

# APPROVED

Aug 04 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 22-204

**DATE** August 04, 2022

**C.D.** 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** VESTING TENTATIVE TRACT (VTT) NO. 83482 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

|            |       |                            |                 |
|------------|-------|----------------------------|-----------------|
| AP Diaz    | _____ | M. Rudnick                 | _____           |
| H. Fujita  | _____ | <i>fu</i> C. Santo Domingo | <i>DE</i> _____ |
| B. Jackson | _____ | N. Williams                | _____           |



\_\_\_\_\_  
General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83482 (Project) to dedicate land or provide a combination of land dedication and in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

### SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

### PROJECT SUMMARY

The Project is located at 700 South Flower Street, 700 West 7<sup>th</sup> Street, and 711 and 755 South Hope Street in the Central City community of the City. The Project site is approximately 4.29 gross acres. The Project, as currently proposed, includes the construction of a 53-story high rise building containing 466 condominium units and rooftop parking. There is also an existing 9-story building within the project area that will remain.

The Project also includes approximately 54,750 square feet of open space, including a pool and outdoor amenity deck on level 12 with lounge terrace, seating, fitness deck and an activity lawn and a rooftop terrace

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **November 29, 2021**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on **November 15, 2021**. On June 14, 2022, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by "Upon Receipt". The Advisory Agency Filing Notification is attached (Attachment 2).



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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

### REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

#### Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.88**
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's proposed 466 units would be:

$$3.36 \text{ Acres} = (466 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

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Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project as described in this Report, is a condominium project.

### In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2022, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

**\$16,642.00 x number of new non-exempt dwelling units**

The **maximum** Park Fees payment for the Project's proposed 466 units would be:

**\$7,755,172.00 = \$16,642.00 x 466 dwelling units**

As currently proposed, the Project has no dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3.

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable

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housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

### STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilitates to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAN sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

### Site Analysis

The Project is located within the Central City community of the City and within the Central City Community Plan Area. Currently, the Project site is a hotel, post office, and commercial development, and is surrounded by commercial and residential uses on all sides.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

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The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile walking distance of the Project site (EPADSS): 9,920 persons (15,500 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City Community Plan Area (2014 American Community Survey): 13,507 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 54,750 square feet of open space, including a pool deck and amenity terrace on level 12 that includes a lounge terrace, recreation deck, garden deck, and activity lawn. The Project also includes a rooftop terrace

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

There are two (2) public parks within a half mile walking distance of the Project site:

- Pershing Square is located at 525 S. Olive Street, in the Jewelry District of Downtown Los Angeles. This 5.02-acre facility, which is located atop an underground public parking facility, provides a large plaza, landscaped areas, and community rooms, for the use of the general public and the surrounding community.
- Grand Hope Park is a 2.31 acre park, located at 919 South Grand Avenue that is owned but not operated by RAP. Grand Hope Park is currently improved with a playground, walking paths and benches.

A map showing the project location and nearby public parks is attached hereto (Attachment 5).

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As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **916** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

### Nearby Public Park Projects

There is one (1) new public park currently in development within a two-mile radius of the Project site:

- The 1st and Broadway Park – Park Development (PRJ20781) (PRJ21252) Project, located at 217 West 1st Street, proposes the development of a new 1.96-acre community park in Council District 14. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is being led by the Bureau of Engineering (BOE) and is currently in the bid and award stage. It is unknown when the 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project will be completed. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) is not fully funded at this time.

There are eight (8) park renovation projects in development within a two-mile radius of the Project site that have previously been reviewed and approved by the Board and are currently fully funded:

- Echo Park – Outdoor Fitness Equipment Installation (PRJ21596) Project
- Echo Park Youth Center – Child Care Center Renovation (PRJ21519) Project
- Echo Park – Ballfields Restroom Replacement (PRJ21250) Project
- Lafayette Park - Outdoor Improvements and New Synthetic Field (PRJ21330, PRJ20495) Project
- MacArthur Park – Park Renovation (PRJ21514, PRJ21506) Project
- Pico Union Park – Playground Replacement (PRJ21218, PRJ21420) Project
- San Julian Park – New Restroom Installation (PRJ21211, PRJ21455) Project
- Pershing Square – Phase 1A (PRJ21113) Project

There are four (4) park renovation projects currently in various stages of planning and development within a two-mile radius of the Project site that are either still pending Board approval and/or are not currently fully funded:

- Hope and Peace Park – Outdoor Improvements Project
- Lafayette Park – Skate Park Renovation (PRJ21247) Project
- MacArthur Park – New Boathouse (PRJ21108) Project
- MacArthur Park – Restroom Replacement (PRJ21646)

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### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the dedication of land or combination of land dedication and payment of in-lieu fees to the City as there are several projects within a two-mile radius that require additional funding in order to complete the proposed improvements and the amount of open space provided by the Project will likely not reduce the impact on the nearby surrounding parks.

### FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 3:** Create & Maintain World Class Parks and Facilities

**Outcome No. 3:** Increased park maintenance, with a focus on cleanliness.

**Result:** Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report





**DRAWING INDEX**  
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| A009B | ZONING CODE FLOOR AREA - LEVEL PLAZA - STREET |
| A009C | ZONING CODE FLOOR AREA - LEVEL 2              |
| A009D | ZONING CODE FLOOR AREA - LEVEL 3              |
| A009E | ZONING CODE FLOOR AREA - LEVEL 4 - 5          |
| A009F | ZONING CODE FLOOR AREA - LEVEL 6 - 7          |
| A009G | ZONING CODE FLOOR AREA - LEVEL 8 - 9          |
| A009H | ZONING CODE FLOOR AREA - LEVEL 10 - 11        |
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SEE SHEET A001 FOR VICINITY MAP  
SEE SHEET A005A AND SUBSEQUENT SHEETS FOR  
PROJECT DESCRIPTION, APPLICABLE CODES, AREA,  
AND HEIGHT

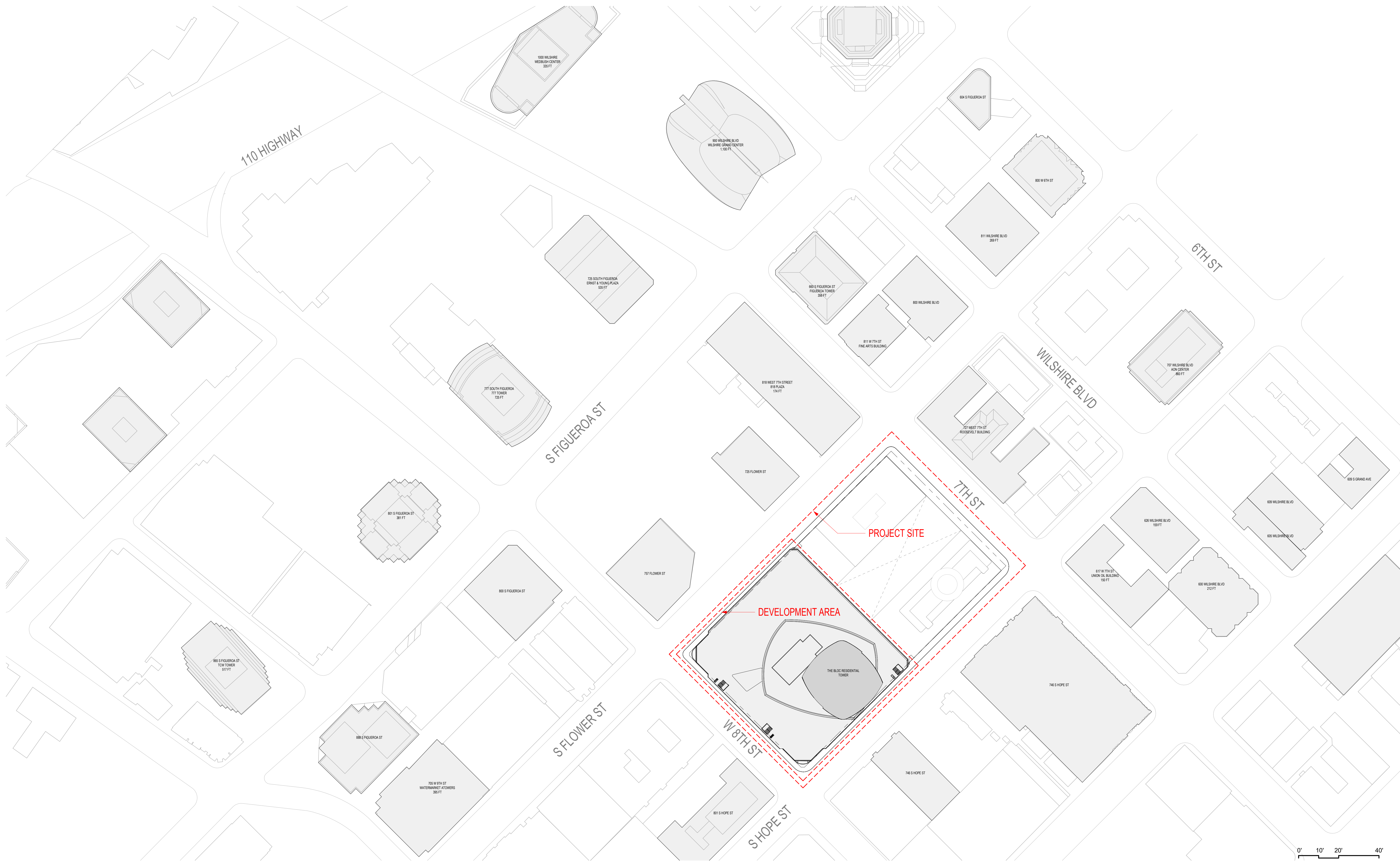
**OWNER:**  
NREA-TRC 700, LLC  
700 SOUTH FLOWER STREET  
SUITE 450  
LOS ANGELES, CA 90017  
213.218.2243

**ARCHITECT:**  
HANDEL ARCHITECTS LLP  
735 MARKET STREET  
SUITE 2  
SAN FRANCISCO, CA 94103  
415.490.7331

**THE BLOC**

**ENTITLEMENT APPLICATION DRAWINGS – A000**

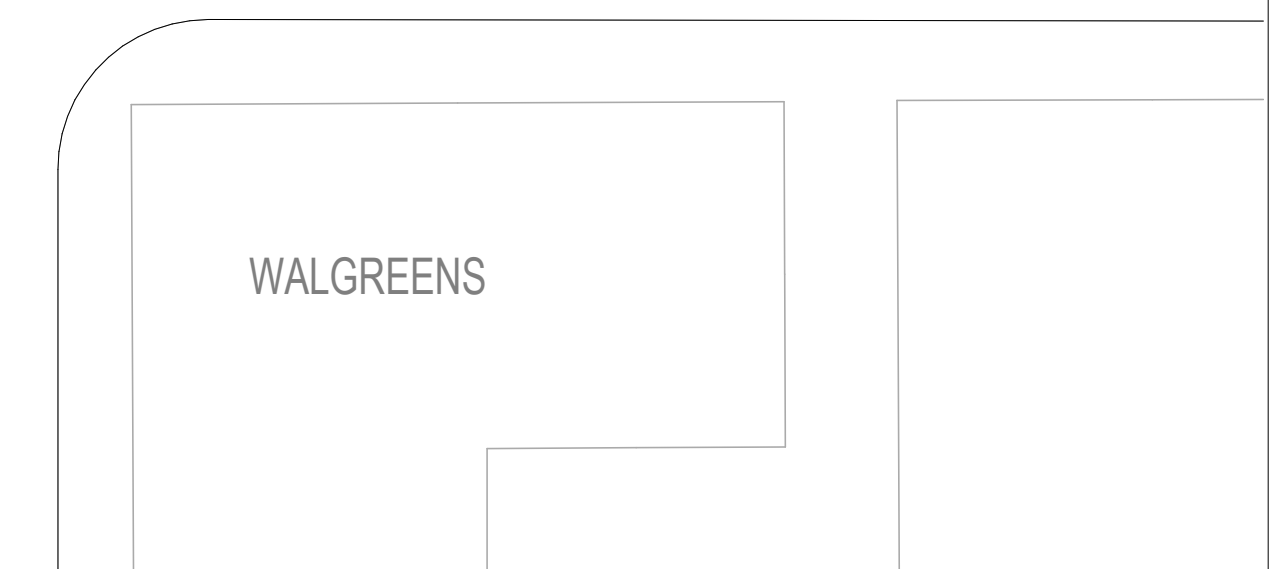
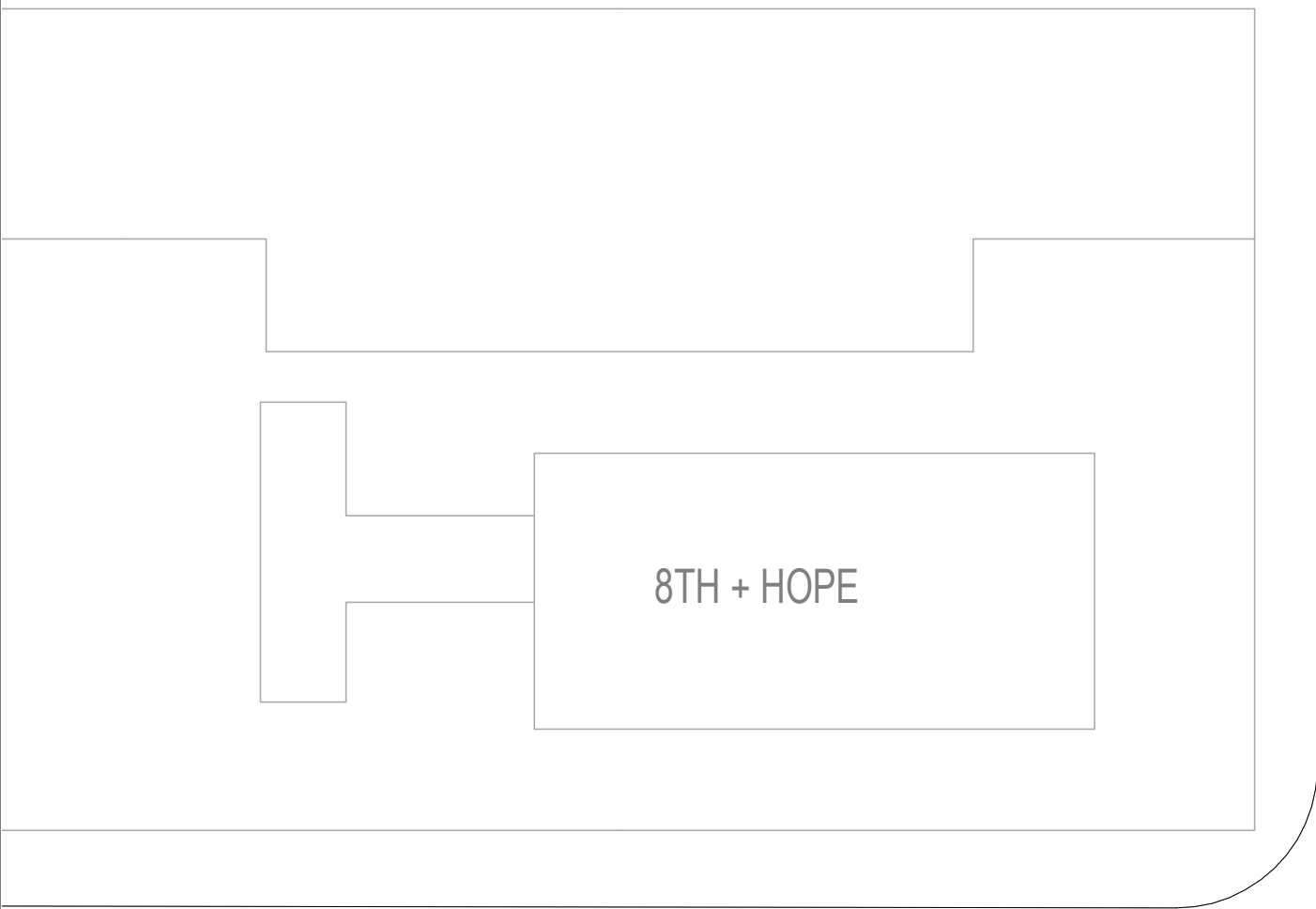
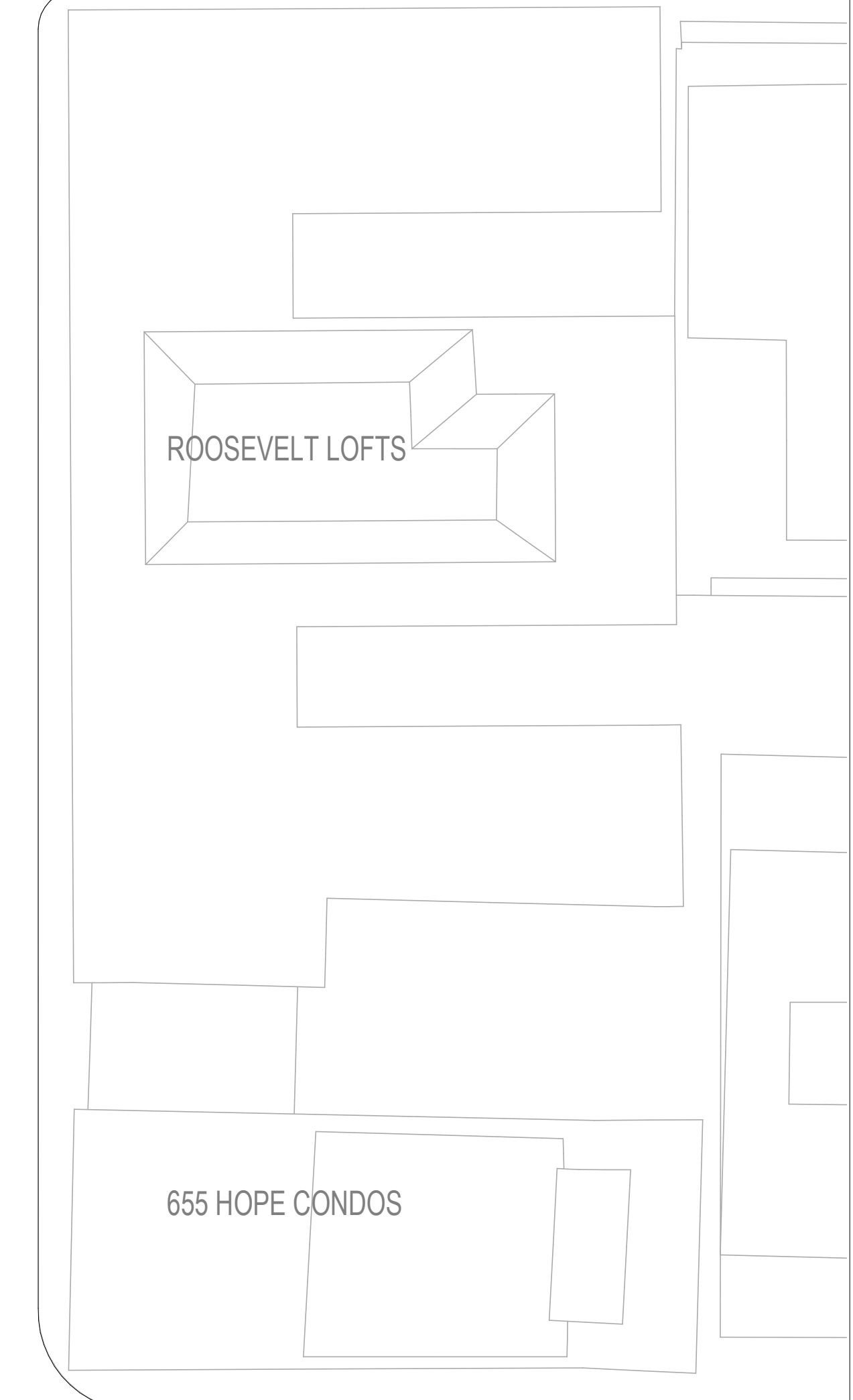
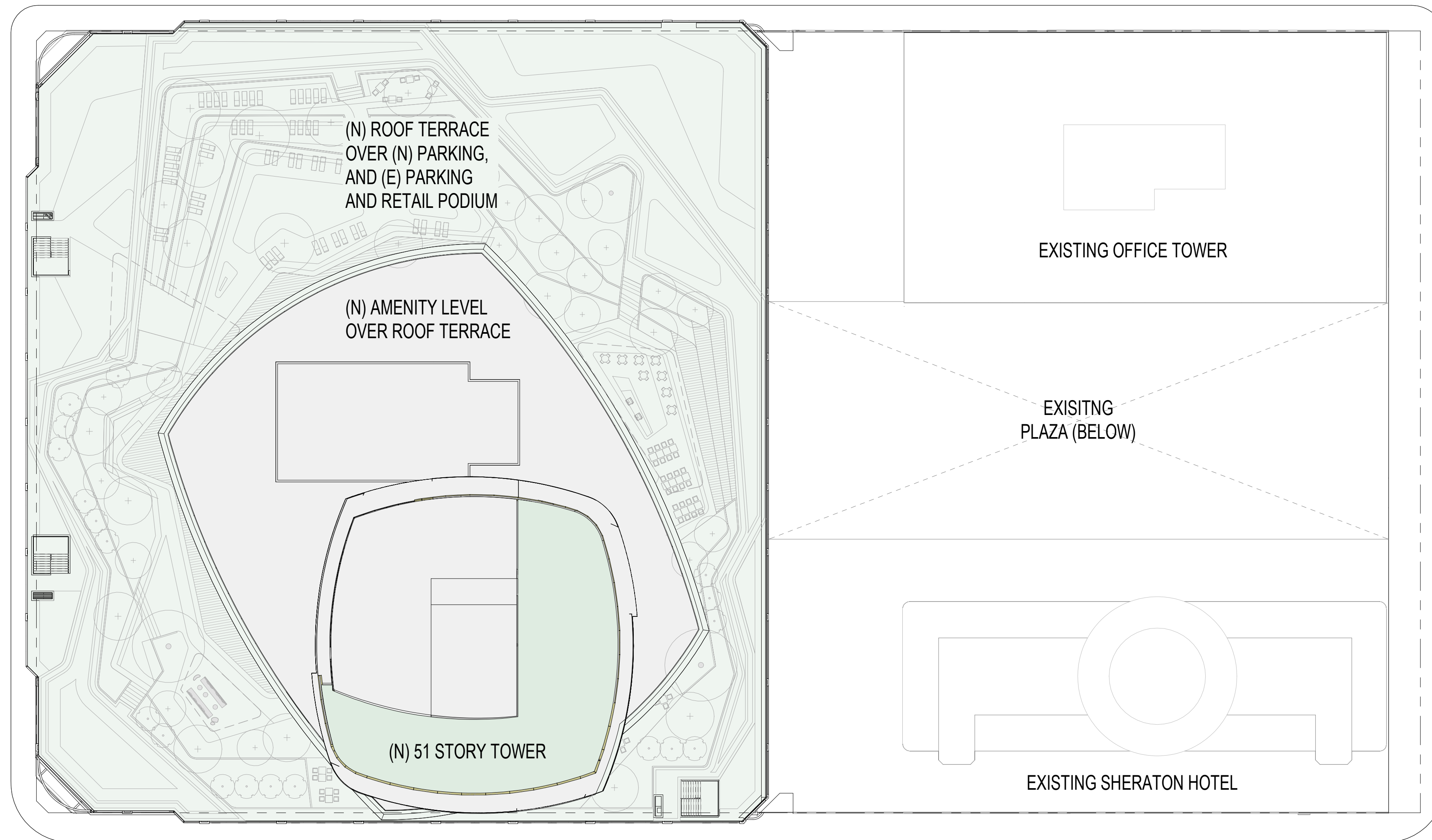
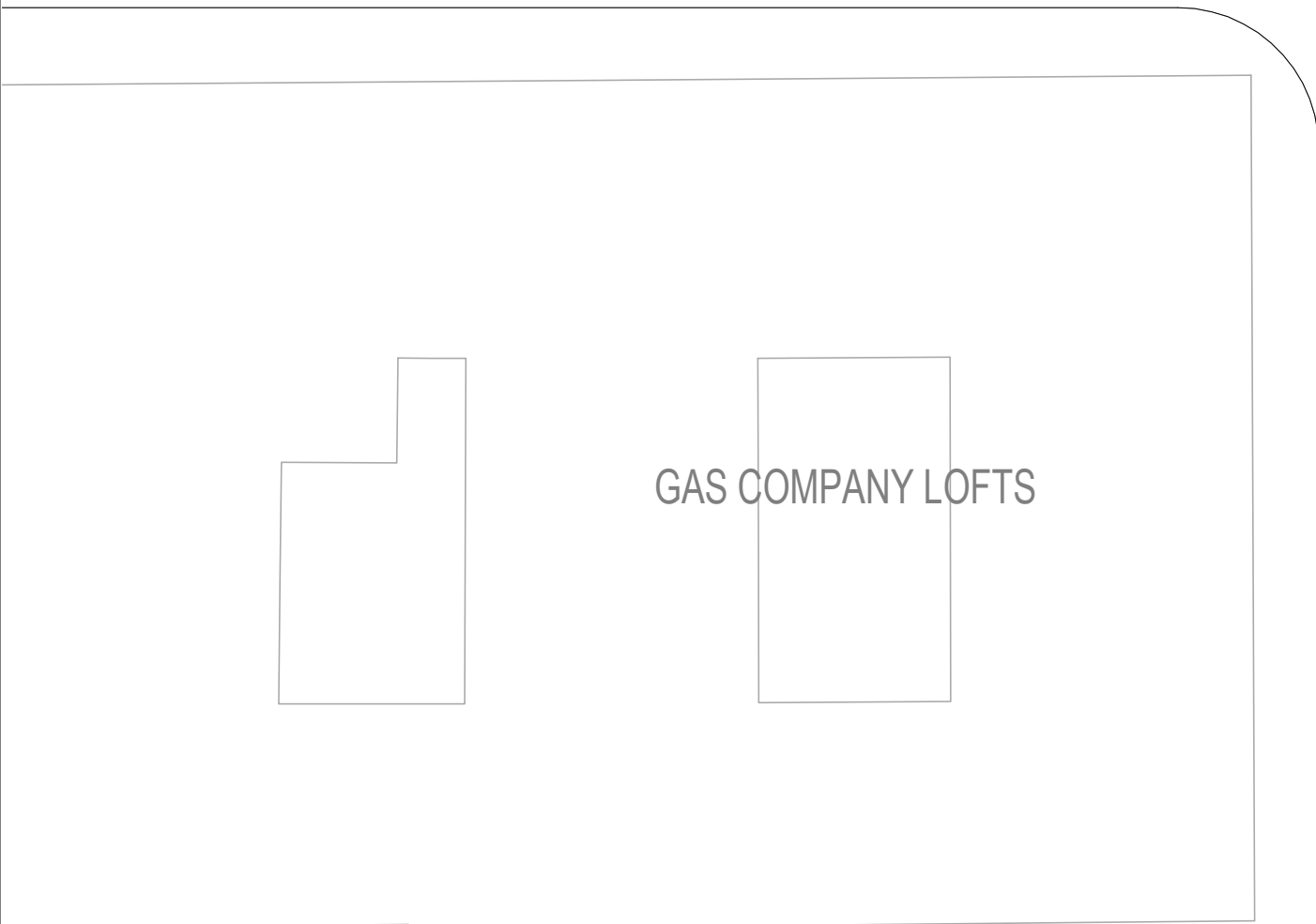
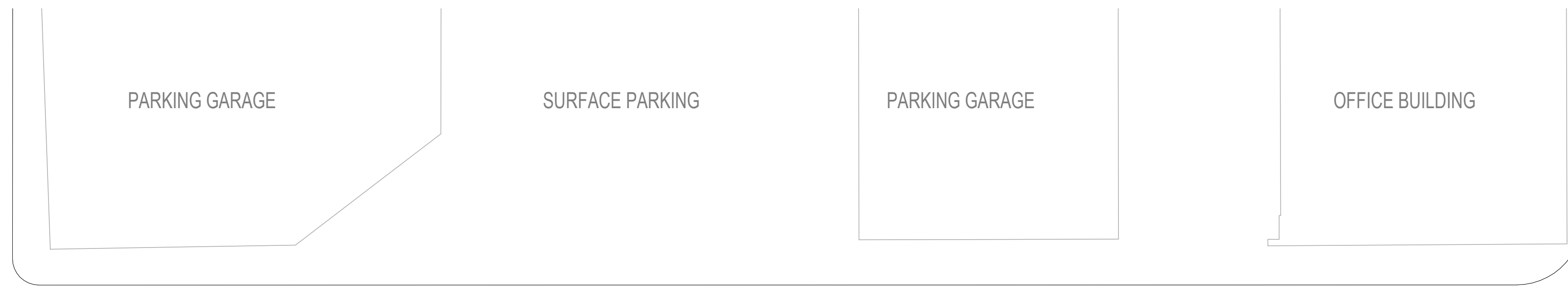
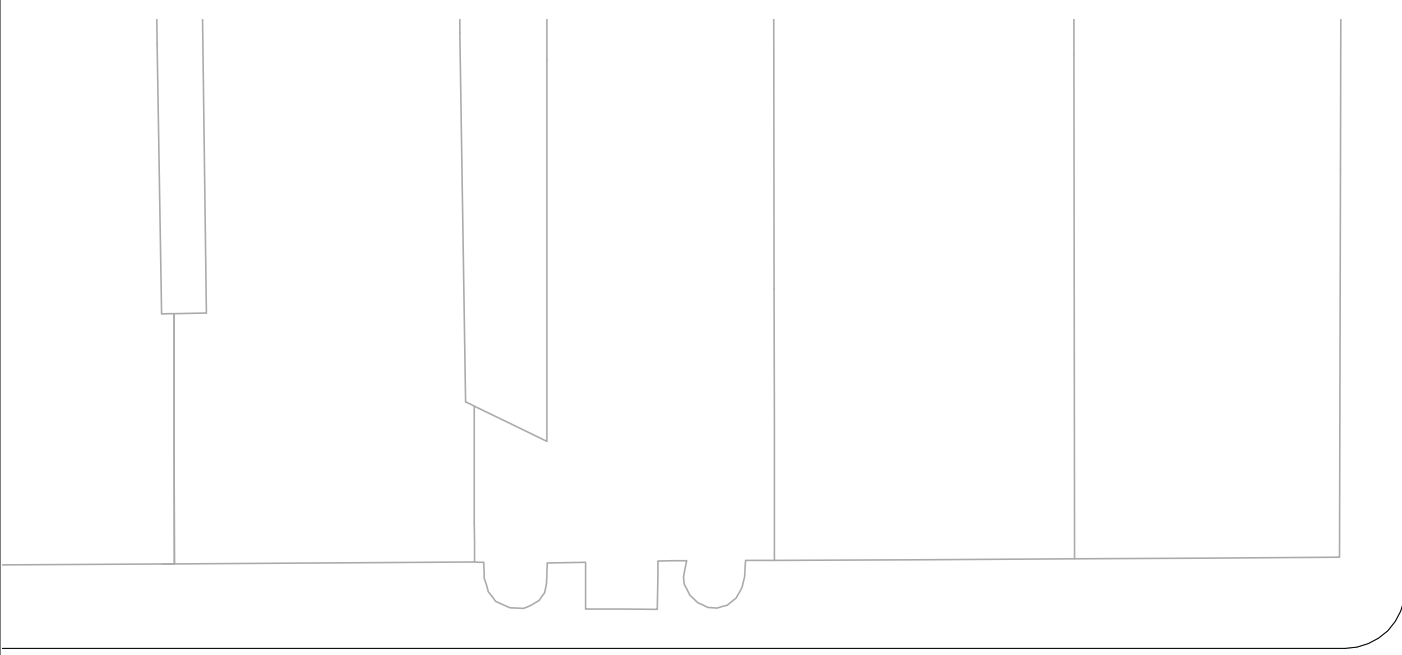




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VICINITY MAP – A001





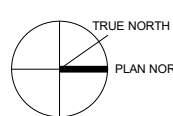
S FLOWER ST

S HOPE ST

W 8TH ST

7TH ST

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"



# THE BLOC

ILLUSTRATIVE SITE PLAN - A002



**SITE DESCRIPTION**

PROJECT ADDRESS: 700 S. FLOWER ST., 700 W. 7TH ST., 711 S. HOPE ST., 775 S. HOPE ST. LOS ANGELES, CA 90017

OWNER/APPLICANT: NREA-TRC 700, LLC  
700 S. FLOWER STREET, SUITE 450  
LOS ANGELES, CA 90017  
ATTN: TODD KINDBERG & PETER HUDNUT

PROJECT NAME: THE BLOC PROPOSED RESIDENTIAL TOWER

LEGAL DESCRIPTION: REFER TO SHEET A007C

CURRENT ZONING: C2-4D

COMMUNITY PLAN AREA: CENTRAL CITY

GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL

REDEVELOPMENT AREA: NONE

LOT AREA: 186,674 SF

PROPOSED USE: RESIDENTIAL

**PROJECT DESCRIPTION**

53 STORY HIGH RISE TOWER AND PODIUM DEVELOPMENT WITH 2 BELOW GRADE LEVELS AND 466 RESIDENTIAL DWELLING UNITS. NEW CONSTRUCTION OCCURS WITHIN AN EXISTING 9-STORY BUILDING WITH 2 BELOW GRADE LEVELS. THE PROJECT WILL ENCLOSE 1 ROOFTOP PARKING LEVEL AND ADD 2 ENCLOSED PARKING LEVELS TO THE PODIUM AND 41 RESIDENTIAL TOWER LEVELS ABOVE.

41 STORY TOWER CONSISTING OF

- 1 STORY OF MECHANICAL
- 1 STORY OF ROOFTOP AMENITIES
- 37 STORIES WITH RESIDENTIAL DWELLING UNITS
- 1 STORY MECHANICAL SPACE
- 1 STORY WITH AMENITIES AT PODIUM ROOF LEVEL

12 STORY PODIUM WITH PARKING CONSISTING OF:

- 2 STORIES OF NEW PARKING
- 1 STORY OF EXISTING ROOF LEVEL PARKING NOW ENCLOSED
- 5 STORIES OF ENCLOSED EXISTING PARKING
- 4 STORIES OF EXISTING COMMERCIAL AREA (MACY'S)

1 FLOOR OF BELOW GRADE EXISTING PARKING  
1 FLOOR OF BELOW GRADE LOADING AREA

**SIGNAGE**

SIGNAGE SUD CASE NO. CPC-2018-6388-SN

**UNIT MIX**

| STUDIO | 83  | 17.8% |
|--------|-----|-------|
| 1 BR   | 203 | 43.5% |
| 1 BR+  | 68  | 14.5% |
| 2 BR   | 100 | 21.5% |
| 3 BR   | 12  | 2.6%  |
| TOTAL  | 466 |       |

**BUILDING CODE SUMMARY**

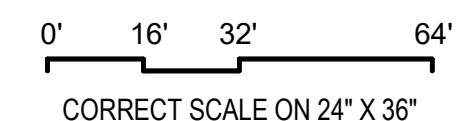
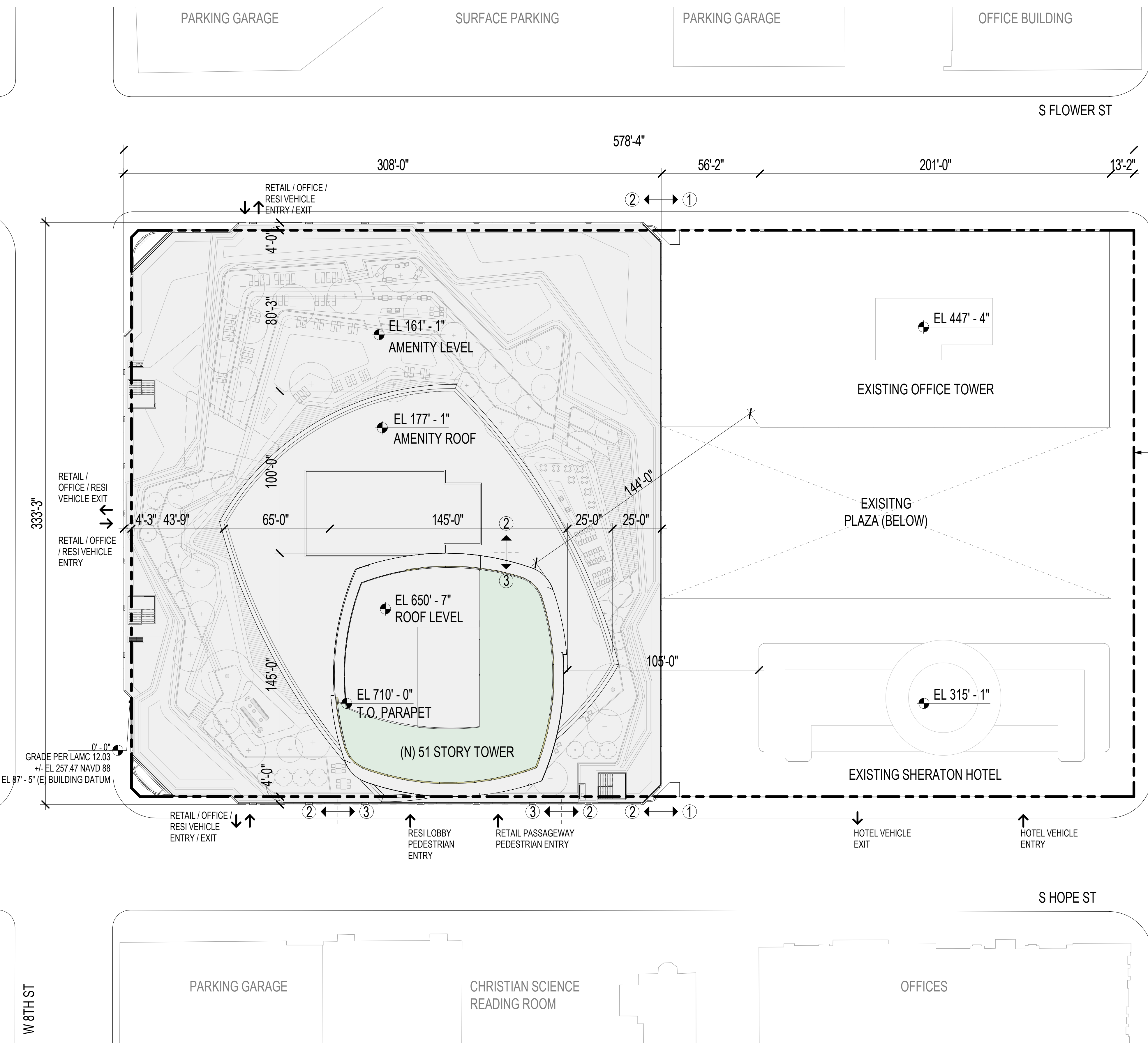
- A. APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE, AS AMENDED BY THE CITY OF LOS ANGELES
- B. CONSTRUCTION TYPE: 1A (2019 CBC TABLES 503.3, 504.4, AND 601)
- C. OCCUPANCY: MIXED-USE (2019 CBC 508)
  - 1. R-2 RESIDENTIAL (MAIN) (2019 CBC 310.3, APARTMENT HOUSES)
  - 2. A-3 ASSEMBLY (ACCESSORY) (2019 CBC 303.4, COMMON AMENITY AND RECREATION SPACES FOR RESIDENTS ONLY)
  - 3. S-2 STORAGE (ACCESSORY) (2019 CBC 311.3, PARKING)
  - 4. M MERCANTILE (2019 CBC 309.1, DEPARTMENT STORE AND GROUND LEVEL RETAIL)
- D. HIGH-RISE BUILDING (2019 CBC 202, 403)

**ADDITIONAL INFORMATION**

- SEE SHEET A005B FOR FLOOR AREA, RESIDENTIAL DENSITY, HEIGHT, PARKING, BIKE PARKING, AND OPEN SPACE INFORMATION
- SEE SHEET A001 FOR VICINITY MAP

**SHEET NOTES**

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
2. (E) RETAIL AND PARKING BUILDING, MODIFIED GENERALLY AS FOLLOWS: ADD TWO PARKING LEVELS; ADD ROOFTOP EXTERIOR OPEN SPACE AND INTERIOR AMENITY LEVEL; AND STRUCTURAL ENHANCEMENTS
3. (N) RESIDENTIAL TOWER



**THE BLOC**

PLOT PLAN - A005A

| FLOOR AREA & FAR (FLOOR TO AREA RATIO)   |   |           |            |               |
|--|---|-----------|------------|---------------|
| LOT AREA   | 186,674 SF                                    |           |            | FAR 6.00 to 1 |
| 6:1 (D-LIMITATION)   | 1,120,044 SF                                  |           |            | 13.00 to 1    |
| 13:1 (MAXIMUM PERMITTED WITH TFAR)   | 2,426,762 SF                                  |           |            |               |
| FLOOR AREAS BY USE (SF)  |   |           |            |               |
|  | EXISTING                                      | PROPOSED  | DELTA      |               |
| (E) OFFICE   | 656,423                                       | 656,423   | -          |               |
| (E) HOTEL  | 387,357                                       | 387,357   | -          |               |
| (E) THEATER  | 28,770  | 28,316    | (454)      |               |
| (E) RETAIL*  | 351,764                                       | 327,876   | (23,888)   |               |
| (N) RESIDENTIAL  | -   | 495,016   | 495,016    |               |
| TOTAL FLOOR AREA   | 1,424,314                                     | 1,894,988 | 470,674    |               |
| FAR  | 7.63  | 10.15     | 2.52       |               |
| * RETAIL INCLUDES RETAIL, RESTAURANT/BAR, GYM/FITNESS, AND MEDICAL OFFICE  |   |           |            |               |
| **OFFICE, HOTEL, THEATER, RETAIL, RESTAURANT/BAR, GYM/FITNESS, AND MEDICAL OFFICE ARE REFERENCED AS COMMERCIAL USES IN THE PARKING TABLE.    |   |           |            |               |
| PROPOSED   |   |           |            |               |
| TOTAL RESIDENTIAL FLOOR AREA   | 495,016 SF                                    |           |            |               |
| SUBTRACT: CHANGE OF USE FROM RETAIL & THEATER TO RESIDENTIAL FLOOR AREA  | 24,342 SF                                     |           |            | FAR 2.52 to 1 |
| TRANSFER OF FLOOR AREA REQUEST   | 470,674 SF                                    |           |            |               |
| NOTE: OFFICE, HOTEL, THEATER, RETAIL, RESTAURANT/BAR, GYM/FITNESS, AND MEDICAL OFFICE ARE REFERENCED AS COMMERCIAL USES IN THE PARKING TABLE |   |           |            |               |
| RESIDENTIAL DENSITY  |   |           |            |               |
| PERMITTED  | UNLIMITED                                     |           |            |               |
| PROPOSED   | 466   |           |            |               |
| UNIT TYPE  | QUANTITY                                      |           |            |               |
| STUDIO   | 83 UNITS                                      |           |            |               |
| 1-BEDROOM  | 203 UNITS                                     |           |            |               |
| 1-BEDROOM+   | 68 UNITS                                      |           |            |               |
| 2-BEDROOM  | 100 UNITS                                     |           |            |               |
| 3-BEDROOM  | 12 UNITS                                      |           |            |               |
| TOTAL PROPOSED   | 466 UNITS                                     |           |            |               |
| HEIGHT   |   |           |            |               |
| PERMITTED  | UNLIMITED                                     |           |            |               |
| PROPOSED   | 710 FT  |           |            |               |
| OPEN SPACE   |   |           |            |               |
| REQUIRED (NEW UNITS ONLY)  | SF PER UNIT                                   | UNITS     | SF         |               |
| < 3 HABITABLE ROOMS (100 SF/UNIT)  | 100   | 286       | 28,600     |               |
| = 3 HABITABLE ROOMS (125 SF/UNIT)  | 125   | 168       | 21,000     |               |
| > 3 HABITABLE ROOMS (175 SF/UNIT)  | 175   | 12        | 2,100      |               |
| TOTAL OPEN SPACE REQUIRED  |   | 466       | 51,700 SF  |               |
| 25% MAXIMUM PERMITTED INTERIOR OS  |   |           | 12,925 SF  |               |
| PROPOSED   |   |           |            |               |
| "EXTERIOR" COMMON OPEN SPACE   | SF  |           | TOTAL AREA |               |
| LEVEL 12 AMENITY OUTDOOR SPACE   | 41,250  |           |            |               |
| LEVEL 51 AMENITY OUTDOOR SPACE   | 3,500   |           |            |               |
| TOTAL EXTERIOR OS  |   |           | 44,750     |               |
| "INTERIOR" COMMON OPEN SPACE   | SF  |           |            |               |
| LEVEL 12 AMENITIES   | 8,000   |           |            |               |
| LEVEL 51 AMENITIES SPACE   | 2,000   |           |            |               |
| TOTAL INTERIOR OS  |   |           | 10,000     |               |
| TOTAL COMMON OPEN SPACE  |   |           | 54,750     |               |
| NON-REQUIRED PRIVATE OPEN SPACE  |   |           |            |               |
| TOTAL PRIVATE OS-BALCONIES   |   |           |            |               |
| TOTAL USABLE OPEN SPACE PROPOSED   |   |           | 54,750     |               |
| LANDSCAPED AREAS   |   |           |            |               |
| REQUIRED   | 11,188 SF (25% OF EXTERIOR COMMON OPEN SPACE) |           |            |               |
| PROPOSED   | 13,600 SF                                     |           |            |               |
| ON-SITE TREES  |   |           |            |               |
| REQUIRED   | 117 (1 PER 4 UNITS)                           |           |            |               |
| PROPOSED   | 117   |           |            |               |

| RESIDENTIAL AUTOMOBILE PARKING   |                     |                                 |                          |                           |
|--|---------------------|---------------------------------|--------------------------|---------------------------|
| <b>REQUIRED (RESIDENTIAL)</b>  |                     |                                 |                          |                           |
| <b>RESIDENTIAL (LAMC 12.21 A.4(p))</b>                                   | <b>UNITS</b>        | <b>RATIO</b>                    | <b>STALLS/UNITS</b>      |                           |
| ≤ 3 HABITABLE ROOMS  | 286                 | 1.00                            | 286                      | SPACES                    |
| > 3 HABITABLE ROOMS  | 180                 | 1.25                            | 225                      | SPACES                    |
| TOTAL  | 466                 |                                 | 511                      | SPACES                    |
| <b>TOTAL RESIDENTIAL REQUIRED</b>  | <b>511</b>          | <b>SPACES</b>                   |                          |                           |
| <b>PROVIDED (RESIDENTIAL)</b>  |                     |                                 |                          |                           |
|  | <b>STANDARD</b>     | <b>COMPACT</b>                  | <b>EV STANDARD</b>       | <b>HC</b>                 |
| P8   | 93                  | 52                              | 69                       | 7                         |
| P7   | 90                  | 55                              | 73                       | 2                         |
| <b>PROVIDED RESIDENTIAL PARKING TOTAL</b>                                | <b>183</b>          | <b>107</b>                      | <b>142</b>               | <b>9</b>                  |
|  |                     |                                 |                          | <b>0.86 SPACES PER DU</b> |
| <b>COMMERCIAL AUTOMOBILE PARKING</b>                                     |                     |                                 |                          |                           |
| <b>REQUIRED (COMMERCIAL USES)</b>  | <b>SF</b>           | <b>GUEST RMS/ THEATER SEATS</b> | <b>PARKING RATIO</b>     | <b>REQUIRED PARKING</b>   |
| OFFICE   | 656,423             |                                 | 0.001                    | 656                       |
| HOTEL  | 362,075             | 496 ROOMS                       |                          |                           |
| FIRST 20 ROOMS   |                     | 20                              | 0.500                    | 10                        |
| NEXT 20 ROOMS  |                     | 20                              | 0.250                    | 5                         |
| REMAINING ROOMS  |                     | 456                             | 0.167                    | 76                        |
| HOTEL ASSEMBLY   | 25,282              |                                 | 0.010                    | 253                       |
| RETAIL   | 245,734             |                                 | 0.001                    | 246                       |
| RESTAURANT/BAR   | 23,180              |                                 | 0.001                    | 23                        |
| GYM/FITNESS  | 30,363              |                                 | 0.001                    | 30                        |
| MEDICAL OFFICE   | 28,599              |                                 | 0.001                    | 29                        |
| THEATER  | 28,316              | 569 SEATS                       | 1/10 SEATS               | 57                        |
| <b>REQUIRED COMMERCIAL TOTAL PARKING</b>                                 |                     |                                 |                          | <b>1,385</b>              |
| <b>PROPOSED EXISTING HOTEL, OFFICE, RETAIL, RESTAURANT &amp; THEATER</b> |                     |                                 |                          |                           |
|  | <b>STANDARD</b>     | <b>COMPACT</b>                  | <b>EV STANDARD</b>       | <b>HC</b>                 |
| P8   | 96                  | 43                              | 62                       | 4                         |
| P5   | 68                  | 87                              | 70                       | 5                         |
| P4   | 68                  | 87                              | 70                       | 5                         |
| P3   | 68                  | 87                              | 70                       | 5                         |
| P2   | 78                  | 47                              | 46                       | 7                         |
| P1   | 62                  | 54                              | 54                       | 7                         |
| LEVEL A (ATTENDANT PARK)   | 102                 | 155                             | -                        | -                         |
| <b>PROPOSED HOTEL, OFFICE, RETAIL TOTAL</b>                              |                     | <b>560</b>                      |                          | <b>1,507</b>              |
| <b>TOTAL AUTOMOBILE PARKING</b>  |                     |                                 |                          |                           |
| <b>REQUIRED (TOTAL PROJECT SITE)</b>                                     |                     |                                 |                          |                           |
| RESIDENTIAL PARKING  | 511                 | SPACES                          |                          |                           |
| COMMERCIAL PARKING (LEVELS A, P1-P6)                                     | 1,385               | SPACES                          |                          |                           |
| COVENANTED PARKING SPACES  | 251                 | SPACES                          |                          |                           |
| <b>TOTAL PARKING</b>   | <b>2,147</b>        | <b>SPACES</b>                   |                          |                           |
| <b>PROPOSED (TOTAL PROJECT SITE)</b>                                     |                     |                                 |                          |                           |
| RESIDENTIAL PARKING  | 441                 | SPACES                          |                          |                           |
| COMMERCIAL PARKING (LEVELS A, P1-P6)                                     | 1,256               | SPACES                          |                          |                           |
| COVENANTED PARKING SPACES  | 251                 | SPACES                          |                          |                           |
| <b>TOTAL PARKING</b>   | <b>1,948</b>        | <b>SPACES</b>                   |                          |                           |
| <b>BICYCLE PARKING</b>   |                     |                                 |                          |                           |
| <b>REQUIRED</b>  | <b>UNITS / TIER</b> | <b>SHORT TERM RATIO</b>         | <b>SHORT TERM SPACES</b> |                           |
| <b>RESIDENTIAL DWELLING UNITS</b>  |                     |                                 |                          |                           |
| 1 to 25  | 25                  | 1 SPACE/10 UNITS                | 2.50                     | SPACES                    |
| 26 to 100  | 75                  | 1 SPACE/15 UNITS                | 5                        | SPACES                    |
| 101 to 200   | 100                 | 1 SPACE/20 UNITS                | 5                        | SPACES                    |
| 201 to 455   | 266                 | 1 SPACE/40 UNITS                | 7                        | SPACES                    |
| SUBTOTAL   | 466                 |                                 | 20                       | SPACES                    |
| <b>RESIDENTIAL DWELLING UNITS</b>  | <b>UNITS / TIER</b> | <b>LONG TERM RATIO</b>          | <b>LONG TERM SPACES</b>  |                           |
| 1 to 25  | 25                  | 1 SPACE/1 UNITS                 | 25                       | SPACES                    |
| 26 to 100  | 75                  | 1 SPACE/1.5 UNITS               | 50                       | SPACES                    |
| 101 to 200   | 100                 | 1 SPACE/2 UNITS                 | 50                       | SPACES                    |
| 201 to 455   | 266                 | 1 SPACE/4 UNITS                 | 67                       | SPACES                    |
| SUBTOTAL   | 466                 |                                 | 192                      | SPACES                    |
| <b>TOTAL RESIDENTIAL REQUIRED</b>  | <b>20</b>           | <b>LONG TERM</b>                | <b>212</b>               | <b>SPACES</b>             |
| <b>PROPOSED</b>  | <b>SHORT TERM</b>   | <b>LONG TERM</b>                | <b>TOTAL</b>             |                           |
| INDOOR   | 12                  | -                               | 12                       |                           |
| OUTDOOR  | 10                  | 192                             | 202                      |                           |
| <b>TOTAL</b>   | <b>22</b>           | <b>192</b>                      | <b>214</b>               | <b>SPACES</b>             |

**SHEET NOTES**

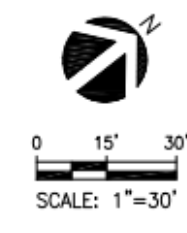
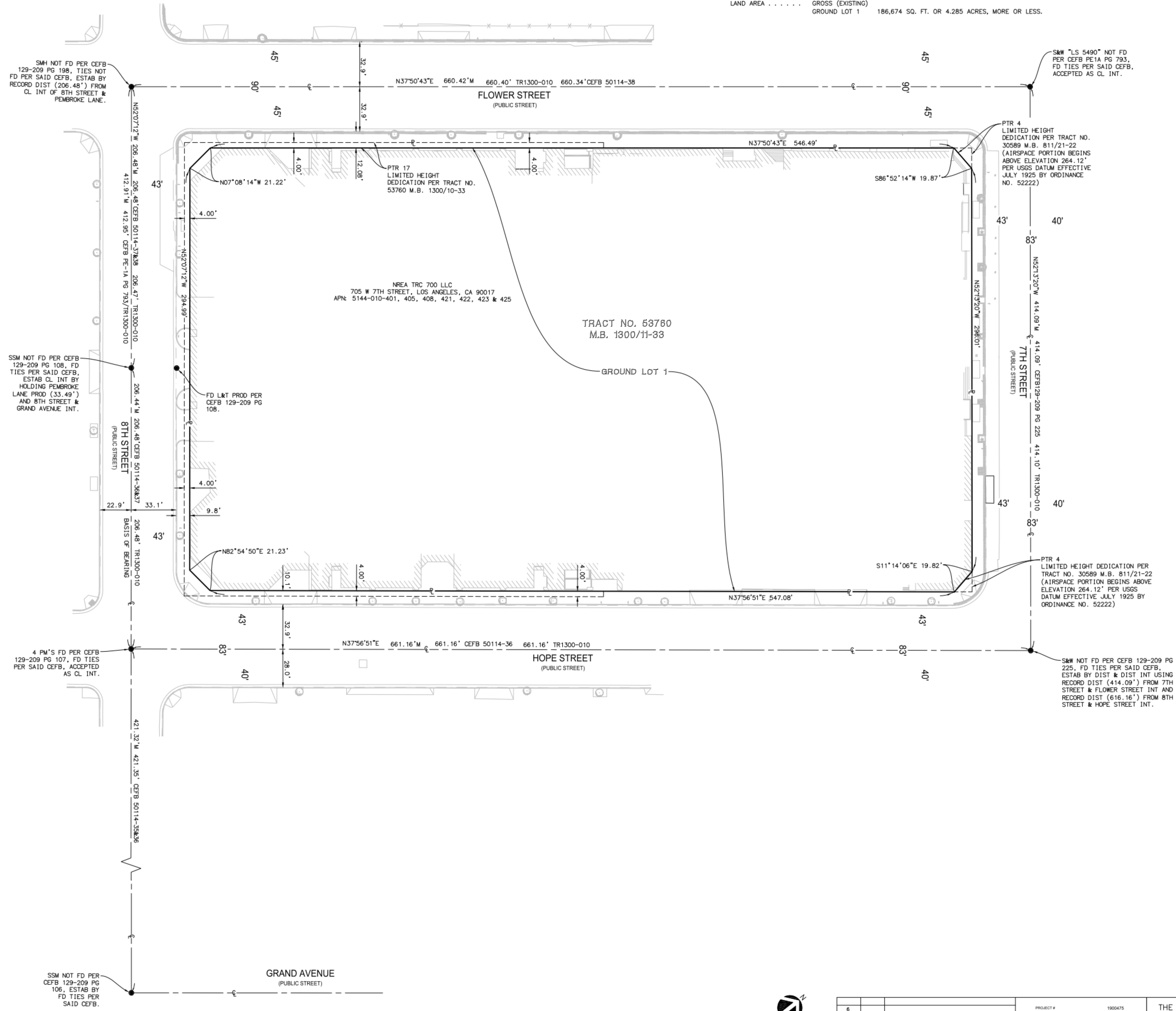
- SEE SHEETS A009A-H, AND J-L FOR FLOOR AREA OF EACH LEVEL
- SEE SHEET A010A FOR OPEN SPACE PLANS
- SEE SHEETS A098 - A111 FOR VEHICLE PARKING COUNT, DIMENSIONS, DRIVEWAYS, AND ACCESS
- SEE SHEET A099 FOR BICYCLE ROOM LAYOUT AND COUNT

