THE L.A. GRAND HOTEL REDEVELOPMENT

333 S. FIGUEROA ST.
LOS ANGELES, CA 90071

PROJECT INFORMATION

DESCRIPTION:
EXISTING 13-STORY HOTEL GUESTROOM TOWER WILL BE CONVERTED TO 224-UNIT OF RENTAL APARTMENT OF VARIOUS SIZES.
EXISTING 2-STORY PODIUM BUILDING WITH ENTRY LOBBY AND CONVENTION FACILITIES WILL BE DEMOLISHED AND REPLACED WITH A 1,107'-6" HIGH 77-STORY HOTEL & CONDOMINIUM TOWER OVER 7-STORY SUBTERRANEAN PARKING STRUCTURE.
THE TOWER WILL HAVE BAR/LOUNGE ON LEVELS 76~77, 242 RESIDENTIAL CONDOMINIUM UNITS ON LEVELS 36~75, AND 599 HOTEL GUESTROOMS ON LEVELS 6~35 ON TOP OF 5-STORY PODIUM WITH A GRAND LOBBY, RESTAURANTS,AND BALLROOMS & MEETING ROOM FACILITIES.
THE PODIUM ROOFTOP INCLUDES SWIMMING POOLS, LOUNGE, INDOOR/OUTDOOR RESTAURANT, AND EVENT GARDENS.

ADDRESS:
333 S. FIGUEROA ST.
LOS ANGELES, CA 90071

ASSESSOR PARCEL NO.(APN):
5151-011-036

EXISTING PROPERTY STATUS:
- 2-STORY PODIUM WITH HOTEL ENTRY LOBBY AND BALLROOMS/MEETING ROOMS TO BE DEMOLISHED FOR NEW RESIDENTIAL UNITS/HOTEL BUILDINGS AND FUNCTIONS
- PARTIAL 3RD FLOOR AND ALL THE FLOORS ABOVE (41H~13TH) TO BE CONVERTED TO APARTMENTS
- AUP HIGH SCHOOL TO REMAIN

PLANNING JURISDICTION:
CENTRAL CITY

EXISTING ZONING:
C4-4D

OCCUPANCY GROUP:
R-1, A-2.1

ZONING INFORMATION:
ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES
ZI-2191 GREATER DOWNTOWN HOUSING INCENTIVE AREA
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

FAR SUMMARY

TOTAL PARCEL AREA:
164,844.6 SF

FAR:
6 : 1

MAXIMUM ALLOWABLE UNDER CURRENT FAR:
989,067.6 SF

PROPOSED FAR TRANSFER:
200,000 SF

PROPOSED TOTAL FLOOR AREA:
1,182,574 SF

PROPOSED FAR:
7.2 : 1

TOTAL COMMON OPEN SPACE:
REQUIRED: 61,275 SF
PROVIDED: 61,275 SF

DEVELOPMENT STANDARD

FRONT YARD SETBACK	NONE
SIDE YARD SETBACK	NONE
BACK YARD SETBACK	NONE
MAXIMUM BUILDING HT. PER ZONING	FAA REGULATED

FLOOR AREA SUMMARY

EXISTING HOTEL FLOOR AREA

13TH FLOOR	25,307 SF	HOTEL (41 GUESTROOMS)
12TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
11TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
10TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
9TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
8TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
7TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
6TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
5TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
4TH FLOOR	25,307 SF	HOTEL (47 GUESTROOMS)
3RD FLOOR	26,446 SF	HOTEL (8 GUESTROOMS)/OFFICE/AUP
2ND FLOOR	61,481 SF	BALLROOMS & MEETING ROOMS/AUP
MEZZANINE	12,414 SF	AUP
GROUND FLOOR	56,459 SF	HOTEL LOBBY/RESTAURANT/RETAIL/AUP
BASEMENT MEZZANINE	2,614 SF	AUP
B1	27,974 SF	BACK OF THE HOUSE/AUP
TOTAL AREA:	**440,458 SF**	

EXISTING HOTEL DEMOLITION AREA

13TH FLOOR	1,568 SF	4 GUESTROOMS
12TH FLOOR	1,568 SF	4 GUESTROOMS
11TH FLOOR	1,568 SF	4 GUESTROOMS
10TH FLOOR	1,568 SF	4 GUESTROOMS
9TH FLOOR	1,568 SF	4 GUESTROOMS
8TH FLOOR	1,568 SF	4 GUESTROOMS
7TH FLOOR	1,568 SF	4 GUESTROOMS
6TH FLOOR	1,568 SF	4 GUESTROOMS
5TH FLOOR	1,568 SF	4 GUESTROOMS
4TH FLOOR	0.0 SF	
3RD FLOOR	2,129 SF	OFFICE
2ND FLOOR	41,233 SF	BALLROOMS & MEETING ROOMS
MEZZANINE	0.0 SF	
GROUND FLOOR	26,648 SF	HOTEL LOBBY/RESTAURANT/RETAILS
BASEMENT MEZZANINE	0.0 SF	BACK OF THE HOUSE
B1	14,221 SF	BACK OF THE HOUSE
TOTAL AREA:	**98,343 SF**	

NEW APARTMENT CONVERSION FLOOR AREA

13TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
12TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
11TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
10TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
9TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
8TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
7TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
6TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
5TH FLOOR	23,739 SF	APARTMENT (22 UNITS PER FLOOR)
4TH FLOOR	25,307 SF	APARTMENT (17 UNITS PER FLOOR)
3RD FLOOR	24,317 SF	APARTMENT (6 UNITS)/STORAGE/AUP
2ND FLOOR	20,248 SF	LOFT APARMENT (3 UNITS)/AUP
MEZZANINE	12,414 SF	AUP
GROUND FLOOR	30,000 SF	LOBBY/RESTAURANT/AUP
B1 MEZZANINE	2,614 SF	AUP MEZZANINE
B1	13,753 SF	AUP BASEMENT
TOTAL AREA:	**342,304 SF**	**224 APARTMENT UNITS**

TOTAL RESIDENTIAL AREA

CONDOMINIUM	AREA
LEVEL 36-75	391,922 SF
APARTMENTS	AREA
LEVEL 5-13	213,651 SF
LEVEL 4	6,388 SF
LEVEL 3	5,797 SF
LEVEL 2	4,143 SF
TOTAL RESIDENTIAL	**621,901 SF**

TOTAL COMMERCIAL AREA (SEATING AREA ONLY, KITCHEN EXCLUDED)

TYPE	AREA	LOCATION
PLAZA RESTAURANT	3,934 SF	1ST FLOOR NORTH
POOL RESTAURANT	5,803 SF	1ST FLOOR SOUTH
CONVENIENCE STORE	1,991 SF	1ST FLOOR SOUTH
BAR AND LOUNGE	5,458 SF	76TH, 77TH FLOOR
3 MEAL RESTAURANT	6,615 SF	4TH FLOOR
TOTAL COMMERCIAL	**23,801 SF**	

TOTAL HOTEL AMENITIES

TYPE	AREA	LOCATION
SPA	2,985 SF	5TH FLOOR NORTH
FITNESS	3,391 SF	4TH FLOOR NORTH
CONFERENCE CENTER	30,298 SF	2ND, 3RD FLOOR NORTH
HOTEL LOBBY	4,903 SF	1ST FLOOR NORTH
TOTAL HOTEL AMENITIES	**41,577 SF**	

PROPOSED HOTEL/RESIDENTIAL TOWER

77TH FLOOR	3,081 SF	UPPER LOUNGE/BAR
76TH FLOOR	5,686 SF	UPPER LOUNGE/BAR
75TH FLOOR	4,337 SF	CONDOMINIUM (PENTHOUSE)-1/2 UNIT
74TH FLOOR	5,811 SF	CONDOMINIUM (PENTHOUSE)-1/2 UNIT
73RD FLOOR	4,368 SF	CONDOMINIUM (PENTHOUSE)-1/2 UNIT
72ND FLOOR	5,842 SF	CONDOMINIUM (PENTHOUSE)-1/2 UNIT
71ST FLOOR	9,929 SF	CONDOMINIUM (4 UNITS)
70TH FLOOR	9,953 SF	CONDOMINIUM (4 UNITS)
69TH FLOOR	9,977 SF	CONDOMINIUM (4 UNITS)
68TH FLOOR	10,001 SF	CONDOMINIUM (4 UNITS)
67TH FLOOR	10,025 SF	CONDOMINIUM (7 UNITS)
66TH FLOOR	10,049 SF	CONDOMINIUM (7 UNITS)
65TH FLOOR	10,073 SF	CONDOMINIUM (7 UNITS)
64TH FLOOR	10,097 SF	CONDOMINIUM (7 UNITS)
63RD FLOOR	10,120 SF	CONDOMINIUM (7 UNITS)
62ND FLOOR	10,144 SF	CONDOMINIUM (7 UNITS)
61ST FLOOR	10,168 SF	CONDOMINIUM (7 UNITS)
60TH FLOOR	10,192 SF	CONDOMINIUM (7 UNITS)
59TH FLOOR	10,215 SF	CONDOMINIUM (7 UNITS)
58TH FLOOR	10,239 SF	CONDOMINIUM (7 UNITS)
57TH FLOOR	10,262 SF	CONDOMINIUM (7 UNITS)
56TH FLOOR	10,286 SF	CONDOMINIUM (7 UNITS)
55TH FLOOR	10,309 SF	CONDOMINIUM (7 UNITS)
54TH FLOOR	10,333 SF	CONDOMINIUM (7 UNITS)
53RD FLOOR	10,356 SF	CONDOMINIUM (7 UNITS)
52ND FLOOR	10,379 SF	CONDOMINIUM (7 UNITS)
51ST FLOOR	10,402 SF	CONDOMINIUM (7 UNITS)
50TH FLOOR	10,426 SF	CONDOMINIUM (7 UNITS)
49TH FLOOR	10,449 SF	CONDOMINIUM (7 UNITS)
48TH FLOOR	10,472 SF	CONDOMINIUM (7 UNITS)
47TH FLOOR	10,495 SF	CONDOMINIUM (7 UNITS)
46TH FLOOR	10,518 SF	CONDOMINIUM (7 UNITS)
45TH FLOOR	10,541 SF	CONDOMINIUM (7 UNITS)
44TH FLOOR	10,564 SF	CONDOMINIUM (7 UNITS)
43RD FLOOR	10,587 SF	CONDOMINIUM (7 UNITS)
42ND FLOOR	10,610 SF	CONDOMINIUM (7 UNITS)
41ST FLOOR	10,633 SF	CONDOMINIUM (7 UNITS)
40TH FLOOR	10,656 SF	CONDOMINIUM (7 UNITS)
39TH FLOOR	10,678 SF	CONDOMINIUM (7 UNITS)
38TH FLOOR	10,412 SF	CONDOMINIUM (7 UNITS)
37TH FLOOR	10,385 SF	CONDOMINIUM (7 UNITS)
36TH FLOOR	10,629 SF	CONDOMINIUM (7 UNITS)
35TH FLOOR	10,150 SF	HOTEL (19 GUESTROOMS)
34TH FLOOR	10,406 SF	HOTEL (20 GUESTROOMS)
33RD FLOOR	10,425 SF	HOTEL (20 GUESTROOMS)
32TH FLOOR	10,444 SF	HOTEL (20 GUESTROOMS)
31ST FLOOR	10,464 SF	HOTEL (20 GUESTROOMS)
30TH FLOOR	10,483 SF	HOTEL (20 GUESTROOMS)
29TH FLOOR	10,502 SF	HOTEL (20 GUESTROOMS)
28TH FLOOR	10,521 SF	HOTEL (20 GUESTROOMS)
27TH FLOOR	10,540 SF	HOTEL (20 GUESTROOMS)
26TH FLOOR	10,559 SF	HOTEL (20 GUESTROOMS)
25TH FLOOR	10,578 SF	HOTEL (20 GUESTROOMS)
24TH FLOOR	10,597 SF	HOTEL (20 GUESTROOMS)
23RD FLOOR	10,616 SF	HOTEL (20 GUESTROOMS)
22ND FLOOR	10,635 SF	HOTEL (20 GUESTROOMS)
21ST FLOOR	10,654 SF	HOTEL (20 GUESTROOMS)
20TH FLOOR	10,673 SF	HOTEL (20 GUESTROOMS)
19TH FLOOR	10,692 SF	HOTEL (20 GUESTROOMS)
18TH FLOOR	10,710 SF	HOTEL (20 GUESTROOMS)
17TH FLOOR	10,729 SF	HOTEL (20 GUESTROOMS)
16TH FLOOR	10,748 SF	HOTEL (20 GUESTROOMS)
15TH FLOOR	10,767 SF	HOTEL (20 GUESTROOMS)
14TH FLOOR	10,785 SF	HOTEL (20 GUESTROOMS)
13TH FLOOR	10,804 SF	HOTEL (20 GUESTROOMS)
12TH FLOOR	10,823 SF	HOTEL (20 GUESTROOMS)
11TH FLOOR	10,841 SF	HOTEL (20 GUESTROOMS)
10TH FLOOR	10,860 SF	HOTEL (20 GUESTROOMS)
9TH FLOOR	10,878 SF	HOTEL (20 GUESTROOMS)
8TH FLOOR	10,897 SF	HOTEL (20 GUESTROOMS)
7TH FLOOR	10,915 SF	HOTEL (20 GUESTROOMS)
6TH FLOOR	10,934 SF	HOTEL (20 GUESTROOMS)
5TH FLOOR	3,859 SF	HOTEL (SPA)
4TH FLOOR	14,783 SF	HOTEL (RESTAURANT/GYM/ROOFTOP AMENITIES)
3RD FLOOR	23,251 SF	HOTEL (MEETING ROOMS)
2ND FLOOR	39,566 SF	HOTEL (BALLROOMS/MEETING ROOMS)
GROUND FLOOR	11,791 SF	HOTEL LOBBY/RESTAURANTS
B1	20,366 SF	PARKING/HOTEL BACK-OF-HOUSE
B2	980 SF	PARKING/STORAGE
B3	1,071 SF	PARKING/STORAGE
B4	1,071 SF	PARKING/STORAGE
B5	1,071 SF	PARKING/STORAGE
B6	1,071 SF	PARKING/STORAGE
B7	1,071 SF	PARKING/STORAGE
TOTAL AREA:	**840,270 SF**	

PARKING SUMMARY

AUTO PARKING

REQUIRED PARKING

EXISTING BUILDING APARTMENTS — REQUIRED PARKING — BUNKER HILL W/O TRANSIT — BUNKER HILL W/ TRANSIT

48	STUDIO	1 HABITABLE ROOMS	0.5 PER UNIT	24.00	0.25 PER UNIT 12
70	1-BEDROOM	2 HABITABLE ROOMS	1 PER UNIT	70.00	0.5 PER UNIT 35
66	1-BEDROOM W/ DEN	3 HABITABLE ROOMS	1 PER UNIT	66.00	0.5 PER UNIT 33
30	2-BEDROOM	3 HABITABLE ROOMS	1 PER UNIT	30.00	0.5 PER UNIT 15
10	2-BEDROOM W/ DEN	4 HABITABLE ROOMS	1 PER UNIT	10.00	0.5 PER UNIT 5
224	**TOTAL UNITS**	**TOTAL SPACES**		**200**	**100**

CONDOTEL UNITS — REQUIRED PARKING — BUNKER HILL W/O TRANSIT — BUNKER HILL W/ TRANSIT

2	TWO HALF FLOOR PENTHOUSE	7 HABITABLE ROOMS	1 PER UNIT	2.00	0.5 PER UNIT 1
16	3 BEDROOM 3 BATHROOM	5 HABITABLE ROOMS	1 PER UNIT	16.00	0.5 PER UNIT 8
32	2 BEDROOM 3 BATHROOM	4 HABITABLE ROOMS	1 PER UNIT	32.00	0.5 PER UNIT 16.0
61	2 BEDROOM 2 BATHROOM	4 HABITABLE ROOMS	1 PER UNIT	61.00	0.5 PER UNIT 30.5
128	1 BEDROOM 2 BATHROOM	3 HABITABLE ROOMS	1 PER UNIT	128.00	0.5 PER UNIT 64
3	1 BEDROOM 1 BATHROOM	2 HABITABLE ROOMS	1 PER UNIT	3.00	0.5 PER UNIT 1.5
242	**TOTAL UNITS**	**TOTAL SPACES**		**242**	**122**

HOTEL GUESTROOMS — REQUIRED PARKING — BUNKER HILL W/O TRANSIT — BUNKER HILL W/ TRANSIT

120	JUNIOR SUITES	FIRST 20 GUESTROOMS	1/2	10.00	0
479	STANDARD ROOMS	NEXT 20 GUESTROOMS	1/6	3.33	0
		REMAINDER OF GUESTROOMS	1/8	69.88	0
599	**TOTAL UNITS**	**TOTAL SPACES**		**84**	**0**

AUP HIGH SCHOOL — REQUIRED PARKING — BUNKER HILL — 1/1000 — BUNKER HILL W/ TRANSIT

AREA (SF)					0
58,225 (ENTIRE SCHOOL (INCLUDE BASEMENT))				58.23	0
		TOTAL SPACES		**59**	**0**

GROUND FLOOR FUNCTIONS — REQUIRED PARKING — 1 PER 1000 SF AFTER FIRST 15,000 SF

AREA (SF)	FUNCTION	LOCATION		
4,903	LOBBY LOUNGE	GROUND LEVEL (HOTEL TOWER-SOUTH)	0	0
5,803	POOLSIDE RESTAURANT	GROUND LEVEL (APARTMENT TOWER)	0	0
3,934	PLAZA RESTAURANT	GROUND LEVEL (HOTEL TOWER-NORTH)	0	0
1,991	CONVENIENCE STORE	GROUND LEVEL (APARTMENT TOWER)	0	0
16,631	**TOTAL SF**	**TOTAL SPACES**	**0**	**0**

CONFERENCE CENTER — REQUIRED PARKING — BUNKER HILL — 1/1000 — BUNKER HILL W/ TRANSIT

AREA (SF)	FUNCTION	LOCATION			
12,838	GRAND BALLROOM	LEVEL 2 PODIUM		12.84	0
4,430	JUNIOR BALLROOM	LEVEL 2 PODIUM		4.43	0
854	MEETING ROOM 1	LEVEL 2 PODIUM		0.85	0
1,098	MEETING ROOM 2	LEVEL 2 PODIUM		1.10	0
1,098	MEETING ROOM 3	LEVEL 2 PODIUM		1.10	0
858	MEETING ROOM 4	LEVEL 2 PODIUM		0.86	0
853	MEETING ROOM 5	LEVEL 3 PODIUM		0.85	0
1,098	MEETING ROOM 6	LEVEL 3 PODIUM		1.10	0
1,098	MEETING ROOM 7	LEVEL 3 PODIUM		1.10	0
855	MEETING ROOM 8	LEVEL 3 PODIUM		0.86	0
532	MEETING ROOM 9	LEVEL 3 PODIUM		0.53	0
526	MEETING ROOM 10	LEVEL 3 PODIUM		0.53	0
532	MEETING ROOM 11	LEVEL 3 PODIUM		0.53	0
1,564	MEETING ROOM 12	LEVEL 3 PODIUM		1.56	0
1,041	MEETING ROOM 13	LEVEL 3 PODIUM		1.04	0
1,023	MEETING ROOM 14	LEVEL 3 PODIUM		1.02	0
30,298	**TOTAL SF**	**TOTAL SPACES**		**39**	**0**

FOOD, BEVERAGE — REQUIRED PARKING — BUNKER HILL — 1/1000 — BUNKER HILL W/ TRANSIT

AREA (SF)	FUNCTION	LOCATION			
5,458	BAR LOUNGE	LEVELS 76 AND 77		5.46	0
6,615	3 MEAL RESTAURANT	LEVEL 4 (PODIUM ROOFTOP)		6.62	0
12,073	**TOTAL SF**	**TOTAL SPACES**		**13**	**0**

REQUIRED EV & ACCESSIBLE SPACES

TYPE	STALLS
CLEAN AIR/VANPOOL/EV	18
EVCS	14 (1 VAN ACCESSIBLE EVCS)
ACCESSIBLE	7 (1 ACCESSIBLE)

BASEMENT — REQUIRED PARKING

AREA (SF)	FUNCTION	LOCATION	2 PER 1,000 SF	BUNKER HILL W/ TRANSIT
20,366	HOTEL BACK-OF-HOUSE	B1	40.73	**0**
			1 PER 500 SF FOR FIRST 10,000 SF 1 PER 5000 SF AFTER 10,000 SF	
79,023	STORAGE	B1,B2,B3,B4,B5	33.80	**0**
	SUBTOTAL	**TOTAL SPACES**	**75**	**0**

		W/O TRANSIT	**W/ TRANSIT**
	TOTAL	**REQUIRED PARKING**	**712**	**222**

PROVIDED AUTO PARKING

TYPE	STALLS
STANDARD	426
COMPACT	101
CLEAN AIR/VANPOOL/EV	18
ACCESSIBLE	7 (1 VAN ACCESSIBLE)
EVCS (NOT COUNTED)	14 (1 VAN ACCESSIBLE EVCS)
TOTAL	**552**

BICYCLE PARKING

APARTMENTS AND CONDOTEL UNITS (DWELLING)

SHORT TERM		LONG TERM	
25	1 PER 10 UNITS	2.5	1 PER UNIT 25
26-100	1 PER 15 UNITS	5	1 PER 1.5 UNIT 50
101-200	1 PER 20 UNITS	5	1 PER 2 UNIT 50
201+	1 PER 40 UNITS	6.65	1 PER 4UNIT 66.50
466 UNITS	**TOTAL SPACES**	**19**	**TOTAL SPACES 191**

HOTEL GUESTROOMS

SHORT TERM		LONG TERM	
	1 PER 10 UNITS	60	1 PER 10 UNIT 60
599 UNITS	**TOTAL SPACES**	**60(1)**	**TOTAL SPACES 60(1)**

(1) METRO BIKE SHARE STATION PROVIDED IN LIEU OF GUESTROOM BICYCLE SPACES

AUP HIGH SCHOOL

SHORT TERM		LONG TERM	
	4 PER CLASSROOM	80.00	1 PER 10 CLASSROOM 3.10
	1 PER 350 SF OF AUDITORIUM	4.53	1 PER 700 SF OF AUDITORIUM 2.27
	TOTAL SPACES	**85(2)**	**TOTAL SPACES 5(2)**

(2) STORED IN BOARDING STUDENTS' DORM ROOMS

COMMERCIAL FUNCTIONS

AREA (SF)	FUNCTION	LOCATION	SHORT TERM	LONG TERM
5,803	POOLSIDE RESTAURANT	GROUND LEVEL (APARTMENT TOWER)	1 PER 2,000 SF (MIN. 2)	1 PER 2,000 SF (MIN. 2)
3,934	PLAZA RESTAURANT	GROUND LEVEL (HOTEL TOWER-NORTH)	2.90	2.90
1,991	CONVENIENCE STORE	GROUND LEVEL (APARTMENT TOWER)	1.97	1.97
6,615	3 MEAL RESTAURANT	LEVEL 4 (PODIUM ROOFTOP)	1.00	1.00
5,458	BAR LOUNGE	LEVELS 71 AND 72	3.31	3.31
28,704	**TOTAL SF**	**TOTAL SPACES**	**2.73**	**2.73**
			12	**12**

CONFERENCE CENTER

AREA (SF)	FUNCTION	LOCATION	SHORT TERM	LONG TERM
12,838	GRAND BALLROOM	LEVEL 2 PODIUM	1 PER 10,000 SF (MIN. 2)	1 PER10,000 SF (MIN. 2)
4,430	JUNIOR BALLROOM	LEVEL 2 PODIUM	12.84	12.84
854	MEETING ROOM 1	LEVEL 2 PODIUM	4.43	4.43
1,098	MEETING ROOM 2	LEVEL 2 PODIUM	0.85	0.85
1,098	MEETING ROOM 3	LEVEL 2 PODIUM	1.10	1.10
858	MEETING ROOM 4	LEVEL 2 PODIUM	1.10	1.10
853	MEETING ROOM 5	LEVEL 3 PODIUM	0.86	0.86
1,098	MEETING ROOM 6	LEVEL 3 PODIUM	0.85	0.85
1,098	MEETING ROOM 7	LEVEL 3 PODIUM	1.10	1.10
855	MEETING ROOM 8	LEVEL 3 PODIUM	1.10	1.10
532	MEETING ROOM 9	LEVEL 3 PODIUM	0.86	0.86
526	MEETING ROOM 10	LEVEL 3 PODIUM	0.53	0.53
532	MEETING ROOM 11	LEVEL 3 PODIUM	0.53	0.53
1,564	MEETING ROOM 12	LEVEL 3 PODIUM	0.53	0.53
1,041	MEETING ROOM 13	LEVEL 3 PODIUM	1.56	1.56
1,023	MEETING ROOM 14	LEVEL 3 PODIUM	1.04	1.04
30,298	**TOTAL SF**	**TOTAL SPACES**	**1.02**	**1.02**
			45(3)	**45(3)**

(3) METRO BIKE SHARE STATION PROVIDED IN LIEU OF CONFERENCE CENTER BICYCLE SPACES

BASEMENT — REQUIRED PARKING — SHORT TERM — LONG TERM

AREA (SF)	FUNCTION	LOCATION		
20,366	HOTEL BACK-OF-HOUSE	B1	1 PER 10,000 SF (MIN. 2)	1 PER 10,000 SF (MIN. 2)
60,396	STORAGE	B1,B2,B3,B4,B5	2.04 (2)	2.04 (2)
			6.04 (6)	6.04 (6)
SUBTOTAL	**TOTAL SPACES**		**8**	**8**
			SHORT TERM	**LONG TERM**
TOTAL			**39**	**211**

PROVIDED BICYCLE PARKING

TYPE	LOCATION	SPACE
LONG-TERM	B1 LEVEL	**218**
SHORT-TERM	GROUND LEVEL	**46**

SHEET INDEX

GENERAL

G0.1 GENERAL INFORMATION

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A0.2 PROPOSED NEW HOTEL FLOOR AREA DIAGRAM
A0.3 PROPOSED NEW HOTEL FLOOR AREA DIAGRAM
A0.4 PROPOSED NEW HOTEL FLOOR AREA DIAGRAM
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A1.0 SITE PLAN

A2.0 FLOOR PLAN_BASEMENT
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A2.5 FLOOR PLAN_BASEMENT
A2.6 FLOOR PLAN_BASEMENT
A2.7 FLOOR PLAN_BASEMENT MEZZANINE
A2.8 FLOOR PLAN_GROUND FLOOR
A2.9 FLOOR PLAN_MEZZANINE
A2.10 FLOOR PLAN_SECOND FLOOR
A2.11 FLOOR PLAN_SECOND FLOOR (APARTMENT BLDG. 3RD FLOOR)
A2.12 FLOOR PLAN_3RD FLOOR (APARTAMENT BLDG. 4TH FLOOR)
A2.13 FLOOR PLAN_TRANSFER FLOOR (APARTMENT BLDG. 5TH FLOOR)
A2.14 FLOOR PLAN_4TH FLOOR (APARTMENT BLDG. 5TH FLOOR)
A2.15 FLOOR PLAN_5TH FLOOR (APARTMENT BLDG. 4TH FLOOR/TYP. FLOOR)
A2.16 FLOOR PLAN_10TH FLOOR (APARTMENT BLDG. ROOF LEVEL)
A2.17 FLOOR PLAN_TYPICAL FLOOR & STAIR TRANSFER FLOORS
A2.18 FLOOR PLAN_PENTHOUSE & ROOF LOUNGE/BAR & MECH. FLOOR

A3.0 BUILDING SECTION
A3.1 BUILDING SECTION

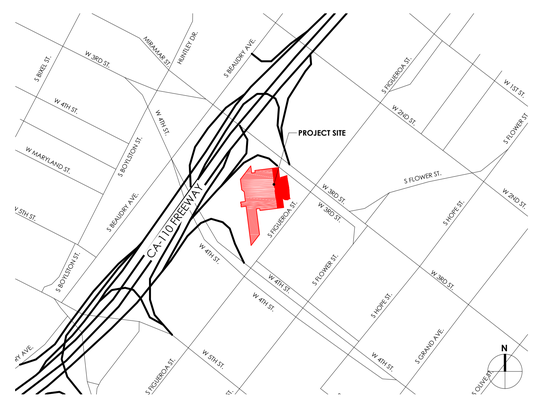
A4.0 BUILDING ELEVATION
A4.1 BUILDING ELEVATION
A4.2 ENLARGED FIGUEROA STREET ELEVATION

A5.0 VIEWS
A5.1 VIEWS
A5.2 VIEWS
A5.3 VIEWS
A5.4 VIEW
A5.5 VIEW
A5.6 VIEW

ABBREVIATIONS

AUP	AMERICAN UNIVERSITY PREPARATORY HIGH SCHOOL
ABV.	ABOVE
ADD.	ADDITIONAL
ADJ.	ADJACENT
AVG.	AVERAGE
BLDG.	BUILDING
C.	COMPACT
CL.	CENTER LINE
CONC.	CONCRETE
DIM.	DIMENSION
DN.	DOWN
DRWG.	DRAWING
EA.	EACH
EL.	ELEVATION
EQ.	EQUAL
EV.	ELECTRICAL VEHICLE
EVCS	ELECTRICAL VEHICLE CHARGING SPACE
EXT.	EXTERIOR
(E)	EXISTING
F.E.	FINISH ELEVATION
HT.	HEIGHT
INFO.	INFORMATION
INT.	INTERIOR
MEZZ.	MEZZANINE
N	NORTH
(N)	NEW
TYP.	TYPICAL
T.O.	TOP OF
W/	WITH
W/O	WITHOUT

VICINITY MAP



GENERAL INFORMATION

DiMarzio | Kato Architecture
11662 West Pico Boulevard
Los Angeles, California 90064 USA

THE L.A. GRAND HOTEL DOWNTOWN REDEVELOPMENT

333 South Figueroa Street
Los Angeles, California 90071 USA

Date: 06.04.2018

G0.1

COMMENTS

BOUNDARY LINES . . . . . WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION . . . . . FROM CLIENT SUPPLIED TITLE REPORT. THE SURVEY DEPICTS THE PROPERTY AS DESCRIBED PER LEGAL DESCRIPTION IN THE PRELIMINARY TITLE REPORT NOTED BELOW.

EASEMENTS . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT . . . . . CHICAGO TITLE INSURANCE COMPANY POLICY NO. 910091162-K26, DATED MARCH 23, 2010.

(◯) INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS . . . . . THE BEARING NORTH 61°28'00" WEST OF THE CENTERLINE OF SEVENTH STREET, AS SHOWN AS ON THE MAP OF TRACT NO. 2905, AS RECORDED IN BOOK 30 PAGE 69, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY .

AREA . . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON THE AREA IS.

164,776 SQ. FT. = 3.7827 ACRES

FLOOD ZONE . . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 06037C1620F, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING . . . . . ZONING REPORT NOT PROVIDED.

CONTOUR INTERVAL . . . . . 1 FOOT.

PARKING. . . . . THERE ARE 2 HANDICAPPED SURFACE PARKING STRIPING.

STREET RIGHT OF WAY . . . . . REQUIRED STREET WIDENING WILL BE DETERMINED BY THE LOCAL AGENCY ONCE DEVELOPMENTAL PLANS ARE SUBMITTED FOR REVIEW. SEE SURVEYOR'S NOTE 4.

EARTH WORK . . . . . THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

WETLANDS . . . . . THE SUBJECT PROPERTY IS NOT IN A DESIGNATED WETLAND AREA PER THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLAND INVENTORY.

EFFECT OF . . . . . PROPERTY TAXES, GENERAL AND SPECIAL TAXES, THE LIEN OF SUPPLEMENTAL TAXES AND ASSESSMENTS.

