



CONCEPTUAL RENDERING

# 676 Mateo St

LOS ANGELES, CA 90021

## ENTITLEMENT REQUEST

OCTOBER 15, 2021

OWNER:  
DISTRICT CENTRE, LP  
C/O Mayer Brown  
350 South Grand Avenue,  
25th Floor  
Los Angeles, CA 90071

ARCHITECT:

**hansonla**  
ARCHITECTURE

STRUCTURAL ENGINEER:  
John Labib + Associates

LANDSCAPE ARCHITECT:  
Design Workshop

MEP ENGINEER:  
IDS GROUP

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..... TOPOGRAPHIC SURVEY

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**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP

**PROJECT SUMMARY**

Existing Zone: M3-1-RIO  
Proposed Zone: C2-2-RIO

Existing Land Use: Heavy Industrial  
Proposed Land Use: Regional Center Commercial

Gross Site Area (Pre-Dedication): 44,839 SF  
Gross Site Area (Post-Dedication): 42,598 SF  
Base Density (1 Live-Work Unit per 200 SF): 44,839 SF / 200 SF = **224 units**

**Floor Area Allowed (pre):** (44,839 SF x 6) **268,800 SF**  
**Floor Area Allowed (post):** (42,598 SF x 6) **255,588 SF**  
**Floor Area Proposed:** **197,355 SF**

**FAR Allowed:** **6.0**

**FAR Proposed:** (197,355 SF / 42,598 SF) **4.63**  
Residential: 173,975 SF  
Commercial: 23,389 SF

**Live-Work Units:** **185 units**  
0-1 BD (Units < 1,000 SF) 159 units  
2 BD (Units > 1,000 SF) 26 units  
Very Low Income Housing 11% of Units (20 Units)

**Average Unit Size Recommended:** **767 SF**  
750 SF Min. Avg.

**Art Production / Commercial Space Recommended:** **TOTAL = 16,750 SF**  
150 SF x 50 units = 7,500 SF  
100 SF x 50 units = 5,000 SF  
50 SF x 85 units = 4,250 SF

**Commercial Space Provided:** **23,380 SF**

**Open Space Required:** **TOTAL = 15,320 SF**  
100 SF per Live-Work Unit (0-1 BD)(Units < 1,000 SF) 159 units x 100 SF = 15,900 SF  
125 SF per Live-Work Unit (2 BD)(Units > 1,000 SF) 26 units x 125 SF = 3,250 SF  
TOTAL = 19,150 SF

Density Bonus (20% Reduction) 19,150 x 0.80 = 15,320 SF

**Open Space Provided:** **TOTAL = 15,320 SF**  
Private Open Space 2,850 SF  
Outdoor Communal Space 9,290 SF  
Indoor Communal Space (Max. 25% of Required Total (3,830 SF)) 3,180 SF

**Trees Required:** (185 Units / 4) 46 Trees  
**Trees Provided:** 46 Trees

**Total Parking Required (Density Bonus OPT. 1):** **258 Spaces**  
Live-Work (0-1 BD)(Units <1,000 SF) 159 Spaces  
(1 Space per Unit)

Live-Work (2 BD)(Units >1,000 SF) 52 Spaces  
(2 Spaces per Unit)

Commercial Parking (2 Spaces per 1,000 SF) 47 Spaces  
*Enterprise Zone 2129*

**Total Parking Provided:** **287 Spaces**  
Accessible: 9 Spaces (2 van)  
EV Parking:  
10% Installed 29 Spaces  
30% Compatible 86 Spaces

Live-Work 211 Spaces  
Commercial 47 Spaces  
Additional Parking 29 Spaces

**Live-Work Bike Parking Required: (Ordinance NO.185480 Table 12.21 A.16(a)(1)(i)) (LAMC 12.21)** **130 Spaces**  
Short-Term Space 12 Spaces  
Long-Term Space 118 Spaces

**Commercial Bike Parking Required:** **24 Spaces**  
1 Short-Term Space per 2,000 SF (23,380 SF / 2,000 SF) 12 Spaces  
1 Long-Term Space per 2,000 SF (23,380 SF / 2,000 SF) 12 Spaces

**Total Bike Parking Provided:** **154 Spaces**  
Live-Work Short-Term 12 Spaces  
Live-Work Long-Term 118 Spaces  
Commercial Short-Term 12 Spaces  
Commercial Long-Term 12 Spaces

**PROJECT SUMMARY - INCREASED COMMERCIAL FLEXIBILITY OPTION**

Existing Zone: M3-1-RIO  
Proposed Zone: C2-2-RIO

Existing Land Use: Heavy Industrial  
Proposed Land Use: Regional Center Commercial

Gross Site Area (Pre-Dedication): 44,839 SF  
Gross Site Area (Post-Dedication): 42,598 SF  
Base Density (1 Live-Work Unit per 200 SF): 44,839 SF / 200 SF = **224 units**

**Floor Area Allowed (pre):** (44,839 SF x 6) **268,800 SF**  
**Floor Area Allowed (post):** (42,598 SF x 6) **255,588 SF**  
**Floor Area Proposed:** **197,355 SF**

**FAR Allowed:** **6.0**

**FAR Proposed:** (197,355 SF / 42,598 SF) **4.63**  
Residential: 151,482  
Commercial: 45,873

**Live-Work Units:** **159 units**  
0-1 BD (Units < 1,000 SF) 135 units  
3 BD (Units > 1,000 SF) 24 units  
Very Low Income Housing 11% of Units (18 Units)

**Average Unit Size Recommended:** **773 SF**  
750 SF Min. Avg.

**Art Production / Commercial Space Recommended:** **TOTAL = 15,450 SF**  
150 SF x 50 units = 7,500 SF  
100 SF x 50 units = 5,000 SF  
50 SF x 59 units = 2,950 SF

**Commercial Space Provided:** **45,873 SF**

**Open Space Required:** **TOTAL = 14,160 SF**  
100 SF per Live-Work Unit (0-1 BD)(Units < 1,000 SF) 135 units x 100 SF = 13,500 SF  
175 SF per Live-Work Unit (3 BD)(Units > 1,000 SF) 24 units x 175 SF = 4,200 SF  
TOTAL = 17,700 SF

Density Bonus (20% Reduction) 17,700 x 0.80 = 14,160 SF

**Open Space Provided:** **TOTAL = 14,160 SF**  
Private Open Space 2,400 SF  
Outdoor Communal Space 8,580 SF  
Indoor Communal Space (Max. 25% of Required Total (3,830 SF)) 3,180 SF

**Trees Required:** (159 Units / 4) 40 Trees  
**Trees Provided:** 46 Trees

**Total Parking Required (Density Bonus OPT. 1):** **275 Spaces**  
Live-Work (0-1 BD)(Units <1,000 SF) 135 Spaces  
(1 Space per Unit)

Live-Work (3 BD)(Units >1,000 SF) 48 Spaces  
(2 Spaces per Unit)

Commercial Parking (2 Spaces per 1,000 SF) 92 Spaces  
*Enterprise Zone 2129*

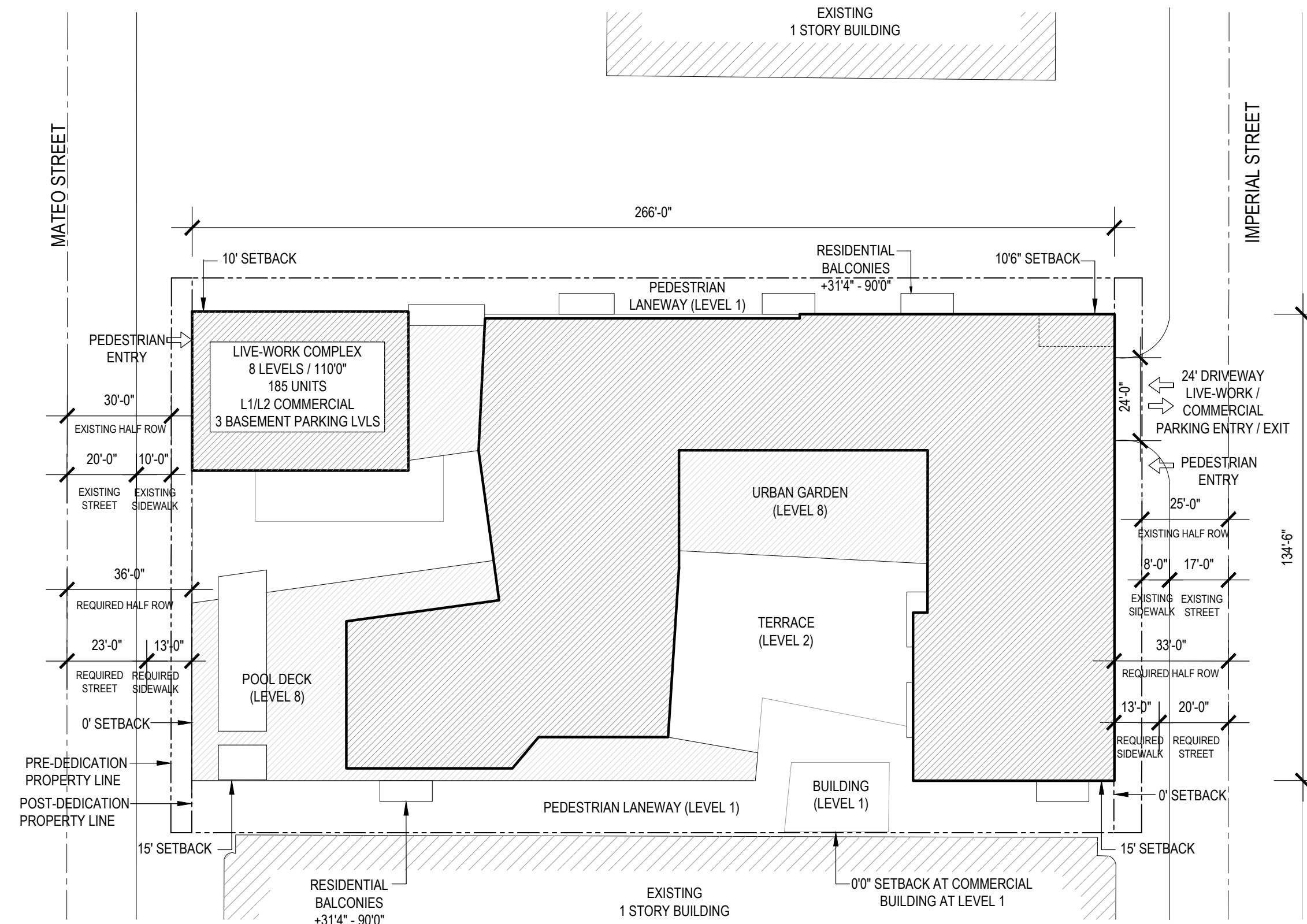
**Total Parking Provided:** **287 Spaces**  
Accessible: 9 Spaces (2 van)  
EV Parking:  
10% Installed 29 Spaces  
30% Compatible 86 Spaces

Live-Work 183 Spaces  
Commercial 104 Spaces  
Additional Parking 0 Spaces

**Live-Work Bike Parking Required:(Ordinance NO.185480 Table 12.21 A.16(a)(1)(i)) (LAMC 12.21)** **115 Spaces**  
Short-Term Space 10 Spaces  
Long-Term Space 105 Spaces

**Commercial Bike Parking Required:** **46 Spaces**  
1 Short-Term Space per 2,000 SF (45,873 SF / 2,000 SF) 23 Spaces  
1 Long-Term Space per 2,000 SF (45,873 SF / 2,000 SF) 23 Spaces

**Total Bike Parking Provided:** **161 Spaces**  
Live-Work Short-Term 10 Spaces  
Live-Work Long-Term 105 Spaces  
Commercial Short-Term 23 Spaces  
Commercial Long-Term 23 Spaces



**1 PLOT PLAN**  
SCALE: 1/32" = 1'-0"

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**PLOT PLAN**

**A000**



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DISTRICT CENTRE, LP  
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OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

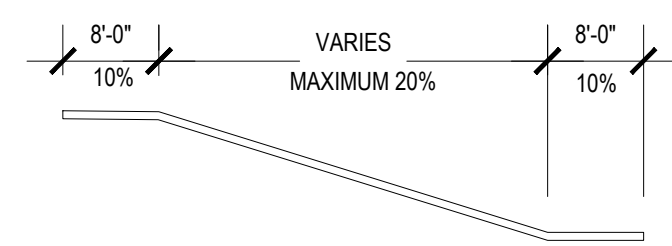
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

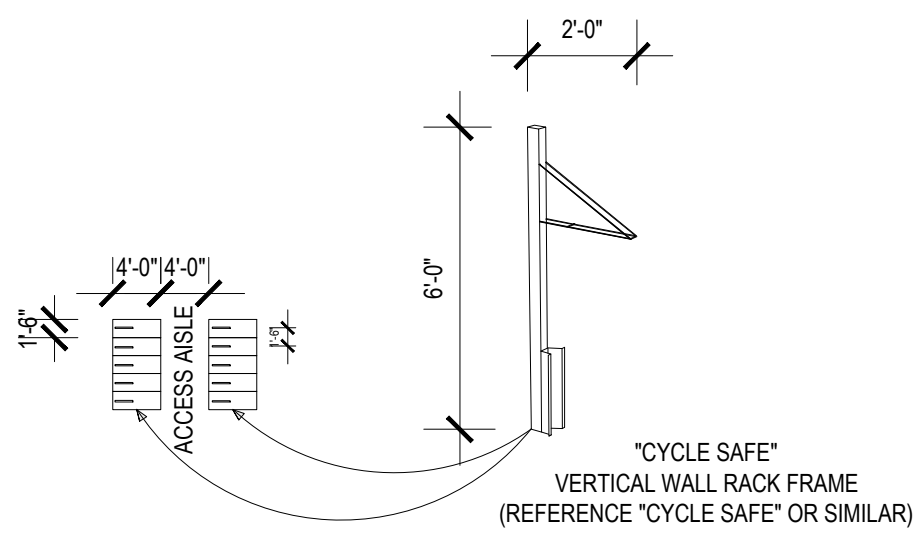
IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



