



**HOLLYWOOD & WILCOX**  
CITY OF LOS ANGELES





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## PROJECT TEAM

OWNER / DEVELOPER  
ARCHITECT  
LANDUSE CONSULTANT  
ENVIRONMENTAL  
CIVIL ENGINEER  
LANDSCAPE ARCHITECT  
GEOTECHNICAL / SEISMIC  
HISTORIC CONSULTANT  
TRAFFIC / PARKING

6436 HOLLYWOOD BLVD LLC & 1624 WILCOX AVE. LP  
GMPA ARCHITECTS, INC.  
ARMBRUSTER GOLDSMITH & DELVAC LLP  
EYESTONE ENVIRONMENTAL  
PSOMAS  
LRM LANDSCAPE ARCHITECTURE  
EARTH SYSTEMS SOUTHERN CALIFORNIA  
JENNA SNOW  
GIBSON TRANSPORTATION CONSULTING

## REVISIONS

1	SITE PLAN REVIEW SUBMITTAL	8.24.2016
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# PROJECT SUMMARY

ADDRESSES	6430 - 6440 HOLLYWOOD BLVD, LOS ANGELES, 90028 1624 - 1648 WILCOX AVE, LOS ANGELES, 90028
COUNCIL DISTRICT	CD-13
LOT SIZE	59,933 SF (PER SURVEY) [ADDITIONAL 2,043 SF DUE TO MAPPING AND MERGER OF EXCESS R/W] <b>TOTAL LOT SIZE = 61,976 SF</b> (PER VESTING TENTATIVE TRACT MAP - TRACT NO. 74371)
ZONE EXISTING	C4-2D-SN / C4-2D
ZONE PROPOSED	C4-2D-SN / C4-2D (AMENDED D LIMITATION TO ALLOW AN FAR OF 4.5:1)
GENERAL PLAN LAND USE	REGIONAL CENTER COMMERCIAL
DENSITY	REGIONAL CENTER COMMERCIAL ALLOWS FOR R5 DENSITY = 61,976 SF / 200 SF = 309 DWELLING UNITS (309.88)
DENSITY PROPOSED	RESIDENTIAL 260 DWELLING UNITS COMMERCIAL EXISTING ATTIE BUILDING = 9,000 SF NEW ON HOLLYWOOD BLVD = 5,600 SF NEW ON WILCOX AVE = 3,200 SF <b>TOTAL NEW PROPOSED COMMERCIAL = 17,800 SF</b>
UNIT MIX PROPOSED	STUDIO 8% = 20 UNITS 1 BR 54% = 140 UNITS 2 BR 33% = 87 UNITS 3 BR 5% = 13 UNITS <b>TOTAL = 260 UNITS</b>
FAR EXISTING	29,200 SF
FAR PROPOSED	(59,933 SF + 2,043 SF) X 4.5 = 61,976 SF x 4.5 = 278,892 SF
PERMITTED HEIGHT	45' / UNLIMITED
PROPOSED HEIGHT	42.5' UP TO 160'
PARKING REQUIRED	RESIDENTIAL 20 STUDIO X 1 SPACE/UNIT = 20 CARS 140 1 BR X 1.5 SPACE/UNIT = 210 CARS 87 2 BR X 2 SPACE/UNIT = 174 CARS 13 3 BR X 2 SPACE/UNIT = 26 CARS SUBTOTAL PARKING = 430 CARS 10% REDUCTION WITH IN LIEU BIKE PARKING = - 43 CARS <b>TOTAL RESIDENTIAL PARKING = 387 CARS</b>  COMMERCIAL PARKING = 17,800 SF @ 1 SPACE/500 SF = 36 CARS 10% REDUCTION WITH IN LIEU BIKE PARKING = - 3 CARS <b>TOTAL COMMERCIAL PARKING = 33 CARS</b>
PARKING PROVIDED	RESIDENTIAL P2 = 102 CARS P1 = 100 CARS L1 = 19 CARS L2 = 74 CARS L3 = 92 CARS <b>TOTAL = 387 CARS</b>  COMMERCIAL L1 = 33 CARS <b>TOTAL = 33 CARS</b>

NOTE: ANY ADDITIONAL PARKING IS FOR OWNERS USE

## BICYCLE PARKING

## OPEN SPACE

RESIDENTIAL	
LONG TERM - 260 UNITS X 1 SPACE	= 260 SPACES
SHORT TERM - 260 UNITS X 0.1 SPACE	= 26 SPACES

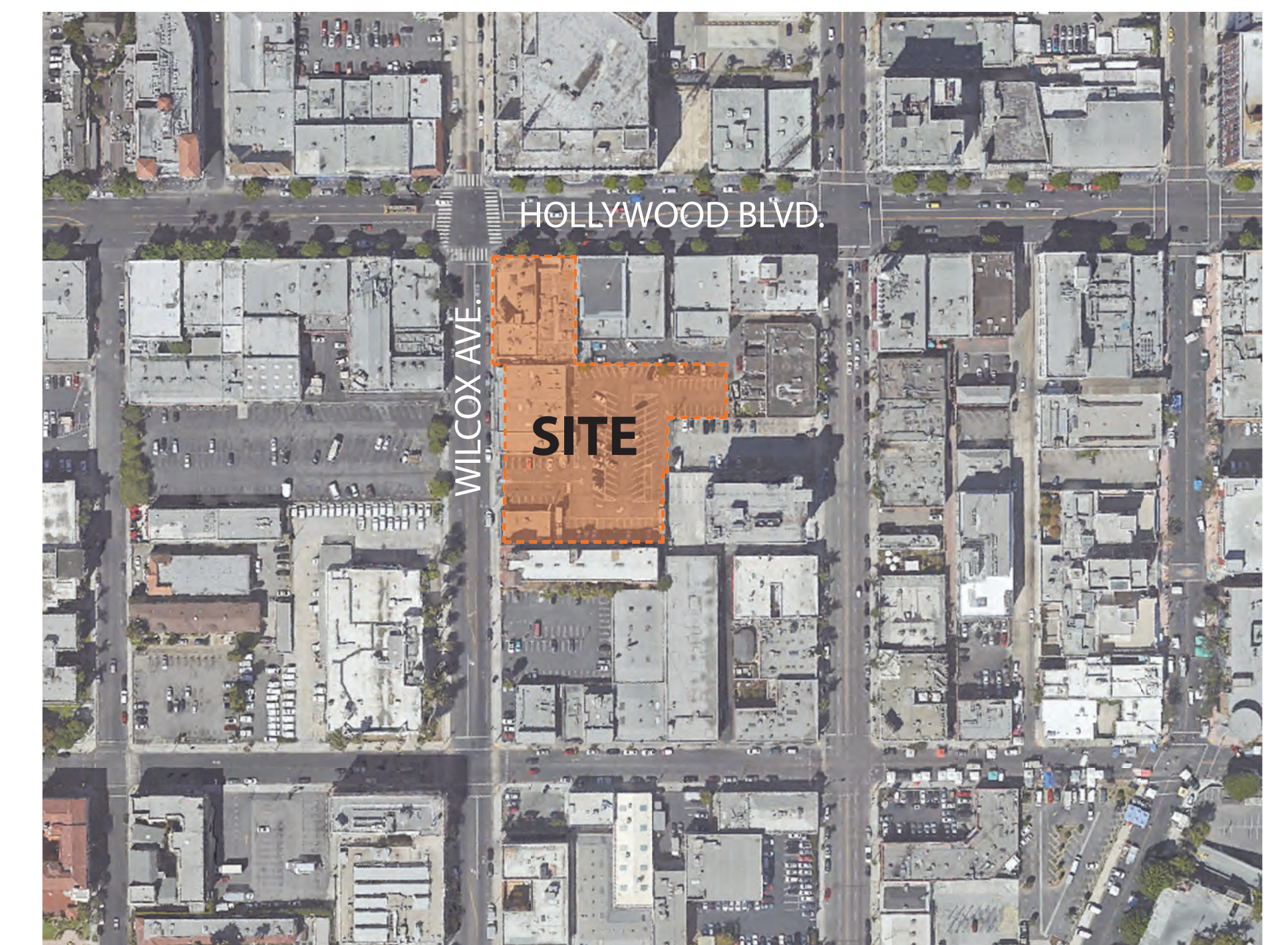
COMMERCIAL	
LONG TERM - 17,800 SF X 1 SPACE / 2,000 SF	= 9 SPACES
SHORT TERM - 17,800 SF X 1 SPACE / 2,000 SF	= 9 SPACES

TOTAL LONG TERM PARKING REQUIRED AND PROVIDED	= 269 SPACES
TOTAL SHORT TERM PARKING REQUIRED AND PROVIDED	= 35 SPACES

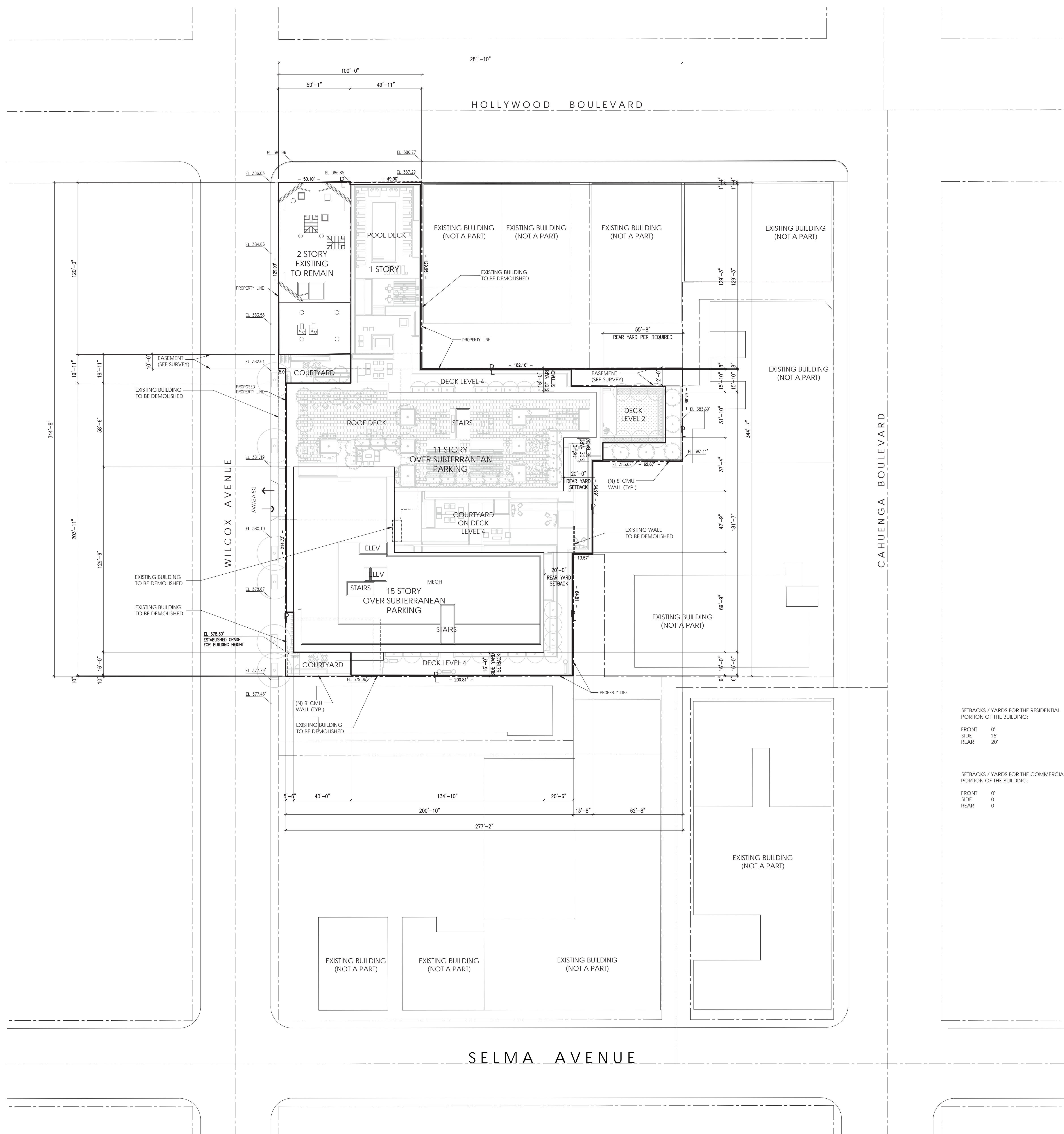
REQUIRED	20 STUDIO X 100 SF = 2,000 SF
	140 1BR X 100 SF = 14,000 SF
	87 2BR X 125 SF = 10,875 SF
	13 3BR X 175 SF = 2,275 SF
<b>TOTAL REQUIRED OPEN SPACE</b>	<b>= 29,150 SF</b>

PROVIDED	PRIVATE OPEN SPACE (50 SF X 70 DU) = 3,500 SF
	LEVEL 1 iWORK LOUNGE = 700 SF
	LEVEL 2 THEATER = 950 SF
	LEVEL 4 LIBRARY / MUSIC ROOM = 600 SF
	LEVEL 4 GYM AND YOGA STUDIO = 2,000 SF
	LEVEL 4 POOL DECK = 5,600 SF
	LEVEL 4 INNER COURTYARD = 4,600 SF
	LEVEL 12 SKY DECK = 11,200 SF
<b>TOTAL PROVIDED OPEN SPACE</b>	<b>= 29,150 SF</b>

ADDITIONAL PROVIDED BEYOND REQUIRED (OWNERS DISCRETION)	
LEVEL 2 DOG RUN DECK	= 1,800 SF
LEVEL 4 TERRACES 12 DU x 50 SF	= 600 SF
LEVEL 4 INNER COURTYARD - EAST	= 1,200 SF
LEVEL 4 LIBRARY TERRACE	= 1,000 SF
<b>TOTAL ADDITIONAL OPEN SPACE</b>	<b>= 4,600 SF</b>





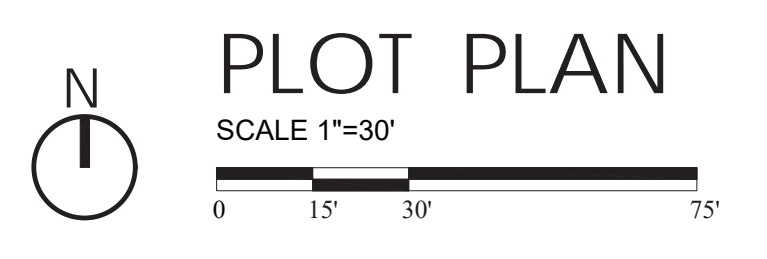


SETBACKS / YARDS FOR THE RESIDENTIAL PORTION OF THE BUILDING:

FRONT	0'
SIDE	16'
REAR	20'

SETBACKS / YARDS FOR THE COMMERCIAL PORTION OF THE BUILDING:

FRONT	0'
SIDE	0'
REAR	0'





**COMMENTS:**

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

LEGAL DESCRIPTION . . . . . FROM INFORMATION SUPPLIED BY CLIENT. USUALLY A TITLE POLICY OR TITLE REPORT.

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

TITLE REPORT . . . . . CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORTS NO. 34441-994-X49 DATED FEBRUARY 4, 2015.

**O** INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS . . . . . THE BEARING SOUTH 89° 56' 30" WEST OF THE CENTERLINE OF HOLLYWOOD BOULEVARD, AS SHOWN ON THE SACKETT TRACT FILED IN BOOK 16 PAGE 150, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY .

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

GROSS 63,050 SQ. FT. = 1.4475 ACRES  
NET 59,933 SQ. FT. = 1.3760 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

FLOOD ZONE . . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 060137C1605F (09/26/2008), AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING & BUILDING SETBACK . . . . . ZONING REPORT NOT PROVIDED.

STREET WIDENING . . . . . REQUIRED STREET WIDENING WILL BE DETERMINED BY THE LOCAL AGENCY ONCE DEVELOPMENTAL PLANS ARE SUBMITTED FOR REVIEW. SEE SURVEYOR'S NOTE 3.

HOLLYWOOD BOULEVARD IS DESIGNATED AS A MAJOR HIGHWAY - CLASS II WITH A WIDTH = 104' AND WILCOX BOULEVARD IS DESIGNATED AS A SECONDARY HIGHWAY WITH WIDTH OF 90 FEET. INFORMATION IS PER CITY OF LOS ANGELES (NAVIGATE LA), STREET WIDTHS PER CITY OF LOS ANGELES, BUREAU OF ENGINEERING, "STANDARD STREET DIMENSIONS", STANDARD PLAN S-470-0.

- EFFECT OF . . . . . PROPERTY TAXES, LIENS AND ASSESSMENTS.
- A B C D E F G H**
- EFFECT OF . . . . . WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 1**
- THE FOLLOWING MATTERS AFFECT PARCELS 1, 2 AND 3:
- EFFECT OF . . . . . COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A 5 FOOT BUILDING SETBACK FROM THE RIGHT-OF-WAY LINE OF WILCOX AVENUE PER DOCUMENT RECORDED IN BOOK 3945 PAGE 300 OF OFFICIAL RECORDS. AFFECTS PARCEL 1, PLOTTED HEREON.
- 2**
- EFFECT OF . . . . . EASEMENT FOR USE AS A PRIVATE ALLEY WITH THE RIGHT TO DEDICATE FOR USE AS A PUBLIC ALLEY PER DOCUMENT RECORDED IN BOOK 2651 PAGE 182 OF DEEDS. PLOTTED HEREON. AFFECTS PARCEL 2.
- 3**
- EFFECT OF . . . . . EASEMENT OVER LOTS 3 AND 4 OF BLOCK 14 HOLLYWOOD TRACT AND THAT PART OF LOT 15, ALL DESCRIBED HEREIN AS PARCEL 2, FOR POLES AND WIRES FOR PUBLIC UTILITY PURPOSES AS CLAIMED BY THE CITY OF LOS ANGELES. NO DOCUMENT PROVIDED.
- 4**

**UTILITY INFORMATION**

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-8080	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-8080	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
TELEPHONE	AT&T	(214) 983-2962	22311 BROOKHURST STREET SUITE 203, DALLAS, TEXAS 75244-6103
TELEPHONE	CORRECTIONAL INSTITUTIONS	(214) 983-2962	22311 BROOKHURST STREET SUITE 203, DALLAS, TEXAS 75244-6103
GAS	THE GAS COMPANY	(310) 697-2099	201 N. BULLIES RD. COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-8080	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
SEWER	CITY OF LOS ANGELES	(213) 977-8080	201 N. FIGUEROA, 4TH FLOOR, L.A., CA

SUBSTRUCTURE PLAN INDEX	
CITY OF LOS ANGELES	
SUBS36-11 & -19	PLAN D-1129-2
PLAN D-128-2	

The only substructure information made available by public agencies and public utilities is their public website. If information is available on their website, no other substructures are shown on this map. The location of private substructures should be determined and verified from other sources before the beginning of any recording.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-842-2444 USA represents many, but not necessarily all, utility and soil companies that have underground lines within the project area. In order to avoid damage to these lines, contact USA two working days prior to digging or excavation. USA will assist in identifying those companies that they represent within their utility lines in the area and contacting the respective companies they represent to have those lines marked on the ground.

**COMMENTS (Cont.):**

- EFFECT OF . . . . . RIGHT-OF-WAY FOR ALLEY PURPOSES OVER THE NORTH 12 FEET OF PARCEL 3, AS SET OUT IN DECREE UNDER L.R. CASE NO. 171, SUPERIOR COURT. PLOTTED HEREON.
- 5**
- EFFECT OF . . . . . COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING CONCERNING FIRE PROTECTION IN ADDITIONS TO STRUCTURES ON PROPERTY PER DOCUMENT RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-166183, OF OFFICIAL RECORDS.
- 6**
- EFFECT OF . . . . . COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL PER DOCUMENT RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-166184, OF OFFICIAL RECORDS.
- 7**
- EFFECT OF . . . . . COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING CONCERNING FIRE PROTECTION IN ADDITIONS TO STRUCTURES ON PROPERTY PER DOCUMENT RECORDED FEBRUARY 4, 1991 AS INSTRUMENT NO. 91-166187, OF OFFICIAL RECORDS.
- 8**
- EFFECT OF . . . . . IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PUBLIC STREET PURPOSES PER DOCUMENT RECORDED APRIL 7, 1992 AS INSTRUMENT NO. 92-604781 AND ACCEPTED BY THE CITY OF LOS ANGELES PER DOCUMENT RECORDED JANUARY 20, 1994 AS INSTRUMENT NO. 94-135253, BOTH OF OFFICIAL RECORDS. PLOTTED HEREON. AFFECTS PARCELS 1 AND 2.
- 9**
- EFFECT OF . . . . . WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT, AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND ALLOWING BUILDINGS INSIDE THE 15 FOOT HIGHWAY DEDICATION PER DOCUMENT RECORDED OCTOBER 7, 1992 AS INSTRUMENT NO. 92-1868475, OF OFFICIAL RECORDS. ITEMS 11(A) THRU 11(L) PLOTTED HEREON.
- 10**
- EFFECT OF . . . . . ANY RIGHTS, CLAIMS OR INTEREST THAT MAY EXIST OR ARISE BY FACTS DISCLOSED BY ALTA/ACSM SURVEY DATED AUGUST 23, 2007, LAST REVISED DECEMBER 13, 2007, PSOMAS JOB NO. 1LEF0101001100. PLOTTED HEREON.
- 11**
- THE FOLLOWING MATTERS AFFECT PARCEL 4:
- EFFECT OF . . . . . COVENANT AND AGREEMENT THAT THE EASEMENT ACROSS THE SOUTH 10 FEET OF THE LOT AT 6436 HOLLYWOOD BLVD. WILL BE ONE OF THE REQUIRED MEANS OF INGRESS AND EGRESS PER DOCUMENT RECORDED DECEMBER 4, 1975 AS INSTRUMENT NO. 2975, OFFICIAL RECORDS.
- 12**
- EFFECT OF . . . . . ANY RIGHTS, CLAIMS OR INTEREST THAT MAY EXIST OR ARISE BY FACTS DISCLOSED BY ALTA/ACSM SURVEY DATED AUGUST 2, 2007 AND LAST REVISED ON JULY 26, 2012, PSOMAS JOB NO. 1LEF0101001101. ITEMS 13(A),(B),(C) & (D) PLOTTED HEREON.
- 13**
- THE FOLLOWING MATTERS AFFECT PARCEL 5:
- EFFECT OF . . . . . EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER DOCUMENT RECORDED IN BOOK 15836 PAGE 156 OF OFFICIAL RECORDS. PLOTTED HEREON. AFFECTS PARCEL 5.
- 14**
- EFFECT OF . . . . . ANY RIGHTS OF PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. AFFECTS ALL PARCELS.
- 17**

**SURVEYOR'S NOTES:**

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

- THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
- THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
- IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

**LEGAL DESCRIPTION**

**1624 & 1636 WILCOX AVENUE:**  
AS SET OUT IN DECREE UNDER L.R. CASE NO. 171, SUPERIOR COURT.

PARCEL 1:  
LOT 5 AND THE NORTH 19 FEET 10 INCHES OF THE WEST 205.8 FEET OF LOT 6 IN BLOCK 14 OF "HOLLYWOOD", IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID LOT 5 THAT PORTION THEREOF INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:  
BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT B OF SACKETT TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 150 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, THENCE SOUTH 0°03'45" WEST ALONG THE WEST LINE OF SAID LOT B, 64.98 FEET TO AN ANGLE POINT THEREIN, THENCE NORTH 89°55'30" WEST ALONG THE BOUNDARY LINE OF SAID LOT B, 5.07 FEET, THENCE NORTH 0°03'45" EAST PARALLEL TO THE WEST LINE OF SAID LOT B TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT B, THENCE SOUTH 89°55'45" EAST 5.07 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
LOTS 3 AND 4 AND WESTERLY 8.5 FEET OF LOT 15 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:  
LOT 16 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

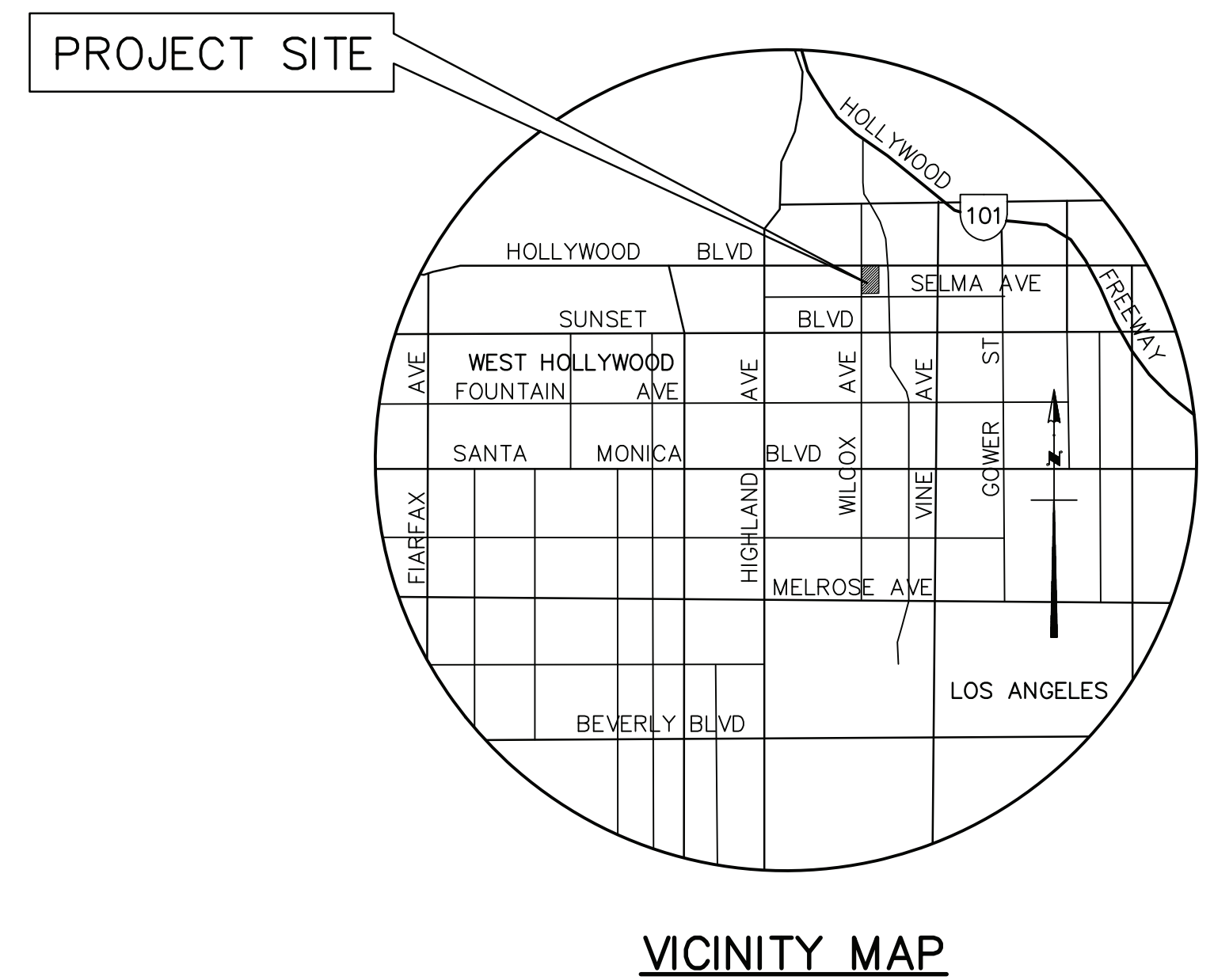
EXCEPT EASTERLY 110.50 FEET THEREOF.

**6430 HOLLYWOOD BOULEVARD:**  
PARCEL 4:  
THE EAST 49.90 FEET OF THE WEST 100 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4A:  
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES IN, OVER, ALONG AND UPON THE SOUTH 10 FEET OF THE WEST 50.10 FEET OF LOT 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**6436 HOLLYWOOD BOULEVARD:**  
PARCEL 5:  
THE WEST 50.10 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGE 59 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: LEGAL DESCRIPTION IS WRITTEN IN A METHOD WHERE IT MAY CREATE A POSSIBLE GAP OR OVERLAP OF THE EASTERLY LINE WITH THE WESTERLY LINE OF THE EAST 110.8 FEET OF LOTS 1 AND 2.



