

# UNION BANK ADAPTIVE REUSE

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ADAPTIVE REUSE STUDY

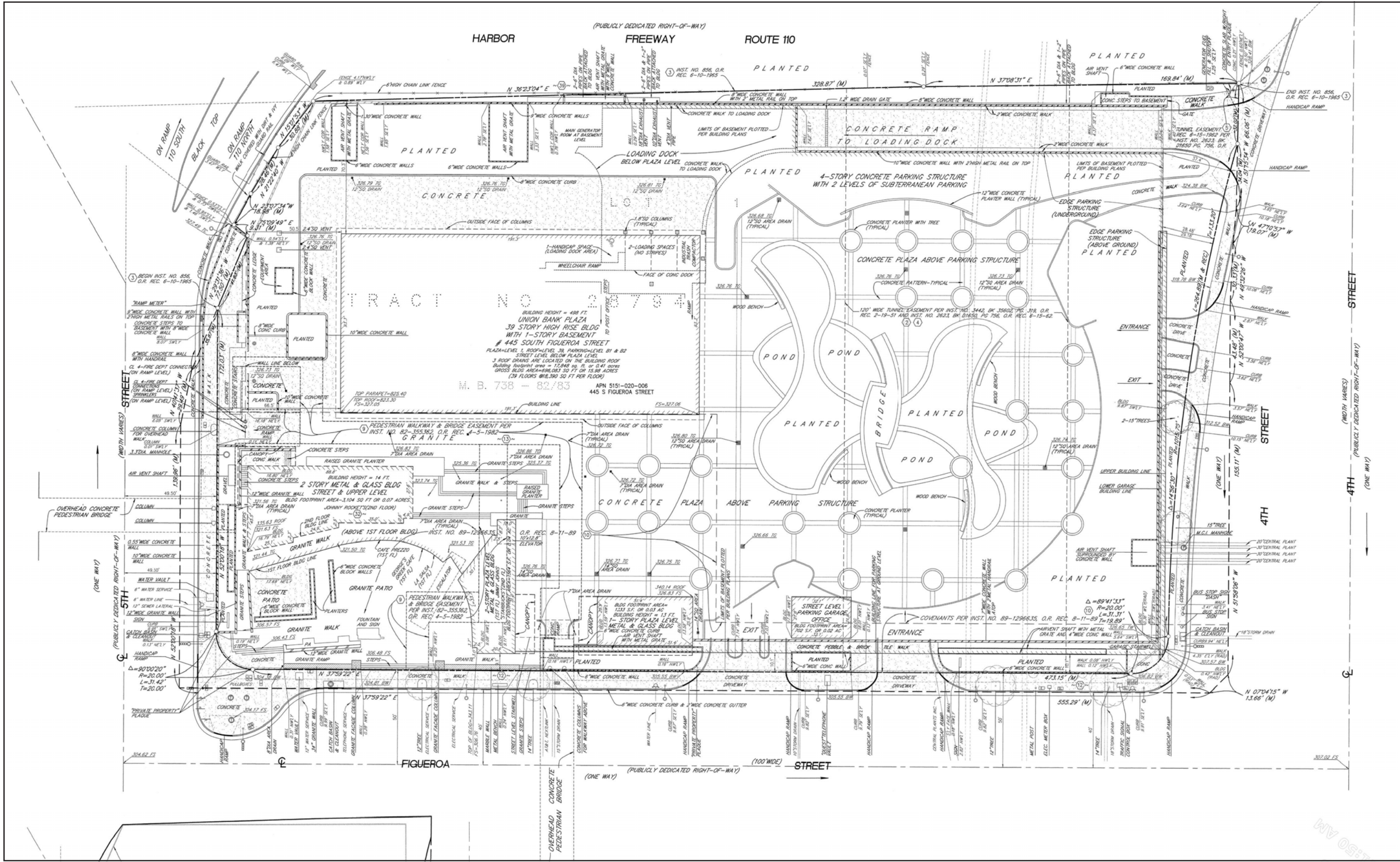
MAY 27, 2022





## PROJECT SITE





**MOLLENHAUER GROUP**  
 CIVIL ENGINEERING  
 SURVEYING-MAPPING  
 LAND DEVELOPMENT  
 213 624 2661 TEL  
 213 614 1863 FAX  
 316 W. 2ND STREET, FIFTH FLOOR  
 LOS ANGELES CALIFORNIA 90012

BY: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

ALTA/ACSM LAND TITLE SURVEY  
 SHOWING  
 LOT 1, TRACT NO. 28794 AS PER MAP FILED IN  
 BOOK 738 PAGES 82 THROUGH 83 OF MAPS  
 CITY OF LOS ANGELES, COUNTY OF LOS ANGELES  
 STATE OF CALIFORNIA

