

**Case Number: CPC-2020-1929-ZC-HD-MCUP-SPP-SPR**

## **EXHIBIT A**

# **Project Plans and Sign Program**







# SUNSET + WILCOX

ENTITLEMENT SUBMISSION

AUGUST 25, 2022

Gensler SALT

EXHIBIT "A"

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SITE PLOT PLAN

<b>Project Address</b>	
6460 West Sunset Boulevard, Los Angeles, CA 90028	
<b>Legal Description</b>	
1450, 1452, 1454 N. Wilcox Avenue Tract TR 1998; Block None; Lot FR 6; Arb None	
6460, 6462 W. Sunset Boulevard Tract TR 1998; Block None; Lot 7; Arb None	
6450 W. Sunset Boulevard and 1445, 1447 N. Cole Place Tract TR 1998; Block None; Lot FR 8; Arb None	
1439, 1441, 1443 N. Cole Place and 1440 N. Wilcox Avenue Tract Lander Tract; Block None; Lot FR 4; Arb None	
1434, 1436, 1438 N. Wilcox Avenue and 1433, 1435 N. Cole Place Tract Lander Tract No. 2; Block None; Lot FR 1; Arb None	
1427 N. Cole Place and 1432, 1432½ N. Wilcox Avenue Tract Lander Tract No. 2; Block None; Lot FR 2; Arb 1	
No Address; Tract Lander Tract No. 2; Block None; Lot FR 2; Arb 2	
1424, 1426, 1428 N. Wilcox Avenue and 1425 N. Cole Place Tract Lander Tract No. 2; Block None; Lot FR 3; Arb None	
1420 N. Wilcox Avenue and 1417, 1419 N. Cole Place Tract Lander Tract No. 2; Block None; Lot FR 4; Arb None	
1413 N. Cole Place and 6503 De Longpre Avenue Tract Lander Tract No. 2; Block None; Lot 8; Arb None	

Site Information

<b>Project</b>	
Existing Zone:	C4-2D-SN; C4-2D; C2-1XL
Proposed Zone:	C4-2-SN; C4-2; C2-2
<b>General Plan Designation:</b> Regional Center Commercial	
<b>Community Plan Area:</b> Hollywood	
<b>Building Type</b> Type IV-A over Type I Construction	
<b>Fire Protection</b> Fully Sprinklered	
<b>Height</b>	
<b>Top of Building</b> 275 ft	
<b>Top of Parapet</b> 271 ft	
<b>Top of Habitable Floor</b> 251 ft	
<b>Primary Structure</b> Reinforced cast-in-place concrete	
<b>Primary Exterior</b> Curtain wall, precast concrete and metal	
Lot Area	SUNSET LOT 64, 719 sf
	DELONGPRE LOT 7, 199 sf
Merger Area	2, 275 sf
<b>Total Site Area</b> = 73,903 sf	
<b>Total Floor Area</b> = 443,418 sf	
<b>FAR</b> = 6:1	

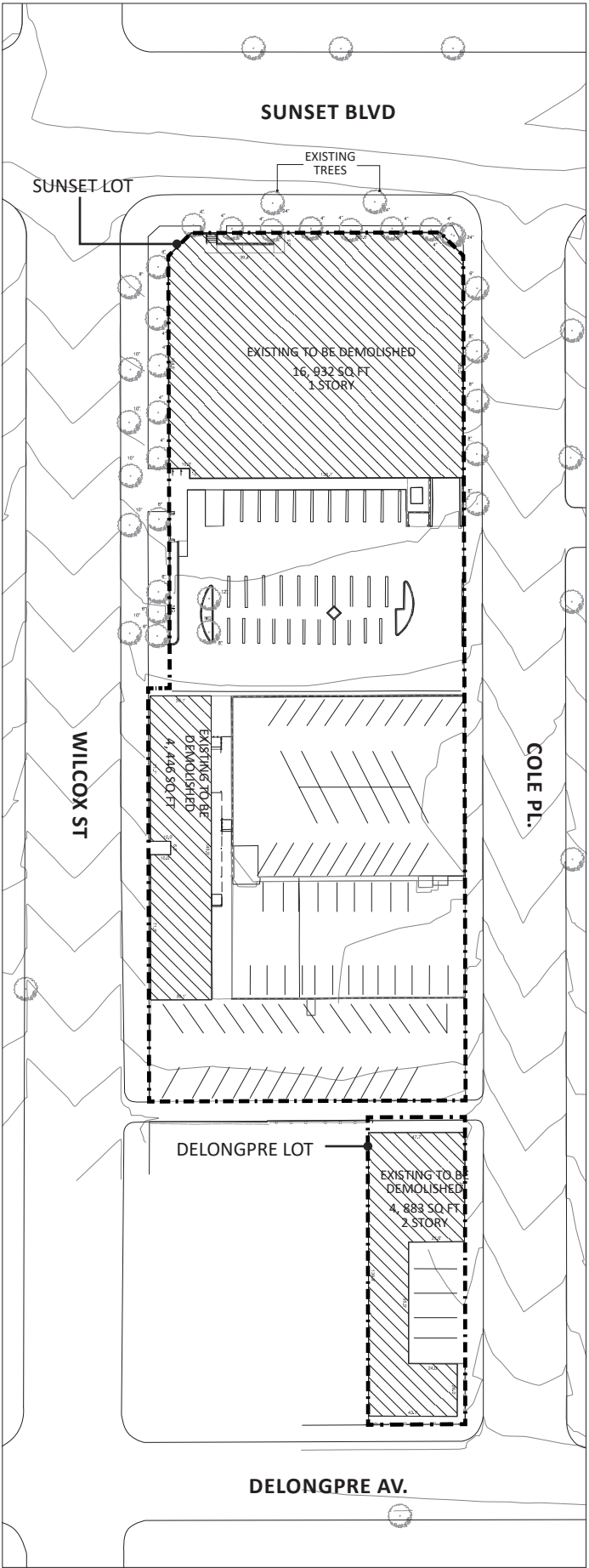
Parking Calculations

<b>Parking Required</b> (Code minimum as required per LAMC SEC. 12.21, State Enterprise Zone 12.21-A.4(x)(3))			
Proposed Restaurant	12, 386 sf (1/500sf)	=	24 Stalls
Proposed Office	431,032 sf (1/500sf)	=	862 Stalls
<b>Bike Parking Required &amp; Provided</b>			
Short Term		=	49 Bikes
Long Term		=	92 Bikes
<b>Parking Stall Reduction (1:4)</b>			
<b>Total Stalls Required</b> = 852 Stalls			
<b>Standard Stalls Required (60%)</b> = 512 Stalls			
<b>Parking Provided:</b>			
Proposed Commercial (B3 Level)		=	164 Stalls
Proposed Commercial (B2 Level)		=	173 Stalls
Proposed Restaurant/Commercial (B1 Level)		=	162 Stalls
Proposed Commercial (Ground Level)		=	21 Stalls
Proposed Commercial (Mezzanine Level)		=	26Stalls
Proposed Commercial (Level 03)		=	308 Stalls
Proposed Commercial (Level 04)		=	320 Stalls
DeLongpre Site		=	5 Stalls
<b>Total Parking Stalls Provided</b> = 1,179 Stalls			
Compact Parking Stalls		=	645 Stalls
Standard Parking Stalls		=	534 Stalls

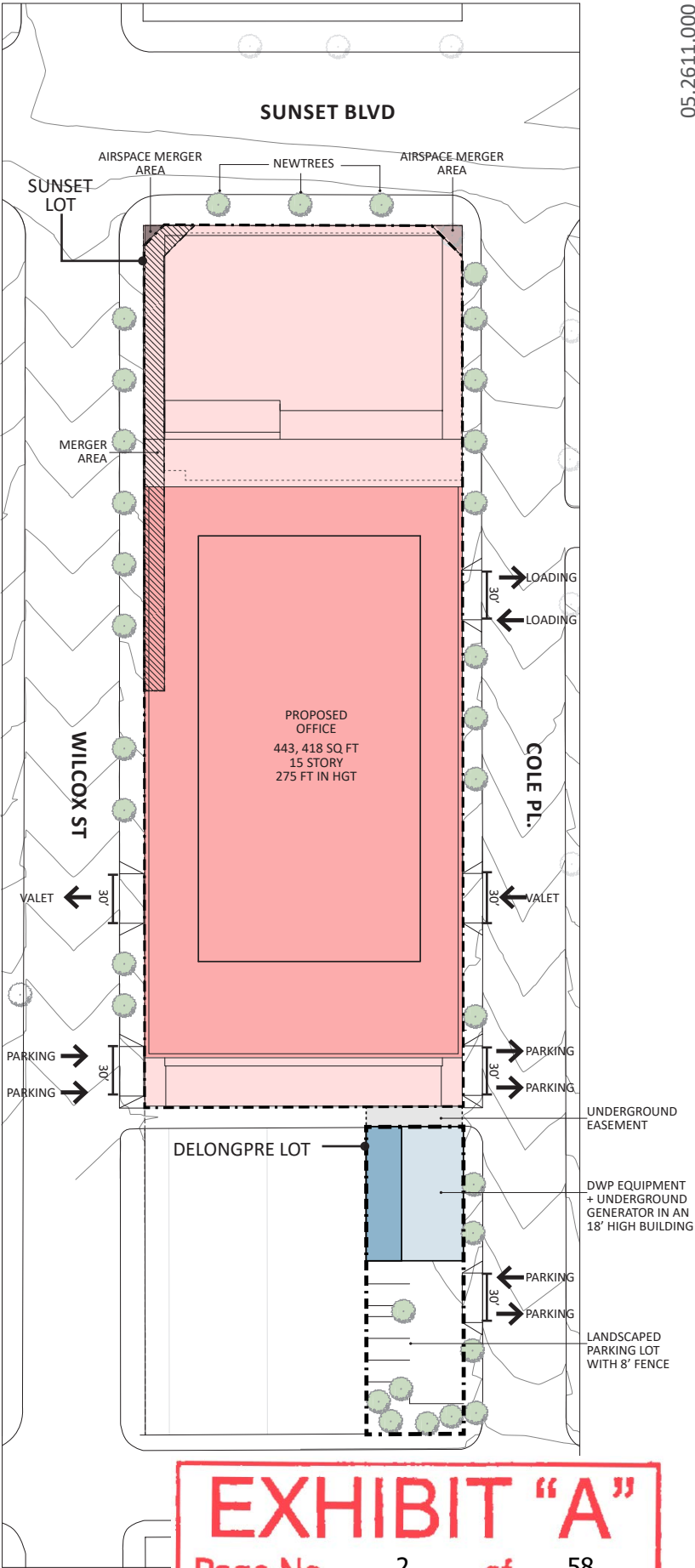
Landscaping

Per LAMC SEC. 12.40			
Planting Area –	12,290 sf (443,418sf)	=	2.8 %
Hardscaping –	49,159 sf (443,418sf)	=	11.1 %
<b>Open Space Calculation</b>			
Open Space Required:	None Required Per Code		
Open Space Provided:	32,077 sf		
<b>Trees Removed</b>		<b>= 16 Total Trees</b>	
Street Trees		= 12 Trees	
On-Site Trees		= 4 Trees	
<b>Trees Required</b>		<b>= 30 Total Trees</b>	
Street Trees (2:1 ratio)		= 24 Trees	
On-Site Trees (1:1 ratio)		= 4 Trees	
Surface Parking (1 Tree per 4 cars)		= 2 Trees	
<b>Trees Provided</b>		<b>= 32 Total Trees</b>	

- Extents of Lower Office Levels & Podium Parking
- Extents of Upper Office Levels
- Existing Buildings To Be Demolished
- Property Line
- Existing Trees
- New Trees



EXISTING SITE



PROPOSED SIT

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BUILDING SECTION DIAGRAM NORTH - SOUTH

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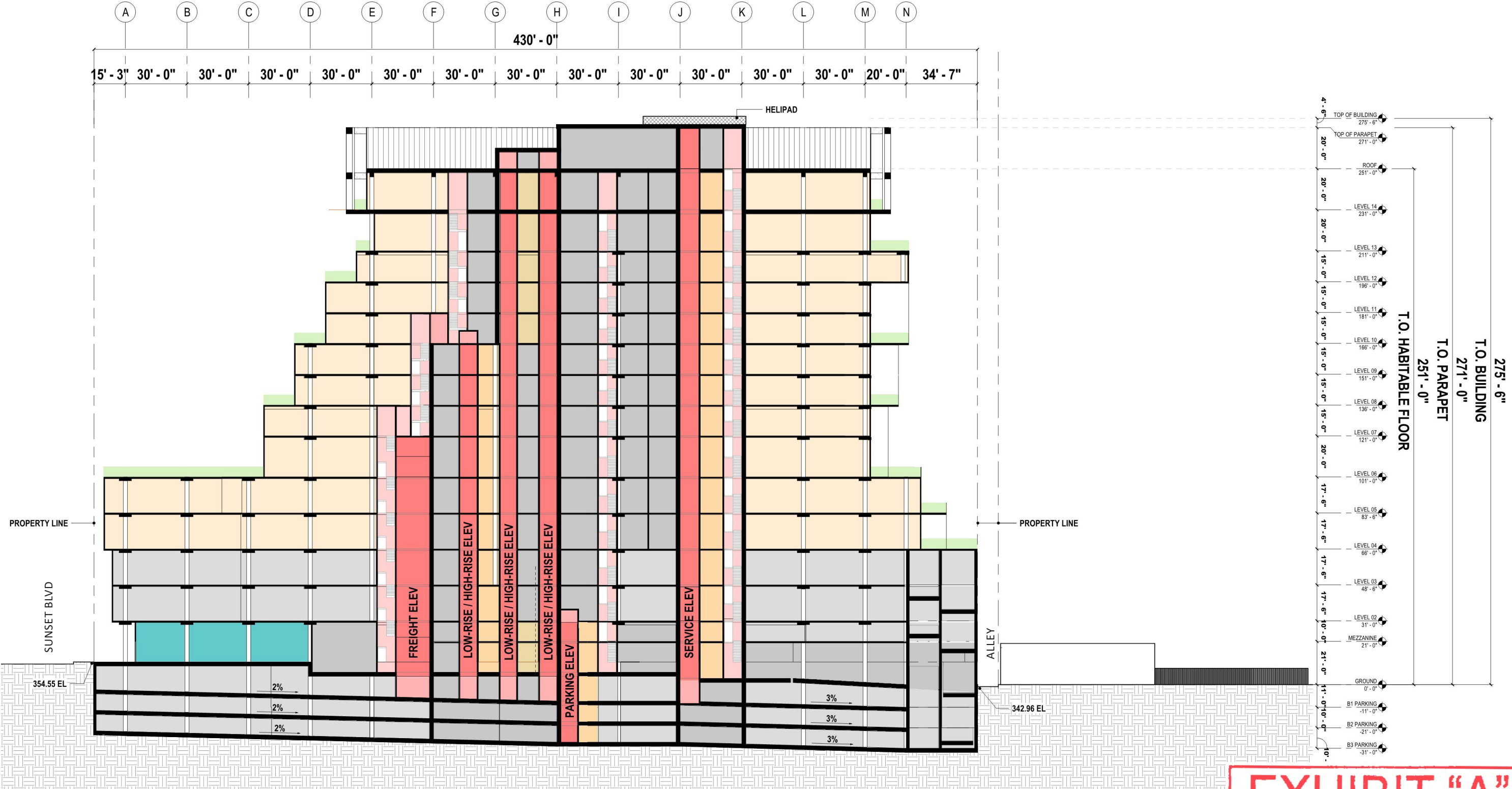


