# 6800

**Issued for City Planning Application**

10/05/2023

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LICENSED ARCHITECT
OLIVIER SOMMERHALDER
C32170
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

**Seal / Signature**

| △ | Date | Description |
|---|---|---|
| 1 | 10/05/2023 | ISSUED FOR CITY PLANNING APPLICATION |

**LADBS Stamp**

## NOT FOR CONSTRUCTION

**Project Name**

6800

**Project Number**

005.1960.000

**Description**

SHEET INDEX

**Scale**

NOT TO SCALE

# G0.00


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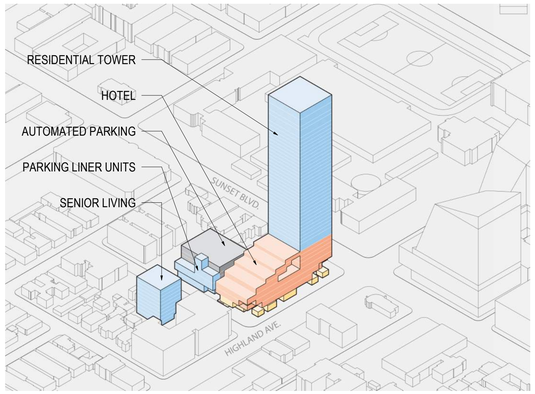
# RESIDENTIAL / HOTEL UNIT SUMMARY

| Level | TOTAL | RESIDENTIAL STUDIO | 1 BEDROOM | 2 BEDROOM | 3 BEDROOM | HOTEL ROOM | SUITE |
|---|---|---|---|---|---|---|---|
| HOTEL | | | | | | | |
| LEVEL 08 | 18 | 0 | 0 | 0 | 0 | 14 | 4 |
| LEVEL 07 | 18 | 0 | 0 | 0 | 0 | 14 | 4 |
| LEVEL 06 | 20 | 0 | 0 | 0 | 0 | 16 | 4 |
| LEVEL 04 | 31 | 0 | 0 | 0 | 0 | 26 | 5 |
| LEVEL 03 | 28 | 0 | 0 | 0 | 0 | 22 | 6 |
| | 115 | 0 | 0 | 0 | 0 | 92 | 23 |
| PARKING LINER UNITS | | | | | | | |
| LEVEL 05S | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| LEVEL 03S | 3 | 0 | 0 | 3 | 0 | 0 | 0 |
| LEVEL 01S | 2 | 0 | 0 | 2 | 0 | 0 | 0 |
| | 6 | 0 | 0 | 6 | 0 | 0 | 0 |
| RESIDENTIAL TOWER | | | | | | | |
| LEVEL 40 | 4 | 0 | 0 | 0 | 4 | 0 | 0 |
| LEVEL 39 | 4 | 0 | 0 | 0 | 4 | 0 | 0 |
| LEVEL 38 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 37 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 36 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 35 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 34 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 33 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 32 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 31 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 30 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 29 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 28 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 27 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 26 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 25 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 24 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 23 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 22 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 21 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 20 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 19 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 18 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 17 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 16 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 15 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 14 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 13 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 12 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 11 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| LEVEL 10 | 10 | 0 | 6 | 4 | 0 | 0 | 0 |
| | 298 | 0 | 174 | 116 | 8 | 0 | 0 |
| SENIOR LIVING | | | | | | | |
| LEVEL 11S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 10S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 09S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 08S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 07S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 06S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 03 | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 04S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 03S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| LEVEL 02S | 8 | 4 | 4 | 0 | 0 | 0 | 0 |
| | 80 | 40 | 40 | 0 | 0 | 0 | 0 |
| | 499 | 40 | 214 | 122 | 8 | 92 | 23 |

## PROJECT MASSING




# SITE INFORMATION

**LEGAL SITE DESCRIPTION**

| APN | ADDRESSES | LEGAL DESCRIPTION |
|---|---|---|
| 5548015018 | 6827 W. Leland Way | SEAGER TRACT LOT 9 |
| 5548015019 | 6823 W. Leland Way | SEAGER TRACT LOT 10 |
| 5548015020 | 6817 W. Leland Way | SEAGER TRACT LOT 11 |
| 5548015021 | 6811-6813 W. Leland Way | SEAGER TRACT LOT 12 |
| 5548015022 | 6807 W. Leland Way | SEAGER TRACT LOT 13 |
| 5548015023 | 1429-1445 N. Highland Ave | SEAGER TRACT LOT FR 14 |
| 5548015024 | 6816 W. Leland Way | SEAGER TRACT LOT 18 |
| 5548015025 | 6822 W. Leland Way | SEAGER TRACT LOT 19 |
| 5548015027 | 6830 W. Leland Way | SEAGER TRACT LOT 21 |
| 5548015036 | 6800-6814 W. Sunset Blvd. and 1451-1459N. Highland Avenue | SEAGER TRACT LOT FR 1, LOT 2, LOT 3 |

LOTS 10, 11, 12, 13, AND 14 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT 9 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOTS 1, 2, AND 3 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT 18 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT 19 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
LOT 21 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LOT AREA** 78,625 SF

| DEDICATION | REQUIRED | PROPOSED |
|---|---|---|
| SUNSET | 7' - 6" | 7' - 6" |
| LELAND WAY | NONE | 0' - 0" |
| HIGHLAND | NONE | 0' - 0" |

| SETBACKS | REQUIRED | PROPOSED |
|---|---|---|
| FRONT YARD AT SUNSET | NONE | NONE |
| FRONT/REAR YARD AT LELAND | 15FT AT RD ZONE ONLY | 15FT AT RD AND 0FT AT C4/C2 |
| SIDE YARD AT HIGHLAND | NONE | NONE |
| SIDE YARD AT C4 | 16 FT | 12 FT (-25%) |
| SIDE YARD AT RD (NORTH OF LELAND) | 11 FT | 8 FT (-27%) |
| SIDE YARD AT RD (SOUTH OF LELAND) | 15 FT | 10 FT (-33%) |

| FAR | ALLOWABLE FLOOR AREA | PROPOSED FLOOR AREA |
|---|---|---|
| | 157,831 | 580,000 SF 8:1 |

| BUILDING HEIGHT | ALLOWABLE | PROPOSED |
|---|---|---|
| C4-2D-SN | UNLIMITED | 520 FT |
| C2-1-SN | UNLIMITED | 520 FT |
| RD1.5 (NORTH OF LELAND) | 30 FT | 92 FT |
| RD1.5 (SOUTH OF LELAND) | 30 FT | 132 FT |

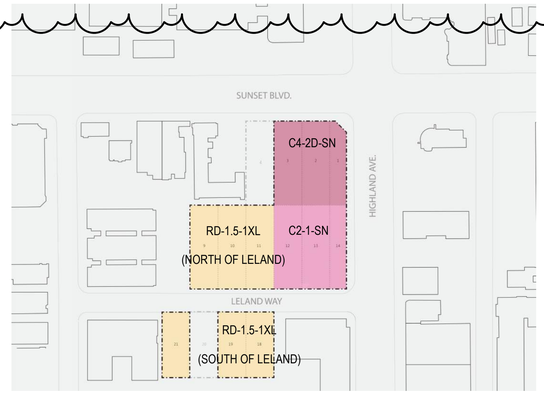
| RESIDENTIAL DENSITY | ALLOWABLE | PROPOSED |
|---|---|---|
| TOTAL RESIDENTIAL UNITS | 172 UNITS (BASE) | 384 UNITS (+123%) |
| INDEPENDENT SENIOR LIVING (V.L.I.) | | 80 UNITS |
| MARKET RATE UNITS | | 304 UNITS |

**PLANNING** *per City of Los Angeles*

| | PARCEL | LOT AREA** (PRE SETBACKS) | BUILDABLE (W/SETBACKS) | BASE DENSITY FORMULA | BASE DENSITY UNITS ALLOWED | BASE FAR FAR | BASE FAR AREA ALLOWED | TOTAL UNITS (PROPOSED) | TOTAL FAR (PROPOSED) |
|---|---|---|---|---|---|---|---|---|---|
| MIXED USE BUILDING | C4-2D-SN* | 19,191 | 19,191 | | 96.0 | | 38382 | 298 | 441,321 |
| | *PARCEL #1* | *4,191* | *4,191* | *200 lot area/unit* | *21* | *2.0* | *8,382* | | |
| | *PARCEL #2* | *7,500* | *7,500* | *200 lot area/unit* | *37* | *2.0* | *15,000* | | |
| | *PARCEL #3* | *7,500* | *7,500* | *200 lot area/unit* | *37* | *2.0* | *15,000* | | |
| | *PARCEL #4* | | | | | | | | |
| | C2-1-SN | 19,369 | 19,369 | | 49.0 | | 29054 | 0 | 75,277 |
| | *PARCEL #12* | *7,501* | *7,501* | *400 lot area/unit* | *19* | *1.5* | *11,251* | | |
| | *PARCEL #13* | *7,500* | *7,500* | *400 lot area/unit* | *19* | *1.5* | *11,250* | | |
| | *PARCEL #14* | *4,368* | *4,368* | *400 lot area/unit* | *11* | *1.5* | *6,551* | | |
| | RD1.5-1XL | 22,507 | 18,757 | | 16.0 | | 56271 | 6 | 14,303 |
| | *PARCEL #9* | *7,503* | *5,805* | *1500 lot area/unit* | *5* | *3.0* | *17,415* | | |
| | *PARCEL #10* | *7,502* | *6,452* | *1500 lot area/unit* | *5* | *3.0* | *19,356* | | |
| | *PARCEL #11* | *7,502* | *6,500* | *1500 lot area/unit* | *5* | *3.0* | *19,499* | | |
| SENIOR LIVING B. | RD1.5-1XL | 11,750 | 7,875 | | 8.0 | | 23624 | 80 | 49,099 |
| | *PARCEL #18* | *5,875* | *3,937* | *1500 lot area/unit* | *4* | *3.0* | *11,812* | | |
| | *PARCEL #19* | *5,875* | *3,937* | *1500 lot area/unit* | *4* | *3.0* | *11,812* | | |
| | RD1.5-1XL | 5,878 | 3,500 | | 4.0 | | 10500 | 0 | *0* |
| | *PARCEL #20* | | | | | | | | |
| | *PARCEL #21* | *5,878* | *3,500* | *1500 lot area/unit* | *4* | *3.0* | *10,500* | | |
| | **TOTAL** | **78,695** | **68,691** | | **173.0** | | **157,831** | **384** | **580,000** |

*REGIONAL CENTER LAND USE DESIGNATION
** LOT AREA PER ZIMAS
IN COMPUTING THE FLOOR AREA FOR MIXED USE PROJECTS IN C2 AND C4 ZONES, THE "BUILDABLE AREA" SHALL HAVE THE SAME MEANING AS "LOT AREA"

## ZONING MAP




# PROJECT INFORMATION

**PROJECT NAME:** 6800

**SITE ADDRESS:** 6800-6820 W. SUNSET BOULEVARD
1421-1459 N. HIGHLAND AVENUE
6807-6833 W. LELAND WAY
6816, 6822, 6830 W. LELAND WAY
LOS ANGELES CA 90028

**OWNER:** **Yair Ben-Moshe and David Cohen**
YBM-DANUR, LLC
4579 W. Pico Boulevard
LOS ANGELES, CALIFORNIA 90019
(323) 228 - 4477

**OWNER'S DELEGATED AUTHORITY:** **RAFFI COHEN**
GALAXY COMMERCIAL HOLDING, LLC
8906 WEST OLYMPIC BOULEVARD, SUITE 200
LOS ANGELES, CALIFORNIA 90211
(310) 273 - 7239

**PROJECT DESCRIPTION**

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION, USE AND MAINTENANCE OF A MIXED-USE BUILDING(S) CONTAINING APPROXIMATELY 580,000 SF SQUARE FEET OF FLOOR AREA HAVING 384 RESIDENTIAL DWELLING UNITS, 80 OF WHICH ARE RESTRICTED TO VERY LOW INCOME INDEPENDENT SENIOR HOUSEHOLDS. IT ALSO INCLUDES 115 KEY HOTEL AND APPROXIMATELY 23,000 SQUARE FEET OF COMMERCIAL USES.

**THE PROJECT CONSISTS OF 2 BUILDINGS OVER 3 LEVELS OF SUBTERRANEAN PARKING/LOADING:**

- 42-STORY BUILDING WITH A MAXIMUM HEIGHT OF 520 FT. HAVING 298 RESIDENTIAL DWELLING UNITS, 115 KEY HOTEL AND APPROXIMATELY 23,000 SQUARE FEET OF COMMERCIAL USES. IN ADDETION TO 8-STORY AUTOMATED PARKING BUILDING WITH A MAXIMUM HEIGHT OF 92FT. WHICH ALSO CONTANS 6 RESIDENTIAL DWELLING UNITS FACING LELAND AND ROOF TOP RESIDENTIAL AMENITY

- 12-STORY (+ 1 LEVEL BASEMENT) BUILDING WITH A MAXIMUM HEIGHT OF 132FT CONTAINING 80 RESTRICTED TO VERY LOW INCOME INDEPENDENT SENIOR HOUSEHOLDS AND SOME AMENITY FOR THE RESIDENTS

**THE PROJECT IS REQUESTING THE FOLLOWING ENTITLEMENTS:**

1. CONDITIONAL USE PERMIT PURSUANT TO SEC. 12.24 W.24 AND 12.24 T, TO ALLOW A HOTEL IN THE C2 AND C4 ZONES WITHIN 500 FEET OF ANY 'R' ZONE AND TO ALLOW FOR A VESTED FOR BOTH THE AFOREMENTIONED HOTEL AND FOR A MIXED-USE COMMERCIAL/RESIDENTIAL DEVELOPMENT.
2. SITE PLAN REVIEW PURSUANT TO SEC. 16.05, TO ALLOW 50 OR MORE RESIDENTIAL UNITS OR HOTEL GUEST ROOMS OR COMBINATION THEREOF.
3. ACKNOWLEDGEMENT OF COMPLIANCE TO THE HOLLYWOOD REDEVELOPMENT PLAN.
4. SHARED PARKING APPROVAL 12.24 X.20.
5. DENSITY BONUS. With INCENTIVES AND WAIVERS:

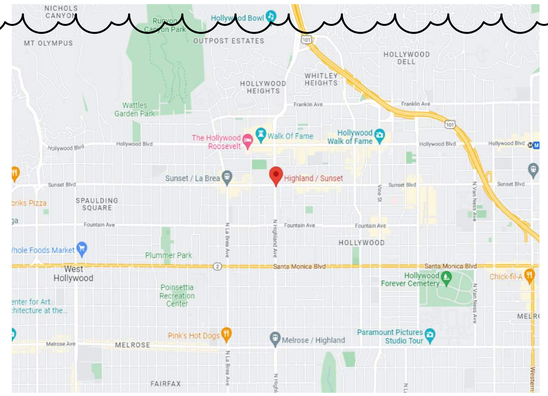
THE PROJECT IS ENTITLED TO 3 INCENTIVES. THE APPLICANT IS REQUESTING THREE INCENTIVES:

1. ALLOWING THE PROJECT TO AVERAGE THE FLOOR AREA RATIO, PARKING, AND OPEN SPACE AND VEHICULAR ACCESS FROM A LESS RESTRICTIVE ZONE TO A MORE RESTRICTIVE ZONE. ON-MENU INCENTIVE.
2. PERMISSION TO ALLOW SOME COMMERCIAL PARKING AND ACCESS TO SAID PARKING STALLS (TO SERVE THE HOTEL AND RETAIL COMPONENTS) TO BE LOCATED IN THE RD1.5-1XL ZONE. OFF-MENU INCENTIVE.
3. AN INCREASE IN DENSITY OF 122.5 PERCENT FOR A TOTAL OF 384 UNITS. OF THIS TOTAL, THE APPLICANT WILL SET ASIDE 80 UNITS FOR VERY LOW INCOME SENIOR HOUSEHOLDS. THE REMAINING 304 UNITS WILL BE MARKET RATE. OFF-MENU INCENTIVE.

THE PROJECT ALSO REQUIRES THE FOLLOWING 8 WAIVERS:

1. AN INCREASE IN BUILDING HEIGHT TO 92 FEET IN THE RD ZONE WHERE 30 FEET IS THE LIMIT. (NOTE THAT THERE IS NO HEIGHT LIMIT IN THE TWO C ZONES.)
2. ALLOW AN INCREASE IN HEIGHT TO 123 FEET IN THE RD ZONE WHERE 30 FEET IS THE LIMIT.
3. AN INCREASE IN FAR TO 8:1.
4. ALLOWING OFF-SITE PARKING FOR THE SENIOR CITIZEN AFFORDABLE HOUSING. THE WESTERNMOST SURFACE PARKING IS NOT CONTIGUOUS TO THE SENIOR HOUSING COMPONENT OF THE PROJECT.
5. ALLOWING OFF-SITE PARKING FOR THE SENIOR CITIZEN AFFORDABLE HOUSING ON THE NORTH SIDE OF LELAND IN THE PARKING GARAGE.
6. ALLOWING A REDUCTION IN THE REQUIRED WESTERLY SIDE YARD SETBACK ON THE SOUTH SIDE OF LELAND. IN LIEU OF THE REQUIRED 15 FEET, ALLOW 10 FEET OF SETBACK.
7. ALLOWING A REDUCTION IN THE REQUIRED EASTERLY SIDE YARD SETBACK ON THE SOUTH SIDE OF LELAND. IN LIEU OF THE REQUIRED 15 FEET, ALLOW 10 FEET OF SETBACK.
8. ALLOWING A REDUCTION IN THE REQUIRED SIDE YARD SETBACK ON THE NORTH SIDE OF LELAND. (NOTE THAT THIS ONLY AFFECTS THE SIDE YARD EVEN THOUGH IT JOGS.) TO PERMIT 8-12 FEET IN LIEU OF THE REQUIRED 11-16 FEET.

## VICINITY MAP

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LICENSED ARCHITECT JOLIVER SOMMERHALDER C32170 11/30/23 RENEWAL DATE STATE OF CALIFORNIA

**Seal / Signature**

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**LADBS Stamp**

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**Project Name**
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**Description**
PROJECT DATA

**Scale**
NOT TO SCALE

**G0.01**


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# VEHICLE PARKING SUMMARY

**PARKING REGULATIONS** per City of Los Angeles Parking Regulations

| | | SEC.12.21A.4 BY CODE | | Density Bonus Parking Options OPTION 01 | | Density Bonus Parking Options OPTION 02 | | SEC.12.24X.20 SHARED PARKING PLAN | |
|---|---|---|---|---|---|---|---|---|---|
| **PARKING REQUIRED** | UNIT/GSF | REQUIRED RATIO | TOTAL | REQUIRED RATIO | TOTAL | REQUIRED RATIO | TOTAL | WEEKDAY | WEEKEND |
| RESIDENTIAL | **384** | | 621 | | 514 | | 561 | **421** | **429** |
| Senior Living* 1 Bedroom Unit (=3 Habitable room) | 40 | 1.50 spaces/unit | 60 | 1.00 spaces/unit | 40 | 0.50 spaces/unit | 20 | | |
| Senior Living* Studio Unit (<3 Habitable room) | 40 | 1.00 spaces/unit | 40 | 1.00 spaces/unit | 40 | 0.50 spaces/unit | 20 | | |
| 1 Bedroom Units (= 3 Habitable room) | 174 | 1.50 spaces/unit | 261 | 1.00 spaces/unit | 174 | 1.00 spaces/unit | 261 | | |
| 2+3 Bedroom Units (> 3 Habitable room) | 130 | 2.00 spaces/unit | 260 | 2.00 spaces/unit | 260 | 2.00 spaces/unit | 260 | | |
| **HOTEL** | **115** | | 63 | | 63 | | 63 | **58** | **59** |
| First 30 Guestrooms | 30 | 1.00 spaces/unit | 30 | | | | | | |
| Next 30 Guestrooms | 30 | 0.50 spaces/unit | 15 | | | | | | |
| Remaining Guestrooms | 55 | 0.33 spaces/unit | 18 | | | | | | |
| **RETAIL** | **23,000** | | 92 | | 92 | | 92 | **12** | **0** |
| Retail | 23,000 | 2.00 per 500 sf | 92 | | | | | | |
| **TOTAL** | | | 776 | | 669 | | 716 | **491** | **488** |

*** 55+ senior independent living**
**This project is seeking a shared parking plan per section 12.24x.20**

**PARKING PROVIDED** Fully Attended Shared Parking Plan

| **Level Designation** | **Non-EV Spaces** Non-Accessible Standard | Non-Accessible Compact | Accessible CAR | Accessible VAN | **Electric Vehicle Charging Stations (EVCS)** Non-Accessible Standard | Non-Accessible Compact | Non-Accessible VAN | Accessible CAR | Accessible Ambulatory | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **Automated Parking** | | | | | | | | | | **240** |
| Level 07 | 38 | | | | 10 | | | | | 48 |
| Level 06 | 38 | | | | 10 | | | | | 48 |
| Level 05 | 38 | | | | 10 | | | | | 48 |
| Level 04 | 38 | | | | 10 | | | | | 48 |
| Level 03 | 30 | | 4 | | 10 | | | 2 | 2 | 48 |
| **Surface Parking** | | | | | | | | | | **12** |
| Level 01 (Reserved Senior Parking) | 9 | 0 | 1 | 2 | | | | | | 12 |
| **Basement Parking** | | | | | | | | | | **248** |
| Level P1 | 46 | 14 | | | | | | | | 60 |
| Level P2 | 56 | 14 | | | | | | | | 70 |
| Level P3 | 46 | 34 | 1 | 1 | 30 | 3 | 1 | 1 | 1 | 118 |
| | **339** | **62** | **6** | **3** | **80** | **3** | **1** | **3** | **3** | **500** |

# BICYCLE PARKING SUMMARY

**BICYCLE PARKING REQUIREMENTS**

| | Short-Term | Long-Term |
|---|---|---|
| Residential Units (1-25) | 1 space/10 units | 1 space/1 units |
| Residential Units (26-100) | 1 space/15 units | 1 space/1.5 units |
| Residential Units (101-200) | 1 space/20 units | 1 space/2 units |
| Residential Units (201+) | 1 space/40 units | 1 space/4 units |
| Hotel | 1 space/10 Key | 1 space/10 Key |
| All Institutional Uses (senior living) | 1 space/10,000 sf | 1 space/5,000 sf |
| Retail | 1 space/2,000 sf | 2 space/resturant |

**BICYCLE PARKING FOR MIXED USE BUILDING**

| **Program** | **Short-Term** | | **Long-Term** | |
|---|---|---|---|---|
| Resi Units (1-25) | 1 space/10 units | 3 | 1 space/1 units | 25 |
| Resi Units (26-100) | 1 space/15 units | 5 | 1 space/1.5 units | 50 |
| Resi Units (101-200) | 1 space/20 units | 5 | 1 space/2 units | 50 |
| Resi Units (201+) | 1 space/40 units | 3 | 1 space/4 units | 26 |
| **Residential Bike Parking Required** | | **16** | | **151** |

| **Program** | **Short-Term** | | **Long-Term** | |
|---|---|---|---|---|
| Hotel (115 key) | 1 space/10 Key | 12 | 1 space/10 Key | 12 |
| Retail (23,000sf) | 1/2,000 sf | 12 | 1/2,000 sf | 12 |
| **Non-Residential Bike Parking Required** | | **24** | | **24** |

| **Total Bike Parking** | **Short-Term** | **Long-Term** |
|---|---|---|
| **Required** | 40 | 175 |
| **Provided** | 40 | 175 |

**BICYCLE PARKING FOR SENIOR LIVING BUILDING**

| **Program** | **Short-Term** | | **Long-Term** | |
|---|---|---|---|---|
| Senior Living (49,099sf) | 1/10,000 sf | 5 | 1/5,000 sf | 10 |
| **Senior Living Bike Parking Required** | | **5** | | **10** |

| **Total Bike Parking** | **Short-Term** | **Long-Term** |
|---|---|---|
| **Required** | 5 | 10 |
| **Provided** | 5 | 10 |

# OPEN SPACE SUMMARY

**SUMMARY OF REQUIRED USABLE OPEN SPACE REGULATIONS -** per LAMC 12.21 G

**Residential Uses**

| | |
|---|---|
| Residential (< 3 habitable rooms*) | 100 sf / unit |
| Residential (= 3 habitable rooms*) | 125 sf / unit |
| Residential ( > 3 habitable rooms*) | 175 sf / unit |

## REQUIRED USABLE OPEN SPACE - MARKET RATE RESIDENTIAL

| **Unit Type** | **Unit Count** | **SF/Unit** | **Usable Open Space Area** |
|---|---|---|---|
| 1 Bedroom (< 3 habitable rooms*) | 174 | 100 | 17,400 |
| 2 Bedroom (=3 habitable rooms*) | 122 | 125 | 15,250 |
| 3-5 Bedroom+ ( > 3 habitable rooms*) | 8 | 175 | 1,400 |
| | | **TOTAL REQUIRED OPEN SPACE** | **34,050** |

***Qualified Usable Open Space Areas based on Required Usable Open Space***

| | | |
|---|---|---|
| *Min Common Open Space Required* ***(≥50%)*** *:* | *17,025* | *sf* |
| *Max Qualified Common Open Space (Indoor) - Recreation Rooms* ***(≤25%)*** *:* | *8,513* | *sf* |
| *Max Qualified Private Open Space - Balconies* ***(≤50sf/unit)*** *:* | *15,200* | *sf* |

**COMMON AREA OPEN SPACE PROVIDED - MARKET RATE RESIDENTIAL**

| **Open Space Type** | | **Provided** | **Qualified** |
|---|---|---|---|
| Common Open Space - Outdoor | 58% | 19,737 | *19,737* |
| Common Open Space (Indoor) - Recreation Rooms | 25% | 8,513 | *8,513* |
| Private Open Space - Balconies | 17% | 5,800 | 5,800 |
| Sub-Total Open Space: | **100%** | **34,050** | **34,050** |

**Minimum of 25% of Common Open Space Outdoor as Landscaped Area**

(Per LAMC, Section 12.21 G)

| | |
|---|---|
| Total Qualified Common Open Space Outdoor Area (SF): | 19,737 |
| | *X 25%* |
| Minimum Area of Landscaping (SF): | *4,934* |
| Landscaped Area Provided (SF): | **4,934** |
| | *Condition Met* |

**TREES REQUIRED**

| | | | | |
|---|---|---|---|---|
| One 24" box for every 4 units: (sidewalk trees excluded per code) | 304 units / 4 = | **76** | *Trees Required* | *Condition Met* |

## REQUIRED USABLE OPEN SPACE - SENIOR LIVING

| **Unit Type** | **Unit Count** | **SF/Unit** | **Usable Open Space Area** |
|---|---|---|---|
| 1 Bedroom (< 3 habitable rooms*) | 80 | 100 | 8,000 |
| 2 Bedroom (=3 habitable rooms*) | 0 | 125 | 0 |
| 3-5 Bedroom+ ( > 3 habitable rooms*) | 0 | 175 | 0 |
| | | **TOTAL REQUIRED OPEN SPACE** | **8,000** |

***Qualified Usable Open Space Areas based on Required Usable Open Space***

| | | |
|---|---|---|
| *Min Common Open Space Required* ***(≥50%)*** *:* | *4,000* | *sf* |
| *Max Qualified Common Open Space (Indoor) - Recreation Rooms* ***(≤25%)*** *:* | *2,000* | *sf* |
| *Max Qualified Private Open Space - Balconies* ***(≤50sf/unit)*** *:* | *4,000* | *sf* |

**COMMON AREA OPEN SPACE PROVIDED - SENIOR LIVING**

| **Open Space Type** | | **Provided** | **Qualified** |
|---|---|---|---|
| Common Open Space - Outdoor | 58% | 4,000 | *4,000* |
| Common Open Space (Indoor) - Recreation Rooms | 35% | 0 | *0* |
| Private Open Space - Balconies | 6% | 4,000 | 4,000 |
| Total Open Space: | **100%** | **8,000** | **8,000** |

**Minimum of 25% of Common Open Space Outdoor as Landscaped Area**

(Per LAMC, Section 12.21 G)

| | |
|---|---|
| Total Qualified Common Open Space Outdoor Area (SF): | 4,000 |
| | *X 25%* |
| Minimum Area of Landscaping (SF): | *1,000* |
| Landscaped Area Provided (SF): | **1,000** |
| | *Condition Met* |

**TREES REQUIRED**

| | | | | |
|---|---|---|---|---|
| One 24" box for every 4 units: (sidewalk trees excluded per code) | 80 units / 4 = | **20** | *Trees Required* | *Condition Met* |

NOTE:
1- SEE SHEETS G0.20 - G0.21 FOR FAR AREA DIAGRAMS
2- SEE SHEETS G0.30 - G0.31 AND L0.21 - L0.22 FOR OPEN SPACE DIAGRAMS
3- THIS PROJECT IS SEEKING A SHARED PARKING PLAN PER SECTION 12.24X.20
4- FOR BIKE PARKING SEE SHEET A2.303 , A2.101 AND A2.202

# FLOOR AREA SUMMARY

FAR BY PROGRAM

| Name | Area | % |
|---|---|---|
| HOTEL | 150,000 SF | 26% |
| RESIDENTIAL | 407,000 SF | 70% |
| RETAIL | 23,000 SF | 4% |
| | 580,000 SF | |

FAR BY LEVEL AND PROGRAM

| LEVEL | TOTAL | RESI AREA | HOTEL AREA | RETAIL AREA |
|---|---|---|---|---|
| SENIOR LIVING B. | | | | |
| LEVEL B01 | 179 SF | 179 SF | 0 SF | 0 SF |
| LEVEL 01S | 4,287.8 SF | 4,287.8 SF | 0 SF | 0 SF |
| LEVEL 02S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 03S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 04S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 05S | 4,370.9 SF | 4,370.9 SF | 0 SF | 0 SF |
| LEVEL 06S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 07S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 08S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 09S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 10S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 11S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 12S | 1,071.8 SF | 1,071.8 SF | 0 SF | 0 SF |
| | 49,112.9 SF | 49,112.9 SF | 0 SF | 0 SF |
| MIXED USE B. | | | | |
| LEVEL B03 | 452.3 SF | 252 SF | 200.3 SF | 0 SF |
| LEVEL B02 | 11,478.5 SF | 3,289.3 SF | 8,189.1 SF | 0 SF |
| LEVEL B01 | 3,364.1 SF | 3,034.4 SF | 329.7 SF | 0 SF |
| LEVEL 01S | 2,910.5 SF | 2,910.5 SF | 0 SF | 0 SF |
| LEVEL 01 | 30,800.4 SF | 8,153.3 SF | 6,133.6 SF | 16,513.5 SF |
| LEVEL 02S | 2,078.1 SF | 2,078.1 SF | 0 SF | 0 SF |
| LEVEL 03S | 2,332.8 SF | 2,332.8 SF | 0 SF | 0 SF |
| LEVEL 02 | 22,193.2 SF | 0 SF | 22,193.2 SF | 0 SF |
| LEVEL 04S | 2,186.8 SF | 2,186.8 SF | 0 SF | 0 SF |
| LEVEL 03 | 27,550.3 SF | 4,370.9 SF | 23,179.4 SF | 0 SF |
| LEVEL 05S | 969.8 SF | 969.8 SF | 0 SF | 0 SF |
| LEVEL 06S | 906.1 SF | 906.1 SF | 0 SF | 0 SF |
| LEVEL 04 | 24,494.5 SF | 0 SF | 24,494.5 SF | 0 SF |
| LEVEL 08S | 2,917.8 SF | 2,917.8 SF | 0 SF | 0 SF |
| LEVEL 05 | 24,443.7 SF | 2,131.5 SF | 15,825.8 SF | 6,486.5 SF |
| LEVEL 06 | 18,339.2 SF | 0 SF | 18,339.2 SF | 0 SF |
| LEVEL 07 | 16,249.8 SF | 0 SF | 16,249.8 SF | 0 SF |
| LEVEL 08 | 15,937.1 SF | 1,071.8 SF | 14,865.3 SF | 0 SF |
| LEVEL 09 | 10,950.4 SF | 10,950.4 SF | 0 SF | 0 SF |
| LEVEL 10 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 11 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 12 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 13 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 14 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 15 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 16 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 17 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 18 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 19 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 20 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 21 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 22 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 23 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 24 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 25 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 26 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 27 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 28 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 29 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 30 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 31 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 32 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 33 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 34 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 35 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 36 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 37 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 38 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 39 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 40 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 42 | 11,819.9 SF | 11,819.9 SF | 0 SF | 0 SF |
| | 530,887.1 SF | 357,887.1 SF | 150,000 SF | 23,000 SF |
| | 580,000 SF | 407,000 SF | 150,000 SF | 23,000 SF |

GALAXY

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LICENSED ARCHITECT OLIVIA SOMMERHALDER C32170 11/30/23 RENEWAL DATE STATE OF CALIFORNIA

**Seal / Signature**

| △ Date | Description |
|---|---|
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EXISTING SITE AERIAL

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4. VIEW FROM HIGHLAND LOOKING WEST ALONG LELAND WAY

2. VIEW FROM HIGHLAND LOOKING NORTHWEST

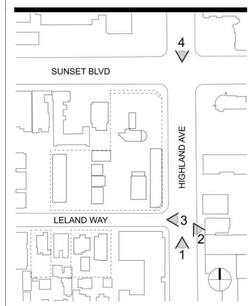
3. VIEW FROM HIGHLAND LOOKING SOUTH

1. VIEW FROM HIGHLAND LOOKING NORTH

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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4. VIEW FROM LELAND WAY LOOKING NORTHWEST

2. VIEW FROM SUNSET LOOKING SOUTHEAST

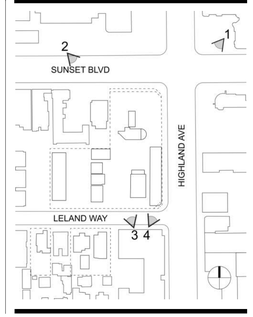
3. VIEW FROM LELAND WAY LOOKING NORTHEAST

1. VIEW FROM SUNSET LOOKING SOUTHWEST

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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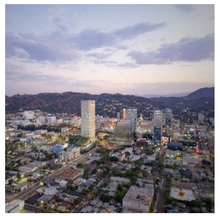
# FROM MIXED USE TO INTEGRATED USE

**Background**
Early Los Angeles formed from an extra-urban network of small cities connected by arteries of rail lines and Boulevards. The original Pueblo by the LA River spawning Downtown, Santa Monica by the sea, Hollywood against the hills and Beverly Hills in town, amongst a few others. These city centers were all connected by their respective boulevards: Wilshire, Santa Monica, Sunset, as well as the defunct Red Line, cutting through the Rancho's and oil fields of early Los Angeles.

**Previous Zoning's Urban Impact**
On a simplified horizontal zoning basis employed by City Planning, modern Los Angeles evolved as an automobile dependent, low density blanket of suburban infill between these arteries of higher speed and occasionally taller, mostly single-use buildings. A dysfunctional condition of a single use highrise fronting a wide boulevard giving way to one story single family homes behind it occurs commonly as a result of the growth of the last century. Monofunctionality perpetuated both in the fields of infil and along the arteries.

COLUMBIA SQUARE, RIOS CLEMENTI HALE STUDIOS

**Emergence of Mixed Use Vertical Zoning**
In the past decades, contemporary Los Angeles has begun to recognize the value of Mixed Use neighborhood centers, including nuanced higher density and pedestrian oriented nodes occurring within closer proximity to each other encouraging citizens to live, work and play within a smaller radius than the previous century's model. Strategic Mixed-Use developments have begun to emerge as seeds to neighborhoods with good foundational conditions to grow. As it was in the past century, mobility remains among one of the strongest drivers of urban form, however the nature of mobility is changing more rapidly than it has in 100 years.

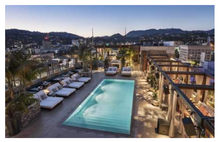


**Next gen Livable Neighborhoods & Integrated use**
Large scale developments can no longer simply be Mixed Use, but must incorporate public space and key hybrid functionalities that link multiple programs authentically and organically to urban life. They must be flexible and allow adaptability to new trends and shorter use-horizons than in the past. They must incorporate technology to support new modes of mobility, and include future-proof solutions for automobile parking with the knowledge that the space allocated for private cars will diminish in the very near future and should be converted to other supportive uses. New Mixed Use developments thus should be seen as organic outgrowths of a constantly changing urban life, connected and interdependent with existing fixed systems, as well as flexible and anticipatory of upcoming changes in soft systems.
We term such a model 'Integrated Use'.

# HOLLYWOOD REFERENCES

**The Courtyard**
The courtyard has endured as a predominant Los Angeles typology, harnessing the temperate Southern California climate as the ideal setting for a controlled centralized outdoor space. With the likes of the historic El Cabrillo Courts or the more social Cat & Fiddle, Hollywood is home to some of the most iconic courtyards, contributing to the image and culture that continues to attract a growing population.

**Alley Conversions**
With increased demand for authentic public spaces, Hollywood has responded by reclaiming and revitalizing abandoned alleys into vibrant outdoor pedestrian arteries. As Hollywood continues to densify, such a network of public spaces will inform integrated activity zones and help cultivate a wholesome civic community.

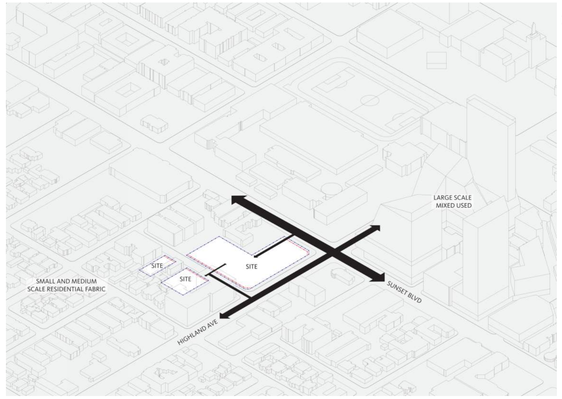


**Rooftops**
The unique climate and view resources of Hollywood, including the iconic Hollywood sign and many historic tall building profiles, create an idllyic setting for F&B, public, leisure and private roof terraces.

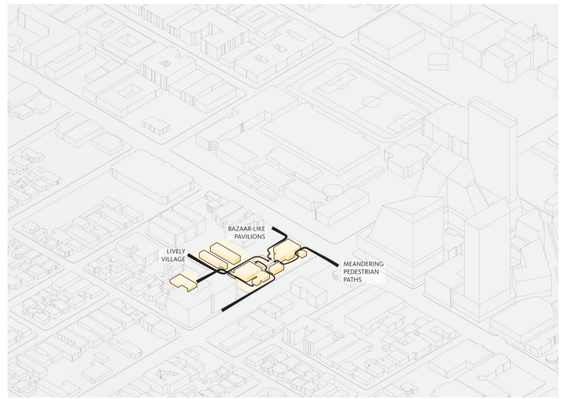
**The Retail Bazaar**
Opposite to a pro-forma big box retail anchor, Hollywood is known for is small scale, bazaar-like retail that creates a special and dynamic character. In this case the quantity and diversity of retail offerings acts as a the glue to enliven urban space which of itself is the destination.