ALTA SURVEY

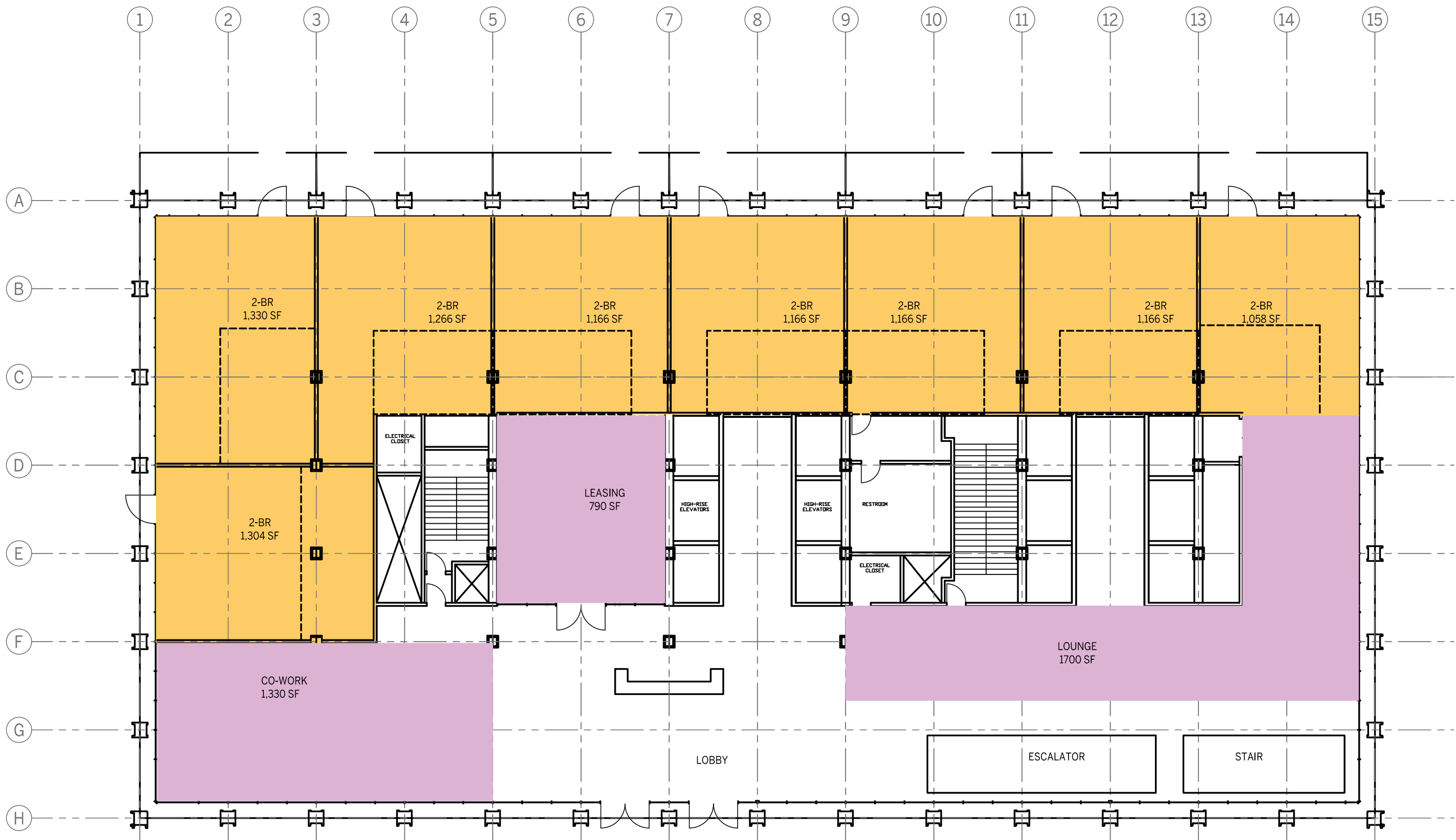
# PROJECT DATA



UNION BANK PLAZA - ADAPTIVE REUSE												
Floor	Floor to Ceiling Height	Units					Total Units	Residential (NRSF)	Building Gross	Residential Gross	Amenity	Net/Gross
		Studio	1 BD	2BD	3BD	Penthouse						
LEVEL 40							0	0 SF	0 SF	0 SF	TBD	
LEVEL 39	21'-10"					7	7	11,160 SF	17,810 SF	17,810 SF		63%
LEVEL 38	14'-1"		10	5		0	15	14,294 SF	17,810 SF	17,810 SF		80%
LEVEL 37	13'-1"		10	5			15	14,294 SF	17,810 SF	17,810 SF		80%
LEVEL 36	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 35	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 34	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 33	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 32	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 31	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 30	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 29	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 28	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 27	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 26	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 25	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 24	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 23	12'-1"	4	14	1			19	13,257 SF	17,810 SF	16,911 SF		78%
LEVEL 22	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 21	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 20	12'-1"	4	14	1			19	13,933 SF	17,810 SF	17,810 SF		78%
LEVEL 19	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 18	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 17	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 16	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 15	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 14	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 13	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 12	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 11	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 10	12'-1"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 9	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 8	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 7	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 6	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 5	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 4	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 3	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 2	12'-5"	4	12	2			18	13,373 SF	17,810 SF	17,810 SF		75%
LEVEL 1	21'-0"			8			8	9,622 SF	17,715 SF	17,810 SF	13,504 SF	
<b>TOTAL</b>		<b>140</b>	<b>474</b>	<b>71</b>	<b>0</b>	<b>7</b>	<b>692</b>	<b>526,269 SF</b>	<b>694,495 SF</b>	<b>680,187 SF</b>	<b>13,504 SF</b>	<b>79%</b>
<b>UNIT MIX</b>		<b>20%</b>	<b>68%</b>	<b>10%</b>	<b>0%</b>	<b>1%</b>	<b>692</b>	<b>761 SF</b>				<b>Efficiency</b>

UNITS BREAKDOWN





Total Units per Floor: 8

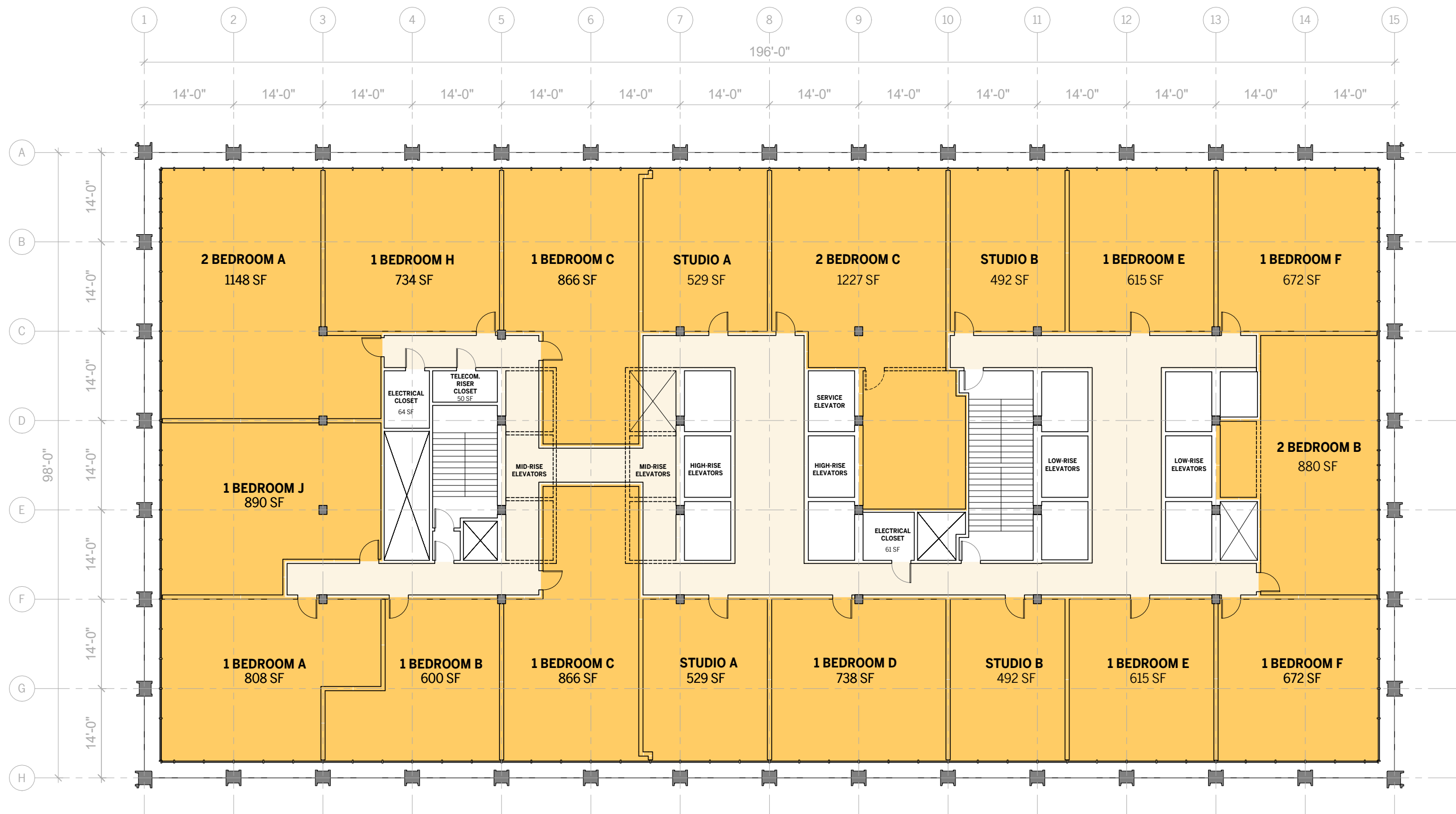
8

Total Units Levels 1:

8

## FLOOR PLAN: Levels 1





Total Units per Floor: 18  
 Total Units Levels 2-19: 288

**FLOOR PLAN:** Levels 2 - 17





Total Units per Floor: 18  
 Total Units Levels 18-19: 36

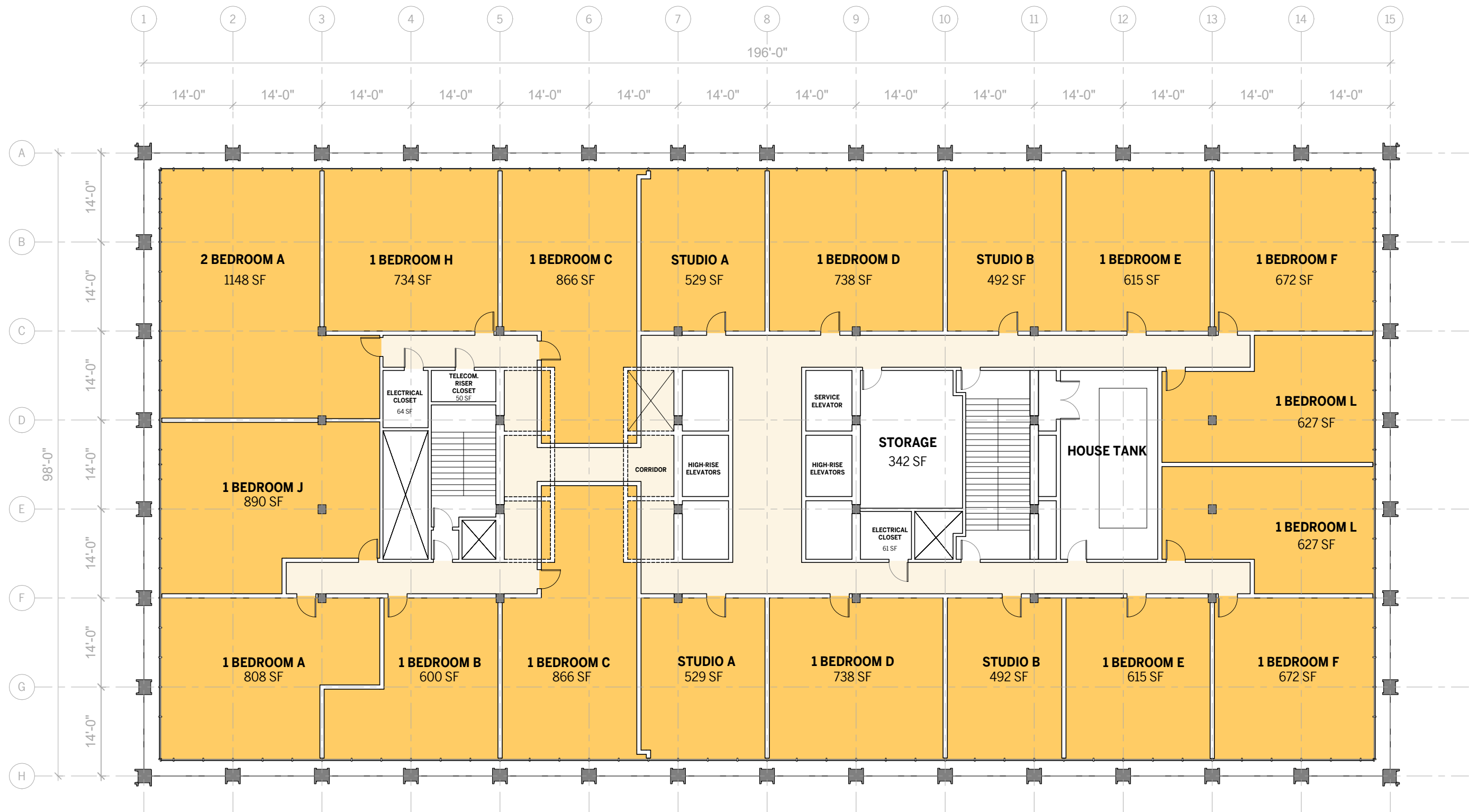
**FLOOR PLAN:** Levels 18-19



Total Units per Floor: 19  
 Total Units Levels 20-22: 57  
 Total Units Levels 24-29: 114

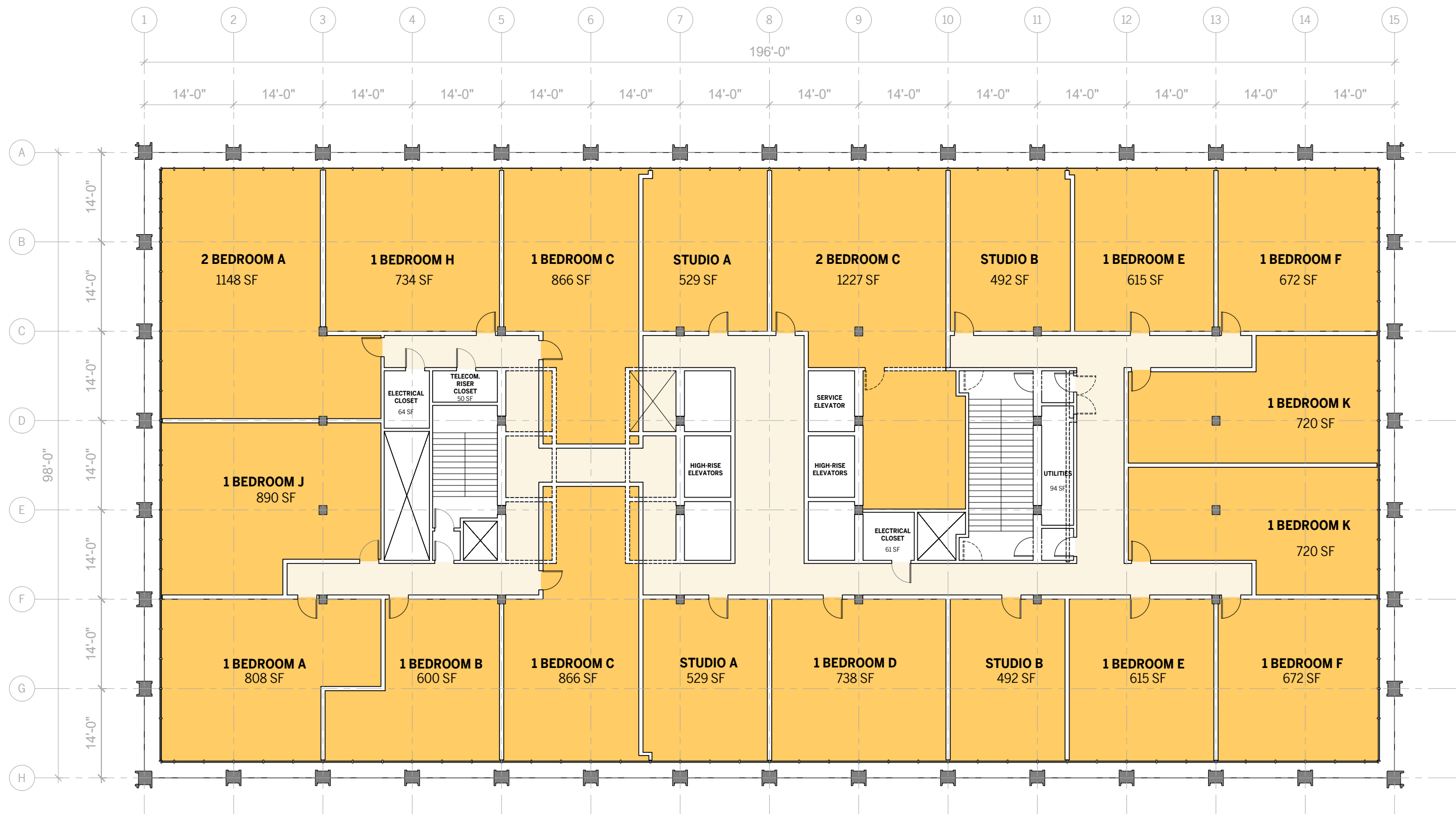
**FLOOR PLAN:** Levels 20-22, 24-29





Total units per floor:

## FLOOR PLAN: Level 23



Total units per floor: 19  
 Total Units Levels 30-36: 133

**FLOOR PLAN:** Levels 30-36





Total Units per Floor:

15

## FLOOR PLAN: Level 37 & 38



Total Units per Floor:

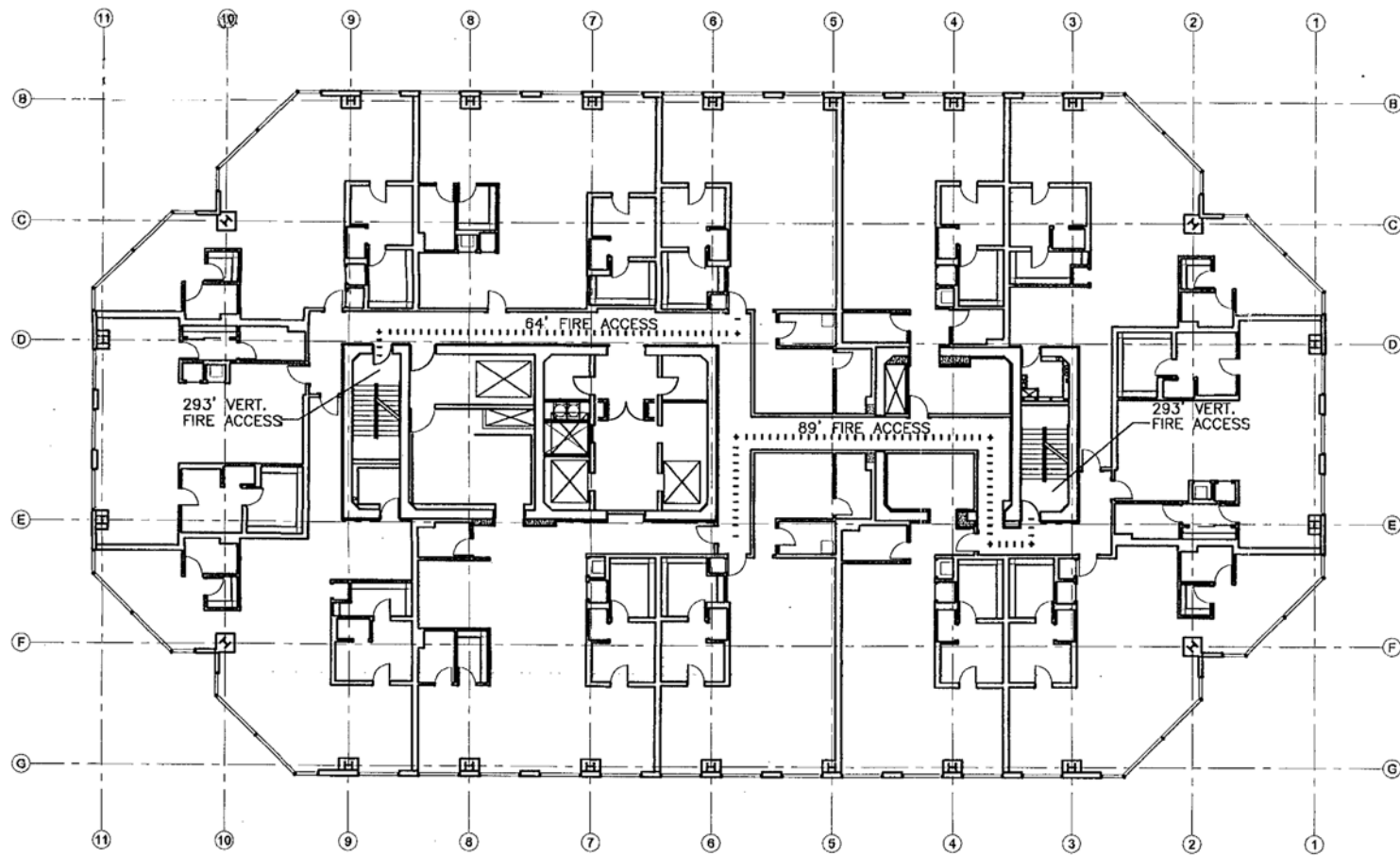
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## FLOOR PLAN: Level 39



