



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

March 10, 2020

TO: City Planning Commission

FROM: Johnny Le, Planning Assistant

ADDITIONAL INFORMATION AND TECHNICAL MODIFICATIONS TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2017-3251-TDR-MCUP-SPR; 1045 S. Olive Street

The following additional information and technical modifications are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of March 12, 2020, related to Item No. 8 on the meeting agenda. A portion of the information below is provided in response to the Applicant's letter to the City Planning Commission, dated March 9, 2020. Deleted text is shown in **strikethrough** and added text is shown in **underline**.

Project Plans

Exhibit A, referred to as Project Plans dated March 12, 2020, attached to the Staff Report, is replaced with updated project plans known as "Exhibit A – Revised Project Plans" dated March 12, 2020, attached to this memo. Modifications to the plans include corrections to bicycle parking counts, bicycle parking locations, and streetscape improvements.

References to the "Exhibit A – Project Plans" dated March 12, 2020, are revised to the updated project plans known as "Exhibit A – Revised Project Plans", throughout the entire Staff Report.

Bicycle Parking

On page A-11 of the Staff Report, under the "Parking" subheading, the correct numbers of required and provided long-term and short-term bicycle parking is updated as follows:

"For the residents, the Project provides a total of **32** ~~80~~ short-term and **278** ~~794~~ long-term bicycle parking spaces, meeting the LAMC's required amount of **32** ~~79~~ short-term and **278** ~~794~~ long-term bicycle parking spaces."

Condition B.22 - Covenant and Agreement

The applicant states that Master Conditional Use Condition B.22 and Administrative Condition E.3 are duplicative in the requirement to record a Covenant and Agreement. Condition B.22 requires a Covenant and Agreement for all of the alcohol-related conditions (Conditions B.1 through B.22). Condition E.3 requires a Covenant and Agreement for all of the project-related conditions (Conditions A.1 through E.8), which includes Conditions B.1 through B.22. If a Covenant and Agreement is recorded for all of the project

conditions, this would already serve to satisfy Condition B.22. In that case, only a copy of the already-recorded conditions would have to be submitted to the Department of City Planning. Since a single Covenant and Agreement can be utilized to satisfy both conditions, there is no need to delete one of the conditions. However, the language of Condition B.22 is recommended to be modified to allow the condition to be met prior to building permit issuance.

- B.22. **Covenant and Agreement.** ~~Within 30 days of the effective date of this grant~~ **Prior to building permit issuance**, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center or the BESt (Beverage and Entertainment Streamlined Program) for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center or BESt (Beverage and Entertainment Streamlined Program) for inclusion in the case file.

Condition C.5 - Common Open Space Enclosures

Site Plan Review Condition C.5 should be clarified that common open space areas in the condition refer to outdoor areas:

- C.5. **Common Open Space Enclosures.** Perimeter enclosures located on the tower's floors 53 through 55 adjacent to **outdoor** common open space areas shall be transparent with a maximum height of 10 feet and shall not be enclosed to be converted into habitable space.

Lot Area Definition

In the Applicant's March 9, 2020 letter to the City Planning Commission, the Applicant contends that the definition of "lot area" for purposes of Transfer of Floor Area Request (TFAR) Public Benefit Payment calculations should include areas that have previously been dedicated. The applicant states that the City, under certain circumstances, recognizes that dedications that have already occurred may still be considered as lot area, and that the City is without legal authority to net out dedications that burden the Project Site in legal descriptions, title reports, and grant deeds. The applicant then refers to Los Angeles Department of Building and Safety (LADBS) Zoning Code Manual and Commentary, pages 286-287, which provides guidance on determining "lot area" for the purposes of calculating density in instances where a previous entitlement (namely zone changes, conditional uses, and variances, as well as the issuance of building permits) had required dedications, but the original project was never built. The commentary explicitly states that this particular guidance only applies to Article 2 of the Zoning Code. Therefore, the LADBS guidance referenced by the Applicant does not apply to Article 4.5, Transfer of Floor Area.

Under Article 4.5, Transfer of Floor Area, lot area is defined as "the total horizontal area within the lot lines of a lot (prior to any dedication)". The portion of the definition referring to "prior to dedication" does not refer to "prior to any dedication which may have occurred in the past", but refers to any dedication which may also be required as part of the project or entitlement requests. The existing lot area of the Project Site is 38,907 square feet, as evidenced in the submitted survey and confirmed in City records. Both the Certified EIR and Staff Report state that the lot area of the Project Site is 38,907 square feet when not including existing public right-of-way areas or previously dedicated areas.

As there is an associated Vesting Tentative Tract Map with the Project, after required dedications are provided under the Tract Map, the new lot area of the Project Site will be 35,948 square feet. Therefore, the lot area prior to these dedication requirements is 38,907 square feet. Consistent with established City practice and interpretations of the Zoning Code, the definition of "lot area" utilized in Article 4.5 refers to the existing lot area of a site, prior to dedications which may occur under associated entitlements such as zone changes, tract maps, or dedication requirements under Los Angeles Municipal Code Section 12.37. Therefore, the Public Benefit Payment calculations provided in the Staff Recommendation Report are correct.

Transfer of Floor Area

The applicant requests several modifications to the Transfer of Floor Area Public Benefit Payment allocations as presented in the Staff Report. The Staff Recommendation Report accurately reflects the recommended allocations of the funds provided by the Public Benefit Trust Fund Committee during the TFAR Early Consultation Session. Any recommended changes to these allocations would be at the discretion of the decision-makers.

The Committee recommended that no credit be provided for the on-site ground-floor plaza provided as part of the 1045 Olive Project. The Committee did not consider the Project's 2,728 square foot plaza as a "public benefit" as defined in Section 14.5.3 of the LAMC. Section 14.5.3 defines public benefit as amenities provided to the public for things such as affordable housing, public open space, recreational, cultural, community and public facilities. Due to the size and function of the plaza that includes an art component and seating areas, the Committee did not agree with the applicant's proposal of the allocation of 60 percent of the Public Benefit Direct Provision towards the plaza.

The applicant contests that the Committee's claim that the potential allocation of Public Benefit Payment funds for the project's plaza is "precedent setting" is incorrect. The applicant cites precedent in two previous TFAR cases, including the Wilshire Grand project which contains an open plaza that is approximately a quarter of an acre or 10,890 square feet, which is significantly larger than the project's plaza. The project also cites the Emerald Project which contained a 2,368 square foot plaza where TFAR funds were allocated. However, the plaza for the Emerald Project only received approximately \$225,620 dollars of credit for on-site improvements, whereas the Applicant's original proposal requested a 3 million dollar credit for the plaza, which was subsequently revised to 1.5 million dollars.

Condition C.8 - Tree Wells

The applicant requests modifications to Site Plan Review Condition C.8 to decrease the requirement for tree well planters on the rooftop from 42 inches to 30 inches. Without additional supporting information documenting that the 30-inch depth is adequate to support a specific tree type, Department of City Planning Staff do not recommend the change.

Condition D.4 - Tribal Cultural Resource Inadvertent Discovery

The applicant requests the deletion of Environmental Condition D.4, as they state that this condition relating to tribal cultural resources conflicts with Mitigation Measure MM-2 for archeological cultural resources. Condition D.4 requires tribal notification in case of inadvertent discovery of tribal cultural resources. Mitigation Measure MM-2 relates to archeological resources and states if prehistoric resources are found, then consultation with Native American tribes will occur. It's important to note that not all tribal cultural resources are archeological resources and vice-versa. Combined, this condition and mitigation measure address the full spectrum of potential impacts to both cultural resources and tribal cultural resources. There is no apparent conflict in the notification and consultation processes identified in the measures, and therefore no deletion or change is required.



1045 OLIVE

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

**Exhibit A - Revised Project Plans
CPC-2017-3251-TDR-MCUP-SPR
March 12, 2020**



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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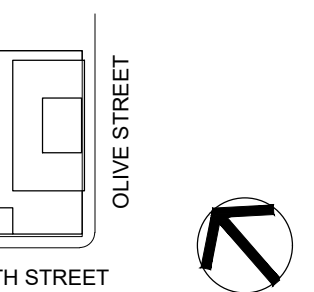
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KEY PLAN

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

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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	
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IRVINE & ASSOCIATES, INC. 633 W. 5TH ST, SUITE 3200 LOS ANGELES, CA 90071	ODA ARCHITECTURE, LLC 250 PARK AVENUE SOUTH, 3RD FL NEW YORK, NY 10003
PROJECT DESCRIPTION	
<ul style="list-style-type: none"> • 70 - STORY HIGH RISE • 56 STORIES OF RESIDENTIAL FLOORS • 10 STORIES OF ABOVE GRADE PODIUM, CONSISTING OF: <ul style="list-style-type: none"> - 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 1/2 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 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 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	[O]R5-4D-O		
ZONING:	CENTRAL CITY COMMUNITY PLAN		
COMMUNITY PLAN AREA:	HIGH DENSITY RESIDENTIAL		
EXISTING PLAN DESIGNATION:	CITY CENTER REDEVELOPMENT PLAN		
COMMUNITY REDEVELOPMENT AREA:			
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					
Residential	Dwelling Units	# of DU	Long Term		Short Term
	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	Commercial Area	Long Term	Short Term		
	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 Type	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	
	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		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



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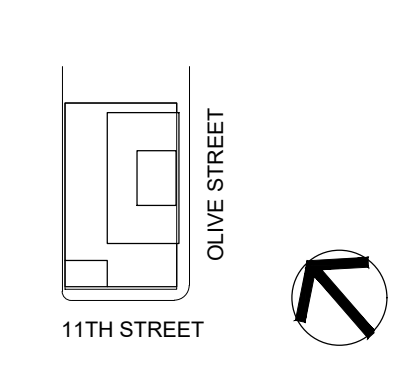
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KEY PLAN
1033, 1041, 1045, 1053, 1057 S. OLIVE ST
LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT INFORMATION
A-001.1

PROJECT NO: 1658.00 SCALE:

PROJECT INFORMATION

A-001.1





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

NO.	DATE	REVISION
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03/22/2020		CITY PLANNING SUBMISSION

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KEY PLAN

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



11TH STREET

OLIVE STREET

1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SITE LOCATION

A-001.2

PAGE: 03 OF 35

NO.	DATE	REVISION
01	08/15/2017	ENTITLEMENT SUBMISSION
11	10/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	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 KLEMEMOIC ASSOCIATES
1301 Fifth Avenue Suite 3200
Seattle, WA 98101-2899
T. (206) 252-1200

MEP ENGINEER:
CS ENGINEERS
445 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

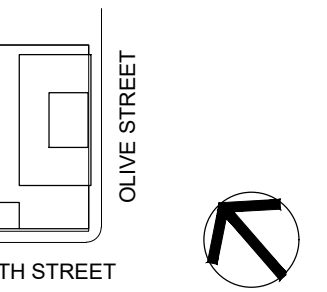
LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc
690 S. Figueroa St. Suite #1780
Los Angeles, CA 90017
T. (213) 437-3403

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
13001 Von Karman, Suite 490
Irvine CA 92612
T. (949) 474-1591

KEY PLAN

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



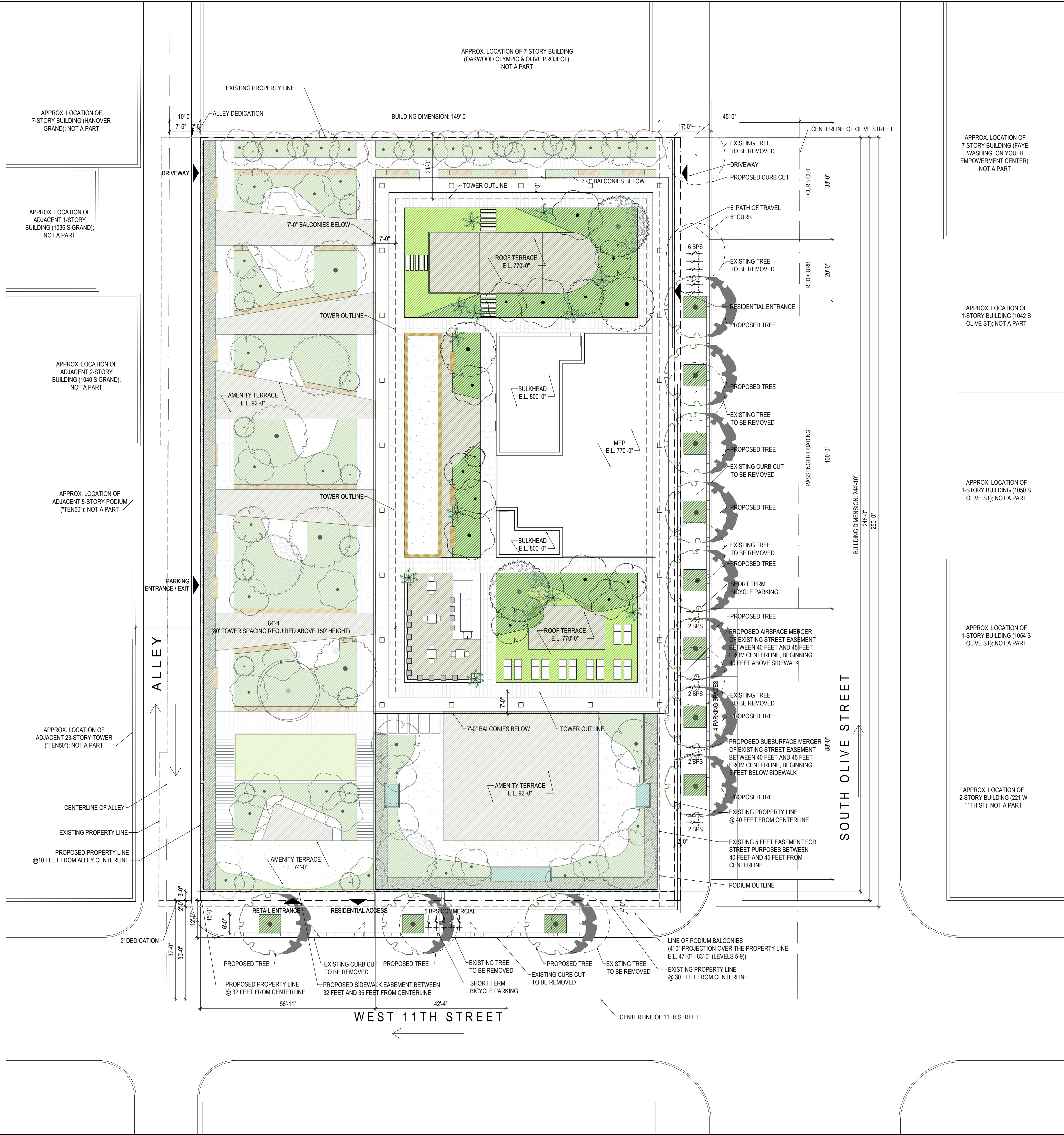
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

PLOT PLAN

A-002



APPROX. LOCATION OF 7-STORY BUILDING (OAKWOOD OLYMPIC & OLIVE PROJECT); NOT A PART

APPROX. LOCATION OF 7-STORY BUILDING (HANOVER GRAND); NOT A PART

APPROX. LOCATION OF ADJACENT 1-STORY BUILDING (1036 S GRAND); NOT A PART

APPROX. LOCATION OF ADJACENT 2-STORY BUILDING (1040 S GRAND); NOT A PART

APPROX. LOCATION OF ADJACENT 5-STORY PODIUM ("TENS5"); NOT A PART

APPROX. LOCATION OF ADJACENT 23-STORY TOWER ("TENS5"); NOT A PART

CENTERLINE OF ALLEY

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE @ 10 FEET FROM ALLEY CENTERLINE

2 DEDICATION

32'-0"

30'-0"

2'-0"

3'-0"

15'-0"

5'-0"

56'-11"

42'-4"

WEST 11TH STREET

APPROX. LOCATION OF 7-STORY BUILDING (FAYE WASHINGTON YOUTH EMPOWERMENT CENTER); NOT A PART

APPROX. LOCATION OF 1-STORY BUILDING (1042 S OLIVE ST); NOT A PART

APPROX. LOCATION OF 1-STORY BUILDING (1050 S OLIVE ST); NOT A PART

APPROX. LOCATION OF 1-STORY BUILDING (1054 S OLIVE ST); NOT A PART

APPROX. LOCATION OF 2-STORY BUILDING (221 W 11TH ST); NOT A PART

CENTERLINE OF OLIVE STREET

45'-0"

17'-0"

38'-0"

20'-0"

100'-0"

88'-0"

SOUTH OLIVE STREET

248'-0"

250'-0"

244'-10"

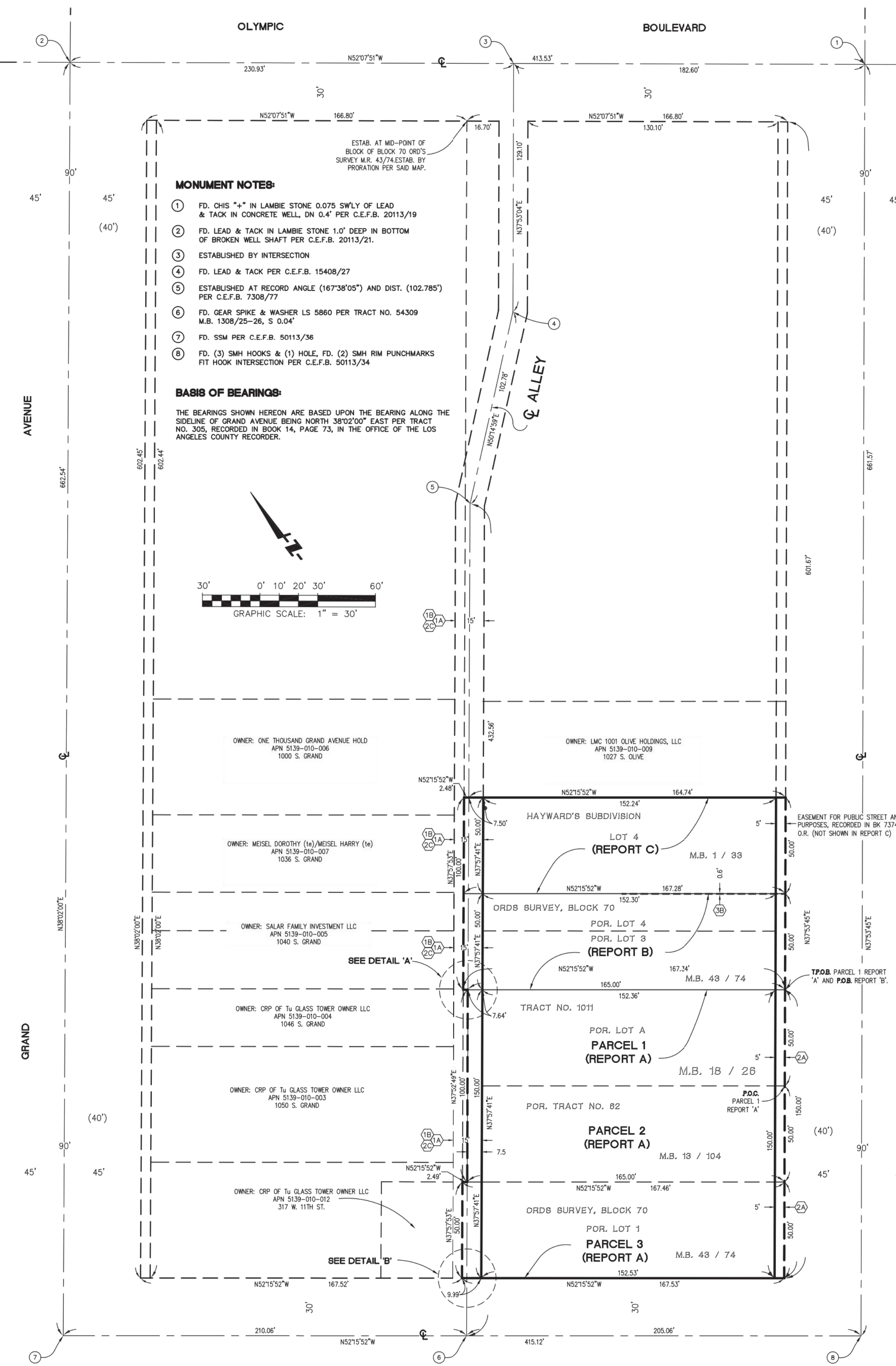
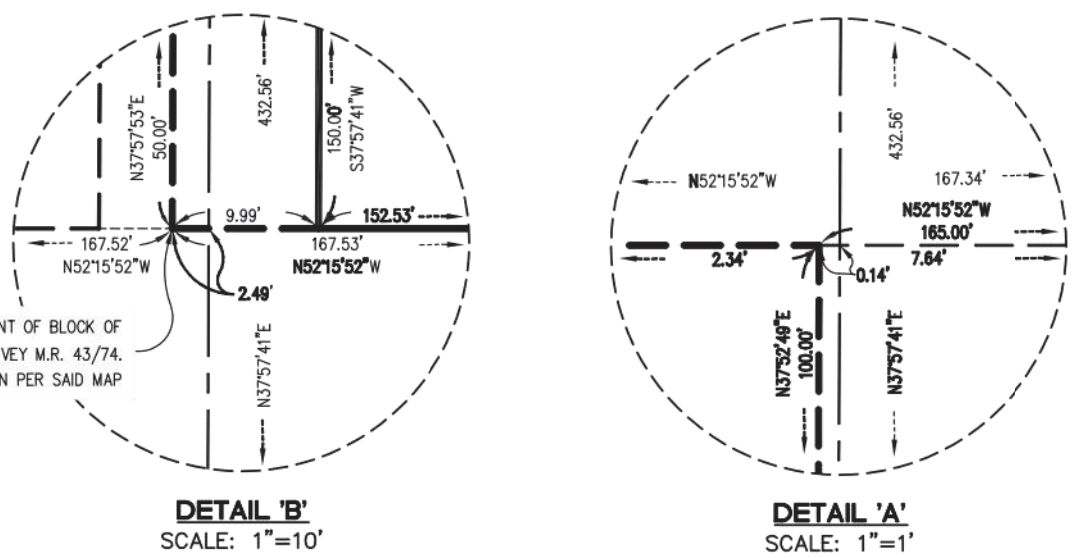
248'-0"

250'-0"

88'-0"

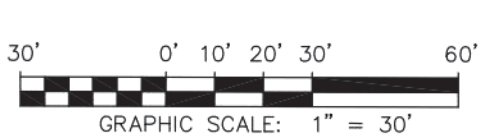
11TH STREET

ALTA/ACSM LAND TITLE SURVEY



- MONUMENT NOTES:**
- FD. CHIS "X" IN LAMBE STONE 0.075 SWLY OF LEAD & TACK IN CONCRETE WALL ON 0.4' PER C.E.F.B. 20113/19
 - FD. LEAD & TACK IN LAMBE STONE 1.0' DEEP IN BOTTOM OF BROKEN WELL SHAFT PER C.E.F.B. 20113/21.
 - ESTABLISHED BY INTERSECTION
 - FD. LEAD & TACK PER C.E.F.B. 15408/27
 - ESTABLISHED AT RECORD ANGLE (167°30'05") AND DIST. (102.785') PER C.E.F.B. 7308/77
 - FD. GEAR SPIKE & WASHER LS 5860 PER TRACT NO. 54309 M.B. 1308/25-26, S. 0.04'
 - FD. SSM PER C.E.F.B. 50113/36
 - FD. (3) SMH HOOKS & (1) HOLE, FD. (2) SMH RIM PUNCHMARKS FIT HOOK INTERSECTION PER C.E.F.B. 50113/34

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE SIDELINE OF GRAND AVENUE BEING NORTH 38°02'00" EAST PER TRACT NO. 305, RECORDED IN BOOK 14, PAGE 73, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.



OWNER: ONE THOUSAND GRAND AVENUE HOLD
APN 5139-010-006
1000 S. GRAND

OWNER: LMC 1001 OLIVE HOLDINGS, LLC
APN 5139-010-009
1027 S. OLIVE

OWNER: MESEL DOROTHY (W) MESEL HARRY (W)
APN 5139-010-007
1036 S. GRAND

OWNER: SALAR FAMILY INVESTMENT LLC
APN 5139-010-005
1040 S. GRAND

OWNER: CRP OF T₃ GLASS TOWER OWNER LLC
APN 5139-010-004
1046 S. GRAND

OWNER: CRP OF T₃ GLASS TOWER OWNER LLC
APN 5139-010-003
1050 S. GRAND

OWNER: CRP OF T₃ GLASS TOWER OWNER LLC
APN 5139-010-002
317 W. 11TH ST.

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 OF DECEMBER 10, 2015
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 NORTHEAST CORNER OF OLIVE STREET AND ELEVEN STREET RUNNING THENCE NORTHERLY ON SAID WEST LINE OF OLIVE STREET 50 FEET; THENCE AT RIGHT ANGLES WESTERLY ON A LINE PARALLEL WITH ELEVEN 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 ELEVEN 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 BLOCK 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.

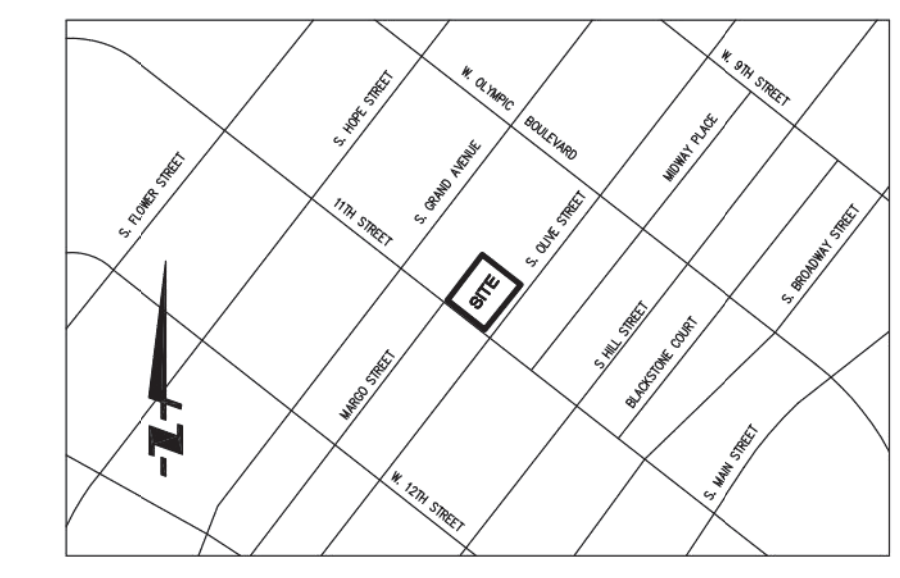
REPORT C: 00045265
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 4 OF HAYWARD'S SUBDIVISION OF PART OF BLOCK 70 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE 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, 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.

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.
C) 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.
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.
PURPOSE: STREET
CASE NO.: 178536
RECORDED: JANUARY 11, 1929 IN BOOK 7374 PAGE 205, OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO.
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

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, A CORPORATION
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 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 1, 1988 AS INSTRUMENT NO. 88-1003976, 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. 89-194900, 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. 1382.002.01, 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 8, 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. 20141586065, 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 HEREBY DESCRIBED, BY AND BETWEEN THE 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. CHANNIN, AS TRUSTEE OF THE EDNA Y. CHANNIN FAMILY TRUST DATED DECEMBER 8, 1975 ("SELLER"), UNDER SECTION 2.13 OF AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE AND ESROW 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 6, 2015.
10B. INTENTIONALLY DELETED.



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 CONDONED 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.: 20072836449 OF OFFICIAL RECORDS
5C. INTENTIONALLY DELETED.
6C. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES 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.
7C. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
8C. 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.
9C. 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.
10C. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF AGREEMENT
RECORDING DATE: RECORDED 23, 2015
RECORDING NO.: 2015161727
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 PLAN 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, AS ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(c), 7(d)(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



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

NO.	DATE	REVISION
1	1/17/16	UPDATED REPORTS A, B, C, AND OWNERS NOTE
2	7/15/17	UPDATED OWNERS TO REFLECT OWNERSHIP CHANGE PER DOCUMENT RECORDED ON 3/02/16, AS INST NO. 20160225863, GR.