**THE BLOC**

**PROJECT INFORMATION – A005B**

# BOUNDARY SURVEY

SITE ADDRESS . . . . . 750 WEST 7TH STREET, LOS ANGELES, CA 90017  
 APN'S . . . . . 5144-010-401, -405, -408, -421, -422, -423 & -425  
 LAND AREA . . . . . GROSS (EXISTING) 186,674 SQ. FT. OR 4.285 ACRES, MORE OR LESS.  
 GROUND LOT 1



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 6   |      |           |
| 5   |      |           |
| 4   |      |           |
| 3   |      |           |
| 2   |      |           |
| 1   |      |           |

|               |            |
|---------------|------------|
| PROJECT #     | 190475     |
| DATE PREPARED | 08/05/2021 |
| DRAWN BY      | NL         |
| CHECKED BY    | CJ         |

THE BLOC RESIDENTIAL TOWER  
 PREPARED FOR:  
**PETER HUDNUT**  
 NATIONAL REAL ESTATE ADVISORS, LLC  
 750 MARKET STREET, 2ND FLOOR  
 SAN FRANCISCO, CA, 94103



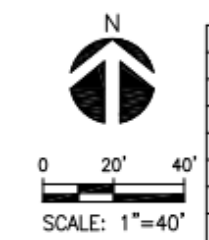
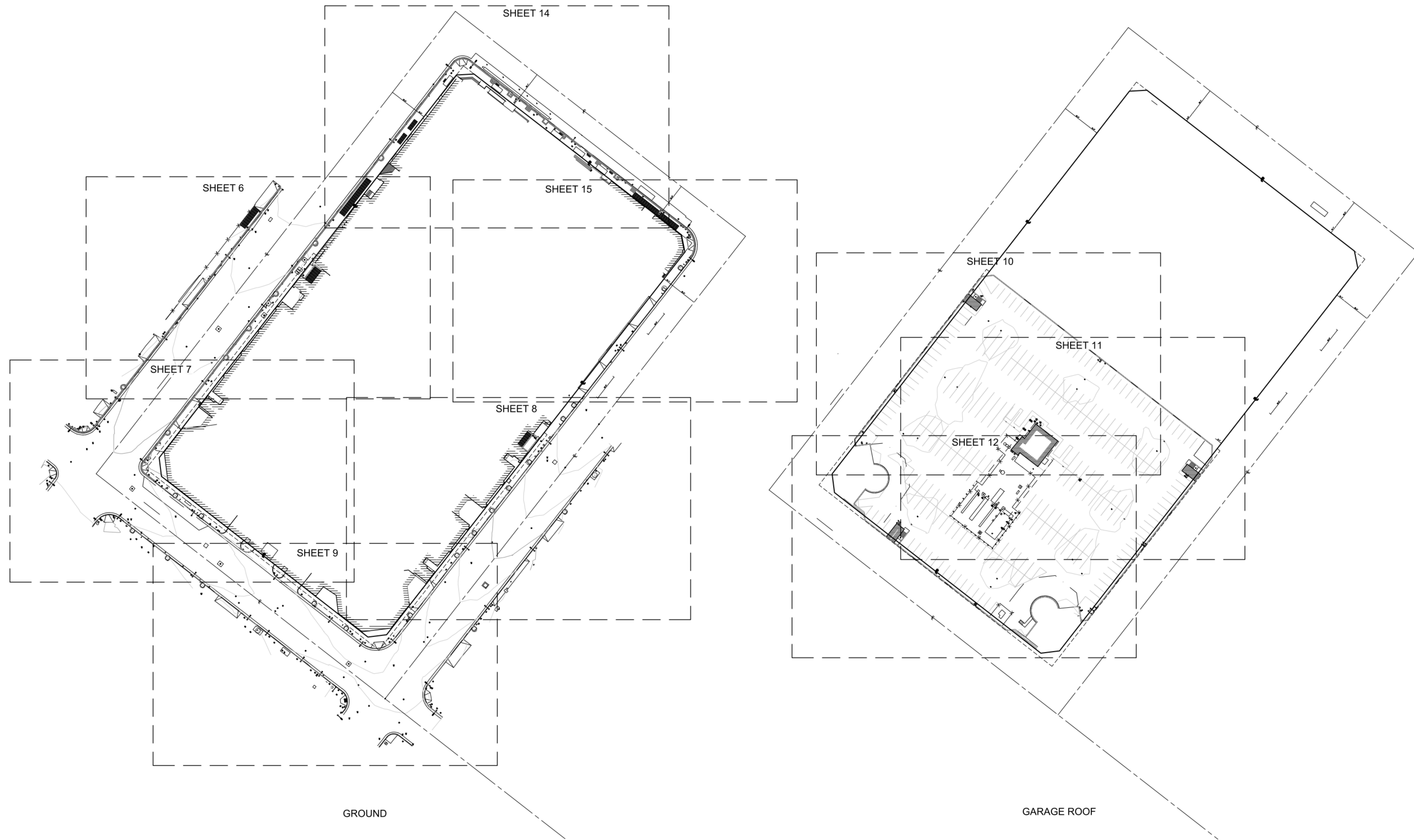
SHEET 3 OF 15

## THE BLOC

## BOUNDARY SURVEY – A007A



# TOPOGRAPHIC SURVEY - SITE OVERVIEW



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 6   |      |           |
| 5   |      |           |
| 4   |      |           |
| 3   |      |           |
| 2   |      |           |
| 1   |      |           |

PROJECT # 1900475  
 DATE PREPARED 06/01/2021  
 DRAWN BY NL  
 CHECKED BY CJ

THE BLOC RESIDENTIAL TOWER  
 PREPARED FOR:  
 PETER HUDNUT  
 NATIONAL REAL ESTATE ADVISORS, LLC  
 705 MARKET STREET, 2ND FLOOR  
 SAN FRANCISCO, CA 94103

**kpff**  
 700 FLOWER ST., SUITE 2100  
 LOS ANGELES, CA 90017  
 P: 213.412.5221  
 F: 213.206.5294  
 WWW.KPFF.COM

SHEET 6 OF 15

## THE BLOC

## TOPOGRAPHIC SURVEY – A007B

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 1, AND AIRSPACE LOTS 5 AND 8 OF TRACT NO. 53760, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1300, PAGES 10 TO 33, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOTS 8, 9, AND 10 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOTS 8, 9 AND 10, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR TOP 500 FEET OF THE SUBSURFACE OF SAID LOTS 8, 9 AND 10, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 16, 1967 AS INSTRUMENT NO. 737 IN BOOK D3674 PAGE 188, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT "A" OF TRACT NO. 1595, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT "A", WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT "A", EXCEPTED AND RESERVED BY AUSTIN CLAPP, EXECUTOR OF THE ESTATE OF FRANK W. BABCOCK, DECEASED, IN DEED RECORDED FEBRUARY 20, 1968 AS INSTRUMENT NO. 414 IN BOOK D3917 PAGE 534, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 3 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT 3, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OF THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT 3, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 26, 1967 AS INSTRUMENT NO. 134 IN BOOK D3713 PAGE 885, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OF THE OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS RIGHTS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, EXTRACT, PRODUCE, REMOVE, TAKE, SELL AND/OR LEASE THE SAME AND ALL OTHER RIGHTS NECESSARY OR CONVENIENT IN CONNECTION WITH ANY OR ALL OF SAID PURPOSES, WITHOUT HOWEVER, THE RIGHT TO ENTER THAT PORTION OF SAID LAND, LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, DRILLING FOR, EXTRACTING, PRODUCING, REMOVING, SELLING OR TAKING ANY SUCH OIL, GAS, ASPHALTUM, OTHER HYDROCARBON SUBSTANCES OR MINERALS, AS EXCEPTED BY BERTYCE WARD DAHL, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE ESTATE OF H. C. DAHL, DECEASED, FRANK W. CLARK, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, DECEASED, AND WALTER R. HILKER, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, IN DEED RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 480 IN BOOK D5262 PAGE 588, OFFICIAL RECORDS.

PARCEL A1:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", DATED NOVEMBER 19, 2015, AND RECORDED NOVEMBER 23, 2015 AS INSTRUMENT NO. 20151469455, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL A2:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT FOR THE BLOC", DATED FEBRUARY 22, 2017, AND RECORDED FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221245, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL B:

PARCELS 1 AND 2 OF PARCEL MAP EXEMPTION NO. 2015-4638, WHICH WAS RECORDED ON FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221243, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOTS 8, 9, AND 10 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOTS 8, 9 AND 10, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR TOP 500 FEET OF THE SUBSURFACE OF SAID LOTS 8, 9 AND 10, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 16, 1967 AS INSTRUMENT NO. 737 IN BOOK D3674 PAGE 188, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT "A" OF TRACT 1595, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT "A", WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT "A", EXCEPTED AND RESERVED BY AUSTIN CLAPP, EXECUTOR OF THE ESTATE OF FRANK W. BABCOCK, DECEASED, IN DEED RECORDED FEBRUARY 20, 1968 AS INSTRUMENT 414 IN BOOK D3917 PAGE 534, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 3 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT 3, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OF THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT 3, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 26, 1967 AS INSTRUMENT NO. 134 IN BOOK D3713 PAGE 885, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OF THE OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS RIGHTS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, EXTRACT, PRODUCE, REMOVE, TAKE, SELL AND/OR LEASE THE SAME AND ALL OTHER RIGHTS NECESSARY OR CONVENIENT IN CONNECTION WITH ANY OR ALL OF SAID PURPOSES, WITHOUT HOWEVER, THE RIGHT TO ENTER THAT PORTION OF SAID LAND, LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, DRILLING FOR, EXTRACTING, PRODUCING, REMOVING, SELLING OR TAKING ANY SUCH OIL, GAS, ASPHALTUM, OTHER HYDROCARBON SUBSTANCES OR MINERALS, AS EXCEPTED BY BERTYCE WARD DAHL, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE ESTATE OF H. C. DAHL, DECEASED, FRANK W. CLARK, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, DECEASED, AND WALTER R. HILKER, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, IN DEED RECORDED NOVEMBER 19, 1971 AS INSTRUMENT 480 IN BOOK D5262 PAGE 588, OFFICIAL RECORDS.

PARCEL B1:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", DATED NOVEMBER 19, 2015, AND RECORDED NOVEMBER 23, 2015 AS INSTRUMENT NO. 20151469455, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL B2:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT FOR THE BLOC", DATED FEBRUARY 22, 2017, AND RECORDED FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221245, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL C:

PARCELS 2 AND 3 OF PARCEL MAP EXEMPTION NO. 2015-4298, WHICH WAS RECORDED ON FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221239, IN THE IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOTS 8, 9, AND 10 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOTS 8, 9 AND 10, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR TOP 500 FEET OF THE SUBSURFACE OF SAID LOTS 8, 9 AND 10, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 16, 1967 AS INSTRUMENT NO. 737 IN BOOK D3674 PAGE 188, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT "A" OF TRACT 1595, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT "A", WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT "A", EXCEPTED AND RESERVED BY AUSTIN CLAPP, EXECUTOR OF THE ESTATE OF FRANK W. BABCOCK, DECEASED, IN DEED RECORDED FEBRUARY 20, 1968 AS INSTRUMENT 414 IN BOOK D3917 PAGE 534, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 3 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT 3, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OF THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT 3, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 26, 1967 AS INSTRUMENT NO. 134 IN BOOK D3713 PAGE 885, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OF THE OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS RIGHTS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, EXTRACT, PRODUCE, REMOVE, TAKE, SELL AND/OR LEASE THE SAME AND ALL OTHER RIGHTS NECESSARY OR CONVENIENT IN CONNECTION WITH ANY OR ALL OF SAID PURPOSES, WITHOUT HOWEVER, THE RIGHT TO ENTER THAT PORTION OF SAID LAND, LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, DRILLING FOR, EXTRACTING, PRODUCING, REMOVING, SELLING OR TAKING ANY SUCH OIL, GAS, ASPHALTUM, OTHER HYDROCARBON SUBSTANCES OR MINERALS, AS EXCEPTED BY BERTYCE WARD DAHL, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE ESTATE OF H. C. DAHL, DECEASED, FRANK W. CLARK, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, DECEASED, AND WALTER R. HILKER, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, IN DEED RECORDED NOVEMBER 19, 1971 AS INSTRUMENT 480 IN BOOK D5262 PAGE 588, OFFICIAL RECORDS.

PARCEL C1:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", DATED NOVEMBER 19, 2015, AND RECORDED NOVEMBER 23, 2015 AS INSTRUMENT NO. 20151469455, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL C2:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT FOR THE BLOC", DATED FEBRUARY 22, 2017, AND RECORDED FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221245, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL D:

PARCELS 2 AND 3 OF PARCEL MAP EXEMPTION NO. 2015-4221, WHICH WAS RECORDED ON FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221241, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOTS 8, 9, AND 10 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOTS 8, 9 AND 10, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR TOP 500 FEET OF THE SUBSURFACE OF SAID LOTS 8, 9 AND 10, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 16, 1967 AS INSTRUMENT NO. 737 IN BOOK D3674 PAGE 188, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT "A" OF TRACT 1595, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT "A", WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OR THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT "A", EXCEPTED AND RESERVED BY AUSTIN CLAPP, EXECUTOR OF THE ESTATE OF FRANK W. BABCOCK, DECEASED, IN DEED RECORDED FEBRUARY 20, 1968 AS INSTRUMENT 414 IN BOOK D3917 PAGE 534, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERAL AND OTHER HYDROCARBON SUBSTANCES LYING WITHIN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINES OF LOT 3 IN BLOCK 29 OF HUBER TRACT, WHICH LIES BELOW A DEPTH OF 500 FEET FROM THE PRESENT SURFACE OF SAID LOT 3, WITHOUT ANY RIGHT TO ENTER UPON OR INTO THE SURFACE OF THE TOP 500 FEET OF THE SUBSURFACE OF SAID LOT 3, AS EXCEPTED AND RESERVED BY LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 26, 1967 AS INSTRUMENT NO. 134 IN BOOK D3713 PAGE 885, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OF THE OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS RIGHTS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, EXTRACT, PRODUCE, REMOVE, TAKE, SELL AND/OR LEASE THE SAME AND ALL OTHER RIGHTS NECESSARY OR CONVENIENT IN CONNECTION WITH ANY OR ALL OF SAID PURPOSES, WITHOUT HOWEVER, THE RIGHT TO ENTER THAT PORTION OF SAID LAND, LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, DRILLING FOR, EXTRACTING, PRODUCING, REMOVING, SELLING OR TAKING ANY SUCH OIL, GAS, ASPHALTUM, OTHER HYDROCARBON SUBSTANCES OR MINERALS, AS EXCEPTED BY BERTYCE WARD DAHL, INDIVIDUALLY, AND AS CO-EXECUTRIX OF THE ESTATE OF H. C. DAHL, DECEASED, FRANK W. CLARK, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, DECEASED, AND WALTER R. HILKER, JR., AS CO-EXECUTOR OF THE ESTATE OF H. C. DAHL, IN DEED RECORDED NOVEMBER 19, 1971 AS INSTRUMENT 480 IN BOOK D5262 PAGE 588, OFFICIAL RECORDS.

PARCEL D1:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", DATED NOVEMBER 19, 2015, AND RECORDED NOVEMBER 23, 2015 AS INSTRUMENT NO. 20151469455, IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY.

PARCEL D2:

EASEMENTS, AS MORE PARTICULARLY DESCRIBED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT FOR THE BLOC", DATED FEBRUARY 22, 2017, AND RECORDED FEBRUARY 24, 2017 AS INSTRUMENT NO. 20170221245, IN THE OFFICIAL RECORDS OF LOS ANGELES

ASSESSOR'S PARCEL NUMBER: 5144-010-401, 405, 408, 421, 422, 423 & 425  
(OLD APN: 5144-010-404, 406, 407 & 409)

# THE BLOC

775 SOUTH HOPE STREET

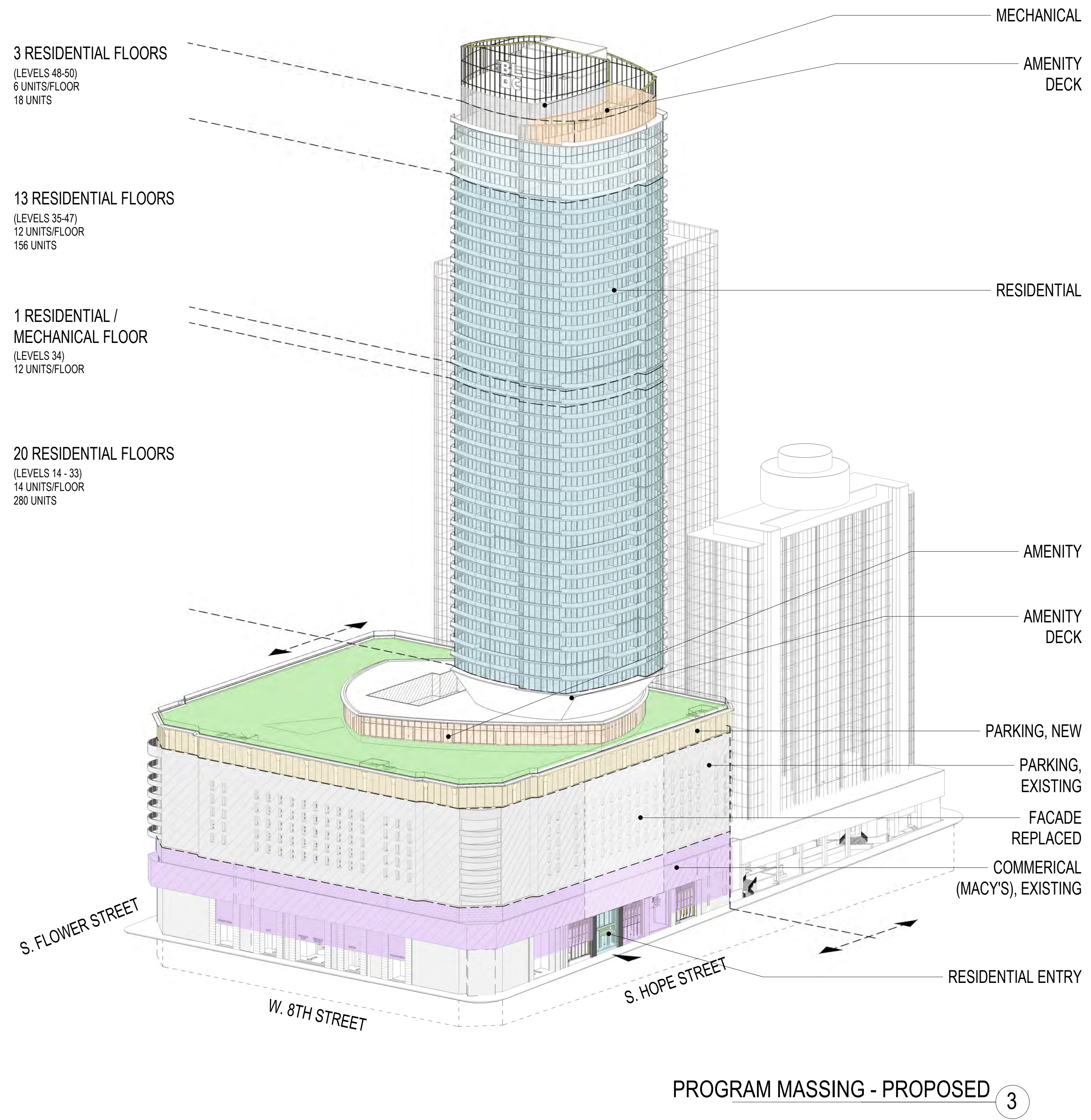
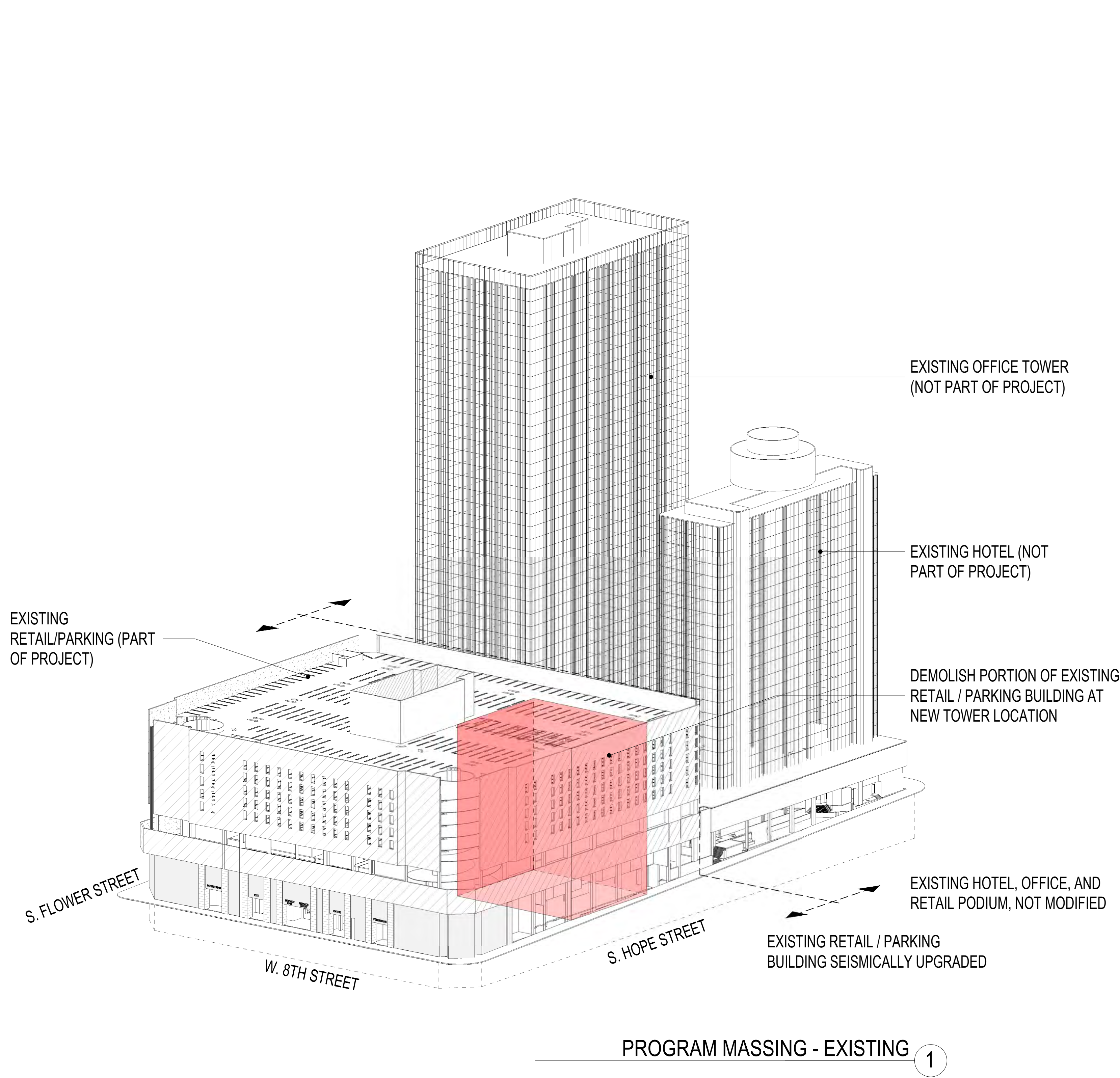
APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

## LEGAL DESCRIPTION – A007C

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

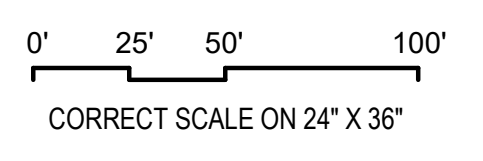
11/29/2021 ENTITLEMENT APPLICATION





PROGRAM LEGEND

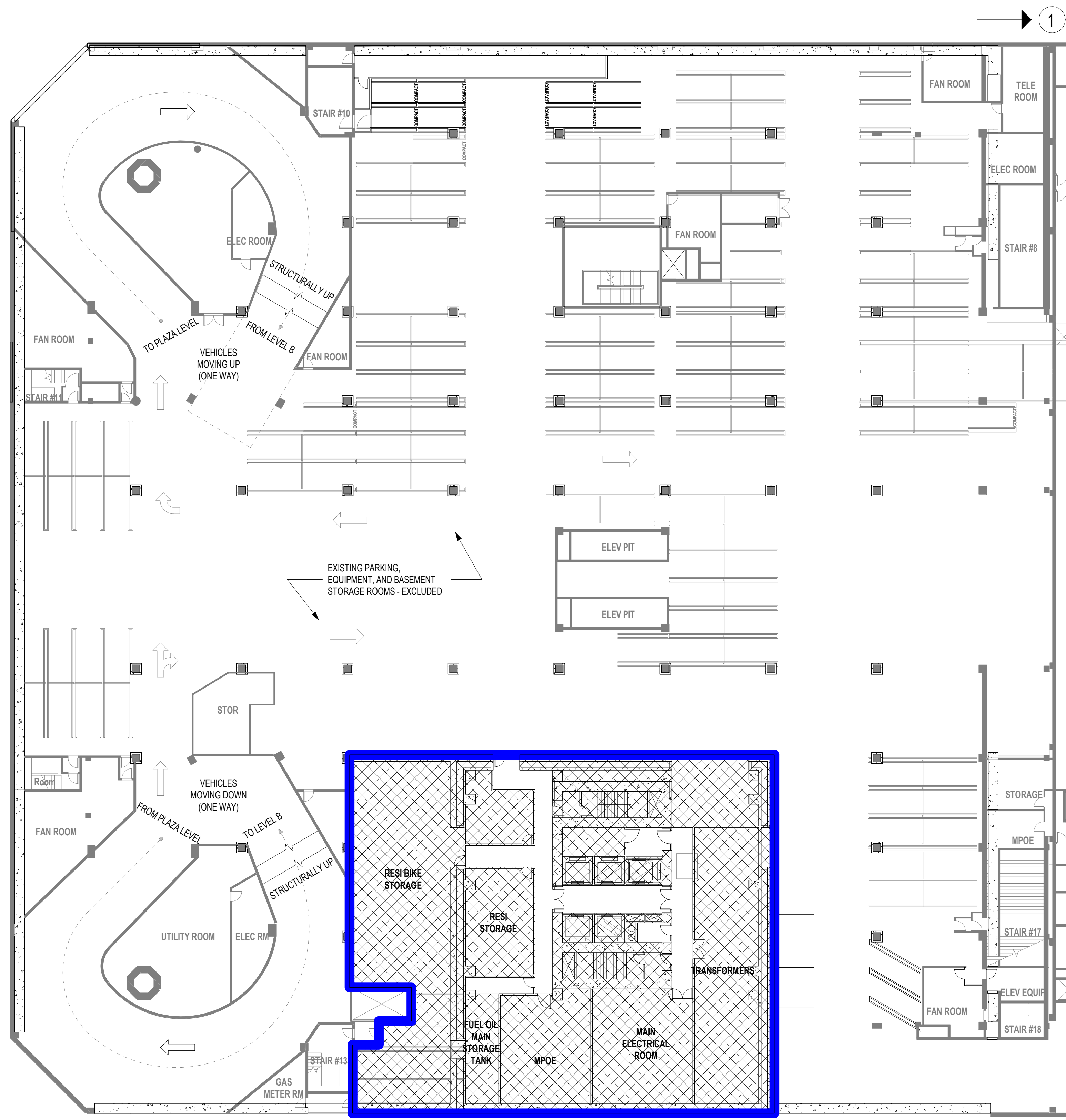
|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |



# THE BLOC

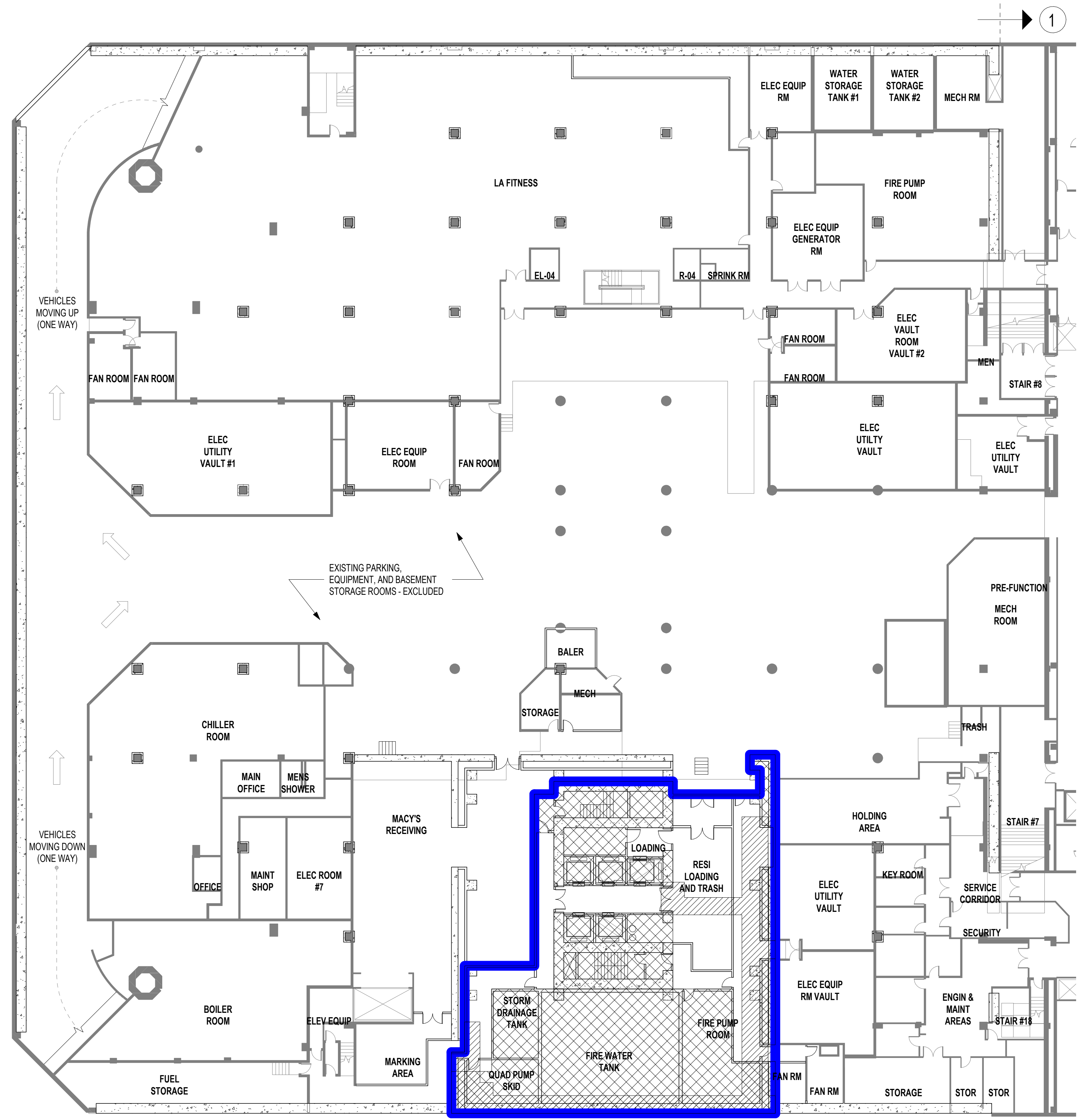
## PROGRAM MASSING - A008





LEVEL A BASEMENT  
1" = 20'-0" 2

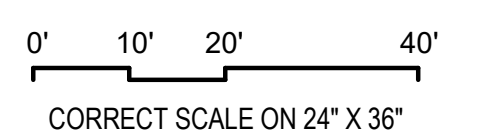
- 13,657 SF NEW RESIDENTIAL GROSS AREA
- 12,139 SF EXEMPTED PER LAMC 12.03
- 1,518 SF NEW RESIDENTIAL FLOOR AREA



LEVEL B BASEMENT  
1" = 20'-0" 1

- 1,534 SF RETAIL FLOOR AREA REMOVED
- 8,261 SF NEW RESIDENTIAL GROSS AREA
- 5,438 SF EXEMPTED PER LAMC 12.03
- 2,823 SF NEW RESIDENTIAL FLOOR AREA

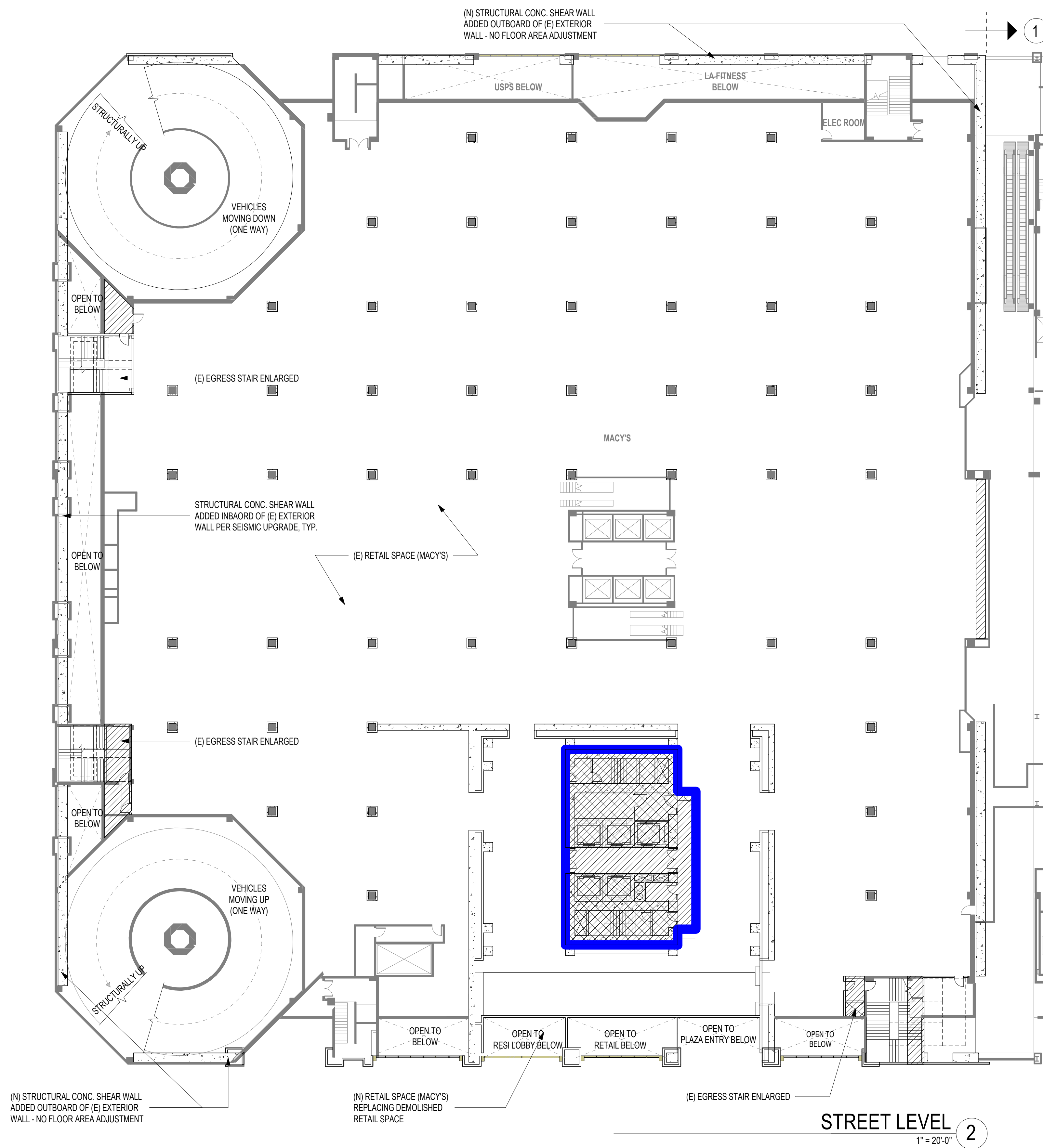
**SHEET NOTES**  
1. NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE



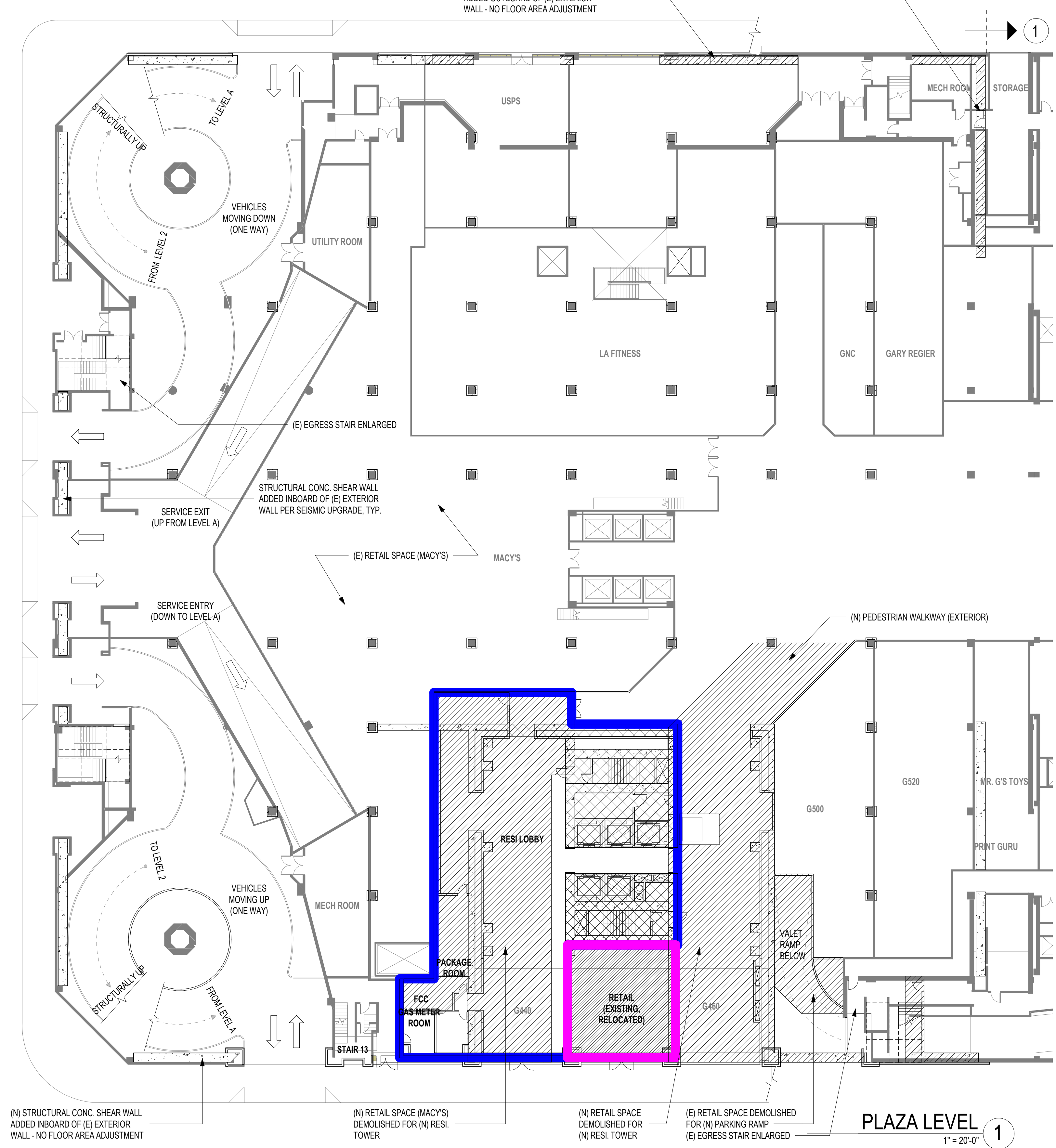
# THE BLOC

## ZONING CODE FLOOR AREA - LEVEL B - A - A009A





**STREET LEVEL 2**  
1" = 20'-0"

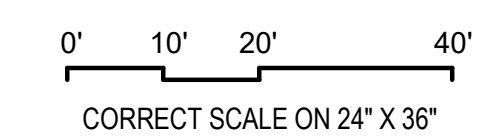


**PLAZA LEVEL 1**  
1" = 20'-0"

- 3,219 SF RETAIL FLOOR AREA REMOVED
- 2,517 SF NEW RESIDENTIAL GROSS AREA
- 1,897 SF EXEMPTED PER LAMC 12.03
- 620 SF NEW RESIDENTIAL FLOOR AREA

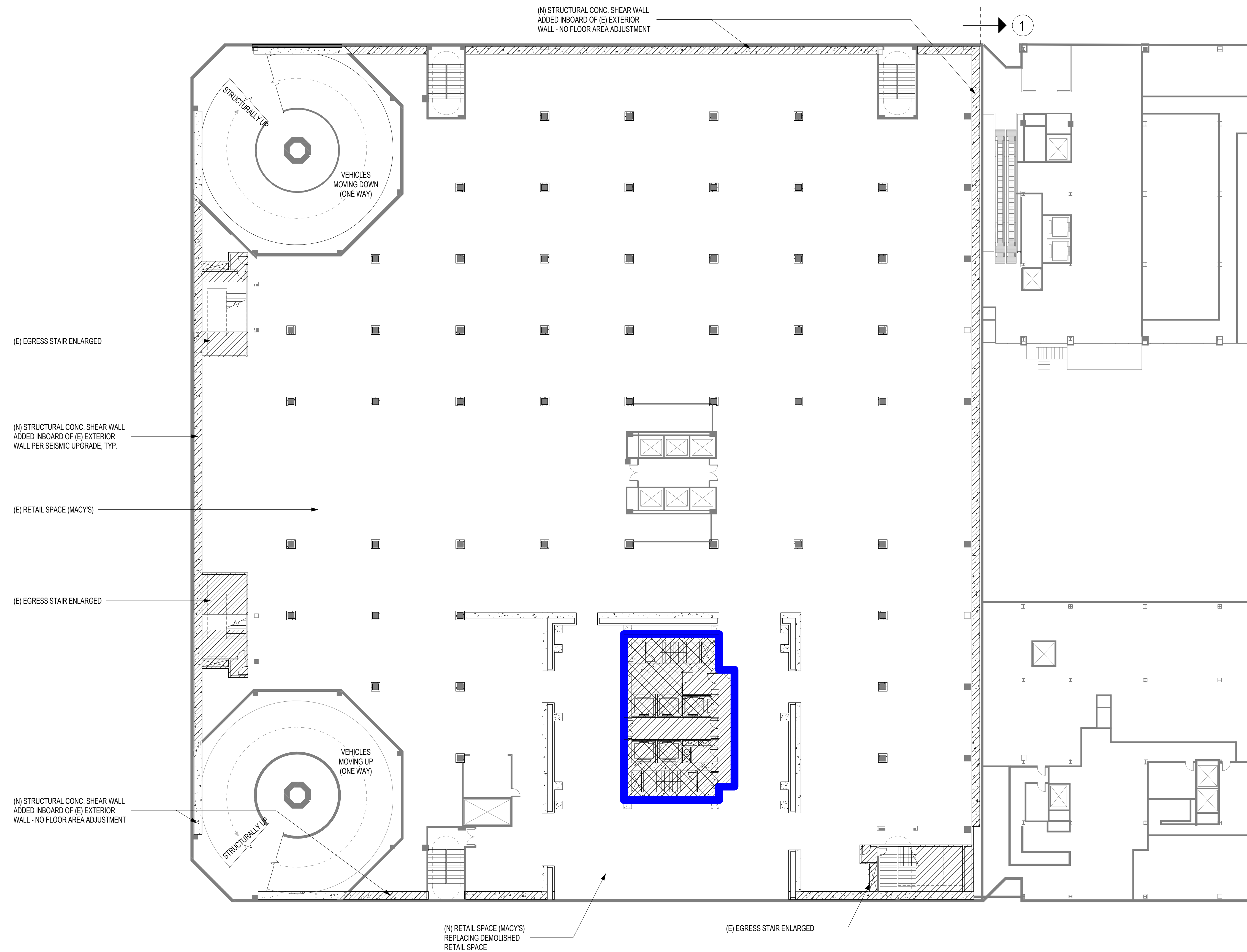
- 10,385 SF RETAIL FLOOR AREA REMOVED
- 7,810 SF NEW RESIDENTIAL GROSS AREA
- 1,252 SF RETAIL (EXISTING, RELOCATED)
- 2,367 SF EXEMPTED PER LAMC 12.03
- 5,443 SF NEW RESIDENTIAL FLOOR AREA

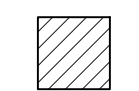

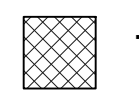
**SHEET NOTES**  
1. NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE



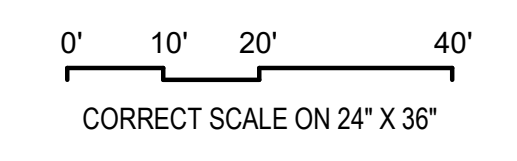
# THE BLOC

## ZONING CODE FLOOR AREA - LEVEL PLAZA - STREET - A009B



-  6,371 SF RETAIL FLOOR AREA REMOVED
-  2,517 SF NEW RESIDENTIAL GROSS AREA
-  - 1,775 SF EXEMPTED PER LAMC 12.03
- 742 SF NEW RESIDENTIAL FLOOR AREA

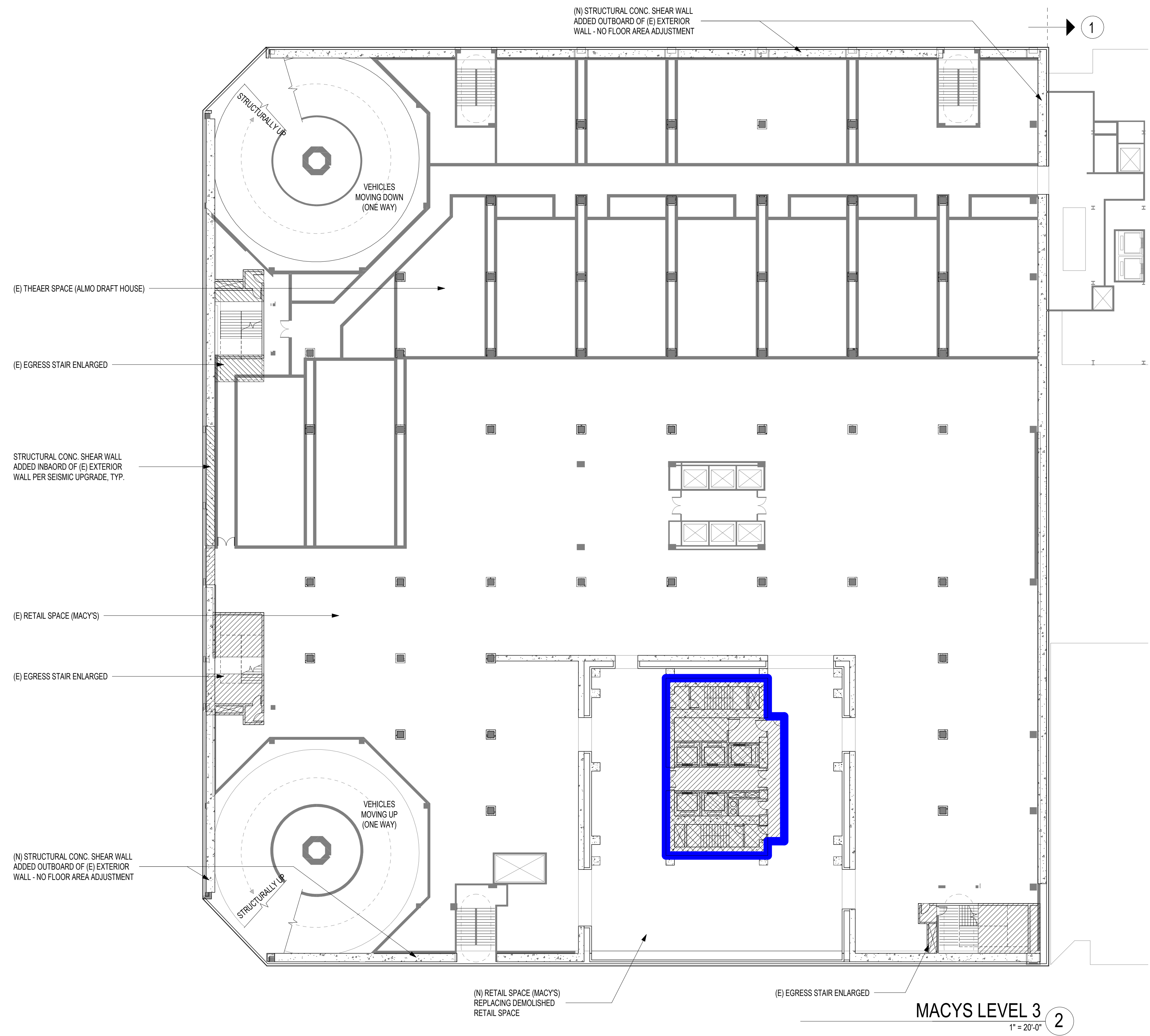
**SHEET NOTES**  
 1. NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE, EXCEPT WHERE OTHERWISE NOTED



# THE BLOC

ZONING CODE FLOOR AREA - LEVEL 2 - A009C

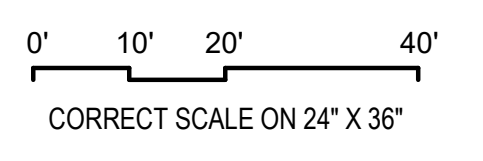




MACYS LEVEL 3  
1" = 20'-0"

- 454 SF THEATER FLOOR AREA REMOVED
- 2,517 SF NEW RESIDENTIAL GROSS AREA
- 3,631 SF RETAIL FLOOR AREA REMOVED
- 1,775 SF EXEMPTED PER LAMC 12.03
- 742 SF NEW RESIDENTIAL FLOOR AREA

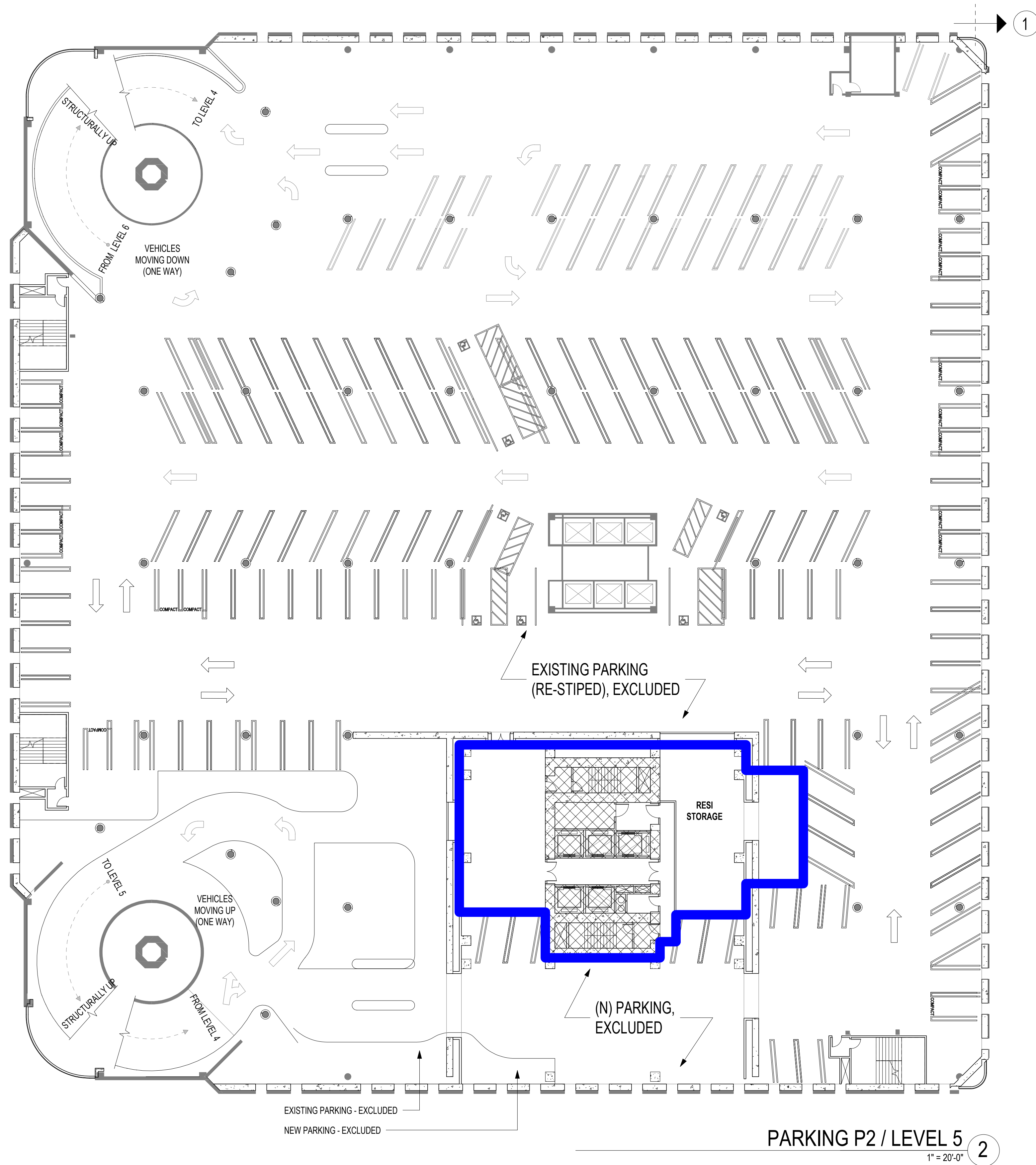
**SHEET NOTES**  
1. NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE, EXCEPT WHERE OTHERWISE NOTED