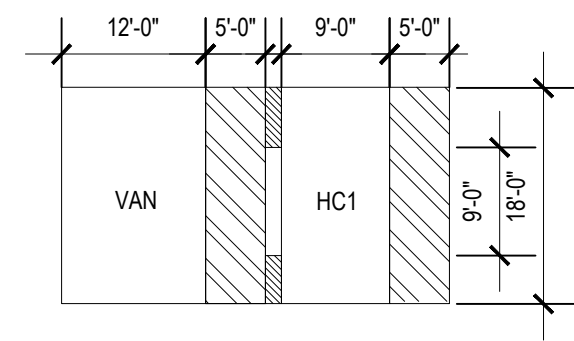
6 TYPICAL RAMP DIAGRAM

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



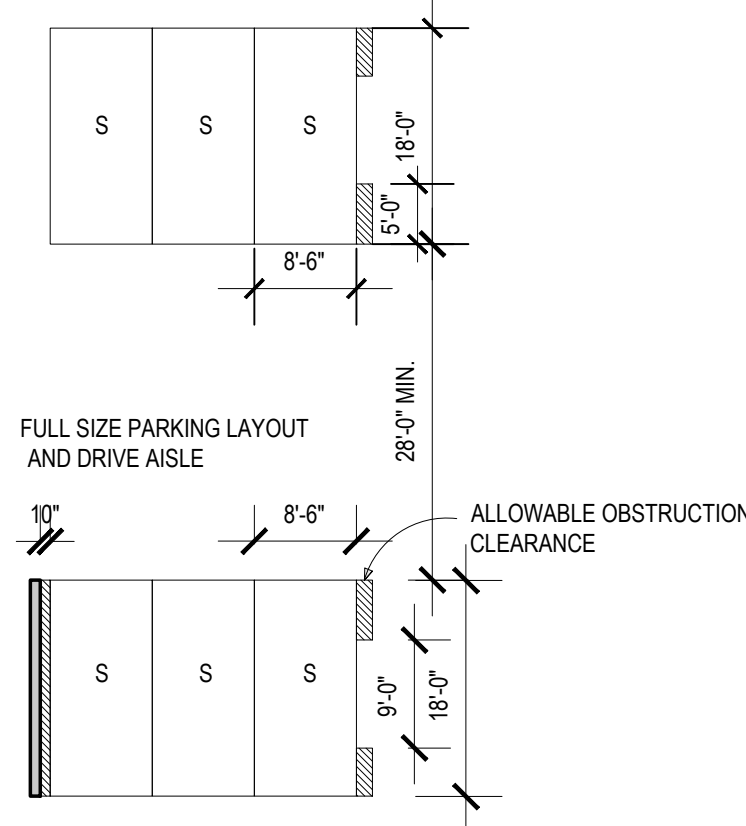
5 VERTICAL BICYCLE PARKING

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



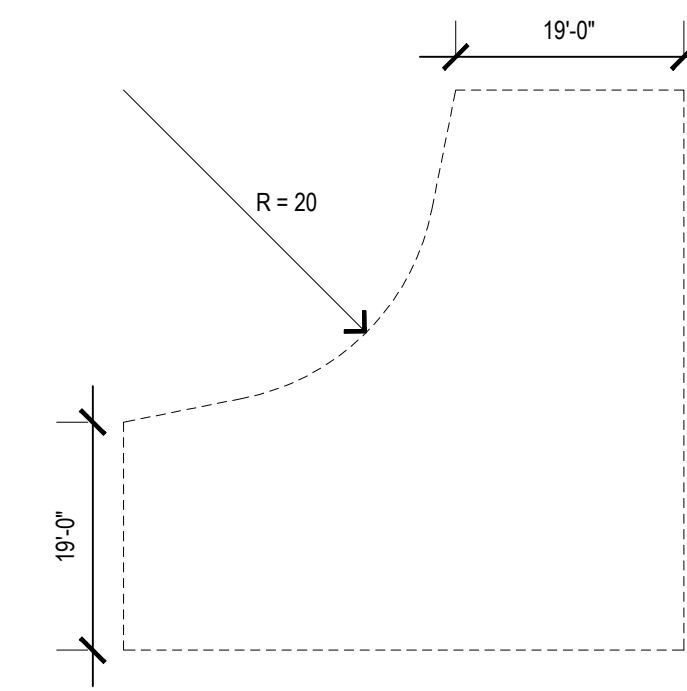
4 ADA PARKING DIAGRAM

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



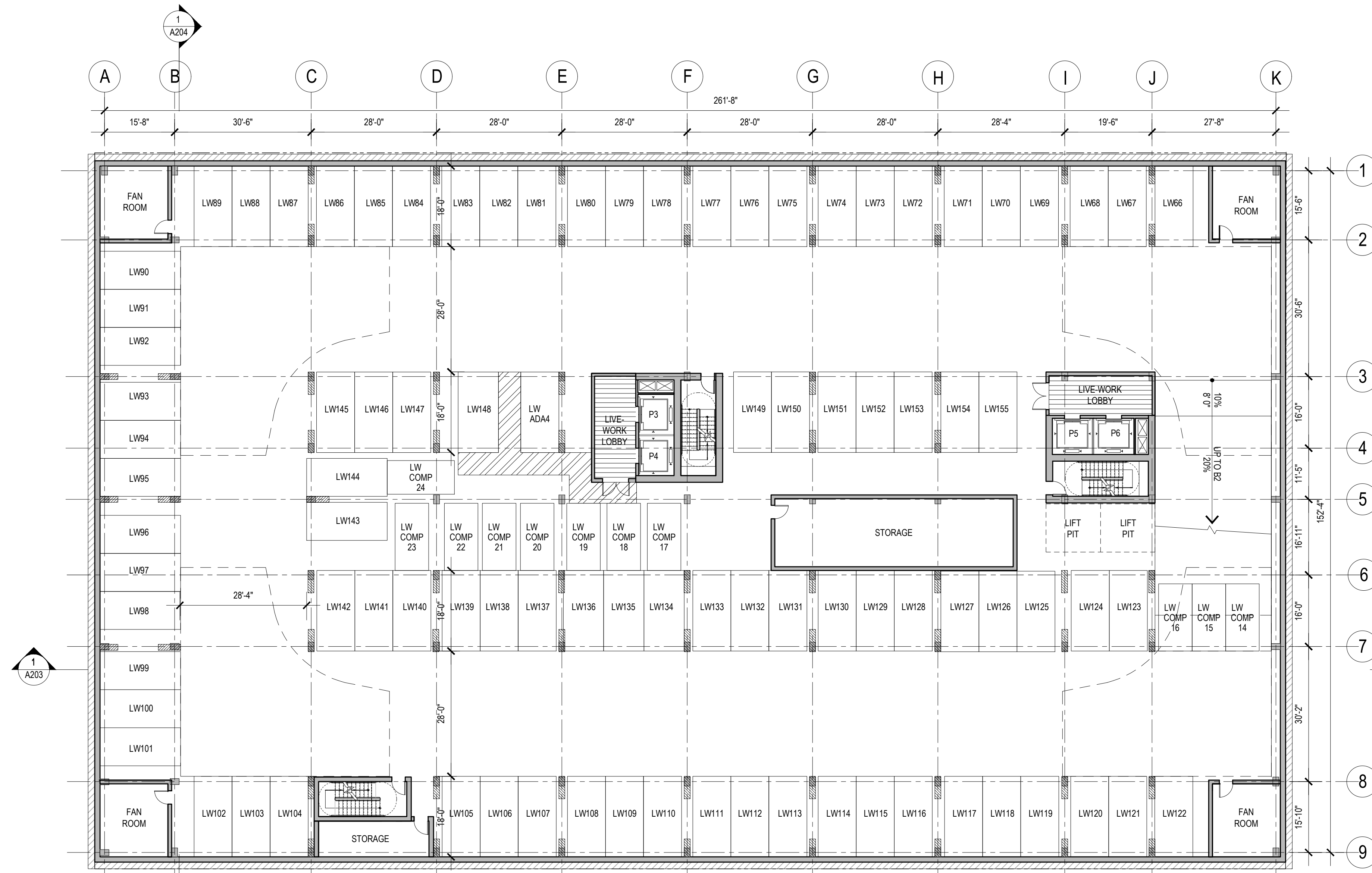
3 TYPICAL PARKING DIAGRAM

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



2 TYPICAL TURNING RADIUS DIAGRAM

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



1 LEVEL B3 PLAN

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

\* NOTE: PARKING PLANS SHOWN MEET THE MAXIMUM PARKING REQUIREMENTS. INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.

EV PARKING: PER LAMC ORDINANCE NO. 186485  
10% INSTALLED OF TOTAL PARKING PROVIDED  
30% COMPATIBLE OF TOTAL PARKING PROVIDED

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LEVEL B3 PLAN

A101

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LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
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350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

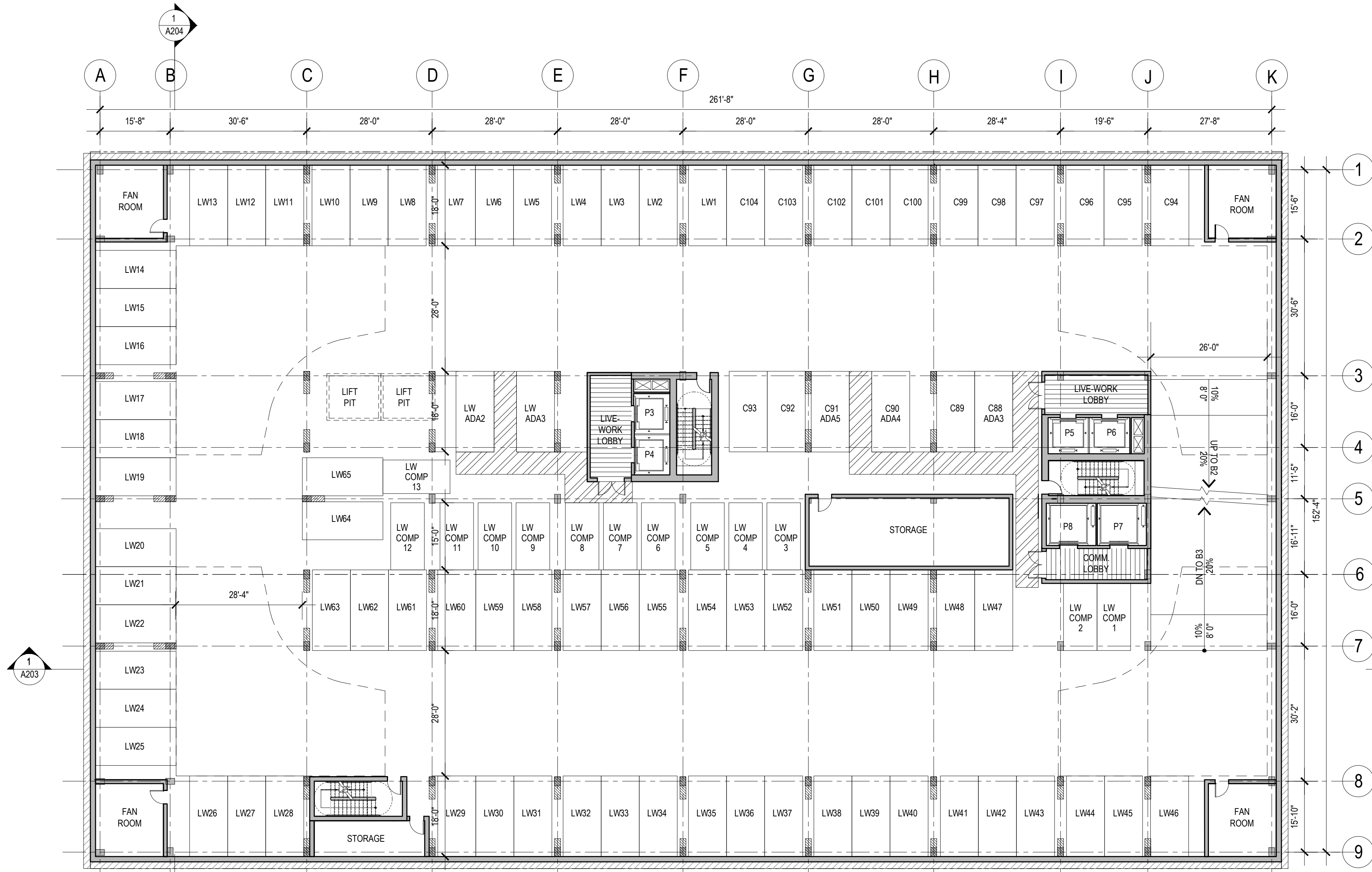
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



**LEVEL B2 PLAN**  
SCALE: 1/16" = 1'-0"

\* NOTE: PARKING PLANS SHOWN MEET THE MAXIMUM PARKING REQUIREMENTS.  
INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.  
EV PARKING: PER LAMC ORDINANCE NO. 186485  
10% INSTALLED OF TOTAL PARKING PROVIDED  
30% COMPATIBLE OF TOTAL PARKING PROVIDED

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**LEVEL B2 PLAN**

**A102**

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# 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
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OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

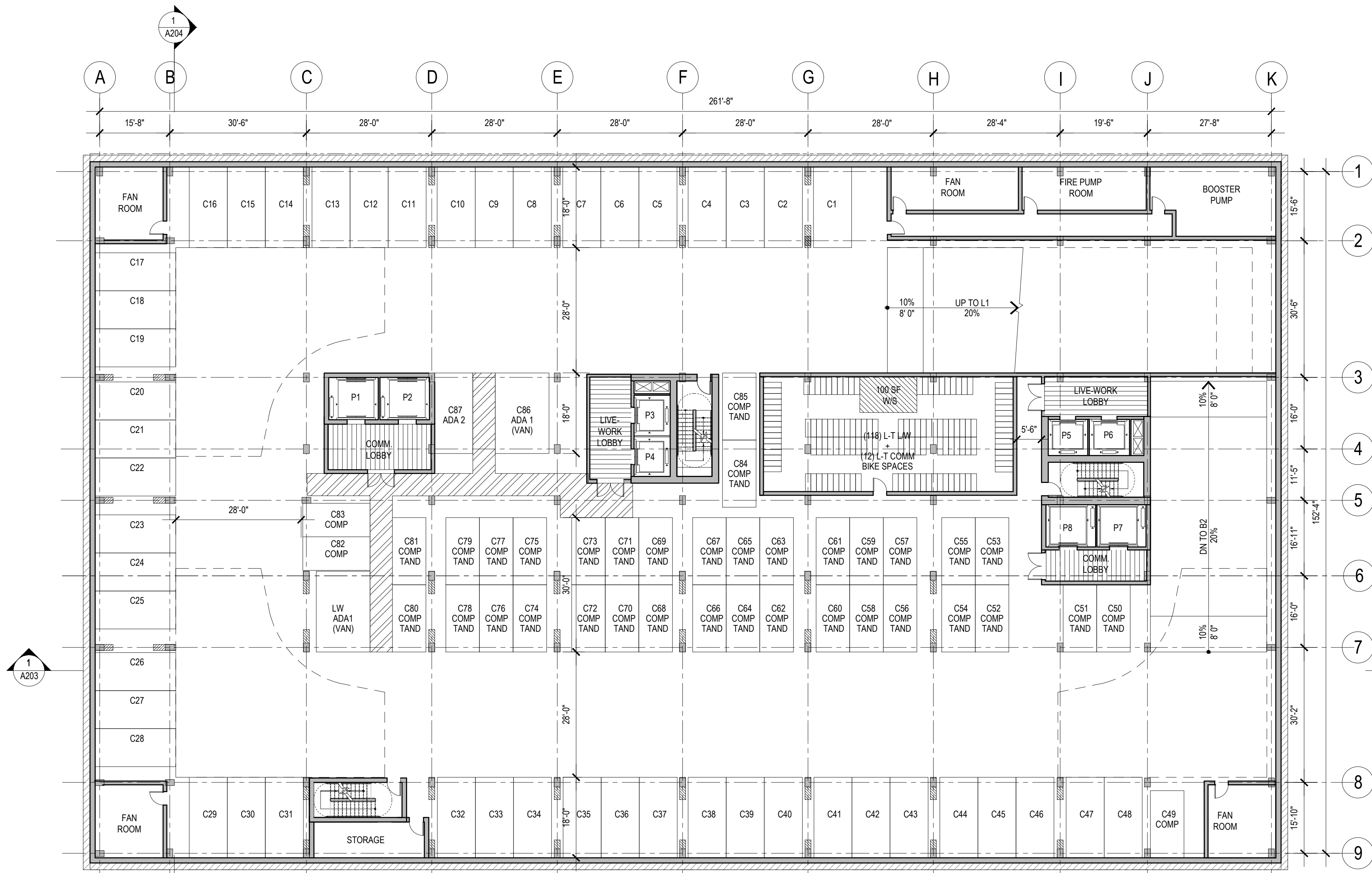
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



**LEVEL B1 PLAN**  
SCALE: 1/16" = 1'-0"

\* NOTE: PARKING PLANS SHOWN MEET THE MAXIMUM PARKING REQUIREMENTS,  
INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.  
EV PARKING: PER LAMC ORDINANCE NO. 186485  
10% INSTALLED OF TOTAL PARKING PROVIDED  
30% COMPATIBLE OF TOTAL PARKING PROVIDED

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LEVEL B1 PLAN

# A103

**676 MATEO STREET**

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LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
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LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

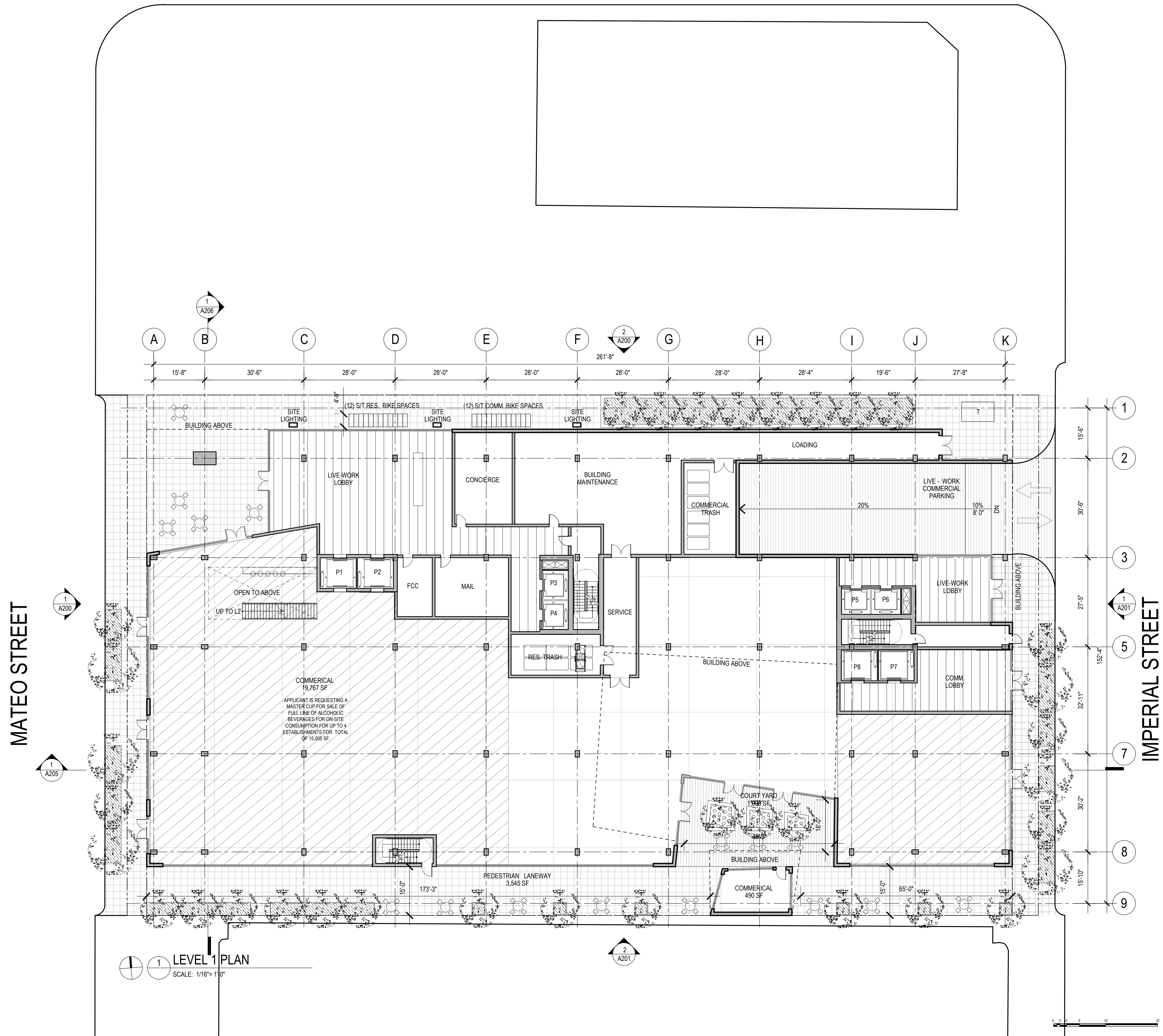
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



