



**1111 SUNSET** **EXHIBIT A1**  
**Architectural and**  
**Landscape Plans**  
**CPC-2018-176**

1111 SUNSET BOULEVARD

**A1**

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**CUB EXHIBITS**

**A2**

**RENDERINGS**

# **BACKGROUND**



**LEGAL DESCRIPTION**

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

**PARCEL 1:**  
 PARCEL B, AS SHOWN ON PARCEL MAP L.A. NO. 1999-3180, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 304, PAGES 12, 13 AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND OTHER MINERALS, WITHOUT RIGHT OF SURFACE ENTRY FOR THE DEVELOPMENT OR EXTRACTION THEREOF WITHIN 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS RESERVED BY METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA IN DEED RECORDED FEBRUARY 4, 1995 AS INSTRUMENT NO. 95-311717, OF OFFICIAL RECORDS.

**PARCEL 2:**  
 THAT PORTION OF BEAUDRY AVENUE DEDICATED ON THE MAP OF TRACT NO. 26433, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 684, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF LOT 1 OF SAID TRACT DESIGNATED AS "FUTURE STREET" ON SAID MAP.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON AND OTHER MINERALS, WITHOUT RIGHT OF SURFACE ENTRY FOR THE DEVELOPMENT OR EXTRACTION THEREOF WITHIN 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS RESERVED BY METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA IN DEED RECORDED FEBRUARY 4, 1995 AS INSTRUMENT NO. 95-311717, OF OFFICIAL RECORDS.

**PARCEL 3:**  
 THOSE PORTIONS OF BEAUDRY AVENUE AND SUNSET BOULEVARD SHOWN ON THE MAP OF TRACT NO. 26433, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 684, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED ON THE SOUTHWEST BY SOUTHEASTERLY PROLONGATION OF THAT CERTAIN LINE SHOWN ON SAID MAP AS HAVING A BEARING OF N 14° 18' 15" W AND A LENGTH OF 364.48 FEET; AND BOUNDED ON THE SOUTHEAST BY THAT CERTAIN CENTER LINE, AND ITS NORTHEASTERLY PROLONGATION, SHOWN ON SAID MAP AS HAVING A BEARING OF N 41° 35' 15" E AND A LENGTH OF 148.62 FEET.

EXCEPT FROM A PORTION THEREOF ALL OIL, GAS, HYDROCARBON AND OTHER MINERALS, WITHOUT RIGHT OF SURFACE ENTRY FOR THE DEVELOPMENT OR EXTRACTION THEREOF WITHIN 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS RESERVED BY METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA IN DEED RECORDED FEBRUARY 4, 1995 AS INSTRUMENT NO. 95-311717, OF OFFICIAL RECORDS.

EXCEPT FROM A PORTION THEREOF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH BELOW 500 FEET BENEATH THE SURFACE THEREOF, WITHOUT RIGHT OF ANY NATURE WHATSOEVER IN AND TO SAID LAND AT A DEPTH ABOVE SAID 500 FOOT LEVEL AND WITHOUT RIGHT OF ENTRY UPON THE SURFACE THEREOF FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OR EXTRACTING SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, BUT WITH THE RIGHT TO DRILL INTO, BOTTOM WELLS, AND PRODUCE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM ANY PORTION OF SAID LAND WHICH LIES BELOW 500 FEET BENEATH SAID SURFACE, TOGETHER WITH THE RIGHT TO DRILL THROUGH SAID LAND AT ANY DEPTH BELOW SAID 500 FOOT LEVEL INTO OTHER REAL PROPERTIES WHEREVER SITUATED, UNDER WHICH WELLS OF A LIKE NATURE ARE OR MAY BE BOTTOMED, AS GRANTED TO STADIA CORPORATION, A CORPORATION, BY GRANT DEED AND ASSIGNMENT OF LEASE RECORDED FEBRUARY 1, 1967 AS INSTRUMENT NO 2278 IN BOOK D3548, PAGE 76, OFFICIAL RECORDS.

THE LEGAL DESCRIPTIONS FOR PARCELS 2 AND 3 SHOWN ABOVE HAVE NOT BEEN CREATED OF RECORD AND ARE BEING USED SOLELY TO FACILITATE THE ISSUANCE OF THIS REPORT. IT MAY NOT BE USED IN VIOLATION OF THE SUBDIVISION MAP ACT. THIS COMPANY WILL REQUIRE A LEGAL DESCRIPTION PREPARED BY A LICENSED SURVEYOR FOR OUR REVIEW.

APN: 5406-020-003



**NOTES**

- A. EXISTING PROPERTY LINE
- B. PROPOSED PROPERTY LINE (EDGE OF EXISTING SIDEWALK)
- C. PROPOSED CURB LINE (MAINTAINS MOBILITY PLAN STREET WIDTH)
- D. EXISTING AIR SPACE PARCEL A, NOT A PART
- E. APPROXIMATE LOCATION OF BUILDING LINE

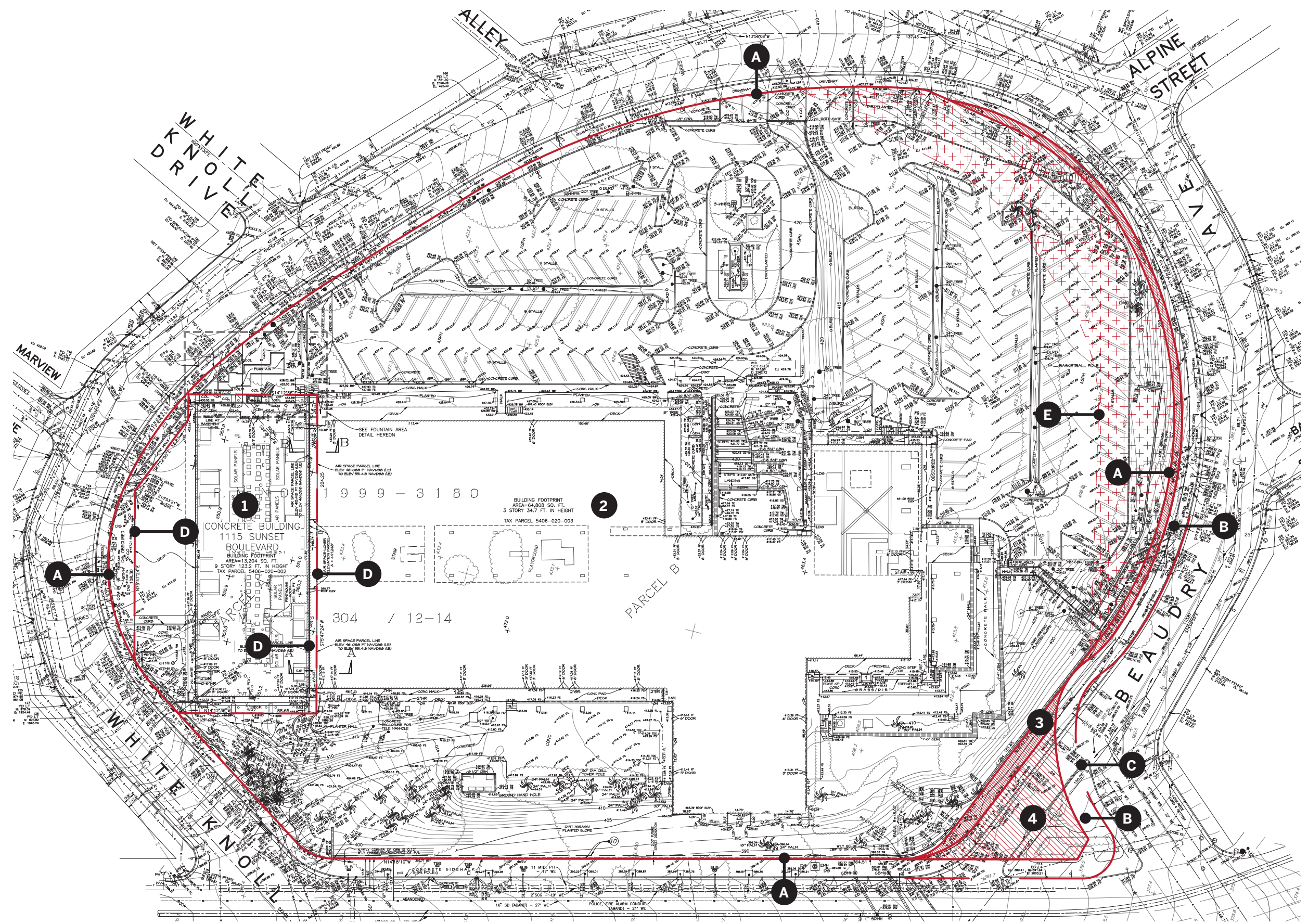
- 1. 1115 SUNSET BOULEVARD (PARCEL A) (NOT A PART)
- 2. 1111 SUNSET BOULEVARD (PARCEL B, PARCEL 1)

THE FOLLOWING ARE PROPOSED ALTERATIONS TO THE PROJECT SITE AREA:

- 3. BEAUDRY FRONTAGE (PARCEL 2): 3290 SF
- 4. BEAUDRY TRIANGLE (PARCEL 3): 3808 SF

SEE PREVIOUS SHEET FOR LEGAL DESCRIPTION

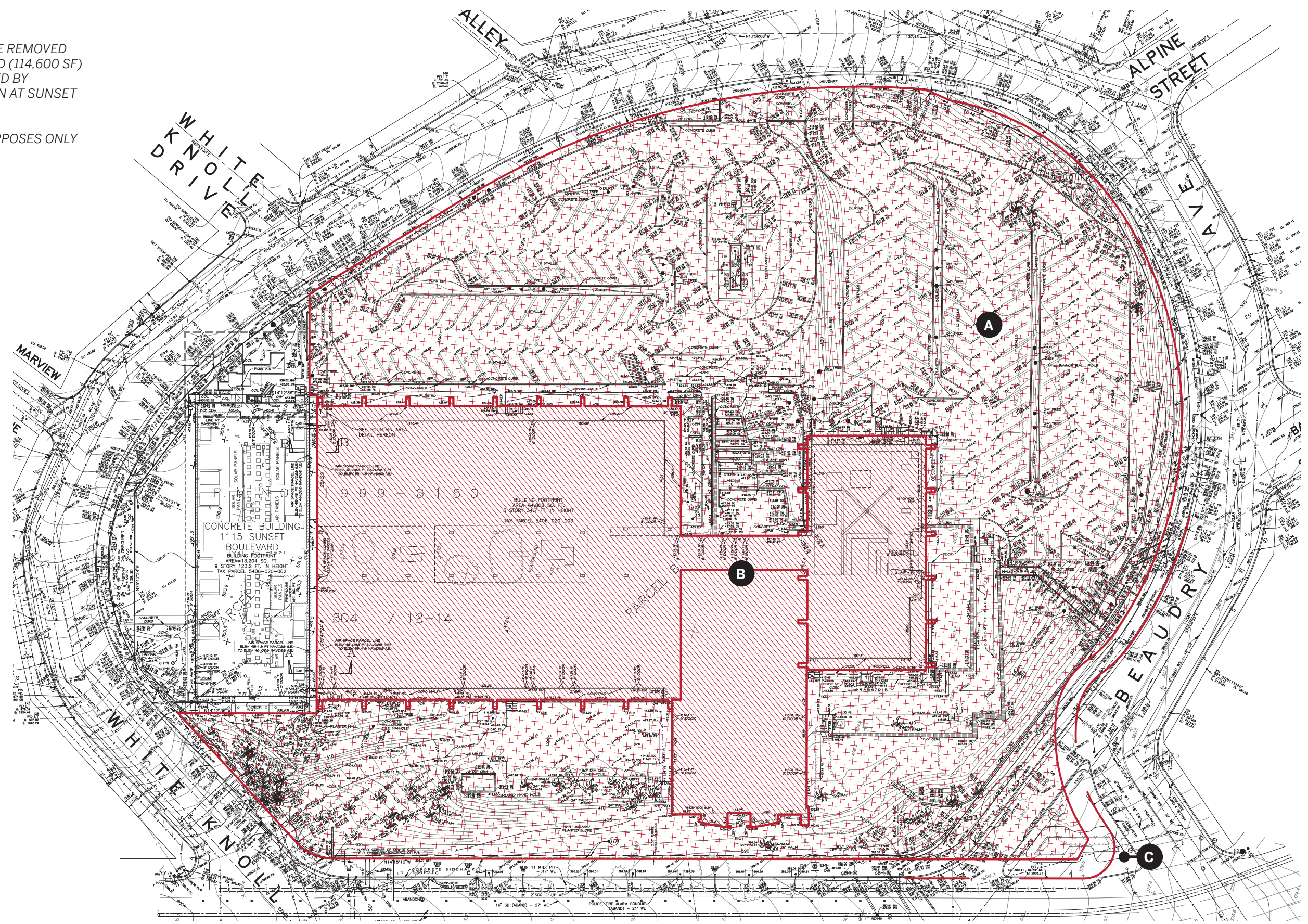
SURVEYED BY:  
ROBERT HENNON  
HENNON SURVEYING & MAPPING, INC.  
FEBRUARY 12, 2016



**PROPOSED DEMOLITION**

- A. EXISTING SITE IMPROVEMENTS TO BE REMOVED
- B. EXISTING BUILDINGS TO BE REMOVED (114,600 SF)
- C. STREET IMPROVEMENTS AS REQUIRED BY RECONFIGURATION OF INTERSECTION AT SUNSET BOULEVARD AND BEAUDRY AVE

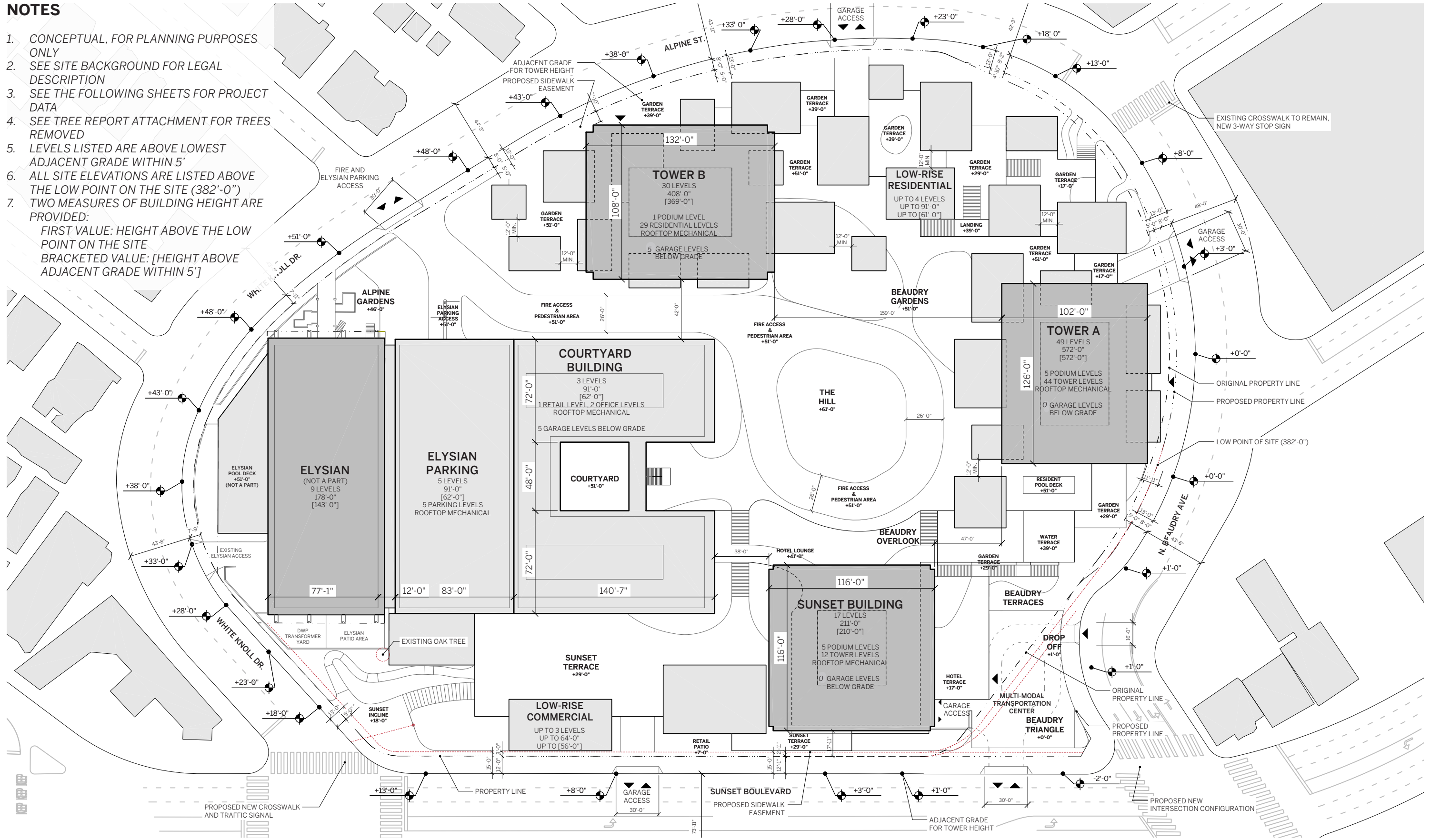
NOTE: CONCEPTUAL, FOR PLANNING PURPOSES ONLY



# **PROJECT SUMMARY**

**NOTES**

1. CONCEPTUAL, FOR PLANNING PURPOSES ONLY
2. SEE SITE BACKGROUND FOR LEGAL DESCRIPTION
3. SEE THE FOLLOWING SHEETS FOR PROJECT DATA
4. SEE TREE REPORT ATTACHMENT FOR TREES REMOVED
5. LEVELS LISTED ARE ABOVE LOWEST ADJACENT GRADE WITHIN 5'
6. ALL SITE ELEVATIONS ARE LISTED ABOVE THE LOW POINT ON THE SITE (382'-0")
7. TWO MEASURES OF BUILDING HEIGHT ARE PROVIDED:  
 FIRST VALUE: HEIGHT ABOVE THE LOW POINT ON THE SITE  
 BRACKETED VALUE: [HEIGHT ABOVE ADJACENT GRADE WITHIN 5']



Lot Area		Acre		Density	
Site Area (including land under air space Parcel A)*	262,437	6.02		<b>Permitted</b>	
Beaudry Frontage	3,290				Revised Site Area 269,535
Beaudry Triangle	3,808				Lot Area added via Density Bonus incentive 3,373
					Lot Area post Density Bonus Incentive 272,908
	Revised Site area	269,535	6.19		
*Air parcel under separate ownership, not a part					
Floor Area		FAR		Permitted	
Buildable Area	269,535				Residential Dwelling Unit Density (1 per 400 SF) 683
Permitted (3:1 FAR)	808,605	3.00			Guest Room density (1 per 200 SF) 1,365
Plus 40% FAR increase per DB	323,442				11% VLI set aside 76
Total FAR permitted	1,132,047	4.20		Existing Density	Plus 35% Dwelling unit density increase per DB 923
					Parcel A - Existing Elysian Building 96
Existing Floor area (Parcel A - Existing Elysian Building)	110,336			Unused Density	827
				Proposed Guest Rooms	180
	Used Floor Area	1,021,711	3.79	Density available for Dwelling Units	737
<b>Proposed</b>					
	Residential Tower A	427,975		Proposed Density	Residential Tower A 406
	Residential Tower B	268,153			Residential Tower B 246
	Low Rise Residential Townhomes	83,982			Low Rise Residential Townhomes 85
	Sunset Building (Hotel)	115,924			737
	Hotel Guest Rooms	75,000	-	<b>Proposed by Unit Type</b>	
	Hotel Lobby/Service	5,800	-		1-Bedroom (3) 368
	Hotel Meeting Space	4,200	-		2-Bedroom (4) 369
	Hotel - Commercial F&B	20,000	-		3-Bedroom (5) 0
	Hotel Floor Area - Exterior Under Tower	10,924	-		
	Low-Rise Commercial Buildings - Retail	75,000			
	Courtyard Building - Office (not including 9,500 SF of retail)	48,000			
	Sub Total	1,019,034	3.78		
<b>Proposed By Use</b>					
	Residential	780,110			
	Hotel (not including Food and Beverage)	95,924			
	Commercial (including Hotel Food and Beverage)	143,000			
	Parcel A - Existing Elysian Building	110,336			
	Total Proposed	1,129,370	4.19		



Open Space			
Required	SF per Unit	Units	Square Feet
Less than 3 habitable rms	100	368	36,800
equal to 3 habitable rms	125	369	46,125
greater than 3 habitable rms	175	0	0
Total Required		737	82,925
Up to 25% can be indoor common			20,731
Proposed (Exterior Common)		70,175	
Alpine Gardens	2,500		
Beaudry Gardens	16,750		
The Hill (not including Fire Lane)	20,925		
Sunset Incline	6,000		
Sunset Terrace	5,600		
Roof Decks	10,200		
Beaudry Terraces	8,200		
Beaudry Triangle	0		
25% of provided landscaped, minimum	17,544		
Proposed (Interior Common)		7,800	
Tower A	2,600		
Tower B	3,400		
Low Rise Residential	1,800		
Proposed (50 SF per balcony x 99 units)	4,950	4,950	
<b>Proposed</b>		82,925	

Trees		
LAMC 12.21 G Tree Requirement (1 per 4 units)		185
On-site significant tree replacement (1 to 1 ratio)		104
Protected tree replacement (1 per 4)		4
Required on-site trees		293
Proposed		262
Deviation Requested		31

Building Height (to highest Architectural element)				
	From Lowest Adjacent Grade	Building Height (From Project 0 ([382'-0"]))	Stories	
Permitted	Unlimited	Unlimited	Unlimited	
Proposed - Tower A	572	572	49	
Proposed - Tower B	369	408	30	
Courtyard Building	62	91	3	
Proposed - Sunset Building	210	211	17	
Low rise Townhome	40	91	1, 2, 3 & 4	
Low rise Commercial	56	64	1, 2, 3	

Auto Parking				
Required Residential Option 2 (AB 744)	Spaces/Unit	No. of Units	No. of Pkg Spaces	
1-Bedroom	0.5	368	184	
2-Bedroom	1	369	369	
3-Bedroom	1.5	0	0	
Residential Sub - Total		737	553	
Hotel (LAMC 12.21 A.4.(b))	sliding scale	180	85	
Hotel Meeting Rooms	2/1000	4,200	9	
Total Required Hotel and Residential			647	
Commercial (LAMC 12.21 A.4. (x) (3))	Ratio	No. of SF/Rooms/Seats	No. of Pkg Spaces	
Commercial sub-total	2/1000	143,000	286	
Total Required*			933	

