



6701 SUNSET BLVD.
 LOS ANGELES, HOLLYWOOD, CALIFORNIA

HARRIDGE DEVELOPMENT GROUP, LLC
 12/06/2016

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Parcel	APN	Address	Existing Zoning	Proposed Zoning	Lot Area (SF)	Max. Density	Max. Units	Prop. Density (avg. across site)	Proposed Units	Buildable Area (SF)	Total Area (SF)	Max FAR	Max. Floor Area	Proposed Floor Area (SF)	Proposed Floor Area (SF)	Prop. FAR (avg. across site)
A1	5547020007	1552 N HIGHLAND AVE	C4-2D-SN	C4-2-SN	6,074	1/200	195	1/319	0	6,074	38,950	6:1	1,820,664	Hotel = 348,500SF Retail = 28,500 SF Total= 377,000 SF	1,432,500	4.72:1
	5547020008	1546 N HIGHLAND AVE	C4-2D-SN		6,125					6,125						
	5547020045	1540 N HIGHLAND AVE	C4-2D-SN		6,126					6,126						
	5547020036	6760 W SELMA AVE	C4-2D	C4-2	6,875					6,875						
	5547020025	1549 N MCCADDEN PL	C4-2D		6,875					6,875						
	5547020045	1543 N MCCADDEN PL	C4-2D		6,875					6,875						
B1, B2, B3, B4	5547020027	6736 W SELMA AVE	C4-2D	C4-2	2,925	593			872	2,925	118,631		Residential= 743,500 SF Retail = 58,500 SF Total= 802,000 SF			
	5547020027	1546 N MCCADDEN PL	C4-2D		2,925					2,925						
	5547020029	1542 N MCCADDEN PL	C4-2D		5,716					5,716						
	5547020028	6732 W SELMA AVE	C4-2D		2,817					2,817						
	5547020028	NONE ASSOCIATED	C4-2D		2,804					2,804						
	5547020001	6718 W SELMA AVE	C4-2D		71,545					71,545						
	5547020002	NONE ASSOCIATED	C4-2D	10,287	10,287											
	5547020005	6713 W SUNSET BLVD	C4-2D-SN	C4-2-SN	11,362				11,362							
	5547020004	6709 W SUNSET BLVD	C4-2D-SN		8,250				8,250							
	5547020003	6707 W SUNSET BLVD	C4-2D-SN		11,250				11,250							
C1,C2,C3 CROSSROADS	5547019019	NONE ASSOCIATED	C4-2D	C4-2	6,955	640			0	6,955	127,973		Office = 95,000 SF Retail = 93,500 SF* Total = 188,500 SF			
	5547019020	1539 N LAS PALMAS AVE	C4-2D		6,955					6,955						
	5547019032	NONE ASSOCIATED	C4-2D		6,828					6,828						
	5547019022	1531 N LAS PALMAS AVE	C4-2D		6,870					6,870						
	5547019023	6685 W SUNSET BLVD	C4-2D		6,168					6,168						
	5547019032	1529 N LAS PALMAS AVE	C4-2D		15,900					15,900						
	5547019032	NONE ASSOCIATED	C4-2D		17,500					17,500						
	5547019032	6665 W SUNSET BLVD	C4-2D		49,547					49,547						
D1	5547014027	1608 N LAS PALMAS AVE	C4-2D	C4-2	3,069	89			78	3,069	17,890		Residential= 60,500 SF Retail = 4,500 SF Total = 65,000 SF			
	5547014027	NONE ASSOCIATED	C4-2D		3,099					3,099						
	5547014028	1600 N LAS PALMAS AVE	C4-2D		3,080					3,080						
	5547014028	6671 W SELMA AVE	C4-2D		3,080					3,080						
	5547014026	6665 W SELMA	C4-2D		5,562					5,562						
TOTAL					303,444	1/200	1,517	1/319	950	303,444	303,444	6:1	1,820,664	1,432,500	1,432,500	4.72:1

*Including Crossroads of the World buildings to be retained.

LEGAL DESCRIPTION

PARCEL A: SITE 1

PARCEL 1: (5547-019-019)

LOT 5 OF A.E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (5547-019-020)

LOT 6 OF A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (5547 -019-022)

LOT 8 OF A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 75.22 FEET THEREOF.

PARCEL 4: (5547-019-023)

THE SOUTHERLY 75.22 OF LOT 8 OF A.E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: (5547-019-032)

LOTS 1, 7 AND 9 OF THE A. E. WINSTANLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 10 OF SAID A. E. WINSTANLEY AND THAT PORTION OF THE RANCHO LA BREA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 10, AND EASTERLY PROLONGATION THEREOF, SOUTH 89° 41' 30" EAST TO A POINT IN THE NORTHERLY LINE OF SUNSET BOULEVARD, 100 FEET WIDE, DISTANT THEREON SOUTH 89° 41' 30" EAST 283.19 FEET FROM THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF LAS PALMAS AVENUE, 50 FEET WIDE; THENCE NORTH 0° 13' 45" EAST 200.00 FEET; THENCE NORTH 4° 37' 35" EAST 170.87 FEET; THENCE NORTH 0° 03' 10" WEST 174.87 FEET TO A POINT IN THE SOUTH LINE OF SELMA AVENUE, DISTANT THEREON SOUTH 89° 30' 80" EAST 294.80 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SELMA AVENUE, 60 FEET WIDE, AND THE EASTERLY LINE OF SAID LAS PALMAS AVENUE, THENCE ALONG SAID SOUTHERLY LINE OF SELMA AVENUE, NORTH 89° 30' 30" WEST 13.80 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE CONTINUING SOUTHERLY; EASTERLY AND SOUTHERLY, ALONG THE GENERAL WESTERLY BOUNDARY OF SAID TO 10 TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 38, PAGE 34 OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL B: SITE 2

PARCEL 1: (5547-020-001)

THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LAS PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, RECORDS OF SAID COUNTY; DISTANT NORTHERLY THEREON 200 FEET FROM THE NORTH LINE OF SUNSET BOULEVARD AS SHOWN ON SAID TRACT MAP; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LAS PALMAS AVENUE, A DISTANCE OF 347.51 FEET TO THE SOUTH LINE OF SELMA AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SELMA AVENUE, A DISTANCE OF 205.77 FEET TO THE EAST LINE OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID DAVIDSON TRACT, A DISTANCE OF 348.20 FEET TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD AND PASSING THROUGH THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 205.76 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS AND ALL KINDRED SUBSTANCES SITUATED 500 FEET BELOW THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY ON TO SAID LAND, AS PROVIDED IN DEED RECORDED SEPTEMBER 18, 1985 AS INSTRUMENT NO. 85-1085382.

EXCEPT THEREFROM THE EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE ALL COAL, CHEMICALS, PETROLEUM, OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND SUCH OTHER MINERALS AS MAY THEREIN EXISTS, AND TO MAKE SUCH USE OF SAID HEREIN DESCRIBED LAND BENEATH A DEPTH OF 500 FEET OF THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, DIGGING, BORING OR SINKING OF WELLS, SHAFTS, TUNNELS OR OTHER METHODS, TOGETHER WITH THE FURTHER EXCLUSIVE AND PERPETUAL RIGHT TO MAKE SUCH USE OF SAID LAND AS MAY BE NECESSARY TO STORE, KEEP, DEPOSIT AND/OR REMOVE ALL COAL, CHEMICALS, PETROLEUM, OIL, GAS, ASPHALTUM, OTHER HYDROCARBONS AND MINERALS, METALS AND MINERAL ORES, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OF NOT, OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, PROVIDED, HOWEVER, THAT GRANTORS, THEIR SUCCESSORS OR ASSIGNS SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AS PROVIDED IN DEED RECORDED SEPTEMBER 24, 1985 AS INSTRUMENT NO. 85-1111948.

PARCEL 2: (5547-020-004)

THAT PORTION OF RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SUNSET BOULEVARD, DISTANT WESTERLY 75 FEET FROM THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF LAS PALMAS AVENUE, AS SHOWN ON THE MAP OF A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE, A DISTANCE OF 150 FEET, THENCE WESTERLY PARALLEL WITH SAID NORTH LINE OF SUNSET BOULEVARD, 55 FEET THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE 150 FEET TO THE NORTH LINE OF SAID SUNSET BOULEVARD, THENCE EASTERLY ALONG SAID BOULEVARD 55 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (5547-020-002)

THAT PORTION OF RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST LINE OF LOS PALMAS AVENUE FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A.E. WINSTANLEY TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY ALONG SAID WEST LINE OF LAS PALMAS AVENUE, 200 FEET, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD, 205.31 FEET MORE OR LESS TO POINT IN THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOTS 1 TO 6 INCLUSIVE, IN BLOCK "B" OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF SAID MAPS, THENCE SOUTHERLY ALONG SAID PROLONGED LINE 200 FEET, THE NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BOULEVARD, 205.08 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTHERLY 150 FEET THEREOF CONVEYED TO DANIEL J. STACK BY DEED RECORDED IN BOOK 130 PAGE 150, OFFICIAL RECORDS.

PARCEL 4: (5547-020-005)

THAT PORTION THAT RANCHO LA BREA, IN THE CITY THE LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST THE OF LINE PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A.E. WINSTANLEY TRACT AS PER WINSTANLEY RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE NORTHERLY ALONG THE NORTH LINE LAS PALMAS AVENUE 150 FEET, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD 205.05 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE EAST LINES OF LOTS 1 TO 6 INCLUSIVE IN BLOCK "B" OF THE DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, THENCE SOUTHERLY ALONG SAID PROLONGED LINE 150 FEET TO THE NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG LINE BOULEVARD 205.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 130 FEET OF SAID LAND.

PARCEL 5: (5547-020-003)

THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SUNSET BOULEVARD WITH THE WEST LINE OF LAS PALMAS AVENUE, FORMERLY PALM AVENUE, AS SHOWN ON THE MAP OF THE A. E. WINSTANLEY TRACT, RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG SAID WEST LINE OF LAS PALMAS AVENUE, 150 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SUNSET BOULEVARD, 75 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF LAS PALMAS AVENUE, 150 FEET TO SAID NORTH LINE OF SUNSET BOULEVARD, THENCE EASTERLY ALONG SAID BOULEVARD, 75 FEET TO THE POINT OF BEGINNING.

PARCEL C: SITE 3

PARCEL 1: (5547-014-026)

THAT PORTION OF LOT 8 OF THE EULALIE TRACT NO. 2, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE(S) 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHEAST CORNER (SE/C) OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 112.33 FEET TO A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO CHARLES L. SWEENEY BY DEED AS RECORDED IN BOOK 5383 AT PAGE 313 OF DEEDS, RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTH LINE, 50 FEET TO A POINT IN THE EAST LINE OF SAID LOT, DISTANT 56.60 FEET SOUTH OF THE NORTHEAST CORNER (NE/C) THEREOF; THENCE SOUTH ALONG THE SAID EAST LINE, 112.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (5547-014-027)

THOSE PORTIONS OF LOTS 8, 9 AND 10 OF EULALIE TRACT NO. 2, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT 56 FEET NORTH, MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 8, FROM A POINT IN THE SOUTH LINE OF SAID LOT, DISTANT 50 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 8, 56.33 FEET TO A POINT IN THE SOUTH LINE OF THE LAND CONVEYED TO CHARLES L. SWEENEY BY DEED RECORDED IN BOOK 5383, PAGE 313 OF DEEDS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID SOUTH LINE, 110.84 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID LOT 10, DISTANT 55.725 FEET SOUTH FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10, 55.725 FEET; THENCE EASTERLY 110.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3: (547-014-028)

THE SOUTH 56 FEET OF LOTS 9 AND 10 AND THE SOUTH 56 FEET OF THE WEST .80 OF A FOOT OF LOT 8 OF EULALIE TRACT #2, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 3, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: SITE 4

PARCEL 1: (5547-020-007, 5547-020-008 AND 5547-020-045)

LOTS 1, 2, 3 AND 19 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 153 OF MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;...

PARCEL 2: (5547-020-025)

LOT 20 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (5547-020-036)

LOT 21 IN BLOCK "A" OF THE DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN#: 5547-020-027

LEGAL DESCRIPTION: THE WEST 65 FEET OF LOTS 1 AND 2, BLOCK "B" OF DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #5547-020-028

LEGAL DESCRIPTION: LOTS 1 AND 2 EXCEPT THE WEST 65 FEET THEREOF IN BLOCK "B" OF DAVIDSON TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: # 547-020-029

LOT 3 BLOCK "B", DAVIDSON TRACT, IN THE CITY OF LOS ANGELES, COUNTY LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 153 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SUMMARY

REQUIRED PARKING

PARCELA

TOTAL REQUIRED HOTEL PARKING:

308 KEYS = 128 CAR SPACES

MEETING SPACE/BANQUET :
44,140 SF x (2/1000) = 89 CAR SPACES

RETAIL /RESTAURANT/BAR LOUNGE:
28,500 SF X (2/1000) = 57 CAR SPACES

TOTAL REQUIRED PARKING PARCEL A
= 274 CAR SPACES

TOTAL REQUIRED BIKE PARKING:

HOTEL LONG TERM
308 KEYS x (1/20 KEYS) = 15 BIKE SPACES

HOTEL SHORT TERM
308 KEYS x (1/20 KEYS) = 15 BIKE SPACES

RETAIL LONG TERM
28,500SF x (1/2000 SF)= 14 BIKE SPACES

RETAIL SHORT TERM
28,500SF x (1/2000 SF)= 14 BIKE SPACES

TOTAL REQUIRED BIKE PARKING = 58 BIKE SPACES

BIKE PARKING INCENTIVES:

CAR PARKING SPACES REDUCTION:
1 per 4 BIKE PARKING SPACES , MAX 15%
38/4 = 14 < 15% (274) = 41 CAR SPACES
PARKING REDUCTION ALLOWED =14 CAR SPACES

NET REQUIRED PARKING

274 REQUIRED CAR SPACES
- 14 CAR SPACES REDUCTION ALLOWED

= 260 CAR PARKING SPACES
+ 58 BIKE PARKING SPACES

TOTAL PROVIDED PARKING:

TOTAL PROVIDED PARKING = 307 CAR SPACES
BIKE PARKING= 29 LONG TERM + 29 SHORT TERM = 58 SPACES

PARCELS B & C

PARCELS B1,B2,B3,B4:

REQUIRED RESIDENTIAL PARKING:

B1: 190 UNITS X 2.5 SPACES = 475 CAR SPACES

B2,B3, B4 APARTMENTS² :

273 STUDIOS x 1 = 273 CAR SPACES
136 ONE BED x 1 = 136 CAR SPACES
273 TWO BED x 2 = 546 CAR SPACES

TOTAL REQUIRED RESIDENTIAL PARKING:
1430 SPACES

REQUIRED RETAIL PARKING³:

B1: 15,500 SF X (2/1000 SF) = 31 CAR SPACES
B2: 12,000 SF X (2/1000 SF) = 24 CAR SPACES
B3: 11,000 SF X (2/1000 SF) = 22 CAR SPACES
B4: 20,000 SF X (2/1000 SF) = 40 CAR SPACES

REQUIRED RETAIL PARKING B1, B2,B3, B4 : 117 CAR SPACES

PARCELS C1,C2,C3 :

TOTAL REQUIRED OFFICE PARKING:

C1: 50,000 SF x (2/1000 SF) = 100 CAR SPACES
C2:45,000 SF x (2/1000 SF)= 90 CAR SPACES

TOTAL REQUIRED OFFICE PARKING = 190 CAR SPACES

REQUIRED RETAIL PARKING³:

C1: 27,000 SF x (2/1000 SF) = 54 CAR SPACES
C2: 15,122 SF x (2/1000 SF) = 30 CAR SPACES
C3: 1,378 x(2/1000 SF)= 3 CAR SPACES

REQUIRED RETAIL PARKING C1, C2,C3 = 87 CAR SPACES

EXISTING CROSSROADS:

TOTAL REQUIRED RETAIL PARKING:
50,000 SF x (2 /1000 SF) = 100 CAR SPACES

TOTAL REQUIRED PARKING PARCELS B+C = 1,924 CAR SPACES

TOTAL REQUIRED BIKE PARKING:

RESIDENTIAL LONG TERM:
(190+70+489+123) UNITS X 1 = 872 BIKE SPACES
RESIDENTIAL SHORT TERM:
UNITS X (1 SPOT/10 UNITS) = 87 BIKE SPACES

RETAIL LONG TERM:

TOTAL RETAIL PARCEL B:
15,500SF + 12,000 SF + 11,000SF + 20,000SF= 58,500SF

TOTAL RETAIL PARCEL C:
27,000 SF + 15,122 SF = 42,122 SF

TOTAL OFFICE PARCEL C:
50,000SF + 45,000 SF = 95,000 SF

RETAIL LONG TERM:
(58,500SF + 1,378SF¹ + 42,122 SF) / 2000 = 51 BIKE SPACES

RETAIL SHORT TERM:
(58,500SF + 1,378SF¹ + 42,122 SF) / 2000 = 51 BIKE SPACES

OFFICE LONG TERM :
95,000 SF / 2000 = 48 BIKE SPACES

OFFICE SHORT TERM :
95,000 SF / 2000 = 48 BIKE SPACES

TOTAL REQUIRED BIKE PARKING = 1157 BIKE SPACES

BIKE PARKING INCENTIVES:

RESIDENTIAL PARKING SPACES REDUCTION:
1 per 4 BIKE PARKING SPACES , MAX 15%
(872+87)/4 = 239 > 15%(1430) = 215
RESIDENTIAL PARKING REDUCTION ALLOWED = 215 CAR SPACES

RETAIL PARKING SPACES REDUCTION:
1 per 4 BIKE PARKING SPACES , MAX 30 %
(51+51)/4 = 25 < 30% (117+100+88) = 92
RETAIL PARKING REDUCTION ALLOWED = 25 CAR SPACES

OFFICE PARKING SPACES REDUCTION:
1 per 4 BIKE PARKING SPACES , MAX 30 %
(48+48)/4 = 24 < 30% (190) = 57 SPACES
OFFICE PARKING REDUCTION ALLOWED = 24 CAR SPACES

NET REQUIRED PARKING

1,924 REQUIRED CAR PARKING SPACES
- (215+25+24) SPACES REDUCTION ALLOWED

= 1,660 CAR PARKING SPACES
+ 1157 BIKE PARKING SPACES

TOTAL PROVIDED PARKING:

TOTAL PROVIDED PARKING = 2,083 CAR SPACES
BIKE PARKING =1,157 BIKE SPACES

PARCEL D

TOTAL REQUIRED PARKING:

TOTAL REQUIRED RESIDENTIAL PARKING²

50 STUDIO x 1 SPACE = 50 CAR SPACES
10 ONE BEDROOM x 1 SPACE = 10 CAR SPACES
18 TWO BEDROOM x 2 SPACES = 36 CAR SPACES

TOTAL REQUIRED RESIDENTIAL PARKING = 96 CAR SPACES

TOTAL REQUIRED RETAIL PARKING³
4,500 SF x (2/1000) =9 CAR SPACES

TOTAL REQUIRED PARKING PARCEL D = 105 SPACES

TOTAL REQUIRED BIKE PARKING

RESIDENTIAL LONG TERM:
78 UNITS X 1 =78 BIKE SPACES

RESIDENTIAL SHORT TERM:
78 UNITS X (1 SPOT/10 UNITS) = 8 BIKE SPACES

RETAIL LONG TERM:
4,500SF/ 2000 = 3 BIKE SPACES

RETAIL SHORT TERM:
4,500SF/ 2000 = 3 BIKE SPACES

TOTAL REQUIRED BIKE PARKING = 92 BIKE SPACES

BIKE PARKING INCENTIVES:

RESIDENTIAL PARKING SPACES REDUCTION
1 per 4 BIKE PARKING SPACES , MAX 15%
(92)/4 = 23 > 15%(96) =14
RESIDENTIAL PARKING REDUCTION ALLOWED = 14 CAR SPACES

RETAIL PARKING SPACES REDUCTION
1 per 4 BIKE PARKING SPACES , MAX 30%
(6)/4 = 1 < 30% (9) = 3
RETAIL PARKING REDUCTION ALLOWED = 1 CAR SPACE

NET REQUIRED PARKING

105 REQUIRED PARKING SPACES
-15 SPACES REDUCTION ALLOWED

= 90 CAR PARKINGSPACES
+ 92 BIKE PARKING SPACES

TOTAL PROVIDED PARKING:

TOTAL PROVIDED PARKING = 104 CAR SPACES
BIKE PARKING= 92 BIKE SPACES

TOTAL PARKING AREAS

A1

P1 = 14,730 NSF
P2,P3,P4,P5,P6= 31,530 NSF

B+C

P1= 170,417 NSF
P2= 177,518 NSF
P3= 177,518 NSF
P4= 177,518 NSF
P5= 176,646 NSF

D1

GROUND LEVEL= 7,669 NSF
P1,P2, P3 = 13,592 NSF

PARKING AREA⁴ = 1,100,442 NSF

MAXIMUM HEIGHT

C4-2 & C4-2 SN = NO LIMIT

PROPOSED MAX HEIGHT

A1 = 364'-6"

B1 = 401'-7"

B2 = 86'-6"

B3 = 385'-7"

B4 = 95'-0"

C1 = 65'-0"

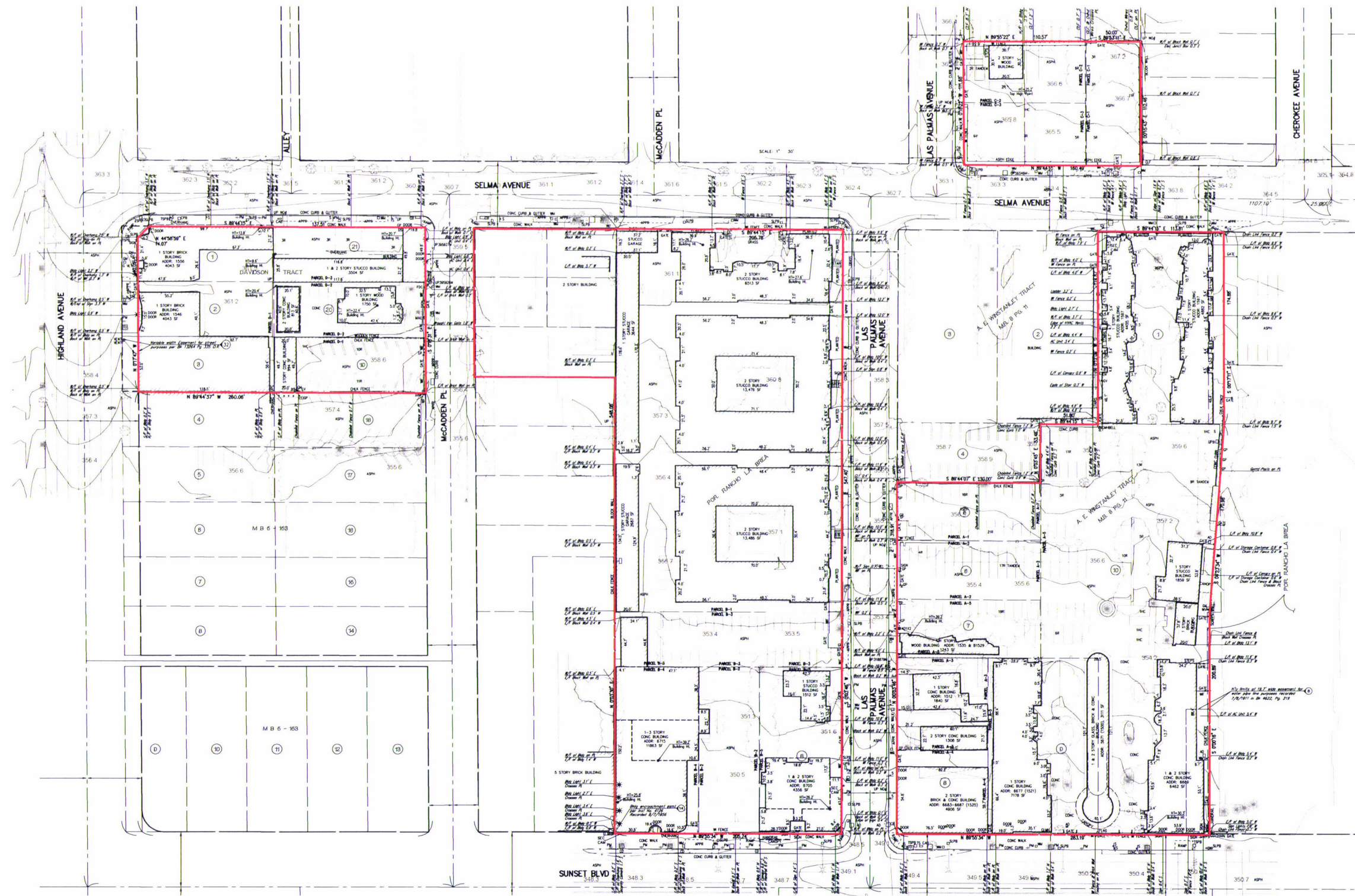
C2 = 80'-7"