INDUSTRIAL STREET

MATEO STREET

IMPERIAL STREET

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LEVEL 1 PLAN

**A104**



# 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

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OWNER

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724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
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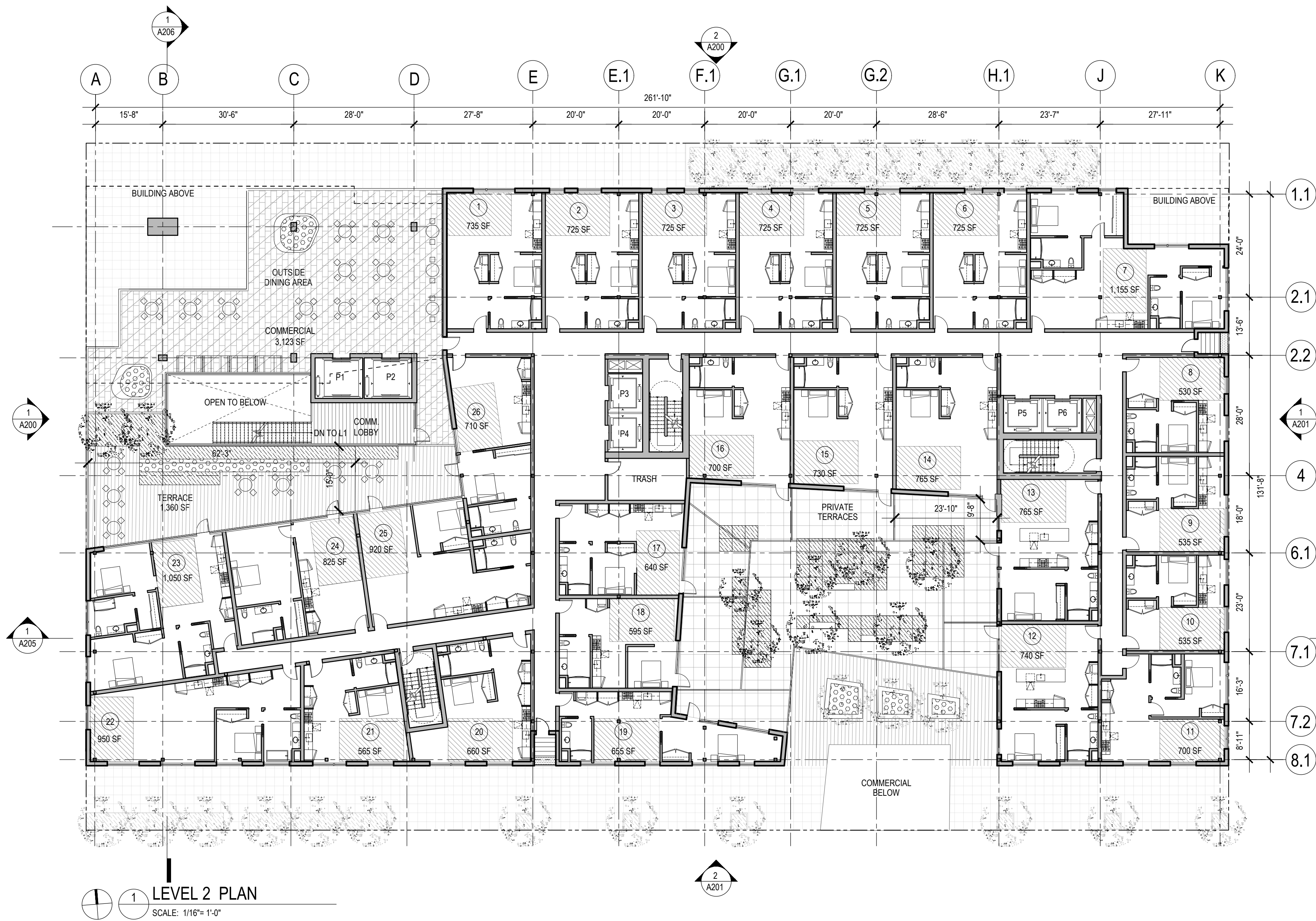
STRUCTURAL ENGINEER

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### LEVEL 2 PLAN

# A105



**676 MATEO STREET**

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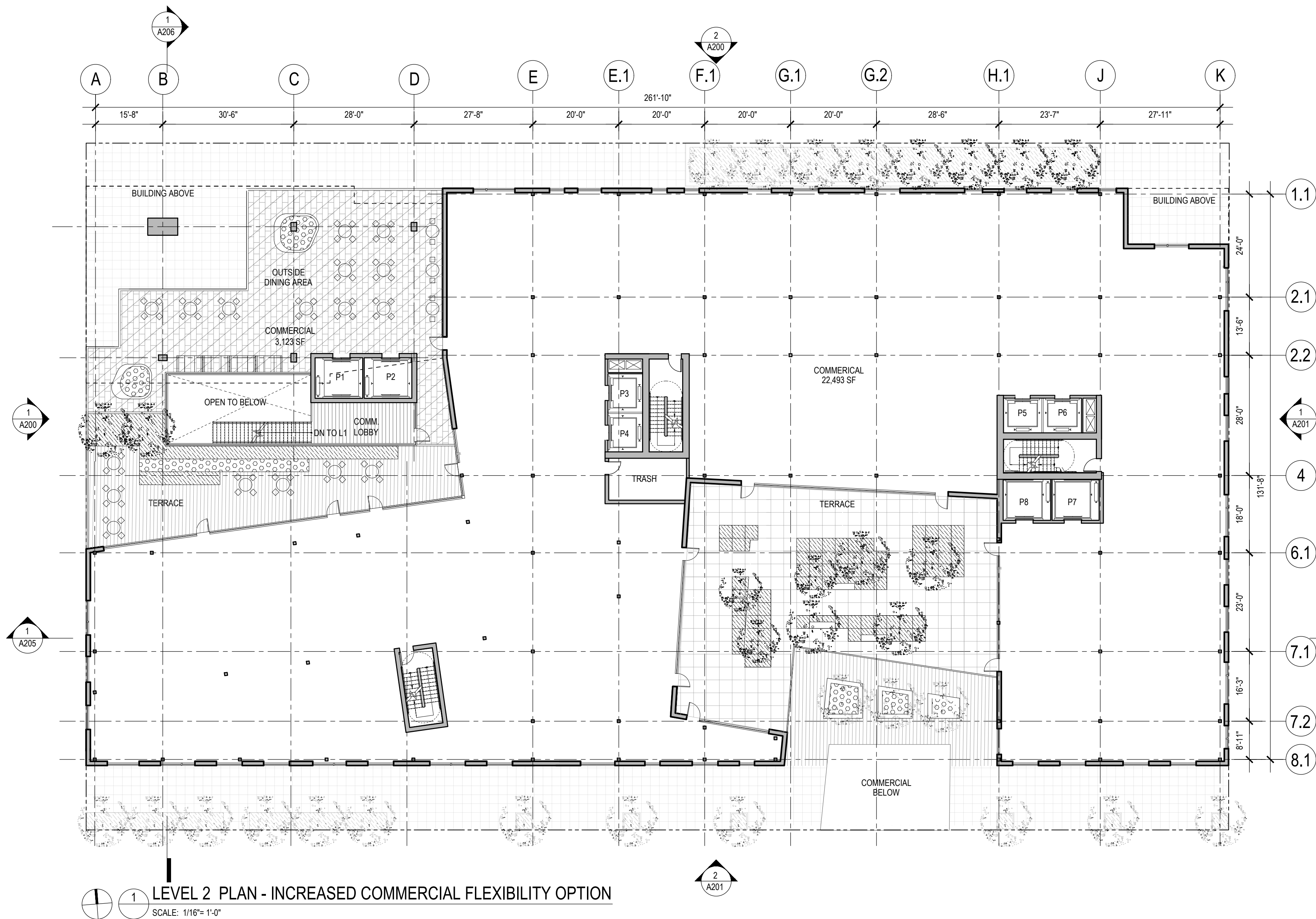
STRUCTURAL ENGINEER

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SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

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MEP



**LEVEL 2 PLAN - INCREASED COMMERCIAL FLEXIBILITY OPTION**  
SCALE: 1/16"= 1'-0"

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**LEVEL 2 PLAN - OPTION**

**A105 (OPT)**



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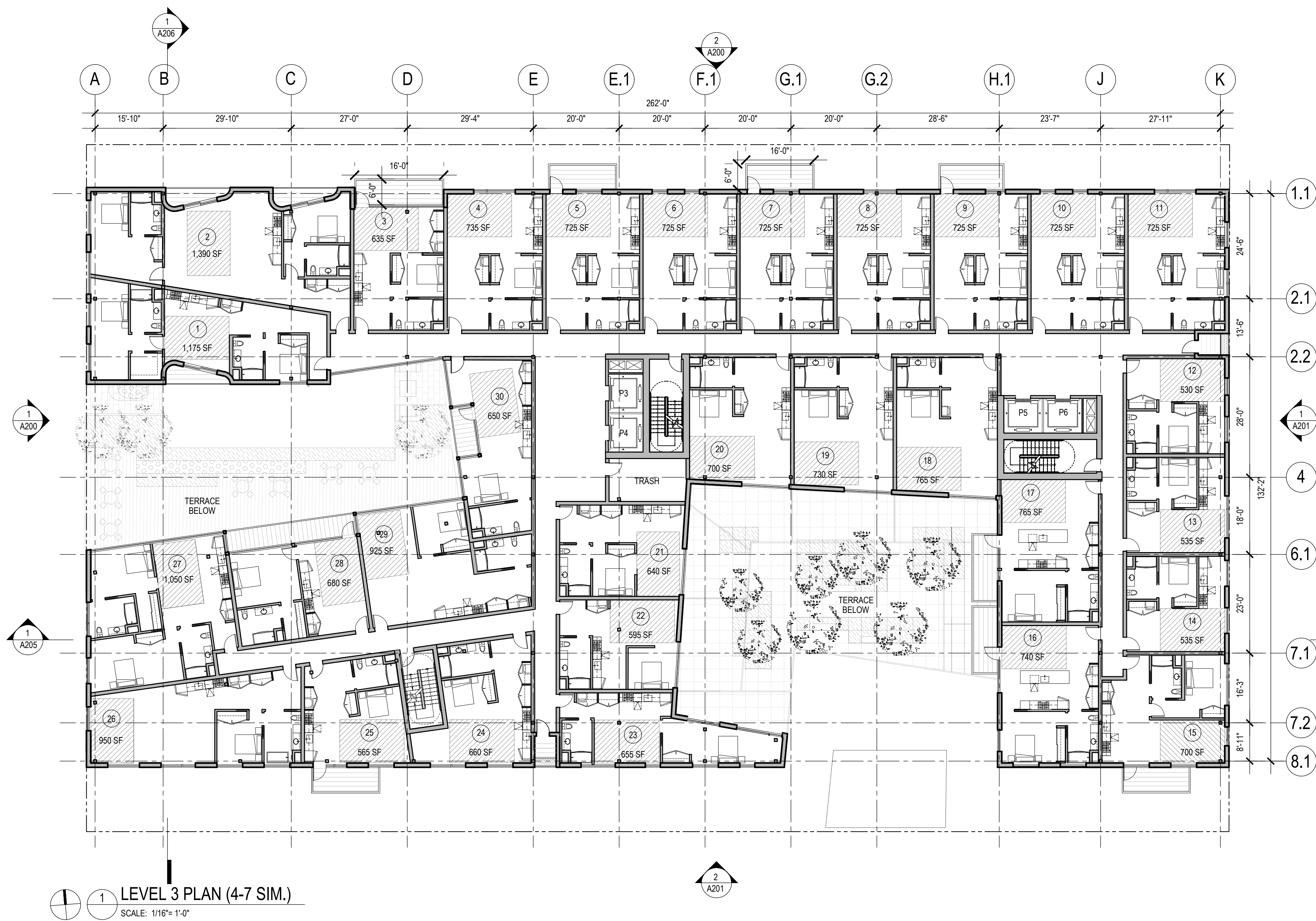
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LANDSCAPE ARCHITECT

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LEVEL 3 PLAN (4-7 SIM.)

**A106**

# 676 MATEO STREET

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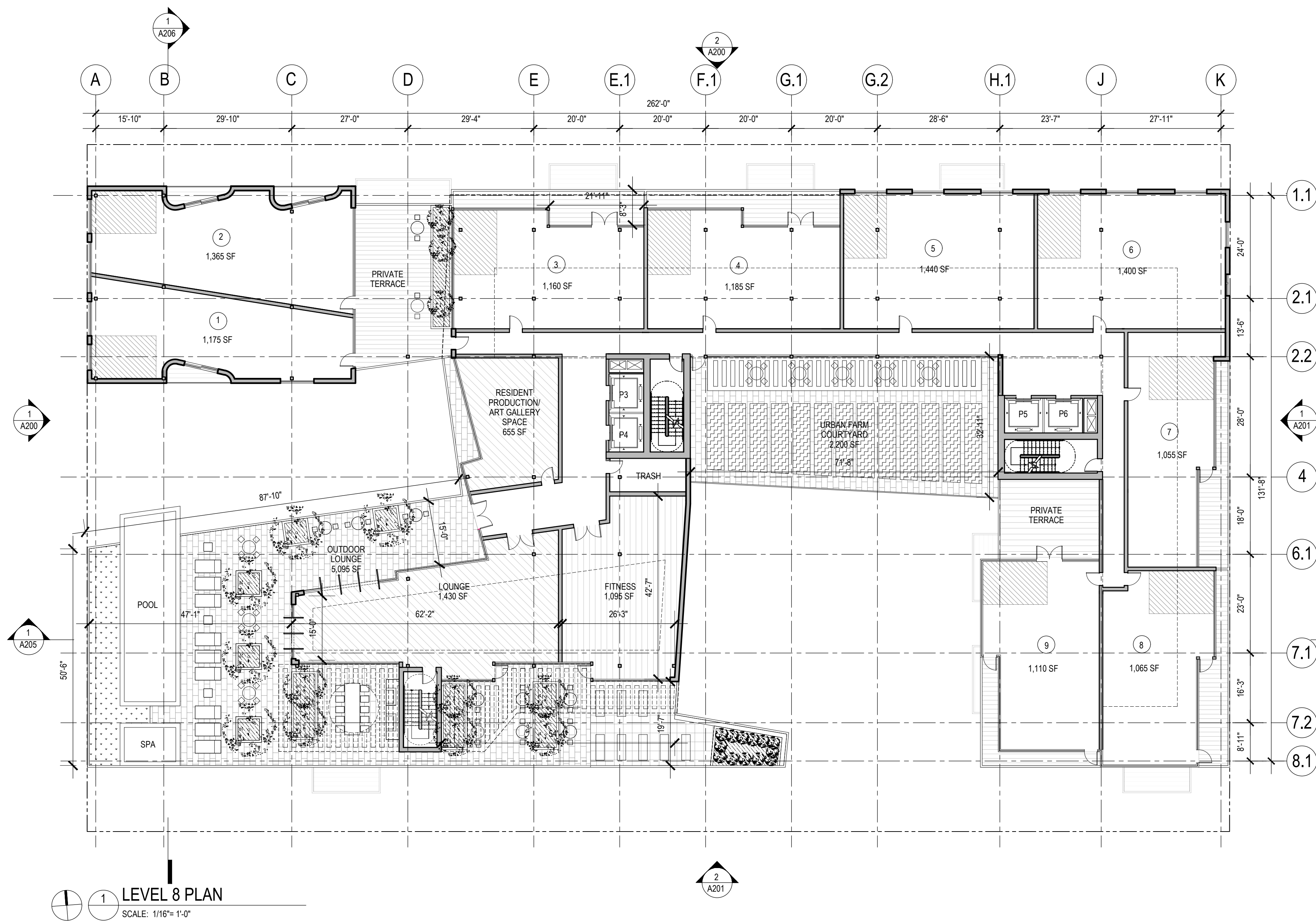
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**LEVEL 8 PLAN**  
SCALE: 1/16" = 1'-0"

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### LEVEL 8 PLAN

# A107



PRINTED: Thursday, October 14, 2021 2:56:24 PM BY: HLA160201 FILE: 676\_A108\_ROOF PLAN

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ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

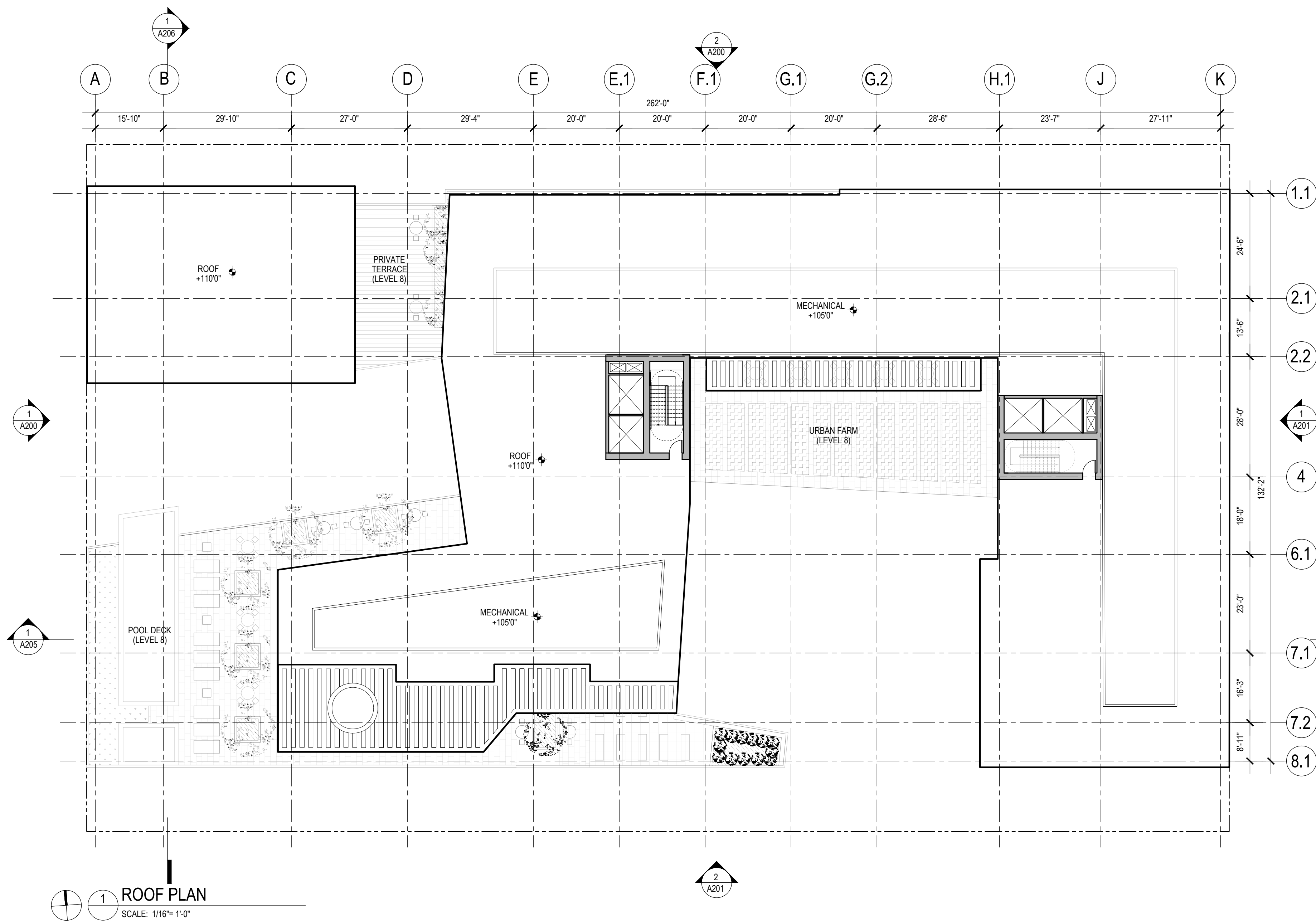
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



### NOT FOR CONSTRUCTION

No.	Date	Description
6	10/15/21	Revised Entitlement Submittal
5	09/13/21	Revised Entitlement Submittal
4	08/28/20	Revised Entitlement Submittal
3	11/16/18	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

