CPC-2018-2600-ZV-TDR-DD-SPR-MCUP

Architectural and Landscaping Plans

DTLA SOUTH PARK PROPERTIES SITE 2

CASE FILING

SHEET INDEX

01-GENERAL	
G0.00	COVER SHEET
G0.01a	PROJECT SUMMARY
G0.01b	PLOT PLAN
G0.02	DTLA DESIGN GUIDE DIAGRAM
G0.03	DDG CHECKLIST JUSTIFICATION
G0.04	DDG CHECKLIST JUSTIFICATION
G0.05	RETAIL FRONTAGE DIAGRAM
G0.06	OPEN SPACE DIAGRAMS
02-ARCHITECTURE	
A1.01	FLOOR PLAN - B6
A1.02	FLOOR PLAN - B2-B5
A1.03	FLOOR PLAN - B1
A1.04	FLOOR PLAN - LEVEL 1
A1.05	FLOOR PLAN - LEVEL 2
A1.06	FLOOR PLAN - LEVEL 3
A1.07	FLOOR PLAN - LEVEL 4
A1.08	FLOOR PLAN - LEVEL 5
A1.09	FLOOR PLAN - LEVEL 6
A1.10	FLOOR PLAN - LEVEL 7
A1.11	FLOOR PLAN - LEVEL 21
A1.12	FLOOR PLAN - LEVEL 22
A1.13	FLOOR PLAN - LEVEL 32
A1.14	FLOOR PLAN - LEVEL 41
A1.15	FLOOR PLAN - LEVEL 42
A1.16	FLOOR PLAN - LEVEL 51
A1.17	FLOOR PLAN - ROOF LEVEL
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	CONTEXT ELEVATIONS
A2.04	CONTEXT ELEVATIONS
A2.05	RENDERING
A2.06	RENDERING
A2.07	RENDERING
A2.08	RENDERING
A3.01	BUILDING SECTIONS
A4.01	ENLARGED BIKE PARKING PLANS
A4.02	TYPICAL PARKING FACADE DIAGRAMS - OLIVE STREET
A4.03	TYPICAL PARKING FACADE DIAGRAMS - MARGO STREET
A4.04	CUB EXHIBIT & RETAIL ELEVATIONS
A5.01	LIGHTING STRATEGY
03-LANDSCAPE	
L0.01	LANDSCAPE - SITE CONTEXT
L0.02	LANDSCAPE - SITE CONCEPT
L0.03	LANDSCAPE - SITE CONTEXT & IMAGERY
L1.01A	LANDSCAPE - LEVEL 1
L1.01B	LANDSCAPE - LEVEL 1 PLANTING AND OPEN SPACE PLAN
L1.02A	LANDSCAPE - LEVEL 6
L1.02B	LANDSCAPE - LEVEL 6 PLANTING AND OPEN SPACE PLAN
L1.03A	LANDSCAPE - LEVEL 21
L1.03B	LANDSCAPE - LEVEL 21 PLANTING AND OPEN SPACE PLAN
L1.04A	LANDSCAPE - LEVEL 41
L1.04B	LANDSCAPE - LEVEL 41 PLANTING AND OPEN SPACE PLAN
L1.05A	LANDSCAPE - LEVEL 51
L1.05B	LANDSCAPE - LEVEL 51 PLANTING AND OPEN SPACE PLAN
L1.06	LANDSCAPE - GROUND LEVEL PLANTING IMAGERY
L1.07	LANDSCAPE - AMENITY DECK IMAGERY
04-CIVIL (BY OTHERS, FOR REFERENCE)	
C0.1	DEMOLITION PLAN
C0.2	GRADING PLAN
C0.3	UTILITY PLAN
05-SIGNAGE (BY OTHERS, FOR REFERENCE)	
SG0.0	SIGNAGE COVER SHEET
SG1.0	SIGN MENU
SG2.0	EAST ELEVATION SIGN LOCATIONS
SG3.0	CORNER RENDERING
SG4.0	CORNER RENDERING
SG5.0	EAST ELEVATION RENDERING
SG6.0	EAST ELEVATION RENDERING
SG7.0	CORNER RENDERING
SG8.0	CORNER RENDERING
SG9.0	NORTH ELEVATION SIGN LOCATIONS
SG10.0	WEST ELEVATION SIGN LOCATIONS
SG11.0	SOUTH ELEVATION SIGN LOCATIONS

NOT FOR CONSTRUCTION

CALLISONRTKL™

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

CallisonRTKL Project No: 040-170198.00

Consultant

DTLA South Park Properties Site 2

Owner Address

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

Issue Drawing Log

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	11/01/19	SITE PLAN REVIEW #2
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Seal

Sheet Identification

COVER SHEET

G0.00

DTLA SOUTH PARK PROPERTIES SITE 2
PROJECT SUMMARY

APPLICANT	MREG 1105 OLIVE LLC 1150 S. OLIVE STREET, SUITE 2250 LOS ANGELES, CA 90015 TEL.: 213 437 0470	BUILDING ADDRESS	1105-1123 S. OLIVE STREET LOS ANGELES, CA 90015

LEGAL DESCRIPTION

PARCEL 1: LOT 7 OF THE SUBDIVISION OF BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY. EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY THEREON, AS RESERVED BY TILLIE LESSIN GREENSTADT, A MARRIED WOMAN, WHO ACQUIRED TITLE AS TILLIE LESSIN, AN UNMARRIED WOMAN AND PERRY C. LESSIN, A MARRIED MAN, WHO ACQUIRED TITLE AS A SINGLE MAN.
PARCEL 1A: THE SOUTHERLY 50 FEET OF LOT 8 OF THE SUBDIVISION OF BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN: 5139-020-006 AND 5139-020-007)
PARCEL 2: ALL OF LOT 9, THE NORTHEASTERLY 10 FEET OF LOT 8, IN BLOCK 78 OF ORDS SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 PAGE 74 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM SAID LOT 9, THE NORTHEASTERLY 20 FEET. ALSO EXCEPT THEREFROM THAT PORTION, IF ANY, INCLUDED WITHIN THE LINES OF TRACT NO. 1304, AS PER MAP RECORDED IN BOOK 18, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO EXCEPT THEREFROM THAT PORTION, IF ANY, INCLUDED WITHIN THE LINES OF THE SOUTHWESTERLY 50 FEET OF LOT 8 IN SAID BLOCK 78.
PARCEL 2A: LOT "A" OF TRACT NO. 1304, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN: 5139-020-025)

ZONING

SITE CLASSIFICATION:	C2-4D-O

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

RESIDENTIAL DENSITY:

536 DWELLING UNITS PROVIDED INCLUDE:

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

FLOOR AREA

LOT & BUILDING AREA	
LOT AREA	36,120 SF (PRE-DEDICATION)
	35,734 SF (POST-DEDICATION)
BUILDABLE AREA	53,839 SF (PER L.A.M.C. 14.5.3)
FLOOR AREA	
ALLOWABLE F.A.R.	6 : 1
PROVIDED F.A.R.	
6 x 36,120 SF	216,720 SF (BASED ON LOT AREA)
TRANSFER OF F.A.R.	274,795 SF (BASED ON LOT AREA)
PROVIDED F.A.R.	**9.13 : 1 (BASED ON BUILDABLE AREA)**
TOTAL COMMERCIAL	4,178 SF
PROVIDED RESIDENTIAL	487,337 SF
TOTAL PROVIDED FLOOR AREA	**491,515 SF**

OPEN SPACE

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

OPEN SPACE REQUIRED:	
UNITS < 3 HABITABLE ROOMS	355 x 100 SF/EA
UNITS = 3 HABITABLE ROOMS	178 x 125 SF/EA
UNITS > 3 HABITABLE ROOMS	3 x 175 SF/EA
TOTAL OPEN SPACE REQUIRED	**58,275 SF**

OPEN SPACE PROVIDED:

OUTDOOR, COMMON:

LEVEL 1	0 SF
LEVEL 5	1,308 SF
LEVEL 6	19,605 SF
LEVEL 51	4,895 SF
TOTAL OUTDOOR OPEN SPACE	25,808 SF

INDOOR, COMMON:

LEVEL 5	6,787 SF
LEVEL 6	3,057 SF
LEVEL 21	1,934 SF
LEVEL 41	1,768 SF
LEVEL 51	1,021 SF
TOTAL INDOOR OPEN SPACE	14,567 SF
PRIVATE BALCONIES (358 AT 50 SF EACH)	17,900 SF
TOTAL OPEN SPACE PROVIDED	**58,275 SF**
RATIO OF INDOOR COMMON SPACE	24.9%

PARKING

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

AUTOMOBILE

NO. OF PARKING SPACES REQUIRED	
UNITS ≤ 3 HABITABLE ROOMS	355 x 1/EA
UNITS > 3 HABITABLE ROOMS	181 x 1.25/EA
COMMERCIAL < 7,500 SF	0
TOTAL PARKING SPACES REQUIRED	**581**

LEVEL	COUNT
B6	51
B5	69
B4	69
B3	69
B2	69
B1	61
L1	6
L2	65
L3	62
L4	60
	581

NO. OF PARKING SPACES PROPOSED	
RESIDENTIAL	581
TOTAL PARKING SPACES PROPOSED (ON-SITE)	**581**

PER ORDINANCE NO. 186,485

NUMBER EV CAPABLE SPACES PROVIDED (30% REQ'D) = 194
NUMBER EV CHARGING STATIONS (EVCS) PROVIDED (10% REQ'D) = 59

BICYCLE

NO. OF LONG-TERM BICYCLE LOCKERS	
RESIDENTIAL REQUIRED	
DWELLING UNITS 1-25 (1 PER 1)	25
DWELLING UNITS 26-100 (1 PER 1.5)	50
DWELLING UNITS 101-200 (1 PER 2)	50
DWELLING UNITS 201+ (1 PER 4)	84
RETAIL REQUIRED (1 PER 2,000 SF RETAIL)	2
TOTAL REQUIRED	**211**
PROVIDED	**211**

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

LANDSCAPE

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

REQUIRED PERCENTAGE OF LANDSCAPED COMMON SPACE	25% (6,452 SF)
PROVIDED PERCENTAGE OF LANDSCAPED COMMON SPACE	**25% (6,452 SF)**
REQUIRED NUMBER OF ON-SITE TREES (0.25 TREE PER DWELLING UNIT)	134
PROVIDED NUMBER OF ON-SITE TREES (INC. STREET TREES)	**115**
PROVIDED NUMBER OF OFF-SITE TREES, PENDING APPROVAL:	**19**

NOT FOR CONSTRUCTION

CALLISONRTKL™

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

CallisonRTKL Project No: 040-170198.00

Consultant

DTLA South Park Properties Site 2

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

Issue Drawing Log

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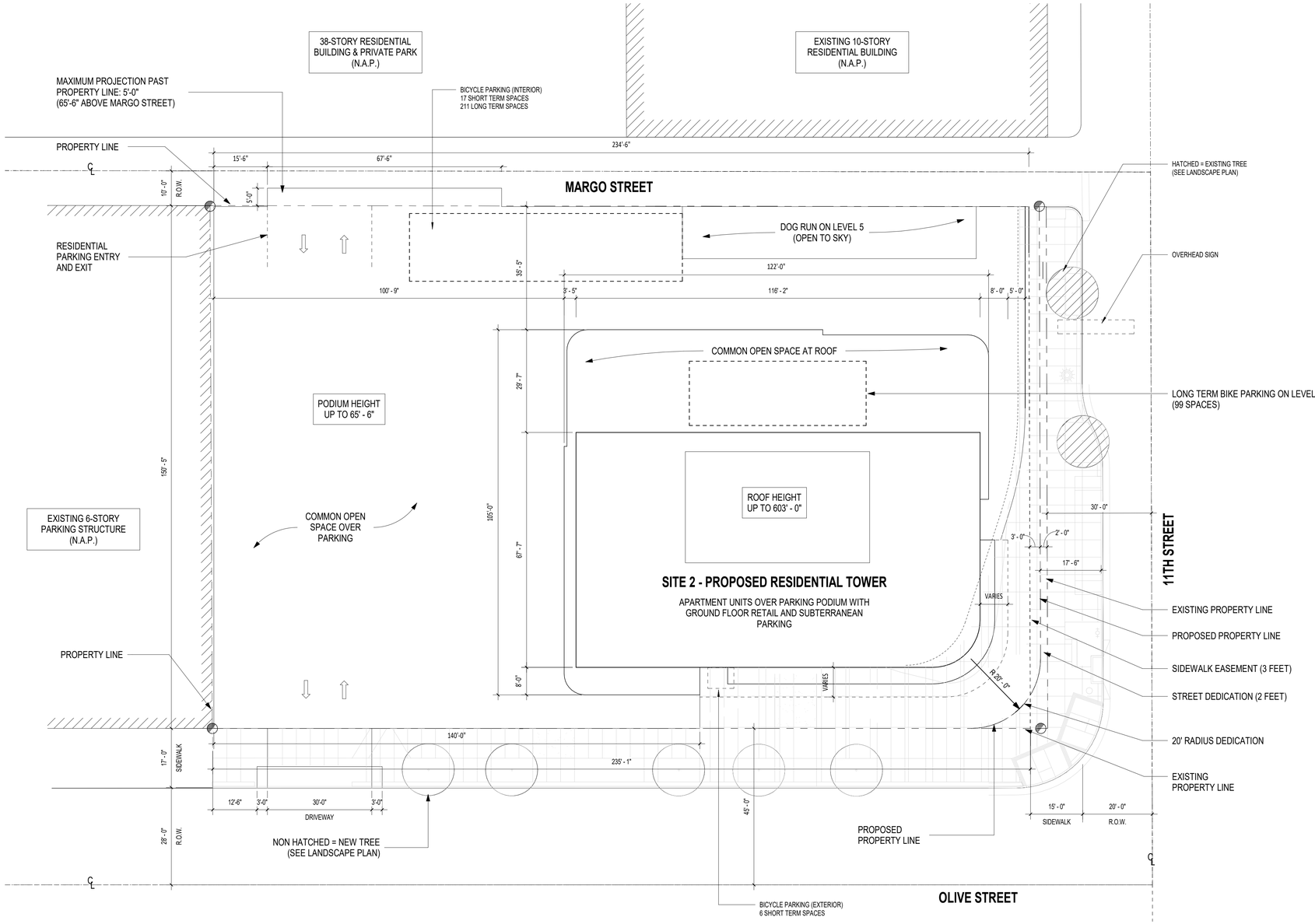
Seal

Sheet Identification
PROJECT SUMMARY

G0.01a



1 PLOT PLAN
1/16" = 1'-0"

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Seal

Sheet Identification

PLOT PLAN

G0.01b

DESIGN PRINCIPLES

1 SIDEWALKS AND SETBACKS
-BUILDING STEPS BACK AT CORNER TO ACCENTUATE TOWER.

2
-SIDEWALK DIMENSIONS COMPLY WITH DOWNTOWN STREET STANDARDS
OLIVE ST: 17'
11TH ST: 15'

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

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

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

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

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

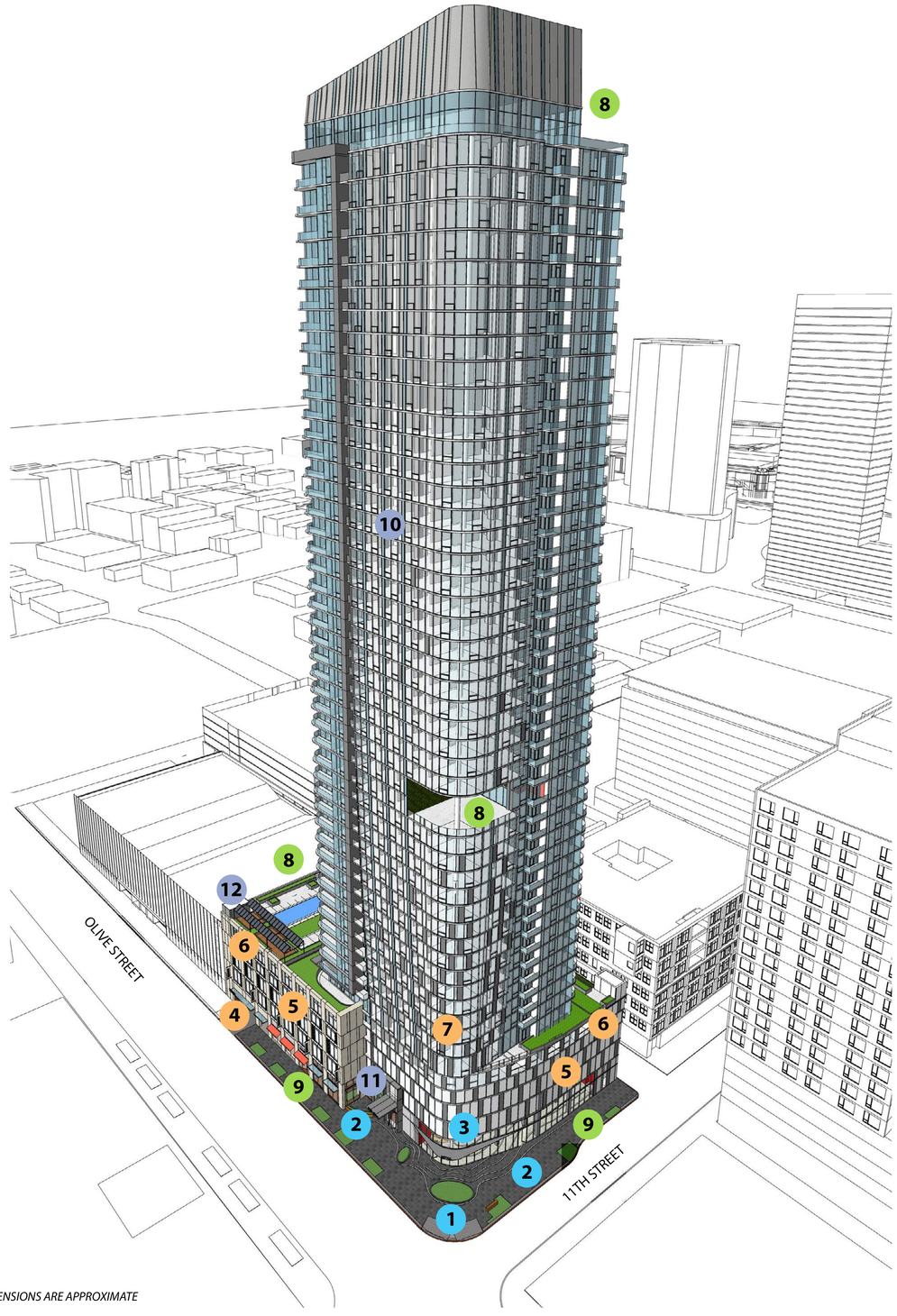
8 OPEN SPACE AND LANDSCAPE
OPEN SPACE IS PROVIDED AT THE ROOF OF THE PODIUM, 2 MID TOWER 'SKY GARDENS' AND TOWER ROOF. ADDITIONALLY, A PORTION OF THE RESIDENTIAL UNITS HAVE BALCONIES

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

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

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

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



NOTE: ALL HEIGHTS AND DIMENSIONS ARE APPROXIMATE

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DTLA DESIGN GUIDE DIAGRAM

G0.02

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

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

2. Sustainable Design

A. Neighborhood Design
1. Yes [L1.01]
2. Yes, the Project is less than one-half mile from the Pico Station, serving both the Metro Expo and Blue Lines, and is located along the future Streetcar route.
3. Yes, the Project is located at the intersection of W. 11th & S. Olive Streets, where there is an existing Metro bus stop (ID 5370).

B. Street and Alley Design
1. Yes [L1.01]
2. Yes, the Project will include special paving, curbs, lighting and possibly other features to improve the aesthetics at the alley if the alley vacation is approved, while still maintaining proper stormwater drainage (Margo Street).

C. Site and Landscape Design
1. Yes [L1.02]
2. Yes [L1.02]

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

3. Sidewalks and Setbacks

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

Landscaped Parkways

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

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

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

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

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

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

Use Alleys Primarily for Vehicular Access, Loading and Service
3. Yes, the Project purposes the alley for loading and public vehicular access. The primary vehicular access to the Project Site is on Olive Street. [A1.04]

5. Yes. The project provides large tree wells within a continuous parkways. The Project provides six required street trees on Olive Street for an approximate distance of 123 feet, allowing for an average of approximately 25 feet between each street tree. Any distance between two particular street trees is due to the street frontage that is interrupted by driveways or other streetscape elements (i.e., utility meter locations and street lights) and the required spacing of trees from other streetscape elements. There is no room on Olive Street to add additional street trees to reduce the spacing due to the spacing constrains imposed by other streetscape features. On 11th Street, the Project will temporarily remove and replant the two existing street trees and several existing streetscape elements per the MyFig Streetscape Plans Therefore, the Project is in compliance with the Downtown Design Guidelines. [L1.01]
5.a.-9 N/A: The Project provides large tree wells for required street trees. [L1.01]
10. N/A, the project provides large tree wells that comply with the provisions for tree wells in the next section.

Street Tree Plantings
11. Yes [A1.04]
12. N/A: The provided tree wells are at least 100 square feet. [L1.01]
13. N/A: Sidewalks not required to be 24' wide. [G0.01]
14. Yes, the provided tree wells have been located per Department of Public Works' required spacing from existing features. [L1.01]

B. Setbacks
1. Yes [G0.05]
2. Yes, the Project is set back 0-5 feet from the back of the required sidewalk as specified in Table 3-1. On 11th Street, toward the intersection of Olive Street and 11th Street, the Project is gradually set back further than 5 feet in order to provide a pedestrian entry and visual connection to the provided plaza. This setback is immediately adjacent to the commercial use, and an ideal location for a future retail or restaurant tenant to provide an outdoor seating area that allows for a continuous, unobstructed sidewalk and an active pedestrian experience. The overall design theme of the building has a curve to it around the intersection of Olive Street and 11th Street with the tower setback to provide some breathing room around the intersection. This is especially important since there are plans to build a 60-story tower on the southeast corner of this intersection and a 70-story tower at the northwest corner of the intersection. The additional ground floor setbacks allows for the tower's massing above to meet the ground in one continuous plane. Therefore, the Project's setbacks are compliant with this Downtown Design Guideline Standard. [G0.05]
3. Yes [G0.05]
4. Yes [G0.05]
5. Yes [G0.05]
6. N/A: The Project is not adjacent to live-work.
6a. N/A: The Project is not adjacent to ground-floor residential units.
6b. N/A: Reviewing agency has not made this determination.

4. Ground Floor Treatment

A. Ground Floor Treatment Along Retail Streets.

4. Yes [A1.04]
5. N/A: The Project abuts existing alley (Margot Street) [G0.01].

Access to Utilities and Mechanical Equipment
6. Yes [A1.04]
6a. N/A: Transformers are located along the alley (Margot Street) [A1.04].

Building Walls that Face Alleys
7. Yes [A2.02, A2.07]
8. Yes [A2.01 & A2.02, A2.05, A2.06]

Ensure Residents are not Adversely Impacted by Use of Alleys
9. Yes, the Applicant will provide required acknowledgements as part of rental agreements or sales contracts.
10. Yes [A1.04]
11. Yes, the Project shall be designed to maintain interior sound levels as required by code.
12. Yes, permeable paving will be subject to approval by BOE.

6. Massing and Street Walls

A. Massing
1. Yes [A2.01 & A2.02, A2.05]
2. Yes [A2.01 & A2.02, A2.05]
3. Yes [A2.01 & A2.02, A2.05]
4. Yes

B. Street Wall
1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. Yes [A2.01 & A2.02, A2.05, A2.06]
5. Yes [A2.01 & A2.02, A2.05, A2.06]

C. Spacing
1. Yes, the proposed tower is more than 40' from the centerline of 11th Street, more than 40' from the centerline of Olive Street, in excess of 40' from the centerline of the alley (Margo Street), and more than 80' from the southern internal lot line. [G0.01]
2. Yes [A1.11]
3. Yes [A2.01 & A2.02]

D. Towers
Tower Massing
1. Yes [A2.01 & A2.02, A2.05]
2. Yes [A2.01 & A2.02, A2.05]
3. Yes [A2.01 & Aa.02, A2.05]

Tower Form
4. Yes [A2.01 & A2.02, A2.05, A2.06]

1. N/A: The Project is not in Historic Downtown.
2. Yes [G0.05]
3. Yes [G0.05]
3.a. Yes [G0.05]
4. Yes [G0.05]
5. Yes [G0.05]
6. Yes [G0.05]
7. Yes [G0.05]
8. Yes [G0.05]
9. N/A: All street-level retail tenant space has frontage along a public street.
10. Yes [A2.01 & A2.02]
11. Yes [A2.01 & A2.02]
12. Yes [A2.01 & A2.02]

B. Ground Floor Treatment Along Other Streets
1. Yes [G0.05]
2. Yes [G0.05]
3-5. N/A: Project does not include individual entries to residential units along the street.

C. Ground Floor Treatment Along All Streets
Orient buildings towards street
1. Yes [A1.04]
2. Yes [A1.04]
3. Yes [A1.04]
4. Yes [A1.04]

Incorporate a pedestrian oriented scale at the street level
5. Yes [A2.01 & A2.02, A2.06]
6. Yes [A2.01 & A2.02, A2.06]
7. Yes [A2.01 & A2.02, A2.06]
7.a. Yes [A2.01 & A2.02, A2.06]

Don't waste valuable street frontage on "back of house" uses
8. Yes [A1.04]
9. Yes [A1.04]

5. Parking and Access

A. All Parking and Access
Locate parking, loading and vehicular circulation to minimize its visibility
1. Yes [G0.01A]
2. Yes [G0.05, A1.04]
3. Yes, the provided parking levels above-grade are integrated into the building façade. On the north elevation, the podium parking levels are enclosed by solid screens and windows of the same materials as the residential floors above the podium, comprising an integrated design from the ground to the top of the building. On the Olive Street side of the project, the podium parking levels are designed to appear as an office façade with window boxes to integrate with the street wall on Olive Street. No light from the

5. Yes [A2.01 & A2.02, A2.05, A2.06]
6. N/A: The Project does not include more than one tower.
7. Yes [A2.01 & A2.02, A2.05]
8. Yes [A2.01 & A2.02, A2.05]
9. Yes [A2.01 & A2.02, A2.05]

7. On-Site Open Space

A. Open Space
Publicly Accessible Open Space
1. N/A: The project is not seeking a 50% reduction in open space, nor is this provision available under the 2017 Guide.
2. NA: Although the block is greater than 400', the building's frontage is less than 300'. A mid-block crossing was not advised by LADOT [G0.01B]
3. N/A: The project does not provide a paseo.

Resident-Serving Open Space
4. Yes. [G0.01B]
5. Yes [L1.01 & L1.02]
6. Yes, required trees that cannot be accommodated on-site shall be planted off-site as approved by DCP through coordination with City Plants or similar. [G0.01]

Hierarchy of Common Open Spaces
7. Yes [L1.02 & L1.03]

Outdoor Activity Amenities
8. Yes [L1.02 & L1.03]
9. N/A: There are no plazas or courtyards.

Landscape Elements
10. Yes [L1.02 & L1.03]
10.a. Yes [L1.01, L1.02 & L1.03]
11. Yes [L1.01, L1.02 & L1.03]
12. Yes [L1.01, L1.02 & L1.03]
12.a. Yes [L1.01]
13. Yes [L1.01, L1.02 & L1.03]
14. Yes [L1.01]

Containment of Open Space
15. Yes [L1a.01, L1a.02 & L1a.03]

8. Architectural Detail

A. Horizontal Variation
1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. N/A: The project does not include a blank street wall façade.

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CALLISONRTKL™

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CallisonRTKL Project No: 040-170198.00

Consultant

DTLA South Park Properties Site 2

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

Issue Drawing Log

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Seal

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DDG CHECKLIST JUSTIFICATION

G0.03

5. Yes [A2.01 & A2.02, A2.05]
5a. Yes [A2.01 & A2.02, A2.05]
5b. Yes [A2.01 & A2.02, A2.05]

B. Vertical Variation
1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. N/A: There are no existing historic datums or historic structures.
5. Yes [A2.01 & A2.02, A2.05, A2.06]

C. Materials
1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]
4. Yes [A2.01 & A2.02, Aa.05, A2.06]
5. Yes [A2.01 & A2.02, A2.05, A2.06]
6. Yes [A2.01 & A2.02, A2.05, A2.06]
7. Yes [A2.01 & A2.02, A2.05, A2.06]
8. Yes [A2.01 & A2.02, A2.05, A2.06]
9. Yes [A2.01 & A2.02, A2.05, A2.06]
10. Yes [A2.01 & A2.02, A2.05, A2.06]

D. Windows and Doors
1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]

E. Glazing
1. Yes [A2.01 & A2.02, A2.05, A2.06]
2. Yes [A2.01 & A2.02, A2.05, A2.06]
3. Yes [A2.01 & A2.02, A2.05, A2.06]

F. Lighting
1. Yes [A2.01 & A2.02, A2.05, A5.01]
2. Yes [A2.01 & A2.02, A2.05, A5.01]
3. Yes [A2.01 & A2.02, A2.05, A5.01]
4. Yes [A2.01 & A2.02, A2.05, A5.01]
5. Yes [A2.01 & A2.02, A2.05, A5.01]
6. Yes [A2.01 & A2.02, A2.05, A5.01]
6a. Yes [A2.01 & A2.02, A2.05, A5.01]
7. Yes [A2.01 & A2.02, A2.05, A5.01]

G. Security Grills and Roll-Down Doors and Windows
1. Yes, the project does not include exterior roll-down doors or security grilles, except as allowable per the next item; subject to approval of the Reviewing Agency.
2. Yes, interior roll-down security grilles for after-business hours are proposed at the residential parking entries & exits. [A1.04]

3. N/A: The project is not in the City Markets.

H. Minimizing Impacts on Neighbors
1. Yes [A2.01 & A2.02, A2.05]
2. Yes [A2.01 & A2.02, A2.05]
3. Yes [A2.01 & A2.02, A2.05]
4. Yes [A2.01 & A2.02, A2.05]
5. Yes [A2.01 & A2.02, A2.05, A5.01]
6. Yes [A2.01 & A2.02, A2.05]
7. Yes [A2.01 & A2.02, A2.05]

9. Streetscape Improvements

A. Responsibilities of the City and Other Public Agencies
1. Yes [L1.01]
2. Yes [L1.01]
3. N/A: This project is not an improvement project undertaken by a public agency.
4. N/A: This project is not an improvement project undertaken by a public agency.

B. Responsibilities of Developer or Lead Public Agency
1. Yes [L1.01]
2. Yes [L1.01]
3. Yes, the developer will execute the required agreements.
4. Yes, the developer will install required street lighting and participate in any required lighting assessment district.

C. Sidewalk Improvement Where Future Roadway Widening May Occur
1. N/A: The project does not include a Temporary Sidewalk Zone.
2. N/A: The project does not include a Temporary Sidewalk Zone.
3. N/A: The project does not include a Temporary Sidewalk Zone.
4. N/A: The project does not include a Temporary Sidewalk Zone.
5. N/A: The project does not include a Temporary Sidewalk Zone.

D. Curb Extensions and Crosswalks
1. NA: Although the block is greater than 400', the building frontage is less than 300' and a mid-block crossing was not advised by LADOT due to proximity to the street intersection.
2. Yes [C1.30, L1.01]

E. Paving Patterns
1. N/A: Not within the LASED streetscape plan area.
2. N/A: Not on Hope Street.
3. Yes [C1.30]

F. Street Trees
Tree Species and Spacing
1. Yes [L1.01]

2. Yes, the street trees are spaced an average of approximately 25 feet, including six street trees on Olive Street across a distance of approximately 123 feet. Any variation in spacing is required to provide Department of Public Works' required spacing from existing features (i.e., street lights, driveways, utility meters, hydrants, etc.). [L1.01]
3. Yes, the street trees are spaced an average of 25' with additional spacing between certain trees only provided to provide Department of Public Works' required spacing from existing features (i.e., street lights, driveways, utility meters, hydrants, etc.). [L1.01]
4. Yes [L1.01]
5. Yes [L1.01]
6. Yes [L1.01]

Planting Standards
7. Yes [L1.01]
8. N/A: The project provides large tree wells as continuous parkways are interrupted by means of access for curbside parking along Olive Street & several existing streetscape elements along 11th. [L1.01]
9. Yes [L1.01]
10. N/A: Gap-graded soil is not required as specified under Section 3.
11. Yes, trees will be irrigated.
12. Yes, the trees will be maintained and pruned as specified by the Urban Forestry Division.

G. Street Lights
1. Yes, the project will continue the predominant street light pattern.
1.a. N/A: There is no roadway widening.
2. Yes, the project provides pedestrian street lights as specified by the reviewing Agency and approved by the Bureau of Street Lights.
3. Yes, the project provides pedestrian street lights as required.