(A) (B) (C)

EFFECT OF . . . . . THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS AND EGRESS TO AND FROM THE FREEWAY PER DOCUMENT RECORDED MAY 25, 1962 AS INSTRUMENT NO. 1856 IN BOOK D1627 PAGE 55, O.R. PLOTTED HEREON.

(1)

EFFECT OF . . . . . MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT MAP OF TRACT 21788 AND BY DOCUMENT RECORDED AUGUST 29, 1984 AS INSTRUMENT NO. 84-104223314, OFFICIAL RECORDS. PLOTTED HEREON.

(2)

EFFECT OF . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 27, 1965 AS INSTRUMENT NO. 1687, MODIFIED BY INSTRUMENT NO. 2183 RECORDED FEBRUARY 26, 1969, BOTH O.R.

(3)

EFFECT OF . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 10, 1965 AS INSTRUMENT NO. 1602, O.R.

(4)

EFFECT OF . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 7, 1975 AS INSTRUMENT NO. 98, O.R.

(5)

EFFECT OF . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 17, 1977 AS INSTRUMENT NO. 77-173588, O.R.

(6)

EFFECT OF . . . . . AMENDED REDEVELOPMENT PLAN, BUNKER HILL URBAN RENEWAL PROJECT RECORDED DECEMBER 24, 1980 AS INSTRUMENT NO. 80-1290114, O.R.

(7)

EFFECT OF . . . . . DISPOSITION AND DEVELOPMENT AGREEMENT RECORDED DECEMBER 24, 1980 AS INSTRUMENT NO. 80-1290114, O.R.

(8)

EFFECT OF . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 24, 1980 AS INSTRUMENT NO. 80-1290114, MODIFIED BY INSTRUMENT NO. 83-1309614 RECORDED NOVEMBER 3, 1983, BOTH O.R.

(9)

EFFECT OF . . . . . COVENANTS AND AGREEMENT RECORDED JUNE 17, 1981 AS INSTRUMENT NO. 81-605464, O.R.

(10)

EFFECT OF . . . . . MEMORANDUM OF COVENANT AND PARKING AGREEMENTS RECORDED JUNE 17, 1981 AS INSTRUMENT NO. 81-605543, AN ASSIGNMENT RECORDED JUNE 20, 1983 AS INSTRUMENT NO. 83-687530, AN ASSIGNMENT RECORDED DECEMBER 31, 1996 AS INSTRUMENT NO. 96-2108048, AN ASSIGNMENT RECORDED DECEMBER 19, 1997 AS INSTRUMENT NO. 97-1995551, AN ASSIGNMENT RECORDED MARCH 6, 2007 AS INSTRUMENT NO. 07-0485029, ALL O.R.

(11)

EFFECT OF . . . . . COVENANTS AND AGREEMENT RECORDED JULY 7, 1982 AS INSTRUMENT NO. 82-682690, O.R.

(13)

EFFECT OF . . . . . COVENANTS CONTAINED IN AN AGREEMENT RECORDED NOVEMBER 13, 1983 AS INSTRUMENT NO. 83-1309615, O.R.

(14)

EFFECT OF . . . . . EASEMENT FOR WATER PIPELINES AND APPURTENANCES RECORDED DECEMBER 5, 1983 AS INSTRUMENT NO. 83-1436313, O.R. PLOTTED HEREON.

(15)

EFFECT OF . . . . . COVENANT AND AGREEMENT CONVEYANCE OF PEDESTRIAN EASEMENTS RECORDED FEBRUARY 8, 1984 AS INSTRUMENT NO. 84-1725594, O.R. PLOTTED HEREON.

(16)

EFFECT OF . . . . . COVENANTS AND AGREEMENT RECORDED SEPTEMBER 18, 1989 AS INSTRUMENT NO. 89-1498927, O.R.

(17)

EFFECT OF . . . . . CERTIFICATE OF COMPLETION OF SPECIFIED OBLIGATIONS IN AGREEMENT CONTAINING COVENANTS RECORDED DECEMBER 26, 1997 AS INSTRUMENT NO. 97-2021644, O.R.

(19)

EFFECT OF . . . . . MECHANIC'S LIEN RECORDED JUNE 24, 2009 AS INSTRUMENT NO. 20090949515 AND A NOTICE OF PENDING ACTION TO FORECLOSE SAID LIEN RECORDED SEPTEMBER 24, 2009 AS INSTRUMENT NO. 20091456993, BOTH O.R.

(20)

EFFECT OF . . . . . MECHANIC'S LIEN RECORDED JUNE 24, 2009 AS INSTRUMENT NO. 20090949558 AND A NOTICE OF PENDING ACTION TO FORECLOSE SAID LIEN RECORDED SEPTEMBER 24, 2009 AS INSTRUMENT NO. 20091456993, BOTH O.R.

(21)

EFFECT OF . . . . . WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(22)

EFFECT OF . . . . . THE FOLLOWING FACTS DISCLOSED BY AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY PAFFORD SURVEYORS, INC. UNDER THE DIRECTION OF LAWRENCE S. BATEMAN, L.S. 3757 LAST REVISED FEBRUARY 28, 2007.

A. THERE IS A CHAIN LINK FENCE NORTHEAST 0.45 FEET - 0.50 FEET FROM THE NORTHEAST LINE OF LOT 1. POSSESSORY INTEREST IS NOT APPARENT.

B. TWO DRIVEWAYS ARE WHOLLY OR PARTIALLY WITHIN THE AREA SUBJECT TO THE ACCESS RESTRICTION TO FIGUEROA STREET SHOWN BY THE MAP OF TRACT 21788. THE LOCATION OF ACCESS OPENINGS DESCRIBED IN DOCUMENT RECORDED AUGUST 29, 1984 AS INSTRUMENT NO. 84-1042314 IN RELATION TO THE DRIVEWAYS IS NOT SHOWN.

C. A WATER MAN HOLE EXTENDS BEYOND THE LIMITS OF THE WATER PIPELINE EASEMENT RECORDED DECEMBER 5, 1983 AS INSTRUMENT NO. 83-1436313.

D. THERE IS A METAL LID AND AN UNMARKED MANHOLE COVER IN THE DRIVEWAY THAT EXITS ONTO FIGUEROA STREET.

E. A PEDESTRIAN BRIDGE WITH STAIRS CONNECTS THE SUBJECT PROPERTY WITH THE LANDS ON THE SOUTHEAST SIDE OF FIGUEROA STREET.

F. THE LOCATIONS OF SAID BRIDGE AND STAIRS IN RELATION TO THE EASEMENT SHOWN IN COVENANT AND AGREEMENT AND CONVEYANCE OF EASEMENT RECORDED FEBRUARY 8, 1984. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.

G. LATERAL SUPPORT FOR LANDSCAPE AREAS ON LOT 1 IS PROVIDED BY A RETAINING WALL ON THE ADJOINING FREEWAY ALONG THE PORTIONS OF THE BOUNDARY OF LOT 1 SHOWN AS BEARING NORTH 51° 58' 04" WEST 31.22 FEET AND NORTH 38° 03' 20" EAST 18.32 FEET.

H. THE SURVEY WAS NOT DONE IN CONNECTION WITH THE CURRENT CHICAGO TITLE COMPANY ORDER.

I. ANY ADDITIONAL MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY OF THE LAND MADE SUBSEQUENT TO FEBRUARY 28, 2007 ARE NOT SHOWN.

J. THE FACT THAT THE FOLLOWING MATTERS SET FORTH IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AACSM, AND NSPS IN 2005, HAVE NOT BEEN BEEN ADDRESSED OR COMPLIED WITH BY THE SURVEY IN ITS PRESENT FORM. THE NUMBERS IN PARENTHESES REFER TO THE SPECIFIC STANDARD IN THE REQUIREMENTS. (8) THE CERTIFICATION DOES NOT APPLY TO THE CURRENT TITLE ORDER.

(23)

EFFECT OF . . . . . ANY RIGHTS OF PARTIES IN POSSESSION OF SAID LAND, BASED ON ANY UNRECORDED LEASE, OR LEASES, RIGHTS ARE AS TENANTS ONLY, WITHOUT THE RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE.

(25)

EFFECT OF . . . . . DEED OF TRUST TO SECURE AN INDEBTEDNESS RECORDED PROFORMA.

(26)

EFFECT OF . . . . . ASSIGNMENT OF ALL MONIES DUE OR TO BECOME DUE AS RENT OR OTHERWISE FROM SAID LAND AS WELL AS LESSOR'S INTERESTS UNDER THE LEASES REFERRED TO THEREIN, TO SECURE PAYMENT OF AN INDEBTEDNESS, SHOWN BELOW AND UPON THE TERMS AND CONDITIONS THEREIN RECORDED PROFORMA AS INSTRUMENT NO PROFORMA, OF OFFICIAL RECORDS.

(27)

EFFECT OF . . . . . FINANCING STATEMENT FILED WITH THE OFFICE OF THE COUNTY RECORDED PROFORMA AS INSTRUMENT NO PROFORMA, OF OFFICIAL RECORDS.

(28)

ITEMS 12, 18 AND 24 INTENTIONALLY DELETED.

LEGAL DESCRIPTION

LOT 1 OF TRACT NO. 21788, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 793 PAGES 94 AND 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OS SAID COUNTY.

EXCEPT THEREFROM ANY AND ALL PORTIONS OF THE THIRD STREET, FOURTH STREET AND FIGUEROA STREET, AS SHOWN ON THE MAP OF SAID TRACT NO. 21788, AS RESERVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA, IN DEED RECORDED DECEMBER 24, 1980 AS INSTRUMENT NO. 80-1290114, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, AND MINERAL SUBSTANCES, WITHOUT RIGHT OF SURFACE ENTRY, AS EXCEPTED OR RESERVED IN THE FOLLOWING DEEDS:

OCTOBER 7, 1964 AS INSTRUMENT NOS. 1160, 1161 AND 1165, IN BOOK D2655 PAGES 1, 3, 5 AND 8 OF OFFICIAL RECORDS.

OCTOBER 9, 1964 AS INSTRUMENT NO. 1492 IN BOOK D2SB PAGE 192, OFFICIAL RECORDS.

MARCH 5, 1963 AS INSTRUMENT NO. 1600 IN BOOK D1941 PAGE 835, OFFICIAL RECORDS.

APRIL 16, 1963 AS INSTRUMENT NO. 1599 IN BOOK D1993 PAGE 29, OFFICIAL RECORDS.

MAY 25, 1962 AS INSTRUMENT NO. 1856 IN BOOK D1627 PAGE 55, OFFICIAL RECORDS.

OCTOBER 16, 1961 AS INSTRUMENT NO. 2564 IN BOOK D1387 PAGE 757, OFFICIAL RECORDS.

JANUARY 5, 1962 AS INSTRUMENT NO. 1919 IN BOOB D1470 PAGE 49, OFFICIAL RECORDS.

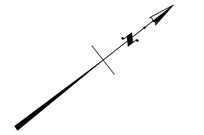
APRIL 1, 1963 AS INSTRUMENT NO. 1853 IN BOOK D1974 PAGE 182, OFFICIAL RECORDS.

OCTOBER 16, 1961 AS INSTRUMENT NO. 2600 IN BOOK D1387 PAGE 768, OFFICIAL RECORDS.

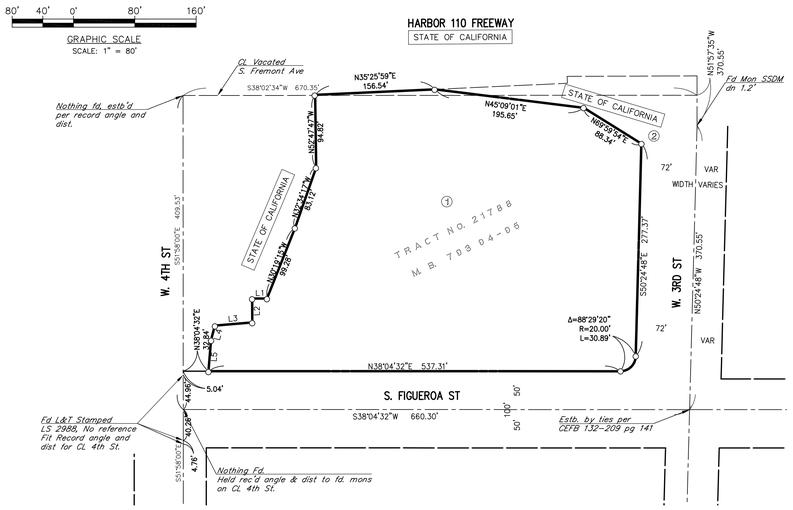
OCTOBER 18, 1961 AS INSTRUMENT NO. 1747 IN BOOK D1390 PAGE 856, OFFICIAL RECORDS.

JUNE 20, 1983 AS INSTRUMENT NO. 83-687528, OFFICIAL RECORDS

APN: 5151-011-036

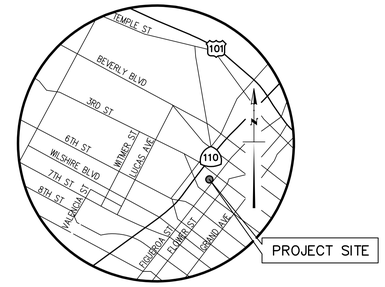


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°03'32"W	19.32'
L2	S51°57'28"E	31.22'
L3	S33°13'57"W	48.87'
L4	S37°01'02"E	19.35'
L5	S47°02'50"E	40.89'



BOUNDARY ESTABLISHMENT:

SCALE: 1"=80'



VICINITY MAP

NOT TO SCALE

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR DESIGN PURPOSES

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, DATED MARCH 23, 2010.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE REPORT AND MAY NOT CONTAIN SUFFICIENT DETAIL FOR TITLE SURVEY PURPOSES. SURVEY MAY NOT INCLUDE ITEMS OF RECORD LATER THAN MARCH 23, 2010
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES	(800) 544-4498	111 N. HOPE ST., LOS ANGELES
WATER	CITY OF LOS ANGELES	(800) 544-4498	111 N. HOPE ST., LOS ANGELES
STORM DRAIN	CITY OF LOS ANGELES	(800) 540-0952	111 N. HOPE ST., LOS ANGELES
SEWER	CITY OF LOS ANGELES	(800) 540-0952	111 N. HOPE ST., LOS ANGELES
GAS	SO. CALIFORNIA GAS	(800) 826-6576	MONTERY PARK, CALIFORNIA
TELEPHONE			

SUBSTRUCTURE PLAN INDEX

CITY OF LOS ANGELES	
SUBS 75-11; 75-12	
SUBS 75-14; 75-15&15a	

The only substructure information made available by public agencies and public utilities is their location within public rights-of-way. Therefore no on-site substructures are shown on this map. The location of on-site substructures should be determined and verified from other sources before the beginning of any excavation.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600 USA represents many, but not necessarily all, utility and oil companies that have underground lines within the project area. In order to avoid damage to these lines, contact USA two working days prior to digging or excavation. USA will assist in identifying those companies that they represent which have utility lines in the area and contacting the respective companies they represent to have those lines marked on the ground.

LEGEND

- PROPERTY / BOUNDARY LINE
- STREET R/W LINE
- CURB LINE (FROM 1"=20' ON TO 1"=200')
- CURB LINE (1"=10', 1"=8', 1"=16')
- CENTER LINE
- FLOW LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE (W=WIDTH)
- CONTOUR LINE (APPROXIMATE)
- BUILDING FOOT PRINT LINE
- OVERHANG LINE
- FENCE LINE
- GUARD RAIL
- RETAINING WALL
- CONC. BLOCK WALL
- EDGE OF ASPHALT PAVING
- CONCRETE PAVING
- AD — AREA DRAIN
- CB — CATCH BASIN W/ACCESS HOLE
- MH — MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
- PP/TP — POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
- S — SIGN (ALL KINDS)
- SL — STREET LIGHT
- TS — TRAFFIC SIGNAL
- TS/SL — TRAFFIC SIGNAL W/STREET LIGHT
- YL — YARD LIGHT
- FH — FIRE HYDRANT
- DS — DOWNSPOUT
- FDC — FIRE DEPARTMENT CONNECTION
- PIV — POST INDICATOR VALVE
- DIRECTION OF WATER DRAINAGE FLOW
- PM — PARKING METER
- GM/WM — GAS / WATER METER
- GV/WV — GAS / WATER VALVE
- EPB/SLPB/TSPB/UPB — ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
- (28) — TREE IN WELL W/TRUNK DIAMETER
- PL — PLANTER
- GP — GUARD POST
- APPR. — APPROACH (DRIVEWAY)
- BFP — BACKFLOW PREVENTER
- CO — CLEAN OUT
- CHLK — CHAINLINK (FENCE/GATE)
- LOCATION OF BUILDING HEIGHT MEASUREMENTS
- (2) — RECORD LOT / PARCEL NUMBER
- (100.00') — RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
- /F — IMPROVEMENT FACE
- /E — IMPROVEMENT EDGE
- /End — IMPROVEMENT END
- N/E/S/W — NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
- [NAME] — ADJACENT PROPERTY OWNER
- 8" SS — SANITARY SEWER (SIZE)
- 8" SD — STORM DRAIN (SIZE)
- 8" W — WATER LINE (SIZE)
- 8" G — GAS LINE (SIZE)
- 8" O — OIL/PETROLEUM LINE (SIZE)
- E — ELECTRICAL LINE
- C — COMMUNICATION LINE
- OVERHEAD UTILITY LINE(S)

SEAL: PROFESSIONAL LAND SURVEYOR — DOUGLAS R. HOWARD — No. 6169 — STATE OF CALIFORNIA — 4/27/2018

DESIGNED	DRAFTED	CHECKED
D.R.	H.O.O.	D.R.H.

REV	DATE	DESCRIPTION	BY	APP'D
△				
△				
△				
△				
△				
△				
△				

BENCHMARK: CITY OF LOS ANGELES BENCH MARK NO. 12-06529

SPK E CURB FIGUEROA ST; 49.7 FT N/O BCR
N/O SOUTHERLY RDWY 4TH; S END CB

ELEVATION 309.921 FEET ADJUSTMENT 2000 (NAVD 1988)

PATH/PLOT DATE:
Apr. 27, 2018 - 13:09:34 DWG Name: Y:\1SHE130200\SURVEY\DESIGN\PL\PL-ALO1.dwg Updated By: drahe

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:

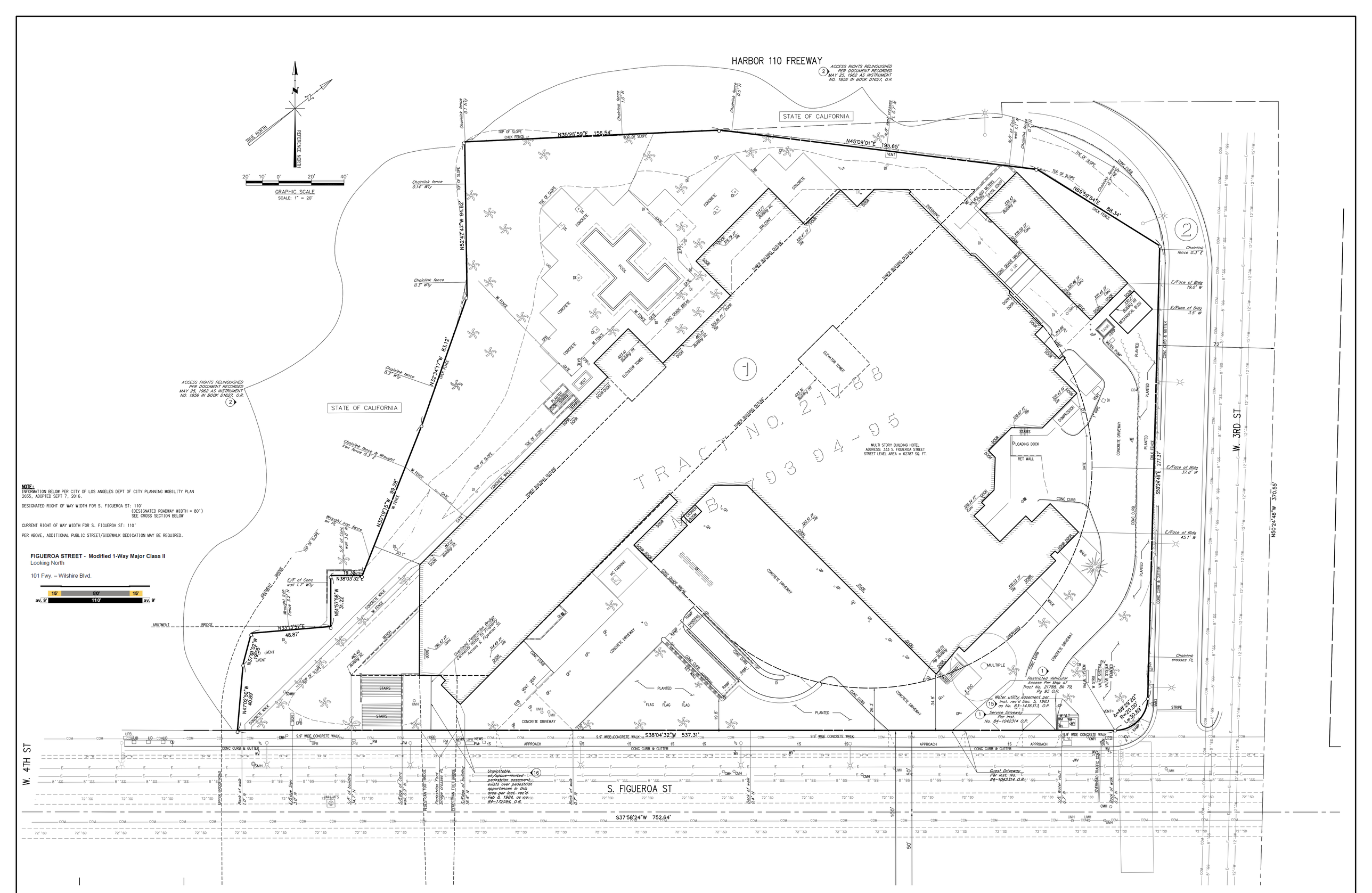
SHENZEN NEW WORLD INVESTMENTS (USA), INC.

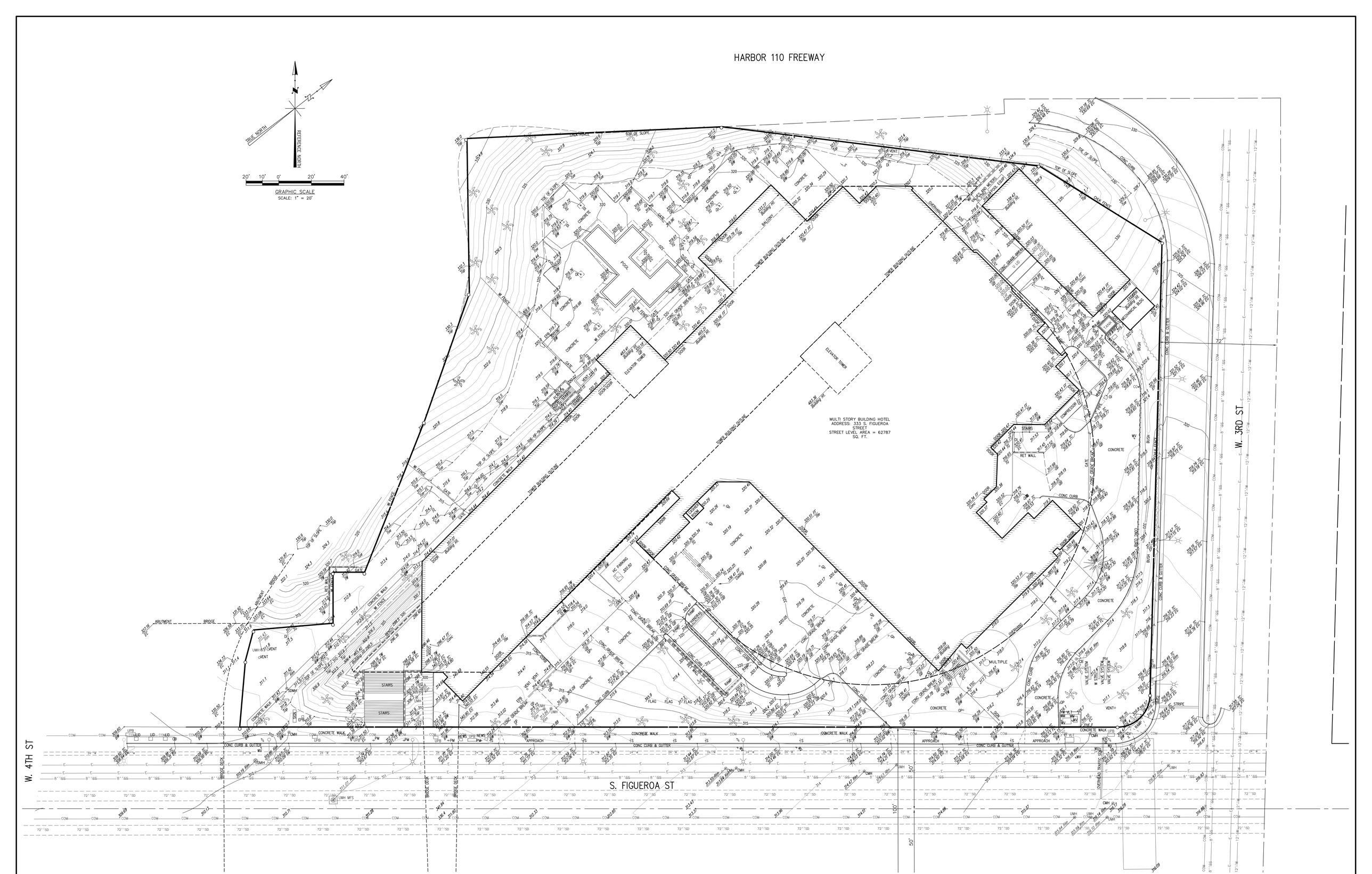
L.A. HOTEL - 333 S. FIGUEROA STREET

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	SCALE	PROJECT NUMBER	SHEET	OF
FEBRUARY 26, 2018	AS SHOWN	1SHE130200	1	3

REF:


HARBOR 110 FREEWAY
ACCESS RIGHTS RELINQUISHED PER DOCUMENT RECORDED MAY 25, 1962 AS INSTRUMENT NO. 1856 IN BOOK D1627, O.R.
STATE OF CALIFORNIA
TRUE NORTH
REFERENCE NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
N35°26'59"E 156.54'
N45°09'01"E 195.65'
N69°59'54"E 98.34'
N52°47'47"W 94.82'
N52°34'17"W 83.12'
N30°19'15"W 99.28'
N38°03'32"E 19.92'
N51°57'58"W 31.22'
N33°13'57"E 48.87'
N37°00'00"W 93.52'
N47°00'30"W 40.89'
S38°04'32"W 537.31'
S37°58'24"W 752.64'
S50°24'48"E 277.37'
N50°24'48"W 370.55'
S 4°56'29" E 20.00' R=20.00' L=30.89'
72'
W. 3RD ST
W. 4TH ST
S. FIGUEROA ST
MULTI STORY BUILDING HOTEL
ADDRESS: 333 S. FIGUEROA STREET
STREET LEVEL AREA = 62787 SQ. FT.
TRACT NO. 21788
M.B. 703 - 93 - 95
Chainlink fence 0.1' W/y
Chainlink fence 1.0' W
Chainlink fence 0.5' W
Chainlink fence 0.7' W
Chainlink fence 0.14' W/y
Chainlink fence 0.3' W/y
Chainlink fence 0.3' E
Chainlink fence & Wrought Iron fence 0.3' E
Wrought iron fence at Pl.
Chainlink crosses Pl.
TOP OF SLOPE
TOE OF SLOPE
CHLK FENCE
W. FENCE
CONCRETE WALK
CONC CURB & GUTTER
CONC CURB
CONC GRADE BREAK
RET WALL
ABUTMENT
BRIDGE
BENCH
Overhead Pedestrian Bridge Connects Hotel To Francis St. Across S. Figueroa St.
PEDESTRIAN FOOT BRIDGE
Unobstructable air/space-limited pedestrian easement exists over pedestrian appurtenances in this area per Instr. rec'd. Feb 9, 1984, as inst. no. 84-172594, O.R.
Restricted Vehicular Access Per Map of Tract No. 21788, Bk 79, Pg 25 O.R.
Water utility easement per Inst. rec'd Dec. 5, 1967 as No. 67-1436313, O.R.
Service Driveway Per Instr. No. 84-1042314 O.R.
Guest Driveway Per Inst. No. 84-1042314, O.R.
TOWER BUILDING OUTLINE
LOWER BUILDING OUTLINE
ELEVATOR TOWER
LOADING DOCK
COMPRESSOR
MECHANICAL BLDG
TANK
WATER PUMP
CONCRETE DRIVEWAY
HC PARKING
PLANTED
STAIRS
RAMP
HANDRAIL
FLAG
MULTIPLE
STRIPE
CROSSWALK
EXPOSED TRAFFIC SLAB
SIDEWALK
ABOVE GROUND METERS
TRUCK DOOR
DOOR
GATE
VENT
OVERHANG
E/Face of Bldg 12.0' W
E/Face of Bldg 3.5' W
E/Face of Bldg 37.8' W
E/Face of Bldg 45.1' W
Chainlink crosses Pl.
Bldg 19.8' W
Bldg 34.6' W
Bldg 19.8' W
Bldg 45.6' W
Bldg 45.9' W
Bldg 45.1' W
Bldg 45.0' W
Bldg 45.4' W
Bldg 45.2' W
Bldg 45.7' W
Bldg 45.8' W
Bldg 45.4' W
Bldg 45.3



SEAL

PROFESSIONAL LAND SURVEYOR
DOUGLAS R. HOWARD
No. 6169
STATE OF CALIFORNIA

DESIGNED D.R.

DRAFTED H.O.O.

CHECKED D.R.H.

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK: CITY OF LOS ANGELES BENCH MARK NO. 12-06529

SPK E CURB FIGUEROA ST; 49.7 FT N/O BCR
N/O SOUTHERLY RDWY 4TH; S END CB

ELEVATION 309.921 FEET ADJUSTMENT 2000 (NAVD 1988)

PATH/PLOT DATE:
Apr. 25, 2018 - 12:50.30 DWG Name: Y:\1SHE\130200\SURVEY\DESIGN\PL\PL-AL03.dwg Updated By: hobias

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

DESIGN SURVEY FOR:

SHENZEN NEW WORLD INVESTMENTS (USA), INC.

