1045 OLIVE

1033-1057 S. Olive St.
Los Angeles, CA 90015

ODA NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	08/15/2017	ENTITLEMENT SUBMISSION
	11/06/2018	CITY PLANNING SUBMISSION
	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA Architecture P.C.
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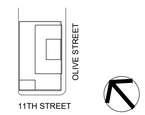
KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

COVER SHEET

A-000

PROJECT INFORMATION

SITE ADDRESS

1033, 1041, 1045, 1053, 1057 S OLIVE ST

LOS ANGELES, CA 90015

OWNER / APPLICANT

1045 OLIVE, LLC

2200 BISCAYNE BLVD

MIAMI, FL 33137

LAND USE CONSULTANT	ARCHITECT
IRVINE & ASSOCIATES, INC.	ODA ARCHITECTURE, LLC
633 W. 5TH ST, SUITE 3200	250 PARK AVENUE SOUTH, 3RD FL
LOS ANGELES, CA 90071	NEW YORK, NY 10003

PROJECT DESCRIPTION

- 70 - STORY HIGH RISE
- 56 STORIES OF RESIDENTIAL FLOORS
- 10 STORIES OF ABOVE GRADE PODIUM, CONSISTING OF:
  - GROUND FLOOR RETAIL, RESIDENTIAL LOBBY AND BACK OF HOUSE
  - MEZZANINE AND 8 FLOORS OF PARKING WITH 5 FLOORS OF LINER UNITS
  - 10TH FLOOR AMENITIES
- 5 ½ LEVELS OF BELOW GRADE PARKING
- 1 MECHANICAL FLOOR AND 3 FLOORS OF AMENITIES FROM LEVEL 52-55

LEGAL DESCRIPTION

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

PARCEL 1: (APN: 5139-010-010)

THAT PORTION OF LOTS 2 AND 3 IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHERLY FROM THE NORTHWEST CORNER OF OLIVE STREET AND ELEVENTH STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET AT RIGHT ANGLES SOUTHERLY ON A LINE PARALLEL WITH OLIVE STREET 50 FEET, AND THENCE AT RIGHT ANGLES EASTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF LOT "A" ON THE MAP OF TRACT NO. 1011, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 26 OF MAPS.

PARCEL 2: (APN: 5139-010-011)

THE SOUTHEASTERLY 165 FEET OF TRACT NO. 62, , IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 5139-010-001)

THE SOUTHERLY 50 FEET OF LOT 1, IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5139-010-002

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

PART OF LOTS 3 AND 4 IN BOOK 70 OF THE SUBDIVISION OF BLOCKS 62, 70, AND 78 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION, WITH THE NORTHEASTERLY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK J PAGE 33 OF LAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHEASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF SAID LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.

APN: 5139-010-008

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

LOT 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELLOW A DEPTH OF 100 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY OR SUBSURFACE ENTRY TO A DEPTH OF 100 FEET TO DEVELOP OR PRODUCE THE SUBSTANCE IS HEREBY RESERVED, AS EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. ENDY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. ENDY JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 16, 1973.

ZONE

ZONING:	[Q]R5-4D-O
COMMUNITY PLAN AREA:	CENTRAL CITY COMMUNITY PLAN
EXISTING PLAN DESIGNATION:	HIGH DENSITY RESIDENTIAL
COMMUNITY REDEVELOPMENT AREA:	CITY CENTER REDEVELOPMENT PLAN

LOT AREA

Post-dedication Lot Area	37,172 sq ft
Pre-dedication Lot Area	41,603 sq ft
Area gained from streets to center line	16,226 sq ft
Transit Area Mixed Use Buildable Area = Gross Lot Area (to Centerline)	57,829 sq ft

FLOOR AREA

	Permitted	**Project Site**	
Total Base Permitted (6:1 FAR)**		249,618 sq ft	
Transit Area Mixed Use Base Permitted (6:1 FAR) ***		346,974 sq ft	
Transit Area Mixed Use Permitted (13:1 FAR) ***		751,777 sq ft	
	Proposed*	**Zoning Area**	
Residential		740,830 sq ft	
Commercial		10,947 sq ft	
Total New Floor Area (13:1 FAR)* **		**751,777 sq ft**	*Proposed numbers are maximums
Transit Area Mixed Use Base Permitted (6:1 FAR) ***		346,974 sq ft	** Based on pre-dedicated area
TFAR Request* **		**404,803 sq ft**	*** Transit Area Mixed-use Project lot area dictates the maximum FAR requested

*** All non-interior common open space excluded from LAMC Sec. 12.03 floor area definition

*** All included floor area as depicted on sheets A-006 & A-007

DENSITY

Permitted	Unlimited	
Proposed	794	Units

HEIGHT

Permitted	Unlimited	
Proposed (to roof)	770	ft
Proposed (top of screening)	810	ft

OPEN SPACE

Required (New Units Only)	**Units**		**Open Space**	
< 3 Habitable rooms (100 SF/Unit)	478		47,800	sq ft
= 3 Habitable rooms (125 SF/Unit)	220		27,500	sq ft
> 3 Habitable rooms (175 SF/Unit)	96		16,800	sq ft
Total	794		**92,100**	**sq ft**
Proposed				
Common OS (Exterior)	37,927	sq ft		
Common OS (Interior)	23,025	sq ft		25% of required open space
Total Common	**60,952**	**sq ft**		
Private Balcony	37,700	sq ft		100% of tower units; max 50 sq ft per unit
Total Proposed	**98,652**	**sq ft**		

*** All credited open space as depicted on sheet A-005 included

**** Per ZA 2017 4745-ZAI, tower cutouts are counted as open space

Landscaped Area			
Required	9,482	sq ft	25% of exterior common open space
Proposed	**11,290**	**sq ft**	
Trees			
Required	199		(1 per 4 dwelling units)
Proposed	539		

AUTOMOBILE PARKING

Advisory Agency Parking Policy (Condos)	**Units**	**Ratio**	**Required**	
Residence	794	2	1588	Spaces
Guest	794	0.25	199	Spaces
Total Residential			**1787**	**Spaces**
Central City Residential Parking Required	**Units**	**Ratio**	**Required**	
≤ 3 Habitable rooms	478	1	478	Spaces
> 3 Habitable rooms	316	1.25	395	Spaces
Total Residential			**873**	**Spaces**
Commercial Parking Required	**Area**	**Ratio**	**Required**	
New Building	10,947	1 per 1,000 sq ft	**11**	Spaces
Total Parking Required			**884**	**Spaces**
Proposed Parking				
Residential	878	Spaces		
Commercial	13	Spaces		
Total Proposed	**891**	**Spaces**		
Type of Stalls				
Handicap (2% of Total)	18			
Standard	873			
Compact Stall	-			
Total	**891**			

BICYCLE PARKING

Required

	Dwelling Units	**# of DU**	**Long Term**		**Short Term**	
Residential	1 to 25	25	1 space per unit	25	1 / 10	2
	26 to 100	75	1 space per 1.5 units	50	1 / 15	5
	100 to 200	100	1 space per 2 units	50	1 / 20	5
	200+	594	1 space per 4 units	148	1 / 40	15
	Total	794		**273**		**27**

	Commercial Area	**Long Term**		**Short Term**	
Commercial	10,947 sq ft	1 per 2,000 sq ft	**5**	1 per 2,000 sq ft	**5**

Proposed	**Long Term**	**Short Term**	**Total**
Residential	273	27	300
Commercial	5	5	10
Combined Total	**278**	**32**	**310**

UNIT MIX

	LEVELS 5-9		LEVELS 11-20		LEVELS 21-51		LEVELS 56-60		LEVELS 61-70		TOTAL
	# of Floors	5	# of Floors	10	# of Floors	31	# of Floors	5	# of Floors	10	
Unit Type	Units/Floor	Total Units	Units/Floor	Total Units	Units/Floor	Total Units	Units/Floor	Total Units	Units/Floor	Total Units	
LINER	8	40									40
STUDIO			4	40	2	62	2	10			112
JUNIOR 1BR			7	70	2	62	2	10			142
1BR			4	40	4	124	4	20			184
1BR+D					1	31	1	5			36
2BR			2	20	4	124	4	20	2	20	184
2BR+D					1	31	1	5	2	20	56
3BR									4	40	40

TOTAL	794

PROPOSED PARKING

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 6	50	5	55
BASEMENT 5	72	10	82
BASEMENT 4	72	10	82
BASEMENT 3	72	10	82
BASEMENT 2	72	10	82
BASEMENT 1	45	8	53
SUBTOTAL BELOW GRADE	**383**	**53**	**436**
LEVEL 2	57	8	65
LEVEL 3	60	8	68
LEVEL 4	60	8	68
LEVEL 5	60		60
LEVEL 6	60		60
LEVEL 7	60		60
LEVEL 8	49		49
LEVEL 9	25		25
SUBTOTAL ABOVE GRADE	**431**	**24**	**455**
TOTAL PROPOSED	**814**	**77**	**891**

NEW YORK

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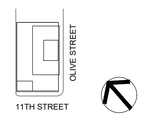
KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



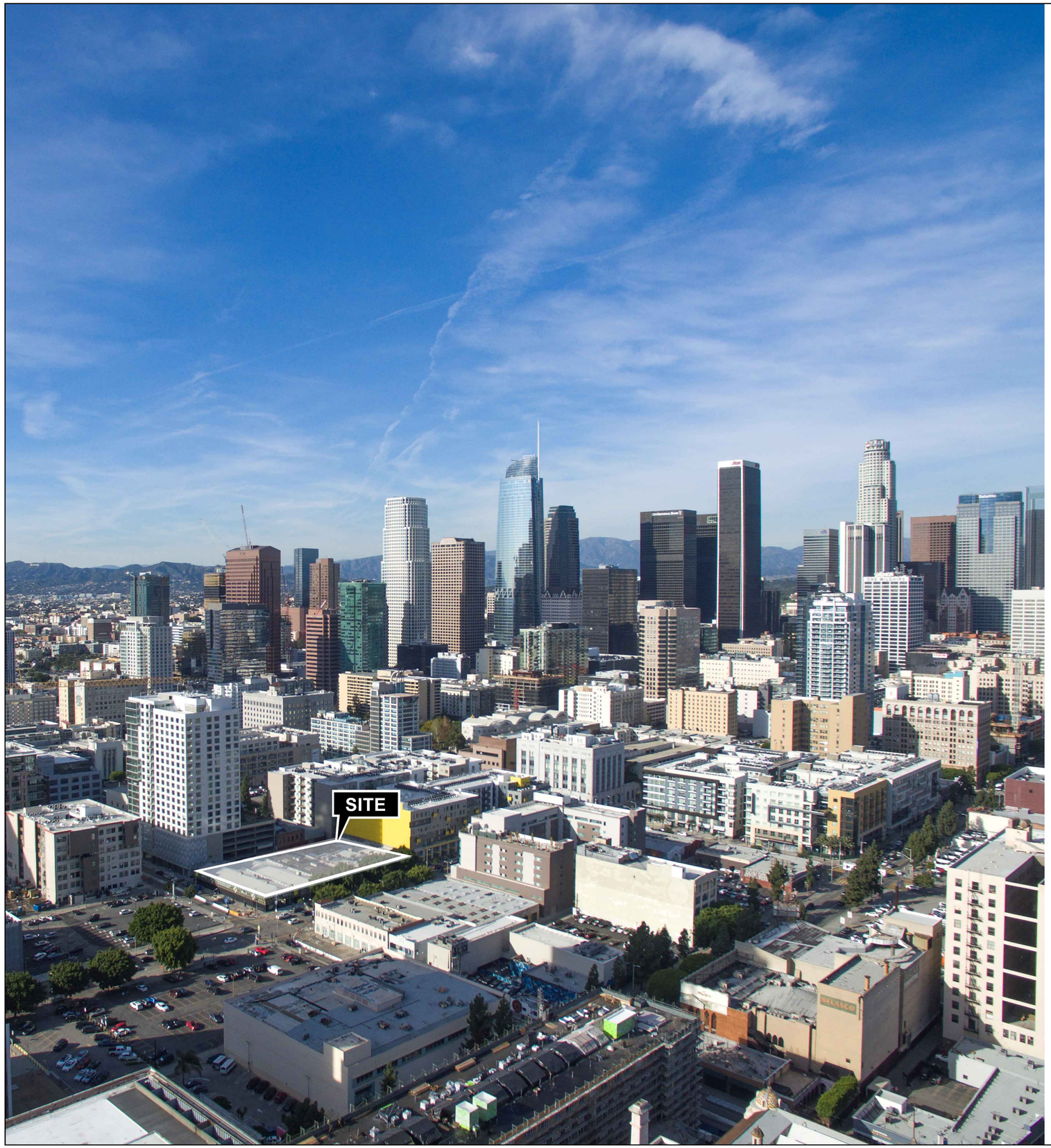
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

PROJECT INFORMATION

A-001.1



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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

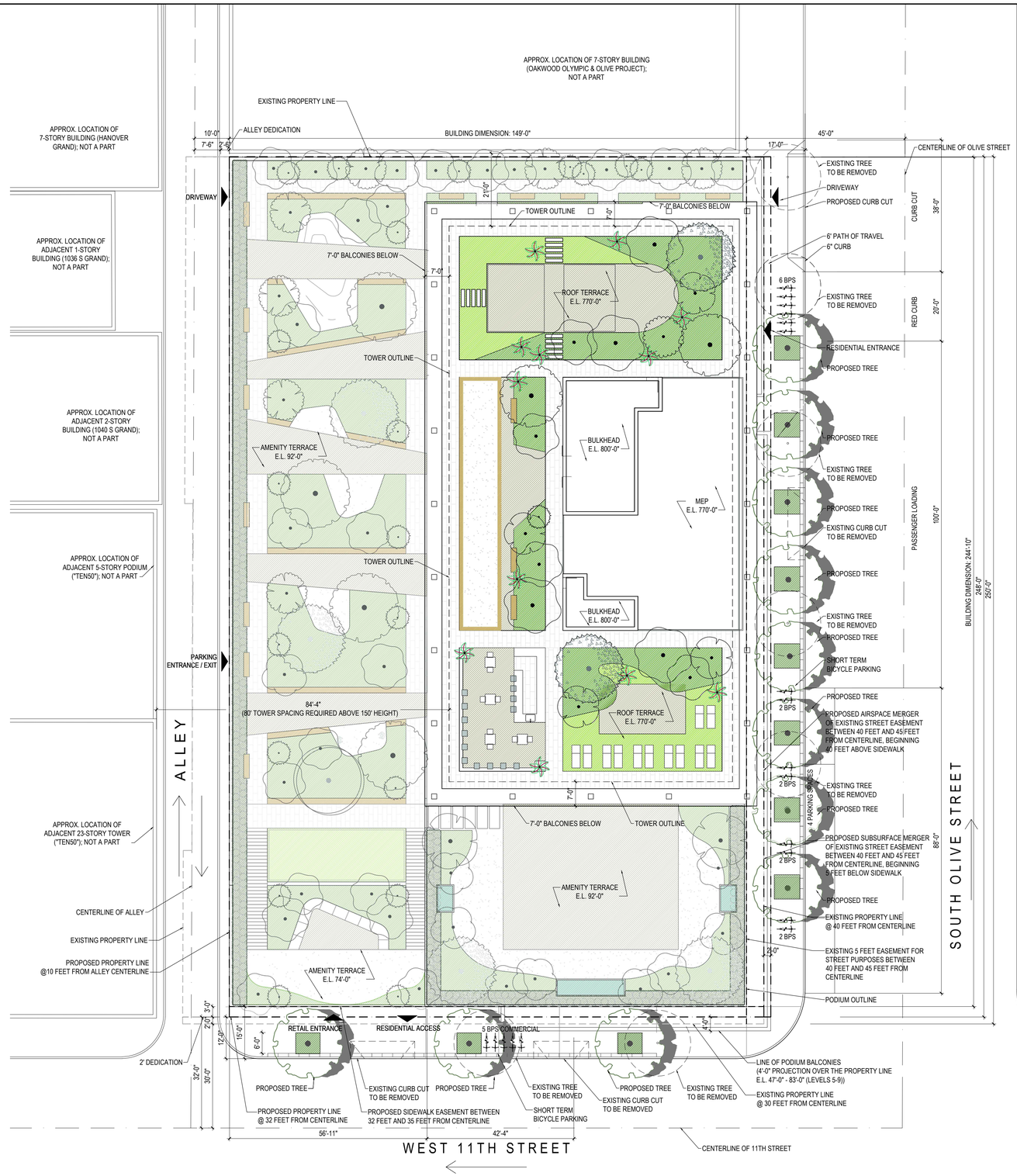
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

SITE LOCATION

A-001.2



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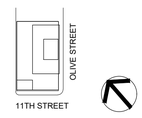


1045 OLIVE

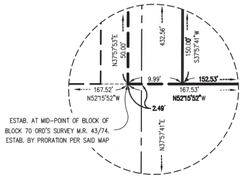
NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

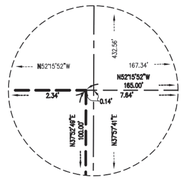
PLOT PLAN

A-002

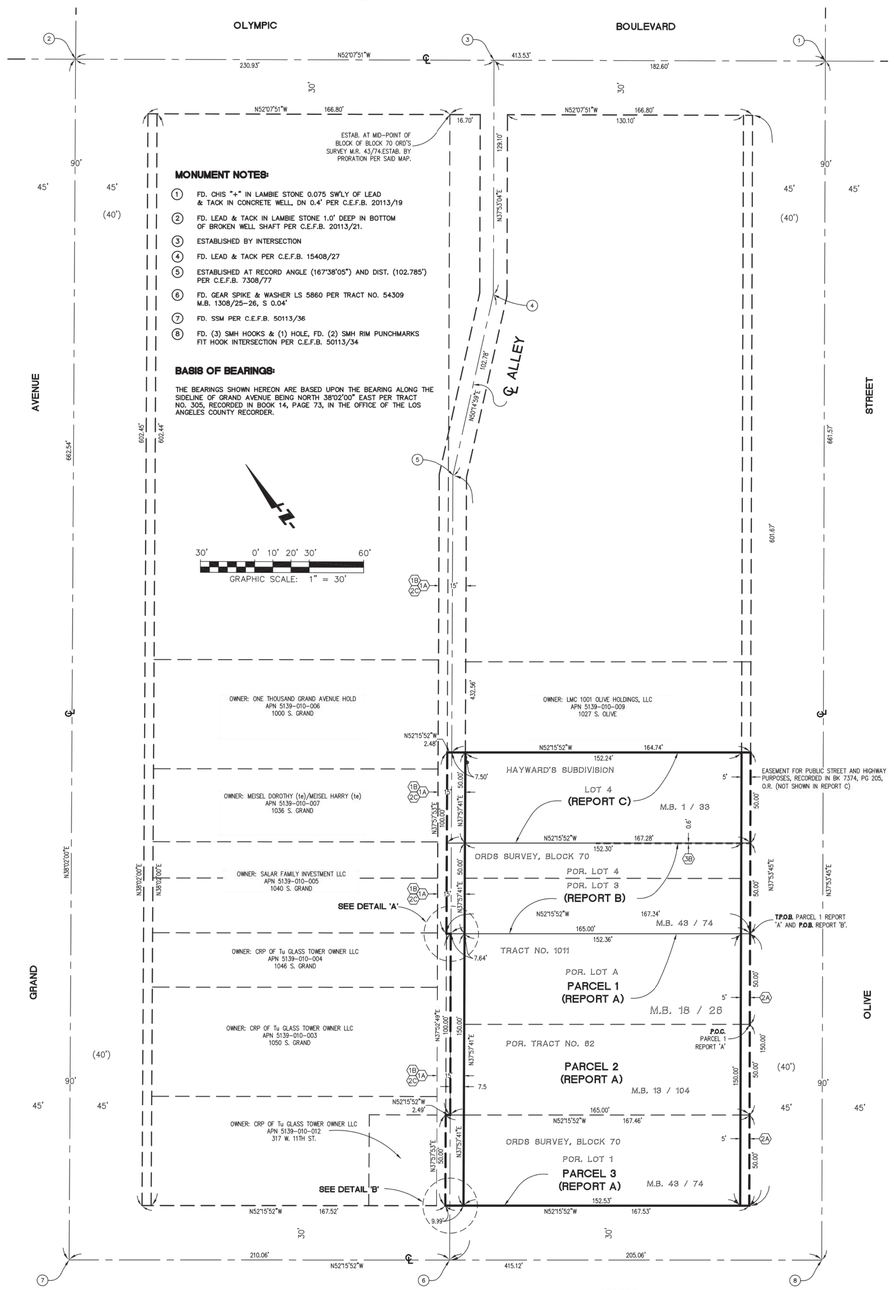
ALTA/ACSM LAND TITLE SURVEY



DETAIL 'B'
SCALE: 1"=10'



DETAIL 'A'
SCALE: 1"=1'



BOUNDARY ANALYSIS
SCALE: 1" = 50'

⚠ OWNERS:

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS: **A FEE**

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

REPORT A: **00023367**, DATED AS OF JANUARY 14, 2015

1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

REPORT B: **00026831**, DATED AS OF MAY 12, 2015

1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

REPORT C: **00045265**, DATED AS DECEMBER 10, 2015

⚠2 **1045 OLIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

LEGAL DESCRIPTION:

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

REPORT A: **00023367**

PARCEL 1:

THAT PORTION OF LOTS 2 AND 3 IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF OLIVE STREET AT A POINT DISTANT 100 FEET NORTHERLY FROM THE NORTHWEST CORNER OF OLIVE STREET AND ELEVENTH STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET AT RIGHT ANGLES SOUTHERLY ON A LINE PARALLEL WITH OLIVE STREET 50 FEET; AND THENCE AT RIGHT ANGLES EASTERLY ON A LINE PARALLEL WITH ELEVENTH STREET 165 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS SHOWN AS A PORTION OF LOT 'A' ON THE MAP OF TRACT NO. 1011, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 28 OF MAPS.