H. Streetscape Project Approval and Permits
1. N/A: The project will not include an A-Permit.
2. Yes, the project will include a Revocable Permit.
3. Yes, the project will include a B-Permit. Refer to B-Permit Composite.

10. Signage

A. Master Sign Plan
1. Yes, refer to Signage Plans. [SG1.0-5.0]

B. Signage Guidelines by Type
Corporate Campus Signs
1-4. N/A: The project does not contain a corporate campus.

Residential Project Signs
5-10. Yes [SG1.0-5.0]

Retail Signs
11. Yes [SG2.0 & SG3.0]

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

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

C. Signage Guidelines for All Sign Types
Signs in Context
1. Yes [SG1.0-5.0]
2. Yes [SG1.0-5.0]
3. Yes [SG1.0-5.0]

Sign Location in Relation to Street Trees
4. Yes, Signage location will be coordinated with architecture & landscape design to avoid conflict with street trees.
5. Yes
6 Yes

Sign Illumination and Animation
7. Yes
8. Yes
9. Yes

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

conjunction with the larger roof top and podium top signs that provide vehicular and long-range identification.
[SG10-.SG3.0]

11. Public Art

1-5. Yes, the Project proposes public art on vertical wall surfaces of the building at the west elevation, east elevation, and north elevation.

12. Civic and Cultural Life

1a-b. Yes, the Project reinforces the civic & cultural fabric of the Downtown by substantially conforming with the purposes, intent and provisions of the Los Angeles General Plan, while also continuing to expand upon the South Park new housing, restaurants & nightlife identified in the Guide.

TOWER SPACING DIAGRAM

NOT FOR CONSTRUCTION

CALLISONRTKL™

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Consultant

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DDG CHECKLIST JUSTIFICATION

G0.04

DOWN POSITION, NON BUSINESS HOURS
EXAMPLE SHOWN @ 939 S. HILL STREET SOUTHPARK BY WINDSOR

UP POSITION, DURING BUSINESS HOURS
EXAMPLE SHOWN @ 8TH & GRAND

ROLLER DOORS TYPE 1 NOTES

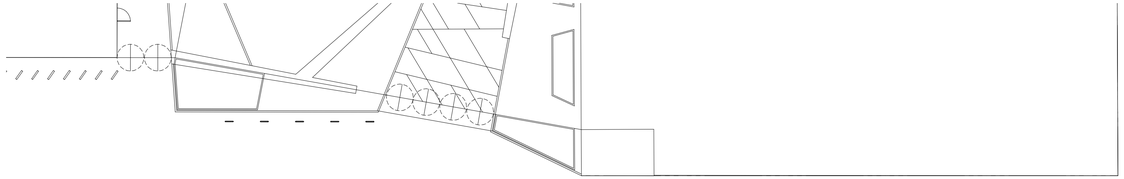
1. THESE SHALL BE INTERIOR ROLL-DOWN DOORS AND SHALL COMPLY WITH SECTION G.1 POINT 1 DOWNTOWN DESIGN GUIDELINES
2. THEY SHALL BE RETRACTABLE AND DESIGNED TO BE FULLY SCREENED FROM VIEW DURING BUSINESS HOUR
3. THEY SHALL BE AT LEAST 75% TRANSPARENT (OPEN)

1 ROLL-DOWN DOOR TYPE 1
12" = 1'-0"

ROLLER DOORS TYPE 2 NOTES

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

2 ROLL-DOWN DOOR TYPE 2
12" = 1'-0"



OLIVE ST ACTIVE FRONTAGE

TOTAL FRONTAGE	203' 0"
ACTIVE FRONTAGE REQUIRED:	152' 3" (75%)
RETAIL FRONTAGE PROVIDED	40' 6"
RES. LOBBY FRONTAGE PROVIDED	124' 0"
TOTAL ACTIVE FRONTAGE PROVIDED:	**164' 6" (81%)**

3 RETAIL FRONTAGE
1/16" = 1'-0"

COMMERCIAL SETBACK NARRATIVE

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

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

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

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

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

11TH ST ACTIVE FRONTAGE

TOTAL FRONTAGE	150' 0"
ACTIVE FRONTAGE REQUIRED:	112' 6" (75%)
RETAIL FRONTAGE PROVIDED	114' 6"
TOTAL ACTIVE FRONTAGE PROVIDED:	**114' 6" (76%)**

0 8 16 32

N

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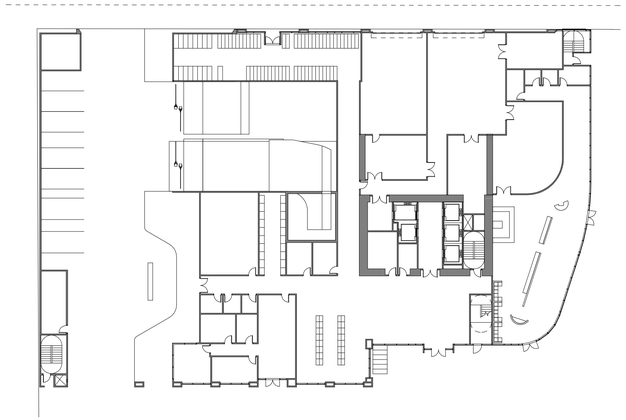
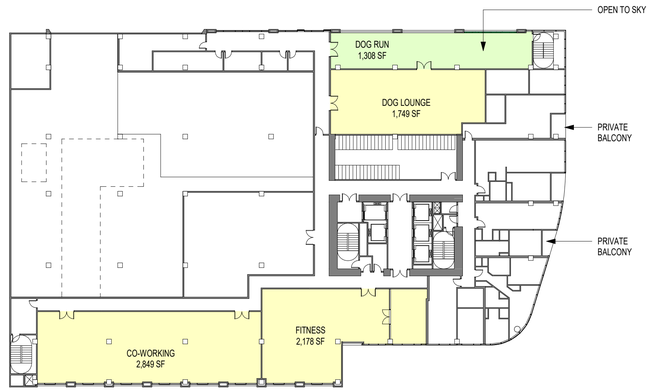
RETAIL FRONTAGE DIAGRAM

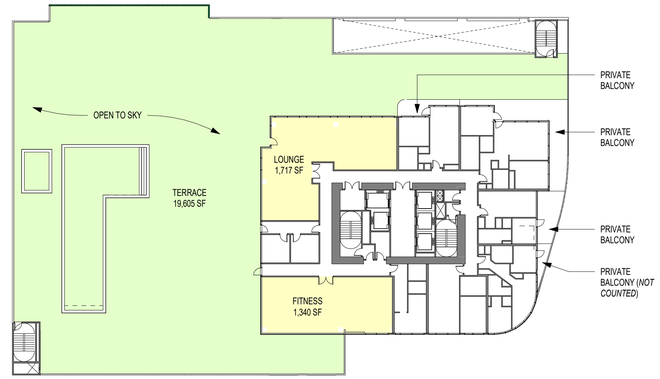
G0.05



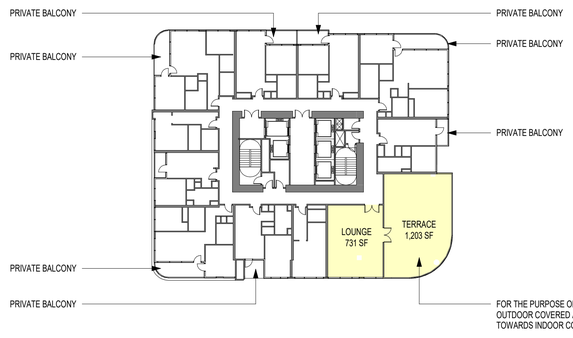
1 L1 - OPEN SPACE
1" = 30'-0"



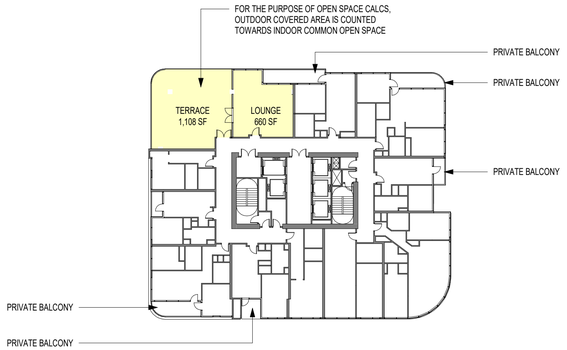
2 L5 - OPEN SPACE
1" = 30'-0"



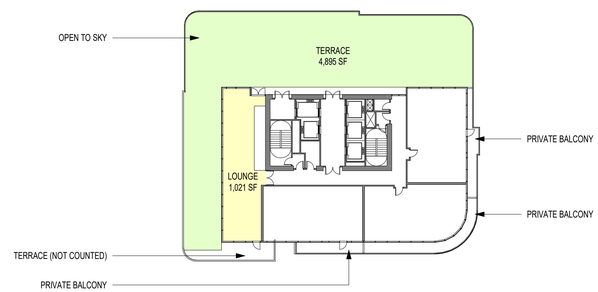
4 L6 - OPEN SPACE
1" = 30'-0"



3 L21 - OPEN SPACE
1" = 30'-0"



5 L41 - OPEN SPACE
1" = 30'-0"



6 L51 - OPEN SPACE
1" = 30'-0"

BALCONY COUNT	
L5	3
L6	3
L7	8
L8	8
L9	8
L10	8
L11	8
L12	8
L13	8
L14	8
L15	8
L16	8
L17	8
L18	8
L19	8
L20	8
L21	8
L22	8
L23	8
L24	8
L25	8
L26	8
L27	8

BALCONY COUNT	
L28	8
L29	8
L30	8
L31	8
L32	8
L33	8
L34	8
L35	8
L36	8
L37	8
L38	8
L39	8
L40	8
L41	6
L42	7
L43	8
L44	8
L45	8
L46	8
L47	8
L48	8
L49	8
L50	8
L51	3
	358

INDOOR AMENITY	
L5	
CO-WORKING	2,849 SF
FITNESS	2,178 SF
DOG LOUNGE	1,749 SF
L6	
LOUNGE	1,717 SF
FITNESS	1,340 SF
L21	
TERRACE	1,203 SF
LOUNGE	731 SF
L41	
TERRACE	1,108 SF
LOUNGE	660 SF
L51	
LOUNGE	1,021 SF
	14,556 SF

OUTDOOR AMENITY	
L5	
DOG RUN	1,308 SF
L6	
TERRACE	19,605 SF
L51	
TERRACE	4,895 SF
	25,808 SF

INDOOR AMENITY
OUTDOOR AMENITY

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OPEN SPACE DIAGRAMS

G0.06

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

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

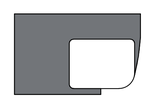
PARKING, LEVEL B6		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	48	3
COMPACT	0	0
TOTALS	48	3

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

1
SK0.03

1 LEVEL B6
1/16" = 1'-0"

KEY PLAN



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FLOOR PLAN - B6

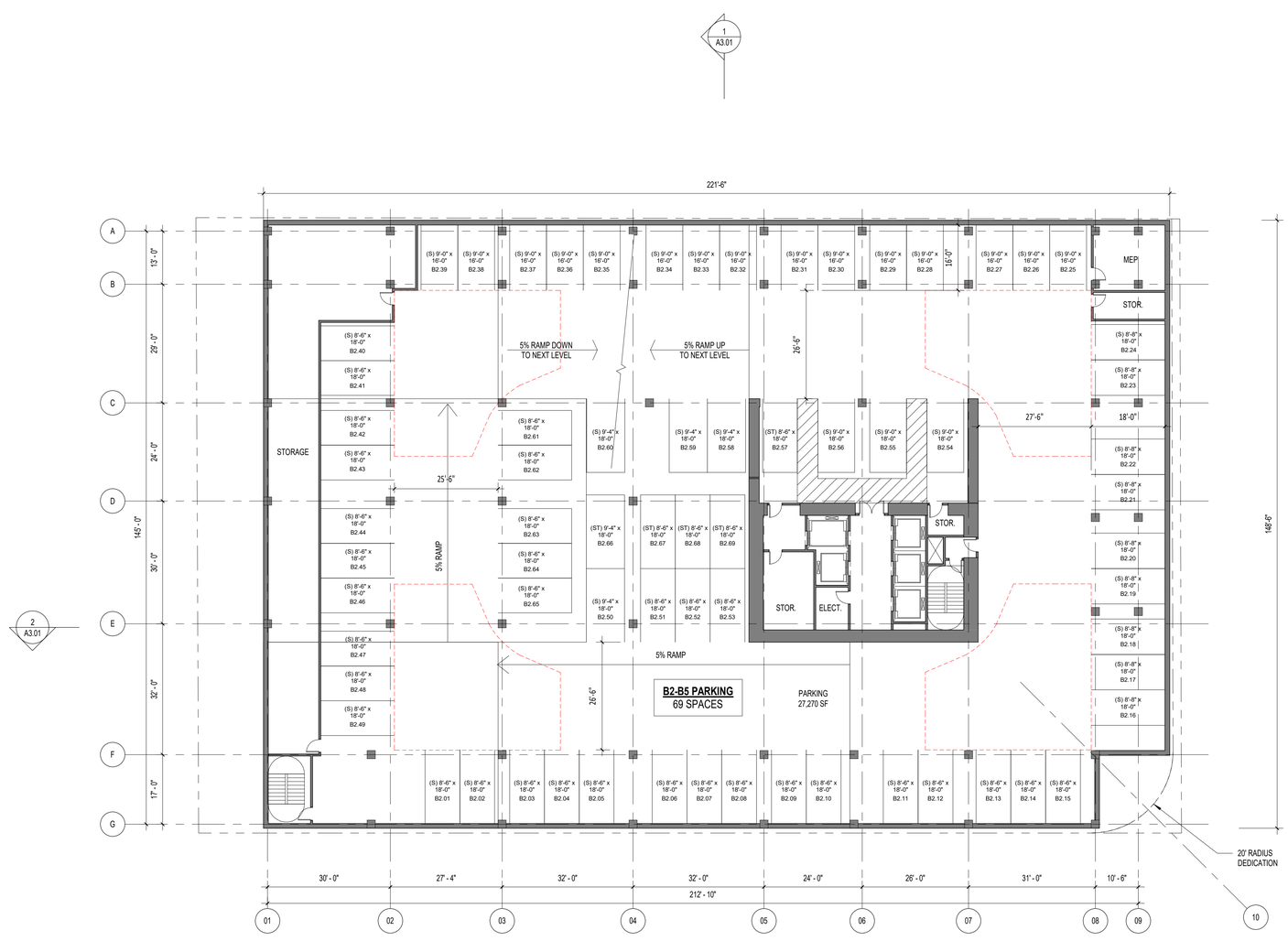
A1.01

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

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

PARKING, LEVEL B2-B5		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	65	4
COMPACT	0	0
TOTALS	65	4

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



KEY PLAN

1 LEVEL B2-B5
1/16" = 1'-0"

0 8 16 32

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11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3
02/24/21	SITE PLAN REVIEW #4

Seal

Sheet Identification

FLOOR PLAN - B2-B5

A1.02

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

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

PARKING, LEVEL B1		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	60	1
COMPACT	0	0
TOTALS	60	1

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

1 LEVEL B1
1/16" = 1'-0"

0 8 16 32

KEY PLAN

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

CallisonRTKL Project No: 040-170198.00

Consultant

DTLA South Park Properties Site 2

Owner Address

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

Issue Drawing Log

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09/10/20	SITE PLAN REVIEW #3
02/24/21	SITE PLAN REVIEW #4

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Sheet Identification

FLOOR PLAN - B1

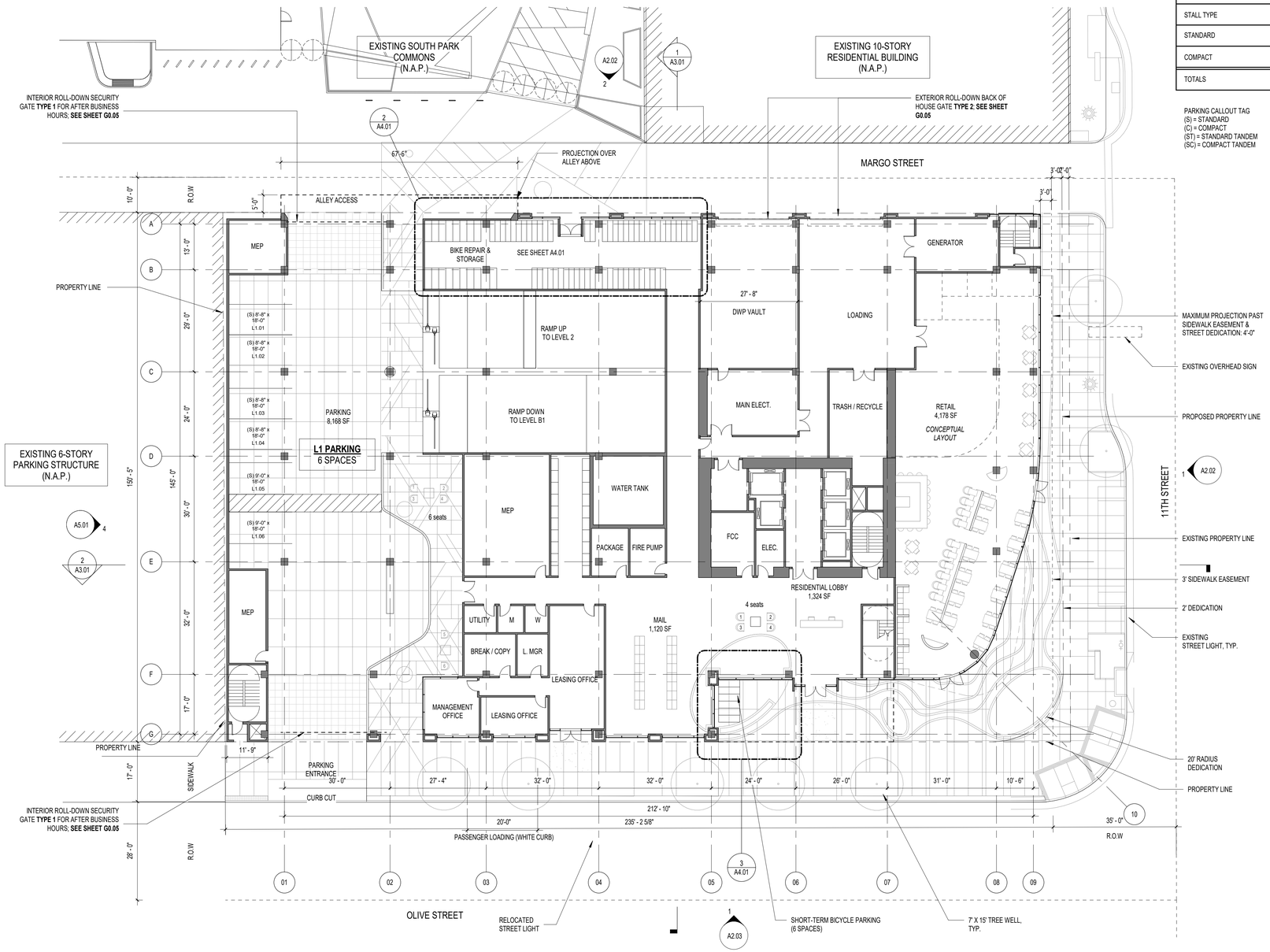
A1.03

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

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

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

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



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

KEY PLAN

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	02/24/21	SITE PLAN REVIEW #4

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Sheet Identification

FLOOR PLAN - LEVEL 1

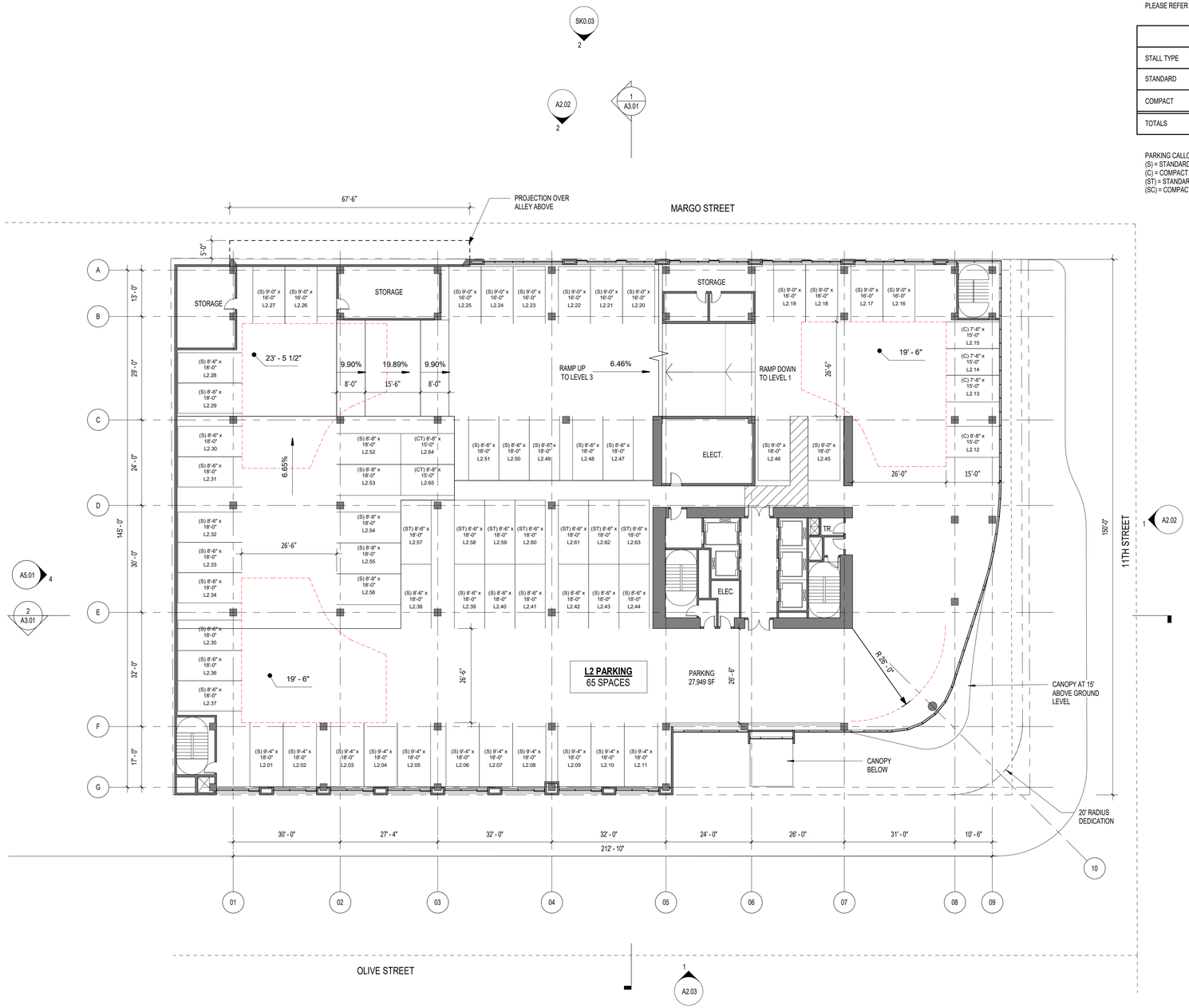
A1.04

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

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

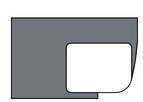
PARKING, LEVEL 2		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	52	7
COMPACT	4	2
TOTALS	56	9

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



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

KEY PLAN



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	02/24/21	SITE PLAN REVIEW #4

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Sheet Identification

FLOOR PLAN - LEVEL 2

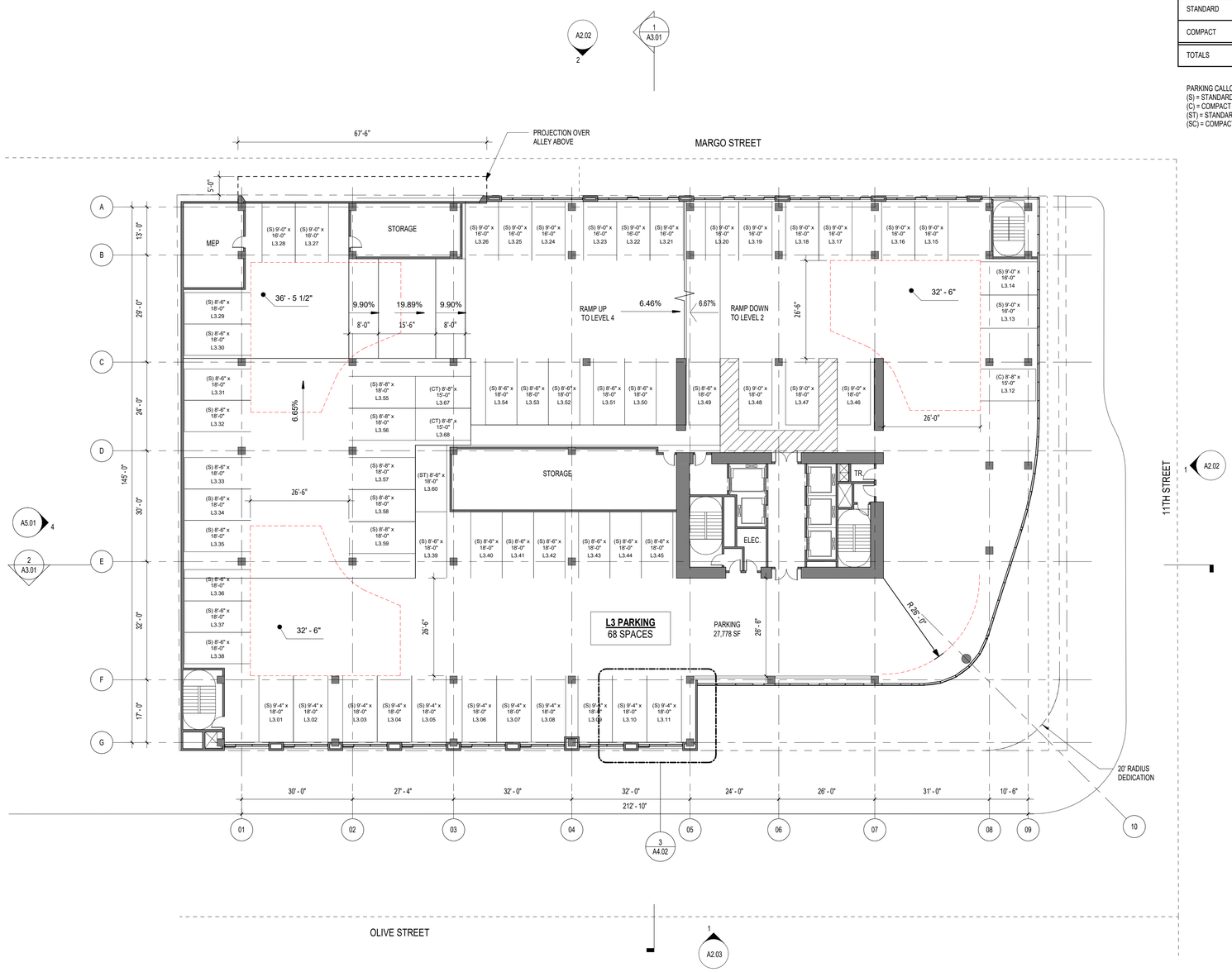
A1.05

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

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

PARKING, LEVEL 3		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	58	1
COMPACT	1	2
TOTALS	59	3

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

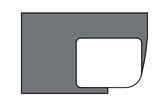


1 SITE 2 - LEVEL 3
1/16" = 1'-0"

0 8 16 32

NOT FOR CONSTRUCTION

KEY PLAN



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02/24/21	SITE PLAN REVIEW #4

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Sheet Identification

FLOOR PLAN - LEVEL 3

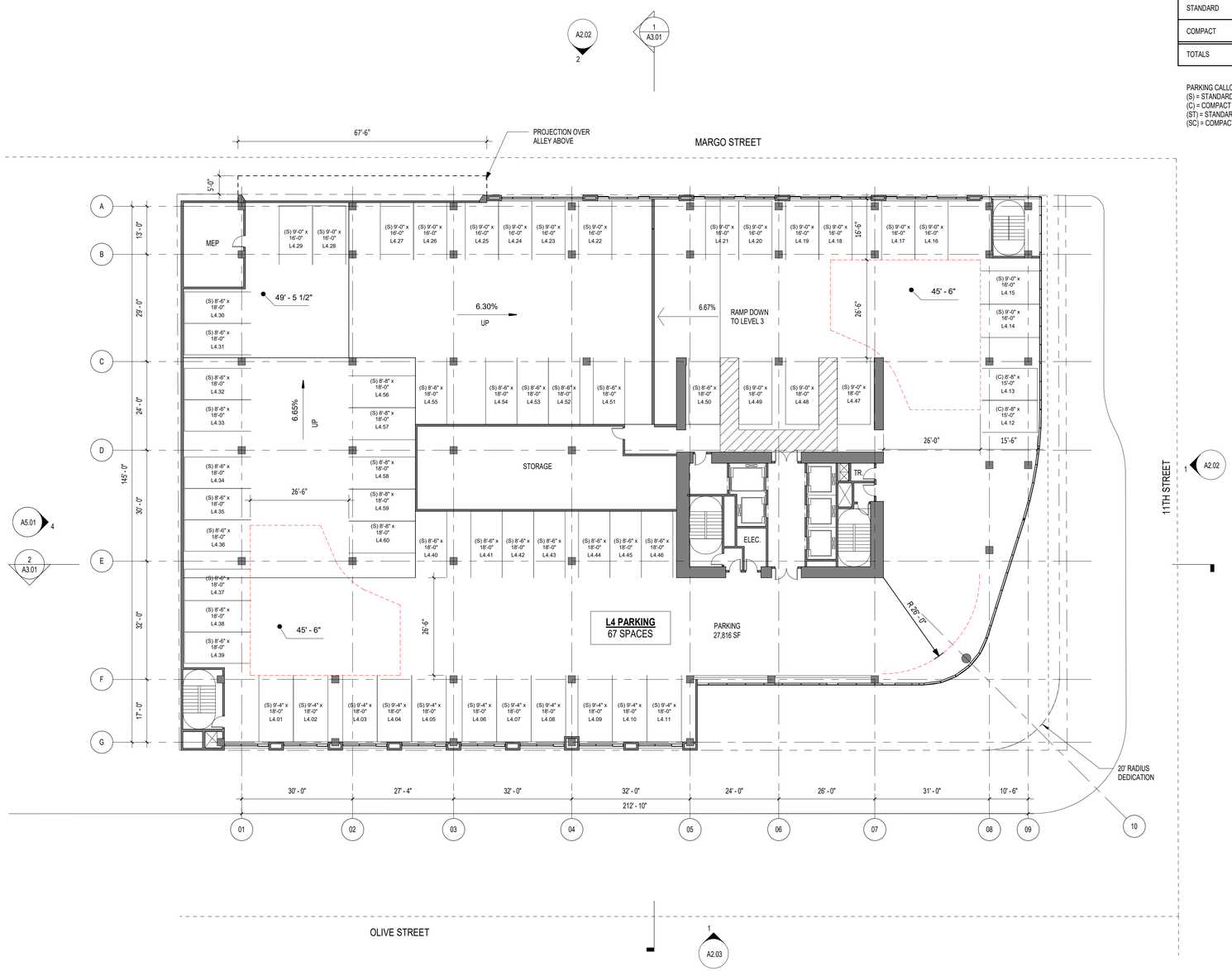
A1.06

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

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

PARKING, LEVEL 4		
STALL TYPE	FIRST ACCESS	TANDEM
STANDARD	58	0
COMPACT	2	0
TOTALS	60	0

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



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

KEY PLAN

0 8 16 32

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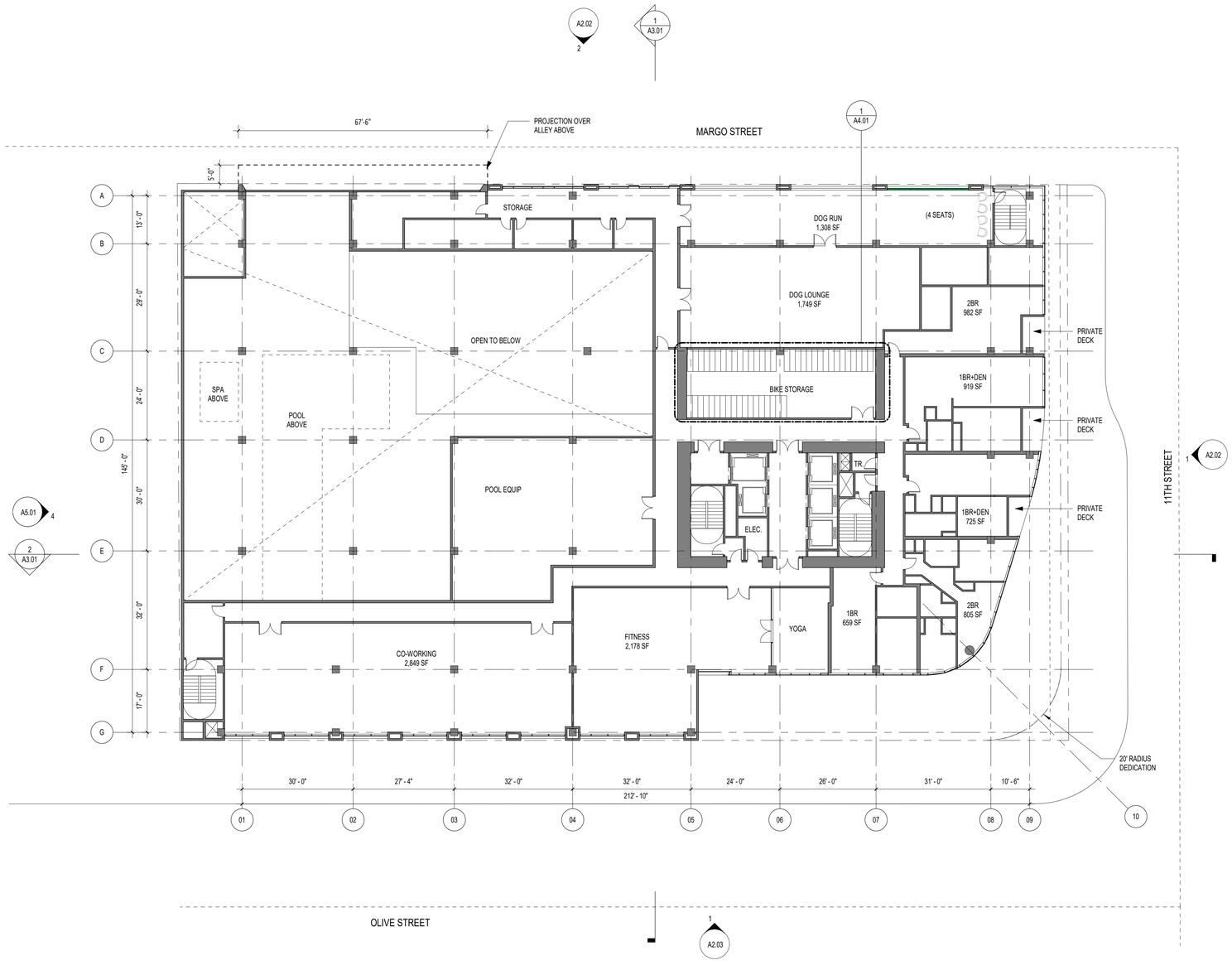
Sheet Identification