D1 = 85'-0"

NOTES

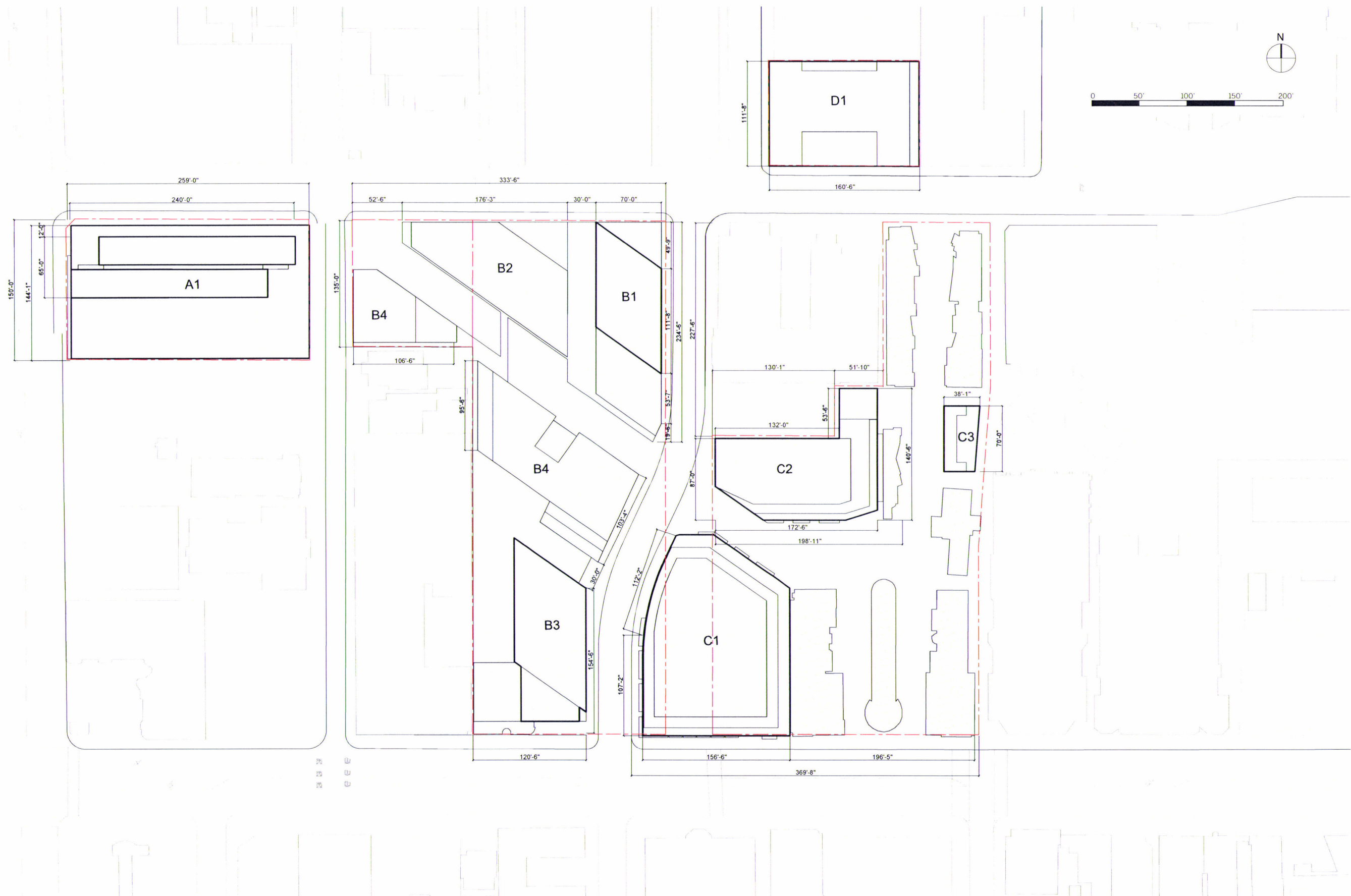
1. ONLY CROSSROADS NEW CONSTRUCTION COUNTED TOWARDS FLOOR AREA
2. UTILIZING LAMC 12.22 A25 PARKING OPTION 1
3. RETAIL AND RESTAURANT PARK AT THE SAME RATE AND SOME PERCENTAGE OF THIS AREA WILL BE RESTAURANT
4. NET PARKING IS FOR VEHICLE PARKING ONLY. AREA EXCLUDES VERTICAL CIRCULATION, MEP, PERIMETER RETAINING WALLS, AND BIKE PARKING SPACES

PROJECT SUMMARY



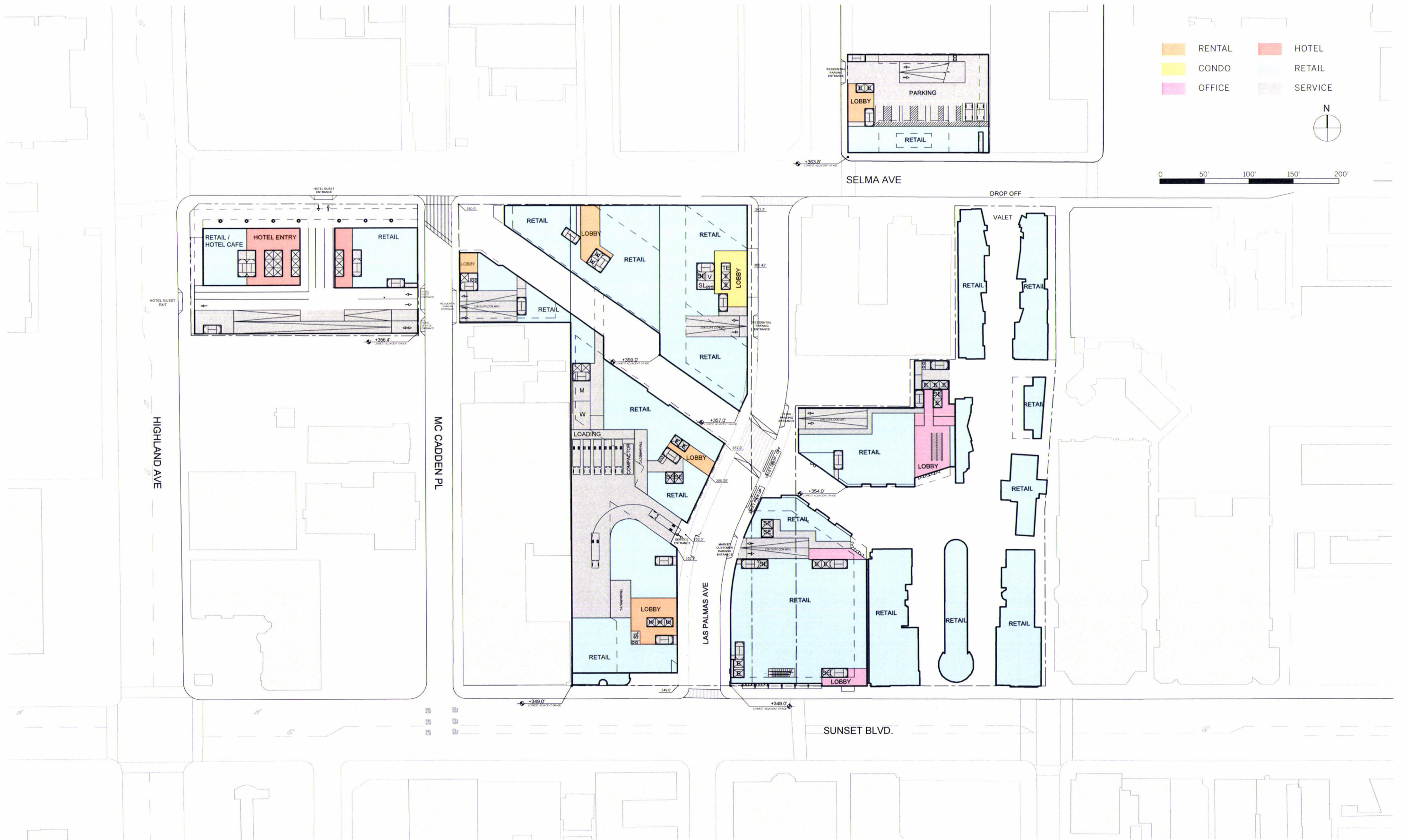
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SITE SURVEY



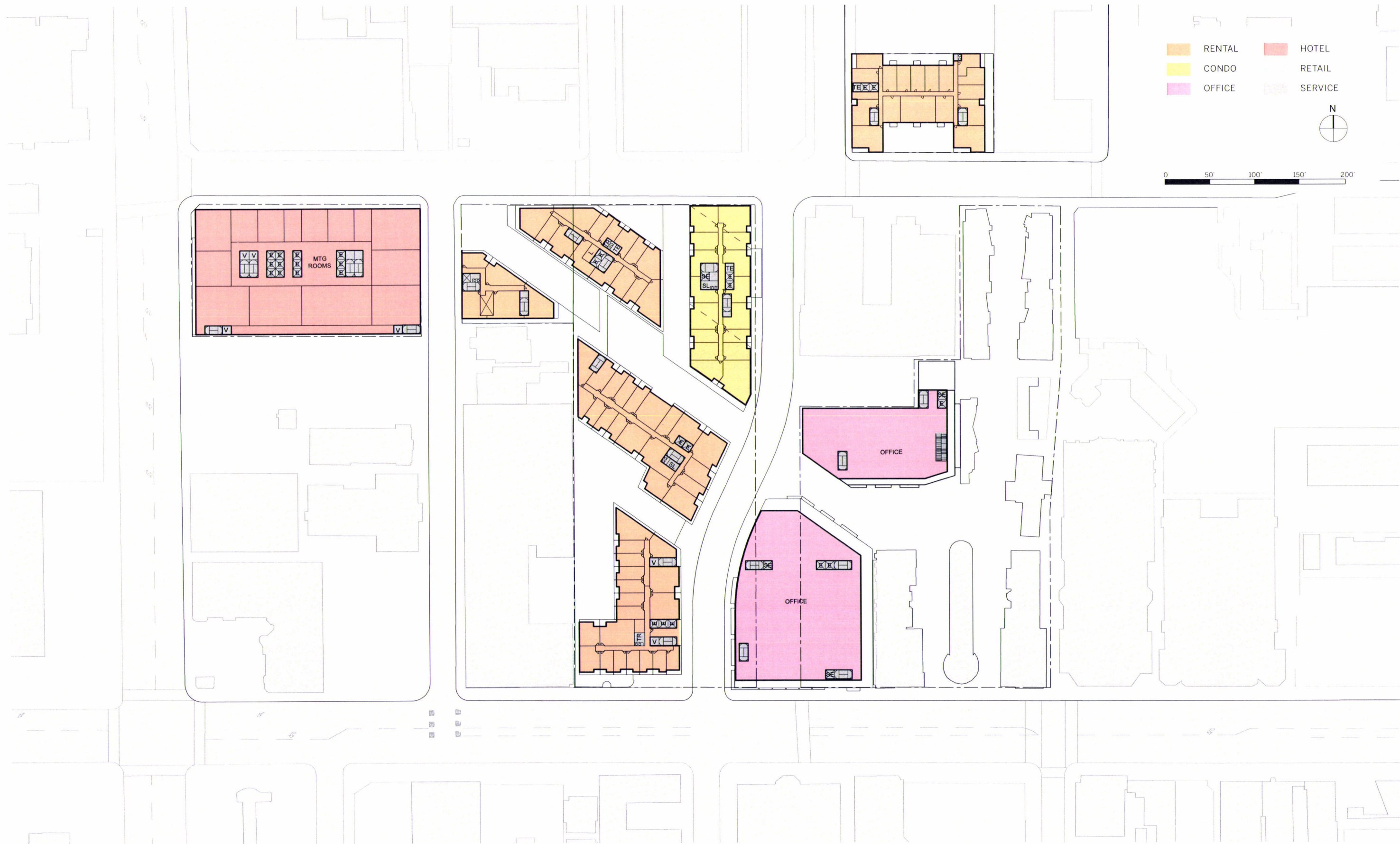
SCALE 1"=100'

PLOT PLAN



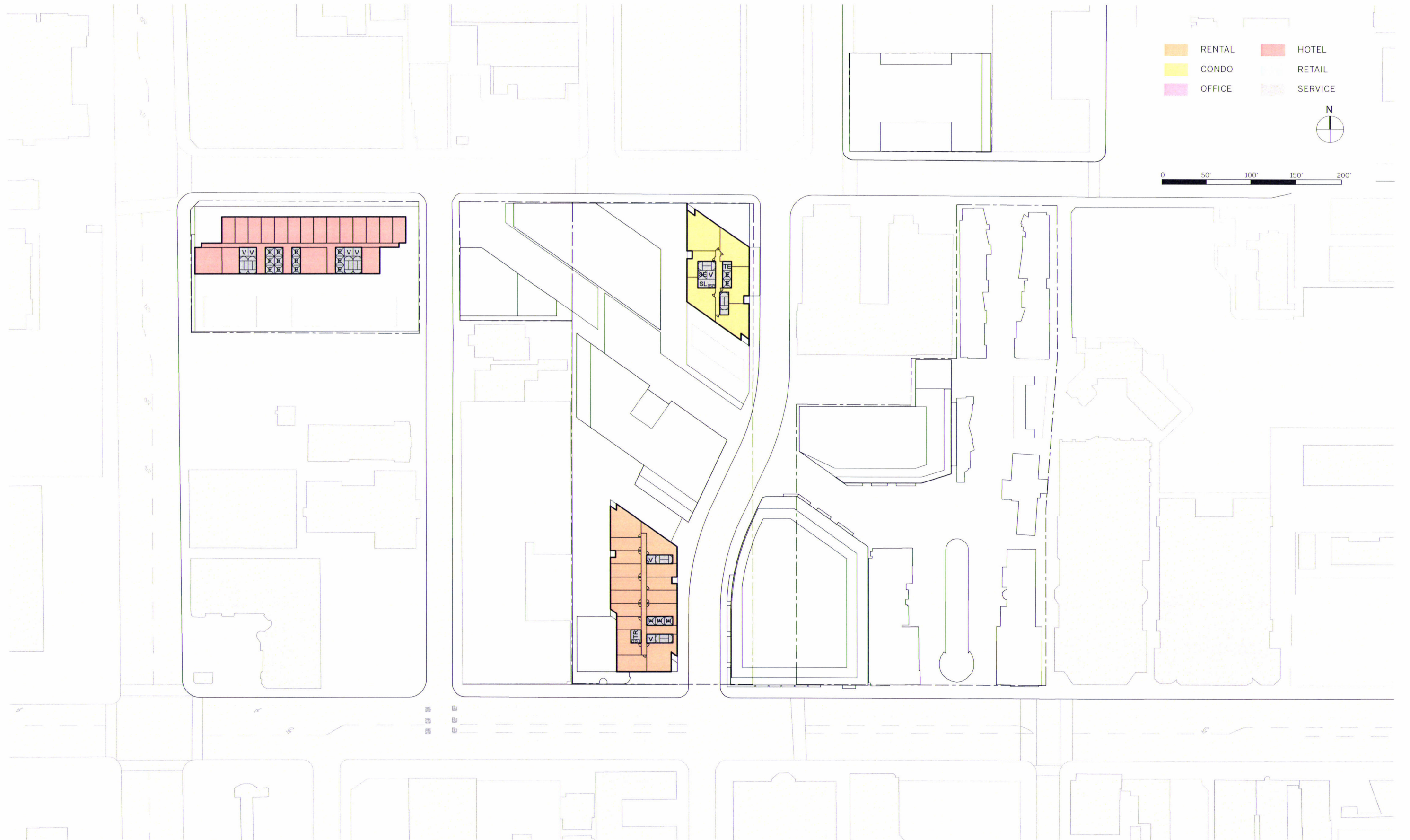
SCALE 1"=100'

GROUND LEVEL PLAN



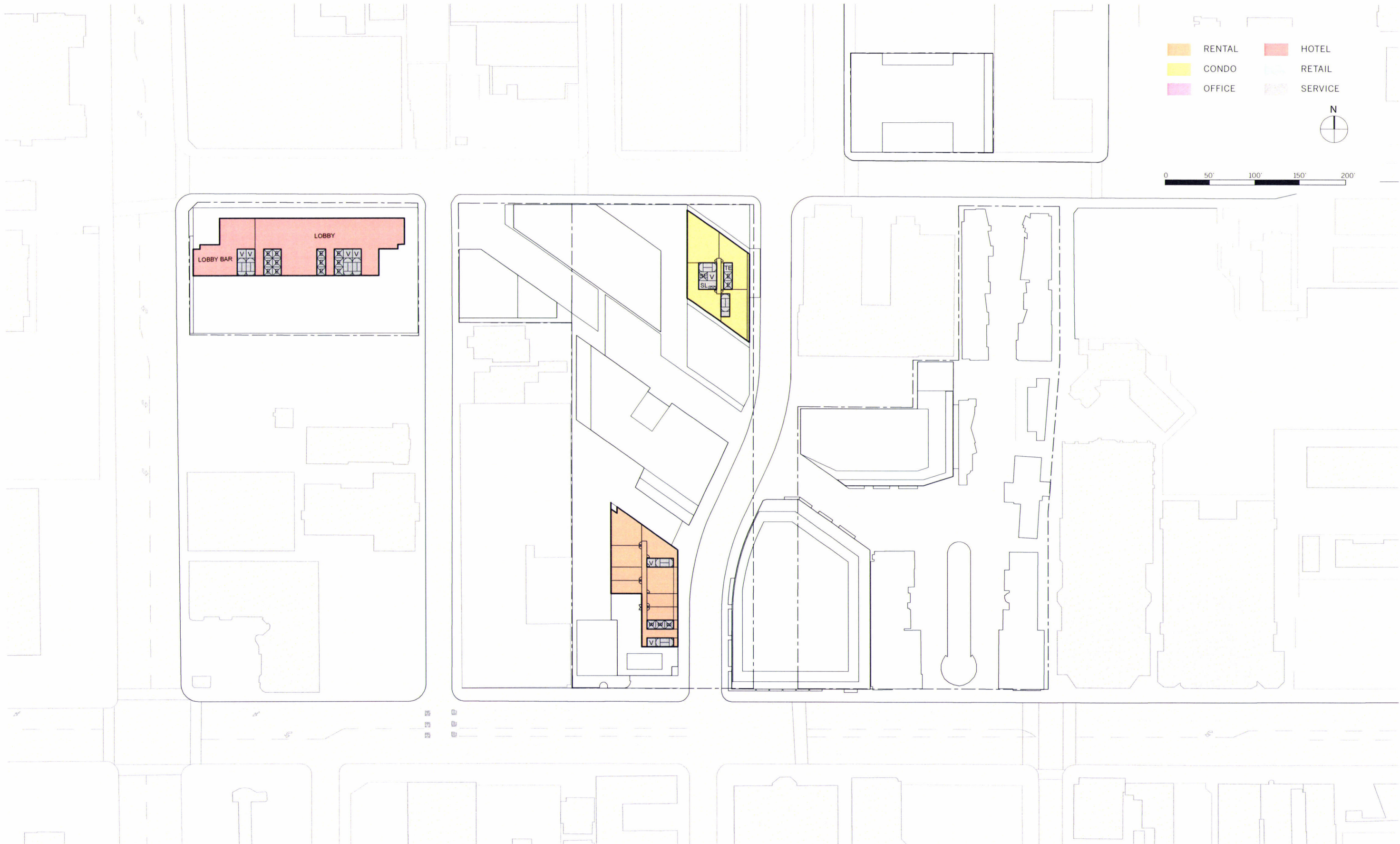
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PODIUM LEVEL PLAN



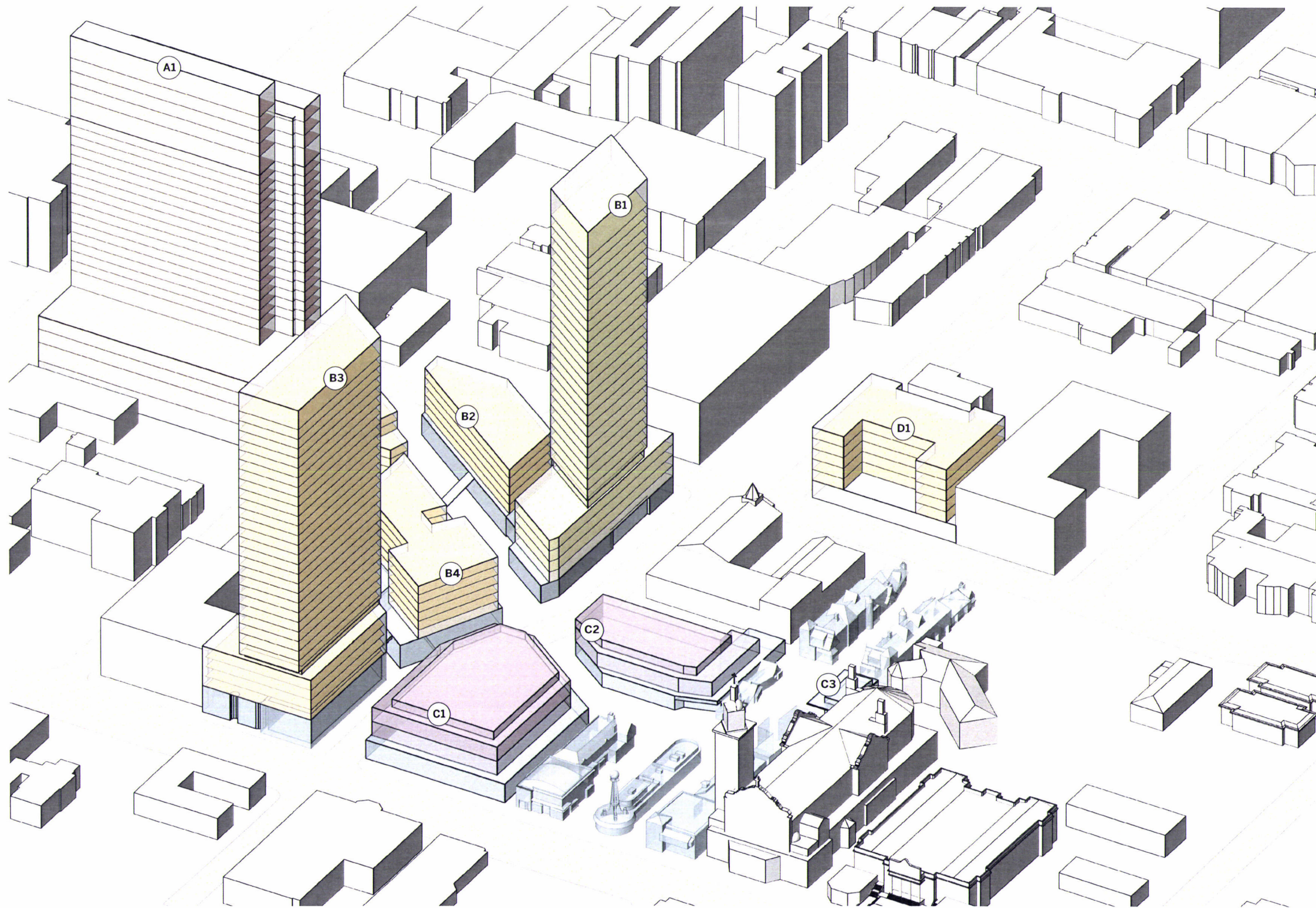
SCALE 1"=100'