(APN: 5139-010-010)

PARCEL 2:

THE SOUTHEASTERLY 165 FEET OF TRACT NO. 62, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 104 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(APN: 5139-010-011)

PARCEL 3:

THE SOUTHERLY 50 FEET OF LOT 1, IN BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(APN: 5139-010-001)

REPORT B: **00026831**

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:

PART OF LOTS 3 AND 4 IN BOOK 70 OF THE SUBDIVISION OF BLOCKS 62, 70 AND 78 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF OLIVE STREET, DISTANT 150 FEET NORTHEASTERLY FROM ITS INTERSECTION, WITH THE NORTHEASTERLY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO A POINT WHICH WOULD BE INTERSECTED BY THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 4 OF HAYWARD'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY 50 FEET MORE OR LESS, TO THE WESTERLY CORNER OF LOT 4 OF HAYWARD'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE THEREOF, 167.30 FEET TO THE NORTHWESTERLY LINE OF OLIVE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF OLIVE STREET, 50 FEET TO THE POINT OF BEGINNING.

APN: 5139-010-002

REPORT C: **00045265**

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 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES AND ALL ASSOCIATED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 100 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHT OF SURFACE ENTRY OR SUBSURFACE ENTRY TO A DEPTH OF 100 FEET TO DEVELOP OR PRODUCE THE SUBSTANCES HEREBY RESERVED OR EXCEPTED AND RESERVED IN THE DEED FROM CHARLES H. ENDY, A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, AND PAUL S. ENDY, JR., A MARRIED MAN AS HIS SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST, RECORDED MAY 16, 1973.

⚠ TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER THE FOLLOWING TITLE REPORTS:

A) REPORT A: CHICAGO TITLE COMPANY NO. 00023367, DATED AS OF DECEMBER 8, 2014.

B) REPORT B: CHICAGO TITLE COMPANY NO. 00026831, DATED AS OF MAY 12, 2015.

B) REPORT C: CHICAGO TITLE COMPANY NO. 00045265, DATED AS OF OCTOBER 1, 2015.

THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT.

REPORT A: NO. 00023367

1A. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE.

PURPOSE: PUBLIC ALLEY
CASE NO.: 158500
RECORDED: MAY 3, 1927 IN BOOK 6696 PAGE 46, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.

2A. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE.

PURPOSE: STREET
CASE NO.: 175836
RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT

3A. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.

LESSOR: ACME DISPLAY FIXTURE COMPANY
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDED: APRIL 15, 1964 AS INSTRUMENT NO. 5458, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH.

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 2

NOTE: SEE SHEET 2 FOR TOPOGRAPHIC MAP, LAND AREA, USE ZONE, AND FLOOD HAZARD.

TITLE REPORT (CONTINUED):

4A. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.

LESSOR: GROVER T. GARLAND, A MARRIED MAN AS HIS SEPARATE PROPERTY
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA
RECORDED: JUNE 25, 1965 IN BOOK M-1901 PAGE 867, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH.

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 3

5A. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY AS SET FORTH THEREIN.

LESSOR: RALPH M. SPROWLS, STEPHEN C. TURNER, MARY T. PALMER AND ALVA B. TURNER
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDED: JULY 2, 1965 IN BOOK M1909 PAGE 59, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AN AGREEMENT TO MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT

RECORDED: MARCH 7, 1967 AS INSTRUMENT NO. 1796, OF OFFICIAL RECORDS.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH.

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

AFFECTS: PARCEL 1

6A. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CENTRAL DISTRICT BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.

RECORDED: JULY 22, 1975 AS INSTRUMENT NO. 3675, OF OFFICIAL RECORDS, AND
RE-RECORDED: JULY 30, 1975 AS INSTRUMENT NO. 3868 OF OFFICIAL RECORDS

7A. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: NOTICE OF BUILDINGS WITHIN THE SCOPE OF DIVISION 88 – EARTHQUAKE HAZARD REDUCTION IN EXISTING BUILDINGS
RECORDED: AUGUST 14, 1986 AS INSTRUMENT NO. 86-1053976, OF OFFICIAL RECORDS

AFFECTS: PARCEL 2

8A. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND COVENANT AND AGREE THAT SAID LAND SHALL BE HELD AS ONE PARCEL AND NO PORTION SHALL BE SOLD SEPARATELY, WHICH COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.

RECORDED: OCTOBER 3, 1989 AS INSTRUMENT NO. 89-1594800, OF OFFICIAL RECORDS
AFFECTS: PARCELS 2 AND 3

9A. A DEED OF TRUST

10A. A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS THEREIN

RECORDED: MAY 17, 2001 AS INSTRUMENT NO. 01-0850225, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER GOVERNMENT AGENCY APPROVES ITS TERMINATION.

AFFECTS: PARCELS 1 AND 2

11A. INTENTIONALLY DELETED

12A. INTENTIONALLY DELETED

13A. INTENTIONALLY DELETED

14A. INTENTIONALLY DELETED

15A. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

16A. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF A SURVEY, JOB NO. 1382.001.01, DATED JANUARY 8, 2015, PREPARED BY JERRY L. USELTON, LS NO. 5347 FOR FUSCOE ENGINEERING.

17A. THE TENANCY RIGHTS ONLY OF ACME DISPLAY FIXTURE CO., UNDER AN UNRECORDED LEASE AGREEMENT BETWEEN 1045 OLIVE, LLC, AS LESSOR, AND ACME DISPLAY FIXTURE CO., AS LESSEE, DATED JANUARY 14, 2015.

18A. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: RECIPROCAL TEMPORARY LICENSE AGREEMENT
RECORDED: DECEMBER 16, 2014 AS INSTRUMENT NO. 20141368065, OF OFFICIAL RECORDS.

REPORT B: NO. 00026831

1B. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ALLEY
RECORDED: IN BOOK 6696, PAGE(S) 46, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO

2B. INTENTIONALLY DELETED

3B. THE EFFECT OF A PARTY WALL AGREEMENT AFFECTING THE SOUTHWESTERLY 0.43 FEET OF THE NORTHWESTERLY 85 FEET OF THE PROPERTY HEREIN DESCRIBED, BY AND BETWEEN TITLE INSURANCE AND TRUST COMPANY, AND KATHERINE B. GRAVES, WILLIAM P. BANNING, JOSEPH B. BANNING, JR. AND ALICE M. MORSE BANNING, HIS WIFE, AND CITIZENS NATIONAL TRUST AND SAVINGS BANK OF LOS ANGELES, AS TRUSTEE,

RECORDING DATE: APRIL 10, 1939
RECORDING NO: IN BOOK 16519 PAGE 185 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO

4B. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: CENTRAL BUSINESS DISTRICT REDEVELOPMENT AGENCY
RECORDING DATE: JULY 22, 1975
RECORDING NO: 3675 AND
RECORDING DATE: JULY 30, 1975
RECORDING NO: 3868, BOTH OF OFFICIAL RECORDS

5B. INTENTIONALLY DELETED

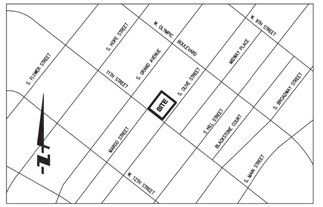
6B. INTENTIONALLY DELETED

7B. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

8B. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF A SURVEY, JOB NO. 1382.002.01, DATED FEBRUARY 6, 2015, PREPARED BY JERRY L. USELTON, LS NO. 5347 FOR FUSCOE ENGINEERING.

9B. LICENSE RIGHTS OF EDNA Y. CHANIN, AS TRUSTEE OF THE EDNA Y. CHAKIN FAMILY TRUST DATED DECEMBER 6, 1975 ("SELLER"), UNDER SECTION 2.13 OF AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE AND ESCROW INSTRUCTIONS BETWEEN SELLER AND CH ACQUISITIONS 2, LLC, DATED JANUARY 23, 2015, AS ASSIGNED TO 1045 OLIVE, LLC, AND AS MODIFIED BY AMENDMENT DATED MAY 8, 2015.

10B. INTENTIONALLY DELETED.



VICINITY MAP
N.T.S.

TITLE REPORT (CONTINUED):

REPORT C: NO. 00045265

1C. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2C. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDOMNED BY AN INSTRUMENT,

COURT: SUPERIOR COURT
CASE NO.: 158500
PURPOSE: ALLEY
RECORDING DATE: IN BOOK 6696 PAGE 46 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

3C. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.

DATED: APRIL 24, 1968
LESSOR: PAUL S. ENDY, SR.
LESSEE: STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION
RECORDING DATE: MAY 6, 1968
RECORDING NO: 2955 OF OFFICIAL RECORDS

NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

SAID LEASE AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

SAID LEASE PROVIDES FOR NO RIGHT OF SURFACE ENTRY.

4C. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA
RECORDING DATE: JULY 22, 1975
RECORDING NO: 3675 OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

RECORDING DATE: JULY 30, 1975
RECORDING NO: 3868 OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED

RECORDING DATE: NOVEMBER 30, 2007
RECORDING NO: 20072636449 OF OFFICIAL RECORDS

5C. INTENTIONALLY DELETED.

6C. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

7C. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

8C. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

9C. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: MEMORANDUM OF AGREEMENT
RECORDING DATE: DECEMBER 23, 2015
RECORDING NO: 20151617727

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SURVEYOR'S NOTE:

THERE ARE NO GAPS, GORES, HIATUSES OR OVERLAPS BETWEEN PARCELS 1, 2, AND 3.

SURVEYOR'S CERTIFICATE:

TO: CH ACQUISITIONS 2, LLC, 1045 OLIVE, LLC, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 11(a), 13, 14, 16, AND 21 ($2,000,000.00) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 26, 2014.

DATE OF PLAT OR MAP: JANUARY 8, 2015.

PREPARED BY ME OR UNDER MY DIRECTION:

JERRY L. USELTON, L.S. 5347 — 3/03/2016

LICENSED LAND SURVEYOR JERRY L. USELTON LS 5347 STATE OF CALIFORNIA

NO.	DATE	REVISION
1	1/11/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/13/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT
		RECORDED ON 3/02/16, AS INST NO. 20160225863, O.R.

ALTA/ACSM LAND TITLE SURVEY

of: **11TH & SOUTH OLIVE STREET LOS ANGELES COUNTY, CALIFORNIA**

for: **CH ACQUISITIONS 2, LLC 2200 BISCAYNE BOULEVARD MIAMI, FL 33137**

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE: FEBRUARY 6, 2015
SCALE: 1"=50'
FN: 1382-003 ALTA3.dwg
JN: 1382.003.01
DRAWN BY: RJL
CHECKED BY: JLU
SHEET 1 OF 2

ODA NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	08/15/2017	ENTITLEMENT SUBMISSION
	11/09/2018	CITY PLANNING SUBMISSION
	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
ODA Architecture P.C.
250 Park Avenue South 3rd Fl
New York, NY 10003
T. (646) 478-7455

STRUCTURAL ENGINEER:
MAGNUSSON KLEMENCIC ASSOCIATES
1301 Fifth Avenue Suite 3200
Seattle, WA 98101-2699
T. (206) 292-1200

MEP ENGINEER:
CB ENGINEERS
449 10th Street
San Francisco, CA 94103
T. (415) 437-7330

ELEVATOR CONSULTANT:
GVK ELEVATOR CONSULTING SERVICES Inc
50 California Street Suite 3510
San Francisco, CA 94111
T. (415) 412-5232

LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc.
660 S. Figueroa St. Suite #1780
Los Angeles, CA 90017
T. (213) 437-3403

LAND USE COUNSEL:
Holland & Knight LLP
400 South Hope St. 8th Floor
Los Angeles, CA 90071
T. (213) 896-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18301 Von Karman, Suite 490
Irvine CA 91612
T. (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

1045 OLIVE

NEW CONSTRUCTION

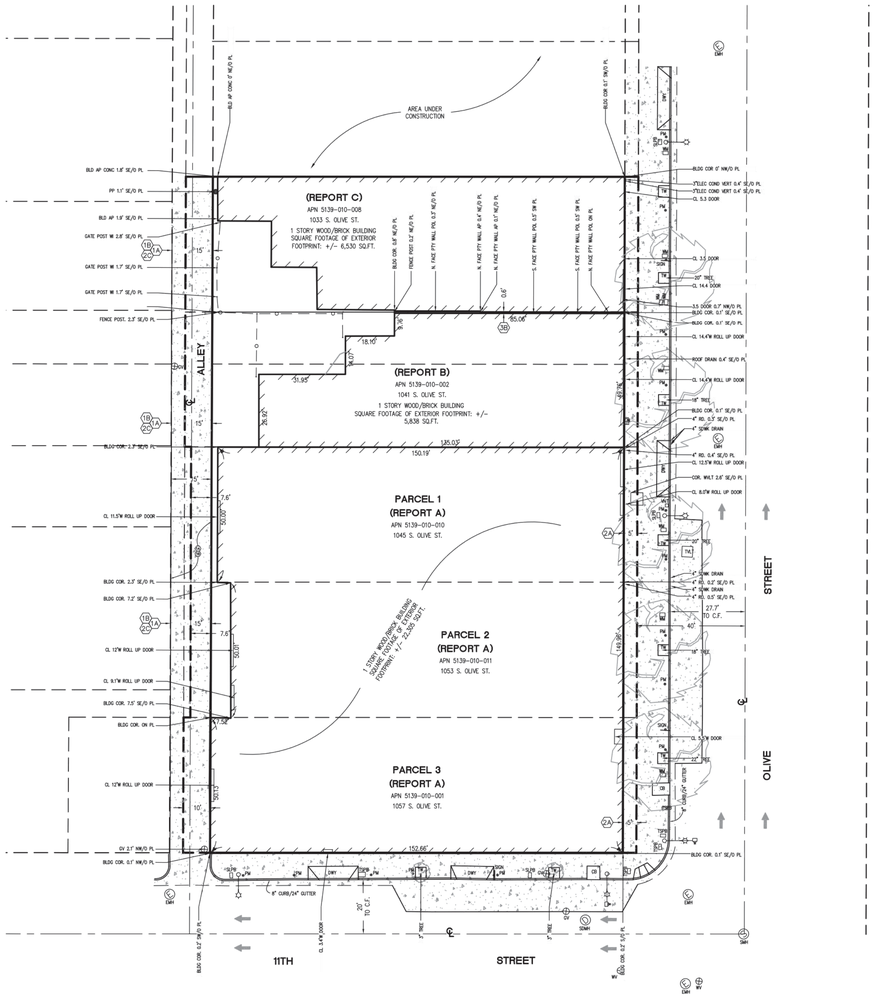
PROJECT NO:1658.00 | SCALE:

SITE SURVEY

A-003

PAGE: 05 OF 35

ALTA/ACSM LAND TITLE SURVEY



LEGEND:

BLDG	BUILDING
CB	CATCH BASIN
C.F.	CURB FACE
CL	CENTERLINE
COR.	CORNER
DWY	DRIVEWAY
EMH	ELECTRICAL MANHOLE
GM	GAS METER
GV	GAS VALVE
PL	PROPERTY LINE
POL	POINT ON LINE
PM	PARKING METER
PTY WALL	PARTY WALL
RD.	ROOF DRAIN
SDMH	STORM DRAIN MANHOLE
SDWK	SIDEWALK
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
TVLT	TELEPHONE VAULT
TW	TREE WELL
VNT	VENT
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
(#)	DENOTES PLOTTED EASEMENT
	TRAFFIC SIGNAL
	STREET LIGHT
	TRAFFIC FLOW
	BUILDING LINE
	PROPERTY LINE
	CENTERLINE
	RIGHT OF WAY
	LOT LINES

FLOOD HAZARD ZONE:

SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION.

THE FLOOD ZONE DESIGNATION IS: ZONE X, COMMUNITY PANEL NO. 06037C1620F
EFFECTIVE DATE: SEPTEMBER 26, 2008

USE ZONE:

THE CURRENT USE ZONING FOR THE SUBJECT PROPERTY IS:

[Q] R5-4D-O, MULTIPLE DWELLING ZONE.

LAND AREA:

GROSS: 41,603 SQ.FT. = 0.955 ACRES
NET: 38,097 SQ.FT. = 0.875 ACRES

10' 0' 5' 10' 20'
GRAPHIC SCALE: 1" = 10'

NO.	DATE	REVISION
1	1/11/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/13/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT
		RECORDED ON 3/02/16, AS INST NO. 20160225863, O.R.