# CONCEPT DIAGRAMS

CONTEXT




MEANDERING PEDESTRIAN PATHS

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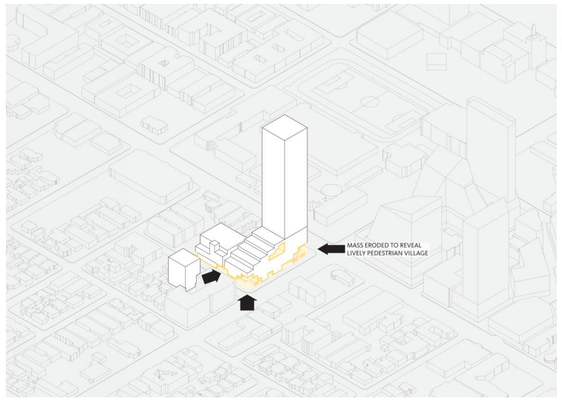
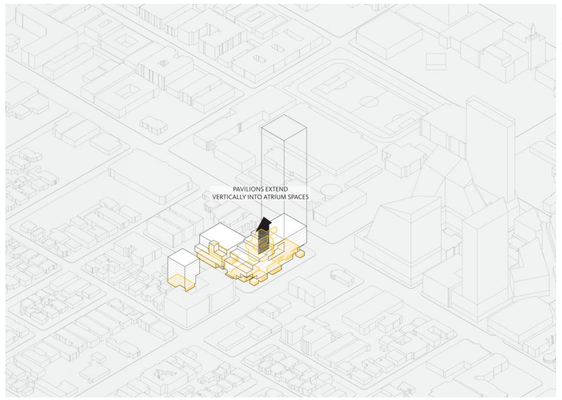
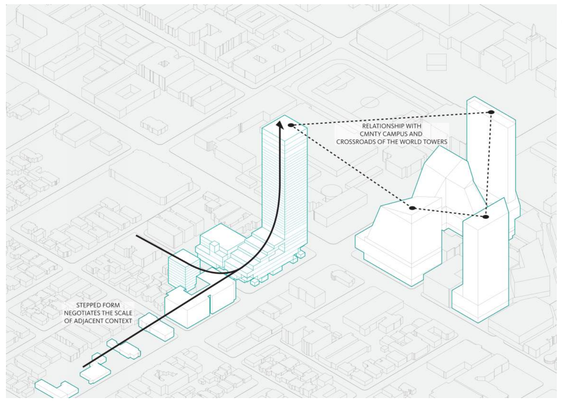



VERTICAL CONNECTION

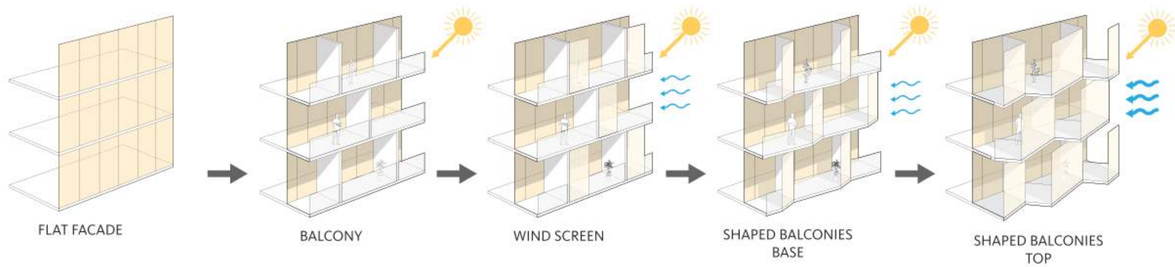



CONTEXTUAL EXPRESSION




AMENITY TERRACES

# FACADE CONCEPT




GALAXY

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**Gensler**

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11/30/23
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STATE OF CALIFORNIA

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Description
DESIGN CONCEPT

Scale
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**G0.06**

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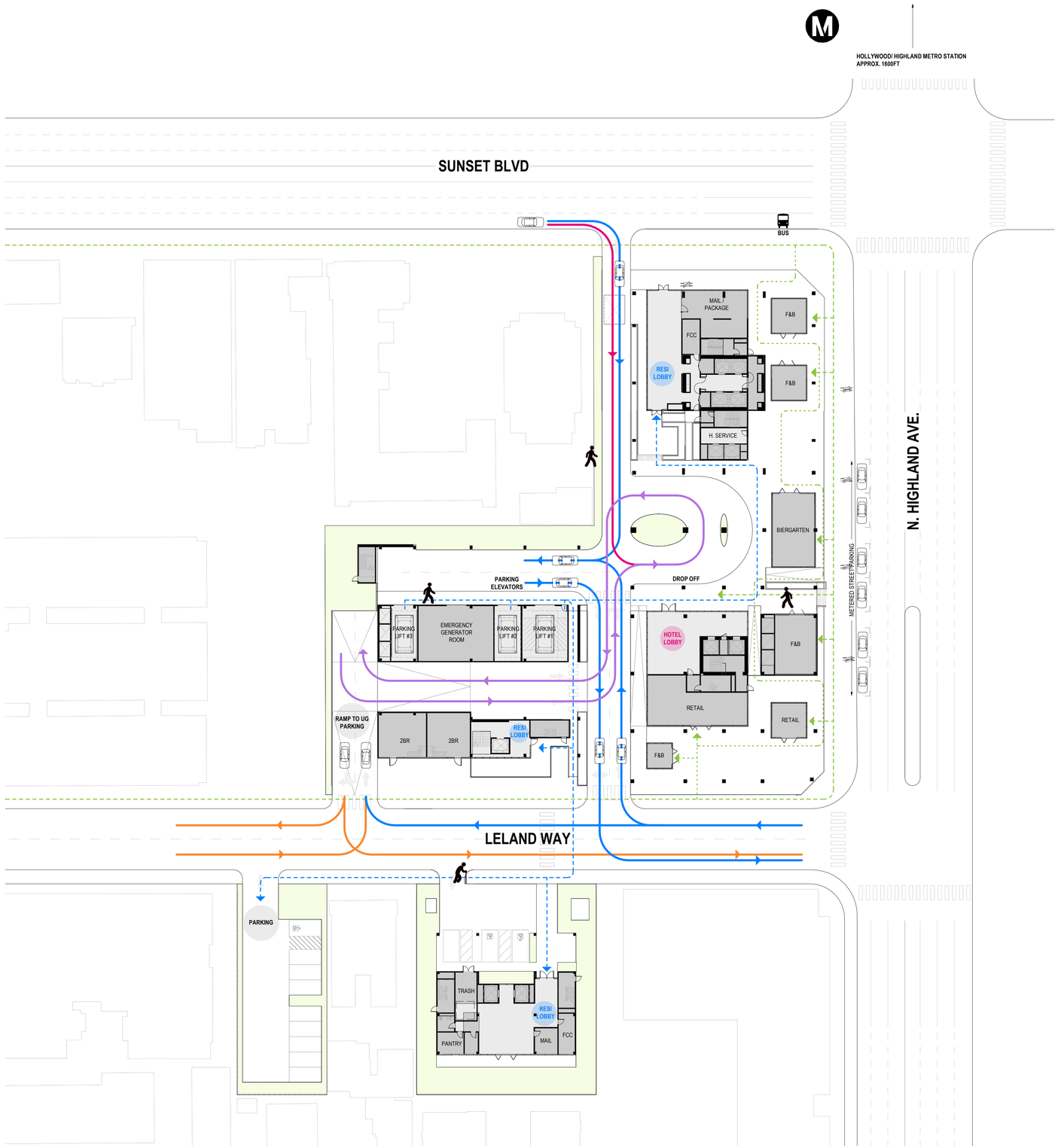


1 SITE PLAN - ACCESS AND CIRCULATION
SCALE: 1" = 30'-0"

## SHEET NOTES

## LEGENDS

- HOTEL GUEST VEHICLE
- RESIDENTS VEHICLE
- RESIDENT PEDESTRIAN
- HOTEL VALET
- STREET PEDESTRIAN
- SERVICE VEHICLE

## KEY PLAN

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Description
SITE ACCESS AND CIRCULATION DIAGRAM

Scale
As indicated
0 7.5 15 30 60 FT

**G0.08**

NORTH

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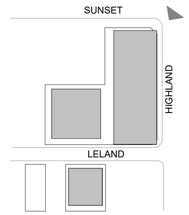
# PROJECT RENDERING - VIEW FROM SUNSET/HIGHLAND CORNER

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Description
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Scale
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**G0.10**

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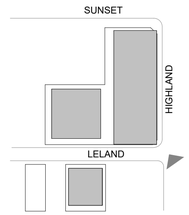
# PROJECT RENDERING - VIEW FROM SUNSET/HIGHLAND CORNER

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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**G0.11**

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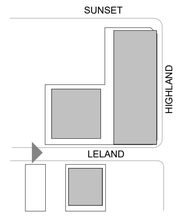
## PROJECT RENDERING - VIEW FROM LELAND

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Description
PROJECT RENDERING

Scale
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**G0.12**

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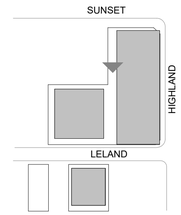
## PROJECT RENDERING - VIEW FROM PLAZA LOOKING SOUTH

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Description
PROJECT RENDERING

Scale
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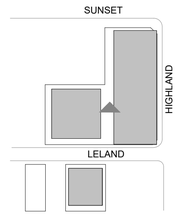
## PROJECT RENDERING - VIEW FROM PLAZA LOOKING NORTH

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Description
PROJECT RENDERING

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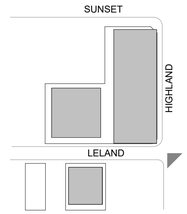
PROJECT RENDERING - VIEW FROM LELAND/HIGHLAND CORNER

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Description
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Scale
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**G0.15**

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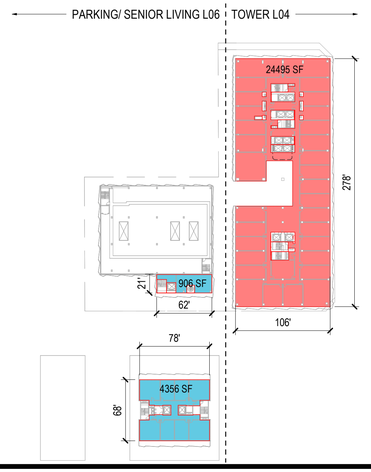
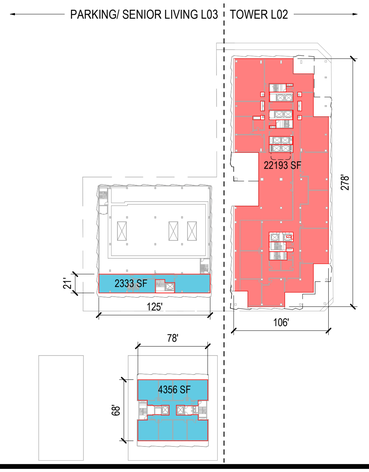
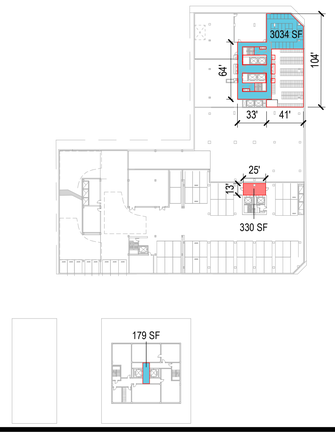



9 LEVEL 04/06S
SCALE: 1" = 80'-0"




6 LEVEL 02/03S
SCALE: 1" = 80'-0"




3 LEVEL B01
SCALE: 1" = 80'-0"




8 LEVEL 03/05S
SCALE: 1" = 80'-0"




5 LEVEL 02S
SCALE: 1" = 80'-0"




2 LEVEL B02
SCALE: 1" = 80'-0"




7 LEVEL 04S
SCALE: 1" = 80'-0"




4 LEVEL 01/01S
SCALE: 1" = 80'-0"




1 LEVEL B03
SCALE: 1" = 80'-0"

| FAR BY PROGRAM | | |
|---|---|---|
| Name | Area | % |
| HOTEL | 150,000 SF | 26% |
| RESIDENTIAL | 407,000 SF | 70% |
| RETAIL | 23,000 SF | 4% |
| | 580,000 SF | |

| FAR BY LEVEL AND PROGRAM | | | | |
|---|---|---|---|---|
| LEVEL | TOTAL | RESI AREA | HOTEL AREA | RETAIL AREA |
| SENIOR LIVING B. | | | | |
| LEVEL B01 | 179 SF | 179 SF | 0 SF | 0 SF |
| LEVEL 01S | 4,287.8 SF | 4,287.8 SF | 0 SF | 0 SF |
| LEVEL 02S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 03S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 04S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 05S | 4,370.9 SF | 4,370.9 SF | 0 SF | 0 SF |
| LEVEL 06S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 07S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 08S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 09S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 10S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 11S | 4,355.9 SF | 4,355.9 SF | 0 SF | 0 SF |
| LEVEL 12S | 1,071.8 SF | 1,071.8 SF | 0 SF | 0 SF |
| | 49,112.9 SF | 49,112.9 SF | 0 SF | 0 SF |
| MIXED USE B. | | | | |
| LEVEL B03 | 452.3 SF | 252 SF | 200.3 SF | 0 SF |
| LEVEL B02 | 11,478.5 SF | 3,289.3 SF | 8,189.1 SF | 0 SF |
| LEVEL B01 | 3,364.1 SF | 3,034.4 SF | 329.7 SF | 0 SF |
| LEVEL 01S | 2,910.5 SF | 2,910.5 SF | 0 SF | 0 SF |
| LEVEL 01 | 30,800.4 SF | 8,153.3 SF | 6,133.6 SF | 16,513.5 SF |
| LEVEL 02S | 2,078.1 SF | 2,078.1 SF | 0 SF | 0 SF |
| LEVEL 03S | 2,332.8 SF | 2,332.8 SF | 0 SF | 0 SF |
| LEVEL 02 | 22,193.2 SF | 0 SF | 22,193.2 SF | 0 SF |
| LEVEL 04S | 2,186.8 SF | 2,186.8 SF | 0 SF | 0 SF |
| LEVEL 03 | 27,550.3 SF | 4,370.9 SF | 23,179.4 SF | 0 SF |
| LEVEL 05S | 969.8 SF | 969.8 SF | 0 SF | 0 SF |
| LEVEL 06S | 906.1 SF | 906.1 SF | 0 SF | 0 SF |
| LEVEL 04 | 24,494.5 SF | 0 SF | 24,494.5 SF | 0 SF |
| LEVEL 08S | 2,917.8 SF | 2,917.8 SF | 0 SF | 0 SF |
| LEVEL 05 | 24,443.7 SF | 2,131.5 SF | 15,825.8 SF | 6,486.5 SF |
| LEVEL 06 | 18,339.2 SF | 0 SF | 18,339.2 SF | 0 SF |
| LEVEL 07 | 16,249.8 SF | 0 SF | 16,249.8 SF | 0 SF |
| LEVEL 08 | 15,937.1 SF | 1,071.8 SF | 14,865.3 SF | 0 SF |
| LEVEL 09 | 10,950.4 SF | 10,950.4 SF | 0 SF | 0 SF |
| LEVEL 10 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 11 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 12 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 13 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 14 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 15 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 16 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 17 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 18 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 19 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 20 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 21 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 22 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 23 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 24 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 25 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 26 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 27 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 28 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 29 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 30 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 31 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 32 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 33 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 34 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 35 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 36 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 37 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 38 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 39 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 40 | 9,629.4 SF | 9,629.4 SF | 0 SF | 0 SF |
| LEVEL 42 | 11,819.9 SF | 11,819.9 SF | 0 SF | 0 SF |
| | 530,887.1 SF | 357,887.1 SF | 150,000 SF | 23,000 SF |
| | 580,000 SF | 407,000 SF | 150,000 SF | 23,000 SF |

**FAR AREA CALCULATION STANDARDS - LOS ANGELES**

**INCLUDES**
- AREAS WITHIN EXTERIOR WALLS
- AREAS UNDER ARCH PROJECTIONS EXCEEDING 5FT IN WIDTH
- RECESSED BALCONY SPACES WITH 3 WALLS

**EXCLUDES**
- EXTERIOR WALL THICKNESS & EXTERIOR COLUMNS
- STAIRWAYS AND STAIRWAYS WALLS
- SHAFTS AND SHAFTS WALLS
- ROOMS HOUSING MEP, INCLUDING HEAT PUMP CLOSETS
- GARBAGE & RECYCLING ROOMS
- PARKING, DRIVEWAYS & RAMPS
- BASEMENT STORAGE AREAS
- AREAS UNDER ARCH PROJECTIONS NOT INTENDED FOR USE OR OCCUPANCY
- BALCONIES UNDER ARCH PROJECTIONS THAT QUALIFY AS PRIVATE OPEN SPACE
- DROP-OFF

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**Project Number**
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**Description**
FAR AREA DIAGRAMS

**Scale**
1" = 80'-0"

**G0.20**

NORTH


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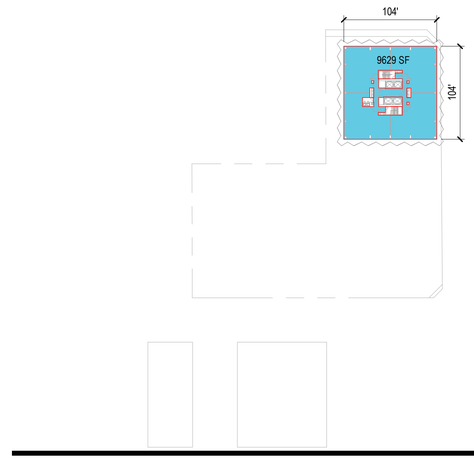
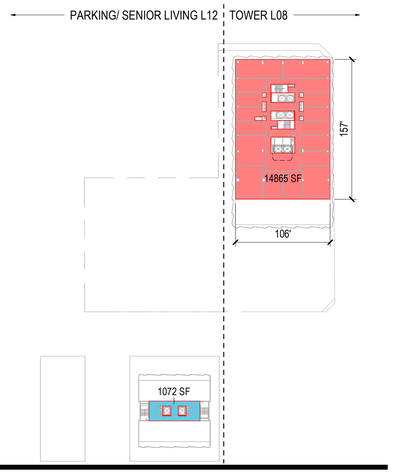
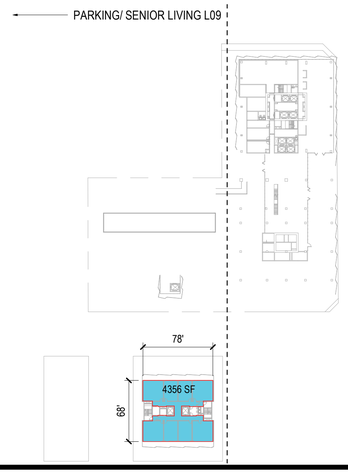


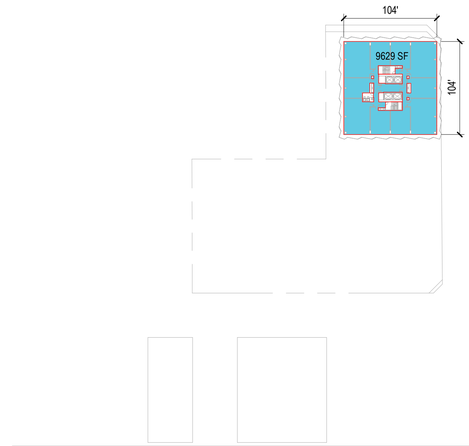

18 LEVEL 39-40
SCALE: 1" = 80'-0"



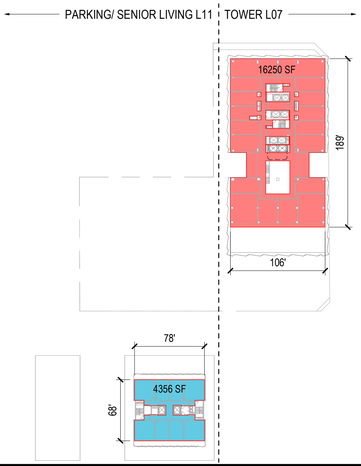

15 LEVEL 08/12S
SCALE: 1" = 80'-0"



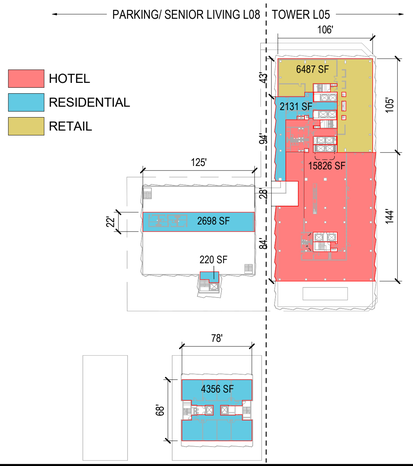

12 LEVEL 09S
SCALE: 1" = 80'-0"



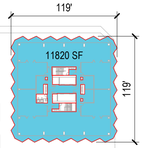

17 LEVEL 10-38
SCALE: 1" = 80'-0"



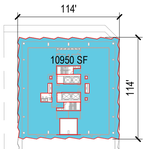

14 LEVEL 07/11S
SCALE: 1" = 80'-0"



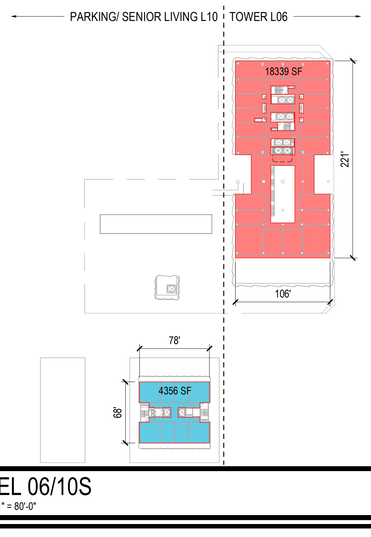

11 LEVEL 05/08S
SCALE: 1" = 80'-0"



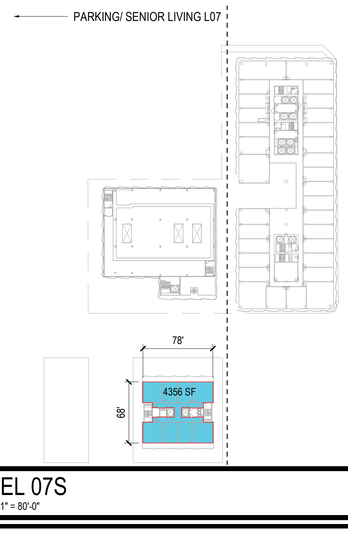

19 LEVEL 42
SCALE: 1" = 80'-0"




16 LEVEL 09
SCALE: 1" = 80'-0"




13 LEVEL 06/10S
SCALE: 1" = 80'-0"




10 LEVEL 07S
SCALE: 1" = 80'-0"

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**Project Number**
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FAR AREA DIAGRAMS

**Scale**
1" = 80'-0"

**G0.21**

NORTH

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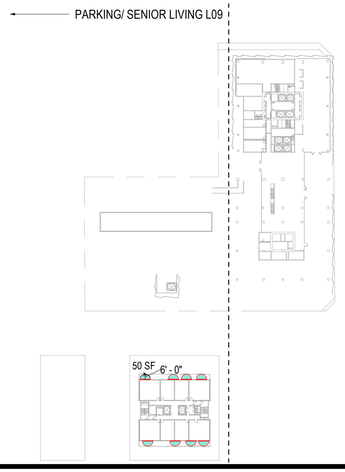
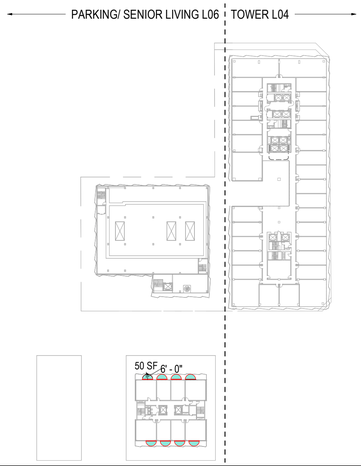
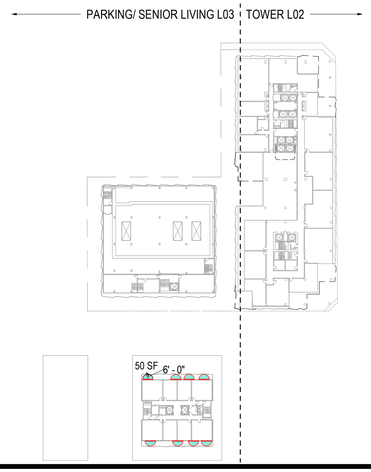


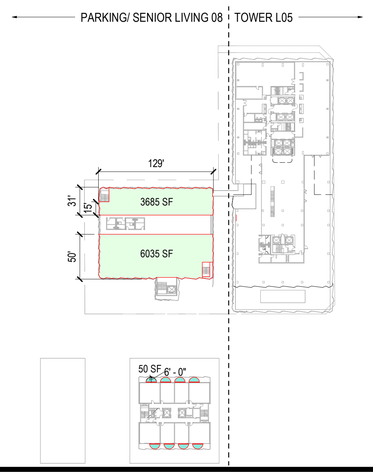

9 OPEN SPACE - LEVEL 09S
SCALE: 1" = 80'-0"



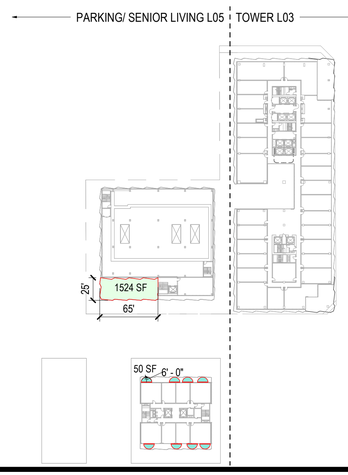

6 OPEN SPACE - LEVEL 04/06S
SCALE: 1" = 80'-0"



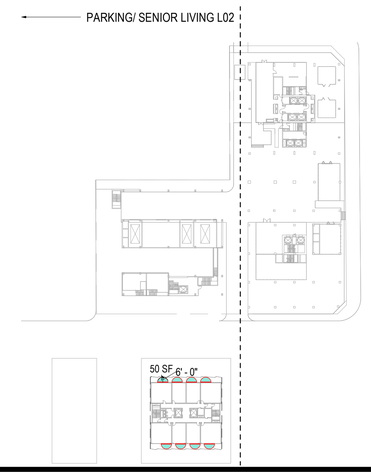

3 OPEN SPACE - LEVEL 02/03S
SCALE: 1" = 80'-0"



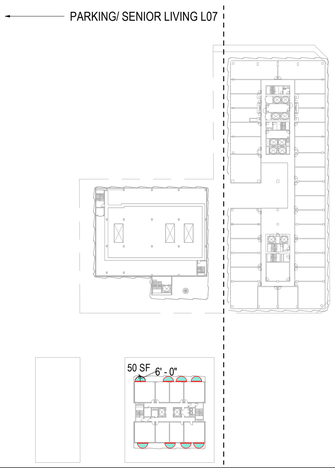

8 OPEN SPACE - LEVEL 05/08S
SCALE: 1" = 80'-0"



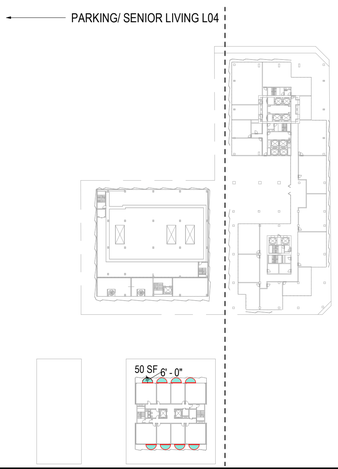

5 OPEN SPACE - LEVEL 03/05S
SCALE: 1" = 80'-0"



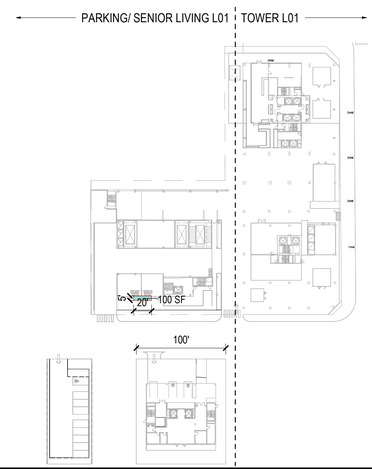

2 OPEN SPACE - LEVEL 02S
SCALE: 1" = 80'-0"




7 OPEN SPACE - LEVEL 07S
SCALE: 1" = 80'-0"




4 OPEN SPACE - LEVEL 04S
SCALE: 1" = 80'-0"




1 OPEN SPACE - LEVEL 01/01S
SCALE: 1" = 80'-0"

| PROVIDED OPEN SPACE - MARKET RATE RESIDENTIAL | | | |
|---|---|---|---|
| COUNT | NAME | AREA | % |
| 6 | COMMON OPEN SPACE | 19,737 SF | 58% |
| 115 | PRIVATE OPEN SPACE | 5,800 SF | 17% |
| 4 | RECREATION ROOM | 8,513 SF | 25% |
| | | 34,050 SF | |

| PROVIDED OPEN SPACE BY LEVEL - MARKET RATE RESIDENTIAL | | | | |
|---|---|---|---|---|
| LEVEL | TOTAL | COMMON OPEN SPACE | PRIVATE OPEN SPACE | RECREATION ROOM |
| LEVEL 42 | 6,423 SF | 3,430 SF | 0 SF | 2,993 SF |
| LEVEL 39 | 200 SF | 0 SF | 200 SF | 0 SF |
| LEVEL 38 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 37 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 36 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 35 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 34 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 33 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 32 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 31 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 30 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 29 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 28 | 500 SF | 0 SF | 500 SF | 0 SF |
| LEVEL 09 | 10,583 SF | 5,063 SF | 0 SF | 5,520 SF |
| LEVEL 08S | 9,720 SF | 9,720 SF | 0 SF | 0 SF |
| LEVEL 05S | 1,524 SF | 1,524 SF | 0 SF | 0 SF |
| LEVEL 01S | 100 SF | 0 SF | 100 SF | 0 SF |
| | 34,050 SF | 19,737 SF | 5,800 SF | 8,513 SF |

| PROVIDED OPEN SPACE - SENIOR LIVING | | | |
|---|---|---|---|
| COUNT | NAME | AREA | % |
| 2 | COMMON OPEN SPACE | 4,000 SF | 50% |
| 80 | PRIVATE OPEN SPACE | 4,000 SF | 50% |
| | | 8,000 SF | |

| PROVIDED OPEN SPACE BY LEVEL - SENIOR LIVING | | | | |
|---|---|---|---|---|
| LEVEL | TOTAL | COMMON OPEN SPACE | PRIVATE OPEN SPACE | RECREATION ROOM |
| LEVEL 12S | 4,000 SF | 4,000 SF | 0 SF | 0 SF |
| LEVEL 11S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 10S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 09S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 08S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 07S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 06S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 05S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 04S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 03S | 400 SF | 0 SF | 400 SF | 0 SF |
| LEVEL 02S | 400 SF | 0 SF | 400 SF | 0 SF |
| | 8,000 SF | 4,000 SF | 4,000 SF | 0 SF |

**1- REFER TO G0.02 SHEET FOR OPEN SPACE CALCULATION DETAILS**
**2- SEE SHEETS L0.21 AND L0.22 FOR TREE LOCATIONS AND PLANTED AREA LOCATIONS**

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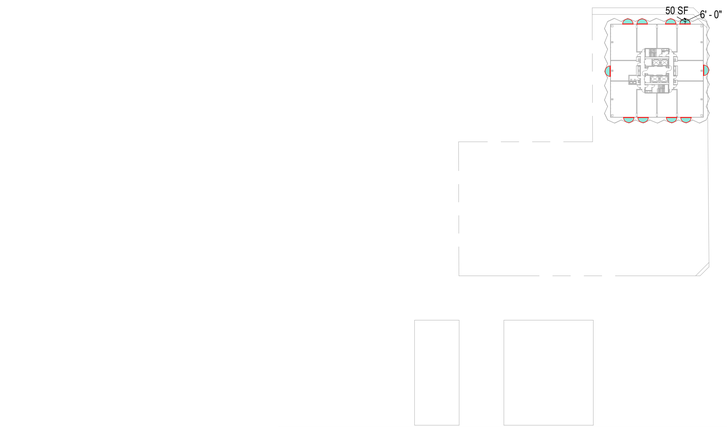
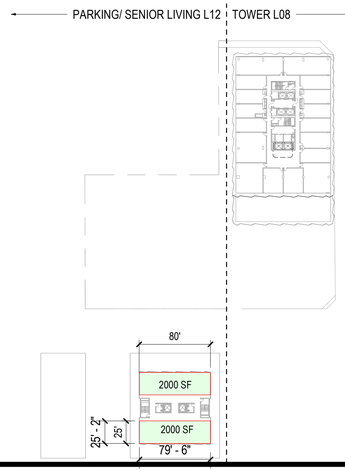
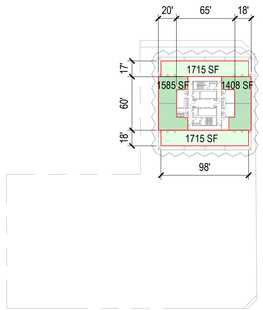


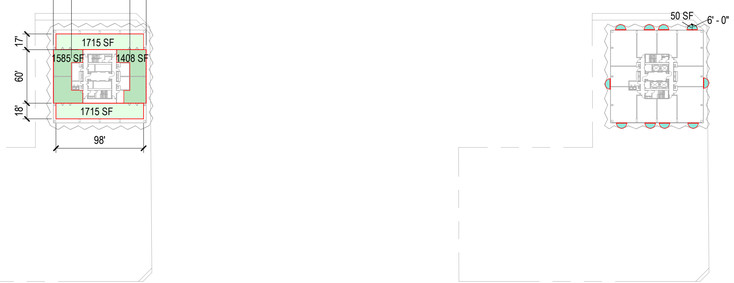
15 OPEN SPACE - LEVEL 29/31/33/35/37
SCALE: 1" = 80'-0"



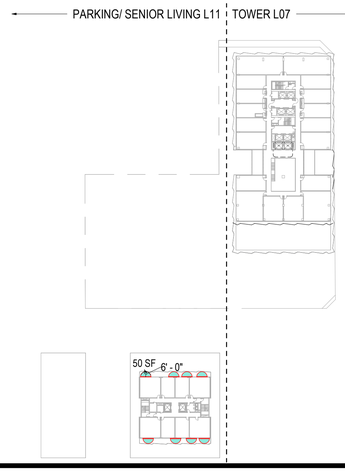

12 OPEN SPACE - LEVEL 08/12S
SCALE: 1" = 80'-0"




17 OPEN SPACE - LEVEL 42
SCALE: 1" = 80'-0"



14 OPEN SPACE - LEVEL 28/30/32/34/36/38
SCALE: 1" = 80'-0"




11 OPEN SPACE - LEVEL 07/11S
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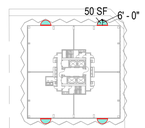
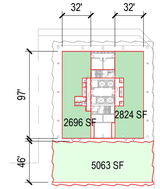
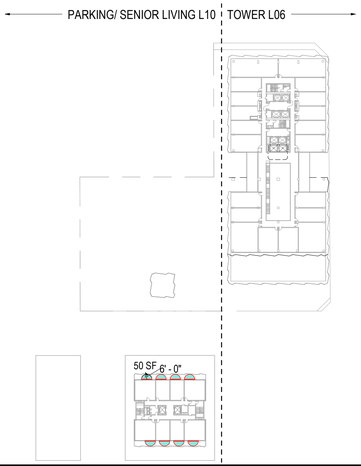


16 OPEN SPACE - LEVEL 39-40
SCALE: 1" = 80'-0"




13 OPEN SPACE - LEVEL 09
SCALE: 1" = 80'-0"




10 OPEN SPACE - LEVEL 06/10S
SCALE: 1" = 80'-0"

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# BUILDING AREA ANALYSIS PART 2: CALCULATION TABLE

**Floor Area (non-parking)**

| | Residential Floor Area | Non-residential Floor Area | parking |
|---|---|---|---|
| ROOF | | | |
| Level 43 (MEP ROOF) | | | |
| Level 42 | 5738 | | |
| Level 41 (MEP) | | | |
| Level 40 | 13207 | | |
| Level 39 | 13190 | | |
| Level 38 | 13173 | | |
| Level 37 | 13155 | | |
| Level 36 | 13138 | | |
| Level 35 | 13121 | | |
| Level 34 | 13104 | | |
| Level 33 | 13086 | | |
| Level 32 | 13069 | | |
| Level 31 | 13052 | | |
| Level 30 | 13035 | | |
| Level 29 | 13017 | | |
| Level 28 | 13000 | | |
| Level 27 | 12983 | | |
| Level 26 | 12966 | | |
| Level 25 | 12949 | | |
| Level 24 | 12931 | | |
| Level 23 | 12914 | | |
| Level 22 | 12897 | | |
| Level 21 | 12880 | | |
| Level 20 | 12862 | | |
| Level 19 | 12845 | | |
| Level 18 | 12828 | | |
| Level 17 | 12811 | | |
| Level 16 | 12793 | | |
| Level 15 | 12776 | | LEAVE BLANK |
| Level 14 | 12759 | | |
| Level 13 | 12742 | | |
| Level 12 | 12724 | | |
| Level 11 | 12707 | | |
| Level 10 | 12690 | | |
| Level 09 | 12657 | | |
| Level 08 | | 16218 | |
| Level 07 | | 16930 | |
| Level 06 | | 18614 | |
| Level 05 | 3073 | 14518 | |
| Level 04 | | 26954 | |
| Level 03 | | 25655 | |
| Level 02 | | 22578 | |
| Level 01 | 4303 | 19401 | |
| Level 12S (ROOF) | 1731 | | |
| Level 11S | 6429 | | |
| Level 10S | 6429 | | |
| Level 09S | 6429 | | |
| Level 08S | 9643 | | |
| Level 07S | 6862 | | |
| Level 06S | 7676 | | |
| Level 05S | 7676 | | |
| Level 04S | 8962 | | |
| Level 03S | 8962 | | |
| Level 02S | 7735 | | |
| Level 01S | 9055 | | |
| Level B1 | 4946 | 945 | |
| Level B2 | 4480 | 10416 | |
| Level B3 | 1729 | 806 | |
| **Totals** | 525918.50 | 173035.00 | 698953.50 |
| **Ratios** | **75.24%** | **24.76%** | 100.00% |

**Shared Floor Area (non-parking)**

| | | |
|---|---|---|
| Level 43 (MEP ROOF) | LEAVE BLANK | 5738 |
| Level 41 (MEP) | | 13206 |
| Level 01 | | 9221 |
| Level 01S | | 11519 |
| Level B1 | | 11556 |
| Level B2 | | 629 |
| Level B3 | | 4217 |
| **Total Shared** | | 56086 |
| | 42201.18 | 13884.82 |

**Floor Area (parking)**

| | Residential Floor Area | Non-residential Floor Area | Shared Floor Area |
|---|---|---|---|
| Level 07S | 0 | 0 | 12135 |
| Level 06S | | | 12135 |
| Level 05S | | | 12135 |
| Level 04S | | | 12135 |
| Level 03S | | | 12135 |
| Level 02S | | | |
| Level 01S | | | 1767 |
| Level B1 | | | 26340 |
| Level B2 | 0 | 0 | 40306 |
| Level B3 | 0 | 0 | 48761 |
| **Totals** | 0 | 0 | **177849** |

**Parking Spaces using shared facilitied**

| | Residential Parking Spaces | Non-residential Parking Spaces | Total Parking Spaces |
|---|---|---|---|
| Total Qty | 430 | 70 | 500 |
| Ratios | 86.00% | 14.00% | 100.00% |
| | 152950.14 | 24898.86 | |

**GRAND TOTALS**

| | Residential Floor Area | Non-residential Floor Area | Grand Total |
|---|---|---|---|
| Total QTY | 721069.82 | 211818.68 | 932888.5 |
| Total Ratios | 77.29% | 22.71% | 100.00% |

# CALCULATING BUILDING AREA PER SB 330.

IN COMPUTING THE TOTAL FOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFNED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING, AREAS BENEATH FOORS THAT PROJECT BEYOND EXTERIOR WALL AND COVERED EXTERIOR SPACES SHALL BE CONSIDERED AS THE FOOR AREA OF THAT BUILDING,

**INCLUDED**

- FLOOR AREA TO INSIDE FACE OF EXTERIOR WALL
- AREAS WITHOUT SURROUNDING WALLS THAT ARE BENEATH A PROJECTING FOOR/ROOF AND ARE WITH IN THE COLUMN
- UNDERGROUND PARKING / STORAGE
- MEP ROOMS
- STAIR
- ELEVATORS

**EXCLUDED**

- AREA OF VENT SHAFTS
- OCCUPIED ROOF, DECK OR TERRACE WITHOUT A ROOF ABOVE
- NON OCCUPIABLE ROOF
- OPEN TO SKY COURT
- ROOFTOP STRUCTURE (PENTHOUSE)

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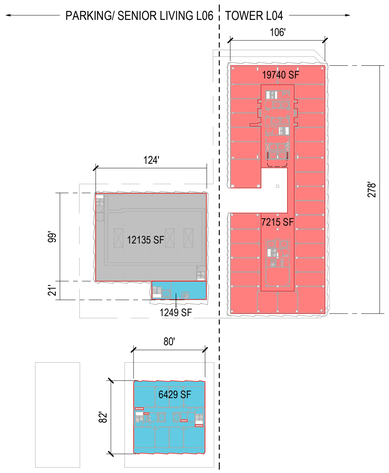
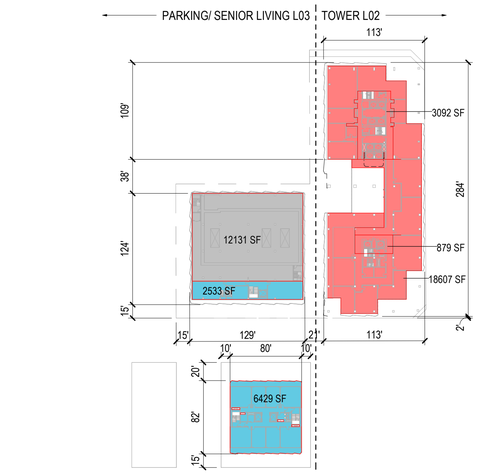



## 9 BUILDING AREA PLAN - LEVEL 04/06S

SCALE: 1" = 80'-0"

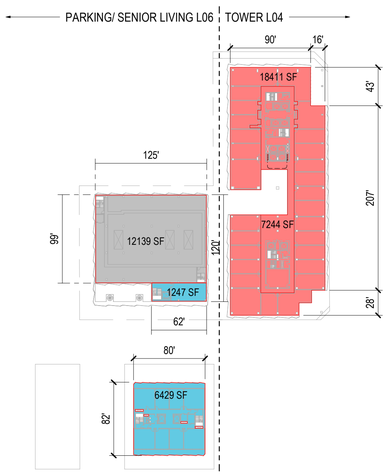



## 6 BUILDING AREA PLAN - LEVEL 02/03S

SCALE: 1" = 80'-0"

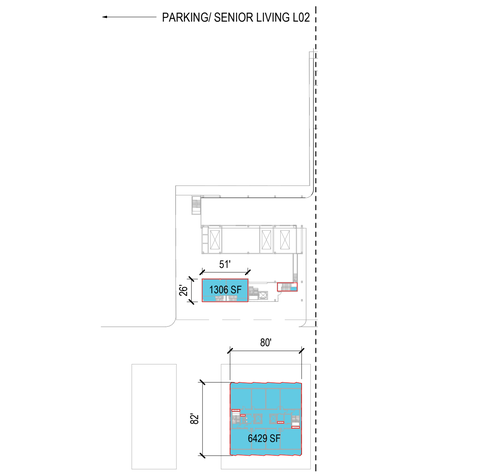
## 3 BUILDING AREA PLAN - LEVEL B01

SCALE: 1" = 80'-0"




## 8 BUILDING AREA PLAN - LEVEL 03/05S

SCALE: 1" = 80'-0"

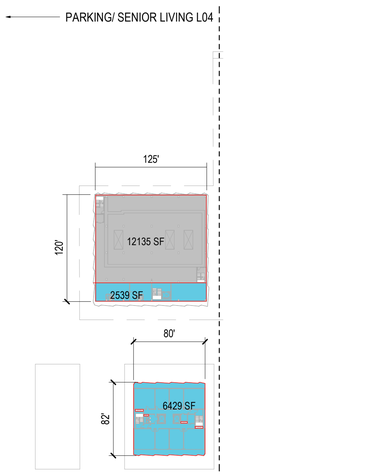



## 5 BUILDING AREA PLAN - LEVEL 02S

SCALE: 1" = 80'-0"

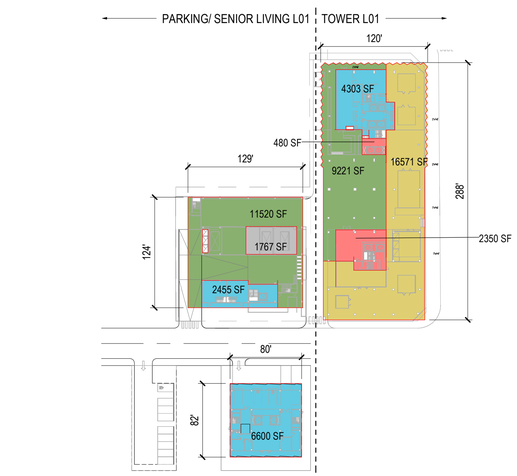
## 2 BUILDING AREA PLAN - LEVEL B02

SCALE: 1" = 80'-0"



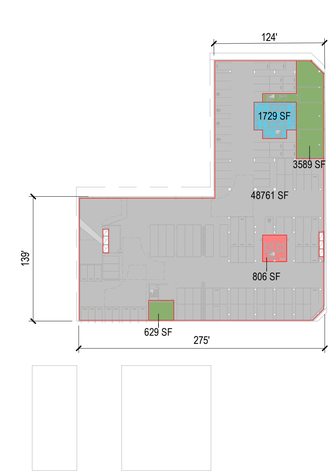

## 7 BUILDING AREA PLAN - LEVEL 04S

SCALE: 1" = 80'-0"




## 4 BUILDING AREA PLAN - LEVEL 01/01S

SCALE: 1" = 80'-0"




## 1 BUILDING AREA PLAN - LEVEL B03

SCALE: 1" = 80'-0"

## SHEET NOTES

## GENERAL NOTES

IN COMPUTING THE TOTAL FOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFNED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING, AREAS BENEATH FOORS THAT PROJECT BEYOND EXTERIOR WALL AND COVERED EXTERIOR SPACES SHALL BE CONSIDERED AS THE FOOR AREA OF THAT BUILDING,

**INCLUDED**

- FLOOR AREA TO INSIDE FACE OF EXTERIOR WALL
- AREAS WITHOUT SURROUNDING WALLS THAT ARE BENEATH A PROJECTING FOOR/ROOF AND ARE WITH IN THE COLUMN
- UNDERGROUND PARKING / STORAGE
- MEP ROOMS
- STAIR
- ELEVATORS

**EXCLUDED**

- AREA OF VENT SHAFTS
- OCCUPIED ROOF, DECK OR TERRACE WITHOUT A ROOF ABOVE
- NON OCCUPIABLE ROOF
- OPEN TO SKY COURT
- ROOFTOP STRUCTURE (PENTHOUSE)

## LEGENDS

- RESIDENTIAL
- HOTEL
- RETAIL
- SHARED
- PARKING

GALAXY

# 6800

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LICENSED ARCHITECT
OLIVIER SOMMERHALDER
C32170
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

**Seal / Signature**

| △ | Date | Description |
|---|---|---|
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**LADBS Stamp**