FLOOR PLAN - LEVEL 4

A1.07

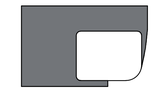
OPEN SPACE, LEVEL 5		
PRIVATE OPEN SPACE	3 BALCONY @ 50 SF/ EACH	150 SF
COMMON OPEN SPACE (INDOOR)		6,787 SF
COMMON OPEN SPACE (OUTDOOR)		1,308 SF

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



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

KEY PLAN



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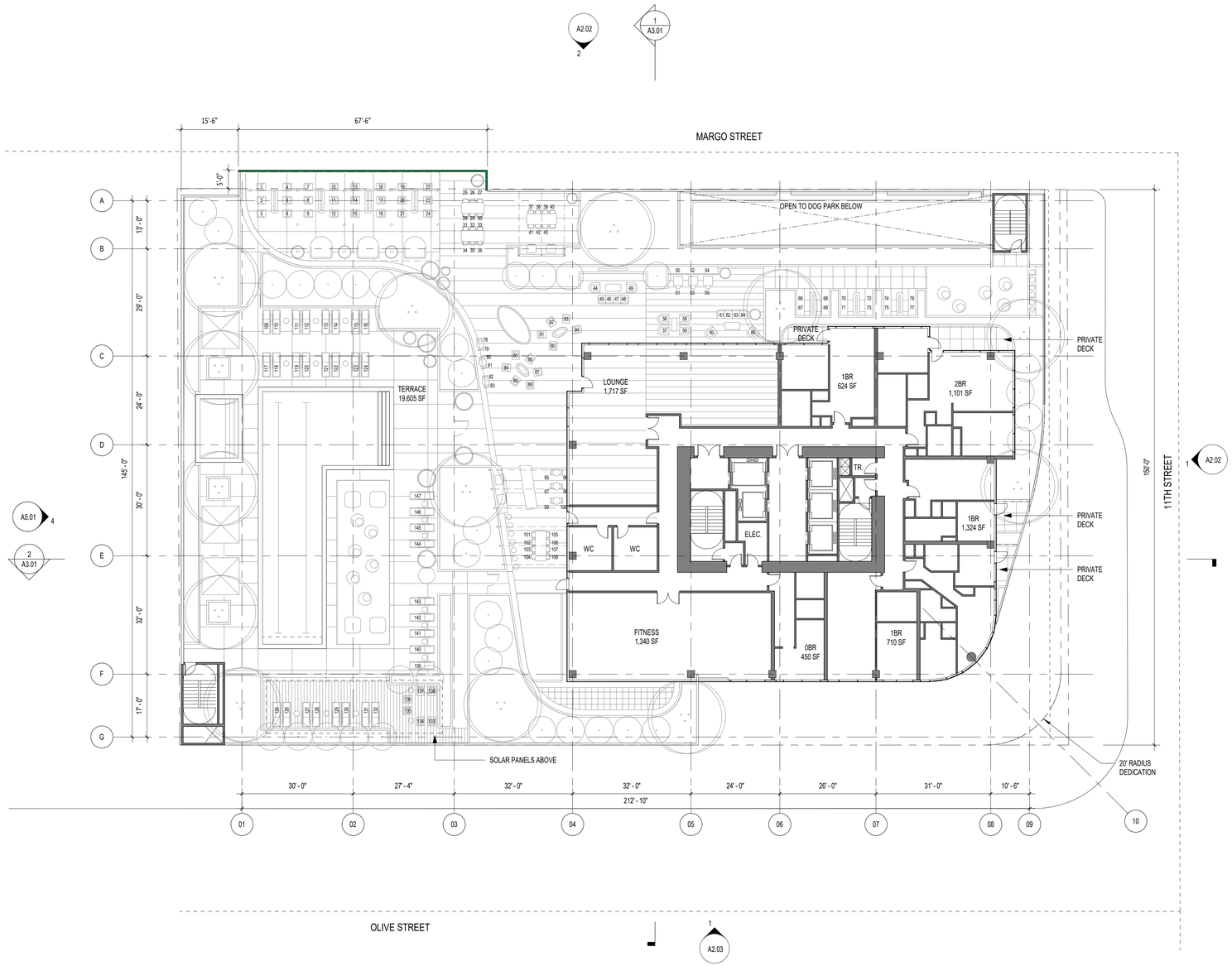
Sheet Identification

FLOOR PLAN - LEVEL 5

A1.08

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

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



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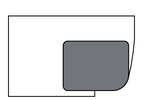

1 LEVEL 6
1/16" = 1'-0"

0 8 16 32

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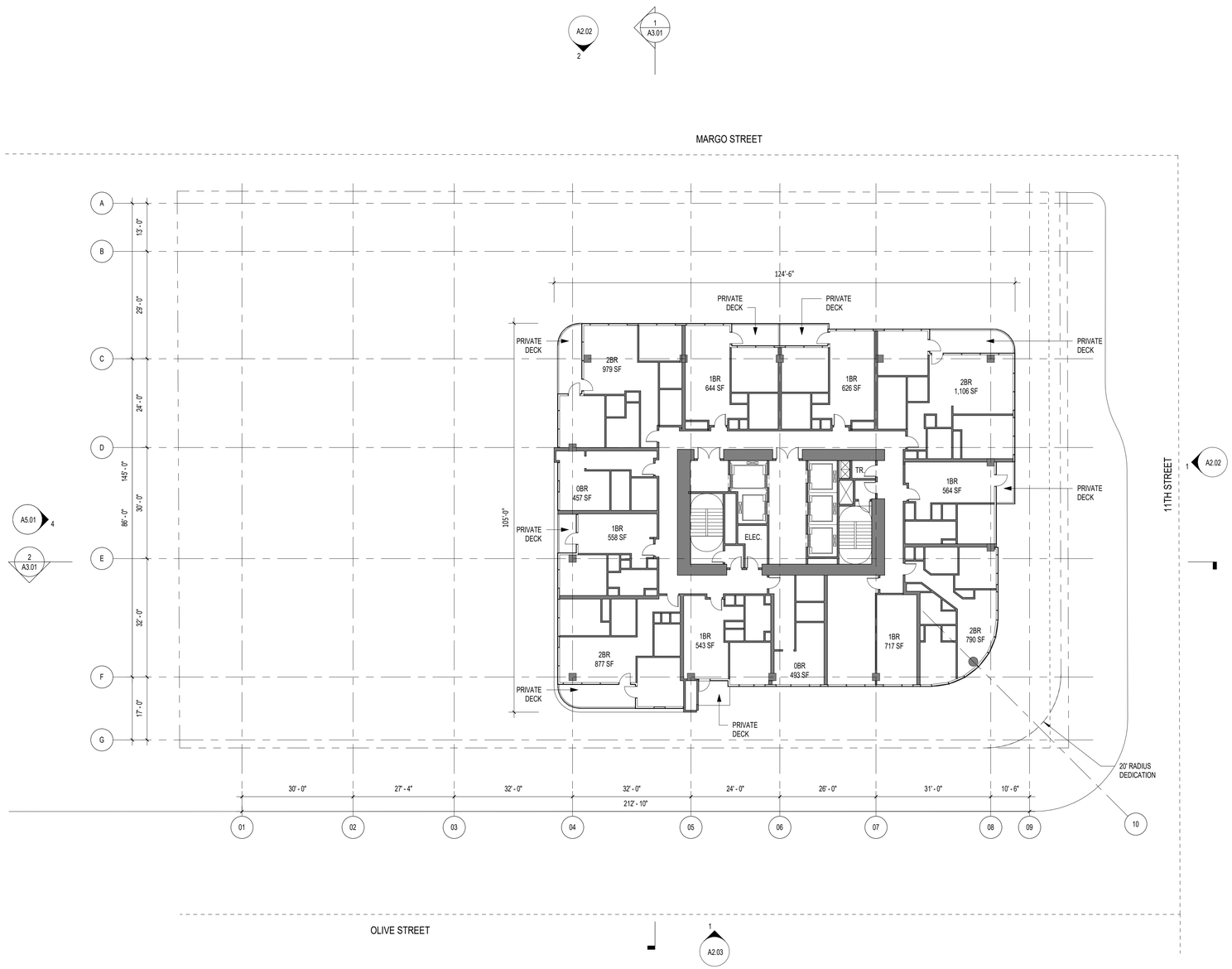
Sheet Identification

FLOOR PLAN - LEVEL 6

A1.09

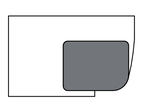
OPEN SPACE, LEVEL 7		
PRIVATE OPEN SPACE	8 BALCONIES @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

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



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

KEY PLAN



0 8 16 32

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LOS ANGELES, CA 90015

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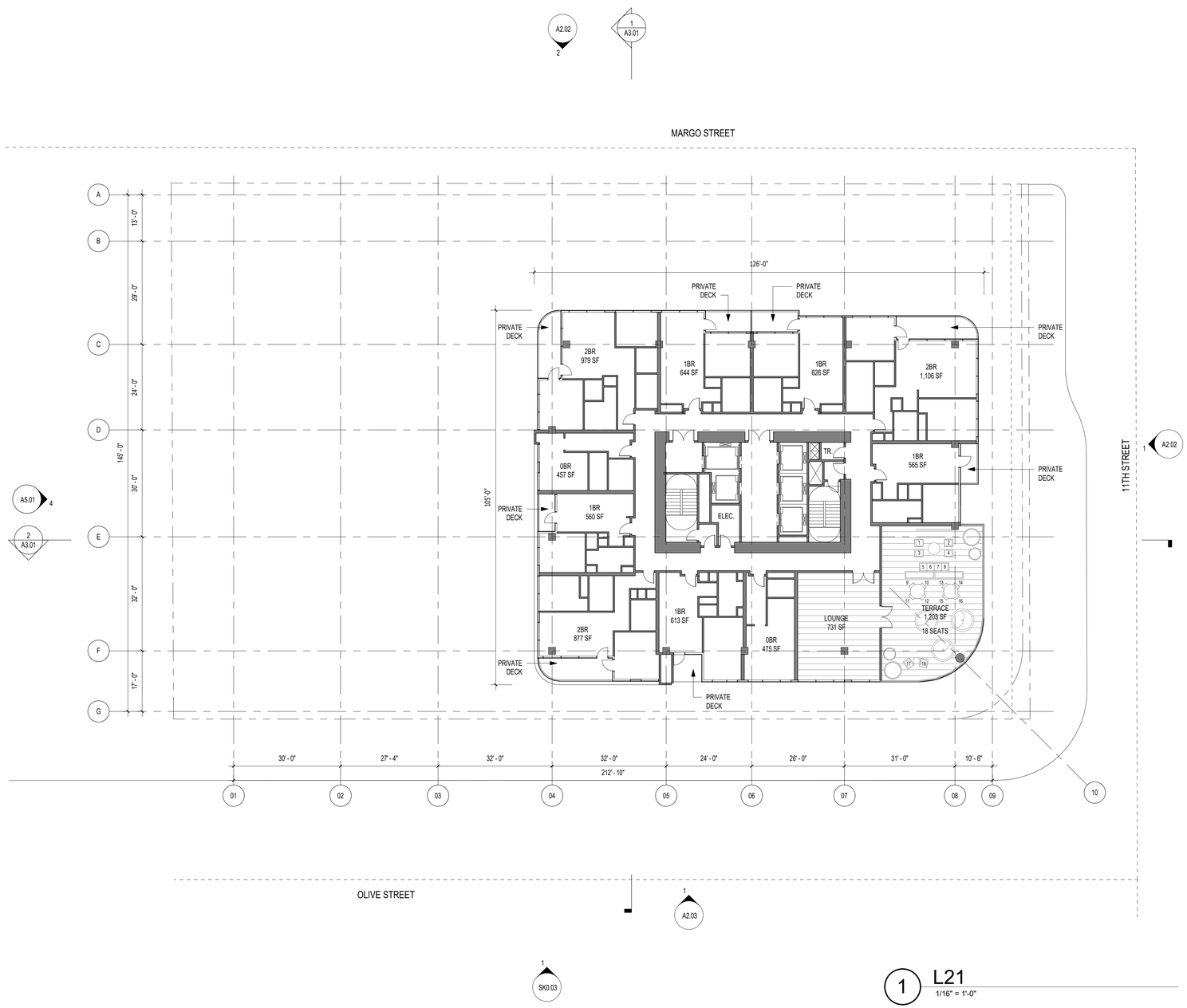
Sheet Identification

FLOOR PLAN - LEVEL 7

A1.10

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

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



1 L21
1/16" = 1'-0"

KEY PLAN

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	02/24/21	SITE PLAN REVIEW #4

Seal

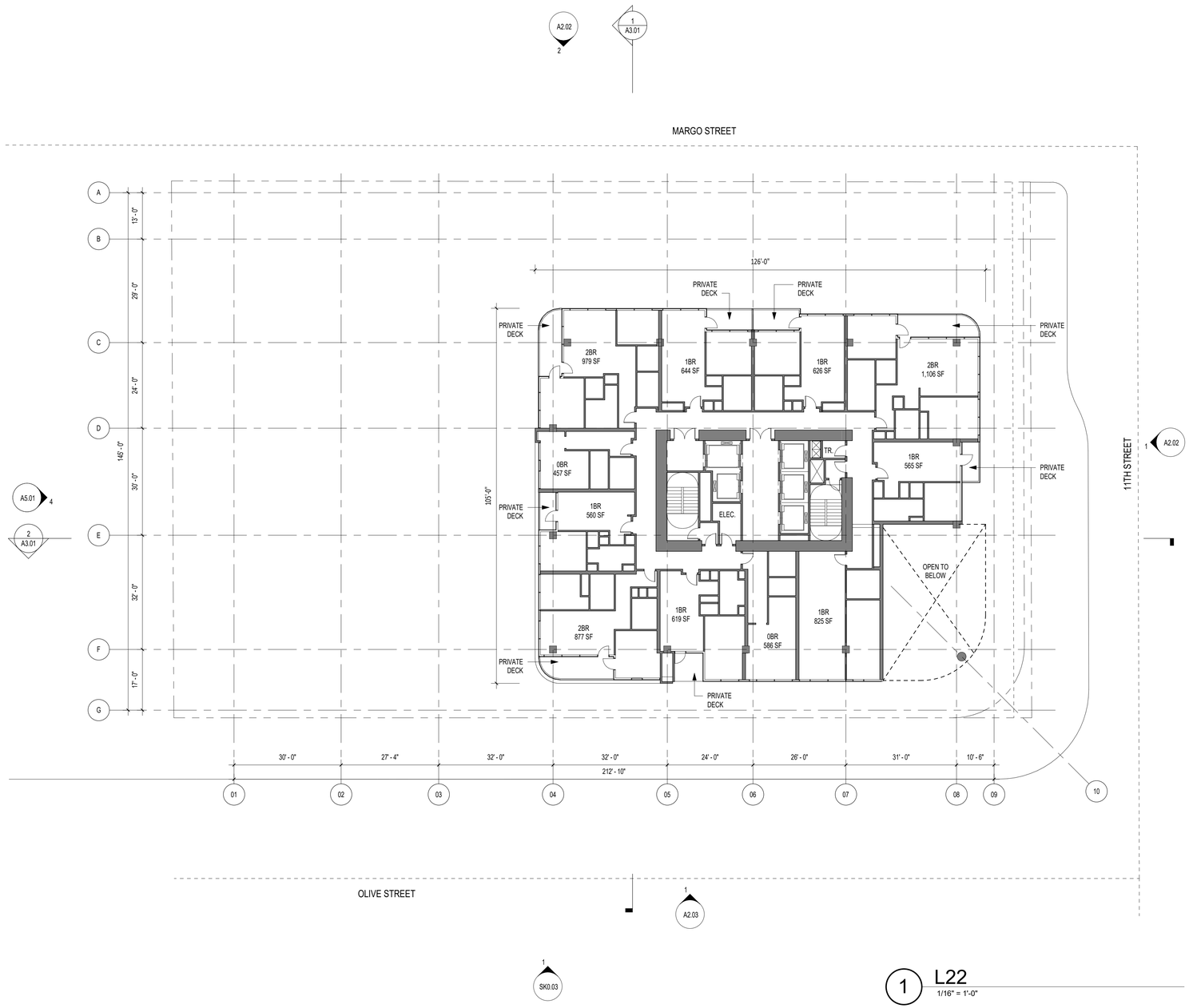
Sheet Identification

FLOOR PLAN - LEVEL 21

A1.11

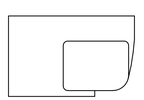
OPEN SPACE, LEVEL 22		
PRIVATE OPEN SPACE	8 BALCONY @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

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



1 L22
1/16" = 1'-0"

KEY PLAN



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	02/24/21	SITE PLAN REVIEW #4

Seal

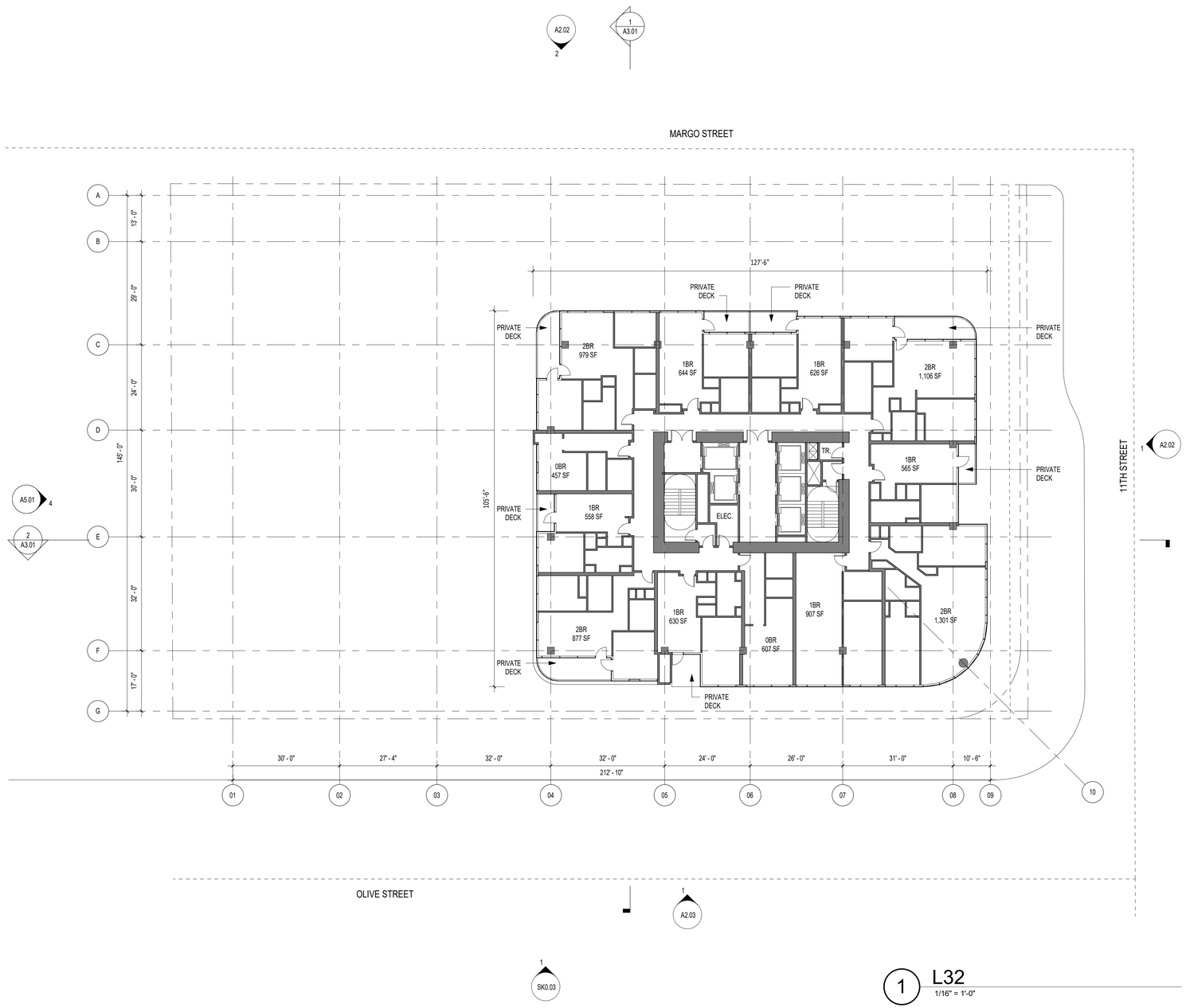
Sheet Identification

FLOOR PLAN - LEVEL 22

A1.12

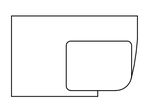
OPEN SPACE, LEVEL 32		
PRIVATE OPEN SPACE	8 BALCONY @ 50 SF/ EACH	400 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

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



1 L32
1/16" = 1'-0"

KEY PLAN



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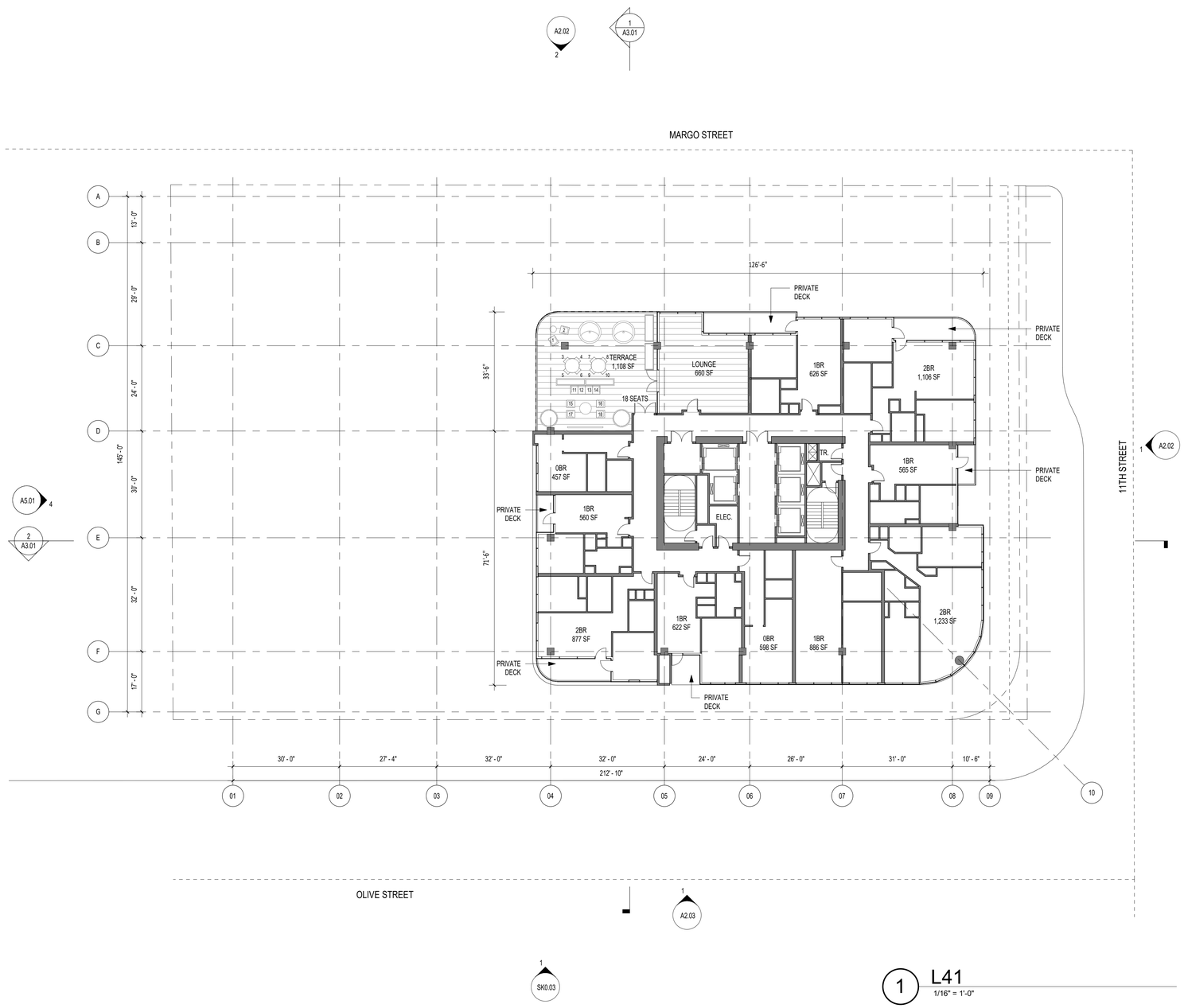
Sheet Identification

FLOOR PLAN - LEVEL 32

A1.13

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

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



1 L41
1/16" = 1'-0"

KEY PLAN

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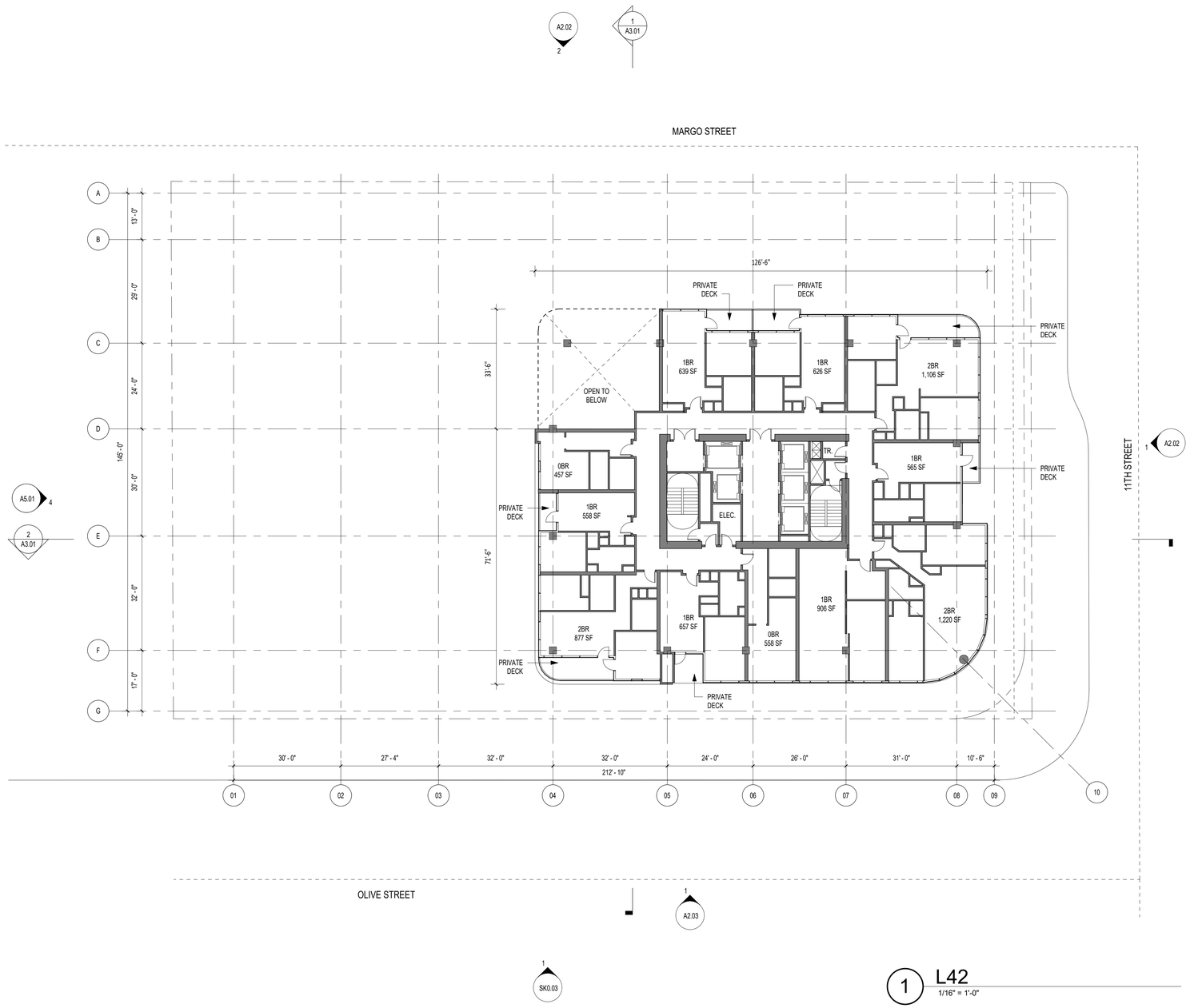
Sheet Identification

FLOOR PLAN - LEVEL 41

A1.14

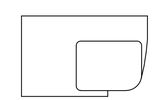
OPEN SPACE, LEVEL 42		
PRIVATE OPEN SPACE	7 BALCONIES @ 50 SF/ EACH	350 SF
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

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



1 L42
1/16" = 1'-0"

KEY PLAN



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	02/24/21	SITE PLAN REVIEW #4