# ADAPTIVE REUSE PRECEDENTS

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### Sky Lofts Data

#### Office

Stories: 11  
 Total floor area: 231,451 SF

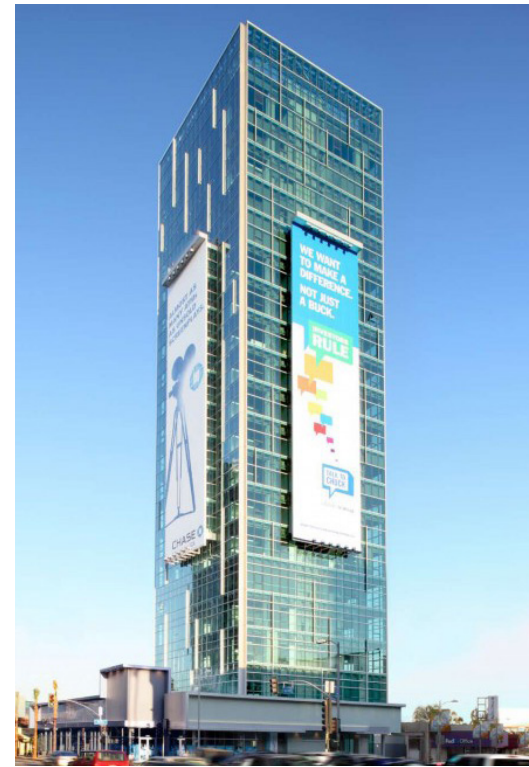
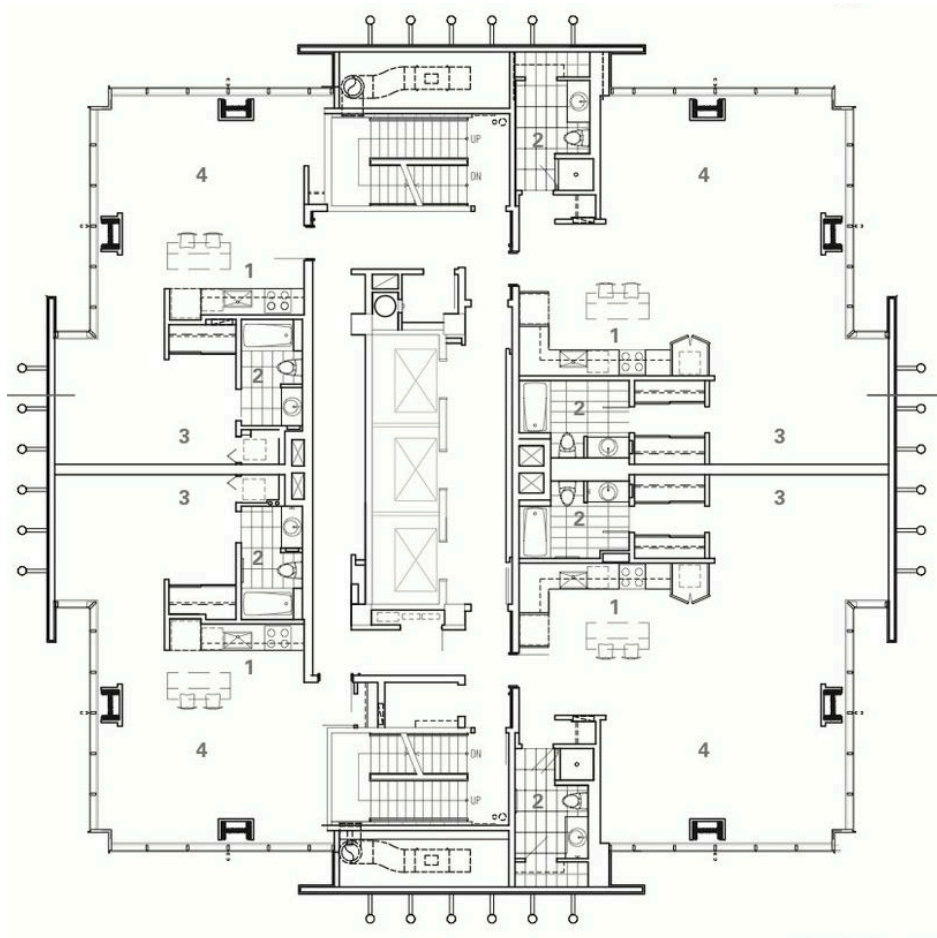
#### Total Live/Work Units:

Average Unit Size/ 2bd/2bath: 1,400 SF  
 Units per floor: 12  
 Stories/Height: 11  
 Building Height: 283 feet  
 Typical residential floor plate, gross: 21,041 SF  
 Total floor area: 231,451 SF

#### Characteristics:

- mix use: office/residential
- similar conversion
- no new facade
- offset core
- separate elevators for specific programmatic use
- separate entries for office and residential

**PRECEDENTS:** 801 S Grand - Sky Lofts | Los Angeles, CA



**Sunset Vine Tower Data**

**Total Apartment Units:**

- 1 Bedrooms
- 2 Bedrooms

63  
 786 - 1,217 SF  
 1,318 - 2,248 SF

Units per floor:  
 Stories/Height:  
 Total floor area:

4  
 20/297 Feet  
 165,000 SF

**Characteristics:**

- from office to residential + commercial
- penthouse
- new envelope
- central core

**PRECEDENTS:** Sunset Vine Tower Apartments | Los Angeles, CA



# **DOWNTOWN AMENITIES PRECEDENTS**

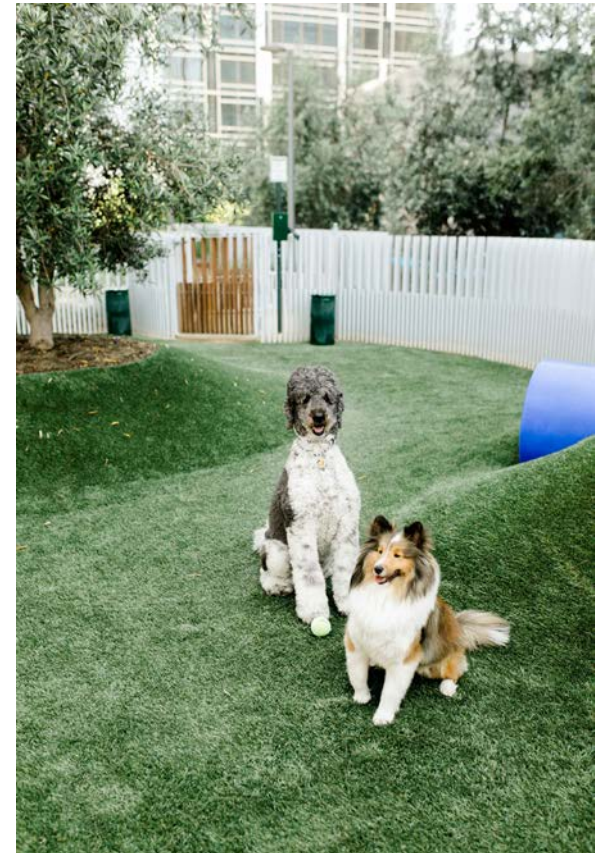
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## DOWNTOWN AMENITIES PRECEDENTS