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



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

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

NO.	DATE	REVISION
00152017	09/15/2017	ENTITLEMENT SUBMISSION
11062018	11/06/2018	CITY PLANNING SUBMISSION
03122020	03/12/2020	CITY PLANNING SUBMISSION

OWNER / APPLICANT
1045 OLIVE, LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONSULTANTS
LANDSCAPE ARCHITECT:
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MEP ENGINEER:
CG ENGINEERS
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ELEVATOR CONSULTANT:
GIV ELEVATOR CONSULTING SERVICES Inc
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T: (415) 412-5232
LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc.
680 S. Figueroa St. Suite #1780
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T: (213) 431-3403
LAND USE COUNSEL:
Holland & Knight LLP
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Los Angeles, CA 90071
T: (213) 896-2405
TRAFFIC ENGINEER:
THE MOBILITY GROUP
10301 Von Karman, Suite 490
Irvine CA 92612
T: (949) 474-1591

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

1045 OLIVE

NEW CONSTRUCTION

SITE SURVEY

A-003

PROJECT NO: 1658.00 | SCALE: | DATE: FEBRUARY 6, 2015

ALTA/ACSM LAND TITLE SURVEY



NO.	DATE	REVISION
001	08/15/2017	ENTITLEMENT SUBMISSION
1	11/06/2018	CITY PLANNING SUBMISSION
2	03/22/2020	CITY PLANNING SUBMISSION

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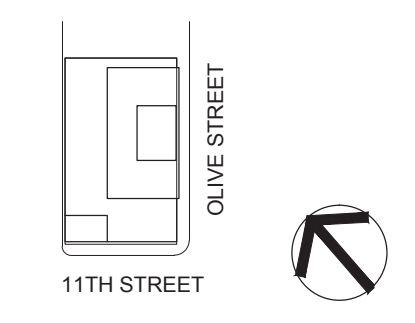
LAND USE CONSULTANT:
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LOS ANGELES, CA 90015



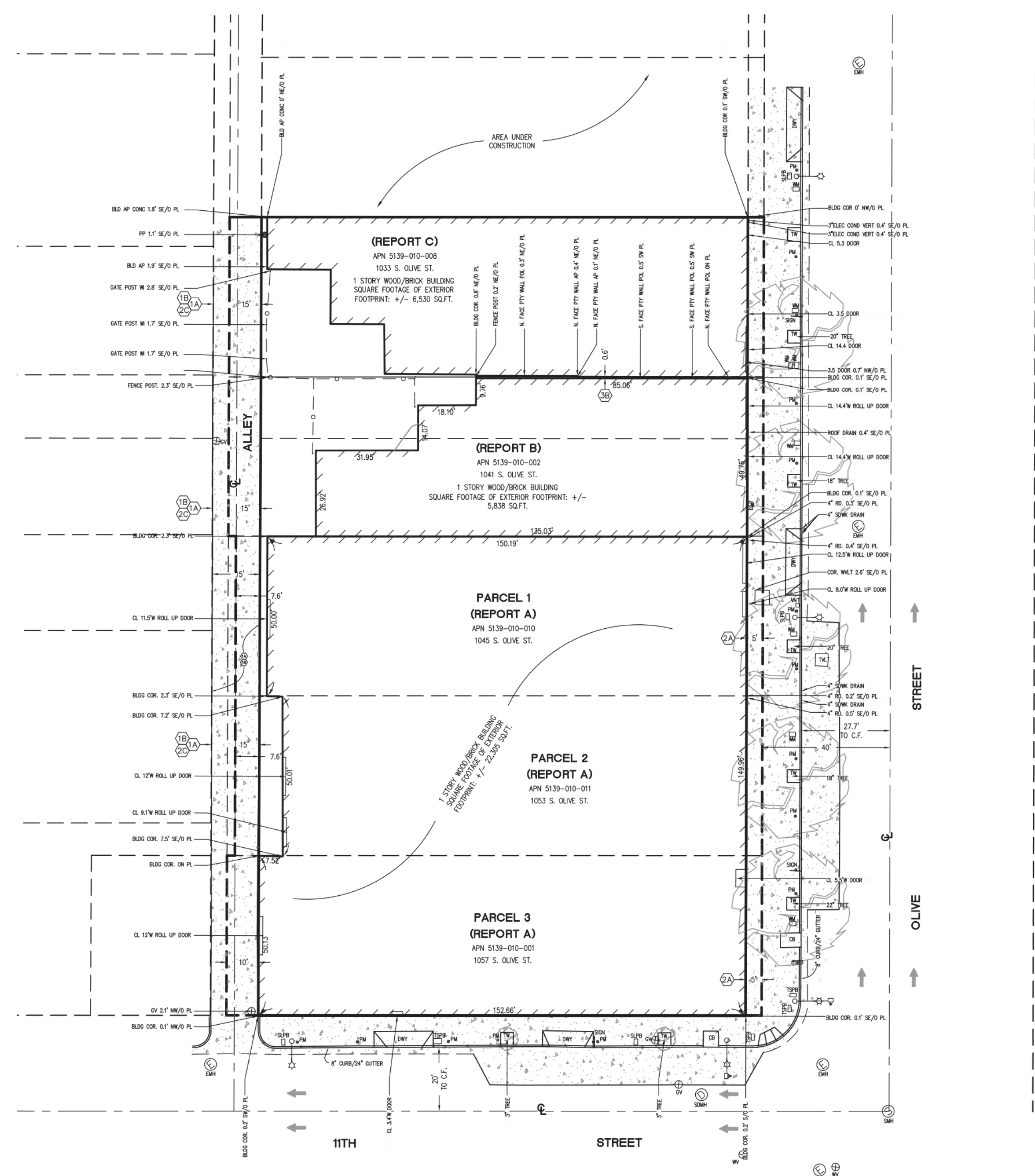
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SITE SURVEY

A-004



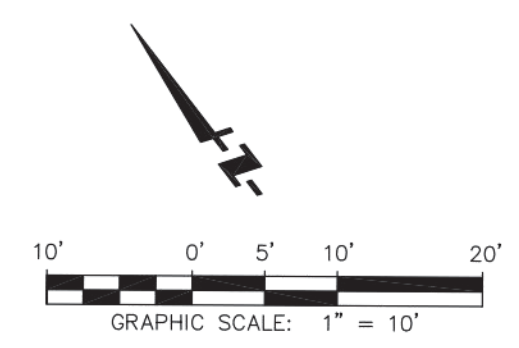
LEGEND:

BLOC	BUILDING
CB	CATCH BASIN
C.F.	CURB FACE
CL	CENTERLINE
CR.	CORNER
DMV	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
SDMK	SIDEWALK
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
TMT	TELEPHONE VAULT
TW	TREE WELL
WT	WELL
WM	WATER METER
WV	WATER VALVE
WLT	WATER VAULT
(D)	DENOTES PLOTTED EASEMENT
(S)	TRAFFIC SIGNAL
(L)	STREET LIGHT
(F)	TRAFFIC FLOW
(B)	BUILDING LINE
(P)	PROPERTY LINE
(C)	CENTERLINE
(M)	RIGHT OF WAY
(L)	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:
[O] R5-40-O, MULTIPLE DWELLING ZONE.

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



NO.	DATE	REVISION
1	1/17/16	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**



DATE: FEBRUARY 6, 2015
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SHEET 2 OF 2

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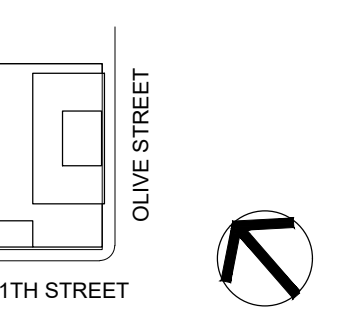
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LOS ANGELES, CA 90015

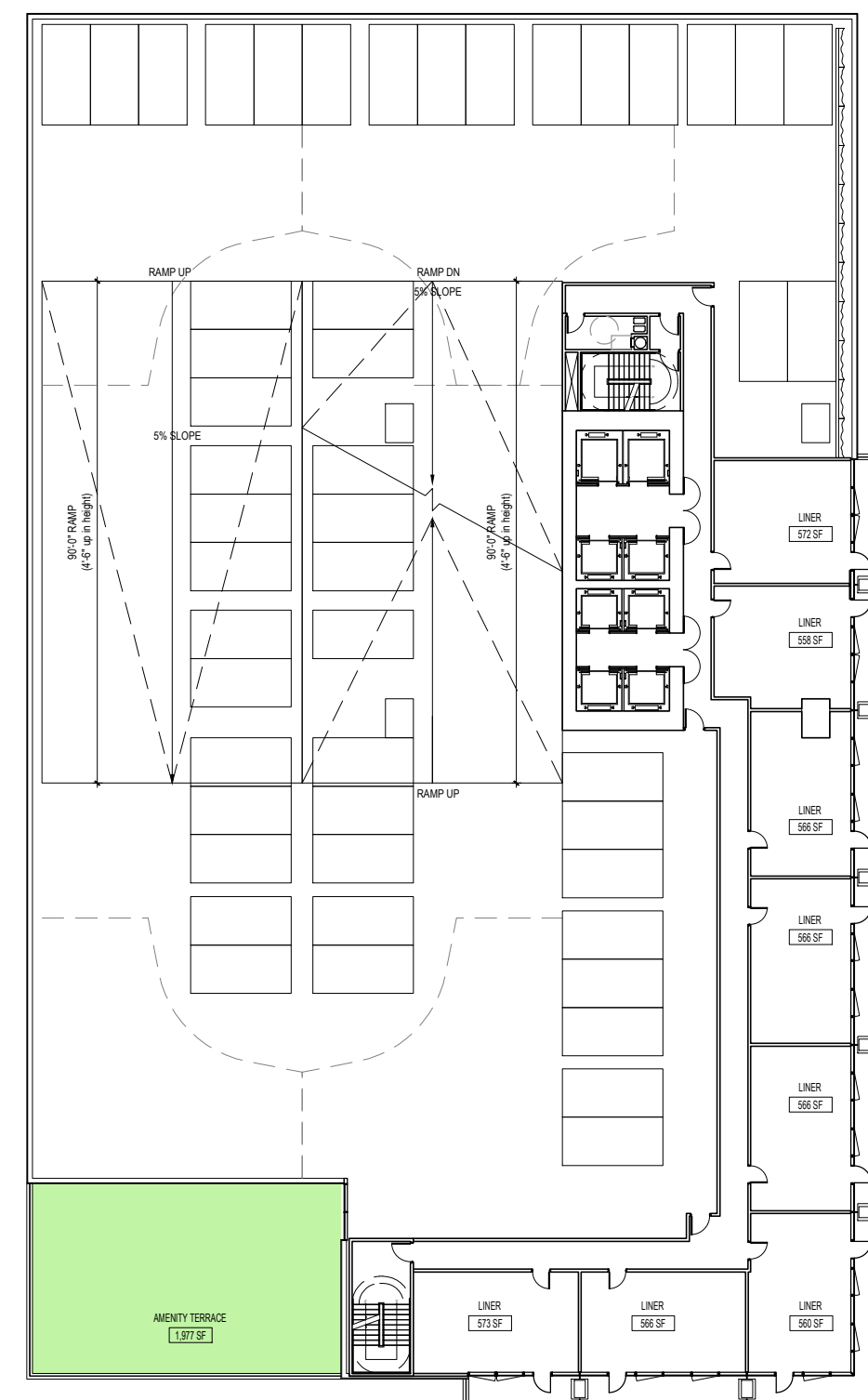


1045 OLIVE

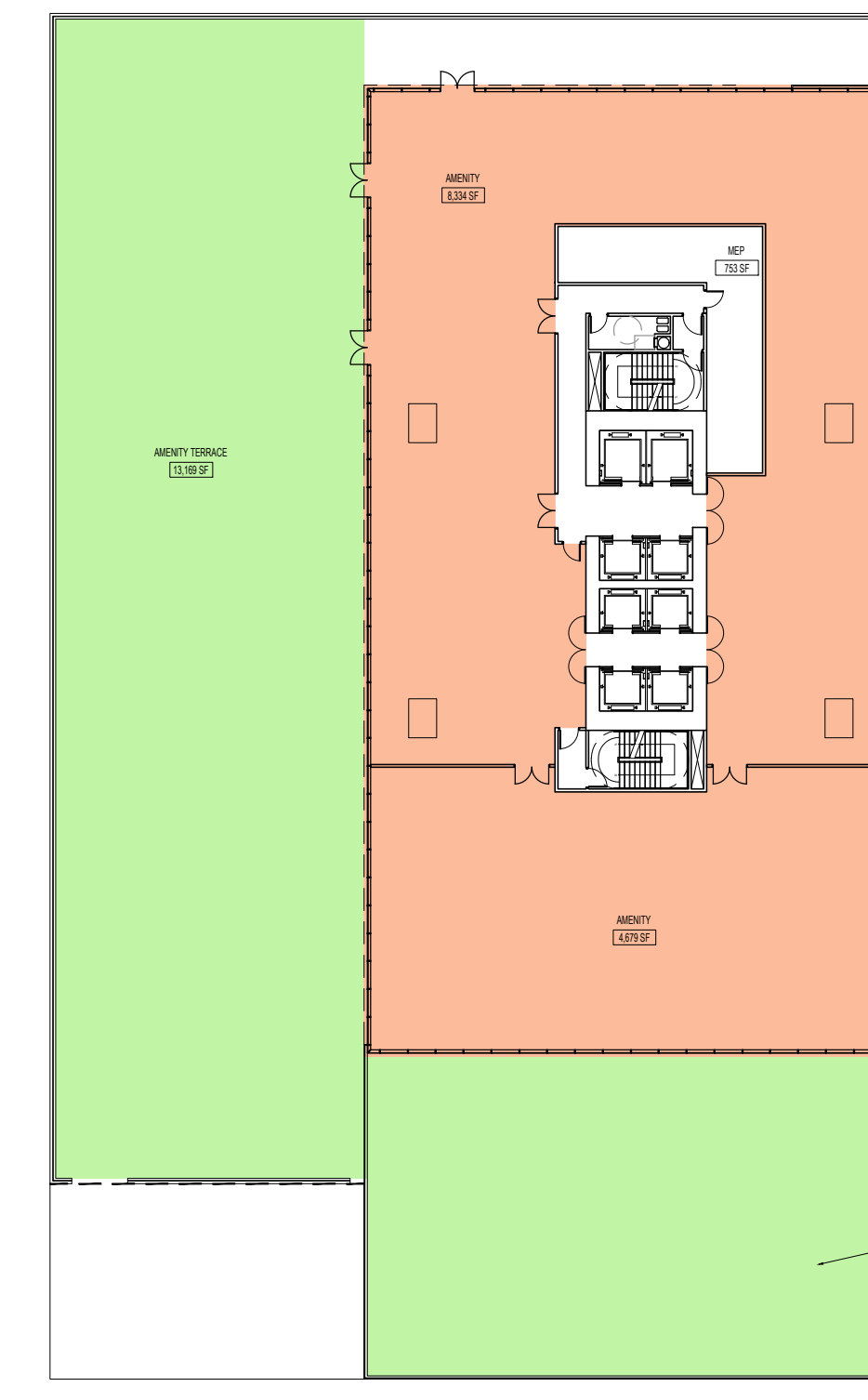
NEW CONSTRUCTION

OPEN SPACE DIAGRAMS

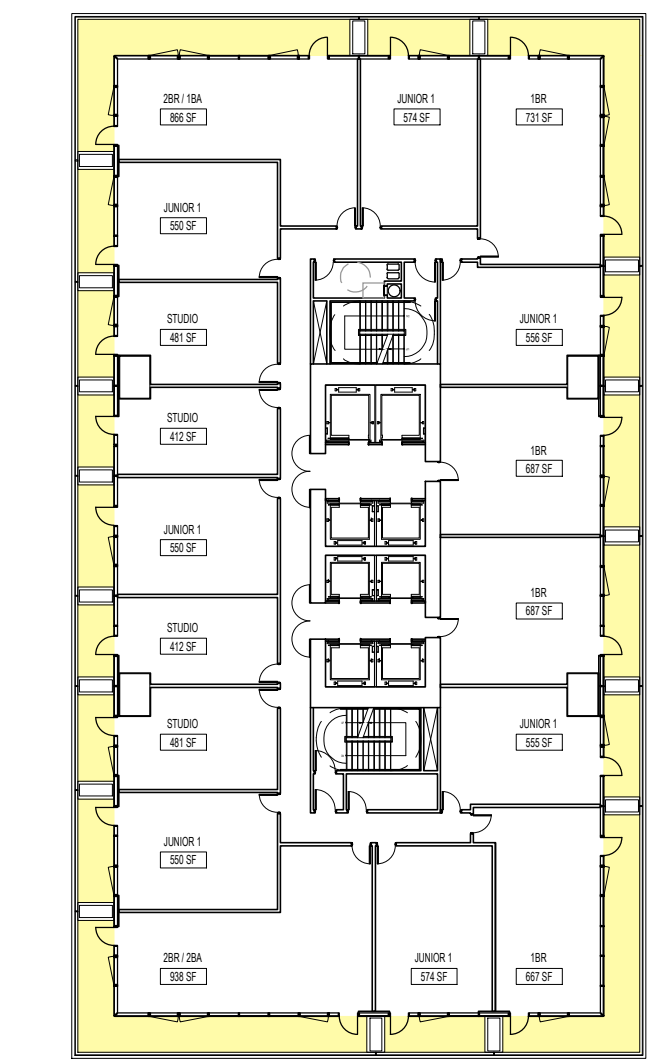
A-005



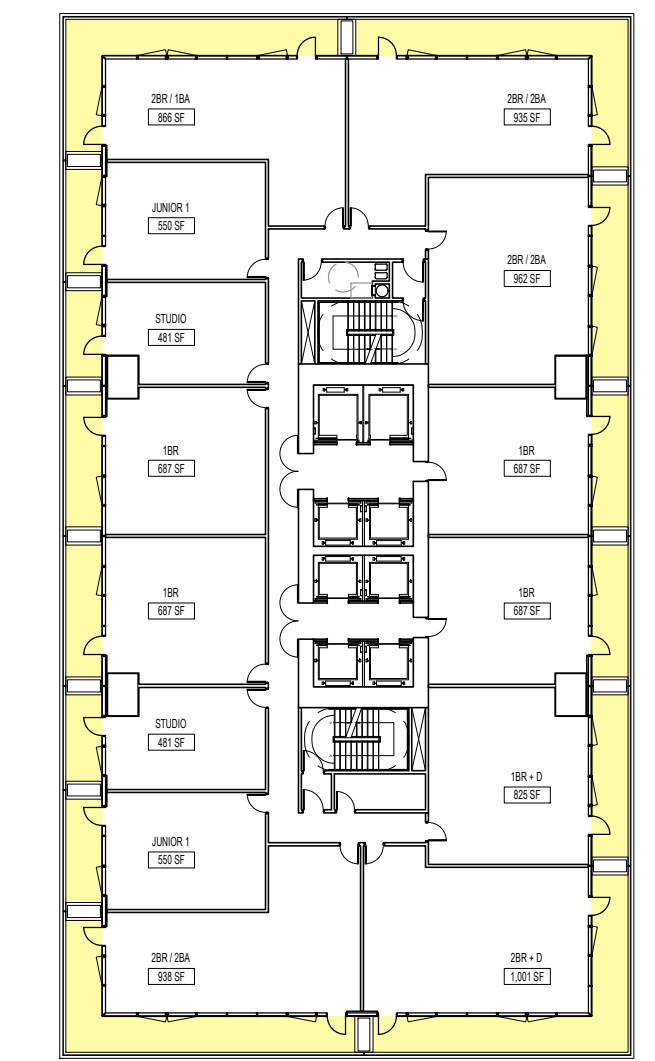
2 LEVEL 8
SCALE: 1/32" = 1'-0"
EXTERIOR COMMON OPEN SPACE: 1,972 SF



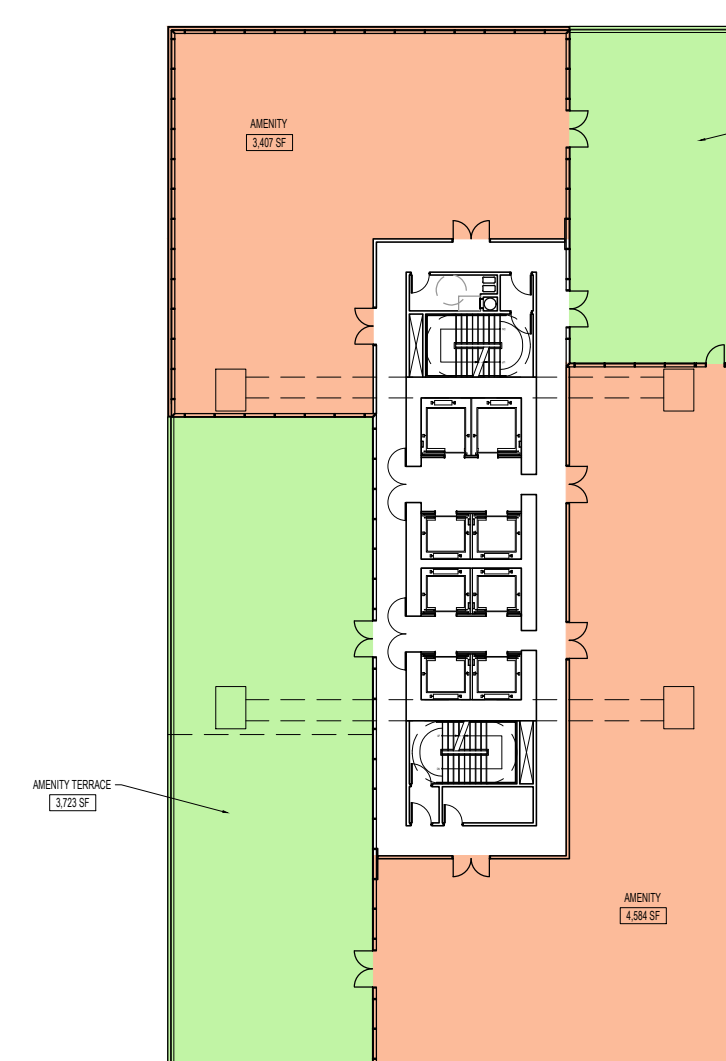
3 LEVEL 10
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 13,013 SF
EXTERIOR COMMON OPEN SPACE: 16,751 SF



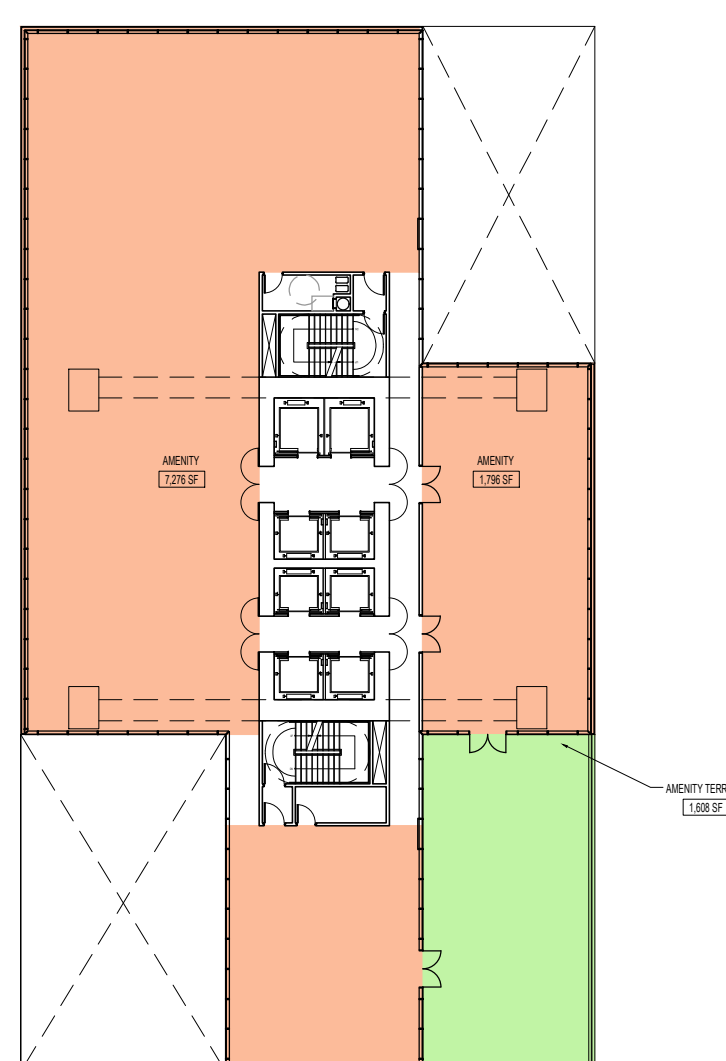
4 LEVELS 11-20
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,740 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 17 X 50 SF = 850 SF
10 FLOORS X 850 SF = 8,500 SF TOTAL



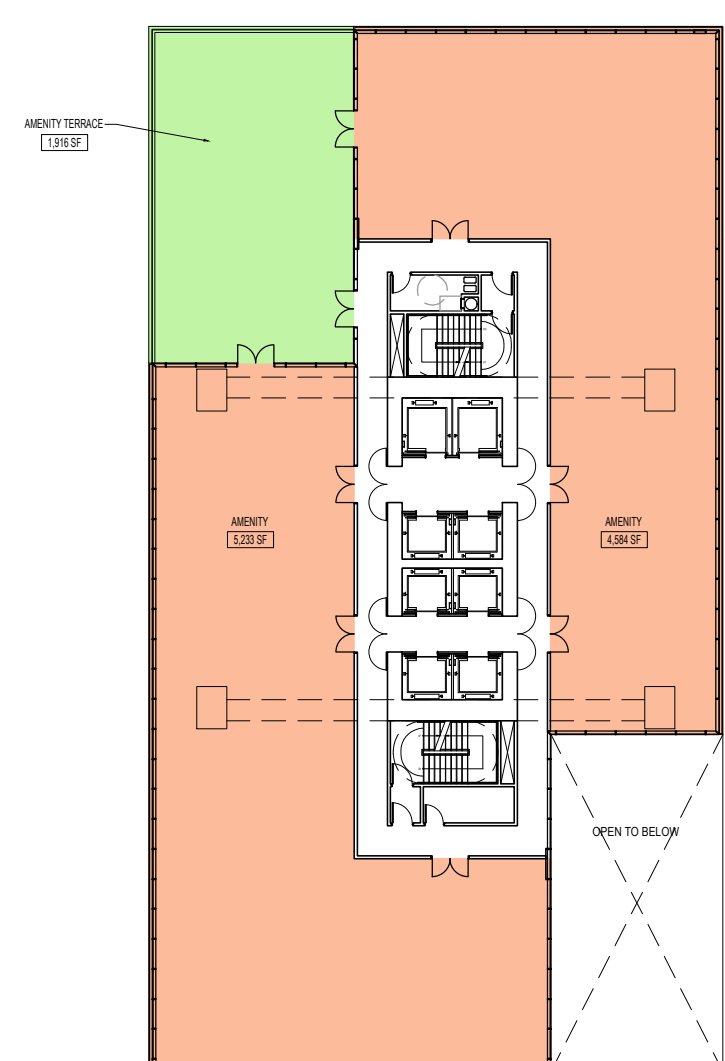
5 LEVELS 21-51, 56-60
SCALE: 1/32" = 1'-0"
PRIVATE OPEN SPACE: 2,794 SF
(50 SF MAX PER BALCONY)
QUALIFIED AS PRIVATE OPEN SPACE / FLOOR: 14 X 50 SF = 700 SF
36 FLOORS X 700 SF = 25,200 SF



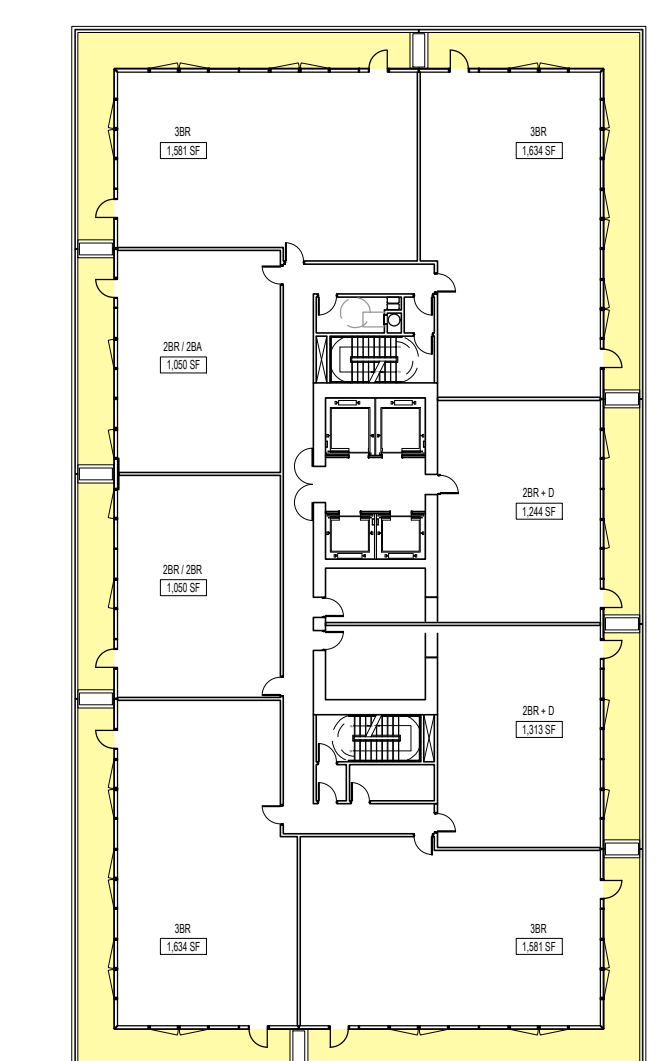
6 LEVEL 53
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,000 SF
EXTERIOR COMMON OPEN SPACE: 5,331 SF