L.A. HOTEL - 333 S. FIGUEROA STREET

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: FEBRUARY 26, 2018

SCALE: 1" = 20'

PROJECT NUMBER: 1SHE130200

SHEET 3 OF 3

REF:

PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (WATER USE)
TREES				
T-1	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	20' B.T.	LOW
T-2	WASHINGTONIA ROBUSTA	MEXICAN PALM	25' B.T.	LOW
T-3	PODOCARPUS GRACILIOR	FERN PODOCARPUS	STANDARD TRUNK, 36" BOX	MODERATE
T-4	JACARANDA MIMOSIFOLIA	JACARANDA	STANDARD TRUNK, 36" BOX	MODERATE
T-5	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE TREE	MULTI TRUNK 36"BOX	LOW
T-6	LAGERSTROEMIA INDICA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	STANDARD TRUNK, 24" BOX	MODERATE
T-7	PINUS HALAPENSIS	ALEPPO PINE	STANDARD TRUNK, 24" BOX	LOW
T-8	EXISTING TREES TO REMAIN	NA	NA	NA
ORNAMENTAL GRASSES, SHRUBS AND PERENNIALS				
S-1	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	5 GAL. @5' O.C.	LOW
S-2	CORDYLINE HY. 'ELECTRIC PINK'	PHORMIUM 'BRONZE BABY'	5 GAL. @3' O.C.	MODERATE
S-3	DIANELLA 'SILVER STREAK'	VARIGATED FLAX LILY	1 GAL. @2' O.C.	MODERATE
S-4	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL. @12" O.C.	LOW
S-5	LOMANDRA LONGIFOLIA 'ROMA13'	PLATINUM BEAUTY LOMANDRA	5 GAL. @3' O.C.	MODERATE
S-6	ANIGOZANTHOS HY. 'HARMONY'	HYBRID KANGAROO PAWS	5 GAL. @3' O.C.	MODERATE
S-7	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL. @5' O.C.	MODERATE
S-8	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL. @2' O.C.	LOW
S-9	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL. @5' O.C.	VERY LOW
SUCCULENTS / MIXED / GROUNDCOVER				
S-10	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL. @3' O.C.	LOW
S-11	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL. @2' O.C.	LOW
S-12	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL. AS SHOWN	LOW
M-1	AEONIUM 'ZWARTKOP' AEONIUM 'KIWI' CRASSULA 'CAMP FIRE' CORDYLINE HY. 'ELECTRIC PINK'	LARGE PURPLE AEONIUM KIWI AEONIUM CAMPFIRE CRASSULA ELECTRIC PINK CORDYLINE	AS SHOWN ON PLANS	LOW
GC-1	TURF	SOD (EVENT LAWN AREA)		--
GC-2	CAREX PANSA	CALIFORNIA DUNE SEDGE	1 GAL AT 12" O.C.	MODERATE
GC-3	DICHONDRA MICRANTHA	ASIAN PONYSFOOT	FLATS	MODERATE

OPEN SPACE REQUIRED:

APARTMENT REQUIRED OPEN SPACE:	25,550 S.F.
CONDOTEL REQUIRED OPEN SPACE:	35,725 S.F.
PROJECTED TOTAL REQUIRED OPEN SPACE:	61,275 S.F.

OPEN SPACE TABLE:

OPEN SPACE TYPE	AREA (SQFT)
COMMON OPEN SPACE PROVIDED	48,063 S.F.
RECREATION ROOMS PROVIDED	13,212 S.F.
TOTAL	61,275 S.F.

(REFER TO COMMON OPEN SPACE SUMMARY ON ARCHITECT PLAN A0.5)

LANDSCAPING REQUIRED:

25% OF COMMON OPEN SPACE (61,275 S.F.)

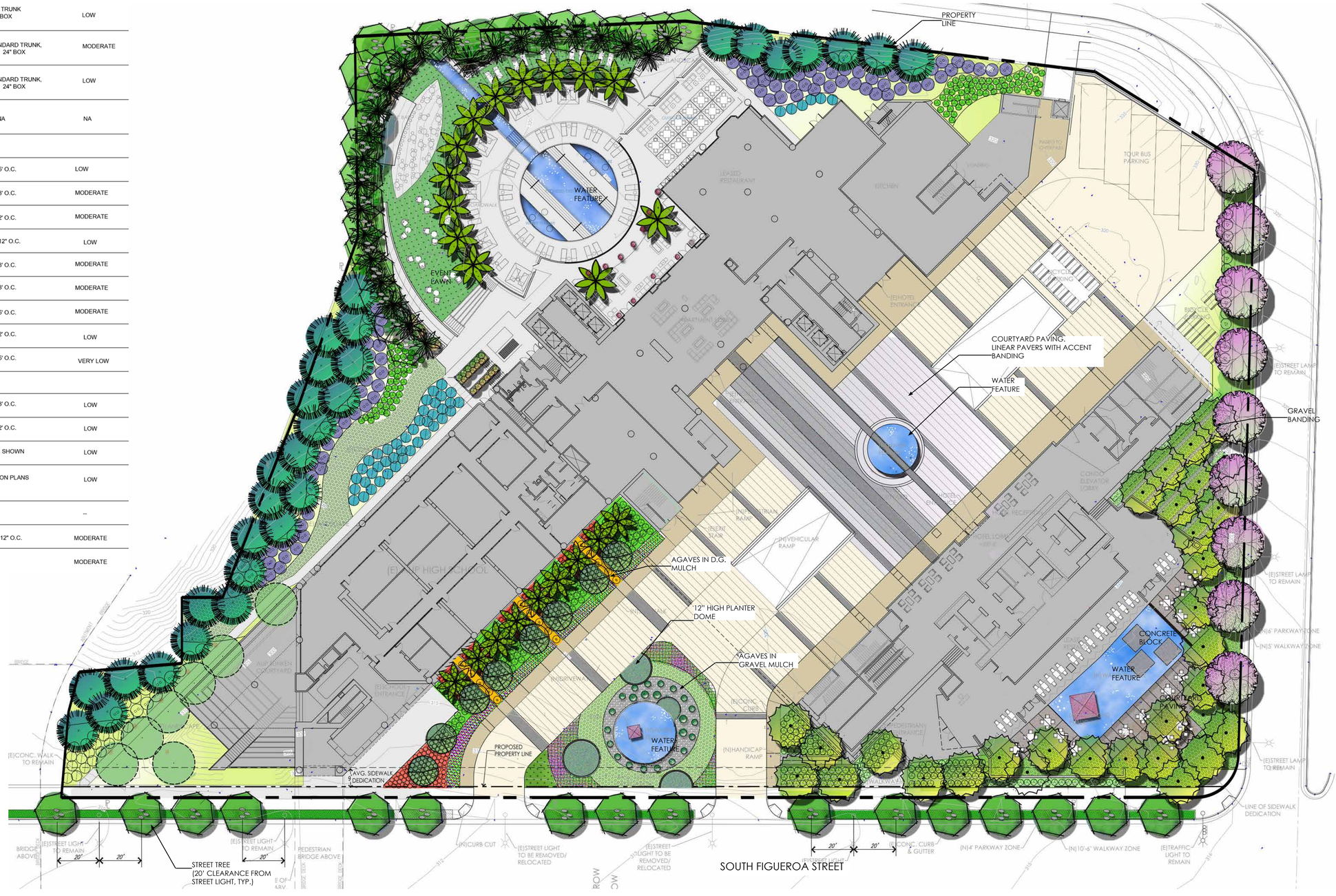
PROJECTED LANDSCAPING REQUIRED :	15,675 S.F.
LANDSCAPING PROVIDED :	48,949 S.F.

EXISTING TREES:

EXISTING TREES (WITH IN PROJECT SITE):	59 TREES
TREES TO BE REMOVED :	52 TREES
EXISTING TREES TO REMAIN:	7 TREES

TREES REQUIRED AND PROVIDED:

1 TREE/ 4 UNITS (224 APARTMENT + 242 CONDOMINIUM):	117 TREES
TOTAL NEW TREES REQUIRED :	117 TREES
NEW TREES PROVIDED:	165 TREES



CORNERSTONE STUDIOS, INC.
106 W.4th St. 5th Floor
Santa Ana, CA 92701
714. 973. 2200 Voice
714. 973. 0203 Fax
LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING • RESOURCE ANALYSIS

DiMarzio | Kato Architecture
11662 West Pico Boulevard
Los Angeles, California 90064 USA

THE L.A. GRAND HOTEL DOWNTOWN REDEVELOPMENT

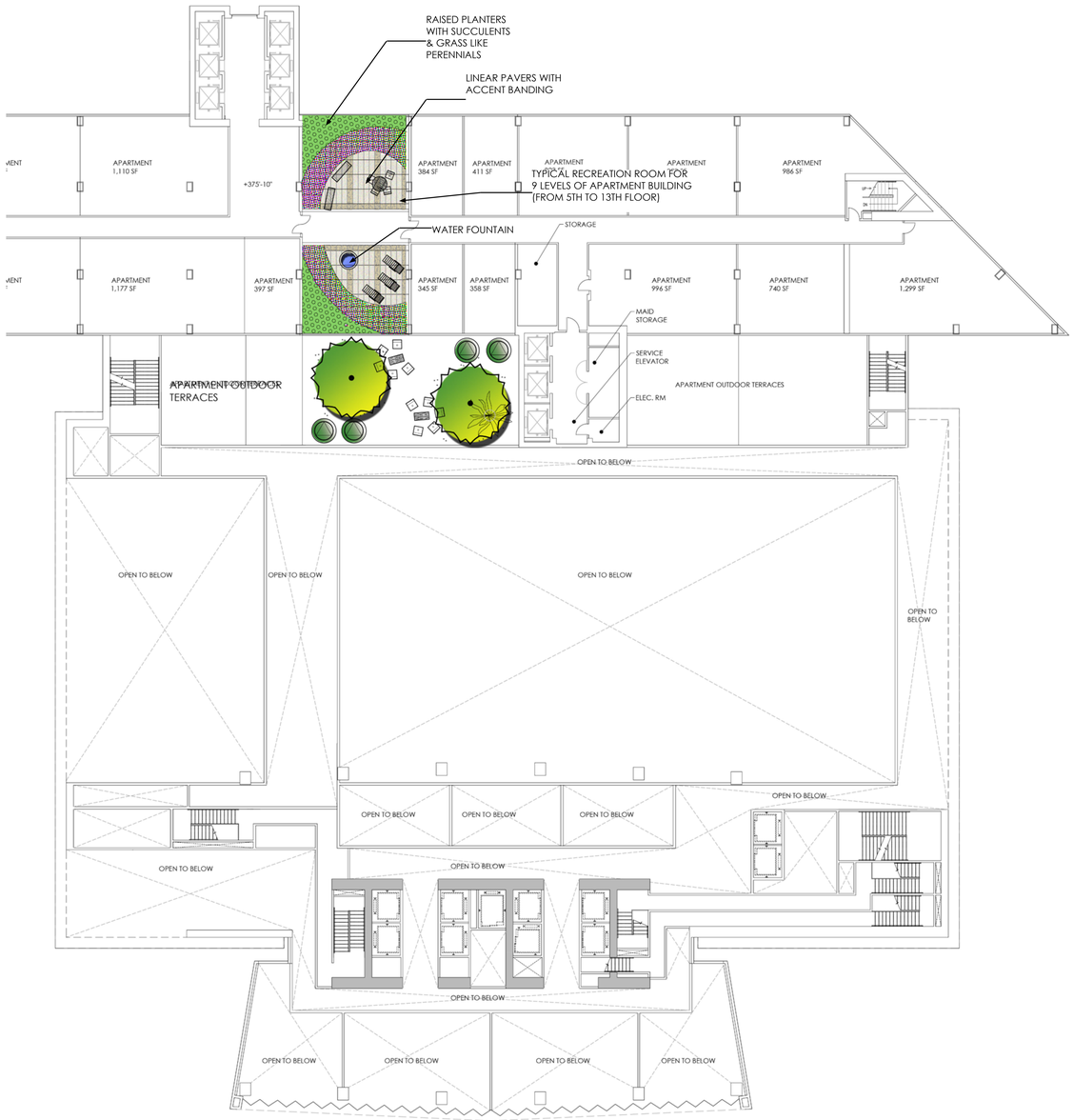
333 South Figueroa Street
Los Angeles, California 90071 USA

Date: 06.04.2018

LANDSCAPE CONCEPT PLAN

SCALE: 1:20

L1.1



FLOOR PLAN_TRANSFER FLOOR (APARTMENT BUILDING 5TH FLOOR)

FLOOR PLAN_4TH FLOOR (APARTMENT BUILDING 5TH FLOOR)

CORNERSTONE STUDIOS, INC.
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LANDSCAPE CONCEPT PLAN

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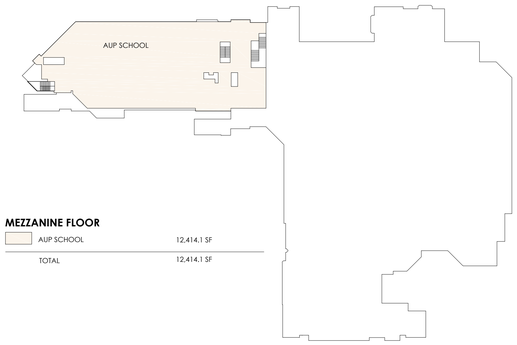
Los Angeles, California 90071 USA

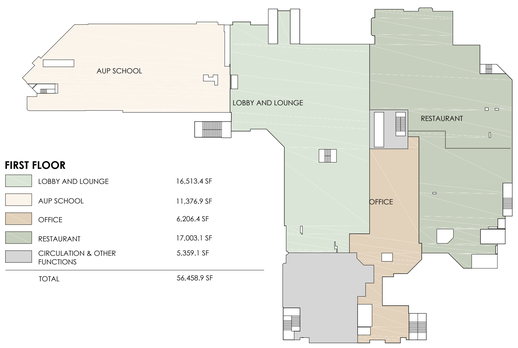
Date: 06.04.2018

0 2.5 10 30 60
SCALE:1/16"=1'-0"



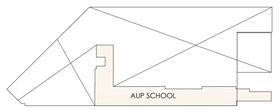
MEZZANINE FLOOR

AUP SCHOOL	12,414.1 SF
TOTAL	12,414.1 SF



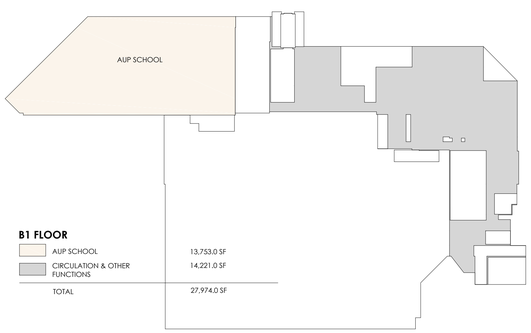
FIRST FLOOR

LOBBY AND LOUNGE	16,513.4 SF
AUP SCHOOL	11,376.9 SF
OFFICE	6,206.4 SF
RESTAURANT	17,003.1 SF
CIRCULATION & OTHER FUNCTIONS	5,359.1 SF
TOTAL	56,458.9 SF



BASEMENT MEZZANINE FLOOR

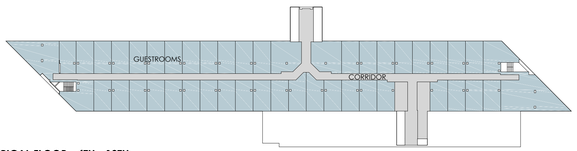
AUP SCHOOL	2,614.0 SF
TOTAL	2,614.0 SF



B1 FLOOR

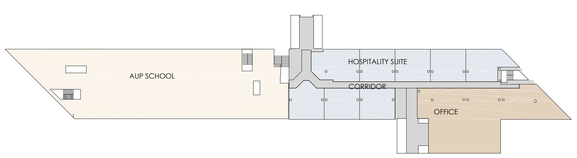
AUP SCHOOL	13,753.0 SF
CIRCULATION & OTHER FUNCTIONS	14,221.0 SF
TOTAL	27,974.0 SF

EXISTING PROJECT DATA



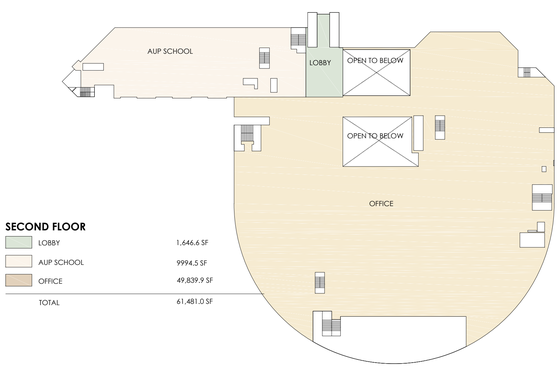
TYPICAL FLOOR - 4TH - 13TH

GUESTROOMS (47 UNITS, 41UNITS@ 13TH FLOOR)	21,252.0 SF
CIRCULATION & OTHER FUNCTIONS	4,055.0 SF
SUBTOTAL	25,307.0 SF
TOTAL	253,070.0 SF



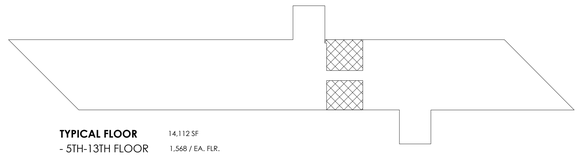
THIRD FLOOR

HOSPITALITY SUITE (8 UNITS)	6,845.6 SF
AUP SCHOOL	11,650.1 SF
OFFICE	4,896.8 SF
CIRCULATION & OTHER FUNCTIONS	3,053.5 SF
TOTAL	26,446.0 SF

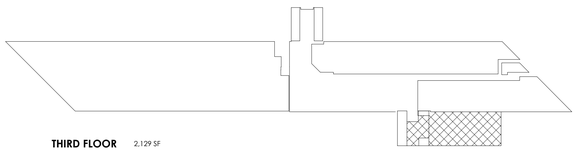


SECOND FLOOR

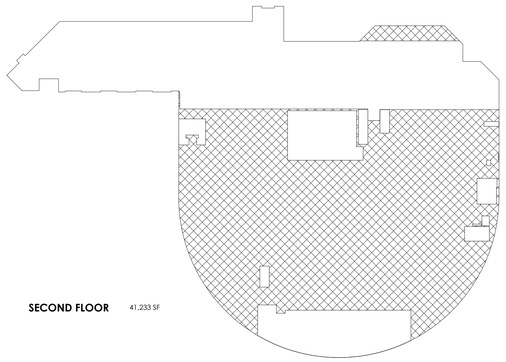
LOBBY	1,646.6 SF
AUP SCHOOL	9994.5 SF
OFFICE	49,839.9 SF
TOTAL	61,481.0 SF



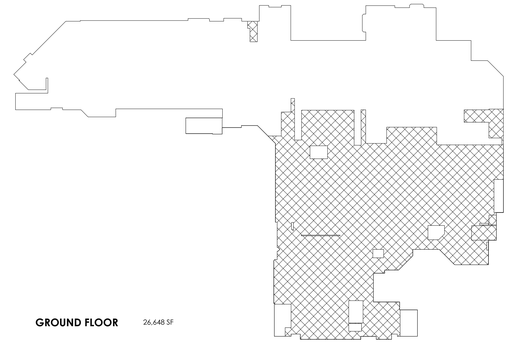
TYPICAL FLOOR 14,112 SF
- 5TH-13TH FLOOR 1,568 / EA. FLR.



THIRD FLOOR 2,129 SF



SECOND FLOOR 41,233 SF



GROUND FLOOR 26,648 SF

B1 FLOOR 14,221 SF

DEMOLITION DATA

EXISTING HOTEL FLOOR AREA DIAGRAM

DiMarzio | Kato Architecture
11662 West Pico Boulevard
Los Angeles, California 90064 USA

THE L.A. GRAND HOTEL DOWNTOWN REDEVELOPMENT

333 South Figueroa Street
Los Angeles, California 90071 USA

Date: 06.04.2018

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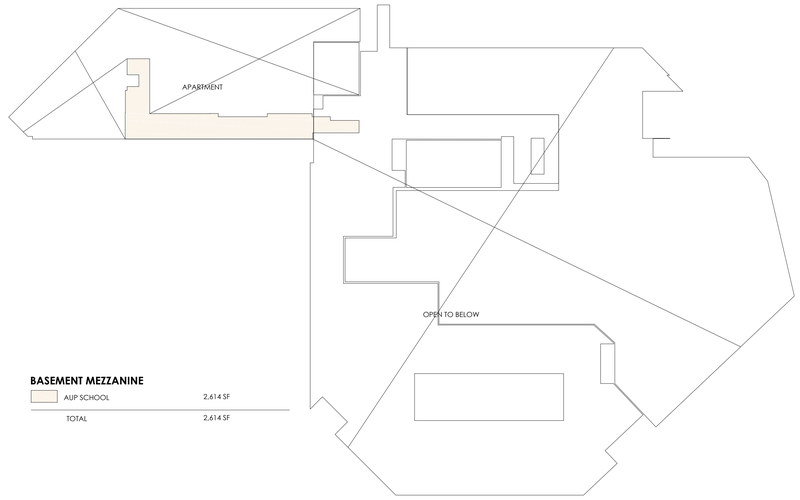
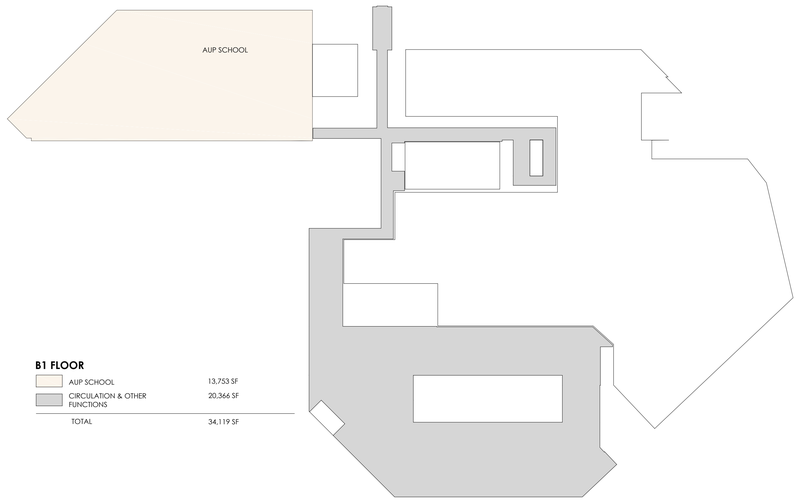


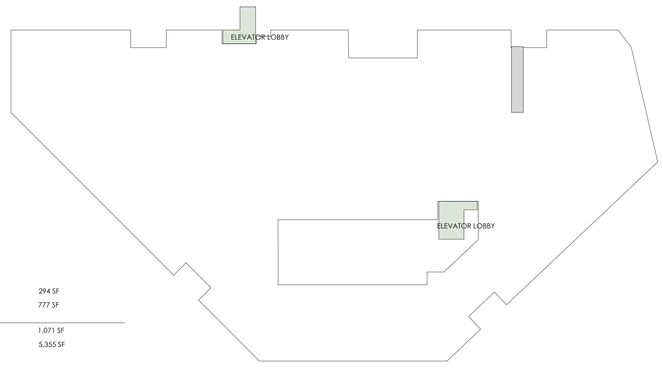
BASEMENT MEZZANINE

AUP SCHOOL	2,614 SF
TOTAL	2,614 SF



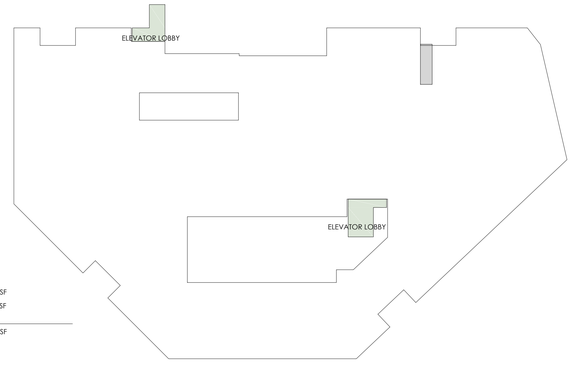
B1 FLOOR

AUP SCHOOL	13,753 SF
CIRCULATION & OTHER FUNCTIONS	20,366 SF
TOTAL	34,119 SF



B3-B7 FLOOR

LOBBY / LOUNGE	294 SF
CIRCULATION & OTHER FUNCTIONS	777 SF
SUBTOTAL	1,071 SF
TOTAL	5,355 SF



B2 FLOOR

LOBBY / LOUNGE	787 SF
CIRCULATION & OTHER FUNCTIONS	193 SF
TOTAL	980 SF

PROPOSED NEW HOTEL FLOOR AREA DIAGRAM

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Los Angeles, California 90071 USA

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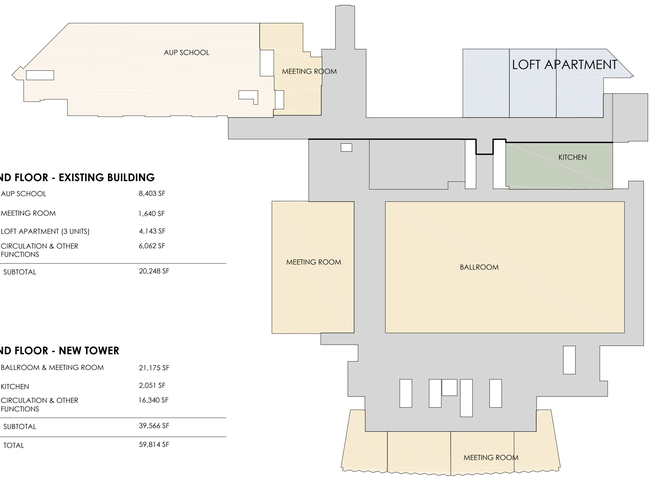
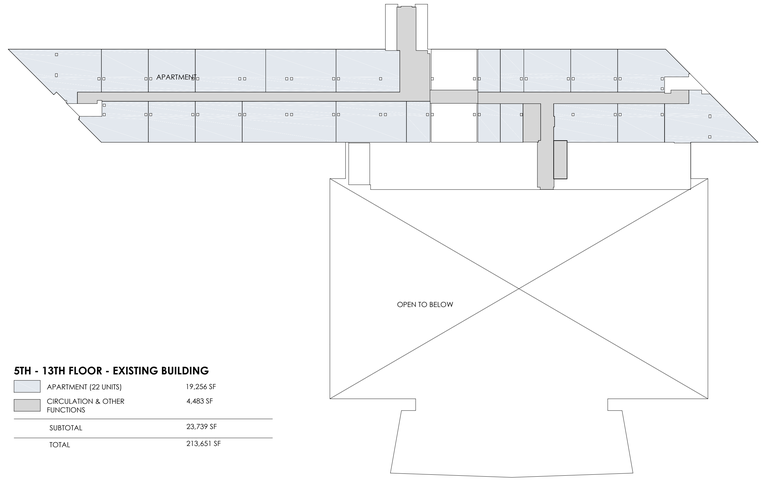


SECOND FLOOR - EXISTING BUILDING

AUP SCHOOL	8,403 SF
MEETING ROOM	1,640 SF
LOFT APARTMENT (3 UNITS)	4,143 SF
CIRCULATION & OTHER FUNCTIONS	6,062 SF
SUBTOTAL	20,248 SF

SECOND FLOOR - NEW TOWER

BALLROOM & MEETING ROOM	21,175 SF
KITCHEN	2,051 SF
CIRCULATION & OTHER FUNCTIONS	16,340 SF
SUBTOTAL	39,566 SF
TOTAL	59,814 SF

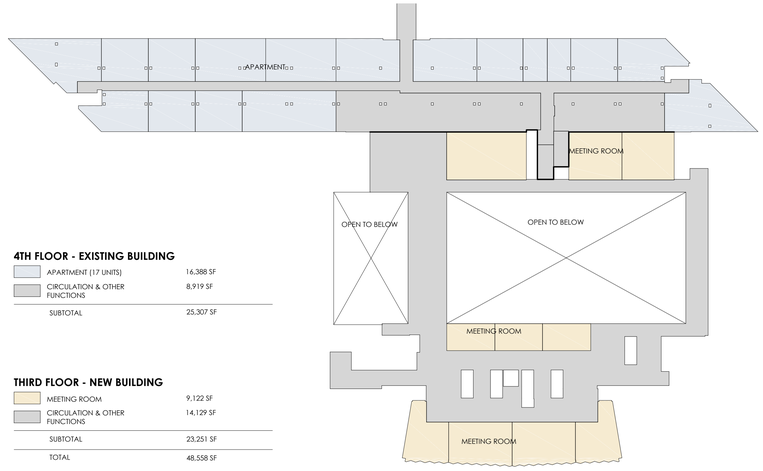


5TH - 13TH FLOOR - EXISTING BUILDING

APARTMENT (22 UNITS)	19,256 SF
CIRCULATION & OTHER FUNCTIONS	4,483 SF
SUBTOTAL	23,739 SF
TOTAL	213,651 SF

MEZZANINE FLOOR - EXISTING BUILDING

AUP SCHOOL	12,414 SF
TOTAL	12,414 SF

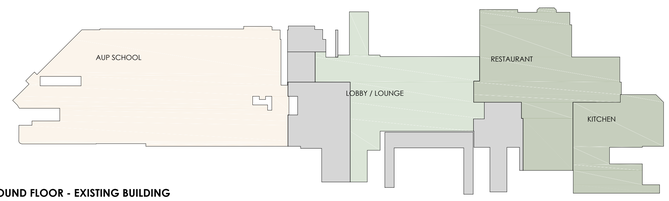


4TH FLOOR - EXISTING BUILDING

APARTMENT (17 UNITS)	16,388 SF
CIRCULATION & OTHER FUNCTIONS	8,919 SF
SUBTOTAL	25,307 SF

THIRD FLOOR - NEW BUILDING

MEETING ROOM	9,122 SF
CIRCULATION & OTHER FUNCTIONS	14,129 SF
SUBTOTAL	23,251 SF
TOTAL	48,558 SF

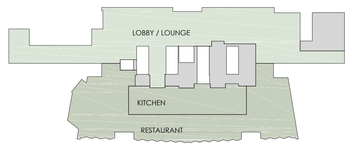


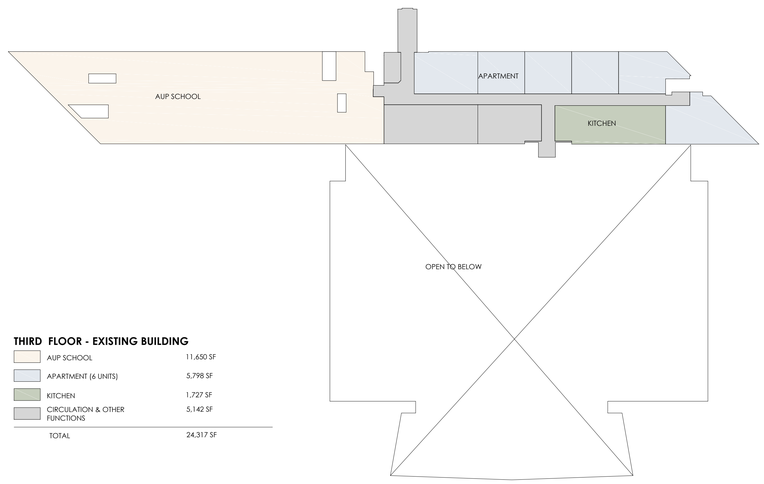
GROUND FLOOR - EXISTING BUILDING

LOBBY / LOUNGE	5,101 SF
RESTAURANT & KITCHEN	8,726 SF
AUP SCHOOL	11,377 SF
CIRCULATION & OTHER FUNCTIONS	4,796 SF
SUBTOTAL	30,000 SF

GROUND FLOOR - NEW TOWER

LOBBY / LOUNGE	4,903 SF
RESTAURANT & KITCHEN	5,299 SF
CIRCULATION & OTHER FUNCTIONS	1,589 SF
SUBTOTAL	11,791 SF
TOTAL	41,791 SF





THIRD FLOOR - EXISTING BUILDING

AUP SCHOOL	11,650 SF
APARTMENT (6 UNITS)	5,798 SF
KITCHEN	1,727 SF
CIRCULATION & OTHER FUNCTIONS	5,142 SF
TOTAL	24,317 SF

PROPOSED NEW HOTEL FLOOR AREA DIAGRAM

DiMarzio | Kato Architecture
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Los Angeles, California 90064 USA

