



HOLLYWOOD & WILCOX
EIR SUBMITTAL - REVISED
SEPTEMBER 02, 2020

6430-6440 HOLLYWOOD BLVD., 1624-1648 WILCOX AVE., LOS ANGELES, CA 90028

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REVISIONS

1	SITE PLAN REVIEW SUBMITTAL	8.24.2016
2	EIR SUBMITTAL - REVISED	8.31.2020

PROJECT TEAM

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

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
SHIMAHARA VISUAL

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] TOTAL LOT SIZE = 61,976 SF (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 TOTAL NEW PROPOSED COMMERCIAL = 17,800 SF
UNIT MIX PROPOSED	STUDIO 8% = 20 UNITS 1 BR 54% = 140 UNITS 2 BR 33% = 87 UNITS 3 BR 5% = 13 UNITS TOTAL = 260 UNITS
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'
SETBACKS REQUIRED & PROVIDED	COMMERCIAL & PARKING GARAGE FRONT : 0' SIDE : 0' REAR : 0' RESIDENTIAL FRONT : 0' SIDE : 16' REAR : 20'
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 TOTAL RESIDENTIAL PARKING = 387 CARS COMMERCIAL 17,800 SF @ 1 SPACE/500 SF = 36 CARS 10% REDUCTION WITH IN LIEU BIKE PARKING = - 3 CARS TOTAL COMMERCIAL PARKING = 33 CARS

PARKING PROVIDED

RESIDENTIAL	P2	=	105 CARS
	P1	=	100 CARS
	L1	=	22 CARS
	L2	=	80 CARS
	L3	=	80 CARS
	TOTAL	=	387 CARS

COMMERCIAL	L1	=	33 CARS
	TOTAL	=	33 CARS

NOTE: ANY ADDITIONAL PARKING IS FOR OWNERS USE

BICYCLE PARKING

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

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
	TOTAL REQUIRED OPEN SPACE	=	29,150 SF

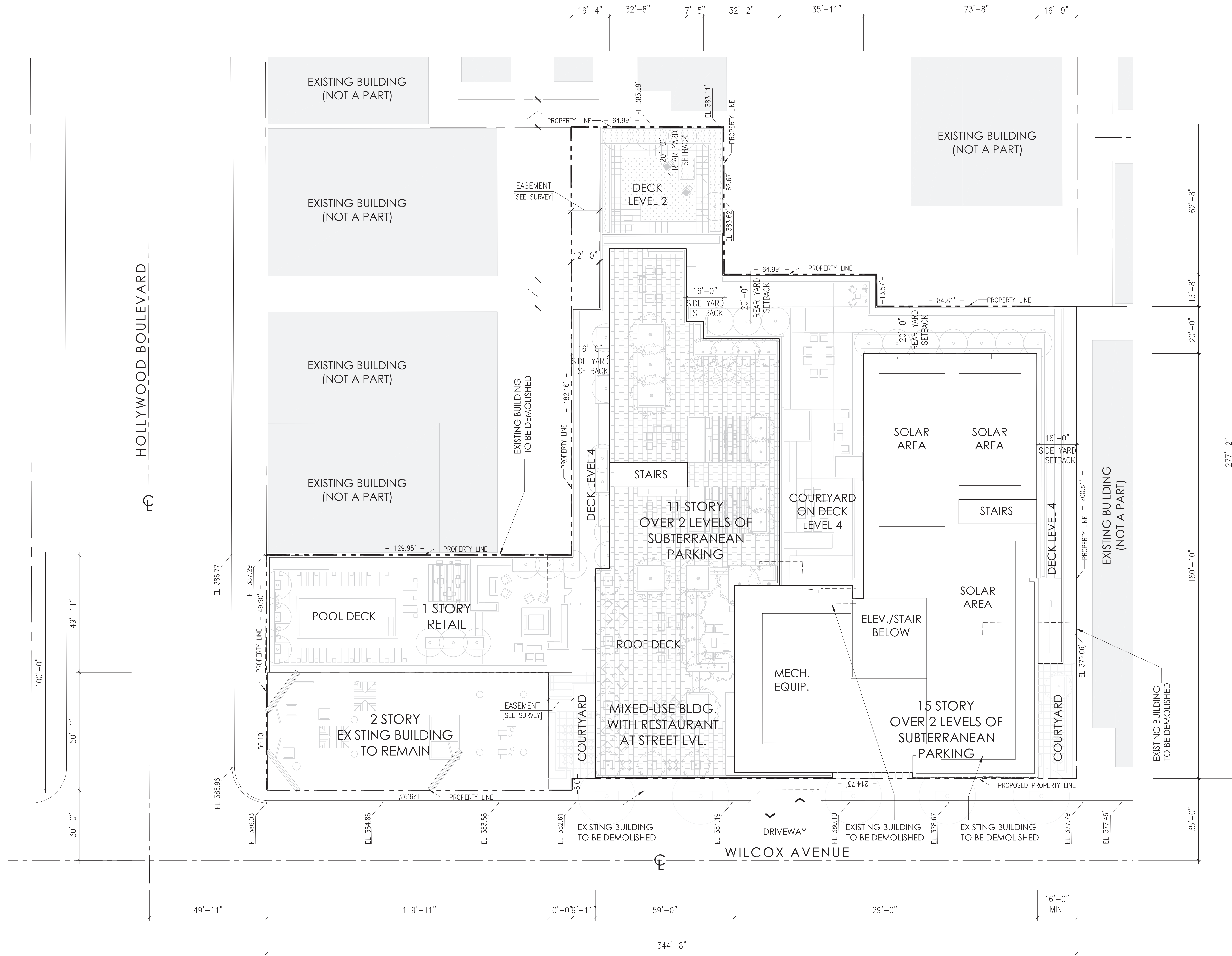
PROVIDED	LEVEL 4 INNER COURTYARD	=	4,600 SF
	LEVEL 4 POOL DECK	=	5,600 SF
	LEVEL 12 SKY DECK	=	11,200 SF
	EXTERIOR OPEN SPACE	=	21,400 SF

	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
	INDOOR OPEN SPACE(LESS THAN 25%)	=	4,250 SF

	PRIVATE OPEN SPACE (70 DU X 50 SF)	=	3,500 SF
	TOTAL PROVIDED OPEN SPACE	=	29,150 SF

ADDITIONAL PROVIDED BEYOND REQUIRED (OWNERS DISCRETION)			
LEVEL 1	COURTYARD	=	600 SF
LEVEL 2	DOG RUN DECK	=	2,200 SF
LEVEL 2-14	BALCONIES(12 DU x 50 SF)	=	600 SF
LEVEL 4	INNER COURTYARD - EAST	=	1,200 SF
	TOTAL ADDITIONAL OPEN SPACE	=	4,600 SF





PLOT PLAN SCALE 1/16"=1'-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.

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

UTILITY INFORMATION

UTILITY	SERVICE BY	TELEPHONE NO.	ADDRESS
POWER	CITY OF LOS ANGELES, DWP	(213) 977-6000	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
WATER	CITY OF LOS ANGELES, DWP	(213) 977-6000	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
TELEPHONE	AT&T	(214) 963-2962	22311 BROOKHURST STREET SUITE 203
TELEPHONE	COMCAST	(800) 252-2929	5501 S. SYDNEY #130 TORRANCE, CA 90503
GAS	THE GAS COMPANY	(310) 692-2000	201 N. BULLIES RD. COMPTON, CA
STORM DRAIN	CITY OF LOS ANGELES	(213) 977-6000	201 N. FIGUEROA, 4TH FLOOR, L.A., CA
SEWER	CITY OF LOS ANGELES	(213) 977-6000	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 location within their respective service territories. 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 excavation.

CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444 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 which have 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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:

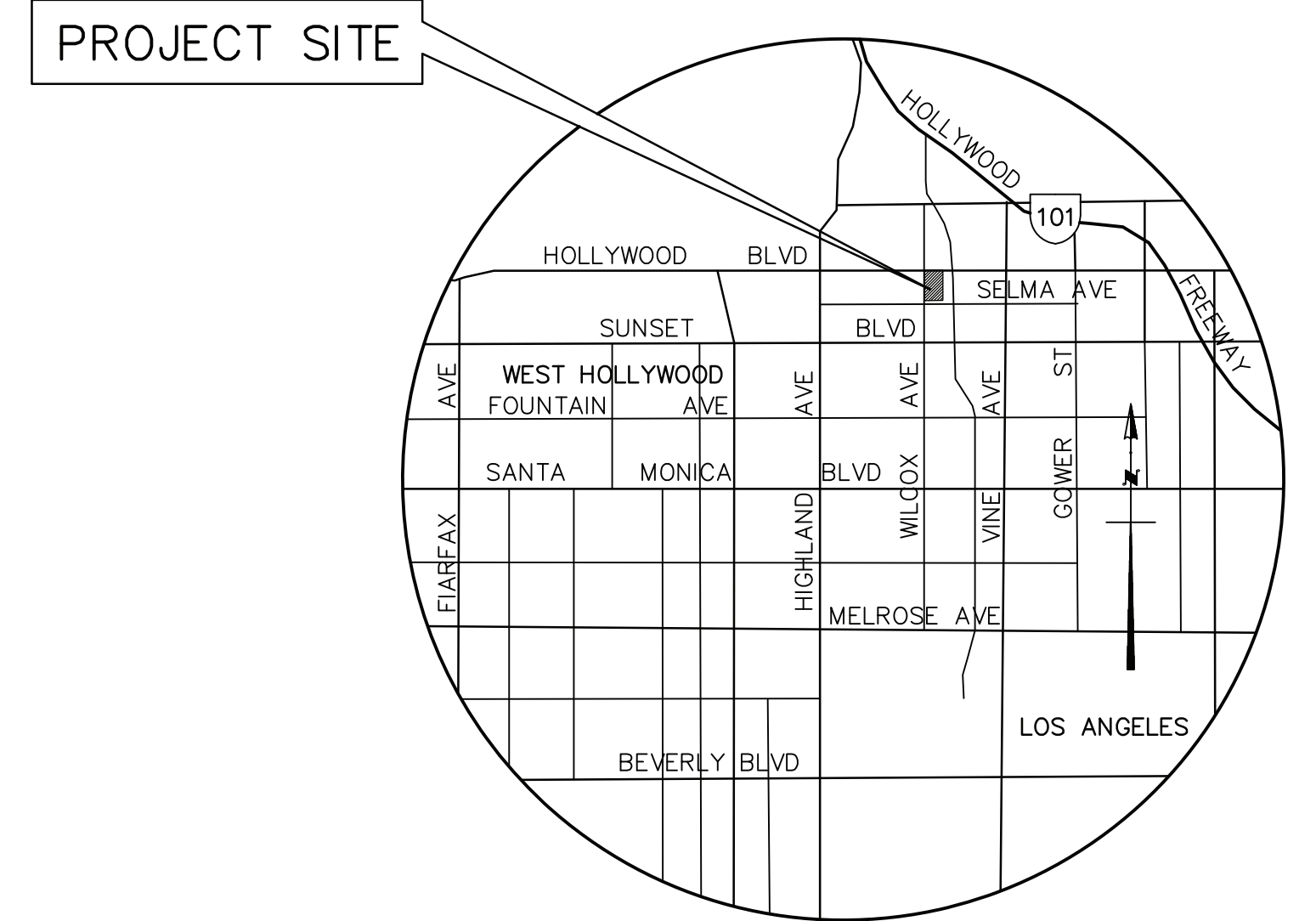
PARCEL 4:
THE EAST 49.90 FEET OF THE WEST 100 FEET OF LOTS 1 AND 2 IN BLOCK 14 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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.



VICINITY MAP

LEGEND

---	PROPERTY / BOUNDARY LINE
---	STREET R/W LINE
---	CURB LINE (FROM 1"=20' ON TO 1"=200')
---	CELESTIAL LINE (1"=10', 1"=4', 1"=16')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (WIDTH)
---	CONTOR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	GUARD RAIL
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	STON (ALL KINDS)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	DOWNSPOUT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER METER
---	GAS / WATER VALVE
---	ELECT. STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
---	TREE IN WELL W/TRUNK DIAMETER
---	PLANTER
---	GRASS POST
---	APPROACH (DRIVEWAY)
---	BACKFLOW PREVENTER
---	CLEAN OUT
---	CHAIN LINK (FENCE/GATE)
---	LOCATION OF BUILDING HEIGHT MEASUREMENT
---	TOPOGRAPHIC SPOT ELEVATION, NO LEADER
---	BACK OF WALK ELEVATION
---	EDGE OF CONCRETE ELEVATION
---	EDGE OF GUTTER ELEVATION
---	EDGE OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF GRATE ELEVATION
---	TOP OF WALL ELEVATION
---	MANHOLE RIM ELEVATION
---	MANHOLE INVERT ELEVATION
---	CURB DRAIN
---	RECORD LOT / PARCEL NUMBER
---	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	IMPROVEMENT FACE
---	IMPROVEMENT EDGE
---	IMPROVEMENT END
---	NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT
---	W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
---	ADJACENT PROPERTY OWNER
---	SANITARY SEWER (SIZE)
---	STORM DRAIN (SIZE)
---	WATER LINE (SIZE)
---	GAS LINE (SIZE)
---	OTL/PETROLEUM LINE (SIZE)
---	ELECTRICAL LINE
---	COMMUNICATION LINE
---	OVERHEAD UTILITY LINE(S)

SURVEYOR'S CERTIFICATE:

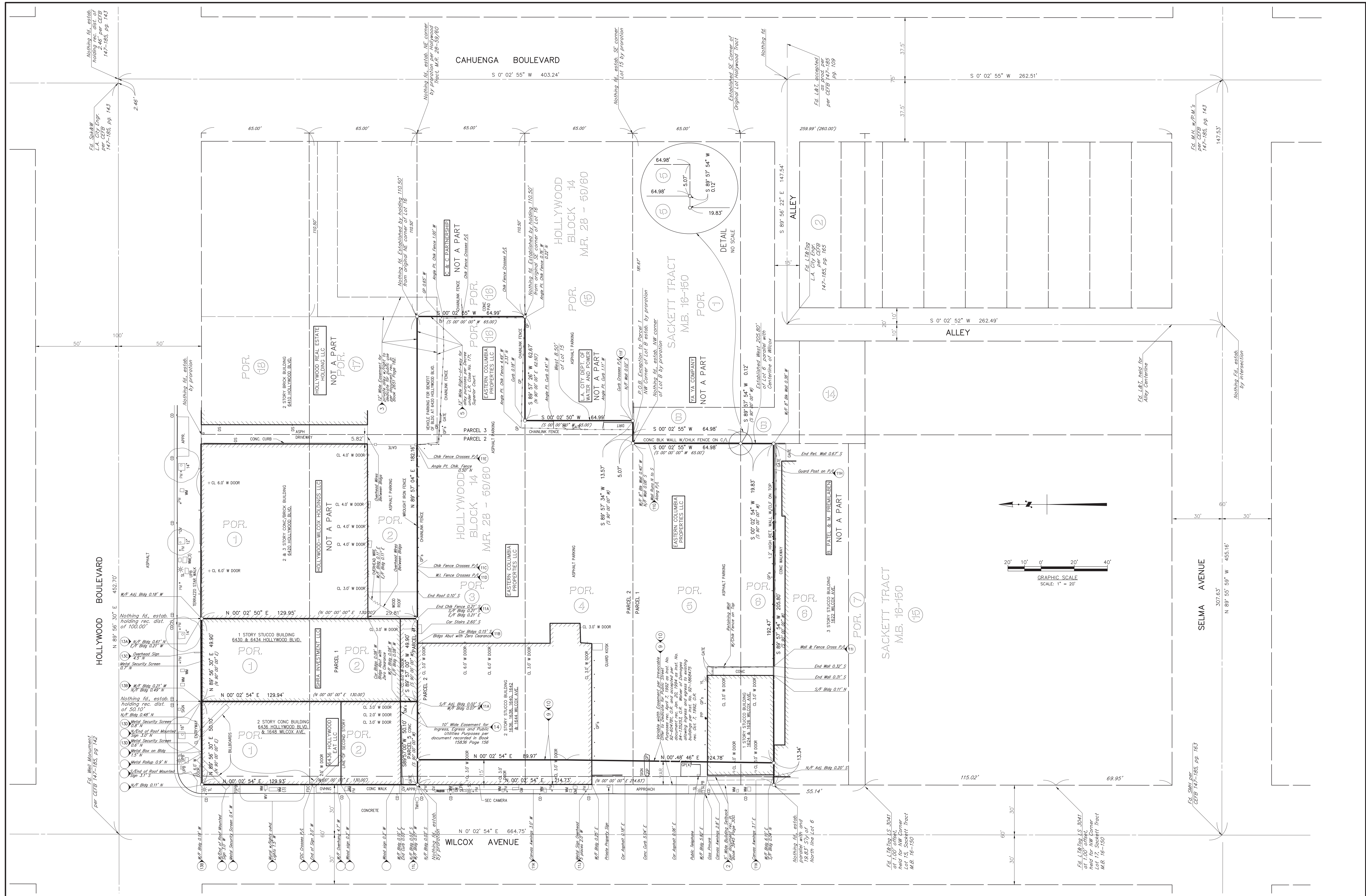
TO: HOLLYWOOD & WILCOX AND CHICAGO TITLE INSURANCE COMPANY:

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.

Douglas R. Howard
DOUGLAS R. HOWARD, PLS 6169
PSOMAS
8 / 23 / 2016
DATE

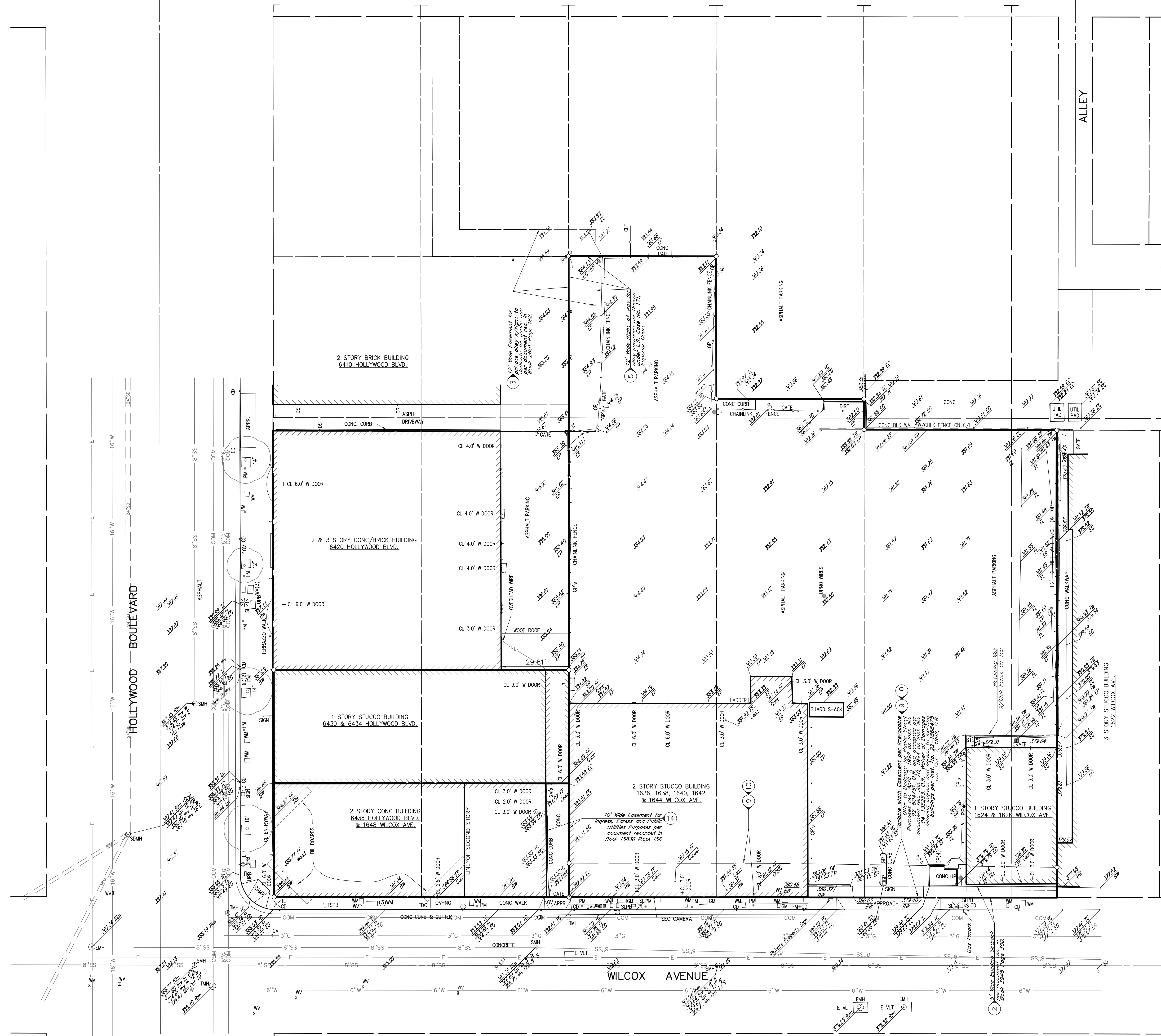
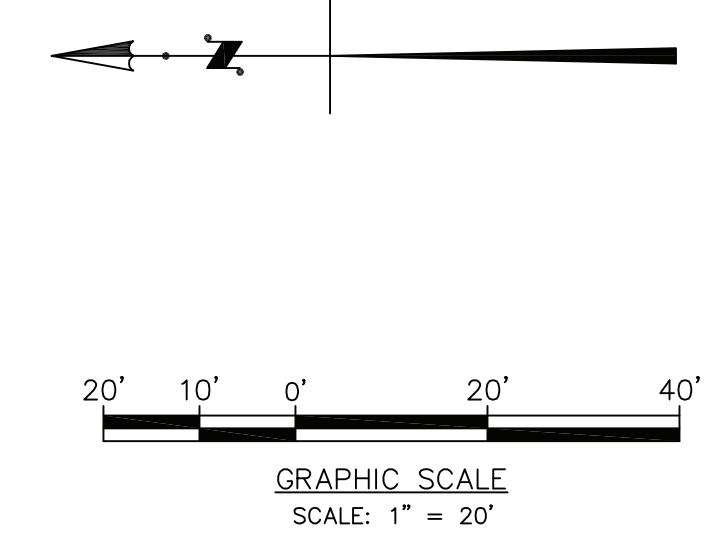
NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION 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.

	<p>DATE: AUGUST 13, 2007</p> <p>SHEET: 1</p>
	<p>SCALE: 1" = 20'</p> <p>PROJECT NO.: 1LEF020100 1100</p> <p>SHEET: 3</p>
<p>DATE: 8-22-16</p> <p>REVISED SURVEYORS CERT AND TITLE BLOCK NAME</p>	<p>DATE: 3-6-2015</p> <p>ALTA UPDATE AND DESIGN SURVEY</p>
<p>DRH</p> <p>MR</p>	<p>DRH</p> <p>MR</p>
<p>BY: DRH</p> <p>DATE: 8-22-16</p>	<p>BY: DRH</p> <p>DATE: 3-6-2015</p>
<p>DESCRIPTION: 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</p>	<p>DESCRIPTION: 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</p>
<p>BLANK CITY OF LOS ANGELES BENCH MARK NO. 12-20010</p>	<p>BLANK CITY OF LOS ANGELES BENCH MARK NO. 12-20010</p>
<p>PSOMAS</p> <p>555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com</p>	<p>ALTA/ACSM LAND TITLE & DESIGN SURVEY FOR:</p> <p>HOLLYWOOD & WILCOX</p> <p>1624 - 1648 WILCOX AVE. AND 6430 - 6440 HOLLYWOOD BLVD.</p> <p>IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA</p>

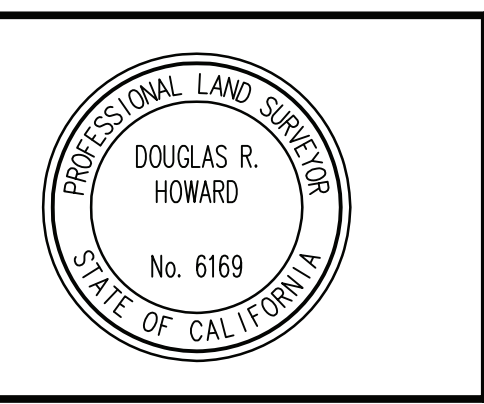


	DESIGNED: F.J.W. DRAWN: F.J.W. CHECKED: DRH	BENCHMARK CITY OF LOS ANGELES BENCH MARK NO. 12-20010 11N BOLT IN CONC MON HMD I-1-A; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD ELEV. 355.751 ADJUSTMENT 2000 (NAVD 1988) PART/LOT DATE: Aug. 23, 2016 - 06:50:41 DWG. Name: W:\11E010100\DESIGN\11E010100_VL-0146_02.dwg (Updated by: dward)		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 SCALE: 1"=20' PROJECT NUMBER: 11E020100 T100	SHEET: 2 OF: 3														
	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRH</th> <th>MR</th> </tr> </thead> <tbody> <tr> <td>8-22-16</td> <td></td> <td>REVISED SURVEYORS CERT AND TITLE BLOCK NAME</td> <td>DRH</td> <td>MR</td> </tr> <tr> <td>5-6-2015</td> <td></td> <td>ALTA UPDATE AND DESIGN SURVEY</td> <td>HOO</td> <td>DRH</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	DRH	MR	8-22-16		REVISED SURVEYORS CERT AND TITLE BLOCK NAME	DRH	MR	5-6-2015		ALTA UPDATE AND DESIGN SURVEY	HOO	DRH				
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CAHUENGA BOULEVARD



34



DATE	DESCRIPTION	BY	APP'D
8-22-16	REVISED SURVEYORS CERT AND TITLE BLOCK NAME	DRH	MR
3-6-2015	ALTA UPDATE AND DESIGN SURVEY	HOO	DRH

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)
PAPYRLOT DATE Aug. 22, 2016 - 11:11:26 DWG Name: W:\1EFO10100\DESIGN\1EFO10100\PL-010553.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

REF: 1LEF010100; 1LEF010100-1T02; 1LEF010101

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 compatible with the Attie Building, borrowing its triple-bay façade pattern, but using clean lines and materials to not to compete with the adjacent 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 mixed-use building is broken up into 2 different design forms to break down the perceived massing of the building. One with a mostly beige exterior comprised of precast concrete colonnade that shifts every two stories with recessed balconies providing deep shadow lines. The other with a complementary glossier look which is comprised of glass windows, metal cladding, and cantilevered glass balconies. The combination of these two forms are anchored in its Hollywood locale through its use of solid, cementitious exterior and its vertical façade rhythm while also reflecting the surrounding area and more modern architecture.

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 distinctly different forms. One with a precast concrete colonnade with recessed balconies. The staggered rhythm of the colonnade projects solidity and a sense of permanence, not unlike the historic Hollywood apartment blocks. Meanwhile, the secondary form provides a connection between old and new Hollywood while

also providing ample light and reflection of the adjacent Hollywood Hills. This is accomplished by using a glossier look with clear glass windows, accented metal paneling and cantilevered glass balconies

The space between the double skin and the cantilevered balconies help 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 street wall 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 newly completed Dream Hotel on the same block.

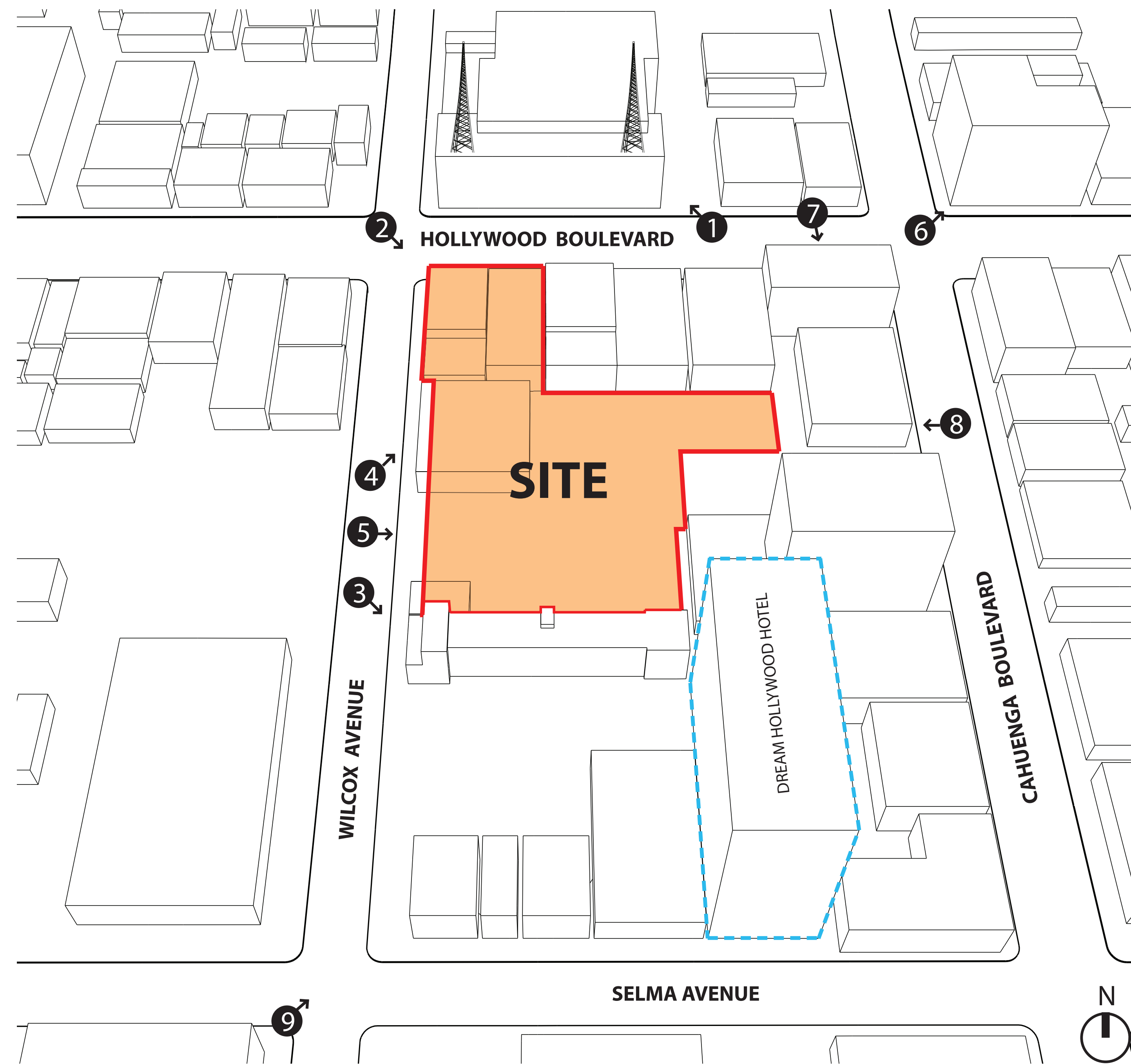
The mixed-use residential building is outside the boundary of the Hollywood Boulevard Commercial and Entertainment District and is carefully designed to not compete with the historic fabric along the Boulevard. Carefully sited a respectful distance from the Boulevard, the building steps down as it approaches 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 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.