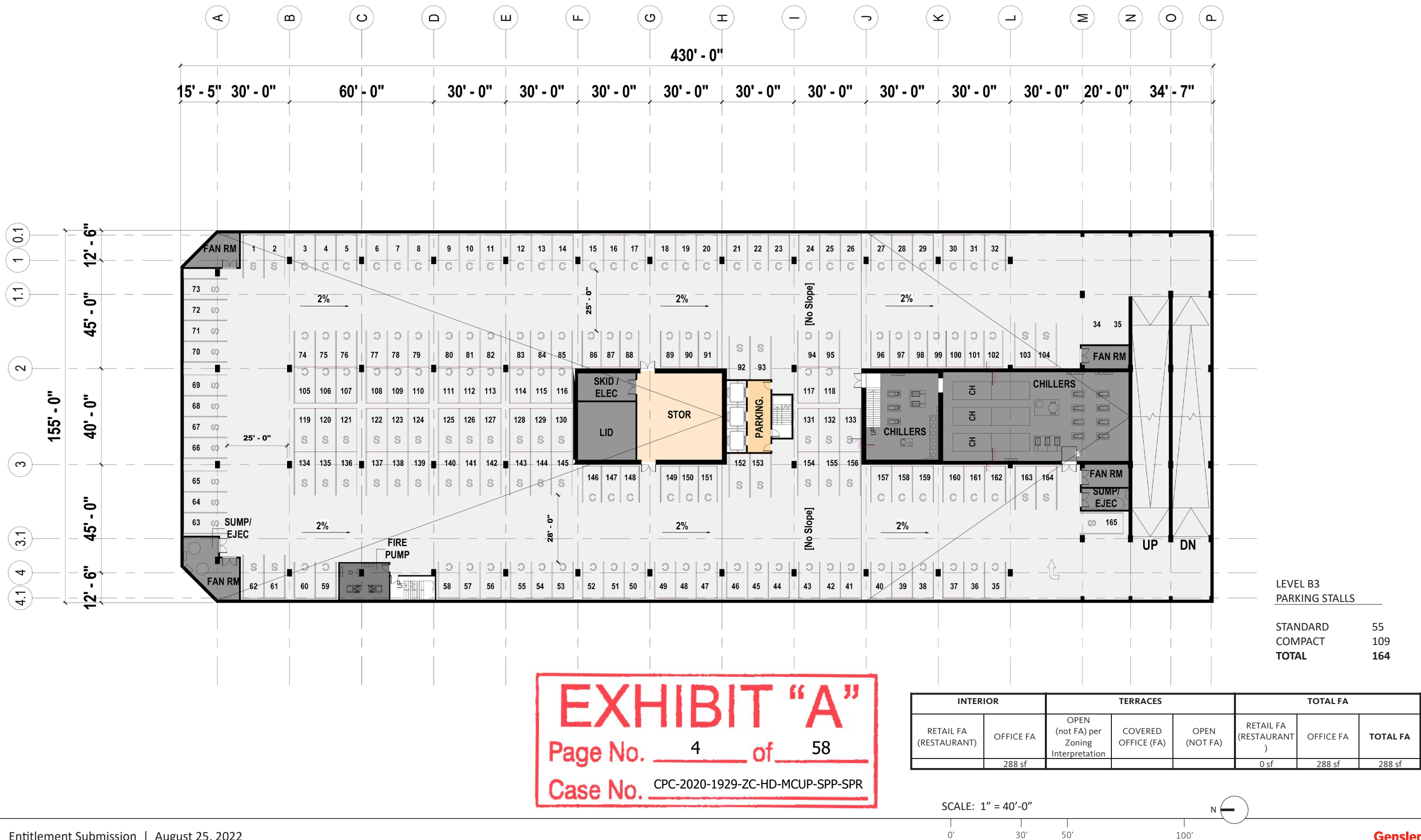
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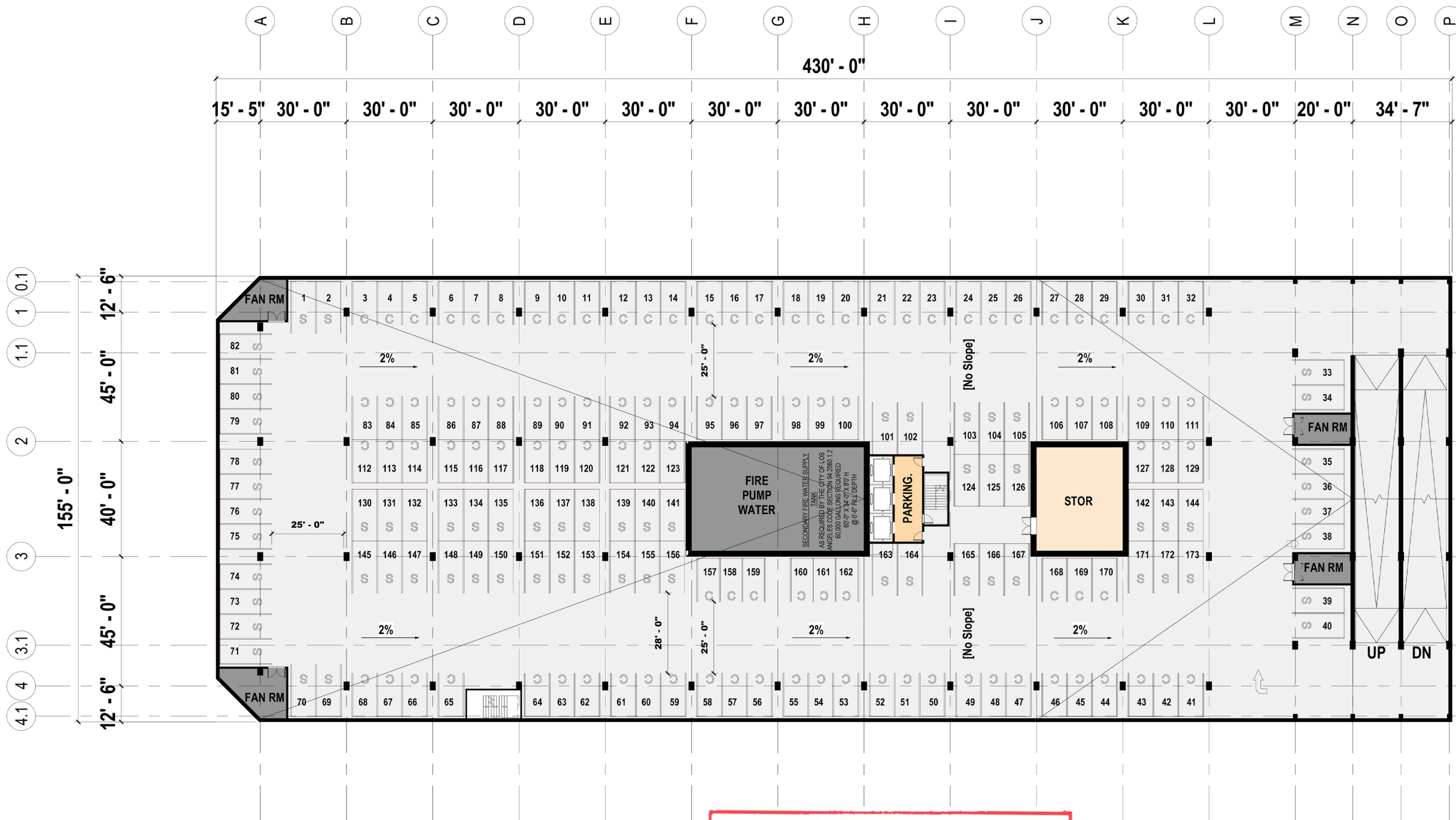
FLOOR PLAN DIAGRAM PARKING LEVEL B3

05.2611.000



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LEVEL B2  
PARKING STALLS

STANDARD	67
COMPACT	106
TOTAL	173

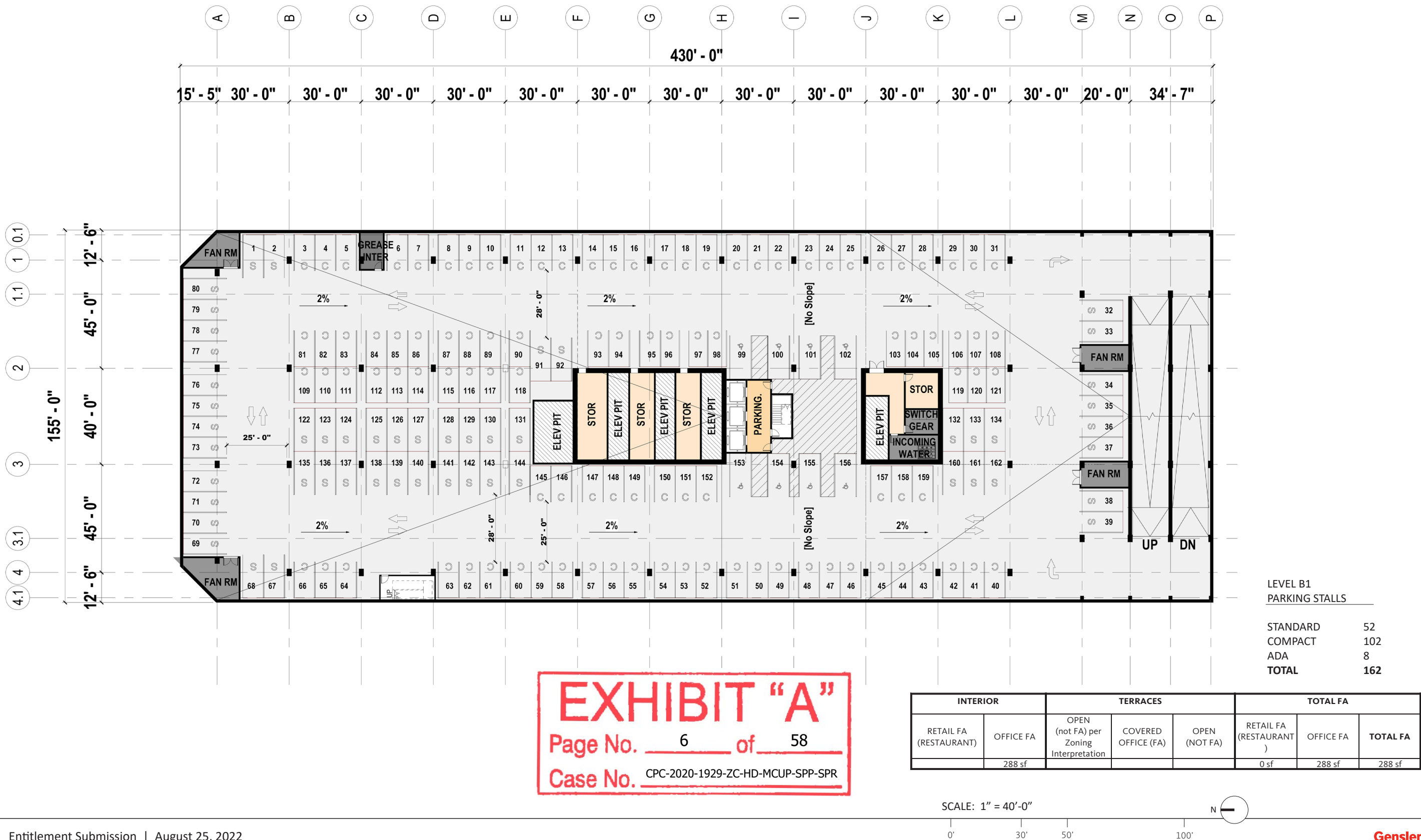
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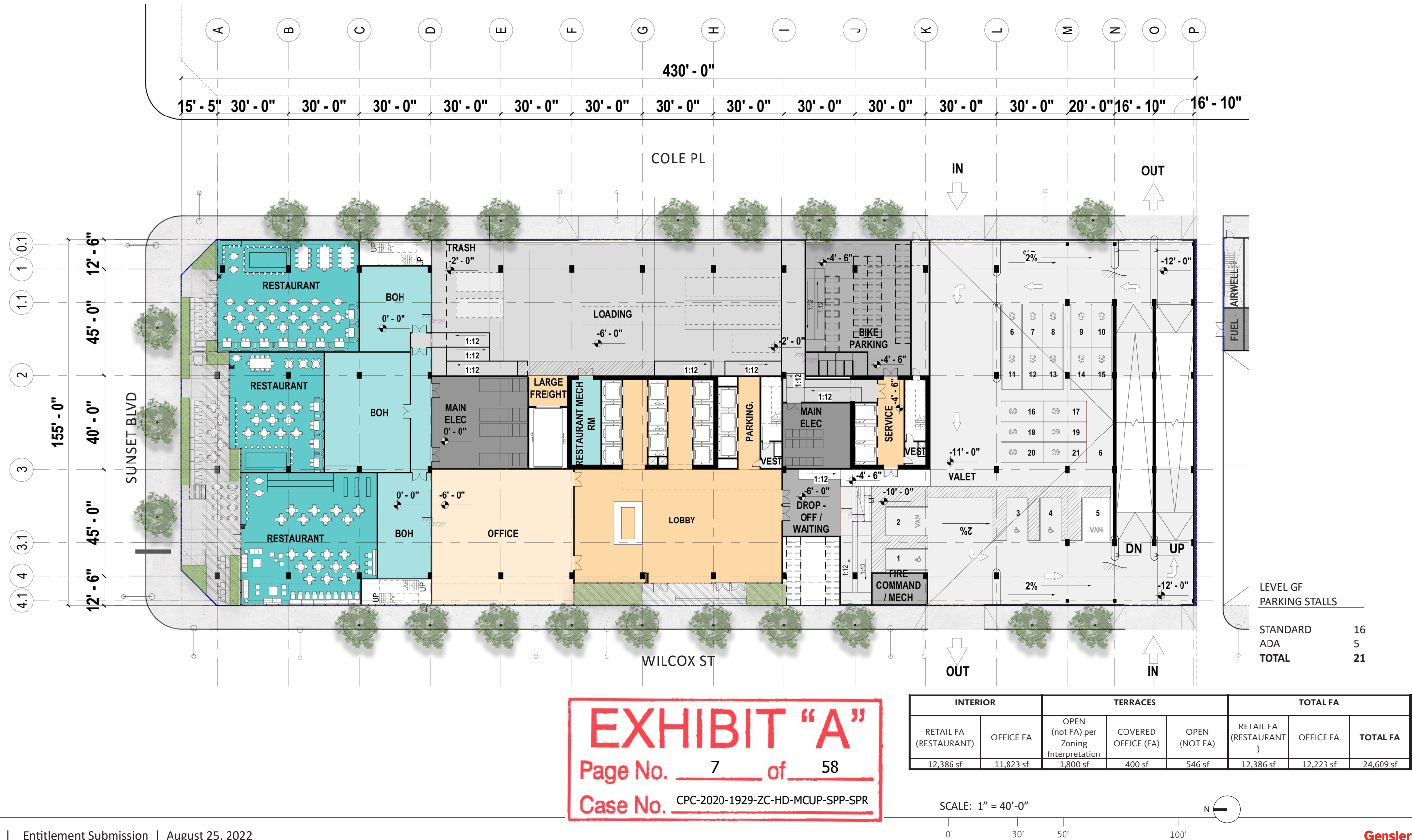
INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	288 sf				0 sf	288 sf	288 sf



FLOOR PLAN DIAGRAM PARKING LEVEL B1

05.2611.000





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GROUND LEVEL CIRCULATION

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- PEDESTRIAN
- RIDESHARE / SHUTTLES
- BIKE ARRIVAL
- VEHICLE
- SERVICE
- SECURITY

EXHIBIT "A"