**Proposed** \* An additional 168 parking spaces will be provided for the Elysian

Bike Parking				
Required	Short Term	Long Term	Total	
<b>Residential:</b> Sliding Scale	26	259	285	
<b>Hotel:</b> Short Term and Long Term = 1 per 10 guest rooms	18	18	36	
Retail/Commercial				
<b>Hotel F&amp;B:</b> Short term = 1 per 2K : Long Term = 1 per 2K	10	10	20	
<b>Hotel Meeting:</b> Short Term = 1 per 10K : Long Term = 1 per 10K	2	2	4	
<b>Retail:</b> Short term = 1 per 2K : Long Term = 1 per 2K	37	38	75	
<b>Office:</b> Short term = 1 per 10K : Long Term = 1 per 5K	5	10	15	
<b>Proposed</b>	<b>Short Term</b>	<b>Long Term</b>	<b>Total</b>	
	98	337	435	

Lot Area		Acres	FAR	Density		
				<b>Permitted</b>		
Site Area (including land under air space Parcel A)*	<b>262,437</b>	6.02			Revised Site Area	269,535
Beaudry Frontage	3,290				Lot Area added via Density Bonus incentive	<u>3,373</u>
Beaudry Triangle	3,808				Lot Area post Density Bonus Incentive	272,908
	<u>269,535</u>	6.19			Residential Dwelling Unit Density (1 per 400 SF)	683
					11% VLI set aside	76
					Plus 35% Dwelling unit density increase per DB	923
*Air parcel under separate ownership, not a part						
Floor Area						
Buildable Area	269,535			Existing Density		
Permitted (3:1 FAR)	808,605		3.00		Parcel A - Existing Elysian Building	96
Plus 40% FAR increase per DB	323,442					
Total FAR permitted	1,132,047		4.20	Unused Density		827
				Proposed Density		
Existing Floor area (Parcel A - Existing Elysian Building)	110,336				Residential Tower A	406
					Residential Tower B	246
					Sunset Building (Residential)	90
					Low Rise Residential Townhomes	85
						827
<b>Proposed</b>						
				<b>Proposed by Unit Type</b>		
Residential Tower A	427,975				1-Bedroom (3)	413
Residential Tower B	268,153				2-Bedroom (4)	414
Sunset Building (Residential)	95,924				3-Bedroom (5)	0
Low Rise Residential Townhomes	83,982					
Low-Rise Commercial Buildings - Retail	95,000					
Courtyard Building - Office (not including 9,500 SF of retail)	48,000					
	<u>1,019,034</u>		3.78			
<b>Proposed By Use</b>						
Residential	876,034					
Commercial	143,000					
Parcel A - Existing Elysian Building	110,336					
	<u>1,129,370</u>		4.19			

<b>Open Space</b>				
Required		SF per Unit	Units	Square Feet
	Less than 3 habitable rms	100	413	41,300
	equal to 3 habitable rms	125	414	51,750
	greater than 3 habitable rms	175	0	0
	Total Required		827	93,050
Up to 25% can be indoor common				23,263
Proposed (Exterior Common)			77,075	61,775
	Alpine Gardens	2,500		
	Beaudry Gardens	16,750		
	The Hill (Not including the Fire Lane)	20,925		
	Sunset Incline	6,000		
	Sunset Terrace	5,600		
	Roof Decks	15,300		
	Beaudry Terraces	10,000		
	Beaudry Triangle	0		
25% of provided landscaped, minimum		19,269		
Proposed (Interior Common)			9,075	
	Tower A	2,600		
	Tower B	3,400		
	Los Rise Residential	1,800		
	Sunset Building	1,275		
Proposed (Private) (50SF per Balcony)		6,900	6,900	
<b>Proposed</b>			93,050	

<b>Trees</b>	
LAMC 12.21 G Tree Requirement (1 per 4 units)	207
On-site significant tree replacement (1 to 1 ratio)	104
Protected tree replacement (1 to 4 ratio)	4
Required on-site trees	315
Proposed	262
Deviation Requested	53

<b>Building Height (to highest Architectural element)</b>				
	From Lowest Adjacent Grade	Building Height (From Project 0 ([382'-0"]))	Stories	
Permitted	Unlimited	Unlimited	Unlimited	
Proposed - Tower A	572	572	49	
Proposed - Tower B	369	408	30	
Courtyard Building	62	91	3	
Proposed - Sunset Building	210	211	17	
Low rise Townhome	40	91	1, 2, 3 & 4	
Low rise Commercial	56	64	1, 2, 3	

<b>Auto Parking</b>				
Required Residential (AB 744)		Spaces/Unit	No. of Units	No. of Pkg Spaces
	1-Bedroom	0.5	413	207
	2-Bedroom	1	414	414
	3-Bedroom	1.5	0	0
	Residential Sub - Total		827	621
<b>Proposed</b>				
	Commercial (LAMC 12.21 A.4. (x) (3))	2/1000	143,000	286
	Commercial sub-total			286
	Total Required			907

<b>Bike Parking</b>				
Required		Short Term	Long Term	Total
	Residential: Sliding Scale	28	282	310
	Retail/Commercial			
	Retail: Short term = 1 per 2K : Long Term = 1 per 2K	48	48	96
	Office: Short term = 1 per 10K : Long Term = 1 per 5K	5	10	15
<b>Proposed</b>		81	340	421

\* An additional 168 parking spaces will be provided for the Elysian

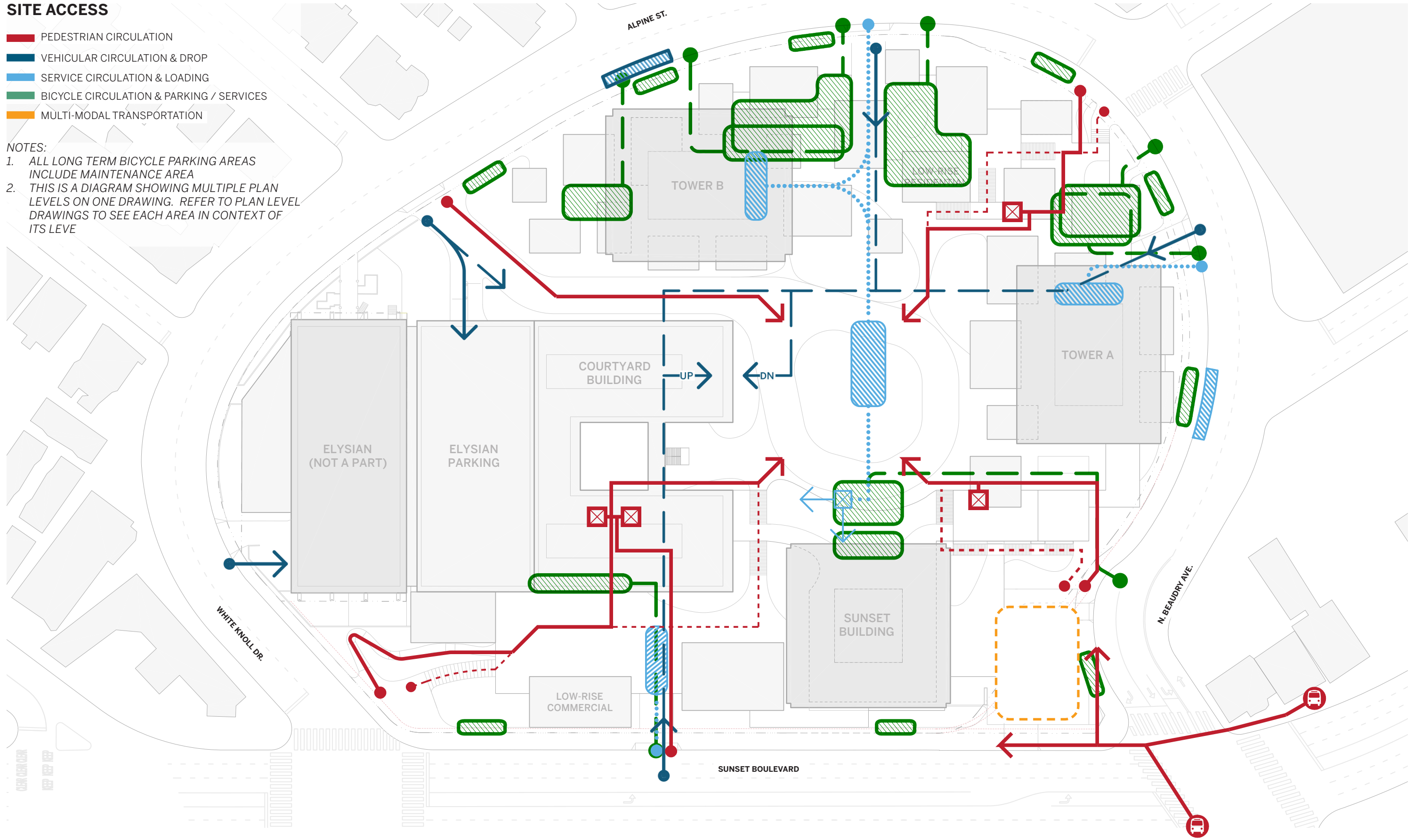
# DIAGRAMS



**SITE ACCESS**

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION & DROP
- SERVICE CIRCULATION & LOADING
- BICYCLE CIRCULATION & PARKING / SERVICES
- MULTI-MODAL TRANSPORTATION

NOTES:  
 1. ALL LONG TERM BICYCLE PARKING AREAS INCLUDE MAINTENANCE AREA  
 2. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT OF ITS LEVE



**PEDESTRIAN ACCESS**

PEDESTRIAN ACCESS AND ACCESSIBLE ROUTES ARE PROVIDED FROM FOUR MAJOR INTERSECTIONS AT THE SITE PERIMETER.

DOTTED LINES INDICATE ROUTES WITH STAIRS  
SOLID LINES INDICATE ACCESSIBLE ROUTES

**NOTES:**

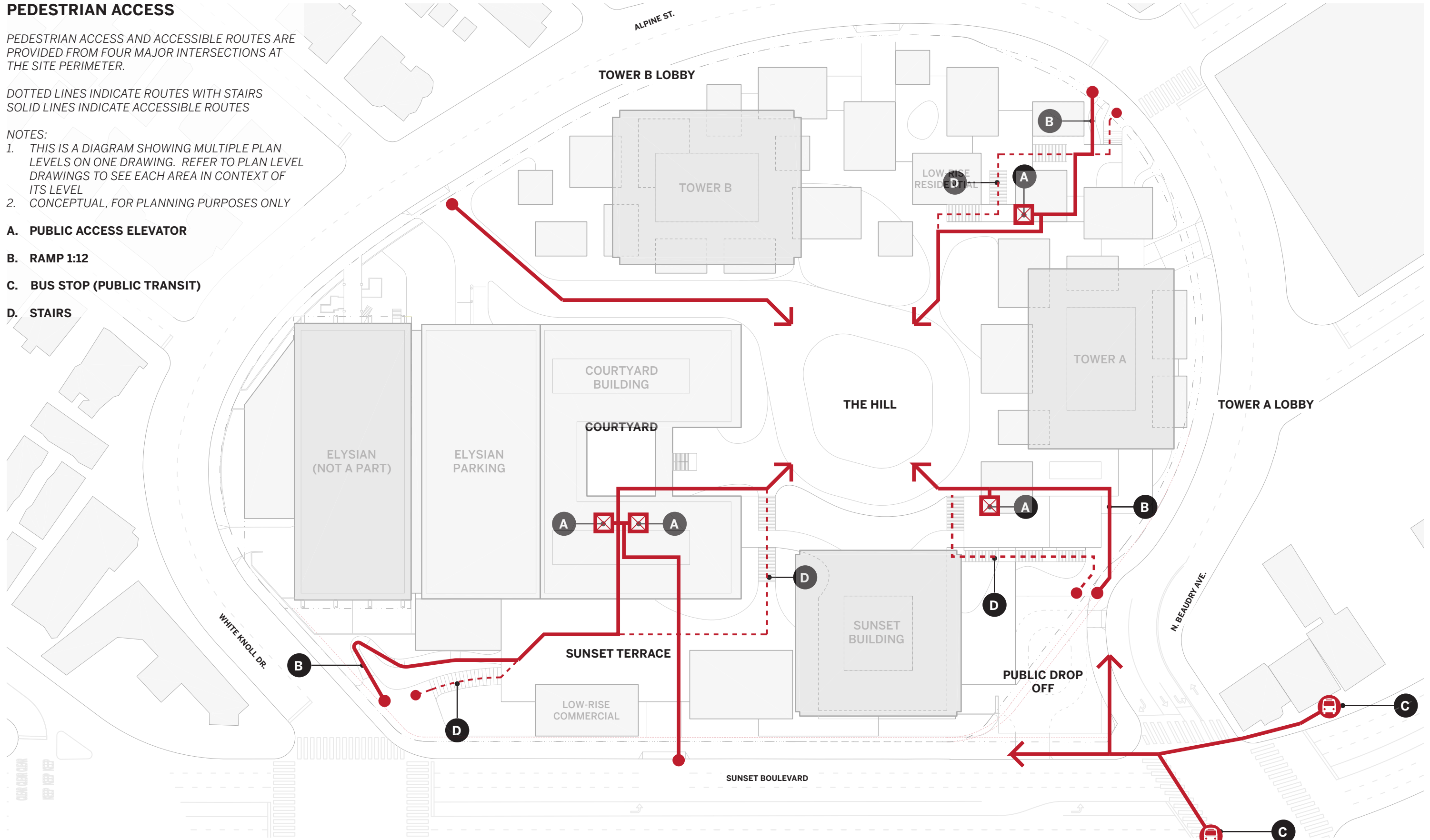
1. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT OF ITS LEVEL
2. CONCEPTUAL, FOR PLANNING PURPOSES ONLY

**A. PUBLIC ACCESS ELEVATOR**

**B. RAMP 1:12**

**C. BUS STOP (PUBLIC TRANSIT)**

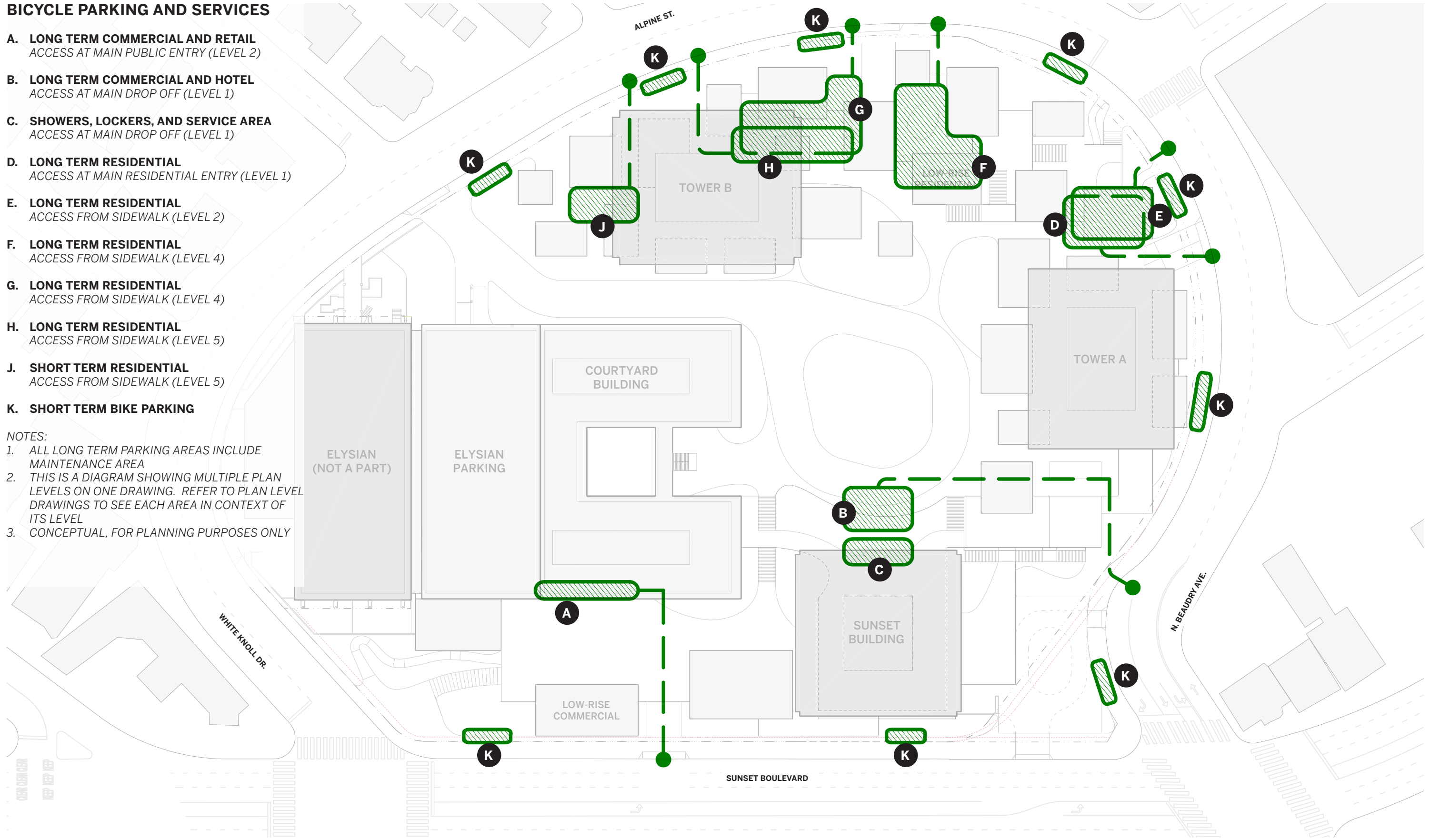
**D. STAIRS**



**BICYCLE PARKING AND SERVICES**

- A. LONG TERM COMMERCIAL AND RETAIL**  
ACCESS AT MAIN PUBLIC ENTRY (LEVEL 2)
- B. LONG TERM COMMERCIAL AND HOTEL**  
ACCESS AT MAIN DROP OFF (LEVEL 1)
- C. SHOWERS, LOCKERS, AND SERVICE AREA**  
ACCESS AT MAIN DROP OFF (LEVEL 1)
- D. LONG TERM RESIDENTIAL**  
ACCESS AT MAIN RESIDENTIAL ENTRY (LEVEL 1)
- E. LONG TERM RESIDENTIAL**  
ACCESS FROM SIDEWALK (LEVEL 2)
- F. LONG TERM RESIDENTIAL**  
ACCESS FROM SIDEWALK (LEVEL 4)
- G. LONG TERM RESIDENTIAL**  
ACCESS FROM SIDEWALK (LEVEL 4)
- H. LONG TERM RESIDENTIAL**  
ACCESS FROM SIDEWALK (LEVEL 5)
- J. SHORT TERM RESIDENTIAL**  
ACCESS FROM SIDEWALK (LEVEL 5)
- K. SHORT TERM BIKE PARKING**

NOTES:  
 1. ALL LONG TERM PARKING AREAS INCLUDE MAINTENANCE AREA  
 2. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT OF ITS LEVEL  
 3. CONCEPTUAL, FOR PLANNING PURPOSES ONLY

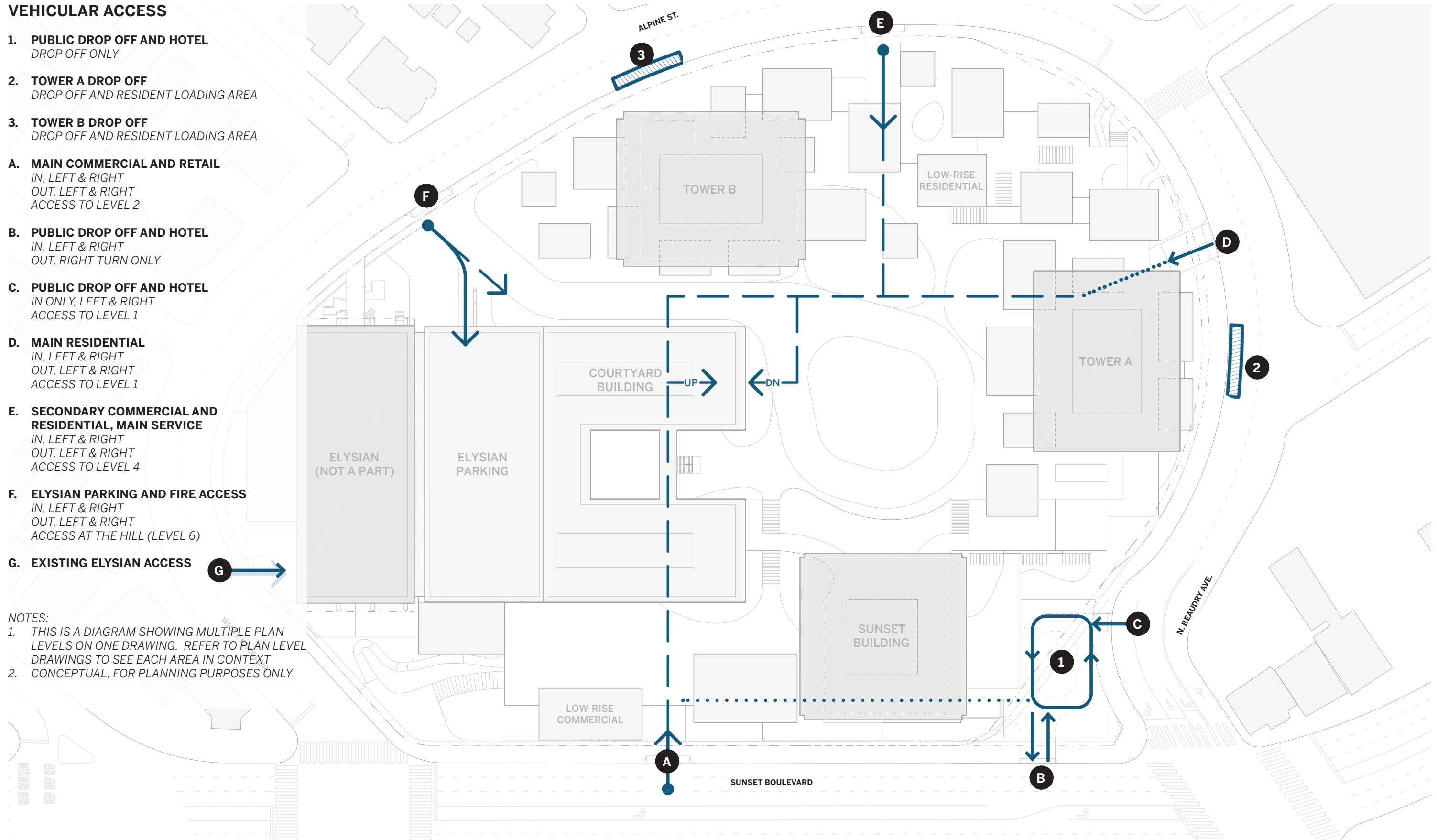




## VEHICULAR ACCESS

1. **PUBLIC DROP OFF AND HOTEL**  
DROP OFF ONLY
2. **TOWER A DROP OFF**  
DROP OFF AND RESIDENT LOADING AREA
3. **TOWER B DROP OFF**  
DROP OFF AND RESIDENT LOADING AREA
- A. **MAIN COMMERCIAL AND RETAIL**  
IN, LEFT & RIGHT  
OUT, LEFT & RIGHT  
ACCESS TO LEVEL 2
- B. **PUBLIC DROP OFF AND HOTEL**  
IN, LEFT & RIGHT  
OUT, RIGHT TURN ONLY
- C. **PUBLIC DROP OFF AND HOTEL**  
IN ONLY, LEFT & RIGHT  
ACCESS TO LEVEL 1
- D. **MAIN RESIDENTIAL**  
IN, LEFT & RIGHT  
OUT, LEFT & RIGHT  
ACCESS TO LEVEL 1
- E. **SECONDARY COMMERCIAL AND RESIDENTIAL, MAIN SERVICE**  
IN, LEFT & RIGHT  
OUT, LEFT & RIGHT  
ACCESS TO LEVEL 4
- F. **ELYSIAN PARKING AND FIRE ACCESS**  
IN, LEFT & RIGHT  
OUT, LEFT & RIGHT  
ACCESS AT THE HILL (LEVEL 6)
- G. **EXISTING ELYSIAN ACCESS**