### ROOF PLAN

# A108



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



**2 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



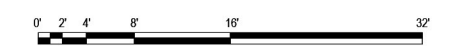
**1 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

No.	Date	Description
6	10/15/21	Revised Entitlement Submittal
5	09/13/21	Revised Entitlement Submittal
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1	09/28/16	Entitlement Submittal

ELEVATIONS

**A200**



PRINTED: Tuesday, April 25, 2017 4:31:15 PM BY: HLA160627 FILE: 676\_A200\_ELEVATIONS



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

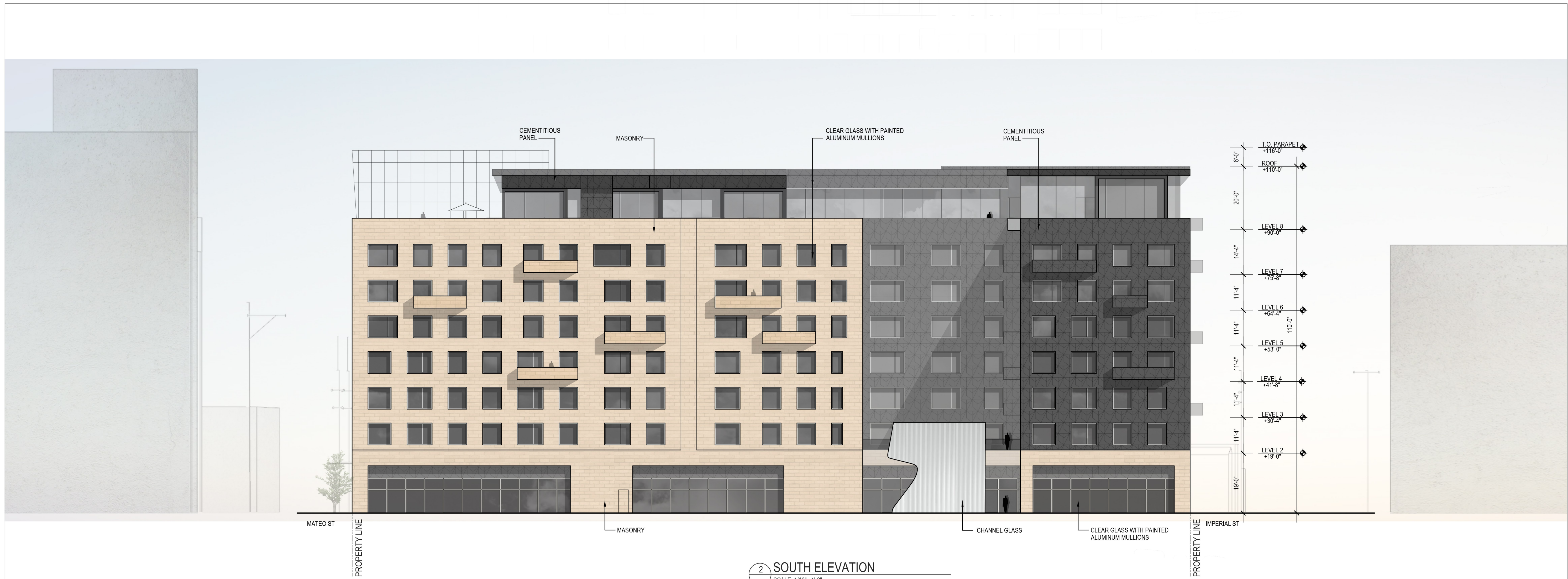
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



**2 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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ELEVATIONS

**A201**



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
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IRVINE, CA 92606

MEP



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RENDERING

**A202**



# 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



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1	09/28/16	Entitlement Submittal

RENDERING

# A203



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



NOT FOR CONSTRUCTION

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1	09/28/16	Entitlement Submittal

RENDERING

**A204**



# 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

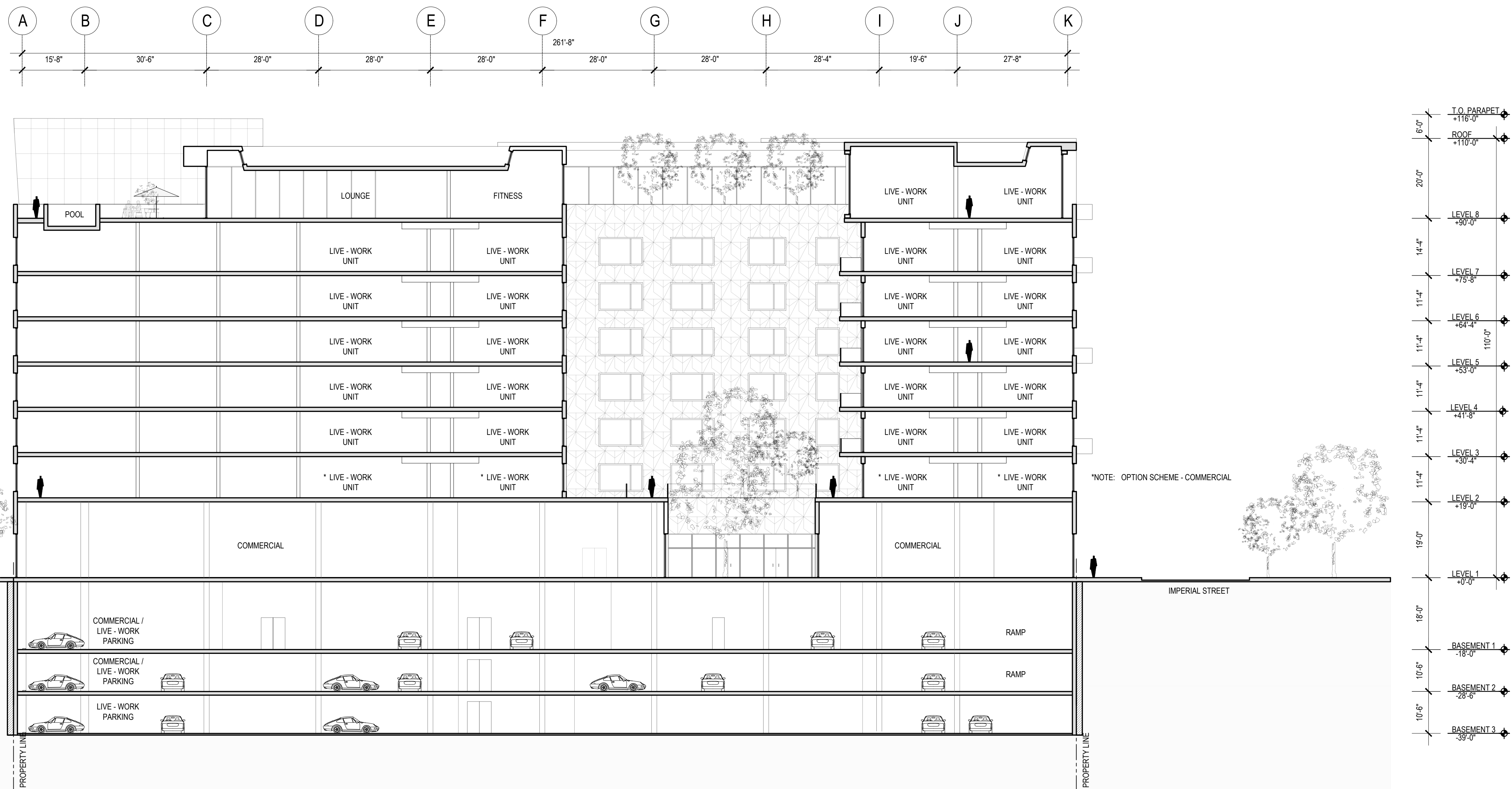
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



1 WEST-EAST SECTION  
SCALE: 1/16"=1'-0"

NOT FOR CONSTRUCTION

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2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

SECTION

# A205

PRINTED: Thursday, October 14, 2021 3:05:27 PM BY: HLA160201 FILE: 676\_A205\_SECTIONS

# 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

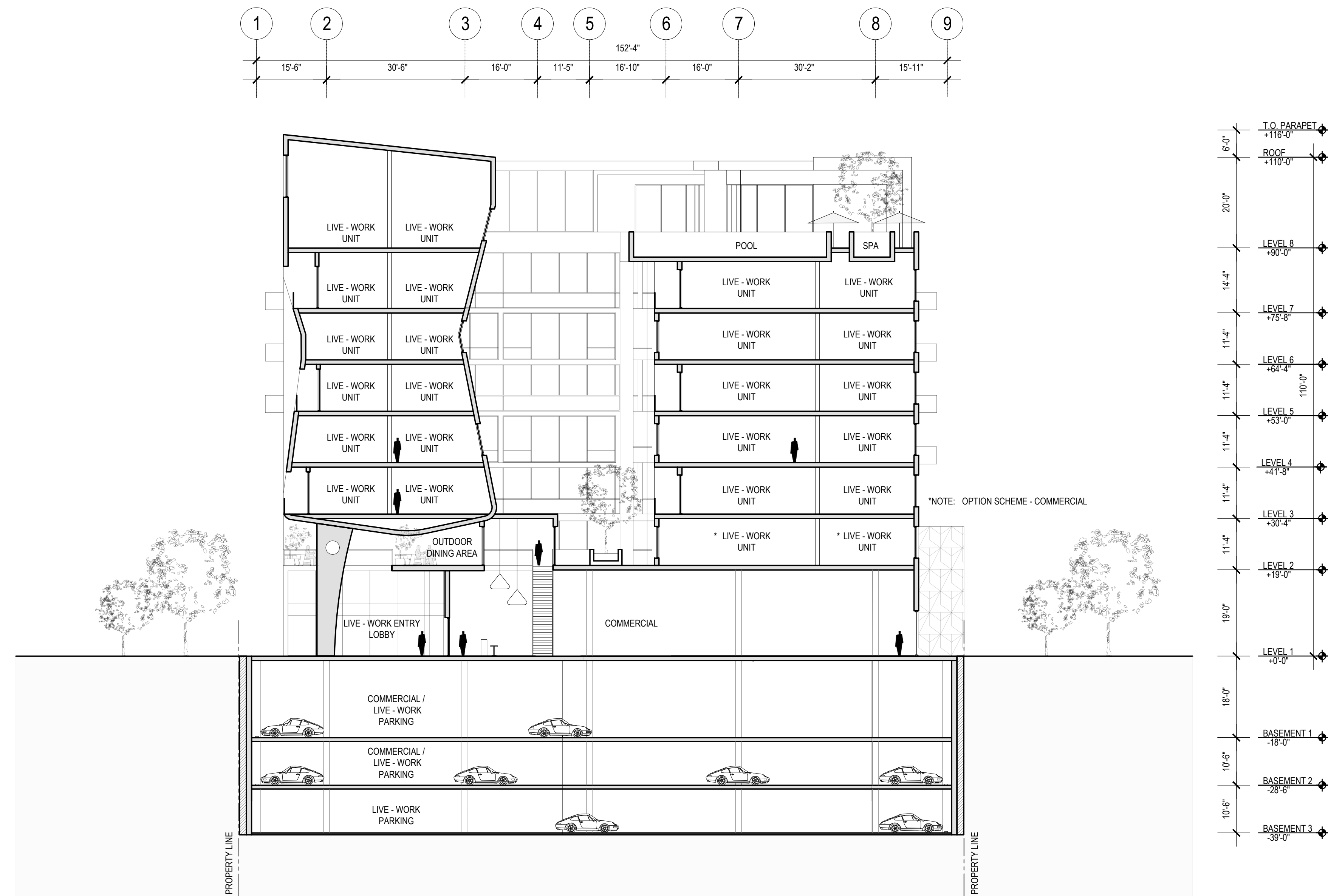
DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP

PRINTED: Thursday, October 14, 2021 3:06:54 PM BY: HLA160201 FILE: 676\_A205\_SECTIONS



1 NORTH - SOUTH SECTION  
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

No.	Date	Description
6	10/15/21	Revised Entitlement Submittal
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2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

SECTION

## A206



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

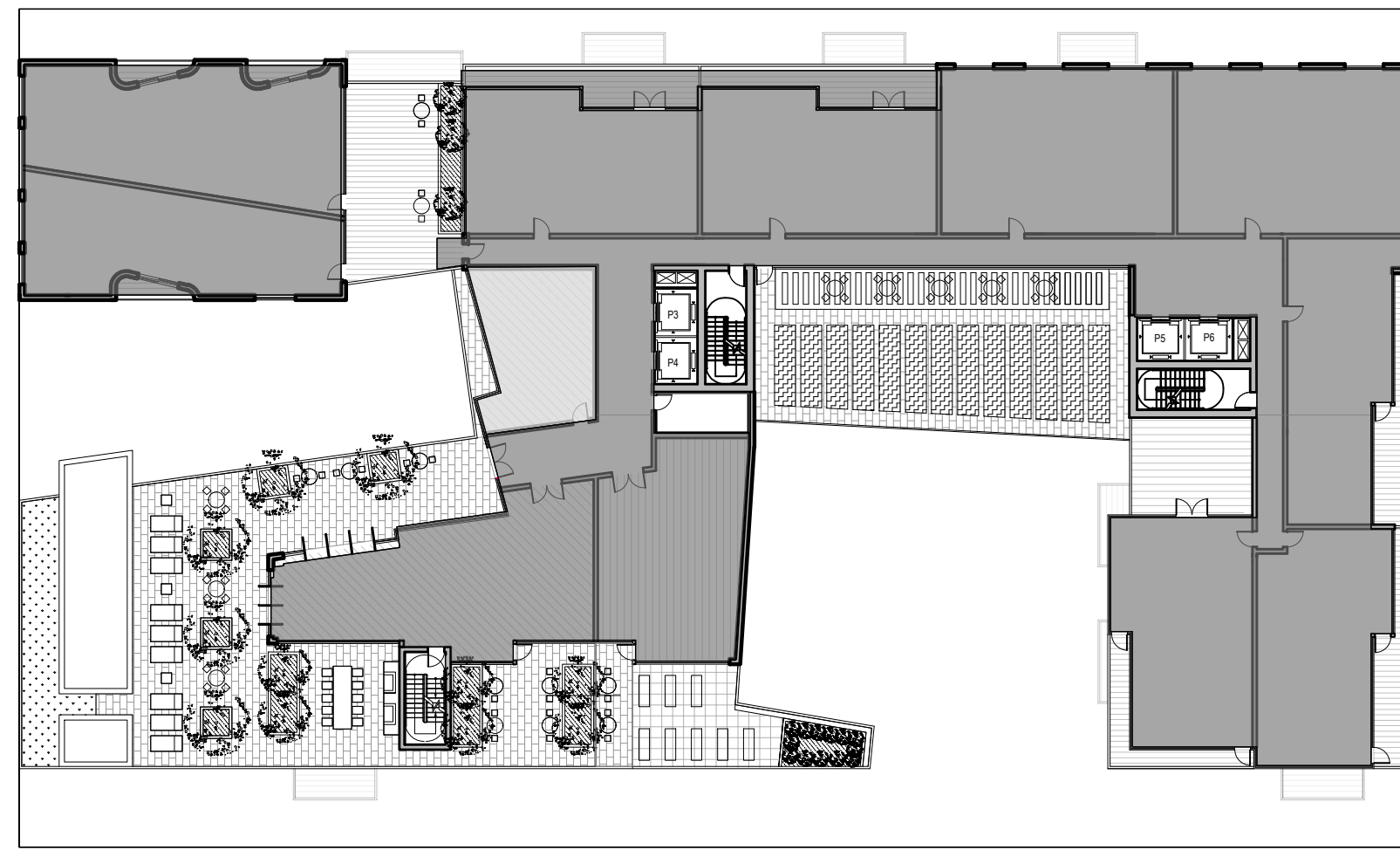
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP



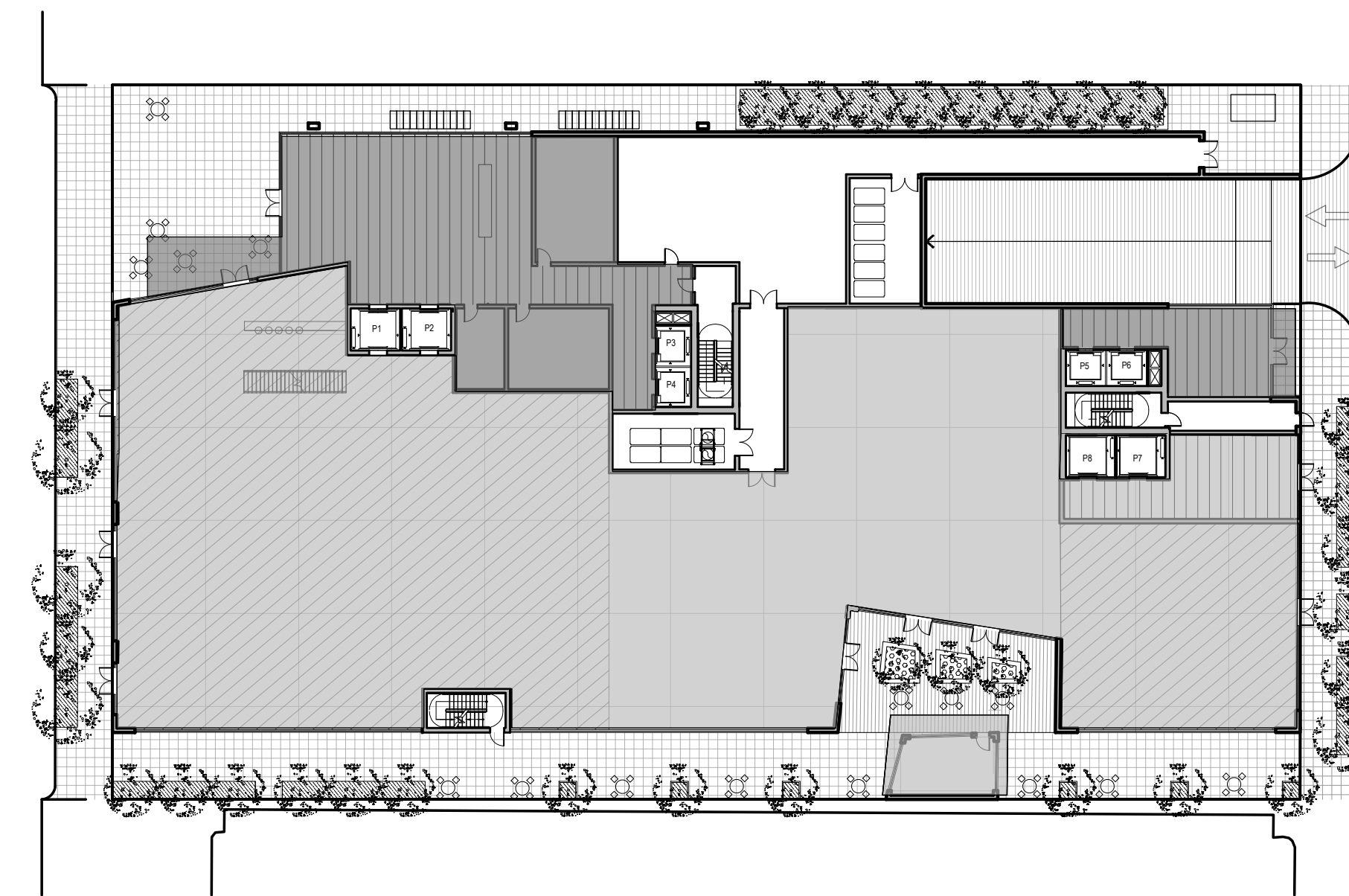
**7 LEVEL 8**  
SCALE: 1/32" = 1'-0"



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



**6 LEVEL 3-7**  
SCALE: 1/32" = 1'-0"



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



**5 LEVEL 2 - INCREASED COMMERCIAL FLEXIBILITY OPTION**  
SCALE: 1/32" = 1'-0"

**FAR CALCULATIONS**

FLOOR AREA ALLOWED: 42,598 SF x 6 = 255,588 SF  
FLOOR AREA PROPOSED: 197,355 SF / 42,598 SF = 4.63

TOTAL ART PRODUCTION / COMMERCIAL RECOMMENDED: 16,750 SF  
TOTAL COMMERCIAL PROVIDED: 23,380 SF

LEVEL	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA	RES. PRODUCTION / ART GALLERY FLOOR AREA	TOTAL
LEVEL 8	16301 SQ. FT.	0	655 SQ. FT.	16956 SQ. FT.
LEVEL 7	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 6	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 5	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 4	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 3	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 2	22493 SQ. FT.	3,123 SQ. FT.	0	25,616 SQ. FT.
LEVEL 1	4871 SQ. FT.	20,257 SQ. FT.	0	25,128 SQ. FT.
TOTAL	173,320 SQ. FT.	23,380 SQ. FT.	655 SQ. FT.	197,355 SQ. FT.