Seal

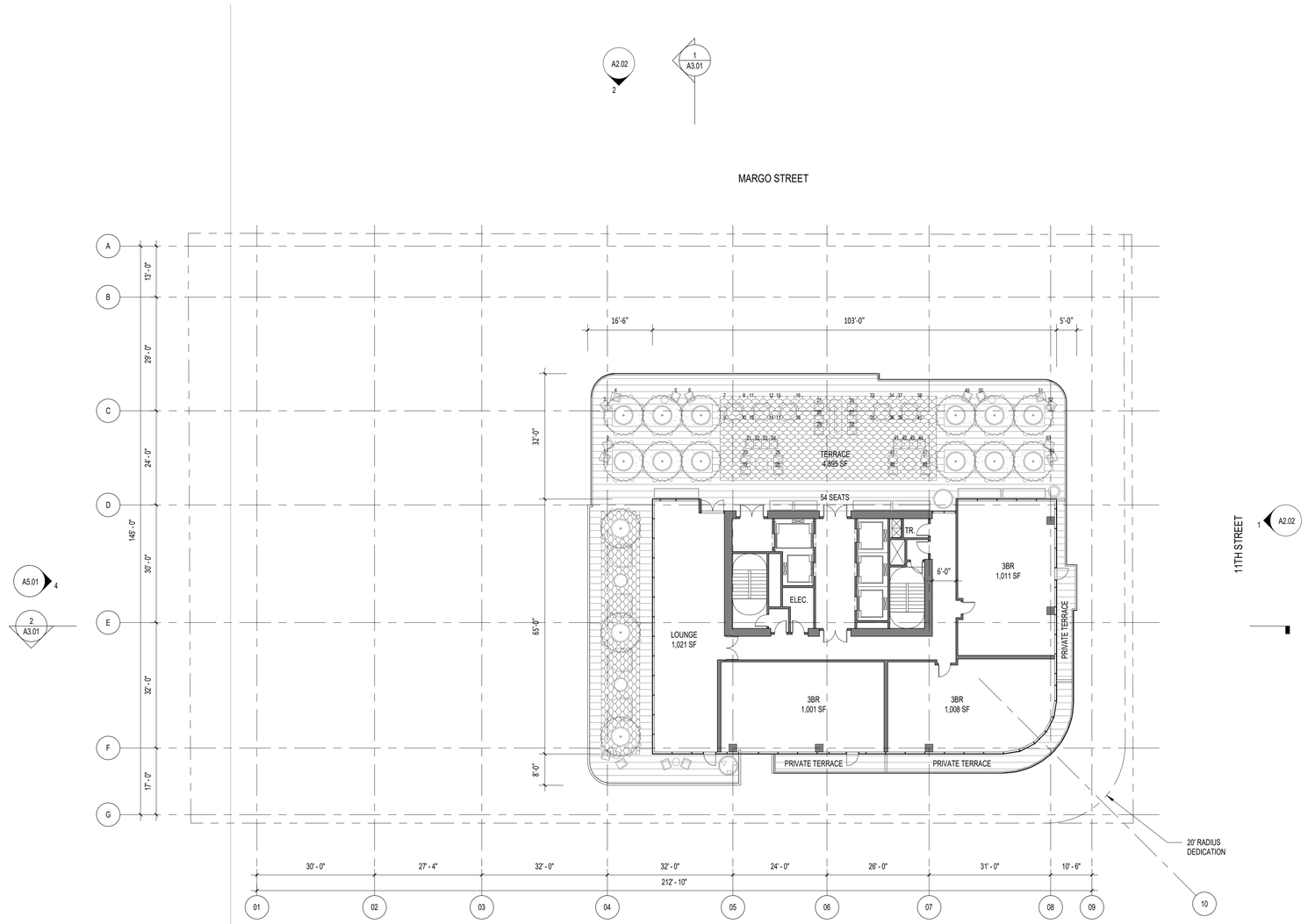
Sheet Identification

FLOOR PLAN - LEVEL 42

A1.15

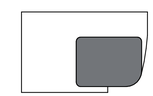
OPEN SPACE, LEVEL 51		
PRIVATE OPEN SPACE	3 BALCONIES @ 50 SF/ EACH	150 SF
COMMON OPEN SPACE (INDOOR)		1,021 SF
COMMON OPEN SPACE (OUTDOOR)		4,895 SF

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



1 L51
1/16" = 1'-0"

KEY PLAN



0 8 16 32

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

CallisonRTKL Project No: 040-170198.00

Consultant

DTLA South Park Properties Site 2

Owner Address

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

Issue Drawing Log

05/04/18	SITE PLAN REVIEW
11/01/19	SITE PLAN REVIEW #2
09/10/20	SITE PLAN REVIEW #3
02/24/21	SITE PLAN REVIEW #4

Seal

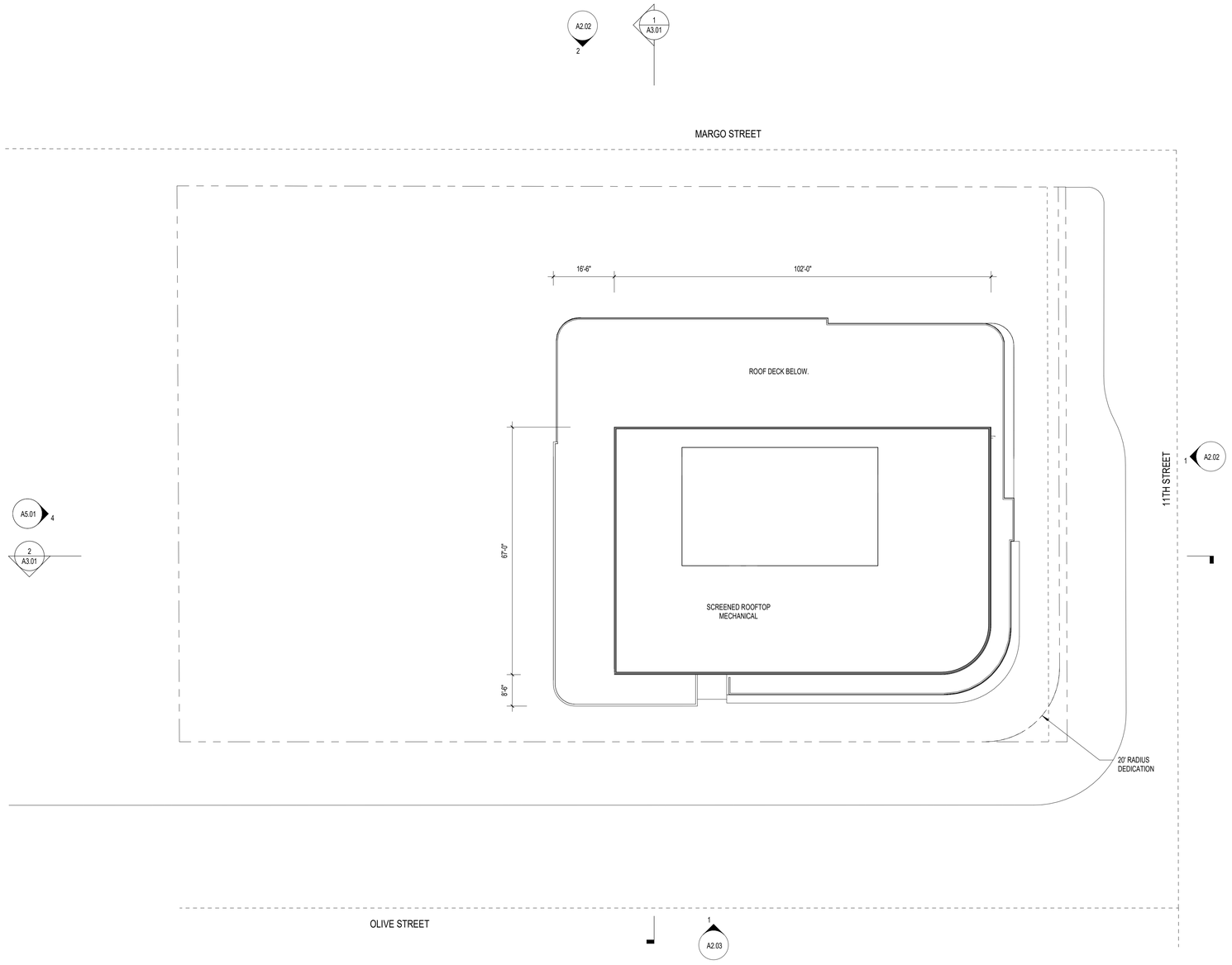
Sheet Identification

FLOOR PLAN - LEVEL 51

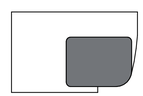
A1.16

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

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



KEY PLAN



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

0 8 16 32

N

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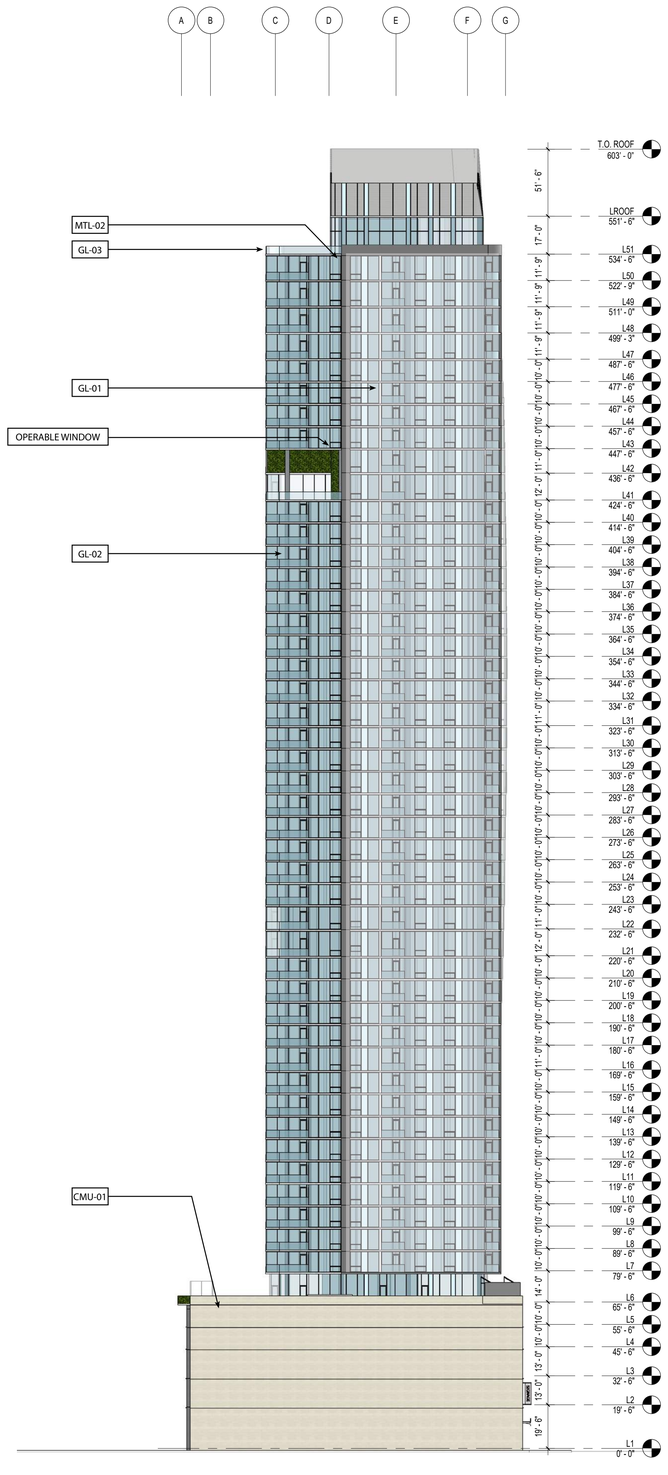
FLOOR PLAN - ROOF LEVEL

A1.17


A
B
C
D
E
F
G
MTL-02
GL-03
GL-01
OPERABLE WINDOW
GL-02
CMU-01
T.O. ROOF 603' - 0"
LROOF 551' - 6"
L51 534' - 6"
L50 522' - 9"
L49 511' - 0"
L48 499' - 3"
L47 487' - 6"
L46 477' - 6"
L45 467' - 6"
L44 457' - 6"
L43 447' - 6"
L42 436' - 6"
L41 424' - 6"
L40 414' - 6"
L39 404' - 6"
L38 394' - 6"
L37 384' - 6"
L36 374' - 6"
L35 364' - 6"
L34 354' - 6"
L33 344' - 6"
L32 334' - 6"
L31 323' - 6"
L30 313' - 6"
L29 303' - 6"
L28 293' - 6"
L27 283' - 6"
L26 273' - 6"
L25 263' - 6"
L24 253' - 6"
L23 243' - 6"
L22 232' - 6"
L21 220' - 6"
L20 210' - 6"
L19 200' - 6"
L18 190' - 6"
L17 180' - 6"
L16 169' - 6"
L15 159' - 6"
L14 149' - 6"
L13 139' - 6"
L12 129' - 6"
L11 119' - 6"
L10 109' - 6"
L9 99' - 6"
L8 89' - 6"
L7 79' - 6"
L6 65' - 6"
L5 55' - 6"
L4 45' - 6"
L3 32' - 6"
L2 19' - 6"
L1 0' - 0"
51' - 6"
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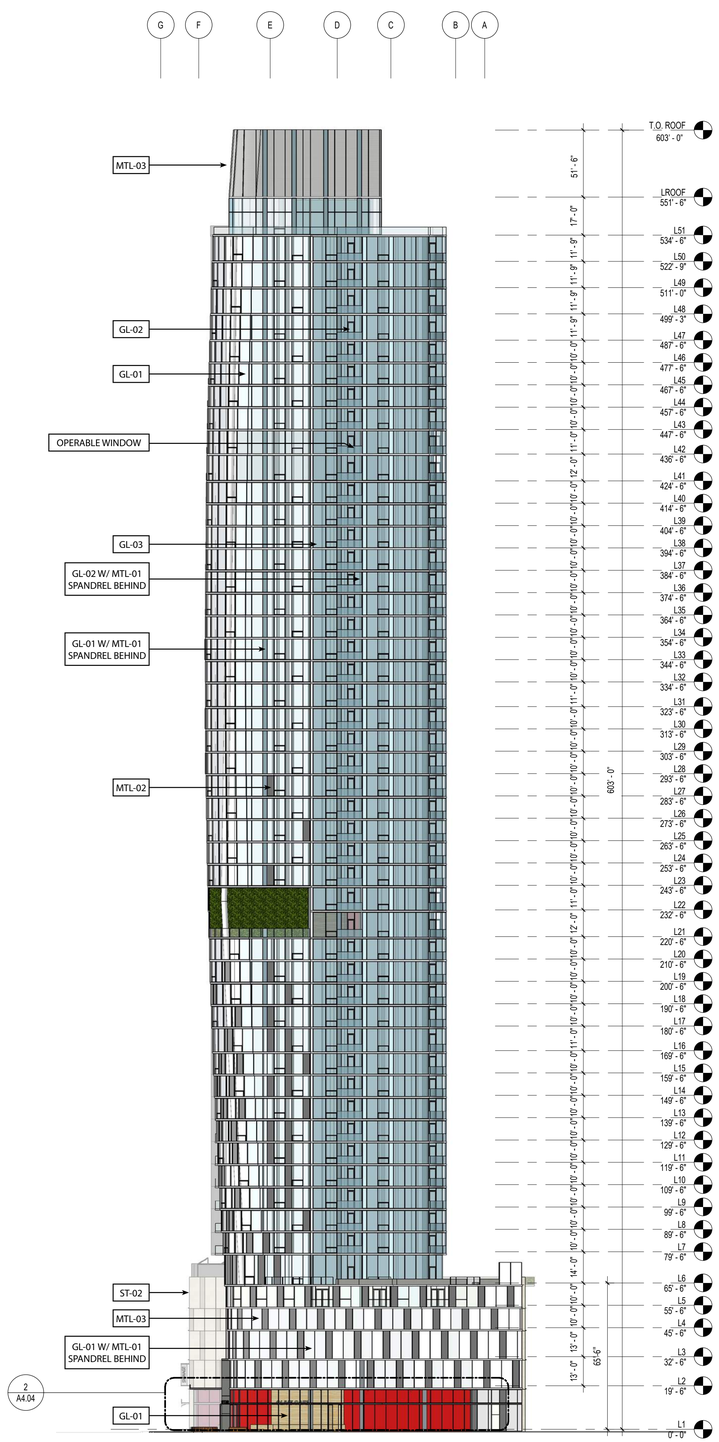
G
F
E
D
C
B
A
MTL-03
GL-02
GL-01
OPERABLE WINDOW
GL-03
GL-02 W/ MTL-01 SPANDREL BEHIND
GL-01 W/ MTL-01 SPANDREL BEHIND
MTL-02
ST-02
MTL-03
GL-01 W/ MTL-01 SPANDREL BEHIND
GL-01
2 A4.04
T.O. ROOF 603' - 0"
LROOF 551' - 6"
L51 534' - 6"
L50 522' - 9"
L49 511' - 0"
L48 499' - 3"
L47 487' - 6"
L46 477' - 6"
L45 467' - 6"
L44 457' - 6"
L43 447' - 6"
L42 436' - 6"
L41 424' - 6"
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L7 79' - 6"
L6 65' - 6"
L5 55' - 6"
L4 45' - 6"
L3 32' - 6"
L2 19' - 6"
L1 0' - 0"
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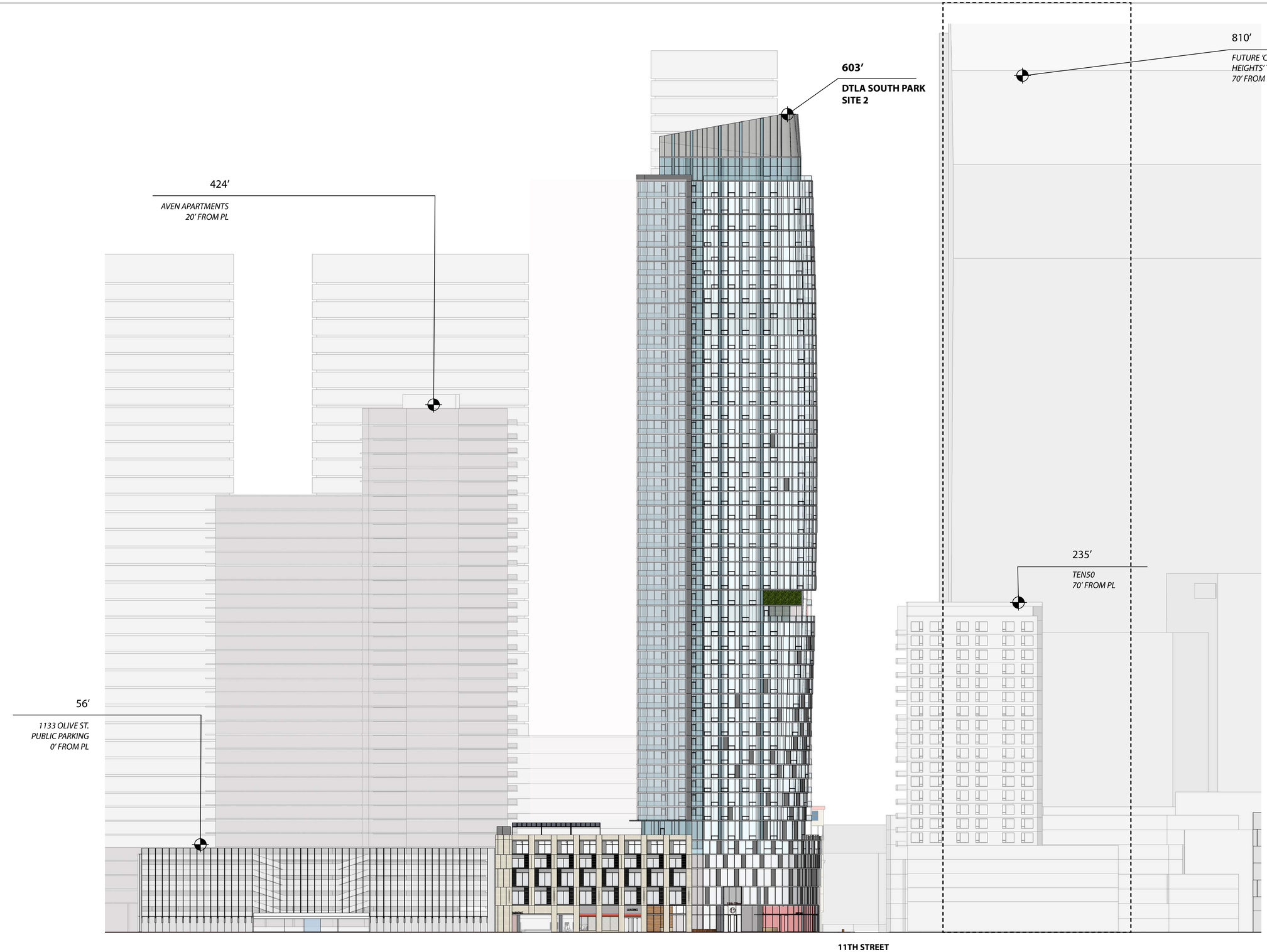

1 EAST ELEVATION - CONTEXT
1/32" = 1'-0"

NOTE: ALL HEIGHTS AND DIMENSIONS ARE APPROXIMATE

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CALLISONRTKL™

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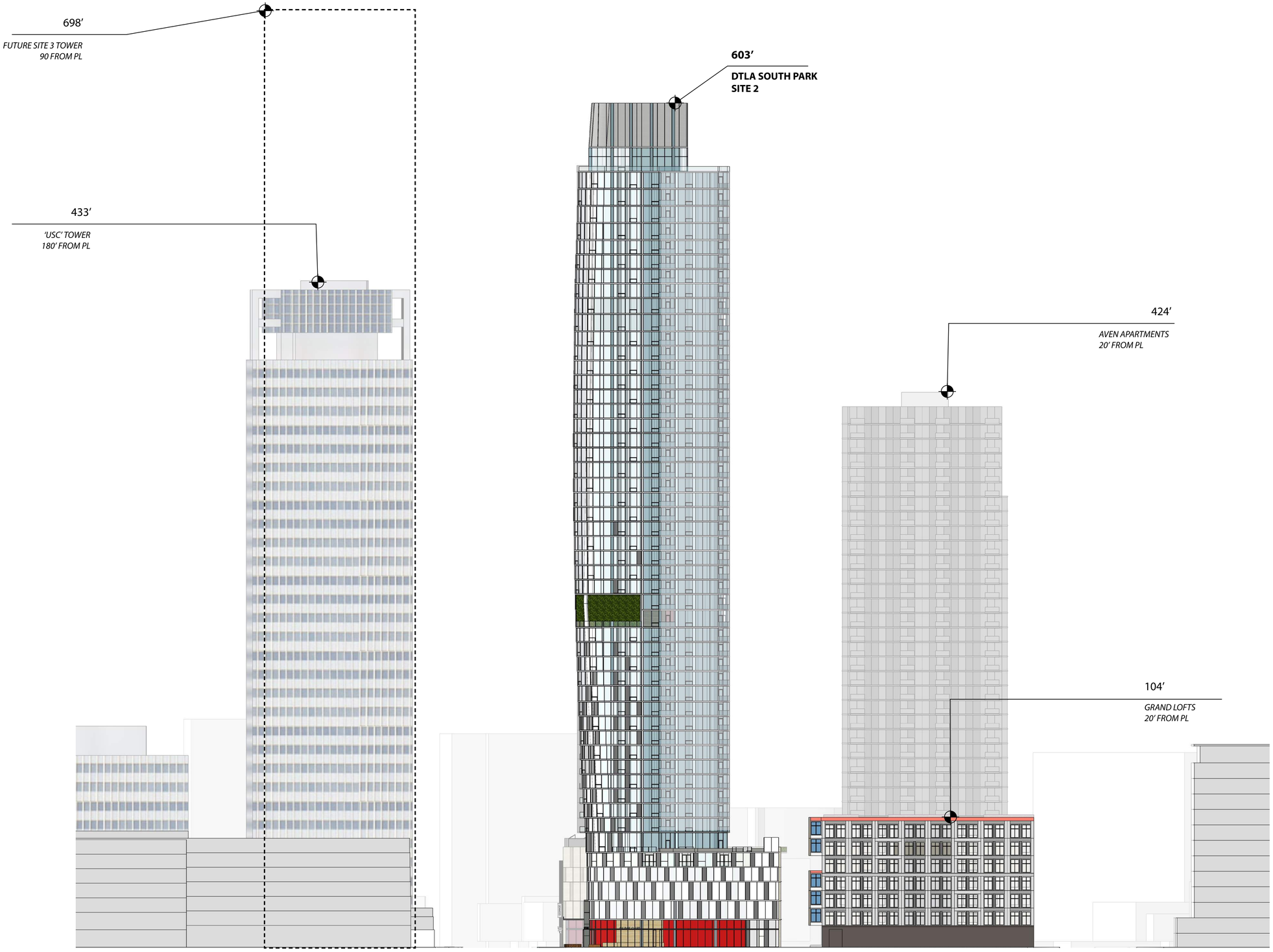
Seal

Sheet Identification

CONTEXT ELEVATIONS

A2.03



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

NOTE: ALL HEIGHTS AND DIMENSIONS ARE APPROXIMATE

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	02/24/21	SITE PLAN REVIEW #4

Seal

Sheet Identification

CONTEXT ELEVATIONS

A2.04

1 11TH & OLIVE - 1
1/32" = 1'-0"

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DTLA South Park Properties Site 2

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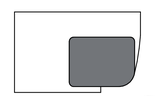
	02/24/21	SITE PLAN REVIEW #4

Seal

KEY PLAN



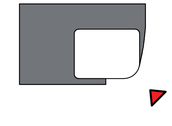
Sheet Identification

RENDERING

A2.05

1 11TH & OLIVE - 2
1/32" = 1'-0"

KEY PLAN



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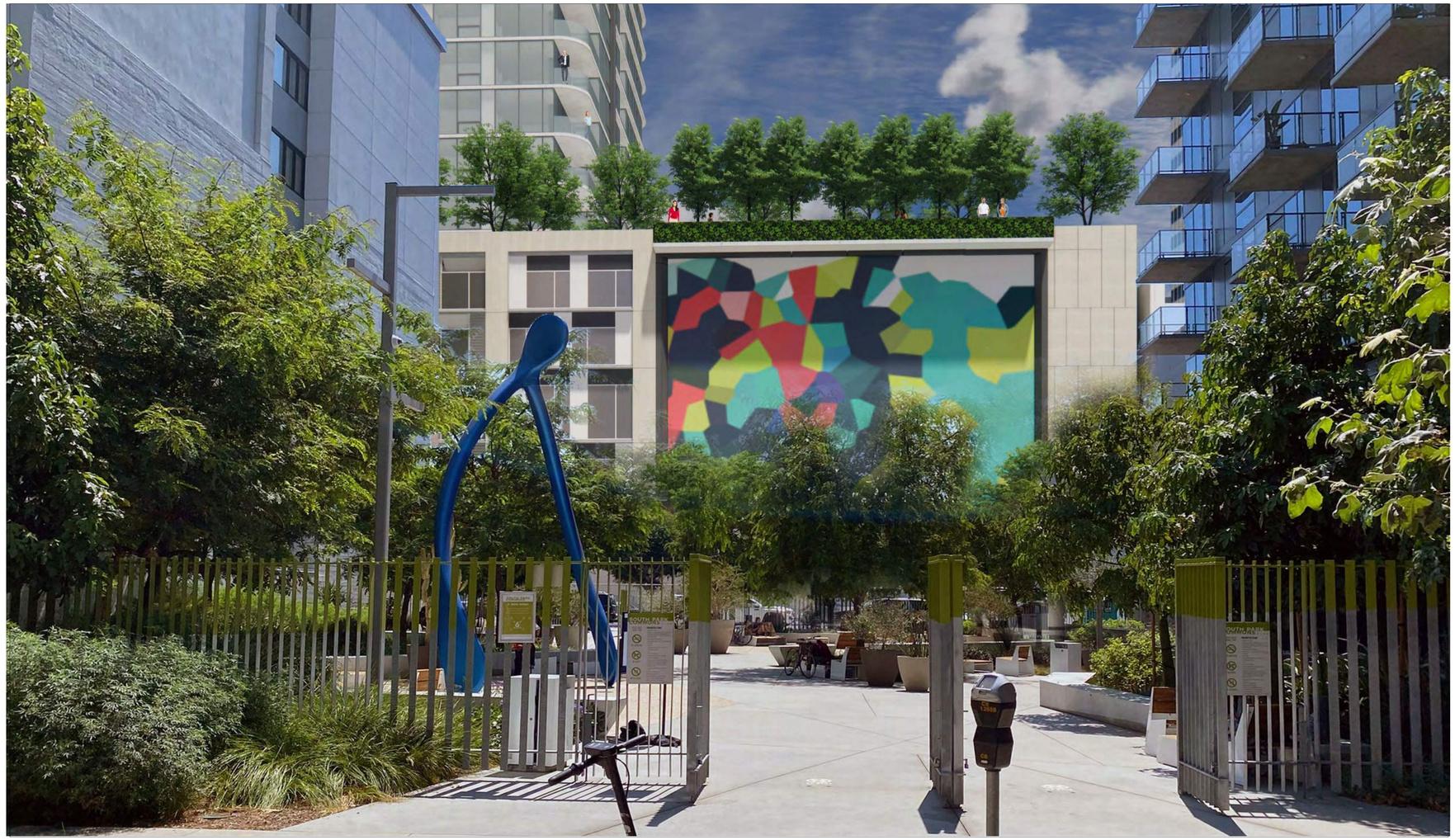
Seal

Sheet Identification

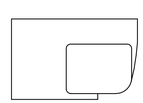
RENDERING

A2.06



1 MARGO STREET
1/32" = 1'-0"

KEY PLAN



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Sheet Identification

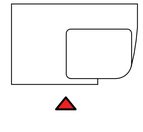
RENDERING

A2.07

1. RETAIL PLAZA
2. LOBBY
3. MAIL ROOM
4. LEASING BOUTIQUE
5. PARKING ENTRANCE
6. PEDESTRIAN CONNECTION TO SOUTH PARK COMMONS

1 PODIUM ALONG OLIVE
1/32" = 1'-0"

KEY PLAN



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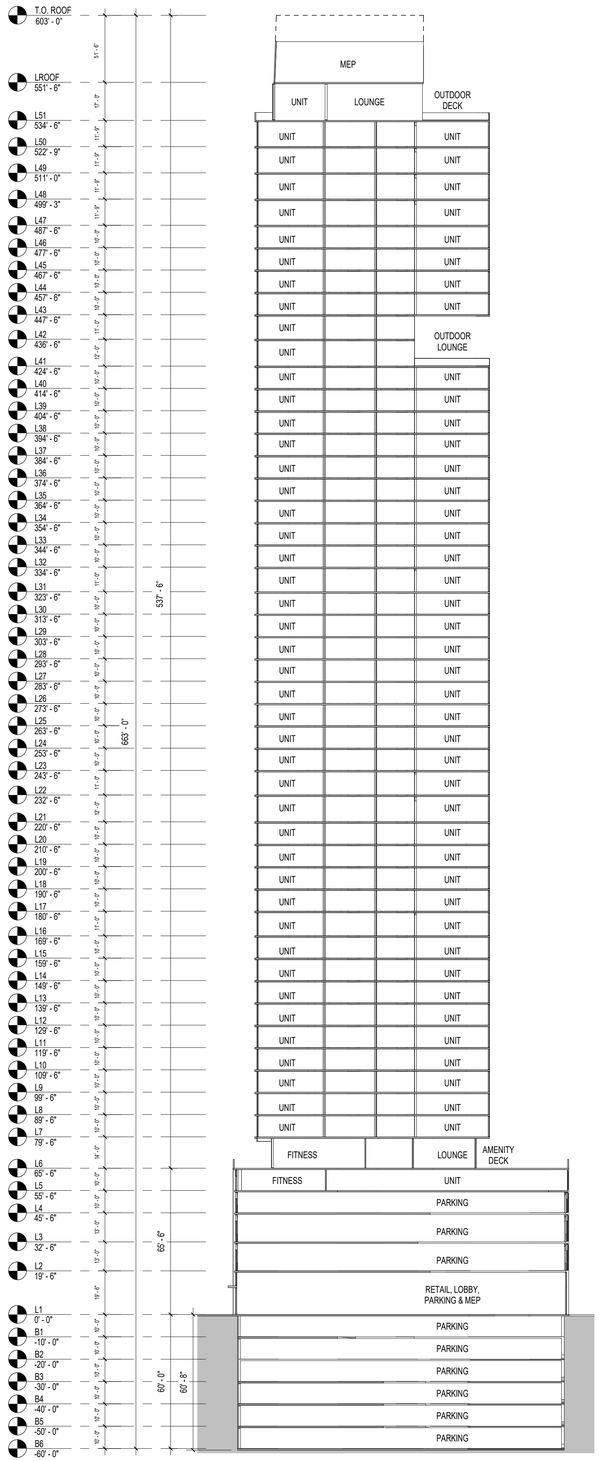
Seal

