACT PERSON:	AARON GOLDSTEIN BROOKFIELD PROPERTIES 601 S. FIGUEROA STREET, SUITE 2200 LOS ANGELES, CA 90071

LEGAL DESCRIPTION:

ASSESSOR PARCEL NUMBERS:	5151-014-031
TRACT NUMBER:	TR 21409
CURRENT LAND USE:	MIXED-USE OFFICE TOWER, RETAIL & PARTIAL SUBTERRANEAN PARKING GARAGE
ZONE DESIGNATION:	C4-4D COMMERCIAL ZONE
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL & SMALL RETAIL
TOTAL LOT SIZE:	183,524 SQUARE FEET (4.213 ACRES)
FLOOR AREA RATIO:	UNUSED FLOOR AREA = 288,606 SQUARE FEET
MAXIMUM HEIGHT PERMITTED:	UNLIMITED
SETBACKS:	NONE
ALLEY:	NOT APPLICABLE

REQUIRED ELEMENTS AND PROTECTION

CONSTRUCTION TYPE 1-A

BUILDING ELEMENT	REQUIRED RATING	OPENING PROTECTION
STRUCTURAL FRAME	3 HR.	N/A
SHAFTS (INTERCONNECTING>1 FL.)	2 HR.	90 MIN.
EXIT PASSAGEWAYS	2 HR.	90 MIN.
STAIR ENTSTIBULES	2 HR.	90 MIN.
ELEVATOR LOBBIES	1 HR.	45 MIN.
CORRIDORS (>10 OCCUPANTS AT R-2 FLOORS)	1 HR.	20 MIN.
CORRIDORS (SERVING A OCC. FLOORS)	1 HR.	45 MIN.
LOBBIES (AS EXIT CORRIDORS)	1 HR.	45 MIN.
WALLS SEPARATING TENANTS	1 HR.	45 MIN.
FLOOR / CEILING ASSEMBLIES	2 HR.	-
TRASH AND CHUTE TERMINATION ROOM	2 HR.	90 MIN.
FIRE CONTROL ROOM	2 HR.	90 MIN.

REQUIRED FIRE/LIFE SAFETY SYSTEMS

1. AUTOMATIC SPRINKLER SYSTEM
2. SECONDARY WATER SUPPLY
3. FIRE DETECTION AND ALARM SYSTEM
4. CLASS 1 STANDPIPE SYSTEM
5. SMOKE CONTROL SYSTEM

ALLOWABLE AREA: UNLIMITED

ALLOWABLE HEIGHT: UNLIMITED

PROJECT SUMMARY

PROJECT DESCRIPTION

THIS IS A PRIVATELY FUNDED, PRIVATE MULTI-FAMILY RESIDENTIAL PROJECT.

BUILDING HEIGHT: 420 FEET 7 INCHES, MEASURED FROM GRADE TO HIGHEST BUILDING ELEMENT PER LAMC
406 FEET 1 INCH, MEASURED FROM AVERAGE GRADE TO ROOF PER LABC

AVERAGE GRADE:	AVERAGE GRADE ON HOPE STREET:	(372.81 + 367.00) / 2 = 374.40
	AVERAGE GRADE ON 4TH STREET:	(372.81 + 306.00) / 2 = 339.40
	AVERAGE GRADE ON FLOWER STREET:	(314.70 + 306.00) / 2 = 310.35
	AVERAGE GRADE ON 3RD STREET:	(367.00 + 314.70) / 2 = 340.85
	AVERAGE GRADE FOR PROJECT:	341.25

NUMBER OF STORIES: 34 STORIES ABOVE GRADE (AT SOUTH HOPE STREET ENTRY LOBBY)
NEW CORE AT EXISTING 11 STORIES OF PARKING GARAGE BELOW GRADE

OCCUPANCY: RESIDENTIAL (GROUP R-2)
OFFICE (GROUP B)
RETAIL (GROUP M)
ASSEMBLY - SWIMMING POOL, AMENITY, FITNESS (GROUP A-3)
ENCLOSED PARKING GARAGE (GROUP S-2)
STORAGE (GROUP S-1, S-2)

CONSTRUCTION TYPE: TYPE IA
ACCESS: PEDESTRIAN ACCESS FROM SOUTH HOPE STREET
VEHICULAR ACCESS FROM SOUTH HOPE STREET AND FLOWER STREET
BIKE AND RESIDENTIAL LOADING ACCESS FROM LOWER 4TH STREET

LIST OF ENTITLEMENTS

Requested Approvals:

1.Specific Plan Project Permit Compliance (SPP)

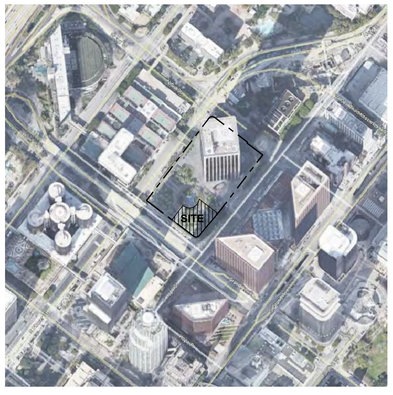
2.Specific Plan Project Permit Adjustment (SPPA):
- a.Compliance with Downtown Street Standards (BHSP 8A)
- b.Setback on Retail Street – Hope Street (BHSP 8.B.1)
- c.Setback on Non-Retail Street – 4th Street (DDG 3.B)
- d.Ground Floor Treatment on Retail Street – Hope Street (BHSP 8.B.2)
- e.Ground Floor Treatment on Non-Retail Street – 4th Street (DDG 4.B.1)
- f.Massing and Street Wall on Retail Street – Hope Street (BHSP 8.B.3)
- g.Massing and Street Wall on Non-Retail Street – 4th Street (BHSP 8.B.3)
- h.Building Projection – Hope Street (DDG 3.A.2)

3.Conditional Use Beverage-Alcohol (CUB)

4.Zoning Administrator Interpretation (ZAI)

5.Vesting Tentative Tract Map (VTT)

VICINITY MAP



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LARGE architecture

OWNER

333 SOUTH HOPE CO., LLC
601 S. FIGUEROA STREET, SUITE 2200
LOS ANGELES, CA 90017
TEL: 213.330.8104

CONSULTANTS

ARCHITECT
LARGE architecture
1551 SOUTH ROBERTSON BOULEVARD
LOS ANGELES, CA 90035
TEL: 310.553.1959

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
TEL: 213.418.0201

LANDSCAPE ARCHITECT
RELM
617 S. OLIVE STREET , SUITE 1110
LOS ANGELES, CA 90014
TEL: 213.673.440

STRUCTURAL ENGINEER
MAGNUSSON KLEMENCIC ASSOSIATES
1301 FIFTH AVENUE, SUITE 3200
SEATTLE, WA 98101
TEL: 206.292.1200

STRUCTURAL ENGINEER
NABIH YOUSSEF
550 S. HOPE STREET, SUITE 1700
LOS ANGELES, CA 90071
TEL: 213.417.1220

MEP
GLUMAC
707 WILSHIRE BOULEVARD, 23RD FLOOR
LOS ANGELES, CA 90017
TEL: 213.239.8866

KEY PLAN:

NORTH

THESE PLANS ARE FOR REVIEW ONLY AND NOT FINAL PLANS UNLESS THEY INCLUDE THE SIGNATURE OF THE ARCHITECT/DESIGN ENGINEER AND THE APPROVAL OF THE APPROPRIATE GOVERNMENT AGENCIES.

NO.	ISSUE	DATE
	50% CONCEPT DESIGN PRINTING	04/16/2021
	FINAL CONCEPT DESIGN PRINTING	05/14/2021
	ENTITLEMENT PRINTING	06/30/2021
	ENTITLEMENT PRINTING	07/08/2021
	ENTITLEMENT PRINTING	07/27/2021
	FINAL ENTITLEMENT PRINTING	10/15/2021

333 S. HOPE

333 S. HOPE STREET
LOS ANGELES, CA 90071

PROJECT INFORMATION

PROJECT
2019-021

SCALE

SHEET NUMBER

PI0.00

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UNIT & FLOOR AREA

Level	Floor Elevation	Floor Ht.	Units: Studio	Units: 1 Bedroom	Units: 1Bedroom + Den	Units: 2 Bedroom	Units: Total	Floor Area (Per LAMC)	Gross Floor Area (Total Constructed Area)	Residential Area: Gross (Residential)	Residential Area: Net	Residential Area: Efficiency
Elev. Roof	792'-4"	-	N/A					-	1,757	-	-	-
Mech. Roof	747'-4"	45'-0"						102	7,912	-	-	-
34 / Roof Deck	732'-4"	15'-0"	-	-	-	3	3	4,857	12,979	6,364	4,086	64.2%
33	717'-4"	15'-0"	-	-	-	6	6	8,695	12,988	10,004	7,943	79.4%
32	707'-4"	10'-0"	-	4	2	4	10	9,658	12,979	10,356	8,541	82.5%
31	697'-4"	10'-0"	-	4	2	4	10	9,658	12,988	10,356	8,541	82.5%
30	687'-4"	10'-0"	1	11	-	1	13	9,658	12,979	10,356	8,541	82.5%
29	677'-4"	10'-0"	1	11	-	1	13	9,658	12,988	10,356	8,541	82.5%
28	667'-4"	10'-0"	1	11		1	13	9,658	12,979	10,356	8,541	82.5%
27	657'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
26	647'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
25	637'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
24	627'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
23	617'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
22	607'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
21	597'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
20	587'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
19	577'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
18	567'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
17	557'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
16	547'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
15	537'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
14	527'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
13	517'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
12	507'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
11	497'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
10	487'-4"	10'-0"	2	6	2	2	12	9,658	12,979	10,356	8,541	82.5%
9	477'-4"	10'-0"	2	6	2	2	12	9,658	12,988	10,356	8,541	82.5%
8	467'-4"	10'-0"	7	5	-	2	14	9,658	12,979	10,356	8,541	82.5%
7	457'-4"	10'-0"	7	5	-	2	14	9,658	12,988	10,356	8,541	82.5%
6	447'-4"	10'-0"	7	5	-	2	14	9,658	12,979	10,356	8,541	82.5%
5	437'-4"	10'-0"	7	5	-	2	14	9,658	12,988	10,356	8,541	82.5%
4	427'-4"	10'-0"	7	5	-	2	14	9,658	12,979	10,356	8,541	82.5%
3	407'-4"	20'-0"	Amenity					7,726	12,988	-	-	-
2	389'-4"	18'-0"	Leasing / Amenity					2,054	3,621	-	-	-
1 (Plaza)	375'-4"	14'-0"	Lobby **					2,730	22,119	-	-	-
VIP	363'-5"	11'-11"	N/A					0	1,757	N/A		
Concourse	350'-9"	12'-8"						1165 *	24,304			
A	339'-9"	11'-0"						409	1,757			
B	329'-3 1/2"	10'-5 1/2"						409	1,757			
C	320'-5"	8'-10 1/2"						409	1,757			
D	308'-9"	11'-8"						409	1,757			
E	298'-5"	10'-4"						409	1,757			
F	288'-1"	10'-4"						409	1,757			
G	277'-9"	10'-4"						409	1,757			
H	267'-5"	10'-4"						51	2,645			
I	257'-1"	10'-4"						-	14,134			
		Total	76	180	42	68	366	**309,160**	**506,020**	**316,692**	**259,718**	
		(%)	**20.8%**	**49.2%**	**11.5%**	**18.6%**	**366**	310,658 (MAX. AVAILABLE)			**710**	Avg. Unit Size

*** 22,052 SF OF EXISTING FLOOR AREA REMOVED FROM CONCOURSE LEVEL**
**** FLOOR AREA NOTE: LOBBY INCLUDES 425 SF OF COMMERCIAL FLOOR AREA (CAFÉ)**

EXISTING AND PROPOSED FLOOR AREA

ALLOWABLE FLOOR AREA/FAR: THE PROJECT SITE HAS A 1,620,000 SF MAXIMUM FLOOR AREA (8.8:1) PER CRA/LA-APPROVED OWNER-PARTICIPATION AGREEMENT DATED OCTOBER 9, 1970 AND BHSP SECTION 12.A

EXISTING FLOOR AREA: THE PROJECT SITE CONTAINS 1,331,394 SF

REMAINING UNUSED FLOOR AREA: 288,606 SF

FLOOR AREA REALLOCATION: THE PROJECT RESULTS IN THE CONVERSION OF 22,052 SF OF ZONING FLOOR AREA PROGRAM (PRIOR OFFICE SPACE) INTO NON-ZONING FLOOR AREA PROGRAM ON THE CONCOURSE LEVEL. THE 22,052 SF IS BEING USED THROUGHOUT THE NEW TOWER. THIS RESULTS IN A MAXIMUM OF 310,658 SF OF AVAILABLE FLOOR AREA.

TOTAL AVAILABLE FLOOR AREA: 310,658 SF

TOTAL PROPOSED FLOOR AREA: 309,160 SF

TOTAL FLOOR AREA: 1,618,502 SF (1,309,342 SF PLUS 309,160 SF)

TOTAL FAR: 8.82:1

OPEN SPACE CALCULATIONS

SUMMARY OF OPEN SPACE REQUIREMENT (LAMC 12.21G, ORD. NO. 171,753 & ORD. NO. 174,999)			
TYPE OF SPACE / # OF HABITABLE ROOMS *	**QUANTITY**	**REQUIREMENT**	**TOTAL**
< 3 HABITABLE ROOMS (STUDIO / 1-BR UNITS)	256	100 SF	**25,600**
3 HABITABLE ROOMS (1-BR+D / 2-BR UNITS)	110	125 SF	**13,750**
>3 Habitable Rooms (3-BR Units)	0	175 SF	**0**
TOTAL CODE-REQUIRED OPEN SPACE PER LAMC 12.21.G	**366**		**39,350**
TOTAL CODE-REQUIRED OPEN SPACE PER BHSP SECTION 7.F.3		50% REDUCTION	**19,675**
TOTAL CODE-REQUIRED LANDSCAPED AREA		25% OF PROVIDED OPEN SPACE	**4,919**
TOTAL CODE-REQUIRED 24-INCH BOX TREE COUNT		1 TREE PER 4 DWELLING UNITS	**92**
TOTAL CODE-REQUIRED REPLACEMENT OF REMOVED STREET TREES		2:1	**14**

NOTES:
HABITABLE ROOM: AN ENCLOSED SUBDIVISION IN A RESIDENTIAL BUILDING COMMONLY USED FOR LIVING PURPOSES, BUT NOT INCLUDING ANY LOBBY, HALL, CLOSET, STORAGE SPACE, WATER CLOSET, BATH, TOILET, SLOP SINK, GENERAL UTILITY ROOM OR SERVICE PORCH. A RECESS FROM A ROOM OR AN ALCOVE (OTHER THAN A DINING AREA) HAVING 50 SQUARE FEET OR MORE OF FLOOR AREA AND SO LOCATED THAT IT COULD BE PARTITIONED OFF TO FORM A HABITABLE ROOM. SHALL BE CONSIDERED A HABITABLE ROOM. (AMENDED BY ORD. NO. 146.421. EFF. 9/14/74.)

***FOR THE PURPOSE OF APPLYING THE OPEN SPACE REQUIREMENTS, A KITCHEN SHALL NOT BE CONSIDERED A HABITABLE ROOM.**

SUMMARY OF ADDITIONAL OPEN SPACE REQUIREMENT (BHSP SECTION 7.F)		
	REQUIREMENT	**TOTAL**
TOTAL CODE-REQUIRED PEDESTRIAN PLAZA SPACE PER BHSP SECTION 7.F.1.a	5,000 SF MINIMUM	**5,000**
TOTAL CODE-REQUIRED PEDESTRIAN PLAZA LANDSCAPED AREA PER BHSP SECTION 7.F.1.e	40%	**2,000**

TOTAL PROVIDED OPEN SPACE BREAKDOWN (PER LAMC 12.21.G):

PROVIDED COMMON OPEN SPACE - LEVEL 34 ROOF AMENITY:	5,116
PROVIDED COMMON OPEN SPACE - LEVEL 1 PLAZA:	22,693
TOTAL PROVIDED OPEN SPACE	**27,809**

PROVIDED COMMON OPEN SPACE LANDSCAPED AREAS - LEVEL 34 ROOF AMENITY:	2,482
PROVIDED COMMON OPEN SPACE LANDSCAPED AREAS - LEVEL 1 PLAZA:	12,661
TOTAL PROVIDED LANDSCAPED AREA	**15,143** *

TOTAL PROVIDED PEDESTRIAN PLAZA BREAKDOWN (PER BHSP SECTION 7.F):

TOTAL PEDESTRIAN PLAZA AREA - LEVEL 1 PLAZA:	**5,097**
TOTAL PEDESTRIAN PLAZA LANDSCAPED AREA - LEVEL 1 PLAZA:	**2,640**

TOTAL PROVIDED TREE BREAKDOWN:

EXISTING TREES ON PROJECT SITE (INCLUDING STREET TREES):	99
STREET TREES REMOVED:	(7)
TREES PROVIDED TO REPLACE REMOVED STREET TREES ON PROJECT SITE:	7
TREES PROVIDED TO REPLACE REMOVED STREET TREES ON DEVELOPMENT SITE:	7
TOTAL PROVIDED COMMON OPEN SPACE 24-INCH BOX TREES (EXISTING TREES PLUS PROVIDED REPLACEMENT TREES)	**106** *

NOTES:
***REFER TO LANDSCAPE SHEETS FOR MORE INFORMATION**

PARKING CALCULATIONS

SUMMARY OF CODE-REQUIRED VEHICULAR PARKING SPACES (P/ZC 2002-011 & LAMC 12.21A.4(X) (3)			
TYPE OF SPACE / # OF HABITABLE ROOMS *	**QUANTITY OR SF**	**REQUIREMENT**	**TOTAL**
< 2 HABITABLE ROOMS	0	0.25 PER UNIT **	**0**
2 HABITABLE ROOMS (STUDIO)	76	0.50 PER UNIT **	**38**
> 2 HABITABLE ROOMS (1 BR / 1-BR+D / 2-BR / 3-BR UNITS)	290	0.50 PER UNIT **	**145**
TOTAL CODE-REQUIRED RESIDENTIAL PARKING	**366**		**183**
COMMERCIAL (SF)	425	NOT REQUIRED ***	**0**
TOTAL CODE-REQUIRED RESIDENTIAL AND COMMERCIAL PARKING			**183**
ACCESSIBLE PARKING FOR REQUIRED DWELLING UNIT SPACES	183	2% OF ASSIGNED STALLS	**4**
TOTAL CODE-REQUIRED VEHICULAR PARKING SPACES (INCLUDING ACCESSIBLE)			**187**

NOTES:

HABITABLE ROOM: AN ENCLOSED SUBDIVISION IN A RESIDENTIAL BUILDING COMMONLY USED FOR LIVING PURPOSES, BUT NOT INCLUDING ANY LOBBY, HALL, CLOSET, STORAGE SPACE, WATER CLOSET, BATH, TOILET, SLOP SINK, GENERAL UTILITY ROOM OR SERVICE PORCH. A RECESS FROM A ROOM OR AN ALCOVE (OTHER THAN A DINING AREA) HAVING 50 SQUARE FEET OR MORE OF FLOOR AREA AND SO LOCATED THAT IT COULD BE PARTITIONED OFF TO FORM A HABITABLE ROOM, SHALL BE CONSIDERED A HABITABLE ROOM. (AMENDED BY ORD. NO. 146,421, EFF. 9/14/74.)

*** FOR THE PURPOSE OF APPLYING THE AUTOMOBILE PARKING SPACE REQUIREMENTS, A KITCHEN SHALL BE CONSIDERED A HABITABLE ROOM.**

**** EXCEPTION FOR BUNKER HILL SPECIFIC PLAN (ORD. NO. 182576 SECTION 10.A.3.B): ONE SPACE FOR EACH DWEILLING UNIT, EXCEPT FOR PROJECTS WITHIN 1,500 FEET OF A FIXED RAIL TRANSIT STATION, RESIDENTIAL REQUIRES A MINIMUM OF 0.25 SPACES PER UNIT FOR UNIT WITH LEST THAN 2 HABITABLE ROOMS, AND 0.5 SPACES PER UNIT FOR ALL OTHER UNITS.**

***** NON-RESIDENTIAL USES HAVE NO MINIMUM PARKING REQUIREMENTS FOR PROJECTS WITHIN 1,500 FEET OF A FIXED RAIL TRANSIT STATION PER SECTION 10.A.3.b.iii OF THE BUNKER HILL SPECIFIC PLAN.**

SUMMARY OF CODE-REQUIRED BICYCLE PARKING SPACES (LAMC 12.21A.16) & (ORD. NO. 185,480)			
Type of Bike Parking	**Quantity or SF**	**REQUIREMENT**	**TOTAL**
LONG-TERM RESIDENTIAL	366	1 PER UNIT FOR UNITS 1 - 25	25
		1 PER 1.5 UNITS FOR UNITS 26 - 100	49
		1 PER 2 UNITS FOR UNITS 101 - 200	50
		1 PER 4 UNITS FOR UNITS 201+	42
LONG-TERM RESIDENTIAL SUBTOTAL:			166
SHORT-TERM RESIDENTIAL	366	1 PER 10 UNITS FOR UNITS 1 - 25	3
		1 PER 15 UNITS FOR UNITS 26 - 100	5
		1 PER 20 UNITS FOR UNITS 101 - 200	5
		1 PER 40 UNITS FOR UNITS 201+	4
SHORT-TERM RESIDENTIAL SUBTOTAL:			17
SUBTOTAL RESIDENTIAL BICYCLE PARKING SPACES			183
LONG-TERM NON-RESIDENTIAL	425	1 PER 2,000 SF (2 SPACES MINIMUM)	2
SHORT-TERM NON-RESIDENTIAL	425	1 PER 2,000 SF (2 SPACES MINIMUM)	2
SUBTOTAL NON-RESIDENTIAL BICYCLE PARKING SPACES			4
TOTAL REQUIRED BICYCLE PARKING SPACES			**187**

NOTES:
LONG-TERM BICYCLE PARKING SPACES: SPACES SHALL BE 6' (72") IN LENGTH X 18" WIDE.
LONG-TERM VERTICAL PARKING SHALL BE 4' (48") MINIMUM DEEP AND BE 6' (72") MINIMUM IN HEIGHT
SHORT-TERM BICYCLE PARKING SPACES: SPACES SHALL BE 6' (72") IN LENGTH X 24" WIDE

SUMMARY OF PROVIDED BICYCLE PARKING SPACES		
TYPE OF BICYCLE PARKING	**LOCATION**	**QUANTITY**
LONG-TERM RESIDENTIAL	CONCOURSE LEVEL	166
LONG-TERM NON-RESIDENTIAL	CONCOURSE LEVEL	2
SUBTOTAL LONG-TERM BIKE PARKING		168
SHORT-TERM RESIDENTIAL	PLAZA LEVEL	17
SHORT-TERM NON-RESIDENTIAL	PLAZA LEVEL	2
SUBTOTAL SHORT-TERM BIKE PARKING		19
TOTAL PROVIDED BICYCLE PARKING SPACES		**187**

SUMMARY OF TOTAL PROVIDED VEHICULAR PARKING SPACES *						
FLOOR LEVEL	**STANDARD**	**COMPACT**	**TANDEM (COMPACT)**	**ACCESSIBLE**	**ACCESSIBLE VAN ****	**TOTAL**
J	-	-	-	-	-	0
I	-	-	-	-	-	0
H	-	-	-	-	-	0
G	28	N/A	N/A	0	0	28
F	135	N/A	N/A	2	0	137
E	19	N/A	N/A	2	1	22
D	-	-	-	-	-	0
C	-	-	-	-	-	0
B	-	-	-	-	-	0
A	-	-	-	-	-	0
TOTAL PROVIDED PARKING	**182**	**0**	**0**	**4**	**1**	**187**

SUMMARY OF ACCESSIBLE VEHICULAR PARKING SPACES			
TYPE OF PARKING	**QUANTITY**	**REQUIREMENT**	**TOTAL**
ACCESSIBLE PARKING FOR REQUIRED DWELLING UNIT SPACES	182	2% OF ASSIGNED STALLS	**4**
ACCESSIBLE VAN PARKING FOR REQUIRED DWELLING UNIT SPACES	4	1 PER 8 ACCESSIBLE STALLS **	**1**
TOTAL CODE-REQUIRED ACCESSIBLE PARKING SPACES			**5**

NOTES:
*** NON-RESIDENTIAL PARKING NOT PROVIDED AS A PART OF THE NEW DEVELOPMENT SITE PER SECTION 10.A.3.b.iii OF THE BUNKER HILL SPECIFIC PLAN**
**** ACCESSIBLE VAN SPACES: FOR EVERY 6, OR FRACTION OF 6, ACCESSIBLE SPACES REQUIRED, AT LEAST ONE SHALL BE A VAN ACCESSIBLE SPACE. CBC 2019, SECTION 11B-208.2.4**

SUMMARY OF CODE REQUIRED ELECTRIC VEHICLE, LOW-EMITTING, FUEL-EFFICENT, CARPOOL/VANPOOL SPACES FOR RESIDENTIAL			
	QUANTITY	**REQUIREMENT**	**Total**
EV / EVCS PARKING REQUIRED FOR RESIDENTIAL BUILDINGS	183	30% OF REQUIRED PARKING	55
TOTAL CODE - REQUIRED EV / EVCS PARKING SPACES PER 2020 LAGBC 4.106.4			**55**
TOTAL CODE - REQUIRED EVCS PARKING SPACES (10% OF THE REQUIRED EV PARKING SPACES) PER 2020 LAGBC 4.106.4			**6**

SUMMARY OF PROVIDED ELECTRIC VEHICLE, LOW-EMITTING, FUEL-EFFICENT, CARPOOL/VANPOOL SPACES	
LOCATION (LEVEL)	**QUANTITY**
Level A	0
Level B	0
Level C	0
Level D	0
Level E	10
Level F	45
Level G	0
Level H	0
Level I	0
TOTAL PROVIDED EV / EVCS PARKING SPACES	**55**

LARGE architecture

OWNER
333 SOUTH HOPE CO., LLC
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TEL: 213.239.8866

KEY PLAN:

NORTH

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	ENTITLEMENT PRINTING	07/27/2021
	FINAL ENTITLEMENT PRINTING	10/15/2021

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PROJECT INFORMATION

PROJECT 2019-021
SCALE

SHEET NUMBER
PI0.01

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VIEW FROM PLAZA LOOKING SOUTH-EAST

VIEW AT HOPE STREET LOOKING SOUTH

LARGE
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RENDERINGS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.11

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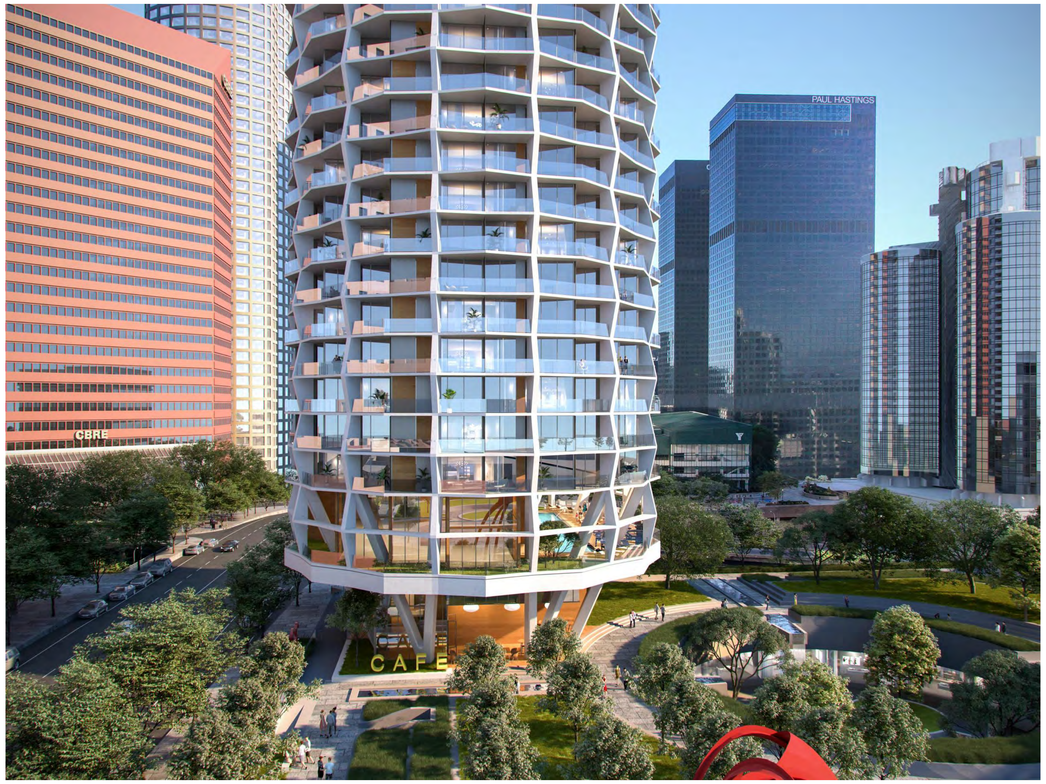

VIEW FROM PLAZA LOOKING SOUTH

VIEW FROM PLAZA LOOKING SOUTH-WEST

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RENDERINGS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.12

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VIEW AT PLAZA LOOKING EAST

VIEW AT HOPE STREET LOOKING WEST

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RENDERINGS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.13

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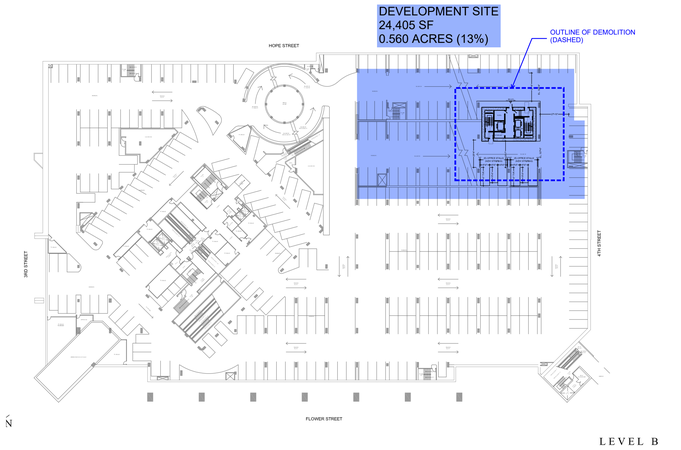

09 LEVEL B DEVELOPMENT SITE DIAGRAM
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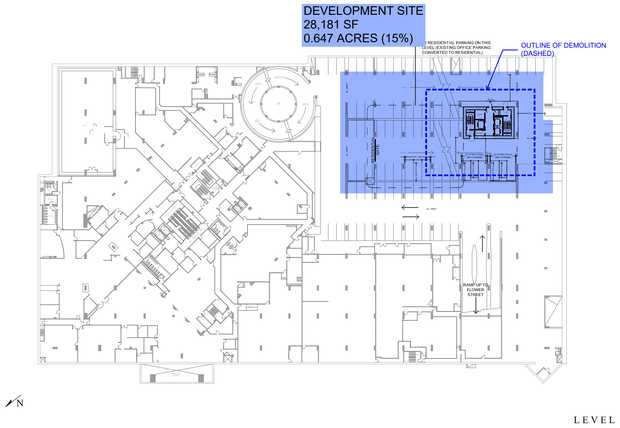

06 LEVEL 1 PLAZA OPEN SPACE DIAGRAM
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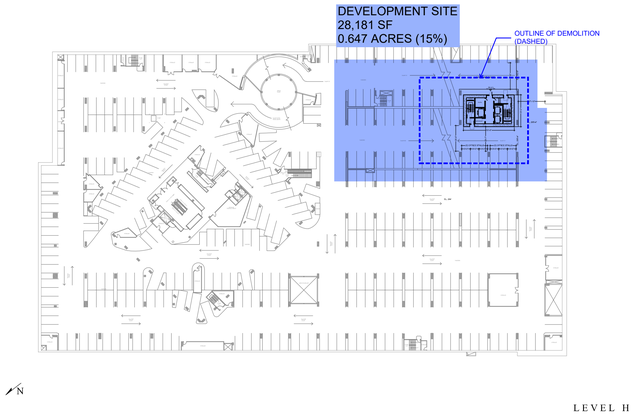
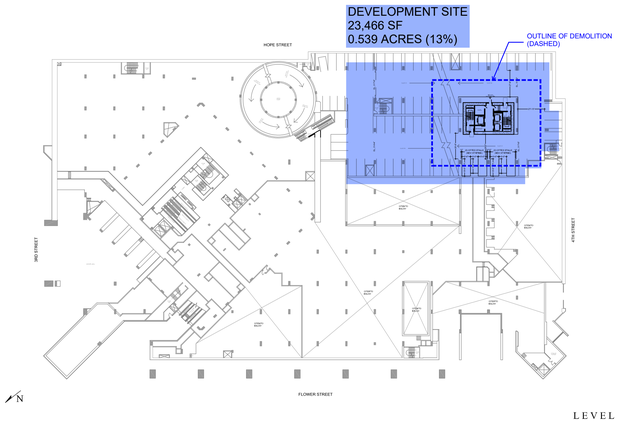


03 LEVEL H DEVELOPMENT SITE BOUNDARY
N.T.S.



08 LEVEL C DEVELOPMENT SITE BOUNDARY
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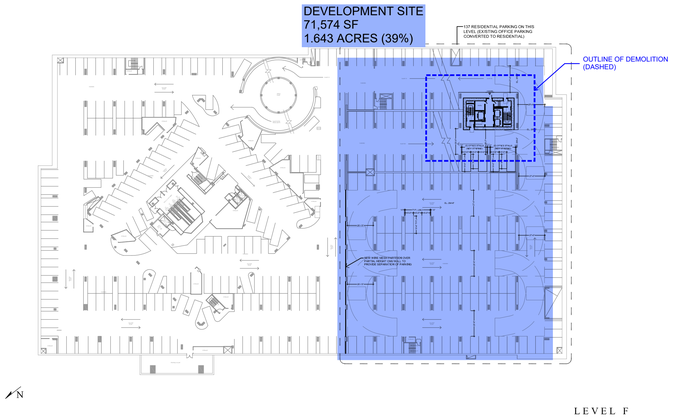

05 LEVEL F DEVELOPMENT SITE BOUNDARY
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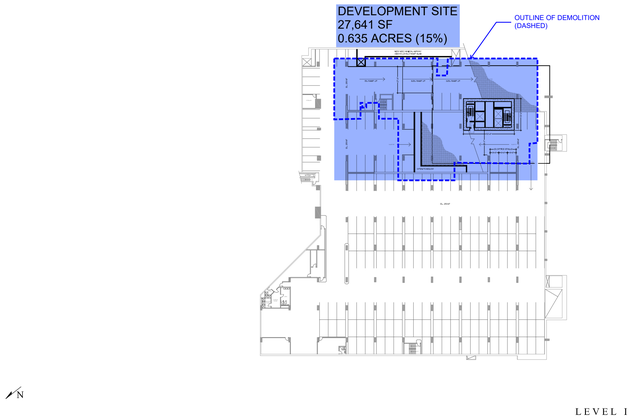
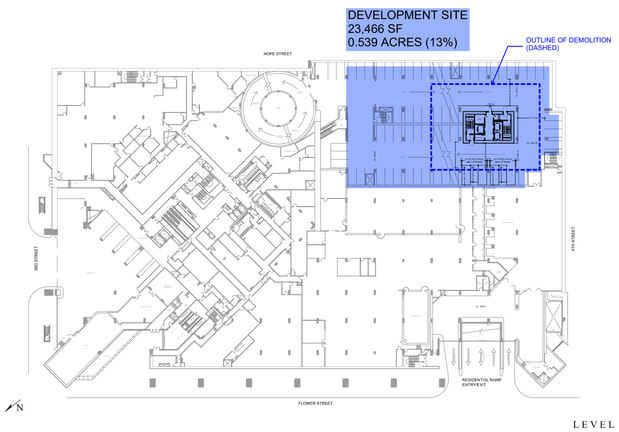


02 LEVEL I DEVELOPMENT SITE BOUNDARY
N.T.S.



07 LEVEL D DEVELOPMENT SITE BOUNDARY
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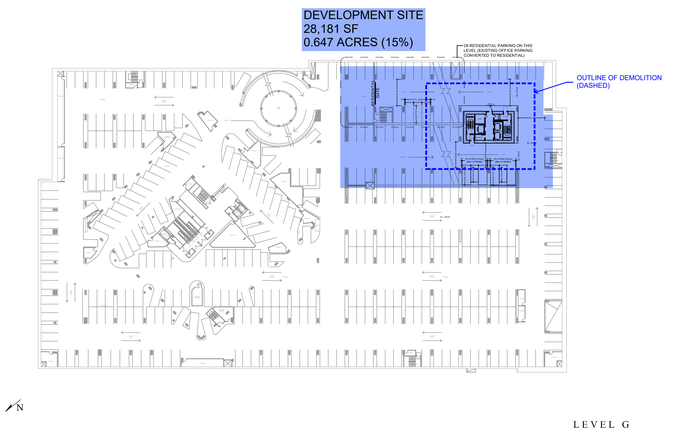

04 LEVEL G DEVELOPMENT SITE BOUNDARY
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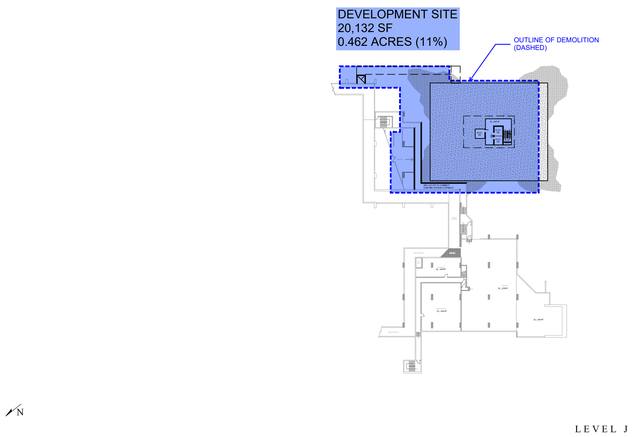

01 LEVEL J DEVELOPMENT SITE BOUNDARY
N.T.S.

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KEY PLAN:

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SITE BOUNDARY / COVERAGE & DEMOLITION DIAGRAMS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.15

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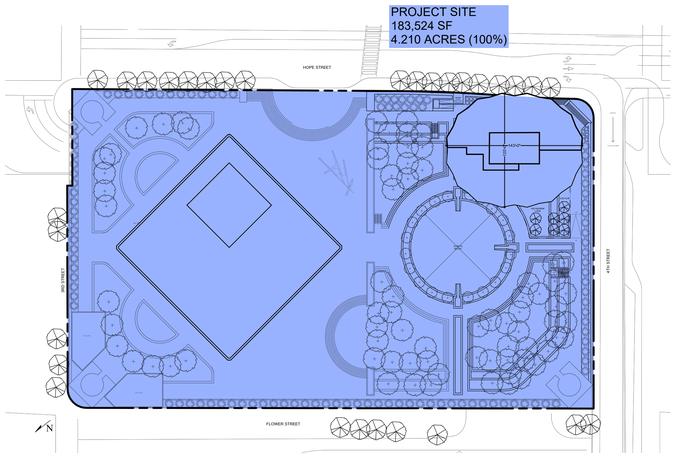
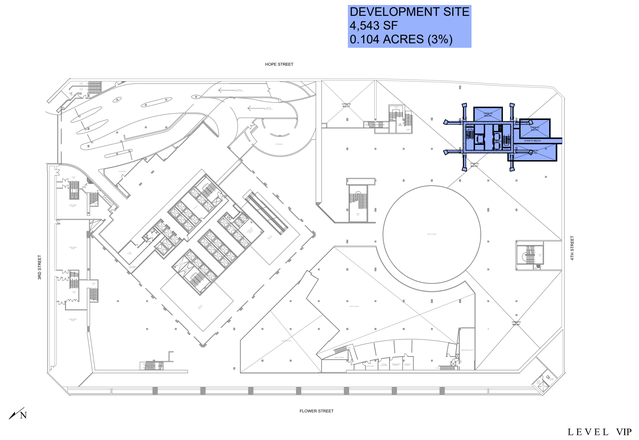
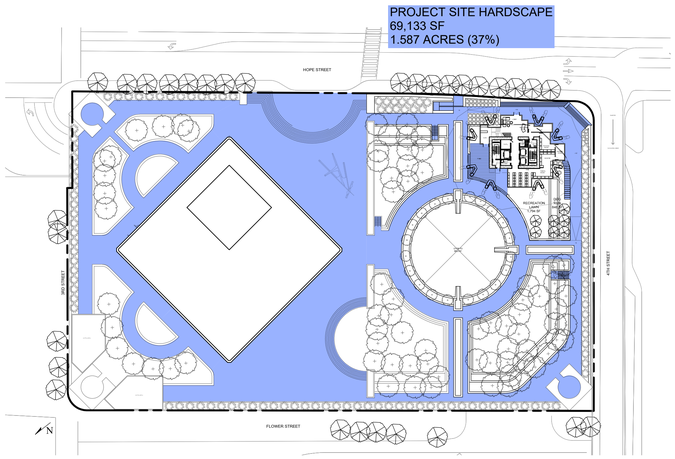


06 LEVEL 1 PLAZA PROJECT SITE BOUNDARY
N.T.S.



03 VIP LEVEL DEVELOPMENT SITE BOUNDARY
N.T.S.



08 LEVEL 1 PLAZA HARDSCAPE COVERAGE DIAGRAM
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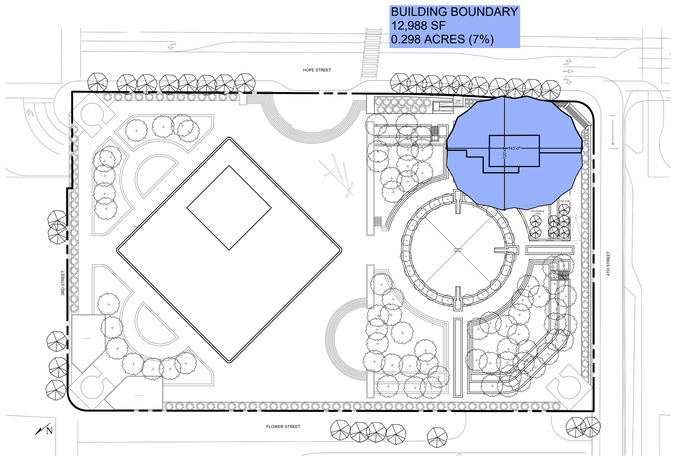
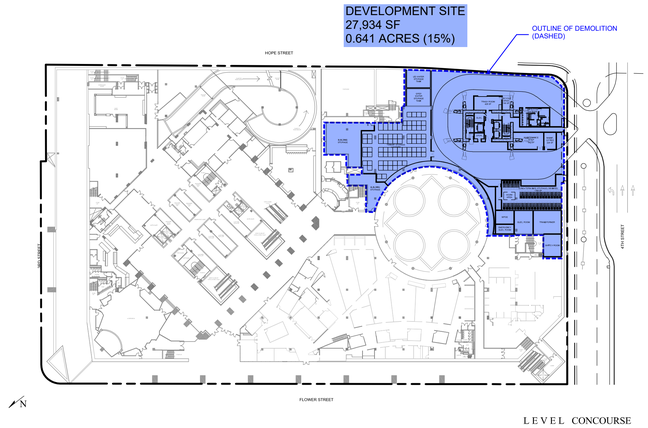
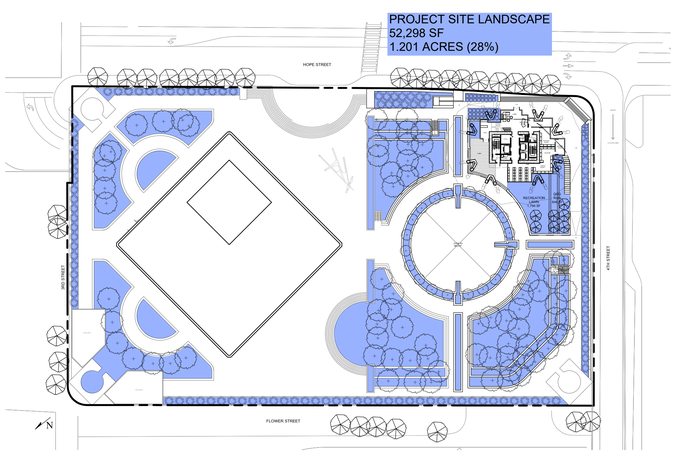


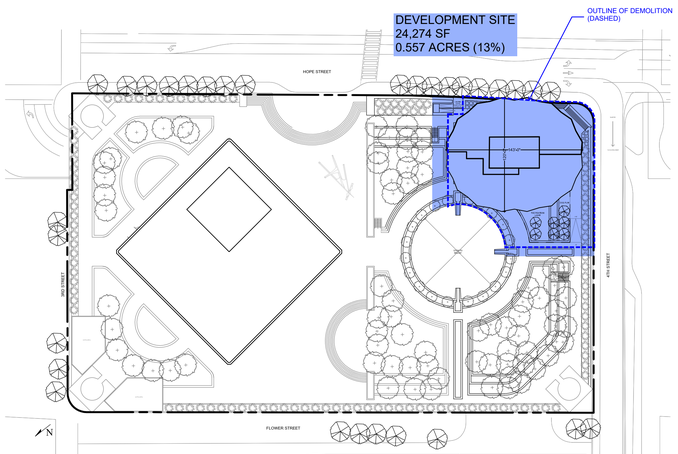
05 LEVEL 1 PLAZA PROPOSED TOWER BOUNDARY
N.T.S.