**LEGEND**

[Symbol]	PROPERTY / BOUNDARY LINE
[Symbol]	STREET R/W LINE
[Symbol]	CURB LINE (FROM 1"=20' ON TO 1"=200')
[Symbol]	CURB LINE (1"=10', 1"=8', 1"=16')
[Symbol]	CENTER LINE
[Symbol]	FLOW LINE
[Symbol]	LOT LINE / PARCEL LINE
[Symbol]	EASEMENT LINE (WIDTH)
[Symbol]	CONTOR LINE (APPROXIMATE)
[Symbol]	BUILDING FOOT PRINT LINE
[Symbol]	OVERHANG LINE
[Symbol]	FENCE LINE
[Symbol]	GUARD RAIL
[Symbol]	RETAINING WALL
[Symbol]	CONC. BLOCK WALL
[Symbol]	EDGE OF ASPHALT PAVING
[Symbol]	CONCRETE PAVING
[Symbol]	AREA DRAIN
[Symbol]	CATCH BASIN W/ACCESS HOLE
[Symbol]	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
[Symbol]	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
[Symbol]	STON (ALL KINDS)
[Symbol]	STREET LIGHT
[Symbol]	TRAFFIC SIGNAL
[Symbol]	TRAFFIC SIGNAL W/STREET LIGHT
[Symbol]	YARD LIGHT
[Symbol]	FIRE HYDRANT
[Symbol]	DOWNSPOUT
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	POST INDICATOR VALVE
[Symbol]	DIRECTION OF WATER DRAINAGE FLOW
[Symbol]	PARKING METER
[Symbol]	GM/WV
[Symbol]	GM/WV
[Symbol]	ELEC. STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
[Symbol]	TRUNK DIAMETER
[Symbol]	PLANTER
[Symbol]	GRASS POST
[Symbol]	APPROACH (DRIVEWAY)
[Symbol]	BACKFLOW PREVENTER
[Symbol]	CLEAN OUT
[Symbol]	CHAIN LINK (FENCE/GATE)
[Symbol]	LOCATION OF BUILDING HEIGHT MEASUREMENT
[Symbol]	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
[Symbol]	BACK OF WALK ELEVATION
[Symbol]	EDGE OF CONCRETE ELEVATION
[Symbol]	EDGE OF GUTTER ELEVATION
[Symbol]	EDGE OF PAVEMENT ELEVATION
[Symbol]	FLOW LINE ELEVATION
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	TOP OF GRATE ELEVATION
[Symbol]	TOP OF WALL ELEVATION
[Symbol]	MANHOLE RIM ELEVATION
[Symbol]	MANHOLE INVERT ELEVATION
[Symbol]	CURB DRAIN
[Symbol]	RECORD LOT / PARCEL NUMBER
[Symbol]	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
[Symbol]	IMPROVEMENT FACE
[Symbol]	IMPROVEMENT EDGE
[Symbol]	IMPROVEMENT END
[Symbol]	NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
[Symbol]	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
[Symbol]	ADJACENT PROPERTY OWNER
[Symbol]	SANITARY SEWER (SIZE)
[Symbol]	STORM DRAIN (SIZE)
[Symbol]	WATER LINE (SIZE)
[Symbol]	GAS LINE (SIZE)
[Symbol]	OTL/PETROLEUM LINE (SIZE)
[Symbol]	ELECTRICAL LINE
[Symbol]	COMMUNICATION LINE
[Symbol]	OVERHEAD UTILITY LINE(S)

**SURVEYOR'S CERTIFICATE:**

TO: HOLLYWOOD & WILCOX AND CHICAGO TITLE INSURANCE COMPANY:

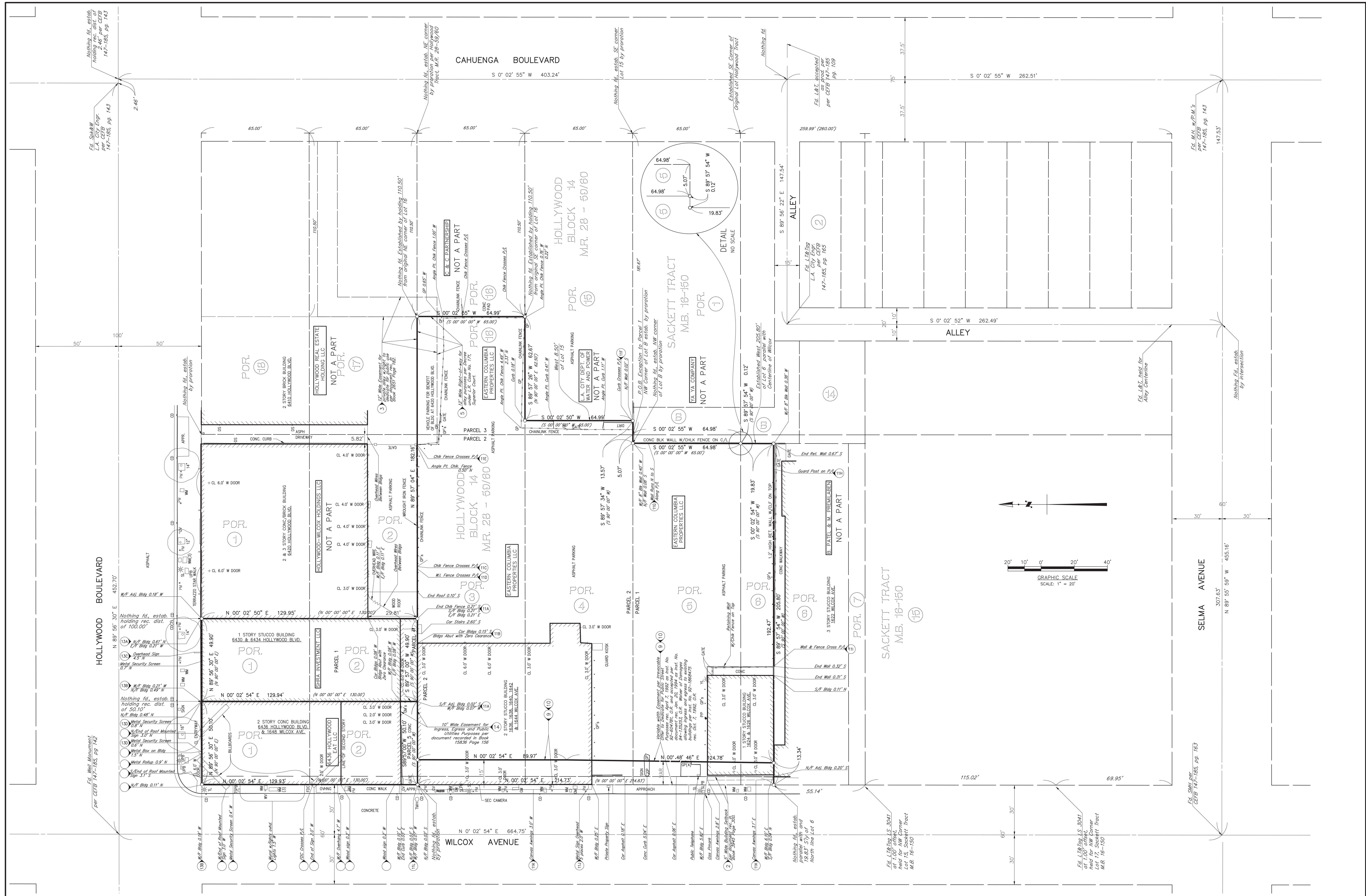
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 8, 11(c), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2015.

*[Signature]* **8 / 23 / 2016**  
DOUGLAS R. HOWARD, PLS 6169 DATE  
PSOMAS

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

	CHECKED FJW DRAFTER FJW CHECKED DRH REV DATE DESCRIPTION	BENCHMARK CITY OF LOS ANGELES BENCH MARK NO. 12-20010 11N BOLT IN CONC MON HMD 1-1-A; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD ELEV. 355.751 ADJUSTMENT 2000 (NAVD 1988) PART/PLAT DATE 3-6-2015 Aug 22, 2016 - 10:58:56 DWG Name: W:\LEF0101001\SURVEY\DESIGN\VLVL-01ALD1.dwg Updated By: dhoward	ALTA/ACSM LAND TITLE & DESIGN SURVEY FOR: <b>HOLLYWOOD &amp; WILCOX</b> 1624 - 1648 WILCOX AVE. AND 6430 - 6440 HOLLYWOOD BLVD. IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE AUGUST 13, 2007 SCALE 1" = 20' SHEET 1 PROJECT NO. 1LEF020100 T100 OF 3
	REF: 1LEF010100; 1LEF010100-T102; 1LEF010101			

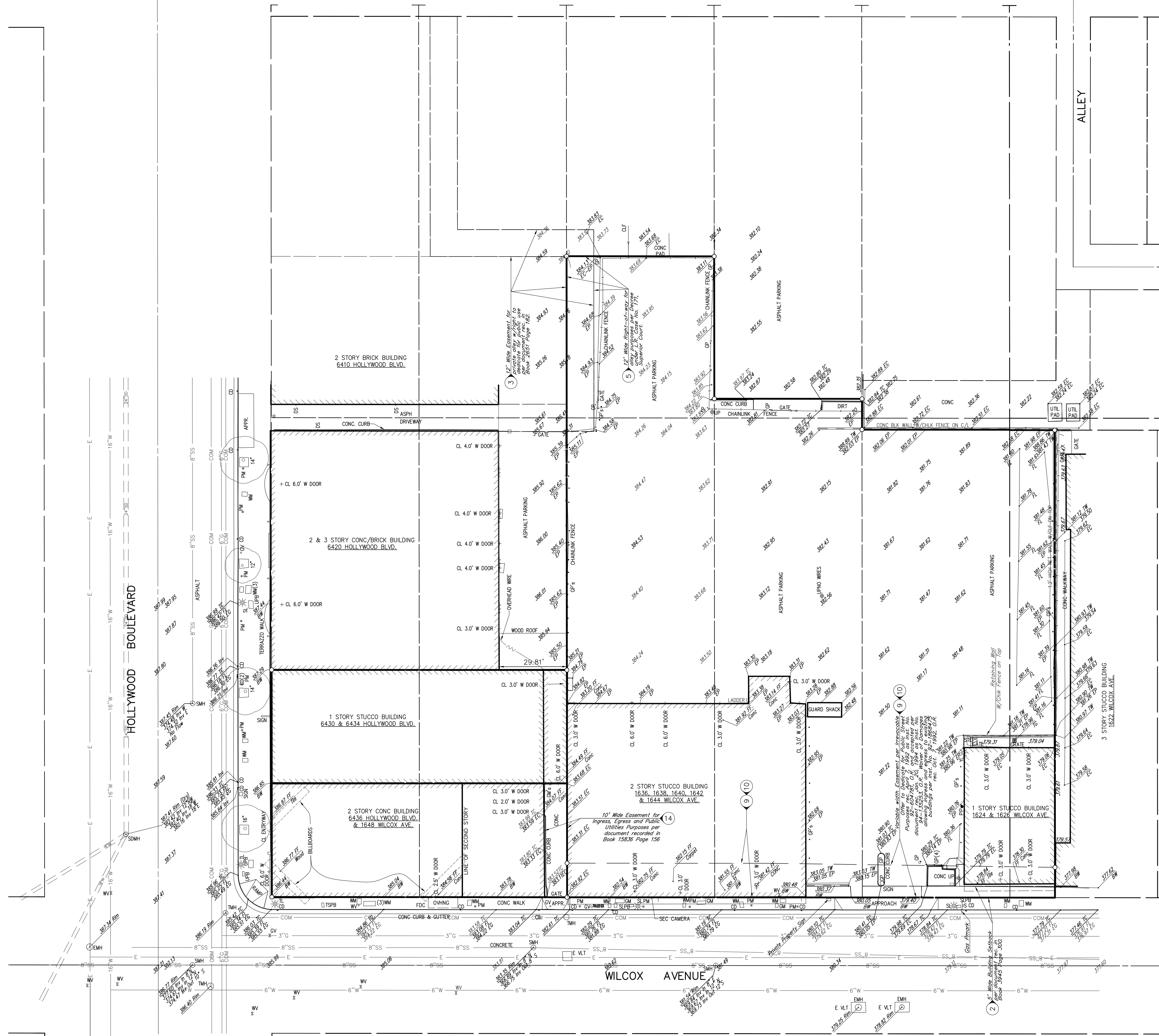
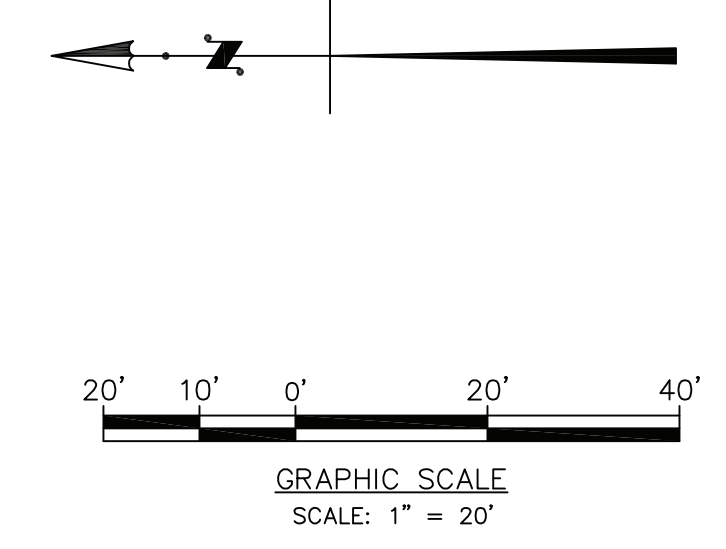




	DESIGNED	FJW	BENCHMARK CITY OF LOS ANGELES BENCH MARK NO. 12-20010 11N BOLT IN CONC MON HMD I-1-A; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD		ALTA/ACSM LAND TITLE & DESIGN SURVEY FOR: <b>HOLLYWOOD &amp; WILCOX</b> 1624 - 1648 WILCOX AVE. AND 6430 - 6440 HOLLYWOOD BLVD. IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE	AUGUST 13, 2007	SHEET	2
	DRAWN	FJW				SCALE	1"=20'		3
CHECKED	DRH	8-22-16	REVISED SURVEYORS CERT AND TITLE BLOCK NAME	DRH	MR	BY	APPROVED	PROJECT NUMBER	1LEF020100 T100
REV	DATE	DESCRIPTION	DATE	BY	APPROVED	DATE	DESCRIPTION	PROJECT NUMBER	1LEF010100; 1LEF010100-1102; 1LEF010100



CAHUENGA BOULEVARD



DESIGNED	FJW						
DRAFTED	FJW						
CHECKED	DRH	8-22-16	REVISED SURVEYORS CERT AND TITLE BLOCK NAME	DRH	MR		
		3-6-2015	ALTA UPDATE AND DESIGN SURVEY	HOO	DRH		
REV		DATE	DESCRIPTION	BY	APPD		

BENCHMARK CITY OF LOS ANGELES BENCH MARK NO. 12-20010  
 11N BOLT IN CONC MON HMD I-1-A; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD  
 ELEV. 355.751 ADJUSTMENT 2000 (NAVD 1988)  
 PLAN/PLOT DATE  
 Aug. 22, 2016 - 11:11:26 DWG Name: W:\1\10101001\001\001\001\001\001.dwg (Updated by: dhoward)

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

ALTA/ACSM LAND TITLE & DESIGN SURVEY FOR:  
**HOLLYWOOD & WILCOX**  
 1624 - 1648 WILCOX AVE. AND 6430 - 6440 HOLLYWOOD BLVD.  
 IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	AUGUST 13, 2007	SHEET	3
SCALE	1" = 20'		
PROJECT NUMBER	1LEF020100 T100		3
			OF



# PROJECT DESCRIPTION

## ARCHITECTURAL AND URBAN DESIGN NARRATIVE

### DESIGN CONCEPT

The design of Hollywood & Wilcox has the goal of celebrating and revitalizing the historic fabric of Hollywood, especially in the National Register of Historic Places-listed Hollywood Boulevard Commercial and Entertainment District along the north end of the project site. At the same time, the southern portion of the site, currently occupied by nondescript one-story and two-story commercial buildings and a large parking lot, provides an opportunity to focus on the potential of present-day Hollywood to be a unique contributor to the vitality of 21st Century Los Angeles. The elements of the project combine in a harmonious blending of old and new, neighborhood and commercial, foreground and backdrop, thereby bridging the golden era of Hollywood and the here and now to discover a timeless architectural language that is distinctively ‘Hollywood.’ Programmatically, the mixed-use project works to help create a well-balanced urban neighborhood that is greater than the sum of its individual parts.

The project site’s most prominent corner is occupied by the Attie Building, which also features the celebrated “You Are The Star” mural. The mural will be preserved and the building will be restored/rehabilitated, particularly the ground level commercial space — which has been significantly altered many times over the years —back to an earlier configuration. Adjacent to this building, we propose the addition of a new low-rise commercial building to replace a small contemporary commercial building that is non-contributing to the Hollywood Boulevard Commercial and Entertainment District. The new commercial building is contemporary, but compatible with the Attie Building, borrowing its triple-bay façade pattern, but using clean modern lines and materials so as not to compete with the structure.

The largest portion of the site will be occupied by a modern mixed-use building that takes contextual cues from historic Hollywood apartment blocks and flagship commercial buildings built in the twenties, thirties, and forties. These inspirations include the Taft building at Hollywood and Vine, the Warner Theater Building, the Security Bank Building, along with the Equitable Building. The proposed building’s mostly white exterior combined with accents of color pulled from its neighbors presents an unabashedly modern building that is, nevertheless, anchored in its Hollywood locale through the use of a solid, cementitious exterior and its vertical façade rhythm.

With its frontage along Wilcox Avenue, the new mixed-use building takes advantage of an opportunity to bring the vitality of the Hollywood Boulevard streetscape to a relatively pedestrian-unfriendly stretch of Wilcox Avenue. Lined with commercial space, and residential lobby and resident amenity space in a double-story configuration, the ground level is specifically designed to activate Wilcox. The widened public sidewalk in front of the building creates a welcoming plaza with street furniture, planters and possible café-style seating for food-service customers.

Above, the residential tower provides a mix of unit plans to invite a diverse mix of households. Multiple common exterior spaces, including a pool deck over the new commercial building on Hollywood Blvd and higher decks with views, provide residents the opportunity to connect with one another and with their immediate Hollywood neighborhood.

Outside, the building’s exterior is composed of two exterior ‘skins’. The primary, outer cementitious wall projects solidity and a sense of permanence, not unlike the historic Hollywood apartment blocks. Meanwhile, the secondary, inner skin includes the building’s fenestration which allows for ample light and air.

The space between the two wall layers helps to shade the residential units, thereby lessening the need for air conditioning while giving the building a sense of depth. This façade depth is in the spirit of historic Hollywood architecture and is in contrast with the thin curtainwall membranes used on many comparable modern buildings. The depth between wall layers also create private outdoor patio space. Unlike hanging balconies, this integrated approach reinforces the unified building mass, creating a more authentically urban aesthetic.

### CONNECTIVITY

The project is highly responsive to its immediate urban context. One of the project’s key goals is to repair gaps in the streetwall and thereby enhance activity and visual interest on both Hollywood Boulevard and Wilcox Avenue. Along Hollywood Boulevard, the Attie Building and its famous “You Are The Star” mural is sensitively preserved to help anchor this important corner. Next door, the proposed new commercial building provides a transparent storefront to enhance this stretch of Hollywood Boulevard and the viability of the pedestrian-oriented Commercial and Entertainment district.

While Wilcox Avenue connects directly to busy Hollywood Boulevard, it exhibits none of its vibrancy. The restored/rehabilitated building’s ground floor spaces will act as a gateway to this corridor, which when combined with the new mixed-use residential building along Wilcox, will expand the zone of pedestrian activity south to Wilcox. By drawing increased foot-traffic, we hope to make this important north-south corridor a true neighborhood connector.

Furthermore, we carefully designed the mixed-use apartment building’s frontage on Wilcox to create a streetscape that heightens the pedestrian experience. The ground level of the new mixed-use residential building is lined with commercial space and building lobby space with resident amenities that open onto the sidewalk-plaza. With more than 80% storefront glazing at ground level, the building exhibits a high degree of transparency, creates visual interest for passersby, and provides critical ‘eyes on street’ to improve both the actual and perceived safety of the area at night.

### SCALE, DESIGN AND PRESERVATION OF COMMUNITY CHARACTER

Hollywood and the immediate project environs exhibit a wide range of building heights. Numerous billboards and tall antennae towers add to this diversity of heights. Similarly, our project uses a range of building heights as appropriate to the immediate context. We identified a relatively consistent height of the existing buildings along Hollywood, and wanted to match that height with the new proposed commercial space, even though that height is below the allowable by-right 45 foot height limit. The tallest portion of the project, the southern-most portion of the mixed-use residential building, is only slightly taller than the currently-under-construction Dream Hotel on the same block.

The mixed-use residential building is outside the boundary of the Hollywood Boulevard Commercial and Entertainment District and is carefully designed to not compete with the historic fabric along the Boulevard. Carefully sited a respectful distance from the Boulevard, the building steps down as it approaches Hollywood Boulevard, greatly reducing the building’s perceived height and mass. From Hollywood Boulevard the new mixed-use building is visible only at a low angle: it does not loom overhead, but instead stands at a respectful distance.

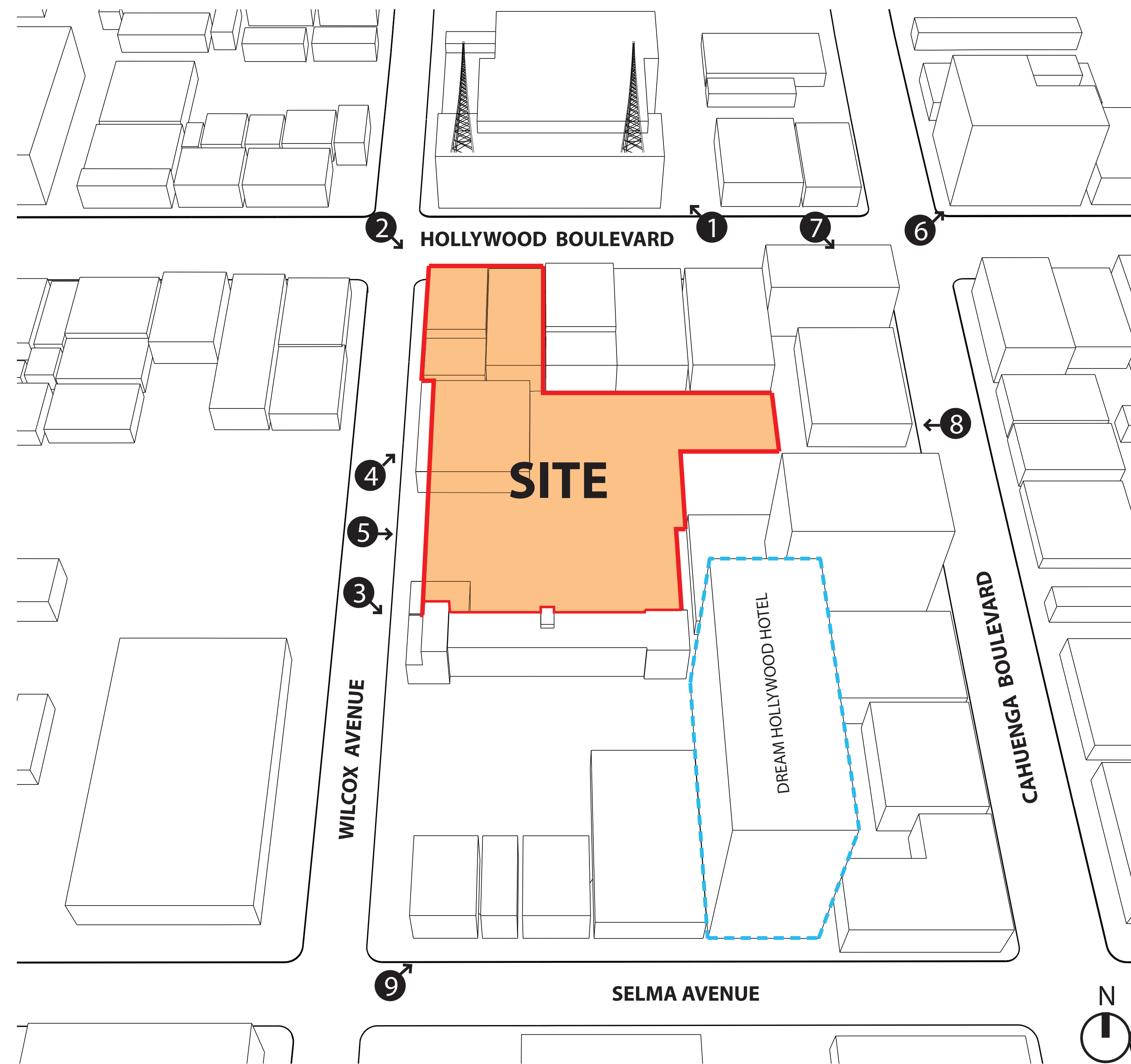
The mostly white, minimally adorned exteriors of the two new structures that are located behind and to the side of the Attie Building are meant to serve as a backdrop, so that the building’s Art Deco details can take center stage.

### VEHICULAR SITE ACCESS AND CIRCULATION

The project strives to create an urban condition, where driveways and parking areas take a minimal amount of space and are unobtrusive. Over the combined 445 feet of frontage along Hollywood Boulevard and Wilcox Avenue, the only curb cut is a single two-lane driveway on Wilcox that provides access to resident drop-off, loading, trash and structured parking below, at, and above grade for both residents and commercial patrons. The parking area on levels 1 and 2 is hidden from view on Wilcox Ave. by the double-story ground level commercial space and resident lobby/amenity spaces. On level 3, apartments line the elevation along Wilcox Avenue to similarly hide the above grade parking from the street.

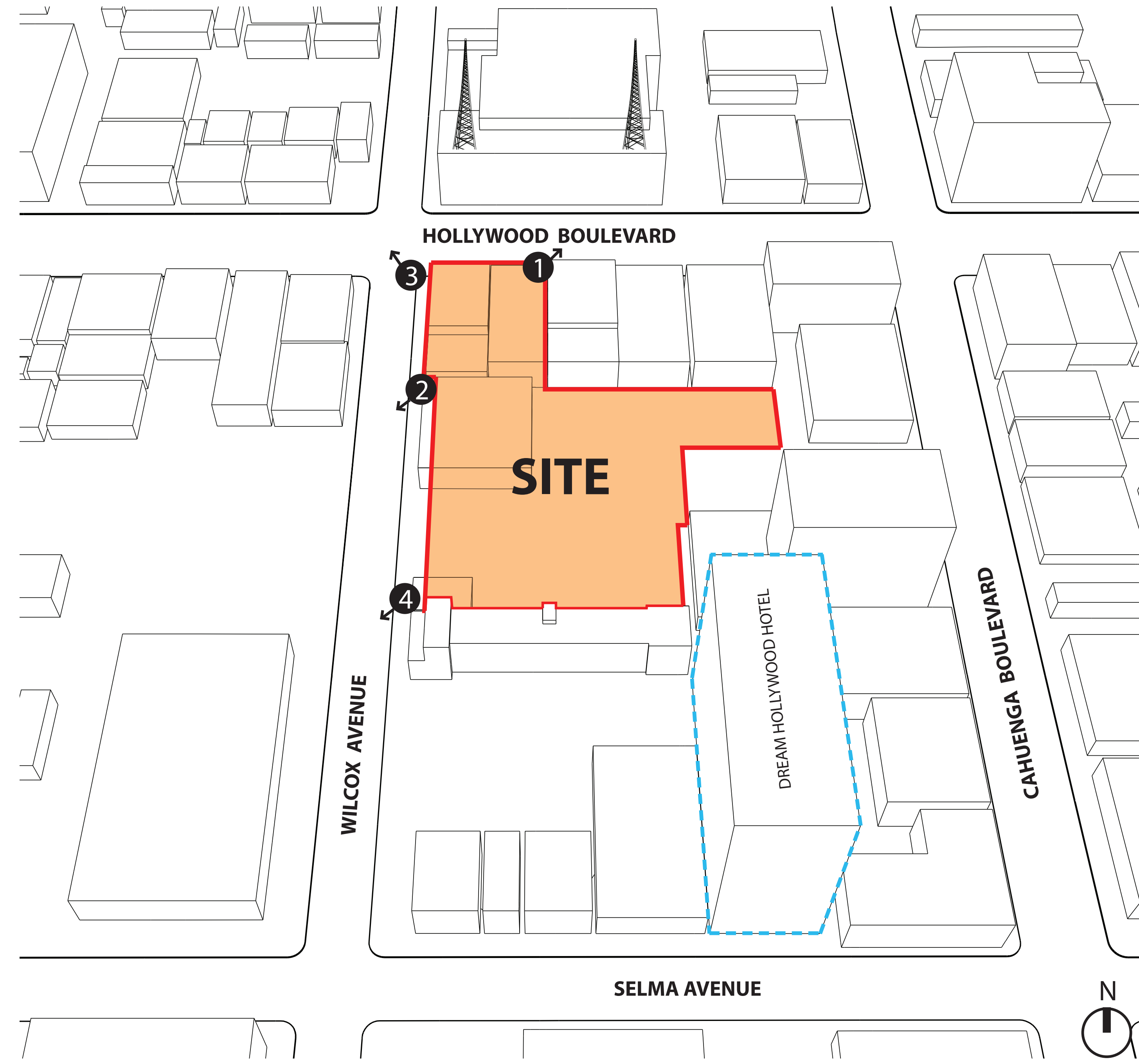


SITE CONTEXT



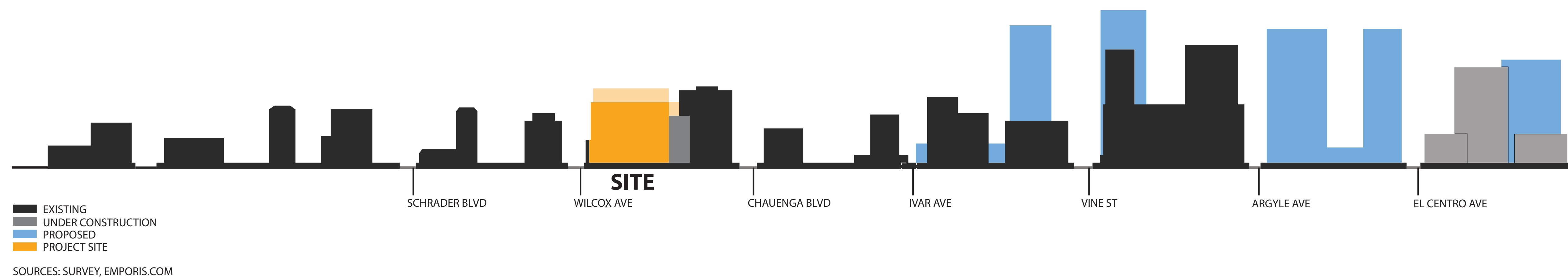
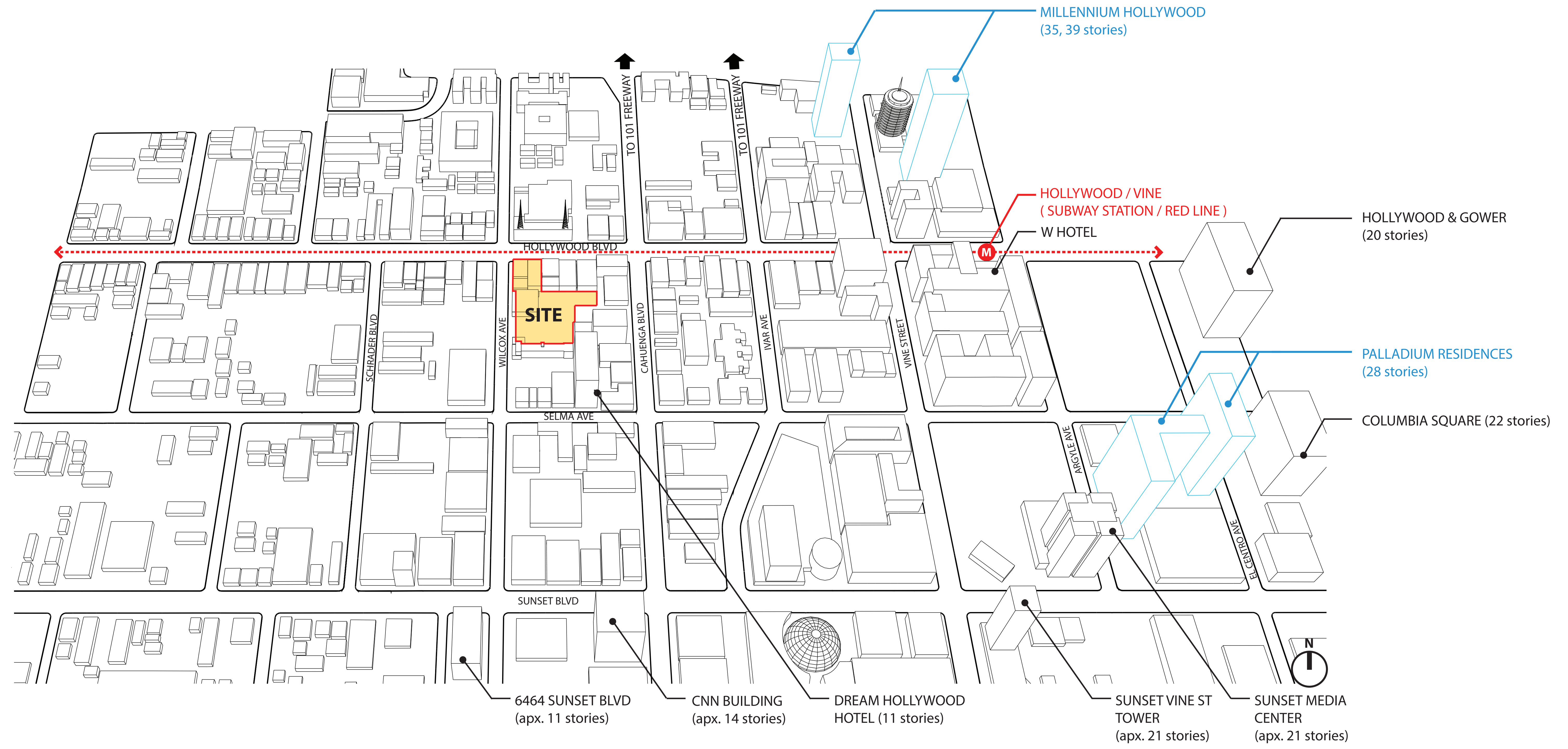