- RESIDENTIAL FLOOR AREA
- COMMERCIAL FLOOR AREA
- RESIDENT PRODUCTION / ART GALLERY SPACE FLOOR AREA

**2 FAR CALCULATIONS**

**FAR CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION**

FLOOR AREA ALLOWED: 42,598 SF x 6 = 255,588 SF  
FLOOR AREA PROPOSED: 197,355 SF / 42,598 SF = 4.63

TOTAL ART PRODUCTION / COMMERCIAL RECOMMENDED: 15,450 SF  
TOTAL COMMERCIAL PROVIDED: 45,873 SF

LEVEL	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA	RES. PRODUCTION / ART GALLERY FLOOR AREA	TOTAL
LEVEL 8	16301 SQ. FT.	0	655 SQ. FT.	16956 SQ. FT.
LEVEL 7	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 6	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 5	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 4	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 3	25931 SQ. FT.	0	0	25931 SQ. FT.
LEVEL 2	0.0 SQ. FT.	25,616 SQ. FT.	0	25,616 SQ. FT.
LEVEL 1	4871 SQ. FT.	20,257 SQ. FT.	0	25,128 SQ. FT.
TOTAL	150,827 SQ. FT.	45,873 SQ. FT.	655 SQ. FT.	197,355 SQ. FT.

- RESIDENTIAL FLOOR AREA
- COMMERCIAL FLOOR AREA
- RESIDENT PRODUCTION / ART GALLERY SPACE FLOOR AREA

**1 FAR CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION**

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FAR

**A300**



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

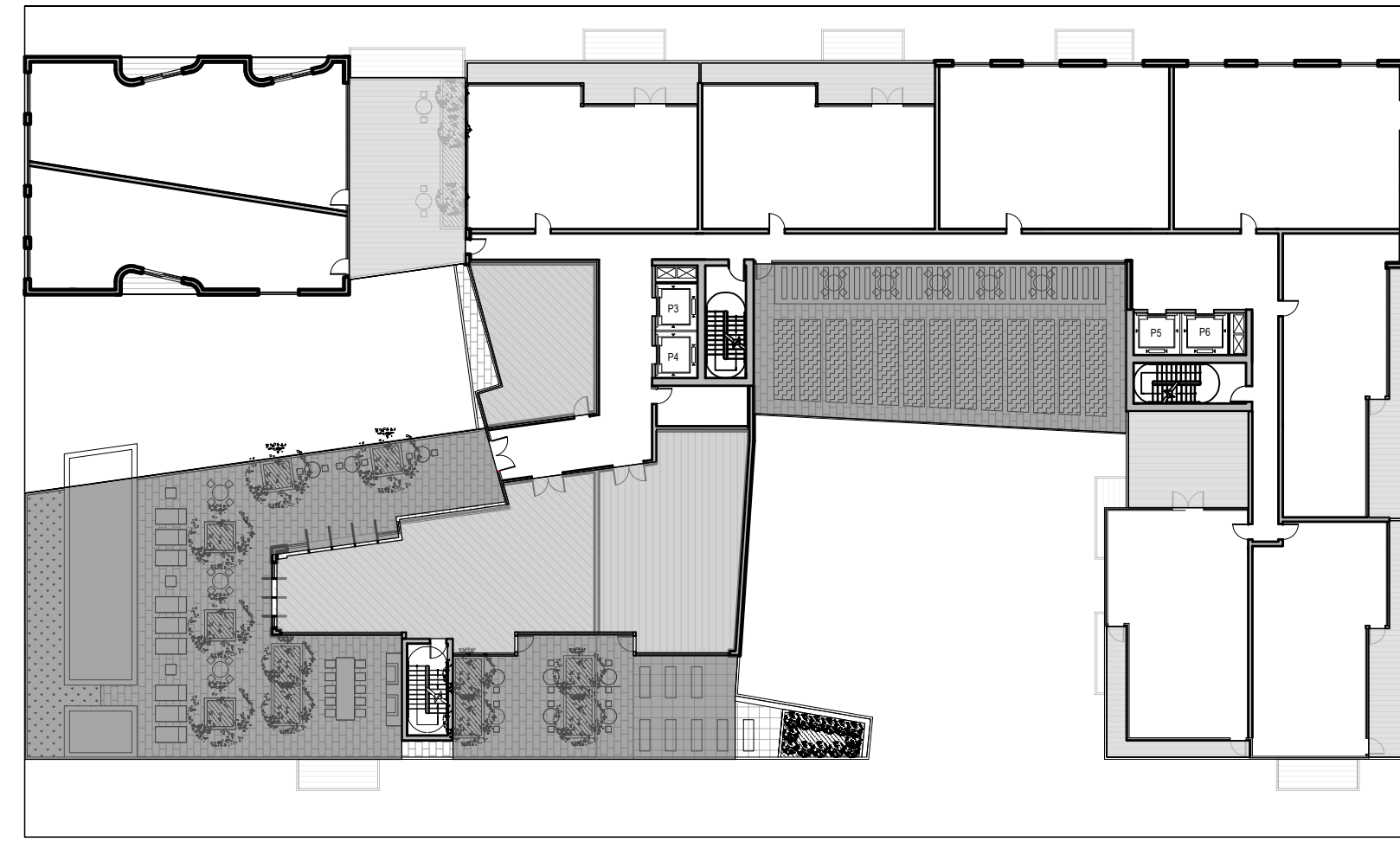
STRUCTURAL ENGINEER

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

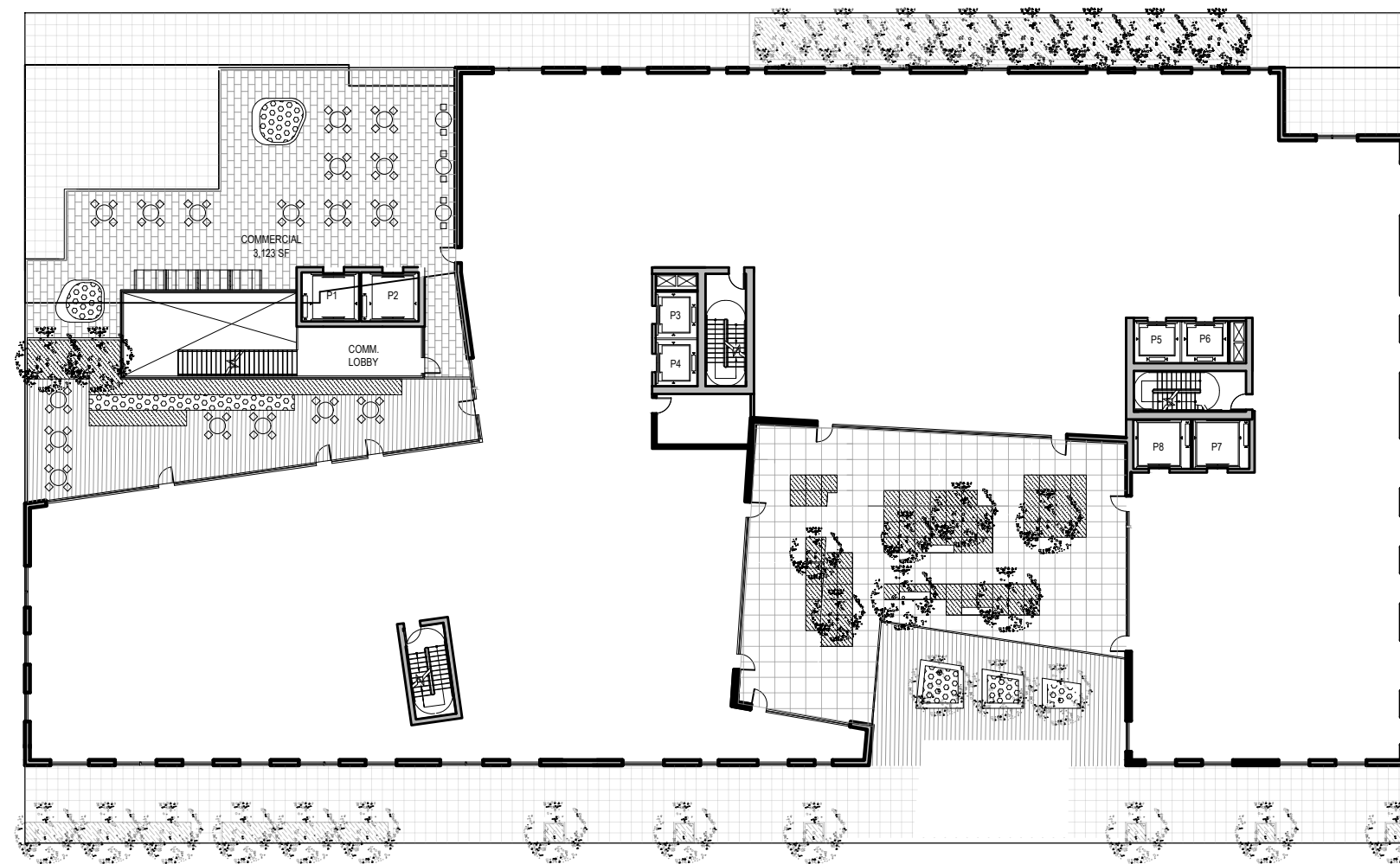
MEP



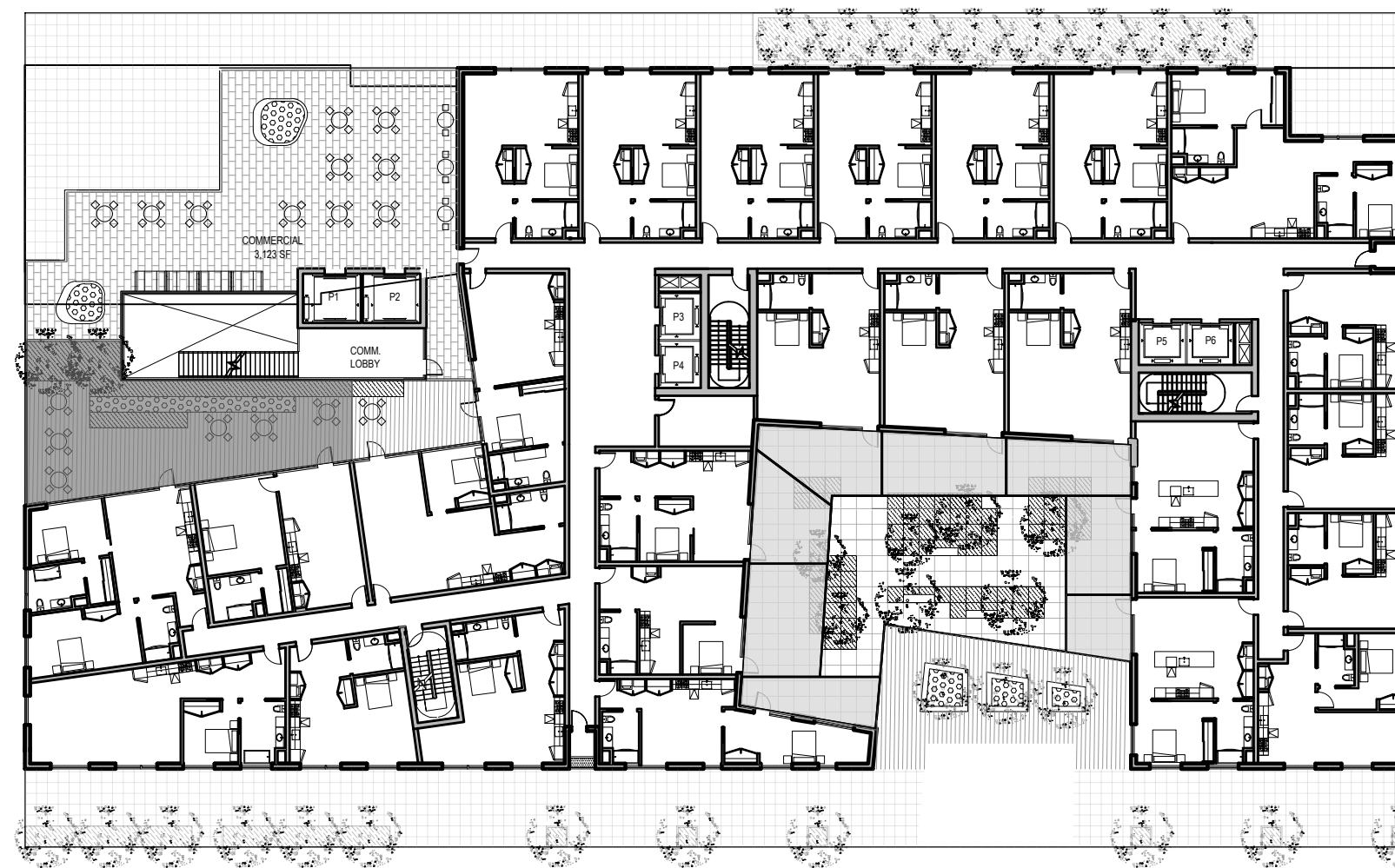
**8 LEVEL 8**  
SCALE: 1/32" = 1'-0"



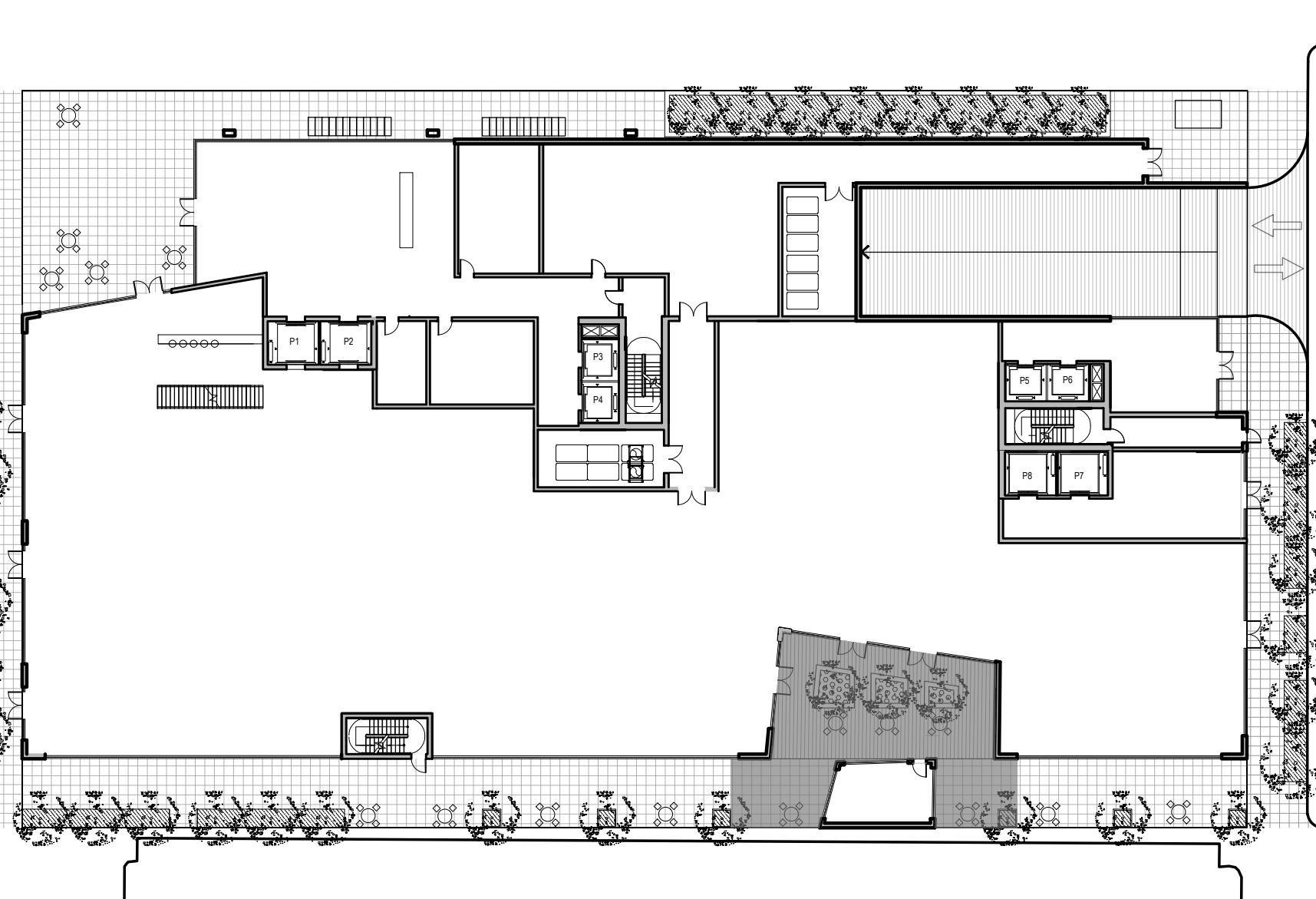
**5 LEVEL 3-7**  
SCALE: 1/32" = 1'-0"