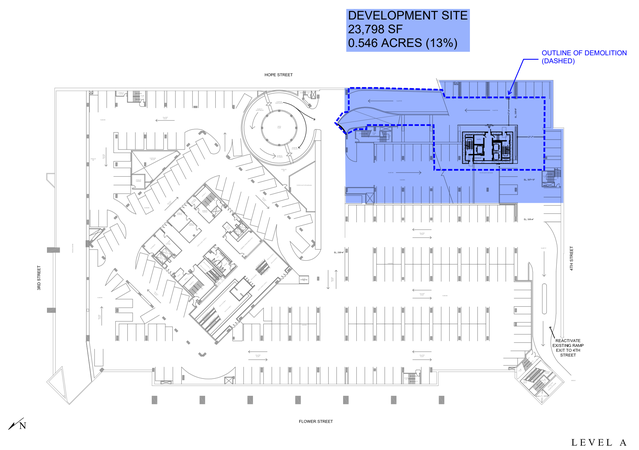
02 CONCOURSE LEVEL DEVELOPMENT SITE BOUNDARY
N.T.S.



07 LEVEL 1 PLAZA LANDSCAPE COVERAGE DIAGRAM
N.T.S.



04 LEVEL 1 PLAZA DEVELOPMENT SITE BOUNDARY
N.T.S.



01 LEVEL A DEVELOPMENT SITE BOUNDARY
N.T.S.

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SITE BOUNDARY / COVERAGE & DEMOLITION DIAGRAMS

PROJECT
2019-021

SCALE
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SHEET NUMBER
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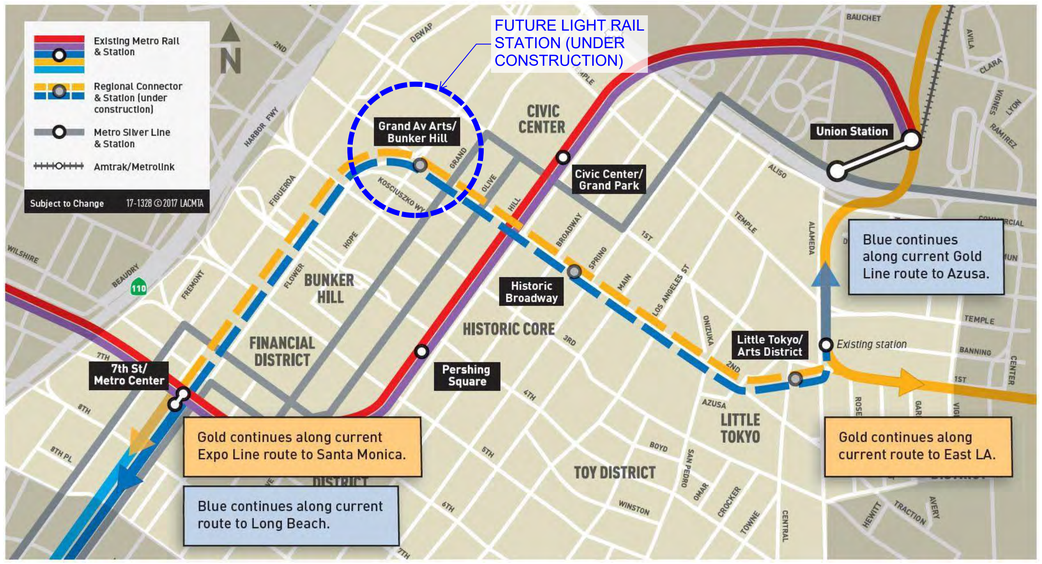

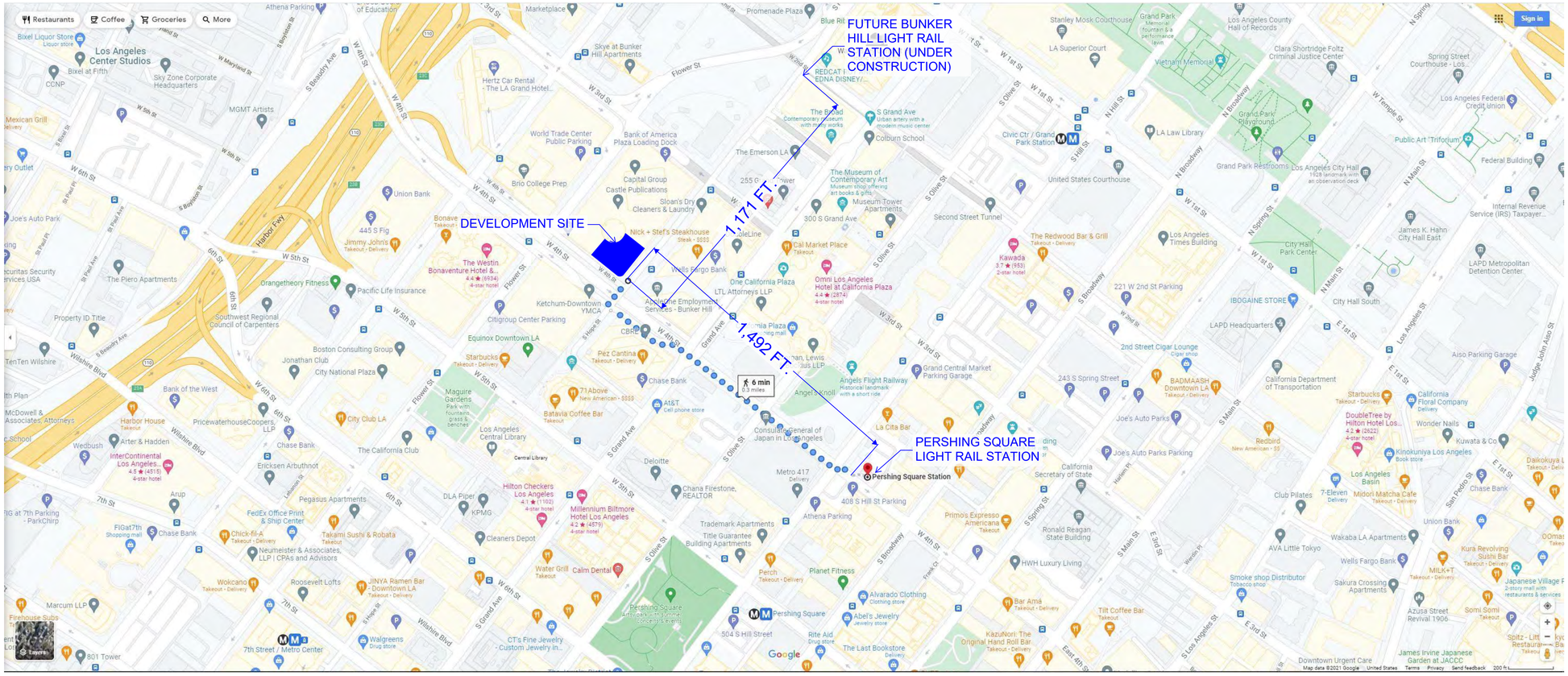

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MAJOR TRANSIT STOP DIAGRAM

PROJECT
2019-021

SCALE
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SHEET NUMBER
A0.17

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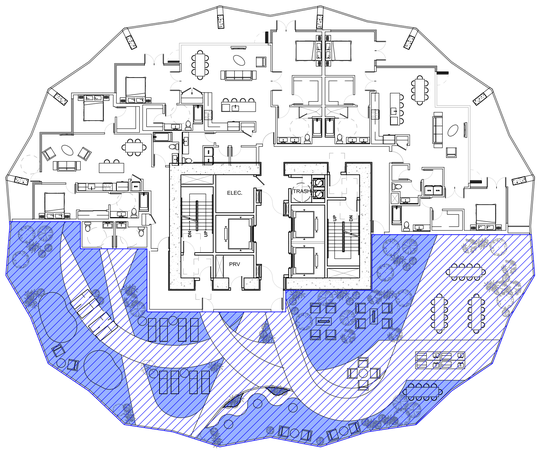


OPEN SPACE: 5,116 SF

LANDSCAPED AREA: 2,482 SF

02 LEVEL 34 AMENITY ROOF OPEN SPACE DIAGRAM
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

SUMMARY OF OPEN SPACE REQUIREMENT (LAMC 12.21G, ORD. NO. 171,753 & ORD. NO. 174,999)			
TYPE OF SPACE / # OF HABITABLE ROOMS *	QUANTITY	REQUIREMENT	TOTAL
< 3 HABITABLE ROOMS (STUDIO / 1-BR UNITS)	256	100 SF	25,600
3 HABITABLE ROOMS (1-BR+D / 2-BR UNITS)	110	125 SF	13,750
>3 Habitable Rooms (3-BR Units)	0	175 SF	0
TOTAL CODE-REQUIRED OPEN SPACE PER LAMC 12.21.G	366		39,350
TOTAL CODE-REQUIRED OPEN SPACE PER BHSP SECTION 7.F.3		50% REDUCTION	19,675
TOTAL CODE-REQUIRED LANDSCAPED AREA		25% OF PROVIDED OPEN SPACE	4,919
TOTAL CODE-REQUIRED 24-INCH BOX TREE COUNT		1 TREE PER 4 DWELLING UNITS	92
TOTAL CODE-REQUIRED REPLACEMENT OF REMOVED STREET TREES		2:1	14

NOTES:
HABITABLE ROOM: AN ENCLOSED SUBDIVISION IN A RESIDENTIAL BUILDING COMMONLY USED FOR LIVING PURPOSES, BUT NOT INCLUDING ANY LOBBY, HALL, CLOSET, STORAGE SPACE, WATER CLOSET, BATH, TOILET, SLOP SINK, GENERAL UTILITY ROOM OR SERVICE PORCH. A RECESS FROM A ROOM OR AN ALCOVE (OTHER THAN A DINING AREA) HAVING 50 SQUARE FEET OR MORE OF FLOOR AREA AND SO LOCATED THAT IT COULD BE PARTITIONED OFF TO FORM A HABITABLE ROOM. SHALL BE CONSIDERED A HABITABLE ROOM. (AMENDED BY ORD. NO. 146,421. EFF. 9/14/74.)

*FOR THE PURPOSE OF APPLYING THE OPEN SPACE REQUIREMENTS, A KITCHEN SHALL NOT BE CONSIDERED A HABITABLE ROOM.

SUMMARY OF ADDITIONAL OPEN SPACE REQUIREMENT (BHSP SECTION 7.F)		
	REQUIREMENT	TOTAL
TOTAL CODE-REQUIRED PEDESTRIAN PLAZA SPACE PER BHSP SECTION 7.F.1.a	5,000 SF MINIMUM	5,000
TOTAL CODE-REQUIRED PEDESTRIAN PLAZA LANDSCAPED AREA PER BHSP SECTION 7.F.1.e	40%	2,000

TOTAL PROVIDED OPEN SPACE BREAKDOWN (PER LAMC 12.21.G):

PROVIDED COMMON OPEN SPACE - LEVEL 34 ROOF AMENITY:	5,116
PROVIDED COMMON OPEN SPACE - LEVEL 1 PLAZA:	22,693
TOTAL PROVIDED OPEN SPACE	27,809

PROVIDED COMMON OPEN SPACE LANDSCAPED AREAS - LEVEL 34 ROOF AMENITY:	2,482
PROVIDED COMMON OPEN SPACE LANDSCAPED AREAS - LEVEL 1 PLAZA:	12,661
TOTAL PROVIDED LANDSCAPED AREA	15,143 *

TOTAL PROVIDED PEDESTRIAN PLAZA BREAKDOWN (PER BHSP SECTION 7.F):

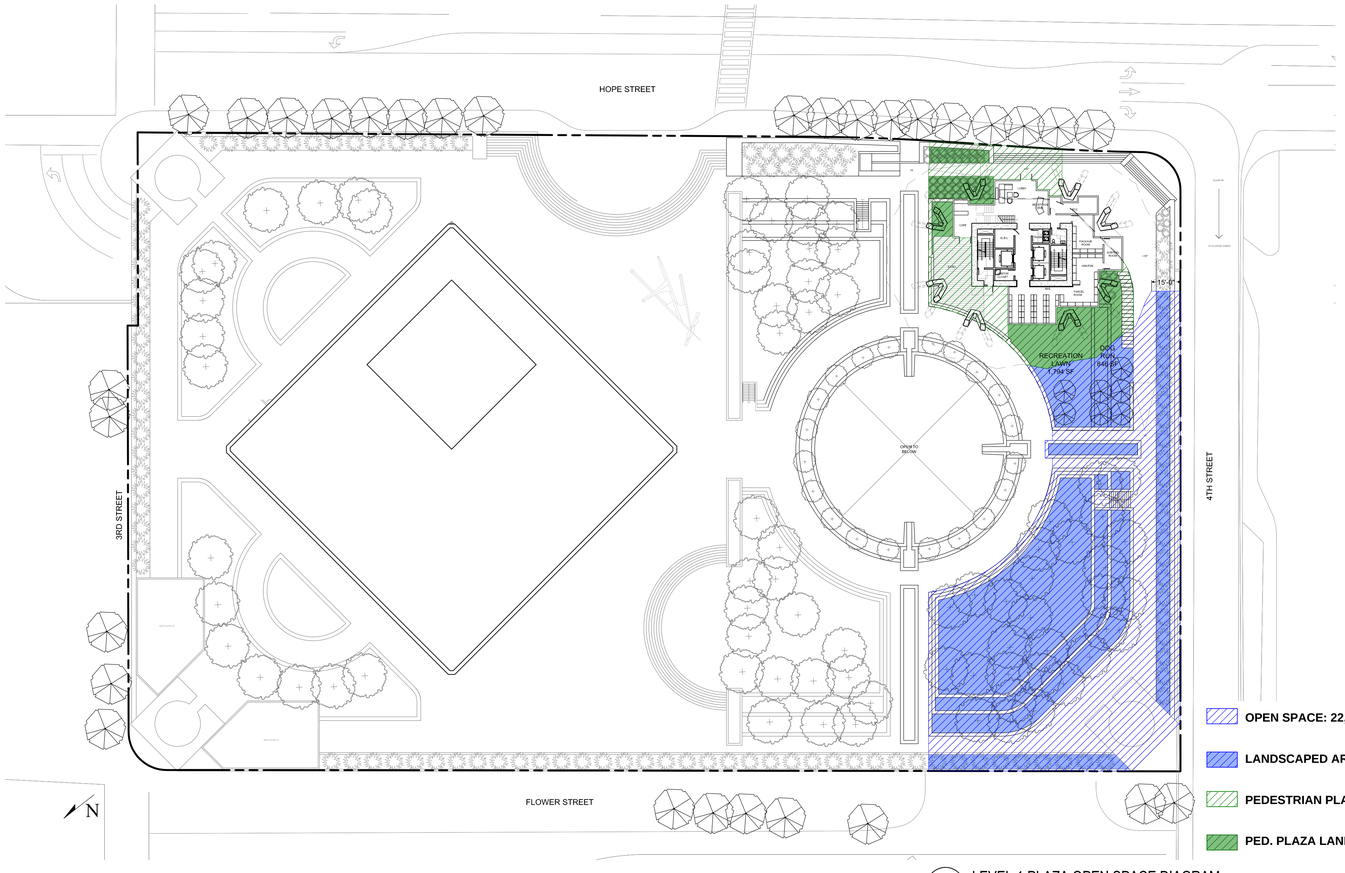
TOTAL PEDESTRIAN PLAZA AREA - LEVEL 1 PLAZA:	5,097

TOTAL PEDESTRIAN PLAZA LANDSCAPED AREA - LEVEL 1 PLAZA:	2,640

TOTAL PROVIDED TREE BREAKDOWN:

EXISTING TREES ON PROJECT SITE (INCLUDING STREET TREES):	99
STREET TREES REMOVED:	(7)
TREES PROVIDED TO REPLACE REMOVED STREET TREES ON PROJECT SITE:	7
TREES PROVIDED TO REPLACE REMOVED STREET TREES ON DEVELOPMENT SITE:	7
TOTAL PROVIDED COMMON OPEN SPACE 24-INCH BOX TREES (EXISTING TREES PLUS PROVIDED REPLACEMENT TREES)	106 *

NOTES:
*REFER TO LANDSCAPE SHEETS FOR MORE INFORMATION



OPEN SPACE: 22,693 SF

LANDSCAPED AREA: 12,661 SF

PEDESTRIAN PLAZA: 5,097 SF

PED. PLAZA LANDSCAPED AREA: 2,640 SF

01 LEVEL 1 PLAZA OPEN SPACE DIAGRAM
1/32" = 1'-0"

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OPEN SPACE DIAGRAMS

PROJECT
2019-021

SCALE
VARIES

SHEET NUMBER
A0.21

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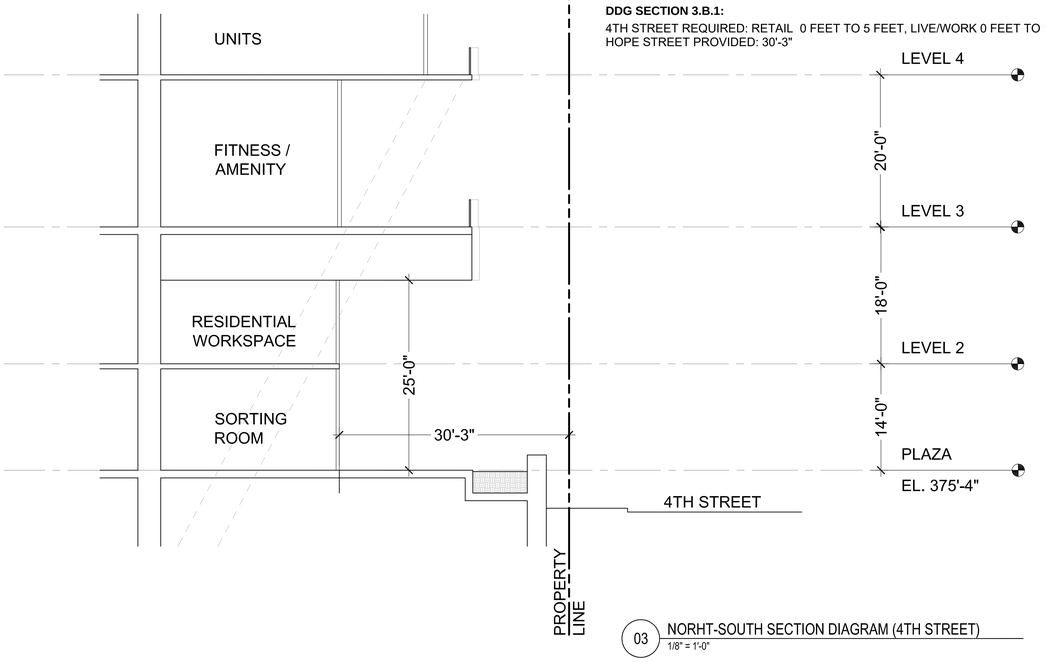
GROUND FLOOR SETBACKS

DDG SECTION 3.B.1:

4TH STREET REQUIRED: RETAIL 0 FEET TO 5 FEET, LIVE/WORK 0 FEET TO 10 FEET
HOPE STREET PROVIDED: 30'-3"

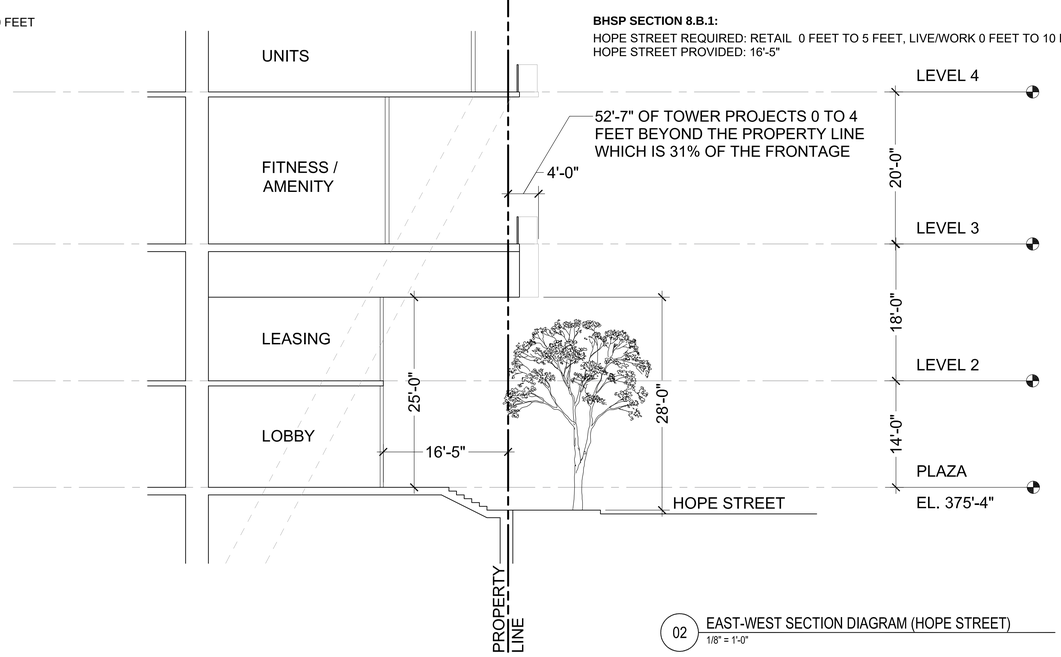


03 NORHT-SOUTH SECTION DIAGRAM (4TH STREET)
1/8" = 1'-0"

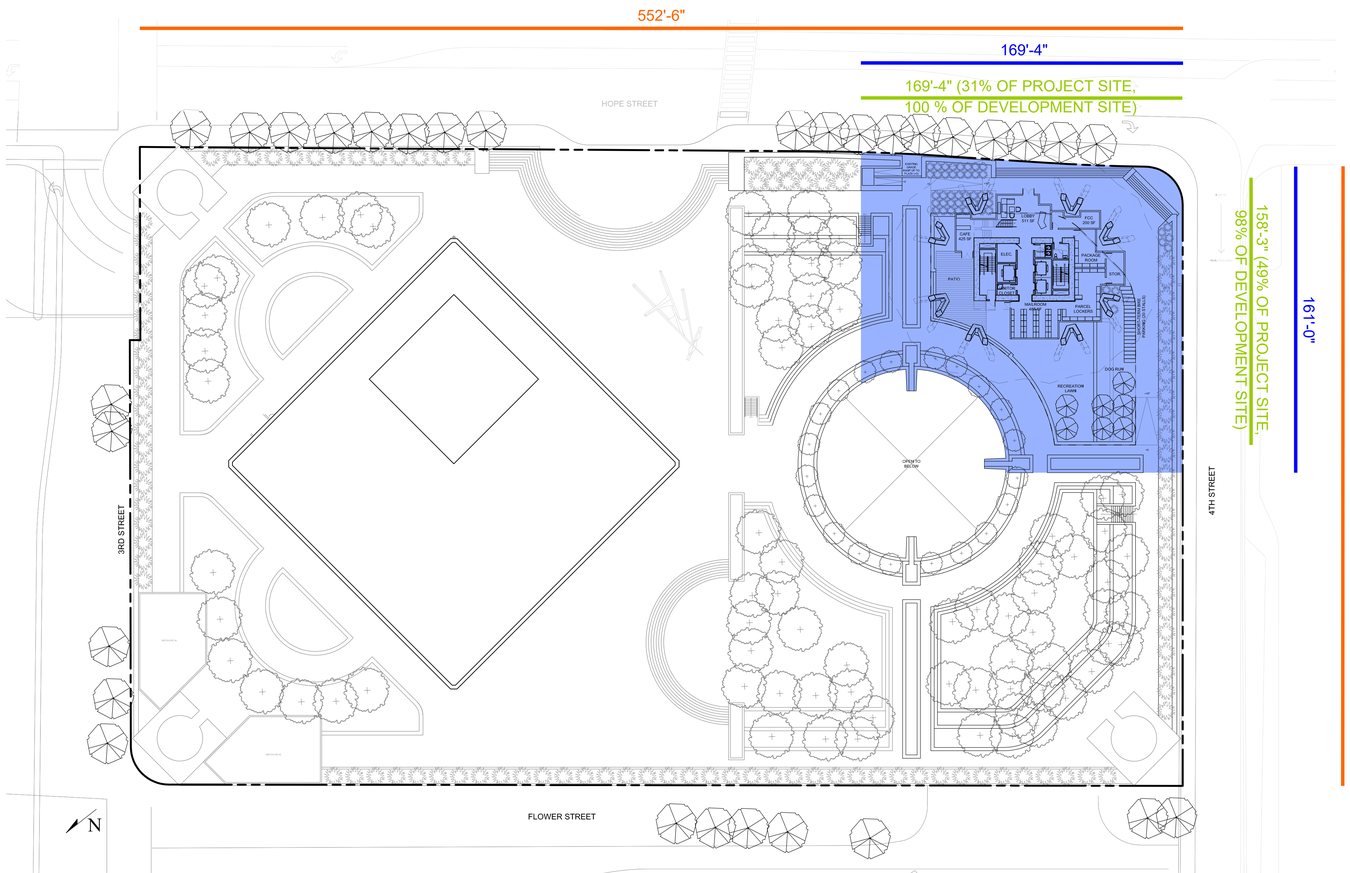
GROUND FLOOR SETBACKS

BHSP SECTION 8.B.1:

HOPE STREET REQUIRED: RETAIL 0 FEET TO 5 FEET, LIVE/WORK 0 FEET TO 10 FEET
HOPE STREET PROVIDED: 16'-5"



02 EAST-WEST SECTION DIAGRAM (HOPE STREET)
1/8" = 1'-0"



01 SITE FRONTAGE DIAGRAM
1/32" = 1'-0"

GROUND FLOOR TREATMENT

BHSP SECTION 8.B.2:

HOPE STREET REQUIRED: 75%
HOPE STREET PROVIDED: 100% OF DEV. SITE, 31% OF PROJ. SITE

DDG SECTION 4.B.1:

4TH STREET REQUIRED: 75%
4TH STREET PROVIDED: 98% OF DEV. SITE, 49% OF PROJ. SITE

GROUND FLOOR TREATMENT LEGEND

- PROJECT SITE FRONTAGE
- DEVELOPMENT SITE FRONTAGE
- ACTIVE FRONTAGE

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BHSP / DOWNTOWN DESIGN GUIDELINE DIAGRAMS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.22

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BHSP / DOWNTOWN DESIGN GUIDELINE DIAGRAMS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.23

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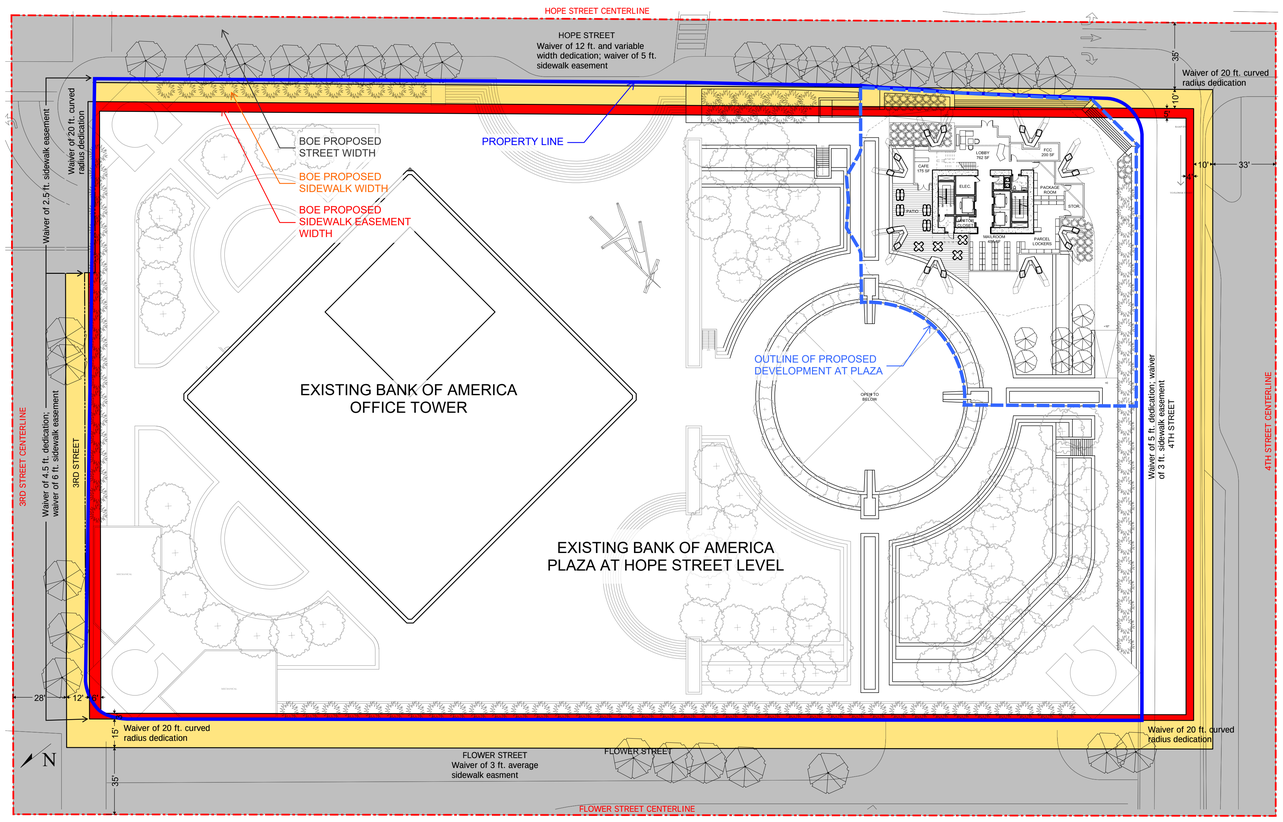

DDG WALKWAY & PARKWAY ZONES:
THE REQUIRED DEDICATIONS FOR THE PROJECT ARE PROPOSED TO BE WAIVED DUE TO THE EXTENSIVE SCOPE OF REWORK THIS WOULD CAUSE TO THE EXISTING PLAZA AND PARKING GARAGE / PODIUM BELOW. REFER TO BOE PCRF #202100363

BOE WAIVER OF DEDICATION LEGEND

- PROPERTY LINE
- OUTLINE OF DEVELOPMENT SITE
- BOE PROPOSED STREET WIDTH
- BOE PROPOSED SIDEWALK WIDTH
- BOE PROPOSED SIDEWALK EASEMENT WIDTH

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DOWNTOWN DESIGN GUIDELINE STREET / PARKWAY

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.24

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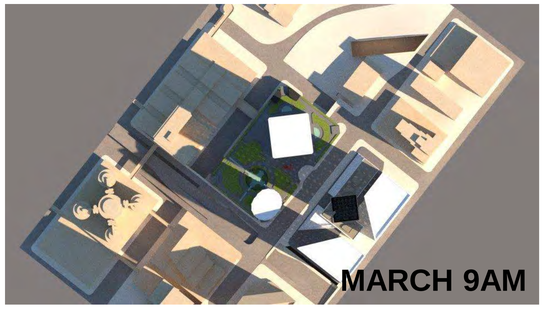

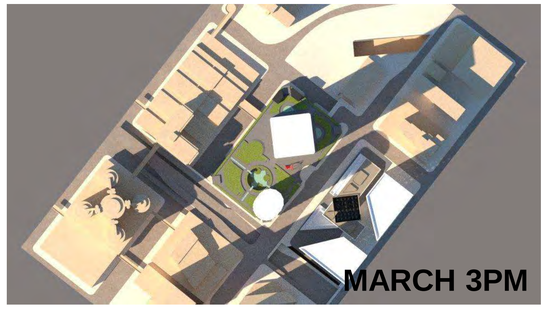

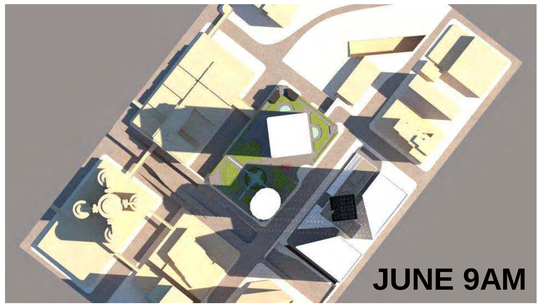

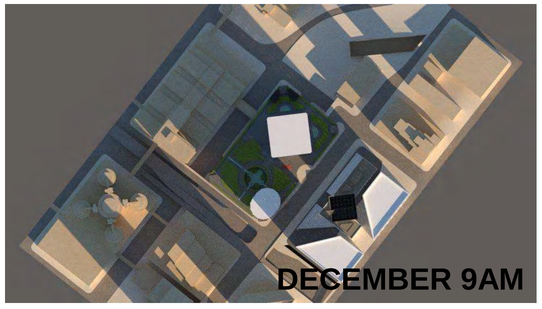

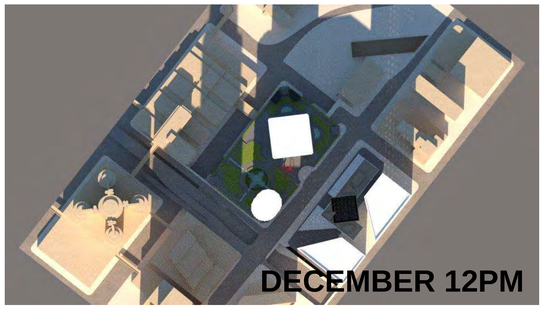

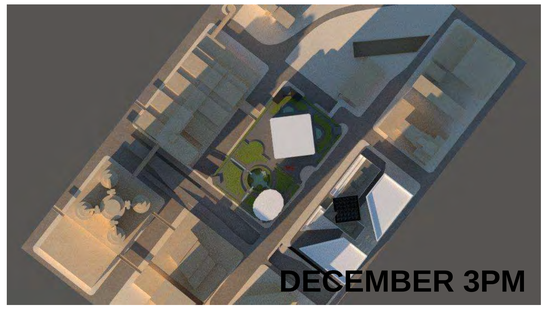

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SHADE / SHADOW DIAGRAMS

PROJECT
2019-021

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SHEET NUMBER
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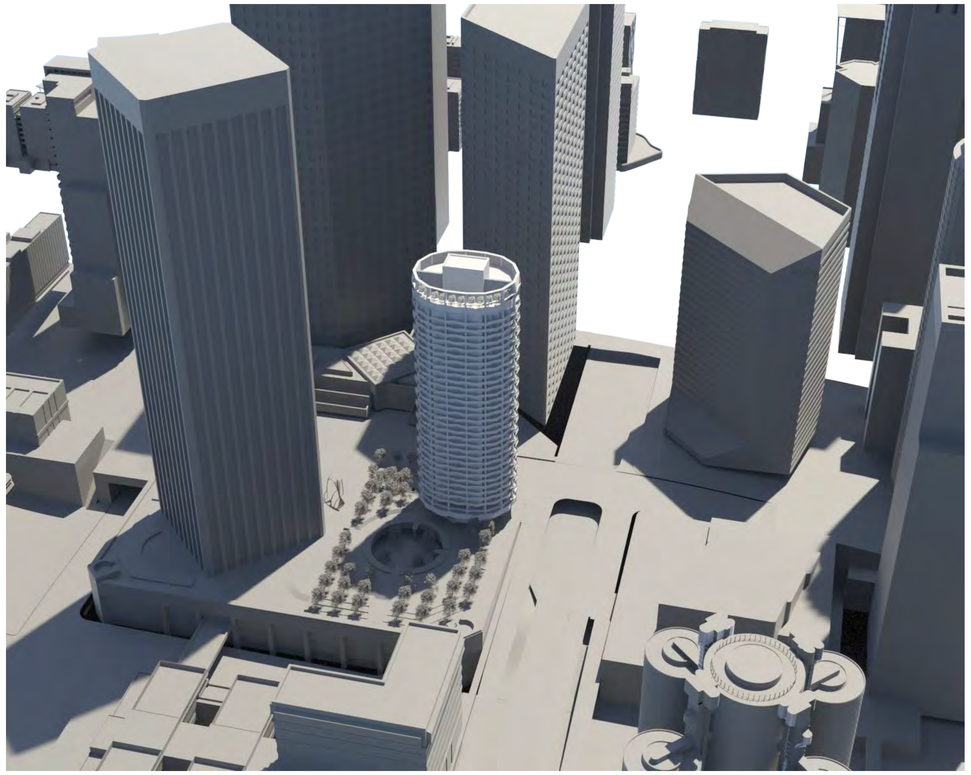
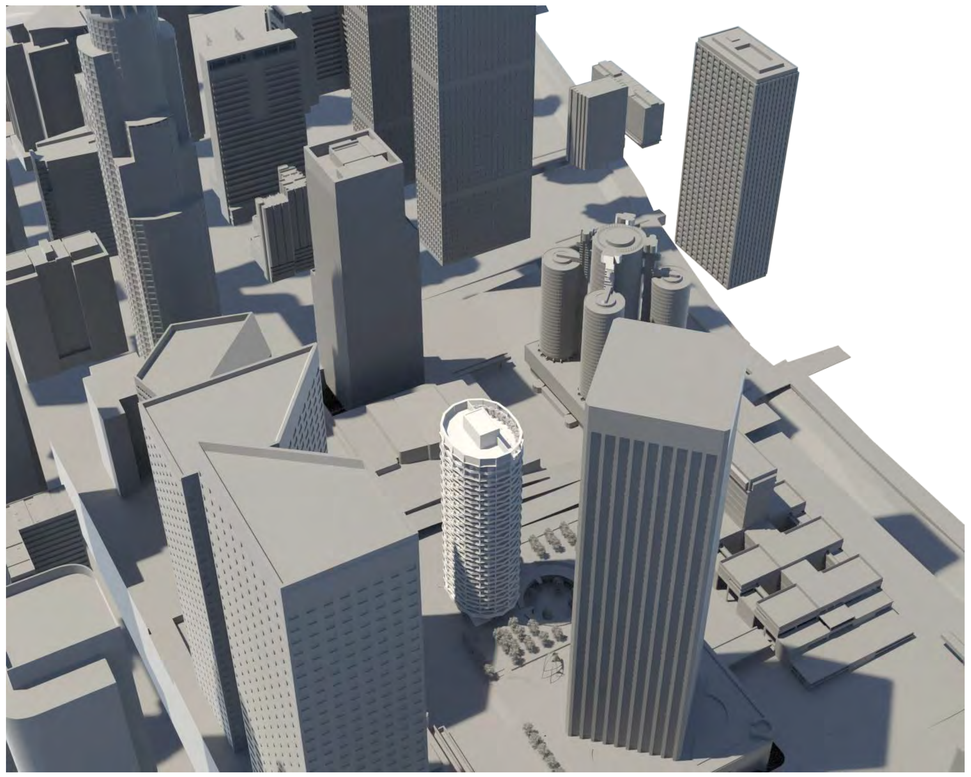
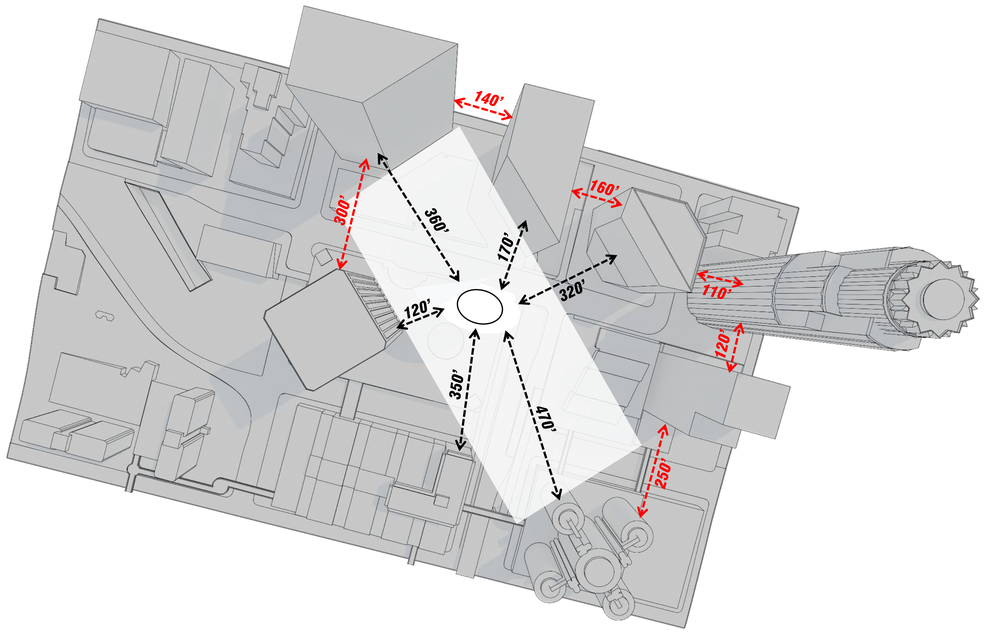