# SITE CONTEXT



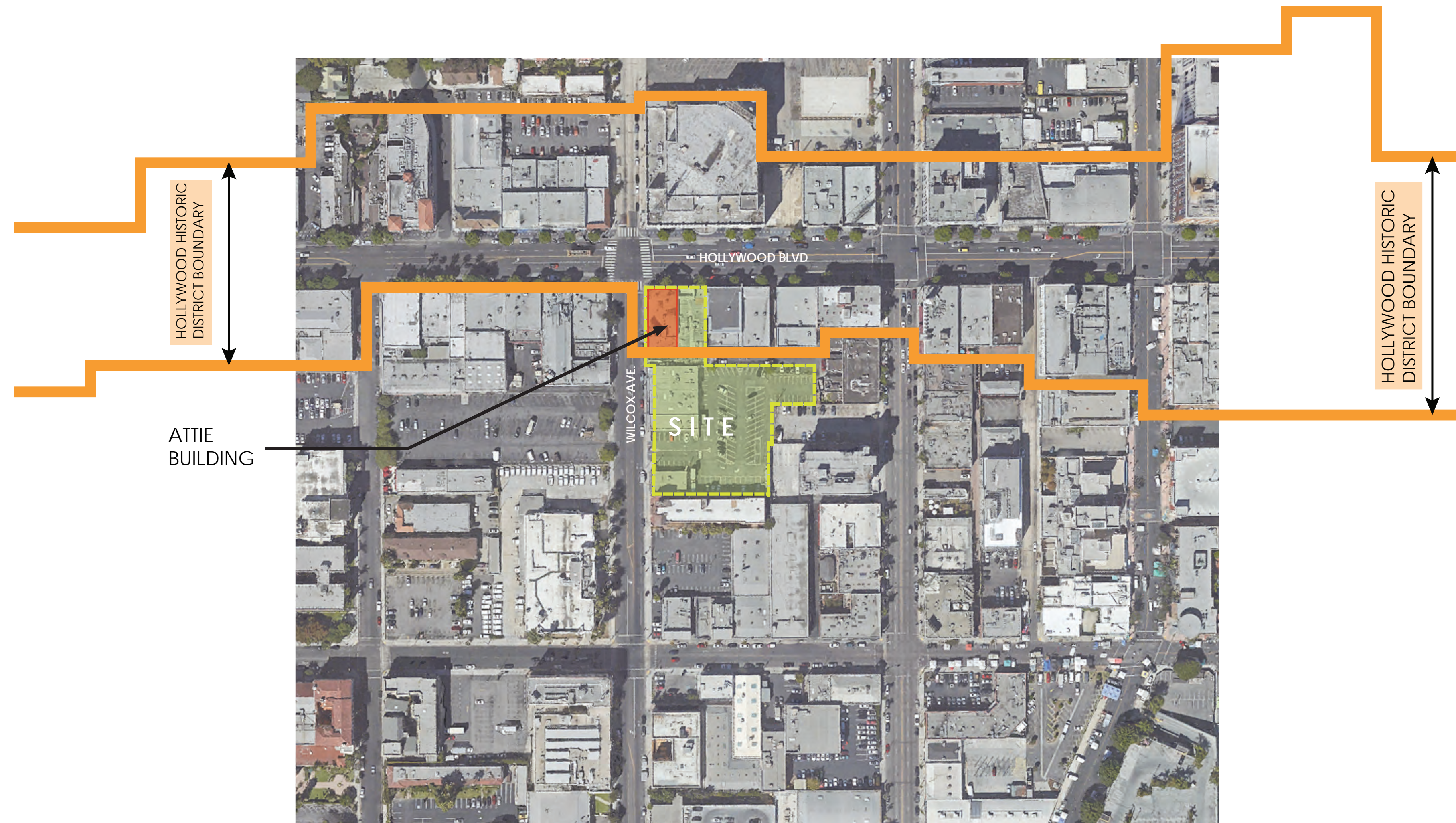


# SITE CONTEXT

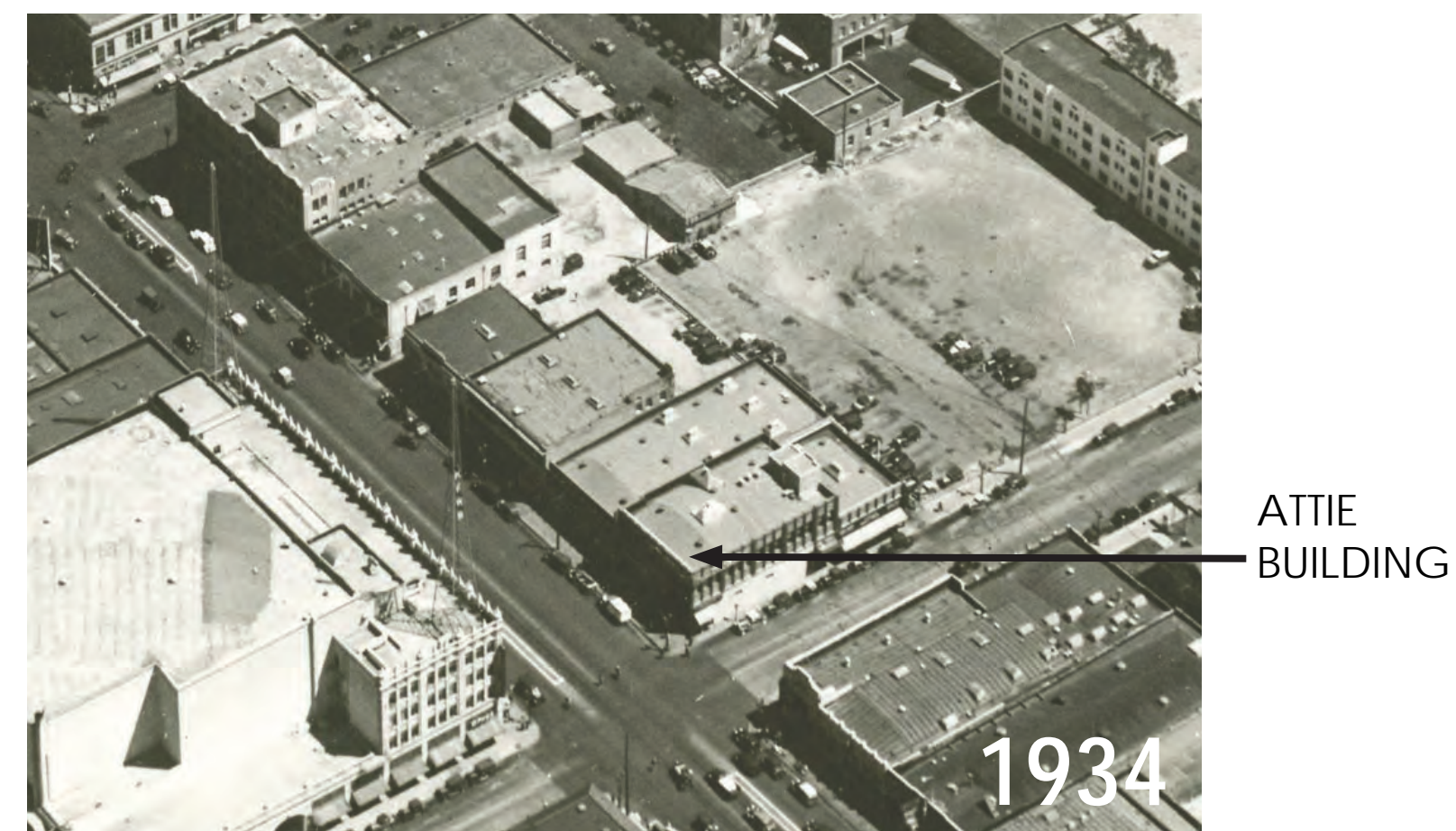




# HOLLYWOOD NEIGHBORHOOD STUDY



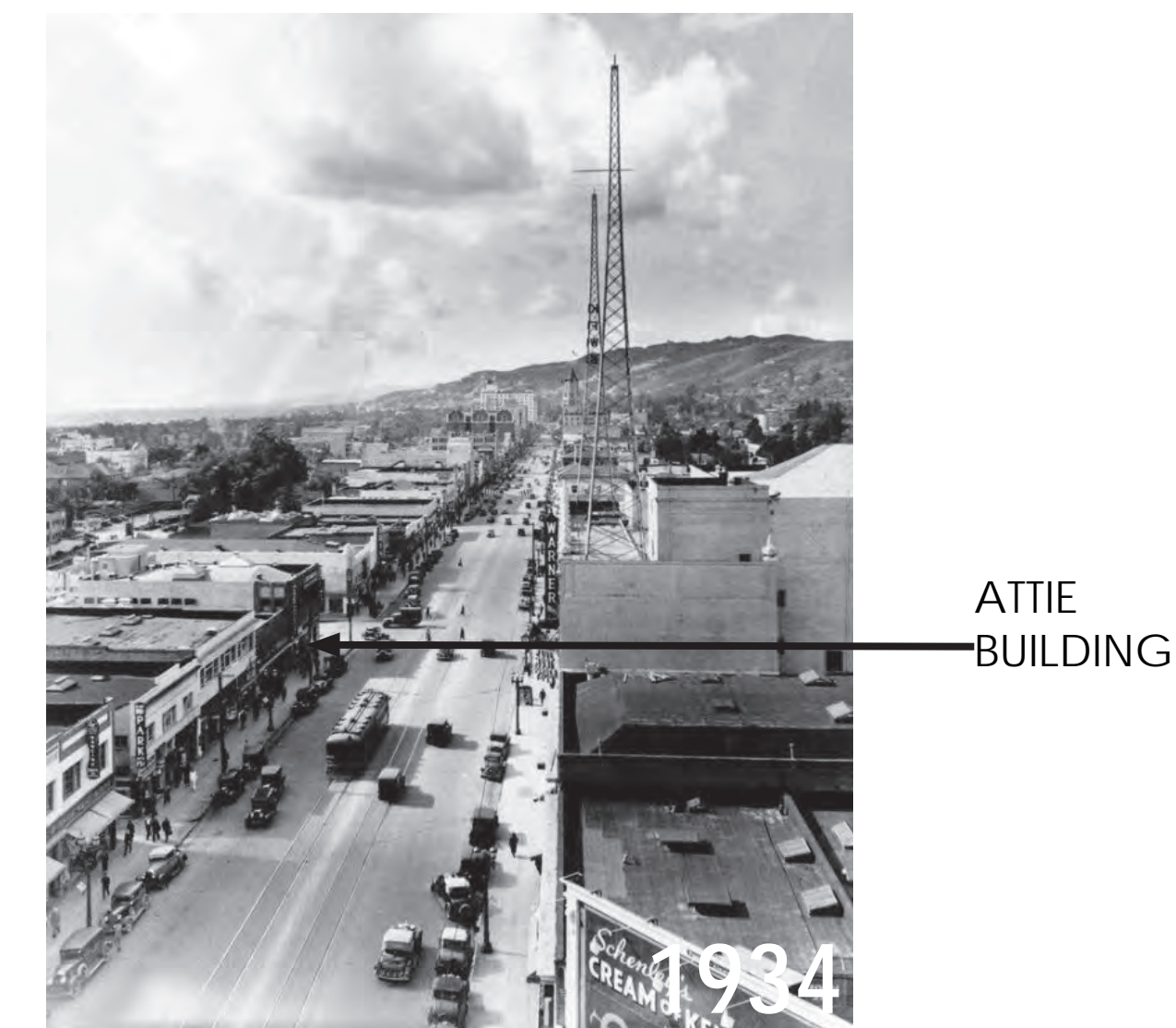
HOLLYWOOD HISTORIC DISTRICT OUTLINE  
COMMUNITY REDEVELOPMENT AGENCY, 1985



HOLLYWOOD PHOTOGRAPH COLLECTION | HISTORIC CA. 1934



HOLLYWOOD PHOTOGRAPH COLLECTION | HISTORIC CA. 1938



HOLLYWOOD BOULEVARD AERIAL VIEW  
ORIGINAL SOURCE UNKNOWN | HISTORIC CA. 1934



LOOKING EAST ON HOLLYWOOD BOULEVARD.  
ORIGINAL SOURCE UNKNOWN | HISTORIC CA. 1938

## HISTORIC IMAGES OF HOLLYWOOD SHOWING THE ATTIE BUILDING



# THE ATTIE BUILDING

The Attie building at 6436 Hollywood Blvd. was built in 1931. It is an excellent example of the Art Deco period commercial architecture that is often associated with the golden era of Hollywood.

Although the mural on Wilcox Avenue is not original to the building, it has become an icon of Hollywood.



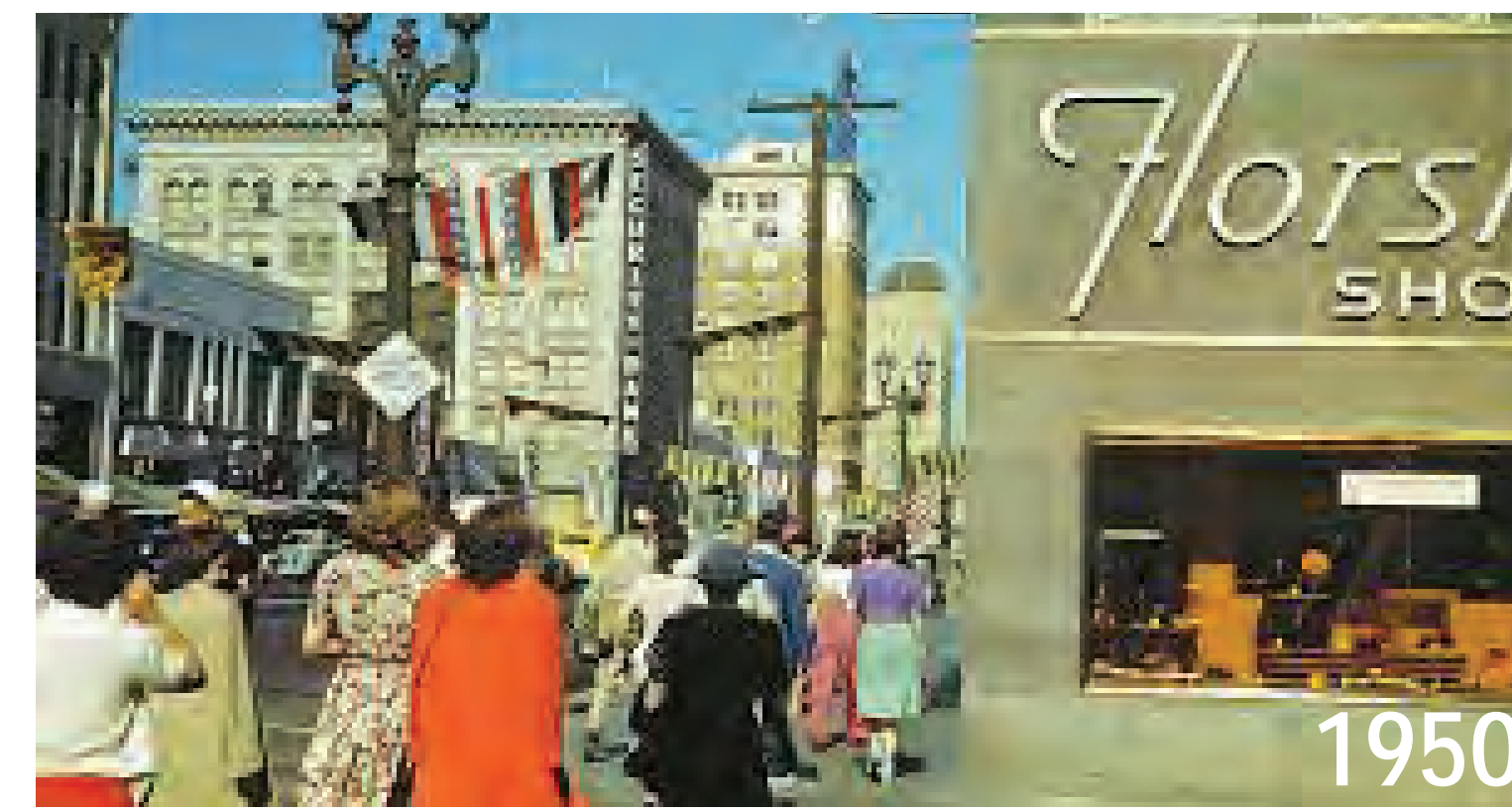
NORTH ELEVATION, DETAIL OF GRAYSON'S STOREFRONT AT NIGHT.  
LA FORUM ISSUE 7, ORIGINAL SOURCE UNKNOWN | HISTORIC CA. 1946



NORTH ELEVATION, VIEW SOUTHWEST.  
BISON ARCHIVES | HISTORIC CA. 1947



NORTH ELEVATION, VIEW EAST ALONG HOLLYWOOD BLVD.  
BISON ARCHIVES | HISTORIC CA. 1948



ORIGINAL SOURCE UNKNOWN | HISTORIC CA. 1950



ORIGINAL SOURCE UNKNOWN | HISTORIC CA. 1953



HOLLYWOOD PHOTOGRAPH COLLECTION | HISTORIC CA. 1972



HOLLYWOOD PHOTOGRAPH COLLECTION | HISTORIC CA. 1979



HOLLYWOOD PHOTOGRAPH COLLECTION | HISTORIC CA. 1979



SOURCE UNKNOWN | 2004



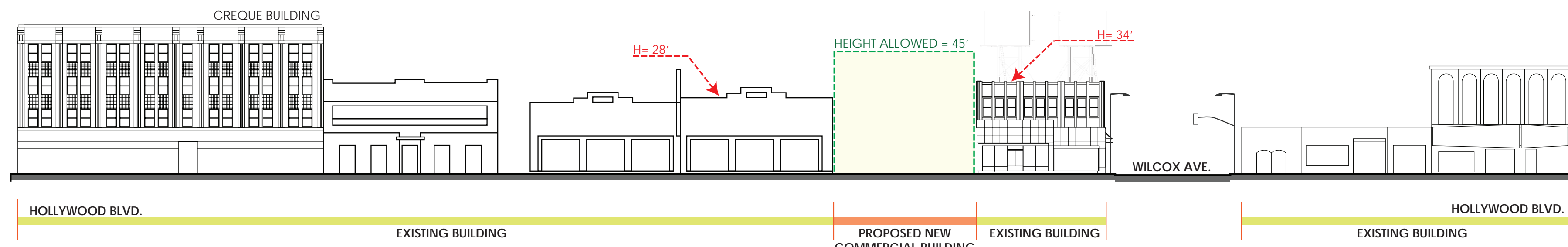
GMPA | 2016



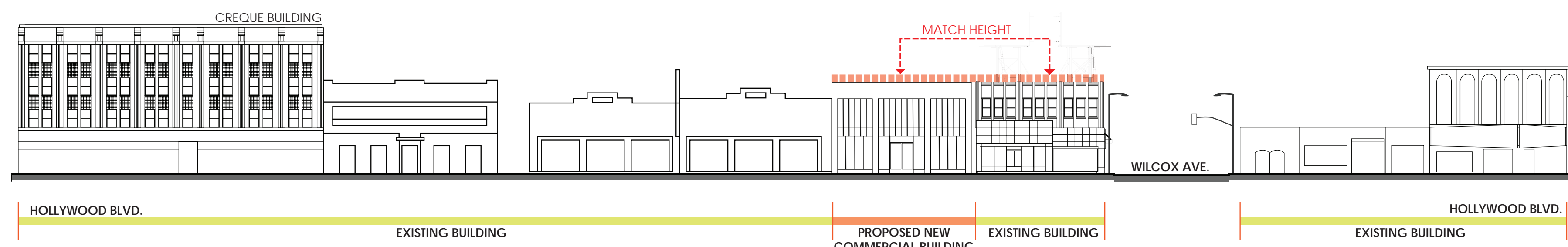
# HOLLYWOOD BOULEVARD STREETScape STUDIES



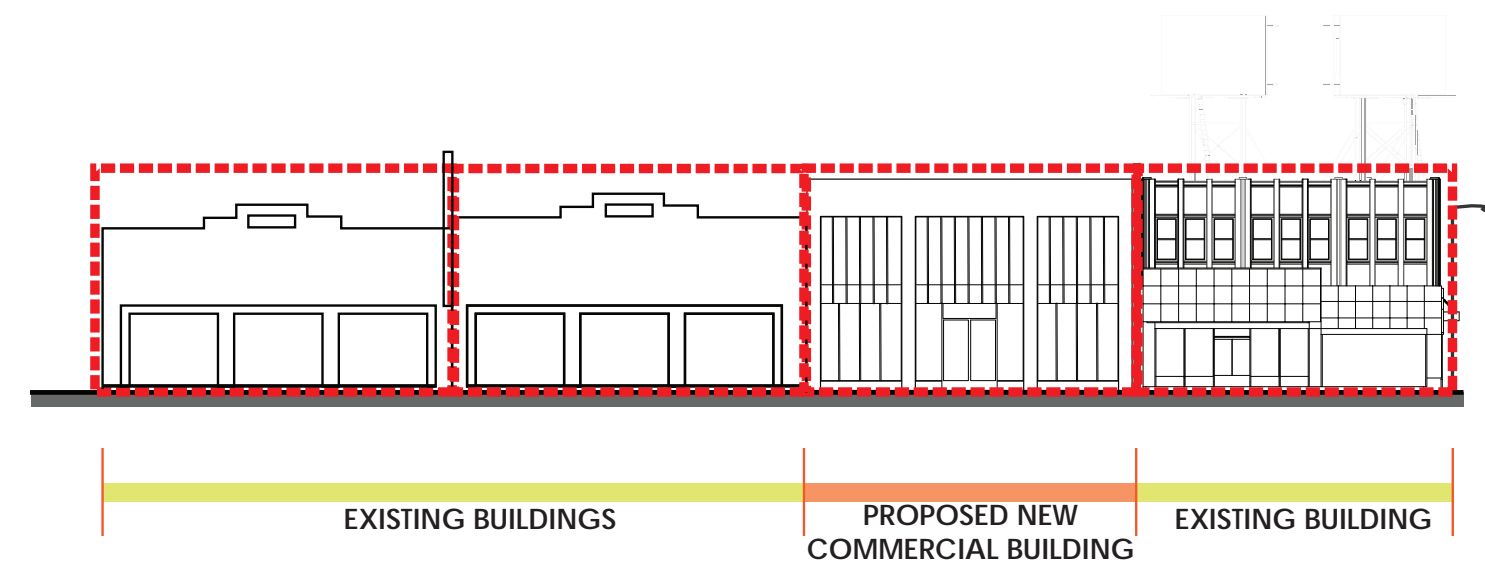
EXISTING STREETScape ALONG HOLLYWOOD BLVD.



**ALLOWABLE HEIGHT** New construction on Hollywood Blvd is allowed up to a height of 45'. We propose a lower height to align with the height of the Attie building.

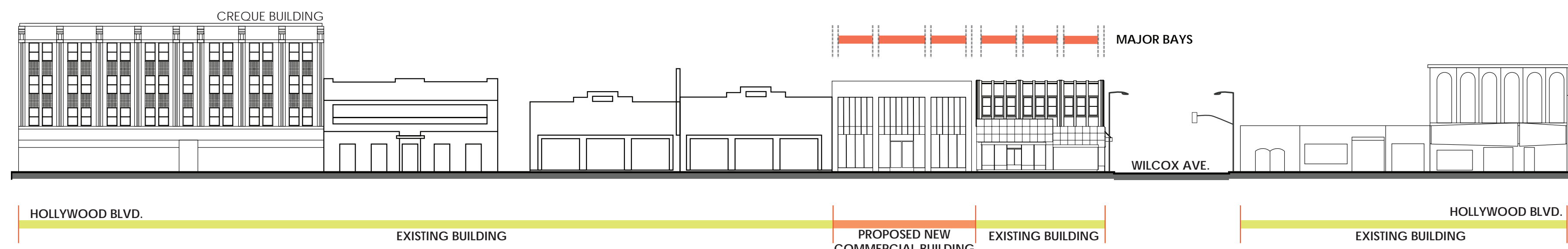


PROPOSED HEIGHT TO MAINTAIN A CONSTANT STREET WALL



ECHOING NEIGHBORING PROPORTIONS

The new commercial building would closely echo the width as well as the height of the Attie building.



FACADE PATTERN/ RHYTHM STUDY

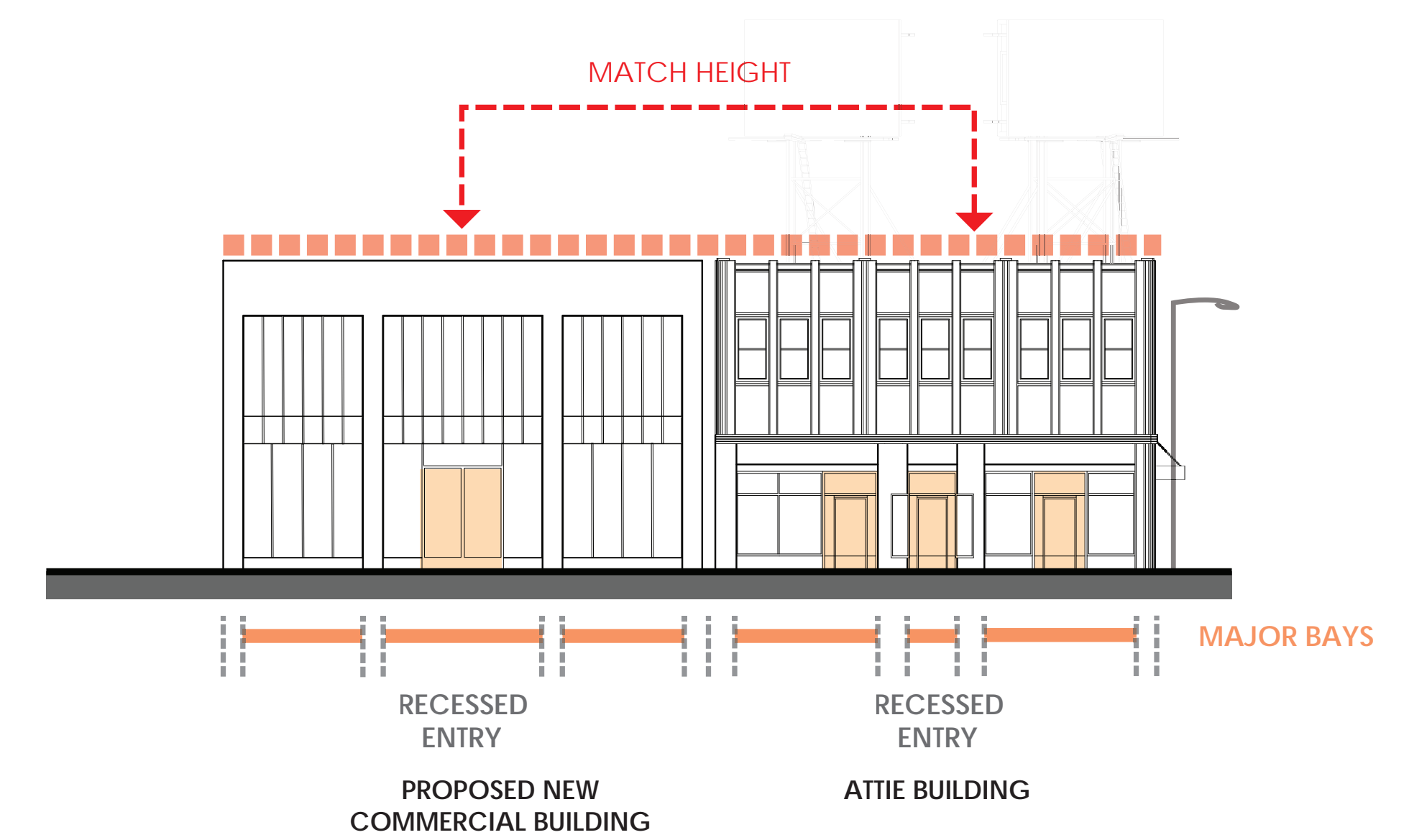


HOLLYWOOD STREETScape WITH PROPOSED COMMERCIAL BUILDING

# ATTIE BUILDING RESTORATION / REHABILITATION STUDIES



EXISTING STREET ELEVATION



ATTIE BUILDING AFTER PROPOSED RESTORATION / REHABILITATION AND THE PROPOSED CONTEMPORARY COMMERCIAL SPACE

The new commercial building follows the height datum established by the Attie building. The exterior of the new commercial building also borrows the Attie building's three major bay rhythm. For the restored/rehabilitated Attie Building storefront, the three major bays on the second story are brought down and reflected in the design of the first story. Now, the Attie building looks anchored and supported by its ground level.