ALTA/ACSM LAND TITLE SURVEY

of: **11TH & SOUTH OLIVE STREET**
LOS ANGELES COUNTY, CALIFORNIA

for: **CH ACQUISITIONS 2, LLC**
2200 BISCAYNE BOULEVARD
MIAMI, FL 33137

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE: FEBRUARY 6, 2015
SCALE: 1" = 10'
FN: 1382-003 ALTA3.dwg
JN: 1382.003.01
DRAWN BY: RJL
CHECKED BY: JLU
SHEET 2 OF 2

ODA NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	08/15/2017	ENTITLEMENT SUBMISSION
	11/06/2018	CITY PLANNING SUBMISSION
	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

LANDSCAPE ARCHITECT:
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250 Park Avenue South 3rd Fl
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STRUCTURAL ENGINEER:
MAGNUSSON KLEMENCIC ASSOCIATES
1301 Fifth Avenue Suite 3200
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T. (206) 292-1200

MEP ENGINEER:
CB ENGINEERS
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ELEVATOR CONSULTANT:
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LAND USE COUNSEL:
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Los Angeles, CA 90071
T. (213) 896-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
18301 Von Karman, Suite 490
Irvine CA 91612
T. (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

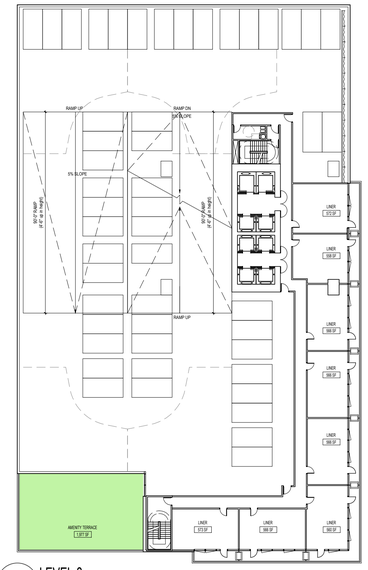
1045 OLIVE

NEW CONSTRUCTION

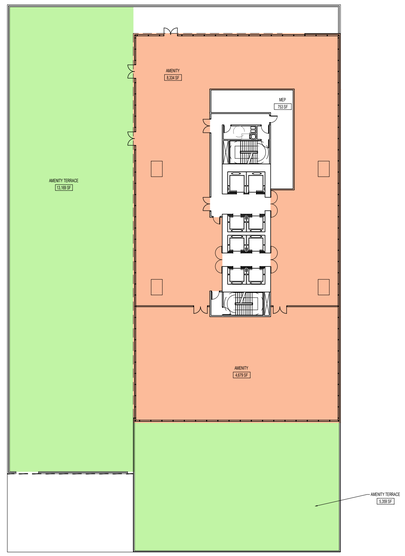
PROJECT NO:1658.00 | SCALE:

SITE SURVEY

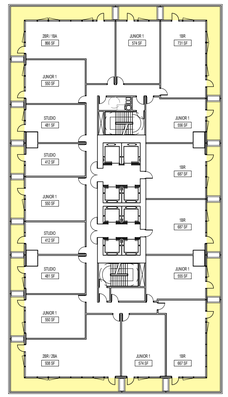
A-004



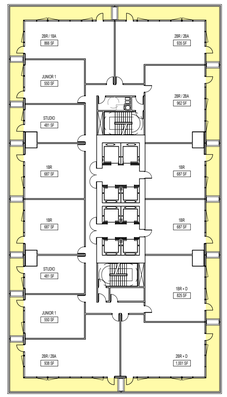
2 LEVEL 8
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 1,972 SF



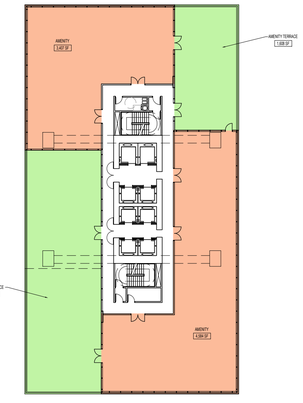
3 LEVEL 10
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 13,013 SF
EXTERIOR COMMON OPEN SPACE: 16,751 SF



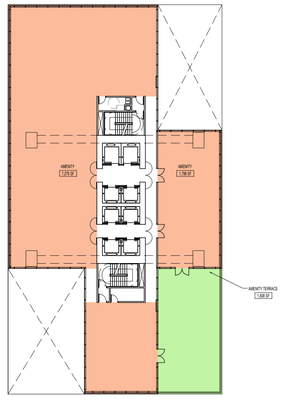
4 LEVELS 11-20
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,740 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF
10 FLOORS X 850 SF = 8,500 SF TOTAL



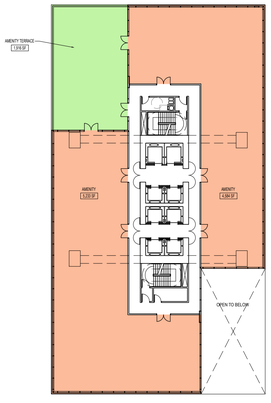
5 LEVELS 21-51, 56-60
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,794 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF
36 FLOORS X 700 SF = 25,200 SF



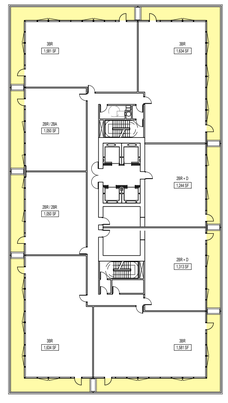
6 LEVEL 53
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,000 SF
EXTERIOR COMMON OPEN SPACE: 5,331 SF



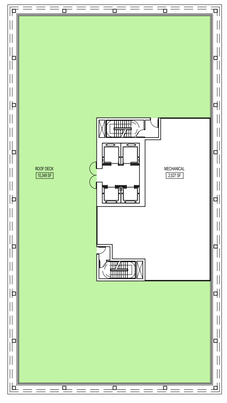
7 LEVEL 54
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,474 SF
EXTERIOR COMMON OPEN SPACE: 1,608 SF



8 LEVEL 55
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 9,759 SF
EXTERIOR COMMON OPEN SPACE: 1,916 SF



9 LEVELS 61-70
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,902 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 8 X 50 SF = 400 SF
10 FLOORS X 400 SF = 4,000 SF



10 ROOF
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 10,349 SF

OPEN SPACE REQUIREMENTS:
LAMC sec. 12.21 G

COMMON OPEN SPACE:
1. MIN. AREA OF 400 SF AND NO HORIZONTAL DIMENSION LESS THAN 15'.
2. RECREATION ROOM AT LEAST 600 SF

PRIVATE OPEN SPACE
1. 50 SF MIN. AND NO HORIZONTAL DIMENSION LESS THAN 6'
2. 8' MIN. VERTICAL CLEARANCE

EXTERIOR COMMON OPEN SPACE
INTERIOR COMMON OPEN SPACE
PRIVATE OPEN SPACE

USABLE OPEN SPACE REQUIRED (PER LAMC 12.21.G):

	UNIT COUNT	SF PER UNIT	AREA
UNITS WITH LESS THAN 3 HABITABLE ROOMS	478	100	47,800SF
UNITS WITH 3 HABITABLE ROOMS	220	125	27,500SF
UNITS WITH 4 OR MORE HABITABLE ROOMS	96	175	16,800SF
TOTAL USABLE OPEN SPACE REQUIRED			**92,100SF**

CREDITED OPEN SPACE PROVIDED

COMMON OPEN SPACE [EXTERIOR]**	
8TH FLOOR	1,972SF
10TH FLOOR	16,751SF
53RD FLOOR	5,331SF
54TH FLOOR	1,608SF
55TH FLOOR	1,916SF
ROOF DECK	10,349SF
SUBTOTAL	37,927SF

**Per ZA 2017 4745-ZAI, tower cutouts are counted as open space

CREDITED COMMON OPEN SPACE [INTERIOR]	
PROVIDED INTERIOR COMMON SPACE (compliant with LAMC 12.21 G)	39,246SF
INTERIOR COMMON SPACE CREDITED TO OPEN SPACE (max 25% of required OPEN SPACE)	
SUBTOTAL	23,025SF
TOTAL USABLE COMMON OPEN SPACE PROVIDED (excluded private open space)	**60,952SF**
PRIVATE OPEN SPACE	
TOTAL CREDITED (754* Units x 50 SF)	**37,700SF**
* 100% of tower units with private balcony compliant with LAMC 12.21 G	
TOTAL USABLE OPEN SPACE PROVIDED (common & private)	**98,652SF**

LANDSCAPED AREA:	
REQUIRED (25% of EXTERIOR common open space)	9,482SF
PROVIDED	**11,290SF**

TREES REQUIREMENTS:

TREES REQUIRED	CRITERIA	UNIT COUNT	# of TREES
TOTAL TREES	1 TREE / 4 DWELLING UNITS	794	199
CANOPY TREES	50 % OF TOTAL TREES		99
Per Downtown Design Guide			
TREES PROPOSED:			
TOTAL TREES			**539**
CANOPY TREES			**137**

ODA NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	06/15/2017	ENTITLEMENT SUBMISSION
	11/06/2018	CITY PLANNING SUBMISSION
	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS

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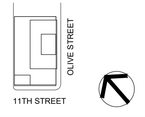
LOS ANGELES, CA 90015



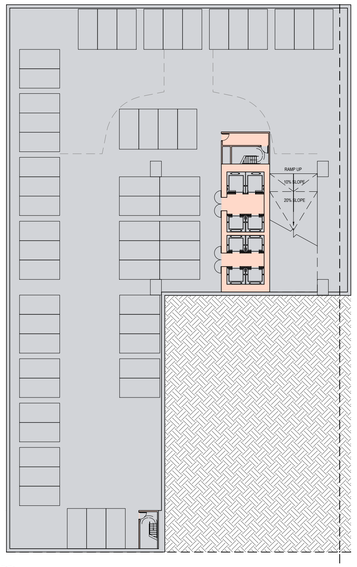
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/32" = 1'-0"

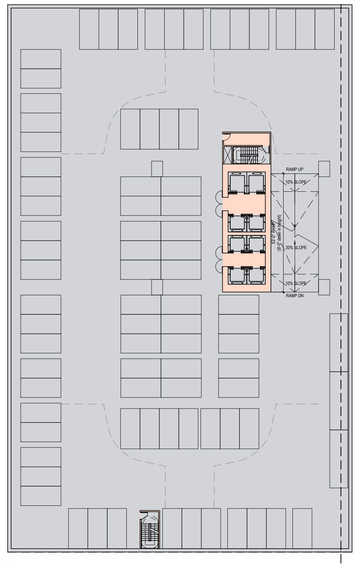
OPEN SPACE DIAGRAMS

A-005



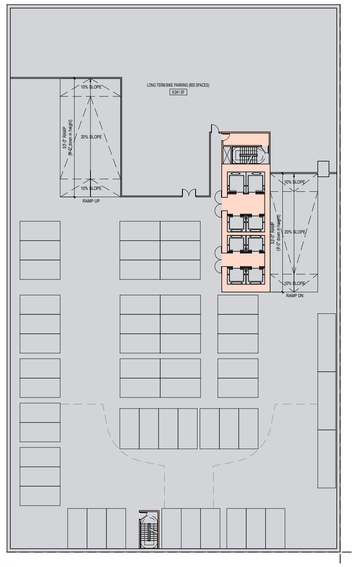
1 LEVEL B6
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B6	28,159	0	1,219	541	25,388	1,011



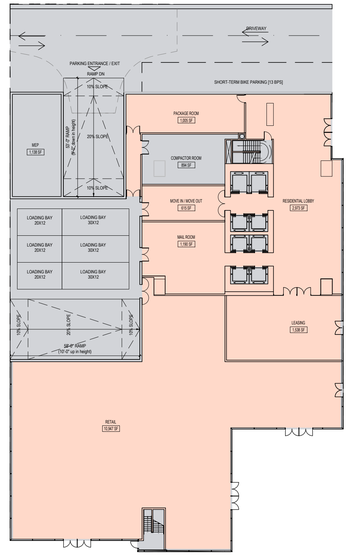
2 LEVELS B2-B5
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B2-B5	37,704	0	1,187	829	34,965	723



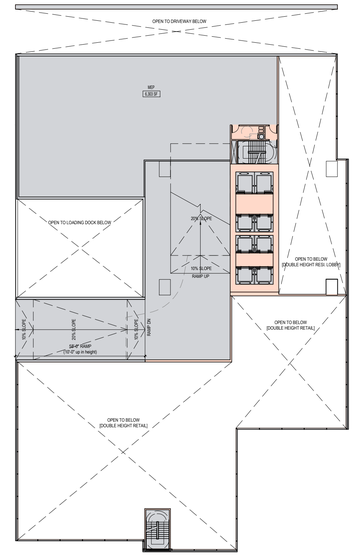
3 LEVEL B1
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
B1	36,480	0	1,172	829	33,756	723



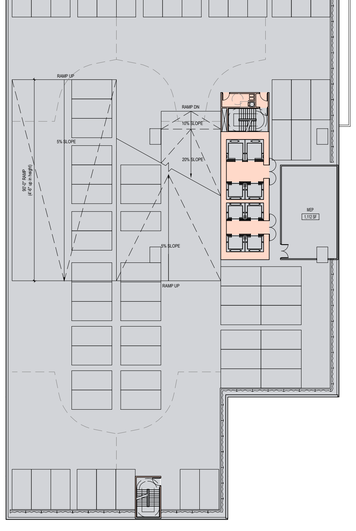
4 LEVEL 1
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
1st Fl.	33,123	1,939	995	900	9,905	19,384



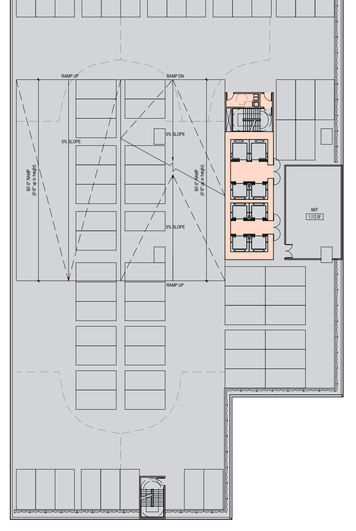
5 MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
Mezzanine	14,110	6,028	1,168	900	4,950	1,064



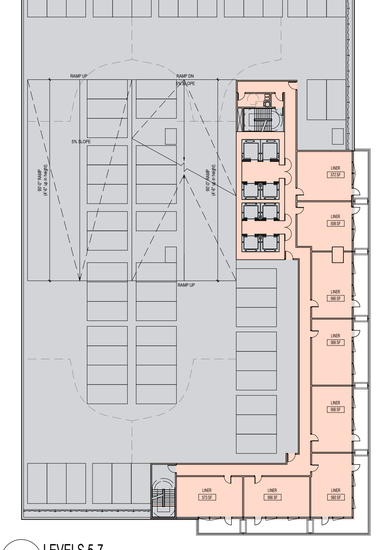
6 LEVEL 2
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
2nd Fl.	33,752	1,070	784	900	30,060	938



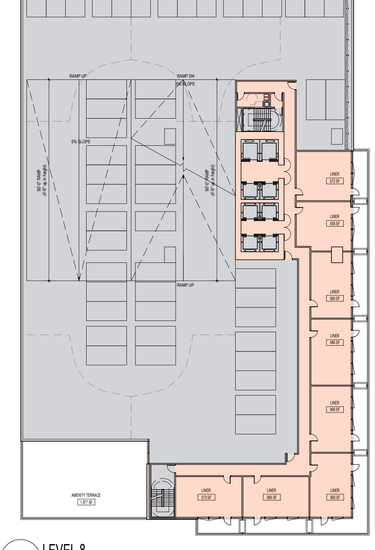
7 LEVELS 3-4
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
3rd - 4th Fl.	33,752	1,070	784	900	30,060	938



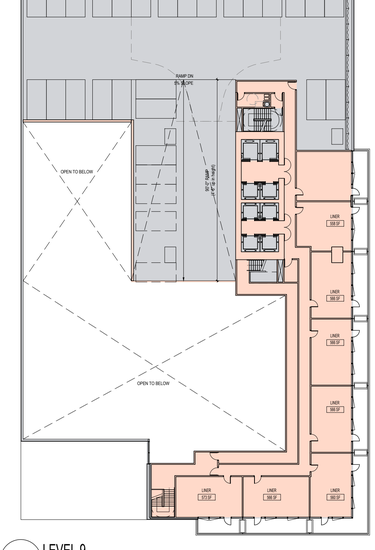
8 LEVELS 5-7
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
5th - 7th Fl.	36,344	206	691	900	27,896	6,651



9 LEVEL 8
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
8th Fl.	34,372	205	718	900	25,911	6,638



10 LEVEL 9
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
9th Fl.	22,338	237	718	900	12,820	7,663

FLOOR AREA
DEDUCTIONS

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	08/15/2017	ENTITLEMENT SUBMISSION
	11/06/2018	CITY PLANNING SUBMISSION
	03/12/2020	CITY PLANNING SUBMISSION

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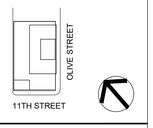


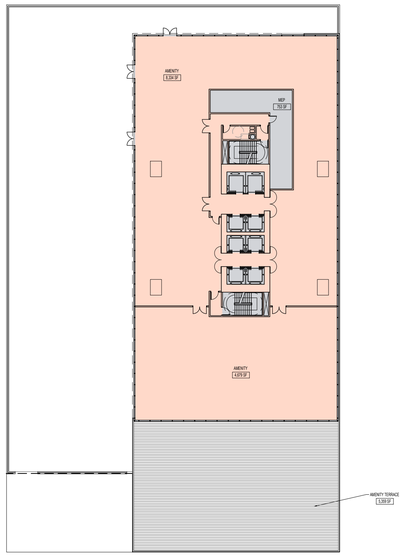
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/32" = 1'-0"

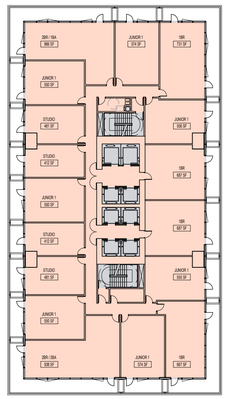
FLOOR AREA DIAGRAMS

A-006



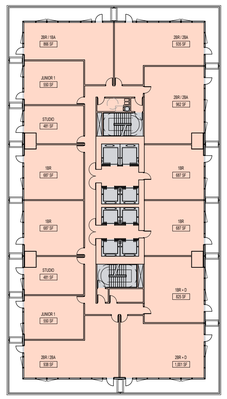
1 LEVEL 10
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
10th Fl.	15,941	1,231	430	965	0	13,315



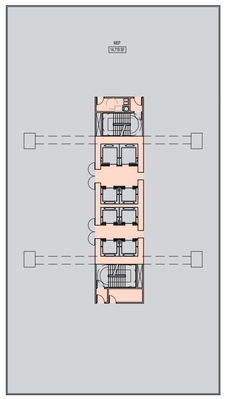
2 LEVELS 11-20
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
11th-20th Fl.	13,080	392	290	965	0	11,433



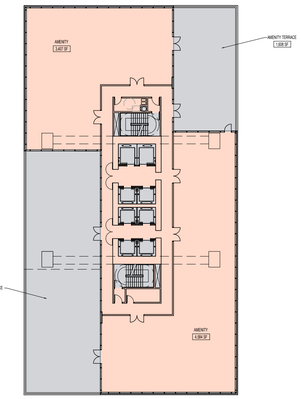
3 LEVELS 21-51
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
21st-51st Fl.	13,080	392	290	965	0	11,433



4 LEVEL 52
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
52nd Fl.	16,662	14,349	313	965	0	1,035



5 LEVEL 53
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
53rd Fl.	16,662	353	502	965	0	5,331	9,511

6 LEVEL 54
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
54th Fl.	13,138	346	502	965	0	1,608	9,717

7 LEVEL 55
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS					FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	Cutout Amenity Terrace	
55th Fl.	15,054	394	534	965	0	1,916	11,245

8 LEVELS 56-60
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
56th-60th Fl.	13,080	392	290	857	0	11,541

9 LEVELS 61-70
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
61st-70th Fl.	13,080	392	290	587	0	11,811

10 ROOF
SCALE: 1/32" = 1'-0"

FLOOR	GFA	DEDUCTIONS				FA
		Mech.	Ext. Wall	Stairs & Elev.	Parking	
Roof	3,715	2527	302	620	0	266

FLOOR	# OF FLOORS	GFA	TOTAL DEDUCTIONS	FA
Roof	1	3,715	3449	266
61st-70th Fl.	10	130,800	12,694	118,106
56th-60th Fl.	5	65,400	7,697	57,703
55th Fl.	1	15,054	3,809	11,245
54th Fl.	1	13,138	3,421	9,717
53rd Fl.	1	16,662	7,151	9,511
52nd Fl.	1	16,662	15,627	1,035
21st-51st Fl.	31	405,480	51,069	354,411
11th-20th Fl.	10	130,800	16,474	114,326
10th Fl.	1	15,941	2,626	13,315
9th Fl.	1	22,338	14,675	7,663
8th Fl.	1	34,372	27,734	6,638
5th - 7th Fl.	3	109,032	89,078	19,954
3rd - 4th Fl.	2	67,504	65,628	1,876
2nd Fl.	1	33,752	32,814	938
Mezzanine	1	14,110	13,046	1,064
1st Fl.	1	33,123	13,739	19,384
TOTALS ABV. GRADE		1,127,883	380,732	747,151
B1	1	36,480	35,757	723
B2-B5	4	150,816	147,924	2,892
B6	1	28,159	27,148	1,011
TOTALS BELOW GRADE		215,455	210,829	4,626
TOTALS		1,343,338	591,561	751,777

FLOOR AREA
DEDUCTIONS

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	03/12/2020	CITY PLANNING SUBMISSION

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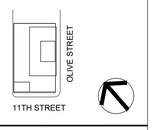
KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