# THE BLOC

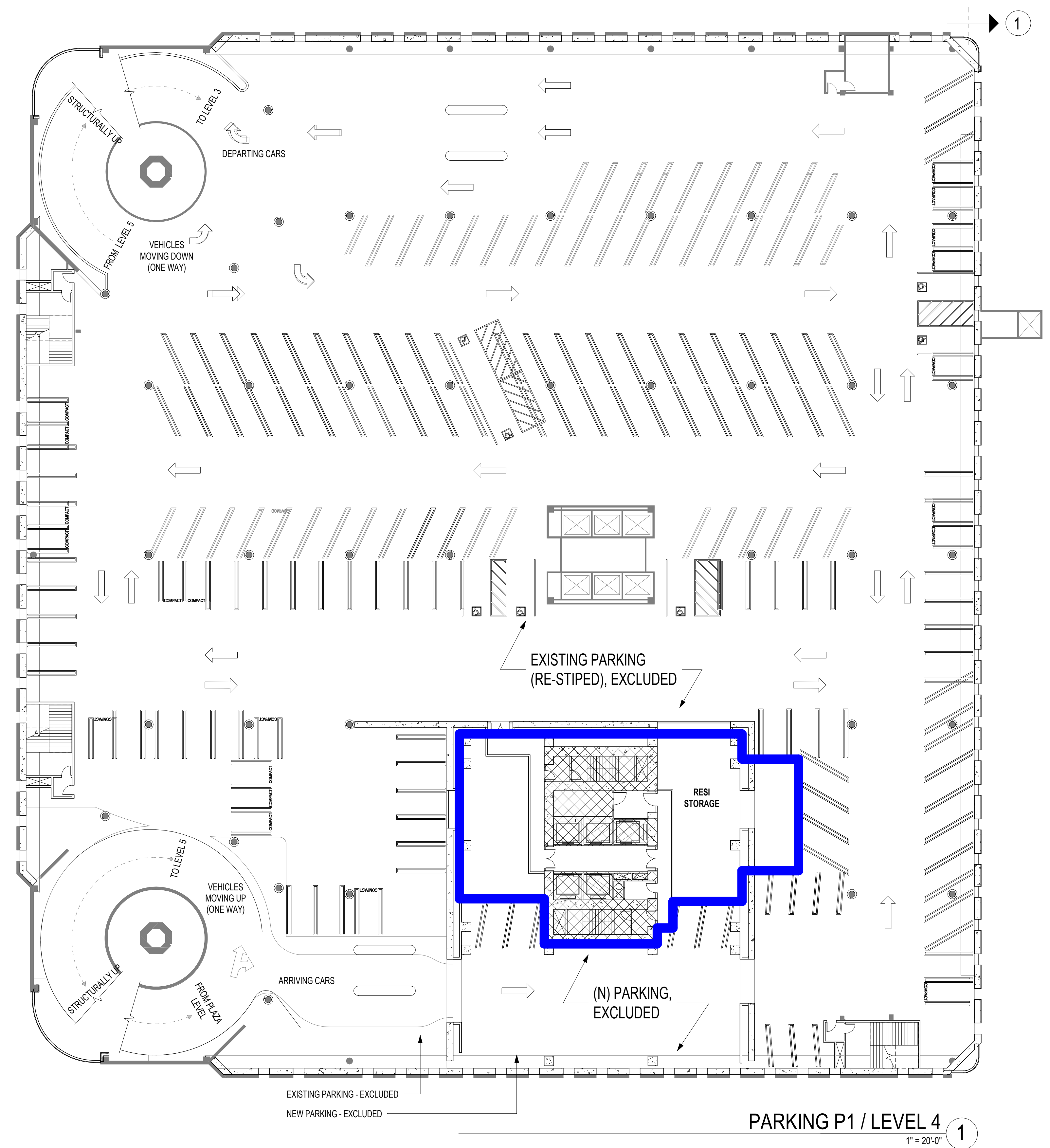
## ZONING CODE FLOOR AREA - LEVEL 3 - A009D





**PARKING P2 / LEVEL 5**  
1" = 20'-0"

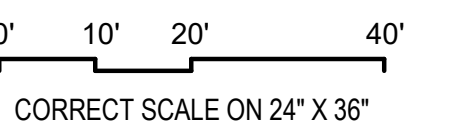
- 5,946 SF NEW RESIDENTIAL GROSS AREA
- 1,775 SF EXEMPTED PER LAMC 12.03
- 4,171 SF NEW RESIDENTIAL FLOOR AREA



**PARKING P1 / LEVEL 4**  
1" = 20'-0"

- 5,946 SF NEW RESIDENTIAL GROSS AREA
- 1,775 SF EXEMPTED PER LAMC 12.03
- 4,171 SF NEW RESIDENTIAL FLOOR AREA

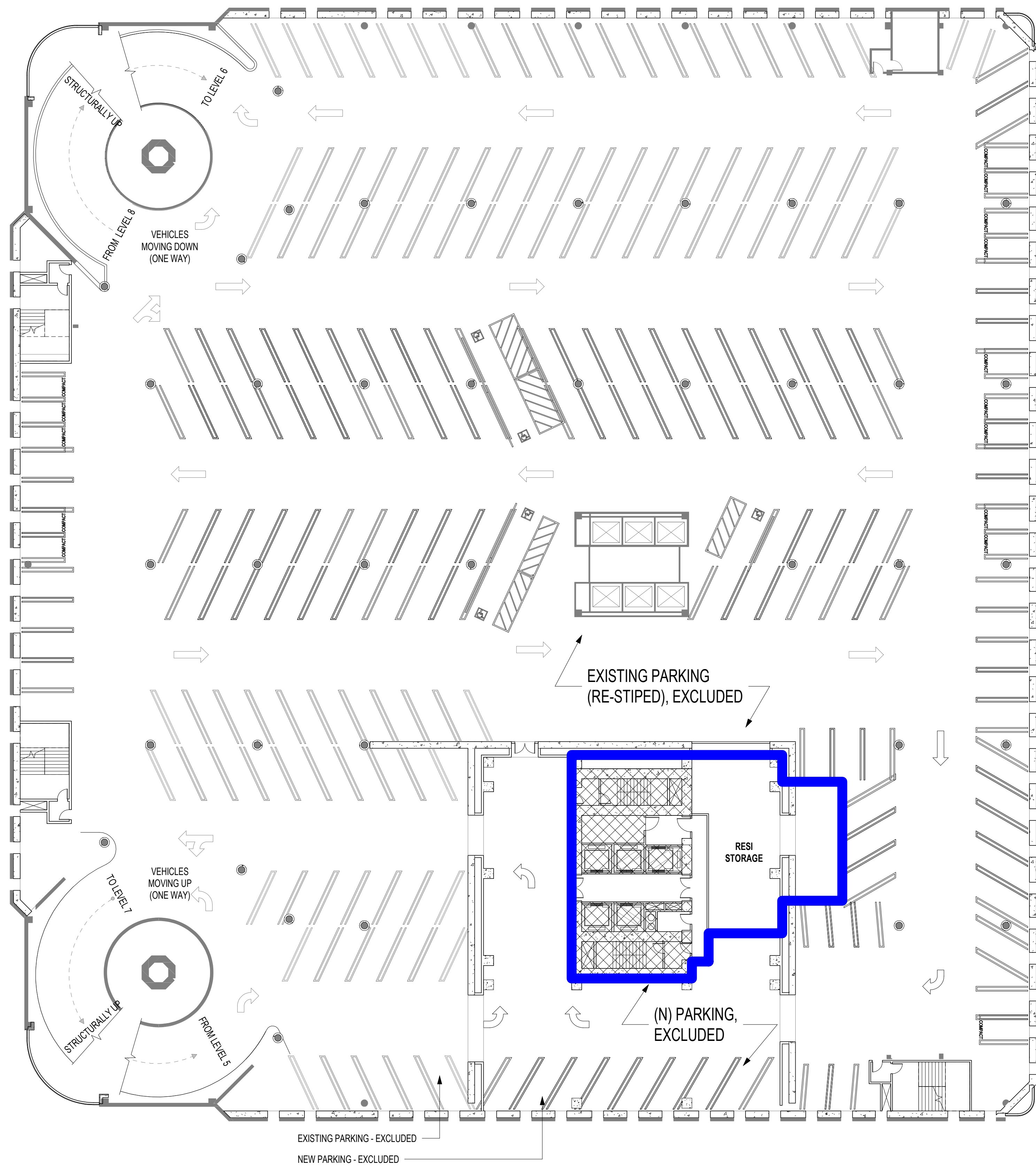
**SHEET NOTES**  
1. NO FLOOR AREA ADJUSTMENTS TO EXISTING PORTIONS OF BUILDING EAST OF THIS LINE



# THE BLOC

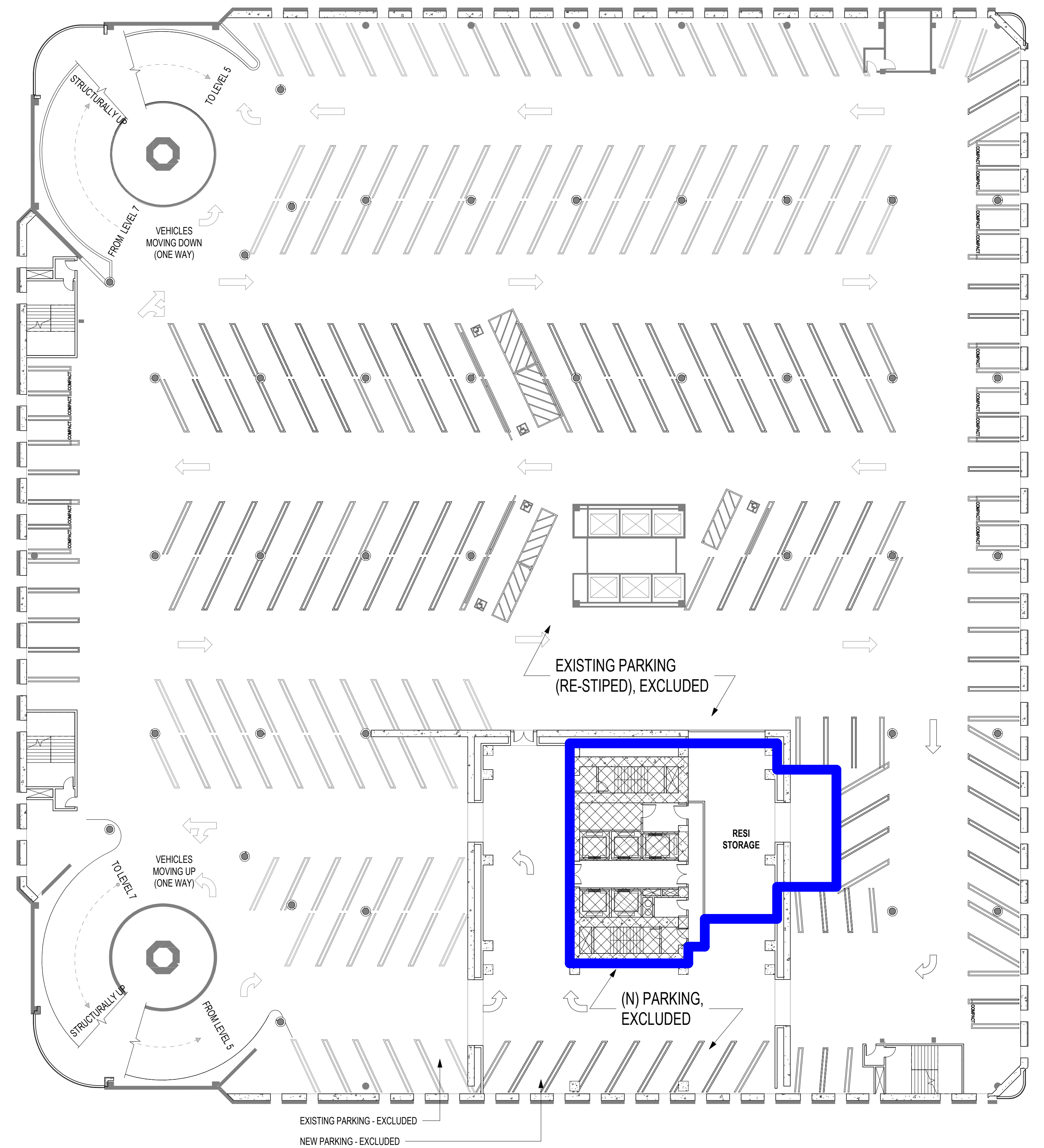
## ZONING CODE FLOOR AREA - LEVEL 4 - 5 - A009E





PARKING P4 / LEVEL 7  
1" = 20'-0" 2

- 4,528 SF NEW RESIDENTIAL GROSS AREA
  - 1,775 SF EXEMPTED PER LAMC 12.03
- 2,753 SF NEW RESIDENTIAL FLOOR AREA



PARKING P3 / LEVEL 6  
1" = 20'-0" 1

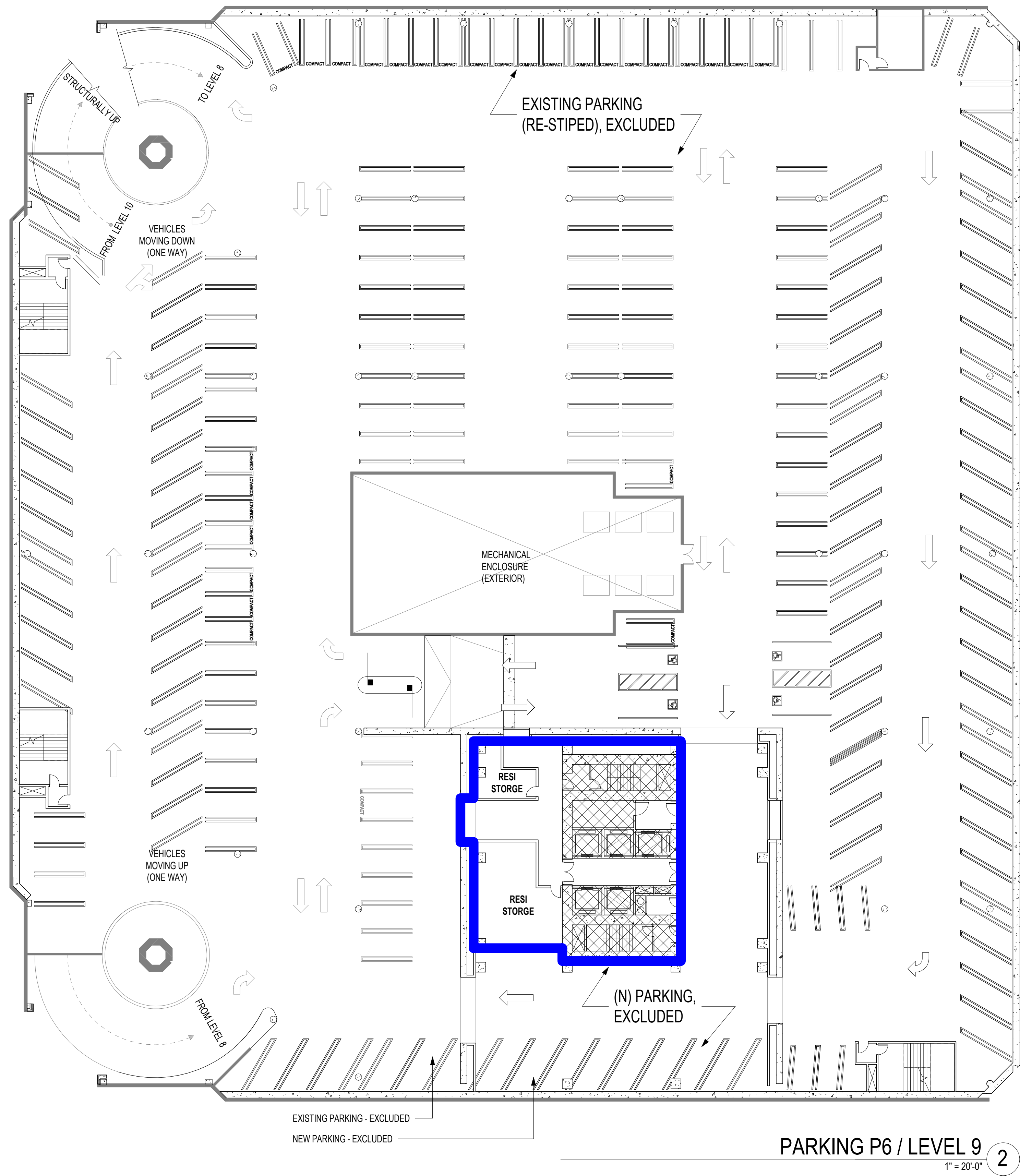
- 4,528 SF NEW RESIDENTIAL GROSS AREA
  - 1,775 SF EXEMPTED PER LAMC 12.03
- 2,753 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'  
CORRECT SCALE ON 24" X 36"

# THE BLOC

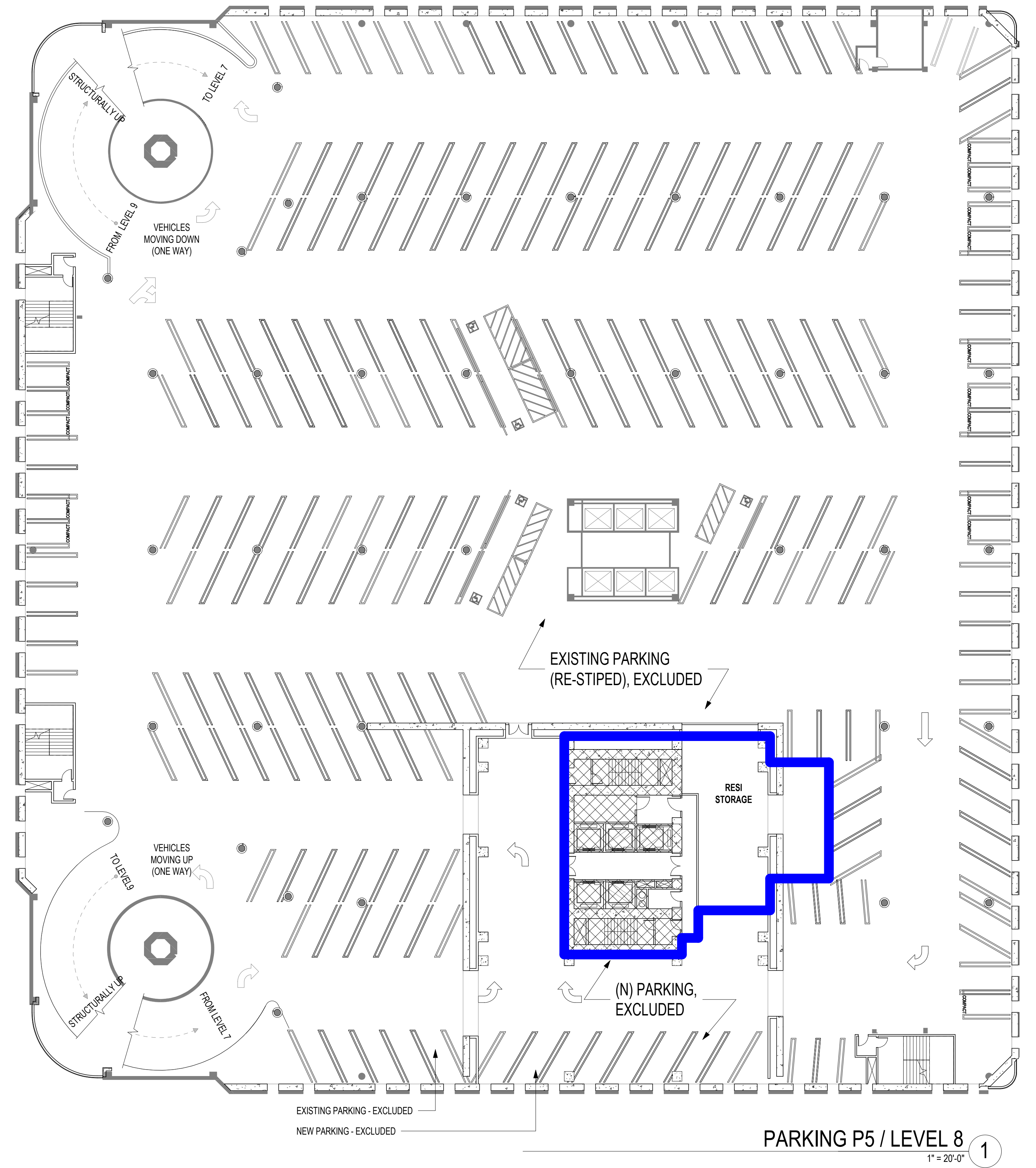
## ZONING CODE FLOOR AREA - LEVEL 6 - 7 - A009F





**PARKING P6 / LEVEL 9**  
1" = 20'-0" 2

- 4,159 SF NEW RESIDENTIAL GROSS AREA
  - 1,775 SF EXEMPTED PER LAMC 12.03
- 2,384 SF NEW RESIDENTIAL FLOOR AREA



**PARKING P5 / LEVEL 8**  
1" = 20'-0" 1

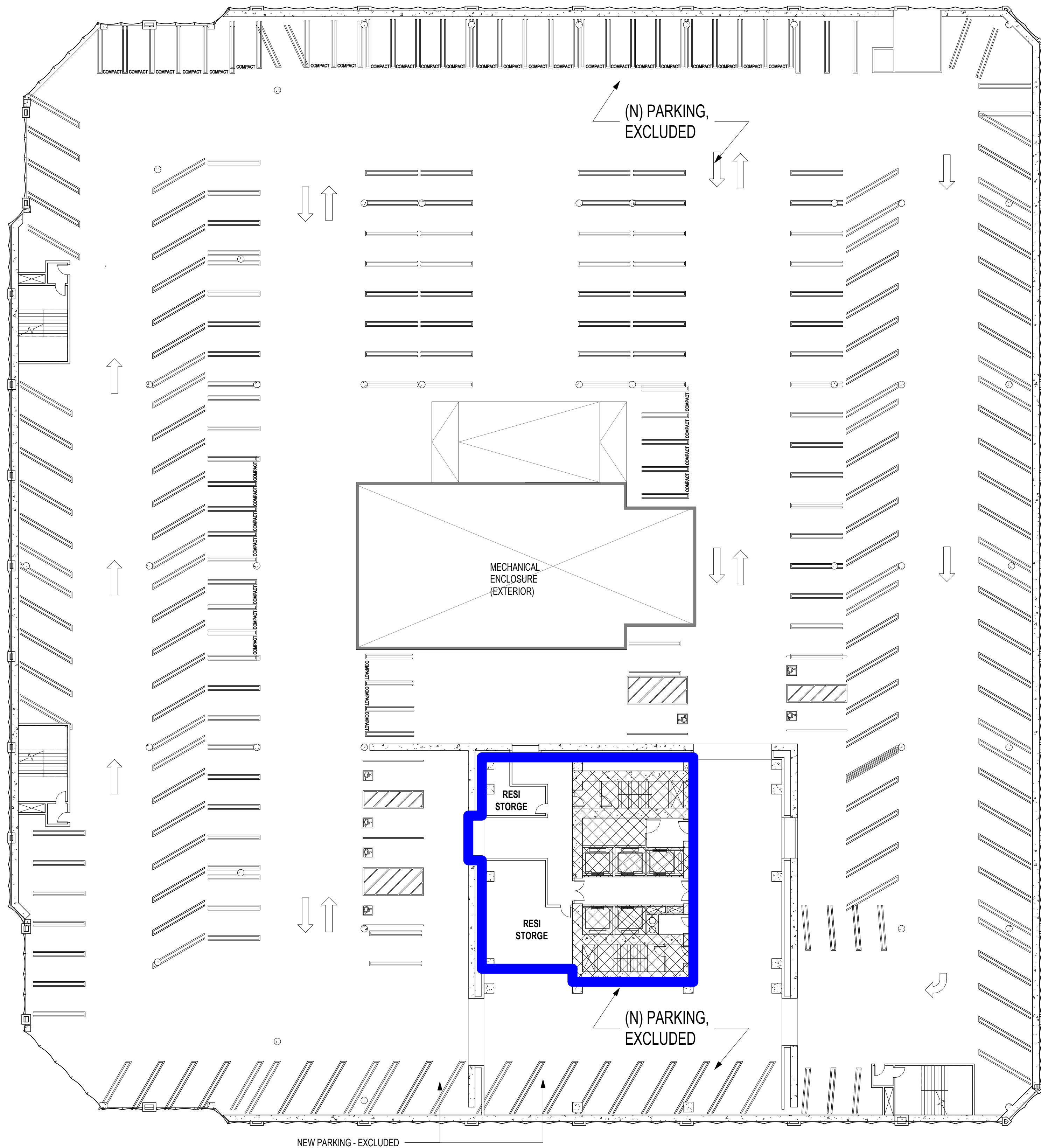
- 4,528 SF NEW RESIDENTIAL GROSS AREA
  - 1,775 SF EXEMPTED PER LAMC 12.03
- 2,753 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'  
CORRECT SCALE ON 24" X 36"

# THE BLOC

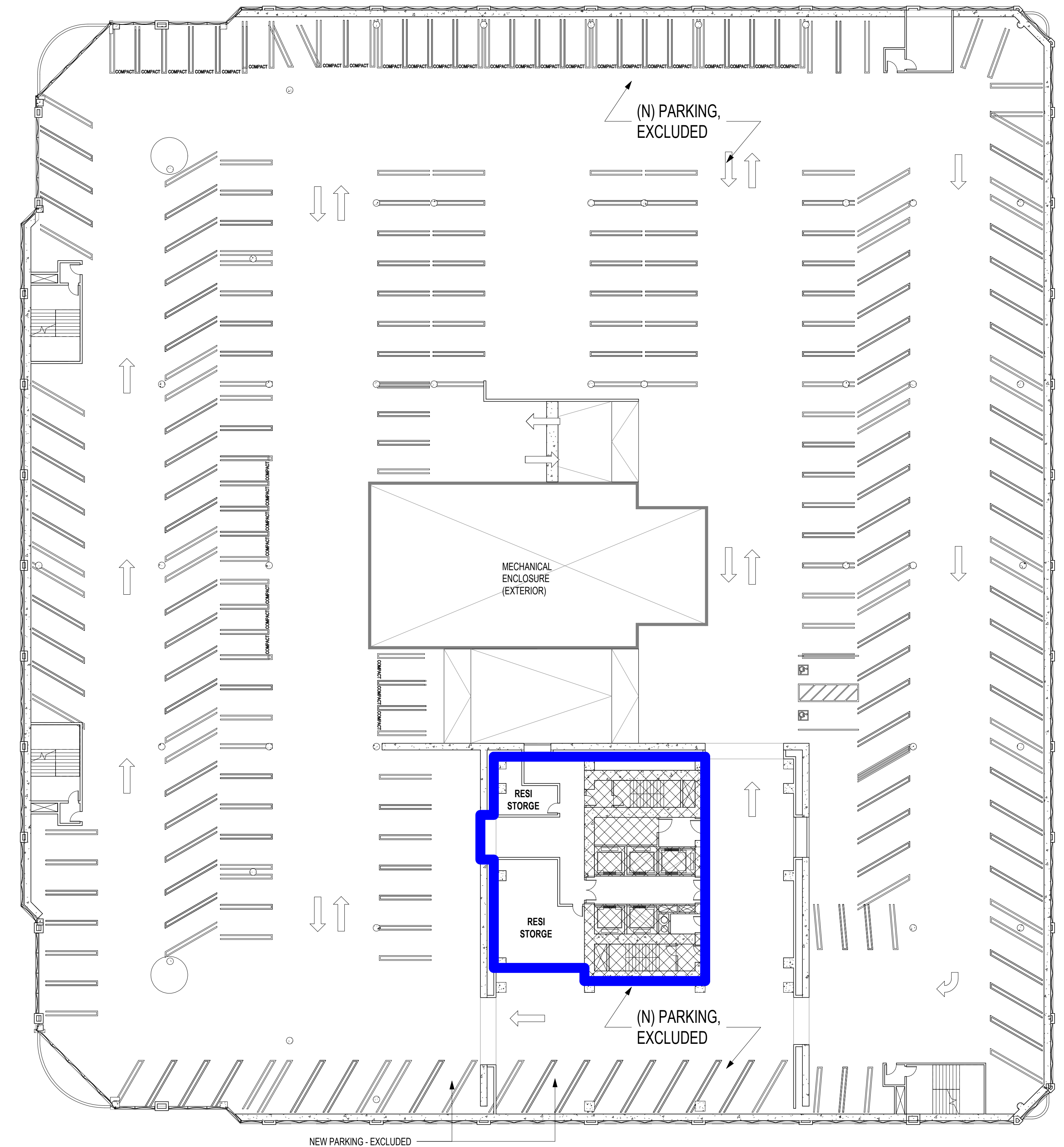
## ZONING CODE FLOOR AREA - LEVEL 8 - 9 - A009G





PARKING P8 / LEVEL 11 2  
1" = 20'-0"

- 4,159 SF NEW RESIDENTIAL GROSS AREA
- 1,775 SF EXEMPTED PER LAMC 12.03
- 2,384 SF NEW RESIDENTIAL FLOOR AREA



PARKING P7 / LEVEL 10 1  
1" = 20'-0"

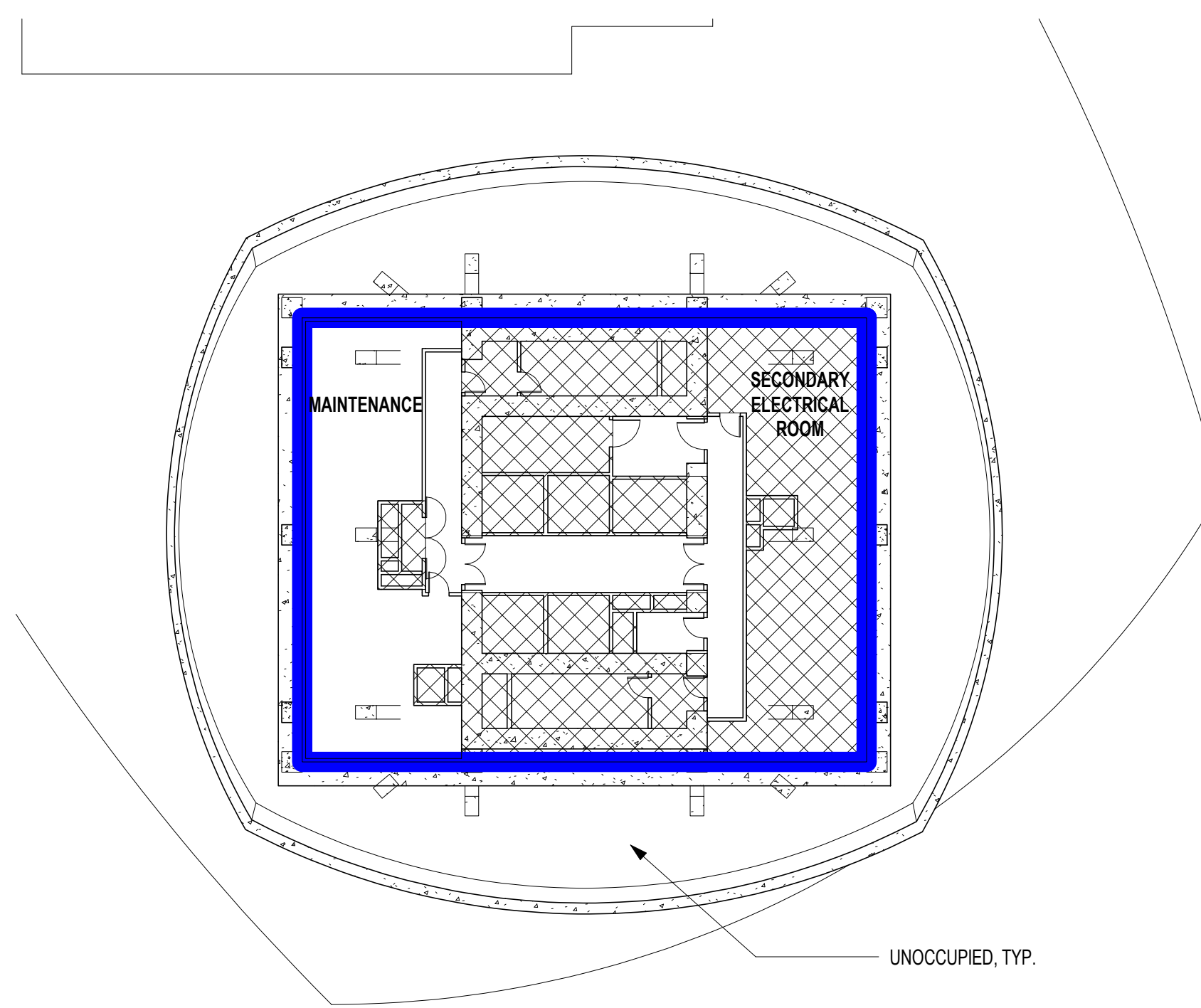
- 4,159 SF NEW RESIDENTIAL GROSS AREA
- 1,775 SF EXEMPTED PER LAMC 12.03
- 2,384 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'  
CORRECT SCALE ON 24" X 36"

# THE BLOC

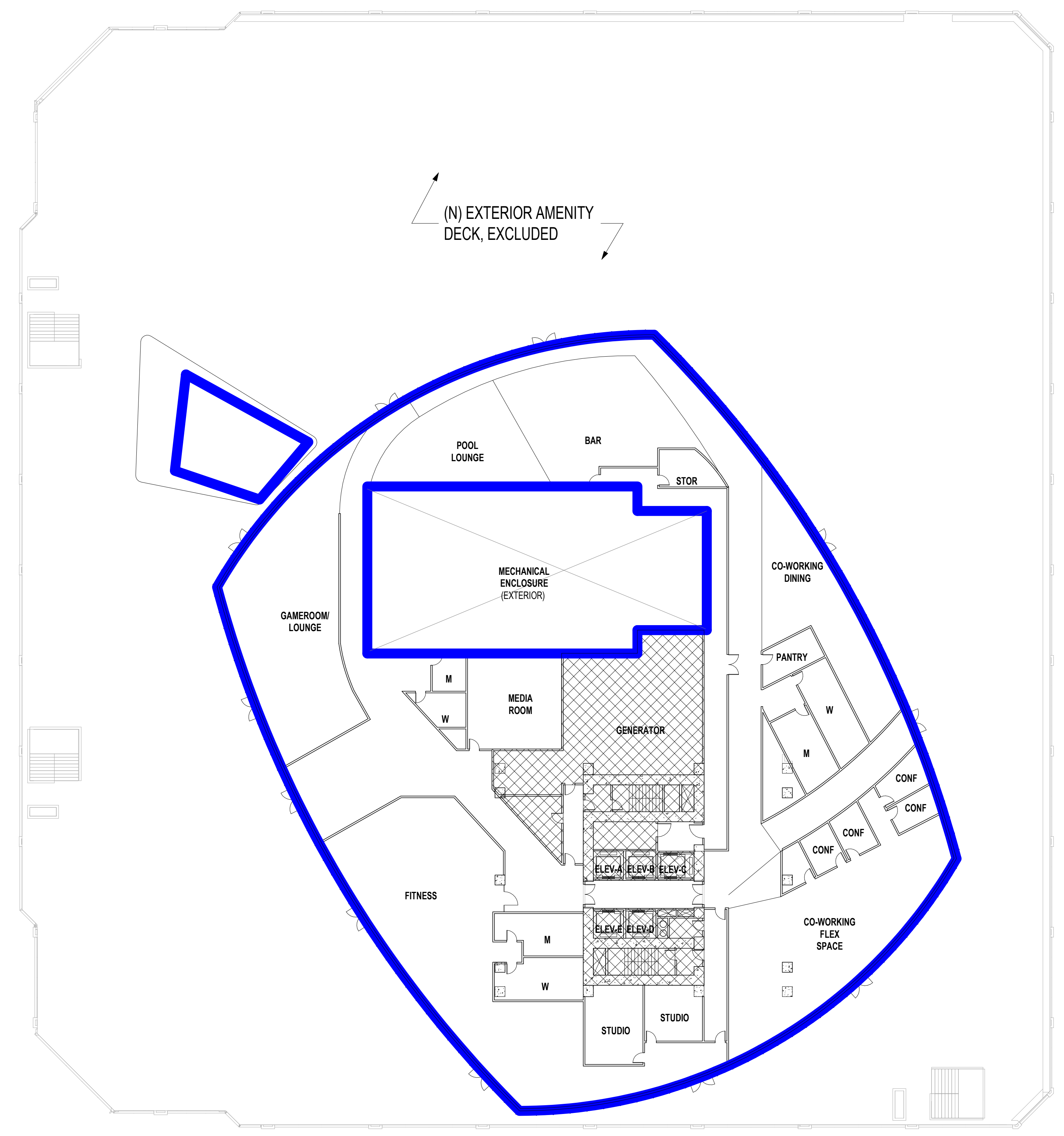
## ZONING CODE FLOOR AREA - LEVEL 10 - 11 - A009H





LEVEL 13  
1" = 20'-0" 2

- 5,379 SF NEW RESIDENTIAL GROSS AREA
- 3,306 SF EXEMPTED PER LAMC 12.03
- 2,073 SF NEW RESIDENTIAL FLOOR AREA



LEVEL 12 ROOF TERRACE  
1" = 20'-0" 1

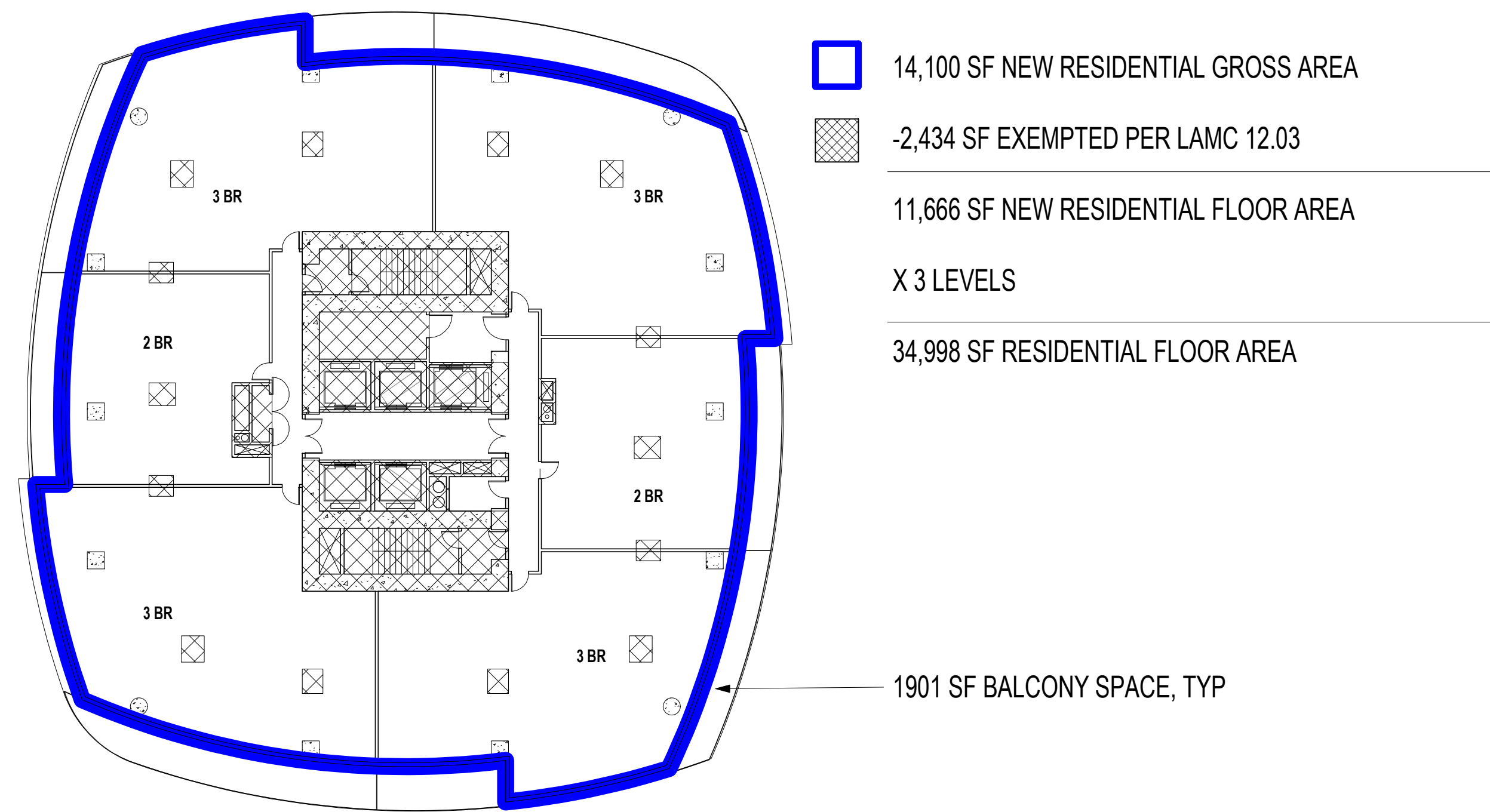
- 30,197 SF NEW RESIDENTIAL GROSS AREA
- 4,481 SF EXEMPTED PER LAMC 12.03
- 25,716 SF NEW RESIDENTIAL FLOOR AREA

0' 10' 20' 40'  
CORRECT SCALE ON 24" X 36"

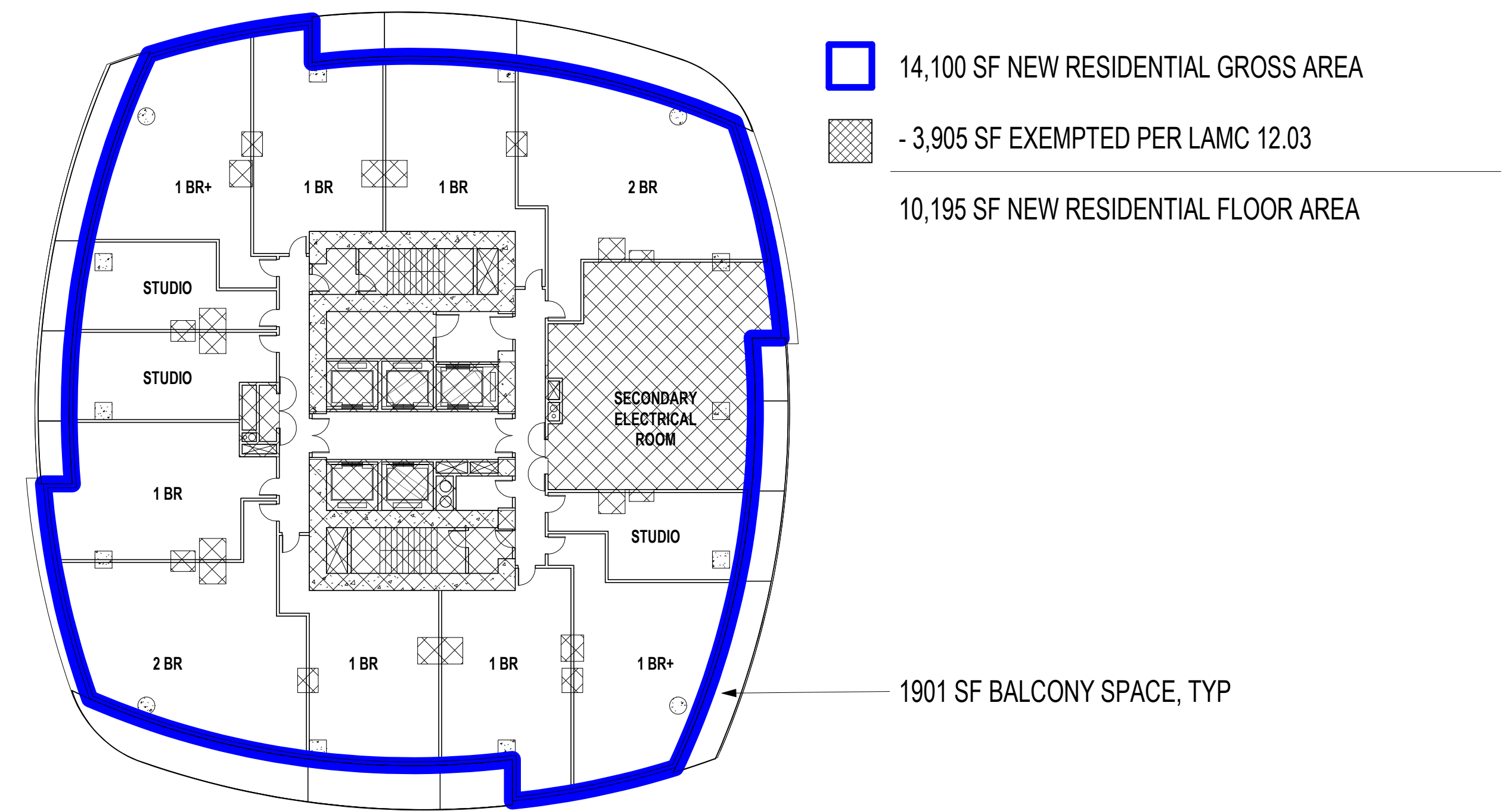
# THE BLOC

ZONING CODE FLOOR AREA - LEVEL 12 - 13 - A009J

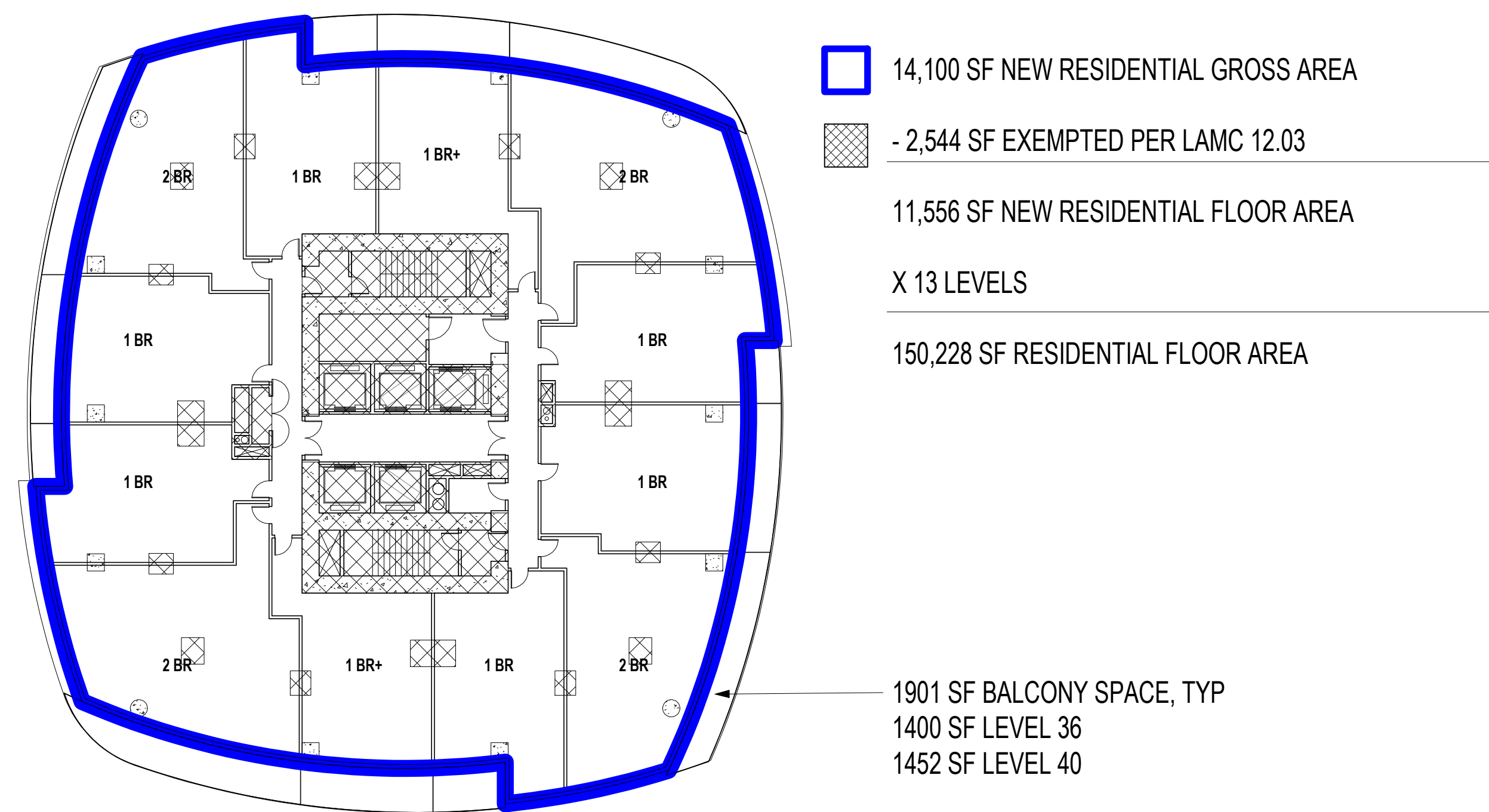




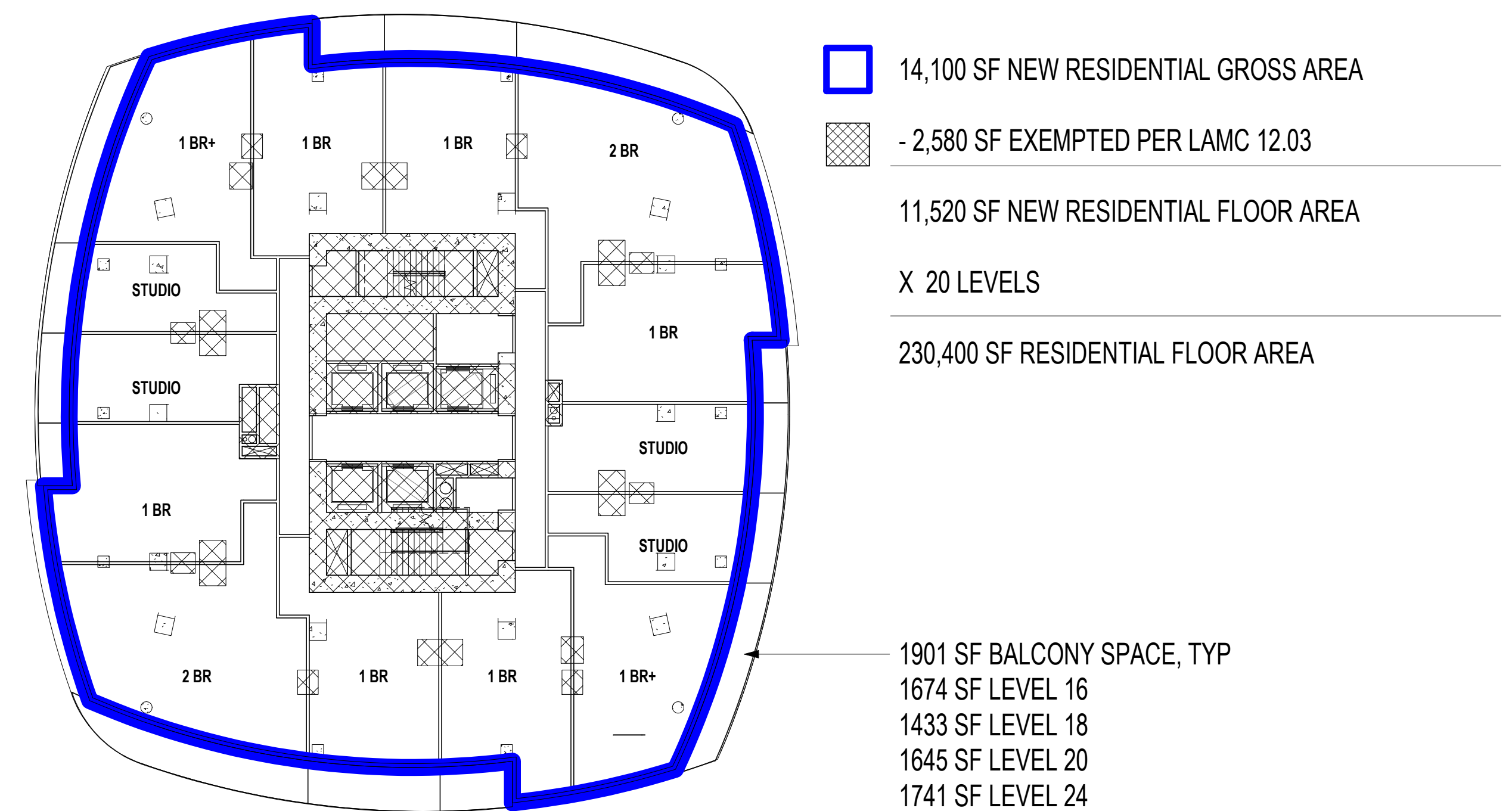
LEVEL 48 - LEVEL 50 4  
1" = 20'-0"



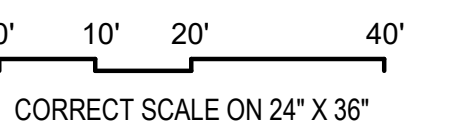
LEVEL 34 2  
1" = 20'-0"



LEVEL 35 - LEVEL 47 3  
1" = 20'-0"