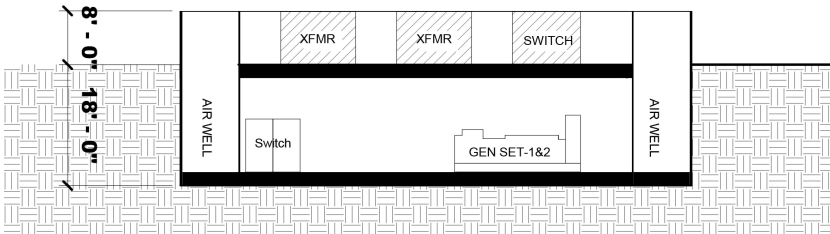
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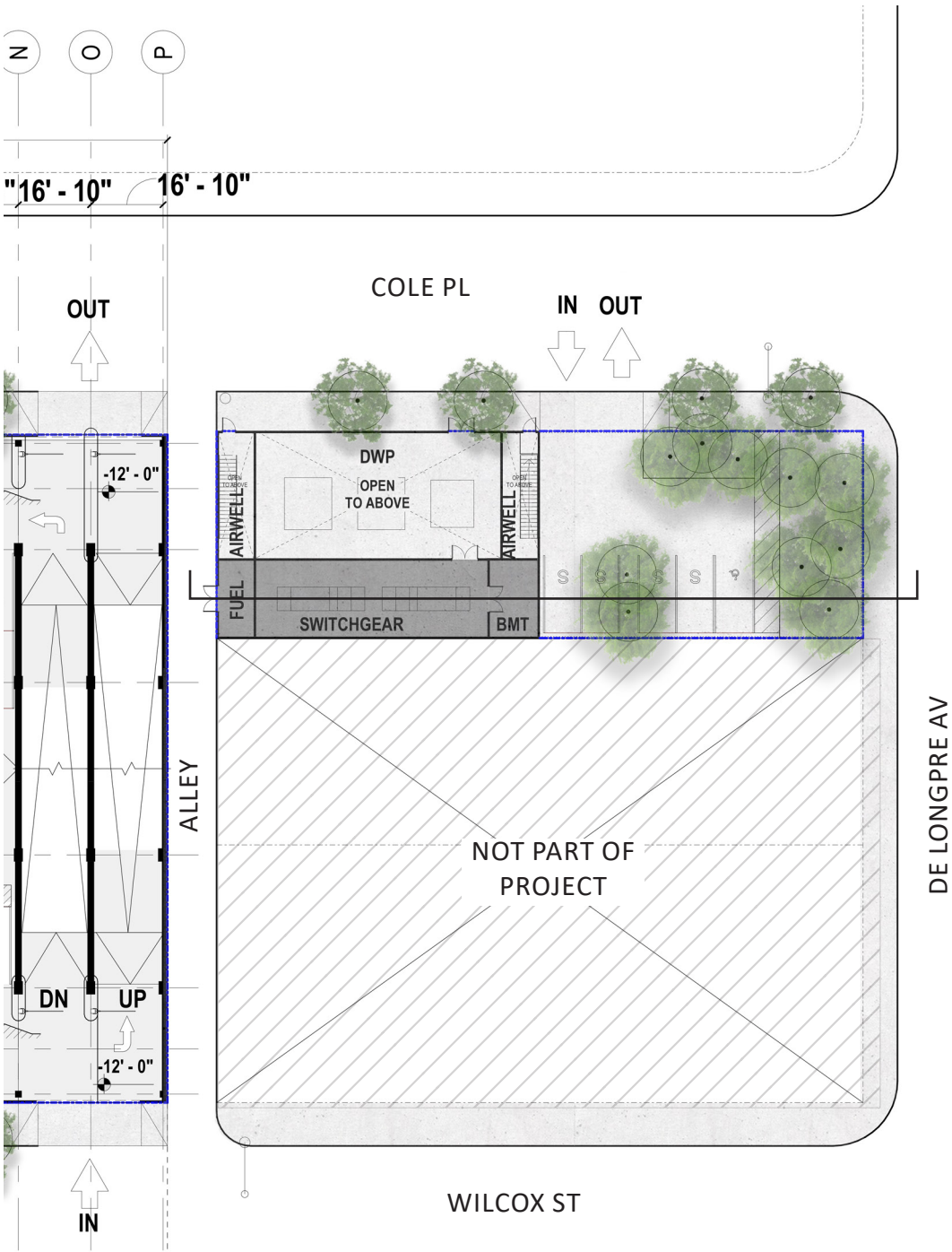
FLOOR PLAN DIAGRAM GROUND LEVEL 01 - DE LONGPRE PARCEL

SECTION DIAGRAM

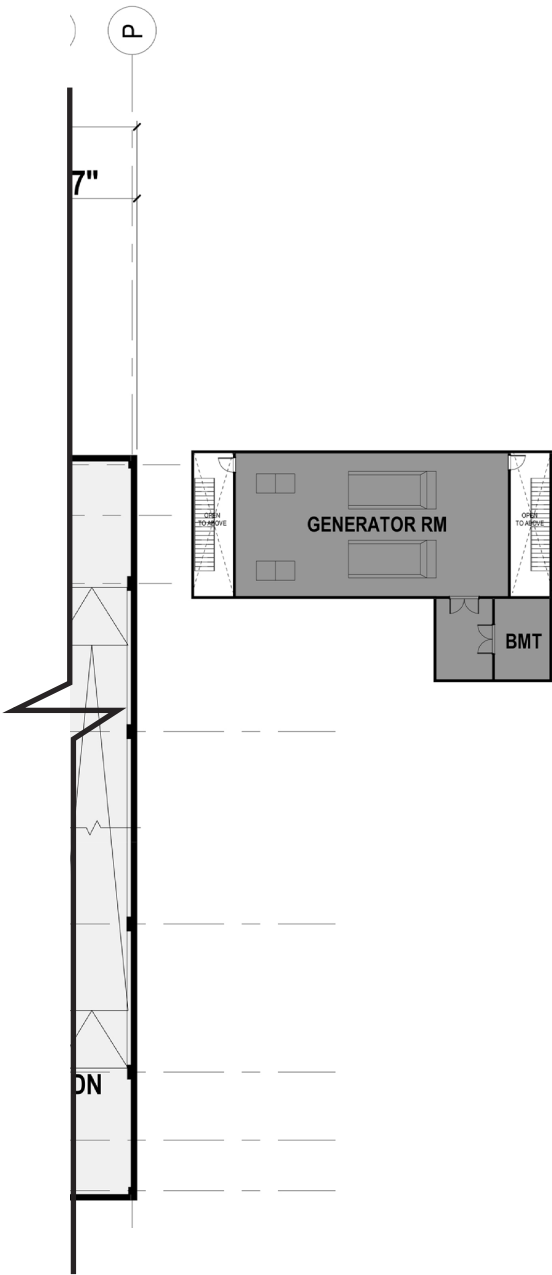


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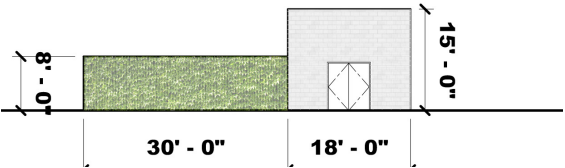
AT GRADE PLAN



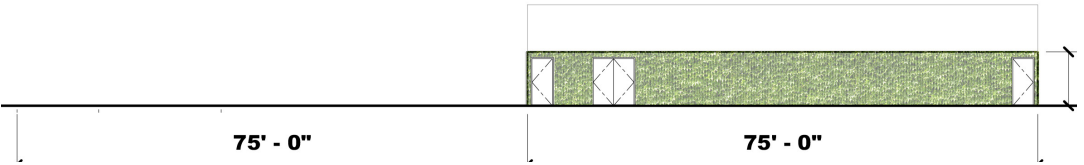
BELOW GRADEPLAN



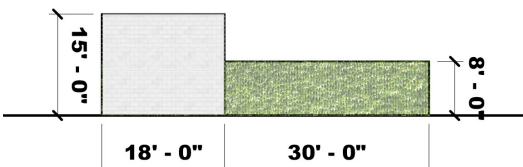
NORTH ELEVATION



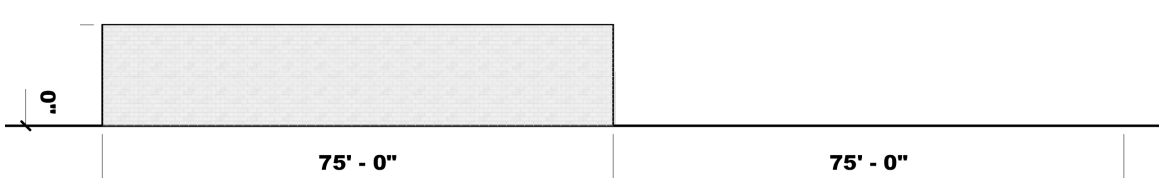
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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SCALE: 1" = 40'-0"

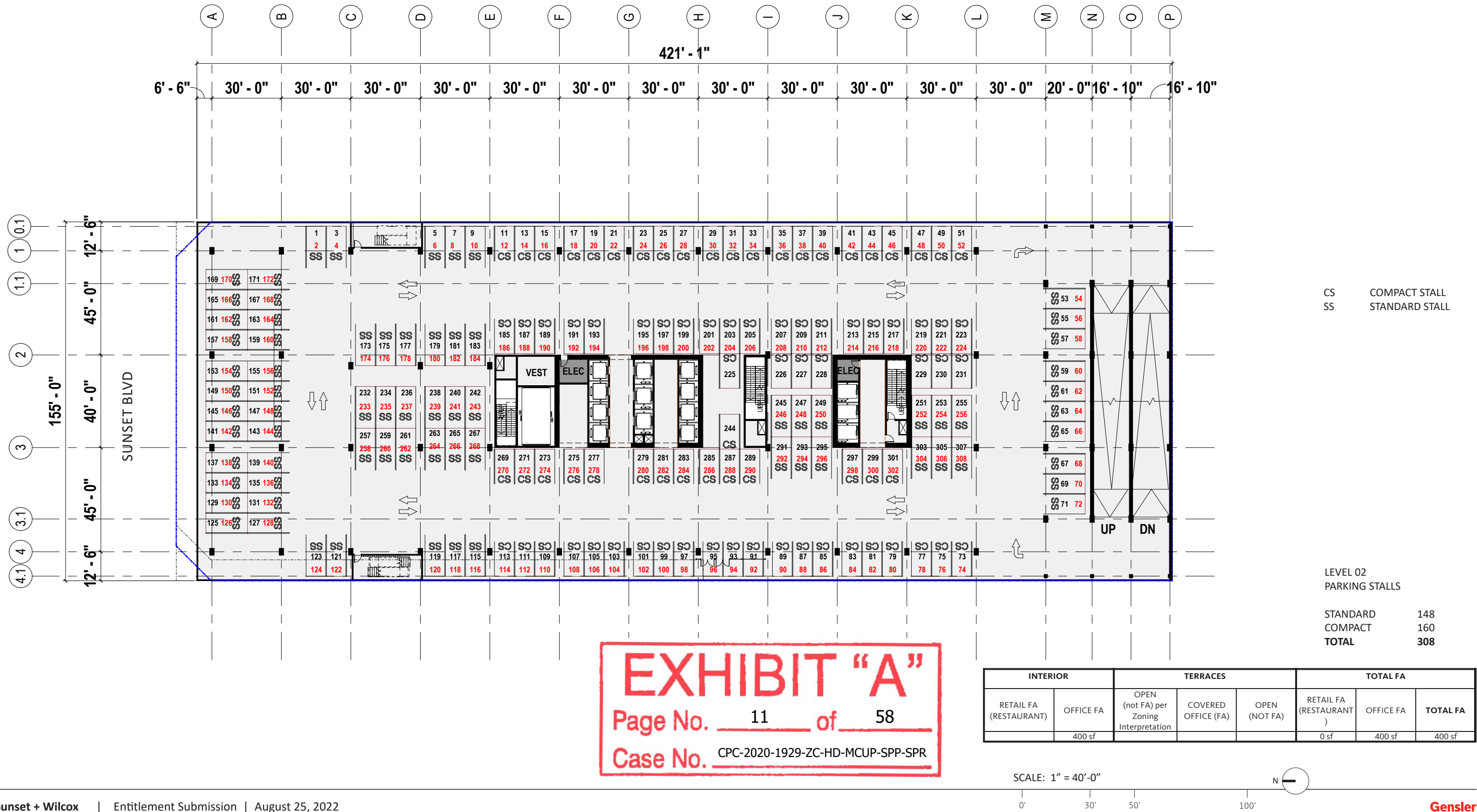


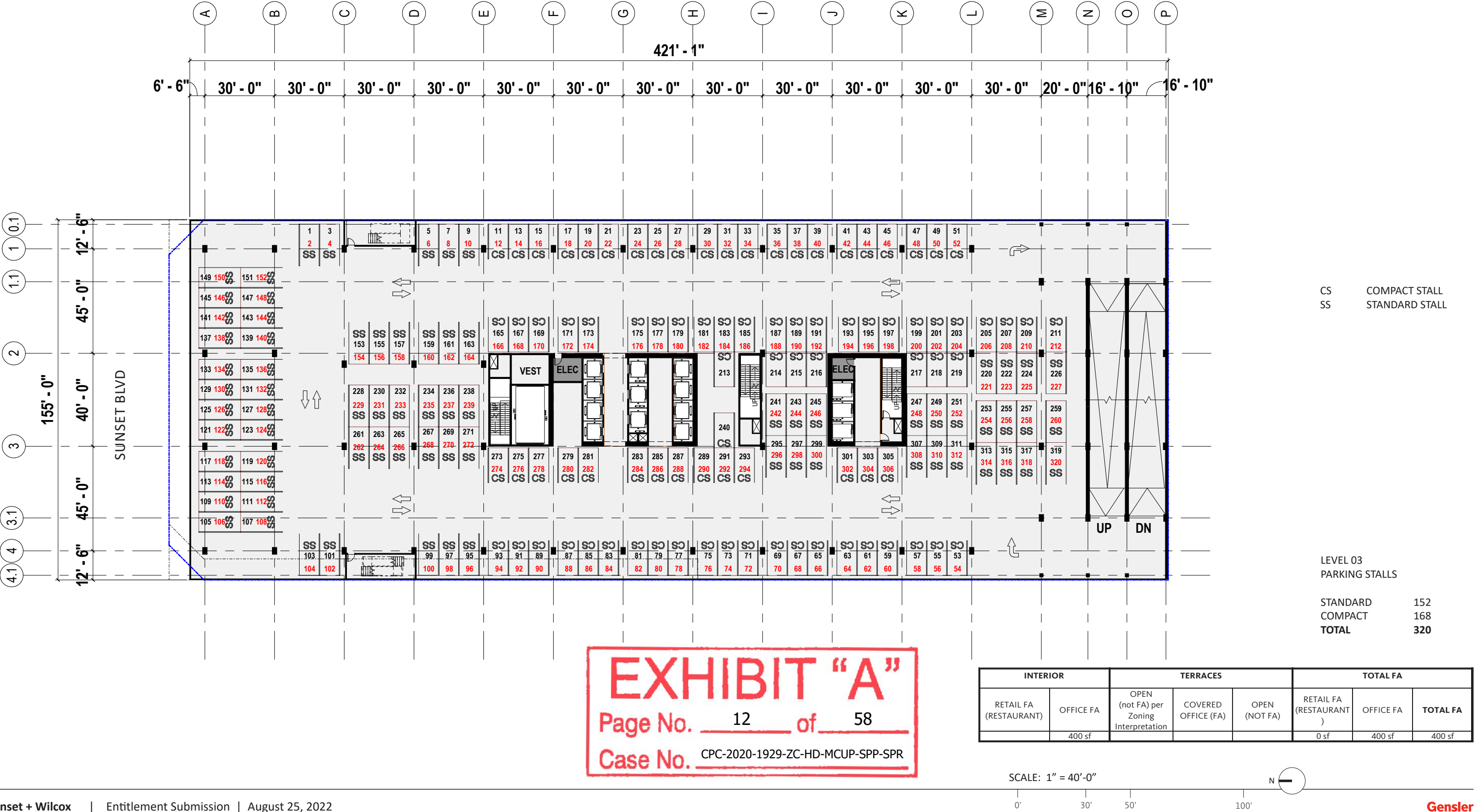


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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	2,693 sf				0 sf	2,693 sf	2,693 sf





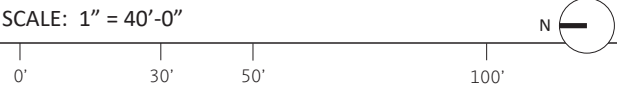






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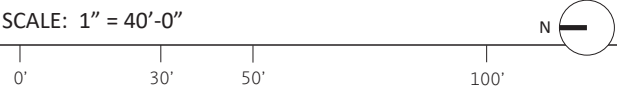
INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	57,125 sf		2,370 sf	2,099 sf	0 sf	59,495 sf	59,495 sf





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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	57,125 sf			2,370 sf	0 sf	57,125 sf	57,125 sf