- NOTES:
1. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT
  2. CONCEPTUAL, FOR PLANNING PURPOSES ONLY

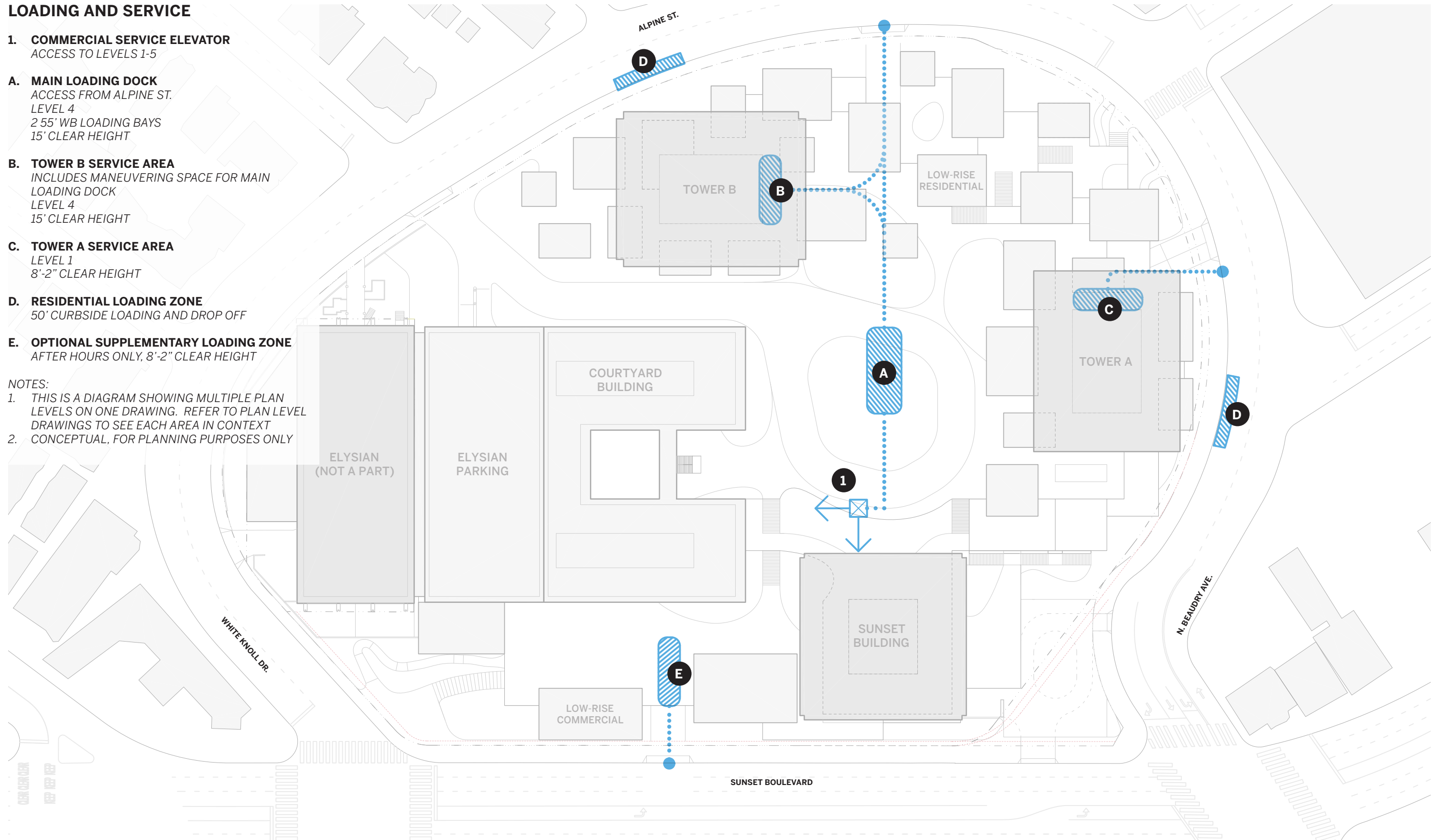


## LOADING AND SERVICE

- 1. COMMERCIAL SERVICE ELEVATOR**  
ACCESS TO LEVELS 1-5
- A. MAIN LOADING DOCK**  
ACCESS FROM ALPINE ST.  
LEVEL 4  
2 55' WB LOADING BAYS  
15' CLEAR HEIGHT
- B. TOWER B SERVICE AREA**  
INCLUDES MANEUVERING SPACE FOR MAIN  
LOADING DOCK  
LEVEL 4  
15' CLEAR HEIGHT
- C. TOWER A SERVICE AREA**  
LEVEL 1  
8'-2" CLEAR HEIGHT
- D. RESIDENTIAL LOADING ZONE**  
50' CURBSIDE LOADING AND DROP OFF
- E. OPTIONAL SUPPLEMENTARY LOADING ZONE**  
AFTER HOURS ONLY, 8'-2" CLEAR HEIGHT

### NOTES:

1. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT
2. CONCEPTUAL, FOR PLANNING PURPOSES ONLY



## OPEN SPACE

82,925 SF OF OPEN SPACE IS PROVIDED FOR THE MIXED USE DEVELOPMENT SCENARIO.

### A. EXTERIOR COMMON AREA

59,975 SF OF OPEN SPACE IS PROVIDED ACROSS A MULTI-LEVEL ARTIFICIAL HILL BUILT OVER THE PARKING GARAGE. THESE AREAS ARE DIRECTLY ACCESSIBLE FROM THE SITE PERIMETER AS DESCRIBED IN THE PEDESTRIAN ACCESS DIAGRAM.

10,200 SF OF OPEN SPACE IS PROVIDED AT THE ROOF LEVEL OF THE RESIDENTIAL TOWERS.

A MINIMUM OF 17,544 SF (25% OF ABOVE) SHALL BE PLANTED AREA.

### B. INTERIOR COMMON AREA

7,800 SF OF INTERIOR COMMON AREAS ARE PROVIDED AT THE HILL LEVEL, STREET LEVEL, AND THE ROOF LEVEL OF EACH RESIDENTIAL TOWER.

### C. PRIVATE OPEN SPACE

ADDITIONAL PRIVATE OPEN SPACE IS PROVIDED ON BALCONIES AT TOWER B AND AT THE LOW RISE RESIDENTIAL BUILDINGS TOTALING 4,950SF.

### D. NO-HOTEL DEVELOPMENT SCENARIO

93,050 SF OF OPEN SPACE IS PROVIDED FOR THE NO-HOTEL DEVELOPMENT SCENARIO. IN ADDITION TO THE SPACES LISTED ABOVE, THE FOLLOWING AREAS ARE PROVIDED AT THE SUNSET BUILDING FOR RESIDENTS:

1,800SF EXTERIOR COMMON AREA

5,100SF ROOF DECK

1,275SF INTERIOR COMMON AREA

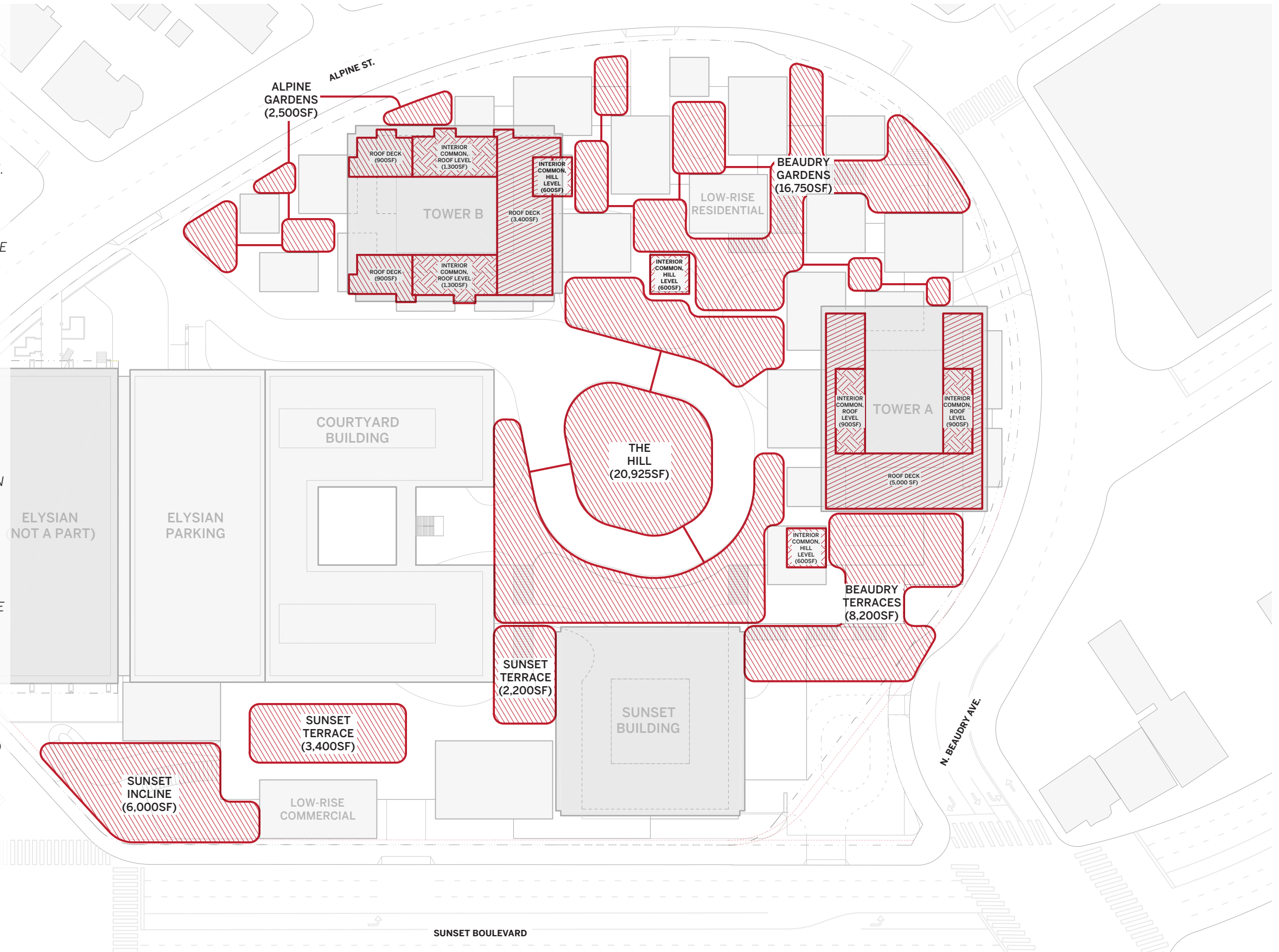
ADDITIONAL BALCONIES TOTALING 1,950SF ARE ALSO PROVIDED AT TOWER B AND AT THE LOW RISE RESIDENTIAL BUILDINGS.

### NOTES:

1. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT
2. STREET LEVEL LOBBIES, WHICH ARE INCLUDED IN INTERIOR COMMON AREA, ARE NOT REPRESENTED IN THIS DIAGRAM.
3. CONCEPTUAL, FOR PLANNING PURPOSES ONLY

### KEY

-  PROPOSED EXTERIOR COMMON AREA
-  PROPOSED INTERIOR COMMON AREA



**AREA UNDER TOWERS**

EXTERIOR AREA UNDER EACH RESIDENTIAL TOWER IS DESIGNED AS PRIVATE AND COMMON GARDENS. THE TOWER VOLUMES ARE APPROXIMATELY 4 LEVELS ABOVE THESE GARDENS. THIS AREA IS PROPOSED TO BE EXCLUDED FROM PROJECT FLOOR AREA.

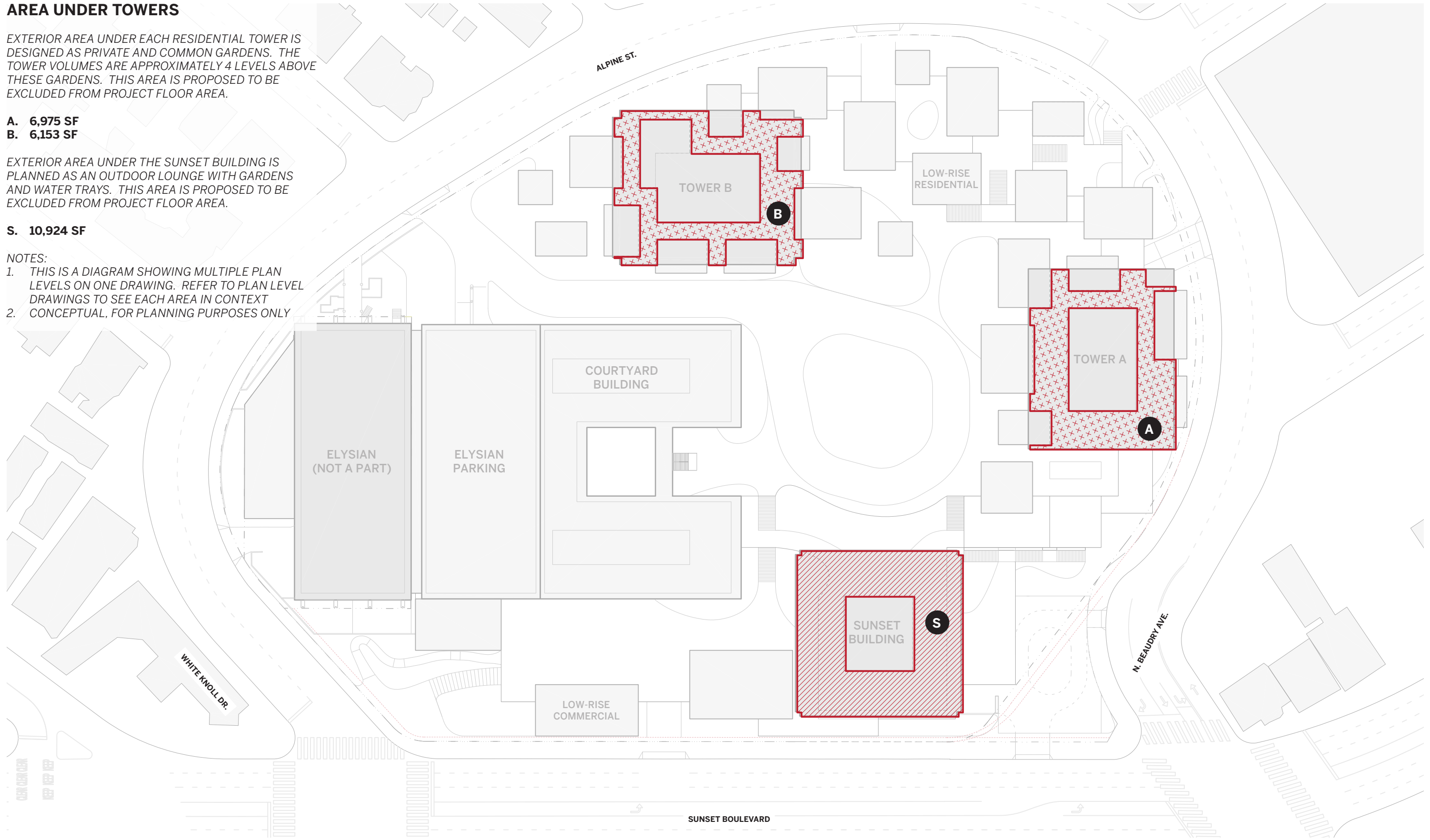
- A. 6,975 SF
- B. 6,153 SF

EXTERIOR AREA UNDER THE SUNSET BUILDING IS PLANNED AS AN OUTDOOR LOUNGE WITH GARDENS AND WATER TRAYS. THIS AREA IS PROPOSED TO BE EXCLUDED FROM PROJECT FLOOR AREA.

- S. 10,924 SF

NOTES:

1. THIS IS A DIAGRAM SHOWING MULTIPLE PLAN LEVELS ON ONE DRAWING. REFER TO PLAN LEVEL DRAWINGS TO SEE EACH AREA IN CONTEXT
2. CONCEPTUAL, FOR PLANNING PURPOSES ONLY



# **LANDSCAPE PLANS**

**LEGEND**

- EXISTING STREET TREES TO REMAIN
- REPLACEMENT STREET TREES
- REPLACEMENT COAST LIVE OAK TREES

1. WATER FEATURE (TYP.)
2. STAIRS (TYP.)
3. ADA RAMP
4. MOVEABLE FURNISHINGS
5. PAVING
6. PEDESTRIAN/EVA ACCESS
7. SEATING CUBES (TYP.)
8. WATER CUBE CASCADE
9. GARDEN PATHS
10. TURF LAWN
11. OPTIONAL ROOF TERRACE
12. MULTI-MODAL TRANSPORTATION CENTER



**NOTES**

1. CONCEPTUAL, FOR PLANNING PURPOSES ONLY
2. FULL PLOT PLAN CAN BE FOUND ON THE SHEET ENTITLED "PLOT PLAN"
3. PARKING AREAS, LOADING AREAS, DRIVEWAYS, WALKWAYS, ETC CAN BE FOUND ON THE SHEETS CONTAINING THE PEDESTRIAN ACCESS DIAGRAM AND VEHICULAR ACCESS DIAGRAM
4. LOCATION AND USES OF ALL BUILDINGS AND STRUCTURES CAN BE FOUND ON THE SHEET ENTITLED "PLOT PLAN"
5. EXISTING STRUCTURES TO BE DEMOLISHED AND EXISTING STRUCTURES TO REMAIN CAN BE FOUND OF THE SHEET ENTITLED "DEMOLITION PLAN"
6. ALLEYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS CAN BE FOUND ON THE SHEET ENTITLED "PLOT PLAN"
7. THE LEGAL DESCRIPTION CAN BE FOUND ON THE SHEET ENTITLED "SITE".
8. FOR A COMPREHENSIVE ASSESSMENT AND SURVEY OF ALL TREES ON SITE, REFER TO TREE REPORT.

**TREE PLANTING REQUIREMENTS**

SUMMARY OF REQUIRED TREES PER DWELLING UNIT	MIXED USE SCHEME	NO HOTEL SCHEME
DWELLING UNIT	735	825
RATIO	0.25	0.25
REQUIRED	184	207

**SUMMARY OF REQUIRED ON-SITE TREES**

	EXISTING TREES TO BE REMOVED	REQUIRED REPLACEMENT TREES	MIXED-USE	NO HOTEL
NON-PROTECTED SIGNIFICANT TREES REPLACED 1:1	104	104		
MINIMUM 24' BOX SIZE				
PROTECTED TREES COAST LIVE OAKS REPLACED 4:1	1	4		
MINIMUM 24' BOX SIZE				
TOTAL REPLACEMENT TREES REQUIRED	105	108	108	108
TOTAL NEW TREES PER DWELLING UNIT			184	207
TOTAL TREES REQUIRED			292	315
TOTAL TREES PROVIDED			262	262
DELTA FROM TOTAL REQUIREMENT			30	53

**SUMMARY OF REQUIRED OF STREET TREES**

	EXISTING TREES TO BE REMOVED	REQUIRED REPLACEMENT TREES	MIXED-USE PROPOSED REPLACEMENT TREES	NO HOTEL PROPOSED REPLACEMENT TREES
CITY OF LOS ANGELES STREET TREES				
REPLACED 2:1	9	18	18	18
MINIMUM 24' BOX SIZE				

**LANDSCAPE ARCHITECT**

JAMES CORNER FIELD OPERATIONS  
633 BATTERY STREET, SUITE 118  
SAN FRANCISCO, CA 94111

CONTACT:  
RICHARD KENNEDY, SENIOR PRINCIPAL  
415 943 9197 X 223  
RKENNEDY@FIELDOPERATIONS.NET



**PLANT ZONE: ALPINE GARDENS**

LEGEND: ALPINE GARDENS			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Eldarica Pine	<i>Pinus eldarica</i>	36" Box
	Jeffrey Pine	<i>Pinus jeffreyi</i>	24" Box
	Norfolk Island Pine	<i>Araucaria heterophylla</i>	24" Box
	Canary Island Pine	<i>Pinus canariensis</i>	24" Box
	Italian Stone Pine	<i>Pinus pinea</i>	24" Box
	Incense Cedar	<i>Calocedrus decurrens</i>	24" Box
GROUND LEVEL PLANTINGS			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Sweet Flag	<i>Acorus gramineus</i>	1 Gal.
	Deer Fern	<i>Blechnum spicant</i>	5 Gal.
	Wild Ginger	<i>Asarum caudatum</i>	1 Gal.
	Pink Alumroot	<i>Heuchera rubescens</i>	1 Gal.
	Starflower	<i>Ipheion uniflorum</i>	1 Gal.
	Bush Anemone	<i>Carpenteria californica</i>	5 Gal.