**NOT FOR CONSTRUCTION**

**Project Name**
6800

**Project Number**
005.1960.000

**Description**
BUILDING AREA PLAN DIAGRAMS

**Scale**
NOT TO SCALE

**G0.41**

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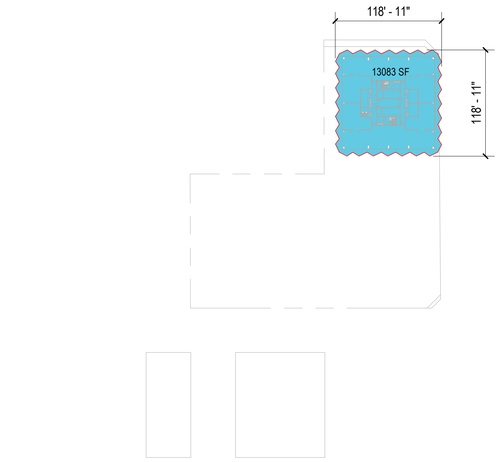
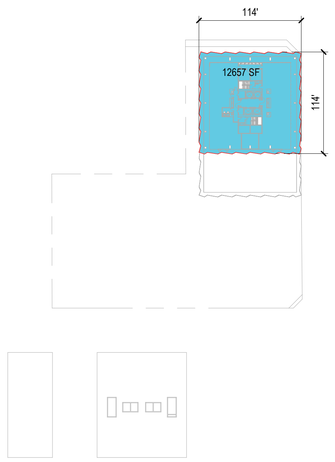
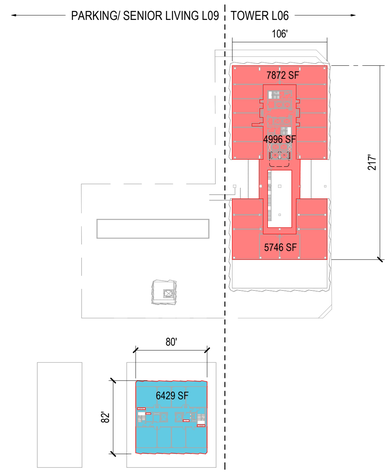


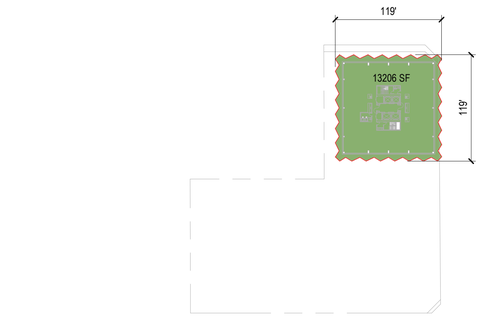

## 18 GROSS AREA - LEVEL 42
SCALE: 1" = 80'-0"



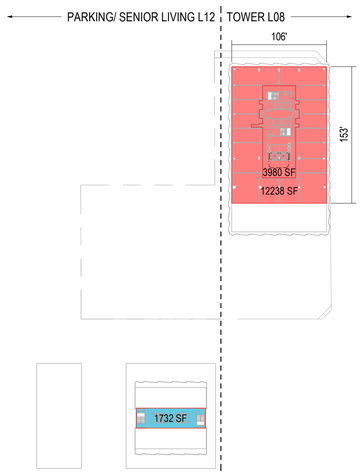

## 15 GROSS AREA - LEVEL 09
SCALE: 1" = 80'-0"



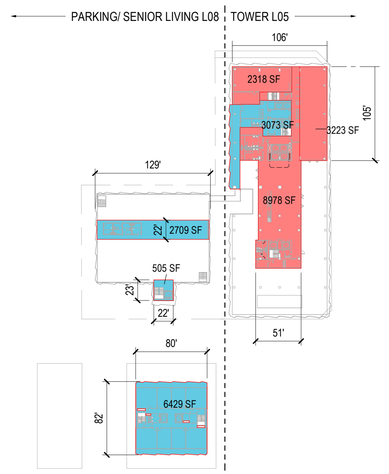

## 12 GROSS AREA - LEVEL 06 / 09S
SCALE: 1" = 80'-0"




## 17 GROSS AREA - LEVEL 41 MECHANICAL
SCALE: 1" = 80'-0"




## 14 GROSS AREA - LEVEL 08 / 12S
SCALE: 1" = 80'-0"

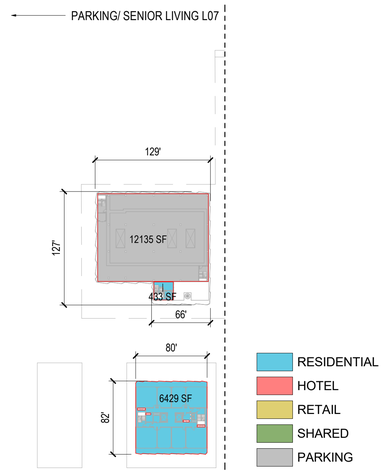



## 11 GROSS AREA - LEVEL 05 / 08S
SCALE: 1" = 80'-0"

## 19 GROSS AREA - MECHNICAL ROOF
SCALE: 1" = 80'-0"

## 16 GROSS AREA - LEVEL 10-40
SCALE: 1" = 80'-0"

## 13 GROSS AREA - LEVEL 07 / 11S
SCALE: 1" = 80'-0"




## 10 GROSS AREA - LEVEL 07S
SCALE: 1" = 80'-0"


GALAXY

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LICENSED ARCHITECT
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11/30/23
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**Scale**
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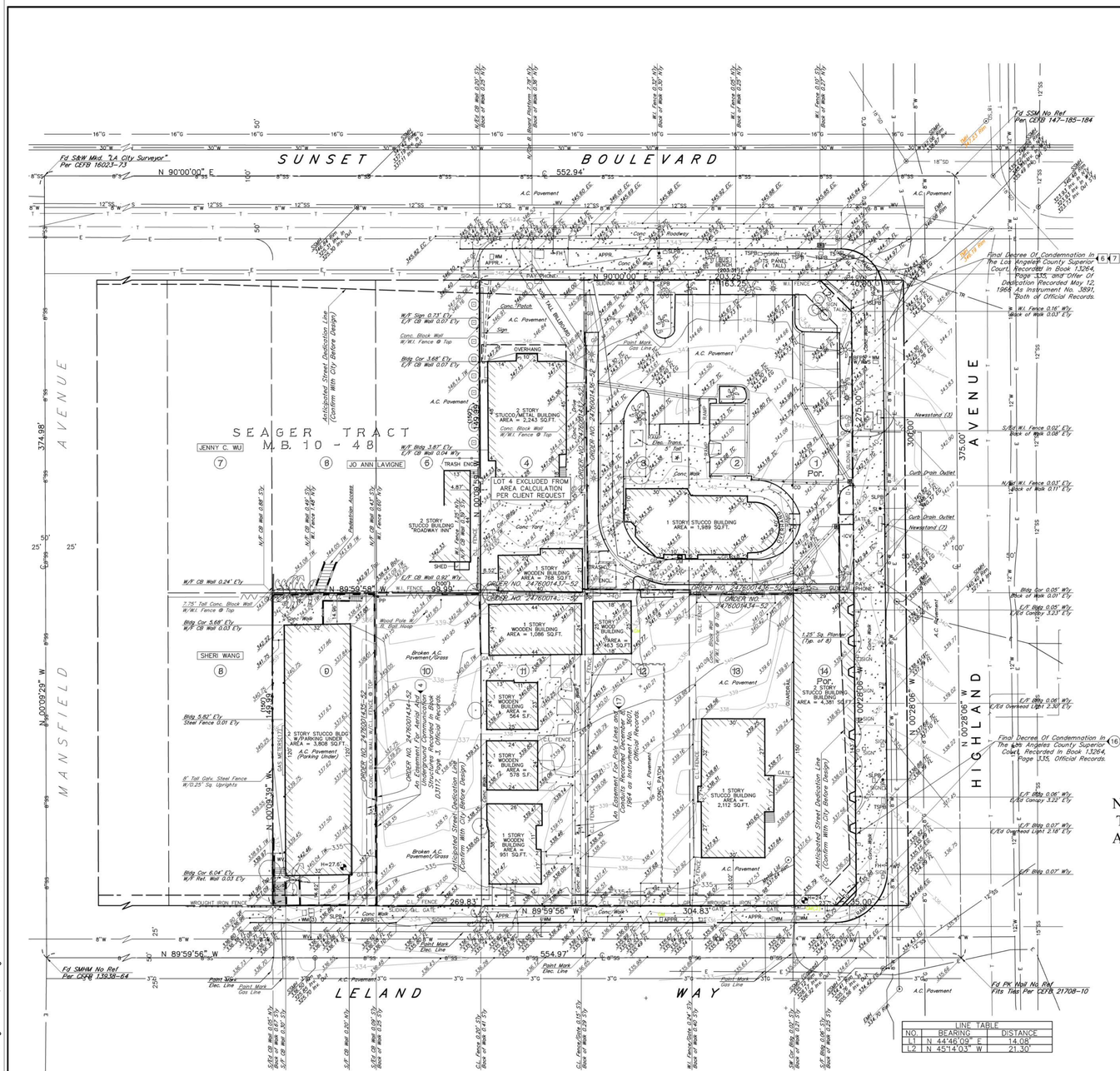
SUNSET BOULEVARD
SEAGER TRACT M.B. 10 - 48
MANSFIELD AVENUE
HIGHLAND AVENUE
LELAND WAY
Ft SSM No Ref Per CERB 1393-64
Ft SSM No Ref Per CERB 147-185-184
Ft PK Hall No Ref Fits Tract Per CERB 21708-10
N 90°00'00" E 552.94'
N 89°59'56" W 554.97'
N 89°59'56" W 304.83'
N 00°09'29" W 374.98'
N 00°28'06" W 375.00'
JENNY C. WU
JO ANN LAVIGNE
SHERI WANG
2 STORY STUCCO/METAL BUILDING AREA = 2,243 SQ.FT.
2 STORY STUCCO BUILDING "ROADWAY INN"
1 STORY STUCCO BUILDING AREA = 1,989 SQ.FT.
1 STORY WOODEN BUILDING AREA = 768 SQ.FT.
1 STORY WOODEN BUILDING AREA = 1,086 SQ.FT.
1 STORY WOODEN BUILDING AREA = 564 S.F.
1 STORY WOODEN BUILDING AREA = 578 S.F.
1 STORY WOODEN BUILDING AREA = 951 SQ.FT.
1 STORY STUCCO BUILDING AREA = 2,112 SQ.FT.
2 STORY STUCCO BLDG. W/PARKING UNDER AREA = 3,808 SQ.FT.
1 STORY WOODEN BUILDING AREA = 1,463 SQ.FT.
LOT 4 EXCLUDED FROM AREA CALCULATION PER CLIENT REQUEST
Por. STUCCO BUILDING AREA = 4,381 SQ.FT.
Newsstand (3)
Newsstand (7)
Curb Drain Outlet
Anticipated Street Dedication Line (Confirm with City before Design)
Final Decree Of Condemnation In The Los Angeles County Superior Court, Recorded In Book 13264, Page 135, Official Records.
An Offer Of Dedication For Public Street Road Or Highway Recorded May 12, 1966 As Instrument No. 3891, "Both of Official Records.
An Easement For Pole Lines And Conduits Recorded December 8, 1964 as Instrument No. 3601, Official Records.
An Easement For Aerial And Underground Communication Structures Recorded In Book D3117, Page 3, Official Records.
Covenants, Conditions And Restrictions Recorded In Book 2962, Page 97 And Book 2749, Page 211, Both Of Deeds.
Covenants And Agreement Recorded October 30, 1984 As Instrument No. 84-1294549, Official Records.
Covenants, Conditions And Restrictions Recorded In Book 2963, Page 70 Of Deeds.
Order No. 2476001434-52
Order No. 2476001435-52
Order No. 2476001436-52
Order No. 2476001437-52
Bldg Cor 0.05' Wly
Bldg Cor 0.07' Wly
Bldg Cor 6.04' Ely
Bldg Cor 5.66' Ely
Bldg Cor 5.82' Ely
Bldg Cor 3.68' Ely
Bldg Cor 3.87' Ely
Bldg Cor 0.24' Ely
Bldg Cor 0.11' Ely
Bldg Cor 0.08' Ely
Bldg Cor 0.07' Ely
Bldg Cor 0.02' Wly
Bldg Cor 0.03' Wly
Bldg Cor 0.04' Wly
Bldg Cor 0.06' Wly
Bldg Cor 0.07' Wly
Bldg Cor 0.09' Wly
Bldg Cor 0.10' Wly
Bldg Cor 0.12' Wly
Bldg Cor 0.13' Wly
Bldg Cor 0.14' Wly
Bldg Cor 0.15' Wly
Bldg Cor 0.16' Wly
Bldg Cor 0.17' Wly
Bldg Cor 0.18' Wly
Bldg Cor 0.19' Wly
Bldg Cor 0.20' Wly
Bldg Cor 0.21' Wly
Bldg Cor 0.22' Wly
Bldg Cor 0.23' Wly
Bldg Cor 0.25' Wly
Bldg Cor 0.26' Wly
Bldg Cor 0.27' Wly
Bldg Cor 0.28' Wly
Bldg Cor 0.29' Wly
Bldg Cor 0.30' Wly
Bldg Cor 0.31' Wly
Bldg Cor 0.32' Wly
Bldg Cor 0.33' Wly
Bldg Cor 0.34' Wly
Bldg Cor

## ITEMS SPECIFIC TO 6816 LELAND WAY

### PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT NO. 00182268-994-LT2-1TW,
DATED AUGUST 10, 2022, PREPARED BY CHICAGO TITLE
COMPANY, 725 SOUTH FIGUEROA STREET, SUITE 200, LOS
ANGELES, CA 90017, WAS USED IN THE PREPARATION OF
THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.

### OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

YAIR BEN-MOSHE AND NAVA BEN-MOSHE, HUSBAND AND WIFE, AS JOINT TENANTS

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY
OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AND IS DESCRIBED AS FOLLOWS:

LOT 18 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 10, PAGE 48 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

APN: 5548-015-024

### SUMMARY OF SCHEDULE B EXCEPTIONS NOT REPORTED IN THIS SURVEY

| ITEM | SUBJECT |
|---|---|
| A. - B. | PROPERTY TAXES AND ASSESSMENTS, IF ANY |
| 1. | WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. |
| 3. | MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "TIEBACK LICENSE AGREEMENT" RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172597 OF OFFICIAL RECORDS |
| 5. | A DEED OF TRUST RECORDED MARCH 1, 2021 AS INSTRUMENT NO. 20210338050 OF OFFICIAL RECORDS |

### SCHEDULE OF PLOTTED EASEMENTS

(2) AN EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS

(4) AN ACCESS EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172598 OF OFFICIAL RECORDS

### ADDITIONAL SURVEYOR'S NOTES

THERE EXISTS SUBTERRANEAN PARKING ON THE EASTERLY ADJACENT PROPERTY (LOT 17, R1). THE SURVEYOR HAS NOT MEASURED THE DEPTH OR PROPERTY LINE SETBACK OF THE SUBSTRUCTURE OF SAID SUBTERRANEAN PARKING.

## ITEMS SPECIFIC TO 6822 LELAND WAY

### PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT NO. 00182268-994-LT2-1TW,
DATED AUGUST 10, 2022, PREPARED BY CHICAGO TITLE
COMPANY, 725 SOUTH FIGUEROA STREET, SUITE 200, LOS
ANGELES, CA 90017, WAS USED IN THE PREPARATION OF
THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.

### OWNERSHIP

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

YMB-DANUR, LLC

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY
OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AND IS DESCRIBED AS FOLLOWS:

LOT 19 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 10, PAGE 48 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

APN: 5548-015-025

### SUMMARY OF SCHEDULE B EXCEPTIONS NOT REPORTED IN THIS SURVEY

| ITEM | SUBJECT |
|---|---|
| A. - B. | PROPERTY TAXES AND ASSESSMENTS, IF ANY |
| 1. | WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. |
| 2. | COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK 3372, PAGE 288 OF DEEDS |
| 3. | THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. RECORDED MAY 9, 1986 AS INSTRUMENT NO. 1986-581582 OF OFFICIAL RECORDS |
| 4. | A DEED OF TRUST RECORDED OCTOBER 31, 2007 AS INSTRUMENT NO. 20072457342 OF OFFICIAL RECORDS |
| 5. | DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. |
| 6. | ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. |
| 7. | MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. |
| 8. | ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. |

### SURVEYOR'S ENCROACHMENT OBSERVATIONS

(1) SHARED UTILITY LINES AND POLES ENCROACH FROM 2.5' INTO THE SUBJECT PROPERTY AT THE SOUTHWEST PROPERTY CORNER TO 1.5' INTO THE SUBJECT PROPERTY AT THE SOUTHEAST PROPERTY CORNER.
(SURVEYOR UNABLE TO FIND ANY UTILITY EASEMENTS FOR SAID LINES AND POLES IN PUBLIC RECORDS.)

### EASEMENTS

THERE ARE NO EASEMENTS OF RECORD CITED IN THE ABOVE REFERENCED PRELIMINARY TITLE REPORT

## ITEMS APPLICABLE TO BOTH 6816 AND 6822 LELAND WAY

### BASIS OF BEARINGS

THE BEARING N 0°1'00"W OF THE EAST LINE OF THE TERESA TRACT
AS RECORDED IN BOOK 6 PAGE 8, OF MAPS, IN THE OFFICE OF THE
LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF
BEARINGS SHOWN ON THIS MAP.

### BENCHMARK #12-20090

WIRE SPIKE IN NORTH CURB OF SUNSET BLVD, 20 FEET WEST OF
HIGHLAND AVE IN WEST END OF CATCH BASIN

ELEVATION = 347.362' (2000 ADJUSTMENT) (NAVD 1988)

### GROSS LAND AREA OF BOTH PROPERTIES, COMBINED

11,750 SQ. FT.
0.270 ACRES
(DOES NOT TAKE INTO ACCOUNT THE POTENTIAL 5' STREET DEDICATION)

### FLOOD HAZARD STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE
"X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1605F,
DATED SEPTEMBER 26, 2008, PUBLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

### ZONING INFORMATION:

NO ZONING REPORT PROVIDED
ZONING INFORMATION TAKEN FROM ZIMAS.LACITY.ORG

ZONE: RD1.5-1XL (LOW MEDIUM II RESIDENTIAL)

### SURVEYOR'S COMMENTS AND OBSERVATIONS PERTAINING TO ITEMS 16 & 17 OF TABLE A

1. THERE IS NO SIGN OF RECENT EARTH MOVING WORK
2. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. ACCORDING TO MOBILITY PLAN 2035, THERE ARE IS A PROPOSED 5' WIDENING ALONG THE SOUTH LINE OF LELAND WAY.

### SURVEYOR'S CERTIFICATE

TO: YBM-DANUR, LLC AND CHICAGO TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 6.

DATE: OCTOBER 4, 2022

JEFF S. VOORHEIS, L.S. 7570

LICENSED LAND SURVEYOR — JEFF STUART VOORHEIS — No. 7570 — Exp. 12/31/23 — LAND SURVEYOR — STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE

REVISIONS:

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

Client:
YBM-DANUR, LLC
500 N. LARCHMONT BLVD
LOS ANGELES, CA 90004

ALTA/NSPS LAND TITLE SURVEY
6816 & 6822 LELAND WAY
HOLLYWOOD, CA 90028
DATE: 10/4/2022 JOB NO. 2208M


VOORHEIS & YOORHEIS, INC.
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mail@SurveyLA.com


SHEET 1 OF 2

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LICENSED ARCHITECT — OLIVIER SOMMERHALDER — C32170 — 11/30/23 — RENEWAL DATE — STATE OF CALIFORNIA

**Seal / Signature**

| △ | Date | Description |
|---|---|---|
| 1 | 10/05/2023 | ISSUED FOR CITY PLANNING APPLICATION |

**LADBS Stamp**

## NOT FOR CONSTRUCTION

**Project Name**
6800

**Project Number**
005.1960.000

**Description**
SITE SURVEY

**Scale**
NOT TO SCALE

# C0.02

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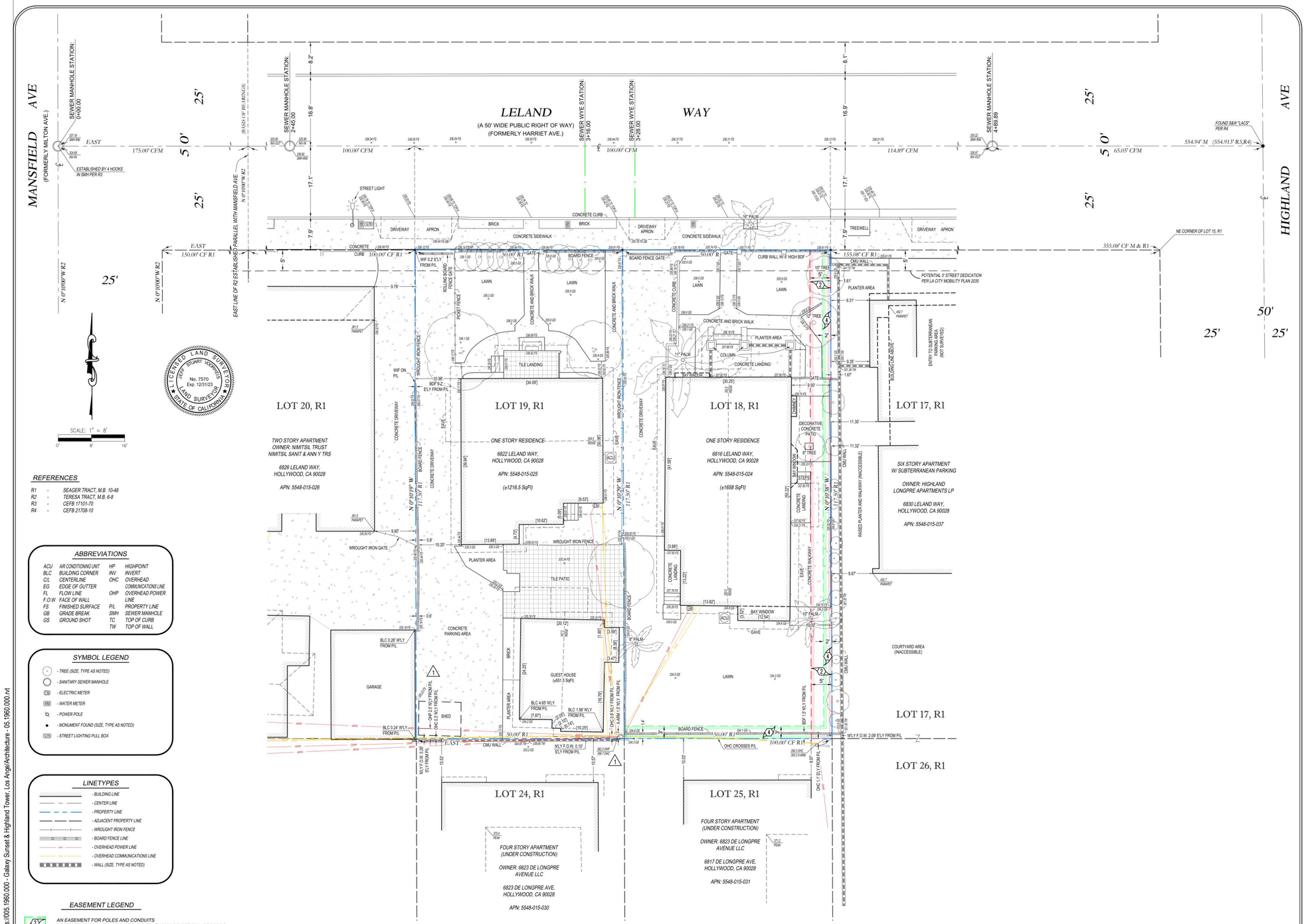




## REFERENCES

| | | |
|---|---|---|
| R1 | - | SEAGER TRACT, M.B. 10-48 |
| R2 | - | TERESA TRACT, M.B. 6-8 |
| R3 | - | CEFB 17101-70 |
| R4 | - | CEFB 21708-10 |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ACU | AIR CONDITIONING UNIT | HP | HIGHPOINT |
| BLC | BUILDING CORNER | INV | INVERT |
| C/L | CENTERLINE | OHC | OVERHEAD COMMUNICATIONS LINE |
| EG | EDGE OF GUTTER | OHP | OVERHEAD POWER LINE |
| FL | FLOW LINE | F.O.W | FACE OF WALL |
| FS | FINISHED SURFACE | P/L | PROPERTY LINE |
| GB | GRADE BREAK | SMH | SEWER MANHOLE |
| GS | GROUND SHOT | TC | TOP OF CURB |
| | | TW | TOP OF WALL |

## SYMBOL LEGEND

- TREE (SIZE, TYPE AS NOTED)
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- WATER METER
- POWER POLE
- MONUMENT FOUND (SIZE, TYPE AS NOTED)
- STREET LIGHTING PULL BOX

## LINETYPES

- BUILDING LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- WROUGHT IRON FENCE
- BOARD FENCE LINE
- OVERHEAD POWER LINE
- OVERHEAD COMMUNICATIONS LINE
- WALL (SIZE, TYPE AS NOTED)

## EASEMENT LEGEND

(2) AN EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS

(4) AN ACCESS EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172508 OF OFFICIAL RECORDS

| REVISIONS: DESCRIPTION | BY | DATE |
|---|---|---|
| | | |

Client:
YBM-DANUR, LLC
500 N. LARCHMONT BLVD
LOS ANGELES, CA 90004

ALTA/NSPS LAND TITLE SURVEY
6816 & 6822 LELAND WAY
HOLLYWOOD, CA 90028
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LICENSED ARCHITECT
OLIVIER SOMMERHALDER
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11/30/23
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005.1960.000

Description
SITE SURVEY

Scale
NOT TO SCALE

**C0.03**

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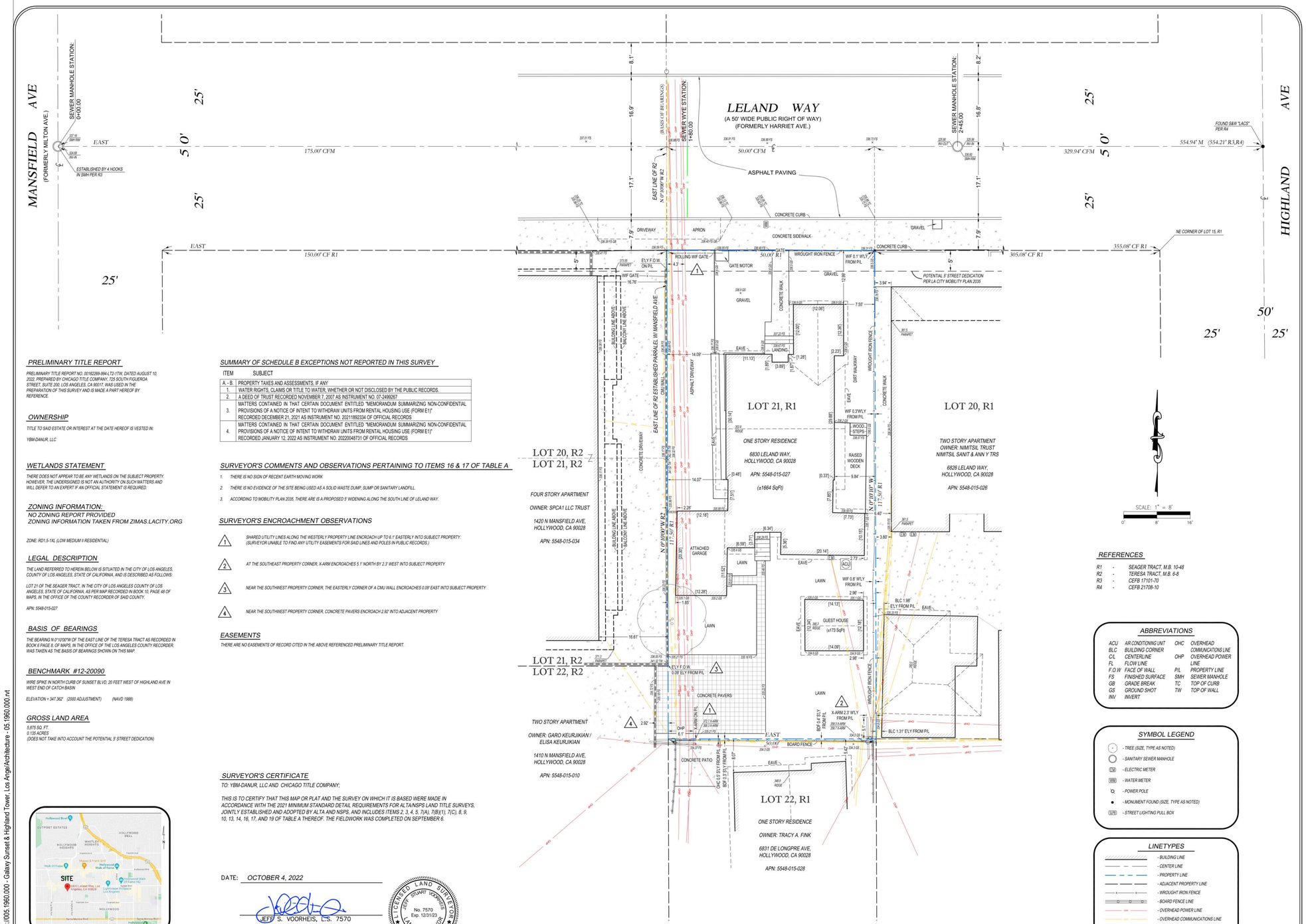


## PRELIMINARY TITLE REPORT

*PRELIMINARY TITLE REPORT NO. 00182269-994-LT2-1TW, DATED AUGUST 10, 2022, PREPARED BY CHICAGO TITLE COMPANY, 725 SOUTH FIGUEROA STREET, SUITE 200, LOS ANGELES, CA 90017, WAS USED IN THE PREPARATION OF THIS SURVEY AND IS MADE A PART HEREOF BY REFERENCE.*

## OWNERSHIP

*TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:*

*YBM-DANUR, LLC*

## WETLANDS STATEMENT

*THERE DOES NOT APPEAR TO BE ANY WETLANDS ON THE SUBJECT PROPERTY. HOWEVER, THE UNDERSIGNED IS NOT AN AUTHORITY ON SUCH MATTERS AND WILL DEFER TO AN EXPERT IF AN OFFICIAL STATEMENT IS REQUIRED.*

## ZONING INFORMATION:

NO ZONING REPORT PROVIDED
ZONING INFORMATION TAKEN FROM ZIMAS.LACITY.ORG

*ZONE: RD1.5-1XL (LOW MEDIUM II RESIDENTIAL)*

## LEGAL DESCRIPTION

*THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:*

*LOT 21 OF THE SEAGER TRACT, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.*

*APN: 5548-015-027*

## BASIS OF BEARINGS

*THE BEARING N 0°10'00"W OF THE EAST LINE OF THE TERESA TRACT AS RECORDED IN BOOK 6 PAGE 6, OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.*

## BENCHMARK #12-20090

*WIRE SPIKE IN NORTH CURB OF SUNSET BLVD, 20 FEET WEST OF HIGHLAND AVE IN WEST END OF CATCH BASIN*

*ELEVATION = 347.362' (2000 ADJUSTMENT) (NAVD 1988)*

## GROSS LAND AREA

*5,875 SQ. FT.*
*0.135 ACRES*
*(DOES NOT TAKE INTO ACCOUNT THE POTENTIAL 5' STREET DEDICATION)*

## SUMMARY OF SCHEDULE B EXCEPTIONS NOT REPORTED IN THIS SURVEY

| ITEM | SUBJECT |
|---|---|
| A. - B. | PROPERTY TAXES AND ASSESSMENTS, IF ANY |
| 1. | WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. |
| 2. | A DEED OF TRUST RECORDED NOVEMBER 7, 2007 AS INSTRUMENT NO. 07-2499267 |
| 3. | MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL HOUSING USE (FORM E1)" RECORDED DECEMBER 21, 2021 AS INSTRUMENT NO. 20211892334 OF OFFICIAL RECORDS |
| 4. | MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM SUMMARIZING NON-CONFIDENTIAL PROVISIONS OF A NOTICE OF INTENT TO WITHDRAW UNITS FROM RENTAL HOUSING USE (FORM E1)" RECORDED JANUARY 12, 2022 AS INSTRUMENT NO. 20220048731 OF OFFICIAL RECORDS |

## SURVEYOR'S COMMENTS AND OBSERVATIONS PERTAINING TO ITEMS 16 & 17 OF TABLE A

1. *THERE IS NO SIGN OF RECENT EARTH MOVING WORK*
2. *THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.*
3. *ACCORDING TO MOBILITY PLAN 2035, THERE ARE IS A PROPOSED 5' WIDENING ALONG THE SOUTH LINE OF LELAND WAY.*

## SURVEYOR'S ENCROACHMENT OBSERVATIONS

1. *SHARED UTILITY LINES ALONG THE WESTERLY PROPERTY LINE ENCROACH UP TO 6.1' EASTERLY INTO SUBJECT PROPERTY. (SURVEYOR UNABLE TO FIND ANY UTILITY EASEMENTS FOR SAID LINES AND POLES IN PUBLIC RECORDS.)*
2. *AT THE SOUTHEAST PROPERTY CORNER, X-ARM ENCROACHES 5.1' NORTH BY 2.3' WEST INTO SUBJECT PROPERTY*
3. *NEAR THE SOUTHWEST PROPERTY CORNER, THE EASTERLY CORNER OF A CMU WALL ENCROACHES 0.09' EAST INTO SUBJECT PROPERTY*
4. *NEAR THE SOUTHWEST PROPERTY CORNER, CONCRETE PAVERS ENCROACH 2.92' INTO ADJACENT PROPERTY.*

## EASEMENTS

*THERE ARE NO EASEMENTS OF RECORD CITED IN THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.*

## SURVEYOR'S CERTIFICATE

*TO: YBM-DANUR, LLC AND CHICAGO TITLE COMPANY;*

*THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 6.*

DATE: *OCTOBER 4, 2022*

JEFF S. VOORHEIS, L.S. 7570

LICENSED LAND SURVEYOR — JEFF STUART VOORHEIS — No. 7570 — Exp. 12/31/23 — LAND SURVEYOR — STATE OF CALIFORNIA

*VICINITY MAP*
NOT TO SCALE

## REFERENCES

| | | |
|---|---|---|
| R1 | - | SEAGER TRACT, M.B. 10-48 |
| R2 | - | TERESA TRACT, M.B. 6-8 |
| R3 | - | CEFB 17101-70 |
| R4 | - | CEFB 21708-10 |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ACU | AIR CONDITIONING UNIT | OHC | OVERHEAD COMMUNICATIONS LINE |
| BLC | BUILDING CORNER | OHP | OVERHEAD POWER LINE |
| C/L | CENTERLINE | P/L | PROPERTY LINE |
| FL | FLOW LINE | SMH | SEWER MANHOLE |
| F.O.W | FACE OF WALL | TC | TOP OF CURB |
| FS | FINISHED SURFACE | TW | TOP OF WALL |
| GB | GRADE BREAK | | |
| GS | GROUND SHOT | | |
| INV | INVERT | | |

## SYMBOL LEGEND

- *TREE (SIZE, TYPE AS NOTED)*
- *SANITARY SEWER MANHOLE*
- (EM) *ELECTRIC METER*
- (WM) *WATER METER*
- *POWER POLE*
- *MONUMENT FOUND (SIZE, TYPE AS NOTED)*
- (LT) *STREET LIGHTING PULL BOX*

## LINETYPES

- *BUILDING LINE*
- *CENTER LINE*
- *PROPERTY LINE*
- *ADJACENT PROPERTY LINE*
- *WROUGHT IRON FENCE*
- *BOARD FENCE LINE*
- *OVERHEAD POWER LINE*
- *OVERHEAD COMMUNICATIONS LINE*
- *WALL (SIZE, TYPE AS NOTED)*

REVISIONS:

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

Client:
YBM-DANUR, LLC
500 N. LARCHMONT BLVD
LOS ANGELES, CA 90004

ALTA/NSPS LAND TITLE SURVEY
6830 LELAND WAY
HOLLYWOOD, CA 90028
DATE: 10/4/2022
JOB NO. 2208M(2)

VOORHEIS & VOORHEIS, INC.
PROFESSIONAL LAND SURVEYORS SINCE 1974
17049 Sunburst Street, Northridge, CA 91325
Phone: (818) 993-5611
mail@SurveyLA.com

SHEET 1 OF 1

# GALAXY

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LICENSED ARCHITECT — OLIVIER SOMMERHALDER — C32170 — 11/30/23 RENEWAL DATE — STATE OF CALIFORNIA

**Seal / Signature**

| △ | Date | Description |
|---|---|---|
| 1 | 10/05/2023 | ISSUED FOR CITY PLANNING APPLICATION |

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**Project Number**
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**Description**
SITE SURVEY

**Scale**
NOT TO SCALE

**C0.04**

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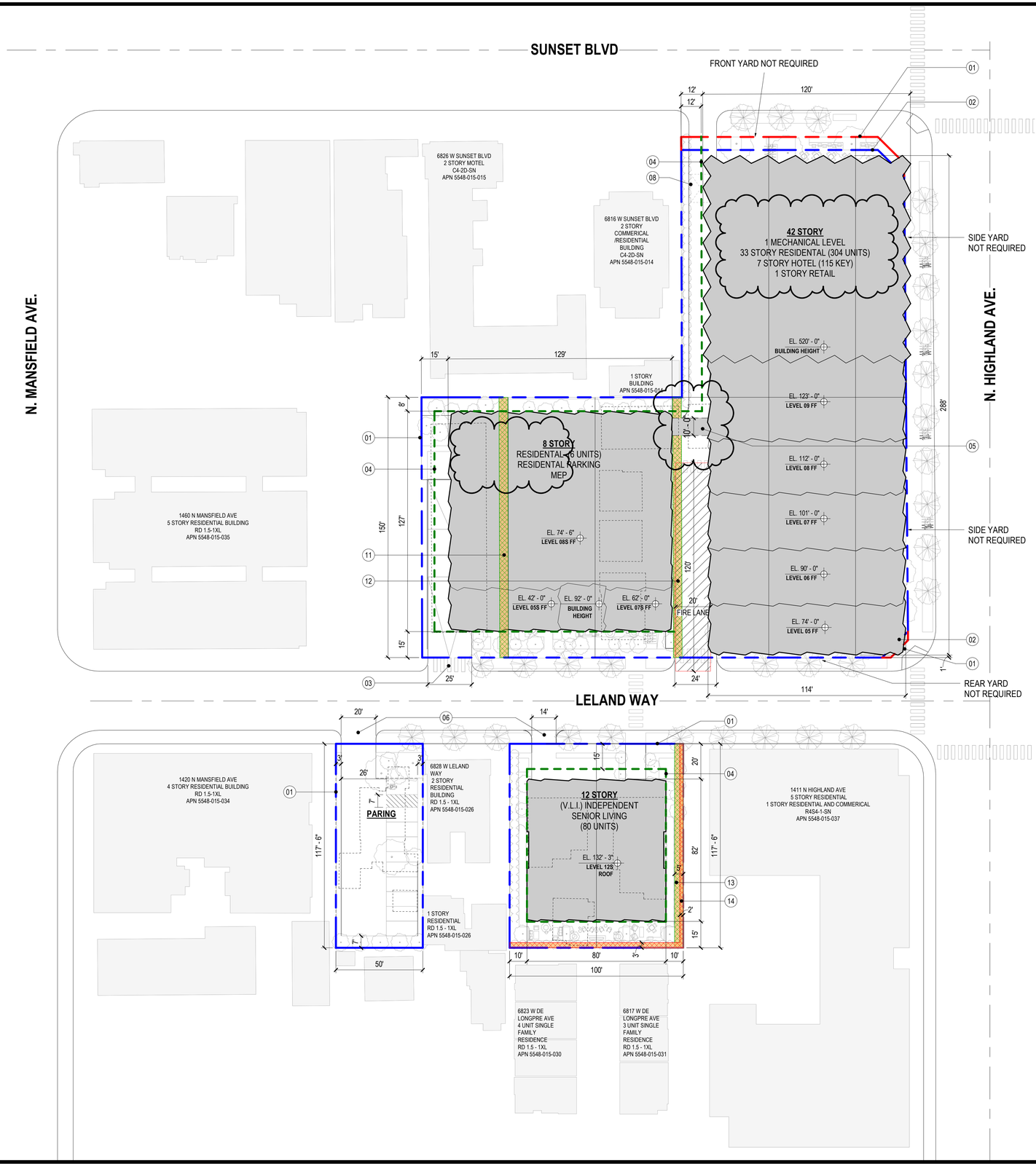


1 PLOT PLAN
SCALE: 1" = 30'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
09 LADWP PAD MOUNTED SWITCH
10 LADWP PAD MOUNTED TRANSFORMER
11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES. RECORDED IN BOOK D3117, PAGE 3, ORRICIAL RECORDS
12 5 FT EASEMENT FOR POLE LINES AND CONDUITS. RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICAL RECORDS
13 5 FT EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172508 OR RECORDS
14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

1- SEE SHEET G0.01 ZONING MAP FOR PARCEL INFORMATION

## LEGENDS

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE AFTER DEDICATION AND ROADWAY WIDENING
- PROPOSED SIDE YARD/ SET BACK
- EXISTING BUILDINGS TO BE DEMOLISHED
- SET BACKS THAT WOULD APPLY TO A ONE-STORY BUILDING (FOR BUILDABLE AREA)

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LICENSED ARCHITECT
OLIVIER SOMMERHALDER
C32170
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

Seal / Signature

| △ | Date | Description |
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Project Number
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Description
PLOT PLAN

Scale
As indicated
0 7.5 15 30 60 FT

A1.01

NORTH

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| PLANNING | | | | | | | | per City of Los Angeles |
|---|---|---|---|---|---|---|---|---|
| | PARCEL | LOT AREA** (PRE SETBACKS) | BUILDABLE (W/SETBACKS) | BASE DENSITY FORMULA | BASE DENSITY UNITS ALLOWED | BASE FAR FAR | BASE FAR AREA ALLOWED | TOTAL UNITS (PROPOSED) | TOTAL FAR (PROPOSED) |
| MIXED USE BUILDING | C4-2D-SN* | 19,191 | 19,191 | | 96.0 | | 38382 | 298 | 441,321 |
| | *PARCEL #1* | *4,191* | *4,191* | *200 lot area/unit* | *21* | *2.0* | *8,382* | | |
| | *PARCEL #2* | *7,500* | *7,500* | *200 lot area/unit* | *37* | *2.0* | *15,000* | | |
| | *PARCEL #3* | *7,500* | *7,500* | *200 lot area/unit* | *37* | *2.0* | *15,000* | | |
| | *PARCEL #4* | | | | | | | | |
| | C2-1-SN | 19,369 | 19,369 | | 49.0 | | 29054 | 0 | 75,277 |
| | *PARCEL #12* | *7,501* | *7,501* | *400 lot area/unit* | *19* | *1.5* | *11,251* | | |
| | *PARCEL #13* | *7,500* | *7,500* | *400 lot area/unit* | *19* | *1.5* | *11,250* | | |
| | *PARCEL #14* | *4,368* | *4,368* | *400 lot area/unit* | *11* | *1.5* | *6,551* | | |
| | RD1.5-1XL | 22,507 | 18,757 | | 16.0 | | 56271 | 6 | 14,303 |
| | *PARCEL #9* | *7,503* | *5,805* | *1500 lot area/unit* | *5* | *3.0* | *17,415* | | |
| | *PARCEL #10* | *7,502* | *6,452* | *1500 lot area/unit* | *5* | *3.0* | *19,356* | | |
| | *PARCEL #11* | *7,502* | *6,500* | *1500 lot area/unit* | *5* | *3.0* | *19,499* | | |
| SENIOR LIVING B. | RD1.5-1XL | 11,750 | 7,875 | | 8.0 | | 23624 | 80 | 49,099 |
| | *PARCEL #18* | *5,875* | *3,937* | *1500 lot area/unit* | *4* | *3.0* | *11,812* | | |
| | *PARCEL #19* | *5,875* | *3,937* | *1500 lot area/unit* | *4* | *3.0* | *11,812* | | |
| | RD1.5-1XL | 5,878 | 3,500 | | 4.0 | | 10500 | 0 | *0* |
| | *PARCEL #20* | | | | | | | | |
| | *PARCEL #21* | *5,878* | *3,500* | *1500 lot area/unit* | *4* | *3.0* | *10,500* | | |
| | **TOTAL** | **78,695** | **68,691** | | **173.0** | | **157,831** | **384** | **580,000** |