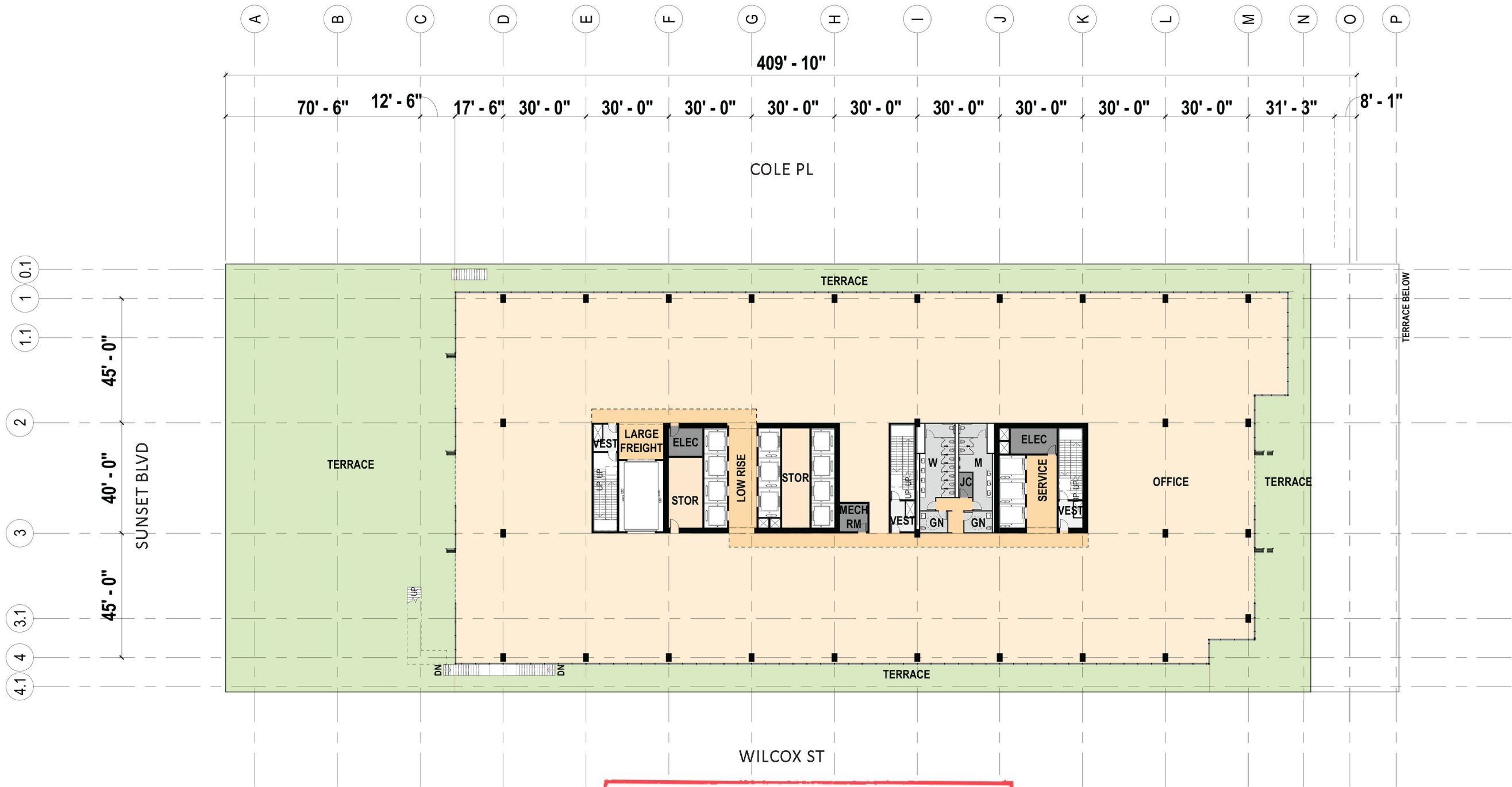


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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	36,281 sf			21,465 sf	0 sf	36,281 sf	36,281 sf





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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	35,698 sf			810 sf	0 sf	35,698 sf	35,698 sf







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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	34,719 sf			2,961 sf	0 sf	34,719 sf	34,719 sf

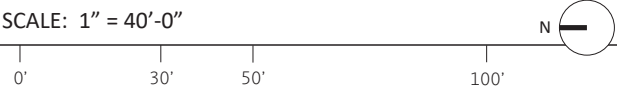


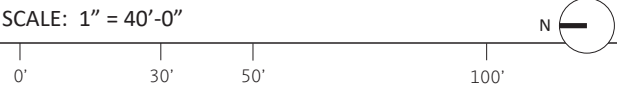


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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	33,887 sf			810 sf	0 sf	33,887 sf	33,887 sf

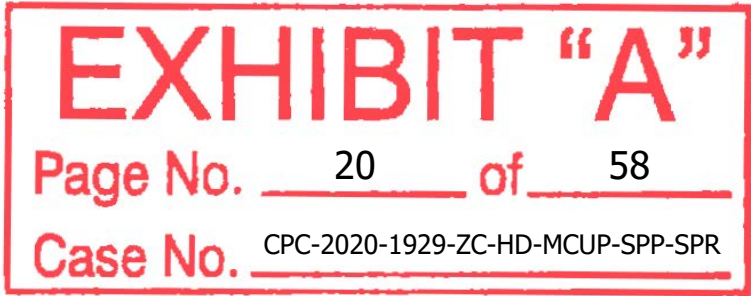




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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	33,307 sf			3,316 sf	0 sf	33,307 sf	33,307 sf





INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	32,633 sf			810 sf	0 sf	32,633 sf	32,633 sf

A diagram of a circular loop with a north pole (N) on the left side.

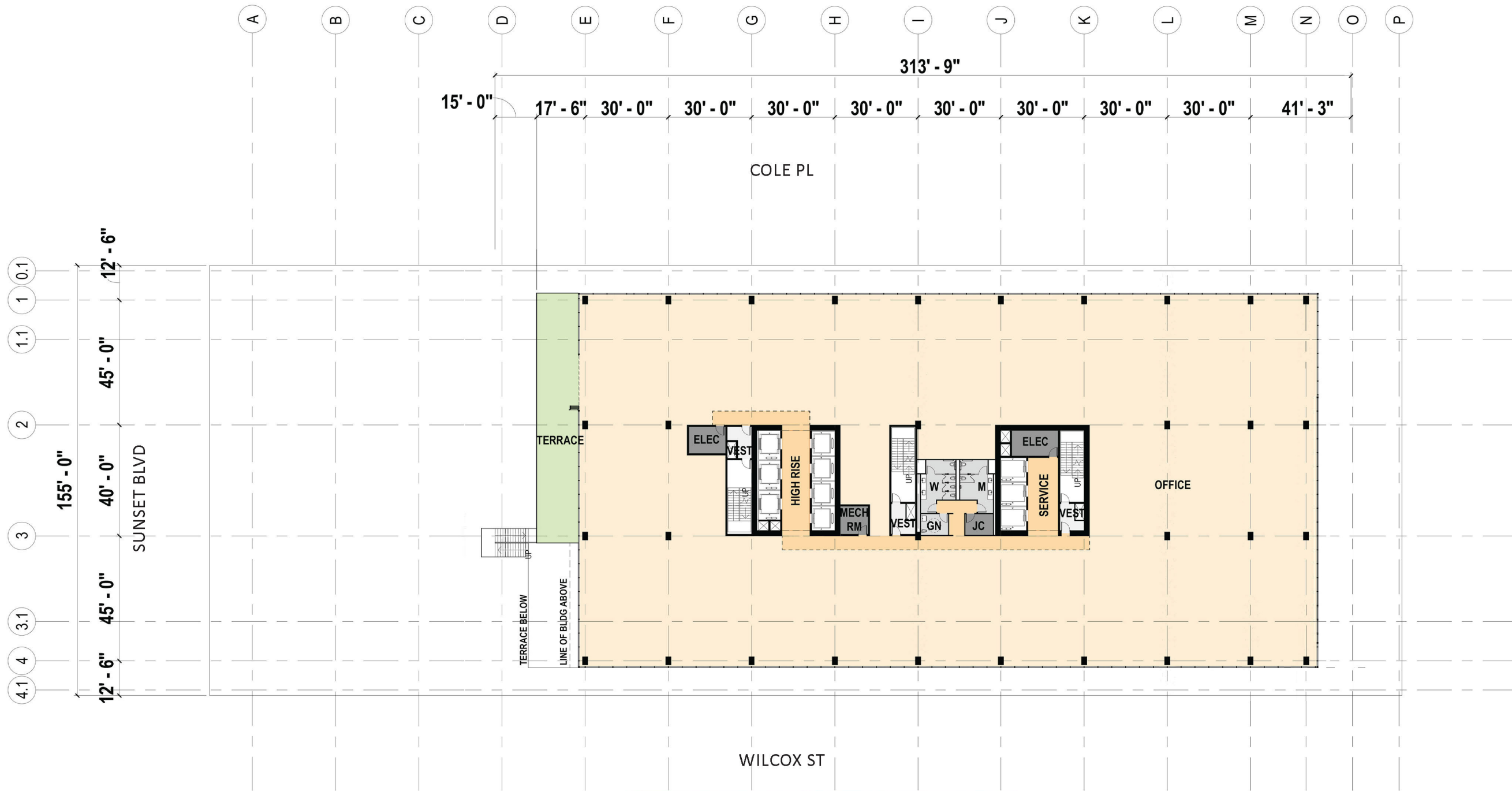
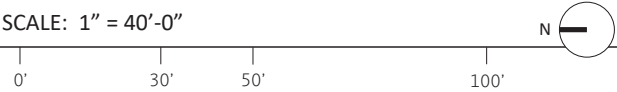


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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	31,671 sf			1,350 sf	0 sf	31,671 sf	31,671 sf





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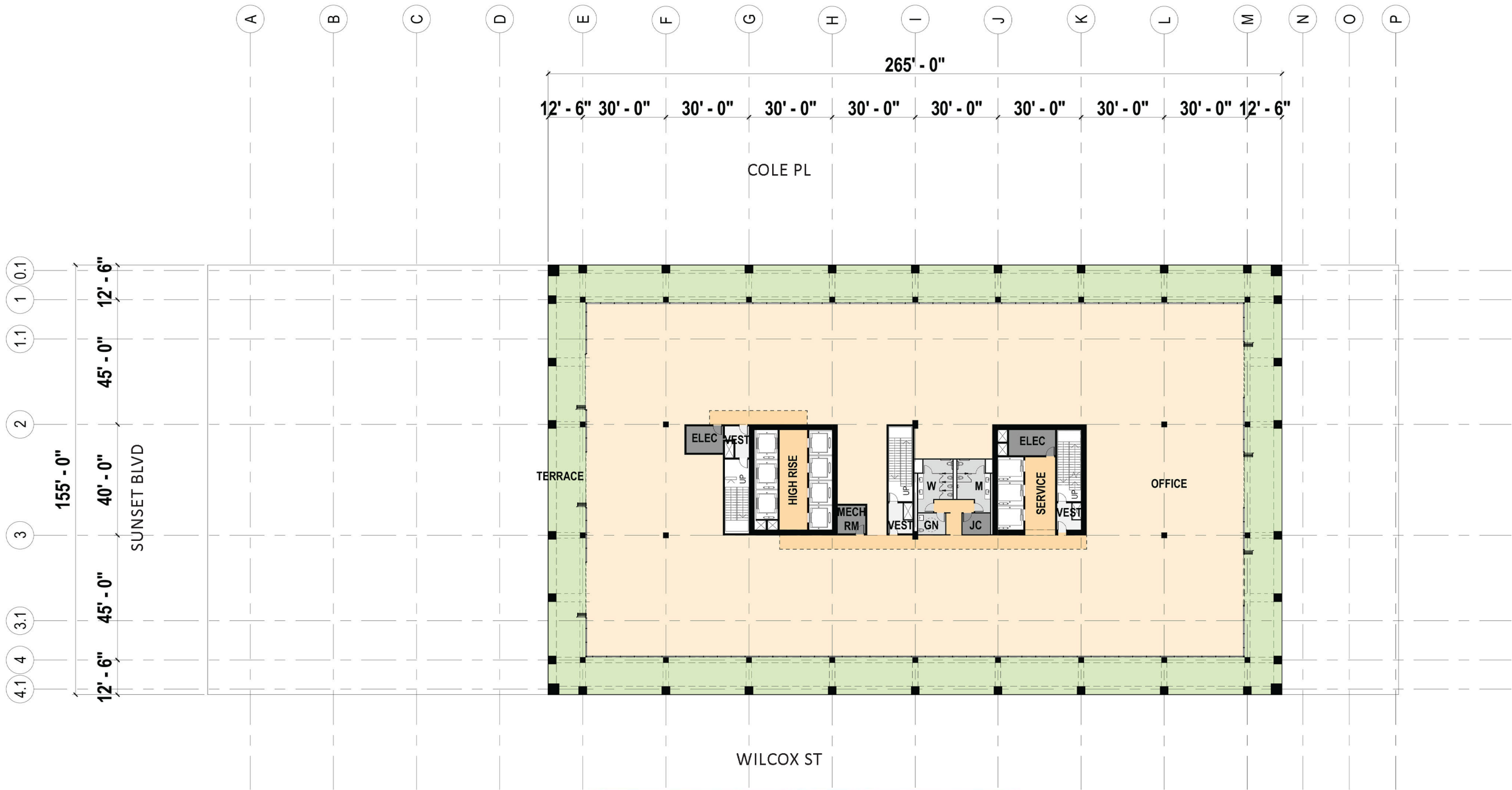
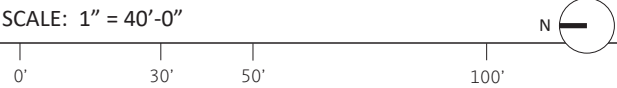


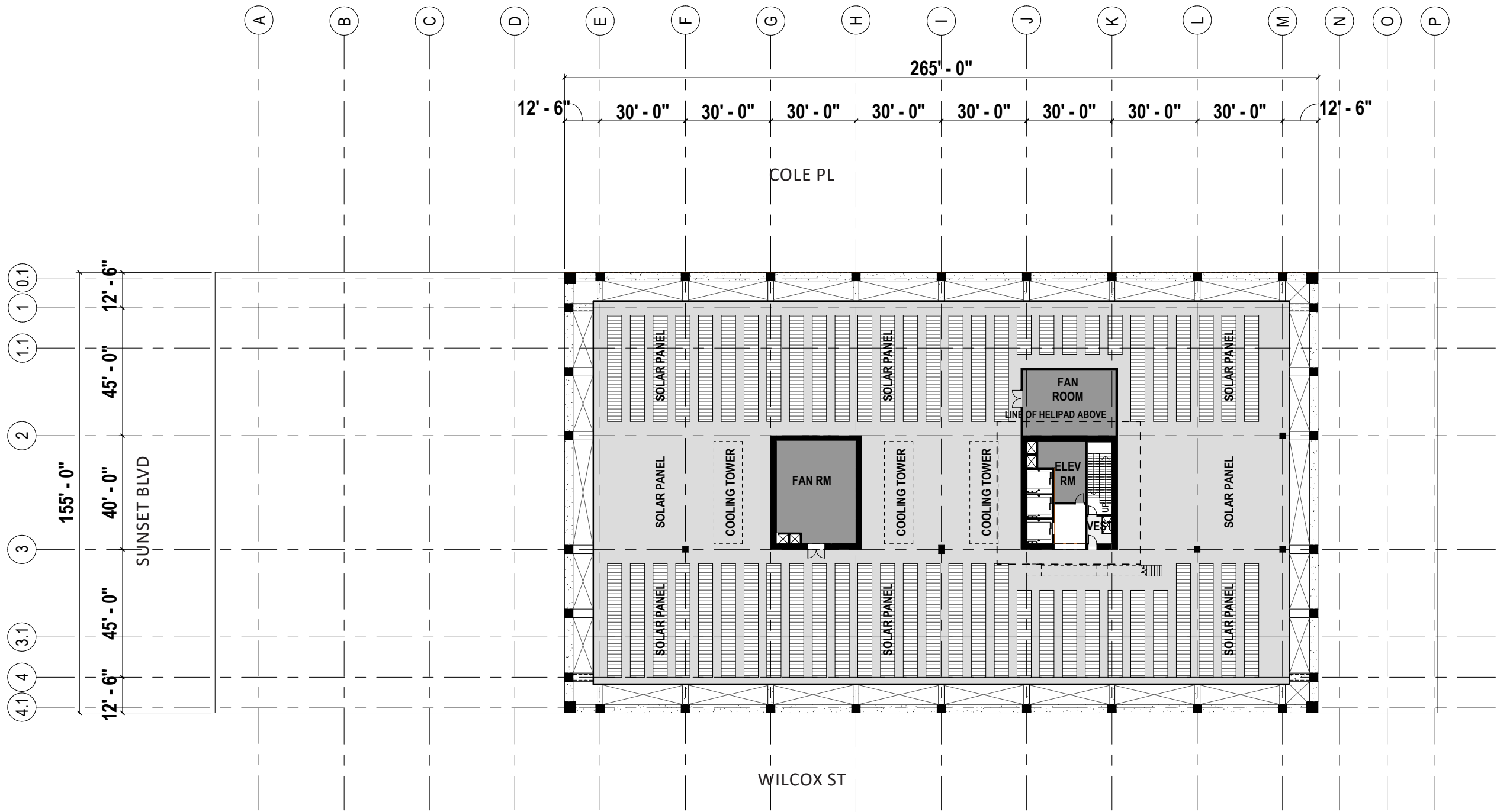
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INTERIOR		TERRACES			TOTAL FA		
RETAIL FA (RESTAURANT)	OFFICE FA	OPEN (not FA) per Zoning Interpretation	COVERED OFFICE (FA)	OPEN (NOT FA)	RETAIL FA (RESTAURANT )	OFFICE FA	TOTAL FA
	28,553 sf			11,183 sf	0 sf	28,553 sf	28,553 sf