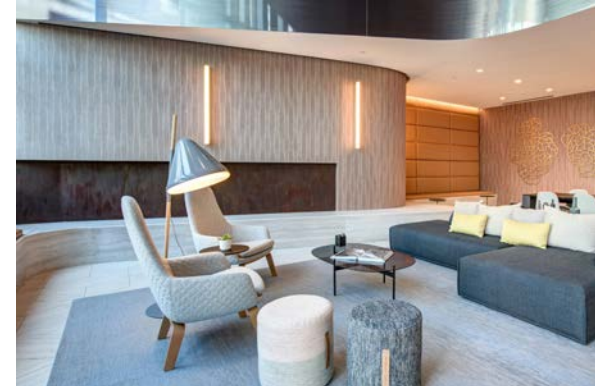
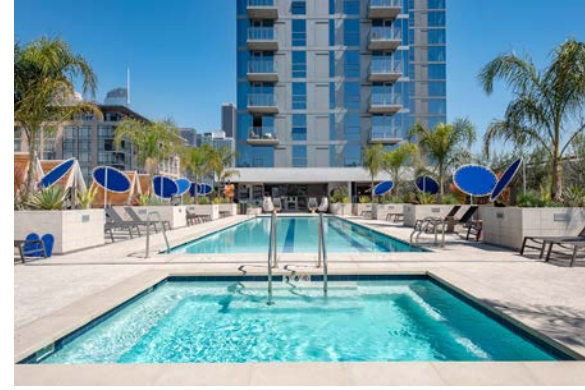
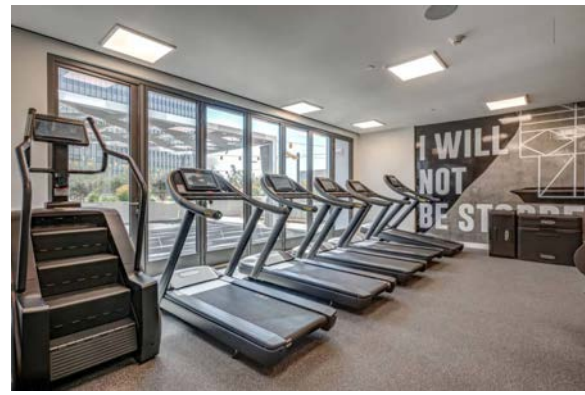


**AMENITIES**

- Fitness Center*
- Billiard Room*
- Dog Park*
- Screening Room*
- Resort Style Pool*
- Business Center*
- Skypark*

**PRECEDENTS:** Metropolis Apartments





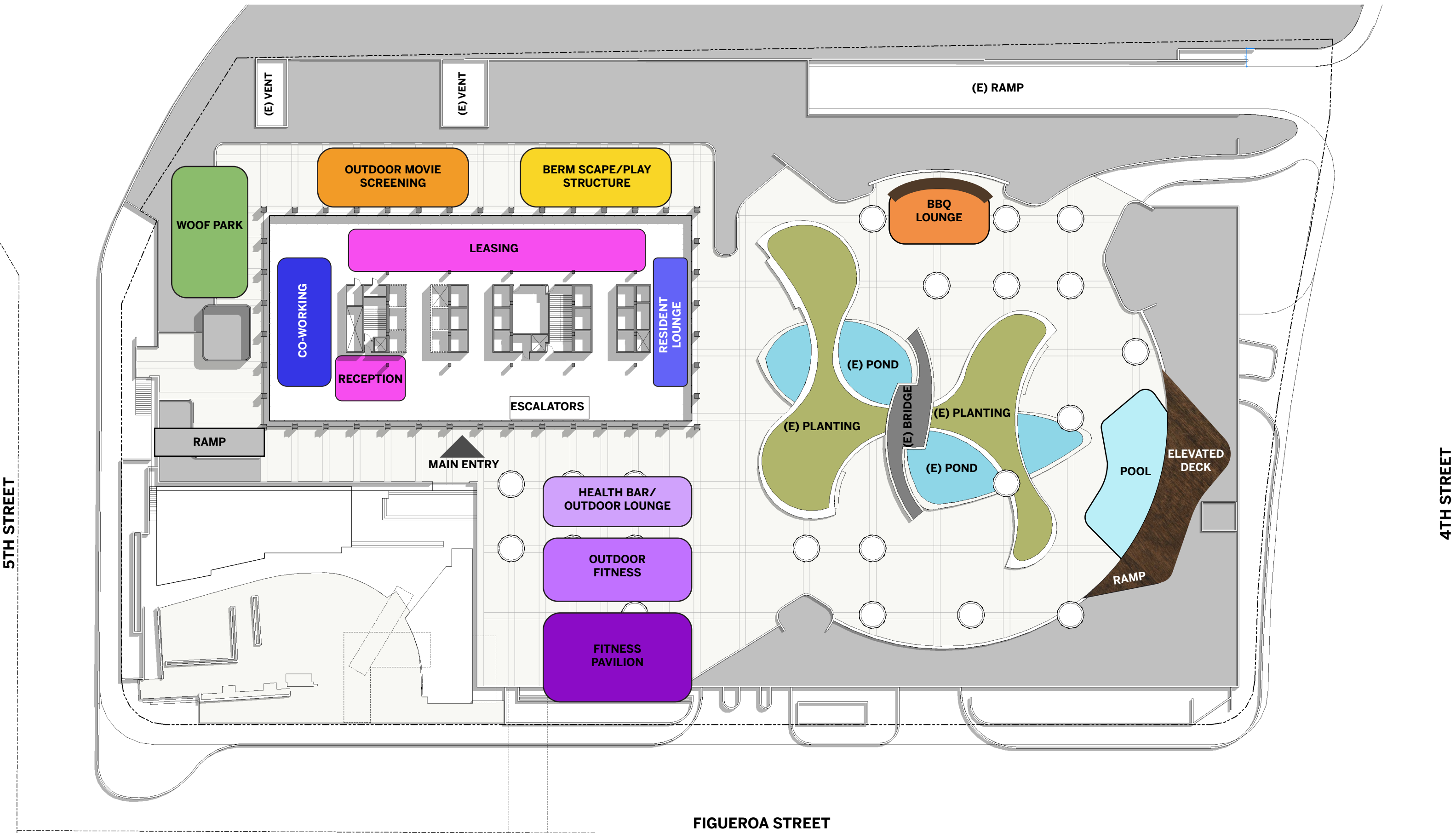
**AMENITIES**

- Pro Fit Indoor & Outdoor Gym*
- Beach Volleyball Court*
- Half-Court Basketball Court*
- Poolside Retreat*
- Wooftop Park and Spa*
- 7th Floor California Deck*
- Event Kitchen*
- Grand Lounge*

- Co-lab*
- 32nd Floor Ojai Deck*
- Resident Events & Fitness Classes*
- 24/7 Front Desk Concierge*
- Smart Package Lockers*
- Hello Alfred*
- On-site Bike Parking*
- Envoy Car Service*

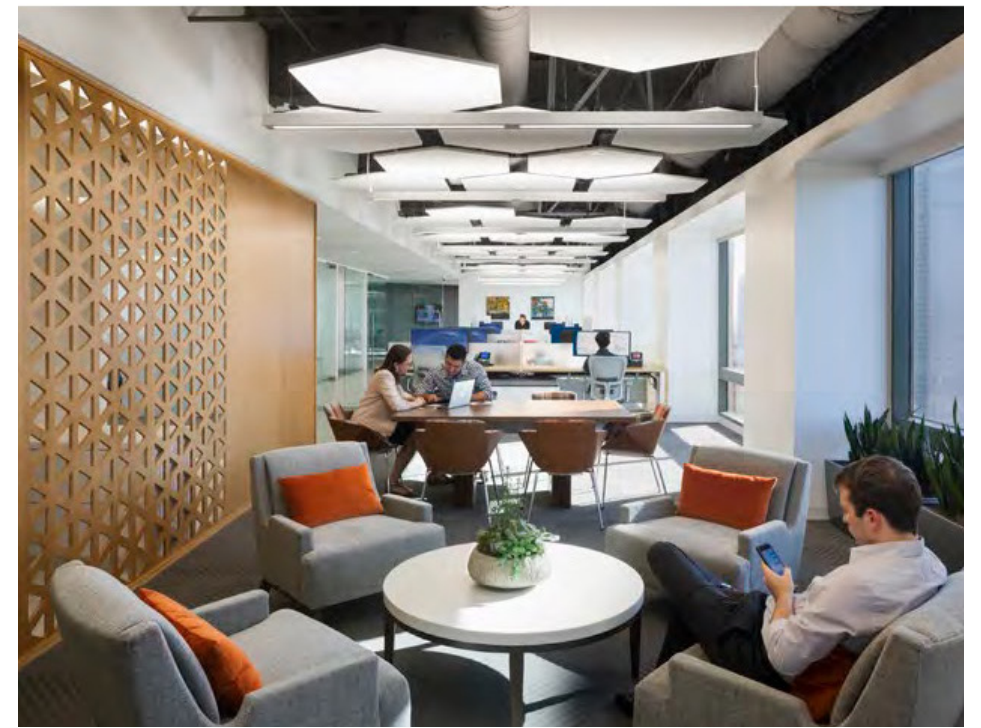
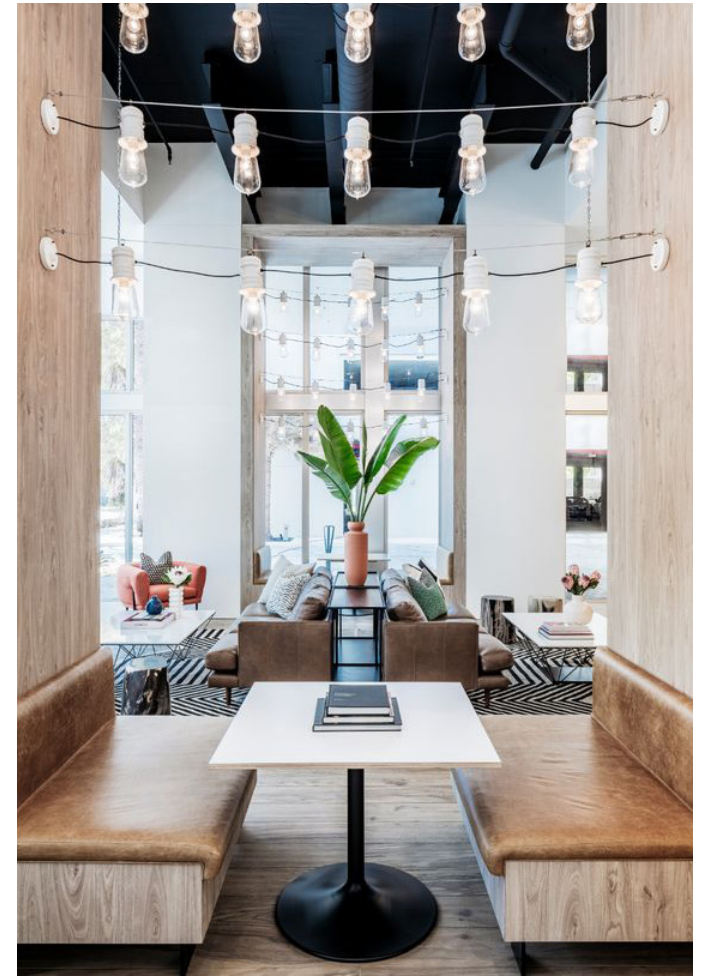
**PRECEDENTS:** Aven Apartments