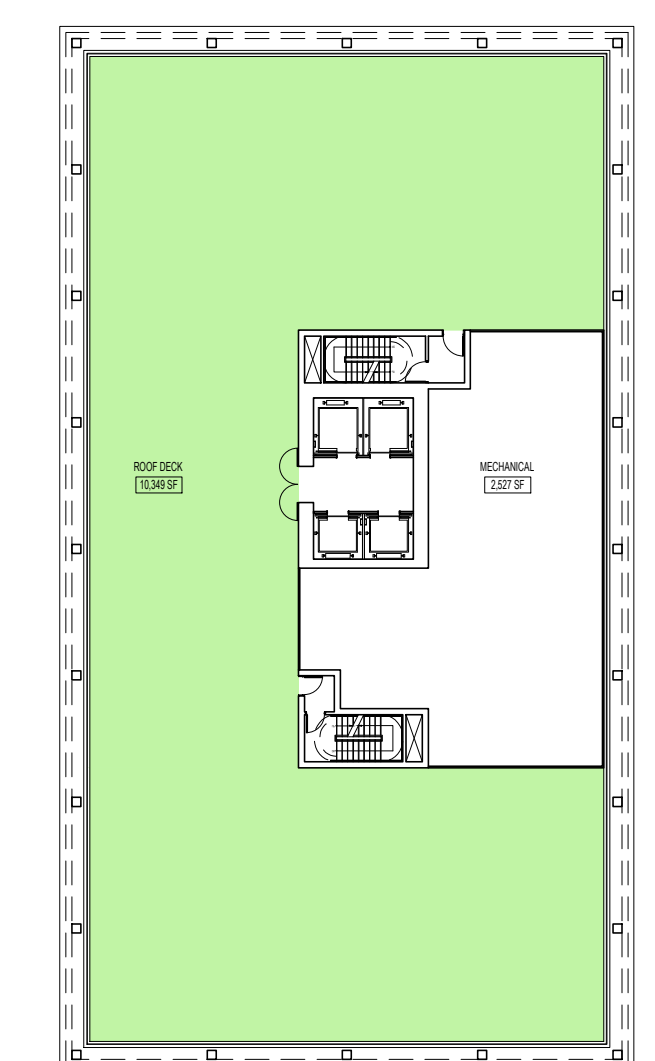
7 LEVEL 54
SCALE: 1/32" = 1'-0"
INTERIOR COMMON OPEN SPACE: 8,474 SF
EXTERIOR COMMON OPEN SPACE: 1,608 SF



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

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
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PRIVATE OPEN SPACE

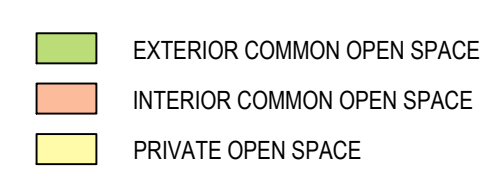
TOTAL CREDITED (754* Units x 50 SF)	37,700SF
* 100% of tower units with private balcony compliant with LAMC 12.21 G	
TOTAL USABLE OPEN SPACE PROVIDED (common & private)	98,652SF

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
TREES PROPOSED:			
TOTAL TREES			539
CANOPY TREES			137



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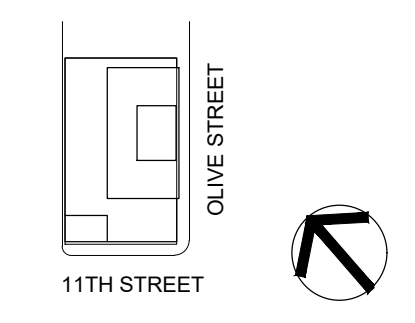
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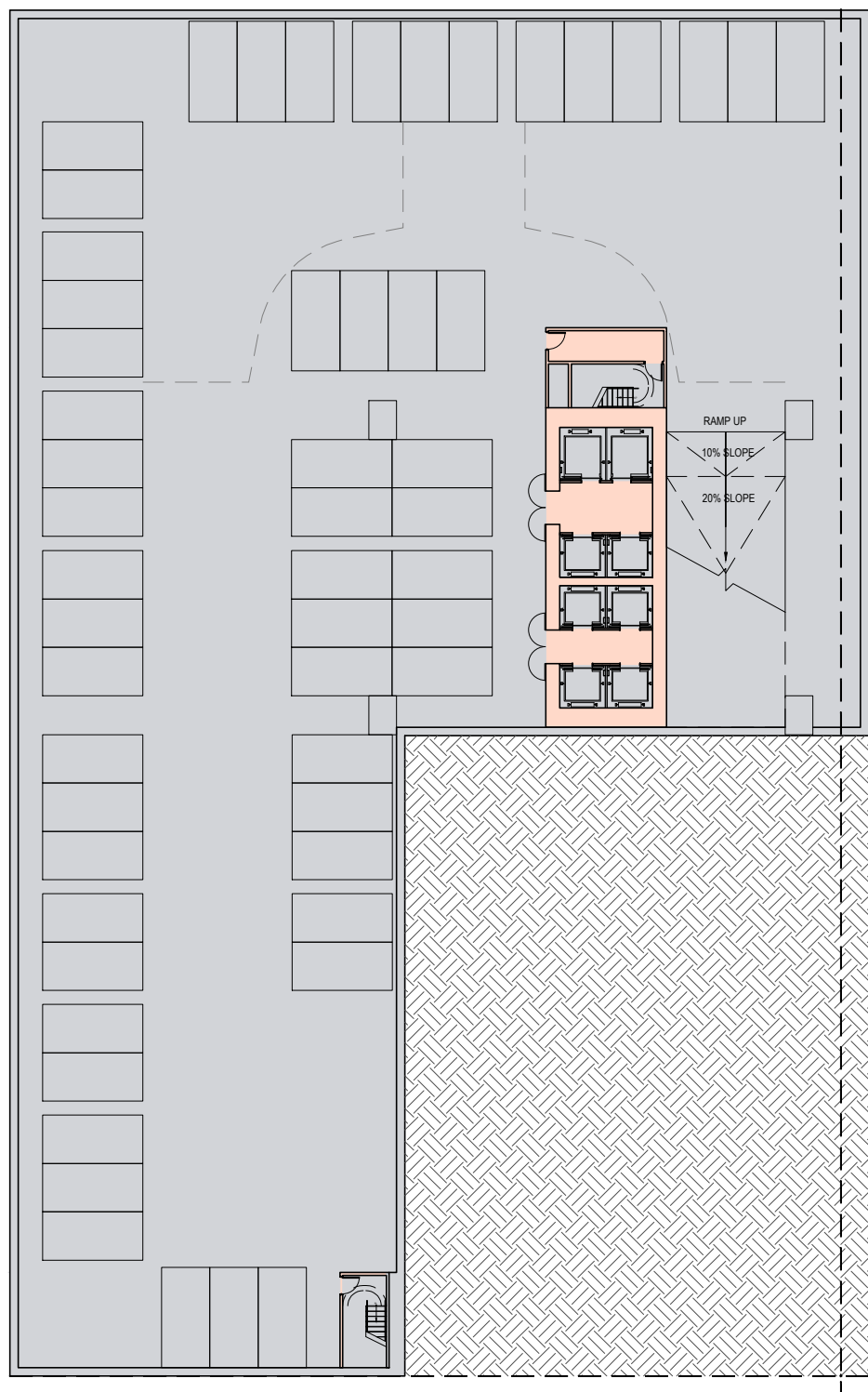
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

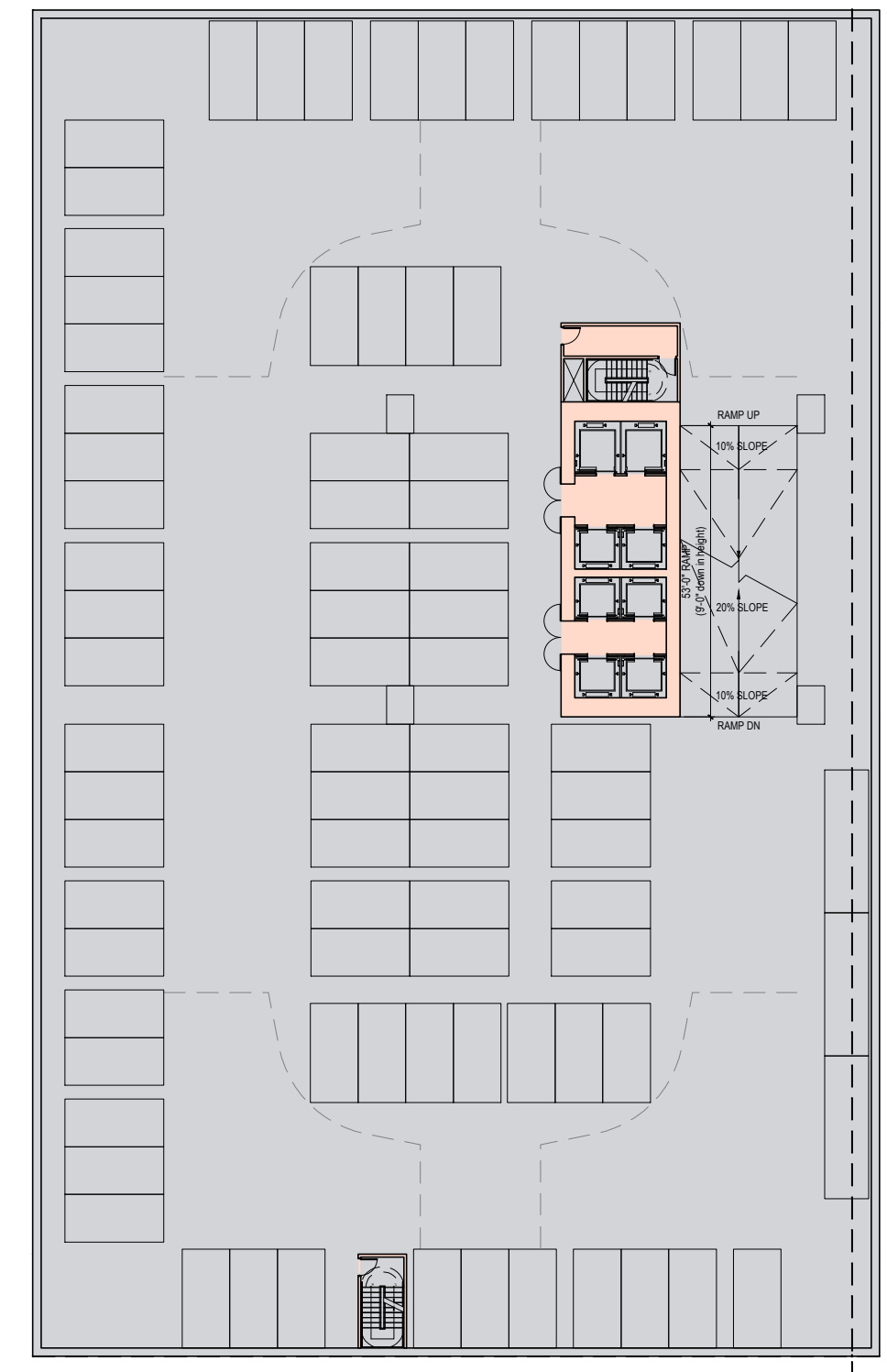
FLOOR AREA DIAGRAMS

A-006



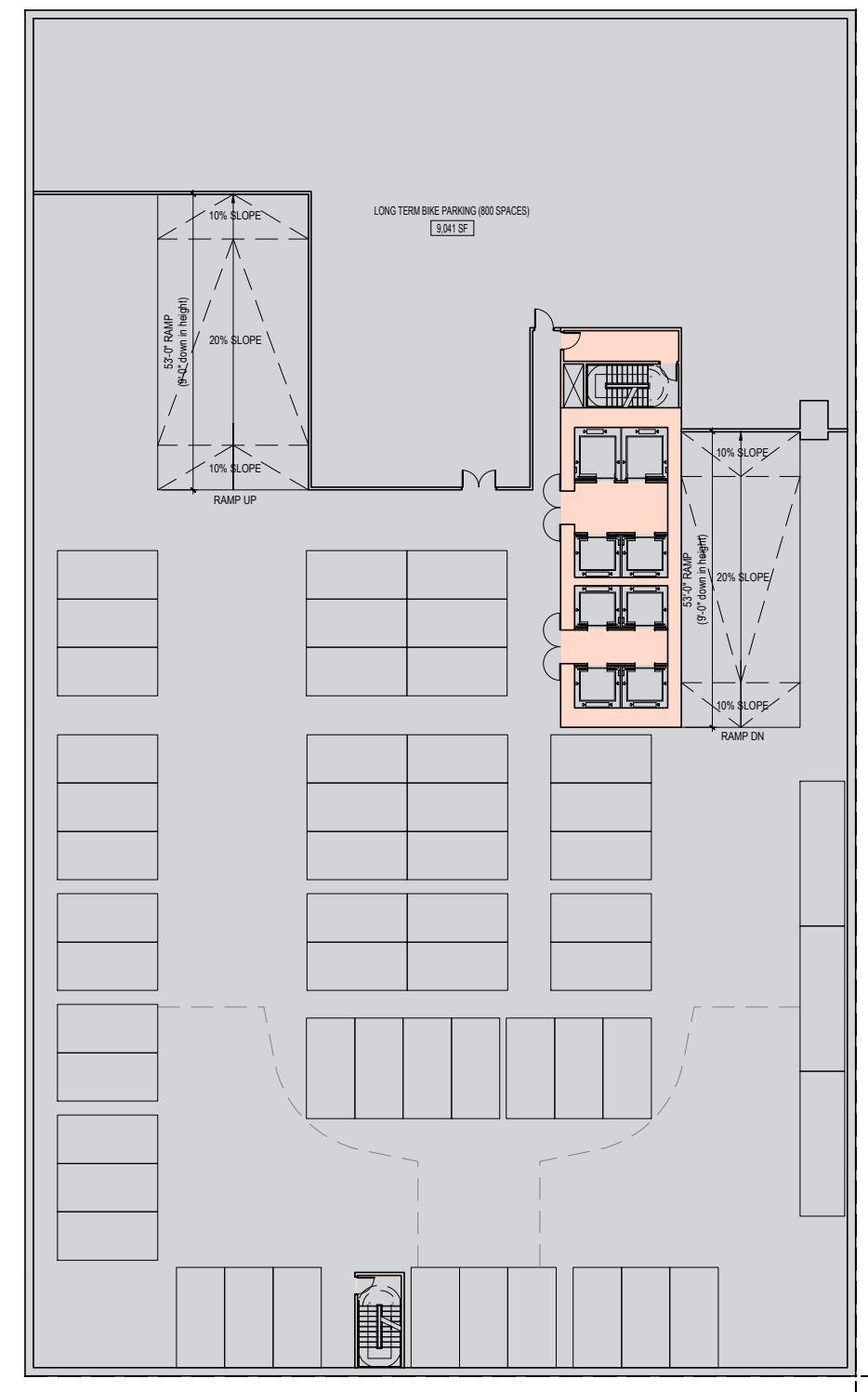
1 LEVEL B6
SCALE: 1/32" = 1'-0"

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



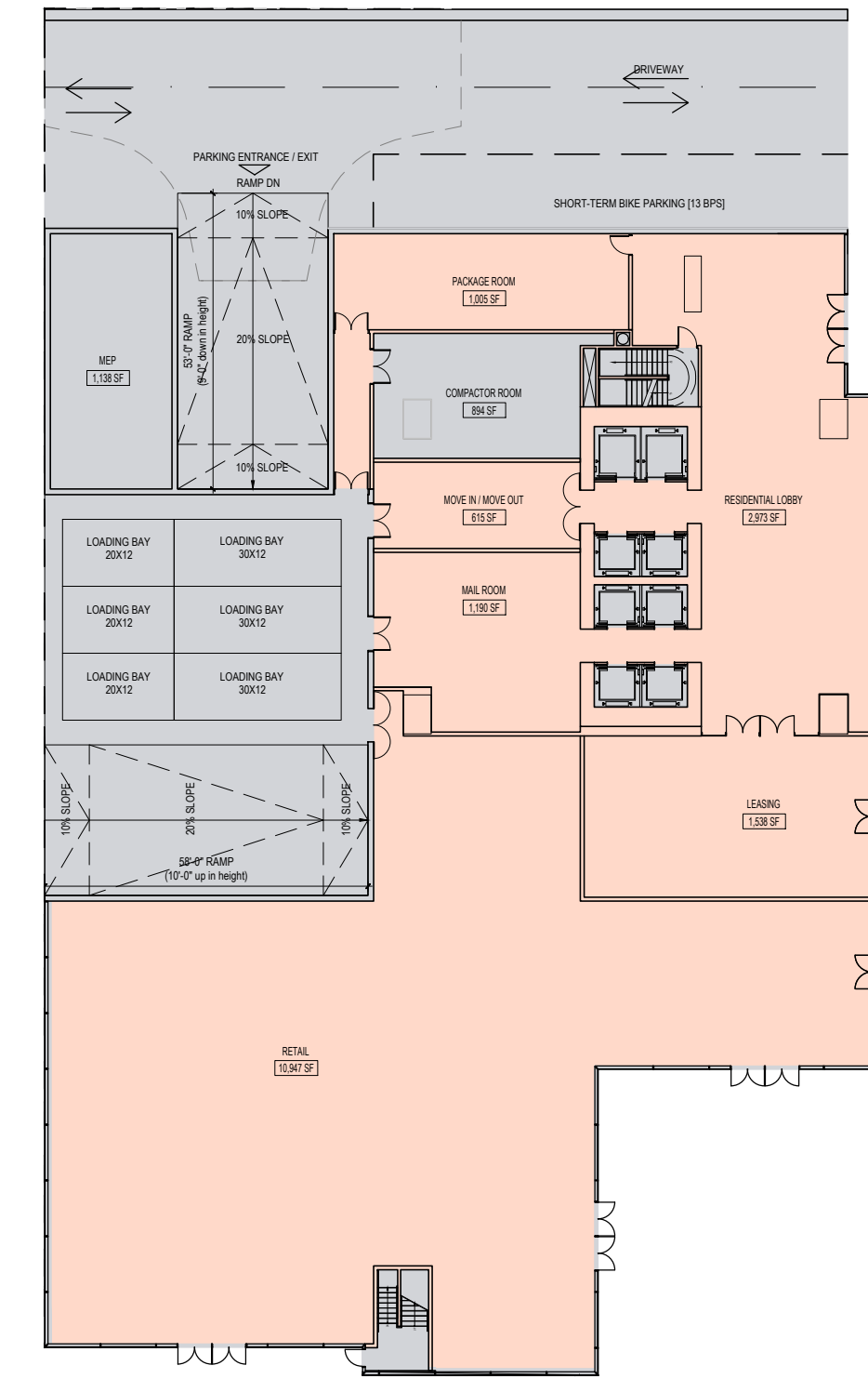
2 LEVELS B2-B5
SCALE: 1/32" = 1'-0"

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



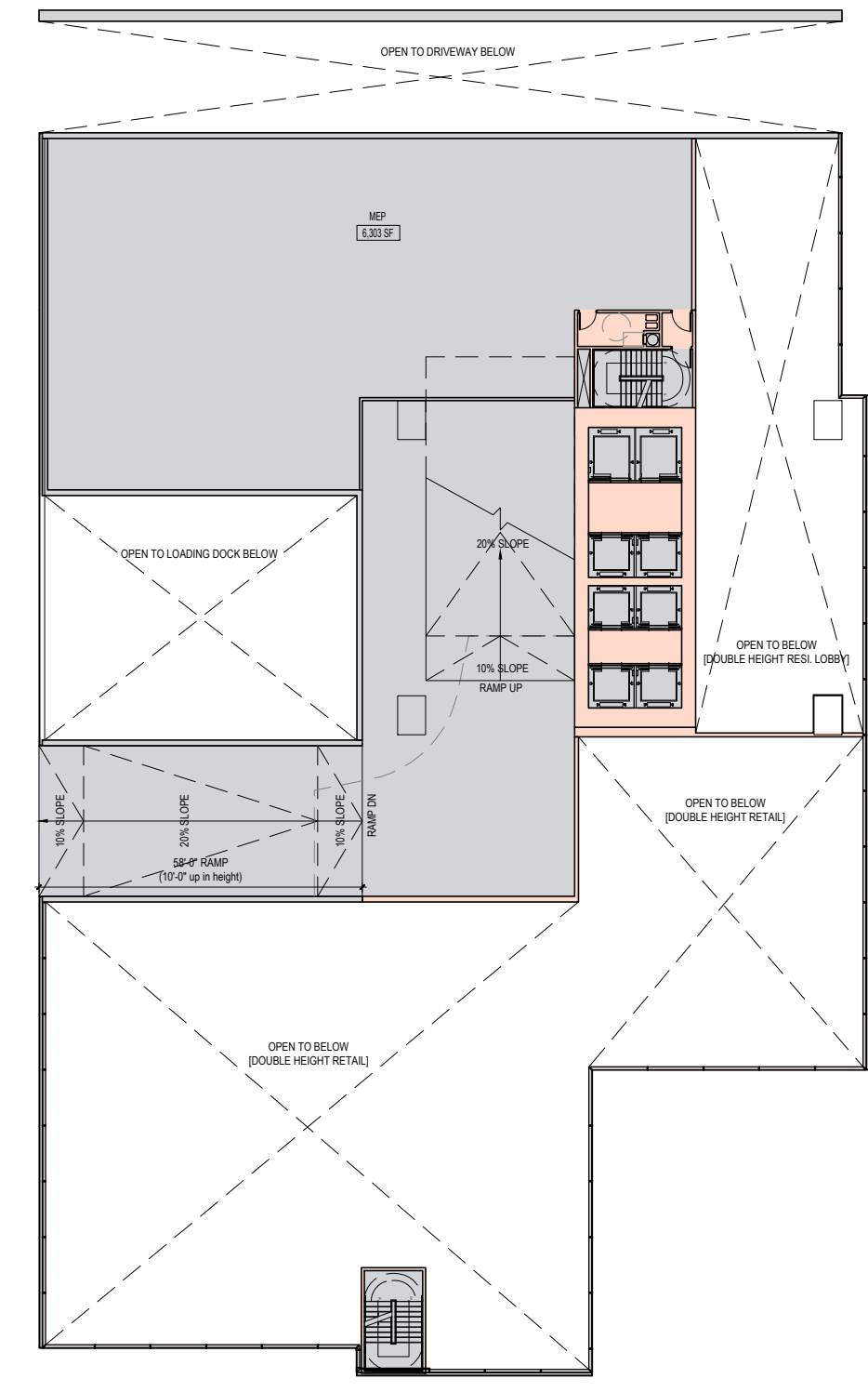
3 LEVEL B1
SCALE: 1/32" = 1'-0"

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



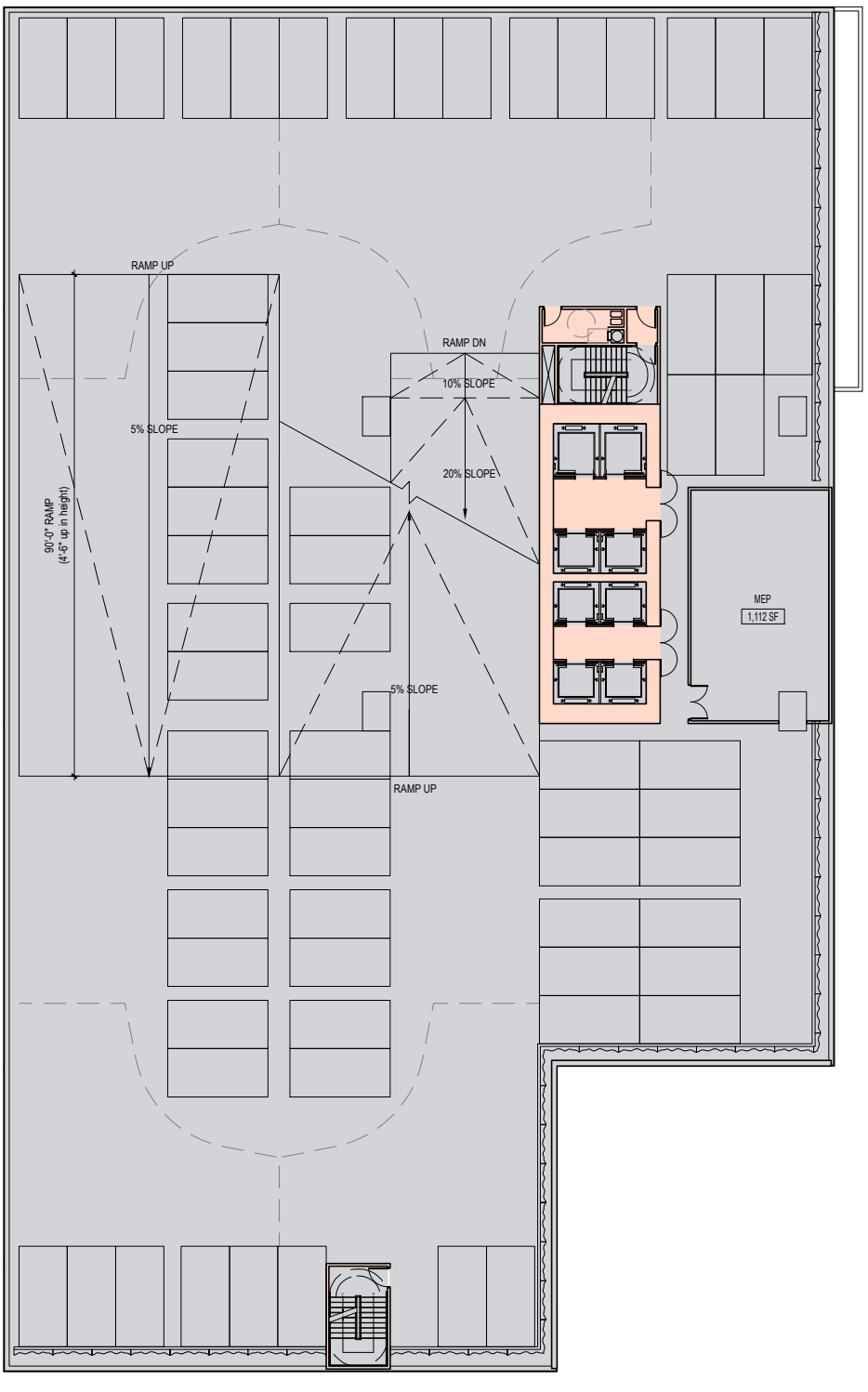
4 LEVEL 1
SCALE: 1/32" = 1'-0"

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



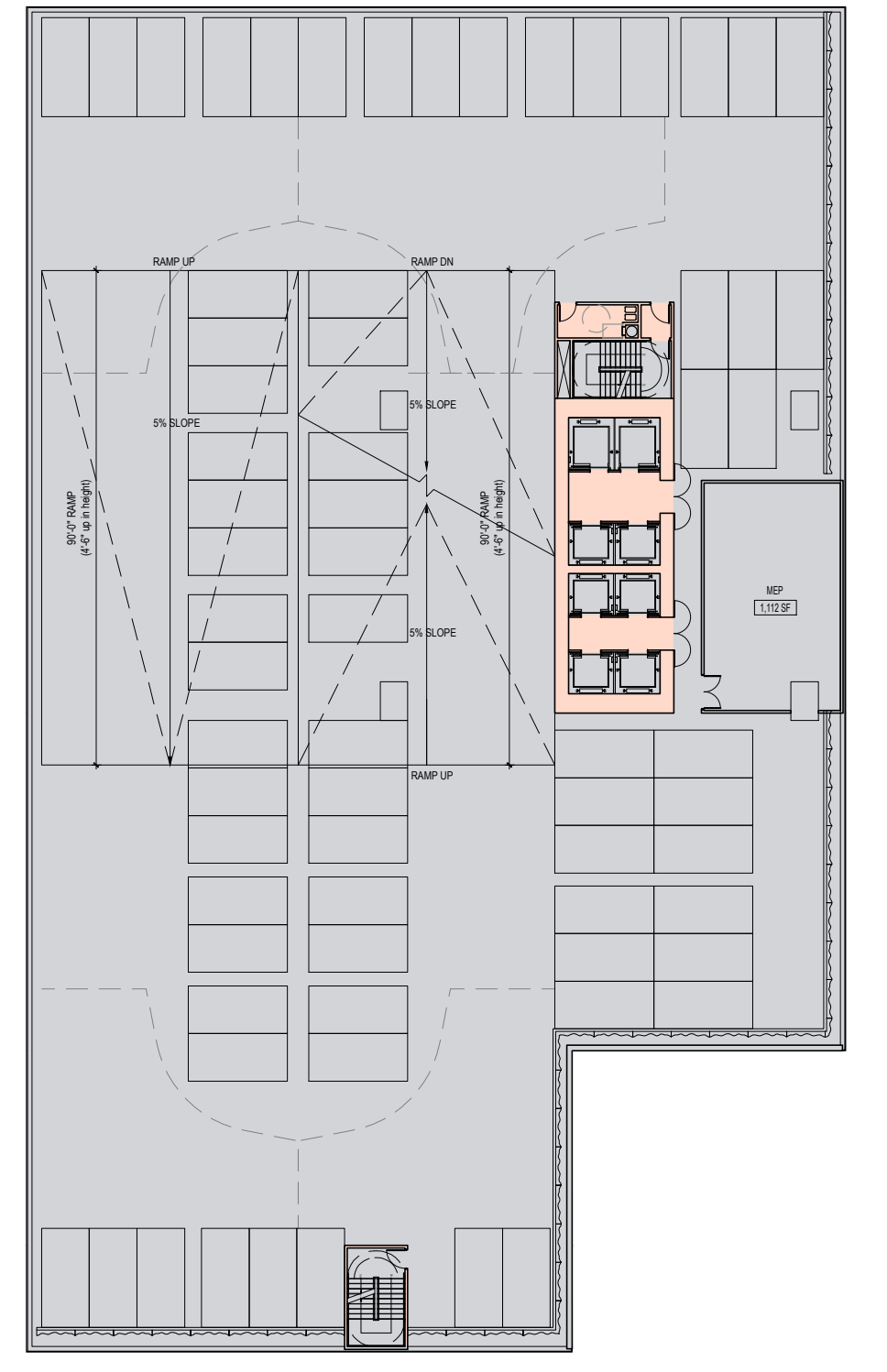
5 MEZZANINE LEVEL
SCALE: 1/32" = 1'-0"