ATTIE BUILDING AFTER PROPOSED RESTORATION / REHABILITATION AND THE PROPOSED CONTEMPORARY COMMERCIAL SPACE



# ELEVATION STUDY | NEW BUILDING IN-RELATION TO EXISTING OLD BUILDINGS

## Proposed Mixed-Use Residential Building

The new mixed-use residential building is outside of the Hollywood Boulevard Commercial and Entertainment District boundary. Nevertheless, this building was designed to be respectful to its neighbors to the north. The mixed-use residential building is designed to create a vibrant, pedestrian-oriented streetscape for this stretch of Wilcox Avenue where none presently exists. Taking cues from the Attie Building, the new mixed-use building continues the ground level public uses with commercial space and a transparent public-facing lobby. The second level of the new building is scaled so that it is in line with the second level of the Attie Building, and its design incorporates the vertical lines apparent in its neighbor.

Engaging the streetscape and bringing the building to the sidewalk was balanced with an effort to reduce the actual and perceived mass of the structure above, especially from Hollywood Boulevard, by stepping the building down to the north. While the building is a contemporary structure, taking cues from the existing Hollywood context was of foremost importance.

## Horizontal and Vertical Detailing – Façade Expression

The proposed new building uses strong bands of vertical and horizontal lines, often accentuated by prominent bands of color to create a visual complexity that echoes the vibrancy and visual interest of classic Hollywood structures.

## Façade Depth and Exterior Finish

Our building does not use a glass curtainwall as its skin. Instead, our strategy is to create a sense of depth, by utilizing a solid cementitious exterior, with the glazing recessed behind the primary layer, echoing the masonry exterior of historic Hollywood buildings and the depth within these elaborate façades. The interstitial space between the solid exterior and the inner glazing layer provides balcony space for the residents. This design means that the balconies are integrated within the building's façade, rather than projecting from it.

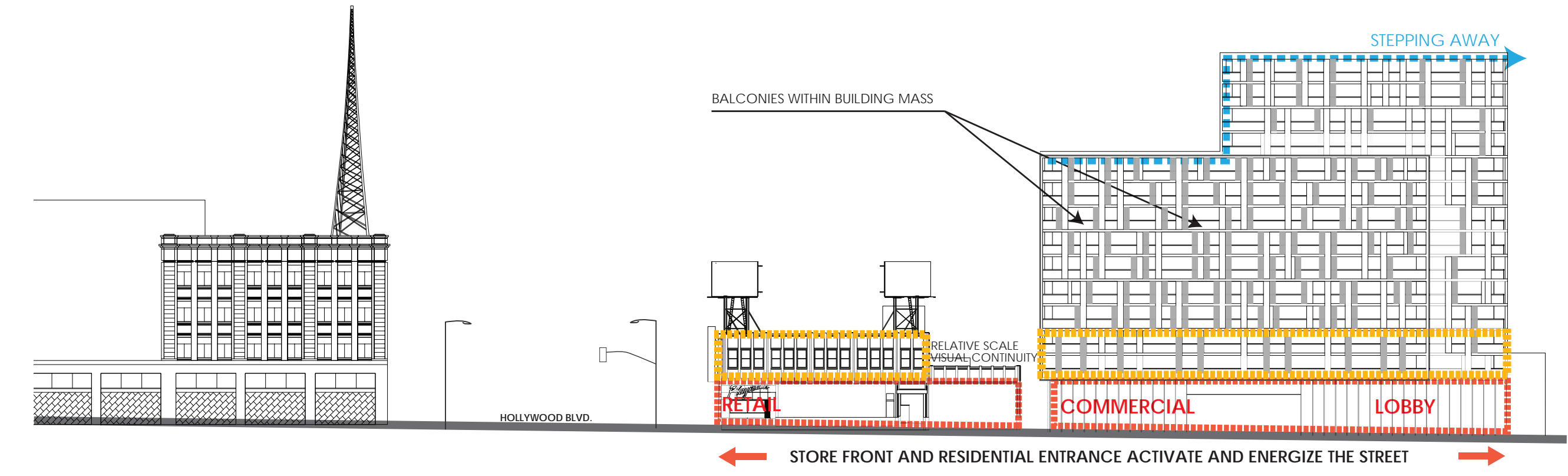
## Material and Color

The proposed building uses a white fiber cement (cementitious) exterior as the dominant material. The use of light colors has abundant precedent in Hollywood. Many Art Deco buildings use bright white stucco or light colored and glazed terracotta. At the same time, darker colored accents at windows and trim are commonly found. The mixed-use building uses such color accents, in the form of vertical bands, to incorporate the color sensibilities of older landmark structures such as the Attie Building.

EXISTING WILCOX AVE. ELEVATION



BUILDING HEIGHT STEPS AWAY FROM HOLLYWOOD BLVD.



TAKING CUES OF SCALE AND PROPORTIONS FROM THE NEIGHBORING ATTIE BUILDING

EXISTING VIEW ALONG WILCOX AVE.



ACTIVATING STREETFRONT ON WILCOX AVENUE







PROPOSED PROJECT WITH ATTIE BUILDING AFTER RESTORATION / REHABILITATION





VIEW FROM HOLLYWOOD BLVD AT THE INTERSECTION OF HOLLYWOOD BLVD AND N. CAHUENGA BLVD. (LOOKING WEST)





VIEW FROM WILCOX AVE. AT THE INTERSECTION OF WILCOX AVE. AND SELMA AVE. (LOOKING NORTH)





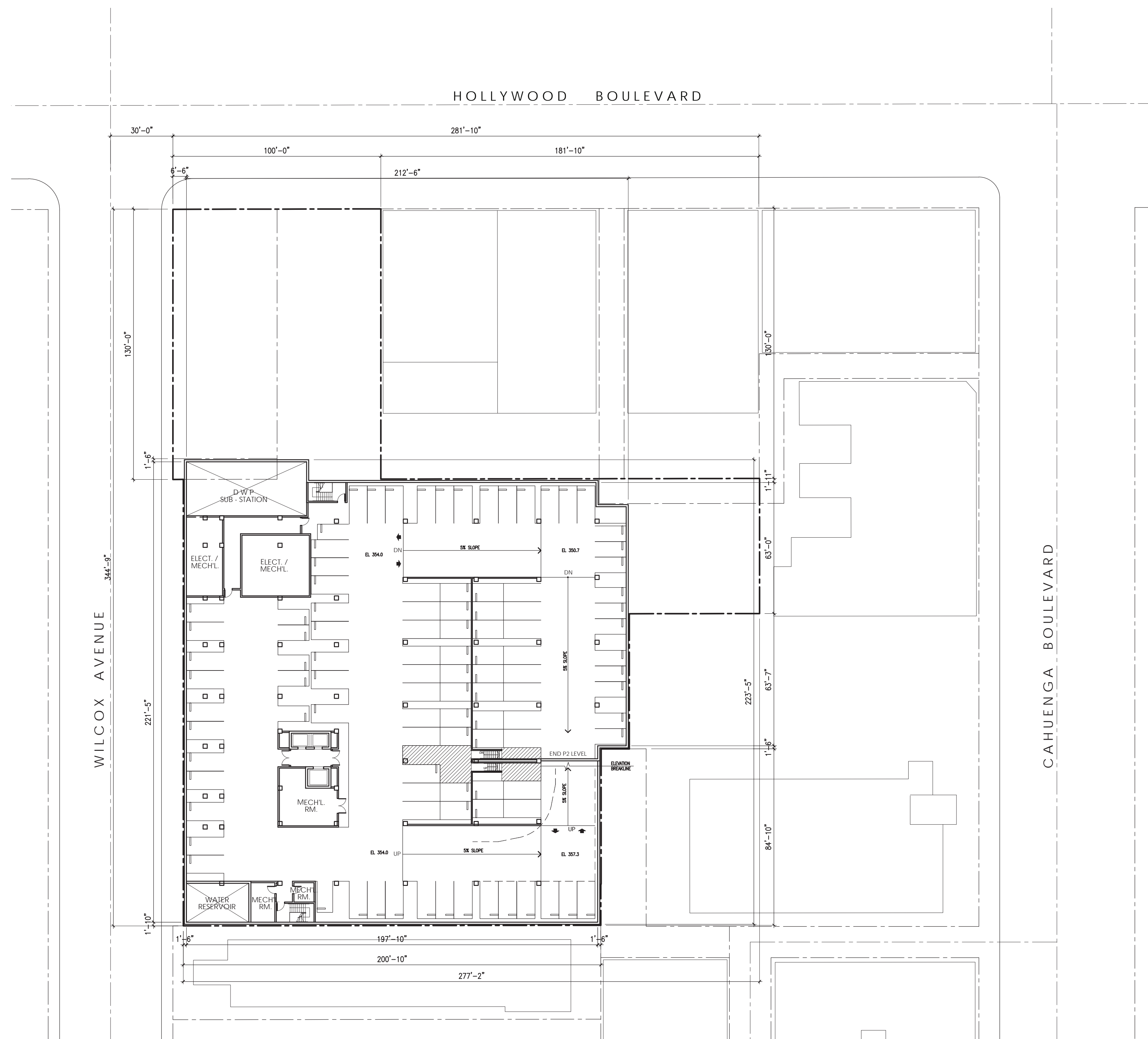
ACTIVATED URBAN ENVIRONMENT AFTER RESTORATION / REHABILITATION OF THE ATTIE BUILDING



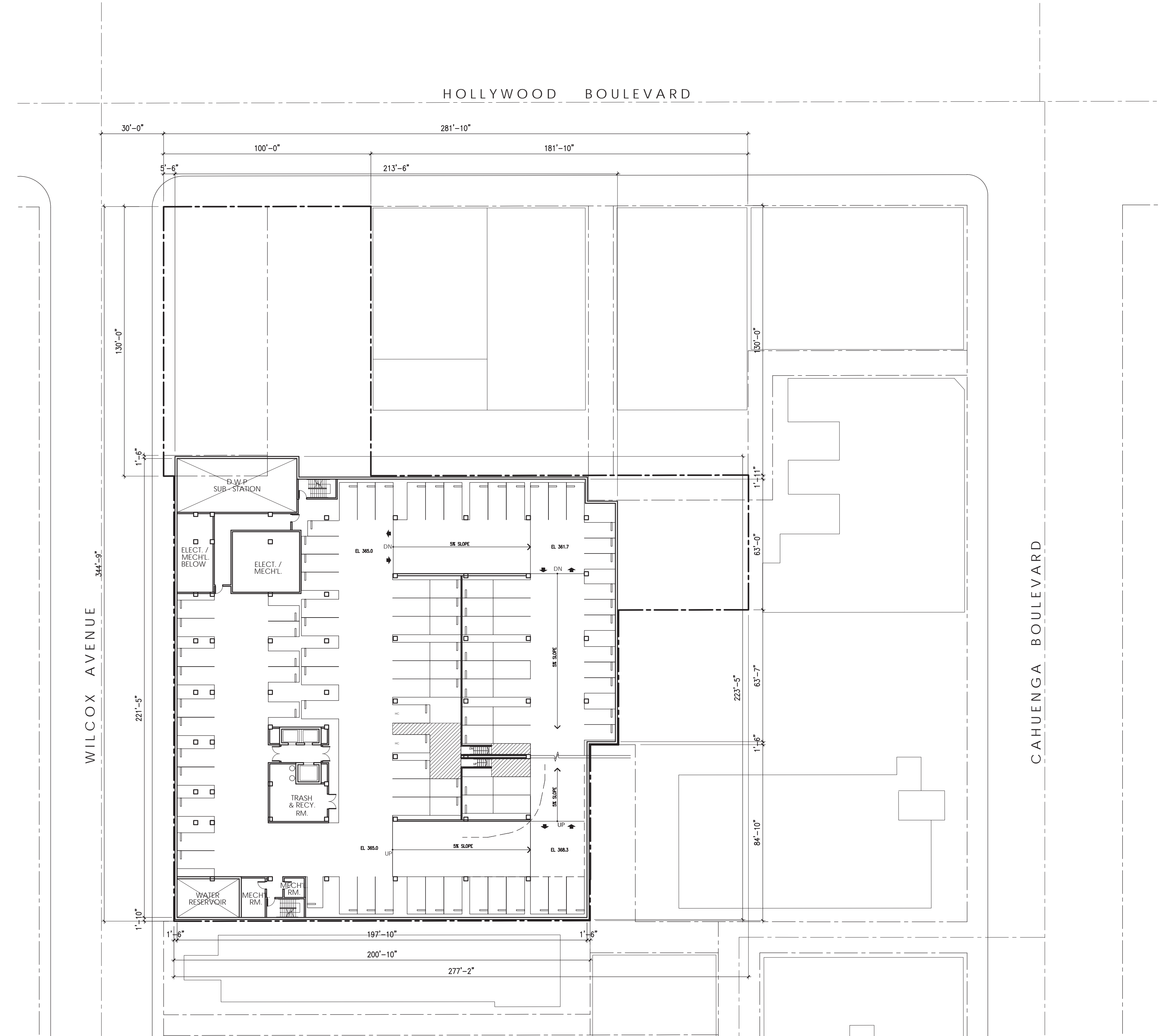


COMPOSITE  
SITE PLAN  
SCALE 1"=20'  
0 10' 20' 30'





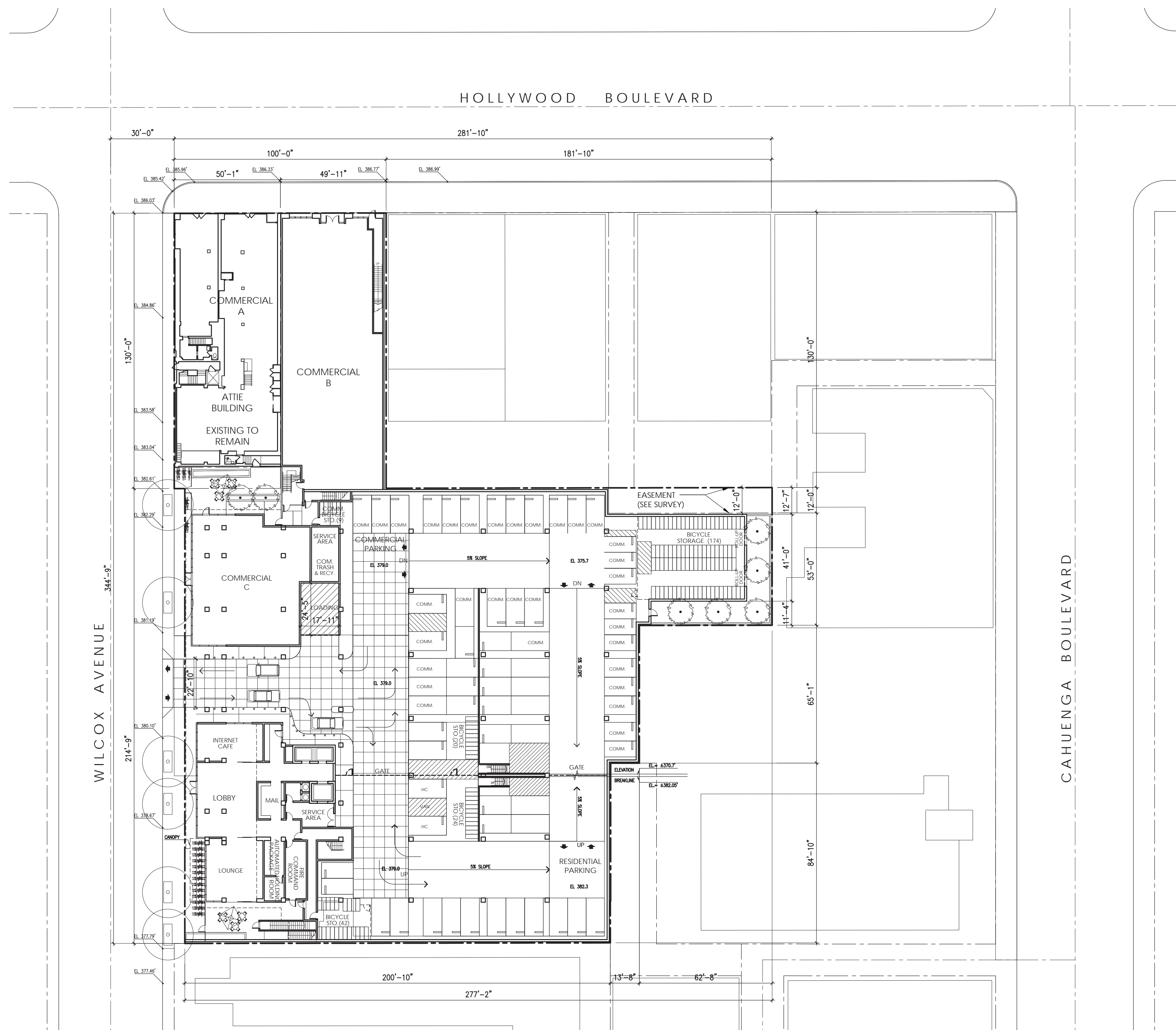
PARKING - P2



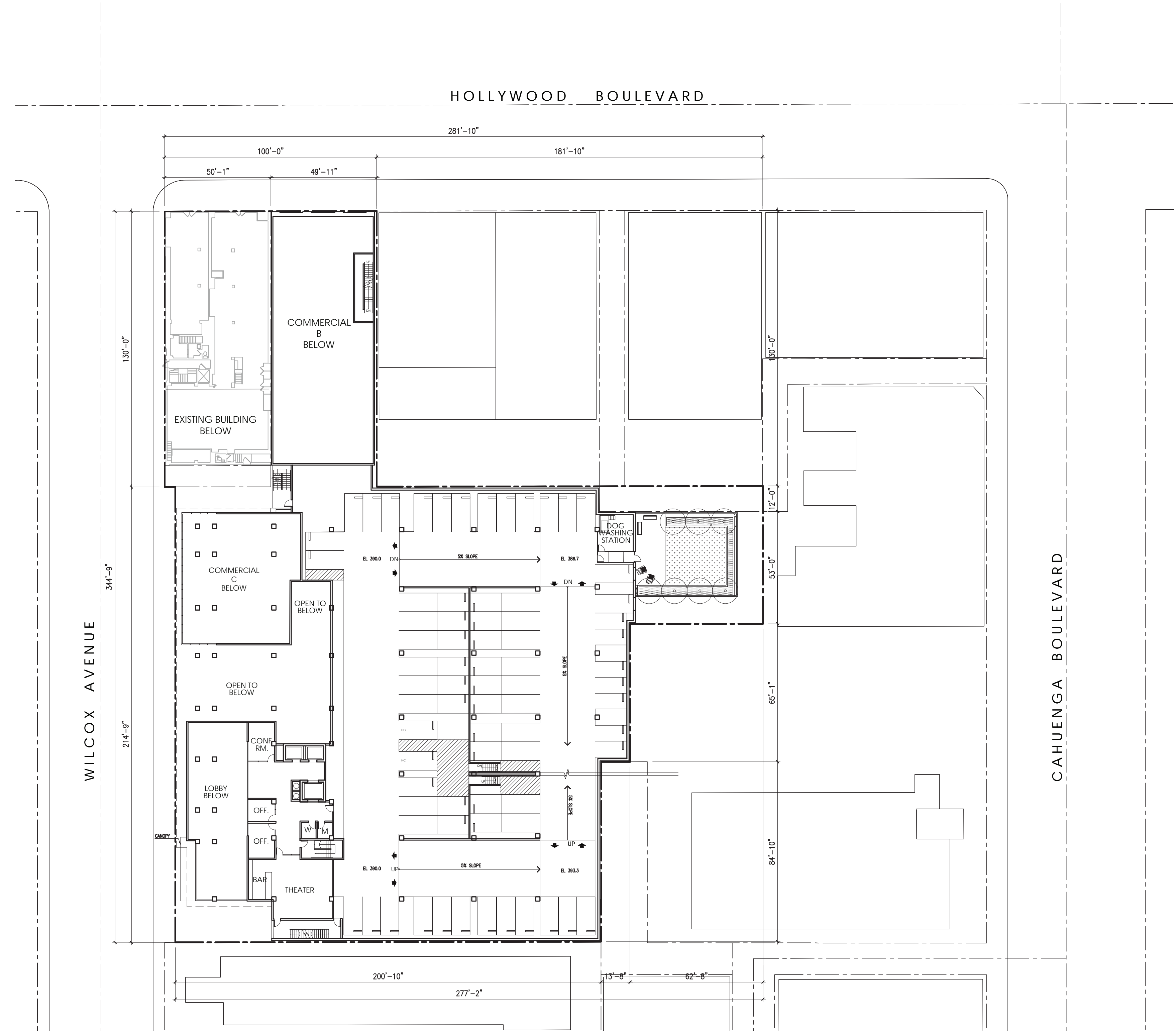
PARKING - P1

N  
 FLOOR PLANS  
 SCALE 1"=30'  
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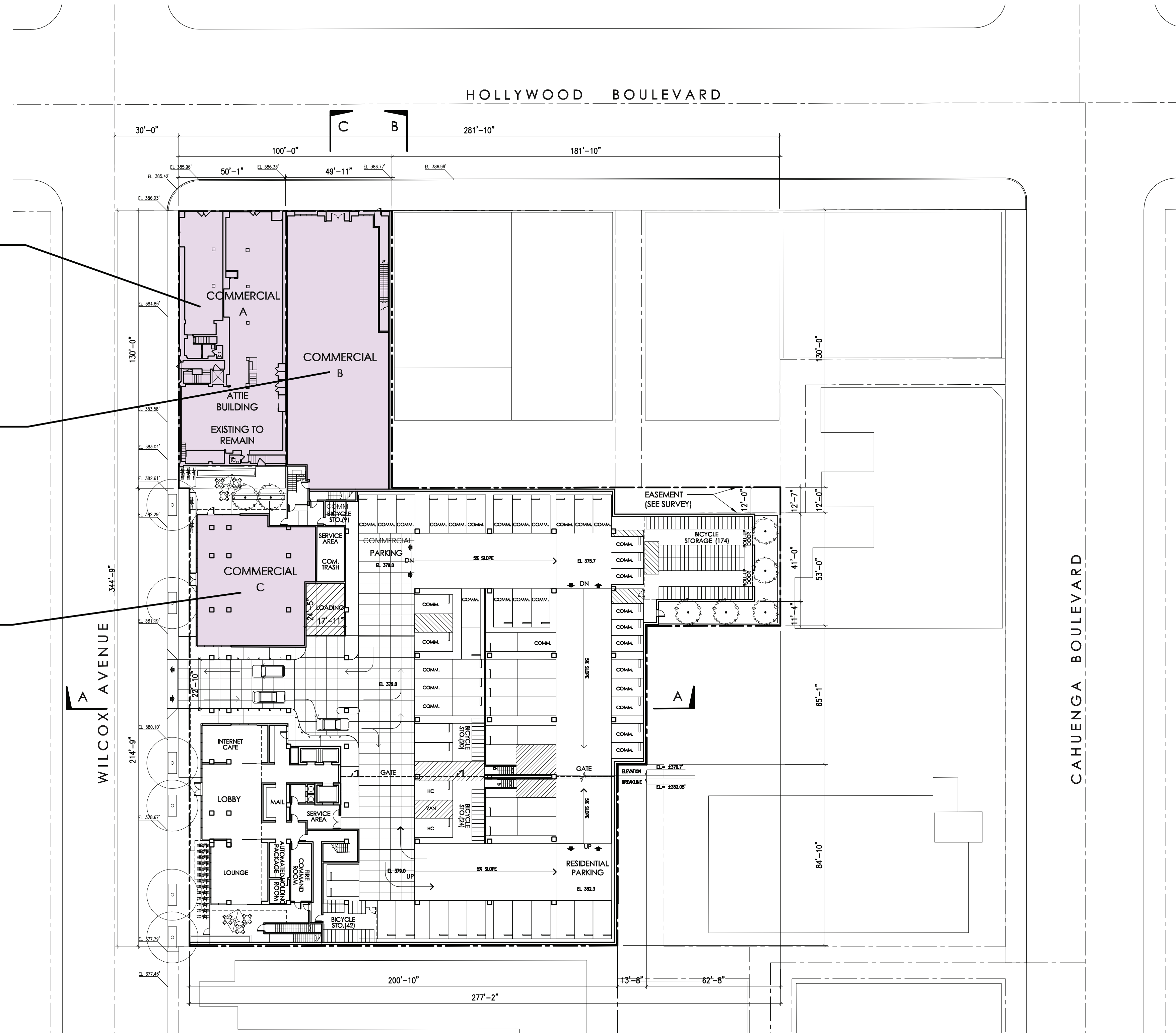


LEVEL 1



LEVEL 2





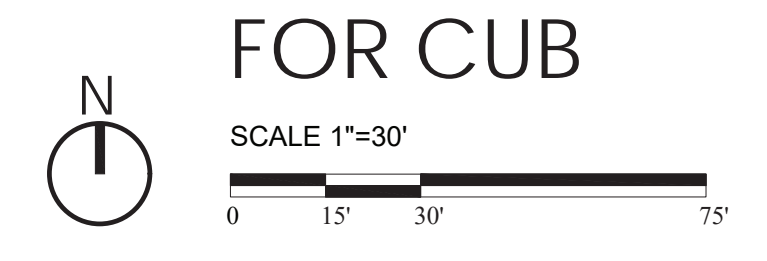
- COMMERCIAL – 1 STORY  
(COMMERCIAL A)  
5,420 SF  
TYPE: OFF-SITE
- COMMERCIAL – 1 STORY  
(COMMERCIAL B)  
5,600 SF  
TYPE: OFF-SITE
- RESTAURANT – 1 STORY  
(COMMERCIAL C)  
3,200 SF  
TYPE: ON-SITE

### CUB SUMMARY TABLE

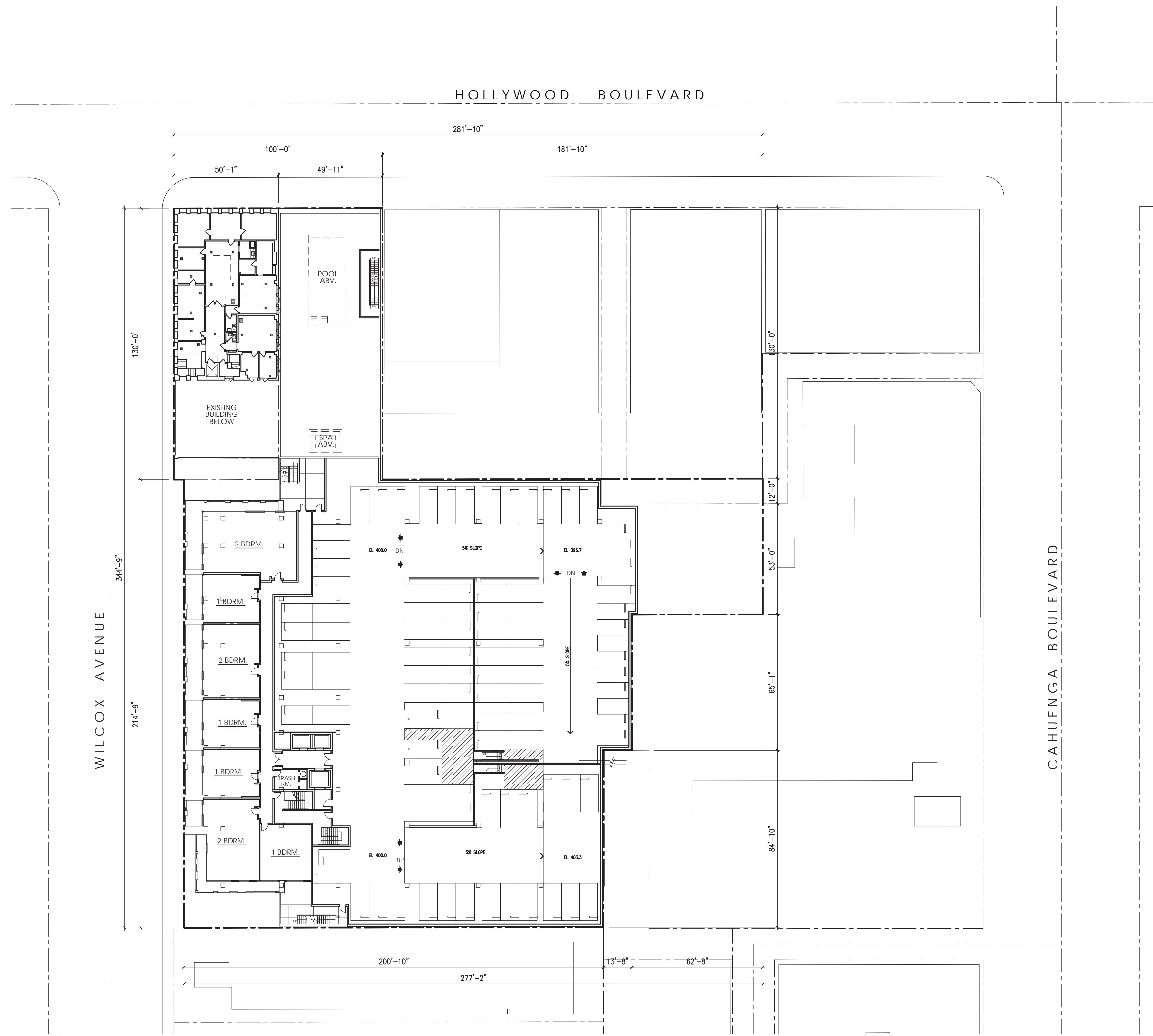
BUILDING	USE	BUILDING AREA	PATIO AREA	TYPE
COMMERCIAL A	RETAIL	5,420 SF	0 SF	OFF-SITE
COMMERCIAL B	RETAIL	5,600 SF	0 SF	OFF-SITE
COMMERCIAL C	RESTAURANT	3,200 SF	920 SF	ON-SITE