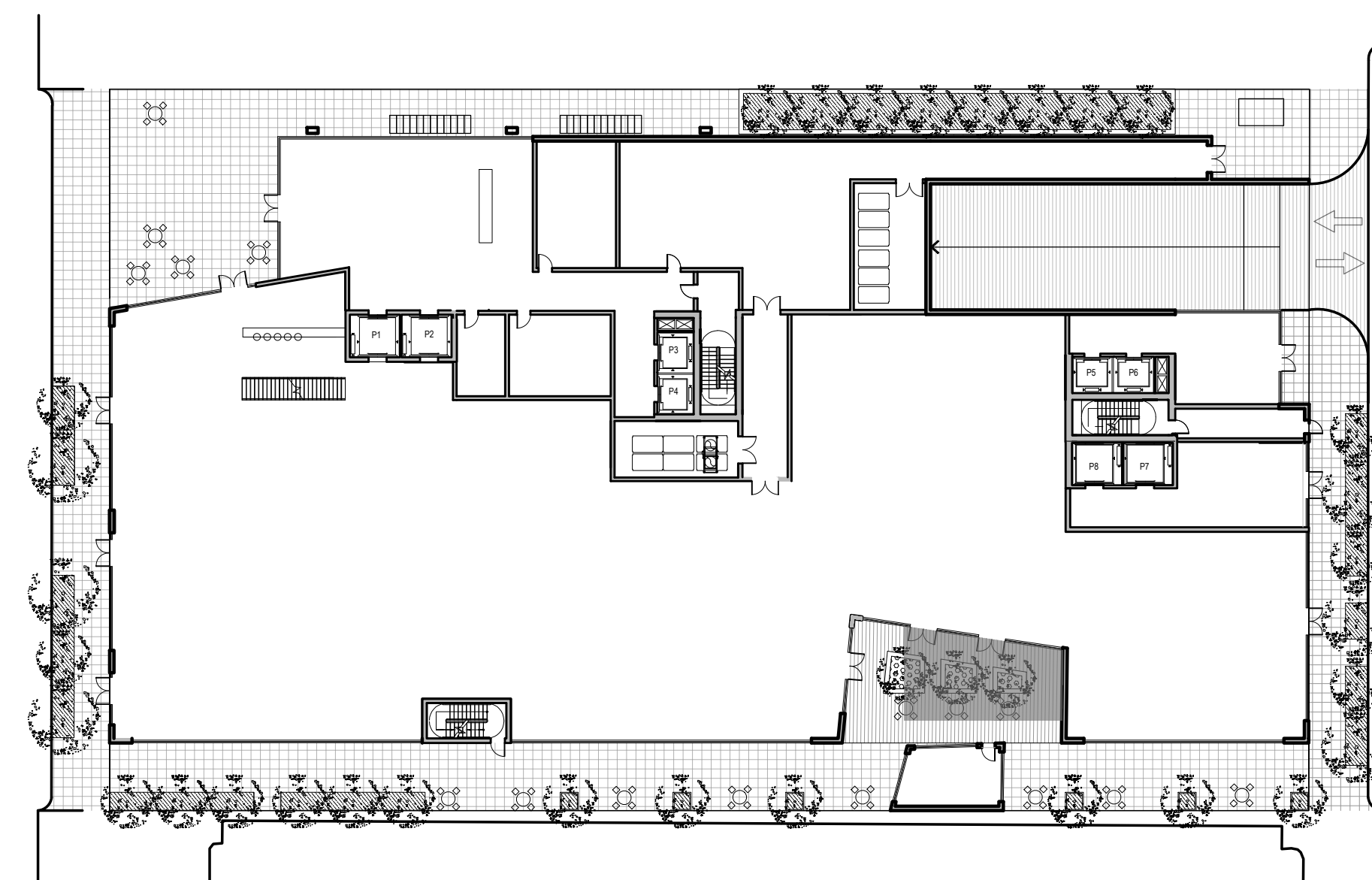
**7 LEVEL 2 - INCREASED COMMERCIAL FLEXIBILITY OPTION**  
SCALE: 1/32" = 1'-0"



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



**6 LEVEL 1 - INCREASED COMMERCIAL FLEXIBILITY OPTION**  
SCALE: 1/32" = 1'-0"



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

OPEN SPACE CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

OPEN SPACE REQUIRED:  
100 SF PER LIVE - WORK UNIT (0-1 BD) (< 1,000 SF) (135 UNITS x 100 SF) = 13,500 SF  
175 SF PER LIVE - WORK UNIT (3 BD) (> 1,000 SF) (24 UNITS x 175 SF) = 4,200 SF  
TOTAL = 17,700 SF

DENSITY BONUS (20% REDUCTION)  
17,700 SF X 0.80 = 14,160 SF

OPEN SPACE PROVIDED: 14,160 SF

LEVEL	PRIVATE SPACE	OUTDOOR COMMUNAL SPACE	INDOOR COMMUNAL SPACE	TOTAL
LEVEL 8	350 SF	7,295 SF	3,180 SF	10,825 SF
LEVEL 7	400 SF	0	0	400 SF
LEVEL 6	400 SF	0	0	400 SF
LEVEL 5	400 SF	0	0	400 SF
LEVEL 4	350 SF	0	0	350 SF
LEVEL 3	500 SF	0	0	500 SF
LEVEL 2	0	0	0	0
LEVEL 1	0	1,285 SF	0	1,285 SF
TOTAL	2,400 SF	8,580 SF	3,180 SF	14,160 SF

- PRIVATE OPEN SPACE
- OUTDOOR COMMUNAL SPACE
- INDOOR COMMUNAL SPACE

**2 OPEN SPACE CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION**

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:  
100 SF PER LIVE - WORK UNIT (0-1 BD) (< 1,000 SF) (159 UNITS x 100 SF) = 15,900 SF  
125 SF PER LIVE - WORK UNIT (2 BD) (> 1,000 SF) (26 UNITS x 125 SF) = 3,250 SF  
TOTAL = 19,150 SF

DENSITY BONUS (20% REDUCTION)  
19,150 SF X 0.80 = 15,320 SF

OPEN SPACE PROVIDED: 15,320 SF

LEVEL	PRIVATE SPACE	OUTDOOR COMMUNAL SPACE	INDOOR COMMUNAL SPACE	TOTAL
LEVEL 8	350 SF	7,295 SF	3,180 SF	10,825 SF
LEVEL 7	400 SF	0	0	400 SF
LEVEL 6	400 SF	0	0	400 SF
LEVEL 5	400 SF	0	0	400 SF
LEVEL 4	400 SF	0	0	400 SF
LEVEL 3	500 SF	0	0	500 SF
LEVEL 2	400 SF	1,380 SF	0	1,780 SF
LEVEL 1	0	635 SF	0	635 SF
TOTAL	2,850 SF	9,290 SF	3,180 SF	15,320 SF

- PRIVATE OPEN SPACE
- OUTDOOR COMMUNAL SPACE
- INDOOR COMMUNAL SPACE

**1 OPEN SPACE CALCULATIONS**

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OPEN SPACE

**A301**



**PLANT LIST**

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
<b>TREES</b>			
AC	20	<i>Aesculus californica</i>	California Buckeye
OE	3	<i>Olea europaea</i>	Olive
CO	5	<i>Cercis occidentalis</i>	Western Redbud
PD	5	<i>Parkinsonia 'Desert Museum'</i> ( <i>Cercidium</i> )	Desert Museum Palo Verde
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak
<b>SHRUB</b>			
CC	8	<i>Carpenteria californica</i>	Bush Anemone
EE	18	<i>Ericameria ericoides</i>	California goldenbush
<b>GROUND COVER</b>			
FC	98	<i>Festuca capillata and scs.</i>	California Fescue
SSC	251	<i>Salvia sonomensis and cvs</i>	Sonoma Sage
SS	48	<i>Senecio serpens</i>	Blue Chalksticks

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OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

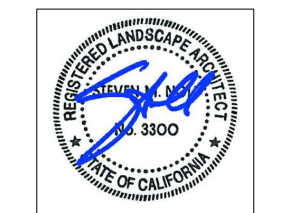
JOHN LABIB + ASSOCIATES  
319 MAIN STREET  
EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

**DESIGNWORKSHOP**  
Landscape Architecture • Land Planning • Urban Design • Urban Planning  
724 S. Spring Street, Suite 701 • Los Angeles • CA • 90014 • 213.426.1700

DESIGN WORKSHOP  
724 SOUTH SPRING STREET  
SUITE 701  
LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP

NOT FOR CONSTRUCTION

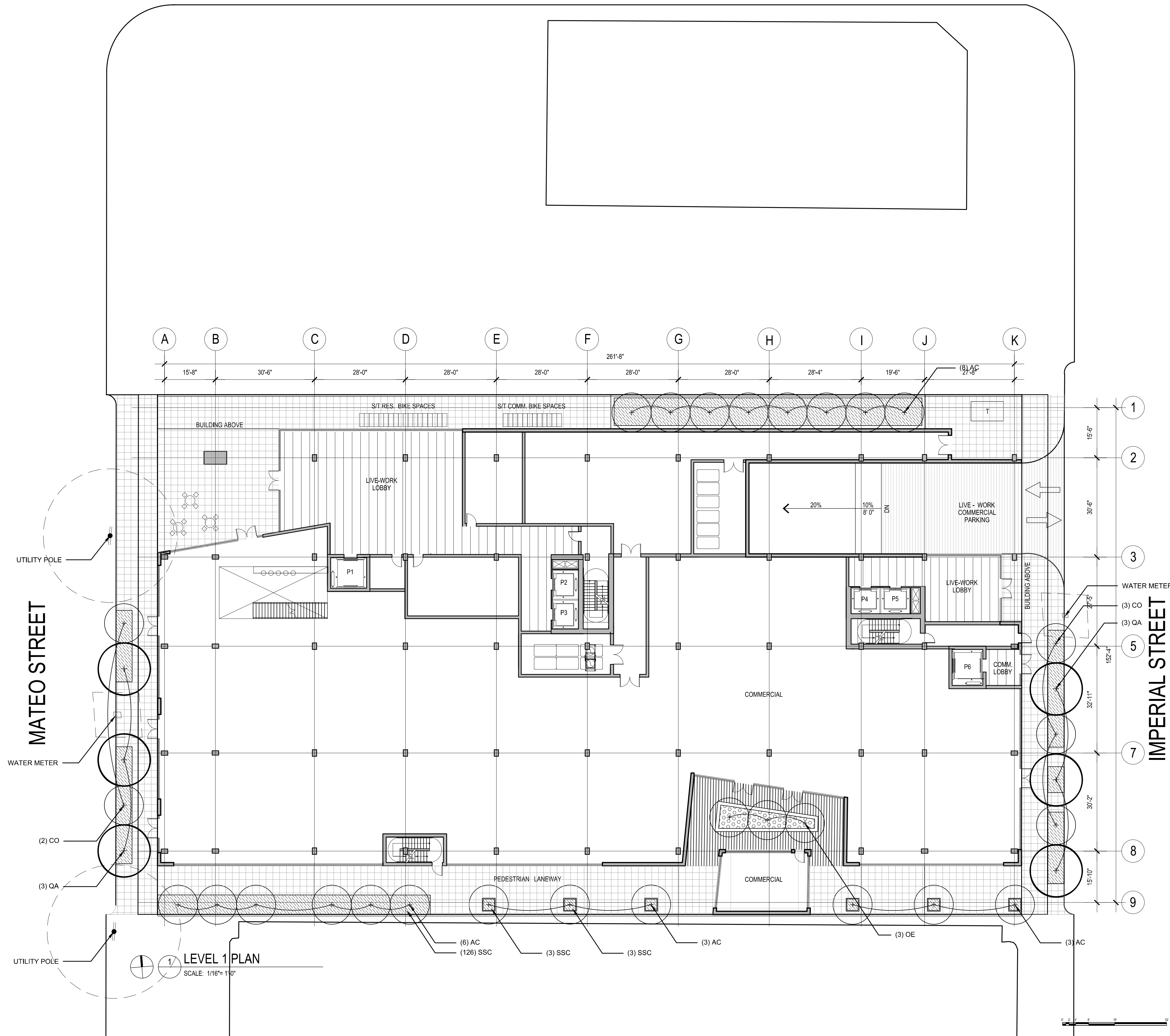
No.	Date	Description
3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

LEVEL 1  
LANDSCAPE PLAN

**L101**

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INDUSTRIAL STREET

MATEO STREET

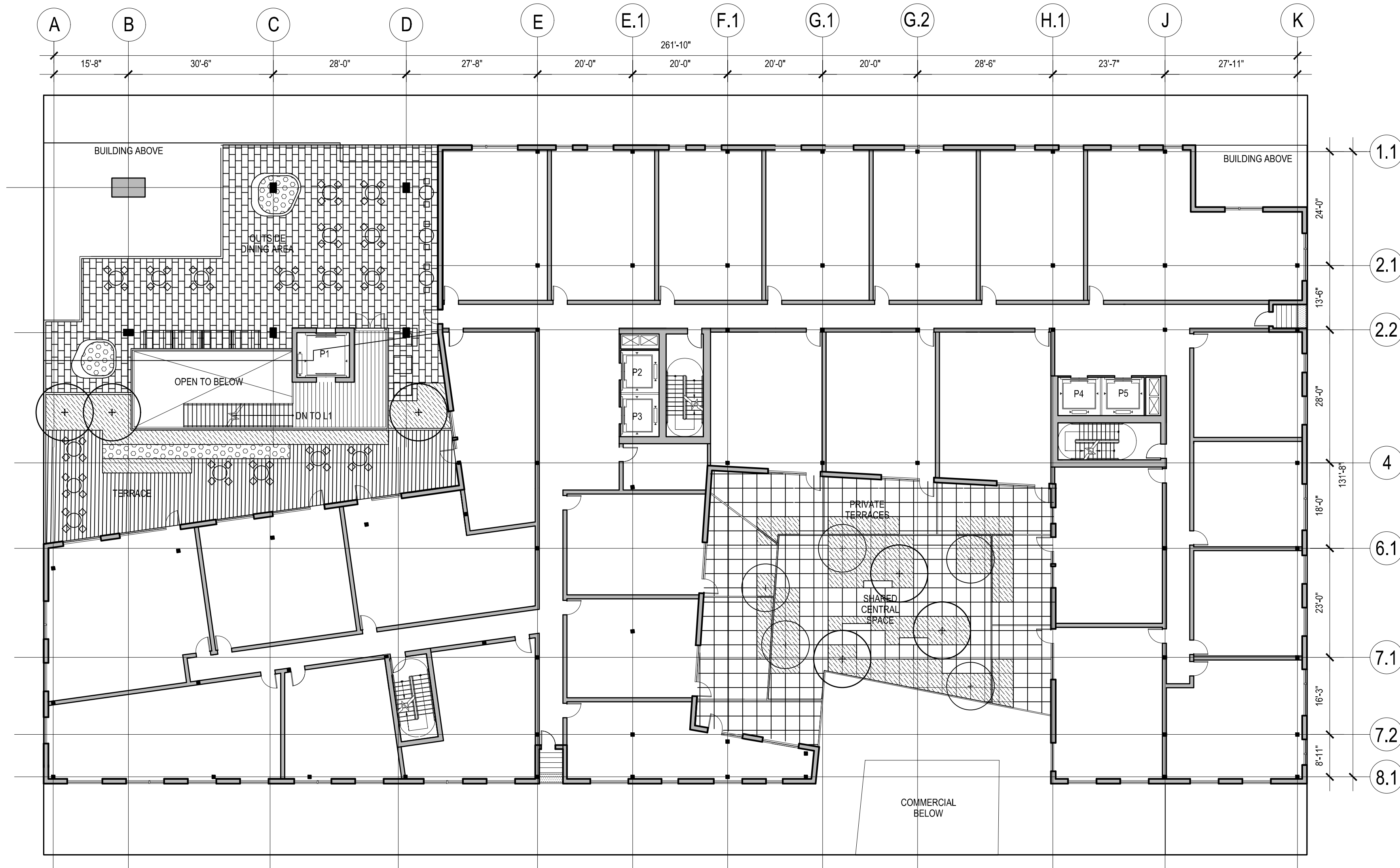
IMPERIAL STREET

LEVEL 1 PLAN  
SCALE: 1/16" = 1'-0"



PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
<b>TREES</b>			
AC	20	<i>Aesculus californica</i>	California Buckeye
OE	3	<i>Olea europaea</i>	Olive
CO	5	<i>Cercis occidentalis</i>	Western Redbud
PD	5	<i>Parkinsonia 'Desert Museum'</i> ( <i>Cercidium</i> )	Desert Museum Palo Verde
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak
<b>SHRUB</b>			
CC	8	<i>Carpenteria californica</i>	Bush Anemone
EE	18	<i>Ericameria ericoides</i>	California goldenbush
<b>GROUND COVER</b>			
FC	98	<i>Festuca capillata and scs.</i>	California Fescue
SSC	251	<i>Salvia sonomensis and cvs</i>	Sonoma Sage
SS	48	<i>Senecio serpens</i>	Blue Chalksticks



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



676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

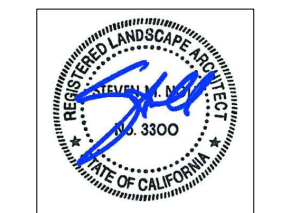
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LANDSCAPE ARCHITECT



IDS GROUP  
1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP

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No.	Date	Description
3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