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



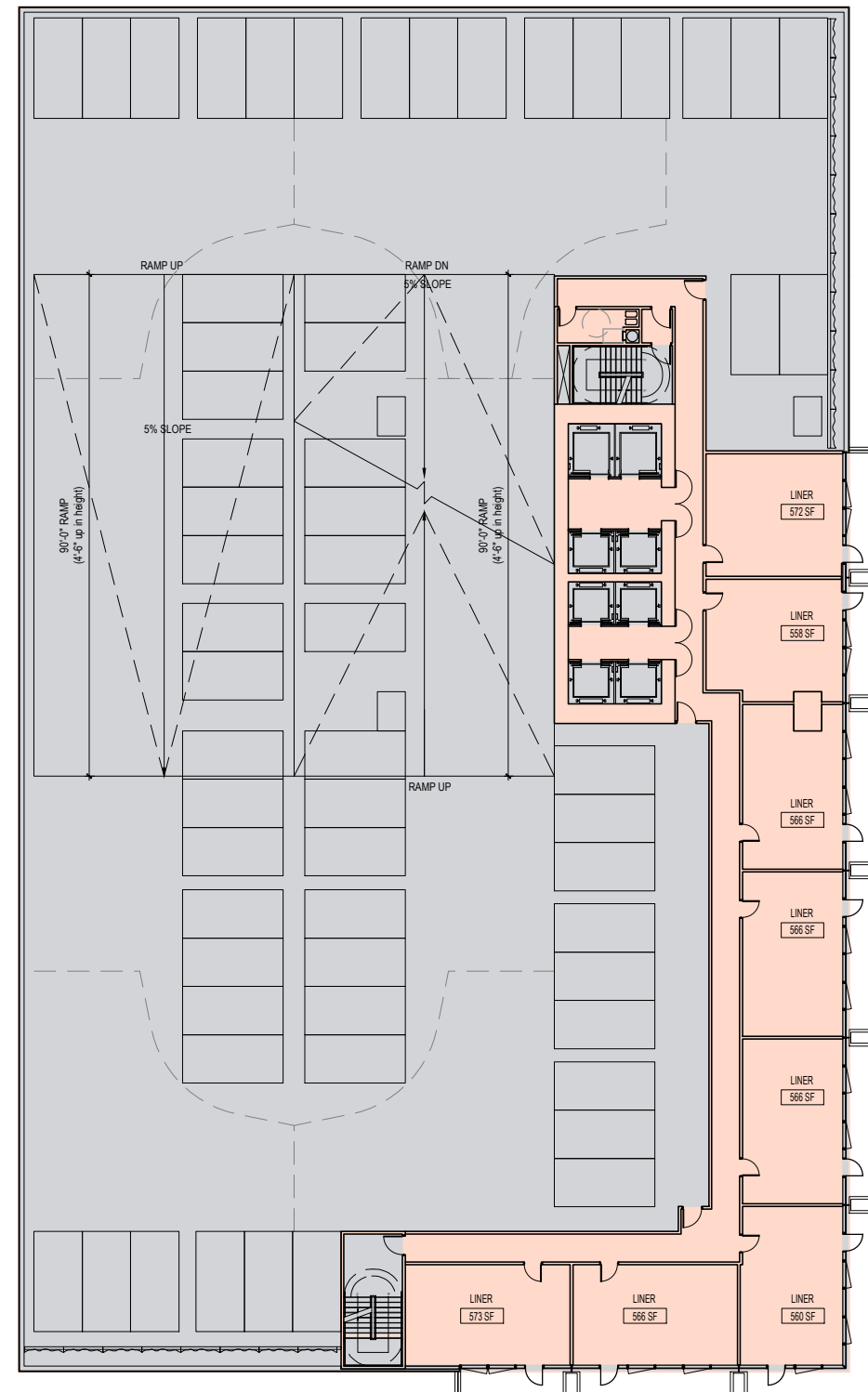
6 LEVEL 2
SCALE: 1/32" = 1'-0"

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



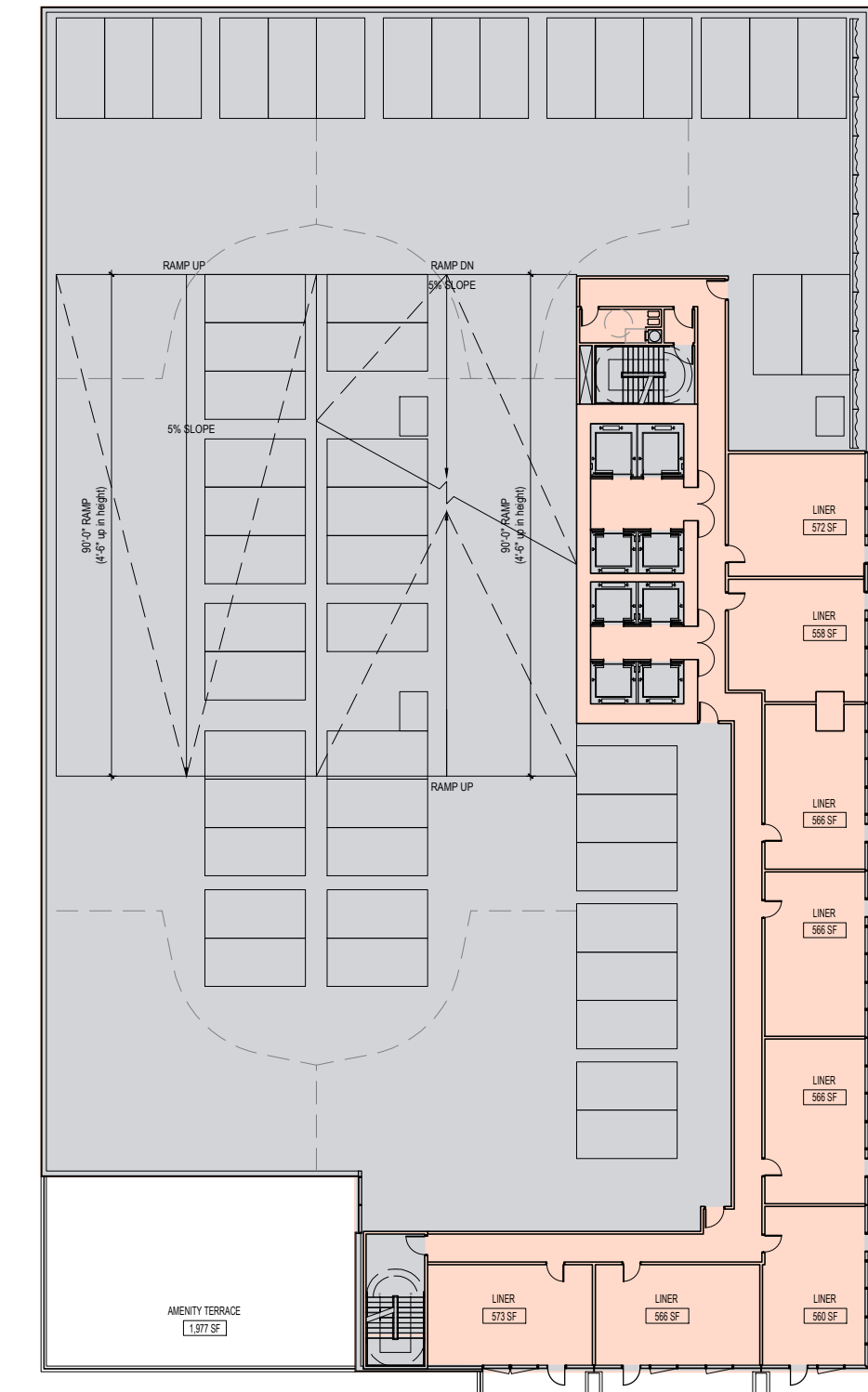
7 LEVELS 3-4
SCALE: 1/32" = 1'-0"

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



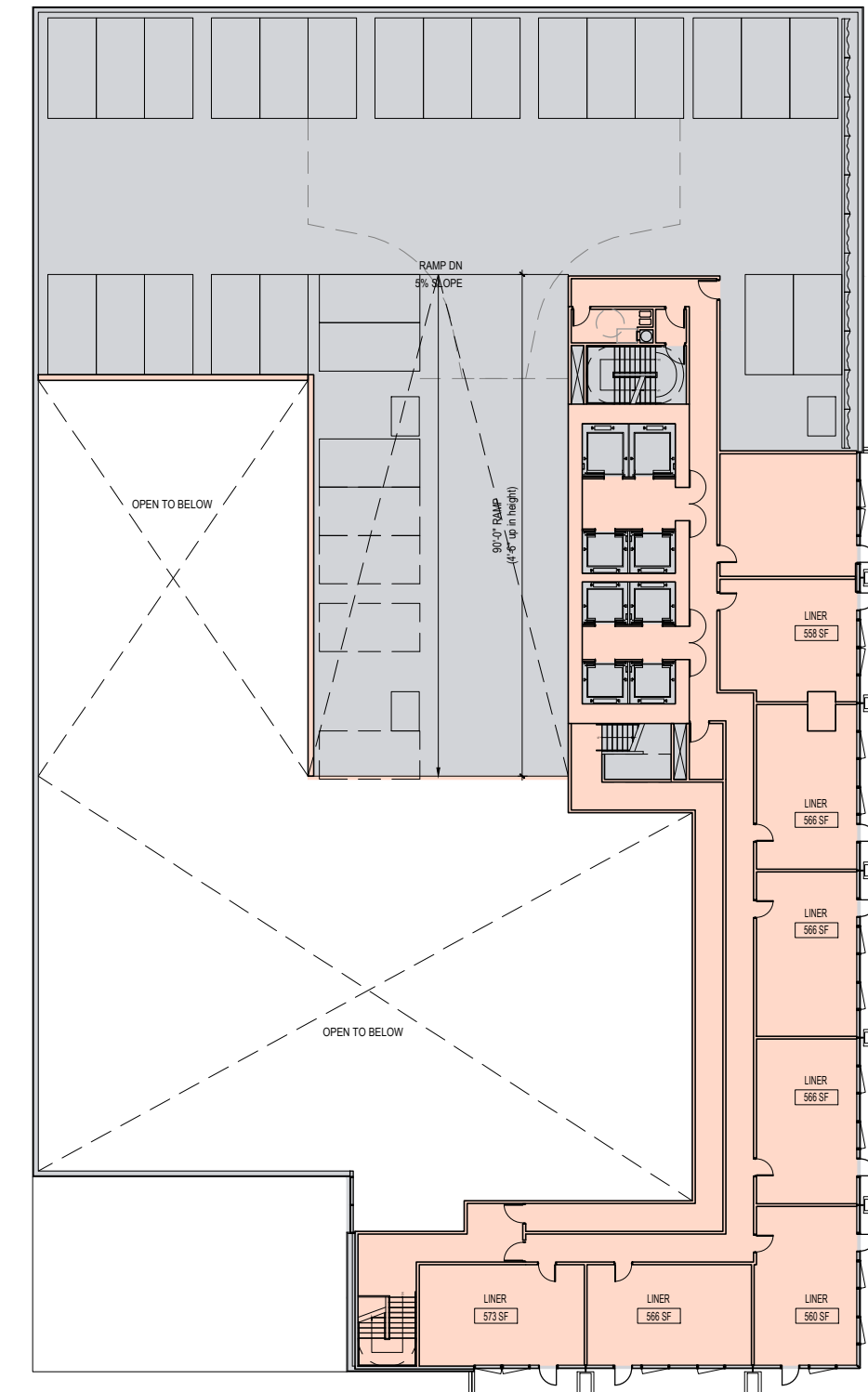
8 LEVELS 5-7
SCALE: 1/32" = 1'-0"

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



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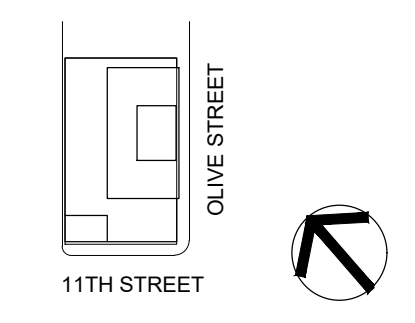
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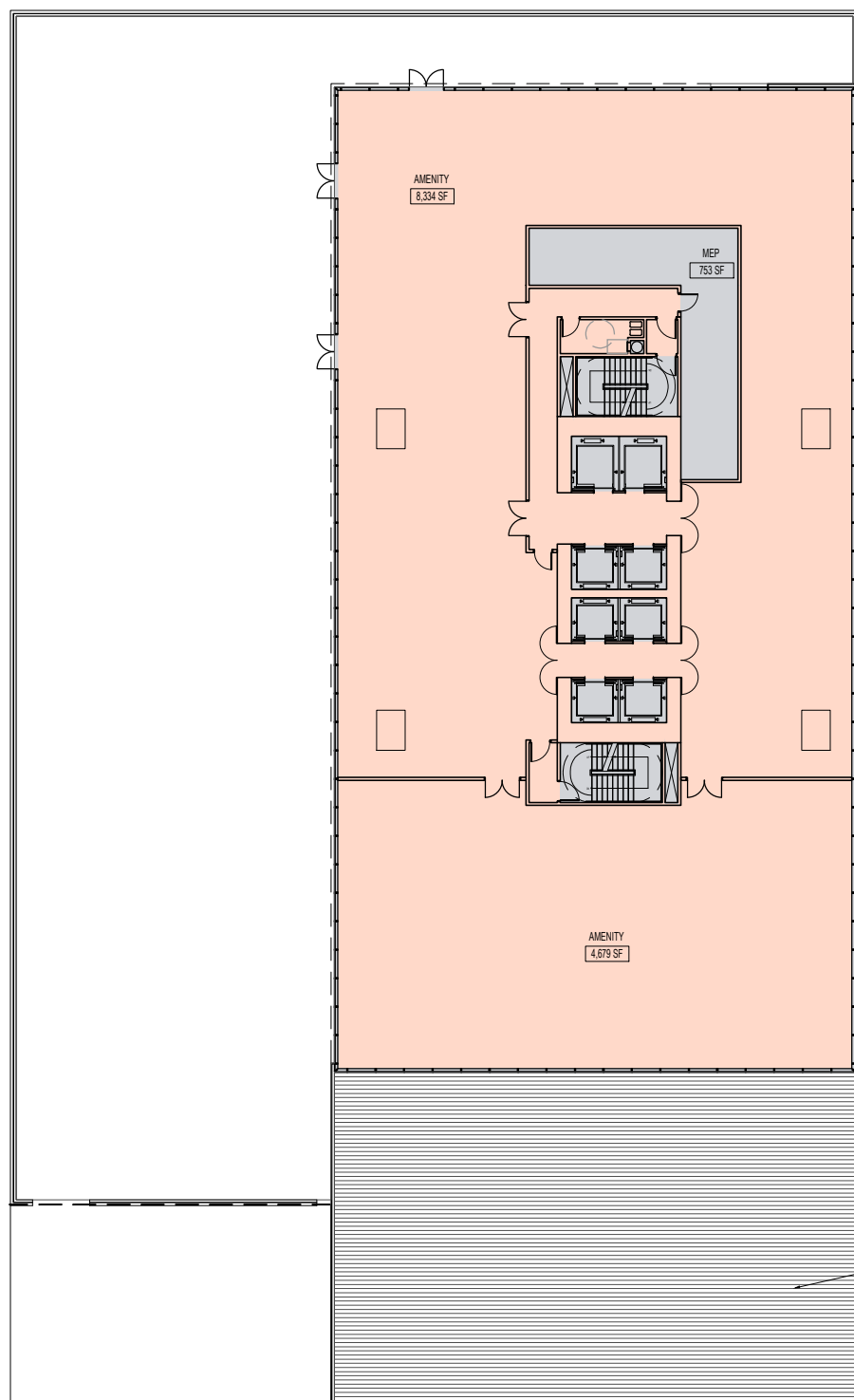
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

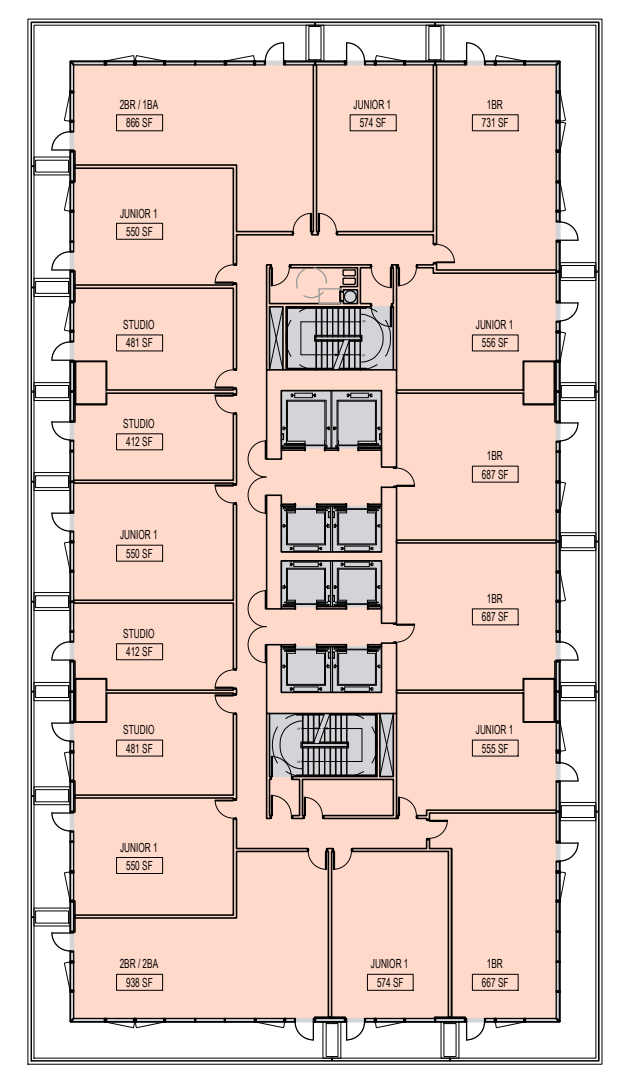
FLOOR AREA DIAGRAMS

A-007



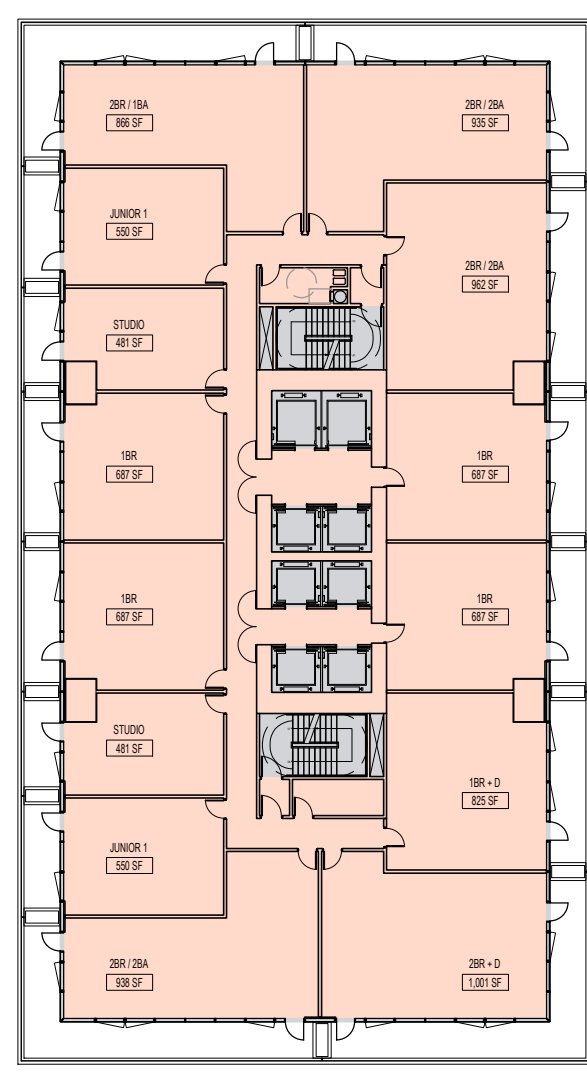
1 LEVEL 10
SCALE: 1/32" = 1'-0"

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



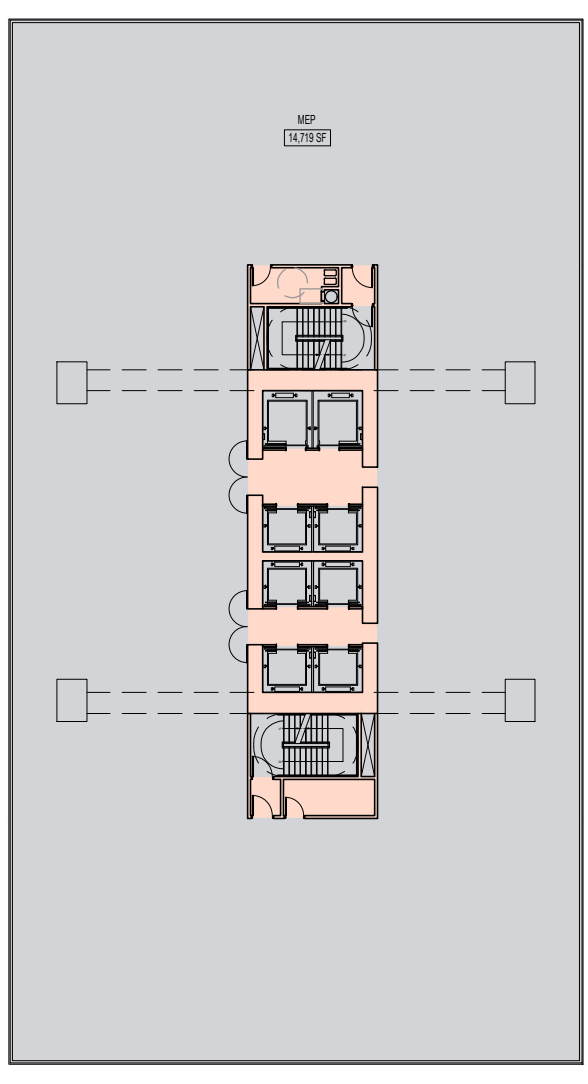
2 LEVELS 11-20
SCALE: 1/32" = 1'-0"

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



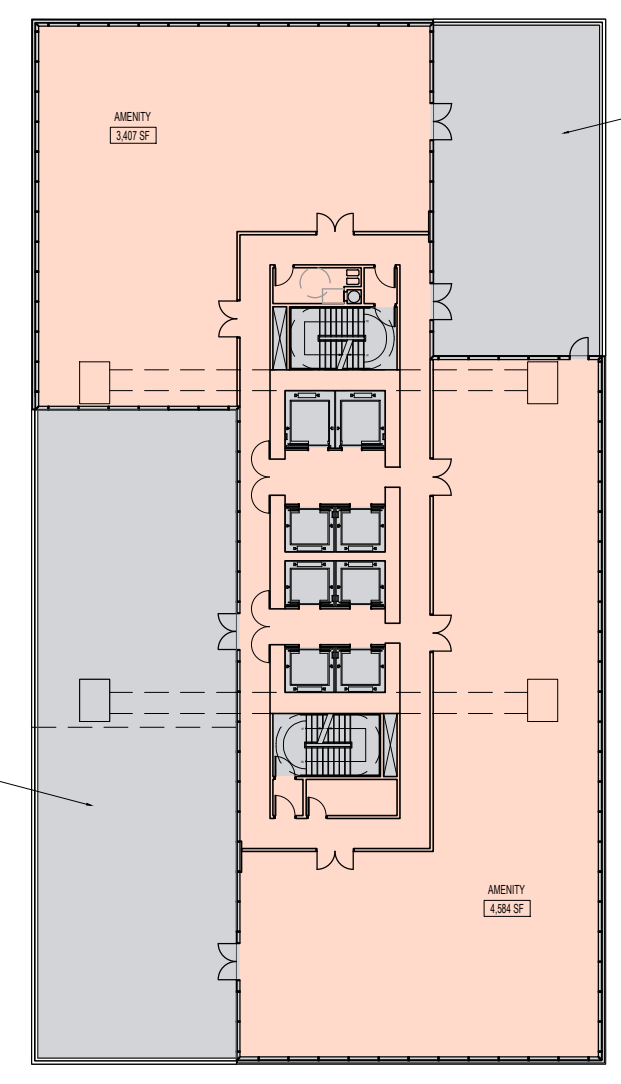
3 LEVELS 21-51
SCALE: 1/32" = 1'-0"

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



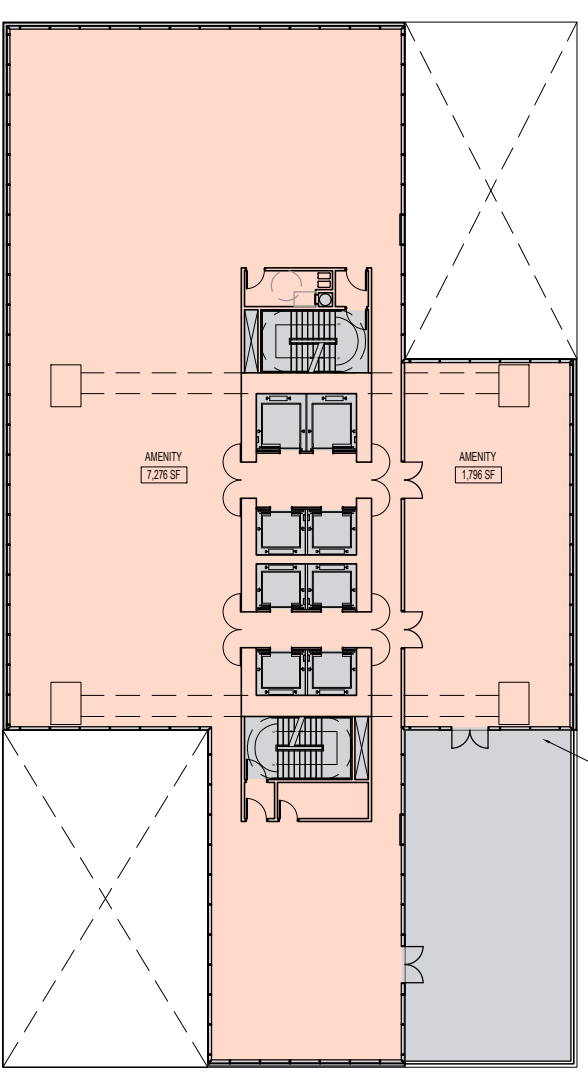
4 LEVEL 52
SCALE: 1/32" = 1'-0"