**PLANT ZONE: LUSH INTERIOR**

LEGEND: LUSH INTERIOR			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Gum Palm	<i>Dioon spinulosum</i>	24" Box
	Fishtail Palm	<i>Caryota obtusa</i>	24" Box
	Windmill Palm	<i>Trachycarpus fortunei</i>	24" Box
	African Tulip Tree	<i>Spathodea campanulata</i>	24" Box
	Sweet Acacia	<i>Acacia farnesiana</i>	24" Box
	Lemon Scented Gum	<i>Corymbia citriodora</i>	24" Box
GROUND LEVEL PLANTINGS			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Golden Angels' Trumpet	<i>Brugmansia 'Charles Grimaldi'</i>	5 Gal.
	Oleander	<i>Nerium oleander</i>	5 Gal.
	Giant White Birds of Paradise	<i>Strelitzia nicolai</i>	5 Gal.
	Candle Bush	<i>Senna alata</i>	5 Gal.
	Bearsfoot	<i>Acanthus mollis</i>	5 Gal.
	Japanese Laurel	<i>Acuba japonica</i>	5 Gal.

**PLANT ZONE: MEDITERRANEAN**

LEGEND: MEDITERRANEAN			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Queen Palm	<i>Syagrus romanzoffiana</i>	36" Box
	Bottle Palm	<i>Beaucarnea recurvata</i>	36" Box
	Sabal Palm	<i>Sabal palmetto</i>	24" Box
	Mexican Blue Palm	<i>Brahea armata</i>	24" Box
	Chilean Wine Palm	<i>Jubaea chilensis</i>	24" Box
	Jacaranda	<i>Jacaranda mimosifolia</i>	36" Box
GROUND LEVEL PLANTINGS			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Hairpin Banksia	<i>Banksia spinulosas</i>	15 Gal.
	Tree Anemone	<i>Aeonium arboreum</i>	5 Gal.
	Blue Chalksticks	<i>Senecio talinoides</i>	5 Gal.
	Cape Aloe	<i>Aloe ferox</i>	15 Gal.
	Parry's Agave	<i>Agave parryi</i>	15 Gal.
	African flag	<i>Chasmanth floribunda</i>	5 Gal.

**PLANT ZONE: BIORETENTION**

LEGEND: BIORETENTION			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Bay Laurel	<i>Umbellularia californica</i>	24" Box
	Red-capped Gum	<i>Eucalyptus erthrocorys</i>	24" Box
	Broad-leaved Paperbark	<i>Melaleuca quinquenervia</i>	24" Box
	Water Gum	<i>Trisaniopsis laurina</i>	24" Box
GROUND LEVEL PLANTINGS			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Purple Three Awn	<i>Artistida purpurea</i>	1 Gal.
	California Meadow Sedge	<i>Carex pansa</i>	5 Gal.
	Gray Rush	<i>Juncus patens</i>	5 Gal.
	Pacific Wax Myrtle	<i>Myrica californica</i>	15 Gal.

**TREES**



**TREES**



**TREES**



**TREES**



**GROUND LEVEL PLANTINGS**



**GROUND LEVEL PLANTINGS**



**GROUND LEVEL PLANTINGS**



**GROUND LEVEL PLANTINGS**



NOTES:  
1. CONCEPTUAL, FOR PLANNING



**LEGEND: ALPINE GARDENS**

TREES		
SYMBOL	COMMON NAME	BOTANICAL NAME
●	Canary Island Pine	<i>Pinus canariensis</i>
	Incense Cedar	<i>Calocedrus decurrens</i>
	Eldarica Pine	<i>Pinus eldarica</i>
GROUND LEVEL PLANTINGS		
SYMBOL	COMMON NAME	BOTANICAL NAME
■		

**LEGEND: LUSH INTERIOR**

TREES		
SYMBOL	COMMON NAME	BOTANICAL NAME
●	Gum Palm	<i>Dioon spinulosum</i>
	Fishtail Palm	<i>Caryota obtusa</i>
	Windmill Palm	<i>Trachycarpus fortunei</i>
	African Tulip Tree	<i>Spathodea campanulata</i>
	Sweet Acacia	<i>Acacia farnesiana</i>
	Lemon Scented Gum	<i>Corymbia citriodora</i>
GROUND LEVEL PLANTINGS		
SYMBOL	COMMON NAME	BOTANICAL NAME
■		

**LEGEND: MEDITERRANEAN**

TREES		
SYMBOL	COMMON NAME	BOTANICAL NAME
★	Queen Palm	<i>Syagrus romanzoffiana</i>
	Bottle Palm	<i>Beaucarnea recurvata</i>
	Sabal Palm	<i>Sabal palmetto</i>
	Mexican Blue Palm	<i>Brahea armata</i>
	Chilean Wine Palm	<i>Jubaea chilensis</i>
	Jacaranda	<i>Jacaranda mimosifolia</i>
GROUND LEVEL PLANTINGS		
SYMBOL	COMMON NAME	BOTANICAL NAME
■		

**LEGEND: BIORETENTION**

TREES		
SYMBOL	COMMON NAME	BOTANICAL NAME
●	Bay Laurel	<i>Umbellularia californica</i>
	Red-capped Gum	<i>Eucalyptus erthrocorys</i>
	Broad-leaved Paperbark	<i>Melaleuca quinquenervia</i>
	Water Gum	<i>Trisaniopsis laurina</i>
GROUND LEVEL PLANTINGS		
SYMBOL	COMMON NAME	BOTANICAL NAME
■		

NOTES:  
1. LOCATION OF EXISTING TREES TO BE REMOVED IS APPROXIMATE. SEE TREE REPORT FOR FULL INFORMATION.  
2. CONCEPTUAL, FOR PLANNING PURPOSES ONLY



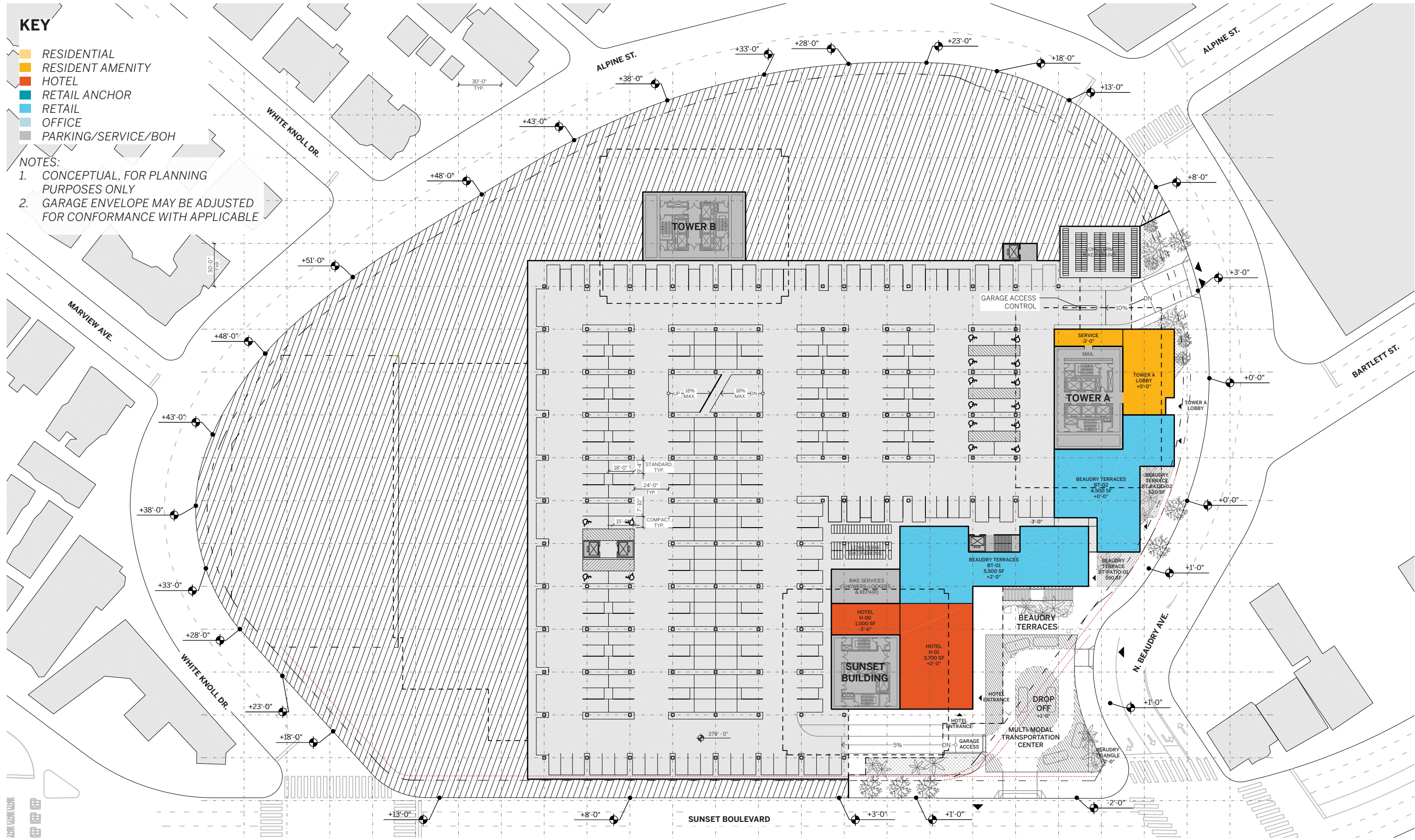


# **ARCHITECTURAL PLANS**

**KEY**

- RESIDENTIAL
- RESIDENT AMENITY
- HOTEL
- RETAIL ANCHOR
- RETAIL
- OFFICE
- PARKING/SERVICE/BOH

- NOTES:**
1. CONCEPTUAL, FOR PLANNING PURPOSES ONLY
  2. GARAGE ENVELOPE MAY BE ADJUSTED FOR CONFORMANCE WITH APPLICABLE



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**NOTES:**

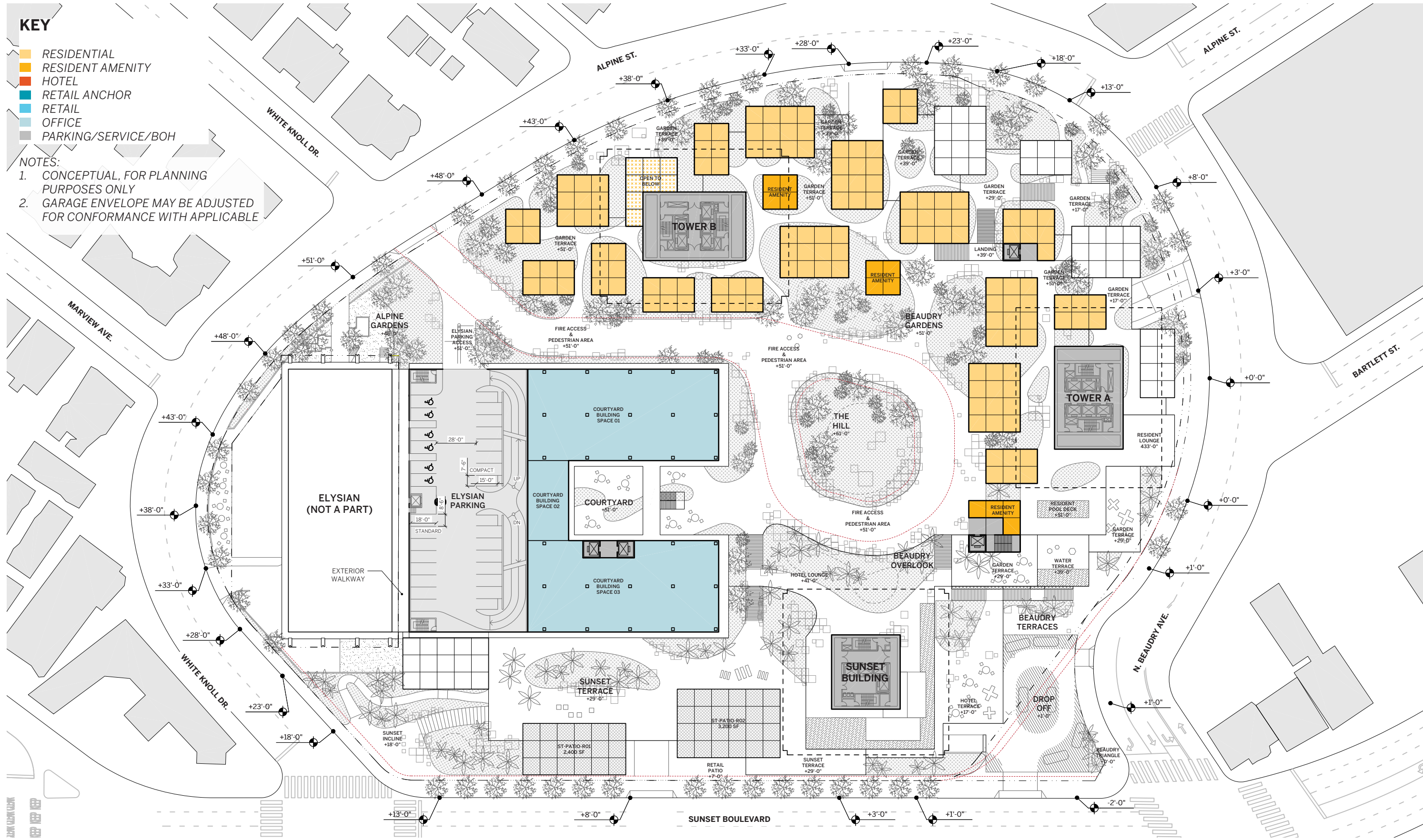
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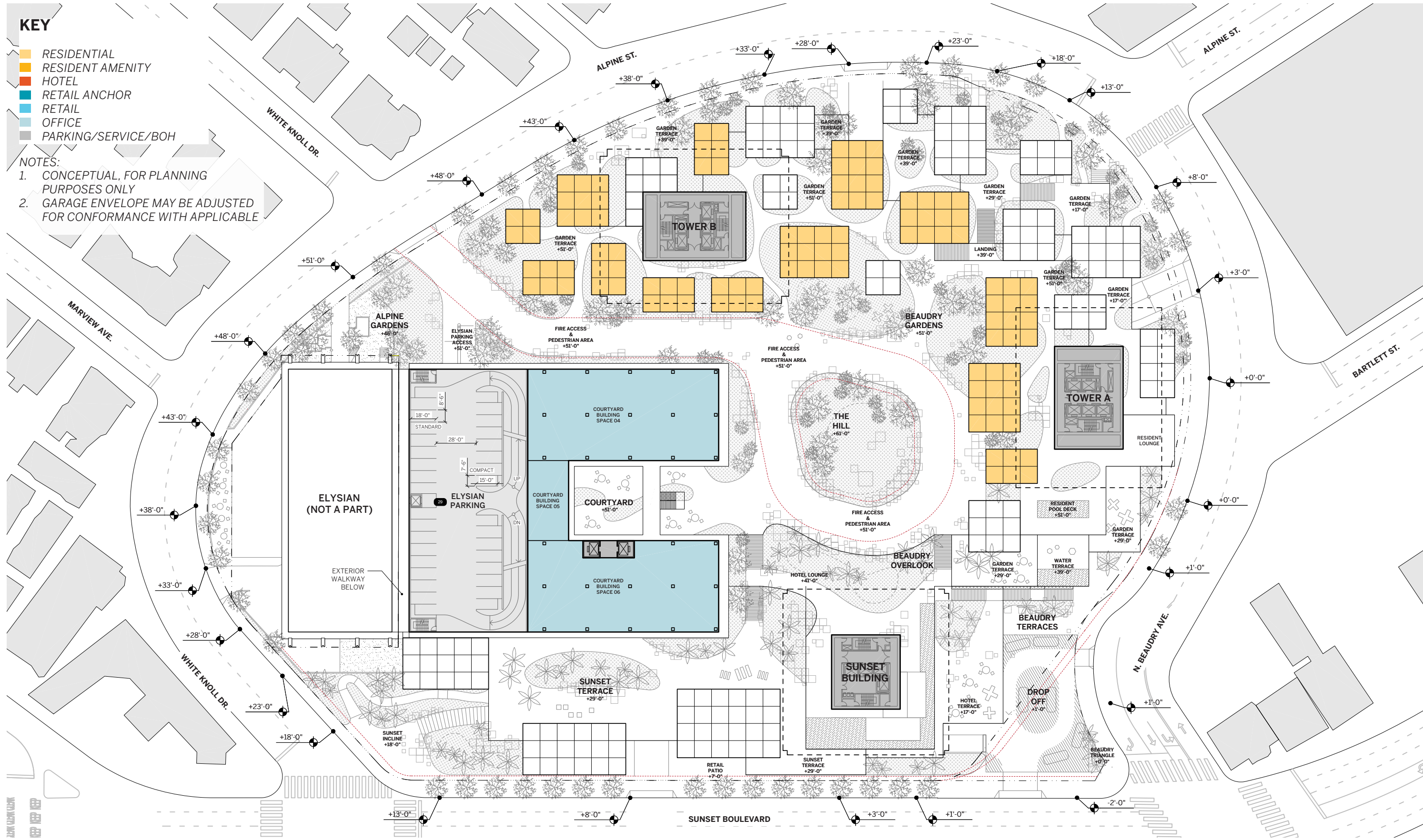
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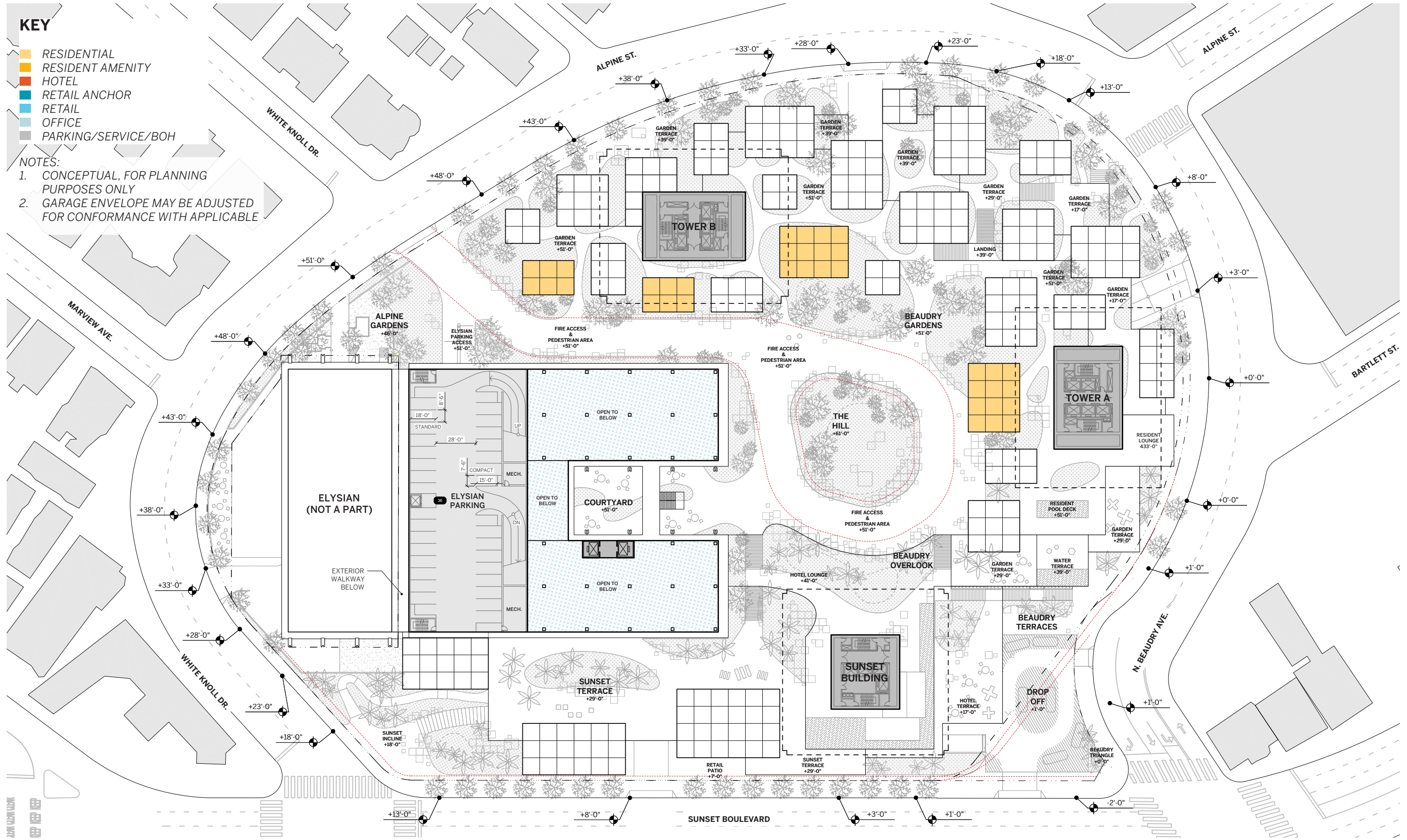