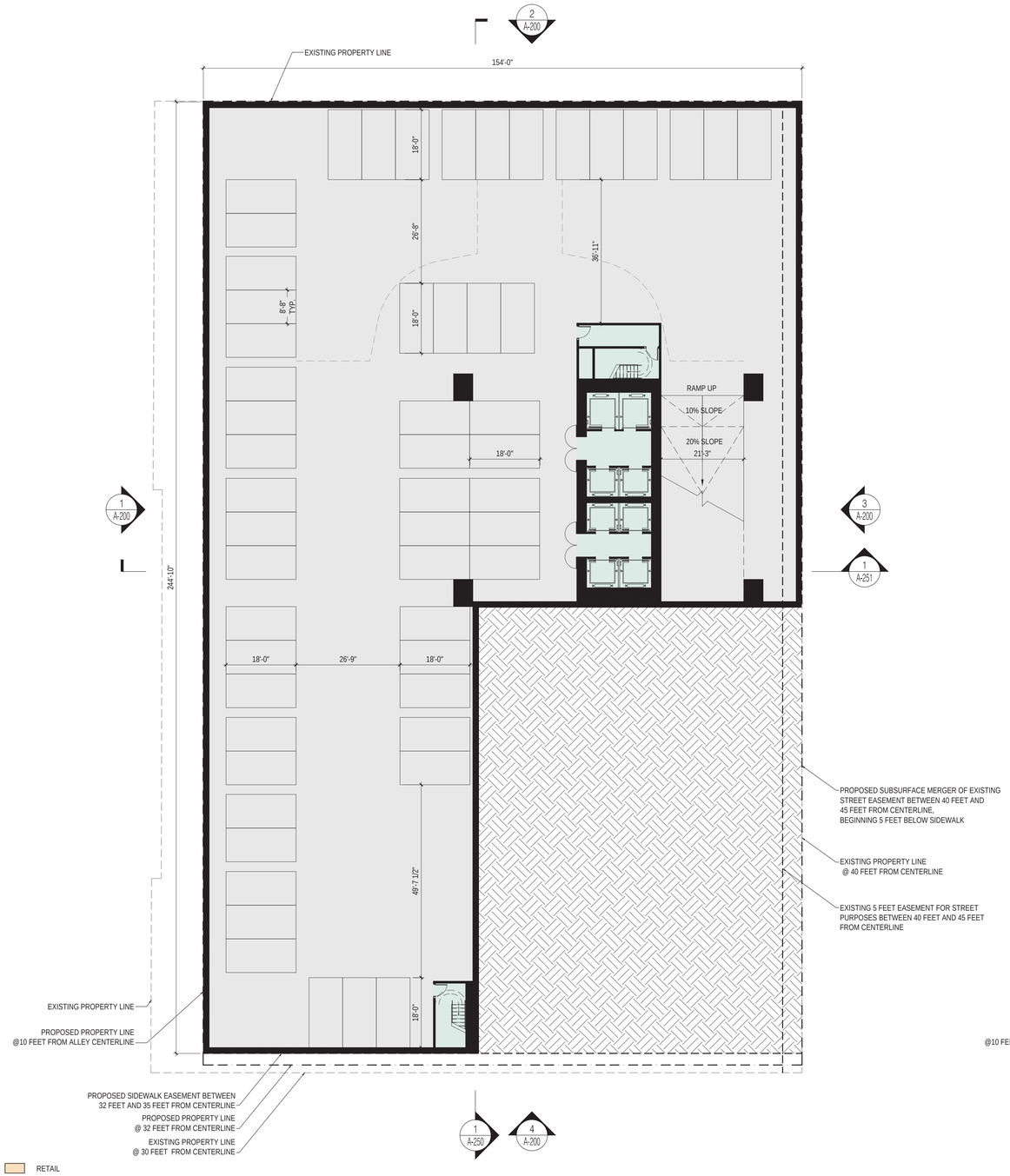
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/32" = 1'-0"

FLOOR AREA DIAGRAMS

A-007



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1 BASEMENT 6 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 6	50	5	55

2 BASEMENT 2-5 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 2-5	72	10	82

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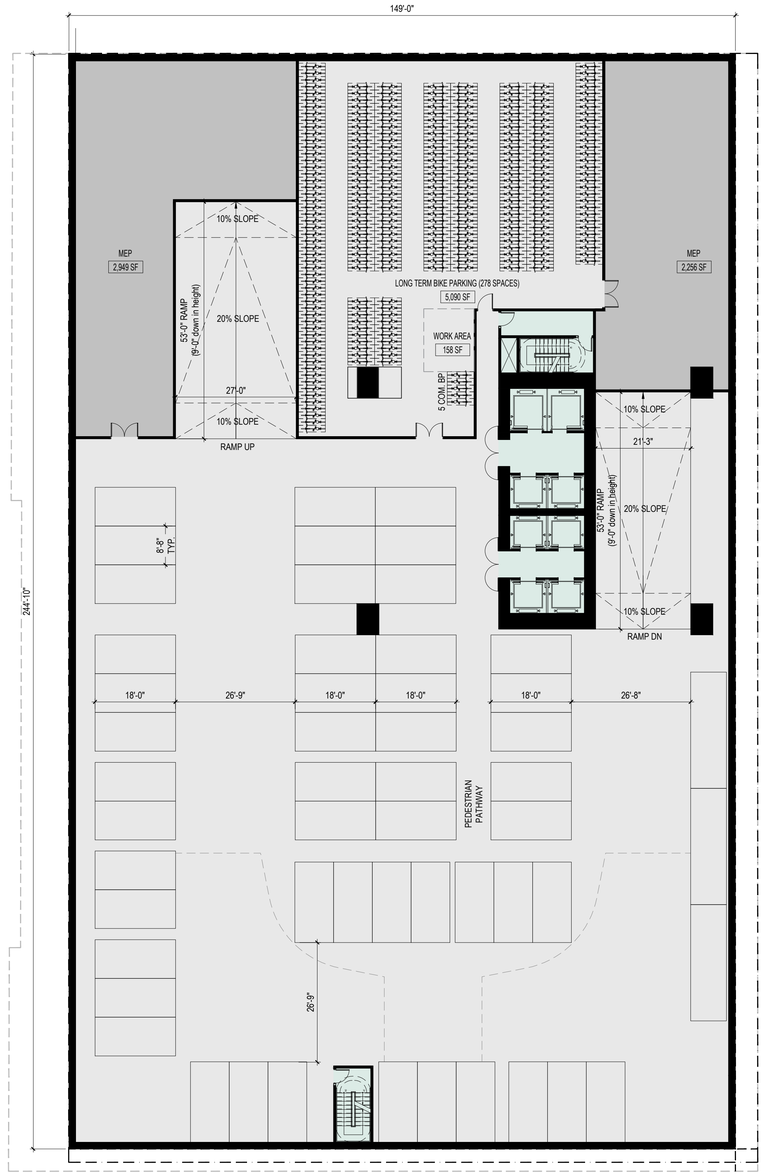
1045 OLIVE

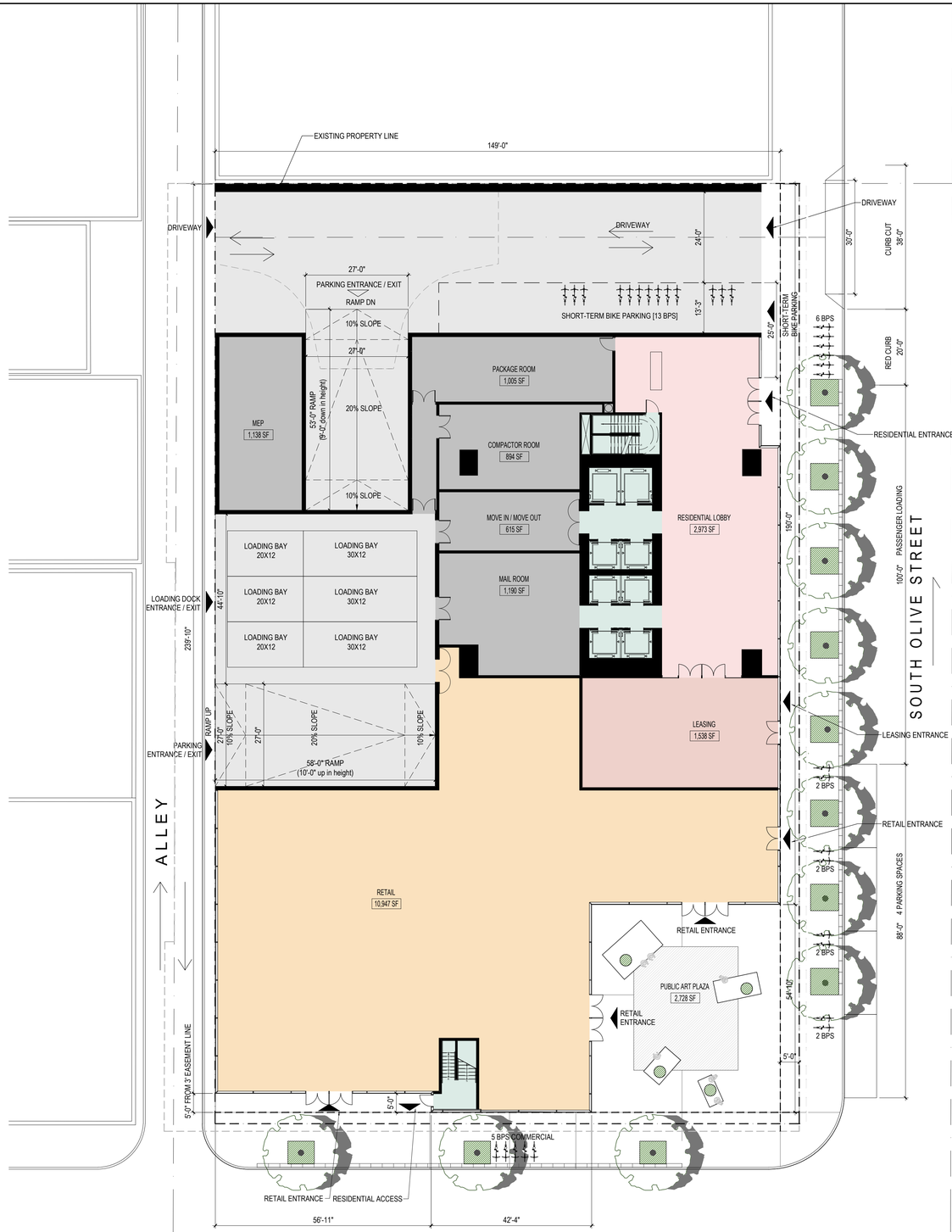
NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS:
BASEMENT 6 & 2-5

A-100





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1 BASEMENT 1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
BASEMENT 1	45	8	53

2 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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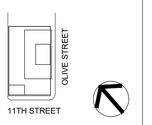


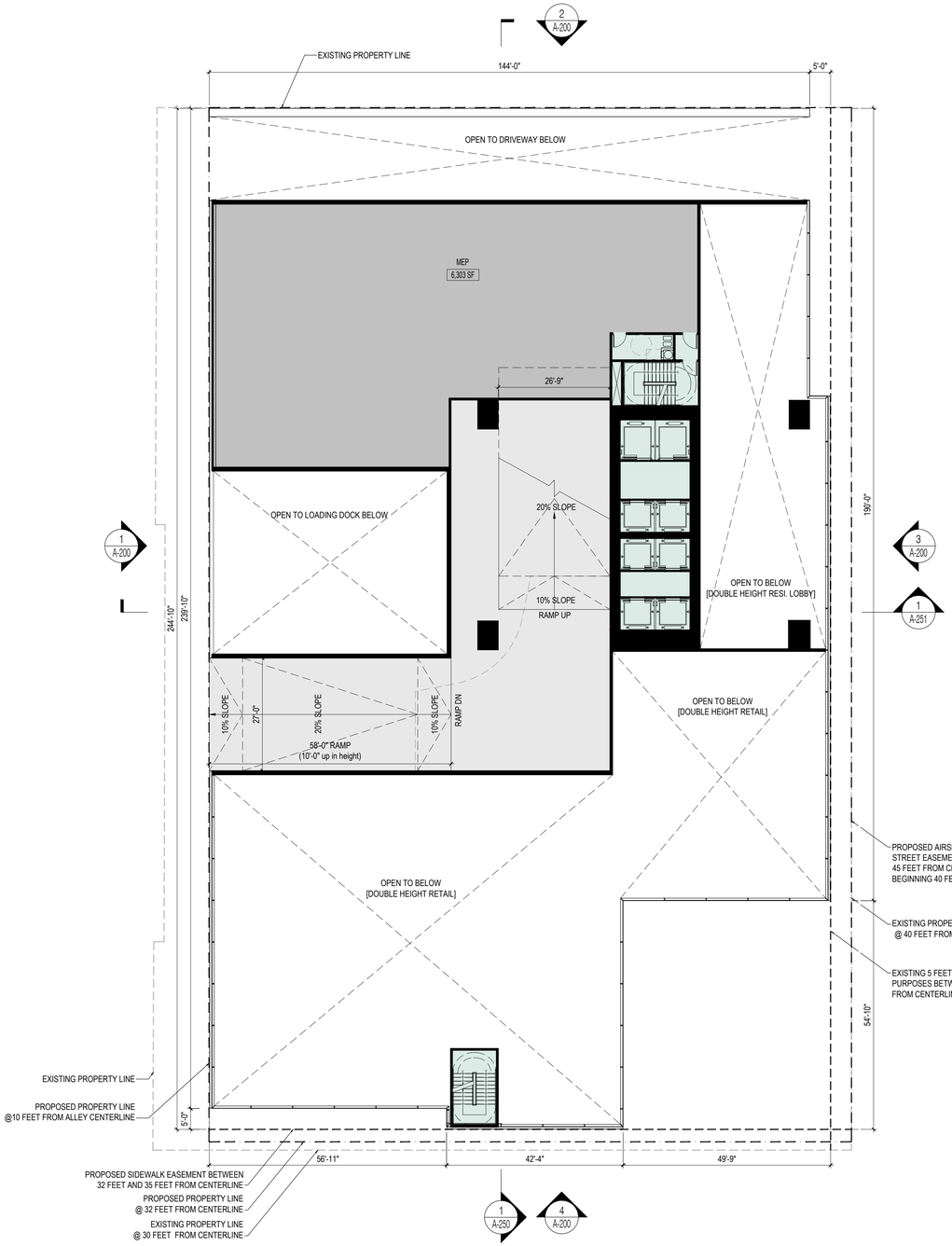
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS:
BASEMENT 1 & 1ST FLOOR

A-101



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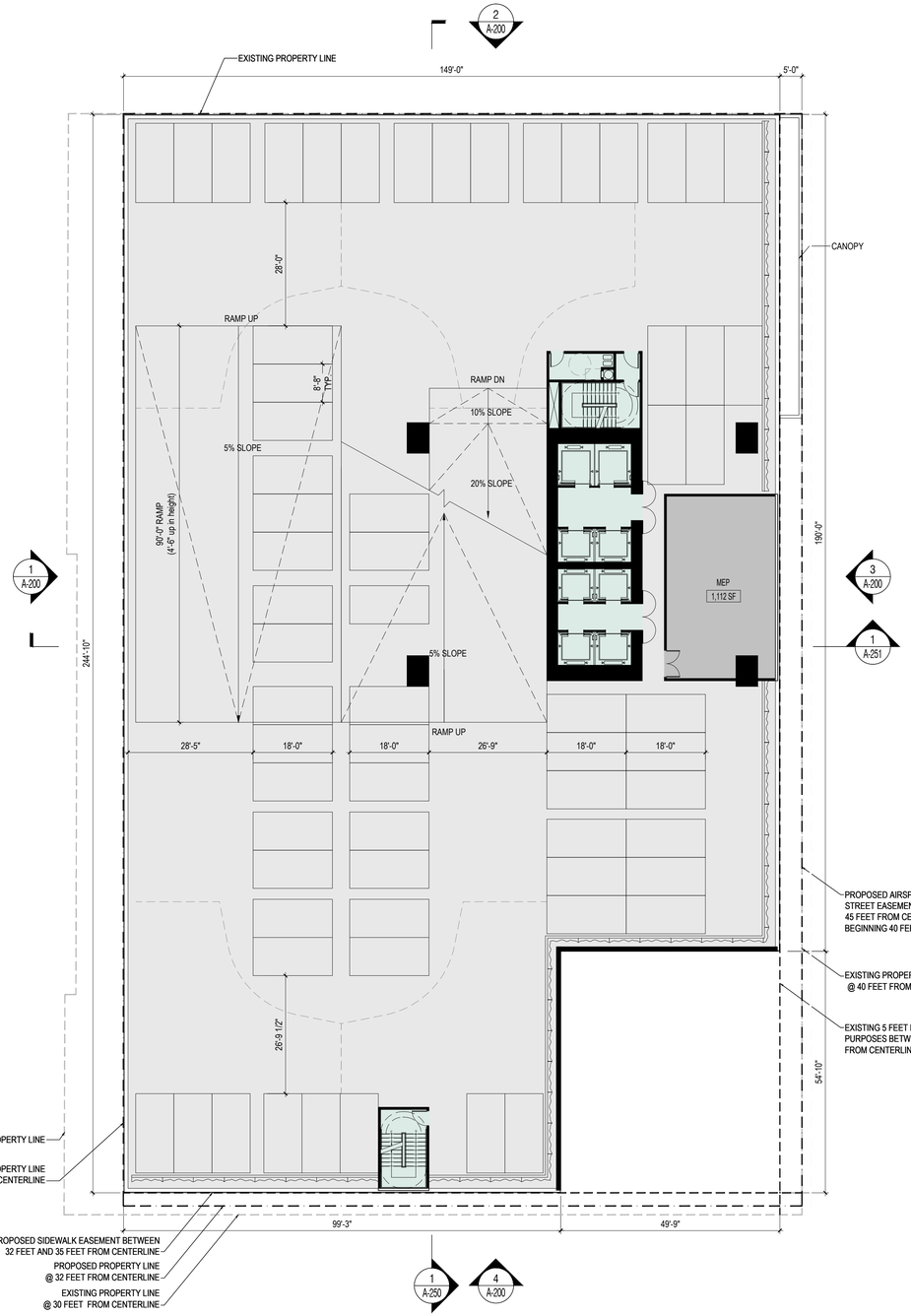
1 MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 2	57	8	65

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KEY PLAN

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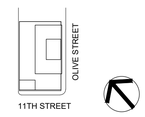