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



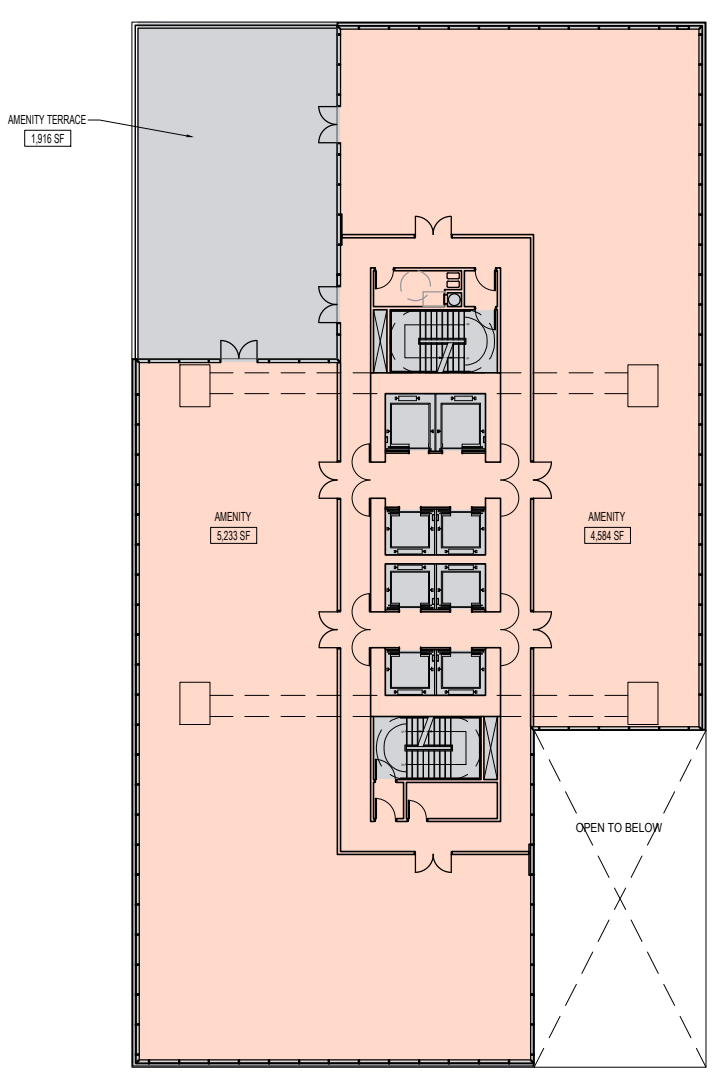
5 LEVEL 53
SCALE: 1/32" = 1'-0"

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



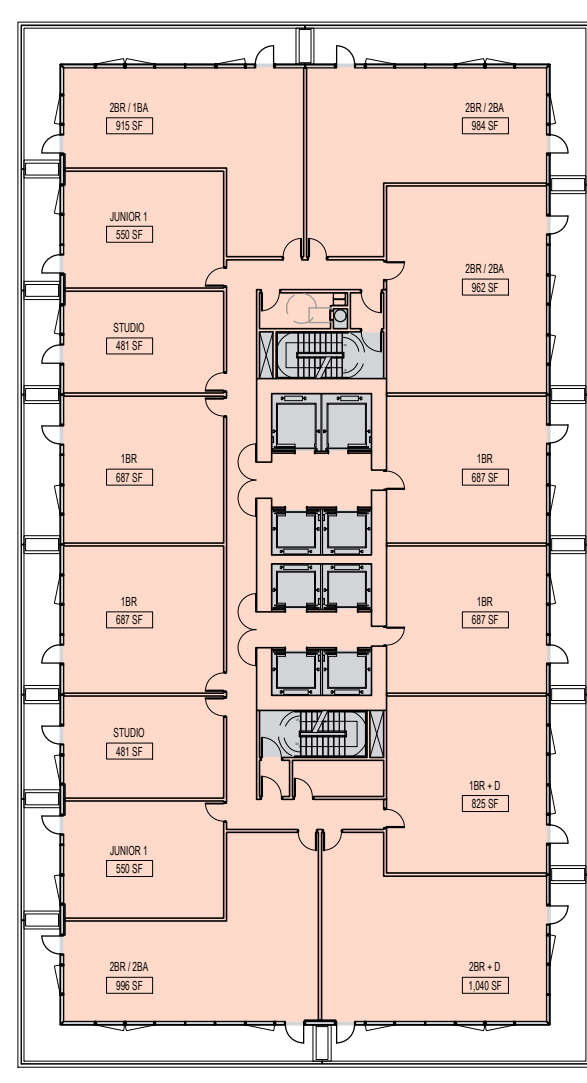
6 LEVEL 54
SCALE: 1/32" = 1'-0"

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



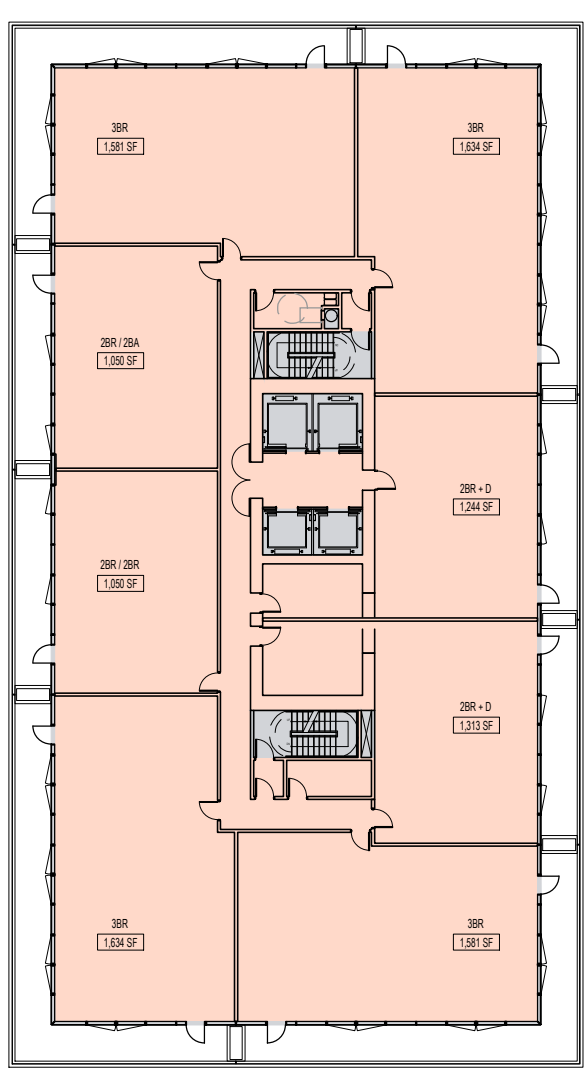
7 LEVEL 55
SCALE: 1/32" = 1'-0"

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



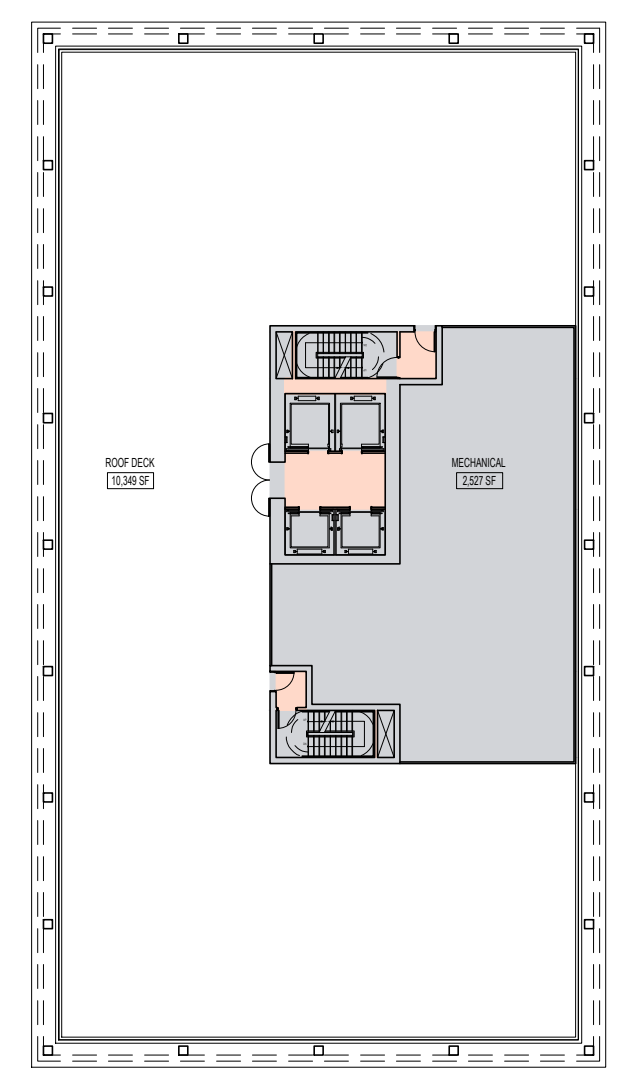
8 LEVELS 56-60
SCALE: 1/32" = 1'-0"

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	Cutout Amenity Terrace	
Roof	3,715	2527	302	620	0	266	

Orange = FLOOR AREA
Grey = DEDUCTIONS

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

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION
03122020		CITY PLANNING SUBMISSION

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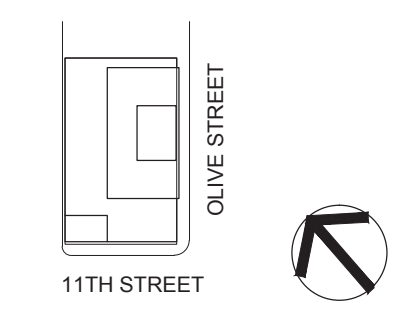
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 SCALE: 1/8" = 1'-0"

**FLOOR PLANS:
BASEMENT 6 & 2-5**

A-100



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

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

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



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

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

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

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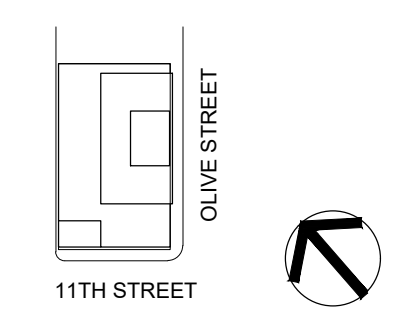
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KEY PLAN

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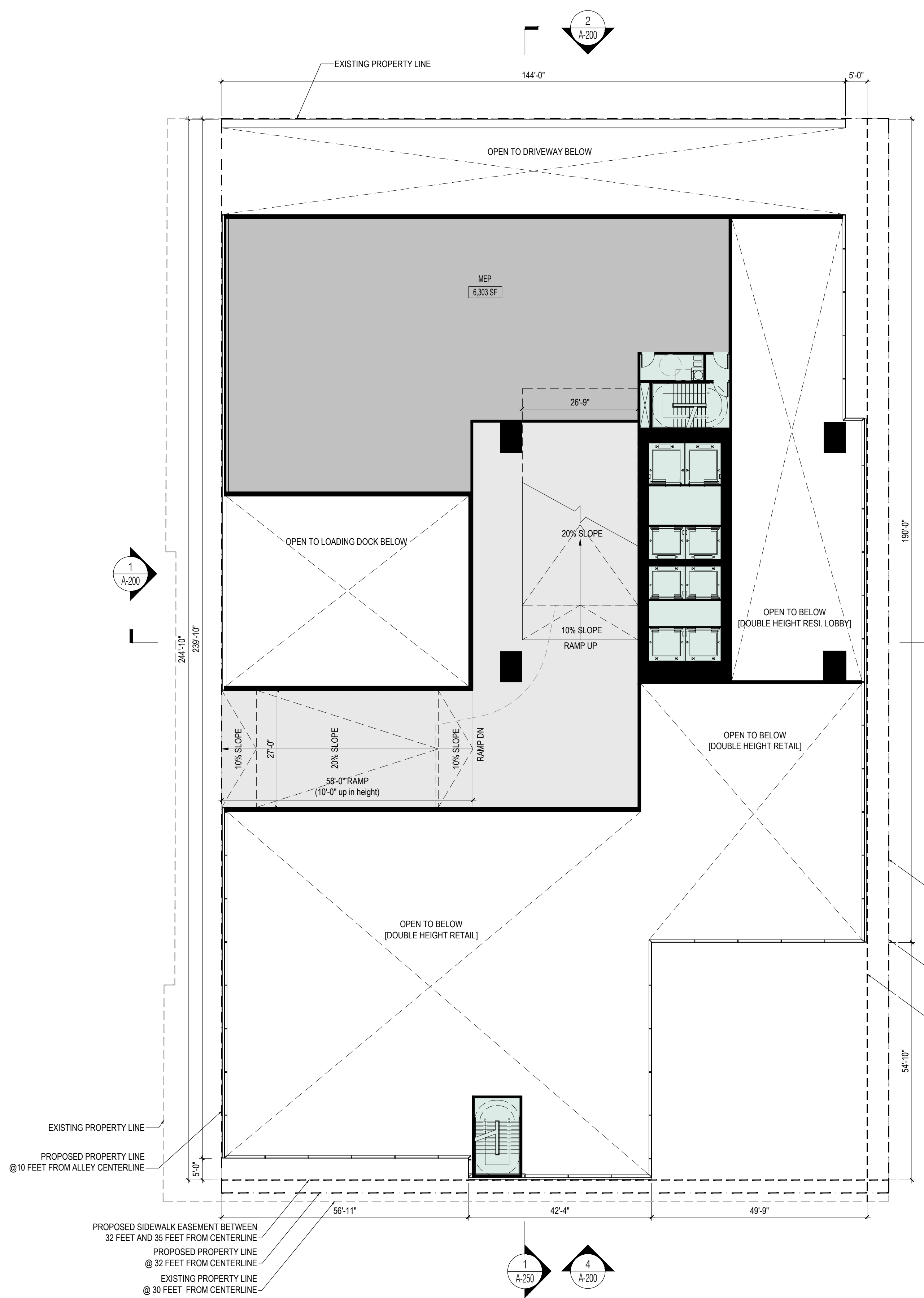
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

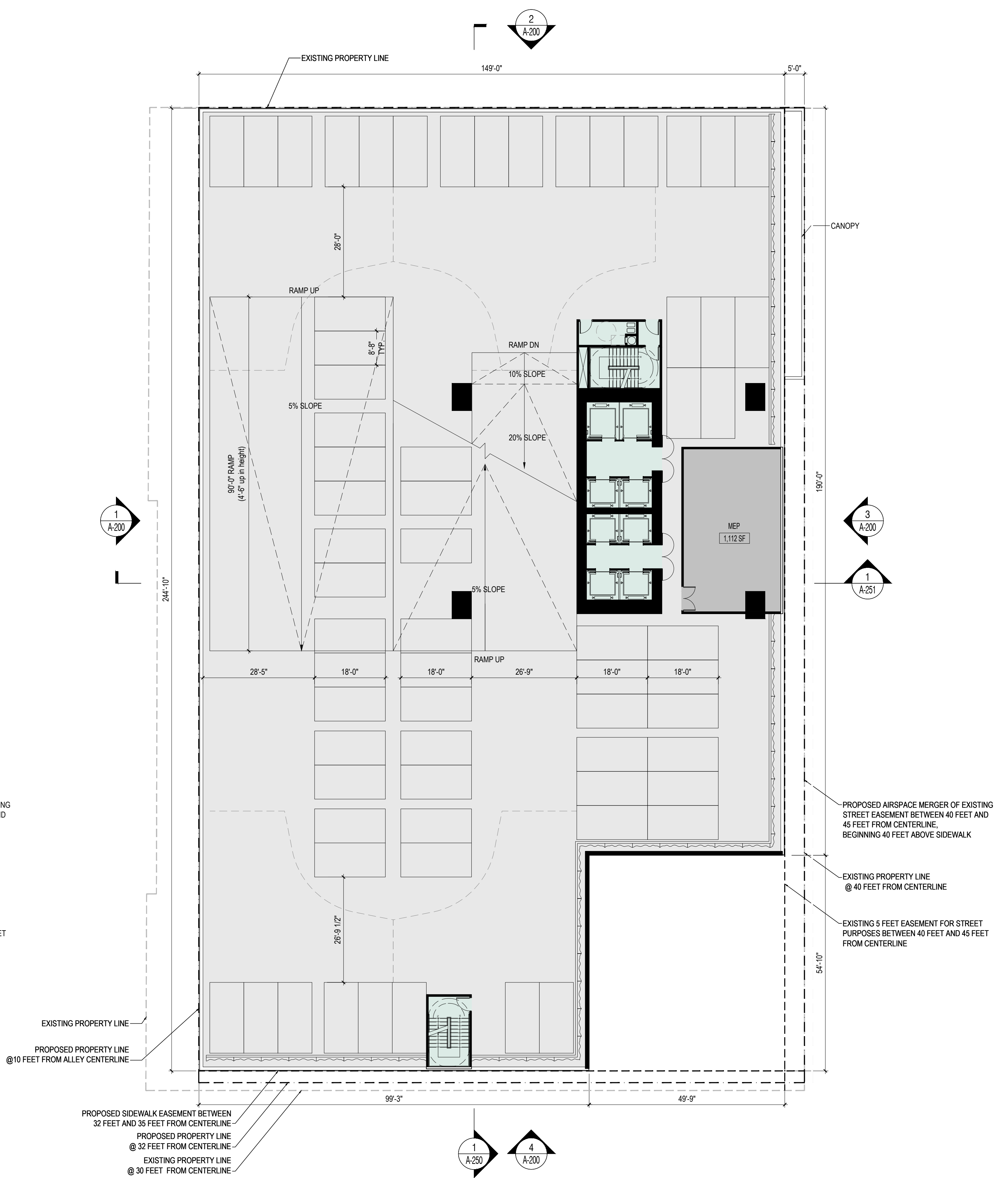
**FLOOR PLANS:
MEZZANINE & 2ND FLOOR**

A-102



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

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



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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03/12/2020		CITY PLANNING SUBMISSION

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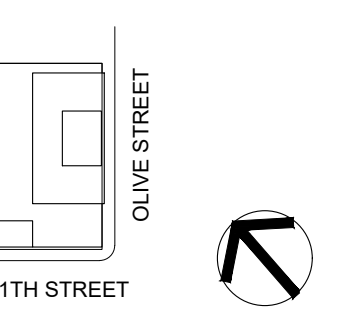
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KEY PLAN

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



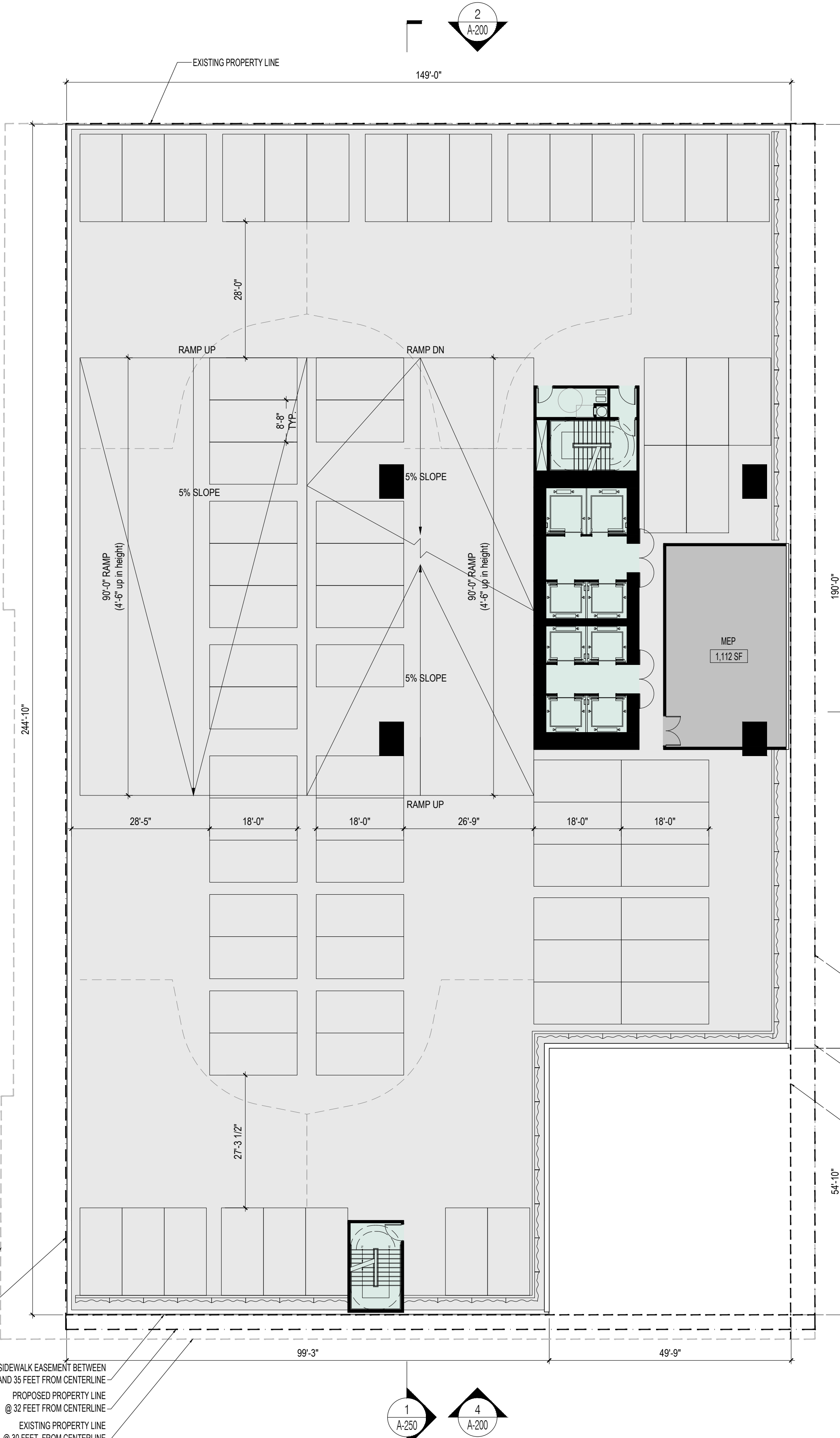
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

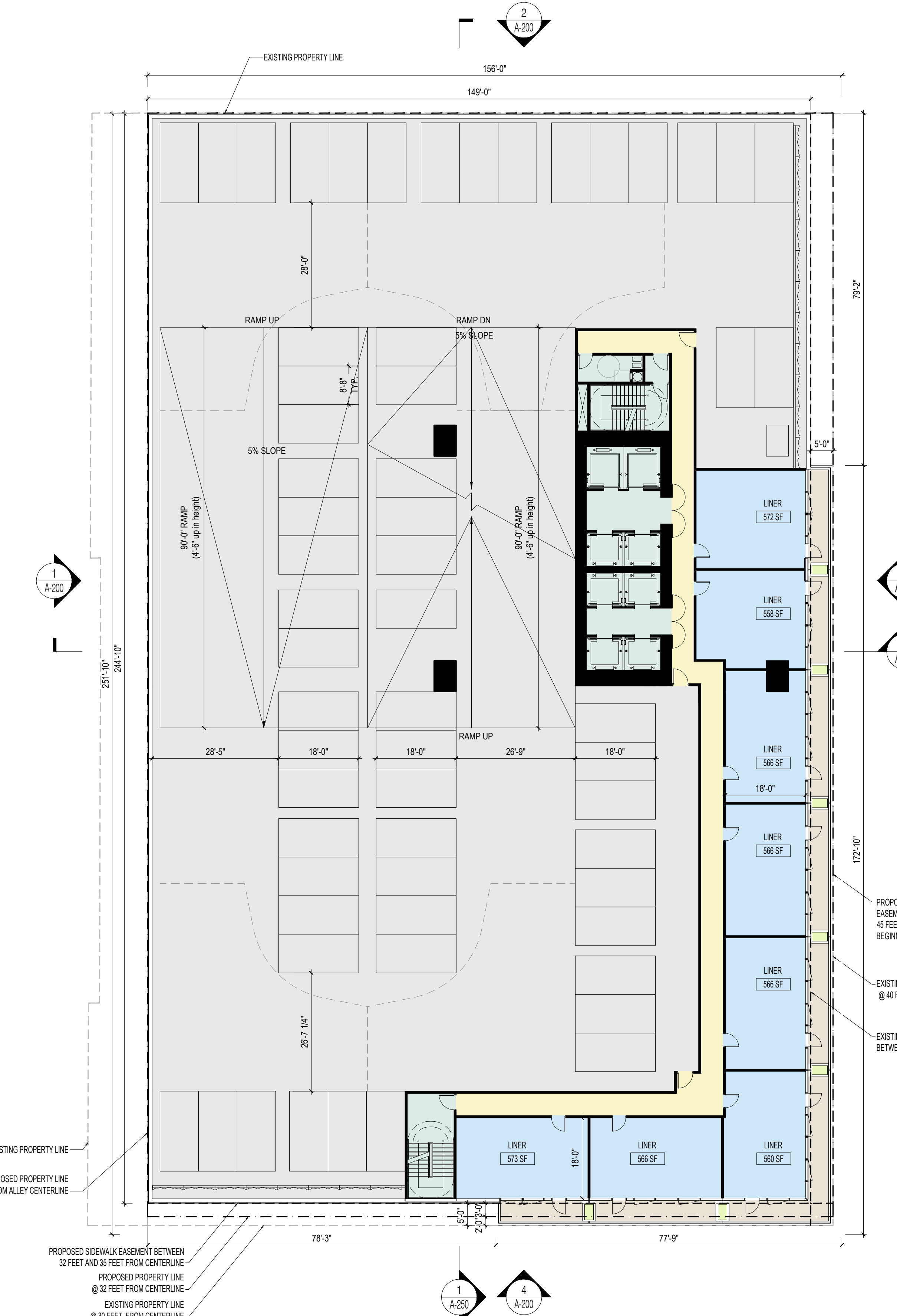
FLOOR PLANS: 3RD-4TH & 5TH-7TH FLOOR

A-103



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	3	24

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

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

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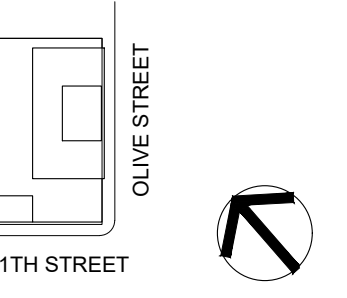
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KEY PLAN

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



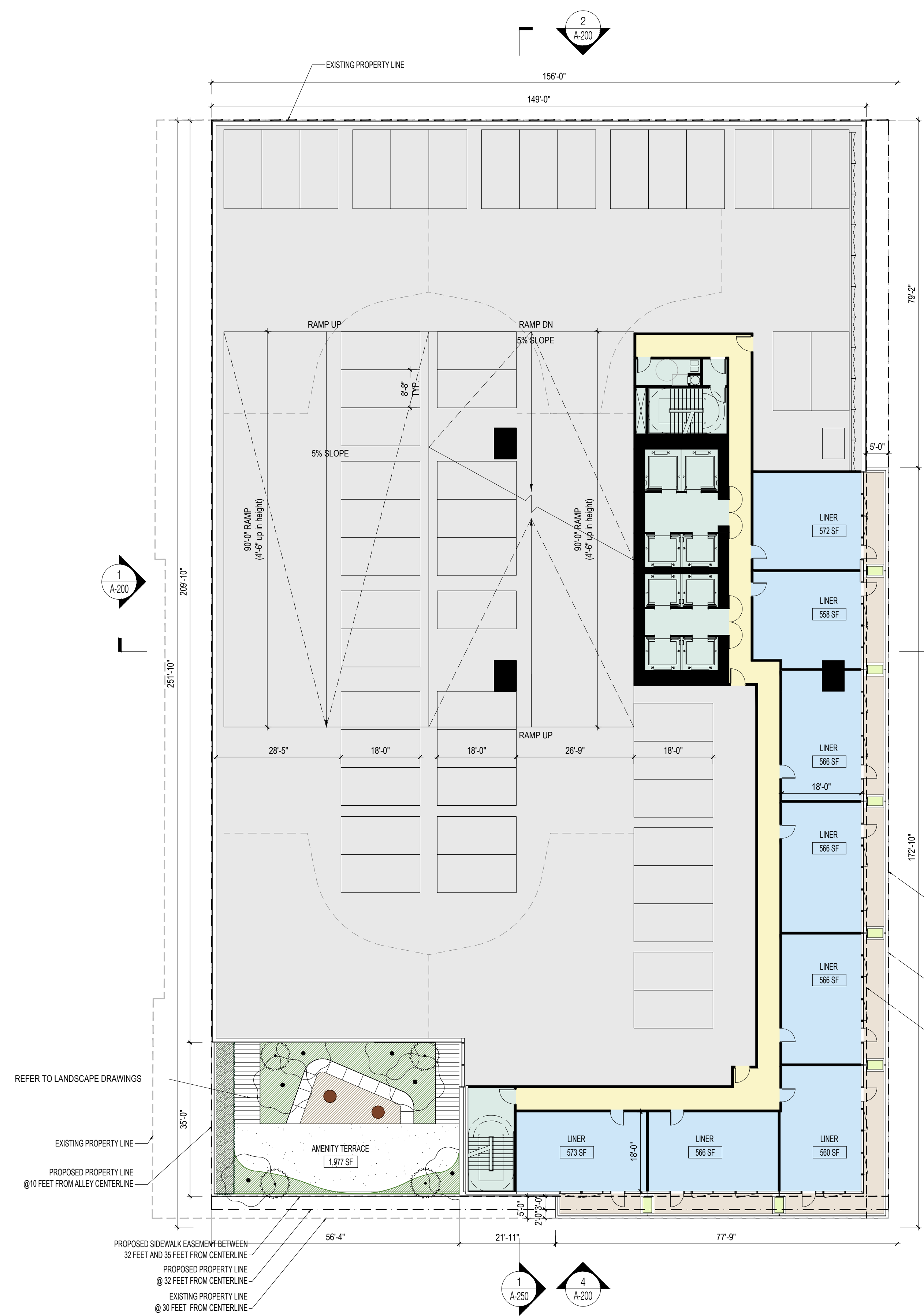
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 8TH & 9TH FLOOR