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SCALE: 1" = 40'-0"

0' 30' 50' 100'

N



ROOF PLAN

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SUNSET BLVD

COLE PL

WILCOX ST  
WILCOX ST

SOLAR PANEL

SOLAR PANEL

SOLAR PANEL

SOLAR PANEL

SOLAR PANEL

SOLAR PANEL

LINE OF ROOF BELOW

LINE OF ROOF BELOW

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SCALE: 1" = 40'-0"



NORTH ELEVATION



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2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



3. BLACK METAL PANELS



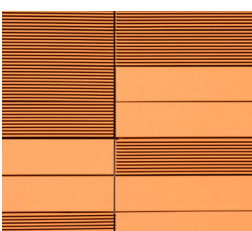
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



7. TERRACOTTA/TRESPA PANELS

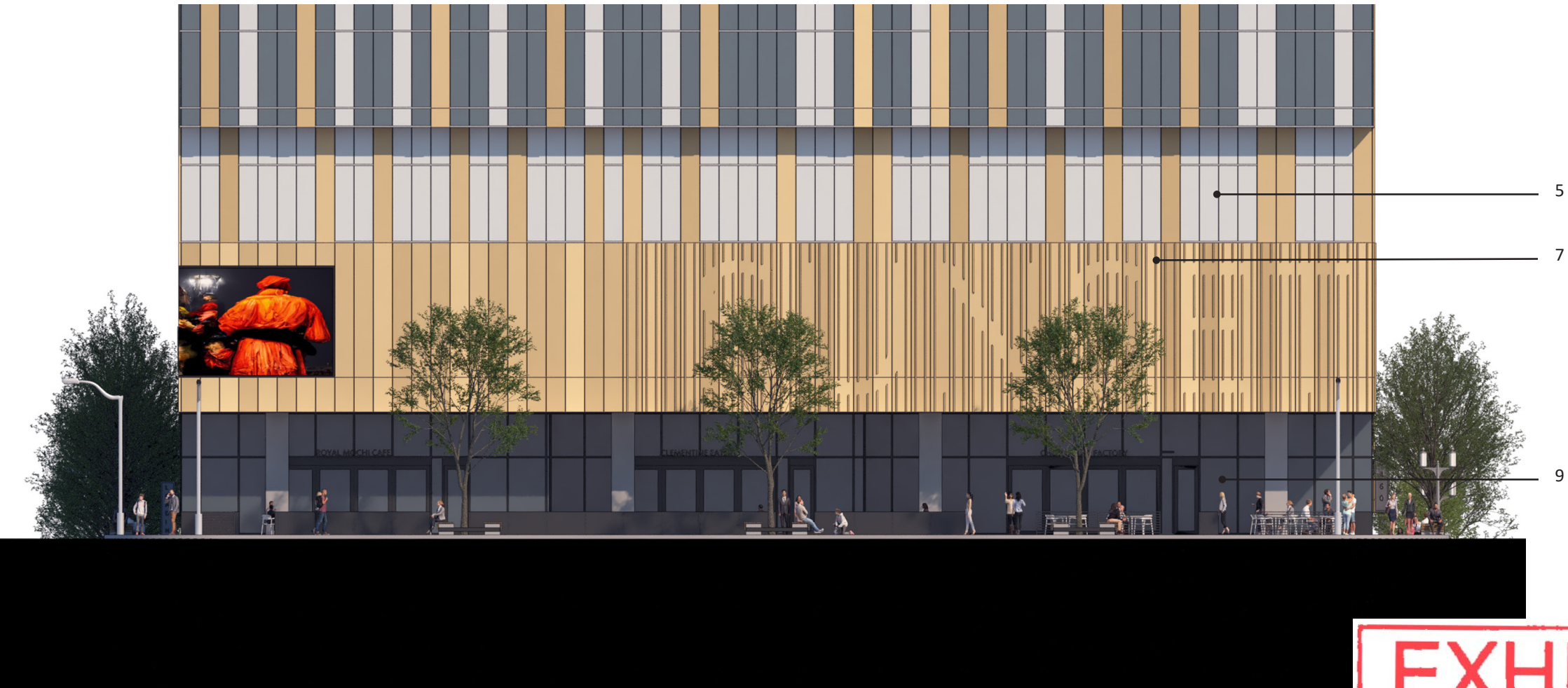


9. STOREFRONT SYSTEM WITH CLEAR GLAZING

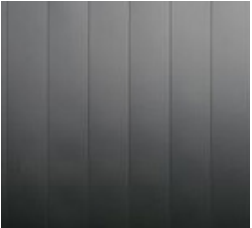
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# PARTIAL NORTH ELEVATION



2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



3. BLACK METAL PANELS



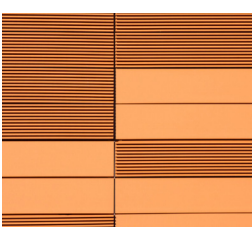
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



7. TERRACOTTA/TRESPA PANELS

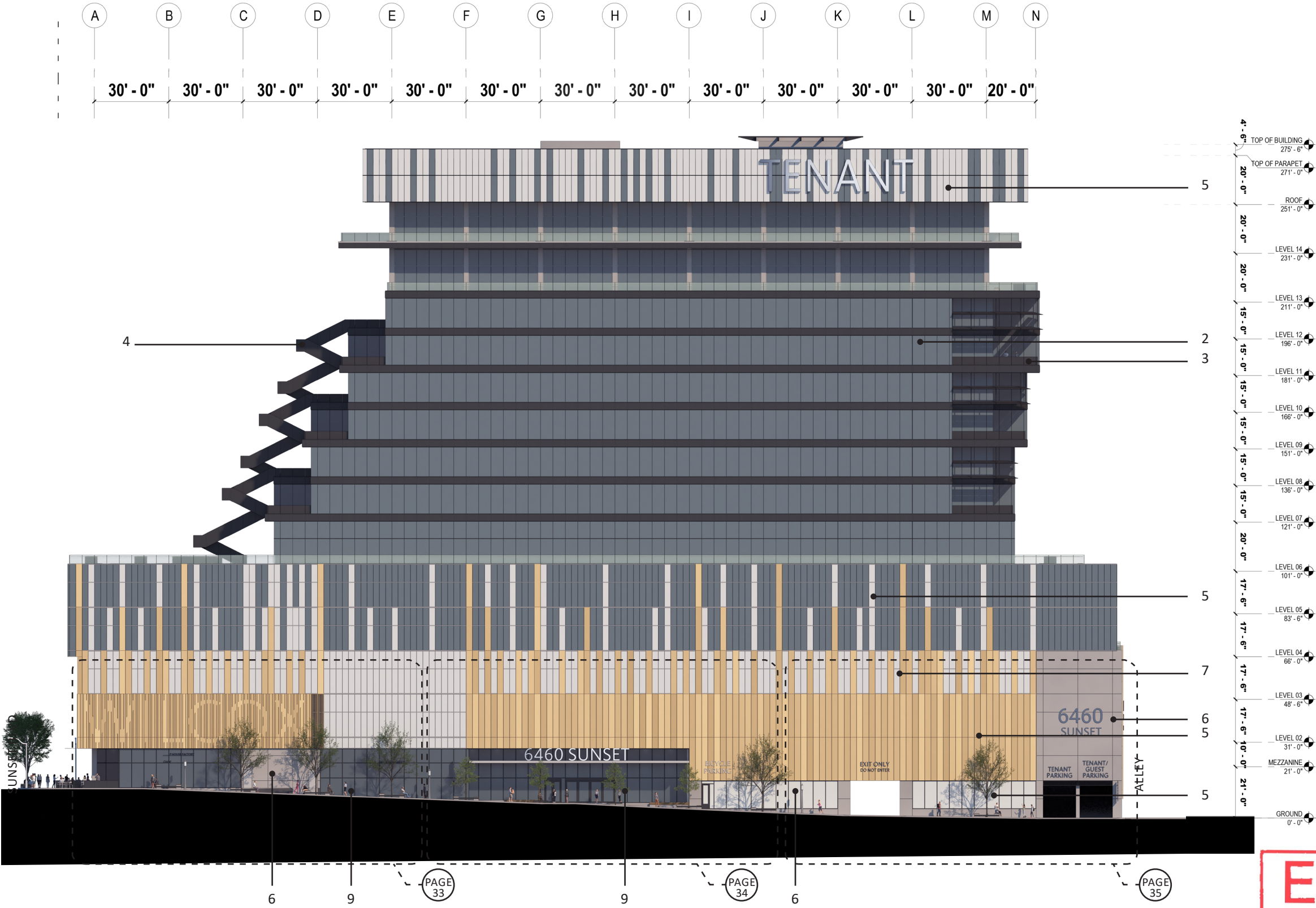


9. STOREFRONT SYSTEM WITH CLEAR GLAZING

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WEST ELEVATION



2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



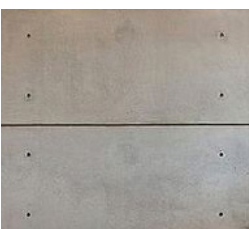
3. BLACK METAL PANELS



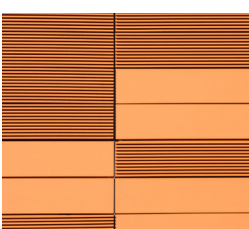
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



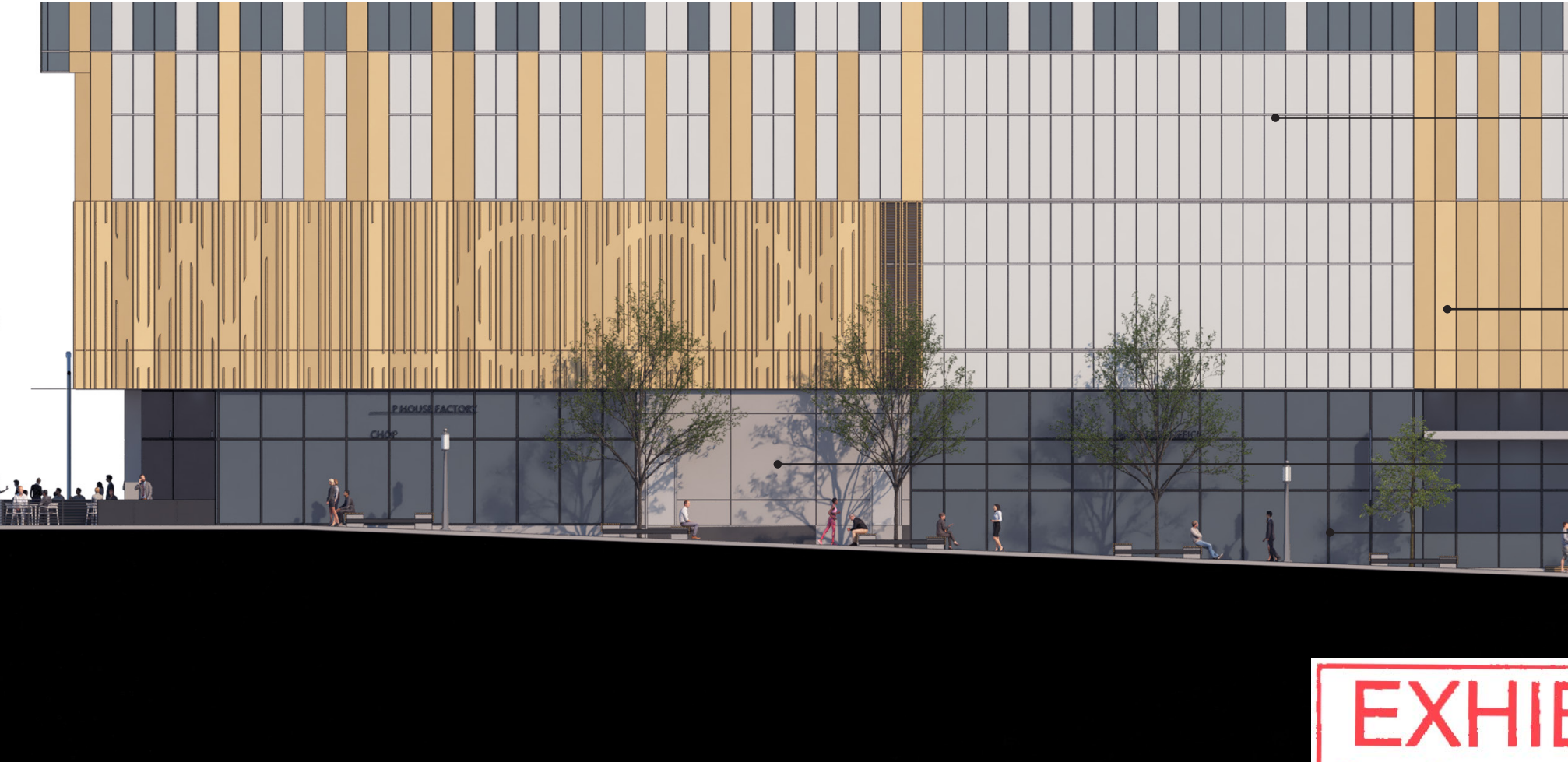
7. TERRACOTTA/TRESPA PANELS



9. STOREFRONT SYSTEM WITH CLEAR GLAZING

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# PARTIAL WEST ELEVATION



WEST ELEVATION - OFFICE LOBBY ENTRY

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2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



3. BLACK METAL PANELS



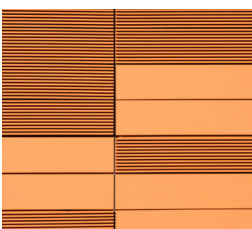
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



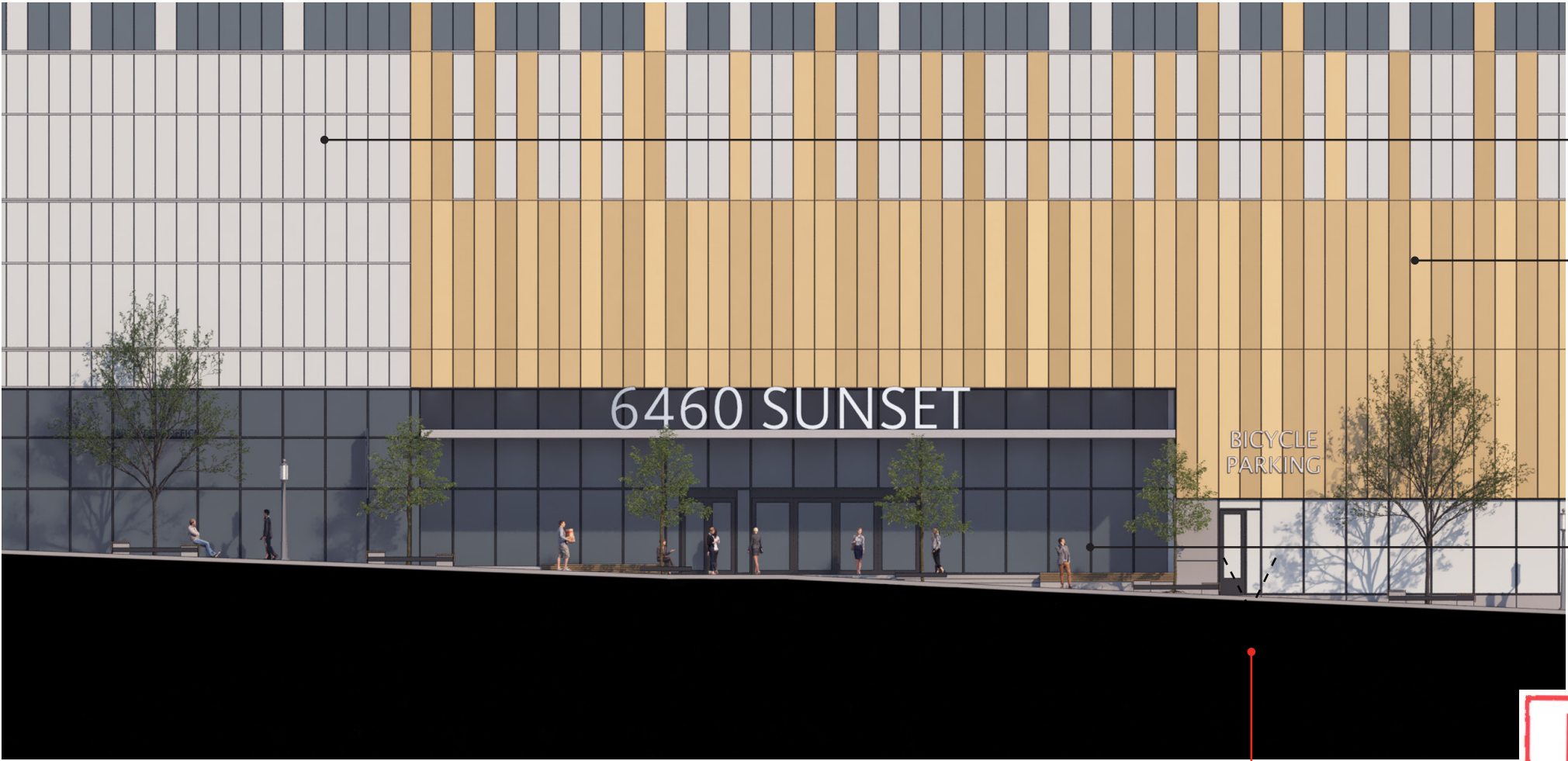
7. TERRACOTTA/TRESPA PANELS



9. STOREFRONT SYSTEM WITH CLEAR GLAZING



# PARTIAL WEST ELEVATION



WEST ELEVATION - OFFICE LOBBY ENTRY

BIKE PARKING ENTRY

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2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