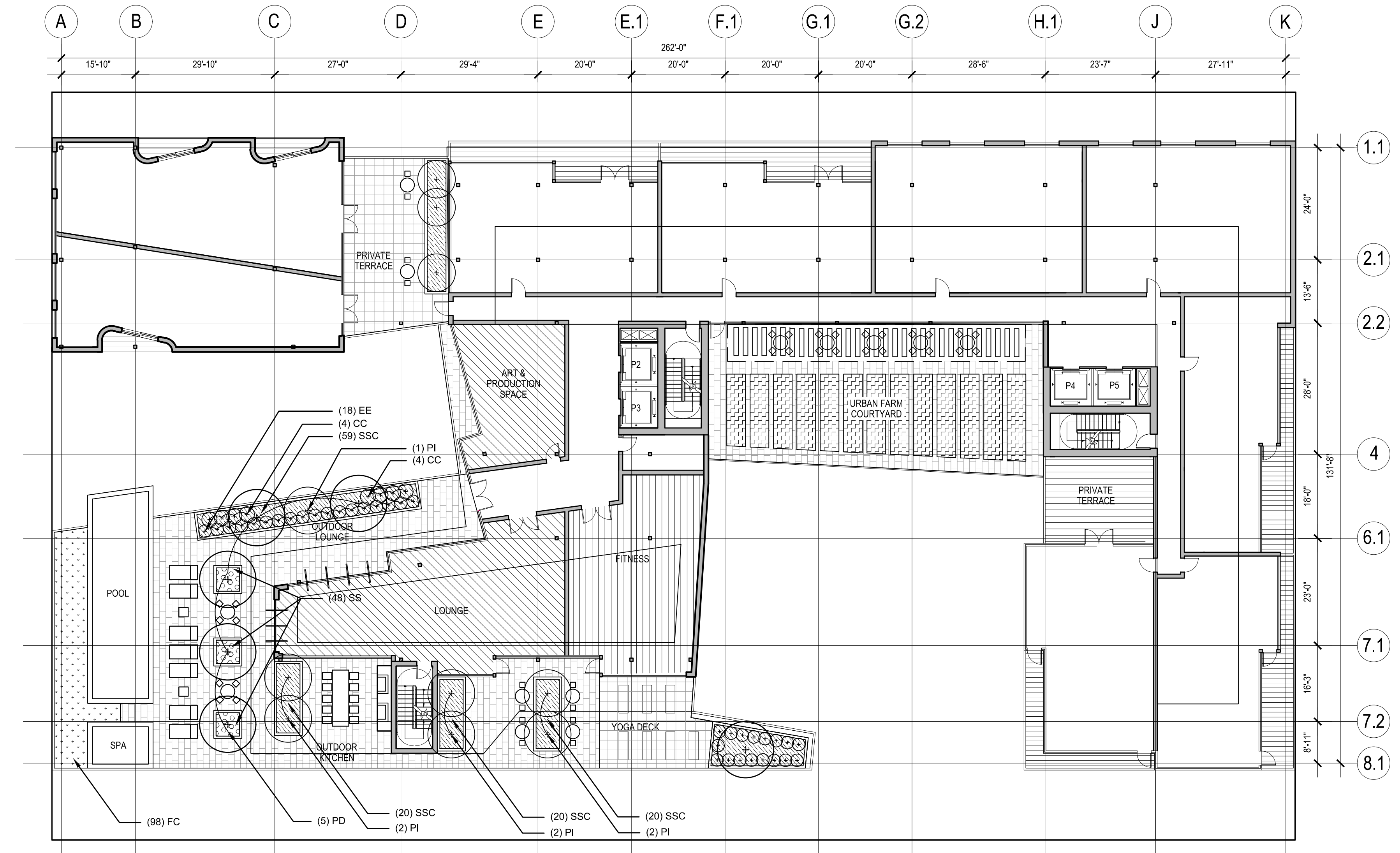
LEVEL 2  
LANDSCAPE PLAN

L102



# PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
<b>TREES</b>			
AC	20	<i>Aesculus californica</i>	California Buckeye
OE	3	<i>Olea europaea</i>	Olive
CO	5	<i>Cercis occidentalis</i>	Western Redbud
PD	5	<i>Parkinsonia 'Desert Museum'</i> ( <i>Cercidium</i> )	Desert Museum Palo Verde
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak
<b>SHRUB</b>			
CC	8	<i>Carpenteria californica</i>	Bush Anemone
EE	18	<i>Ericameria ericoides</i>	California goldenbush
<b>GROUND COVER</b>			
FC	98	<i>Festuca capillata and scs.</i>	California Fescue
SS	251	<i>Salvia sonomensis and cvs</i>	Sonoma Sage
SS	48	<i>Senecio serpens</i>	Blue Chalksticks



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

## 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
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OWNER

**hansonla**  
ARCHITECTURE

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SUITE 1002  
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ARCHITECT

JOHN LABIB + ASSOCIATES  
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LANDSCAPE ARCHITECT



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SUITE 130  
IRVINE, CA 92606

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2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

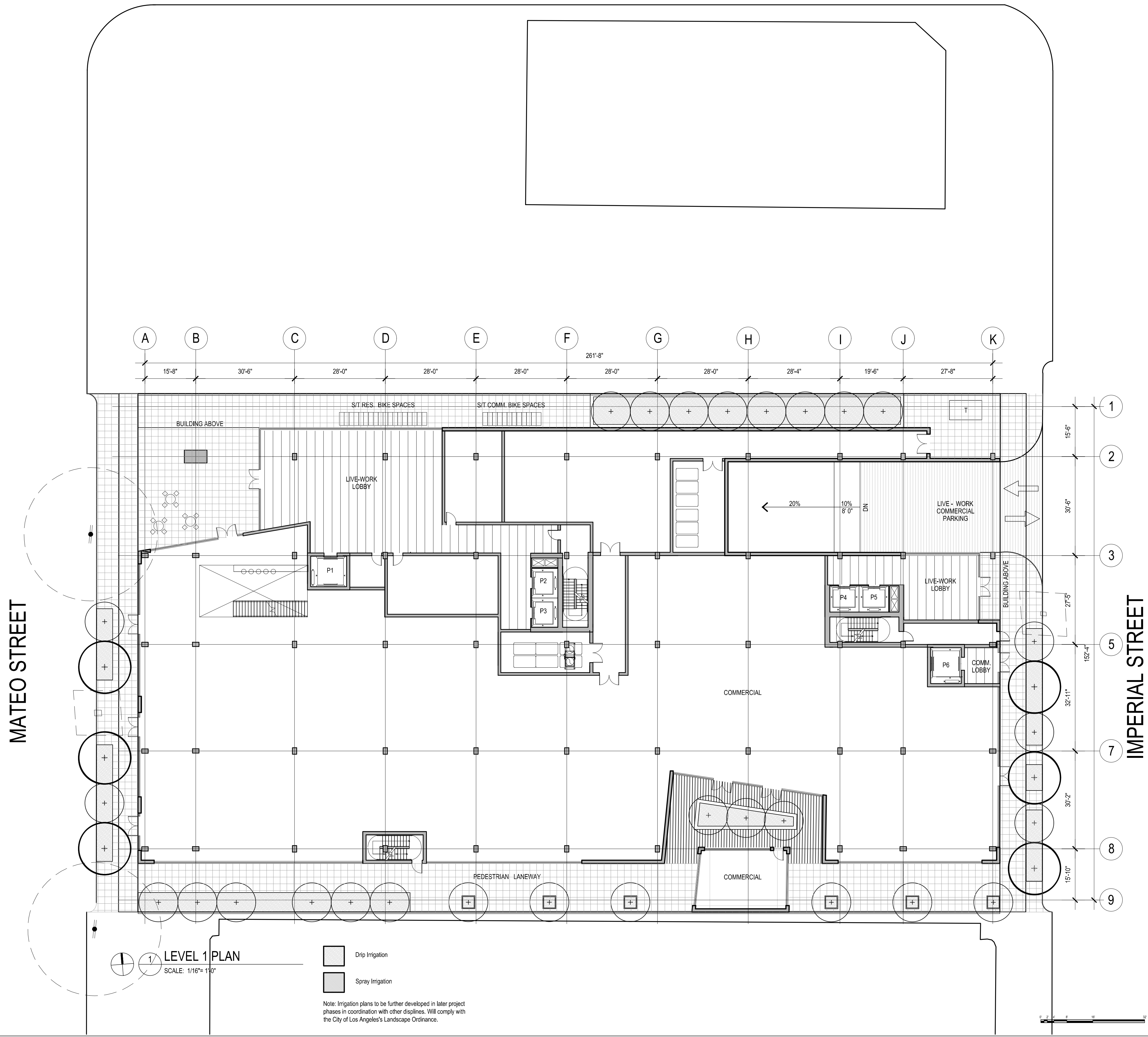
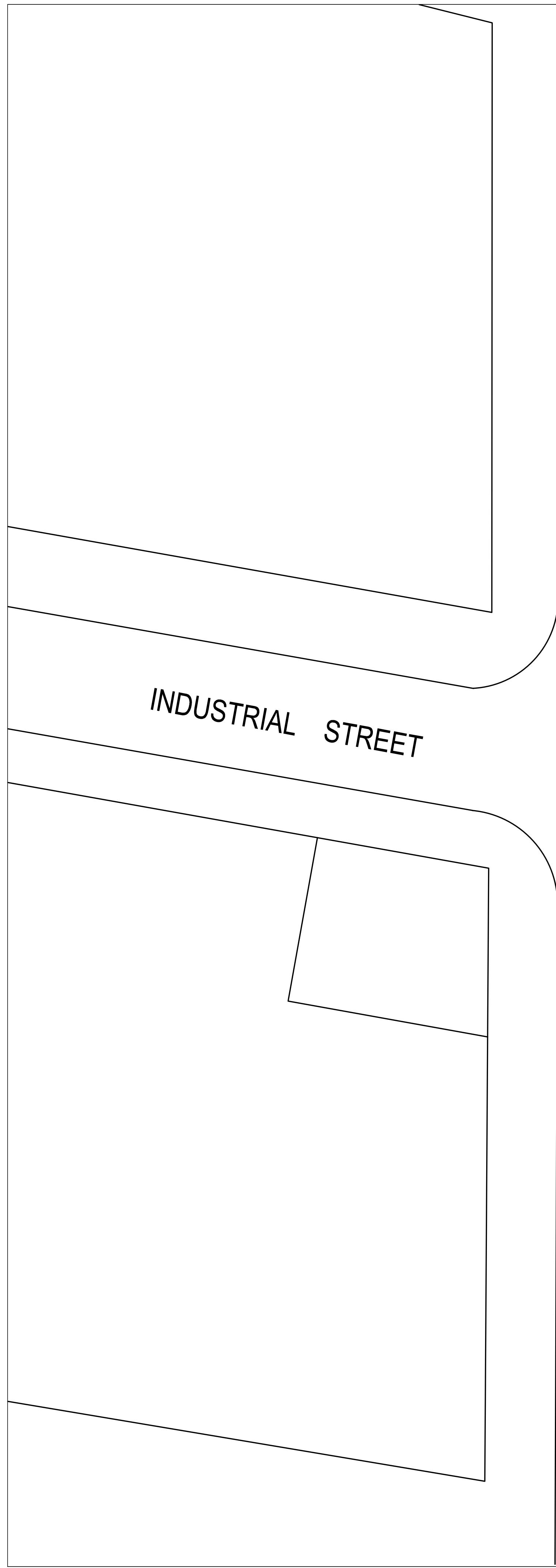
LEVEL 8  
LANDSCAPE PLAN

# L103

PRINTED: Wednesday, September 18, 2019 9:15:42 AM BY: XIAOJIAN FAN FILE: DW-5618-MATERIAL AND TREE-LEVEL 8



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LOS ANGELES, CA 90021

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LOS ANGELES, CA 90071

OWNER

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ARCHITECT

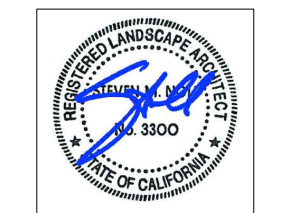
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**LEVEL 1  
IRRIGATION PLAN**

**L201**



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
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LANDSCAPE ARCHITECT



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1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP

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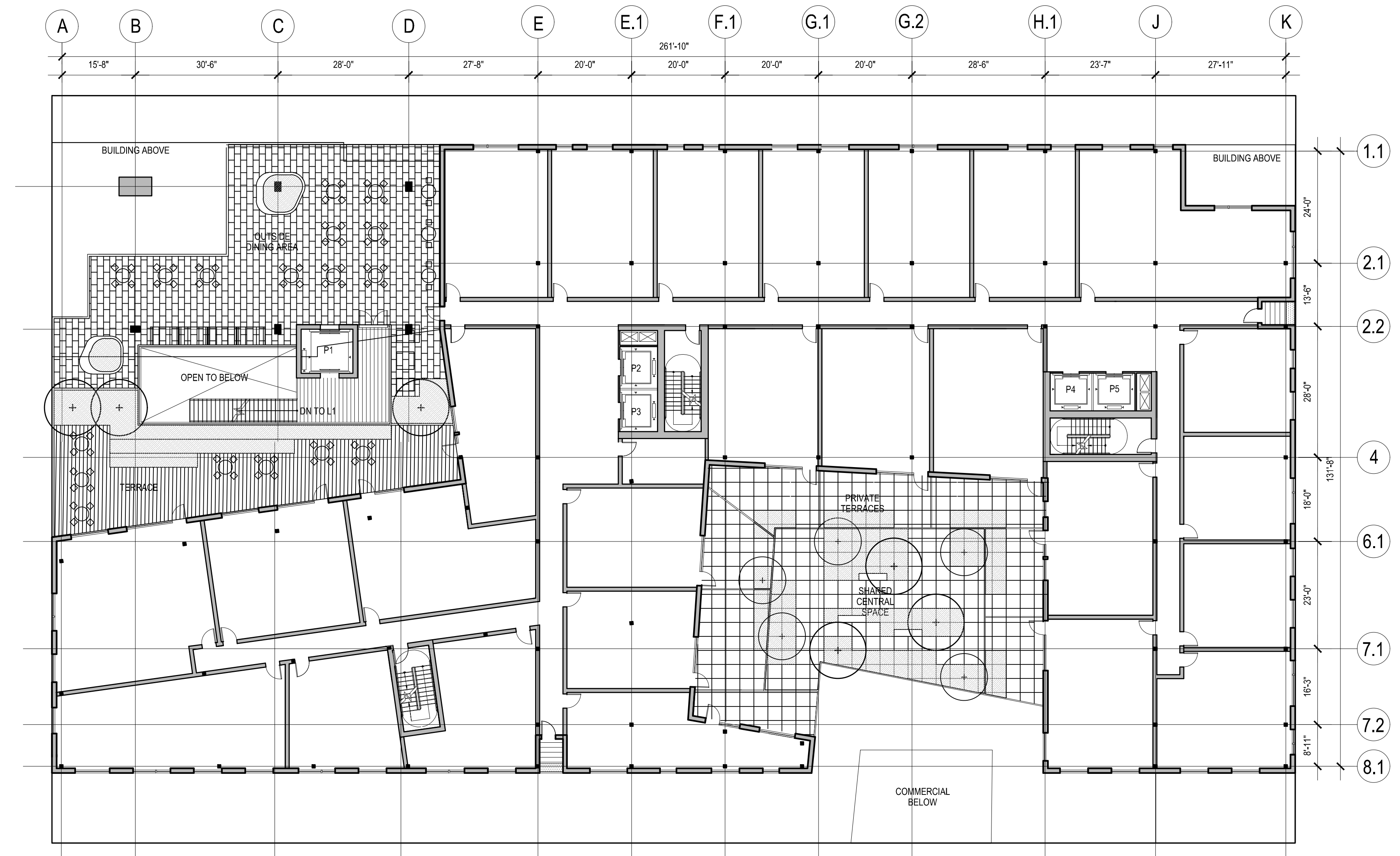
No.	Date	Description
3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

LEVEL 2  
IRRIGATION PLAN

**L202**

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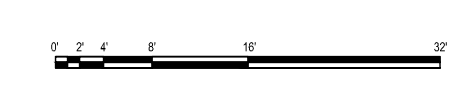
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**LEVEL 2 PLAN**  
SCALE: 1/16"= 1'-0"

- Drip Irrigation
- Spray Irrigation

Note: Irrigation plans to be further developed in later project phases in coordination with other disciplines. Will comply with the City of Los Angeles's Landscape Ordinance.





**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

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ARCHITECT

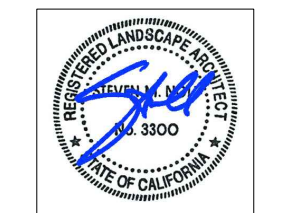
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LANDSCAPE ARCHITECT



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1 PETERS CANYON ROAD  
SUITE 130  
IRVINE, CA 92606

MEP

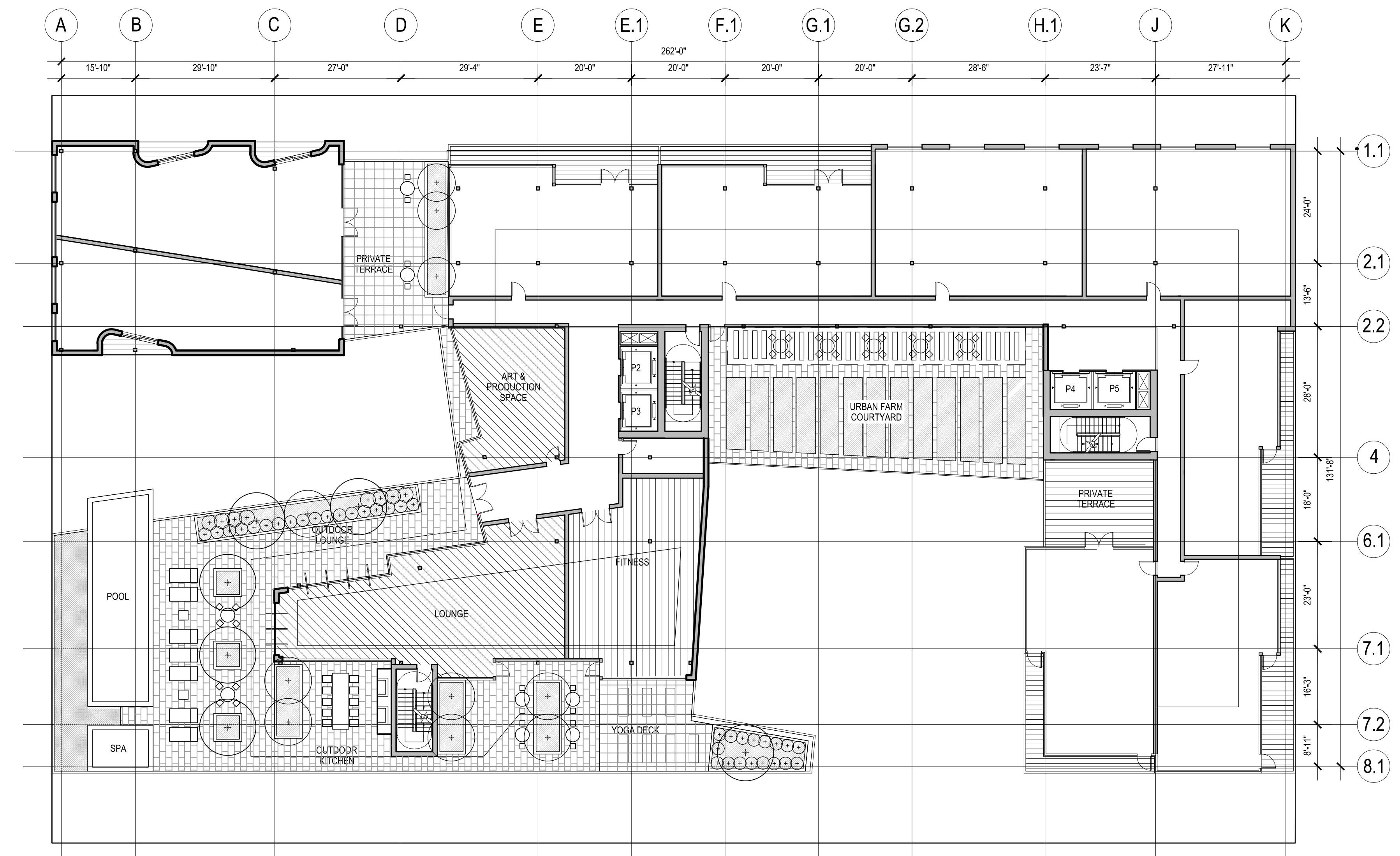
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No.	Date	Description
3	09/18/19	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/28/16	Entitlement Submittal

**LEVEL 8  
IRRIGATION PLAN**

**L203**

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**LEVEL 8 PLAN**  
SCALE: 1/16" = 1'-0"

- Dip Irrigation
- Spray Irrigation

Note: Irrigation plans to be further developed in later project phases in coordination with other disciplines. Will comply with the City of Los Angeles's Landscape Ordinance.





