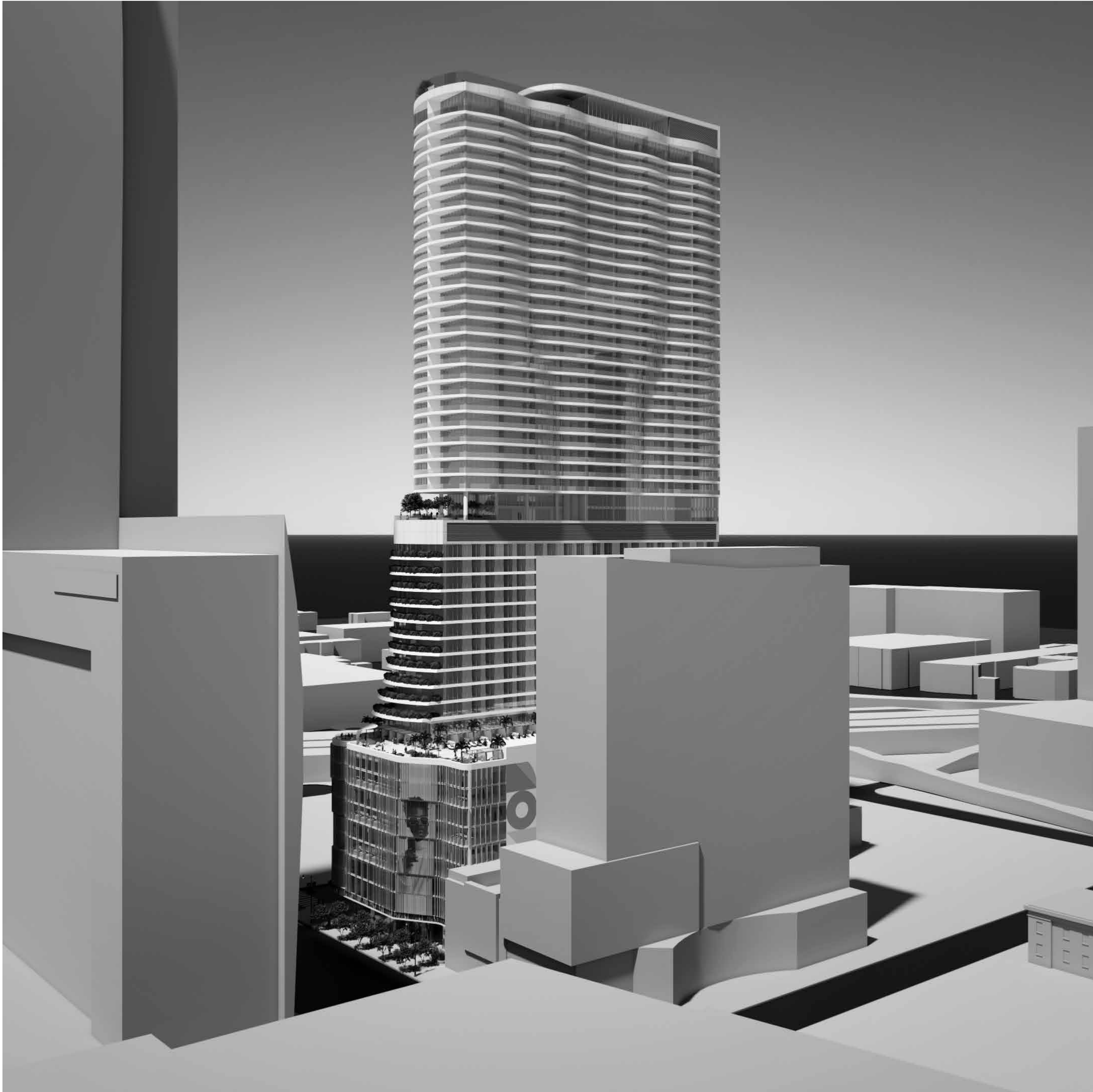




OLYMPIC NORTH WEST

ENTITLEMENT RESUBMITTAL PACKAGE
2025-09-23

WATG

Advisory Planning Architecture Landscape Interiors
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ANSCHUTZ ENTERTAINMENT GROUP, INC.
800 W. OLYMPIC BLVD., SUITE 305,
LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

Key Plan

PROJECT TEAM

OWNER:

LA ARENA LAND COMPANY, LLC AND LA ARENA HOLDCO, LLC.
1111 SOUTH FIGUEROA STREET,
LOS ANGELES, CA 90015
213-763-7784

LAND-USE CONSULTANT:

ARMBRUSTER GOLDSMITH & DELVAC
12100 WILSHIRE BLVD, #1600,
LOS ANGELES, CA 90025
310-209-8800

ARCHITECT:

WATG, INC.
601 WEST 5TH STREET, SUITE 800,
LOS ANGELES, CA 90071
310-282-0626

LANDSCAPE ARCHITECT:

RELM
617 SOUTH OLIVE STREET, SUITE 1110,
LOS ANGELES, CA 90014
213-233-2837

CIVIL ENGINEER:

PSOMAS
865 S. FIGUEROA ST., SUITE 3200,
LOS ANGELES, CA 90017
213-223-1524

3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC NORTH WEST

Project Title

COVER SHEET

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

Component

G-000

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OLYMPIC
NORTH WEST

Project Title

SHEET INDEX

Sheet Name

Project No. 242040

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Drawn Author
Checked Checker
Approved Approver

Component

Sheet No.

G-001

ENTITLEMENT

PROJECT INFORMATION	
PROJECT ADDRESS	917 W OLYMPIC BLVD
ASSESSOR'S PARCEL NUMBER	5138005039, 5138005040, 5138005044, 5138005032
PARCEL INDENTIFICATION NO.	129A207 (283, 275, 268, 260, 251, 242, 234, 223)
PROJECT DESCRIPTION	THE PROJECT SITE IS COMPRISED OF EIGHT ADJACENT PARCELS WITH A LOT AREA OF 60,264 SQUARE FEET AND IS DEVELOPED WITH A SURFACE PARKING LOT. THE PROPOSED DEVELOPMENT INVOLVES THE CONSTRUCTION OF A 49 STORY, APPROXIMATELY 631 FEET IN HEIGHT MIXED-USE TOWER COMPRISED OF 364 RESIDENTIAL UNITS (APPROXIMATELY 391,703 SQUARE FEET); 334 HOTEL GUEST ROOMS WITH SUPPORT AMENITIES SUCH AS RESTAURANT/BAR, MEETING ROOMS, AND BALLROOM (APPROXIMATELY 279,129 SQUARE FEET); APPROXIMATELY 112,595 SQUARE FEET OF ENTERTAINMENT USES (INCLUSIVE OF APPROXIMATELY 18,440 SQUARE FEET OF F&B USES); SHARED RESIDENTIAL AND HOTEL PODIUM AMENITY DECK WITH RESTAURANT, BAR, POOL, SPA, CLUBROOM, FITNESS AREA, AND DINING TERRACE; AND APPROXIMATELY 666 PARKING SPACES LOCATED WITHIN THREE ABOVE GRADE LEVELS AND THREE SUBTERRANEAN LEVELS.
LOT AREA	60,264 SF (PER ZIMAS)

ZONING REGULATION		
ZONE	LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT (LASED)	
LAND USE	RESIDENTIAL/ HOTEL/ ENTERTAINMENT/ RESTAURANT/ PARKING	
ZONING OVERLAYS	- ZI-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS - TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1 - ZI-2374 STATE ENTERPRISE ZONE: LOS ANGELES - ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES - ZI-2295 SPECIFIC PLAN: LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT - ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES - ZI-2517 AL FRESCO ORDINANCE WITHIN PLANNING OVERLAY AND/OR THE COASTAL ZONE (ORDINANCE 188073) - ZI-2295 SPECIFIC PLAN: LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT - AB-2334 LOW VEHICLE TRAVEL AREA - AB-2097 WITHIN A HALF MILE OF A MAJOR TRANSIT STOP	
	ALLOWABLE/ REQUIRED (SPECIFIC PLAN)	PROPOSED
DENSITY	NO LIMIT	334 HOTEL GUEST ROOMS 364 DWELLING UNITS
FLOOR AREA	38,100 SF REMAINING IN LASED	783,427 SF
PODIUM HEIGHT	90'-0" MAX.	122'-0"
TOWER HEIGHT	350'-0" MAX.	631'-0"
LOT COVERAGE	TOWER FOOTPRINT-MAX. 60% OF LOT AREA IN OLYMPIC NORTH SUBAREA SUBAREA LOT AREA (ZIMAS):97,224 SF ADJACENT SITE LOT AREA: 36,960 SF (PER APPROVED PLANS IN CASE DIR-2011-2286 PROPOSED PROJECT LOT AREA: 60,264 SF (PER ZIMAS) PERMITTED SUBAREA TOWER FOOTPRINT (60%): 58,334 SF	ADJACENT DEVELOPMENT TOWER FOOTPRINT: 12,751 SF PER APPROVED PLANS IN CASE DIR-2011-2286 (34.5%) PROPOSED DEVELOPMENT TOWER FOOTPRINT: 35,301 SF (58.6%) TOTAL SUBAREA TOWER FOOTPRINT: 48,052 SF; 49.4%
SETBACK/ DEDICATION		
OLYMPIC	20'-0" MIN. TOWER SETBACK FROM PODIUM EDGE	28'-6"
	15'-0" MIN. SIDEWALK	15'-0"
GEORGIA	8'-0" MIN. PRIVATE SETBACK	8'-0"
	*13'-0" MIN. SIDEWALK *CONSISTENT WITH COLLECTOR STREET STANDARDS PER MOBILITY PLAN 2035	13'-0"
STREET WALL FRONTAGE		
OLYMPIC	80% MIN.	80.0% (MEASURED TO THE PRIVATE SETBACK LINE)
GEORGIA	70% MIN.	70.0%
WALL OPENINGS		
OLYMPIC	75% MIN.	75.0%
GEORGIA	75% MIN.	51.0%
CURB CUTS		
OLYMPIC	3 PER BLOCK FACE MAX.	0
GEORGIA	2 PER BLOCK FACE MAX.	2
OPEN SPACE	54,600 SF MIN. 150 SF PER 1 RESIDENTIAL UNIT	54,600 SF CENTRAL PLAZA CREDIT (50 SF PER UNIT) =18,200 SF L22 & L49 DECK =10,561 SF L1 ENTRY PLAZA =660 SF L1 POCKET PARK =1,122 SF RECREATION ROOMS =8,963 SF (16.4%) PRIVATE BALCONIES =15,094 SF

HOTEL	REQUIRED (LASED)	REQUIRED (AFTER *AB2097)	PROVIDED NON-COMPACT	COMPACT	TOTAL
GUEST ROOMS	62	62	60	2	62
0.5 SPACE/ROOM FOR FIRST 20 ROOMS	20*0.5=10				
0.25 SPACE/ROOM FOR NEXT 20 ROOMS	20*0.25=5				
0.16 SPACE/ROOM FOR REMAINING ROOMS	(334-40)*0.16=47				
BANQUET & MEETING	68	68	41	27	68
1 SPACE / 100 SF	6,759/100=68				
ENTERTAINMENT	113	N/A	134	67	201
3.65 SPACE / 1,000 SF	112,595/1000=113				
RESIDENTIAL	455	N/A	241	91	332
1.25 SPACE / 1 DWELLING UNIT	364*1.25=455				
TOTAL					666
* AB 2097 PROHIBITS A PUBLIC AGENCY FROM IMPOSING MINIMUM AUTOMOBILE PARKING REQUIREMENTS ON MOST TYPES OF DEVELOPMENT WITHIN HALF A MILE OF A MAJOR TRANSIT STOP, EXCEPT ANY PORTION OF THE PROJECT AS A HOTEL, MOTEL, BED AND BREAKFAST INN OR OTHER TRANSIENT LODGING USE, OR REDUCE PARKING SPACES DESIGNATED FOR THIS USE.					

ACCESSIBLE PARKING	REQUIRED	PROVIDED
HOTEL (CBC 11B-208.2)	3 (1 VAN)	3 (1 VAN)
BANQUET/ENTERTAINMENT (CBC 11B-208.2)	7 (2 VAN)	7 (2 VAN)
RESIDENTIAL (CBC 1109A.3; 2% OF TOTAL)	7 (1 VAN)	7 (1 VAN)
EV PARKING	REQUIRED	PROVIDED
HOTEL (CGBC 4.106.4.2.2)	EV READY WITH RECEPTACLE: 62*0.4=25	25
EV READY: 40% OF TOTAL EVCS: 10% OF TOTAL	EVCS: 62*0.1=7	7
BANQUET/ENTERTAINMENT (LAMC 99.05.106.5.3.1)	EV CAPABLE: (201+68)*0.1=27	27
EV CAPABLE: 10% OF TOTAL EVCS: 20% OF TOTAL	EVCS: (201+68)*0.2=54	54
RESIDENTIAL (CGBC 4.106.4.2.2)	EV READY WITH RECEPTACLE: 332*0.4=133	133
EV READY: 40% OF TOTAL EVCS: 10% OF TOTAL	EVCS: 332*0.1=34	34
EV ACCESSIBLE	REQUIRED	PROVIDED
HOTEL GUEST ROOMS (CBC 11B-228.3.2.1)	2 (1 VAN, 1 STANDARD)	2 (1 VAN, 1 STANDARD)
BANQUET/ENTERTAINMENT (CBC 11B-228.3.2.1)	5 (1 VAN, 2 STANDARD, 2 AMBULATORY)	5 (1 VAN, 2 STANDARD, 2 AMBULATORY)
RESIDENTIAL (CGBC 4.106.4.2.2.1.1)	2 (STANDARD)	2 (STANDARD)
BICYCLE PARKING (LAMC 12.21.A.16)	SHORT-TERM REQUIRED	SHORT-TERM PROVIDED
DWELLING UNITS	18	166
1-25 UNITS	1 SPACE PER 10 UNITS 25/10=3	1 SPACE PER 1 UNITS 25/1=25
26-100 UNITS	1 SPACE PER 15 UNITS (100-26)/15=5	1 SPACE PER 1.5 UNITS (100-26)/1.5=50
101-200 UNITS	1 SPACE PER 20 UNITS (200-101)/20=5	1 SPACE PER 2 UNITS (200-101)/2=50
201+ UNITS	1 SPACE PER 40 UNITS (364-201)/40=5	1 SPACE PER 4 UNITS (364-201)/4=41
HOTEL GUEST ROOMS	34	34
1 SPACE PER 10 GUEST ROOMS (SHORT- AND LONG- TERM RESPECTIVELY)	334/10=34	334/10=34
ENTERTAINMENT	12	12
1 SPACE PER 10,000 SF (SHORT- AND LONG- TERM RESPECTIVELY)	112,595/10,000=12	

RESIDENTIAL BIKE PARKING			HOTEL BIKE PARKING			ENTERTAINMENT BIKE PARKING		
LEVEL	TYPE	COUNT	LEVEL	TYPE	COUNT	LEVEL	TYPE	COUNT
LEVEL B3	BIKE PARKING_LONG TERM	24	LEVEL 2	BIKE PARKING_LONG TERM	34	LEVEL 2	BIKE PARKING_LONG TERM	12
LEVEL B2	BIKE PARKING_LONG TERM	78	LEVEL 1	BIKE PARKING_SHORT TERM	34	LEVEL 1	BIKE PARKING_SHORT TERM	12
LEVEL B1	BIKE PARKING_LONG TERM	64	TOTAL		68	TOTAL		24
BIKE PARKING_LONG TERM		166						
LEVEL 1	BIKE PARKING_SHORT TERM	18						
BIKE PARKING_SHORT TERM		18						

HOTEL PARKING	
TYPE	COUNT
TANDEM COMPACT 2	1
TANDEM COMPACT 3	1
COMPACT	2
EV READY NON-RESI	25
EVCS ACCESSIBLE	1
EVCS NON-RESI	5
EVCS VAN	1
EV	32
ACCESSIBLE	2
VAN	1
HANDICAP	3
STANDARD	18
TANDEM STANDARD	7
STANDARD	25
TOTAL	62

BANQUET&ENTERTAINMENT PARKING	
TYPE	COUNT
COMPACT	2
COMPACT 2	40
COMPACT 3	6
TANDEM COMPACT 2	44
TANDEM COMPACT 3	2
COMPACT	94

EV AM	2
EV CAPABLE	27
EVCS ACCESSIBLE	2
EVCS NON-RESI	49
EVCS VAN	1
EV	81
ACCESSIBLE	5
VAN	2
HANDICAP	7
STANDARD	67
STANDARD 2	5
TANDEM STANDARD	15
STANDARD	87
TOTAL	269

RESIDENTIAL PARKING	
TYPE	COUNT
COMPACT	84
TANDEM COMPACT	7
COMPACT	91
EV READY	133
EVCS	32
EVCS ACCESSIBLE	2
EV	167

ACCESSIBLE	6
VAN	1
HANDICAP	7
STANDARD	65
TANDEM STANDARD	2
STANDARD	67
TOTAL	332

PROGRAMS

AREA PER PROGRAM		
PROGRAM	LAMC FLOOR AREA (SF)	
ENTERTAINMENT	112,595 SF	14.4%
HOTEL	279,129 SF	35.6%
RESIDENTIAL	391,703 SF	50.0%
TOTAL FLOOR AREA		783,427 SF

PROPOSED HOTEL GUESTROOMS: 334 (15% SUITES)

PROPOSED RESIDENTIAL UNITS: 364 UNITS

2-BEDROOM:	156 UNITS	42.9%
1-BEDROOM:	158 UNITS	43.4%
STUDIO:	50 UNITS	13.7%

VICINITY MAP

MAJOR TRANSIT STOP

MAJOR TRANSIT STOP

3	2025-09-23	ENTITLEMENT RESUBMITTAL
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1	2025-05-19	ENTITLEMENT



PROPERTY ADDRESSES

920 S GEORGIA ST

ZIP CODES

90015

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA	
CPC-2018-8005-CA	
CPC-2017-432-CPU	
CPC-2017-2107-MSG	
CPC-2014-1916-DA	
CPC-2014-1915-SP	
CPC-2014-1582-CA	
CPC-2013-3169	
CPC-2012-851-SP-DA	
CPC-2012-849-GPA-VZC-SP-SN-DA	
CPC-2010-213-CA	
CPC-2009-2677-SP-ZC-DA	
CPC-2008-4504-MSG	
CPC-2008-4503-CA	
CPC-2008-4502-GPA	
CPC-2008-2648-CPU	
CPC-2006-7109-DA-SP-ZC	
CPC-2005-361-CA	
CPC-2005-1124-CA	
CPC-2005-1122-CA	
CPC-2002-1128-CA	
CPC-2001-4640-CRA	
CPC-1986-606-GPC	
ORD-188474-SA310-D	
ORD-188418	
ORD-187822-SA310-D	
ORD-181336	
ORD-181334	
ORD-178134	
ORD-175038	
ORD-164307-SA2455	
ORD-129944	
DIR-2022-4187-SPP-DI	
VTT-82421	
VTT-73884	
ENV-2019-4121-ND	
ENV-2018-8006-CE	

Address/Legal Information	
PIN Number	129A207 223
Lot/Parcel Area (Calculated)	7,524.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID D4
Assessor Parcel No. (APN)	5138005032
Tract	F. J. NETTLETON'S SUBDIVISION OF THE ELLIS TRACT
Map Reference	M R 10-13
Block	None
Lot	23
Arb (Lot Cut Reference)	None
Map Sheet	129A207
Jurisdictional Information	
Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Ysabel Jurado
Census Tract #	2077 11000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	LASED
Zoning Information (ZI)	ZI-2517 AI Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2295 Specific Plan: Los Angeles Sports and Entertainment District ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Transit Core
General Plan Note(s)	None
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES SPORTS AND ENTERTAINMENT DISTRICT
Subarea	Olympic North (90/350)
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](#)
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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ENV-2017-433-EIR
ENV-2017-2108-CE
ENV-2013-3382-CE
ENV-2013-3170-CE
ENV-2011-585-EIR
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-1131-ND
ENV-2002-1130-ND
ENV-2000-3577-EIR

HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
PQO: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Yes
Alcohol Permission Set	Restaurant & Bar Nightlife Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	Medium or High
Inclusionary Housing	Yes
Inclusionary Set	IR-A
Local Affordable Housing Incentive	No
Targeted Planting	Filtration Planting Area
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Moderate
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes

Assessor Information	
Assessor Parcel No. (APN)	5138005032
APN Area (Co. Public Works)*	0.689 (ac)
Use Code	1700 - Commercial - Office Building - One Story
Assessed Land Val.	\$8,451,467
Assessed Improvement Val.	\$0
Last Owner Change	05/02/2006
Last Sale Amount	\$6,763,500
Tax Rate Area	13264
Deed Ref No. (City Clerk)	960334 3-835
Building 1	
Year Built	1961
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0

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ZIMAS PUBLIC

AB 2097 Entitlement Areas

09/09/2025

City of Los Angeles
Department of City Planning



Address: 920 S GEORGIA ST

APN: 5138005032

PIN #: 129A207 223

Tract: F. J. NETTLETON'S
SUBDIVISION OF THE ELLIS TRACT

Block: None

Lot: 23

Arb: None

Zoning: LASED

General Plan: Transit Core



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LOS ANGELES, CA 90015

Client

Consultant

Stamp | Approval

Key Plan

1 2025-09-23 ENTITLEMENT
RESUBMITTAL

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OLYMPIC
NORTH WEST

Project Title

AB2097 ZIMAS PARCEL
PROFILE REPORT

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

Sheet No.

G-002A

ENTITLEMENT



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PLOT PLAN

Sheet Name

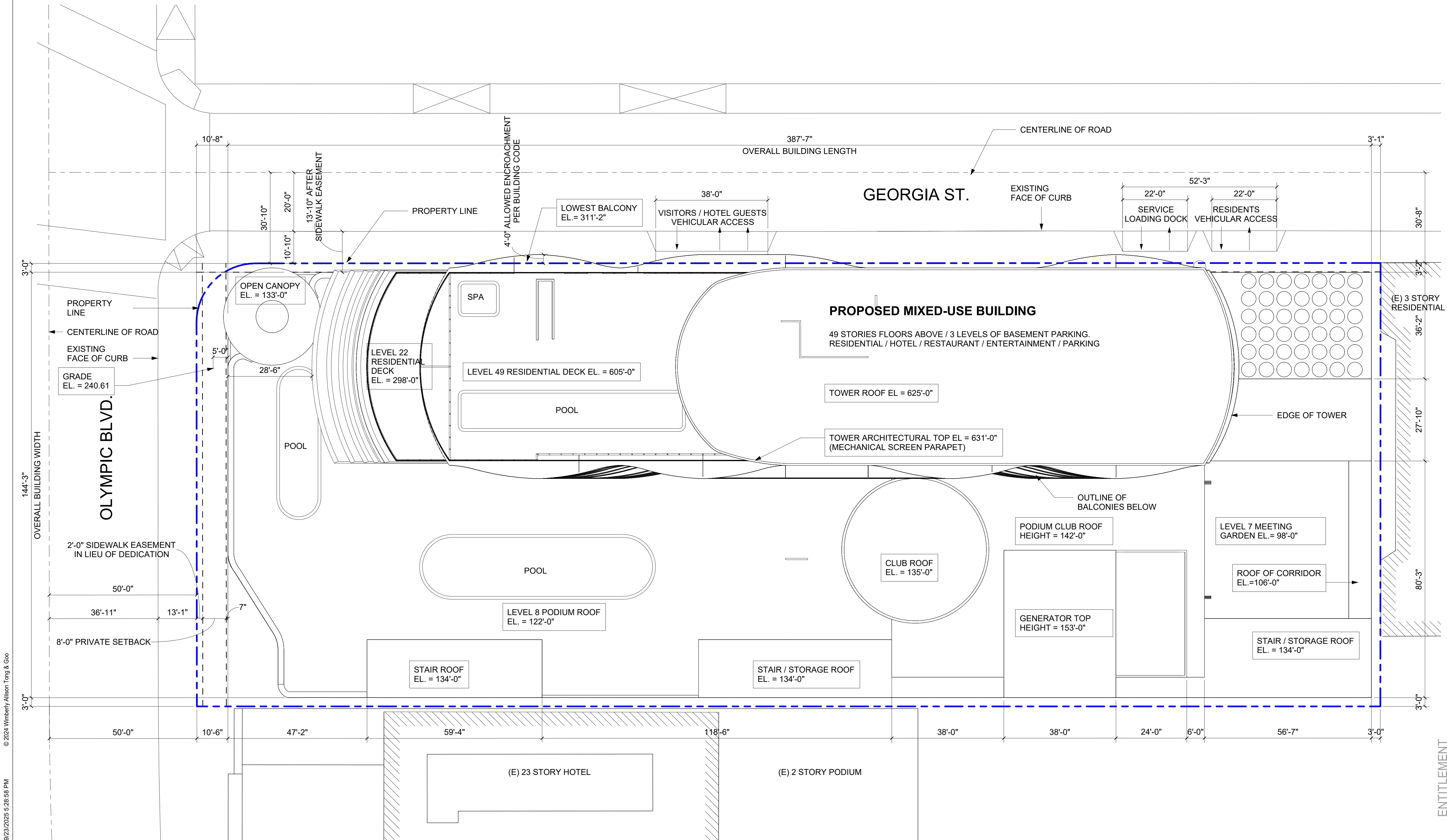
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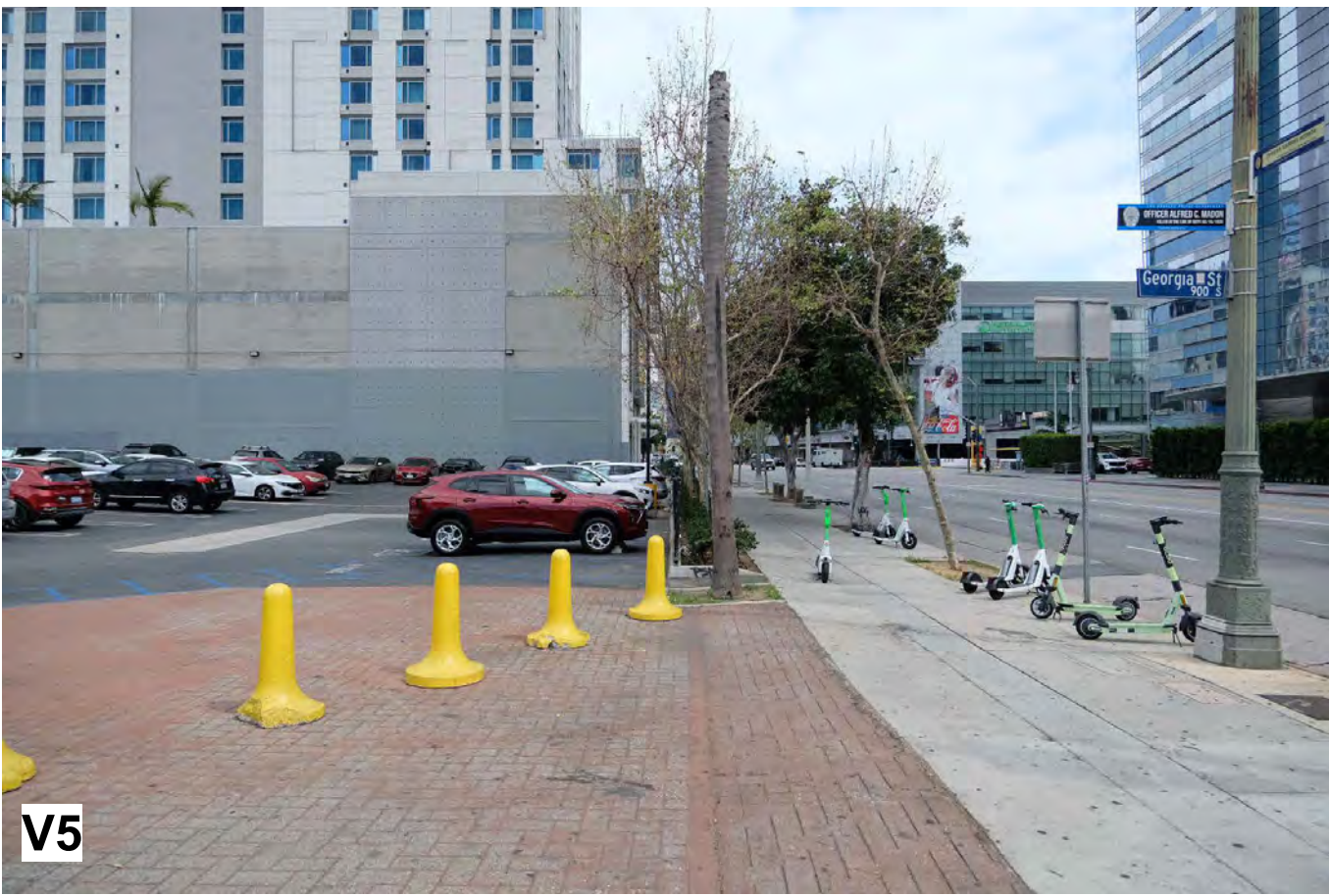
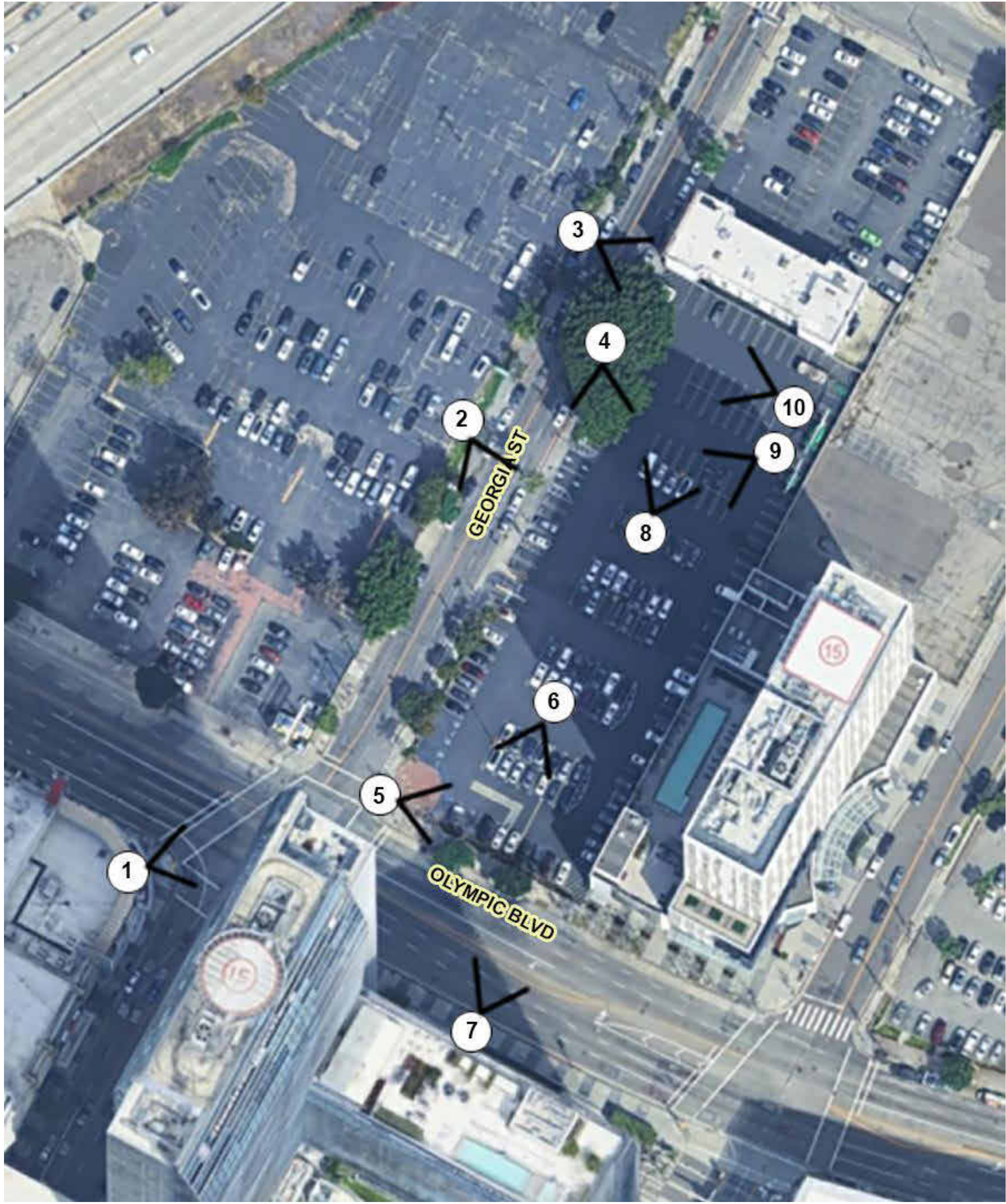
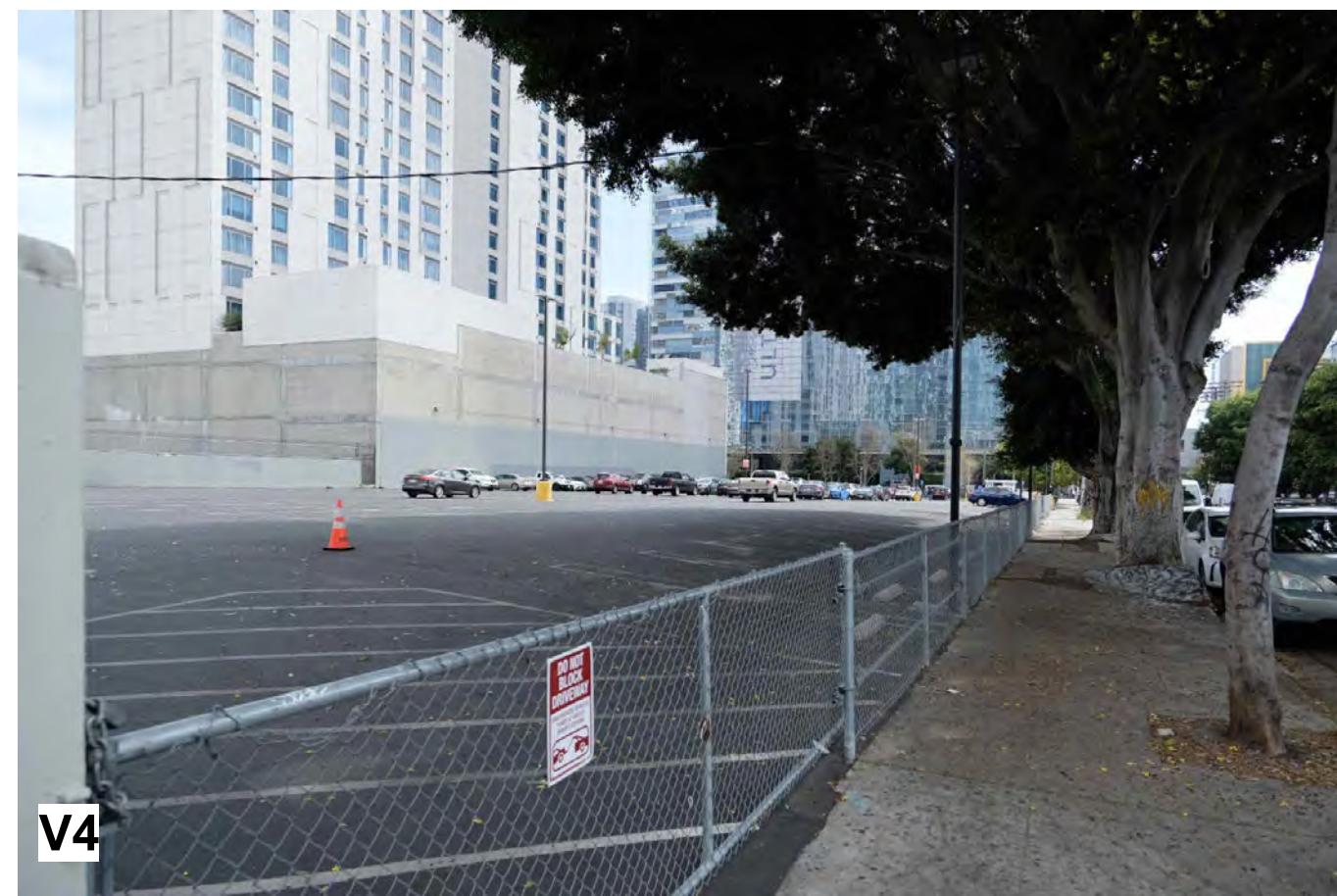
Sheet No.