LOWER TOWER PLAN



SCALE 1"=100'

UPPER TOWER PLAN



A1
 308 KEYS
 307 CARS BELOW GRADE
 348,500 SF HOTEL
 28,500 SF RETAIL
 26 FLOORS

B1
 190 CONDO UNITS
 219,000 SF RESIDENTIAL
 15,500 SF RETAIL
 30 FLOORS

B2
 70 RENTAL UNITS
 52,500 SF RESIDENTIAL
 12,000 SF RETAIL
 6 FLOORS

B3
 489 RENTAL UNITS
 358,000 SF RESIDENTIAL
 11,000 SF RETAIL
 32 FLOORS

B4
 123 RENTAL UNITS
 114,000 SF RESIDENTIAL
 20,000 SF RETAIL
 6 FLOORS + MEZZANINE

C1
 50,000 SF OFFICE
 27,000 SF RETAIL
 3 FLOORS

C2
 45,000 SF OFFICE
 15,122 SF RETAIL
 2 FLOORS

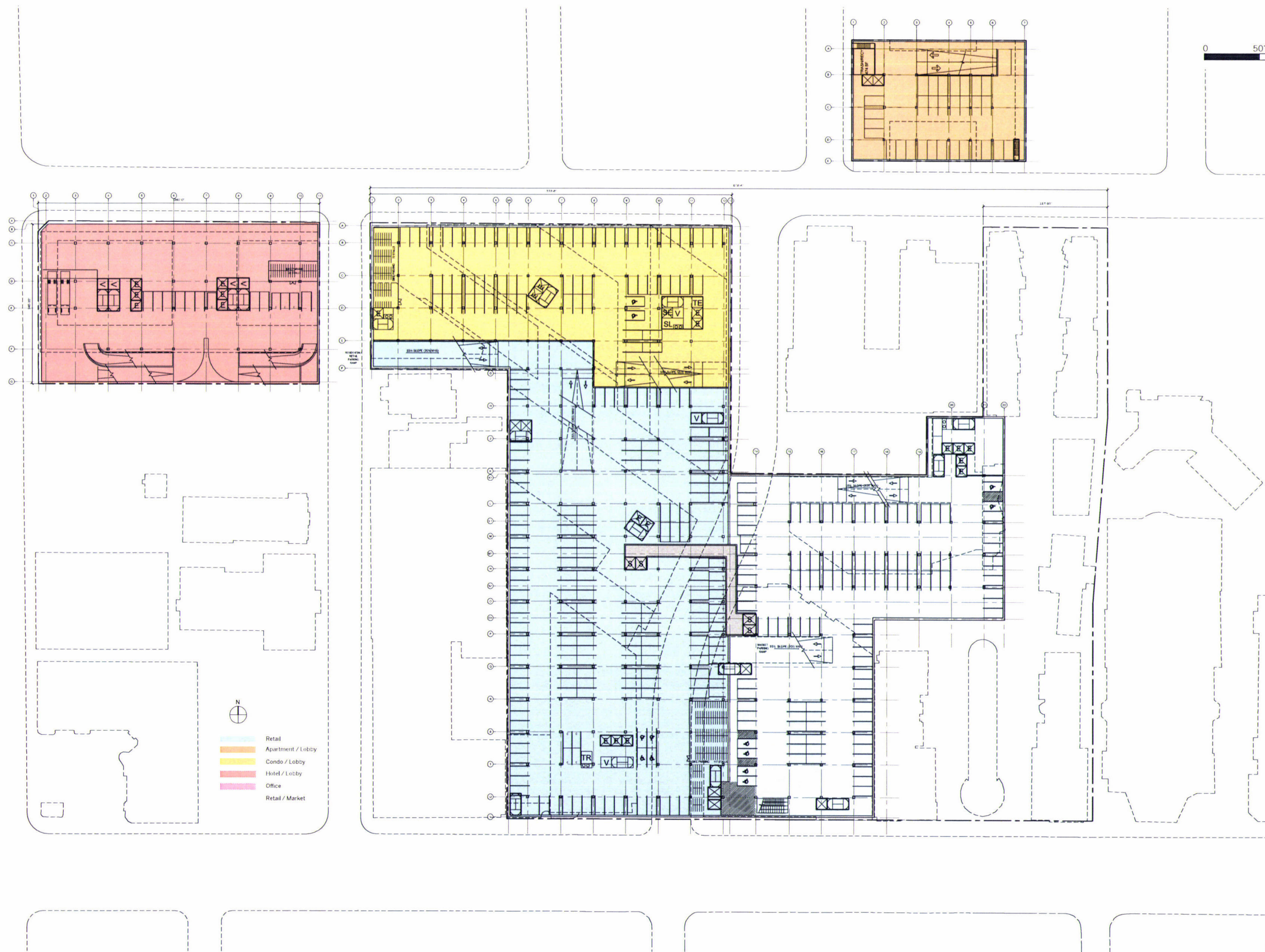
C3
 1,378 SF RETAIL
 1 FLOOR








CROSSROADS
 50,000 SF RETAIL
 2 FLOORS

B+C PARKING
 2083 CARS BELOW GRADE

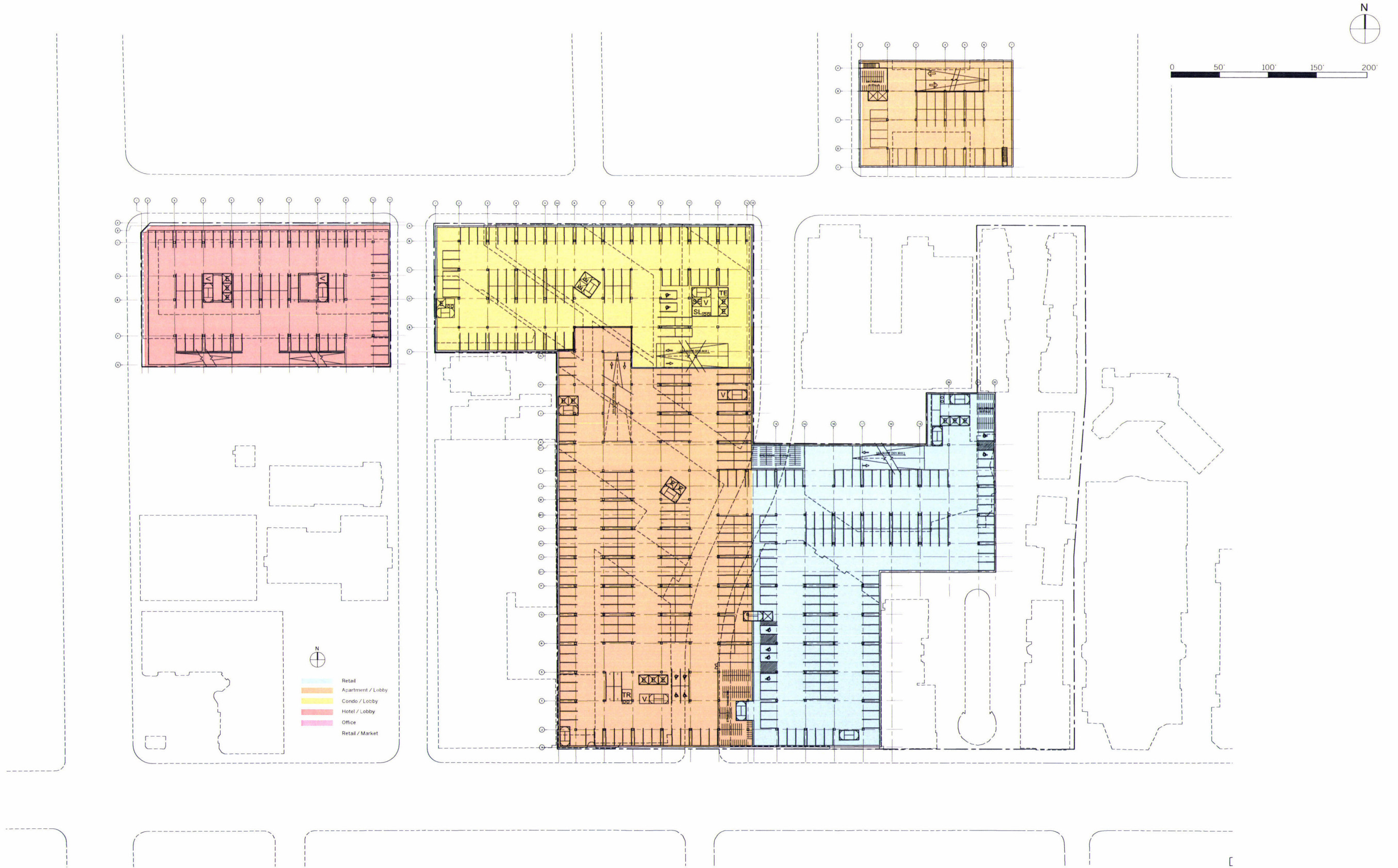
D1
 78 RENTAL UNITS
 60,500 SF RESIDENTIAL
 4,500 SF RETAIL
 104 CARS BELOW GRADE
 6 FLOORS

TOTAL PROJECT FAR:
 1,432,500 SF



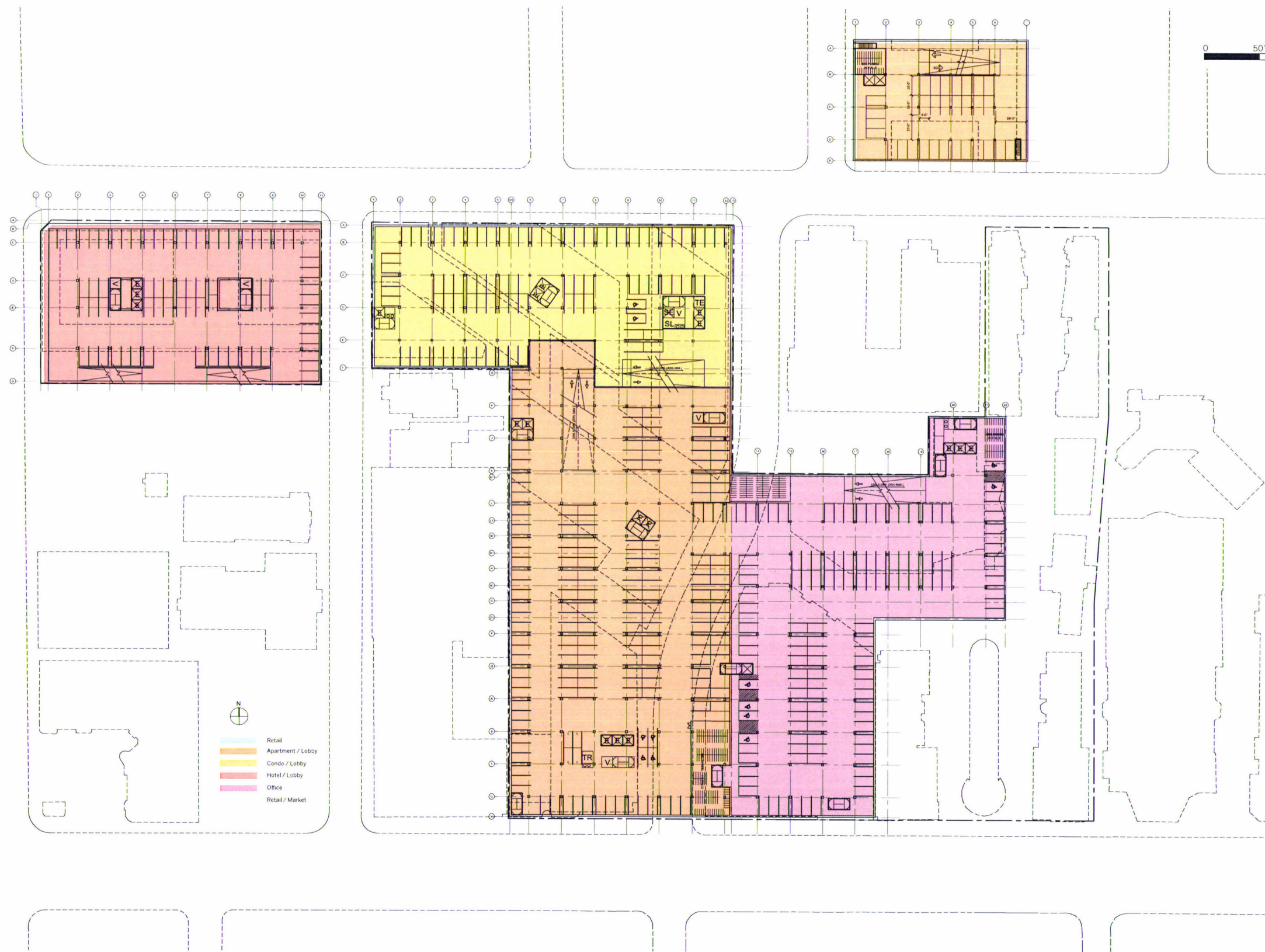
-  N
-  Retail
-  Apartment / Lobby
-  Condo / Lobby
-  Hotel / Lobby
-  Office
-  Retail / Market

SCALE 1"=100'



SCALE 1"=100'

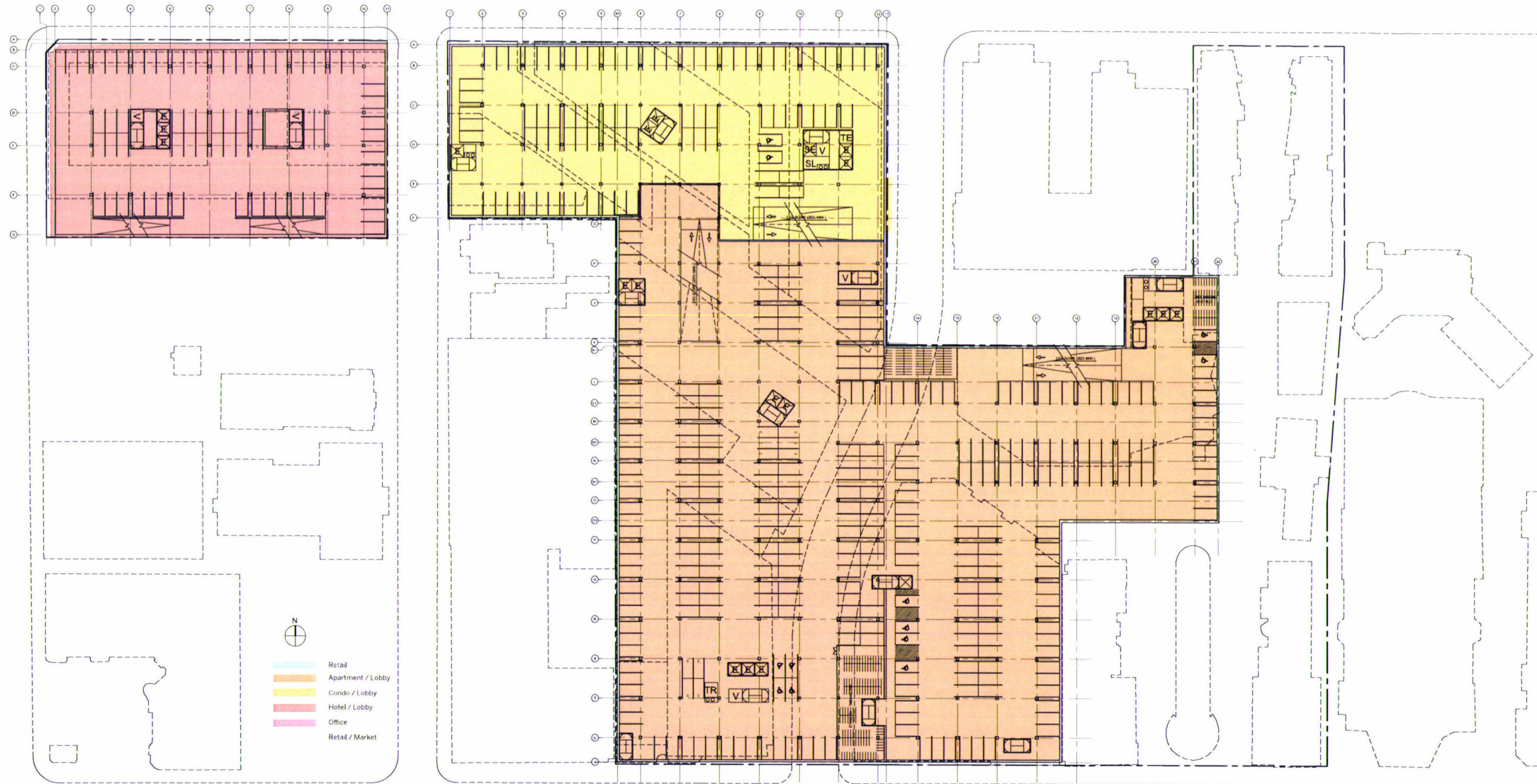
PARKING LEVEL 2



- Retail
- Apartment / Lobby
- Condo / Lobby
- Hotel / Lobby
- Office
- Retail / Market

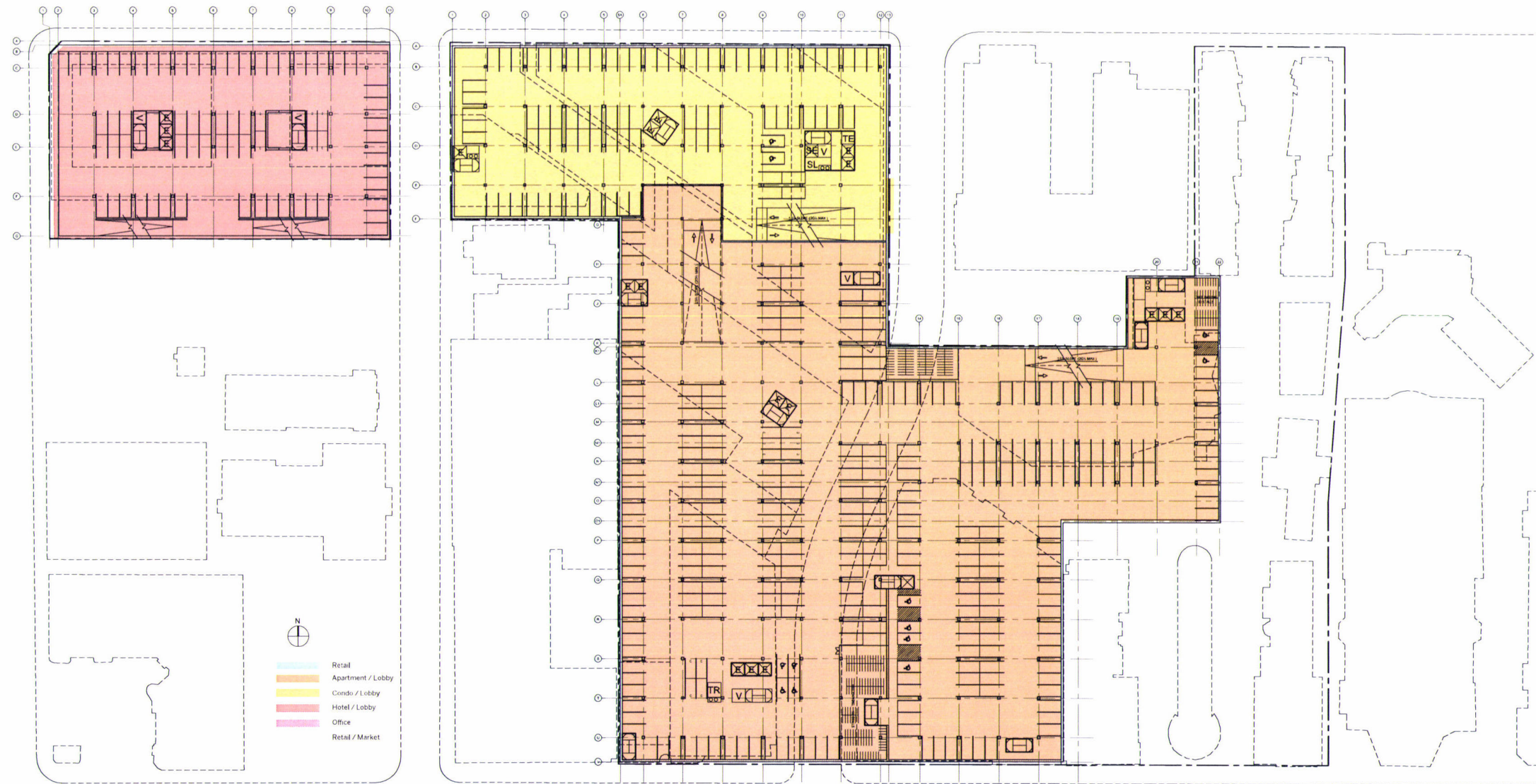
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PARKING LEVEL 3