Sheet Identification

RENDERING

A2.08


T.O. ROOF
603' - 0"
LROOF
551' - 6"
L51
534' - 6"
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522' - 9"
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511' - 0"
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499' - 3"
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487' - 6"
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477' - 6"
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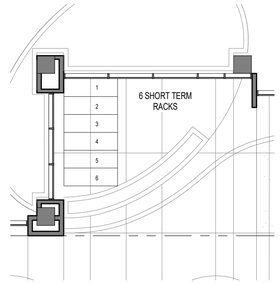
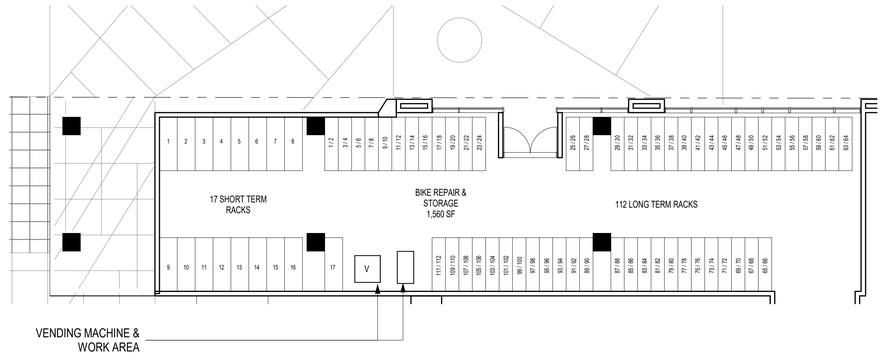
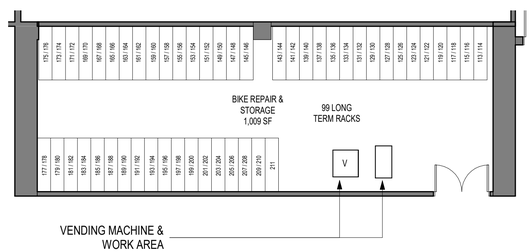
4' - 11



3 BIKE PARKING - MAIN ENTRANCE
1/8" = 1'-0"



2 BICYCLE STORAGE - LEVEL 1
1/8" = 1'-0"



1 BICYCLE STORAGE - LEVEL 5
1/8" = 1'-0"

0 4 8 16

N

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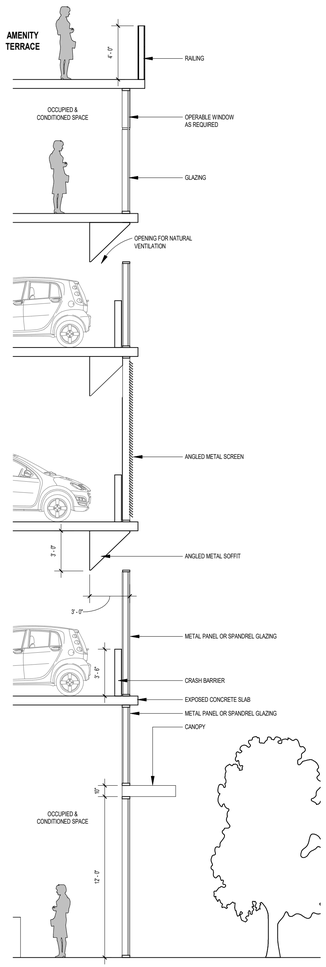
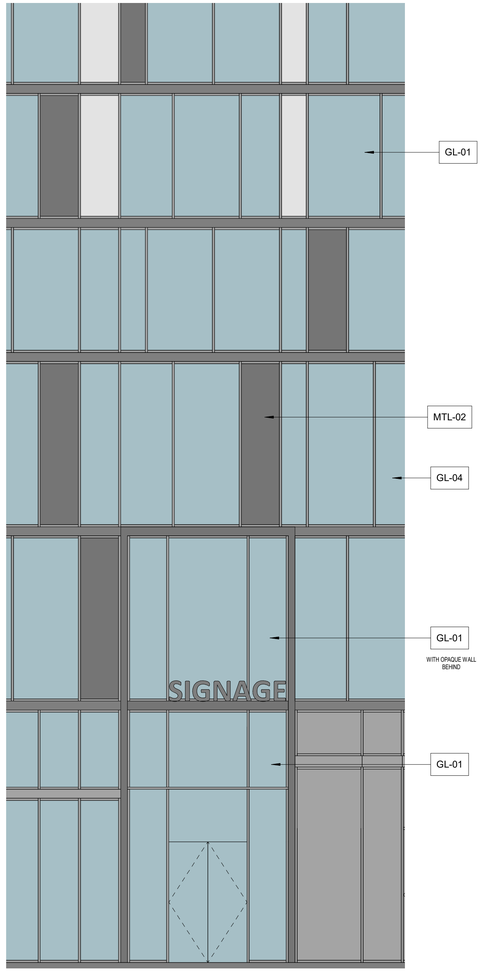
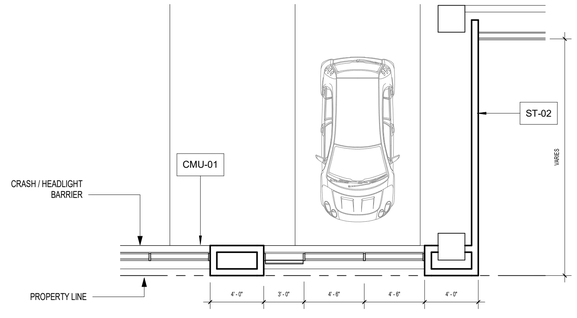
Sheet Identification

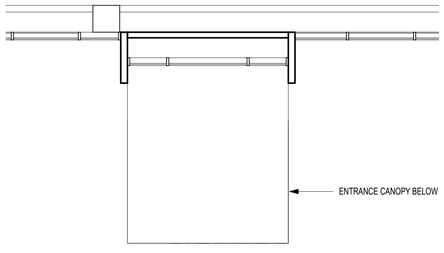
ENLARGED BIKE PARKING PLANS

A4.01

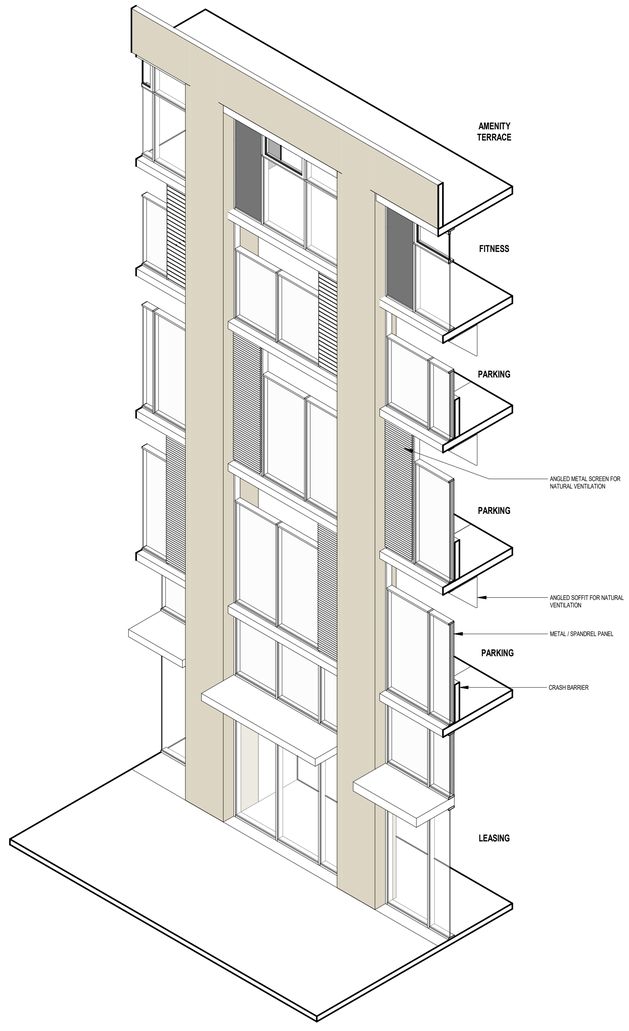








EXTERIOR MATERIAL LEGEND	
CODE	DESCRIPTION
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER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



1 TYP. PODIUM FACADE (OLIVE ST)
3/16" = 1'-0"

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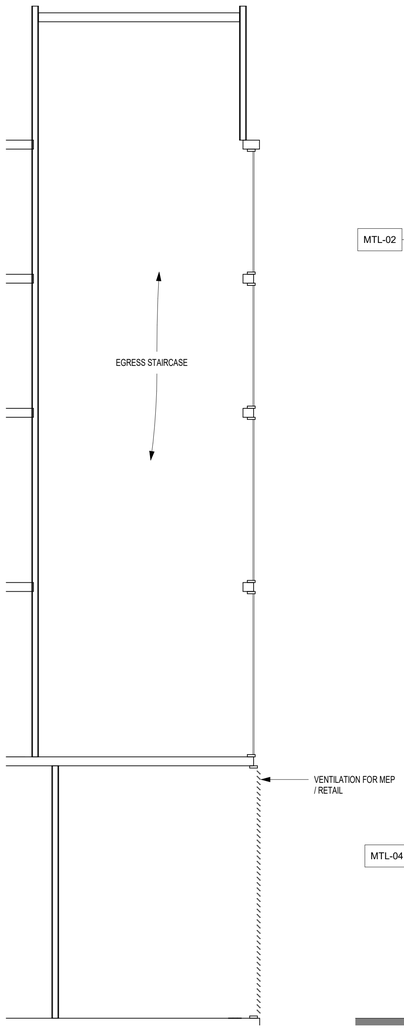
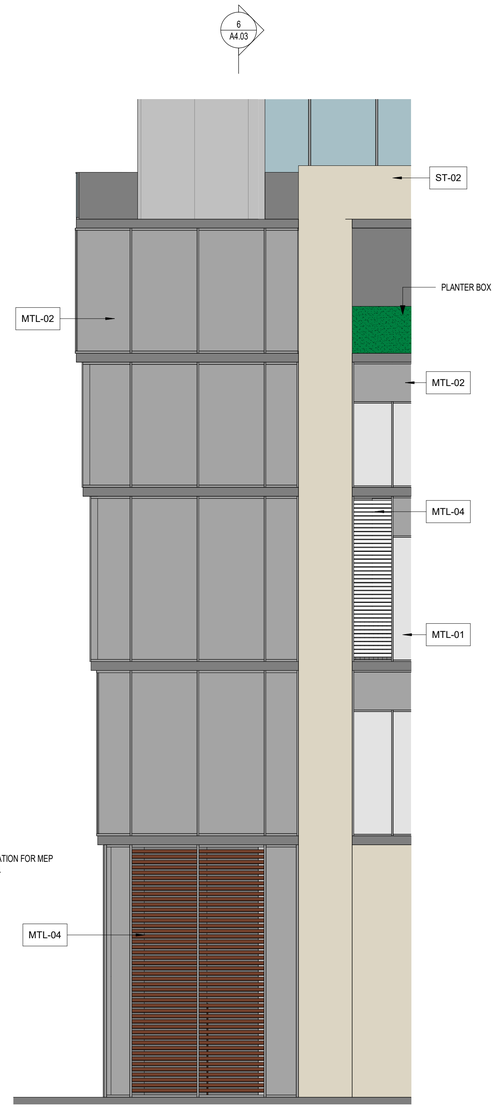
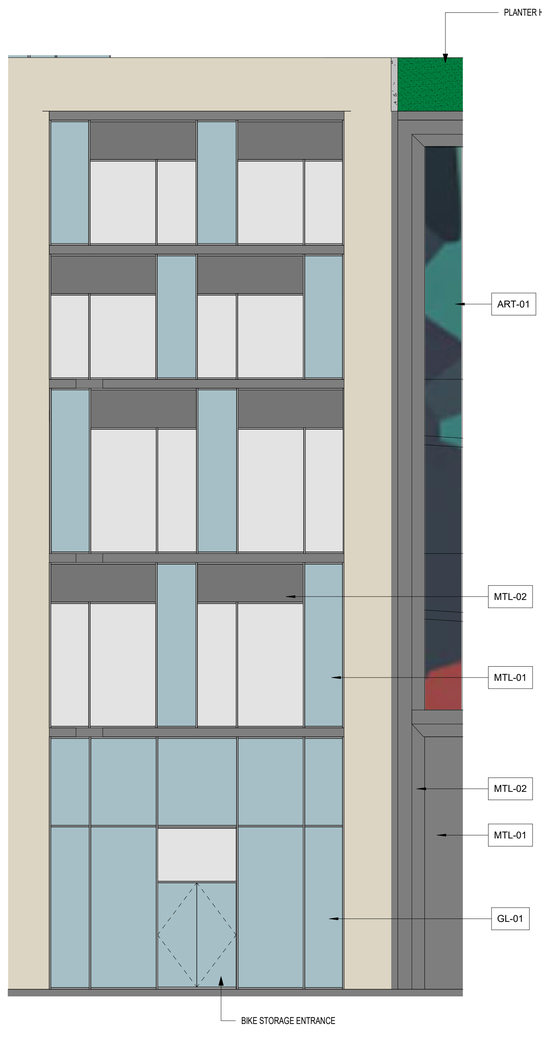
Sheet Identification

TYPICAL PARKING FACADE DIAGRAMS - OLIVE STREET

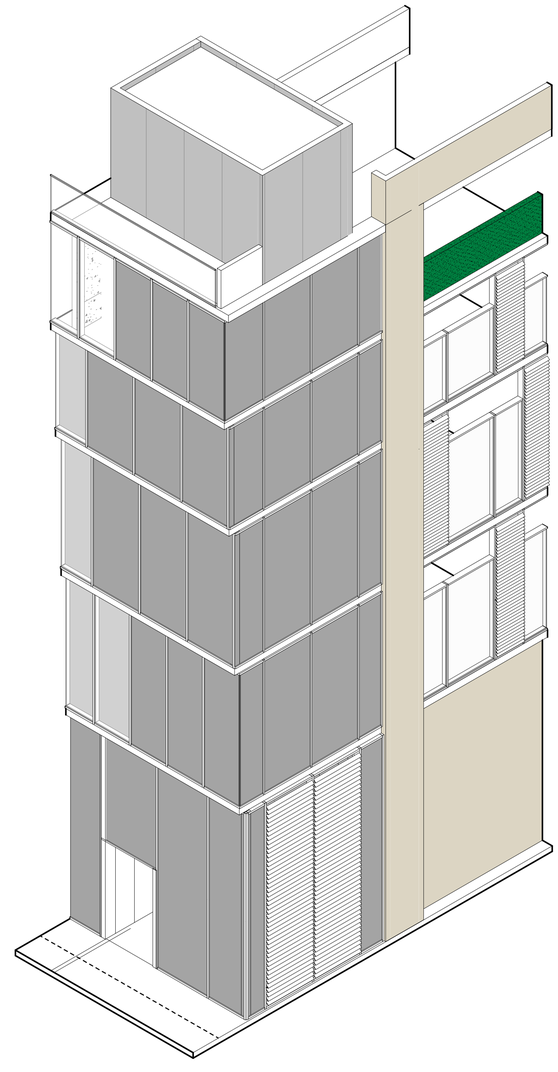
A4.02

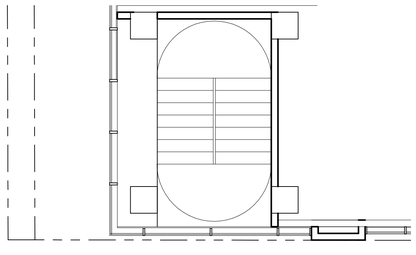


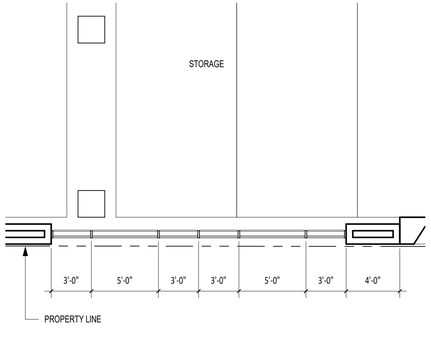




EXTERIOR MATERIAL LEGEND	
CODE	DESCRIPTION
ART-01	MURAL
CMU-01	CMU WALL, LIGHT GREY
GL-01	VISION GLAZING, CLEAR
GL-02	VISION GLAZING, TINTED
GL-03	TEMPERED GLAZING (GUARD RAILS, GLASS DOORS)
GL-04	SPANDREL GLAZING
MTL-01	METAL PANEL, SILVER
MTL-02	METAL PANEL, GRAY
MTL-03	METAL PANEL, PERFORATED, SILVER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







1 TYP. PODIUM FACADE (MARGO ST)
3/16" = 1'-0"

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Los Angeles, CA 90071
Tel: 213.633.6000

CallisonRTKL Project No: 040-170198.00

Consultant

DTLA South Park Properties Site 2

Owner Address

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

Issue Drawing Log

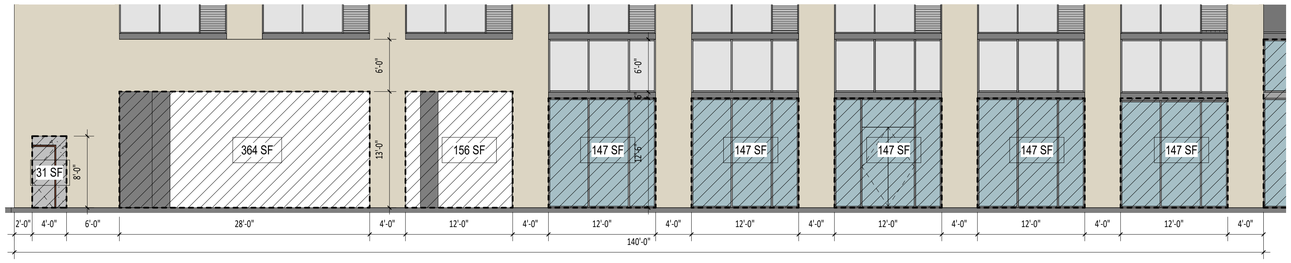
	05/04/18	SITE PLAN REVIEW
	11/01/19	SITE PLAN REVIEW #2
	09/10/20	SITE PLAN REVIEW #3
	02/24/21	SITE PLAN REVIEW #4

Seal

Sheet Identification

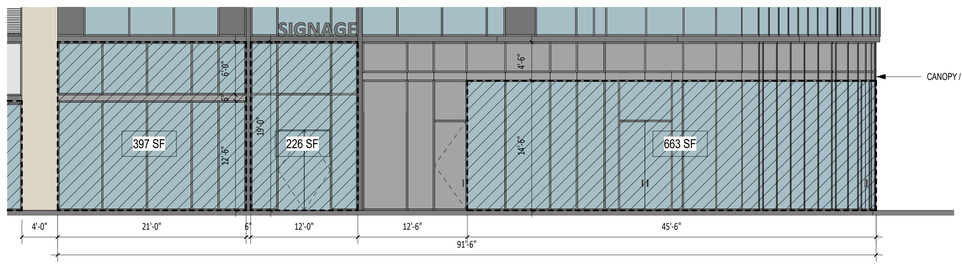
TYPICAL PARKING FACADE DIAGRAMS - MARGO STREET

A4.03



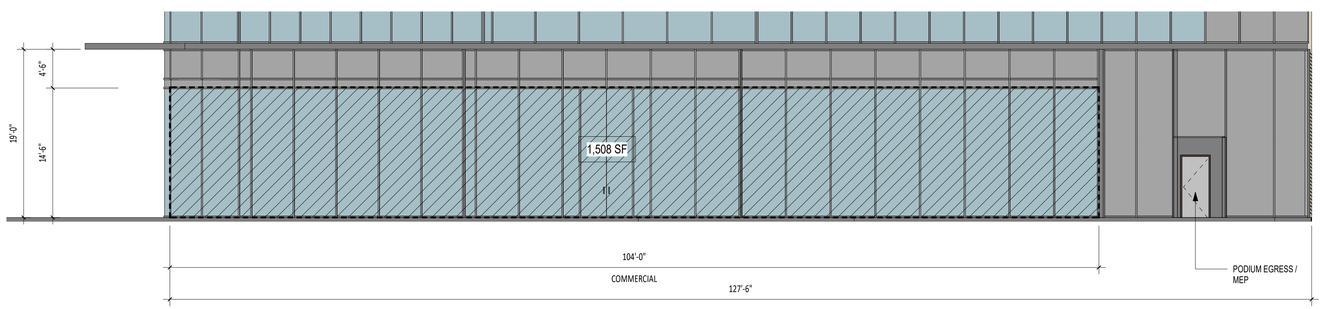
4 ENLARGED RETAIL - OLIVE STREET - SOUTH

1/8" = 1'-0"



3 ENLARGED RETAIL - OLIVE STREET - NORTH

1/8" = 1'-0"



2 ENLARGED RETAIL - 11TH STREET

1/8" = 1'-0"

EAST ELEVATION:

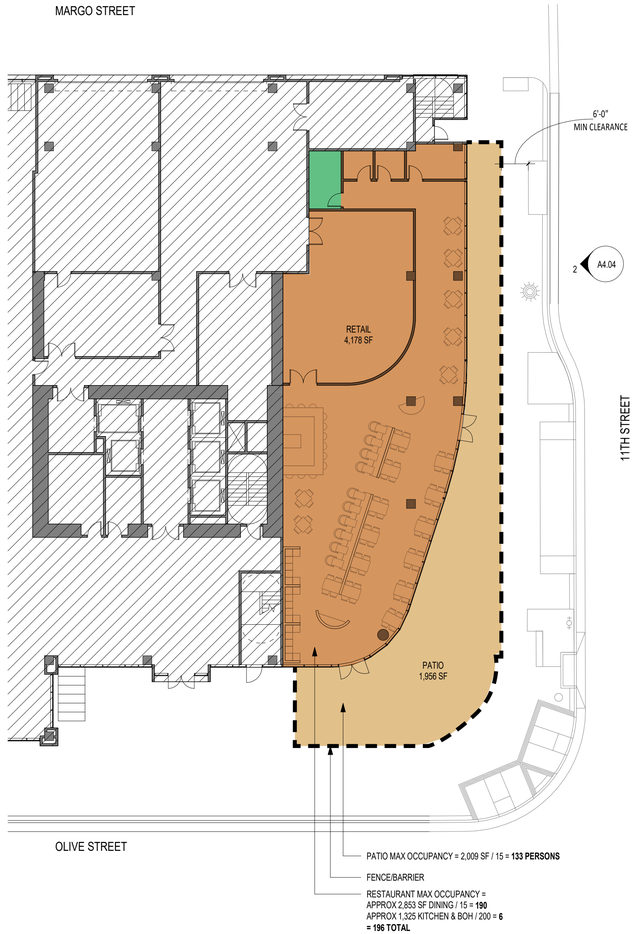
OVERALL AREA
(19'-0" X 140'-0") + (19'-0" X 91'-6") = **4,398.5 SF**

GLAZED AREA
(31+364+456+147+147+147+147+147+397+226+663) = **2,572 SF (58%)**

SOUTH ELEVATION:

OVERALL AREA
19'-0" X 127'-6" = **2,422.5 SF**

GLAZED AREA
(14'-6" x 104'-0") = **1,508 SF (62%)**



1 CUB EXHIBIT

1/16" = 1'-0"

CONDITIONAL USE PERMIT - BEVERAGE; SUMMARY TABLE

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

NOTES:

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

EXTERIOR SPACE
INTERIOR SPACE
ALCOHOL STORAGE

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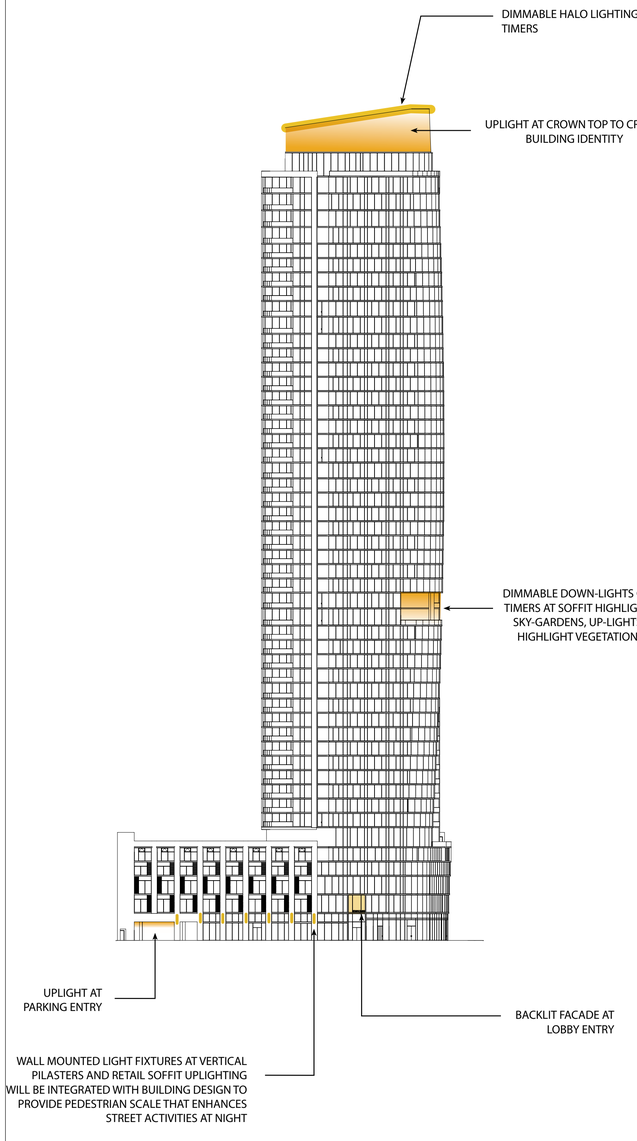
Seal

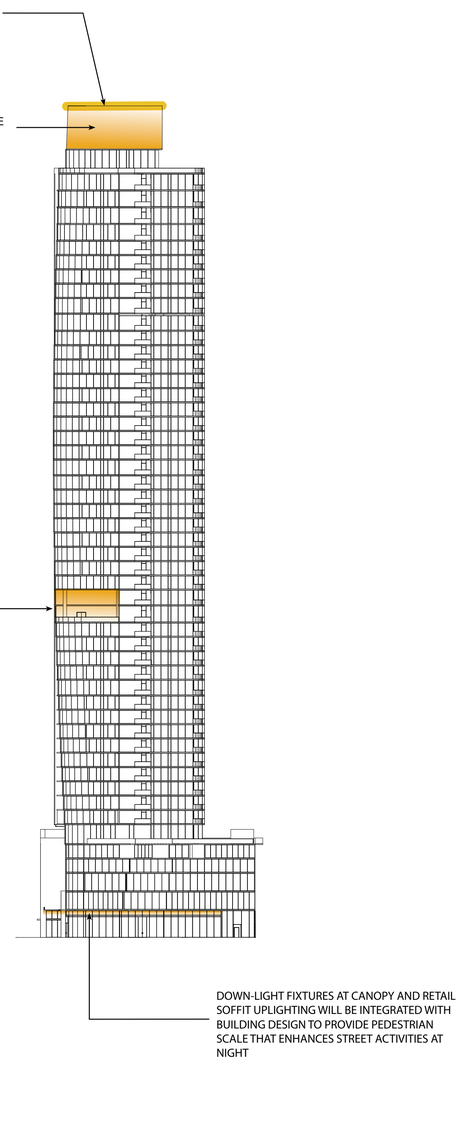
Sheet Identification

CUB EXHIBIT & RETAIL ELEVATIONS

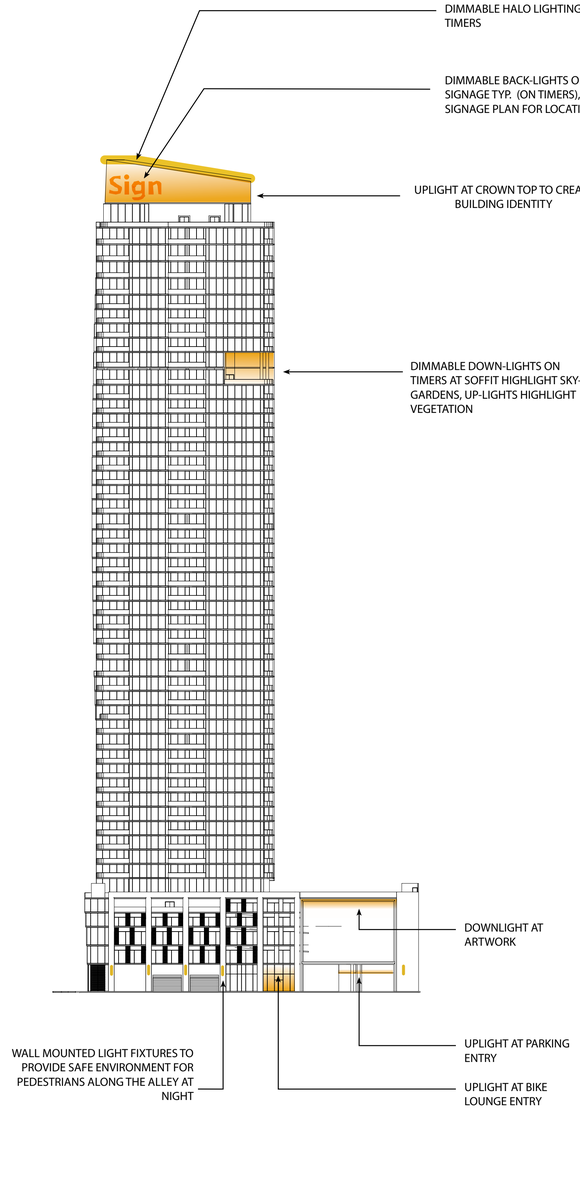
A4.04



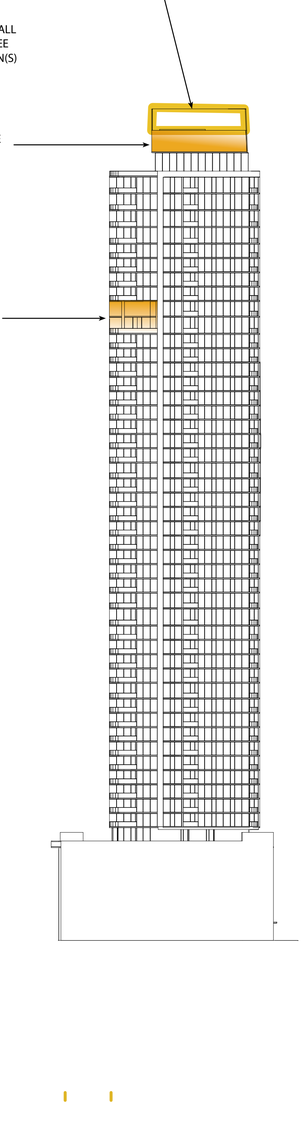
1 LIGHTING STRATEGY - EAST
1" = 50'-0"



2 LIGHTING STRATEGY - NORTH
1" = 50'-0"



3 LIGHTING STRATEGY - WEST
1" = 50'-0"



4 LIGHTING STRATEGY - SOUTH
1" = 50'-0"

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Seal

Sheet Identification

LIGHTING STRATEGY

A5.01

CONTEXT ADJACENCIES

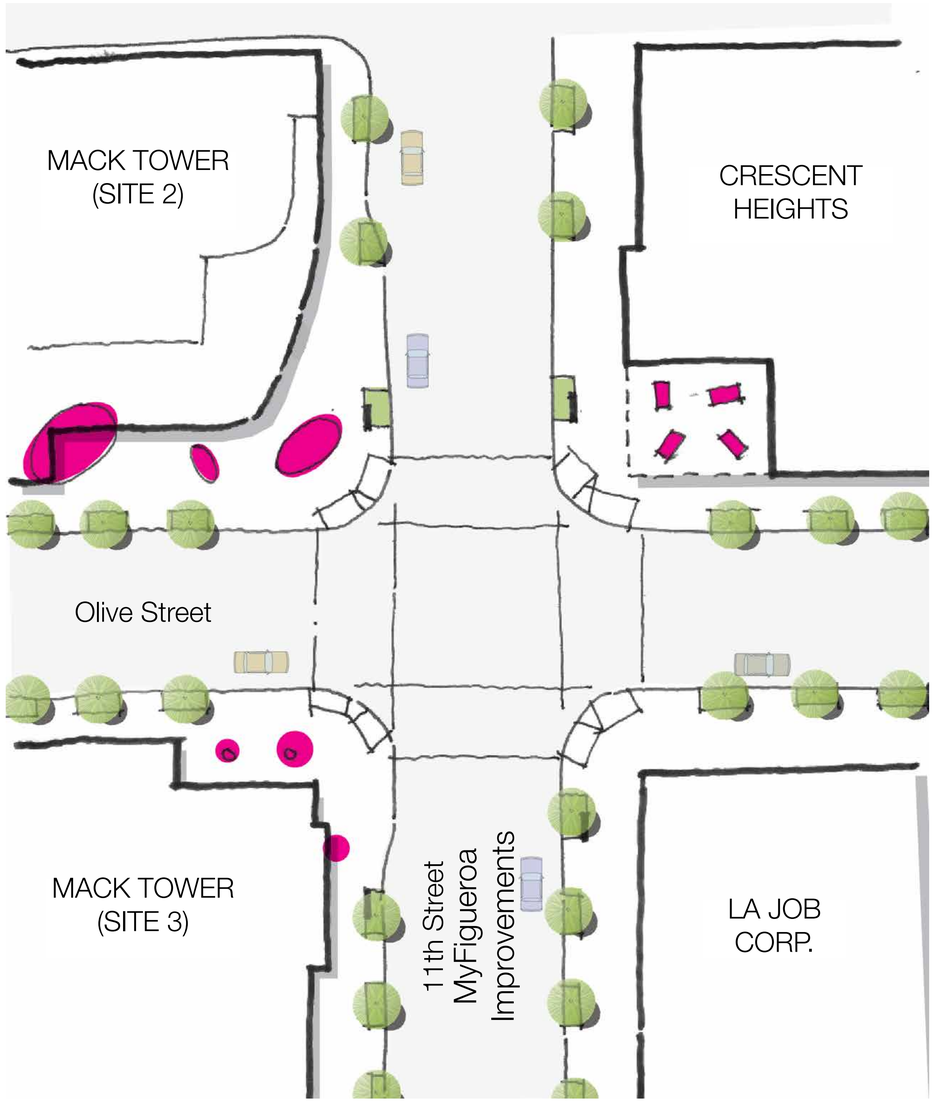
The adjacent, new residential developments at 11th and Olive have a designed relationship to one another through the uniform MyFig improvements, consistent streetscape, and overall pedestrian experience.