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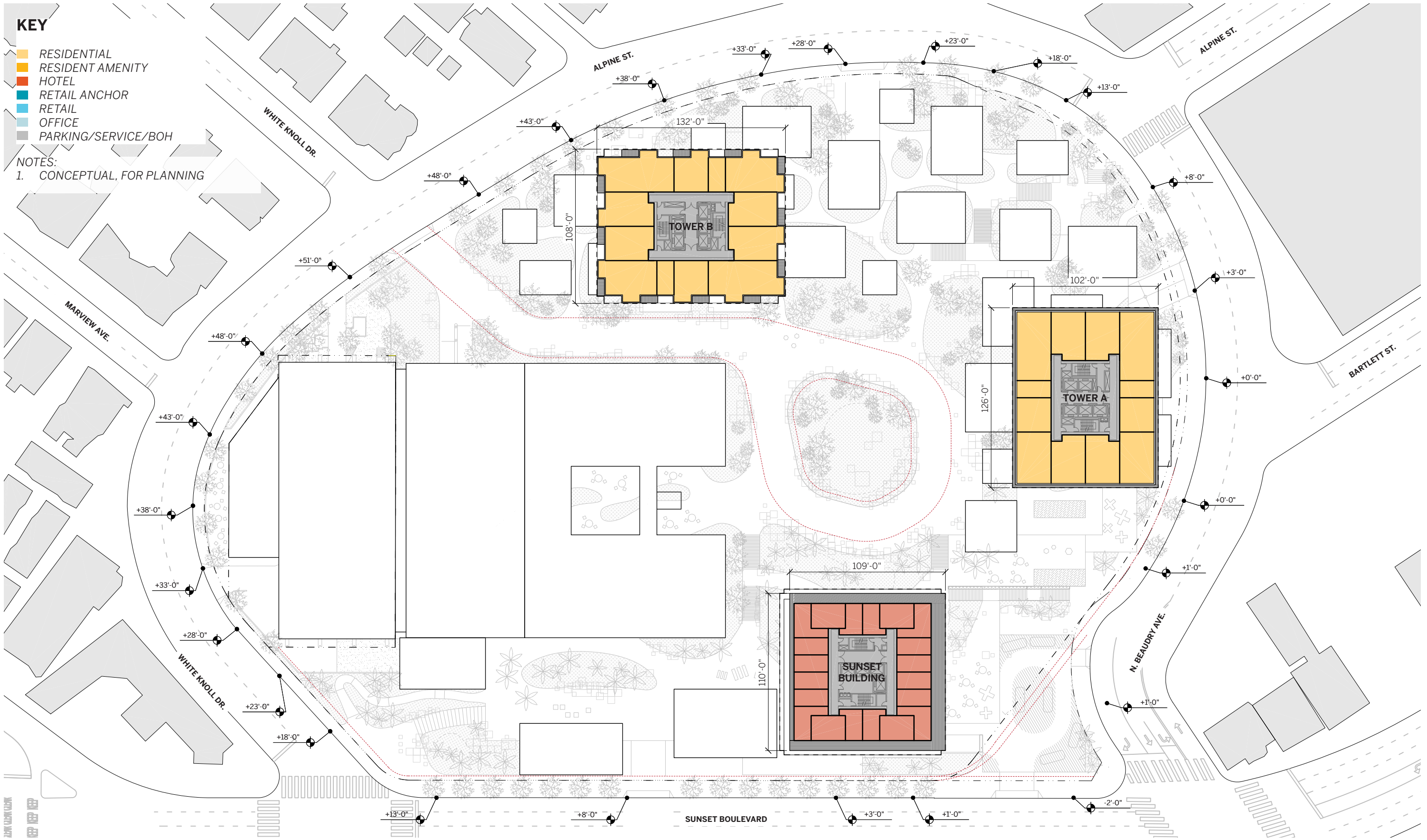
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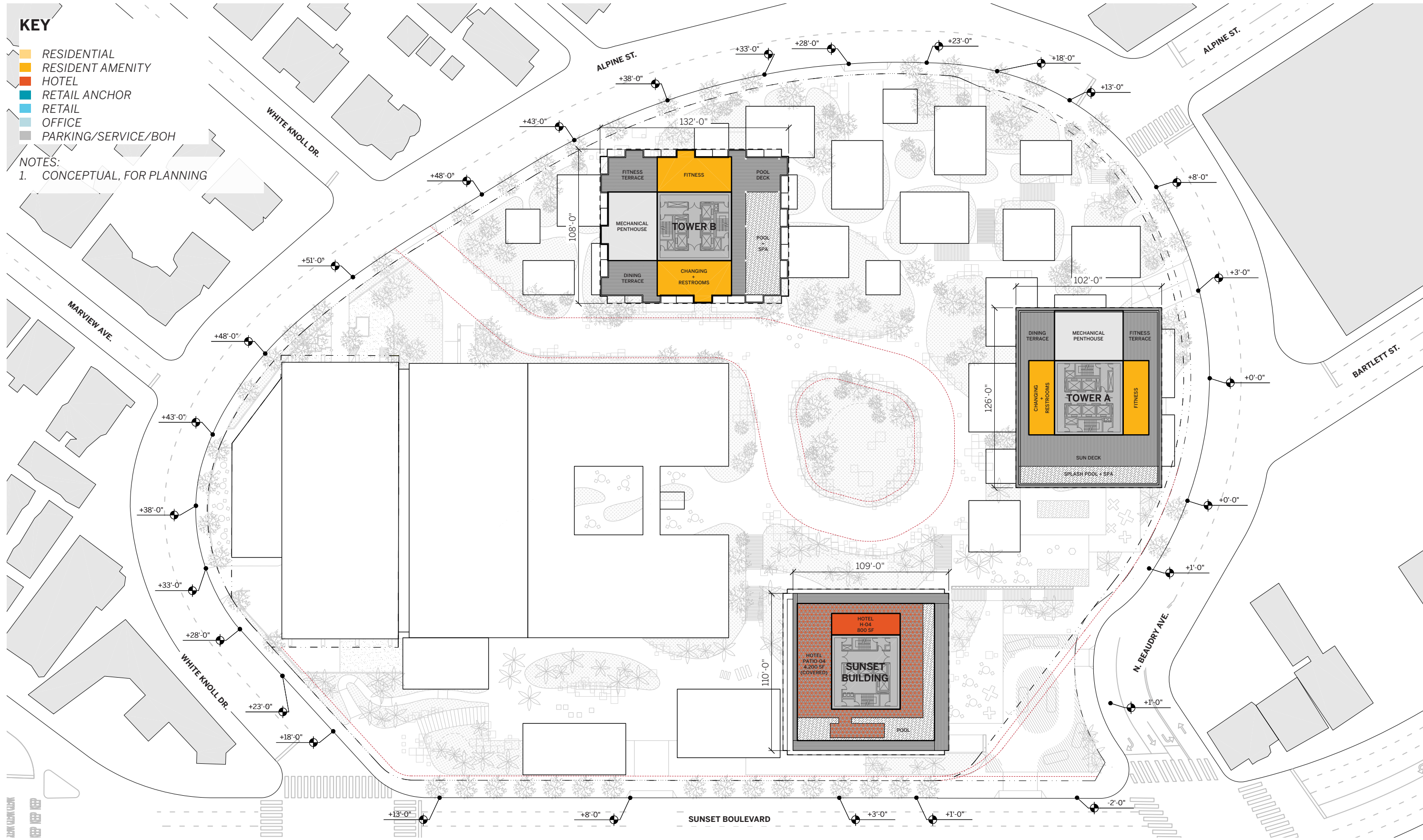
NOTES:  
1. CONCEPTUAL, FOR PLANNING



**KEY**

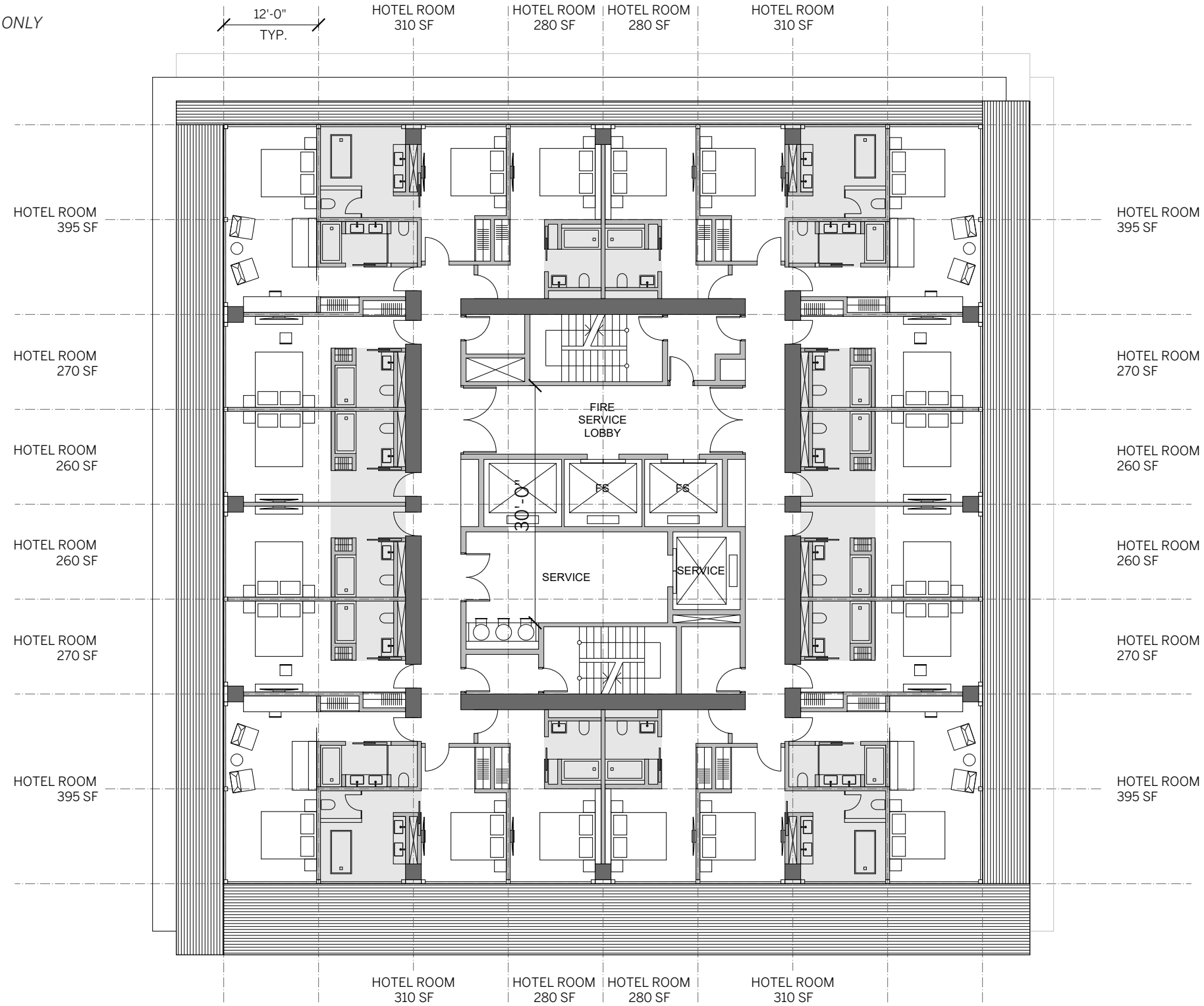
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NOTES:  
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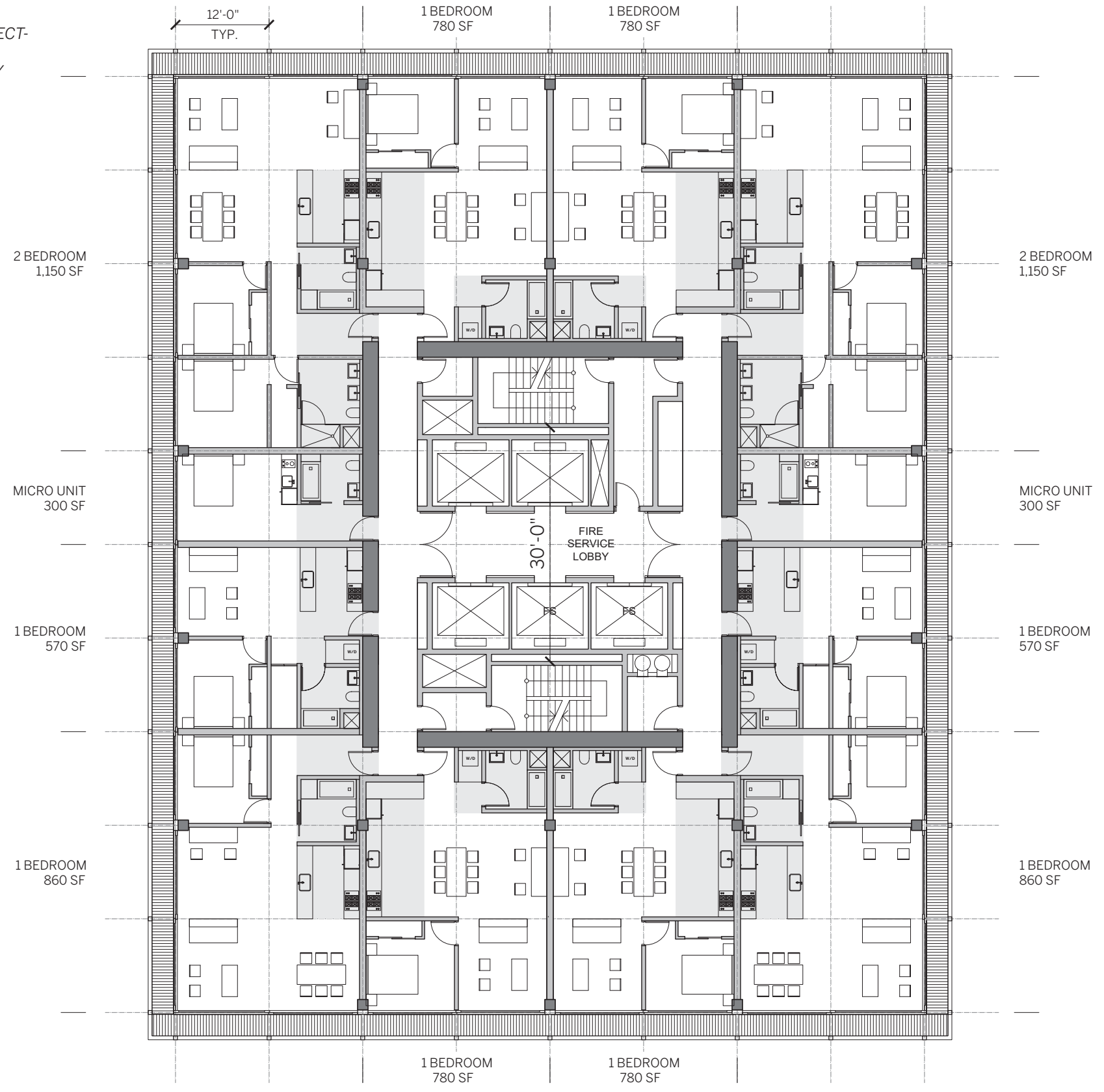
**NOTE:**

1. RESIDENTIAL UNIT AND HOTEL ROOM TYPES REPRESENT A RANGE OF POSSIBLE CONFIGURATIONS AND DO NOT REFLECT PROJECT-WIDE UNIT DISTRIBUTIONS.
2. CONCEPTUAL, FOR PLANNING PURPOSES ONLY



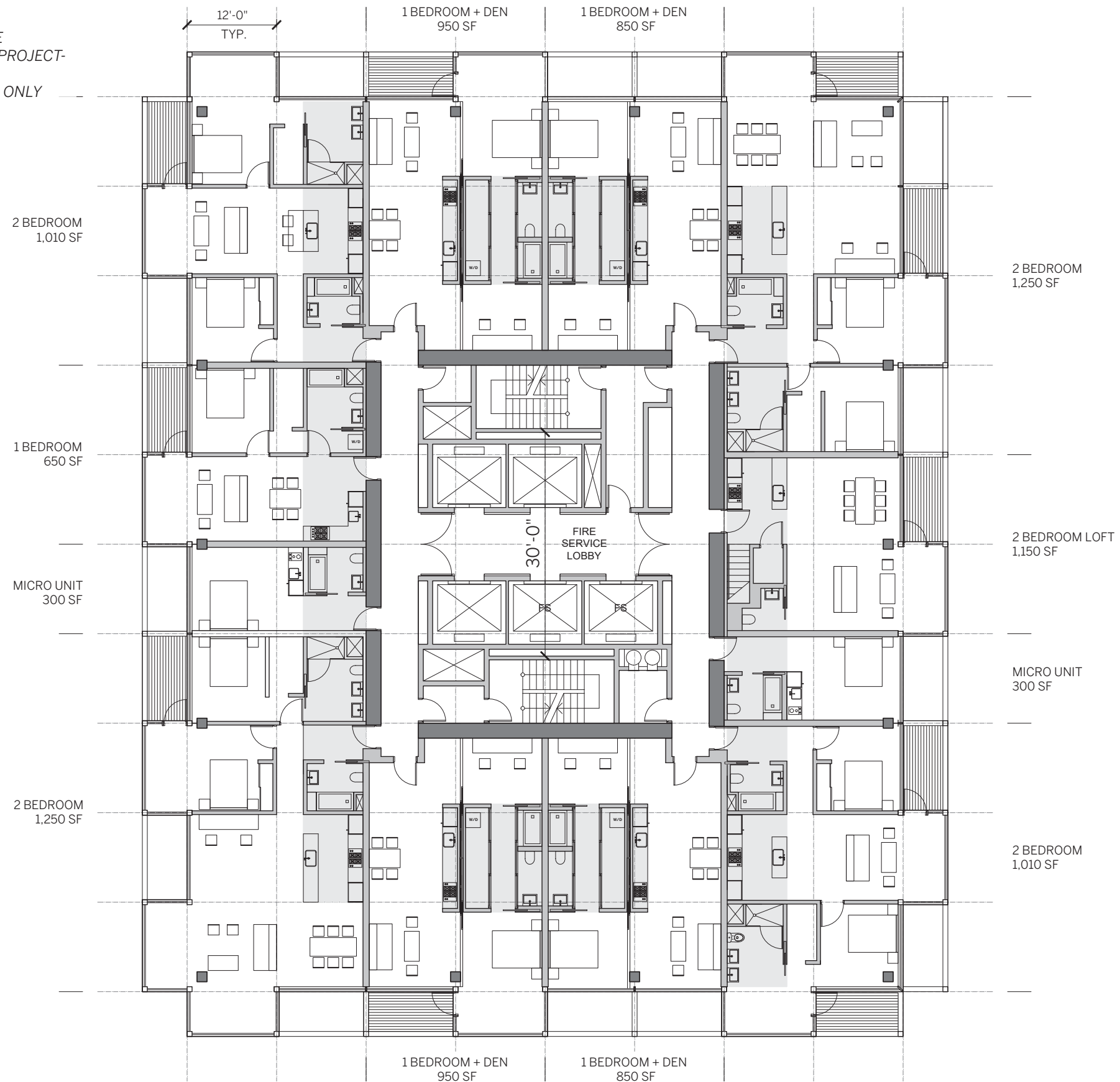
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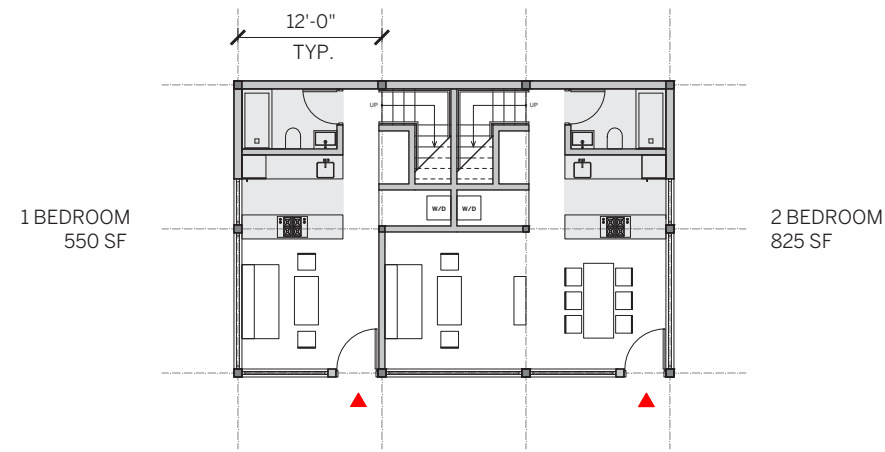
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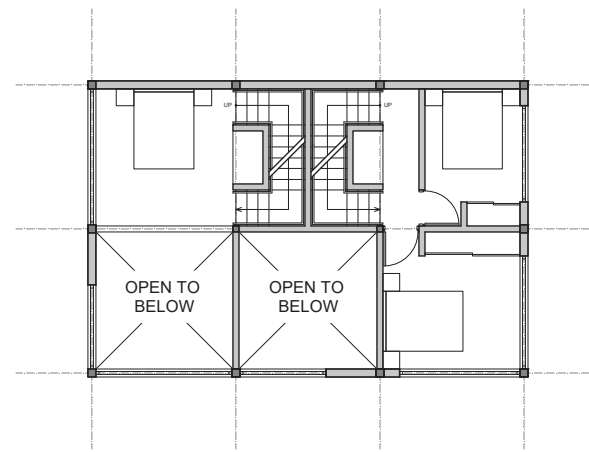


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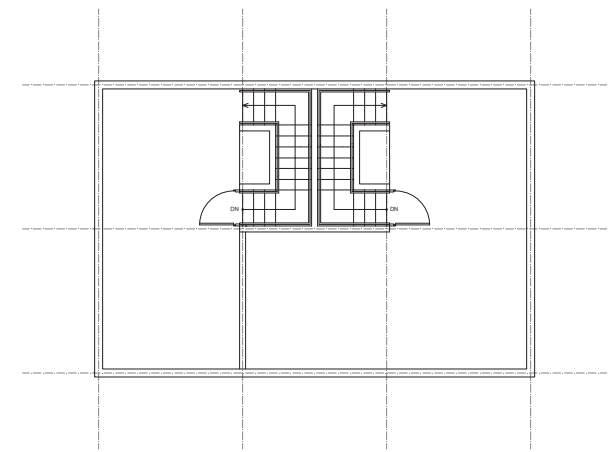
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**ENTRY LEVEL**



**SECOND FLOOR**



**ROOF DECK**

# ELEVATIONS





**KEY**

- A. PAINTED METAL
- B. VISION GLASS
- C. PERFORATED PAINTED METAL SCREEN
- D. PAINTED ALUMINUM SCREEN
- E. PAINTED CONCRETE CORE
- F. PAINTED PLASTER

**NOTES:**

1. HEIGHT MEASUREMENTS ARE FROM LOWEST ADJACENT GRADE WITHIN 5'
2. ELEVATION MARKERS ARE FROM THE LOWEST POINT ON THE SITE
3. CONCEPTUAL, FOR PLANNING PURPOSES ONLY

**TOWER A**

TOP OF PARAPET +572'-0"

33'-0"

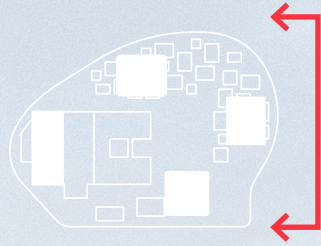
39 RESIDENTIAL FLOORS @ 11'-0"