LEVEL 1

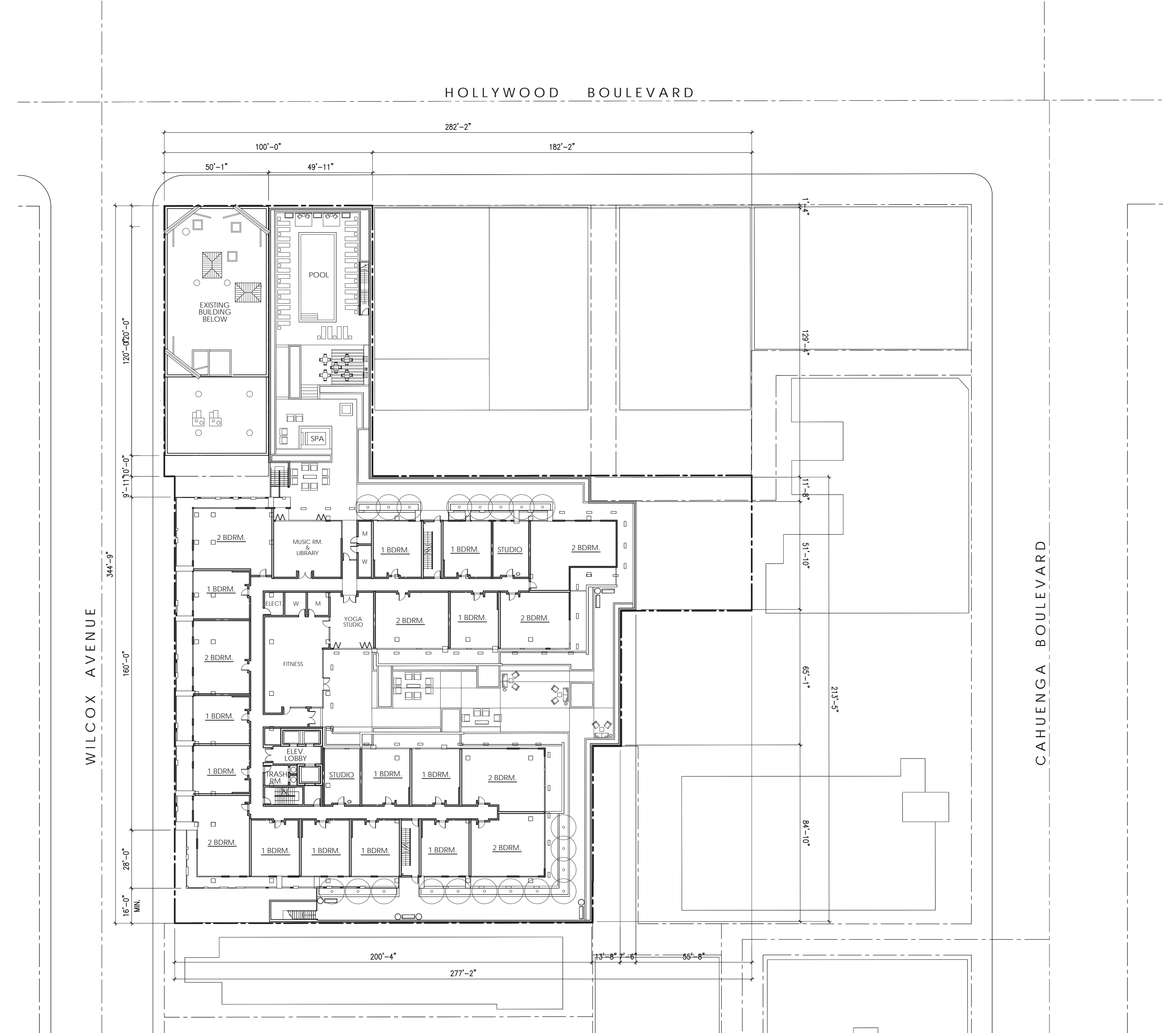
### CUB DIAGRAM AND SUMMARY





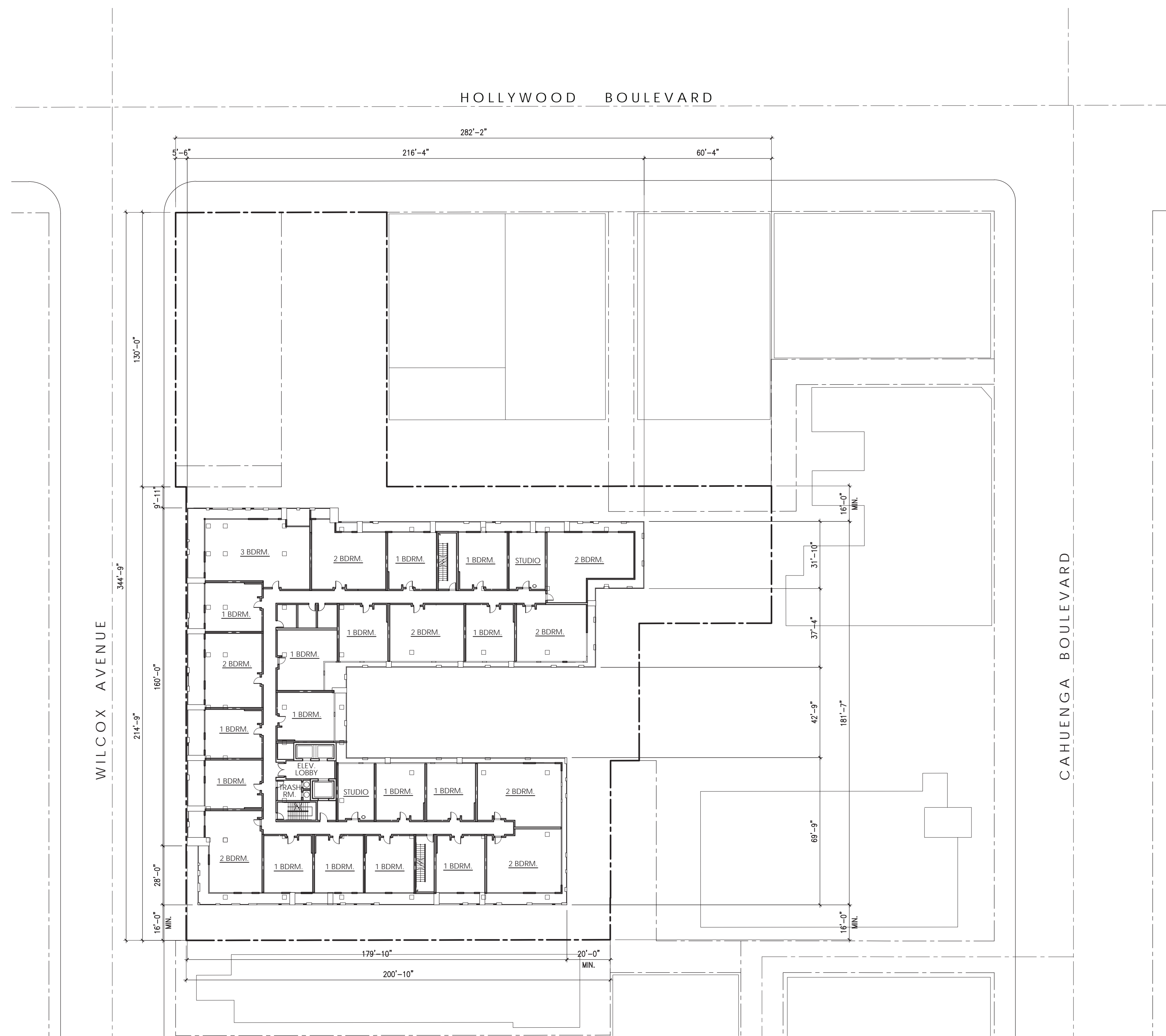


LEVEL 3

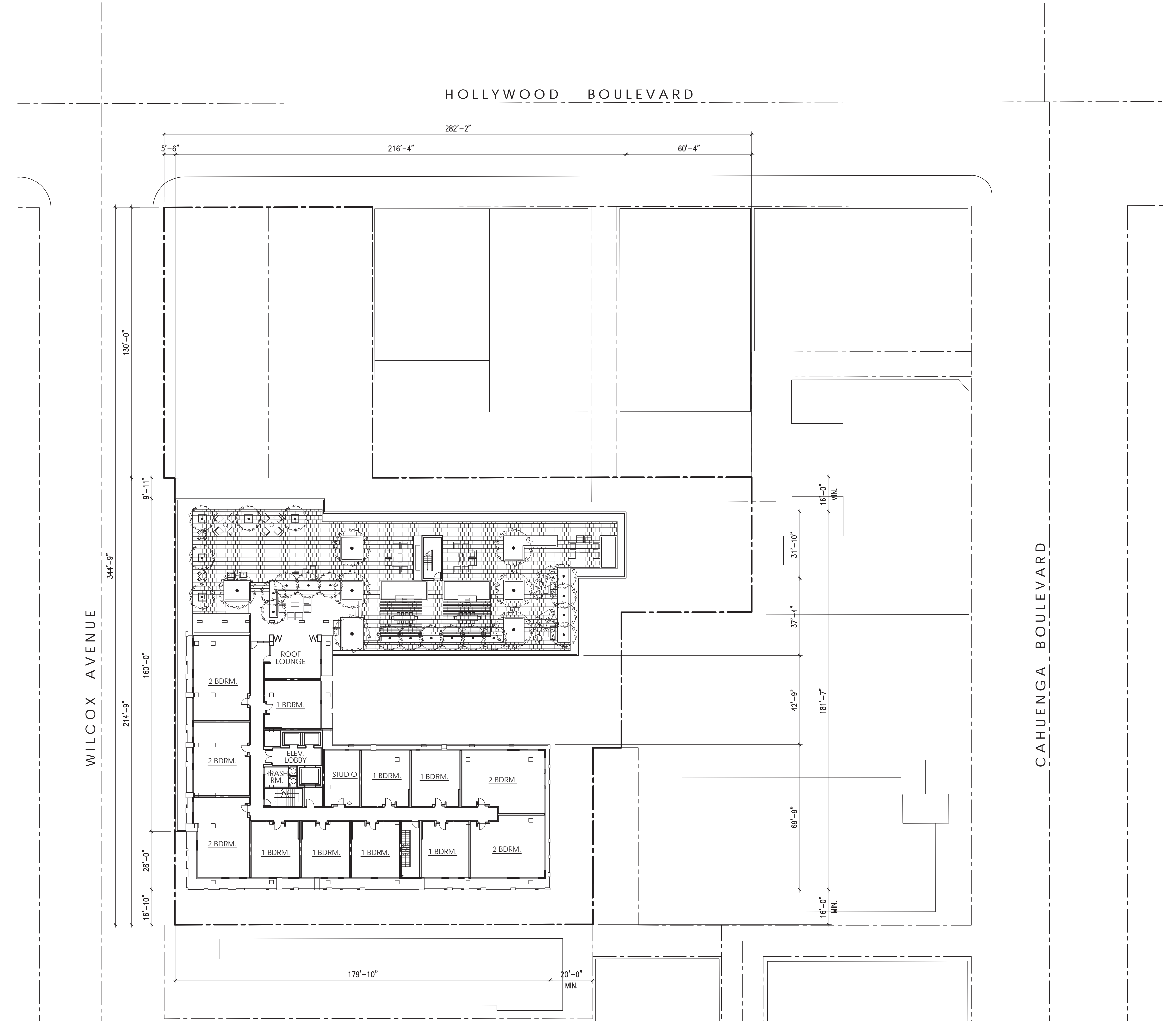


LEVEL 4





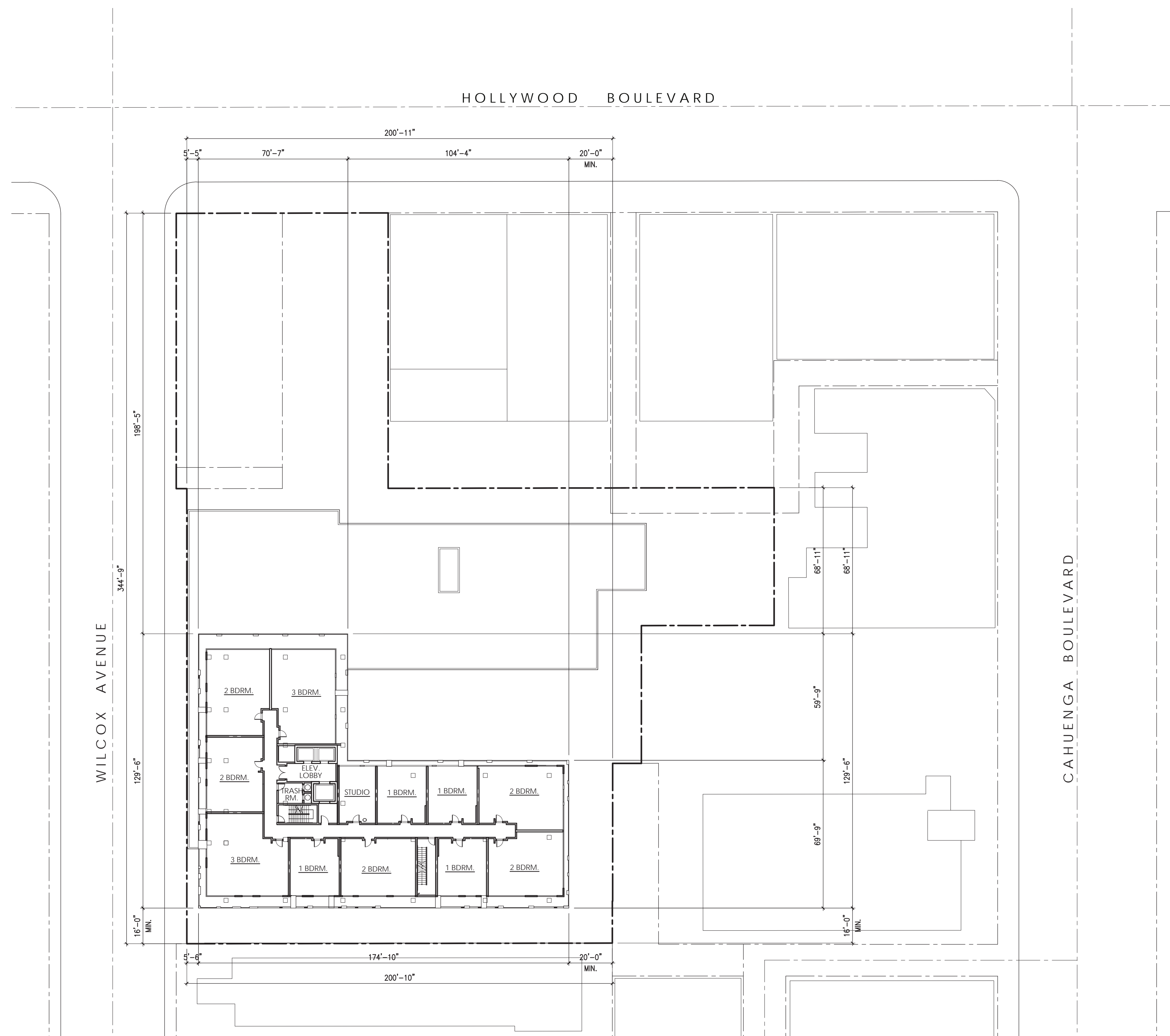
LEVEL 5 - 11



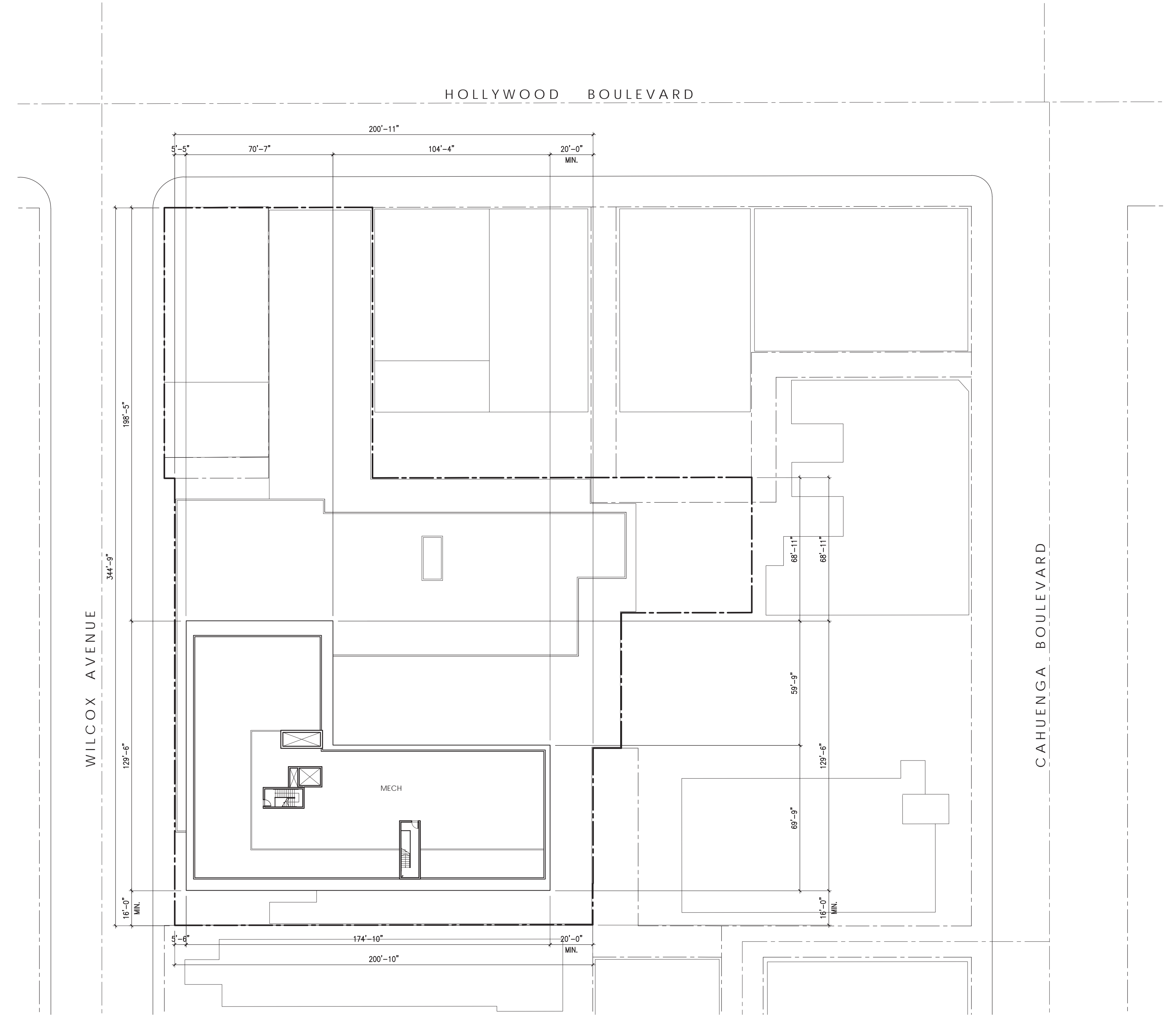
LEVEL 12







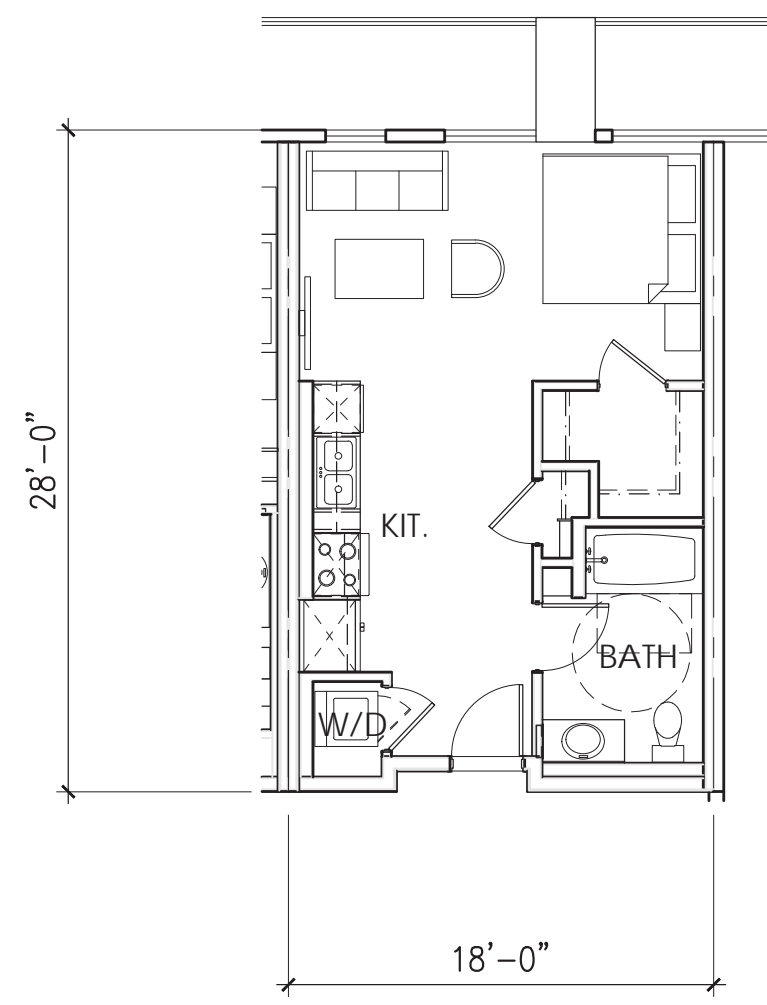
LEVEL 13 - 15



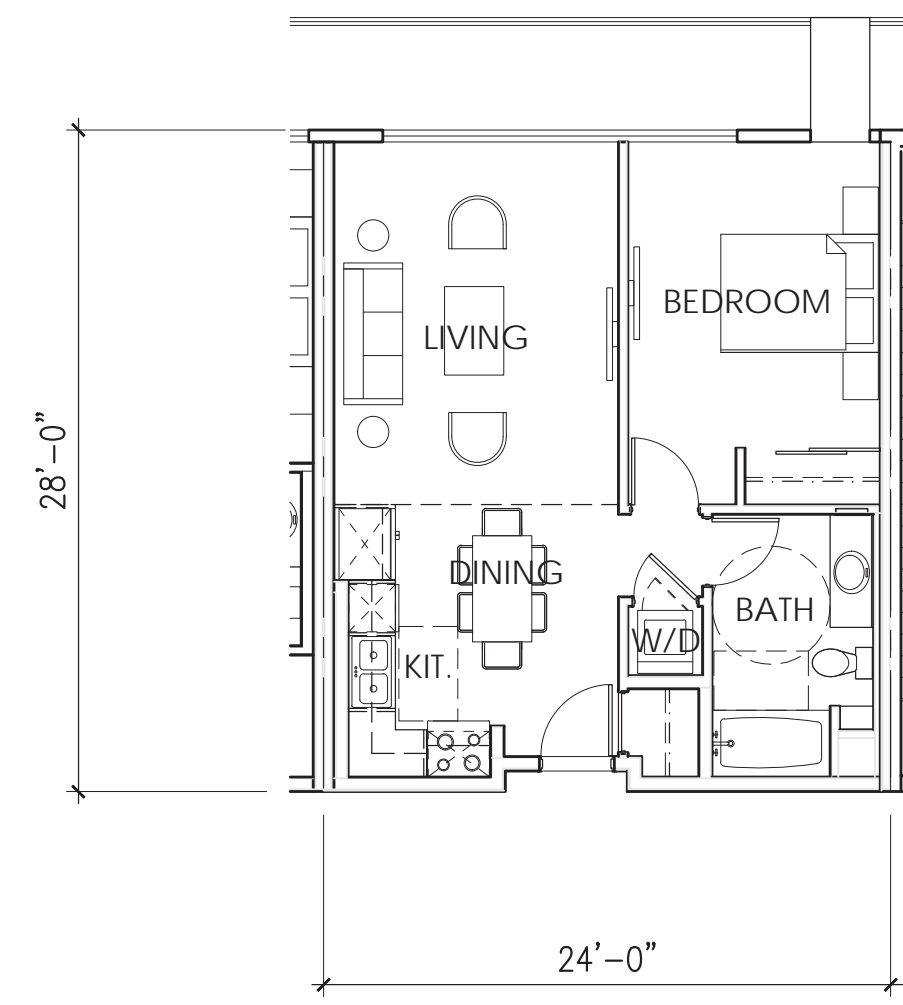
ROOF LEVEL

FLOOR PLANS  
 SCALE 1"=30'  
 0 15' 30' 75'