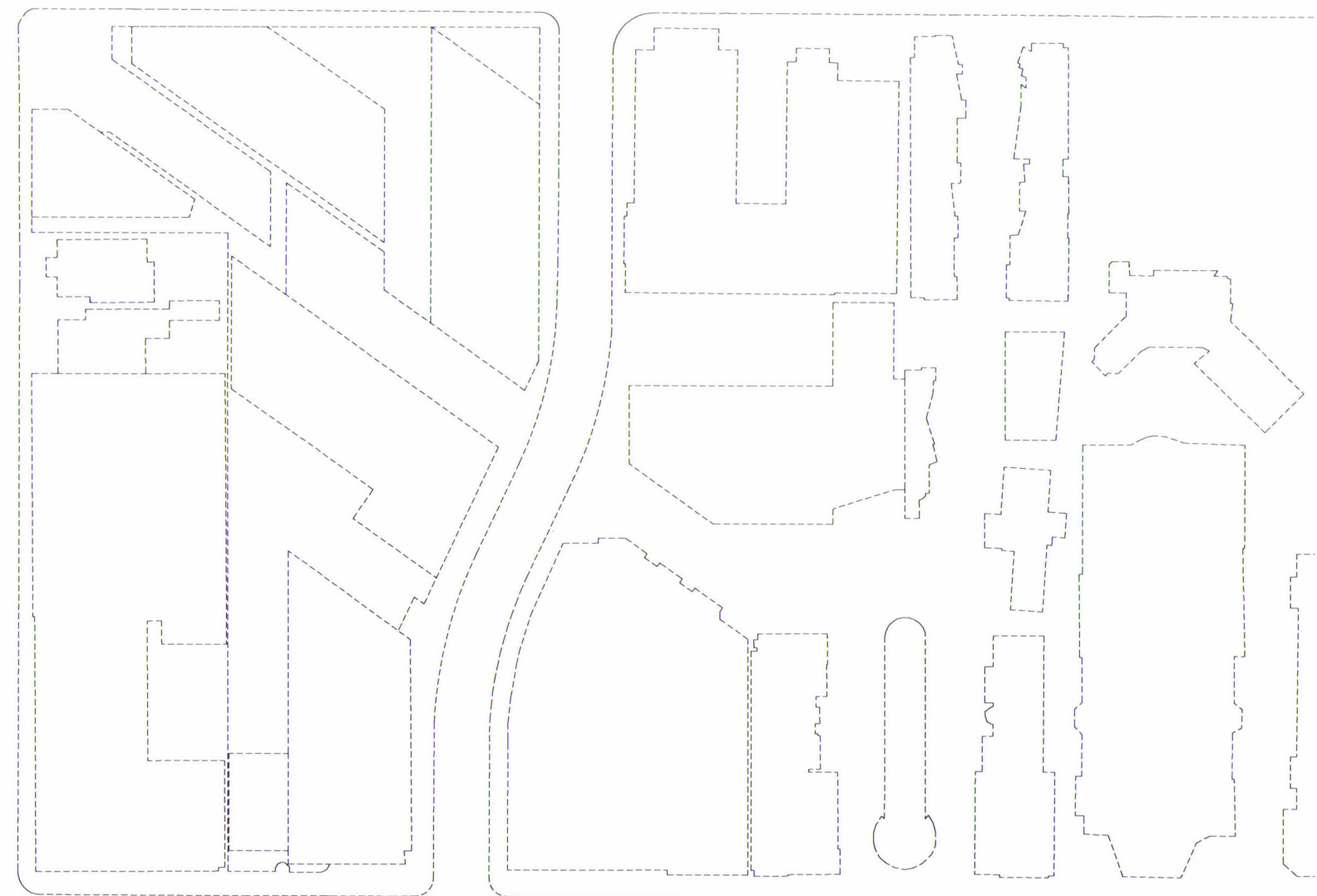
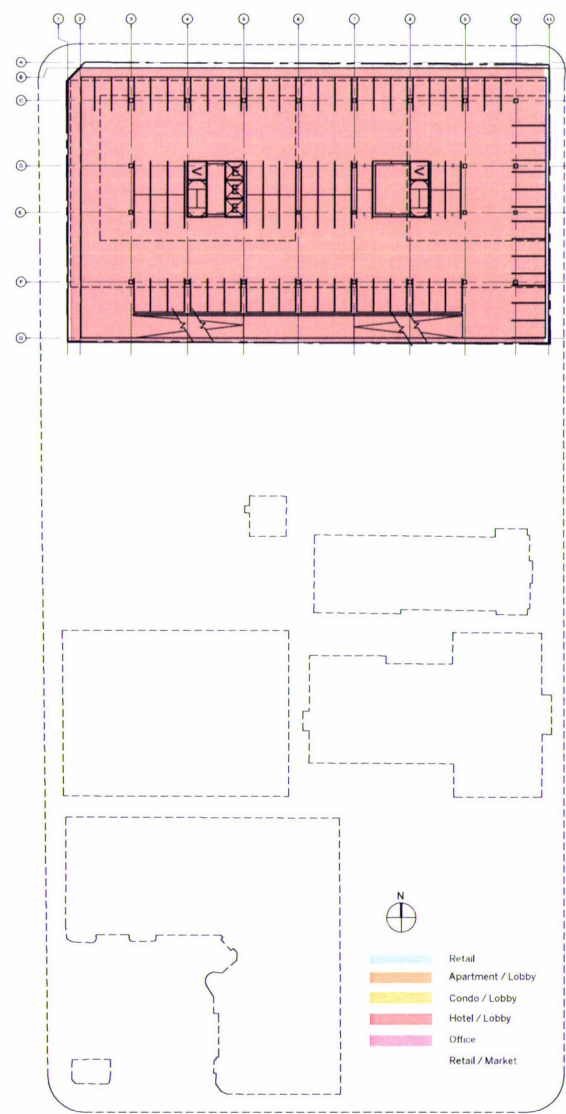
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PARKING LEVEL 4



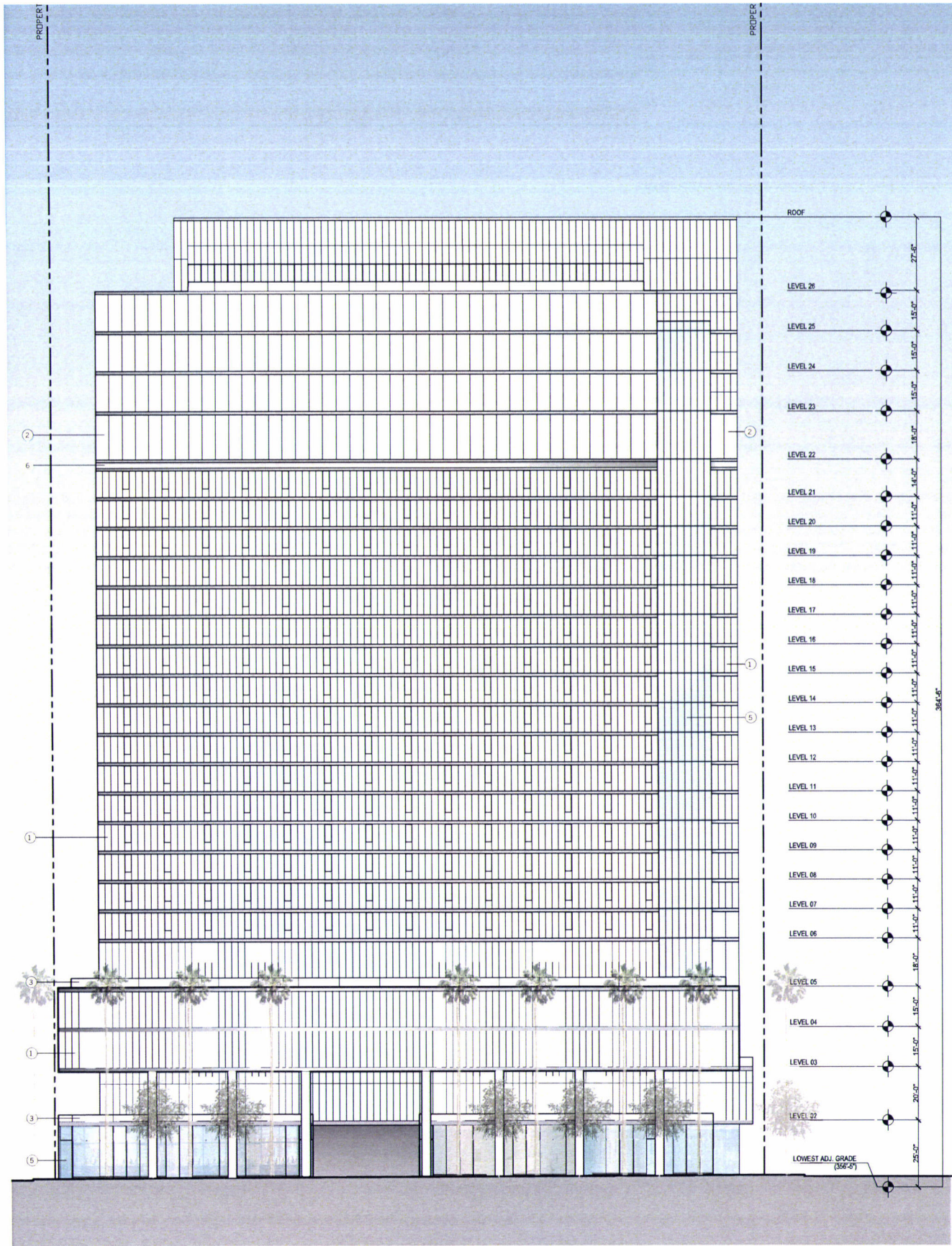
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PARKING LEVEL 5

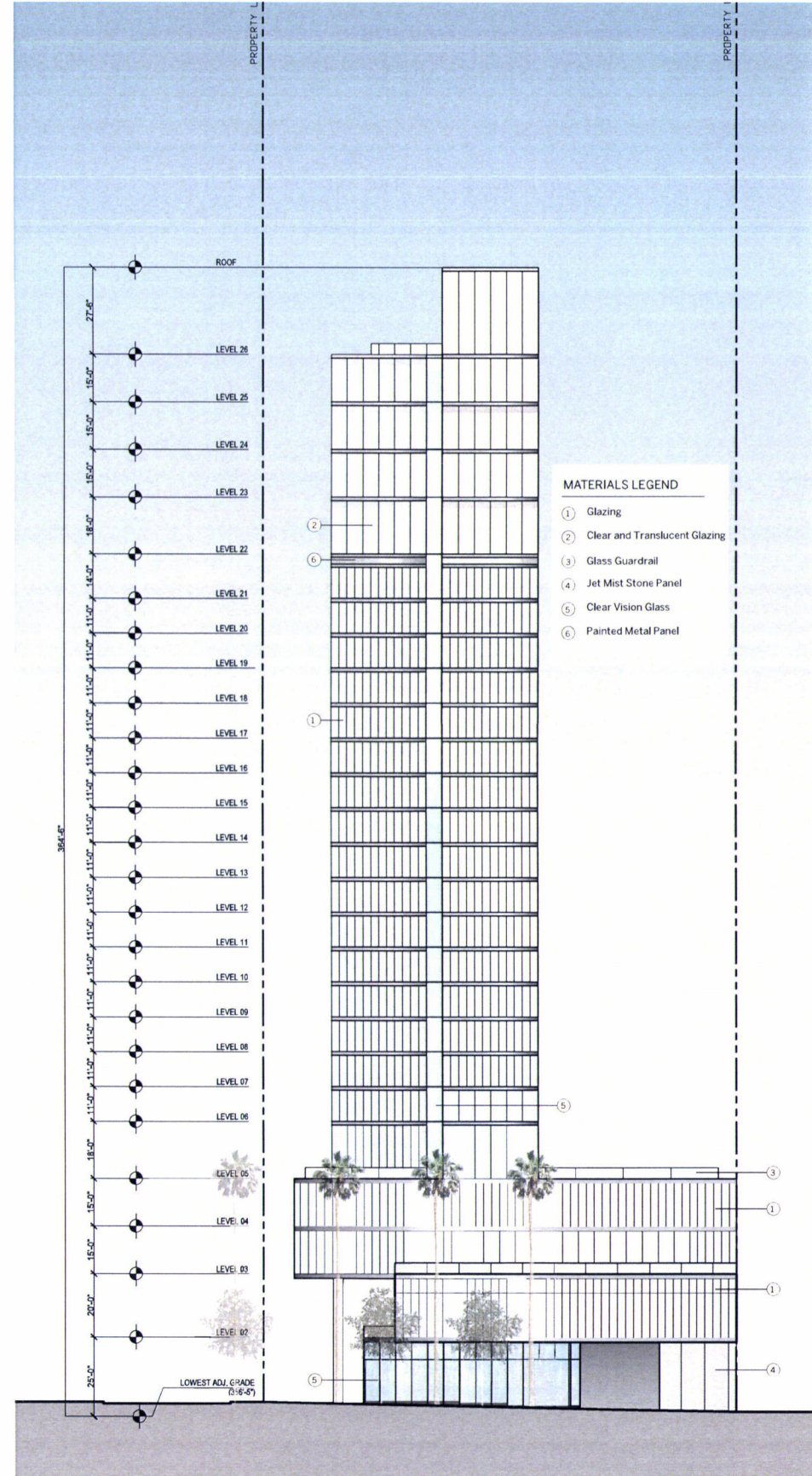


SCALE 1"=100'

PARKING LEVEL 6

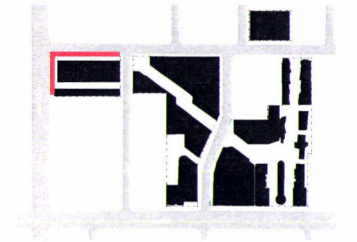


NORTH ELEVATION



WEST ELEVATION

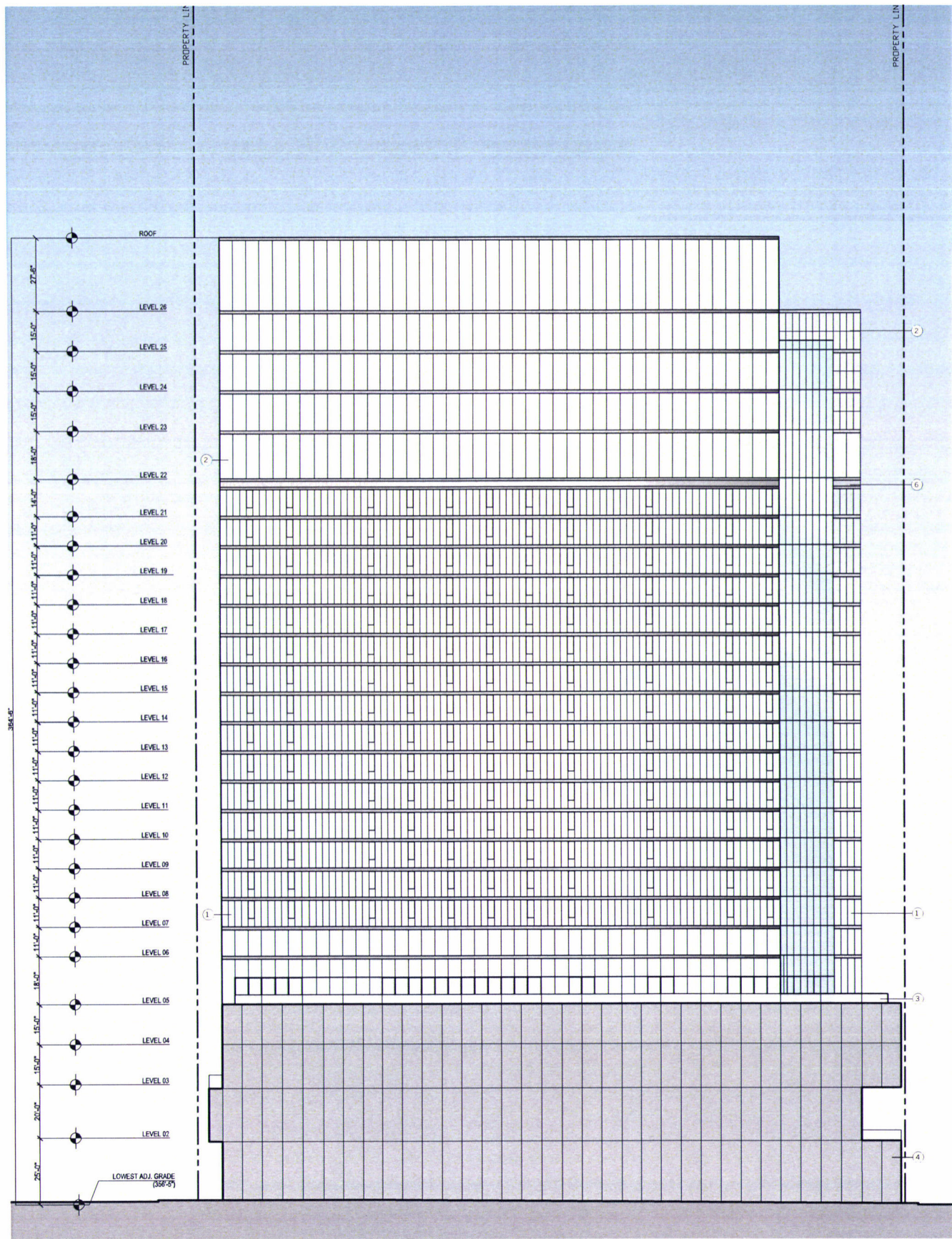
- MATERIALS LEGEND**
- ① Glazing
 - ② Clear and Translucent Glazing
 - ③ Glass Guardrail
 - ④ Jet Mist Stone Panel
 - ⑤ Clear Vision Glass
 - ⑥ Painted Metal Panel



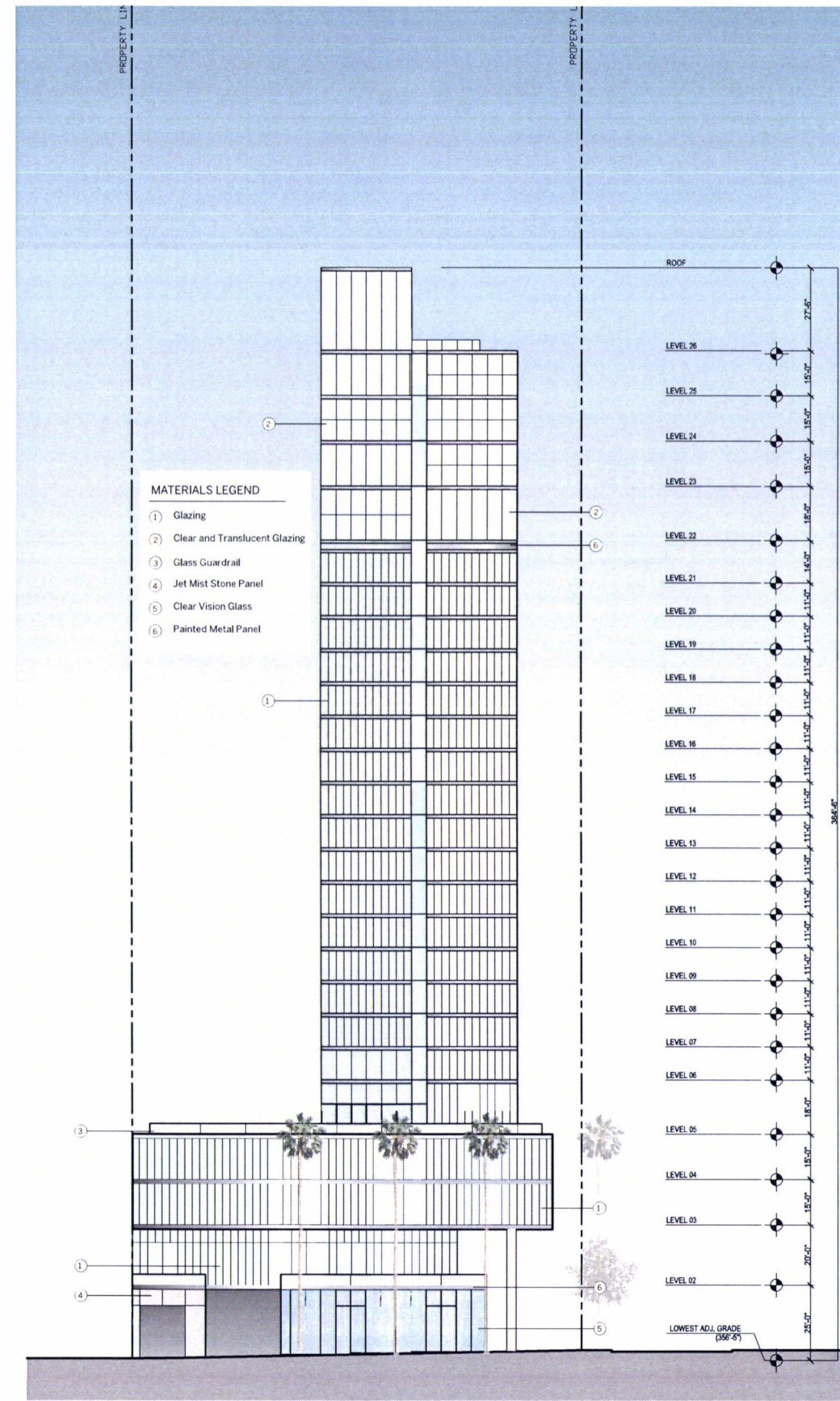
ELEVATION

SCALE 1"=50'

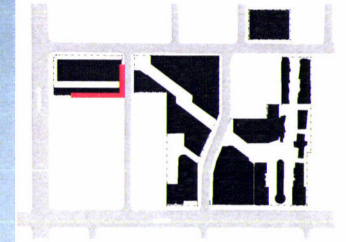
PARCEL A1



SOUTH ELEVATION



EAST ELEVATION



ELEVATION

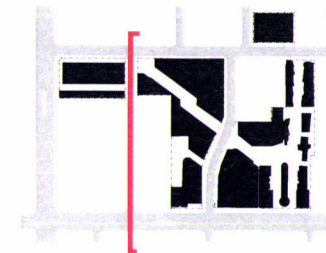
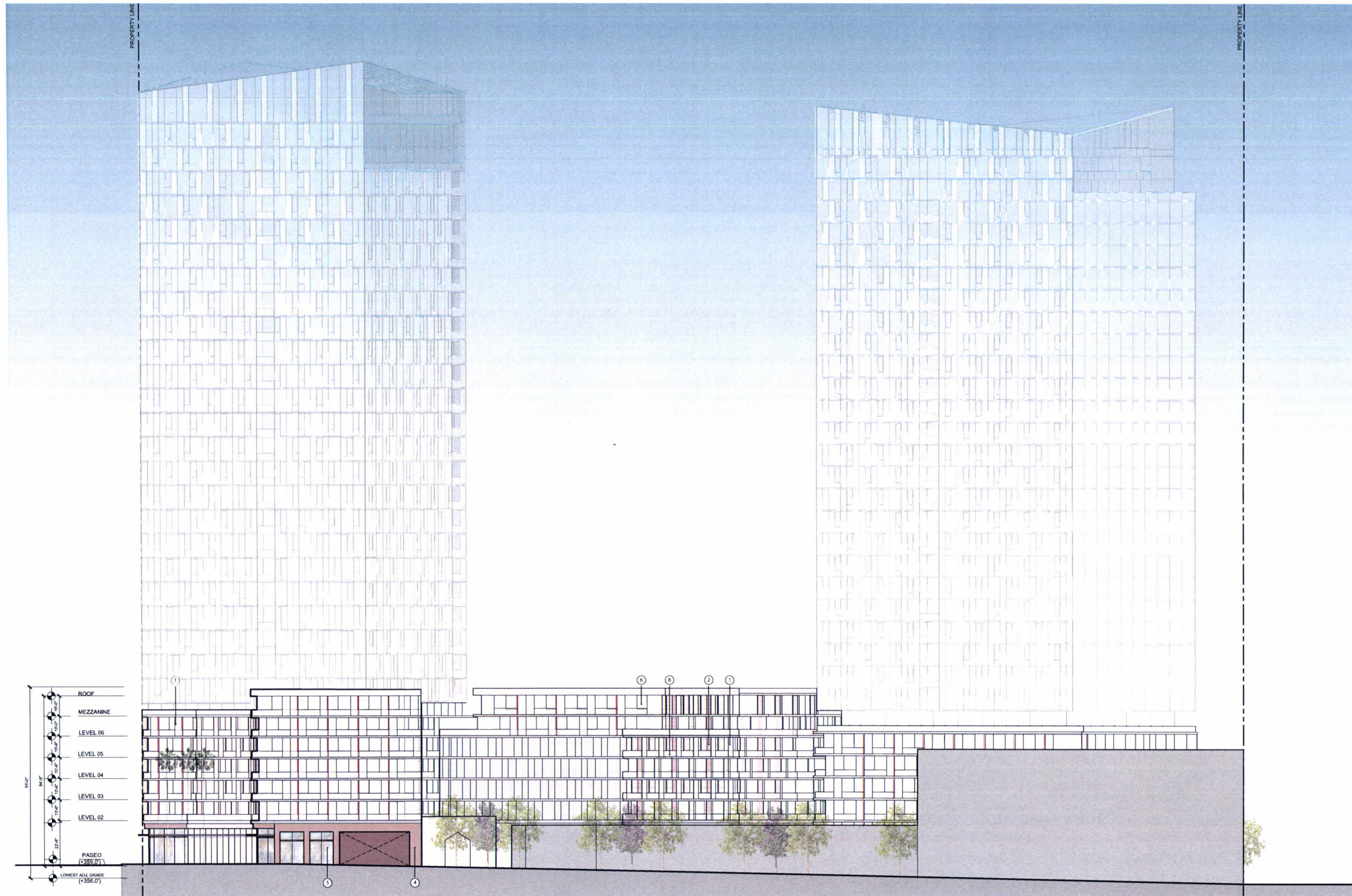
SCALE 1"=50'