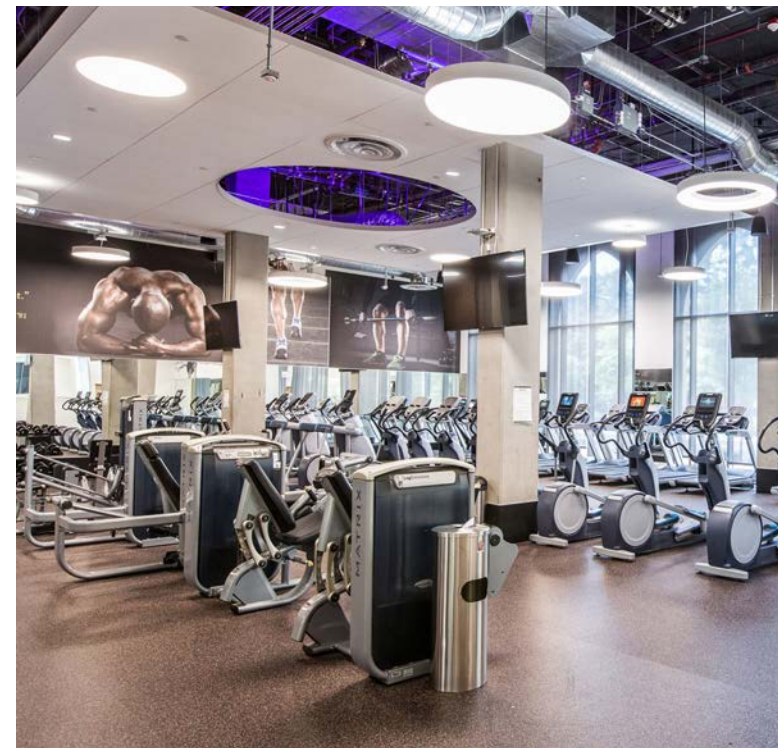
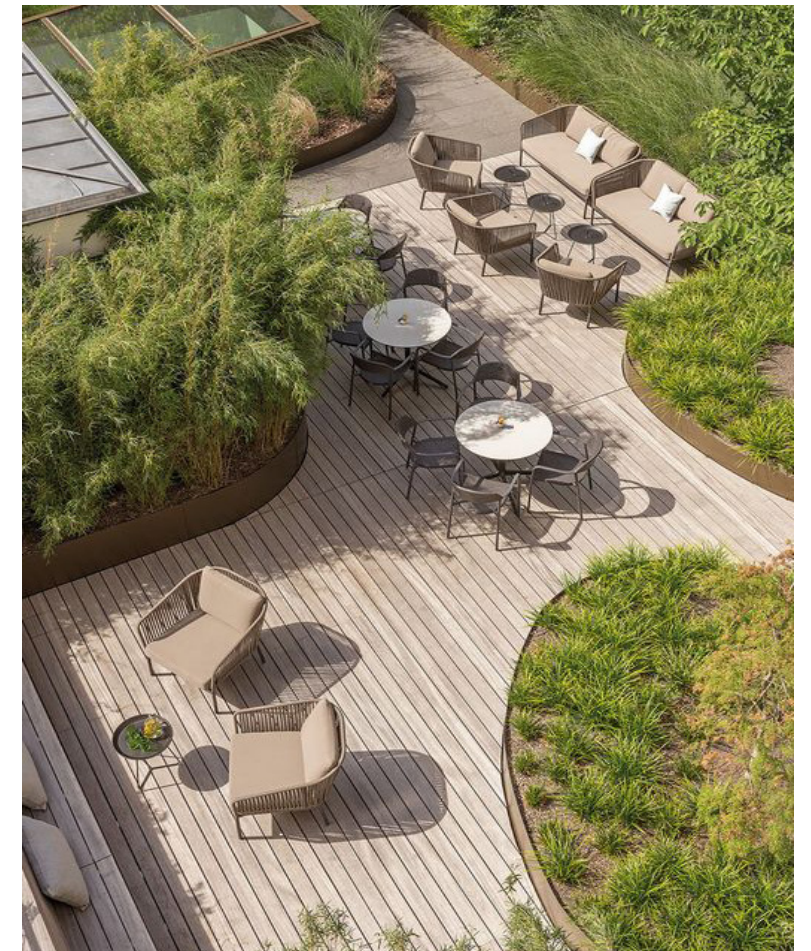
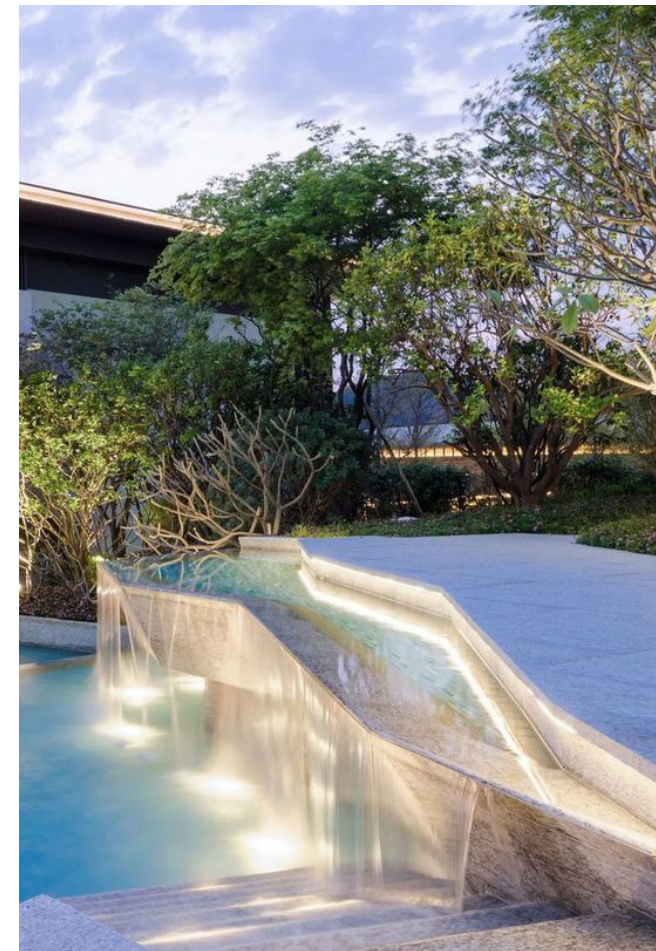
**PLAZA LEVEL:** Proposed Communal Amenities