TOWER MASSING LOOKING EAST



TOWER MASSING LOOKING SOUTH



TOWER SPACING DIAGRAM

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TOWER SPACE DIAGRAMS

PROJECT
2019-021

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SHEET NUMBER
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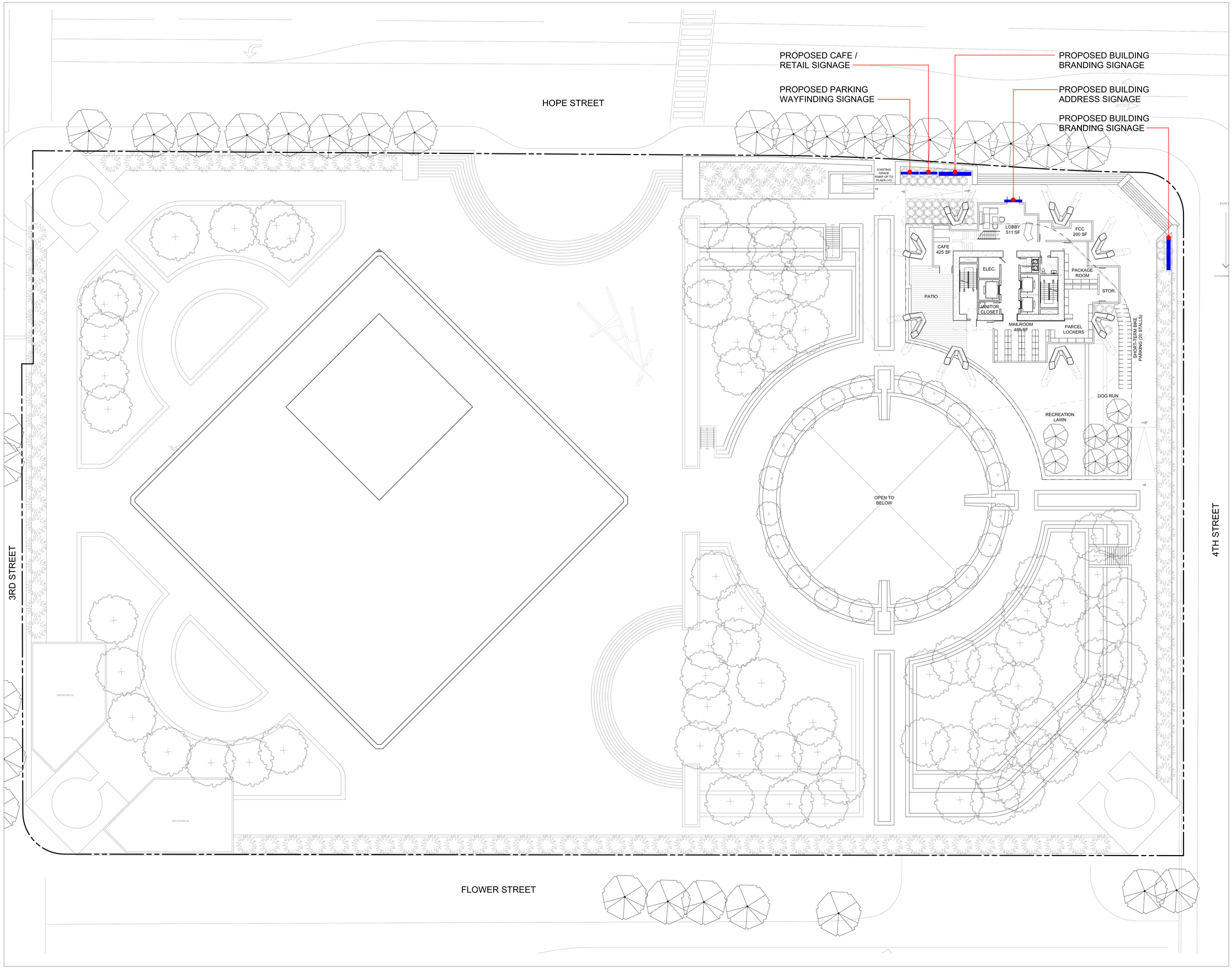

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	ENTITLEMENT PRINTING	07/27/2021
	FINAL ENTITLEMENT PRINTING	10/15/2021

333 S. HOPE

333 S. HOPE STREET
LOS ANGELES, CA 90071

CONCEPTUAL SIGNAGE SITE PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.27

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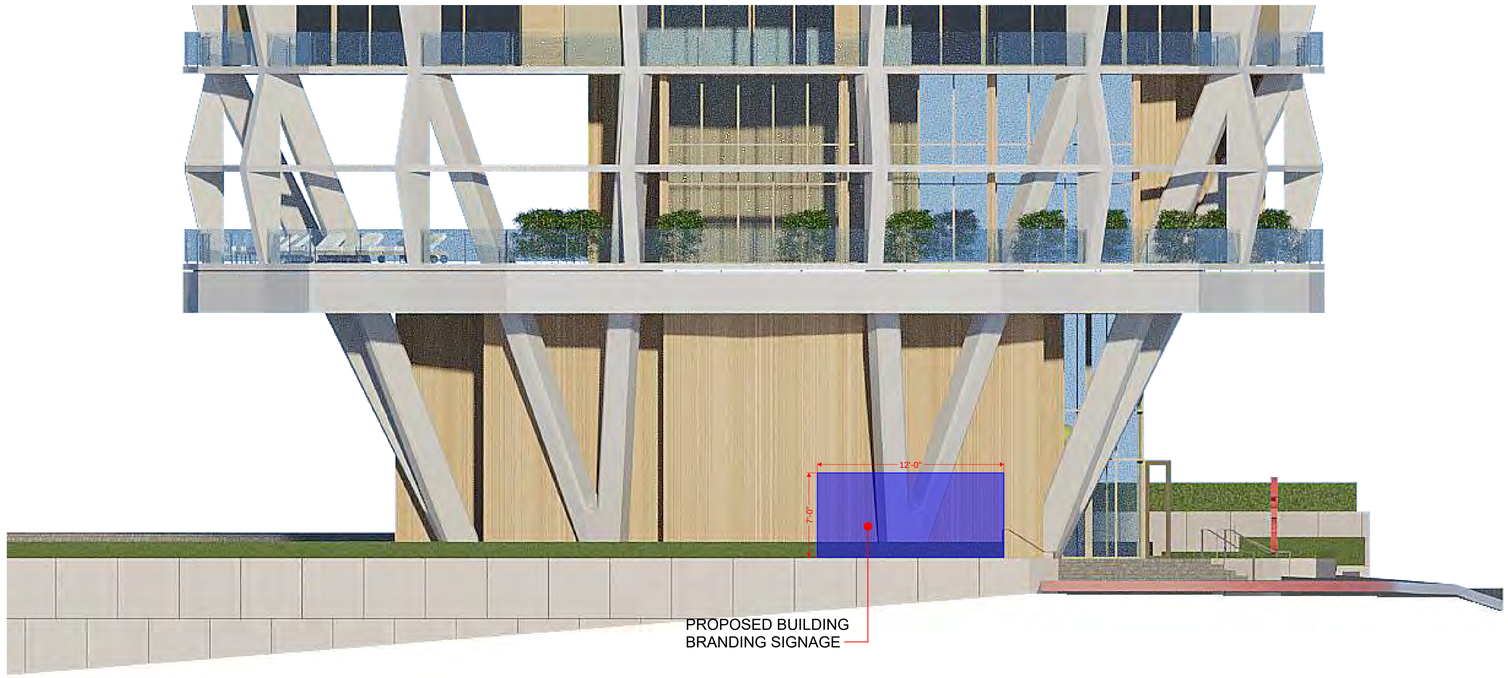
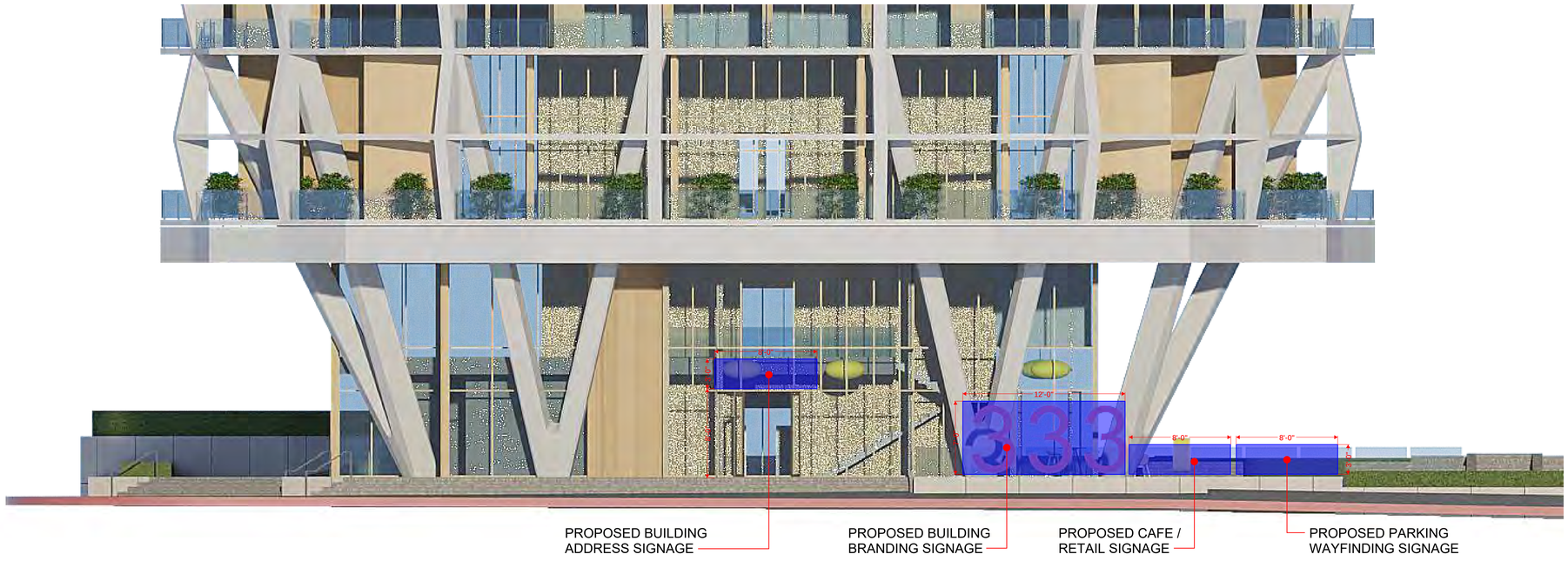


02 GROUND FLOOR ELEVATION DIAGRAM AT 4TH STREET



01 GROUND FLOOR ELEVATION DIAGRAM AT HOPE STREET

LARGE architecture

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CONCEPTUAL SIGNAGE ELEVATIONS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
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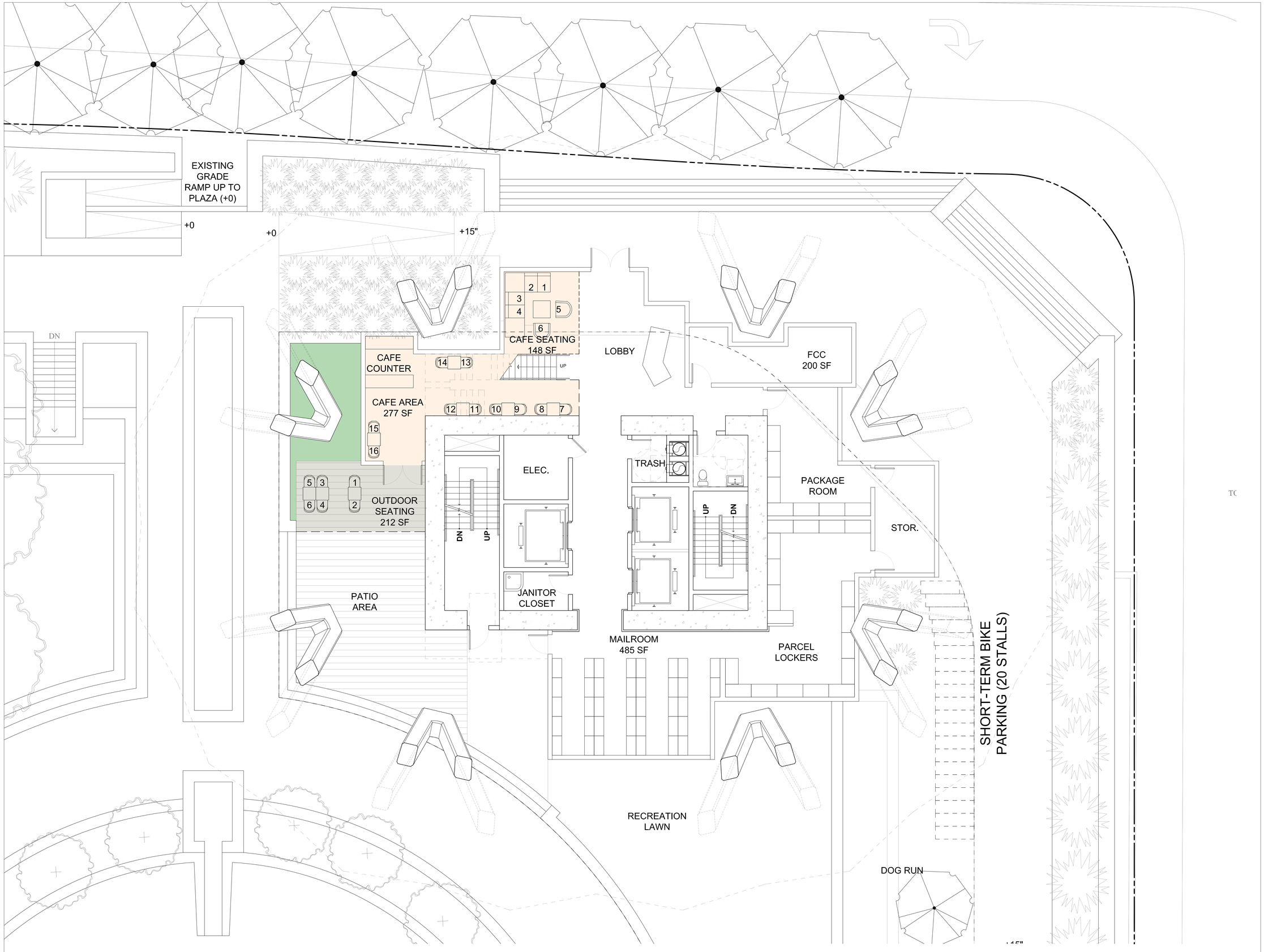

01 ENLARGED CAFE FLOOR PLAN
3/16" = 1'-0"

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CONDITIONAL USE PERMIT DRAWINGS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.29

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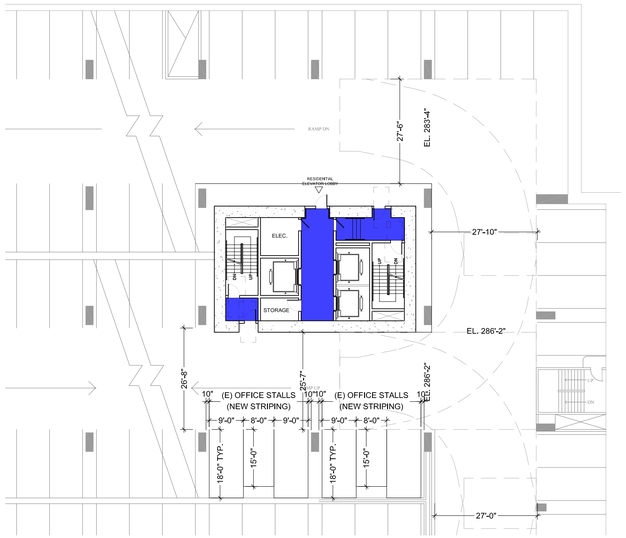
FLOOR AREA LEGEND

- RESIDENTIAL FLOOR AREA (EXCLUDING EXTERIOR WALLS, STAIRWAYS, SHAFTS, MECHANICAL ROOMS, PARKING, BICYCLE PARKING, STORAGE)
- COMMERCIAL FLOOR AREA (EXCLUDING EXTERIOR WALLS, STAIRWAYS, SHAFTS, MECHANICAL ROOMS, PARKING, BICYCLE PARKING, STORAGE)
- EXCLUDED FLOOR AREA

FLOOR AREA

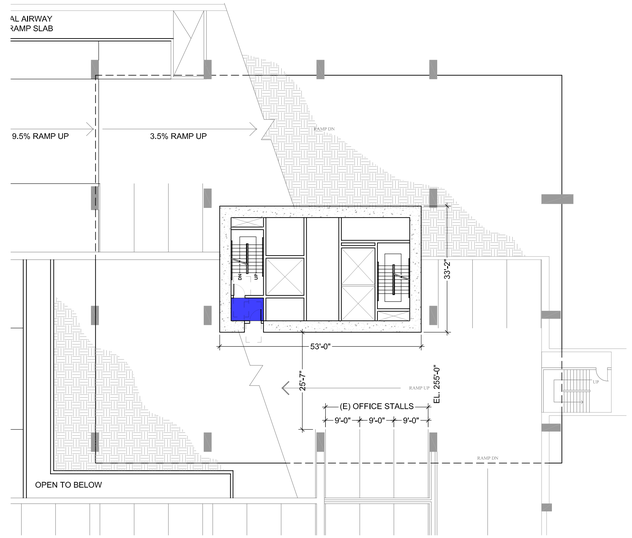
Level	Included Floor Area	Excluded Floor Area
Elev. Roof	-	-
Mech. Roof	102	0
34 / Roof Deck	4,857	1,486
33	8,695	4,512
32	9,658	3,339
31	9,658	3,339
30	9,658	3,339
29	9,658	3,339
28	9,658	3,339
27	9,658	3,339
26	9,658	3,339
25	9,658	3,339
24	9,658	3,339
23	9,658	3,339
22	9,658	3,339
21	9,658	3,339
20	9,658	3,339
19	9,658	3,339
18	9,658	3,339
17	9,658	3,339
16	9,658	3,339
15	9,658	3,339
14	9,658	3,339
13	9,658	3,339
12	9,658	3,339
11	9,658	3,339
10	9,658	3,339
9	9,658	3,339
8	9,658	3,339
7	9,658	3,339
6	9,658	3,339
5	9,658	3,339
4	9,658	3,339
3	7,726	3,826
2	2,054	8,366
1 (Plaza)	2,730	8,480
VIP	0	0
Concourse	1165 *	0
A	409	0
B	409	0
C	409	0
D	409	0
E	409	0
F	409	0
G	409	0
H	51	0
I	-	0
	309,160	**123,501**

*** 22,052 SF OF EXISTING FLOOR AREA REMOVED FROM CONCOURSE LEVEL**



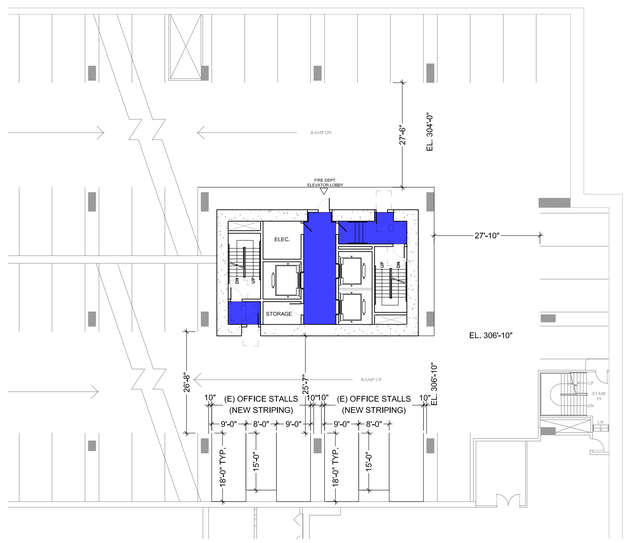
INCLUDED FLOOR AREA: 409 SF
EXCLUDED FLOOR AREA: 0 SF

04 LEVELS E & F FLOOR AREA DIAGRAM
1/16" = 1'-0"



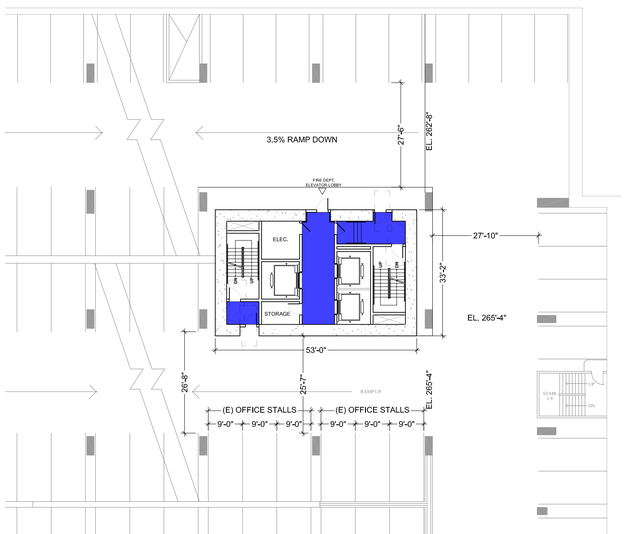
INCLUDED FLOOR AREA: 51 SF
EXCLUDED FLOOR AREA: 0 SF

02 LEVEL I FLOOR AREA DIAGRAM
1/16" = 1'-0"



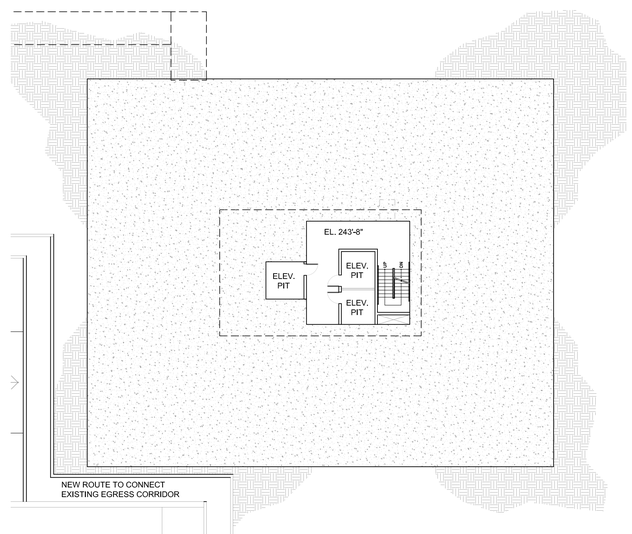
INCLUDED FLOOR AREA: 409 SF
EXCLUDED FLOOR AREA: 0 SF

05 LEVELS A - D FLOOR AREA DIAGRAM
1/16" = 1'-0"



INCLUDED FLOOR AREA: 409 SF
EXCLUDED FLOOR AREA: 0 SF

03 LEVELS G & H FLOOR AREA DIAGRAM
1/16" = 1'-0"



INCLUDED FLOOR AREA: 0 SF
EXCLUDED FLOOR AREA: 0 SF

01 LEVEL J FLOOR AREA DIAGRAM
1/16" = 1'-0"

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FLOOR AREA DIAGRAMS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.31

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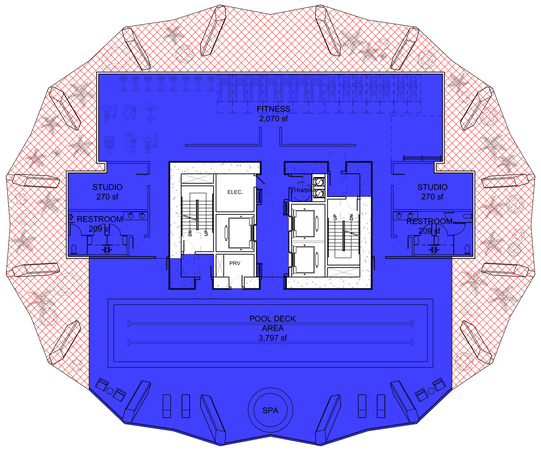
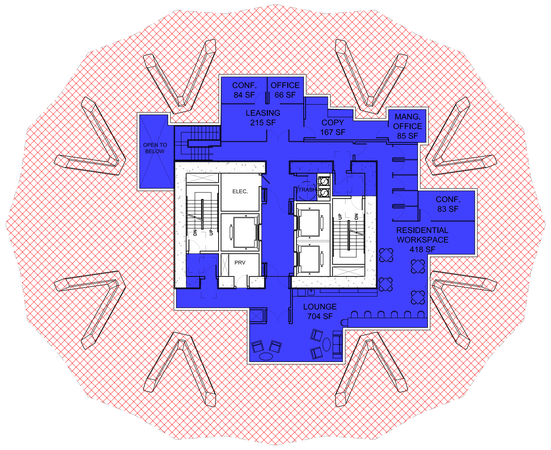
FLOOR AREA LEGEND

- RESIDENTIAL FLOOR AREA (EXCLUDING EXTERIOR WALLS, STAIRWAYS, SHAFTS, MECHANICAL ROOMS, PARKING, BICYCLE PARKING, STORAGE)
- COMMERCIAL FLOOR AREA (EXCLUDING EXTERIOR WALLS, STAIRWAYS, SHAFTS, MECHANICAL ROOMS, PARKING, BICYCLE PARKING, STORAGE)
- EXCLUDED FLOOR AREA



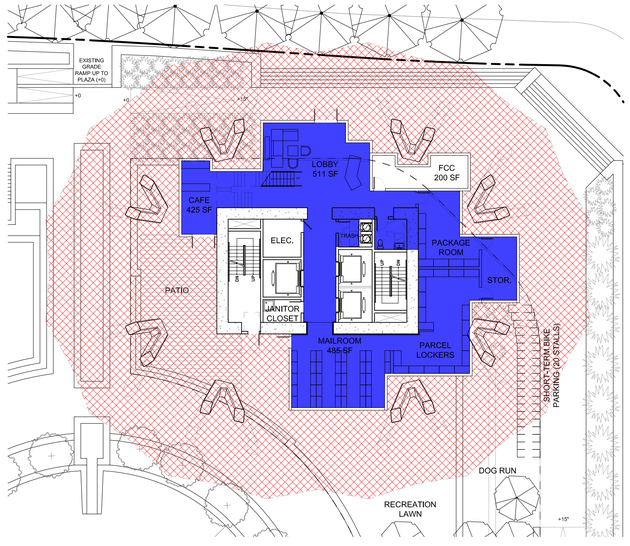
INCLUDED FLOOR AREA: 7,726 SF
EXCLUDED FLOOR AREA: 3,826 SF

04 LEVEL 3 FLOOR AREA DIAGRAM
1/16" = 1'-0"



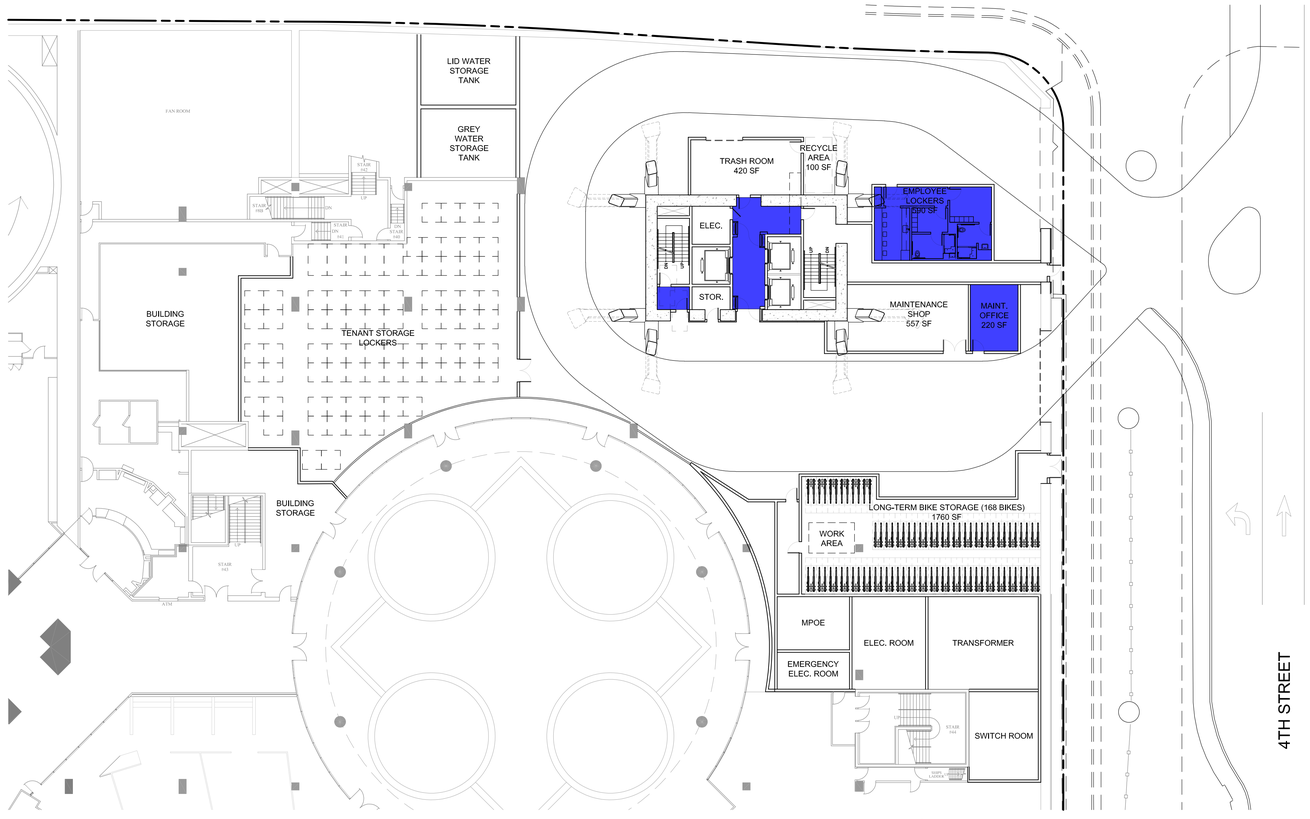
INCLUDED FLOOR AREA: 2,054 SF
EXCLUDED FLOOR AREA: 8,366 SF

03 LEVEL 2 FLOOR AREA DIAGRAM
1/16" = 1'-0"



INCLUDED FLOOR AREA: 2,730 SF
EXCLUDED FLOOR AREA: 8,480 SF

02 PLAZA LEVEL FLOOR AREA DIAGRAM
1/16" = 1'-0"



INCLUDED FLOOR AREA: 1,165 SF
(NEW FLOOR AREA OF THE 22,052 SF REMOVED FROM THIS LEVEL)
EXCLUDED FLOOR AREA: 0 SF

01 CONCOURSE LEVEL FLOOR AREA DIAGRAM
1/16" = 1'-0"

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FLOOR AREA DIAGRAMS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.32

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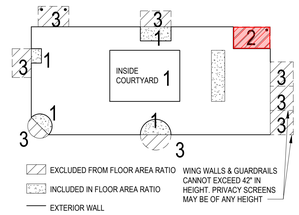
FLOOR AREA CALCULATION METHODOLOGY

(PER CASE NO. ZA 2007-3430 ZONING ADMINISTRATOR'S INTERPRETATION)



1 RULE #1 APPLIES

2 RULE #2 APPLIES

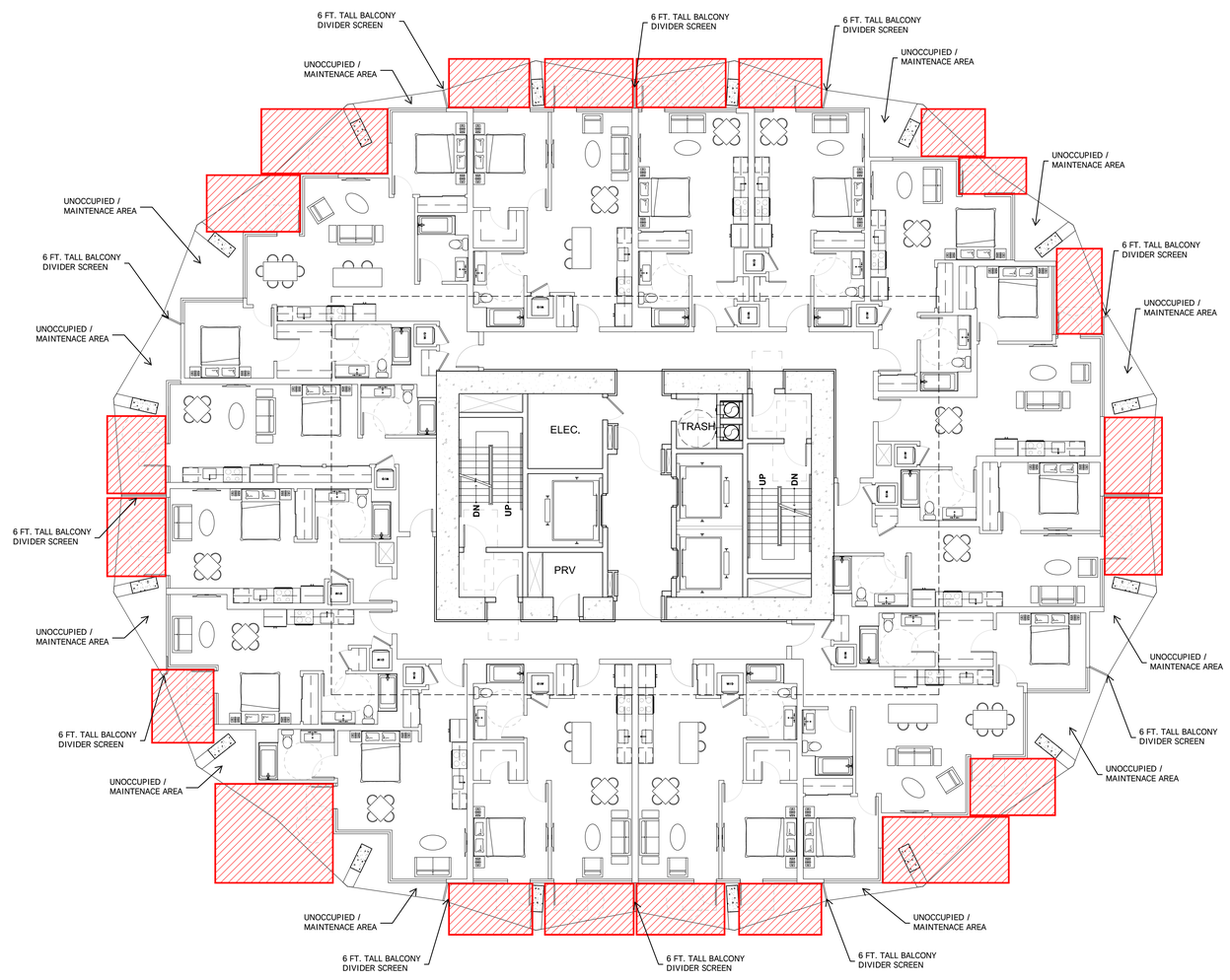
3 PROJECTS BEYOND PERIMETER OF THE BUILDING THEREFORE IT IS EXCLUDED FROM FLOOR AREA RATIO

RULE #1:

WHEN A CONTINUOUS STRAIGHT LINE CAN BE DRAWN ACROSS THE UNENCLOSED SIDE OF A RECESSED BALCONY OR DECK THEN THE PERIMETER SHALL FOLLOW THAT LINE AND NOT THE EXTERIOR WALLS. THE RECESSED PORTION SHALL BE CONSIDERED PART OF THE BUILDING AND THUS ASSUMED TO CREATE FLOOR AREA.

RULE #2:

IF THE ANGLE CREATED BY THE TWO EXTERIOR WALLS THAT BORDER A CORNER BALCONY OR DECK IS AT LEAST 90 DEGREES THEN THE PERIMETER SHALL FOLLOW THE EXTERIOR WALLS. THE PROJECTING PORTION SHALL NOT BE CONSIDERED PART OF THE BUILDING AND THUS ASSUMED TO NOT CREATE FLOOR AREA. IF THE ANGLE IS LESS THAN 90 DEGREES OR BALCONY OR DECK IS BORDERED BY A SINGLE CURVING WALL THEN RULE #1 ABOVE SHALL APPLY.