THE L.A. GRAND HOTEL DOWNTOWN REDEVELOPMENT

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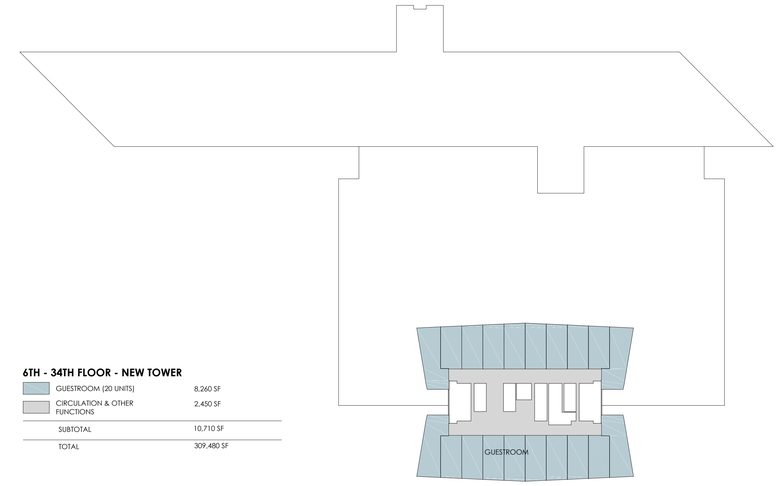
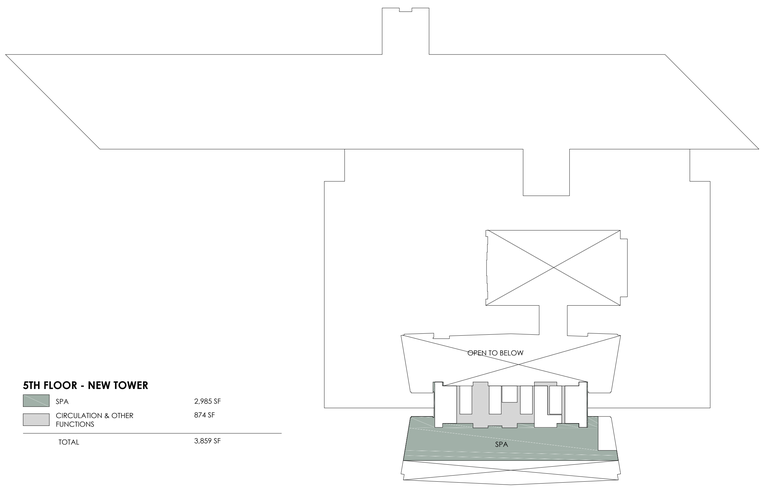
Date: 06.04.2018

A0.3



6TH - 34TH FLOOR - NEW TOWER

	GUESTROOM (20 UNITS)	8,260 SF
	CIRCULATION & OTHER FUNCTIONS	2,450 SF
	SUBTOTAL	10,710 SF
	TOTAL	309,480 SF



5TH FLOOR - NEW TOWER

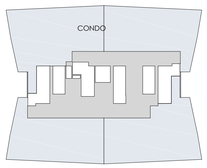
	SPA	2,985 SF
	CIRCULATION & OTHER FUNCTIONS	874 SF
	TOTAL	3,859 SF

4TH FLOOR - NEW TOWER

	FITNESS	3,391 SF
	RESTAURANT & KITCHEN	8,648 SF
	CIRCULATION & OTHER FUNCTIONS	2,744 SF
	TOTAL	14,783 SF

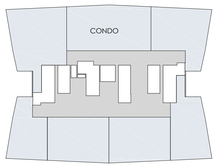
68TH - 71ST FLOOR - NEW TOWER

	CONDO (4 UNITS)	7,743 SF
	CIRCULATION & OTHER FUNCTIONS	2,210 SF
	SUBTOTAL	9,953 SF
	TOTAL	39,860 SF



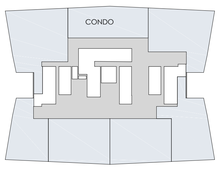
39TH - 67TH FLOOR - NEW TOWER

	CONDO (7 UNITS)	8,171 SF
	CIRCULATION & OTHER FUNCTIONS	2,347 SF
	SUBTOTAL	10,518 SF
	TOTAL	300,278 SF



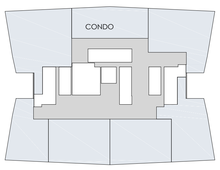
38TH FLOOR - NEW TOWER

	CONDO (7 UNITS)	7,900 SF
	CIRCULATION & OTHER FUNCTIONS	2,512 SF
	TOTAL	10412 SF



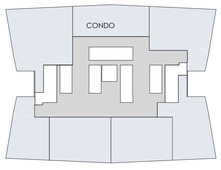
37TH FLOOR - NEW TOWER

	CONDO (7 UNITS)	8,028 SF
	CIRCULATION & OTHER FUNCTIONS	2,357 SF
	TOTAL	10,385 SF



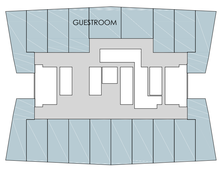
36TH FLOOR - NEW TOWER

	CONDO (7 UNITS)	8,066 SF
	CIRCULATION & OTHER FUNCTIONS	2,563 SF
	TOTAL	10629 SF



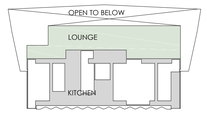
35TH FLOOR - NEW TOWER

	GUESTROOM (19 UNITS)	7,570 SF
	CIRCULATION & OTHER FUNCTIONS	2,580SF
	TOTAL	10,150 SF



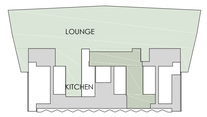
77TH FLOOR - NEW TOWER

	LOUNGE	1,681 SF
	CIRCULATION & OTHER FUNCTIONS	1400 SF
	TOTAL	3,081SF



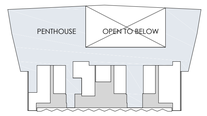
76TH FLOOR - NEW TOWER

	LOUNGE	3,777 SF
	KITCHEN	669 SF
	CIRCULATION & OTHER FUNCTIONS	1,240SF
	TOTAL	5,686 SF



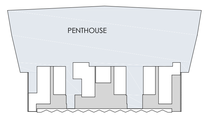
73RD & 75TH FLOOR - NEW TOWER

	PENTHOUSE	3,598 SF
	CIRCULATION & OTHER FUNCTIONS	739 SF
	SUBTOTAL	4,337 SF
	TOTAL	8,705 SF



72ND & 74TH FLOOR - NEW TOWER

	PENTHOUSE	4,946 SF
	CIRCULATION & OTHER FUNCTIONS	865 SF
	SUBTOTAL	5,811 SF
	TOTAL	11,653 SF



PROPOSED NEW HOTEL FLOOR AREA DIAGRAM

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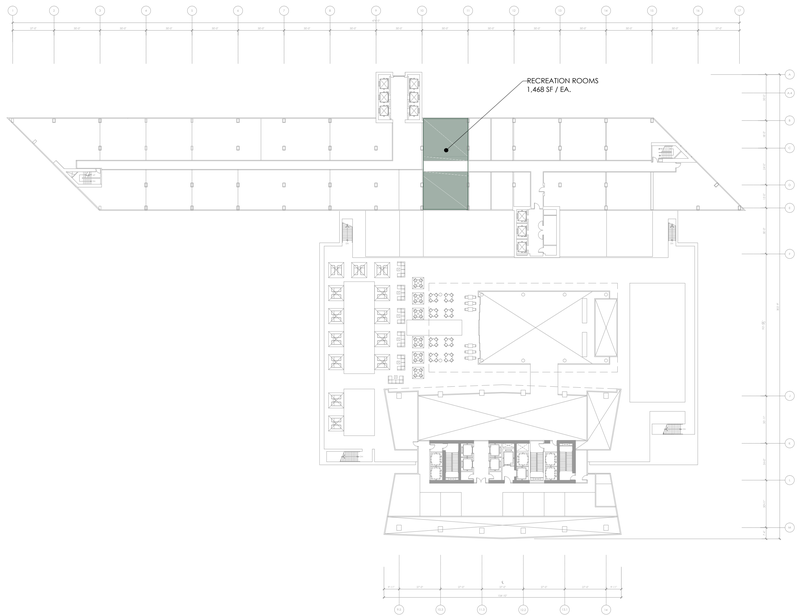
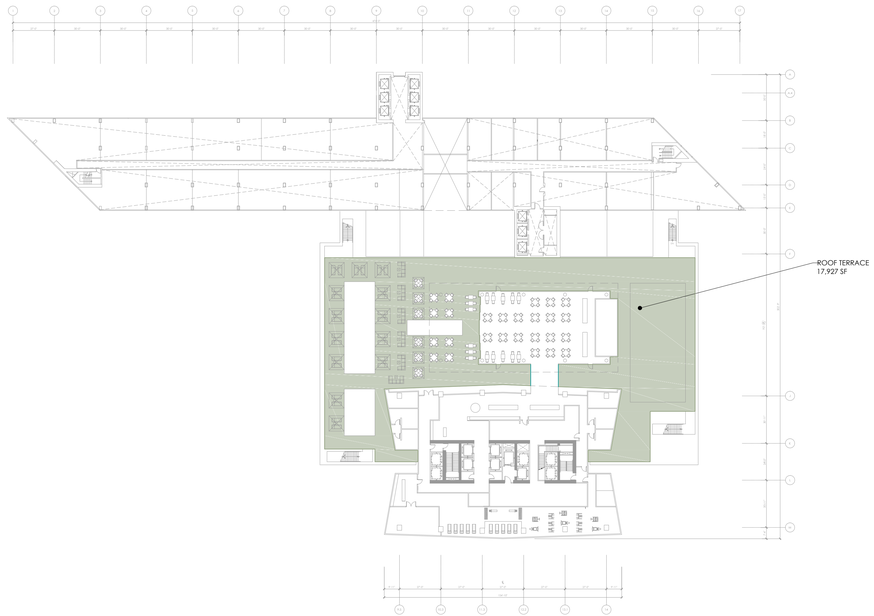
Date: 06.04.2018

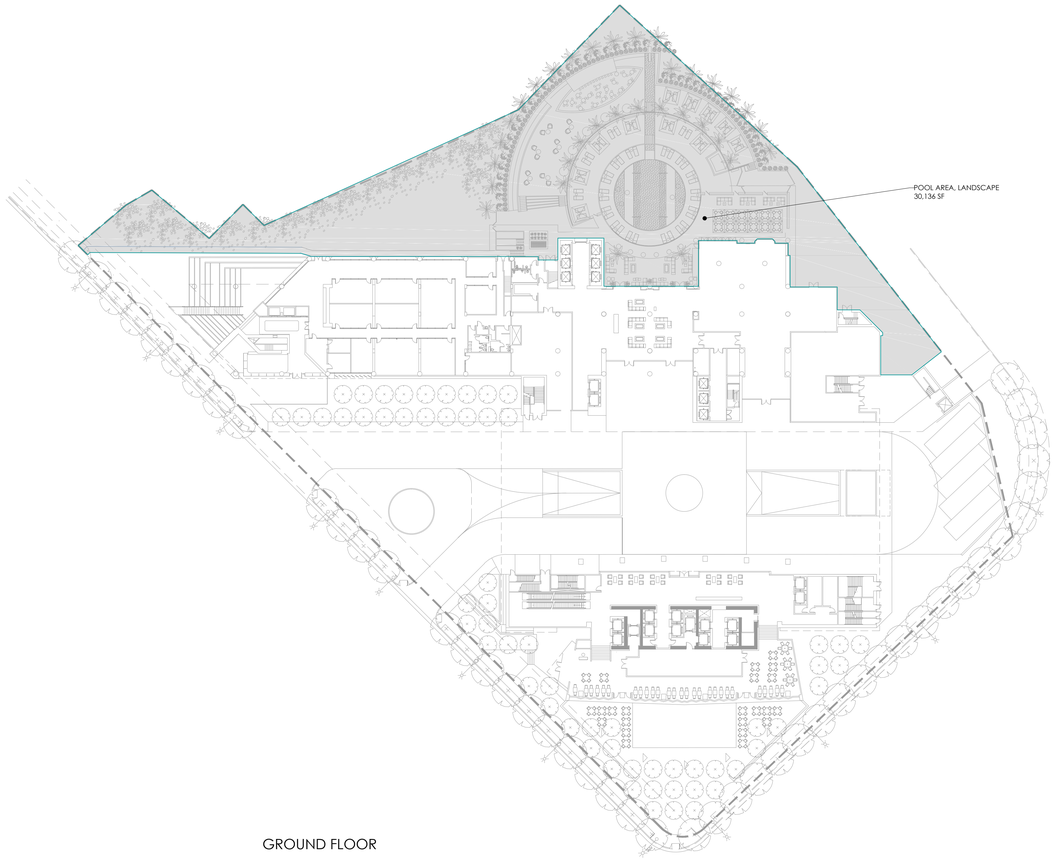
A0.4



9 LEVELS OF RECREATION ROOMS IN APARTMENT BUILDING



4TH FLOOR (APARTMENT BUILDING_5TH FLOOR)



GROUND FLOOR

COMMON OPEN SPACE SUMMARY (PER LAMC 12.21G)

APARTMENTS

UNIT TYPE	HABITABLE ROOMS	< 3 HABITABLE ROOMS (100 SF)	=3 HABITABLE ROOMS (125 SF)	> 3 HABITABLE ROOMS (175 SF)	
STUDIO	1	48	0	0	
1 BEDROOM	2	70	0	0	
1 BEDROOM W/ DEN	3	0	66	0	
2 BEDROOM	3	0	30	0	
2 BEDROOM W/ DEN	4	0	0	10	
UNIT SUBTOTAL		118	96	10	224
REQUIRED COMMON OPEN SPACE SUBTOTAL		11,800 SF(100 SF X 118)	12,000 SF(125 SF X 96)	1,750 SF(175 SF X 10)	
REQUIRED COMMON OPEN SPACE TOTAL					**25,550 TOTAL**

CONDOTEL UNITS

1 BEDROOM 1 BATH	2	3	0	0	
1 BEDROOM 2 BATH	3	0	128	0	
2 BEDROOM 2 BATH	4	0	0	61	
2 BEDROOM 3 BATH	4	0	0	32	
3 BEDROOM 3 BATH	5	0	0	16	
PENTHOUSE	7	0	0	2	
UNIT SUBTOTAL		3	128	111	242
REQUIRED COMMON OPEN SPACE SUBTOTAL		300 SF(100 SF X 3)	16,000 SF(125 SF X 128)	19,425 SF(175 SF X 111)	
REQUIRED COMMON OPEN SPACE TOTAL					**35,725 TOTAL**
TOTAL REQUIRED COMMON OPEN SPACE					**61,275 TOTAL**

PROVIDED OPEN SPACE PER LAMC 12.21 G

FUNCTIONS	LOCATION	AREA (SF)
POOL AREA, LANDSCAPE	GROUND LEVEL	30,136
ROOF TERRACE	4TH LEVEL (PODIUM ROOFTOP)	17,927
RECREATION ROOMS (MAXIMUM: 61,275 X 25% = 15,318.75)	9 LEVELS OF APARTMENT BUILDING	1,468 X 9 = 13,212 (< 15,318.75)
PROJECT TOTAL PROVIDED OPEN SPACE		**61,275 SF**

N OPEN SPACE DIAGRAM

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PROVIDED URBAN DESIGN FEATURE

FUNCTIONS	LOCATION	AREA (SF)
ENTRY FORECOURT	GROUND LEVEL	4,691
PASEO	GROUND LEVEL	7,207
COVERED COURTYARD	GROUND LEVEL	6,478
ATRIUM	GROUND LEVEL	2,962
CORNER PLAZA	GROUND LEVEL	6,307
PUBLIC ART	GROUND LEVEL	N/A
TRANSIT	W 1ST ST / S HILL ST	N/A
PROJECT TOTAL PROVIDED URBAN DESIGN FEATURE		**27,645 SF**

URBAN DESIGN DIAGRAM_PEDESTRIAN CIRCULATION

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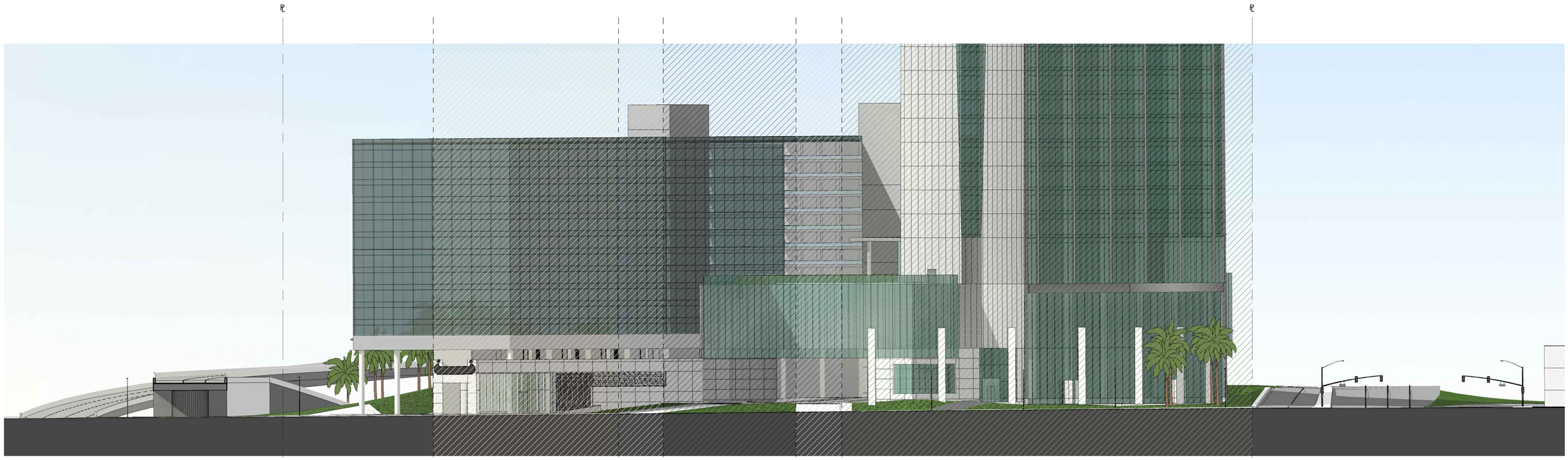
A0.6



STREET FRONTAGE

FUNCTIONS

- AUP ENTRANCE
- VEHICULAR ENTRANCE/EXIT
- ENTRY FORECOURT
- RENOVATED FRONTAGE/ATRIUM/CORNER PLAZA

URBAN DESIGN DIAGRAM_RETAIL FRONTAGE

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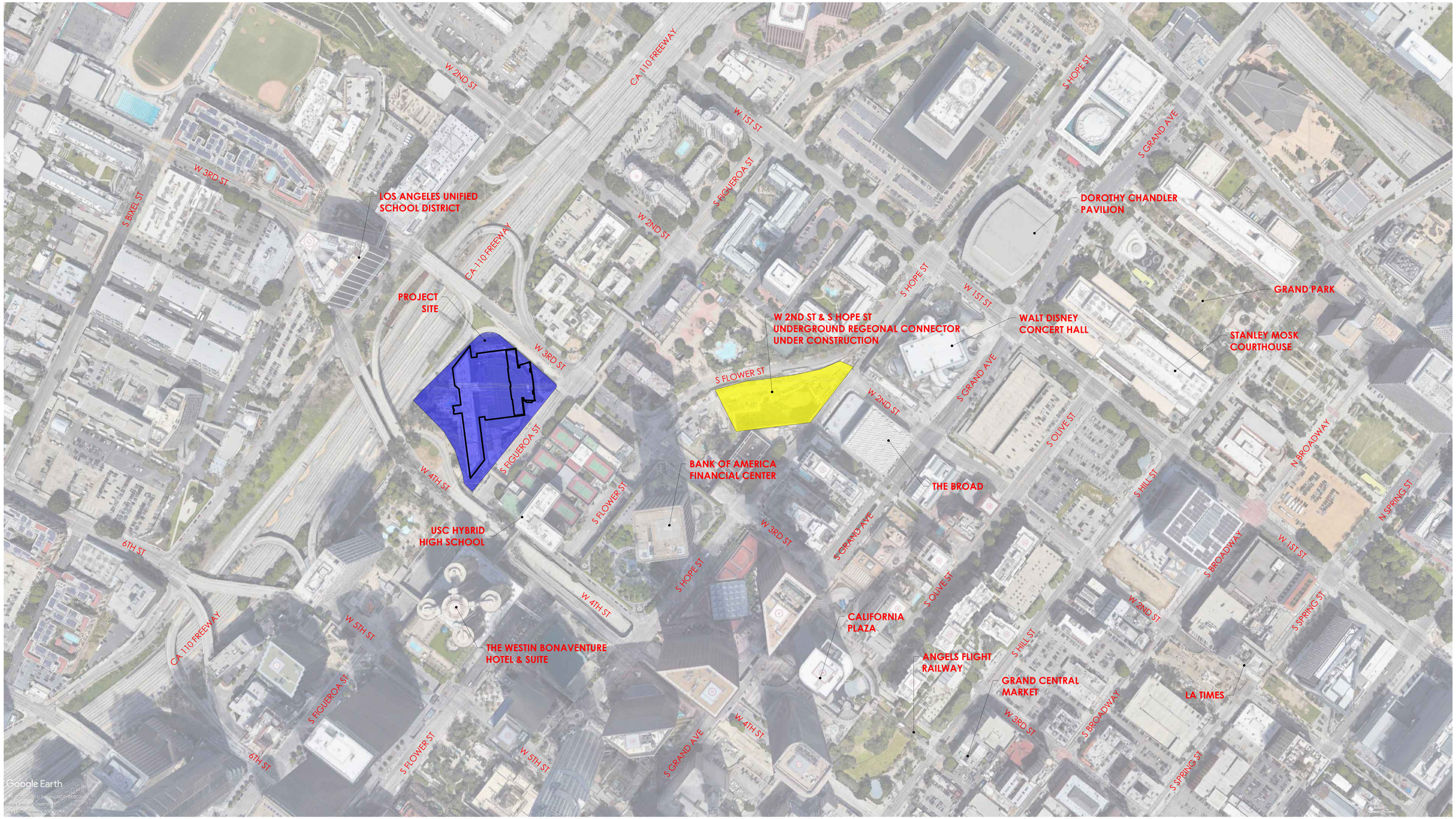

PROJECT OUTLINE
PROJECT SITE
TRANSIT

SITE-TRANSIT DIAGRAM

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A0.8

SITE PLAN

SCALE: 1:20

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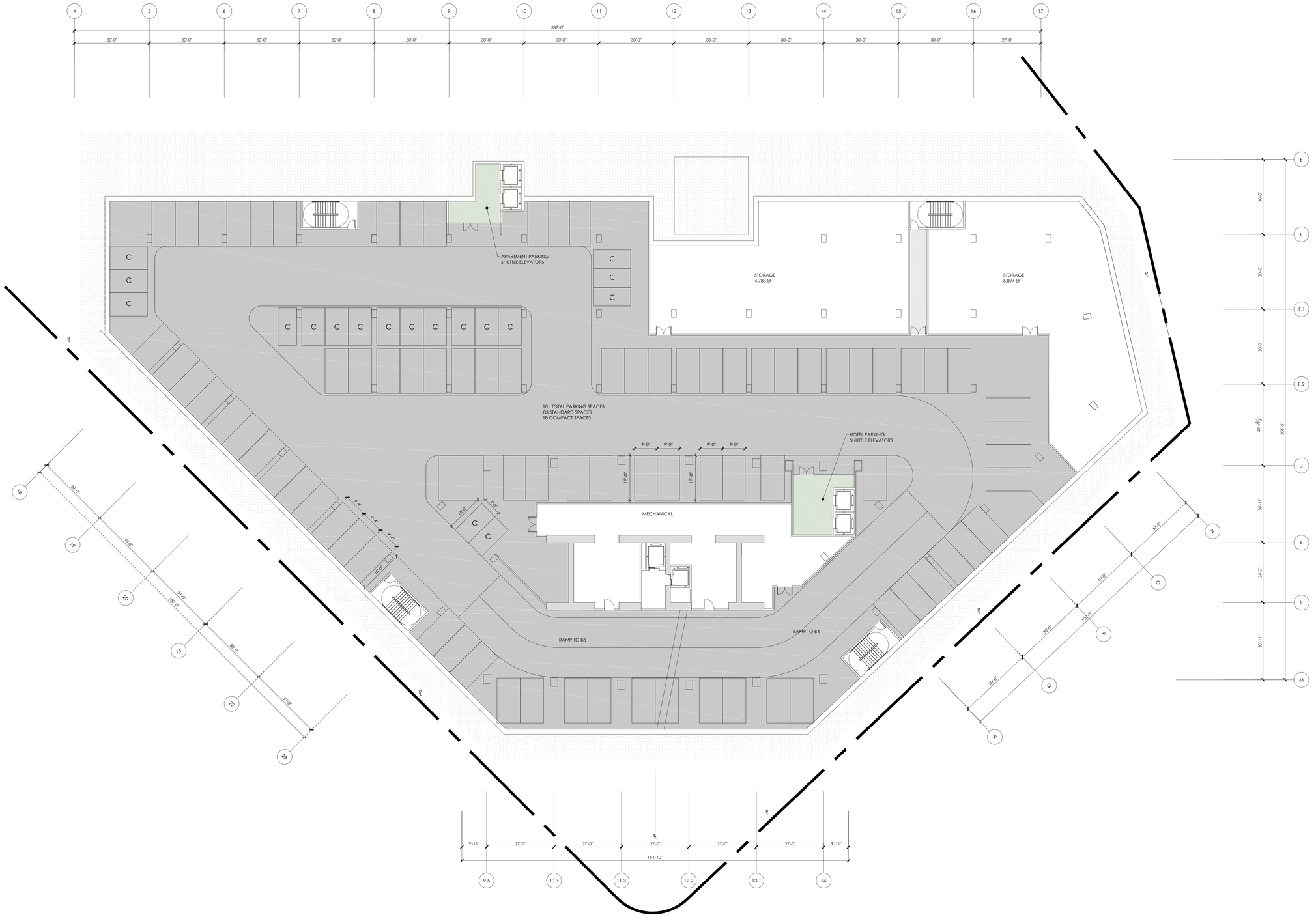

CORRIDOR & OTHER PROGRAM
LOBBY / LOUNGE
PARKING

FLOOR PLAN_B7 LEVEL +243.7' (-77'-0")

0 2 5 10 30 60

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

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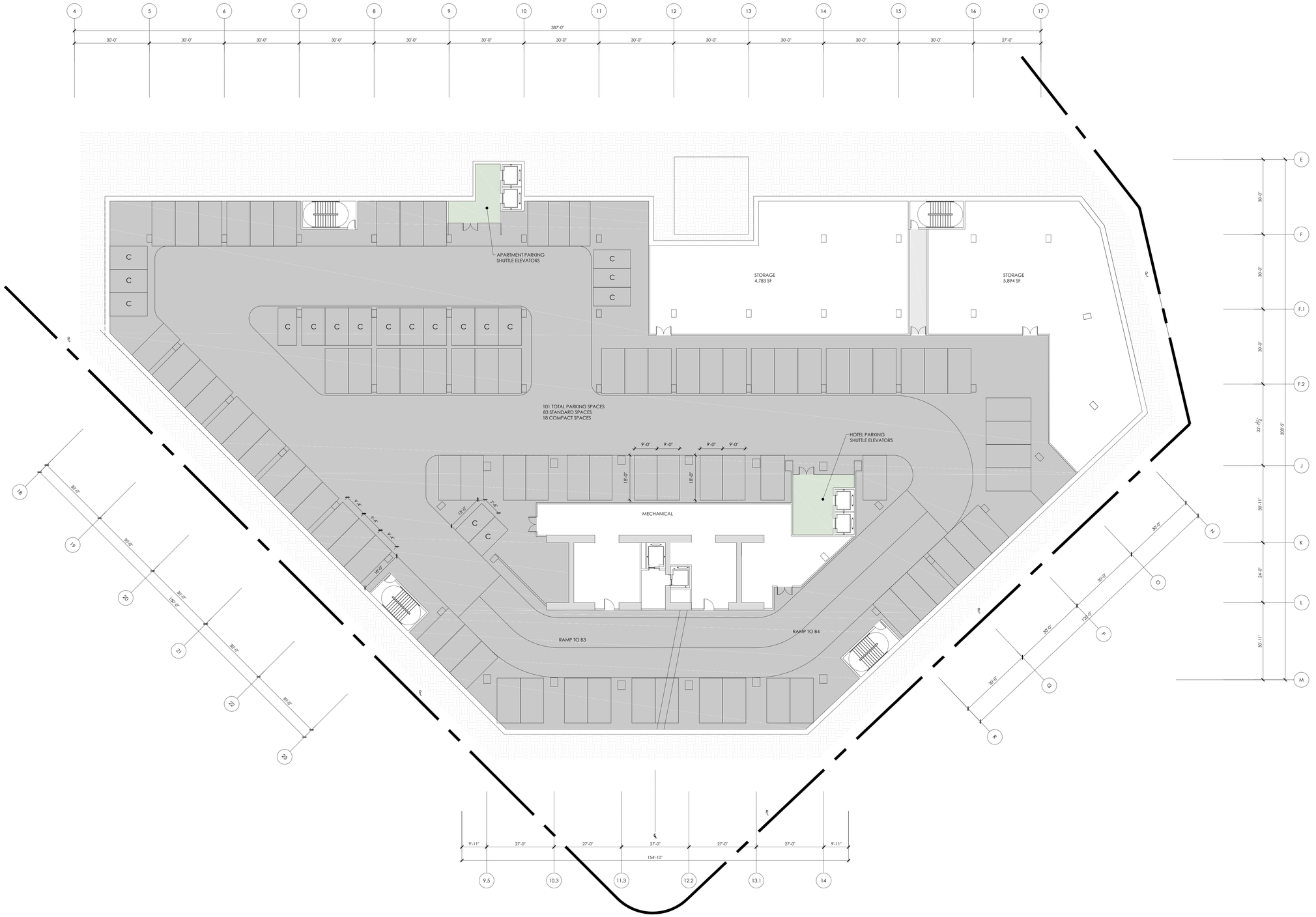
A2.0



LOBBY / LOUNGE
CORRIDOR & OTHER PROGRAM
PARKING

FLOOR PLAN_B6 LEVEL +253.7' (-67'-0")

0 2 5 10 30 60
SCALE:1/16"=1'-0"