G-003



1 PLOT PLAN

1/16" = 1'-0"



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EXISTING SITE PHOTOS

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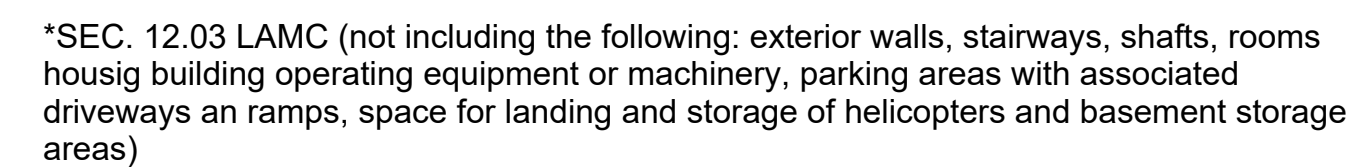
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Approved Approver

Sheet No.

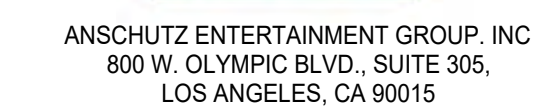
Component

G-004



*FLOOR AREA PER LAMC	
Level	Area
LEVEL 49	3,582 SF
LEVEL 48	14,307 SF
LEVEL 47	14,304 SF
LEVEL 46	14,304 SF
LEVEL 45	14,304 SF
LEVEL 44	14,304 SF
LEVEL 43	14,304 SF
LEVEL 42	14,304 SF
LEVEL 41	14,304 SF
LEVEL 40	14,304 SF
LEVEL 39	14,304 SF
LEVEL 38	14,304 SF
LEVEL 37	14,304 SF
LEVEL 36	14,304 SF
LEVEL 35	14,304 SF
LEVEL 34	14,304 SF
LEVEL 33	14,304 SF
LEVEL 32	14,231 SF
LEVEL 31	14,304 SF
LEVEL 30	14,304 SF
LEVEL 29	14,304 SF
LEVEL 28	14,304 SF
LEVEL 27	14,304 SF
LEVEL 26	14,304 SF
LEVEL 25	14,304 SF
LEVEL 24	14,304 SF
LEVEL 23	10,437 SF
LEVEL 22	12,918 SF
LEVEL 21	324 SF
LEVEL 20	15,751 SF
LEVEL 19	15,751 SF
LEVEL 18	15,751 SF
LEVEL 17	15,751 SF
LEVEL 16	15,751 SF
LEVEL 15	15,751 SF
LEVEL 14	15,751 SF
LEVEL 13	15,751 SF
LEVEL 12	15,751 SF
LEVEL 11	15,751 SF
LEVEL 10	15,751 SF
LEVEL 9	15,751 SF
LEVEL 8	27,403 SF
LEVEL 7	46,559 SF
LEVEL 6	47,333 SF
LEVEL 5	47,632 SF
LEVEL 4	3,273 SF
LEVEL 3	3,359 SF
LEVEL 2	4,972 SF
LEVEL 1	22,722 SF
LEVEL B1	2,899 SF
LEVEL B2	2,899 SF
LEVEL B3	568 SF
TOTAL FLOOR AREA PER LAMC	783,427 SF

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Key Plan

3	2025-09-23	ENTITLEMENT RESUBMITTAL
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Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

AREA PLANS

Sheet Name

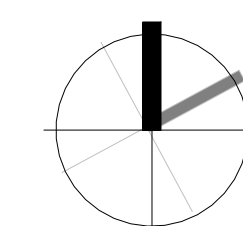
Project No. 242040

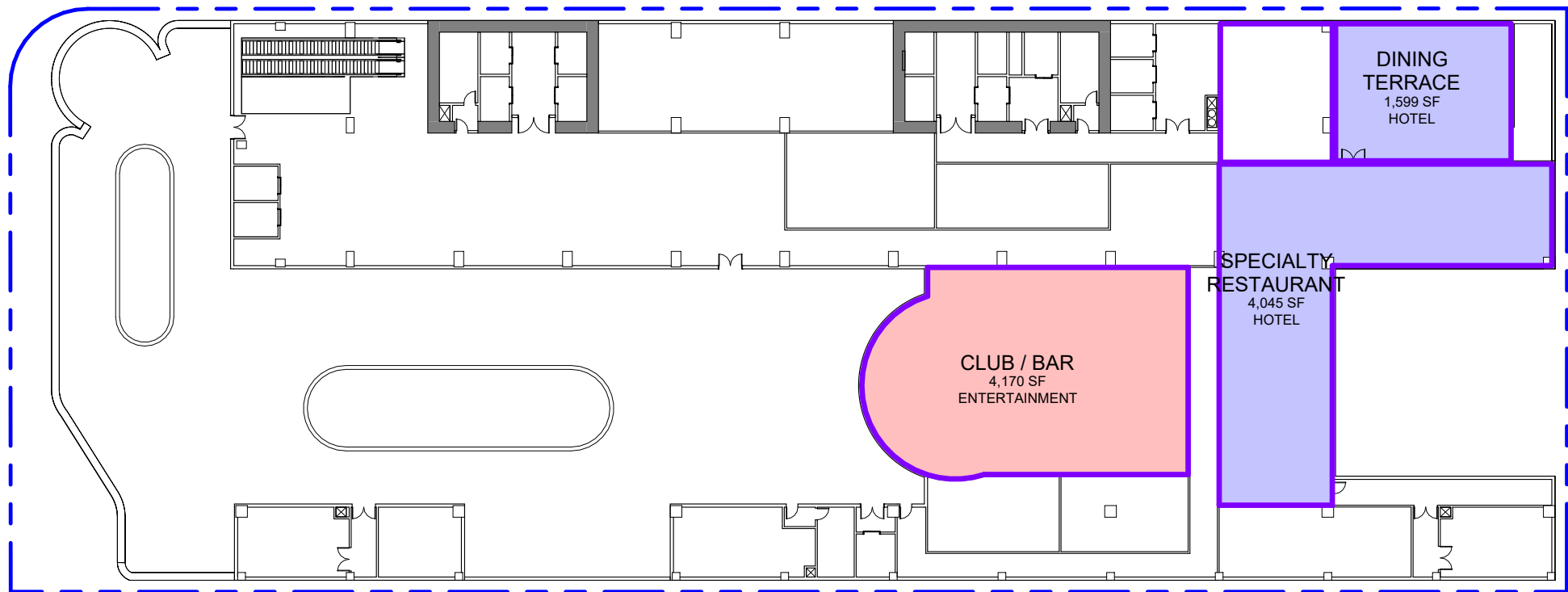
Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

Sheet No.

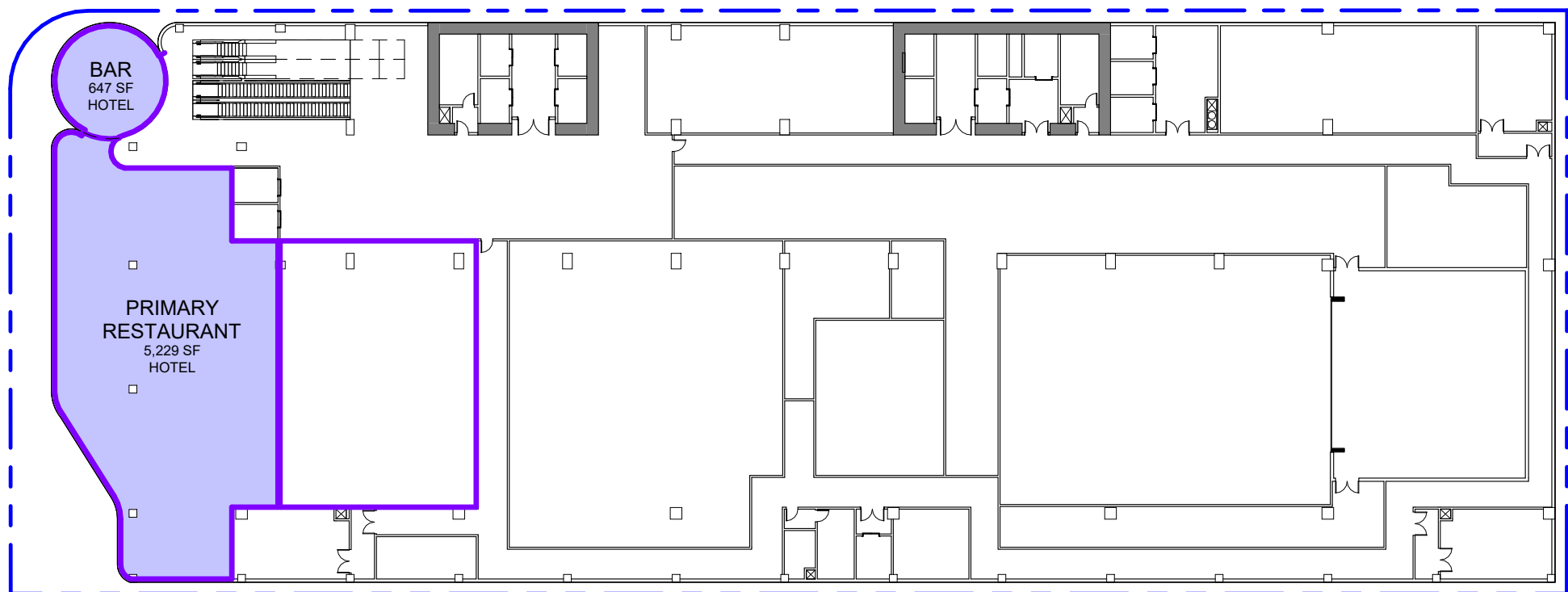
G-005



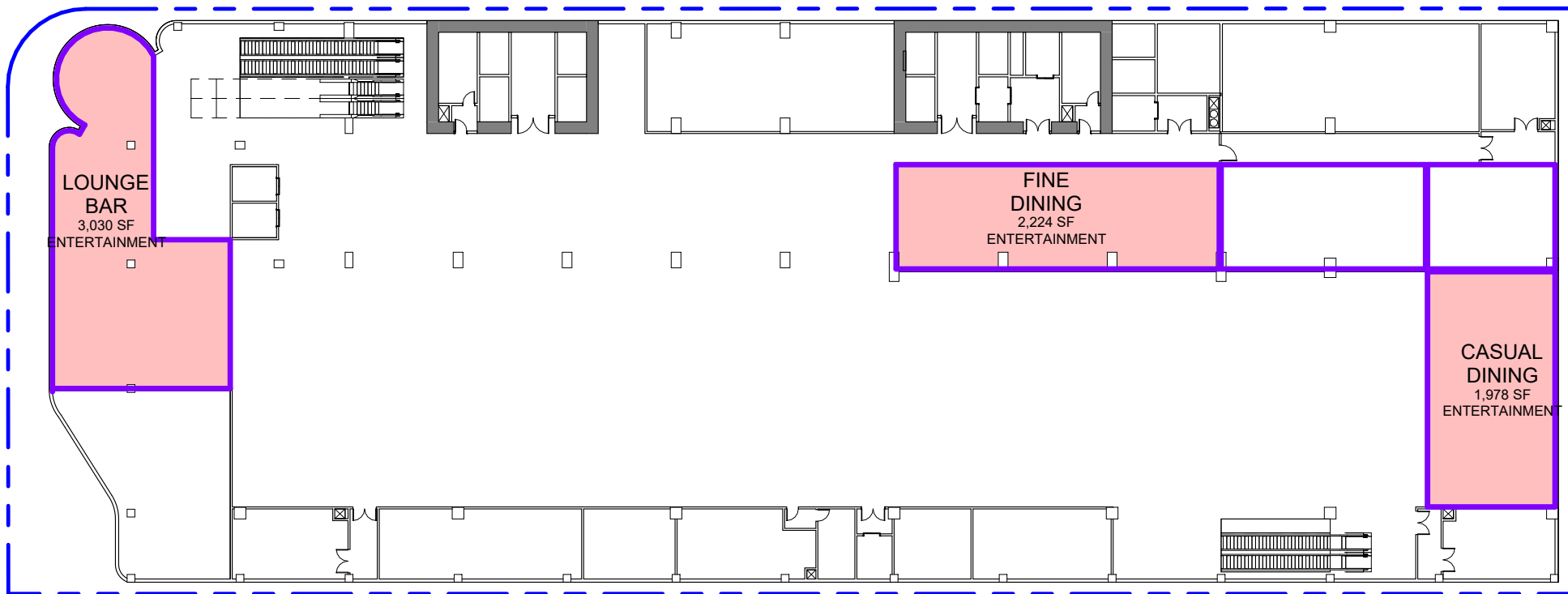


5 LEVEL 8
1" = 40'-0"

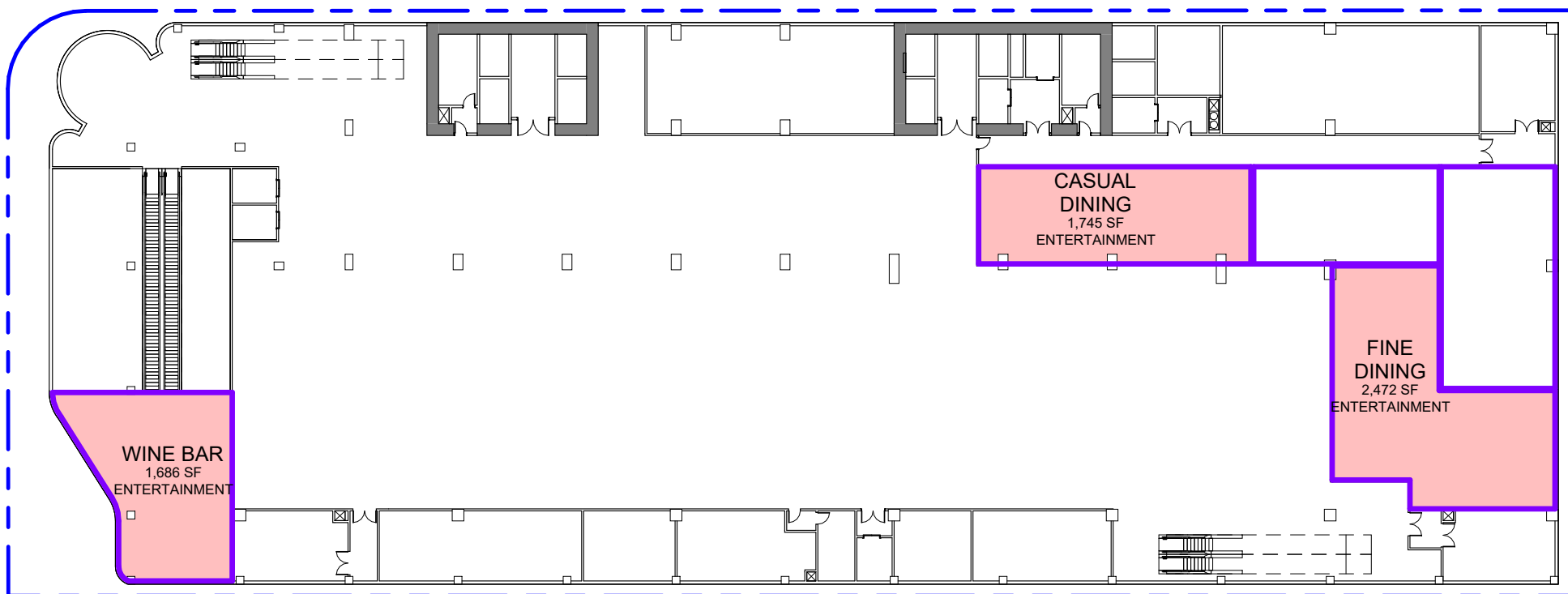
ENTERTAINMENT
HOTEL



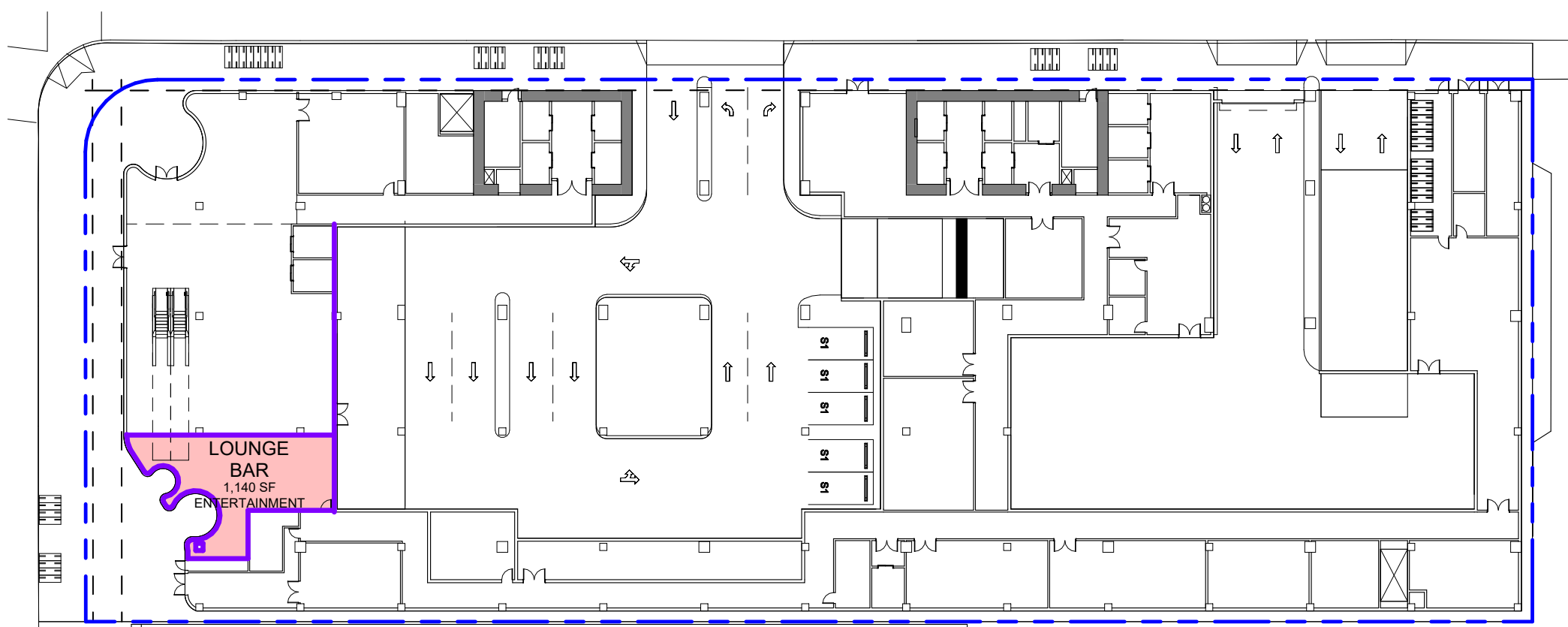
4 LEVEL 7
1" = 40'-0"



3 LEVEL 6
1" = 40'-0"



2 LEVEL 5
1" = 40'-0"



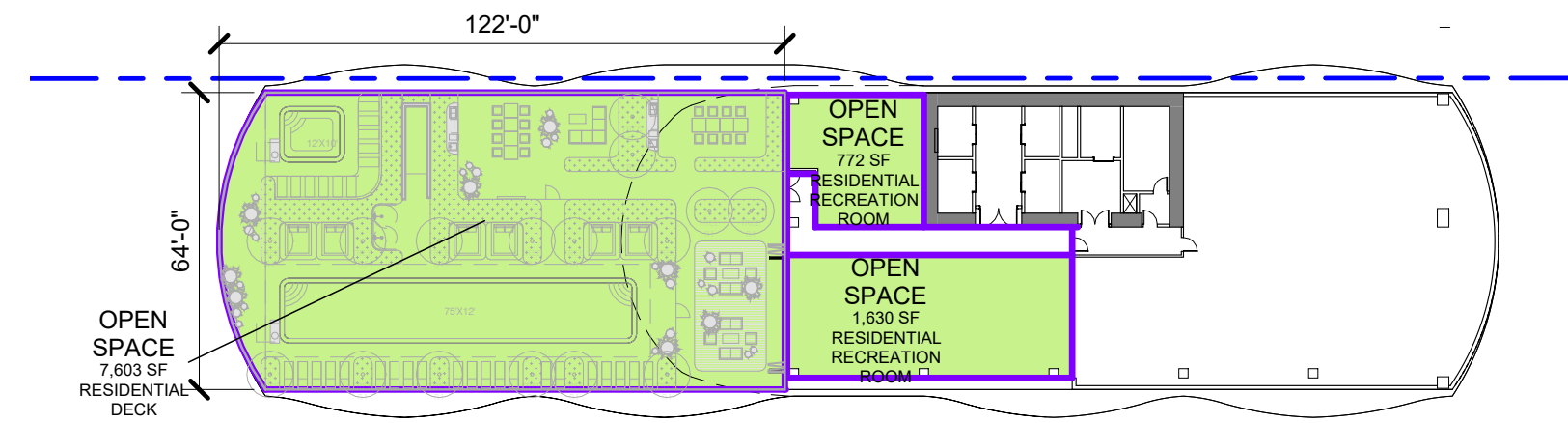
1 LEVEL 1
1" = 40'-0"

RESTAURANT AREAS*		
NAME	AREA	SEATING COUNT**
ENTERTAINMENT		
LEVEL 1		
LOUNGE BAR	1,140 SF	81
LEVEL 5		
CASUAL DINING	1,740 SF	109
FINE DINING	2,470 SF	124
WINE BAR	1,690 SF	121
LEVEL 6		
FINE DINING	2,220 SF	111
CASUAL DINING	1,980 SF	124
LOUNGE BAR	3,030 SF	216
LEVEL 8		
CLUB / BAR	4,170 SF	298
ENTERTAINMENT	18,440 SF	886
HOTEL		
LEVEL 7		
BAR	650 SF	46
PRIMARY RESTAURANT	5,230 SF	262
LEVEL 8		
SPECIALTY RESTAURANT	4,040 SF	202
DINING TERRACE	1,600 SF	80
HOTEL	11,520 SF	888
TOTAL RESTAURANT	29,960 SF	1774

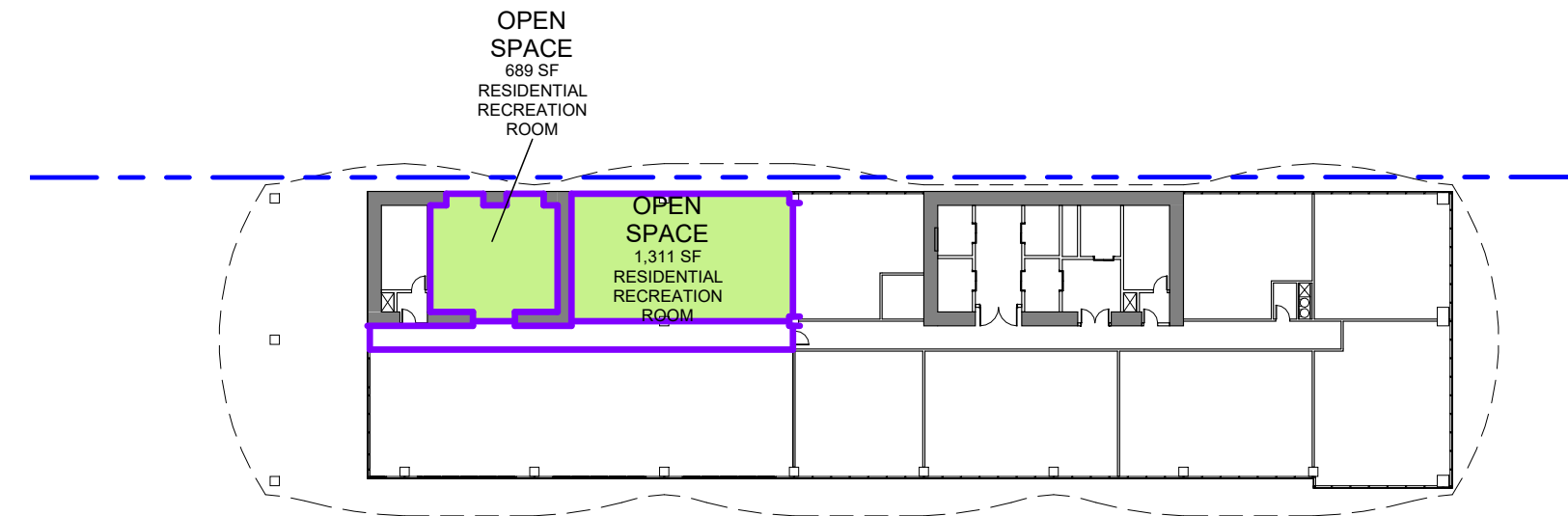
*All restaurants alcohol type: Full Line

**Seating count ratio:
20 SF per seat for Fine Dining;
16 SF per seat for Casual Dining;
14 SF per seat for Bar

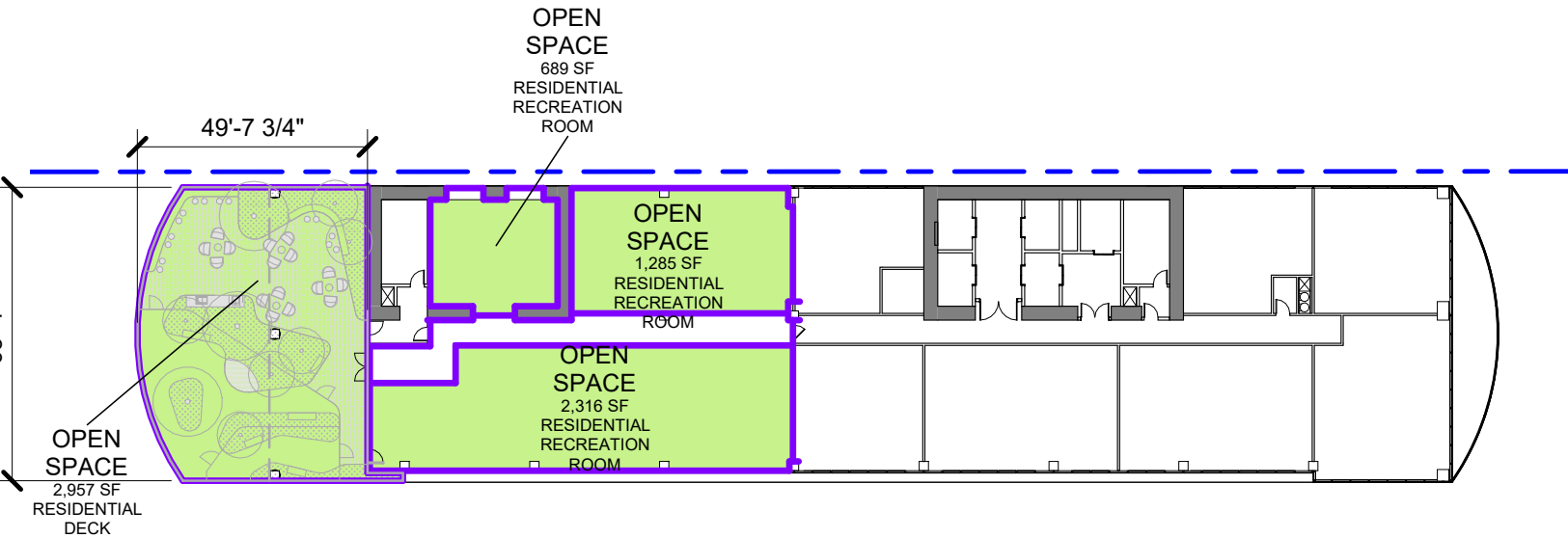
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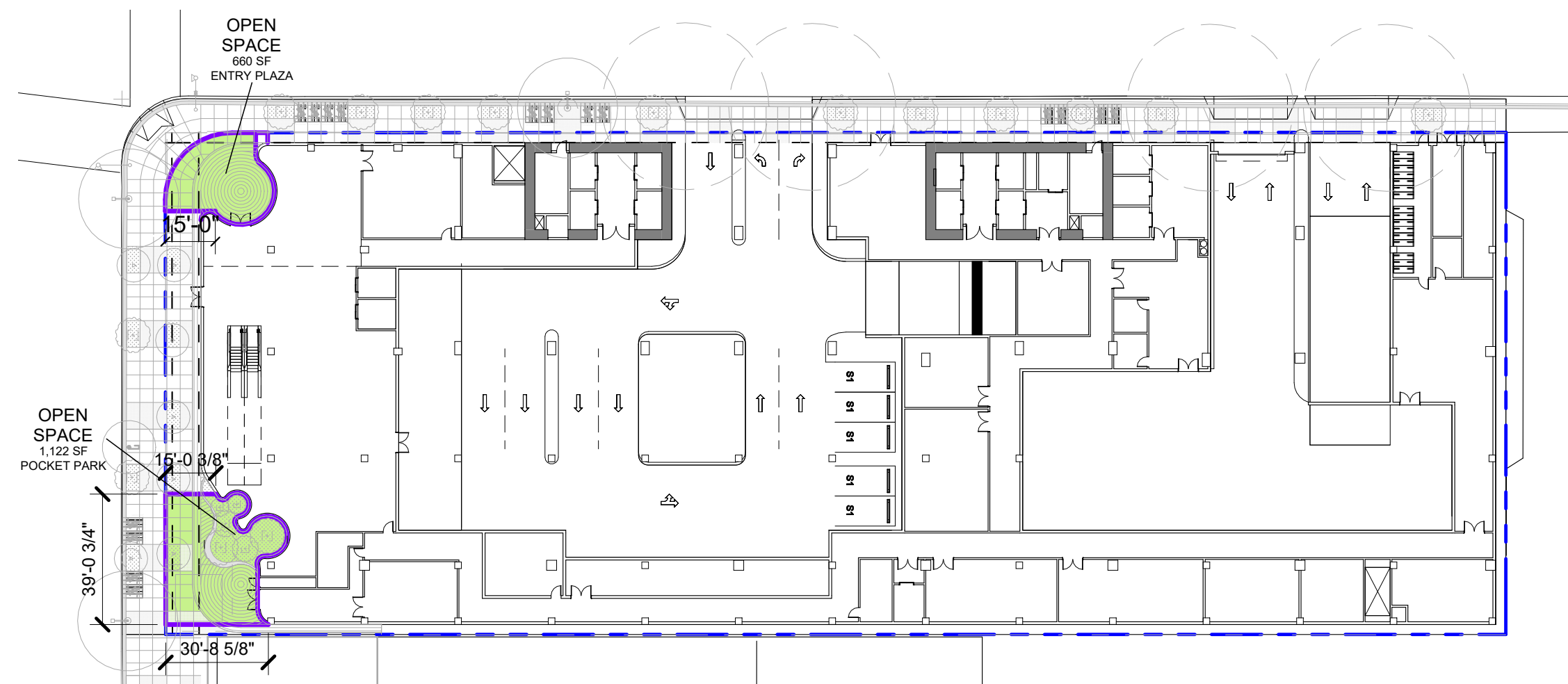
4 LEVEL 49 OPEN SPACE PLAN
1" = 40'-0"



3 LEVEL 23 OPEN SPACE PLAN
1" = 40'-0"



2 LEVEL 22 OPEN SPACE PLAN
1" = 40'-0"



1 LEVEL 1 OPEN SPACE PLAN
1" = 40'-0"

OPEN SPACE

OPEN SPACE AREA		
TYPE	LEVEL	AREA
ENTRY PLAZA	LEVEL 1	660 SF
ENTRY PLAZA		660 SF
POCKET PARK	LEVEL 1	1,122 SF
POCKET PARK		1,122 SF
RESIDENTIAL DECK	LEVEL 22	2,957 SF
RESIDENTIAL DECK	LEVEL 49	7,603 SF
RESIDENTIAL DECK		10,561 SF
RESIDENTIAL RECREATION ROOM	LEVEL 22	4,291 SF
RESIDENTIAL RECREATION ROOM	LEVEL 23	2,001 SF
RESIDENTIAL RECREATION ROOM	LEVEL 49	2,402 SF
RESIDENTIAL RECREATION ROOM		8,693 SF

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AEG
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LOS ANGELES, CA 90015

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Consultant

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Key Plan

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Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

OPEN SPACE PLANS

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

Component

G-007

ENTITLEMENT



ANSCHUTZ ENTERTAINMENT GROUP, INC
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LOS ANGELES, CA 90015

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1 2025-08-27 RESUBMITTAL
ENTITLEMENT
RESUBMITTAL

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OLYMPIC
NORTH WEST

Project Title

BIKE RACK DETAILS

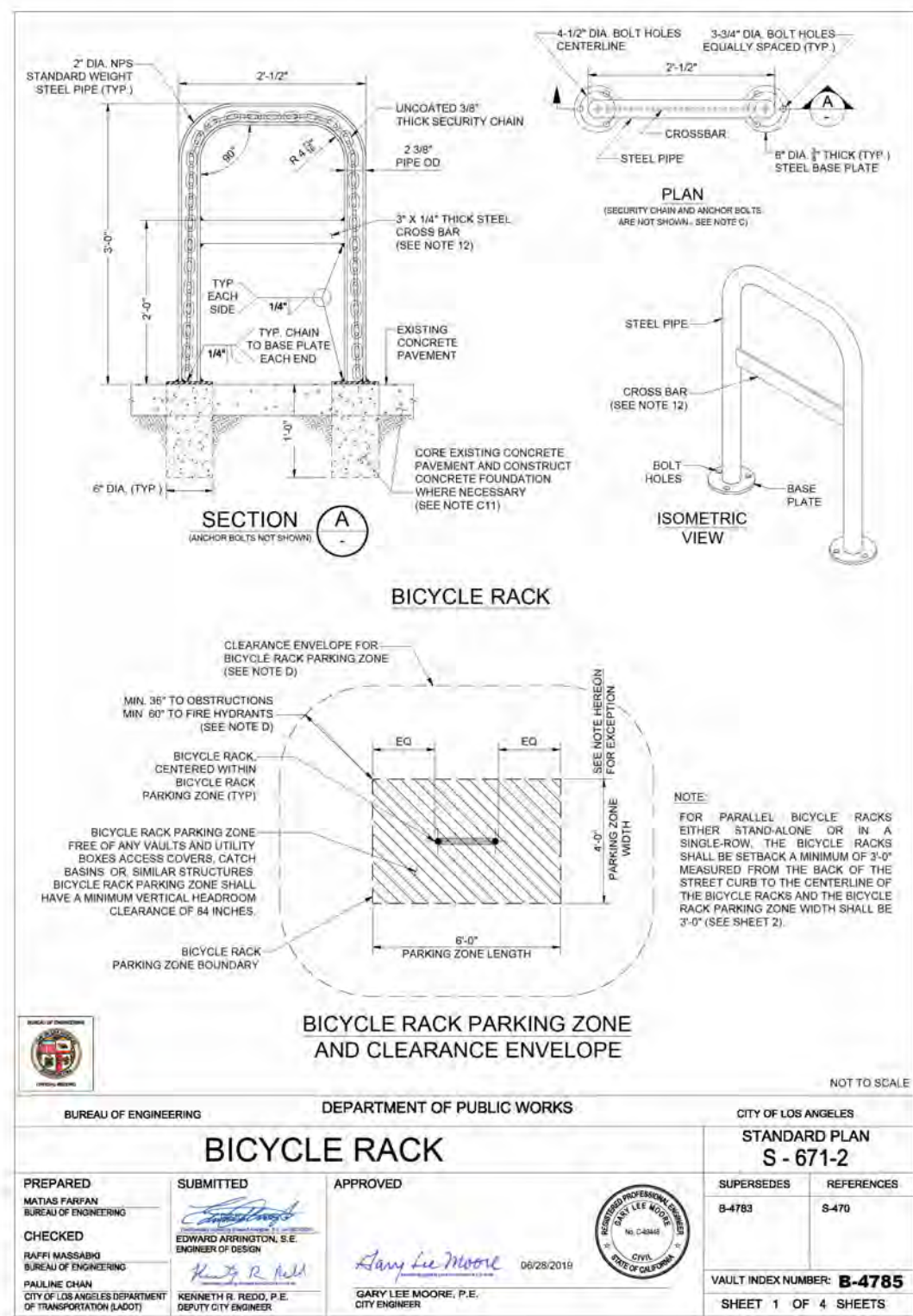
Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

G-008



1 OUTDOOR BIKE RACK

1" = 1'-0"

Dero Duplex

Height Requirement: 102"

Product: Dero Duplex™

Capacity: Modular 2-Tiered System. ONLY available in EVEN quantities. One bike capacity per tray.