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FLOOR AREA DIAGRAMS

PROJECT
2019-021

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SHEET NUMBER
A0.33

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FLOOR AREA LEGEND

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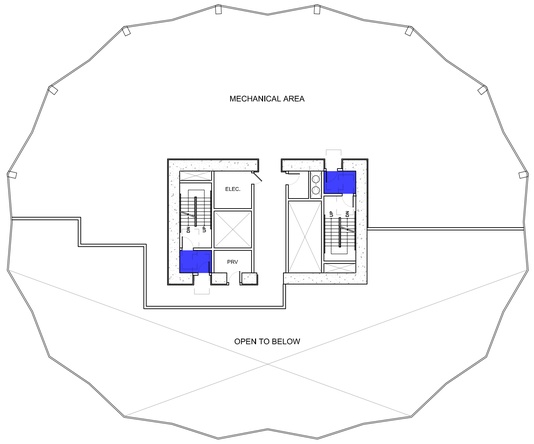
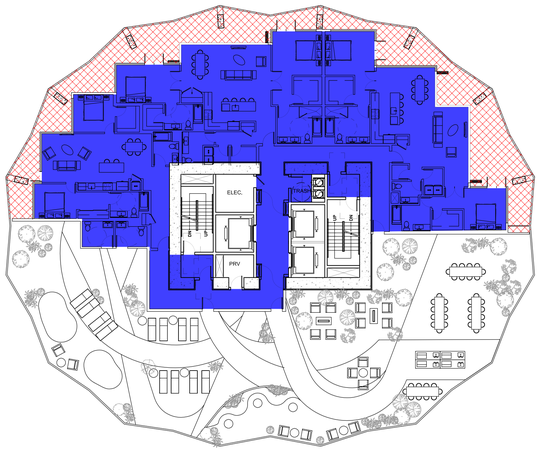
COMMERCIAL FLOOR AREA (EXCLUDING EXTERIOR WALLS, STAIRWAYS, SHAFTS, MECHANICAL ROOMS, PARKING, BICYCLE PARKING, STORAGE)

EXCLUDED FLOOR AREA



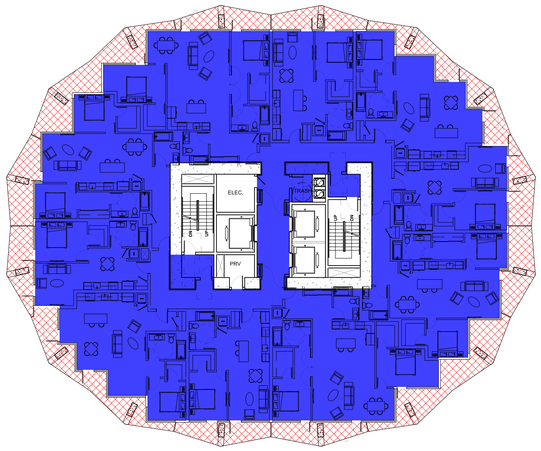
INCLUDED FLOOR AREA: 102 SF
EXCLUDED FLOOR AREA: 0 SF

07 MECHANICAL LEVEL FLOOR AREA DIAGRAM
1/16" = 1'-0"



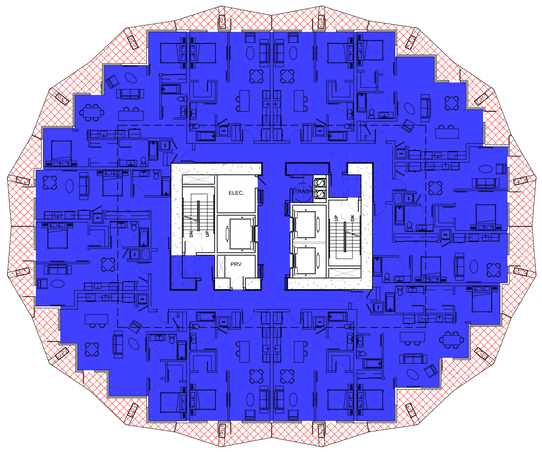
INCLUDED FLOOR AREA: 4,857 SF
EXCLUDED FLOOR AREA: 1,486 SF

06 ROOF FLOOR AREA DIAGRAM
1/16" = 1'-0"



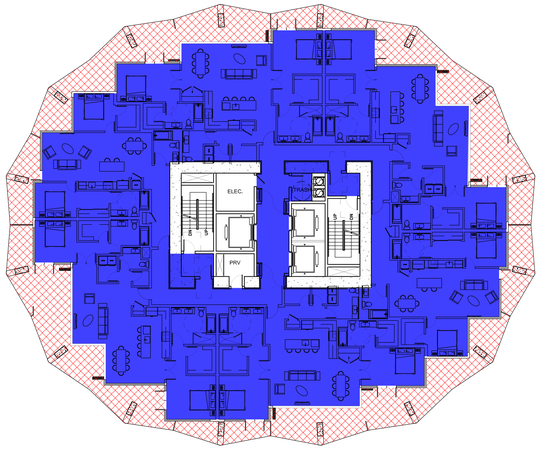
INCLUDED FLOOR AREA: 9,658 SF
EXCLUDED FLOOR AREA: 3,339 SF

04 LEVELS 31 - 32 FLOOR AREA DIAGRAM
1/16" = 1'-0"



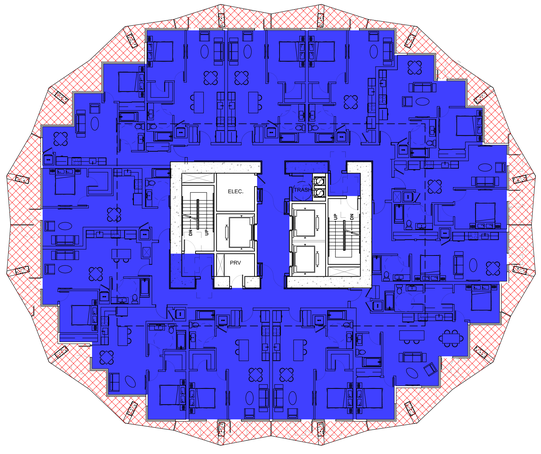
INCLUDED FLOOR AREA: 9,658 SF
EXCLUDED FLOOR AREA: 3,339 SF

02 LEVELS 9 - 27 FLOOR AREA DIAGRAM
1/16" = 1'-0"



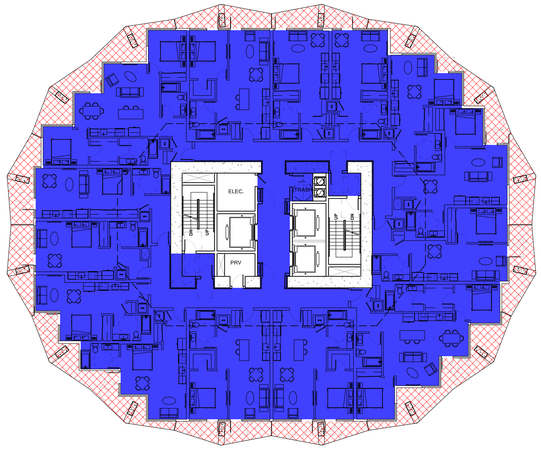
INCLUDED FLOOR AREA: 8,695 SF
EXCLUDED FLOOR AREA: 4,512 SF

05 LEVEL 33 FLOOR AREA DIAGRAM
1/16" = 1'-0"



INCLUDED FLOOR AREA: 9,658 SF
EXCLUDED FLOOR AREA: 3,339 SF

03 LEVELS 28 - 30 FLOOR AREA DIAGRAM
1/16" = 1'-0"



INCLUDED FLOOR AREA: 9,658 SF
EXCLUDED FLOOR AREA: 3,339 SF

01 LEVELS 4 - 8 FLOOR AREA DIAGRAM
1/16" = 1'-0"

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SEATTLE, WA 98101
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STRUCTURAL ENGINEER
NABIH YOUSSEF
550 S. HOPE STREET, SUITE 1700
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TEL: 213.417.1220

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KEY PLAN:

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	ENTITLEMENT PRINTING	07/27/2021
	FINAL ENTITLEMENT PRINTING	10/15/2021

333 S. HOPE

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LOS ANGELES, CA 90071

FLOOR AREA DIAGRAMS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A0.34

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SITE SURVEY

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY ORDER No. 00136618-994-LT2-DB DATED AUGUST 4, 2020)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 21409, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 806, PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT FROM SAID PROPERTY ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID PROPERTY, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND USE AND OCCUPY ALL PARTS OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR ALL PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID PROPERTY OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER.

APN: 5151-014-031

EXCEPTIONS

(PER-CHICAGO TITLE COMPANY ORDER No. 00136618-994-LT2-DB DATED AUGUST 4, 2020)

(5.) WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED JUNE 04, 1971 AS INSTRUMENT NO. 3296, IN BOOK M3781, IN BOOK 646 OF OFFICIAL RECORDS.

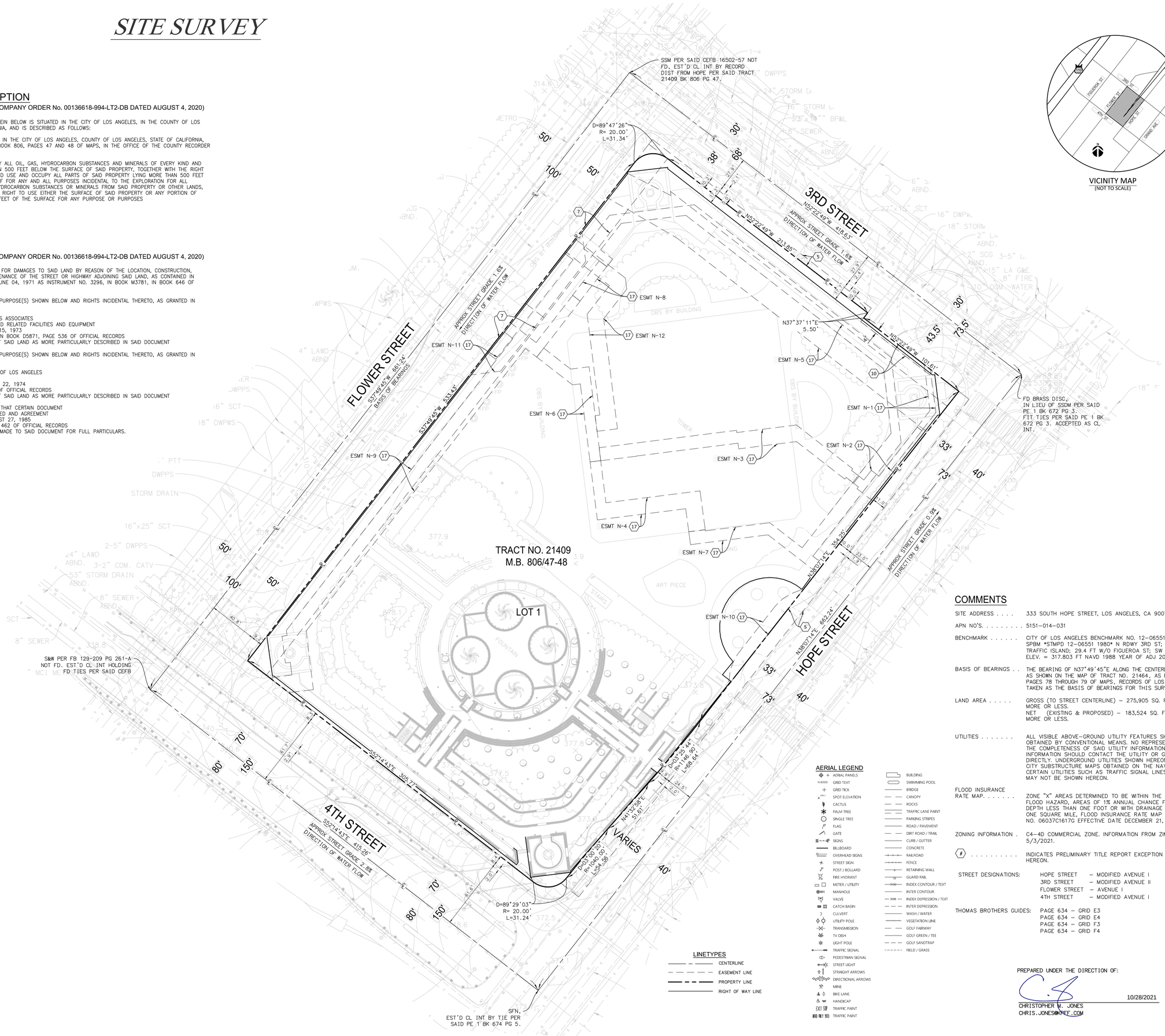
(7.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: FIVEPLANTS ASSOCIATES
PURPOSE: PIPELINES AND RELATED FACILITIES AND EQUIPMENT
RECORDING DATE: MAY 15, 1973
RECORDING NO: 2741, IN BOOK D5871, PAGE 536 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(10.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: THE CITY OF LOS ANGELES
PURPOSE: STORM DRAIN
RECORDING DATE: APRIL 22, 1974
RECORDING NO: 2450 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(17.) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT DEED AND AGREEMENT
RECORDING DATE: AUGUST 27, 1985
RECORDING NO: 85-991462 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



COMMENTS

SITE ADDRESS . . . . 333 SOUTH HOPE STREET, LOS ANGELES, CA 90071

APN NO'S. 5151-014-031

BENCHMARK . . . . . CITY OF LOS ANGELES BENCHMARK NO. 12-06551
SPBM *STMPD 12-06551 1980* N RDWY 3RD ST; 4 FT S/O S CURB OF TRAFFIC ISLAND; 29.4 FT W/O FIGUEROA ST; SW COR CB
ELEV. = 317.803 FT NAVD 1988 YEAR OF ADJ 2000

BASIS OF BEARINGS . . THE BEARING OF N37°49'45"E ALONG THE CENTERLINE OF FLOWER STREET AS SHOWN ON THE MAP OF TRACT NO. 21464, AS RECORDED IN BOOK 795, PAGES 78 THROUGH 79 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LAND AREA . . . . . GROSS (TO STREET CENTERLINE) – 275,905 SQ. FT. OR 6.334 ACRES, MORE OR LESS.
NET (EXISTING & PROPOSED) – 183,524 SQ. FT. OR 4.213 ACRES, MORE OR LESS.

UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY. UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE NAVIGATE LA WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

FLOOD INSURANCE RATE MAP. . . . . ZONE "X" AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1617G EFFECTIVE DATE DECEMBER 21, 2018.

ZONING INFORMATION . C4-4D COMMERCIAL ZONE. INFORMATION FROM ZIMAS WEBSITE PULLED ON 5/3/2021.

(#) . . . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

STREET DESIGNATIONS:

HOPE STREET	– MODIFIED AVENUE I	(90' DESIGNATED)
3RD STREET	– MODIFIED AVENUE II	(85' DESIGNATED)
FLOWER STREET	– AVENUE I	(100' DESIGNATED)
4TH STREET	– MODIFIED AVENUE I	(150' DESIGNATED)

THOMAS BROTHERS GUIDES: PAGE 634 – GRID E3
PAGE 634 – GRID E4
PAGE 634 – GRID F3
PAGE 634 – GRID F4

PREPARED UNDER THE DIRECTION OF:

10/28/2021

CHRISTOPHER W. JONES
CHRIS.JONES@KPFF.COM

LICENSED LAND SURVEYOR
CHRISTOPHER W. JONES
No.8193
STATE OF CALIFORNIA

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

N
0 15' 30'
SCALE: 1"=30'

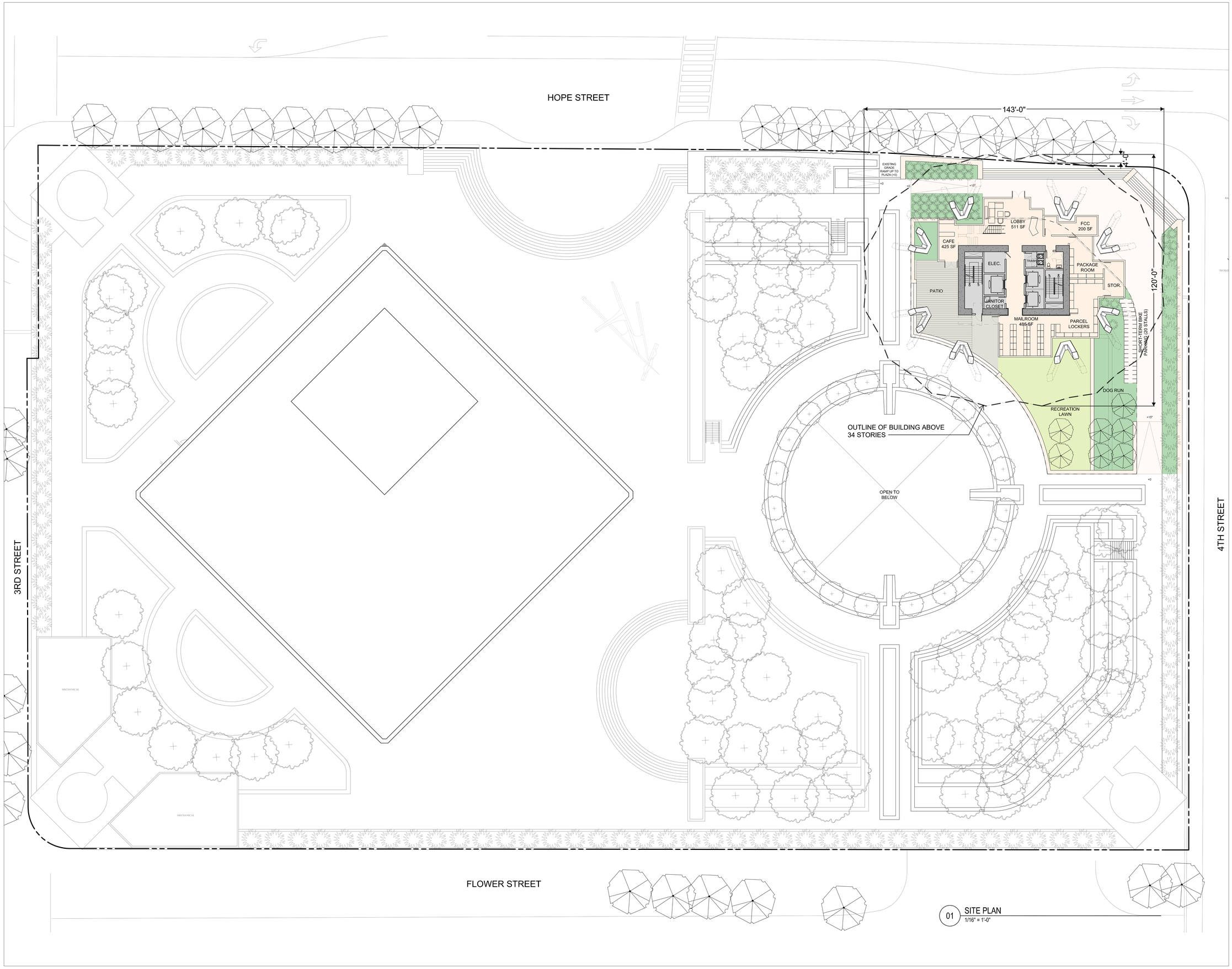
REVISIONS

DATE	10/27/2021
PROJECT NUMBER	2100150
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION
333 S. HOPE STREET
LOS ANGELES, CA 90071

SHEET NUMBER

SHEET 1 0F 1



01 SITE PLAN
1/16" = 1'-0"

LARGE architecture

OWNER

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KEY PLAN:

NORTH

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PLAZA LEVEL
SITE PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A1.00

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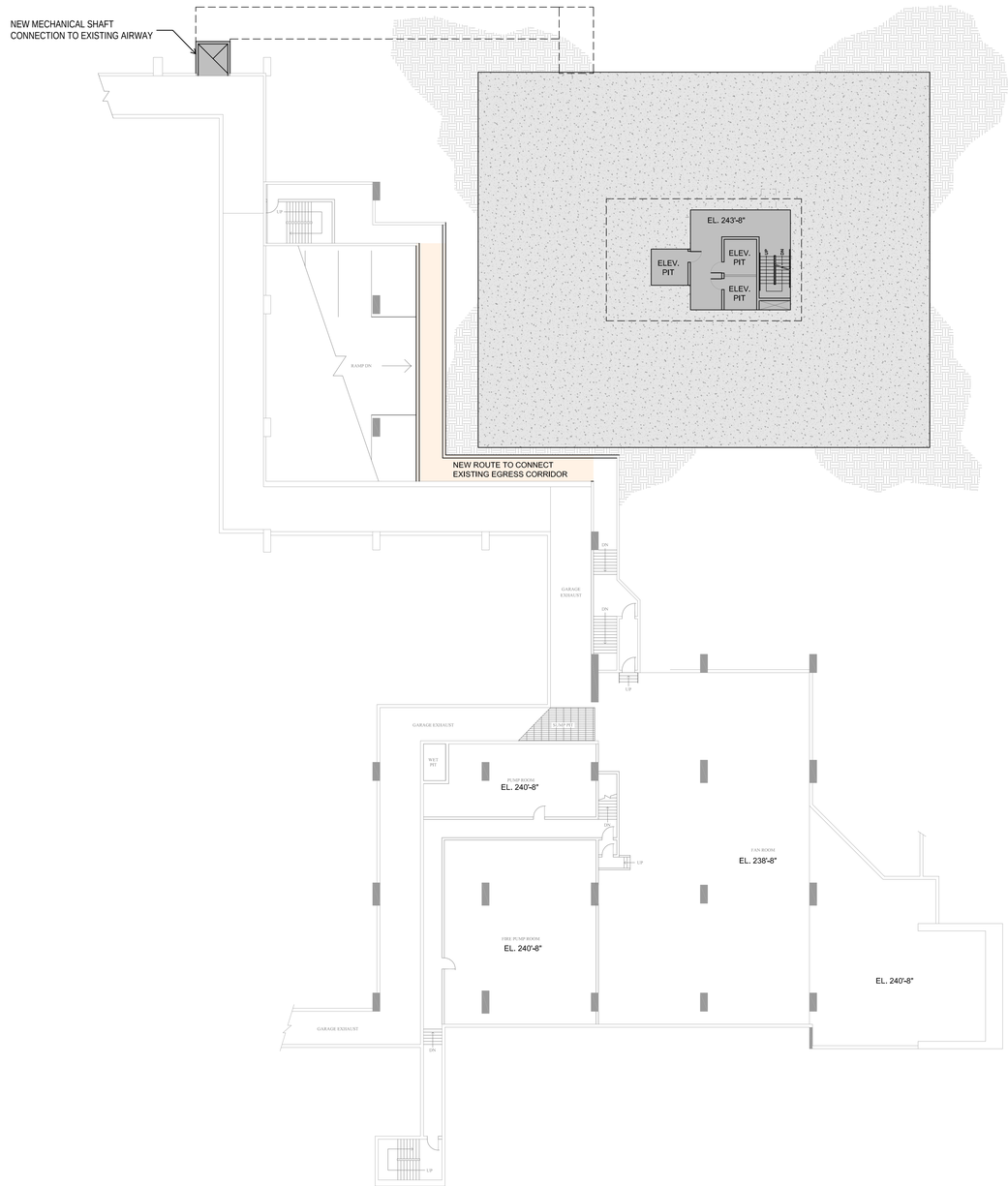
GENERAL NOTES

1. NEW CONSTRUCTION IS REPRESENTED BY SHADED AREAS ON PLANS AND ARE REPRESENTATIVE OF SCOPE OF WORK.

2. SHADED AREAS ON PARKING LEVELS REPRESENT EXISTING OFFICE PARKING STALLS BEING REALLOCATED TO RESIDENTIAL PARKING.



01 PARKING LEVEL J FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL J FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PJ

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GENERAL NOTES

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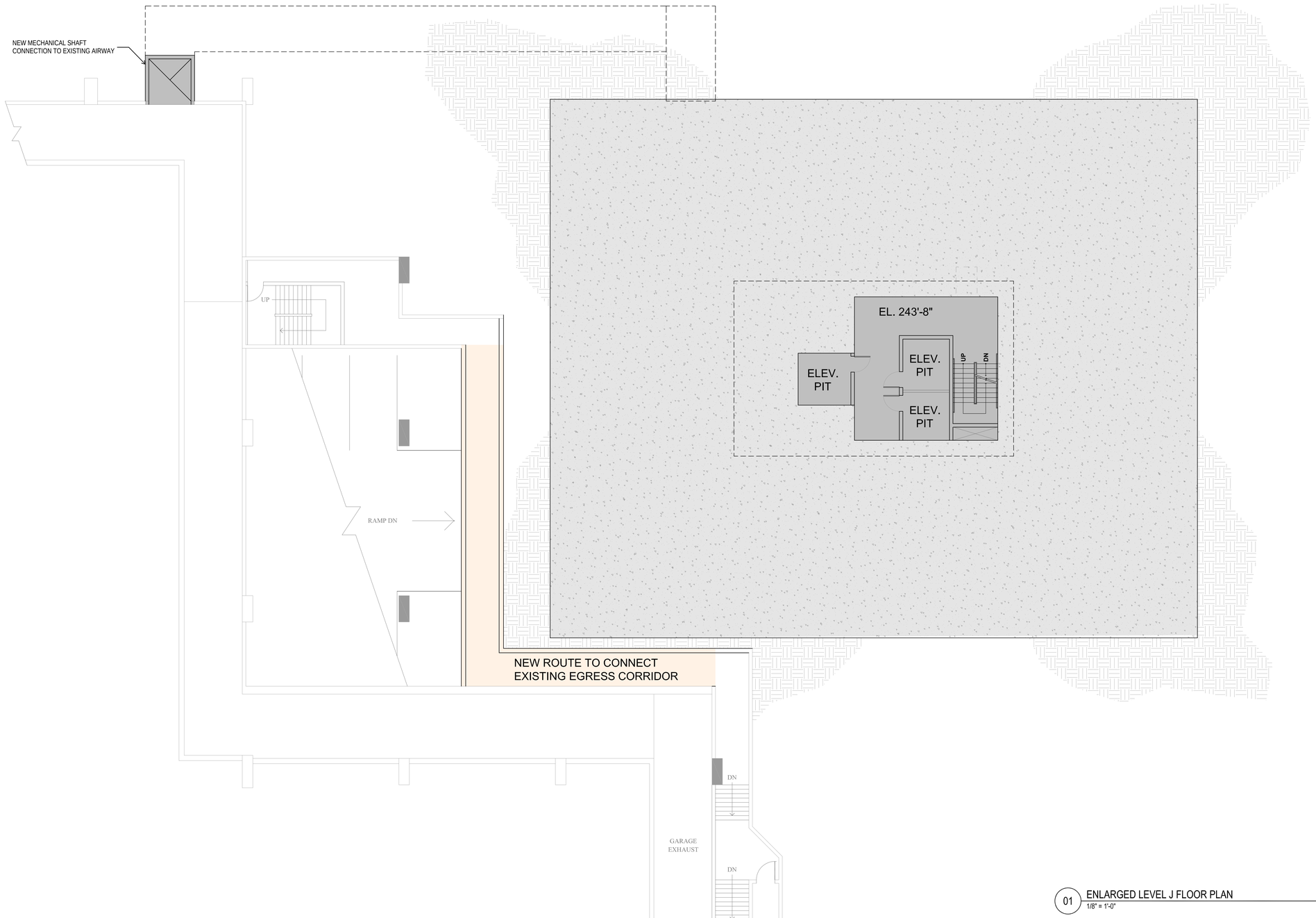

01 ENLARGED LEVEL J FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL J FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PJA

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GENERAL NOTES

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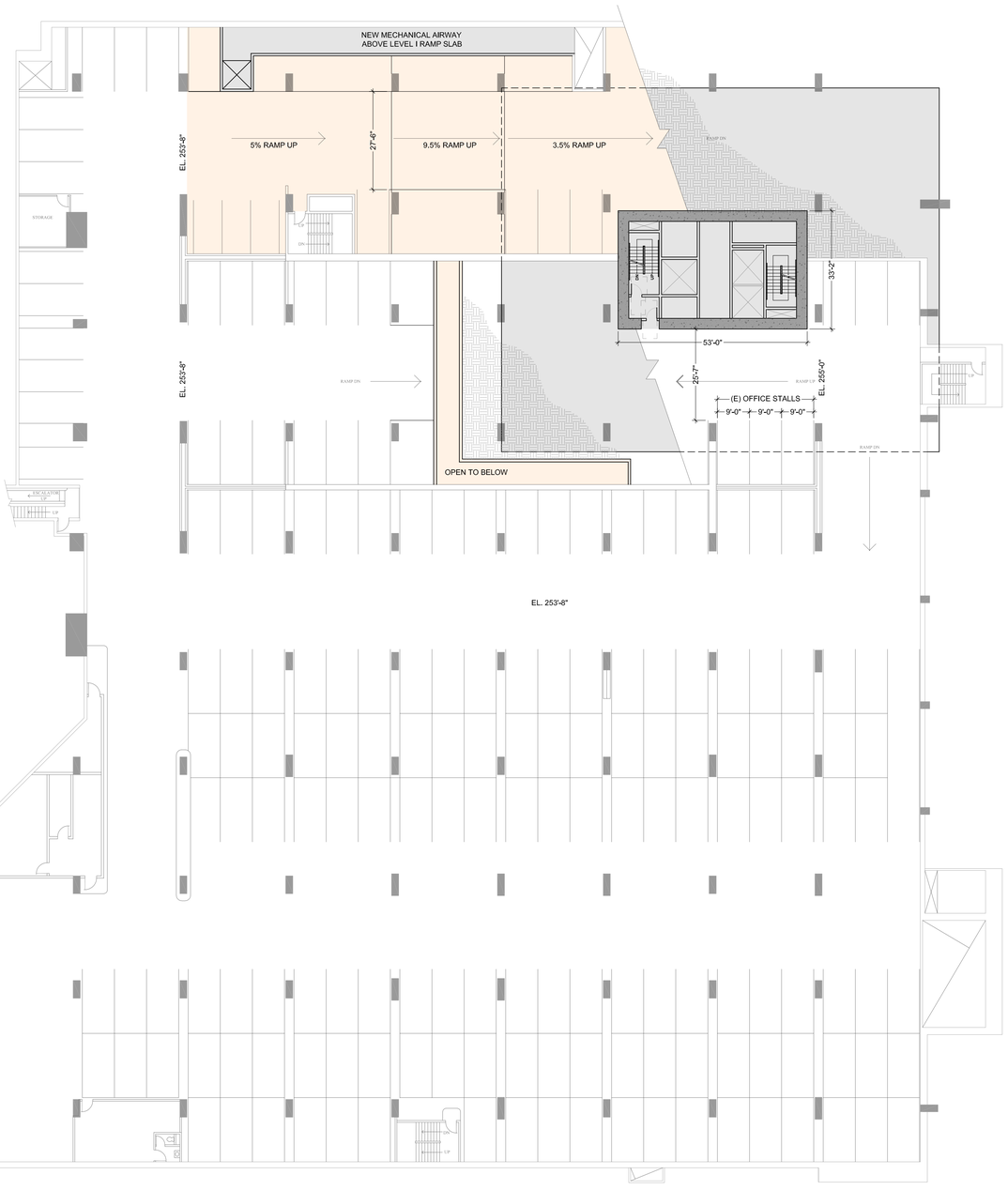

01 PARKING LEVEL I FLOOR PLAN
1/16" = 1'-0"

LARGE architecture

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LOS ANGELES, CA 90071

PARKING LEVEL I FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PI

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GENERAL NOTES

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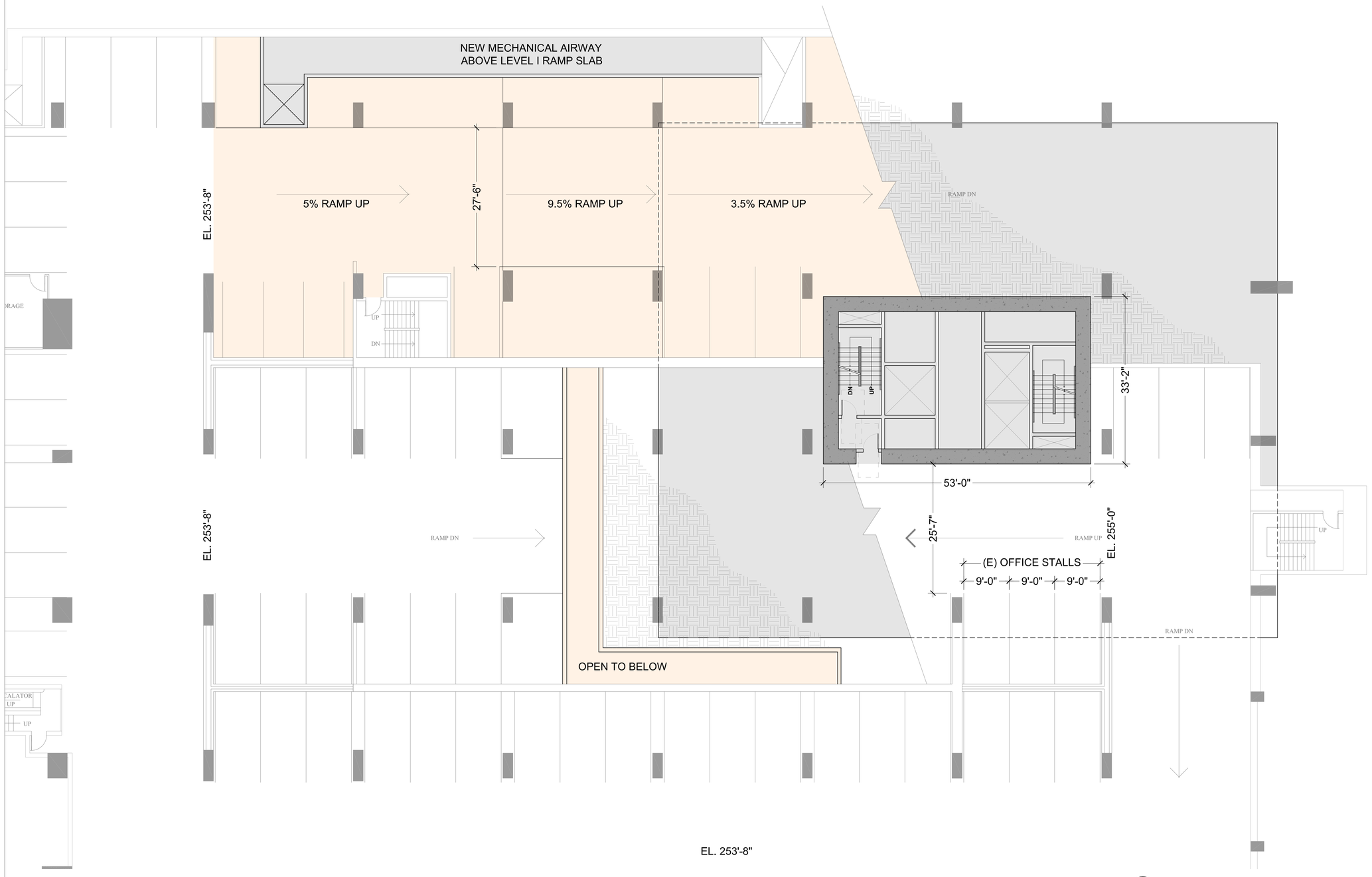

01 ENLARGED LEVEL I FLOOR PLAN
1/8" = 1'-0"

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	FINAL ENTITLEMENT PRINTING	10/15/2021

333 S. HOPE

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LOS ANGELES, CA 90071

ENLARGED LEVEL I FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PIA

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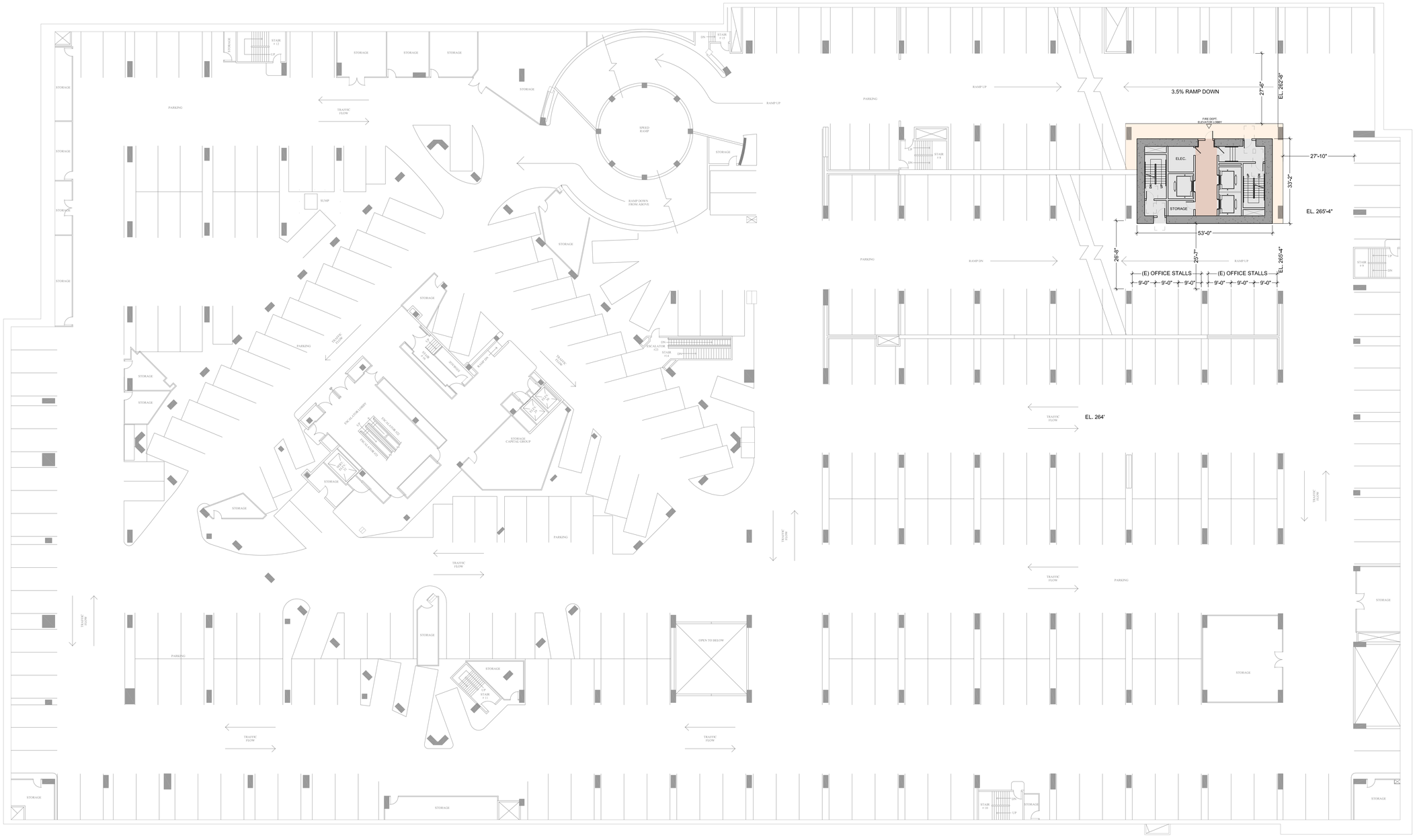

01 PARKING LEVEL H FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL H
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PH

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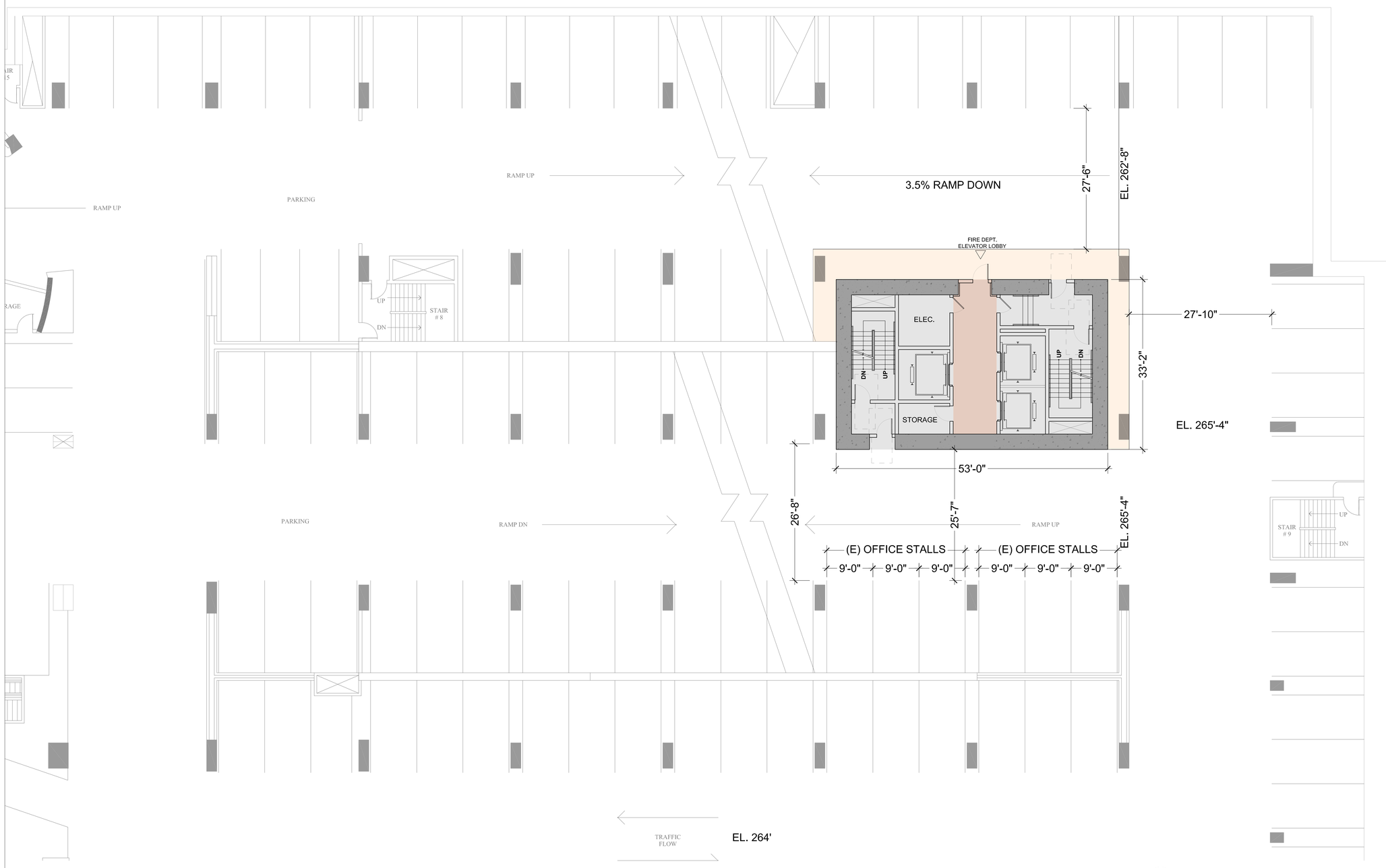
GENERAL NOTES