# OPEN SPACE COMPLIANCE

Open Space Compliance	
<b>LEVEL 1</b>	
Common Open Space (sf):	1,995.0
25% Common Open Space (sf):	498.8
Vegetated Area Provided (sf):	528.0
Vegetated Area Provided %:	26.5
Number of Trees:	34
<b>LEVEL 8</b>	
Common Open Space (sf):	7,295.0
25% Common Open Space (sf):	1,823.8
Vegetated Area Provided (sf):	1,806.6
Vegetated Area Provided %:	24.8
Number of Trees:	12
<b>TOTAL TREES REQUIRED (185 UNITS/4=46) FOR COMMON OPEN SPACE</b>	
TOTAL TREES PROVIDED FOR COMMON OPEN SPACE	46
TOTAL COMMON OPEN SPACE	9,290.0
TOTAL SF VEGETATED COMMON OPEN SPACE	2,334.6
TOTAL % VEGETATED COMMON OPEN SPACE	25.1

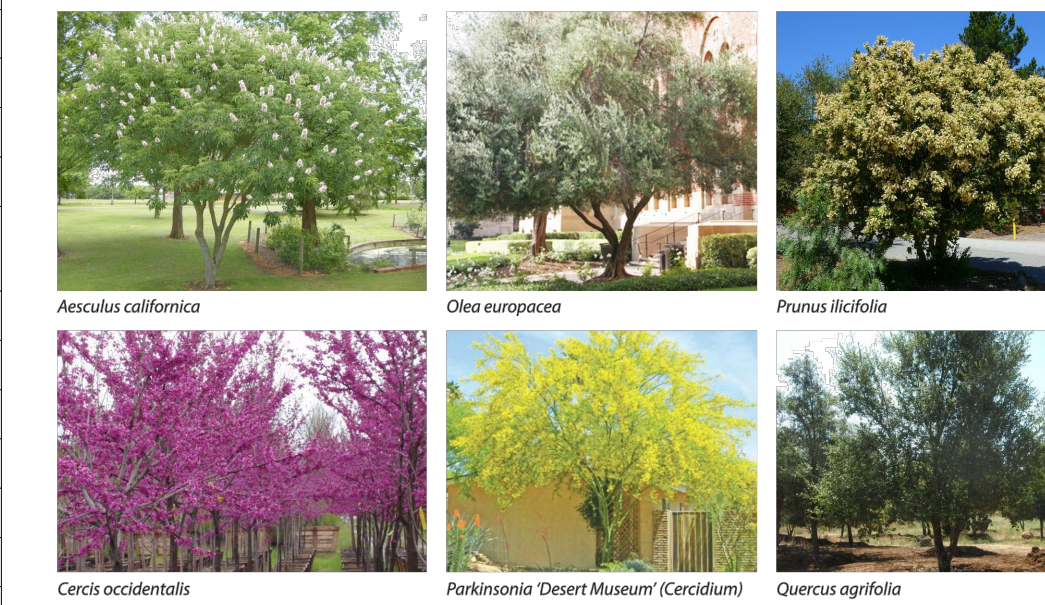
# LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPE POINT SYSTEM		
Square footage of site	Qty.	Points
	41,640	
<b>Minimum points required</b>		<b>30</b>
<b>Points Provided</b>		
Understory trees (1 point per tree) - Street trees	Qty.	Points
	5	5
Large tree (2 points per tree) - Street trees	6	12
30' on center maximum, per tree (2 points per tree) - Street trees	11	22
<b>Total Landscape Points Provided</b>		<b>39</b>
<b>WATER MANAGEMENT POINT SYSTEM</b>		
Square footage of site	Qty.	Points
	41,640	
<b>Minimum points required</b>		<b>400</b>
<b>Points Provided</b>		
Automatic controller	Qty.	Points
	5	5
Plants on site those will, once established for 3 years, remain in good health with no more than monthly watering in summer (excluding street trees). Includes all plants with a "Moderate", "Low" or "Very Low" WUCOLS rating. (2 points per plant)	469	938
<b>Total Water Management Points Provided</b>		<b>943</b>
<b>LANDSCAPE AREA - Level 1</b>		
Potential Landscape Area	Provided	Area
		8,640
Landscape area provided - groundcover		1,533.0
<b>Total landscape area provided</b>		<b>1,533</b>
<b>OPEN SPACE - All Levels</b>		
<b>Required</b>		<b>Area</b>
Open space required		19,150
Density Bonus (20% reduction)		15,320
<b>Provided</b>		<b>Area</b>
Private Space		2,850
Outdoor Communal Space		9,290
Indoor Communal Space (max. 25%)		3,180
<b>Total open space provided</b>		<b>15,320</b>
SF of vegetated common open space required		2,323
% of vegetated common open space required		25%
<b>SF of vegetated common open space provided</b>		<b>2,334.6</b>
<b>% of vegetated common open space provided</b>		<b>25.1%</b>

# PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPACING	Native	LA's Street Species List	WUCOLS
<b>TREES</b>									
AC	20	<i>Aesculus californica</i>	California Buckeye	3" Cal. 12' Height	10-25 ft	As Shown	X		VL
OE	3	<i>Olea europaea</i>	Olive	3" Cal. 12' Height	20-30 ft	As Shown			L
CO	5	<i>Cercis occidentalis</i>	Western Redbud	3" Cal. 12' Height	15-25 ft	As Shown	X	X	L
PD	5	<i>Parkinsonia 'Desert Museum' (Cercidium)</i>	Desert Museum Palo Verde	3" Cal. 12' Height	20-30 ft	As Shown	X		VL
PI	7	<i>Prunus ilicifolia</i>	Catalina Cherry	3" Cal. 12' Height	15-40 ft	As Shown	X		L
QA	6	<i>Quercus agrifolia</i>	Coast Live Oak	3" Cal. 12' Height	40-80 ft	As Shown	X	X	VL
<b>SHRUB</b>									
CC	8	<i>Carpenteria californica</i>	Bush Anemone	1 Gal.	6-8 ft	As Shown	X		L
EE	18	<i>Ericameria ericoides</i>	California goldenbush	1 Gal.	3-4 ft	As Shown	X		L
<b>GROUND COVER</b>									
FC	98	<i>Festuca capillata and scs.</i>	California Fescue	1 Gal.	1-1.5ft	24" O.C., TYP.	X		L
SSC	251	<i>Salvia sonomensis and cvs</i>	Sonoma sage	1 Gal.	2-4 ft	24" O.C., TYP.	X		L
SS	48	<i>Senecio serpens</i>	Blue Chalksticks	4" Flats	1-2 ft	15" O.C., TYP.	X		L

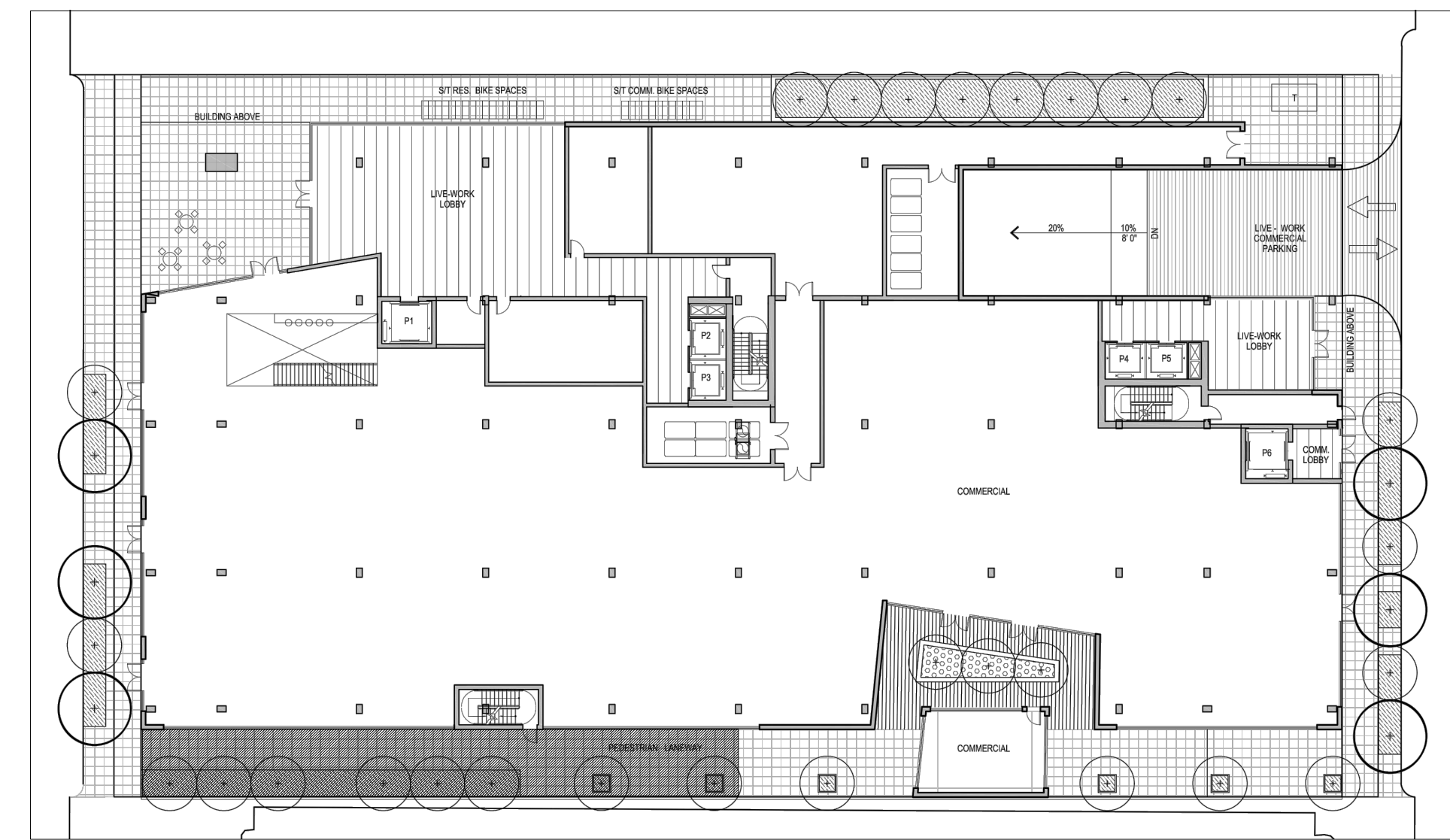
### CANOPY + UNDERSTORY TREES



### SHRUBS + GROUND COVER

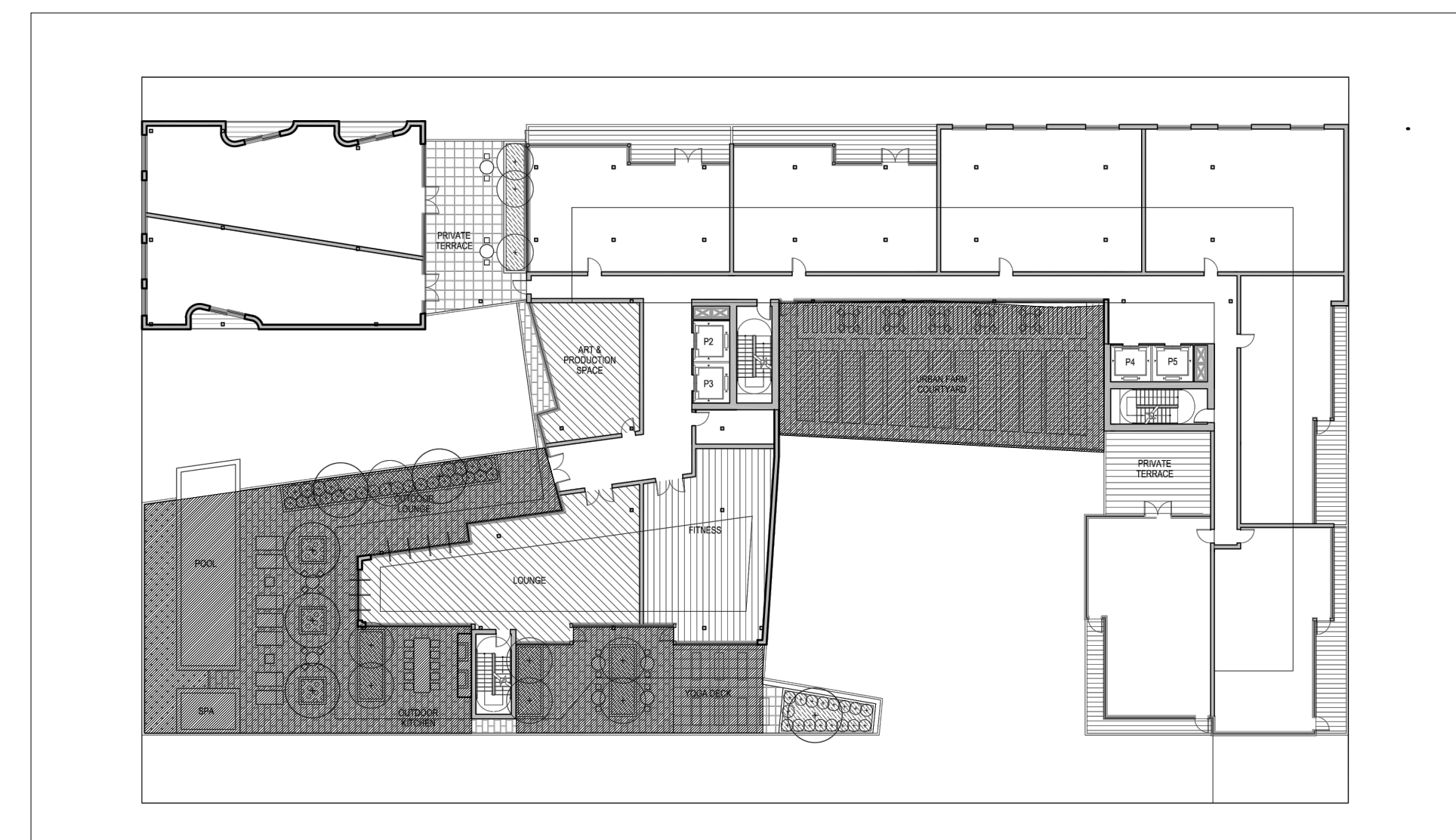


## LEVEL 1



SCALE: 1/32"=1' 0"  
COMMON OPEN SPACE PROVIDED: 1995 SF

## LEVEL 8



SCALE: 1/32"=1' 0"  
COMMON OPEN SPACE PROVIDED: 7295 SF

# 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
C/O MAYER BROWN  
350 SOUTH GRAND AVENUE  
25TH FLOOR  
LOS ANGELES, CA 90071

OWNER

**hansonla**  
ARCHITECTURE

724 SOUTH SPRING STREET  
SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

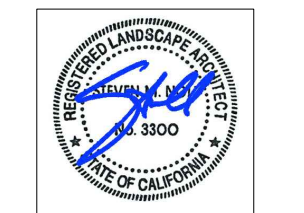
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LANDSCAPE ARCHITECT



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SUITE 130  
IRVINE, CA 92606

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LANDSCAPE ORDINANCE

# L300



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1 LEVEL 1 PLAN  
SCALE: 1/16" = 1'-0"

### 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
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350 SOUTH GRAND AVENUE  
25TH FLOOR  
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1	09/28/16	Entitlement Submittal

LEVEL 1  
ILLUSTRATIVE PLAN

# L301



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

### 676 MATEO STREET

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
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ARCHITECT

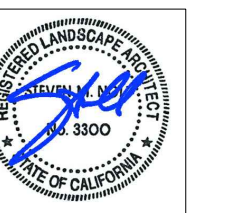
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LEVEL 2  
ILLUSTRATIVE PLAN

# L302



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



**676 MATEO STREET**

676 MATEO STREET  
LOS ANGELES, CA 90021

DISTRICT CENTRE, LP  
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350 SOUTH GRAND AVENUE  
25TH FLOOR  
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ARCHITECTURE

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SUITE 1002  
LOS ANGELES, CA 90014

ARCHITECT

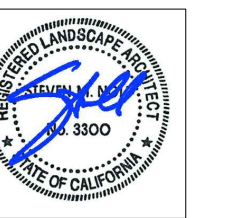
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LANDSCAPE ARCHITECT



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IRVINE, CA 92606

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LEVEL 8  
ILLUSTRATIVE PLAN

**L303**