572'-0"

45'-0"

51'-0"

LEVEL 49, AMENITY
LEVEL 48
LEVEL 47
LEVEL 46
LEVEL 45
LEVEL 44
LEVEL 43
LEVEL 42
LEVEL 41
LEVEL 40
LEVEL 39
LEVEL 38
LEVEL 37
LEVEL 36
LEVEL 35
LEVEL 34
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LEVEL 20
LEVEL 19
LEVEL 18
LEVEL 17
LEVEL 16
LEVEL 15
LEVEL 14
LEVEL 13
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 06, THE HILL
LEVEL 05
LEVEL 04
LEVEL 03
LEVEL 01, LOBBY +0'-0"



**KEY**

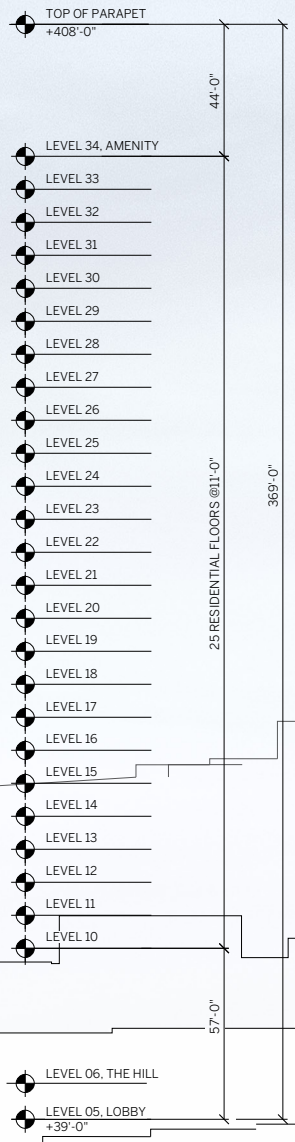
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**NOTES:**

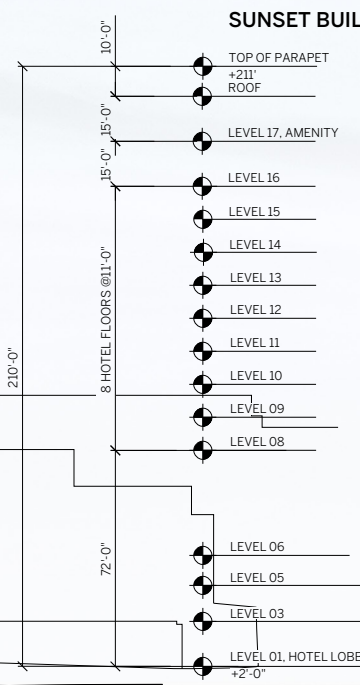
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A  
B  
C

**TOWER B**



**SUNSET BUILDING**

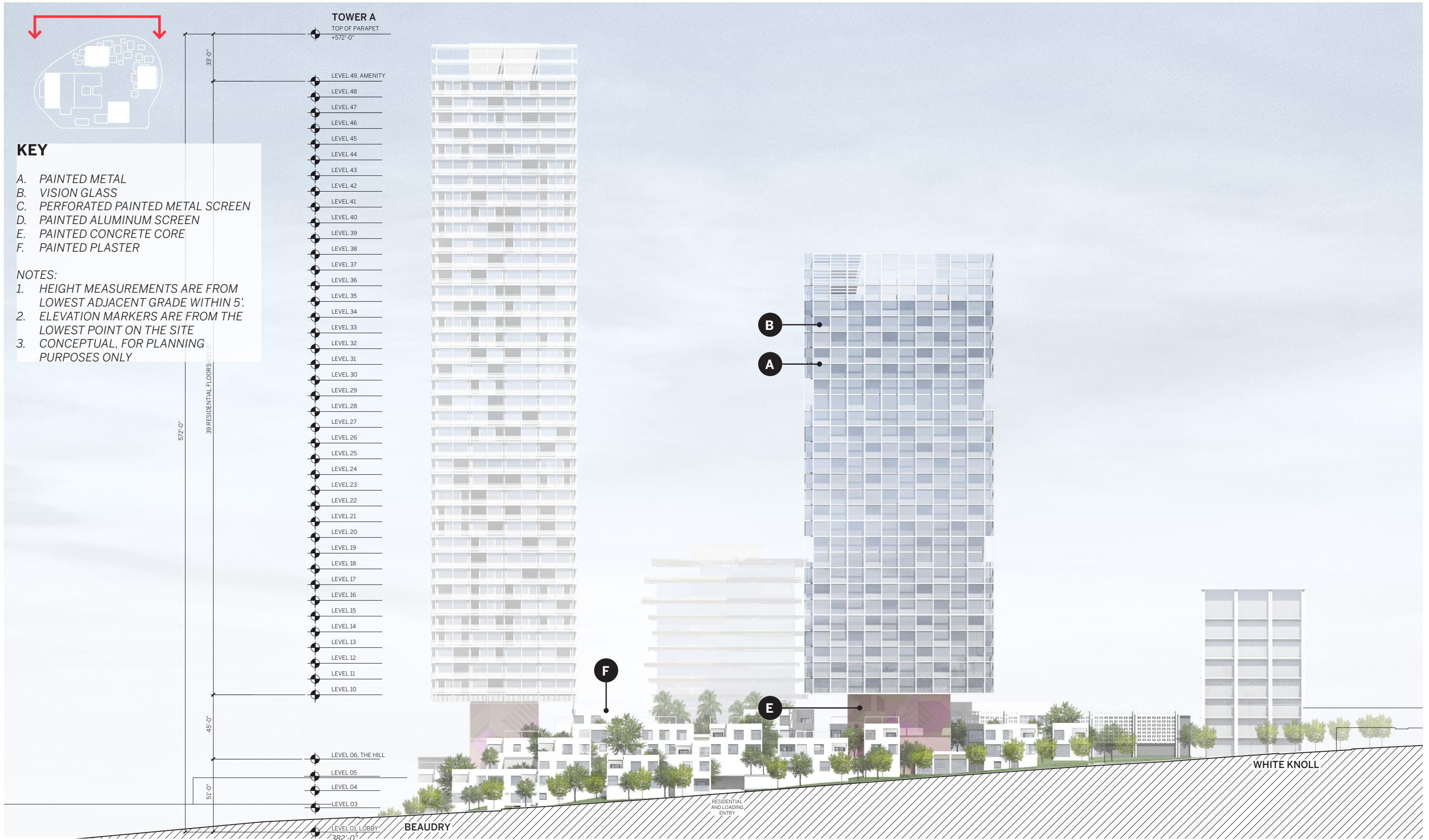


D

E

F

ALPINE



**TOWER A**  
TOP OF PARAPET  
+572'-0"

- LEVEL 49, AMENITY
- LEVEL 48
- LEVEL 47
- LEVEL 46
- LEVEL 45
- LEVEL 44
- LEVEL 43
- LEVEL 42
- LEVEL 41
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- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10

**KEY**

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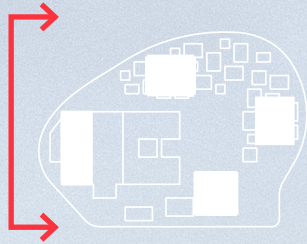
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2. ELEVATION MARKERS ARE FROM THE LOWEST POINT ON THE SITE
3. CONCEPTUAL, FOR PLANNING PURPOSES ONLY

33'-0"  
572'-0"  
39 RESIDENTIAL FLOORS  
45'-0"  
51'-0"

- LEVEL 06, THE HILL
- LEVEL 05
- LEVEL 04
- LEVEL 03
- LEVEL 01, LOBBY  
382'-0"

0' 16' 32' 64'  
ALPINE ST.  
1/64"=1'-0"

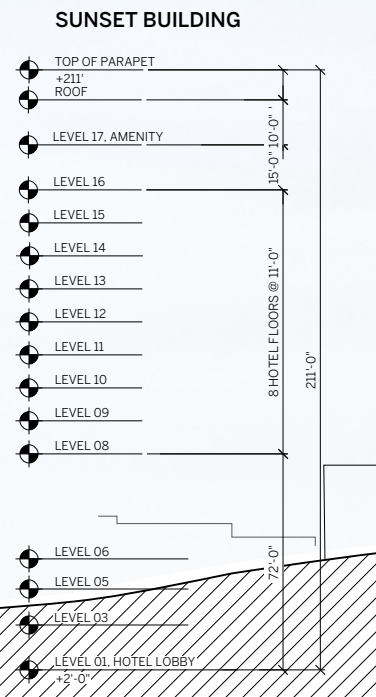
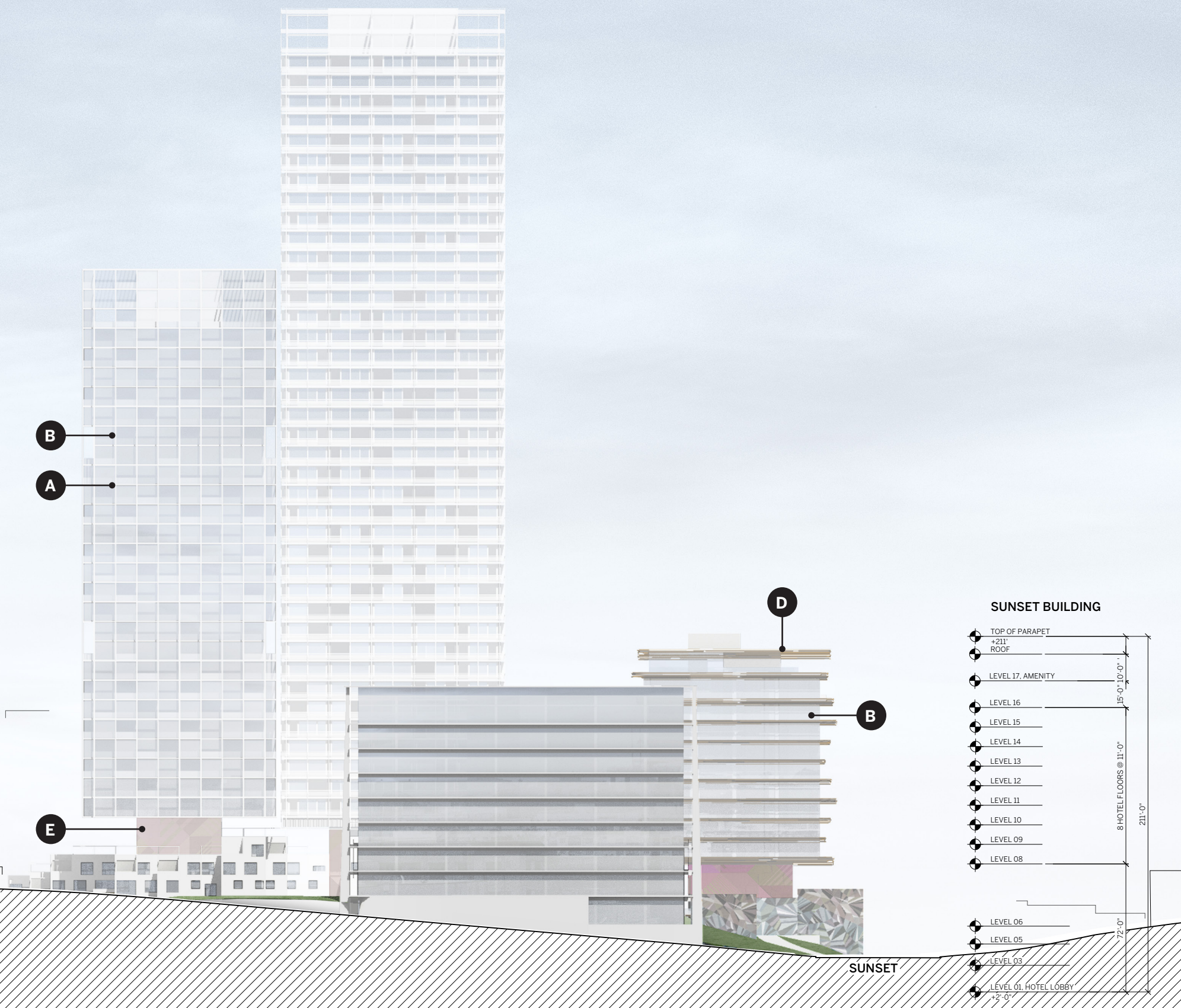
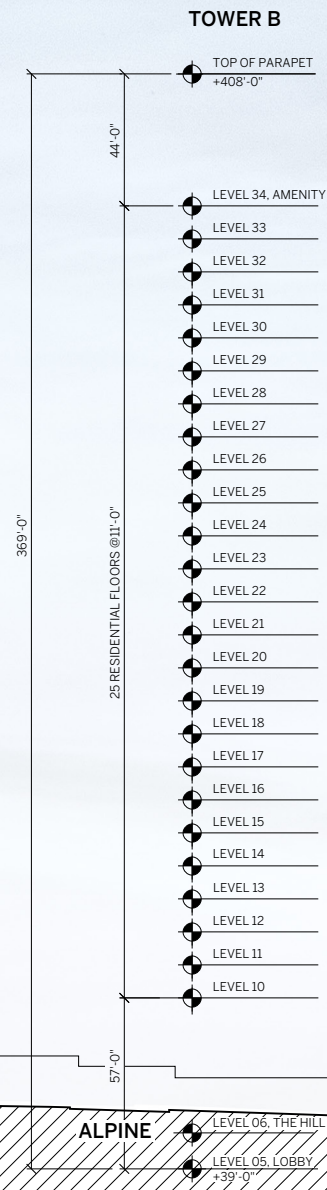
**ELEVATIONS**  
1111 SUNSET BOULEVARD



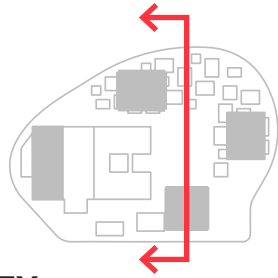
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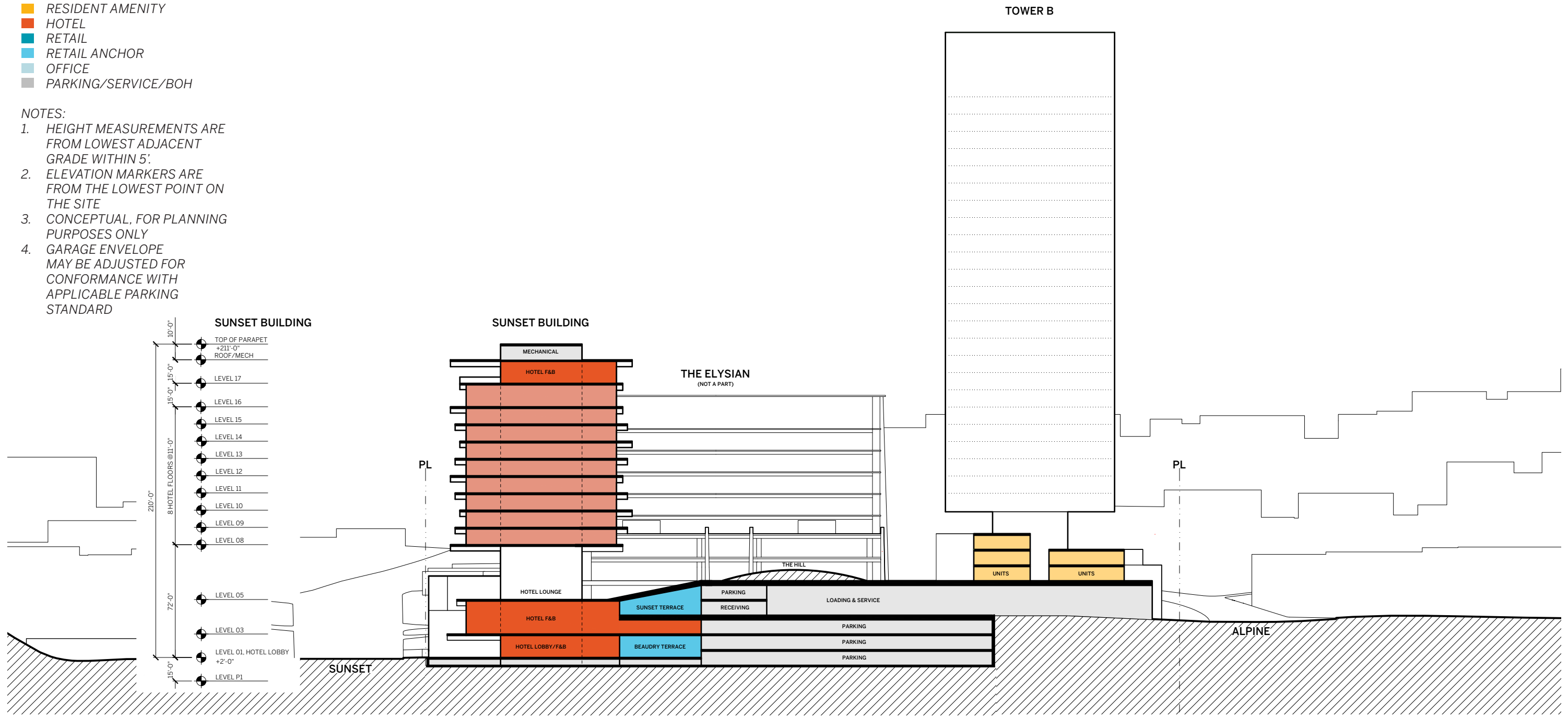
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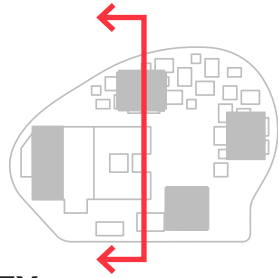


**KEY**

- RESIDENTIAL
- RESIDENT AMENITY
- HOTEL
- RETAIL
- RETAIL ANCHOR
- OFFICE
- PARKING/SERVICE/BOH

- NOTES:
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  2. ELEVATION MARKERS ARE FROM THE LOWEST POINT ON THE SITE
  3. CONCEPTUAL, FOR PLANNING PURPOSES ONLY
  4. GARAGE ENVELOPE MAY BE ADJUSTED FOR CONFORMANCE WITH APPLICABLE PARKING STANDARD

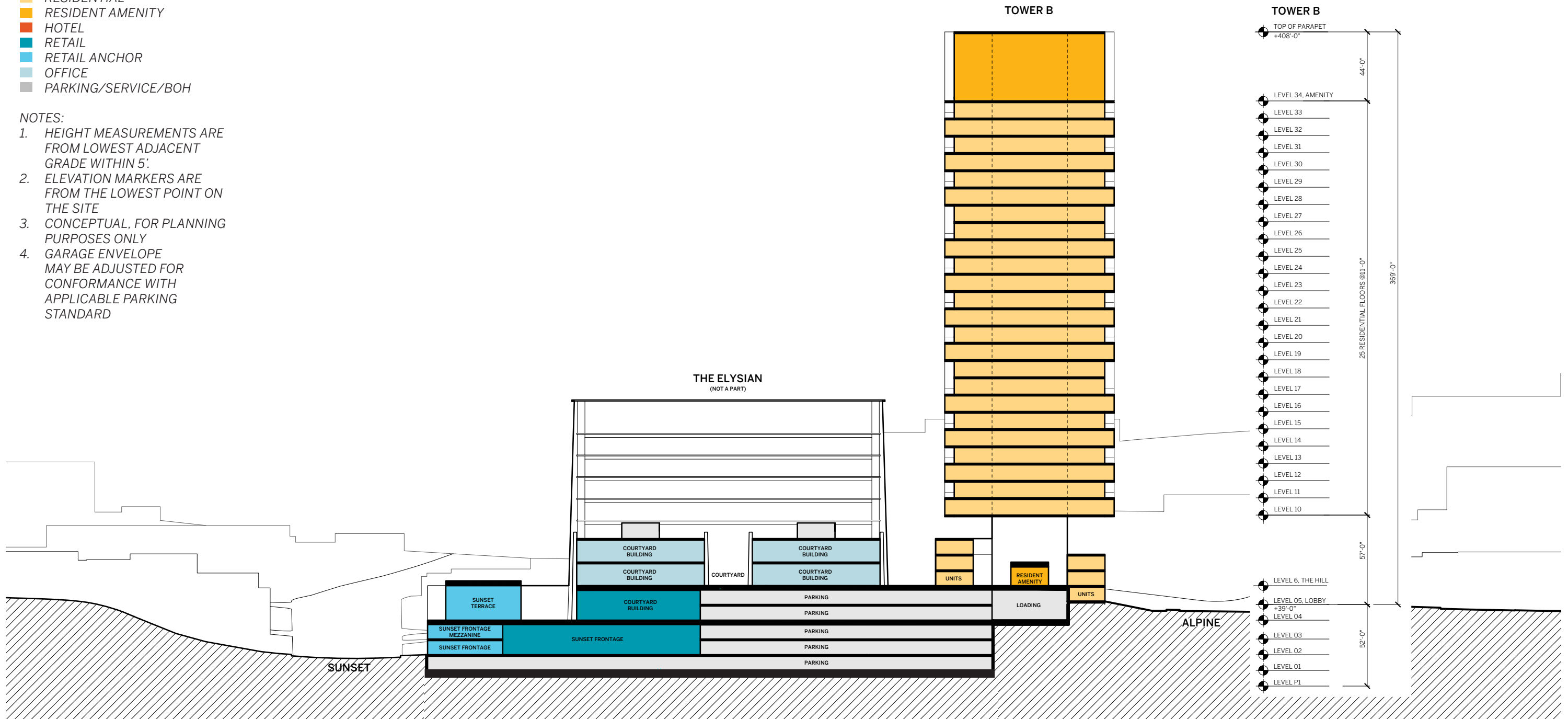


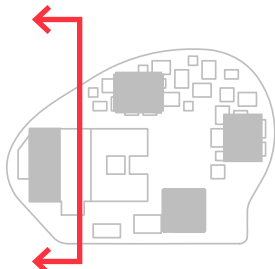


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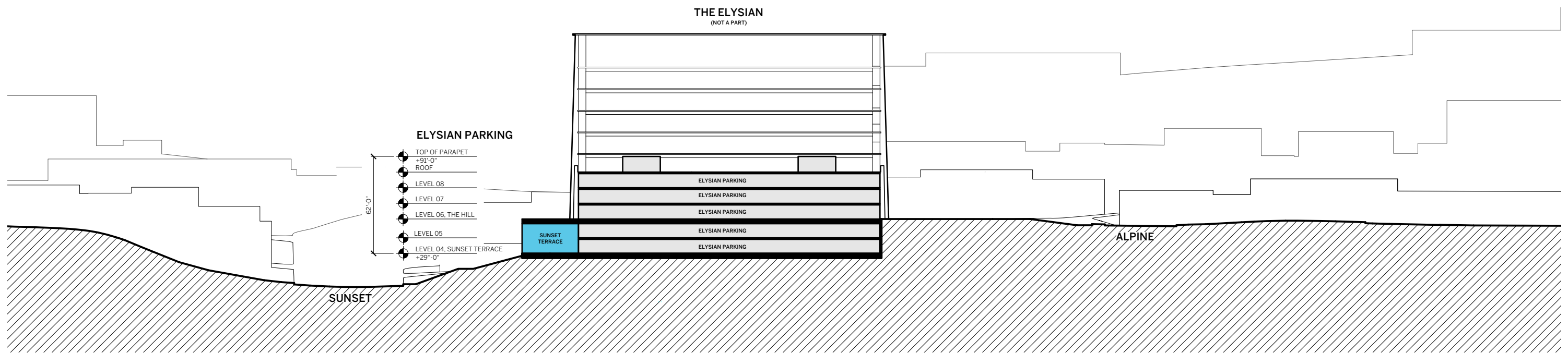