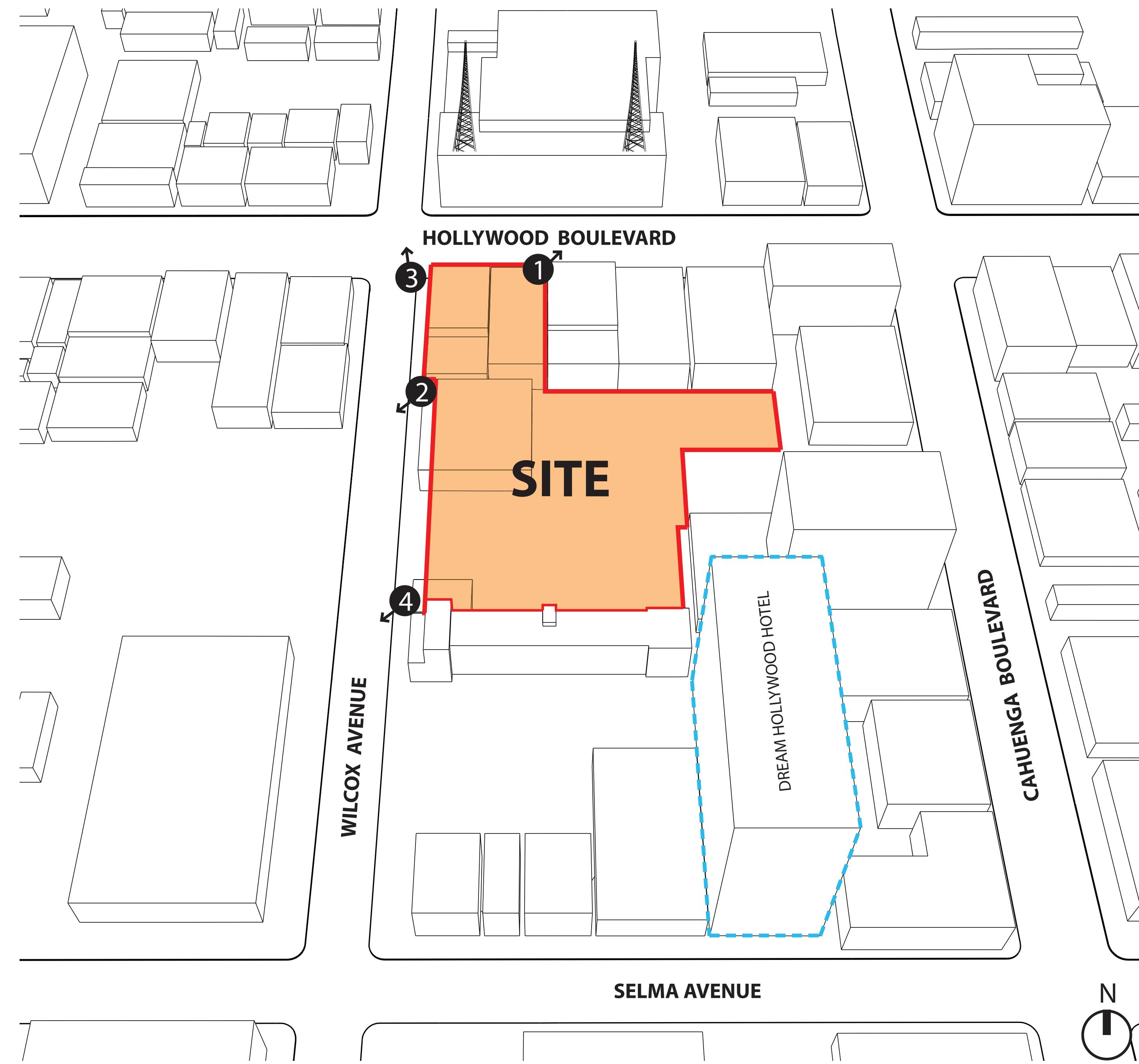
VEHICULAR SITE ACCESS AND CIRCULATION

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.

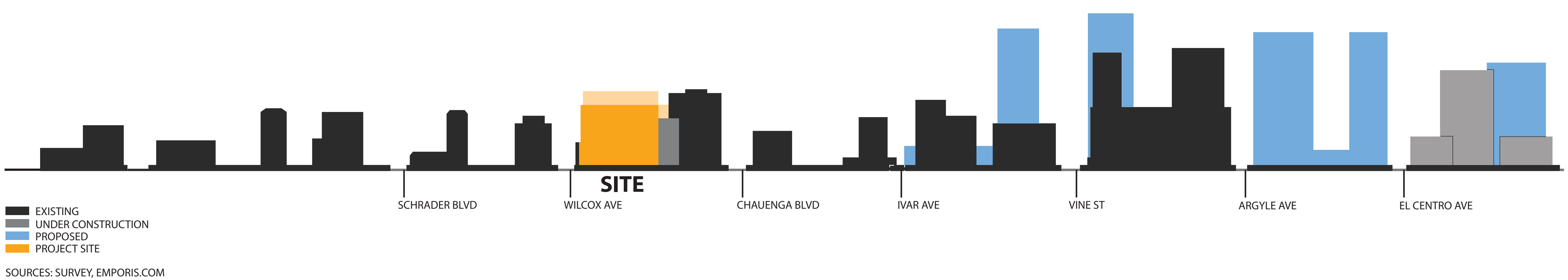
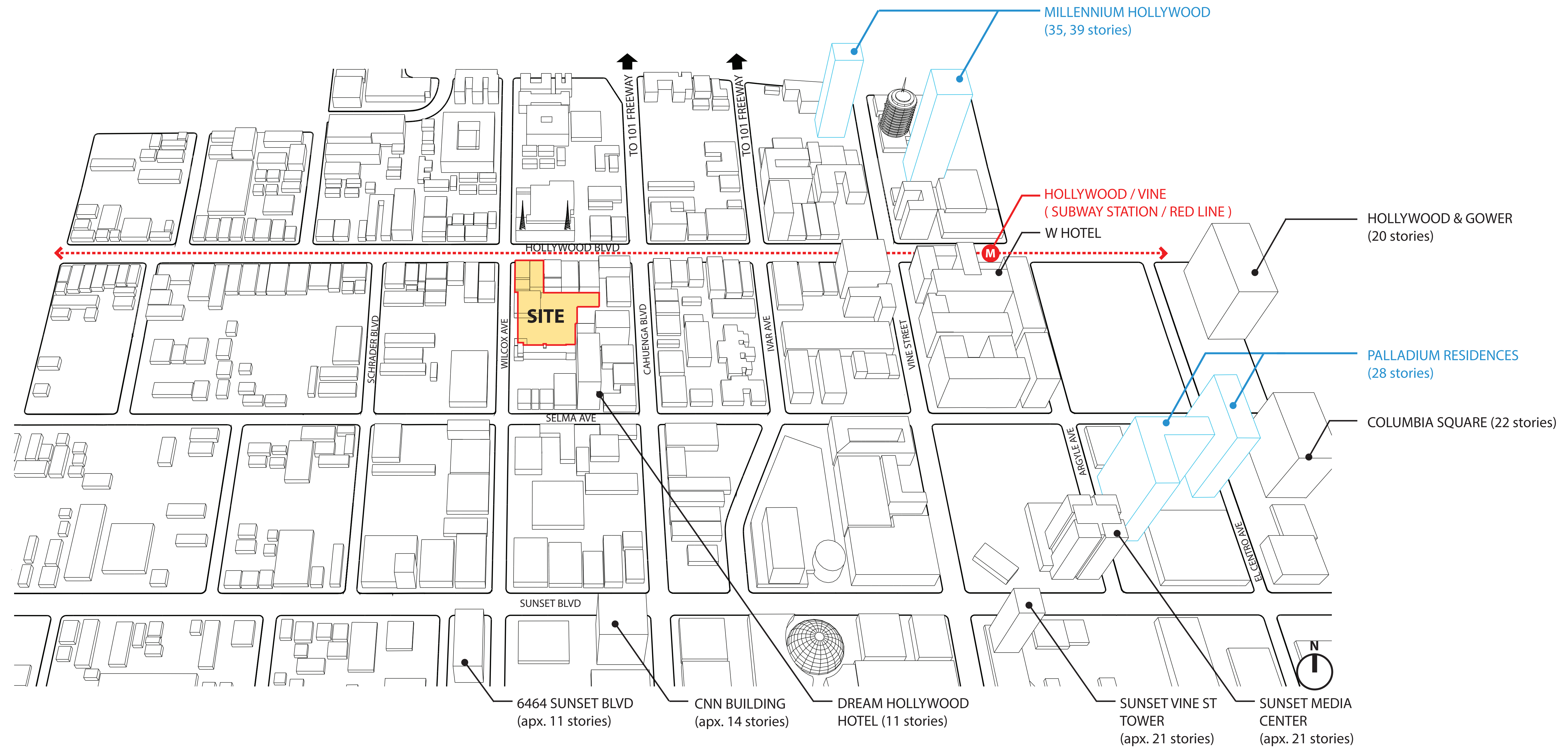
SITE CONTEXT



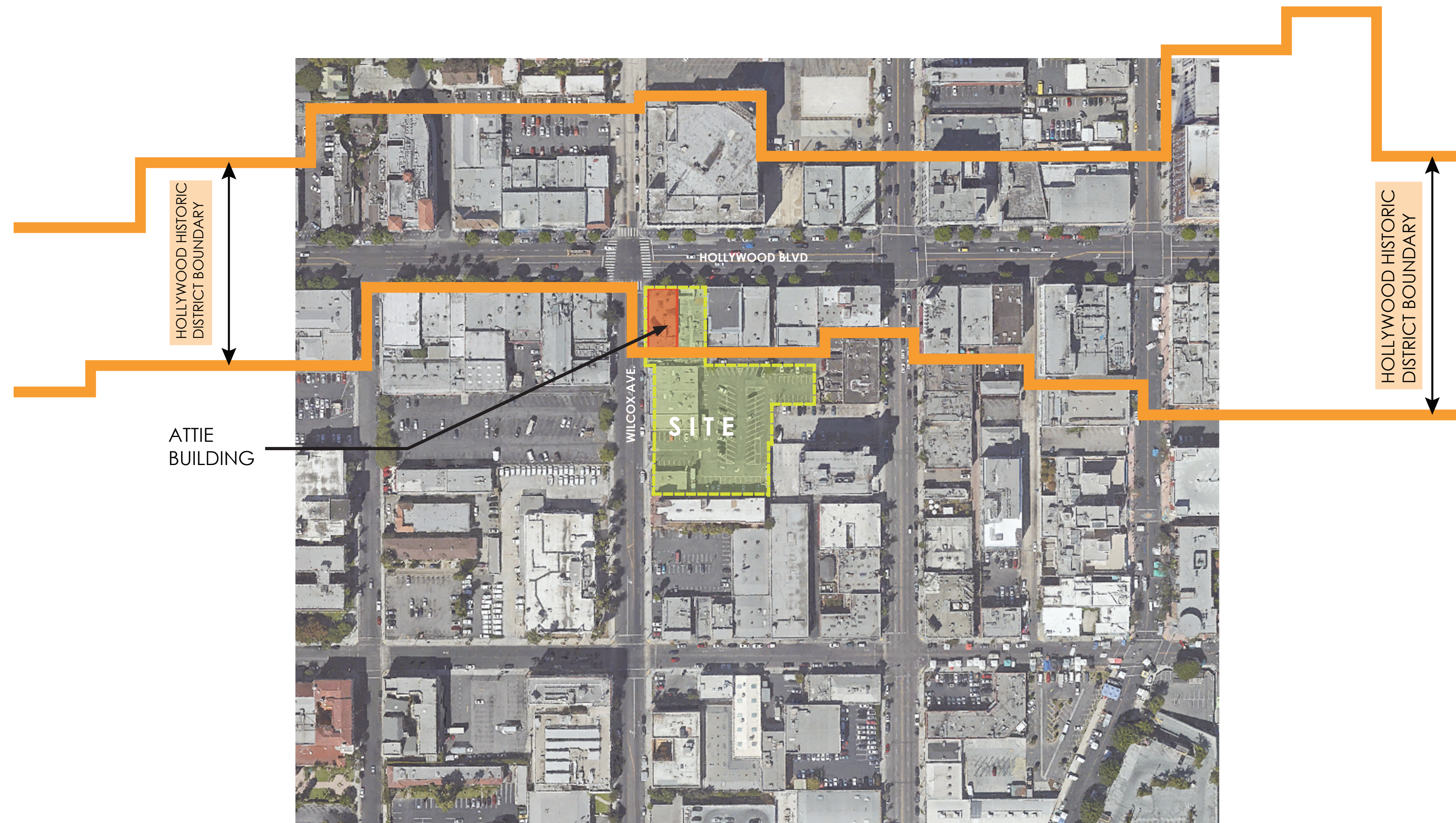
SITE CONTEXT



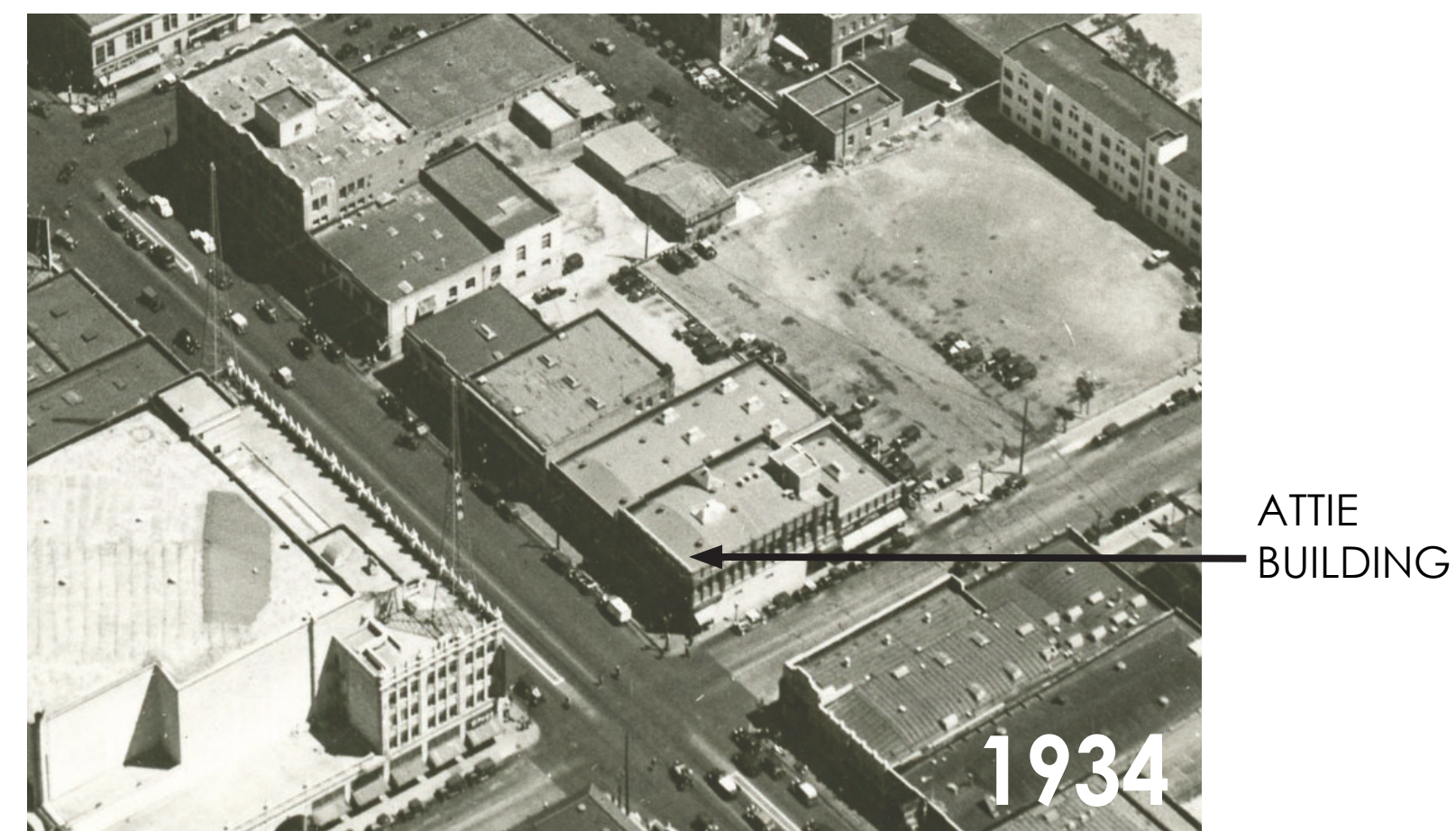
SITE CONTEXT



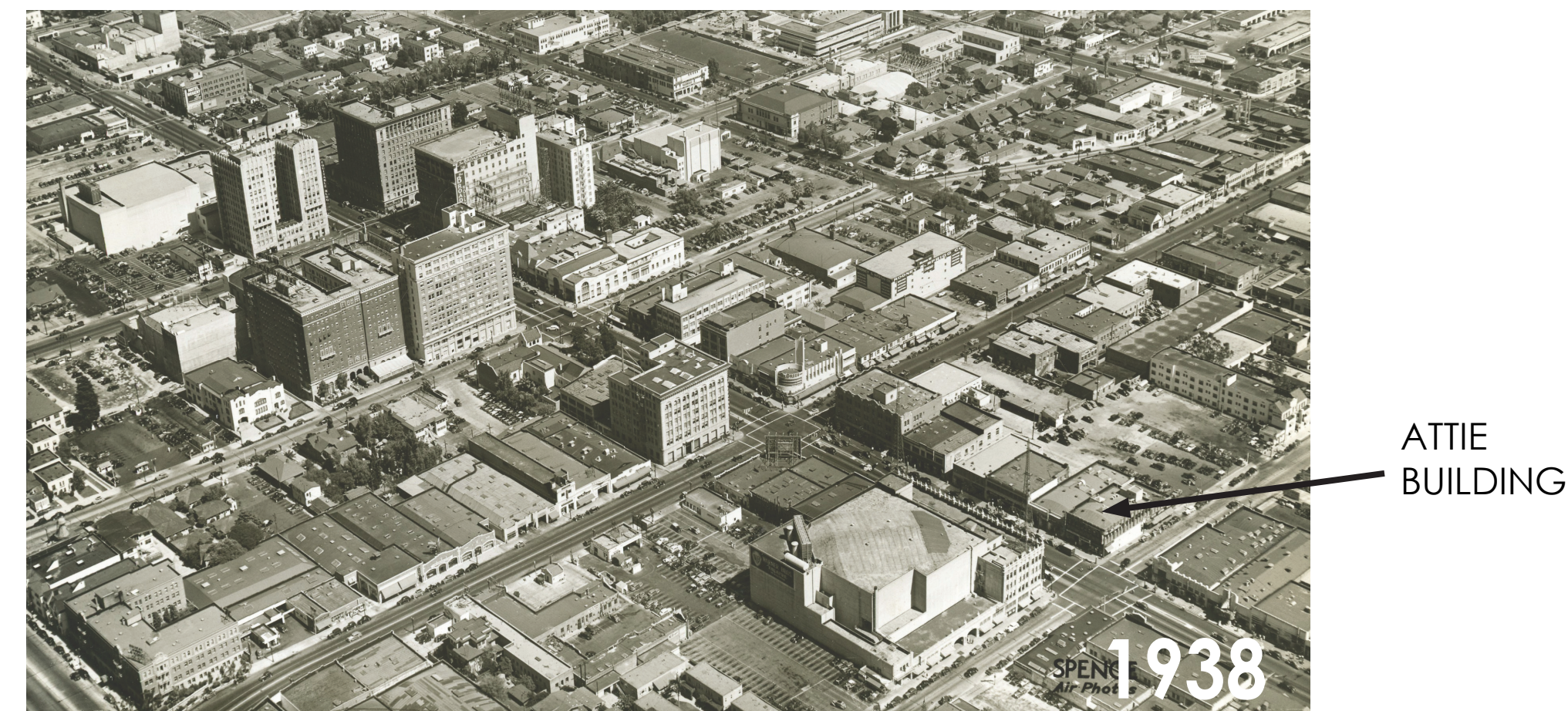
HOLLYWOOD NEIGHBORHOOD STUDY



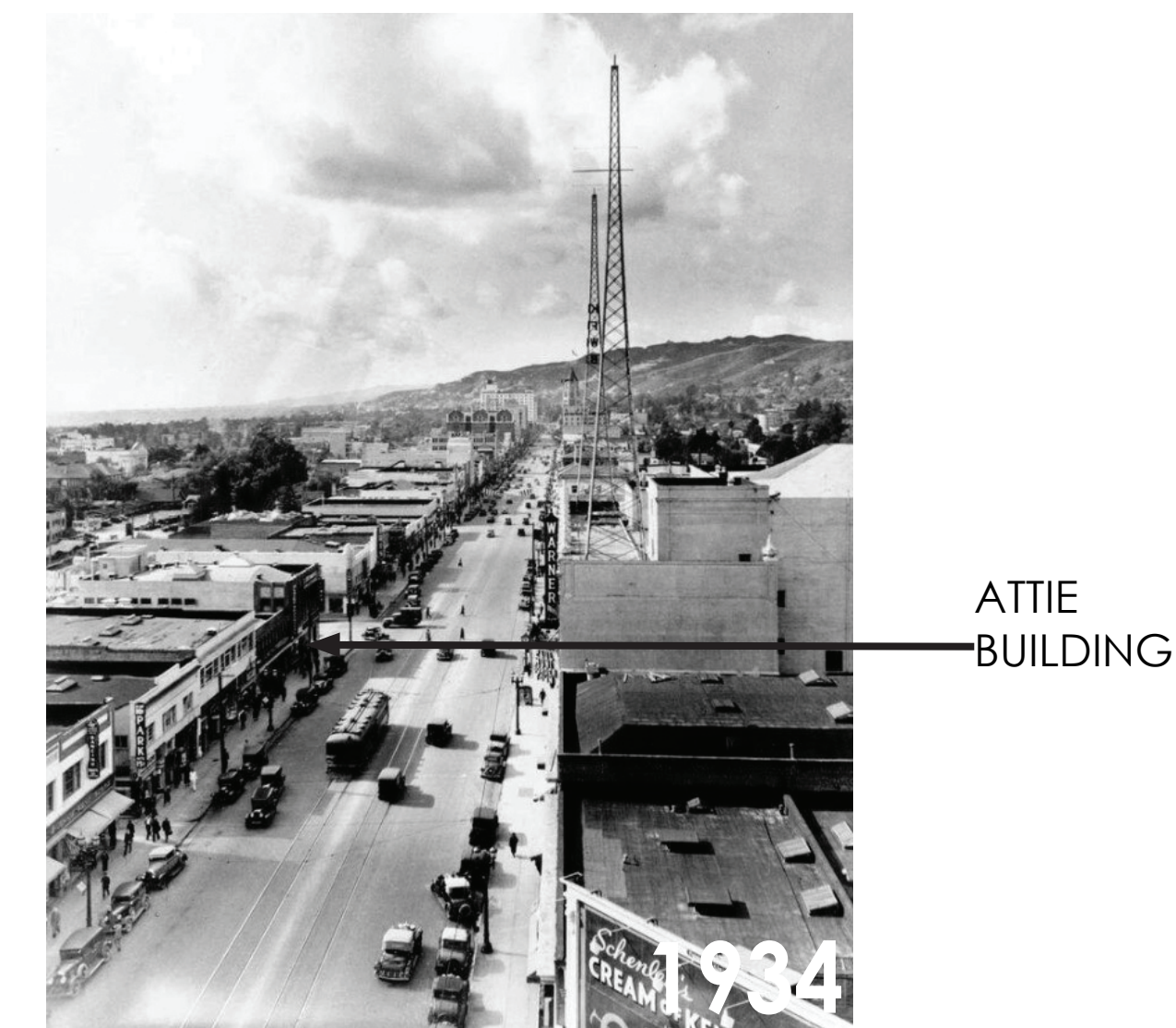
HOLLYWOOD HISTORIC DISTRICT OUTLINE
COMMUNITY REDEVELOPMENT AGENCY, 1985



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.



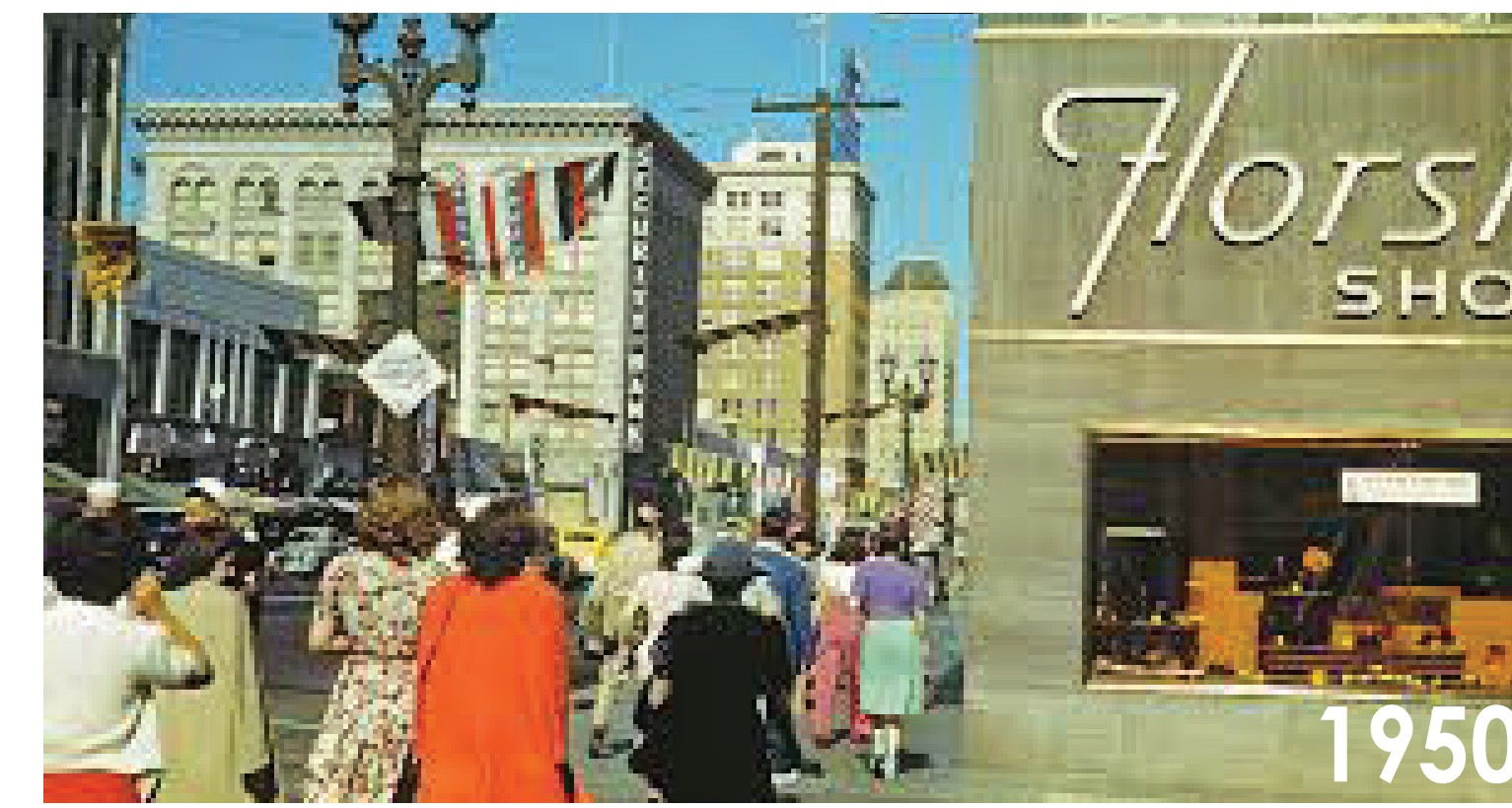
NORTH ELEVATION, DETAIL OF GRAYSON'S STOREFRONT AT NIGHT.
LA FORUM ISSUE 7, ORIGINAL SOURCE UNKNOWN | HISTORIC CA. 1946



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



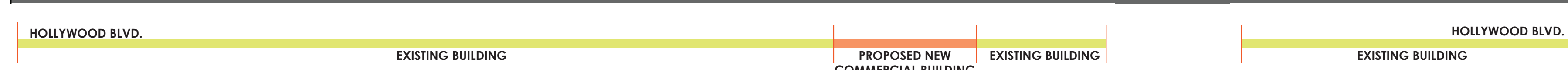
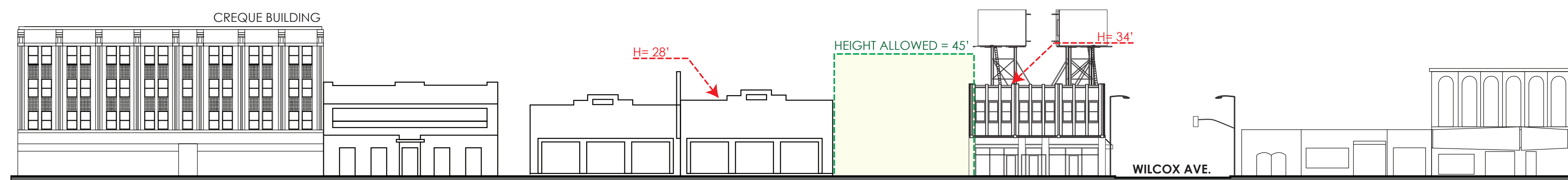
GMMA | 2016

HOLLYWOOD BOULEVARD STREETScape STUDIES

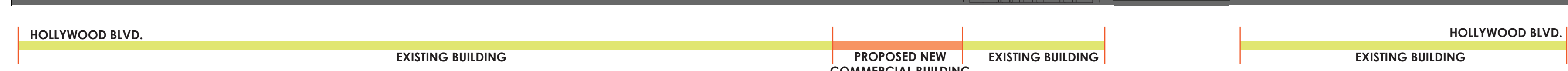
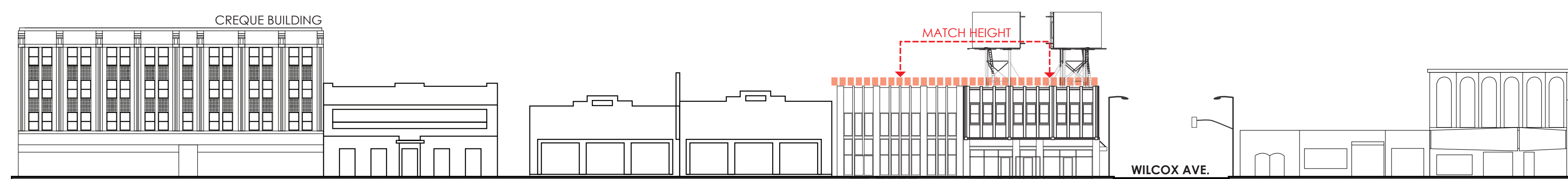


CREQUE BUILDING ATTIE BUILDING

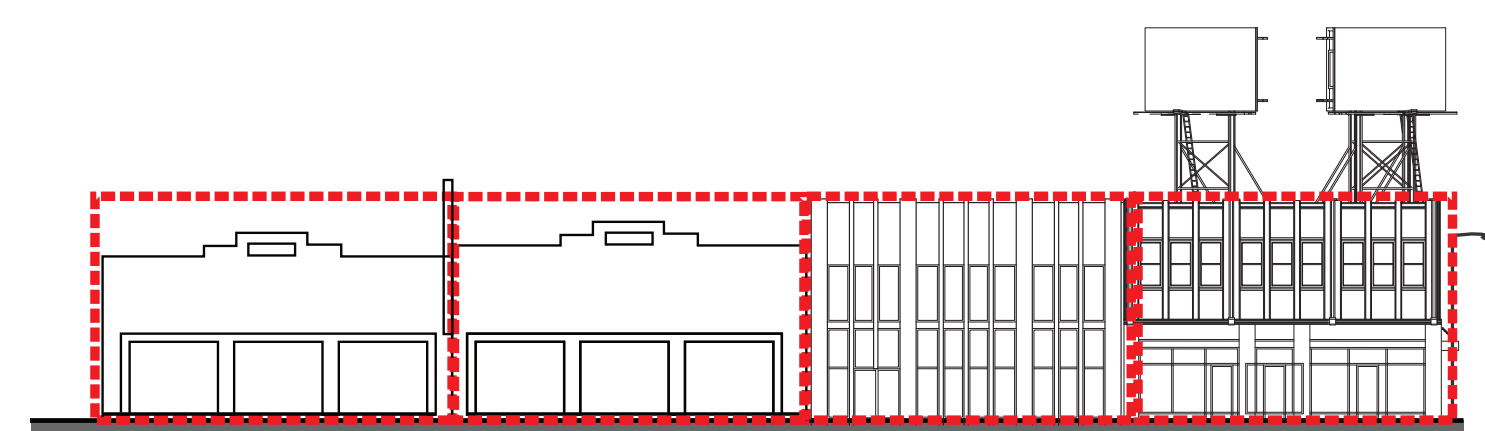
EXISTING STREETScape ALONG HOLLYWOOD BLVD.



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.