*REGIONAL CENTER LAND USE DESIGNATION
** LOT AREA PER ZIMAS
IN COMPUTING THE FLOOR AREA FOR MIXED USE PROJECTS IN C2 AND C4 ZONES, THE "BUILDABLE AREA" SHALL HAVE THE SAME MEANING AS "LOT AREA"

| FAR BY BUILDING | | |
|---|---|---|
| BUILDING AND PROGRAM | AREA (FAR) | % |
| MIXED USE B. | | |
| HOTEL | 150,000 SF | 26% |
| RESIDENTIAL | 357,887.1 SF | 62% |
| RETAIL | 23,000 SF | 4% |
| | 530,887.1 SF | |
| SENIOR LIVING B. | | |
| RESIDENTIAL | 49,112.9 SF | 8% |
| | 49,112.9 SF | |
| | 580,000 SF | |

**ZONING** C4-2D-SN

**BUILDING**
RESI. UNITS 304 UNITS
RESI. AREA 343,598 SF
HOTEL KEYS 62 KEY
HOTEL AREA 85,746 SF
RETAIL AREA 11,977 SF

**ZONING** C2-1-SN

**BUILDING**
RESI. UNITS 00 UNITS
RESI. AREA 00 SF
HOTEL KEYS 53 KEY
HOTEL AREA 64,254 SF
RETAIL AREA 11,023 SF

**ZONING** RD1.5-1XL

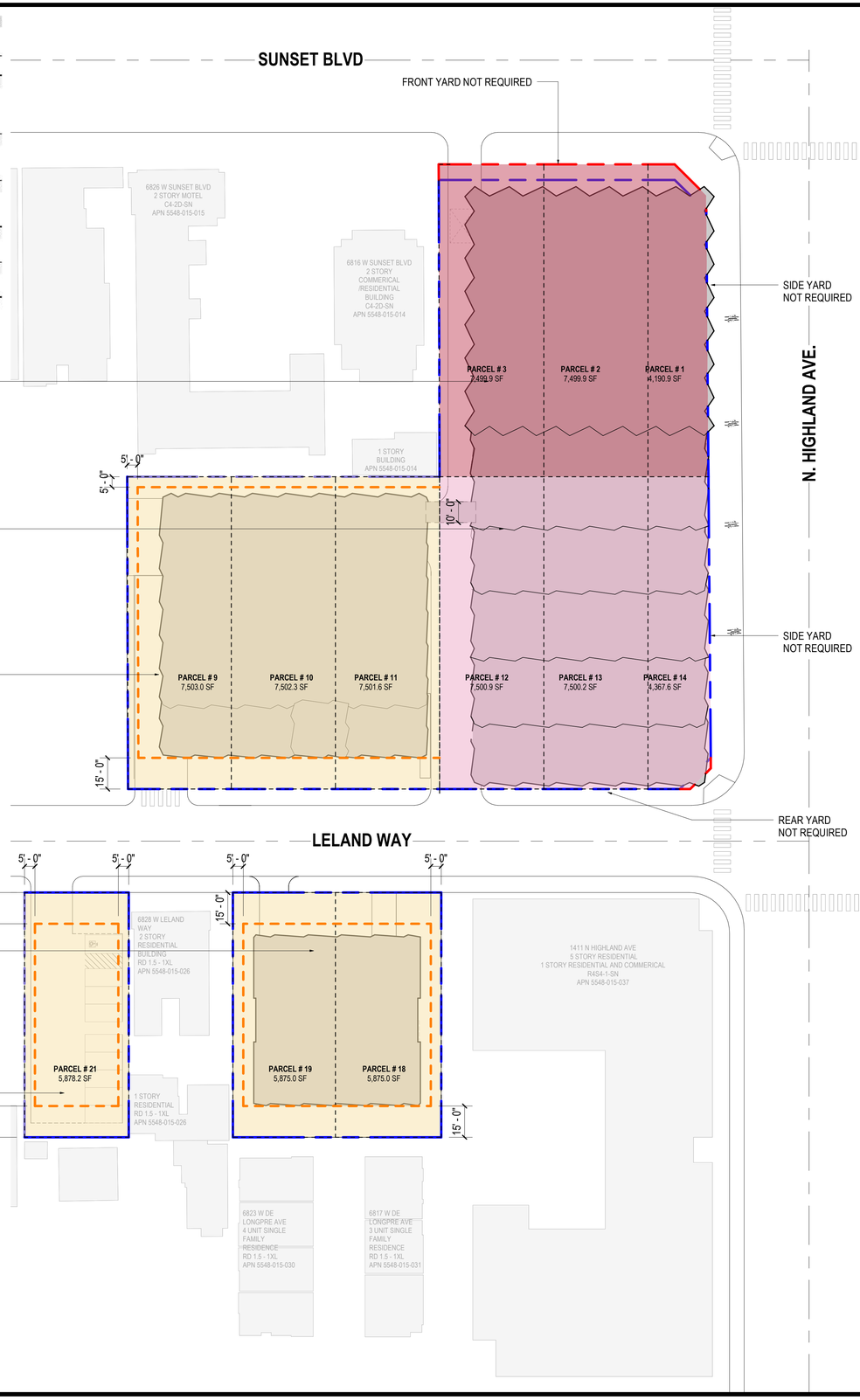
**BUILDING**
RESI. UNITS 06 UNITS
RESI. AREA 14,303 SF
HOTEL KEYS 00 KEY
HOTEL AREA 00 SF
RETAIL AREA 00 SF

**ZONING** RD1.5-1XL

**BUILDING**
RESI. UNITS 80 UNITS
RESI. AREA 49,099 SF
HOTEL KEYS 00 KEY
HOTEL AREA 00 SF
RETAIL AREA 00 SF

**ZONING** RD1.5-1XL

**BUILDING**
RESI. UNITS 00 UNITS
RESI. AREA 00 SF
HOTEL KEYS 00 KEY
HOTEL AREA 00 SF
RETAIL AREA 00 SF




1 ZONING MAP
SCALE: 1" = 30'-0"

## SHEET NOTES

## GENERAL NOTES

1- SEE SHEET G0.01 ZONING MAP FOR PARCEL INFORMATION
2- LOAT/PARCEL AREA PER ZIMAS
3- SEE SHEET AG0.20 - AG0.21 FOR FAR DIAGRAMS
4- SEE SHEET AG0.30 - AG0.31 FOR OPEN SPACE DIAGRAMS

## LEGENDS

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE AFTER DEDICATION AND ROADWAY WIDENING
- PROPOSED SIDE YARD/ SET BACK
- EXISTING BUILDINGS TO BE DEMOLISHED
- SET BACKS THAT WOULD APPLY TO A ONE-STORY BUILDING (FOR BUILDABLE AREA)

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Seal / Signature

| △ | Date | Description |
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Project Number
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Description
ZONING MAP

Scale
As indicated
0 7.5 15 30 60 FT

**A1.02**

NORTH

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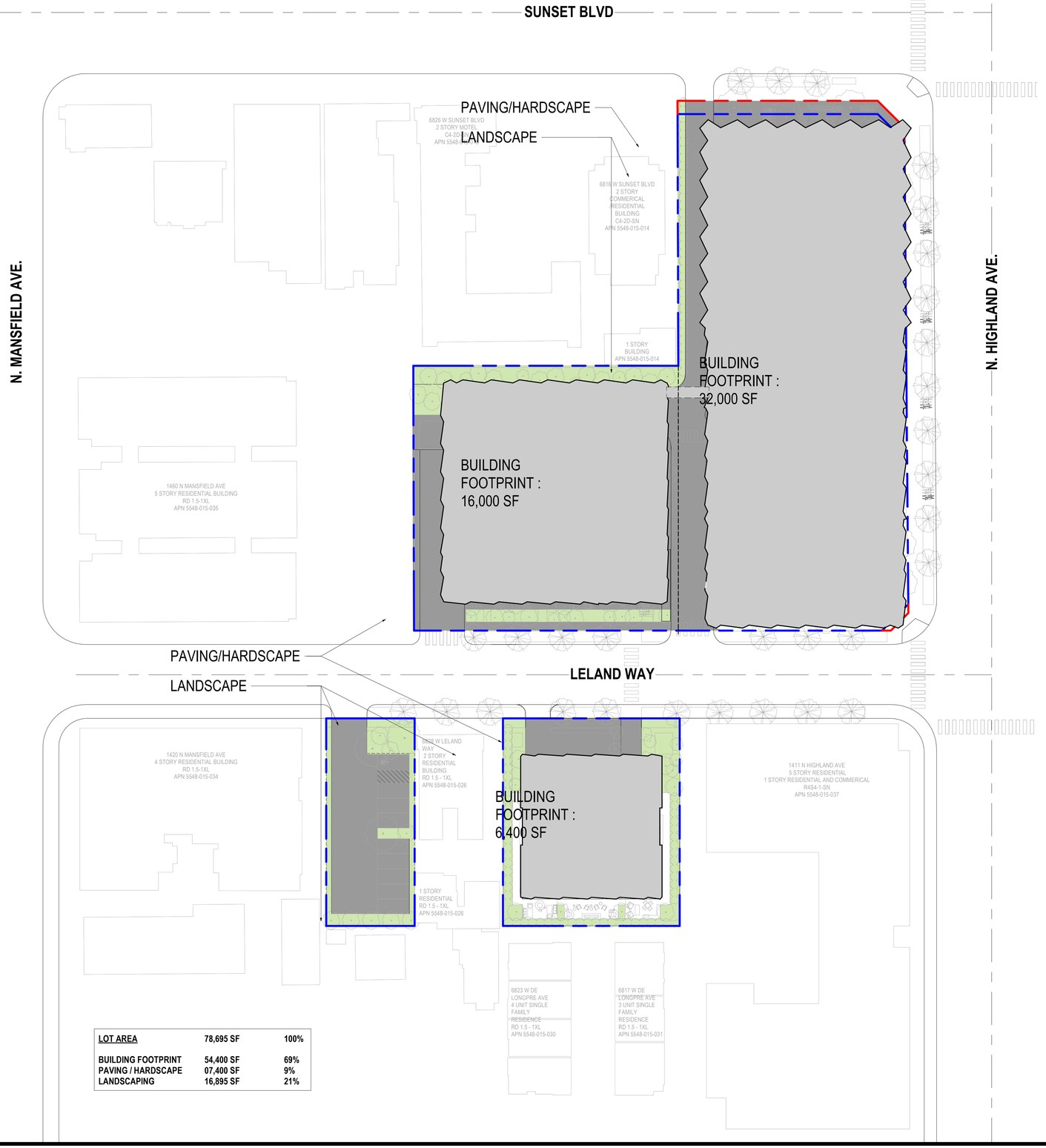


| LOT AREA | 78,695 SF | 100% |
|---|---|---|
| BUILDING FOOTPRINT | 54,400 SF | 69% |
| PAVING / HARDSCAPE | 07,400 SF | 9% |
| LANDSCAPING | 16,895 SF | 21% |

1 ZONING MAP Copy 1
SCALE: 1" = 30'-0"

## SHEET NOTES

## GENERAL NOTES

1- SEE SHEET G0.01 ZONING MAP FOR PARCEL INFORMATION
2- LOAT/PARCEL AREA PER ZIMAS
3- SEE SHEET AG0.20 - AG0.21 FOR FAR DIAGRAMS

## LEGENDS

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE AFTER DEDICATION AND ROADWAY WIDENING
- PROPOSED SIDE YARD/ SET BACK
- EXISTING BUILDINGS TO BE DEMOLISHED
- SET BACKS THAT WOULD APPLY TO A ONE-STORY BUILDING (FOR BUILDABLE AREA)

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Project Number
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Description
LOT COVERAGE PLAN

Scale
As indicated
0 7.5 15 30 60 FT

A1.03

NORTH

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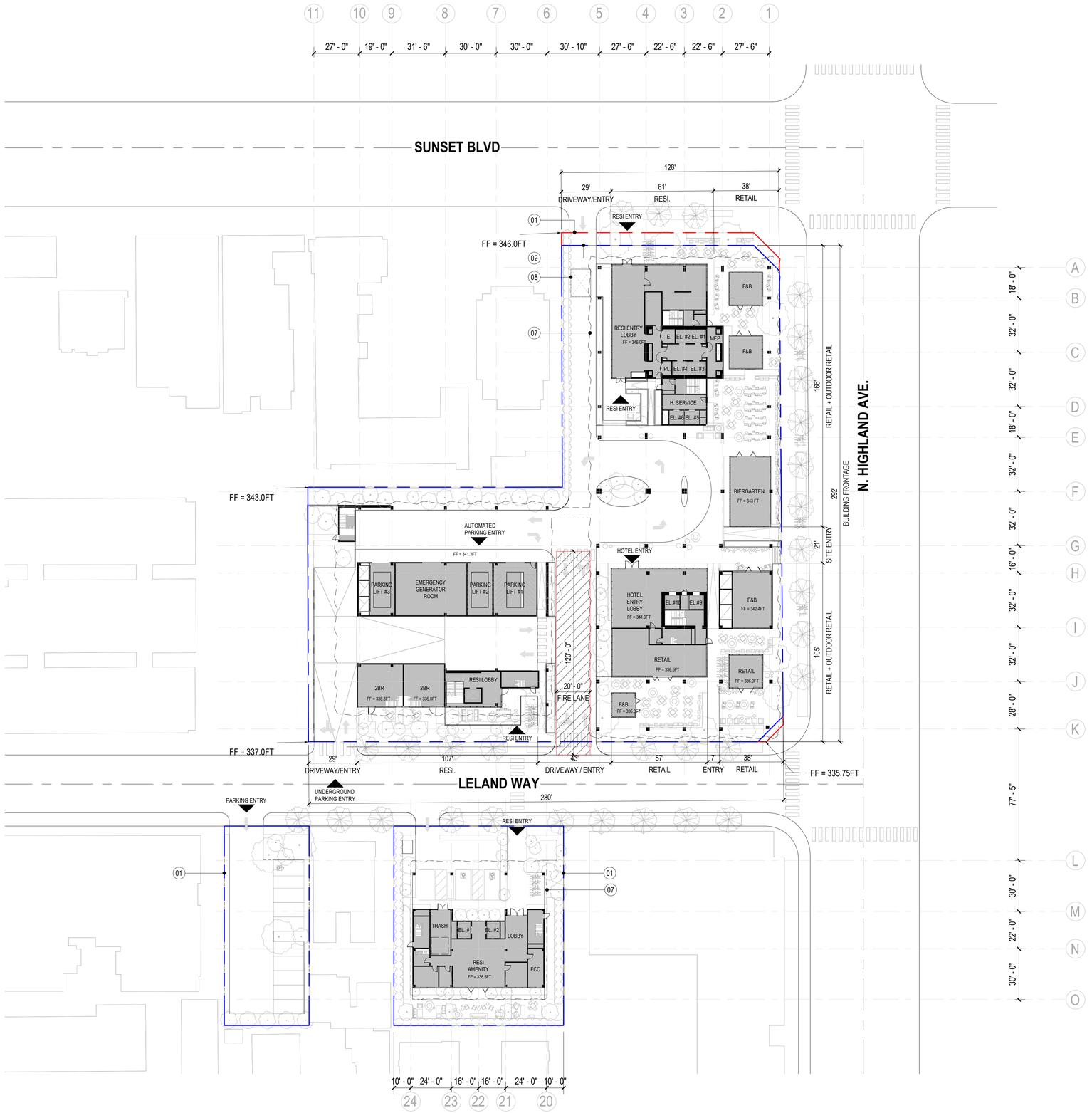


1 SITE PLAN
SCALE: 1" = 30'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
09 LADWP PAD MOUNTED SWITCH
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11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES. RECORDED IN BOOK D3117, PAGE 3, ORRICIAL RECORDS
12 5 FT EASEMENT FOR POLE LINES AND CONDUITS. RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICAL RECORDS
13 5 FT EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172508 OR RECORDS
14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

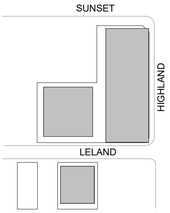
## GENERAL NOTES

1- A MINIMUM OF 35 PERCENT OF THE GROUND FLOOR BUILDING FRONTAGE ABUTTING A PUBLIC COMMERCIALLY ZONED STREET, EXCLUDING DRIVEWAYS OR PEDESTRIAN ENTRANCES, MUST BE DESIGNED TO ACCOMMODATE COMMERCIAL USES TO A MINIMUM DEPTH OF 25 FEET.

TOTAL FRONTAGE = 128'+292'+280'= 700 FT
TOTAL FRONTAGE USED FOR ENTRY = 129 FT
TOTAL FRONTAGE USED FOR HOTEL = 0 FT
TOTAL FRONTAGE USED FOR RESI. = 168 FT
TOTAL FRONTAGE USED FOR RETAIL = 403 FT

**CONDITION MET**

## KEY PLAN

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Seal / Signature

| △ | Date | Description |
|---|---|---|
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Project Number
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Description
SITE PLAN

Scale
1" = 30'-0"
0 7.5 15 30 60 FT

**A2.00**

NORTH

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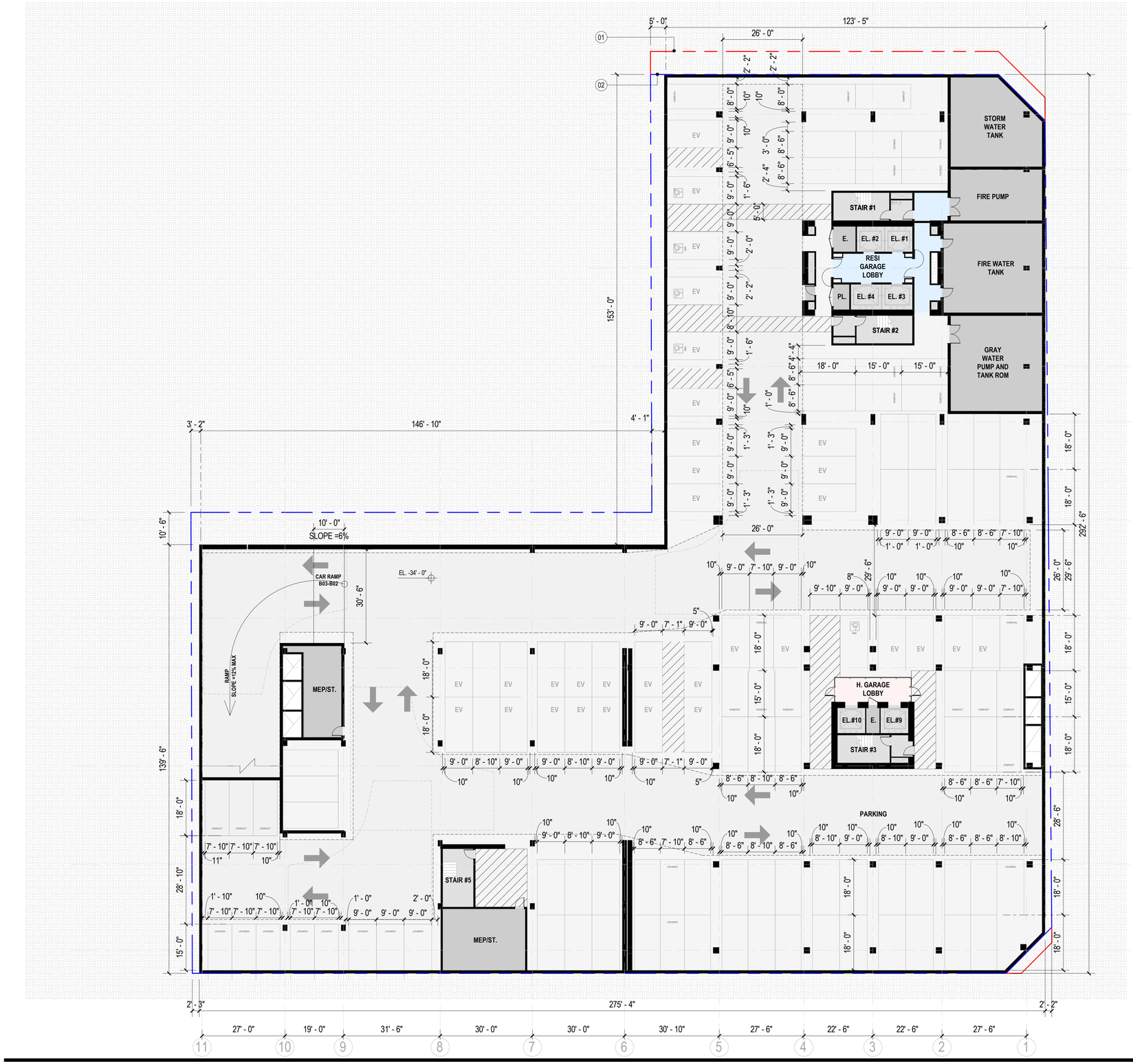


1 FLOOR PLAN - PARKING B03

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
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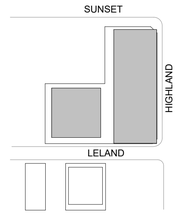
14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

1- AUTOMOBILE MECHANICAL LIFTS WILL BE A DEFERRED SUBMITTAL.
2- PARKING WILL BE PROVIDED PER A FULLY ATTENDANT SHARED PARKING PLAN FOR THE WHOLE PROJECT.

## KEY PLAN

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C32170
11/30/23
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Seal / Signature

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Project Name
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Project Number
005.1960.000

Description
FLOOR PLAN - PARKING B03

Scale
As indicated
0 4 8 16 32 FT

**A2.100B3**

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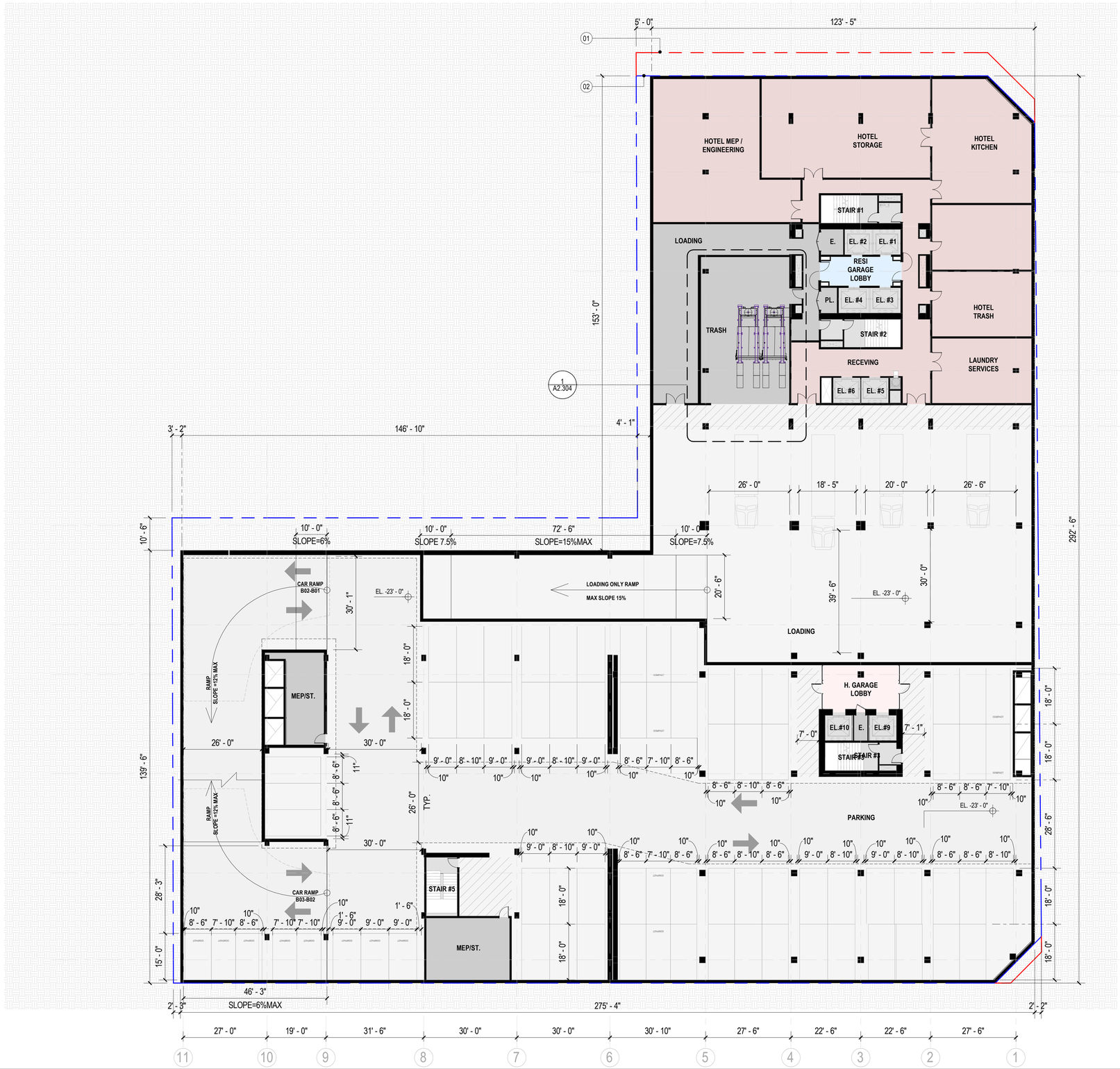



1 FLOOR PLAN - PARKING B02
SCALE: 1/16" = 1'-0"

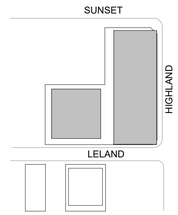
## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
09 LADWP PAD MOUNTED SWITCH
10 LADWP PAD MOUNTED TRANSFORMER
11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES. RECORDED IN BOOK D3117, PAGE 3, ORRICIAL RECORDS
12 5 FT EASEMENT FOR POLE LINES AND CONDUITS. RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICAL RECORDS
13 5 FT EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172508 OR RECORDS
14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

1- AUTOMOBILE MECHANICAL LIFTS WILL BE A DEFERRED SUBMITTAL.
2- PARKING WILL BE PROVIDED PER A FULLY ATTENDANT SHARED PARKING PLAN FOR THE WHOLE PROJECT.

## KEY PLAN

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Project Name
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Description
FLOOR PLAN - PARKING B02

Scale
As indicated
0 4 8 16 32 FT

**A2.100B2**

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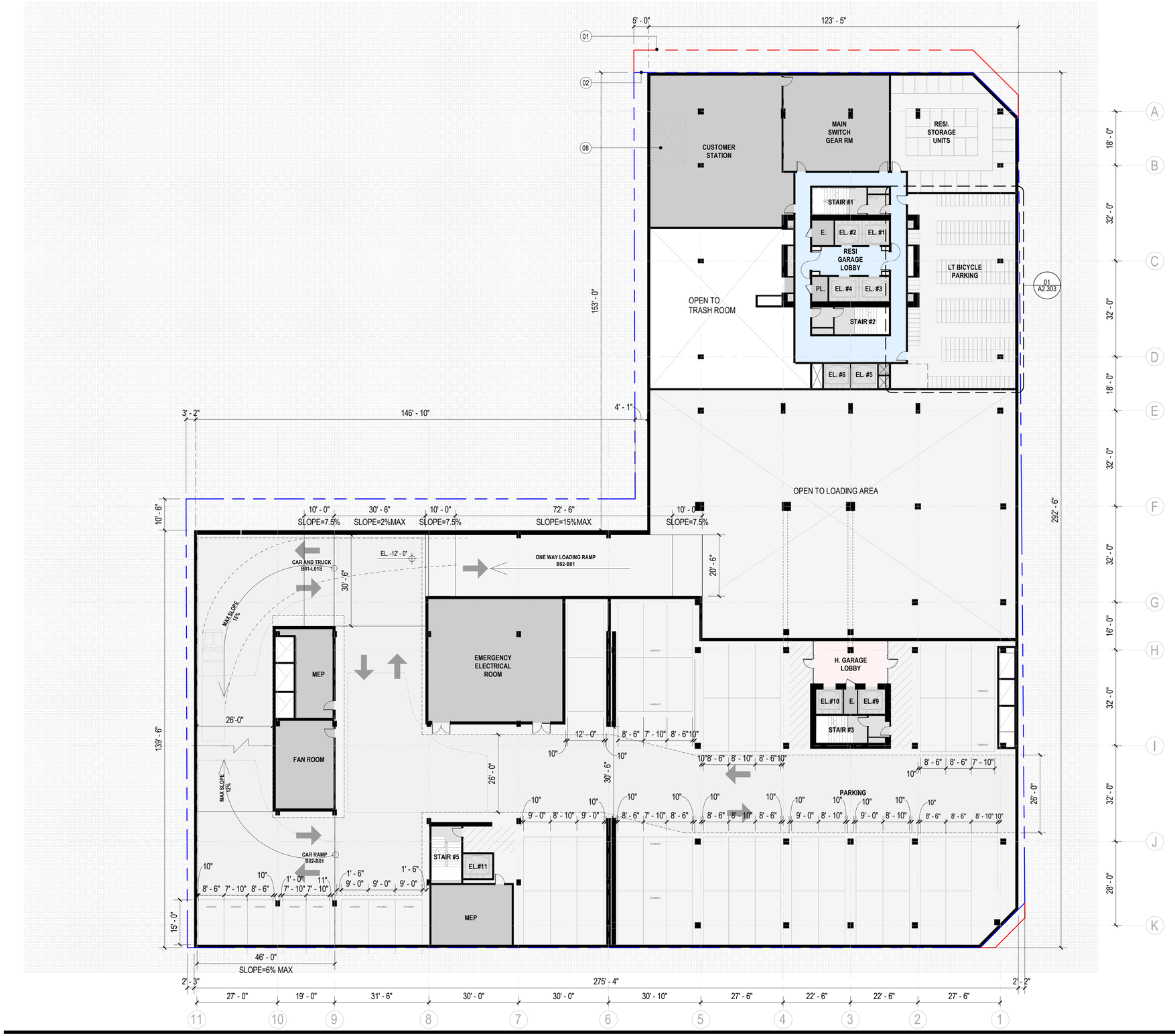


1 FLOOR PLAN - PARKING B01

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
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10 LADWP PAD MOUNTED TRANSFORMER
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15 LEVEL BELOW

## GENERAL NOTES

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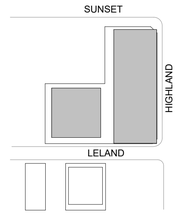
## KEY PLAN

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Project Number
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Description
FLOOR PLAN - PARKING B01

Scale
As indicated
0 4 8 16 32 FT

**A2.100B1**

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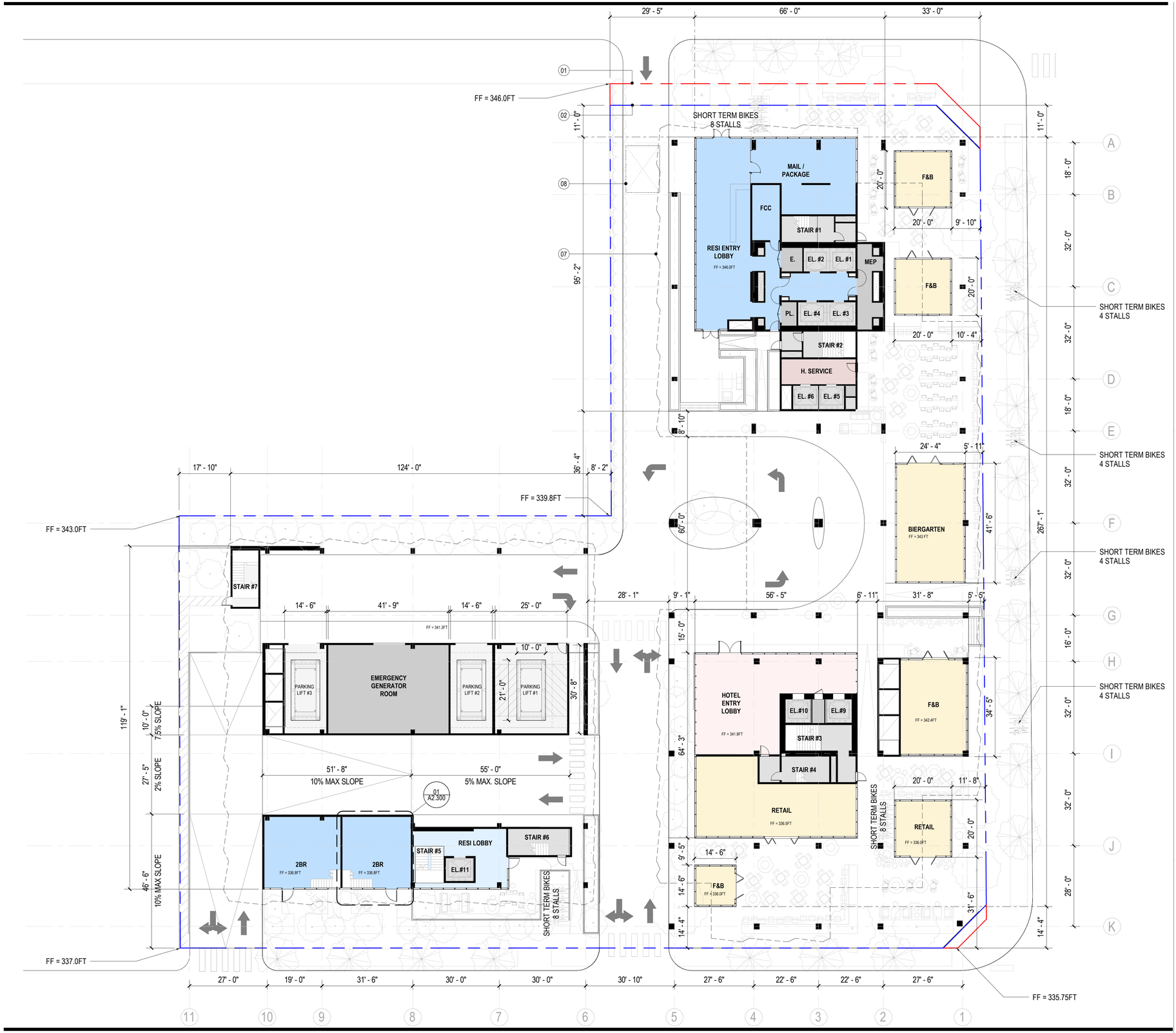


1 FLOOR PLAN - TOWER L01 / PARKING L01

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

## GENERAL NOTES

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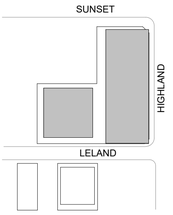
## KEY PLAN

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Description
FLOOR PLAN - TOWER L01 / PARKING L01

Scale
As indicated
0 4 8 16 32 FT

**A2.101**

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1 FLOOR PLAN - TOWER L02 / PARKING L03

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

## GENERAL NOTES

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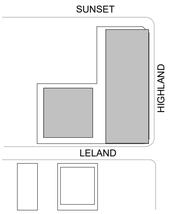


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Description
FLOOR PLAN - TOWER L02 / PARKING L03

Scale
As indicated
0 4 8 16 32 FT

**A2.102**

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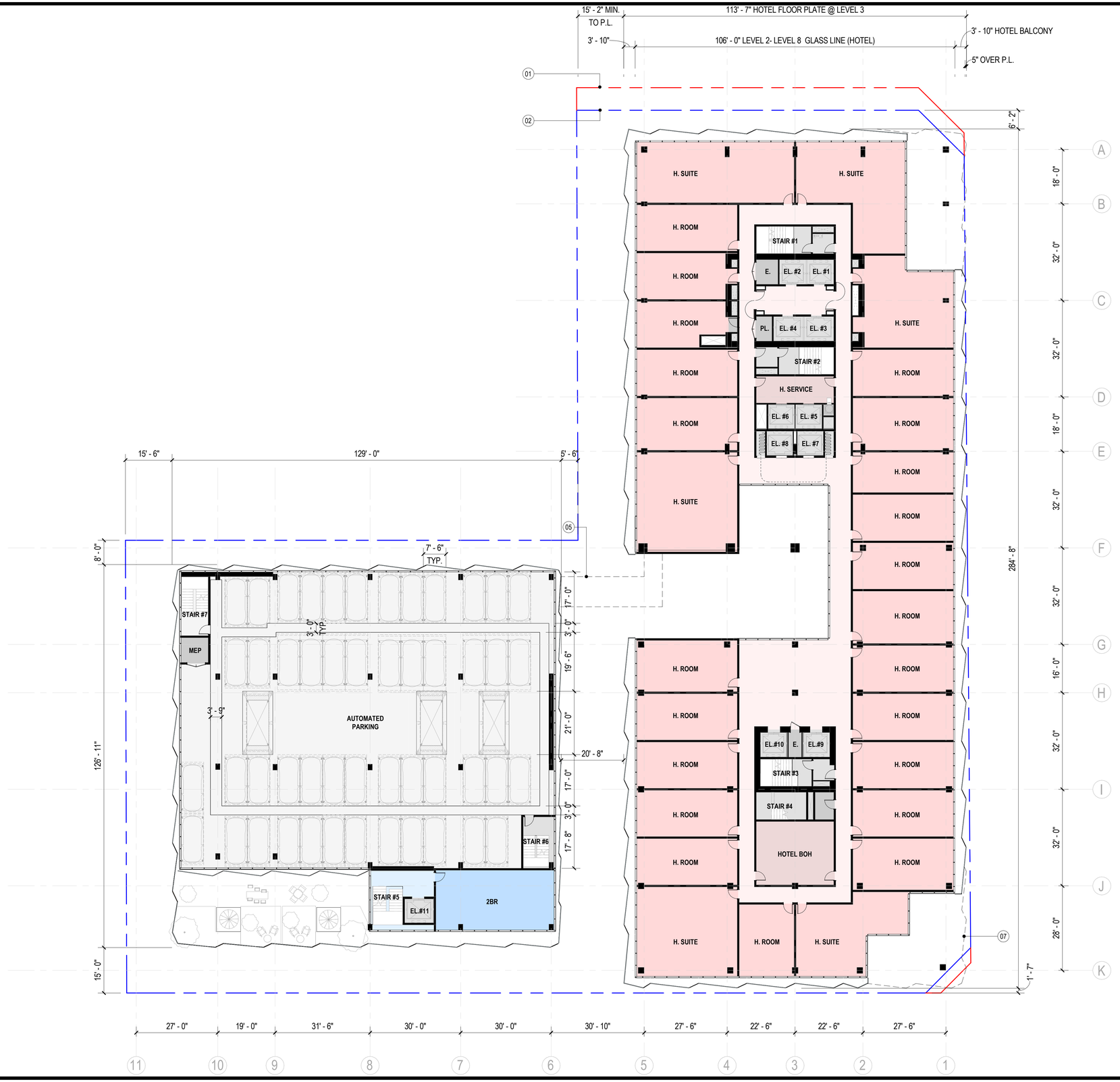


1 FLOOR PLAN - TOWER L03 / PARKING L05
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

## GENERAL NOTES

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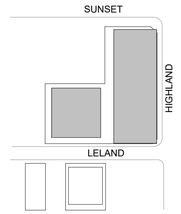


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Description
FLOOR PLAN - TOWER L03 / PARKING L05

Scale
As indicated
0 4 8 16 32 FT

**A2.103**

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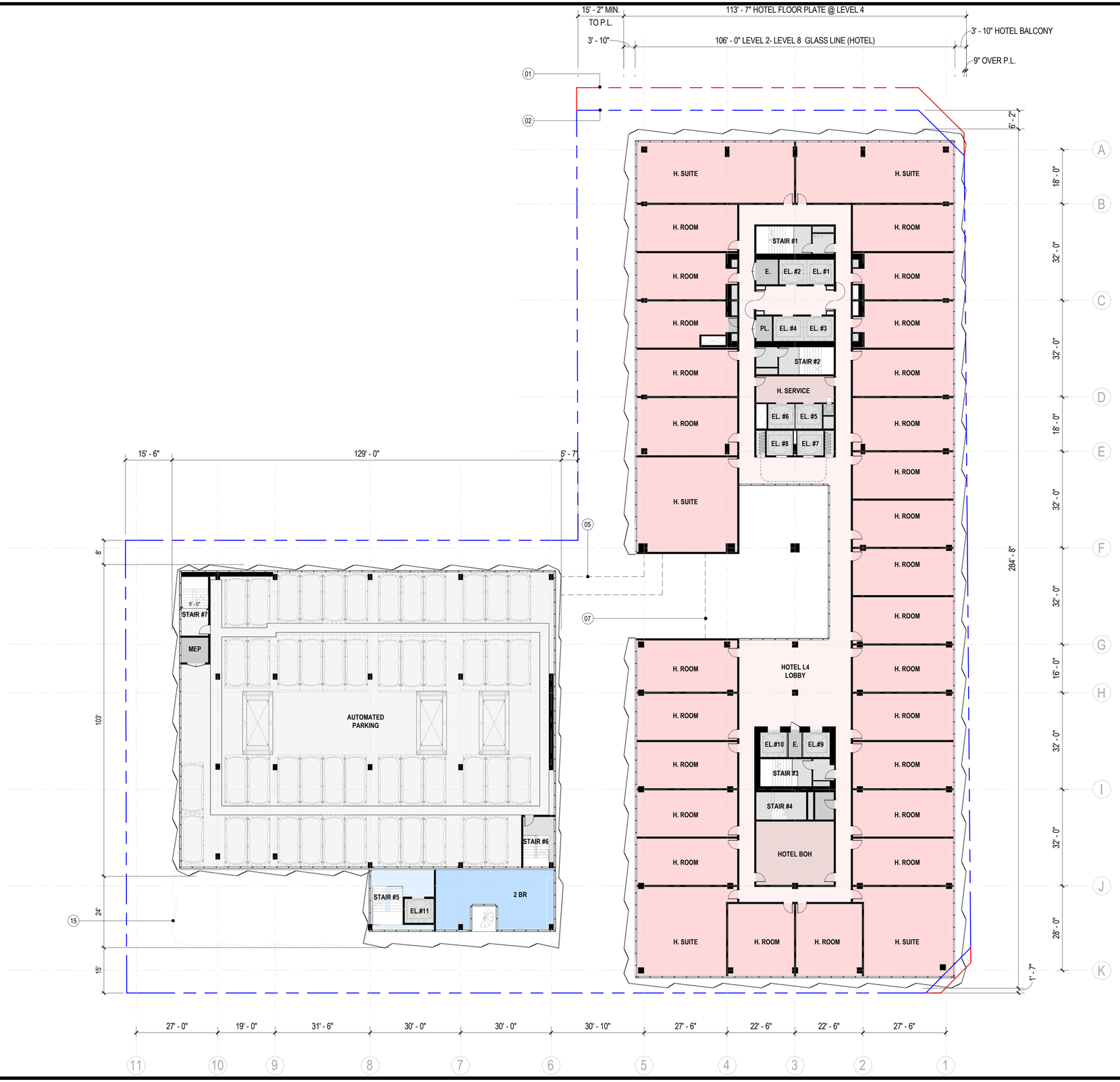


# 1 FLOOR PLAN - TOWER L04 / PARKING L06

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
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15 LEVEL BELOW

## GENERAL NOTES

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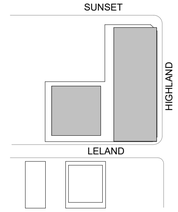
## KEY PLAN

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Project Number
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Description
FLOOR PLAN - TOWER L04 / PARKING L06