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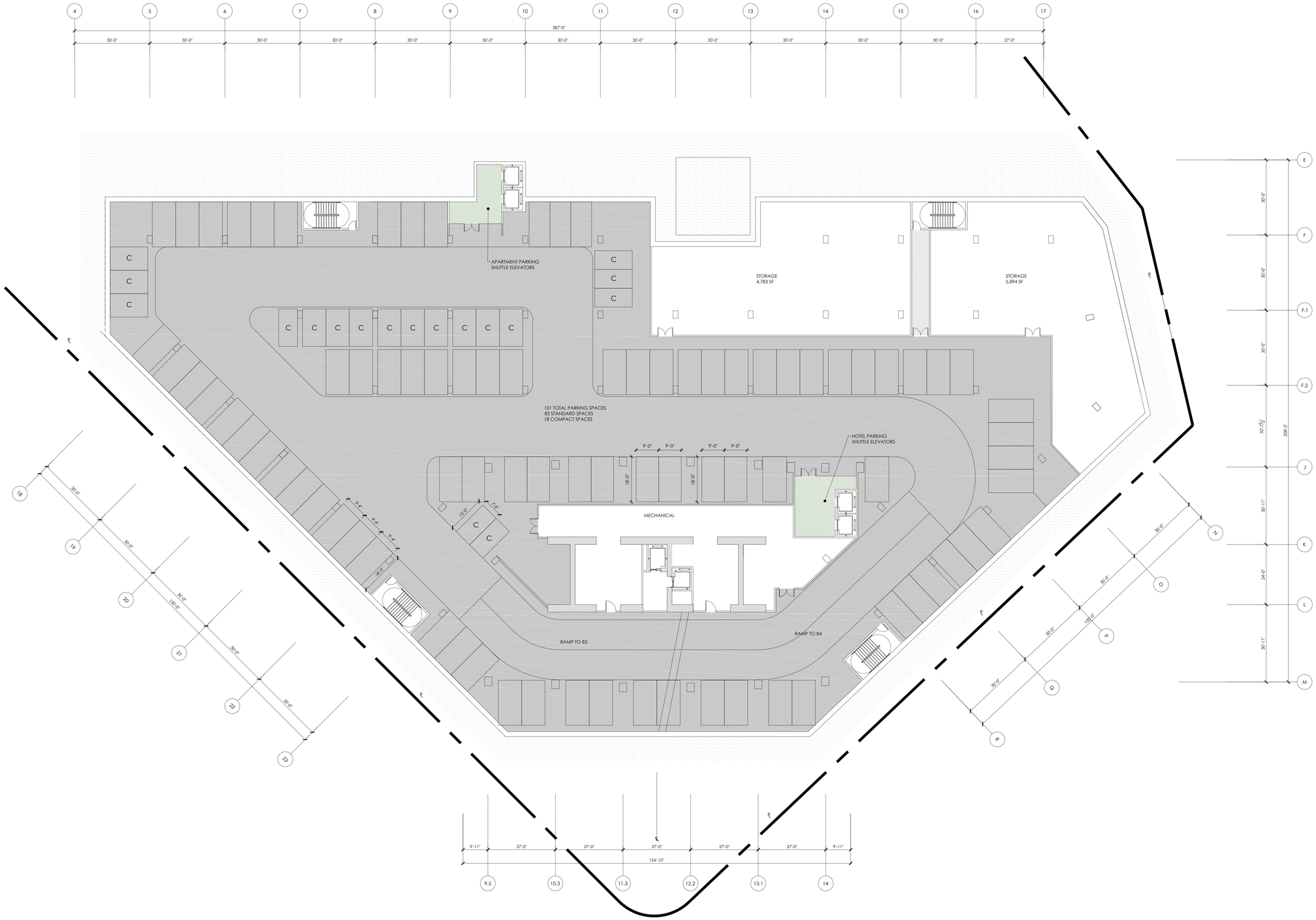
A2.1



LOBBY / LOUNGE
CORRIDOR & OTHER PROGRAM
PARKING

FLOOR PLAN_B5 LEVEL +263.7' (-57'-0")

0 2 5 10 30 60
SCALE:1/16"=1'-0"

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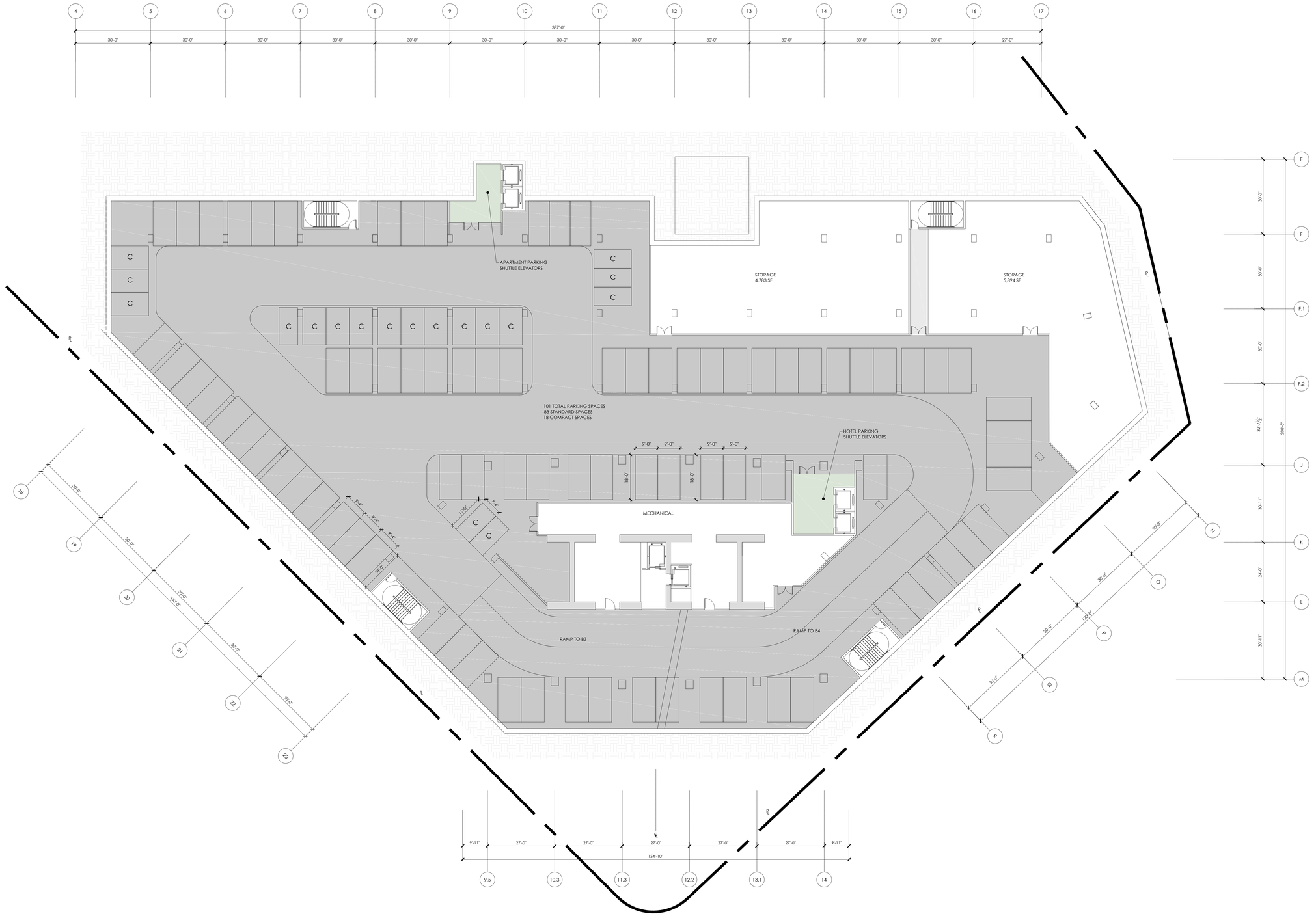

CORRIDOR & OTHER PROGRAM
LOBBY / LOUNGE
PARKING

FLOOR PLAN_B4 LEVEL +273.7' (-47'-0")

0 2 5 10 30 60

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

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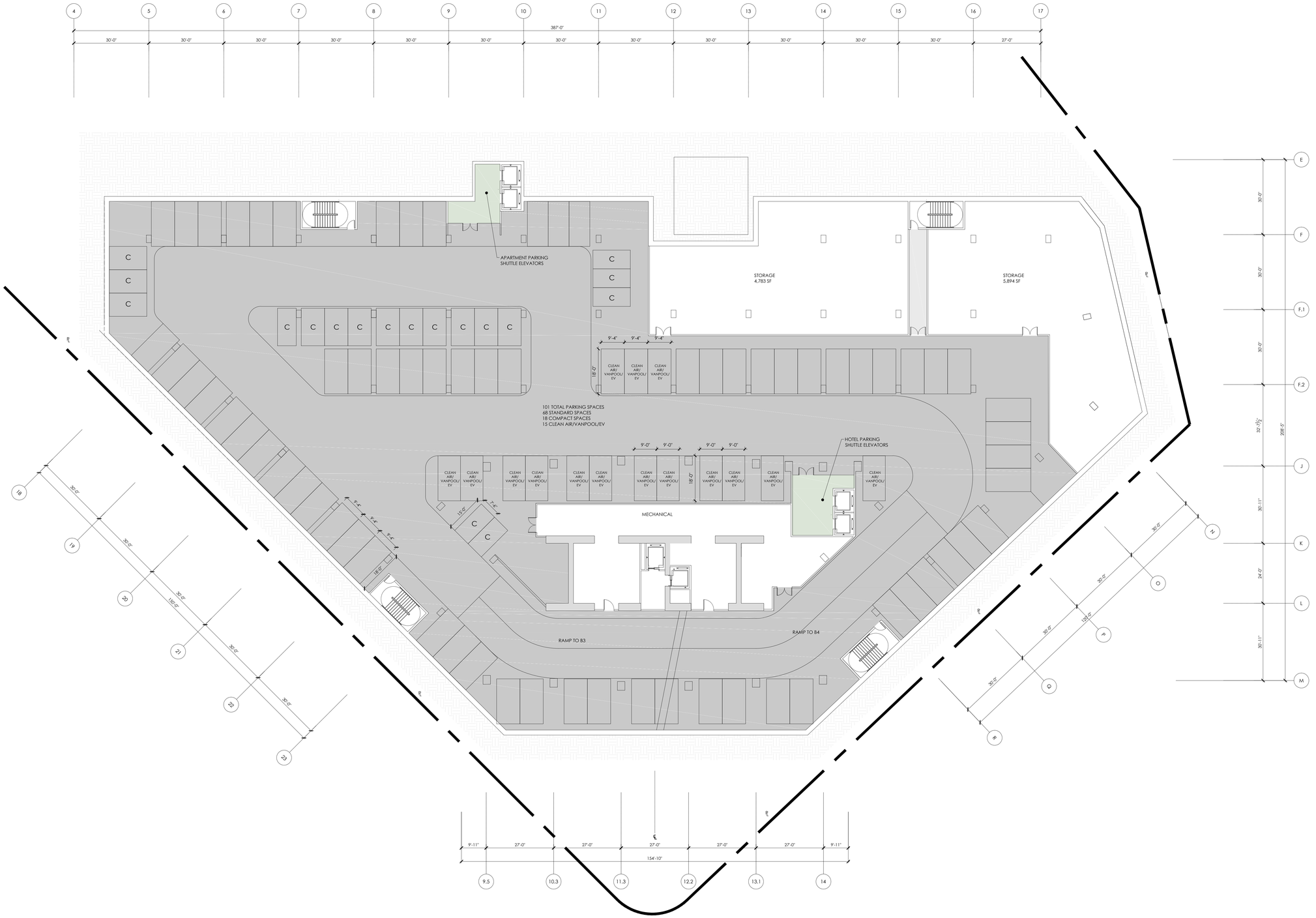
A2.3



CORRIDOR & OTHER PROGRAM
LOBBY / LOUNGE
PARKING

FLOOR PLAN_B3 LEVEL +283.7' (-37'-0")

0 2 5 10 30 60

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

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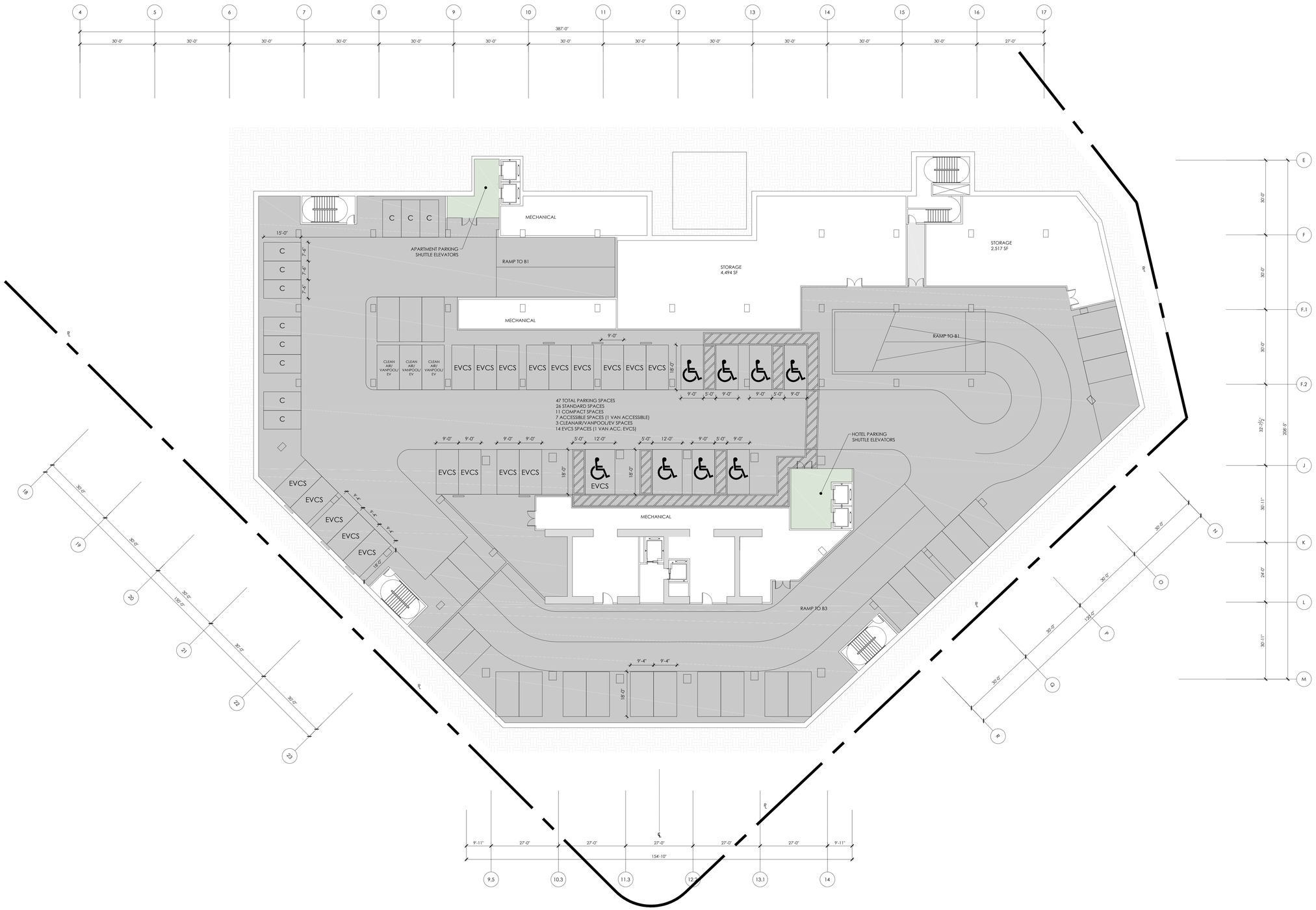

LOBBY / LOUNGE
CORRIDOR & OTHER PROGRAM
PARKING

FLOOR PLAN_B2 LEVEL +283.7' (-27'-0")

0 2 5 10 30 60

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

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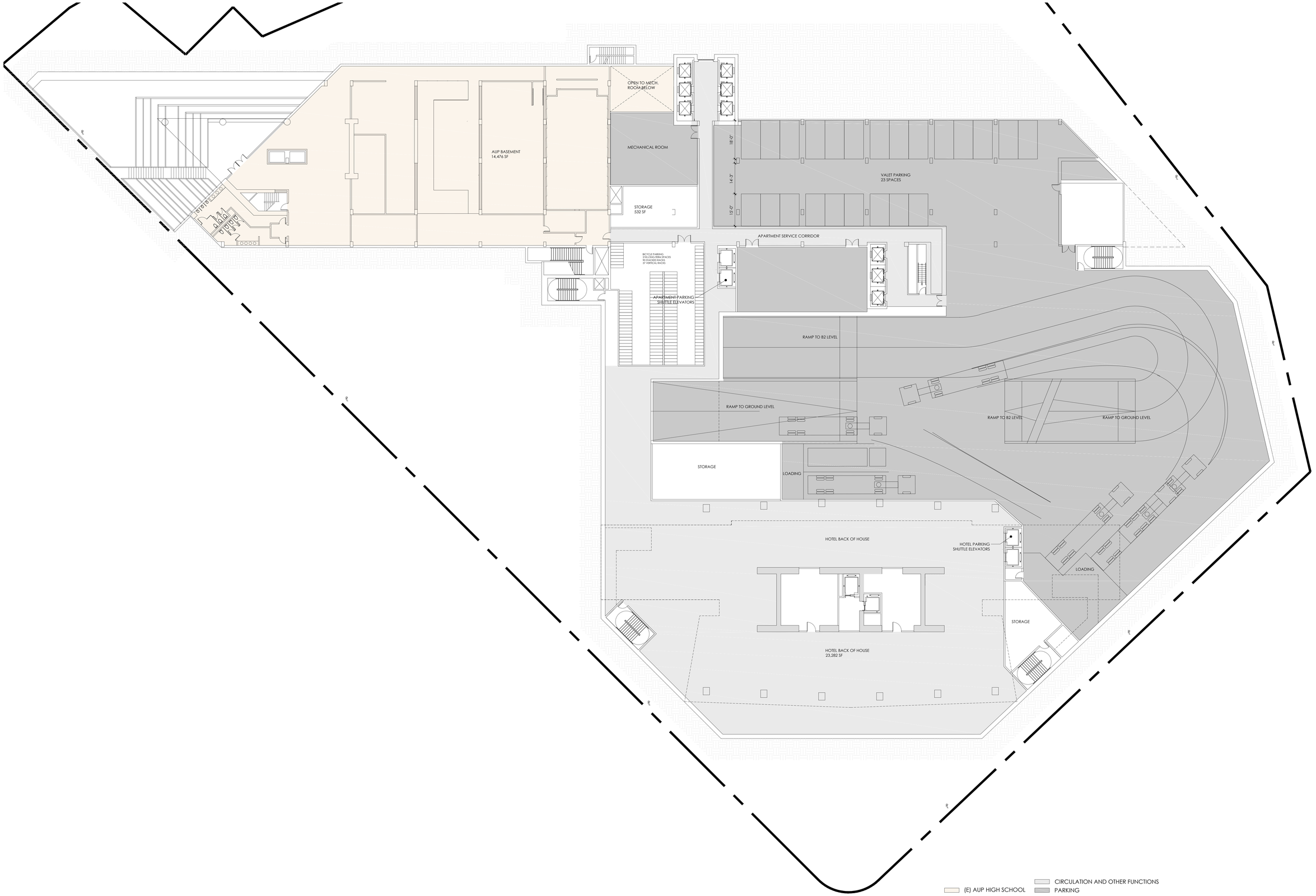
A2.5



FLOOR PLAN_B1 LEVEL +293.7' (-17'-0")

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

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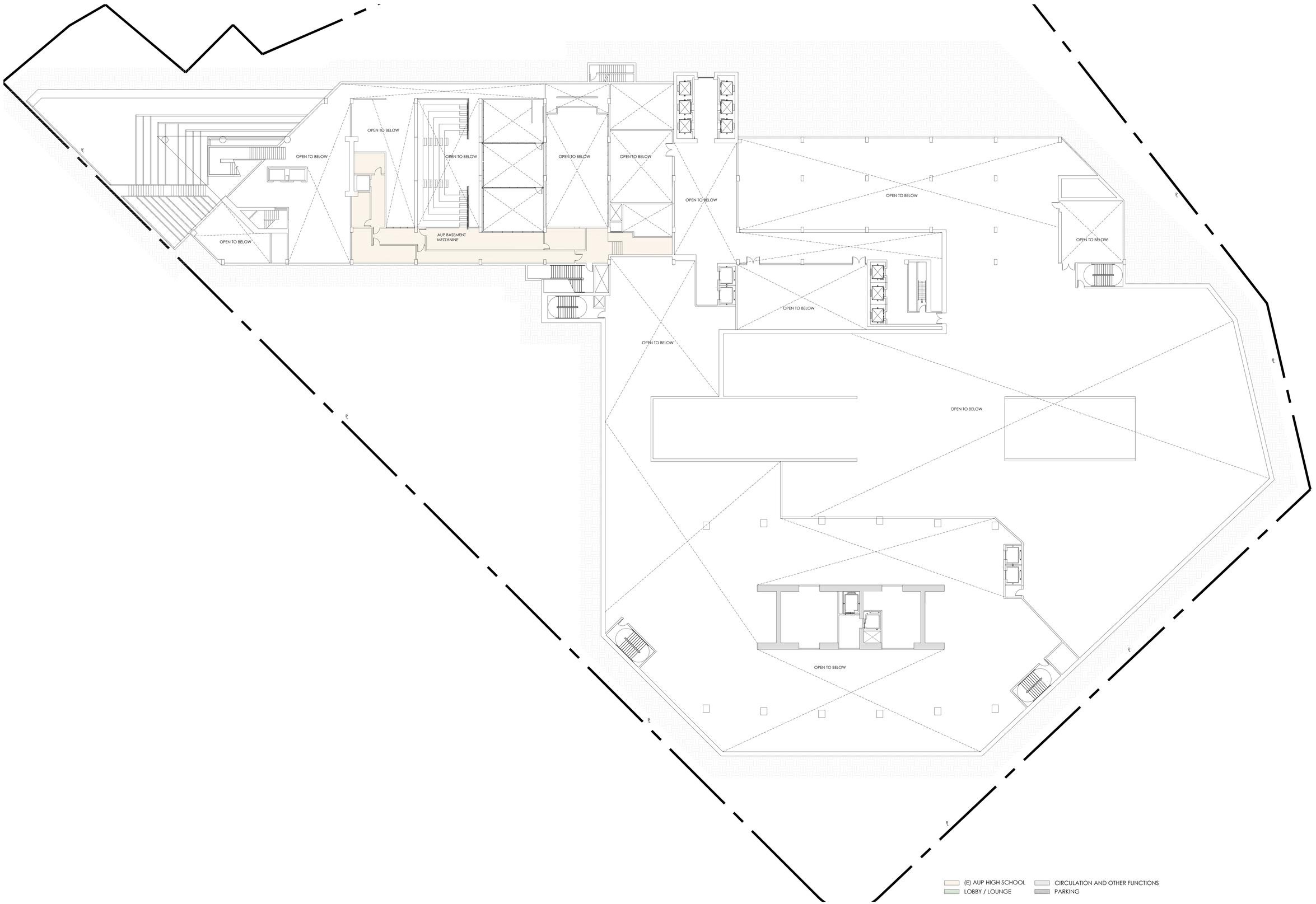
A2.6



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A2.7

(N)6' TALL CONCRETE SOUND WALL

LINE OF SIDEWALK DEDICATION

SOUTHBOUND

AUP SUNKEN COURTYARD

(E) AUP HIGH SCHOOL 11,377 SF

MAILROOM

STORAGE

LEASE CONVENIENCE STORE 1991 SF

RECEPTION

APARTMENT LOBBY 5,101 SF

+320'-8"

LEASE RESTAURANT 5,803 SF

OUTDOOR DINING

(N)6' TALL CONCRETE SOUND WALL

CA-110 FREEWAY

SERVICE ELEVATOR

KITCHEN 2,923 SF

LOADING

PASEO TO OVERPASS

AUTO LAY-BY AREA

+320'-0"

METRO BIKE SHARE STATION

PEDESTRIAN BRIDGE ABOVE

+312'-0"

5% sloped walkway

+320'-0"

24'-0"

R10'-0"

F.F. +312.00

PUBLIC ART

(N) WATER FEATURE

8'-0" @ 9% SLOPE

RAMP TO B1

18% SLOPE

+318'-0"

(N) WATER FEATURE

COVERED COURTYARD

6'-0" @ 7.5% SLOPE

15% SLOPE

RAMP TO B1

+320'-8"

BICYCLE PARKING 24 SHORT-TERM SPACES

TOUR BUS PARKING

(E)STREET LIGHT TO BE REMOVED/ RELOCATED

AVG. SIDEWALK DEDICATION

SOUTH FIGUEROA STREET

+319'-8"

5% slope

5% slope

FIRE CONTROL ROOM

DOWN

UP

LOBBY LOUNGE 4,903 SF

+320'-8"

HOTEL RECEPTION

CONDO ELEVATOR LOBBY

TOILETS

BICYCLE PARKING 22 SHORT-TERM SPACES

+315'-6"

F.F. +314.00

+317'-11"

(E)STREET LIGHT TO REMAIN

(E)STREET LIGHT TO BE REMOVED/ RELOCATED

(E)STREET LIGHT TO REMAIN

+317'-6"

RESTAURANT KITCHEN 1,365 SF

LEASE RESTAURANT 3,934 SF

LED DIAMOND PUBLIC ART

(N)WATER FEATURE

143'-0"

27'-0"

26'-9"

4'-2"

(N)9' WALKWAY ZONE

(N)4' PARKWAY ZONE

(N)5' WALKWAY ZONE

(N)6' PARKWAY ZONE

NORTH 3RD STREET

(E)STREET LIGHT TO REMAIN

(E)STREET LIGHT TO REMAIN

SIDEWALK PAVING
LOBBY / LOUNGE
RESTAURANT / KITCHEN
(E) AUP HIGH SCHOOL
COVERED COURTYARD PAVING
DRIVEWAY PAVING
WATER
PARKING
CIRCULATION AND OTHER FUNCTIONS

N

FLOOR PLAN_GROUND FLOOR

0 2 5 10 30 60

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

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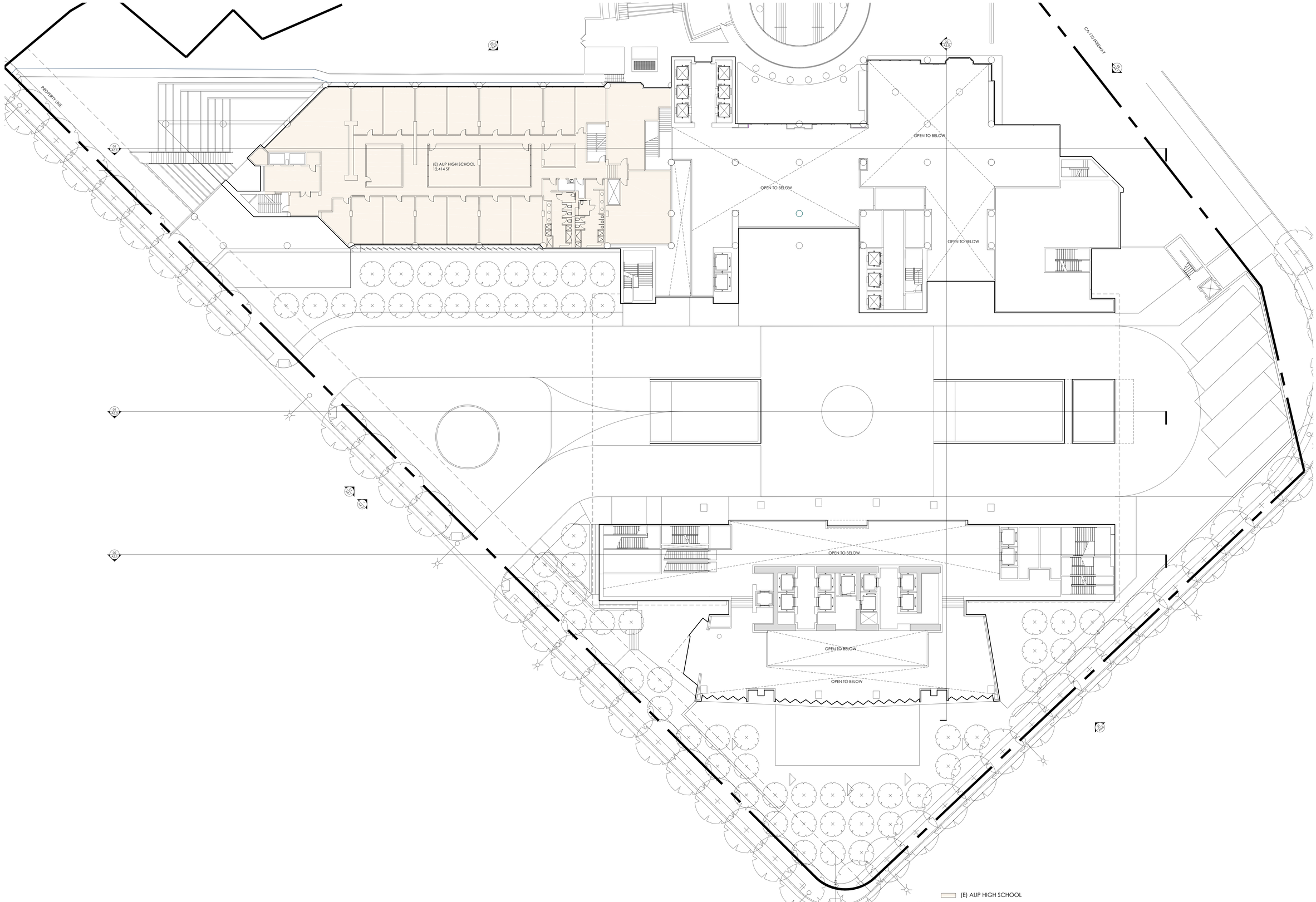
A2.8


PROPERTY LINE
CA-110 FREEWAY
(E) AUP HIGH SCHOOL
12,414 SF
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
01 A3.1
02 A3.1
03 A3.1
04 A3.1
05 A3.1
06 A3.1
07 A3.1
08 A3.1
09 A3.1
10 A3.1
11 A3.1
12 A3.1
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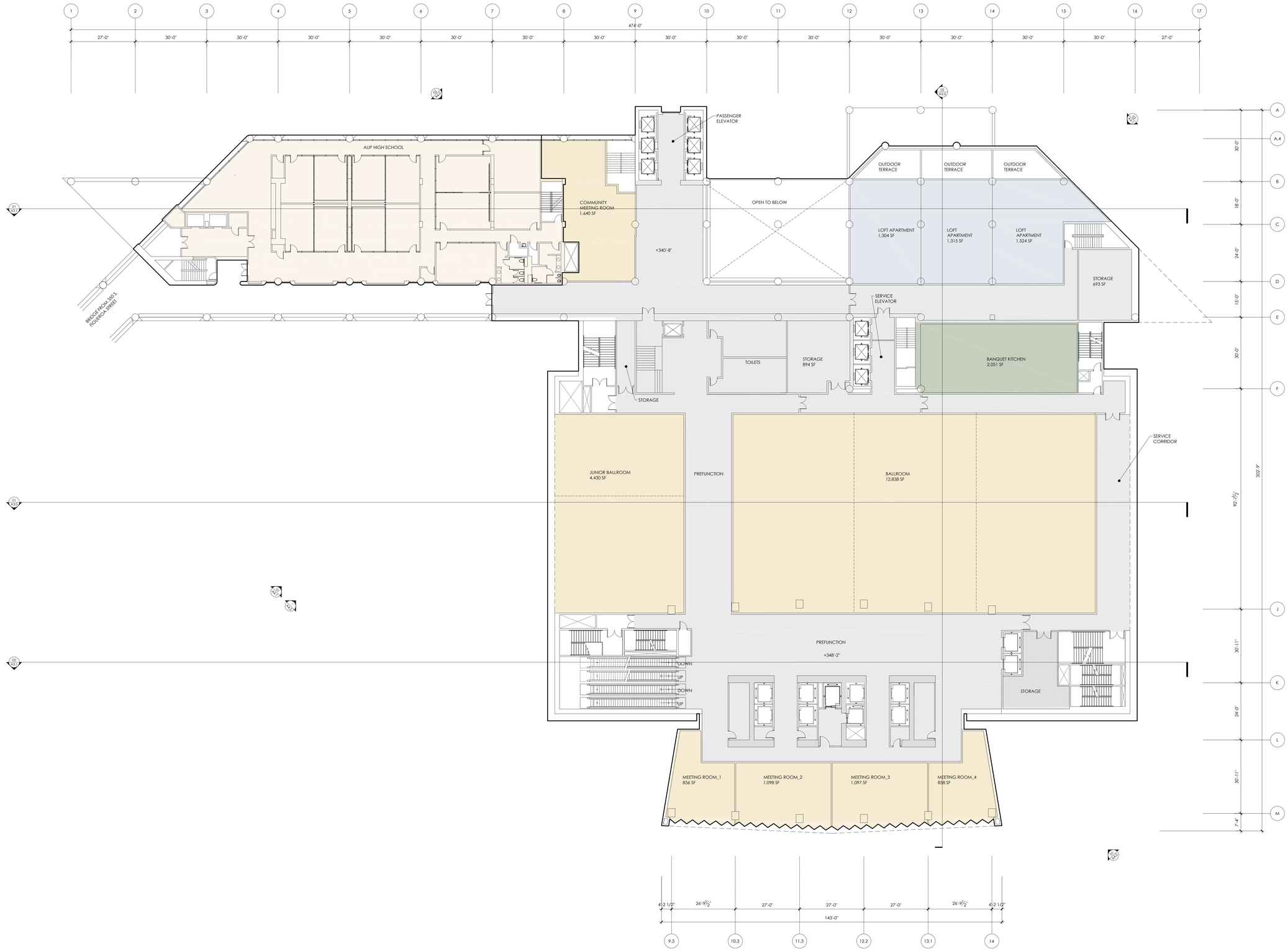
15 A3.1
16 A3.1
17 A3.1
18 A3.1
19 A3.1
20 A3.1