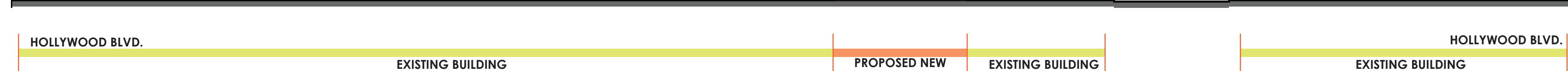
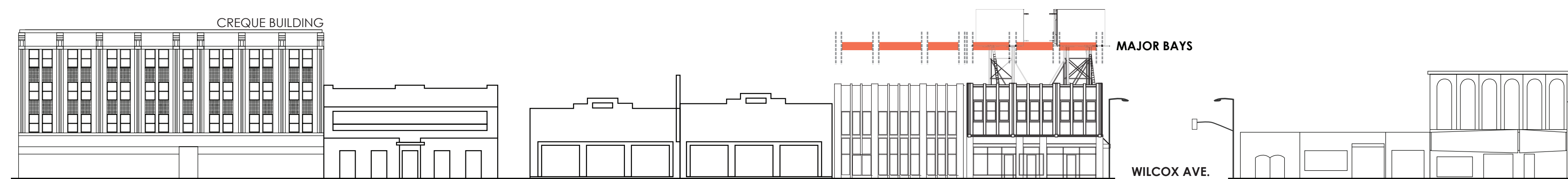


PROPOSED HEIGHT TO MAINTAIN A CONSTANT STREET WALL



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

ECHOING NEIGHBORING PROPORTIONS



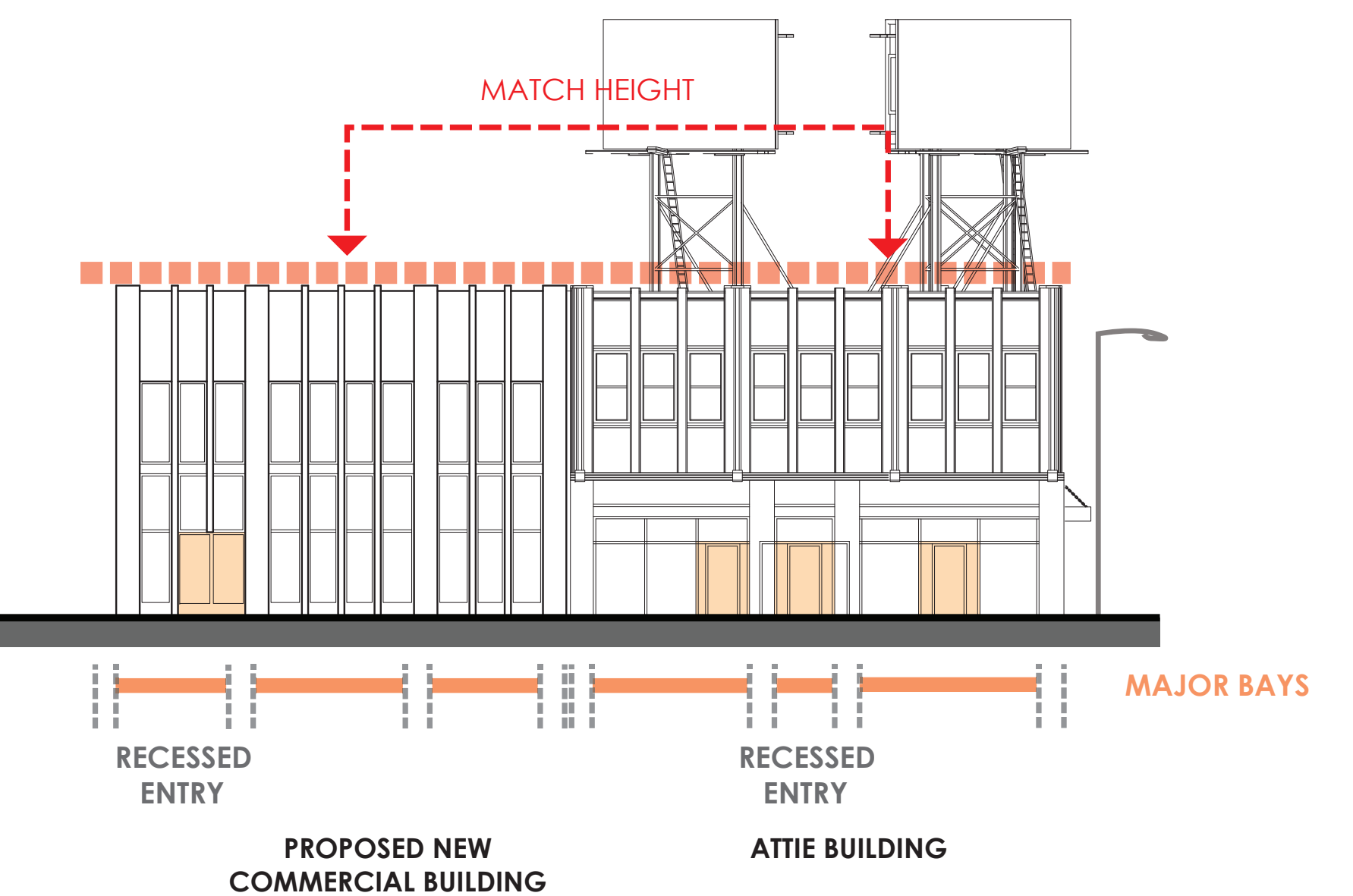
FACADE PATTERN/ RHYTHM STUDY

ATTIE BUILDING RESTORATION / REHABILITATION STUDIES



ATTIE BUILDING

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.



PROPOSED NEW COMMERCIAL BUILDING ATTIE BUILDING

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.

Overall Massing and Façade Expression

The mixed-use building beyond is considerable to the typical massing along the Hollywood commercial and entertainment district by stepping down the building to the North. The proposed new mixed-use building uses two distinctly different forms. One form has a two-story colonnade with precast columns which has a rhythmic horizontal shift that occurs every two stories. At each floor line there is a narrower horizontal band of the cantilevered floor which provides a more solid exterior plane. This more solid façade relates to the Historical buildings of Hollywood. The other form, which is recessed from the first has a glassier look with glass windows, metallic metal paneling and cantilevered glass balconies.

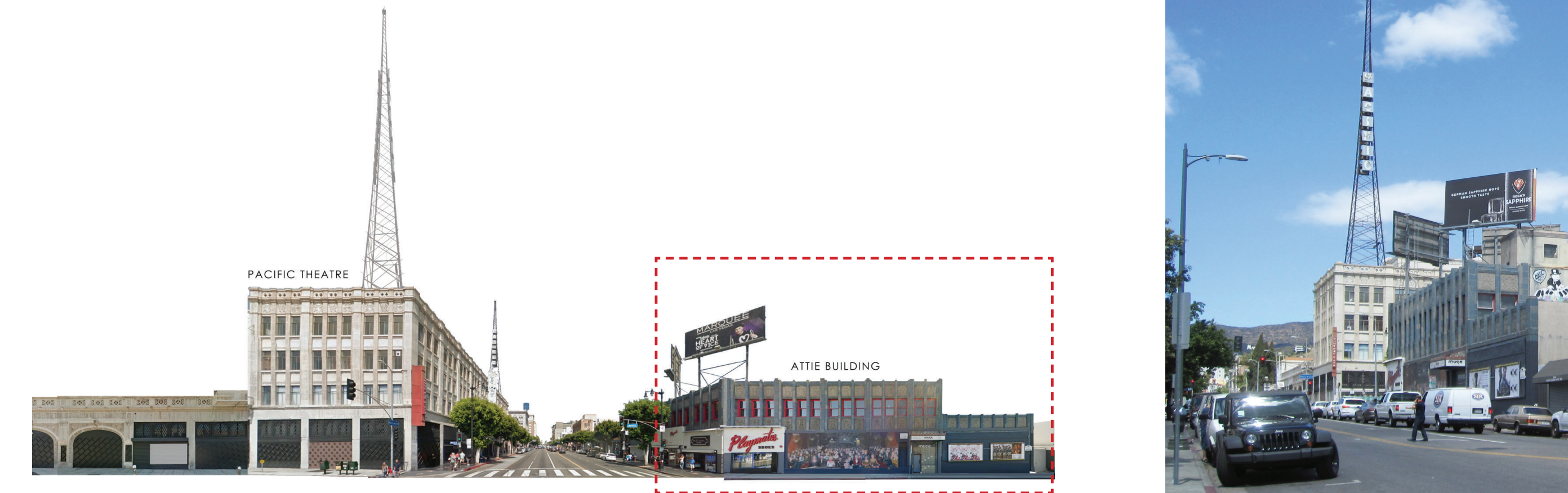
Façade Depth and Exterior Finish

The building is broken up into two distinctly different forms which occur at different planes creating façade depth in itself. One form has an outer plane that is primarily solid using precast concrete columns forming a colonnade with recessed balconies. The other form has a glassier finish with its glass windows, metal finished paneling, and cantilevered glass balconies. The cantilevered balconies create a broken horizontal plane also adding depth to the façade.

Material and Color

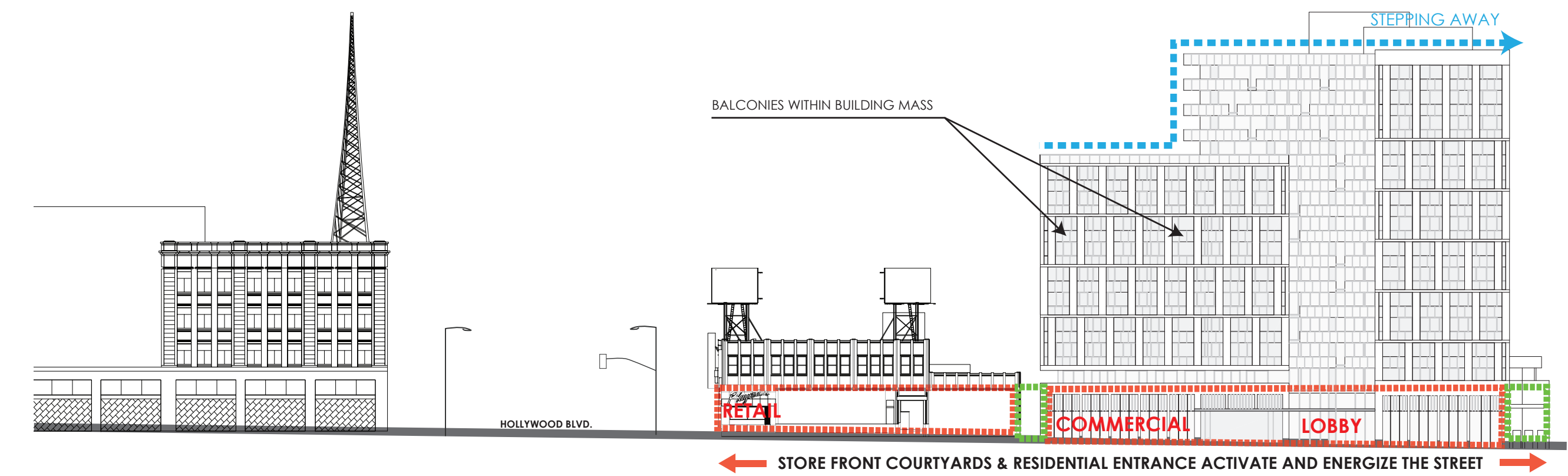
The mixed-use building along Wilcox has one design element which uses a beige fiber cement (precast) exterior as the dominant material. Complementing this is the other form which has a glassier look with clear glass windows reflecting the sky and surrounding areas, gray metal paneling and reflective glass balconies. The commercial building along Hollywood East of the historic Attie building has materials in similar color and texture to the Attie building. The new building maintains the three-window bay rhythm along with the intermediate windows mimicking the adjacent Attie building. The commercial building's façade is a cementitious gray façade with wider and narrower pilasters. The storefront consists of clear glazing.

EXISTING WILCOX AVE. ELEVATION

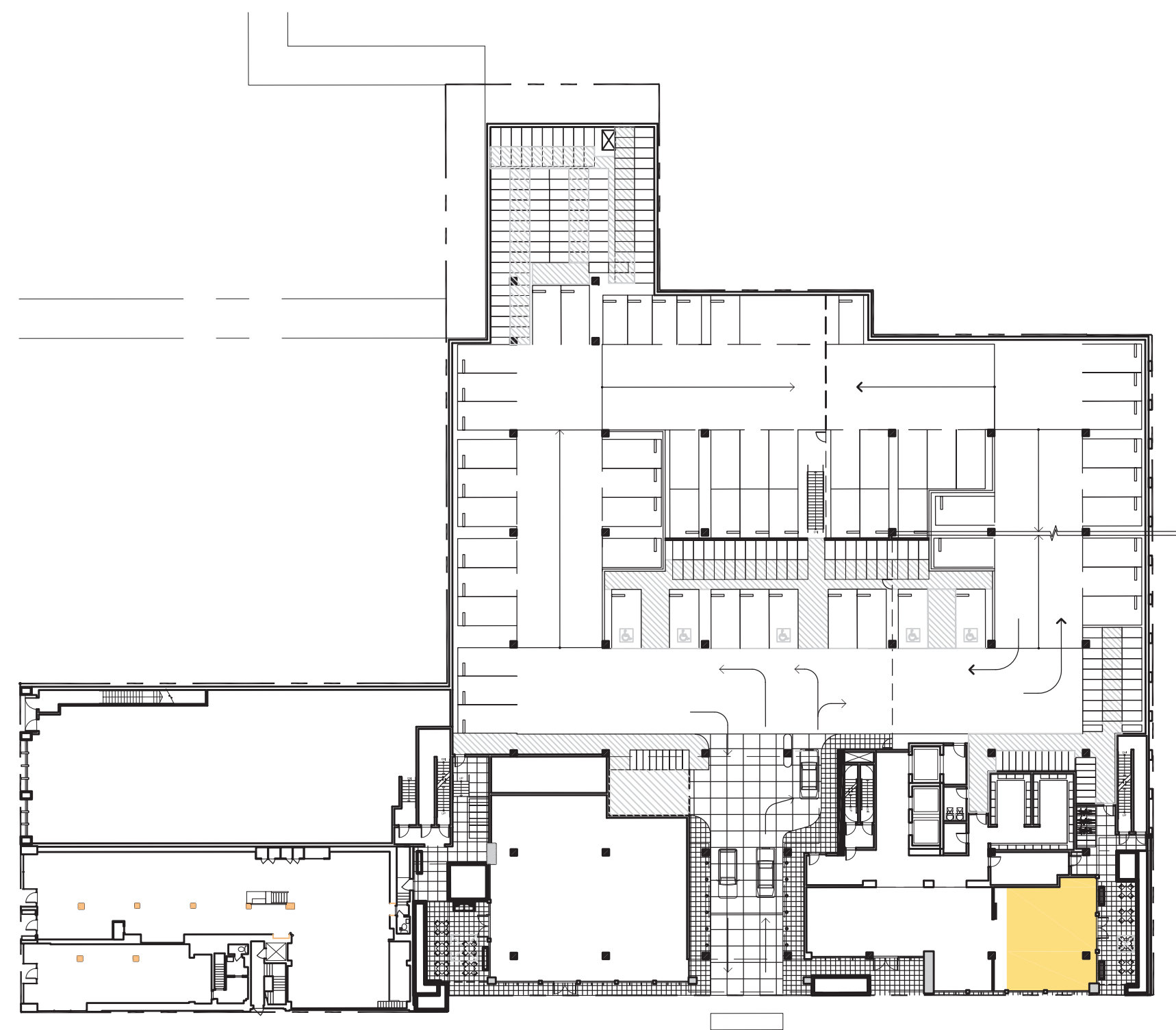


BUILDING HEIGHT STEPS AWAY FROM HOLLYWOOD BLVD.

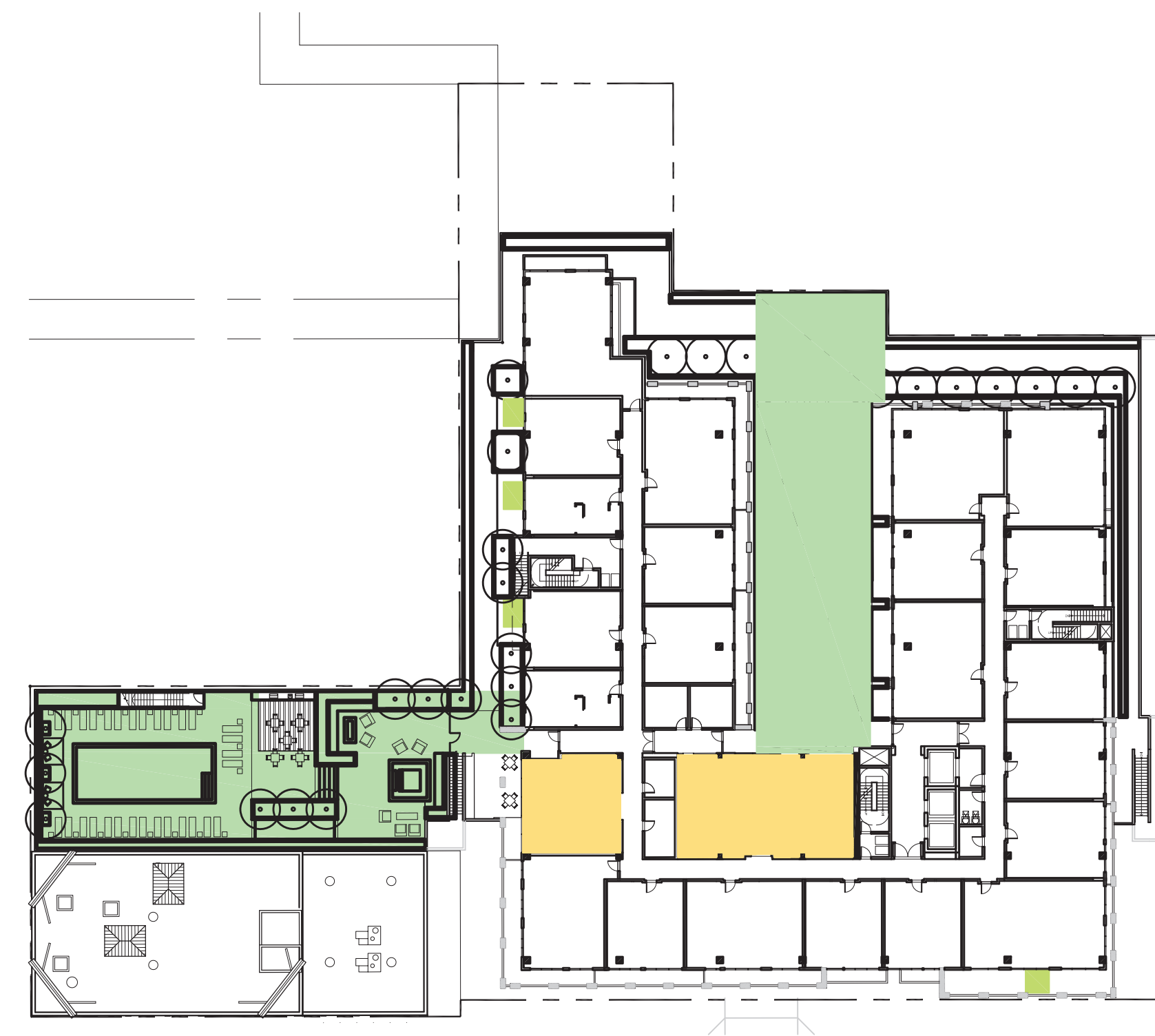
TAKING CUES OF SCALE AND PROPORTIONS FROM THE NEIGHBORING ATTIE BUILDING



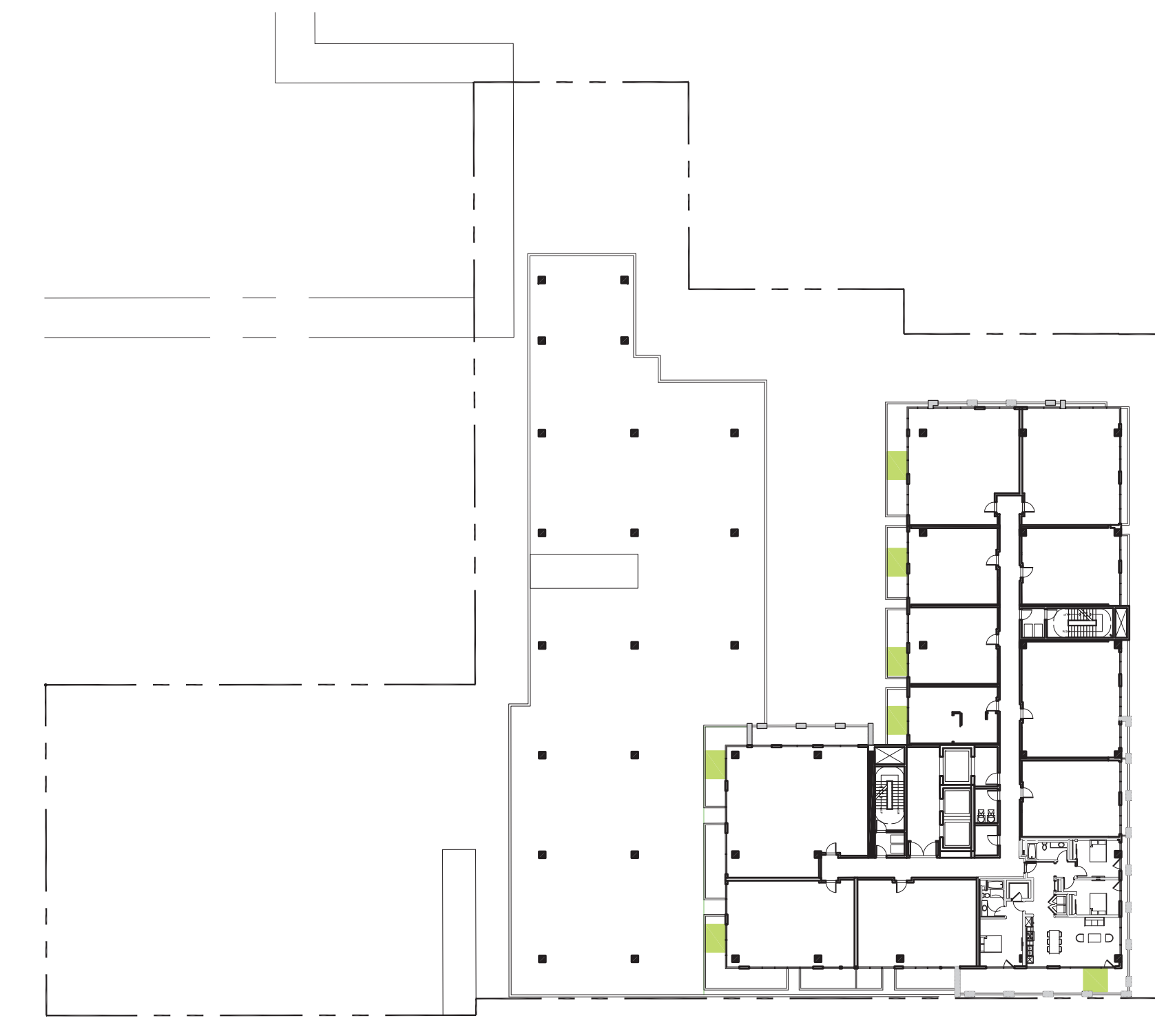
ACTIVATING STREETFRONT ON WILCOX AVENUE



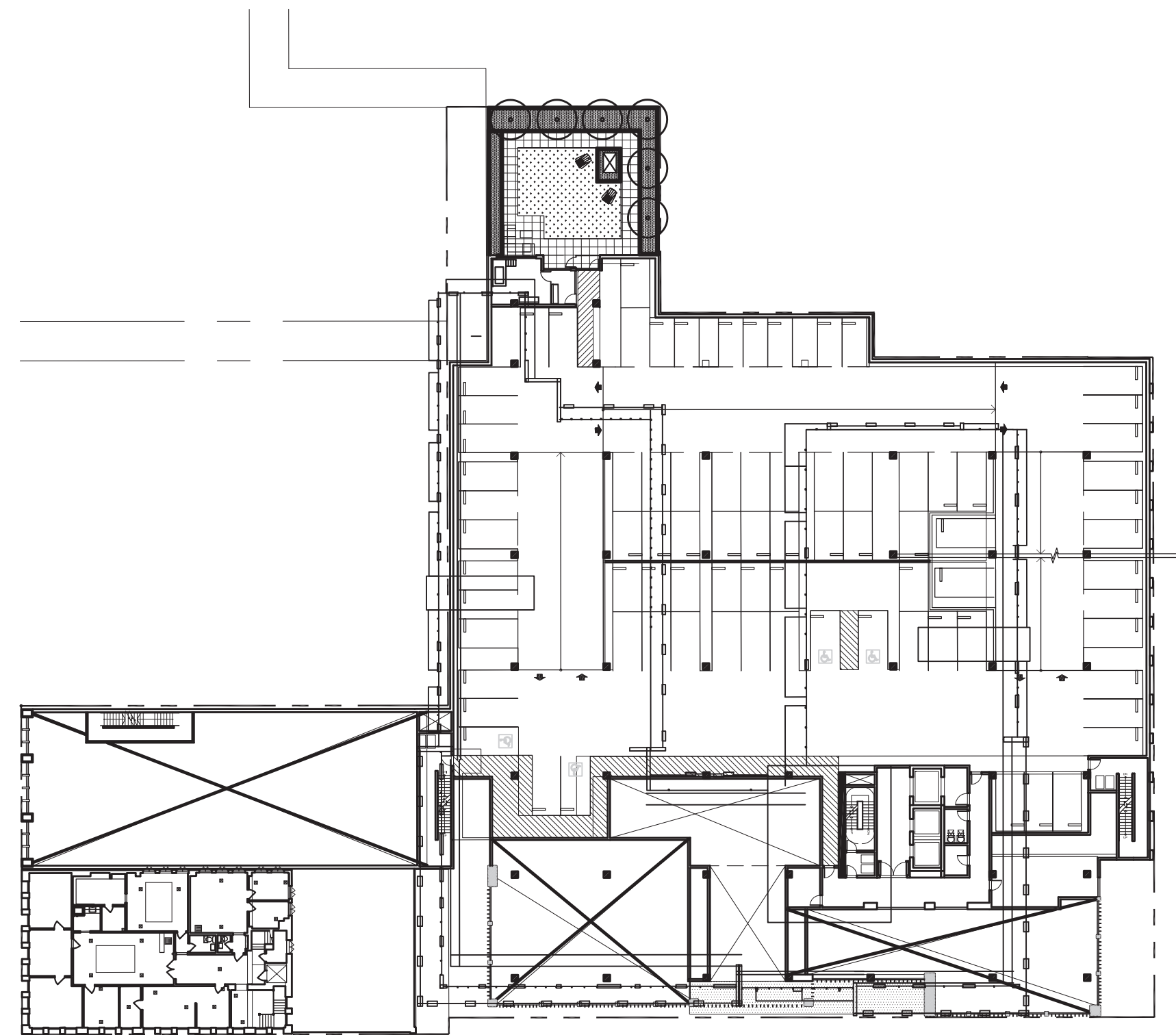
LEVEL 1



LEVEL 4



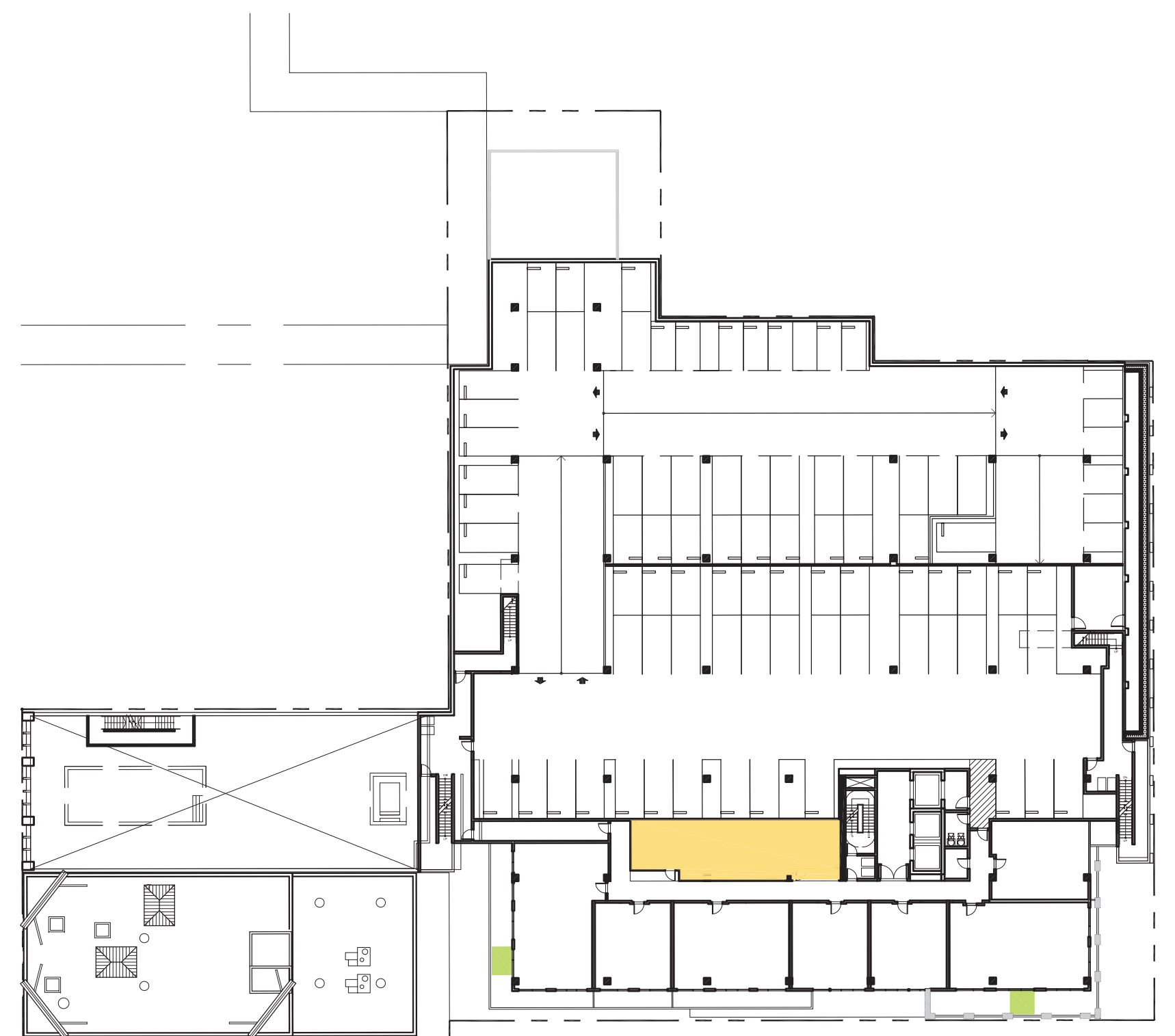
LEVEL 13 - 15



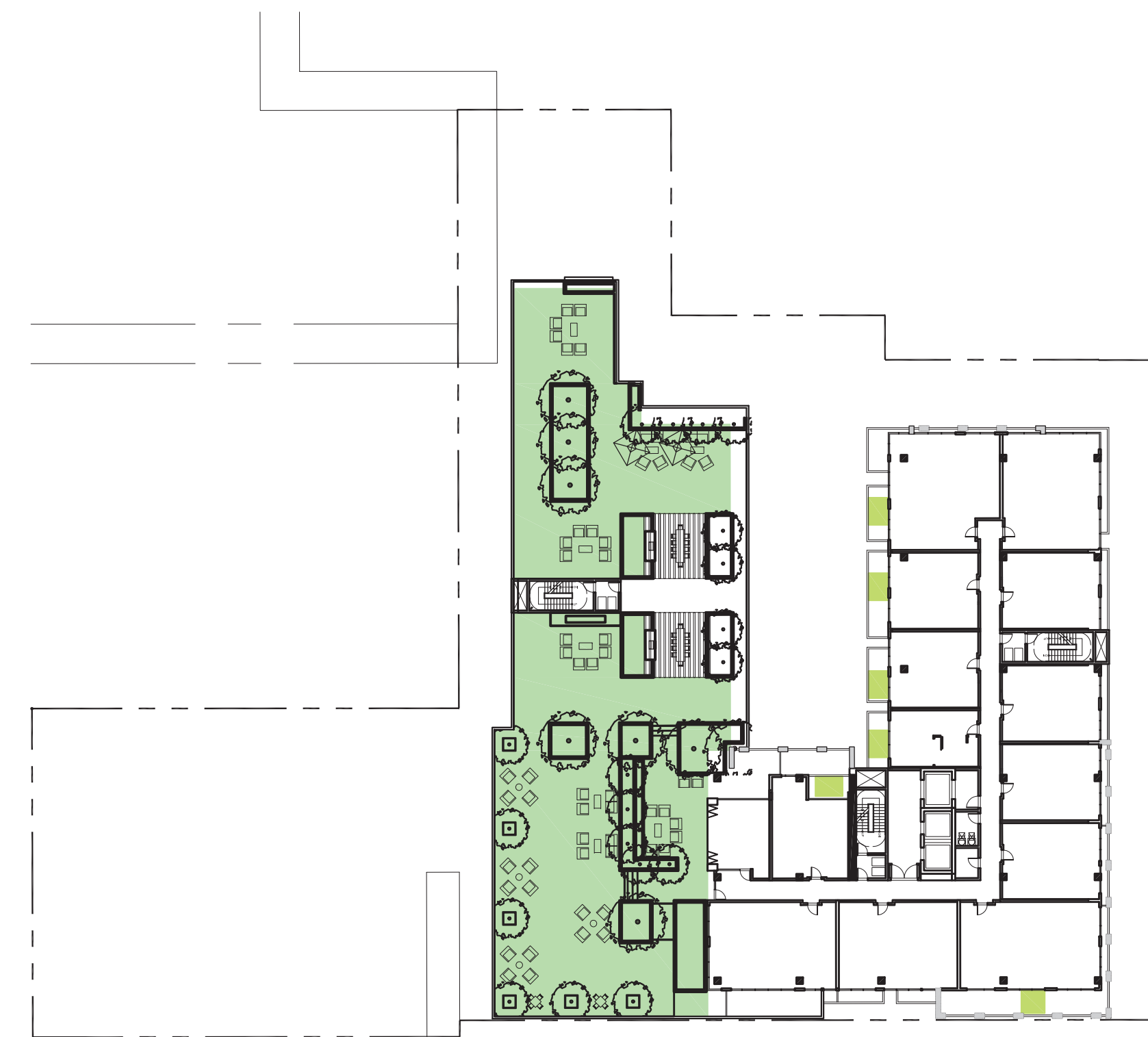
LEVEL 2



LEVEL 5 - 11



LEVEL 3



LEVEL 12

REQUIRED OPEN SPACE			
UNIT	QTY.	REQ. / UNIT	REQ. OPEN SPACE
STUDIO	20	100	2,000
1 BED.	140	100	14,000
2 BED.	87	125	10,875
3 BED.	13	175	2,227

TOTAL REQUIRED OPEN SPACE = 29,150 SF

EXTERIOR COMMON OPEN SPACE	
LEVEL 4 INNER COURTYARD	= 4,600 SF
LEVEL 4 POOL DECK	= 5,600 SF
LEVEL 12 SKY DECK	= 11,200 SF
EXTERIOR OPEN SPACE (>50%)	= 21,400 SF

INDOOR COMMON OPEN SPACE	
LEVEL 1 iWORK LOUNGE	= 700 SF
LEVEL 3 THEATER	= 950 SF
LEVEL 4 LIBRARY / MUSIC ROOM	= 600 SF
LEVEL 4 GYM AND YOGA STUDIO	= 2,000 SF
INDOOR OPEN SPACE (<25% EXTERIOR)	= 4,645 SF

PRIVATE OPEN SPACE	
70 UNITS X 50 SF	= 3,500 SF

TOTAL PROVIDED	= 29,150 SF
TOTAL REQUIRED	= 29,150 SF

ADDITIONAL PROVIDED BEYOND REQUIRED (OWNERS DISCRETION)	
LEVEL 1 COURTYARD	= 600 SF
LEVEL 2 DOG RUN DECK	= 2,200 SF
LEVEL 2-14 BALCONIES (12 DU X 50 SF)	= 600 SF
LEVEL 4 INNER COURTYARD - EAST	= 1,200 SF
TOTAL ADDITIONAL OPEN SPACE	= 4,600 SF

- NOTE:
- 1) EXTERIOR COMMON OPEN SPACE TO BE OPEN TO THE SKY.
 - 2) OPEN SPACE HAS A MINIMUM AREA OF 400 SF WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET.
 - 3) COMMON OPEN SPACE CONSTITUTES AT LEAST 50% OF THE REQUIRED USABLE OPEN SPACE.
 - 4) RECREATION ROOMS LARGER THAN 600 SF CAN QUALIFY AS COMMON OPEN SPACE UP TO 25% OF USABLE OPEN SPACE.
 - 5) A MAXIMUM OF 25% OF PRIVATE OPEN SPACE CAN QUALIFY AS USABLE OPEN SPACE.

