



1001 W OLYMPIC

1001 W OLYMPIC BOULEVARD
LOS ANGELES, CALIFORNIA

LA GATEWAY LLC

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DIAGRAMS

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PLANS

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LANDSCAPE PLANS



1001 W OLYMPIC

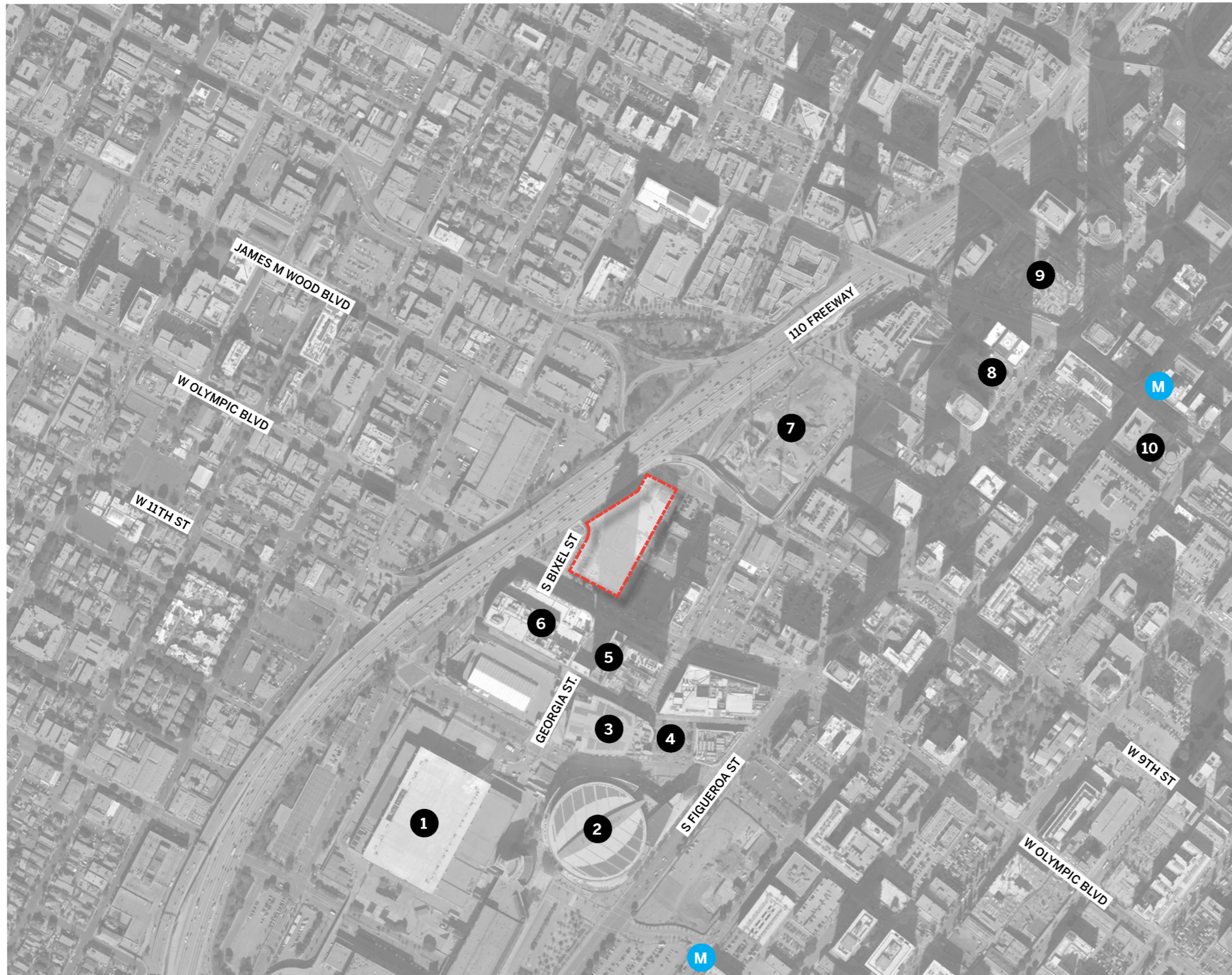
1001 W OLYMPIC BOULEVARD
LOS ANGELES, CALIFORNIA

NEARBY LANDMARKS

- 1 LA CONVENTION CENTER
- 2 STAPLES CENTER
- 3 MICROSOFT THEATER
- 4 LA LIVE
- 5 RITZ CARLTON / JW MARRIOTT
- 6 REGAL CINEMAS
- 7 METROPOLIS
- 8 FIG AT 7TH
- 9 WILSHIRE GRAND CENTER
- 10 THE BLOC

LEGEND

-  METRO STATION
-  SITE BOUNDRY



LAND AREA
 141,987 SQUARE FEET
 3.26 ACRES

LEGAL DESCRIPTION

PARCEL 1:
 LOT 12 OF F. J. NETTLETON'S SUBDIVISION OF THE ELLIS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 LOT 13 OF F. J. NETTLETON'S SUBDIVISION OF THE ELLIS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
 LOTS 1, 3, 4 AND 5 OF TRACT NO. 22148, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 667, PAGES 55 AND 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

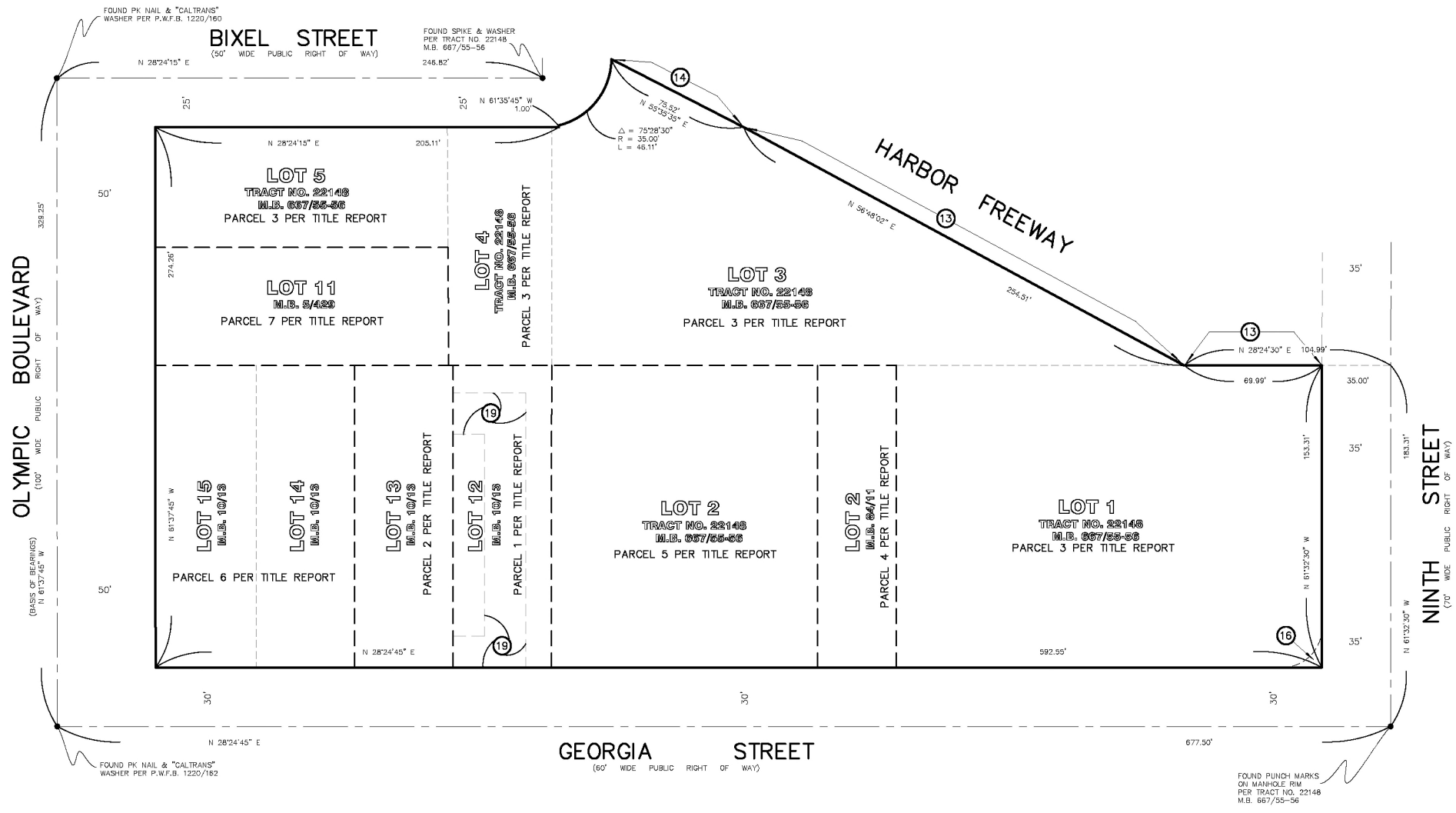
PARCEL 4:
 LOT 2 OF GEORGE W. STIMSON'S SUBDIVISION OF LOTS 7, 8 AND 9 OF F. J. NETTLETON'S SUBDIVISION OF THE ELLIS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 84, PAGE 11 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

PARCEL 5:
 LOTS 2 OF TRACT NO. 22148, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 667, PAGES 55 AND 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:
 LOTS 14 AND 15 OF F. J. NETTLETON'S SUBDIVISION OF THE ELLIS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

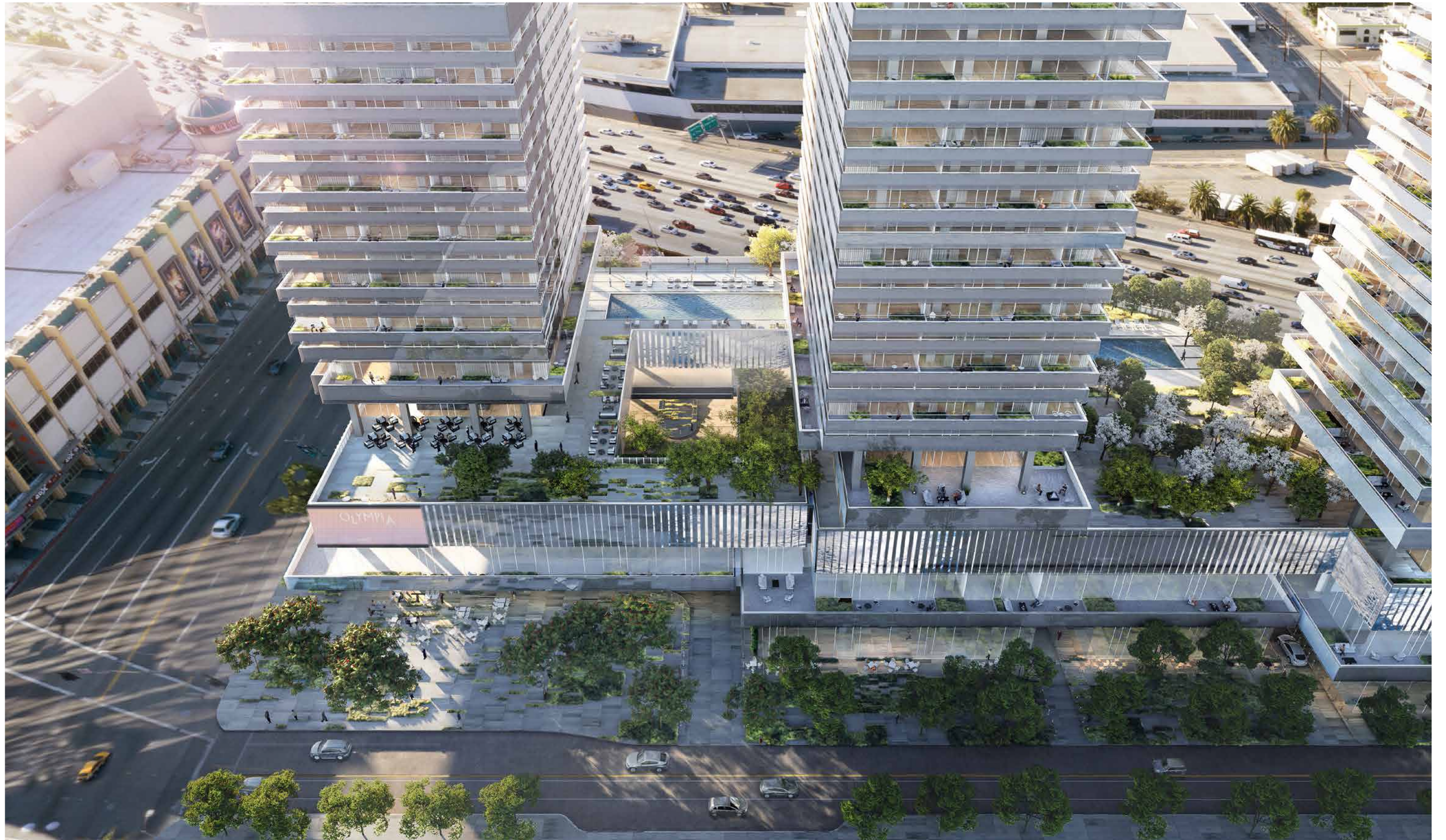
PARCEL 7:
 LOT 11 OF MERRIAM MARSH AND GARDNER'S SUBDIVISION OF PART OF LOT 1 IN BLOCK 36 OF HANCOCK'S SURVEY, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 429 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

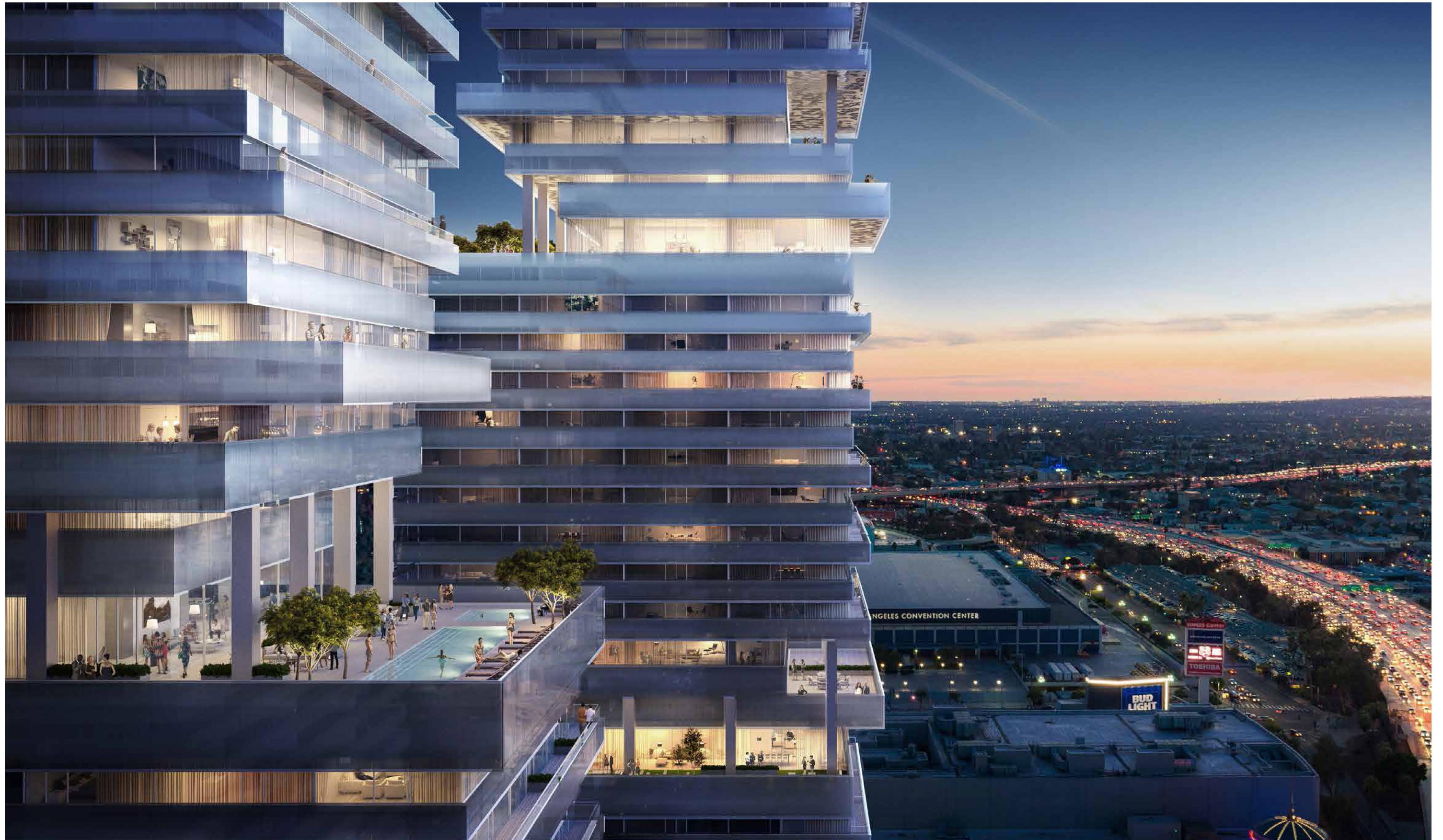
FIELD WORK WAS COMPLETED ON 1-26-16.
 O.K.O. ENGINEERING INC.
 MICHAEL FURLONG, PLS 8899