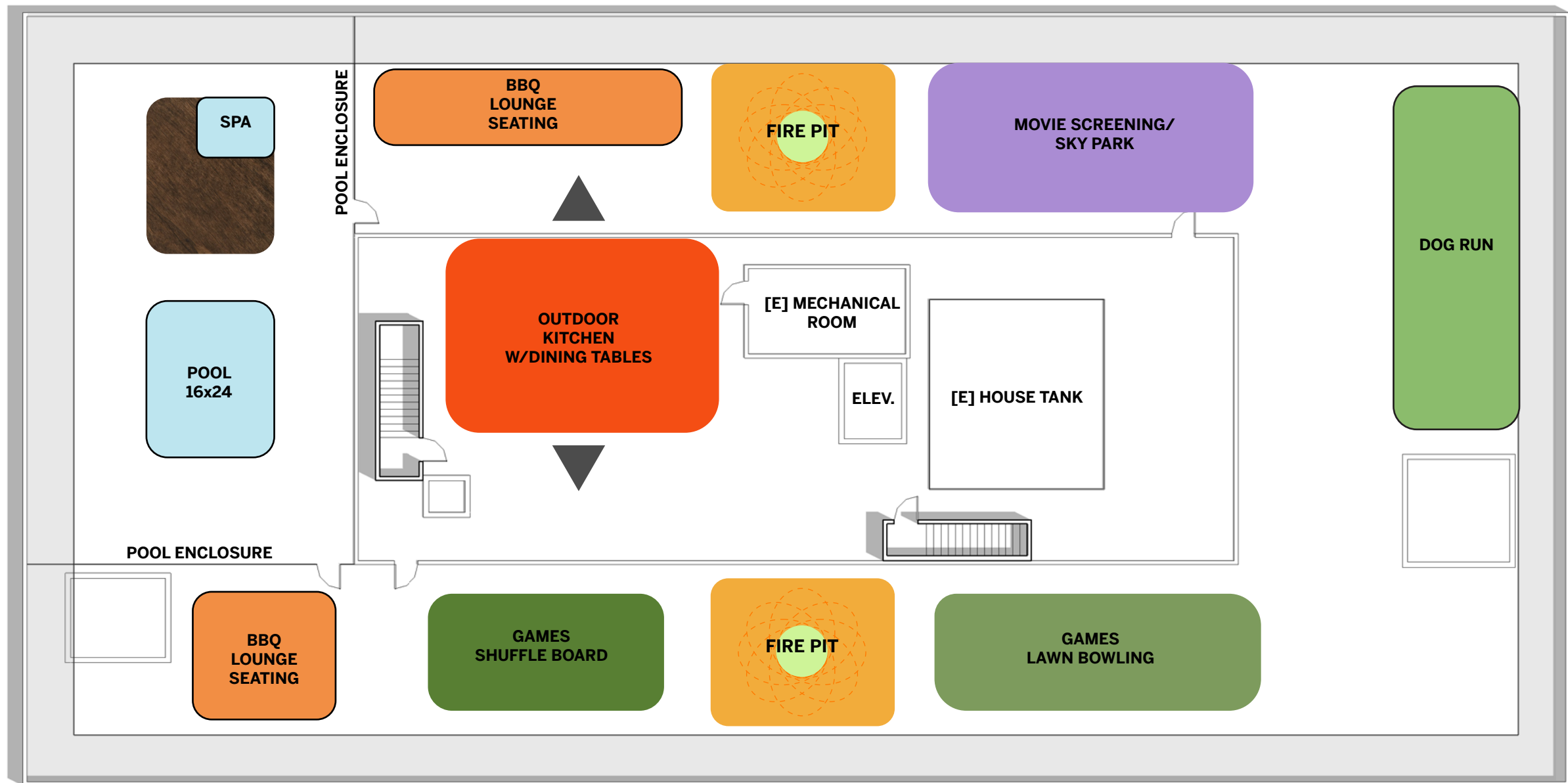
**PRECEDENTS:** Lobby | Leasing | Co-Working | Resident Lounge