OPEN SPACE ANALYSIS | SCALE 1" = 40' N









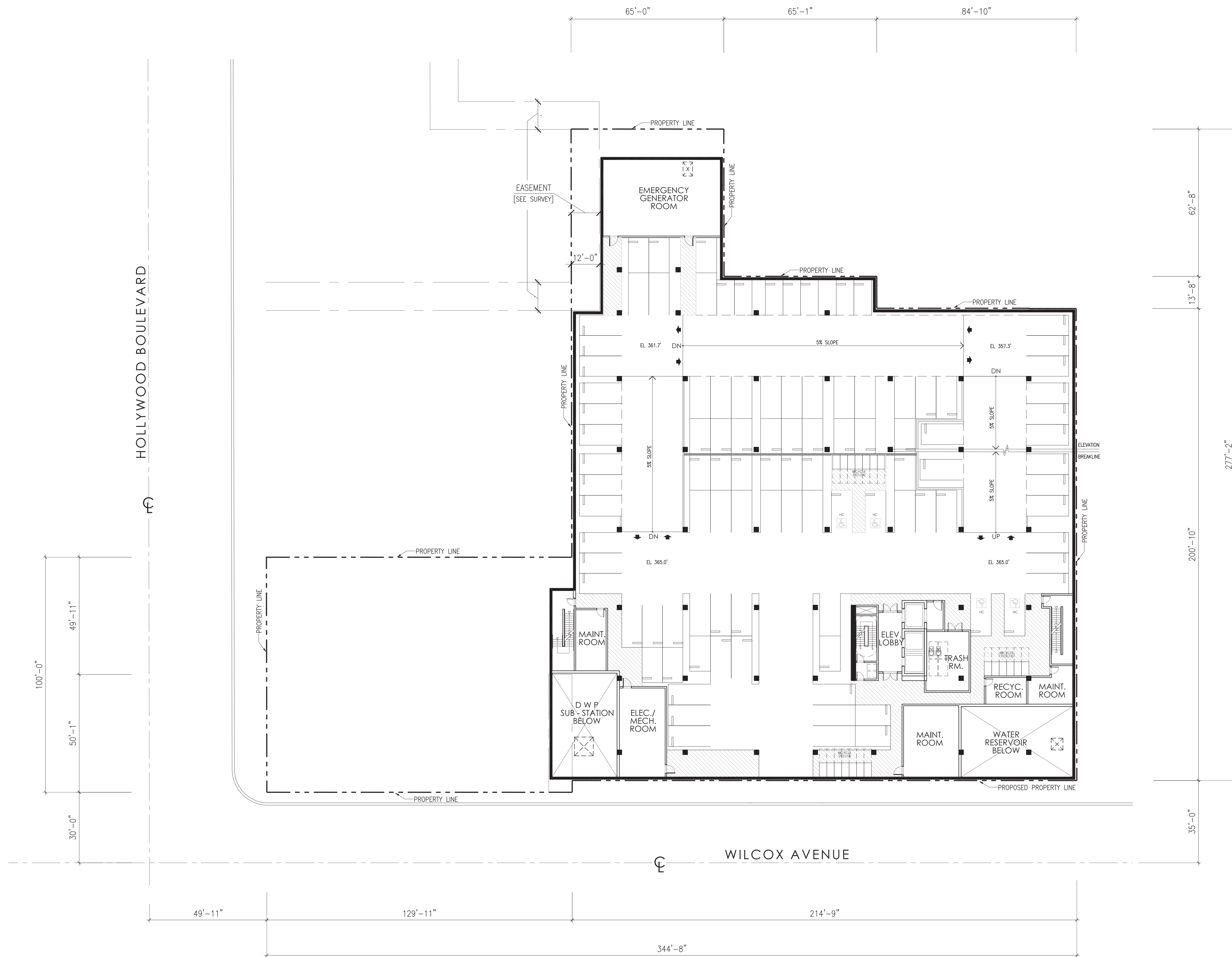




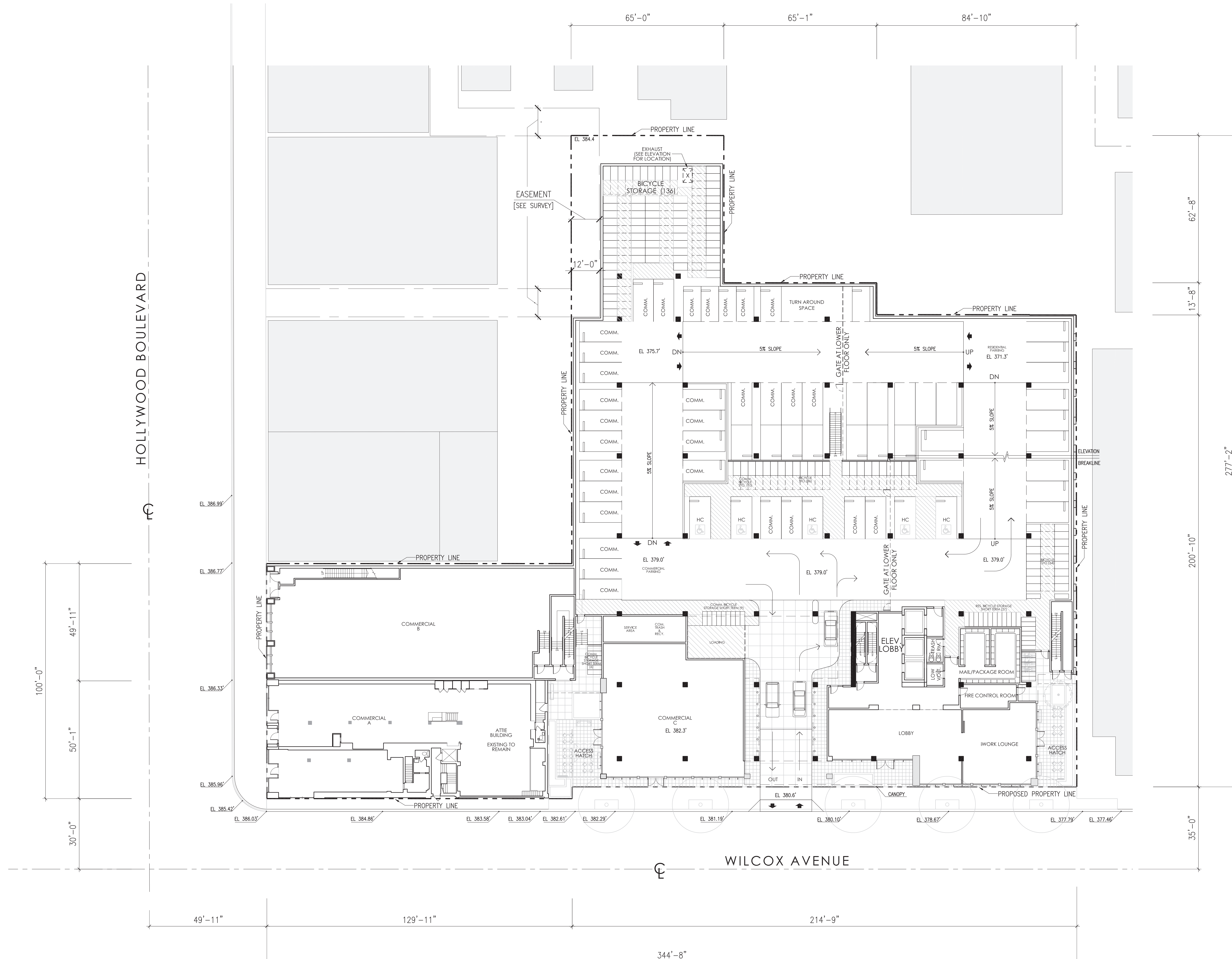
COMPOSITE SITE PLAN SCALE 1/16"=1'-0" N



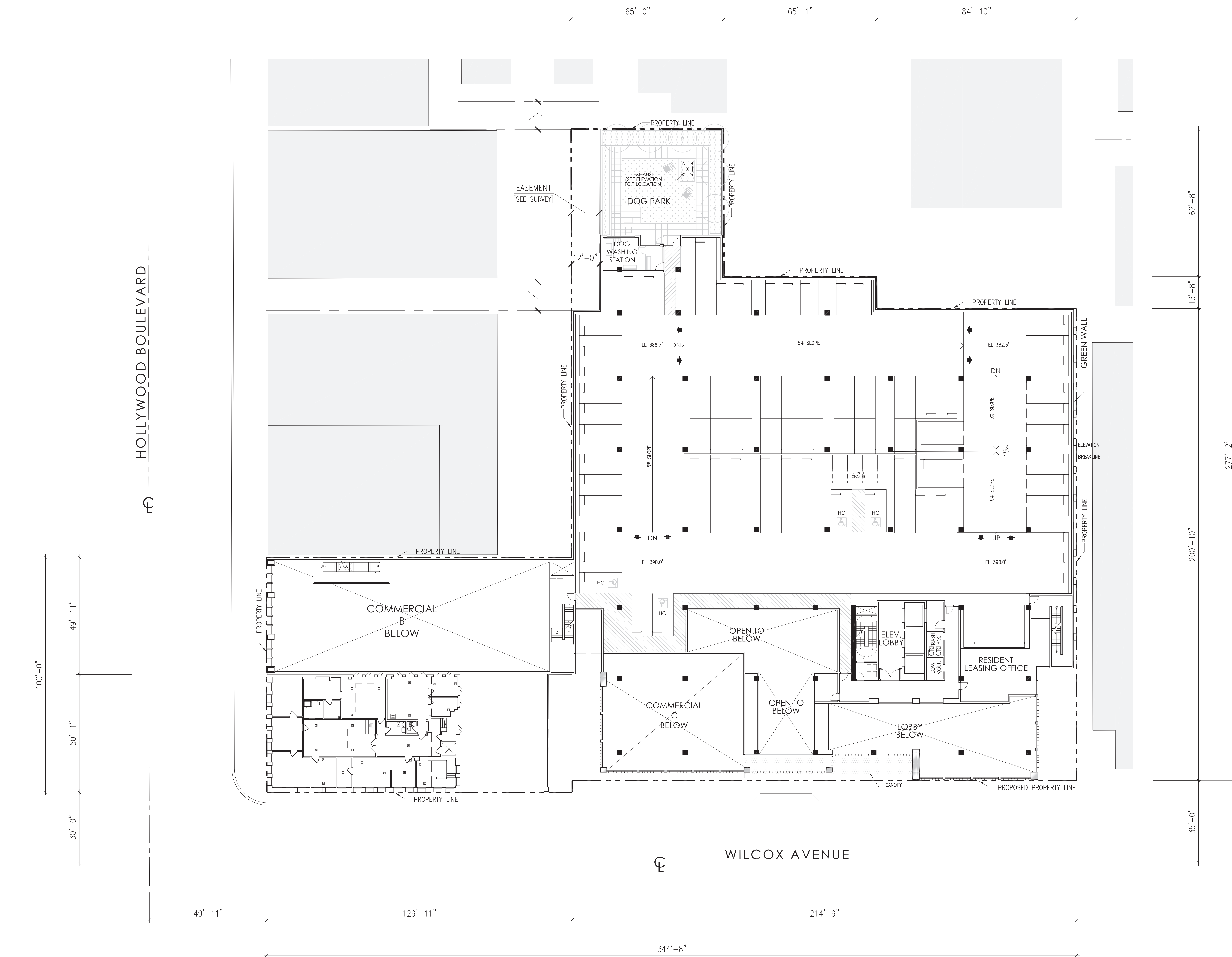
PARKING P2 - FLOOR PLAN



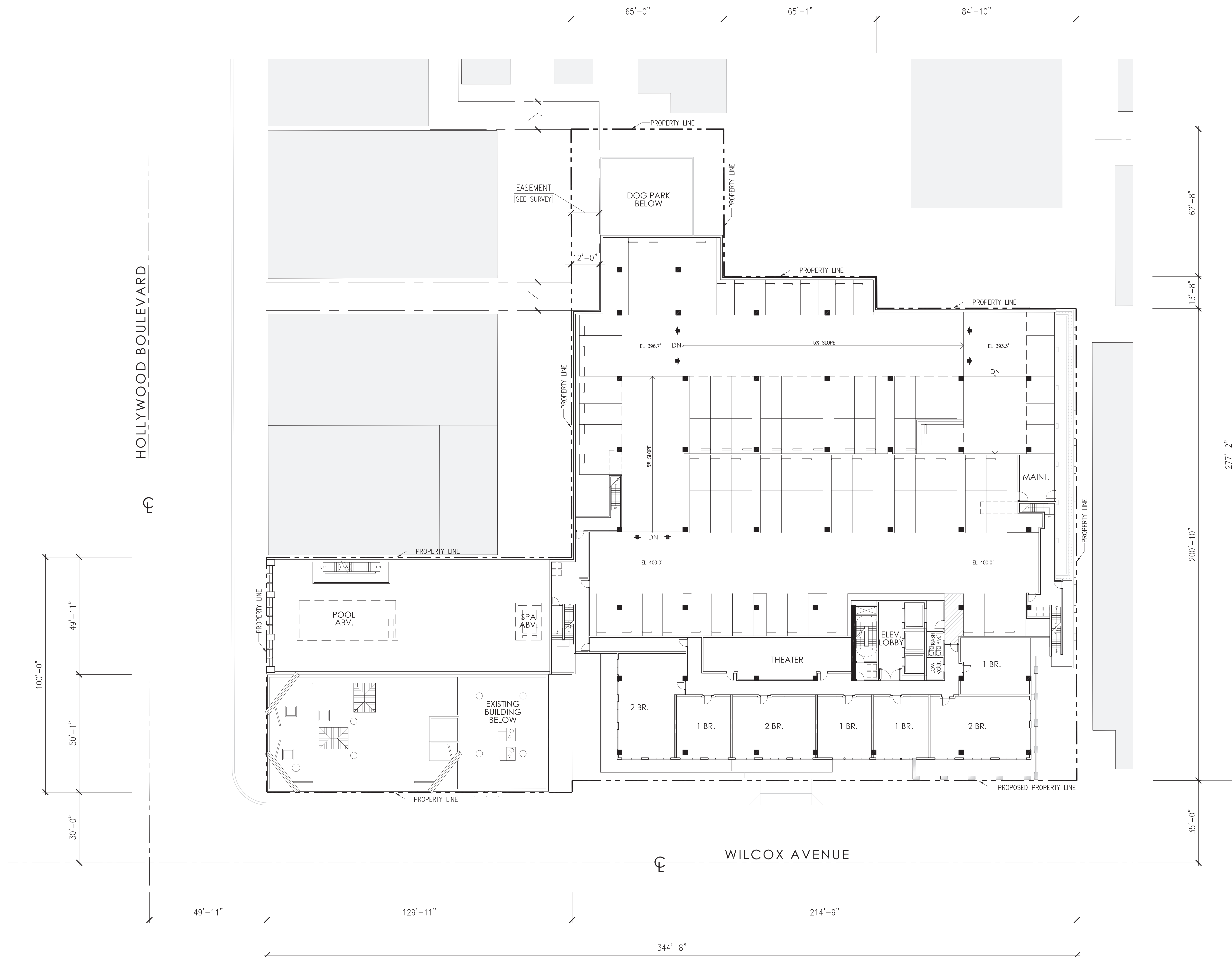
PARKING P1 - FLOOR PLAN SCALE 1/16"=1'-0"



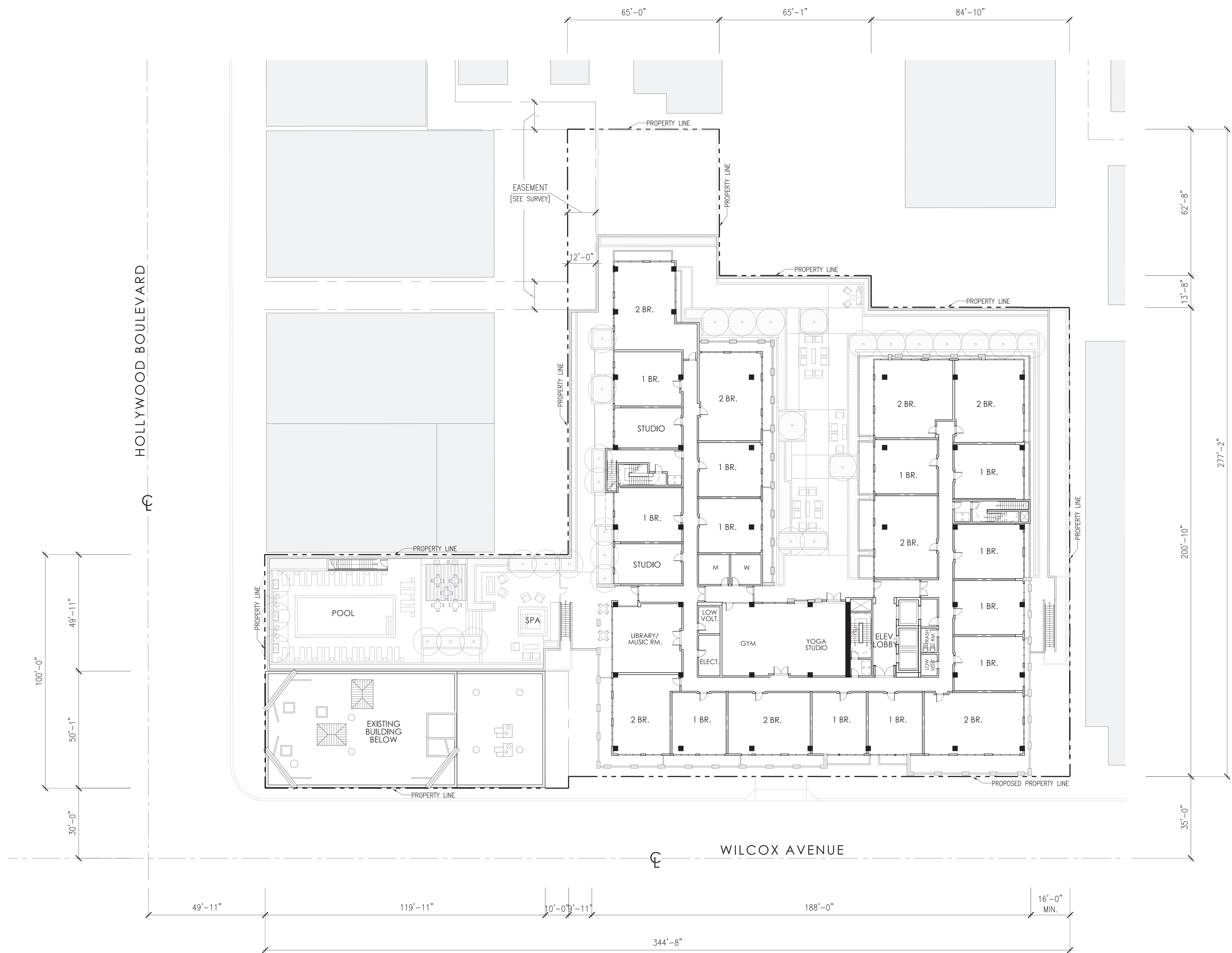
LEVEL 1 - FLOOR PLAN SCALE 1/16"=1'-0"



LEVEL 2 - FLOOR PLAN SCALE 1/16"=1'-0"



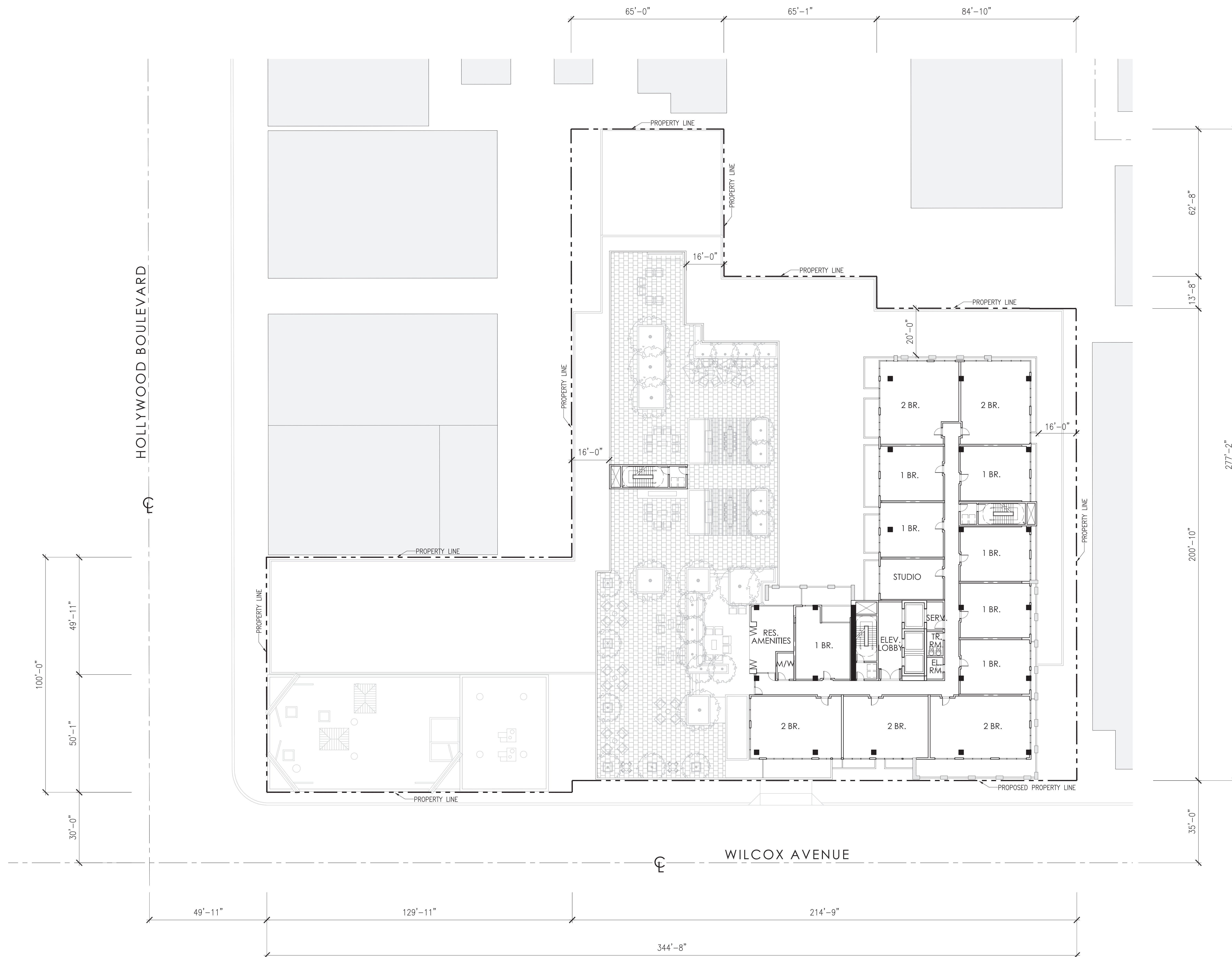
LEVEL 3 - FLOOR PLAN SCALE 1/16"=1'-0"



LEVEL 4 - FLOOR PLAN SCALE 1/16"=1'-0"



LEVEL 7 & 11 - FLOOR PLANS SCALE 1/16"=1'-0"

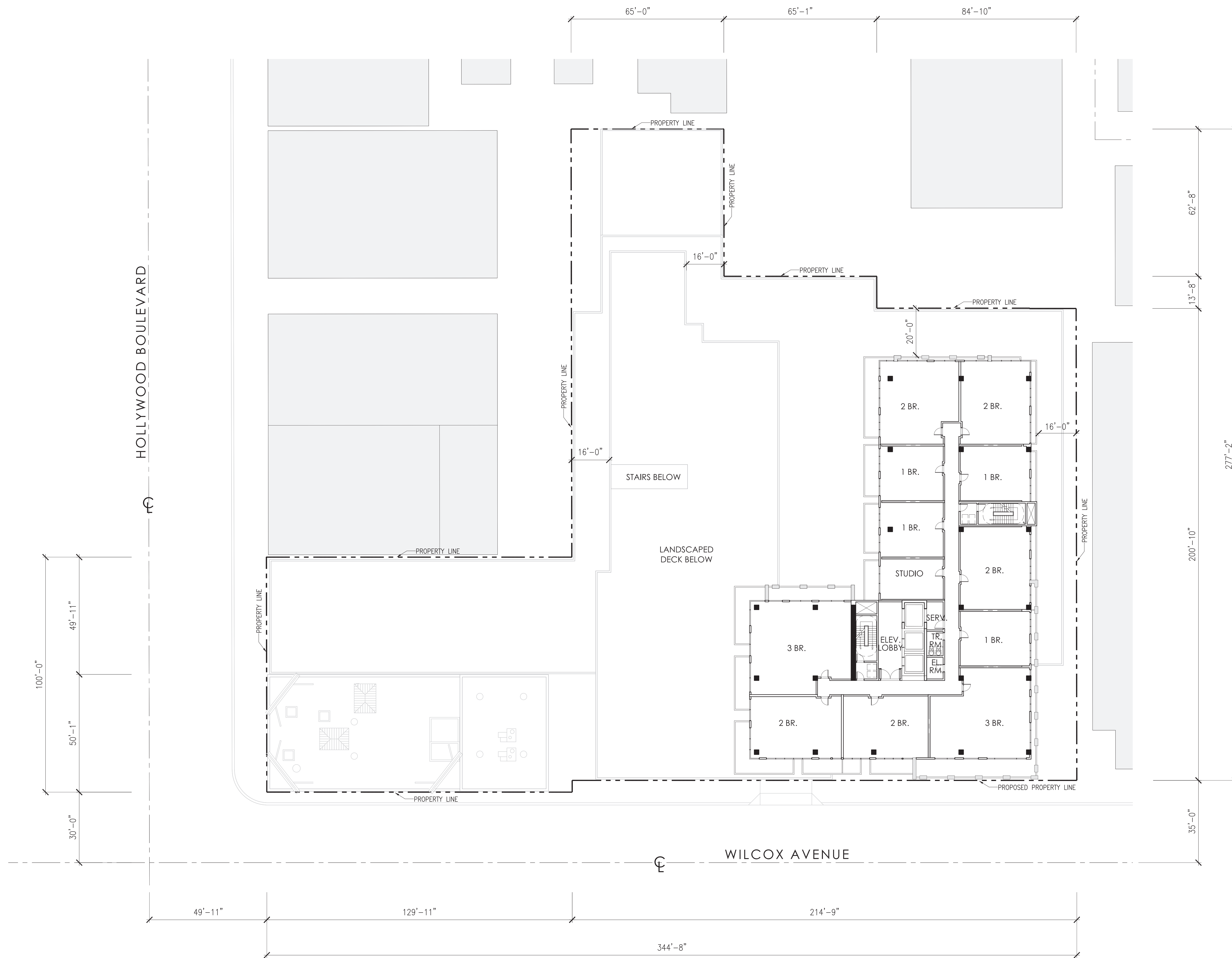


LEVEL 12 - FLOOR PLAN

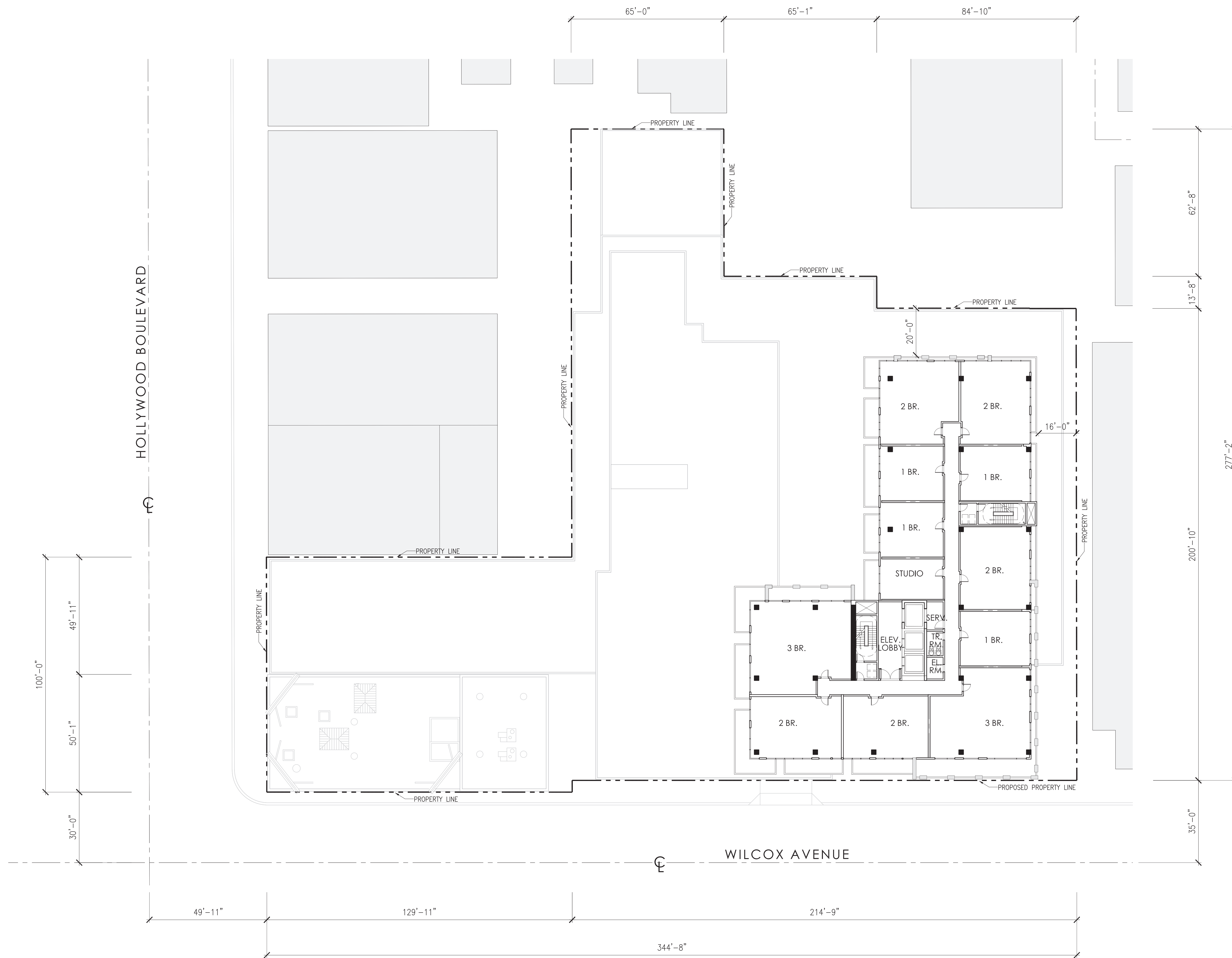
SCALE 1/16"=1'-0"