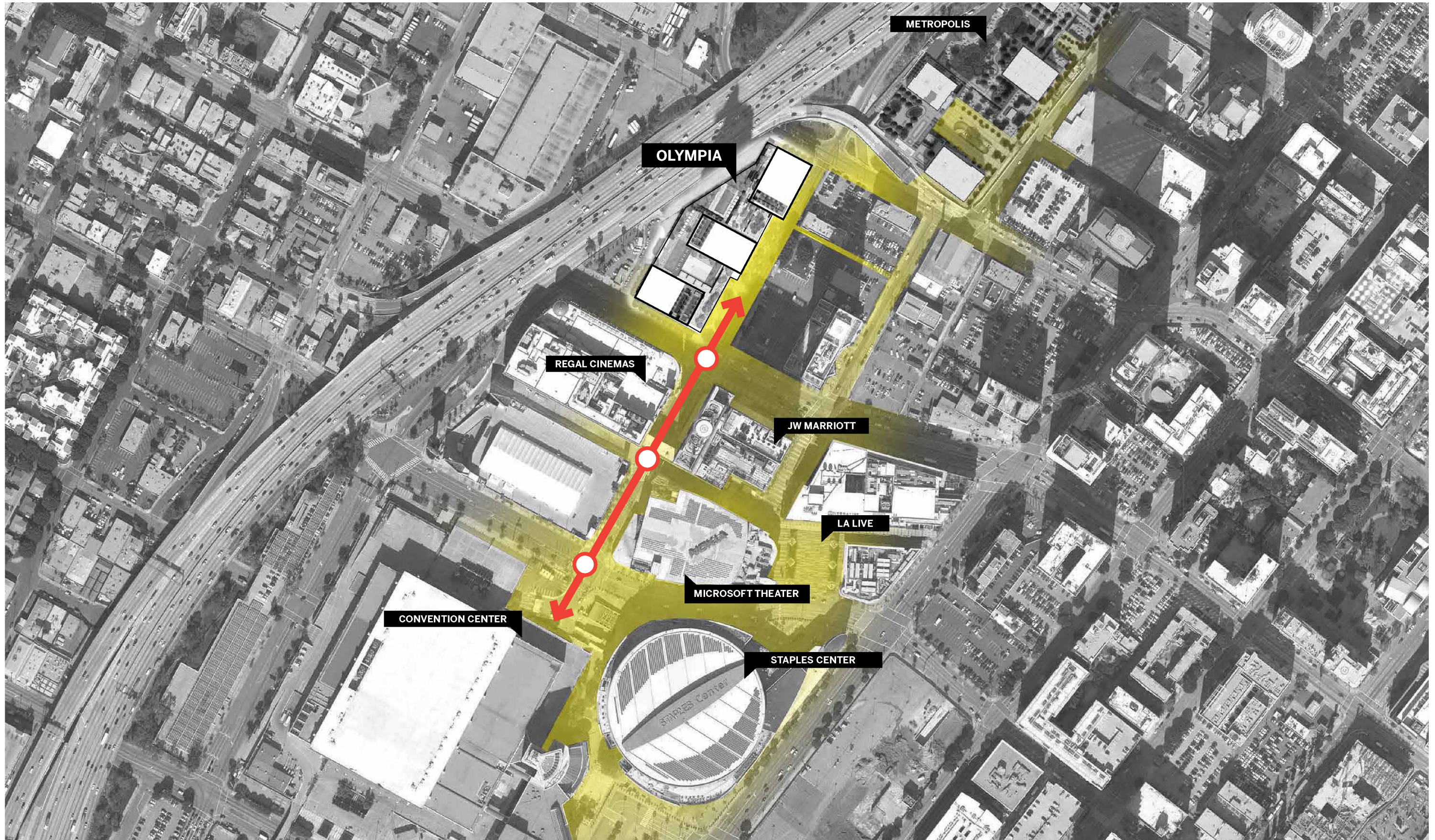
RENDERINGS







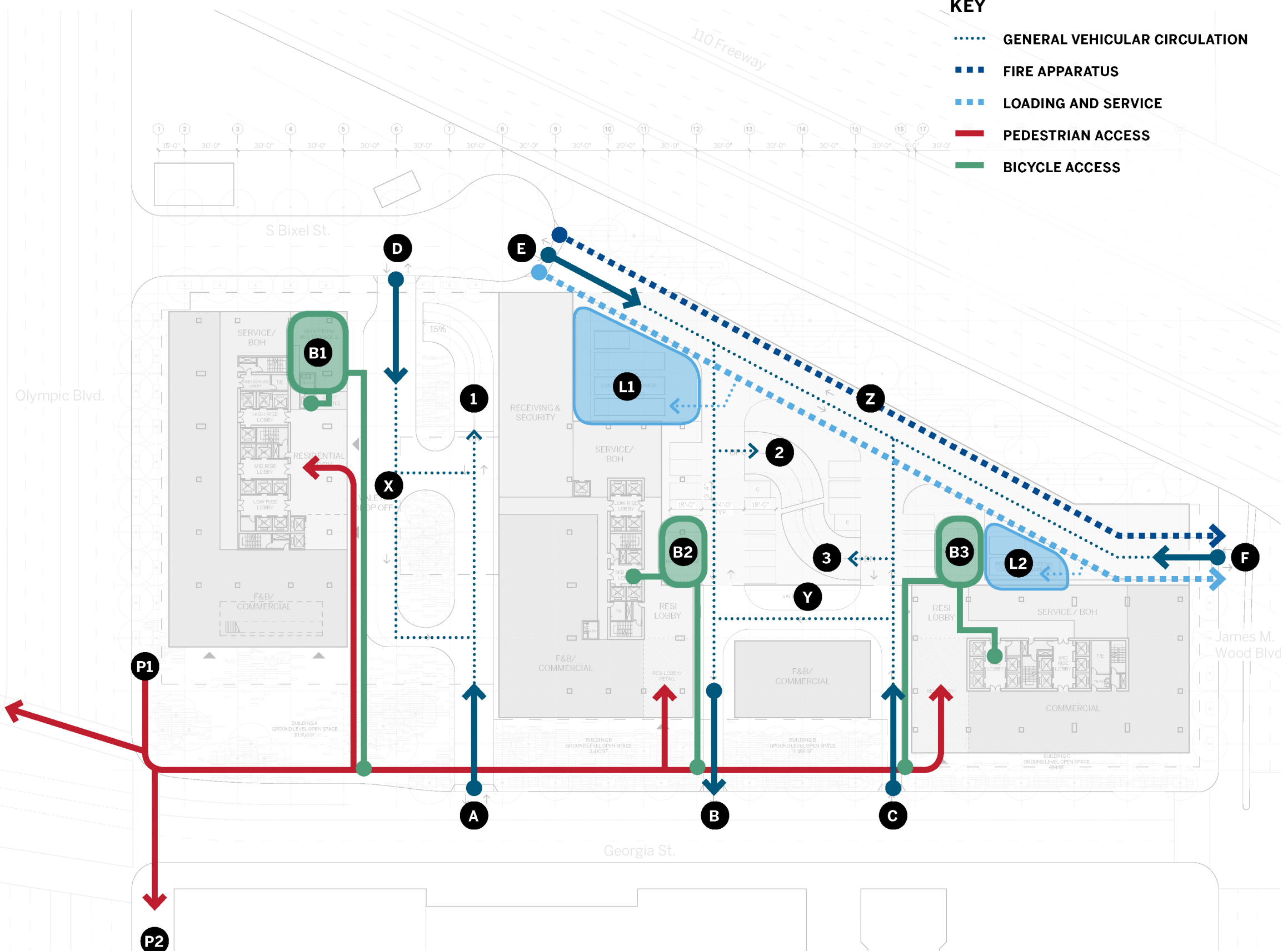
DIAGRAMS



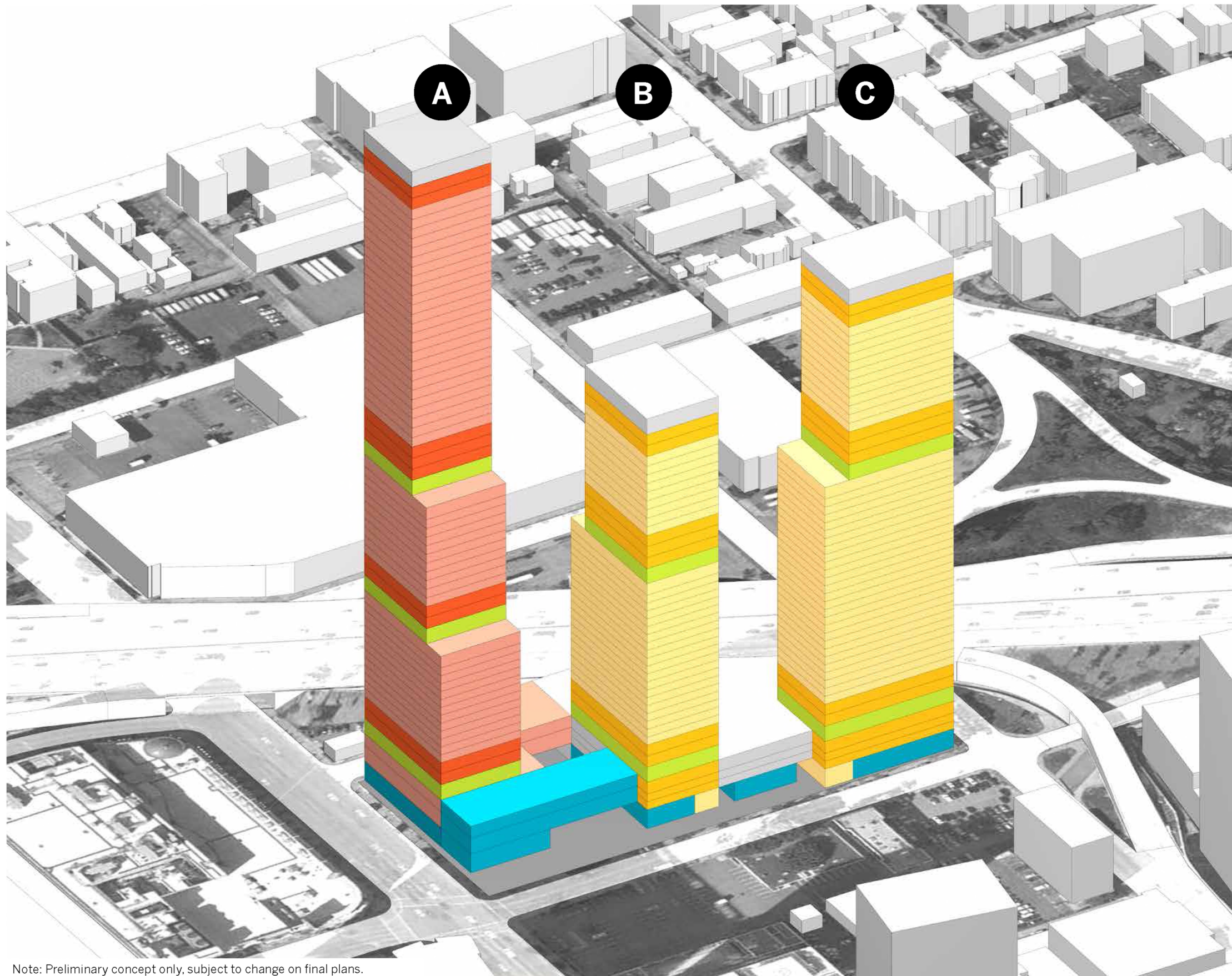
CIRCULATION DIAGRAM

- P1. PUBLIC TRANSIT**
BUS 28
- P2. TO PUBLIC TRANSIT**
APPX. 950' TO:
4X, 81, 442, 701, 721, CE 419, CE 332, CE 423, DASH
F, METRO SILVER LINE
- B1. TOWER A BICYCLE SERVICES**
ADDITIONAL LONG TERM SPACES ON GARAGE
LEVELS, ACCESS BY ELEVATOR
- B2. TOWER B BICYCLE SERVICES**
ADDITIONAL LONG TERM SPACES ON GARAGE
LEVELS, ACCESS BY ELEVATOR
- B3. TOWER C BICYCLE SERVICES**
ADDITIONAL LONG TERM SPACES ON GARAGE
LEVELS, ACCESS BY ELEVATOR
- A. PRIMARY TOWER A ACCESS**
IN, LEFT & RIGHT
OUT, LEFT & RIGHT
- B. TOWER B/C ACCESS**
OUT ONLY, LEFT & RIGHT
- C. TOWER B/C ACCESS**
IN ONLY, LEFT & RIGHT
- D. SECONDARY TOWER A ACCESS**
IN, LEFT & RIGHT
OUT, LEFT & RIGHT
- E. SECONDARY TOWER B/C ACCESS**
IN, STRAIGHT
OUT, STRAIGHT
- F. TERTIARY TOWER B/C ACCESS**
IN, RIGHT ONLY
OUT, RIGHT ONLY
- L1. TOWER A/B LOADING & SERVICE**
- L2. TOWER C LOADING & SERVICE**
- 1. TOWER A GARAGE ACCESS**
BELOW GRADE
- 2. TOWER B/C GARAGE ACCESS**
ABOVE GRADE
- 3. TOWER B/C GARAGE ACCESS**
BELOW GRADE
- X. TOWER A VALET/DROP OFF**
- Y. TOWER B/C VALET/DROP OFF**
- Z. FIRE APPARATUS ACCESS**

- KEY**
- GENERAL VEHICULAR CIRCULATION
 - ■ ■ FIRE APPARATUS
 - ■ ■ LOADING AND SERVICE
 - PEDESTRIAN ACCESS
 - BICYCLE ACCESS



PROJECT DATA



Note: Preliminary concept only, subject to change on final plans.

PROPOSED PROJECT

FAR: 13:1
 PROJECT FAR AREA: 1,845,831 SF

RESIDENTIAL UNITS: 879
 HOTEL KEYS: 1000
 RESIDENTIAL AREA: 1,127,027 SF
 HOTEL AREA: 678,804 SF
 COMMERCIAL AREA: 20,000 SF
 RESTAURANT AREA: 20,000 SF
 TOTAL PARKING: 2,131 SPACES

BUILDING A

HOTEL KEYS: 1000
 HOTEL AREA: 678,804 SF
 COMMERCIAL AREA: 9,976 SF
 RESTAURANT: 9,976 SF
 PARKING SPACES: 531 BELOW GRADE

HEIGHT/LEVELS: 852'-8" / 65 LEVELS
 BELOW GRADE GARAGE: 5 LEVELS

TOTAL FAR AREA: 698,738 SF

BUILDING B

RESIDENTIAL UNITS: 363
 RESIDENTIAL AREA: 475,988 SF
 COMMERCIAL AREA: 5,884 SF
 RESTAURANT: 5,885 SF
 PARKING SPACES: 937 BELOW GRADE
 261 ABOVE GRADE

HEIGHT/LEVELS: 549'-8" / 43 LEVELS
 BELOW GRADE GARAGE: 5 LEVELS

TOTAL FAR AREA: 487,758 SF

BUILDING C

RESIDENTIAL UNITS: 516
 RESIDENTIAL AREA: 651,056 SF
 COMMERCIAL AREA: 4,140 SF
 RESTAURANT: 4,139 SF
 PARKING SPACES: 285 BELOW GRADE
 117 ABOVE GRADE

HEIGHT/LEVELS: 652'-8" / 53 LEVELS
 BELOW GRADE GARAGE: 5 LEVELS

TOTAL FAR AREA: 659,335 SF

NOTES:
 ALL AREAS LISTED AS FAR AREA PER THE LA ZONING CODE SEC. 12.21.1A
 BUILDING HEIGHT IS UNLIMITED PER SITE ZONING DESIGNATION C2-4D

RESIDENTIAL UNIT MIX

Unit Mix	Proposed Project
Jr 1 Bedroom	70 UNITS
1 Bedroom	281 UNITS
1.5 Bedroom	0 UNITS
2 Bedroom	441 UNITS
3 Bedroom	70 UNITS
Penthouse	17 UNITS
Total	879 UNITS

Note: Preliminary concept only, subject to change on final plans.

VEHICULAR PARKING

Parking Required	Proposed Project	
<i>without waiver of the City Advisory Agency Condominium Parking Policy</i>	Program	Spaces Required
Hotel		
Keys @ 1 for 20 keys, 1/4 for 20 keys, 1/6 for remaining keys (CCPD)	1,000 KEYS	185 SPACES
Assembly @ 1/100sf (DPD)	15,000 SF	150 SPACES
Residential (Advisory Agency Policy)		
Condos @ 2.25/Unit	879 UNITS	1,978 SPACES
Commercial (DPD)		
Food and Beverage @ 1/1000SF (DPD)	20,000 SF	20 SPACES
Retail @ 1/1000SF (DPD)	20,000 SF	21 SPACES
Subtotal	2,354 SPACES	
Bicycle Reductions		
Residential Bicycle Reductions (up to 10% per 12.21.A.4)	-198 SPACES	
Non-Residential Bicycle Reductions (up to 20% per 12.21.A.4)	-75 SPACES	
Total Required Parking	2,081 SPACES	
Parking Required	Proposed Project	
<i>with waiver of the City Advisory Agency Condominium Parking Policy</i>	Program	Spaces Required
Hotel		
Keys @ 1 for 20 keys, 1/4 for 20 keys, 1/6 for remaining keys (CCPD)	1,000 KEYS	185 SPACES
Assembly @ 1/100sf (DPD)	15,000 SF	150 SPACES
Residential (CCPD)		
< or = to 3 Habitable Rooms @ 1	351 UNITS	351 SPACES
> 3 Habitable Rooms @ 1.25	528 UNITS	660 SPACES
Commercial (DPD)		
Food and Beverage @ 1/1000SF	20,000 SF	20 SPACES
Retail @ 1/1000SF	20,000 SF	21 SPACES
Subtotal	1,387 SPACES	
Bicycle Reductions		
Residential Bicycle Reductions (up to 10% per 12.21.A.4)	-101 SPACES	
Non-Residential Bicycle Reductions (up to 20% per 12.21.A.4)	-75 SPACES	
Total Required Parking	1,211 SPACES	
Parking Provided	Proposed Project	
	UP TO 2,131 SPACES	

Note: Preliminary concept only, subject to change on final plans.