Scale
As indicated
0 4 8 16 32 FT

**A2.104**

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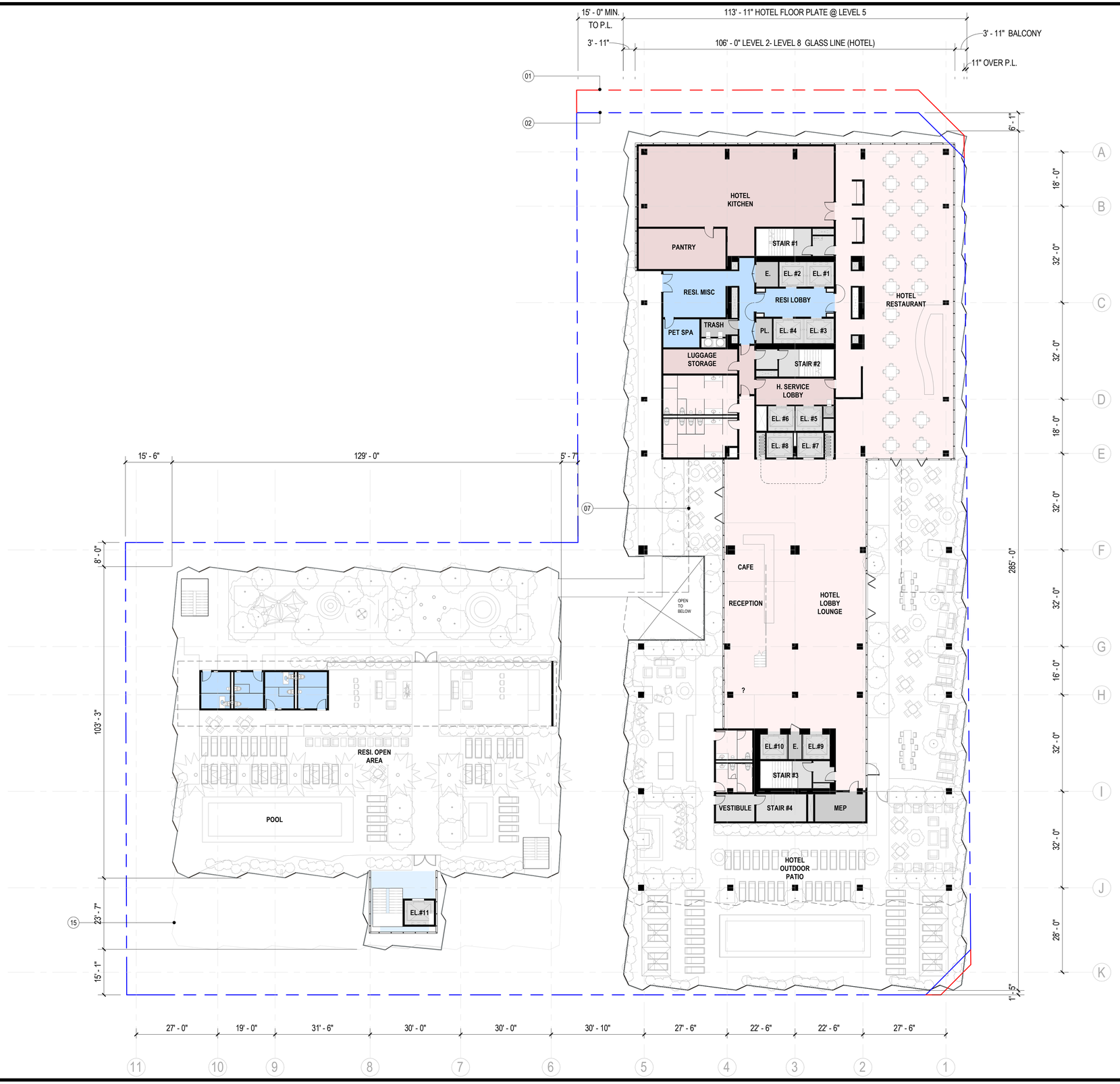


1 FLOOR PLAN - TOWER L05 / PARKING L08
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

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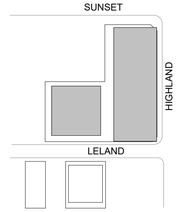
## KEY PLAN

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Description
FLOOR PLAN - TOWER L05 / PARKING L08

Scale
As indicated
0 4 8 16 32 FT

**A2.105**

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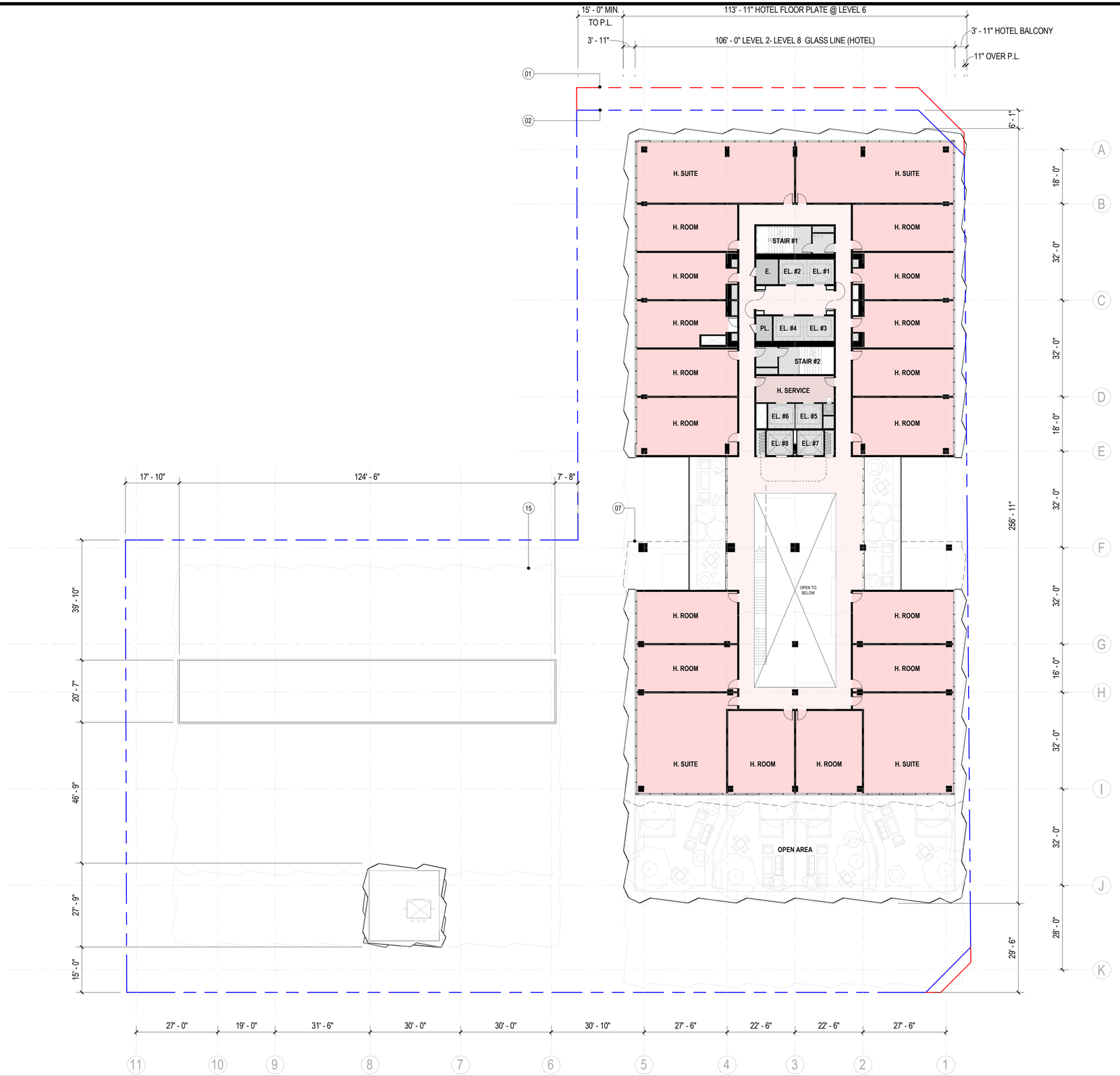


# 1 FLOOR PLAN - TOWER L06 / PARKING L10

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
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15 LEVEL BELOW

## GENERAL NOTES

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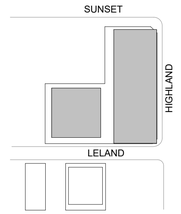
## KEY PLAN

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Project Number
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Description
FLOOR PLAN - TOWER L06 / PARKING L10

Scale
As indicated
0 4 8 16 32 FT

**A2.106**

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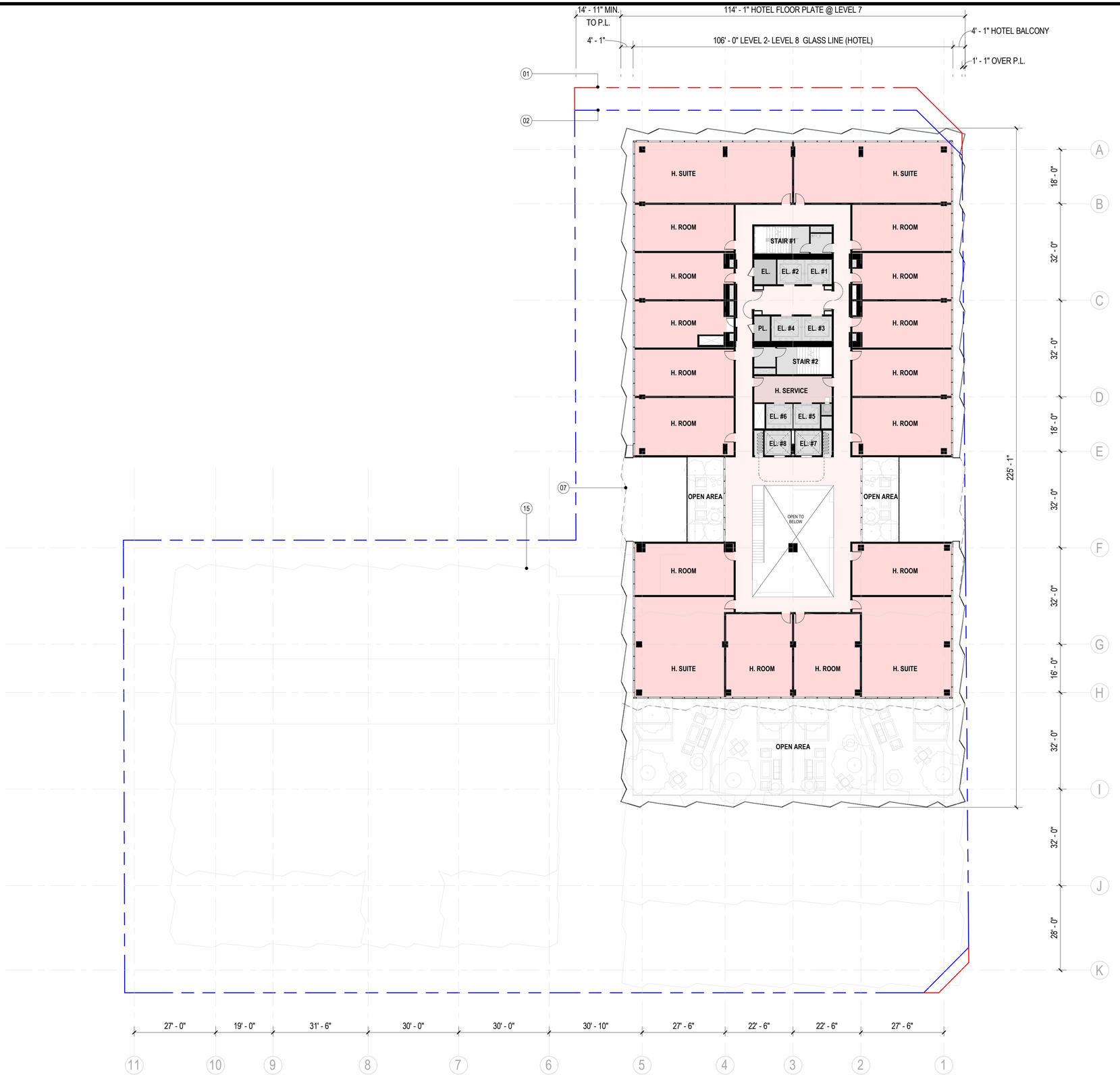



1 FLOOR PLAN - TOWER L07 / PARKING L11
SCALE: 1/16" = 1'-0"

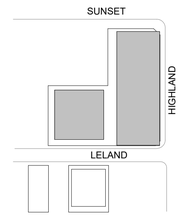
## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
09 LADWP PAD MOUNTED SWITCH
10 LADWP PAD MOUNTED TRANSFORMER
11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES. RECORDED IN BOOK D3117, PAGE 3, ORRICIAL RECORDS
12 5 FT EASEMENT FOR POLE LINES AND CONDUITS. RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICAL RECORDS
13 5 FT EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172508 OR RECORDS
14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

1- AUTOMOBILE MECHANICAL LIFTS WILL BE A DEFERRED SUBMITTAL.
2- PARKING WILL BE PROVIDED PER A FULLY ATTENDANT SHARED PARKING PLAN FOR THE WHOLE PROJECT.

## KEY PLAN

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Project Name
6800

Project Number
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Description
FLOOR PLAN - TOWER L07 / PARKING L11

Scale
As indicated
0 4 8 16 32 FT

**A2.107**

NORTH

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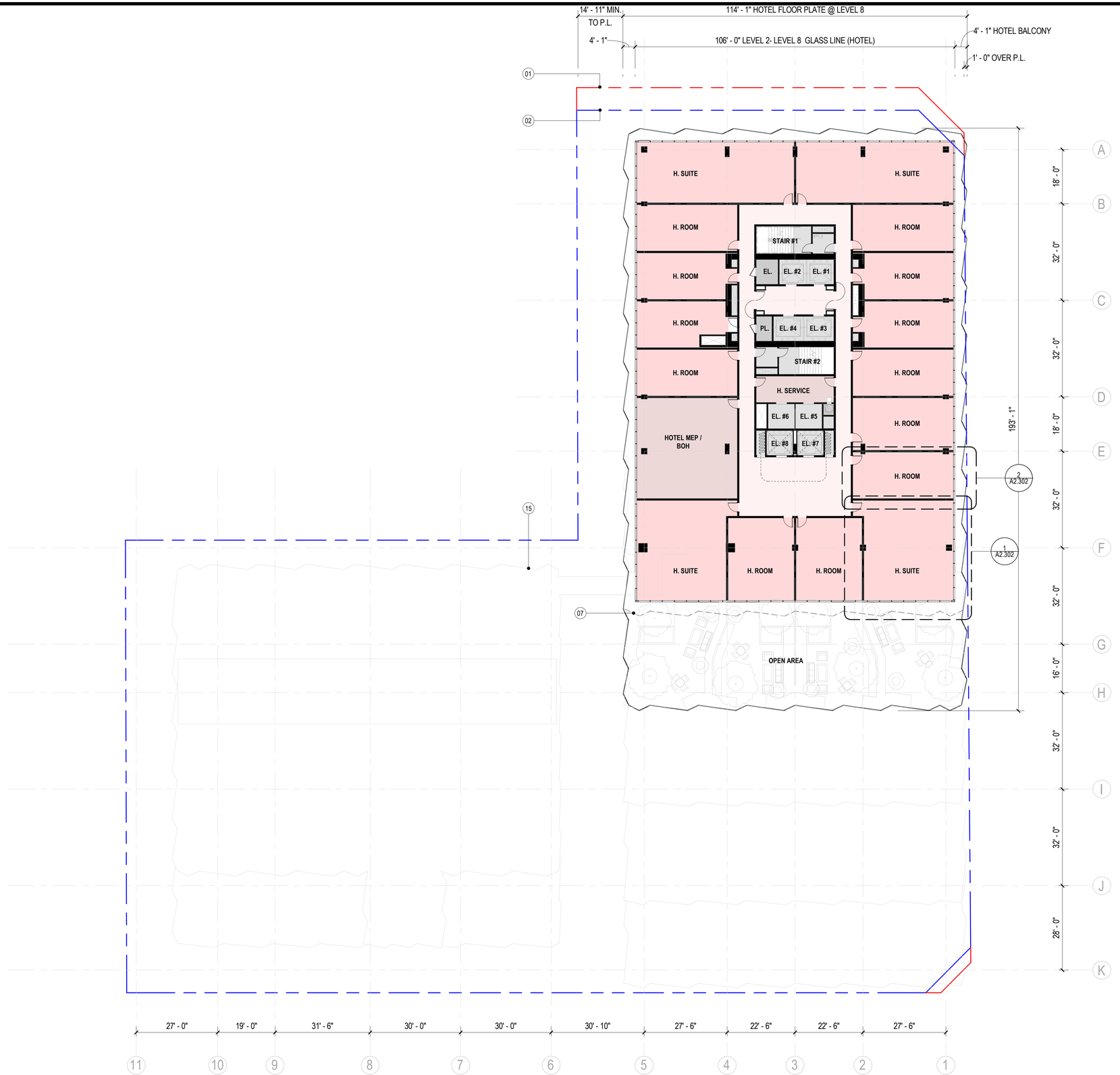


1 FLOOR PLAN - TOWER L08 / PARKING L12
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
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14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

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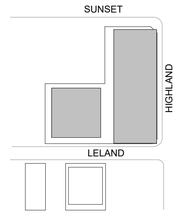
2- PARKING WILL BE PROVIDED PER A FULLY ATTENDANT SHARED PARKING PLAN FOR THE WHOLE PROJECT.

## KEY PLAN

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Project Number
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Description
FLOOR PLAN - TOWER L08 / PARKING L12

Scale
As indicated
0 4 8 16 32 FT

**A2.108**

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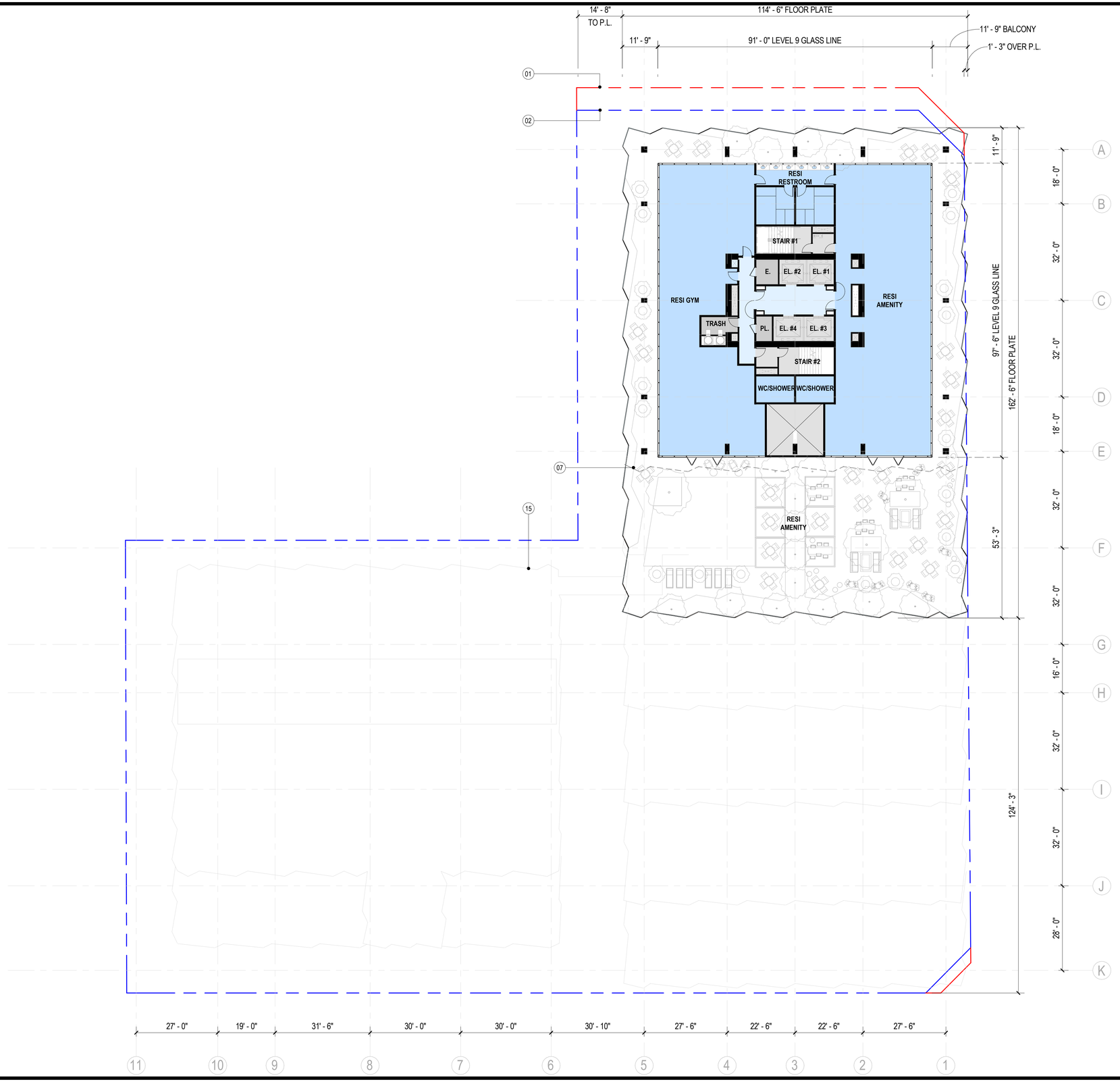


1 FLOOR PLAN - TOWER L09
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
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14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

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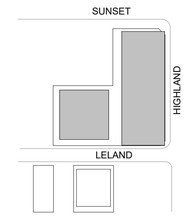
## KEY PLAN

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Project Number
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Description
FLOOR PLAN - TOWER L09

Scale
As indicated
0 4 8 16 32 FT

**A2.109**

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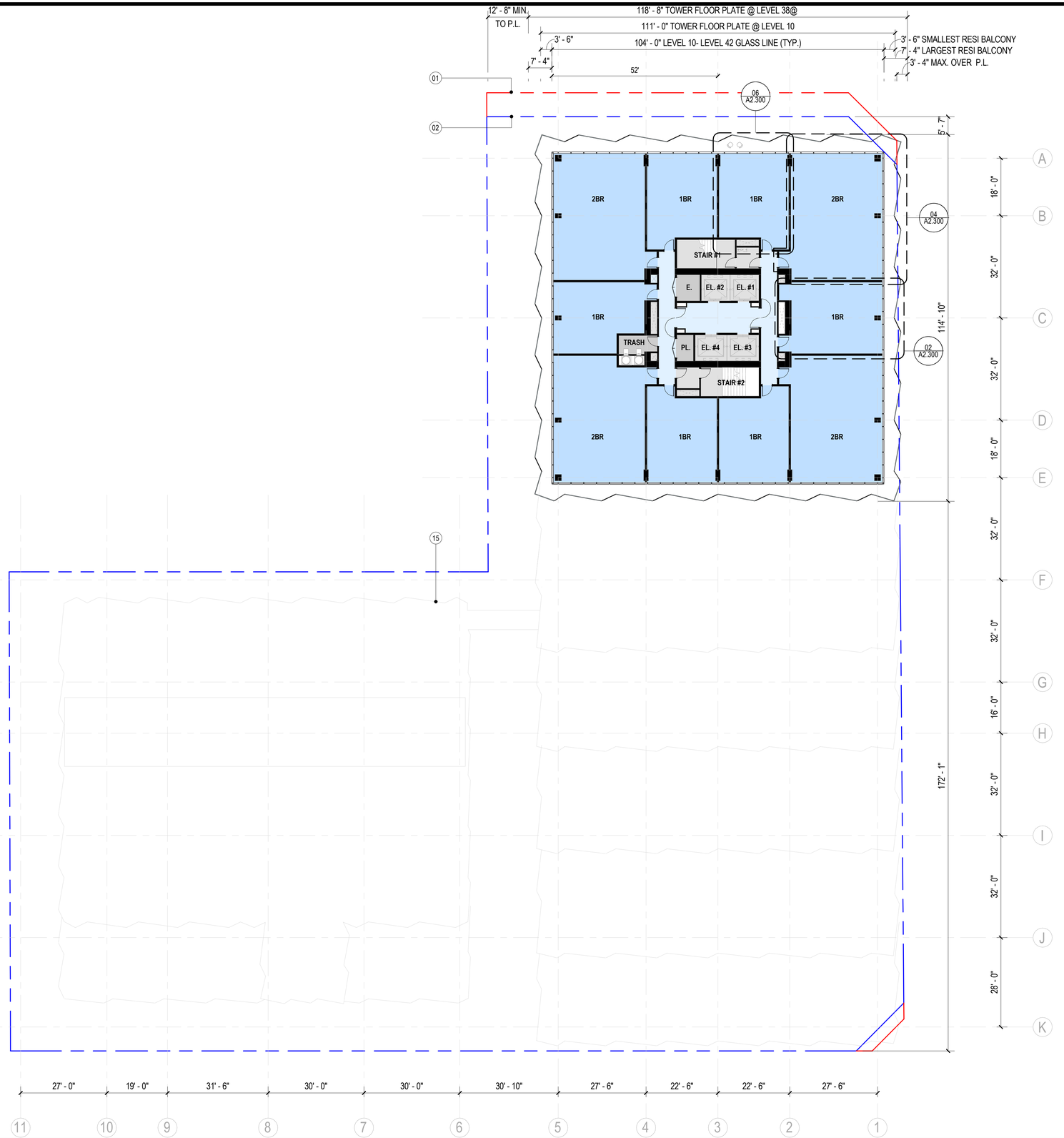


1 FLOOR PLAN - TOWER L10-L38

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

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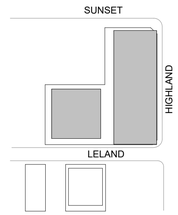


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Description
FLOOR PLAN - TOWER L10-L38

Scale
As indicated
0 4 8 16 32 FT

**A2.110**

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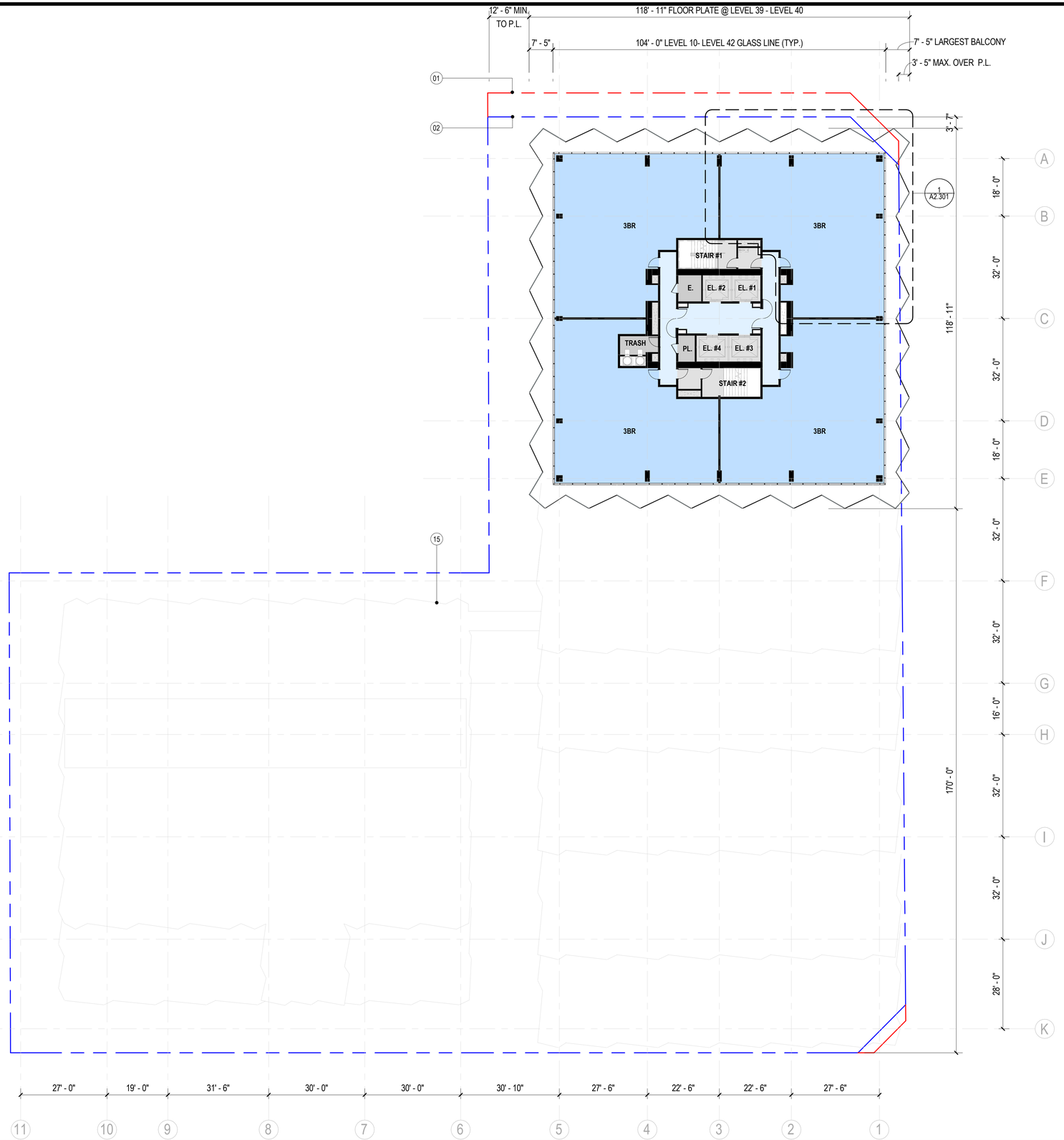


1 FLOOR PLAN - TOWER L39-L40

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

## GENERAL NOTES

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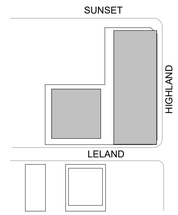
## KEY PLAN

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Project Number
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Description
FLOOR PLAN - TOWER L39-L40

Scale
As indicated
0 4 8 16 32 FT

**A2.111**

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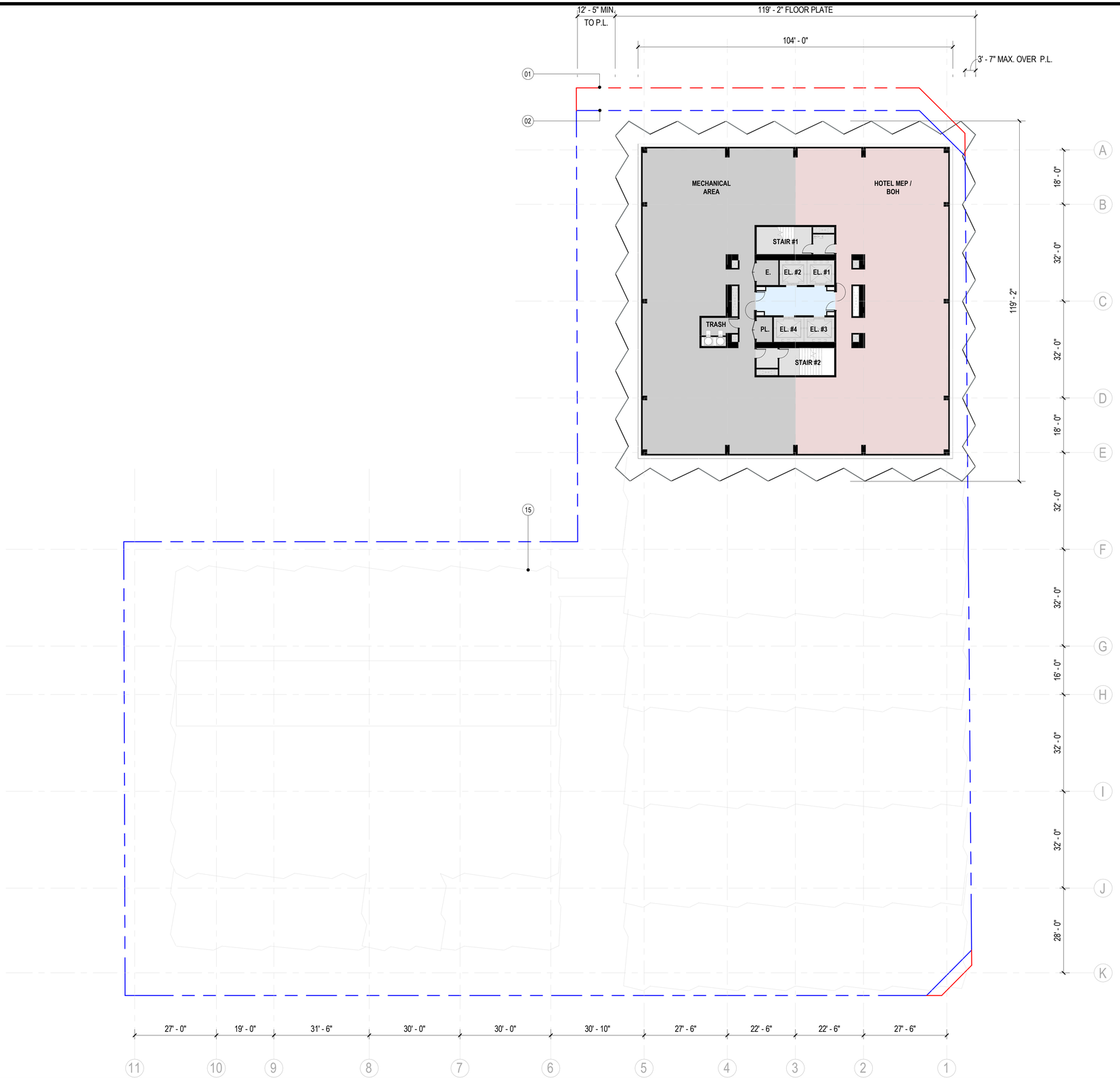


1 FLOOR PLAN - TOWER MECHANICAL L41

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
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15 LEVEL BELOW

## GENERAL NOTES

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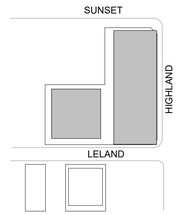
2- PARKING WILL BE PROVIDED PER A FULLY ATTENDANT SHARED PARKING PLAN FOR THE WHOLE PROJECT.

## KEY PLAN

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Project Number
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Description
FLOOR PLAN - TOWER MECHANICAL
L41

Scale
As indicated
0 4 8 16 32 FT

**A2.112**

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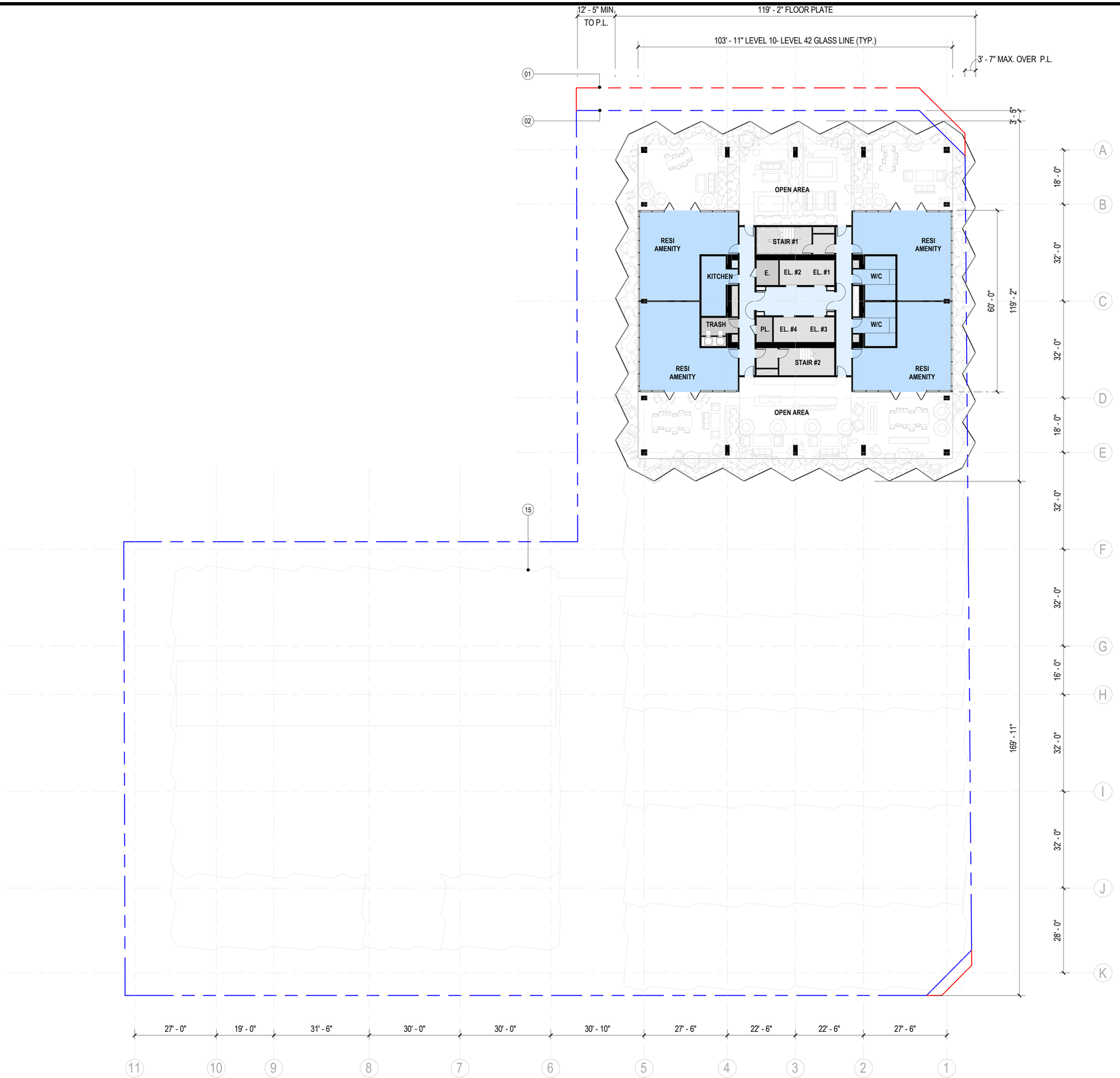


1 FLOOR PLAN - TOWER AMENITY L42

SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
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14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

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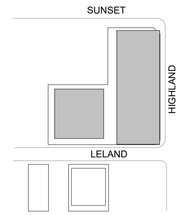


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Description
FLOOR PLAN - TOWER AMENITY L42

Scale
As indicated
0 4 8 16 32 FT

**A2.113**

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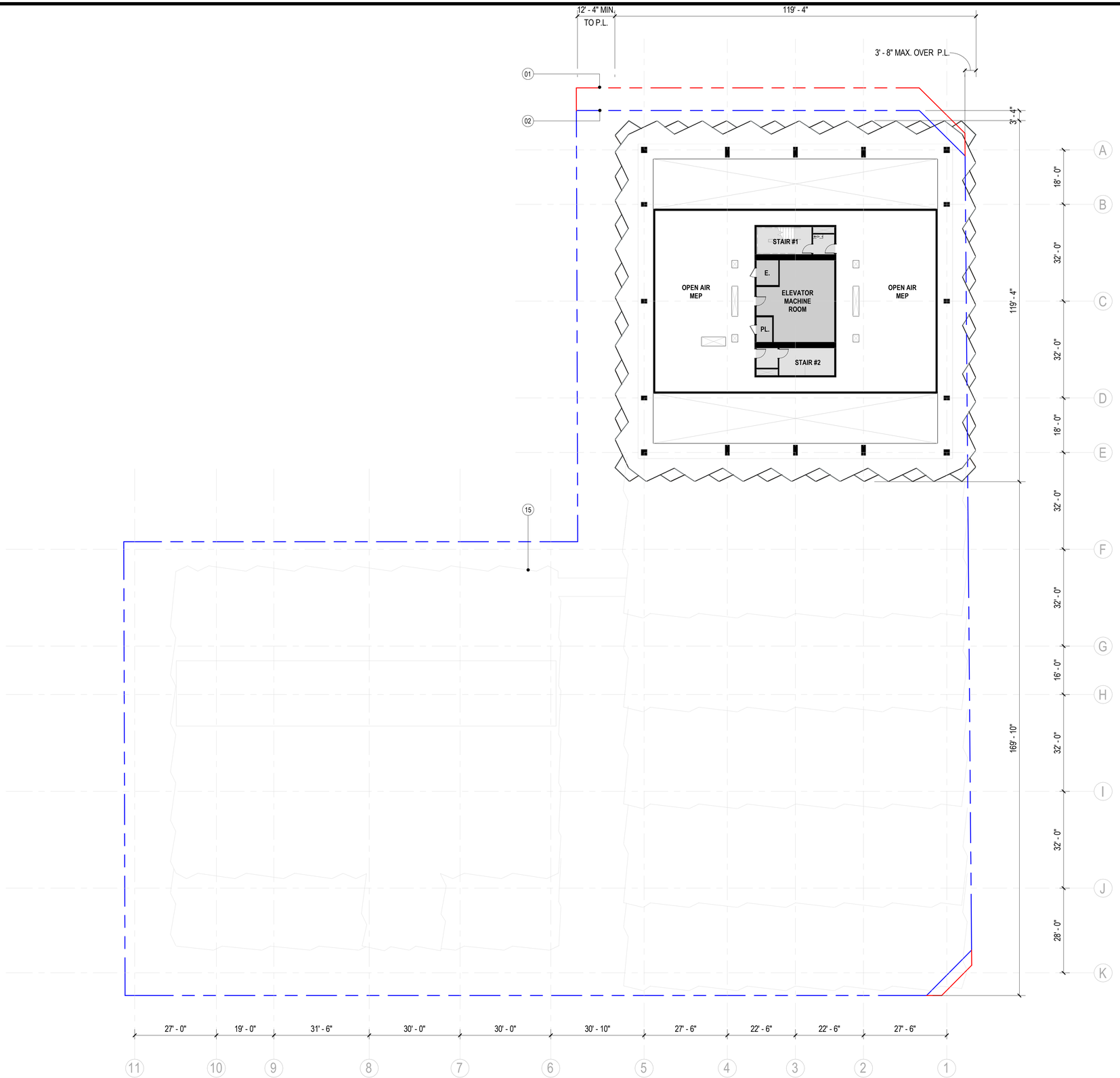


1 FLOOR PLAN - MECHANICAL LEVEL
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
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15 LEVEL BELOW

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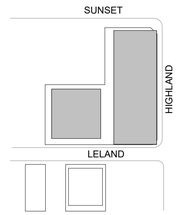
## KEY PLAN

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STATE OF CALIFORNIA

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Project Name
6800

Project Number
005.1960.000

Description
FLOOR PLAN - TOWER MECHANICAL ROOF

Scale
As indicated
0 4 8 16 32 FT

**A2.114**

NORTH

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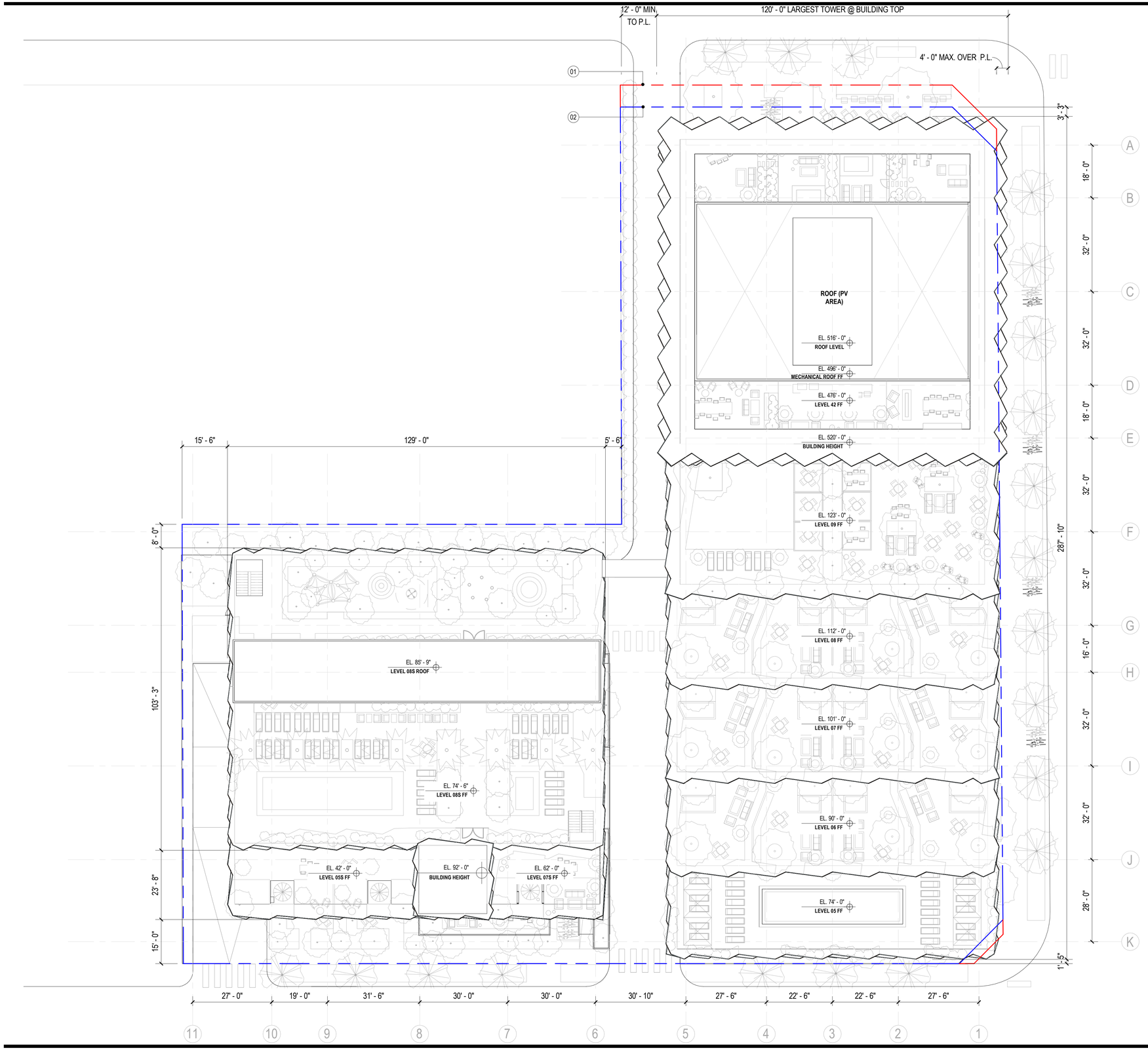