Materials: Main frame tube: 2" 11g square tube
Connector plates: 1/4" plate
Bike trays: 11g plate

Finishes: Standard options: Galvanized Or Powder Coated

RAL 9005	Flat Black	RAL 9003	RAL 2003	RAL 5023	Light Yellow
RAL 6006	RAL 6006	RAL 6009	RAL 5005	RAL 5025	Purple
RAL 7031	RAL 7032	RAL 9007	RAL 5002	RAL 8014	Bronze
RAL 8003	RAL 9005				

Installation Methods: Each connector plate accepts 3/8" wedge anchors.

Space Use & Setbacks: See diagrams below

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

Page 1 of 4

Dero Duplex

Setbacks

Single Sided

Double Sided

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P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

Page 2 of 4

Dero Duplex

Installation Instructions

1. Place the first DUPLEX LOWER UNIT and attach CONNECTORS with hardware.

2. Place the next DUPLEX UPPER UNIT and CONNECTORS and attach with hardware.

3. Continue repeating steps 1 and 2 as necessary.

1. Place WHEEL CATCH and SPACERS and attach with hardware. Repeat for all trays.

2. For double sided assemblies, simply place two single sided assemblies back to back with a 14" overlap.

3. Secure the DUPLEX ASSEMBLY with 3/8" WEDGE ANCHORS. Secure at the first and last pair of bases and then every other pair of bases.

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Page 4 of 4

2 INDOOR 2 TIER BIKE RACK

1" = 1'-0"

*MECHANICAL ASSISTANCE NOT NEEDED AS PROJECT TO PROVIDE ATTENDED BICYCLE PARKING SERVICE PER LAMC SECTION 12.21 A.16 (e)(1)(i)(b).

3	2025-09-23	ENTITLEMENT RESUBMITTAL
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OLYMPIC
NORTH WEST

Project Title

SIGNAGE PLAN

Sheet Name

Project No. 242040

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Drawn Author
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Approved Approver

Sheet No.

Component

G-010

PROSOED SIGNAGES

M1: SOUTH ELEVATION - ANIMATED DIGITAL SIGN
2,032 SF

C1: SOUTH ELEVATION - MARQUEE SIGN
400 SF

D1: SOUTH ELEVATION - NON-ANIMATED DIGITAL SIGN
2,569 SF

D2: WEST ELEVATION - NON-ANIMATED DIGITAL SIGN
2,991 SF

D3: WEST ELEVATION - NON-ANIMATED DIGITAL SIGN
2,655 SF

D4: WEST ELEVATION - NON-ANIMATED DIGITAL SIGN
2,655 SF

C2: WEST ELEVATION - MARQUEE SIGN
400 SF

C3: WEST ELEVATION - BLADE SIGN
490 SF

B1: WEST ELEVATION - BUILDING ID SIGN
300 SF

B2: WEST ELEVATION - BUILDING ID SIGN
4,000 SF

B3: WEST ELEVATION - BUILDING ID SIGN
500 SF

B4: WEST ELEVATION - BUILDING ID SIGN
900 SF

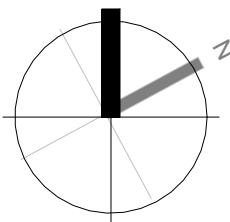
B5: WEST ELEVATION - BUILDING ID SIGN
600 SF

B6: NORTH ELEVATION - BUILDING ID SIGN
1,050 SF

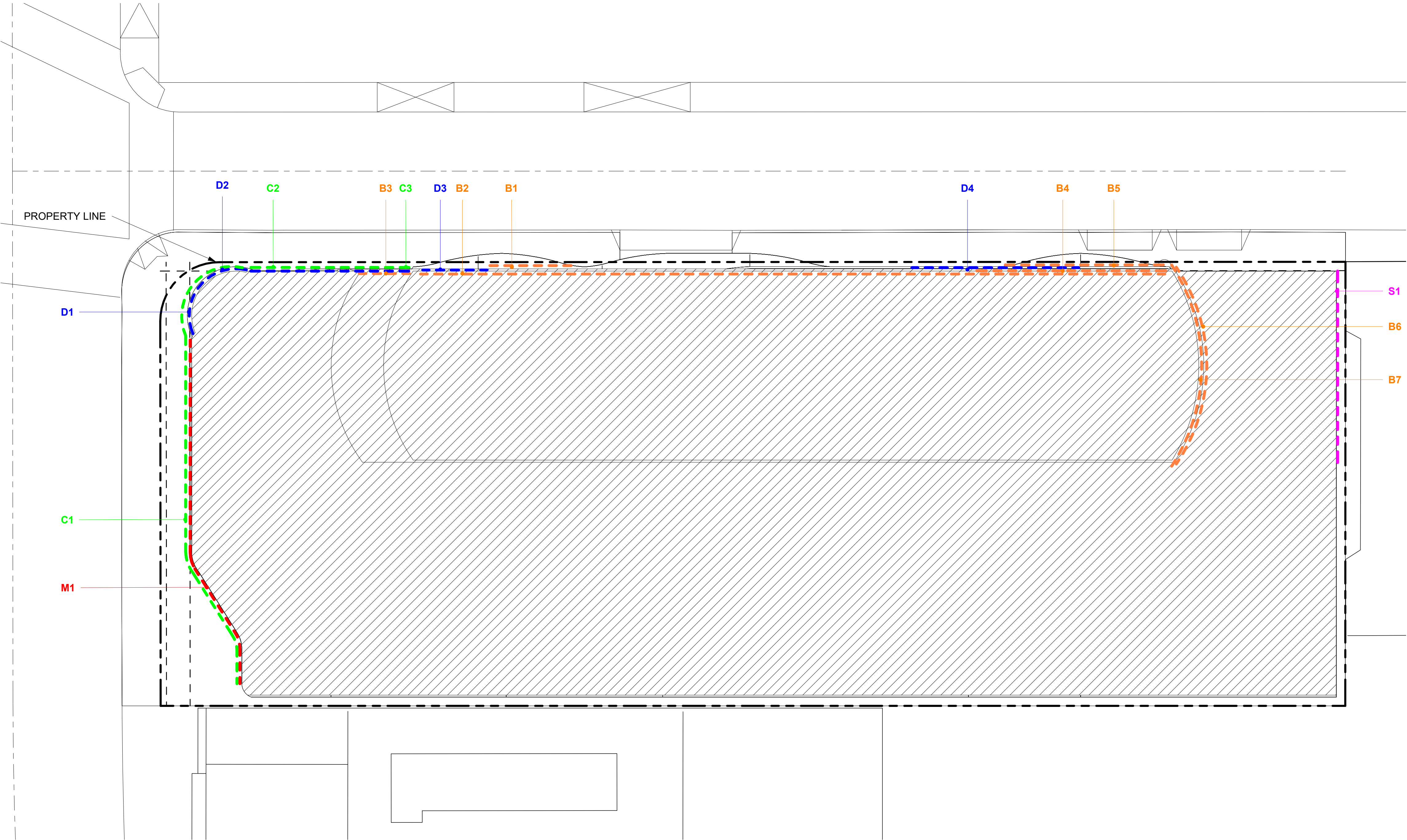
B7: NORTH ELEVATION - BUILDING ID SIGN
1,000 SF

S1: NORTH ELEVATION - SUPERGRAPHIC SIGN
2,820 SF

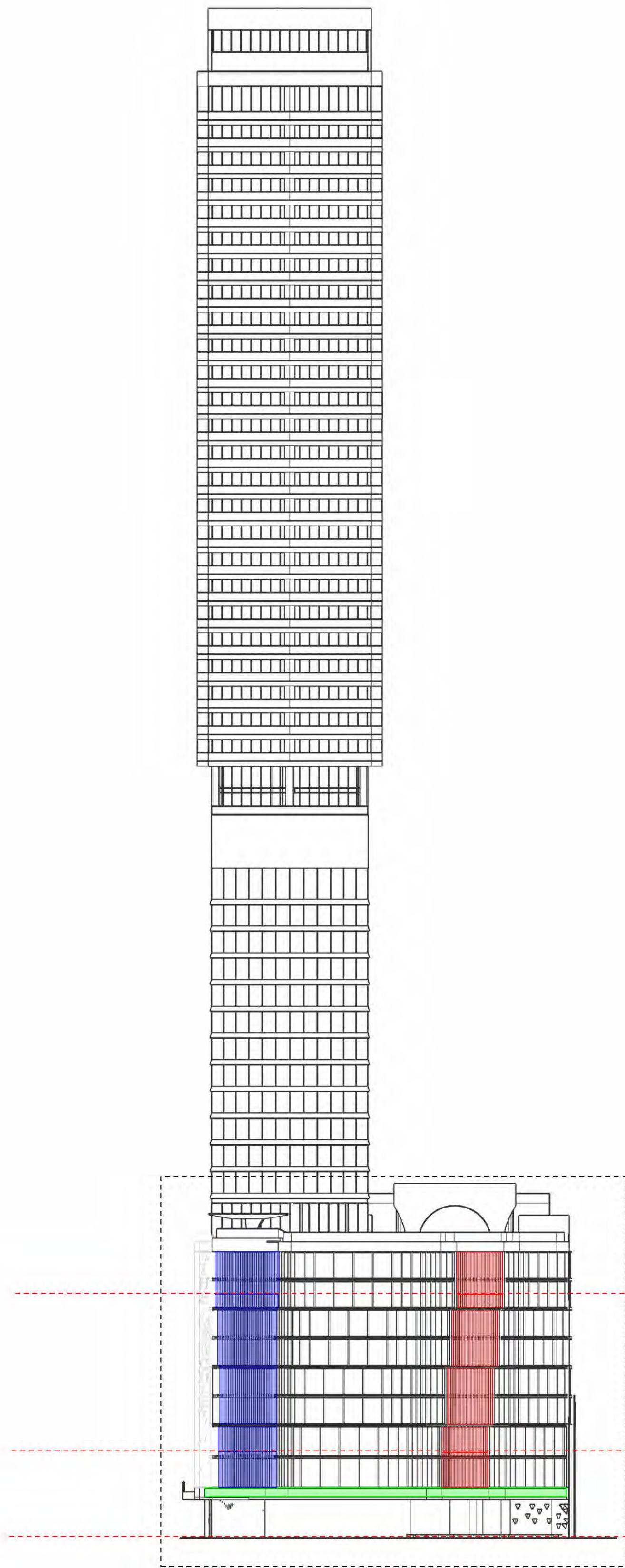
*SIGNAGE IS UNDER SEPERATE PERMIT



ENTITLEMENT

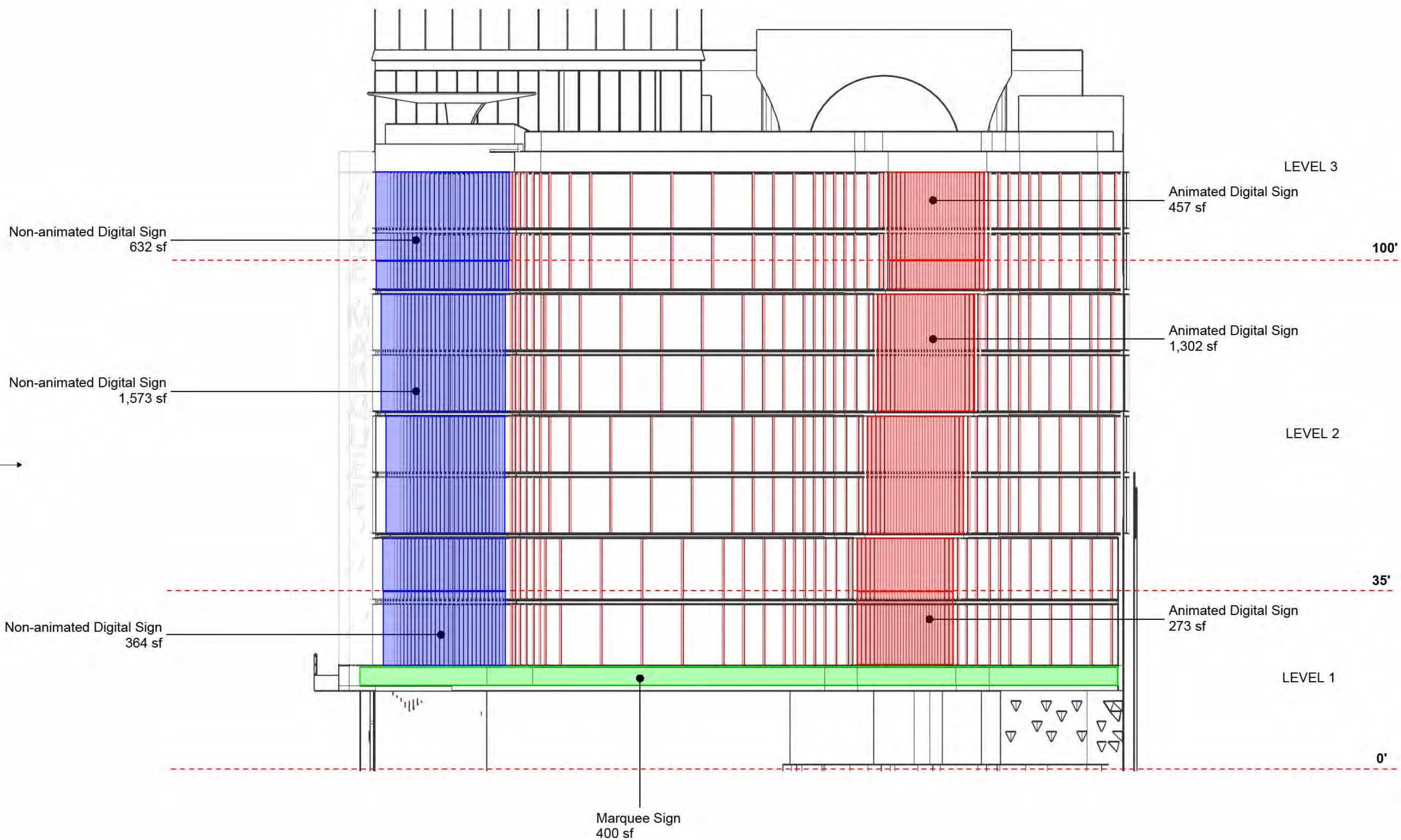


1 SIGNAGE PLAN
1" = 20'-0"



SOUTH ELEVATION - LASED SIGN DISTRICT B

LEVEL 3 (ABOVE 100')	
TOTAL FACADE AREA	41,280 SF
TOTAL SIGN AREA	1,089 SF
SIGN TO FACADE RATIO	2.6% (5% MAX.)
LEVEL 2 (35'-100')	
TOTAL FACADE AREA	9,585 SF
TOTAL SIGN AREA	2,875 SF
SIGN TO FACADE RATIO	29.9% (30% MAX.)
LEVEL 1 (0'-35')	
TOTAL FACADE AREA	5,188 SF
TOTAL SIGN AREA	1,037 SF
SIGN TO FACADE RATIO	19.9% (20.0% MAX.)



*SIGNAGE IS UNDER SEPERATE PERMIT



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**OLYMPIC
NORTH WEST**

Project Title

**SIGNAGE CALCULATION
SOUTH ELEVATION**

Sheet Name

Project No. 242040

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Drawn Author
Checked Checker
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Component



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OLYMPIC
NORTH WEST

Project Title

SIGNAGE CALCULATION
WEST ELEVATION

Sheet Name

Project No. 242040

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Component

Sheet No.

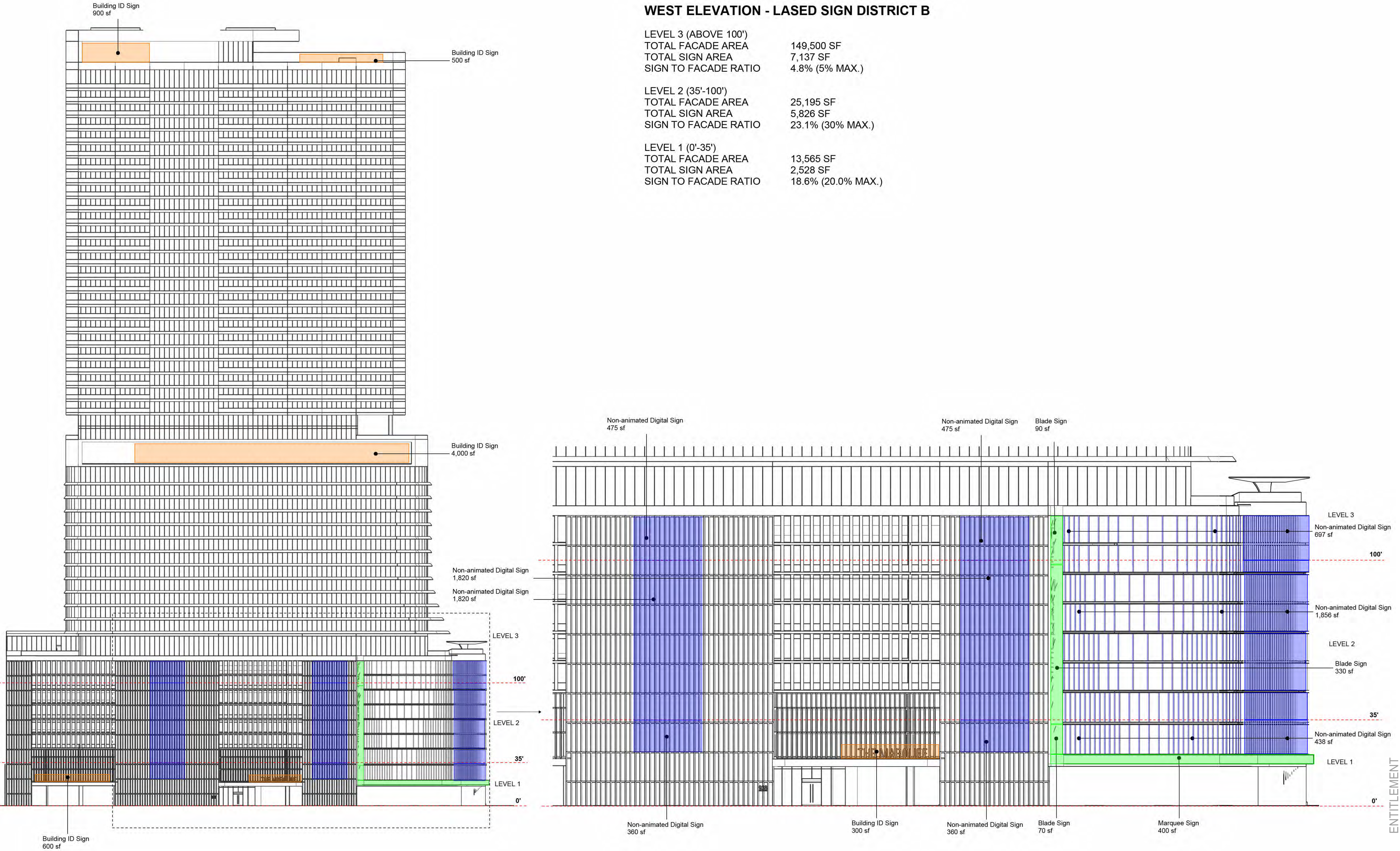
G-012

WEST ELEVATION - LASED SIGN DISTRICT B

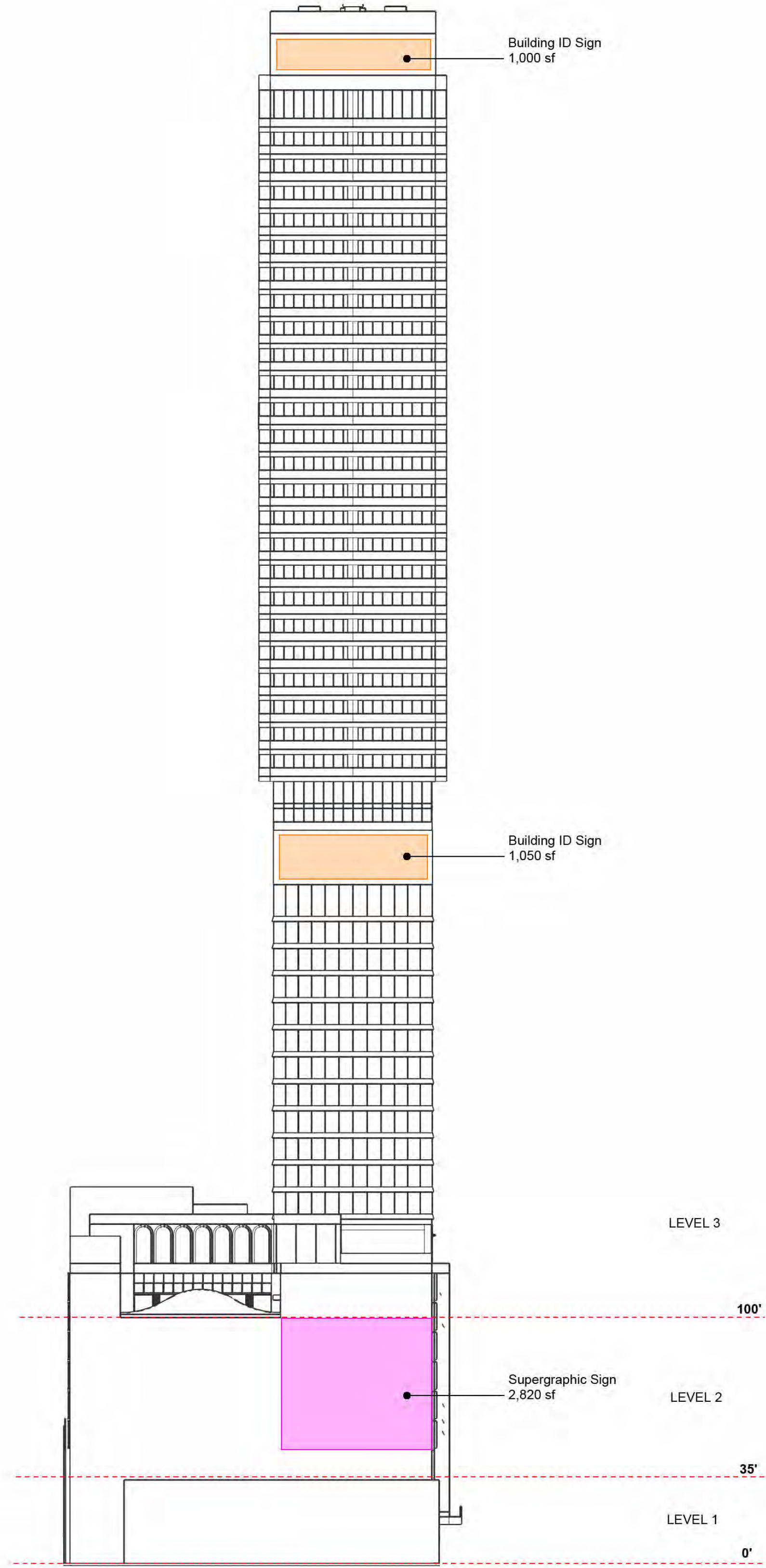
LEVEL 3 (ABOVE 100')
TOTAL FACADE AREA 149,500 SF
TOTAL SIGN AREA 7,137 SF
SIGN TO FACADE RATIO 4.8% (5% MAX.)

LEVEL 2 (35'-100')
TOTAL FACADE AREA 25,195 SF
TOTAL SIGN AREA 5,826 SF
SIGN TO FACADE RATIO 23.1% (30% MAX.)

LEVEL 1 (0'-35')
TOTAL FACADE AREA 13,565 SF
TOTAL SIGN AREA 2,528 SF
SIGN TO FACADE RATIO 18.6% (20.0% MAX.)



*SIGNAGE IS UNDER SEPERATE PERMIT



NORTH ELEVATION - LASED SIGN DISTRICT B

LEVEL 3 (ABOVE 100')	
TOTAL FACADE AREA	41,280 SF
TOTAL SIGN AREA	2,050 SF
SIGN TO FACADE RATIO	5.0% (5% MAX.)
LEVEL 2 (35'-100')	
TOTAL FACADE AREA	9,585 SF
TOTAL SIGN AREA	2,820 SF
SIGN TO FACADE RATIO	29.4% (30% MAX.)
LEVEL 1 (0'-35')	
TOTAL FACADE AREA	5,188 SF
TOTAL SIGN AREA	0 SF
SIGN TO FACADE RATIO	0.0% (20.0% MAX.)

*SIGNAGE IS UNDER SEPERATE PERMIT

Client

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3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

SIGNAGE CALCULATION
NORTH ELEVATION

Sheet Name

Project No. 242040

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2	2025-09-23	ENTITLEMENT RESUBMITTAL
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OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

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Component

AERIAL VIEW

ENTITLEMENT





2	2025-09-23	ENTITLEMENT RESUBMITTAL
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OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

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Component

SOUTHEAST VIEW

ENTITLEMENT





LEVEL 8 POOL DECK

ENTITLEMENT

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LEVEL 49 RESIDENTIAL POOL DECK

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1	2025-08-27	ENTITLEMENT RESUBMITTAL

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OLYMPIC
NORTH WEST

Project Title

3D RENDERINGS

Sheet Name

Project No. 242040

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Component

G-025

ENTITLEMENT



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1	2025-05-19	ENTITLEMENT
no.	date	issue

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OLYMPIC NORTH
WEST

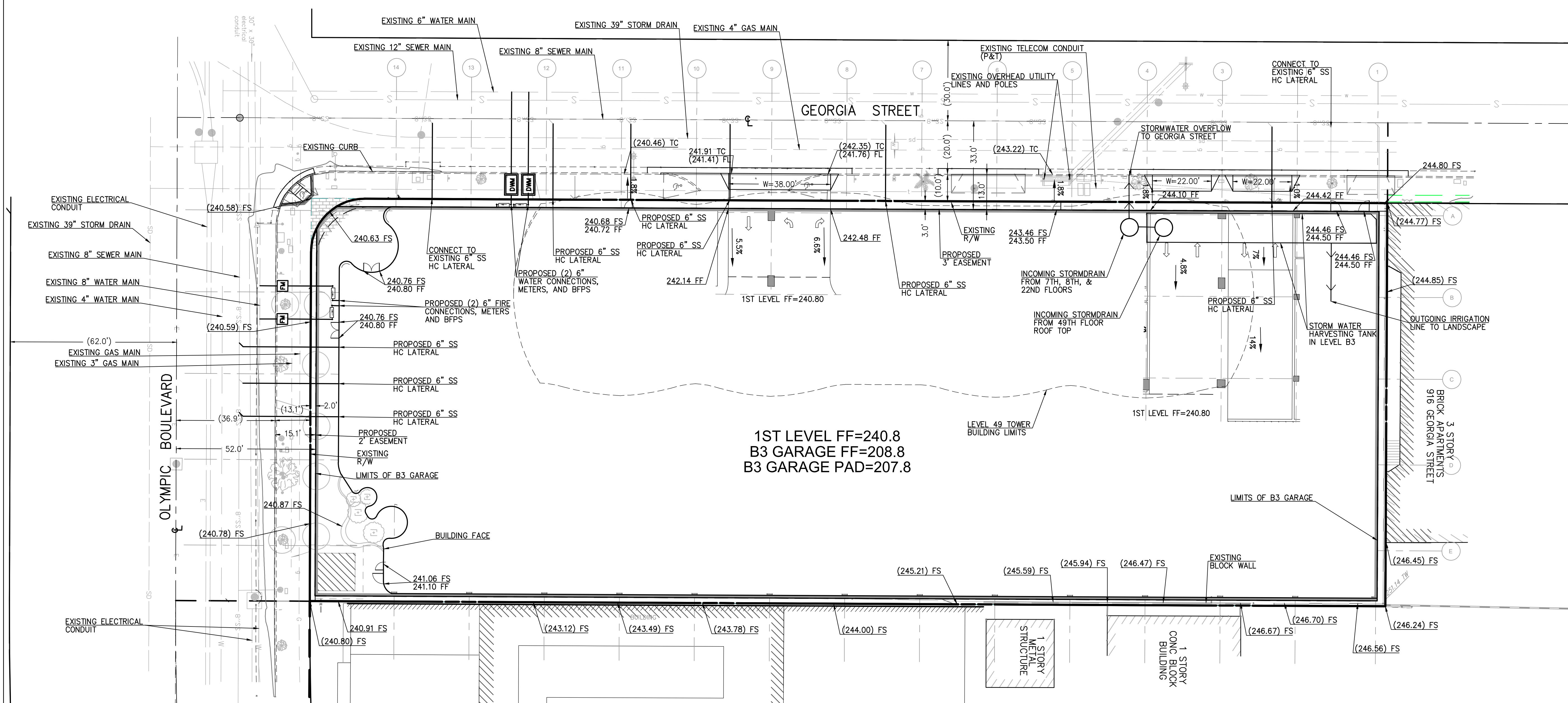
Project Title

Sheet Name
**CIVIL CONCEPTUAL
SITE PLAN**
Project No. 242040

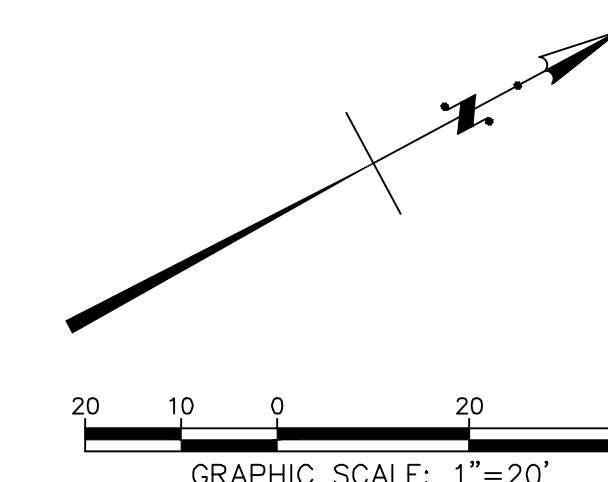
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Sheet No.