PARCEL A1

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

19



MATERIALS LEGEND

- ① Glazing
- ② Corten
- ③ Glass Guardrail
- ④ Brick
- ⑤ Storefront Glazing
- ⑥ Cement Board Panels
- ⑦ Grey Metal Panels
- ⑧ Balcony
- ⑨ Glazing With Frit Pattern

ELEVATION

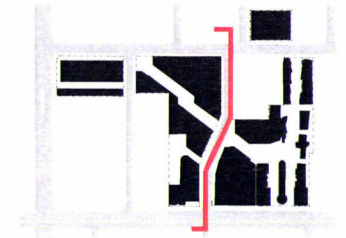
SCALE 1"=50'

MC CADDEN PL. WEST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

20



MATERIALS LEGEND	
①	Glazing
②	Corten
③	Glass Guardrail
④	Brick
⑤	Storefront Glazing
⑥	Cement Board Panels
⑦	Grey Metal Panels
⑧	Balcony
⑨	Glazing With Frit Pattern

ELEVATION

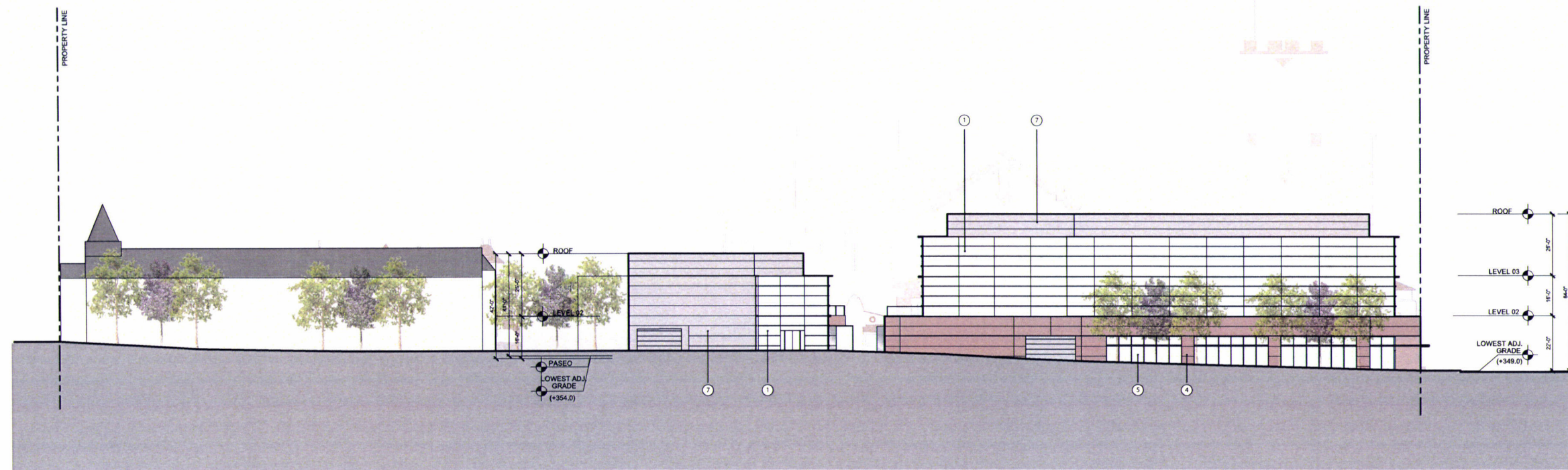
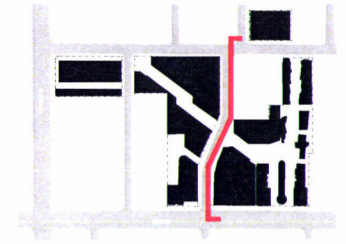
SCALE 1"=50'

N. LAS PALMAS AVE. EAST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

21



MATERIALS LEGEND	
①	Glazing
②	Corten
③	Glass Guardrail
④	Brick
⑤	Storefront Glazing
⑥	Cement Board Panels
⑦	Grey Metal Panels
⑧	Balcony
⑨	Glazing With Frit Pattern

ELEVATION

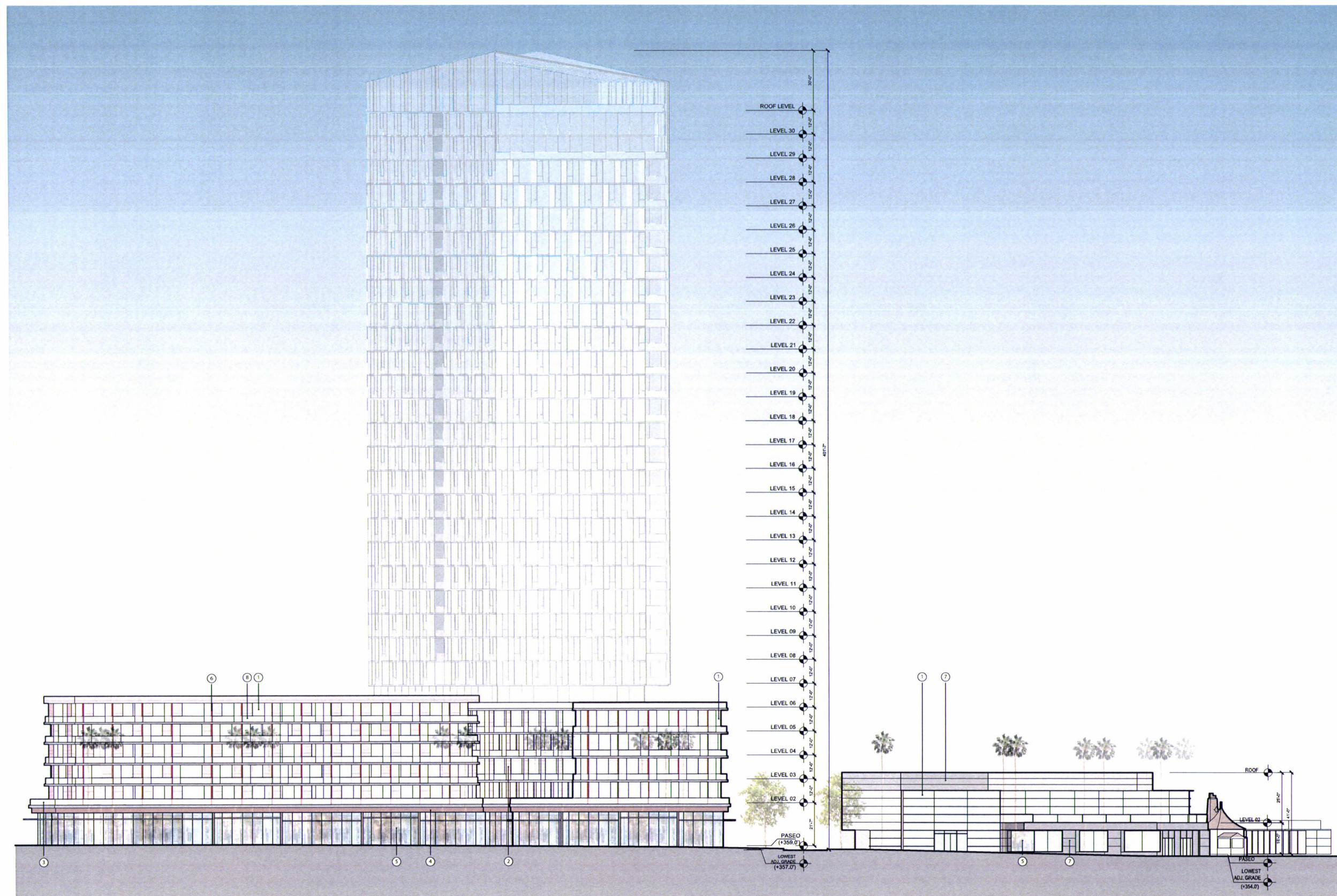
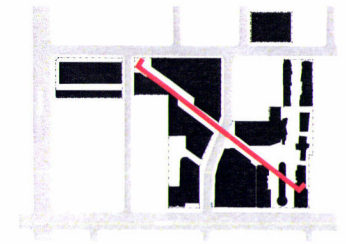
SCALE 1"=50'

N.LAS PALMAS AVE. WEST

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.

22



MATERIALS LEGEND	
①	Glazing
②	Corten
③	Glass Guardrail
④	Brick
⑤	Storefront Glazing
⑥	Cement Board Panels
⑦	Grey Metal Panels
⑧	Balcony
⑨	Glazing With Frit Pattern

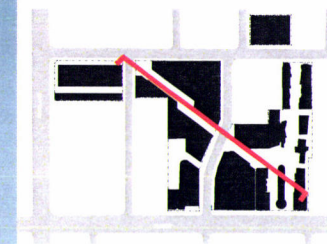
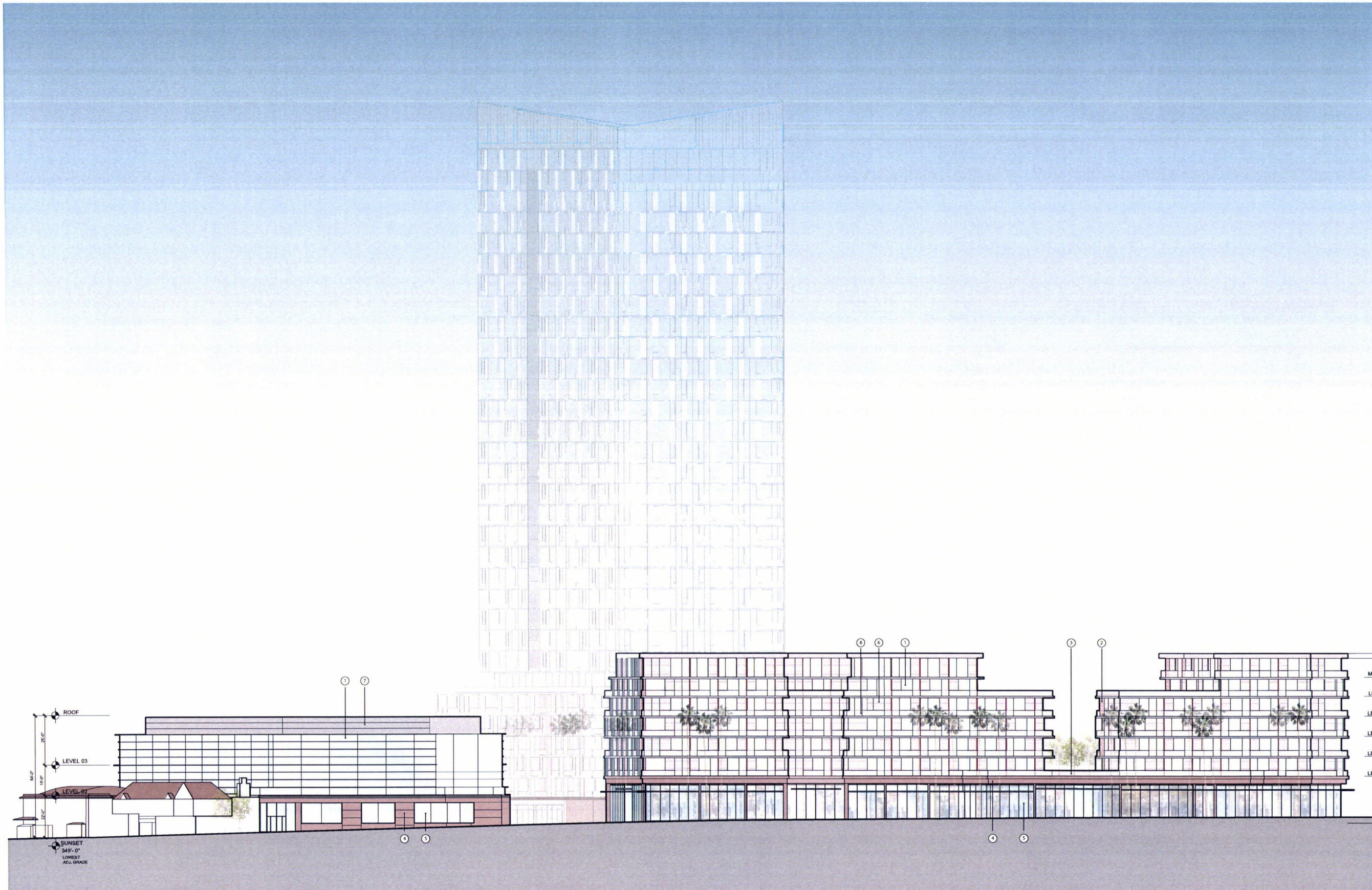
ELEVATION

SCALE 1"=50'

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

PASEO NORTH

6701 SUNSET BLVD.



MATERIALS LEGEND

- ① Glazing
- ② Corten
- ③ Glass Guardrail
- ④ Brick
- ⑤ Storefront Glazing
- ⑥ Cement Board Panels
- ⑦ Grey Metal Panels
- ⑧ Balcony
- ⑨ Glazing With Frit Pattern

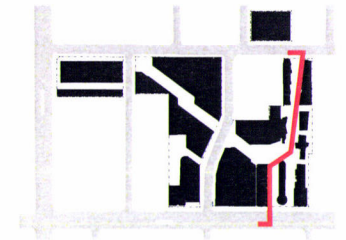
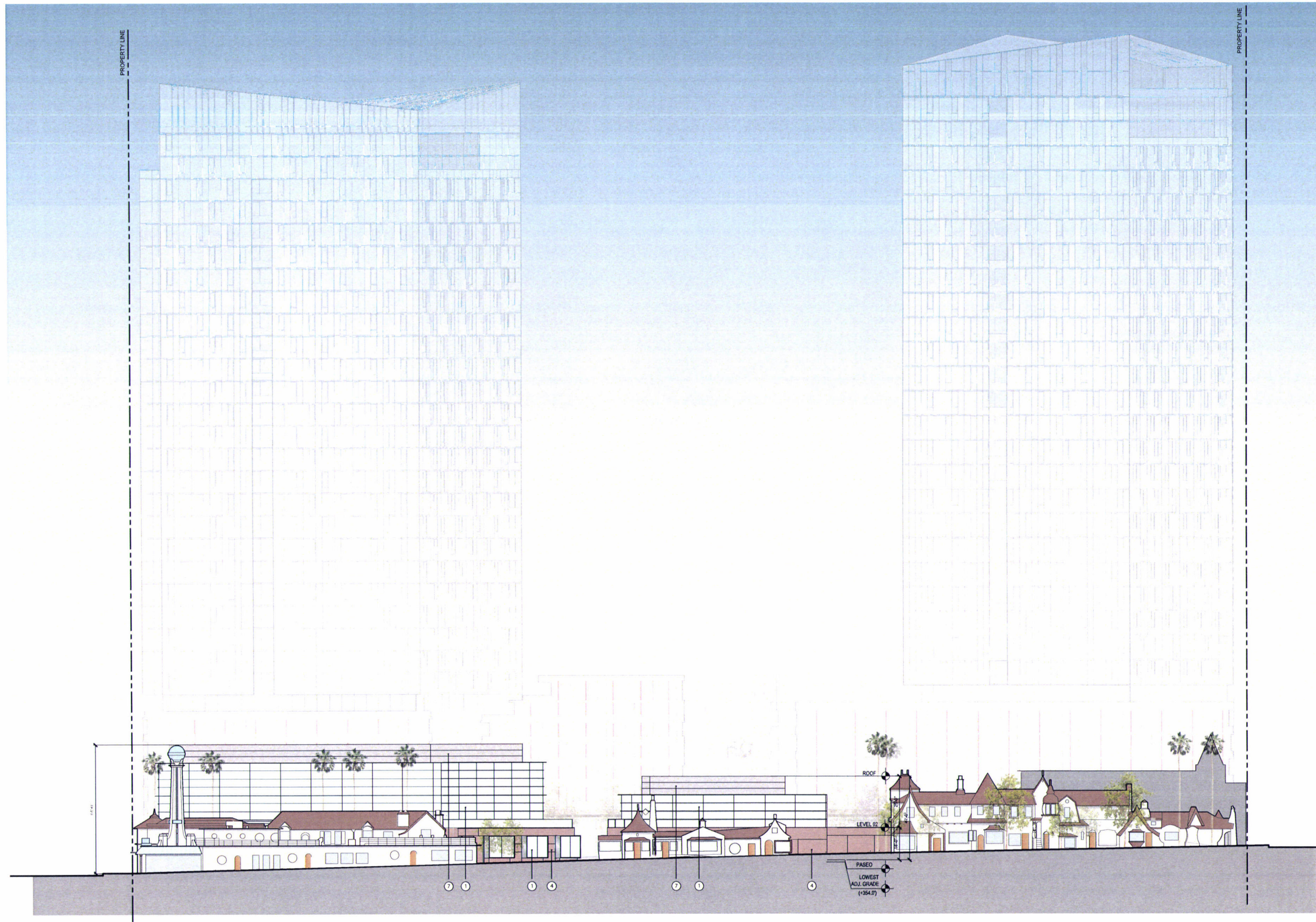
ELEVATION

SCALE 1"=50'

PASEO SOUTH

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD.



MATERIALS LEGEND

- ① Glazing
- ② Corten
- ③ Glass Guardrail
- ④ Brick
- ⑤ Storefront Glazing
- ⑥ Cement Board Panels
- ⑦ Grey Metal Panels
- ⑧ Balcony
- ⑨ Glazing With Frit Pattern

ELEVATION

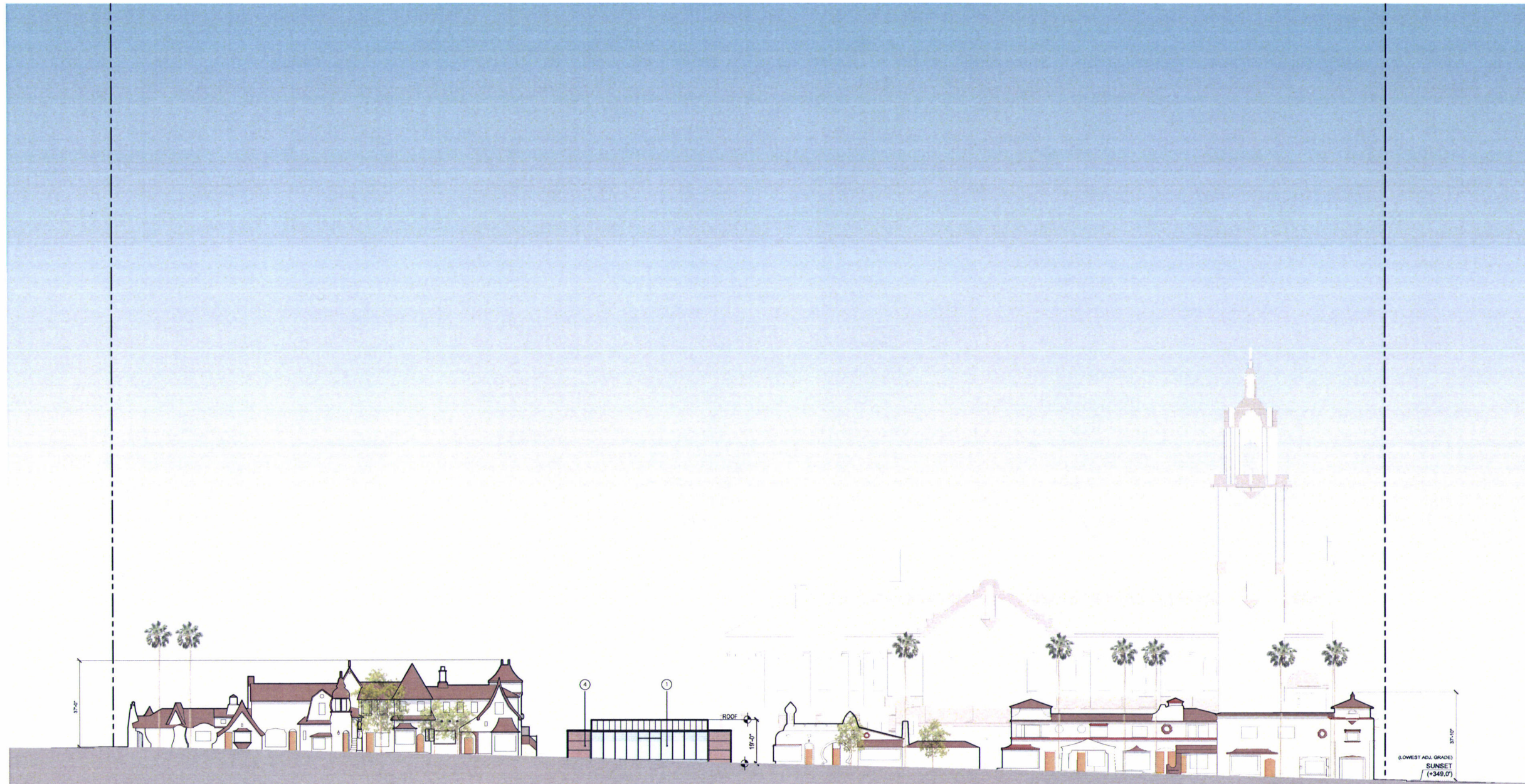
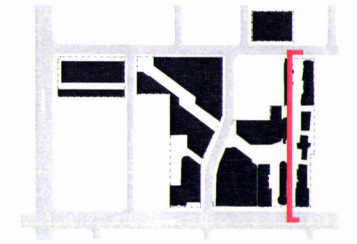
SCALE 1"=50'

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

CROSSROADS WEST

6701 SUNSET BLVD.

25



MATERIALS LEGEND

- ① Glazing
- ② Corten
- ③ Glass Guardrail
- ④ Brick
- ⑤ Storefront Glazing
- ⑥ Cement Board Panels
- ⑦ Grey Metal Panels
- ⑧ Balcony
- ⑨ Glazing With Frit Pattern