A-104



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	1	8

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



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	1	8

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

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

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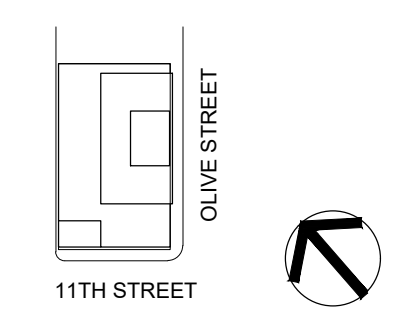
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KEY PLAN

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LOS ANGELES, CA 90015



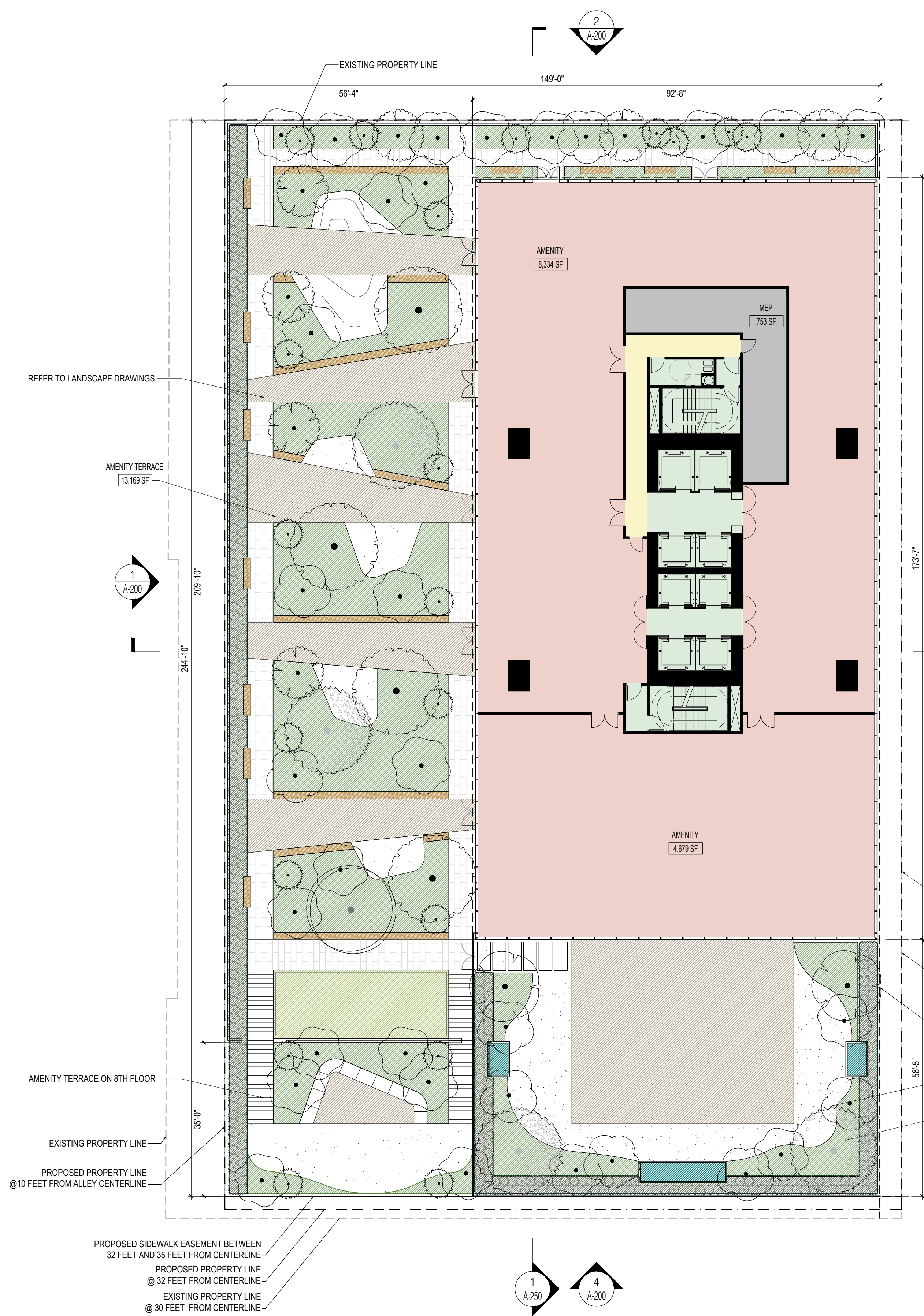
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

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

A-105



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

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH



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

NO.	DATE	REVISION
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03/12/2020	CITY PLANNING SUBMISSION	

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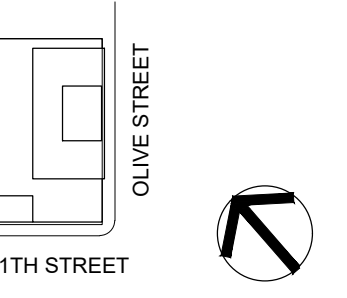
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KEY PLAN

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LOS ANGELES, CA 90015



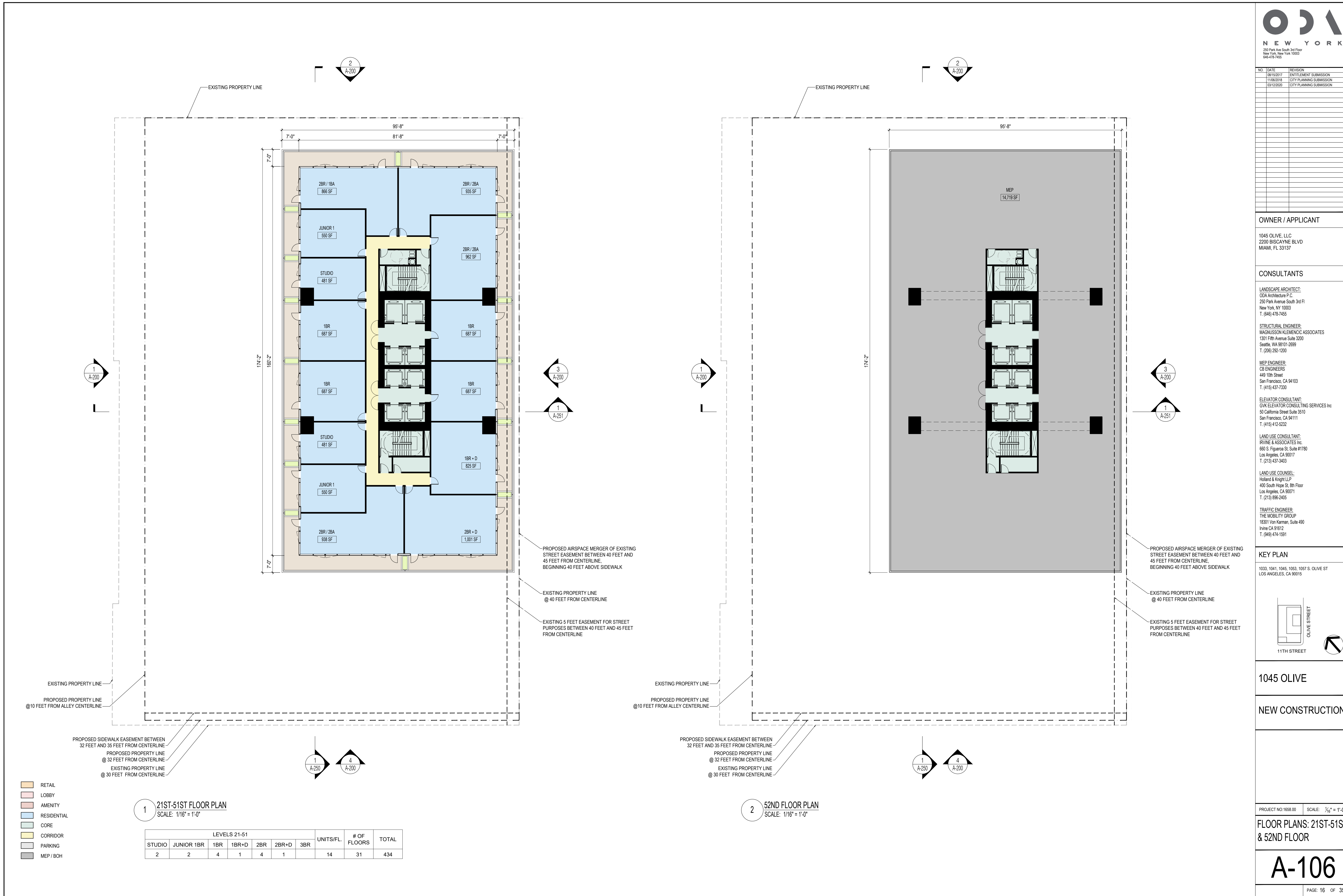
1045 OLIVE

NEW CONSTRUCTION

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

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

A-106



1 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

- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

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

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

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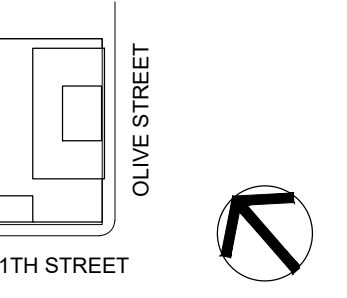
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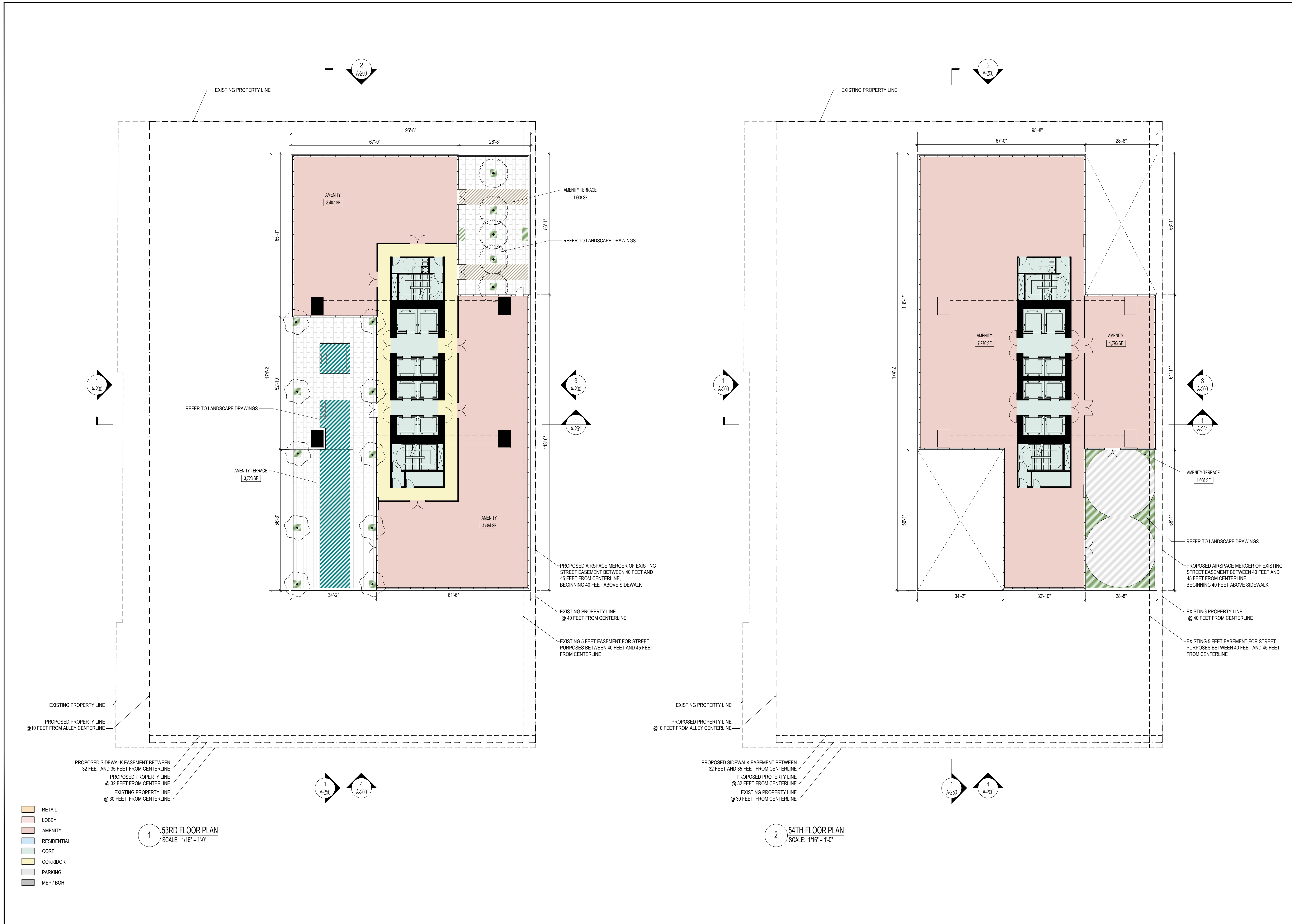
1045 OLIVE

NEW CONSTRUCTION

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

FLOOR PLANS: 53RD & 54TH FLOOR

A-107



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

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

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08/15/2017		ENTITLEMENT SUBMISSION
11/06/2018		CITY PLANNING SUBMISSION
03/12/2020		CITY PLANNING SUBMISSION

OWNER / APPLICANT

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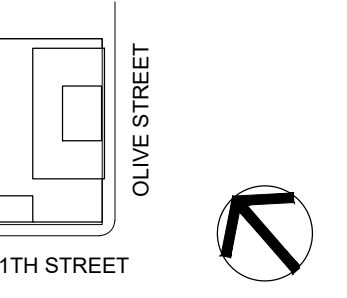
LAND USE CONSULTANT:
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KEY PLAN

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



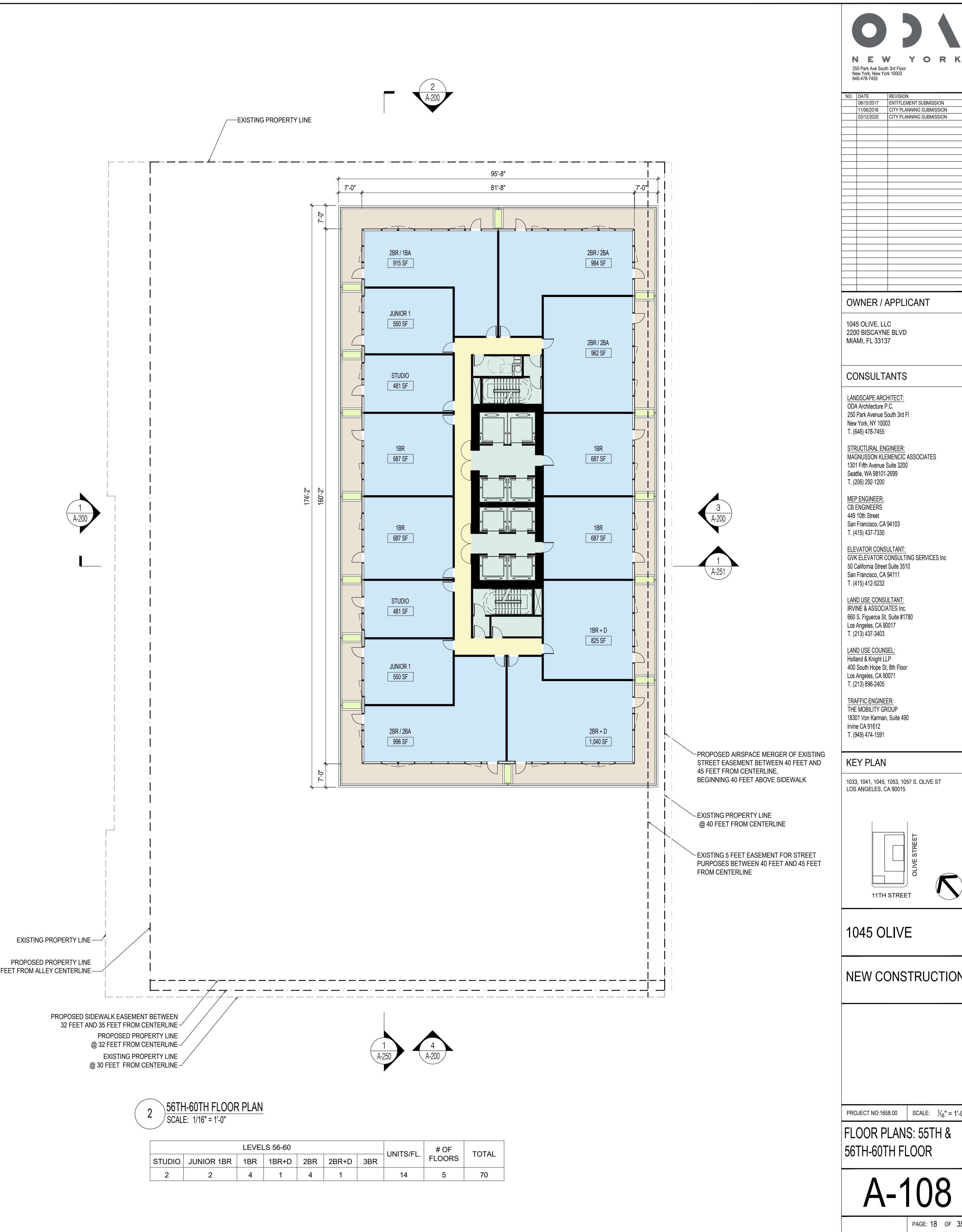
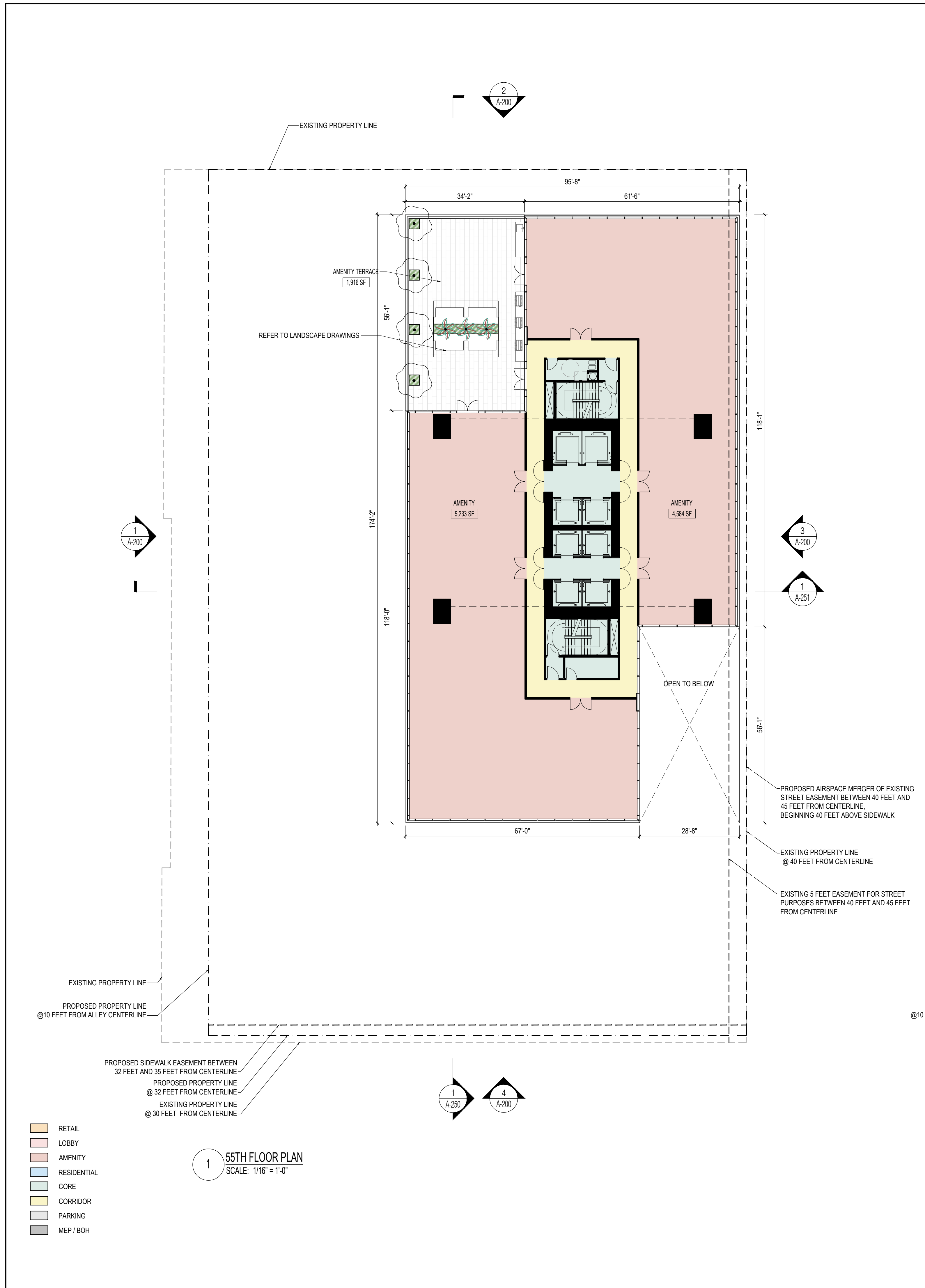
1045 OLIVE

NEW CONSTRUCTION

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

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

A-108



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

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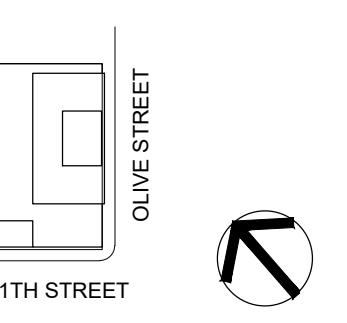
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

FLOOR PLANS: 61ST-70TH FLOOR & ROOF

A-109



- 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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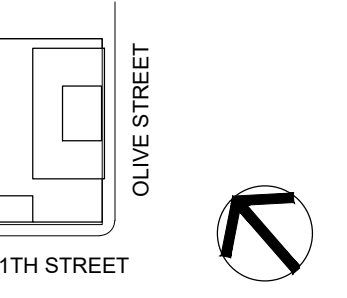
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KEY PLAN

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LOS ANGELES, CA 90015



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS

A-200



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"

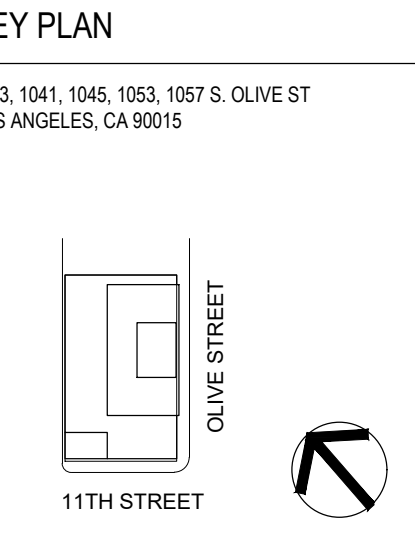
NO.	DATE	REVISION
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03	03/22/2020	CITY PLANNING SUBMISSION