0 10' 20' 40'

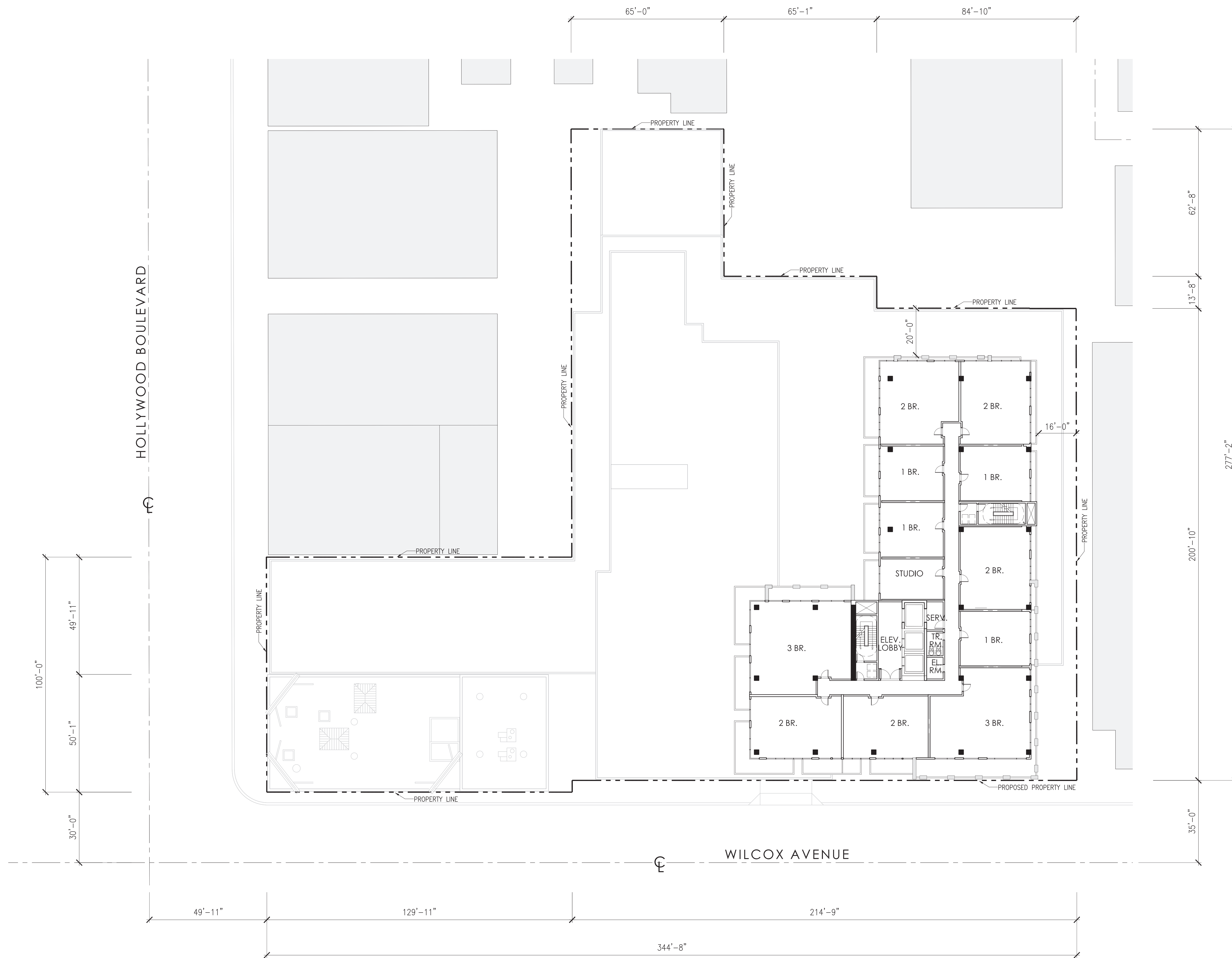
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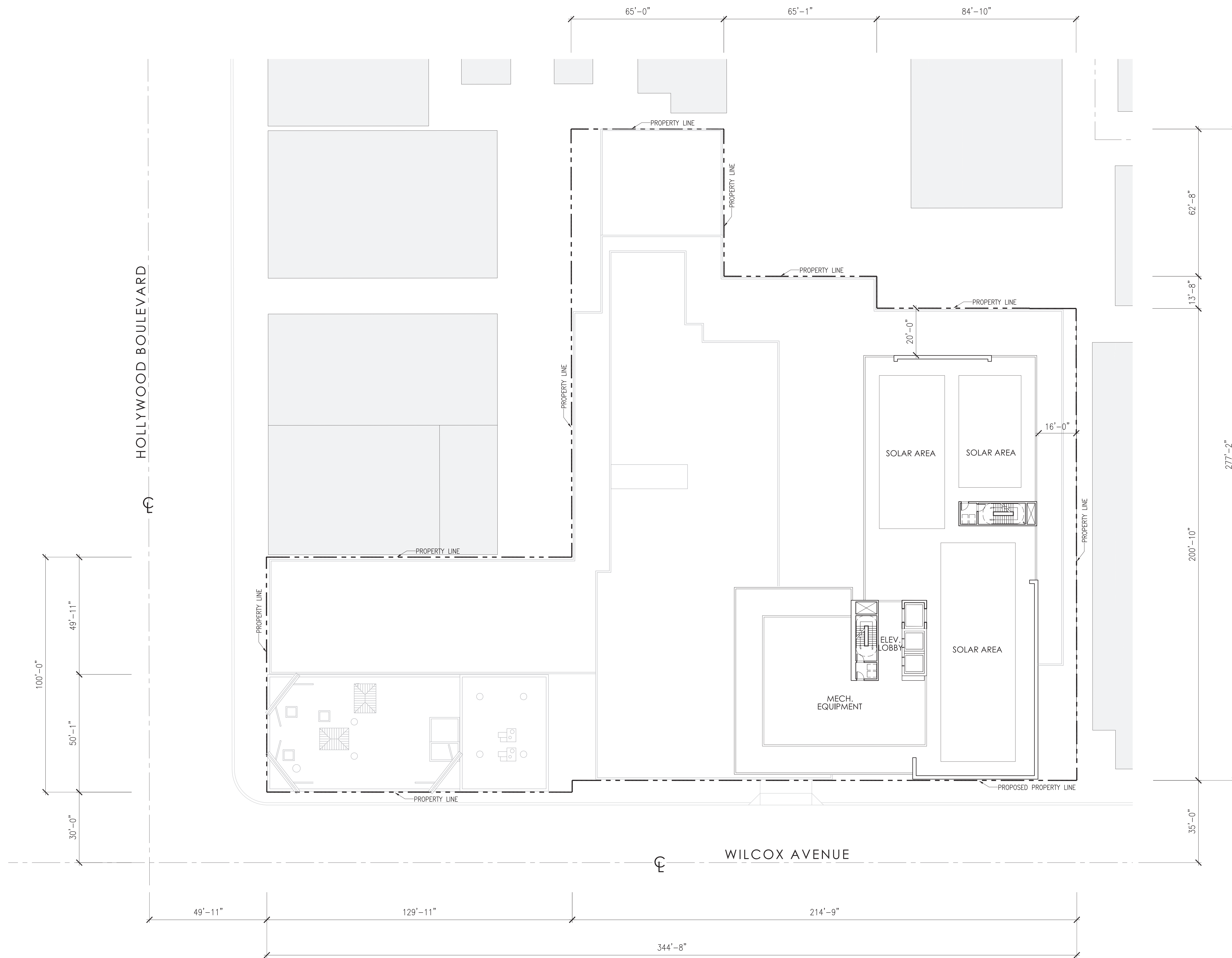
LEVEL 13 - FLOOR PLAN SCALE 1/16"=1'-0" 




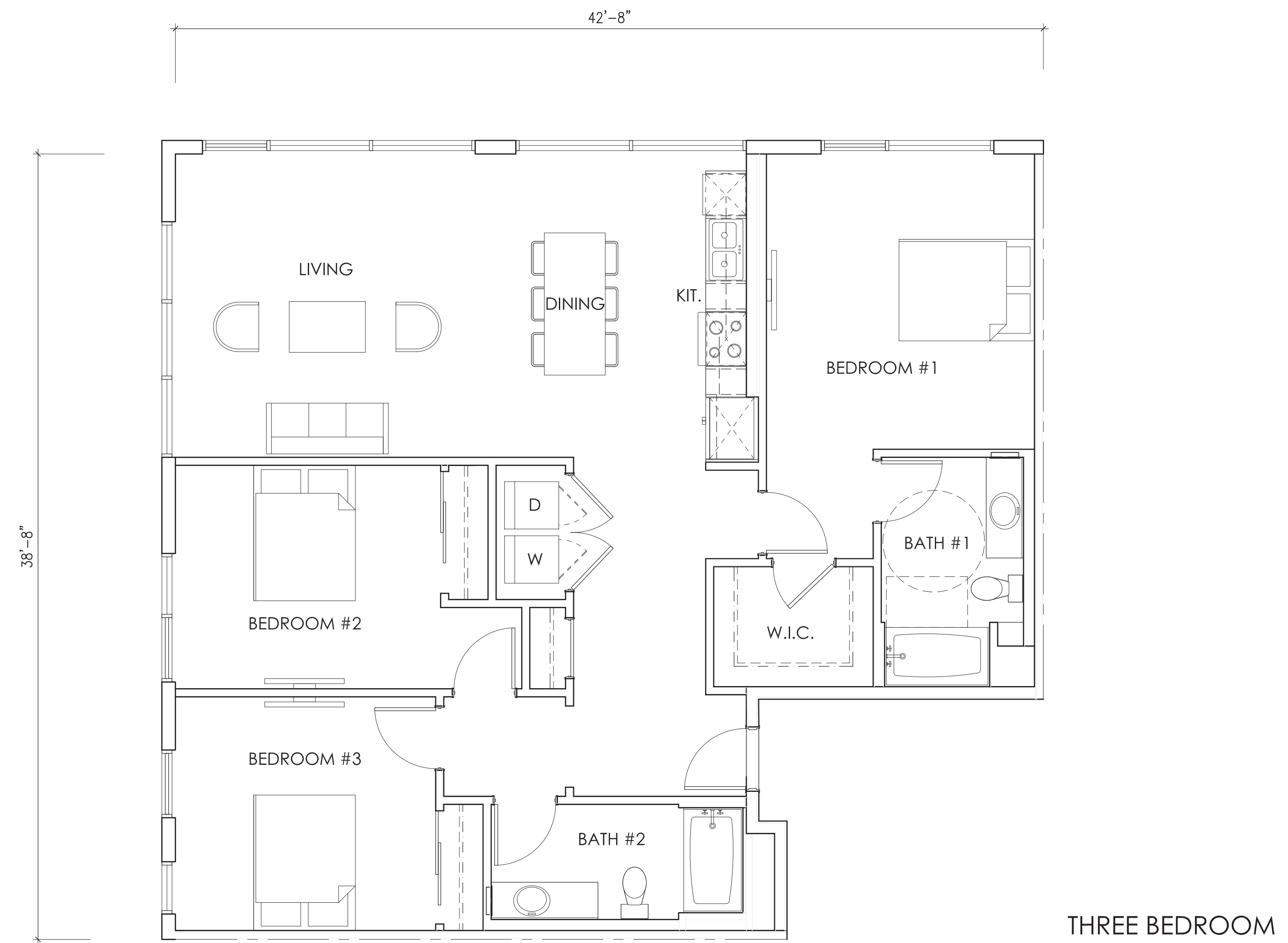
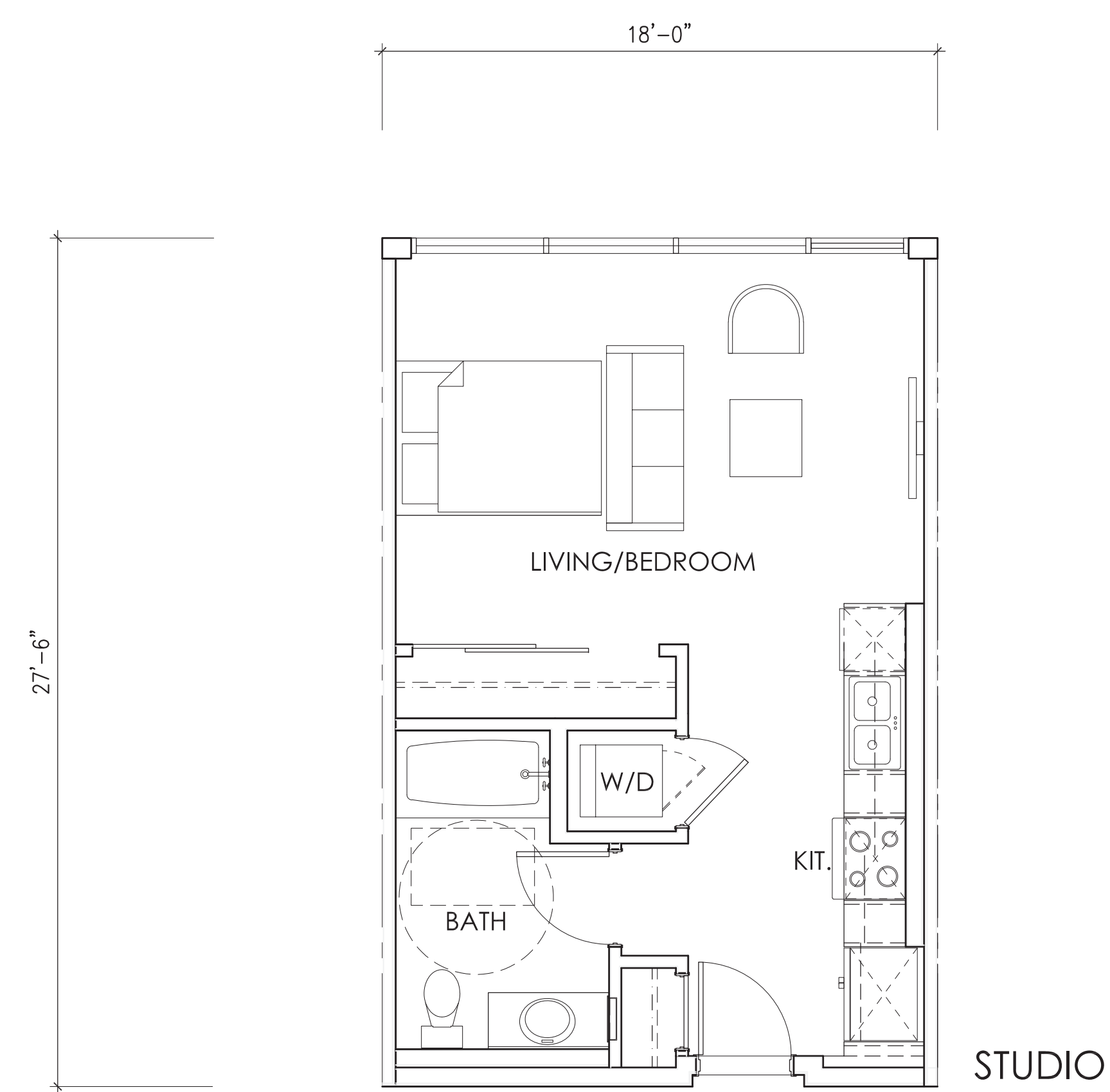
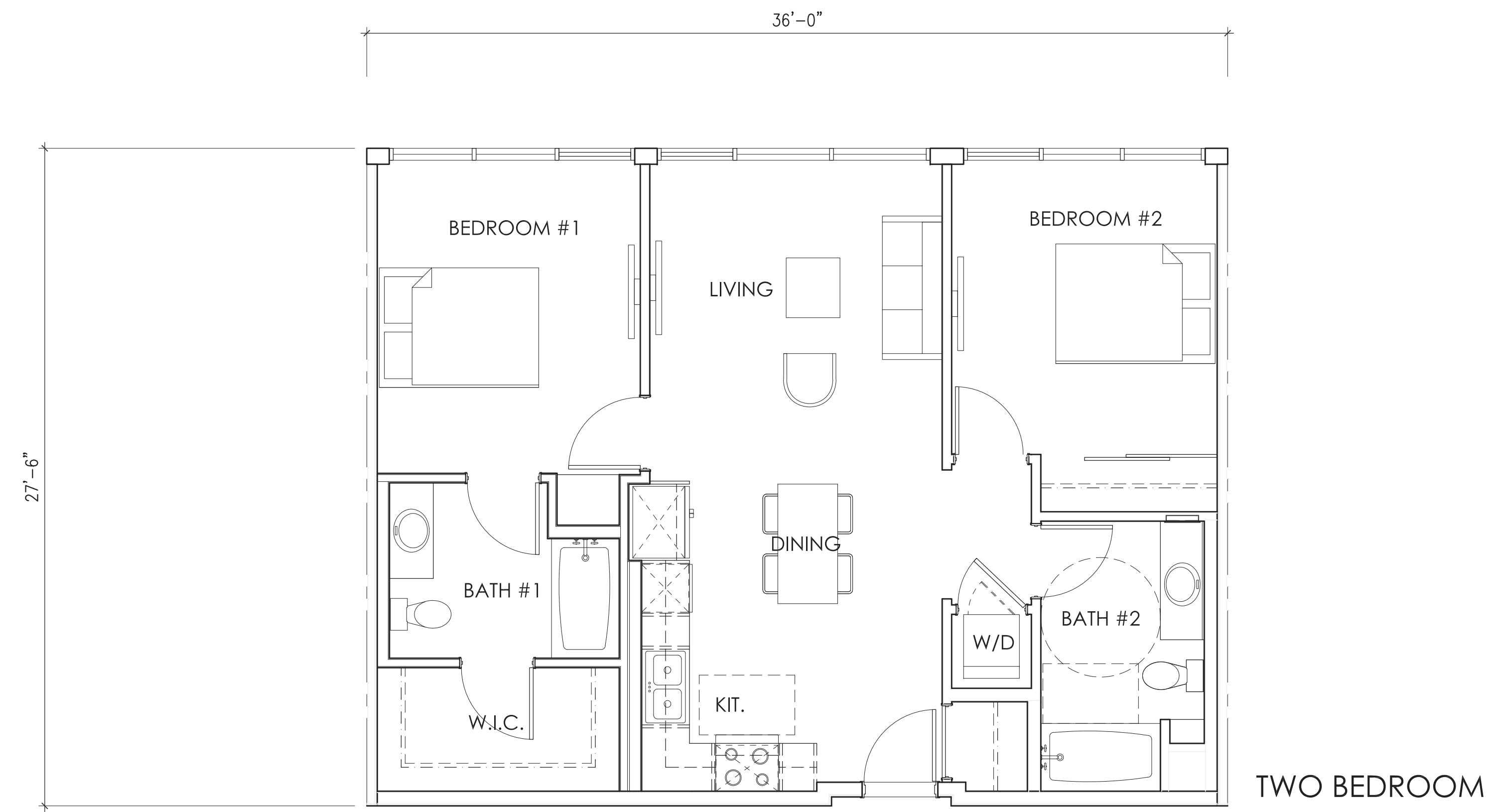
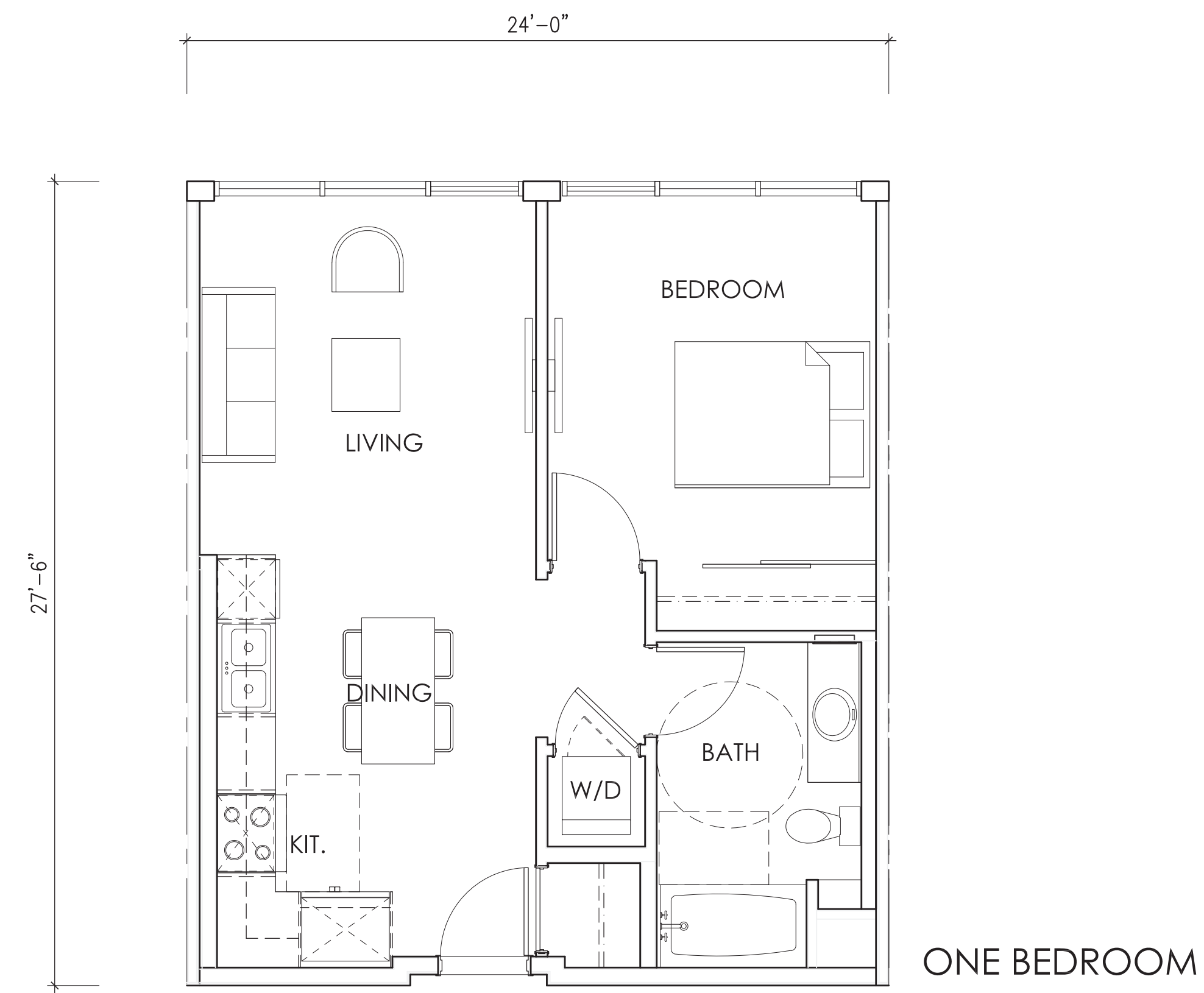
LEVEL 14 - FLOOR PLAN SCALE 1/16"=1'-0" 



LEVEL 15 - FLOOR PLAN SCALE 1/16"=1'-0"

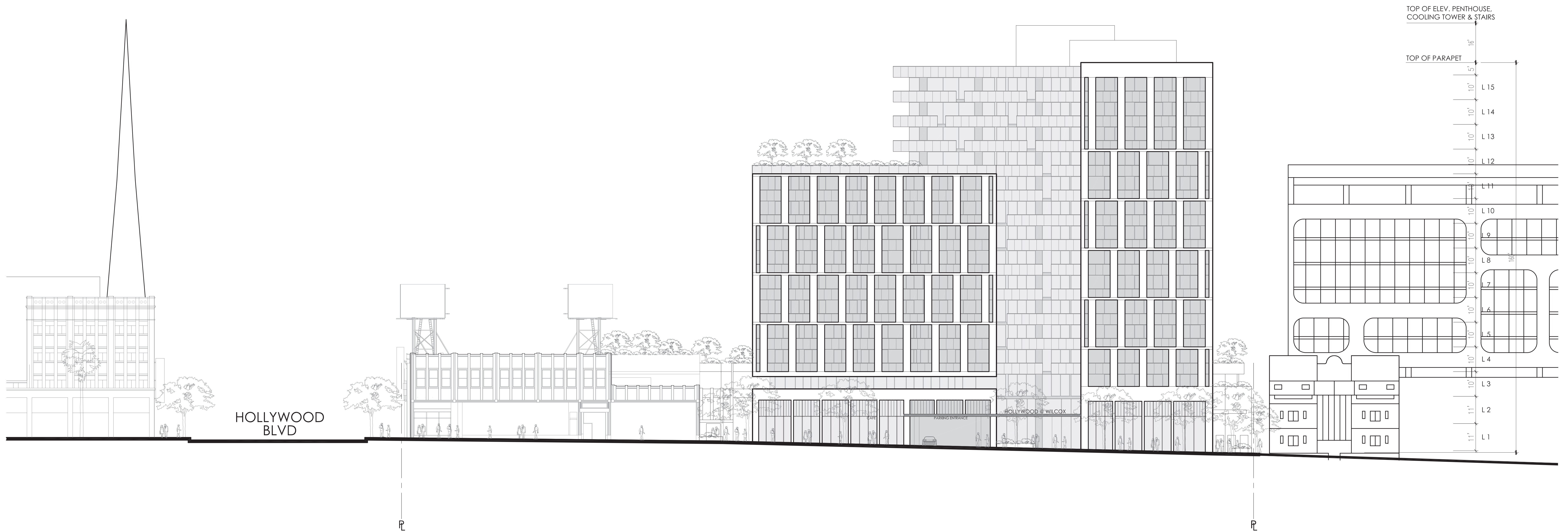


ROOF PLAN SCALE 1/16"=1'-0" 



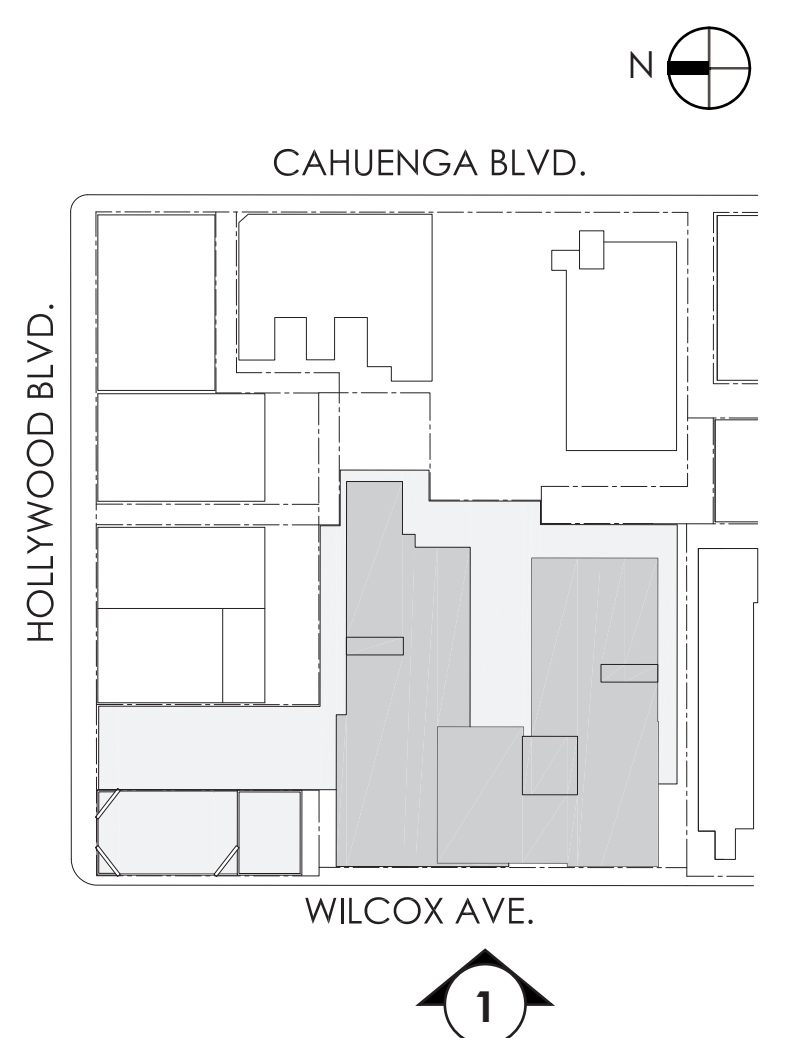
NOTE: UNIT PLANS ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE

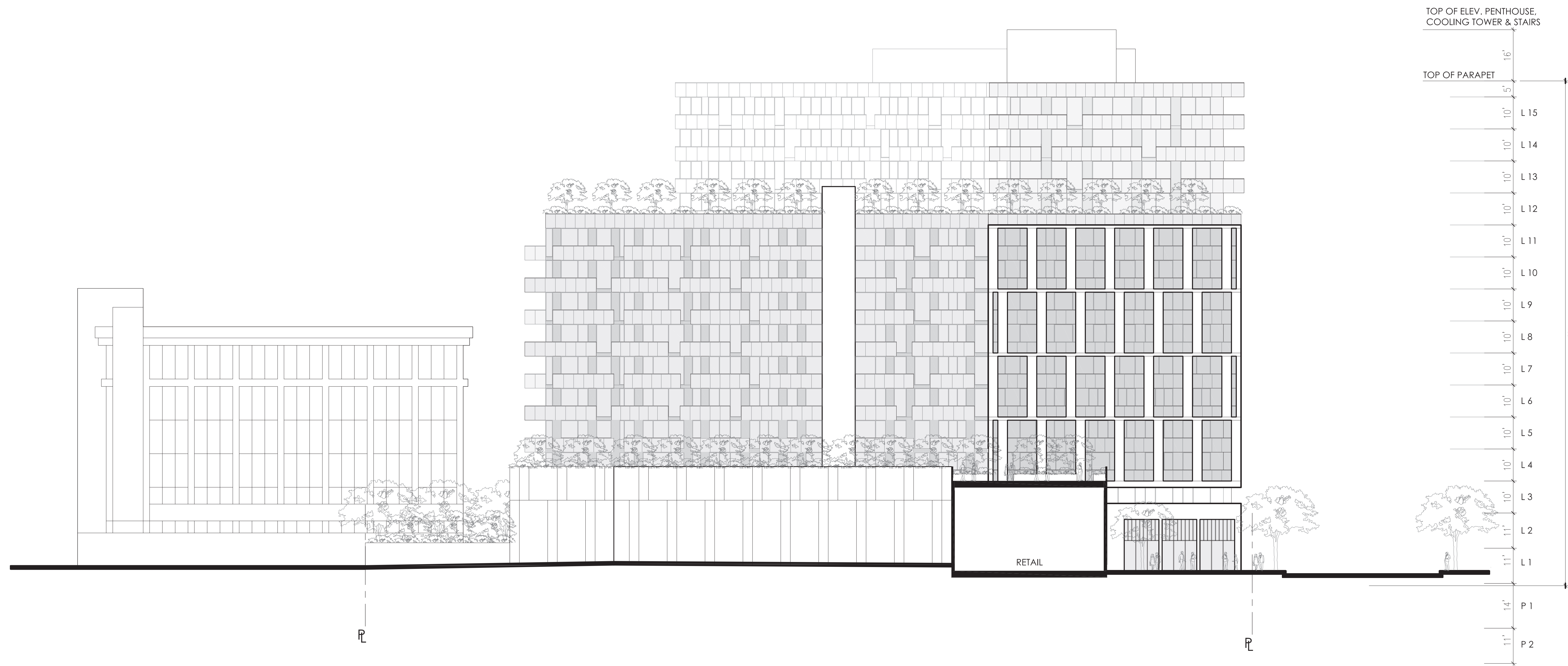
TYPICAL UNIT PLANS SCALE 1/4"=1'-0"



SCALE: 1/16"=1'0"