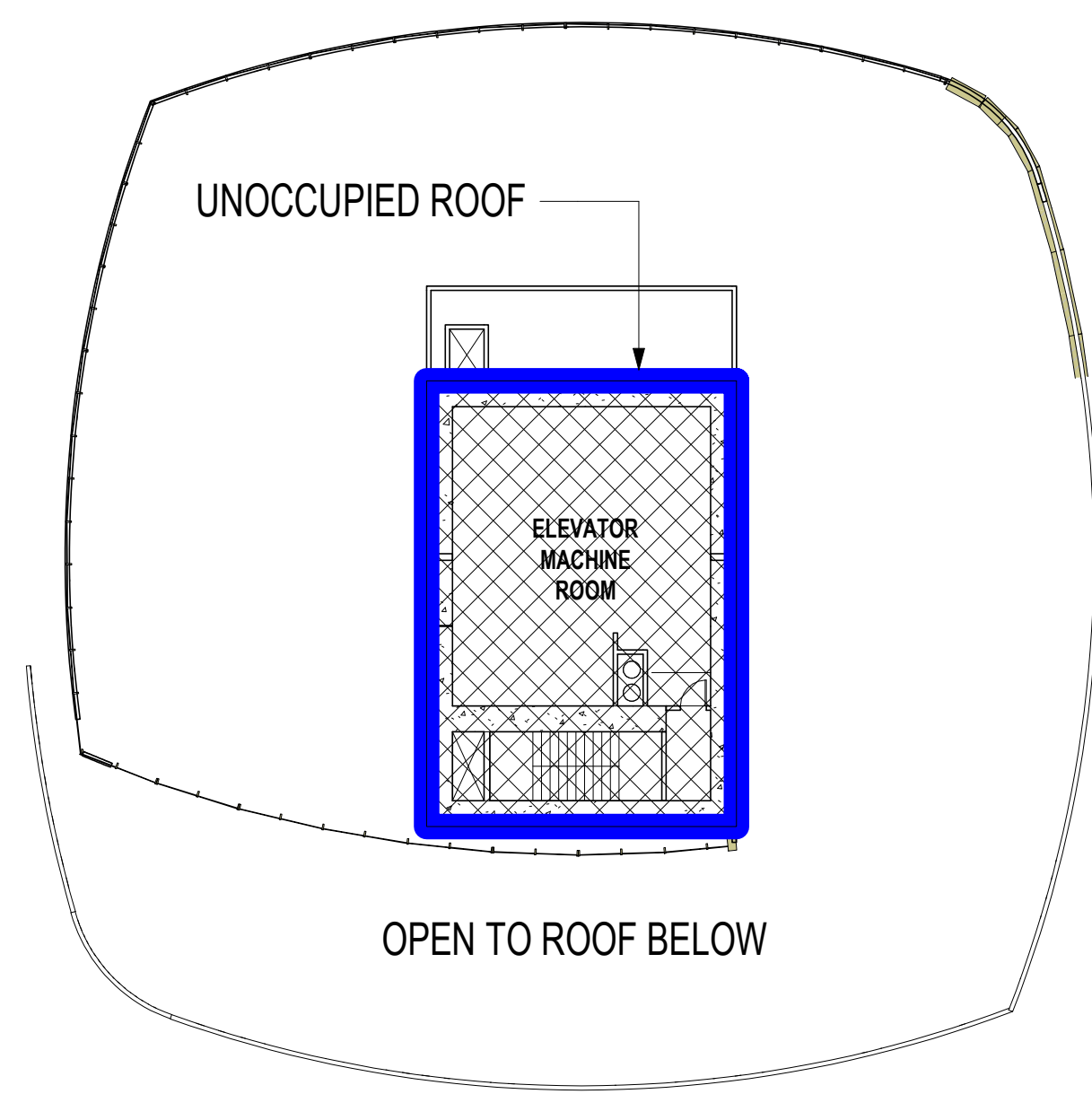


LEVEL 14 - LEVEL 33 1  
1" = 20'-0"

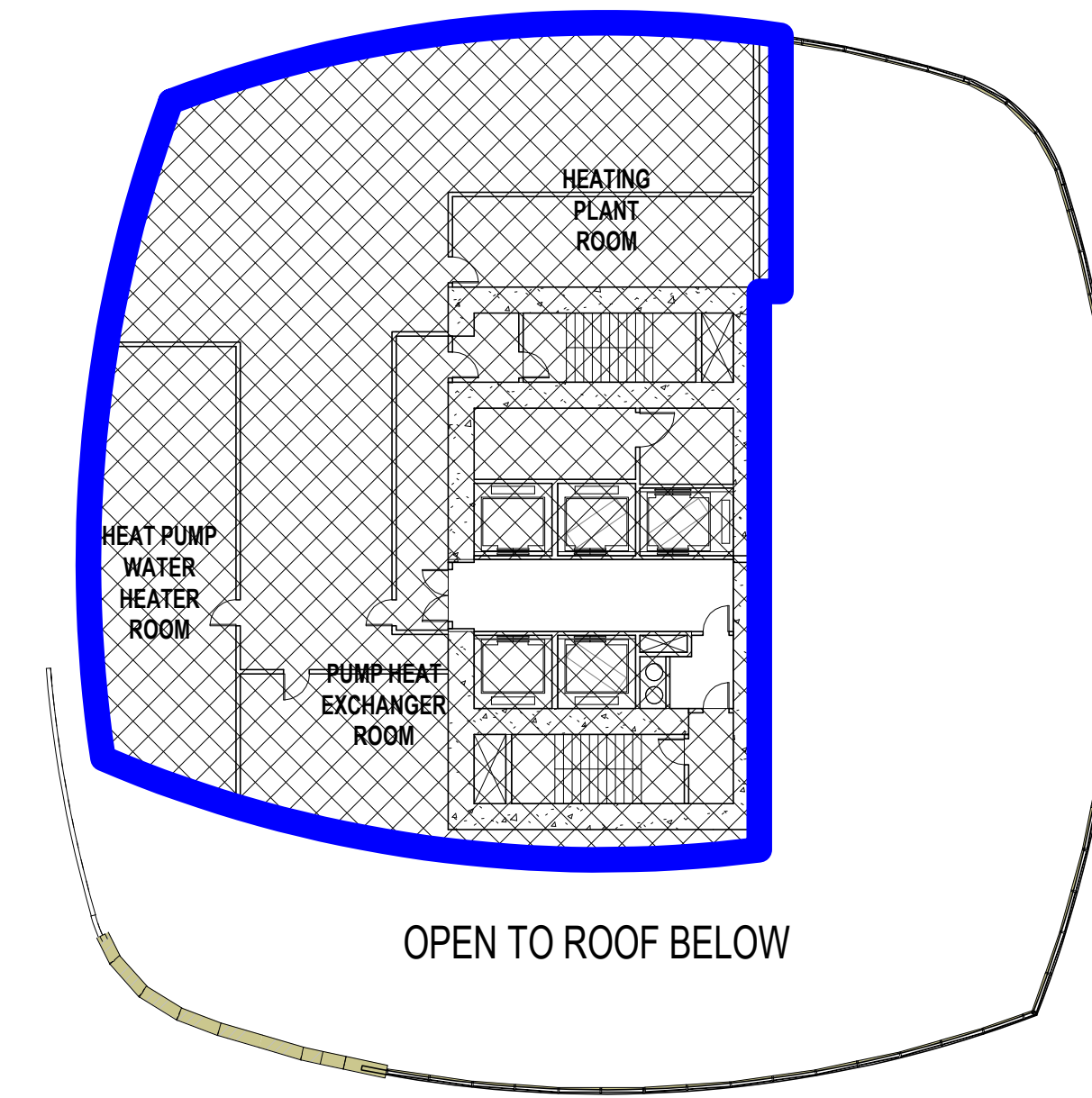


# THE BLOC

## ZONING CODE FLOOR AREA - LEVEL 14 - 50 - A009K



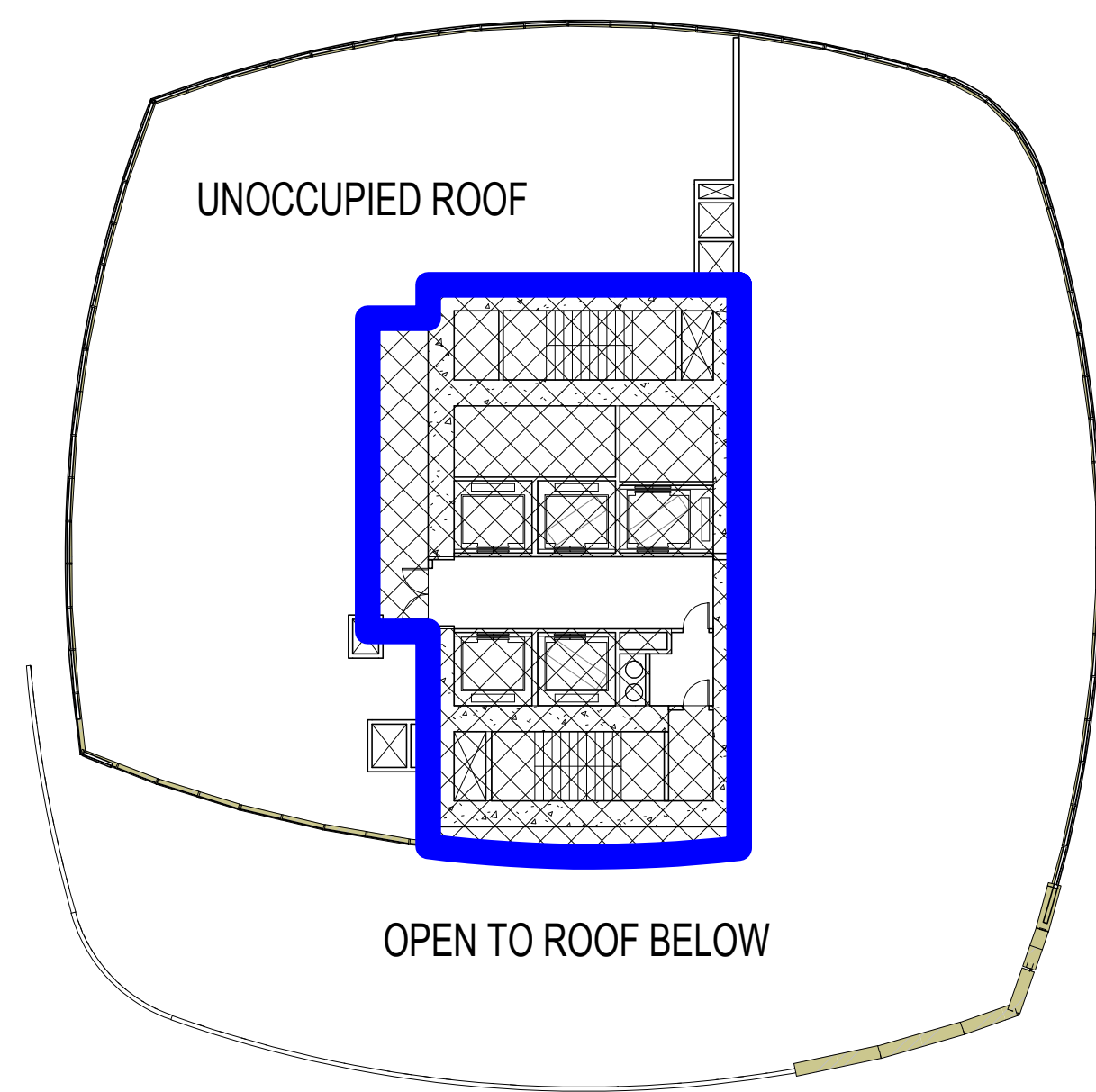
1,863 SF NEW RESIDENTIAL GROSS AREA  
 -1,863 SF EXEMPTED PER LAMC 12.03  
 0 SF NEW RESIDENTIAL FLOOR AREA



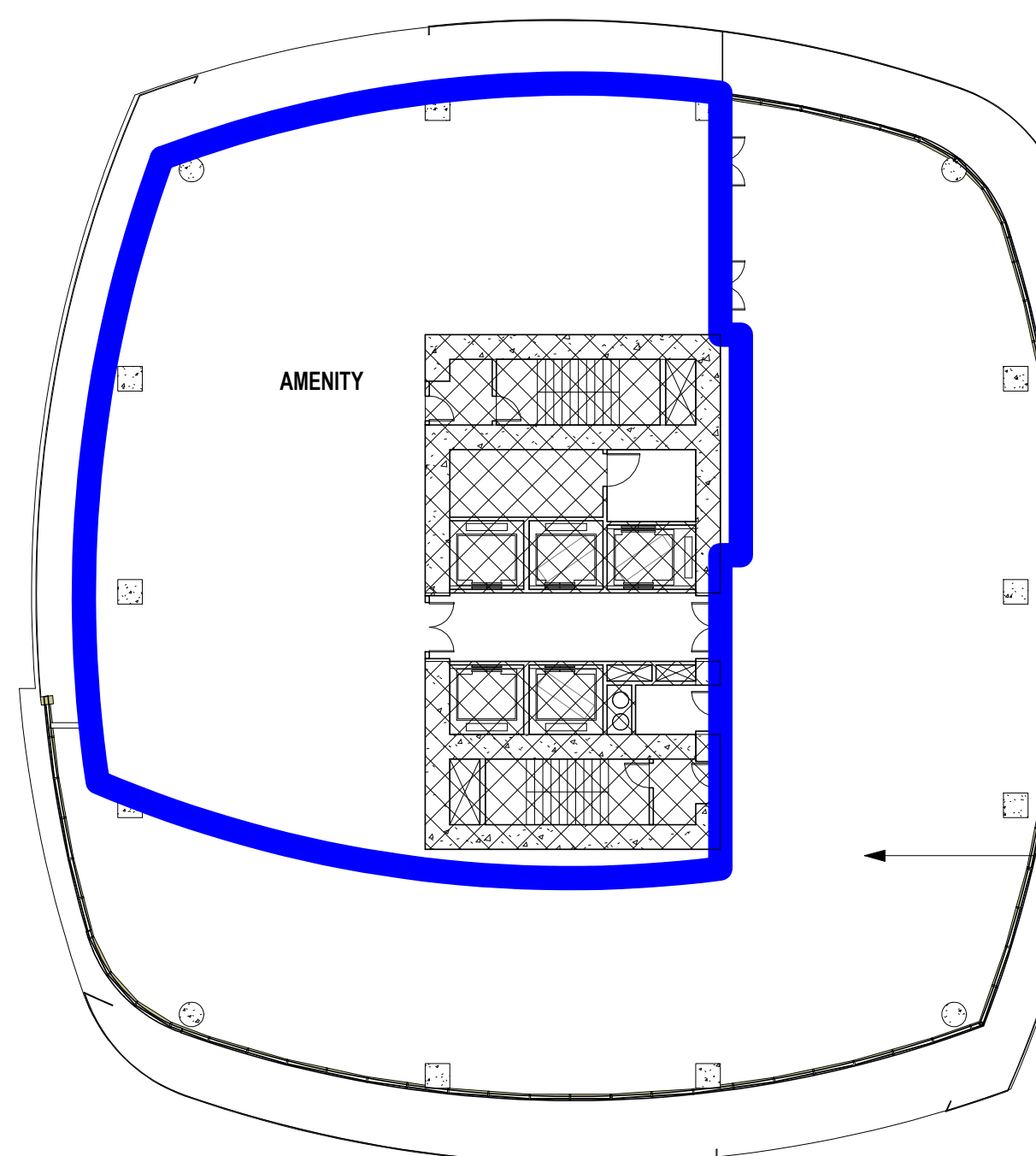
6,921 SF NEW RESIDENTIAL GROSS AREA  
 -6,601 SF EXEMPTED PER LAMC 12.03  
 320 SF NEW RESIDENTIAL FLOOR AREA

LEVEL 54 MECH 4  
1" = 20'-0"

LEVEL 52 MECH 2  
1" = 20'-0"



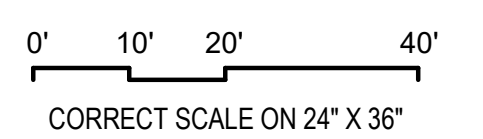
2,625 SF NEW RESIDENTIAL GROSS AREA  
 -2,292 SF EXEMPTED PER LAMC 12.03  
 333 SF NEW RESIDENTIAL FLOOR AREA



6,914 SF NEW RESIDENTIAL GROSS AREA  
 -1,802 SF EXEMPTED PER LAMC 12.03  
 5,112 SF NEW RESIDENTIAL FLOOR AREA

LEVEL 53 MECH ROOF 3  
1" = 20'-0"

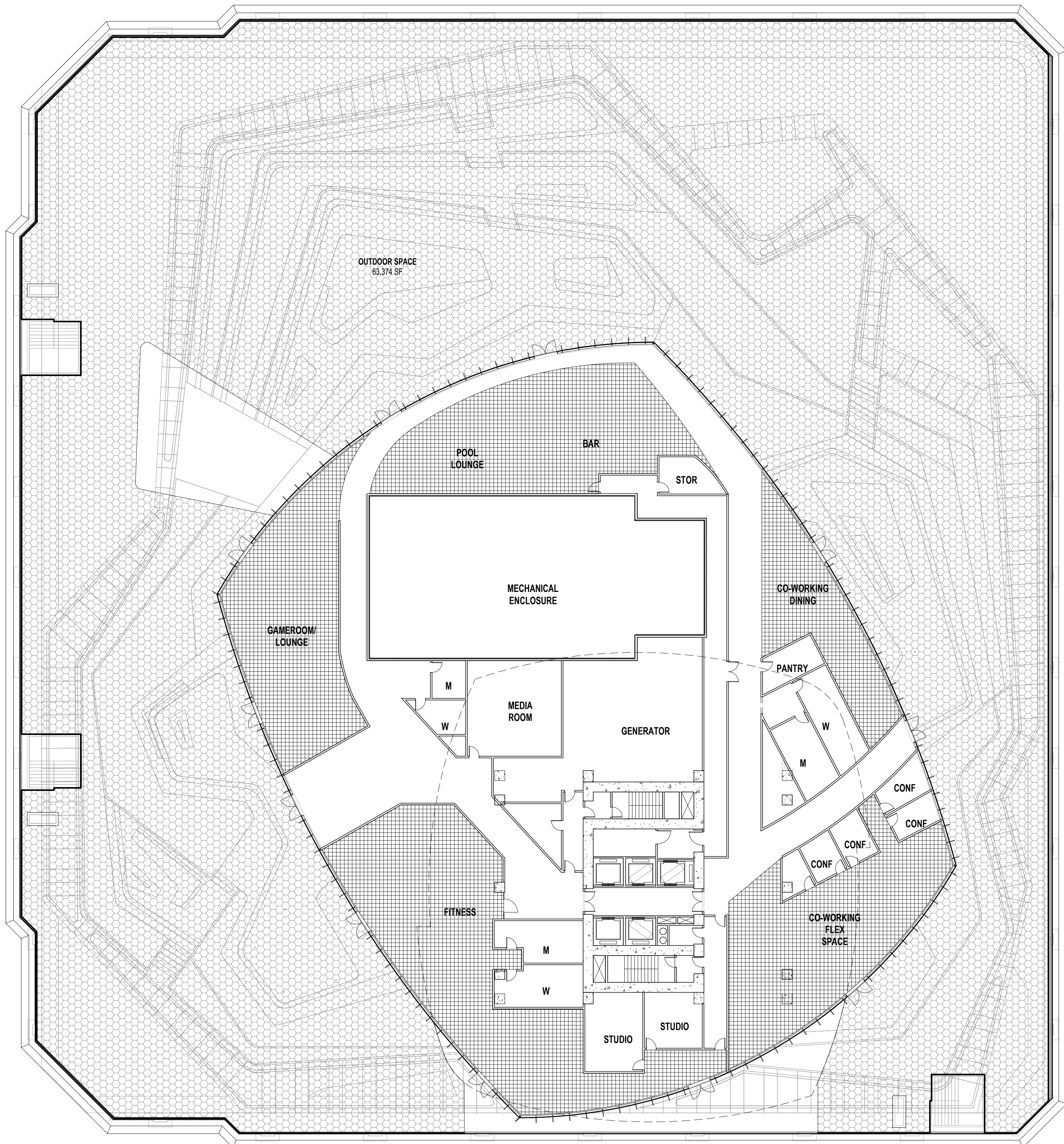
LEVEL 51 1  
1" = 20'-0"



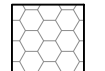
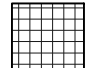
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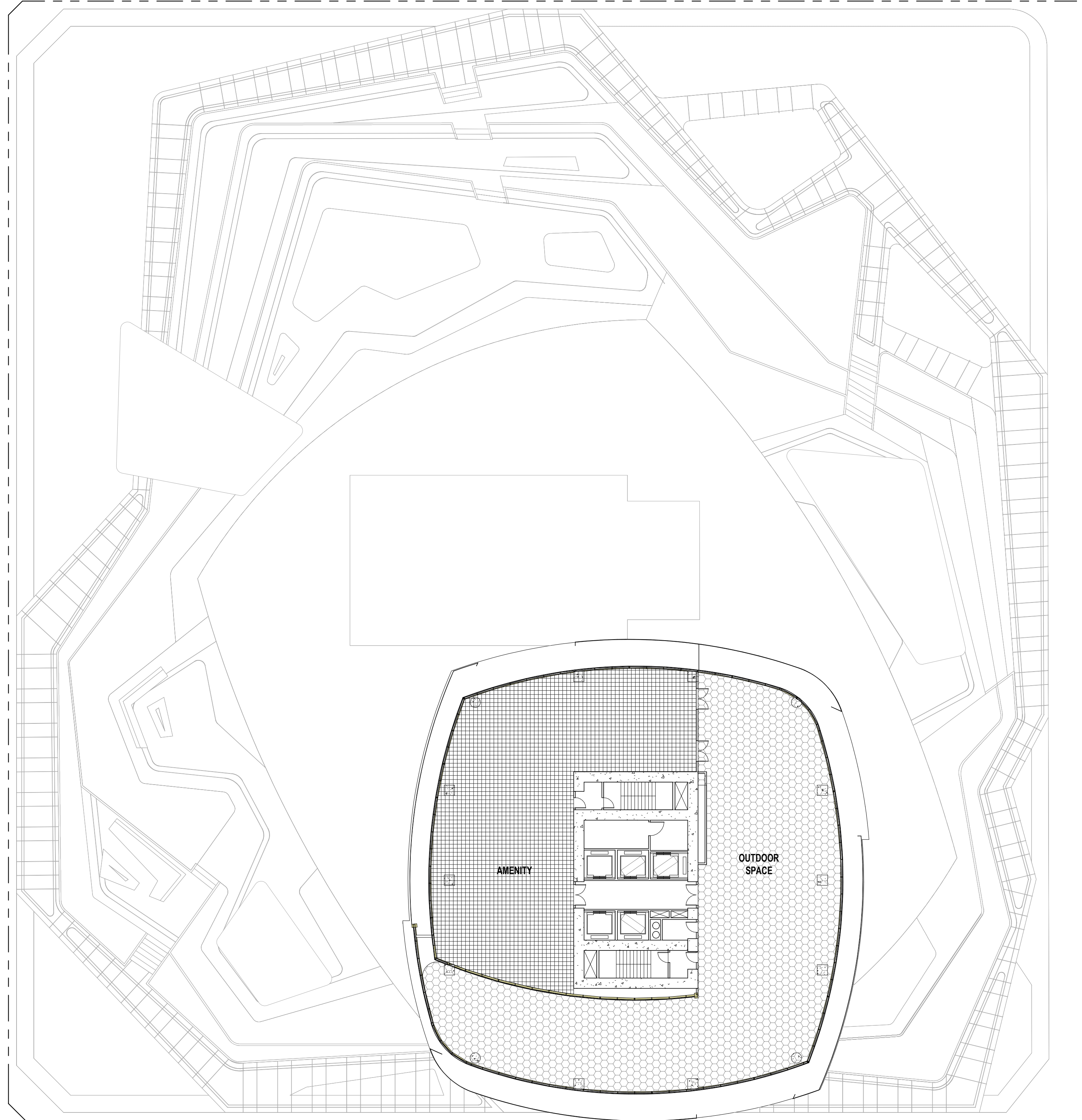
## ZONING CODE FLOOR AREA - LEVEL 51 - 54 - A009L



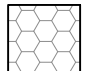
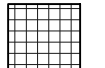


**LEVEL 12 OPEN SPACE (PER LAMC 12.21 G)**

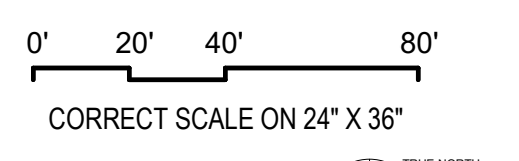
|   |          |           |                       |
|---|----------|-----------|-----------------------|
|  | EXTERIOR | 41,250 SF | AMENITY OUTDOOR SPACE |
|  | INTERIOR | 8,000 SF  | AMENITY SPACE         |



**LEVEL 51 OPEN SPACE (PER LAMC 12.21 G)**

|   |          |          |                       |
|---|----------|----------|-----------------------|
|  | EXTERIOR | 3,500 SF | AMENITY OUTDOOR SPACE |
|  | INTERIOR | 2,000 SF | AMENITY SPACE         |

**54,750 SF TOTAL PROPOSED COMMON OPEN SPACE**



# THE BLOC

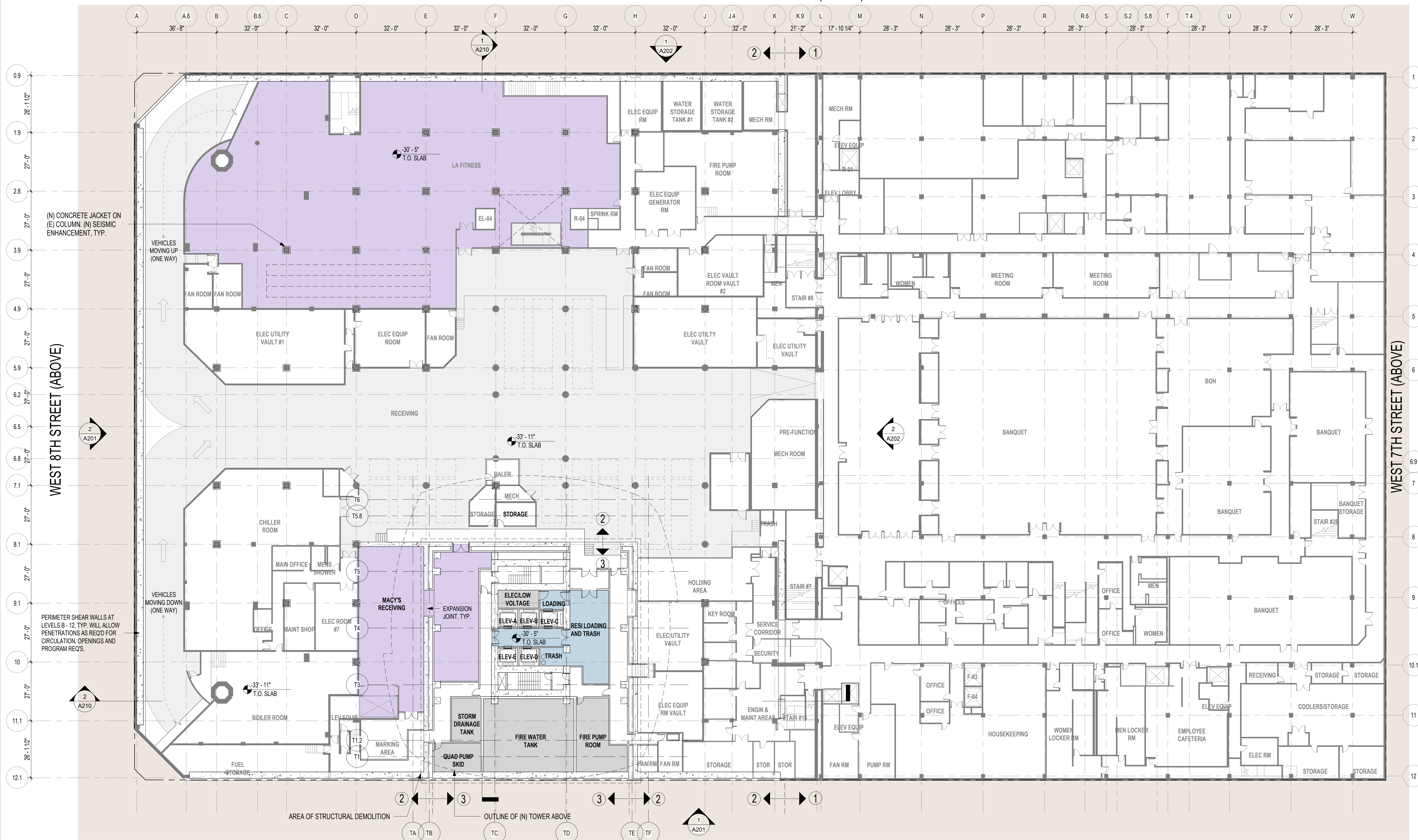
## OPEN SPACE CALCULATIONS – A010A



SOUTH FLOWER STREET (ABOVE)

**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER.
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING



(N) CONCRETE JACKET ON (E) COLUMN. (N) SEISMIC ENHANCEMENT, TYP.

WEST 8TH STREET (ABOVE)

WEST 7TH STREET (ABOVE)

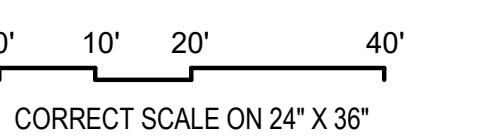
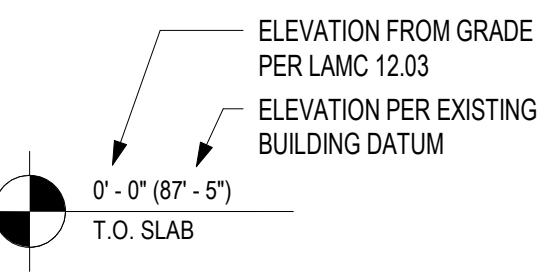
SOUTH HOPE STREET (ABOVE)

**THE BLOC**

| CONSTRUCTION LEGEND |                                |
|---------------------|--------------------------------|
| (Solid line)        | (E) WALL TO REMAIN             |
| (Dashed line)       | (E) CONC. COL./ WALL TO REMAIN |
| (Thin solid line)   | (N) WALL                       |
| (Thin dashed line)  | (N) CONC. COL./ WALL TO REMAIN |
| (Numbered circle)   | (N) ROOM/PROGRAM               |

| PROGRAM LEGEND |                    |
|----------------|--------------------|
| (Blue)         | RESIDENTIAL        |
| (Purple)       | COMMERCIAL         |
| (Orange)       | RESI AMENITY       |
| (Green)        | RESI OUTDOOR SPACE |
| (Grey)         | RESI BACK OF HOUSE |



LEVEL B – A098



SOUTH FLOWER STREET (ABOVE)

**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF DEVELOPMENT AREA)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING.
- (N) RESIDENTIAL PROGRAM IN (E) STRUCTURE
- (N) VALET PARKING RAMP TO REPLACE (E) RAMP DEMOLISHED FOR (N) RESIDENTIAL TOWER

WEST 8TH STREET (ABOVE)

WEST 7TH STREET (ABOVE)

SOUTH HOPE STREET (ABOVE)

**THE BLOC**

**TOTAL PARKING SPACES** 257  
**COMPACT PARKING** 155

**TOTAL BIKES** 216  
**SHORT TERM BIKES** 24  
**LONG TERM BIKES** 192

**LEVEL A - A099**

0' - 0" GRADE LEVEL  
 ELEVATION PER EXISTING BUILDING DATUM

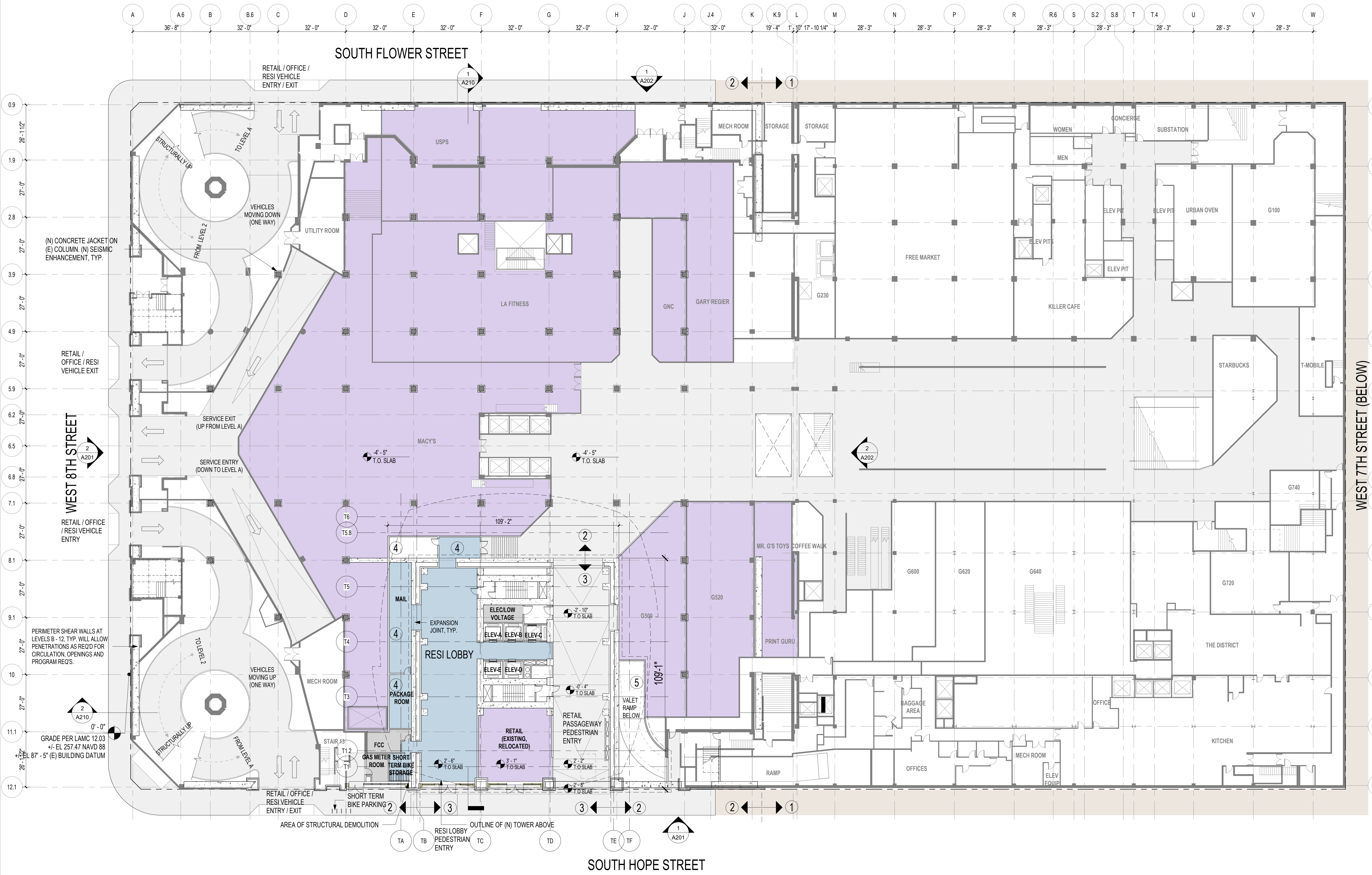
0' - 8" 16" 32"  
 CORRECT SCALE ON 24" X 36"

| CONSTRUCTION LEGEND |                                |
|---------------------|--------------------------------|
| (E) WALL TO REMAIN  | (E) CONC. COL./ WALL TO REMAIN |
| (N) WALL            | (N) CONC. COL./ WALL TO REMAIN |
| (N) ROOM/PROGRAM    |                                |

| PROGRAM LEGEND     |                          |
|--------------------|--------------------------|
| RESIDENTIAL        | COMMERCIAL               |
| RESI AMENITY       | RESI BACK OF HOUSE SPACE |
| RESI OUTDOOR SPACE |                          |



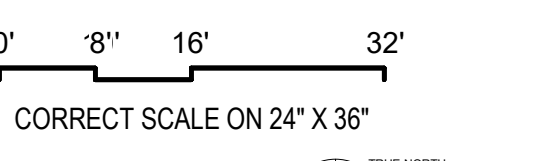
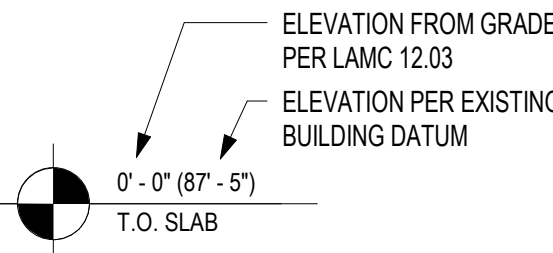


- SHEET NOTES**
- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
  - (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
  - (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING
  - (N) RESIDENTIAL PROGRAM IN (E) STRUCTURE
  - (N) VALET PARKING RAMP TO REPLACE (E) RAMP DEMOLISHED FOR (N) RESIDENTIAL TOWER

| CONSTRUCTION LEGEND |                                 |
|---------------------|---------------------------------|
| [Symbol]            | (E) WALL TO REMAIN              |
| [Symbol]            | (E) CONC. COL. / WALL TO REMAIN |
| [Symbol]            | (N) WALL                        |
| [Symbol]            | (N) CONC. COL. / WALL TO REMAIN |
| [Symbol]            | (N) ROOM/PROGRAM                |

| PROGRAM LEGEND |                    |
|----------------|--------------------|
| [Color]        | RESIDENTIAL        |
| [Color]        | COMMERCIAL         |
| [Color]        | RESI AMENITY       |
| [Color]        | RESI BACK OF HOUSE |
| [Color]        | RESI OUTDOOR SPACE |



SOUTH FLOWER STREET

SOUTH HOPE STREET

WEST 8TH STREET

WEST 7TH STREET (BELOW)

# THE BLOC

PLAZA LEVEL - A100



**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

WEST 7TH STREET

WEST 8TH STREET (BELOW)

HOPE STREET

SOUTH FLOWER STREET

HOPE STREET

**THE BLOC**

STREET LEVEL – A101

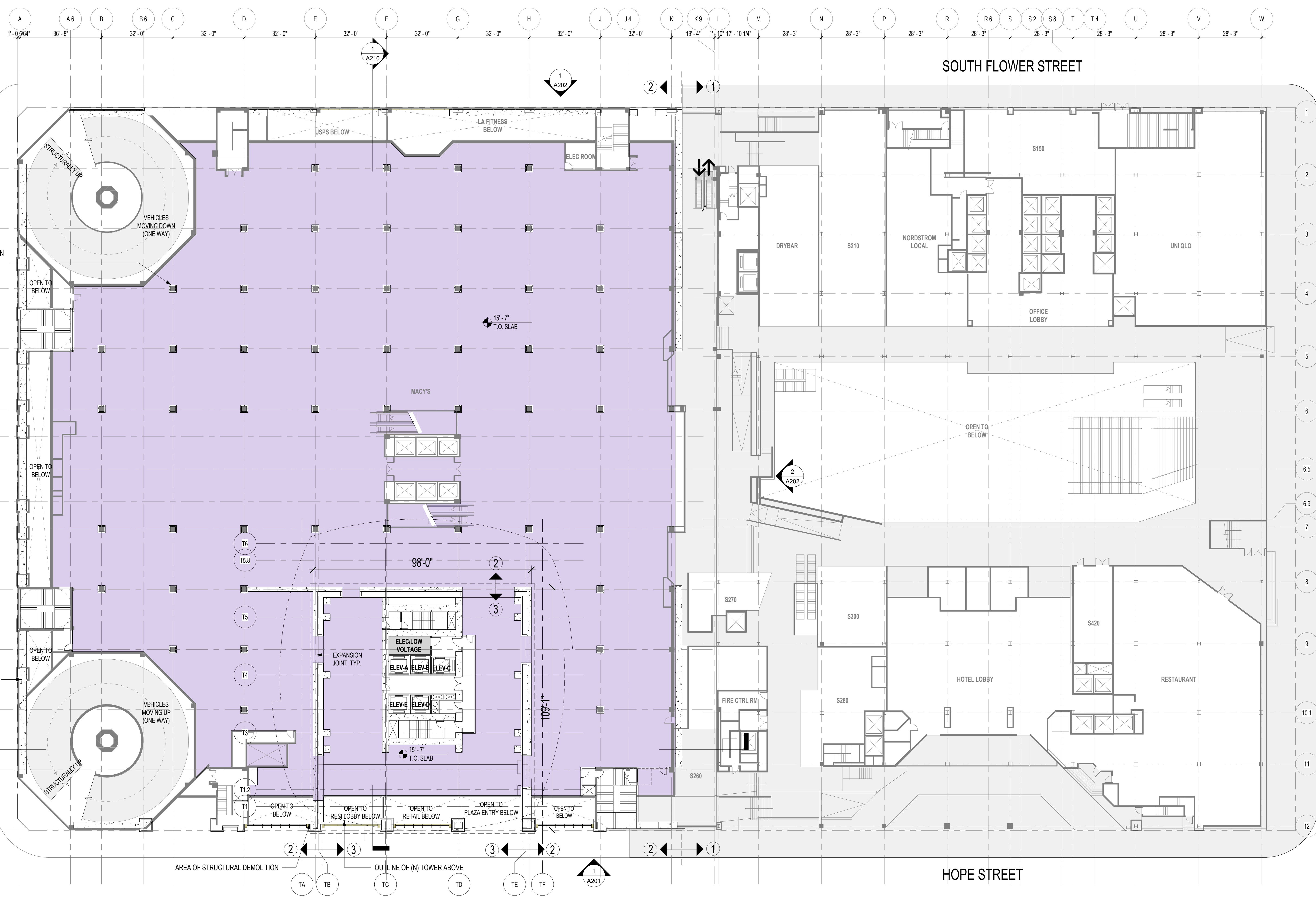
| CONSTRUCTION LEGEND |                                 |
|---------------------|---------------------------------|
|                     | (E) WALL TO REMAIN              |
|                     | (E) CONC. COL. / WALL TO REMAIN |
|                     | (N) WALL                        |
|                     | (N) CONC. COL. / WALL TO REMAIN |
|                     | (N) ROOM/PROGRAM                |

| PROGRAM LEGEND |                          |
|----------------|--------------------------|
|                | RESIDENTIAL              |
|                | COMMERCIAL               |
|                | RESI AMENITY             |
|                | RESI BACK OF HOUSE SPACE |
|                | RESI OUTDOOR SPACE       |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

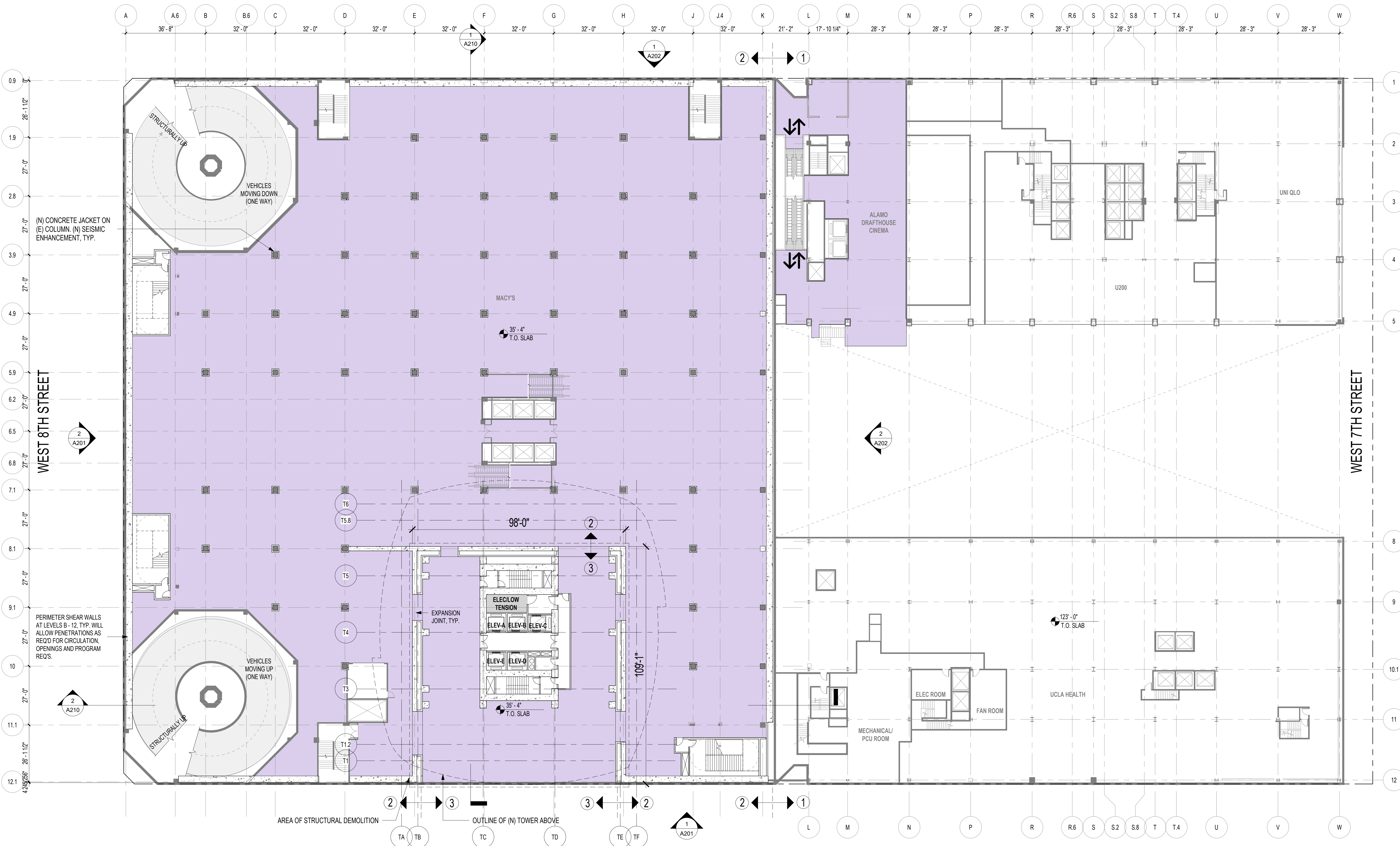
0' - 8' - 16' - 32'  
CORRECT SCALE ON 24" X 36"



SOUTH FLOWER STREET

SHEET NOTES

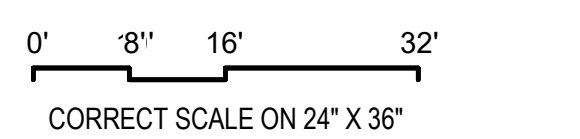
- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING



| CONSTRUCTION LEGEND |                               |
|---------------------|-------------------------------|
|                     | (E) WALL TO REMAIN            |
|                     | (E) CONC. COL./WALL TO REMAIN |
|                     | (N) WALL                      |
|                     | (N) CONC. COL./WALL TO REMAIN |
|                     | (N) ROOM/PROGRAM              |

| PROGRAM LEGEND |                    |
|----------------|--------------------|
|                | RESIDENTIAL        |
|                | COMMERCIAL         |
|                | RESI AMENITY       |
|                | RESI BACK OF HOUSE |
|                | RESI OUTDOOR SPACE |



SOUTH HOPE STREET

THE BLOC

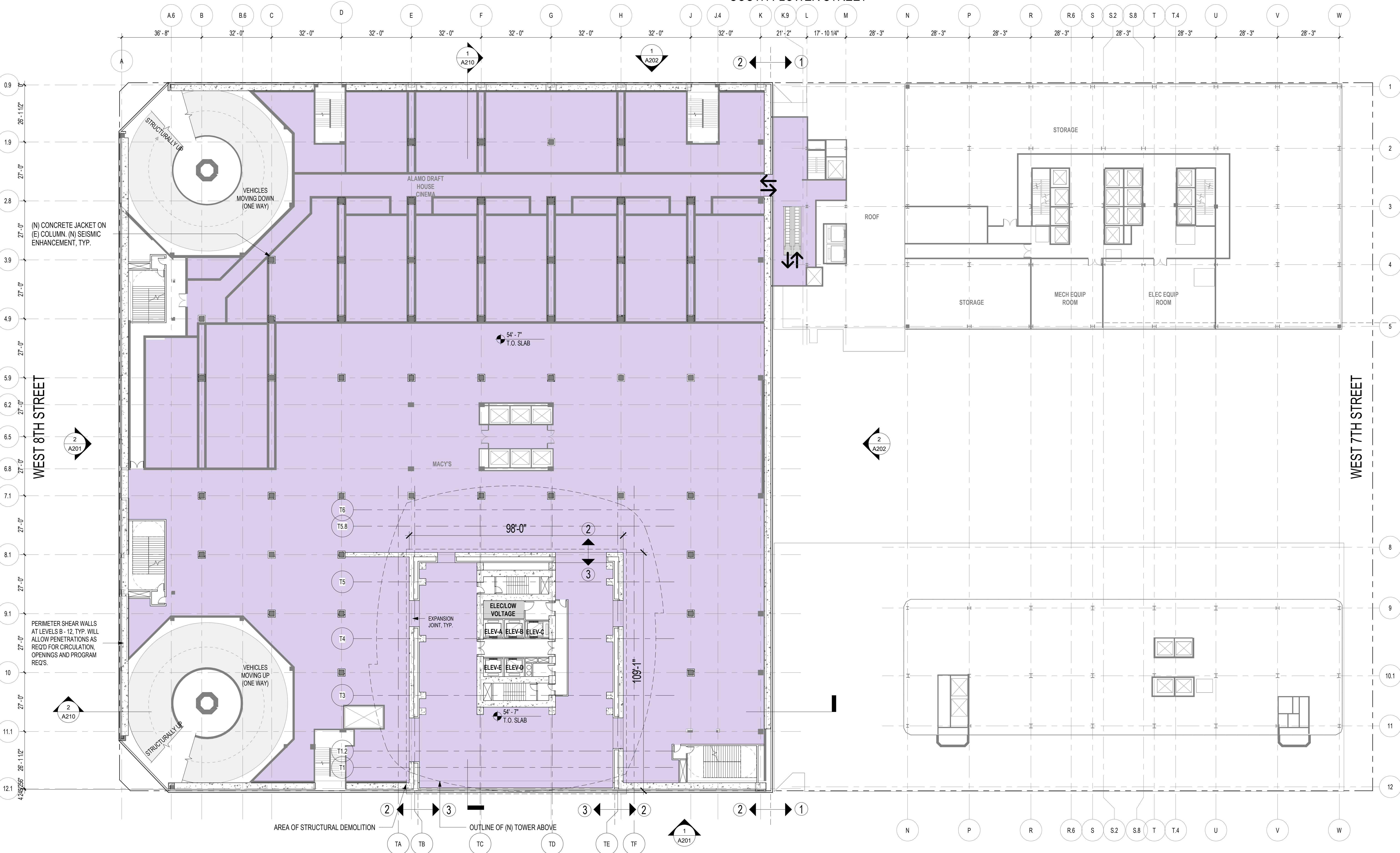
SECOND FLOOR - A102



SOUTH FLOWER STREET

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING



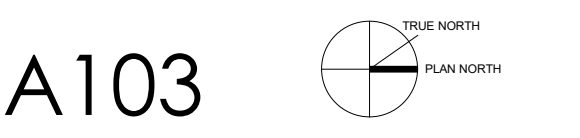
| CONSTRUCTION LEGEND |                                 |
|---------------------|---------------------------------|
|                     | (E) WALL TO REMAIN              |
|                     | (E) CONC. COL. / WALL TO REMAIN |
|                     | (N) WALL                        |
|                     | (N) CONC. COL. / WALL TO REMAIN |
|                     | (N) ROOM/PROGRAM                |

| PROGRAM LEGEND |                    |
|----------------|--------------------|
|                | RESIDENTIAL        |
|                | COMMERCIAL         |
|                | RESI AMENITY       |
|                | RESI BACK OF HOUSE |
|                | RESI OUTDOOR SPACE |

0'-0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"



SOUTH HOPE STREET

# THE BLOC

## THIRD FLOOR - A103



SOUTH FLOWER STREET

SOUTH HOPE STREET

# THE BLOC

LEVEL 4 - P1 - A104

### SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

### PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

$$Q = W \cos \alpha \quad (\text{L.3.b})$$

$$= 8'-6" \cos 65^\circ$$

$$= 8'-6" (0.4266)$$

$$Q = 3'-7 \frac{1}{2}"$$

$$\text{BAY} = B - Q/2 \quad (\text{TABLE 1, FIGURE 3})$$

$$= 57'-8" - (3'-7 \frac{1}{2} / 2)$$

$$= 57'-8" - 1'-9 \frac{3}{4}"$$

$$\text{BAY} = 55'-10 \frac{1}{4}"$$

55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES

$$Q = 3'-7 \frac{1}{2}" \quad (\text{PER NOTE 1 ABOVE})$$

$$M = B - Q \quad (\text{TABLE 1, FIGURE 3})$$

$$= 57'-8" - 3'-7 \frac{1}{2}"$$

$$M = 54'-0 \frac{1}{2}"$$

54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:

$$Q = 3'-7 \frac{1}{2}" \quad (\text{PER NOTE 1 ABOVE})$$

$$P = S \sin \alpha + Q$$

$$= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$$

$$= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$$

$$P = 19'-11 \frac{1}{2}"$$

$$\text{BAY} = B - P$$

$$= 57'-8" - 19'-11 \frac{1}{2}"$$

$$\text{BAY} = 37'-8 \frac{1}{2}"$$

32'-8" PROVIDED

### CONSTRUCTION LEGEND

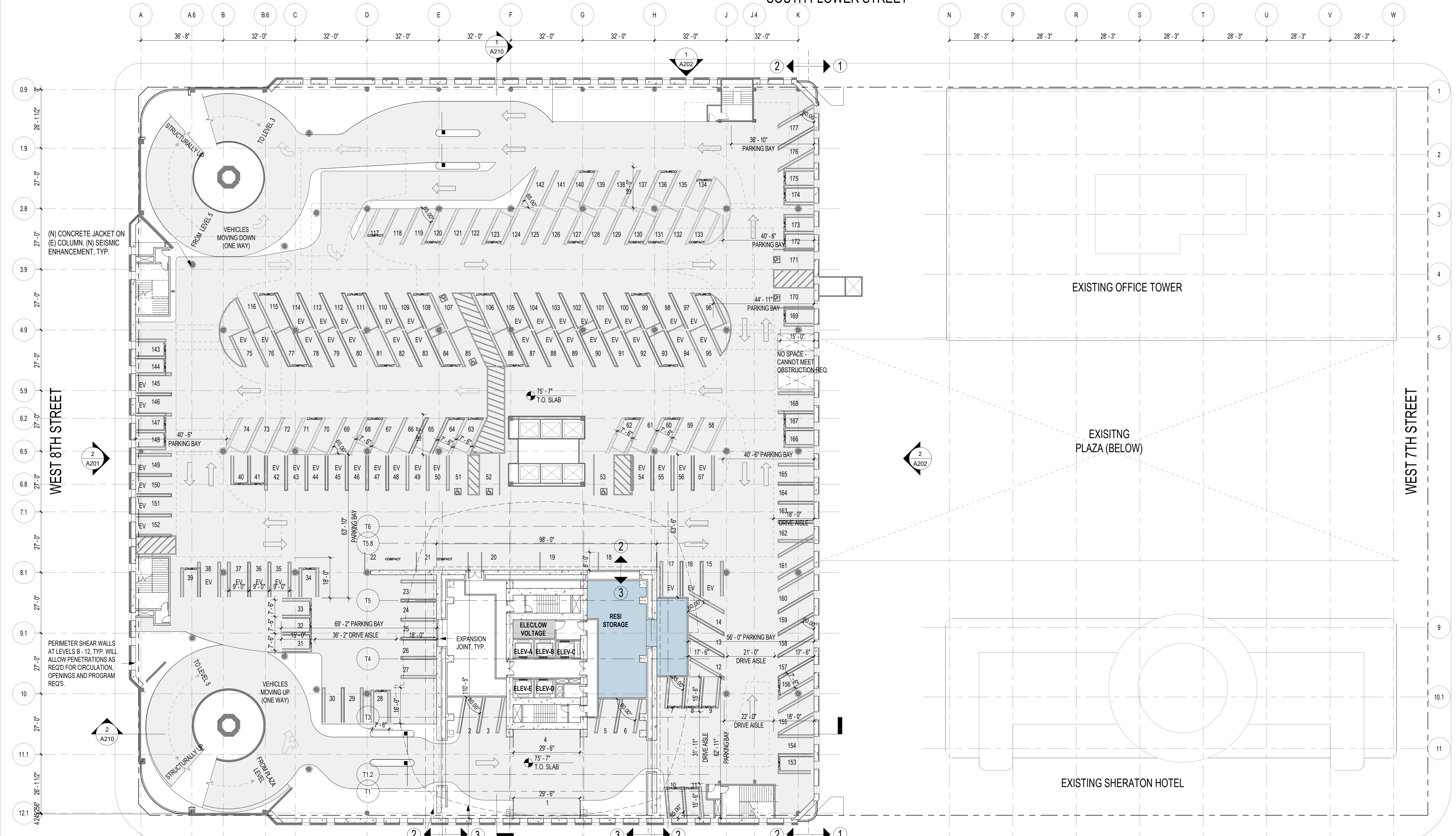
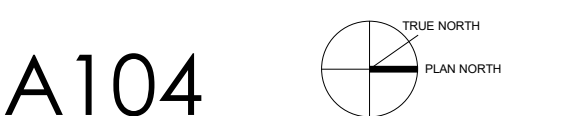
- (E) WALL TO REMAIN
- (E) CONC. COL. / WALL TO REMAIN
- (N) WALL
- (N) CONC. COL. / WALL TO REMAIN
- (N) ROOM/PROGRAM

### PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE SPACE

0'-0" GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"



| TOTAL PARKING SPACES |    |
|----------------------|----|
| STANDARD             | 62 |
| COMPACT              | 54 |
| HANDICAP             | 7  |
| EV (STANDARD)        | 54 |



SOUTH FLOWER STREET

**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

**PARKING NOTES**

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

- ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.
- ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = W \cos \alpha$  (L.3.b)  
 $= 8'-6" \cos 65^\circ$   
 $= 8'-6" (0.4266)$   
 $Q = 3'-7 \frac{1}{2}"$   
  
 $BAY = B - Q/2$  (TABLE 1, FIGURE 3)  
 $= 57'-8" - (3'-7 \frac{1}{2} / 2)$   
 $= 57'-8" - 1'-9 \frac{3}{4}"$   
 $BAY = 55'-10 \frac{1}{4}"$   
 $55'-11" PROVIDED$
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
  
 $M = B - Q$  (TABLE 1, FIGURE 3)  
 $= 57'-8" - 3'-7 \frac{1}{2}"$   
 $M = 54'-0 \frac{1}{2}"$   
 $54'-1" PROVIDED$
- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
  
 $P = S \sin \alpha + Q$   
 $= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$   
 $= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$   
 $P = 19'-11 \frac{1}{2}"$   
  
 $BAY = B - P$   
 $= 57'-8" - 19'-11 \frac{1}{2}"$   
 $BAY = 37'-8 \frac{1}{2}"$   
 $32'-8" PROVIDED$

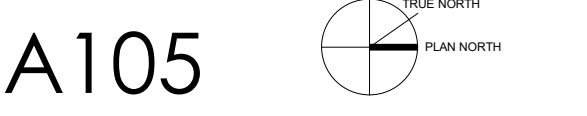
| CONSTRUCTION LEGEND |                                 |
|---------------------|---------------------------------|
|                     | (E) WALL TO REMAIN              |
|                     | (E) CONC. COL. / WALL TO REMAIN |
|                     | (N) WALL                        |
|                     | (N) CONC. COL. / WALL TO REMAIN |
|                     | (N) ROOM/PROGRAM                |

| PROGRAM LEGEND |                          |
|----------------|--------------------------|
|                | RESIDENTIAL              |
|                | RESI AMENITY             |
|                | RESI OUTDOOR SPACE       |
|                | COMMERCIAL               |
|                | RESI BACK OF HOUSE SPACE |

0'-0" GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"



LEVEL 5 - P2 - A105

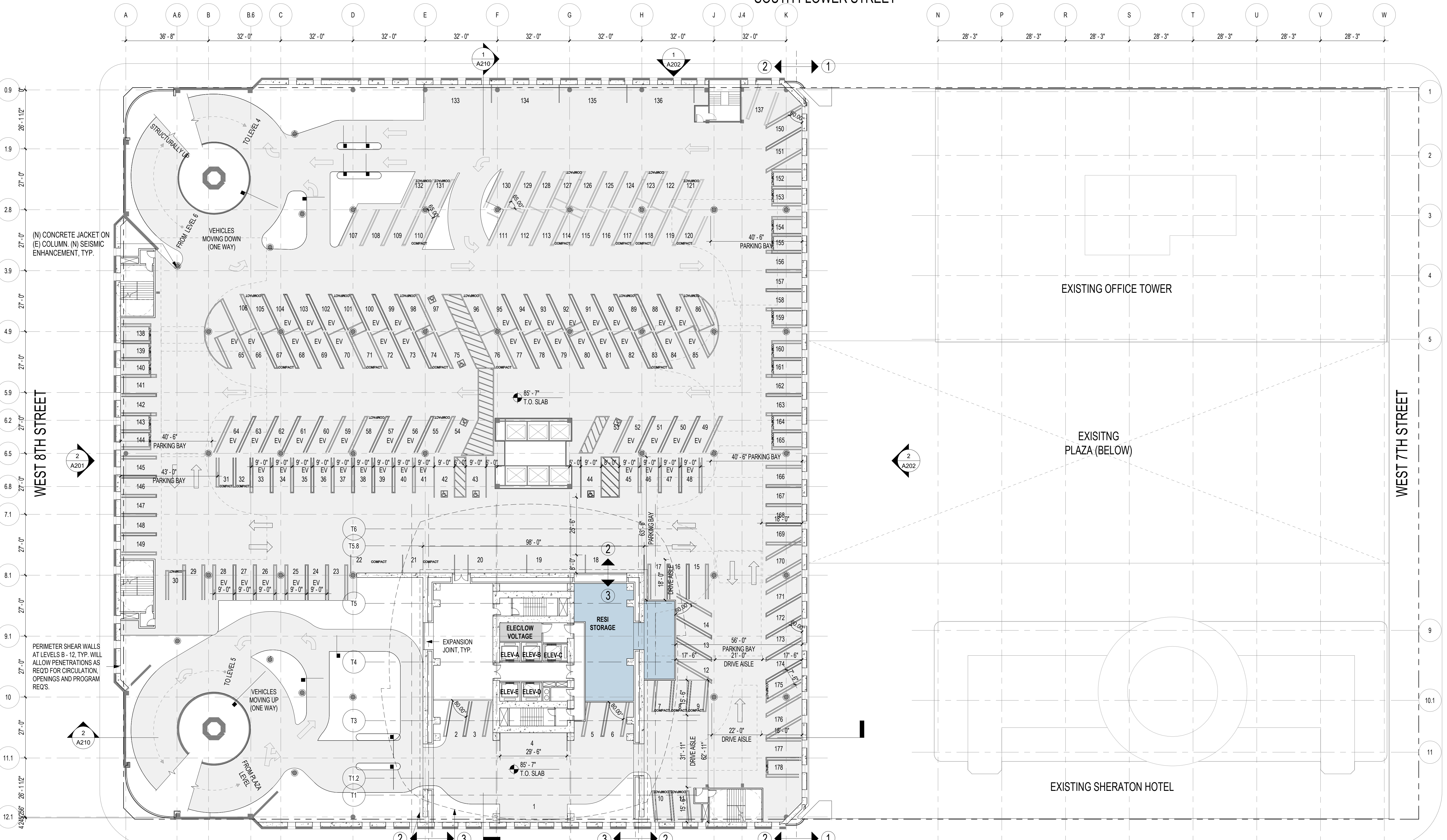
**THE BLOC**

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP

11/29/2021 ENTITLEMENT APPLICATION

| TOTAL PARKING SPACES | 178 |
|----------------------|-----|
| STANDARD             | 78  |
| COMPACT              | 47  |
| HANDICAP             | 7   |
| EV (STANDARD)        | 46  |



(N) CONCRETE JACKET ON (E) COLUMN. (N) SEISMIC ENHANCEMENT, TYP.

WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

EXISTING SHERATON HOTEL

EXISTING OFFICE TOWER

EXISTING PLAZA (BELOW)



SOUTH FLOWER STREET

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

PARKING NOTES

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

- ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.
- ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = W \cos \alpha$  (L.3.b)  
 $= 8'-6" \cos 65^\circ$   
 $= 8'-6" (0.4266)$   
 $Q = 3'-7 \frac{1}{2}"$   
 BAY = B - Q/2 (TABLE 1, FIGURE 3)  
 $= 57'-8" - (3'-7 \frac{1}{2} / 2)$   
 $= 57'-8" - 1'-9 \frac{3}{4}"$   
 BAY = 55'-10 \frac{1}{4}"  
 55'-11" PROVIDED
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
 M = B - Q (TABLE 1, FIGURE 3)  
 $= 57'-8" - 3'-7 \frac{1}{2}"$   
 M = 54'-0 \frac{1}{2}"  
 54'-1" PROVIDED
- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
 P = S sin  $\alpha$  + Q  
 $= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$   
 $= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$   
 P = 19'-11 \frac{1}{2}"  
 BAY = B - P  
 $= 57'-8" - 19'-11 \frac{1}{2}"$   
 BAY = 37'-8 \frac{1}{2}"  
 32'-8" PROVIDED

CONSTRUCTION LEGEND

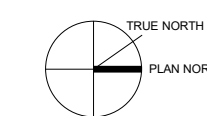
- (E) WALL TO REMAIN
- (E) CONC. COL. / WALL TO REMAIN
- (N) WALL
- (N) CONC. COL. / WALL TO REMAIN
- (N) ROOM/PROGRAM

PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE SPACE

0'-0" GRADE LEVEL ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32' CORRECT SCALE ON 24" X 36"



LEVEL 6 - P3 - A106

THE BLOC

SOUTH HOPE STREET

|                             |            |
|-----------------------------|------------|
| <b>TOTAL PARKING SPACES</b> | <b>230</b> |
| STANDARD                    | 68         |
| COMPACT                     | 87         |
| HANDICAP                    | 5          |
| EV (STANDARD)               | 70         |

AREA OF STRUCTURAL DEMOLITION

OUTLINE OF (N) TOWER ABOVE

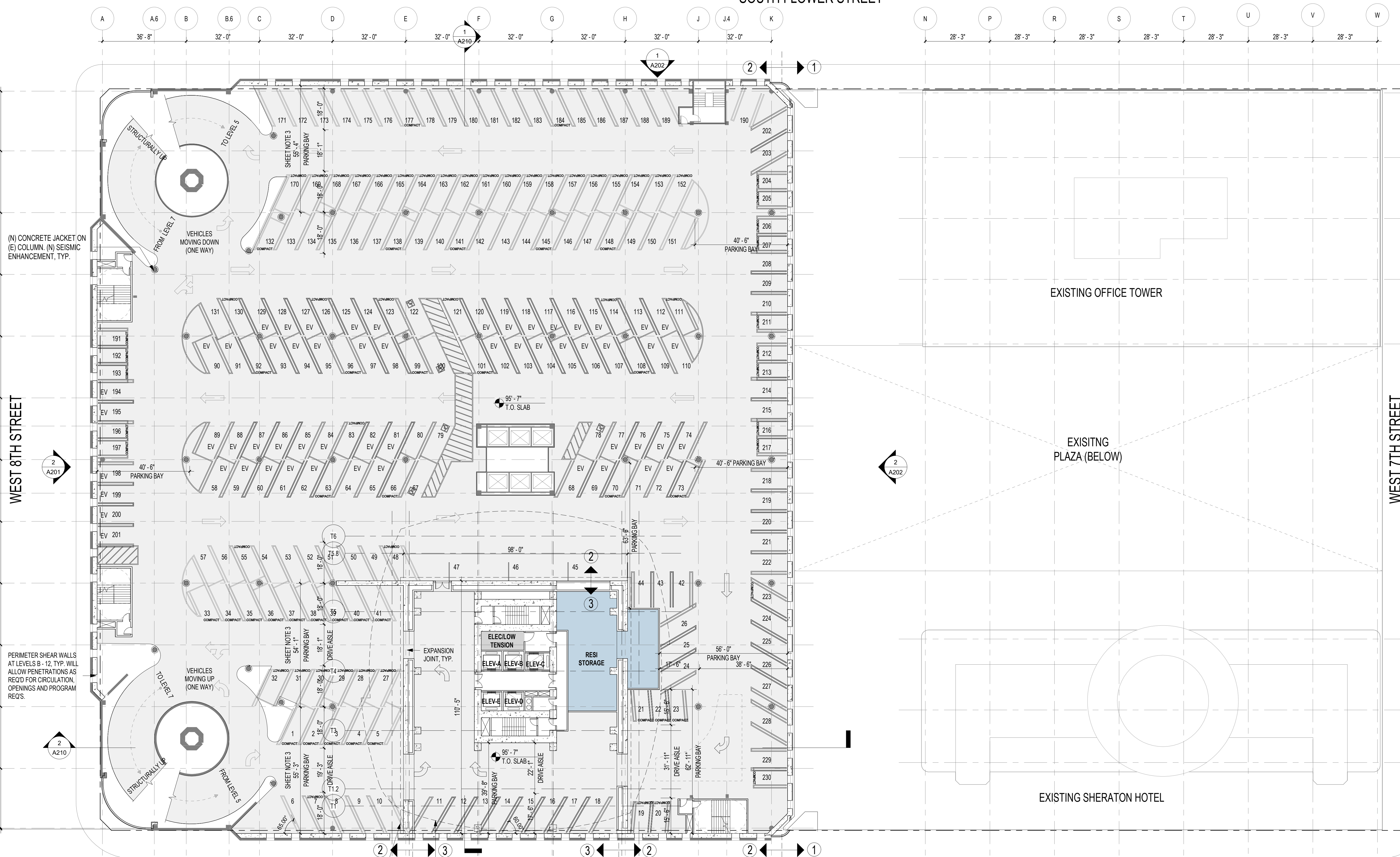
WEST 8TH STREET

WEST 7TH STREET

EXISTING OFFICE TOWER

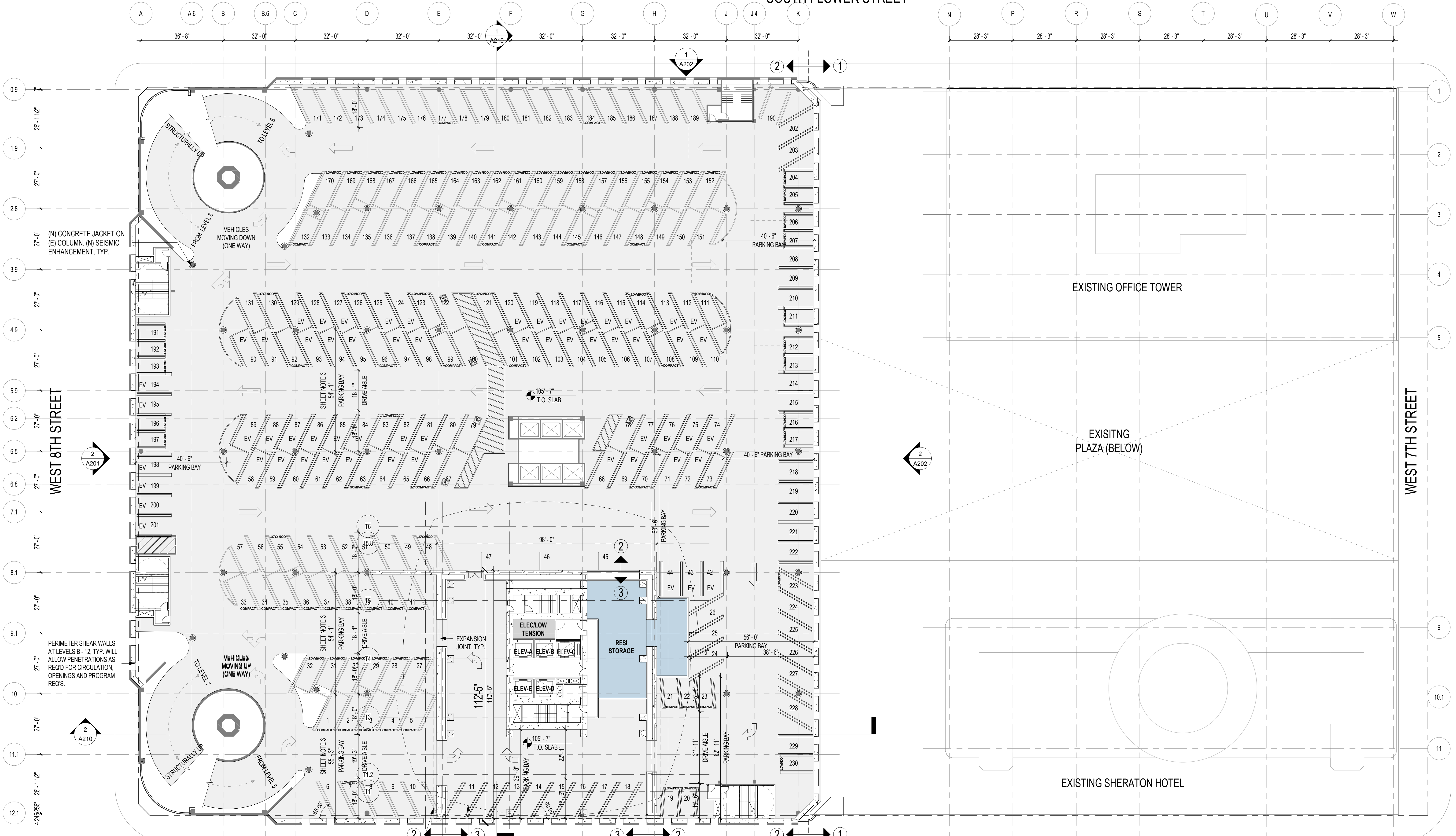
EXISTING PLAZA (BELOW)

EXISTING SHERATON HOTEL





SOUTH FLOWER STREET



**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

**PARKING NOTES**

(REF. LADBS IB P/2C 2002-001 PARKING DESIGN)

- ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.
- ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = W \cos \alpha$  (L.3.b)  
 $= 8'-6" \cos 65^\circ$   
 $= 8'-6" (0.4266)$   
 $Q = 3'-7 \frac{1}{2}"$   
 BAY = B - Q/2 (TABLE 1, FIGURE 3)  
 $= 57'-8" - (3'-7 \frac{1}{2} / 2)$   
 $= 57'-8" - 1'-9 \frac{3}{4}"$   
 BAY = 55'-10 \frac{1}{4}"  
 55'-11" PROVIDED
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
 M = B - Q (TABLE 1, FIGURE 3)  
 $= 57'-8" - 3'-7 \frac{1}{2}"$   
 M = 54'-0 \frac{1}{2}"  
 54'-1" PROVIDED
- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
 P = S sin  $\alpha$  + Q  
 $= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$   
 $= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$   
 P = 19'-11 \frac{1}{2}"  
 BAY = B - P  
 $= 57'-8" - 19'-11 \frac{1}{2}"$   
 BAY = 37'-8 \frac{1}{2}"  
 32'-8" PROVIDED

**CONSTRUCTION LEGEND**

|  |                                 |
|--|---------------------------------|
|  | (E) WALL TO REMAIN              |
|  | (E) CONC. COL. / WALL TO REMAIN |
|  | (N) WALL                        |
|  | (N) CONC. COL. / WALL TO REMAIN |
|  | (N) ROOM/PROGRAM                |

**PROGRAM LEGEND**

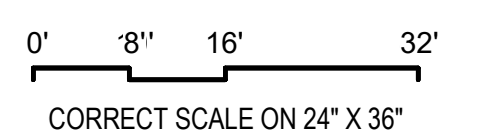
|  |                    |  |                          |
|--|--------------------|--|--------------------------|
|  | RESIDENTIAL        |  | COMMERCIAL               |
|  | RESI AMENITY       |  | RESI BACK OF HOUSE SPACE |
|  | RESI OUTDOOR SPACE |  |                          |

0'-0" GRADE LEVEL ELEVATION PER EXISTING BUILDING DATUM

|                             |            |
|-----------------------------|------------|
| <b>TOTAL PARKING SPACES</b> | <b>230</b> |
| STANDARD                    | 68         |
| COMPACT                     | 87         |
| HANDICAP                    | 5          |
| EV (STANDARD)               | 70         |

**THE BLOC**

LEVEL 7 - P4 - A107





SOUTH FLOWER STREET

SOUTH HOPE STREET

# THE BLOC

LEVEL 8 -P5 - A108

### SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

### PARKING NOTES

(REF. LADBS IB P/2C 2002-001 PARKING DESIGN)

- ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.
- ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = W \cos \alpha$  (L.3.b)  
 $= 8'-6" \cos 65"$   
 $= 8'-6" (0.4266)$   
 $Q = 3'-7 \frac{1}{2}"$

- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $BAY = B - Q/2$  (TABLE 1, FIGURE 3)  
 $= 57'-8" - (3'-7 \frac{1}{2} / 2)$   
 $= 57'-8" - 1'-9 \frac{3}{4}"$   
 $BAY = 55'-10 \frac{1}{4}"$   
 $55'-11" PROVIDED$

- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $M = B - Q$  (TABLE 1, FIGURE 3)  
 $= 57'-8" - 3'-7 \frac{1}{2}"$   
 $M = 54'-0 \frac{1}{2}"$   
 $54'-1" PROVIDED$

- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)

- $P = S \sin \alpha + Q$   
 $= 18'-0" \sin 65" + 3'-7 \frac{1}{2}"$   
 $= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$   
 $P = 19'-11 \frac{1}{2}"$

- $BAY = B - P$   
 $= 57'-8" - 19'-11 \frac{1}{2}"$   
 $BAY = 37'-8 \frac{1}{2}"$   
 $32'-8" PROVIDED$

### CONSTRUCTION LEGEND

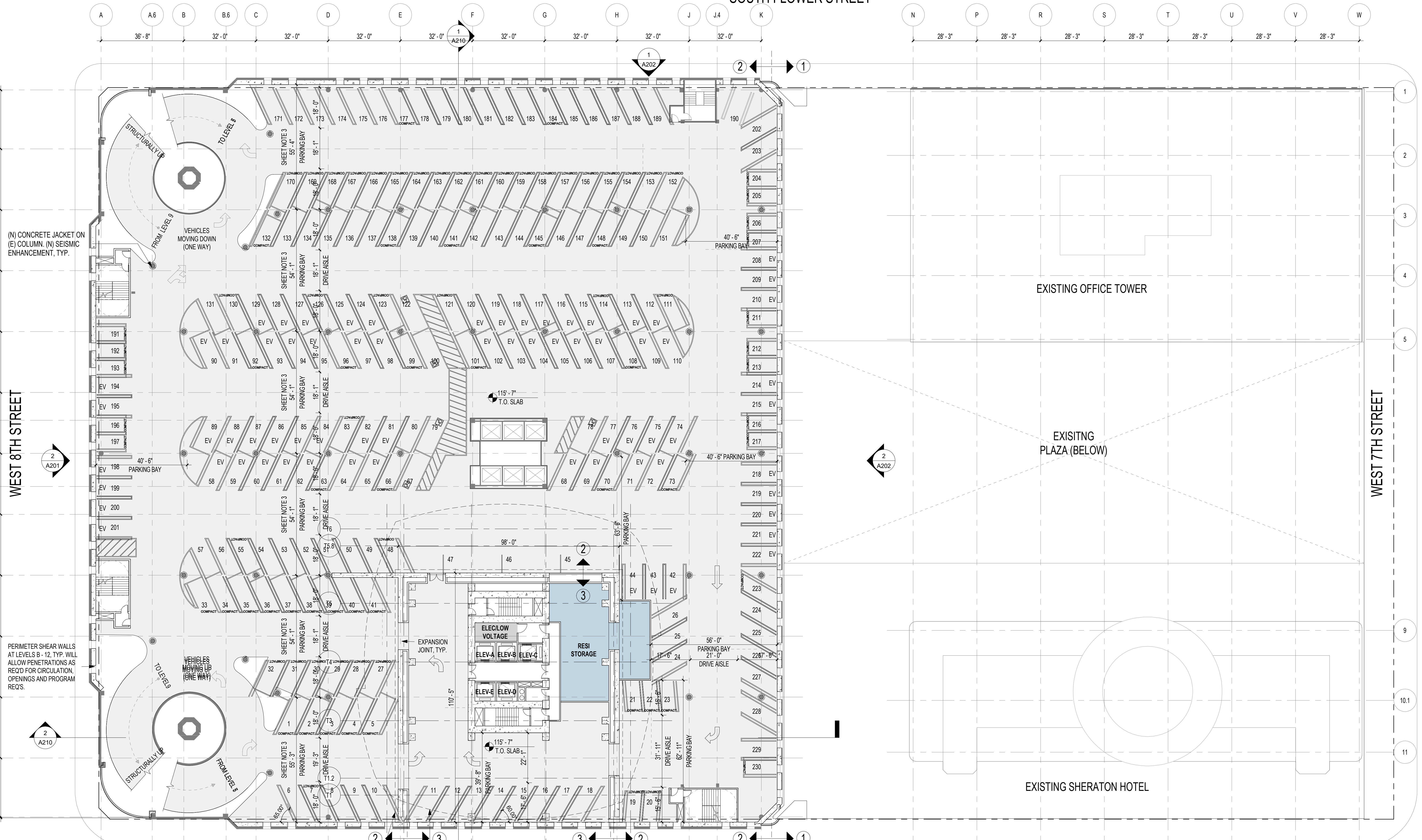
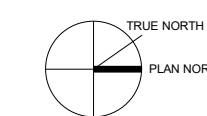
- (E) WALL TO REMAIN
- (E) CONC. COL. / WALL TO REMAIN
- (N) WALL
- (N) CONC. COL. / WALL TO REMAIN
- (N) ROOM/PROGRAM

### PROGRAM LEGEND

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE SPACE

0'-0" GRADE LEVEL ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32' CORRECT SCALE ON 24" X 36"



| TOTAL PARKING SPACES |    |
|----------------------|----|
| STANDARD             | 68 |
| COMPACT              | 87 |
| HANDICAP             | 5  |
| EV (STANDARD)        | 70 |



SOUTH FLOWER STREET

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, ADJUSTMENTS TO SELECT EGRESS SYSTEMS AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING

PARKING NOTES

(REF. LADBS IB P/2C 2002-001 PARKING DESIGN)

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 $Q = W \cos \alpha$  (L.3.b)  
 $= 8'-6" \cos 65^\circ$   
 $= 8'-6" (0.4266)$   
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 $= 57'-8" - (3'-7 \frac{1}{2}"/2)$   
 $= 57'-8" - 1'-9 \frac{3}{4}"$   
 $BAY = 55'-10 \frac{1}{4}"$   
 $55'-11" PROVIDED$
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
  
 $M = B - Q$  (TABLE 1, FIGURE 3)  
 $= 57'-8" - 3'-7 \frac{1}{2}"$   
 $M = 54'-0 \frac{1}{2}"$   
 $54'-1" PROVIDED$
- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
  
 $P = S \sin \alpha + Q$   
 $= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$   
 $= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$   
 $P = 19'-11 \frac{1}{2}"$   
  
 $BAY = B - P$   
 $= 57'-8" - 19'-11 \frac{1}{2}"$   
 $BAY = 37'-8 \frac{1}{2}"$   
 $32'-8" PROVIDED$

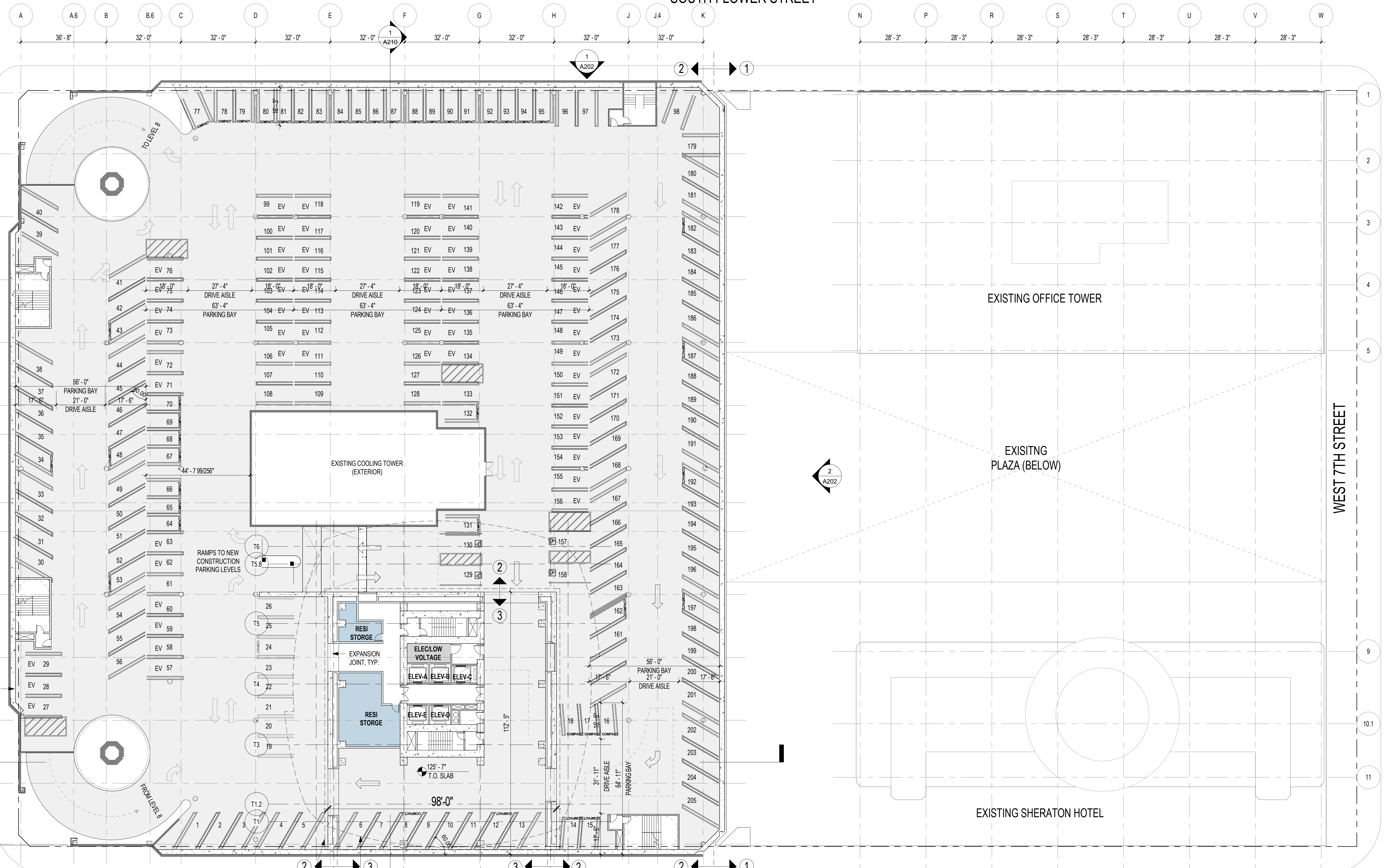
| CONSTRUCTION LEGEND             |                                 |
|---------------------------------|---------------------------------|
| (E) WALL TO REMAIN              | (N) WALL                        |
| (E) CONC. COL. / WALL TO REMAIN | (N) CONC. COL. / WALL TO REMAIN |
| (N) ROOM/PROGRAM                |                                 |

| PROGRAM LEGEND     |                          |
|--------------------|--------------------------|
| RESIDENTIAL        | COMMERCIAL               |
| RESI AMENITY       | RESI BACK OF HOUSE SPACE |
| RESI OUTDOOR SPACE |                          |

0'-0" GRADE LEVEL ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32' CORRECT SCALE ON 24" X 36"

LEVEL 9 - P6 - A109



| TOTAL PARKING SPACES |    |
|----------------------|----|
| STANDARD             | 96 |
| COMPACT              | 43 |
| HANDICAP             | 4  |
| EV (STANDARD)        | 62 |

THE BLOC



SOUTH FLOWER STREET

**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (N) LEVEL ADDED TO (E) RETAIL AND PARKING BUILDING
- (N) TOWER

**PARKING NOTES**

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

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 $Q = W \cos \alpha$  (L.3.b)  
 $= 8'-6" \cos 65^\circ$   
 $= 8'-6" (0.4266)$   
 $Q = 3'-7 \frac{1}{2}"$   
  
 $BAY = B - Q/2$  (TABLE 1, FIGURE 3)  
 $= 57'-8" - (3'-7 \frac{1}{2} / 2)$   
 $= 57'-8" - 1'-9 \frac{3}{4}"$   
 $BAY = 55'-10 \frac{1}{4}"$   
 $55'-11" PROVIDED$
- PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
  
 $M = B - Q$  (TABLE 1, FIGURE 3)  
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 $M = 54'-0 \frac{1}{2}"$   
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- PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:  
 $Q = 3'-7 \frac{1}{2}"$  (PER NOTE 1 ABOVE)  
  
 $P = S \sin \alpha + Q$   
 $= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$   
 $= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$   
 $P = 19'-11 \frac{1}{2}"$   
  
 $BAY = B - P$   
 $= 57'-8" - 19'-11 \frac{1}{2}"$   
 $BAY = 37'-8 \frac{1}{2}"$   
 $32'-8" PROVIDED$

**CONSTRUCTION LEGEND**

- (E) WALL TO REMAIN
- (E) CONC. COL. / WALL TO REMAIN
- (N) WALL
- (N) CONC. COL. / WALL TO REMAIN
- (N) ROOM/PROGRAM

**PROGRAM LEGEND**

- RESIDENTIAL
- RESI AMENITY
- RESI OUTDOOR SPACE
- COMMERCIAL
- RESI BACK OF HOUSE SPACE

0'-0" GRADE LEVEL ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'

CORRECT SCALE ON 24" X 36"



LEVEL 10 - P7 - A110

**THE BLOC**

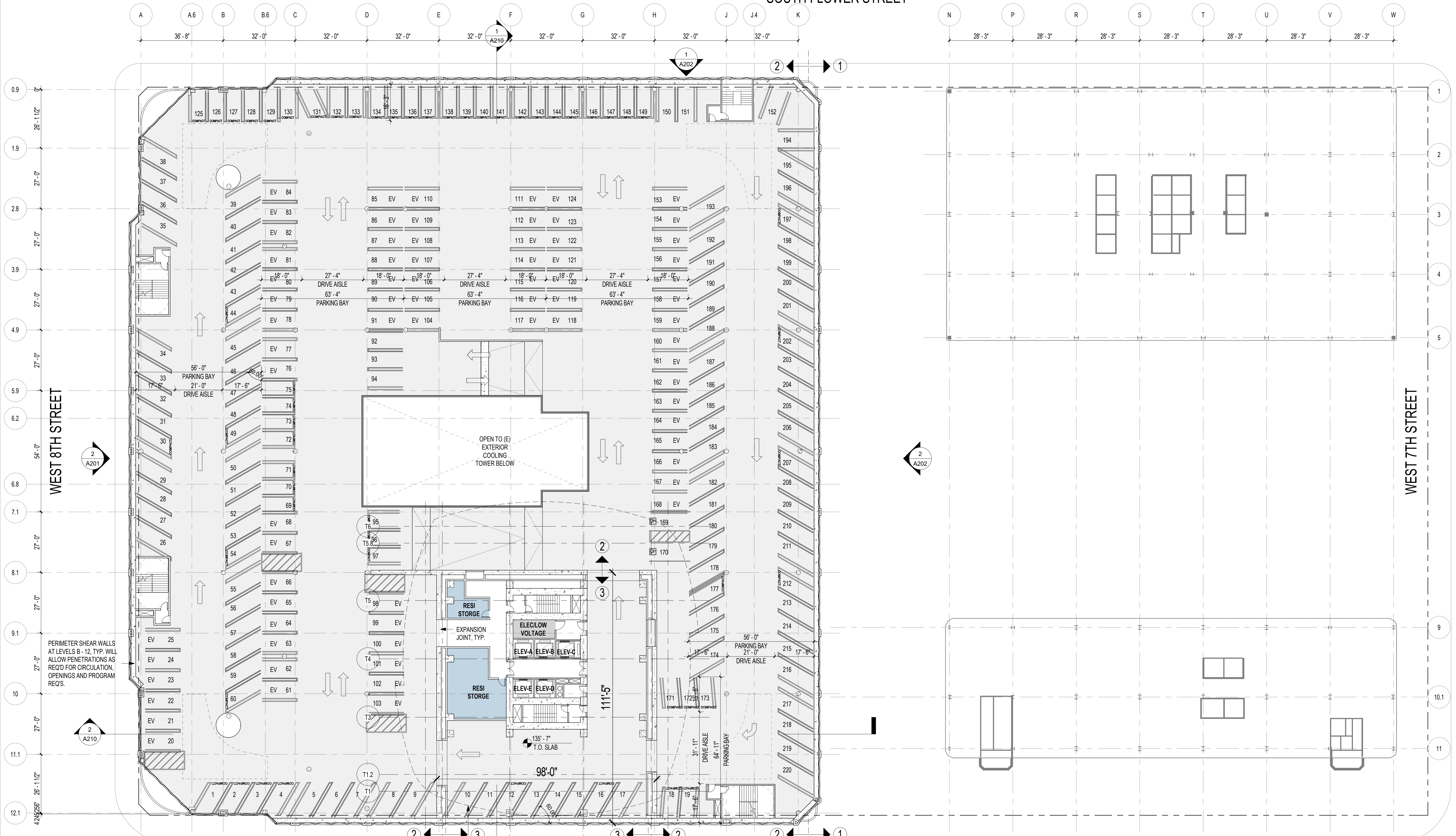
SOUTH HOPE STREET

|                             |            |
|-----------------------------|------------|
| <b>TOTAL PARKING SPACES</b> | <b>220</b> |
| STANDARD                    | 90         |
| COMPACT                     | 55         |
| HANDICAP                    | 2          |
| EV (STANDARD)               | 73         |

11/29/2021 ENTITLEMENT APPLICATION

775 SOUTH HOPE STREET APN: 5144-010-401, 405, 408, 421, 422, 423 & 425

NREA-TRC 700, LLC | HANDEL ARCHITECTS LLP





SOUTH FLOWER STREET

**SHEET NOTES**

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (N) LEVEL ADDED TO (E) RETAIL AND PARKING BUILDING
- (N) TOWER

**PARKING NOTES**

(REF. LADBS IB P/ZC 2002-001 PARKING DESIGN)

1. ALL STANDARD PARKING SPACES ARE 8' 6" WIDE BY 18' LONG, UNLESS NOTED OTHERWISE.

2. ALL COMPACT SPACES ARE 7' 6" WIDE BY 16' LONG, UNLESS NOTED OTHERWISE.

3. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK ON ONE SIDE ONLY:

$$Q = W \cos \alpha \quad (\text{L.3.b})$$

$$= 8'-6" \cos 65^\circ$$

$$= 8'-6" (0.4266)$$

$$Q = 3'-7 \frac{1}{2}"$$

$$BAY = B - Q/2 \quad (\text{TABLE 1, FIGURE 3})$$

$$= 57'-8" - (3'-7 \frac{1}{2}"/2)$$

$$= 57'-8" - 1'-9 \frac{3}{4}"$$

$$BAY = 55'-10 \frac{1}{4}"$$

55'-11" PROVIDED

4. PARKING BAY CALCULATION, ONE-WAY, DOUBLE LOADED, INTERLOCK BOTH SIDES

$$Q = 3'-7 \frac{1}{2}" \quad (\text{PER NOTE 1 ABOVE})$$

$$M = B - Q \quad (\text{TABLE 1, FIGURE 3})$$

$$= 57'-8" - 3'-7 \frac{1}{2}"$$

$$M = 54'-0 \frac{1}{2}"$$

54'-1" PROVIDED

5. PARKING BAY CALCULATION, ONE-WAY, SINGLE LOADED, INTERLOCK ON ONE SIDE ONLY:

$$Q = 3'-7 \frac{1}{2}" \quad (\text{PER NOTE 1 ABOVE})$$

$$P = S \sin \alpha + Q$$

$$= 18'-0" \sin 65^\circ + 3'-7 \frac{1}{2}"$$

$$= 18'-0" (0.9063) + 3'-7 \frac{1}{2}"$$

$$P = 19'-11 \frac{1}{2}"$$

$$BAY = B - P$$

$$= 57'-8" - 19'-11 \frac{1}{2}"$$

$$BAY = 37'-8 \frac{1}{2}"$$

32'-8" PROVIDED

| CONSTRUCTION LEGEND           |                               |
|-------------------------------|-------------------------------|
| (E) WALL TO REMAIN            | (N) WALL                      |
| (E) CONC. COL./WALL TO REMAIN | (N) CONC. COL./WALL TO REMAIN |
| (N) ROOM/PROGRAM              |                               |

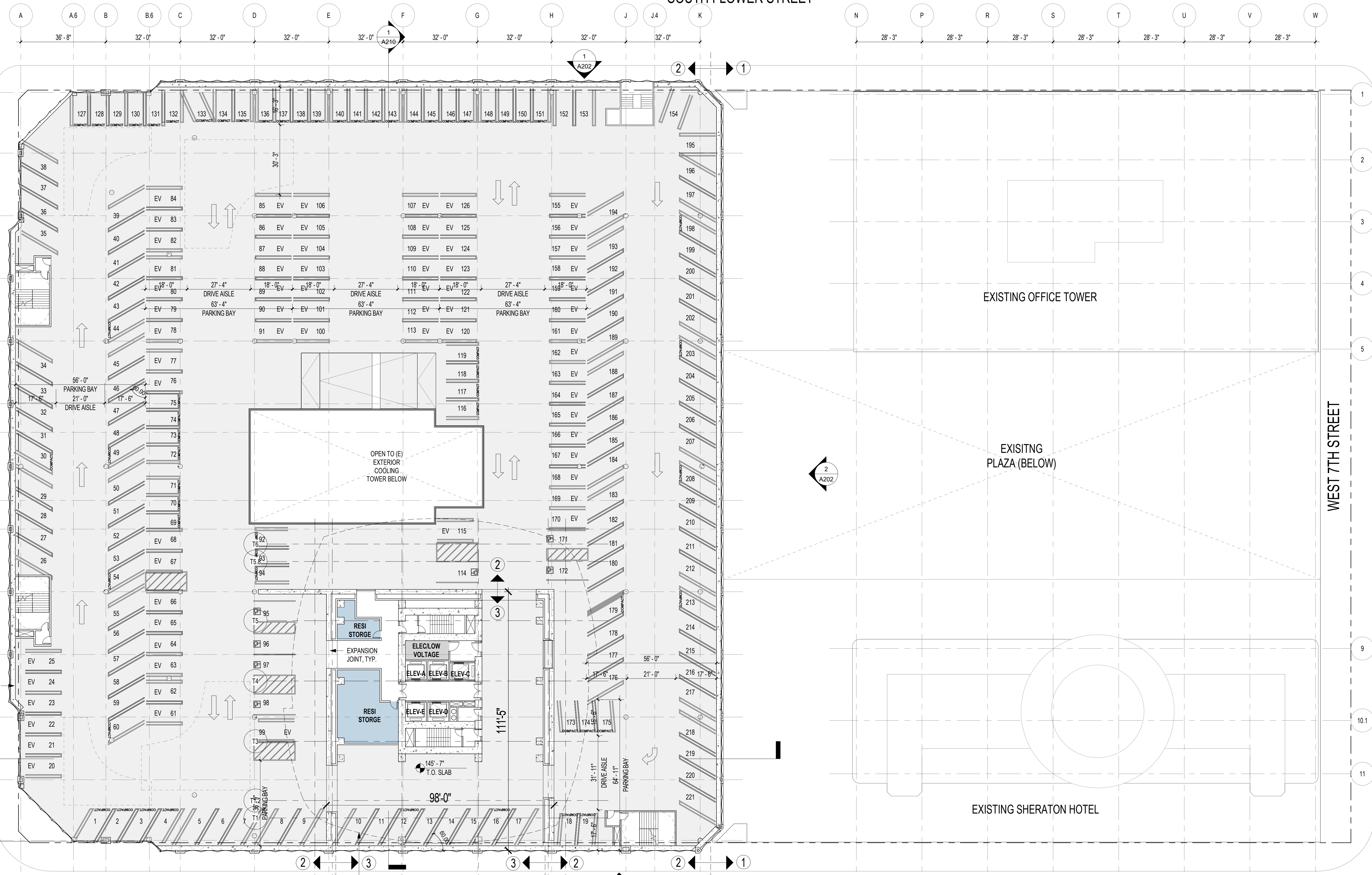
  

| PROGRAM LEGEND     |                          |
|--------------------|--------------------------|
| RESIDENTIAL        | COMMERCIAL               |
| RESI AMENITY       | RESI BACK OF HOUSE SPACE |
| RESI OUTDOOR SPACE |                          |

0'-0" GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"

LEVEL 11 - P8 - A111



| TOTAL PARKING SPACES | 221 |
|----------------------|-----|
| STANDARD             | 93  |
| COMPACT              | 52  |
| HANDICAP             | 7   |
| EV (STANDARD)        | 69  |

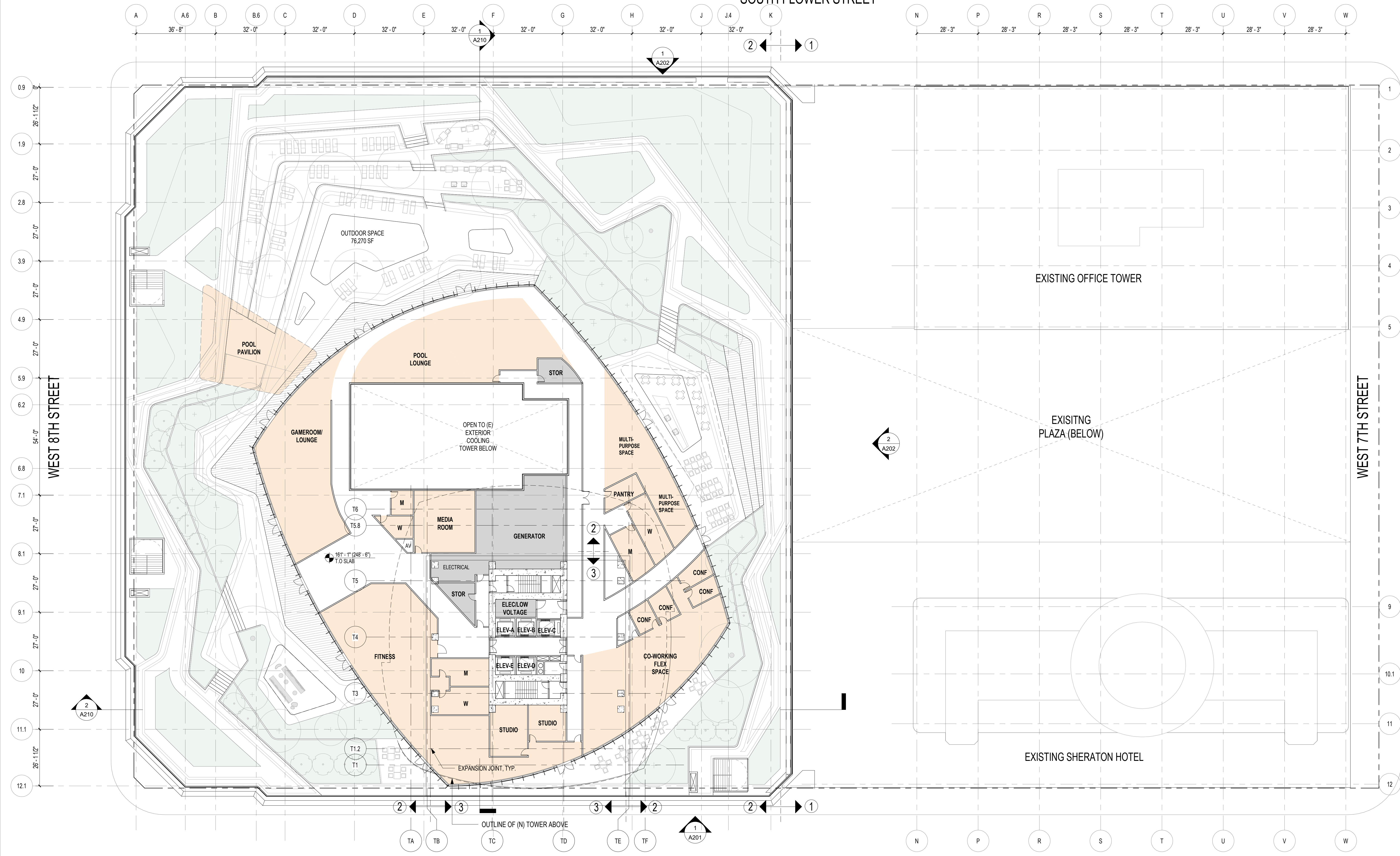
**THE BLOC**



SOUTH FLOWER STREET

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (N) EXTERIOR ROOF TERRACE AND INTERIOR AMENITY LEVEL ADDED TO (E) RETAIL AND PARKING BUILDING
- (N) TOWER
- AMENITIES ARE SUBJECT TO CHANGE



EXISTING OFFICE TOWER

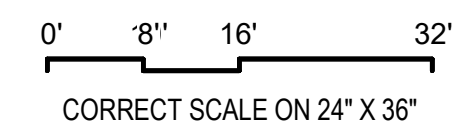
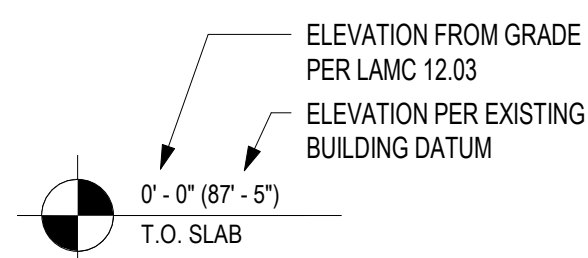
EXISTING PLAZA (BELOW)

EXISTING SHERATON HOTEL

| CONSTRUCTION LEGEND |                               |
|---------------------|-------------------------------|
|                     | (E) WALL TO REMAIN            |
|                     | (E) CONC. COL./WALL TO REMAIN |
|                     | (N) WALL                      |
|                     | (N) CONC. COL./WALL TO REMAIN |
|                     | (N) ROOM/PROGRAM              |

| PROGRAM LEGEND |                          |
|----------------|--------------------------|
|                | RESIDENTIAL              |
|                | COMMERCIAL               |
|                | RESI AMENITY             |
|                | RESI BACK OF HOUSE SPACE |



SOUTH HOPE STREET

# THE BLOC

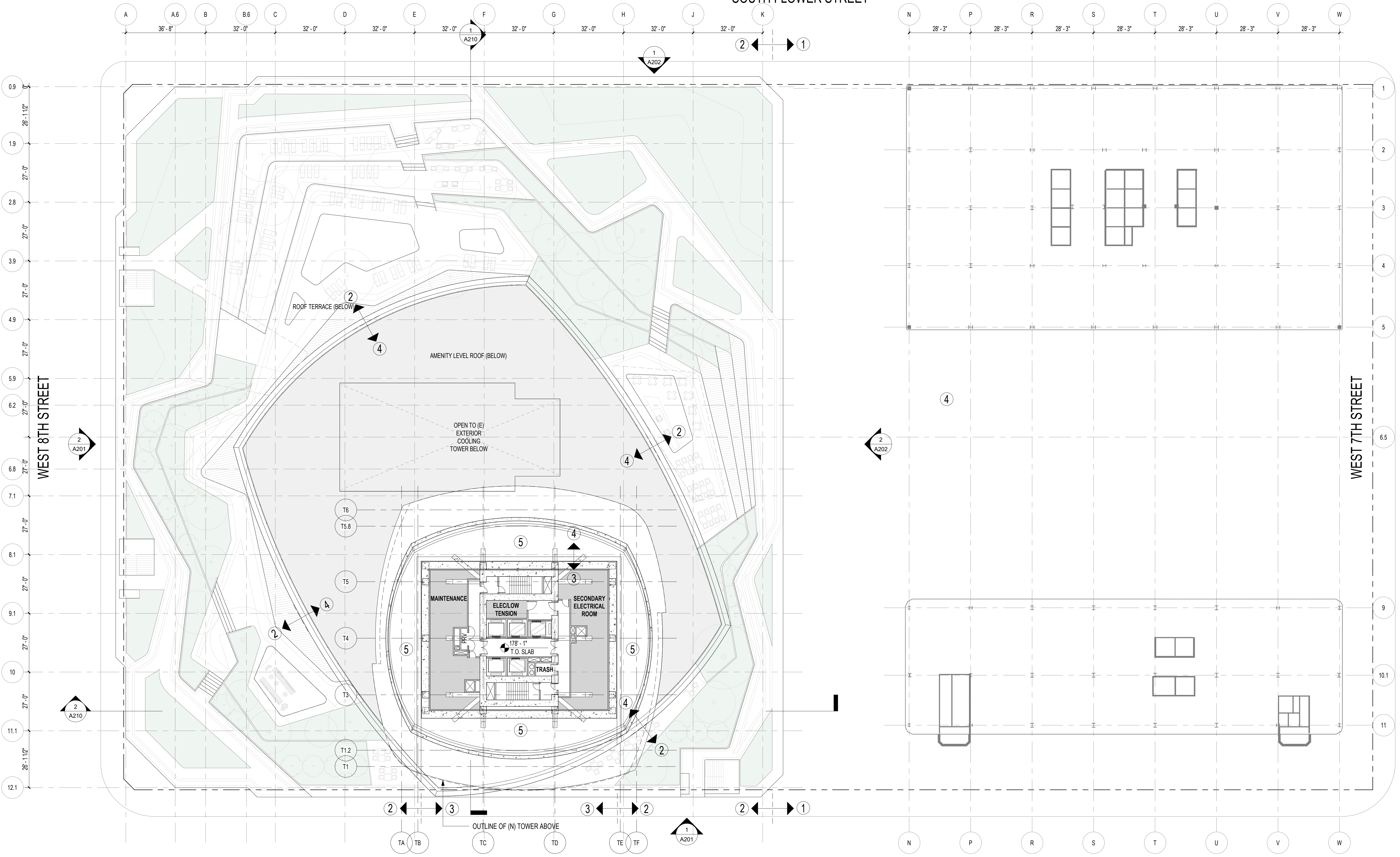
LEVEL 12 - AMENITY - A112



SOUTH FLOWER STREET

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (N) EXTERIOR ROOF TERRACE BELOW
- (N) TOWER
- UNOCCUPIED ROOF OF NEW AMENITY LEVEL BELOW
- UNOCCUPIED SPACE