ELEVATION

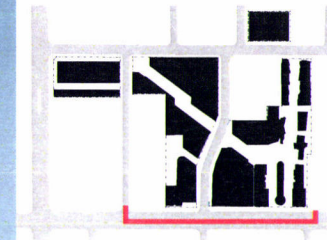
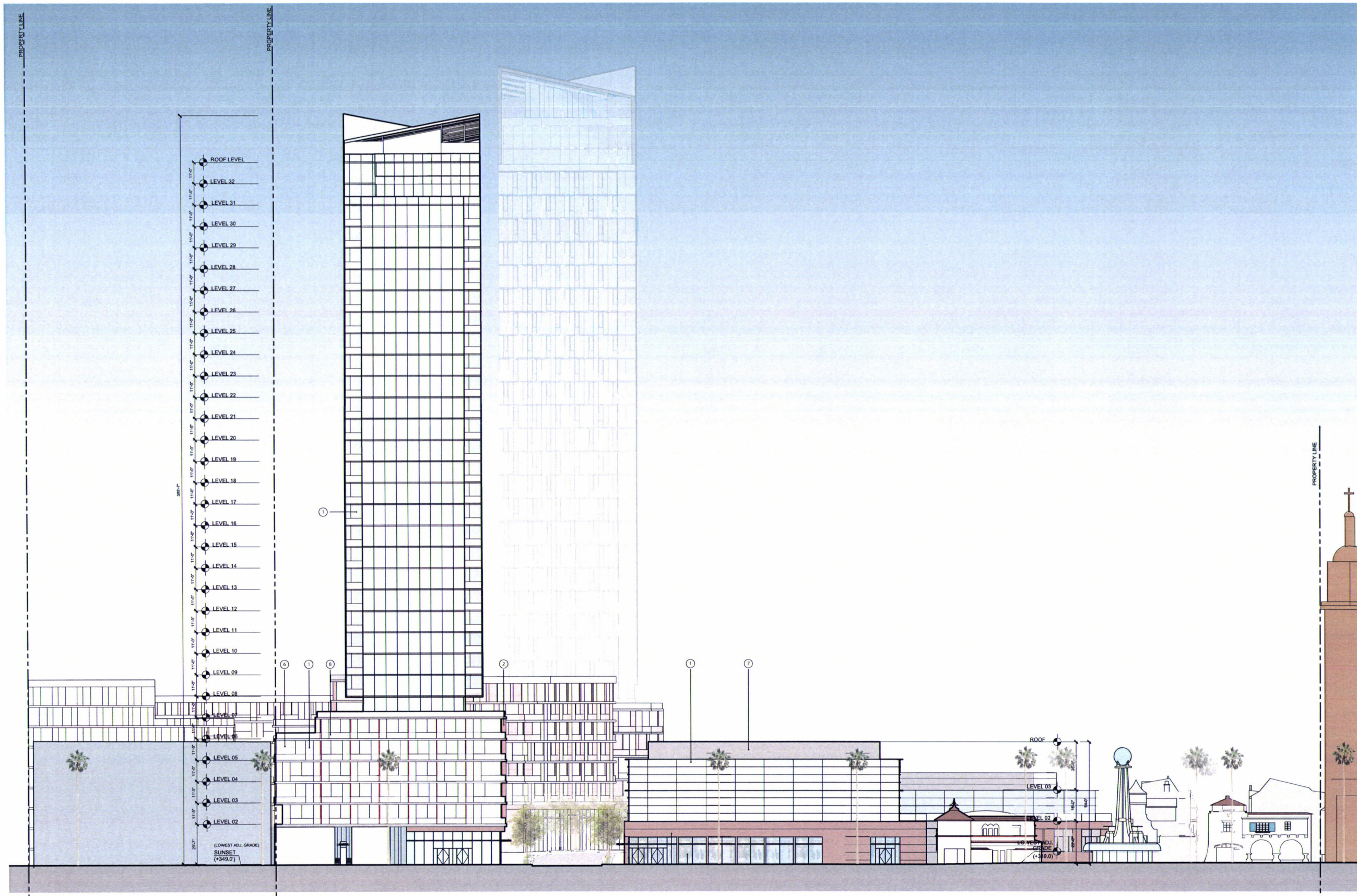
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SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

CROSSROADS EAST

6701 SUNSET BLVD.

26



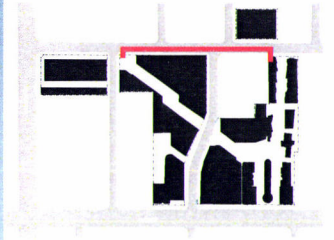
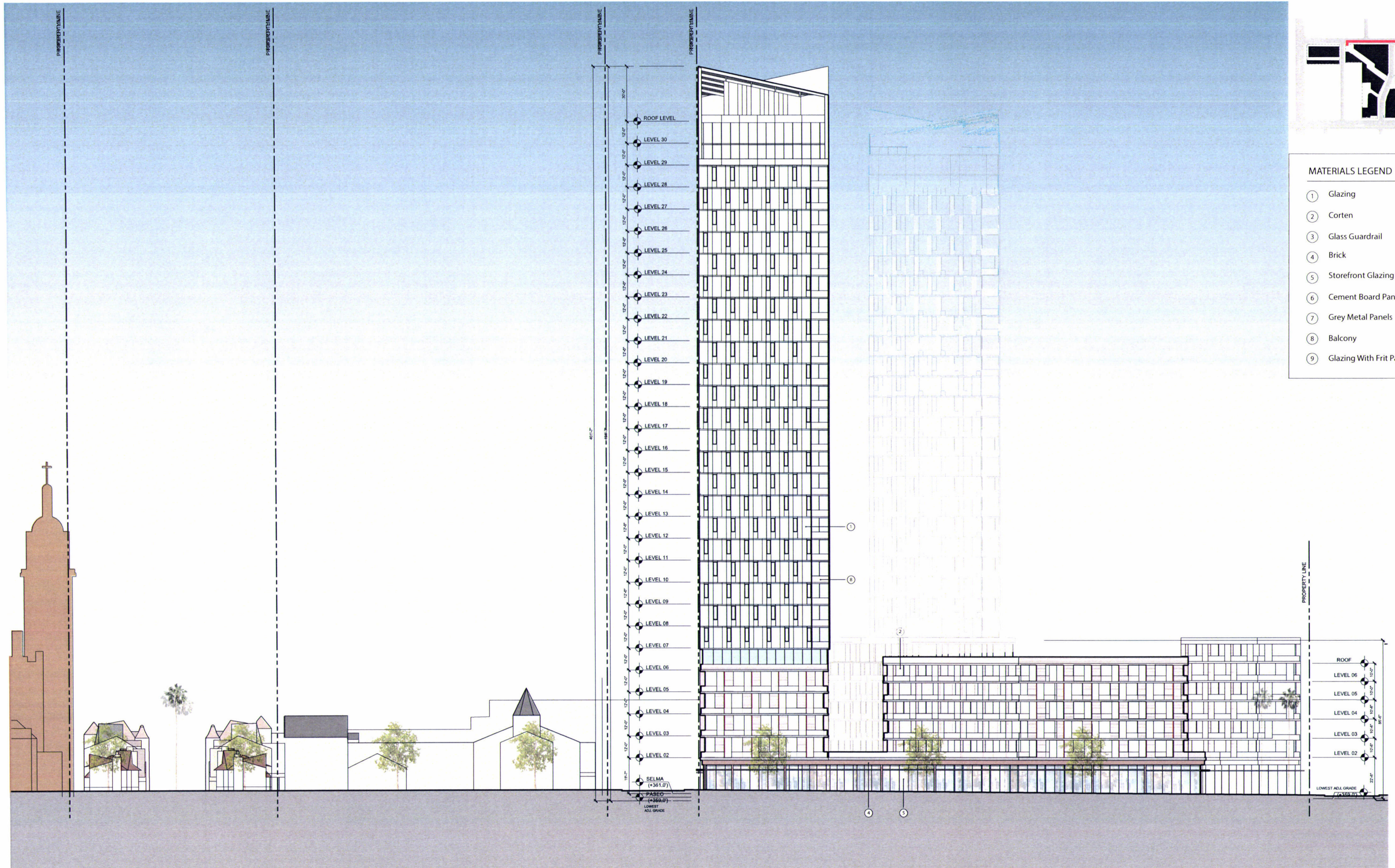
MATERIALS LEGEND

①	Glazing
②	Corten
③	Glass Guardrail
④	Brick
⑤	Storefront Glazing
⑥	Cement Board Panels
⑦	Grey Metal Panels
⑧	Balcony
⑨	Glazing With Frit Pattern

ELEVATION

SCALE 1"=50'

SUNSET BLVD. SOUTH



MATERIALS LEGEND

- ① Glazing
- ② Corten
- ③ Glass Guardrail
- ④ Brick
- ⑤ Storefront Glazing
- ⑥ Cement Board Panels
- ⑦ Grey Metal Panels
- ⑧ Balcony
- ⑨ Glazing With Frit Pattern

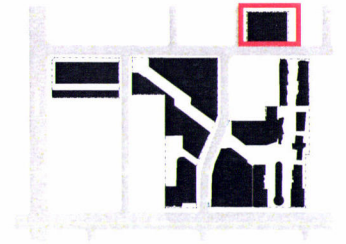
ELEVATION

SCALE 1"=50'

SELMA AVE. NORTH

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

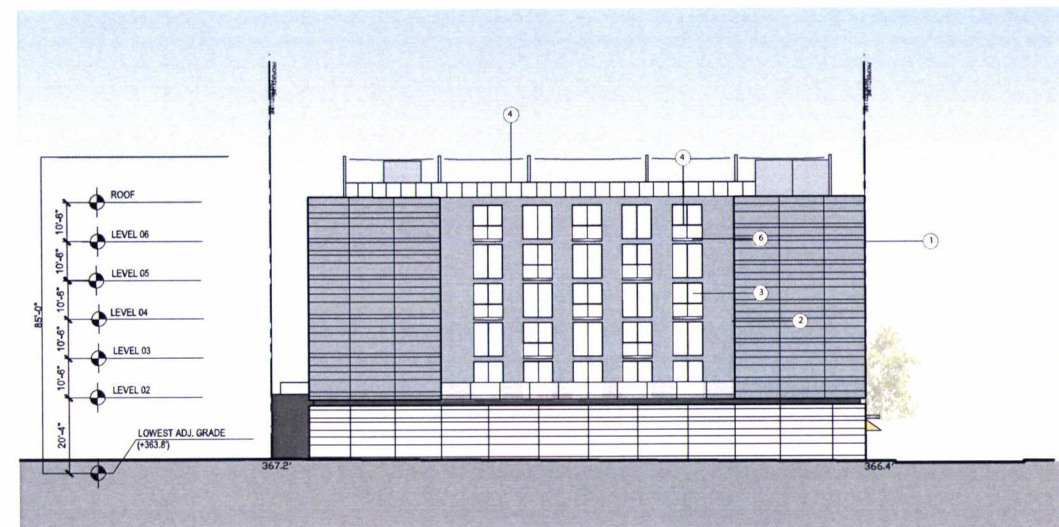
6701 SUNSET BLVD.



SOUTH ELEVATION



WEST ELEVATION



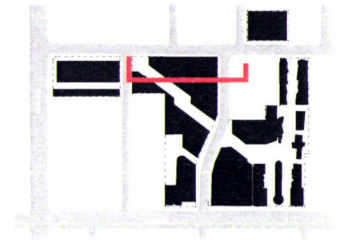
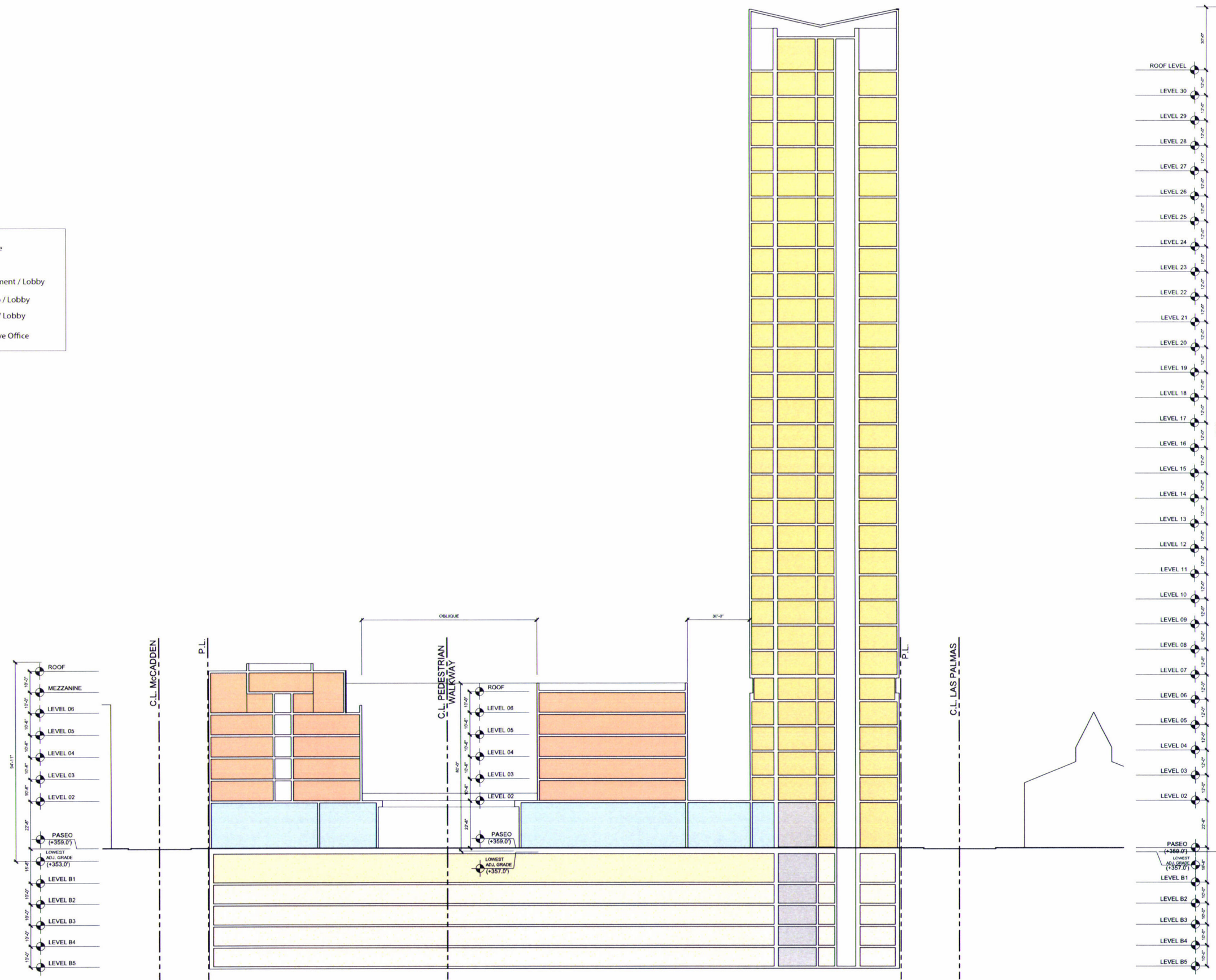
NORTH ELEVATION



EAST ELEVATION

MATERIALS LEGEND	
1	Fiber Cement Panel - Pewter
2	Fiber Cement Panel - White
3	Clear Glazing with Black Frame
4	Glass Rail
5	Green Wall System
6	Anodized Aluminum Plate
7	Fabric and Metal Canopy System
8	Brick
9	Black Metal
10	Clear Glazing

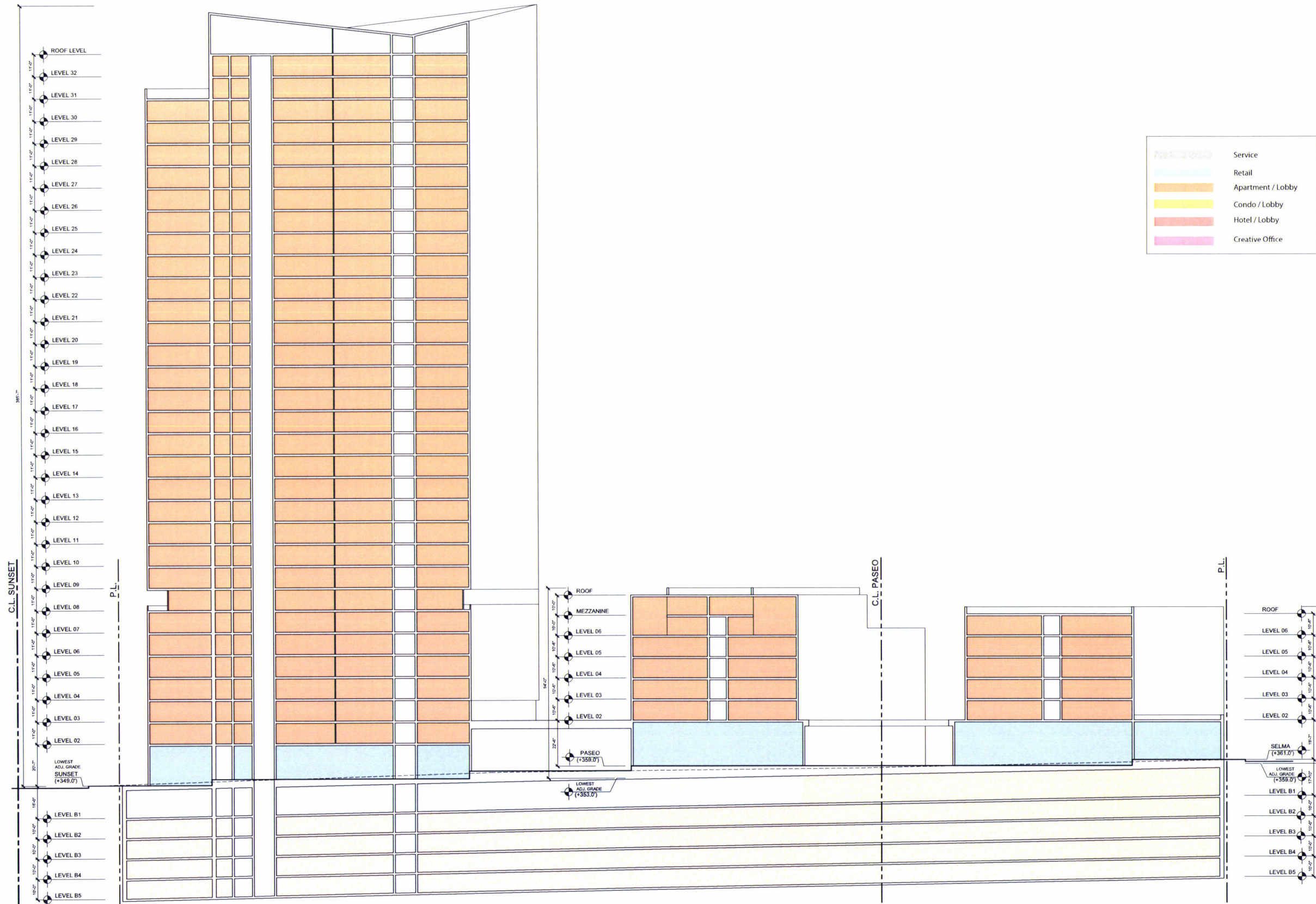
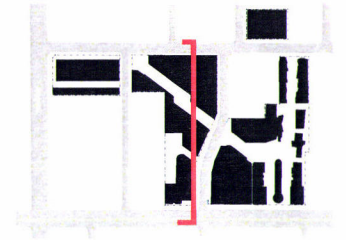
- Service
- Retail
- Apartment / Lobby
- Condo / Lobby
- Hotel / Lobby
- Creative Office



SECTION

SCALE 1"=50'

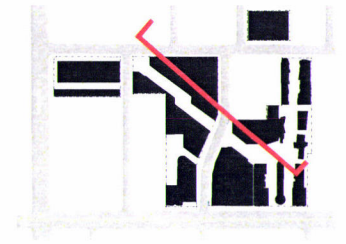
SECTION A









SECTION

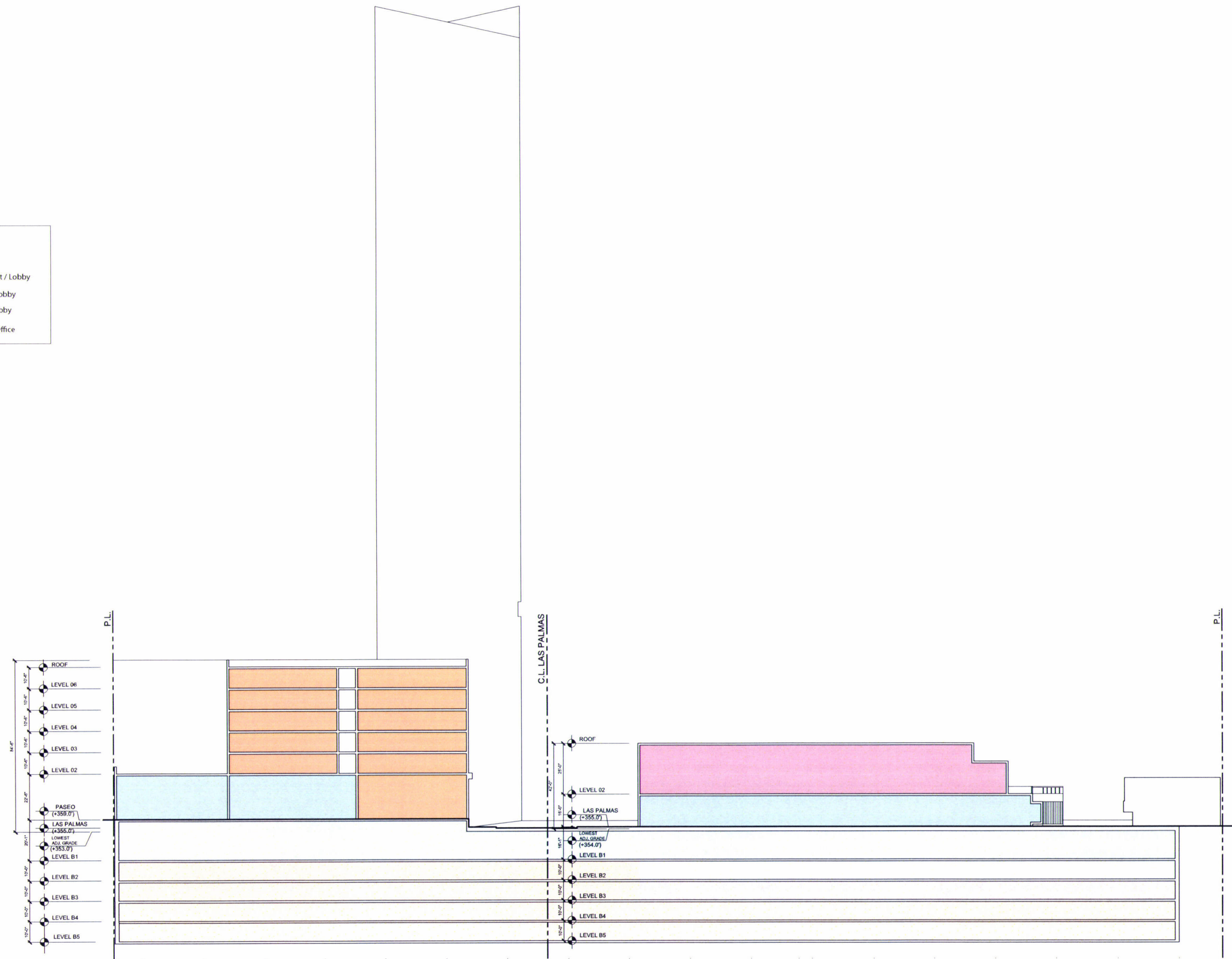
SCALE 1"=50'