1 FLOOR PLAN - TOWER & PARKING ROOF
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
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15 LEVEL BELOW

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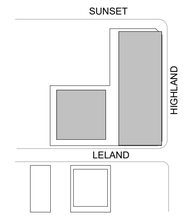
## KEY PLAN

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Project Name
6800

Project Number
005.1960.000

Description
FLOOR PLAN - TOWER & PARKING ROOF

Scale
As indicated
0 4 8 16 32 FT

A2.115

NORTH

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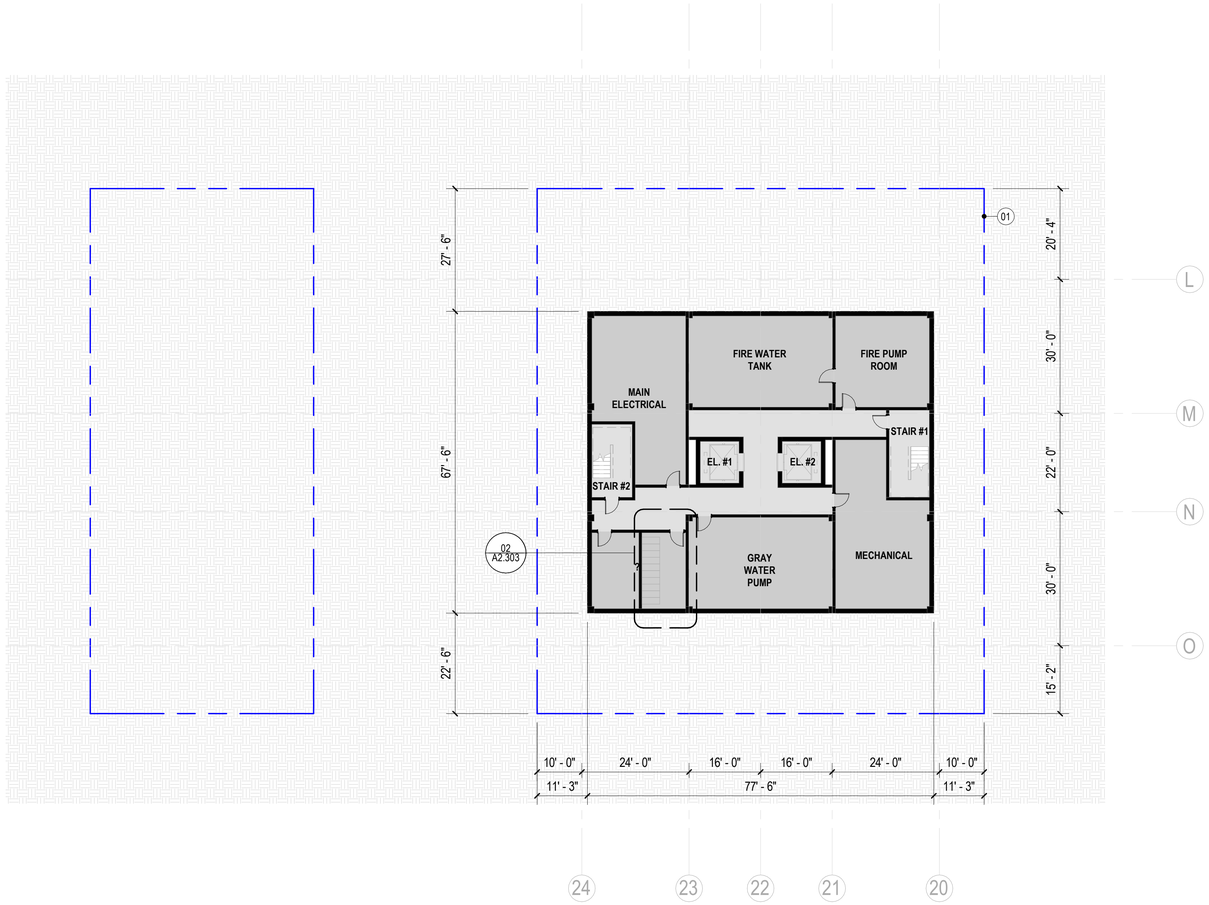



1 FLOOR PLAN - SENIOR LIVING B01
SCALE: 1/16" = 1'-0"

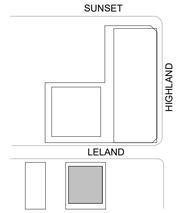
## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
06 DRIVEWAY
07 LEVEL ABOVE
08 LADWP VAULT
09 LADWP PAD MOUNTED SWITCH
10 LADWP PAD MOUNTED TRANSFORMER
11 5 FT EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES. RECORDED IN BOOK D3117, PAGE 3, ORRICIAL RECORDS
12 5 FT EASEMENT FOR POLE LINES AND CONDUITS. RECORDED DECEMBER 8, 1964 AS INSTRUMENT NO. 3601, OFFICAL RECORDS
13 5 FT EASEMENT FOR MAINTENANCE RECORDED FEBRUARY 19, 2014 AS INSTRUMENT NO. 20140172508 OR RECORDS
14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

## GENERAL NOTES

1- AUTOMOBILE MECHANICAL LIFTS WILL BE A DEFERRED SUBMITTAL.
2- PARKING WILL BE PROVIDED PER A FULLY ATTENDANT SHARED PARKING PLAN FOR THE WHOLE PROJECT.

## KEY PLAN

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OLIVIER SOMMERHALDER
C32170
11/30/23
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Project Name
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Project Number
005.1960.000

Description
FLOOR PLAN - SENIOR LIVING B01

Scale
As indicated
0 4 8 16 32 FT

**A2.200B1**

NORTH

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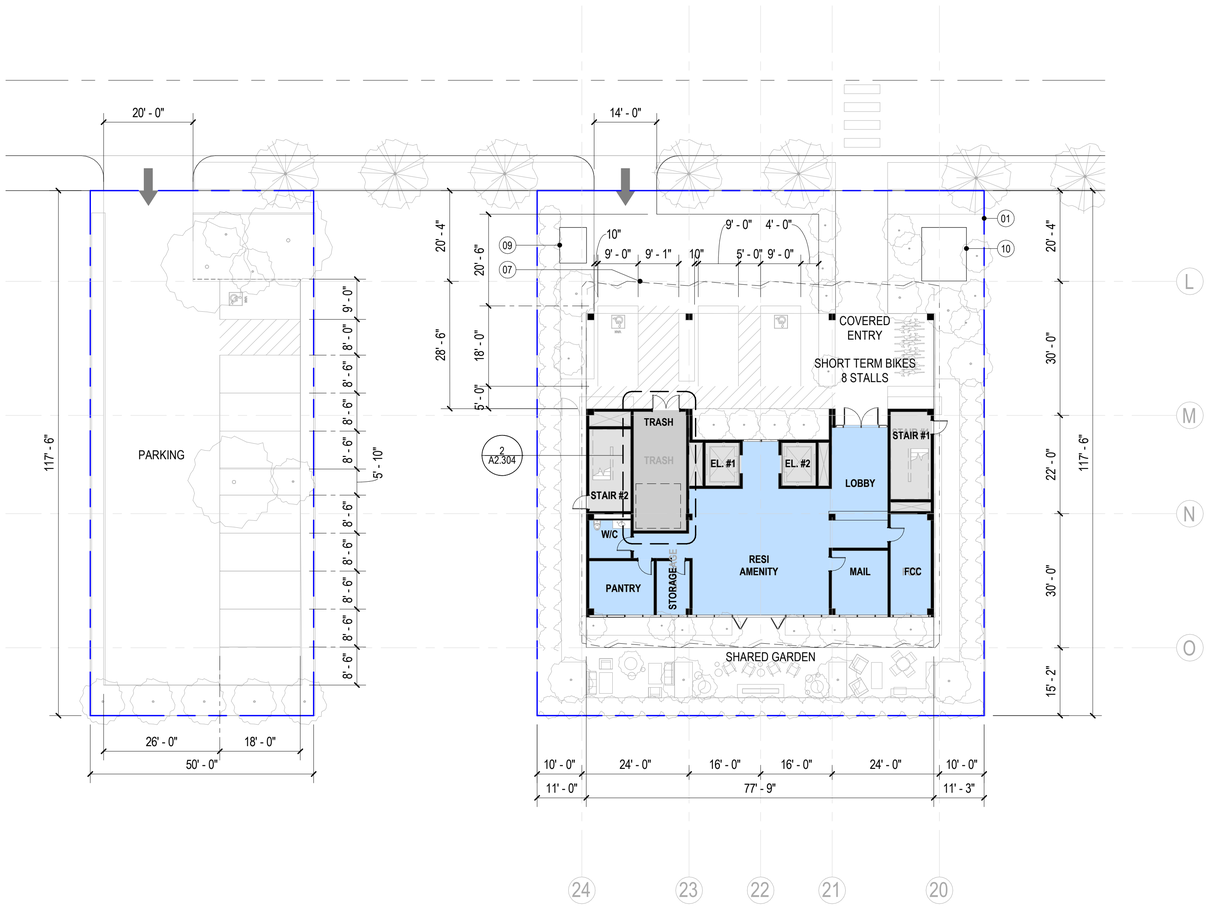


1 FLOOR PLAN - SENIOR LIVING L01
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
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15 LEVEL BELOW

## GENERAL NOTES

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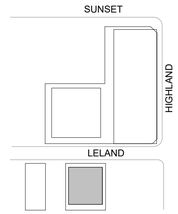
3. FOR PARKING STRIPING DETAILS SEE PAGE A2.305

## KEY PLAN

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Project Name
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Project Number
005.1960.000

Description
FLOOR PLAN - SENIOR LIVING L01

Scale
As indicated
0 4 8 16 32 FT

**A2.201**

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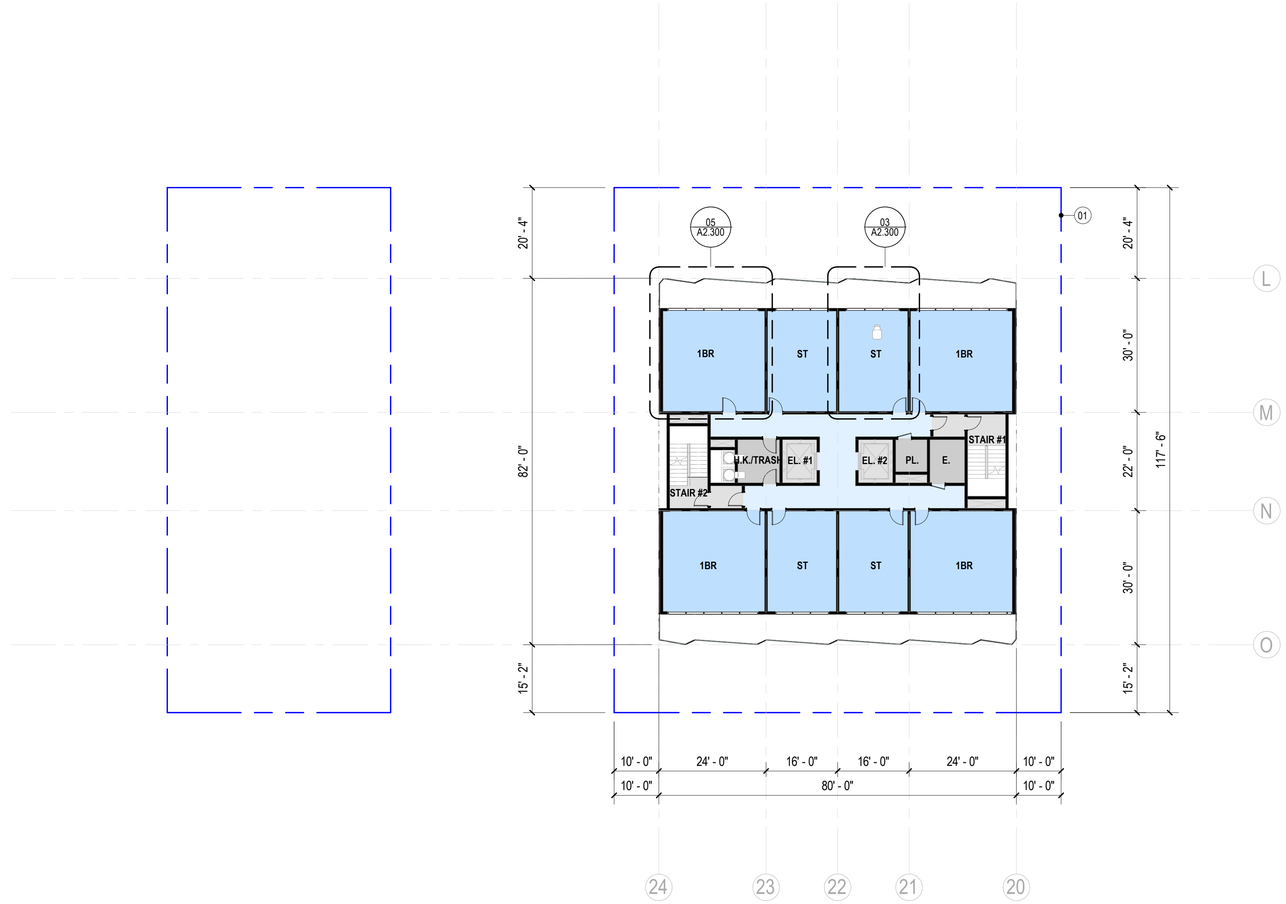


1 FLOOR PLAN - SENIOR LIVING L02-L11
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
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14 EASEMENT FOR POLES AND CONDUITS RECORDED MAY 3, 1962 AS INSTRUMENT NO. 3909 OF OFFICIAL RECORDS
15 LEVEL BELOW

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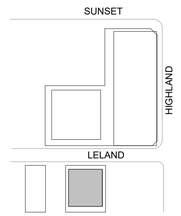
## KEY PLAN

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C32170
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Description
FLOOR PLAN - SENIOR LIVING
L02-L11

Scale
As indicated
0 4 8 16 32 FT

**A2.202**

NORTH

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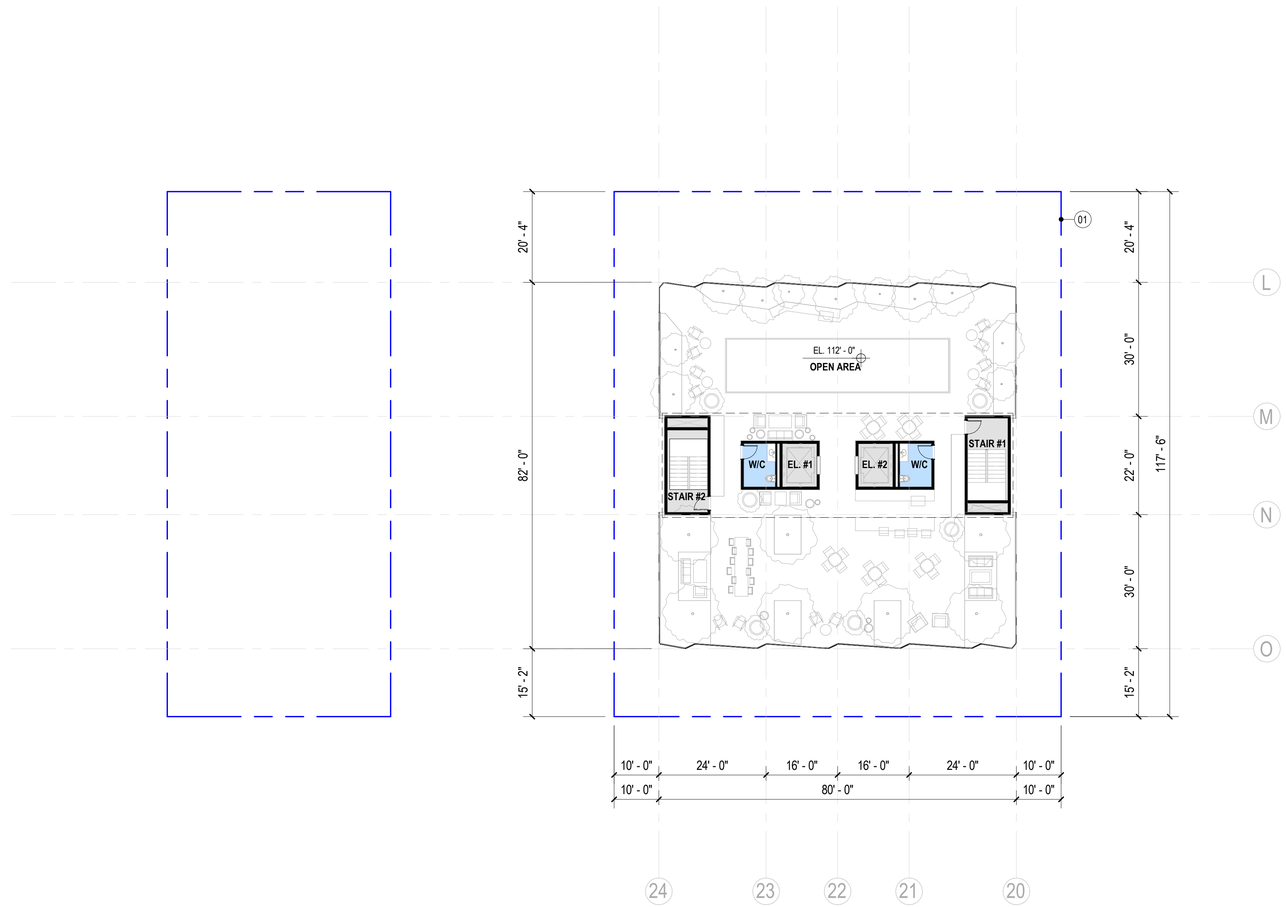


1 FLOOR PLAN - SENIOR LIVING AMENITY L12
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
04 PROPOSED YARD/ SETBACKS
05 SKY BRIDGE
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15 LEVEL BELOW

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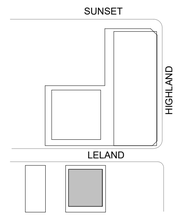
## KEY PLAN

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Project Number
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Description
FLOOR PLAN - SENIOR LIVING AMENITY L12

Scale
As indicated
0 4 8 16 32 FT

**A2.203**

NORTH

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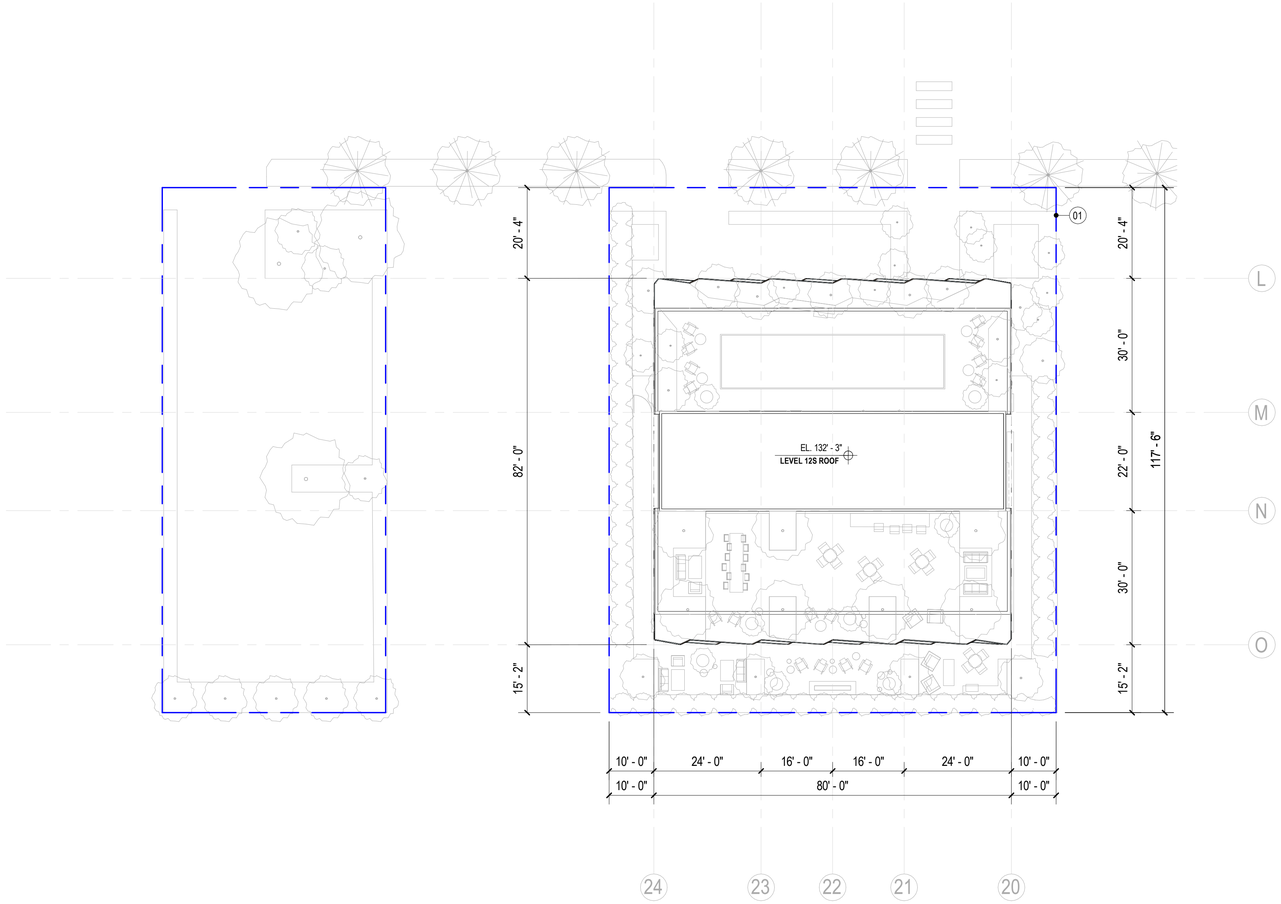


1 FLOOR PLAN - SENIOR LIVING ROOF
SCALE: 1/16" = 1'-0"

## SHEET NOTES

01 EXISTING PROPERTY LINE
02 NEW PROPERTY LINE, AFTER DEDICATION AND ROADWAY WIDENING
03 PARKING RAMP
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15 LEVEL BELOW

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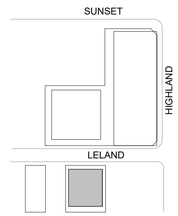


GALAXY

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OLIVIER SOMMERHALDER
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Project Name
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Project Number
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Description
FLOOR PLAN - SENIOR LIVING ROOF

Scale
As indicated
0 4 8 16 32 FT

A2.204

NORTH

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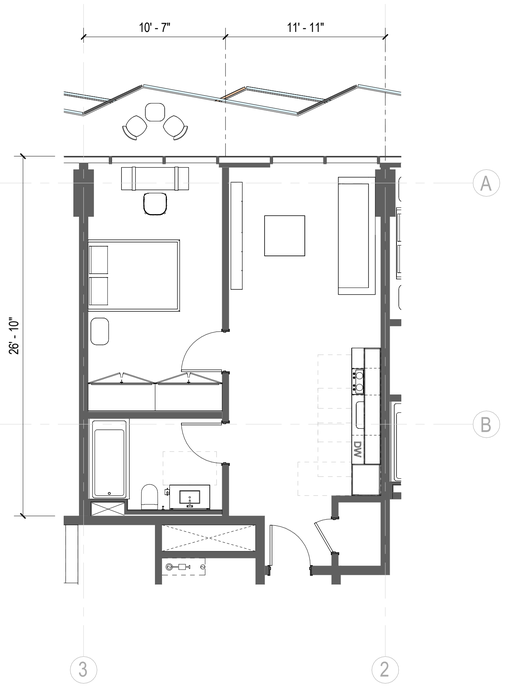
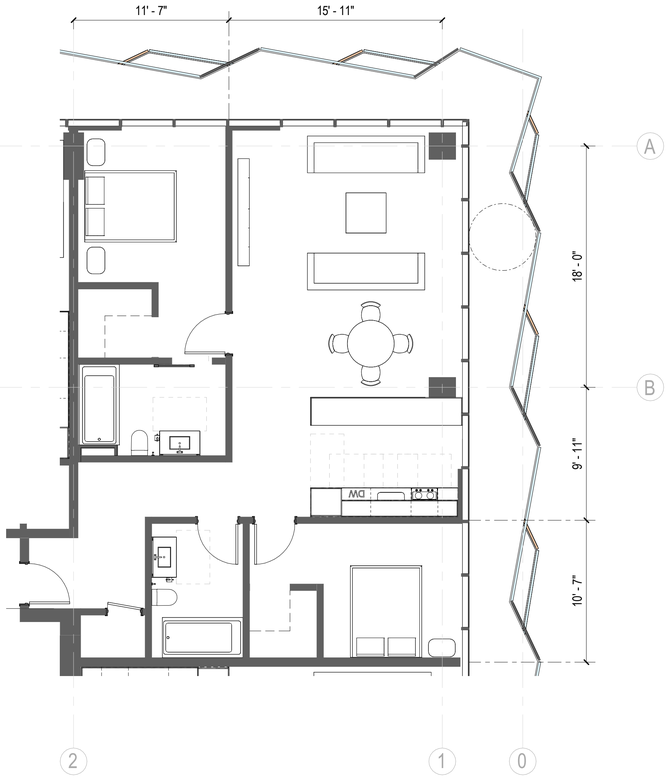


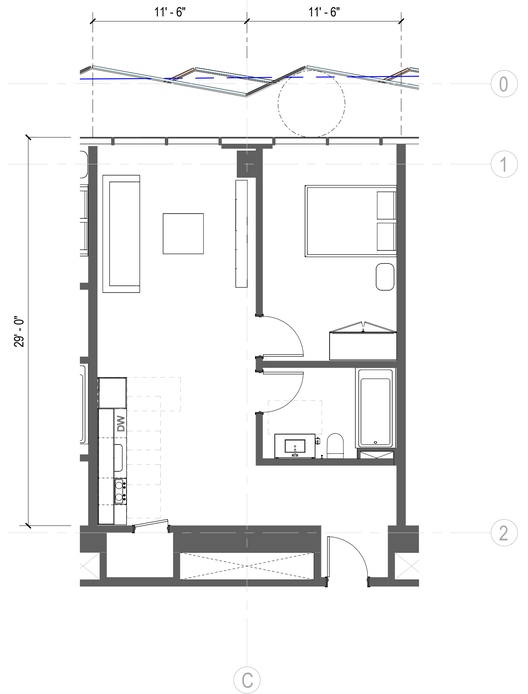

## 06 ENLARGED FLOOR PLAN - RESI. 1BR - TYPE A

SCALE: 3/16" = 1'-0"



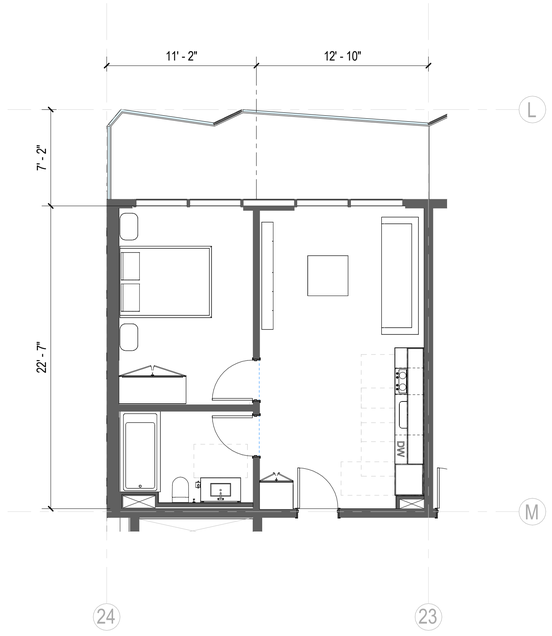

## 04 ENLARGED FLOOR PLAN - RESI. 2BR - TYPICAL

SCALE: 3/16" = 1'-0"



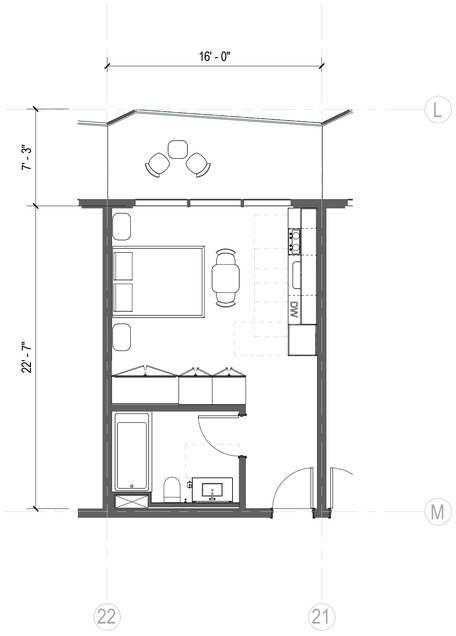

## 02 ENLARGED FLOOR PLAN - RESI. 1BR - TYPE B

SCALE: 3/16" = 1'-0"



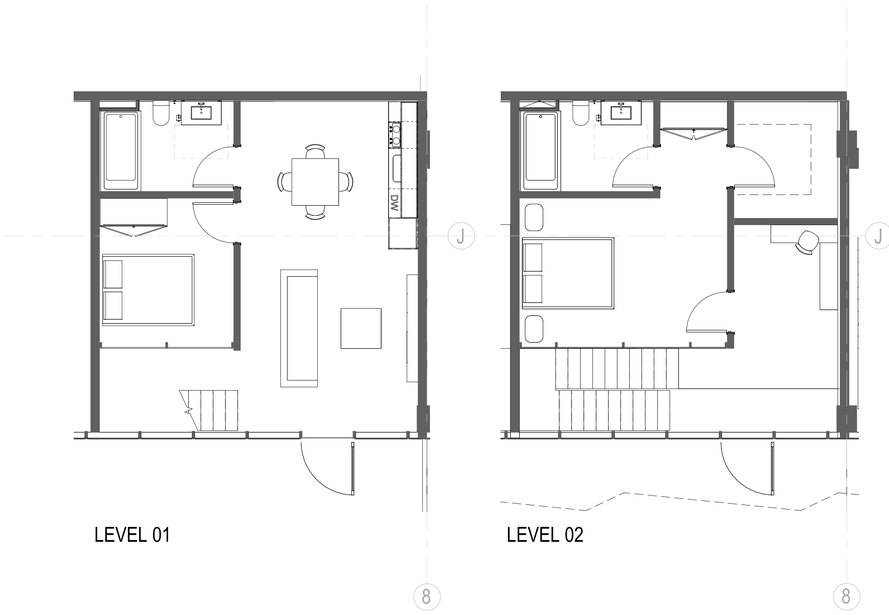

## 05 ENLARGED FLOOR PLAN - SENIOR LIVING 1BR - TYPICAL

SCALE: 3/16" = 1'-0"




## 03 ENLARGED PLAN - SENIOR LIVING STUDIO

SCALE: 3/16" = 1'-0"




## 01 ENLARGED FLOOR PLAN - RESI. 2BR - TYPE B (2 LEVEL)

SCALE: 3/16" = 1'-0"

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**Project Name**
6800

**Project Number**
005.1960.000

**Description**
ENLARGED PLANS - TYPICAL UNIT
LAYOUT - RESI

**Scale**
3/16" = 1'-0"

# A2.300

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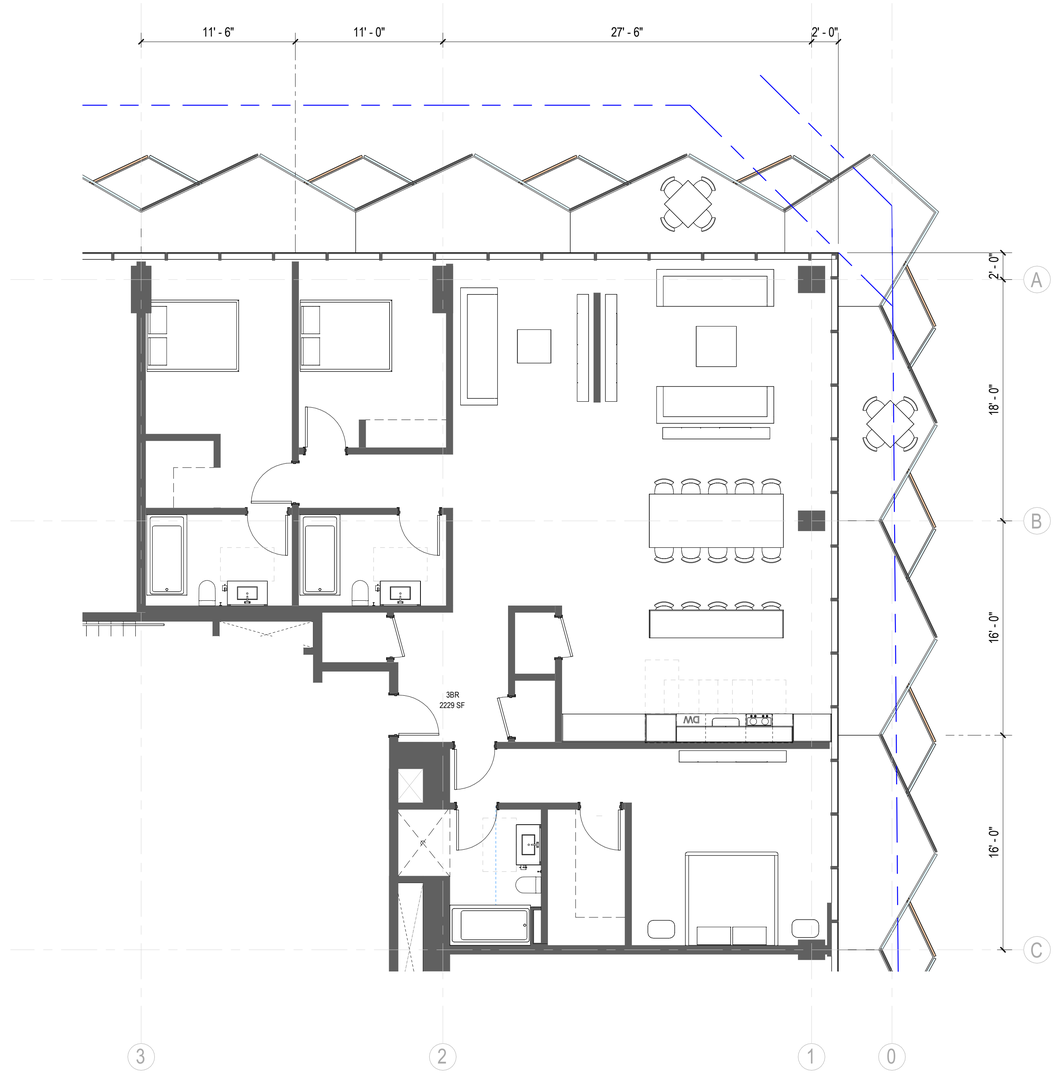


1 ENLARGED FLOOR PLAN - RESI. 3BR
SCALE: 3/16" = 1'-0"

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**Project Name**
6800

**Project Number**
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**Description**
ENLARGED PLANS - TYPICAL UNIT
LAYOUT - RESI Copy 1

**Scale**
3/16" = 1'-0"

# A2.301

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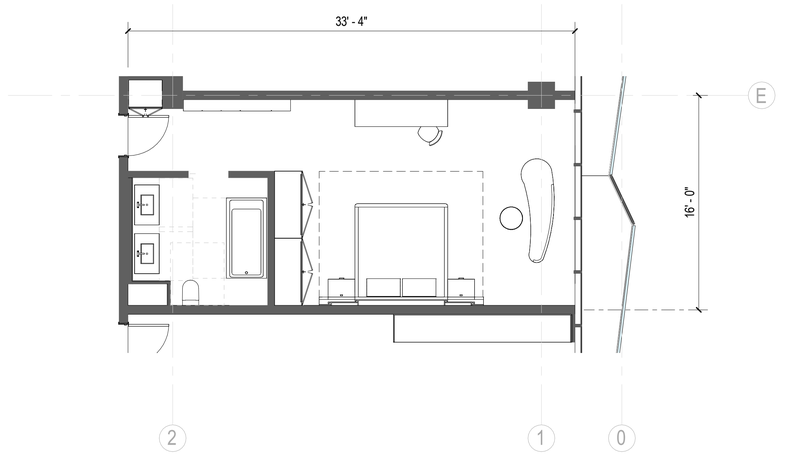
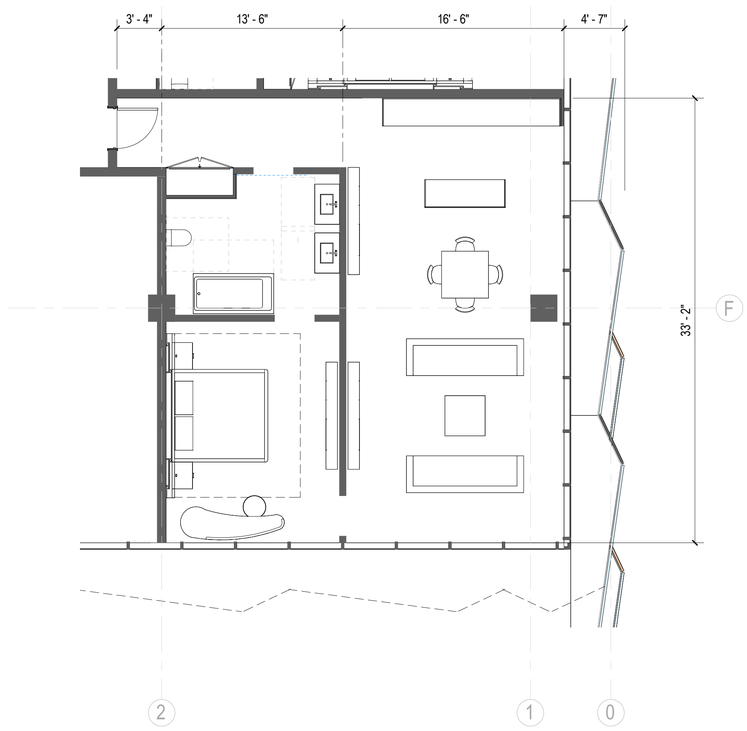



## 2 ENLARGED FLOOR PLAN - HOTEL ROOM - TYPICAL

SCALE: 3/16" = 1'-0"




## 1 ENLARGED FLOOR PLAN - HOTEL SUITE - TYPICAL

SCALE: 3/16" = 1'-0"

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# NOT FOR CONSTRUCTION

**Project Name**
6800

**Project Number**
005.1960.000

**Description**
ENLARGED PLANS - TYPICAL UNIT LAYOUT - HOTEL

**Scale**
3/16" = 1'-0"

# A2.302

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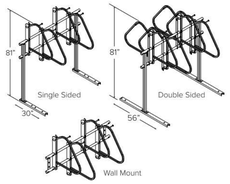
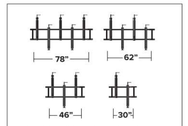
## LONG TERM BICYCLE STALLS

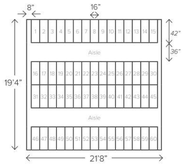
DERO cityscape | **Ultra Space Saver™ Squared** — **Submittal Sheet**




*(Examples above show 62" long crossbar sections)*




Ultra Space Saver Squared sections vary in length to fit most spaces. Above are common crossbar lengths for arms spaced 16"OC




As a general guideline, the above space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 42" from the wall.

**CAPACITY** — Modular construction
1 bike per arm

**MATERIALS** — **Hanger:** 1" square tube with steel slider head with tamperproof locking bolts.
**Upright:** 2" square tube.
**Feet:** AISI C3 x 4.1 galvanized steel channel.
**Crossbeams:** 1.25" sched. 40 galvanized pipe.

**FINISHES**
☐ **Black Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat

☐ **Black Powder Coat (Exterior Use)** Additional Cost
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

**MOUNT OPTIONS**
☐ **Floor mount**
Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

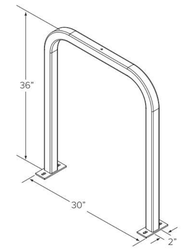
**WHEEL STOPS**
☐ **Include wheel stops**
Optional wheel stops are available for both floor and wall mounted racks for an additional cost

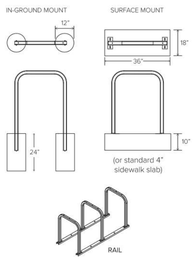
**CANE STOPS**
☐ **Include cane stops**
Optional cane-detectable stops are available for both floor and wall mounted racks for an additional cost

## SHORT TERM BICYCLE STALLS

©2023

DERO cityscape | **Downtown Rack** — **Submittal Sheet**




**CAPACITY** — 2 Bikes

**MATERIALS** — 2" x 2" x .188" square tube - mild steel
2" x 2" x .120" square tube - stainless steel

**FINISHES**
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

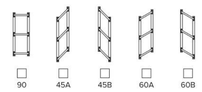
☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

**MOUNT OPTIONS**
☐ **Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.




**OPTIONAL LEAN BAR**
☐ **Add Lean Bar**

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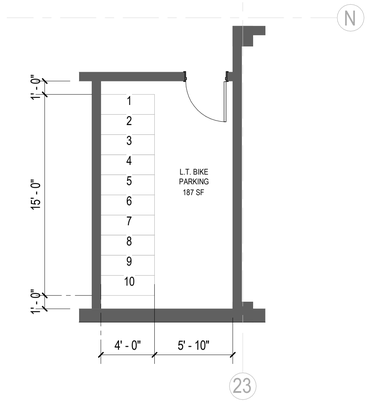
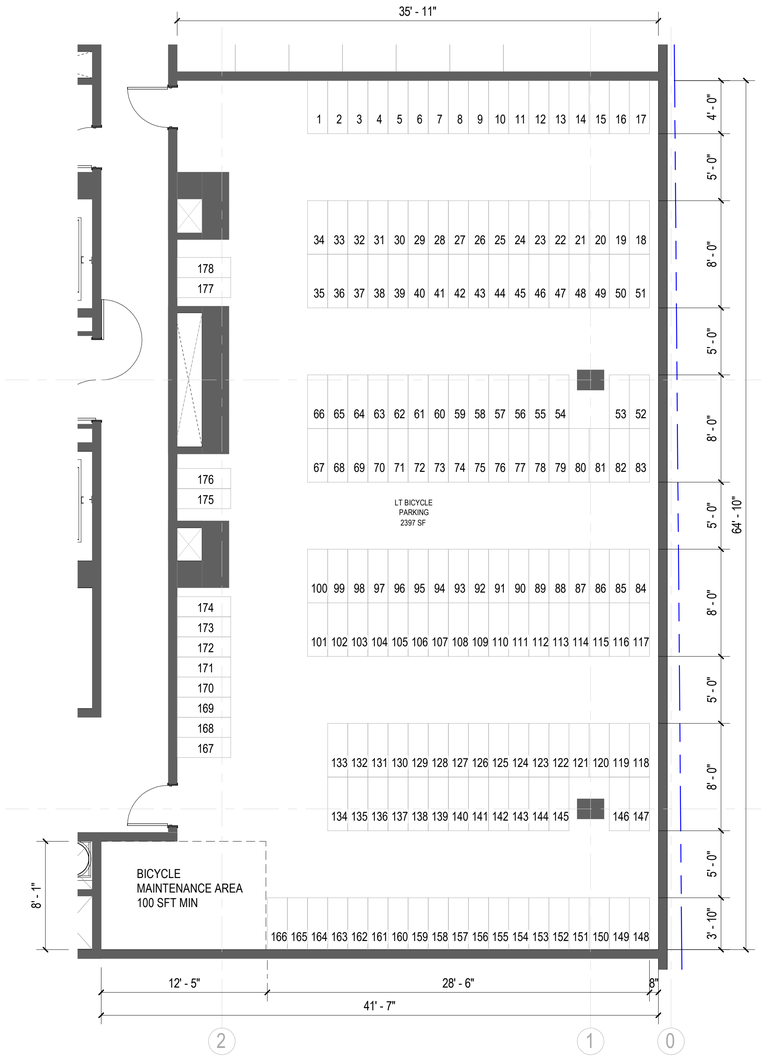
## 03 BIKE RACK CUT SHEET
SCALE: 1 1/2" = 1'-0"




## 02 ENLARGED PLANS - BIKE PARKING - SENIOR LIVING
SCALE: 3/16" = 1'-0"




## 01 ENLARGED PLANS - BIKE PARKING
SCALE: 3/16" = 1'-0"

## SHEET NOTES

## GENERAL NOTES

1. REQUIRED BICYCLE PARKING SHALL BE PROVIDED ON THE SAME LOT AS THE USE FOR WHICH IT IS INTENDED TO SERVE, OR IN A PARKING FACILITY SERVING THAT USE. BICYCLE PARKING SHALL BE LOCATED SO TO NOT RELY ON STAIRWAY OR ESCALATOR FOR ACCESS OR TO SHARE ACCESS WITH MOTOR VEHICLES.
2. FOR FACILITIES WHERE TWO TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.
3. SEE SHEET A2.101 AND SHEET A2.201 FOR SHORT-TERM BICYCLE STALL LOCATION.