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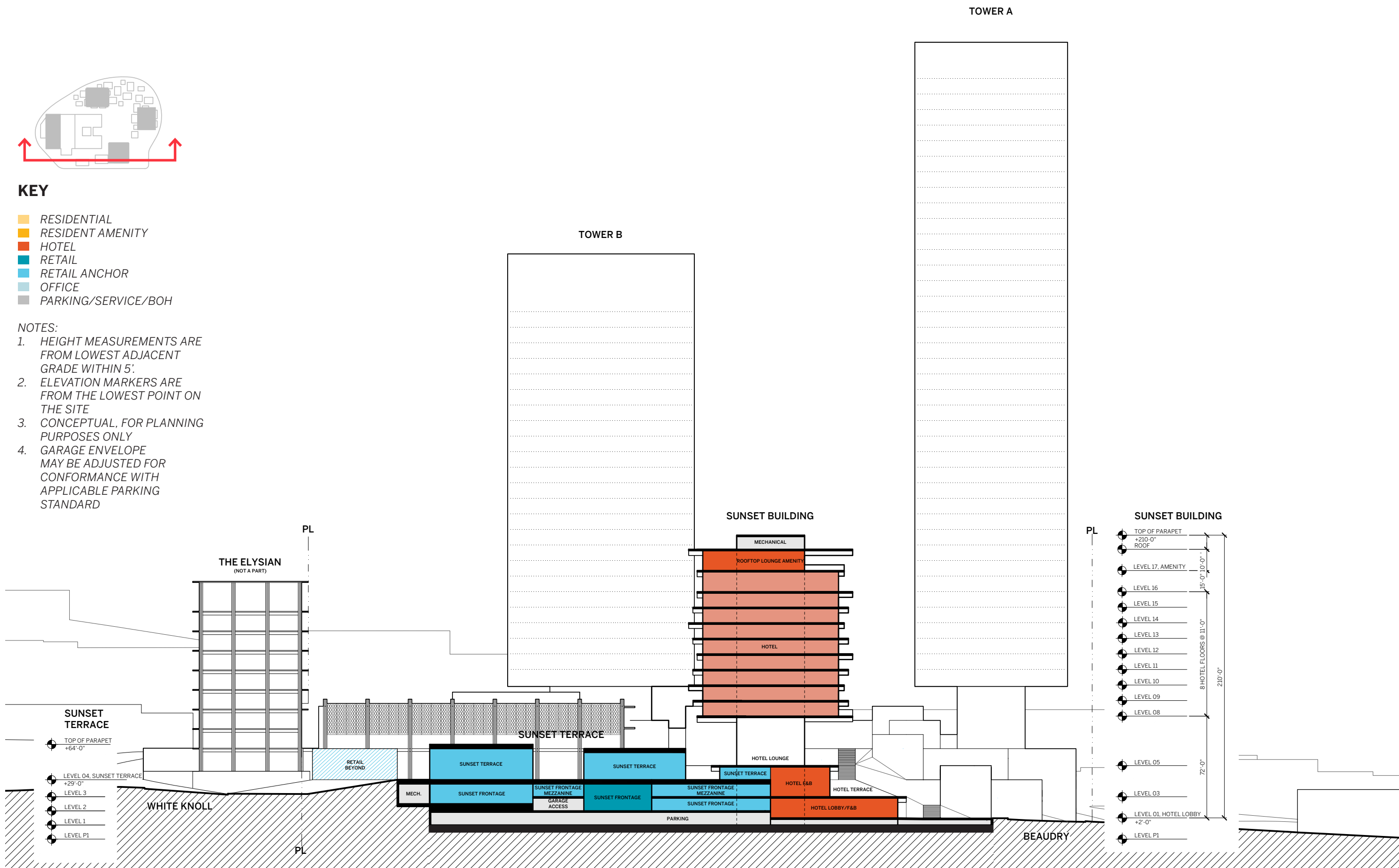


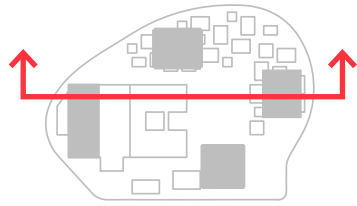


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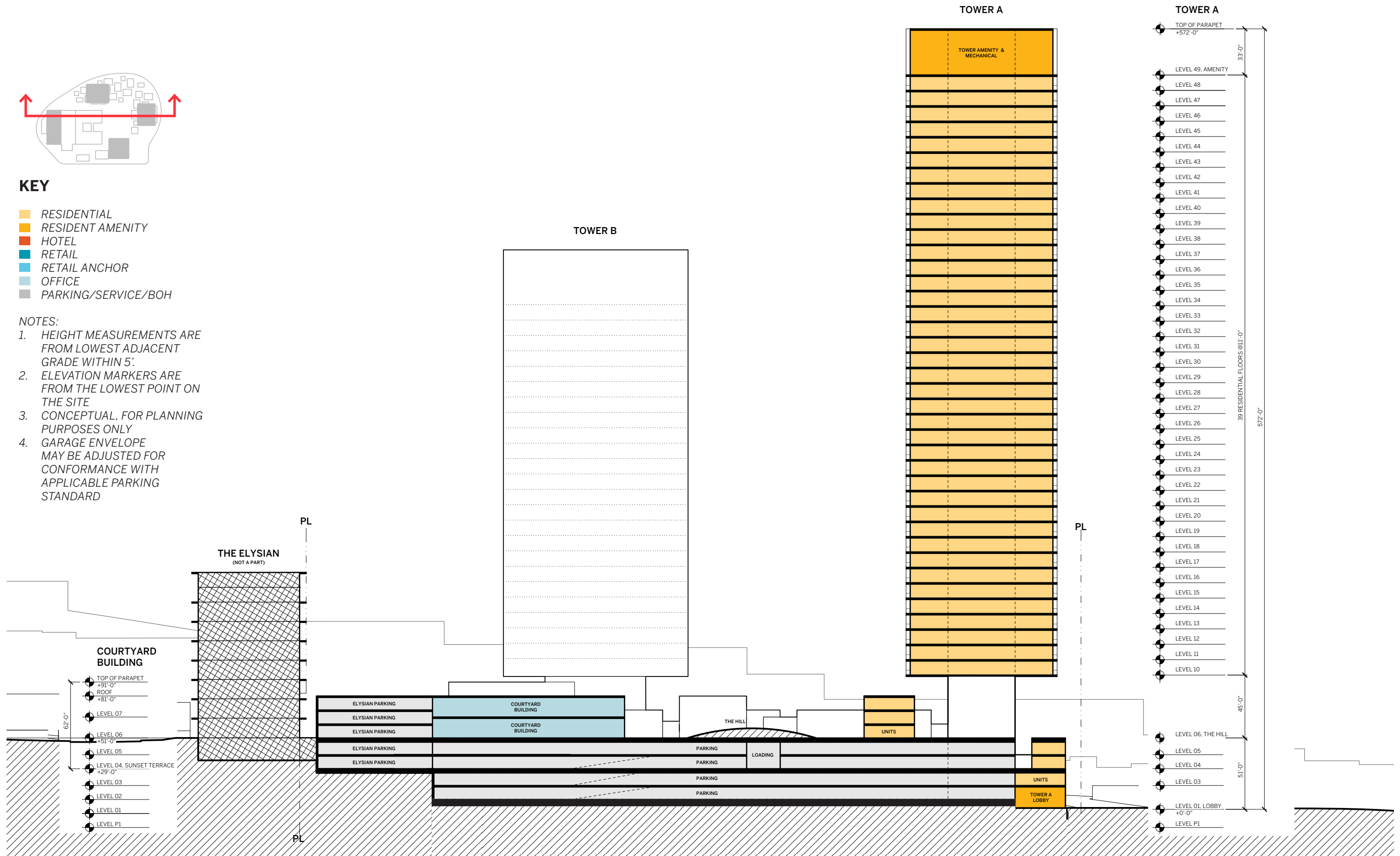




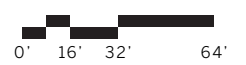
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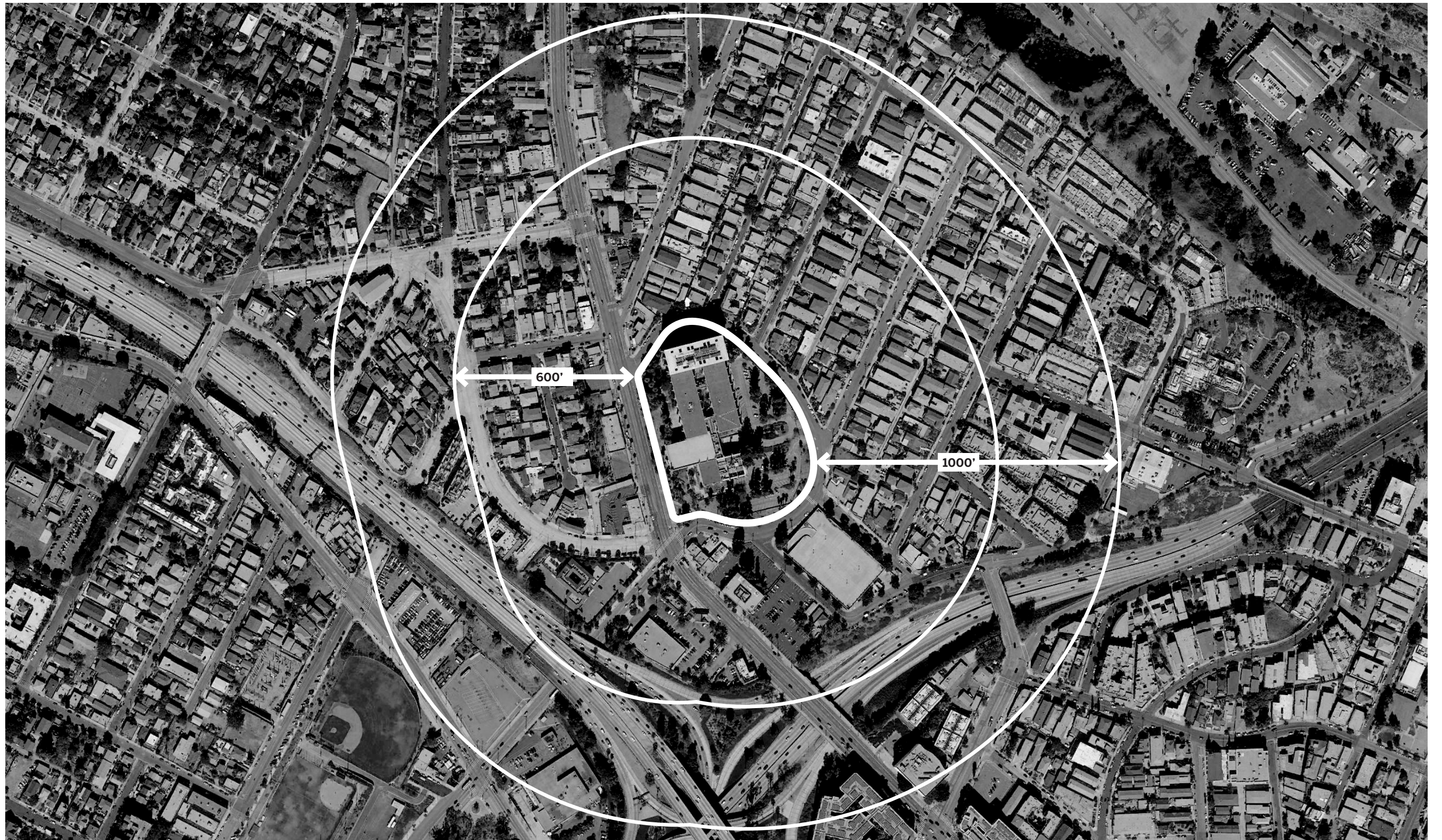
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- TOWER A**
- TOP OF PARAPET +572'-0"
  - 33'-0"
  - LEVEL 49, AMENITY
  - LEVEL 48
  - LEVEL 47
  - LEVEL 46
  - LEVEL 45
  - LEVEL 44
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  - LEVEL 14
  - LEVEL 13
  - LEVEL 12
  - LEVEL 11
  - LEVEL 10
  - 39 RESIDENTIAL FLOORS @ 11'-0"
  - 572'-0"
  - 45'-0"
  - LEVEL 06, THE HILL
  - LEVEL 05
  - LEVEL 04
  - LEVEL 03
  - 51'-0"
  - LEVEL 01, LOBBY +0'-0"
  - LEVEL P1



# **CUB EXHIBITS**



CONCEPTUAL USE	PLAN LABEL	INTERIOR AREA	OCC.	PLAN LABEL	PATIO AREA	OCC.	TOTAL AREA	TOTAL OCC.	TYPE
<b>SUNSET FRONTAGE</b>									
F&B	SF-01	6,600 SF	338	SF-PATIO-01	580 SF	39	7,180 SF	377	21, 48
GROCERY	SF-02	18,000 SF	276	SF-PATIO-02	720 SF	48	28,020 SF	801	21, 48
	SF-M1	2,400 SF	123						
	SF-M2	3,600 SF	185						
	SF-M3	3,300 SF	169						
F&B	SF-03	1,100 SF	56	SF-PATIO-03	200 SF	13	1,300 SF	70	48
F&B	SF-04	1,700 SF	87	SF-PATIO-04	300 SF	20	2,000 SF	107	48
F&B	SF-05	1,100 SF	56	SF-PATIO-05	800 SF	53	1,900 SF	110	48
<b>BEAUDRY TERRACES</b>									
SPECIALTY/RETAIL	BT-01	5,500 SF	84	BT-PATIO-01	550 SF	37	6,050 SF	121	21, 48
SPECIALTY/RETAIL	BT-02	4,500 SF	69	BT-PATIO-02	620 SF	41	5,120 SF	110	21, 48
<b>SUNSET TERRACE</b>									
ENTERTAINMENT	ST-00	4,000 SF	434	ST-PATIO-00	950 SF	63	4,950 SF	497	48
ENTERTAINMENT	ST-01	5,500 SF	596	ST-PATIO-01	1,100 SF	73	6,600 SF	669	48
F&B	ST-02	2,200 SF	113	ST-PATIO-02	720 SF	48	2,920 SF	161	48
F&B	ST-03	2,400 SF	123	ST-PATIO-03	1,700 SF	113	6,500 SF	396	48
				ST-PATIO-R01	2,400 SF	160			
F&B	ST-04	3,200 SF	164	ST-PATIO-04	1,700 SF	113	8,100 SF	491	48
				ST-PATIO-R02	3,200 SF	213			
F&B/SPECIALTY	ST-05	3,200 SF	164	ST-PATIO-05	2,500 SF	167	5,700 SF	331	48
<b>SUNSET TOWER (HOTEL)</b>									
LOBBY	H-01	3,800 SF	38				3,800 SF	38	48
RESTAURANT	H-02	3,100 SF	159	H-PATIO-02	1,200 SF	80	4,300 SF	239	21, 48
MEETING	H-03	3,700 SF	401	H-PATIO-03	1,800 SF	120	5,500 SF	521	48
ROOF POOL DECK F&B	H-04	2,000 SF	103	H-PATIO-04	4,600 SF*	307	6,600 SF	409	48
LOUNGE				H-PATIO-01	5,700 SF*	380	5,700 SF	380	48
HOTEL ROOMS	N/A	N/A		N/A	N/A				

NOTE: ALL AREAS AND OCCUPANCIES ARE APPROXIMATE AND MAY VARY

**NOTES**

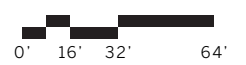
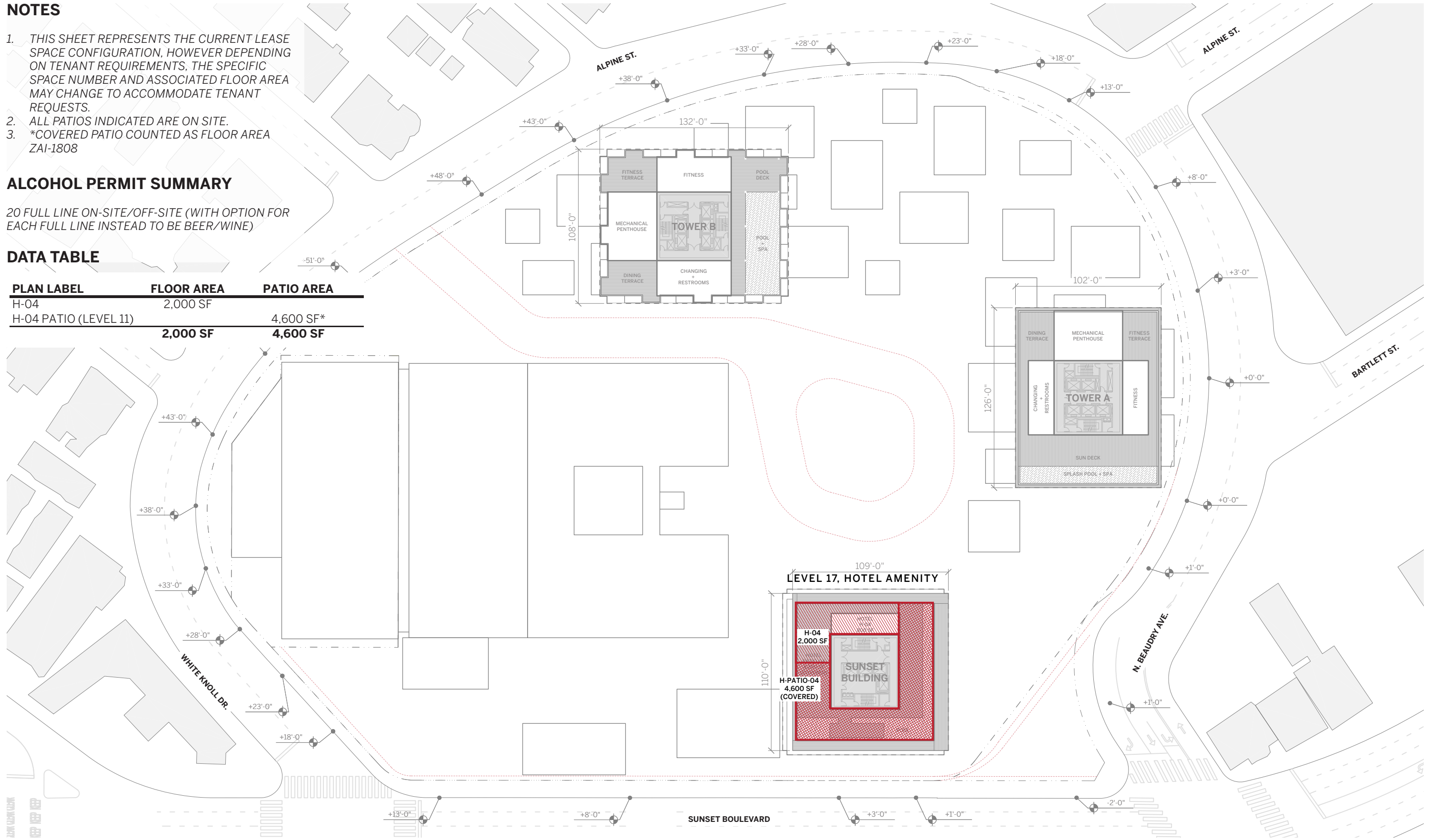
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2. ALL PATIOS INDICATED ARE ON SITE.
3. \*COVERED PATIO COUNTED AS FLOOR AREA ZAI-1808