BICYCLE PARKING

Bicycle Parking Required	Proposed Project	
<i>Short Term</i>	Program	Spaces Required
Hotel		
Guest Rooms @ 1/20 Keys	1,000 KEYS	50 SPACES
Assembly @ 1/350sf	15,000 SF	43 SPACES
Residential		
@ 1/10 Units	879 UNITS	88 SPACES
Commercial		
@ 1/2,000SF	40,000 SF	21 SPACES
<i>Short Term Subtotal</i>	<i>202 SPACES</i>	
<i>Long Term</i>	Program	Spaces Required
Hotel		
Guest Rooms @ 1/20 Keys	1,000 KEYS	50 SPACES
Assembly @ 1/700sf	15,000 SF	21 SPACES
Residential		
@ 1 Unit	879 UNITS	879 SPACES
Commercial		
@ 1/2,000SF	40,000 SF	21 SPACES
<i>Long Term Subtotal</i>	<i>971 SPACES</i>	
Bicycle Parking Provided	Proposed Project	
Short Term	202 SPACES	
Long Term	971 SPACES	
Total	1,173 SPACES	

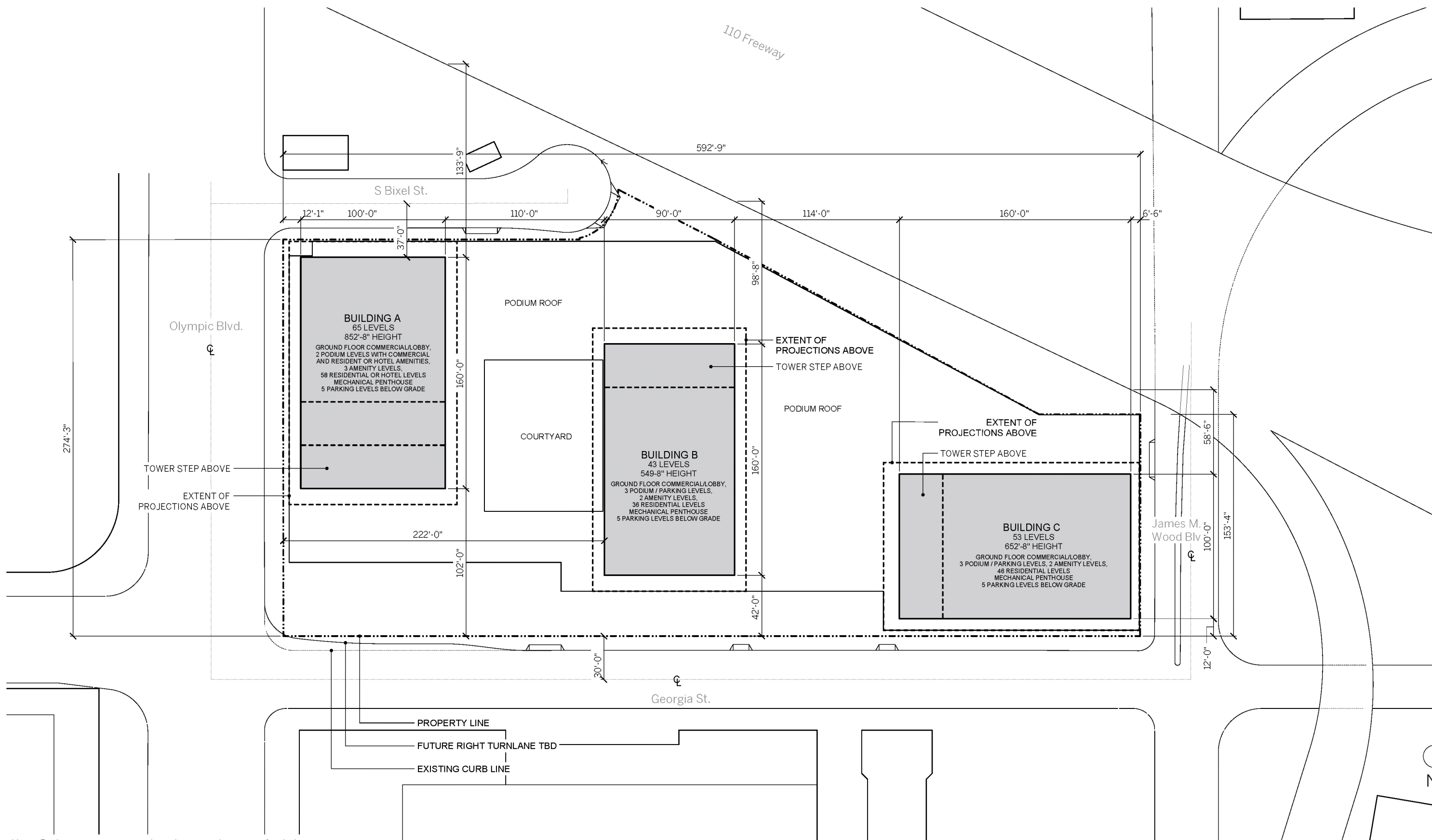
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OPEN SPACE

Open Space Required	Proposed Project	
	Program	Area Required
Residential		
<3 Habitable Rooms @ 100sf/Unit	351 UNITS	35,100 SF
=3 Habitable Rooms @ 125sf/Unit	441 UNITS	55,125 SF
>3 Habitable Rooms @ 175sf/Unit	87 UNITS	15,225 SF
Total Required Open Space	105,450 SF	
Open Space Provided		
Ground Level	16,543 SF	
Common Open Space	52,632 SF	
Recreation Rooms	22,339 SF	
Private Balconies and Terraces	14,486 SF	
Approximate Provided Open Space	106,000 SF	
Planting		
Planting Required (25% of Common Open Space)	17,294 SF	
Approximate Planting Provided	21,363 SF	
Trees Required @ 1/4 Units	220 TREES	
Trees Provided (On Site)	254 TREES	
Trees Provided (Off Site)	0 TREES	

Note: Preliminary concept only, subject to change on final plans.

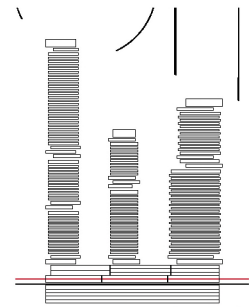
PLOT PLAN



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PLANS



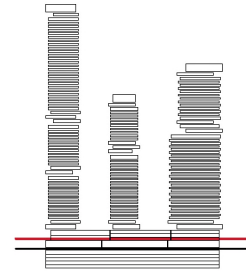
LEGEND			
[Red Box]	HOTEL	[Yellow Box]	RESIDENTIAL
[Orange Box]	SPECIAL HOTEL	[Orange-Yellow Box]	SPECIAL RESIDENTIAL
[Green Box]	AMENITY	[Blue Box]	COMMERCIAL
[Grey Box]	SERVICE / BOH		



Note: Preliminary concept only, subject to change on final plans.

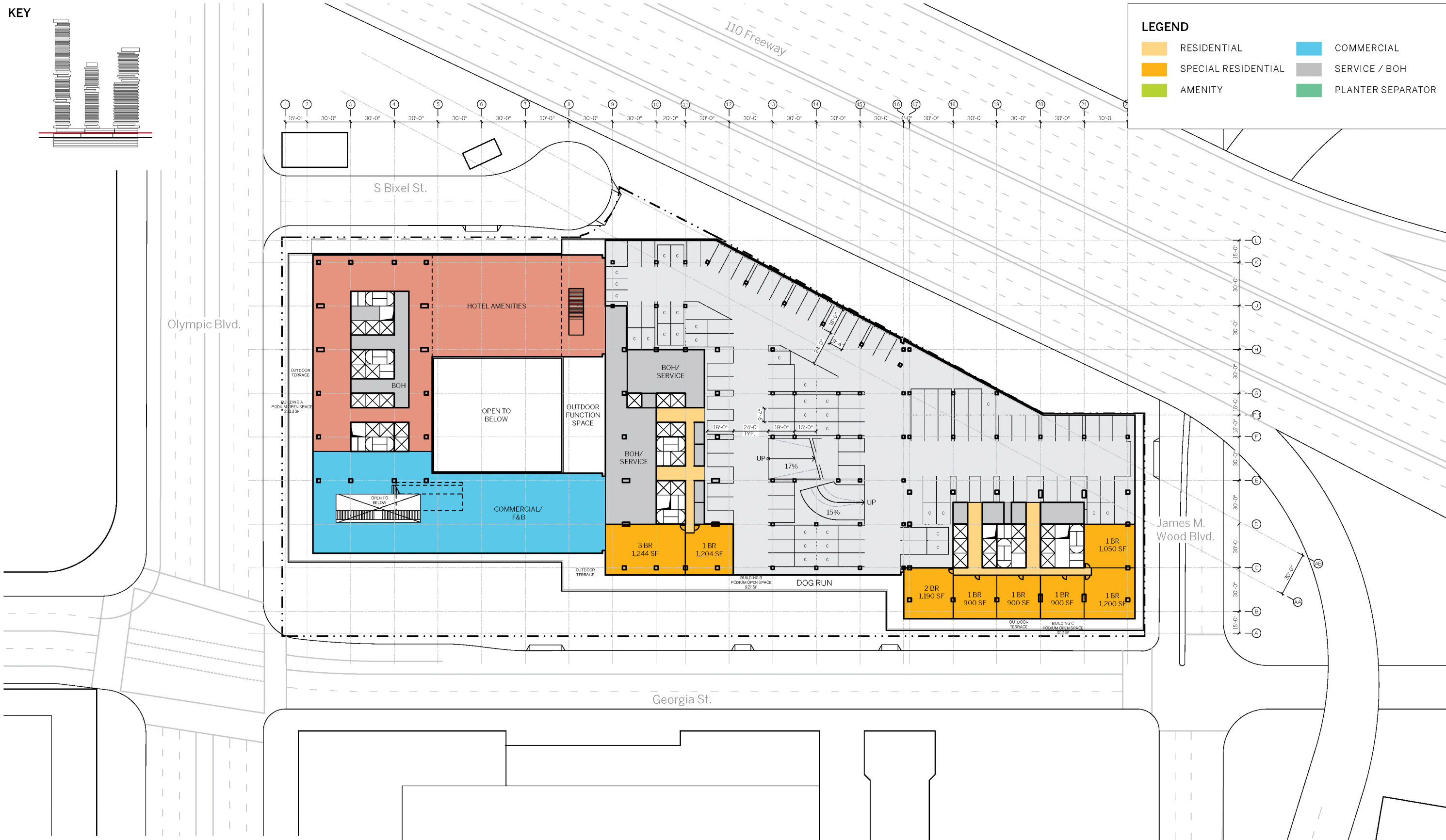


KEY



LEGEND

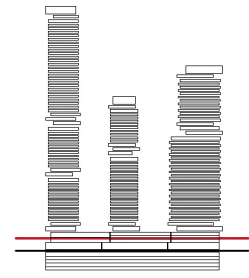
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	SPECIAL RESIDENTIAL		SERVICE / BOH
	AMENITY		PLANTER SEPARATOR



Note: Preliminary concept only, subject to change on final plans.

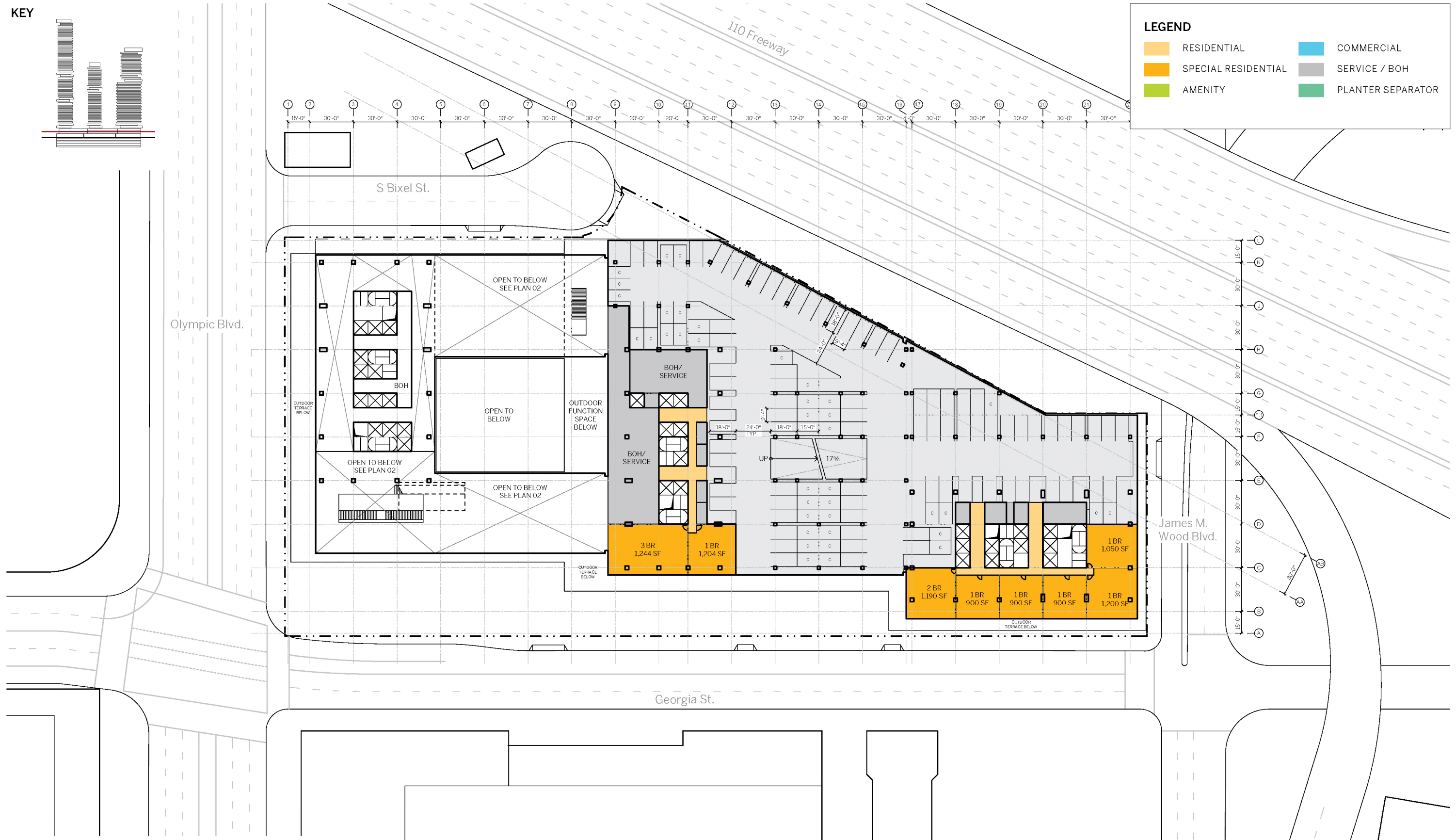


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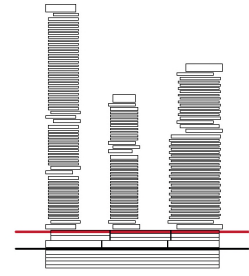
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	AMENITY		PLANTER SEPARATOR



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KEY



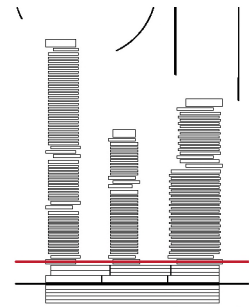
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	SPECIAL RESIDENTIAL		SERVICE / BOH
	AMENITY		PLANTER SEPARATOR



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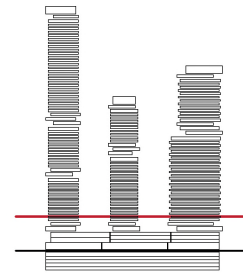


LEGEND			
[Red Box]	HOTEL	[Yellow Box]	RESIDENTIAL
[Dark Red Box]	SPECIAL HOTEL	[Orange Box]	SPECIAL RESIDENTIAL
[Green Box]	AMENITY	[Blue Box]	COMMERCIAL
[Grey Box]	SERVICE / BOH		

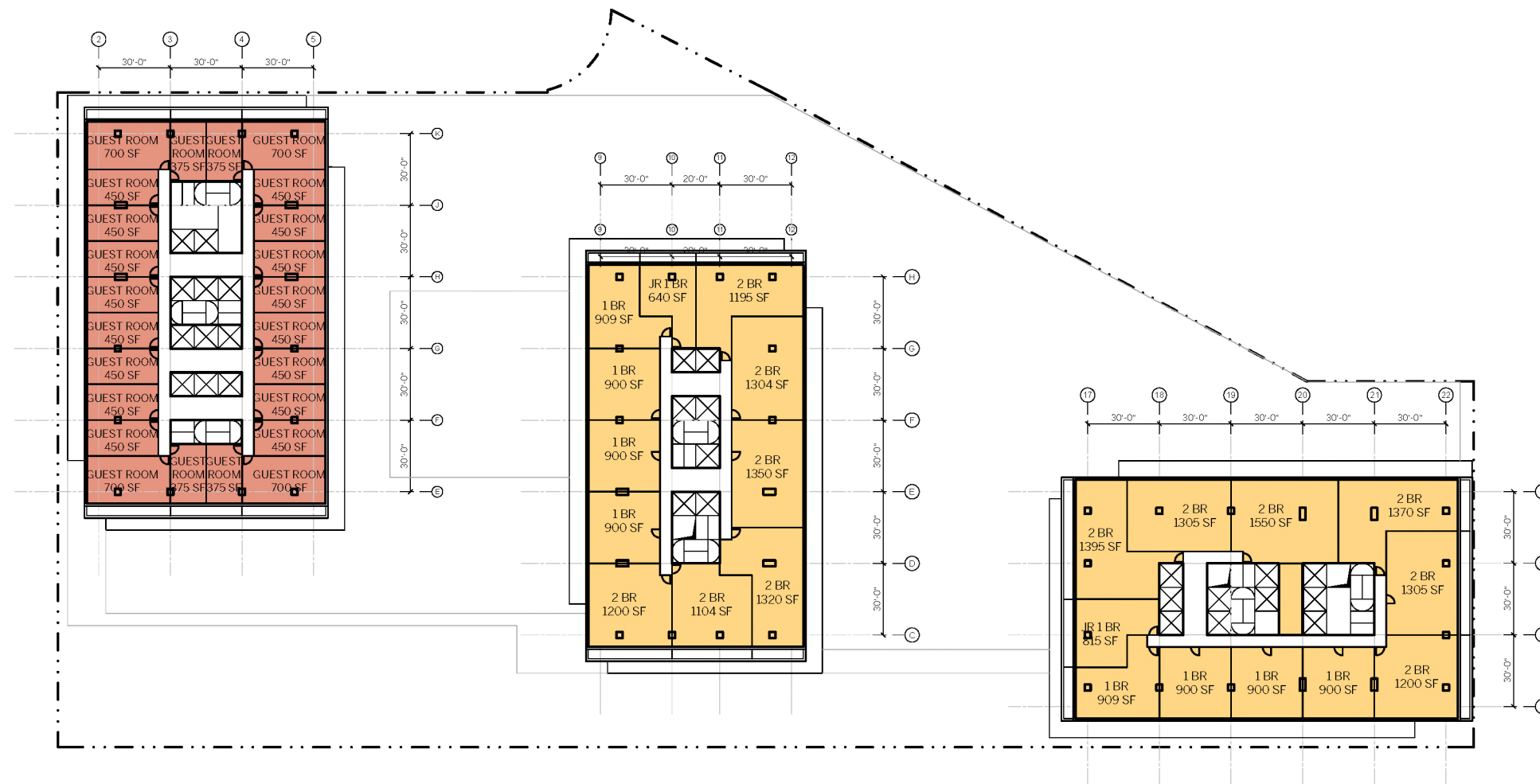


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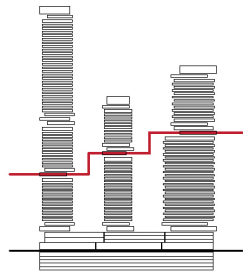