3. BLACK METAL PANELS



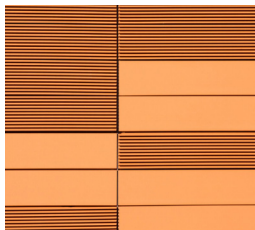
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



7. TERRACOTTA/TRESPA PANELS



9. STOREFRONT SYSTEM WITH CLEAR GLAZING

# PARTIAL WEST ELEVATION



WEST ELEVATION - OFFICE LOBBY ENTRY

VALET EXIT

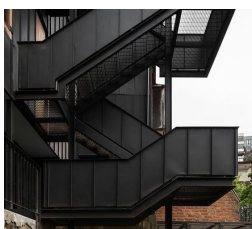
TENANT/GUEST PARKING ENTRY



2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



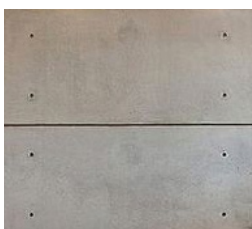
3. BLACK METAL PANELS



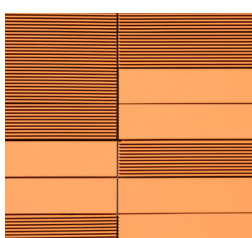
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



7. TERRACOTTA/TRESPA PANELS



9. STOREFRONT SYSTEM WITH CLEAR GLAZING

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SOUTH ELEVATION



SOUTH ELEVATION

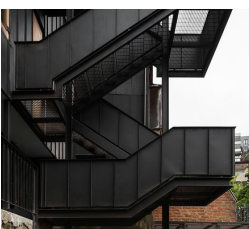
**EXHIBIT "A"**  
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2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



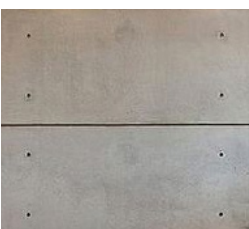
3. BLACK METAL PANELS



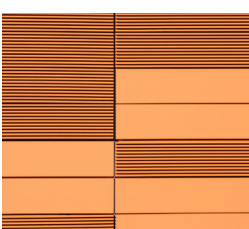
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



7. TERRACOTTA/TRESPA PANELS

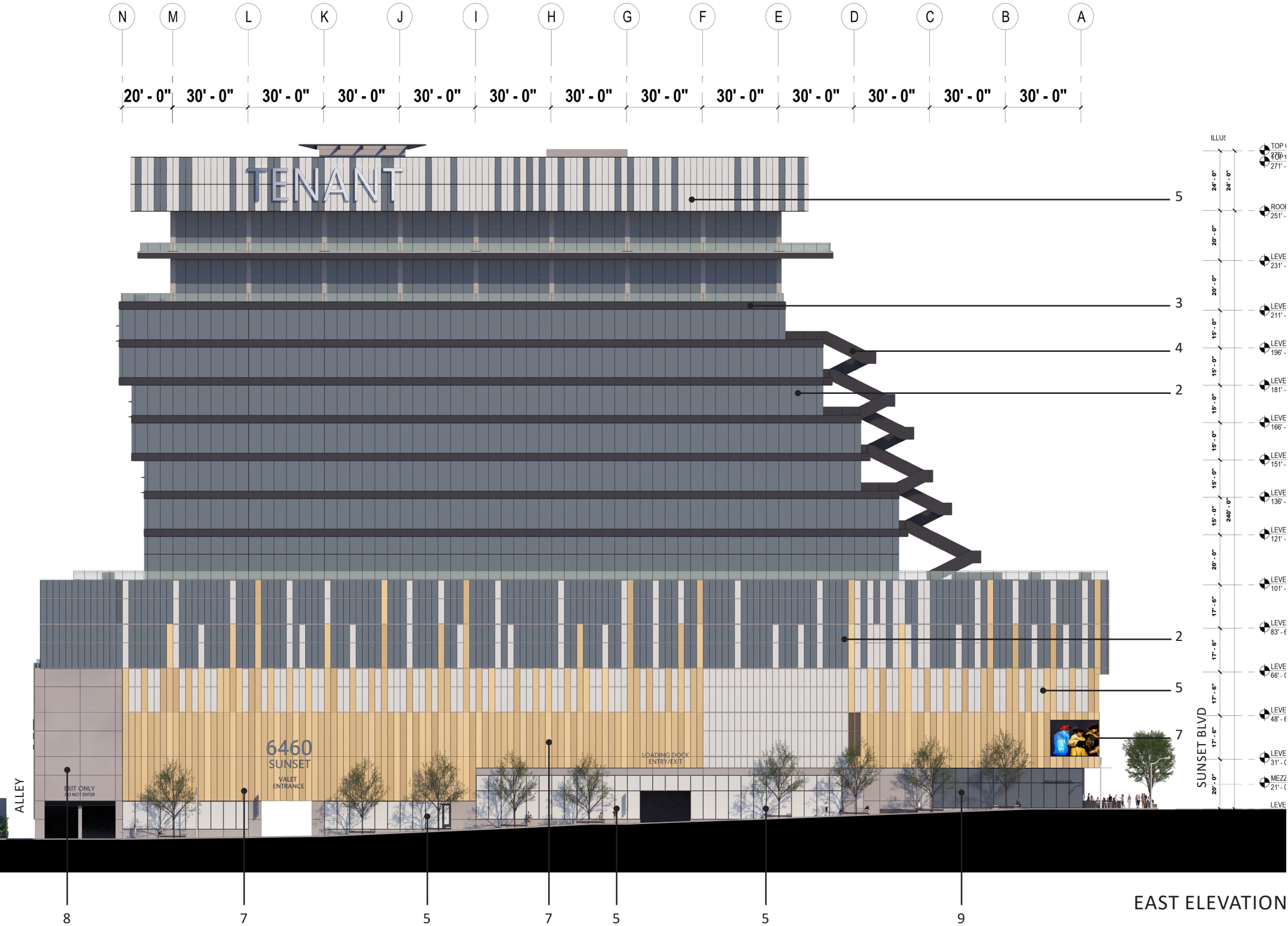


9. STOREFRONT SYSTEM WITH CLEAR GLAZING

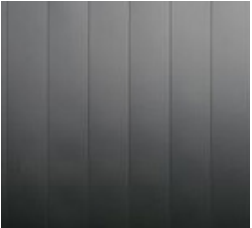
05.2611.000



EAST ELEVATION



2. CURTAIN WALL -HIGH PERFORMANCE GLAZING



3. BLACK METAL PANELS



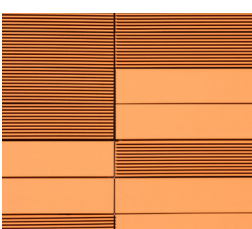
4. EXTERIOR STAIRS



5. FROSTED GLASS



6. PANEL FORMED CONCRETE



7. TERRACOTTA/TRESPA PANELS



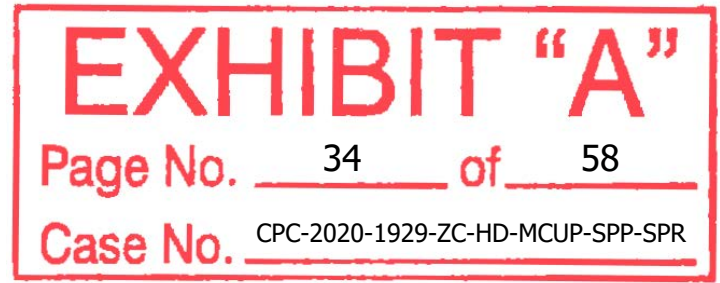
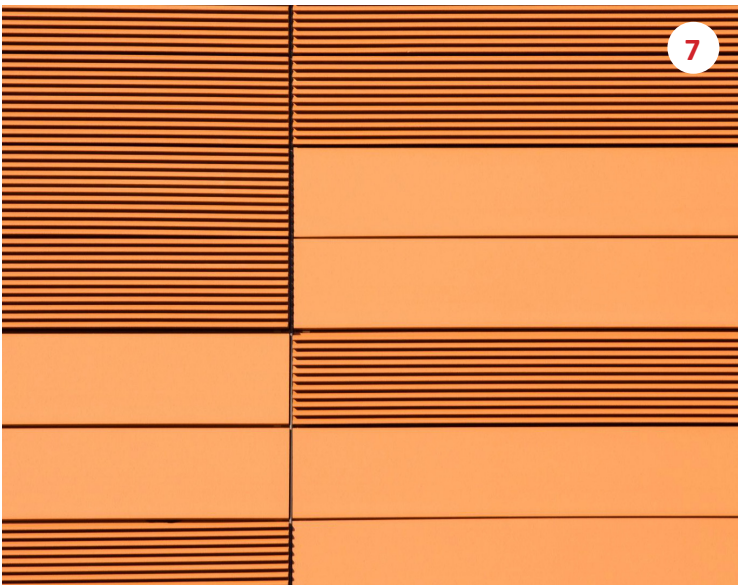
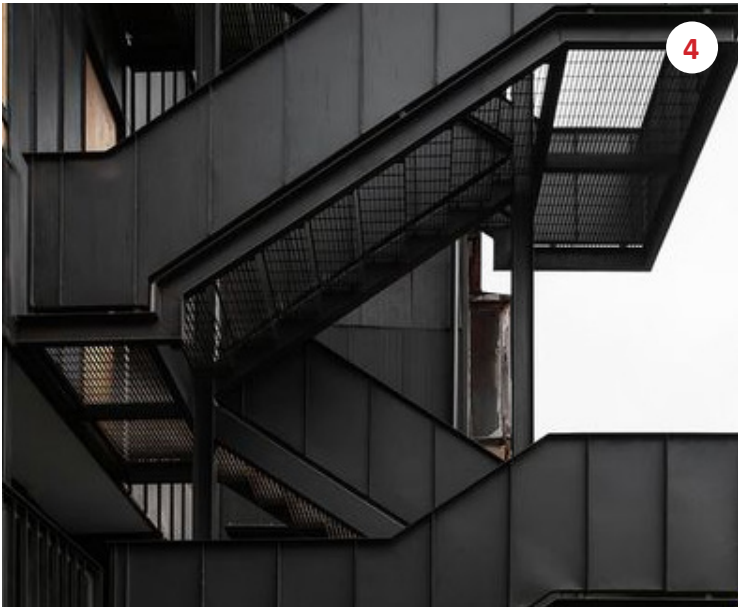
9. STOREFRONT SYSTEM WITH CLEAR GLAZING

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# MATERIAL PALETTE

- 2 CURTAIN WALL SYSTEM -HIGH PERFORMANCE GLAZING
- 3 METAL PANEL FINISH
- 4 EXTERIOR STAIRS WITH BLACK GUARDRAILS
- 5 FROSTED GLASS
- 6 PANEL-FORMED CONCRETE
- 7 TERRACOTTA/TRESPA WALL PANELS
- 9 STOREFRONT WINDOW WALL SYSTEM - CLEAR GLAZING





# EXTERIOR MATERIALS PALETTE

05.2611.000



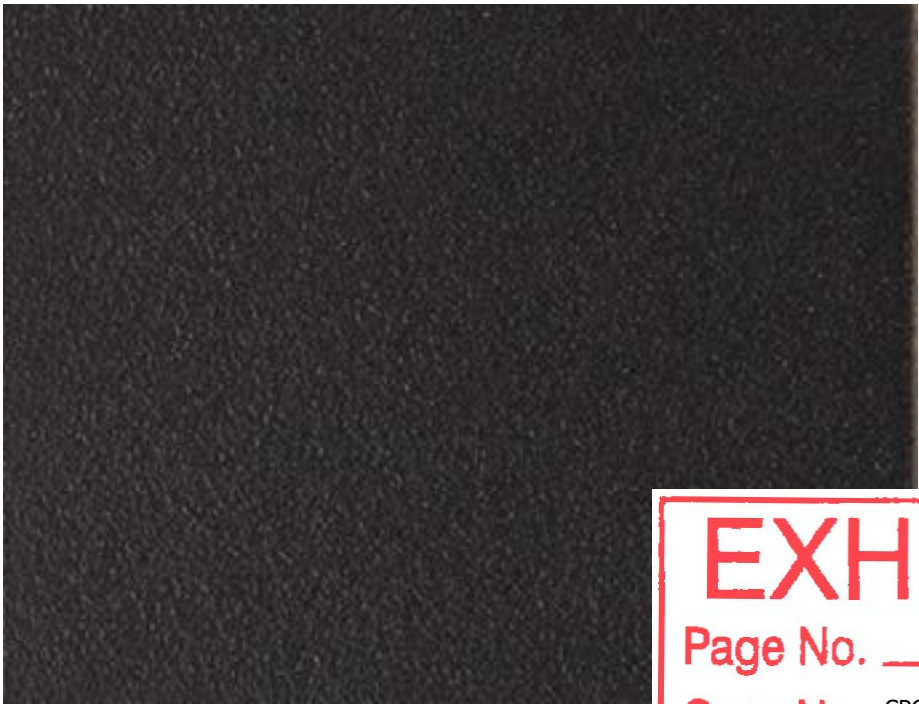
DECKING  
*WOOD*



PLANTERS  
*CMU BLOCK (MIXTURE OF STANDARD AND BURNISHED BLOCK)*



PAVING  
*INTEGRAL COLORED CONCRETE*

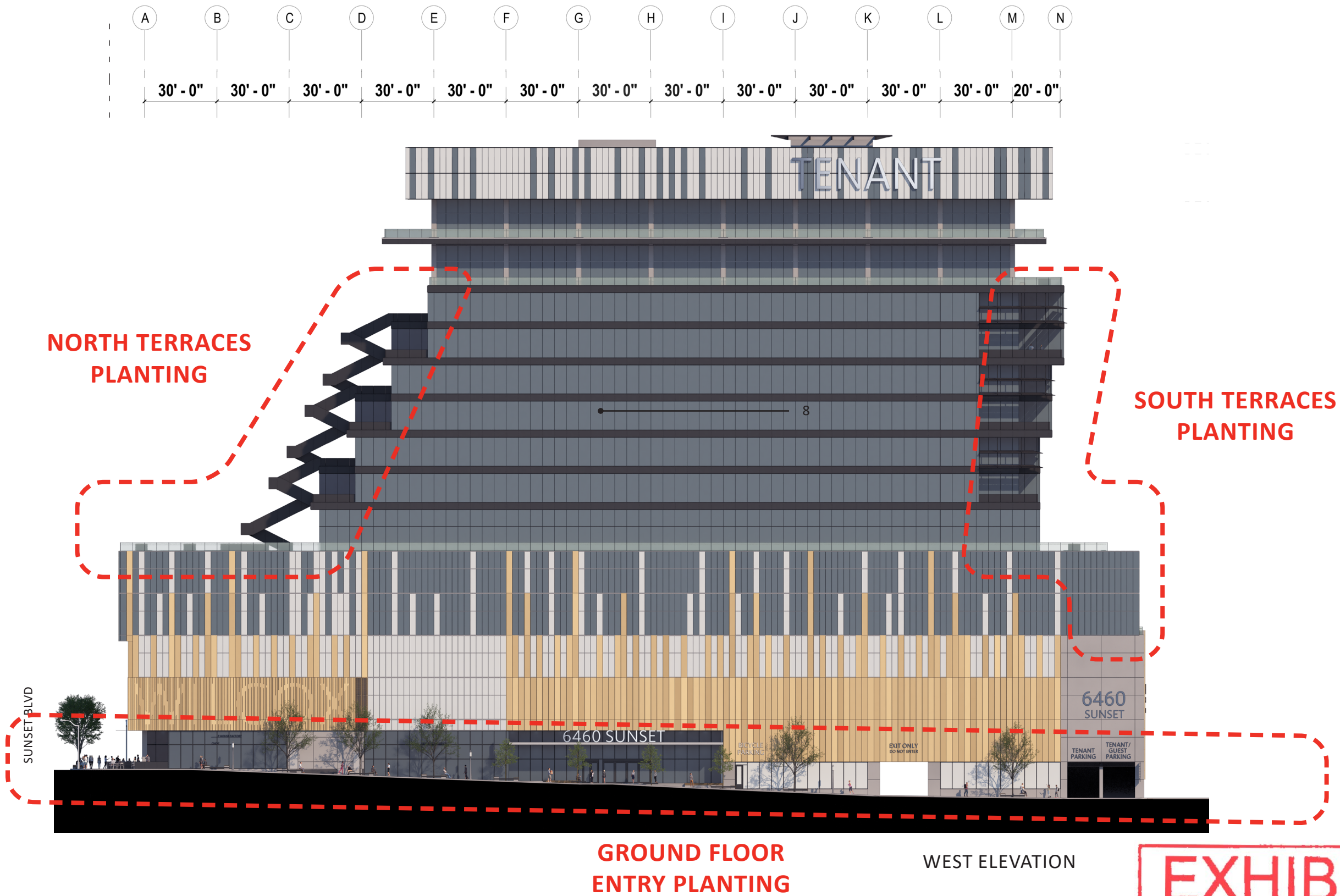


PLANTERS  
*POWDERCOATED METAL*

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SOUTH TERRACES PLANTING PALETTE