FLOOR PLAN_SECOND FLOOR

0 2 5 10 30 60

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

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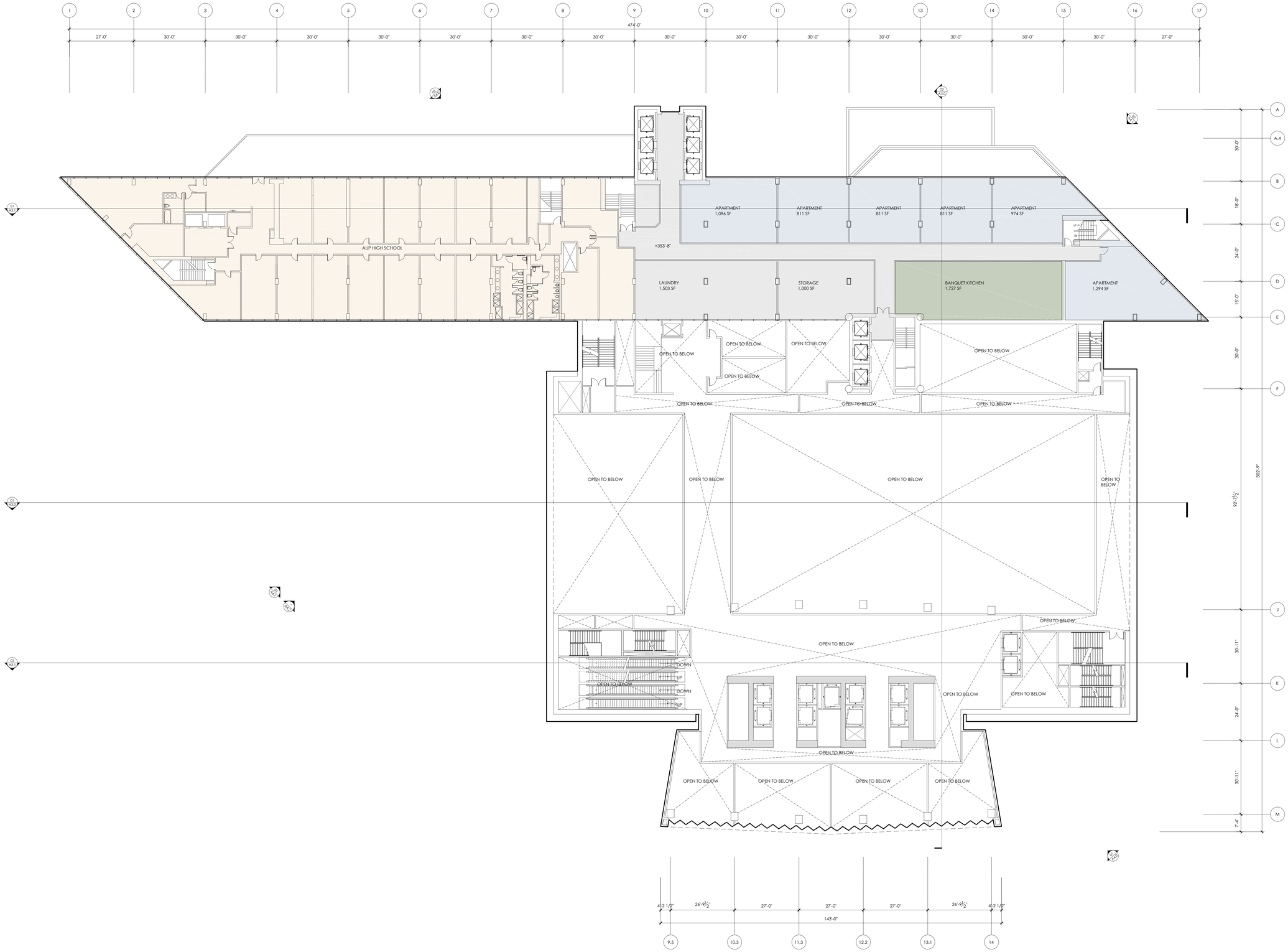
A2.10



APARTMENT
RESTAURANT / KITCHEN
(E) AUP HIGH SCHOOL
MEETING ROOM AND BALLROOM
CIRCULATION AND OTHER FUNCTIONS

N

FLOOR PLAN_SECOND FLOOR (APARTMENT BUILDING 3RD FLOOR)

0 2 5 10 30 60

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

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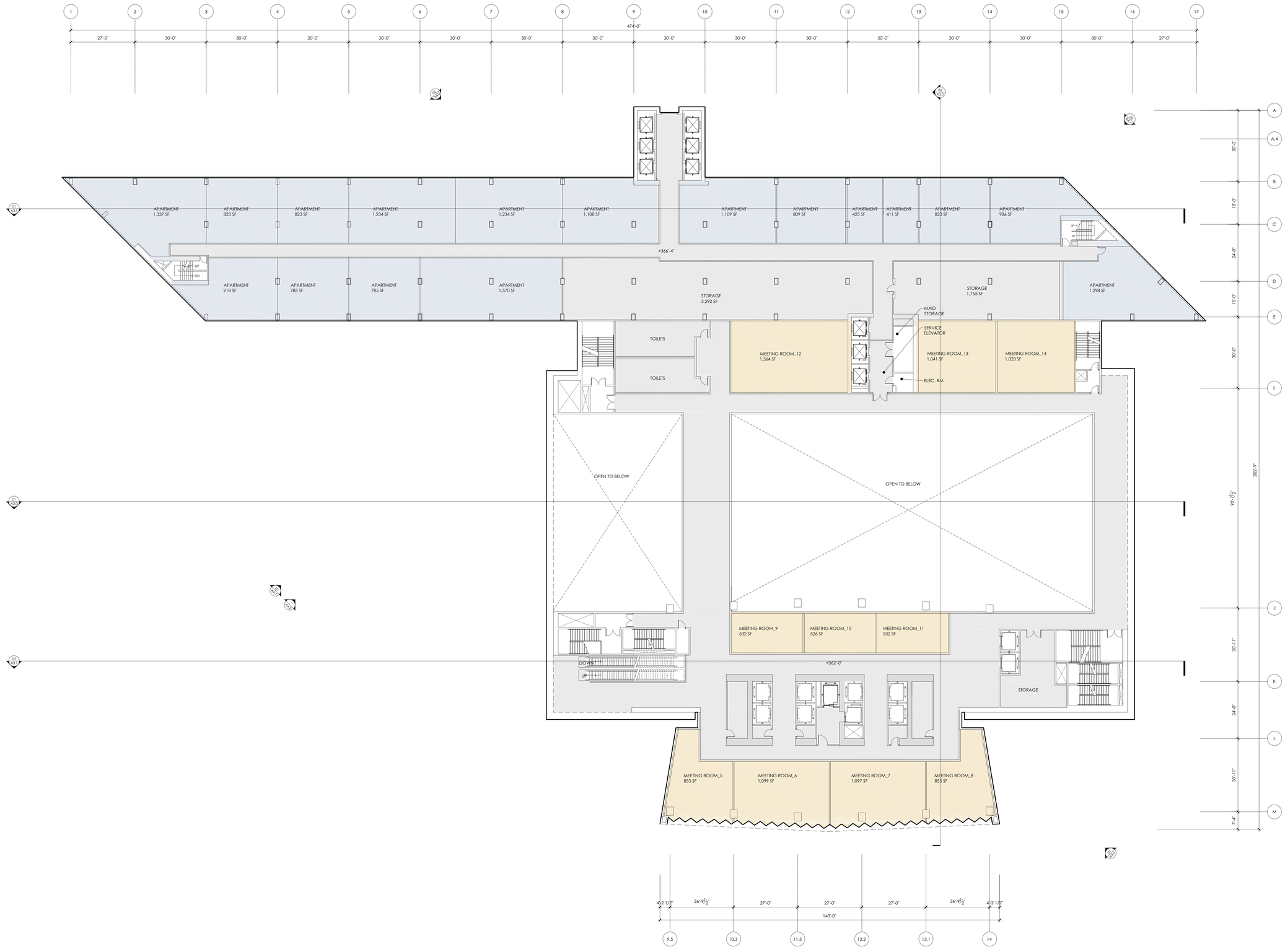
Date: 06.04.2018

A2.11



FLOOR PLAN_3RD FLOOR (APARTMENT BUILDING 4TH FLOOR)

N

0 2 5 10 30 60

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

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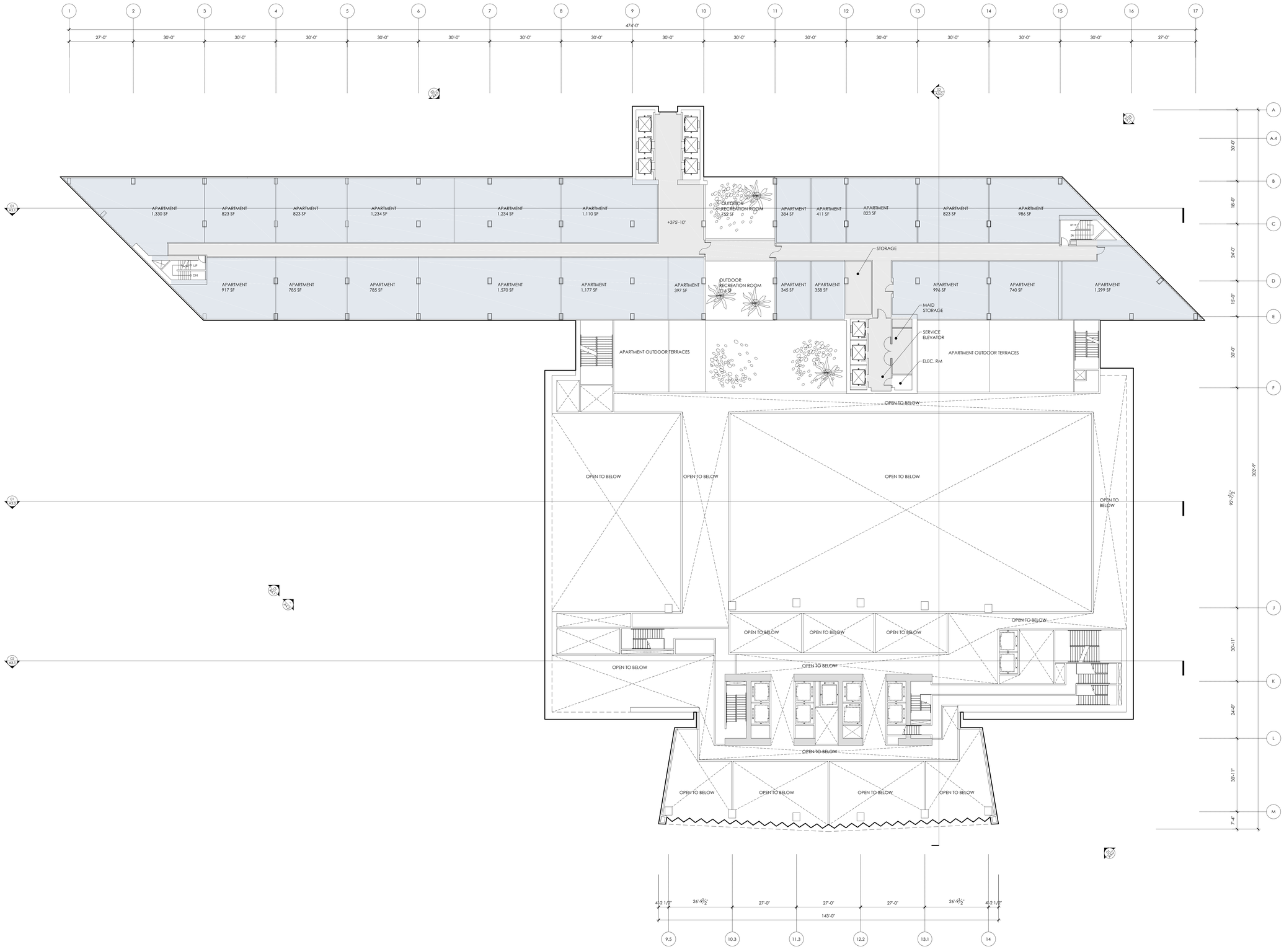
Los Angeles, California 90071 USA

Date: 06.04.2018

A2.12



APARTMENT CIRCULATION AND OTHER FUNCTIONS

FLOOR PLAN_TRANSFER FLOOR (APARTMENT BUILDING 5TH FLOOR)

0 2 5 10 30 60

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

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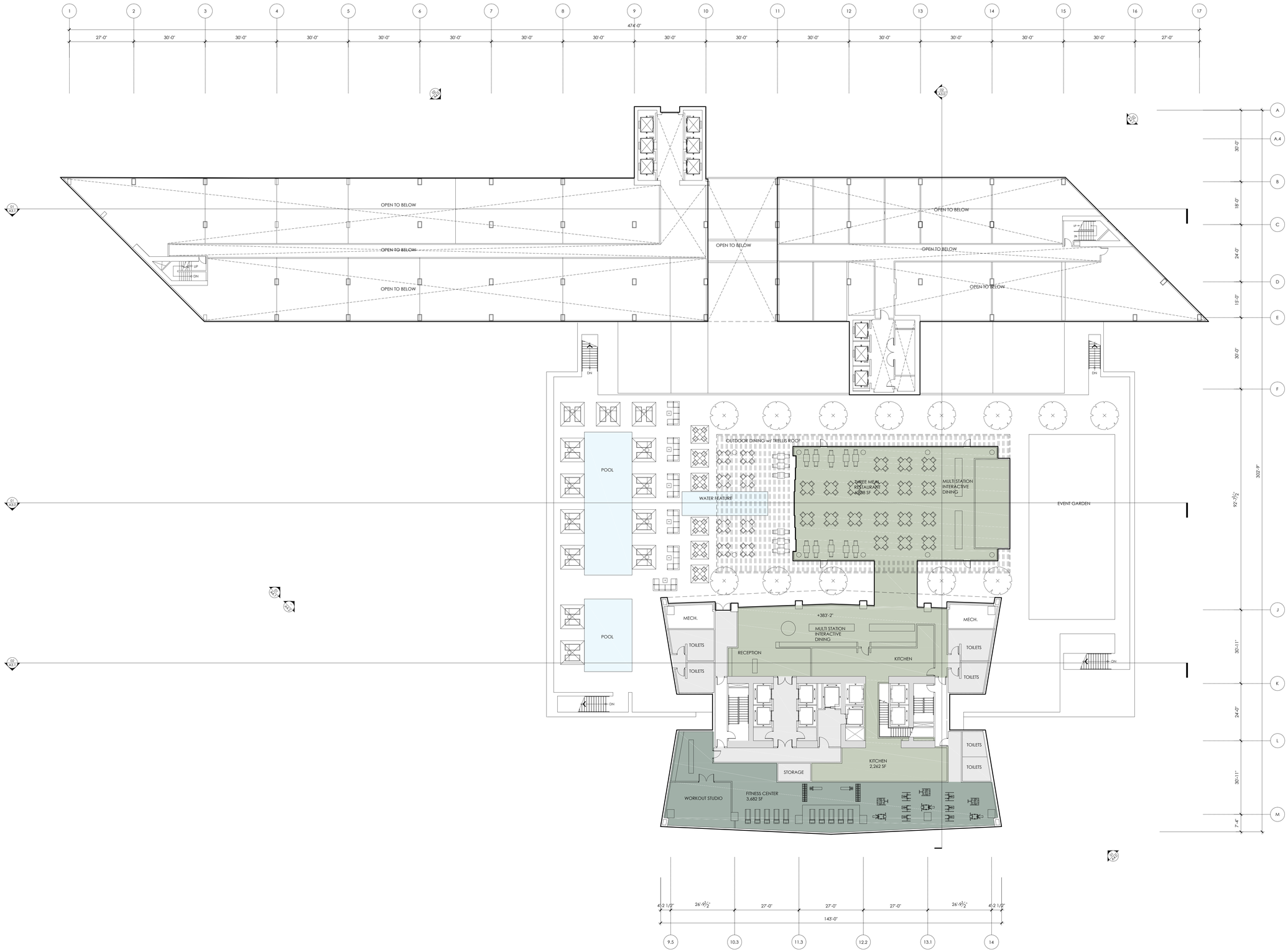
Date: 06.04.2018

A2.13



FITNESS CENTER
RESTAURANT / KITCHEN
WATER
CIRCULATION AND OTHER FUNCTIONS

FLOOR PLAN_4TH FLOOR (APARTMENT BUILDING 5TH FLOOR)

0 2 5 10 30 60

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

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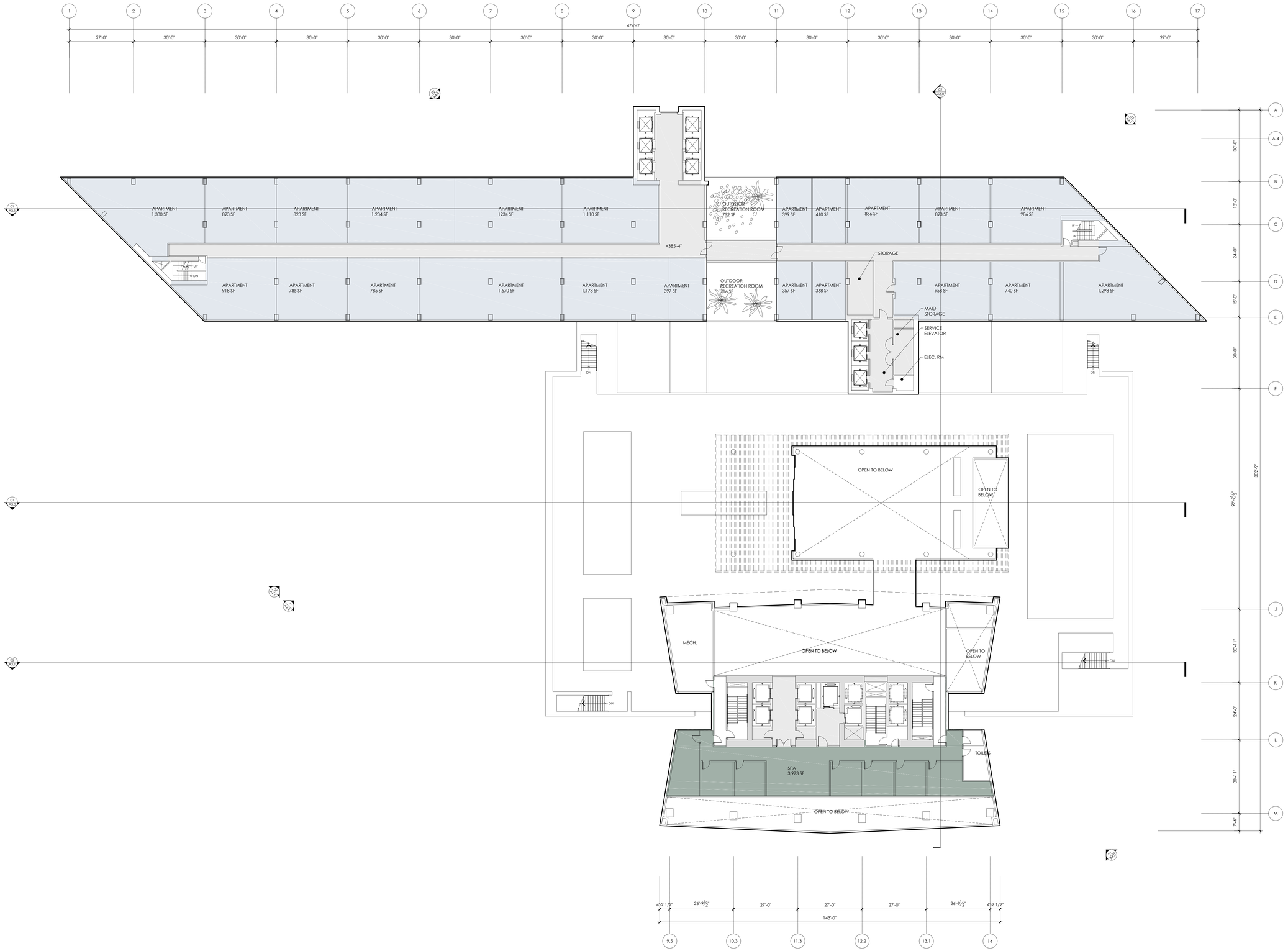
Date: 06.04.2018

A2.14



SPA
APARTMENT
CIRCULATION AND OTHER FUNCTIONS

N

FLOOR PLAN_5TH FLOOR (APARTMENT BUILDING 6TH FLOOR/TYPICAL FLOOR)

0 2 5 10 30 60

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

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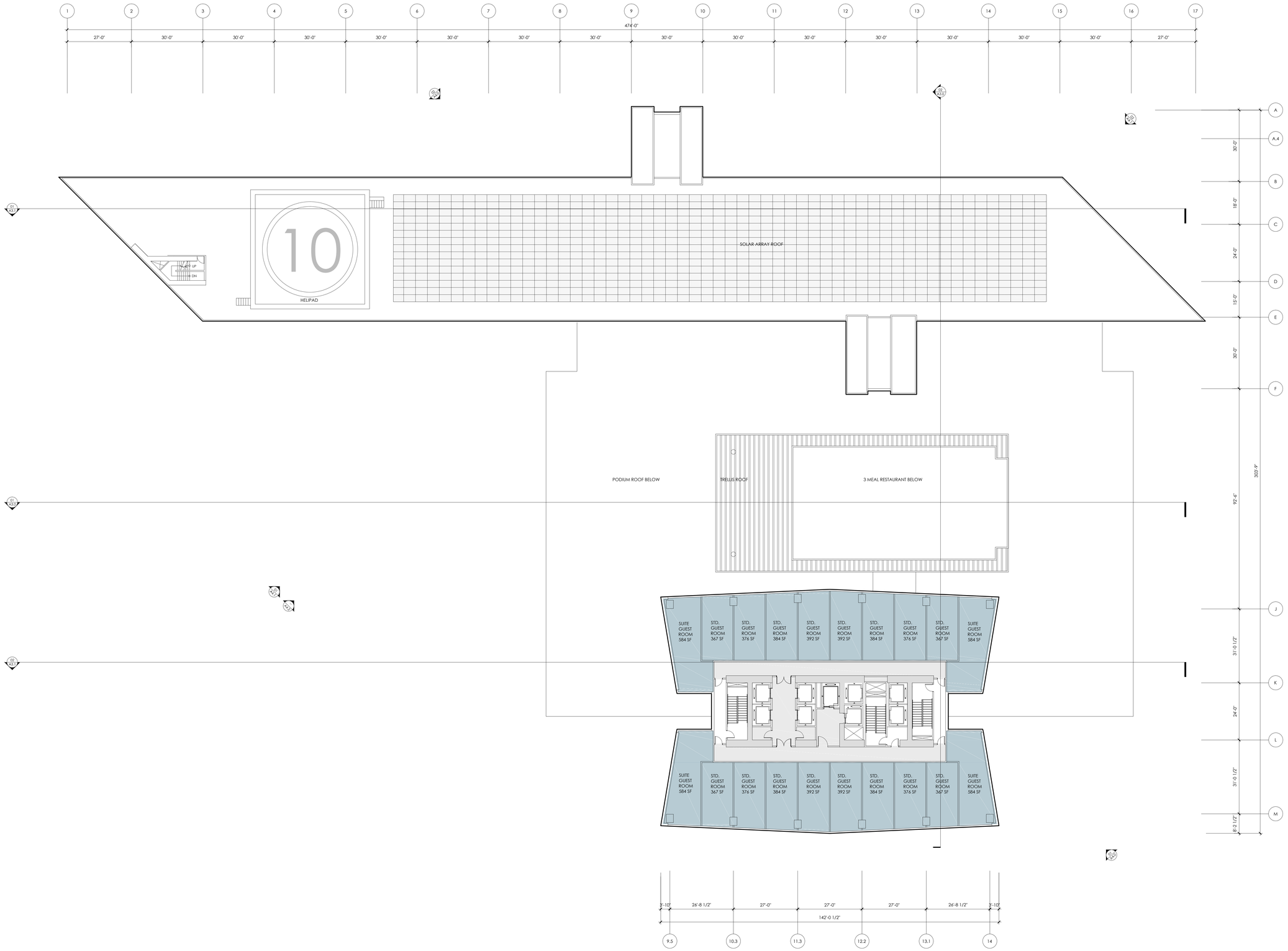
Date: 06.04.2018

A2.15



GUESTROOM
SOLAR PANEL
CIRCULATION AND OTHER FUNCTIONS

N

FLOOR PLAN_10TH FLOOR (APARTMENT BUILDING ROOF LEVEL)

0 2 5 10 30 60

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

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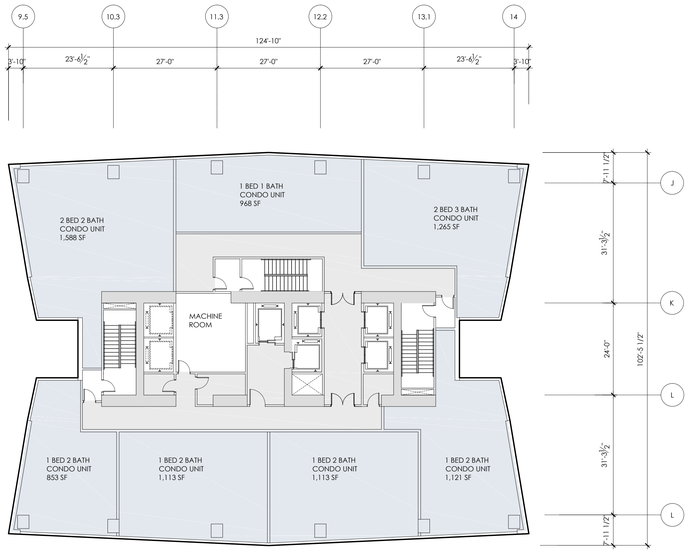
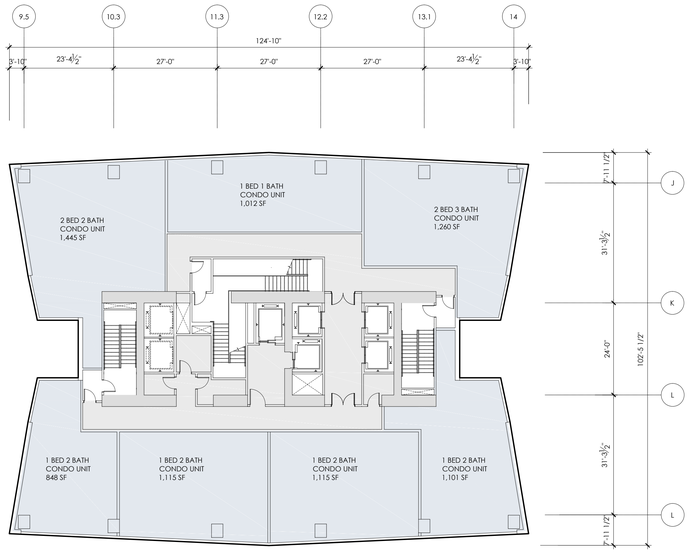
Date: 06.04.2018

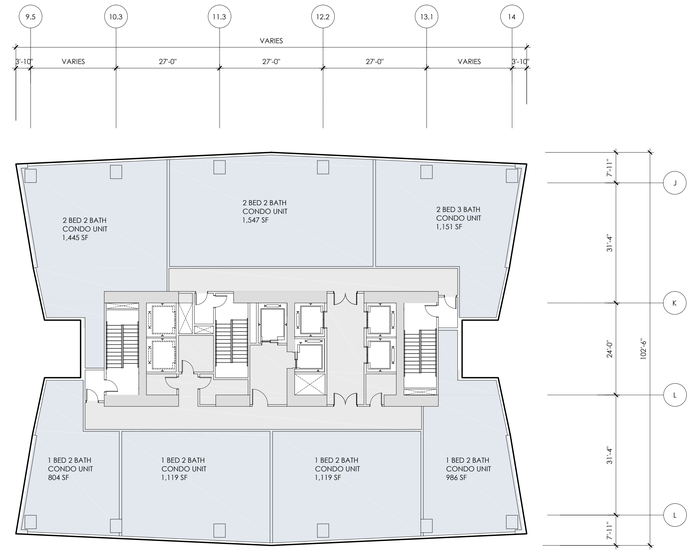
A2.16



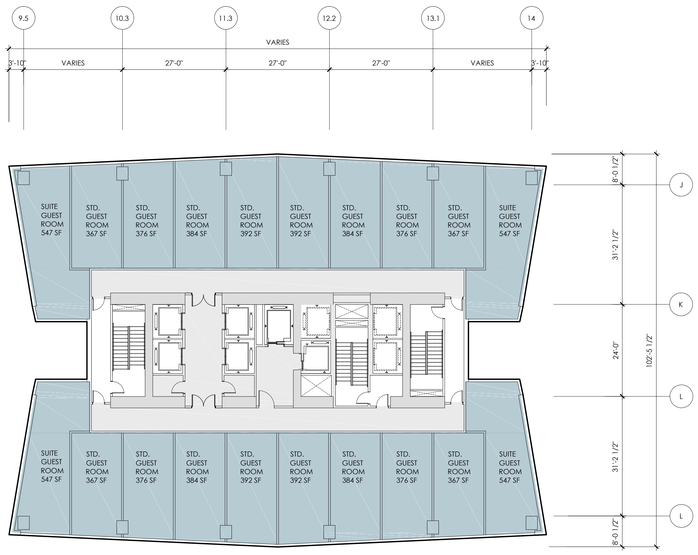
FLOOR PLAN_37TH FLOOR (STAIR TRANSFER)



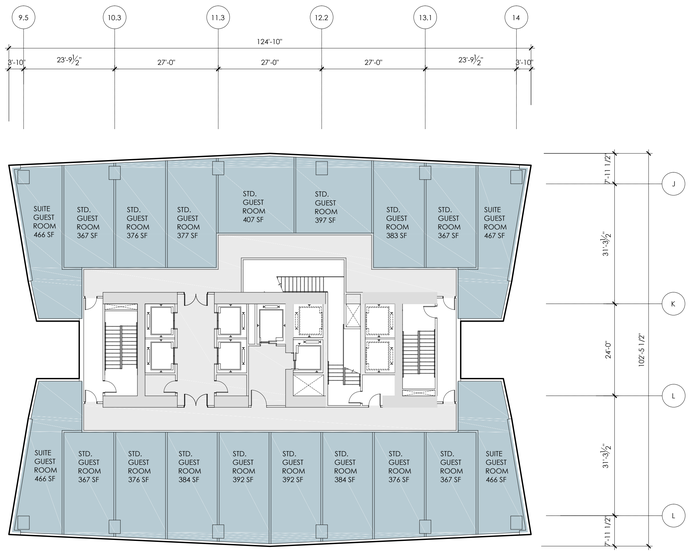
FLOOR PLAN_38TH FLOOR (STAIR TRANSFER)