GALAXY

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LICENSED ARCHITECT — OLIVIER SOMMERHALDER — C32170 — 11/30/23 RENEWAL DATE — STATE OF CALIFORNIA

**Seal / Signature**

| △ | Date | Description |
|---|---|---|
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**Project Name**
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**Project Number**
005.1960.000

**Description**
ENLARGED PLANS - BIKE PARKING

**Scale**
As indicated

**A2.303**

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Recycling Notes from Sections 12.21.A19.(c)(4) through (12)(iv)

1.To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the Recycling Area(s) or Room(s), the types of materials that are collected for recycling, that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste;

2.Each property owner or lessee shall contract with a recycler or hauler for the pick-up of Recyclable Materials, separate from trash collection, when receptacles are full or every week, whichever occurs first;

3.No toxic or hazardous material shall be stored in Recycling Areas or Rooms recycling or receptacles;

4.All Recyclable Materials shall be placed or stored in Recycling Receptacles. Paper products and other lightweight materials shall be immediately placed into covered Recycling Receptacles when they are dropped off;

5.On a daily basis the Recycling Area or Room shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards;

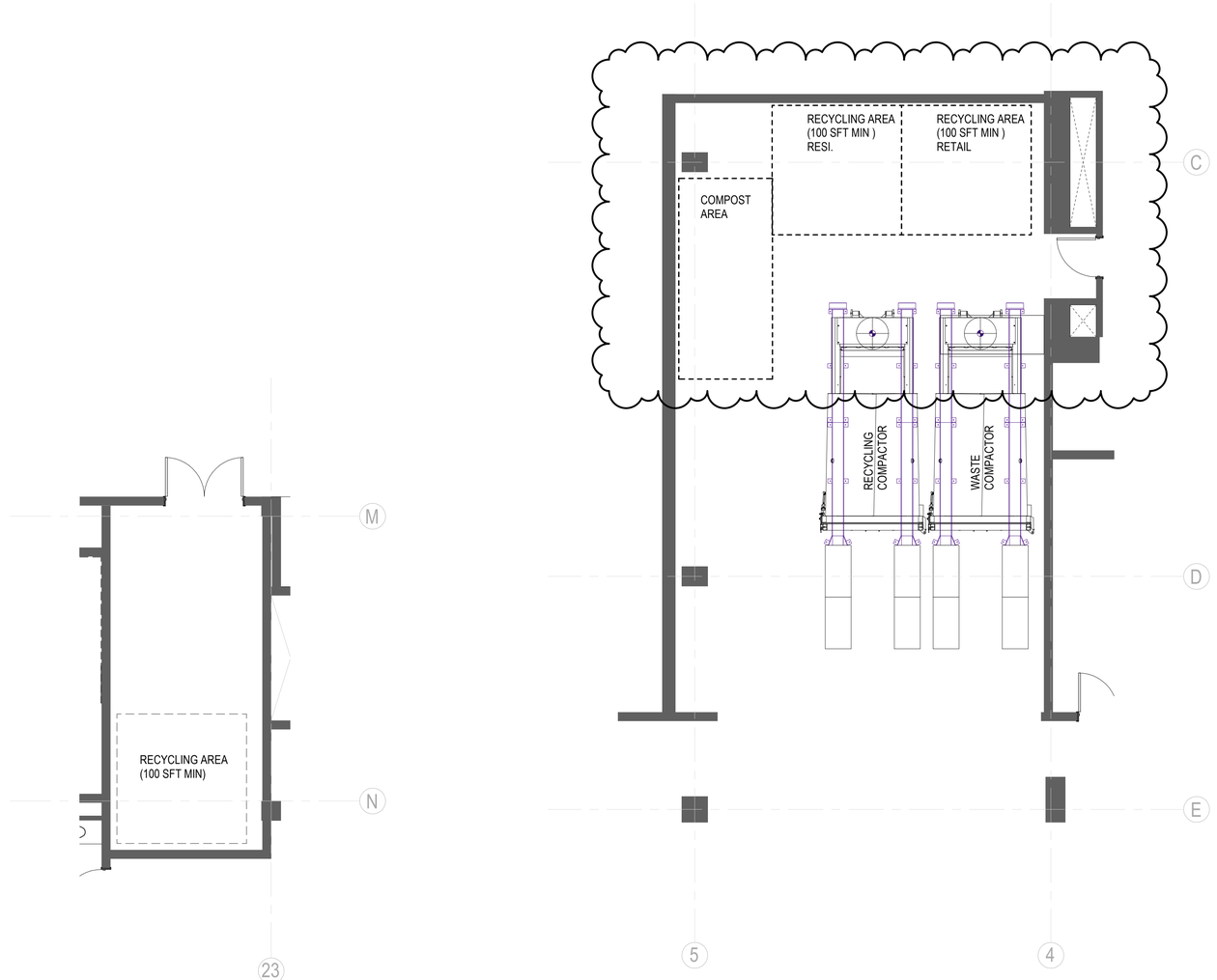
6.The Recycling Area or Room shall be clearly identified by one or more signs designating it for recycling collection and loading;

7.The Recycling Area or Room shall be available for use by persons residing or employed on the property, but shall be kept secured from unauthorized entry by the general public;

8.Recycling Areas or Rooms shall not diminish the required number of parking spaces or impair traffic flow;

9.Recycling Areas or Rooms shall be placed alongside of trash areas or rooms wherever possible and shall comply with the following: (Amended by Ord. No. 181,227, Eff. 9/1/10.)

a.Recycling Rooms shall comply with Section 91.6102 of this Code and must be equipped with an automatic sprinkler system pursuant to Section 57.304.2.2 of this Code.
b.Outdoor Recycling Areas in commercial, industrial, or public facilities, or residential buildings having four or more living units shall be confined to the rear one-half of the lot and shall not exceed an area of 300 square feet.







2 FLOOR PLAN - SENIOR LIVING L01 - TRASH ROOM
SCALE: 3/16" = 1'-0"

1 FLOOR PLAN - PARKING B02 -TRASH ROOM
SCALE: 3/16" = 1'-0"

## SHEET NOTES

## GENERAL NOTES

GALAXY

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Project Number
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Description
ENLARGED PLANS - TRASH ROOMS

Scale
3/16" = 1'-0"

**A2.304**

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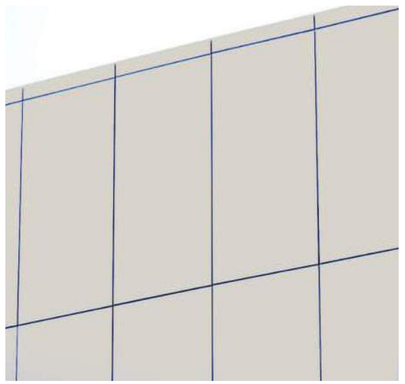
LIVING WALL SYSTEM
LOCATION: AUTOMATED PARKING BUILDING EAST ELEVATION

## 9 GREEN WALL
SCALE: 1 1/2" = 1'-0"

PREFINISHED ALUMINUM FRAME WITH OPERABLE FOLDING DOORS
LOCATION: AMENITY LEVELS
FRAME COLOR: RGB(26,26,26)
GLASS: CLEAR

## 8 FOLDING GLASS DOOR
SCALE: 1 1/2" = 1'-0"

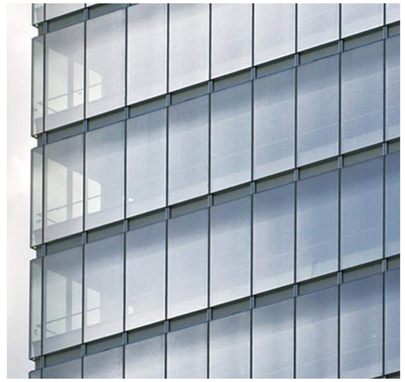


METAL PANEL RAINSCREEN SYSTEM
LOCATION: SENIOR LIVING EAST & WEST ELEVATION
COLOR : WHITE

## 7 INSULATED METAL PANEL
SCALE: 1 1/2" = 1'-0"

EXPOSED ARCHITECTURAL CONCRETE
LOCATION: TYPICAL

## 6 EXPOSED CONCRETE
SCALE: 1 1/2" = 1'-0"



WINDOW WALL SYSTEM WITH FROSTED GLASS
LOCATION: AUTOMATED PARKING BUILDING
FRAME COLOR: RGB(26,26,26)
GLASS: FROSTED

## 5 FROSTED GLASS
SCALE: 1 1/2" = 1'-0"

GLASS AND ALUMINUM STOREFRONT SYSTEM
LOCATION: RETAIL, F&B AND LOBBIES
COLOR : RGB(26,26,26)

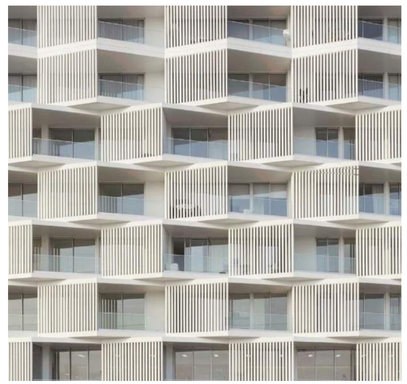
## 4 STOREFRONT GLASS SYSTEM
SCALE: 1 1/2" = 1'-0"

PREFINISHED ALUMINUM FRAME WITH OPERABLE DOORS AND WINDOWS
LOCATION: ALL RESI. UNITS
FRAME COLOR: RGB(26,26,26)
GLASS: VISION GLASS, LOW-E COATING

## 3 WINDOW WALL GLAZING SYSTEM
SCALE: 1 1/2" = 1'-0"

GLASS AND ALUMINUM GUARDRAIL SYSTEM
LOCATION: ALL BALCONIES AND AMENITY AREAS

## 2 GLASS GUARDRAIL
SCALE: 1 1/2" = 1'-0"



DECORATIVE METAL SCREEN
LOCATION: ALL RESI. AND PARKING FACADE
COLOR : RGB(208,170,121)

## 1 METAL BALCONY SCREEN
SCALE: 1 1/2" = 1'-0"

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN


GALAXY

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**Description**
EXTERIOR MATERIALS

**Scale**
NOT TO SCALE

**A3.00**

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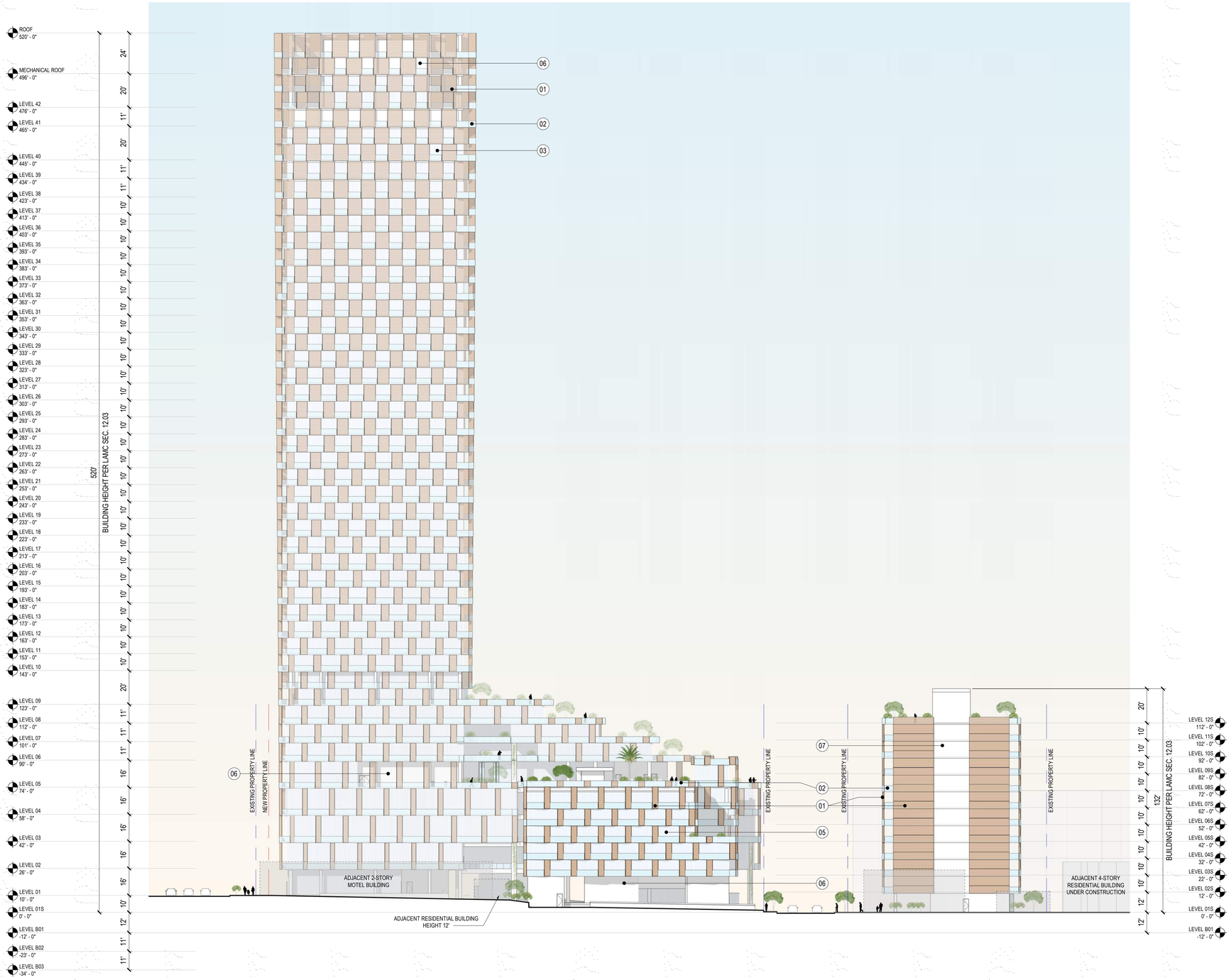
ROOF
520' - 0"
MECHANICAL ROOF
498' - 0"
LEVEL 42
476' - 0"
LEVEL 41
465' - 0"
LEVEL 40
445' - 0"
LEVEL 39
434' - 0"
LEVEL 38
423' - 0"
LEVEL 37
413' - 0"
LEVEL 36
403' - 0"
LEVEL 35
393' - 0"
LEVEL 34
383' - 0"
LEVEL 33
373' - 0"
LEVEL 32
363' - 0"
LEVEL 31
353' - 0"
LEVEL 30
343' - 0"
LEVEL 29
333' - 0"
LEVEL 28
323' - 0"
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313' - 0"
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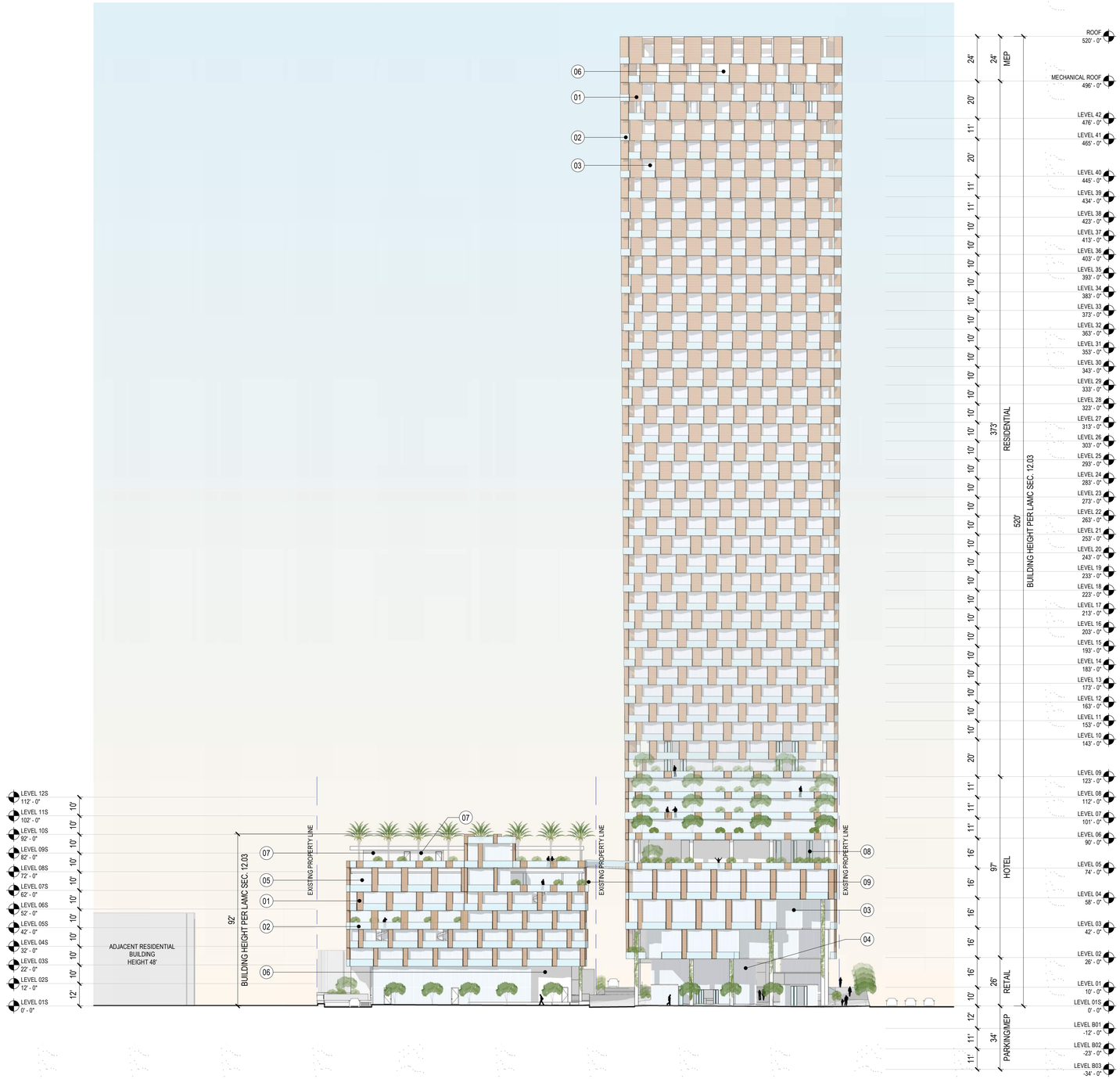
LEVEL 03
42' - 0"
LEVEL 02
26' - 0"
LEVEL 01
10' - 0"
LEVEL 01S
0' - 0"
LEVEL B01
-12' - 0"
LEVEL B02
-23' - 0"
LEVEL B03
-34' - 0"
520'
BUILDING HEIGHT PER LAMC SEC. 12.03
24'
20'
11'
20'
11'
11'
10'
10'
10


06
01
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ROOF
520' - 0"
MECHANICAL ROOF
496' - 0"
LEVEL 42
476' - 0"
LEVEL 41
465' - 0"
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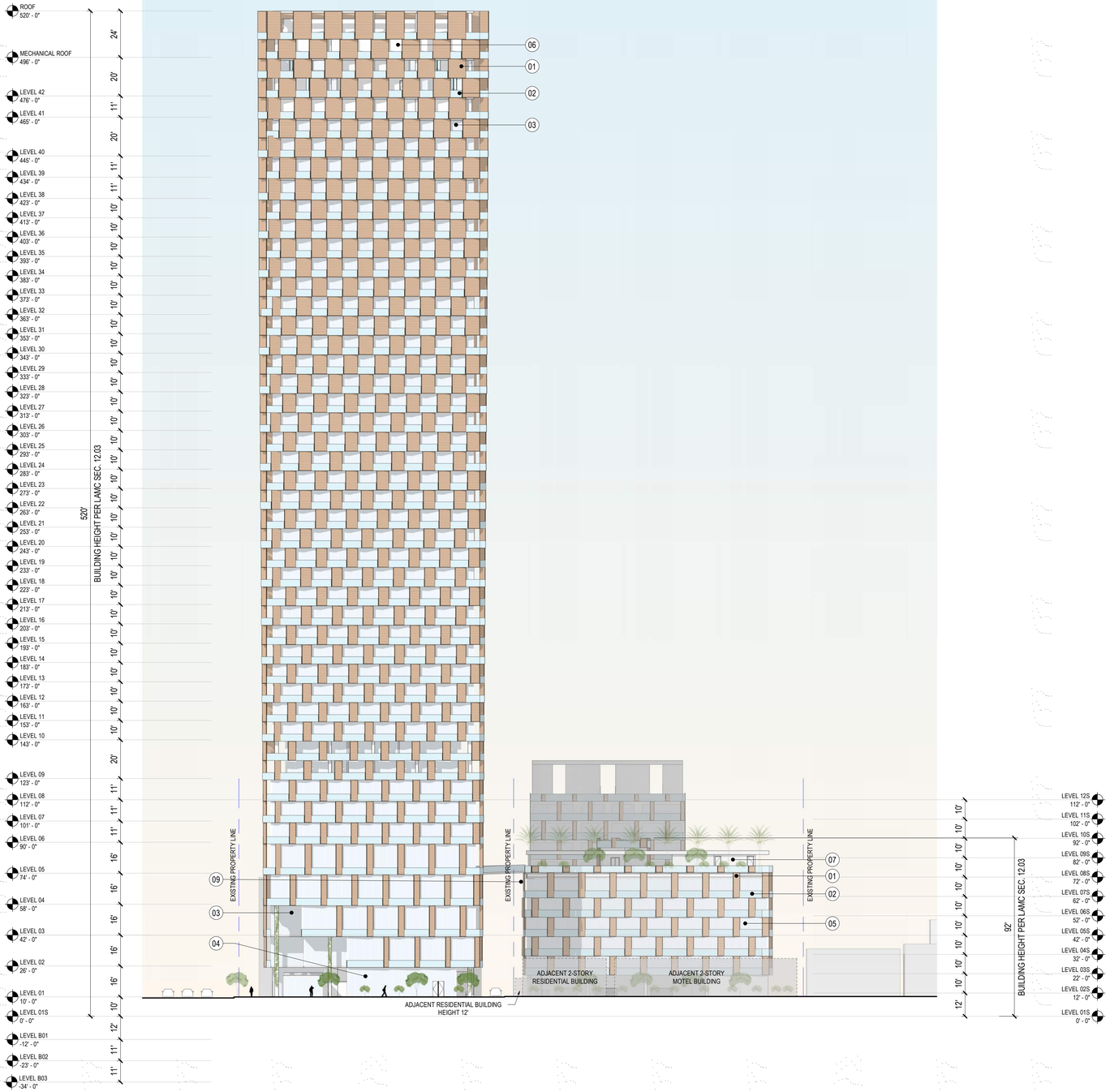
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LEVEL B01
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LEVEL B02
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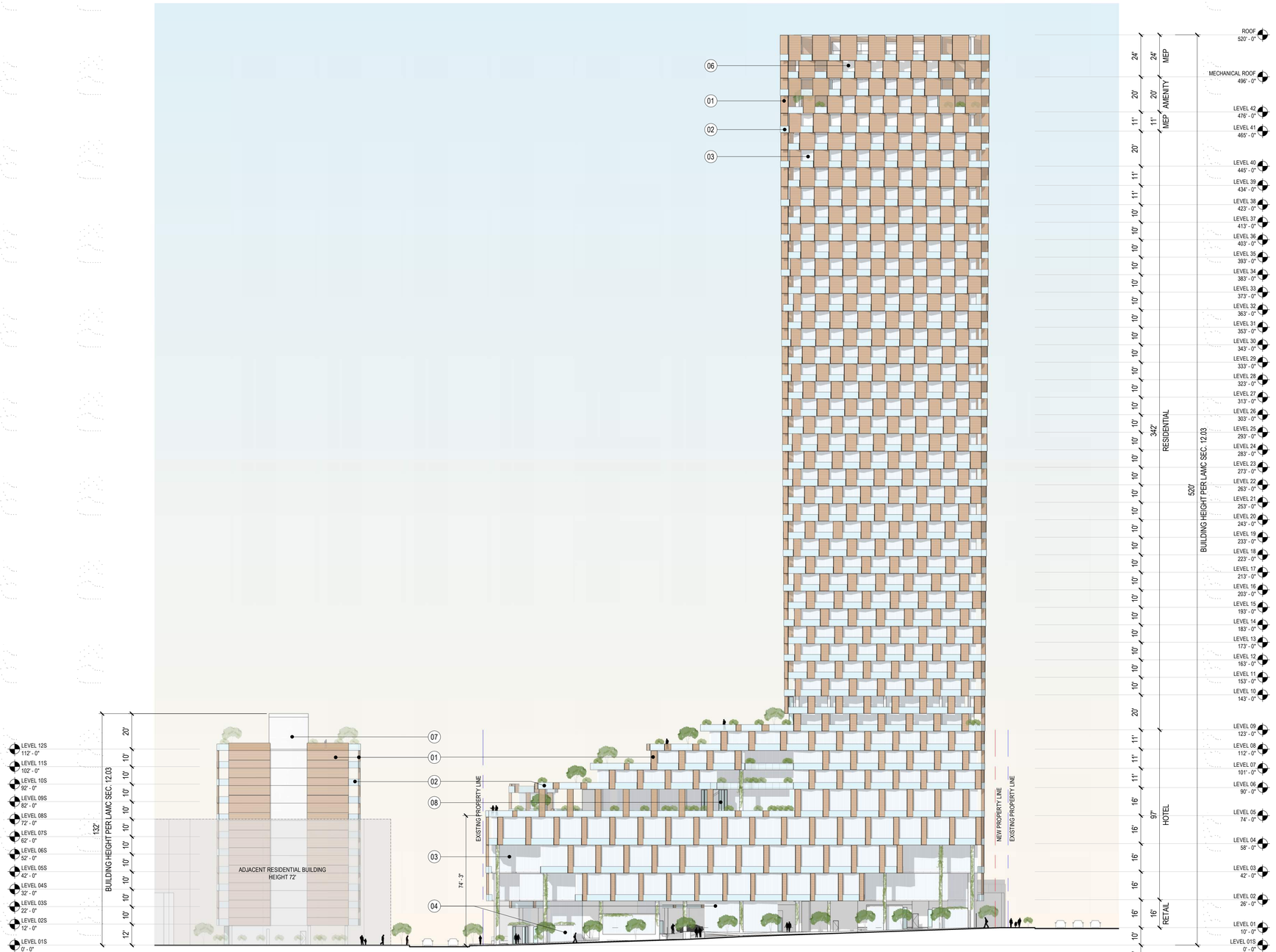
LEVEL B03
-34' - 0"
520'
BUILDING HEIGHT PER LAMC SEC. 12.03
24'
20'
11'
20'
11'
11'
10'
10'
10




1 BUILDING ELEVATION - EAST

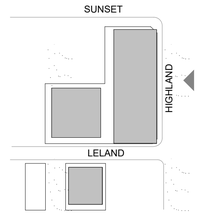
SCALE: 1" = 30'-0"

## SHEET NOTES

01 METAL BALCONY SCREEN
02 GLASS GUARDRAIL
03 WINDOW WALL GLAZING SYSTEM
04 STOREFRONT GLASS SYSTEM
05 FROSTED GLASS
06 EXPOSED CONCRETE
07 INSULATED METAL PANEL
08 FOLDING GLASS DOOR
09 GREEN WALL

## GENERAL NOTES

## KEY PLAN

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| △ | Date | Description |
|---|---|---|
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Project Name
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Project Number
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Description
BUILDING ELEVATION - EAST

Scale
1" = 30'-0"
0 7.5 15 30 60 FT

**A3.05**

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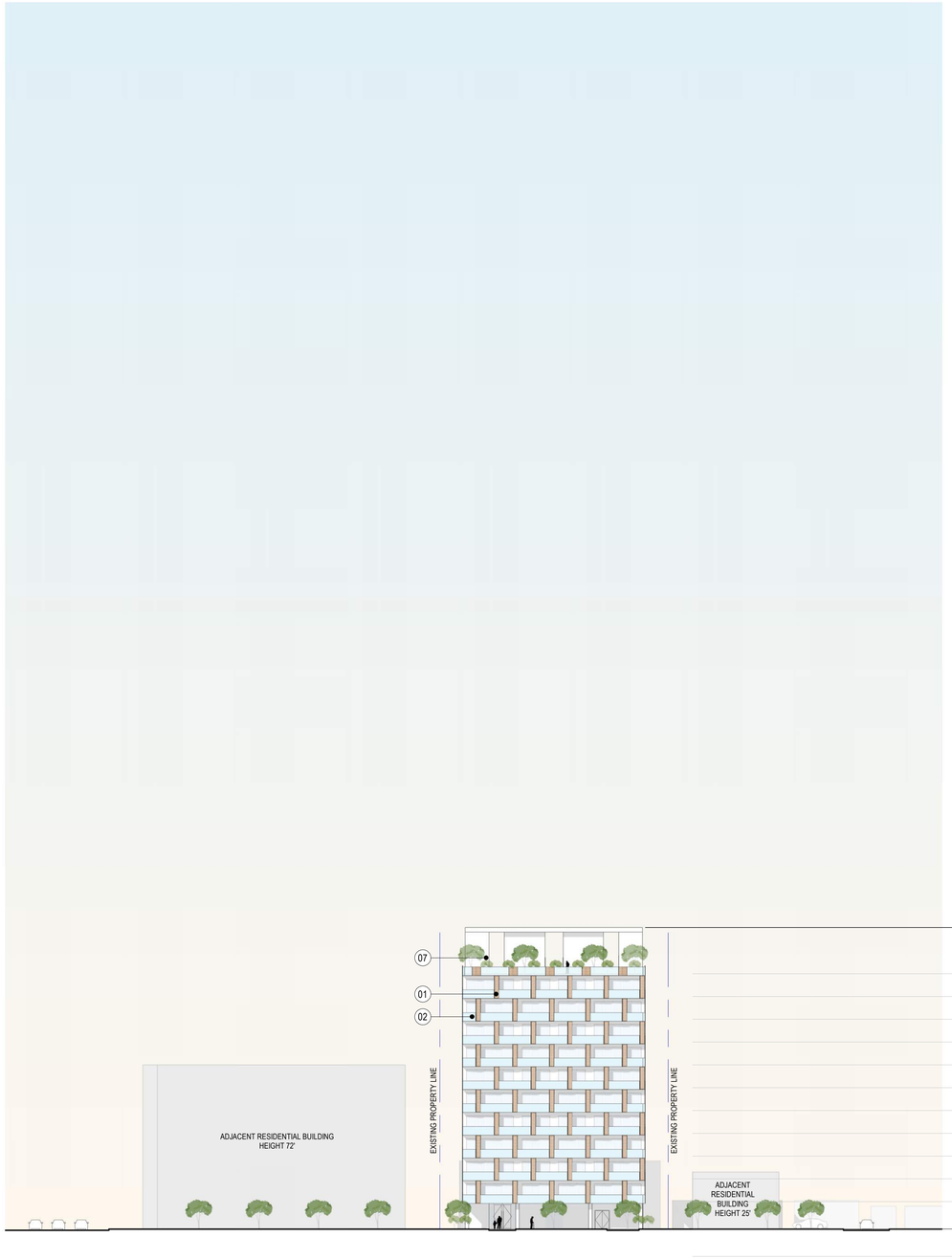


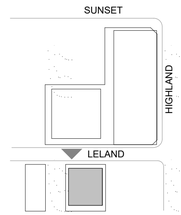

1 BUILDING ELEVATION - NORTH 2
SCALE: 1" = 30'-0"

## SHEET NOTES

01 METAL BALCONY SCREEN
02 GLASS GUARDRAIL
03 WINDOW WALL GLAZING SYSTEM
04 STOREFRONT GLASS SYSTEM
05 FROSTED GLASS
06 EXPOSED CONCRETE
07 INSULATED METAL PANEL
08 FOLDING GLASS DOOR
09 GREEN WALL

## GENERAL NOTES

## KEY PLAN

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LADBS Stamp

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Project Name
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Project Number
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Description
BUILDING ELEVATION - NORTH 2

Scale
1" = 30'-0"
0 7.5 15 30 60 FT

**A3.06**

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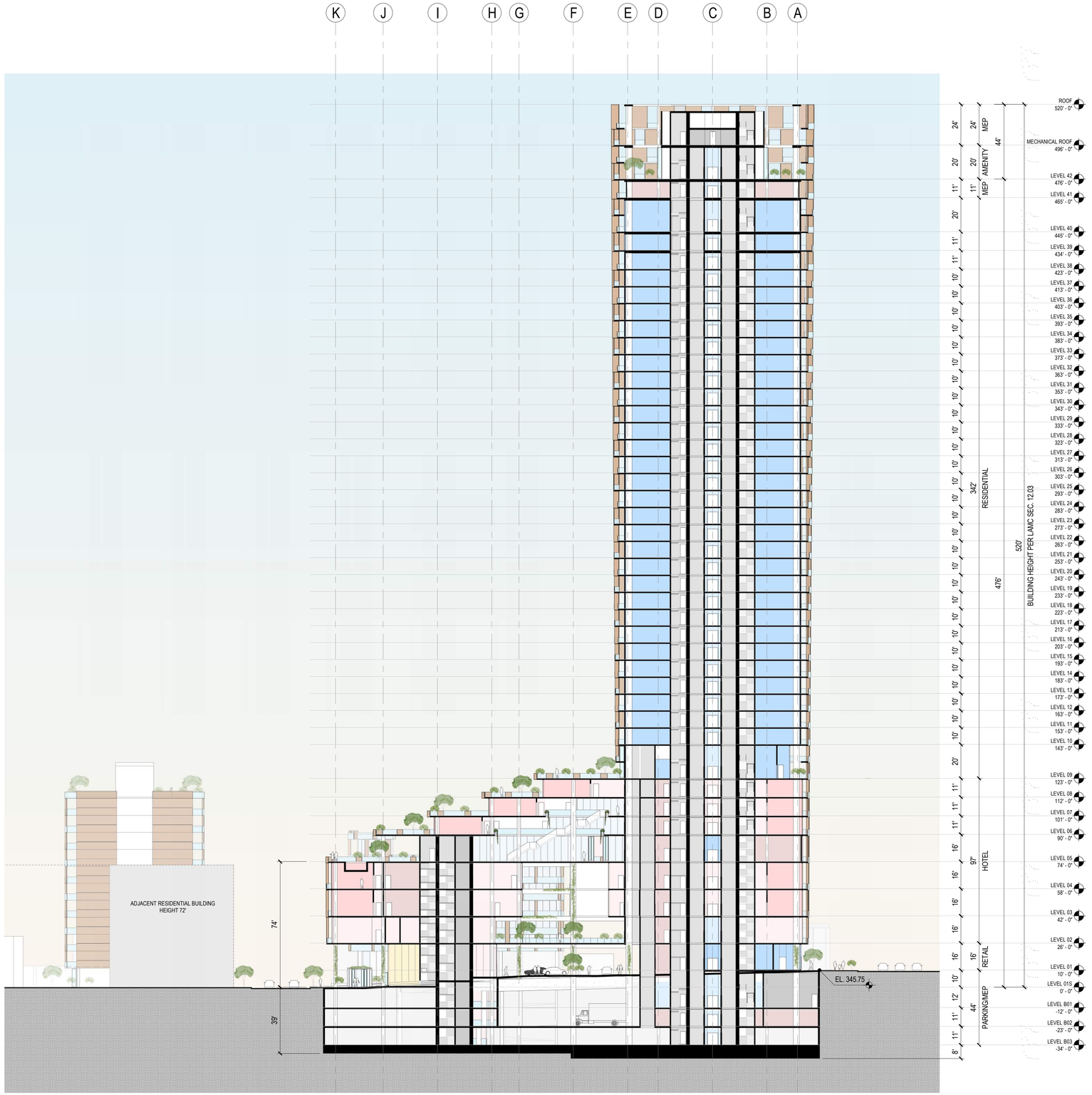



1 BUILDING SECTION - 01

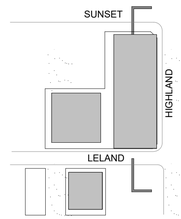
SCALE: 1" = 30'-0"

## SHEET NOTES

## LEGENDS

- HOTEL
- HOTEL BOH
- HOTEL FOH
- RESIDENTIAL
- RESIDENTIAL BOH
- RETAIL
- MEP
- CIRCULATION
- PARKING

## KEY PLAN

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6800 Sunset
Los Angeles, CA 90028

**Gensler**

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Los Angeles, California 90071
United States

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Fax 213.327.3601

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OLIVIER SOMMERHALDER
C32170
11/30/23
RENEWAL DATE
STATE OF CALIFORNIA

**Seal / Signature**

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**LADBS Stamp**

## NOT FOR CONSTRUCTION

**Project Name**
6800

**Project Number**
005.1960.000

**Description**
BUILDING SECTION - 01

**Scale**
1" = 30'-0"
0 7.5 15 30 60 FT

# A3.10

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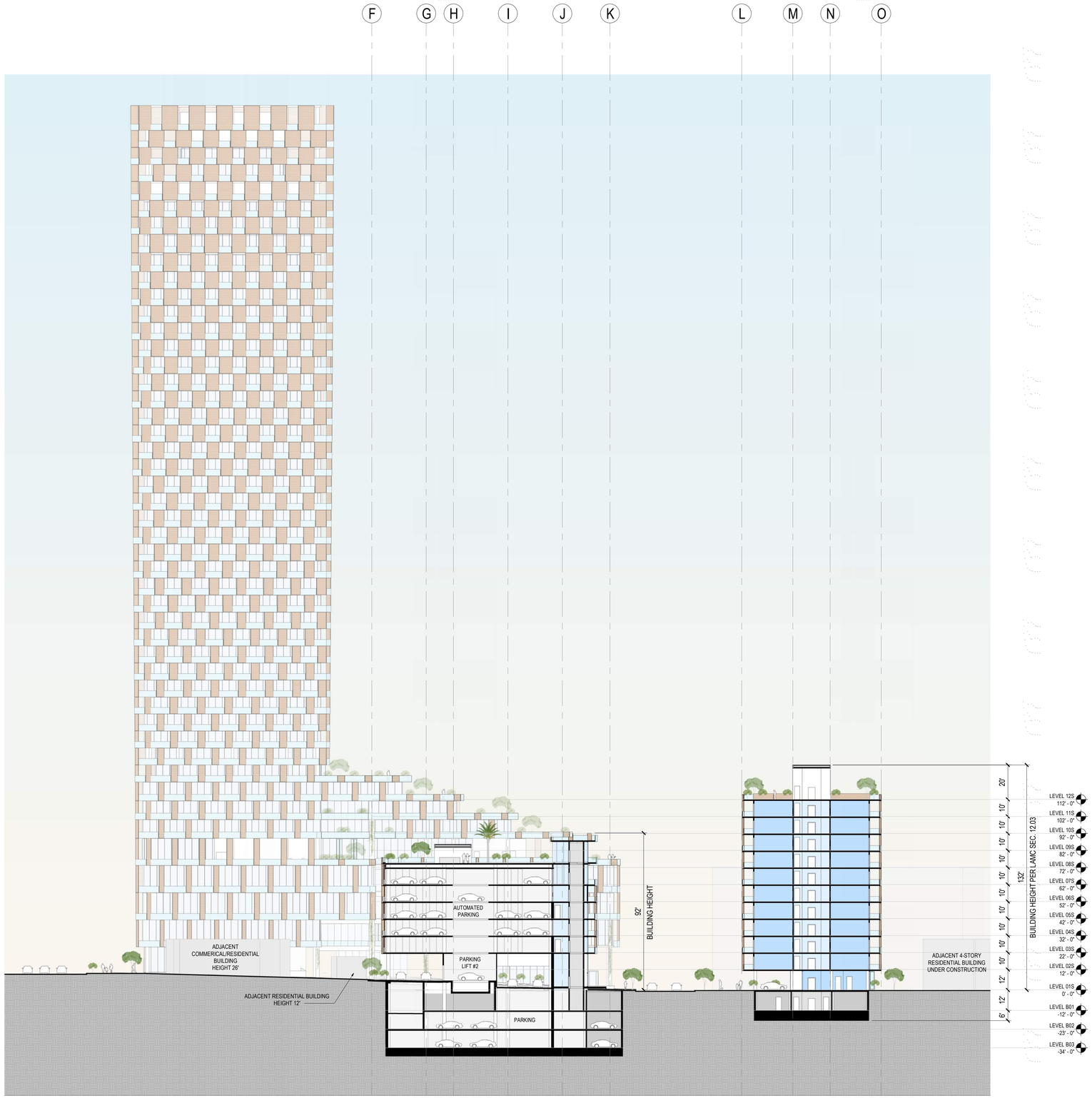


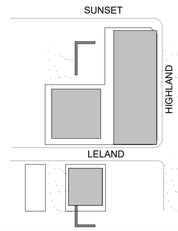

1 BUILDING SECTION - 02
SCALE: 1" = 30'-0"

## SHEET NOTES

## LEGENDS

- RESIDENTIAL
- RESIDENTIAL BOH
- MEP
- CIRCULATION
- PARKING

## KEY PLAN

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**Project Name**
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**Project Number**
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**Description**
BUILDING SECTION - 02