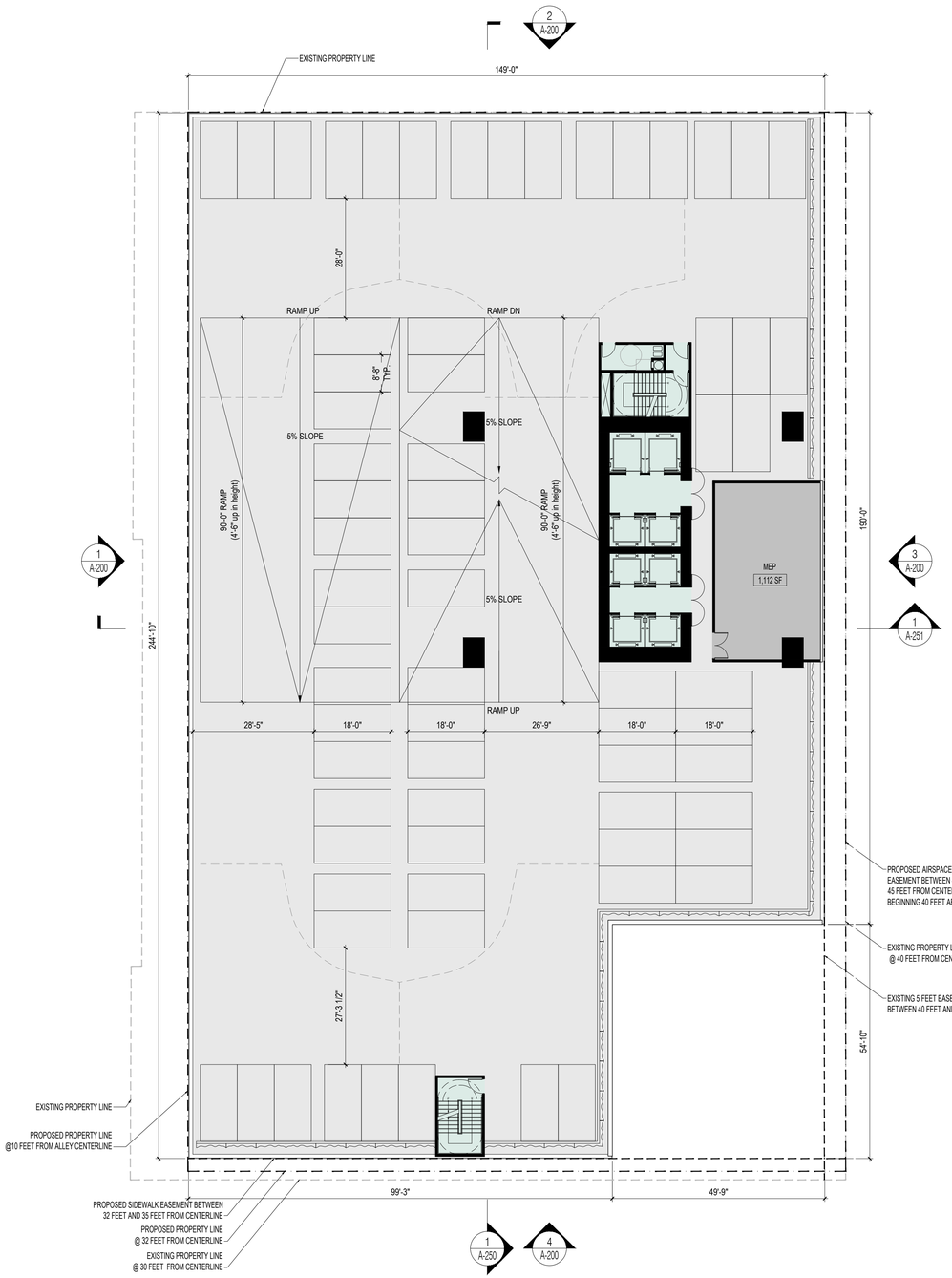
1045 OLIVE

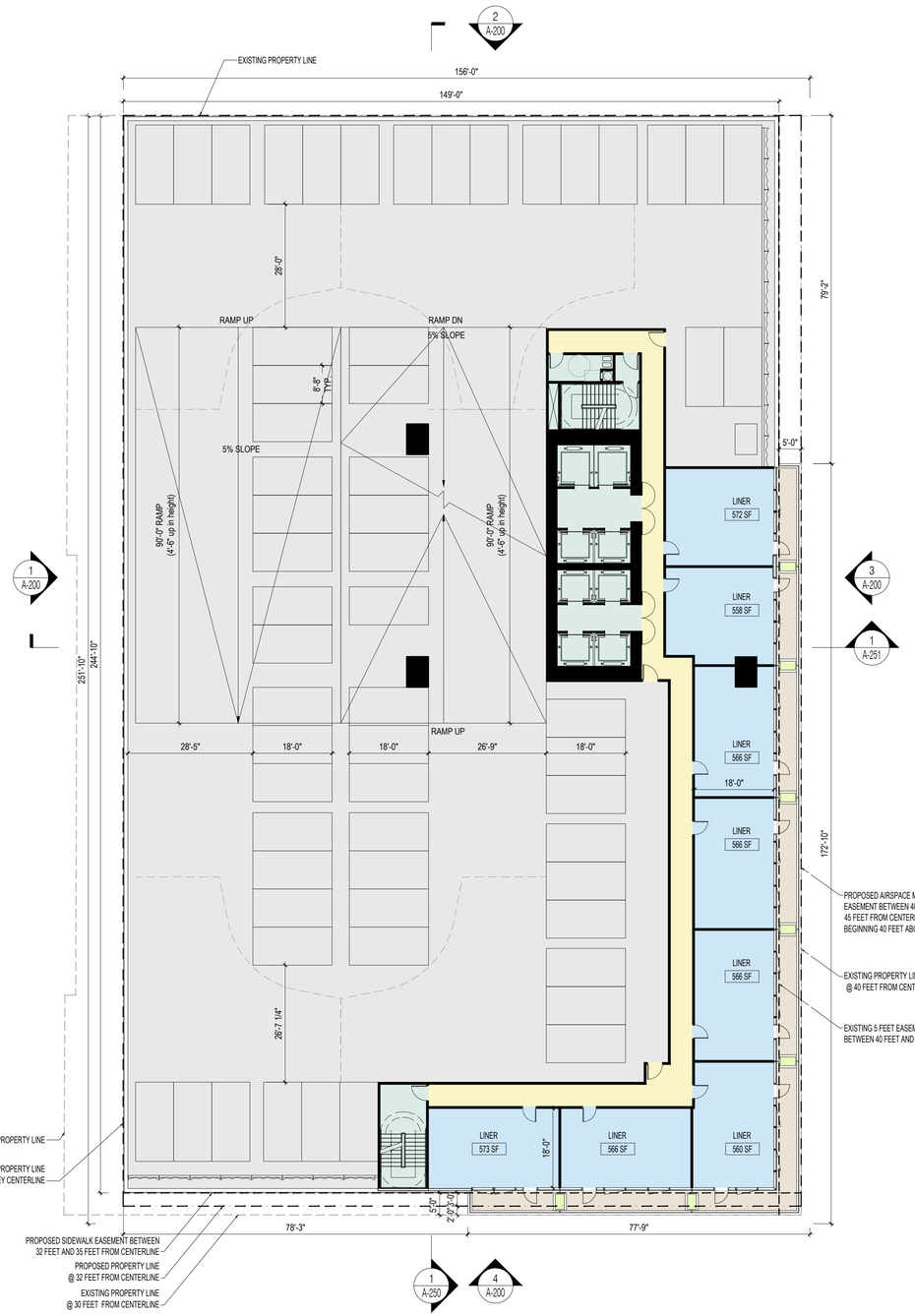
NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS:
MEZZANINE & 2ND FLOOR

A-102





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1 3RD-4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVELS 3-4	60	8	68
TOTAL	120	16	136

2 5TH-7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVELS 5-7	60		60
TOTAL	180		180

LEVELS 5-7	# OF FLOORS	TOTAL
LINER		
8	3	24

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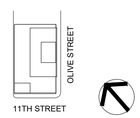

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS: 3RD-4TH & 5TH-7TH FLOOR

A-103

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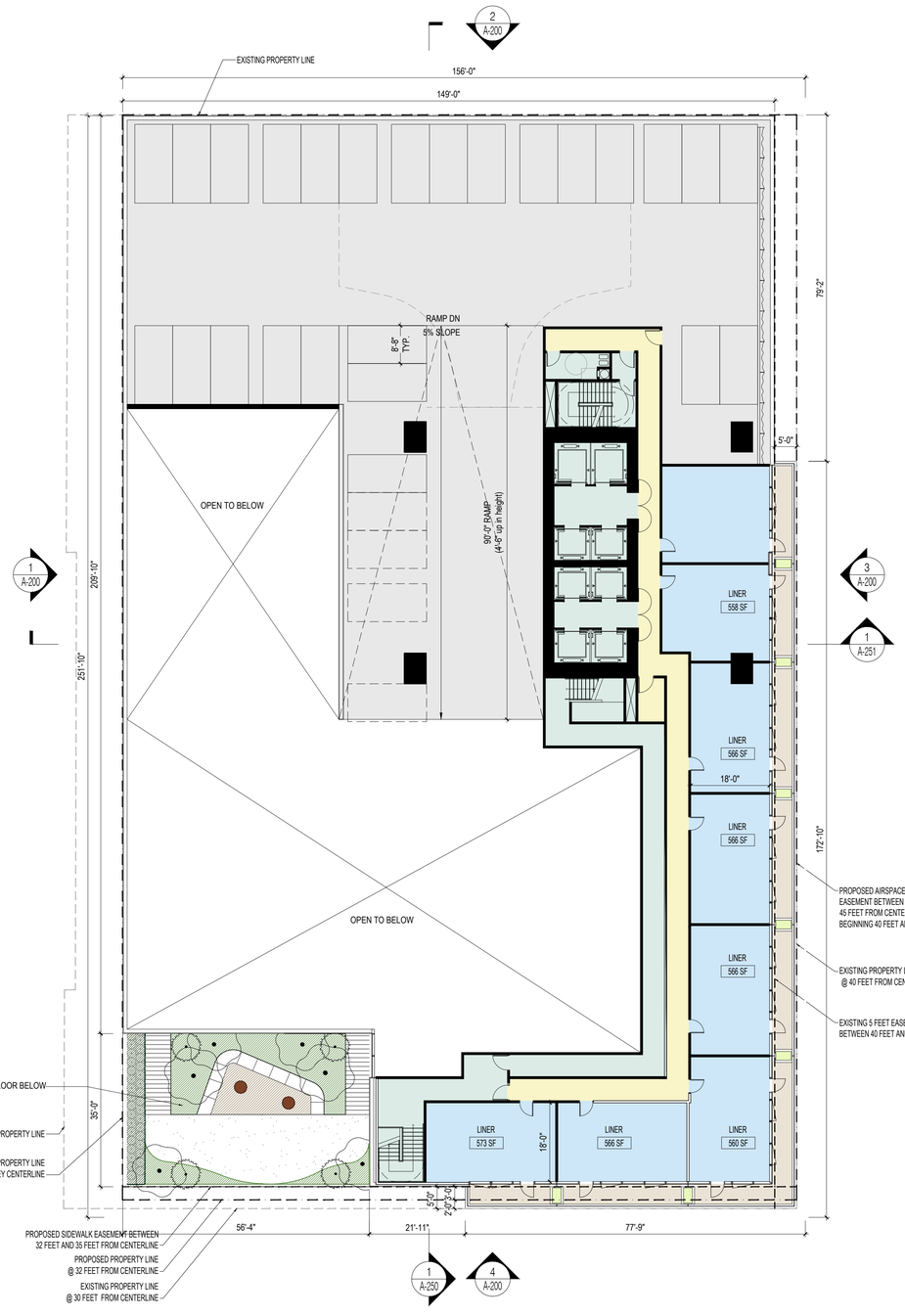
1 8TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 8	49		49

LEVEL 8	# OF FLOORS	TOTAL
LINER		
8	1	8



2 9TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVEL	STAND. PKG	TANDEM PKG	TOTAL PKG
LEVEL 9	25		25

LEVEL 9	# OF FLOORS	TOTAL
LINER		
8	1	8

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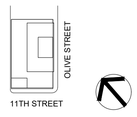


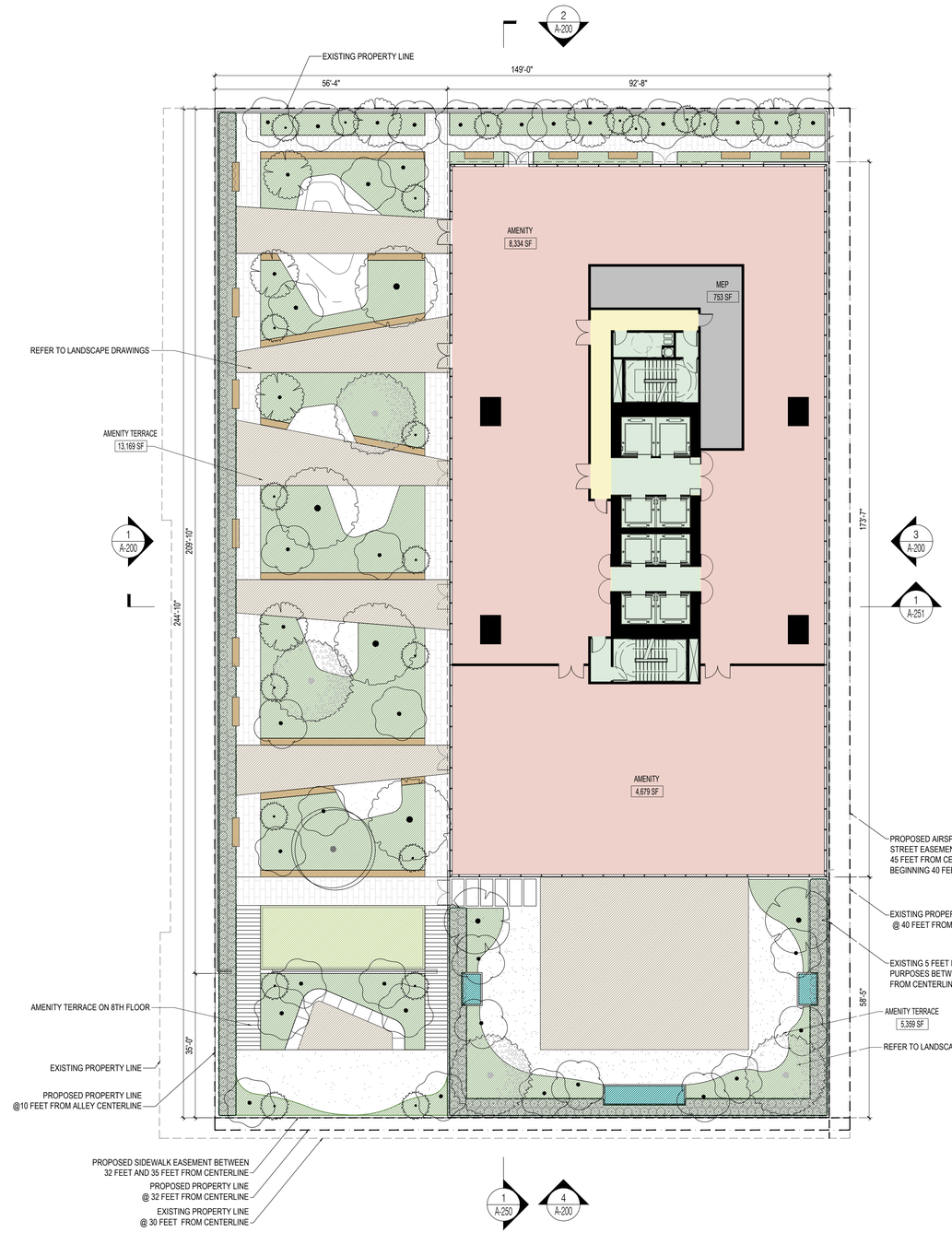
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS: 8TH & 9TH FLOOR

A-104



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1 10TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

2 11TH-20TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 11-20							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
4	7	4		2			17	10	170

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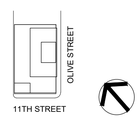

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS: 10TH & 11TH-20TH FLOOR

A-105

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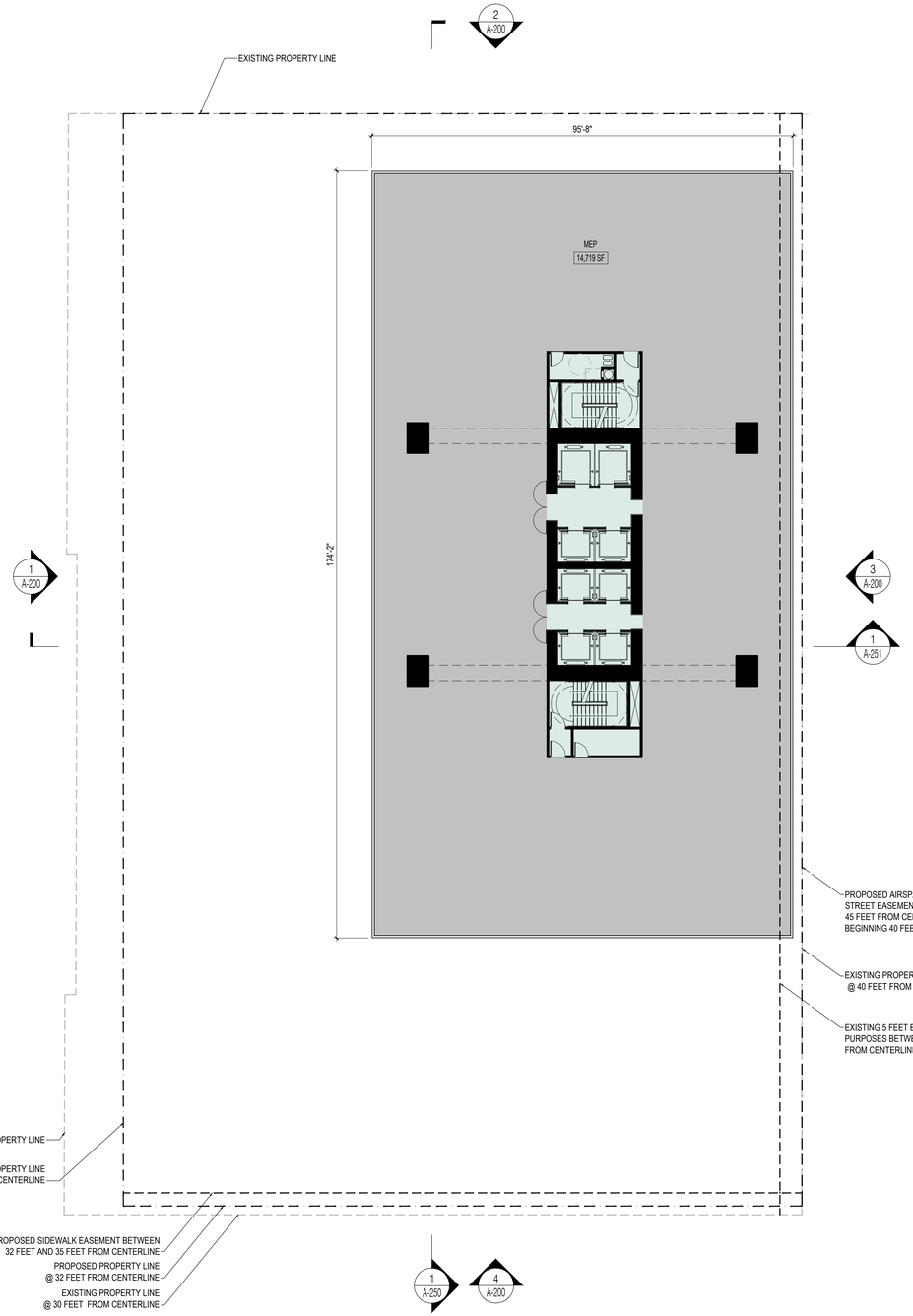
1 21ST-51ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 21-51							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
2	2	4	1	4	1		14	31	434



2 52ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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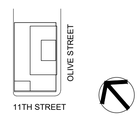
Irvine CA 91612
T. (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