C-100

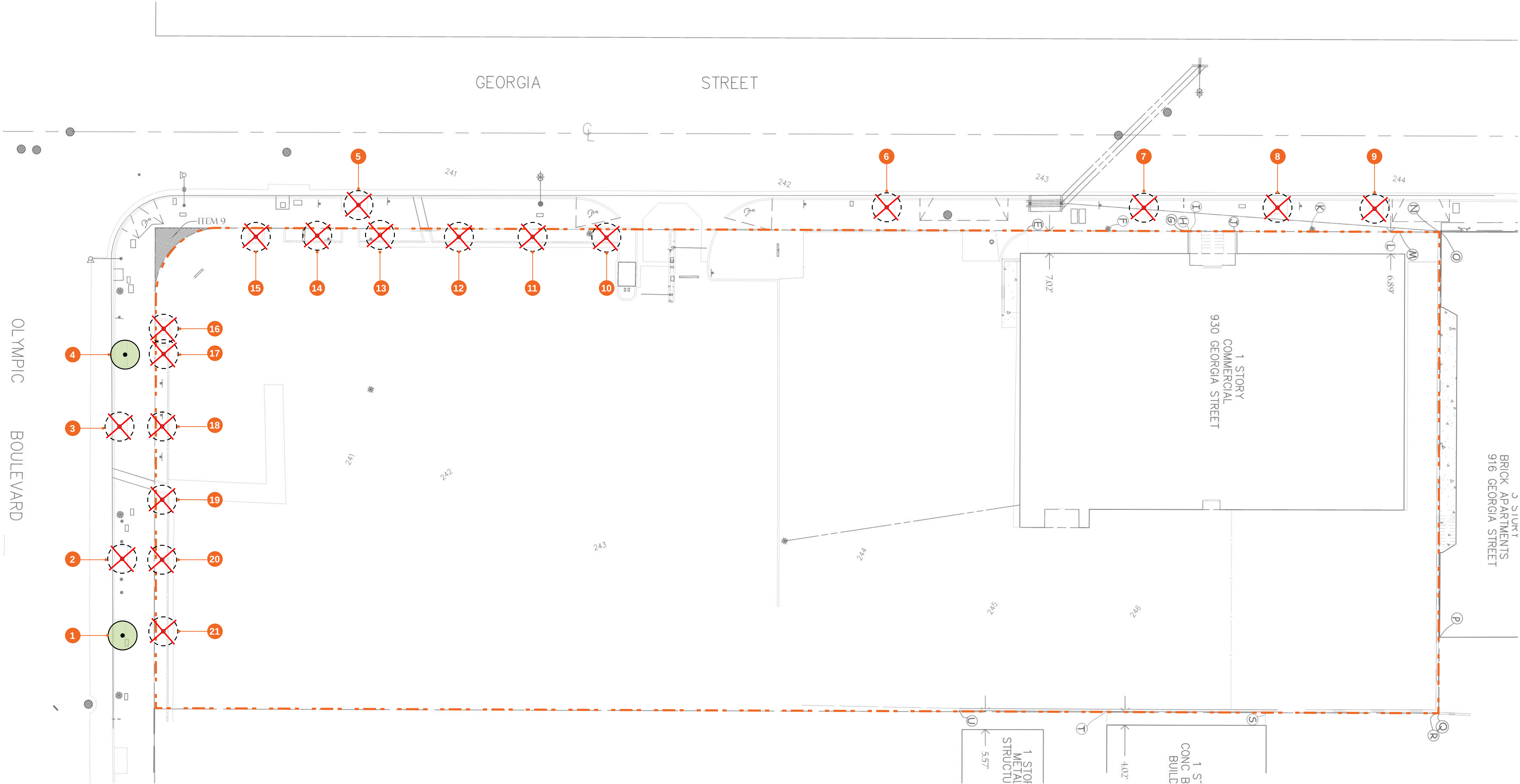


CONCEPTUAL EARTHWORK QUANTITIES
FILL-10 CY CUT-76.500 CY



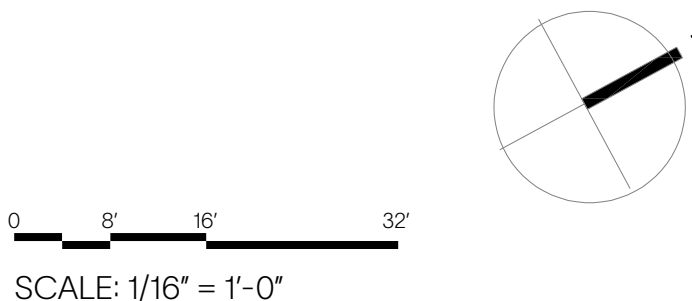
ENTITLEMENT

© 2024 Wimberly Allison Tong & Goo ARCH D (24" x 36")



EXISTING TREE TABLE					
TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	DIAMETER at BREAST HEIGHT	REMOVE
1	Platanus acerifolia	London Plane Tree	18'	4"	N
2	Cupaniopsis anacardioides	Carrotwood	24'	28"	Y
3	Cupaniopsis anacardioides	Carrotwood	24'	13"	Y
4	Platanus acerifolia	London Plane Tree	18'	5"	N
5	Cupaniopsis anacardioides	Carrotwood	20'	9"	Y
6	Washingtonia robusta	Mexican Fan Palm	36' BTH	18"	Y
7	Ficus macrocarpa	Indian Laurel Fig	50'	34"	Y
8	Ficus macrocarpa	Indian Laurel Fig	50'	35"	Y
9	Hymenosporum flavum	Sweetshade	30'	9"	Y
10	Cinnamomum camphor	Camphor Tree	12'	6"	Y
11	Cinnamomum camphor	Camphor Tree	18'	6"	Y
12	Cinnamomum camphor	Camphor Tree	12'	5"	Y
13	Cinnamomum camphor	Camphor Tree	12'	3"	Y
14	Cinnamomum camphor	Camphor Tree	18'	6"	Y
15	Syagrus romanzoffiana	Queen Palm	20' BTH	6"	Y
16	Syagrus romanzoffiana	Queen Palm	20' BTH	6"	Y
17	Platanus acerifolia	London Plane Tree	16'	5"	Y
18	Platanus acerifolia	London Plane Tree	24'	6"	Y
19	Platanus acerifolia	London Plane Tree	20'	6"	Y
20	Platanus acerifolia	London Plane Tree	18'	5"	Y
21	Platanus acerifolia	London Plane Tree	24'	6"	Y

EXISTING TREES		
SYMBOL	DESCRIPTION	QTY
	EXISTING TREE TO REMOVE	19
	EXISTING TREE TO PROTECT	2



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LOS ANGELES, CA 90015

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Consultant

RELM

617 South Olive Street, Suite 1110
Los Angeles, California 90014
213.673.4400
RELMstudio.com

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1	2025-05-19	ENTITLEMENT
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Issues Revisions		

OLYMPIC NORTH WEST

Project Title

TREE REMOVAL PLAN

Sheet Name

Project No. 242040

Component

Sheet No.

L-001



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LOS ANGELES, CA 90015

Client

Consultant

RELM

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Los Angeles, California 90014
213.673.4400
RELMstudio.com

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Issues Revisions		

OLYMPIC NORTH
WEST

Project Title

CALCULATIONS

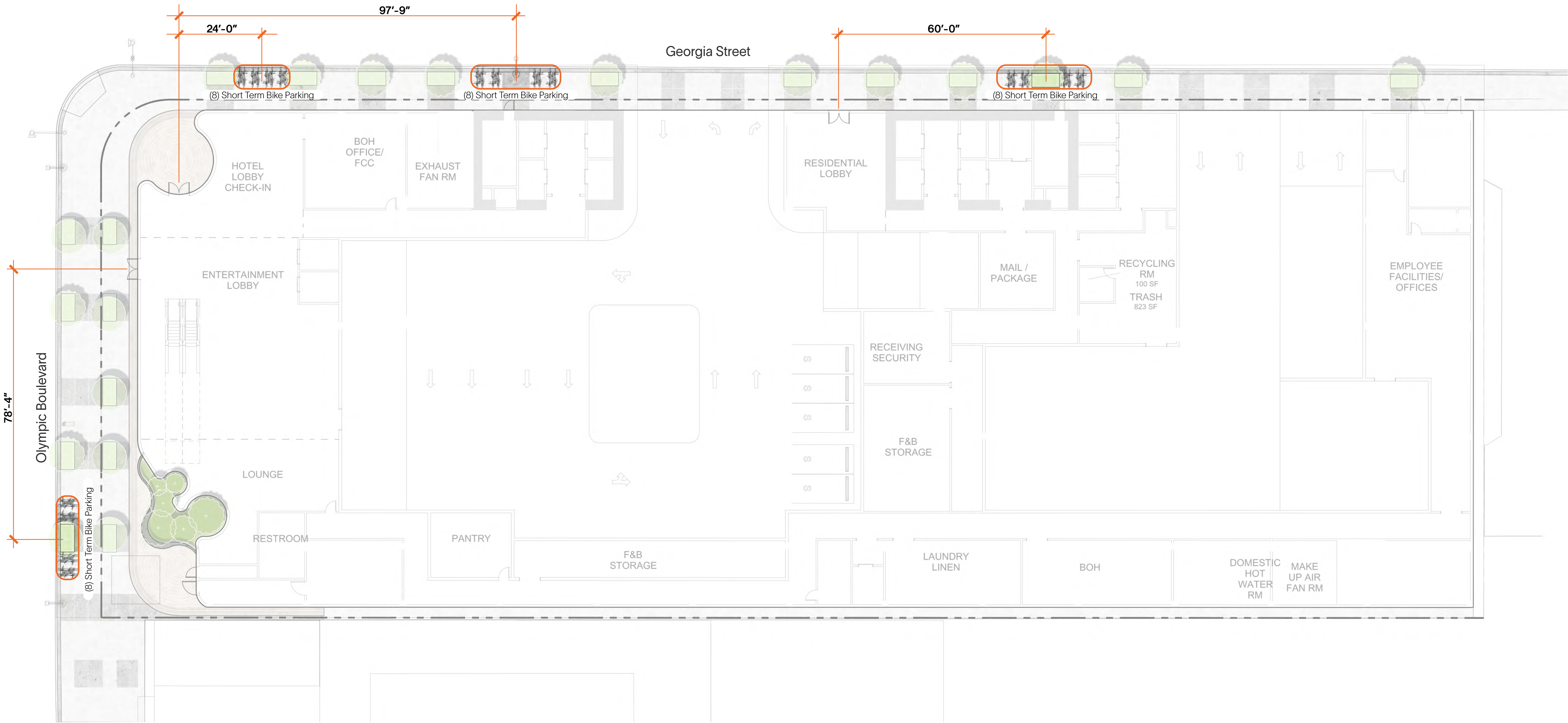
Sheet Name

Project No. 242040

Component

Sheet No.

L-002



SHORT TERM BIKE PARKING REQUIREMENTS

Short Term Bike Parking Counts

Los Angeles Municipal Code §12.21 A.16(a)(1)(i), Table 12.21 A.16(a)(1)(i):
"Required Short-term and Long-term Bicycle Parking Spaces by Residential Dwelling Unit."

Los Angeles Municipal Code §12.21 A.16(a)(1)(ii):
"All hotels, motels, and apartment hotels containing more than five guest rooms shall provide both short- and long-term bicycle parking, respectively, at a rate of one per ten guest rooms. A minimum of two short-term and two long-term bicycle parking spaces shall be provided."

Los Angeles Municipal Code §12.21 A.16(a)(2), Table 12.21 A.16(a)(2):
For all other commercial uses, both short-term and long-term bicycle parking must be provided at a rate of 1 space per 10,000 square feet, with a minimum of 2 spaces required for each type.

Refer to sheet G-022 Parking Information Bicycle Parking Calculations

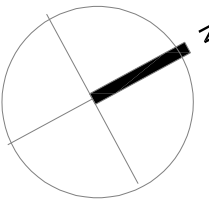
BIKE PARKING (LAMC 12.21 A.16)	SHORT-TERM REQUIRED	SHORT-TERM PROVIDED	LONG-TERM REQUIRED	LONG-TERM PROVIDED
DWELLING UNITS	16	16	166	166
HOTEL GUEST ROOMS	33	33	33	33
BANQUET/ENTERTAINMENT	11	11	11	11

Short Term Bike Parking on Streets (Located Outside Building):

	REQUIRED	PROVIDED
Short Term Bike Parking	16+33+11 = 60	60
Located Outside Building	30	32

Los Angeles Municipal Code §12.21 A.16(d)(2)(iii):
"For new construction, at least 50 percent of short-term bicycle parking shall be located outside buildings; however, no more than eight short-term bicycle parking spaces per 100 linear feet of street frontage shall be required to be outside. The remaining required short-term bicycle parking spaces may be provided inside the building on the ground floor, or inside the parking garage on the ground floor with direct access to a public street."

Los Angeles Municipal Code §12.21 A.16(d)(2)(iii)(b):
"Short-term bicycle parking spaces shall be located no farther than 100 feet of walking distance from a pedestrian entrance."



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

TREE AND UNDERSTORY PLANS



LEVEL 01

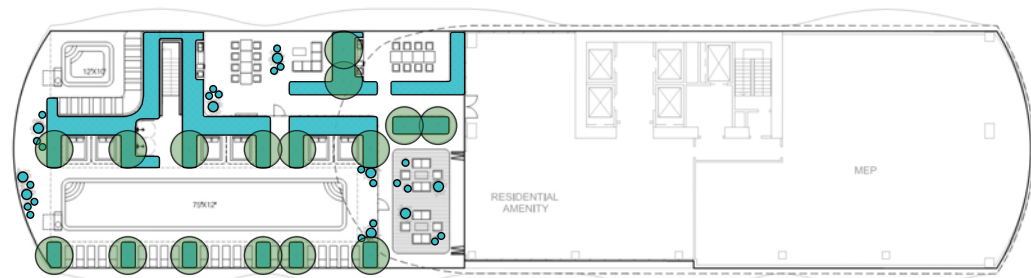


LEVEL 08

LEVEL 07



LEVEL 22



LEVEL 49

TREE

LEVEL 1 ROW



Platanus x acerifolia 'Columbia'
Sycamore

PROJECT TREE



Phoenix dactylifera
Date Palm



Lagerstroemia 'Natchez'
Natchez Crape Myrtle



Prosopis chilensis
Chilean Mesquite



Olea europaea 'Swan Hill' tm
Swan Hill Olive



Arbutus 'Marina'
Marina Strawberry

UNDERSTORY

LV 01 PLANT MIX



Agave attenuata
Fox Tail Agave



Rosmarinus 'Tuscan Blue'
Tuscan Blue Rosemary



Achillea millefolium
Common Yarrow



Iris 'Canyon Snow'
Canyon Snow Iris



Festuca mairei
Atlas Fescue



Carex divulsa
Berkeley Sedge

LV 07 PLANT MIX



Cyathea cooperi 'Brentwood'
Australian Tree Fern



Monstera deliciosa
Split-leaf Philodendron



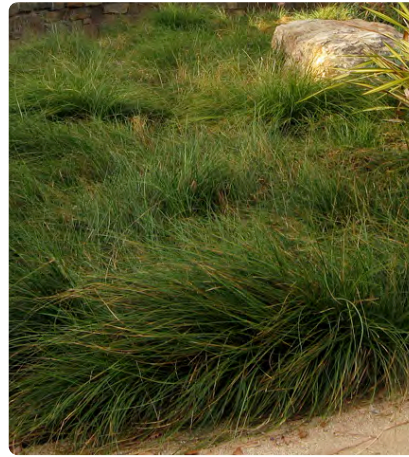
Polystichum munitum
Western Sword Fern



Heuchera maxima
Island Alum Root



Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita



Carex pansa
California Meadow Sedge

LV 08 PLANT MIX



Ravenea rivularis
Dwarf Majesty Palm



Olea 'Little Ollie'
Little Ollie Olive



Agave attenuata
Fox Tail Agave



Hesperaloe parviflora
Red Yucca



Salvia 'Bee's Bliss'
Bee's Bliss Sage



Verbena peruviana 'White'
Firehouse White Verbena

LV 22 PLANT MIX



Arctostaphylos 'Dr. Hurd'
Dr. Hurd Manzanita



Leucophyllum frutescens
Texas Sage



Salvia clevelandii
Cleveland Sage



Achillea millefolium
Common Yarrow



Heuchera maxima
Island Alum Root



Verbena lilacina 'De La Mina'
De La Mina Verbena

LV 49 PLANT MIX



Pittosporum 'Silver Sheen'
Silver Sheen Kohuhu



Agave attenuata
Fox Tail Agave



Hesperaloe parviflora
Red Yucca



Salvia 'Bee's Bliss'
Bee's Bliss Sage



Verbena bonariensis 'Lollipop'
Dwarf Lollipop Verbena



Verbena peruviana 'White'
Firehouse White Verbena

TREE SCHEDULE

LEVEL 1 STREET TREE

QTY	BOTANICAL NAME	COMMON NAME	WATER USE
18	<i>Platanus x acerifolia</i> 'Columbia'	Sycamore	M
NOTE: All Street Trees shall be planted at 36" Box Min. to meet LASED standards			

PROJECT TREE

QTY	BOTANICAL NAME	COMMON NAME	WATER USE
12	<i>Phoenix dactylifera</i>	Date Palm	M
8	<i>Lagerstroemia</i> 'Natchez'	Natchez Crape Myrtle	M
12	<i>Prosopis chilensis</i> (thornless)	Chilean Mesquite	L
24	<i>Olea europaea</i> 'Swan Hill' tm	Swan Hill Olive	L
10	<i>Arbutus</i> 'Marina'	Marina Strawberry	L

UNDERSTORY SCHEDULE

LV 01 PLANT MIX

PCT	BOTANICAL NAME	COMMON NAME	WATER USE
15%	<i>Agave attenuata</i>	Fox Tail Agave	L
15%	<i>Rosmarinus</i> 'Tuscan Blue'	Tuscan Blue Rosemary	L
15%	<i>Achillea millefolium</i>	Common Yarrow	L
15%	<i>Iris</i> 'Canyon Snow'	Canyon Snow Iris	L
20%	<i>Festuca mairei</i>	Atlas Fescue	L
20%	<i>Carex divulsa</i>	Berkeley Sedge	L

LV 07 PLANT MIX

PCT	BOTANICAL NAME	COMMON NAME	WATER USE
15%	<i>Cyathea cooperi</i> 'Brentwood'	Australian Tree Fern	M
15%	<i>Monstera deliciosa</i>	Split-leaf Philodendron	M
15%	<i>Polystichum munitum</i>	Western Sword Fern	M
15%	<i>Heuchera maxima</i>	Island Alum Root	M
20%	<i>Arctostaphylos</i> 'Emerald Carpet'	Emerald Carpet Manzanita	M
20%	<i>Carex pansa</i>	Meadow Sedge	M

LV 08 PLANT MIX

PCT	BOTANICAL NAME	COMMON NAME	WATER USE
5%	<i>Ravenea rivularis</i>	Dwarf Majesty Palm	L
15%	<i>Olea</i> 'Little Ollie'	Little Ollie Olive	L
15%	<i>Agave attenuata</i>	Fox Tail Agave	L
15%	<i>Hesperaloe parviflora</i>	Red Yucca	L
15%	<i>Salvia</i> 'Bee's Bliss'	Bee's Bliss Sage	L
15%	<i>Vervena peruviana</i> 'White'	Firehouse White Verbena	L
20%	<i>Carex divulsa</i>	Berkeley Sedge	M

LV 22 PLANT MIX

PCT	BOTANICAL NAME	COMMON NAME	WATER USE
5%	<i>Arctostaphylos</i> 'Dr. Hurd'	Dr. Hurd Manzanita	L
15%	<i>Leucophyllum frutescens</i>	Texas Sage	L
15%	<i>Salvia clevelandii</i>	Cleveland Sage	L
15%	<i>Achillea millefolium</i>	Common Yarrow	L
15%	<i>Heuchera maxima</i>	Island Alum Root	M
15%	<i>Verbena lilacina</i> 'De La Mina'	De La Mina Verbena	L
20%	<i>Carex divulsa</i>	Berkeley Sedge	M

LV 49 PLANT MIX

PCT	BOTANICAL NAME	COMMON NAME	WATER USE
10%	<i>Pittosporum</i> 'Silver Sheen'	Silver Sheen Kohuhu	M
15%	<i>Agave attenuata</i>	Fox Tail Agave	L
15%	<i>Hesperaloe parviflora</i>	Red Yucca	L
15%	<i>Salvia</i> 'Bee's Bliss'	Bee's Bliss Sage	L
15%	<i>Verbena bonariensis</i> 'Lollipop'	Dwarf Lollipop Verbena	L
15%	<i>Vervena peruviana</i> 'White'	Firehouse White Verbena	L
15%	<i>Carex divulsa</i>	Berkeley Sedge	M

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OLYMPIC NORTH
WEST

Project Title

PLANTING SCHEDULE

Sheet Name

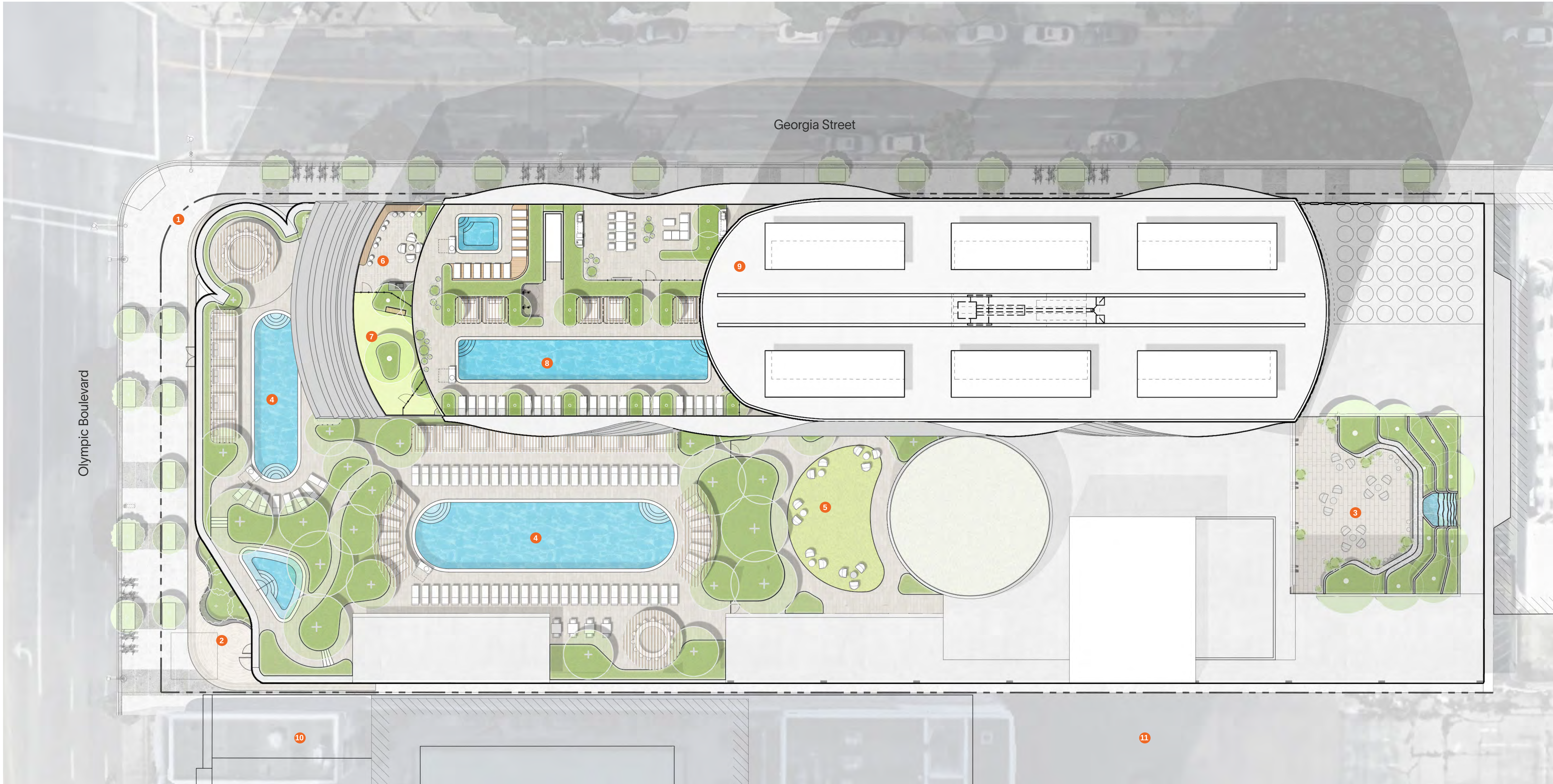
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Sheet No.

Component

L-003

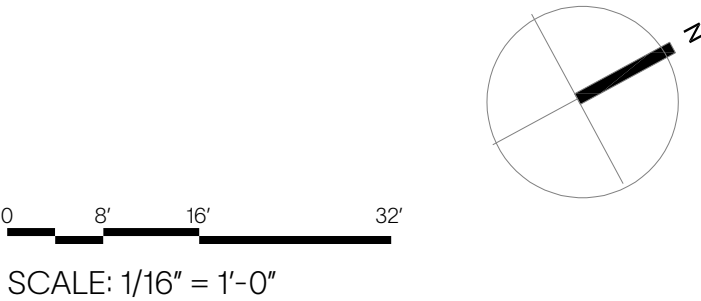
ENTITLEMENT



LEGEND - COMPOSITE

- 1 LV 1 - MAIN ENTRANCE
- 2 LV 1 - POCKET PARK
- 3 LV 7 - BALLROOM COURTYARD
- 4 LV 8 - HOTEL POOL DECK
- 5 LV 8 - OUTDOOR ENTERTAINMENT LOUNGE
- 6 LV 22 - RESIDENTIAL BBQ LOUNGE
- 7 LV 22 - RESIDENTIAL DOG DECK
- 8 LV 49 - RESIDENTIAL POOL DECK
- 9 LV 49 - RESIDENTIAL DINING TERRACE
- 10 COURTYARD LOS ANGELES HOTEL
- 11 PARKING LOT

ENTITLEMENT



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OLYMPIC NORTH
WEST

Project Title

LANDSCAPE PLAN
- COMPOSITE

Sheet Name

Project No. 242040

Component

Sheet No.



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OLYMPIC NORTH
WEST

Project Title

LANDSCAPE PLAN
- LV 01

Sheet Name

Project No. 242040

Component

Sheet No.

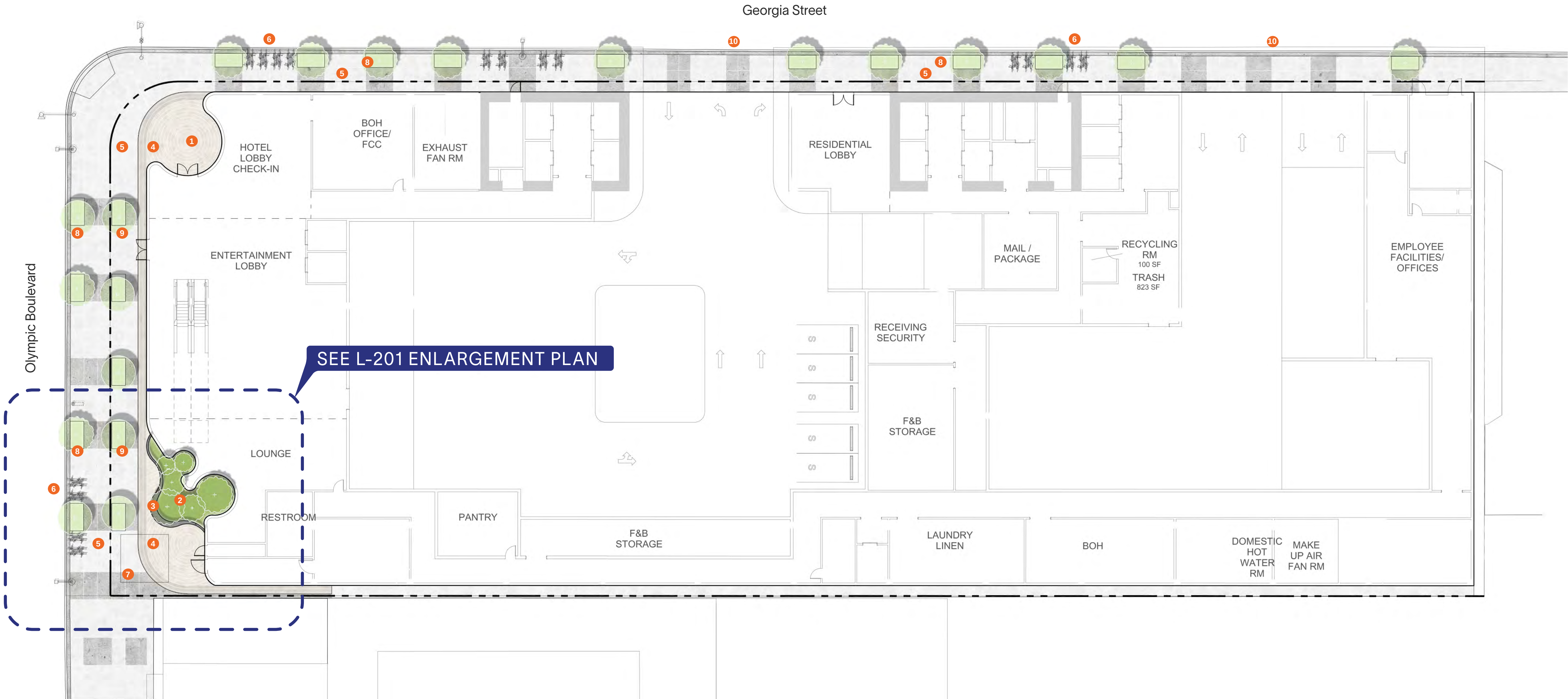
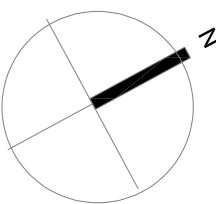
L-101

ENTITLEMENT

LEGEND - LV 01

- 1 MAIN ENTRANCE
- 2 POCKET PARK
- 3 SEATWALL PLANTER EDGE
- 4 SPECIAL BUILDING PAVING (PAVERS)
- 5 TYPICAL DISTRICT PAVING (CONCRETE)
- 6 BIKE RACKS
- 7 UTILITY VAULT / PAVED HATCH
- 8 RIGHT OF WAY TREES
- 9 SPECIAL DISTRICT TREES
- 10 GARAGE ENTRY / CURB CUT

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

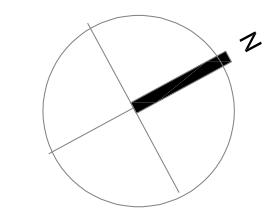




LEGEND - LV 07

- 1 BALLROOM COURTYARD
- 2 CONCRETE UNIT PAVERS
- 3 CONCRETE TERRACE PLANTER WALLS (DECORATIVE FORM LINER)
- 4 WOOD BENCH TOP
- 5 TERRACED WATERFALL
- 6 DECORATIVE POTTERY
- 7 FF&E
- 8 NANAWALL (SEE ARCH)

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



ENTITLEMENT

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LANDSCAPE PLAN
- LV 07

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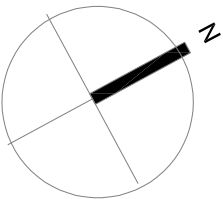
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ARCH D (24" x 36")



LEGEND - LV 08

- 1 MAIN POOL DECK / EVENT STAGING
- 2 POOL GARDEN
- 3 STAGE LOUNGE LAWN
- 4 SPA GARDEN
- 5 RAISED SPA DECK
- 6 VIP POOL DECK
- 7 VIP POOL LOUNGE
- 8 POOL BAR
- 9 POOL CABANA
- 10 POOL LOUNGE CHAIRS
- 11 PORCELAIN WET DECK PAVERS
- 12 PORCELAIN LOUNGE PAVERS
- 13 TRELLIS
- 14 ADA TRANSFER SEAT

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



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- LV 08

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Project Title

LANDSCAPE PLAN
- LV 22 & LV 49

Sheet Name

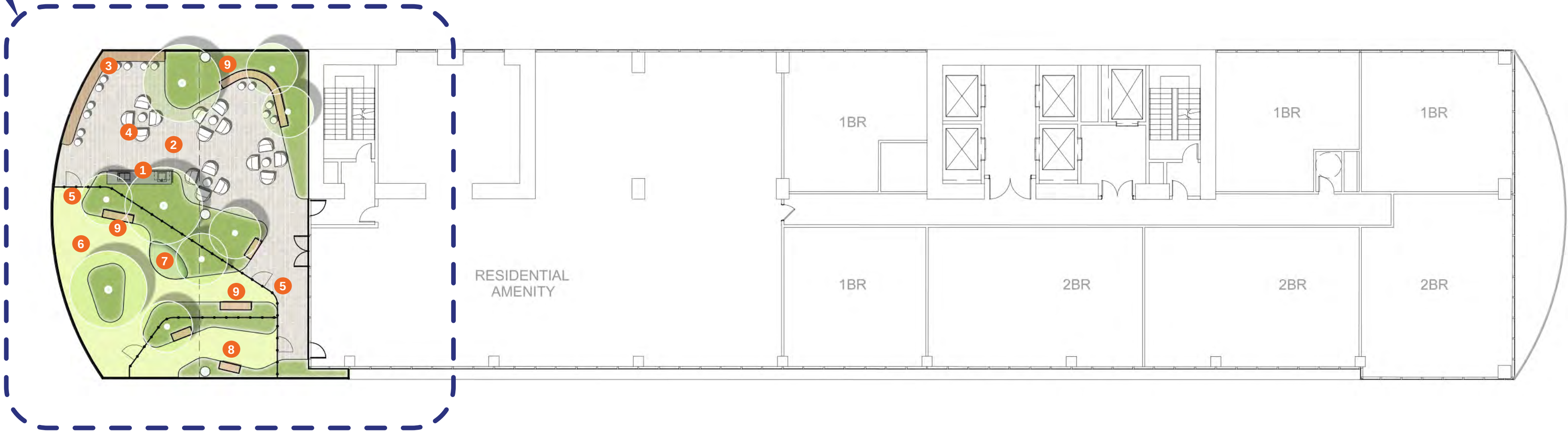
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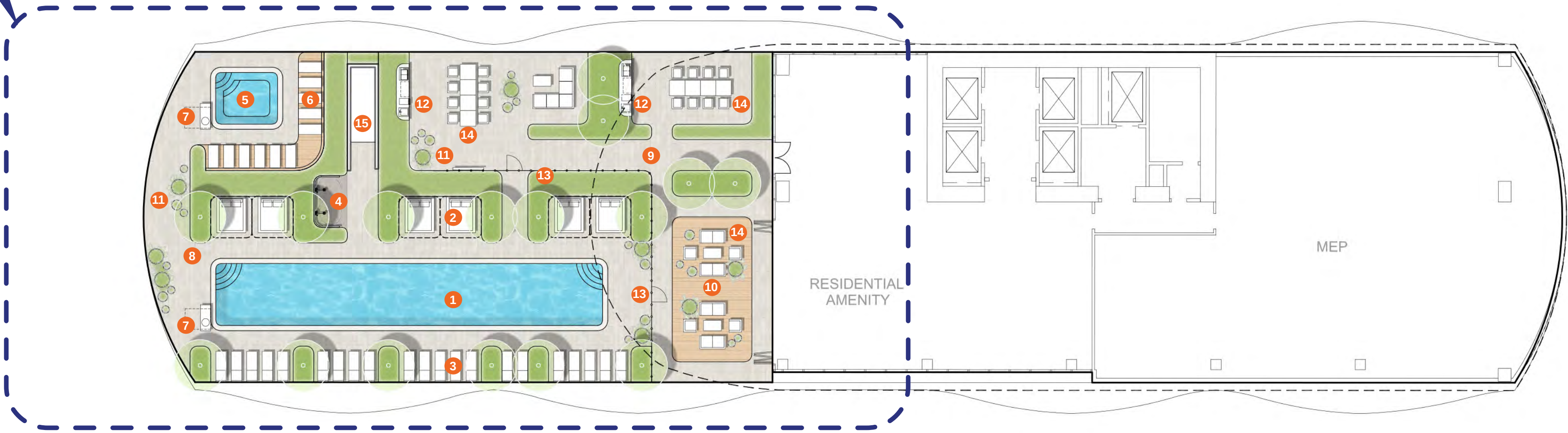
SEE L-203 ENLARGEMENT PLAN