**ALCOHOL PERMIT SUMMARY**

20 FULL LINE ON-SITE/OFF-SITE (WITH OPTION FOR EACH FULL LINE INSTEAD TO BE BEER/WINE)

**DATA TABLE**

PLAN LABEL	FLOOR AREA	PATIO AREA
H-04	2,000 SF	
H-04 PATIO (LEVEL 11)		4,600 SF*
	<b>2,000 SF</b>	<b>4,600 SF</b>



**NOTES**

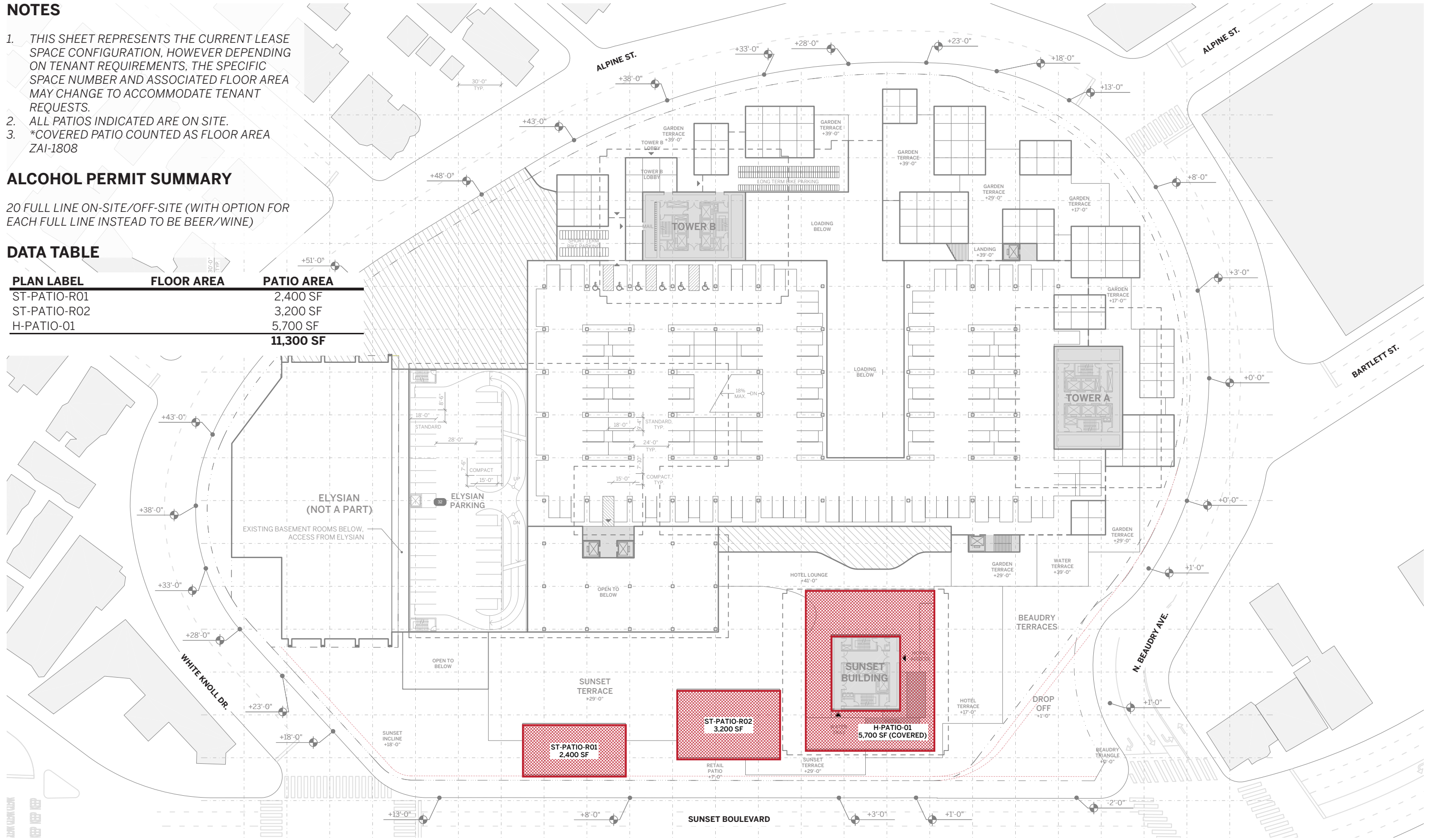
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**ALCOHOL PERMIT SUMMARY**

20 FULL LINE ON-SITE/OFF-SITE (WITH OPTION FOR EACH FULL LINE INSTEAD TO BE BEER/WINE)

**DATA TABLE**

PLAN LABEL	FLOOR AREA	PATIO AREA
ST-PATIO-R01		2,400 SF
ST-PATIO-R02		3,200 SF
H-PATIO-01		5,700 SF
		<b>11,300 SF</b>



**NOTES**

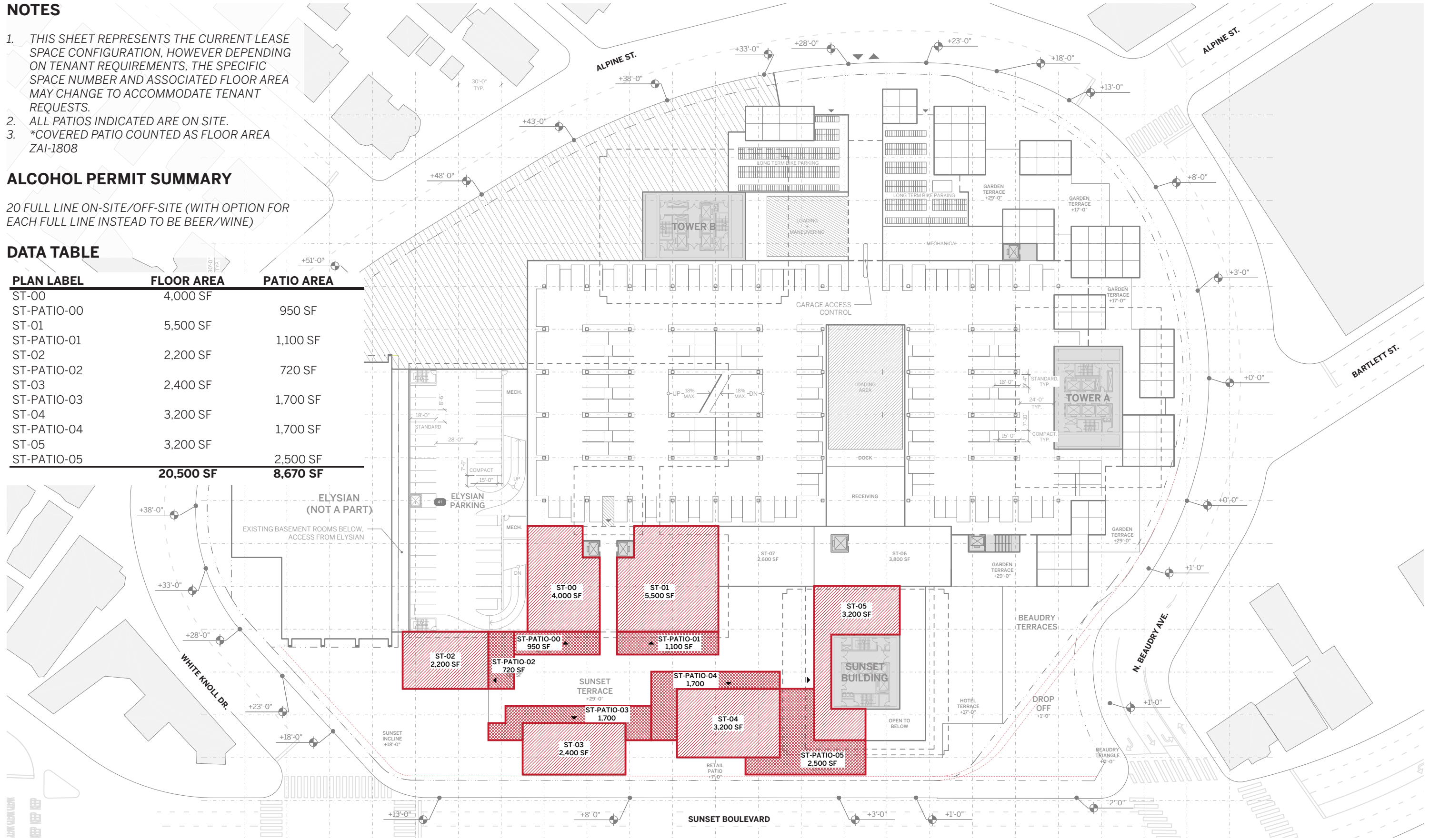
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**ALCOHOL PERMIT SUMMARY**

20 FULL LINE ON-SITE/OFF-SITE (WITH OPTION FOR EACH FULL LINE INSTEAD TO BE BEER/WINE)

**DATA TABLE**

PLAN LABEL	FLOOR AREA	PATIO AREA
ST-00	4,000 SF	
ST-PATIO-00		950 SF
ST-01	5,500 SF	
ST-PATIO-01		1,100 SF
ST-02	2,200 SF	
ST-PATIO-02		720 SF
ST-03	2,400 SF	
ST-PATIO-03		1,700 SF
ST-04	3,200 SF	
ST-PATIO-04		1,700 SF
ST-05	3,200 SF	
ST-PATIO-05		2,500 SF
	<b>20,500 SF</b>	<b>8,670 SF</b>





**NOTES**

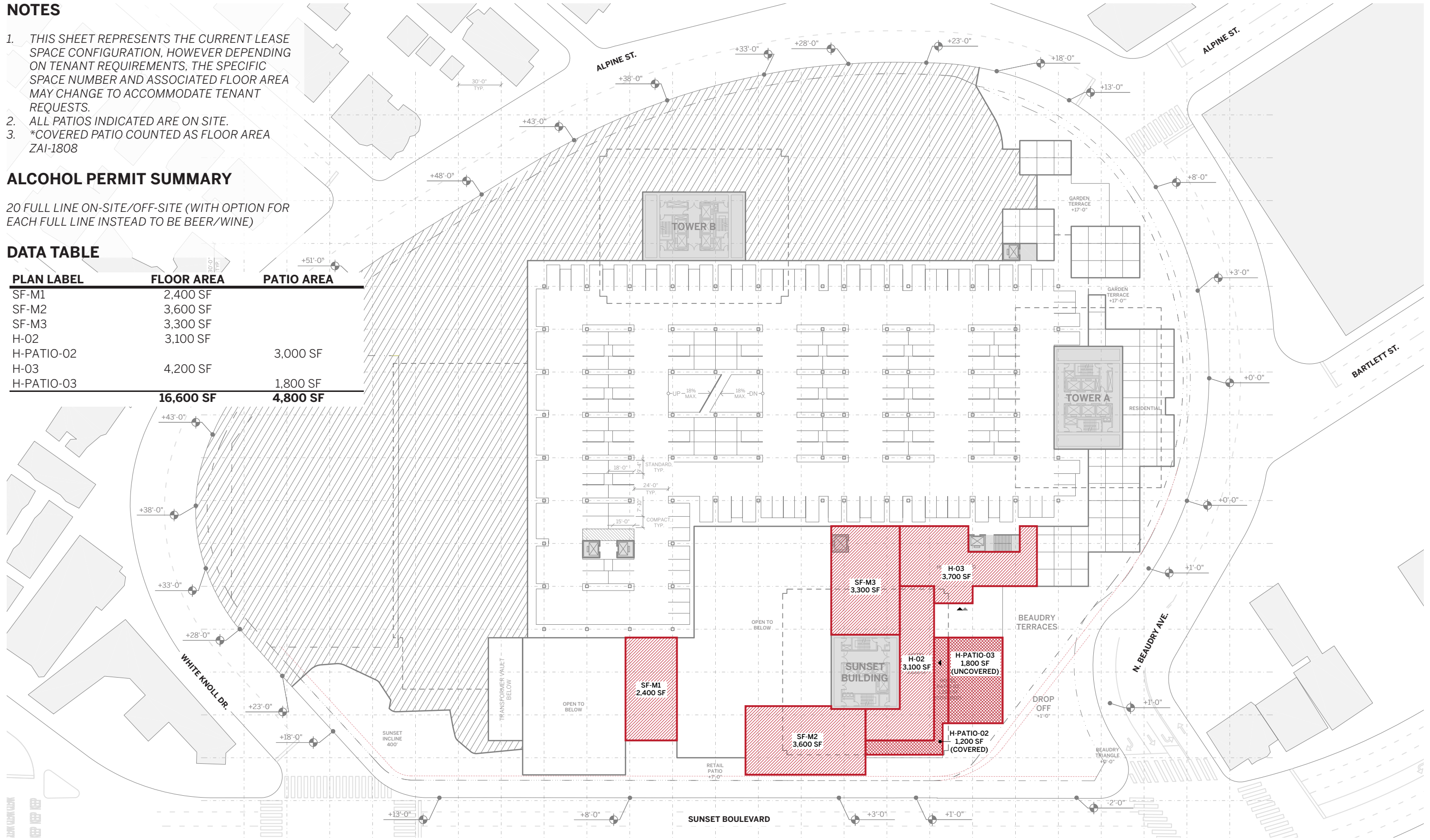
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**ALCOHOL PERMIT SUMMARY**

20 FULL LINE ON-SITE/OFF-SITE (WITH OPTION FOR EACH FULL LINE INSTEAD TO BE BEER/WINE)

**DATA TABLE**

PLAN LABEL	FLOOR AREA	PATIO AREA
SF-M1	2,400 SF	
SF-M2	3,600 SF	
SF-M3	3,300 SF	
H-02	3,100 SF	
H-PATIO-02		3,000 SF
H-03	4,200 SF	
H-PATIO-03		1,800 SF
<b>16,600 SF</b>		<b>4,800 SF</b>



**NOTES**

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2. THE FOLLOWING PATIOS OCCUPY THE PUBLIC RIGHT OF WAY AS DESCRIBED BELOW.
3. THE SIDEWALK WIDTH ALONG SUNSET BOULEVARD IS 15' IN WIDTH.
4. A MINIMUM 6' WIDE CONTINUOUS PATH OF TRAVEL IS MAINTAINED.
5. \*COVERED PATIO COUNTED AS FLOOR AREA ZAI-1808

**SF-PATIO-01**  
80 SF ON SITE  
500 SF IN PROW

**SF-PATIO-02**  
470 SF ON SITE  
250 SF IN PROW

**SF-PATIO-03**  
30 SF ON SITE  
170 SF IN PROW

**SF-PATIO-04**  
50 SF ON SITE  
250 SF IN PROW

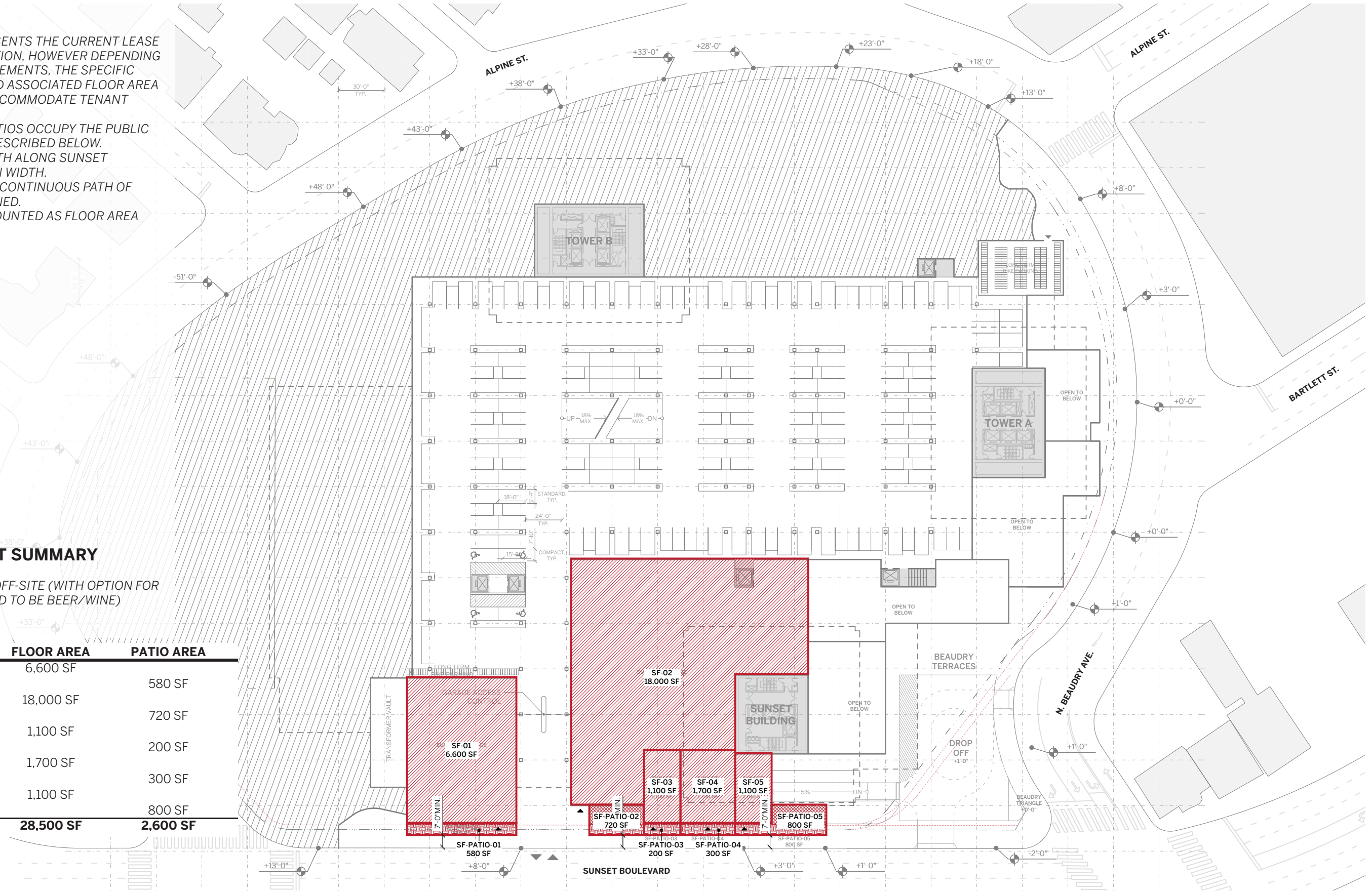
**SF-PATIO-05**  
380 SF ON SITE  
420 SF IN PROW

**ALCOHOL PERMIT SUMMARY**

20 FULL LINE ON-SITE/OFF-SITE (WITH OPTION FOR EACH FULL LINE INSTEAD TO BE BEER/WINE)

**DATA TABLE**

PLAN LABEL	FLOOR AREA	PATIO AREA
SF-01	6,600 SF	
SF-PATIO-01		580 SF
SF-02	18,000 SF	
SF-PATIO-02		720 SF
SF-03	1,100 SF	
SF-PATIO-03		200 SF
SF-04	1,700 SF	
SF-PATIO-04		300 SF
SF-05	1,100 SF	
SF-PATIO-05		800 SF
<b>TOTAL</b>	<b>28,500 SF</b>	<b>2,600 SF</b>



**NOTES**

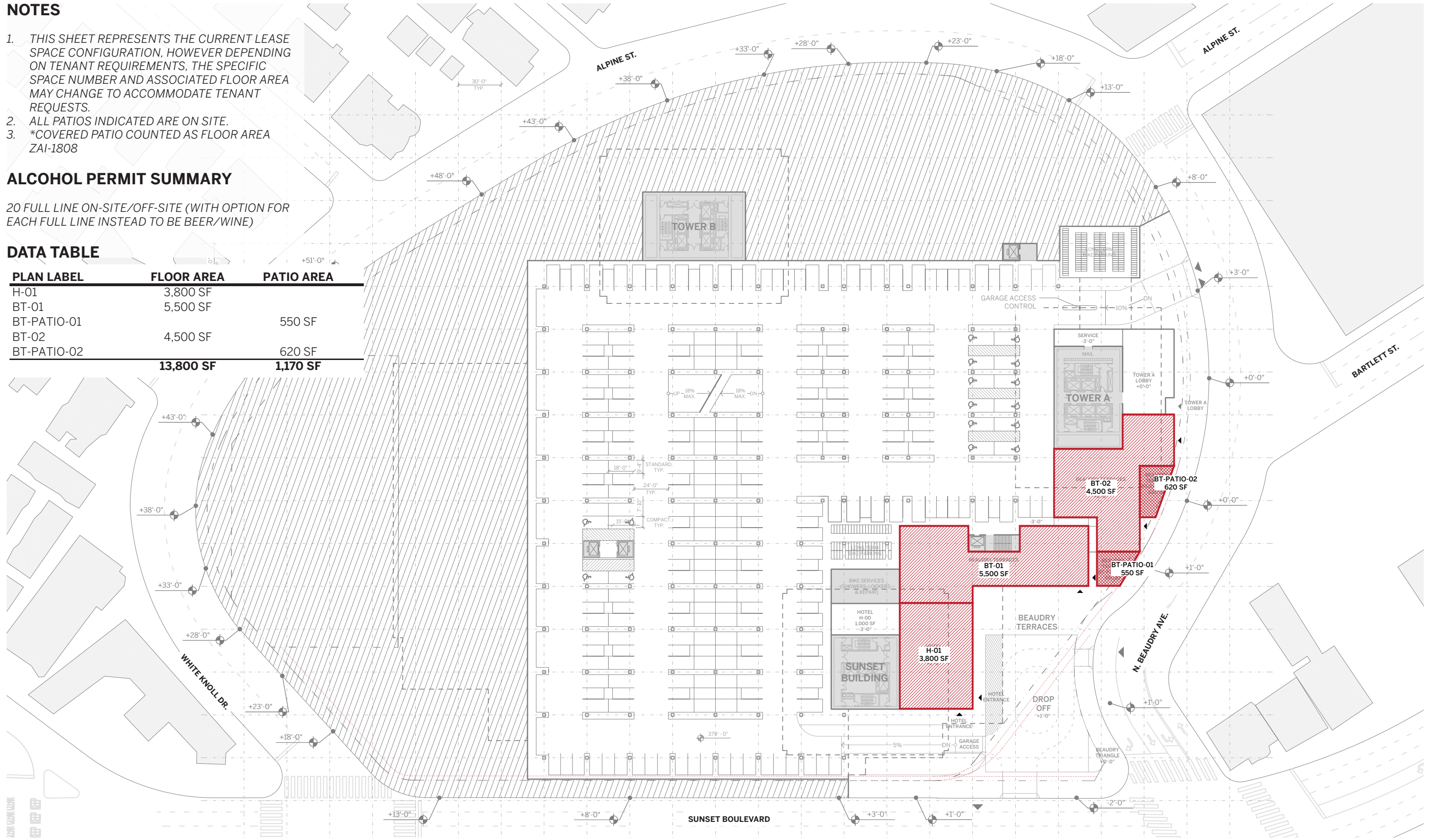
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**ALCOHOL PERMIT SUMMARY**

20 FULL LINE ON-SITE/OFF-SITE (WITH OPTION FOR EACH FULL LINE INSTEAD TO BE BEER/WINE)

**DATA TABLE**

PLAN LABEL	FLOOR AREA	PATIO AREA
H-01	3,800 SF	
BT-01	5,500 SF	
BT-PATIO-01		550 SF
BT-02	4,500 SF	
BT-PATIO-02		620 SF
<b>TOTAL</b>	<b>13,800 SF</b>	<b>1,170 SF</b>



**MOBILITY HUB FEATURES**

- A. BICYCLE/SCOOTER PARKING
- B. ACCESS TO LONG TERM BIKE PARKING
- C. LONG TERM BIKE PARKING
- D. BIKE FACILITIES: SHOWERS, LOCKERS, AND BIKE REPAIR
- E. HOTEL/EVENT DROP OFF
- F. PARKING ACCESS

NOTE:  
 ALL LOCATIONS AND FEATURES ARE APPROXIMATE.  
 DRAWING IS CONCEPTUAL, AND FOR PLANNING PURPOSES ONLY.