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	SPECIAL HOTEL		SPECIAL RESIDENTIAL
	AMENITY		COMMERCIAL
	SERVICE / BOH		

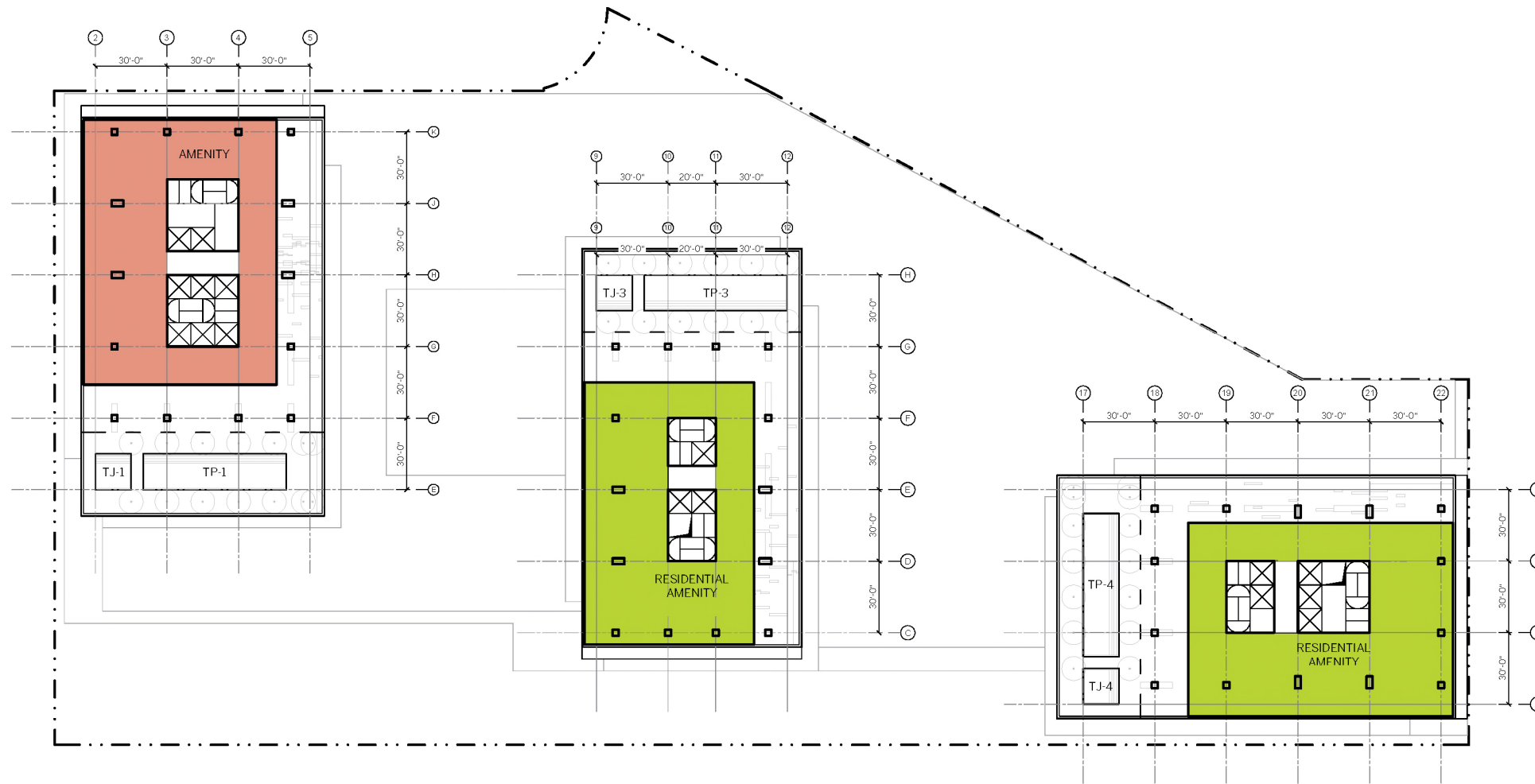


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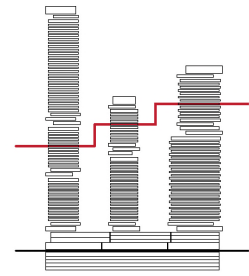


LEGEND	
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 SPECIAL HOTEL	 SPECIAL RESIDENTIAL
 AMENITY	 COMMERCIAL
 SERVICE / BOH	

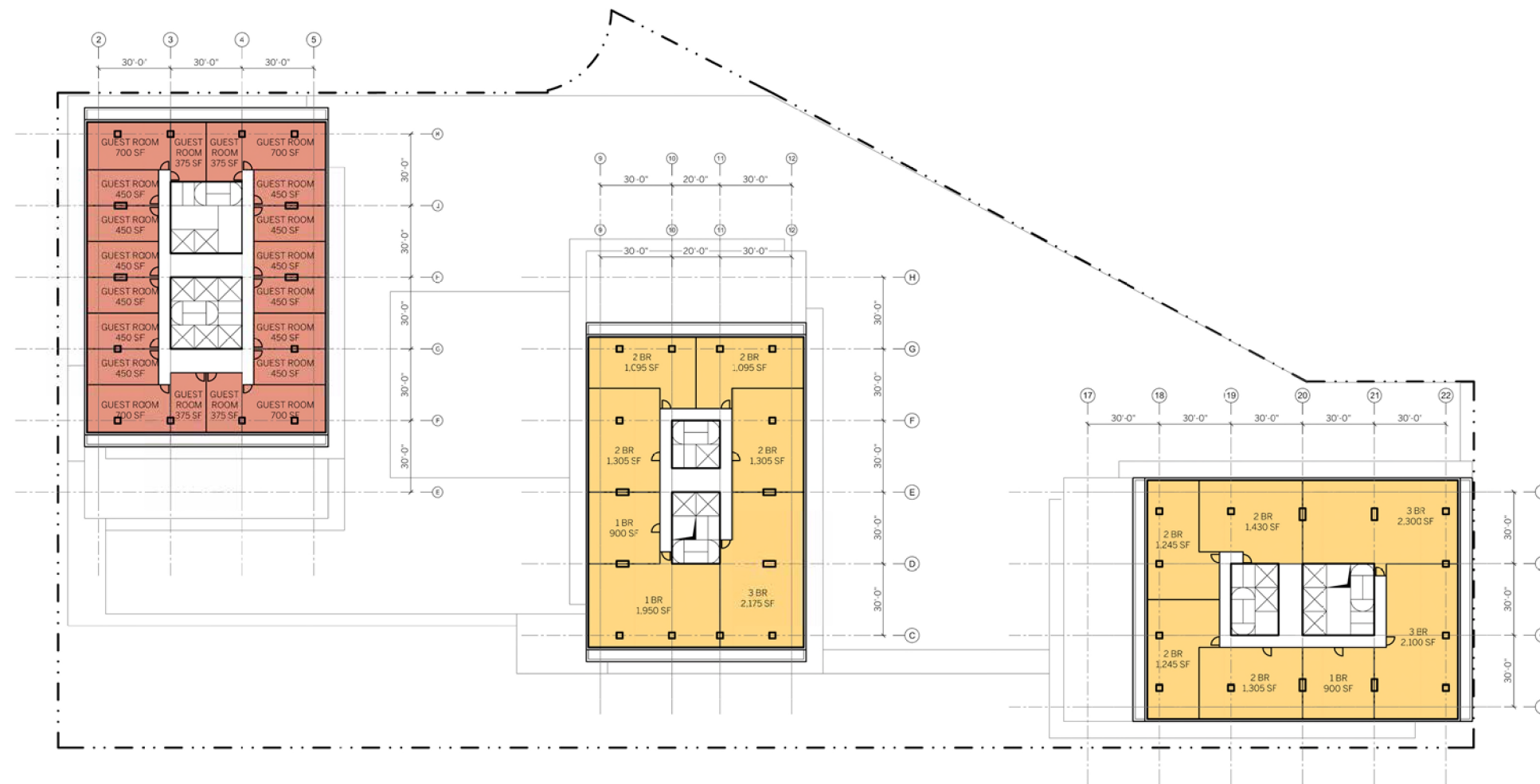


Note: Preliminary concept only, subject to change on final plans.





LEGEND			
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	SPECIAL HOTEL		SPECIAL RESIDENTIAL
	AMENITY		COMMERCIAL
	SERVICE / BOH		



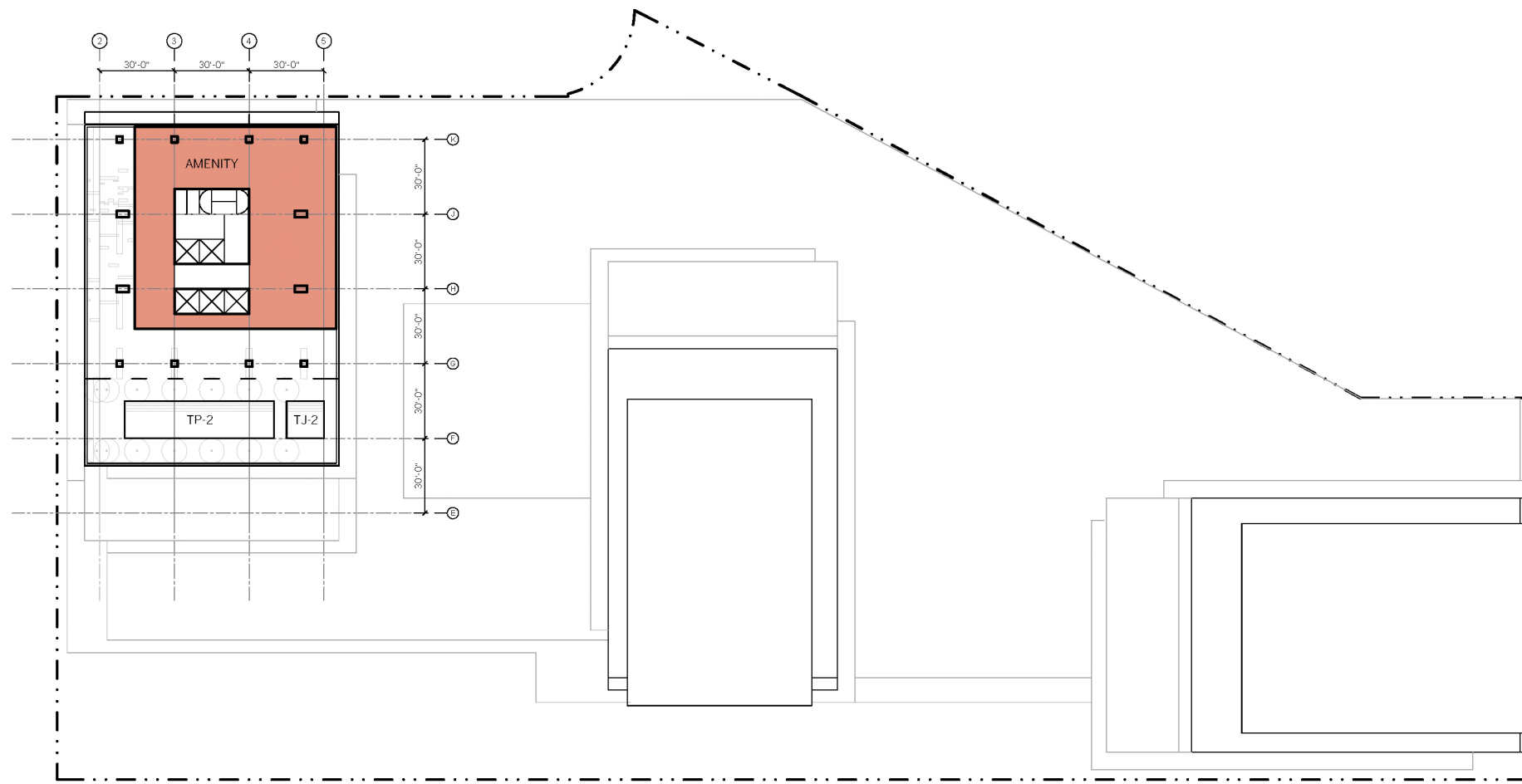
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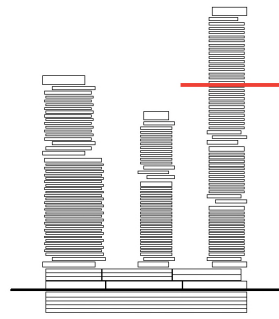
LEGEND

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 SPECIAL HOTEL	 SPECIAL RESIDENTIAL
 AMENITY	 COMMERCIAL
 SERVICE / BOH	



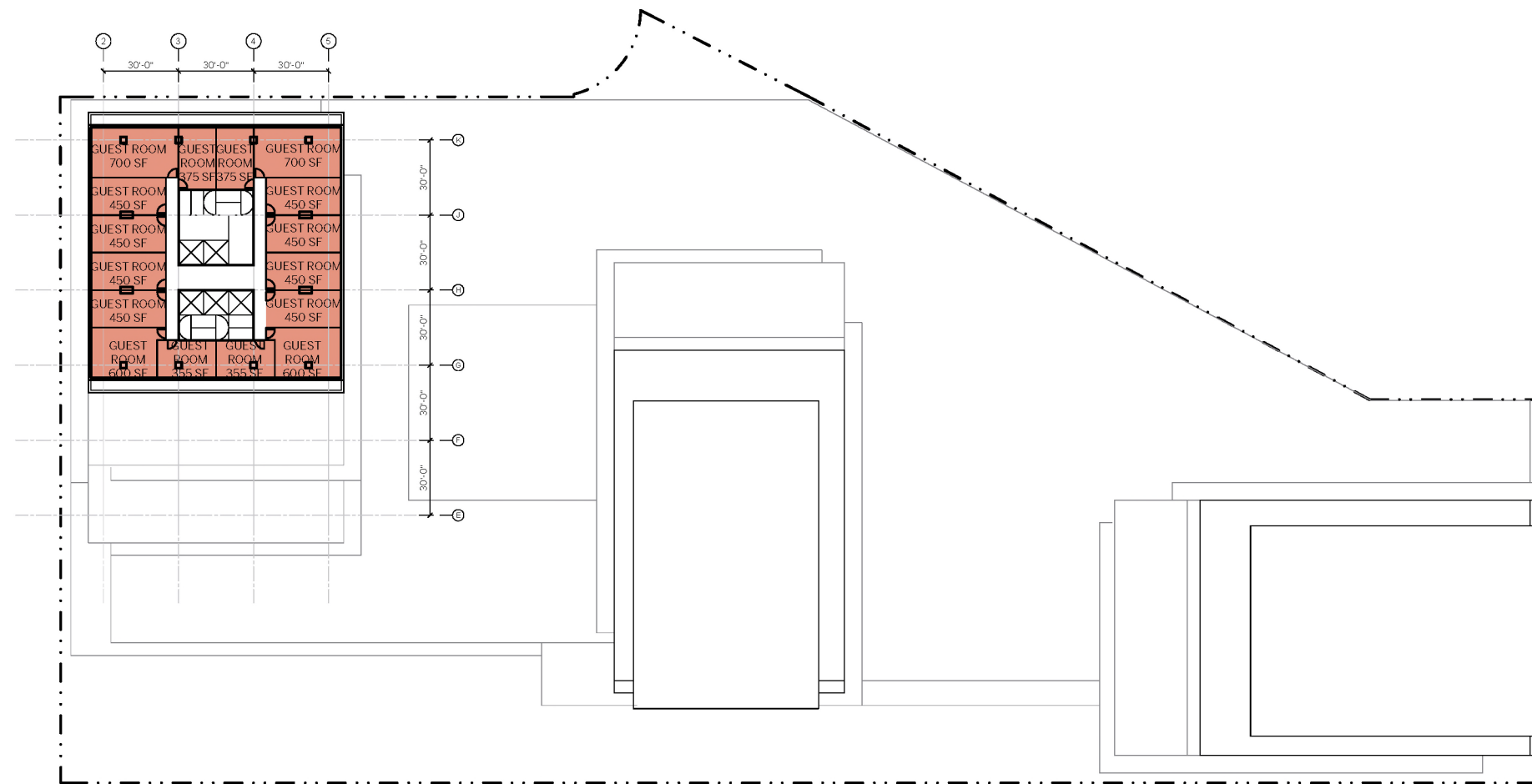
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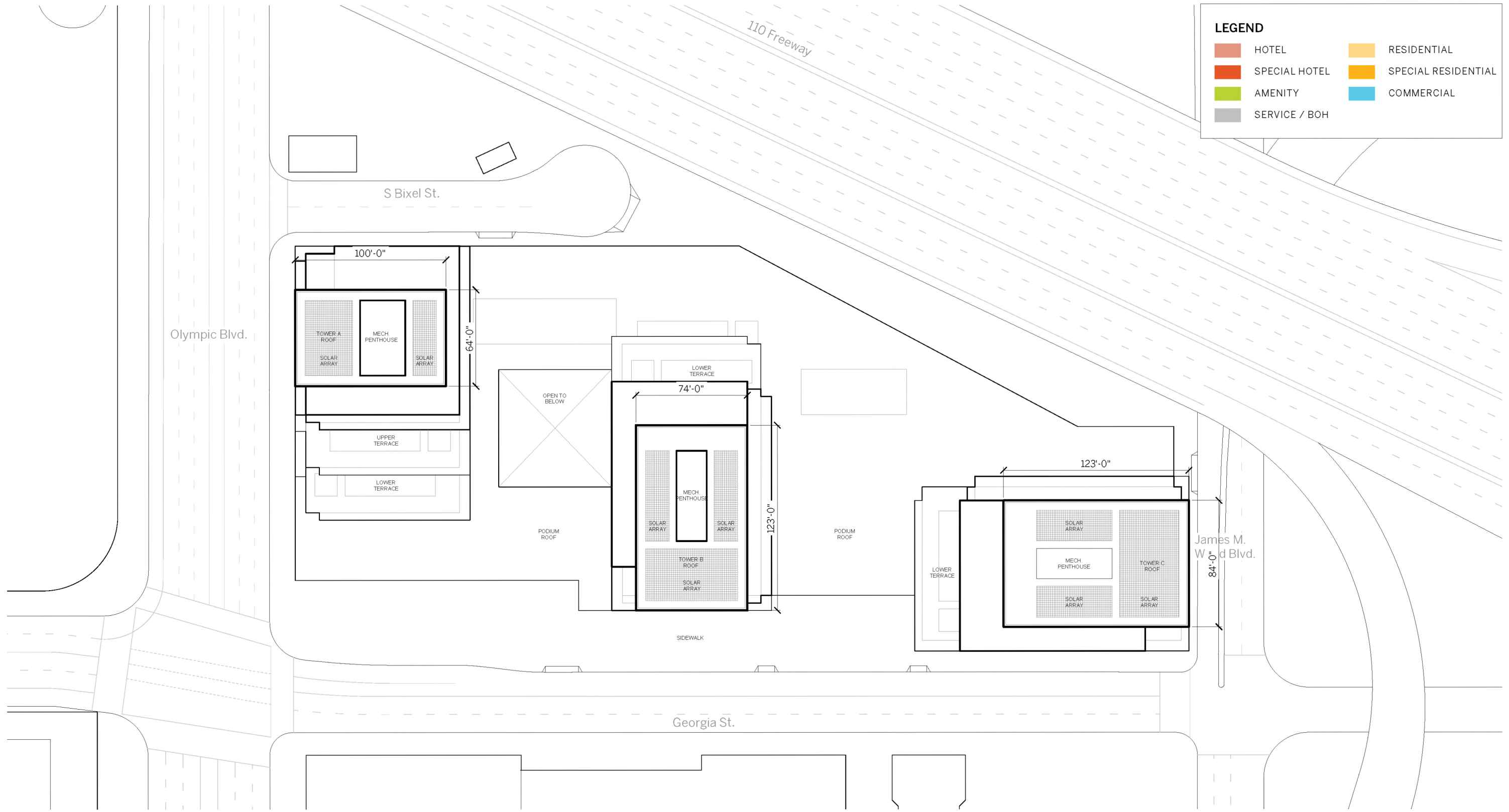
LEGEND