LEGEND - LV 22

- 1 BBQ COUNTER
- 2 CONCRETE UNIT PAVERS
- 3 STANDING BAR
- 4 FF&E
- 5 FENCE AND GATE
- 6 LARGE DOG AREA
- 7 TURF MOUND
- 8 SMALL DOG AREA
- 9 SEATWALL

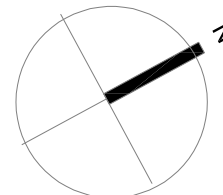
SEE L-203 ENLARGEMENT PLAN



LEGEND - LV 49

- 1 LAP POOL
- 2 POOL CABANAS
- 3 POOL LOUNGE CHAIRS
- 4 POOL SHOWERS
- 5 SPA
- 6 BUILT IN LOUNGE TERRACE
- 7 ADA TRANSFER SEAT
- 8 PORCELAIN WET DECK PAVING
- 9 PORCELAIN DINING TERRACE PAVING
- 10 WOOD FLEX DECK PAVING
- 11 DECORATIVE POTTERY
- 12 BBQ COUNTER
- 13 FENCE AND GATE
- 14 FF&E
- 15 EGRESS STAIRS

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



ENTITLEMENT



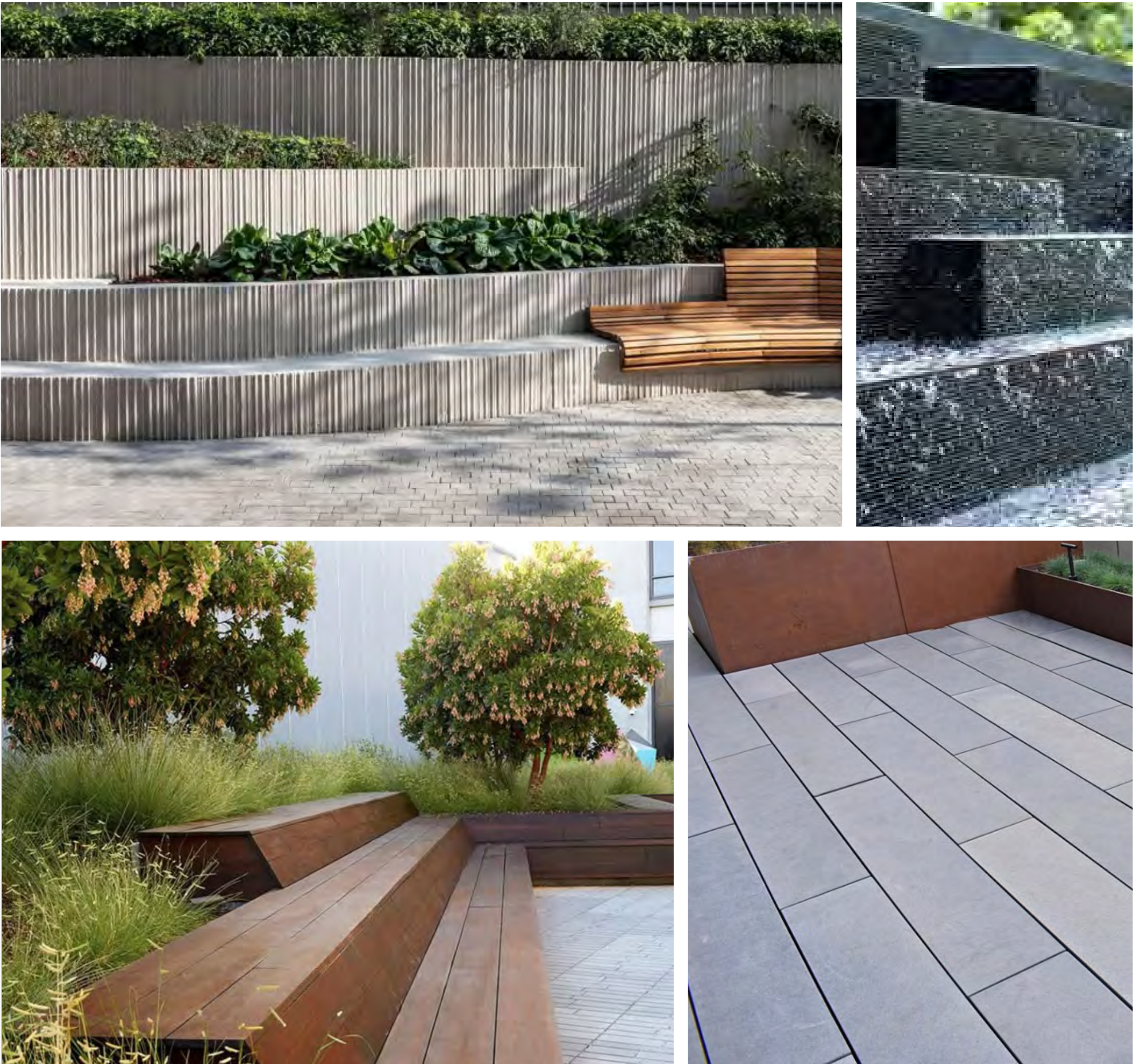
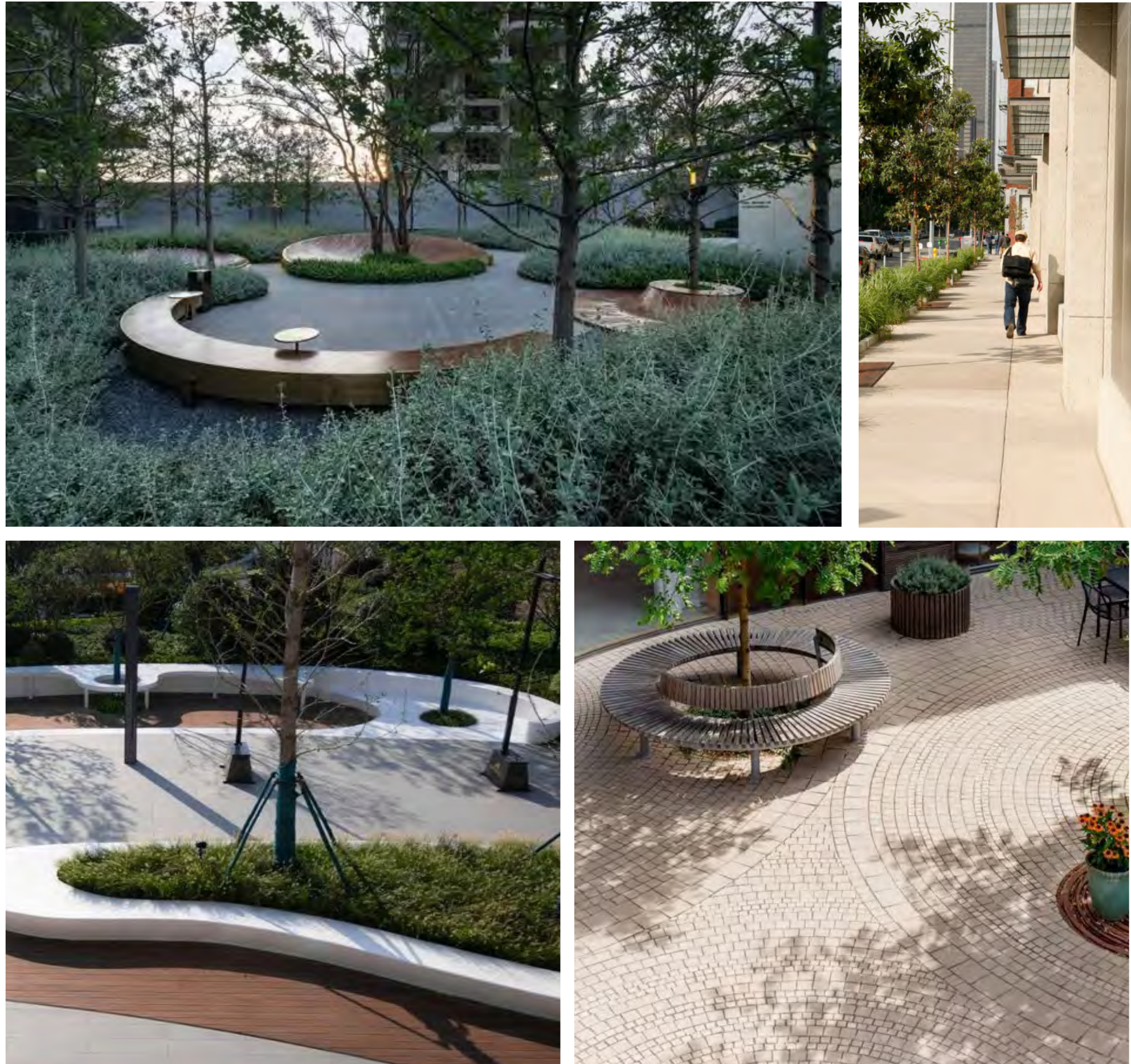
- LEGEND - LV 01
- 1 UTILITY VAULT / PAVED HATCH
 - 2 POCKET PARK
 - 3 SEATWALL PLANTER EDGE
 - 4 SPECIAL BUILDING PAVING (PAVERS)
 - 5 TYPICAL DISTRICT PAVING (CONCRETE)
 - 6 BIKE RACKS
 - 7 RIGHT OF WAY TREES
 - 8 SPECIAL DISTRICT TREES

HARDSCAPE CHARACTER - LV 01

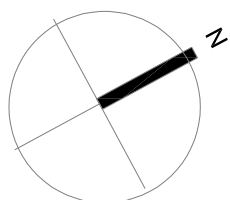


- LEGEND - LV 07
- 1 BALLROOM COURTYARD
 - 2 CONCRETE UNIT PAVERS
 - 3 CONCRETE TERRACE PLANTER WALLS (DECORATIVE FORM LINER)
 - 4 WOOD BENCH TOP
 - 5 TERRACED WATERFALL
 - 6 DECORATIVE POTTERY
 - 7 FF&E
 - 8 NANAWALL (SEE ARCH)

HARDSCAPE CHARACTER - LV 07



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



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Project Title

ENLARGEMENT PLAN
- LV 01 & LV 07

Sheet Name

Project No. 242040

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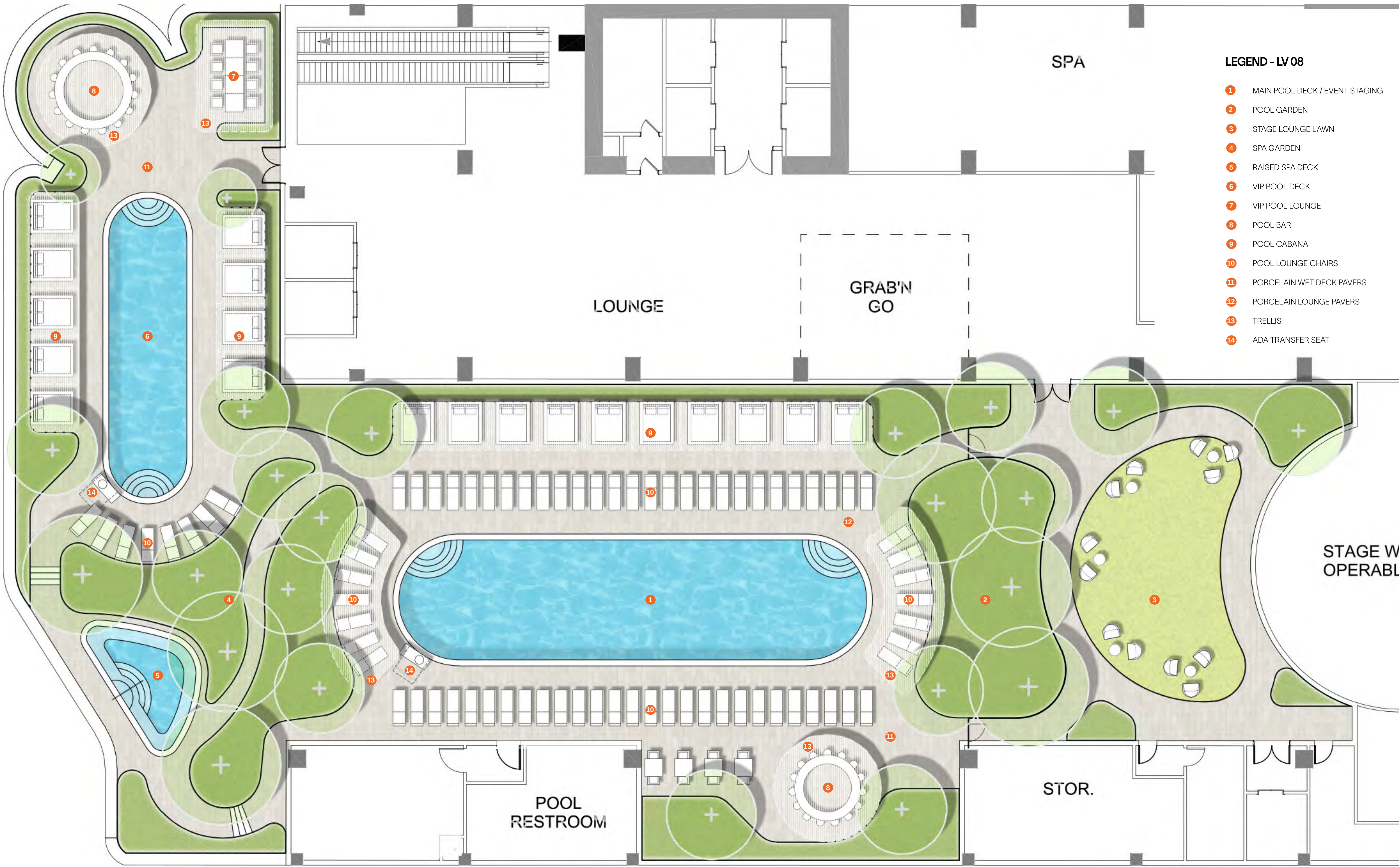
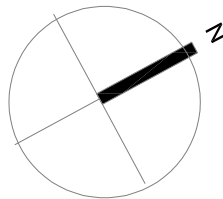
L-201

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HARDSCAPE
CHARACTER
- LV 08



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



LEGEND - LV 08

- 1 MAIN POOL DECK / EVENT STAGING
- 2 POOL GARDEN
- 3 STAGE LOUNGE LAWN
- 4 SPA GARDEN
- 5 RAISED SPA DECK
- 6 VIP POOL DECK
- 7 VIP POOL LOUNGE
- 8 POOL BAR
- 9 POOL CABANA
- 10 POOL LOUNGE CHAIRS
- 11 PORCELAIN WET DECK PAVERS
- 12 PORCELAIN LOUNGE PAVERS
- 13 TRELLIS
- 14 ADA TRANSFER SEAT

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ENLARGEMENT PLAN
- LV 08

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L-202

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Project Title

ENLARGEMENT PLAN
- LV 22 & LV 49

Sheet Name

Project No. 242040

Component

Sheet No.

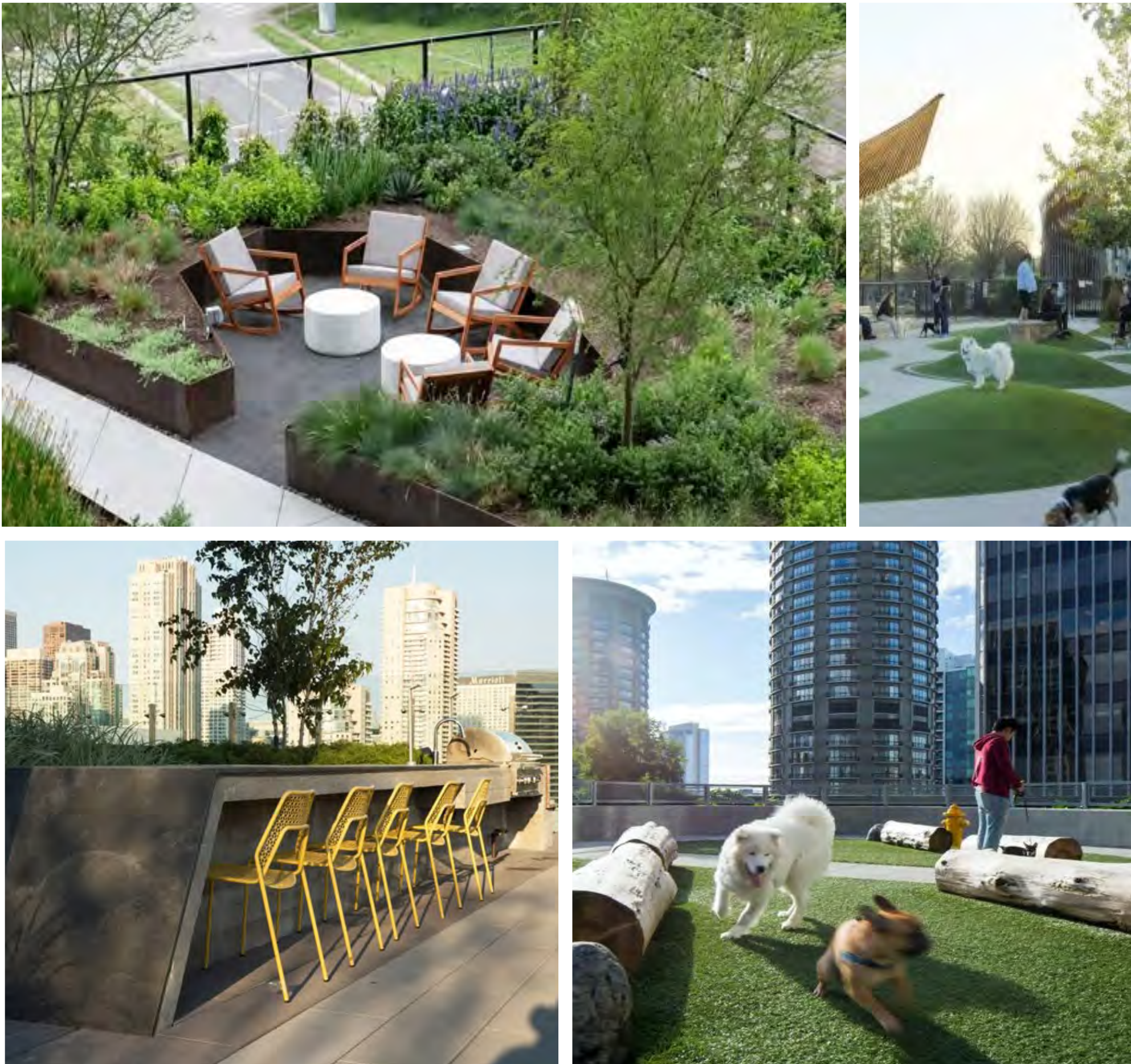
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LEGEND - LV 22

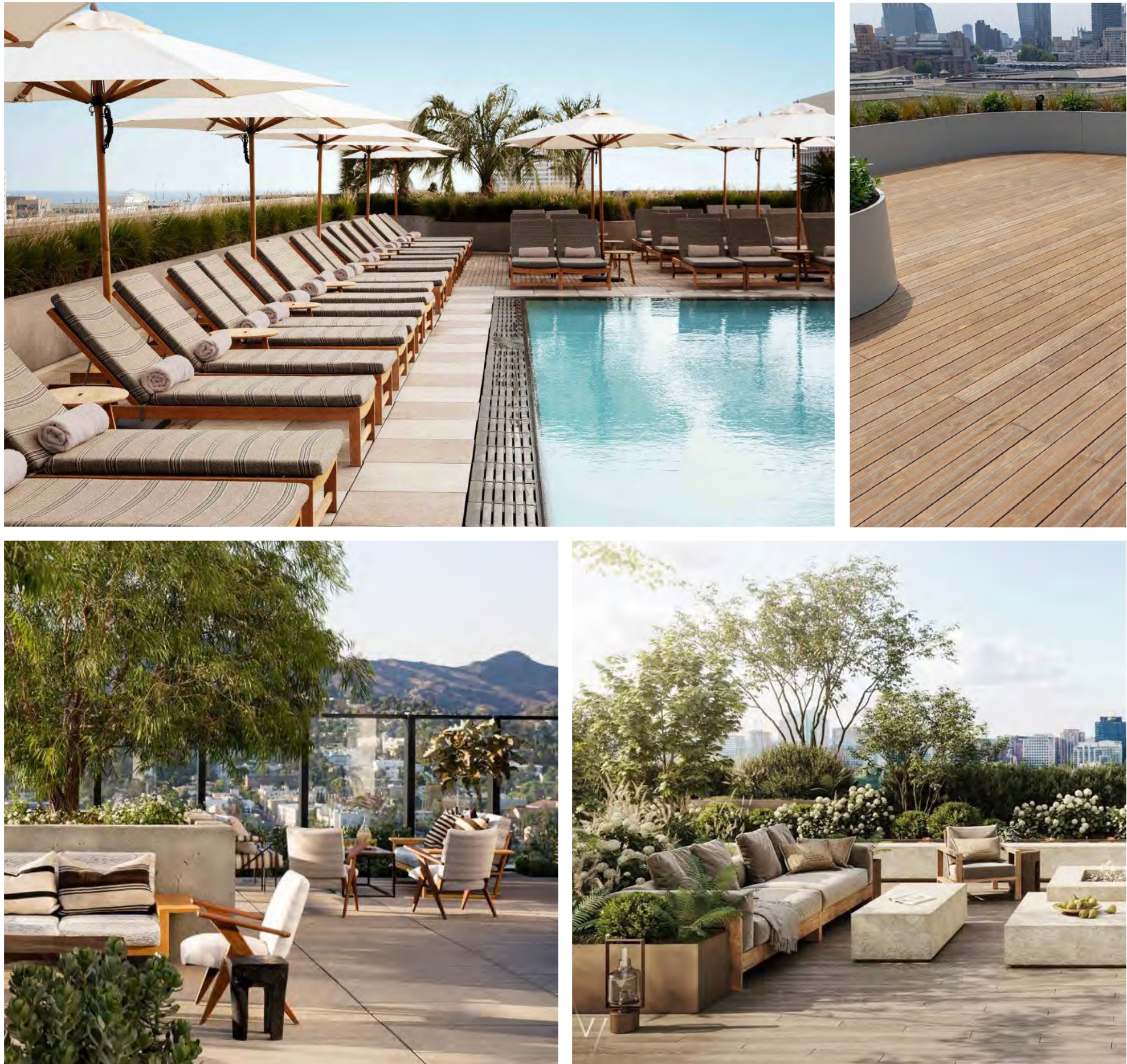
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- 2 CONCRETE UNIT PAVERS
- 3 STANDING BAR
- 4 FF&E
- 5 FENCE AND GATE
- 6 LARGE DOG AREA
- 7 TURF MOUND
- 8 SMALL DOG AREA
- 9 SEATWALL



HARDSCAPE CHARACTER - LV 22



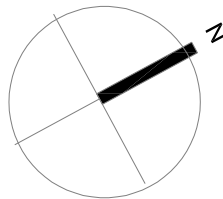
HARDSCAPE CHARACTER - LV 49



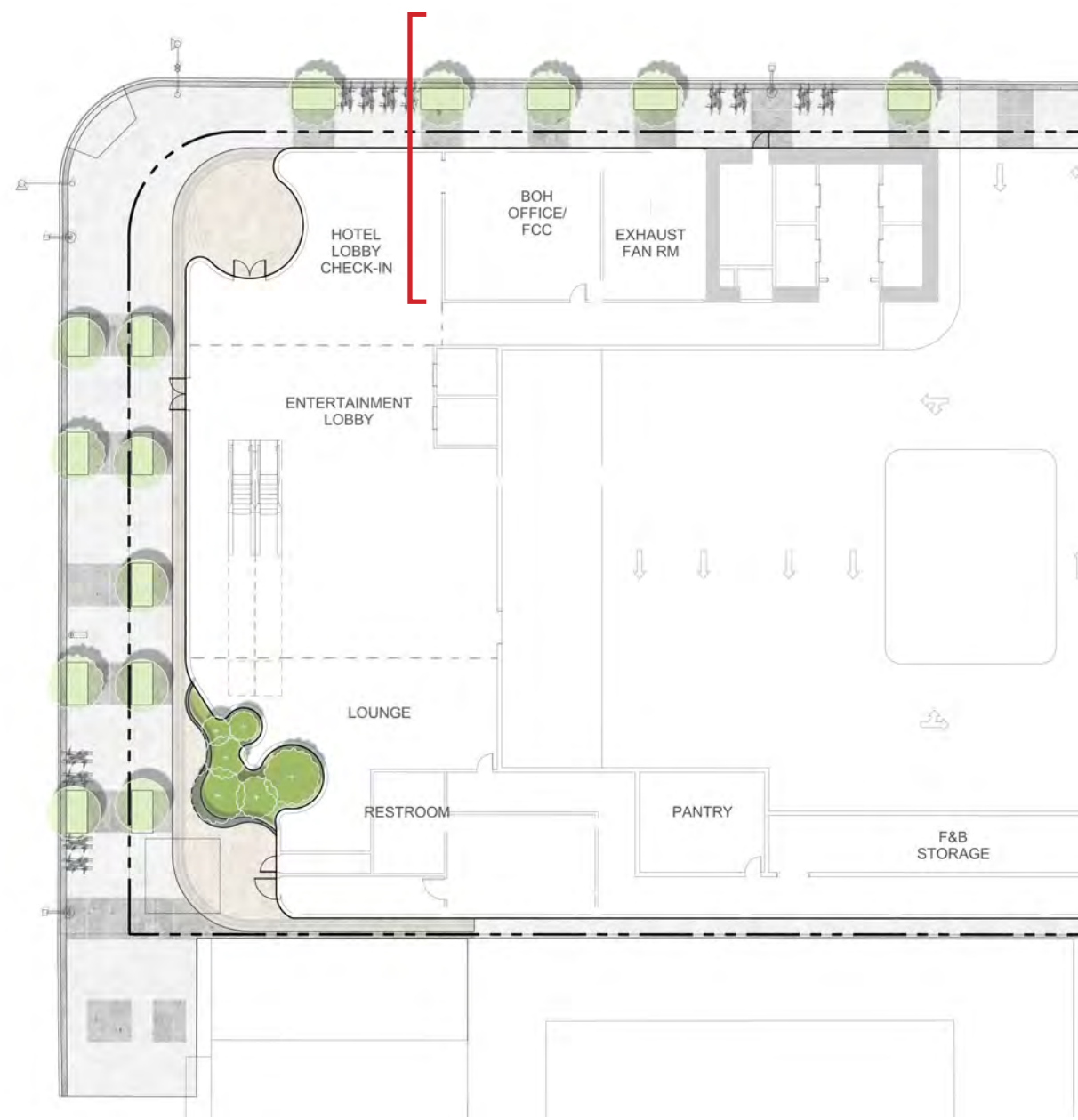
LEGEND - LV 49

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- 2 POOL CABANAS
- 3 POOL LOUNGE CHAIRS
- 4 POOL SHOWERS
- 5 SPA
- 6 BUILT IN LOUNGE TERRACE
- 7 ADA TRANSFER SEAT
- 8 PORCELAIN WET DECK PAVING
- 9 PORCELAIN DINING TERRACE PAVING
- 10 WOOD FLEX DECK PAVING
- 11 DECORATIVE POTTERY
- 12 BBQ COUNTER
- 13 FENCE AND GATE
- 14 FF&E
- 15 EGRESS STAIRS