1. NEW CONSTRUCTION IS REPRESENTED BY SHADED AREAS ON PLANS AND ARE REPRESENTATIVE OF SCOPE OF WORK.

2. SHADED AREAS ON PARKING LEVELS REPRESENT EXISTING OFFICE PARKING STALLS BEING REALLOCATED TO RESIDENTIAL PARKING.



01 ENLARGED LEVEL H FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL H FLOOR PLAN

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SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PHA

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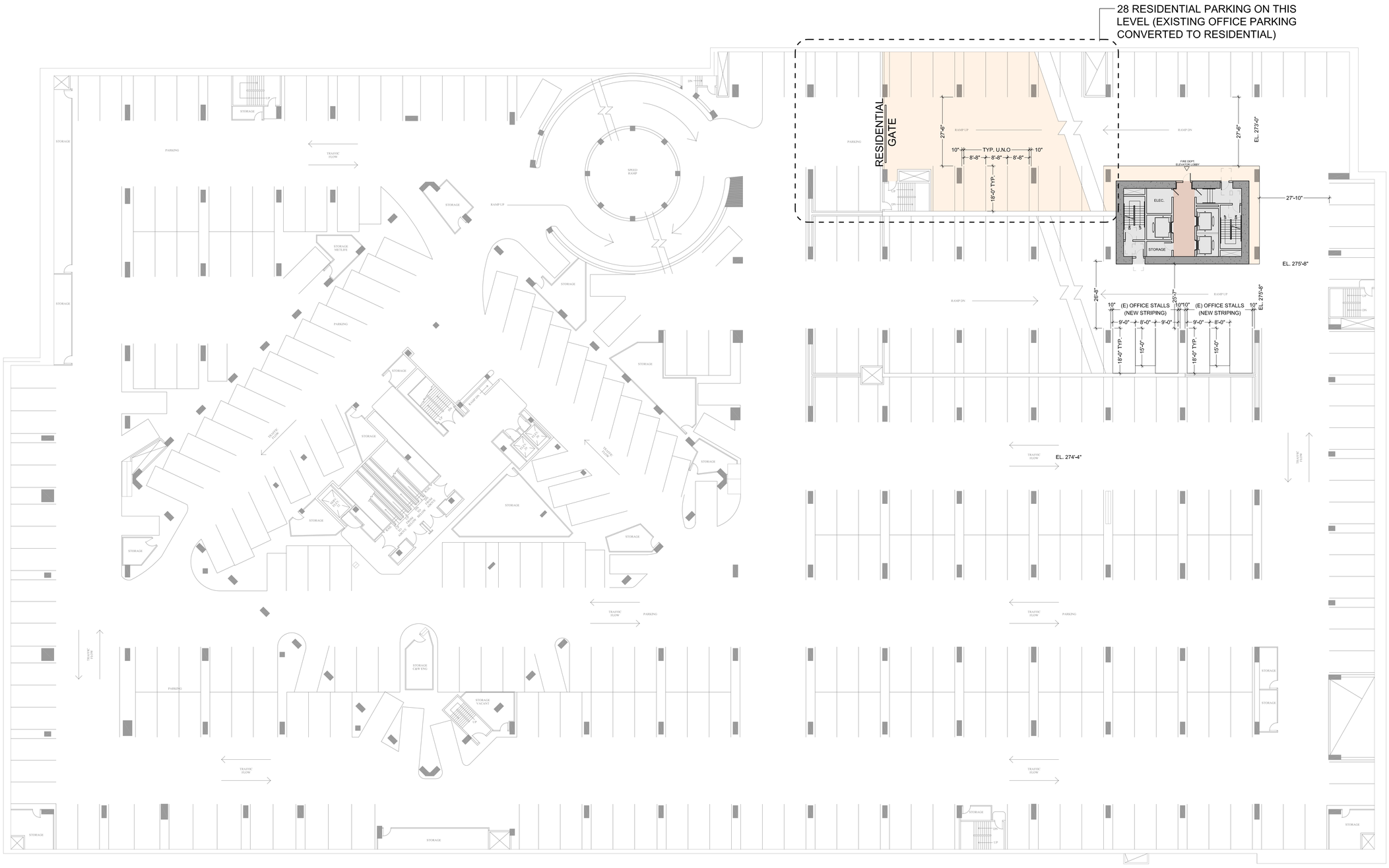

01 PARKING LEVEL G FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL G FLOOR PLAN

PROJECT
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SCALE
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SHEET NUMBER
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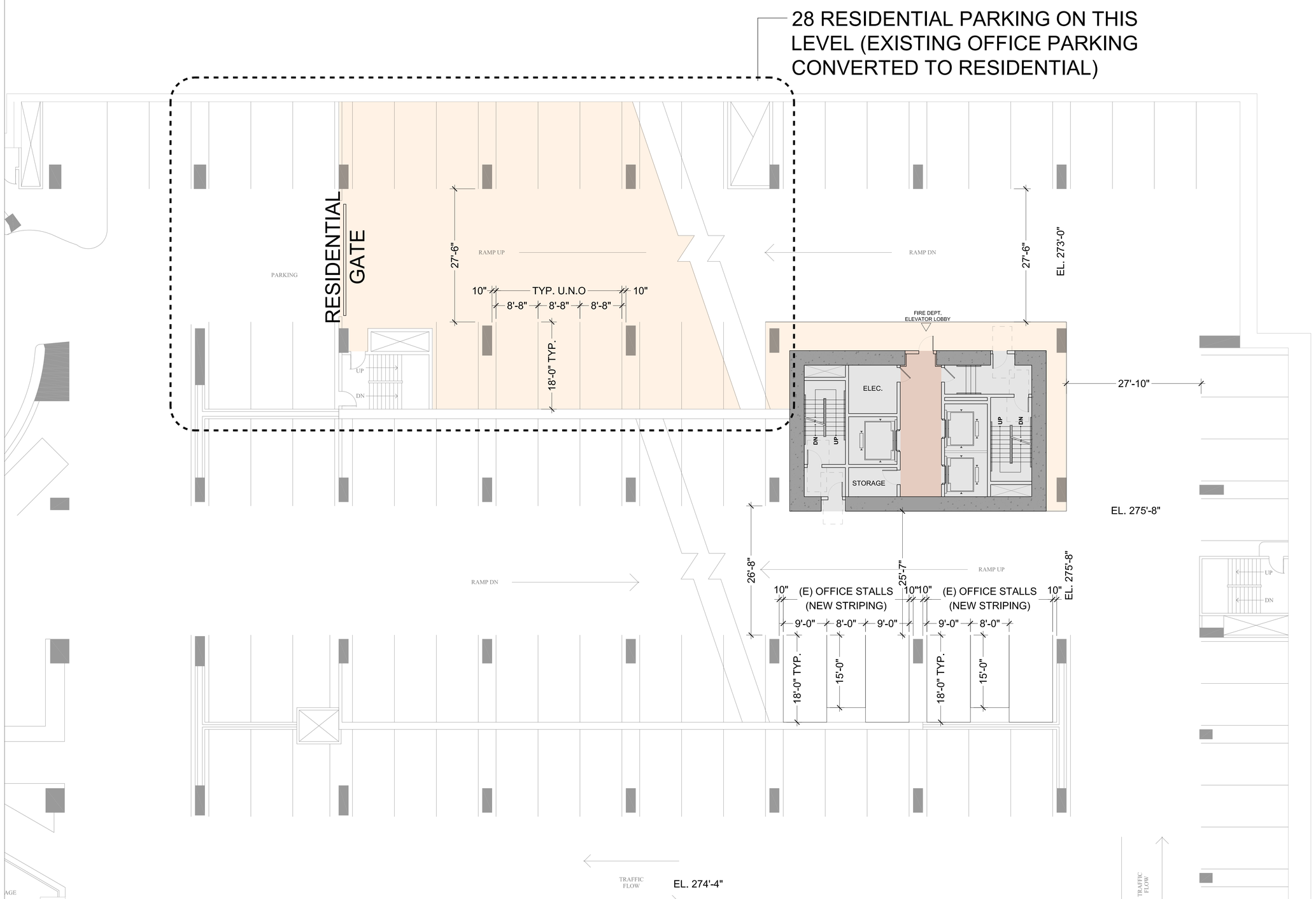

01 ENLARGED LEVEL G FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL G FLOOR PLAN

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2019-021

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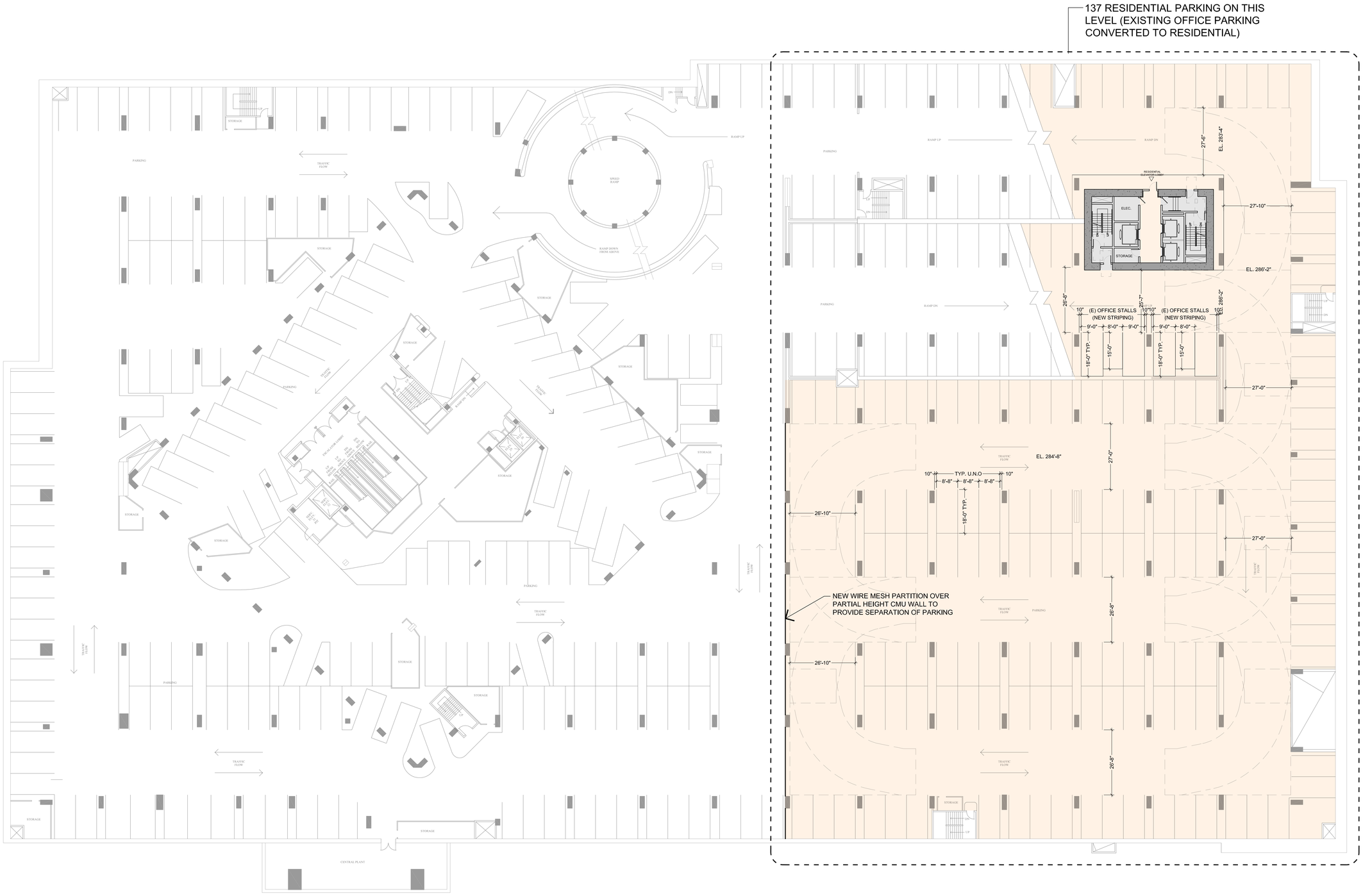

01 PARKING LEVEL F FLOOR PLAN
1/16" = 1'-0"

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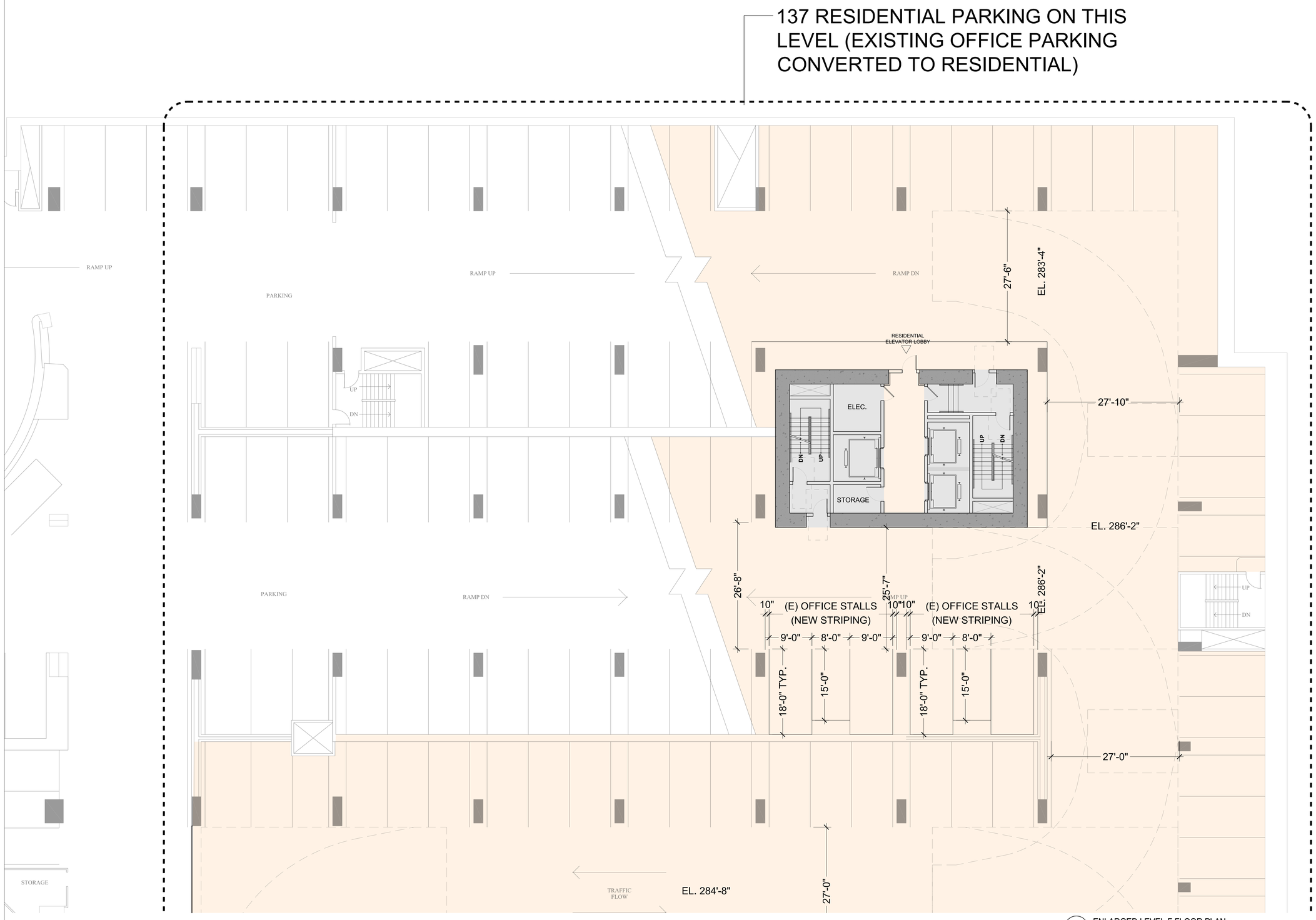

01 ENLARGED LEVEL F FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL F FLOOR PLAN

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2019-021

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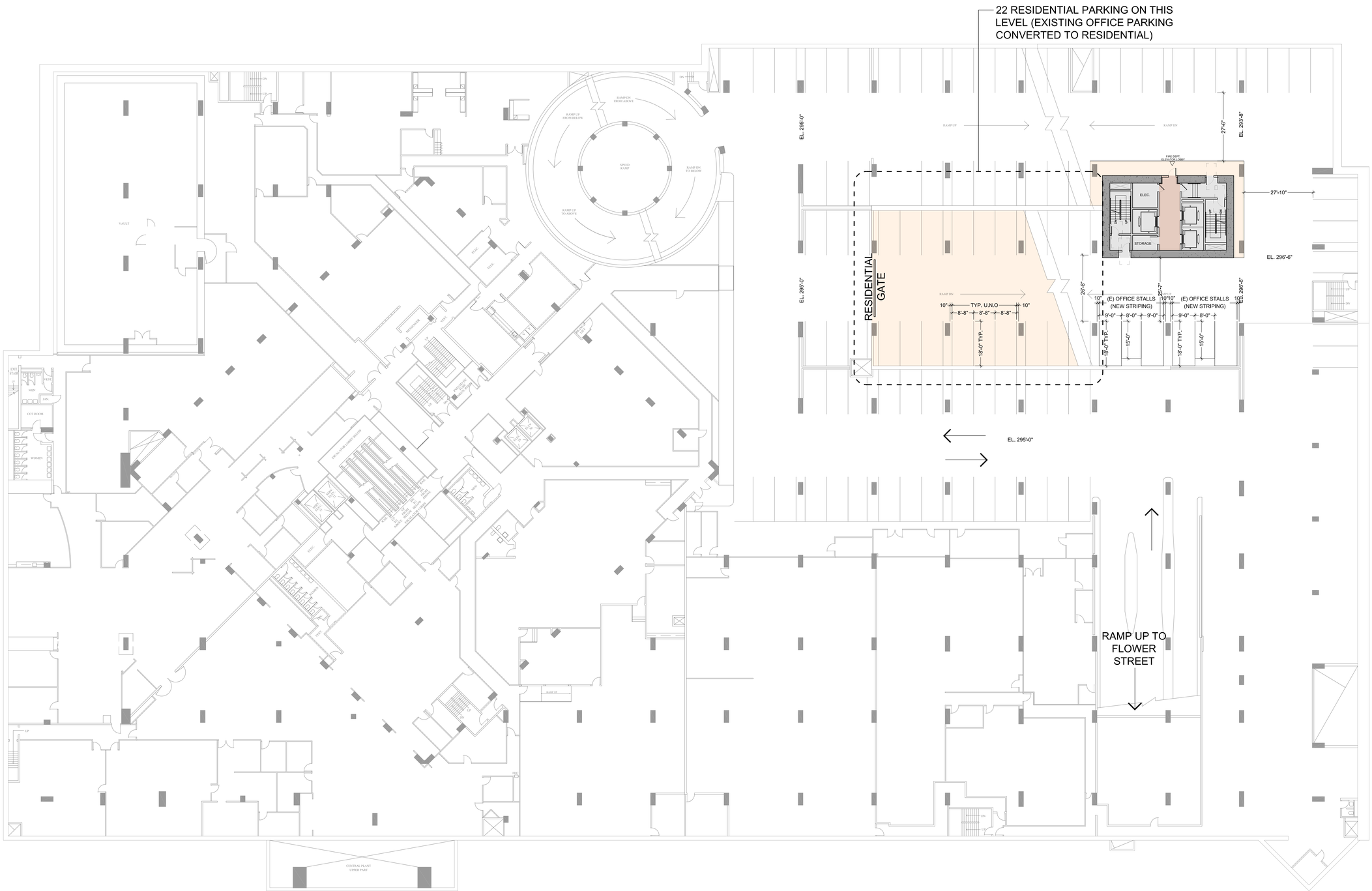

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1/16" = 1'-0"

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PARKING LEVEL E FLOOR PLAN

PROJECT
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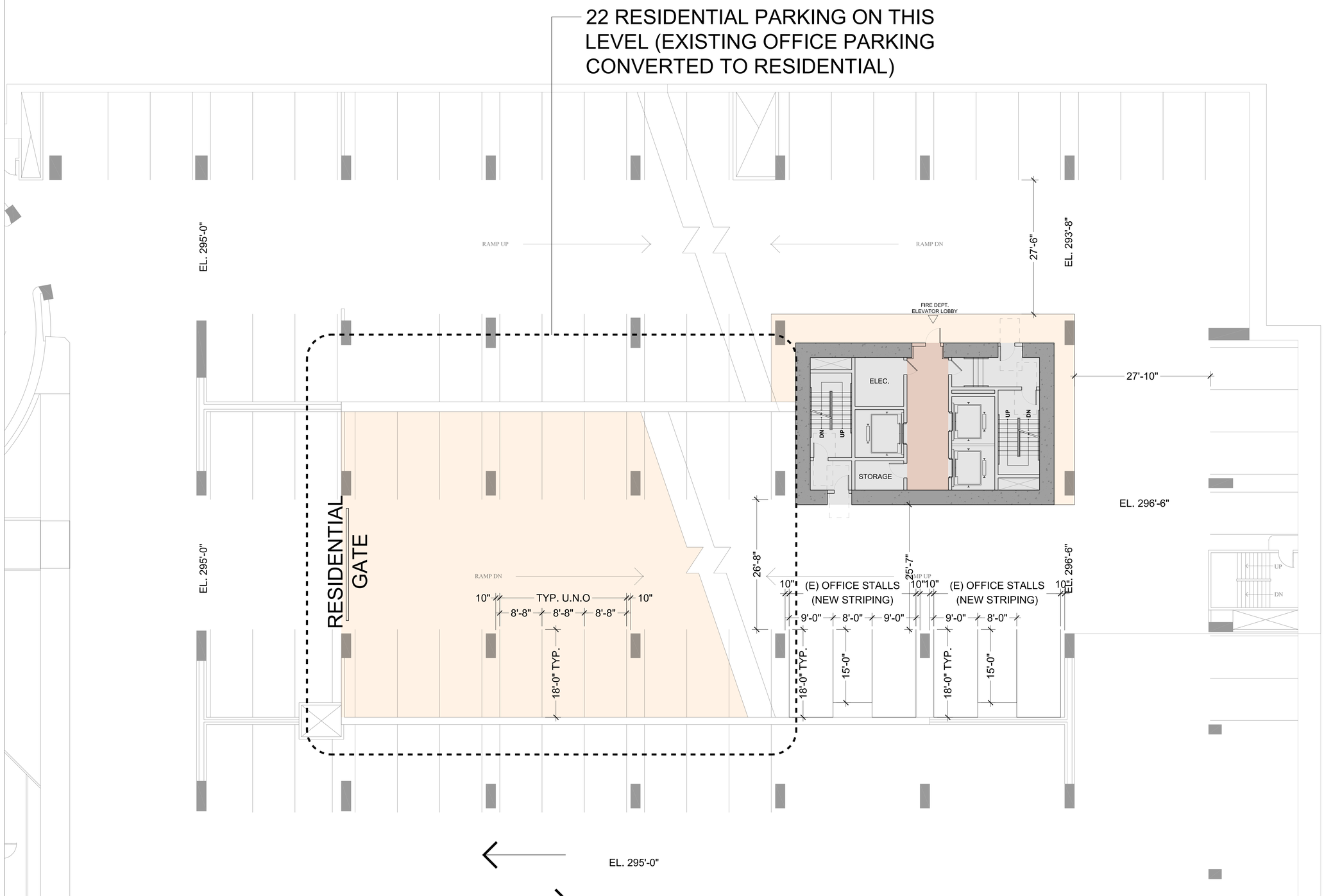

01 ENLARGED LEVEL E FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL E FLOOR PLAN

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2019-021

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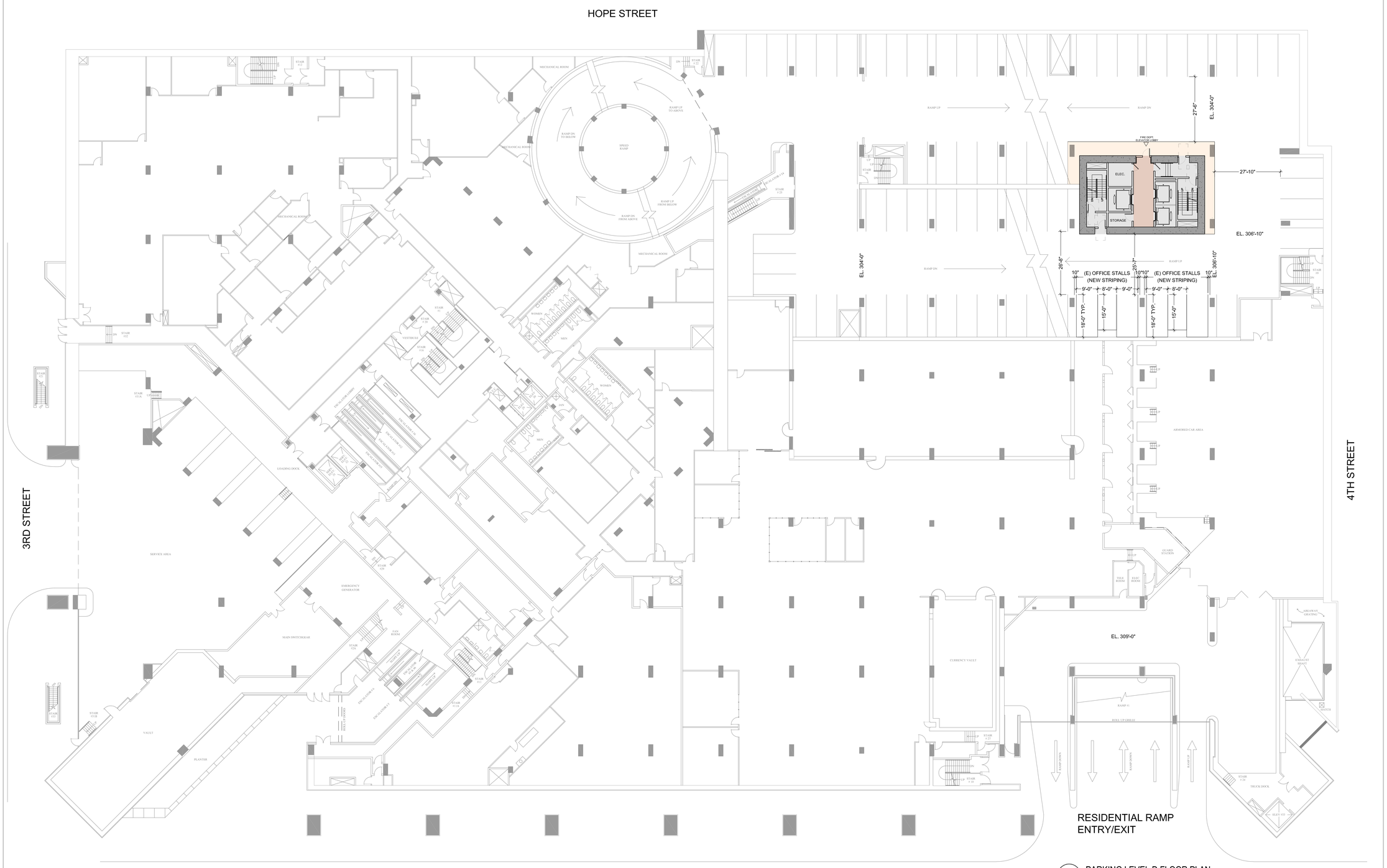

01 PARKING LEVEL D FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL D FLOOR PLAN

PROJECT
2019-021

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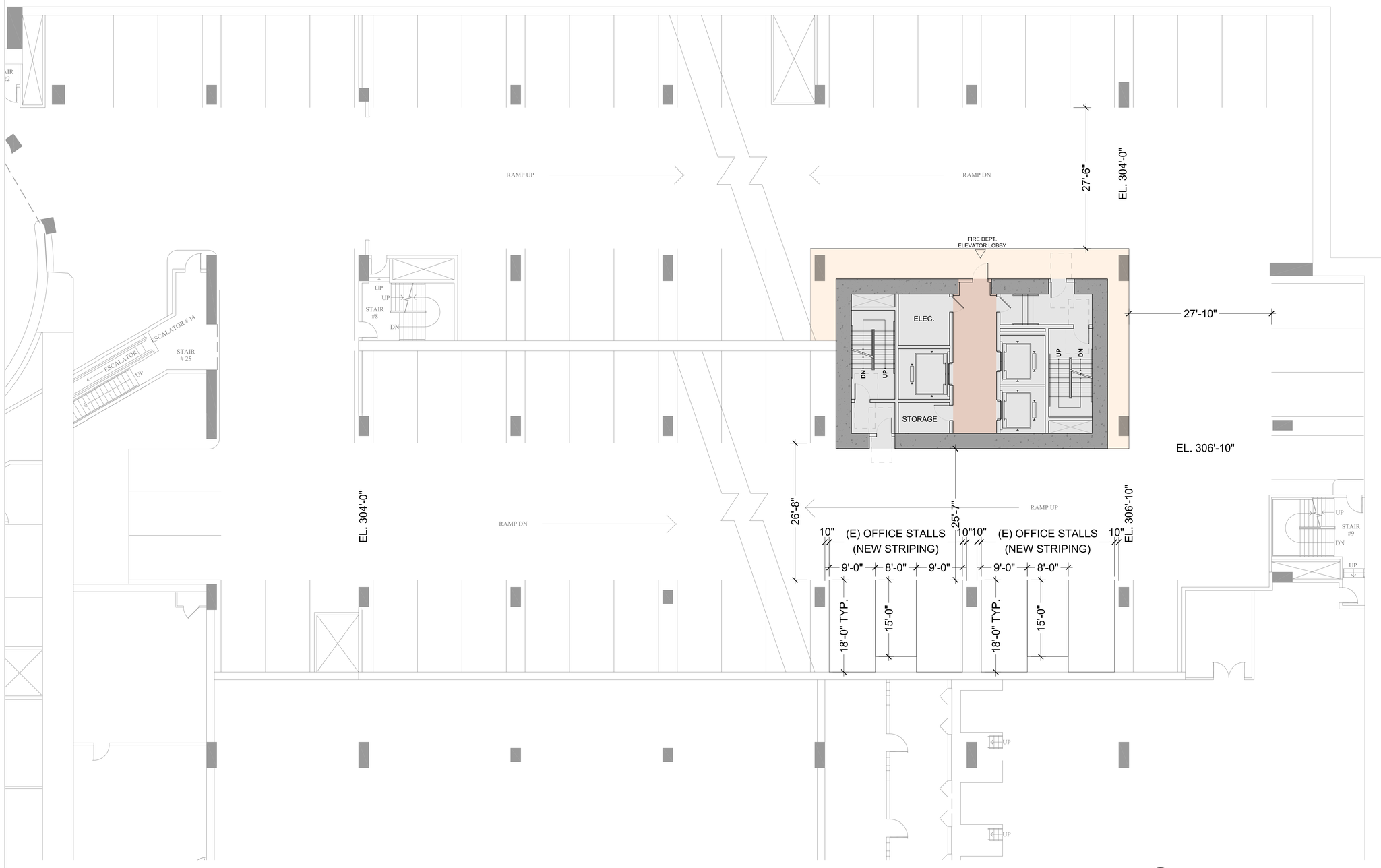

01 ENLARGED LEVEL D FLOOR PLAN
1/8" = 1'-0"

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	FINAL ENTITLEMENT PRINTING	10/15/2021

333 S. HOPE

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LOS ANGELES, CA 90071

ENLARGED LEVEL D FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PDA

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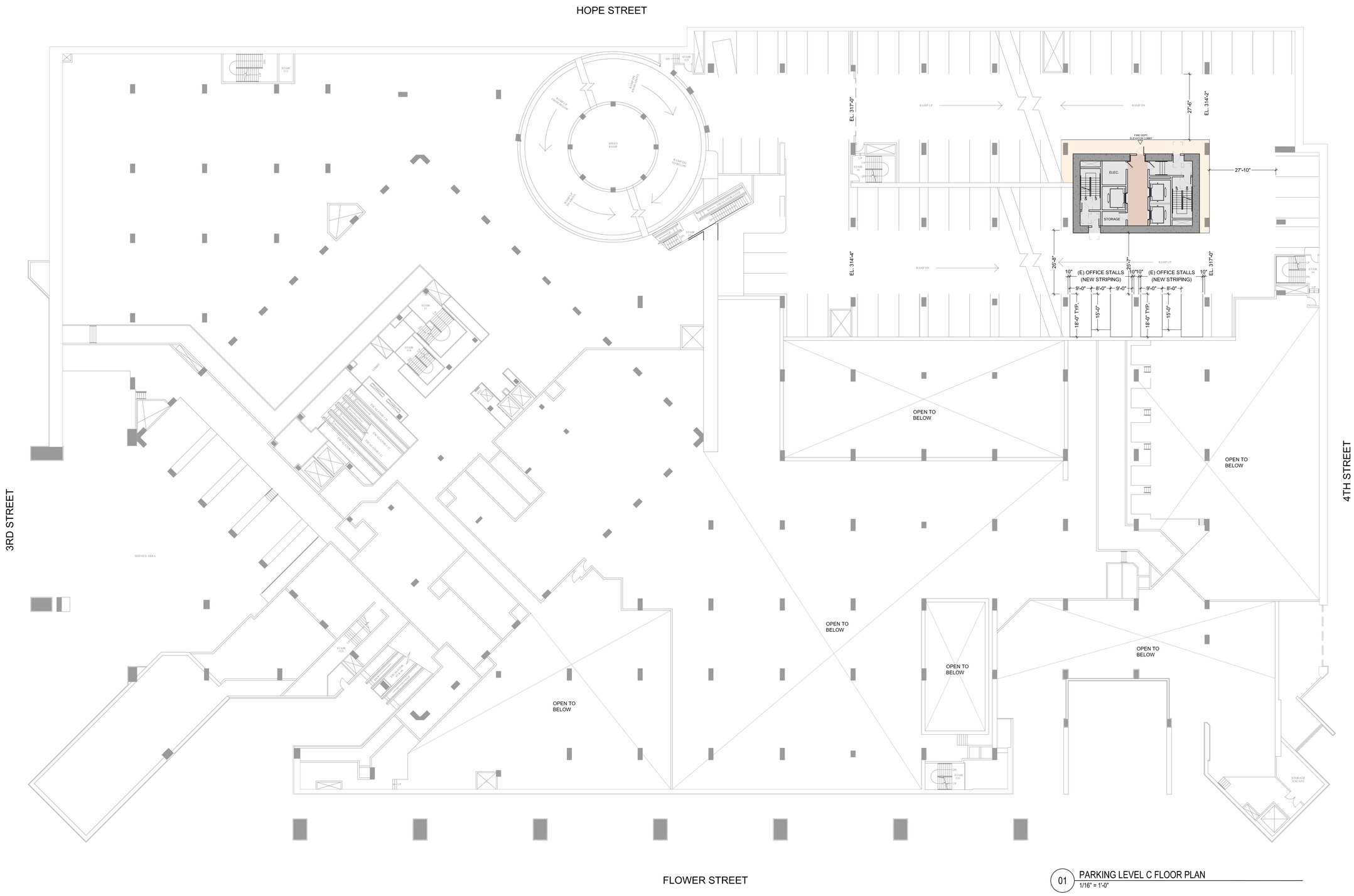
GENERAL NOTES

1. NEW CONSTRUCTION IS REPRESENTED BY SHADED AREAS ON PLANS AND ARE REPRESENTATIVE OF SCOPE OF WORK.

2. SHADED AREAS ON PARKING LEVELS REPRESENT EXISTING OFFICE PARKING STALLS BEING REALLOCATED TO RESIDENTIAL PARKING.



01 PARKING LEVEL C FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL C
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PC

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GENERAL NOTES

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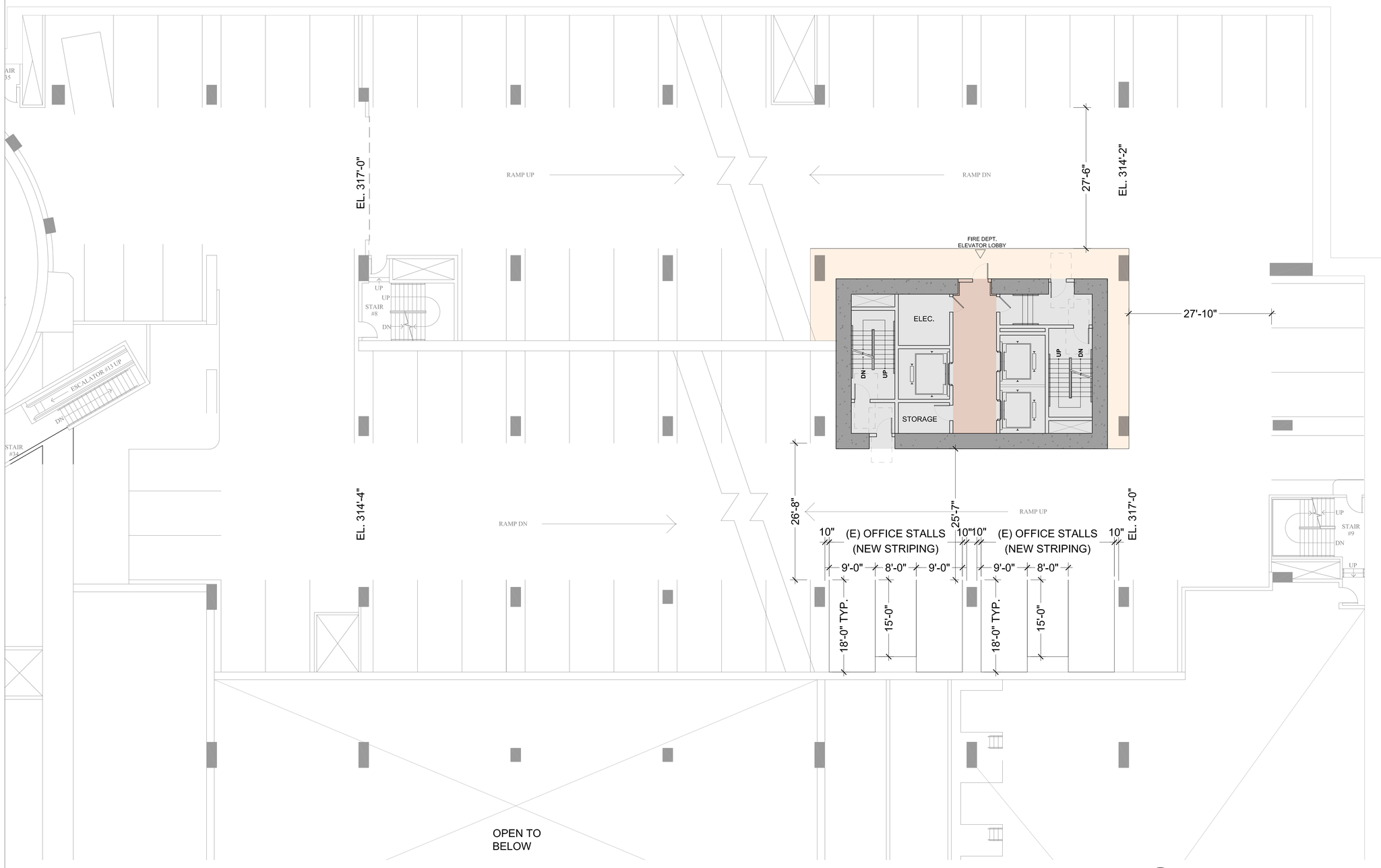

01 ENLARGED LEVEL C FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL C FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PCA

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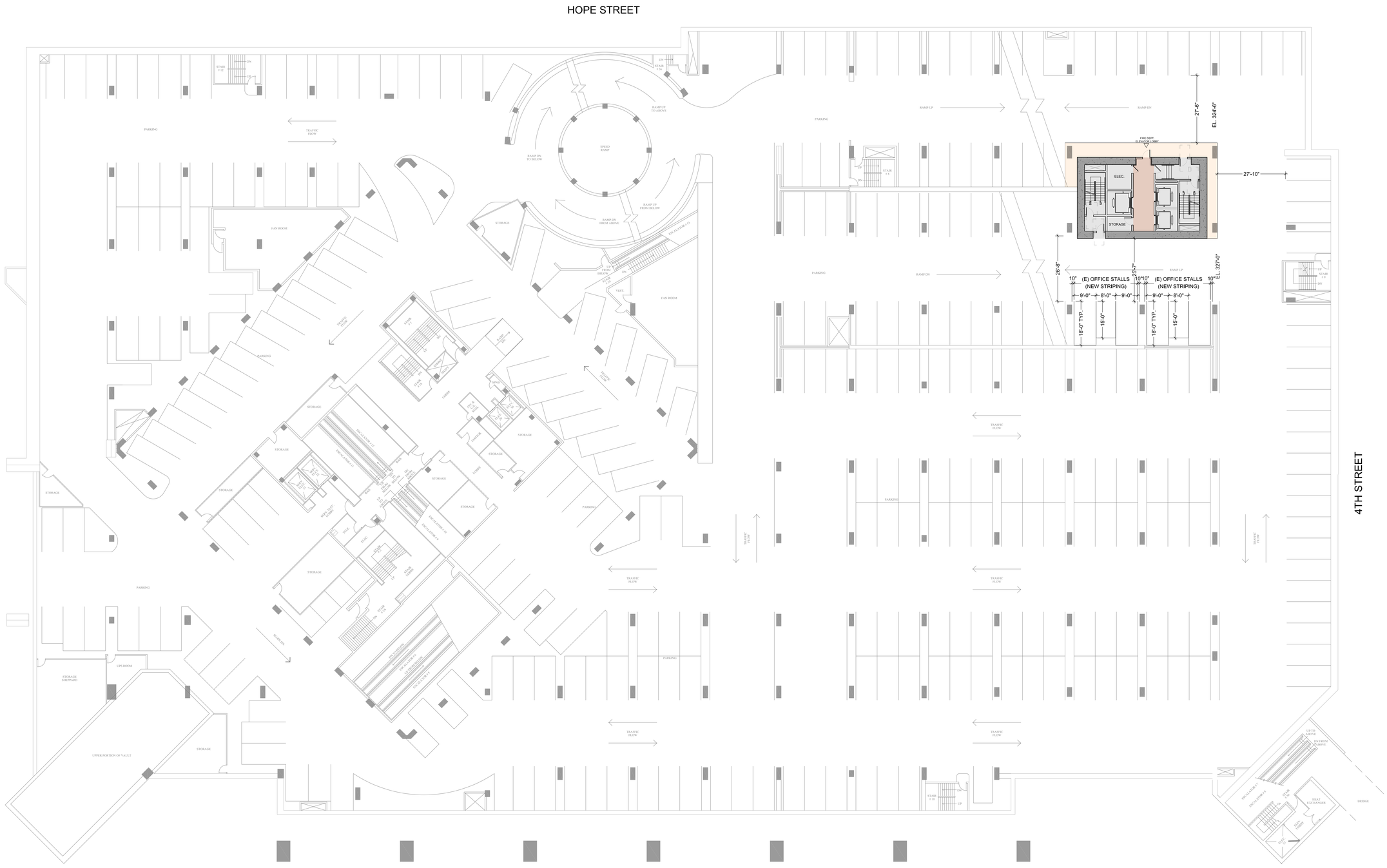