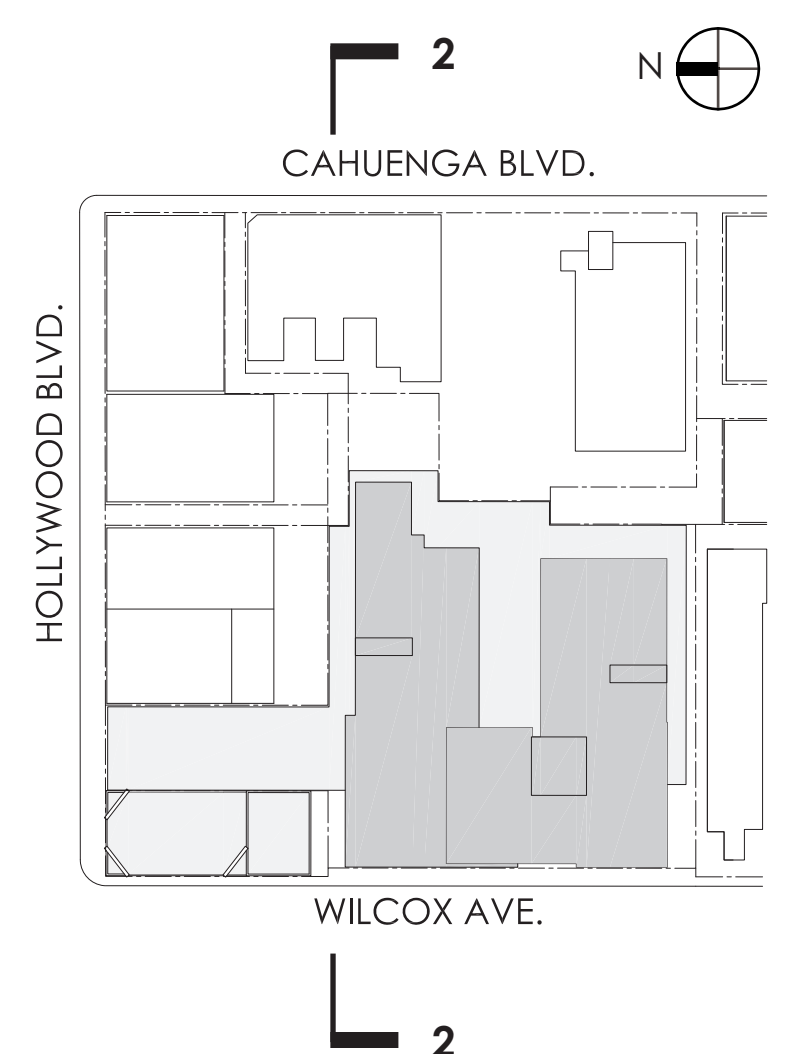
① WEST ELEVATION

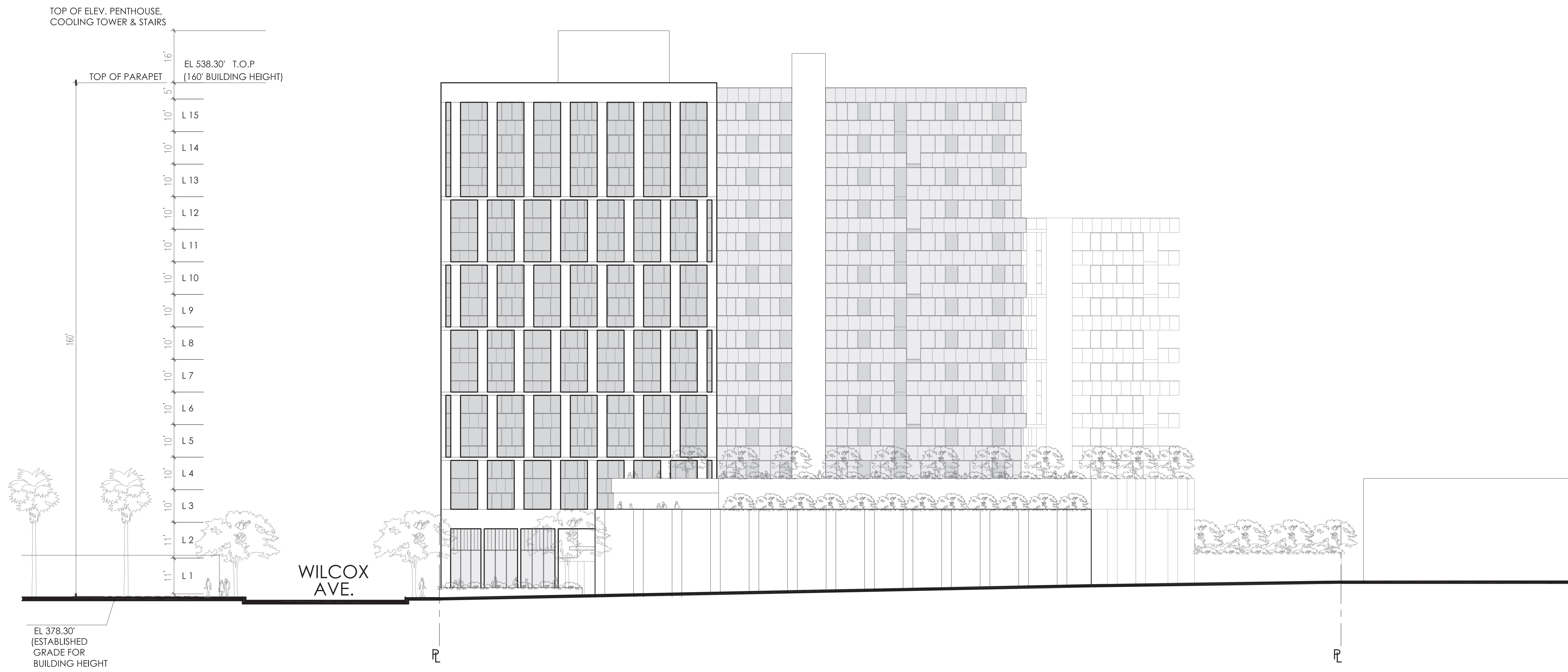




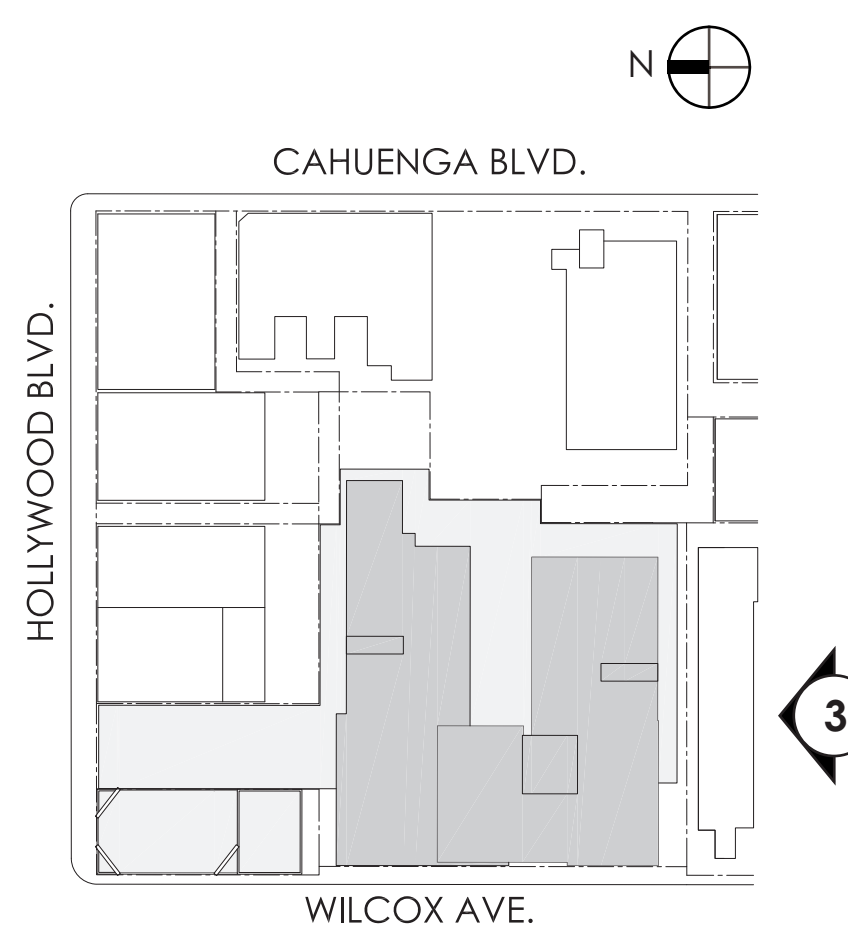
SCALE: 1/16"=1'0"

② NORTH ELEVATION (SECTION)





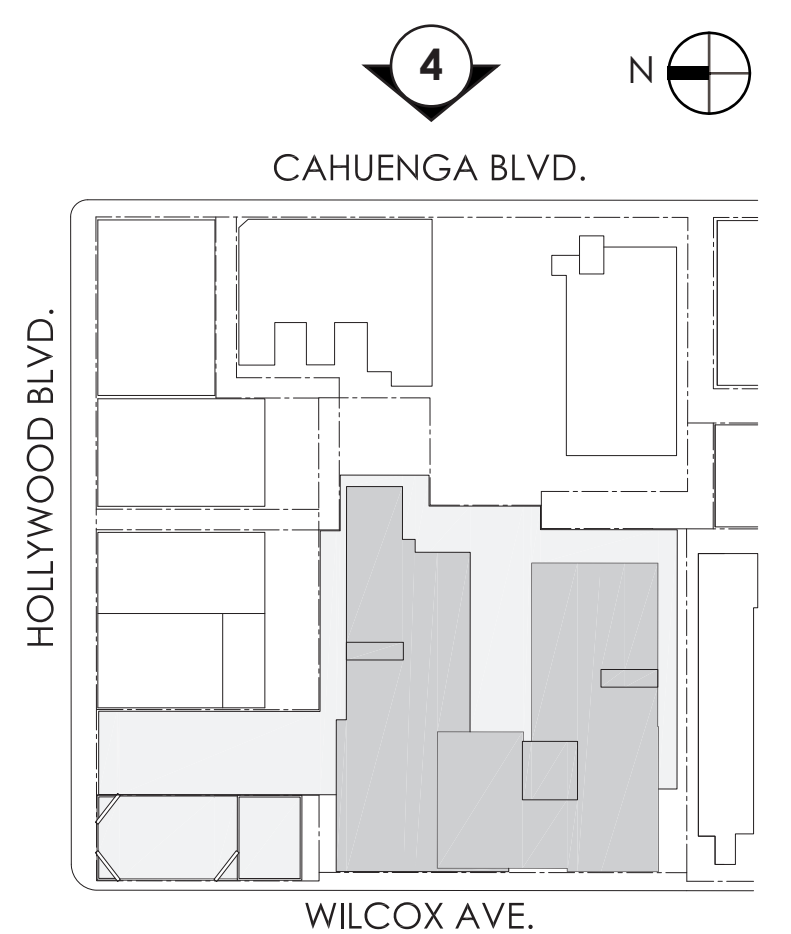
SCALE: 1/16"=1'0"
 ③ SOUTH ELEVATION

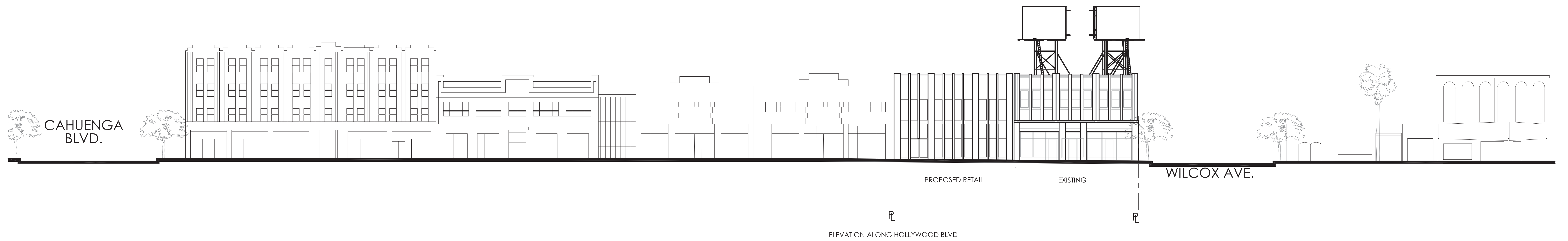




SCALE: 1/16"=1'0"

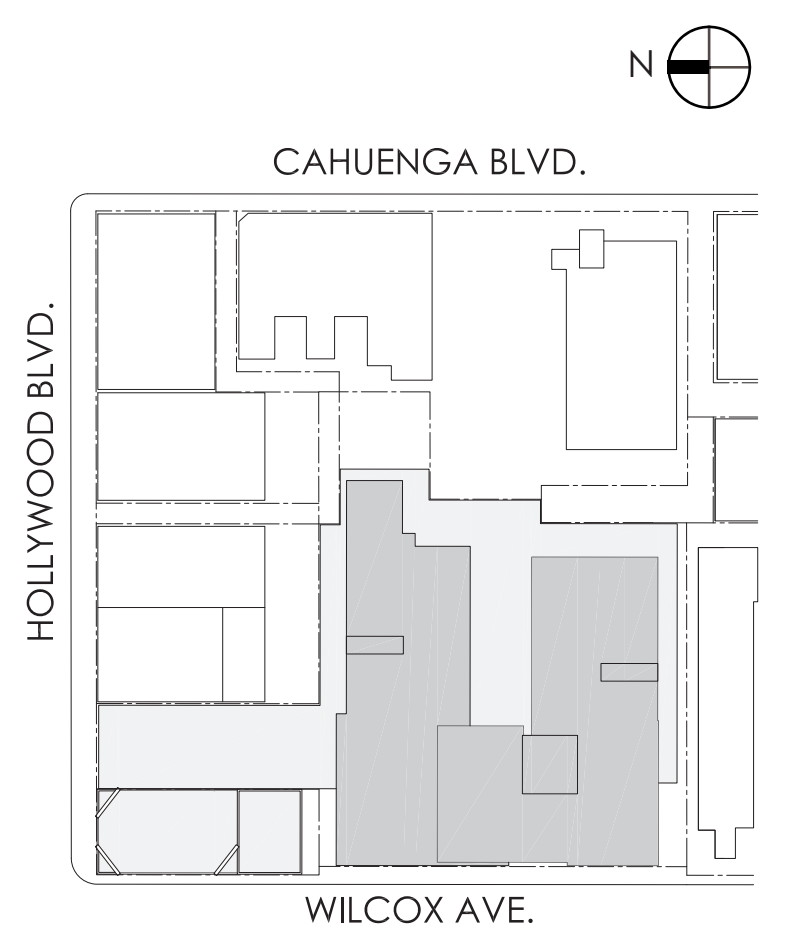
④ EAST ELEVATION

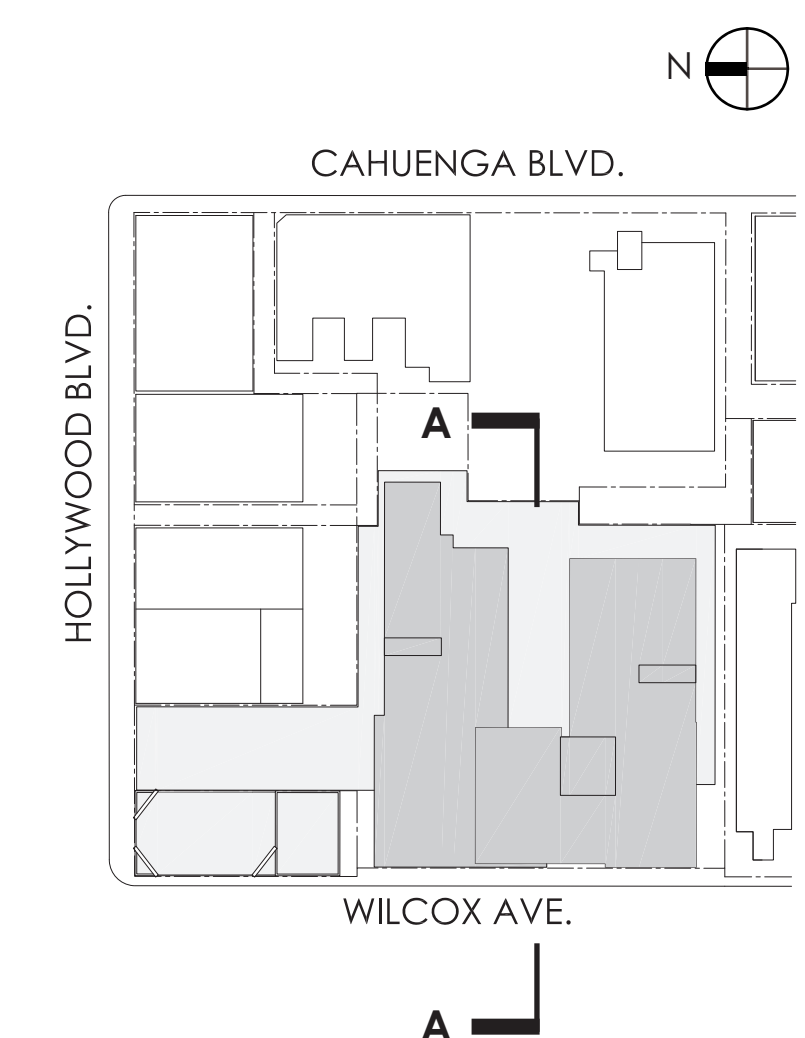
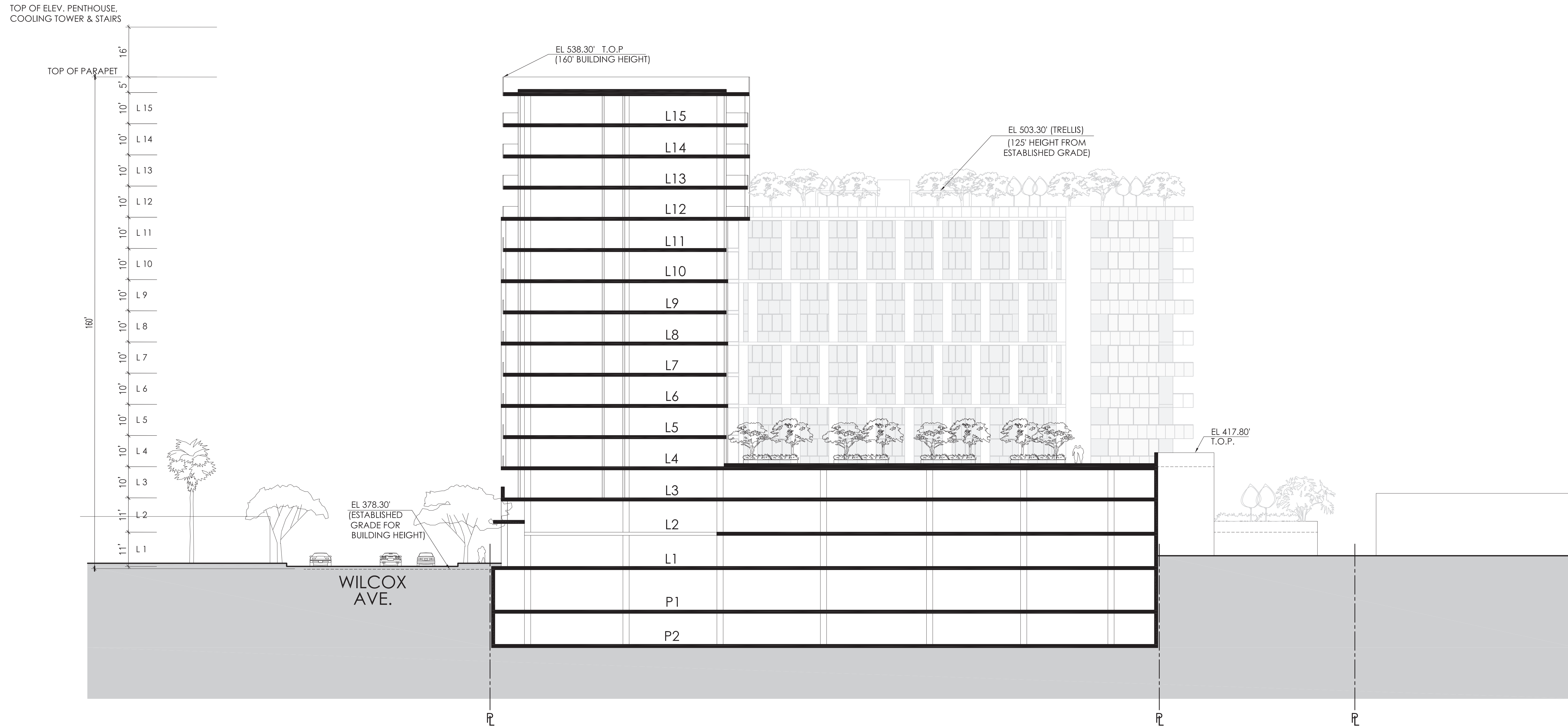




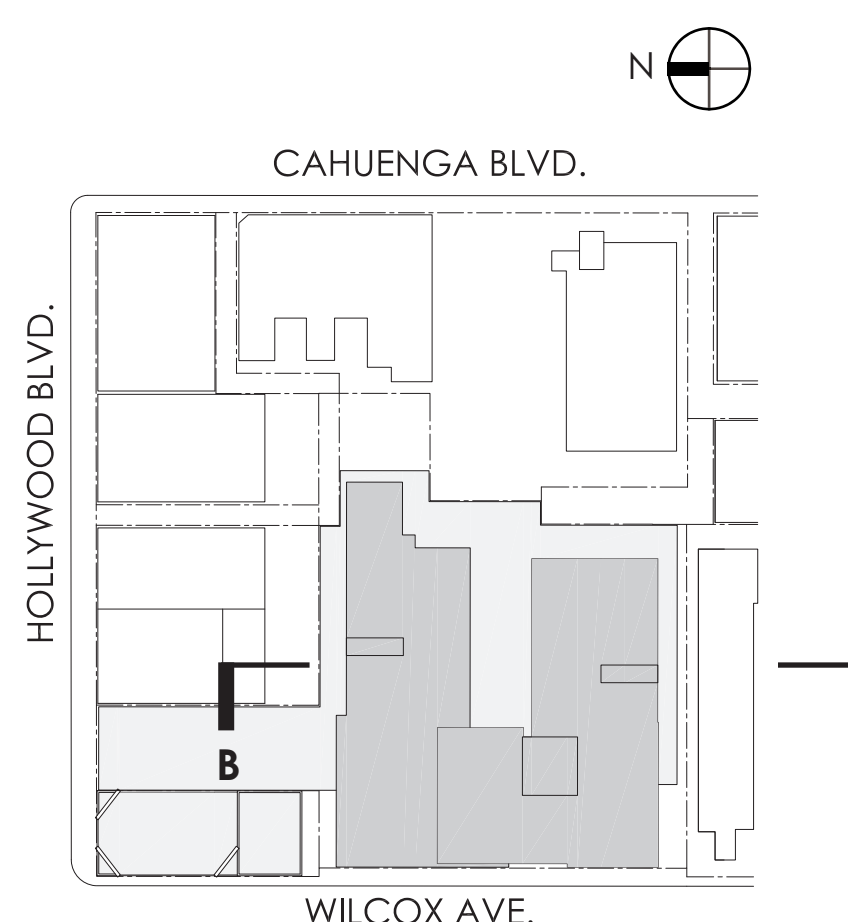
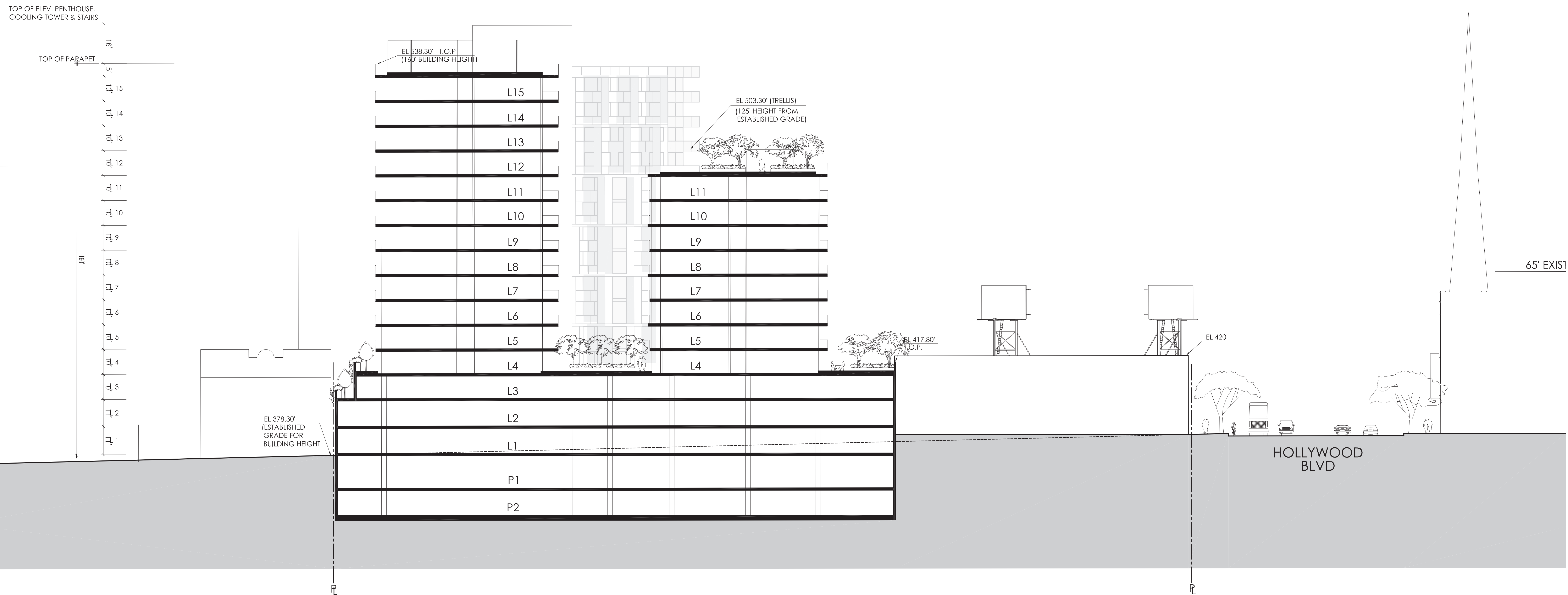
SCALE: 1/16"=1'0"

⑤ NORTH ELEVATION

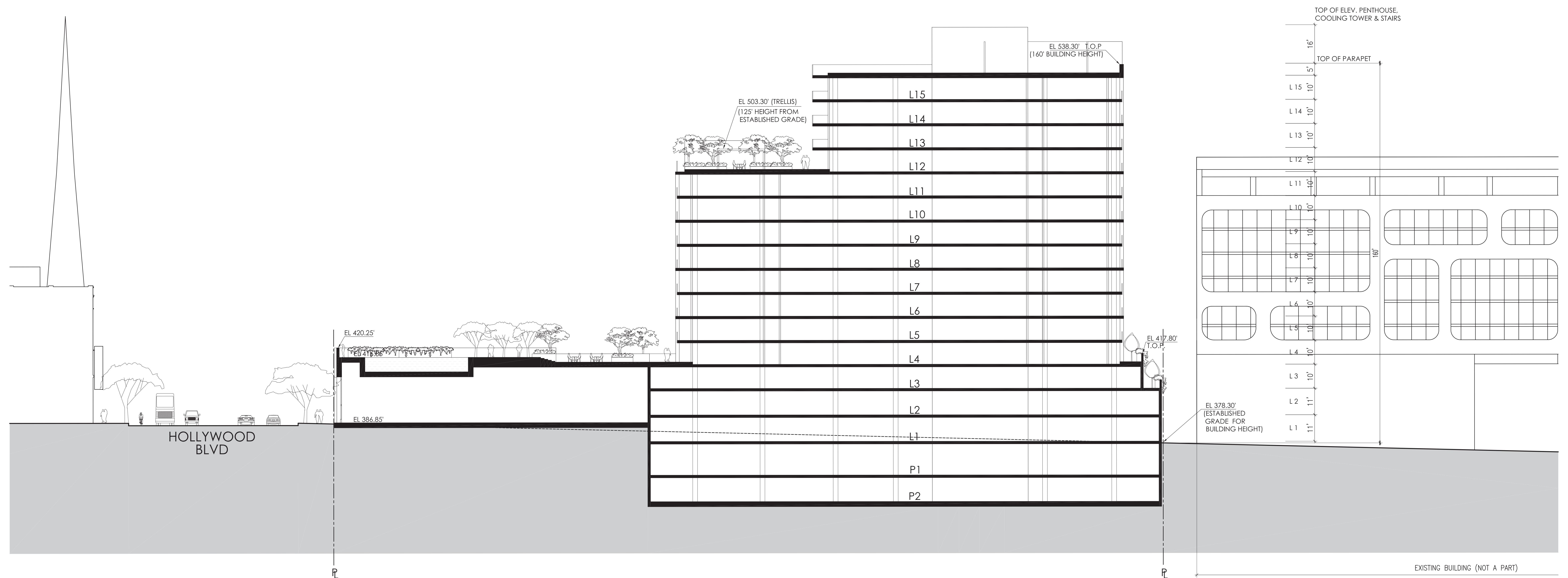




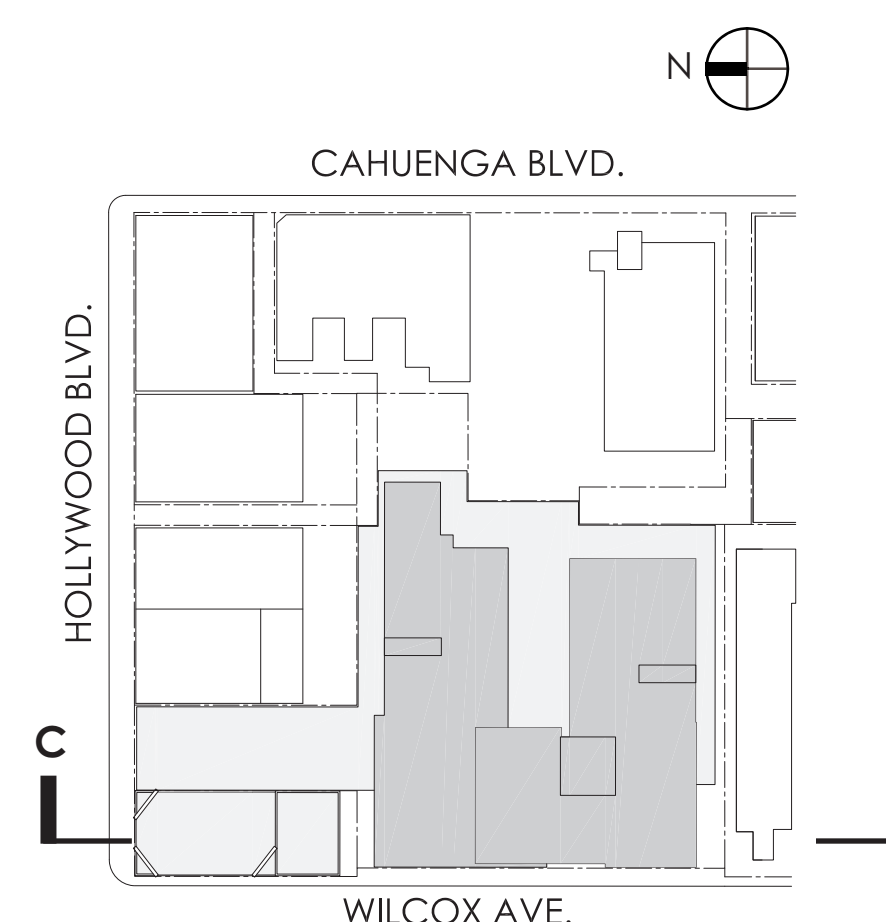
SCALE: 1/16"=1'0"
SECTION A



SCALE: 1/16"=1'0"
SECTION B


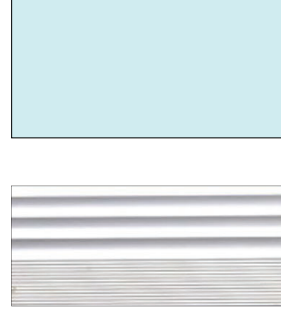



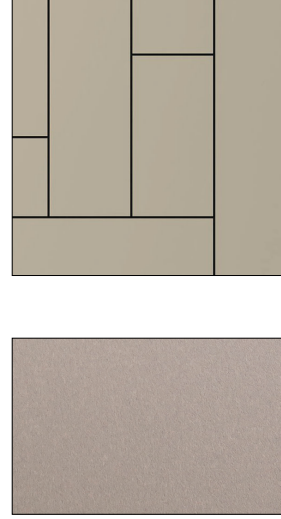
EXISTING BUILDING (NOT A PART)


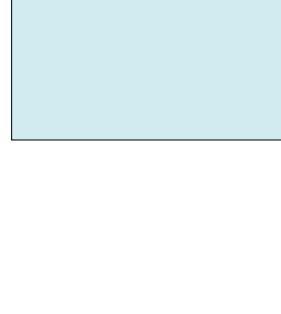


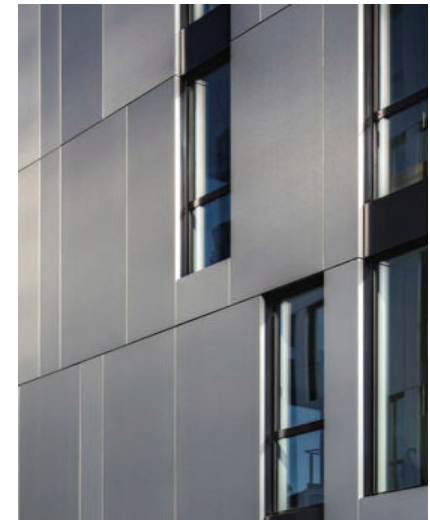
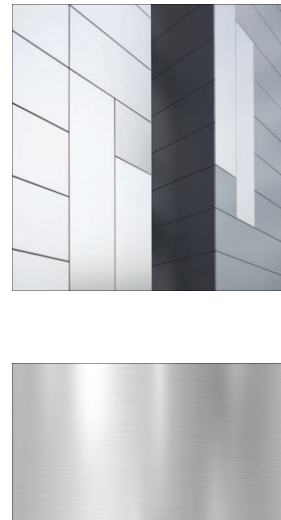
SCALE: 1/16"=1'0"
SECTION C