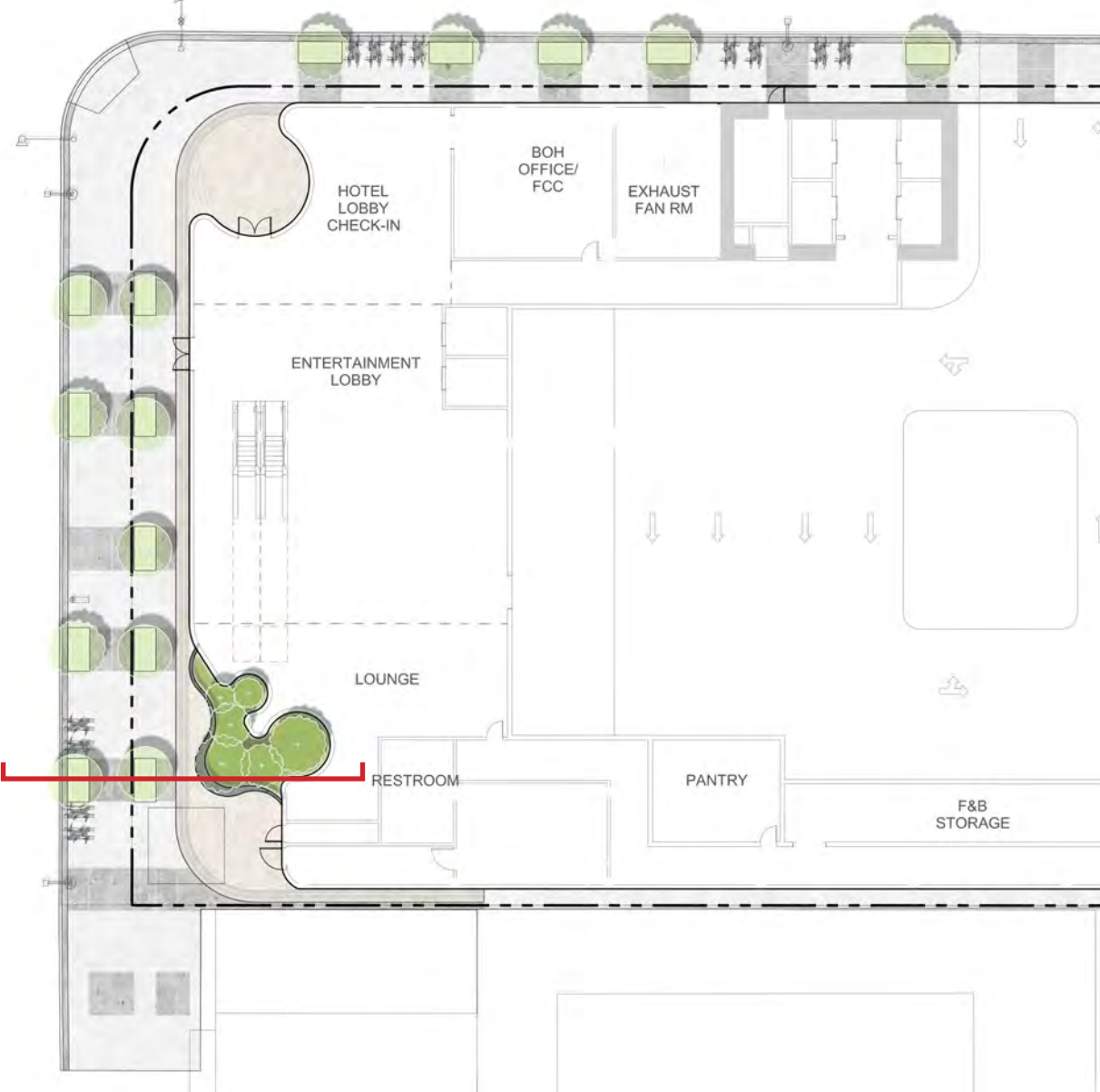
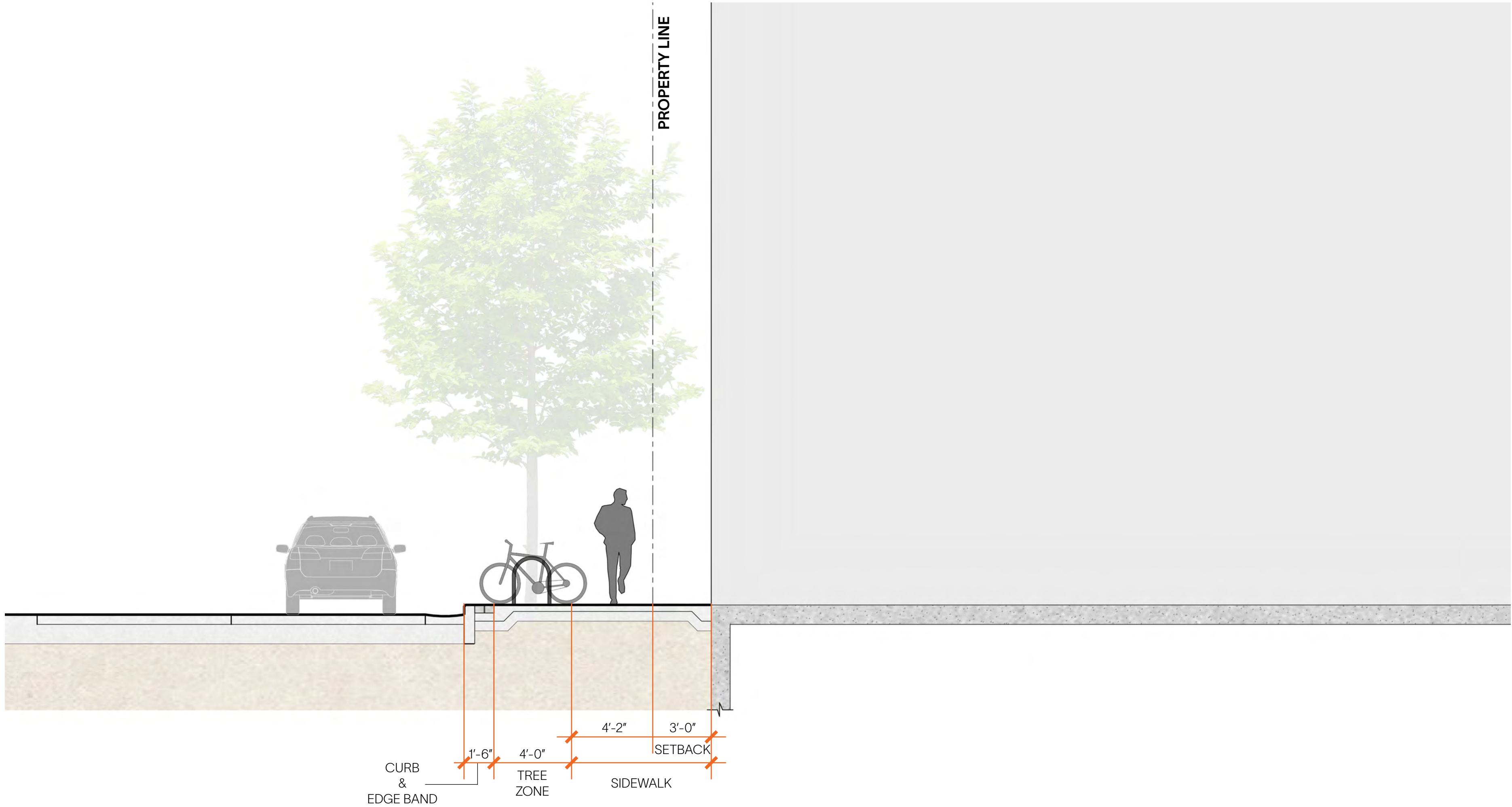
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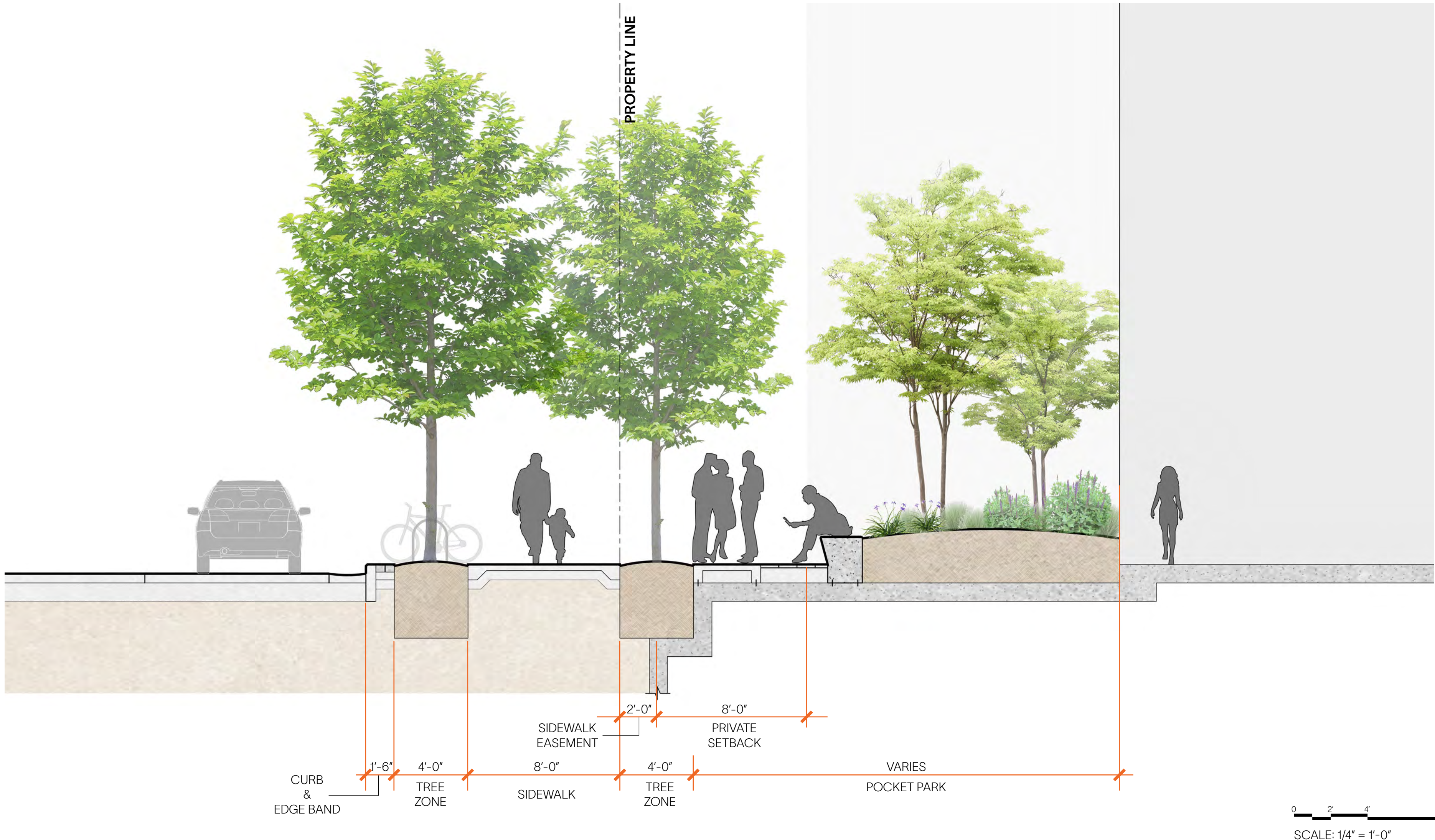
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ARCH D (24" x 36")



SECTION A



SECTION B



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WEST

Project Title

STREETSCAPE SECTIONS

Sheet Name

Project No. 242040

Sheet No.

Component

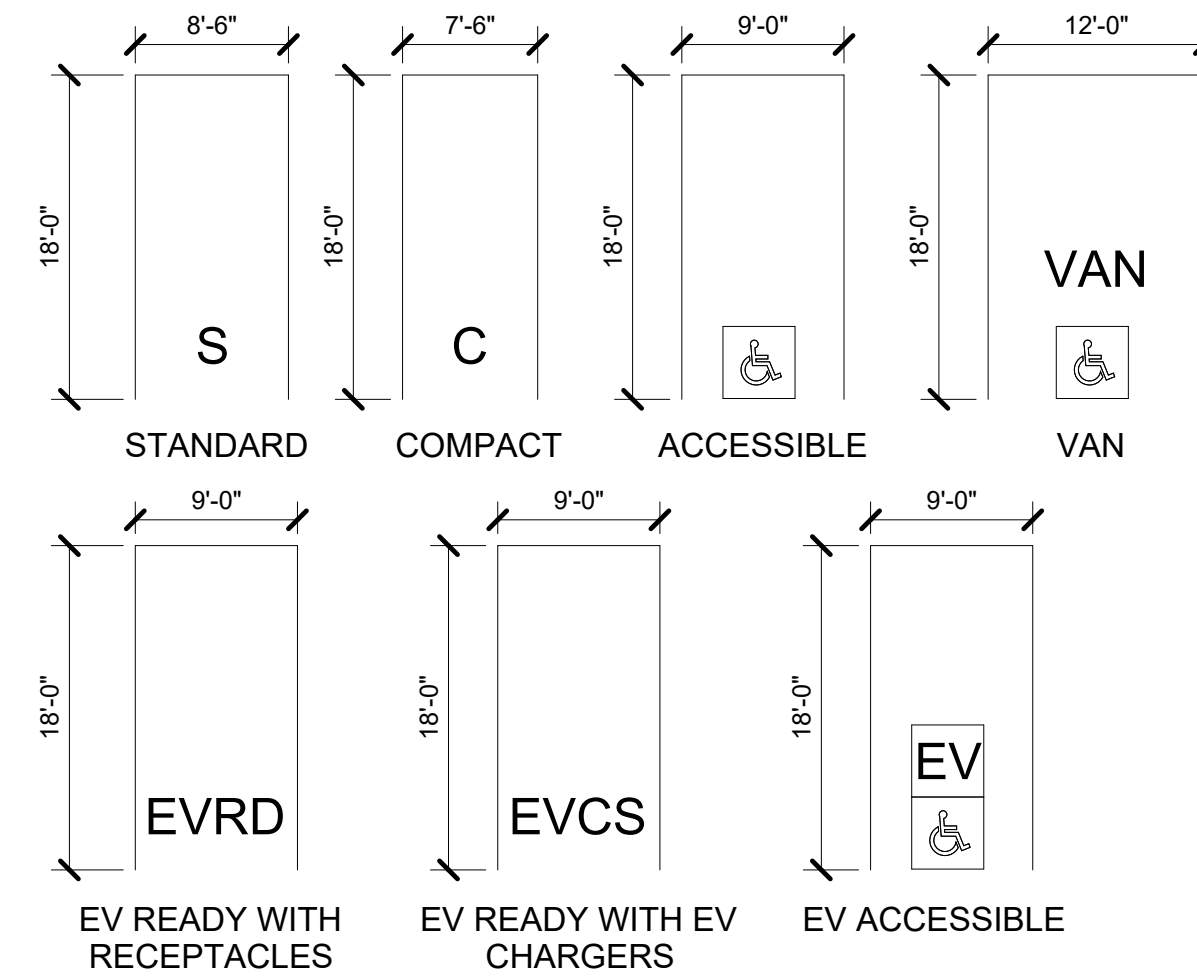
L-301

1 LEVEL B3 FLOOR PLAN
1/16" = 1'-0"

LEVEL B3 BIKE PARKING		
LEVEL	TYPE	COUNT
RESIDENTIAL		
LEVEL B3 BIKE PARKING_LONG TERM		24

LEVEL B3 PARKING	
TYPE	COUNT
RESIDENTIAL	
COMPACT	32
COMPACT	32
EV READY	
EVCS	45
EVCS	19
EVCS ACCESSIBLE	2
EV	66
ACCESSIBLE	
HANDICAP	1
STANDARD	
STANDARD	30
STANDARD	30
TOTAL	129

KEYNOTES / LEGENDS



*BIKE PARKING AT THIS LEVEL LOCATION PERMITTED AS PROJECT TO PROVIDE ATTENDED BICYCLE PARKING SERVICE PER LAMC SECTION 12.21 A.16.g.2.viii.

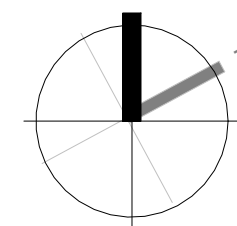
TYP. BIKE PARKING SIZE BIKE RACK DETAIL REFER TO SHT. G-008/2

TRAVEL DISTANCE = 24' - 10"

MIN. TURN RADIUS PER PIZC 2002-001 FIGURE 7

UP TO B2

ENTITLEMENT



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Key Plan

3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC NORTH WEST

Project Title

LEVEL B3 FLOOR PLAN

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

Sheet No.

A-1B3

KEYNOTES / LEGENDS

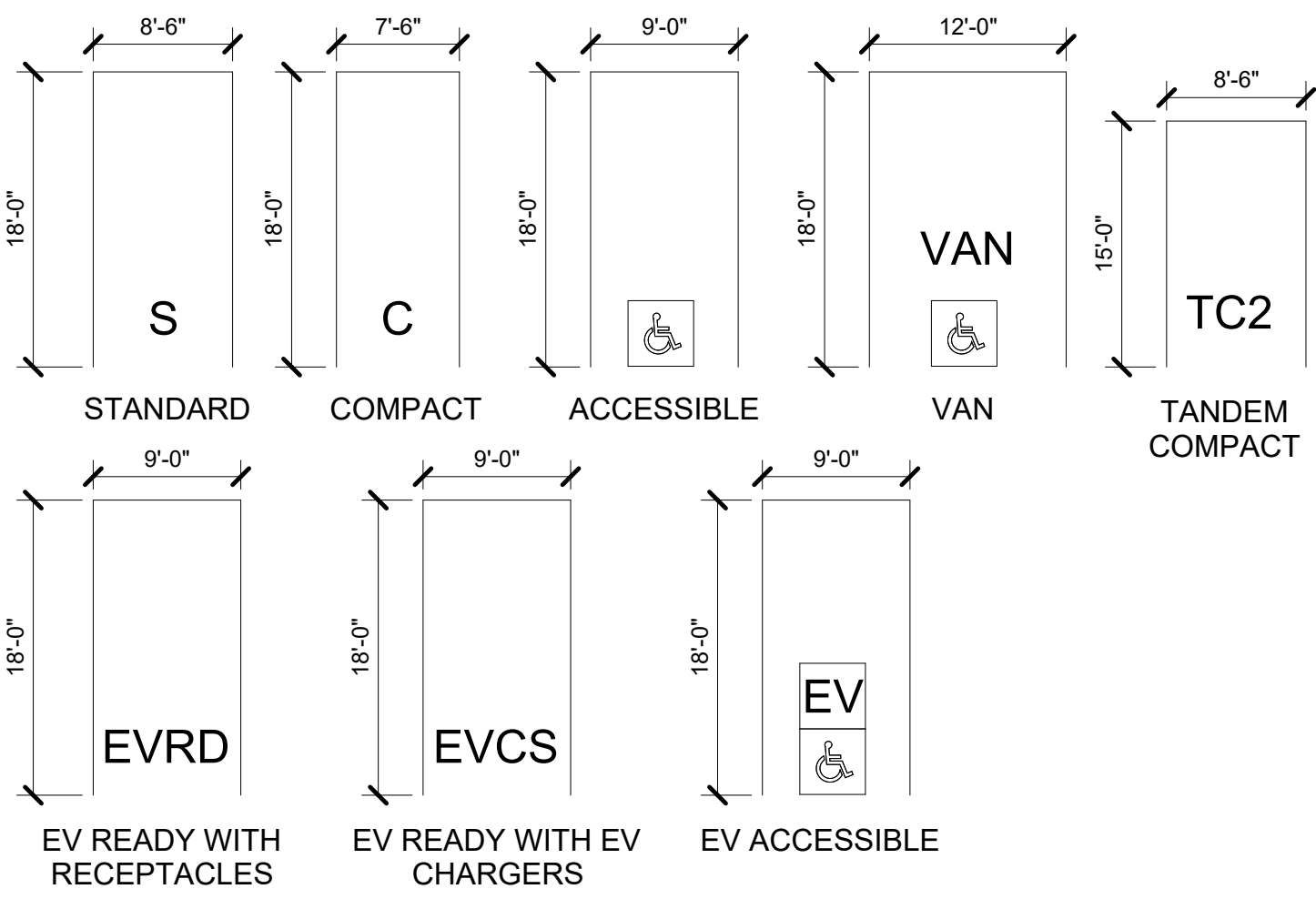
LEVEL B2 BIKE PARKING		
LEVEL	TYPE	COUNT
RESIDENTIAL		
LEVEL B2 BIKE PARKING_LONG TERM		78

LEVEL B2 PARKING	
TYPE	COUNT
RESIDENTIAL	
COMPACT	27
TANDEM	7
COMPACT	34

EV READY	44
EVCS	9
EV	53

ACCESSIBLE	3
HANDICAP	3

STANDARD	24
TANDEM	2
STANDARD	26
TOTAL	116



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Key Plan

3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

LEVEL B2 FLOOR PLAN

Sheet Name

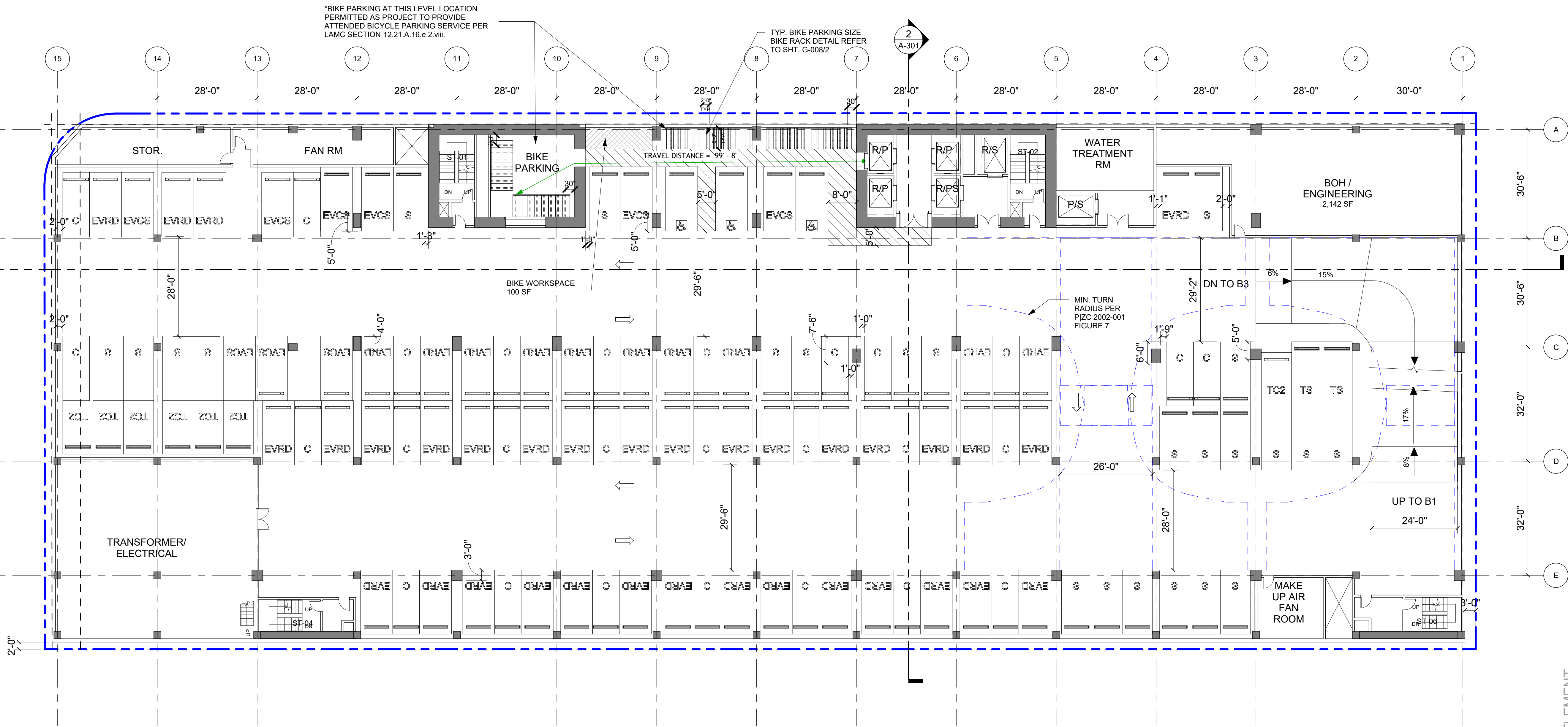
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

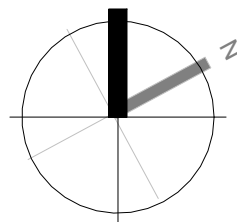
Component

A-1B2



1 LEVEL B2 FLOOR PLAN
1/16" = 1'-0"

*LOCATION PERMITTED AS PROJECT TO PROVIDE ATTENDED BICYCLE PARKING SERVICE PER LAMC SECTION 12.21.A.16.e.2.viii.

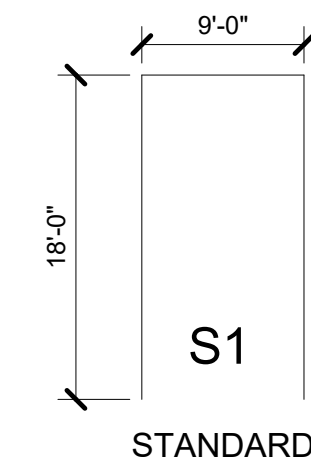


ARCH D (24" x 36")
9/23/2025 5:29:49 PM
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KEYNOTES / LEGENDS

LEVEL 1 BIKE PARKING		
LEVEL	TYPE	COUNT
ENTERTAINMENT		
LEVEL 1	BIKE PARKING_SHORT TERM	12
HOTEL		
LEVEL 1	BIKE PARKING_SHORT TERM	34
RESIDENTIAL		
LEVEL 1	BIKE PARKING_SHORT TERM	18

LEVEL 1 PARKING	
TYPE	COUNT
ENTERTAINMENT	
STANDARD 2	5



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3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

LEVEL 1 FLOOR PLAN

Sheet Name

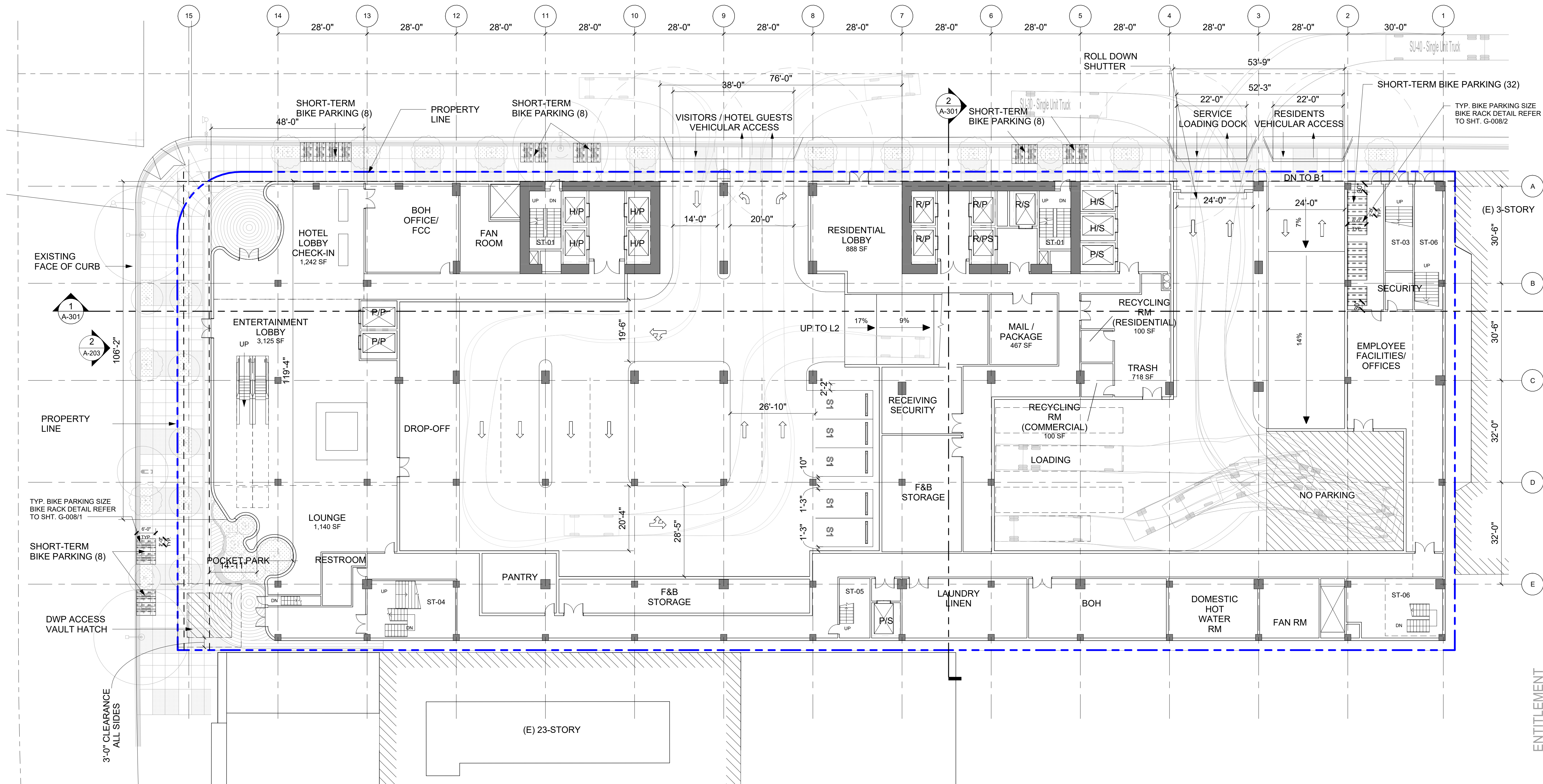
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

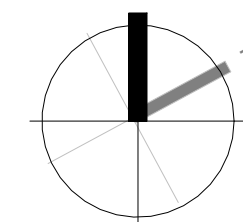
Component

Sheet No.

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



ENTITLEMENT



LEVEL 2 BIKE PARKING		
LEVEL	TYPE	COUNT
ENTERTAINMENT		
LEVEL 2	BIKE PARKING_LONG TERM	12
HOTEL		
LEVEL 2	BIKE PARKING_LONG TERM	34

LEVEL 2 PARKING	
TYPE	COUNT
ENTERTAINMENT	
COMPACT 2	12
COMPACT 3	2
TANDEM	12
COMPACT 2	
TANDEM	2
COMPACT 3	
COMPACT	28

EV CAPABLE	10
EVCS NON-RESI	13
EV	23

ACCESSIBLE	1
VAN	1
HANDICAP	2

STANDARD	4
TANDEM	1
STANDARD	5

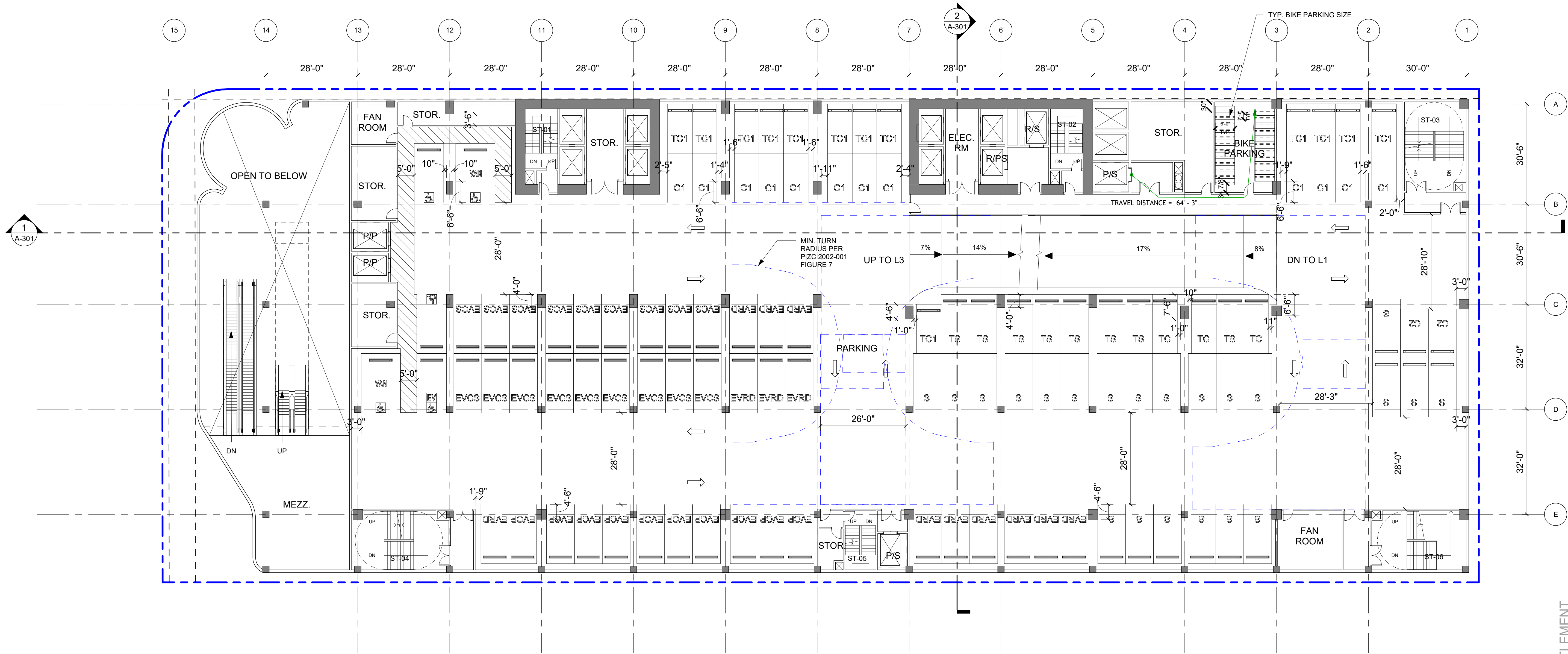
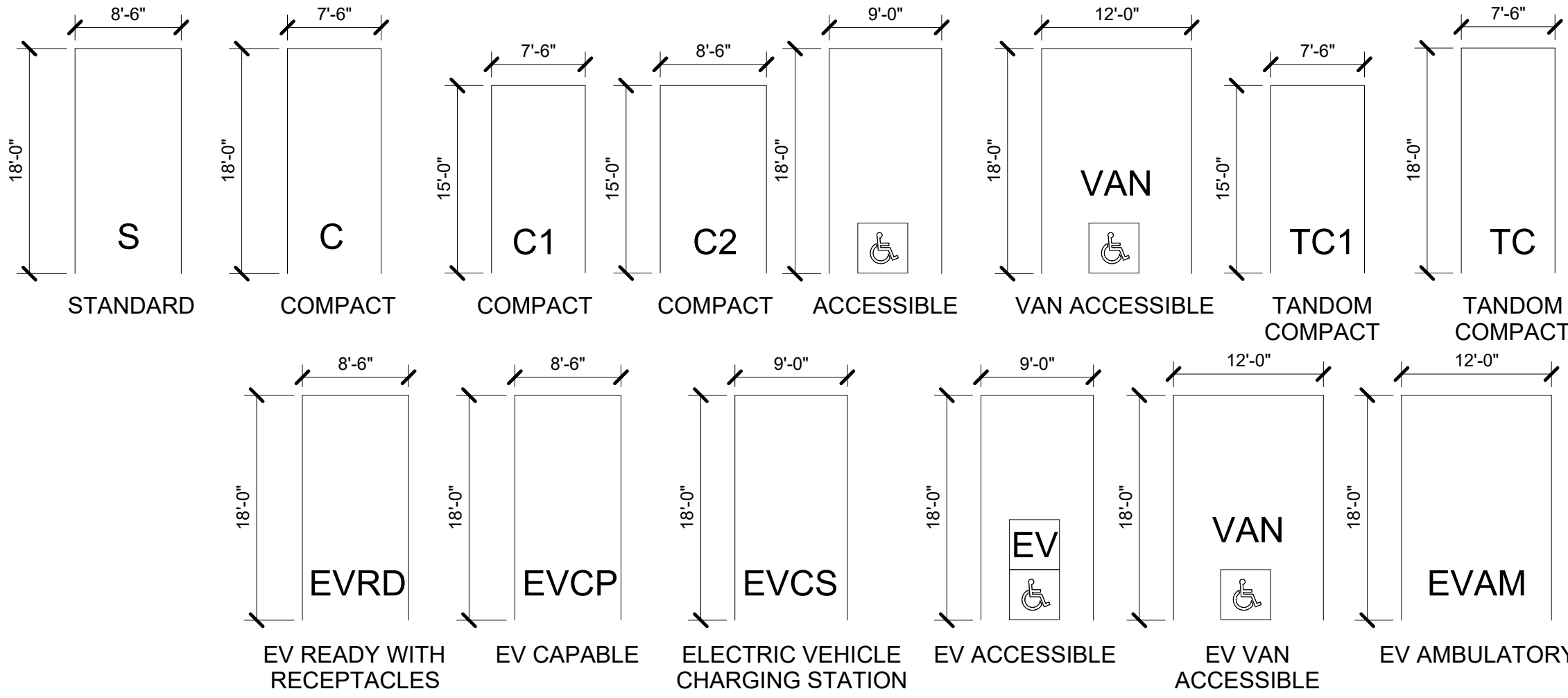
LEVEL 2 PARKING	
TYPE	COUNT
ENTERTAINMENT	
58	
HOTEL	
TANDEM	1
COMPACT 2	
TANDEM	1
COMPACT 3	
COMPACT	2

EV READY NON-RESI	13
EVCS ACCESSIBLE	1
EVCS NON-RESI	5
EV	19

ACCESSIBLE	1
VAN	1
HANDICAP	2

STANDARD	18
TANDEM	7
STANDARD	25
STANDARD	48
HOTEL	

KEYNOTES / LEGENDS



3	2025-09-23	ENTITLEMENT RESUBMITTAL
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1	2025-05-19	ENTITLEMENT