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 SPECIAL HOTEL	 SPECIAL RESIDENTIAL
 AMENITY	 COMMERCIAL
 SERVICE / BOH	



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LEGEND

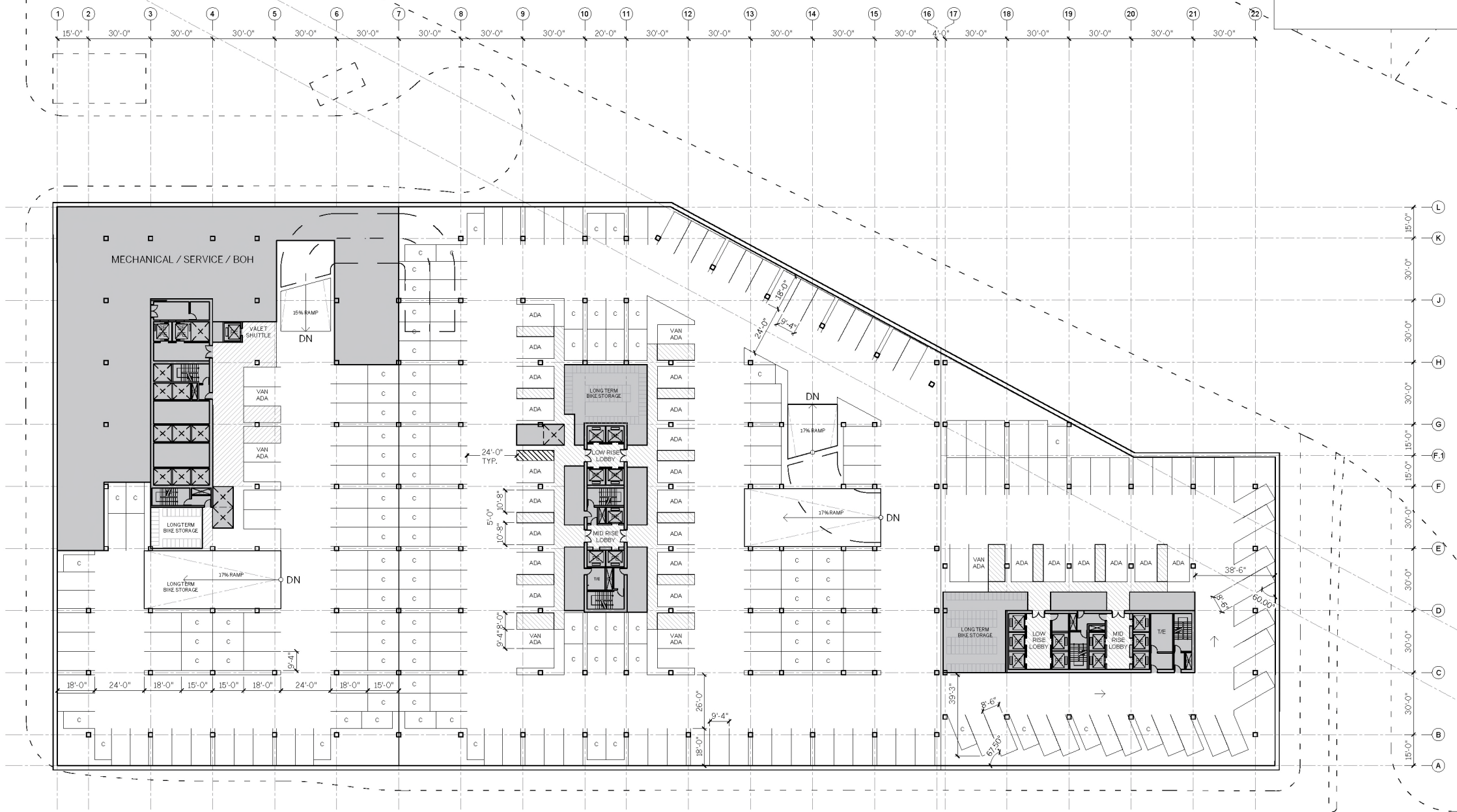
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■ SPECIAL HOTEL	■ SPECIAL RESIDENTIAL
■ AMENITY	■ COMMERCIAL
■ SERVICE / BOH	

Note: Preliminary concept only, subject to change on final plans.



LEGEND

 RESIDENTIAL	 COMMERCIAL
 SPECIAL RESIDENTIAL	 SERVICE / BOH
 AMENITY	 PLANTER SEPARATOR

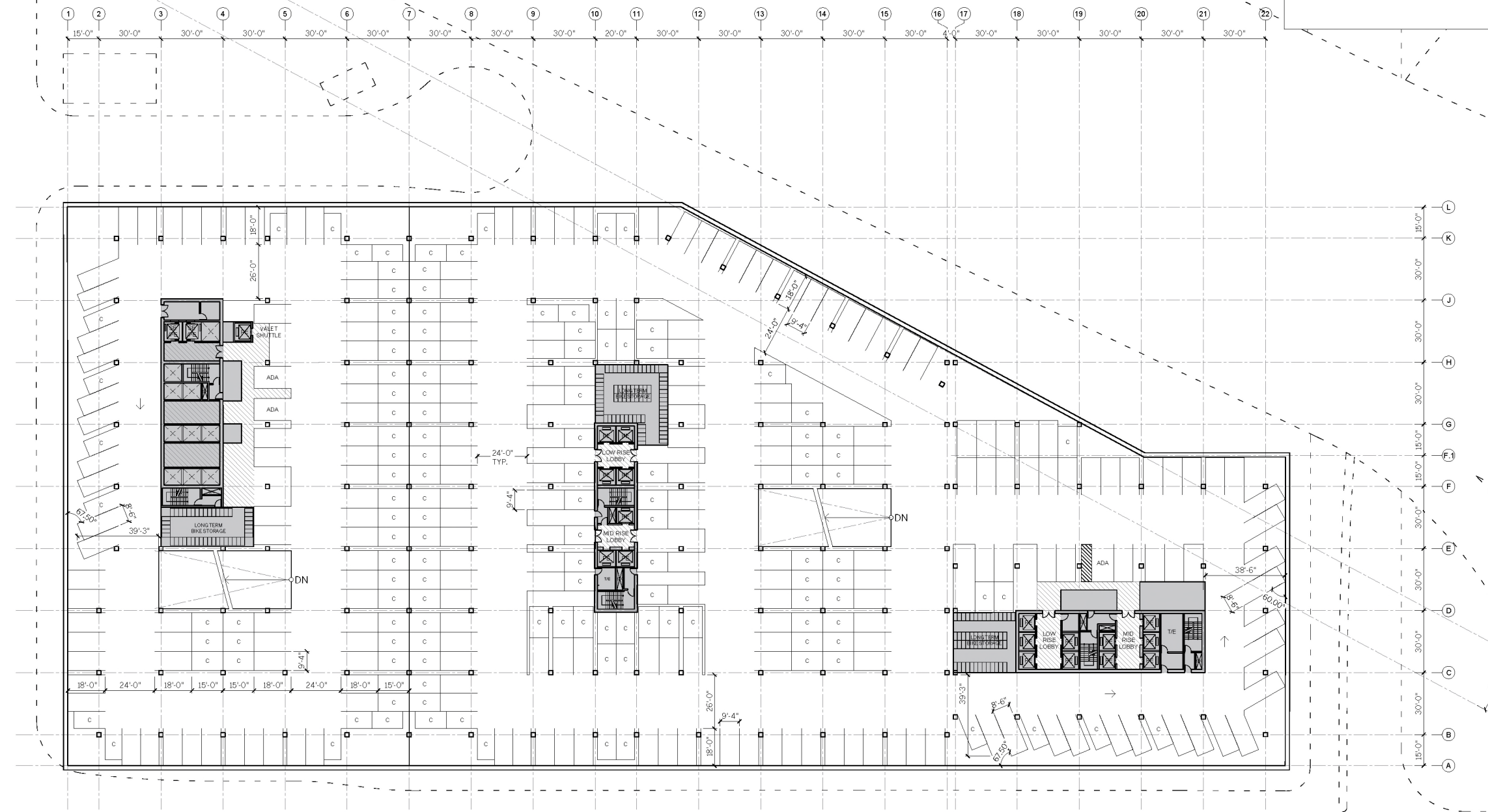


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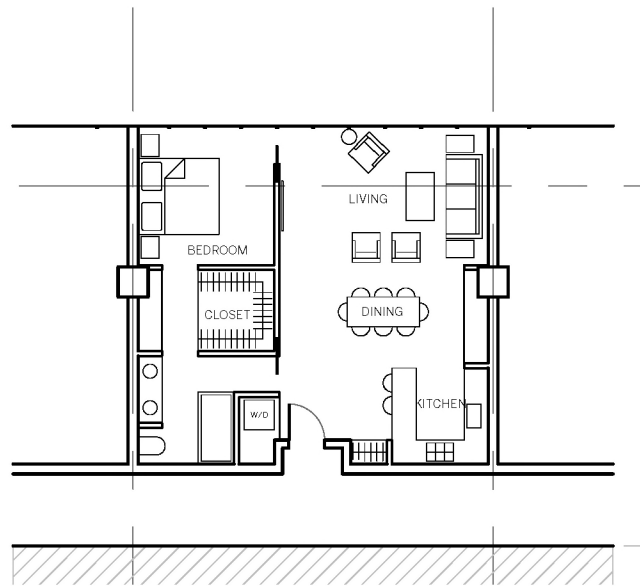
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 SPECIAL RESIDENTIAL	 SERVICE / BOH
 AMENITY	 PLANTER SEPARATOR



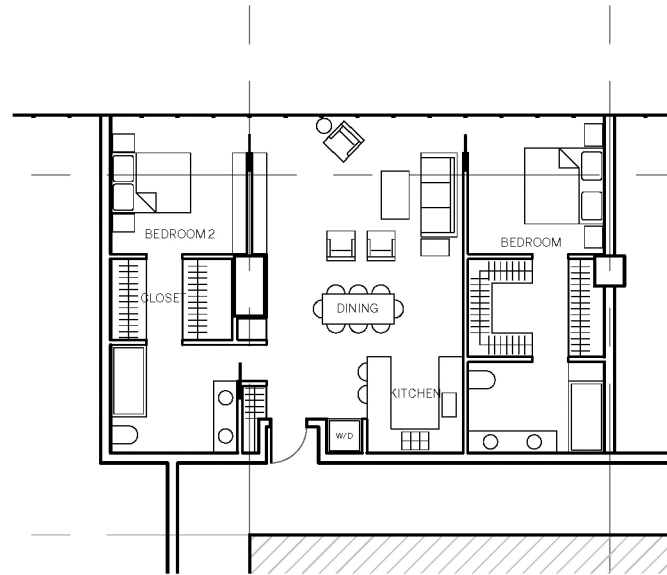
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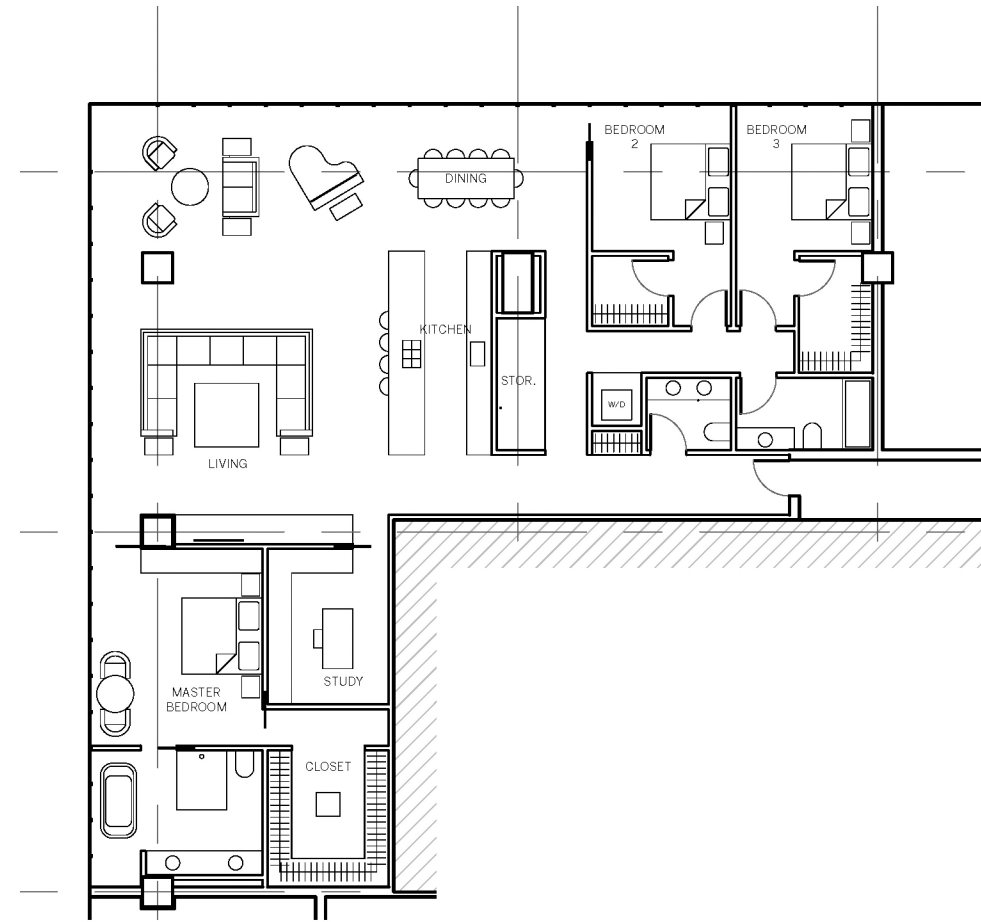
TYPICAL UNIT PLANS