SECTION B



KEY

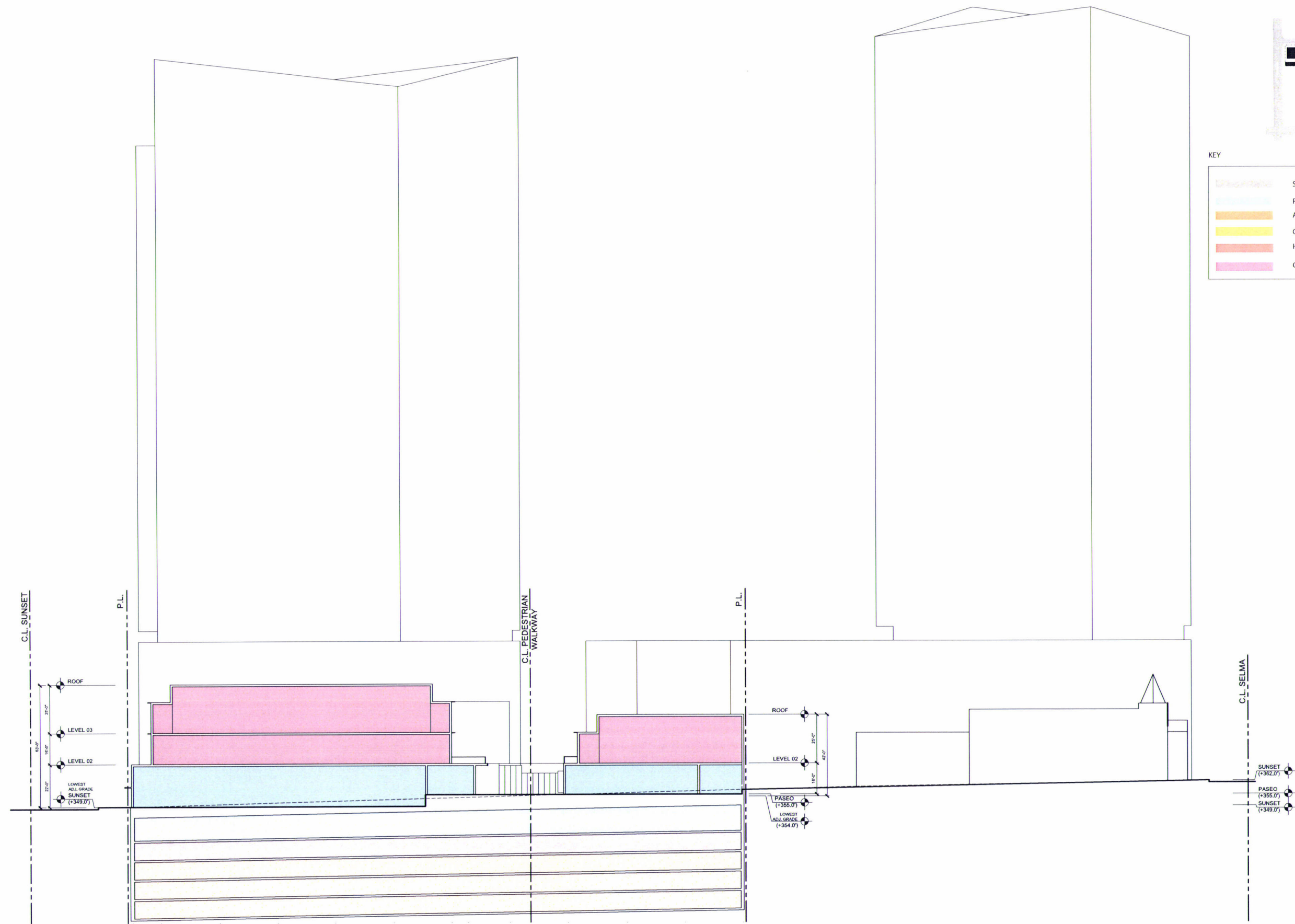
	Service
	Retail
	Apartment / Lobby
	Condo / Lobby
	Hotel / Lobby
	Creative Office



SECTION

SCALE 1"=50'

SECTION C



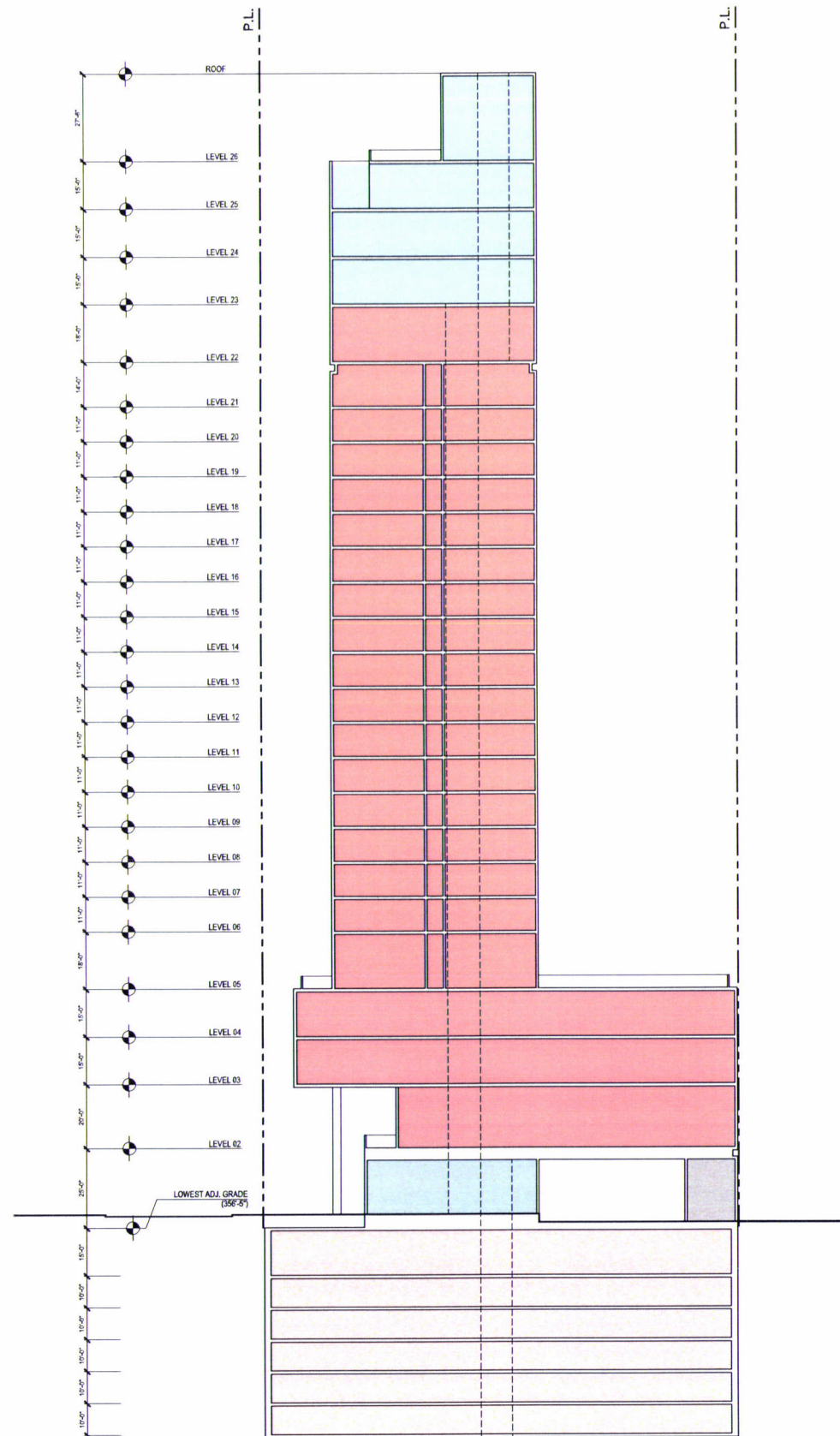
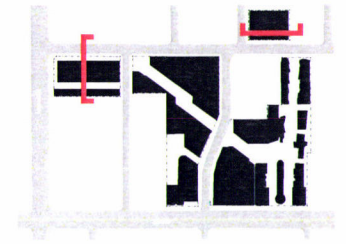
KEY

	Service
	Retail
	Apartment / Lobby
	Condo / Lobby
	Hotel / Lobby
	Creative Office

SECTION

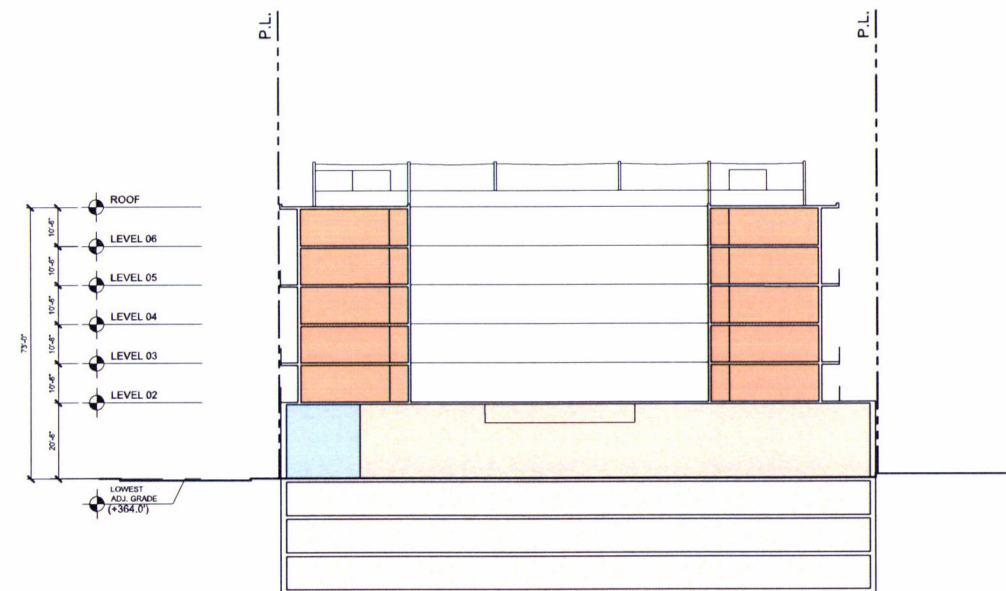
SCALE 1"=50'

SECTION D



KEY

	Service
	Retail
	Apartment / Lobby
	Condo / Lobby
	Hotel / Lobby
	Creative Office



SECTION

SCALE 1"=50'

SECTIONS E & F

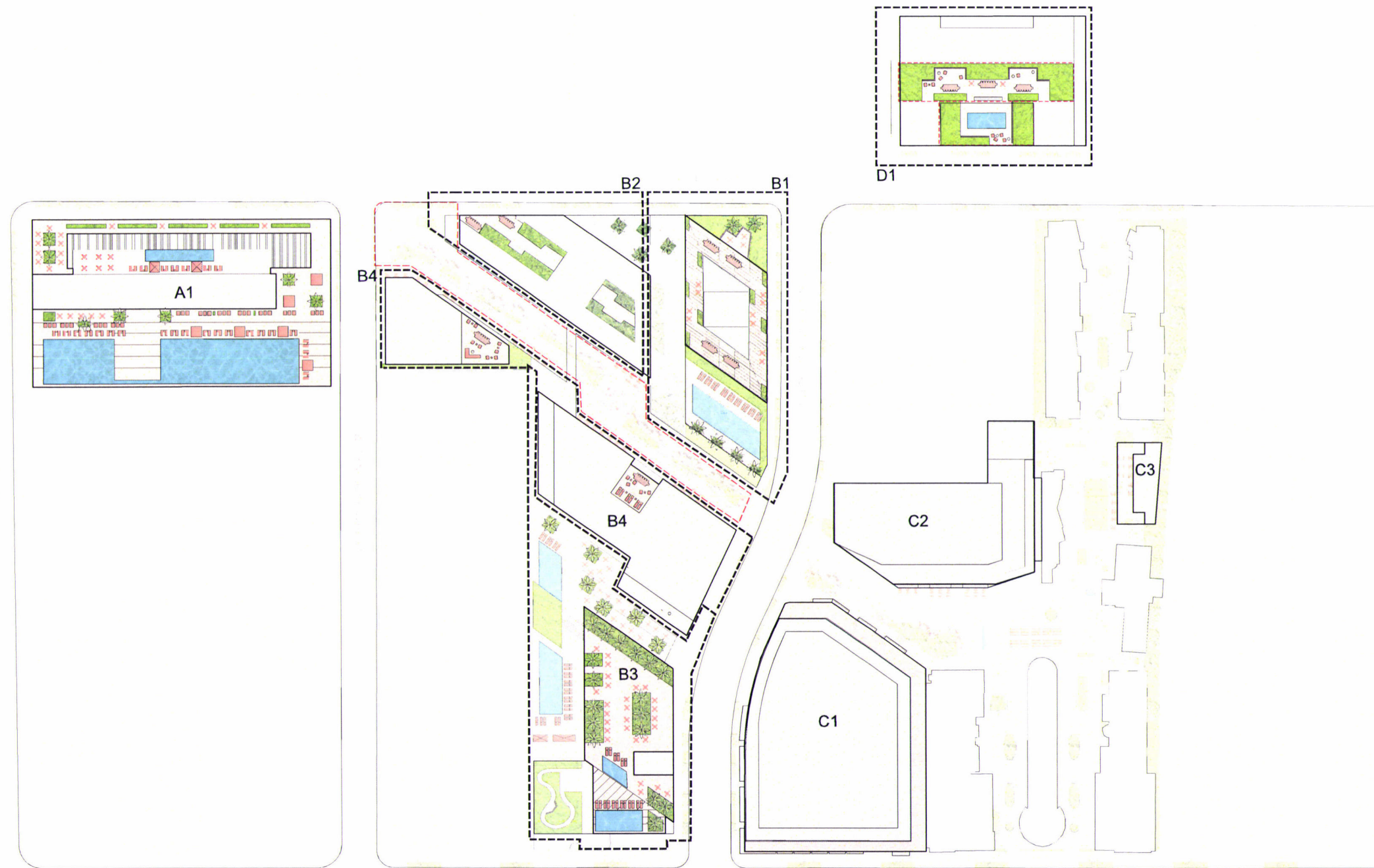


- LEGEND**
- ① DARK GREY CIP CONCRETE PAVING
 - ② VERY LIGHT GREY (OFF-WHITE) CIP CONCRETE PAVING
 - ③ LINEAR CONCRETE UNIT PAVING W/ TAN COLOR TO BE SIMILAR COLOR TO BOARDWALK PAVING
 - ④ BOARDWALK PAVING - BOARDS TO BE PERPENDICULAR TO DIRECTION OF PASEO
 - ⑤ DARK GREY CONCRETE PLANTER/SEATWALLS
 - ⑥ VERY LIGHT GREY (OFF-WHITE) CONCRETE SEAT WALL
 - ⑦ STREET TREES AND PLANTED AREA AT STREETSCAPE
 - ⑧ PASEO PALM PLANTING AND PLANTING BEDS
 - ⑨ POP-JET WATER FEATURE AND SPLASH AREA
 - ⑩ SIDEWALK AND PASEO CAFE TABLE SEATING
 - ⑪ FIRE TABLE AND INFORMAL LOUNGE SEATING AT CENTRAL PASEO OUTDOOR LOUNGE SPACE
 - ⑫ LAWN PANELS AT HISTORIC CROSSROADS - ELEVATED 6 INCHES FROM PAVING AND CONFINED BY VERY LIGHT GREY (OFF-WHITE) CONCRETE EDGE
 - ⑬ DARK GREY CIP CONCRETE PAVING AT HISTORIC CROSSROADS
 - ⑭ MOVIE SCREENS ON BUILDING FACADE
 - ⑮ PICNIC TABLE SEATING AT HISTORIC CROSSROADS OPEN SPACE
 - ⑯ EXISTING WATER FEATURE AT HISTORIC CROSSROADS

GROUND LEVEL PLAN

SCALE 1"=100'

LANDSCAPE



www.skidmore.com



B1

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
One Bedroom	20%	38	100	3,800
Two Bedroom	60%	114	125	14,250 SF
Three Bedroom	20%	38	175	6,650 SF
TOTAL		190 UNITS		24,700 SF

B1 Common Open Space

Total Residential Open Space Requirement	24,700 SF
Total Residential Common Open Space Proposed	15,764 SF
Total Interior Amenity Space	4000 SF
Total Private Open Space Required	4936 SF
Total Units Required with Balcony's	99 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B1 Tree Requirement

Total Trees Required (194 Units)	49 Trees
----------------------------------	----------

One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	38 Trees
Total Proposed Street Trees	11 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	49 Trees
----------------------	----------

B1 Planting Requirement

Total Residential Common Open Space	15,764 SF
Total Common Planted	5,390 SF (34%)

25% of Common Open Space must be planted

B2

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	28	100	2,800 SF
One Bedroom	20%	14	100	1,400 SF
Two Bedroom	40%	28	125	3,500 SF
		70 UNITS		7,700 SF

B2 Common Open Space

Total Residential Open Space Requirement	7,700 SF
Total Residential Common Open Space Proposed	4,640 SF
Total Interior Amenity Space	1,500 SF
Total Private Open Space Required	1,560 SF
Total Units Required with Balcony's	32 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B2 Tree Requirement

Total Trees Required (70 Units)	18 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	15 Trees
Total Proposed Street Trees	5 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	20 Trees
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B2 Planting Requirement

Total Residential Common Open Space	3,410 SF
Total Common Planted	1,197 SF (35 %)

25% of Common Open Space must be planted

B3

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	196	100	19,600 SF
One Bedroom	20%	97	100	9,700 SF
Two Bedroom	40%	196	125	24,500 SF
		489 UNITS		53,800 SF

B3 Common Open Space

Total Residential Open Space Requirement	53,800 SF
Total Residential Common Open Space Proposed	27,114 SF
Total Interior Amenity Space	3,500 SF
Total Private Open Space Required	9,428SF
Total Paseo Open Space	13,758 SF
Total Units Required with Balcony's	188 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B3 Tree Requirement

Total Trees Required (489 Units)	123 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	102 Trees
Total Proposed Street Trees	24 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	126 Trees
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B3 Planting Requirement

Total Residential Common Open Space	27,114 SF
Total Common Planted	12,000 SF (44%)

25% of Common Open Space must be planted

B4

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	49	100	4,900 SF
One Bedroom	20%	25	100	2,500 SF
Two Bedroom	40%	49	125	6,125 SF
		123		13,525 SF

B4 Common Open Space

Total Residential Open Space Requirement	13,525 SF
Total Residential Common Open Space Proposed	6,475 SF
Total Interior Amenity Space	2,000 SF
Total Private Open Space Required	5,055 SF
Total Units Required with Balcony's	101 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B4 Tree Requirement

Total Trees Required (123 Units)	31 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	7 Trees
Total Proposed Street Trees	6 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees in Paseo	18 Trees
Total Trees Proposed	31 Trees

B4 Planting Requirement

Total Residential Common Open Space	6,475 SF
Total Common Open Space Planted	3,207 SF (49 %)

25% of Common Open Space must be planted

D1

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	64%	50	100	5,000SF
One Bedroom	13%	10	100	1,000 SF
Two Bedroom	23%	18	125	2,250 SF
		78 UNITS		8,250 SF

D1 Common Open Space

Total Residential Open Space Requirement	8,250 SF
Total Residential Common Open Space Proposed	7,719 SF
Total Interior Amenity Space	1,199 SF
Total Private Open Space Required	0
Total Units Required with Balcony's	0

Up to 50 SF of private open space can count towards meeting Open Space Requirement

D1 Tree Requirement

Total Trees Required (79 Units)	20 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	14 Trees
Total Proposed Street Trees	6 Trees

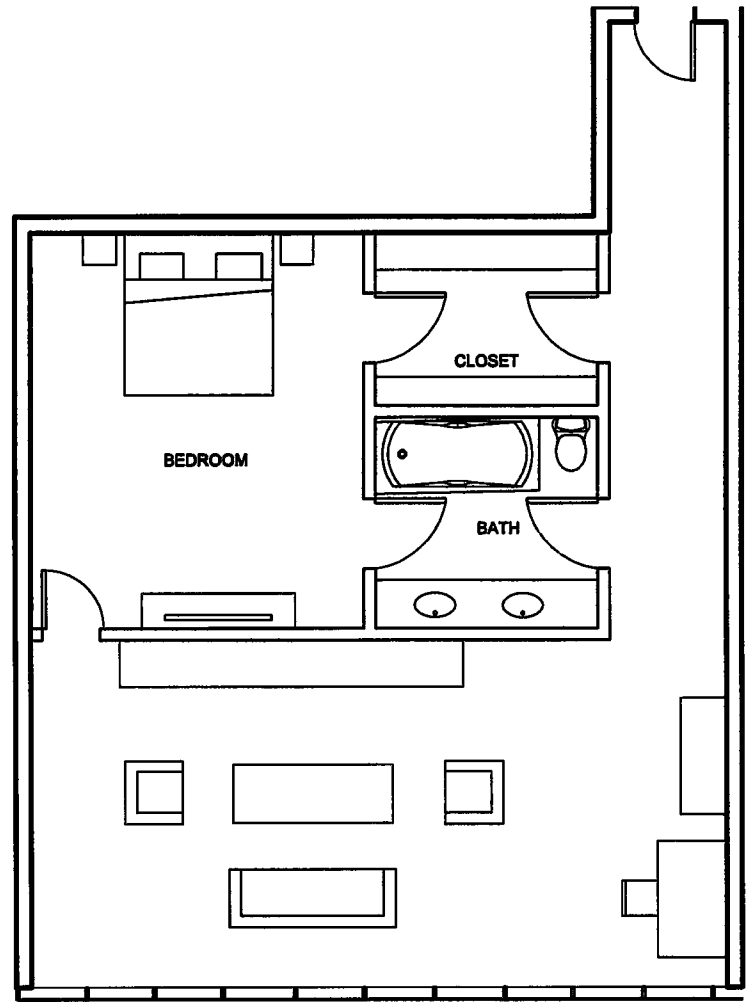
Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	20 Trees
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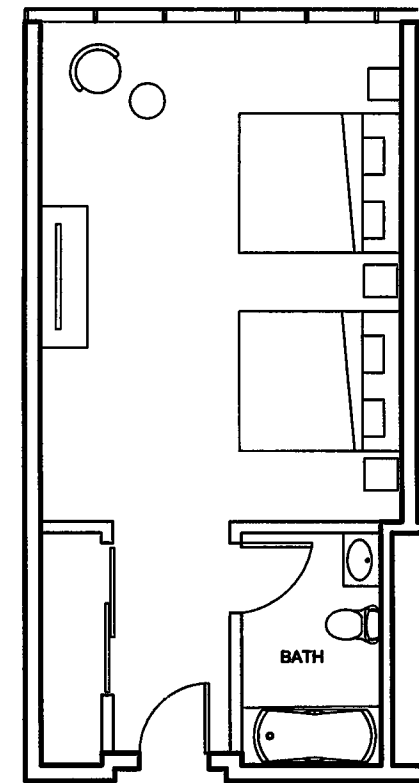
D1 Planting Requirement

Total Residential Common Open Space	7,719 SF
Total Common Planted	3,908 SF (50%)