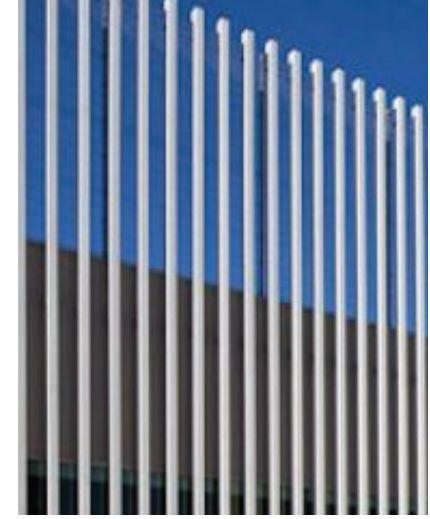
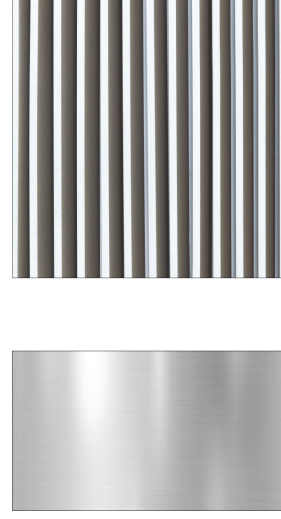


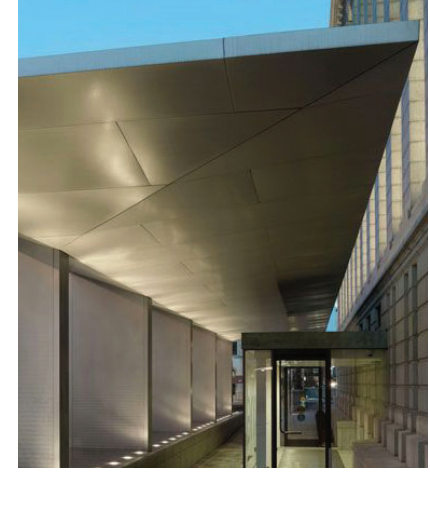

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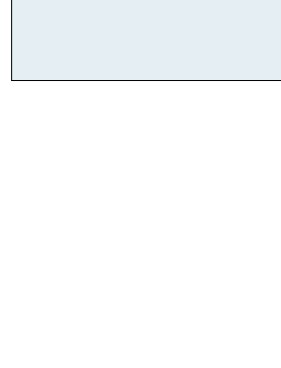
1. UNIT DOORS/WINDOWS
 FINISH TO MATCH
 OFFSET GLAZED SYSTEM: ARCADIA AFG451T SERIES OR SIMILAR
 FRAME COLOR: SILVER-GREY SIMILAR TO ARCADIA #11 CLEAR AC-2
 GLAZING: COLOR TO MATCH VITRO SOLARBAN 70 OR SIMILAR
- 



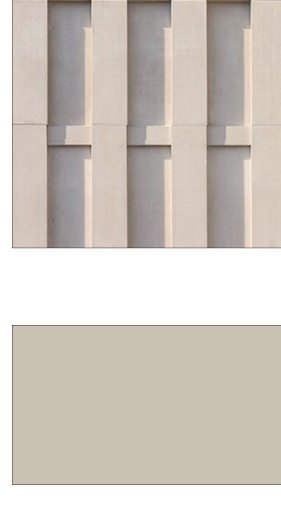
2. EXTERIOR CEMENTITIOUS FINISH
 FINISH TO MATCH
 EQUITONE NATURA SERIES OR SIMILAR
 COLOR: N 961
- 



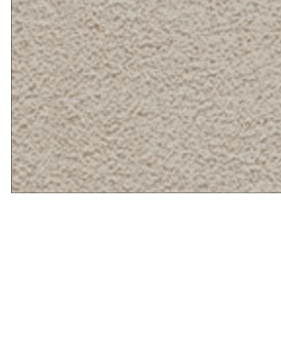
3. UNIT BALCONY GUARDRAILS
 FINISH TO MATCH
 CRL GLASS RAILING SYSTEM GRS SERIES OR SIMILAR
 GLAZING: COLOR TO MATCH VITRO SOLARBAN 70 OR SIMILAR
- 


4. EXTERIOR METAL PANEL
 FINISH TO MATCH
 REYNOBOND ALUMINIUM PANEL OR SIMILAR
 COLOR: SILVER-GREY TO MATCH REYNOBOND ANODIC CLEAR
- 


5. METALLIC FINIS
 FINISH TO MATCH
 REYNOBOND ALUMINIUM PANEL OR SIMILAR
 COLOR: SILVER-GREY TO MATCH REYNOBOND ANODIC CLEAR
- 


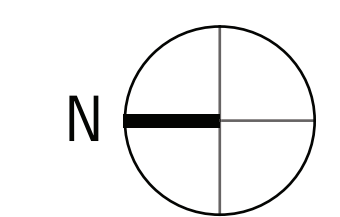
6. METALLIC CANOPY
 FINISH TO MATCH
 REYNOBOND ALUMINIUM PANEL OR SIMILAR
 COLOR: SILVER-GREY TO MATCH REYNOBOND COLORWED 500 ANODIC CLEAR
- 


7. RETAIL/LOBBY STOREFRONT
 FINISH TO MATCH
 FRAMELESS CURTAIN GLAZING SYSTEM OR SIMILAR
 GLAZING: CLEAR
- 


8. PRECAST CONCRETE FINIS
 FINISH TO MATCH
 OMEGA PRODUCTS
 COLOR: COLORTEK SERIES 404 BARN SWALLOW
- 


9. STUCCO FINISH
 FINISH TO MATCH
 OMEGA PRODUCTS OR SIMILAR
 COLOR: COLORTEK SERIES 404 BARN SWALLOW



TYPICAL EXTERIOR MATERIALS & FINISHES





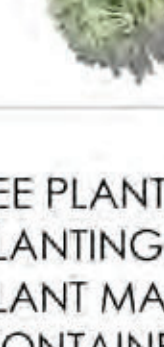





SCALE: 1/16"=1'0"

OVERALL SITE PLAN



GROUND LEVEL TREE LEGEND:		
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
	PLATANUS X ACERIFOLIA LONDON PLANE	24" BOX
	ARBUTUS MARINA STRAWBERRY TREE	24" BOX

UPPER LEVEL TREE LEGEND:		
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
	PLATANUS X ACERIFOLIA LONDON PLANE	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	24" BOX
	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 CONTRATOR 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 PROPR 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 GROUCOVER IS SHOWN ON PLANS: GROUNDVER PLANTING CONTINUES UNDER SHRUBS & TREES AT SPECIFIED SPACING. DO NOT PLANT GROUNDCOVER 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.

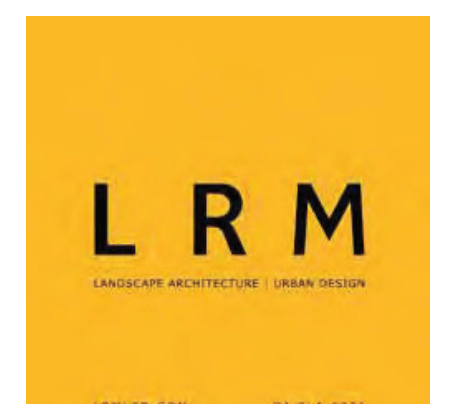
CITY OF LOS ANGELES OPEN SPACE CALCULATION

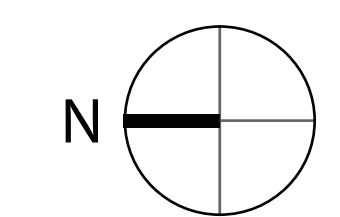
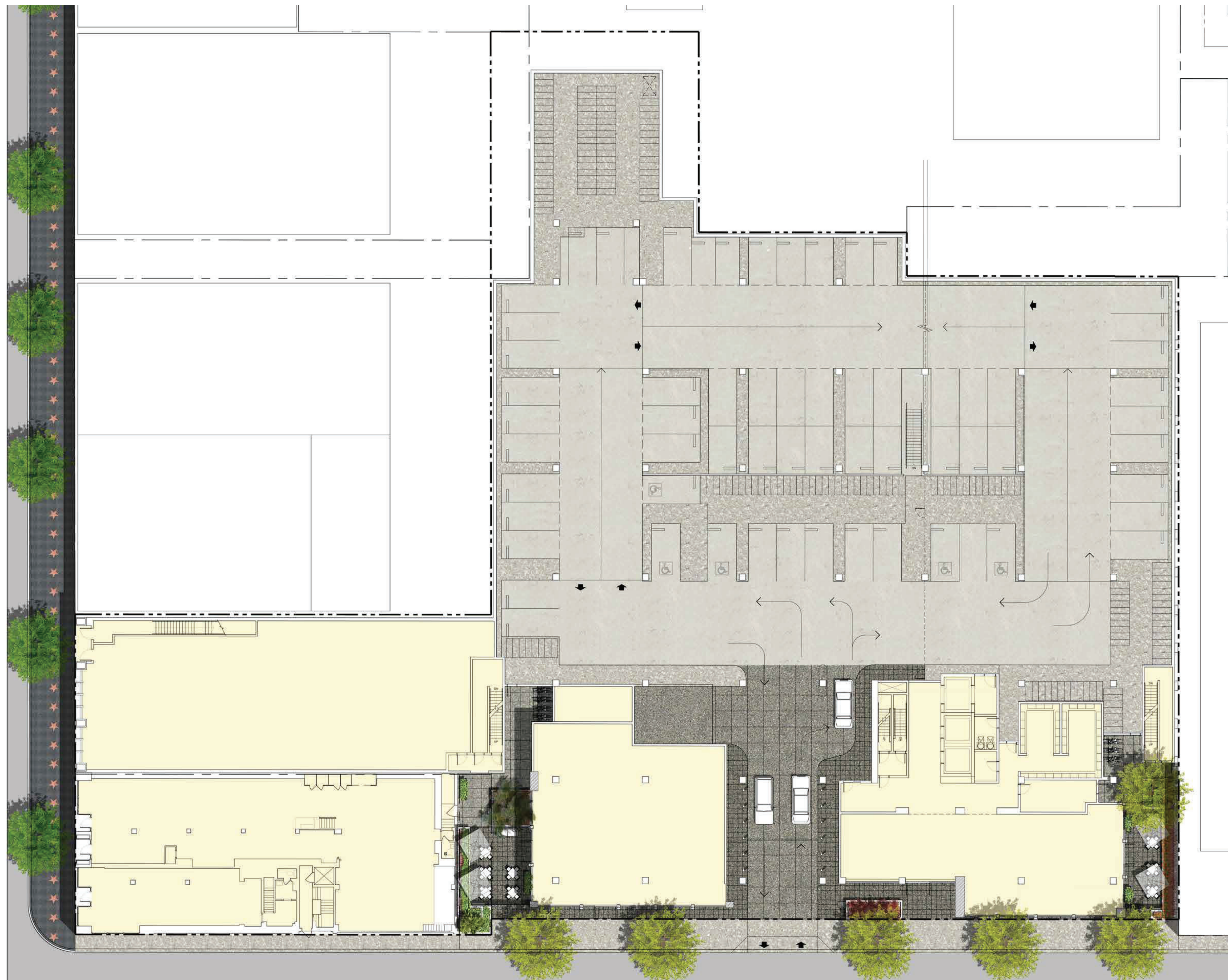
OPEN SPACE REQUIRED	20 STUDIO X 100 SF = 2,000 SF 140 1BR X 100 SF = 14,000 SF 87 2BR X 125 SF = 10,875 SF 13 3BR X 175 SF = 2,275 SF TOTAL REQUIRED OPEN SPACE = 29,150 SF	
PROVIDED	PRIVATE OPEN SPACE (50 SF X 70 DU) = 3,500 SF LEVEL 1 iWORK LOUNGE = 700 SF LEVEL 2 THEATER = 950 SF LEVEL 4 LIBRARY / 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 TOTAL PROVIDED OPEN SPACE = 29,150 SF (EXTERIOR OPEN SPACE = 21,400 SF INDOOR OPEN SPACE = 4,250 SF PRIVATE OPEN SPACE = 3,500 SF)	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 TOTAL COMMON OPEN SPACE PLANTING PROVIDED = 7,111 SF
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 TOTAL ADDITIONAL OPEN SPACE = 4,600 SF	
COMMON OPEN SPACE PLANTED	LEVEL 1 = 683 SF LEVEL 2 = 525 SF LEVEL 4 = 3,857 SF LEVEL 12 = 2,046 SF TOTAL COMMON OPEN SPACE PLANTING PROVIDED = 7,111 SF TOTAL COMMON OPEN SPACE PLANTING REQUIRED (25% OF CS) = 6,412 SF	

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	6
LEVEL 2	6
LEVEL 4	22
LEVEL 12	31
TOTAL TREES PROVIDED	65

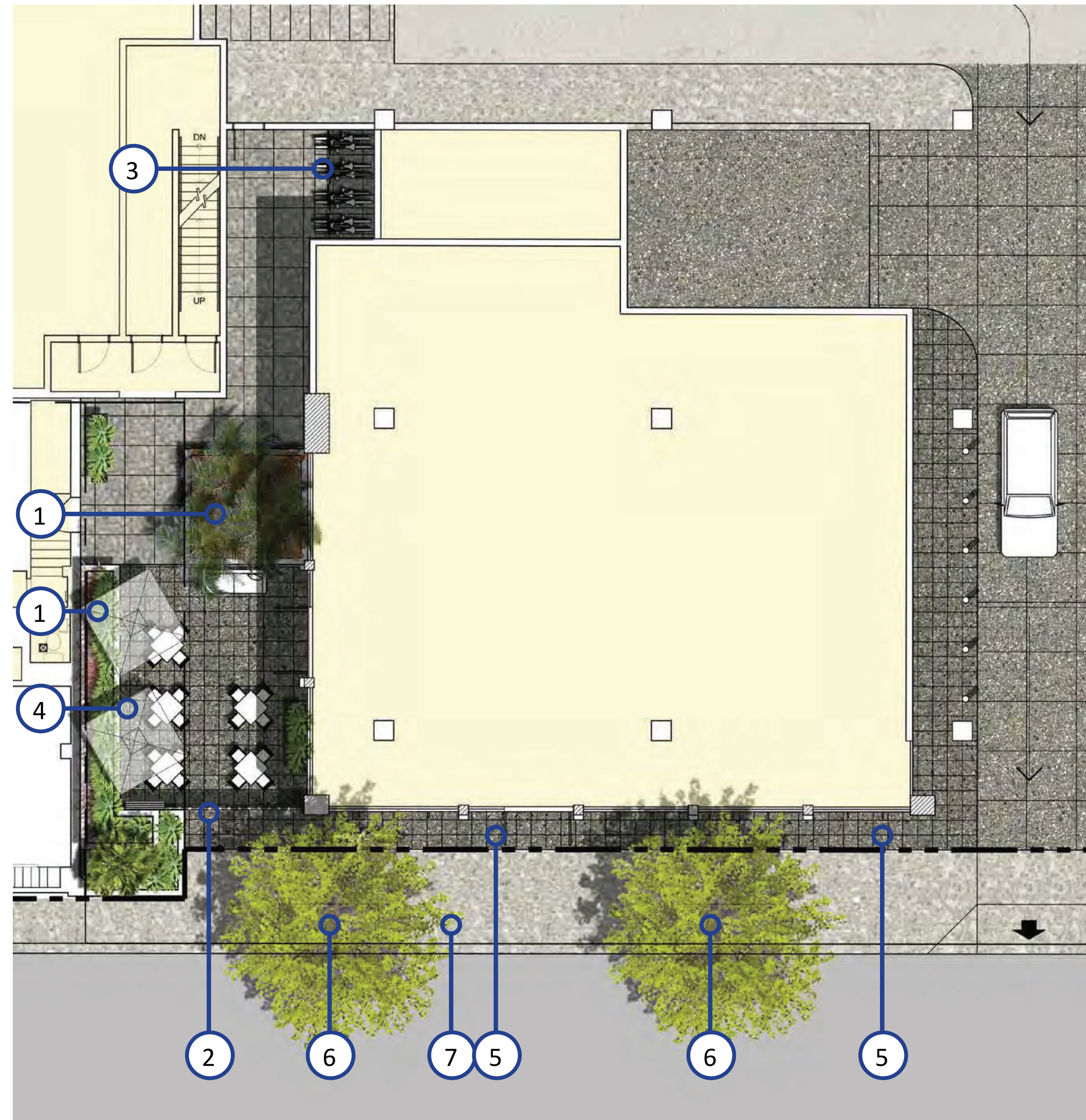




SCALE: 1/16"=1'0"

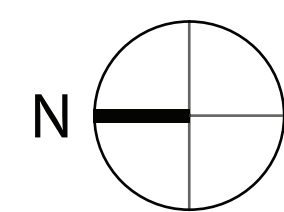
LEVEL 1 - OVERALL





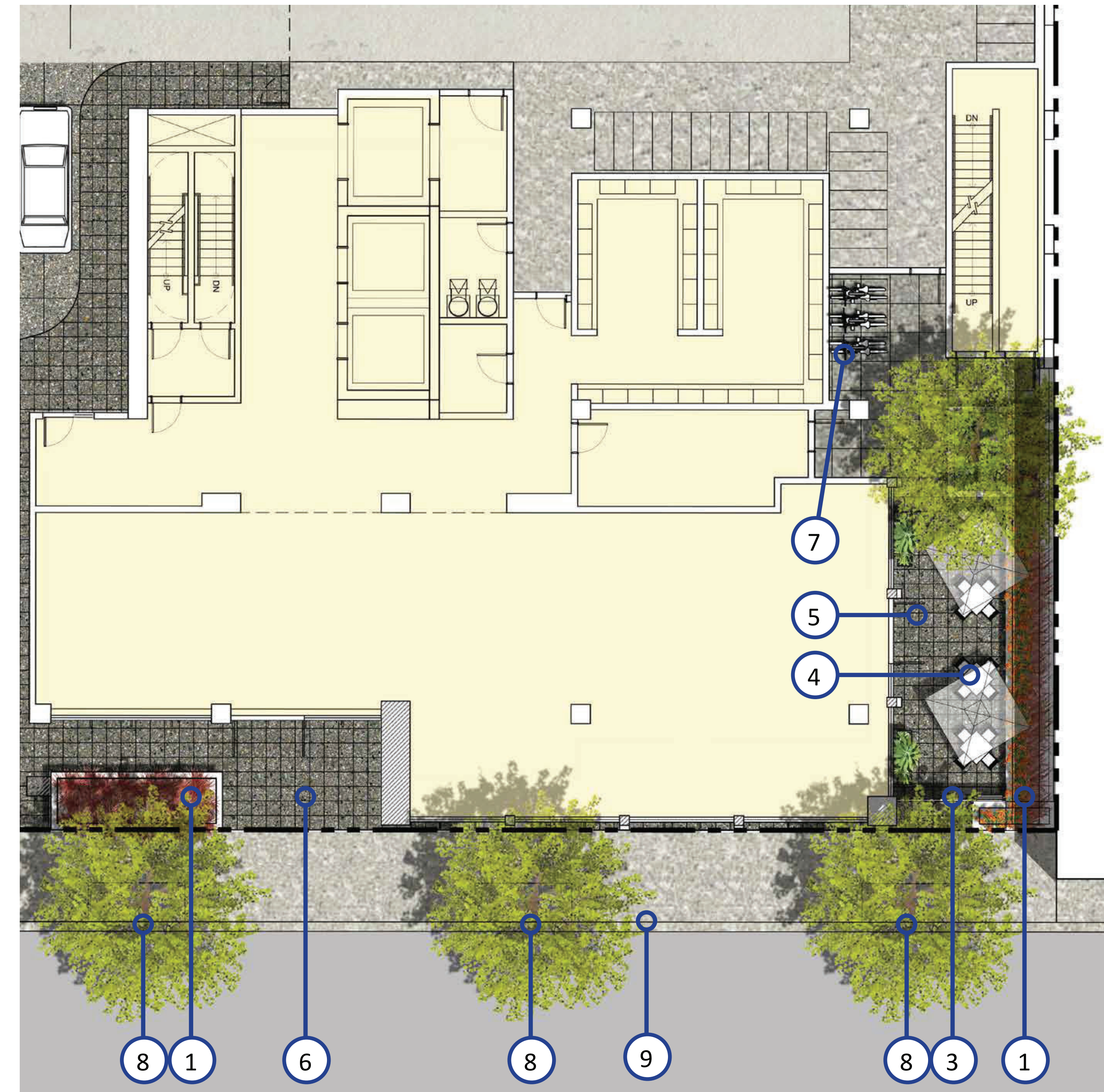
KEY NOTES:

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



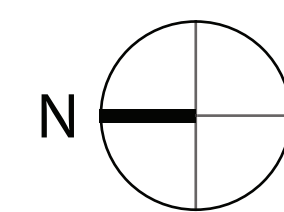
SCALE: 1/8"=1'0"

LEVEL 1 - NORTH COURTYARD ENLARGEMENT



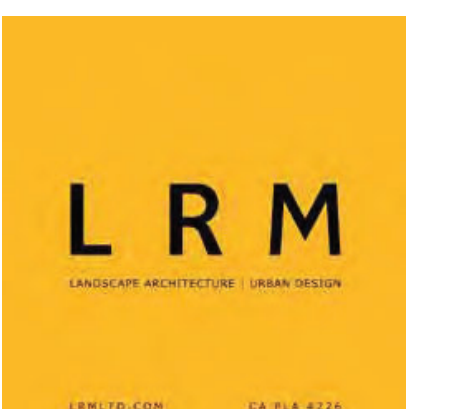
KEY NOTES:

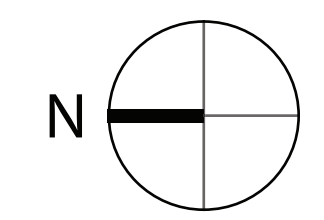
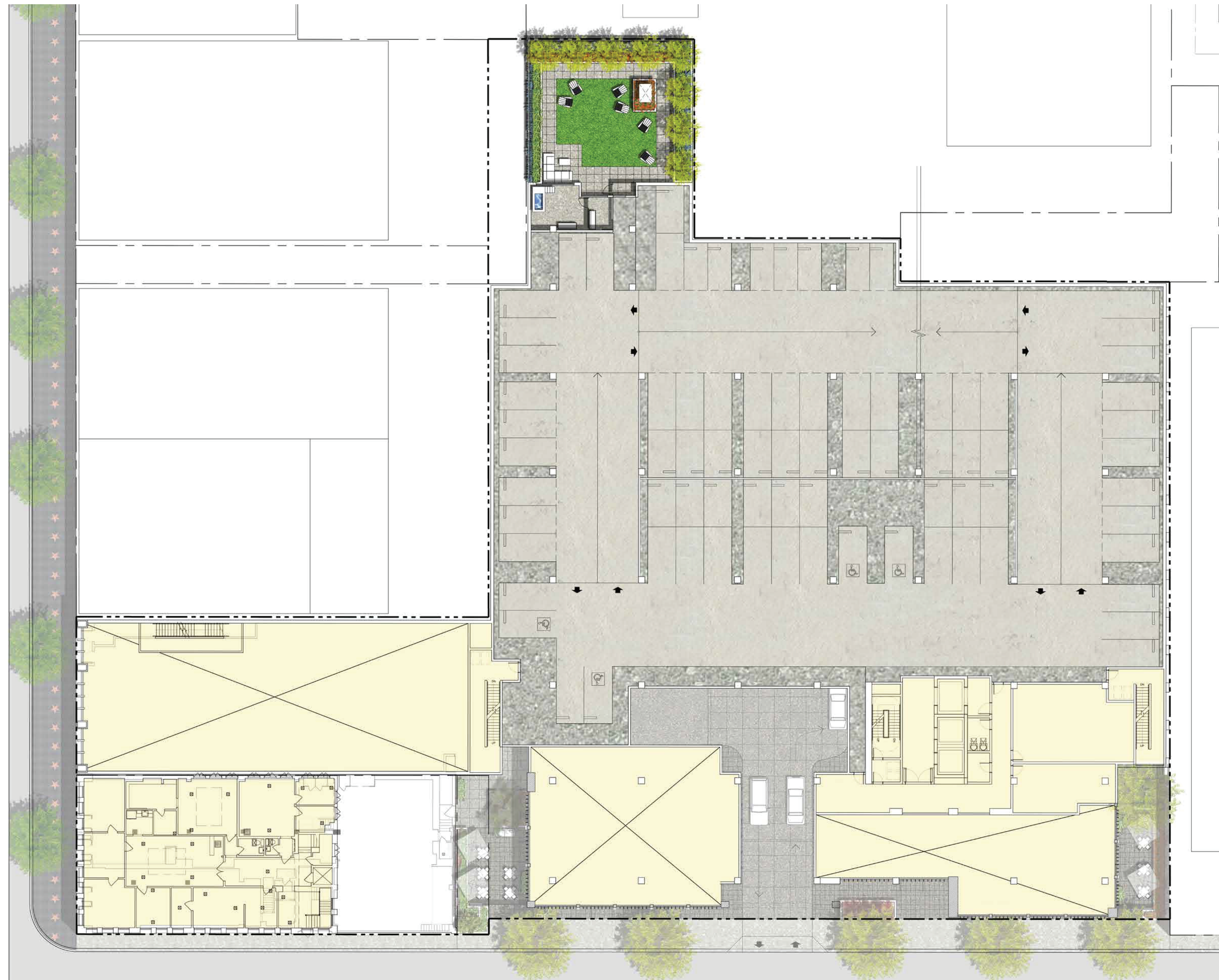
- 1 PROPOSED RAISED PLANTER
- 2 NOT USED
- 3 PROPOSED FENCE AND SECURITY GATE
- 4 PROPOSED TABLE AND CHAIRS
- 5 PROPOSED OUTDOOR LOBBY COURT
- 6 PROPOSED ACCENT PAVING
- 7 PROPOSED BIKE RACKS
- 8 PROPOSED STREET TREE
- 9 CITY SIDEWALK



SCALE: 1/8"=1'0"

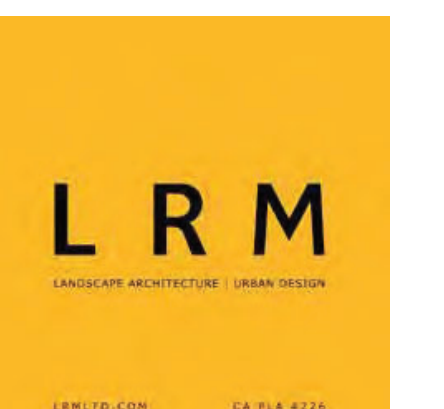
LEVEL 1 - SOUTH COURTYARD ENLARGEMENT

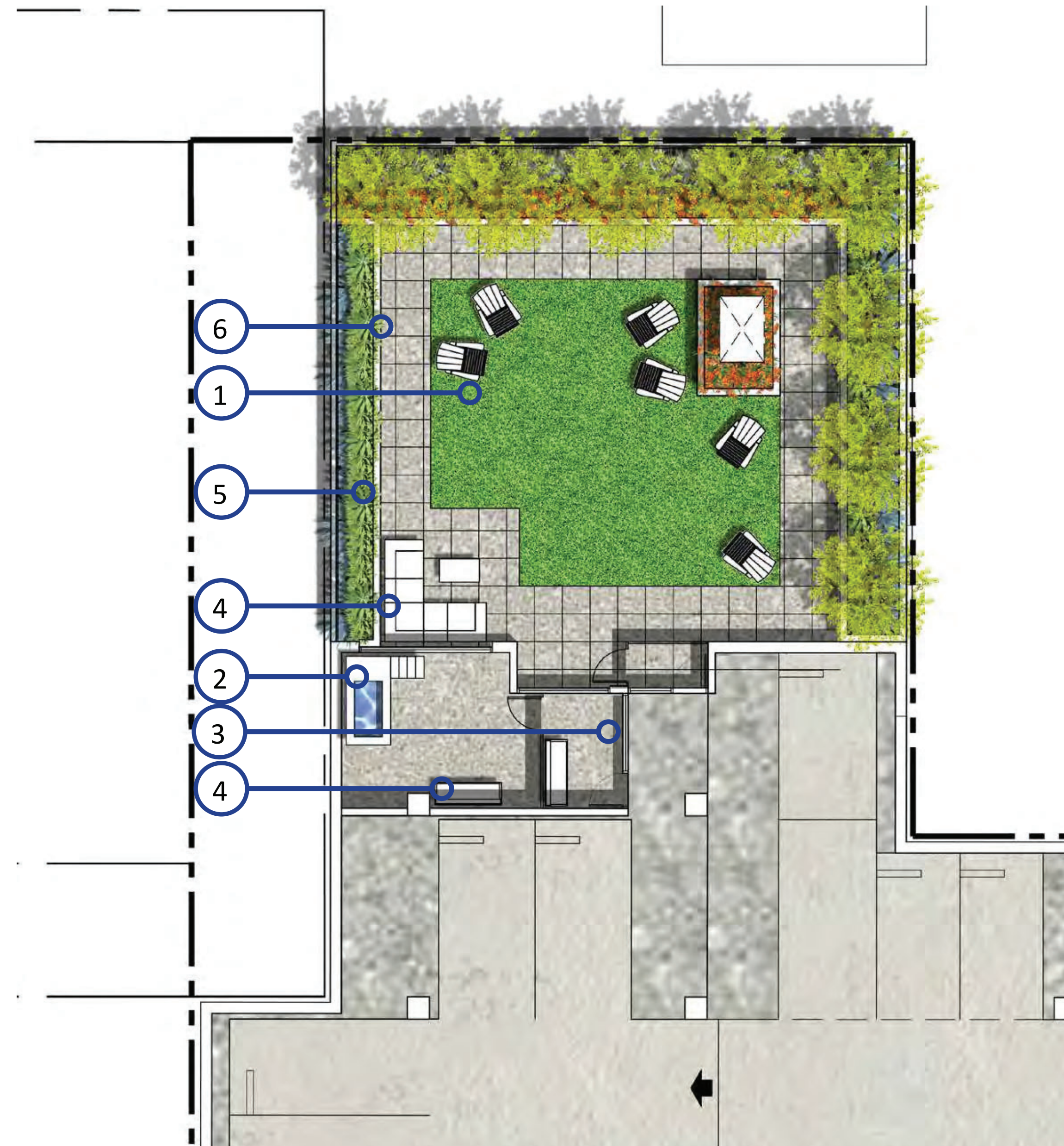




SCALE: 1/16"=1'0"

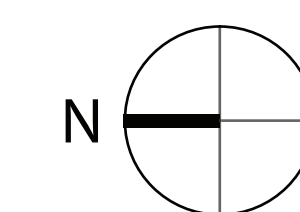
LEVEL 2 - OVERALL





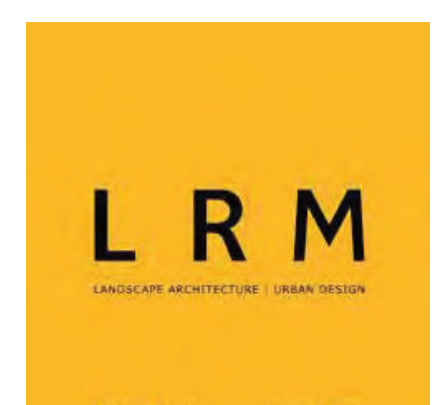
KEY NOTES:

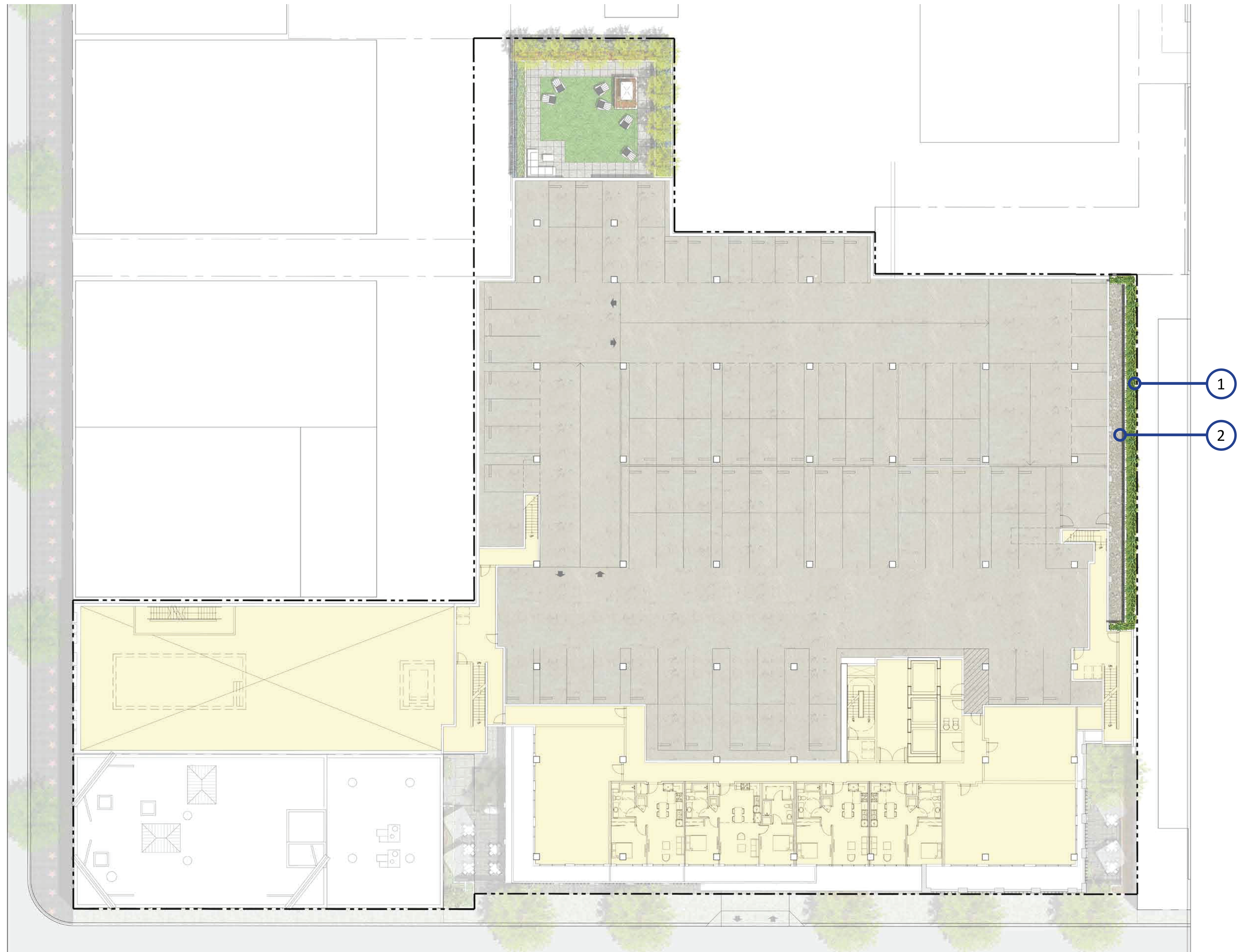
- ① PROPOSED SYNTHETIC TURF
- ② PROPOSED DOG WASHING STATION
- ③ PROPOSED DOG WASHING STATION ENCLOSURE
- ④ PROPOSED SEATING
- ⑤ PROPOSED RAISED PLANTER
- ⑥ PROPOSED ACCENT PAVING



SCALE: 1/8"=1'0"

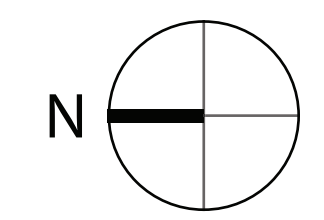
LEVEL 2 - DOG PARK ENLARGEMENT





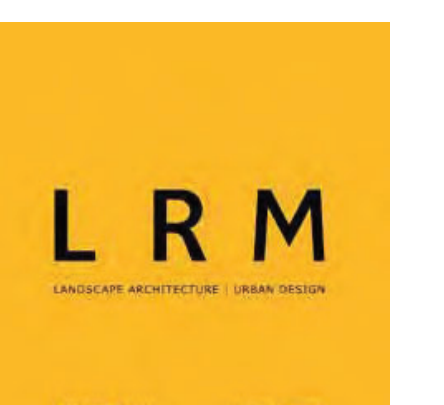
KEY NOTES:

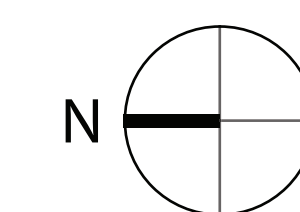
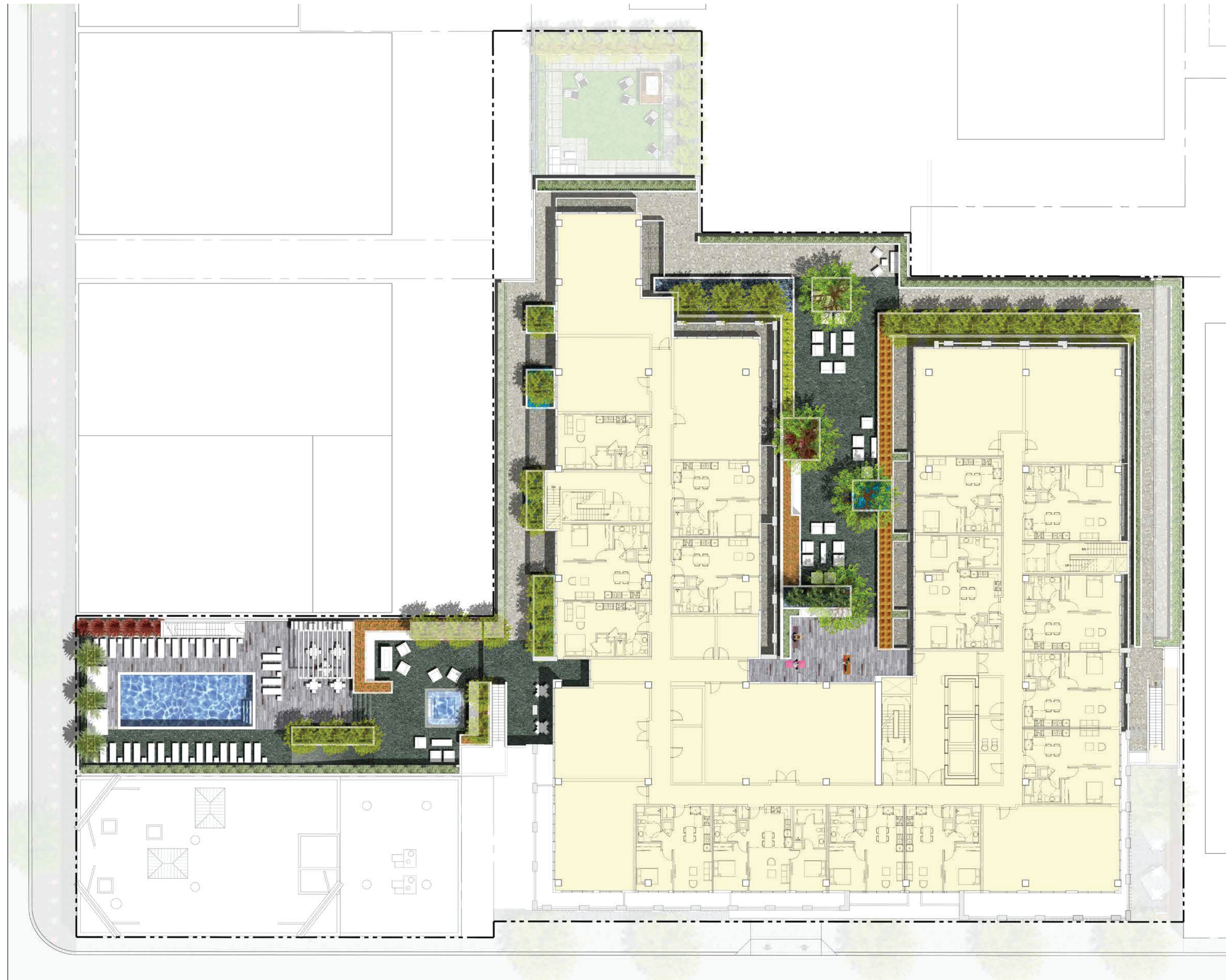
- ① PROPOSED RAISED PLANTER
- ② PROPOSED ACCESS WALK



SCALE: 1/16"=1'0"

LEVEL 3 - OVERALL

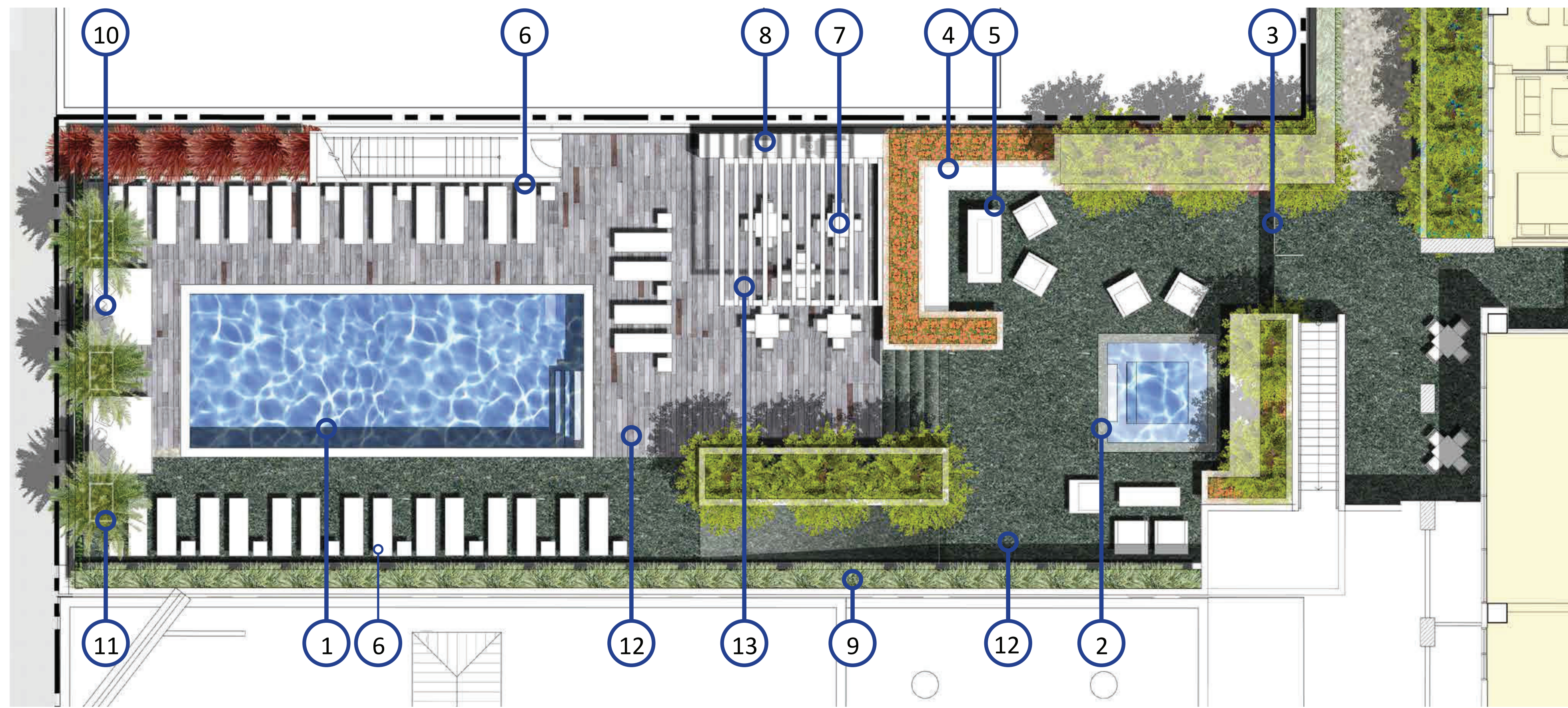




SCALE: 1/16"=1'0"

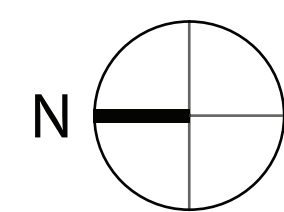
LEVEL 4 - OVERALL





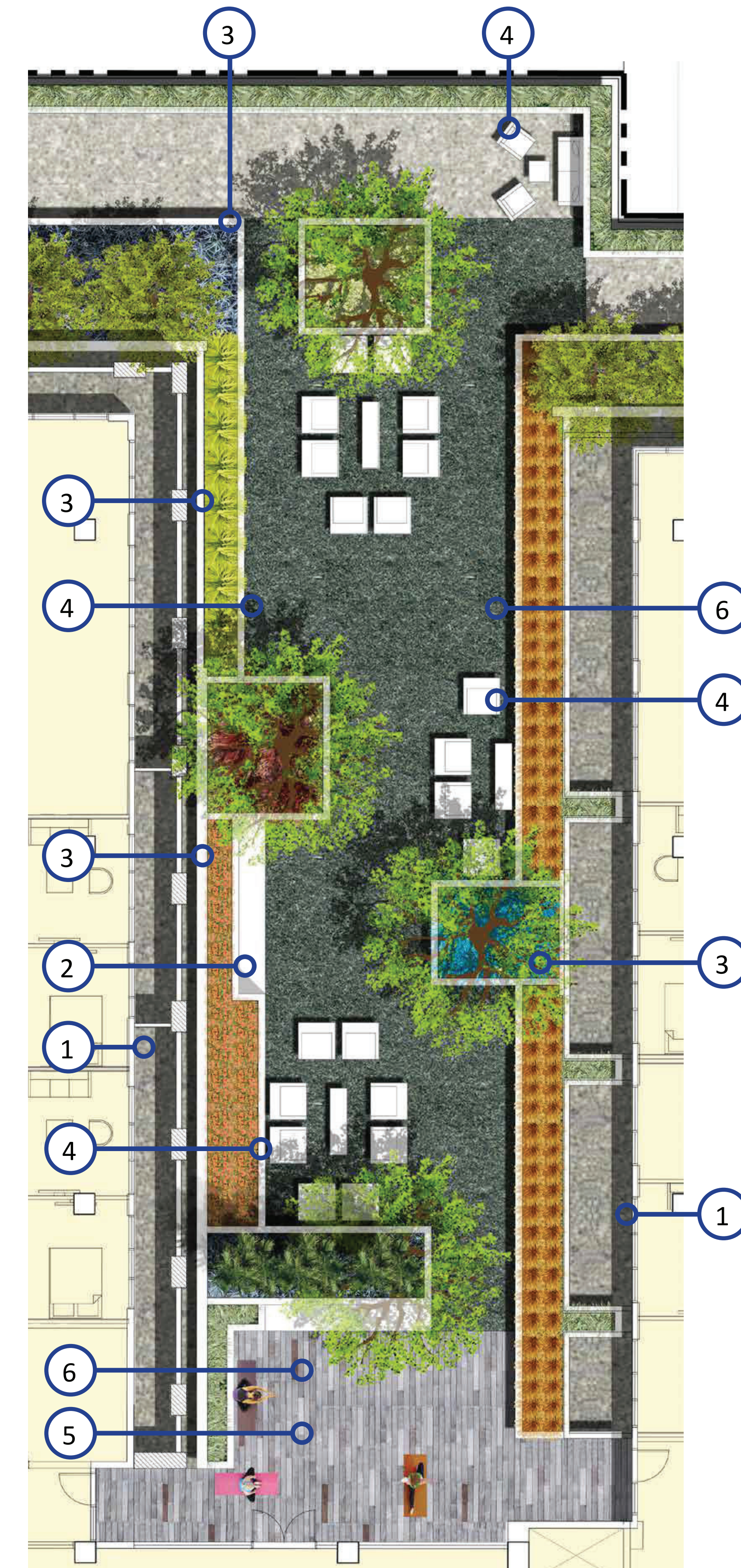
KEY NOTES:

- 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



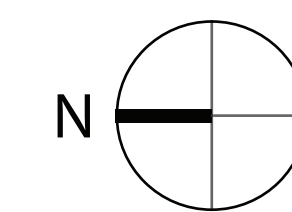
SCALE: 1/8"=1'0"

LEVEL 4 - POOL DECK ENLARGEMENT



KEY NOTES:

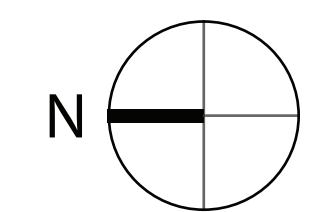
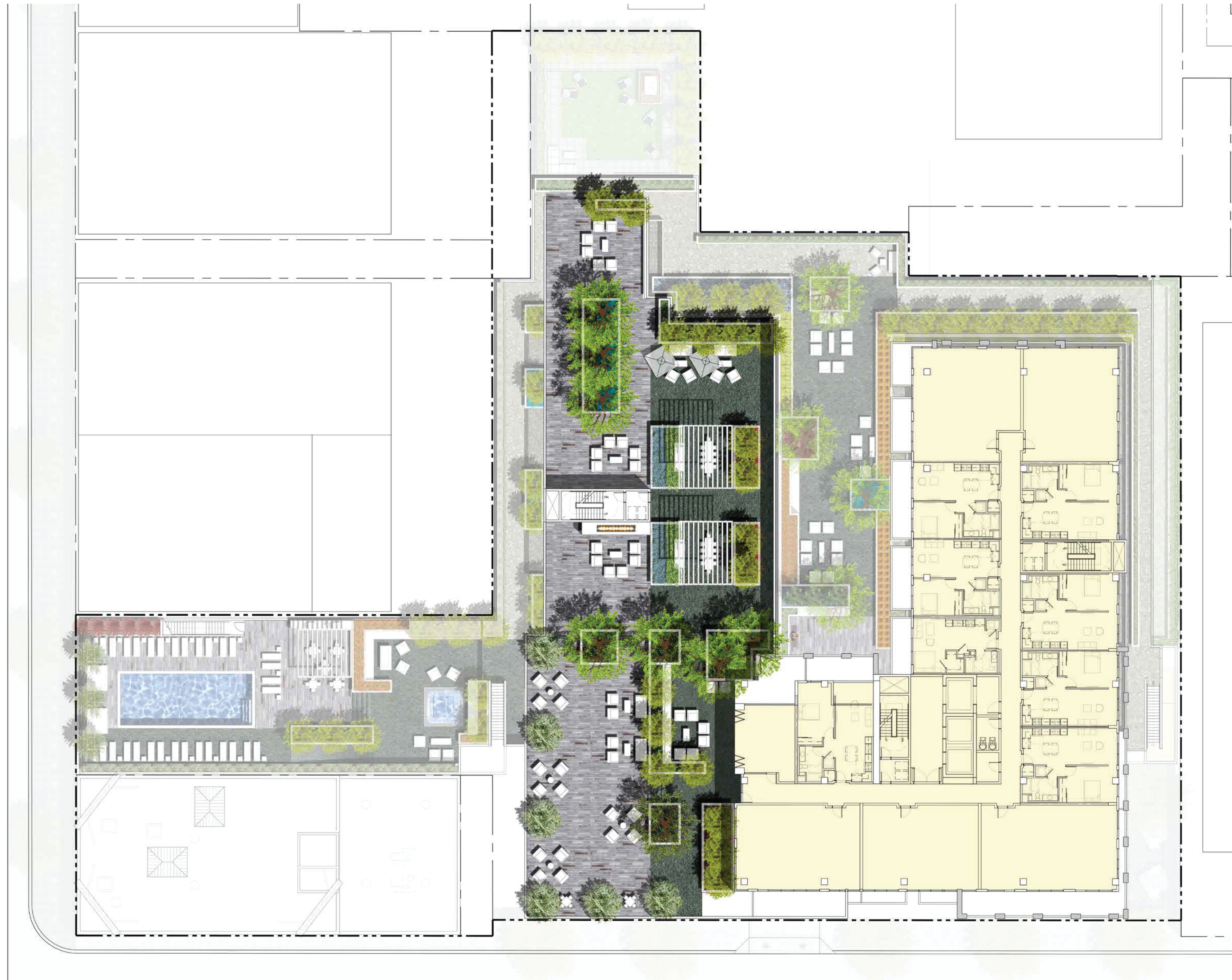
- ① PROPOSED PRIVATE TERRACE/PATIO
- ② PROPOSED BUILT-IN BANQUETTE
- ③ PROPOSED RAISED PLANTER
- ④ PROPOSED SOFT SEATING
- ⑤ PROPOSED OUTDOOR FITNESS/YOGA AREA
- ⑥ PROPOSED ACCENT PAVING



SCALE: 1/8"=1'0"

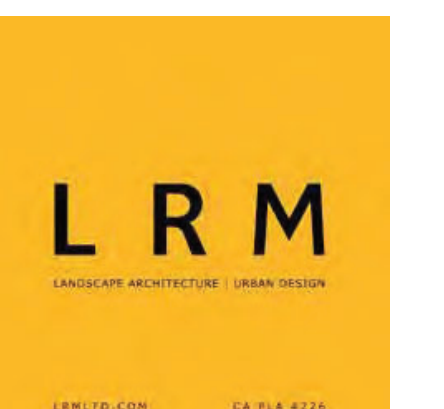
LEVEL 4 - COURTYARD ENLARGEMENT





SCALE: 1/16"=1'0"

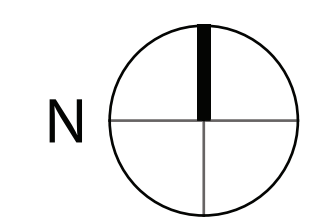
LEVEL 12 - SKYDECK





KEY NOTES:

- | | |
|-------------------------------|-------------------------------|
| ① PROPOSED FIREPLACE | ⑦ PROPOSED FAMILY-STYLE TABLE |
| ② PROPOSED BUILT-IN BANQUETTE | ⑧ PROPOSED TV PROJECTOR |
| ③ PROPOSED BBQ COUNTER | 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 |



SCALE: 1/8"=1'0"

LEVEL 12 - SKYDECK ENLARGEMENT



10335 Jefferson Boulevard | Culver City, California 90232
 T 310.839.6600 | F 310.359.1310 | W lrmltd.com



August 19, 2016

City of Los Angeles

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

To Whom It May Concern:

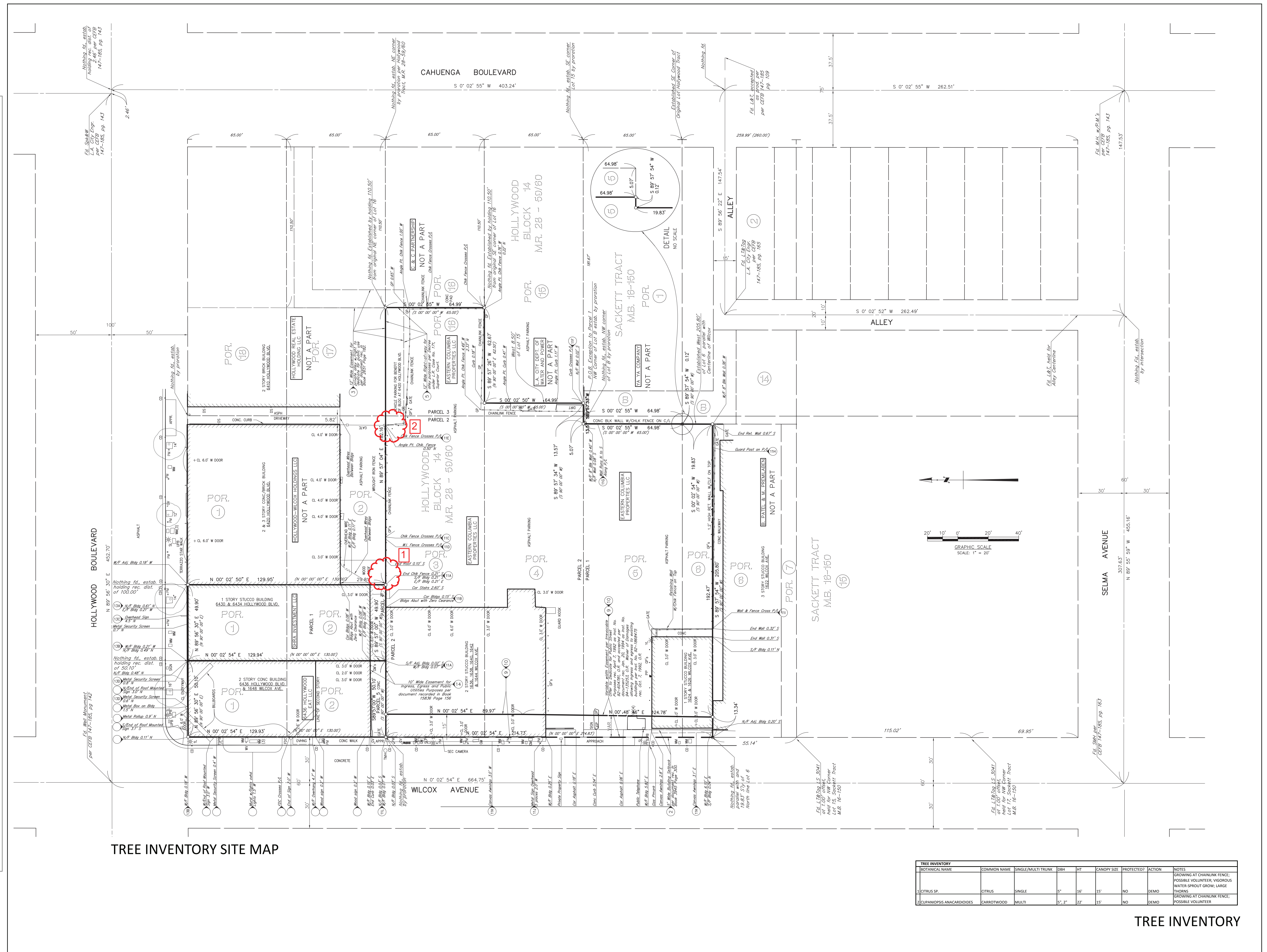
After review of the project site, we determined that there are no protected tree species existing on the site, and that the existing trees may be demolished for construction

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

Respectfully yours,

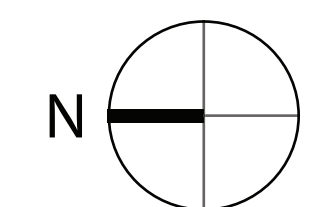
David K. Larkins
 David K. Larkins
 Managing Principal
 DKL: dkl

License 4226



TREE INVENTORY	COMMON NAME	SUBSTRATE/TRENT	DBH	HT	CANOPY SIZE	PROTECTED?	ACTION	NOTES
OTRUS SP	OTRUS	SINGLE	0"	10'	15'	NO	SEMO	GROWING AT CHAINLINK FENCE; POSSIBLE VOLUNTEER; MODERUS WATER SPROUT GROW; LARGE TAGGING
CLANANOPSIS ANACARDIODES	CARROTWOOD	MULTI	0", 2"	12'	15'	NO	SEMO	GROWING AT CHAINLINK FENCE; POSSIBLE VOLUNTEER

TREE INVENTORY



SCALE: 1/16"=10"

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
tpu 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



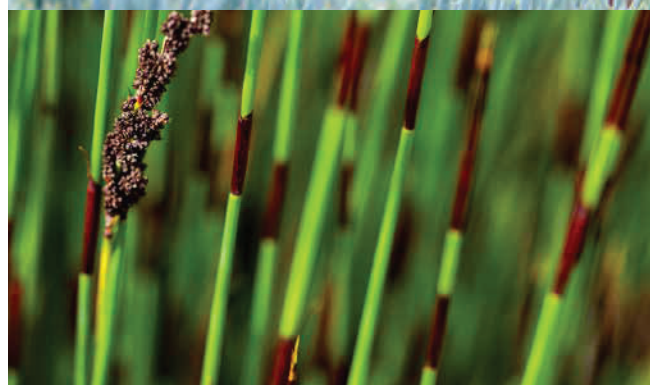
ASPARAGUS D. MYERS
foxtail fern



ASPIDISTRA ELATIOR
cast-iron plant



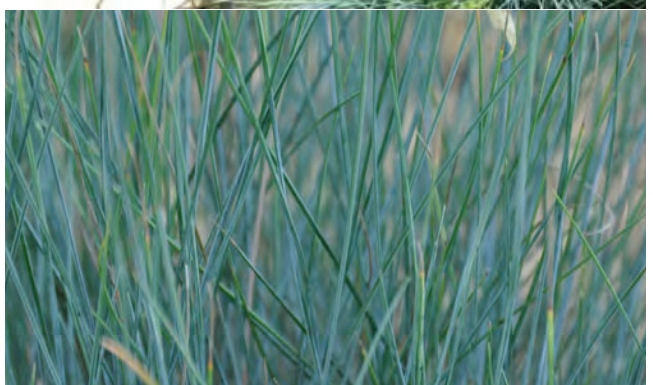
CHAMEROPS HUMILIS
mediterranean fan palm



CHONDROPETALUM TECTORUM
cape rush



DIANELLA T. 'VARIEGATA'
variegated flax lily



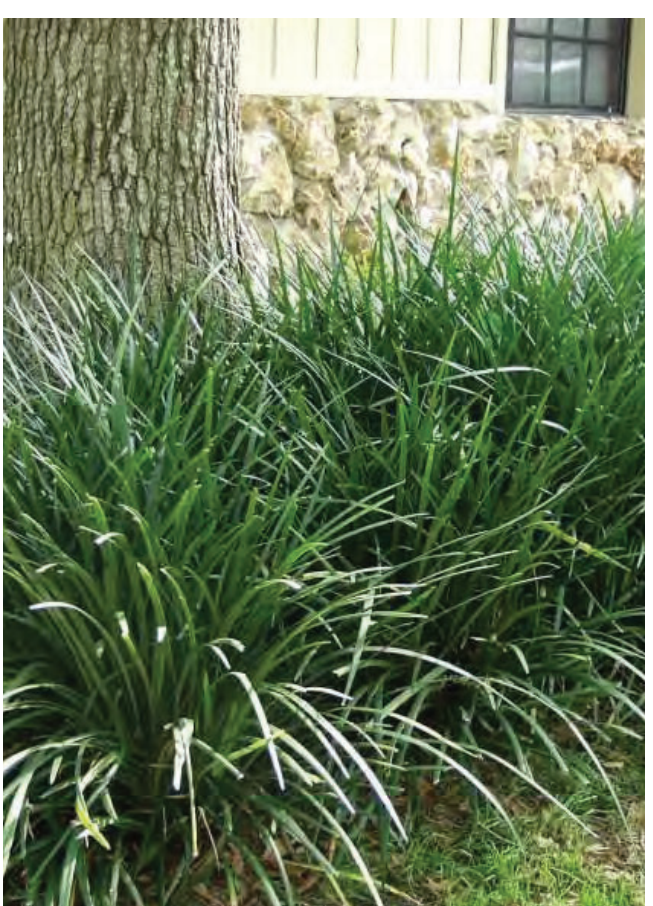
FESTUCA GLAUCA
blue fescue



FURCRAEA F. 'MEDIOPICTA'
mauritius hemp



LOMANDRA LONGIFOLIA 'BREEZE'
dwarf mat rush



LIRIOPE GIGANTEA
giant lilyturf



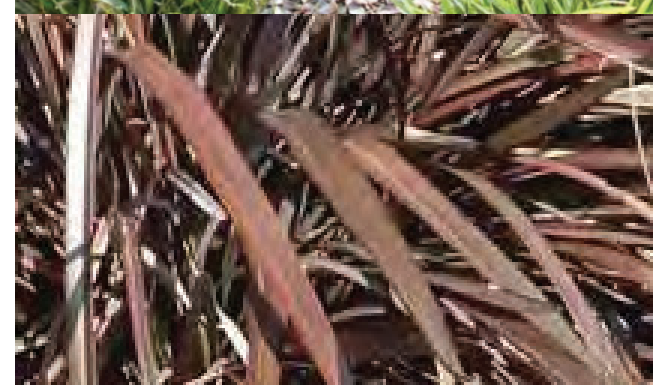
MYOPORUM P. 'PUTAH CREEK'
creeping myoporum



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



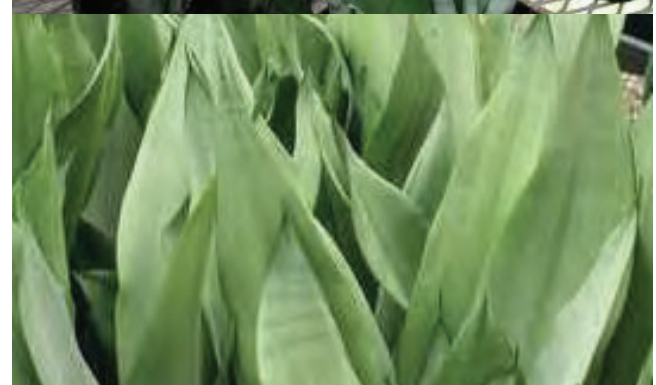
SENECIO MANDRALISCAE
blue chalksticks



SENECIO VITALIS
narrow-lead chalksticks



SANSEVIERIA HYBRID
snake plant



SANSEVIERIA HYBRID
snake plant



WESTRINGIA 'MORNING LIGHT'
coast rosemary

PLANT PALETTE