RESIDENTIAL - 1 BEDROOM



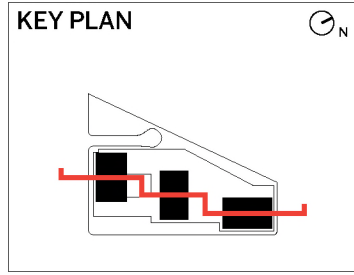
RESIDENTIAL - 2 BEDROOM



RESIDENTIAL - 3 BEDROOM

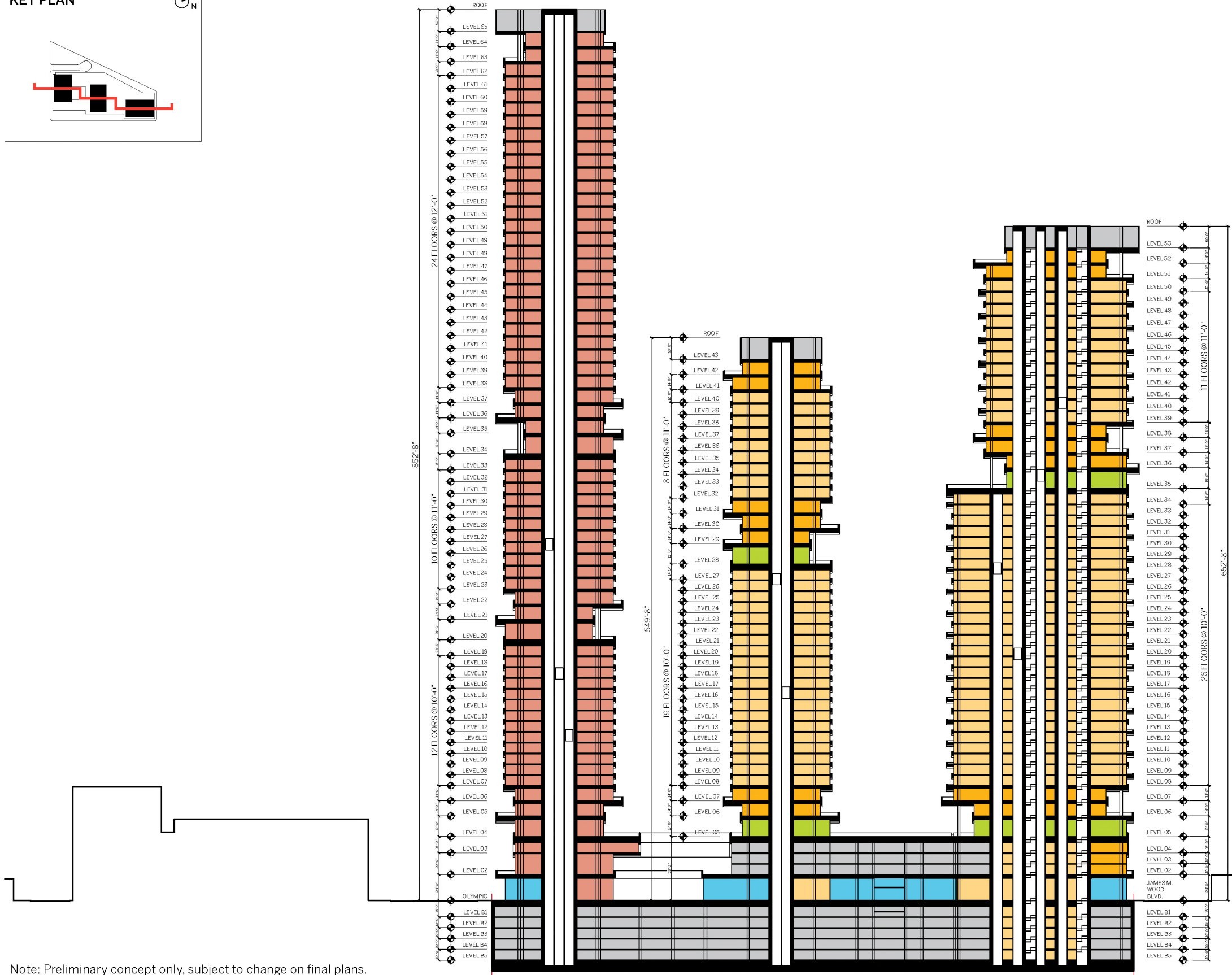
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SECTIONS

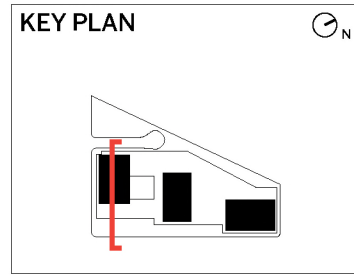


LEGEND

 HOTEL	 RESIDENTIAL
 SPECIAL HOTEL	 SPECIAL RESIDENTIAL
 AMENITY	 COMMERCIAL
 SERVICE / BOH	

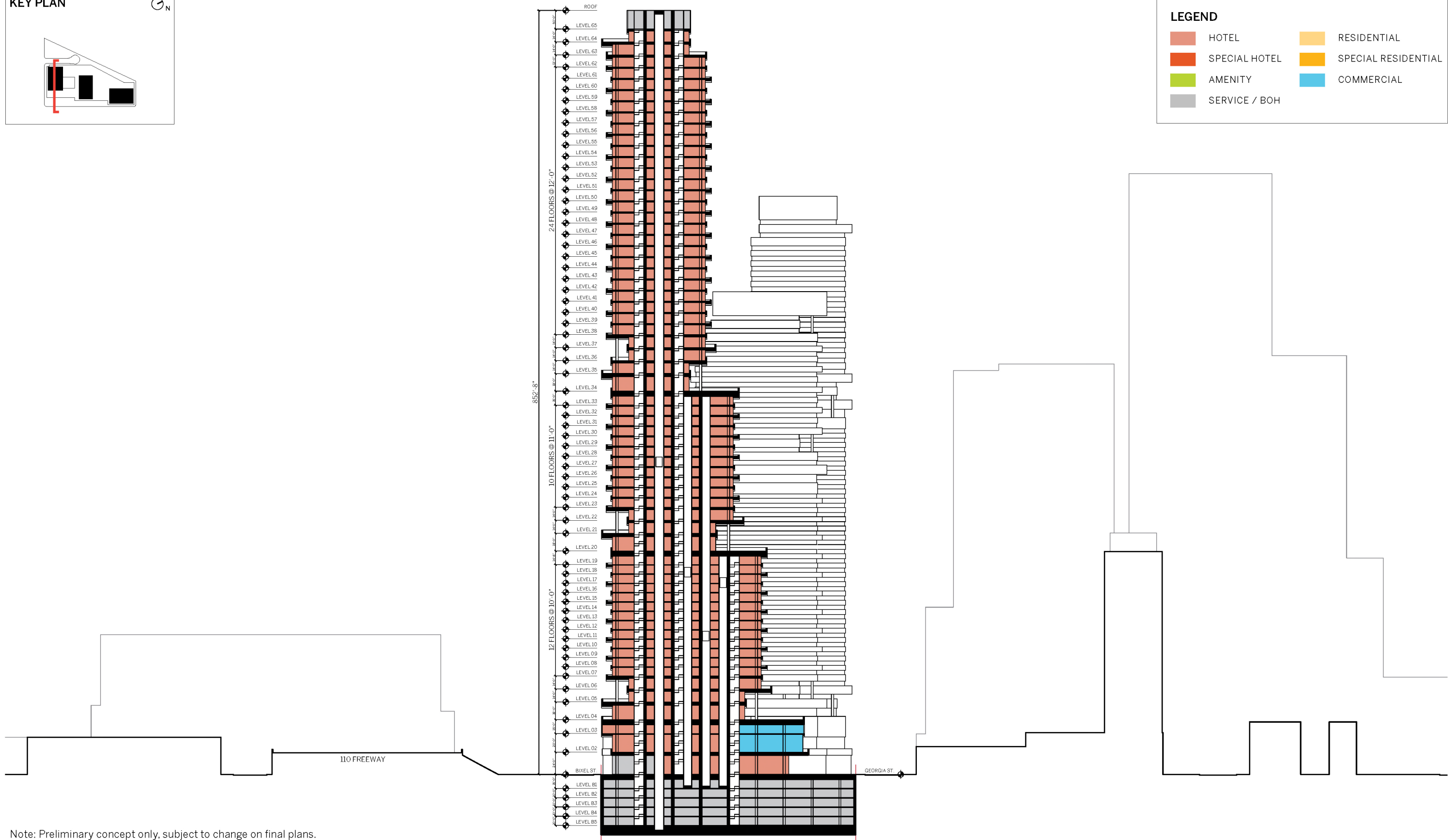


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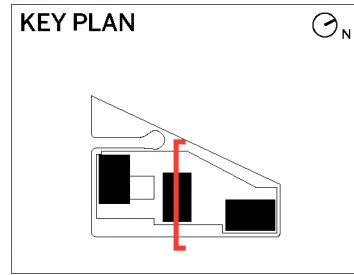


LEGEND

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 SPECIAL HOTEL	 SPECIAL RESIDENTIAL
 AMENITY	 COMMERCIAL
 SERVICE / BOH	

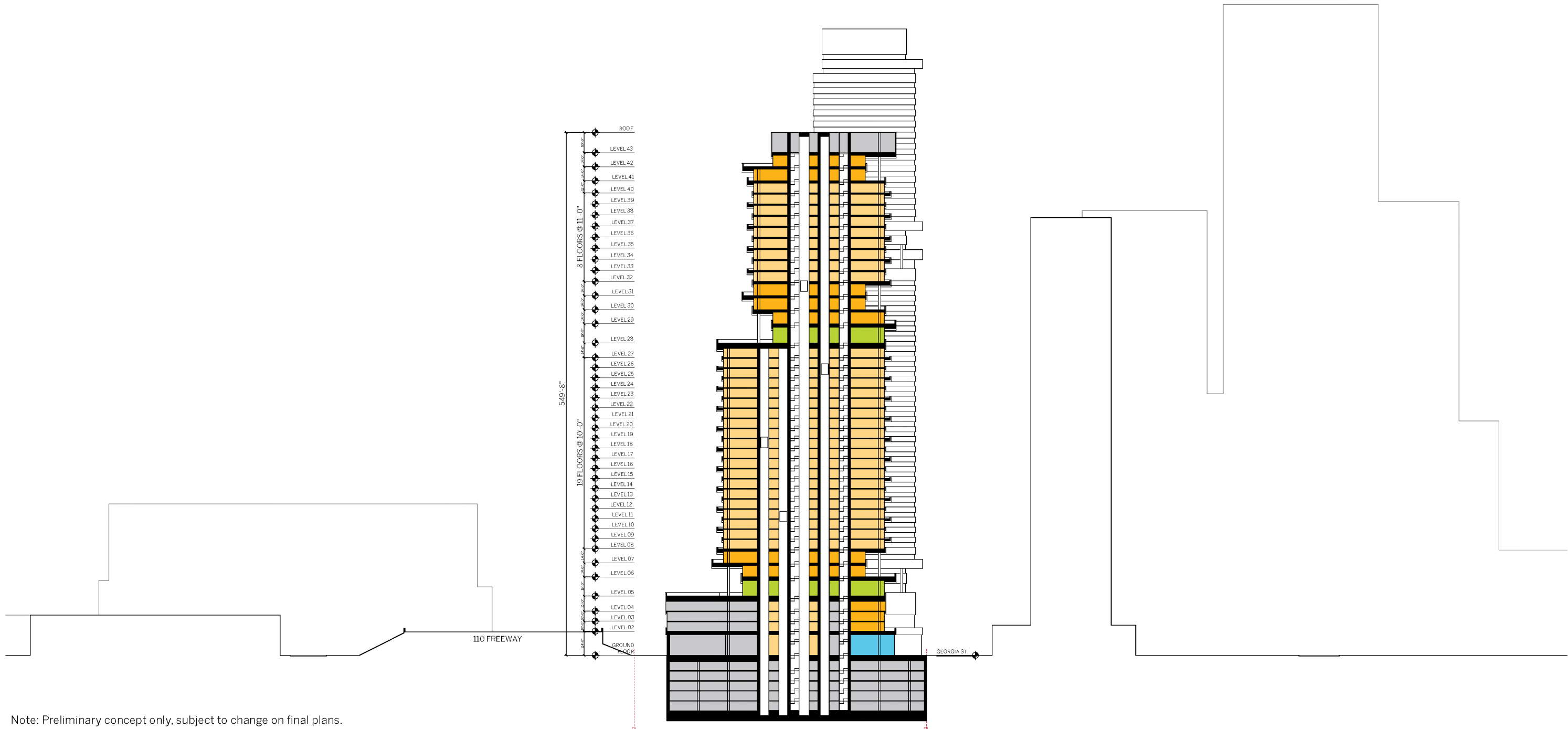


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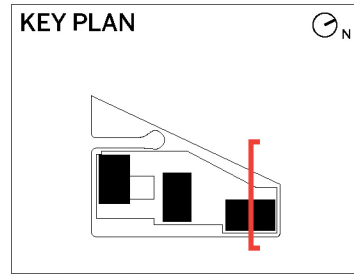


LEGEND

 RESIDENTIAL	 COMMERCIAL
 SPECIAL RESIDENTIAL	 SERVICE / BOH
 AMENITY	

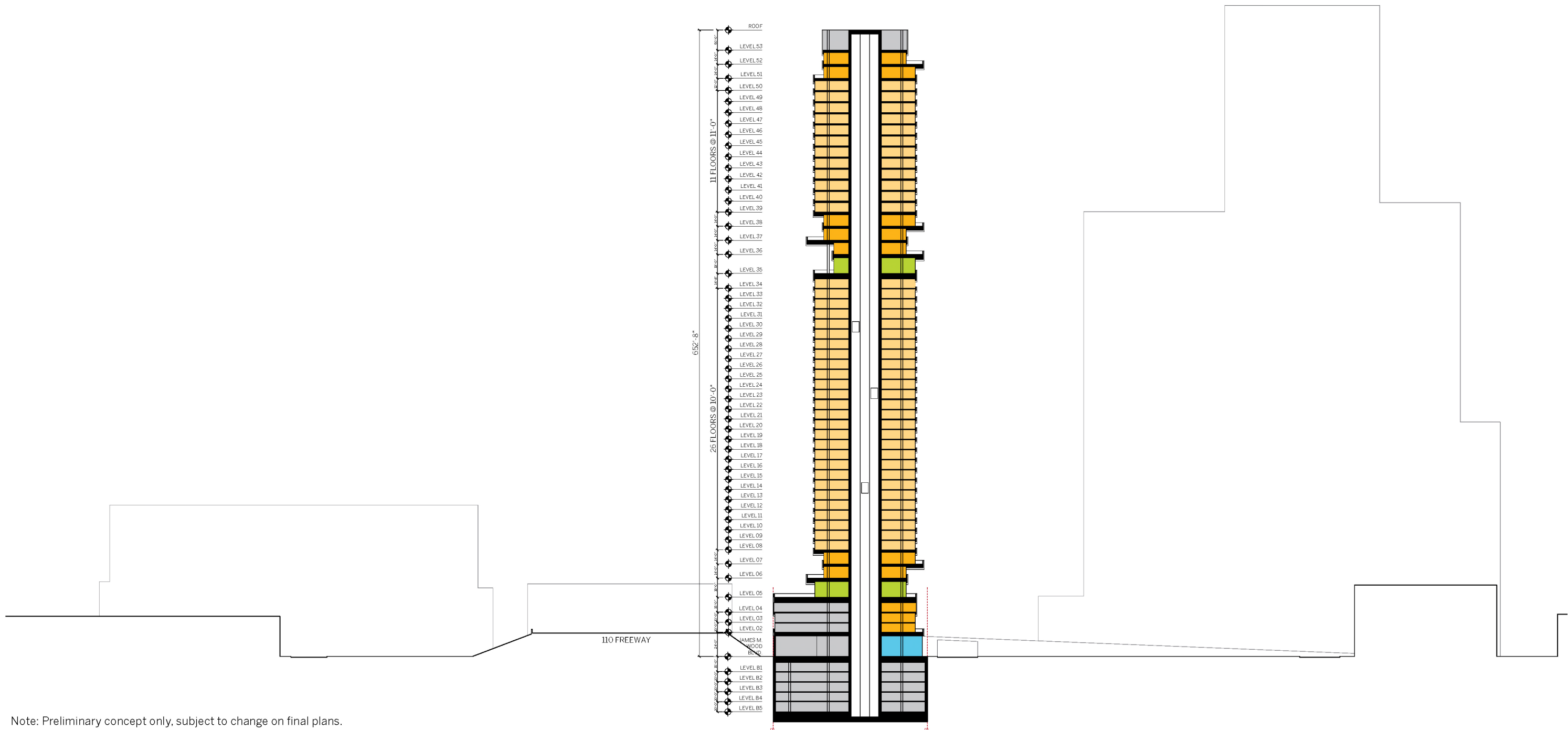


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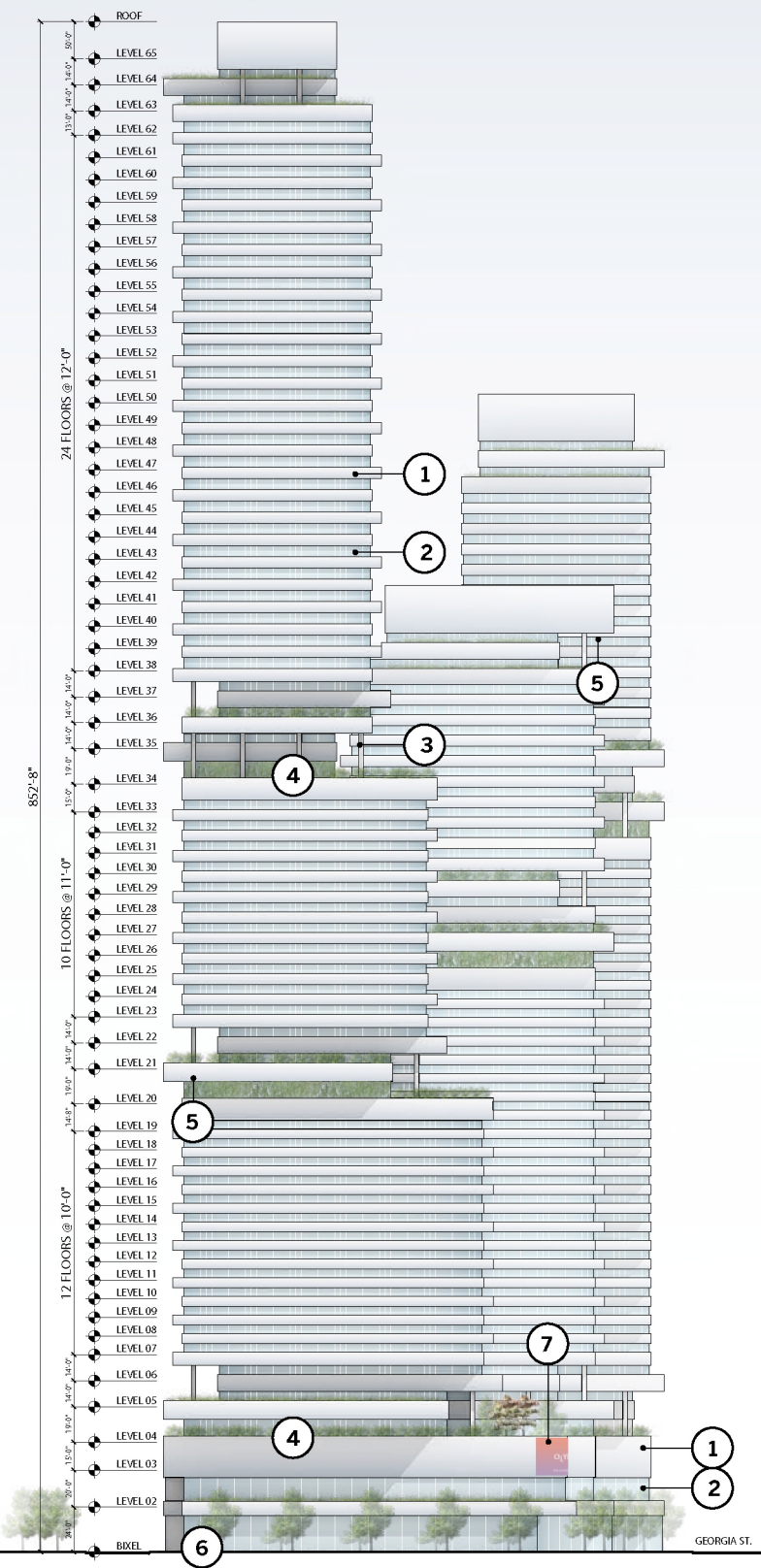
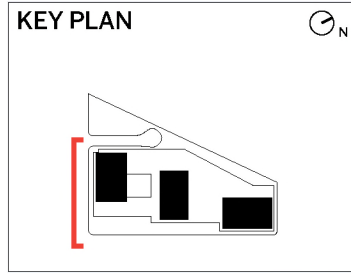
LEGEND