01 PARKING LEVEL B FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL B FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PB

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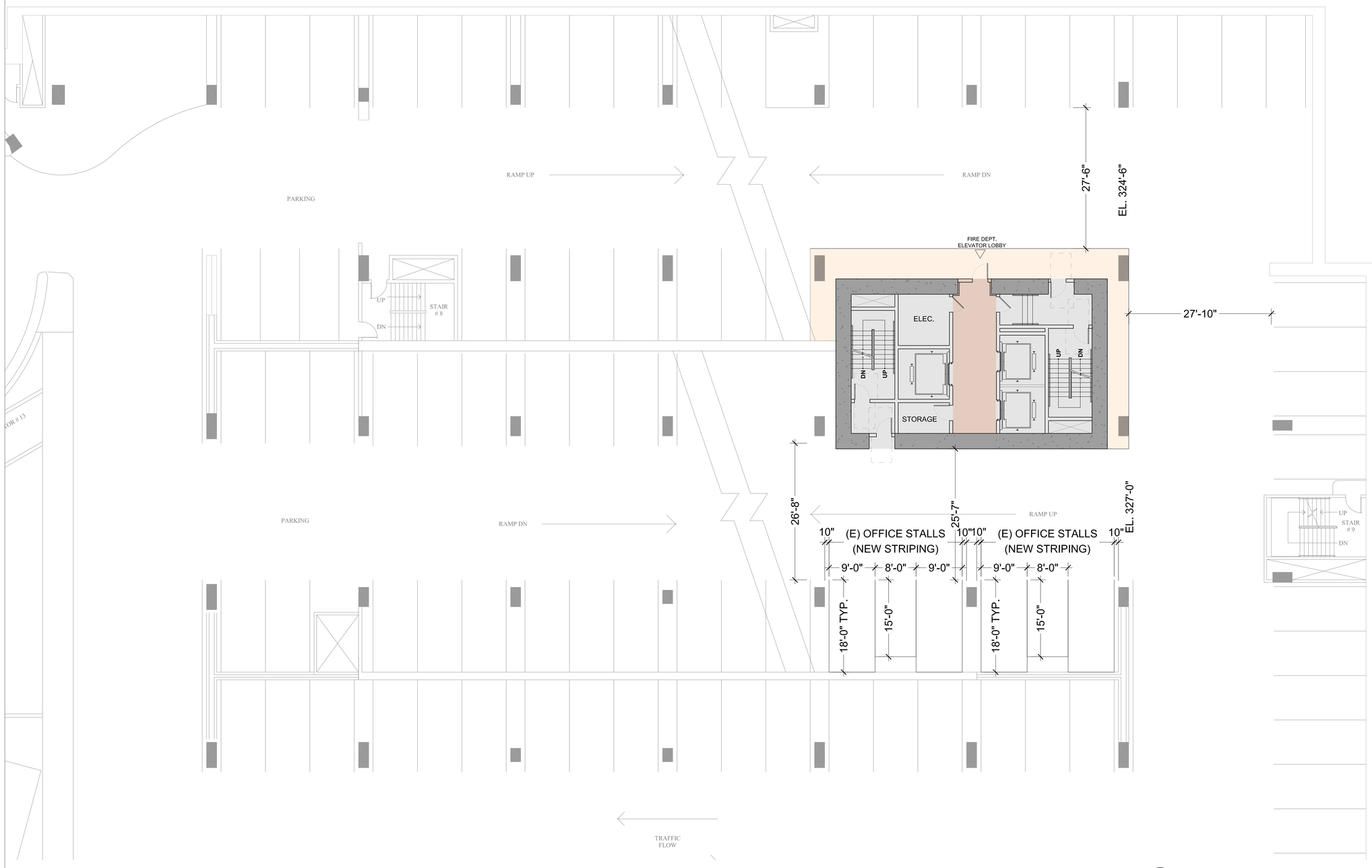

01 ENLARGED LEVEL B FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL B FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PBA

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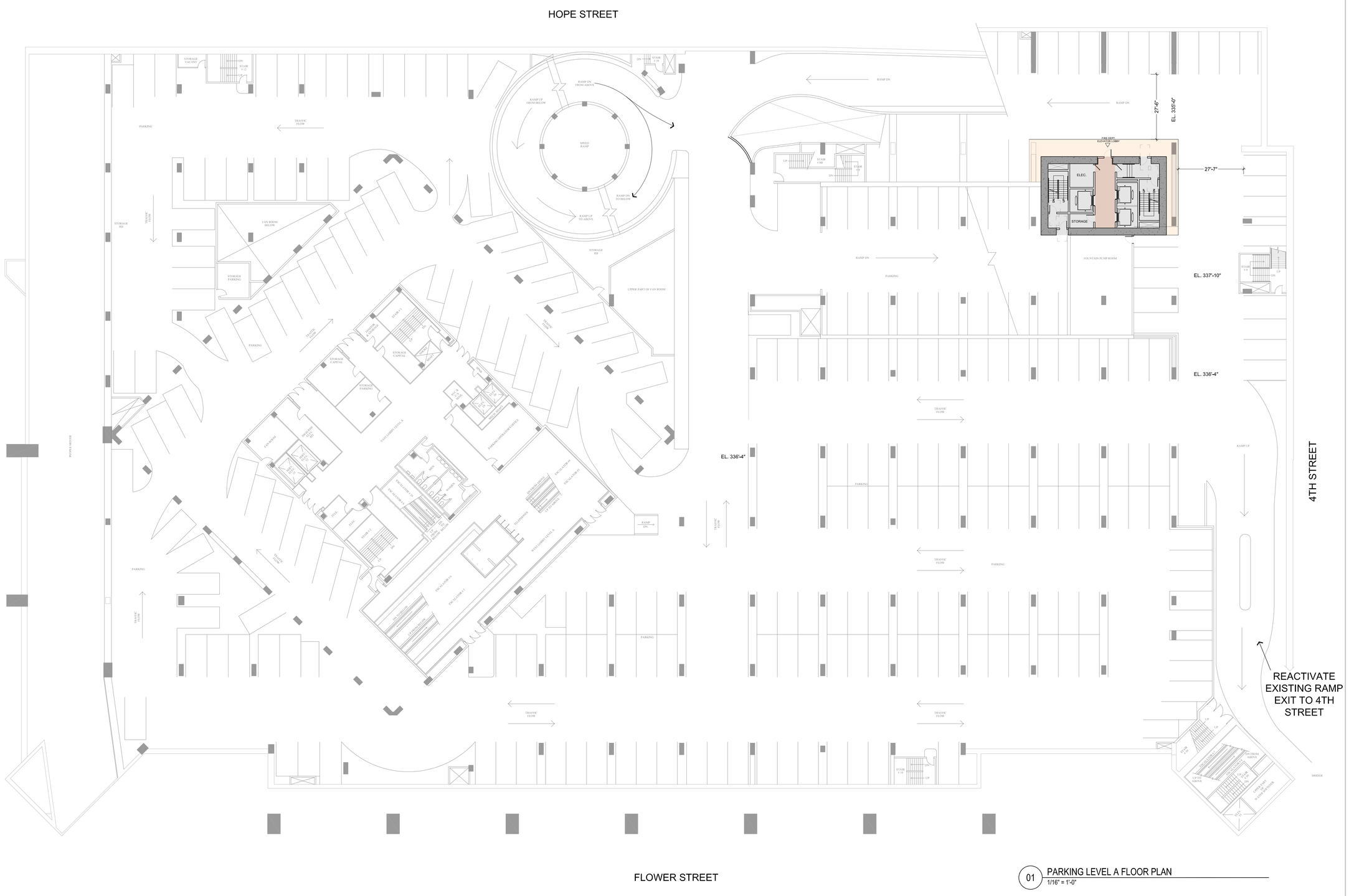

01 PARKING LEVEL A FLOOR PLAN
1/16" = 1'-0"

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PARKING LEVEL A FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.PA

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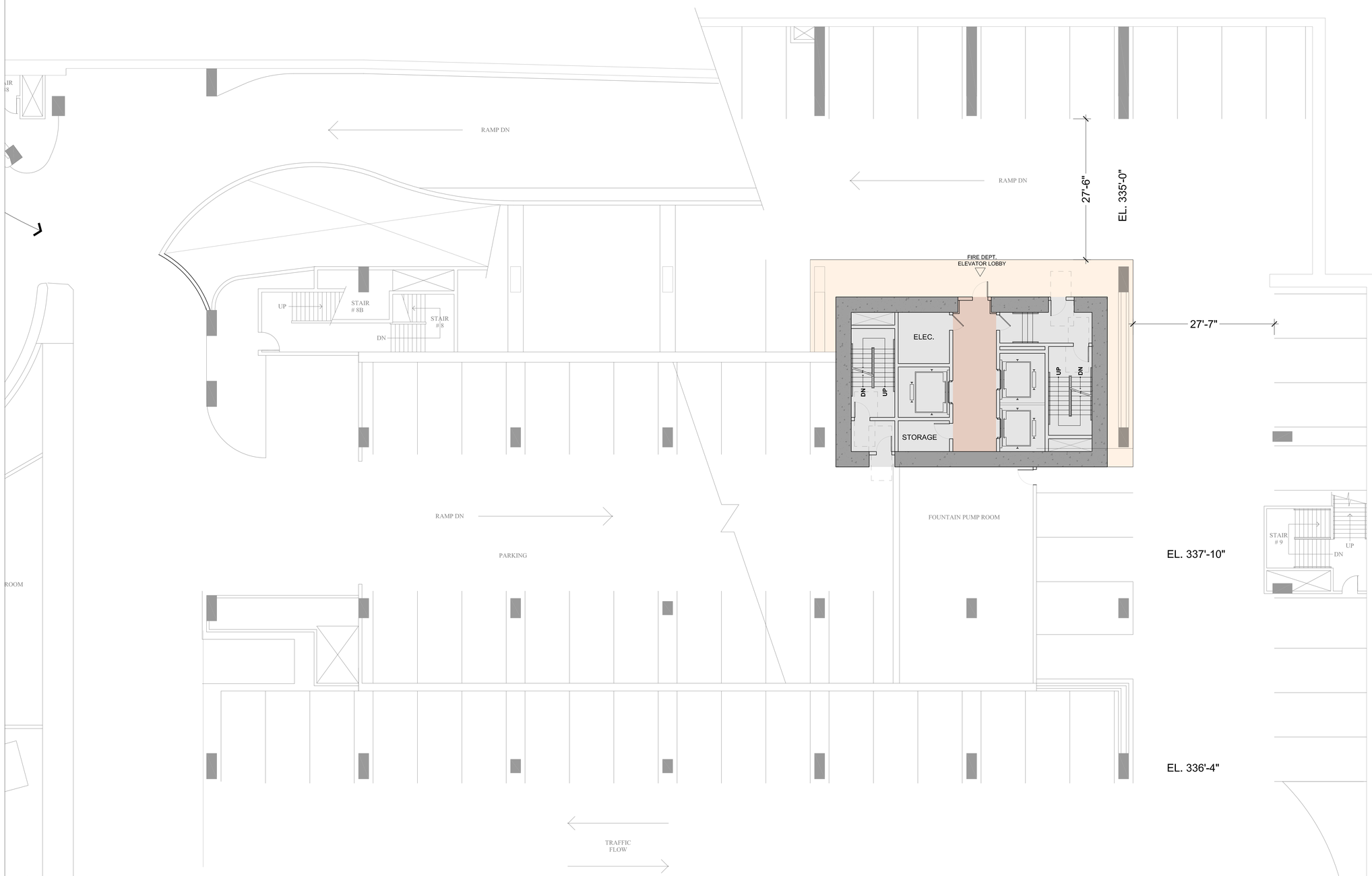

01 ENLARGED LEVEL A FLOOR PLAN
1/8" = 1'-0"

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ENLARGED LEVEL A FLOOR PLAN

PROJECT
2019-021

SCALE
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SHEET NUMBER
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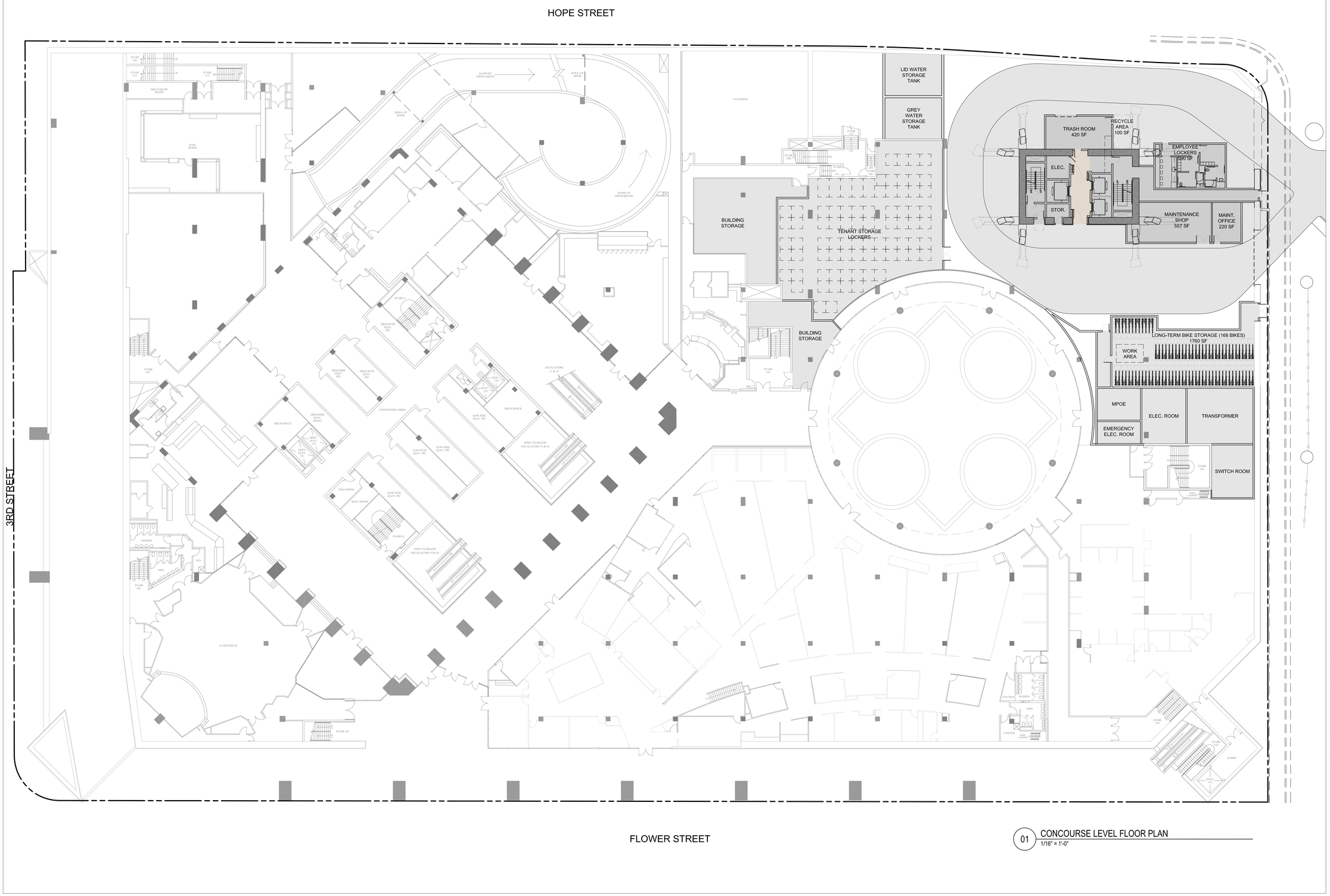

01 CONCOURSE LEVEL FLOOR PLAN
1/16" = 1'-0"

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CONCOURSE LEVEL FLOOR PLAN

PROJECT
2019-021

SCALE
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SHEET NUMBER
A2.P2

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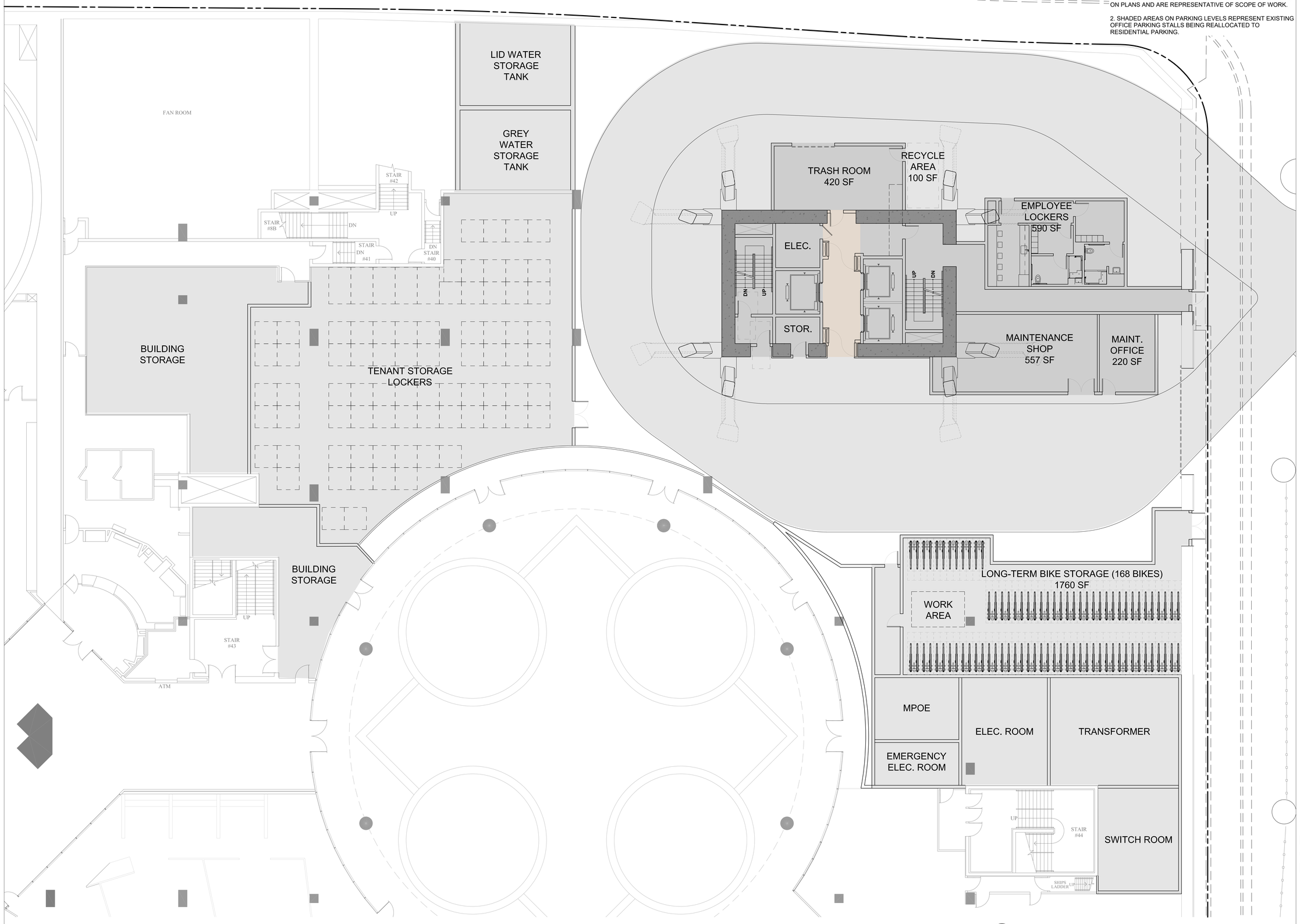

01 ENLARGED CONCOURSE LEVEL FLOOR PLAN
1/8" = 1'-0"

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ENLARGED CONCOURSE LEVEL FLOOR PLAN

PROJECT
2019-021

SCALE
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SHEET NUMBER
A2.P2A

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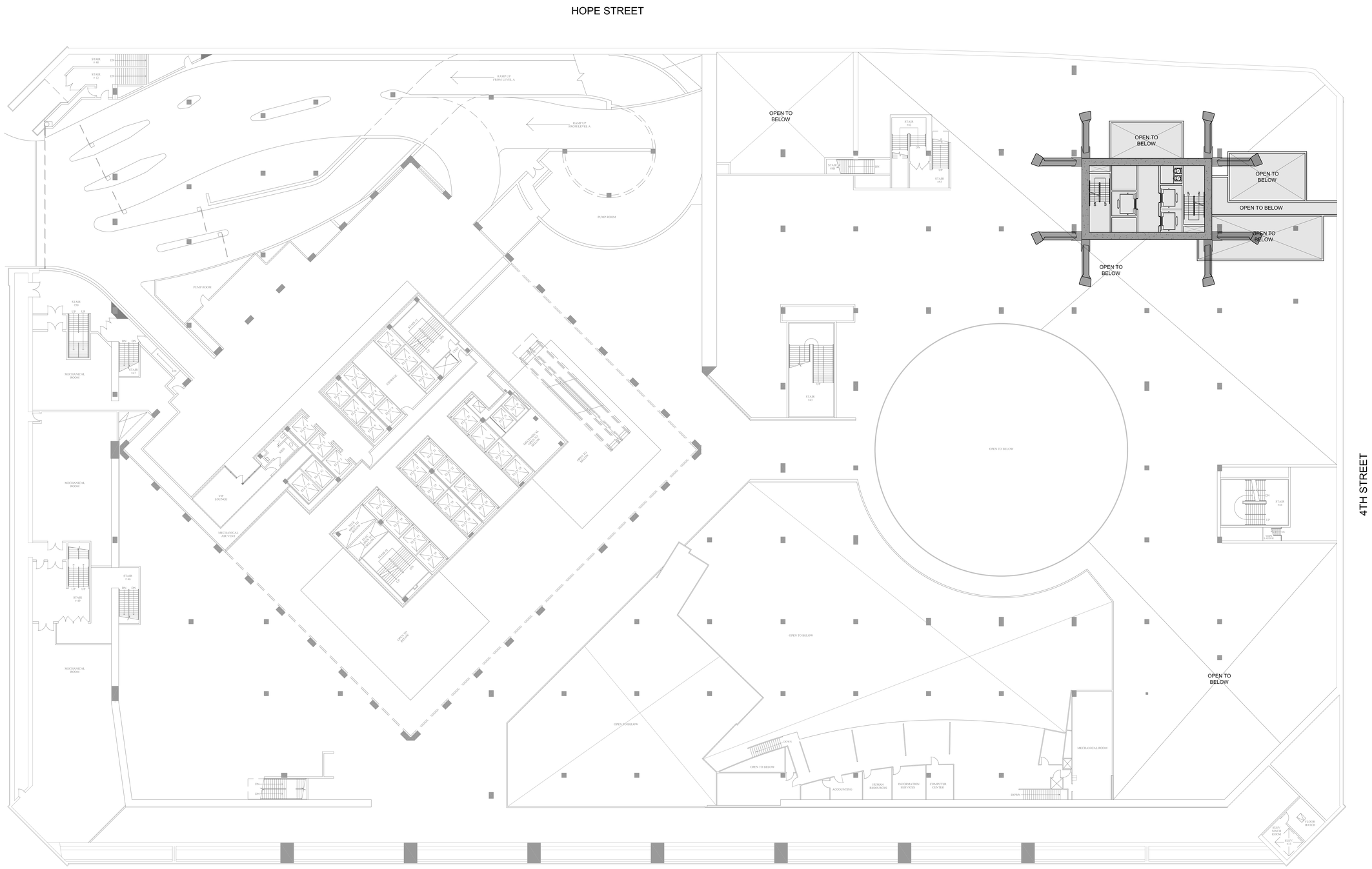

01 VIP LEVEL FLOOR PLAN
1/16" = 1'-0"

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KEY PLAN:

NORTH

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	FINAL ENTITLEMENT PRINTING	10/15/2021

333 S. HOPE

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VIP LEVEL FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

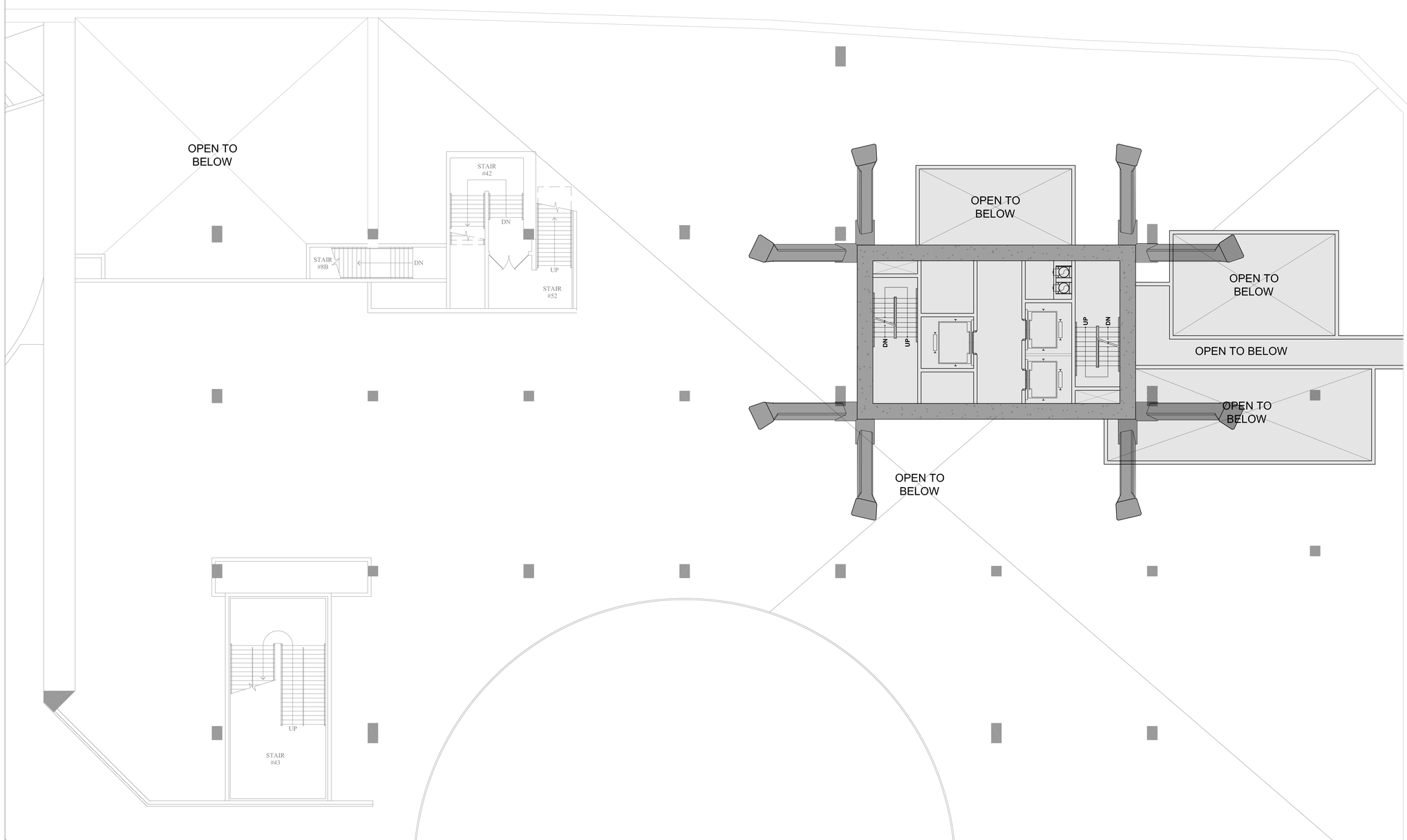
SHEET NUMBER
A2.P1

© LARGE architecture

GENERAL NOTES

1. NEW CONSTRUCTION IS REPRESENTED BY SHADED AREAS ON PLANS AND ARE REPRESENTATIVE OF SCOPE OF WORK.

2. SHADED AREAS ON PARKING LEVELS REPRESENT EXISTING OFFICE PARKING STALLS BEING REALLOCATED TO RESIDENTIAL PARKING.



01 ENLARGED VIP LEVEL FLOOR PLAN
1/8" = 1'-0"

LARGE architecture

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ENLARGED VIP LEVEL FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.P1A

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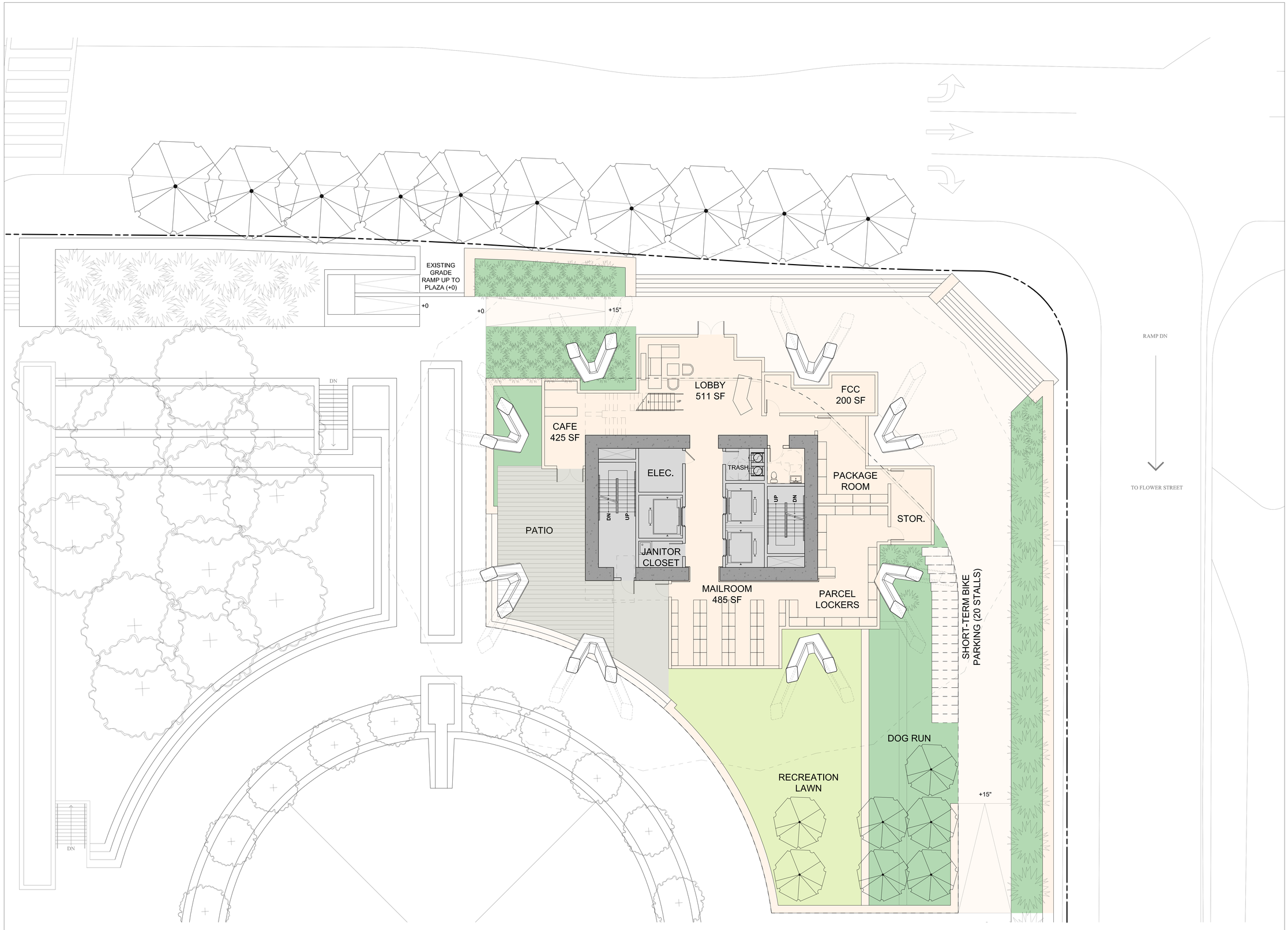

01 PLAZA LEVEL FLOOR PLAN
1/8" = 1'-0"

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PLAZA LEVEL FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.01

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[2 BED]
975 SF

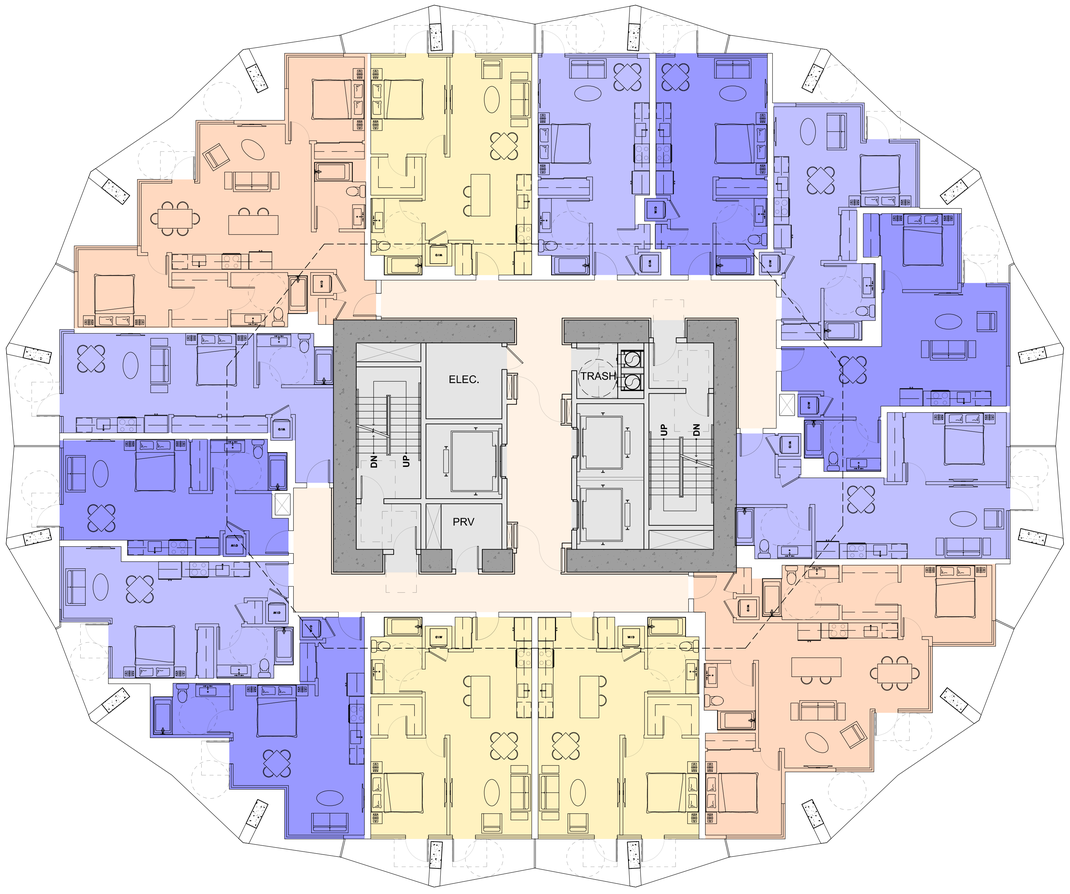
[1 BED]
675 SF

[STUDIO]
475 SF | 475 SF | 479 SF

[STUDIO]
575 SF

[STUDIO]
475 SF

[STUDIO]
475 SF



[1 BED]
631 SF

[1 BED]
639 SF

[STUDIO]
500 SF

[1 BED]
675 SF

[1 BED]
675 SF

[2 BED]
975 SF

01 LEVEL 4 - 8 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 4 - 8
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.04

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[2 BED]
975 SF

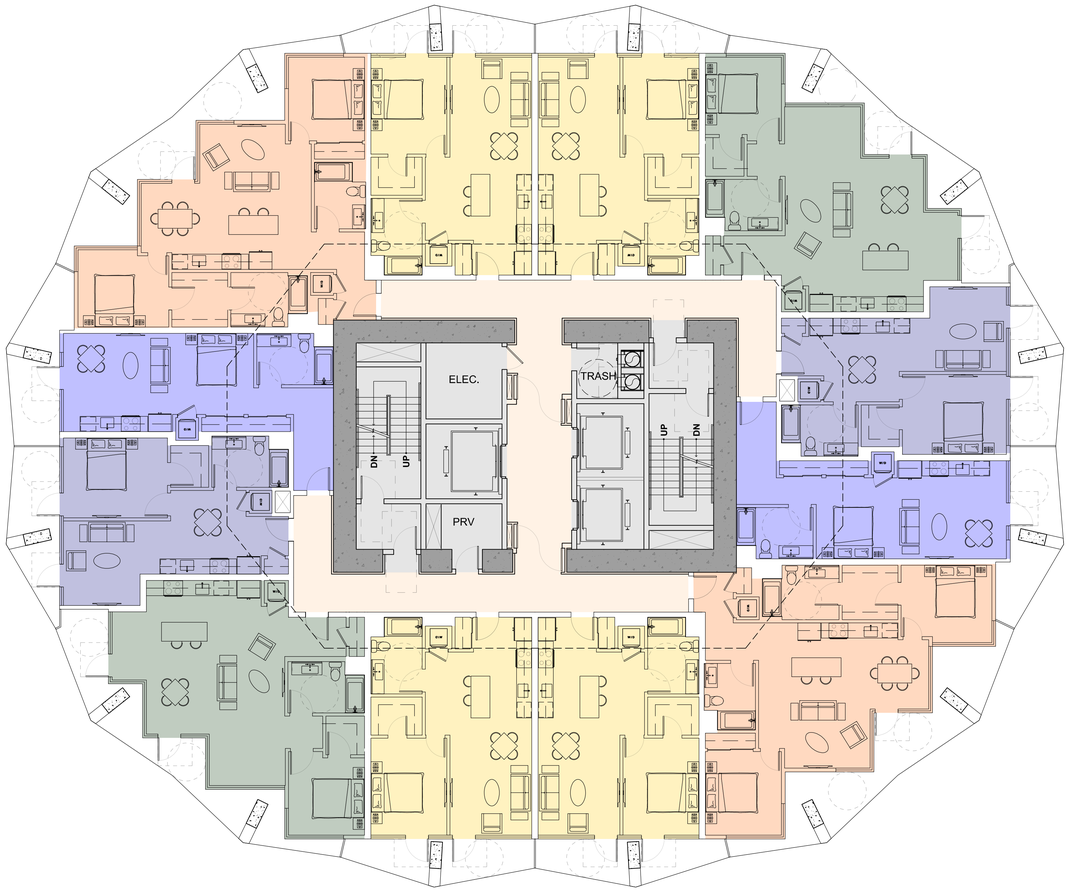
[1 BED]
675 SF

[1 BED]
675 SF

[1 BED + DEN]
850 SF

[STUDIO]
575 SF

[1 BED]
625 SF



[1 BED]
625 SF

[STUDIO]
575 SF

[1 BED + DEN]
850 SF

[1 BED]
675 SF

[1 BED]
675 SF

[2 BED]
975 SF

01 LEVEL 9 - 27 FLOOR PLAN
1/8" = 1'-0"

LARGE
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LOS ANGELES, CA 90071

LEVEL 9 - 27
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.05

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[1 BED]
625 SF

[1 BED]
675 SF

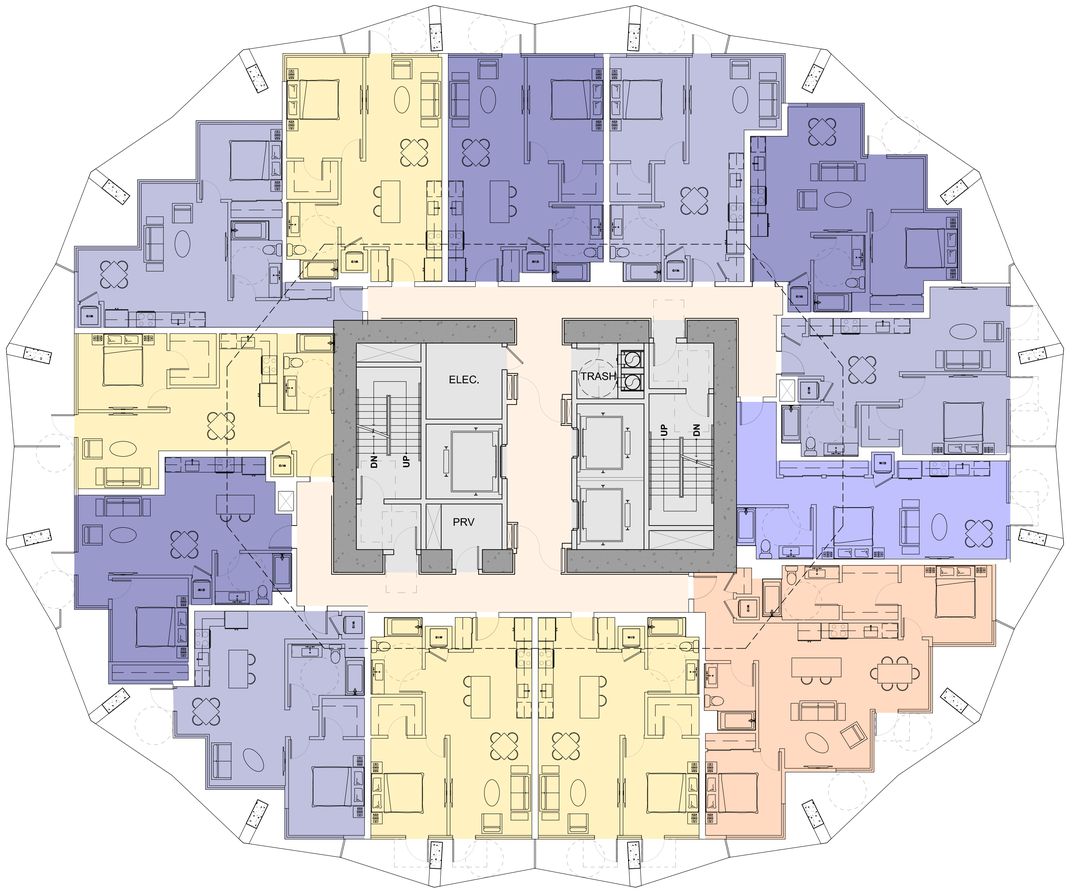
[1 BED]
620 SF

[1 BED]
620 SF

[1 BED]
615 SF

[1 BED]
675 SF

[1 BED]
633 SF



[1 BED]
625 SF

[STUDIO]
575 SF

[1 BED]
633 SF

[1 BED]
675 SF

[1 BED]
675 SF

[2 BED]
975 SF

01 LEVEL 28 - 30 FLOOR PLAN
1/8" = 1'-0"

LARGE
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LEVEL 28 - 30
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.06