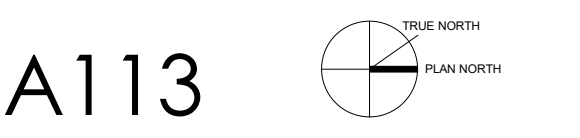


PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8" 16" 32"  
CORRECT SCALE ON 24" X 36"



SOUTH HOPE STREET

THE BLOC

LEVEL 13 - A113



SOUTH FLOWER STREET

N P R S T U V W

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
- (N) RESIDENTIAL TOWER

AREAS

|                            |           |
|----------------------------|-----------|
| GROSS FLOOR AREA:          | 14,100 SF |
| NET FLOOR AREA:            | 11,171 SF |
| EFFICIENCY:                | 79 %      |
| # OF UNITS PER FLOOR TYPE: | 14        |
| AVERAGE UNIT SIZE          | 798 SF    |

WEST 8TH STREET

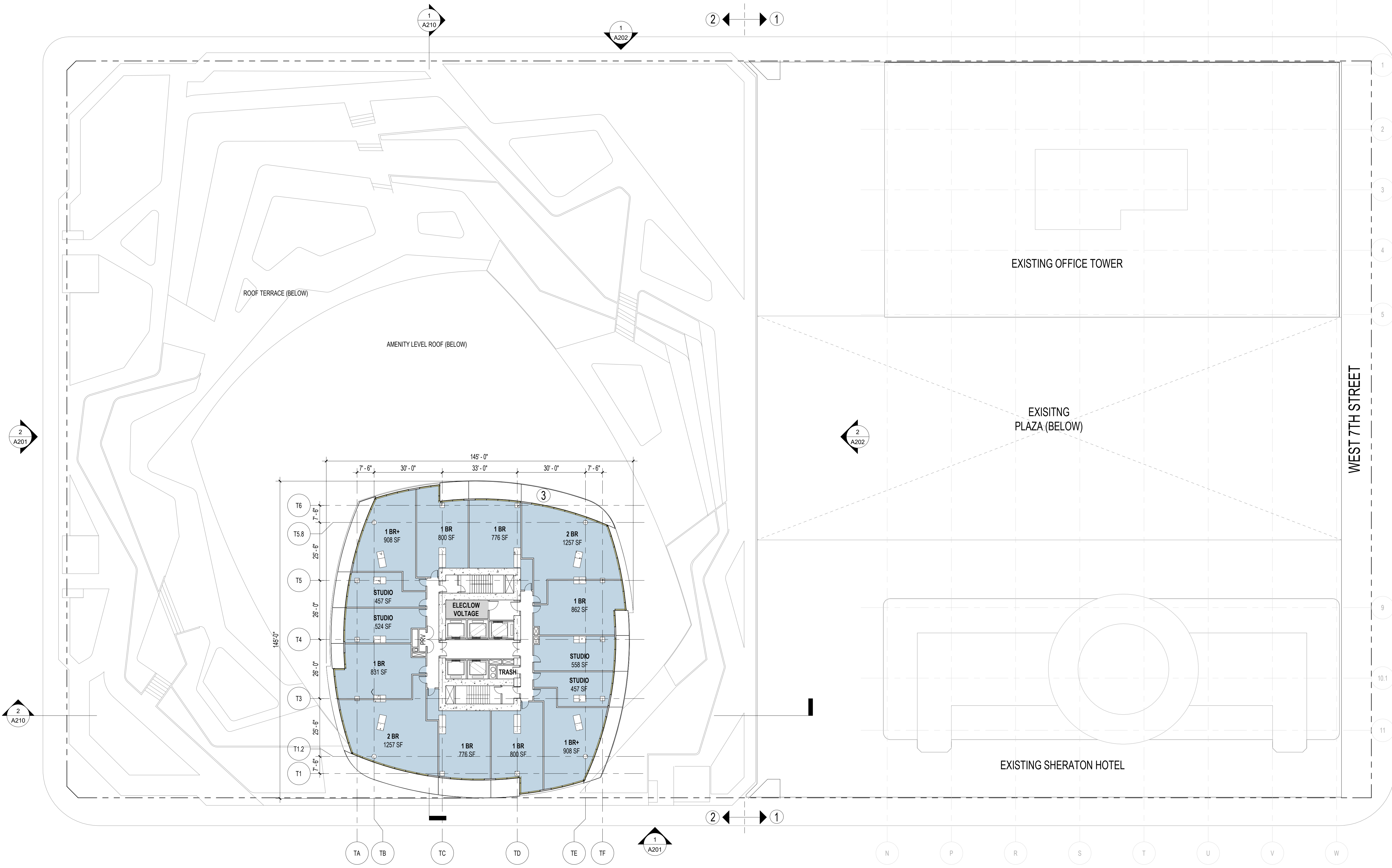
WEST 7TH STREET

SOUTH HOPE STREET

N P R S T U V W

# THE BLOC

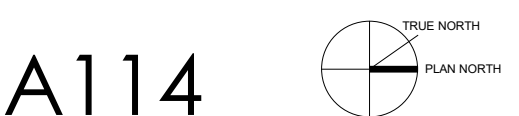
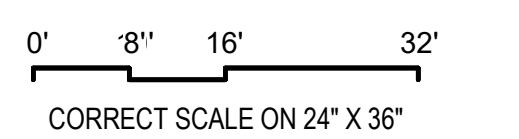
LEVEL 14-33 - A114



PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM





SOUTH FLOWER STREET

N P R S T U V W

**SHEET NOTES**

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

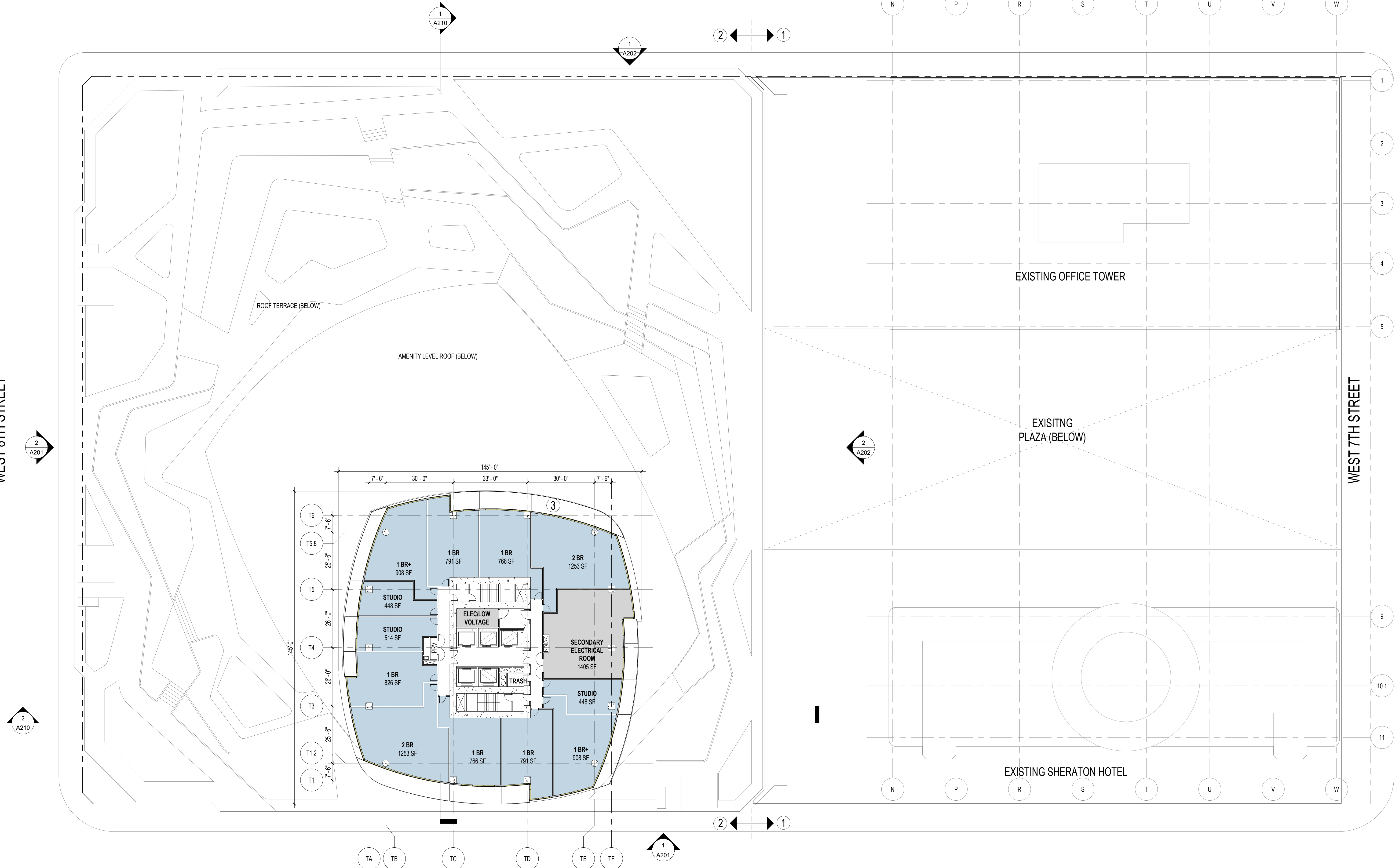
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

# THE BLOC

LEVEL 34 - A134

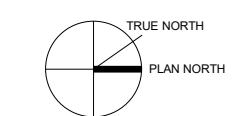


**PROGRAM LEGEND**

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"





SOUTH FLOWER STREET

N P R S T U V W

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
- (N) RESIDENTIAL TOWER

AREAS

|                            |           |
|----------------------------|-----------|
| GROSS FLOOR AREA:          | 14,100 SF |
| NET FLOOR AREA:            | 11,075 SF |
| EFFICIENCY:                | 79 %      |
| # OF UNITS PER FLOOR TYPE: | 12        |
| AVERAGE UNIT SIZE:         | 923 SF    |

WEST 8TH STREET

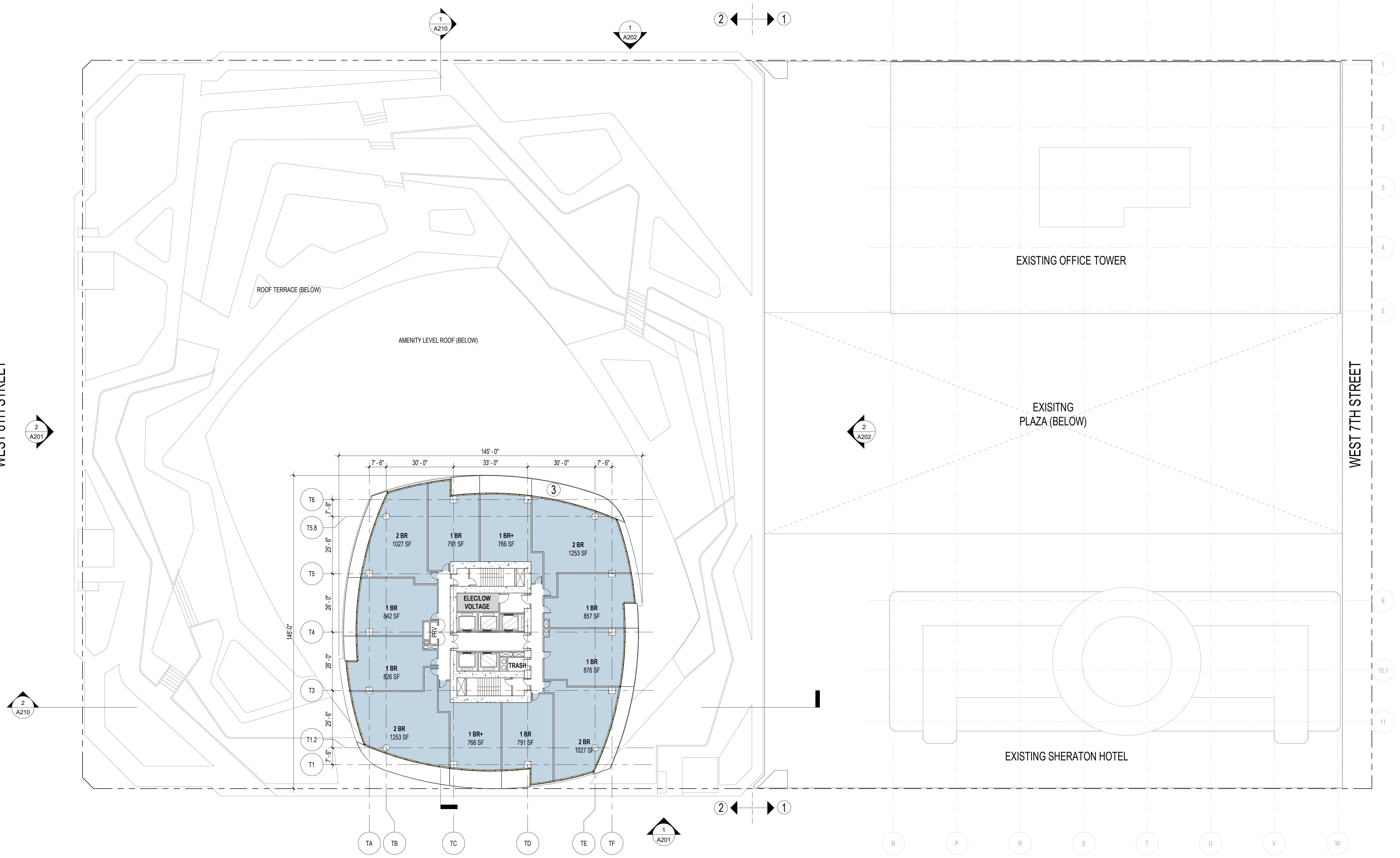
WEST 7TH STREET

SOUTH HOPE STREET

N P R S T U V W

# THE BLOC

LEVEL 35 - 47 - A135

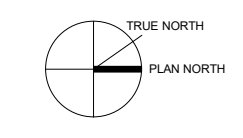


PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0" GRADE LEVEL ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32' CORRECT SCALE ON 24" X 36"





SOUTH FLOWER STREET

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
- (N) RESIDENTIAL TOWER

AREAS

|                            |           |
|----------------------------|-----------|
| GROSS FLOOR AREA:          | 14,100 SF |
| NET FLOOR AREA:            | 11,040 SF |
| EFFICIENCY:                | 78 %      |
| # OF UNITS PER FLOOR TYPE: | 6         |
| AVERAGE UNIT SIZE:         | 1,840 SF  |

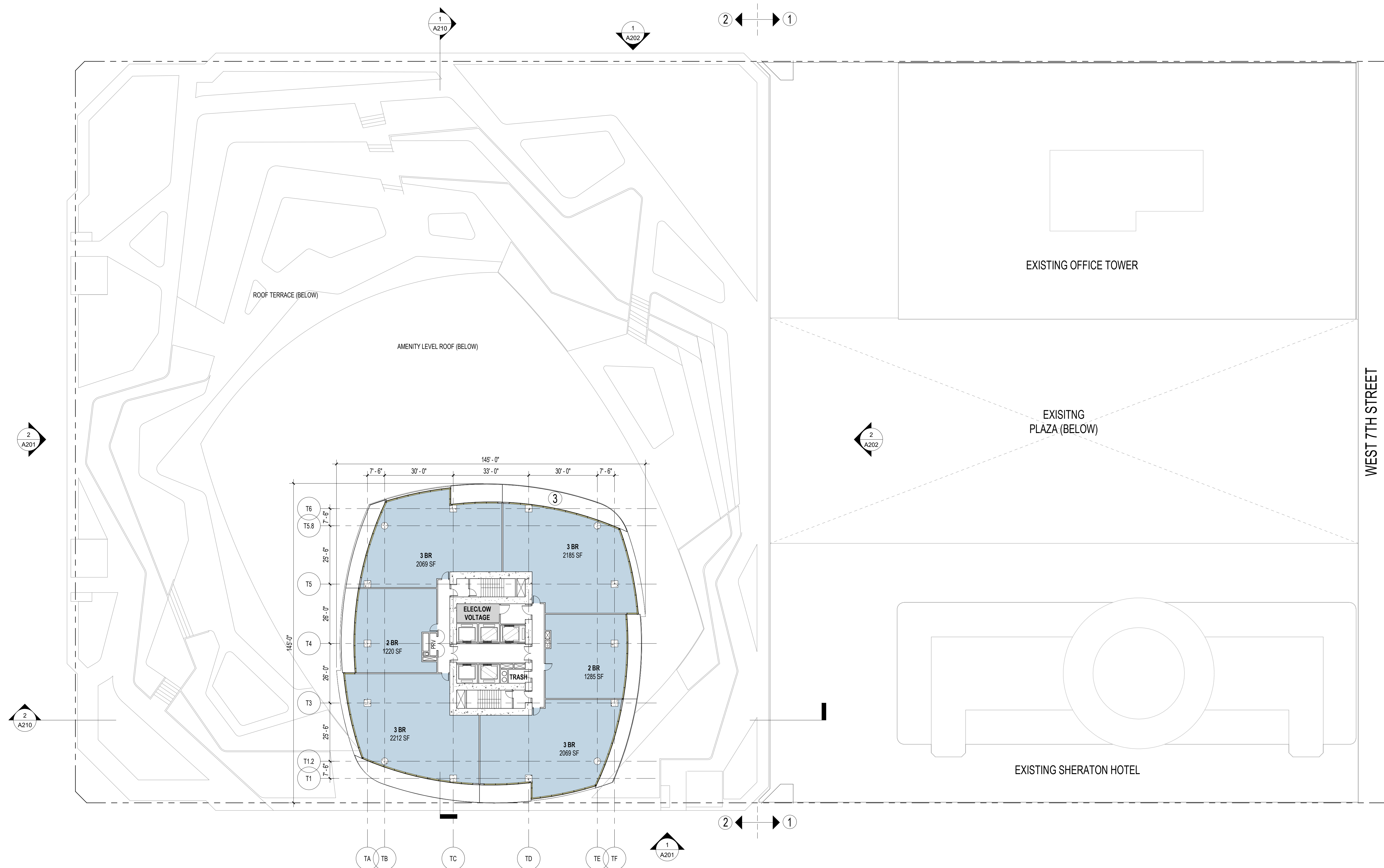
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

# THE BLOC

LEVEL 48 - 50 - A148

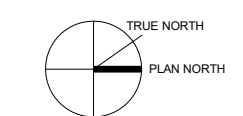


PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"





SOUTH FLOWER STREET

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

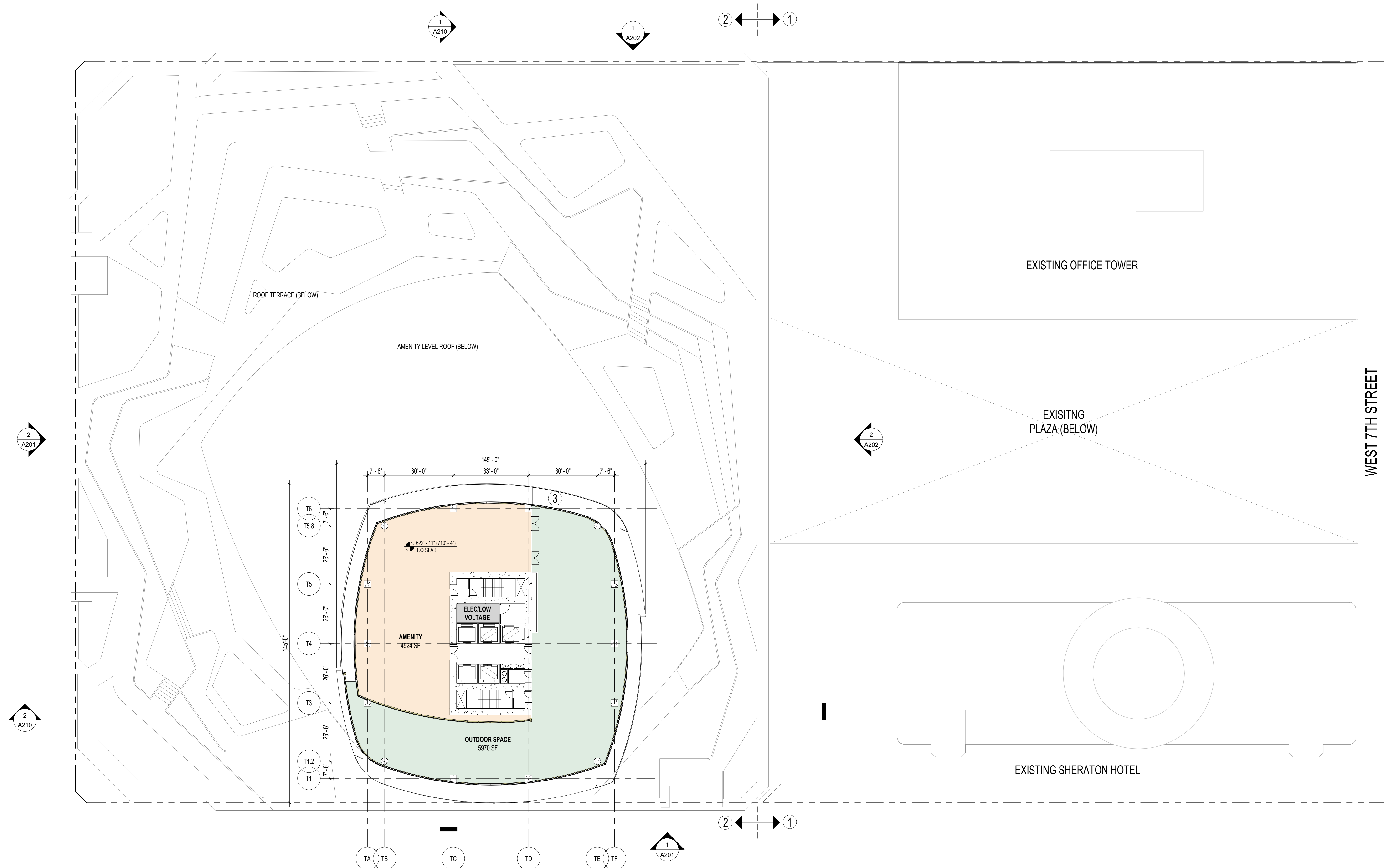
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

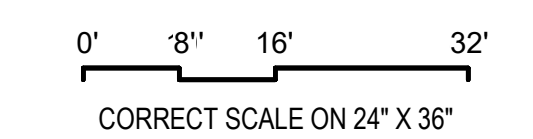
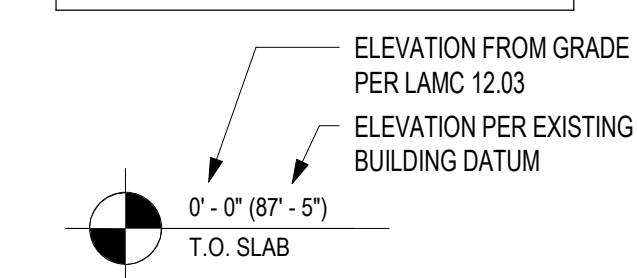
# THE BLOC

## LEVEL 51 - ROOFTOP AMENITIES - A151



PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |





SOUTH FLOWER STREET

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

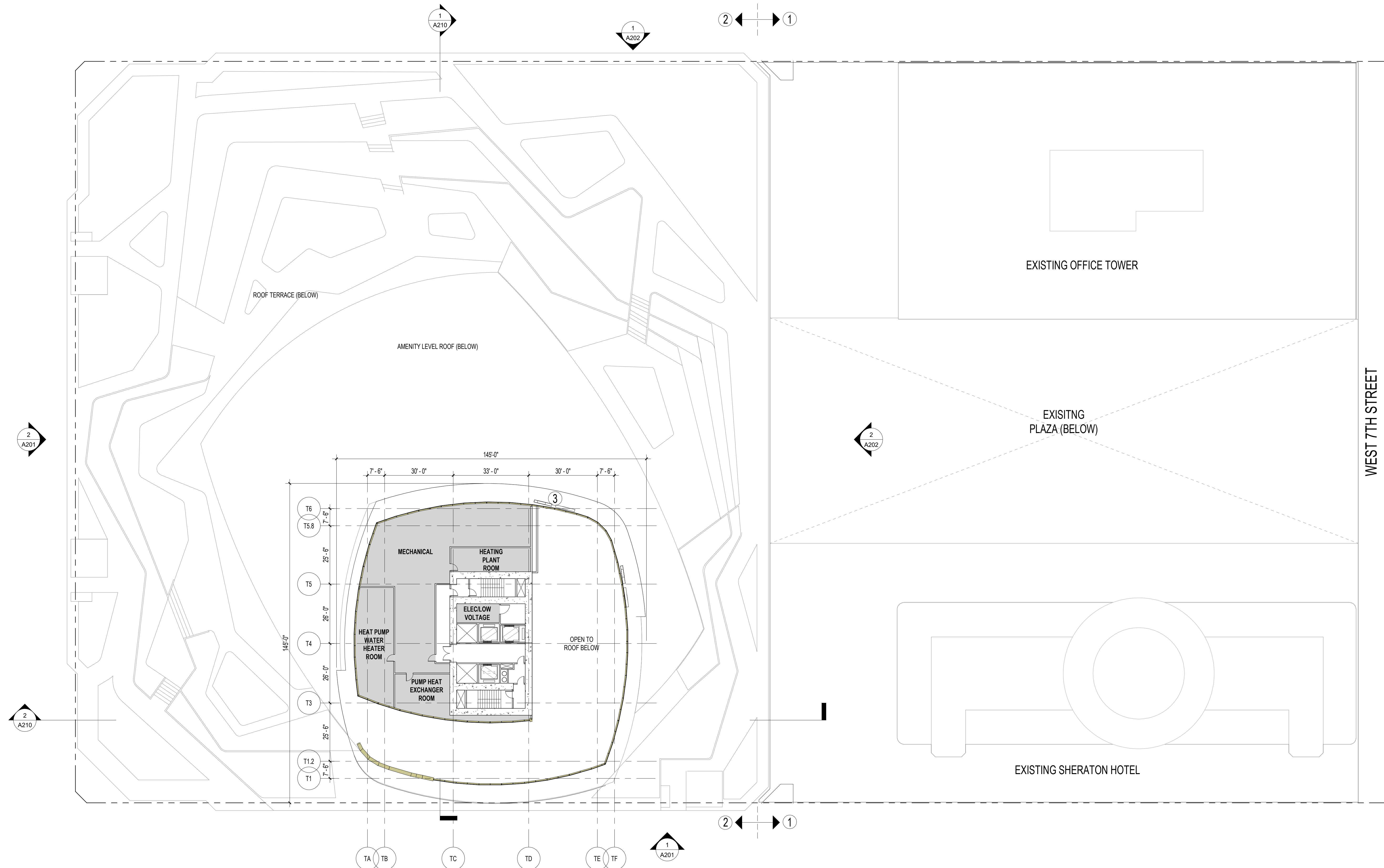
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

# THE BLOC

LEVEL 52 MECH – A152

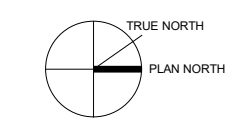


PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 8' 16' 32'  
CORRECT SCALE ON 24" X 36"





SOUTH FLOWER STREET

SHEET NOTES

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

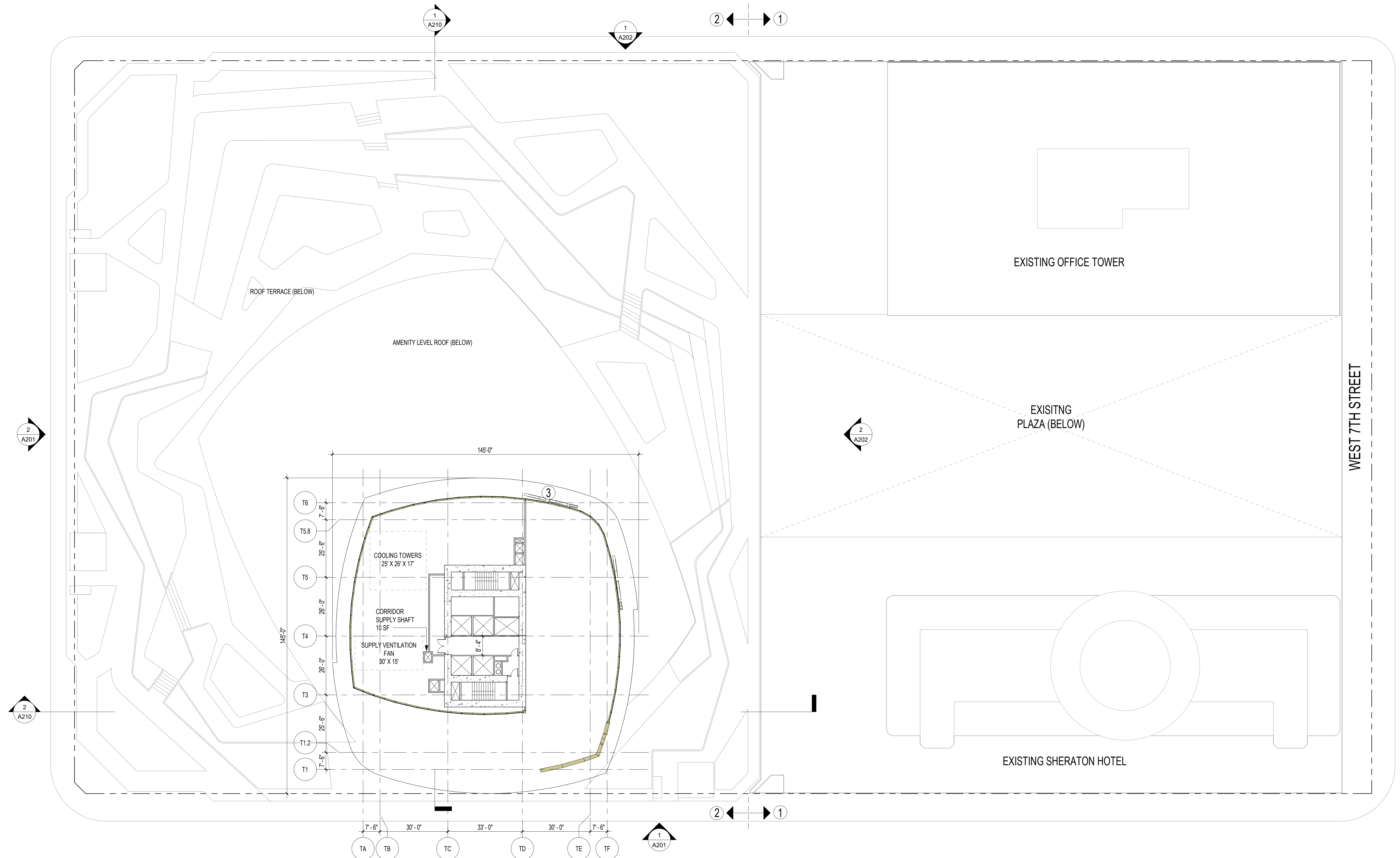
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

# THE BLOC

LEVEL 53 MECH ROOF – A153



PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM

0' 20' 40' 80'  
CORRECT SCALE ON 24" X 36"



SOUTH FLOWER STREET

SHEET NOTES

- 1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- 2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
- 3. (N) RESIDENTIAL TOWER

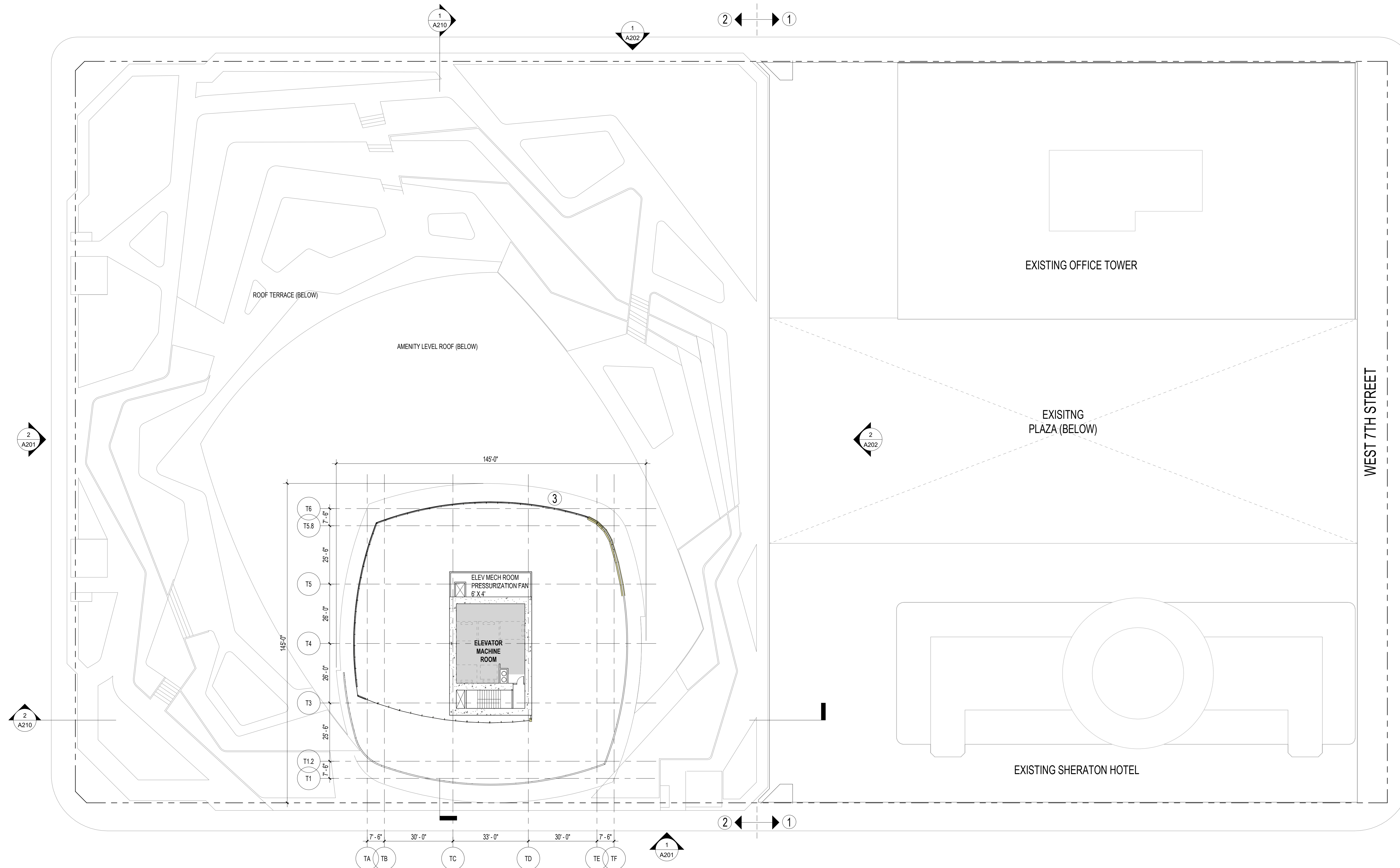
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

# THE BLOC

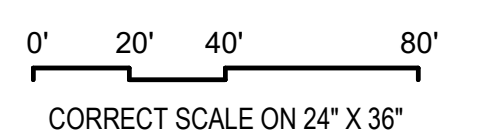
LEVEL 54 MECH – A154



PROGRAM LEGEND

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

0' - 0"  
GRADE LEVEL  
ELEVATION PER EXISTING BUILDING DATUM





SOUTH FLOWER STREET

**SHEET NOTES**

1. (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
2. (E) RETAIL AND PARKING BUILDING BELOW (WITH MODIFICATIONS AND ADDITIONS AS DESCRIBED ON LOWER LEVEL PLANS)
3. (N) RESIDENTIAL TOWER

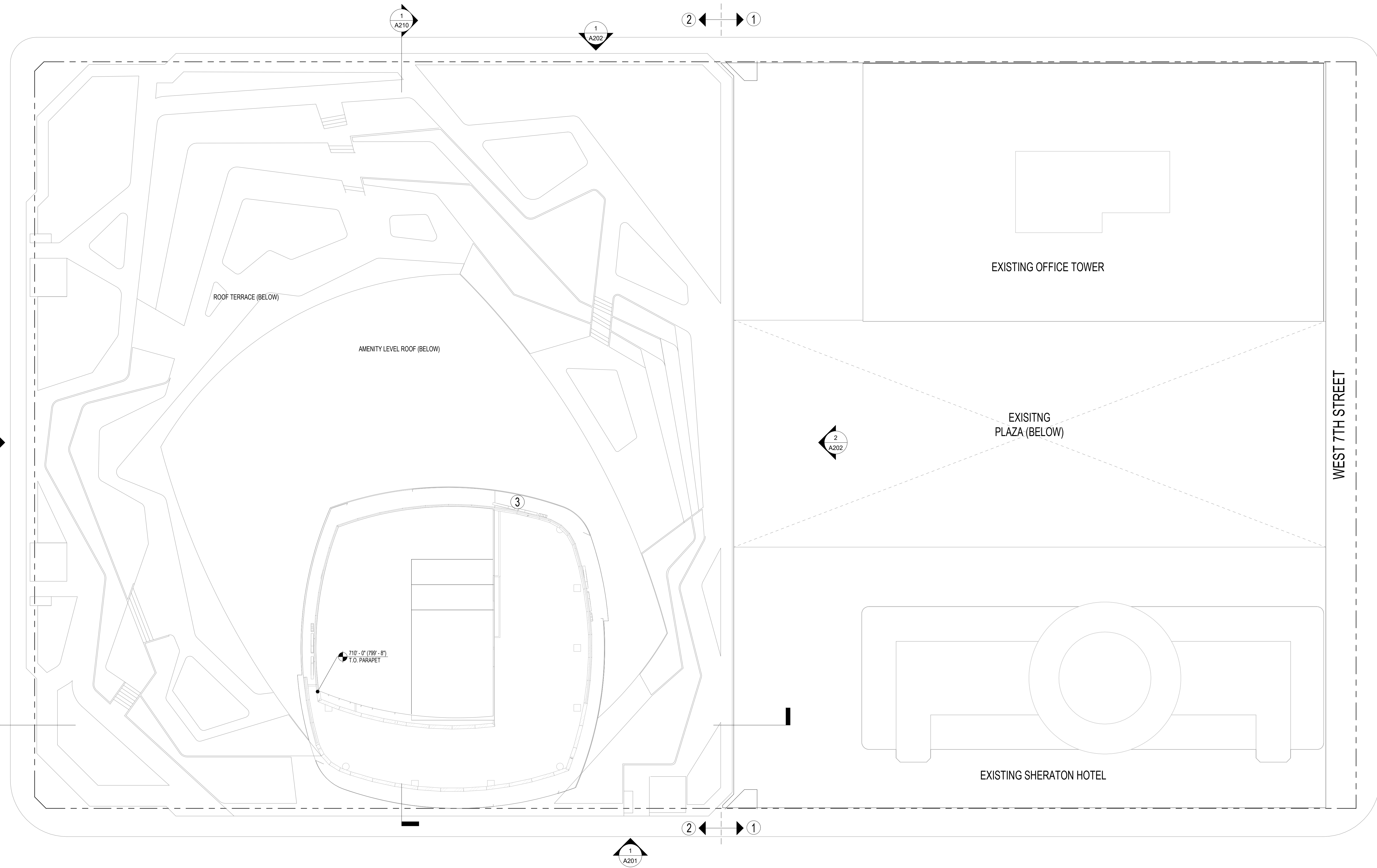
WEST 8TH STREET

WEST 7TH STREET

SOUTH HOPE STREET

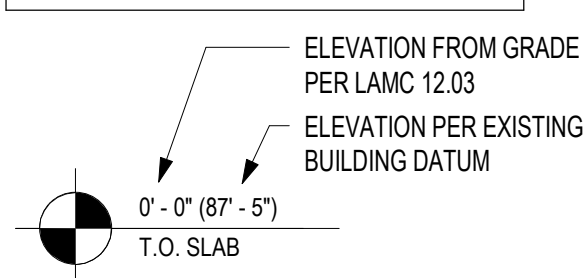
# THE BLOC

T. O. PARAPET – A155



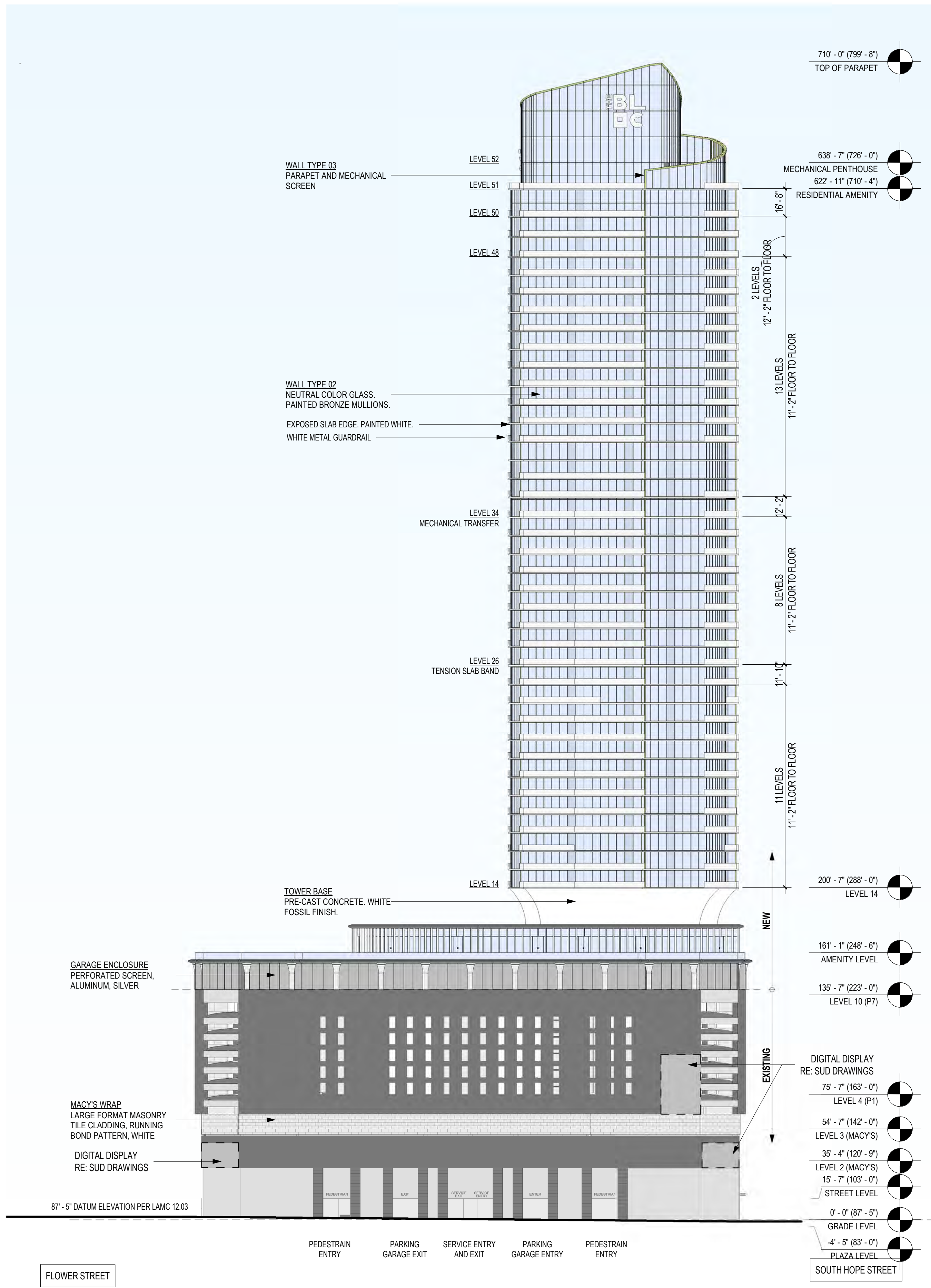
**PROGRAM LEGEND**

|                    |                    |
|--------------------|--------------------|
| RESIDENTIAL        | COMMERCIAL         |
| RESI AMENITY       | RESI BACK OF HOUSE |
| RESI OUTDOOR SPACE |                    |

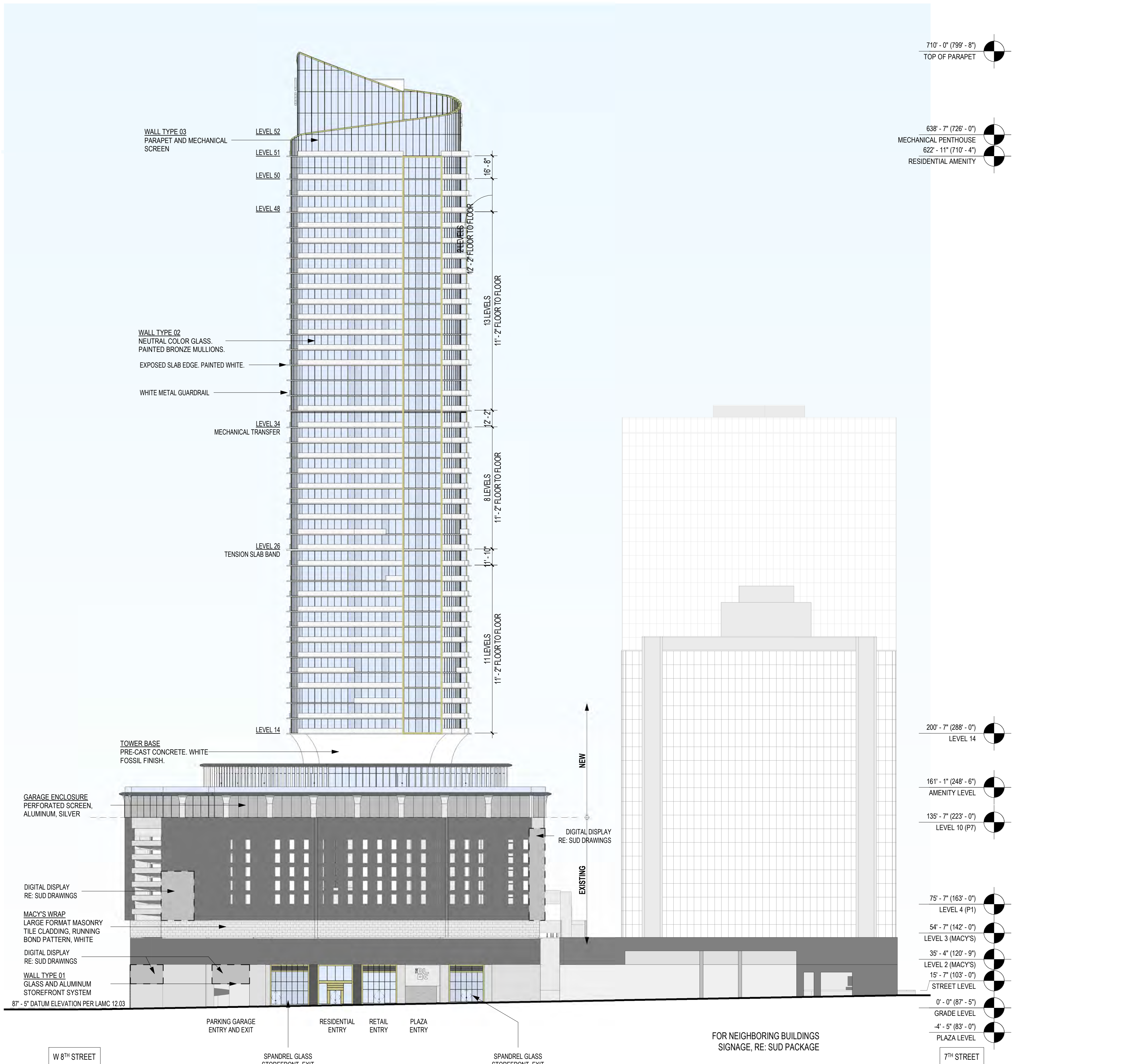


CORRECT SCALE ON 24" X 36"

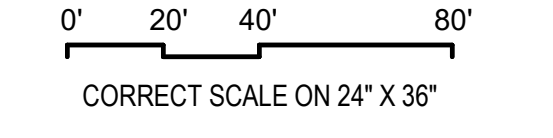




**SOUTH ELEVATION** ②  
1" = 40'-0"



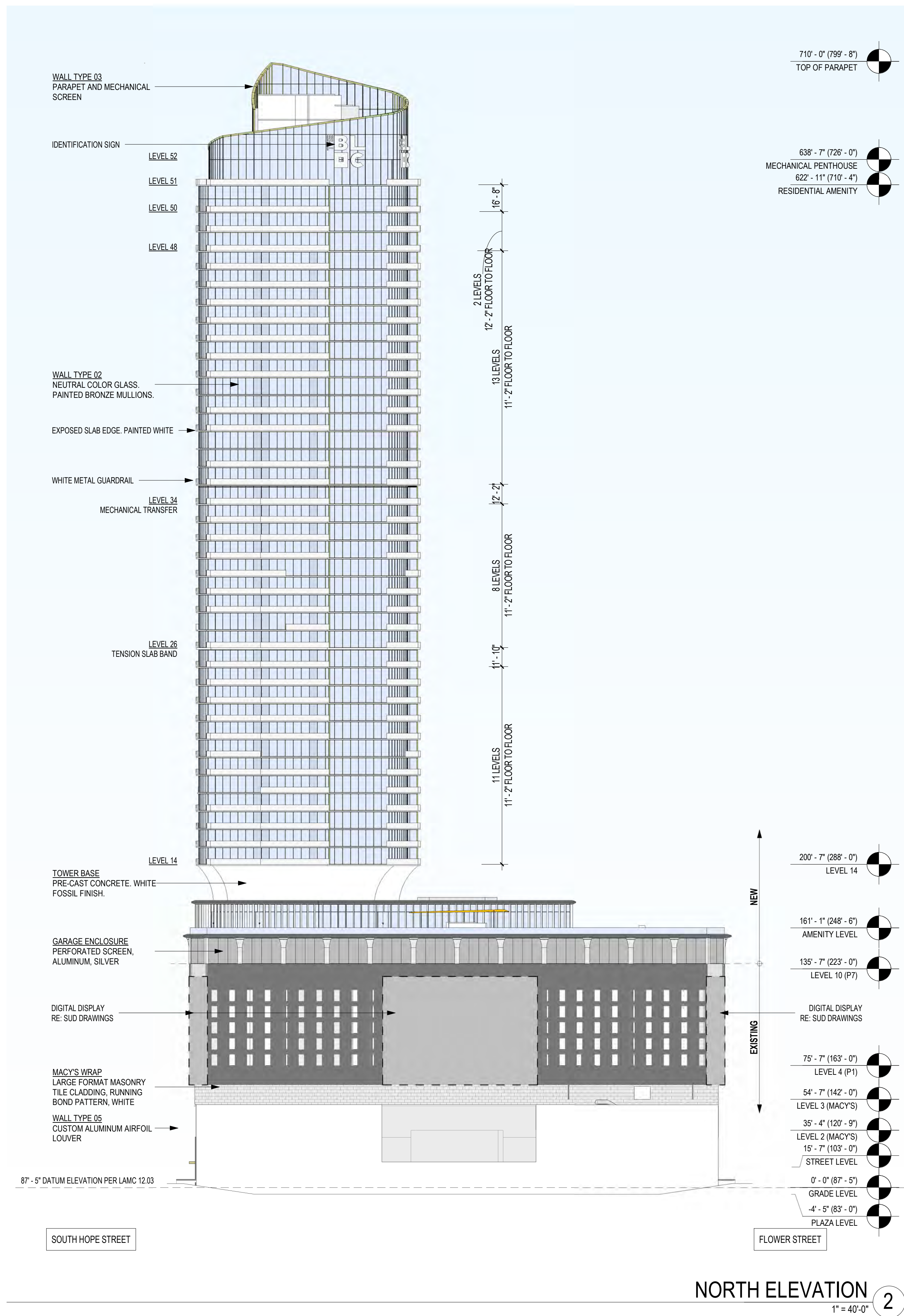
**EAST ELEVATION** ①  
1" = 40'-0"