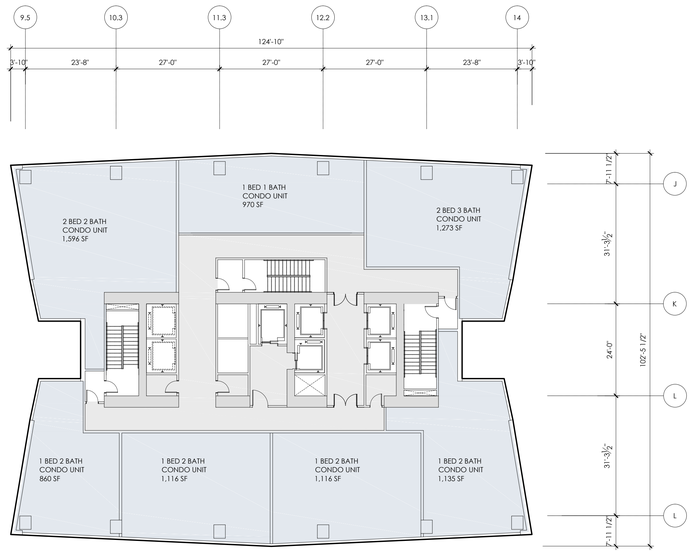
FLOOR PLAN_39TH-67TH FLOOR (TYPICAL)



FLOOR PLAN_6TH-34TH FLOOR (TYPICAL)



FLOOR PLAN_35TH FLOOR (STAIR TRANSFER)



FLOOR PLAN_36TH FLOOR (STAIR TRANSFER)

CONDOMINIUM
GUESTROOM
CIRCULATION AND OTHER FUNCTIONS

N

FLOOR PLAN_ TYPICAL FLOOR & STAIR TRANSFER FLOORS

0 2 5 10 30 60

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

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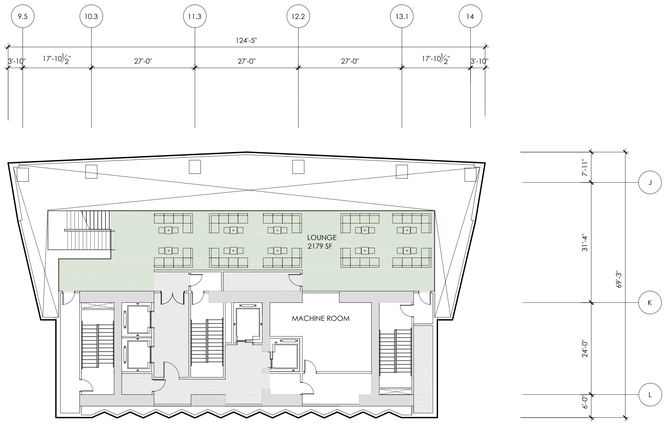
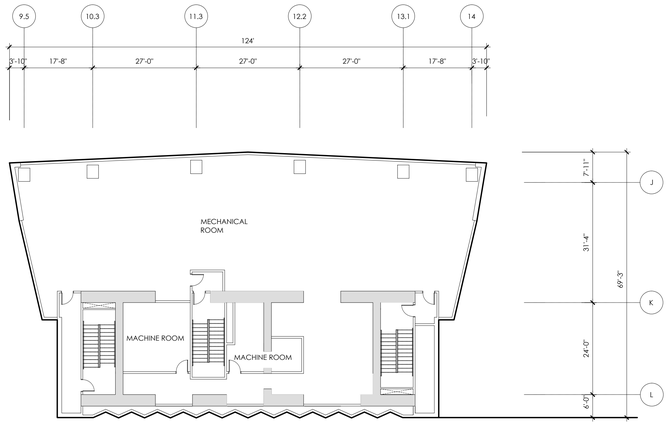
Date: 06.04.2018

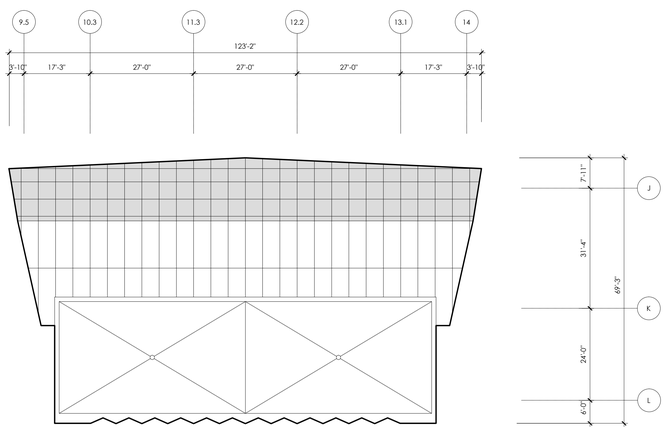
A2.17



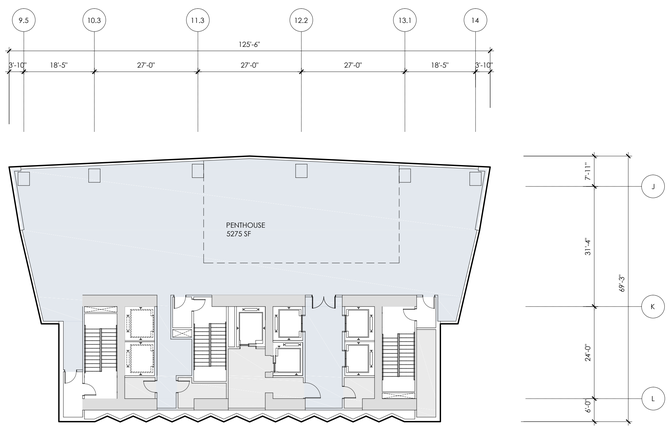
FLOOR PLAN_77TH FLOOR



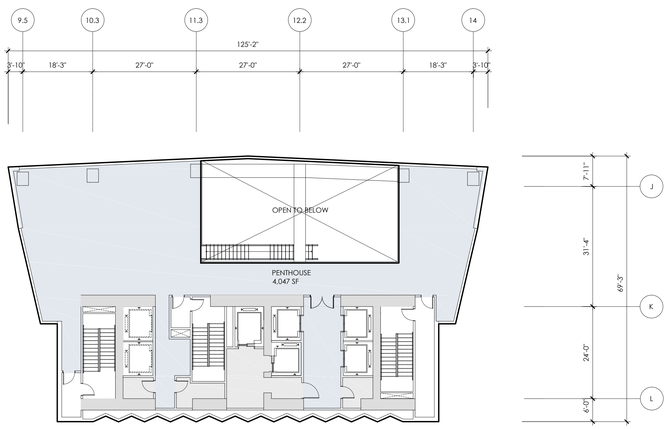
FLOOR PLAN_78TH FLOOR



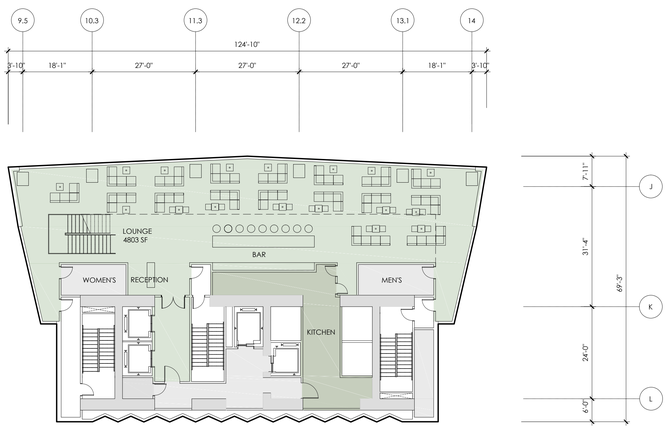
ROOF PLAN



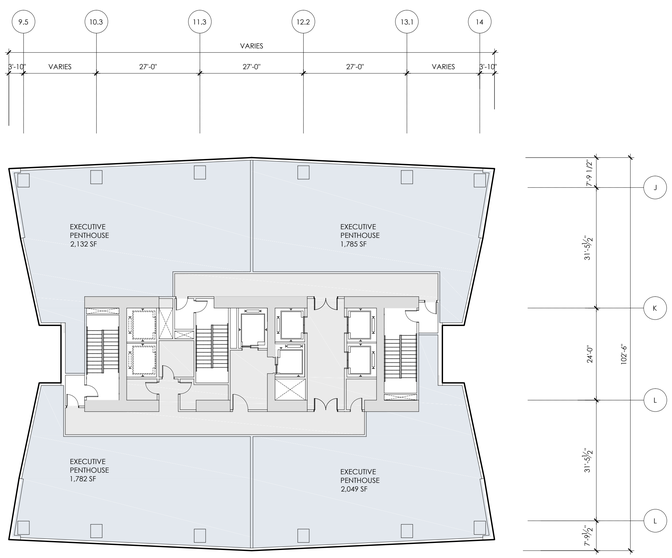
FLOOR PLAN_74TH FLOOR



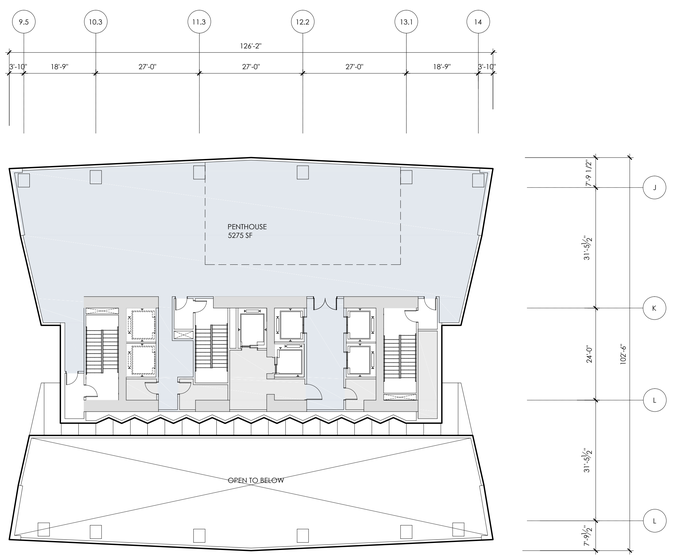
FLOOR PLAN_75TH FLOOR



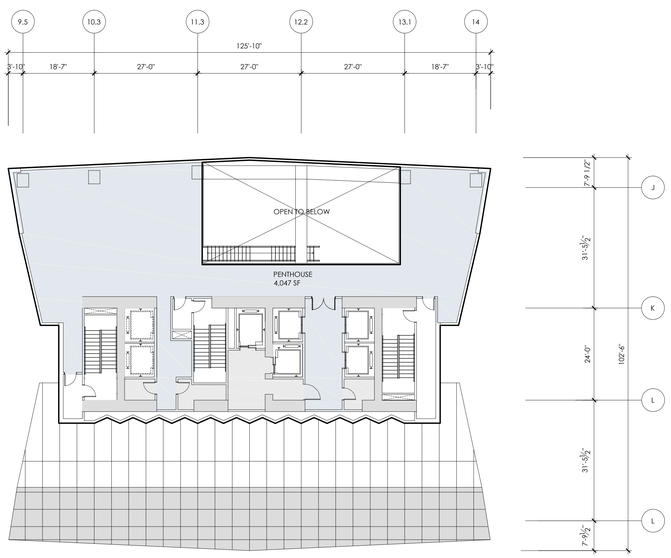
FLOOR PLAN_76TH FLOOR



FLOOR PLAN_68TH - 71ND FLOOR



FLOOR PLAN_72ND FLOOR



FLOOR PLAN_73RD FLOOR

CONDOMINIUM
LOUNGE / BAR
RESTAURANT / KITCHEN
CIRCULATION AND OTHER FUNCTIONS
STAINLESS STEEL PANEL

N

FLOOR PLAN_PENTHOUSES & ROOF LOUNGE/BAR

0 2 5 10 30 60

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

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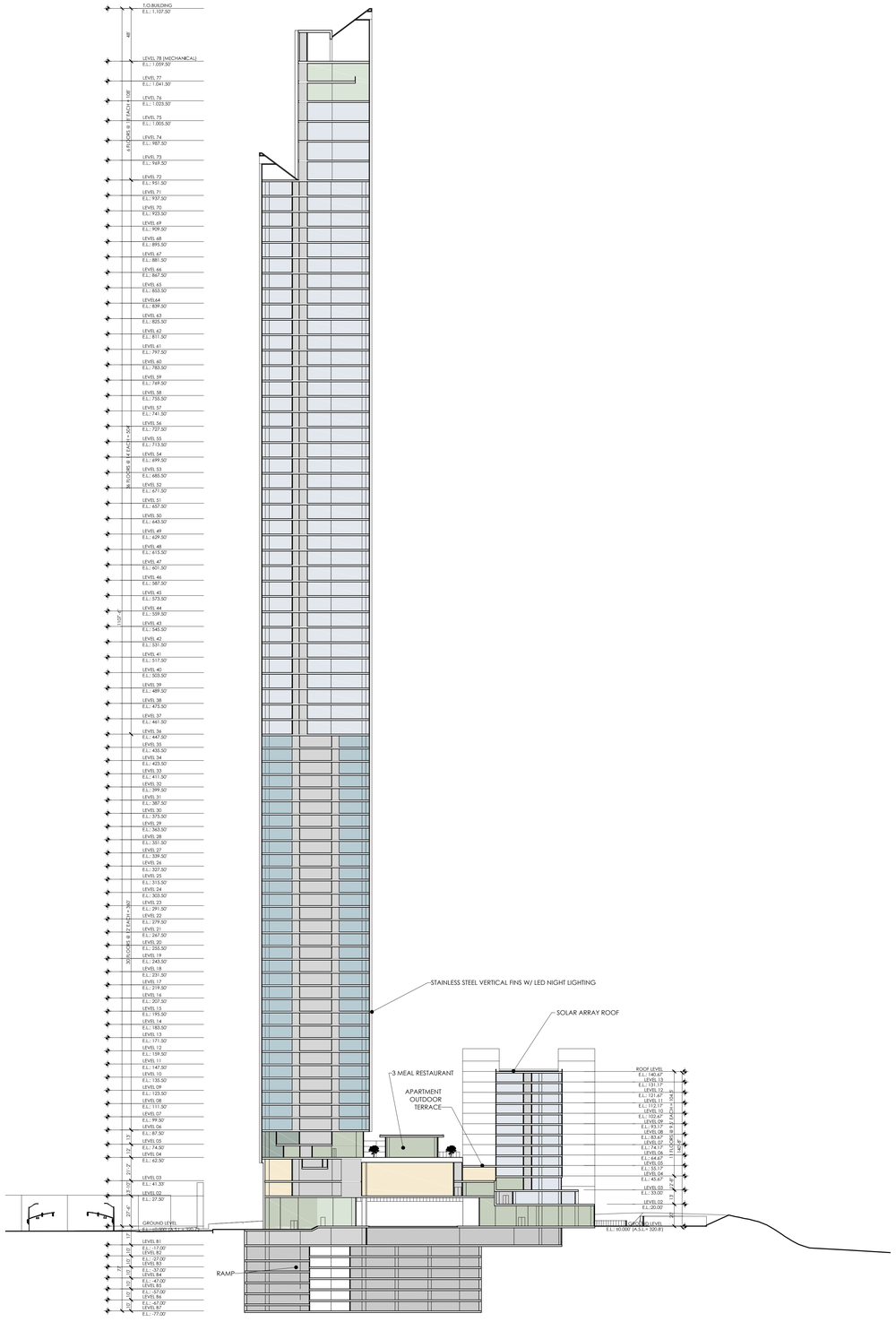
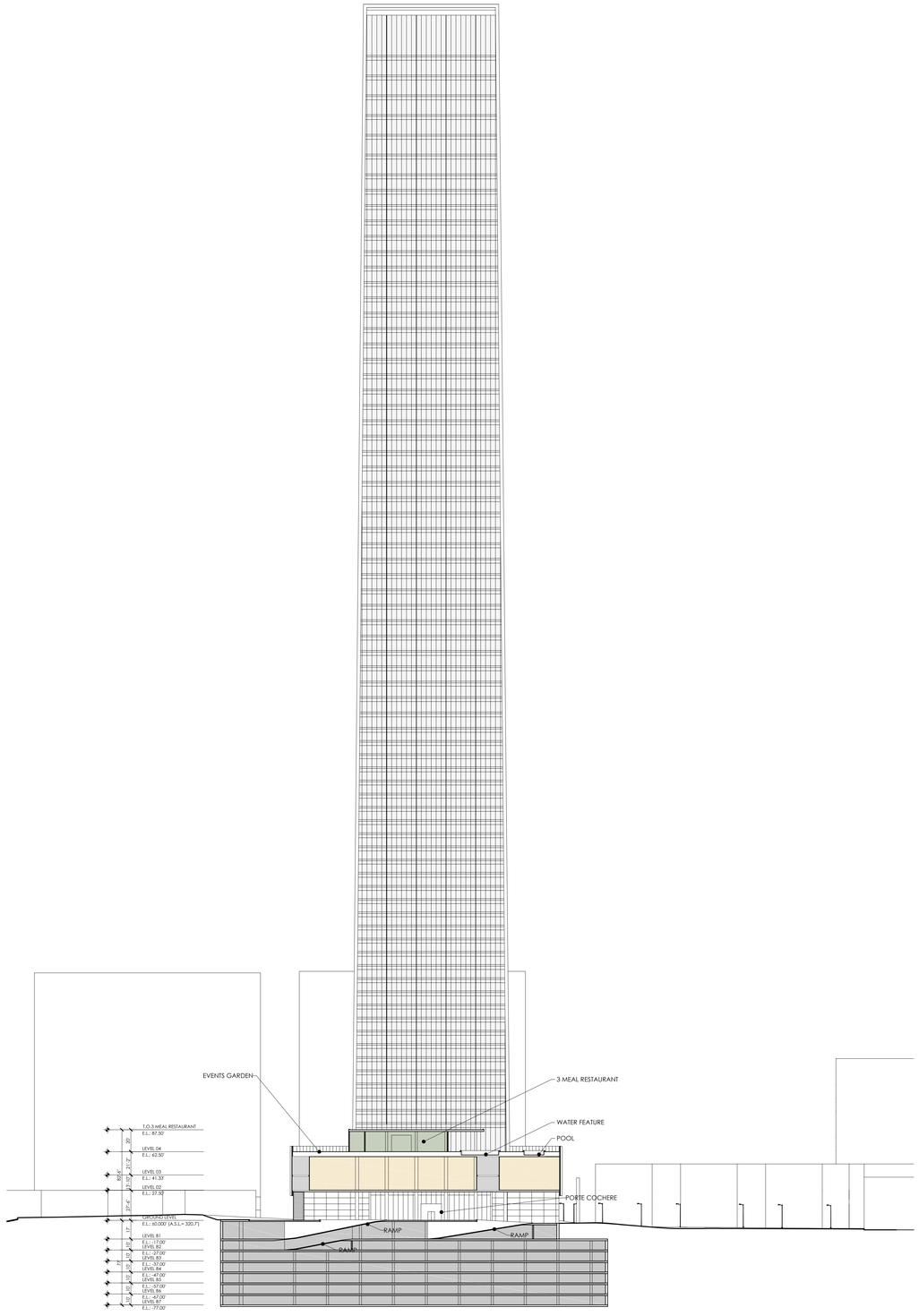
Date: 06.04.2018

A2.18



02 NEW TOWER SECTION - TRANSVERSE



01 PODIUM SECTION - LONGITUDINAL

APARTMENT
GUESTROOM
LOBBY / LOUNGE
RESTAURANT / KITCHEN
PARKING
FITNESS AND SPA
WATER
MEETING ROOM AND BALLROOM
CIRCULATION AND OTHER FUNCTIONS

BUILDING SECTIONS

0 20 40 80 160
SCALE: 1:50

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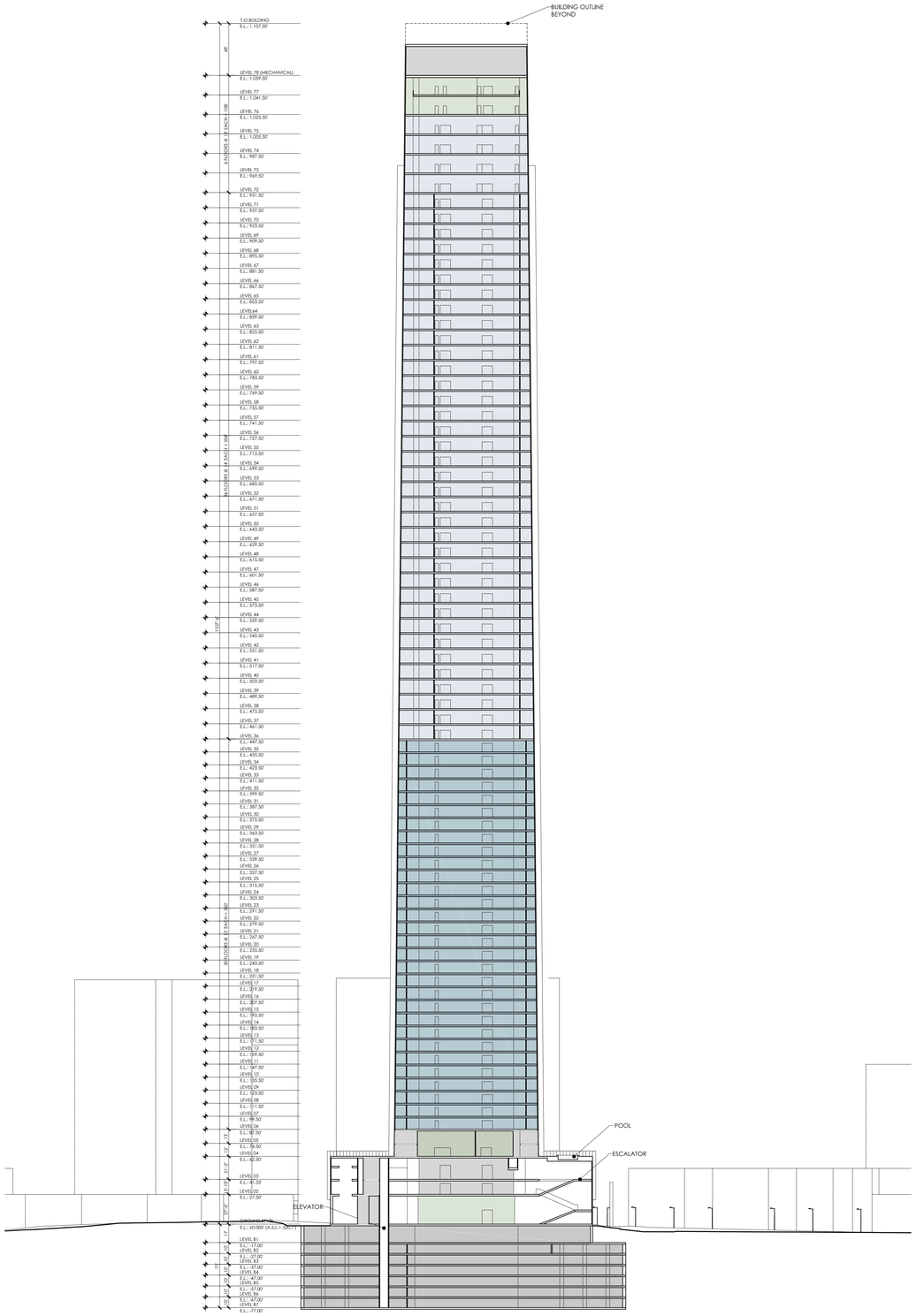
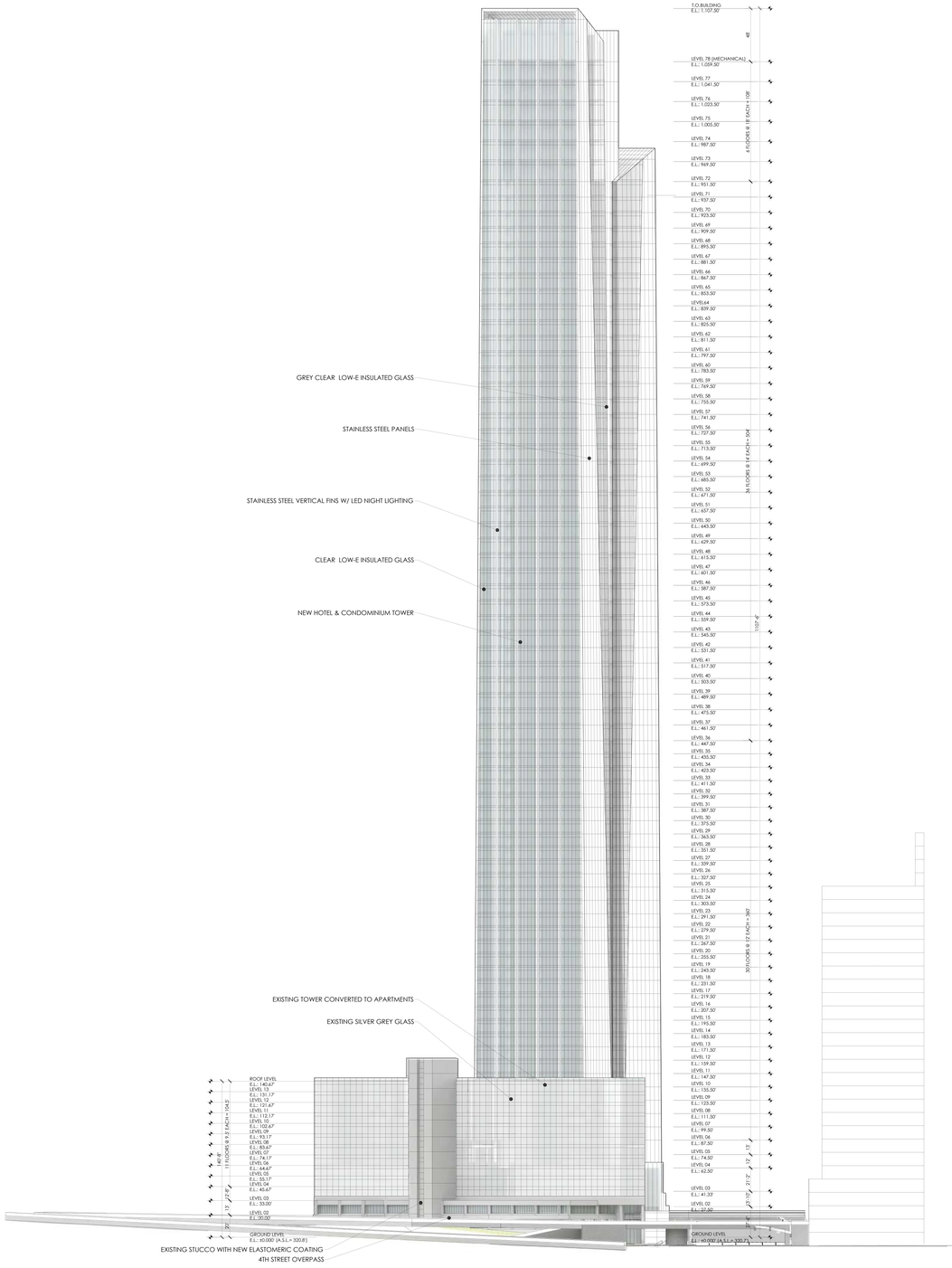
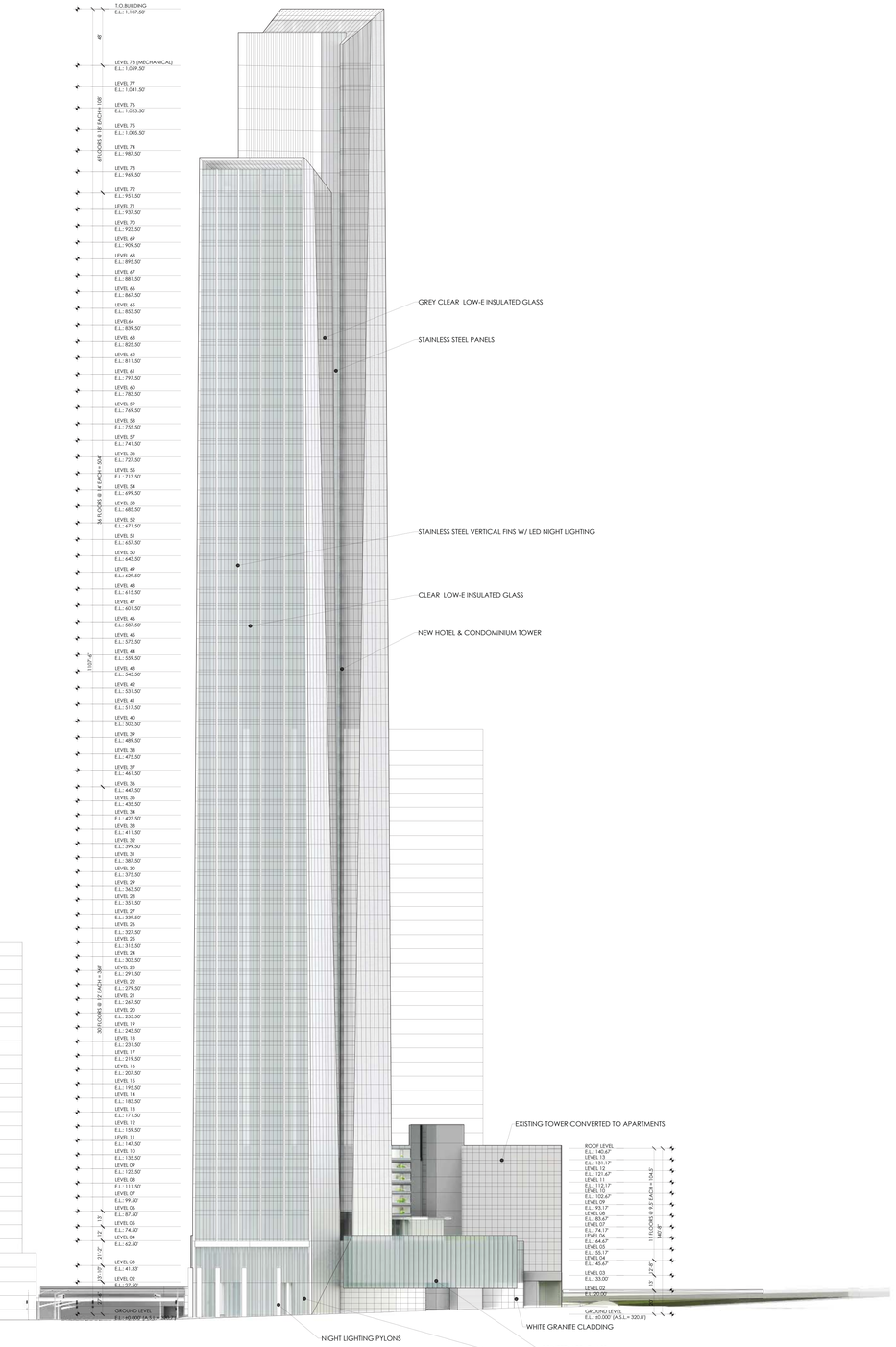
A3.0