1 LEVEL 4 FLOOR PLAN
1/16" = 1'-0"

LEVEL 4 PARKING	
TYPE	COUNT

ENTERTAINMENT	
COMPACT	1
COMPACT 2	14
COMPACT 3	2
TANDEM	16
COMPACT 2	
COMPACT	33

EV AM	1
EV CAPABLE	10
EVCS NON-RESI	18
EVCS VAN	1
EV	30

ACCESSIBLE	3
HANDICAP	3

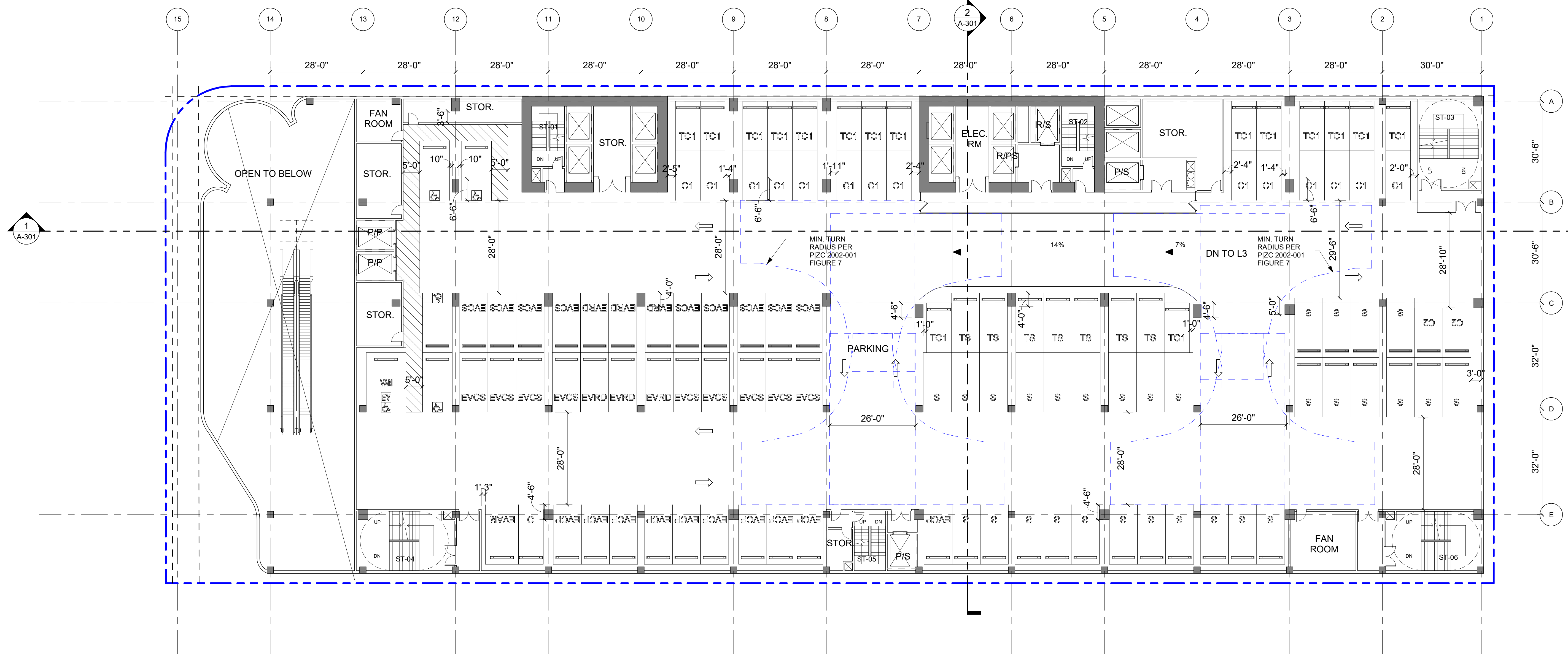
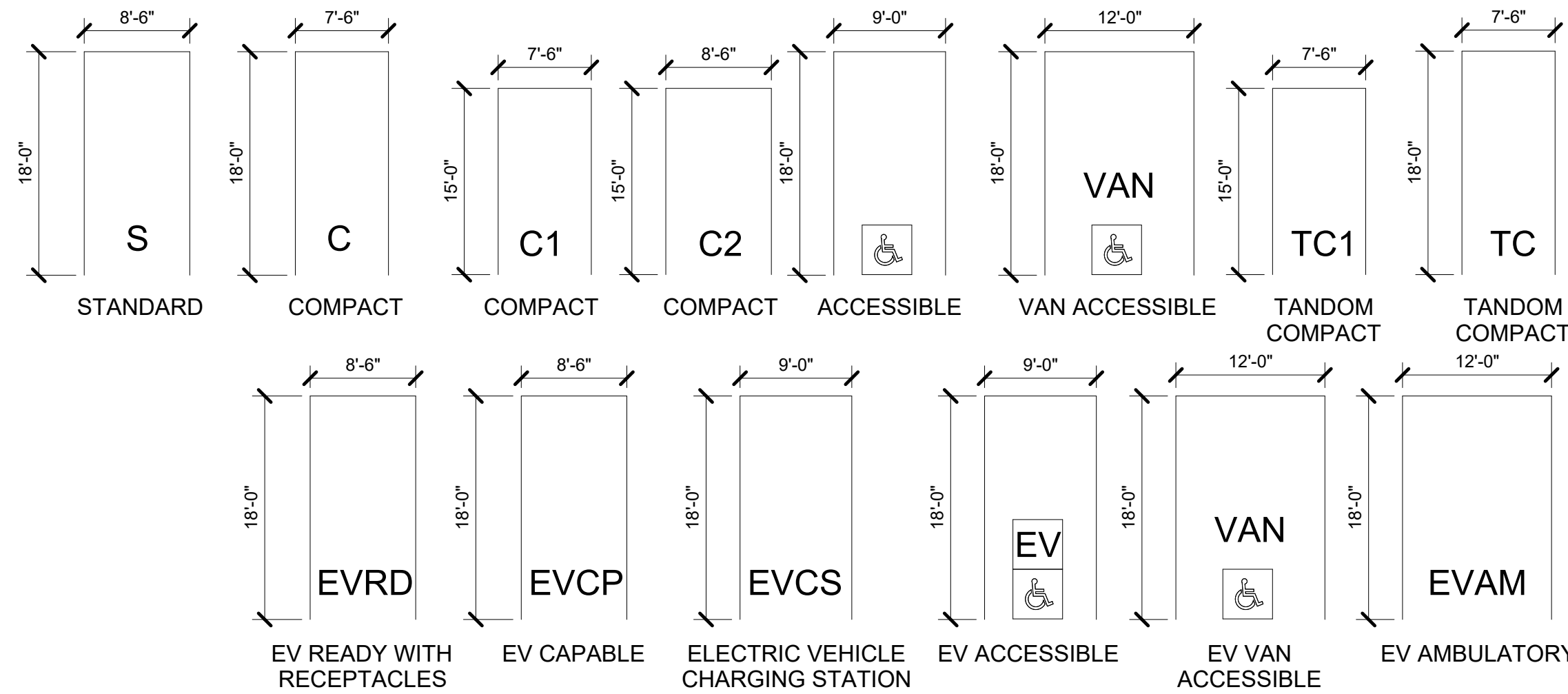
STANDARD	30
TANDEM	7
STANDARD	37
STANDARD ENTERTAINMENT	103

LEVEL 4 PARKING	
TYPE	COUNT

HOTEL	
EV READY NON-RESI	6
EV	6

ACCESSIBLE	1
HANDICAP	1
HOTEL	7

KEYNOTES / LEGENDS



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2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC NORTH WEST

Project Title

LEVEL 4 FLOOR PLAN

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

Component

A-104



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2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

LEVEL 5 FLOOR PLAN

Sheet Name

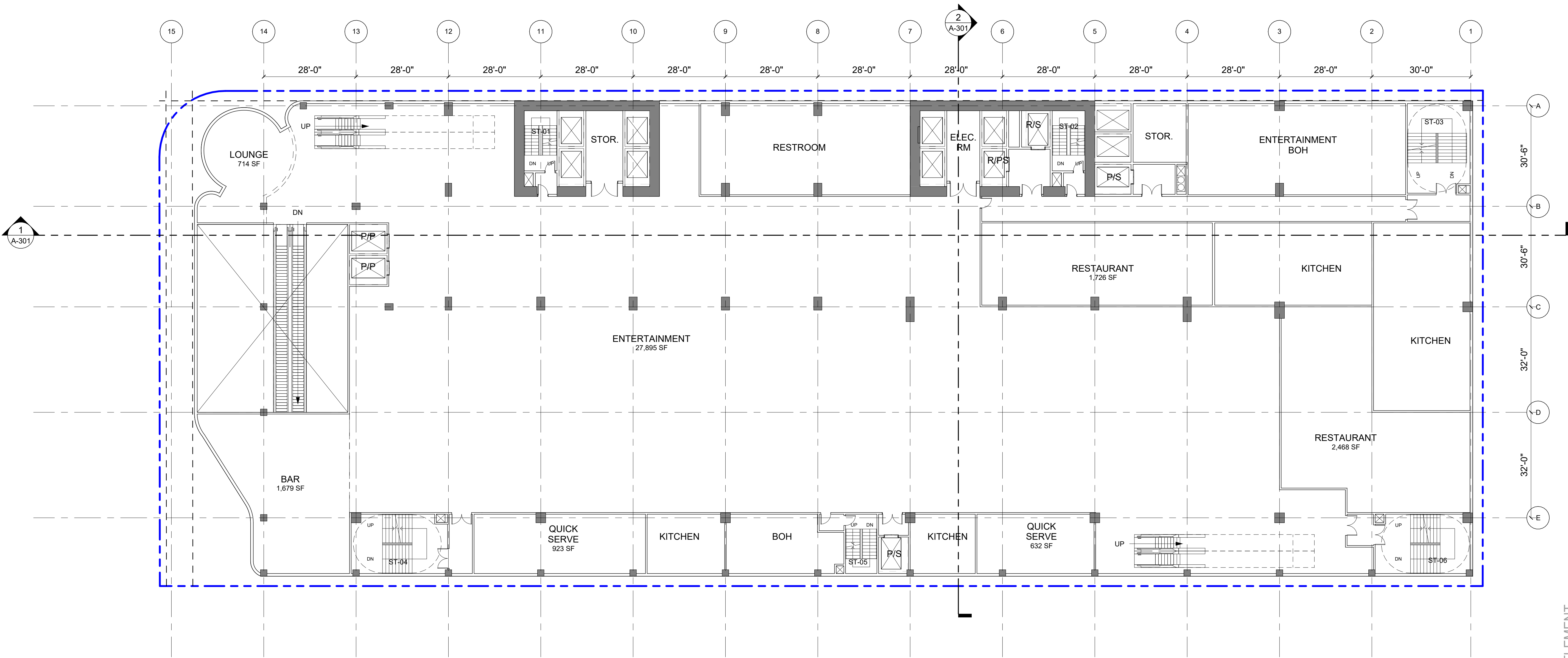
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

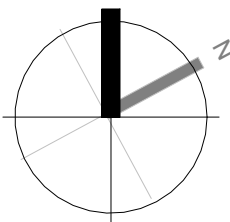
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Sheet No.

A-105



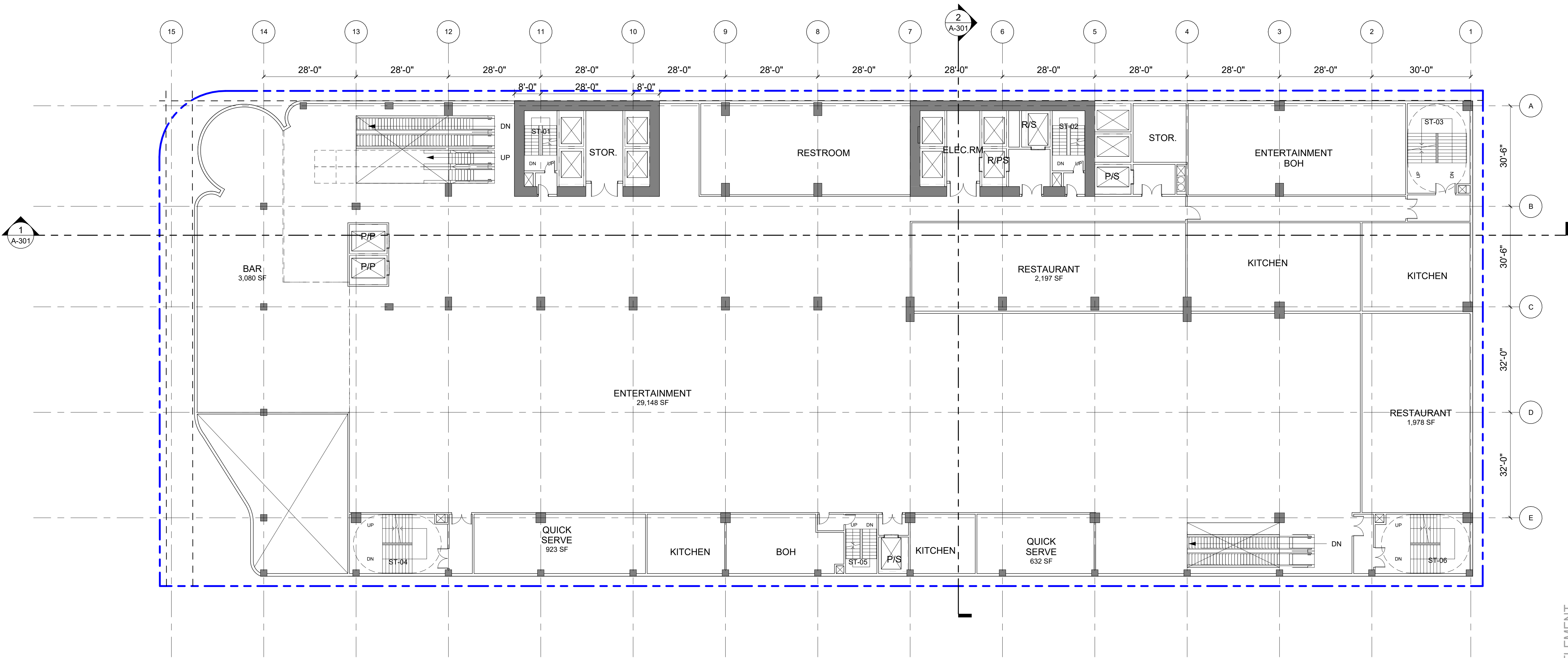
1 LEVEL 5 FLOOR PLAN
1/16" = 1'-0"



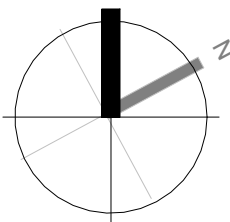
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2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

OLYMPIC
NORTH WEST

LEVEL 6 FLOOR PLAN



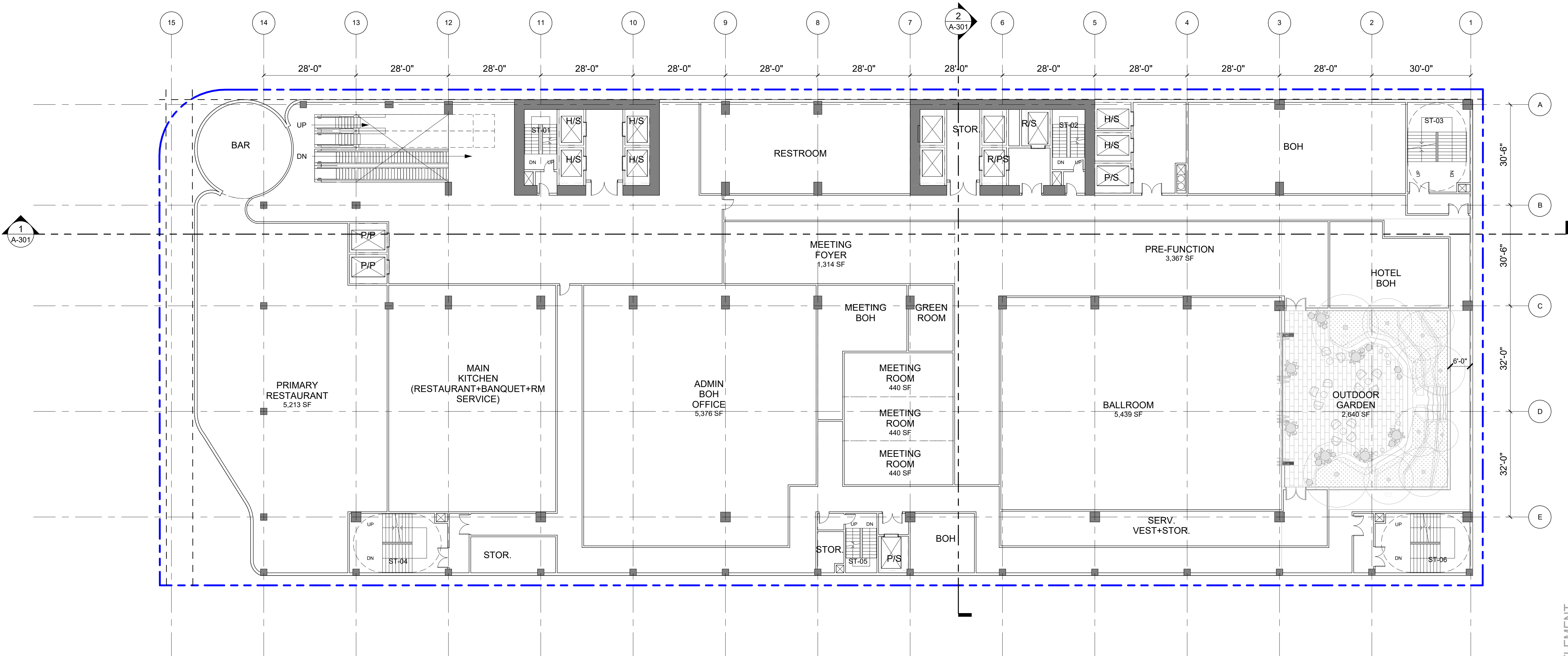
1 LEVEL 6 FLOOR PLAN
1/16" = 1'-0"



3	2025-09-23	ENTITLEMENT
2	2025-08-27	RESUBMITTAL
1	2025-05-19	ENTITLEMENT

OLYMPIC
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LEVEL 7 FLOOR PLAN



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

3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

OLYMPIC
NORTH WEST

Project Title

LEVEL 8 FLOOR PLAN

Sheet Name

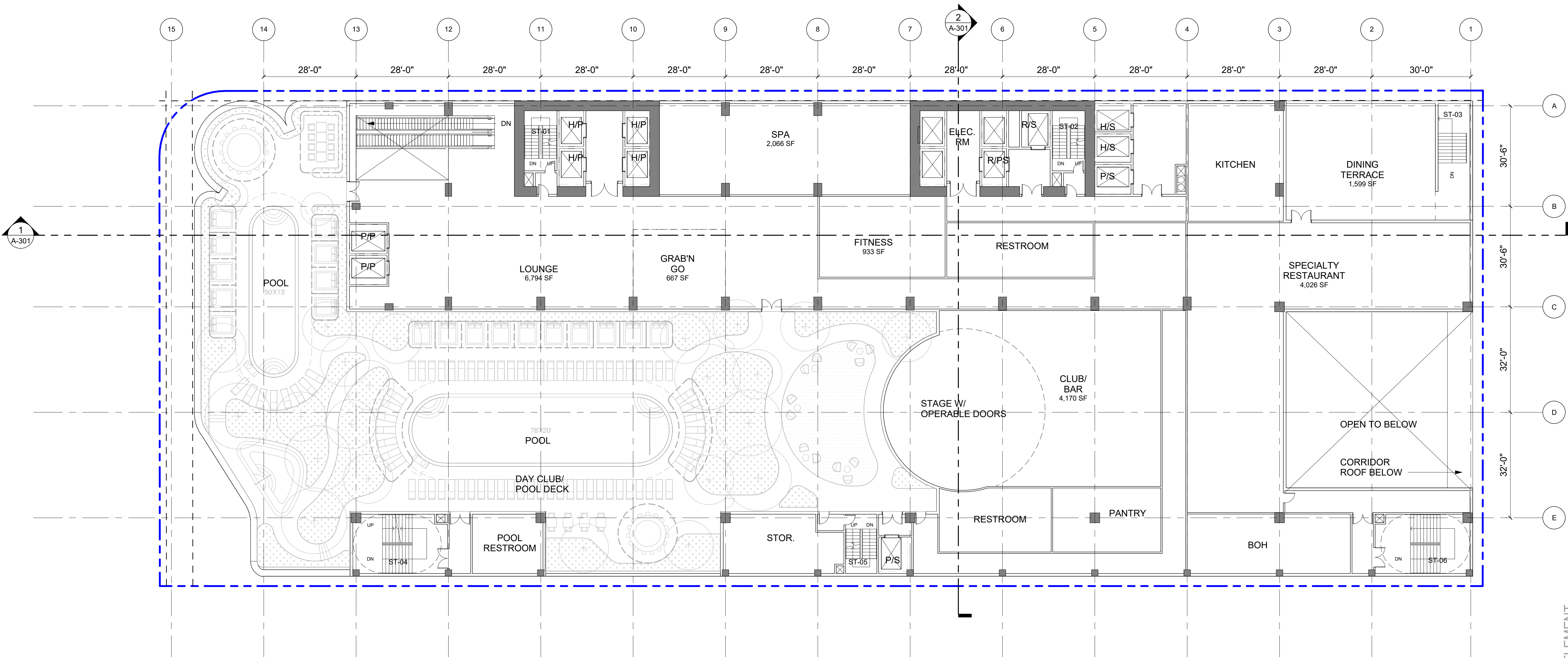
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

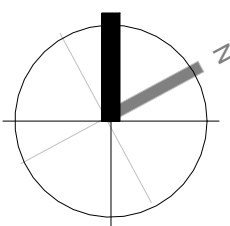
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Sheet No.

A-108



1 LEVEL 8 FLOOR PLAN
1/16" = 1'-0"



Issues | Revisions

Project Title

Sheet Name

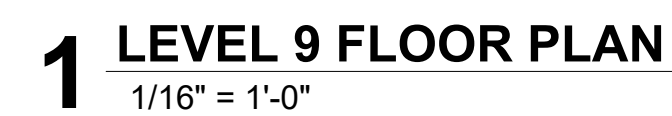
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

component

A-109

Sheet No.





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3	2025-09-23	ENTITLEMENT RESUBMITTAL
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1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

LEVEL 20-21 FLOOR PLAN

Sheet Name

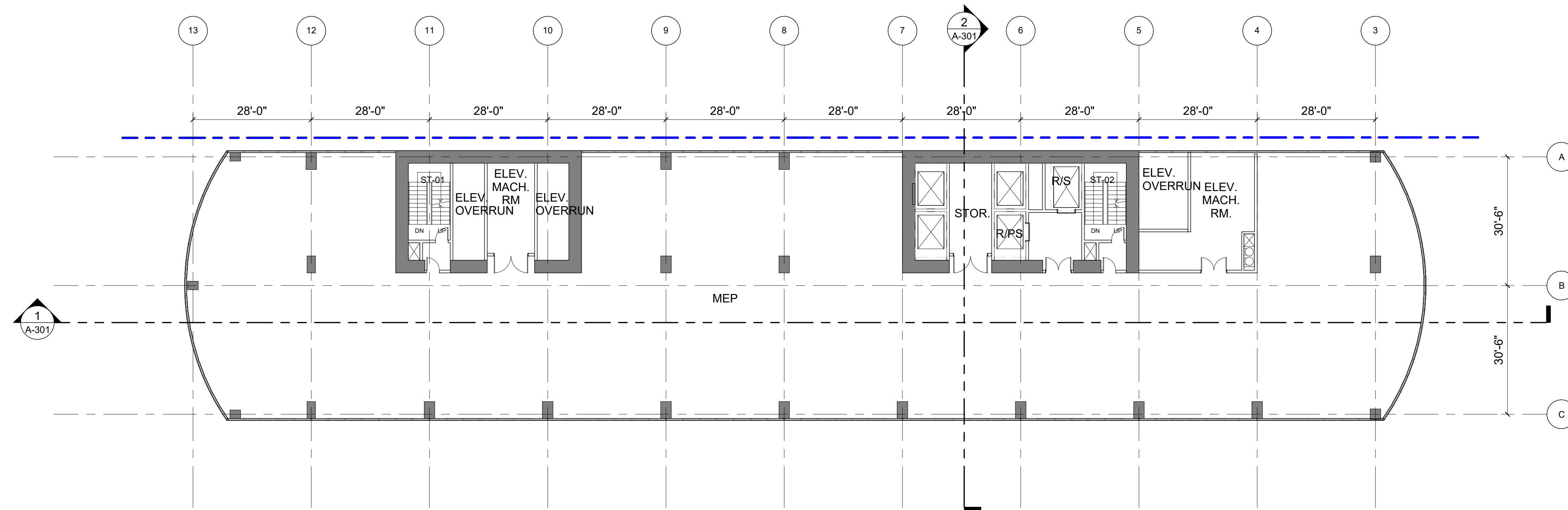
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

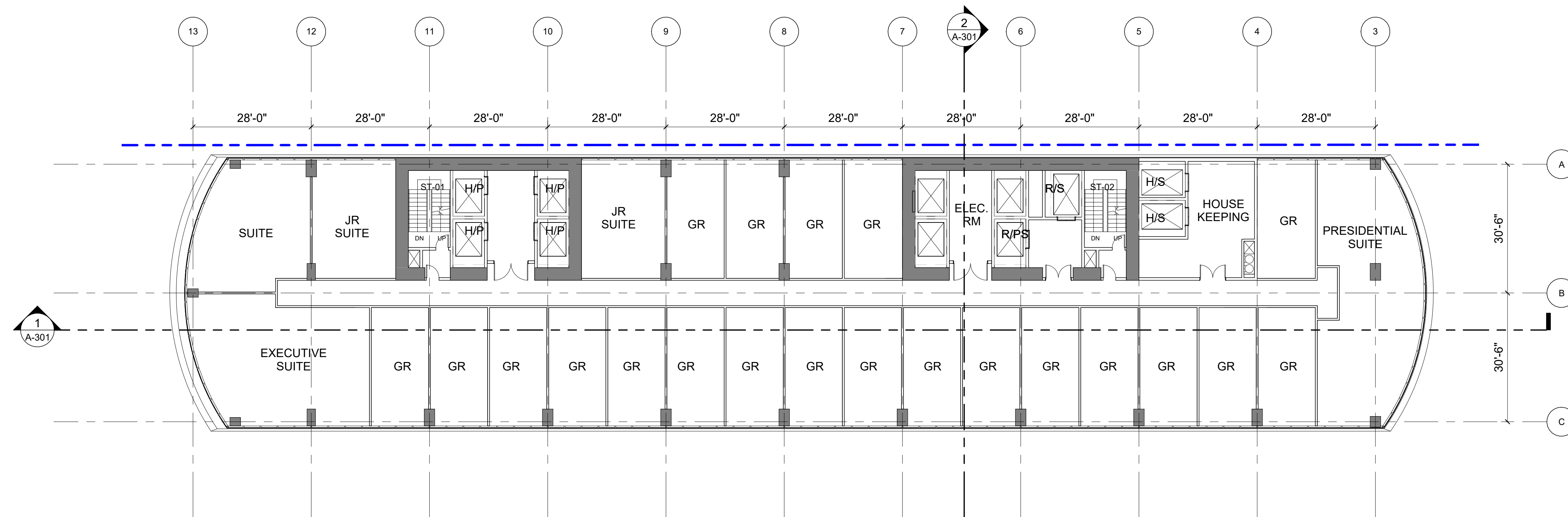
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A-120

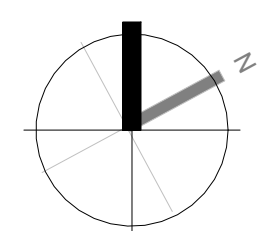
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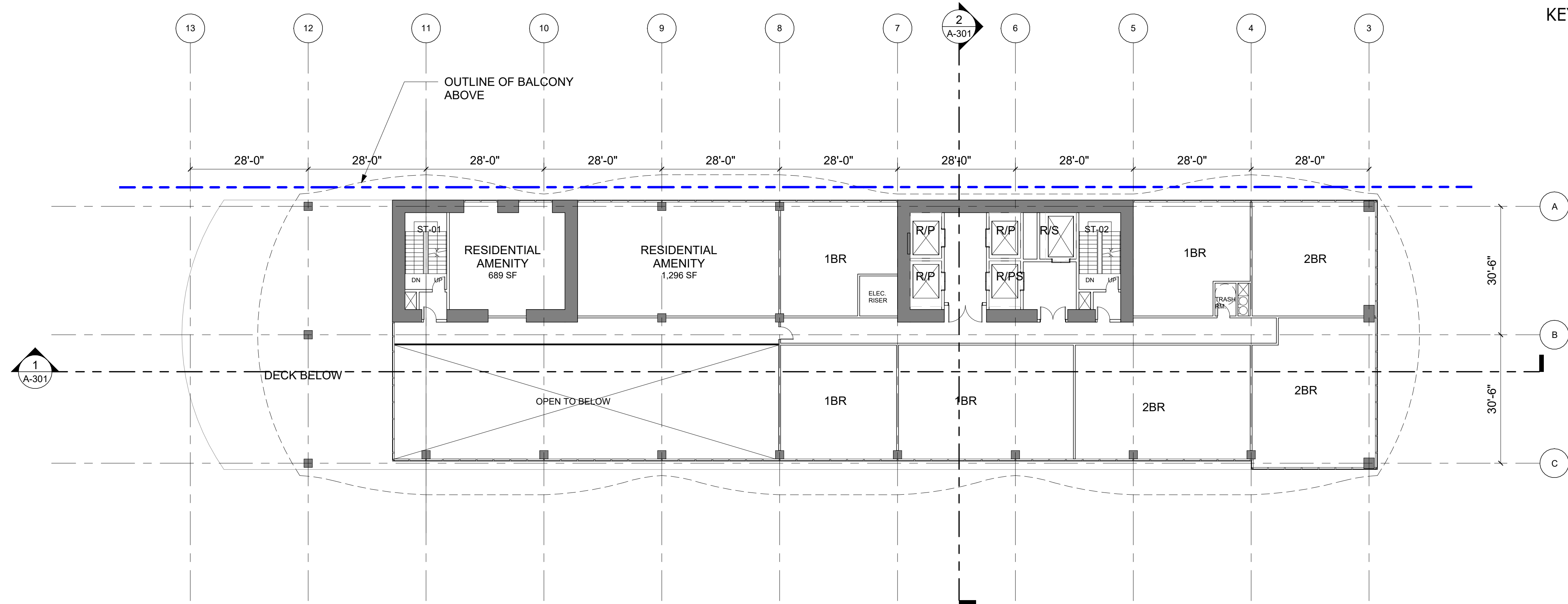
2 LEVEL 21 FLOOR PLAN



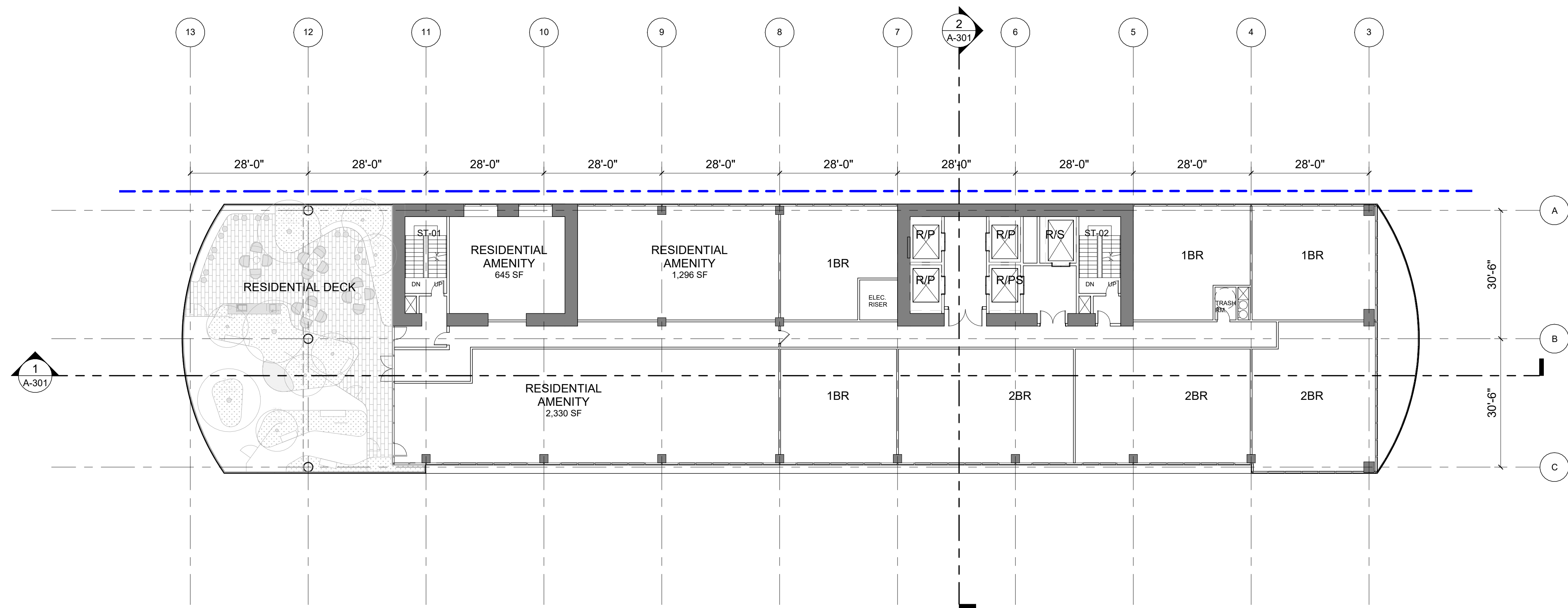
1 LEVEL 20 FLOOR PLAN



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2 LEVEL 23 FLOOR PLAN
1/16" = 1'-0"



1 LEVEL 22 FLOOR PLAN
1/16" = 1'-0"

KEYNOTES / LEGENDS

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1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

LEVEL 22-23 FLOOR PLAN

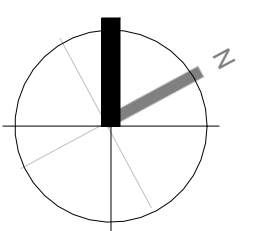
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Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

Component



A-123



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2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