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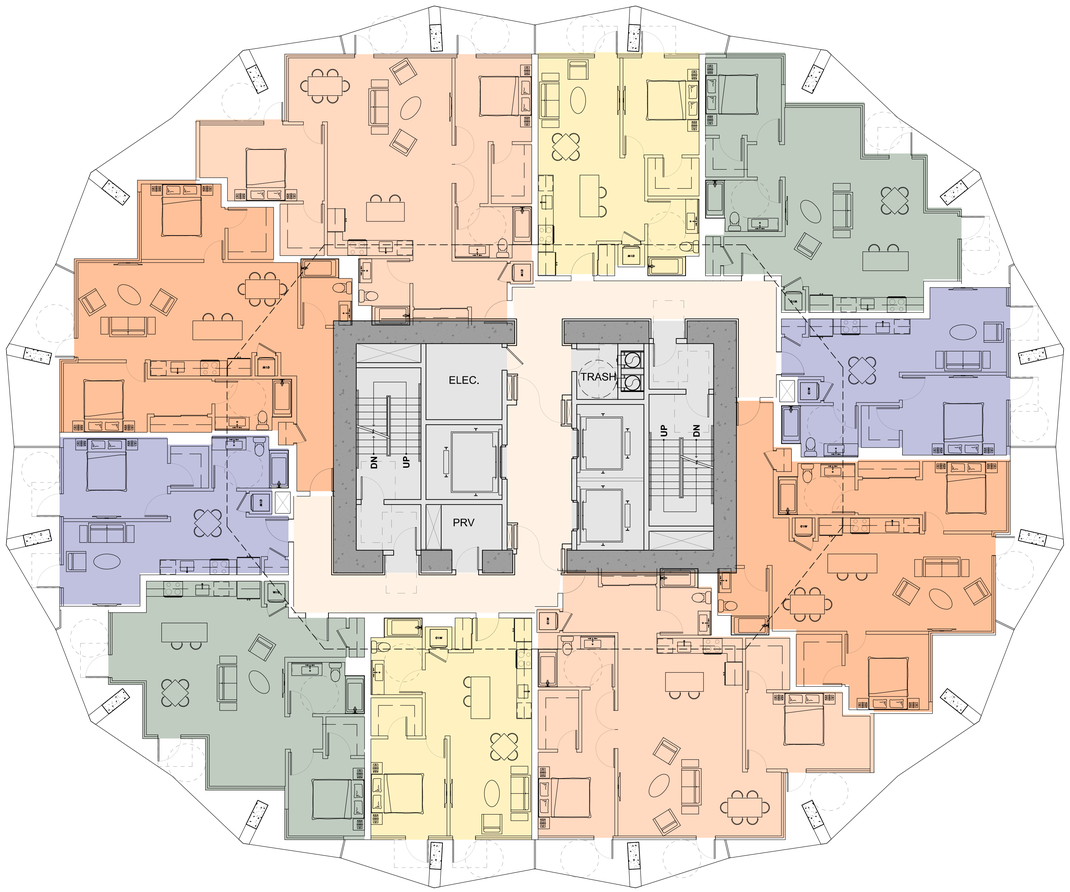
[2 BED]
1100 SF

[1 BED]
675 SF

[1 BED + DEN]
850 SF

[2 BED]
1100 SF

[1 BED]
625 SF



[1 BED]
625 SF

[2 BED]
1100 SF

[1 BED + DEN]
850 SF

[1 BED]
675 SF

[2 BED]
1100 SF

01 LEVEL 31 - 32 FLOOR PLAN
1/8" = 1'-0"

LARGE
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333 S. HOPE

333 S. HOPE STREET
LOS ANGELES, CA 90071

LEVEL 31 - 32
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
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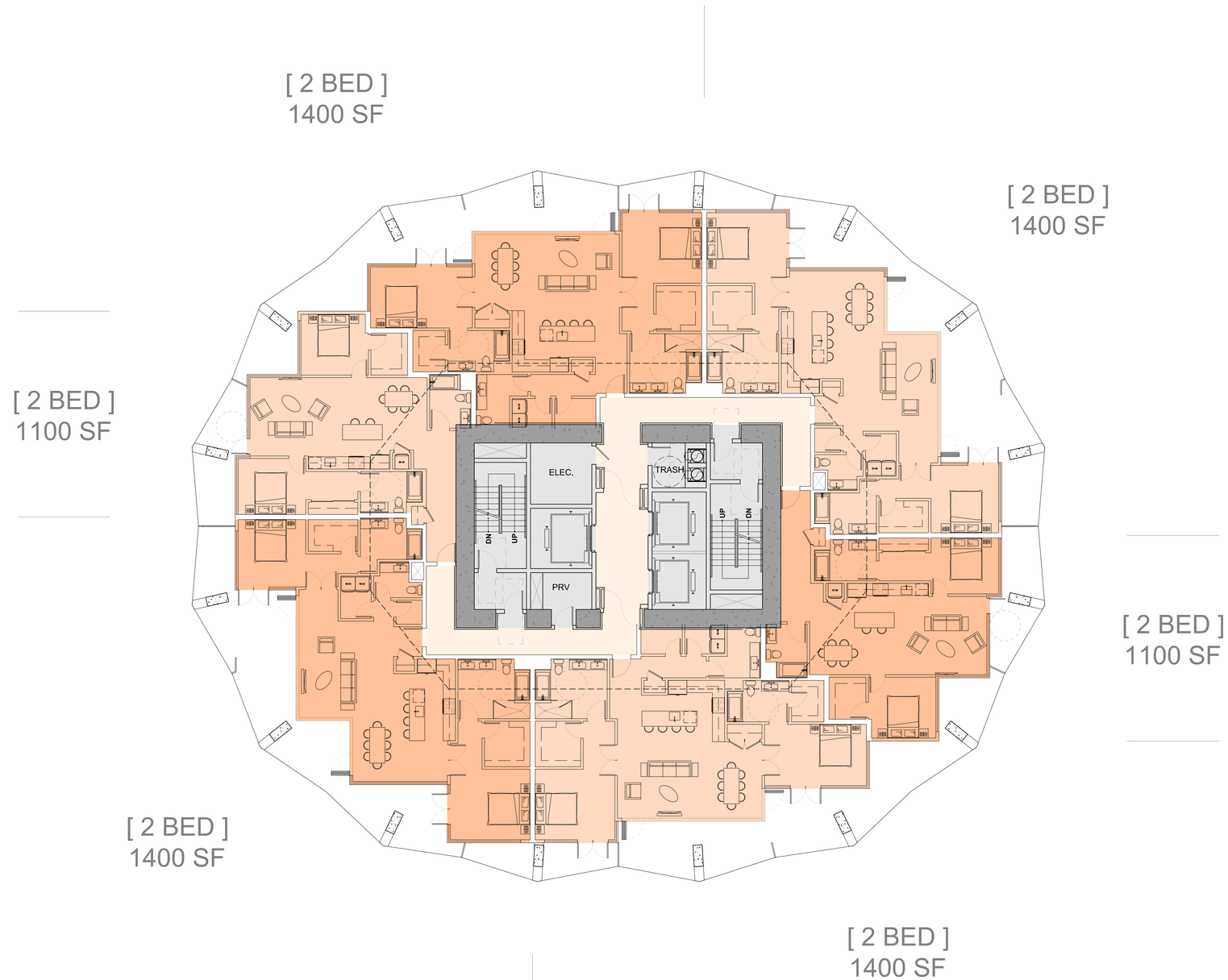

01 LEVEL 33 FLOOR PLAN
1/8" = 1'-0"

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	ENTITLEMENT PRINTING	07/27/2021
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LOS ANGELES, CA 90071

LEVEL 33
FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.08

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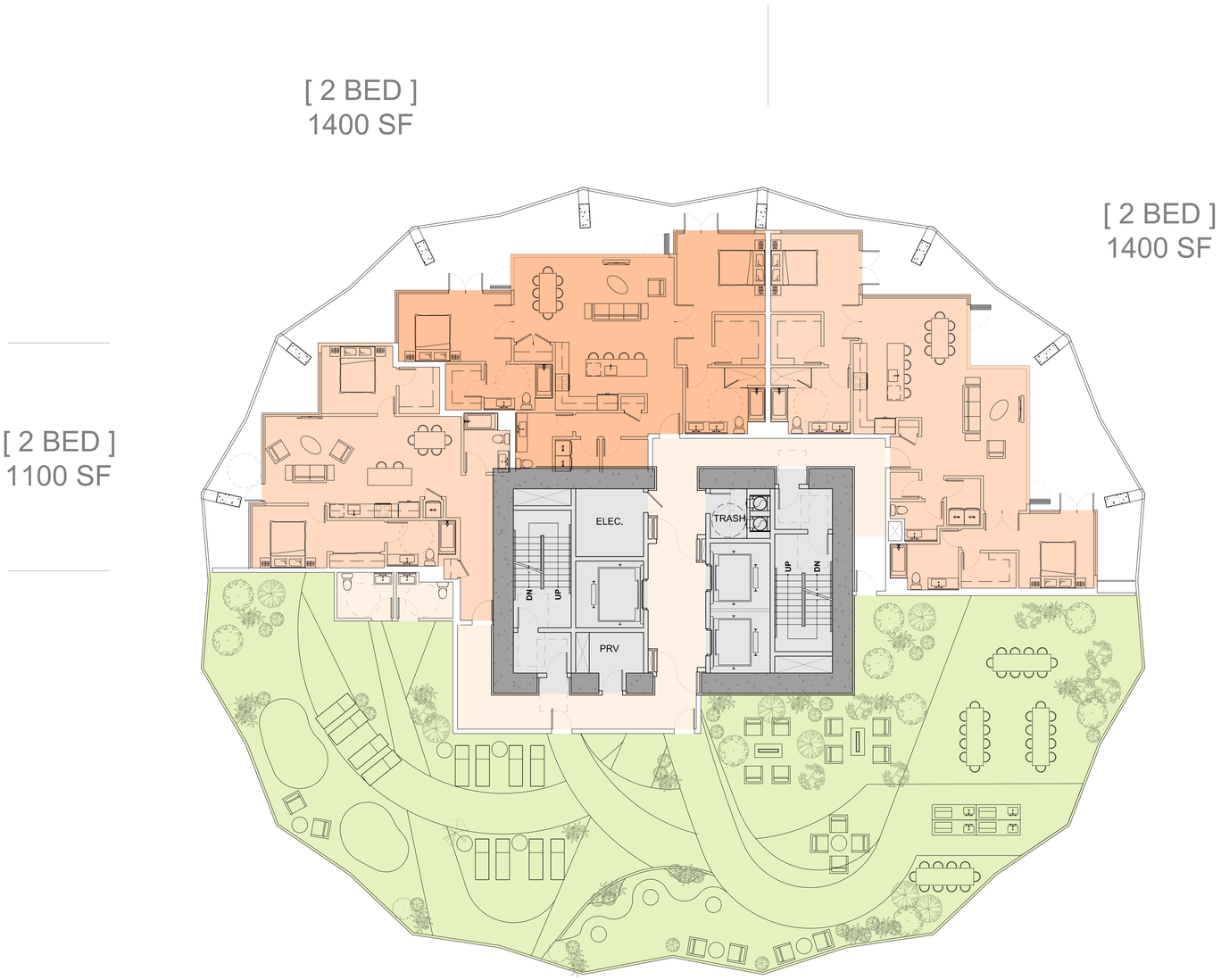

01 LEVEL 34 / ROOF AMENITY FLOOR PLAN
1/8" = 1'-0"

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	ENTITLEMENT PRINTING	07/27/2021
	FINAL ENTITLEMENT PRINTING	10/15/2021

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LOS ANGELES, CA 90071

LEVEL 34 / ROOF AMENITY FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.09

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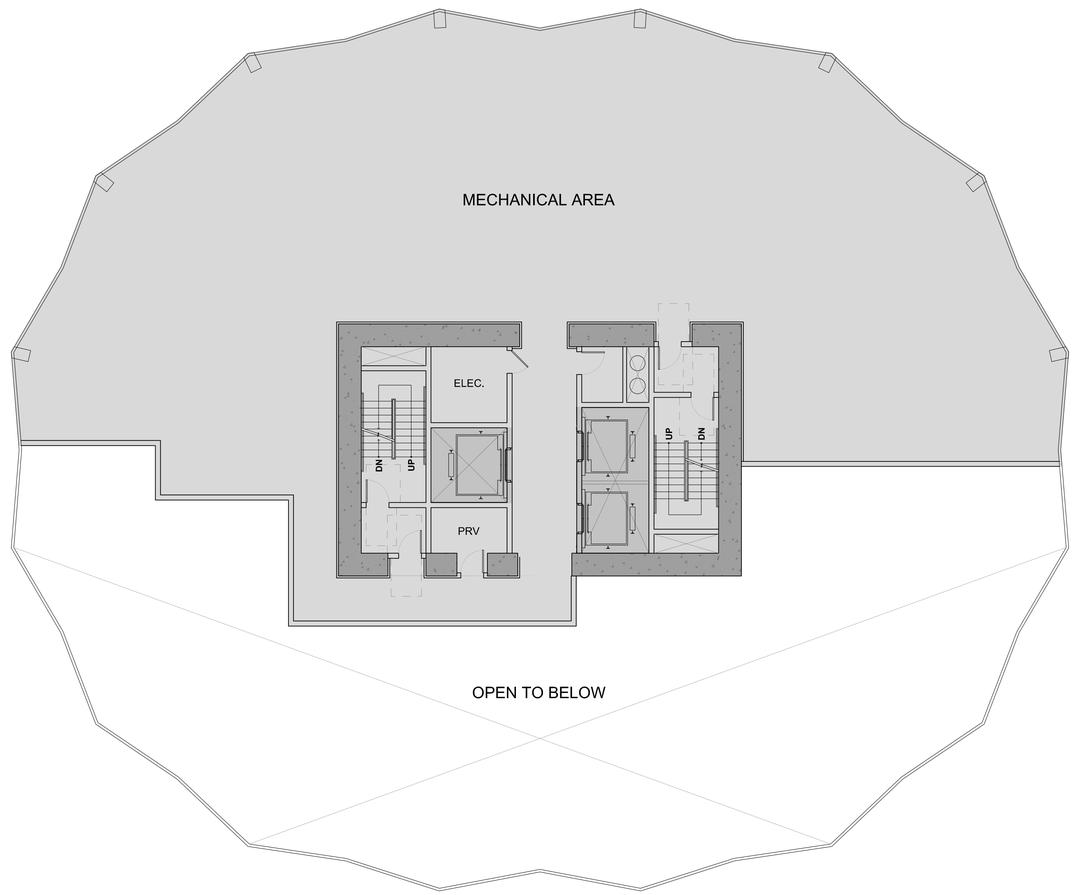

01 MECHANICAL ROOF FLOOR PLAN
1/8" = 1'-0"

LARGE
architecture

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KEY PLAN:

NORTH

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333 S. HOPE

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MECHANICAL ROOF FLOOR PLAN

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2.10

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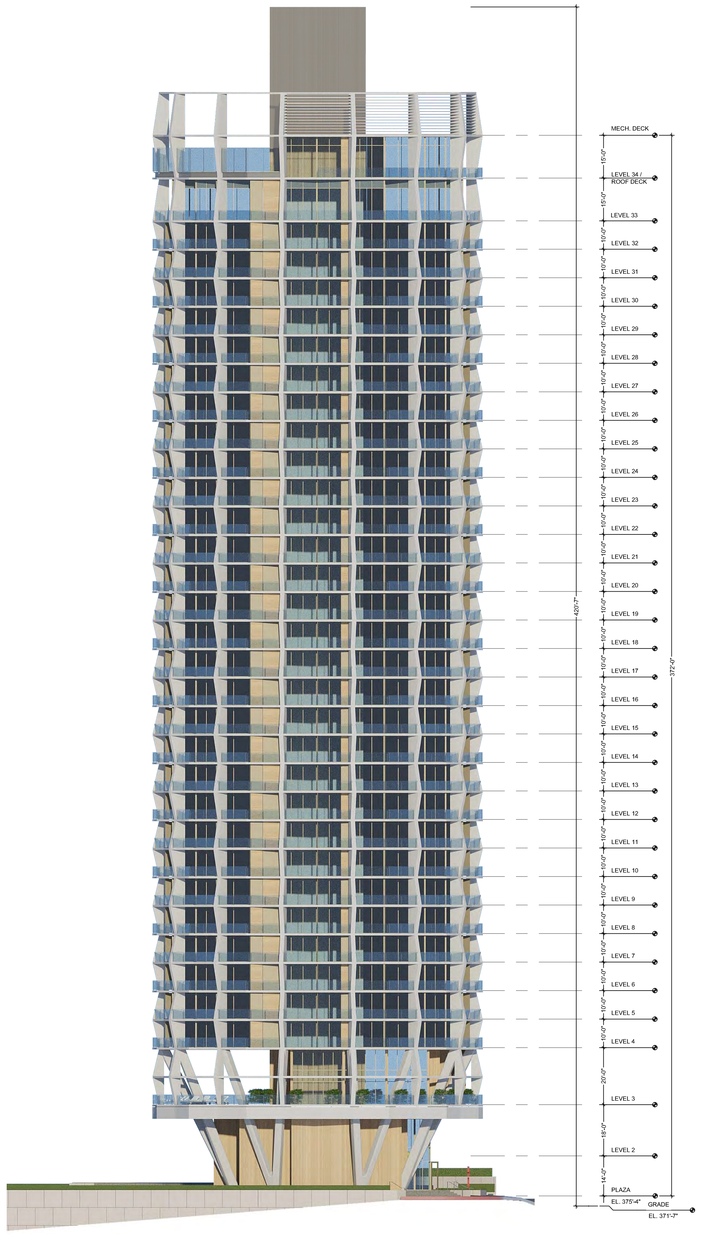

02 BUILDING ELEVATION - SOUTH
1/32" = 1'-0"

01 BUILDING ELEVATION - EAST
1/32" = 1'-0"

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OWNER

333 SOUTH HOPE CO., LLC
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BUILDING ELEVATIONS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A4.01

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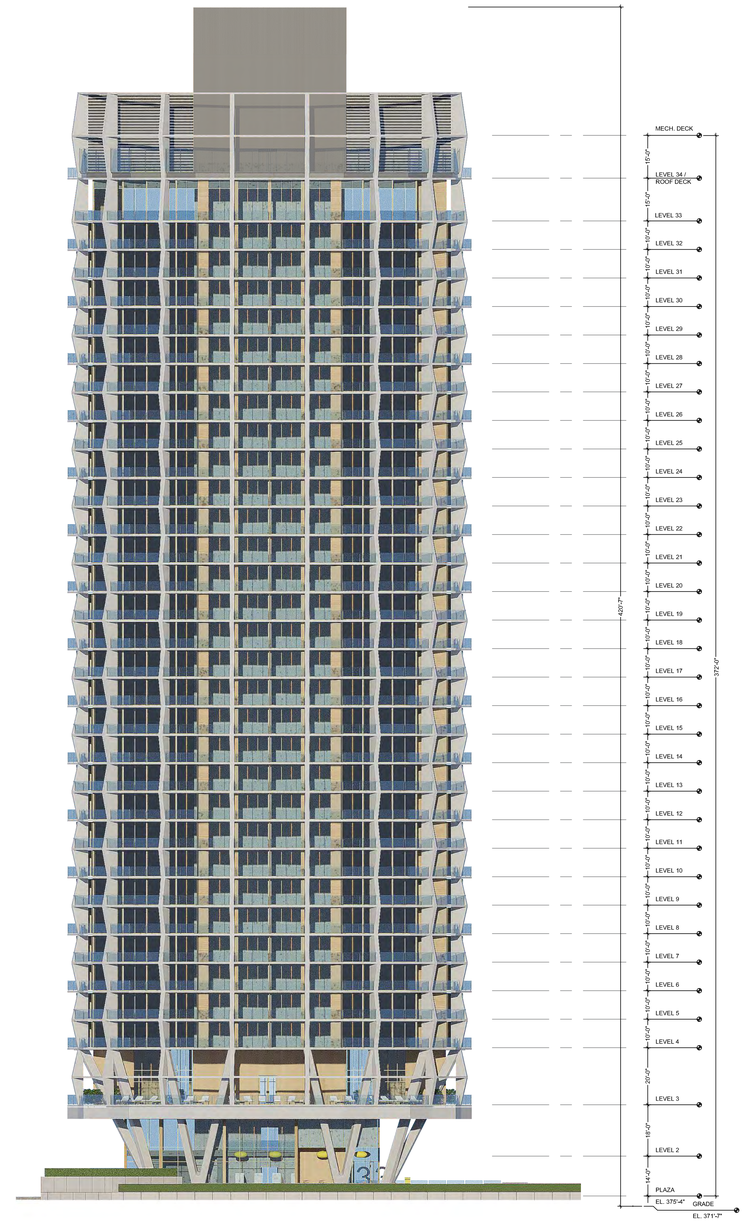
02 BUILDING ELEVATION - NORTH
1/32" = 1'-0"



01 BUILDING ELEVATION - WEST
1/32" = 1'-0"

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BUILDING ELEVATIONS

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A4.02

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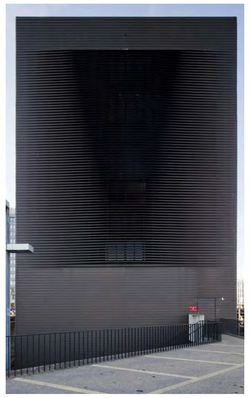
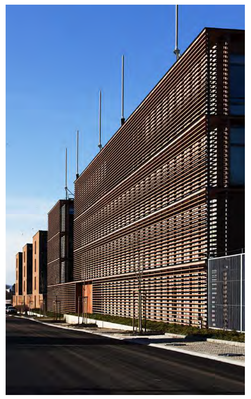
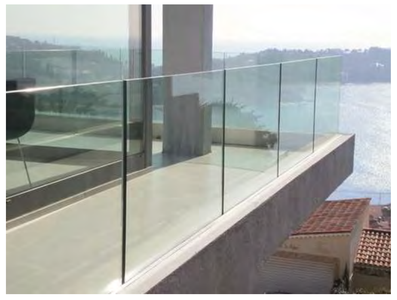
MECHANICAL SCREEN:
ARCHITECTURAL
LOUVERS



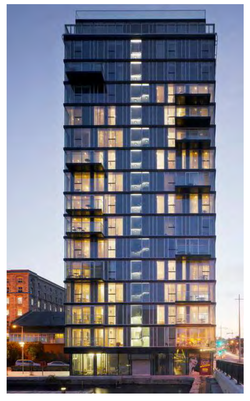


SLAB AND FINS:
WHITE CONCRETE FINISH

BALUSTRADE:
MINIMAL GLASS GUARD
RAIL



WINDOW WALL AND
GLASS INFILL:
DARK TINTED GLASS



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MATERIAL PALETTE

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A4.03

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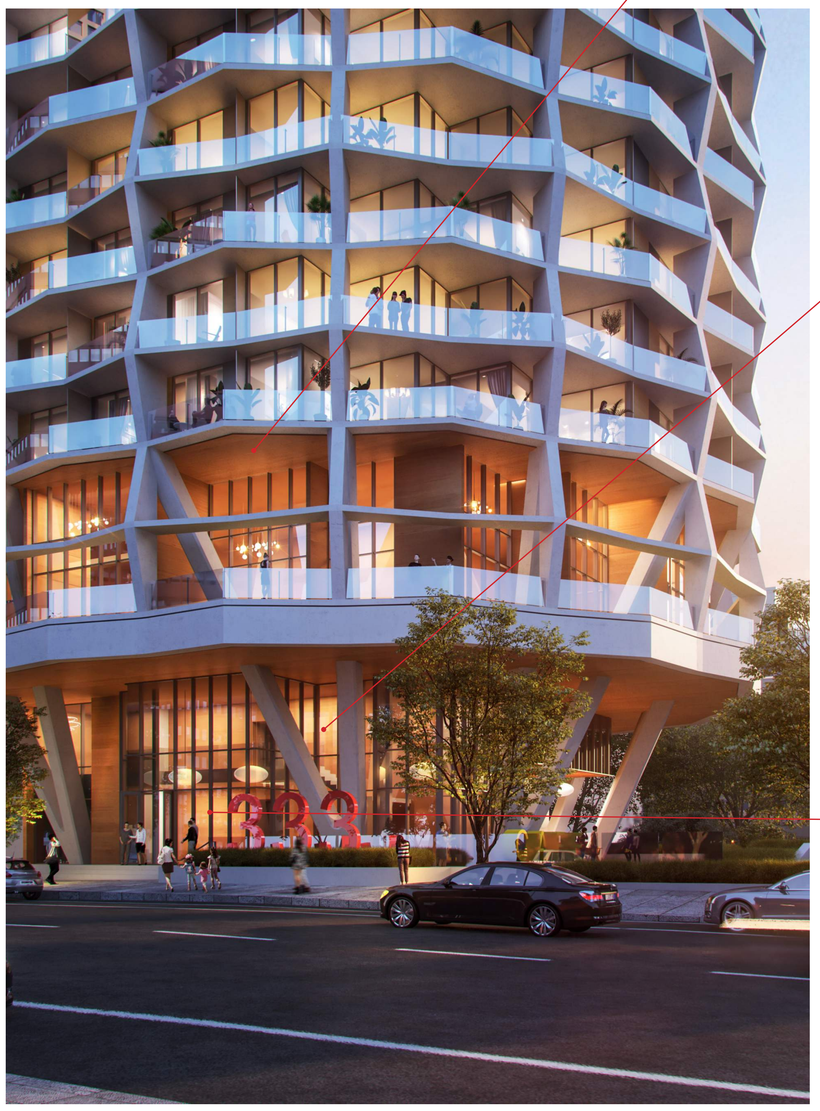
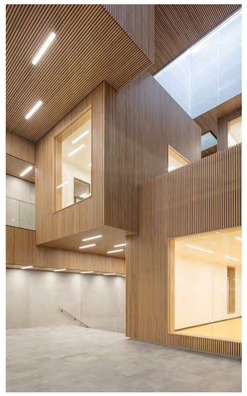
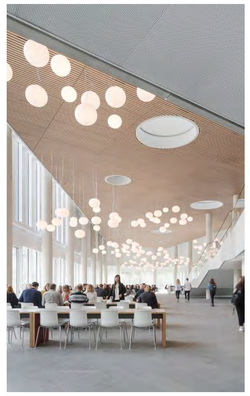
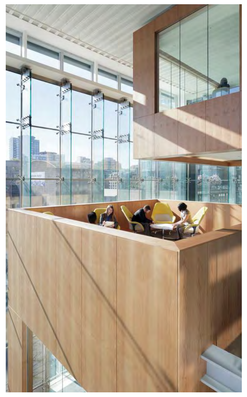


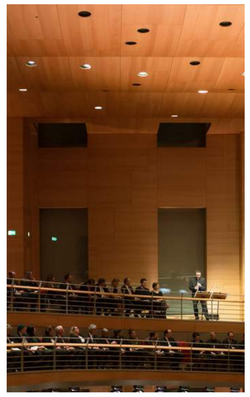
SOFFIT:
GEOLAM OR EQUAL SUSTAINABLE WOOD-PLASTIC COMPOSITE IN A SLATTED BLONDE WOOD FINISH



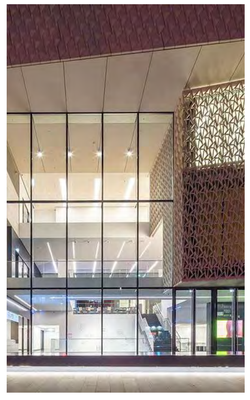


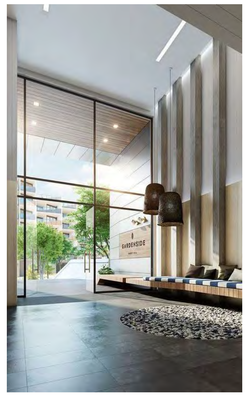
WALL PANELS:
PRODERMA OR EQUAL WOOD FINISH LAMINATE PANEL





LOBBY ENTRY:
CURTAIN WALL





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KEY PLAN:

NORTH

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333 S. HOPE

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MATERIAL PALETTE

PROJECT
2019-021

SCALE
1/16" = 1'-0"

SHEET NUMBER
A4.04

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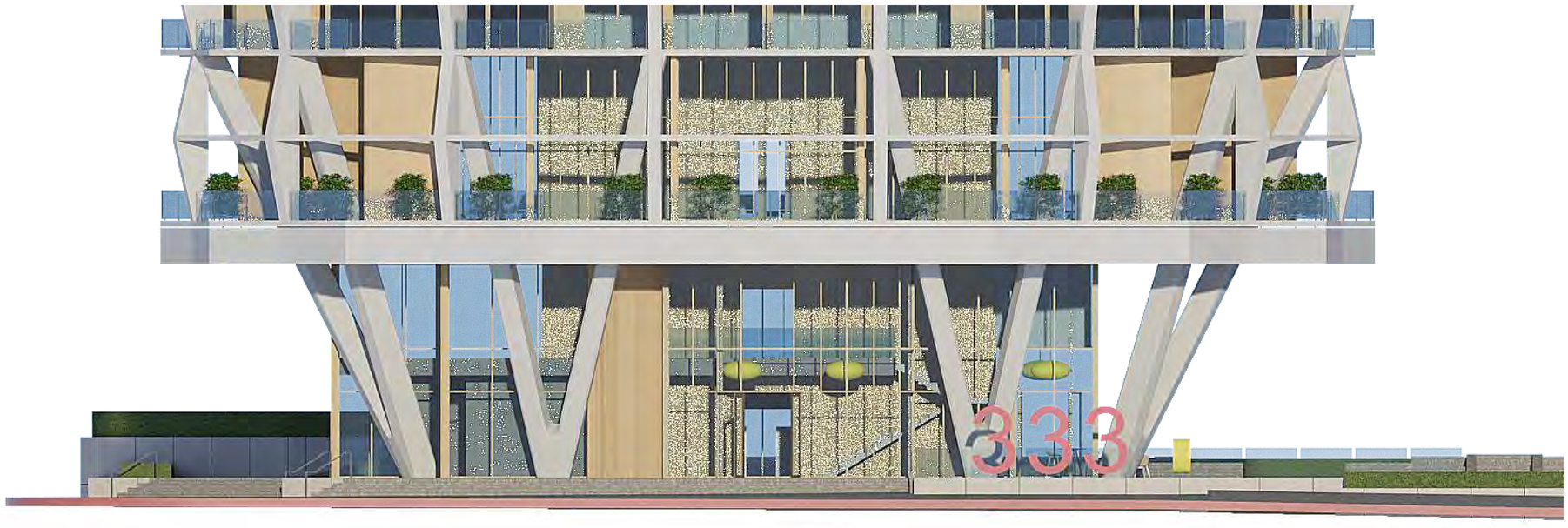
02 GROUND FLOOR ENLARGED ELEVATION AT 4TH ST.
1/4" = 1'-0"



01 GROUND FLOOR ENLARGED ELEVATION AT HOPE ST.
1/4" = 1'-0"

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ENLARGED GROUNI
FLOOR ELEVATIONS

PROJECT
2019-021

SCALE
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SHEET NUMBER
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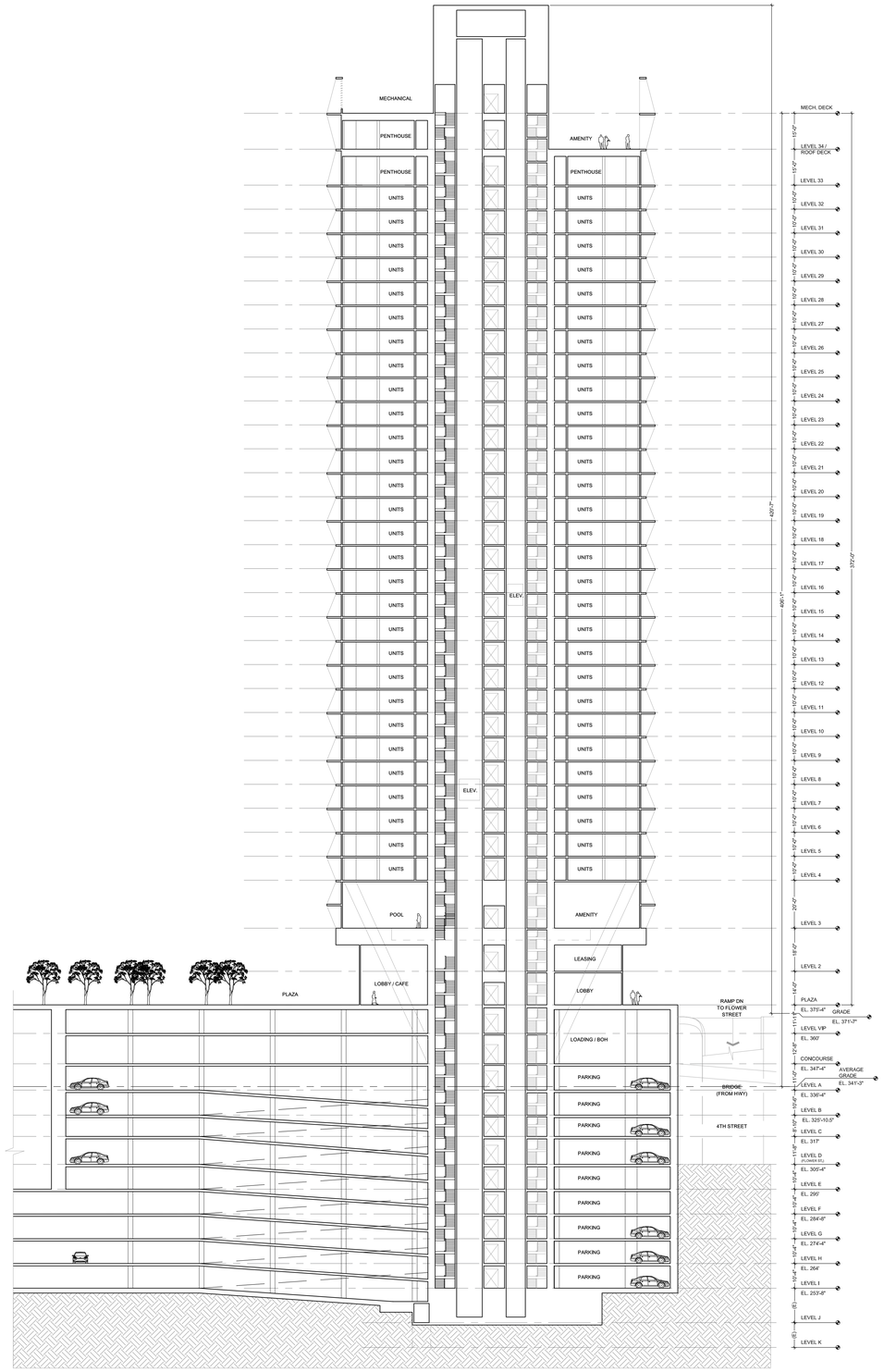

01 BUILDING SECTION - EAST/WEST
1" = 20'-0"

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BUILDING SECTION

PROJECT
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SCALE
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SHEET NUMBER
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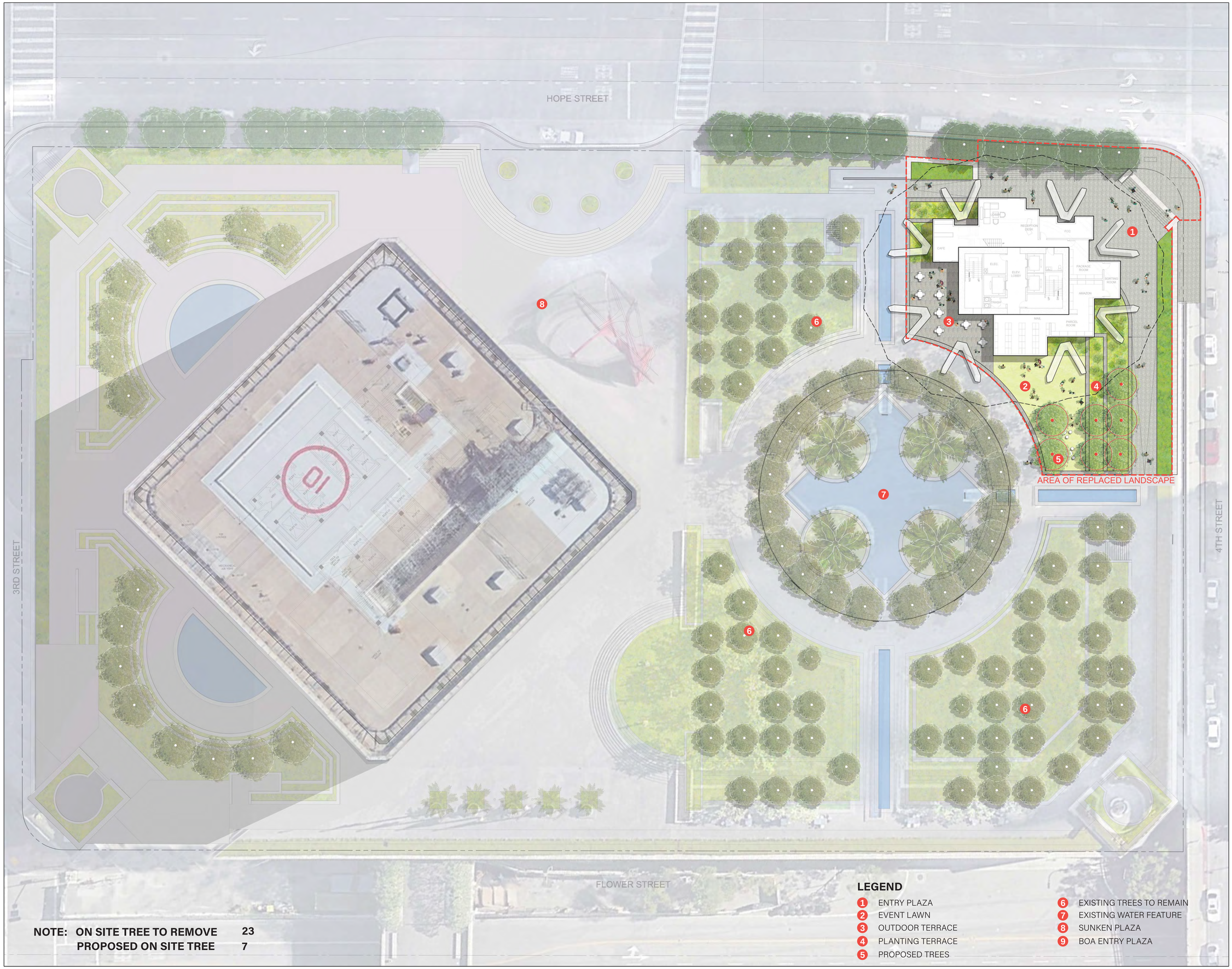