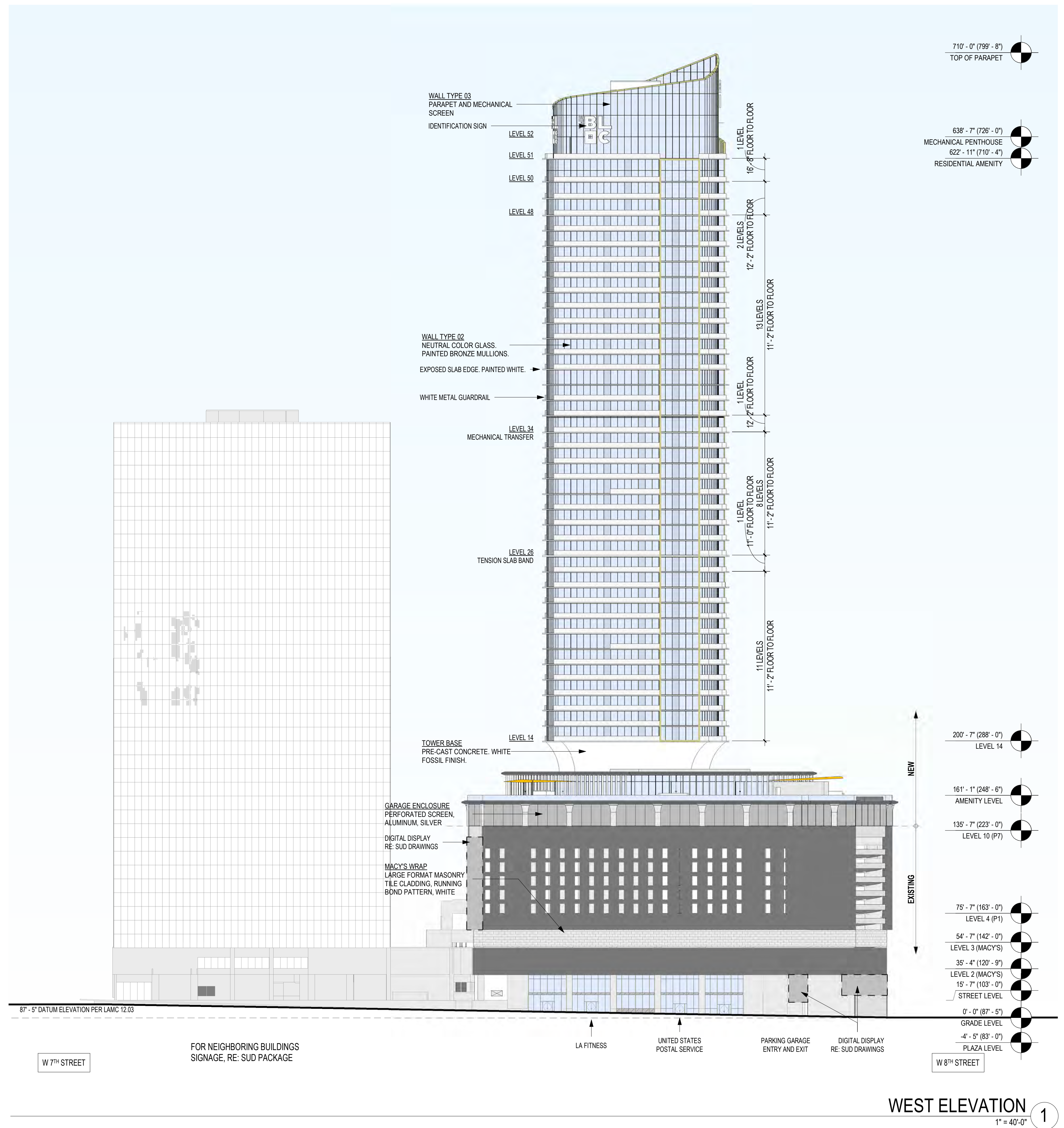
# THE BLOC

## EXTERIOR ELEVATIONS – A201

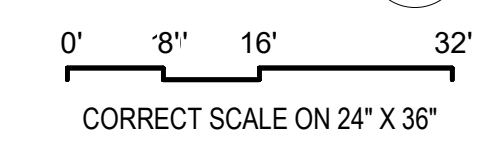




**NORTH ELEVATION** 2  
1" = 40'-0"



**WEST ELEVATION** 1  
1" = 40'-0"



# THE BLOC

## EXTERIOR ELEVATIONS – A202



ROOF  
MECHANICAL  
AMENITY  
3 RESIDENTIAL FLOORS  
(LEVELS 48-50)  
6 UNITS/FLOOR  
18 UNITS

13 RESIDENTIAL FLOORS  
(LEVELS 35-47)  
12 UNITS/FLOOR  
156 UNITS

1 RESIDENTIAL/MECHANICAL FLOOR  
(LEVELS 34)  
12 UNITS/FLOOR

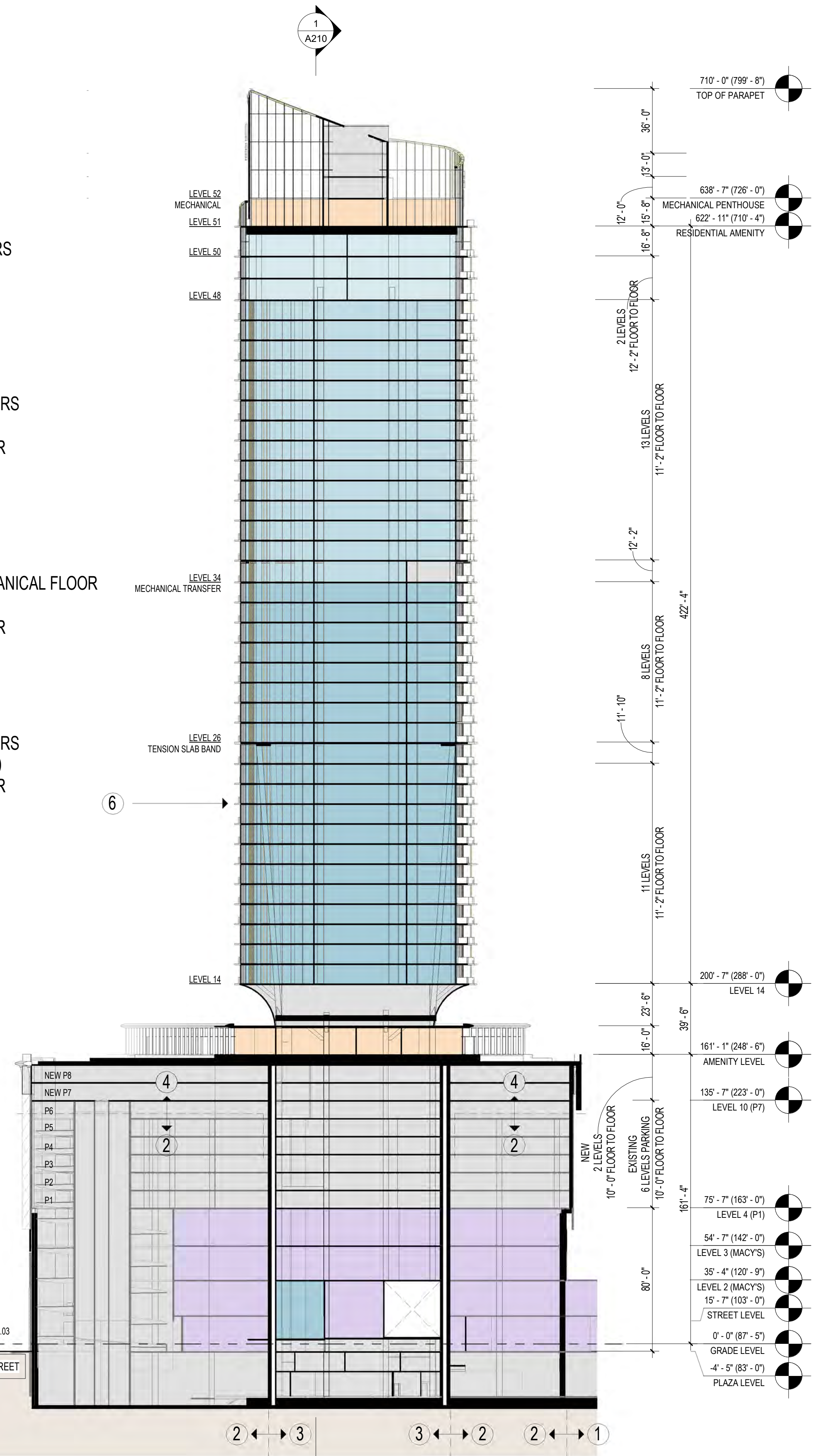
20 RESIDENTIAL FLOORS  
(LEVELS 14 - 33)  
14 UNITS/FLOOR  
280 UNITS

LOBBY/AMENITY

PARKING STRUCTURE

RETAIL

87'-5" DATUM ELEVATION PER LAMC 12.03



NORTH - SOUTH SECTION 2  
1" = 40'-0"

ROOF  
MECHANICAL  
AMENITY  
3 RESIDENTIAL FLOORS  
(LEVELS 48-50)  
6 UNITS/FLOOR  
18 UNITS

13 RESIDENTIAL FLOORS  
(LEVELS 35-47)  
12 UNITS/FLOOR  
156 UNITS

1 RESIDENTIAL/MECHANICAL FLOOR  
(LEVELS 34)  
12 UNITS/FLOOR

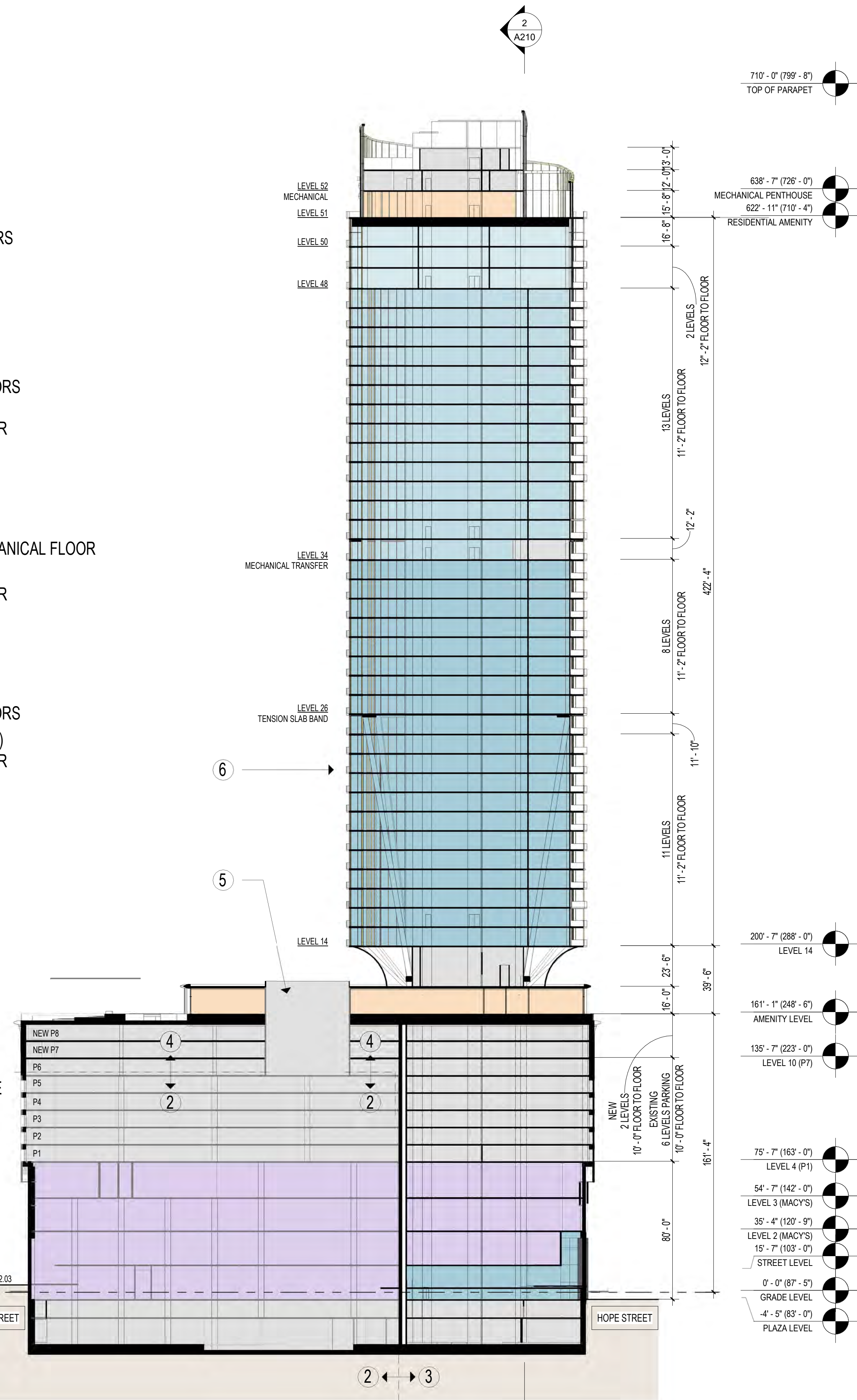
20 RESIDENTIAL FLOORS  
(LEVELS 14 - 33)  
14 UNITS/FLOOR  
280 UNITS

LOBBY/AMENITY

PARKING STRUCTURE

RETAIL

87'-5" DATUM ELEVATION PER LAMC 12.03

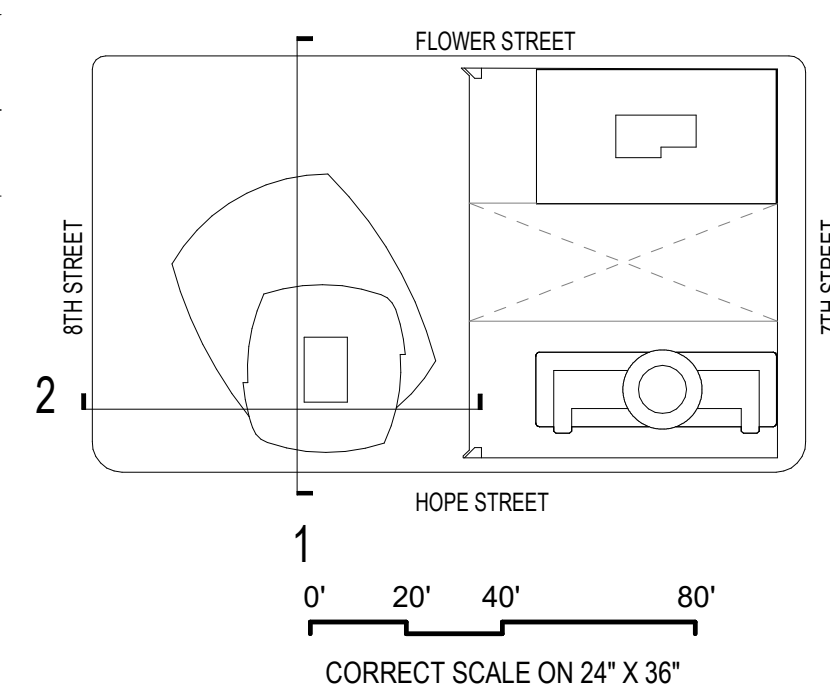
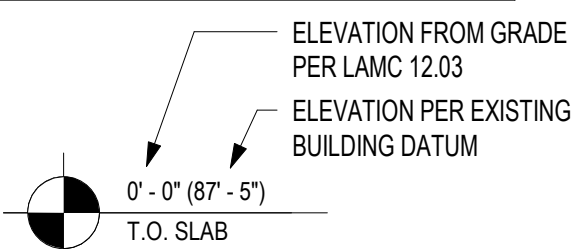


EAST - WEST SECTION 1  
1" = 40'-0"

SHEET NOTES

- (E) HOTEL TOWER, OFFICE TOWER, AND RETAIL PODIUM TO REMAIN (NOT PART OF PROPOSED PROJECT)
- (E) RETAIL AND PARKING BUILDING, MODIFIED WITH STRUCTURAL ENHANCEMENTS, AND MINOR PROGRAM ADJUSTMENTS TO INTEGRATE WITH (N) RESIDENTIAL TOWER
- (N) TOWER PODIUM, IN PLACE OF DEMOLISHED PORTION OF RETAIL AND PARKING BUILDING
- (N) PARKING LEVELS, RESIDENTIAL ROOF TERRACE, AND RESIDENTIAL AMENITY FLOOR
- (E) EXISTING MECHANICAL COOLING TOWER
- (N) RESIDENTIAL TOWER ABOVE PODIUM

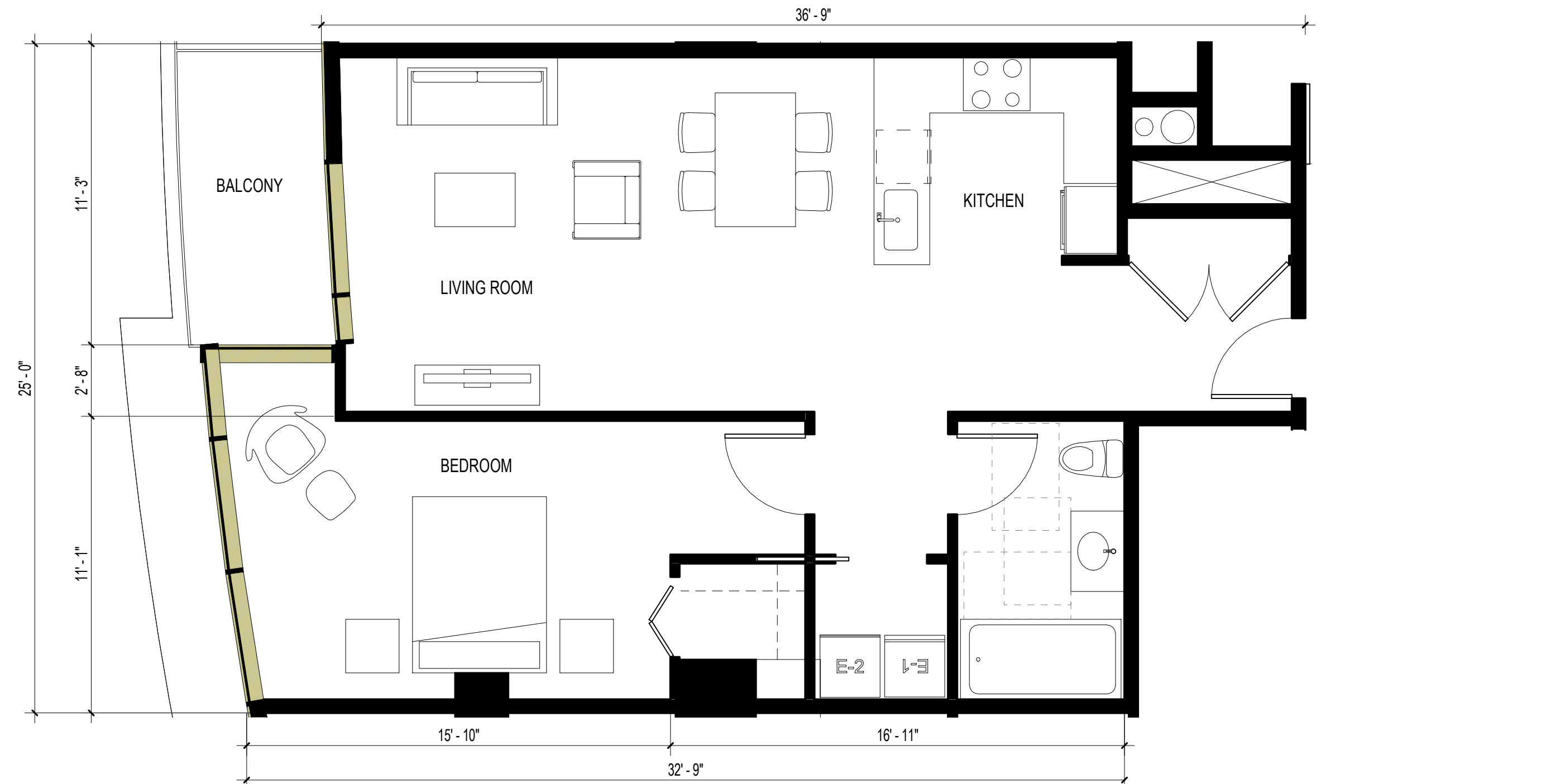
| PROGRAM LEGEND                        |                    |
|---------------------------------------|--------------------|
| <span style="color: blue;">■</span>   | RESIDENTIAL        |
| <span style="color: orange;">■</span> | RESI AMENITY       |
| <span style="color: green;">■</span>  | RESI OUTDOOR SPACE |
| <span style="color: purple;">■</span> | COMMERCIAL         |
| <span style="color: grey;">■</span>   | RESI BACK OF HOUSE |



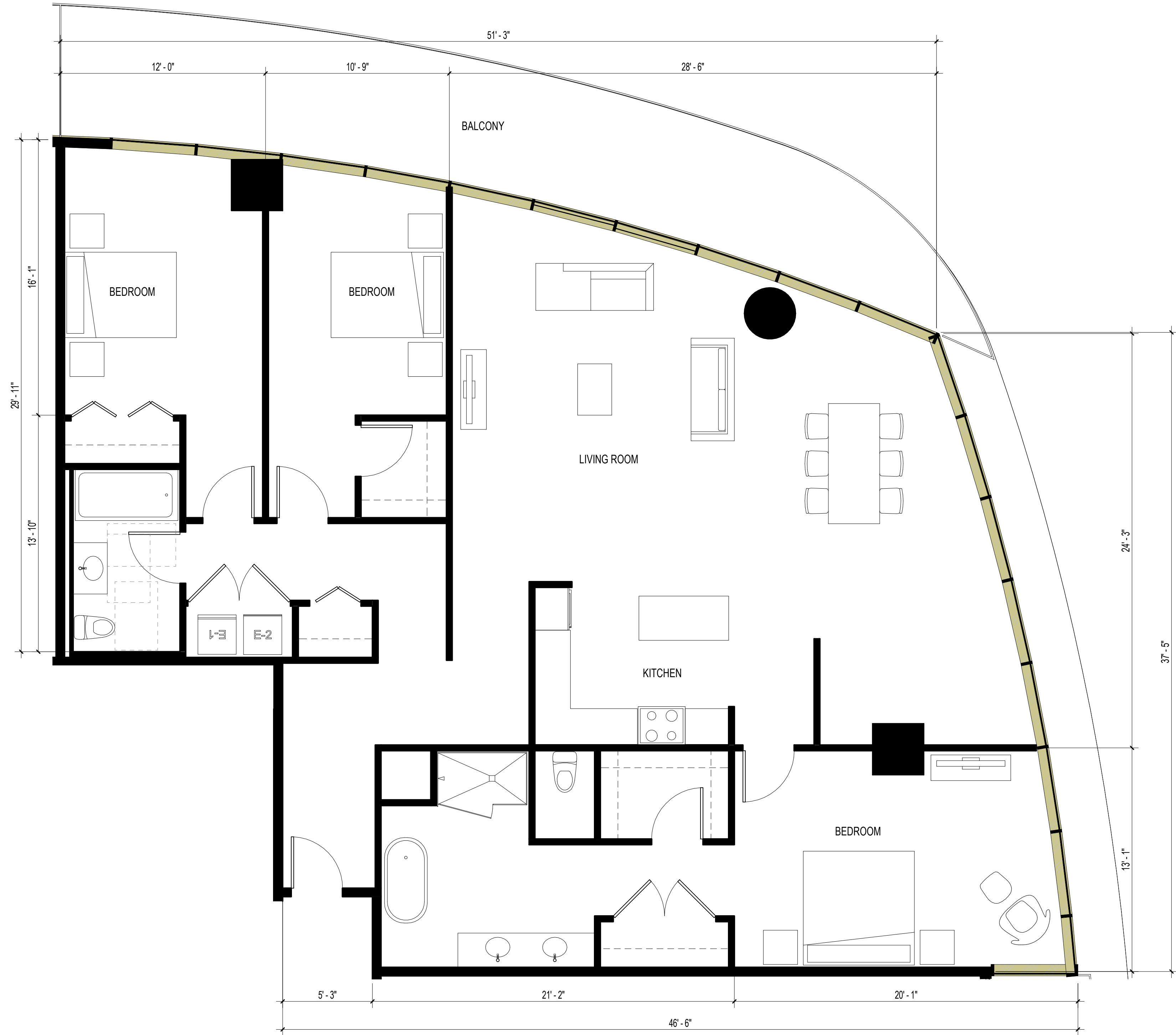
THE BLOC

BUILDING SECTIONS - A210

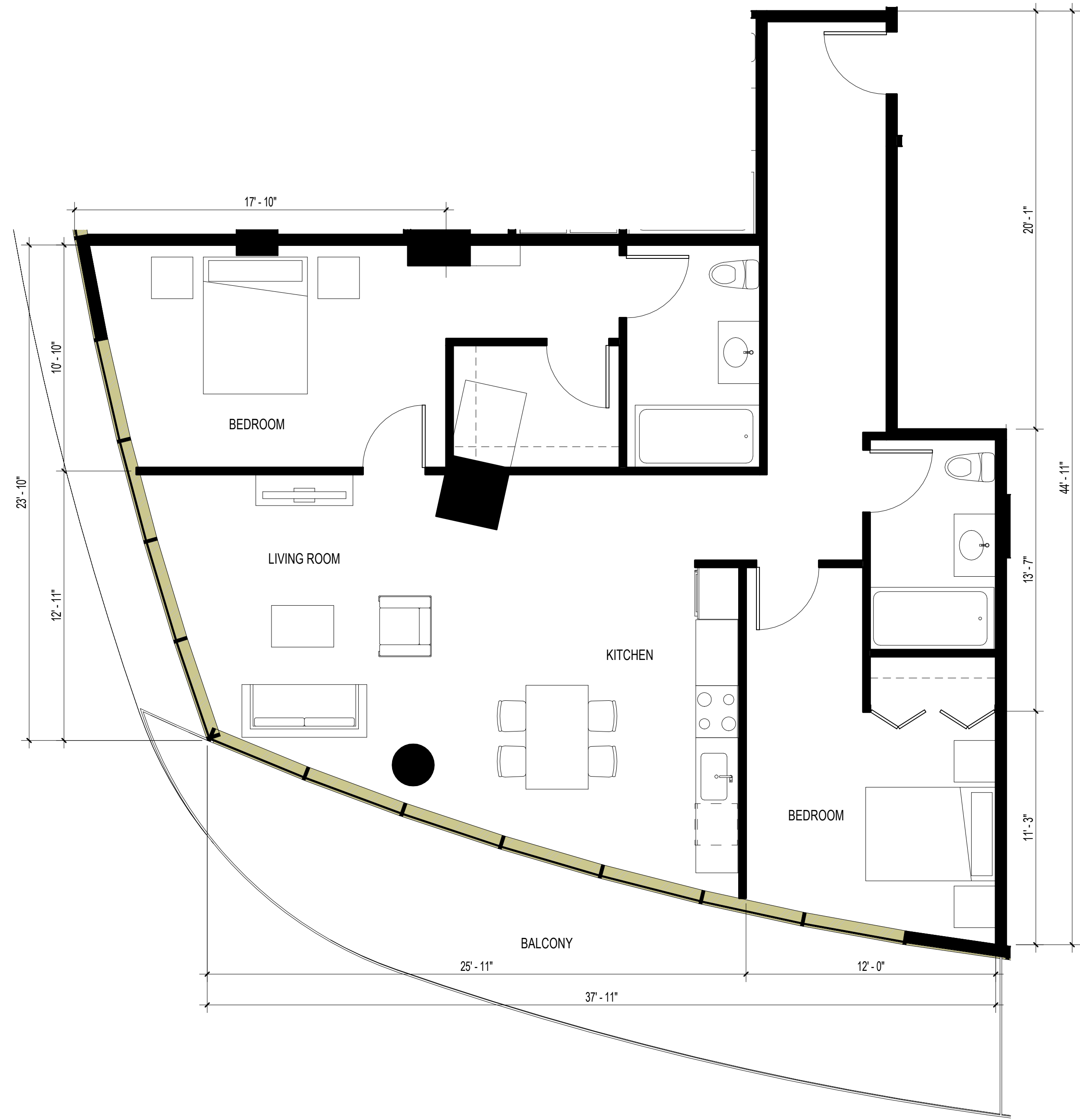




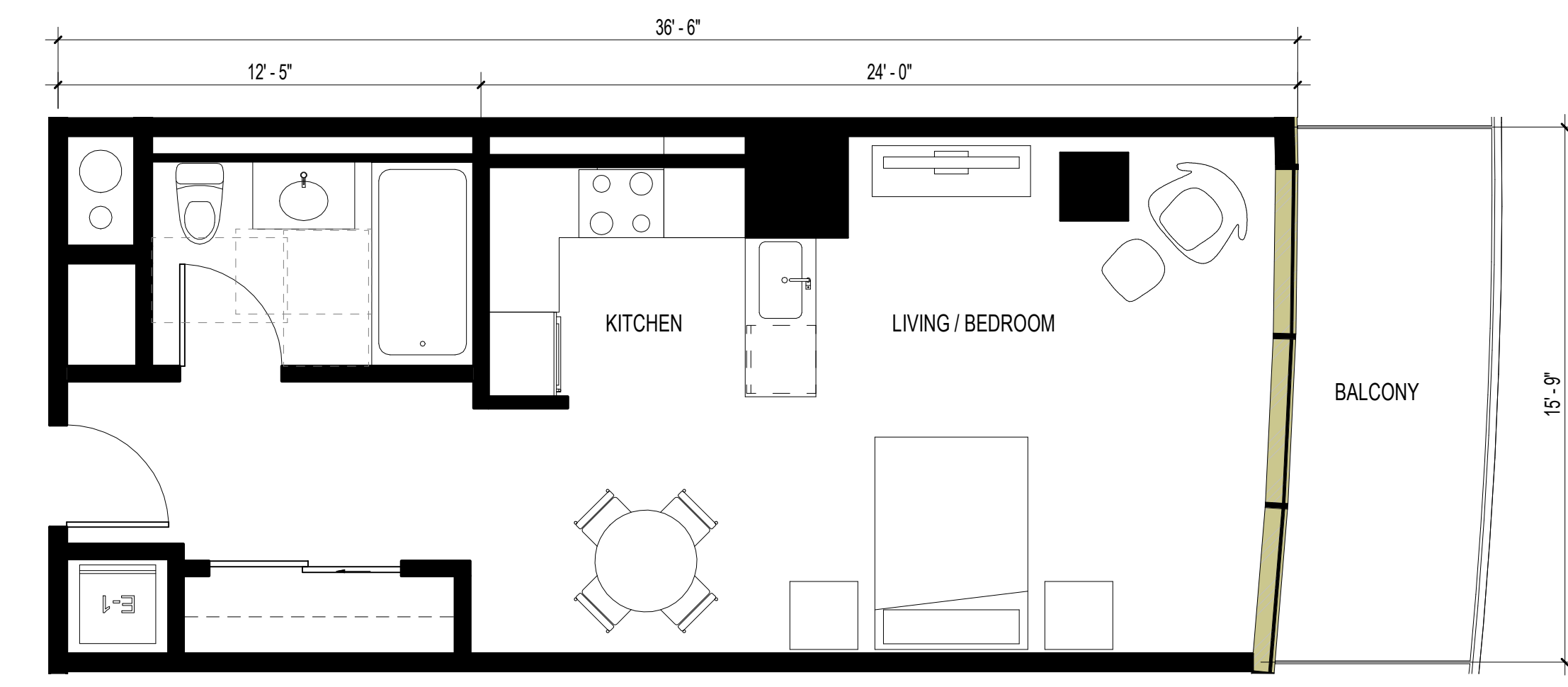
TYPICAL ONE BEDROOM 2  
1/4" = 1'-0"



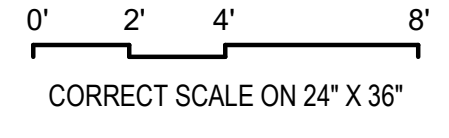
TYPICAL THREE BEDROOM 4  
1/4" = 1'-0"



TYPICAL TWO BEDROOM 3  
1/4" = 1'-0"



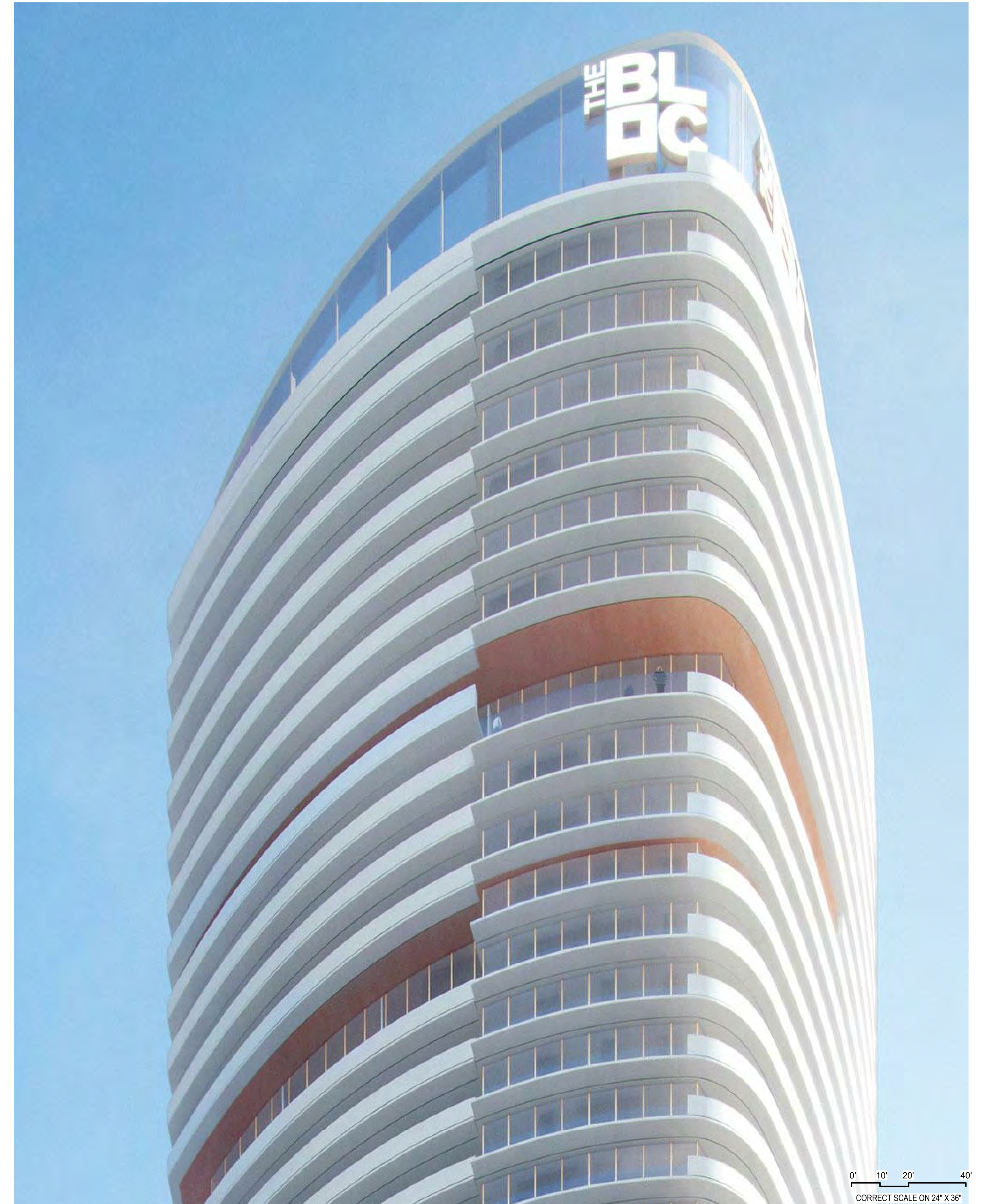
TYPICAL STUDIO 1  
1/4" = 1'-0"



# THE BLOC

## TYPICAL RESIDENTIAL UNIT PLANS - A301





# THE BLOC

VIEW FROM PLAZA – A401





# THE BLOC

AERIAL VIEW OF TOWER TOP – A402





## THE BLOC

AERIAL VIEW OF AMENITY TERRACE – A403





# THE BLOC

VIEW OF ENTRY – A404





# THE BLOC

AERIAL – A405

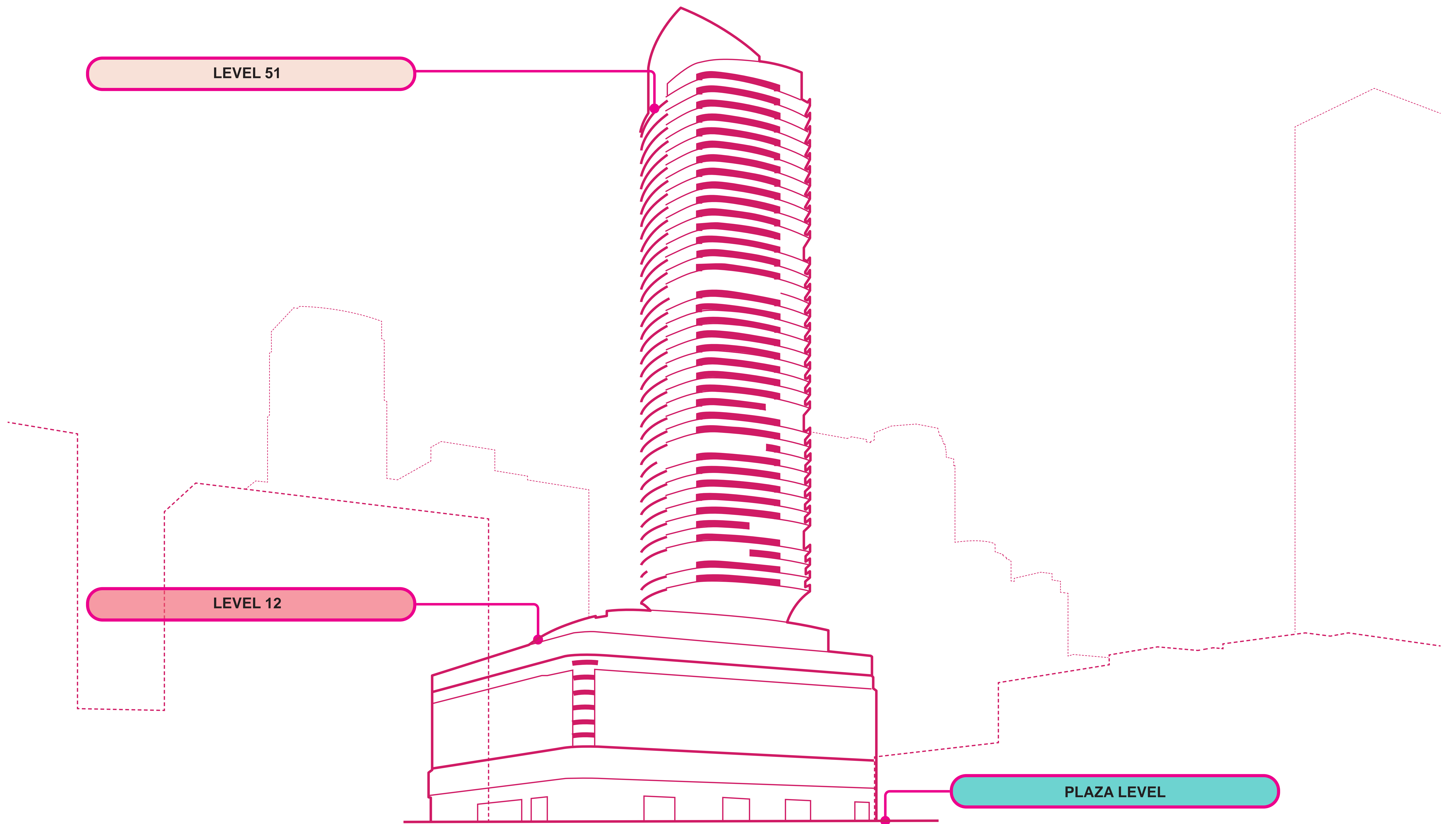




# THE BLOC

Landscape Entitlement Package





# THE BLOC

LANDSCAPE SCOPE





## Open Space

### Landscape Area

Required: (25% of exterior common open space)  
11,188 SQFT

Proposed: 13,600 SQFT

### Trees

Required Trees (per LAMC 12.21-G.2)  
1 per every 4 units: 117 Trees

Proposed Trees (per LAMC 12.21-G.2)  
Level 12: 60 Trees  
Level 13: 44 Trees  
Level 51: 13 Trees

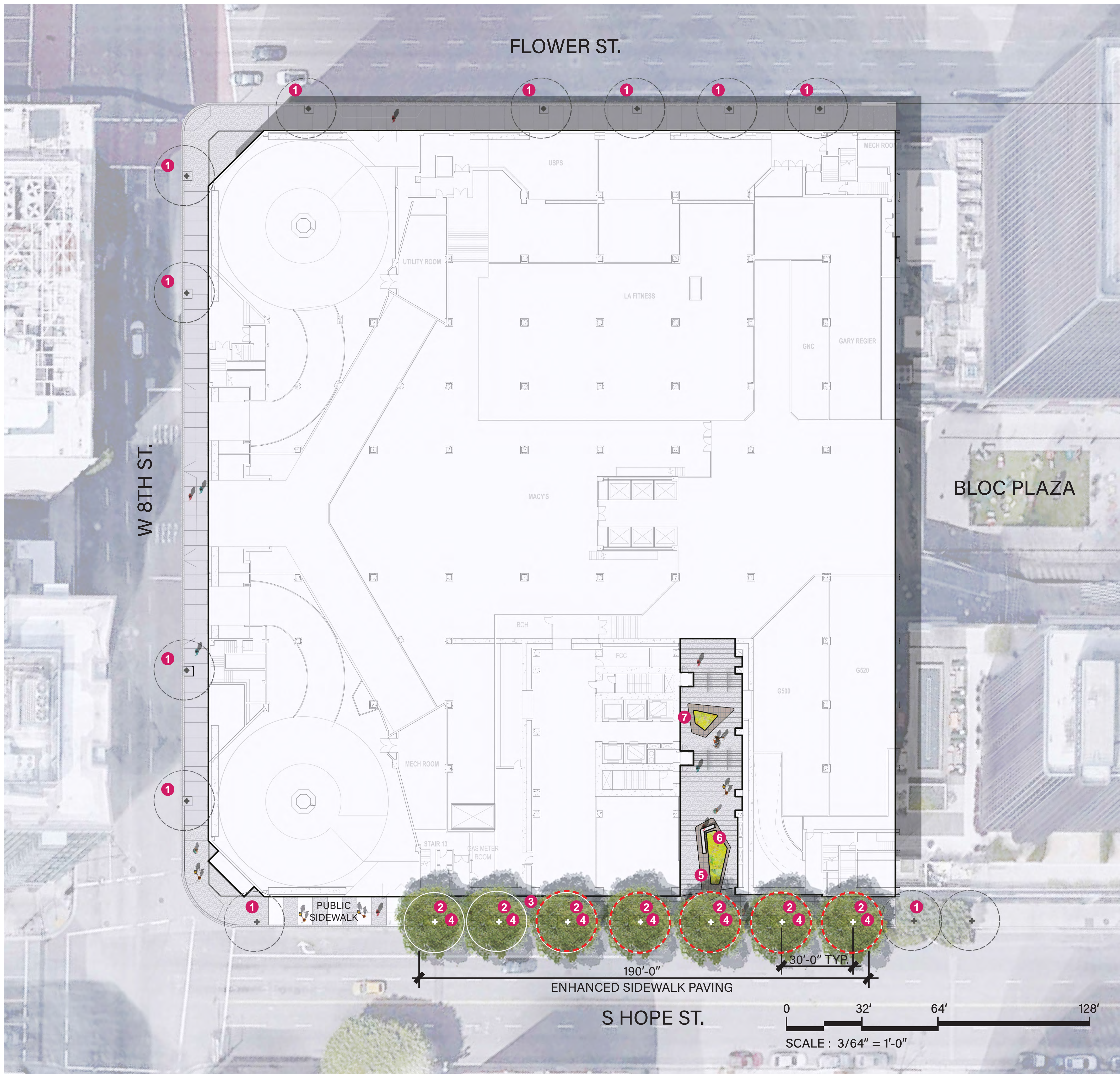
○ Total Proposed: 117 Trees

○ Existing Street Trees: 23 Trees  
Street Trees to be Removed: 5 Trees

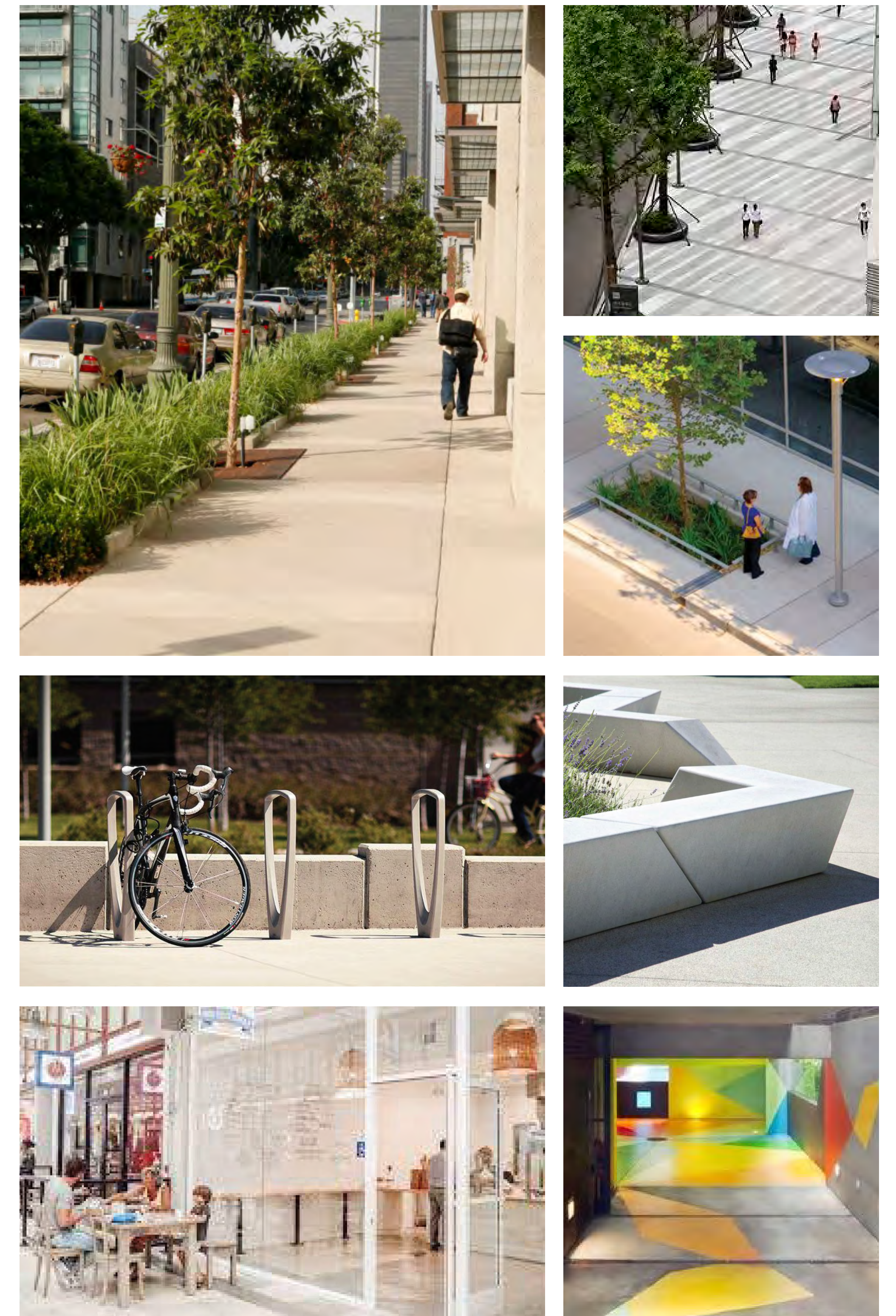
# THE BLOC

## COMPOSITE PLAN



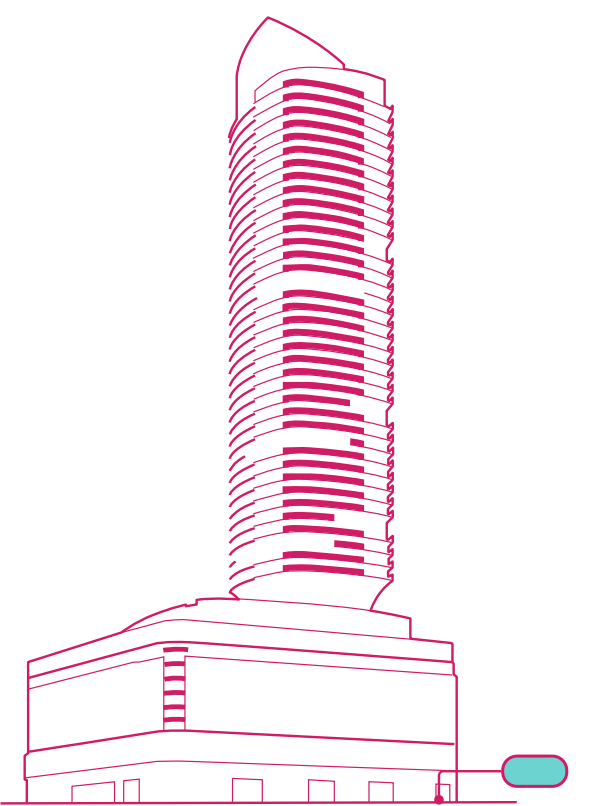


# THE BLOC



## LEGEND

- ① (EXISTING) STREET TREES TO REMAIN
- ② NEW STREET TREES
- ③ ENHANCED SIDEWALK PAVING
- ④ 4'x10' PLANTED TREE PIT
- ⑤ FEATURE PAVING
- ⑥ FEATURE PLANTING & BENCH
- ⑦ FEATURE MURAL/ART WALL
- ⊖ EXISTING STREET TREES TO BE REMOVED TO FACILITATE TOWER CONSTRUCTION



## PLAZA LEVEL - PLAN





LOBBY

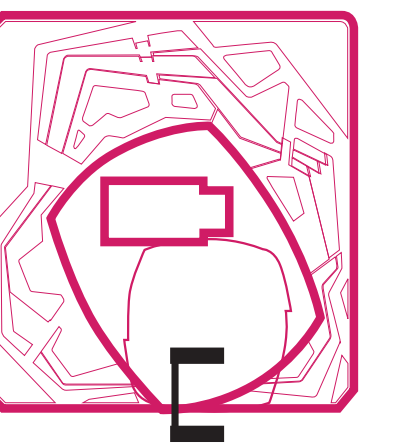
PUBLIC  
SIDEWALK

PLANTED  
TREE PIT

S. HOPE STREET

6'-0"

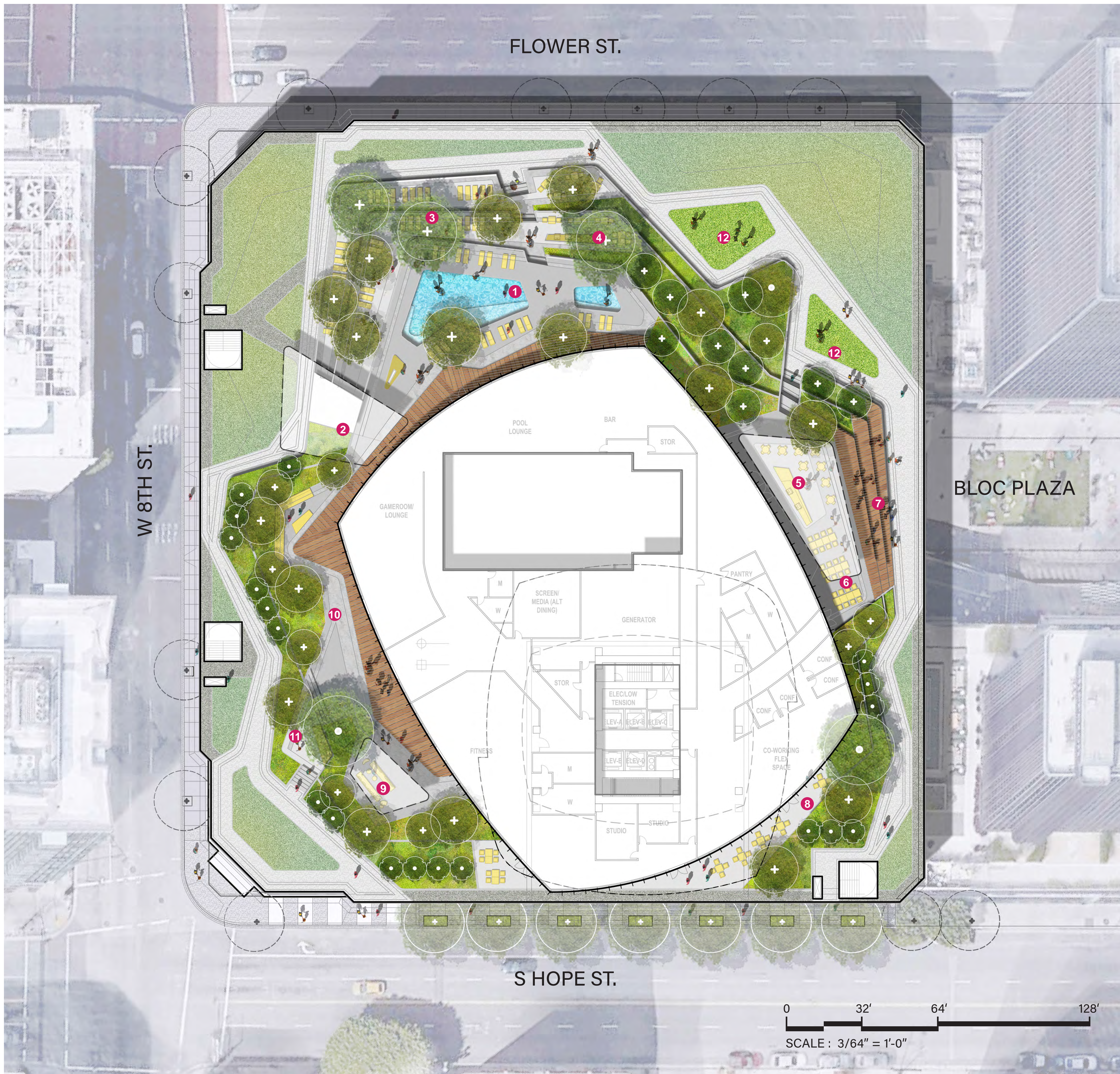
4'-0"