LEVEL 24-49 FLOOR PLAN

Sheet Name

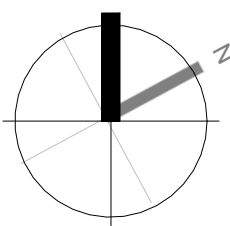
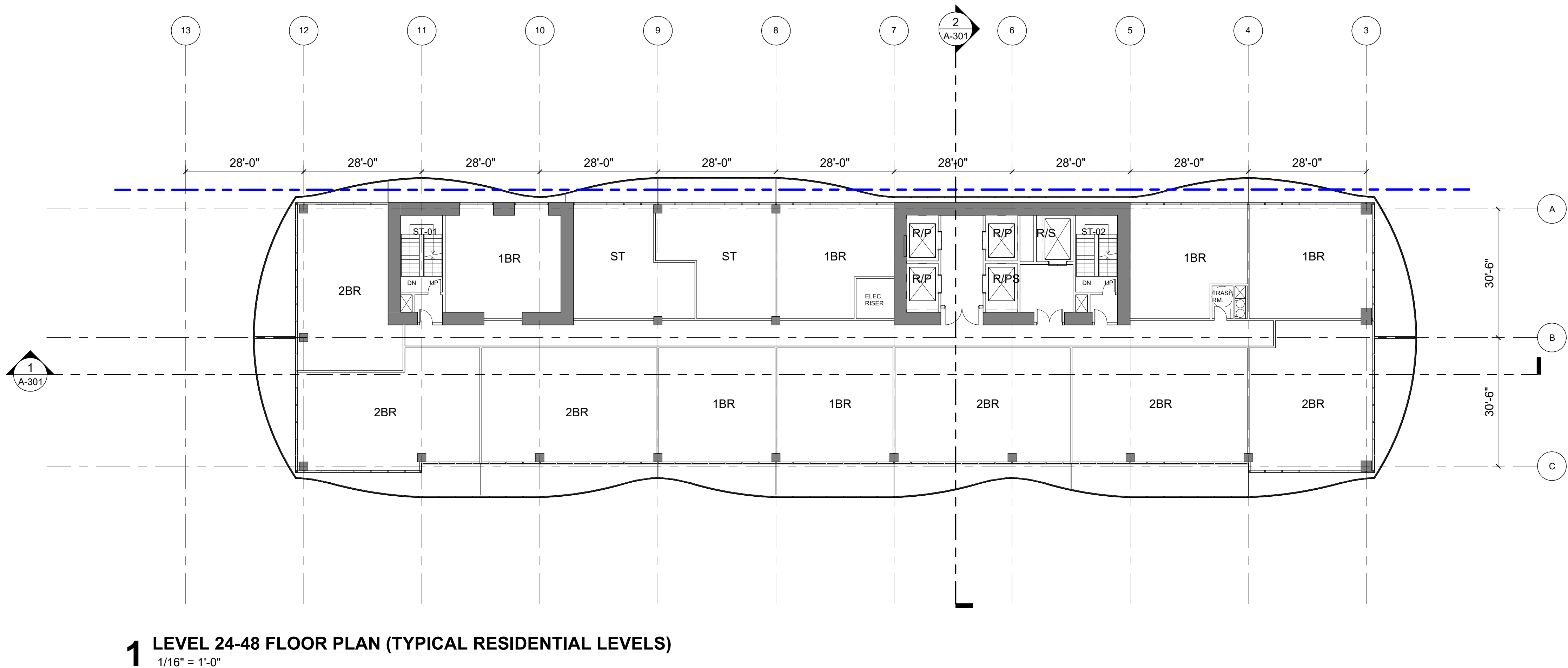
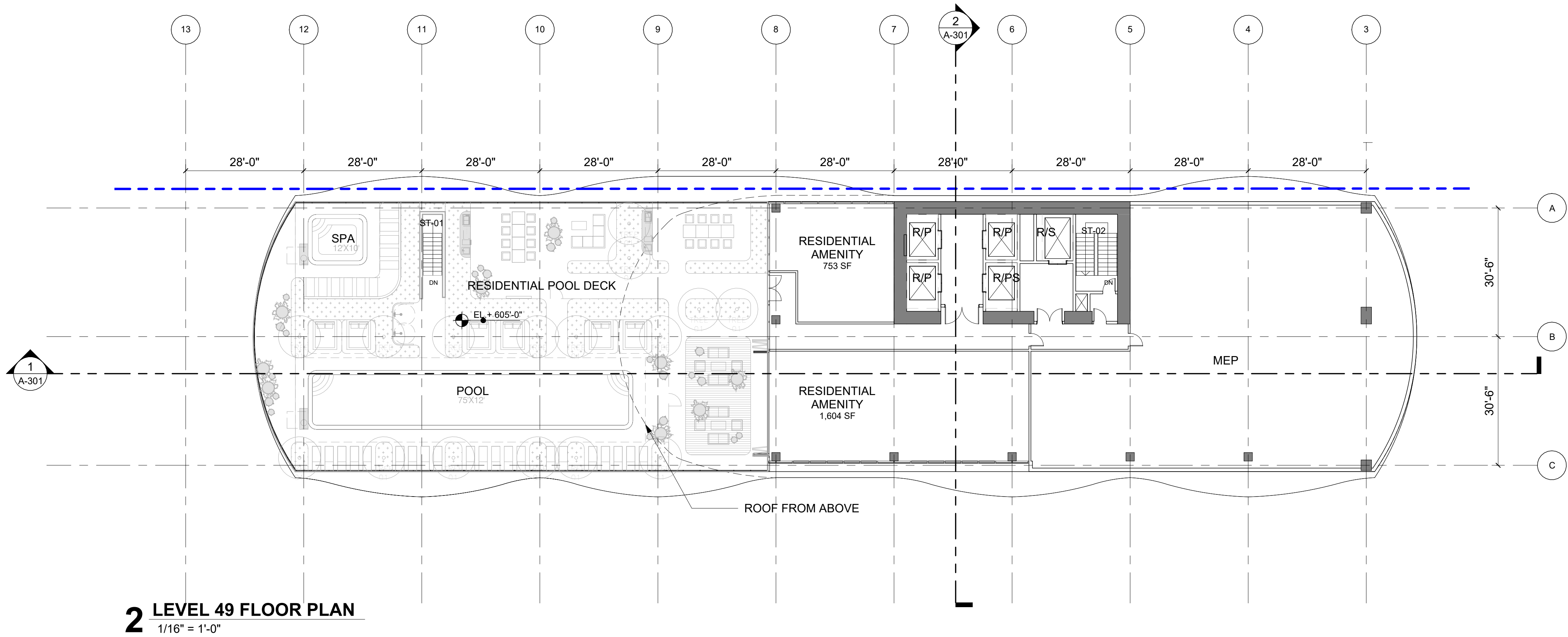
Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

Component

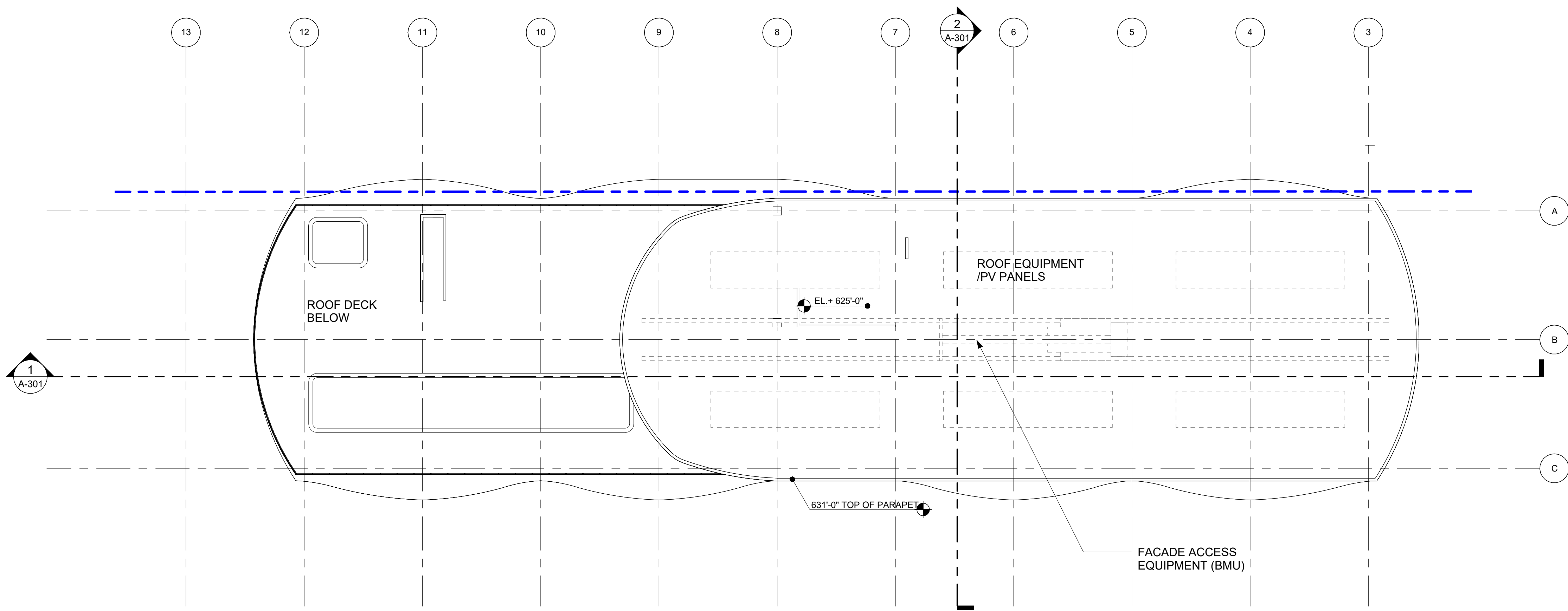
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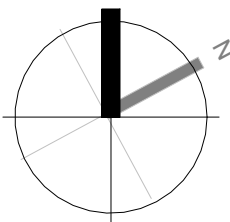
3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

OLYMPIC
NORTH WEST

ROOF LEVEL PLAN

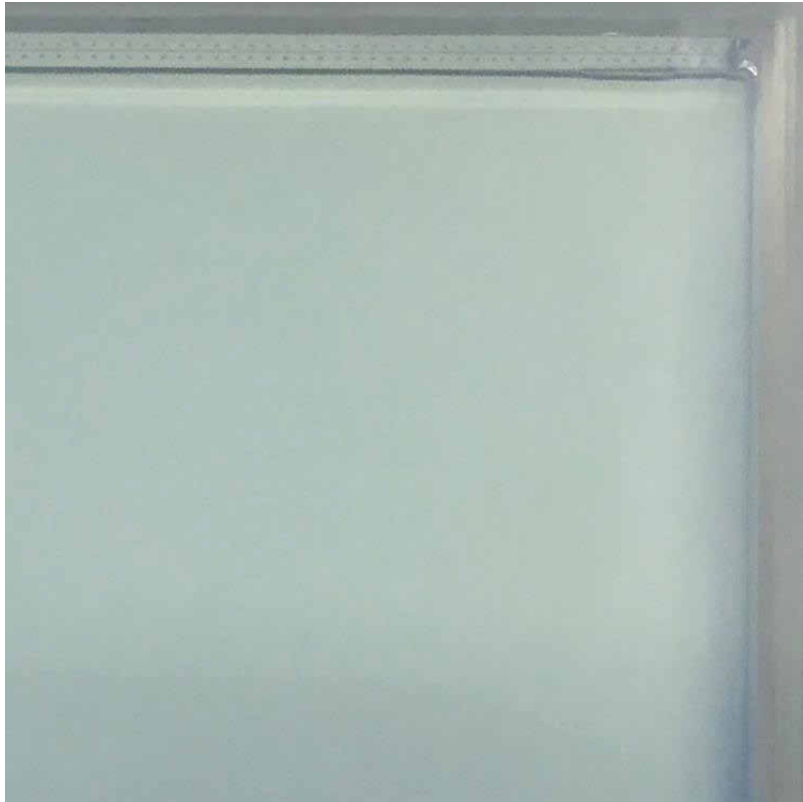


1 ROOF LEVEL PLAN
1/16" = 1'-0"



ENTITLEMENT

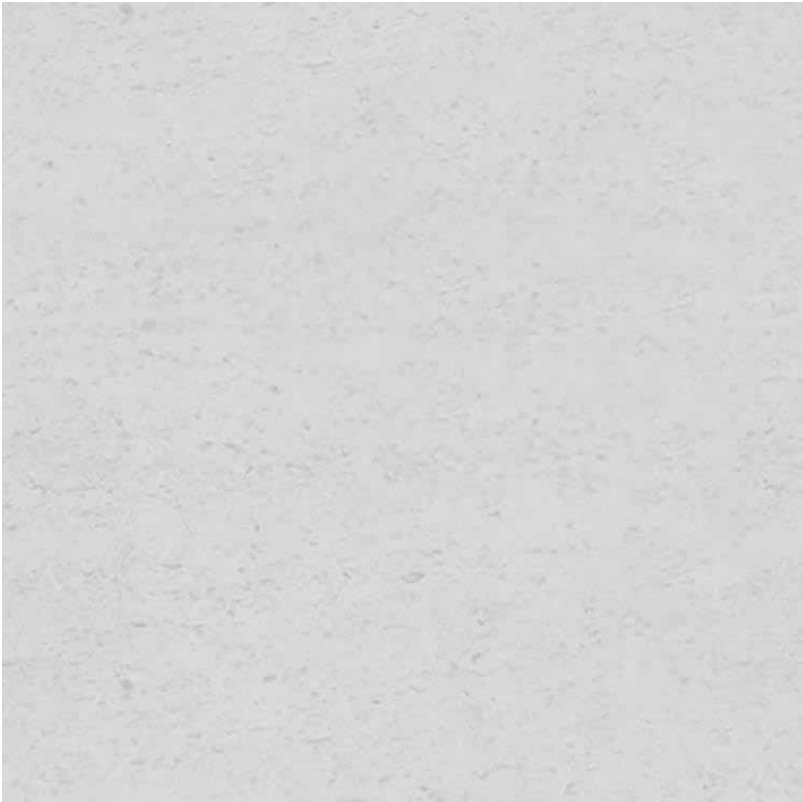
KEYNOTES / LEGENDS



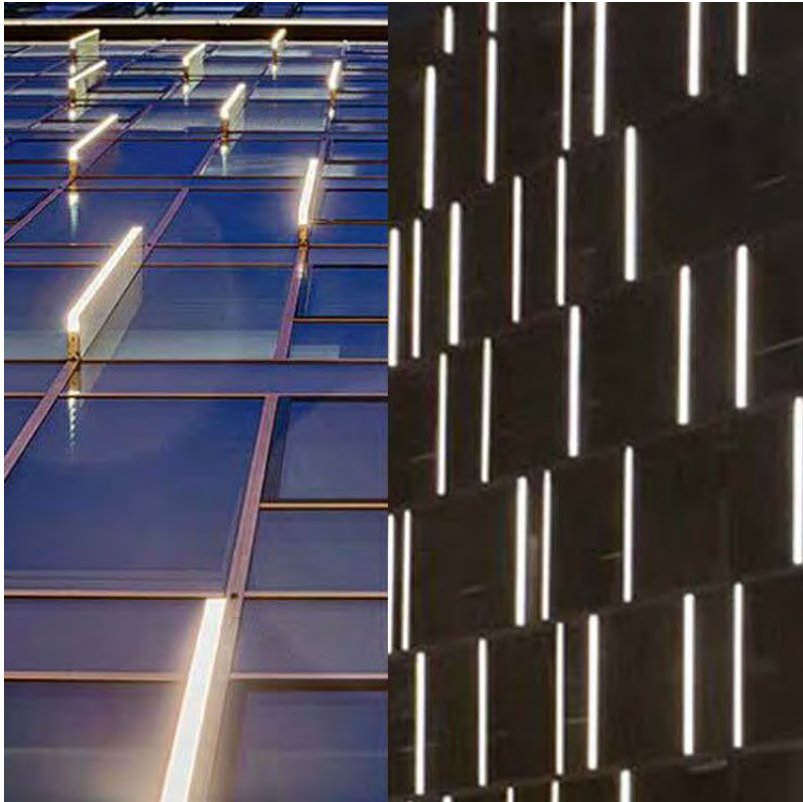
COATED GLAZING
COLOR: CLEAR
LOCATION: WIDOWN WALL / CURTAINWALL
ALBEDO APPROX.: 0.2



METAL COATING
COLOR: WHITE
LOCATION: MULLION / METAL PANEL / METAL FINS
ALBEDO APPROX.: 0.6



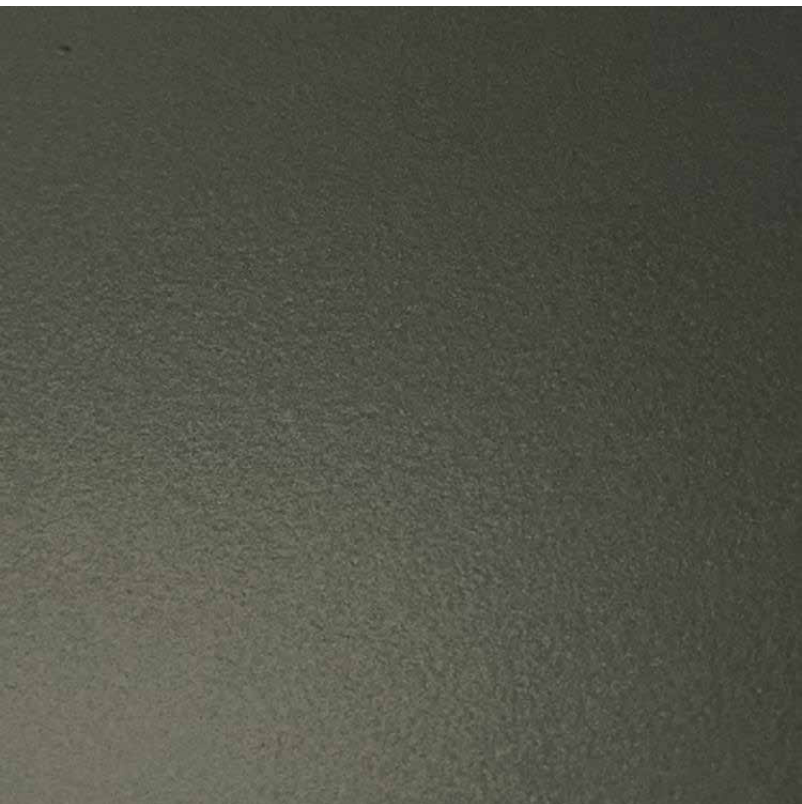
CAST CEMENTITIOUS PANEL
COLOR: LIGHT GREY
LOCATION: CORE WALL
ALBEDO APPROX.: 0.7



LED AND ARCHITECTURAL LIGHTING
COLOR: MULTI-COLOR
LOCATION: LED SCREEN



LAMINATED TEMPERED GLAZING
COLOR: CLEAR
LOCATION: GLASS RAILING
ALBEDO APPROX.: 0.2



METAL COATING
COLOR: DARK GREY
LOCATION: MECHANICAL LOUVERS
ALBEDO APPROX.: 0.3



STONE
COLOR: BEIGE
LOCATION: FEATURE WALL
ALBEDO APPROX.: 0.7



MURAL
COLOR: MULTI-COLOR
LOCATION: MURAL WALL

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3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

FINISH MATERIAL BOARD

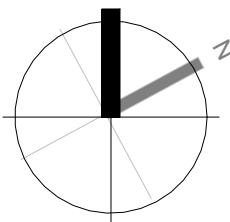
Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

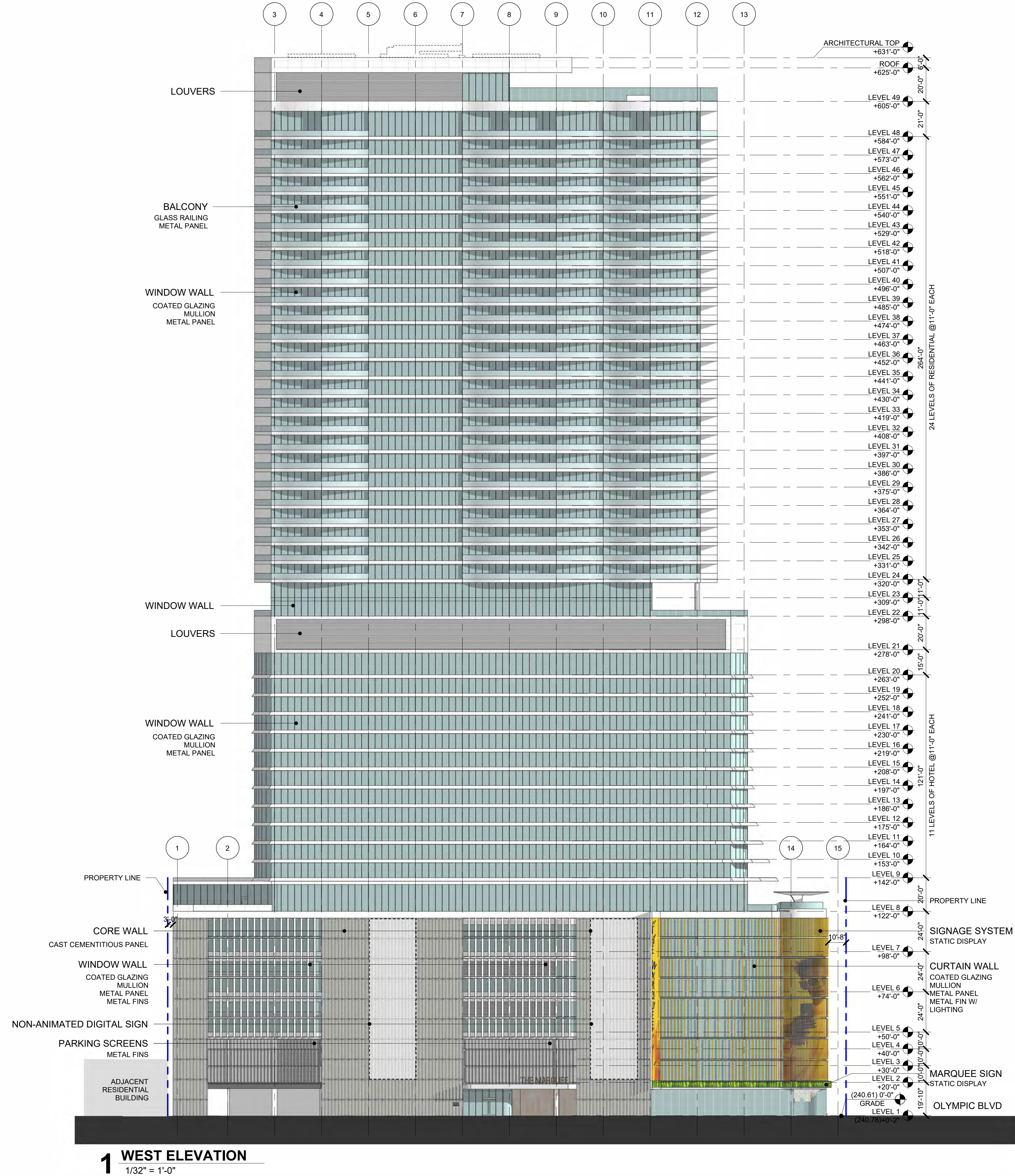
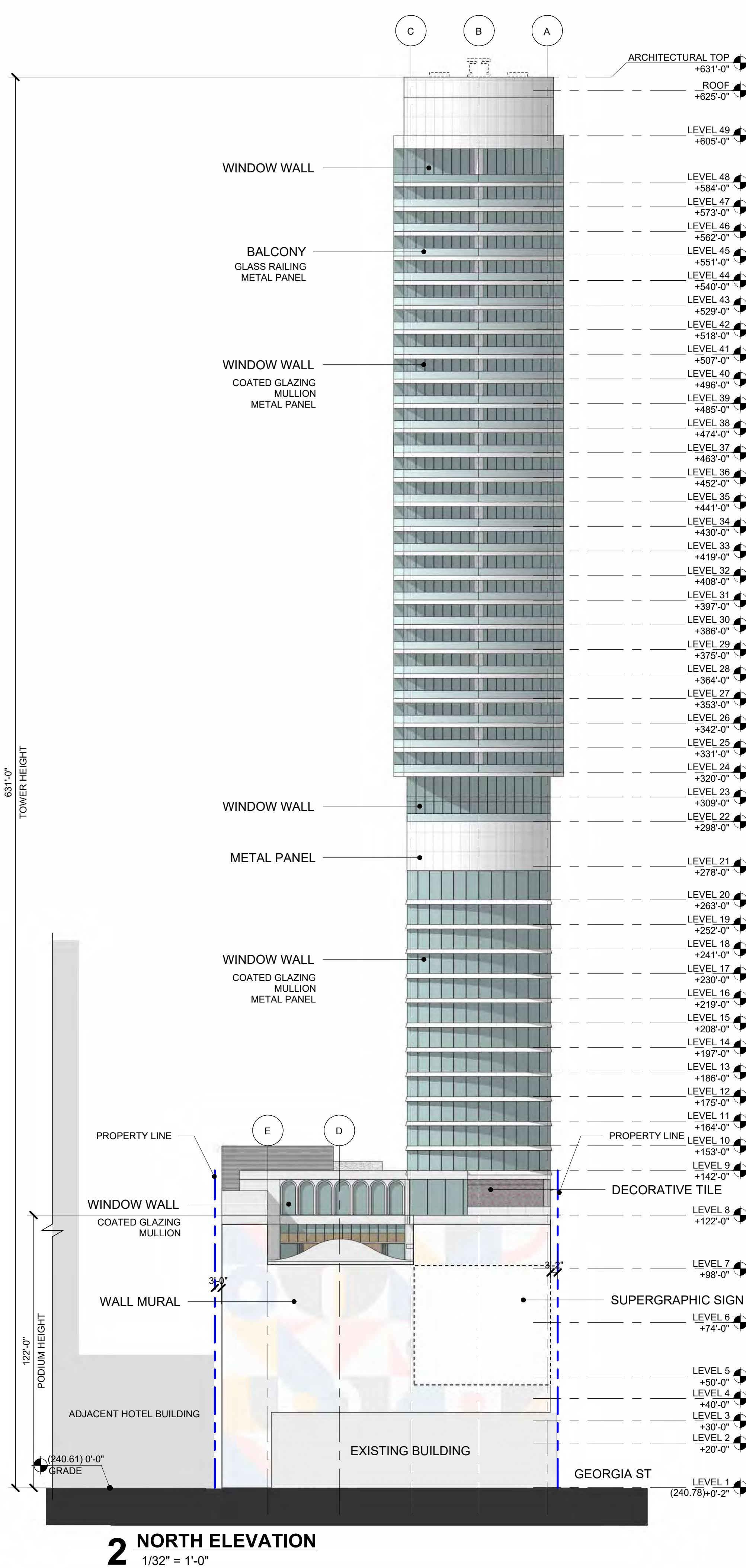
Component

Sheet No.



ENTITLEMENT

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Consultant

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Key Plan

3	2025-09-23	ENTITLEMENT RESUBMITTAL
2	2025-08-27	ENTITLEMENT RESUBMITTAL
1	2025-05-19	ENTITLEMENT

Issues | Revisions

OLYMPIC NORTH WEST

Project Title

BUILDING ELEVATIONS

Sheet Name

Project No. 242040

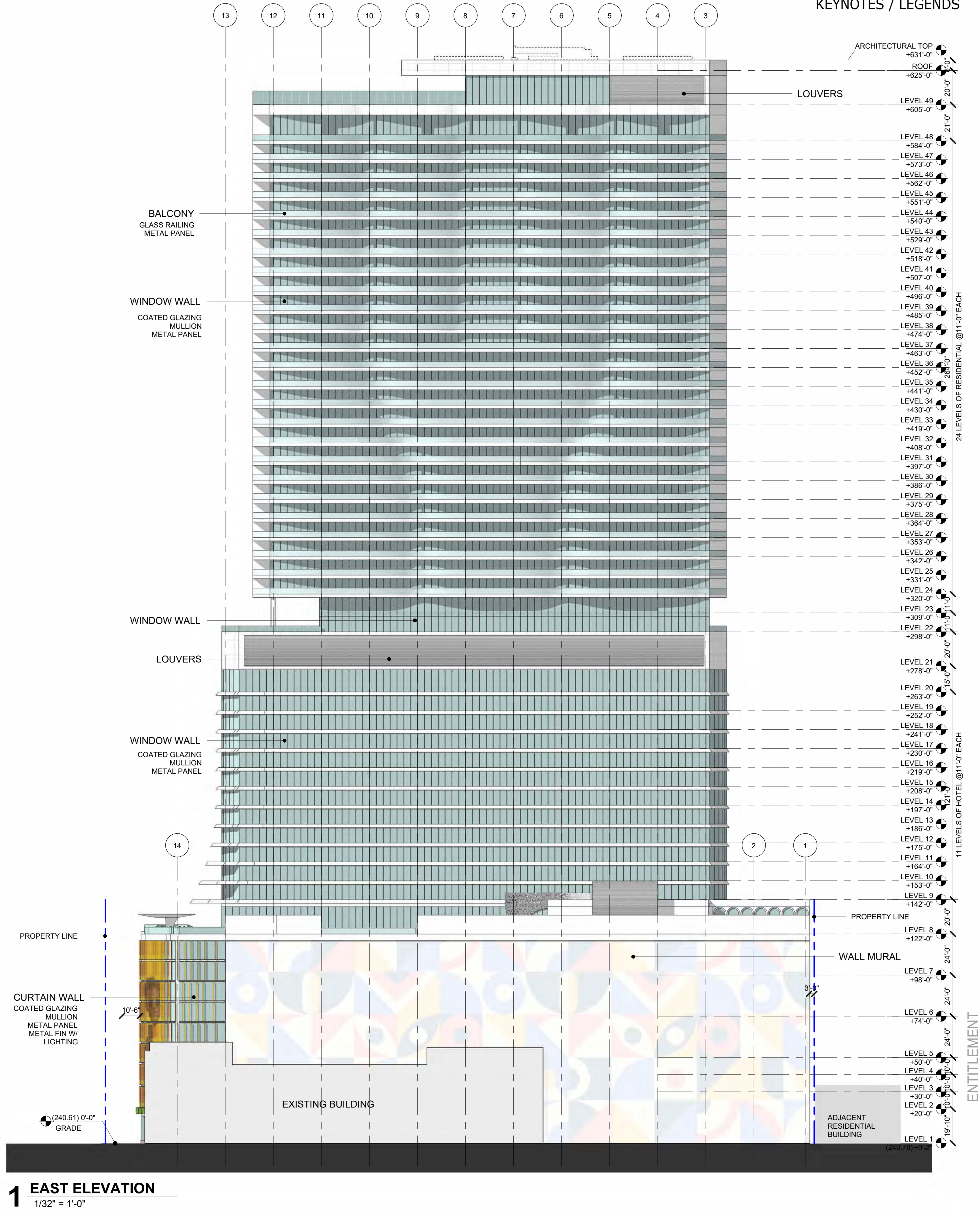
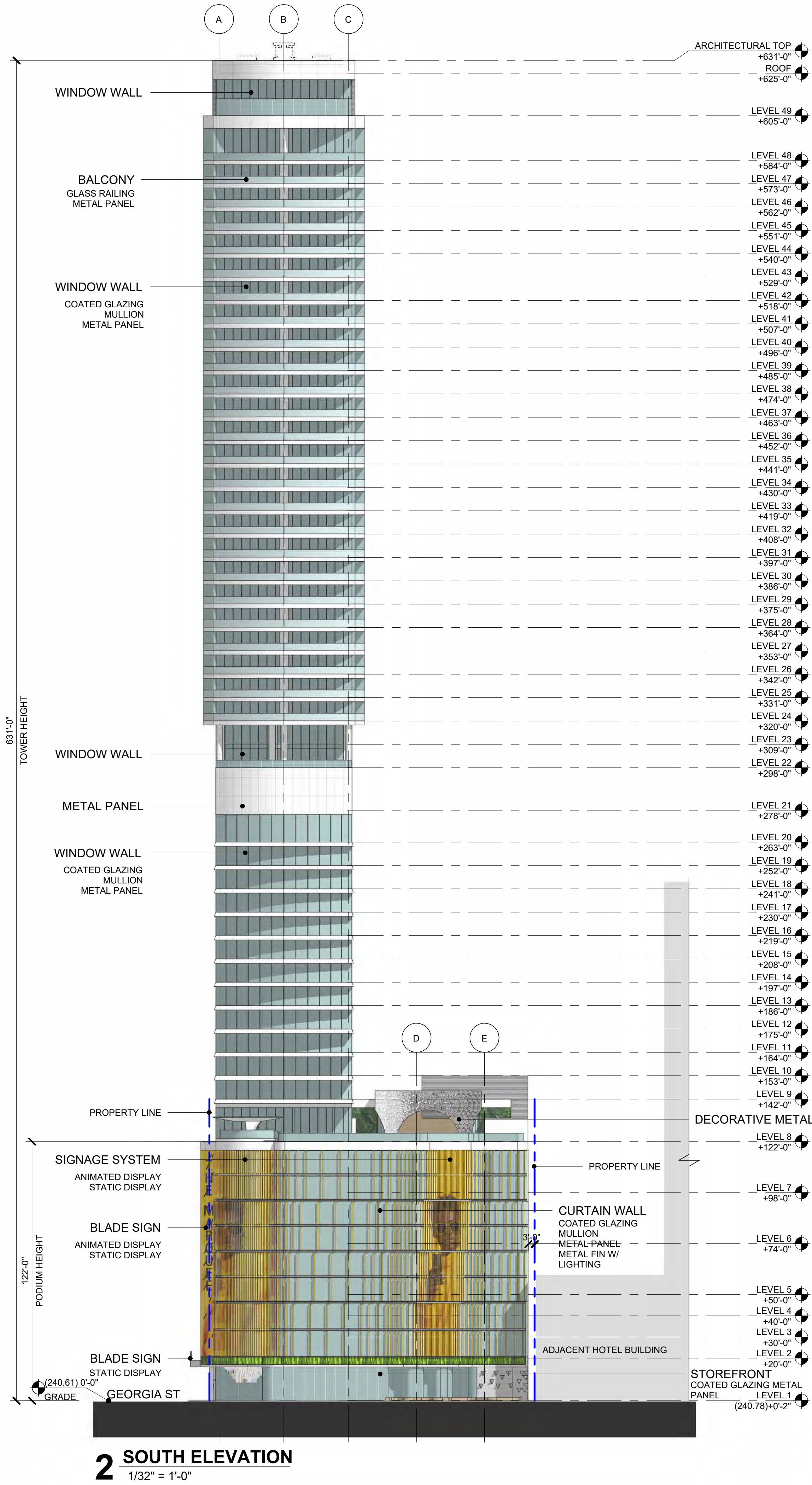
Designed Designer
Drawn Author
Checked Checker
Approved Approver

Sheet No.

Component

A-202

ARCH D (24" x 36")
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Key Plan

3 2025-09-23 ENTITLEMENT
2 2025-08-27 RESUBMITTAL
1 2025-05-19 ENTITLEMENT

Issues | Revisions

OLYMPIC
NORTH WEST

Project Title

BUILDING ELEVATIONS

Sheet Name

Project No. 242040

Designed Designer
Drawn Author
Checked Checker
Approved Approver

Component

Sheet No.

A-203