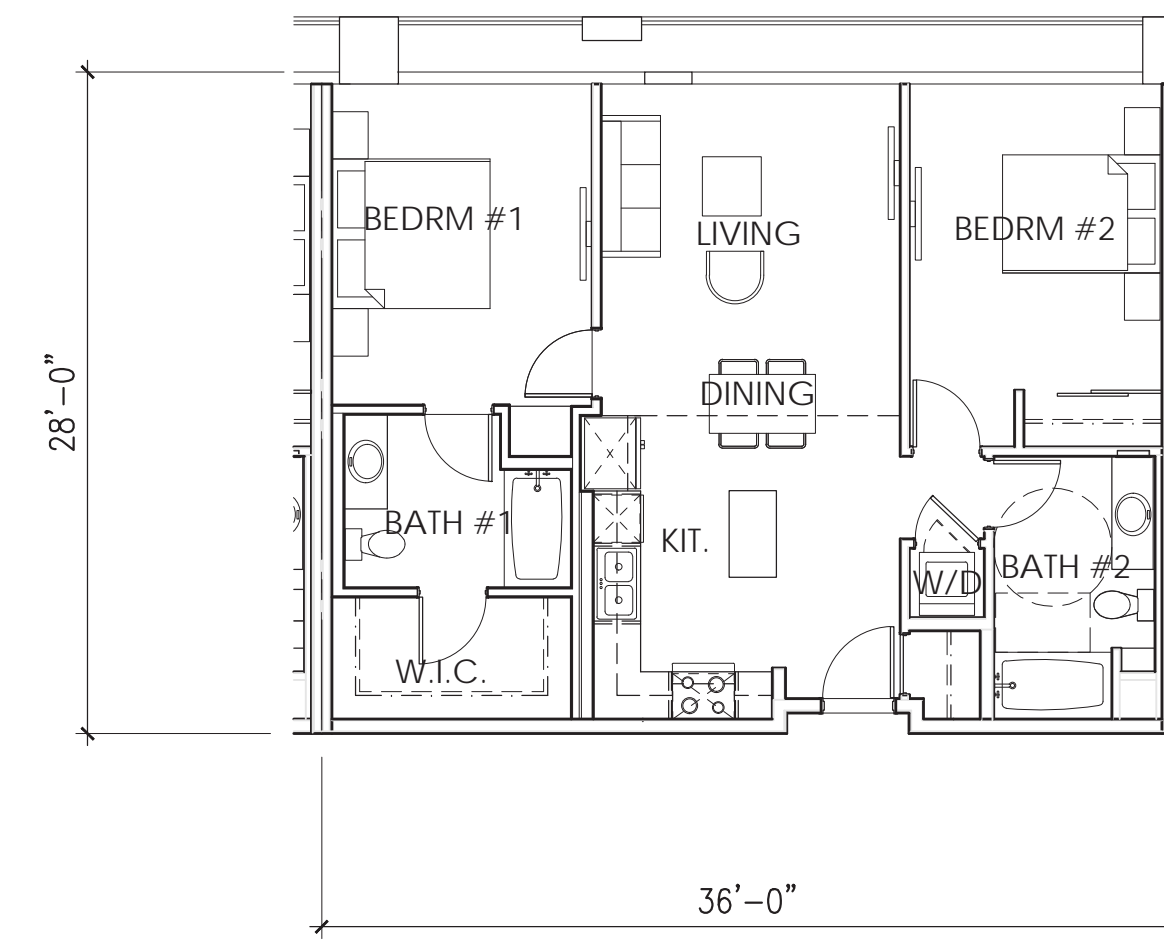




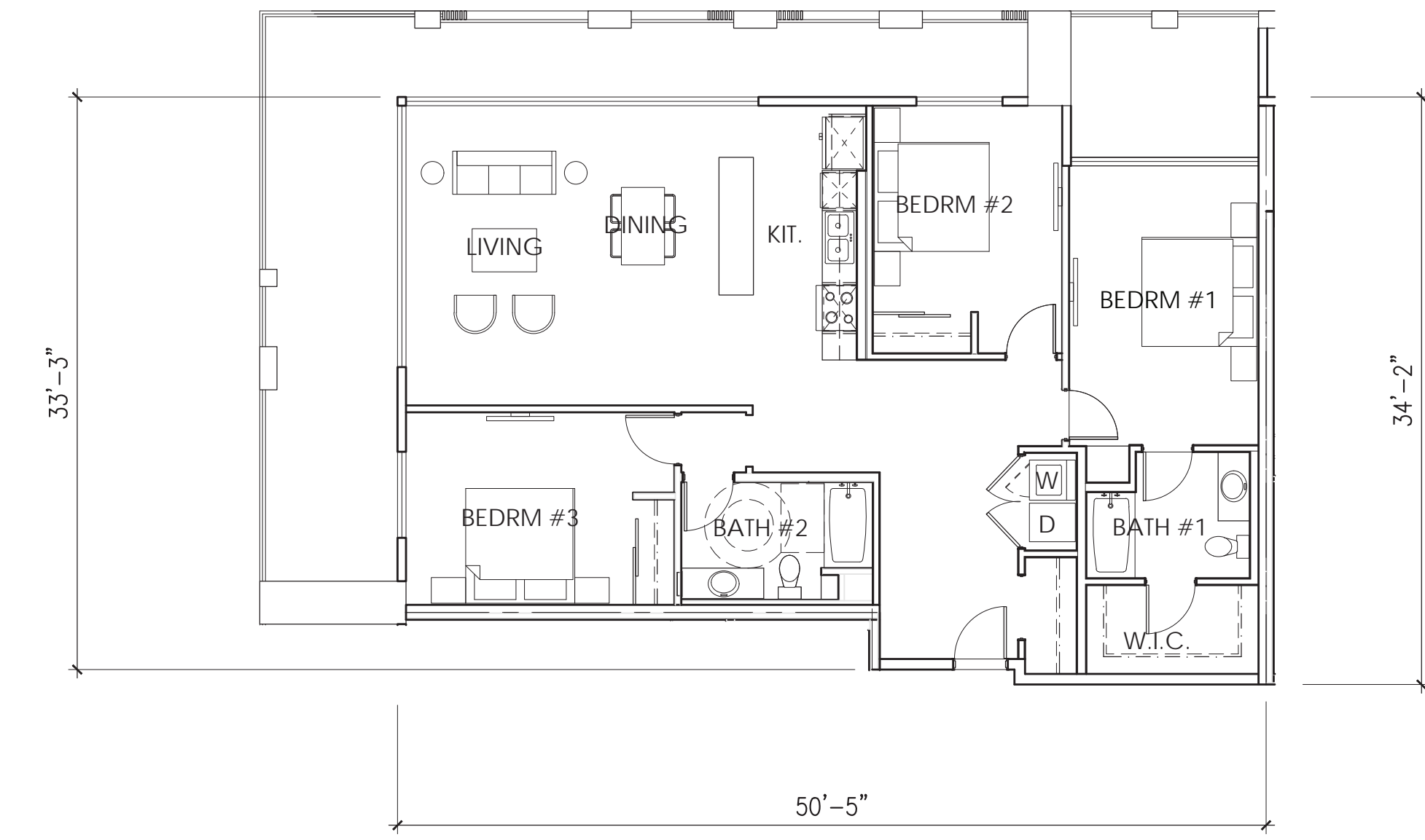
STUDIO



ONE BEDROOM



TWO BEDROOM

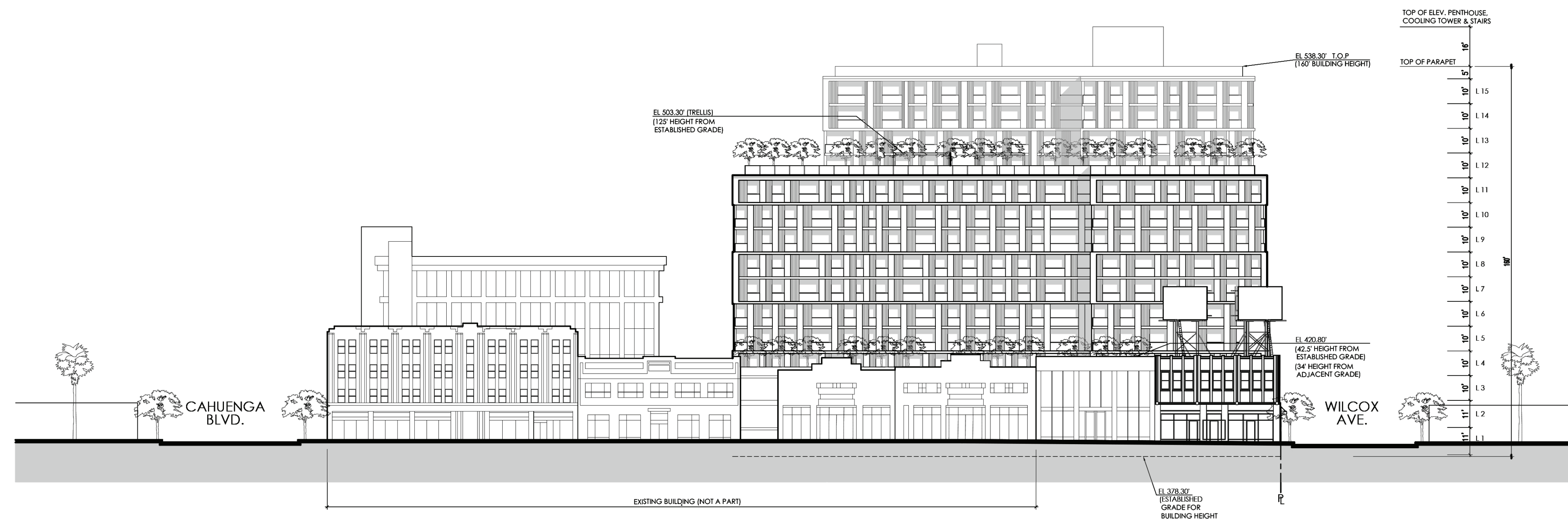


THREE BEDROOM

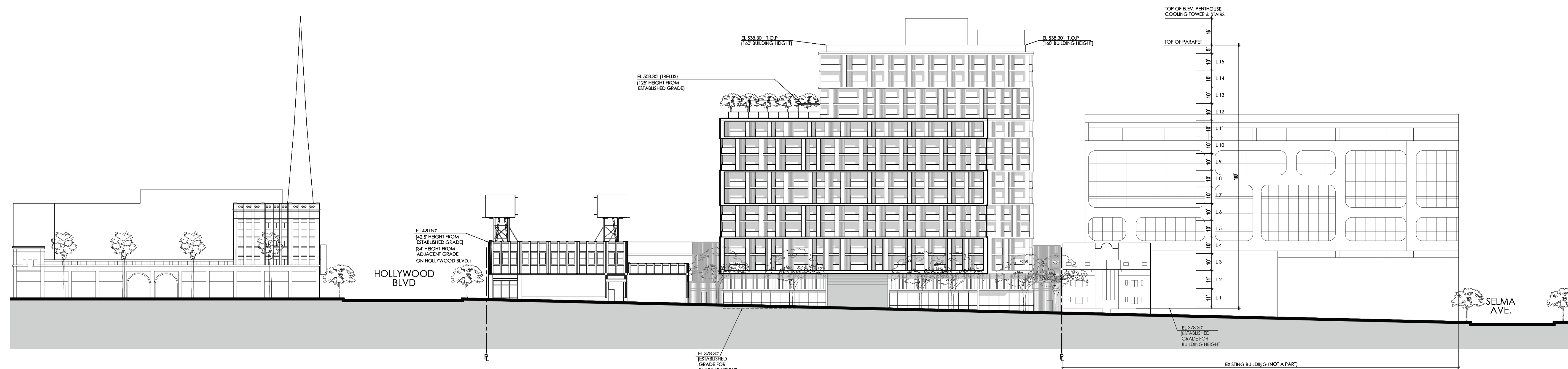
NOTE: UNIT PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

TYPICAL  
UNIT PLANS  
SCALE 1/8"=1'-0"  
0 5 10 20

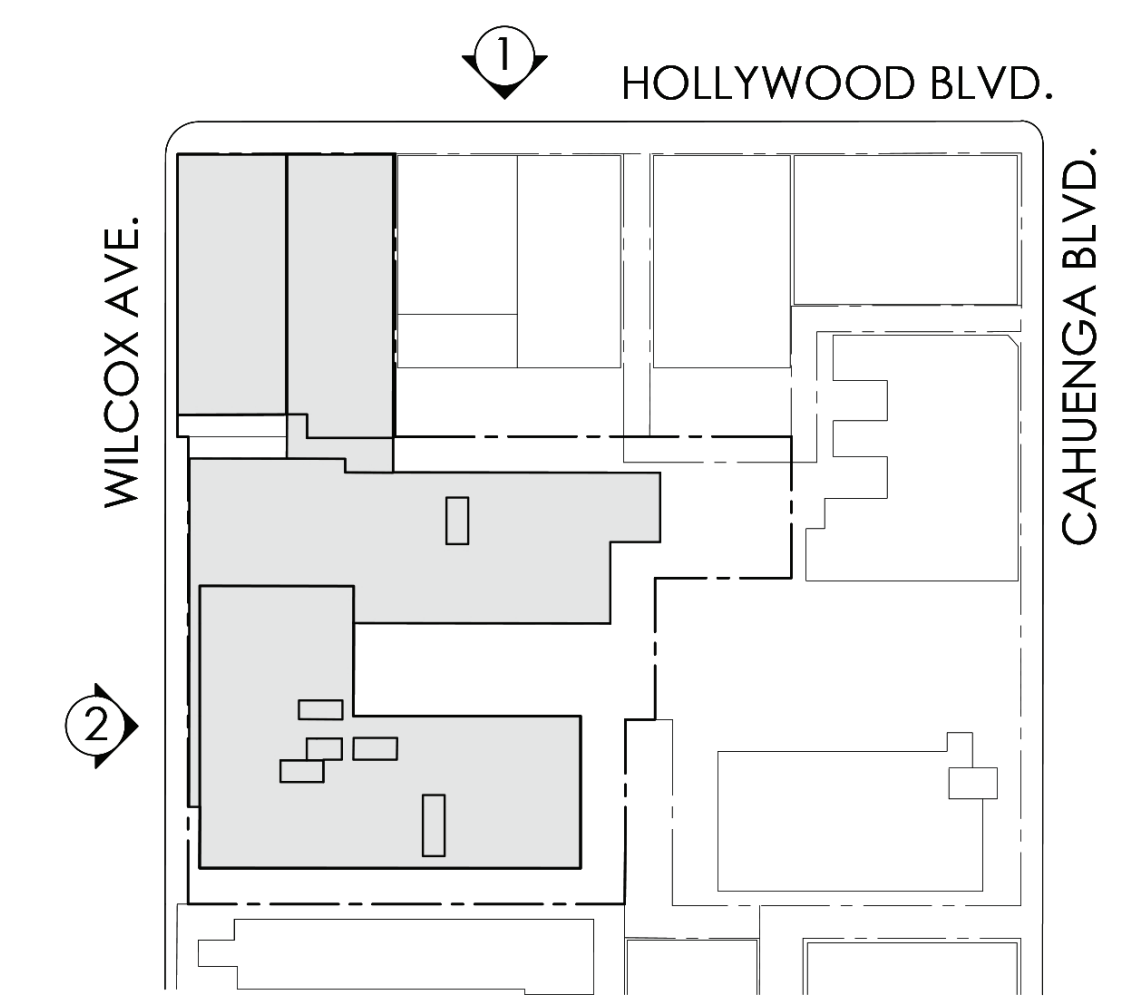




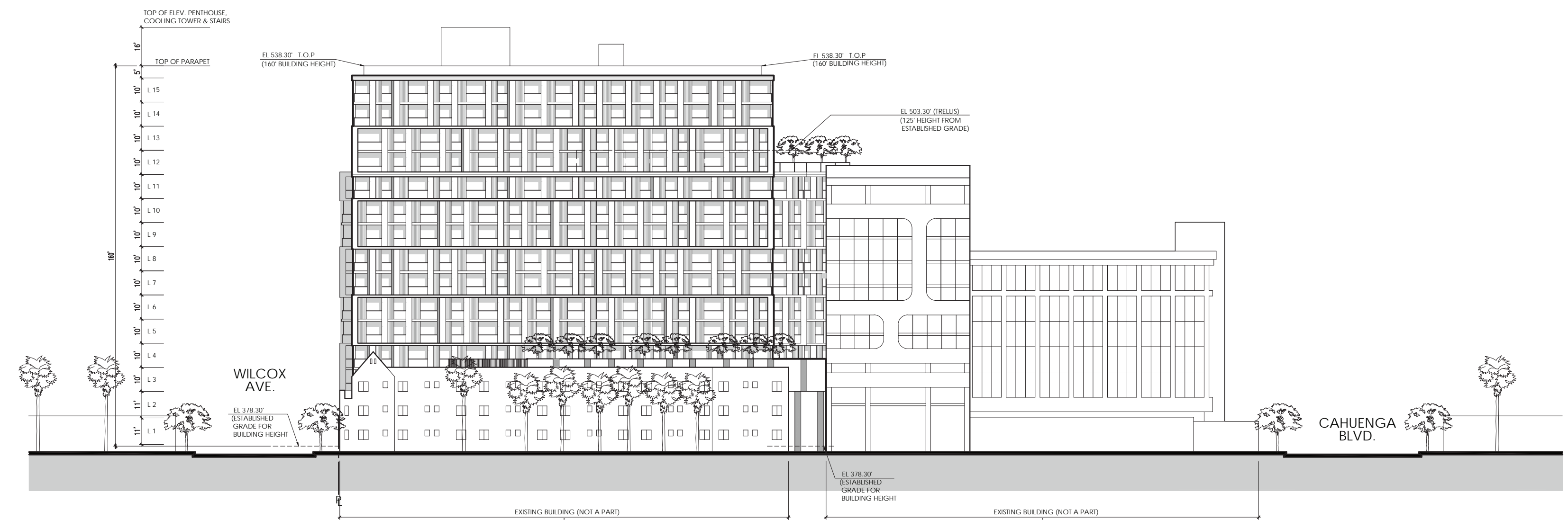
① NORTH ELEVATION (ALONG HOLLYWOOD BLVD.)



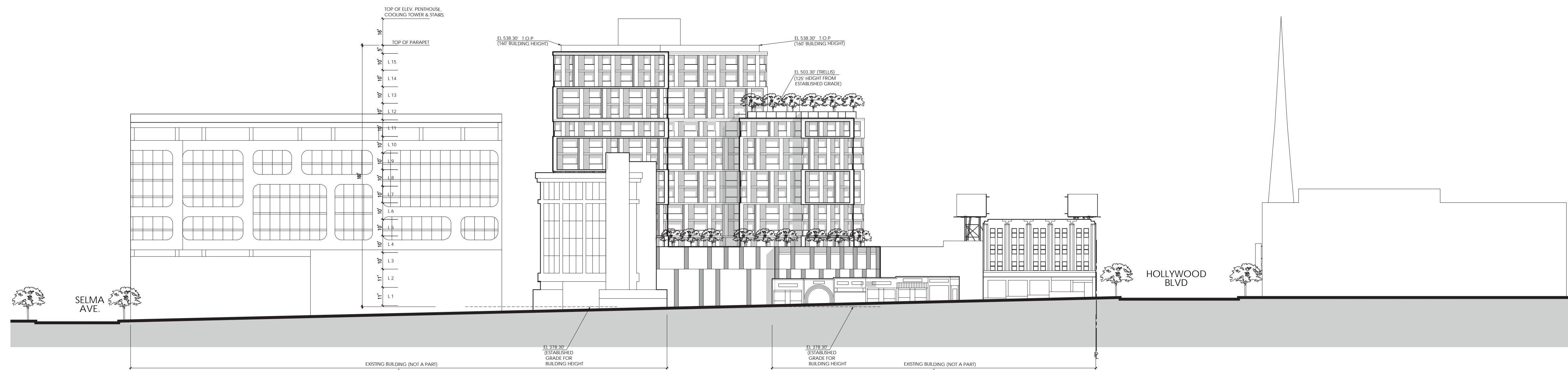
② WEST ELEVATION (ALONG WILCOX AVE.)



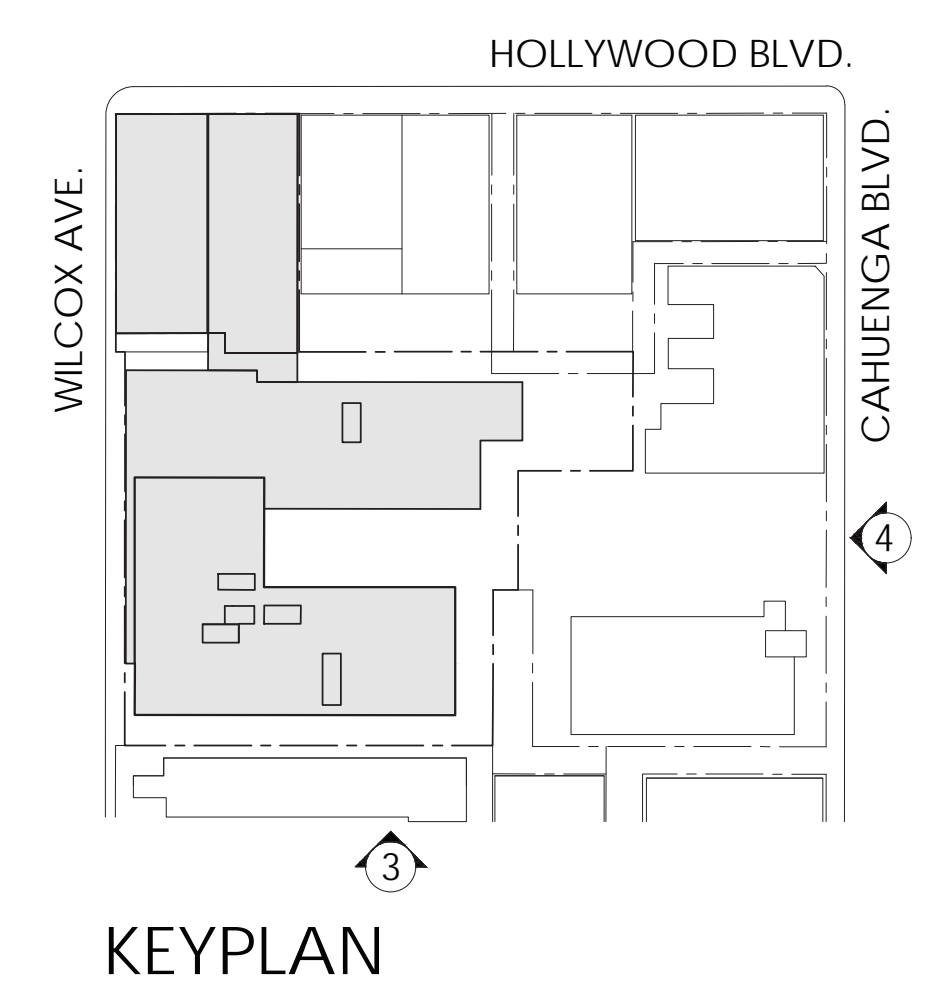




3 SOUTH ELEVATION



4 EAST ELEVATION



KEYPLAN

ELEVATIONS  
SCALE 1"=30'





NORTH ELEVATION ALONG HOLLYWOOD BOULEVARD



WEST ELEVATION ALONG WILCOX AVENUE



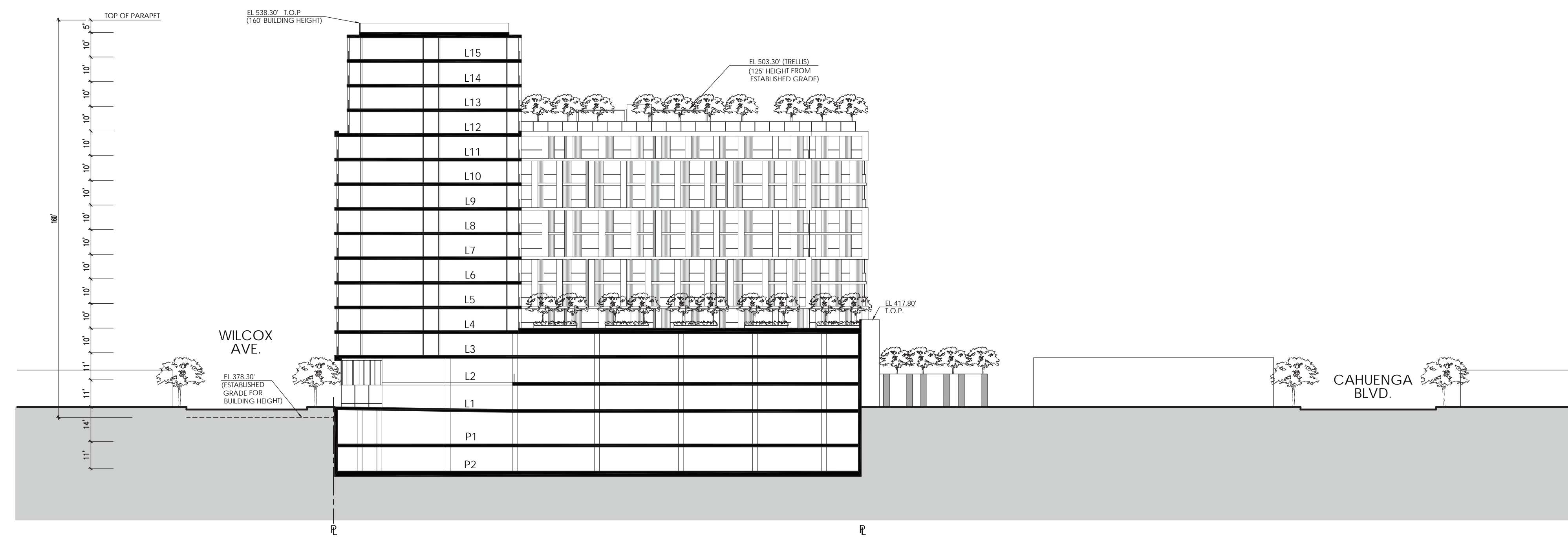


EAST ELEVATION

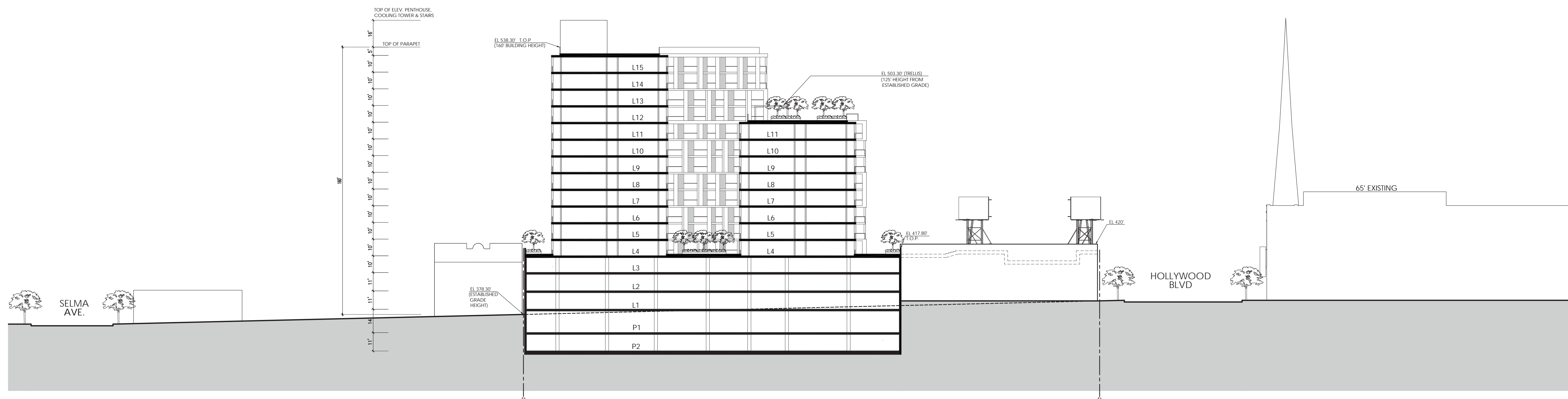


SOUTH ELEVATION

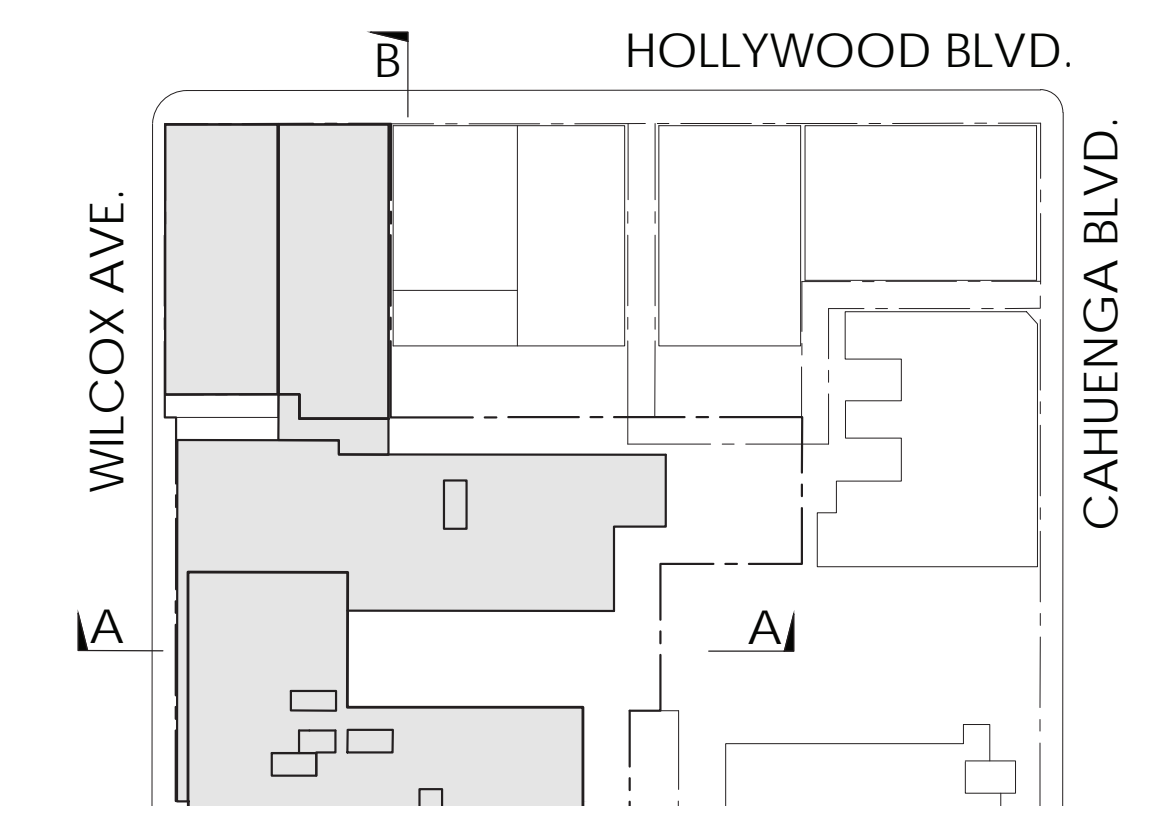




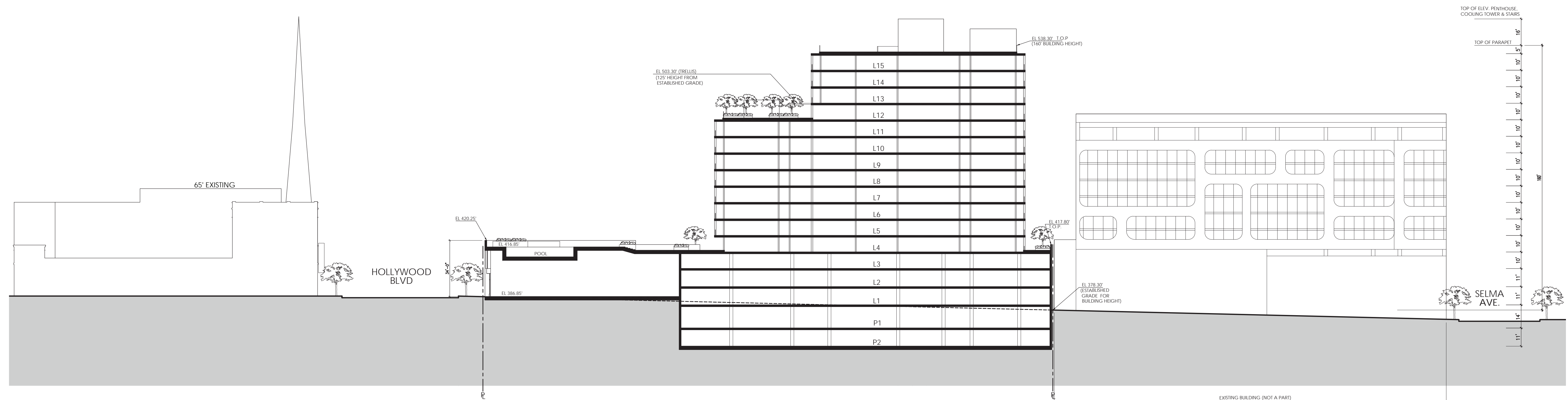
SECTION A-A



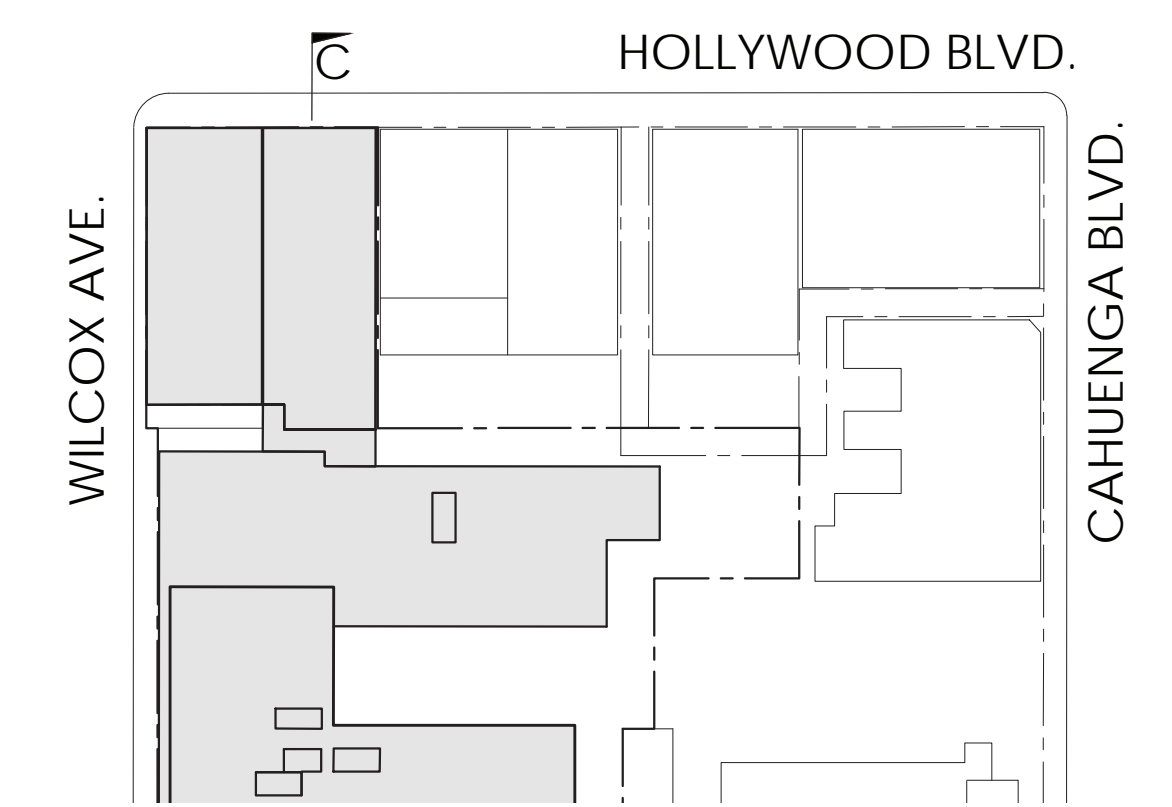
SECTION B-B







SECTION C-C







NORTH ELEVATION ALONG HOLLYWOOD BOULEVARD



WEST ELEVATION ALONG WILCOX AVENUE

## MATERIALS LEGEND

- 

① TO MATCH SHERWIN WILLIAMS PAINT COLOR SW 7009 PEARLY WHITE

  - GLASS FIBER REINFORCED CONCRETE PANELS
  - POWDER COATED RESIDENTIAL WINDOW FRAMES
  - PAINTED EXTERIOR CEMENT PLASTER, SMOOTH HAND TROWEL FINISH
  