 RESIDENTIAL	 COMMERCIAL
 SPECIAL RESIDENTIAL	 SERVICE / BOH
 AMENITY	



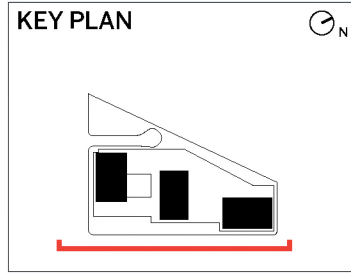
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ELEVATIONS

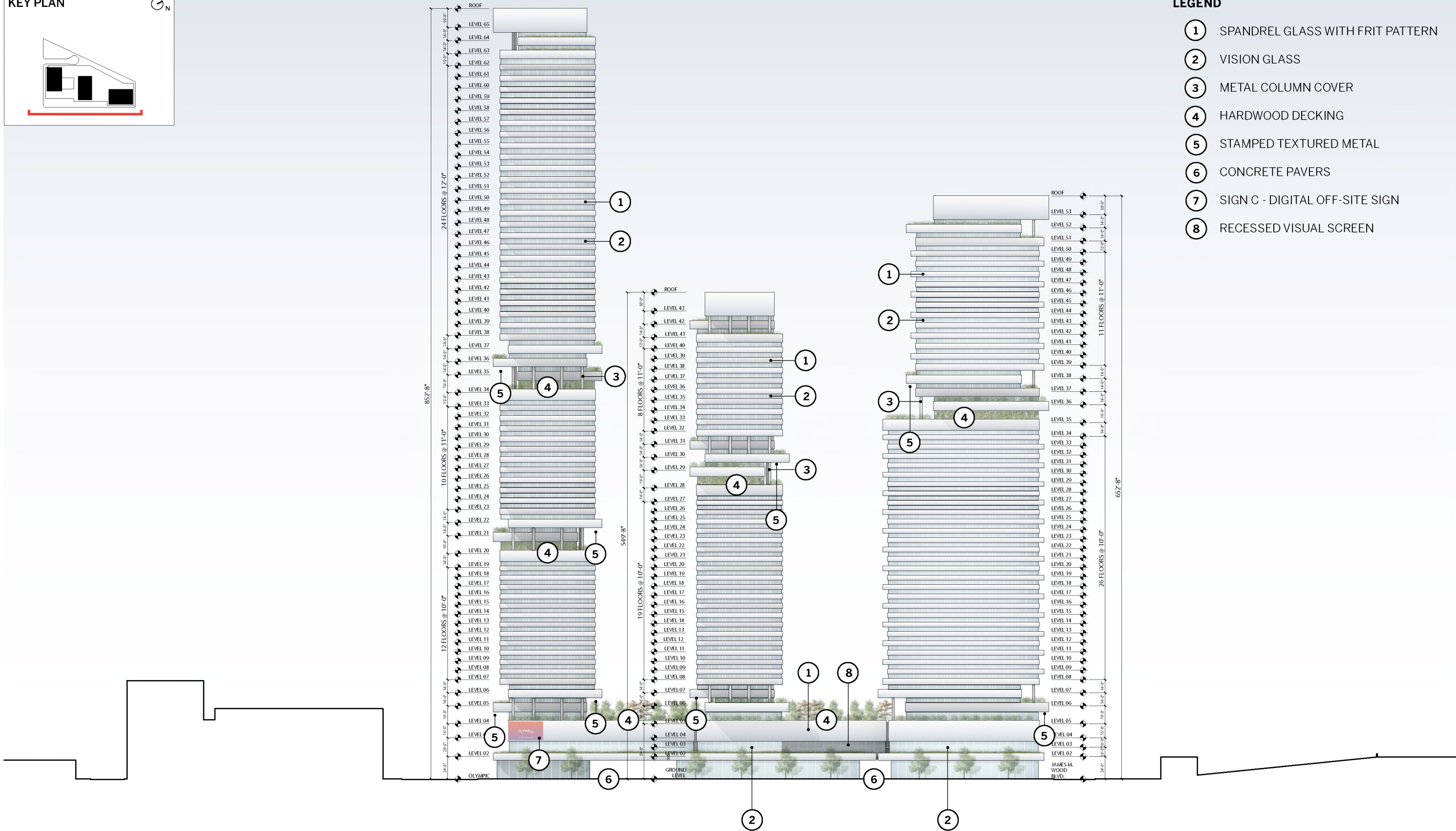


- LEGEND**
- ① SPANDREL GLASS WITH FRIT PATTERN
 - ② VISION GLASS
 - ③ METAL COLUMN COVER
 - ④ HARDWOOD DECKING
 - ⑤ STAMPED TEXTURED METAL
 - ⑥ CONCRETE PAVERS
 - ⑦ SIGN A - DIGITAL OFF-SITE SIGN

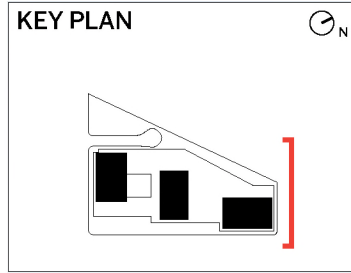
Note: Preliminary concept only, subject to change on final plans.



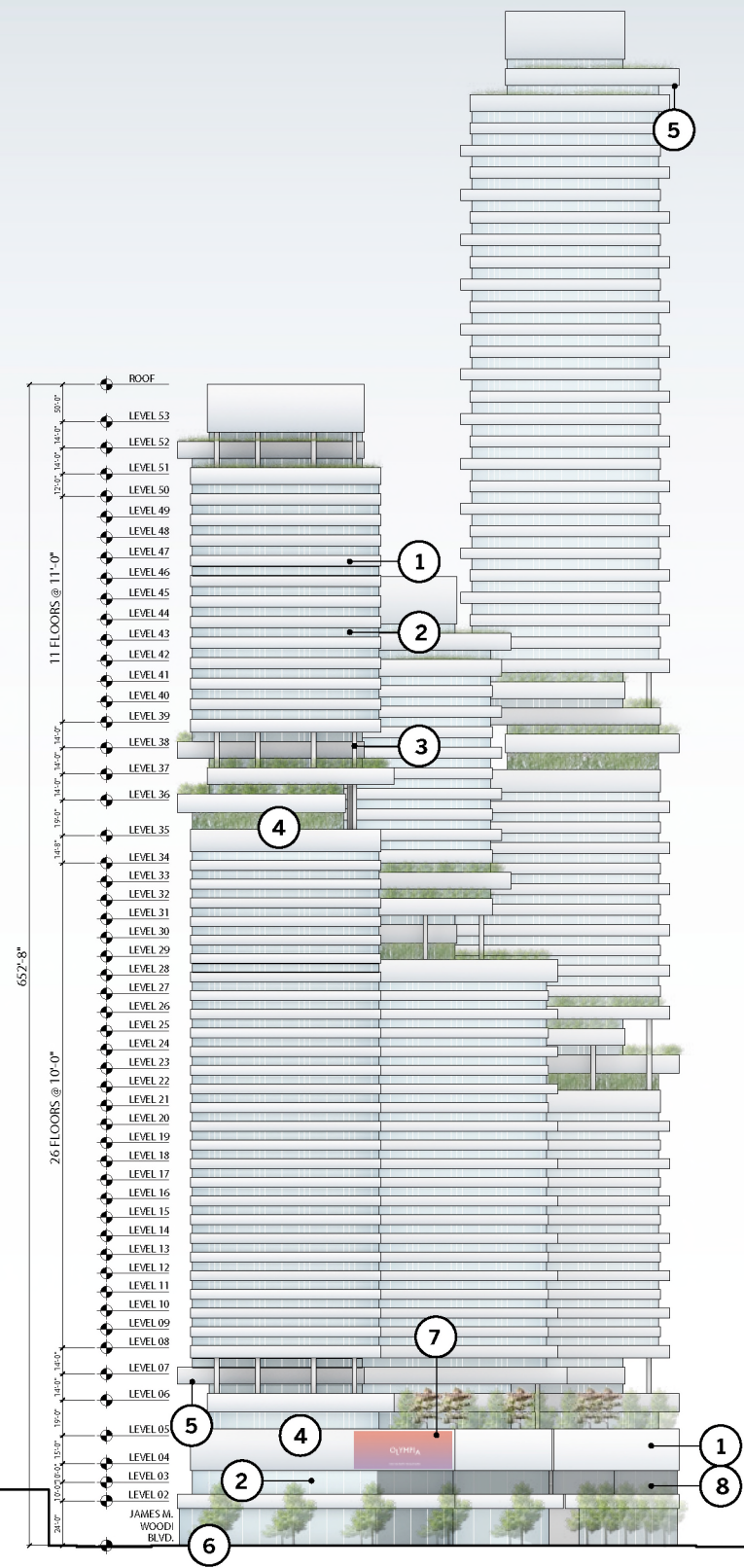
- LEGEND**
- ① SPANDREL GLASS WITH FRIT PATTERN
 - ② VISION GLASS
 - ③ METAL COLUMN COVER
 - ④ HARDWOOD DECKING
 - ⑤ STAMPED TEXTURED METAL
 - ⑥ CONCRETE PAVERS
 - ⑦ SIGN C - DIGITAL OFF-SITE SIGN
 - ⑧ RECESSED VISUAL SCREEN



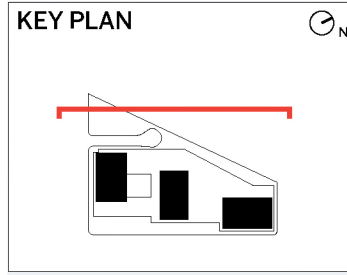
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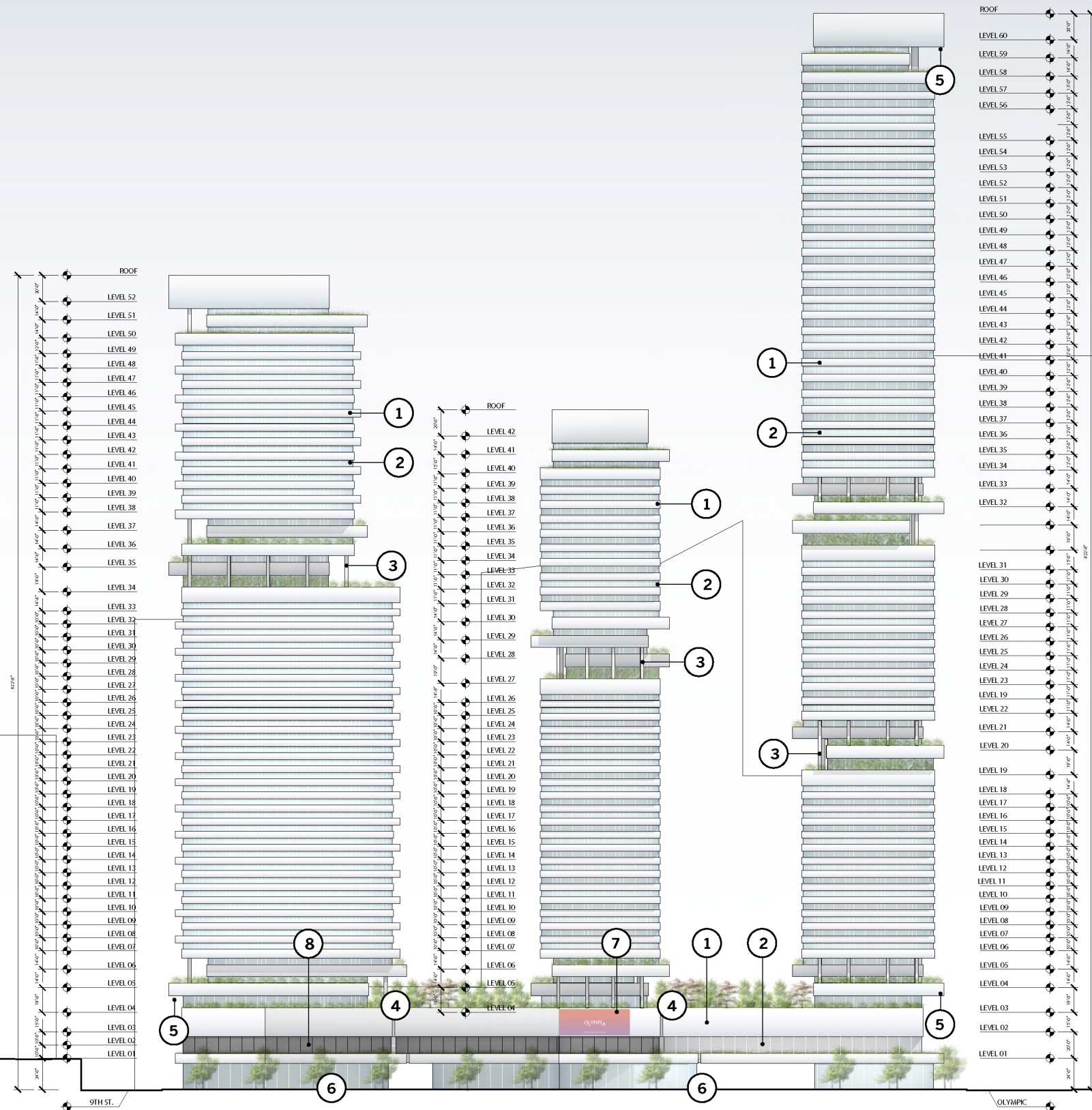
- LEGEND**
- ① SPANDREL GLASS WITH FRIT PATTERN
 - ② VISION GLASS
 - ③ METAL COLUMN COVER
 - ④ HARDWOOD DECKING
 - ⑤ STAMPED TEXTURED METAL
 - ⑥ CONCRETE PAVERS
 - ⑦ SIGN C - DIGITAL OFF-SITE SIGN
 - ⑧ RECESSED VISUAL SCREEN



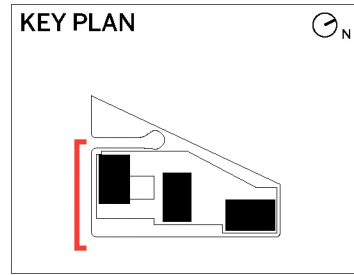
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- LEGEND**
- ① SPANDREL GLASS WITH FRIT PATTERN
 - ② VISION GLASS
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 - ④ HARDWOOD DECKING
 - ⑤ STAMPED TEXTURED METAL
 - ⑥ CONCRETE PAVERS
 - ⑦ SIGN B - DIGITAL OFF-SITE SIGN
 - ⑧ RECESSED VISUAL SCREEN

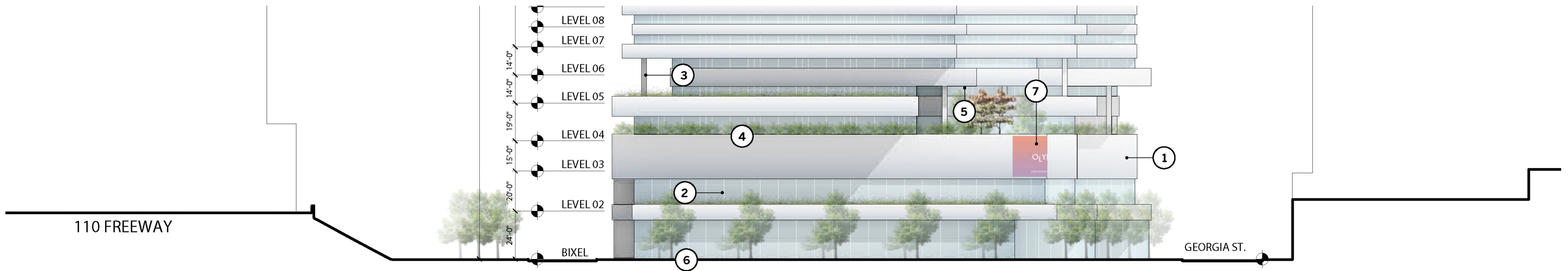


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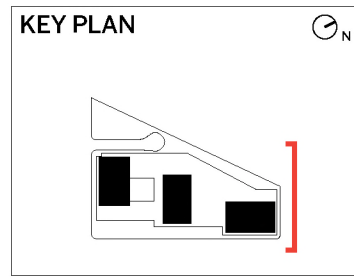


LEGEND

- ① SPANDREL GLASS WITH FRIT PATTERN
- ② VISION GLASS
- ③ METAL COLUMN COVER
- ④ HARDWOOD DECKING
- ⑤ STAMPED TEXTURED METAL
- ⑥ CONCRETE PAVERS
- ⑦ DIGITAL OFF-SITE SIGN
- ⑧ RECESSED VISUAL SCREEN

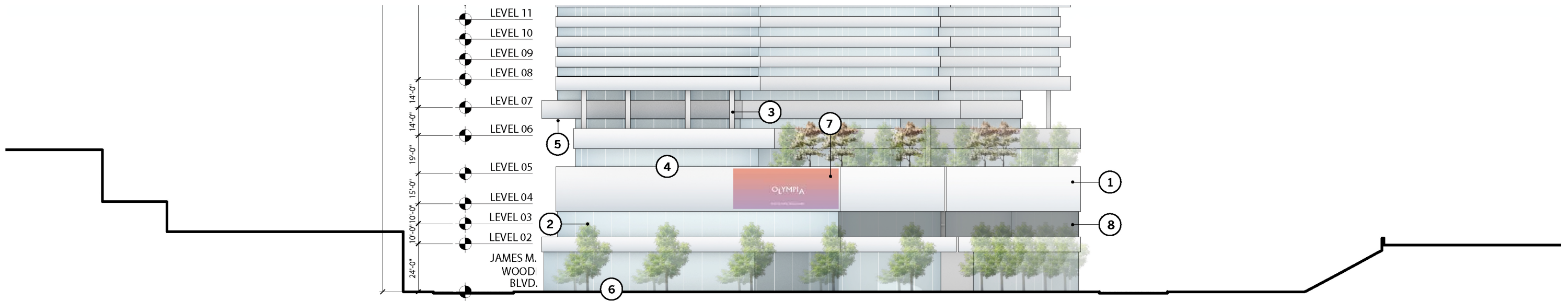


Note: Preliminary concept only, subject to change on final plans.