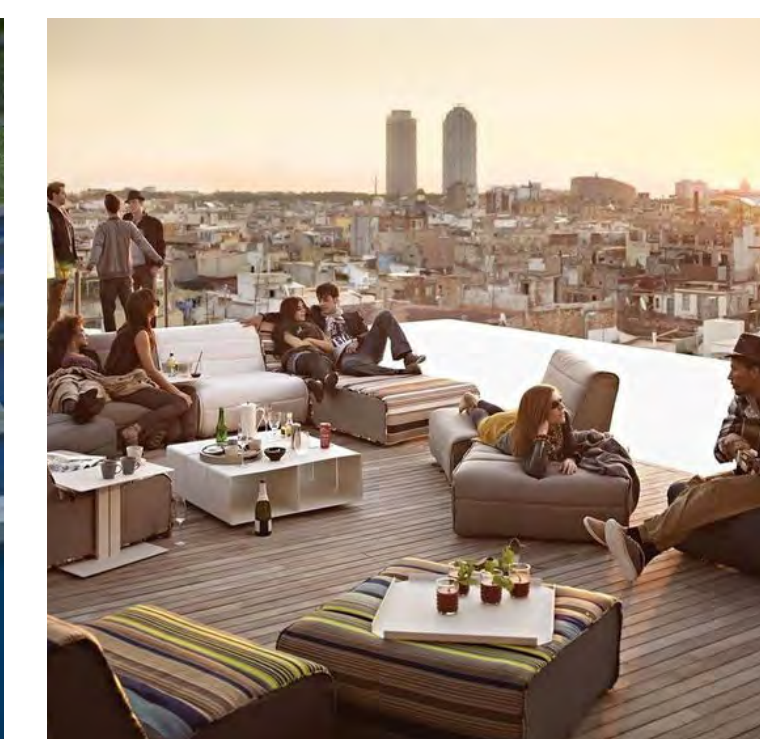
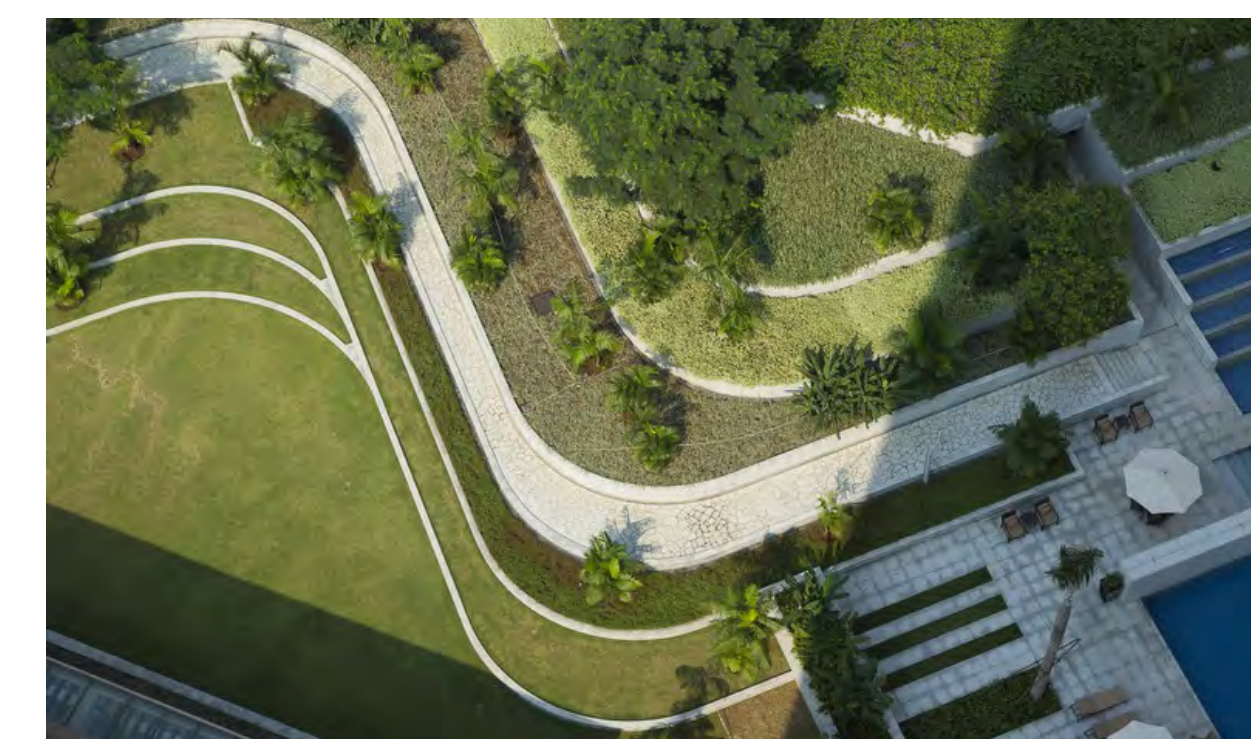
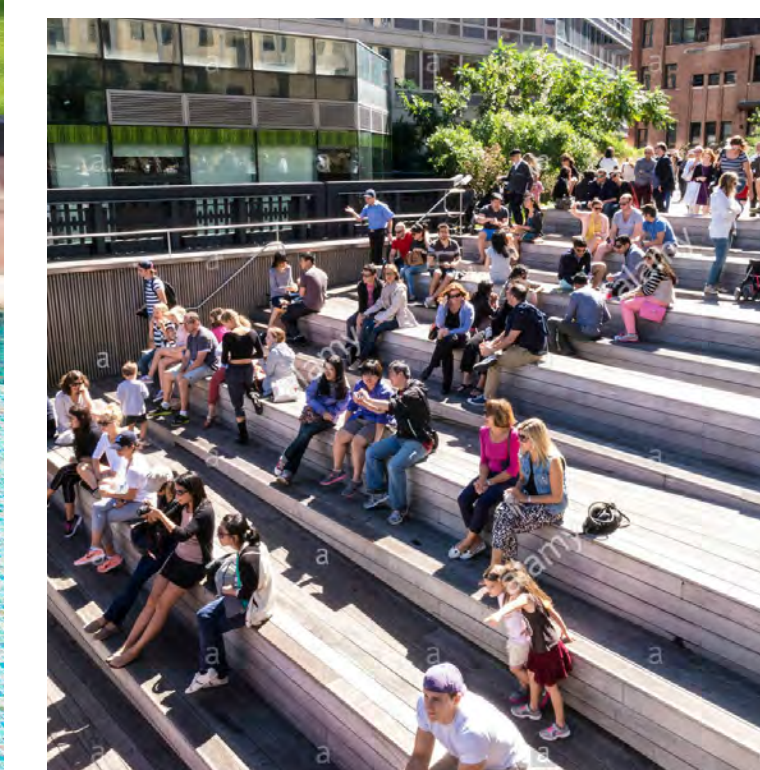
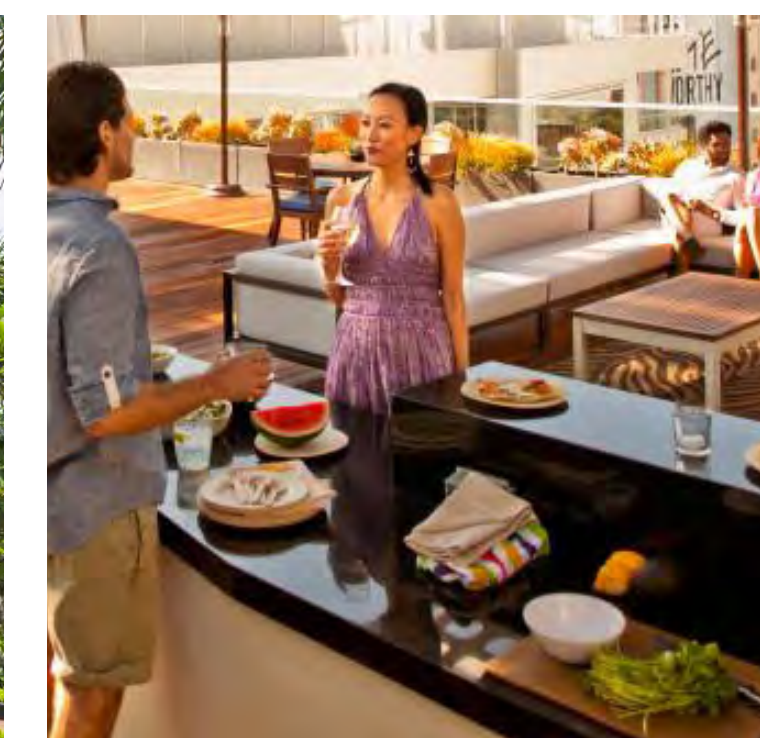
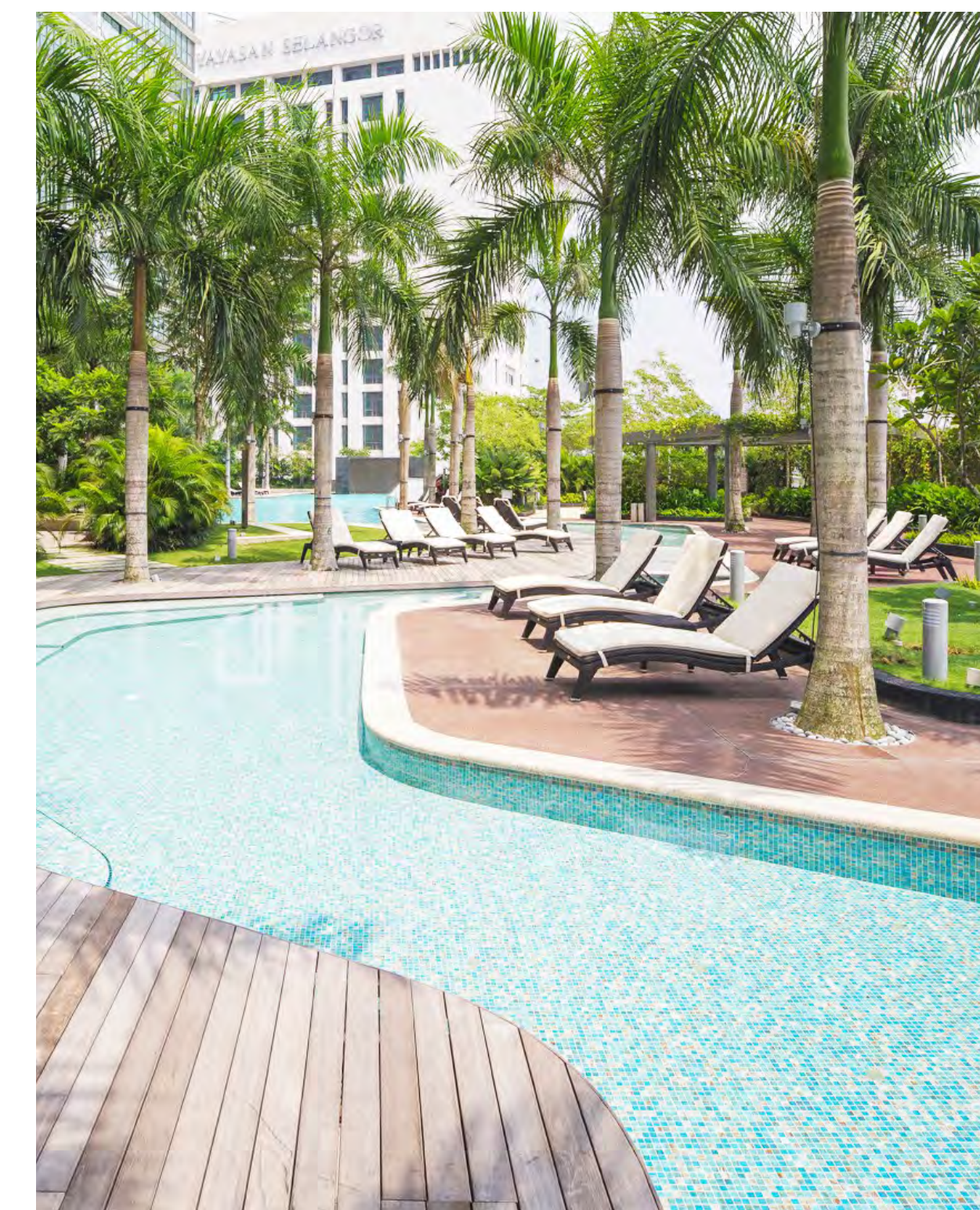
# THE BLOC

## PLAZA LEVEL - SECTION



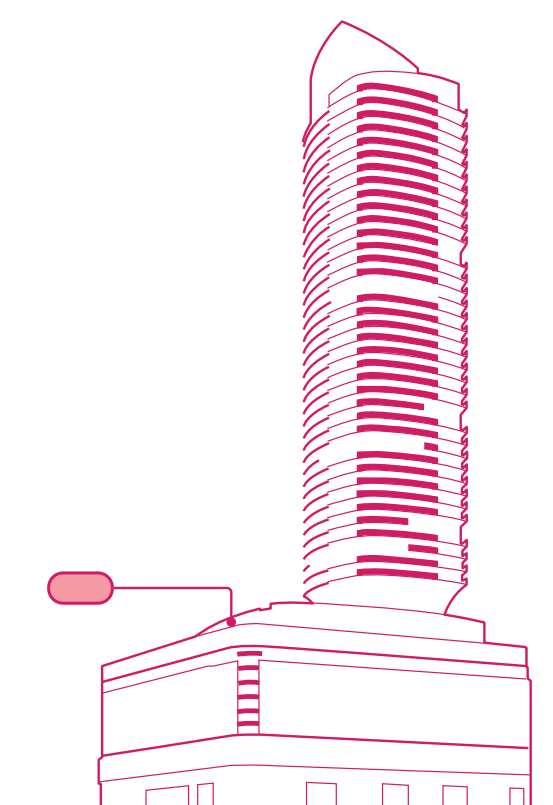


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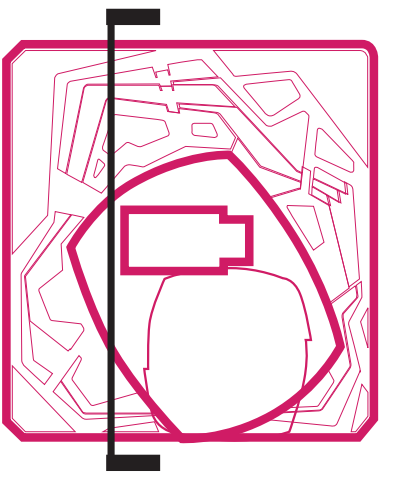
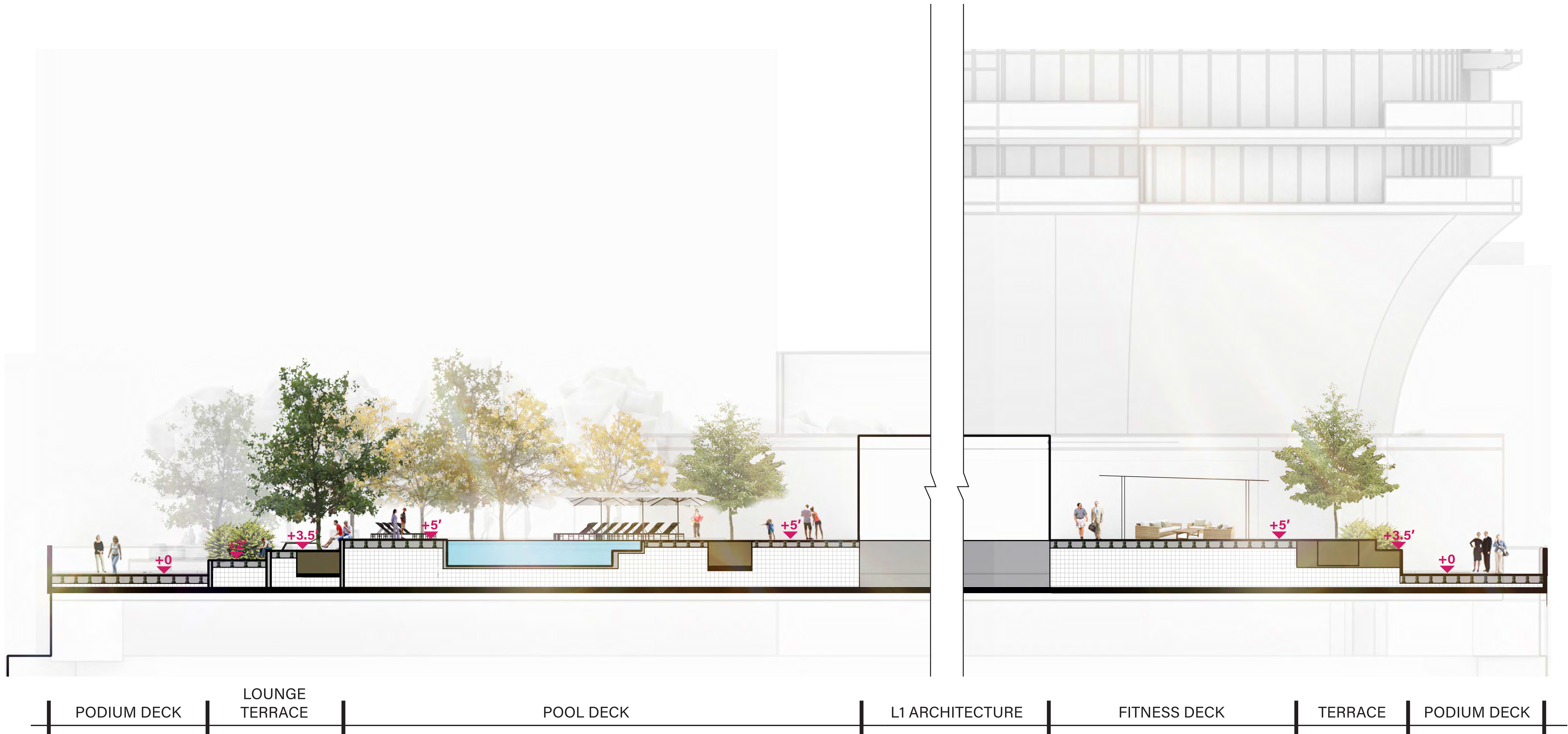
### LEGEND

- 1 POOL DECK
- 2 SHADE CANOPY
- 3 LOUNGE TERRACE
- 4 BBQ STAND
- 5 TABLES & SEATING
- 6 OUTDOOR OFFICE
- 7 DECK
- 8 MEETING PATIO
- 9 FITNESS DECK
- 10 RECREATION DECK
- 11 GARDEN DECK
- 12 ACTIVITY LAWN



## LEVEL 12 - PLAN

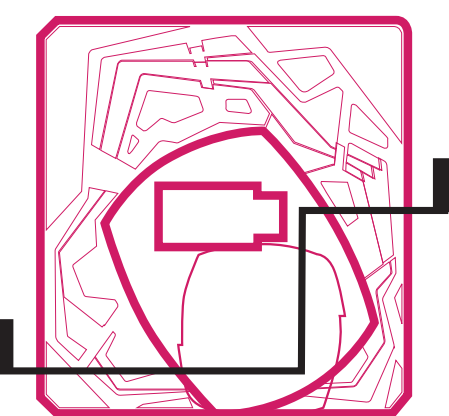
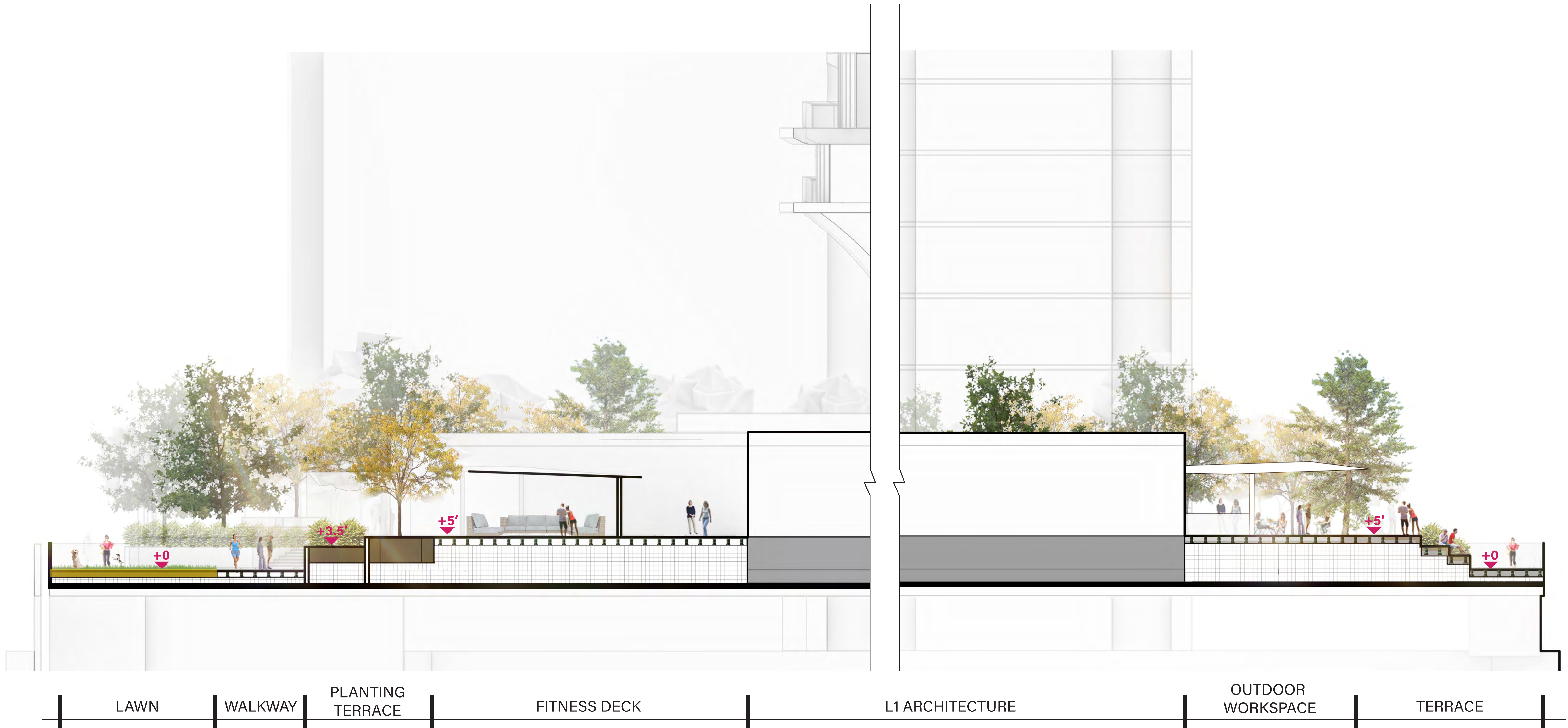




# THE BLOC

## LEVEL 12 - SECTION 01





# THE BLOC

## LEVEL 12 - SECTION 02





# THE BLOC





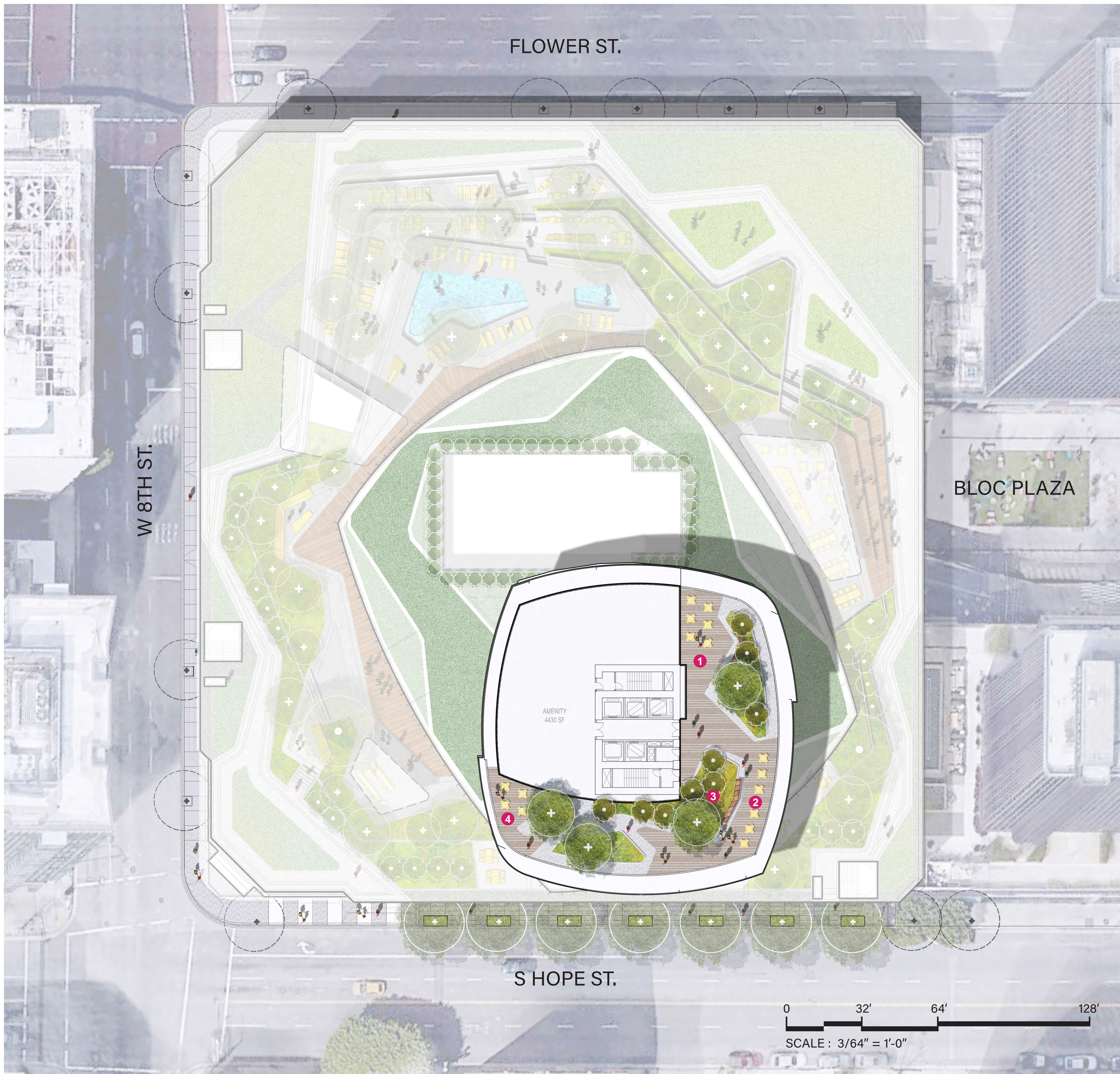
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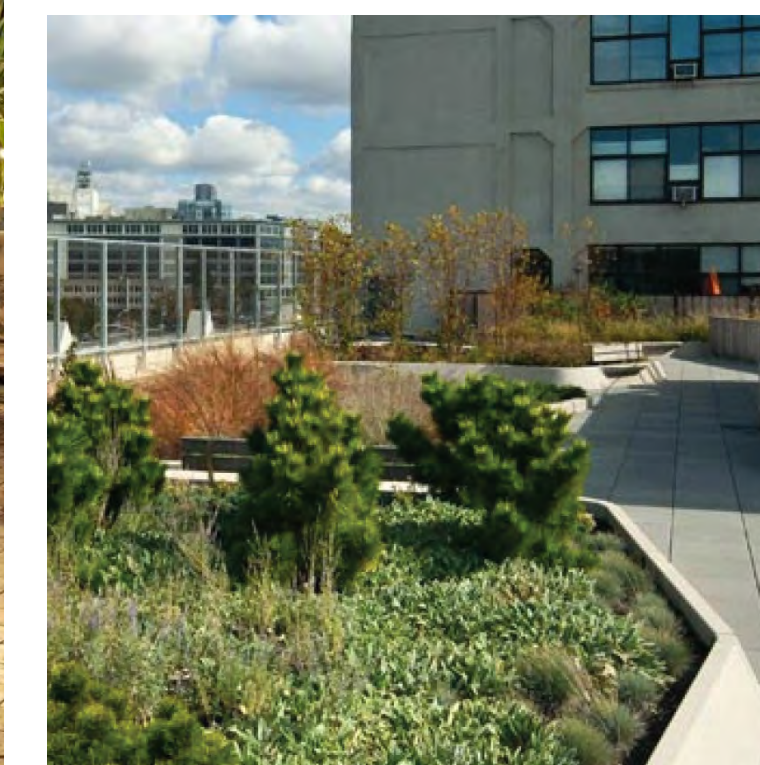
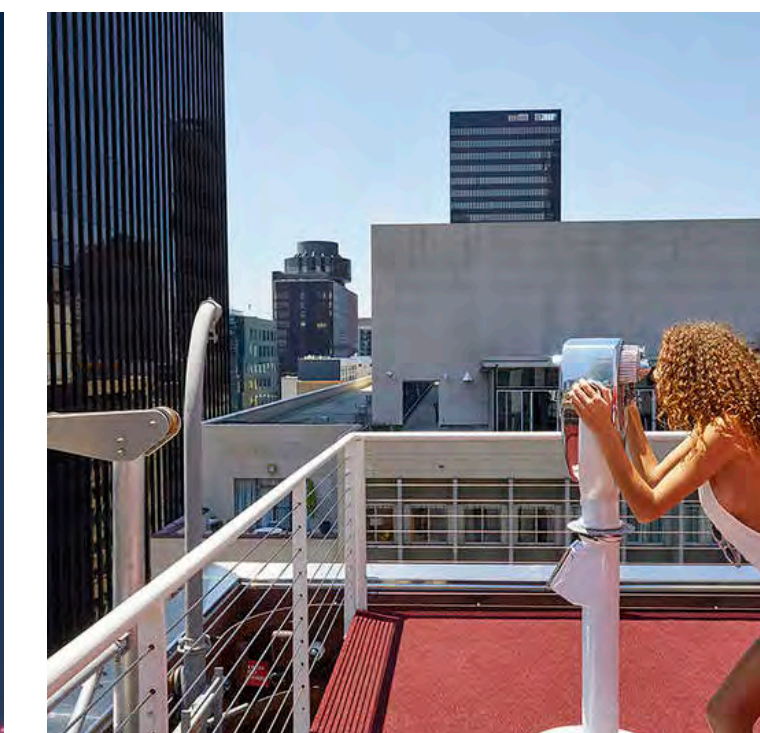


## THE BLOC



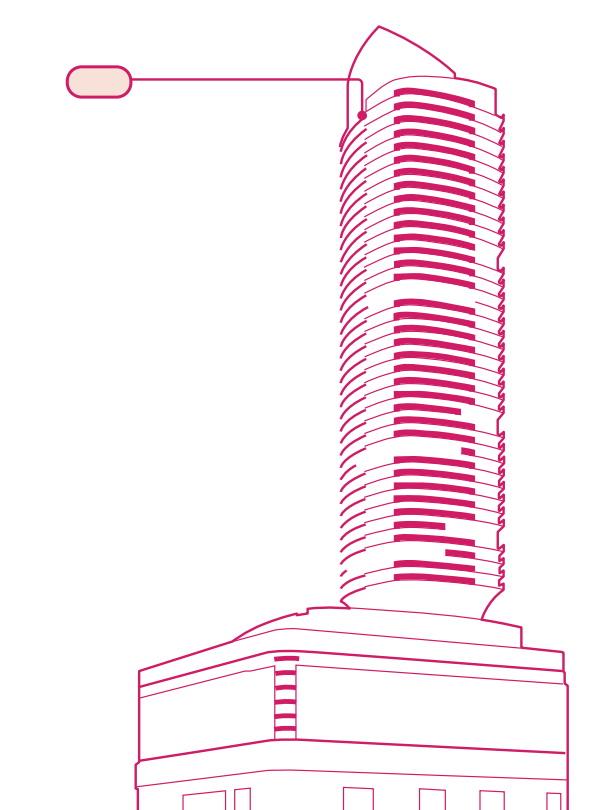


# THE BLOC



### LEGEND

- 1 SUNSET LOUNGE
- 2 OUTDOOR SEATING
- 3 PLANTING & BENCH
- 4 TABLES & SEATING



## LEVEL 51 - PLAN





**TIPUANA TIPU**  
DECIDUOUS TREE - 48"BOX  
Medium Water



**GEIJERA PARVIFLORA**  
EVERGREEN TREE - 36"BOX  
Low Water



**FEIJOA SELLOWIANA**  
EVERGREEN TREE - 24"BOX  
Low Water



**CHILOPSIS LINEARIS**  
DECIDUOUS TREE - 24"BOX  
Low Water



**QUERCUS SUBER**  
EVERGREEN TREE - 60"BOX  
Low Water



**PROSOPIS / MESQUITE**  
EVERGREEN TREE - 48"BOX  
Medium Water



**ALOE BARBERAE**  
EVERGREEN TREE - 48"BOX  
Low Water



**ALEO X 'HERCULES'**  
EVERGREEN SHRUB- 48"BOX  
Low Water



**AGAVE BLUE GLOW**  
SUCCULENT - 5gal 30"o.c.  
Low Water



**ALOE MOONGLOW / SAFARI ORANGE**  
SUCCULENT  
Low Water



**TIBOUCHINA URVILLEANA**  
BROADLEAF EVERGREEN - 15gal  
Medium Water



**HAKONECHLOA MACRA 'AUREOLA'**  
PERENNIAL GRASS 1.5'x1.5'  
Medium Water



**BACCHARIS PIGEON POINT**  
EVERGREEN PERENNIAL - 1gal 30"o.c.  
Medium Water



**MUHLENBERGIA DUBIA**  
PERENNIAL GRASS - 1gal 30"o.c.  
Low Water



**ASPENIUM NIDUS**  
EVERGREEN FERN 5'x3'  
Medium Water

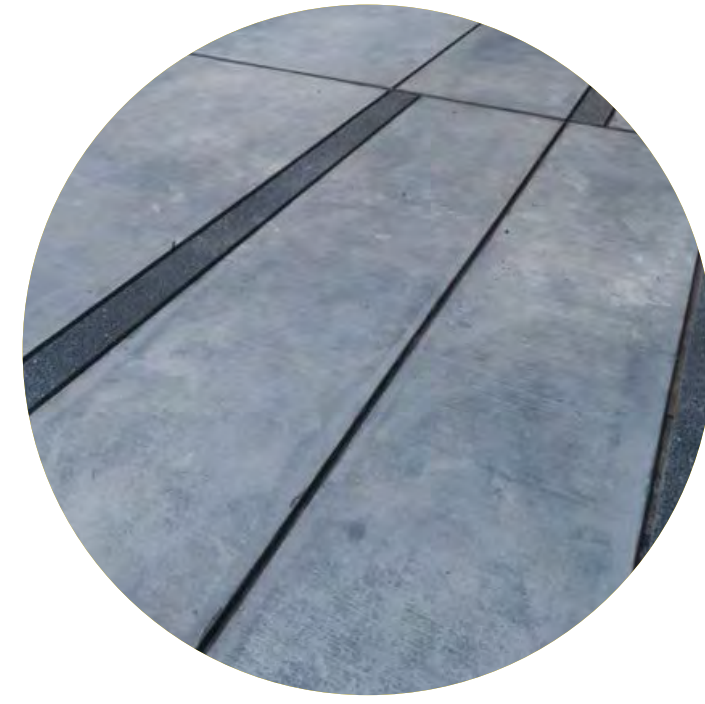


**NEOREGELIA X 'ALLURE'**  
EVERGREEN PERENNIAL 4'x5'  
Medium Water

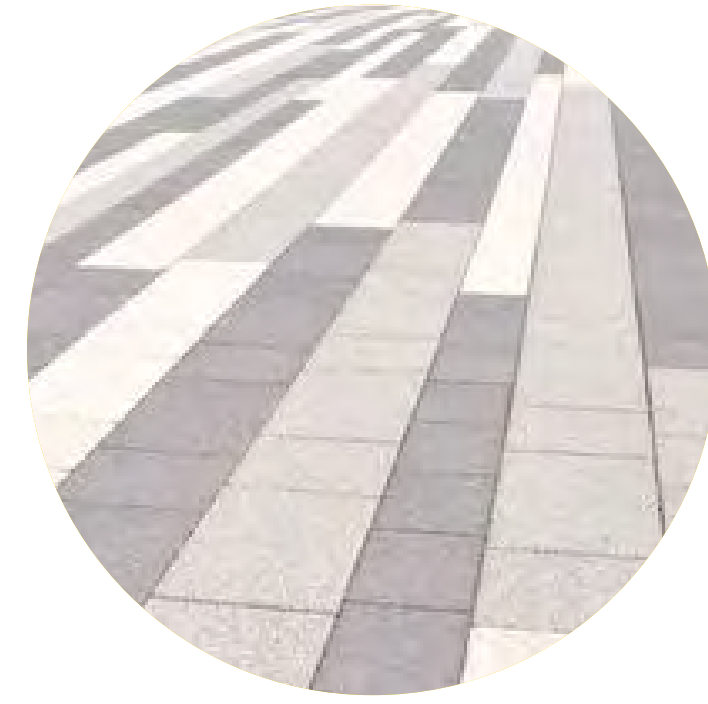
| TREES           | STREET TREE(S)   |         |
|-----------------|--|---------|
|                 | Platanus racemosa / California Sycamore                    | 36" box |
| <b>LEVEL 12</b> |  |         |
|                 | Chilopsis linearis / Desert Willow                         | 24" box |
|                 | Prosopis / Mesquite  | 36" box |
|                 | Cassia leptophylla   | 24" box |
|                 | Feijoa sellowiana / Pineapple Guava Tree                   | 24" box |
|                 | Lagerstroemia x 'Natchez' / White crape Myrtle Multi-trunk | 24" box |
|                 | Aloe x 'Hercules' / Hercules Aloe                          | 36" box |
|                 | Dracaena draco / Dragon Tree                               | 24" box |
|                 | Yucca elephantipes / Soft-tipped Yucca                     | 24" box |
|                 | Geijera parviflora / Australian Willow                     | 36" box |
|                 | Melaleuca quiquenervia / Paperbark                         | 36" box |
|                 | Olea europea Swan Hill / Olive                             | 48" box |
|                 | Quercus suber / Cork Oak                                   | 60" box |
|                 | Quercus virginiana / Southern Live Oak                     | 60" box |
|                 | Prunus caroliniana   | 15" box |
|                 | Laurus nobilis / Sweet Bay                                 | 15 gal  |
| <b>LEVEL 51</b> |  |         |
|                 | Lagerstroemia x 'Natchez' / White crape Myrtle Multi-trunk | 24" box |
|                 | Melaleuca quiquenervia / Paperbark                         | 36" box |
|                 | Olea europea Swan Hill / Olive                             | 48" box |
|                 | Quercus virginiana / Southern Live Oak                     | 60" box |

| SHRUB AREAS        | GROUND LEVEL   |                    |
|--------------------|--|--------------------|
|                    | Achillea millefolium / Common Yarrow                       | 10% 1 gal 18" o.c. |
|                    | Agave x 'Blue Glow' / Blue Glow Agave                      | 10% 5 gal 24" o.c. |
|                    | Baccharis 'Pigeon Point' / Dwarf cotote Brush              | 30% 5 gal 36" o.c. |
|                    | Carex divulsa / Berkeley Sedge                             | 20% 1 gal 18" o.c. |
|                    | Muhlenbergia dubia / Pine Muhly                            | 20% 1 gal 24" o.c. |
|                    | Santolina virens 'Lemon Fizz' / Chartreuse Lavender Cotton | 10% 5 gal 12" o.c. |
| <b>UPPER LEVEL</b> |  |                    |
|                    | Achillea millefolium / Common Yarrow                       | 5% 1 gal 18" o.c.  |
|                    | Agave x 'Blue Glow' / Blue Glow Agave                      | 5% 5 gal 24" o.c.  |
|                    | Baccharis 'Pigeon Point' / Dwarf cotote Brush              | 10% 5 gal 36" o.c. |
|                    | Carex divulsa / Berkeley Sedge                             | 10% 1 gal 18" o.c. |
|                    | Muhlenbergia dubia / Pine Muhly                            | 15% 1 gal 24" o.c. |
|                    | Santolina virens 'Lemon Fizz' / Chartreuse Lavender Cotton | 10% 1 gal 12" o.c. |
|                    | Nephrolepis cordifolia / Tuberous Sword Fern               | 5% 5 gal 30" o.c.  |
|                    | Chondropetalum tectorum / Cape Rush                        | 5% 5 gal 36" o.c.  |
|                    | Pittosporum tenuifolium                                    | 5% 15 gal 36" o.c. |
|                    | Tibouchina urvilleana                                      | 5% 15 gal 72" o.c. |
|                    | Hakonechloa Macra 'Aureola'                                | 5% 5 gal 36" o.c.  |
|                    | Asplenium nidus  | 5% 1 gal 24" o.c.  |
|                    | Neoregelia x 'Allure'                                      | 5% 1 gal 24" o.c.  |
|                    | Nephrolepis extaltata 'Orlando'                            | 5% 7 gal 30" o.c.  |
|                    | Aloe Moonglow  | 5% 1 gal 36" o.c.  |
|                    | Sporobolus airoides  |                    |





PRECAST CONCRETE PAVERS



PRECAST CONCRETE PAVERS



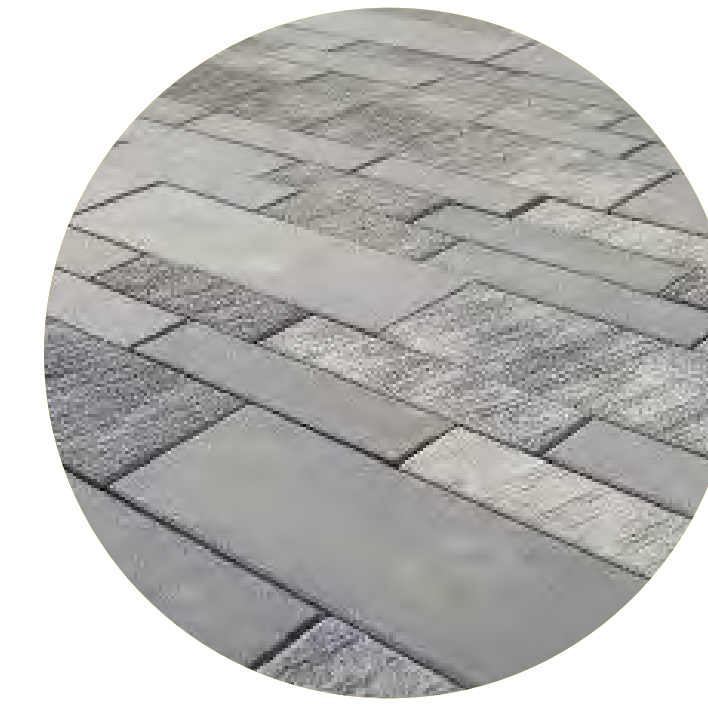
PRECAST CONCRETE WALL



DG PALETTE



DG PALETTE



STONE PALETTE



METAL PALETTE



METAL PALETTE



METAL PALETTE

# THE BLOC

# MATERIALS PALETTE



DEPARTMENT OF

CITY PLANNING

COMMISSION OFFICE  
(213) 978-1300

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PRESIDENT

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MAYOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

Filing Notification and Distribution

Tract Map No. -83482

Tract Map Date: June 14, 2022

Property Address: 700 S. Flower St., 700 W. Flower St., 711 S. 7<sup>th</sup> St., 711 S. Hope St., 755 S. Hope St.

Distribution Date: June 14, 2022

Case Filing Date: November 15, 2021

Community Plan: C e n t r a l

COUNCIL DISTRICT NO. 14

Neighborhood Council  
District: Central

Bureau of Engineering

Dept. of Building and Safety - Grading

Dept. of Building and Safety – Zoning

Dept. of Transportation

DWP Real Estate

DWP Water Distribution Engineering

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Street Lighting

Animal Regulation (Hillside-ONLY)

Department of Recreation and Parks

Hillside Yes  No

Bureau of Sanitation

St. Services / Investigation & Enforcement-(haul routes - email ONLY: [bss.haulroute@lacity.org](mailto:bss.haulroute@lacity.org))

Urban Forestry / Land Development Section

Housing Department (No P.S.)

OHR (Attn: Shannan Ryan)

Board of Education/Environmental Health & Safety (No P.S.)

Board of Education/Transportation (No P.S.)

County Health Department (No P.S.)

GIS (Final Map & LOD)

DATE DUE: **UPON RECEIPT**

Please send your reports to the following e-mail address: [planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org). Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached tentative tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP  
Advisory Agency

Kathleen King  
City Planner  
211 N. Figueroa Street, Room 1350





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM



Aerial View of the Project Site



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas**
- Neighborhood
- Community
- Regional
- Improved
- City Limits

NOTES

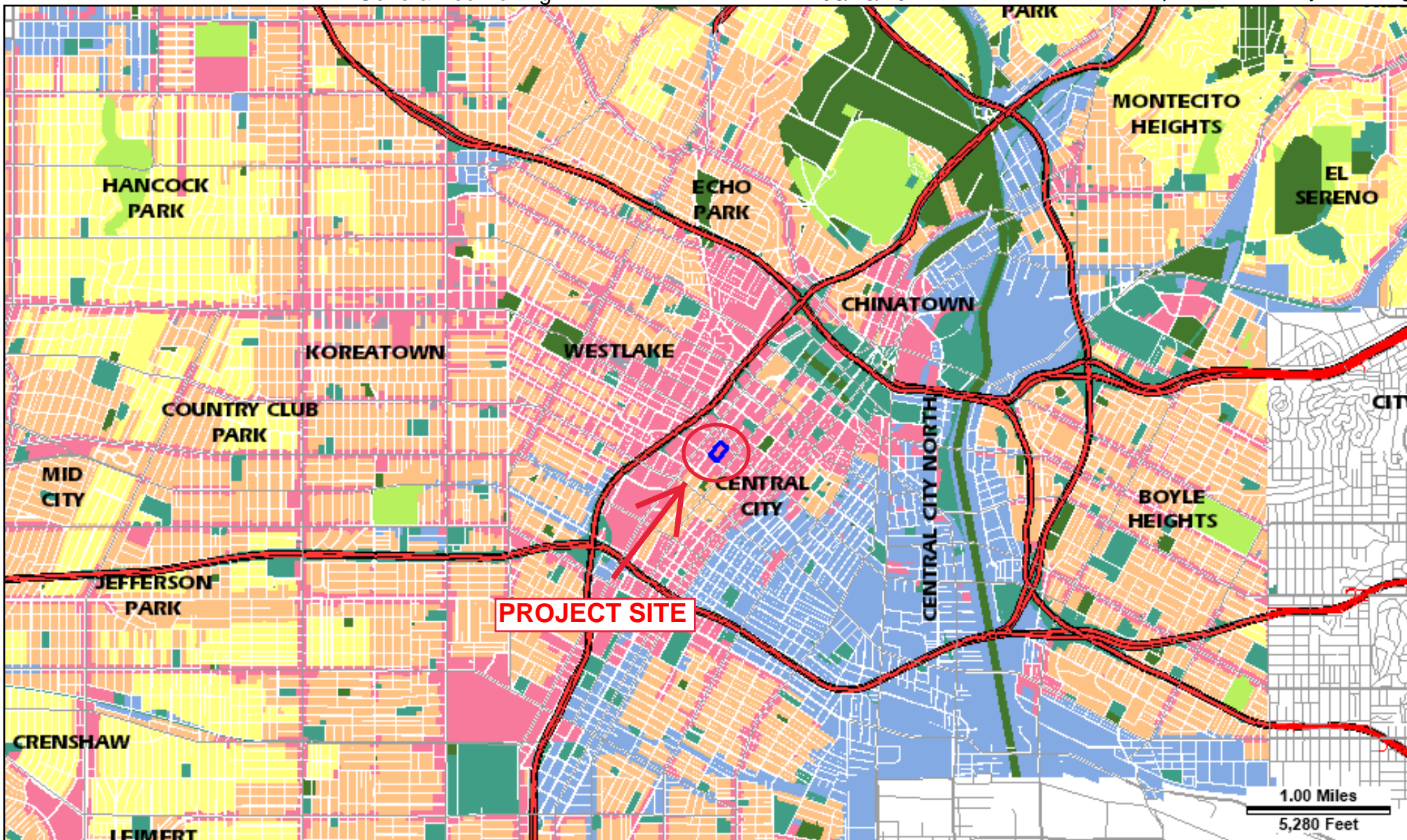
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SCALE 1: 9,028

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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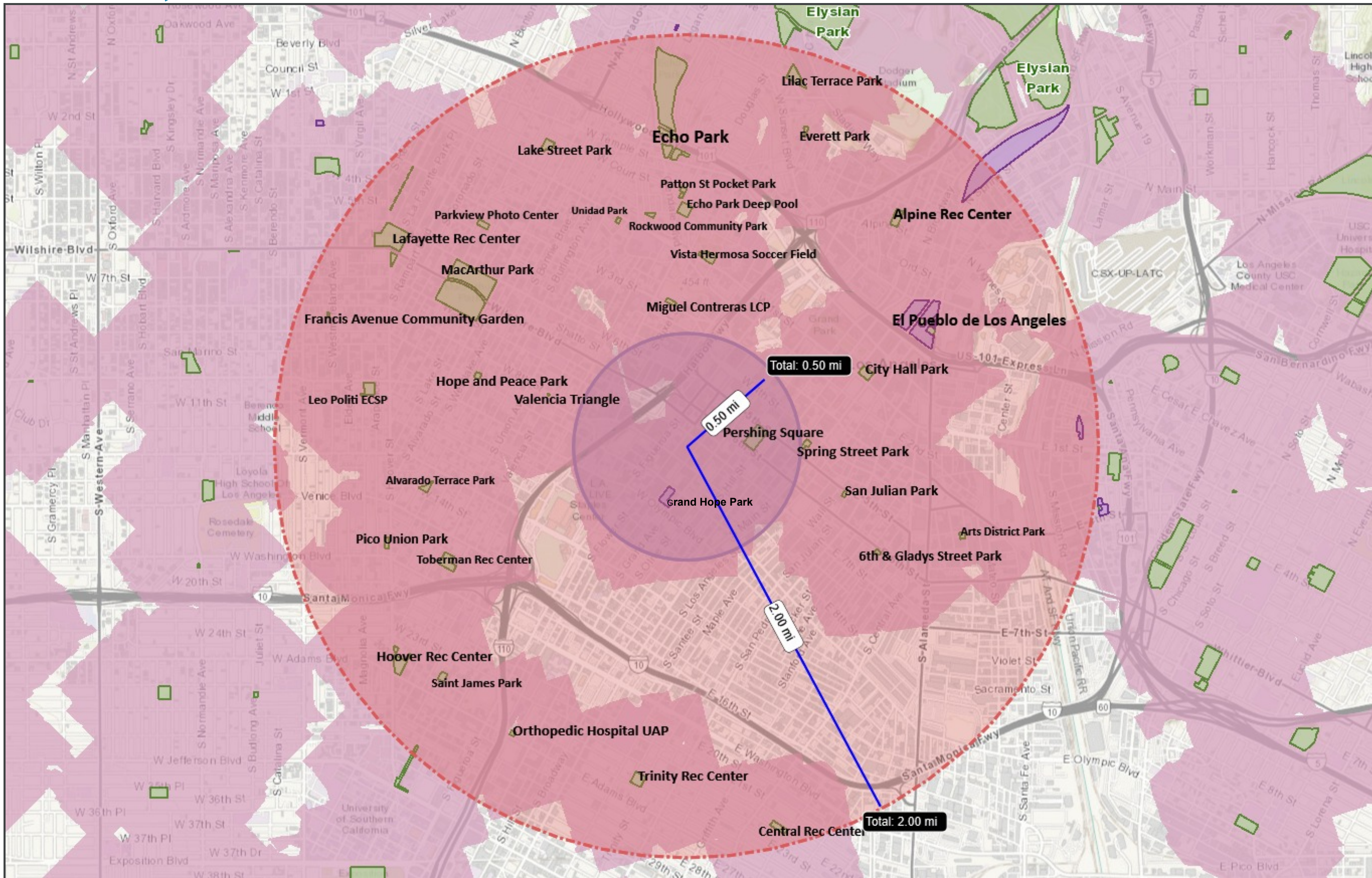
Address: 700 S FLOWER ST  
 APN: 5144010BRK  
 PIN #: 129A209 259

Tract: TR 53760  
 Block: None  
 Lot: LT 1  
 Arb: None

Zoning: C2-4D  
 General Plan: Regional Center Commercial



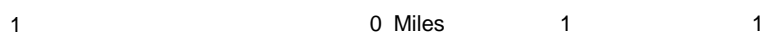




**LEGEND**

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
  - Neighborhood
  - Community
  - Regional
  - Improved
- Existing Parks
  - Non-RAP
  - RAP
- City Limits
- All Improved Service Areas

**NOTES**



SCALE 1: 36,112

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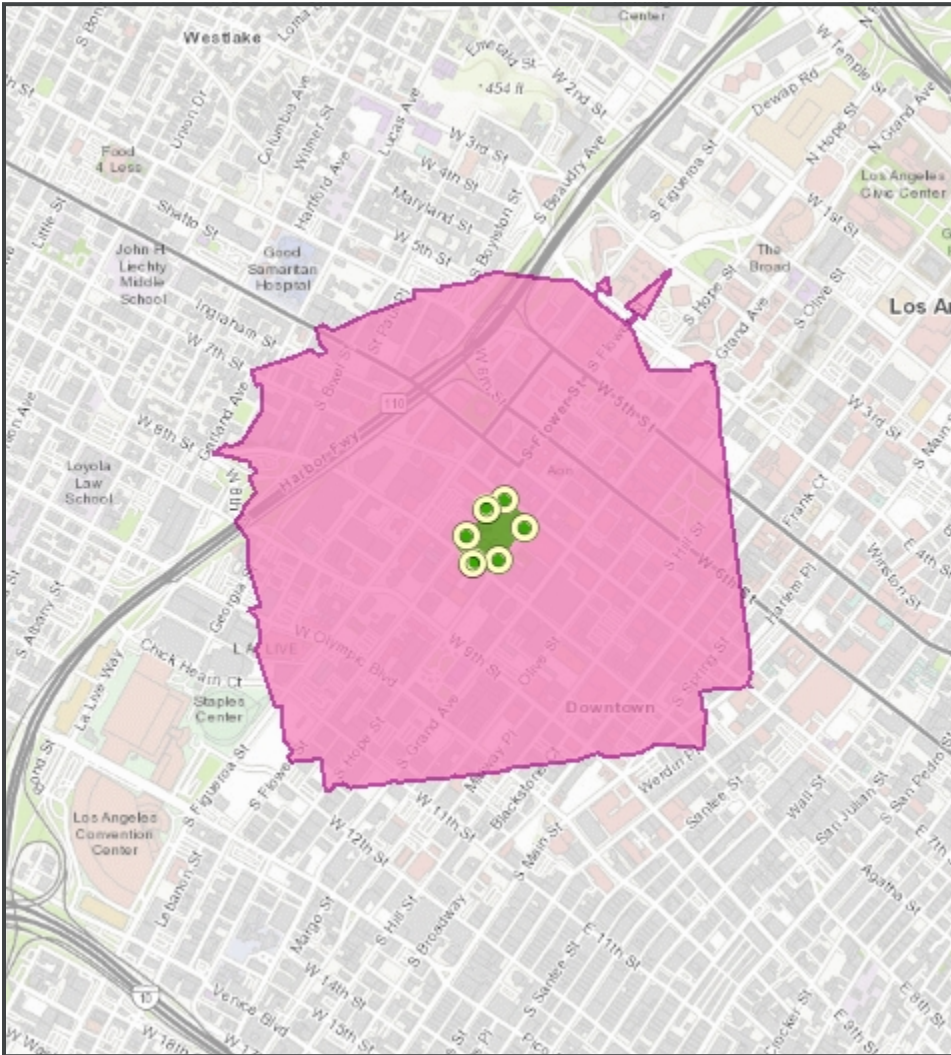
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Printed: 11/04/2021





EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

VTT-83482

Description:

Development of a 53-story high rise building with 466 units. There is an existing 9-story building encompassed within the project. The project also contains 1 rooftop parking level

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset\*:

All Parks (RAP and Non-RAP)

\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

## Population and Age Breakdown

## Household and Income Breakdown

|                         | Total Residents Served: | Currently Non-Served Residents Served: |
|-------------------------|-------------------------|--|
| Residents Served:       | 9,920                   | 916                                    |
| Residents Served by Age |                         |  |
| Under Age 5:            | 190                     | 22                                     |
| Age 5 to 9:             | 123                     | 11                                     |
| Age 10 to 14:           | 121                     | 11                                     |
| Age 15 to 17:           | 82                      | 10                                     |
| Age 18 to 64:           | 8,103                   | 821                                    |
| Age 65 and Over:        | 1,301                   | 41                                     |

|                                    | Total Households Served: | Currently Non-Served Households Served: |
|------------------------------------|--------------------------|---|
| Households Served:                 | 6,365                    | 533                                     |
| Households Served by Annual Income |                          |   |
| Under \$25,000:                    | 3,354                    | 295                                     |
| \$25,000 to \$34,999:              | 341                      | 49                                      |
| \$35,000 to \$49,999:              | 577                      | 36                                      |
| \$50,000 to \$74,999:              | 691                      | 74                                      |
| \$75,000 and Over:                 | 1,402                    | 79                                      |

Source: Census/ACS 2010