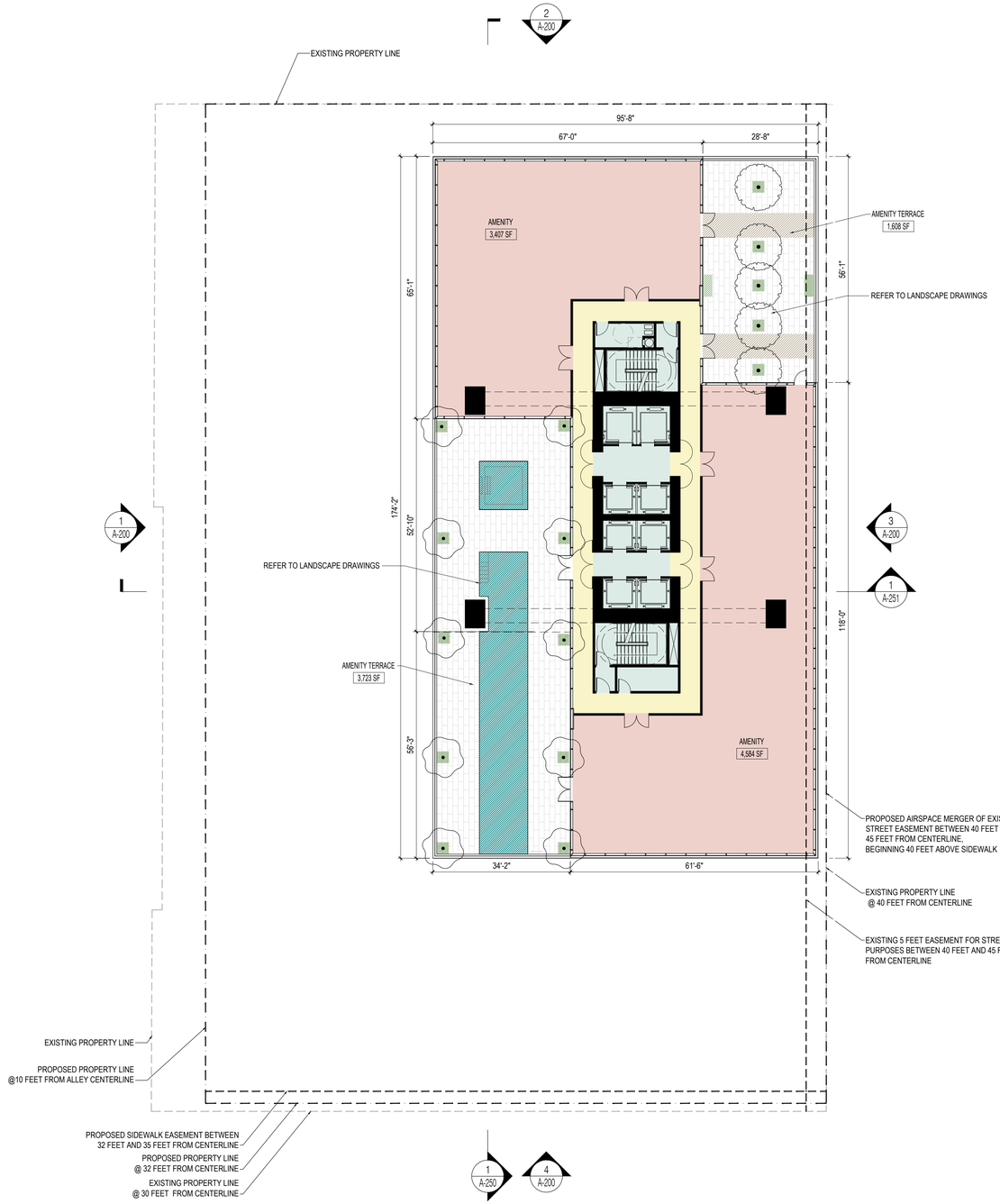
1045 OLIVE

NEW CONSTRUCTION

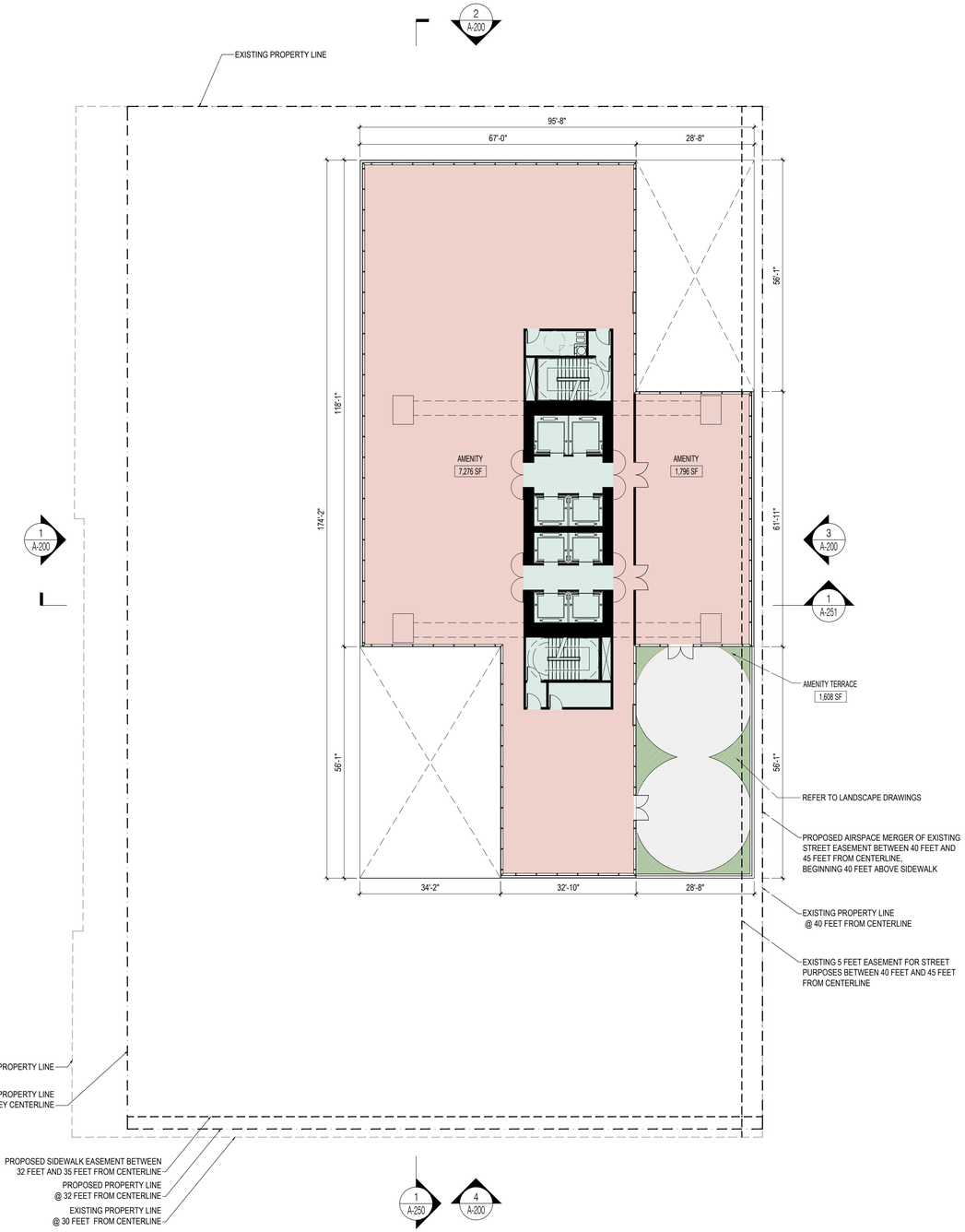
PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS: 21ST-51ST & 52ND FLOOR

A-106



1 53RD FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 54TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
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	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
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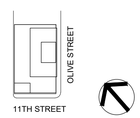


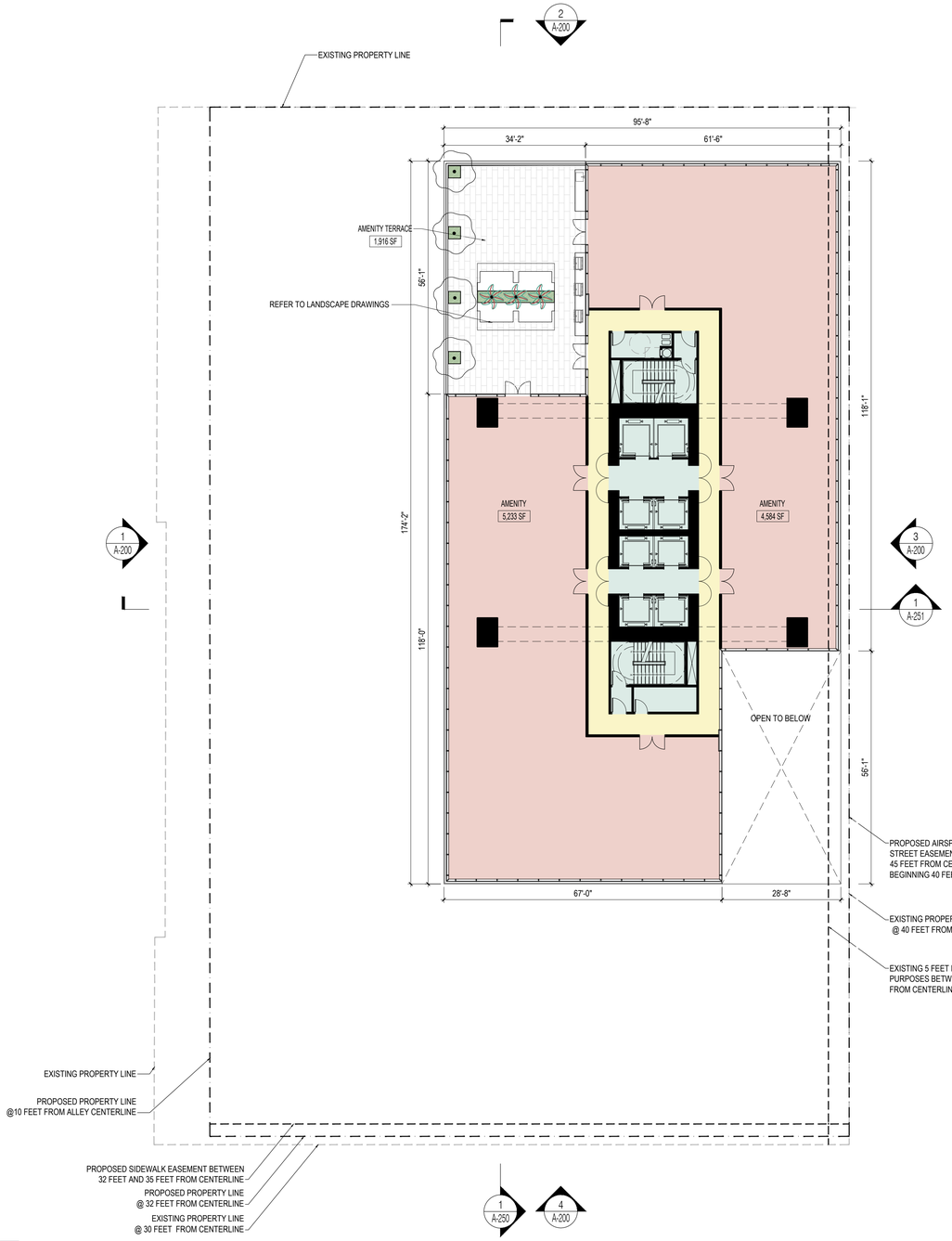
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

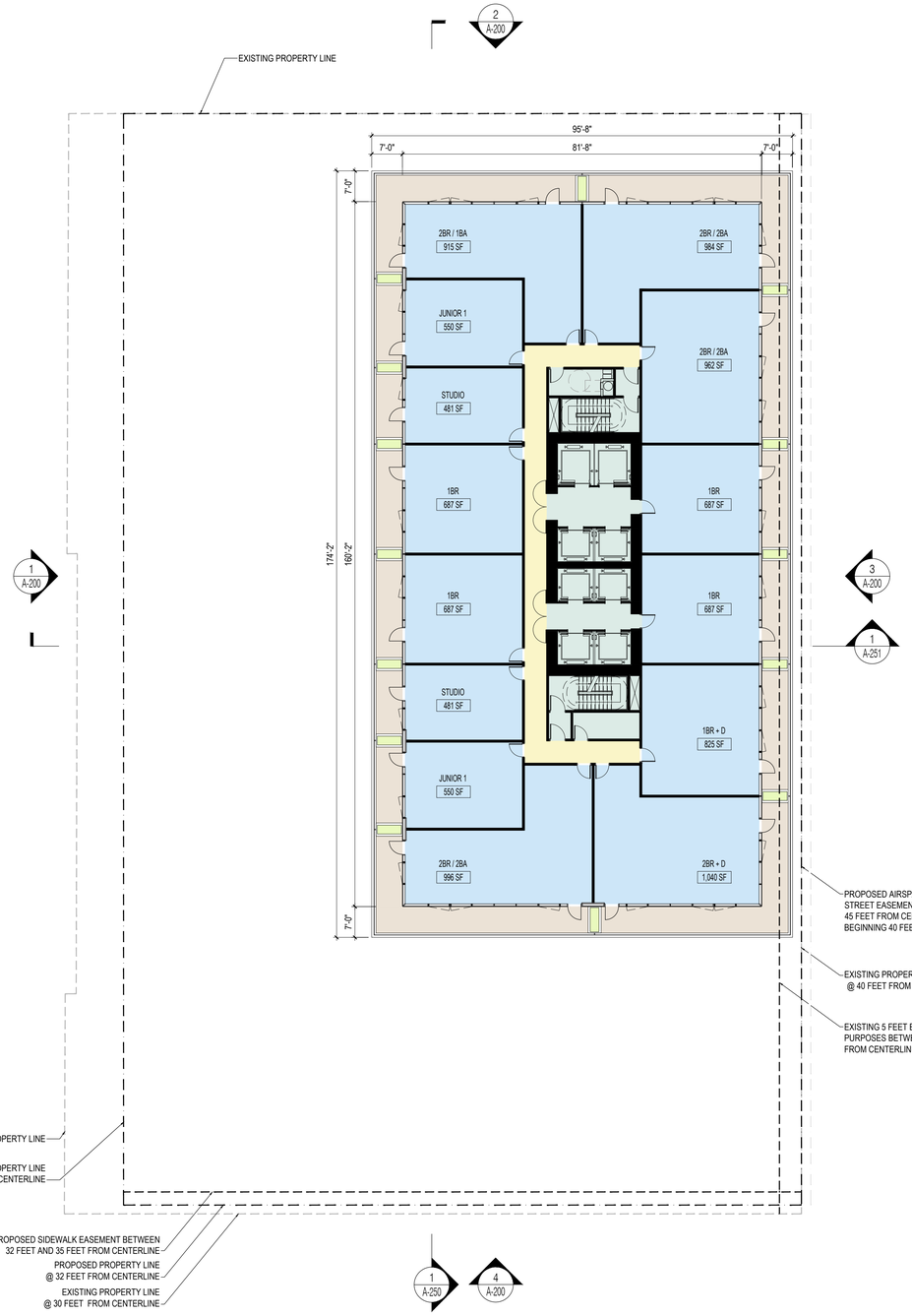
FLOOR PLANS: 53RD & 54TH FLOOR

A-107



RETAIL
LOBBY
AMENITY
RESIDENTIAL
CORE
CORRIDOR
PARKING
MEP / BOH

1 55TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 56TH-60TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 56-60							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
2	2	4	1	4	1		14	5	70

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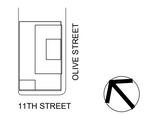


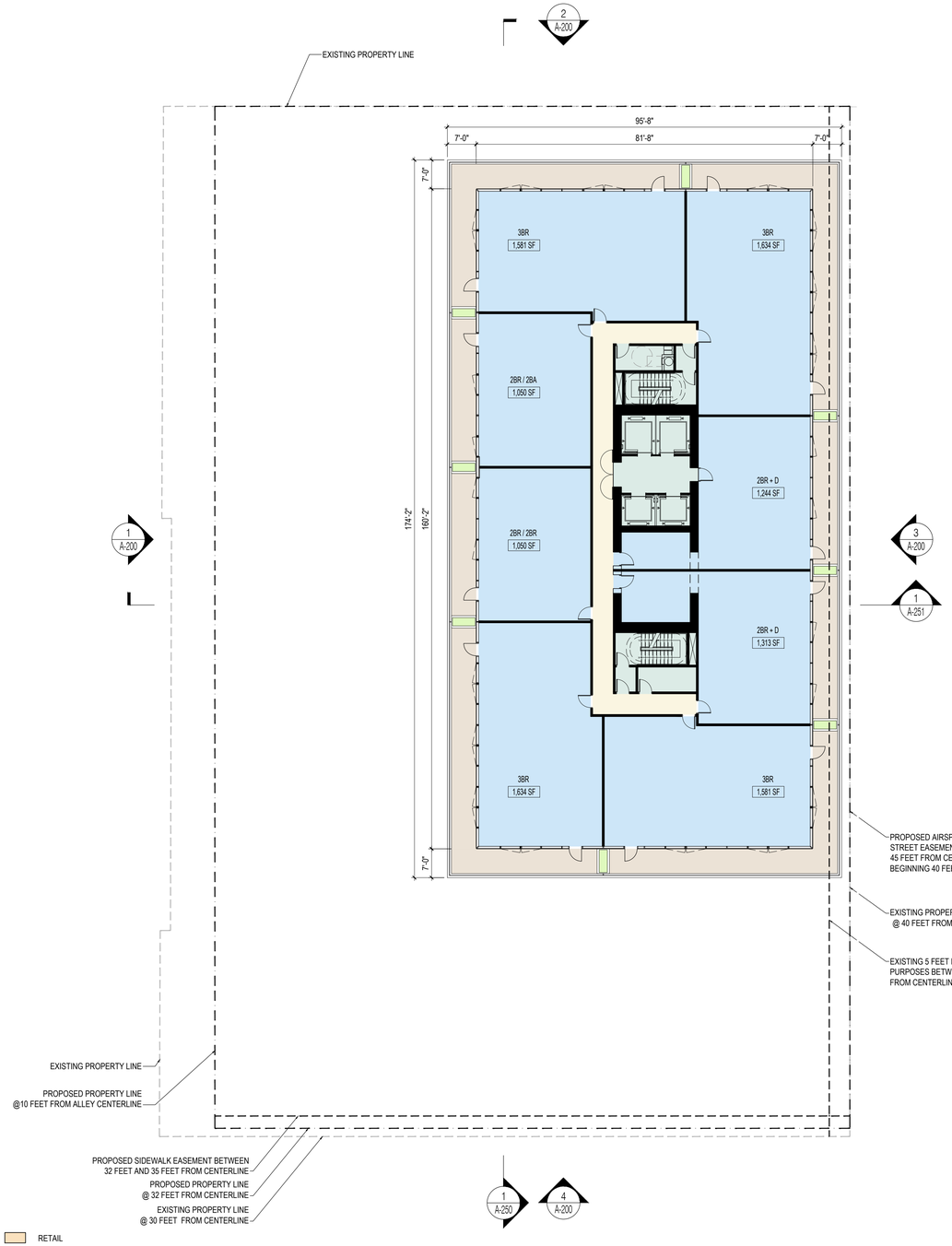
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS: 55TH & 56TH-60TH FLOOR

A-108



RETAIL
LOBBY
AMENITY
RESIDENTIAL
CORE
CORRIDOR
PARKING
MEP / BOH

1 61ST-70TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEVELS 61-70							UNITS/FL.	# OF FLOORS	TOTAL
STUDIO	JUNIOR 1BR	1BR	1BR+D	2BR	2BR+D	3BR			
				2	2	4	8	10	80

2 ROOF PLAN
SCALE: 1/16" = 1'-0"

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KEY PLAN

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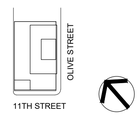

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

FLOOR PLANS: 61ST-70TH FLOOR & ROOF

A-109

1 SOUTH ELEVATION
SCALE: 3/128" = 1'-0"

2 EAST ELEVATION
SCALE: 3/128" = 1'-0"

3 NORTH ELEVATION
SCALE: 3/128" = 1'-0"

4 WEST ELEVATION
SCALE: 3/128" = 1'-0"

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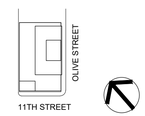


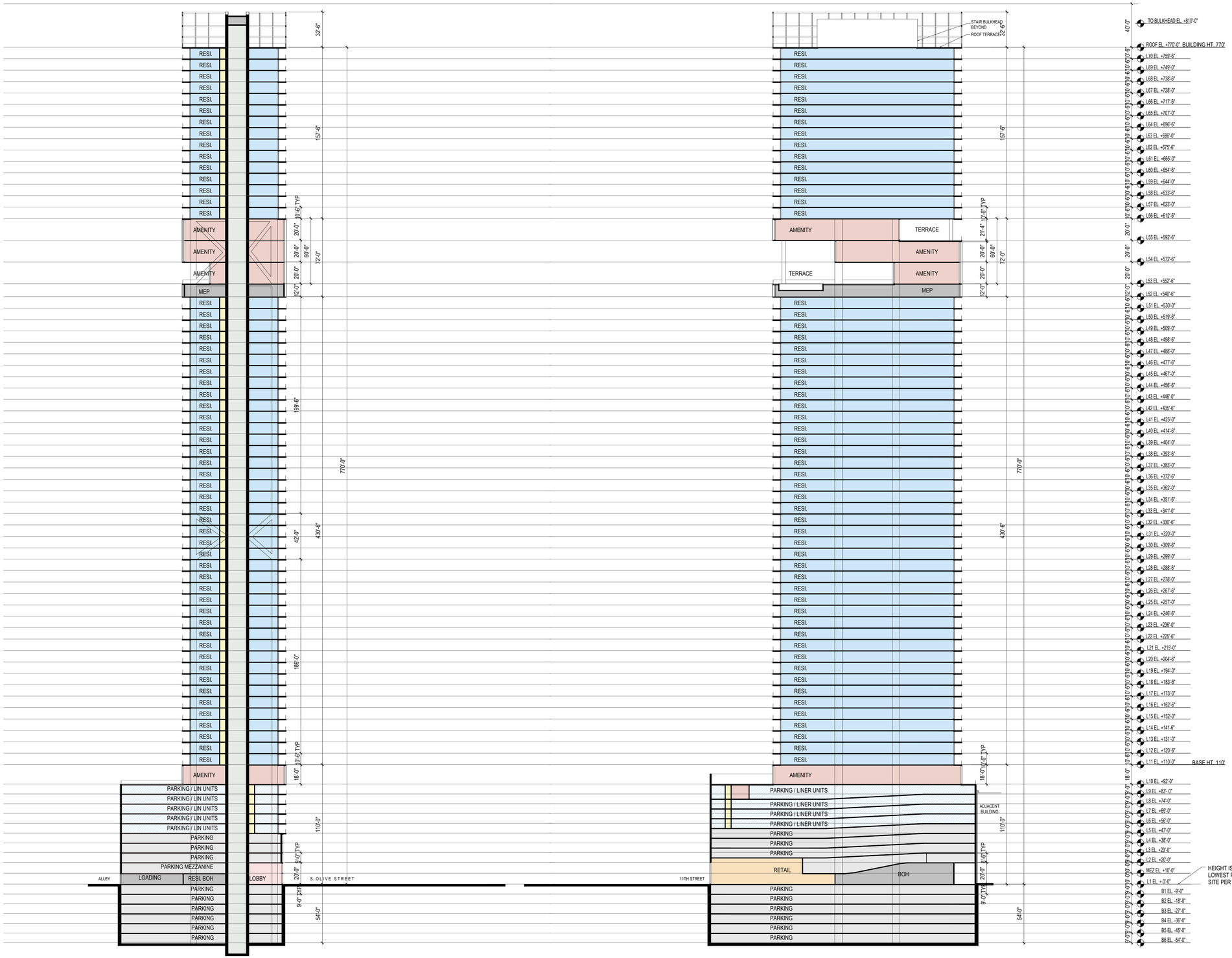
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 3/128" = 1'-0"

BUILDING ELEVATIONS

A-200



1 TRANSVERSE SECTION
SCALE: 3/128" = 1'-0"

2 LONGITUDINAL SECTION
SCALE: 3/128" = 1'-0"

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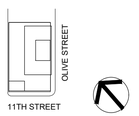