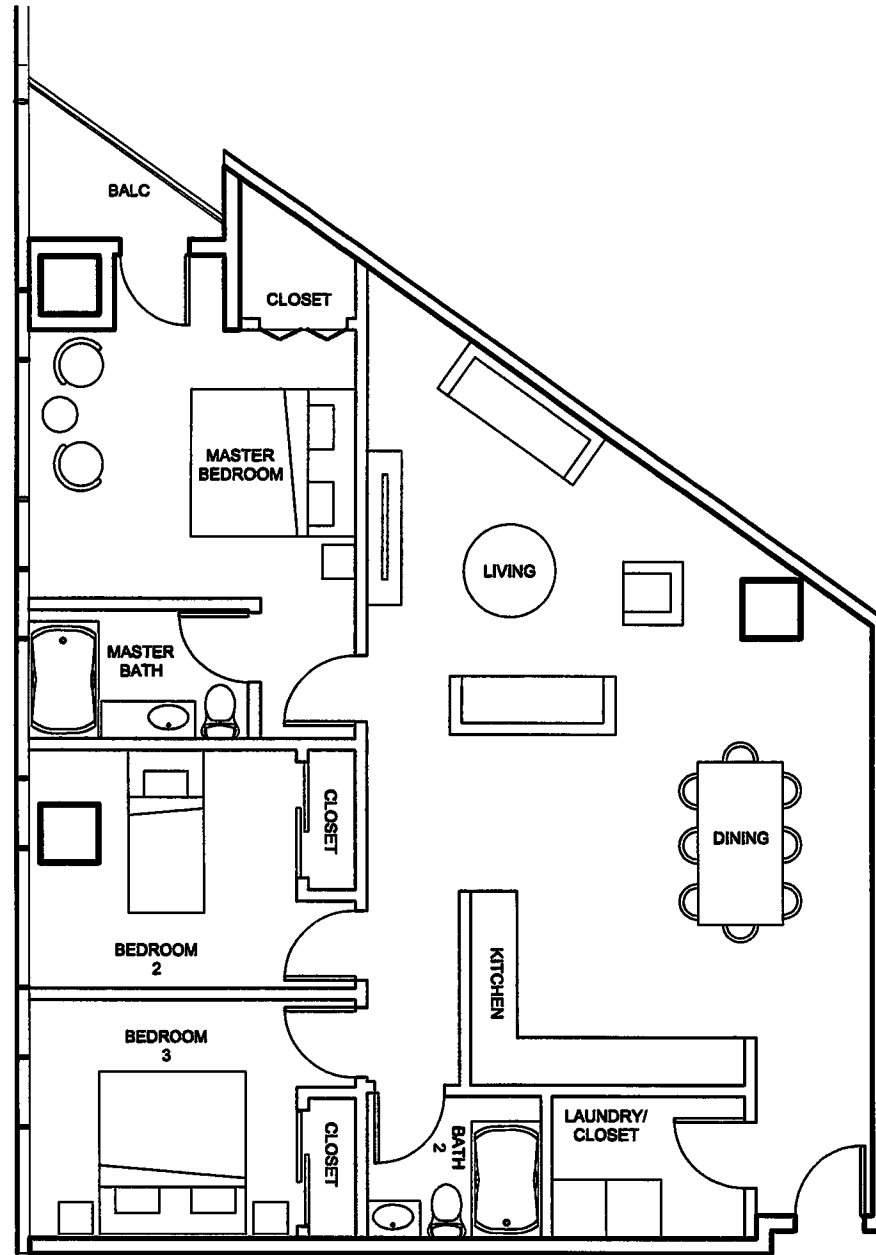
25% of Common Open Space must be planted



SUITE



DOUBLE



3 BED / 2 BATH

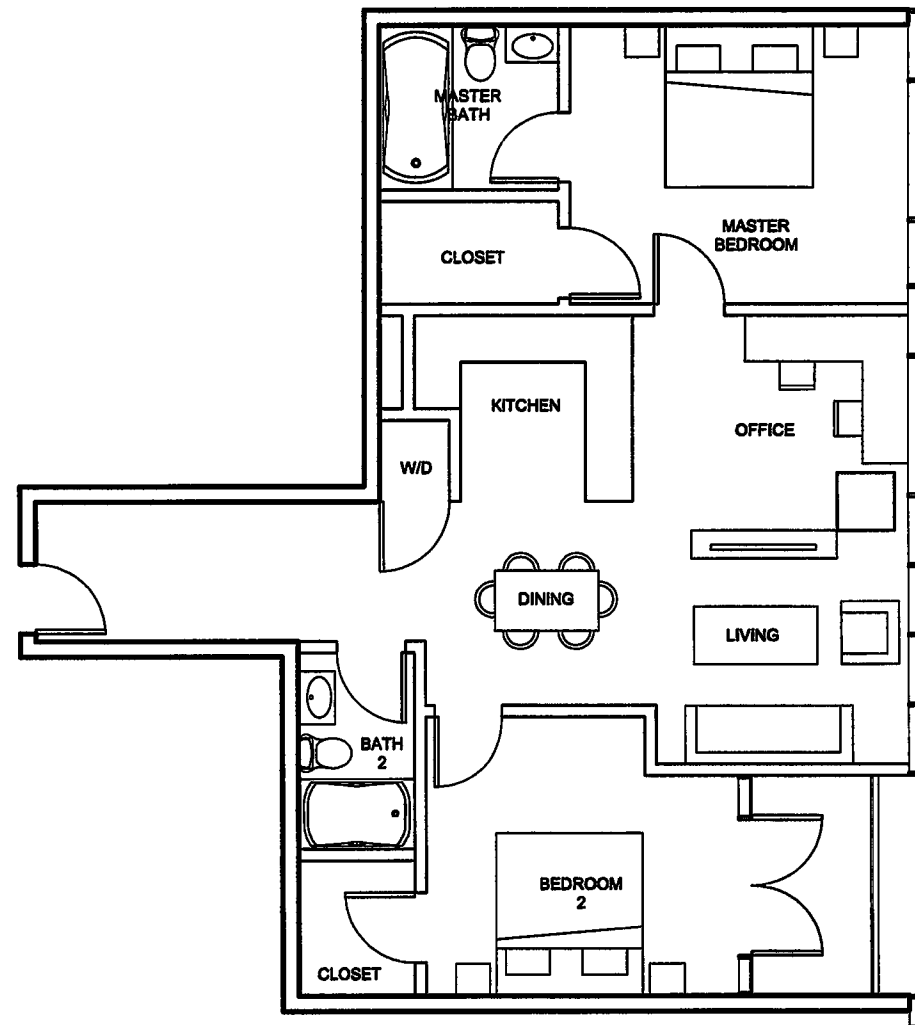
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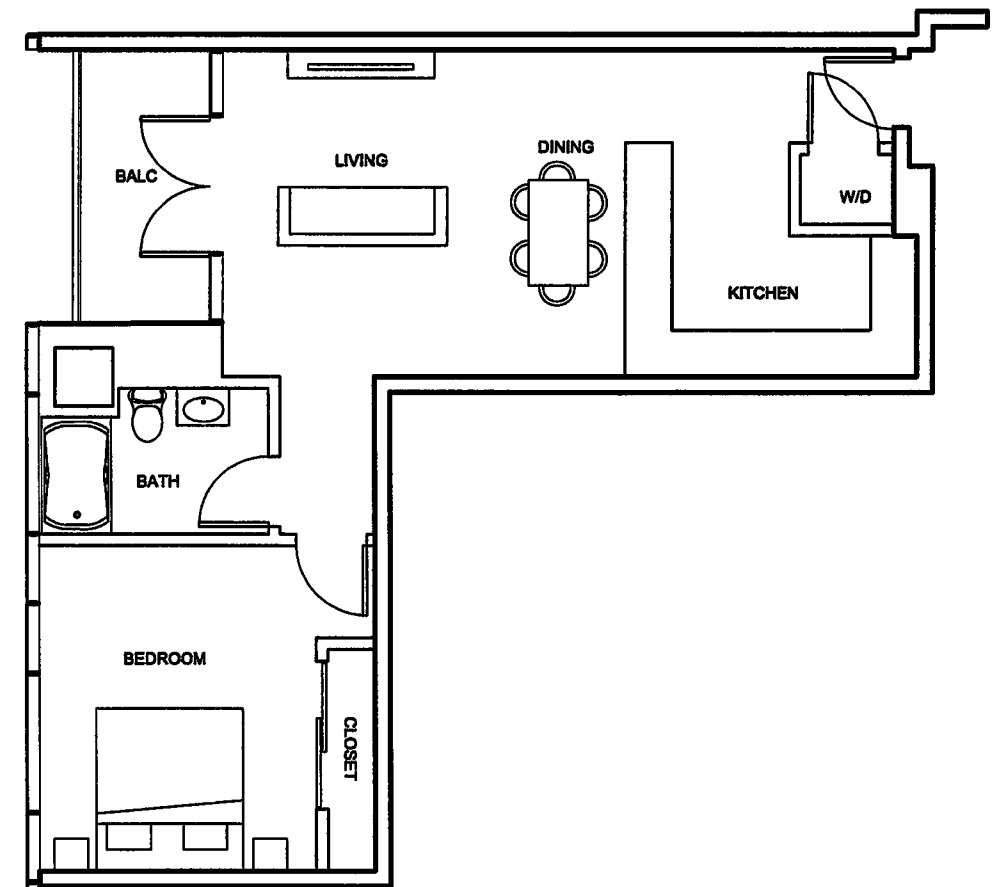
SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

TYPICAL UNIT PLANS

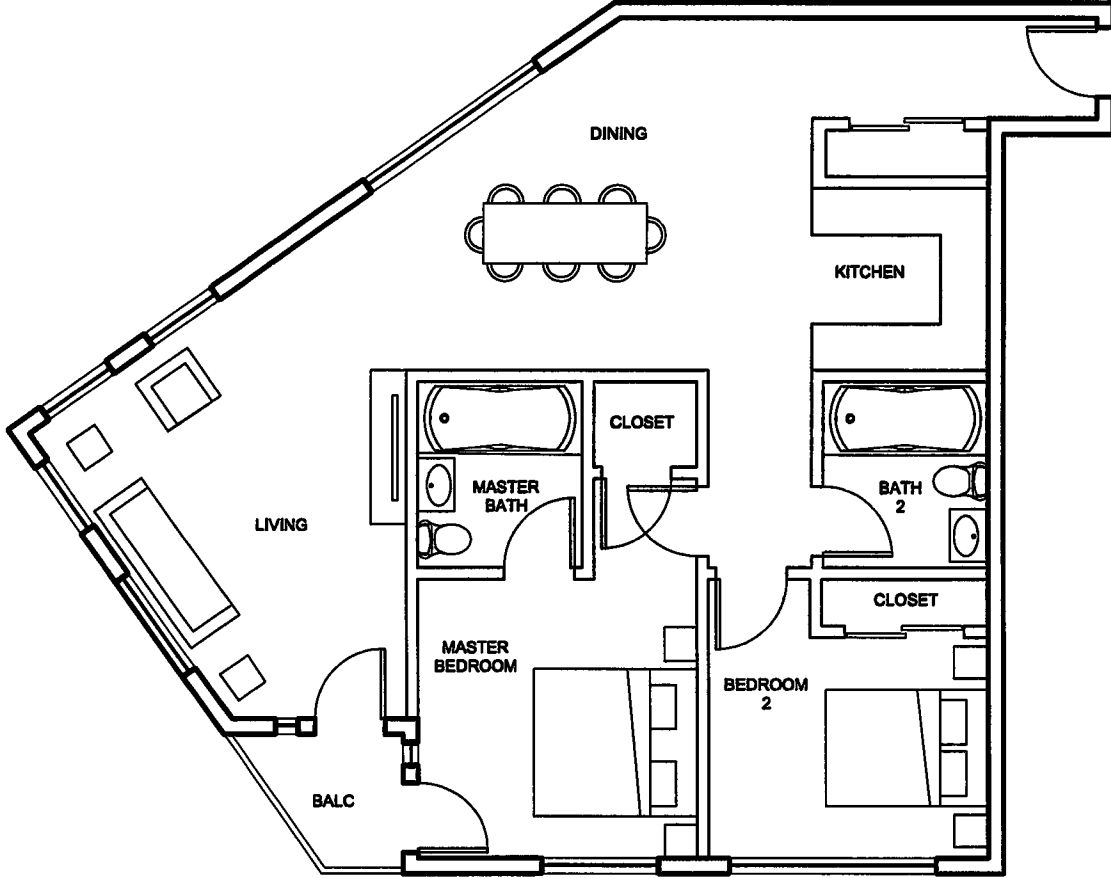
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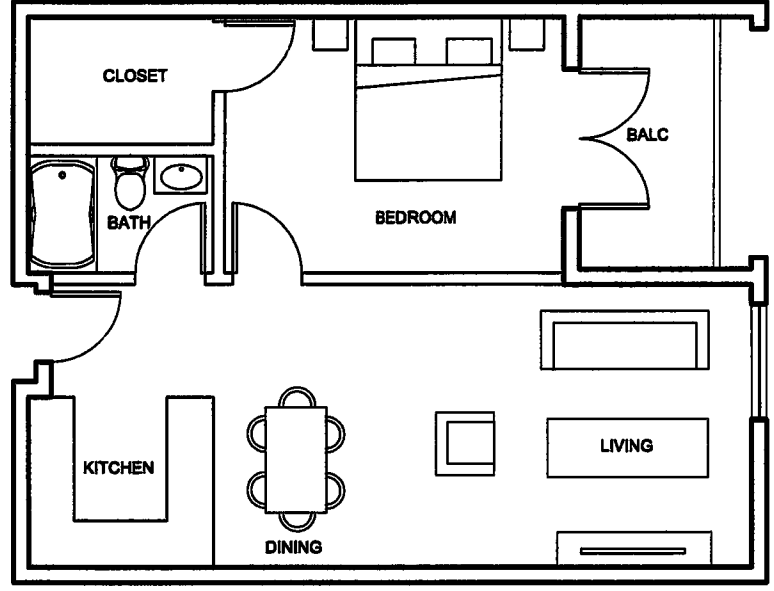
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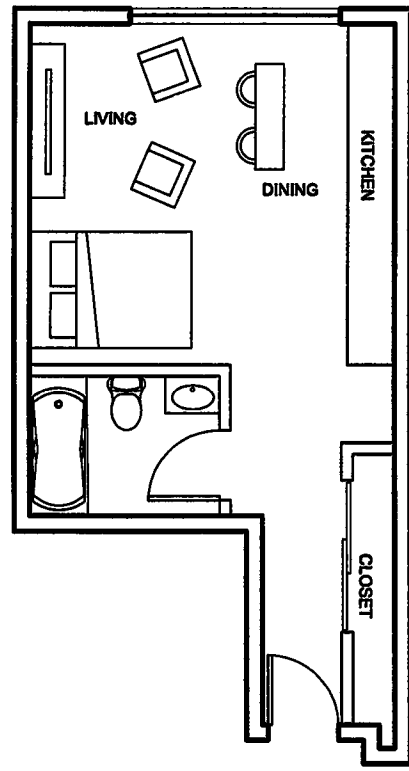
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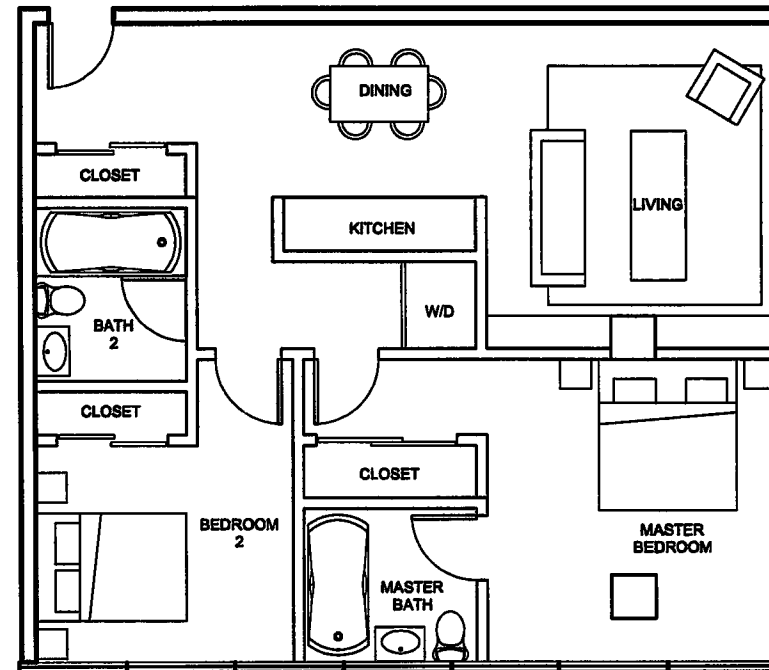
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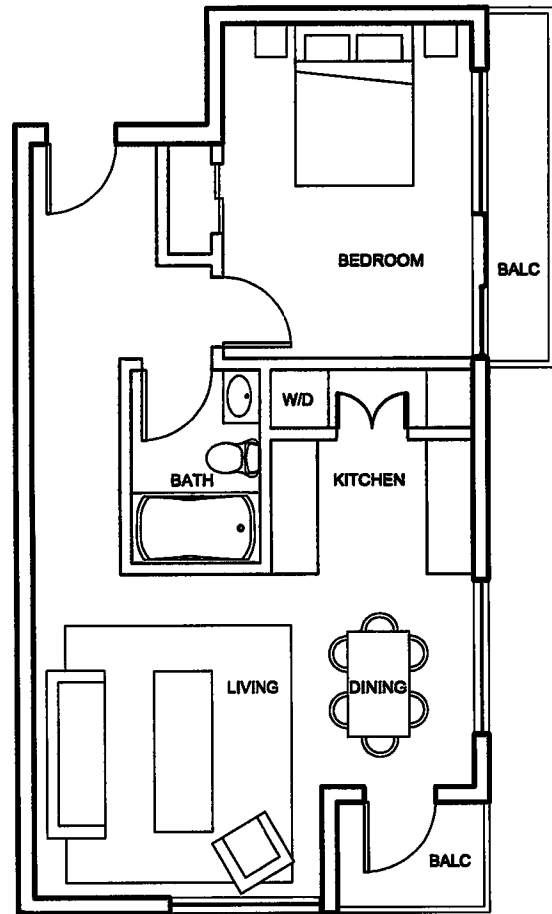
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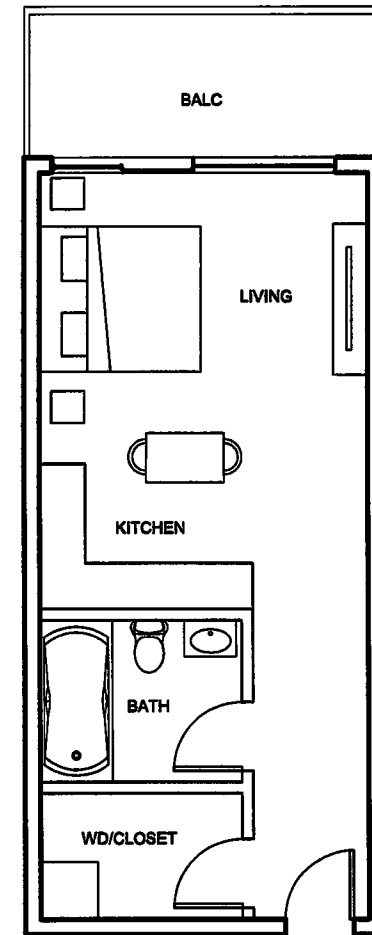
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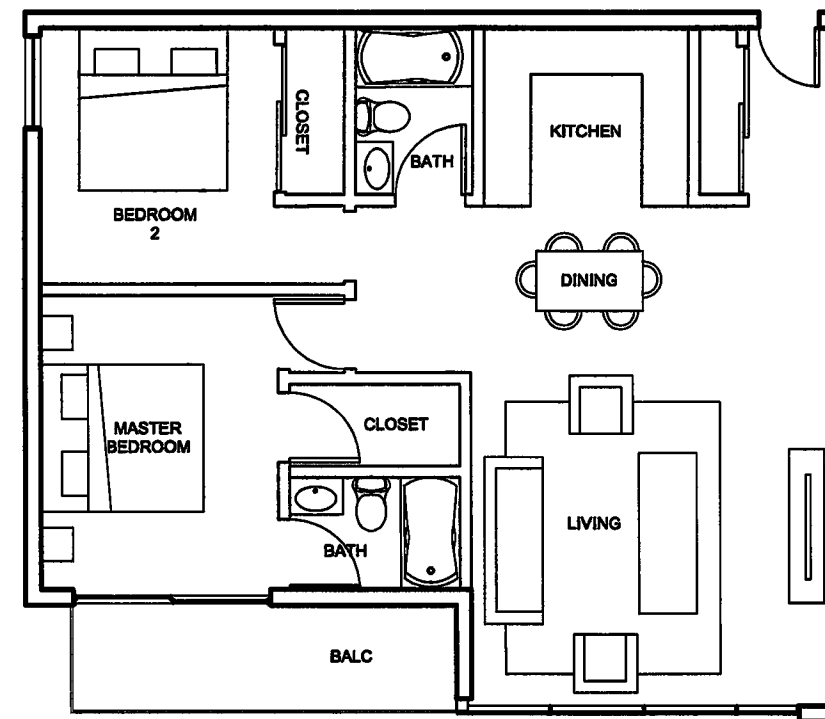
2 BED/2 BATH



1 BED /1 BATH



STUDIO



2 BED / 2 BATH

RENTAL D1

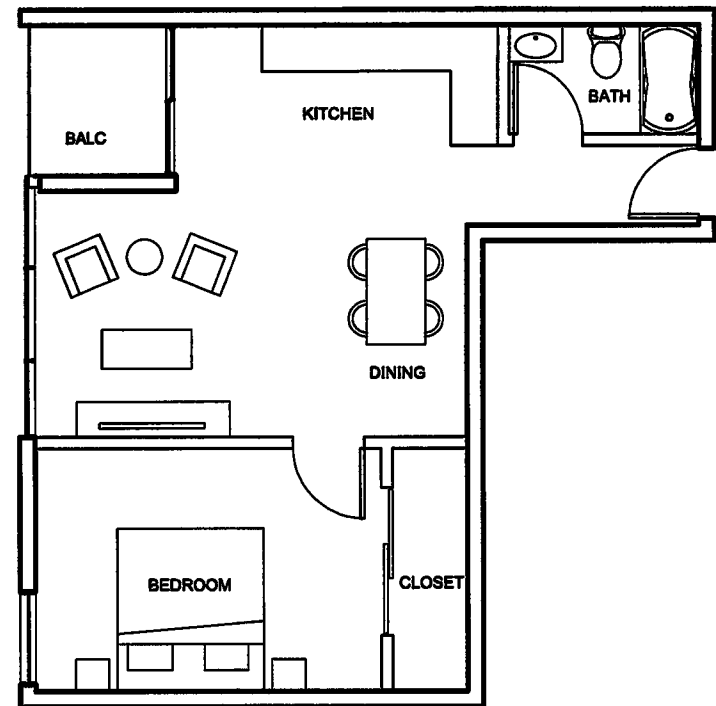
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TYPICAL UNIT PLANS

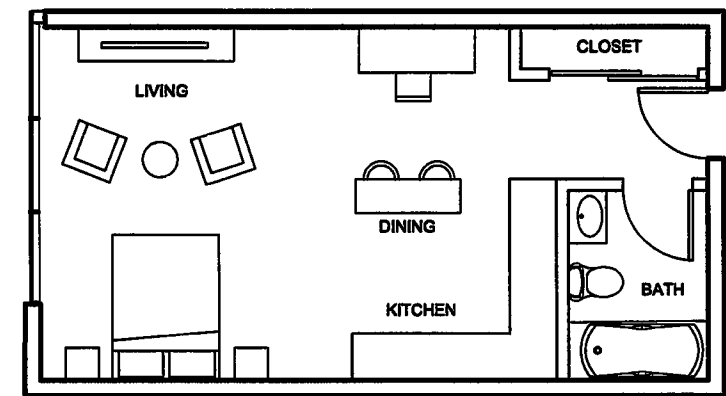
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6701 SUNSET BLVD.

45



1 BED /1 BATH



STUDIO