**Scale**
1" = 30'-0"
0 7.5 15 30 60 FT

# A3.11

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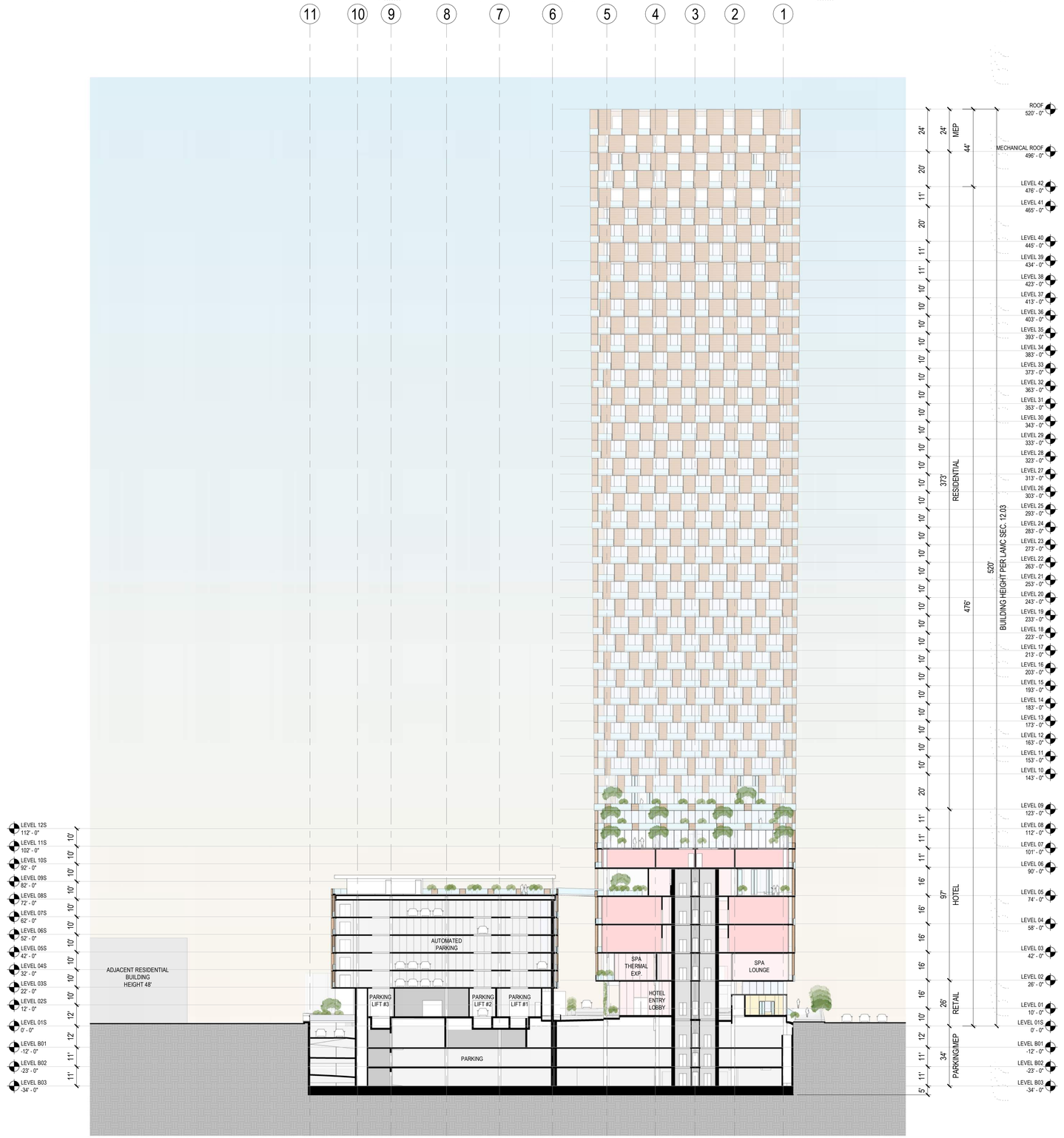


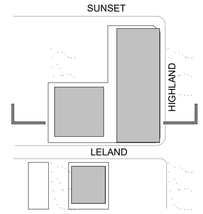

1 BUILDING SECTION - 03
SCALE: 1" = 30'-0"

## SHEET NOTES

## LEGENDS

- HOTEL
- HOTEL BOH
- HOTEL FOH
- RESIDENTIAL
- RESIDENTIAL BOH
- RETAIL
- MEP
- CIRCULATION
- PARKING

## KEY PLAN

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Description
BUILDING SECTION - 03

Scale
1" = 30'-0"
0 7.5 15 30 60 FT

**A3.12**

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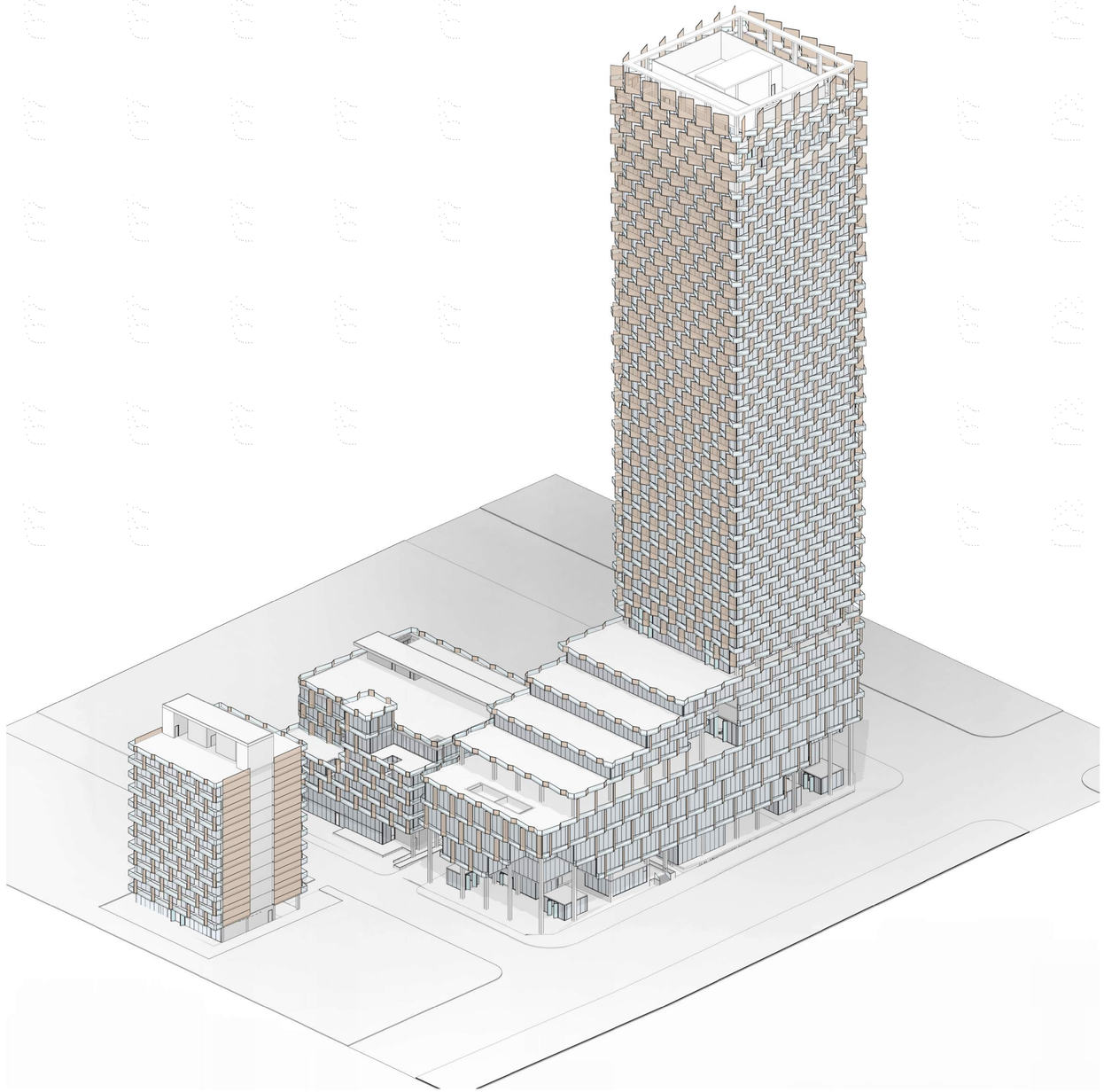
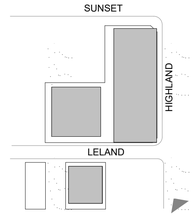


1 BUILDING AXONOMETRIC - 01
SCALE:

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Project Number
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Description
BUILDING AXONOMETRIC

Scale
0 10 20 40 80 FT

**A3.20**

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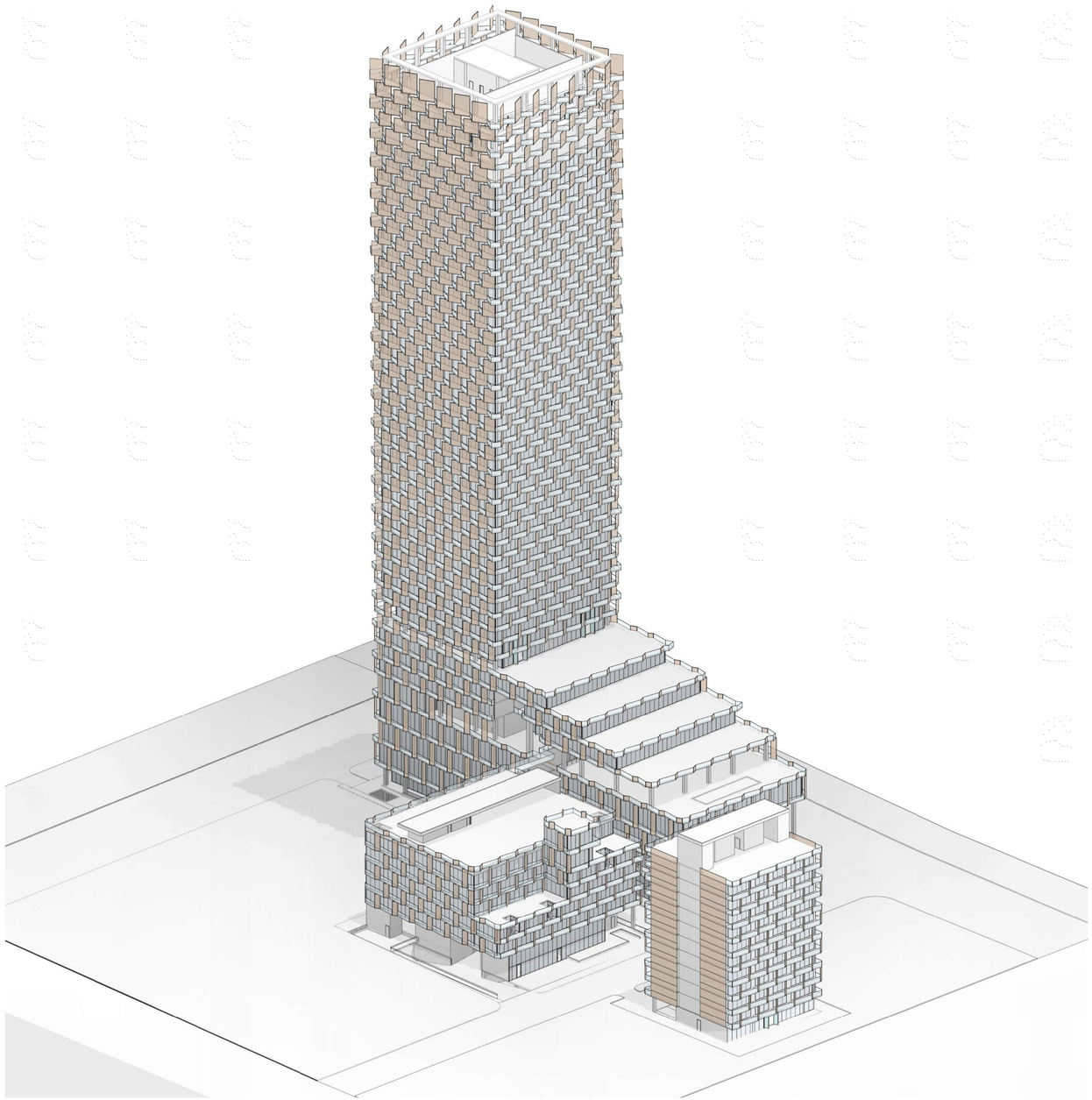
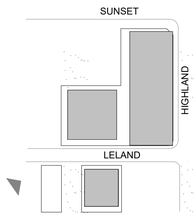


1 BUILDING AXONOMETRIC - 02
SCALE:

## SHEET NOTES

## GENERAL NOTES

## KEY PLAN

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Description
BUILDING AXONOMETRIC

Scale
0 10 20 40 80 FT

**A3.21**

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**OJB**

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Tel 858.793.6970

**Seal / Signature**

LICENSED LANDSCAPE ARCHITECT
JEFF S. BARNETT Lic. No. LA 5555
Signature
09/30/2025
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

| △ Date | Description |
|---|---|

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**Project Name**
Sunset & Highland

**Project Number**
005.1960.000

**Description**
COMPOSITE PLAN

**Scale**
1" = 30'-0"

L0.10

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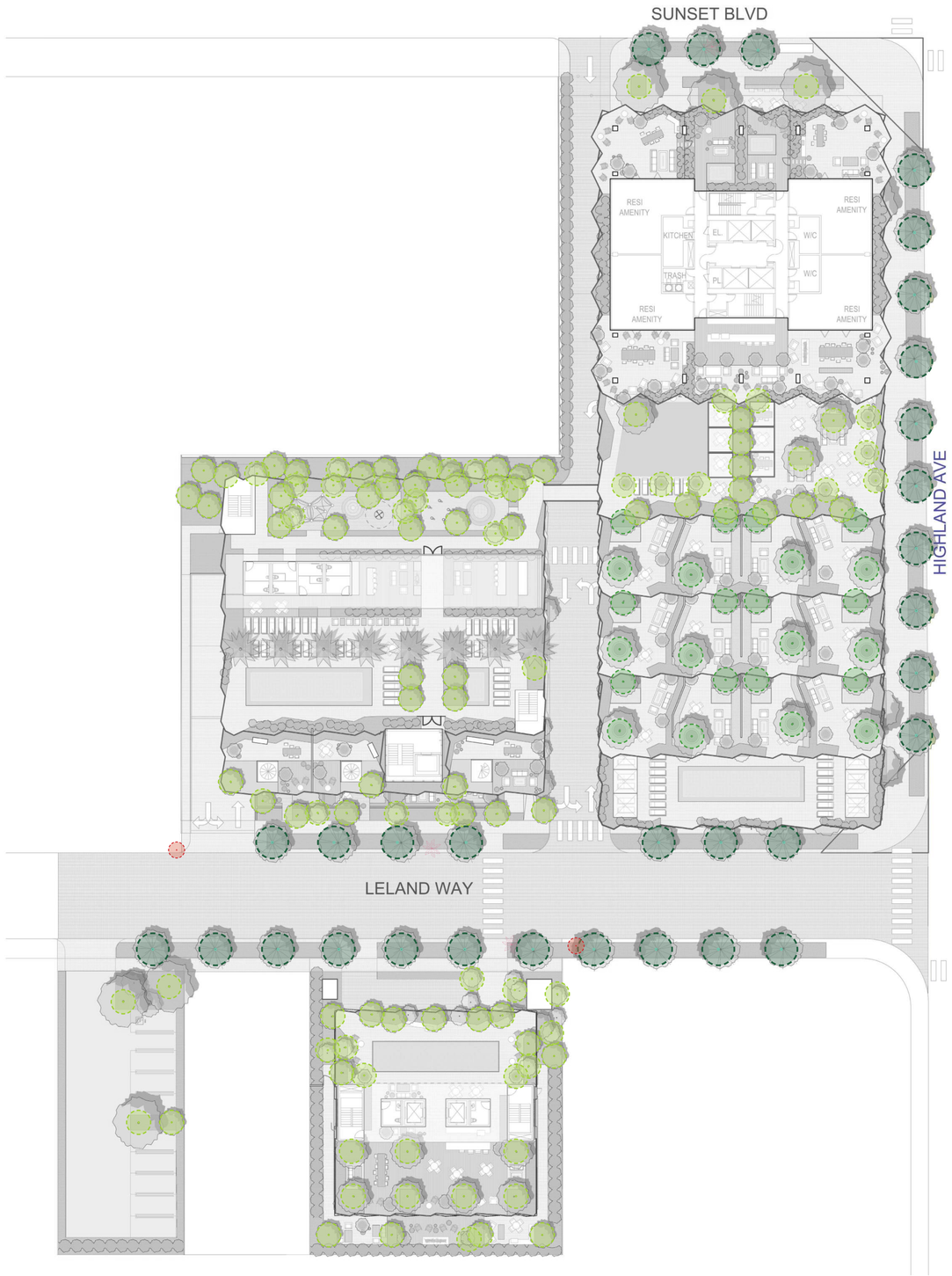


**OFF-SITE TREES**

| Removed | Required | Provided |
|---|---|---|
| 5 | 10 (5x2) | 29 |

**ON-SITE TREES**

| Mixed Use Units (North of Leland) | Required | Provided |
|---|---|---|
| 304 | 76 (304/4) | 76 |
| Senior Living Units (South of Leland) | | |
| 80 | 20 (80/4) | 20 |

**LANDSCAPE POINTS**

| Site Area | Required | Provided |
|---|---|---|
| 78,625 SF | 30 | 135 |

**POINTS BREAK DOWN**

| Description | Point | Total |
|---|---|---|
| Street Trees - Less than 30' OC | 2 pts (Each) | 54 |
| Street Trees - 36" box at Install | 2 pts (Each) | 54 |
| Street Trees - 50sf Planted Tree Well | 1 pts (Each) | 27 |

LEGEND

- EXISTING PALM TO REMOVE
- EXISTING TREE TO REMOVE
- PROPOSED STREET TREES
- PROPOSED RESIDENTIAL TREES
- PROPOSED HOTEL TREES (NOT COUNTED TOWARDS REQUIRED MINIMUMS)

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10/04/2023
Date
STATE OF CALIFORNIA

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|---|---|

**NOT FOR CONSTRUCTION**

**Project Name**
Sunset & Highland

**Project Number**
005.1960.000

**Description**
TREE PLAN

**Scale**
1" = 30'-0"

L0.21

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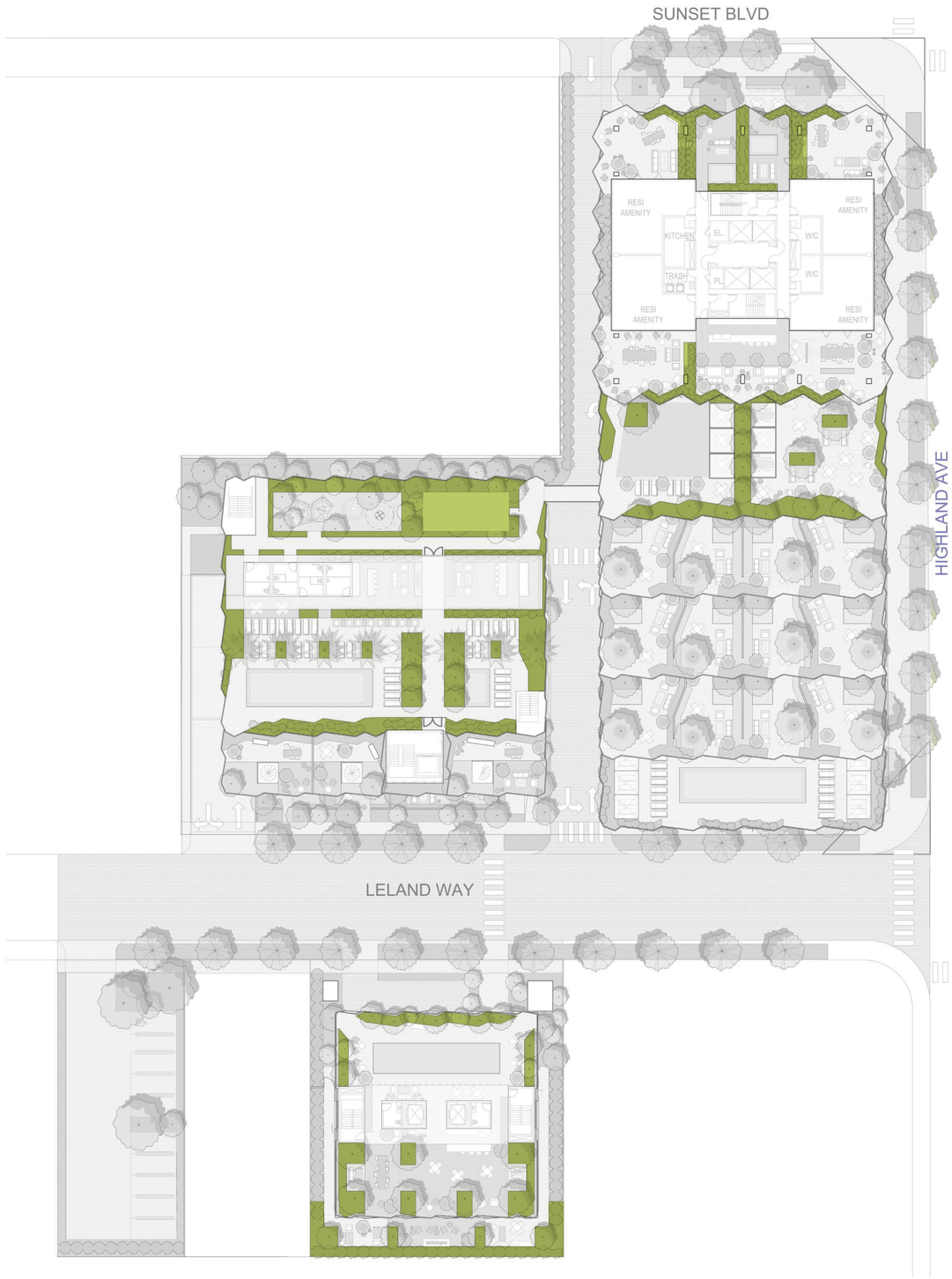


**OPEN SPACE REQUIREMENTS**

| Mixed Use Building (North of Leland) | Required | Provided |
|---|---|---|
| Common Open Space | 19,737 sf | 19,737 sf |
| Planted | 4,934 sf | 4,934 sf |
| Senior Living Building (South of Leland) | | |
| Common Open Space | 4,000 sf | 4,000 sf |
| Planted | 1,000 sf | 1,000 sf |

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Solana Beach, California 92075
Tel 858.793.6970

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LICENSED LANDSCAPE ARCHITECT
JAMES BARRETT Lic. No. 6559
Signature
05/31/2023
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

| Date | Description |
|---|---|

**NOT FOR CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
OPEN SPACE / PLANTING

Scale

L0.22

NORTH

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1 Residential Entrance
2 Sunset and Highland Plaza
3 Biergarten
4 Cafe Seating
5 Residential Arrival Lounge
6 Alley Garden
7 Hotel Lobby
8 Water Feature
9 Outdoor Dining
10 Leland Plaza
11 Lobby Garden
12 Private Patio
13 Parkway
14 Shared Zone/Drop Off
15 Primary Pedestrian Connection

## PLANT LIST - TREE SPECIES

| BOTANIC NAME/COMMON NAME | SPACING |
|---|---|
| Umbellularia Californica/California Laurel | Per Plan |
| Quercus Ilex/Holly Oak | Per Plan |
| Arbutus Marina/Strawberry Tree | Per Plan |
| Olea Europaea/ Swan Hill Olive | Per Plan |
| Prosopis x 'pheonix'/ Hybrid mesquite | Per Plan |
| Acacia willwardiana/ Palo Blanco | Per Plan |
| Chitalpa tashkentensis/ Chiltalpa 'Pink Dawn' | Per Plan |

Note - All onsite trees min 24" box.
All offsite trees min 36" box.

## PLANT LIST - UNDERSTORY SPECIES

| BOTANIC NAME/COMMON NAME | SPACING |
|---|---|
| Agave parryi/ Parry's Agave | 5g |
| Leymus 'Canyon Prince'/ Canyon Prince | 1g |
| Eriophyllum nevinii / Island Alum Root | 5g |
| Muhlenbergia rigens/ Deer Grass | 1g |
| Boutleoua gracilis/ Blue Grama Grass | 1g |
| Chondropetalum tectorum/ Cape Rush | 5g |
| Leucospermum 'S. Ribbons'/Pincushion | 5g |
| Aloe 'Moonglow'/ Moonglow Aloe | 5g |
| Euphorbia Rigida/ Silver Spurge | 1g |

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Solana Beach, California 92075
Tel 858.793.6970

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LICENSED LANDSCAPE ARCHITECT
JAMES BARRETT Lic. No. 6447
Signature
05/30/2020
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

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Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 01 CONSTRUCTION PLAN (NORTH)

Scale

L0.01 A

NORTH

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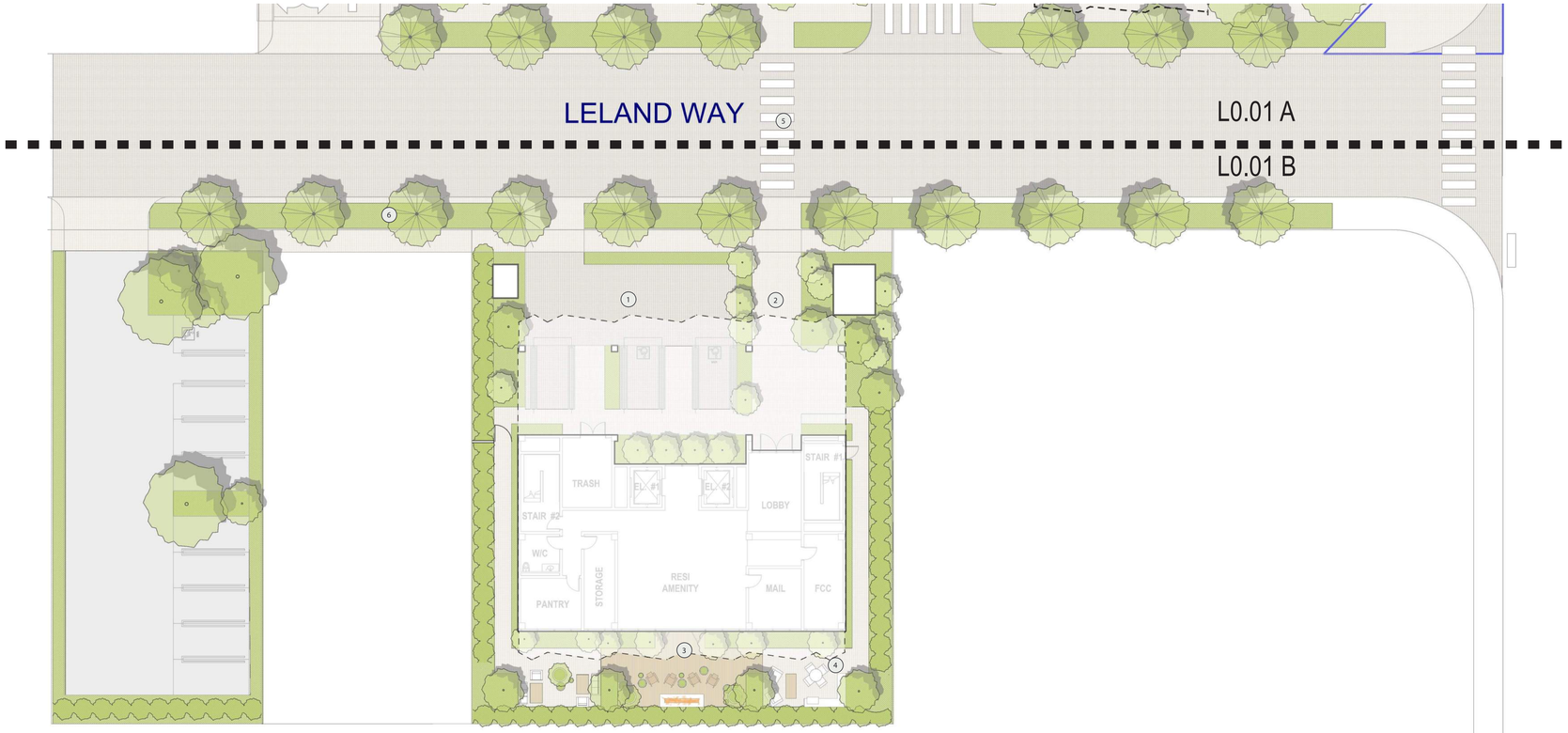
1. Senior Living Court
2. Arrival Garden
3. Senior Living Lounge
4. Outdoor Dining
5. Primary Pedestrian Connection
6. Parkway




## PLANT LIST - TREE SPECIES

| BOTANIC NAME/COMMON NAME | SPACING |
|---|---|
| Umbellularia Californica/California Laurel | Per Plan |
| Quercus Ilex/Holly Oak | Per Plan |
| Arbutus Marina/Strawberry Tree | Per Plan |
| Olea Europaea/ Swan Hill Olive | Per Plan |
| Prosopis x 'pheonix'/ Hybrid mesquite | Per Plan |
| Acacia willwardiana/ Palo Blanco | Per Plan |
| Chitalpa tashkentensis/ Chiltalpa 'Pink Dawn' | Per Plan |

Note - All onsite trees min 24" box.
All offsite trees min 36" box.

## PLANT LIST - UNDERSTORY SPECIES

| BOTANIC NAME/COMMON NAME | SPACING |
|---|---|
| Agave parryi/ Parry's Agave | 5g |
| Leymus 'Canyon Prince'/ Canyon Prince | 1g |
| Eriophyllum nevinii / Island Alum Root | 5g |
| Muhlenbergia rigens/ Deer Grass | 1g |
| Boutleoua gracilis/ Blue Grama Grass | 1g |
| Chondropetalum tectorum/ Cape Rush | 5g |
| Leucospermum 'S. Ribbons'/Pincushion | 5g |
| Aloe 'Moonglow'/ Moonglow Aloe | 5g |
| Euphorbia Rigida/ Silver Spurge | 1g |

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Solana Beach, California 92075
Tel 858.793.6970

Seal / Signature

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**NOT FOR CONSTRUCTION**

Project Name
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Project Number
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Description
LEVEL 01 B CONSTRUCTION PLAN (SOUTH)

Scale

L0.01 B

NORTH

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1. Spa Arrival Garden
2. Seating Area
3. Water Feature
4. Private Spa
5. Spa Room Patio

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JAMES BARRETT Lic. No. 6447
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**Project Number**
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**Description**
LEVEL 02 CONSTRUCTION PLAN

**Scale**

L0.02

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1. Residential Terrace Walk
2. Dog Play
3. Play Space
4. Outdoor Kitchen
5. Club House
6. Restrooms and Showers
7. Lounge
8. Pool Lounge
9. Pool
10. Spa Lounge
11. Spa
12. Private Patio (Town home)
13. Hotel Lobby Garden
14. Games Area
15. Hotel Spa
16. Cabanas
17. Hotel Lounge
18. Hotel Pool
19. Hotel Pool Lounge
20. Hotel Outdoor Dining


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Date
STATE OF CALIFORNIA

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Project Number
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Description
LEVEL 05 CONSTRUCTION PLAN

Scale

L0.05

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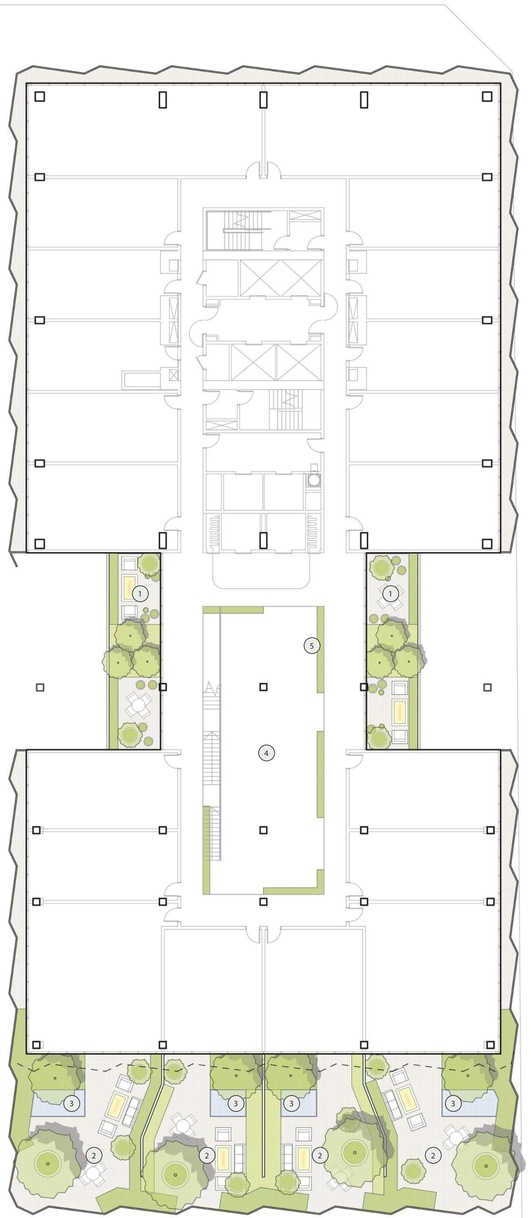
1. Garden Alcove
2. Hotel Room Private Patio
3. Hotel Room Private Spa
4. Atrium
5. Hanging Garden



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**Project Name**

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**Description**

LEVEL 06 CONSTRUCTION PLAN

**Scale**

L0.06

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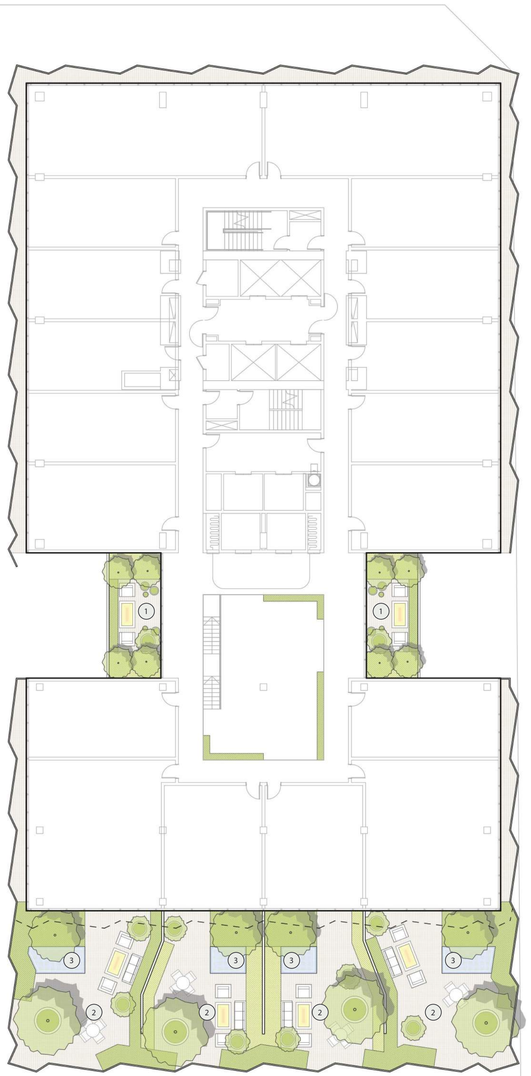
1. Garden Alcove
2. Hotel Room Private Patio
3. Hotel Room Private Spa
4. Atrium
5. Hanging Garden

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05/31/2025
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

| Date | Description |
|---|---|

**NOT FOR CONSTRUCTION**

**Project Name**
Sunset & Highland

**Project Number**
005.1960.000

**Description**
LEVEL 07 CONSTRUCTION PLAN

**Scale**

L0.07

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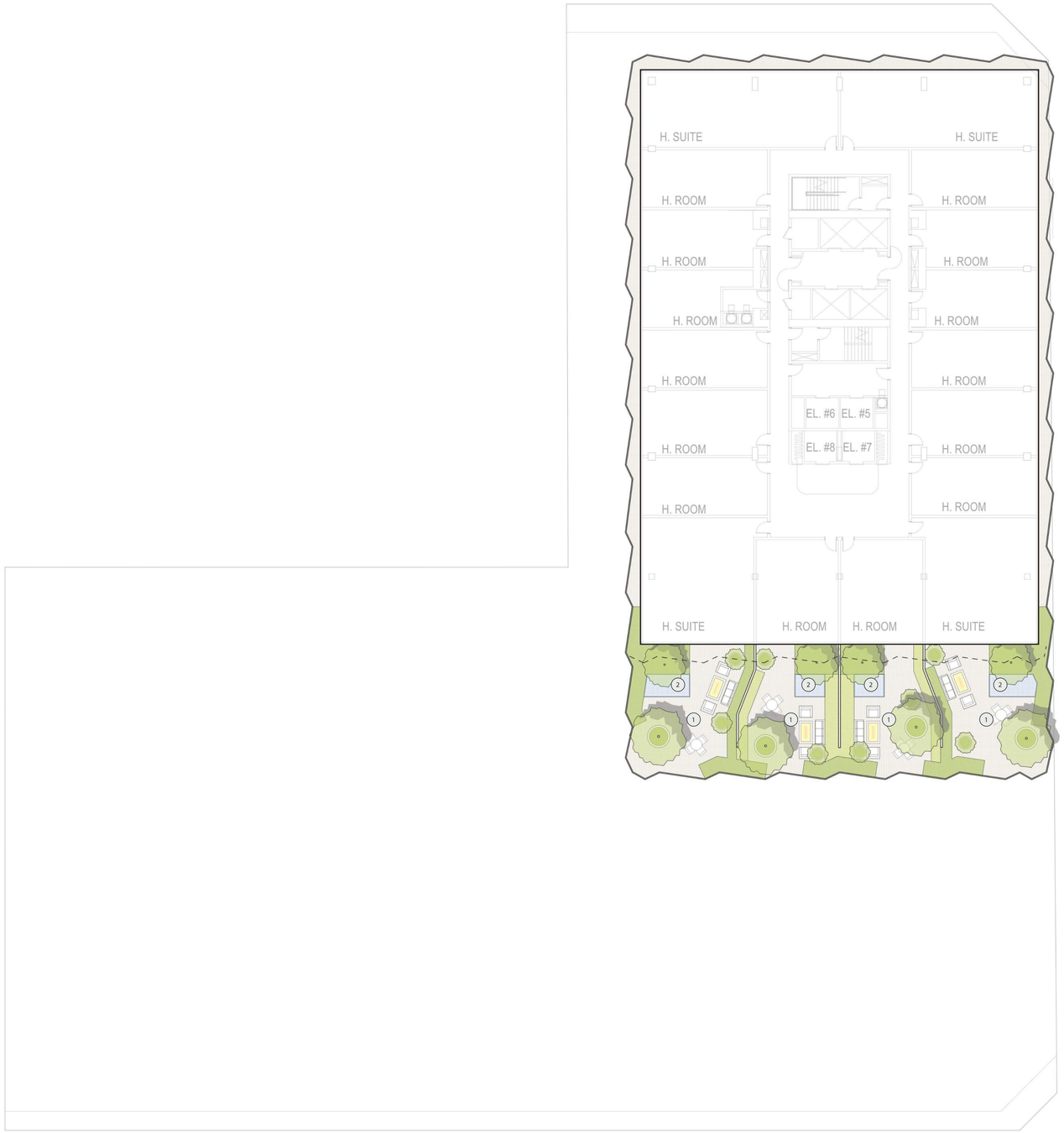
1 Hotel Room Private Patio
2 Hotel Room Private Spa

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JAMES BARRETT Lic. No. 6447
Signature
05/31/2023
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

| Date | Description |
|---|---|

**NOT FOR CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 08 CONSTRUCTION PLAN

Scale

L0.08

NORTH

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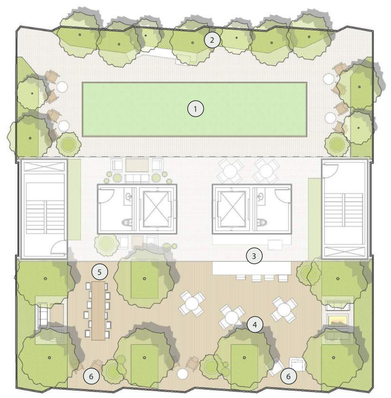
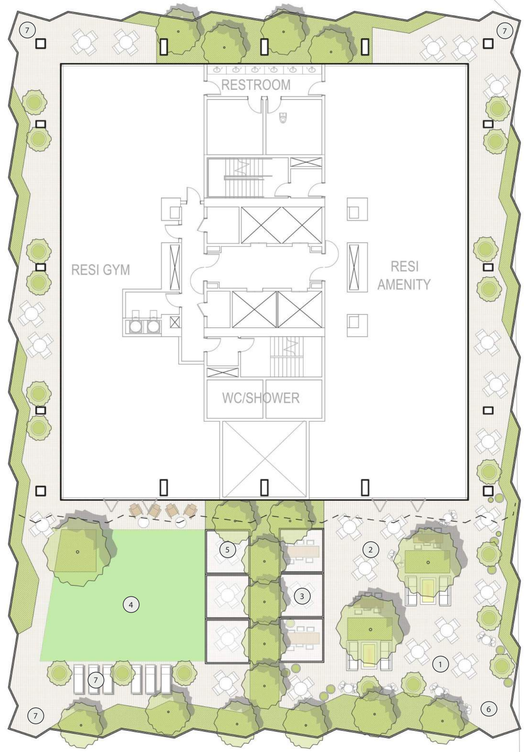
1. Resident Bocce Court
2. Buffer Garden
3. Outdoor Kitchen
4. Residents Lounge
5. Outdoor Dining
6. Overlook




LEVEL 10 CONSTRUCTION PLAN (AFFORDABLE HOUSING)

1. Residents Lounge
2. CoWork Space
3. Outdoor Work Space
4. Fitness Lawn
5. Fitness Pavilion
6. Overlook
7. Fitness Lounge




LEVEL 09 CONSTRUCTION PLAN (MAIN TOWER)

GALAXY

6800 Sunset
Los Angeles, CA 90028

**Gensler**

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

**OJB**

550 Lomas Santa Fe Drive
Solana Beach, California 92075
Tel 858.793.6970

**Seal / Signature**

LICENSED LANDSCAPE ARCHITECT
JAMES BARRETT Lic. No. 6446
Signature
05/30/2025
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

| Date | Description |
|---|---|

**NOT FOR CONSTRUCTION**

**Project Name**
Sunset & Highland

**Project Number**
005.1960.000

**Description**
LEVEL 09 CONSTRUCTION PLAN

**Scale**

L0.09

NORTH

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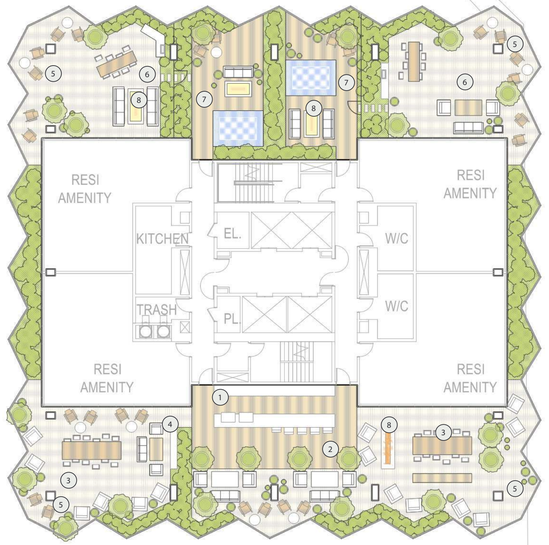
1 Outdoor Kitchen
2 Sky Bar
3 Dining Room
4 Sports Lounge
5 Overlook
6 Lounge
7 Spa
8 Fire Pit

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Seal / Signature

LICENSED LANDSCAPE ARCHITECT
JEFF S. BARNETT, LIC. NO. 14 ...
Signature
09/30/2025
Renewal Date
10/04/2023
Date
STATE OF CALIFORNIA

| △ | Date | Description |
|---|---|---|

**NOT FOR CONSTRUCTION**

Project Name
Sunset & Highland

Project Number
005.1960.000

Description
LEVEL 42 CONSTRUCTION PLAN

Scale
1" = 30'-0"

L0.42

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