- 

② TO MATCH RAL POWDER COAT METALLIC COLOR 9006

  - METAL PICKET SCREEN WALL
  - GUARDRAIL METAL FRAME
  - BRAKE METAL ARCHITECTURAL FINISH
  
- 

③ STANDARD CLEAR GLAZING

  - STANDARD UPPER STORY WINDOW GLASS
  - GUARDRAIL SAFETY GLASS
  
- 

④ TRANSPARENT COLORLESS GLAZING WITH NO REFLECTIVITY

  - STREET LEVEL AND COMMERCIAL WINDOW GLASS
  
- 

⑤ BRIGHT BRUSHED CLEAR ALUMINUM

  - STREET LEVEL AND COMMERCIAL WINDOW FRAMES
  - PARKING GUARDRAIL METAL FRAME
  
- 

⑥ BLANCO ORO WHITE HONED MARBLE SLAB

  - STREET LEVEL EXTERIOR WALL CLADDING
  
- 

⑦ POLYCARBONATE LED BACK-LIGHTED PANEL, 3FORM KODA XT SUNNYSIDE Y17

  - LED BACK-LIGHTED ARCHITECTURAL PANEL
  
- 

⑧ POLYCARBONATE LED BACK-LIGHTED PANEL, 3FORM KODA XT BUTTERNUT 015

  - LED BACK-LIGHTED ARCHITECTURAL PANEL
  
- 

⑨ POLYCARBONATE LED BACK-LIGHTED PANEL, 3FORM KODA SHADE TO MATCH ATTIE BUILDING WINDOW FRAME

  - LED BACK-LIGHTED ARCHITECTURAL PANEL
  
- 

⑩ PRECAST CONCRETE

  - PRECAST CONCRETE INSTITUTE COLOR 109 WHITE SAND-BLASTED MEDIUM
  
- 

⑪ PRECAST CONCRETE

  - PRECAST CONCRETE INSTITUTE COLOR 107 WHITE SAND-BLASTED MEDIUM





EAST ELEVATION



SOUTH ELEVATION

MATERIALS LEGEND

- 

① TO MATCH SHERWIN WILLIAMS PAINT COLOR SW 7009 PEARLY WHITE

  - GLASS FIBER REINFORCED CONCRETE PANELS
  - POWDER COATED RESIDENTIAL WINDOW FRAMES
  - PAINTED EXTERIOR CEMENT PLASTER, SMOOTH HAND TROWEL FINISH
  
- 

② TO MATCH RAL POWDER COAT METALLIC COLOR 9006

  - METAL PICKET SCREEN WALL
  - GUARDRAIL METAL FRAME
  - BRAKE METAL ARCHITECTURAL FINISH
  
- 

③ STANDARD CLEAR GLAZING

  - STANDARD UPPER STORY WINDOW GLASS
  - GUARDRAIL SAFETY GLASS
  
- 

④ TRANSPARENT COLORLESS GLAZING WITH NO REFLECTIVITY

  - STREET LEVEL AND COMMERCIAL WINDOW GLASS
  
- 

⑤ BRIGHT BRUSHED CLEAR ALUMINUM

  - STREET LEVEL AND COMMERCIAL WINDOW FRAMES
  - PARKING GUARDRAIL METAL FRAME
  
- 

⑦ POLYCARBONATE LED BACK-LIGHTED PANEL, 3FORM KODA XT SUNNYSIDE Y17

  - LED BACK-LIGHTED ARCHITECTURAL PANEL
  
- 

⑧ POLYCARBONATE LED BACK-LIGHTED PANEL, 3FORM KODA XT BUTTERNUT 015

  - LED BACK-LIGHTED ARCHITECTURAL PANEL
  
- 

⑩ PRECAST CONCRETE

  - PRECAST CONCRETE INSTITUTE COLOR 109 WHITE SAND-BLASTED MEDIUM
  
- 

⑪ PRECAST CONCRETE

  - PRECAST CONCRETE INSTITUTE COLOR 107 WHITE SAND-BLASTED MEDIUM













N  
 OVERALL SITE PLAN  
 SCALE 1"=30'  
 0 15' 30' 75'





GROUND LEVEL TREE LEGEND:		
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX
	ARBUTUS MARINA STRAWBERRY TREE	24" BOX

UPPER LEVEL TREE LEGEND:		
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX
	TIPUANA TIPU TIPU TREE	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	24" BOX
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX
	ARBUTUS MARINA STRAWBERRY TREE CERCIDIUM 'DESERT MUSEUM' PALO VERDE	24" BOX
	OLEA EUROPEANA 'SWAN HILL' SWAN HILL OLIVE	24" BOX

SEE PLANT PALETTE FOR ADDITIONAL INFORMATION REGARDING PLANTING CONCEPT INCLUDING SHRUB AND GROUND COVER PLANT MATERIALS. ALL SHRUBS TO BE PLANTED FROM 5 GALLON CONTAINERS AT 24" ON CENTER SPACING. ALL SHRUBS TO BE PLANTED FROM 1 GALLON CONTAINERS AT 18" ON CENTER SPACING

PLANTING NOTES:

- A. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, LANDSCAPE ARCHITECT OR THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- C. ALL TREES LOCATED WITHIN 3' OF PAVEMENT OR STRUCTURES ARE TO HAVE ROOT CONTROL BARRIERS INSTALLED AT TIME OF PLANTING. UNLESS OTHERWISE SPECIFIED, A 12' LONG X 18" DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT / STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.
- D. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND STAKING OR GUYING AS SHOWN ON PLANS.
- E. TREES PLANTED IN TURF AREAS ARE TO HAVE TRUNKS PROTECTED WITH PERFORATED POLYETHYLENE TREE TRUNK PROTECTORS (ARBOR-GUARD+ OR EQUAL).
- F. CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.
- G. MULCH ALL AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH 3" LAYER OF SPECIFIED MATERIAL. AREAS PLANTED WITH FLATTED MATERIAL ARE TO HAVE A 2" LAYER OF MULCH.
- H. SEE DETAIL FOR PLACEMENT OF SHRUBS IN IRREGULARLY SHAPED PLANTING AREAS
- I. WHERE GROUND COVER IS SHOWN ON PLANS: GROUND COVER PLANTING CONTINUES UNDER SHRUBS & TREES AT SPECIFIED SPACING. DO NOT PLANT GROUND COVER IN SHRUB TREE WATERING BASINS.
- J. ALL SLOPES 2:1 OR GREATER ARE TO BE STABILIZED WITH JUTE MESH PRIOR TO PLANTING. DO NOT INSTALL JUTE MESH ON SEEDED SLOPES. SEE SPECIFICATIONS.

CITY OF LOS ANGELES OPEN SPACE CALCULATION

OPEN SPACE REQUIRED	20 STUDIO X 100 SF = 2,000 SF 140 1BR X 100 SF = 14,000 SF 87 2BR X 125 SF = 10,875 SF 13 3BR X 175 SF = 2,275 SF <b>TOTAL REQUIRED OPEN SPACE = 29,150 SF</b>	
PROVIDED	PRIVATE OPEN SPACE (50 SF X 70 DU) = 3,500 SF LEVEL 1 iWORK LOUNGE = 700 SF LEVEL 2 THEATER = 950 SF LEVEL 4 LIBRARY / MUSIC ROOM = 600 SF LEVEL 4 GYM AND YOGA STUDIO = 2,000 SF LEVEL 4 POOL DECK = 5,600 SF LEVEL 4 INNER COURTYARD = 4,600 SF LEVEL 12 SKY DECK = 11,200 SF <b>TOTAL PROVIDED OPEN SPACE = 29,150 SF</b>	<b>25% OF THE COMMON OPEN SPACE SHALL BE PLANTED (TOTAL LESS PRIVATE 29,150-3500=25,650 SF) 25,650 SF X .25 = 6,412 SF PLANTING REQUIRED <b>TOTAL COMMON OPEN SPACE PLANTING PROVIDED = 6,745 SF</b></b>
ADDITIONAL PROVIDED BEYOND REQUIRED (OWNERS DISCRETION)	LEVEL 2 DOG RUN DECK = 1,800 SF LEVEL 4 TERRACES 12 DU x 50 SF = 600 SF LEVEL 4 INNER COURTYARD - EAST = 1,200 SF LEVEL 4 LIBRARY TERRACE = 1,000 SF <b>TOTAL ADDITIONAL OPEN SPACE = 4,600 SF</b>	
COMMON OPEN SPACE PLANTED	LEVEL 1 = 1,143 SF LEVEL 2 = 374 SF LEVEL 4 = 3,494 SF LEVEL 12 = 1,734 SF <b>TOTAL COMMON OPEN SPACE PLANTING PROVIDED = 6,745 SF</b> <b>TOTAL COMMON OPEN SPACE PLANTING REQUIRED (25% OF CS) = 6,412 SF</b>	

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY  
260 UNITS PROVIDED, 65 TREES REQUIRED, 65 TREES PROVIDED.

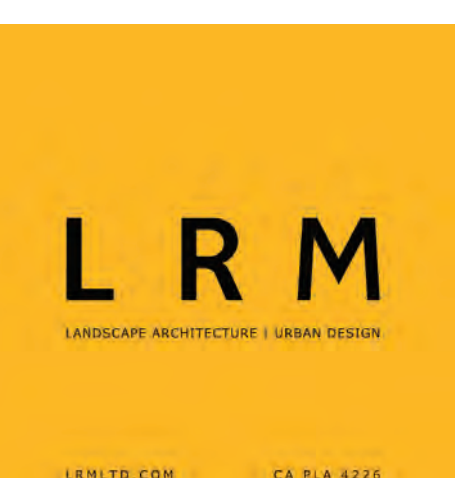
SEE PLANT PALETTE FOR ADDITIONAL INFORMATION REGARDING PLANT SPECIES.

LEVEL 1	13
LEVEL 2	6
LEVEL 4	31
LEVEL 12	15
TOTAL TREES PROVIDED	65

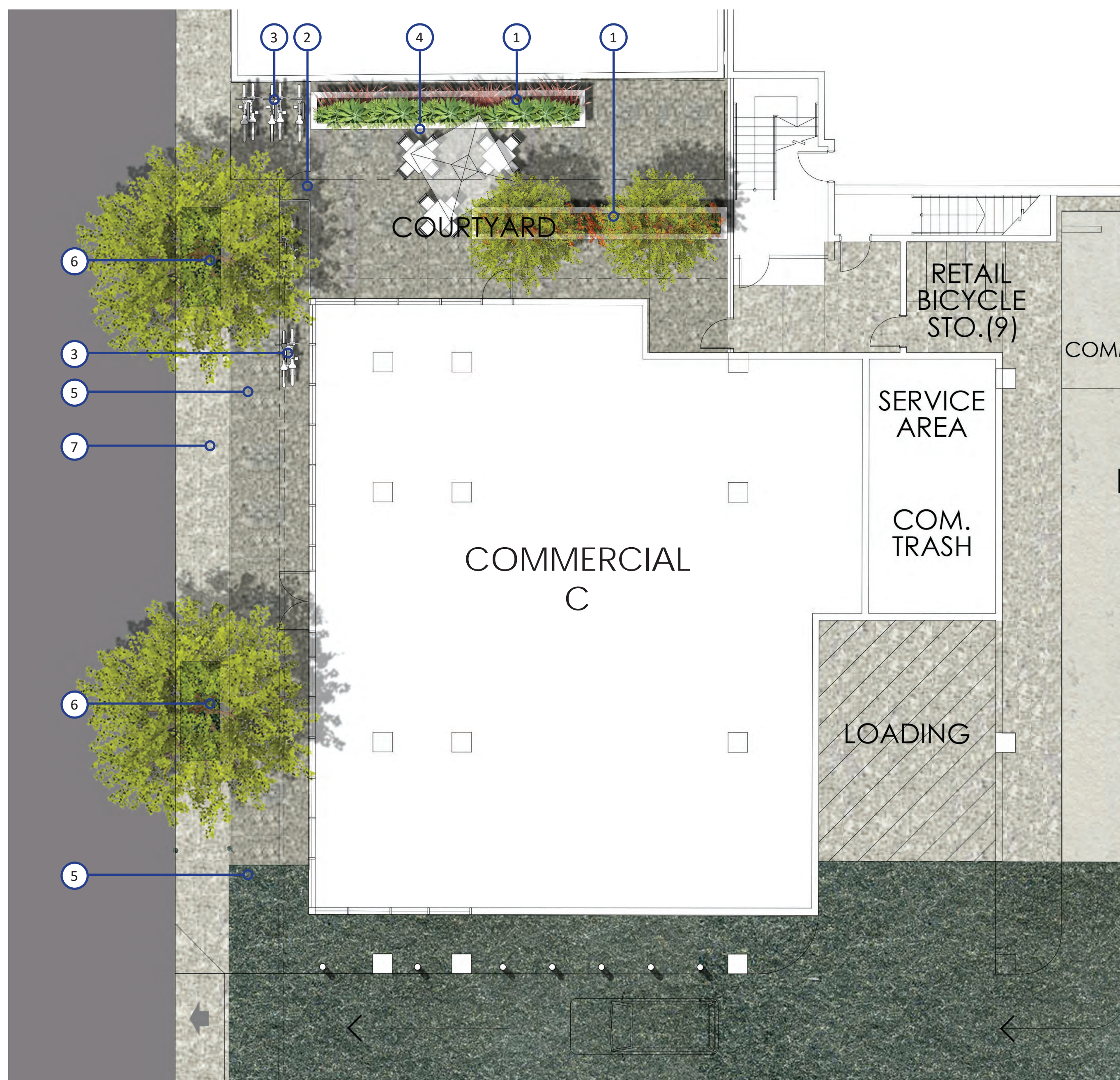




N  
 LEVEL 1 - OVERALL  
 SCALE 1"=30'  
 0 15' 30' 75'



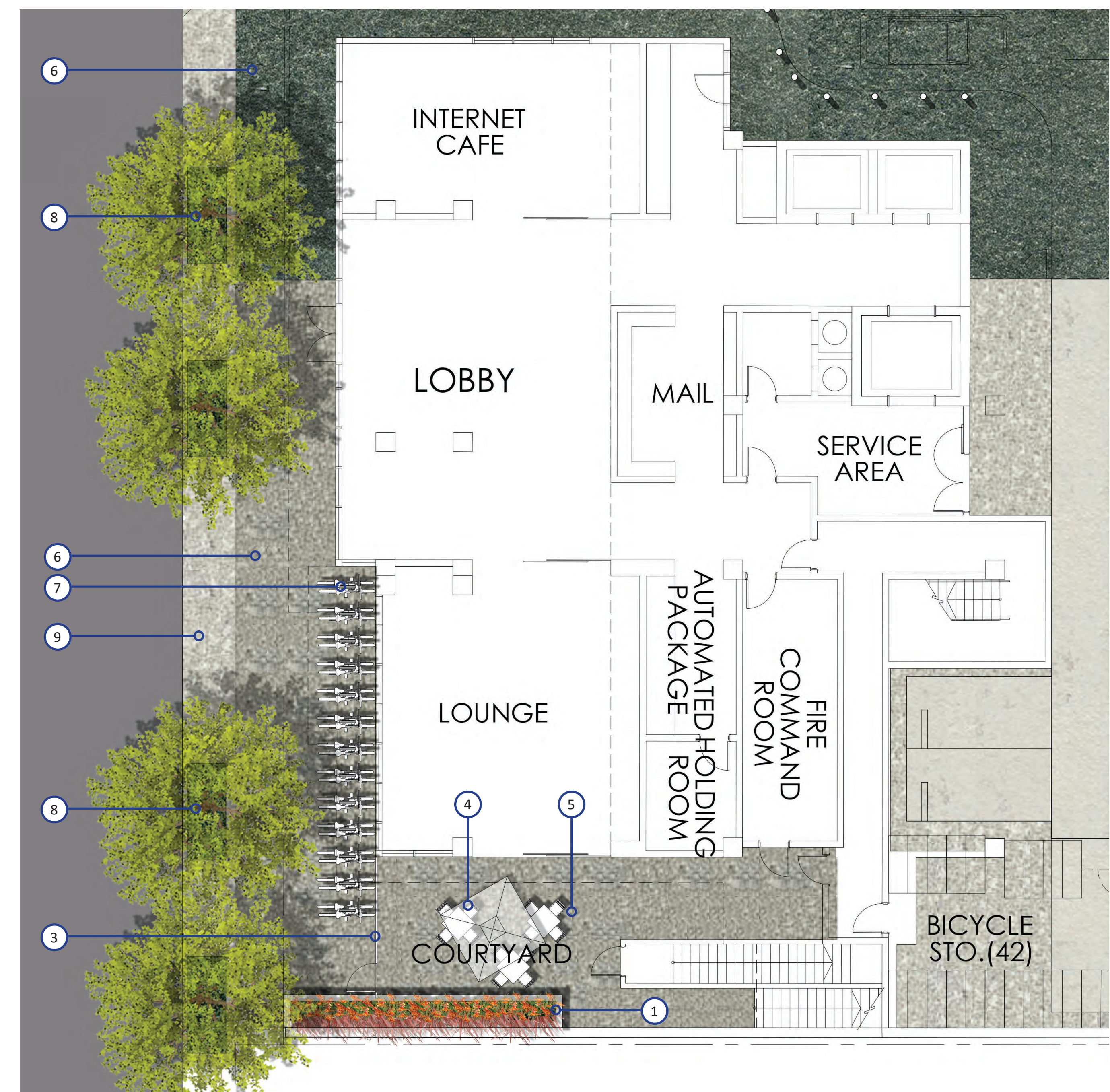
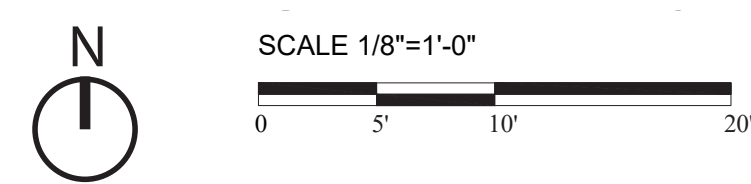




**KEY NOTES:**

- ① PROPOSED RAISED PLANTER
- ② PROPOSED SECURITY FENCE AND GATE
- ③ PROPOSED BIKE RACK
- ④ PROPOSED COURTYARD (FURNISHINGS TO BE COMPATIBLE WITH ADJACENT COMMERCIAL TENANT)
- ⑤ PROPOSED ACCENT PAVING
- ⑥ PROPOSED STREET TREE
- ⑦ CITY SIDEWALK

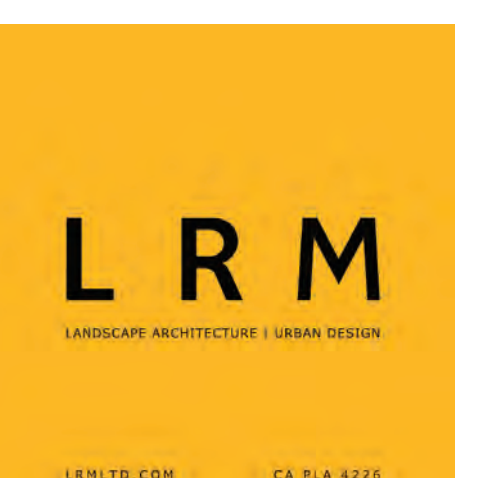
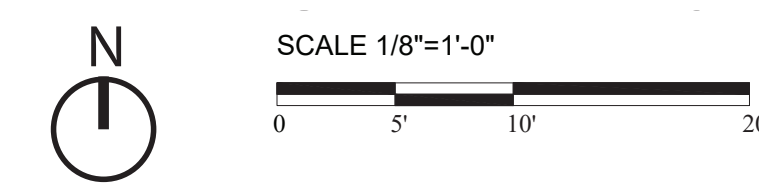
LEVEL 1 - NORTH COURTYARD ENLARGEMENT



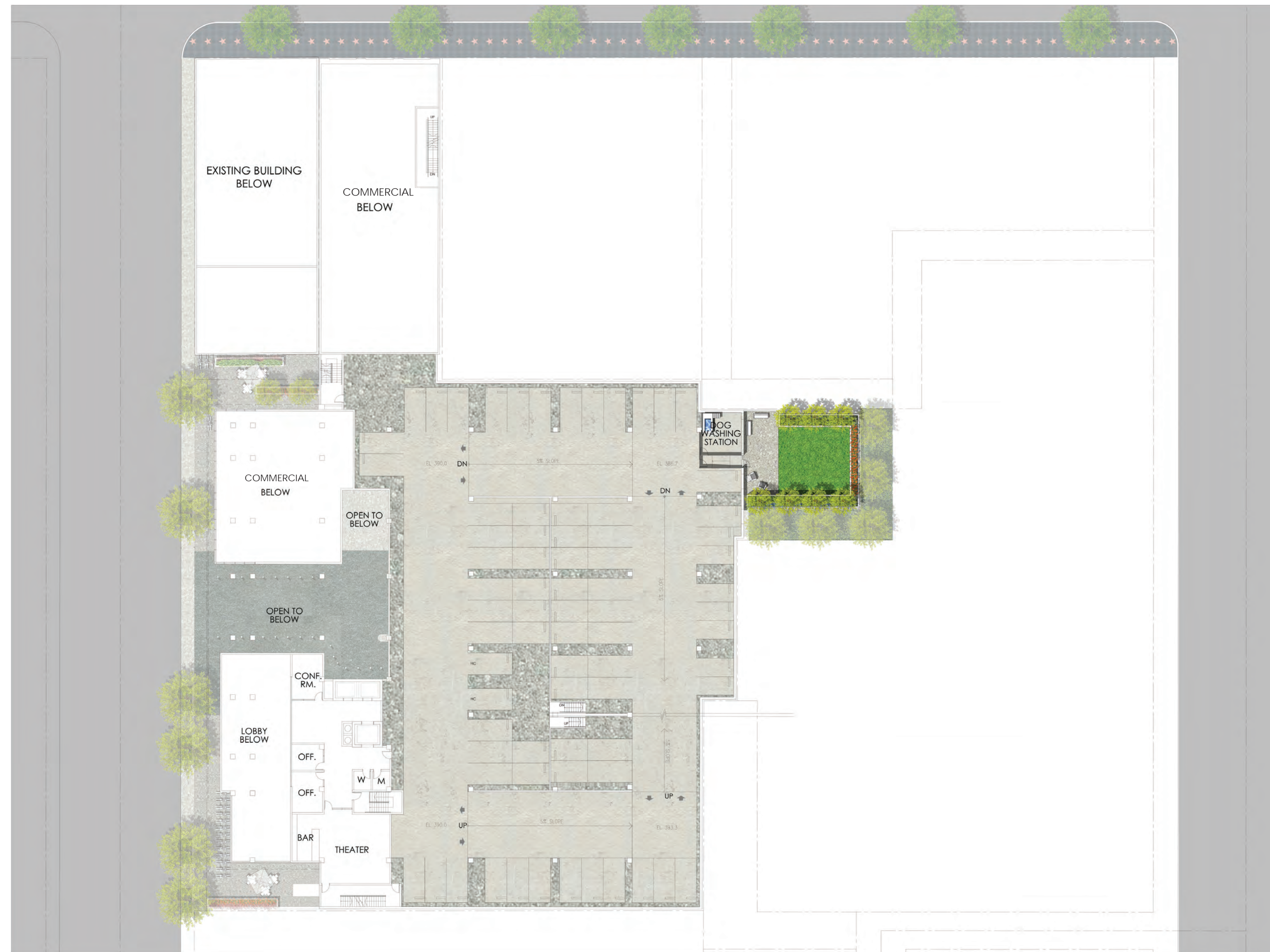
**KEY NOTES:**

- ① PROPOSED RAISED PLANTER
- ② NOT USED
- ③ PROPOSED FENCE AND SECURITY GATE
- ④ PROPOSED TABLE AND CHAIRS
- ⑤ PROPOSED OUTDOOR LOBBY COURT
- ⑥ PROPOSED ACCENT PAVING
- ⑦ PROPOSED BIKE RACKS
- ⑧ PROPOSED STREET TREE
- ⑨ CITY SIDEWALK

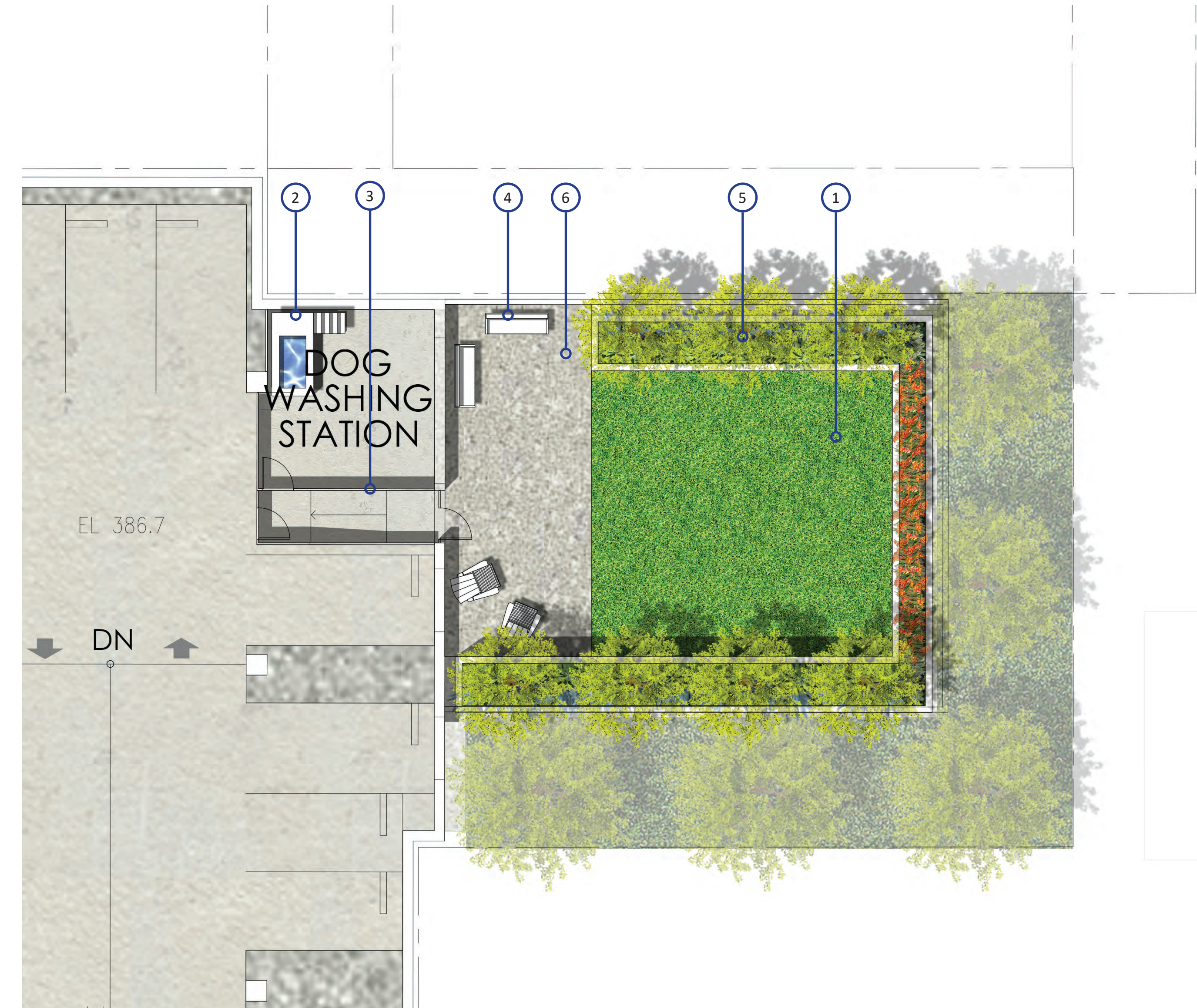
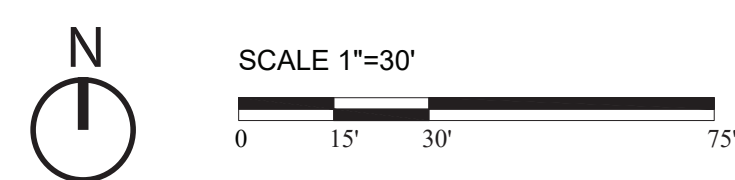
LEVEL 1 - SOUTH COURTYARD ENLARGEMENT







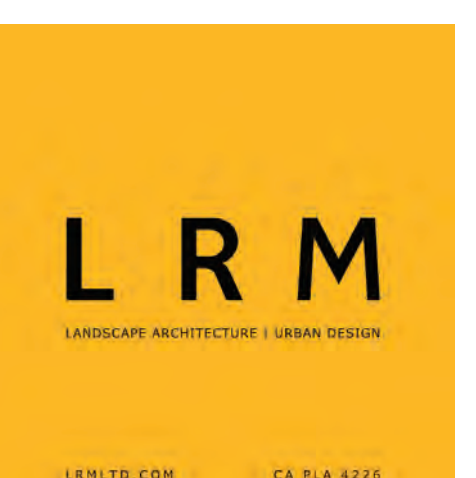
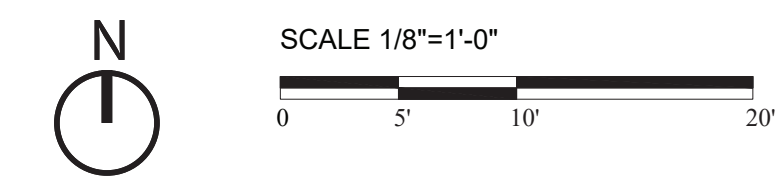
LEVEL 2 - OVERALL



KEY NOTES:



- ① PROPOSED ARTIFICIAL TURF
- ② PROPOSED DOG WASHING STATION
- ③ PROPOSED DOG WASHING STATION ENCLOSURE
- ④ PROPOSED SEATING
- ⑤ PROPOSED RAISED PLANTER
- ⑥ PROPOSED ACCENT PAVING