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

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

MyFig Improvements along 11th Street

Future Tower (Crescent Heights)



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Pasadena, CA 91101
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Seal

Sheet Identification

SITE 2 LANDSCAPE SITE CONTEXT

L0.01

CONTEXT TO CONCEPT

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

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

Urban Grid

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

Rolling Hills

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

Neighborhood Connection

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

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Seal

Sheet Identification

SITE 2 LANDSCAPE SITE CONCEPT

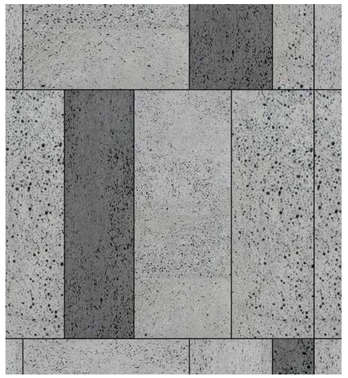
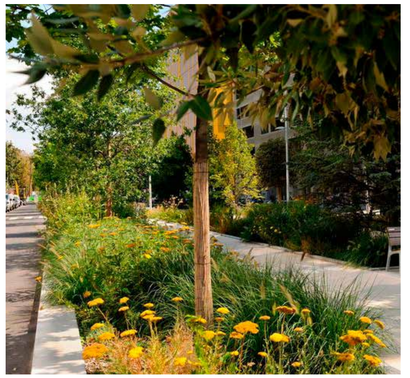
L0.02

Urban Grid

Modular, rectilinear paving pattern

Linear planters and street trees

Opportunity for gathering, dining, relaxing

Rolling Hills

Raised, rounded planters

"Contours" within the paving

Integrated seating and lighting

Soft, textured planting

Opportunity for art, branding, and identity

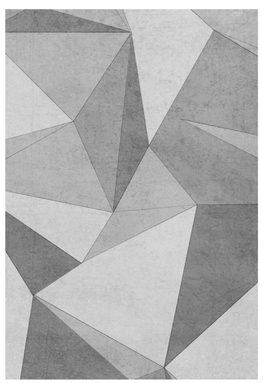
Neighborhood Connection

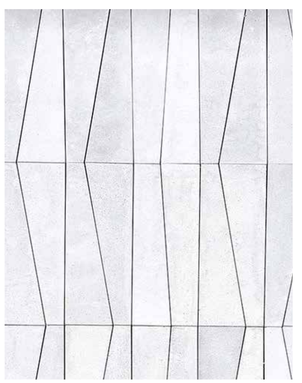
Angled paving, with varied finishes

Painted graphic at alley

Integrated lighitng

Neighborhood wayfinding





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EPTDESIGN
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Pasadena, CA 91101
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DTLA South Park Properties Site 2

Owner Address

MREG 1105 OLIVE LLC
1159 S. OLIVE, SUITE 2250
LOS ANGELES, CA 90015

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Seal

Sheet Identification

SITE 2 LANDSCAPE SITE CONCEPT IMAGERY

L0.03

LEGEND

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

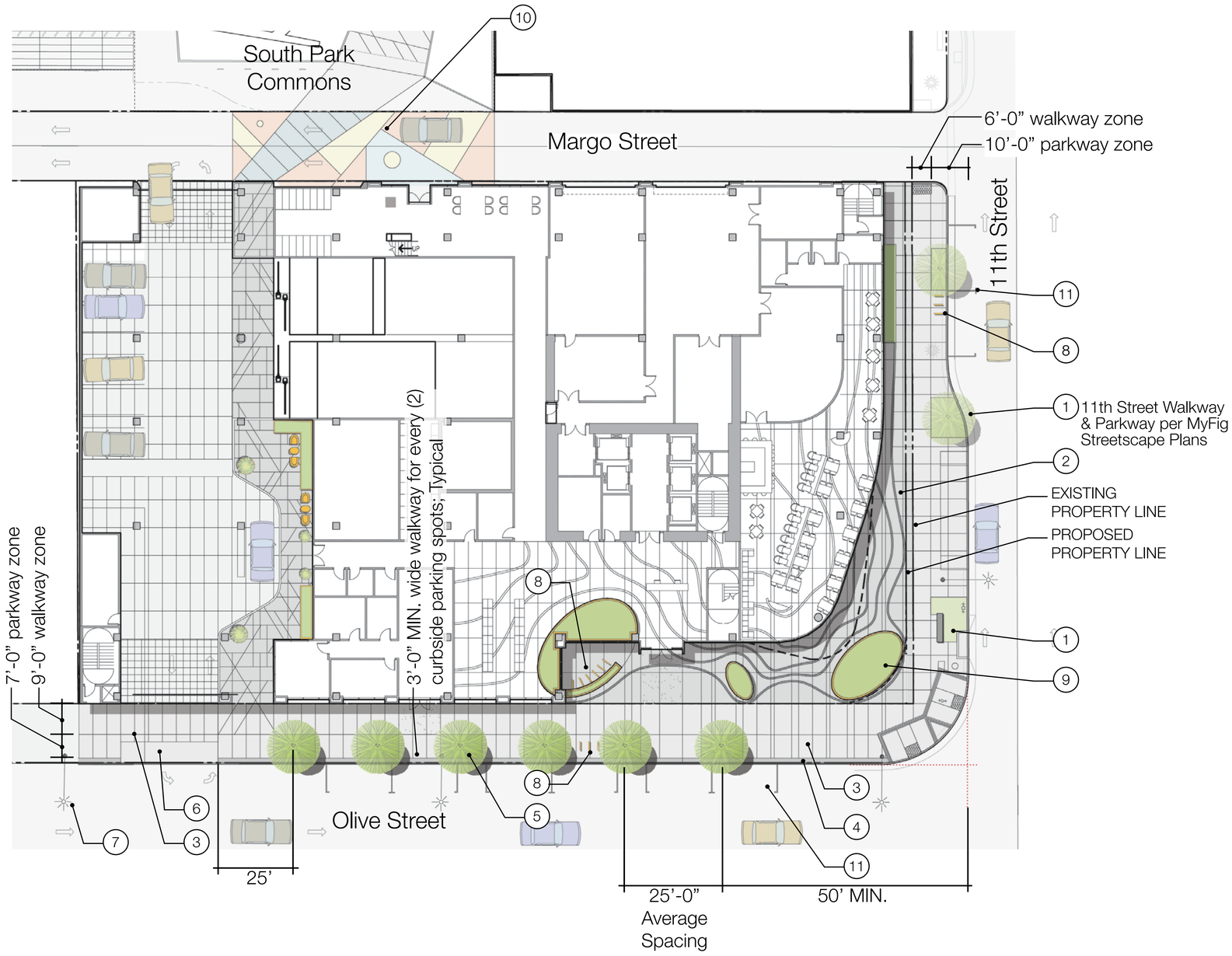
Proposed Street Tree:
Platanus acerifolia -
London Planetree

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

Ground Level:	8
Level 5 Mezzanine:	0
Level 6 Amenity:	92
Level 21 Amenity	0
Level 41 Amenity:	0
Level 51 Penthouse:	15

Common Open Space: 25,808 SF
Landscaped Open Space Required: 6,452 SF
Landscaped Open Space Provided: 6,452 SF

Ground Level:	0 SF
Level 5 Mezzanine:	230 SF
Level 6 Amenity:	5,336 SF
Level 21 Amenity	0 SF
Level 41 Amenity:	0 SF
Level 51 Penthouse:	886 SF



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Seal

Sheet Identification

SITE 2 LANDSCAPE LEVEL 1 - ILLUSTRATIVE PLAN

L1.01A

LEGEND

REFER TO ARCHITECTURAL SHEET G0.01a
FOR TOTAL OPEN SPACE INFORMATION

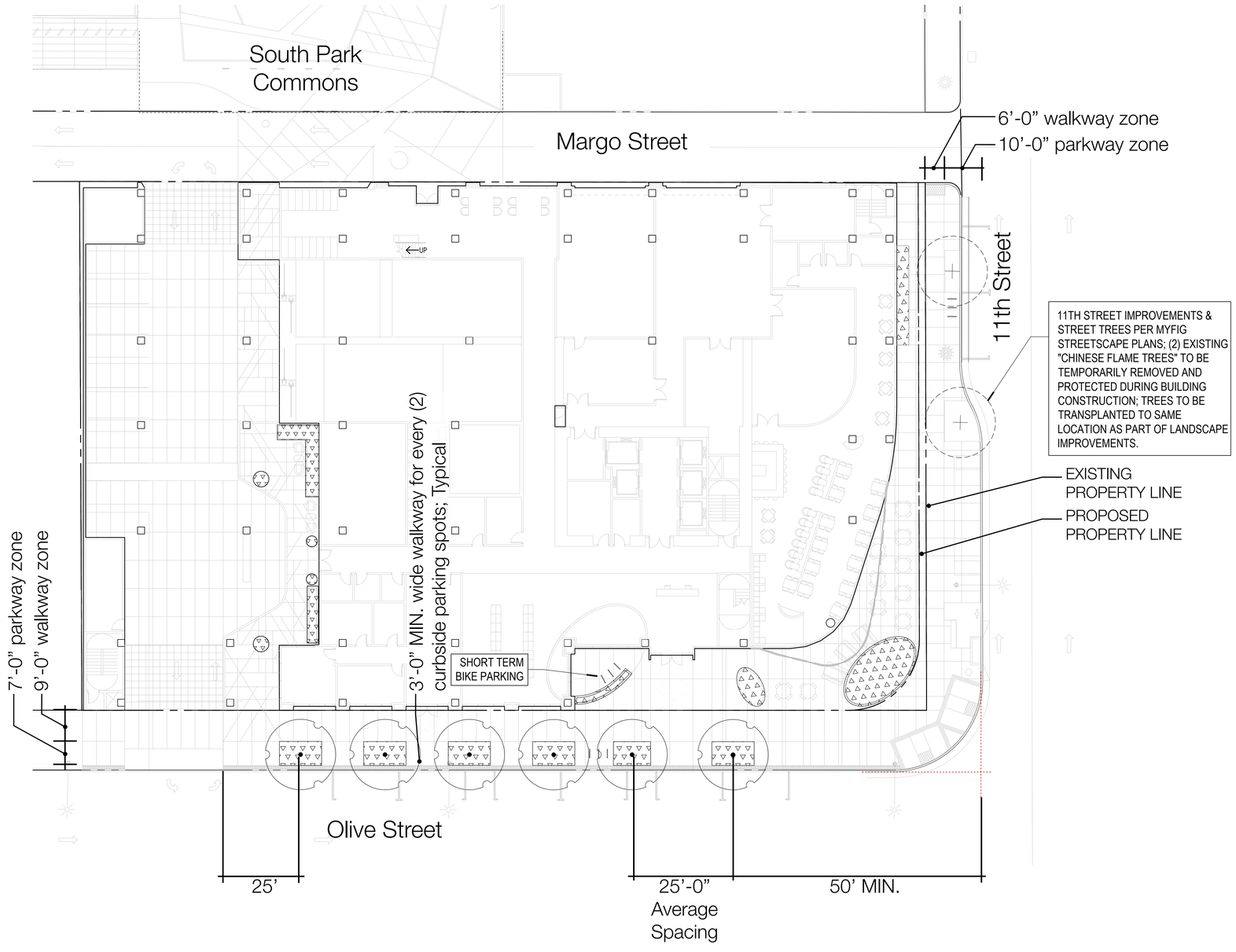
PLANTING LEGEND: Trees Such As:

SYMBOL	NAME	QTY	SIZE
	EXISTING TREE TO BE TEMPORARILY REMOVED, PROTECTED AND TRANSPLANTED: KOELREUTERIA BIPINNATA CHINESE FLAME TREE (ON 11TH STREET)**	2	EXISTING
	PLATANUS ACERIFOLIA LONDON PLANE TREE (ON OLIVE STREET)	6	36" BOX STD

PLANTING LEGEND: Shrubs/Groundcover Such As:

SYMBOL	NAME	QTY		SIZE
	AGAVE ATTENUATA FOXTAIL AGAVE	1,316 SF	40%	1 GAL @ 18" O.C.
	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' CARPET MANZANITA			
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX		40%	5 GAL @ 30" O.C.
	DIETES GRANDIFLORA FORTNIGHT LILY**			
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH**		20%	15 GAL @ 48" O.C.

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



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Seal

Sheet Identification

SITE 2 LANDSCAPE LEVEL 1 - PLANTING AND OPEN SPACE PLAN

L1.01B

LEGEND

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

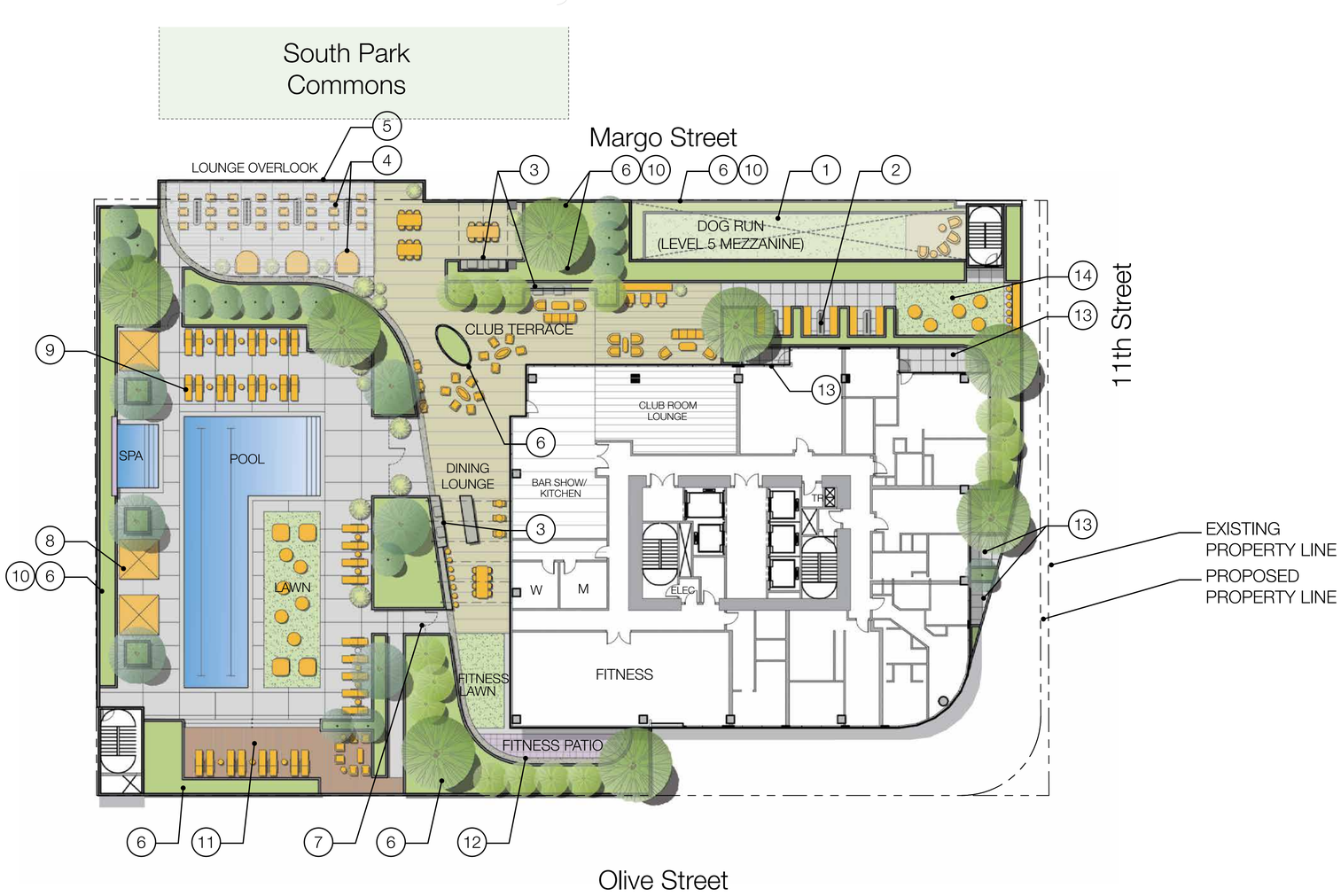
Proposed Trees:

Acacia stenophylla -
Shoestring Acacia

Cercidium x ‘Desert Museum’ -
Palo Verde ‘Desert Museum

Olea europea -
Fruitless Olive

Prosopis alba ‘Colorado’ -
Thornless Argentine Mesquite



SCALE: 1”=16’-0”

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Seal

Sheet Identification

SITE 2 LANDSCAPE LEVEL 6 - ILLUSTRATIVE PLAN

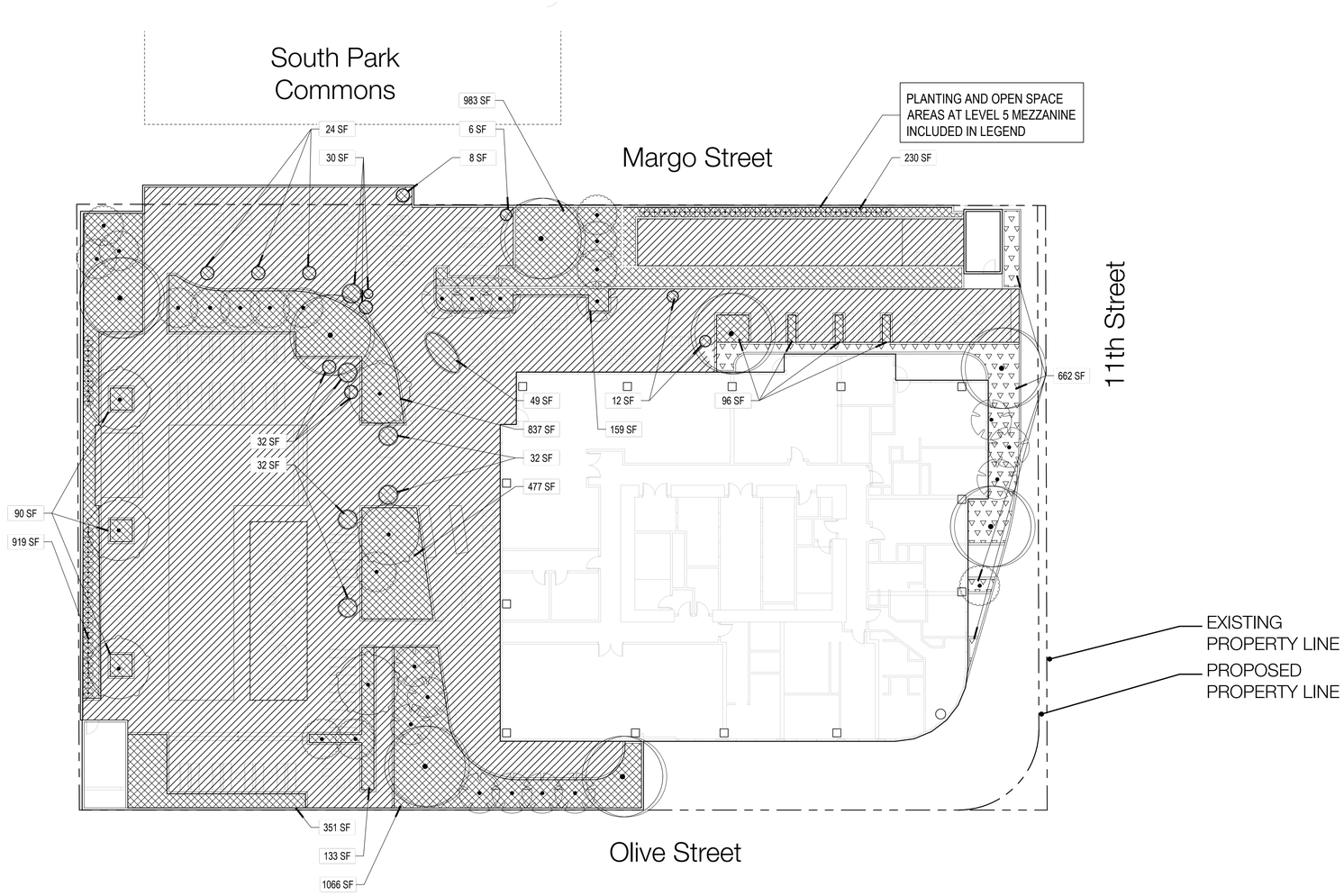
L1.02A

LEGEND

COMMON OPEN SPACE		
	AREA	SQUARE FOOTAGE
	EXTERIOR COMMON OPEN SPACE	15,347 SF
	LANDSCAPED COMMON OPEN SPACE	5,566 SF
TOTAL COMMON OPEN SPACE		20,913 SF
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION		
	LANDSCAPED AREA (SHOWN AS REFERENCE)	662 SF

PLANTING LEGEND: Trees Such As:			
SYMBOL	NAME	QTY	SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	14	24" BOX STD
	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15	24" BOX STD
	OLEA EUROPEA .SP FRUITLESS OLIVE	6	36" BOX STD
	PODOCARPUS E. 'MONMAL' ICEE BLUE YELLOW-WOOD	49	24" BOX STD
	PROSOPIS ALBA 'COLORADO' THORNLESS ARGENTINE MESQUITE	8	36" BOX STD

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



SCALE: 1”=16’-0”

NOT FOR CONSTRUCTION

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

CallisonRTKL Project No: 040-170198.00

Consultant

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

DTLA South Park Properties Site 2

Owner Address

MREG 1105 OLIVE LLC
1159 S. OLIVE, SUITE 2250
LOS ANGELES, CA 90015

Issue Drawing Log

	05/04/18	SITE PLAN REVIEW
	11/01/19	SITE PLAN REVIEW #2
	07/10/20	SITE PLAN REVIEW #3
	09/10/20	SITE PLAN REVIEW #4
	01/22/21	SITE PLAN REVIEW #5

Seal

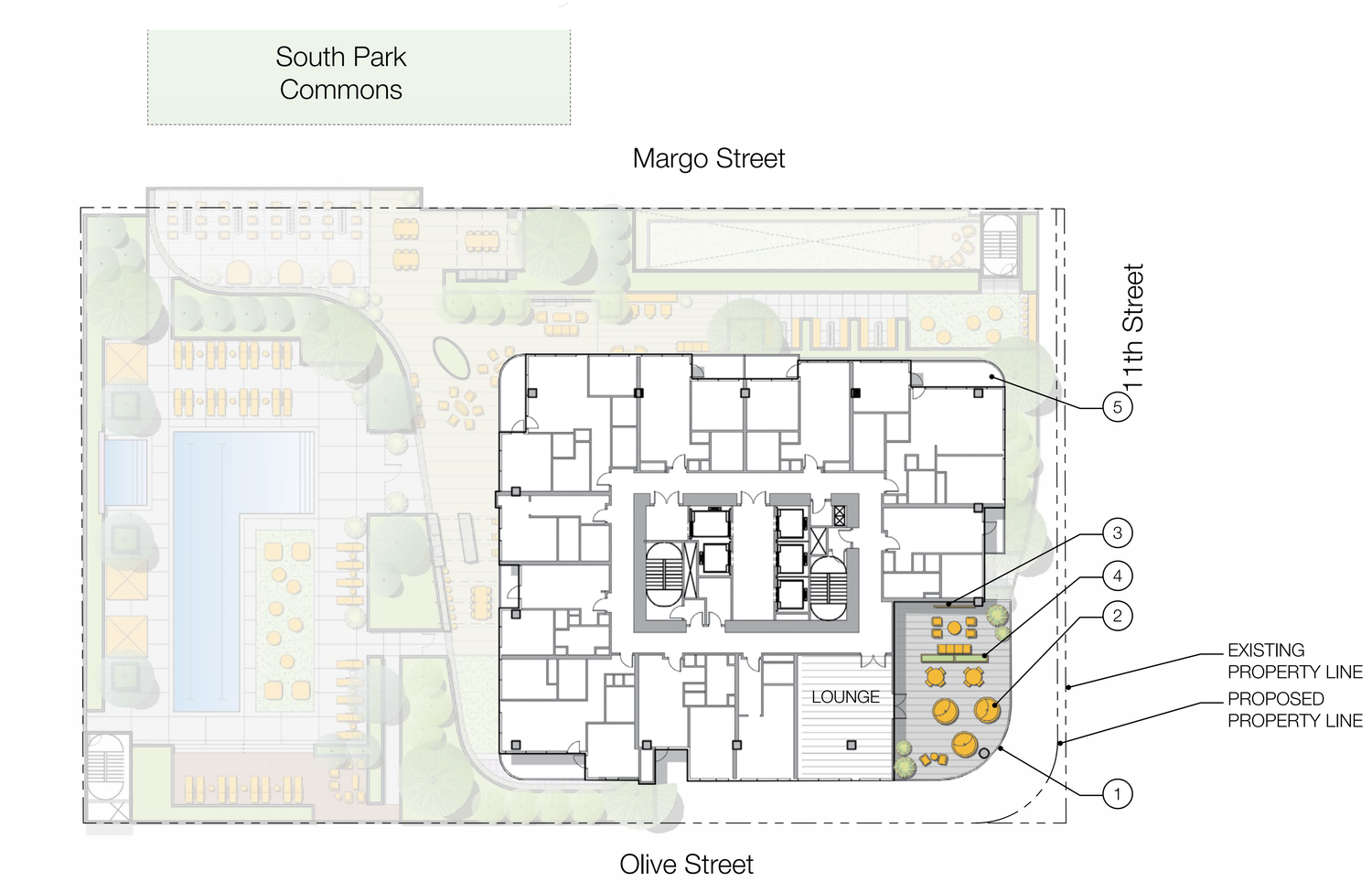
Sheet Identification

SITE 2 LANDSCAPE LEVEL 6 - PLANTING AND OPEN SPACE PLAN

L1.02B

LEGEND

1. Glass Railing
2. Lounge Seating
3. Entertainment Wall with Lounge Furniture
4. Low Planter
5. Private Patio



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SCALE: 1”=16’-0”

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	01/22/21	SITE PLAN REVIEW #5

Seal

Sheet Identification

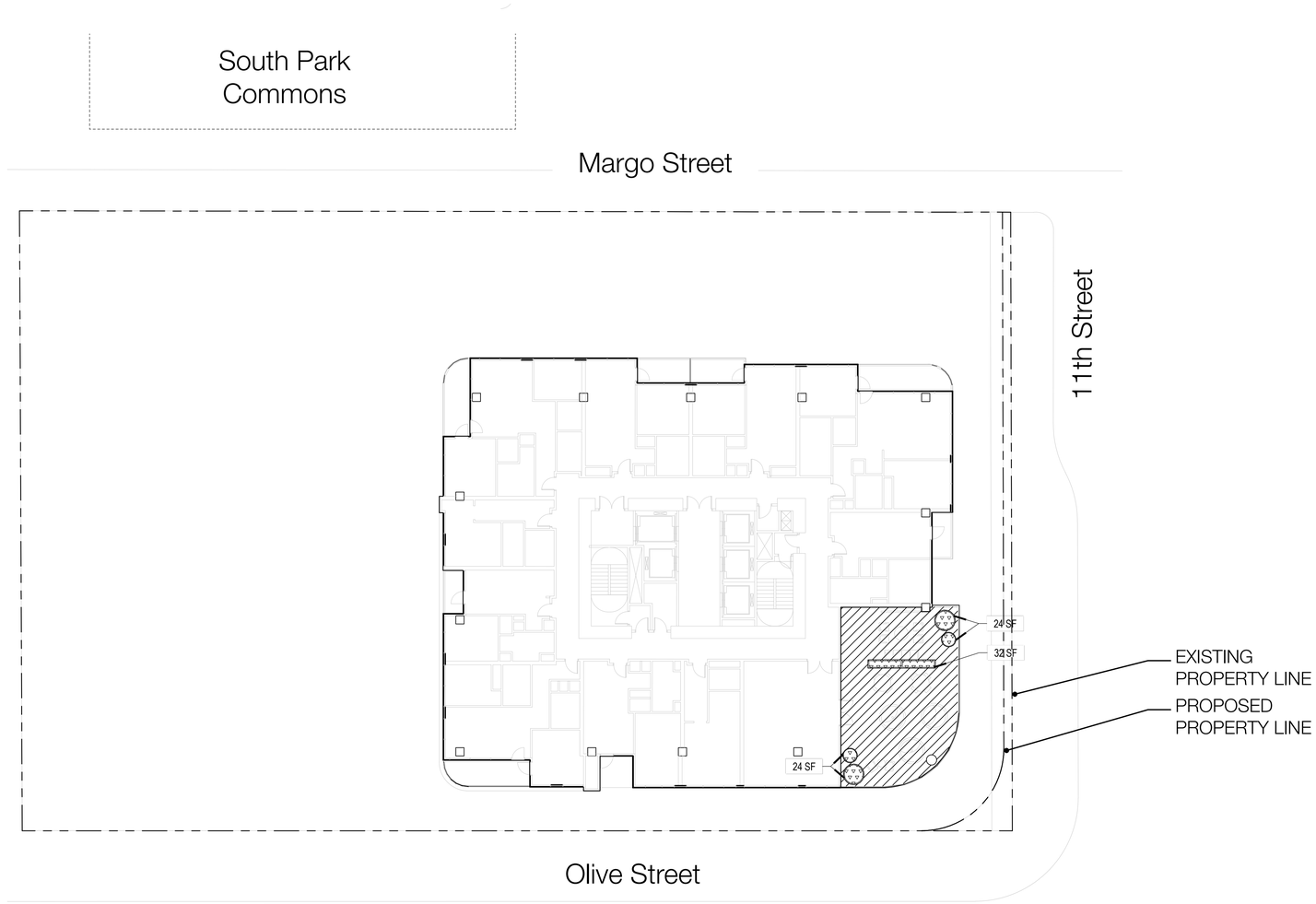
SITE 2 LANDSCAPE LEVEL 21 - ILLUSTRATIVE PLAN

L1.03A

LEGEND

EXTERIOR AREA (SHOWN FOR REFERENCE)		
	AREA	SQUARE FOOTAGE
	EXTERIOR AREA (SHOWN FOR REFERENCE)	1,123 SF
	LANDSCAPED AREA (SHOWN FOR REFERENCE)	80 SF
TOTAL EXTERIOR AREA		1,203 SF
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION		

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



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LOS ANGELES, CA 90015

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	09/10/20	SITE PLAN REVIEW #4
	01/22/21	SITE PLAN REVIEW #5