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

1045 OLIVE	
NEW CONSTRUCTION	



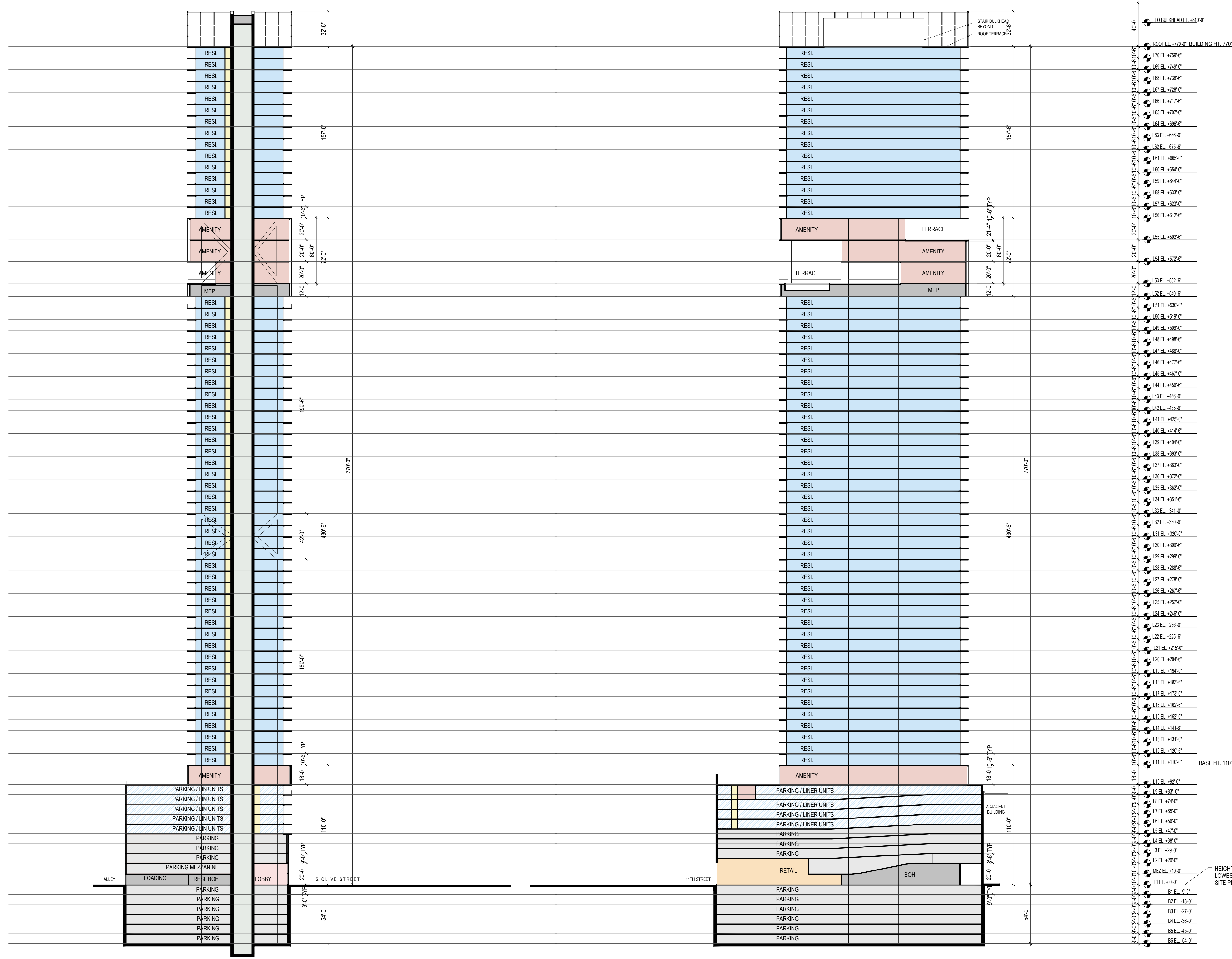
1045 OLIVE

NEW CONSTRUCTION

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

BUILDING SECTIONS

A-250

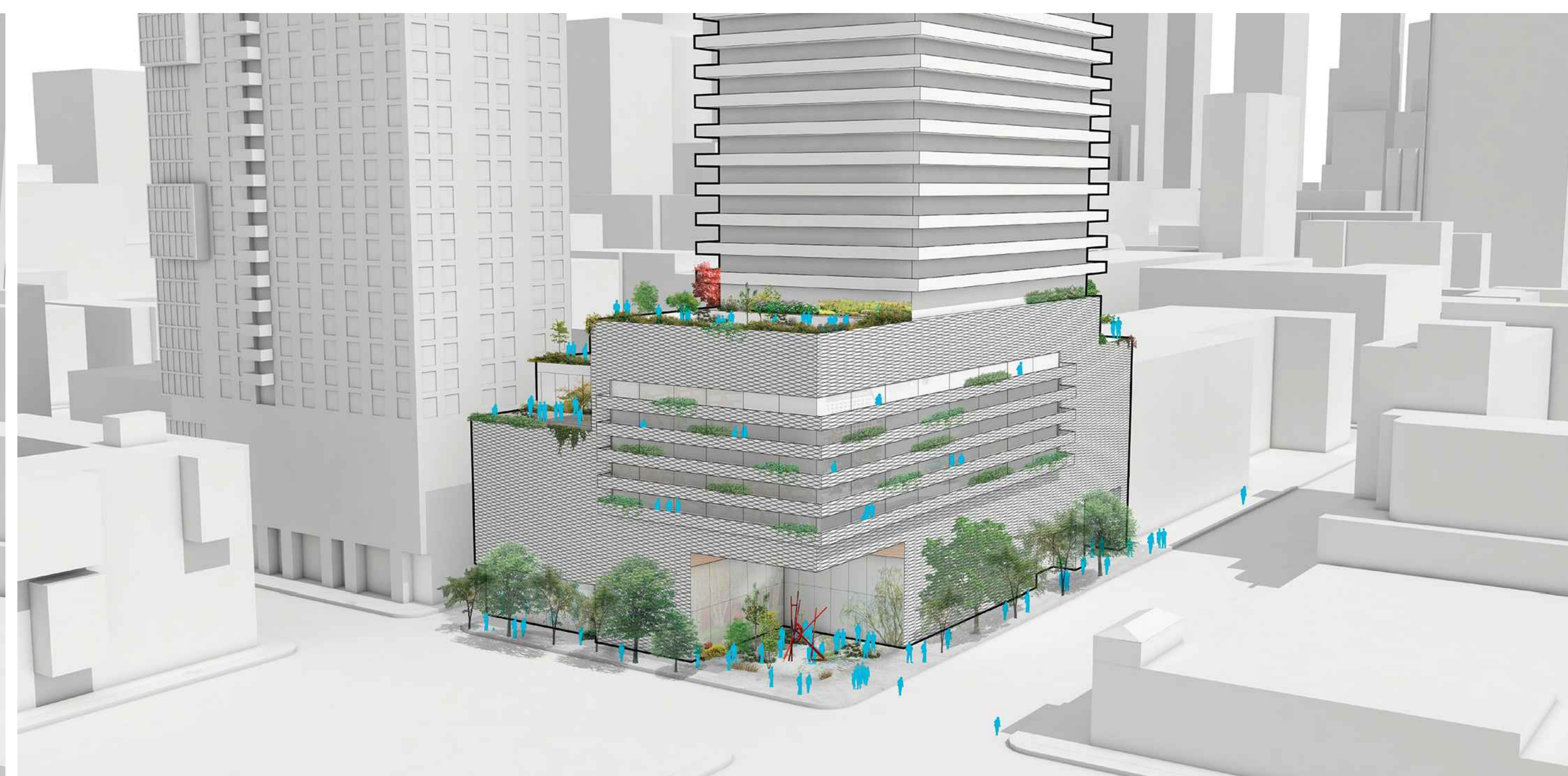
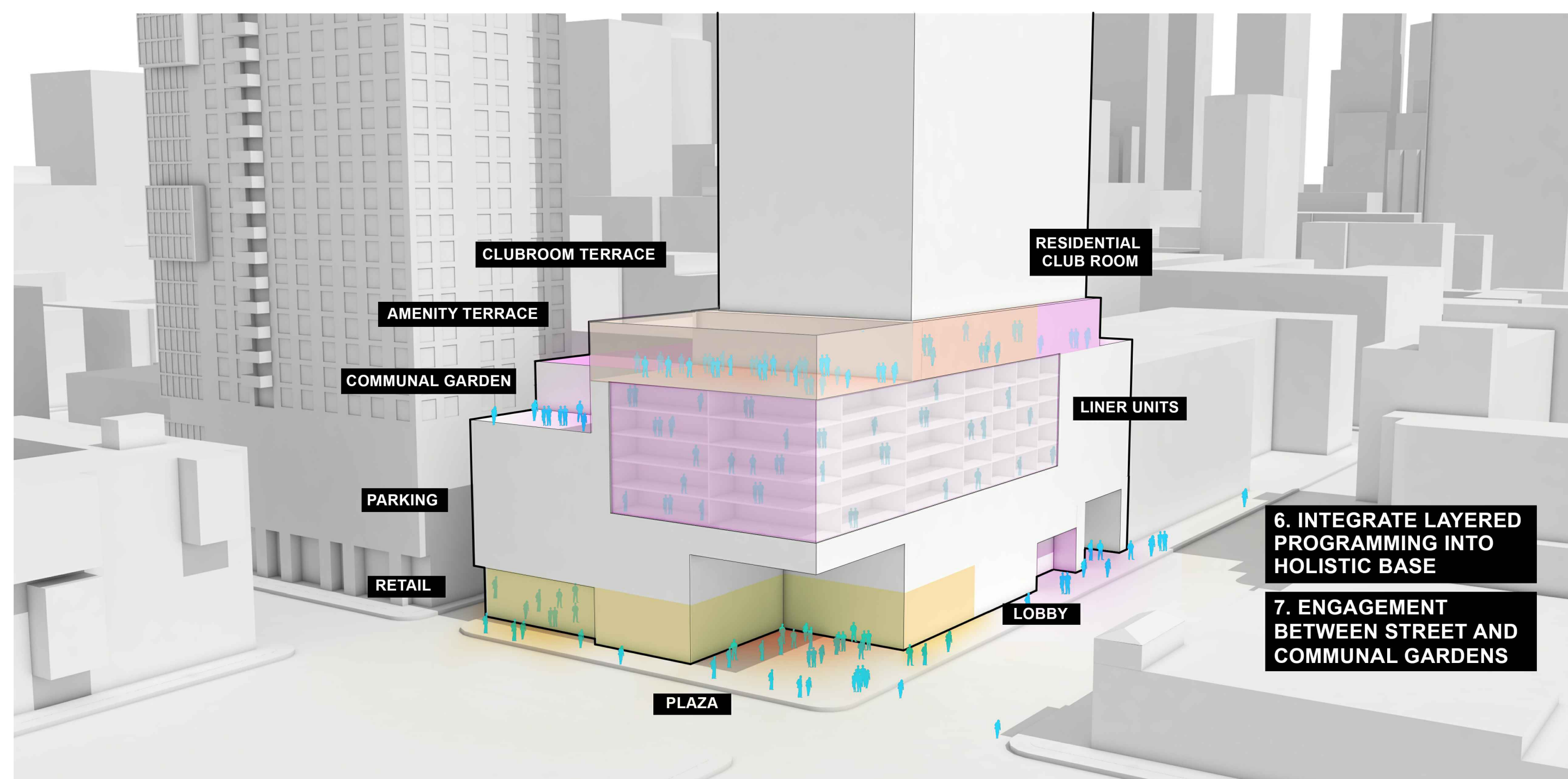
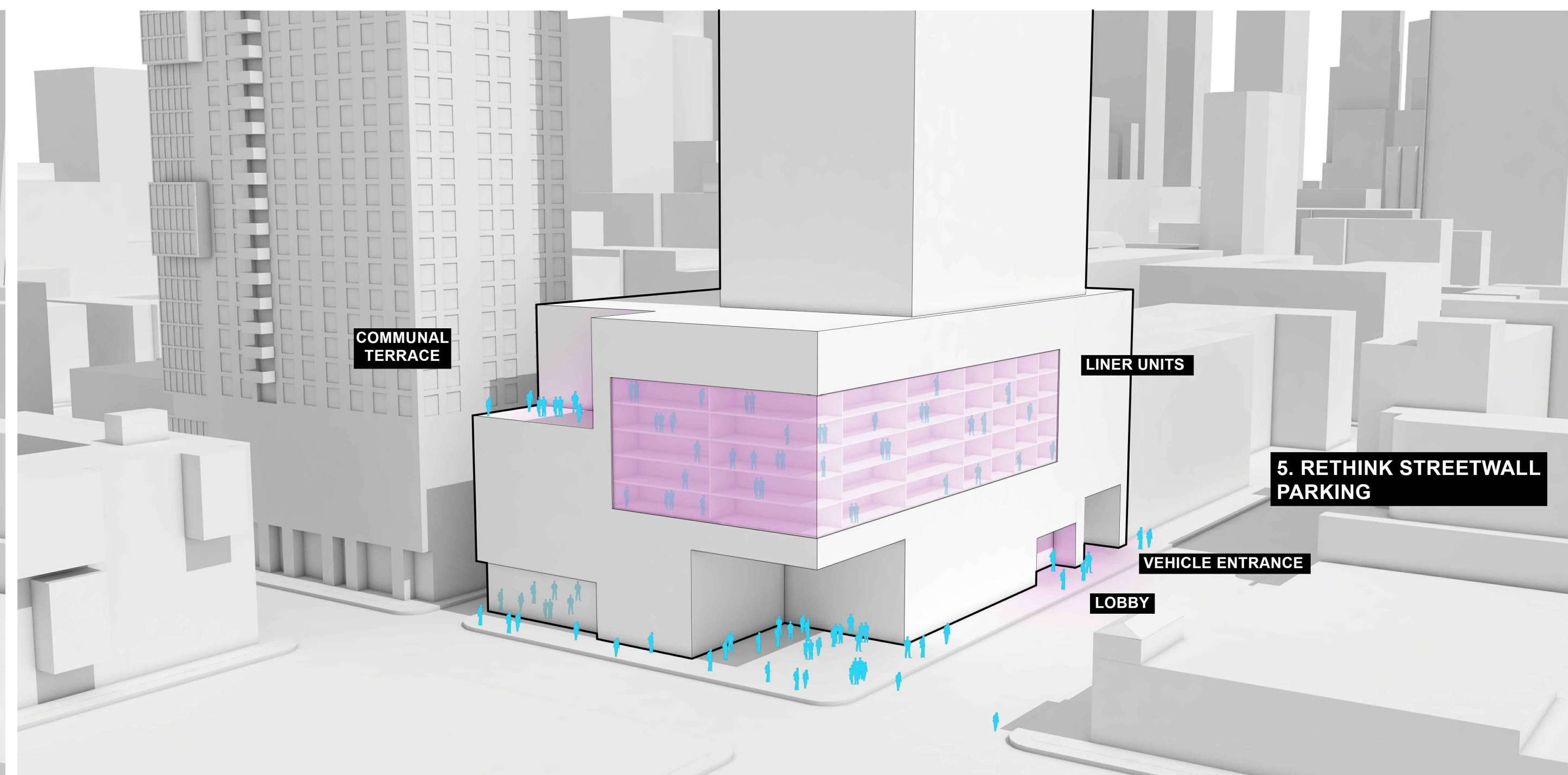
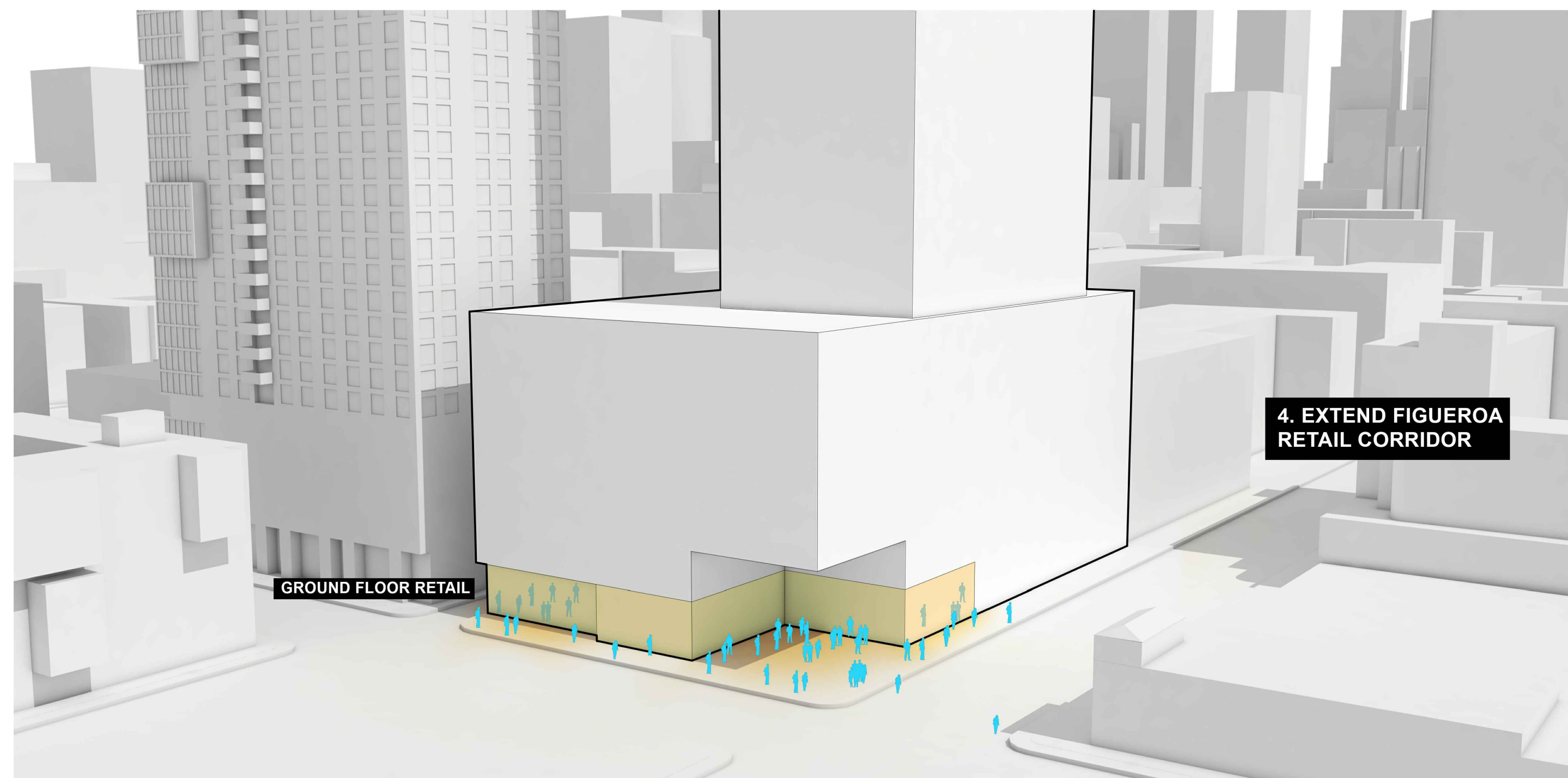
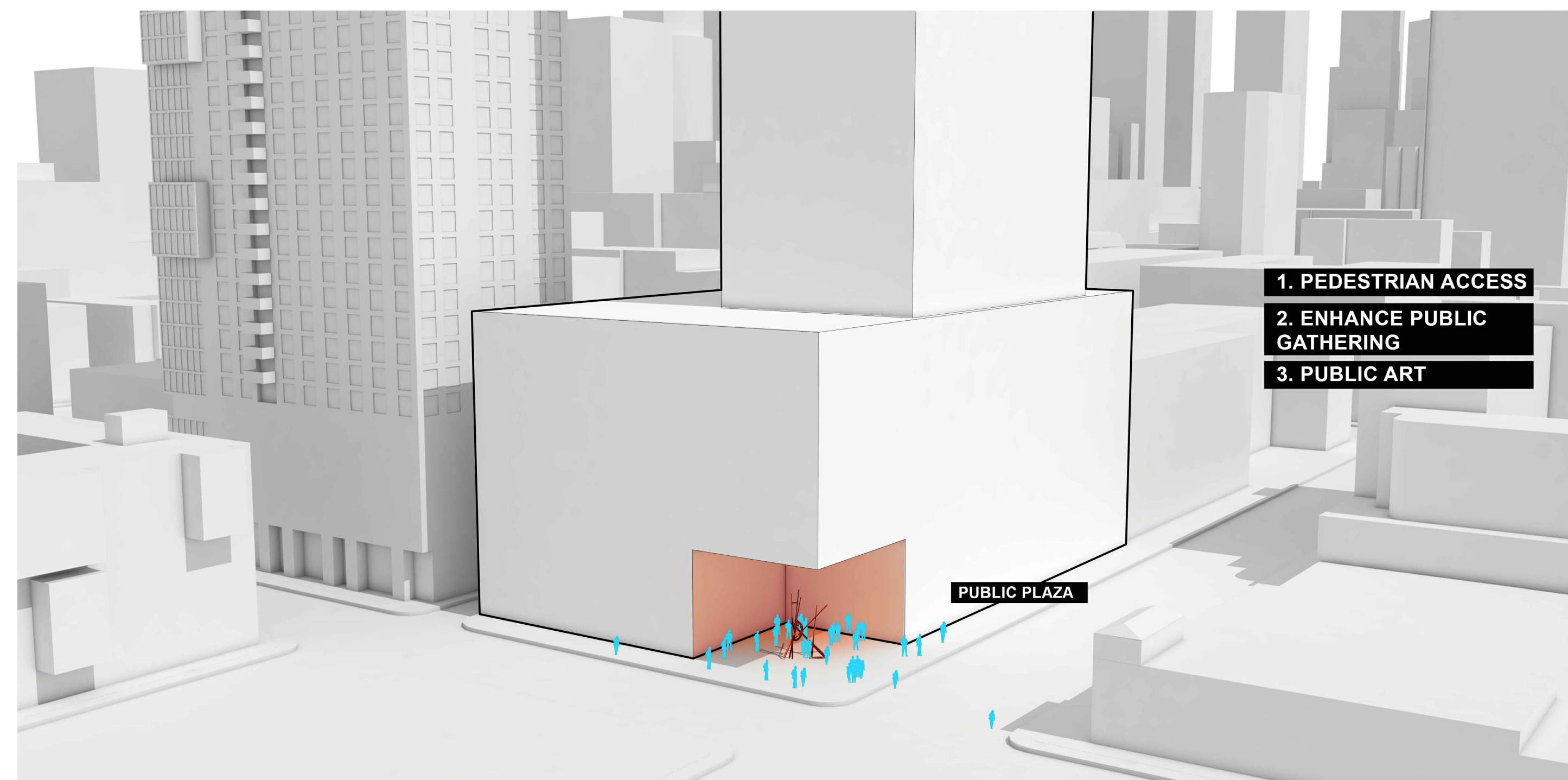
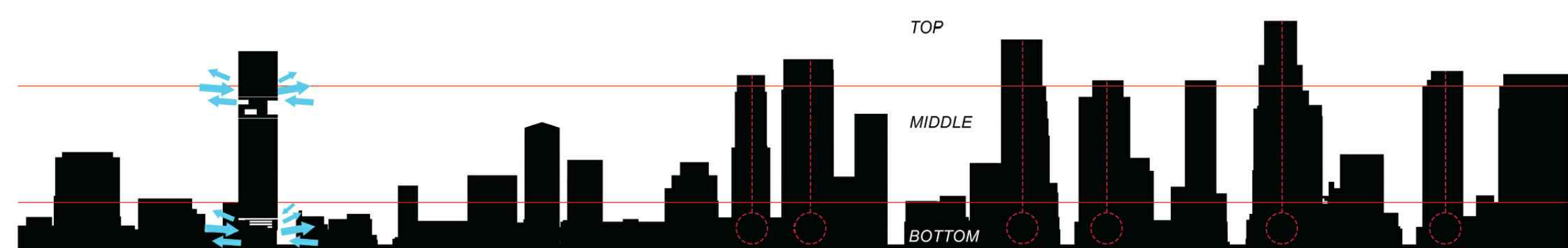
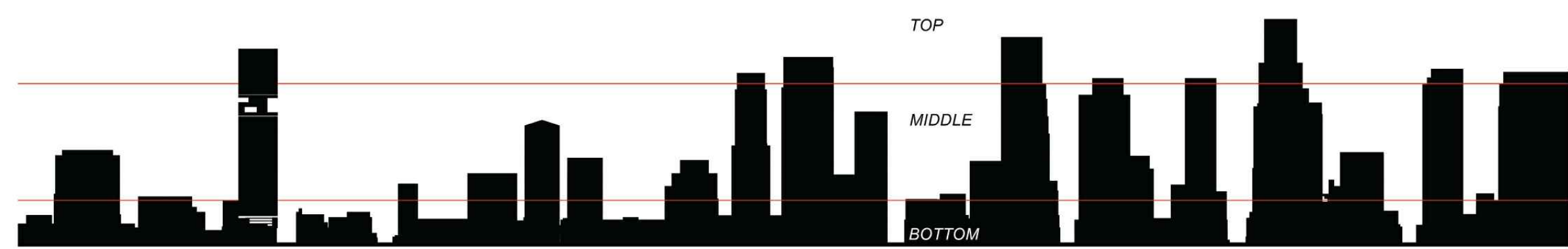
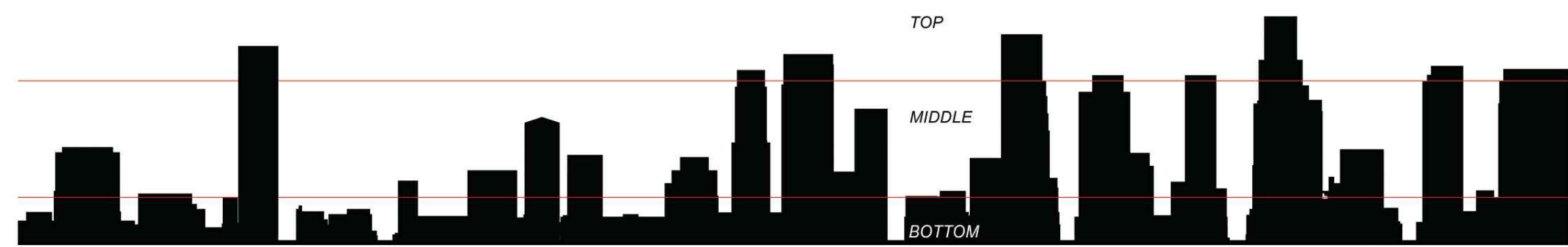


- RETAIL
- LOBBY
- AMENITY
- RESIDENTIAL
- PARKING / LINER UNITS
- CORE
- CORRIDOR
- PARKING
- MEP / BOH

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

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

HEIGHT IS TAKEN FROM
LOWEST POINT OF THE
SITE PER LAMC 12.03



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03	03/22/2020	CITY PLANNING SUBMISSION

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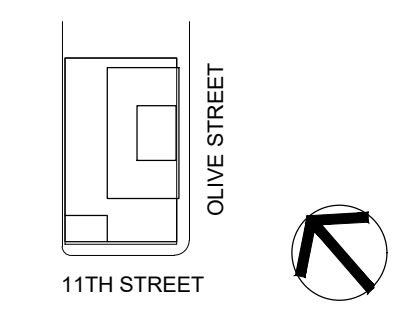
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 | SCALE:

CONCEPT DIAGRAMS

A-300

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

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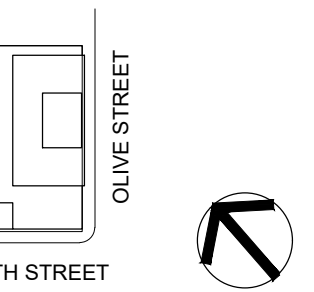
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

EAST ELEVATION

A-301



1 EAST ELEVATION
SCALE:

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

OWNER / APPLICANT

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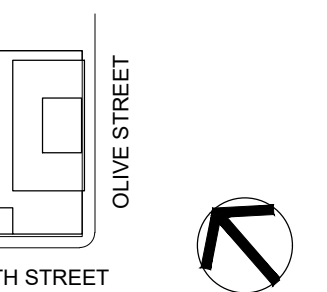
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

SOUTH ELEVATION

A-302



1 SOUTH ELEVATION
SCALE:

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

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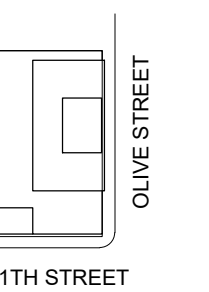
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

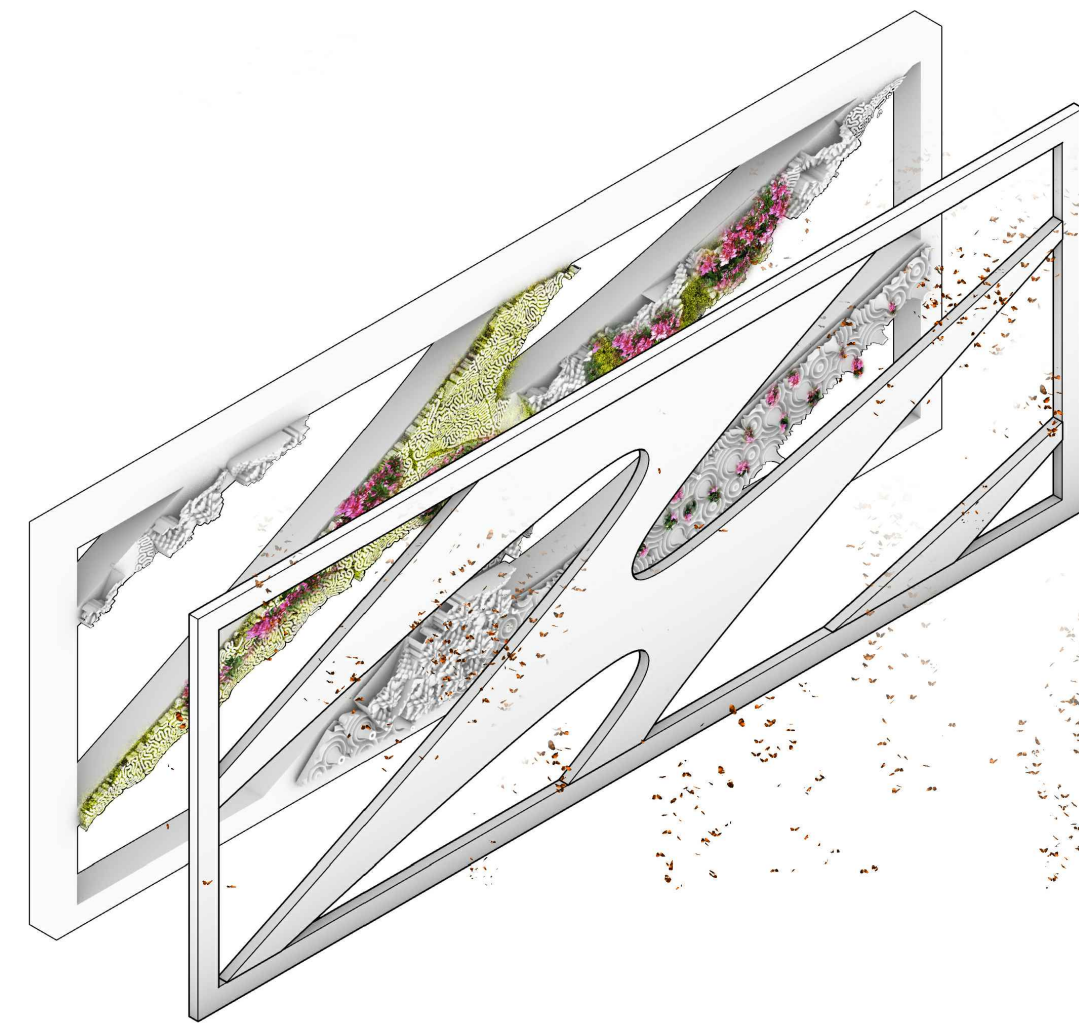
PROJECT NO: 1658.00 SCALE:

ART WALL -
BIODIVERSITY PANEL

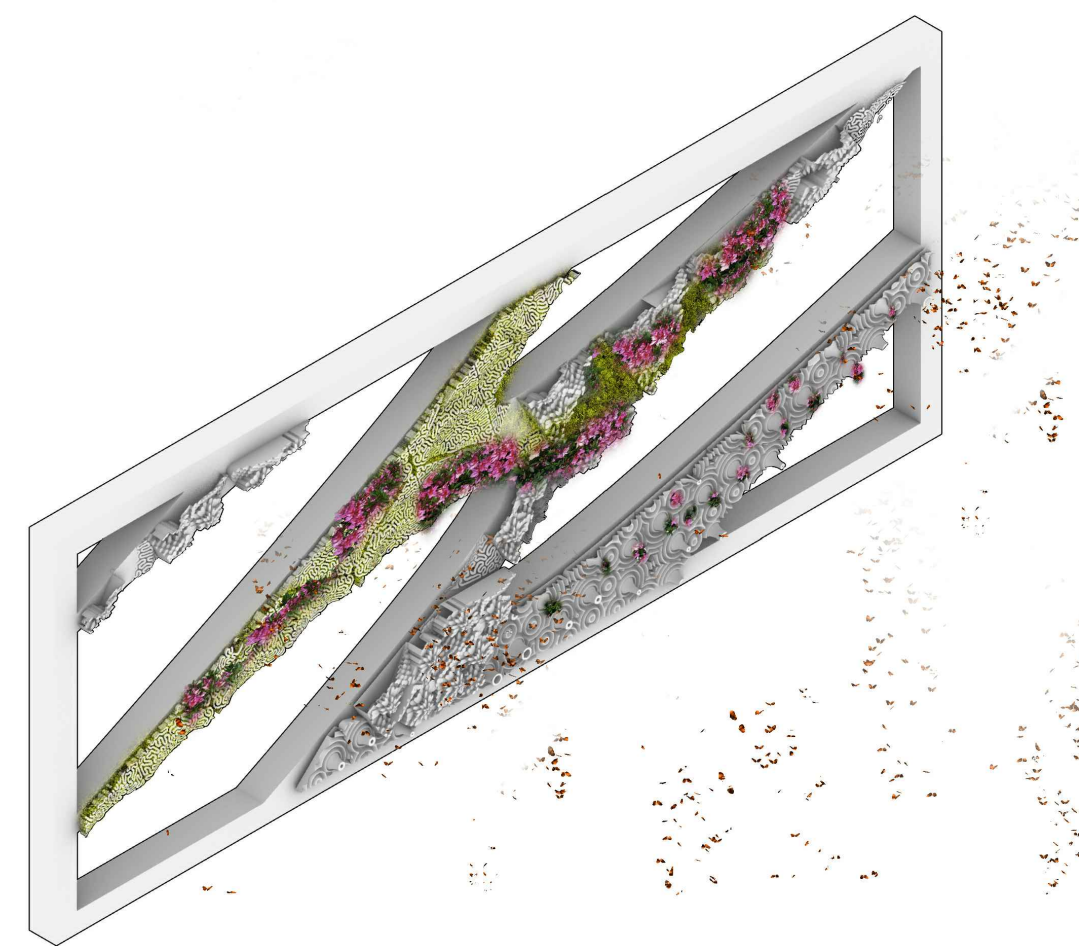
A-304



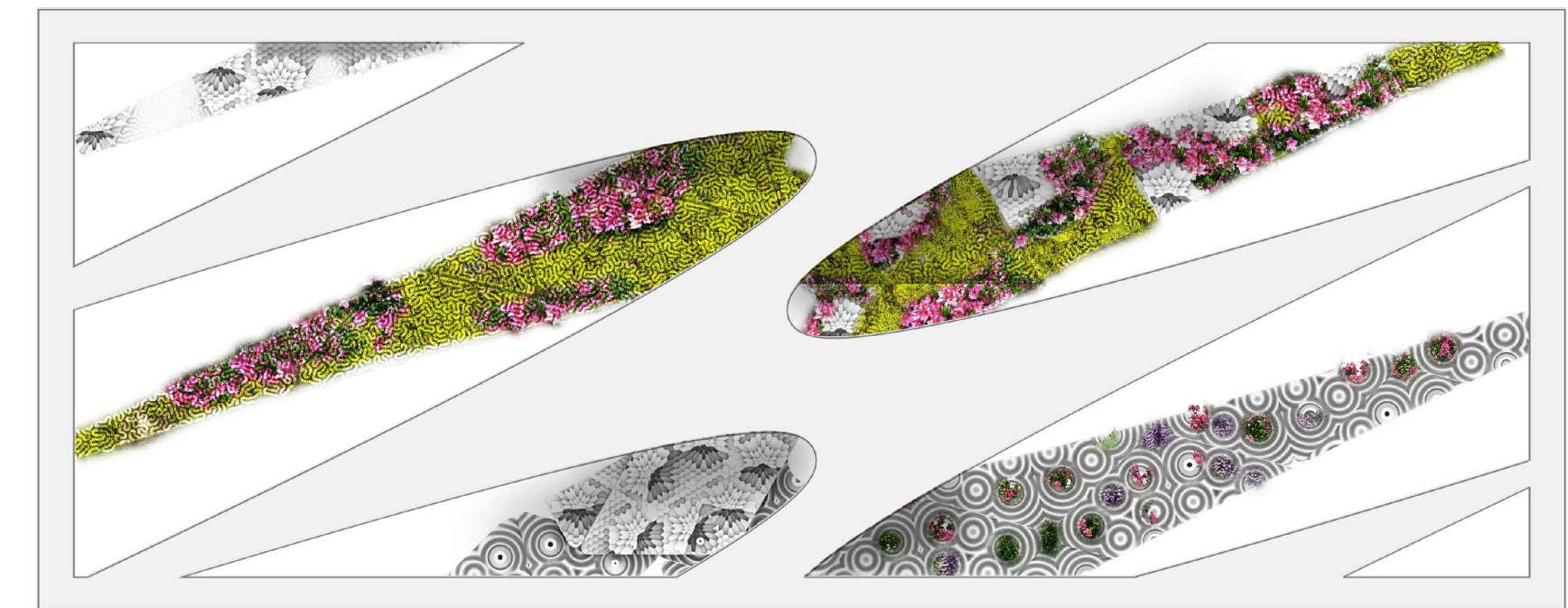
1 **FACADE SECTION AT PARKING GARAGE**
SCALE:



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:



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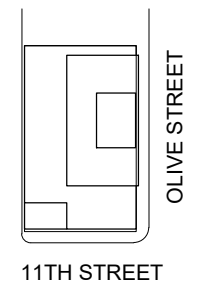
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

**11TH & OLIVE
STREET PLAZA**

A-305



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 646-478-7455

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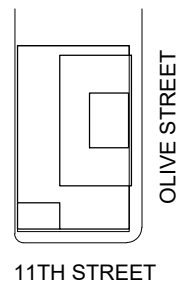
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 T: (949) 474-1591

KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE:

AERIAL VIEW

A-306



NO.	DATE	REVISION
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03/12/2020	CITY PLANNING SUBMISSION	

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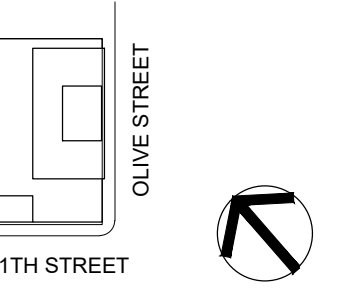
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KEY PLAN

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

NO.	DATE	REVISION
01	08/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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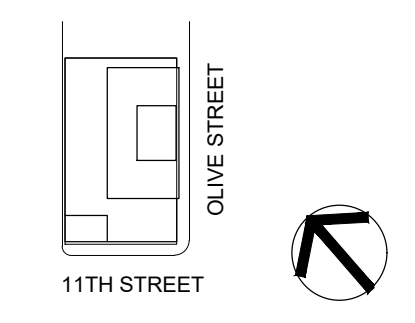
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

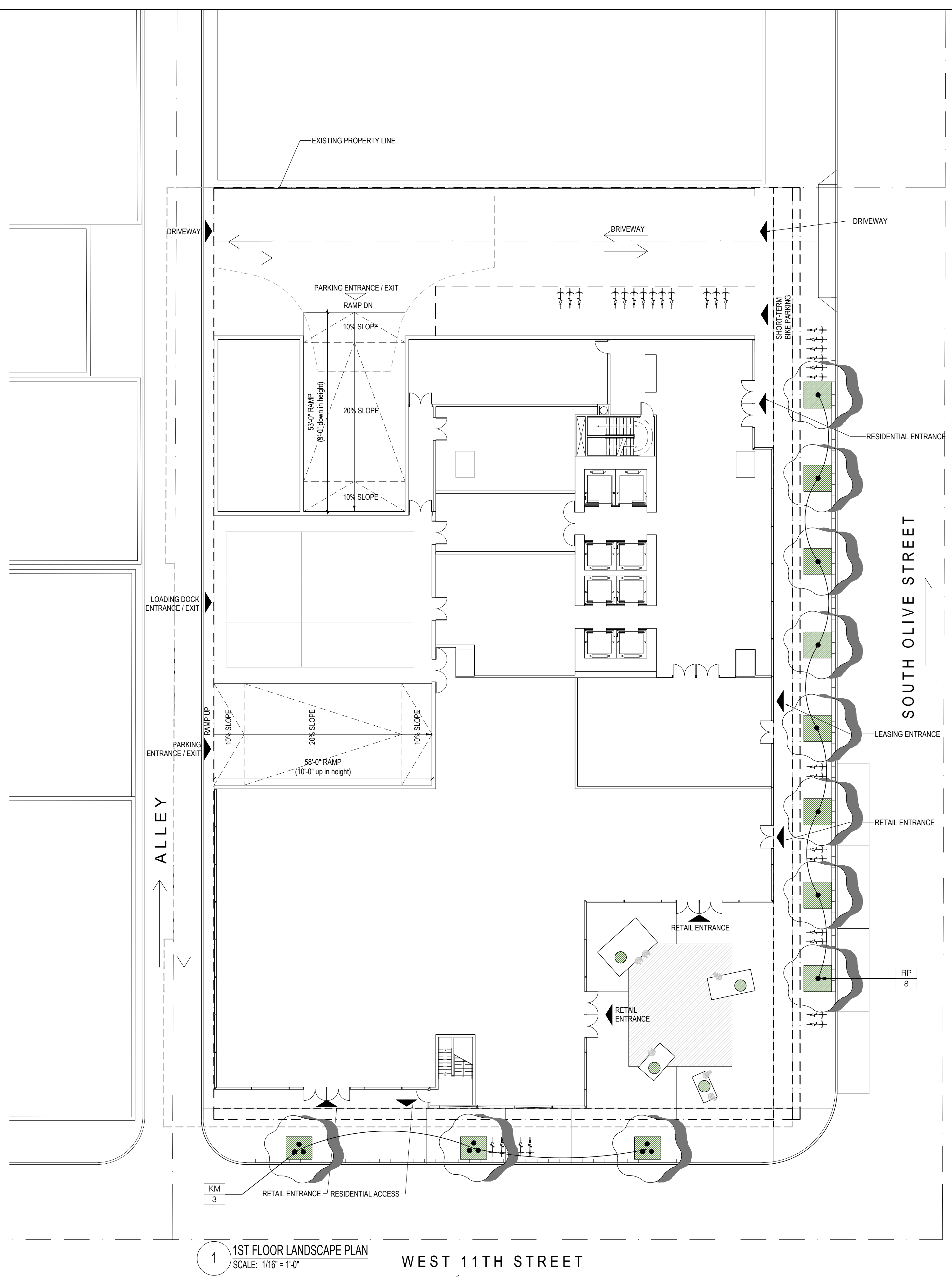
PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

1ST FLOOR LANDSCAPE PLAN

L-100

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"

WEST 11TH STREET

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION
03122020		CITY PLANNING SUBMISSION

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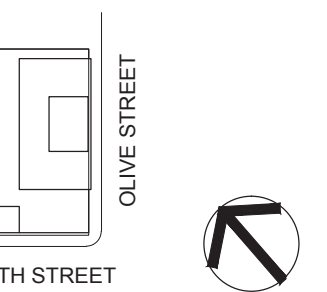
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 SCALE: 1/8" = 1'-0"

8TH & 10TH FLOOR LANDSCAPE PLAN

L-101



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.

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

NO.	DATE	REVISION
00152017		ENTITLEMENT SUBMISSION
11062018		CITY PLANNING SUBMISSION
03/22/2020		CITY PLANNING SUBMISSION

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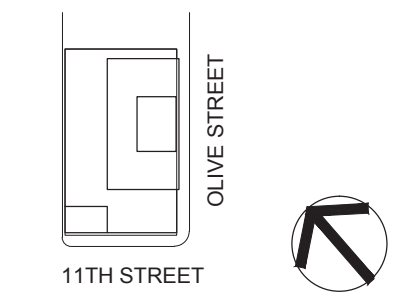
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KEY PLAN

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



1045 OLIVE

NEW CONSTRUCTION

PROJECT NO:1658.00 SCALE: 1/8" = 1'-0"

**53RD FLOOR
LANDSCAPE PLAN**

L-102

GENERAL NOTE:

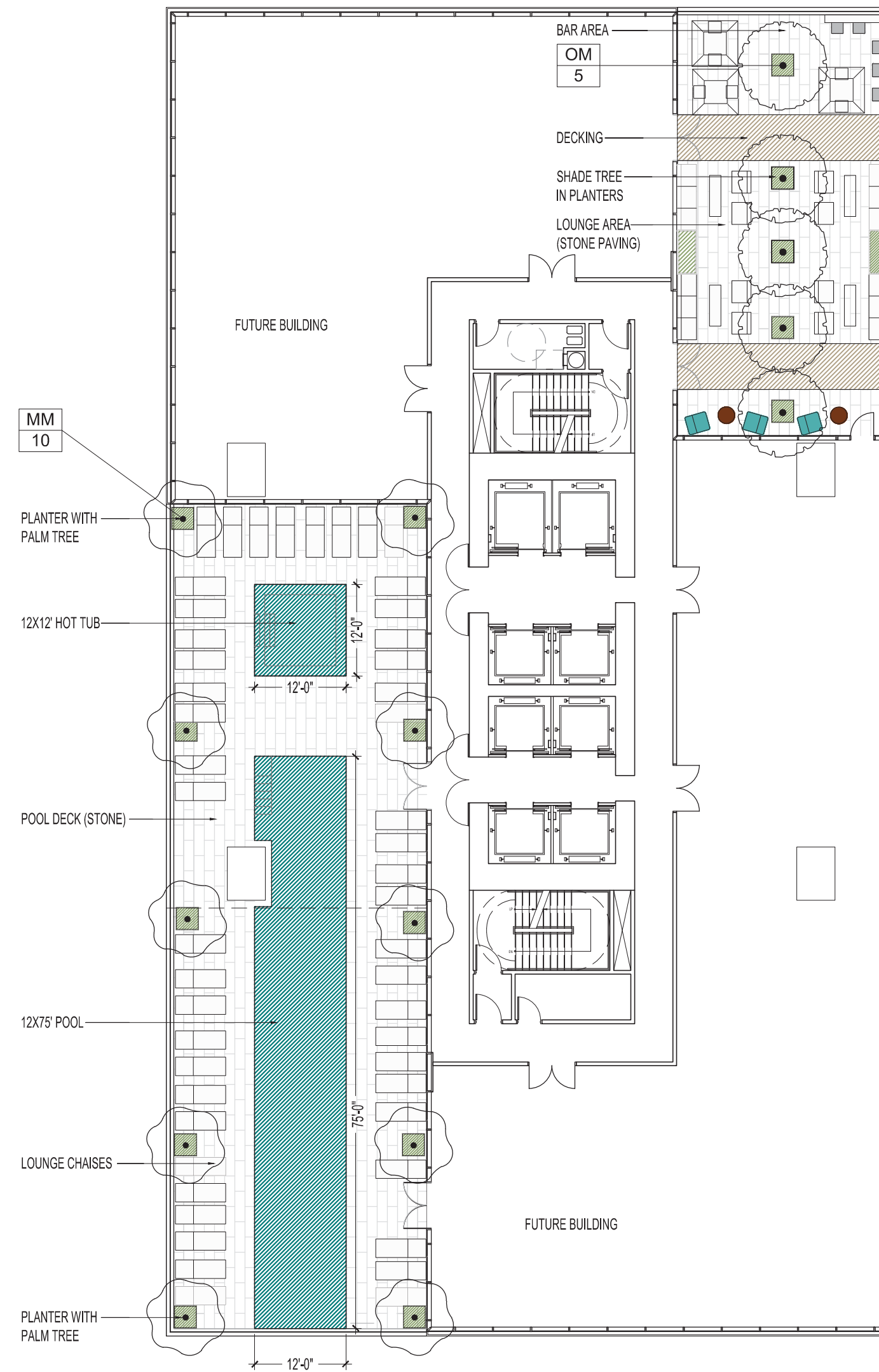
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PLANT SCHEDULE

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.



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

NO.	DATE	REVISION
01	09/15/2017	ENTITLEMENT SUBMISSION
11	11/06/2018	CITY PLANNING SUBMISSION
03	03/22/2020	CITY PLANNING SUBMISSION

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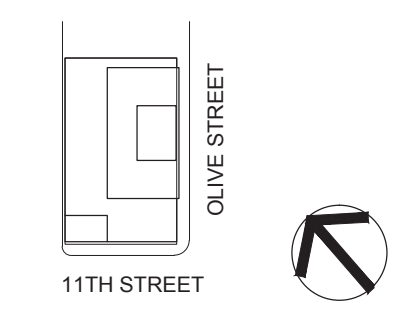
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KEY PLAN

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



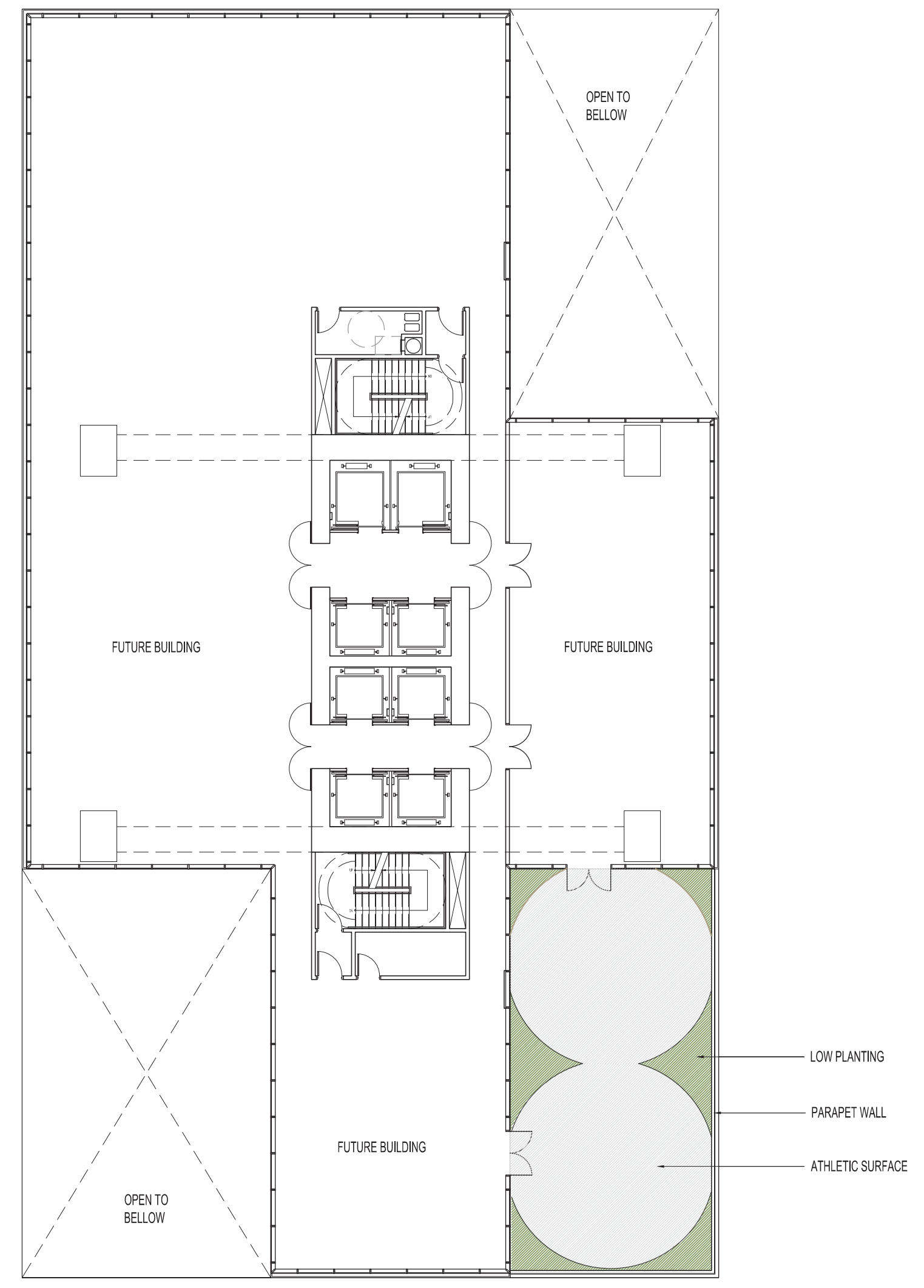
1045 OLIVE

NEW CONSTRUCTION

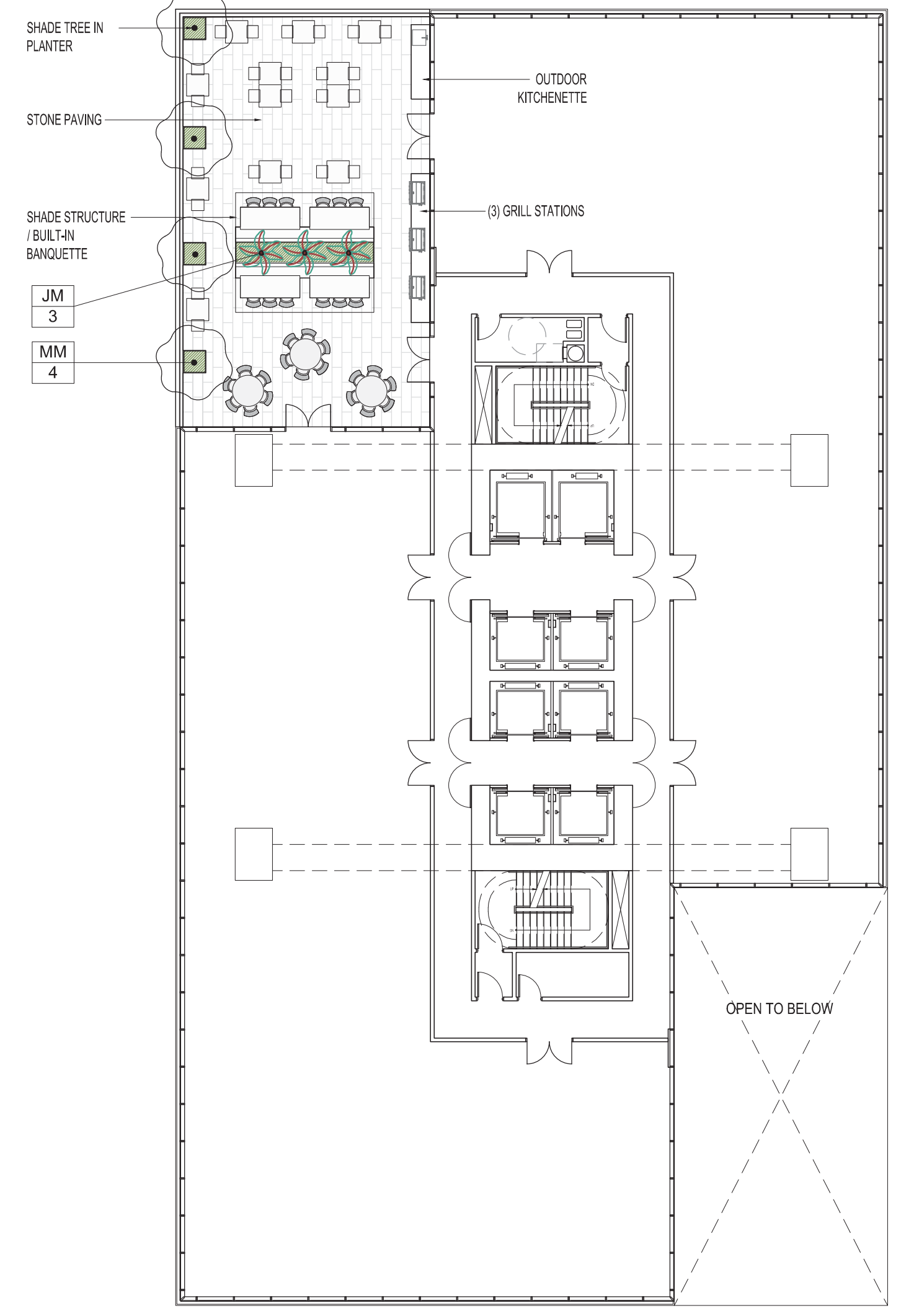
PROJECT NO: 1658.00 SCALE: 1/16" = 1'-0"

54TH-55TH FLOOR LANDSCAPE PLAN

L-103



1 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

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

NO.	DATE	REVISION
001	08/15/2017	ENTITLEMENT SUBMISSION
11006	2018	CITY PLANNING SUBMISSION
03/22/2020		CITY PLANNING SUBMISSION

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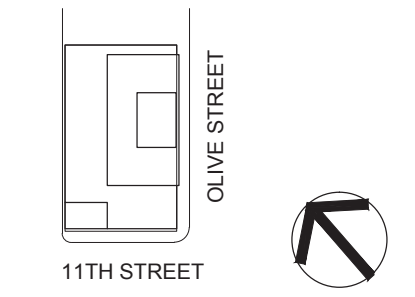
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KEY PLAN

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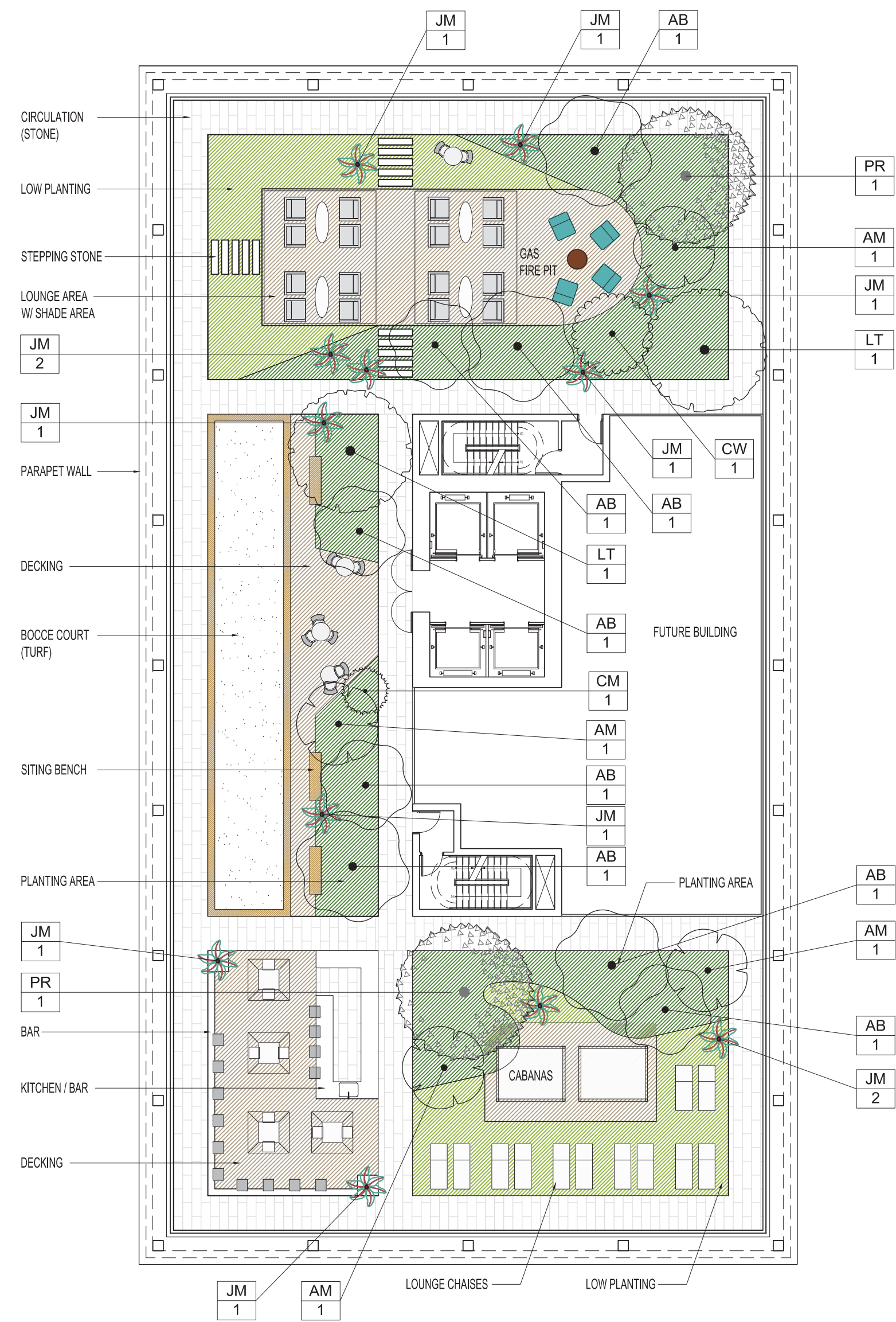
1045 OLIVE

NEW CONSTRUCTION

PROJECT NO: 1658.00 SCALE: 1/8" = 1'-0"

ROOF GARDEN
LANDSCAPE PLAN

L-104



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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 GROUND COVER

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

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 ANTIRRHINOIDES / 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	PITOSPORUM 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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NO.	DATE	REVISION
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11/06/2018		CITY PLANNING SUBMISSION
03/22/2020		CITY PLANNING SUBMISSION

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Seattle, WA 98101-2899
T. (206) 252-1200

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CB ENGINEERS
445 10th Street
San Francisco, CA 94103
T. (415) 437-7330

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

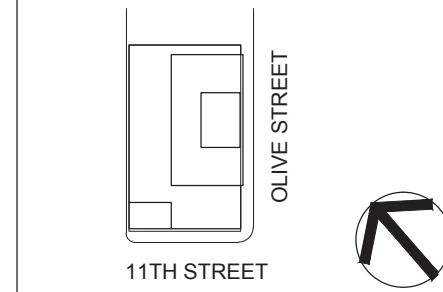
LAND USE CONSULTANT:
IRVINE & ASSOCIATES Inc
680 S. Figueroa St. Suite #1780
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T. (213) 437-3403

LAND USE COUNSEL:
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T. (213) 896-2405

TRAFFIC ENGINEER:
THE MOBILITY GROUP
13301 Von Karman, Suite 490
Irvine CA 92612
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: 3/16" = 1'-0"

GENERAL NOTES

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