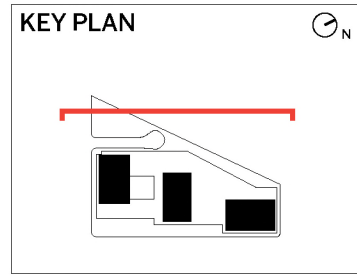


LEGEND

- ① SPANDREL GLASS WITH FRIT PATTERN
- ② VISION GLASS
- ③ METAL COLUMN COVER
- ④ HARDWOOD DECKING
- ⑤ STAMPED TEXTURED METAL
- ⑥ CONCRETE PAVERS
- ⑦ DIGITAL OFF-SITE SIGN
- ⑧ RECESSED VISUAL SCREEN

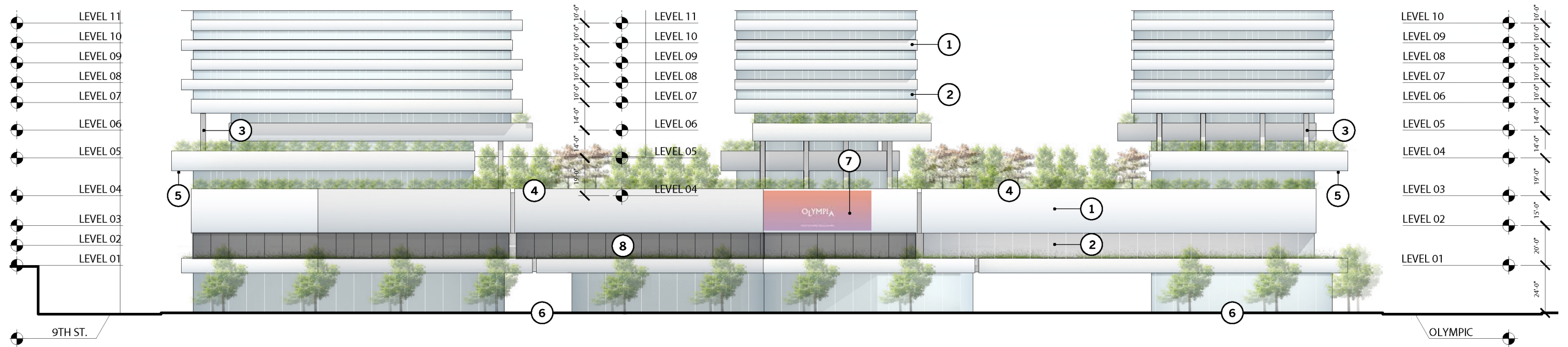


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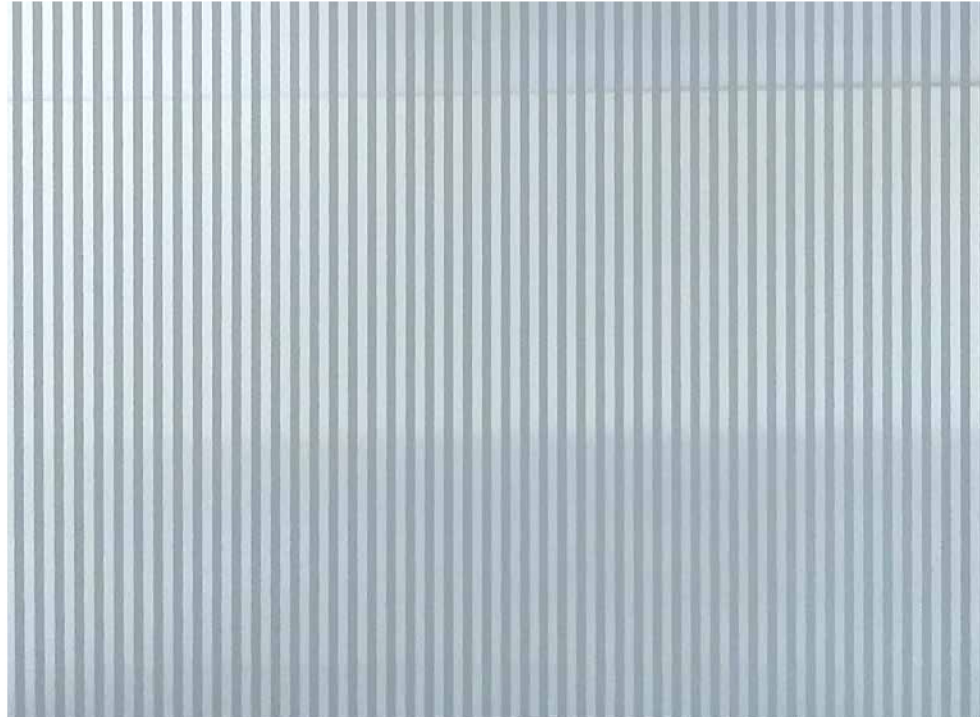
LEGEND

- ① SPANDREL GLASS WITH FRIT PATTERN
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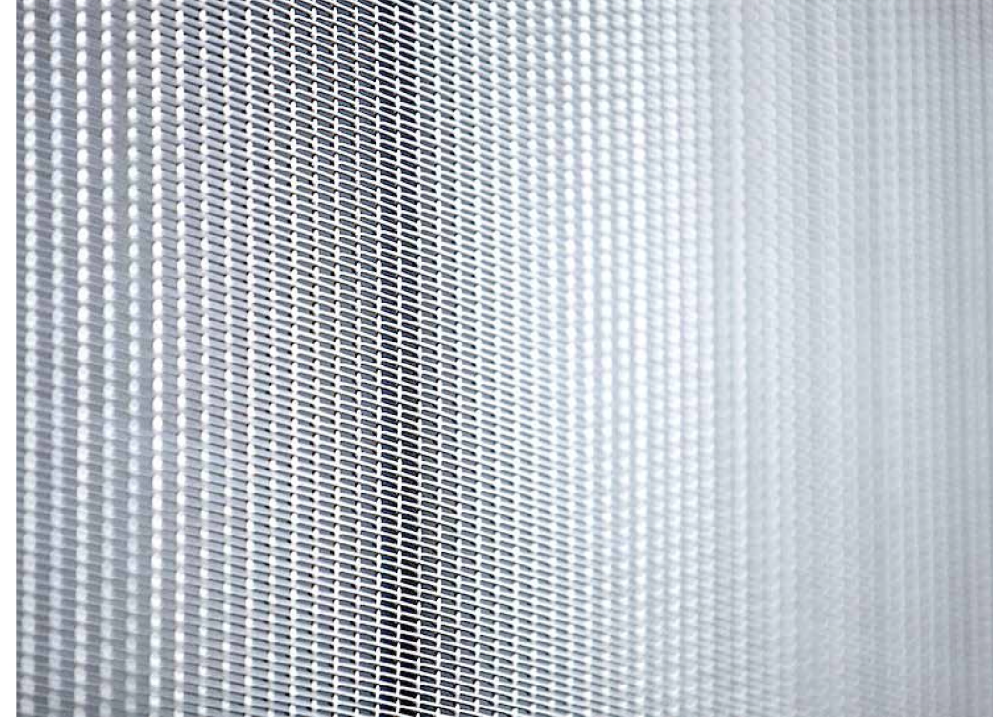
1: SPANDREL GLASS WITH FRIT PATTERN



2: VISION GLASS



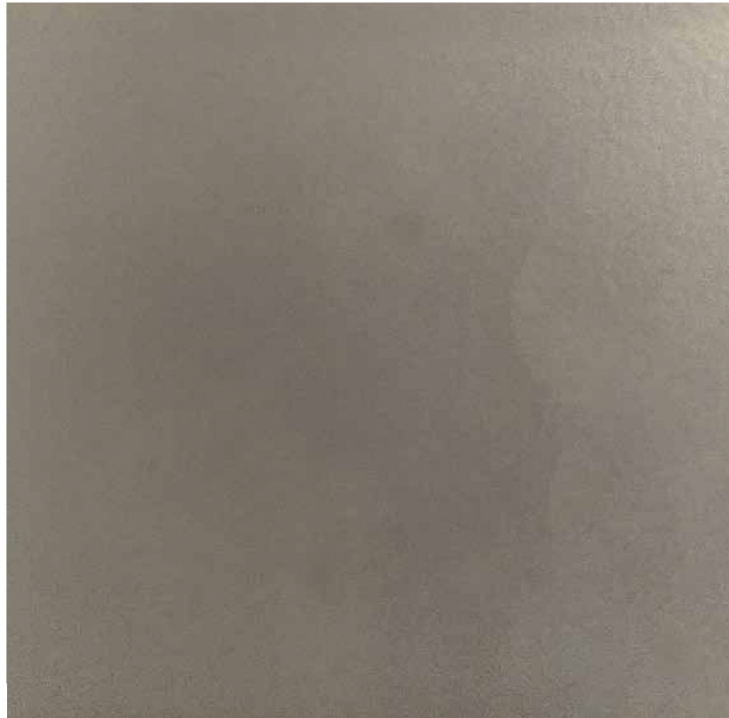
8: RECESSED VISUAL SCREEN



5: STAMPED TEXTURED METAL SOFFIT



3: METAL COLUMN COVER



6: ARCHITECTURAL CONCRETE



4: HARDWOOD DECKING



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LANDSCAPE PLANS



TREE PLANTING SUMMARY		Required	PROVIDED
TREE COUNT TOTAL (0.25 Trees Required Per Unit)		253	254
Level 01			70
	Plantanus acerifolia		22
	koelreuteria bipinnata		28
	Tipuana tipu		12
	Tristania conferta		8
Level 05			130
	Koelreuteria bipinnata (30); Tabebuia impetiginosa (10); Jacaranda mimosafolia (10); Ginkgo biloba		100
	Arbutus marina		7
	Olea europaea 'Swan Hill'		8
	Prunus caroliniana		15
Resident Amenity Level 1			40
	Arbutus marina (12); Olea europaea 'Swan Hill' (10); Parkinsonia florida		32
	Azara microphylla		8
Resident Amenity Level 2			14
	Prosopis glandulosa		10
	Podocarpus gracilior		4

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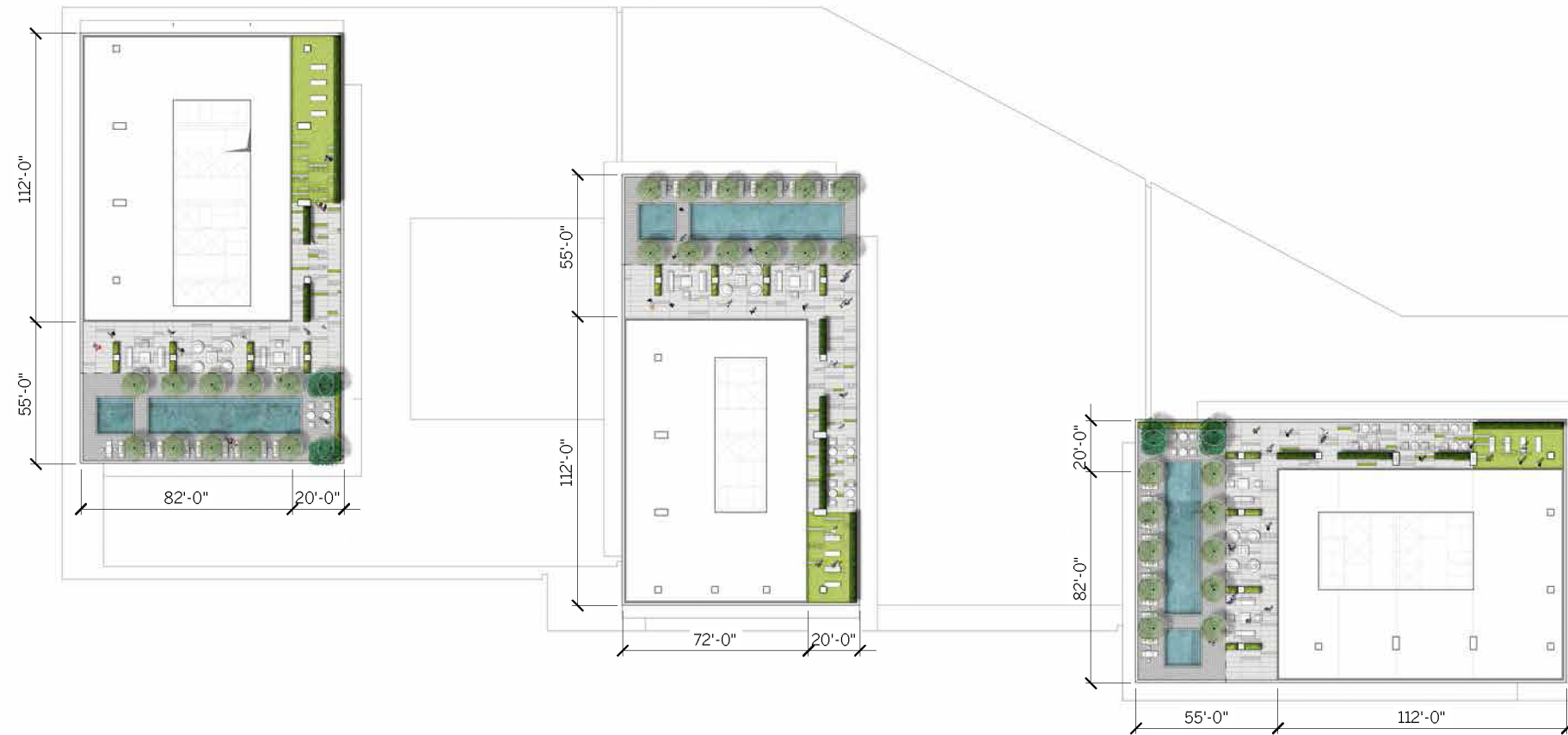
















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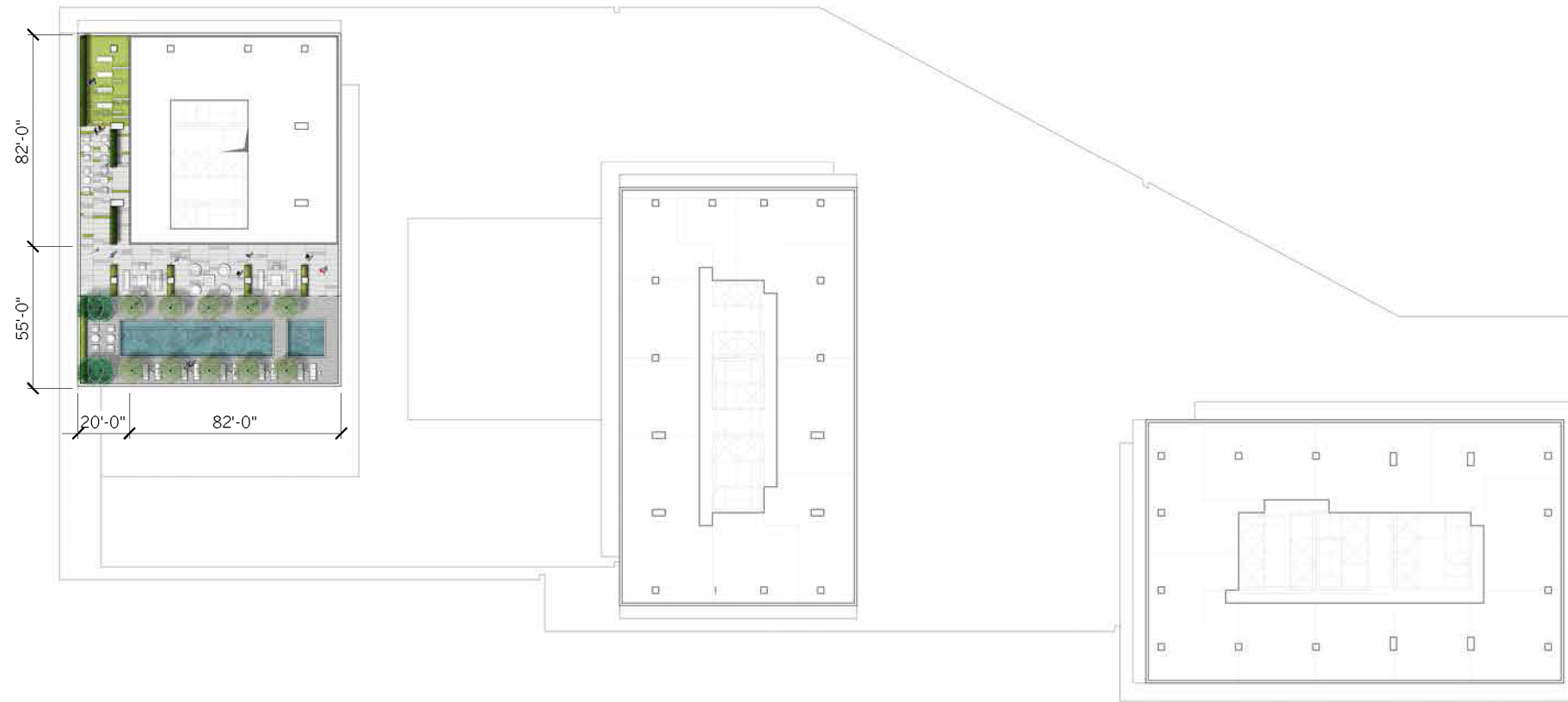




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