PROSOPIS GLANDULOSA  
*Acacia farnesiana*



PACHYCEREUS MARGINATUS  
*Fence Post Cactus*



ECHEVERIA 'AFTERGLOW'  
*'Afterglow Echeveria*



AGAVE AMERICANA  
*Century Plant*



MUHLENBERGIA DUBIA  
*Pink Muhly*



AGAVE STRIATA  
*Narrow Leaf Century Plant*



PEDILANTHUS MACROCARPUS  
*Slipper Plant*



ENCELIA FARINOSA  
*Brittlebush*



BAILEYA MULTIRADIATA  
*Desert Marigold*

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NORTH TERRACES PLANTING PALETTE

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SCHEFFLERA PUECKLERI  
Mallet Flower



PITTOSPORUM TENUIFOLIUM  
SILVER SHEEN



SETSUGEKKA CAMELLIA  
Camellia sasanqua 'Setsugekka'



ASPLENIUM NIDUS  
Birds-nest Fern



CYRTOMIUM FALCATUM  
Holly Fern



NEPHROLEPIS CORDIFOLIA 'DUFFI'  
Lemon Button Fern



MAHONIA 'SOFT CARESS'  
soft caress mahonia



AGAVE BLUE FLAME  
Blue Flame Agave



AGAPANTHUS GETTY WHITE  
Getty White Agapanthus

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GROUND FLOOR ENTRY PLANTING PALETTE

05.2611.000



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'  
SILVER SHEEN KOHUHU  
WUCOLS: MEDIUM



WESTRINGIA 'WYNYABBIE GEM'  
COAST ROSEMARY  
WUCOLS: LOW



HAKONECHLOA MACRA  
JAPANESE FOREST GRASS  
WUCOLS: MEDIUM/MODERATE



NEPHROLEPIS CORDIFOLIA  
SWORD FERN  
WUCOLS: MEDIUM/MODERATE



DICKSONIA ANTARCTICA  
SWORD FERN  
WUCOLS: MEDIUM/MODERATE



PELARGONIUM TOMENTOSUM  
PEPPERMINT-SCENTED GERANIUM  
WUCOLS: MEDIUM/MODERATE



ASTELIA CHATHAMICA 'SILVER SPEAR'  
SILVER SPEAR  
WUCOLS: MEDIUM/MODERATE



AGAVE ATTENUATA  
FOXTAIL AGAVE  
WUCOLS: LOW



ASPLENium NIDUS  
BIRD'S NEST FERN  
WUCOLS: MEDIUM/MODERATE



ASPIDISTRA ELATIOR  
CAST IRON PLANT  
WUCOLS: MEDIUM/MODERATE



LIRIOPE MUSCARI  
TURF LILY  
WUCOLS: MEDIUM/MODERATE



ACANTHUS MOLLIS  
BEAR'S BREECHES  
WUCOLS: MEDIUM/MODERATE



AEONIUM 'MINT SAUCER'  
GREEN AEONIUM  
WUCOLS: LOW



PHILODENDRON XANADU  
WINTERBOURN PHILODENDRON  
WUCOLS: MEDIUM/MODERATE



LIGULARIA GIGANTEA  
GIANT LEOPARD PLANT  
WUCOLS: MEDIUM/MODERATE

EXHIBIT "A"

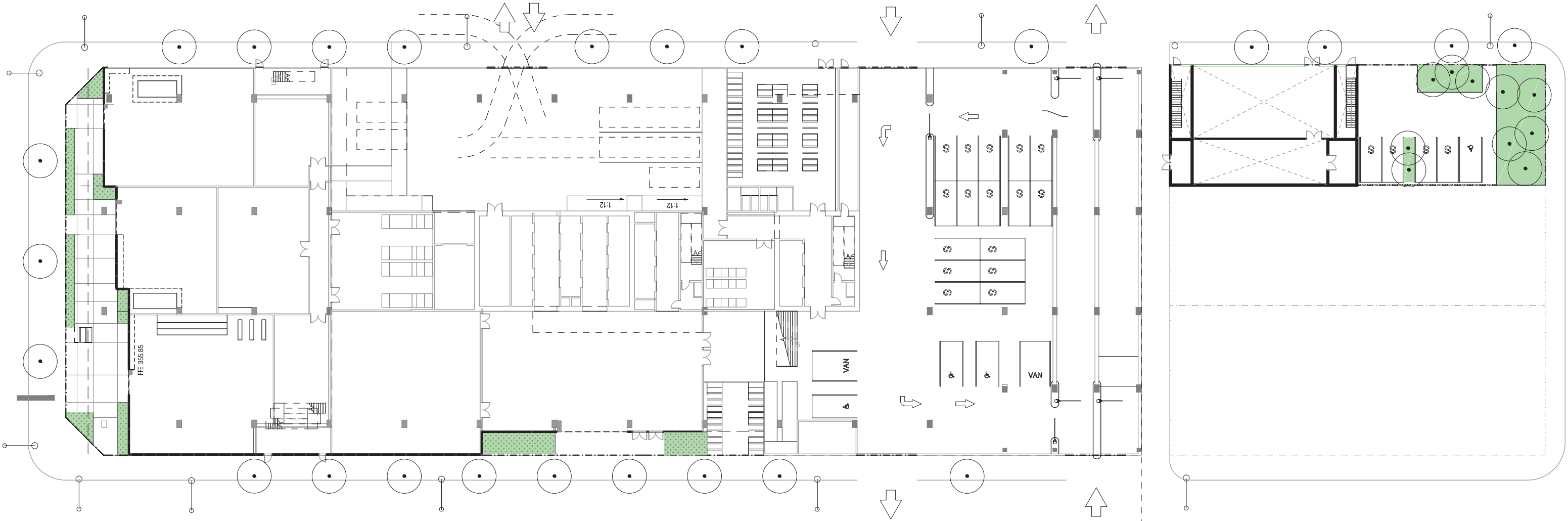
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GROUND FLOOR PLANTING

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DELONGPRE SITE PLANTING



*LOPHOSTEMON CONFERTUS*  
Brisbane box



*ACHILLEA MILLEFOLIUM*  
Yarrow



*ARCTOSTAPHYLOS 'PACIFIC MIST'*  
Pacific Mist manzanita



*CEANOTHUS GRISEUS 'YANKEE POINT'*  
Yankee Point Wild Lilac



*CAREX PRAEGRACILIS*  
California Field Sedge



Vine one fence  
*TRACHELOSPERMUM JASMINOIDES*  
Star Jasmine

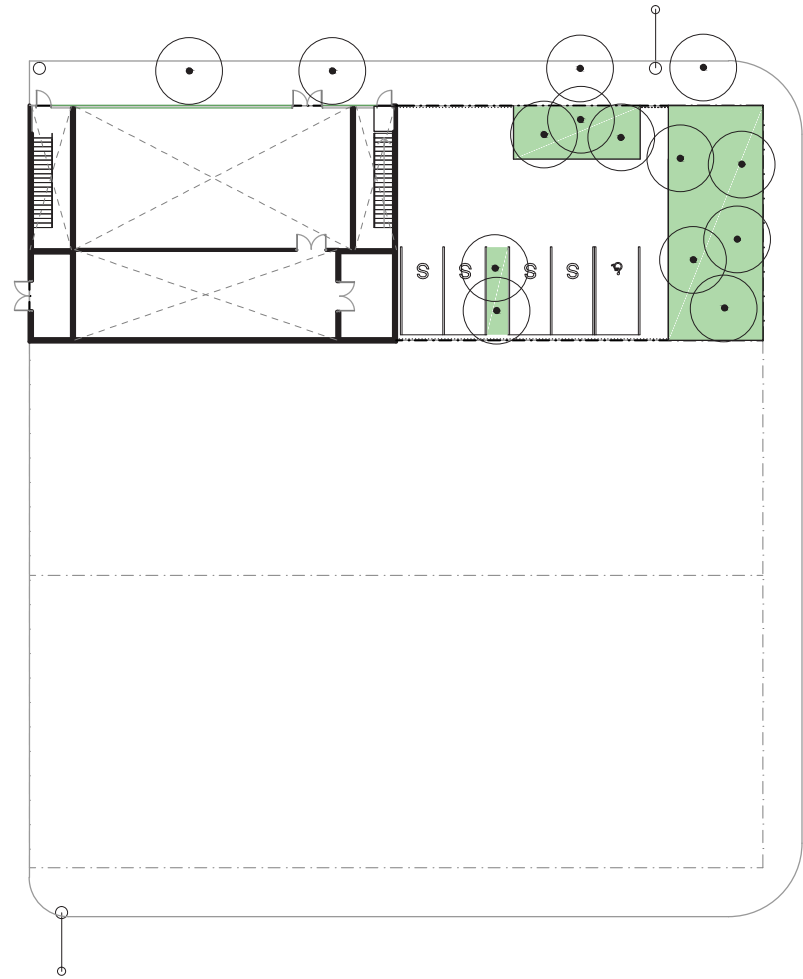


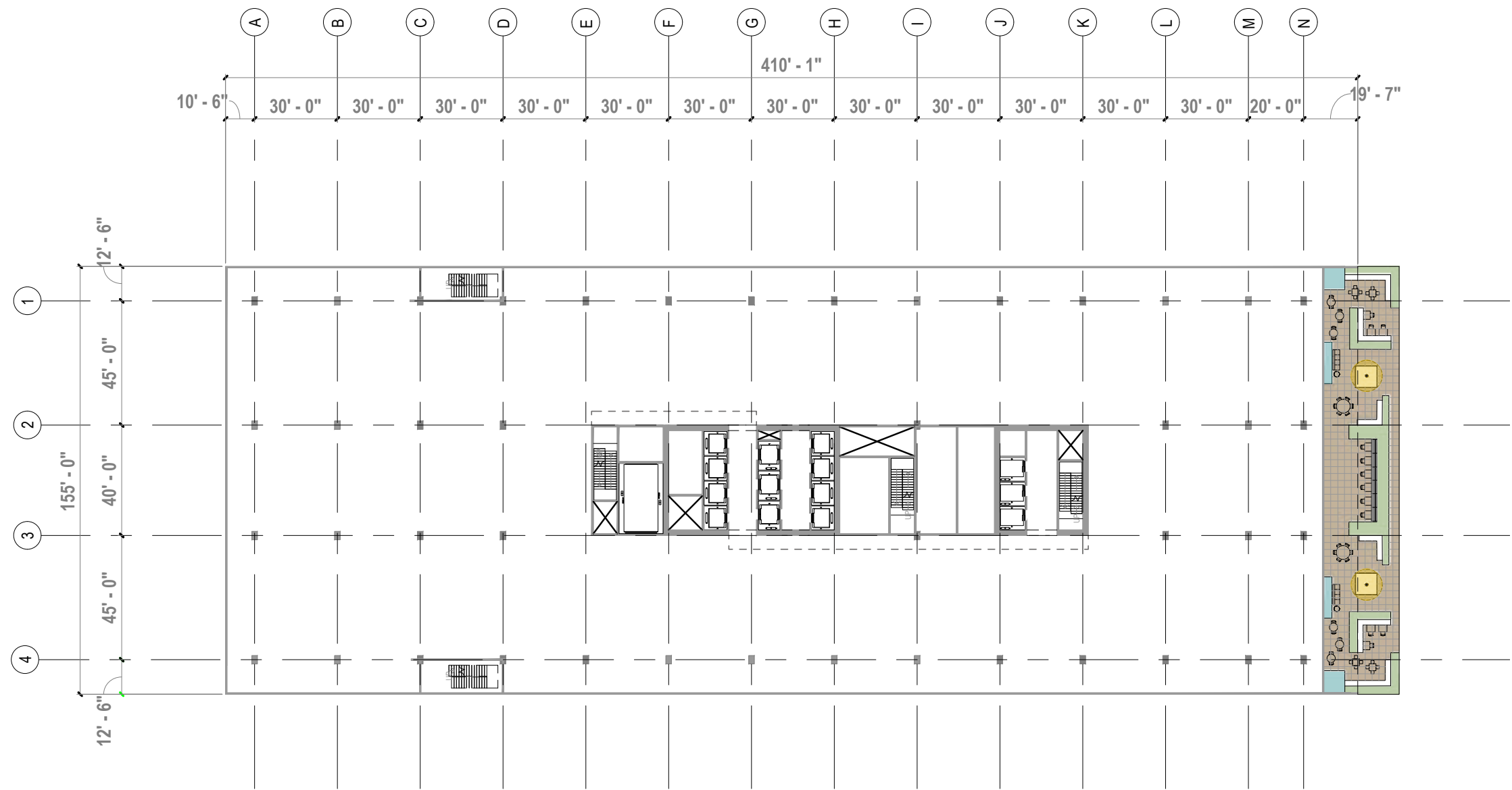
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4TH AND 5TH FLOOR PLANTING



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*MUHLENBERGIA DUBIA*  
Pink Muhly