LEVEL 2 - DOG PARK ENLARGEMENT



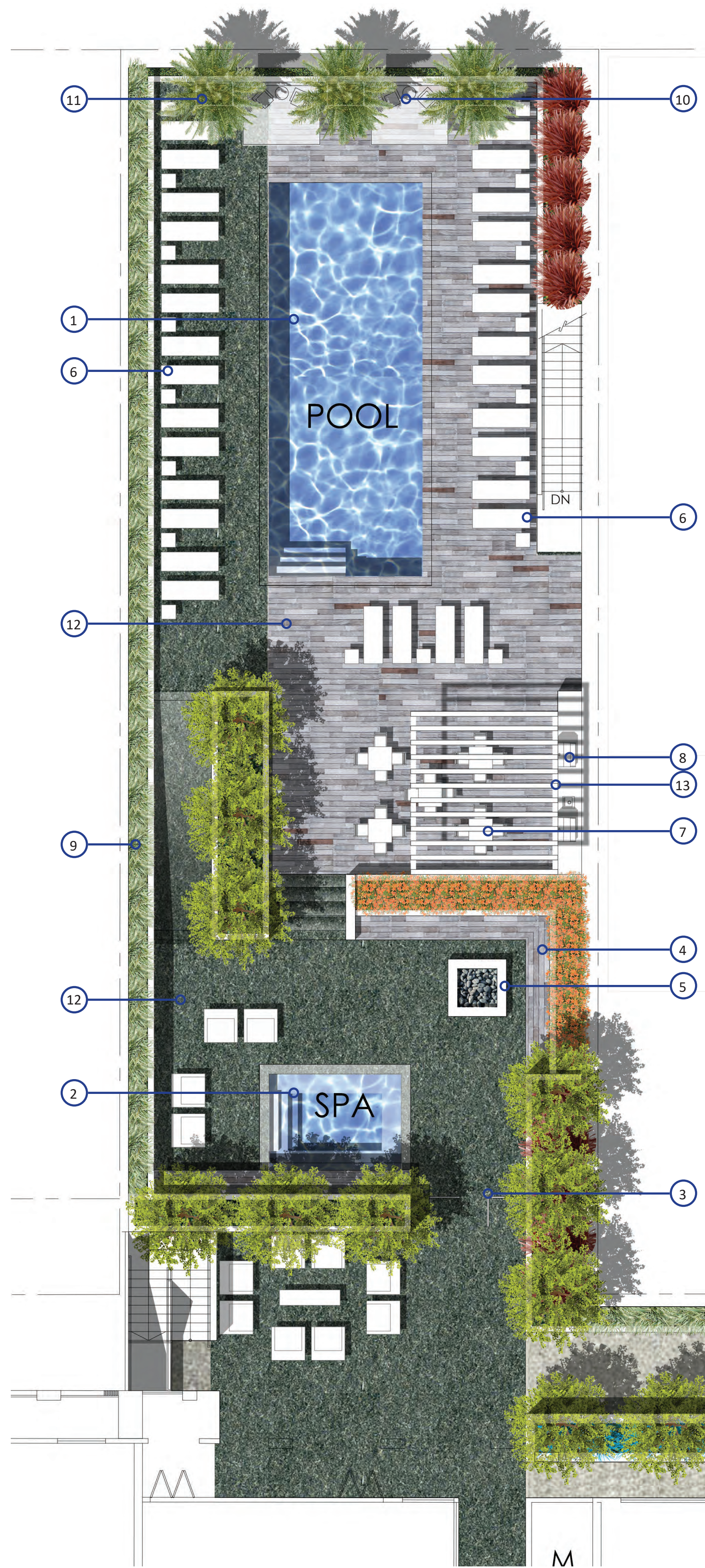





**LEVEL 4 - OVERALL**  
 SCALE 1"=30'  


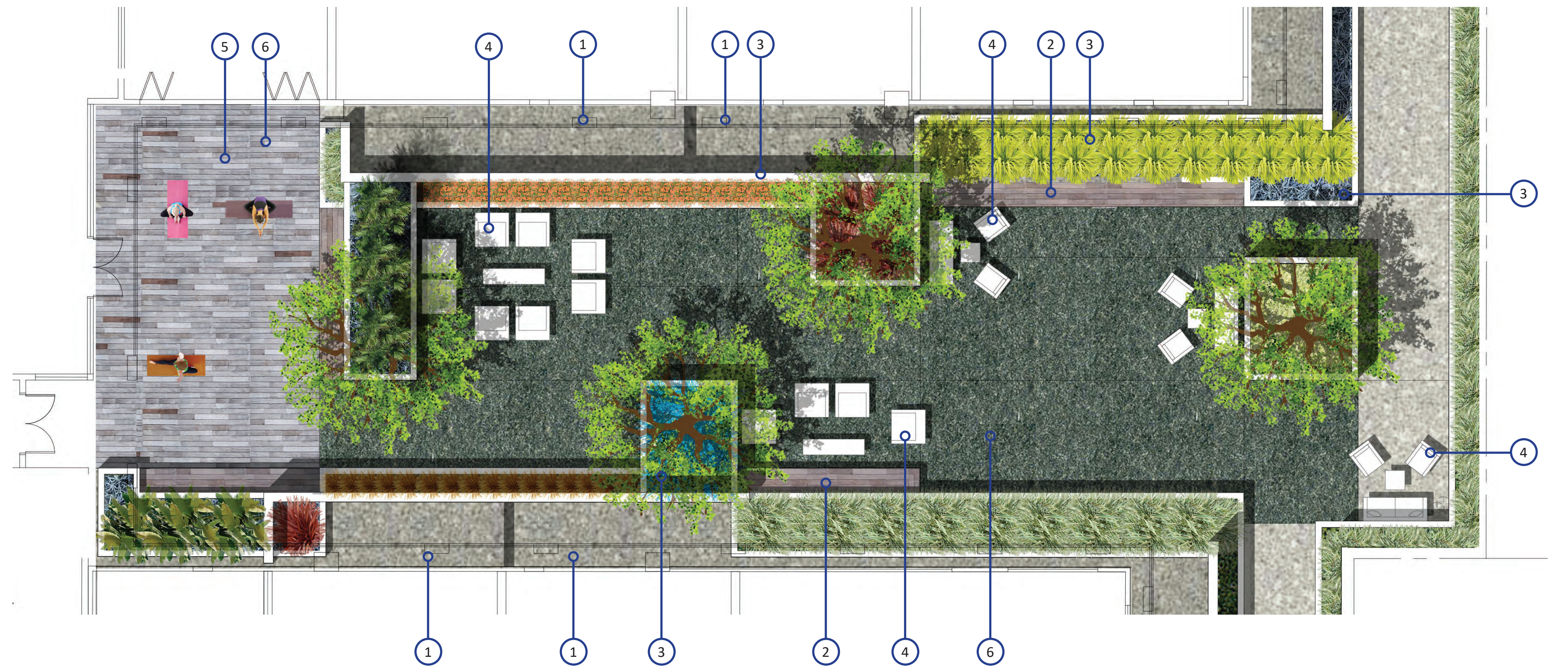
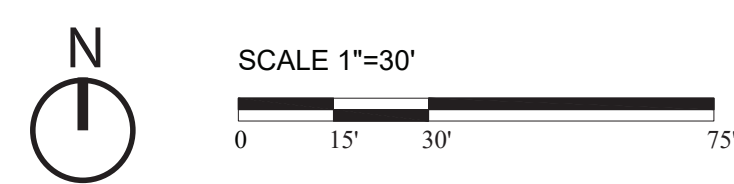






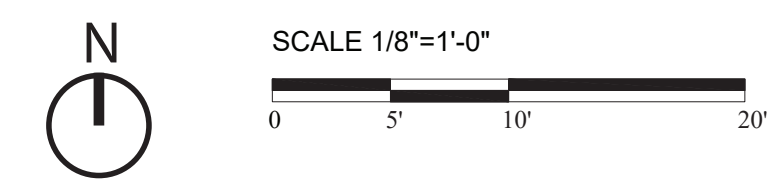
- KEY NOTES:**
- 1 PROPOSED POOL
  - 2 PROPOSED SPA
  - 3 PROPOSED POOL ENCLOSURE
  - 4 PROPOSED BUILT-IN BANQUETTE
  - 5 PROPOSED FIRE PIT
  - 6 PROPOSED CHAISE LOUNGE
  - 7 PROPOSED TABLE-CHAIR SETS
  - 8 PROPOSED BBQ COUNTER
  - 9 PROPOSED RAISED PLANTER
  - 10 PROPOSED CABANAS
  - 11 PROPOSED PORTABLE PLANTER
  - 12 PROPOSED ACCENT PAVING
  - 13 PROPOSED TRELLIS

LEVEL 4 - POOL DECK ENLARGEMENT





- KEY NOTES:**
- 1 PROPOSED PRIVATE TERRACE/PATIO
  - 2 PROPOSED BUILT-IN BANQUETTE
  - 3 PROPOSED RAISED PLANTER
  - 4 PROPOSED SOFT SEATING
  - 5 PROPOSED OUTDOOR FITNESS/YOGA AREA
  - 6 PROPOSED ACCENT PAVING

LEVEL 4 - COURTYARD ENLARGEMENT








**LEVEL 12 - SKY DECK**  
 SCALE 1"=30'  




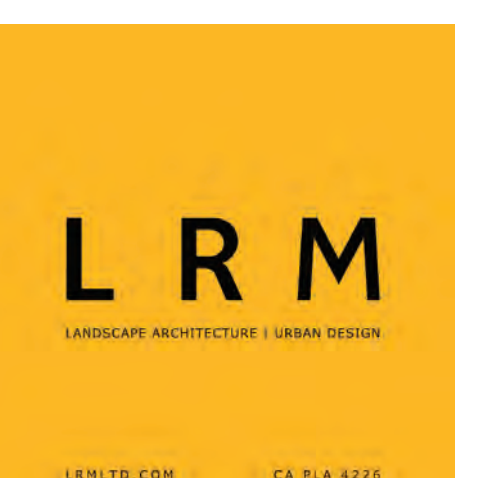
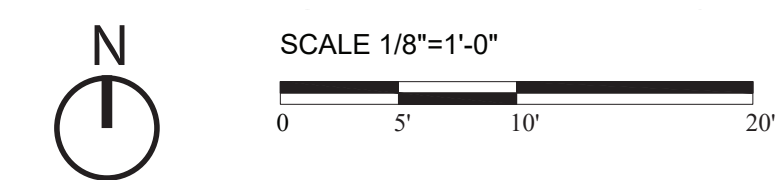




KEY NOTES:

- |                                   |                               |
|-----------------------------------|-------------------------------|
| ① PROPOSED FIREPLACE              | ⑦ PROPOSED FAMILY-STYLE TABLE |
| ② PROPOSED BUILT-IN BANQUETTE     | ⑧ PROPOSED TV PROJECTOR       |
| ③ PROPOSED BBQ COUNTER (2 GRILLS) | ⑨ PROPOSED RAISED PLANTER     |
| ④ PROPOSED TRELLIS                | ⑩ PROPOSED PORTABLE PLANTER   |
| ⑤ PROPOSED SOFT SEATING           | ⑪ PROPOSED ACCENT PAVING      |
| ⑥ PROPOSED UMBRELLA               | ⑫ PROPOSED TOPPING SLAB       |

LEVEL 12 - SKY DECK ENLARGEMENT





August 19, 2016

City of Los Angeles

Re: **Hollywood & Wilcox: Tree Protection Report**  
 Los Angeles, California

To Whom It May Concern:

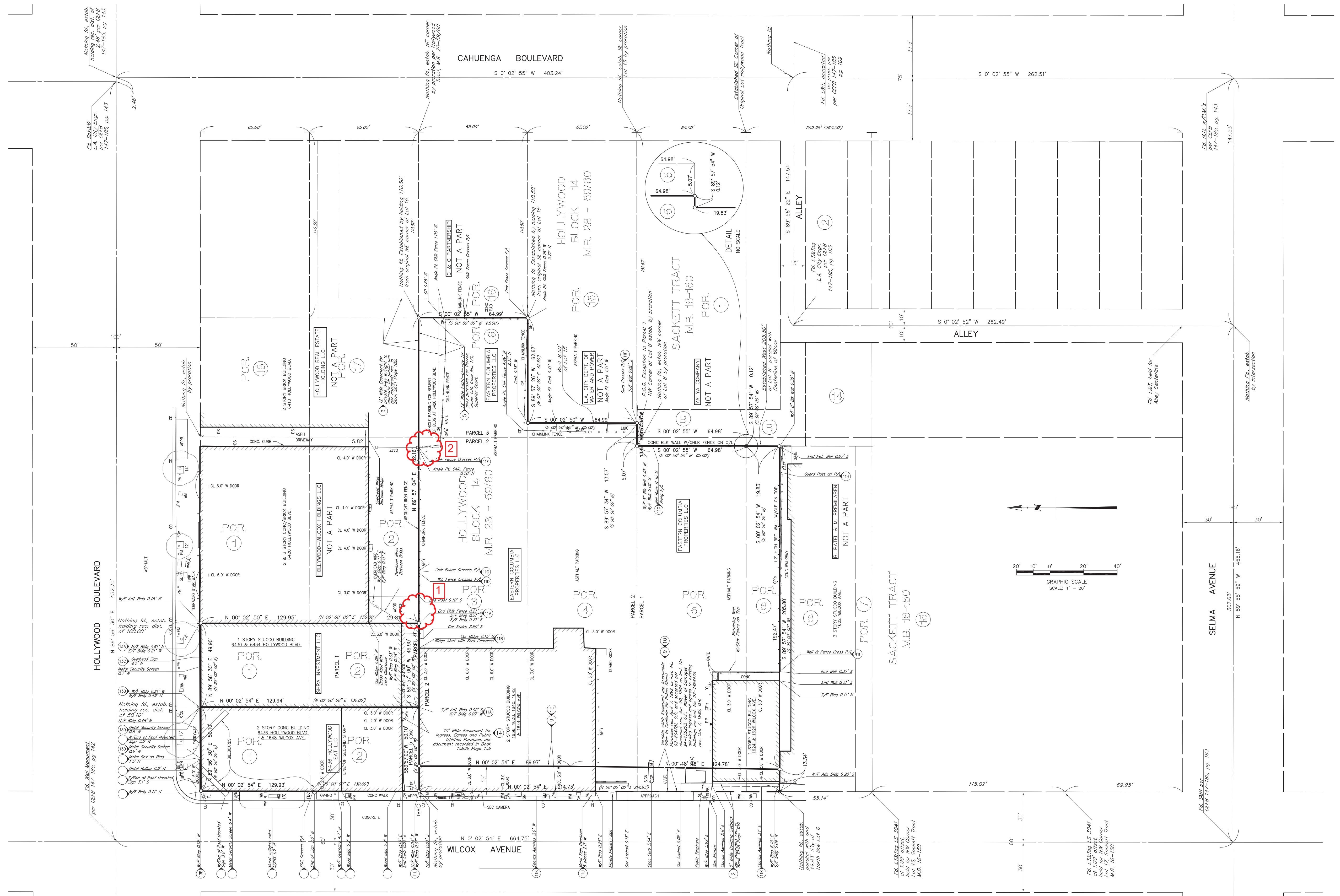
After review of the project site, we determined that there are no protected tree species existing on the site, and that the existing trees may be demolished for construction

Please see the attached Tree Inventory mapping the locations and further information on the existing trees.

Respectfully yours,



David K. Larkins  
 Managing Principal  
 DKL: dkl

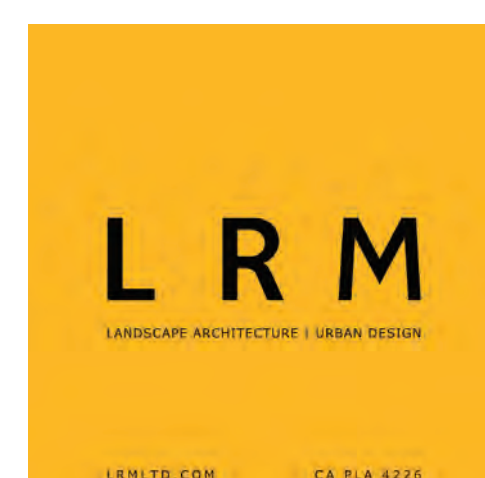
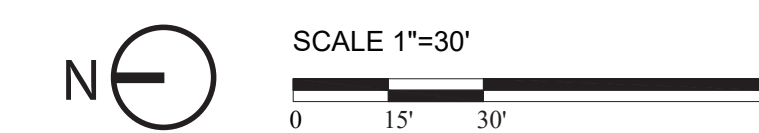


TREE INVENTORY SITE MAP

TREE INVENTORY	COMMON NAME	EMERGENCY FRUIT	DBH	HT	CANOPY JOB	PROTECTED	ACTION	NOTES
CESTRUS SP.	CESTRUS	SINGLE	0"	10'	10'	NO	SEMP	GROWING AT CHAINLINK FENCE, POSSIBLE VOLUNTARY, VIGOROUS WATER-SHEDDING GROW, LARGE THORNS
COPLANOPSIS ANACARDIACEAE	CARROTWOOD	MULTI	0", 2"	12'	15'	NO	SEMP	GROWING AT CHAINLINK FENCE, POSSIBLE VOLUNTARY

TREE INVENTORY

TREE PROTECTION REPORT







ARBUTUS 'MARINA'  
strawberry tree



CERCIDIUM X DESERT MUSEUM  
desert museum



KOELREUTERIA BIPINNATA  
chinese flame tree



OLEA EUROPAEA 'SWAN HILL'  
swan hill olive



PLATANUS X A. 'BLOODGOOD'  
london plane tree



TIPUANA TIPU  
tipu tree



ULMUS PARVIFOLIA  
evergreen elm



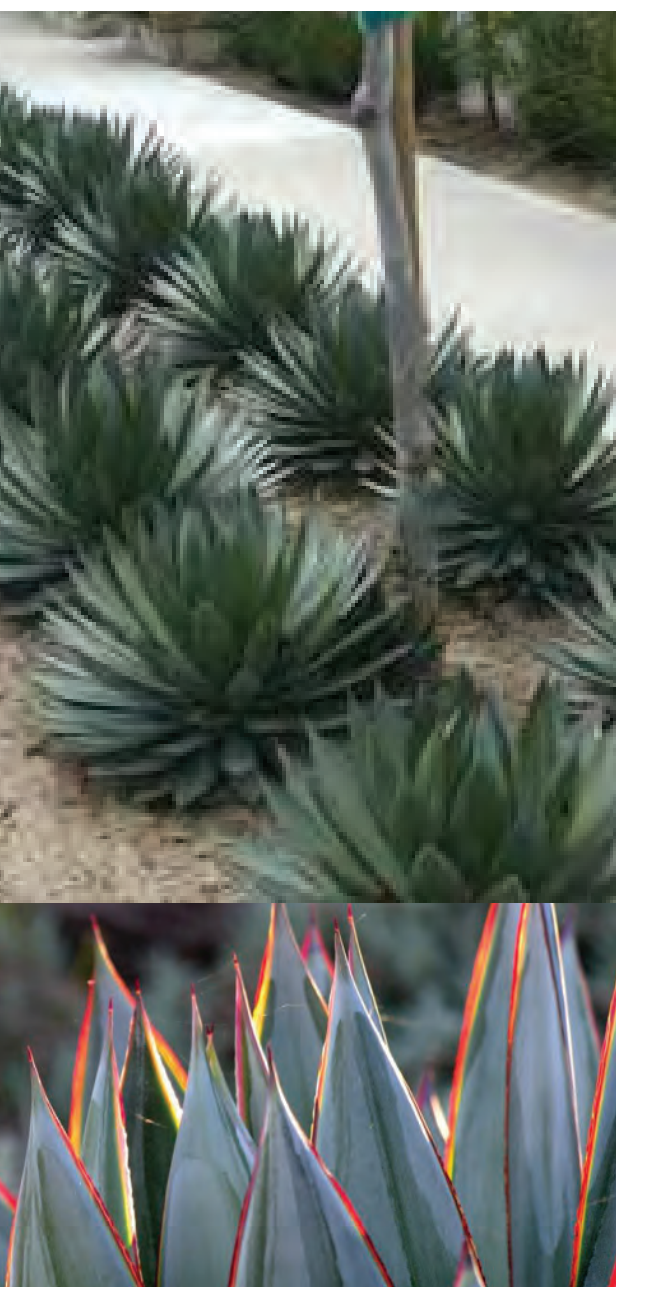
AEONIUM CANARIENSE  
canary island aeonium



AGAVE AMERICANA  
century plant



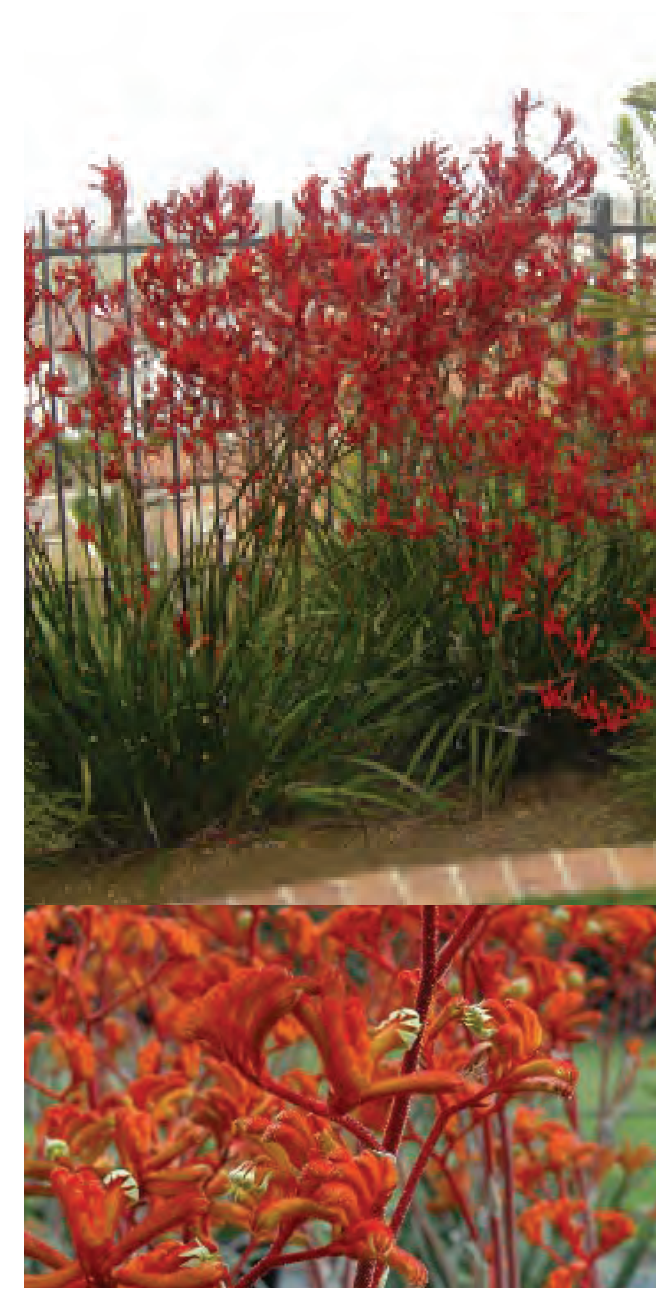
AGAVE ATTENUATA  
foxtail agave



AGAVE 'BLUE GLOW'  
blue glow agave



ANIGOZANTHOS HYBRID  
kangaroo paw



ANIGOZANTHOS HYBRID  
kangaroo paw



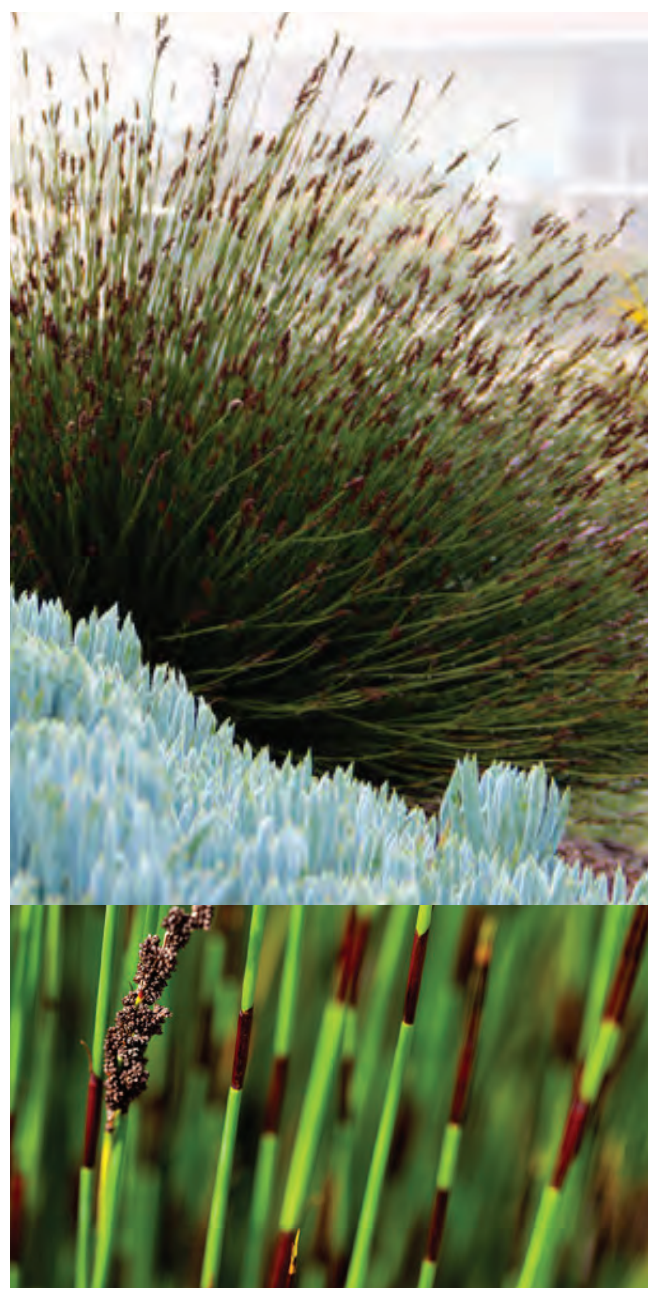
ASPARAGUS D. MYERS  
foxtail fern



ASPIDISTRA ELATIOR  
cast-iron plant



CHAMEROPS HUMILIS  
mediterranean fan palm



CHONDROPETALUM TECTORUM  
cape rush



DIANELLA T. 'VARIEGATA'  
variegated flax lily



FESTUCA GLAUCA  
blue fescue



FURCRAEA F. 'MEDIOPICTA'  
mauritius hemp



LOMANDRA LONGIFOLIA 'BREEZE'  
dwarf mat rush



LIRIOPE GIGANTEA  
giant lilyturf



MYOPORUM P. 'PUTAH CREEK'  
creeping myoporum



NASSELLA TENUISSIMA  
mexican feather grass



PHILODENDRON 'XANADU'  
winterbourne



PHORMIUM 'AMAZING RED'  
amazing red flax



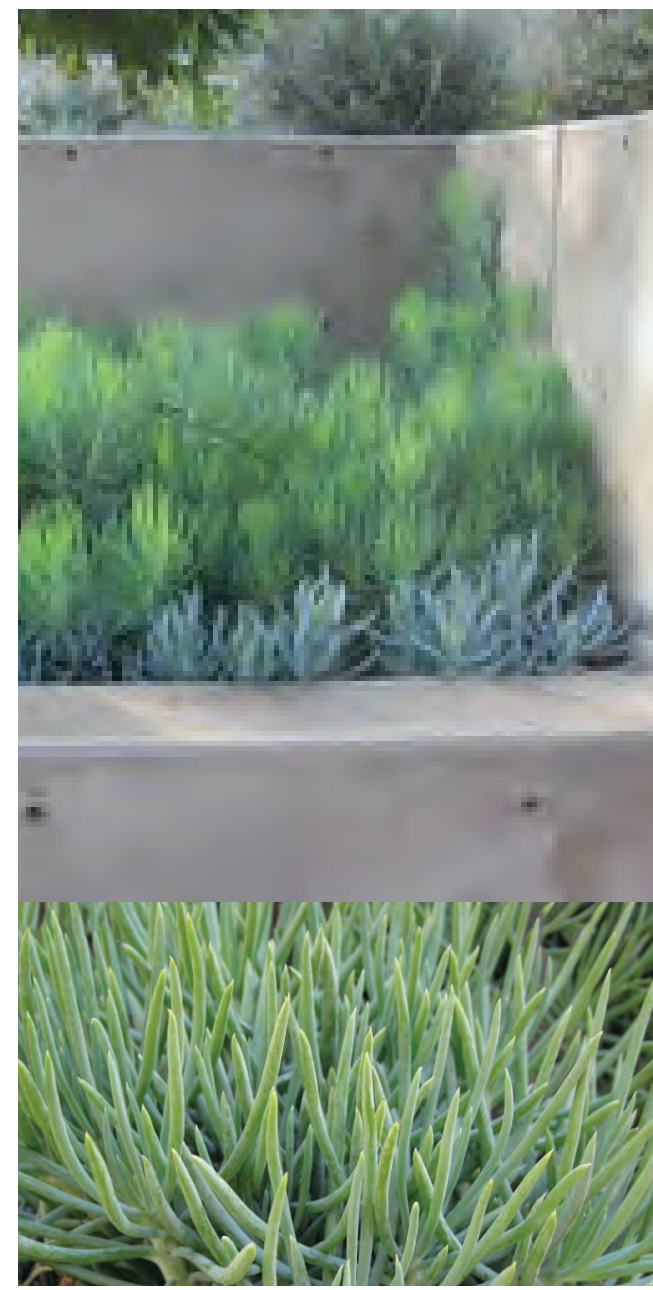
PHORMIUM TENAX 'BRONZE'  
bronze flax



PHORMIUM 'YELLOW WAVE'  
yellow wave flax



SENECIO MANDRALISCAE  
blue chalksticks



SENECIO VITALIS  
narrow-lead chalksticks



SANSEVIERIA HYBRID  
snake plant



SANSEVIERIA HYBRID  
snake plant



WESTRINGIA 'MORNING LIGHT'  
coast rosemary

PLANT PALETTE