NOTE: ON SITE TREE TO REMOVE 23
PROPOSED ON SITE TREE 7

LEGEND

1. ENTRY PLAZA
2. EVENT LAWN
3. OUTDOOR TERRACE
4. PLANTING TERRACE
5. PROPOSED TREES
6. EXISTING TREES TO REMAIN
7. EXISTING WATER FEATURE
8. SUNKEN PLAZA
9. BOA ENTRY PLAZA

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OWNER

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KEY PLAN:

N

0 8' 16' 32'
SCALE: 1"=16'-0"

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SITE PLAN

PROJECT
2019-021

SCALE

SHEET NUMBER
L 1.01

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TREE COUNT:
1 TREE PER UNIT at 366 UNITS = 92 TREES
7 STREET TREE REMOVALS = 14 REPLACEMENT TREES
TOTAL TREES REQUIRED = 106 TREES

REPLACEMENT TREES IN ROW (7)

REPLACEMENT TREES ON SITE (7)

EXISITNG ON SITE TREES COUNTED (99)

TOTAL TREES PROVIDED: 106

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KEY PLAN:

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0 8' 16' 32'
SCALE: 1"=16'-0"

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	FINAL CONCEPT DESIGN PRINTING	05/14/2021
	ENTITLEMENT PRINTING	06/30/2021

333 S. HOPE

333 S. HOPE STREET
LOS ANGELES, CA 90071

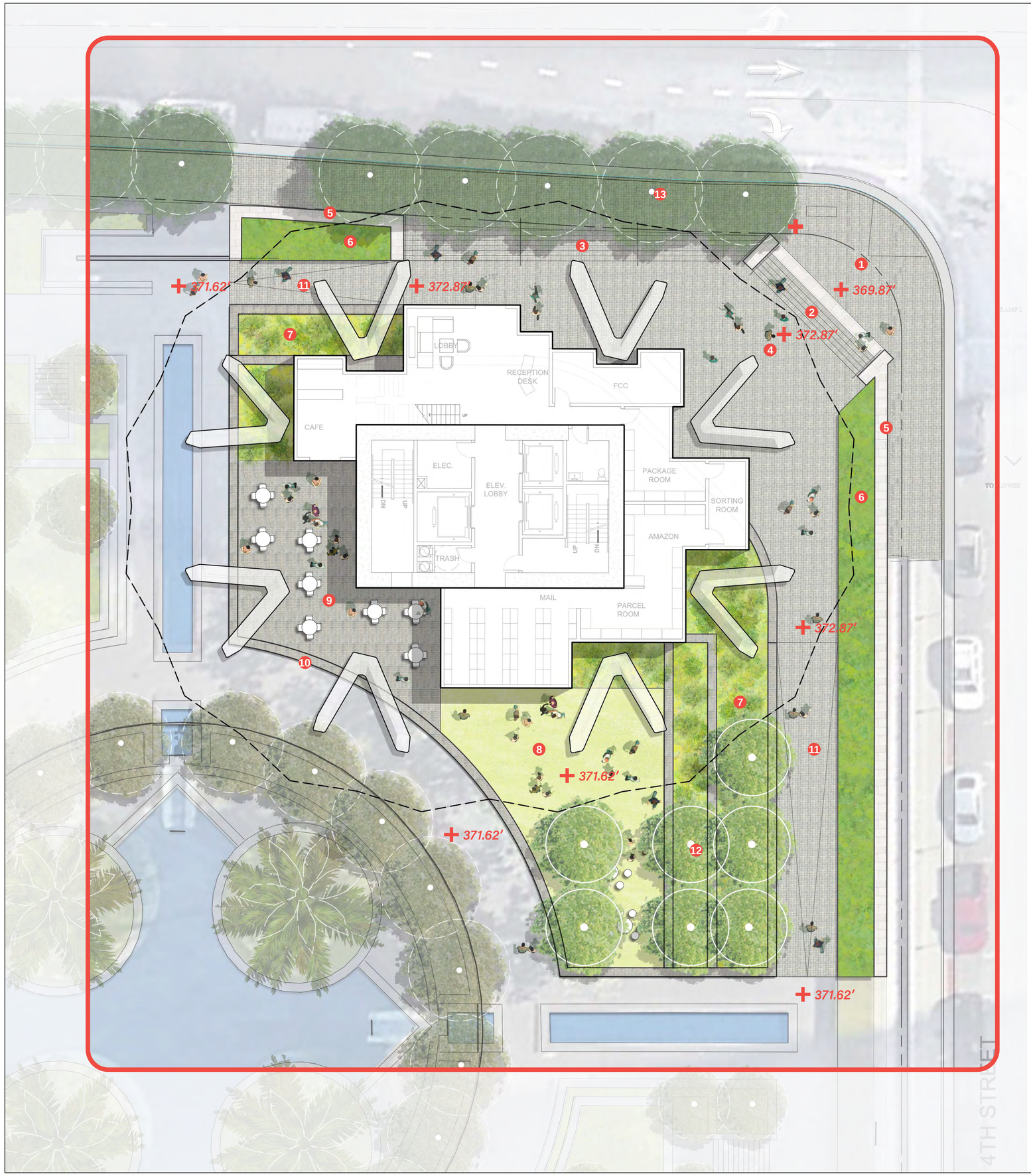
TREE PLAN

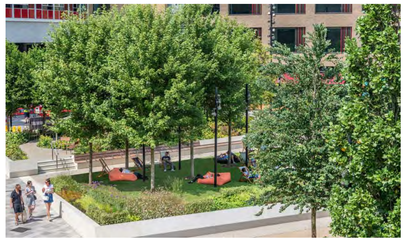
PROJECT
2019-021

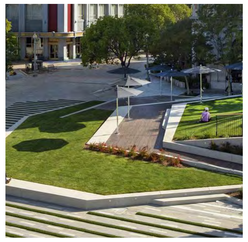
SCALE

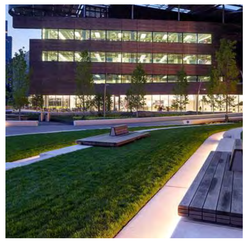
SHEET NUMBER
L 1.01a

© LARGE architecture









LEGEND

1. HOPE & 4TH ST. PLAZA
2. HOPE & 4TH ST. CORNER STEPS
3. HOPE ST. STEPS
4. UPPER ENTRANCE PLAZA
5. EXISTING EDGE STONE WALL
6. HEDGE PLANTING
7. TERRACE PLANTING
8. EVENT LAWN
9. CAFE TERRACE
10. TERRACE SEAT WALL
11. SLOPE RAMP
12. PROPOSED TREES
13. EXISTING TREES

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OWNER

BROOKFIELD PROPERTIES
601 S. FIGUEROA STREET, SUITE 2200
LOS ANGELES, CA 90017
TEL: 213.330.8104

CONSULTANTS

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TEL: 310.553.1959

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
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LANDSCAPE ARCHITECT
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TEL: 213.417.1220

MEP
GLUMAC
707 WILSHIRE BOULEVARD, 23RD FLOOR
LOS ANGELES, CA 90017
TEL: 213.239.8866

KEY PLAN:

N

0 4' 8' 16'
SCALE: 1"=8'-0"

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PLAZA LANDSCAPE PLAN

PROJECT
2019-021

SCALE

SHEET NUMBER
L 1.02

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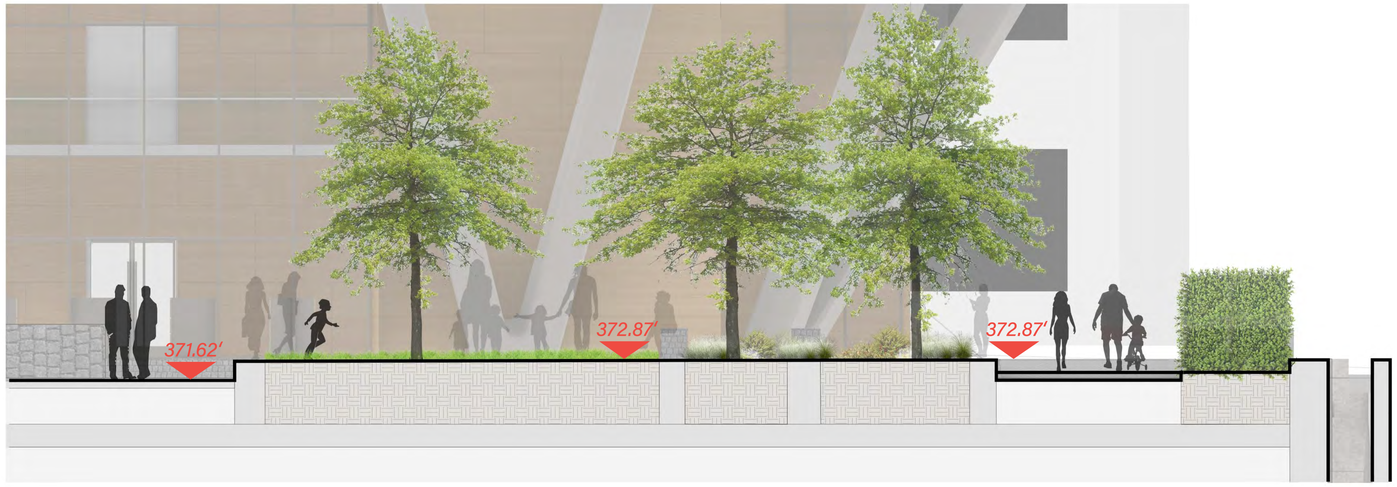
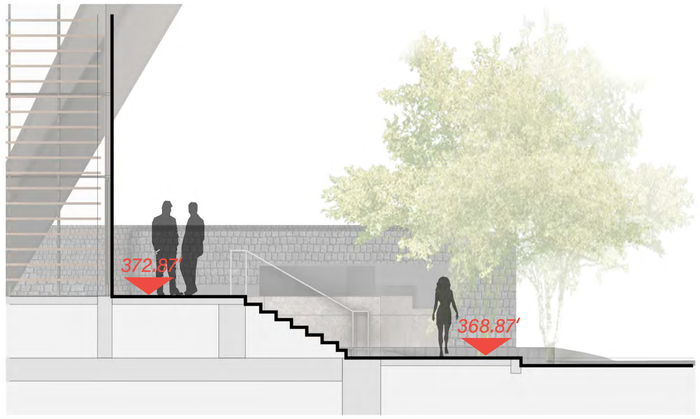


SECTION - A

SECTION - B



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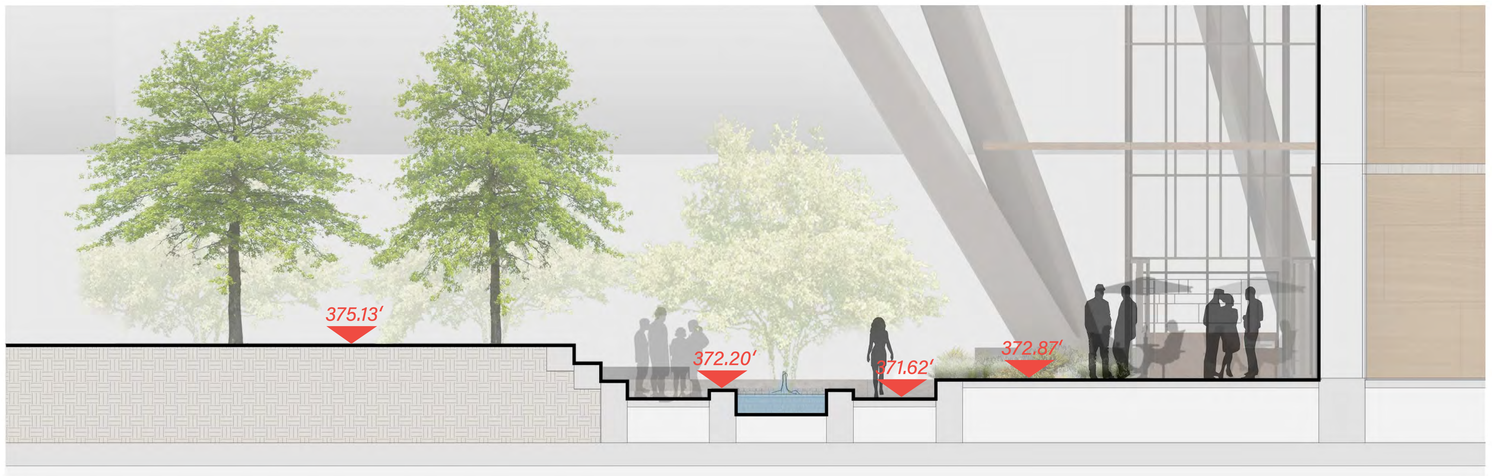

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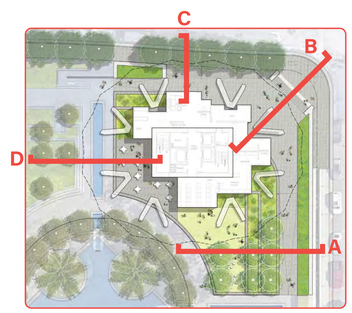

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MEP
GLUMAC
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LOS ANGELES, CA 90017
TEL: 213.239.8866

KEY PLAN:

0 2' 4' 8'
SCALE: 1"=4'-0"

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333 S. HOPE

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LOS ANGELES, CA 90071

SITE SECTIONS

PROJECT
2019-021

SCALE

SHEET NUMBER
L 2.01

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333 S. HOPE

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LOS ANGELES, CA 90071

SITE VIEWS

PROJECT
2019-021

SCALE

SHEET NUMBER

L 3.01

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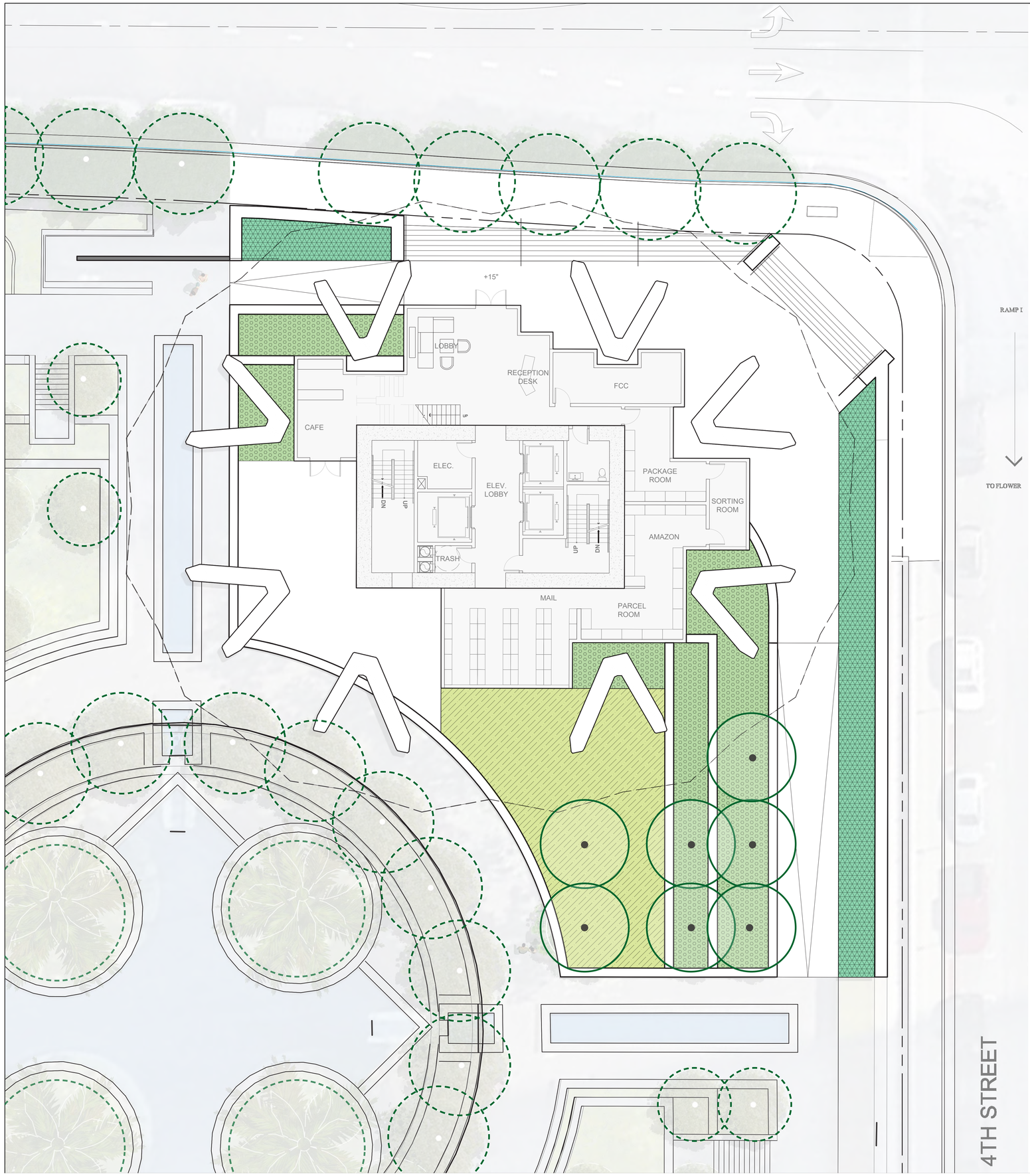

LEGEND

- FORMAL HEDGE PLANTING
- TERRACE PLANTING
- LAWN
- EXISTING TREE

EVERGREEN PEAR TREE
Pyrus kawakamii
DECIDUOUS TREE - 48"BOX
Medium Water

EVERGREEN PEAR
Pyrus kawakamii
Spring Flowering, White

BOXWOOD HEDGE
Buxus microphylla japonica
EVERGREEN SHRUB
3-6'h x 2-3'w, 15 GAL @ 30" o.c.
Medium Water

LILY TURF
Liriope muscari
PERENNIAL GROUNDCOVER
12-18"h x 12"w, 1gal @ 12" o.c.
Low Water

KAFFIR LILY
Clivia miniata
SHADE PERENNIAL
1.5'h x 2'w; 5 gal @ 24" o.c.
Low Water

PHILODENDRON
Philodendron x Xanadu
SHADE PERENNIAL
1.5'h x 2.5'w; 5 gal @ 36" o.c.
Medium Water

LILY TURF
Liriope muscari
PERENNIAL GROUNDCOVER
12-18"h x 12"w, 1gal @ 12" o.c.
Low Water

PERIWINKLE
Vinca Major
PERENNIAL GROUNDCOVER
6-12"h x 3'w, 1 gal @ 24" o.c.
Low Water

LAWN
Festuca Marathon II
SOD
High Water

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OWNER

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PLANTING PLAN

PROJECT
2019-021

SCALE

SHEET NUMBER

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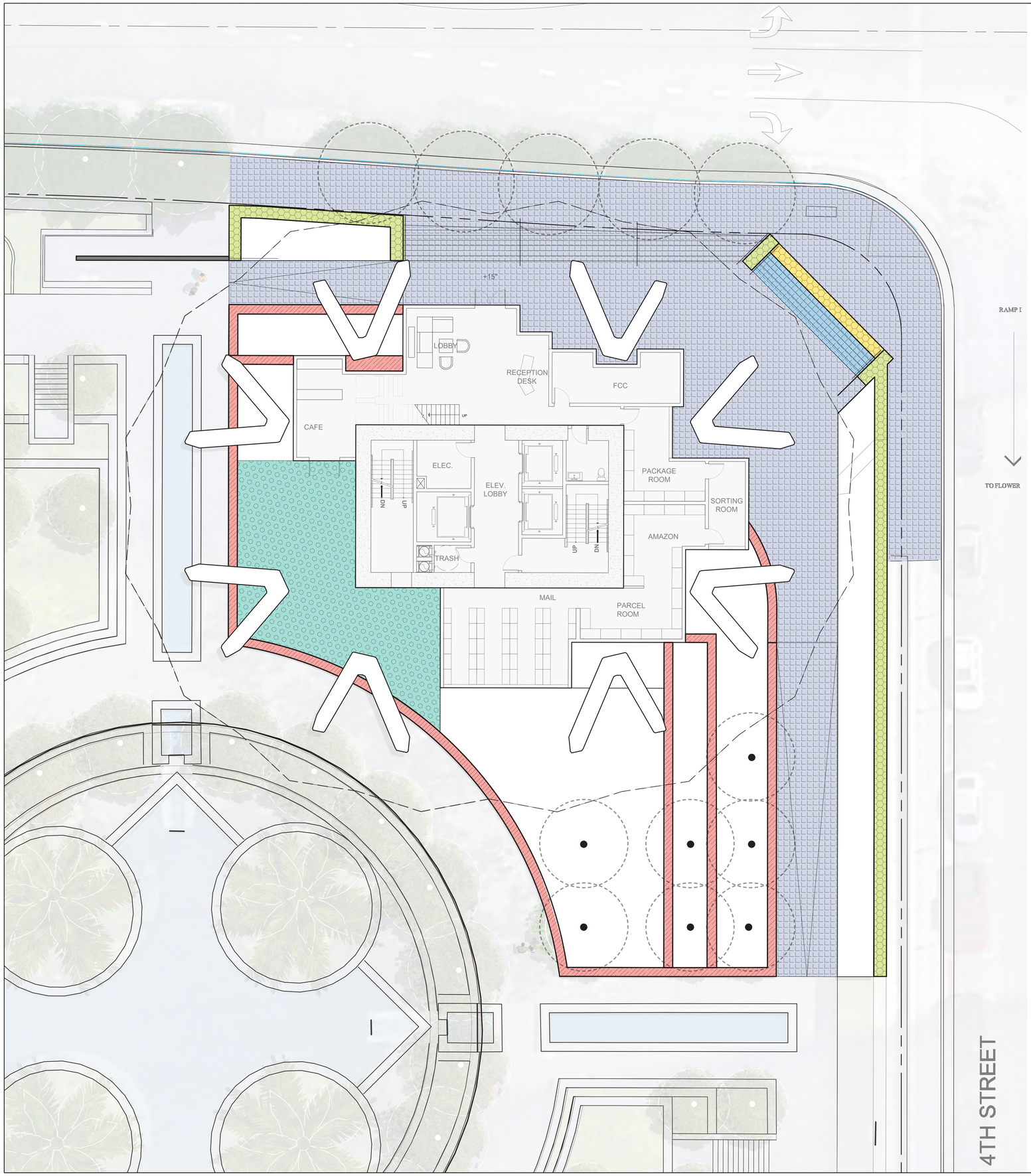
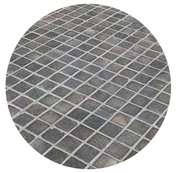


LEGEND

- 4"x4" GREY COBBLE STONE
- 4"x4" GREY COBBLE STONE STEPS
- 4"X8" GREY PAVER
- EXISTING STONE WALL
- 4"x4" GREY COBBLE STONE PAVING BAND
- STONE BAND



4"X4" GREY COBBLE STONE

4"X4" GREY COBBLE STONE STEPS

4"X8" GREY PAVER

4"X4" GREY COBBLE STONE PAVING BAND

STONE WALL (EXISTING)

STONE PAVING BAND

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OWNER

BROOKFIELD PROPERTIES
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KEY PLAN:

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MATERIALS PLAN

PROJECT
2019-021

SCALE

SHEET NUMBER

L 5.01

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DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION
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PRESIDENT
CAROLINE CHOE
VICE-PRESIDENT
HELEN CAMPBELL
JENNA HORNSTOCK
HELEN LEUNG
YVETTE LOPEZ-LEDESMA
KAREN MACK
DANA M. PERLMAN
RENEE DAKE WILSON

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR
SHANA M.M. BONSTIN
DEPUTY DIRECTOR
ARTHI L. VARMA, AICP
DEPUTY DIRECTOR
LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. VTT-83538 and Haul Route
Tract Map Date: November 10, 2021
Property Address: 333 S Hope St., 90071
Community Plan: Central City

Distribution Date: December 01, 2021
Case Filing Date: November 10, 2021

☒ **COUNCIL DISTRICT NO. 14**

Hillside ☒ **Yes** ☐ **No**

Neighborhood Council District:
☐ **Downtown Los Angeles**

☒ **Bureau of Engineering**

☒ **Dept. of Building and Safety - *Grading***

☒ **Dept. of Building and Safety – *Zoning***

☒ **Dept. of Transportation**

☒ **DWP Real Estate**

☒ **DWP Water Distribution Engineering**

☒ **Dept. of Fire, Engineering and Hydrant Unit**

☒ **Bureau of Street Lighting**

☒ **Animal Regulation (Hillside-ONLY)**

☒ **Department of Recreation and Parks**

☒ **Bureau of Sanitation**

☒ **St. Services / Investigation & Enforcement-(haul routes - email ONLY: bss.haulroute@lacity.org)**

☒ **Urban Forestry / Land Development Section**

☒ **Housing Department (No P.S.)**

☒ **HOPZ (Attn: Shannan Ryan)**

☒ **Board of Education/Environmental Health & Safety (No P.S.)**

☒ **Board of Education/Transportation (No P.S.)**

☒ **County Health Department (No P.S.)**

☒ **GIS (Final Map & LOD)**

DATE DUE: UPON RECEIPT
Please send your reports to the following e-mail address: planning.central@lacity.org. 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

Debbie Lawrence
Deputy Advisory Agency
200 N. Spring Street, Room 621

VTT-83538

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only
(1) Case No. _____

Date of Filing _____

(2) Tract No. 83538 ☒ Vesting ☒ Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

333 (N, S, W, E, of) Hope Street
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. _____ Page (CWS) 634 634 634 634 Grid No. E3 E4 F3 F4

(6) Proposed number of lots 3 (1 Ground lot and 2 Airspace lots)

(7) Tract area: 4.213 net acres within tract border; 4.213 gross acres.
183,524 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)		NA		
Apartments-(APT)	366		+	
Condominiums-(C)			+	
Condominium Conversion-(CC)			+	
Commercial-(CM)	1,309,777 sf			
Industrial-(IND)				
Stock Cooperative-(SC)			+	
Commercial Condo Conversion-(CMCC)				
Industrial Condo Conversion-(INDCC)				
Commercial Condominiums-(CMC)				
Industrial Condominiums-(INDC)				
Reversion to Acreage - (RV)				
Other (specify) Existing Garage (O)		2,185 (E)		

(10) Number/type of units to be demolished 1 (Existing subterranean parking to be modified)

(11) Community Plan area Central City Council District # 14 - Kevin de León

(12) Community planning designation Regional Center Commercial, _____ to Same, no change DU's/GA

***Multiple dwelling projects only**

(13) The existing zone is C4-4D Commercial Zone. The proposed zone is Same, no change approved under City Planning Case No. --- on --- by the ( ) City Planning Commission and/or ( ) City Council (CF No ---).

a. Has the tract map been filed to effectuate a zone change?
Yes ( ) No (x).

b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes ( ) No (x).

c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes ( ) No (x).

d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) N/A
Under Case Nos. : _____

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No (x)
How many? _____

If yes, how many are 4 inches or more in diameter? _____
How many absolutely must be removed? _____

Are there other trees 12 inches or more in diameter? Yes (X) No ( )

If yes, how many? 46. How many must be removed? 1 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?
Yes (x) No ( )
In a fault rupture study area? Yes ( ) No (x)

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (x)

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes (x)

No ( )
Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?
Yes ( ) No (x). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (x) If yes, attach a sketch showing each unit or phase.

(20) Tenant information for demolitions and conversions (attach CP-6345).

(21) Is the project in a horsekeeping (K) district? Yes ( ) No (x)
Is the project within a plan-designated horsekeeping area? Yes ( ) No (x)
Is the project in an RA or more restrictive zone? Yes ( ) No (x)

(22) If the tract is for condominium or cooperative conversion purposes, list:

a. Anticipated range of sales prices
b. Anticipated sales terms to tenants
Note: Attach separate sheet, if necessary.
c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.

(23) Is a haul route approval being requested at this time? Yes (x) No ( )

(24) Has a Land Development Counseling Session taken place? Yes (x) No ( )
If so, what is LDCC No. BOE pre-consultation held on July 29?2021 with Dale Williams, Quyen Phan, Nuri Cho, Yi Lu

(25) Describe your proposal briefly here or on an attached sheet:
The Project consists of one ground lot and three airspace lots. One airspace lot for the new residential tower, a second airspace lot for the existing commercial tower and plaza, and a third airspace lot for the existing podium and subterranean levels which includes parking levels.

I certify that the statements on this form are true to the best of my knowledge.

Signed _____

Date _____

Signed _____

Date _____

RECORD OWNER(S)
(From Latest Adopted Tax Roll)

Name 333 South Hope Co. LLC
Address 601 South Figueroa Street, Suite 2200
City Los Angeles, CA 90017
Phone _____
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

SUBDIVIDER

Name 333 South Hope Co. LLC
Address 601 South Figueroa Street, Suite 2200
City Los Angeles, CA 90017
Phone _____
Fax No _____

ENGINEER OR LICENSED SURVEYOR
Name KPFF Consulting Engineers, Inc.
Name C/O Chris Jones
Address 700 South Flower Street, Suite 2100
City Los Angeles, CA 90017
Phone (213) 418-0201
Fax No _____

CP-6111 (04/27/06)
C:\Documents and Settings\meredith\Desktop\6111.wd

Attachment 3 - Aerial View of Project Site

EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output

LEGEND

City Limits

NOTES

0 0 Miles 0 0

SCALE 1: 9,028

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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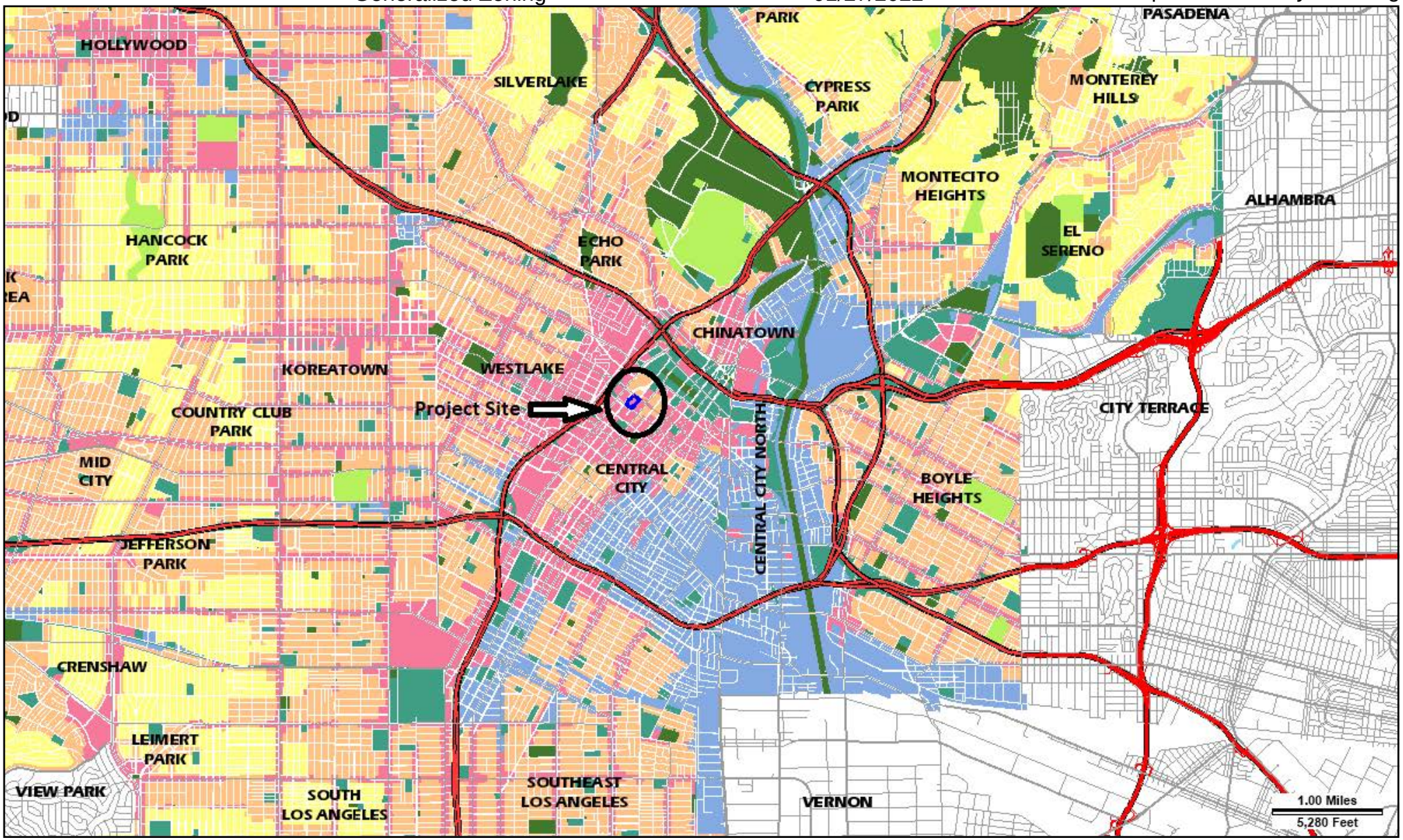
Attachment 4 - Generalized Zoning

ZIMAS INTRANET

Generalized Zoning

01/27/2022

City of Los Angeles
Department of City Planning



Address: 333 S HOPE ST
APN: 5151014031
PIN #: 130-5A211 2

Tract: TR 21409
Block: None
Lot: LT 1
Arb: None

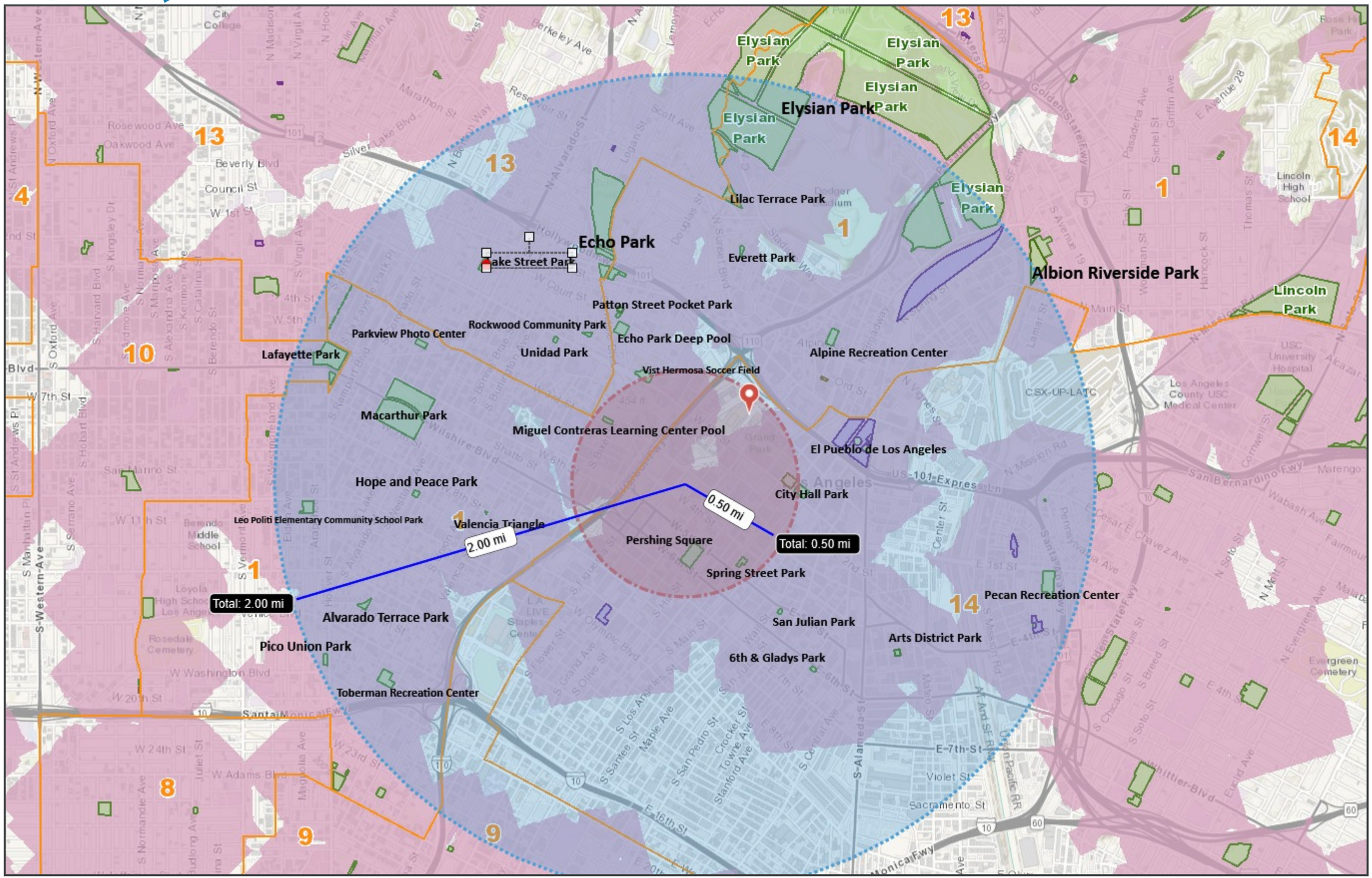
Zoning: C4-4D
General Plan: Regional Center Commercial

N
W E
S

Attachment 5 - Project Location and Surrounding Parks

EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

- City Council Districts
- Existing Parks
  - Non-RAP
  - RAP
- Future Parks
- City Limits
- All Improved Service Areas

NOTES

1 0 Miles 1 1

SCALE 1: 36,112

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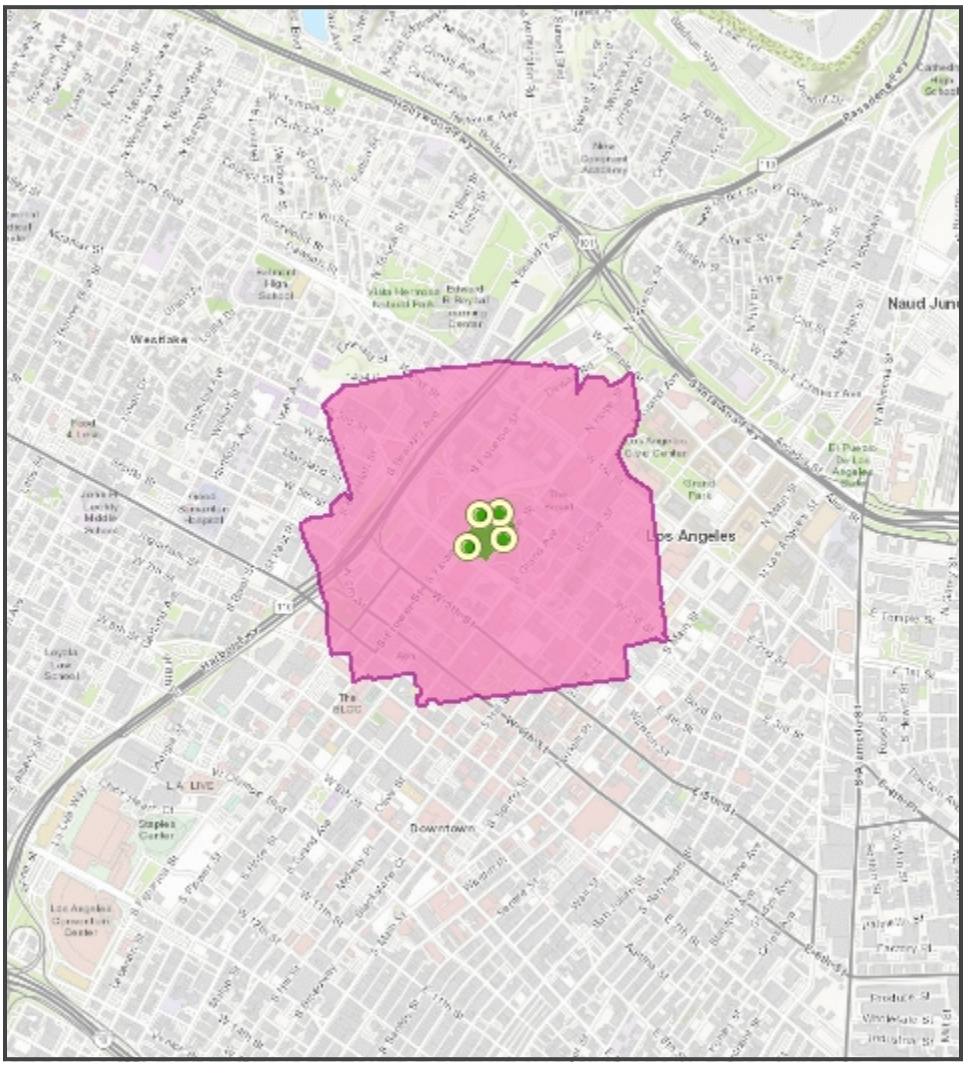
EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83538

Description:

Addition of multifamily residential building with 366 units to an existing commercial project.

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.

Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	6,658	644
Residents Served by Age		
Under Age 5:	156	16
Age 5 to 9:	64	4
Age 10 to 14:	55	6
Age 15 to 17:	20	1
Age 18 to 64:	4,784	454
Age 65 and Over:	1,579	163

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	4,431	401
Households Served by Annual Income		
Under $25,000:	1,990	82
$25,000 to $34,999:	374	50
$35,000 to $49,999:	443	52
$50,000 to $74,999:	529	64
$75,000 and Over:	1,095	153

Source: Census/ACS 2010

City of Los Angeles
Department of Recreation and Parks
Date Generated: 07/15/2021

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