**PRECEDENTS:** Communal Amenities





**ROOF TOP LEVEL:** Proposed Communal Amenities



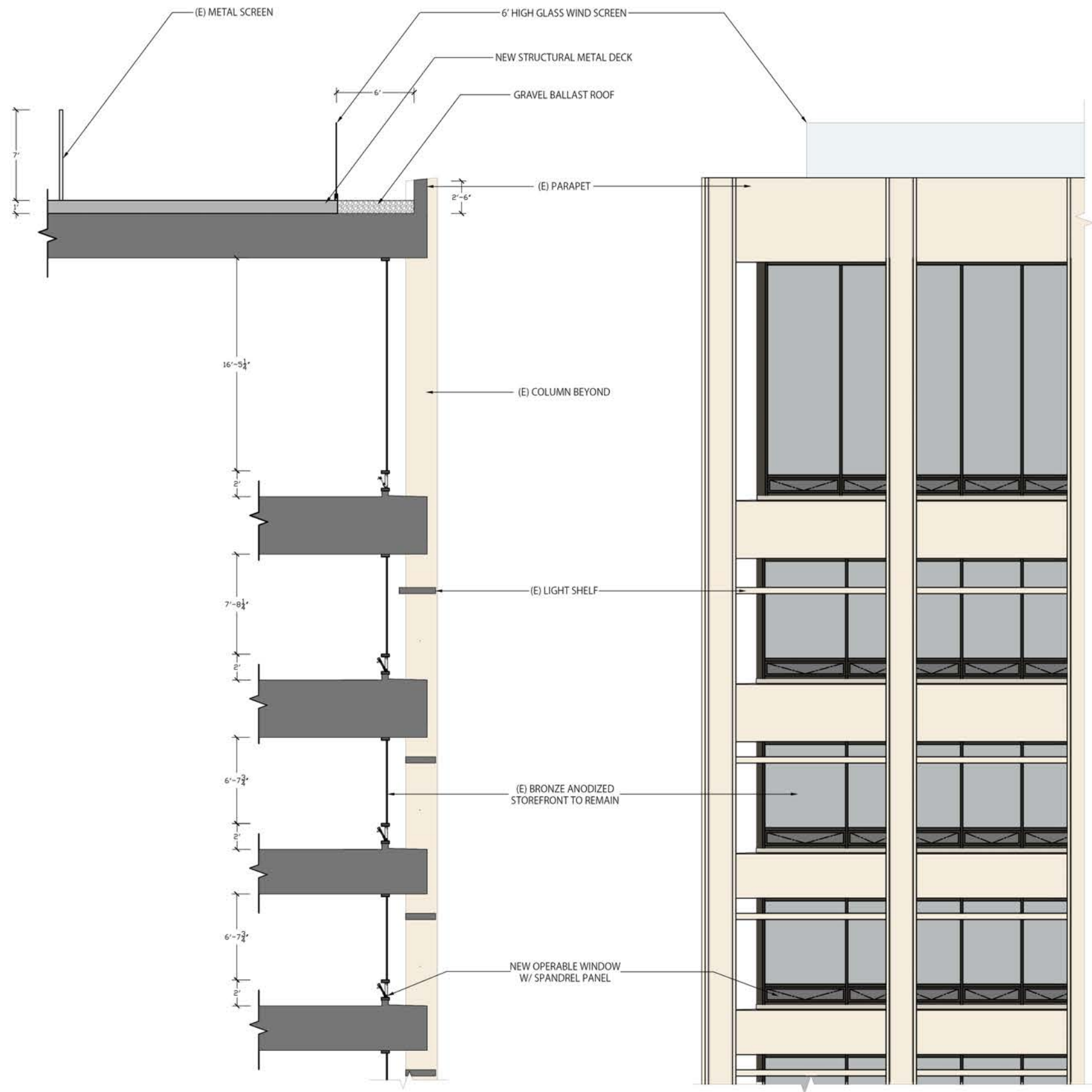


## PRECEDENTS: Rooftop Communal Amenities

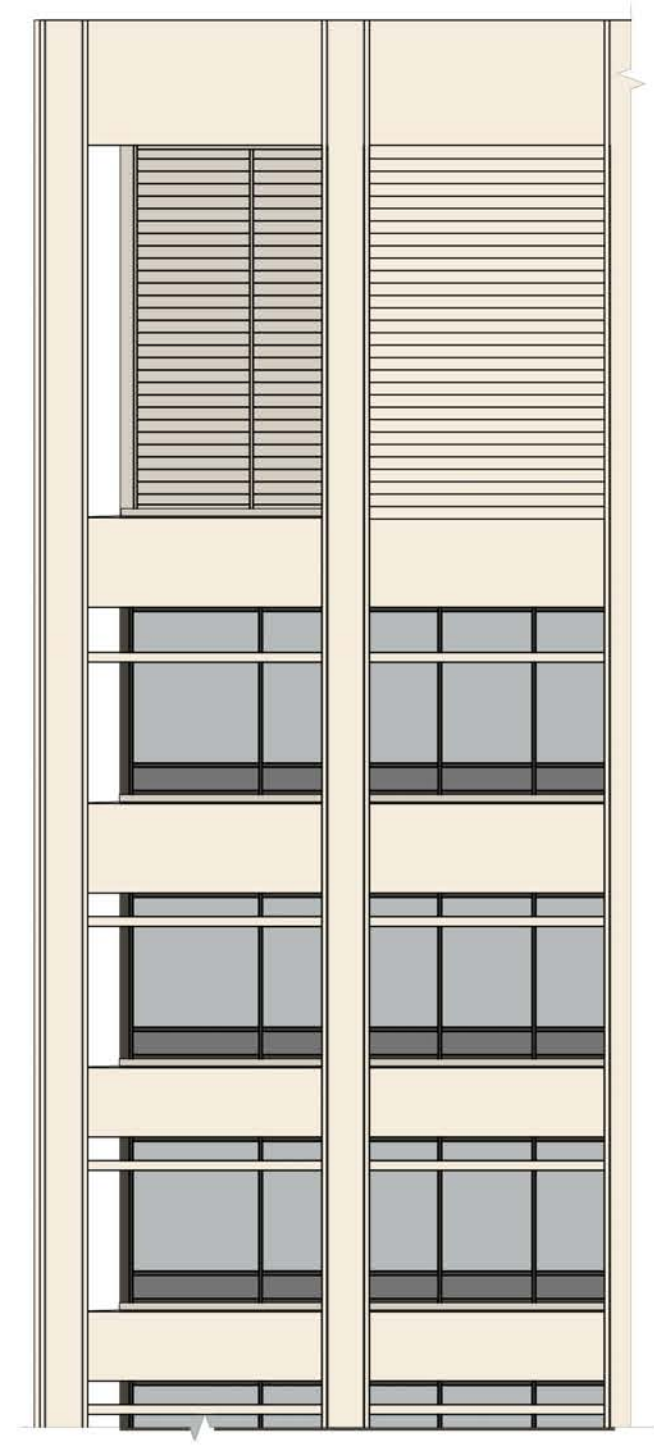


# FACADE/WINDOW STUDY

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③ PARTIAL PROPOSED WALL SECTION

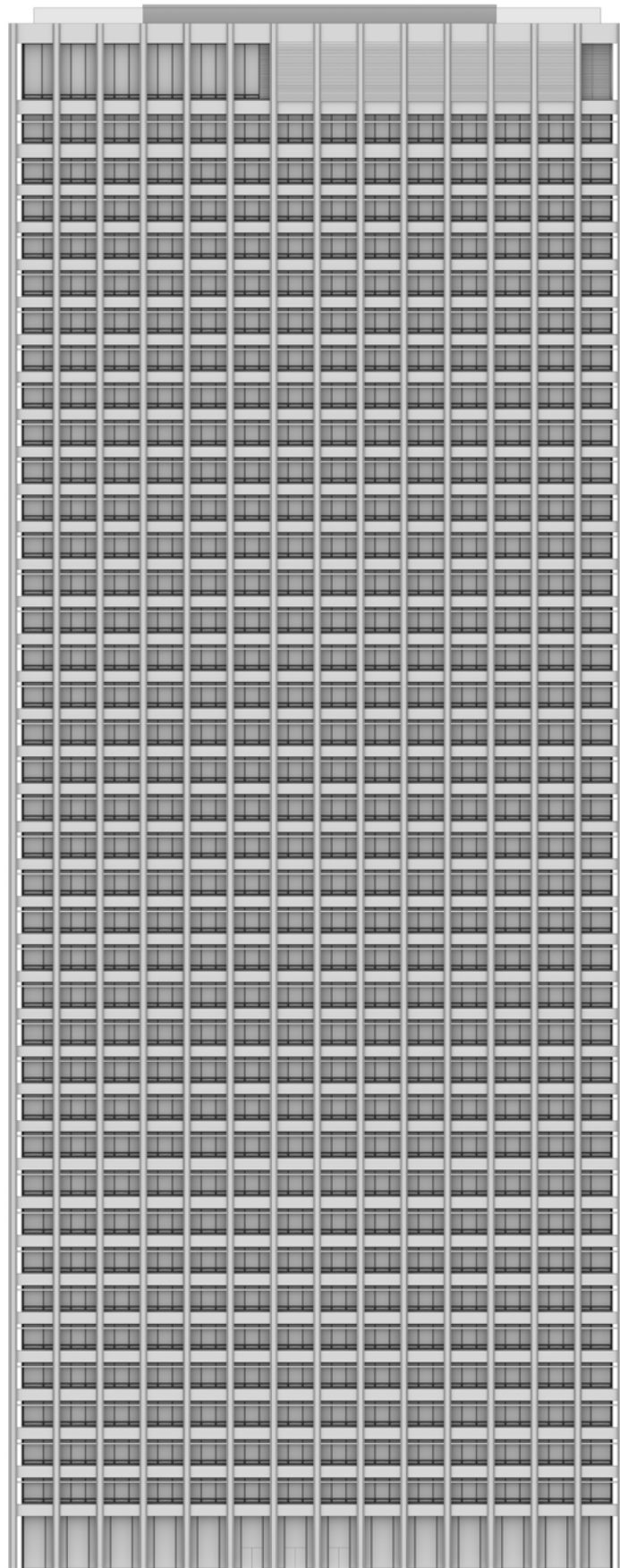


① PARTIAL EXISTING ELEVATION

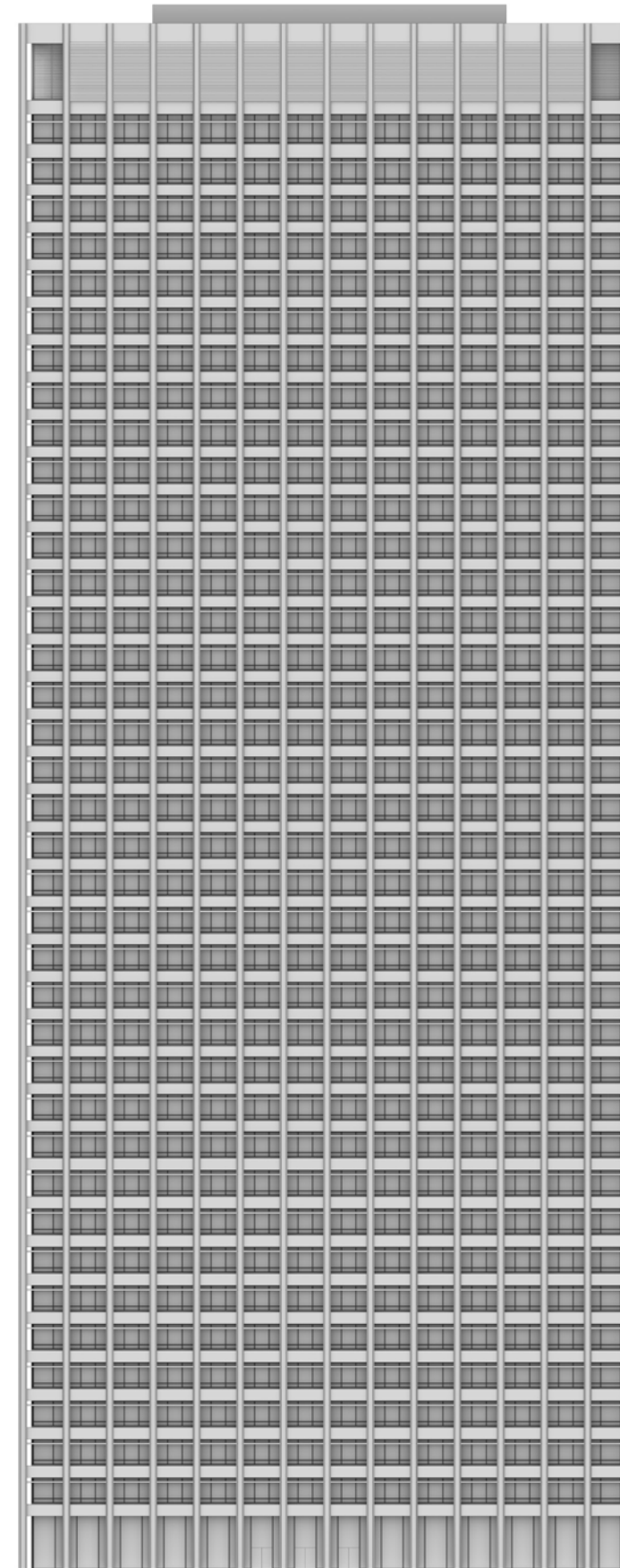
② PARTIAL PROPOSED ELEVATION

## FACADE: Window Study





PROPOSED ELEVATION



EXISTING ELEVATION

**FACADE:** Elevations



steinberg  
hart