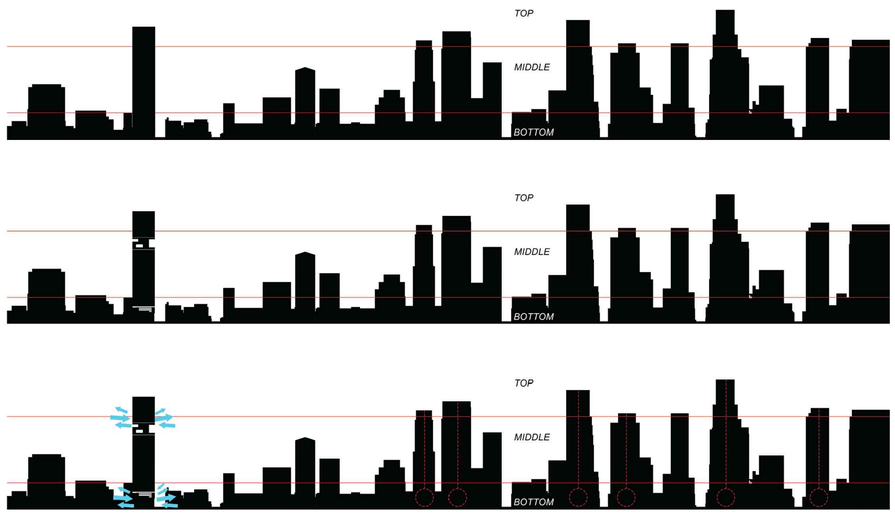
1045 OLIVE

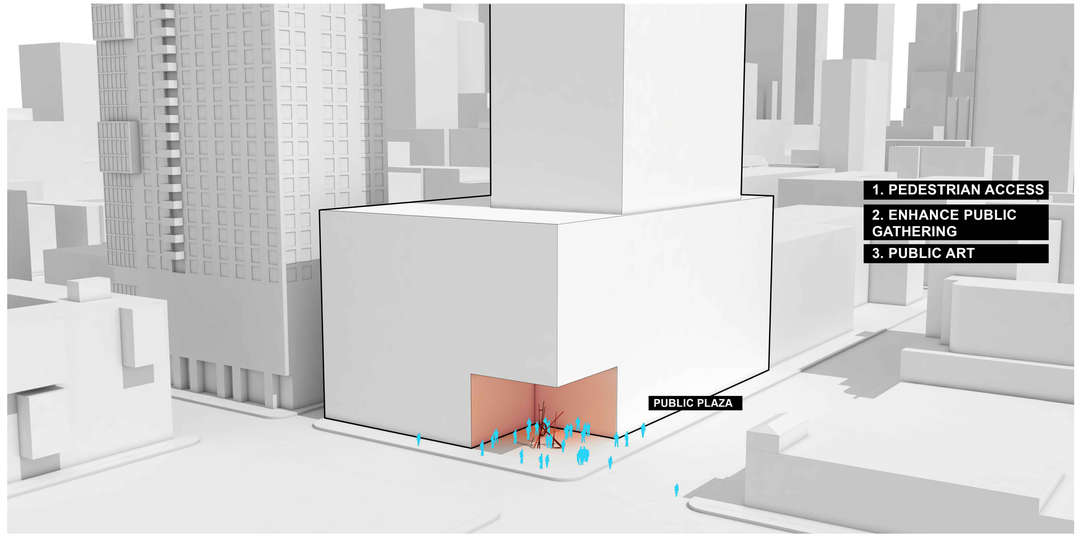
NEW CONSTRUCTION

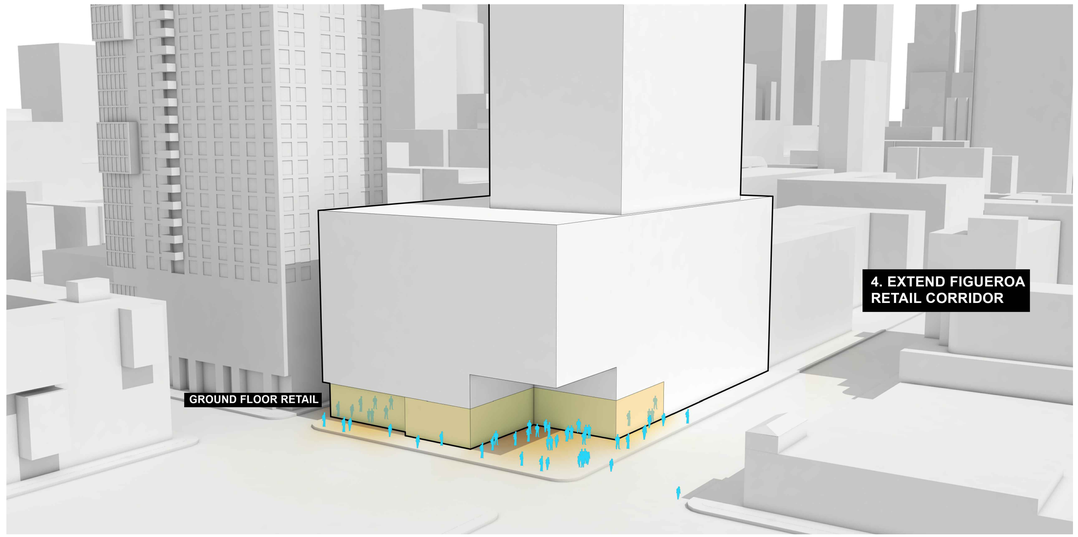
PROJECT NO:1658.00 | SCALE: 3/128"= 1'-0"

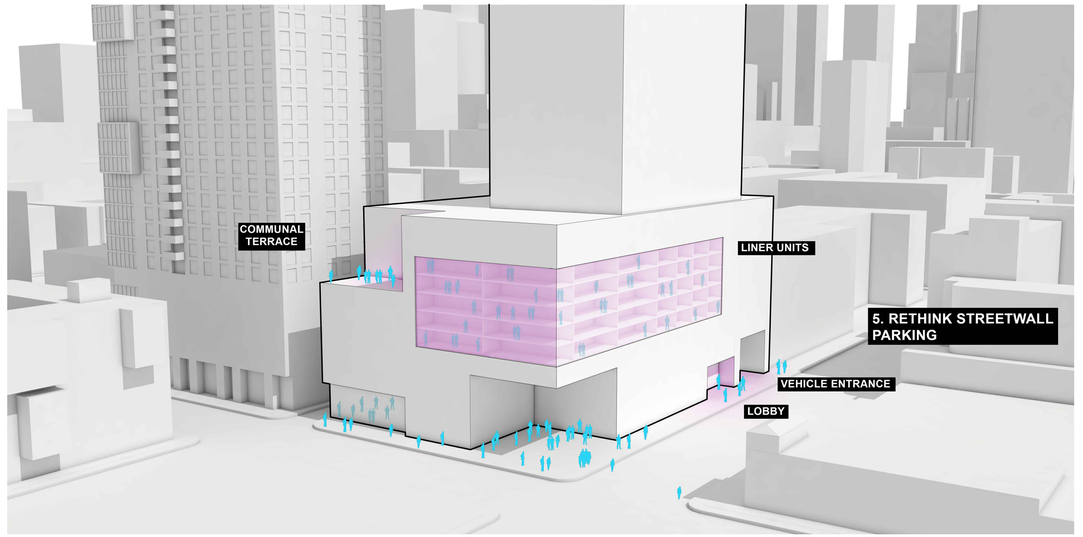
BUILDING SECTIONS

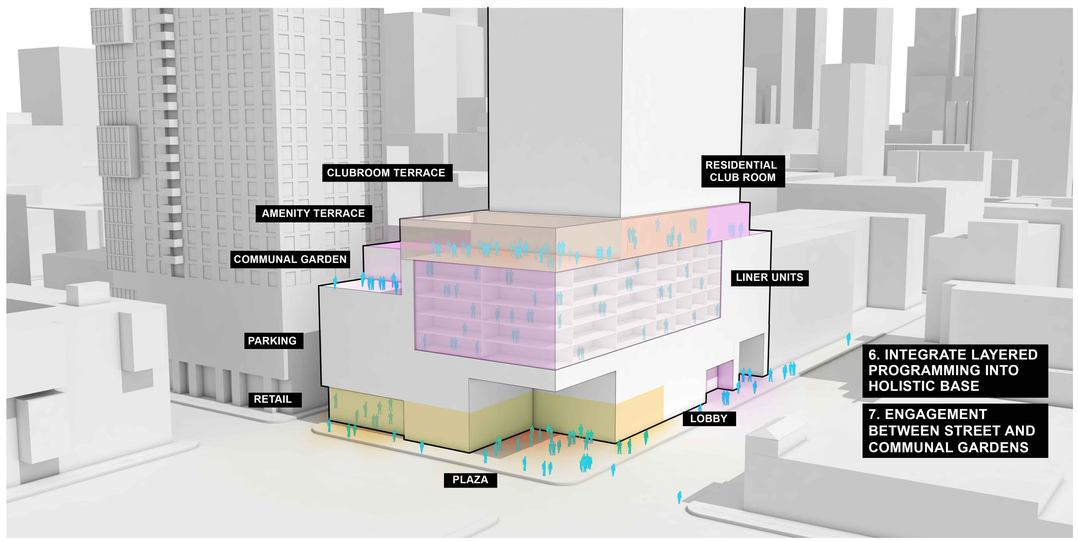
A-250

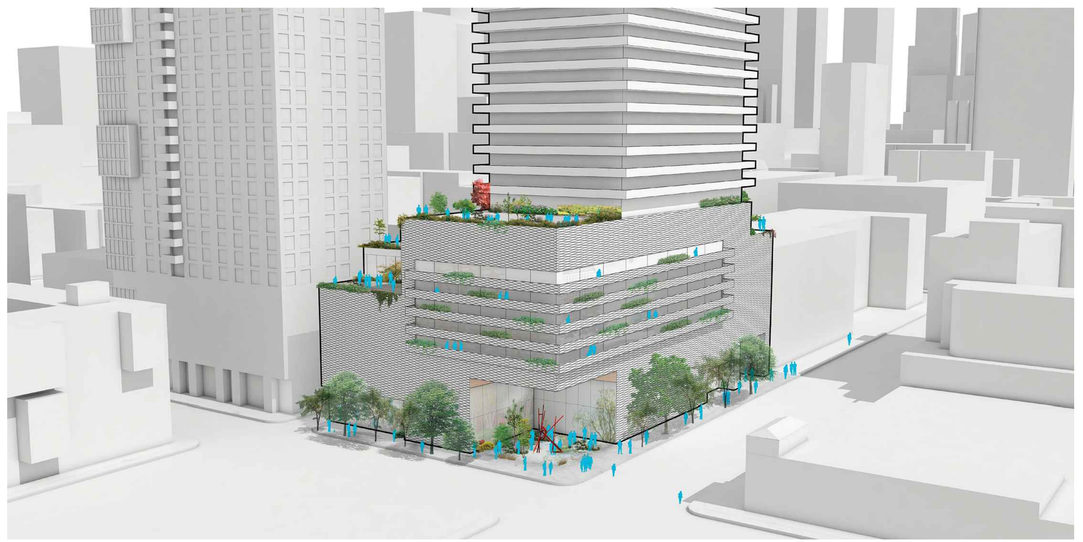












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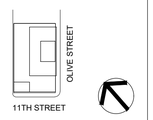


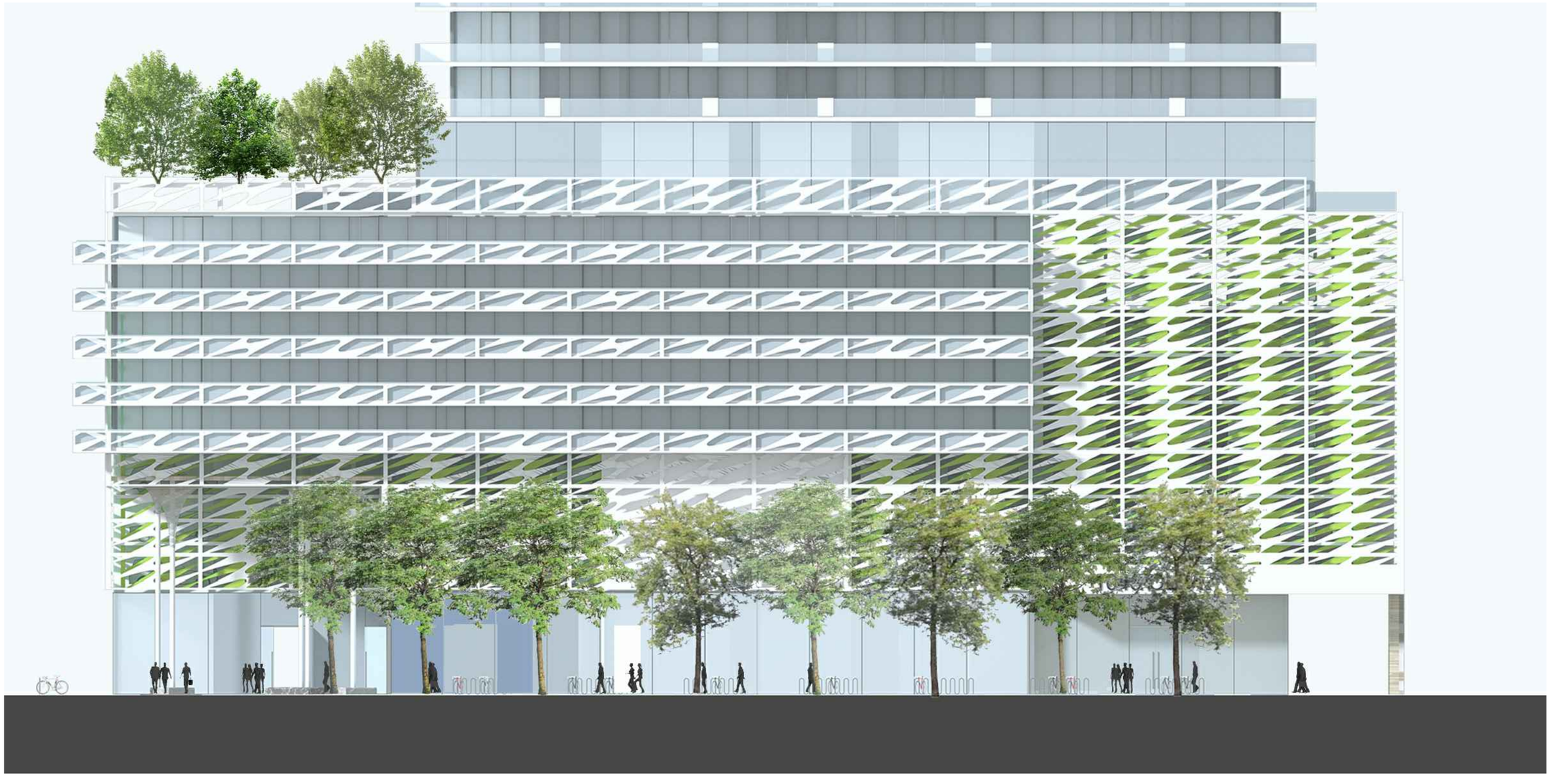
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

CONCEPT DIAGRAMS

A-300



1 EAST ELEVATION
SCALE:

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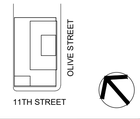

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

EAST ELEVATION

A-301

1 SOUTH ELEVATION
SCALE:

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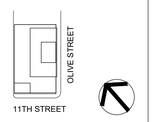
18301 Von Karman, Suite 490
Irvine CA 91612
T. (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



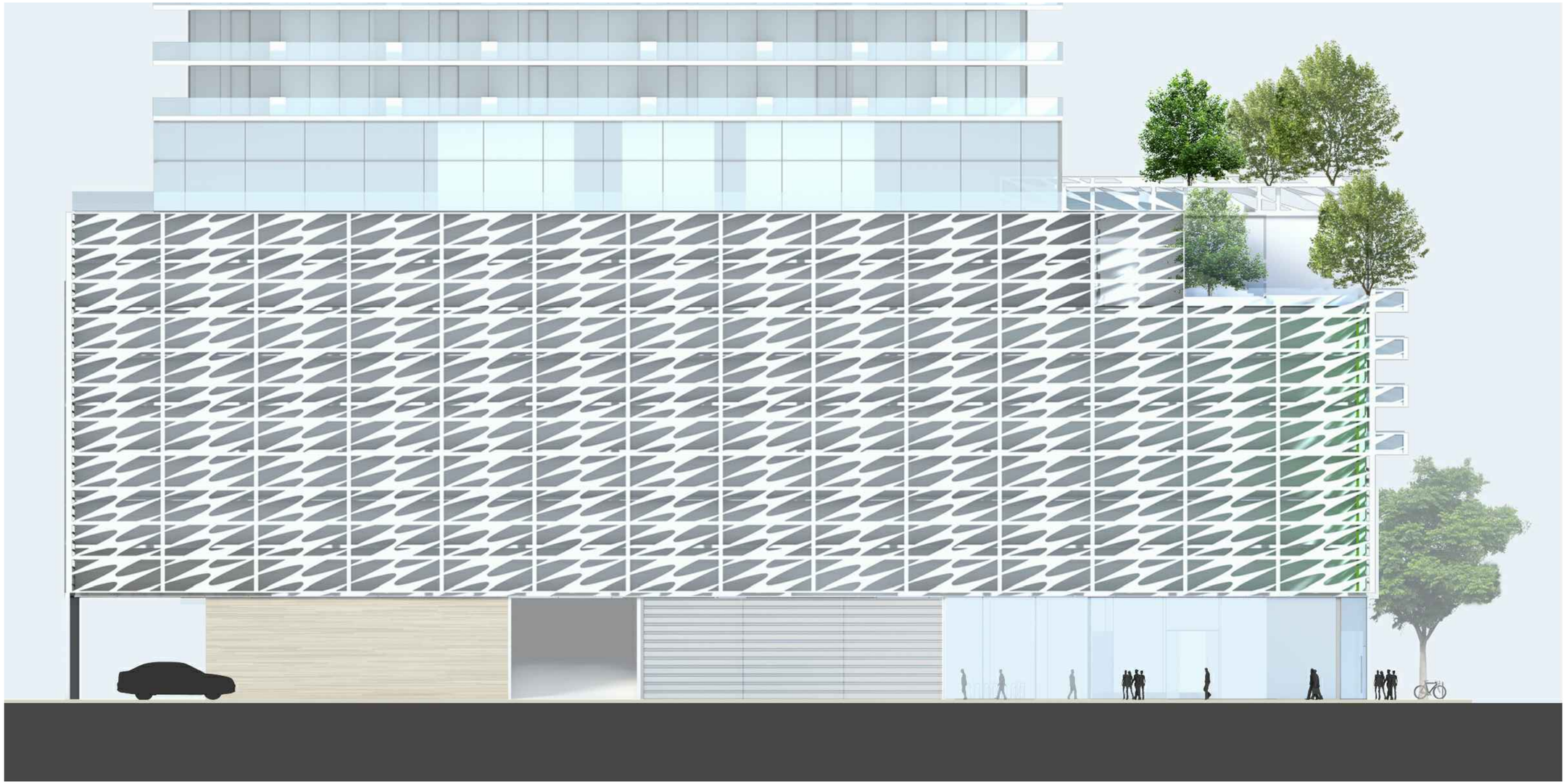
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

SOUTH ELEVATION

A-302



1 WEST ELEVATION
SCALE:

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
	08/15/2017	ENTITLEMENT SUBMISSION
	11/06/2018	CITY PLANNING SUBMISSION
	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT

1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

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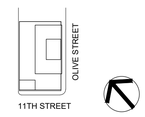
LOS ANGELES, CA 90015



1045 OLIVE

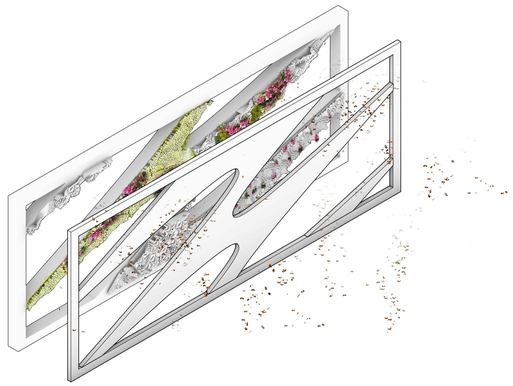
NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

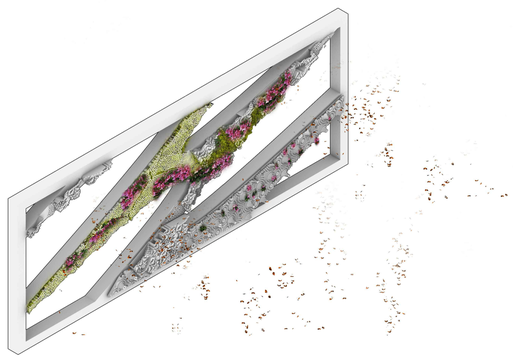
WEST ELEVATION

A-303

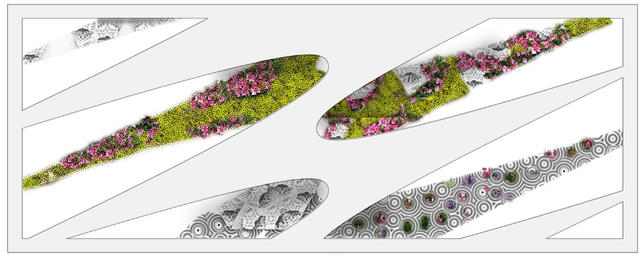
1 FACADE SECTION AT PARKING GARAGE
SCALE:



2 AXON: BIODIVERSITY PANEL W. FACADE PANEL IN FRONT
SCALE:



4 AXON: BIODIVERSITY PANEL
SCALE:



3 ELEVATION: BIODIVERSITY PANEL W. FACADE PANEL IN FRONT
SCALE:

5 ELEVATION: BIODIVERSITY PANEL
SCALE:

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

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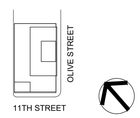
KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

ART WALL - BIODIVERSITY PANEL

A-304

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
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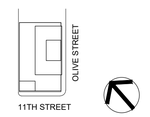

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

11TH & OLIVE
STREET PLAZA

A-305

NEW YORK
250 Park Ave South 3rd Floor
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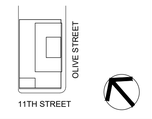

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE:

AERIAL VIEW

A-306

NEW YORK
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

1045 OLIVE

NEW CONSTRUCTION

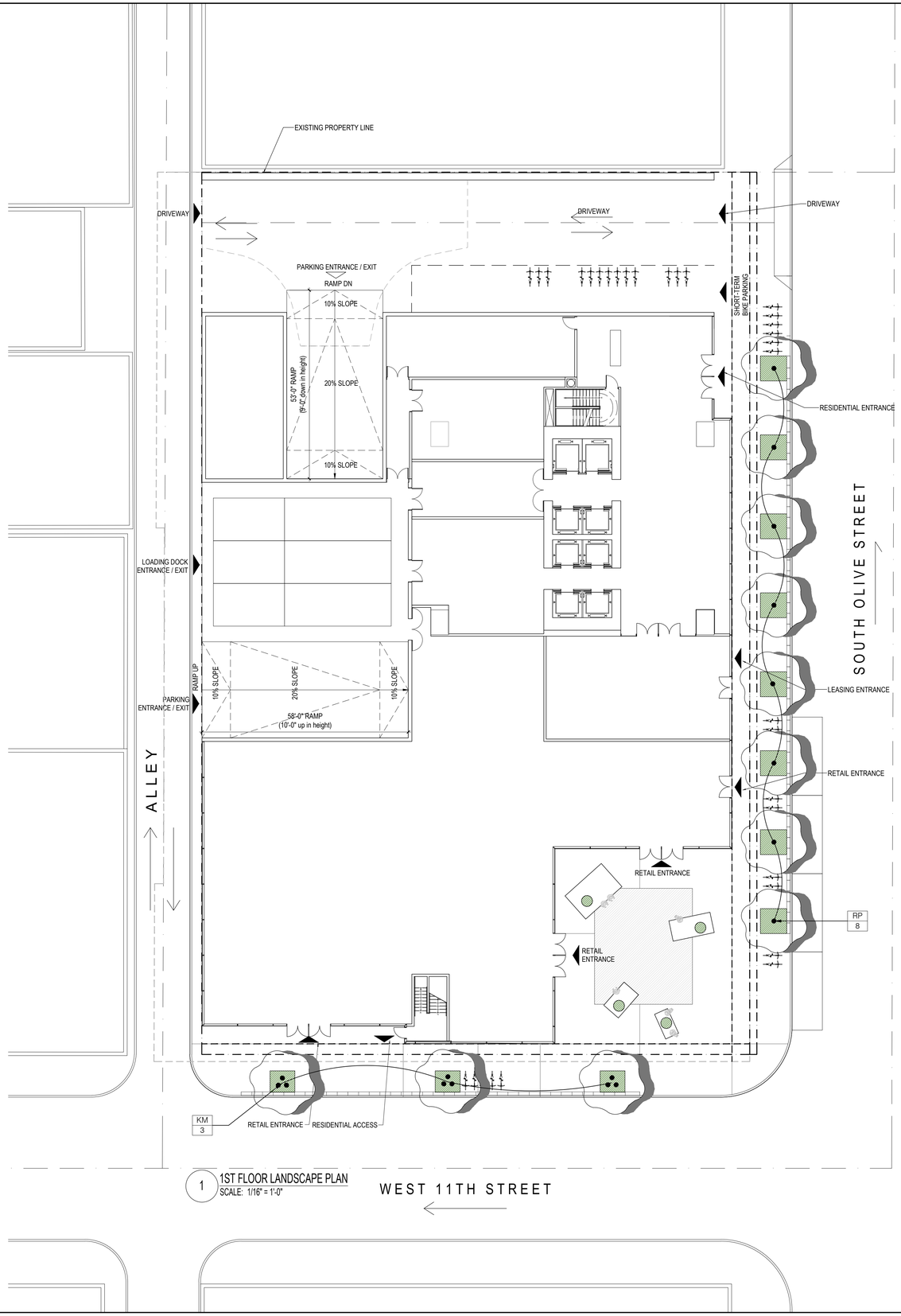
PROJECT NO:1658.00 | SCALE:

AERIAL VIEW

A-307

PLANTING SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	KM	Koelreuteria bipinnata	Chinese Flame Tree Multi-Trunk	36" box	Box	3		
	RP	Robinia pseudoacacia	Black Locust	36" box	Box	8		



1 1ST FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
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OWNER / APPLICANT

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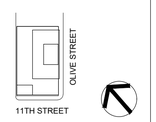
T. (949) 474-1591

KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

1ST FLOOR LANDSCAPE PLAN

L-100

1 8-10TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTE:

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
AB	5	ACACIA BAILEYANA / BAILEY ACACIA	24"BOX
AM	5	ARBUTUS MENZIESII / PACIFIC MADRONE	24"BOX
BN	10	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	24"BOX
CW	12	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24"BOX
CM	20	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24"BOX
ER	1	EUCALYPTUS SIDEROXYLON `ROSEA` / RED IRONBARK	36"BOX
MM	2	MAGNOLIA GRANDIFLORA `MAJESTIC BEAUTY` TM / SOUTHERN MAGNOLIA	24"BOX
OM	4	OLEA EUROPAEA / OLIVE MULTI-TRUNK	36"BOX
PR	4	PINUS RADIATA / MONTEREY PINE	24"BOX
PG	402	PODOCARPUS GRACILIOR / FERN PINE	24"BOX
RL	7	RHUS LANCEOLATA / PRAIRIE SUMAC	24"BOX

SHRUBS AND GROUNDCOVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.

NEW YORK
250 Park Ave South 3rd Floor
New York, New York 10003
646-478-7455

NO.	DATE	REVISION
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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

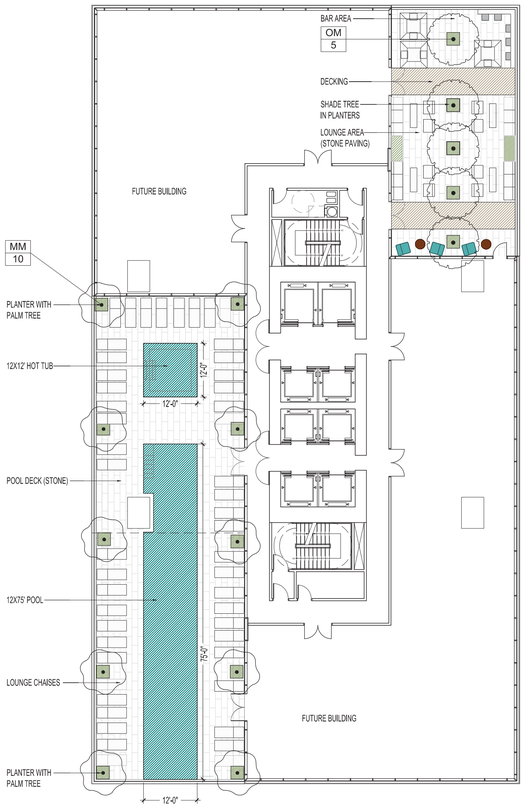
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

8TH & 10TH FLOOR LANDSCAPE PLAN

L-101



1 53RD FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
MM	10	MAGNOLIA GRANDIFLORA `MAJESTIC BEAUTY` TM / SOUTHERN MAGNOLIA	24"BOX
OM	5	OLEA EUROPAEA / OLIVE MULTI-TRUNK	36"BOX

SHRUBS AND GROUNDCOVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.

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250 Park Ave South 3rd Floor
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LOS ANGELES, CA 90015

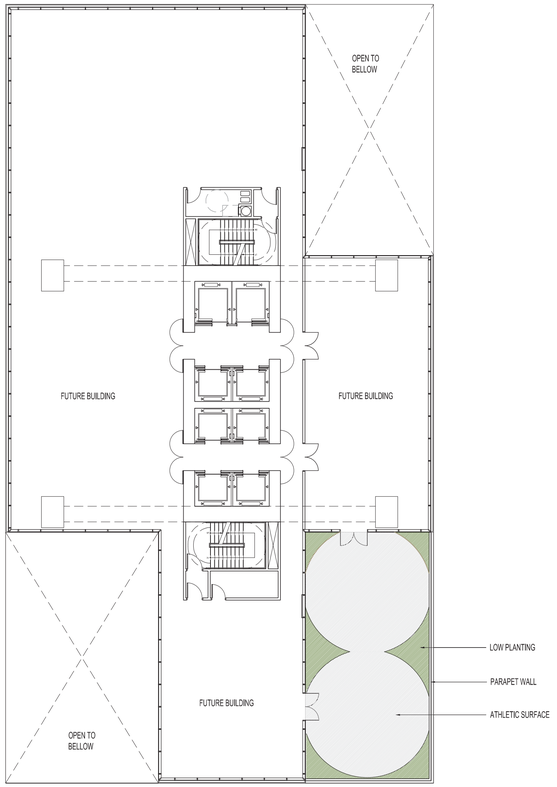
1045 OLIVE

NEW CONSTRUCTION

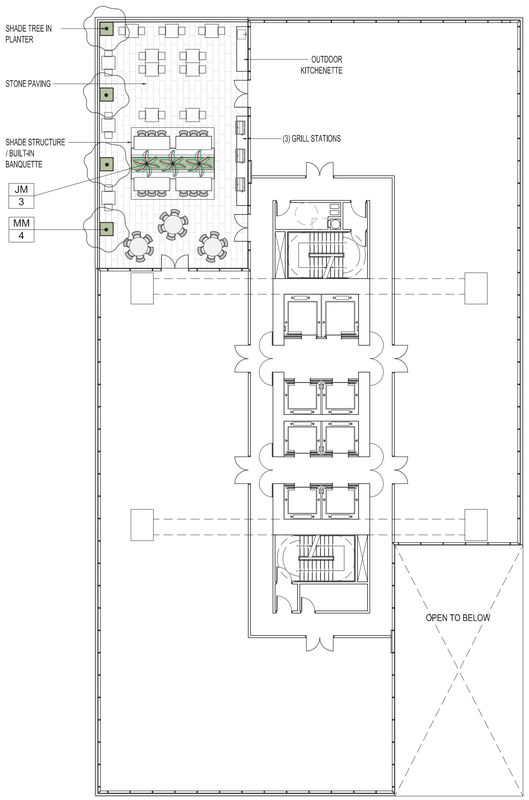
PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

53RD FLOOR LANDSCAPE PLAN

L-102



1 54TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 55TH FLOOR LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
JM	3	JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK	24"BOX
MM	4	MAGNOLIA GRANDIFLORA `MAJESTIC BEAUTY` TM / SOUTHERN MAGNOLIA	24"BOX

SHRUBS AND GROUNDCOVER

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KEY PLAN

1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015

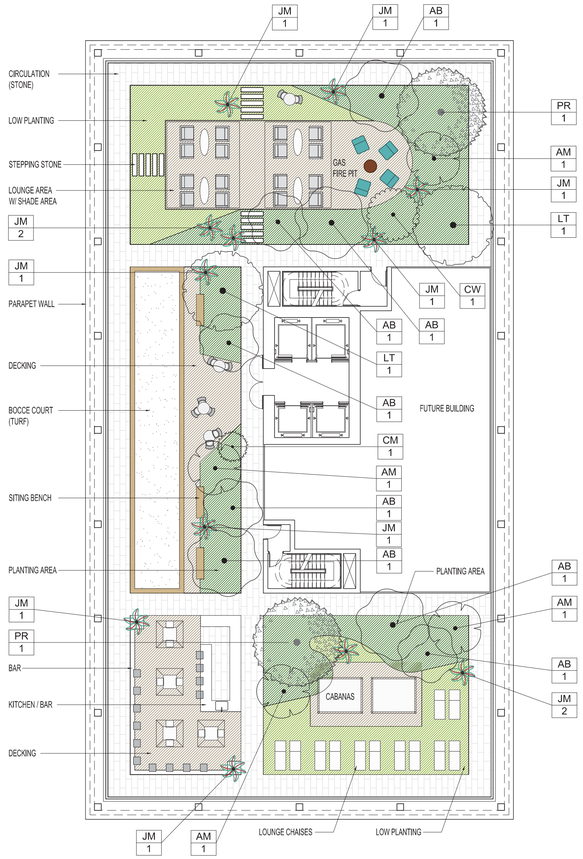
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

54TH-55TH FLOOR LANDSCAPE PLAN

L-103



1 ROOF LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT
AB	8	ACACIA BAILEYANA / BAILEY ACACIA	24"BOX
AM	4	ARBUTUS MENZIESII / PACIFIC MADRONE	24"BOX
CW	1	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24"BOX
CM	1	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24"BOX
JM	12	JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK	24"BOX
LT	2	LIRIODENDRON TULIPIFERA / TULIP TREE	36"BOX
PR	2	PINUS RADIATA / MONTEREY PINE	24"BOX

SHRUBS AND GROUNDCOVER

REFER TO LANDSCAPE NOTES SHEET FOR CONCEPTUAL SHRUBS AND GROUNDCOVER SPECIES AND SIZES.

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	03/12/2020	CITY PLANNING SUBMISSION

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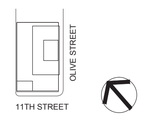

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 | SCALE: 1/16" = 1'-0"

ROOF GARDEN LANDSCAPE PLAN

L-104

IRRIGATION NOTES:

1. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW
WATER EFFICIENCY ORDINANCE AB 1881, THE CITY OF LOS ANGELES GUIDELINES, AND COUNTY OF LOS ANGELES GUIDELINES.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT
SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER
RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS.
3. THE IRRIGATION SYSTEM SHALL UTILIZE DRIP IRRIGATION, HIGH EFFICIENCY SPRAY HEADS, AND/OR BUBBLERS. THE SYSTEM CONTROLS SHALL BE SELF ADJUSTING VIA ON SITE WEATHER DATA AND HISTORICAL WEATHER DATA.THE SYSTEM SHALL BE DESIGNED FOR DEDICATED HYDROZONES BASED ON PLANT WATER REQUIREMENTS AND IRRIGATION EFFICIENCY.
4. THE DESIGN OF THE IRRIGATION SYSTEM SHALL
INCLUDE A WATER BUDGET, A DEDICATED WATER METER, A WEATHER BASED CONTROLLER, AND BE DESIGNED BY AN EPA WATERSENSE PARTNER.
5. THE IRRIGATION PRODUCTS SELECTED SHALL COME
FROM COMMERCIAL GRADE IRRIGATION MANUFACTURING COMPANIES WITH OUTSTANDING TECHNICAL SUPPORT, INCLUDING RAINBIRD AND HUNTER.
6. THE IRRIGATION COMPONENTS TOGETHER SHALL
PROVIDE AN IRRIGATION EFFICIENCY RATING EQUAL TO OR GREATER THAN 80%.
7. ESTIMATED WATER USAGE CALCULATIONS, SCHEDULES, AND POINT OF CONNECTION WATER PRESSURE CALCULATIONS SHALL BE MADE AVAILABLE AT THE PERMIT SUBMITTAL PHASE. ALL CALCULATIONS AND FACTORS SHALL BE DERIVED FROM CALIFORNIA ASSEMBLY BILL 1881.

PLANTING NOTES:

1. ALL LANDSCAPE PLANTING IMPROVEMENTS SHALL FOLLOW THE CITY OF LOS ANGELES GUIDELINES, AND COUNTY OF LOS ANGELES GUIDELINES.

2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, WATER EFFICIENCY, AND MAINTENANCE CONSIDERATIONS.

3. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM A SAMPLE TAKEN FROM THE PROJECT SITE.

4. GROUNDCOVER OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUNOFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE,
AND REDUCE WEED GROWTH.

5. TREES AND SHRUBS SHALL BE ALLOWED TO GROW TO THEIR NATURAL FORMS.

6. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.

7. ALL REQUIRED LANDSCAPE PLANTING AREAS SHALL BE MAINTAINED BY OWNER PER THE CITY'S REQUIREMENTS.

8. THE LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN

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CONCEPTUAL PLANT LIST:

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	SPACING
AL	ACACIA REDOLENS `LOWBOY` / BANK CATCLAW	1 GAL	2` O.C	48" o.c.
AH	AGAVE ATTENUATA `HUNTINGTON BLUE` / CENTURY PLANT	3 GAL	3` O.C	48" o.c.
AH2	ALOE X `HERCULES` / HERCULES ALOE	5 GAL	2` O.C	48" o.c.
BP	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	5 GAL	2` O.C	48" o.c.
BB	BOUGAINVILLEA BRASILIENSIS `PURPLE` / PURPLE BOUGAINVILLEA	5 GAL	3` O.C	48" o.c.
CL	CALLISTEMON CITRINUS `LITTLE JOHN` / DWARF BOTTLE BRUSH	5 GAL	2` O.C	48" o.c.
CS	CALLISTEMON SALIGNUS / WHITE BOTTLEBRUSH	5 GAL	2` O.C	48" o.c.
CM2	CARISSA MACROCARPA / NATAL PLUM	1 GAL	2` O.C	48" o.c.
CA	CORDYLINE AUSTRALIS / GRASS PALM	15 GAL	4` O.C	48" o.c.
DI	DIANELLA INTERMEDIA / TURUTU	5 GAL	2` O.C	48" o.c.
D`	DIANELLA REVOLUTA `KENTLYN` / DIANELLA KENTLYN	5 GAL	2` O.C	48" o.c.
DD	DRACAENA DRACO / DRAGON TREE	15 GAL	5` O.C	48" o.c.
EB	ECHEVERIA X `BLUE ATOLL` / BLUE ATOLL ECHEVERIA	1 GAL	1` O.C	48" o.c.
EV	ECHINOCACTUS POLYCEPHALUS POLYCEPHALUS / COTTONTOP CACTUS	5 GAL	1` O.C	48" o.c.
FP	FRAGARIA X ANANASSA `PUGET SUMMER` / LATE SEASON STRAWBERRIES	1 GAL	2` O.C	48" o.c.
HP	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	2` O.C	48" o.c.
HC	HEUCHERA CANYON SERIES `CANYON DELIGHT` / CORAL BELLS	1 GAL	2` O.C	48" o.c.
JP	JUNCUS PATENS / CALIFORNIA GRAY RUSH	5 GAL	3` O.C	48" o.c.
KA	KECKIELLA ANTIRHINNOIDES / YELLOW PENSTEMMON	1 GAL	2` O.C	48" o.c.
LA	LAVATERA ASSURGENTIFLORA / MALLOW	5 GAL	3` O.C	48" o.c.
LC	LEUCADENDRON X `CLOUDBANK GINNY` / CONEBUSH	5 GAL	4` O.C	48" o.c.
LB	LEUCOPHYLLUM FRUTESCENS `BERTSTAR DWARF` / TEXAS SAGE	15 GAL	4` O.C	48" o.c.
MA	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL	2` O.C	48" o.c.
MB	MUHLENBERGIA BUSHII / NODDING MUHLY	5 GAL	3` O.C	48" o.c.
PA	PITTOSPORUM ANGUSTIFOLIUM	5 GAL	2` O.C	48" o.c.
PN	PODOCARPUS NERIIFOLIUS / BROWN PINE	15 GAL	4` O.C	48" o.c.
SM3	SAMBUCUS MEXICANA / MEXICAN ELDERBERRY	15 GAL	5` O.C	48" o.c.
SM4	SENECIO MANDRALISCAE / BLUE FINGER	1 GAL	1` O.C	48" o.c.
WF	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	2` O.C	48" o.c.

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