Seal

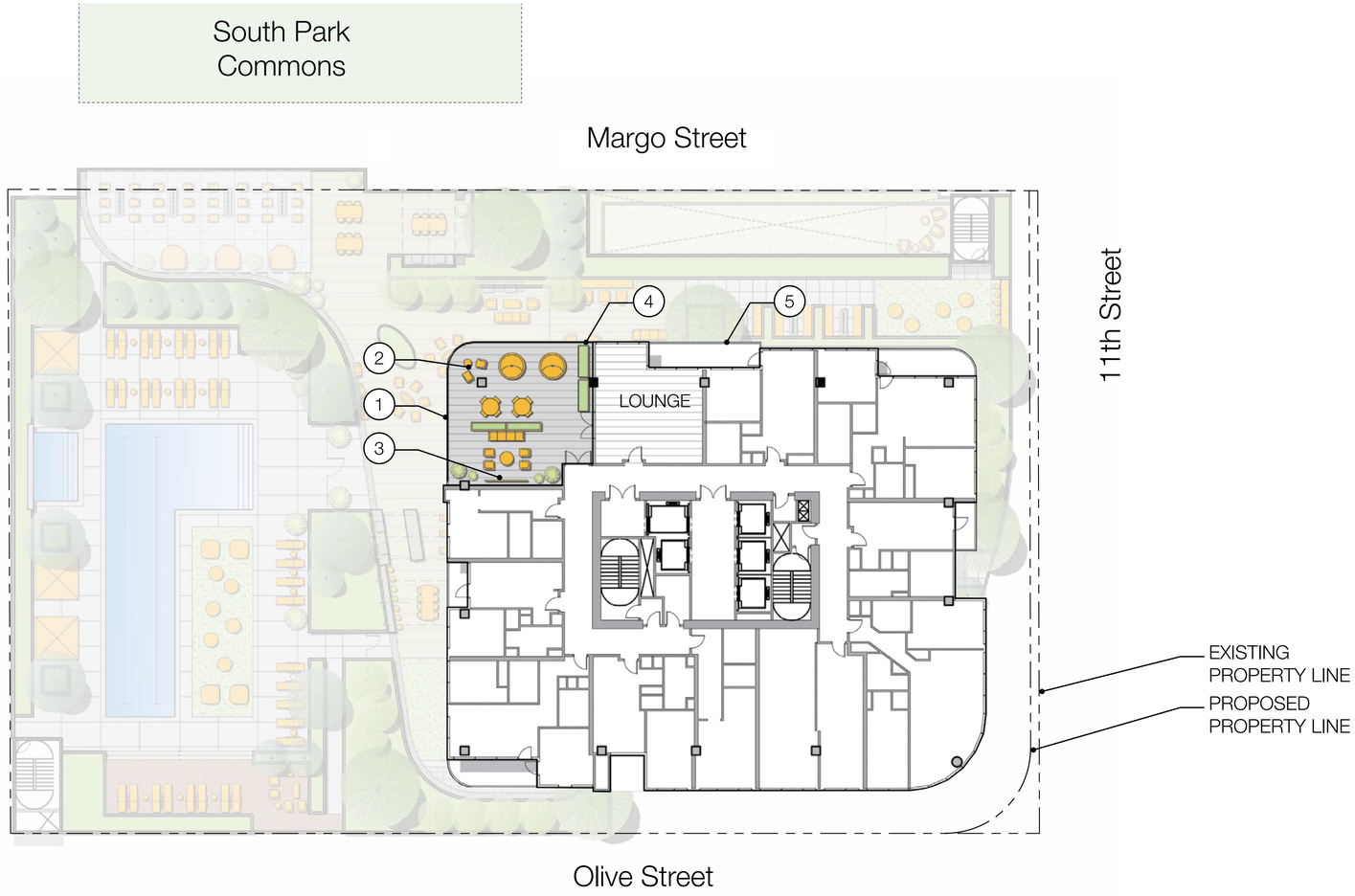
Sheet Identification

SITE 2 LANDSCAPE LEVEL 21 - PLANTING AND OPEN SPACE PLAN

L1.03B

LEGEND

1. Glass Railing
2. Lounge Seating
3. Entertainment Wall with Lounge Furniture
4. Low Planter
5. Private Patio



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DTLA South Park Properties Site 2

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LOS ANGELES, CA 90015

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	01/22/21	SITE PLAN REVIEW #5

Seal

Sheet Identification

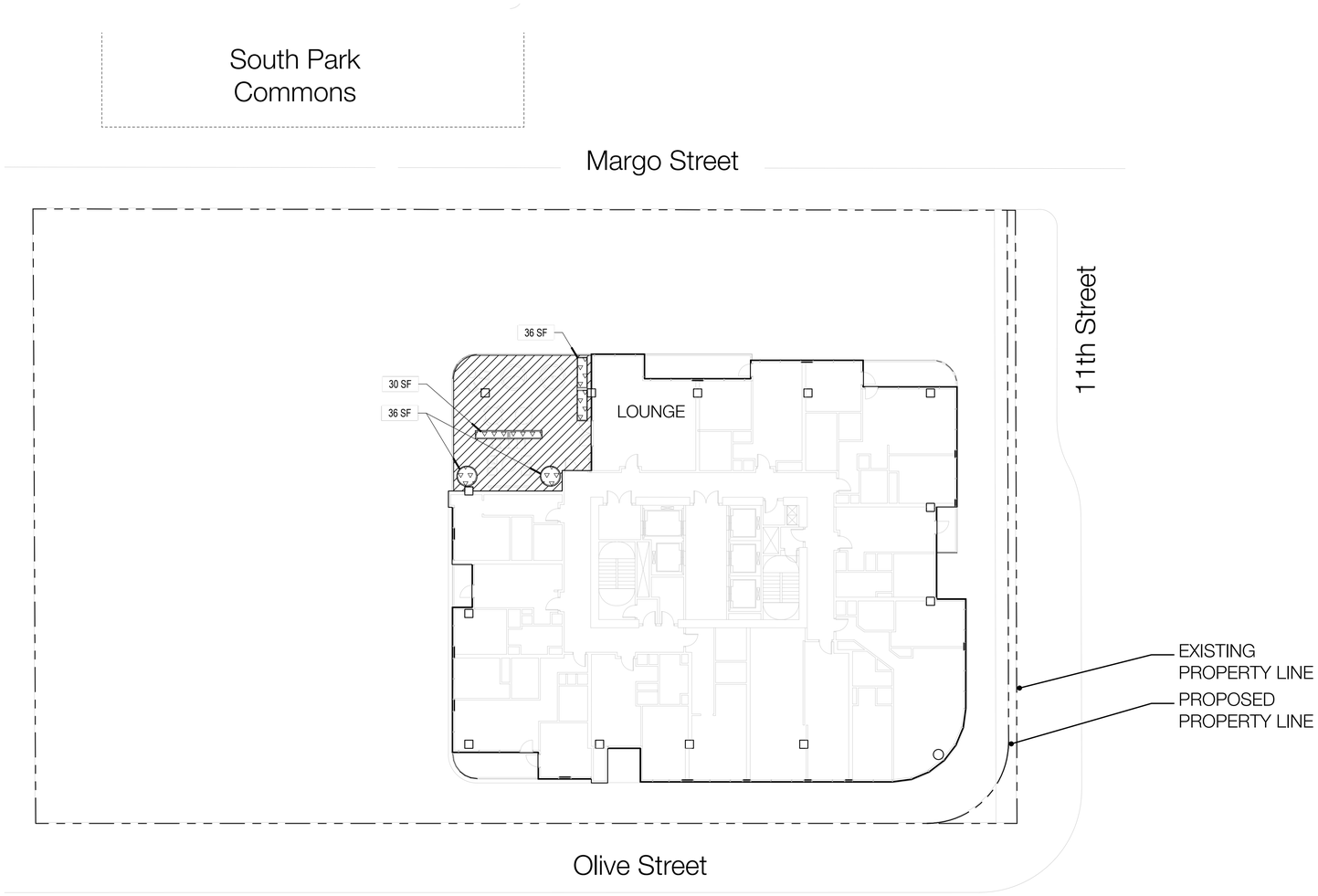
SITE 2 LANDSCAPE LEVEL 41 - ILLUSTRATIVE PLAN

L1.04A

LEGEND

EXTERIOR AREA (SHOWN FOR REFERENCE)		
	AREA	SQUARE FOOTAGE
	EXTERIOR AREA (SHOWN FOR REFERENCE)	1,006 SF
	LANDSCAPED AREA (SHOWN FOR REFERENCE)	102 SF
TOTAL EXTERIOR AREA		1,108 SF
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION		

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



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SCALE: 1”=16’-0”

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LOS ANGELES, CA 90015

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	01/22/21	SITE PLAN REVIEW #5

Seal

Sheet Identification

SITE 2 LANDSCAPE LEVEL 41 - PLANTING AND OPEN SPACE PLAN

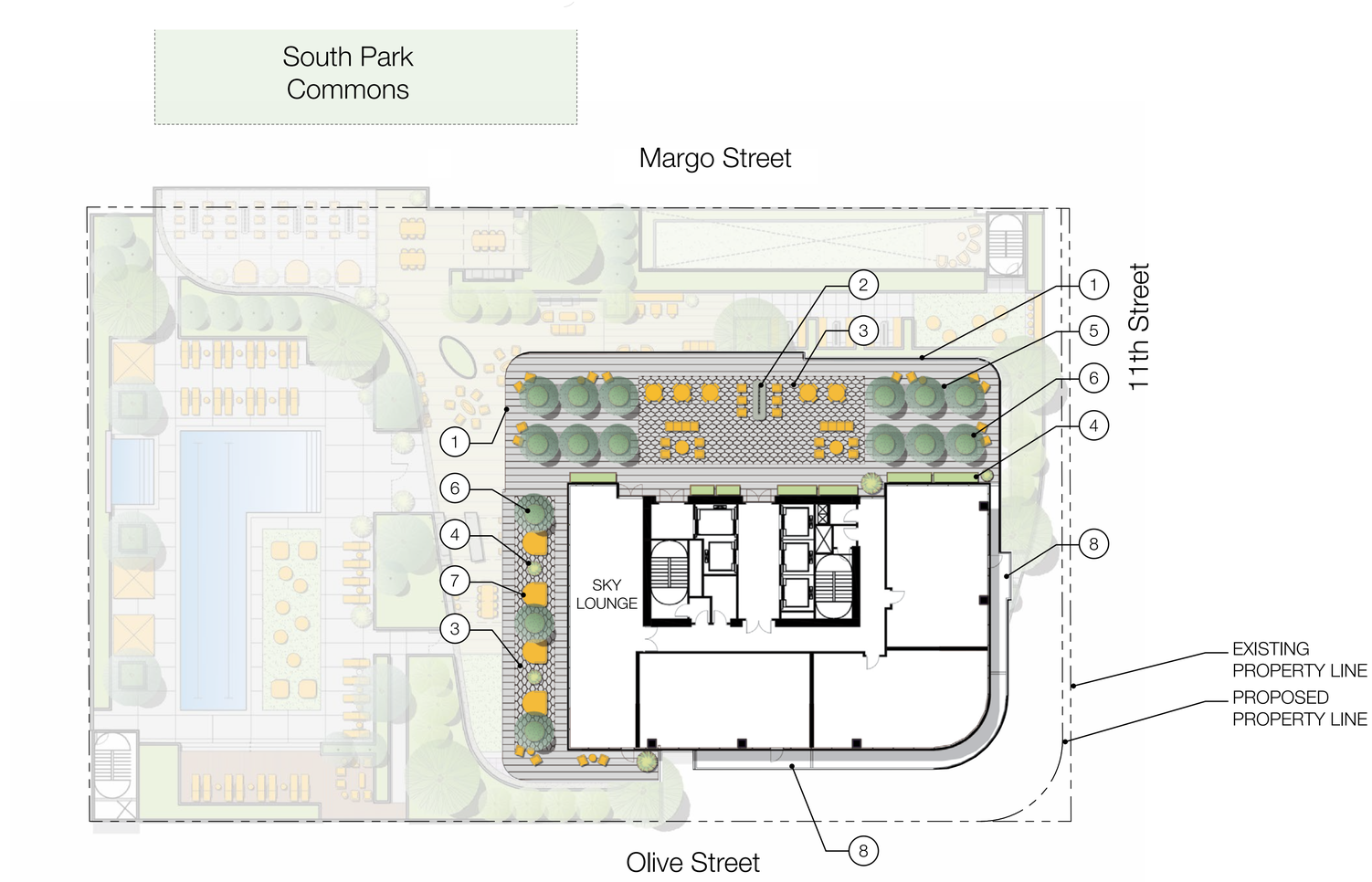
L1.04B

LEGEND

1. Glass Railing
2. Fire Pit and Lounge Seating
3. Upgraded Tile Paving
4. Low Planter
5. Decorative Gravel
6. Large Pots with Citrus Trees
7. Lounge Seating
8. Private Patios

Proposed Trees:

Citrus spp. -
Final Selection TBD



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Seal

Sheet Identification

SITE 2 LANDSCAPE LEVEL 51 - ILLUSTRATIVE PLAN

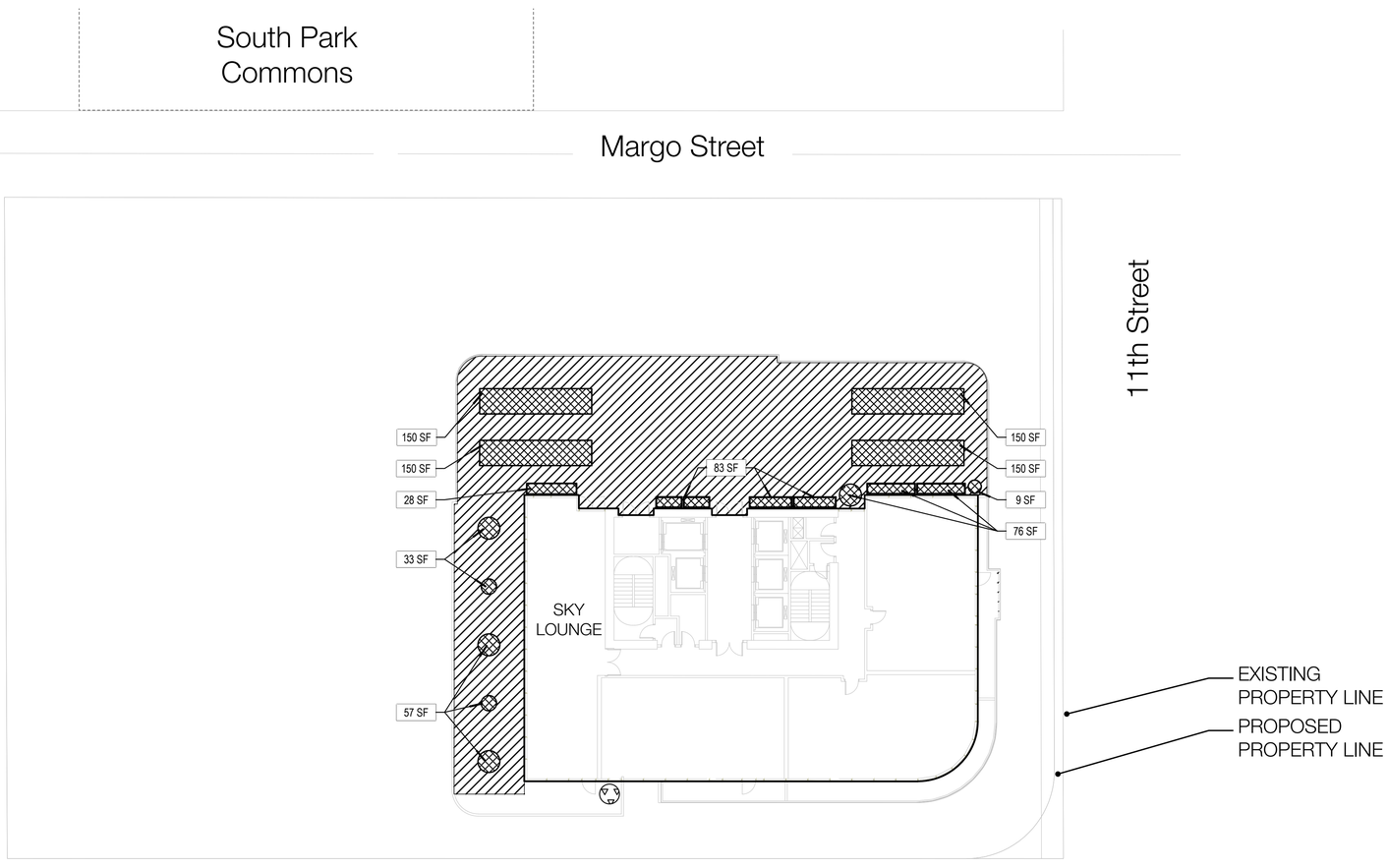
L1.05A

LEGEND

COMMON OPEN SPACE		
	AREA	SQUARE FOOTAGE
	EXTERIOR COMMON OPEN SPACE	4,009 SF
	LANDSCAPED COMMON OPEN SPACE	886 SF
TOTAL COMMON OPEN SPACE		4,895 SF
REFER TO ARCHITECTURAL SHEET G0.01a FOR TOTAL OPEN SPACE INFORMATION		

PLANTING LEGEND: Trees Such As:			
SYMBOL	NAME	QTY	SIZE
•	CITRUS SPP. TBD	15	24" BOX STD

PLANTING LEGEND: Shrubs/Groundcover Such As:				
SYMBOL	NAME	QTY		SIZE
	AGAVE ATTENUATA FOXTAIL AGAVE	910 SF	40%	1 GAL @ 18" O.C.
	AEONIUM 'JOLLY GREEN' AEONIUM			
	CAREX DIVULSA BERKLEY SEDGE			
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY			
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY		40%	5 GAL @ 30" O.C.
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE			
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH			
	ROSMARINUS OFFICINALIS 'IRENE' TRAILING BLUE ROSEMARY		20%	15 GAL @ 48" O.C.
	SALVIA SP. SAGE, TBD			
	SEDUM 'BLUE SPRUCE' BLUE SPRUCE STONECROP			
	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS			



0 4 8 16

SCALE: 1”=16’-0”

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Pasadena, CA 91101
Tel: 626.795.2008

DTLA South Park Properties Site 2

Owner Address

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1159 S. OLIVE, SUITE 2250
LOS ANGELES, CA 90015

Issue Drawing Log

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	11/01/19	SITE PLAN REVIEW #2
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	01/22/21	SITE PLAN REVIEW #5

Seal

Sheet Identification

SITE 2 LANDSCAPE LEVEL 51 - PLANTING AND OPEN SPACE PLAN

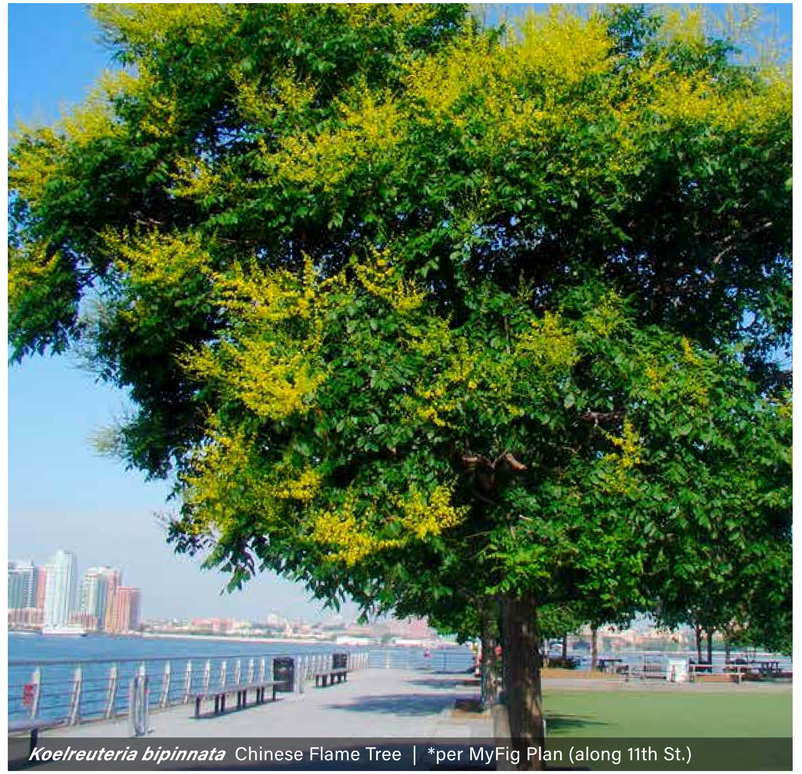
L1.05B

London Planetree
Platanus acerifolia (along Olive St.)

Mahonia eurybracteata 'Soft Caress' | 'Soft Caress' Mahonia

Dianella revoluta 'Little Rev'
Little Rev Flax

Dietes grandiflora
Fortnight Lily | *per MyFig Plan



Koelreuteria bipinnata Chinese Flame Tree | *per MyFig Plan (along 11th St.)

Arctostaphylos uva-ursi 'Emerald Carpet' Carpet Manzanita

Agave attenuata Foxtail Agave

Lomandra longifolia 'Breeze' Dwarf Mat Rush | *per MyFig Plan

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Los Angeles, CA 90071
Tel: 213.633.6000

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LOS ANGELES, CA 90015

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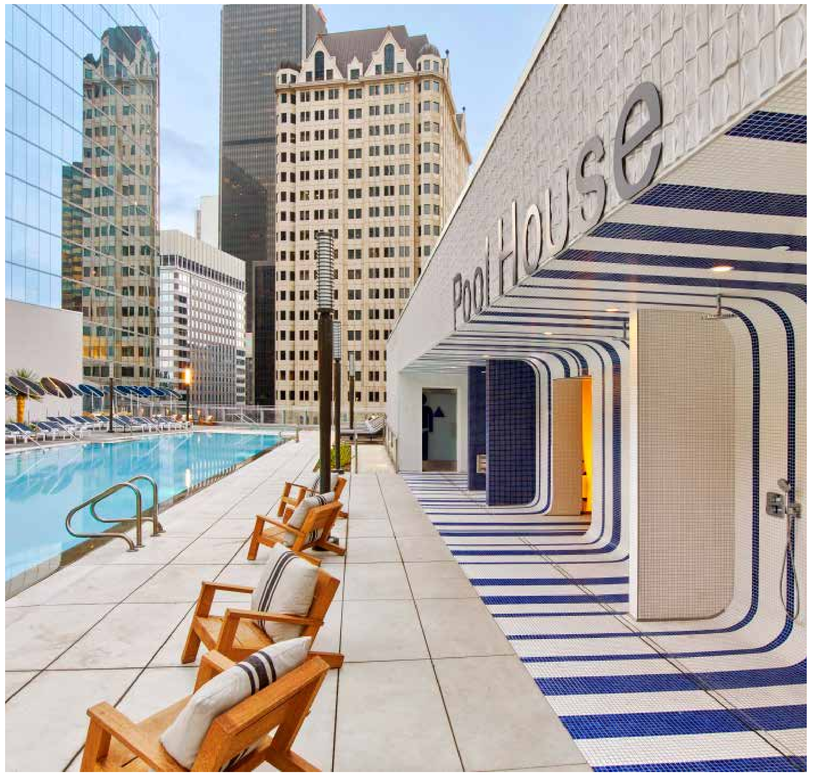
	01/22/21	SITE PLAN REVIEW #5

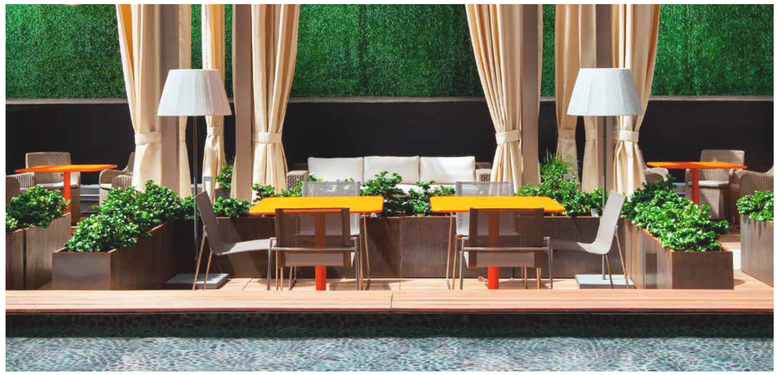
Seal

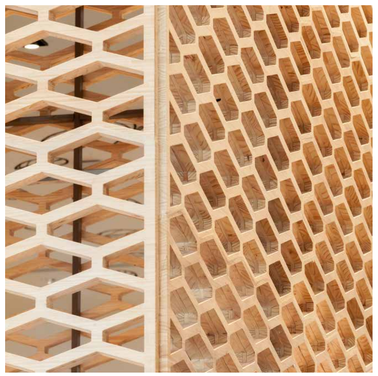
Sheet Identification

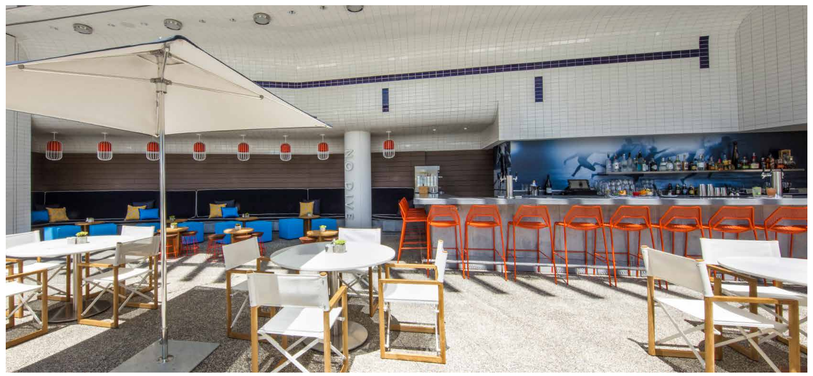
SITE 2 LANDSCAPE LEVEL 1 - PLANTING IMAGERY

L1.06









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

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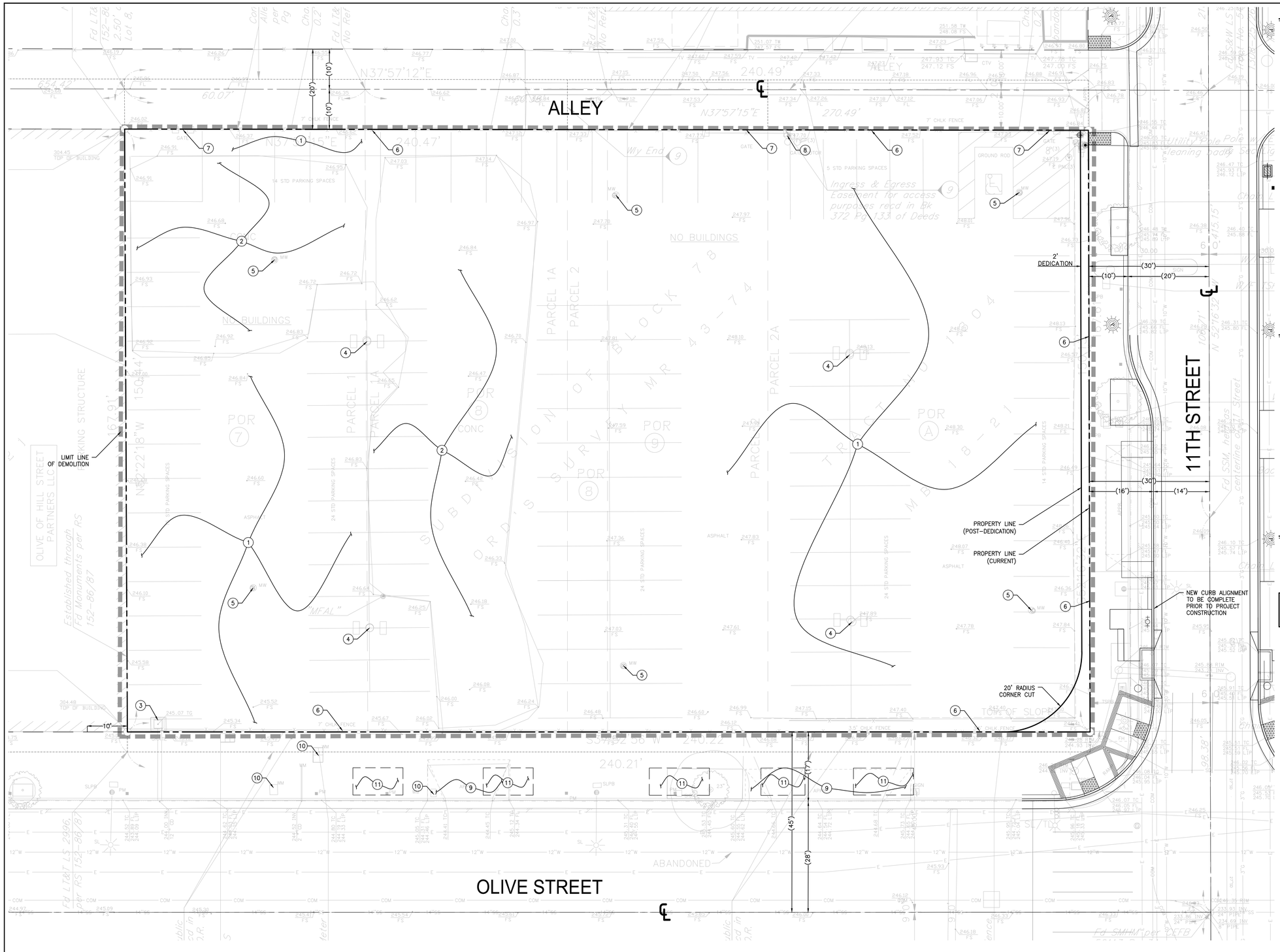
	01/22/21	SITE PLAN REVIEW #5

Seal

Sheet Identification

SITE 2 LANDSCAPE AMENITY DECKS IMAGERY

L1.07



GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES:

DEMOLISH & REMOVE

1. ASPHALT PAVEMENT, BASE AND WHEEL STOPPERS
2. CONCRETE PAVEMENT AND BASE
3. CATCH BASIN
4. YARD LIGHT
5. MONITORING WELL
6. CHAINLINK FENCE
7. GATE
8. GATE MOTOR
9. EXISTING DRIVEWAY APRON TO BE CLOSED
10. WATER METER
11. EXISTING SIDEWALK FOR TREE WELLS

LEGEND:

LIMIT LINE OF DEMOLITION

PROPERTY LINE

NOTE:
REFER TO SEPARATE B-PERMIT PLANS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY

CONCEPTUAL DESIGN - FOR SITE PLAN REVIEW ONLY

SCALE: 1"=10'

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

CONSULTANTS

STAMP

REVISIONS		
DATE		ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.01.2018
PROJECT NUMBER	1700750
DESIGNED BY	DH
DRAWN BY	MM
CHECKED BY	DH
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
SP SITE 2

1117 SOUTH OLIVE ST,
LOS ANGELES, CA 90015

DRAWING TITLE
DEMOLITION PLAN

SHEET NUMBER (EXHIBIT NUMBER)
C0.1

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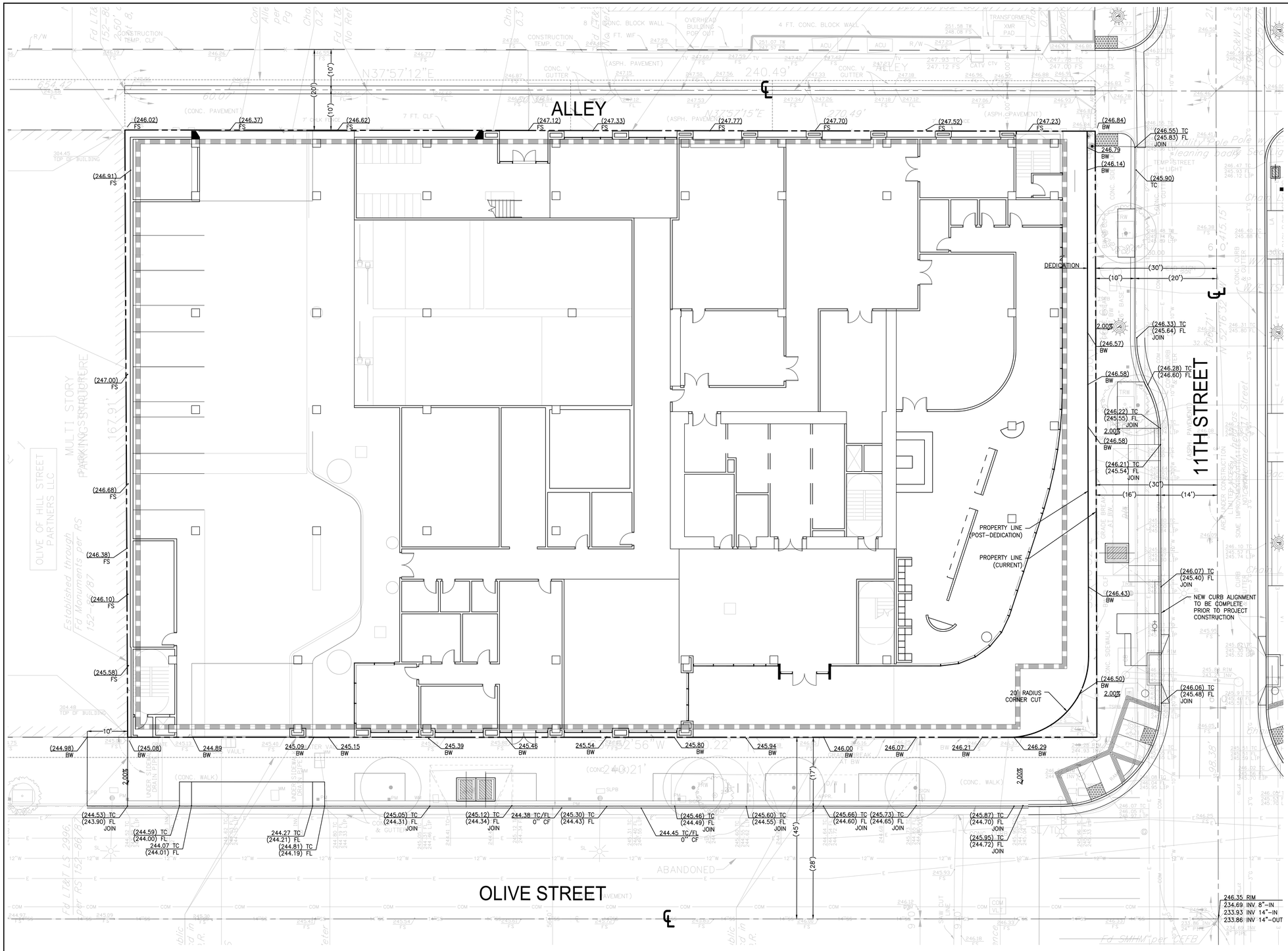