T.O.BUILDING
E.L.: 1,107.50
LEVEL 78 (MECHANICAL)
E.L.: 1,039.50
LEVEL 77
E.L.: 1,041.50
LEVEL 76
E.L.: 1,023.50
LEVEL 75
E.L.: 1,005.50
LEVEL 74
E.L.: 987.50
LEVEL 73
E.L.: 969.50
LEVEL 72
E.L.: 951.50
LEVEL 71
E.L.: 937.50
LEVEL 70
E.L.: 923.50
LEVEL 69
E.L.: 909.50
LEVEL 68
E.L.: 895.50
LEVEL 67
E.L.: 881.50
LEVEL 66
E.L.: 867.50
LEVEL 65
E.L.: 853.50
LEVEL64
E.L.: 839.50
LEVEL 63
E.L.: 825.50
LEVEL 62
E.L.: 811.50
LEVEL 61
E.L.: 797.50
LEVEL 60
E.L.: 783.50
LEVEL 59
E.L.: 769.50
LEVEL 58
E.L.: 755.50
LEVEL 57
E.L.: 741.50
LEVEL 56
E.L.: 727.50
LEVEL 55
E.L.: 713.50
LEVEL 54
E.L.: 699.50
LEVEL 53
E.L.: 685.50
LEVEL 52
E.L.: 671.50
LEVEL 51
E.L.: 657.50
LEVEL 50
E.L.: 643.50
LEVEL 49
E.L.: 629.50
LEVEL 48
E.L.: 615.50
LEVEL 47
E.L.: 601.50
LEVEL 46
E.L.: 587.50
LEVEL 45
E.L.: 573.50
LEVEL 44
E.L.: 559.50
LEVEL 43
E.L.: 545.50
LEVEL 42
E.L.: 531.50
LEVEL 41
E.L.: 517.50
LEVEL 40
E.L.: 503.50
LEVEL 39
E.L.: 489.50
LEVEL 38
E.L.: 475.50
LEVEL 37
E.L.: 461.50
LEVEL 36
E.L.: 447.50
LEVEL 35
E.L.: 435.50
LEVEL 34
E.L.: 423.50
LEVEL 33
E.L.: 411.50
LEVEL 32
E.L.: 399.50
LEVEL 31
E.L.: 387.50
LEVEL 30
E.L.: 375.50
LEVEL 29
E.L.: 363.50
LEVEL 28
E.L.: 351.50
LEVEL 27
E.L.: 339.50
LEVEL 26
E.L.: 327.50
LEVEL 25
E.L.: 315.50
LEVEL 24
E.L.: 303.50
LEVEL 23
E.L.: 291.50
LEVEL 22
E.L.: 279.50
LEVEL 21
E.L.: 267.50
LEVEL 20
E.L.: 255.50
LEVEL 19
E.L.: 243.50
LEVEL 18
E.L.: 231.50
LEVEL 17
E.L.: 219.50
LEVEL 16
E.L.: 207.50
LEVEL 15
E.L.: 195.50
LEVEL 14
E.L.: 183.50
LEVEL 13
E.L.: 171.50
LEVEL 12
E.L.: 159.50
LEVEL 11
E.L.: 147.50
LEVEL 10
E.L.: 135.50
LEVEL 09
E.L.: 123.50
LEVEL 08
E.L.: 111.50
LEVEL 07
E.L.: 99.50
LEVEL 06
E.L.: 87.50
LEVEL 05
E.L.: 74.50
LEVEL 04
E.L.: 62.50
LEVEL 03
E.L.: 41.33
LEVEL 02
E.L.: 27.50
GROUND LEVEL
E.L.: ±0.000' (A.S.L.= 269')
LEVEL B1
E.L.: -7.00
LEVEL B2
E.L.: -27.00
LEVEL B3
E.L.: -37.00
LEVEL B4
E.L.: -47.00
LEVEL B5
E.L.: -57.00
LEVEL B6
E.L.: -67.00
LEVEL B7
E.L.: -77.00
48'
X1 FLOORS @ 9' EACH = 108'
X1 FLOORS @ 9' EACH = 54'
TYP. 4
X1 FLOORS @ 9' EACH = 360'
27'-6"
13'-0"
9'-0"
9'-0"
9



02 SOUTH ELEVATION



01 NORTH ELEVATION

ELEVATIONS

0 20 40 80 160
SCALE: 1:50

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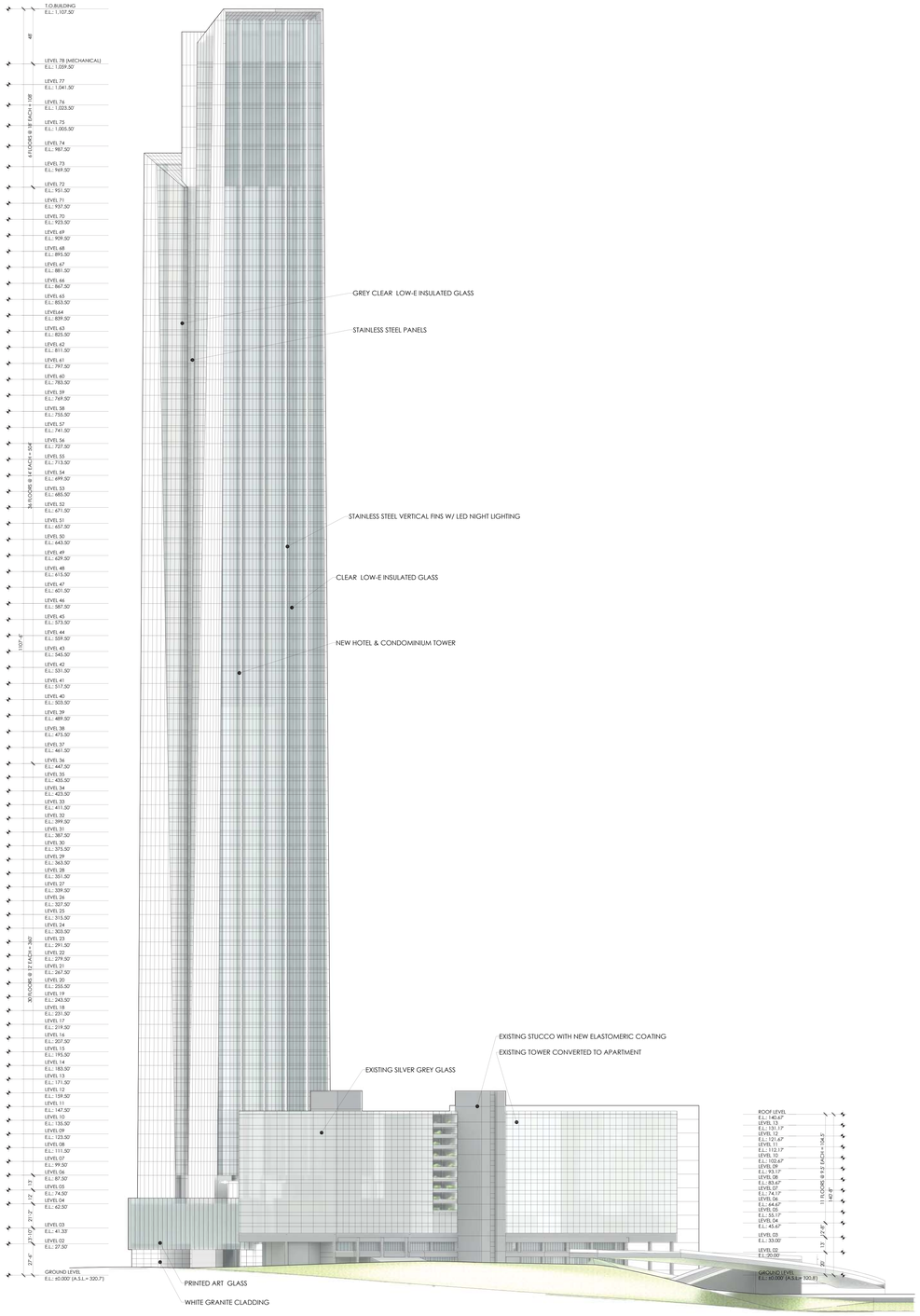
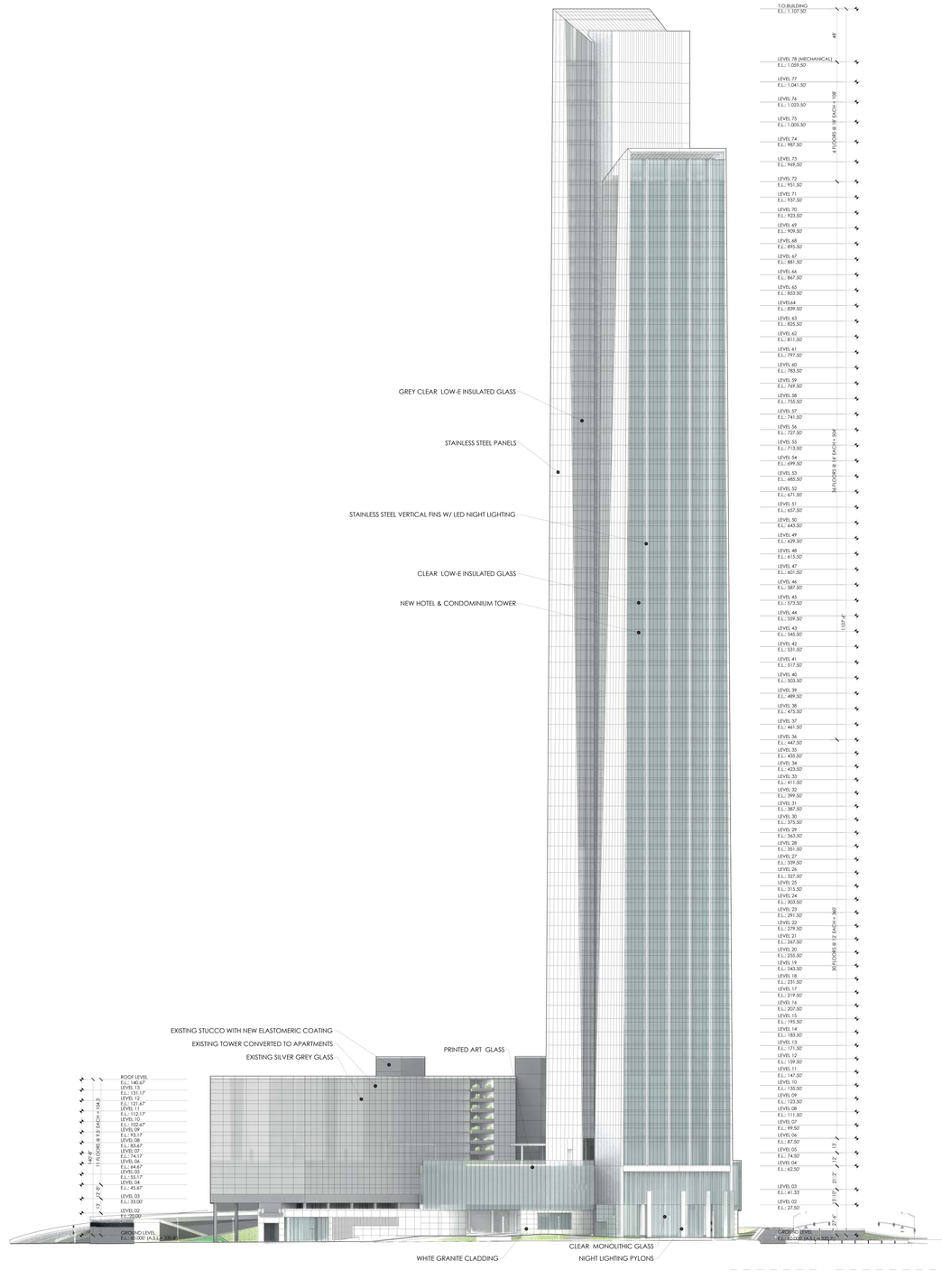
Date: 06.04.2018

A4.0



02 WEST ELEVATION



01 EAST ELEVATION

ELEVATIONS

0 20 40 80 160
SCALE: 1:50

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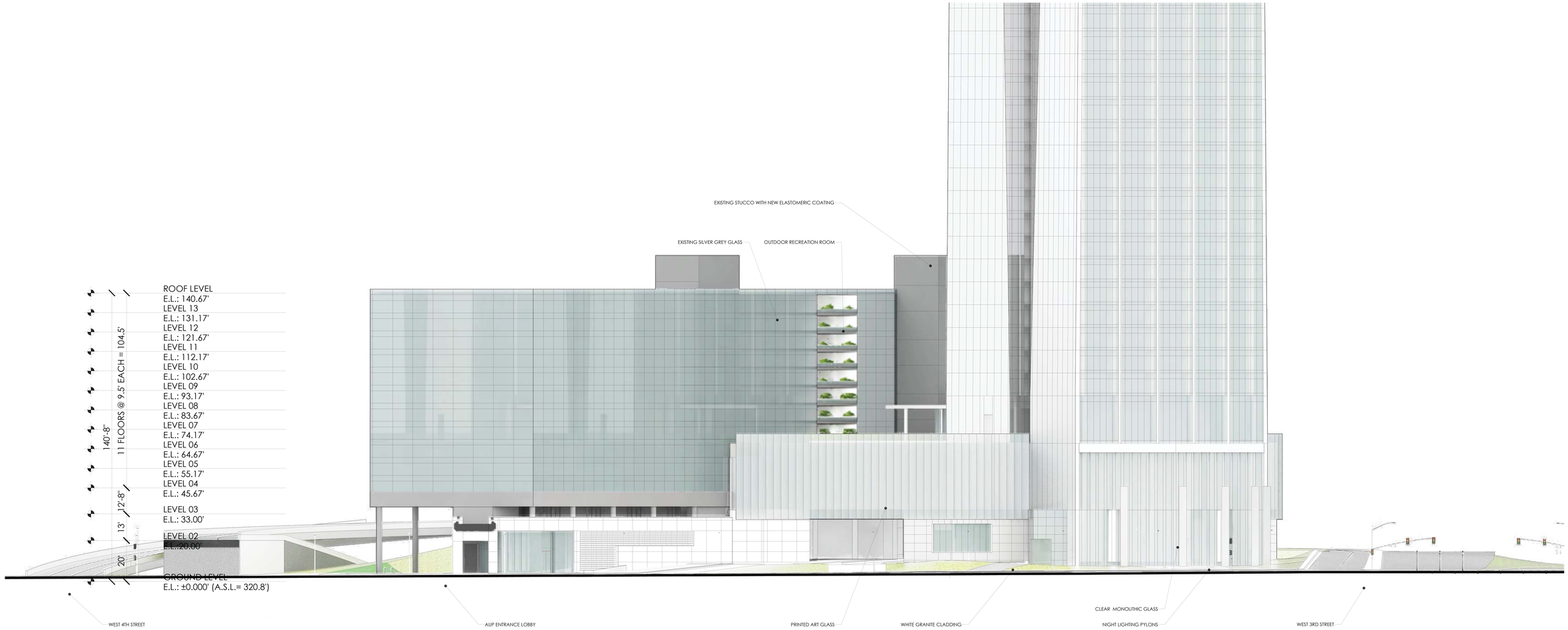
Date: 06.04.2018

A4.1



ENLARGED FIGUEROA STREET ELEVATION

0 20 40 80 160
SCALE: 1"=20'

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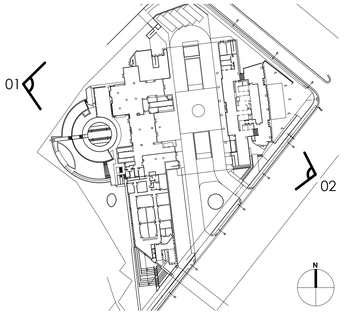
Date: 06.04.2018

A4.2

02 AERIAL VIEW FROM FIGUEROA ST.



01 AERIAL VIEW FROM CA 110 FREEWAY

VIEWS

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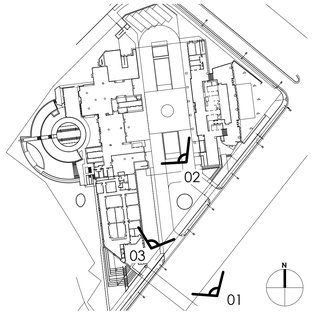
A5.0

03 VIEW AT AUP SCHOOL ENTRANCE

02 VIEW AT THREE MEAL RESTAURANT

01 VIEW FROM S. FIGUEROA ST.



VIEWS

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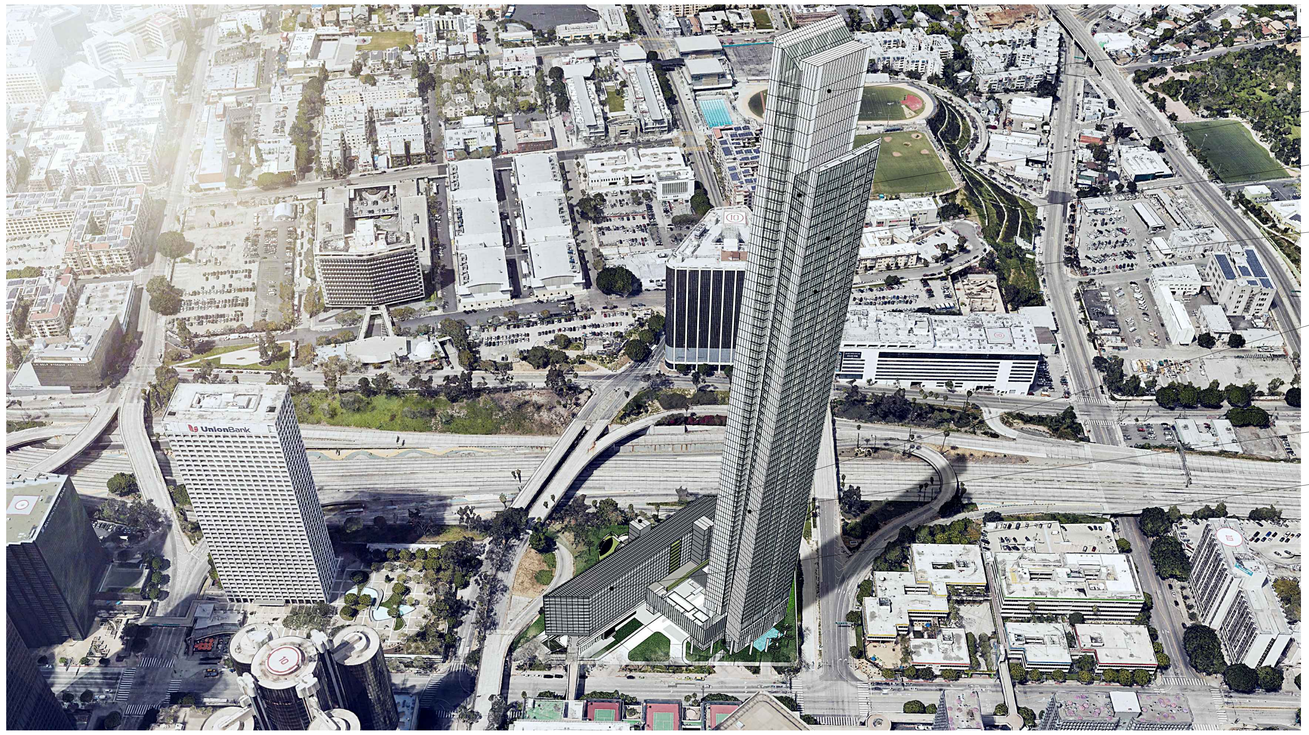
A5.1



STAINLESS STEEL PANELS

GREY LOW-E INSULATED GLASS

NEW HOTEL &
CONDOMINIUM TOWER

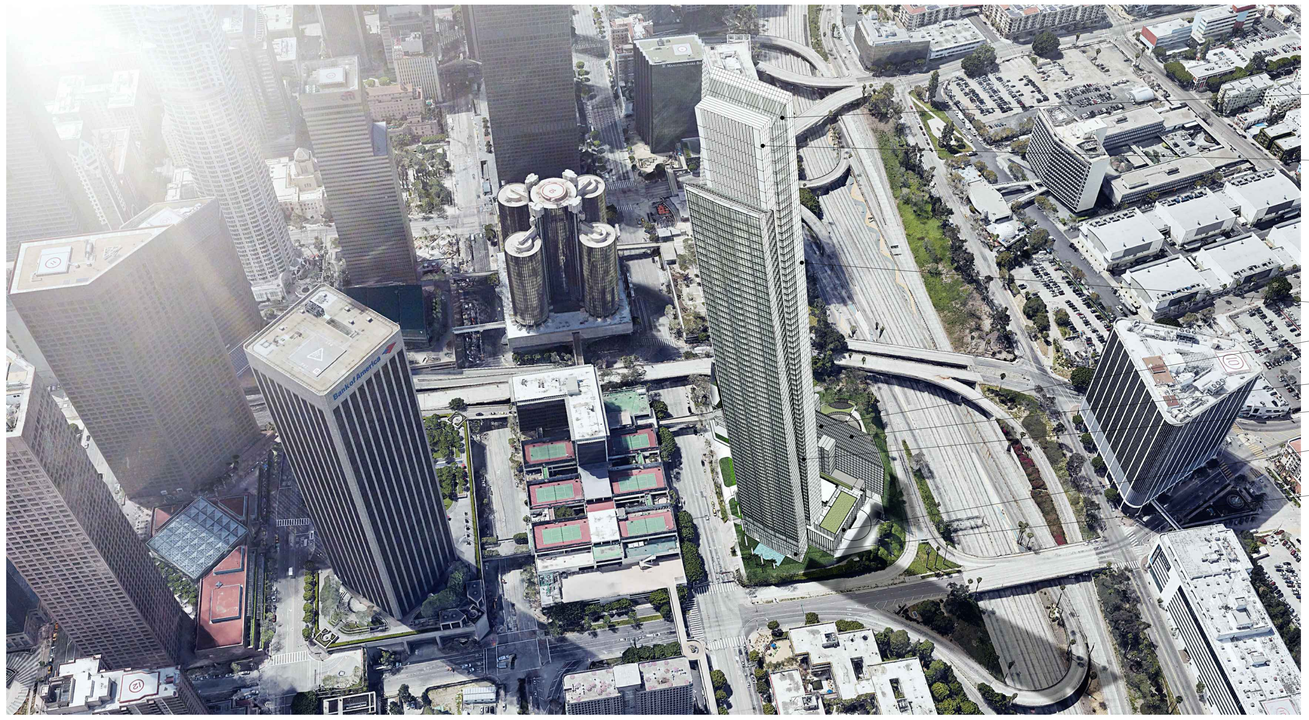
CLEAR LOW-E INSULATED GLASS

ELASTOMERIC COATING ON EXISTING STUCCO

STAINLESS STEEL PANELS

EXISTING TOWER
CONVERTED TO APARTMENTS

02 AERIAL VIEW FROM N 3RD ST.



NEW HOTEL &
CONDOMINIUM TOWER

STAINLESS STEEL PANELS

STAINLESS STEEL PANELS

EXISTING TOWER
CONVERTED TO APARTMENTS

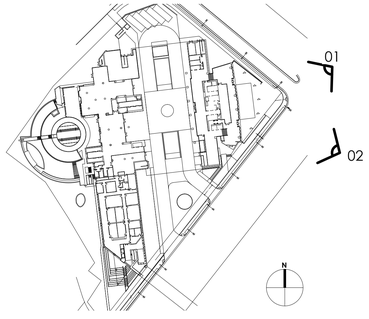
SOLAR ARRAY ROOF

GRAY LOW-E INSULATED GLASS

ZIGZAG PRINTED ART GLASS

ZIGZAG PRINTED ART GLASS

01 AERIAL VIEW FROM S. FIGUEROA ST.



VIEWS

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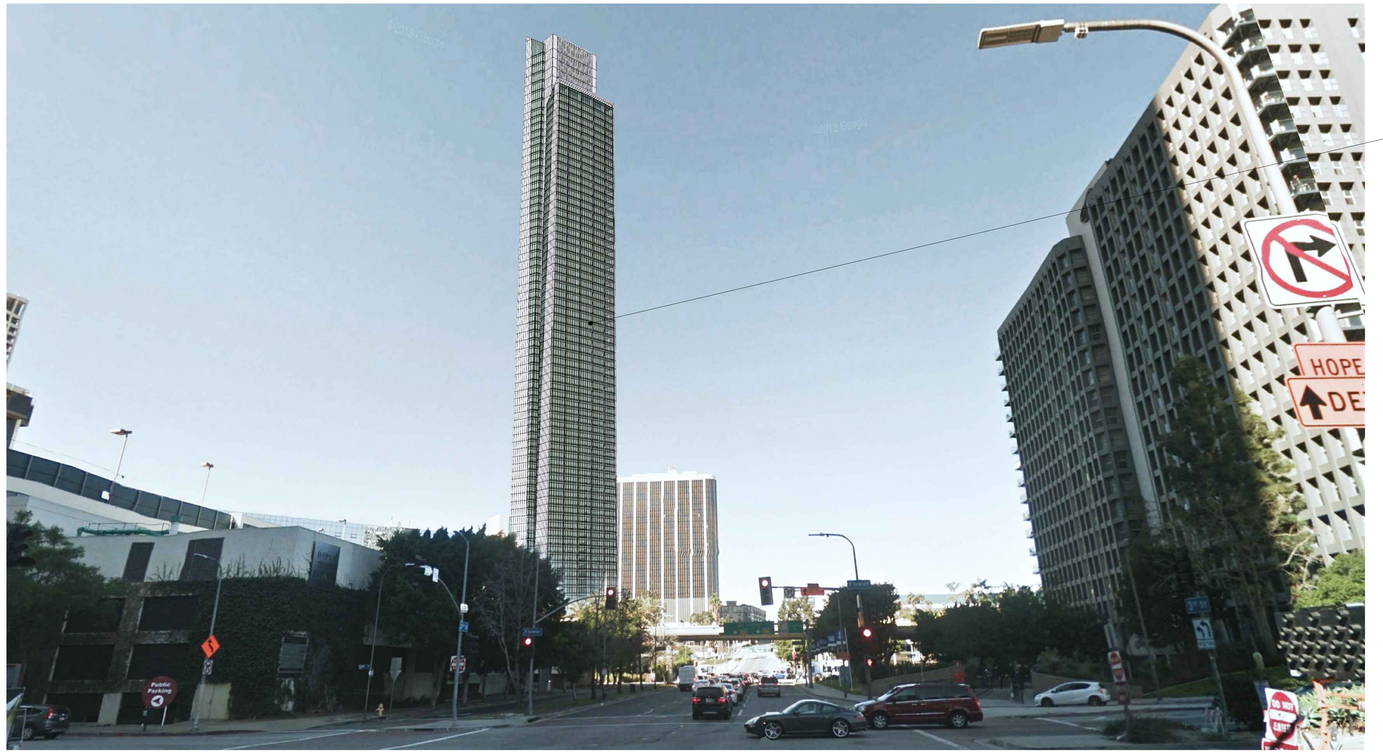
11662 West Pico Boulevard
Los Angeles, California 90064 USA

THE L.A. GRAND HOTEL DOWNTOWN REDEVELOPMENT

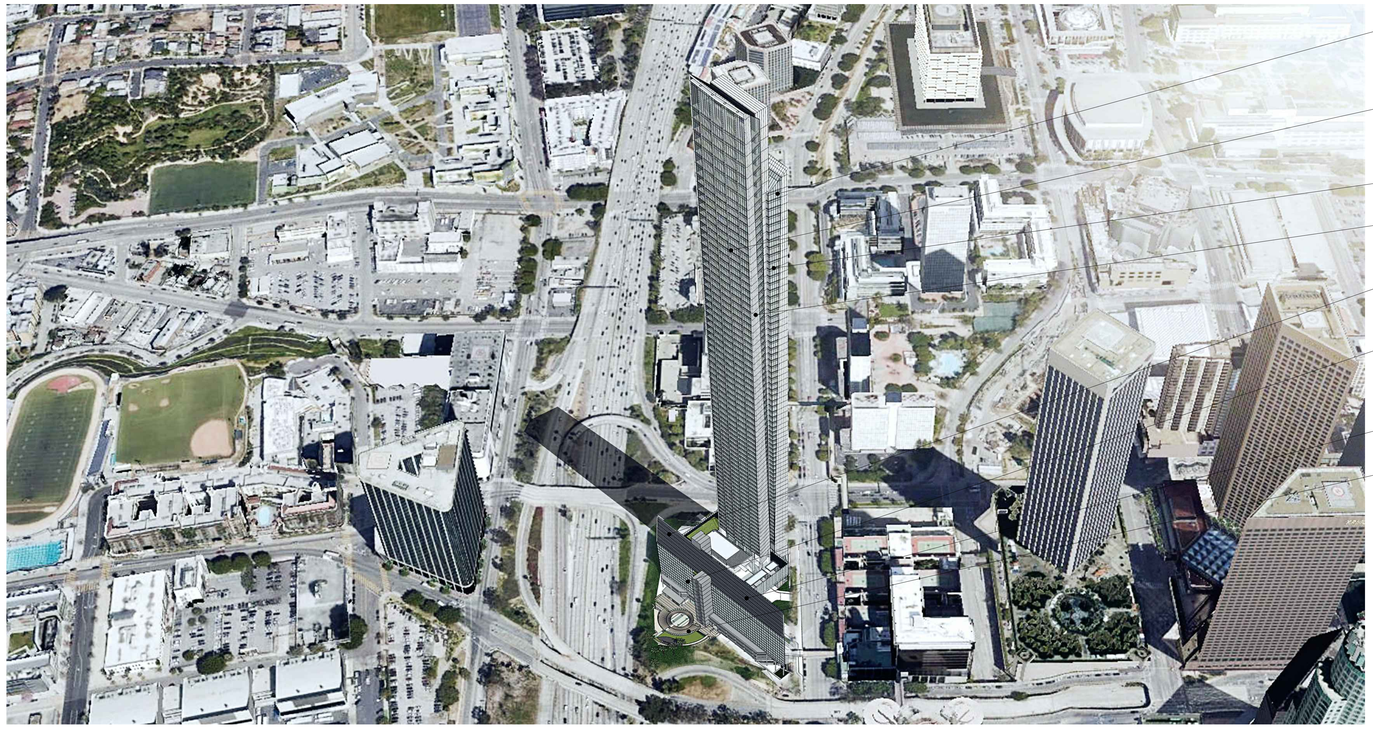
333 South Figueroa Street
Los Angeles, California 90071 USA

Date: 06.04.2018

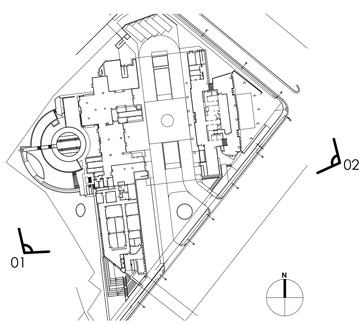
A5.2



02 VIEW FROM N 3RD ST.



01 AERIAL VIEW FROM CA 110 FREEWAY



VIEWS

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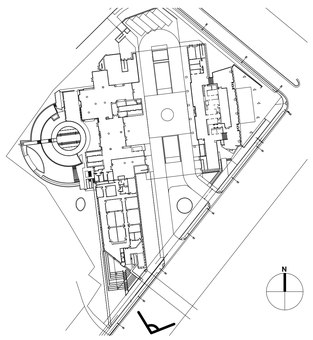
A5.3



VIEW FROM FIGUEROA ST.

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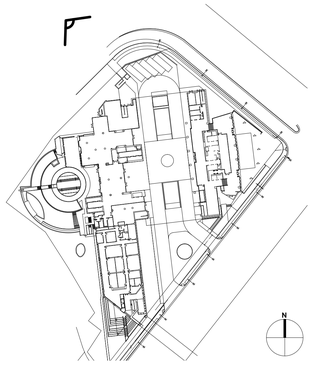

VIEW FROM 3RD ST.

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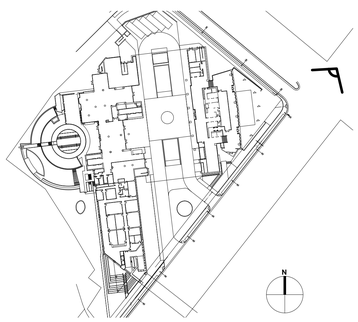

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