CONCEPTUAL DESIGN - FOR SITE PLAN REVIEW ONLY

LEGEND

PROPERTY LINE

BASEMENT OUTLINE

NOTE:
REFER TO SEPARATE B-PERMIT PLANS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY

SCALE: 1"=10'

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CONSULTANTS

STAMP

REVISIONS

DATE		ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.01.2018
PROJECT NUMBER	1700750
DESIGNED BY	DH
DRAWN BY	MM
CHECKED BY	DH
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
SP SITE 2

1117 SOUTH OLIVE ST.
LOS ANGELES, CA 90015

DRAWING TITLE
GRADING PLAN

SHEET NUMBER (EXHIBIT NUMBER)
C0.2

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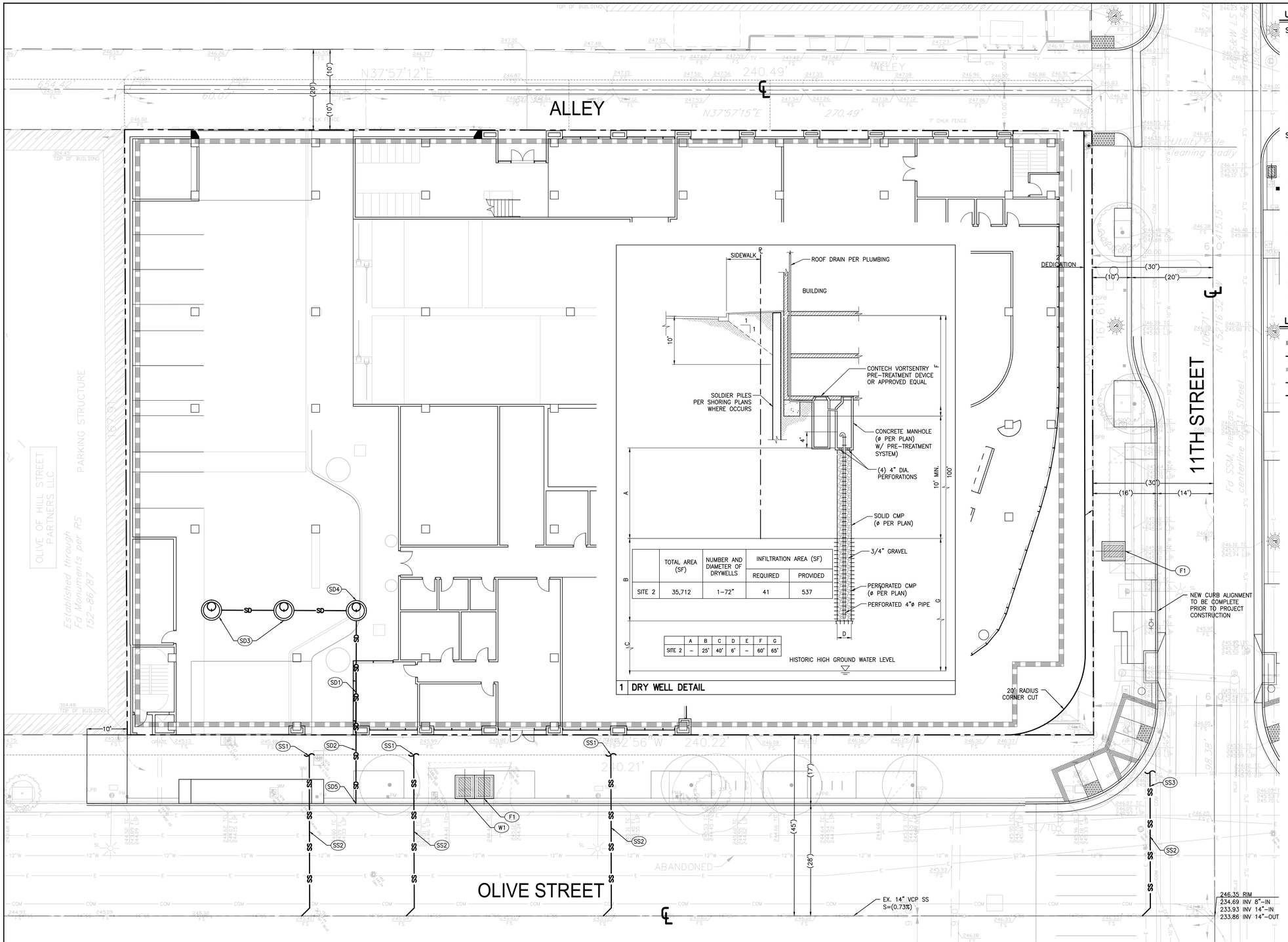


	TOTAL AREA (SF)	NUMBER AND DIAMETER OF DRYWELLS	INFILTRATION AREA (SF)	
			REQUIRED	PROVIDED
SITE 2	35,712	1–72"	41	537

	A	B	C	D	E	F	G
SITE 2	–	25'	40'	6'	–	60'	65'

1 DRY WELL DETAIL

UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE. SIZE AND SLOPE T.B.D.
- (SD2) SYSTEM OVERFLOW TO DRAIN THROUGH CURB FACE.
- (SD3) DRY WELL TO BE INSTALLED BELOW BUILDING FOUNDATION. SHOWN FOR HORIZONTAL LOCATION ON PLAN VIEW.
- (SD4) CONTECH CDS PRE-TREATMENT SYSTEM OR APPROVED EQUAL.
- (SD5) CURB DRAIN OVERFLOW PER APWA STD. PLAN 150-3.
- (SD6) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.

SANITARY SEWER

- (SS1) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. COORDINATE AND MATCH LOCATION WITH PLUMBING DRAWINGS. PROVIDE REDUCING FITTINGS AS REQUIRED TO MATCH SIZE OF PLUMBING LINES. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SS2) CONNECT TO EXISTING SEWER LATERAL OR WYE. CONTRACTOR TO FIELD VERIFY THE ELEVATION AND CONDITION OF EXISTING LATERAL IF EXISTING LATERAL IS NOT FEASIBLE FOR CONNECTION, EXTEND P.O.C. TO SEWER MAIN LINE AND PROVIDE NEW CONNECTION PER CITY OF LOS ANGELES STANDARDS. CONTRACTOR TO OBTAIN A SEWER CONNECTION PERMIT FROM THE CITY OF LA DEPARTMENT OF PUBLIC WORKS.
- (SS3) SEWER LATERAL ALONG 11TH STREET PER NAVIGATE LA. POINT OF CONNECTION TO BE ESTABLISHED IN 11TH STREET.

DOMESTIC WATER

- (W1) 8" WATER METER VAULT. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY.

FIRE WATER

- (F1) 6" FIRE WATER METER. INSTALLATION BY LADWP. SHOWN FOR COORDINATION PURPOSES ONLY.

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- BASEMENT OUTLINE
- SS — SANITARY SEWER
- SD — STORM DRAIN
- WATER METER

LID NOTE:

THE PURPOSE OF THIS EXHIBIT IS TO DEMONSTRATE ONE POTENTIAL METHOD OF COMPLIANCE WITH THE CITY OF LOS ANGELES LOW IMPACT DEVELOPMENT (LID) ORDINANCE. THE FINAL METHOD OF COMPLIANCE WILL BE SUBJECT TO THE REVIEW OF THE CITY OF LOS ANGELES BUREAU OF SANITATION WATERSHED PROTECTION DIVISION. ADDITIONAL METHODS FOR COMPLIANCE TO BE ANALYZED FURTHER DURING THE PROJECT DESIGN PHASE INCLUDING INFILTRATION, CAPTURE AND USE, AND BIOFILTRATION OR A COMBINATION THEREOF.

DRYWELL DESIGN SHOWN ON PLAN BASED ON AN ESTIMATED FOUNDATION DEPTH OF 60' BELOW EXISTING GRADE, A HISTORIC HIGH GROUNDWATER LEVEL OF APPROXIMATELY 140' BELOW EXISTING GRADE, AND A DESIGN PERCOLATION RATE OF 48.8 INCHES PER HOUR BASED ON PROJECT GEOTECHNICAL REPORT.

NOTE: REFER TO SEPARATE B-PERMIT PLANS FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY

NOTE: IRRIGATION WATER METER, LINES AND APPURTENANCES BY OTHERS.

NOTE: ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

NOTE: PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

SCALE: 1"=10'

CONCEPTUAL DESIGN - FOR SITE PLAN REVIEW ONLY

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

CONSULTANTS

STAMP

REVISIONS		
DATE		ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.01.2018
PROJECT NUMBER	1700750
DESIGNED BY	DH
DRAWN BY	MM
CHECKED BY	DH
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
SP SITE 2

1117 SOUTH OLIVE ST.
LOS ANGELES, CA 90015

DRAWING TITLE
UTILITY PLAN

SHEET NUMBER (EXHIBIT NUMBER)
C0.3

P:\2017\1700750 DTLA South Park Site 2\DWG\SHEET\1700750-C1.50UT.dwg, Mar 18, 2020 - 11:15am

South Park

SITE 2

Mack Real Estate Group
February 12, 2021

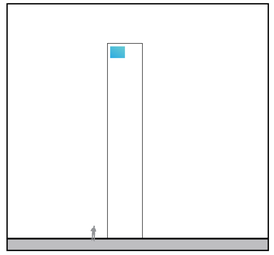
SITE PLAN REVIEW-SIGNAGE

Hunt

25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

BUILDING-MOUNTED SIGNS



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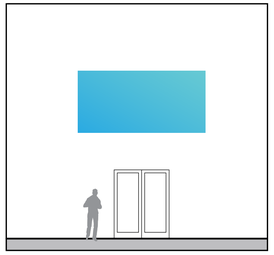

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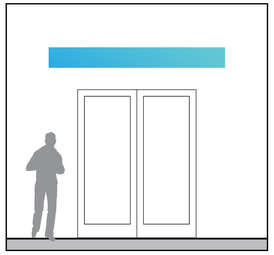

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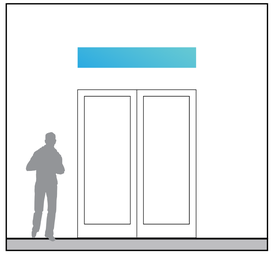
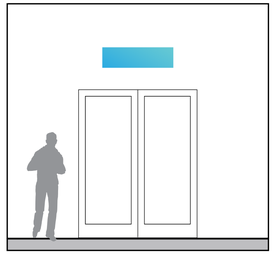
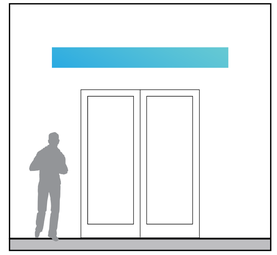


B04 TERTIERY BUILDING ID - IN ALLEY



B05 BUILDING ADDRESS



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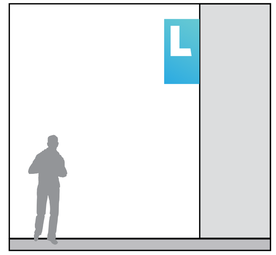

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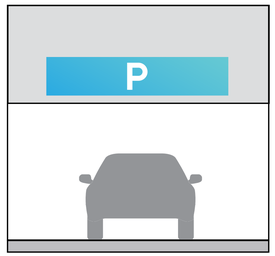

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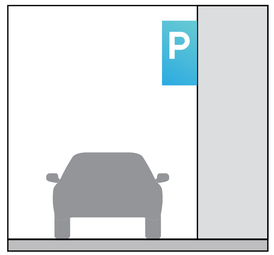

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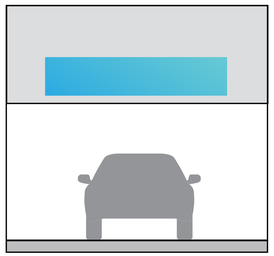

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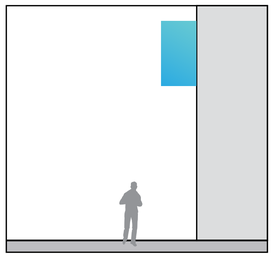
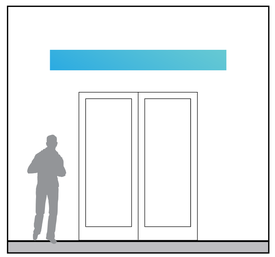


B12 BLADES

RETAIL TENANT SIGNS



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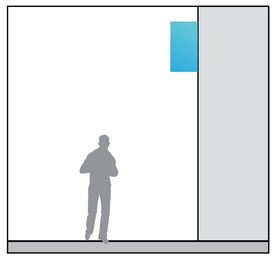


R02 RETAIL ID - BLADE

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

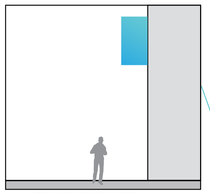
PROJECT
South Park-Site 2

CLIENT
Mack Real Estate Group

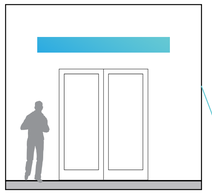
DATE
Feb. 12, 2021

SHEET TITLE
Sign Menu

1 EAST ELEVATION
SCALE: 1/32”=1’-0”



B12 GRAPHIC BLADE



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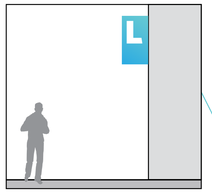

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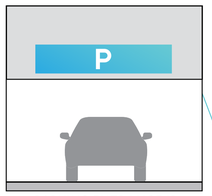

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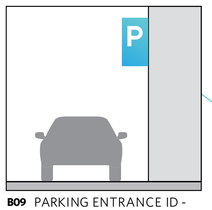

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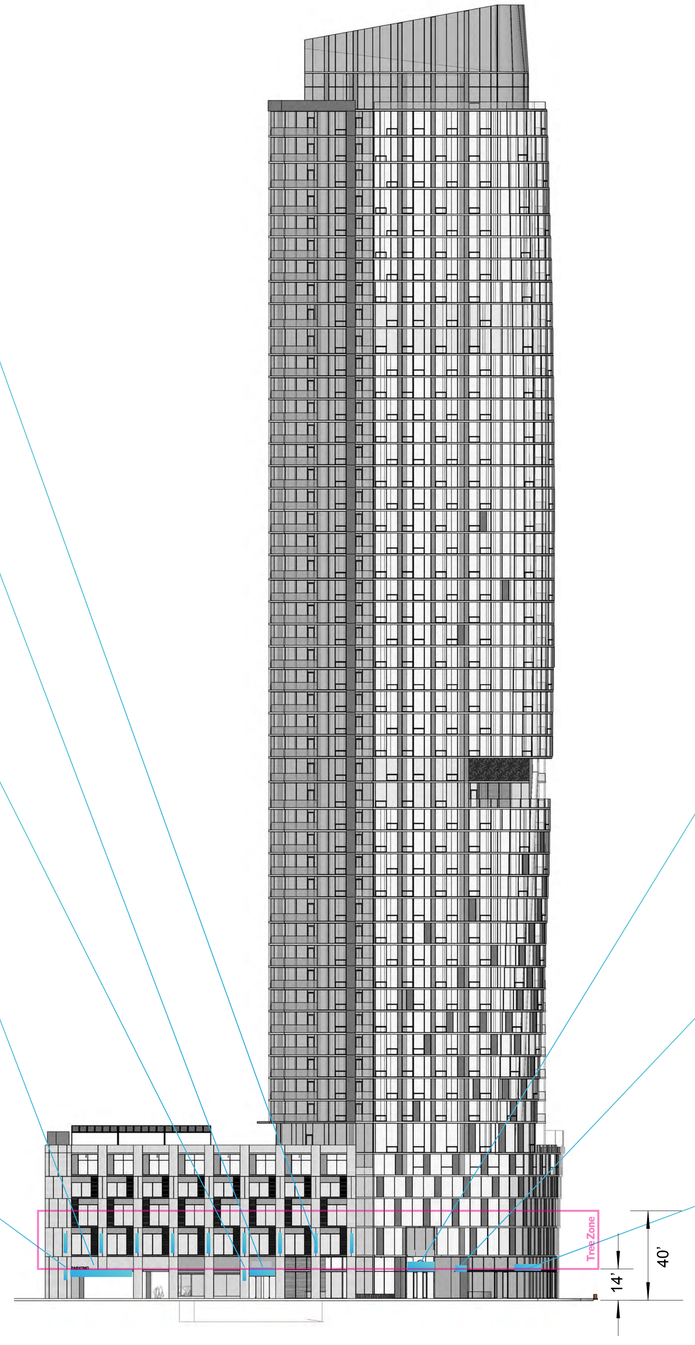

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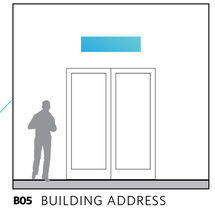

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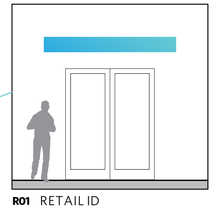
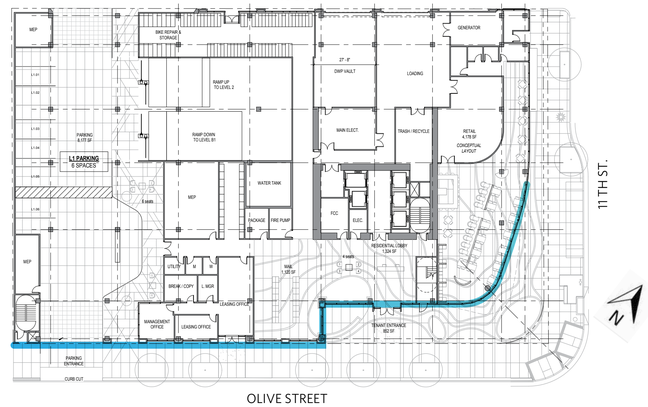


R01 RETAIL ID

MARGO ST.



Key Plan

Hunt

25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

PROJECT
South Park-Site 2

CLIENT
Mack Real Estate Group

DATE
Feb. 12, 2021

SHEET TITLE
East Elevation
Sign Locations

Pedestrian View With Blades

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

PROJECT
South Park-Site 2

CLIENT
Mack Real Estate Group

DATE
Feb. 12, 2021

SHEET TITLE
Corner Rendering

Pedestrian View Without Blades

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
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HUNT DESIGN

PROJECT
South Park-Site 2

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Mack Real Estate Group

DATE
Feb. 12, 2021

SHEET TITLE
Corner Rendering

Vehicular View With Blades

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
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HUNT DESIGN

PROJECT
South Park-Site 2

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DATE
Feb. 12, 2021

SHEET TITLE
East Elevation Rendering

SG5.0

View Without Blades

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
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HUNT DESIGN

PROJECT
South Park-Site 2

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DATE
Feb. 12, 2021

SHEET TITLE
East Elevation Rendering

Corner View With Blades

Hunt
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PROJECT
South Park-Site 2

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SHEET TITLE
Corner Rendering

Corner View Without Blades

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25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

PROJECT
South Park-Site 2

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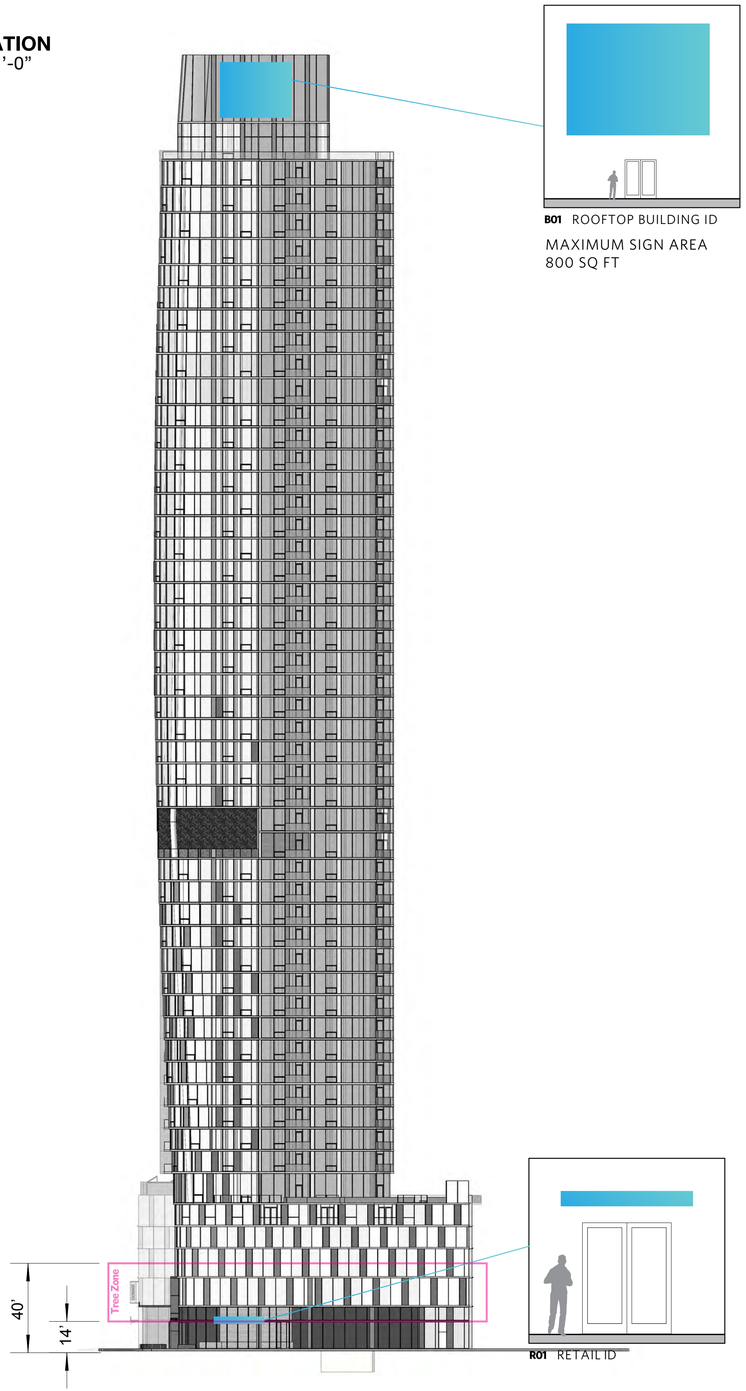
Mack Real Estate Group

DATE
Feb. 12, 2021

SHEET TITLE
Corner Rendering

1 NORTH ELEVATION
SCALE: 1/32”=1’-0”



B01 ROOFTOP BUILDING ID

MAXIMUM SIGN AREA
800 SQ FT

R01 RETAIL ID

Key Plan

1 WEST ELEVATION
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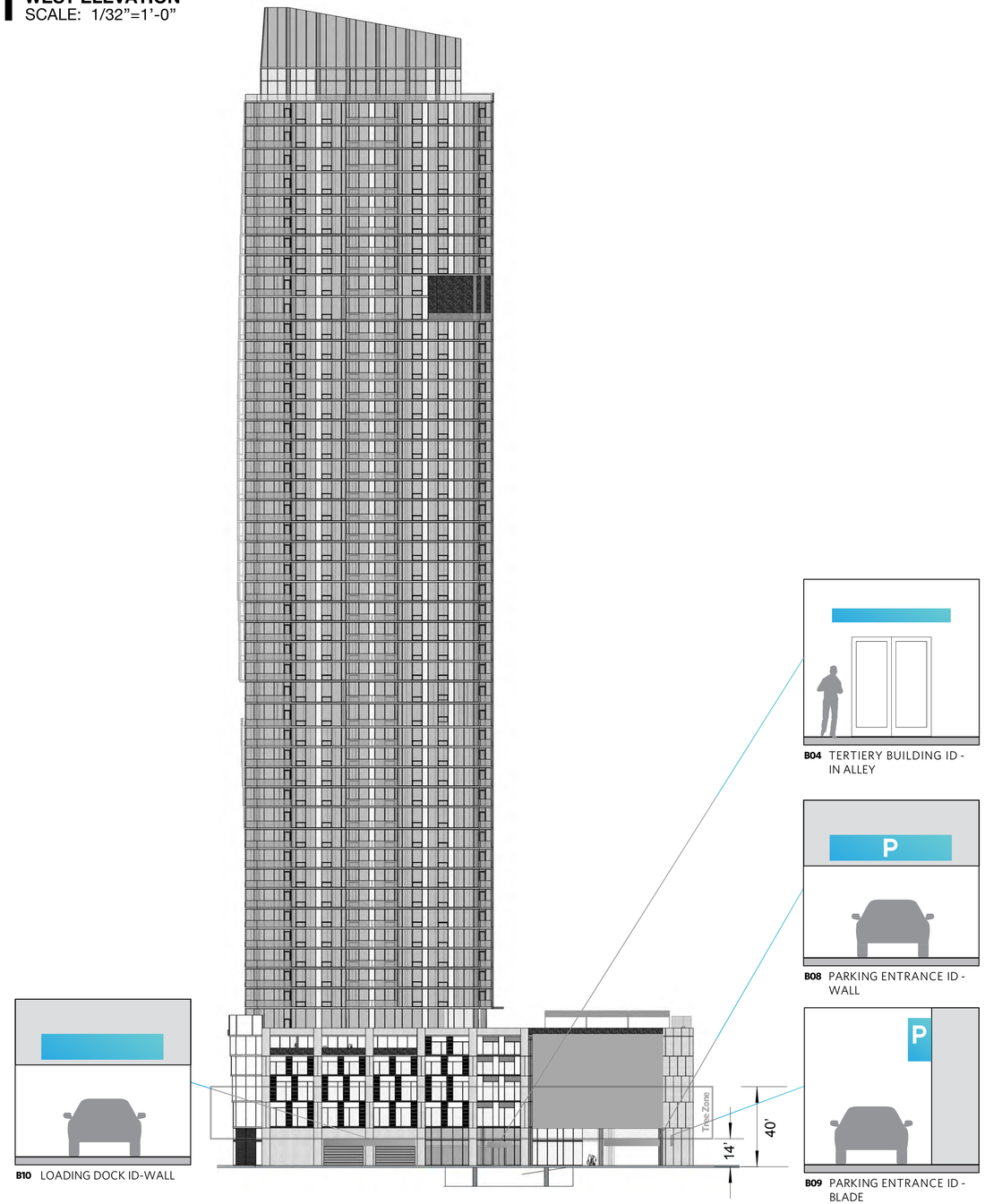
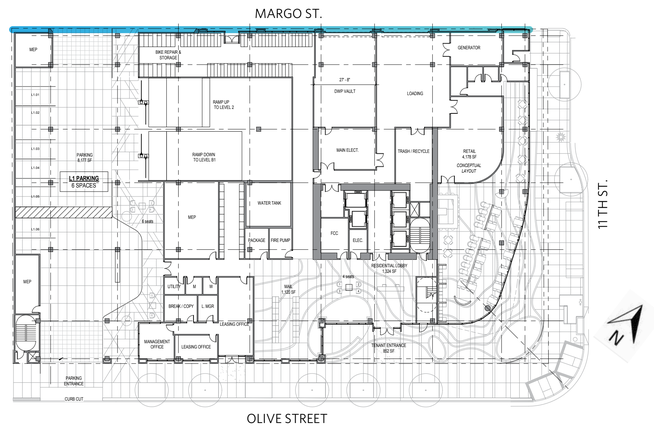


B04 TERTIERY BUILDING ID - IN ALLEY

B08 PARKING ENTRANCE ID - WALL

B09 PARKING ENTRANCE ID - BLADE

B10 LOADING DOCK ID-WALL



Key Plan

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

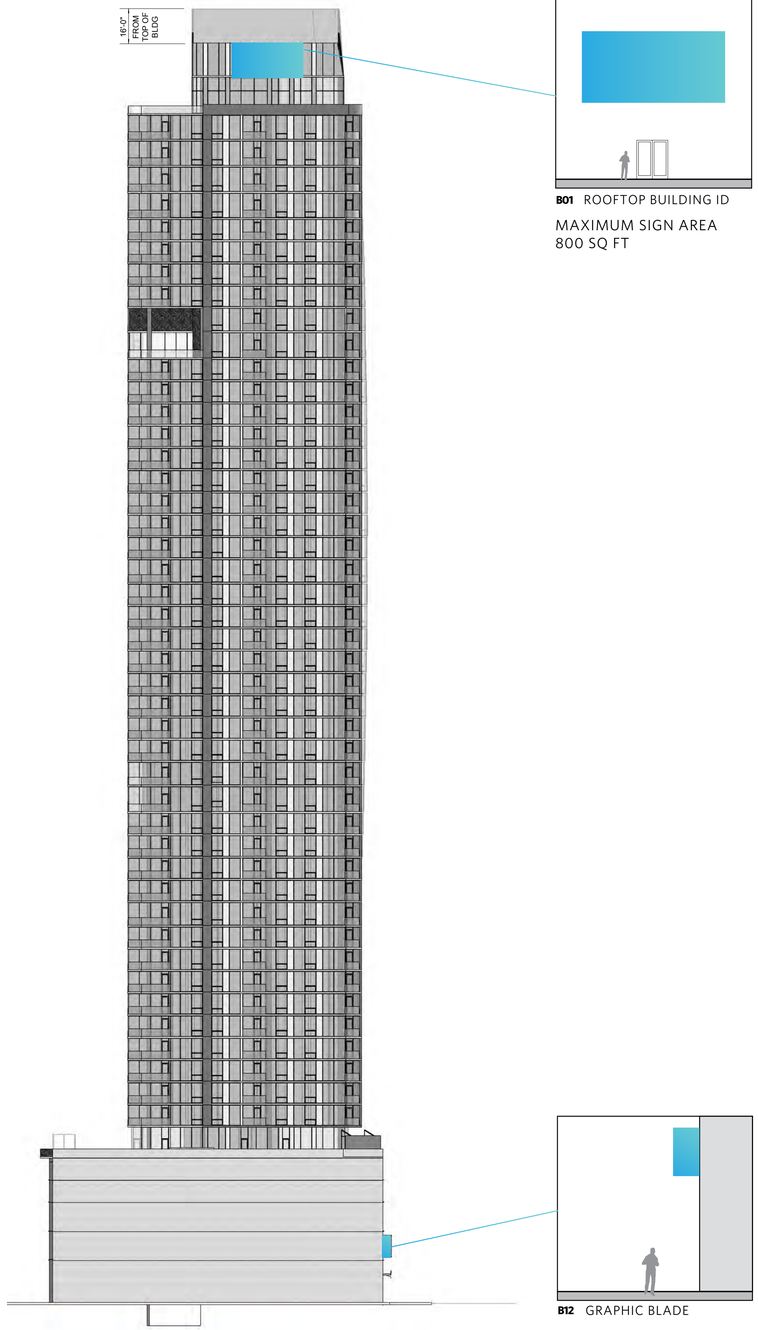
PROJECT
South Park-Site 2

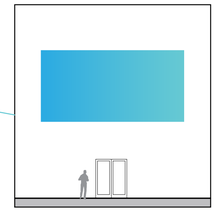
CLIENT
Mack Real Estate Group

DATE
Feb. 12, 2021

SHEET TITLE
West Elevation
Sign Locations

1 SOUTH ELEVATION
SCALE: 1/32”=1’-0”





B01 ROOFTOP BUILDING ID

MAXIMUM SIGN AREA
800 SQ FT

B12 GRAPHIC BLADE

Key Plan

Hunt
25 North Mentor Avenue
Pasadena, CA 91106
626.793.7847

HUNT DESIGN

PROJECT
South Park-Site 2

CLIENT
Mack Real Estate Group

DATE
Feb. 22, 2021

SHEET TITLE
South Elevation
Sign Locations