*GRAPTOPETALUM PARAGUAYENSE*  
Ghost plant



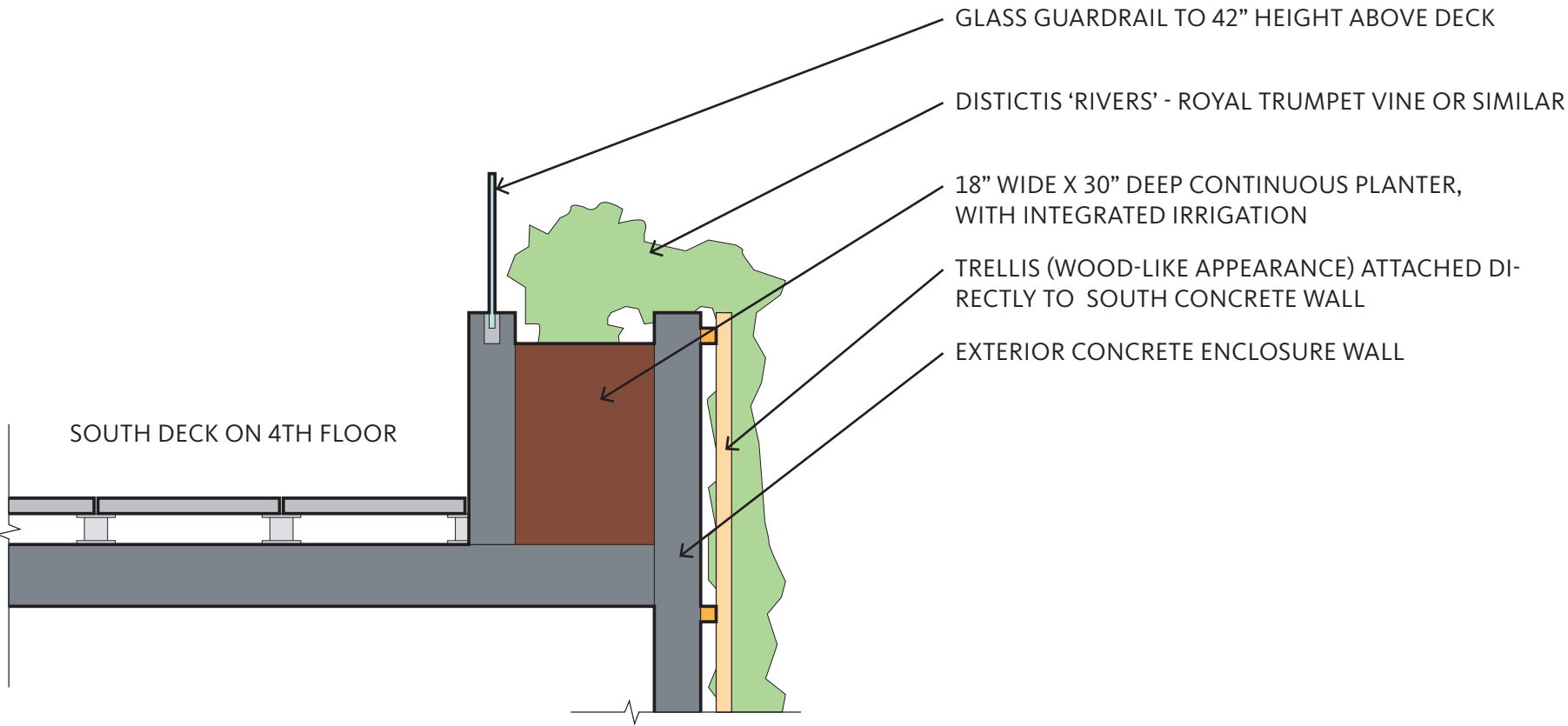
*BAILEYA MULTIRADIATA*  
Desert Marigold



*AGAVE STRIATA*  
Narrow Leaf Century Plant



# SOUTH FACADE PLANTING



18" WIDE X 30" DEEP CONTINUOUS PLANTER, WITH INTEGRATED IRRIGATION



DISTICTIS 'RIVERS' - ROYAL TRUMPET VINE

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6TH FLOOR PLANTING



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6TH FLOOR PLANTING PALETTE



JACARANDA MIMOSIFOLIA  
Jacaranda



OLEA EUROPAEA LITTLE OLLIE  
Little Ollie Dwarf Olive



MUHLENBERGIA RIGENS  
Deer Grass



MUHLENBERGIA DUBIA  
Pine Muhly



WESTRINGIA WYNYABBIE GEM  
Wynyabbie Coast Rosemary



SALVIA CLEVELANDII 'WINNIFRED GILMAN'  
Blue Sage



PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'  
Russian sage



OLEA EUROPAEA WILSONII  
Fruitless Olive Tree



ROMNEYA COULTERI  
Matilija Poppy



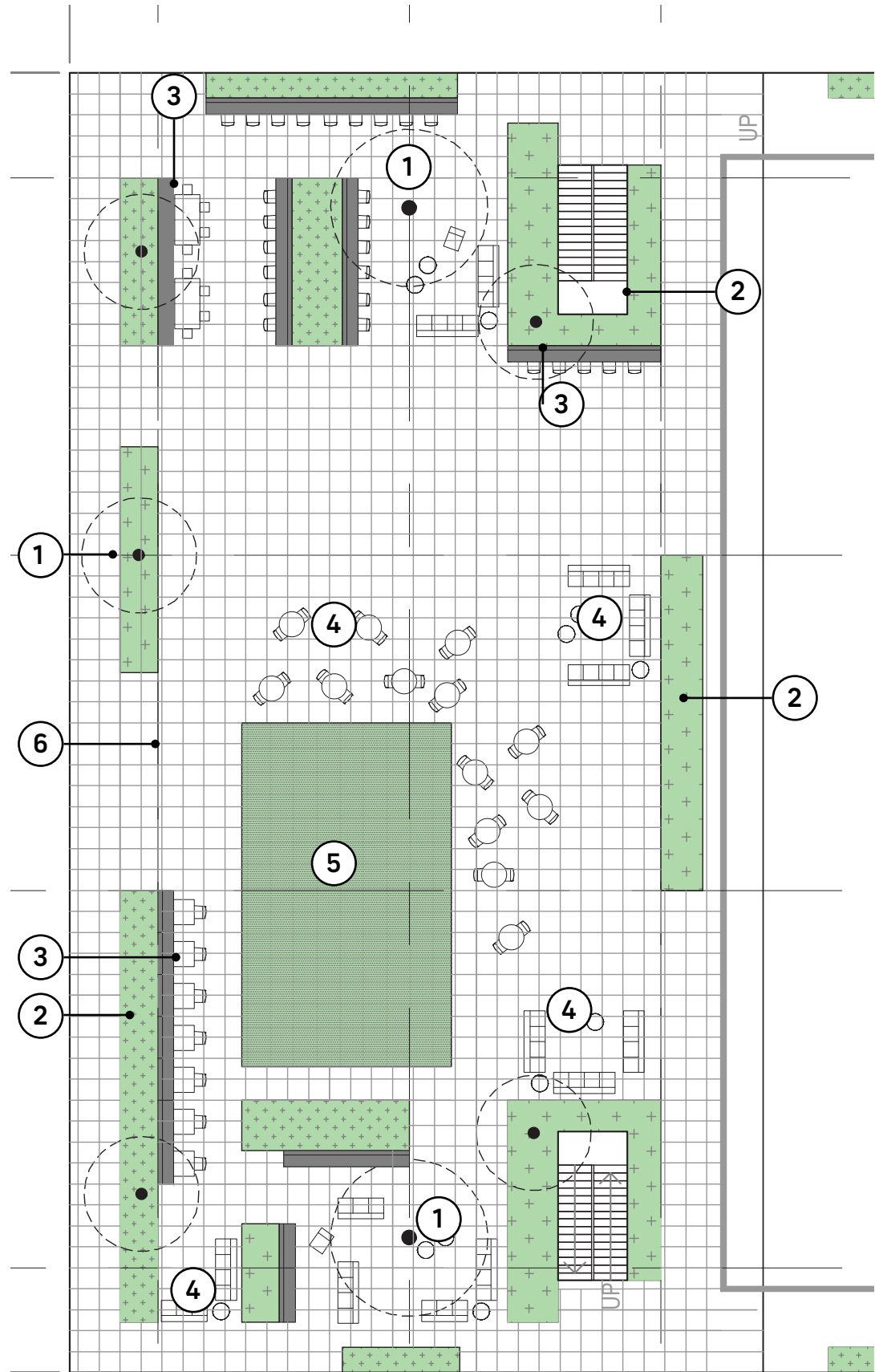
CARPENTERIA CALIFORNICA  
Bush Anemone



VERBENA BONARIENSIS  
tall top vervain

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**SIZE:** 12,826 SF

**PROGRAM:** Outdoor eating and meeting spaces, moveable and fixed seating, lawn, and space for an events tent

**CONDITIONS:** Mixture of sun and shade

**QUALITIES:** Mediterrean/California inspired palette with the use of icon California trees that create a visual connection from the street

- ① SPECIMEN /FEATURE PLANTING
- ② PLANTING AREA
- ③ BUILT IN BENCH/SEATING
- ④ MOVEABLE FURNITURE
- ⑤ LAWN
- ⑥ BOUNDARY OF EVENT TENT

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8TH, 10TH AND 12TH FLOOR PLANTING



AGAVE BLUE FLAME  
Blue Flame Agave



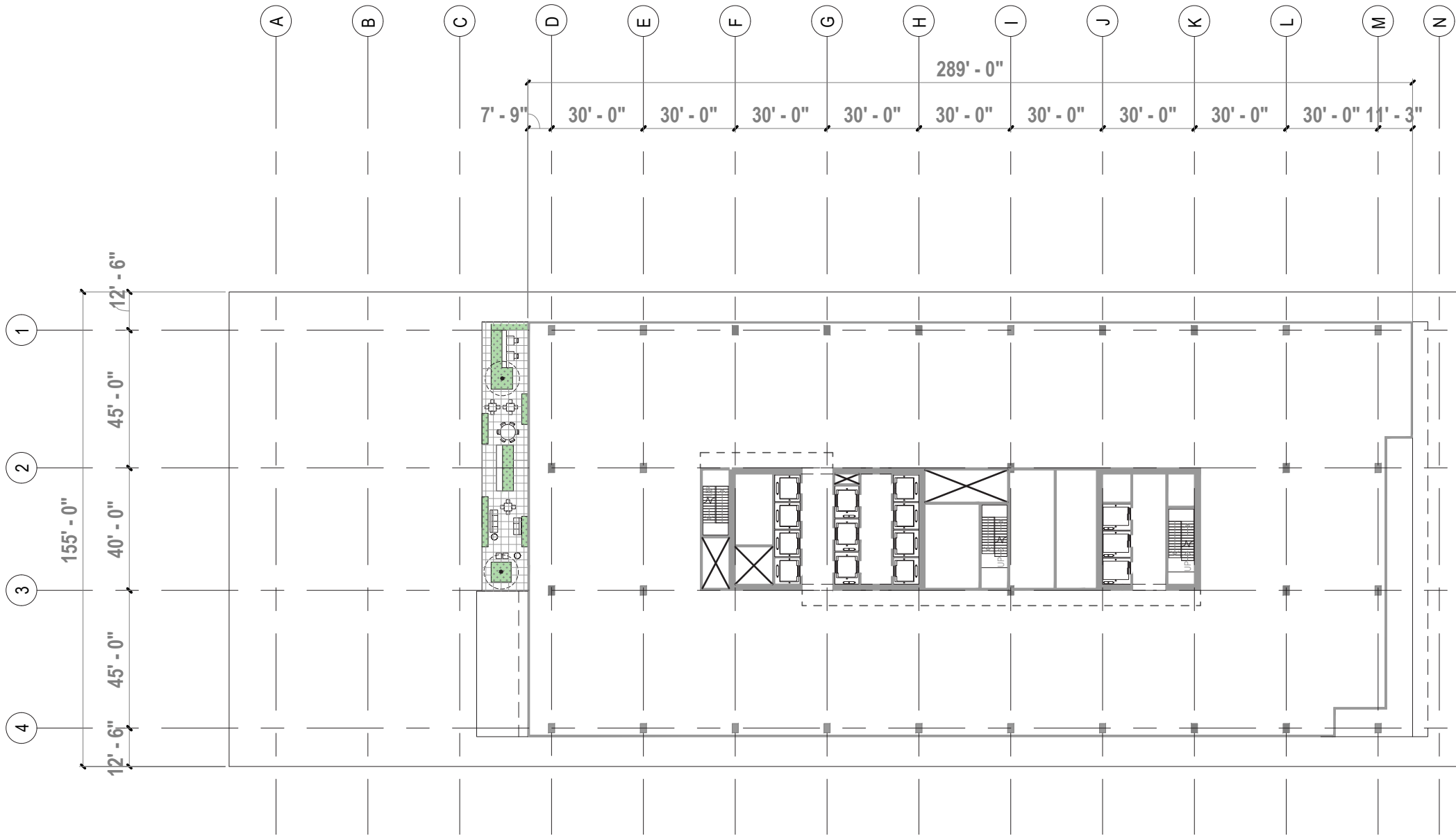
AGAPANTHUS GETTY WHITE  
Getty White Agapanthus



NEPHROLEPIS CORDIFOLIA 'DUFFI'  
Lemon Button Fern



MAHONIA 'SOFT CARESS'  
soft caress mahonia



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7TH, 9TH AND 11TH FLOOR PLANTING

NORTH TERRACE PLANTING



AGAVE BLUE FLAME  
Blue Flame Agave



AGAPANTHUS GETTY WHITE  
Getty White Agapanthus



NEPHROLEPIS CORDIFOLIA 'DUFFI'  
Lemon Button Fern



MAHONIA 'SOFT CARESS'  
soft caress mahonia

SOUTH TERRACE PLANTING



MUHLENBERGIA DUBIA  
Pink Muhly



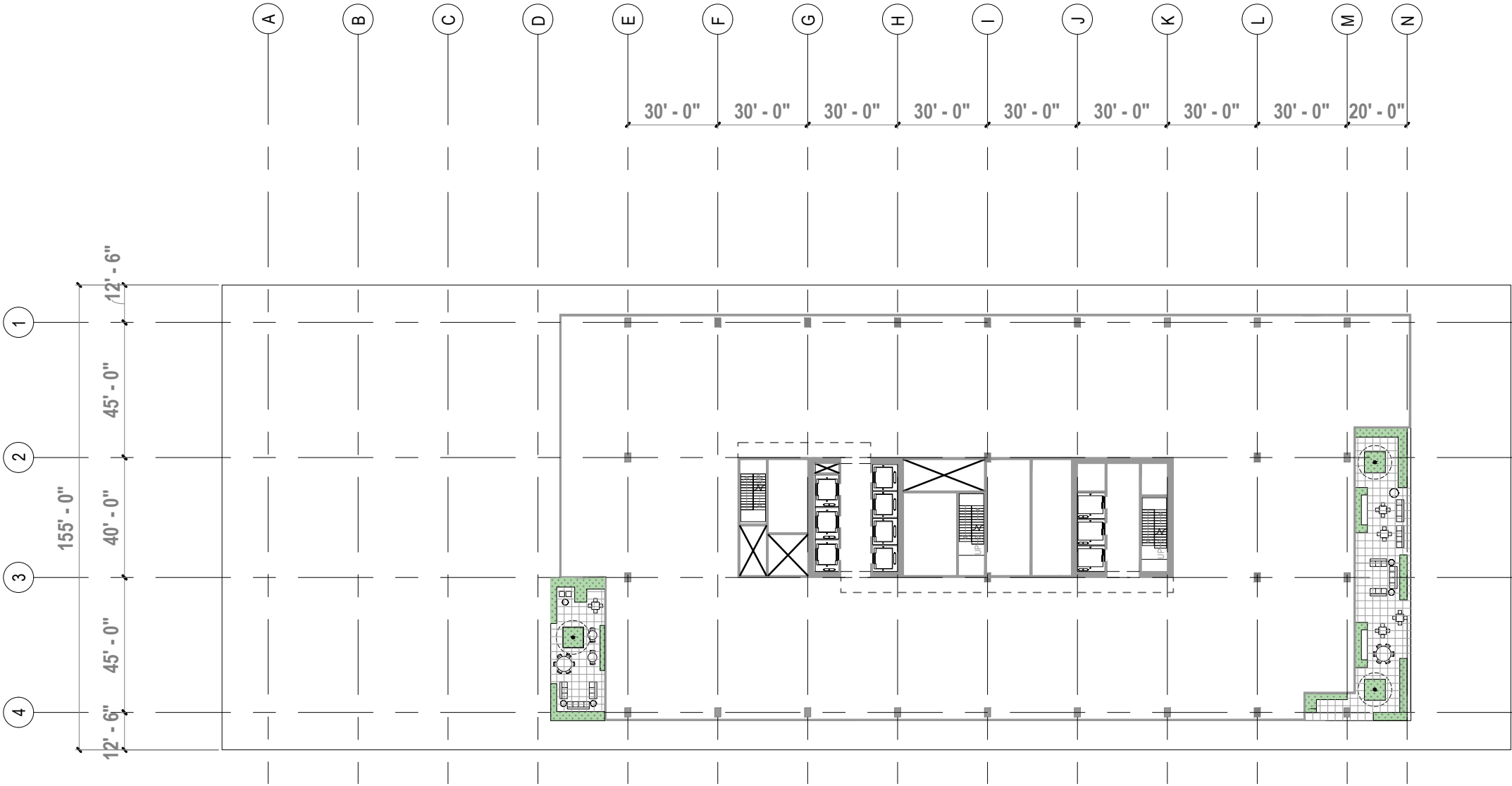
GRAPTOPETALUM PARAGUAYENSE  
Ghost plant



BAILEYA MULTIRADIATA  
Desert Marigold



AGAVE STRIATA  
Narrow Leaf Century Plant

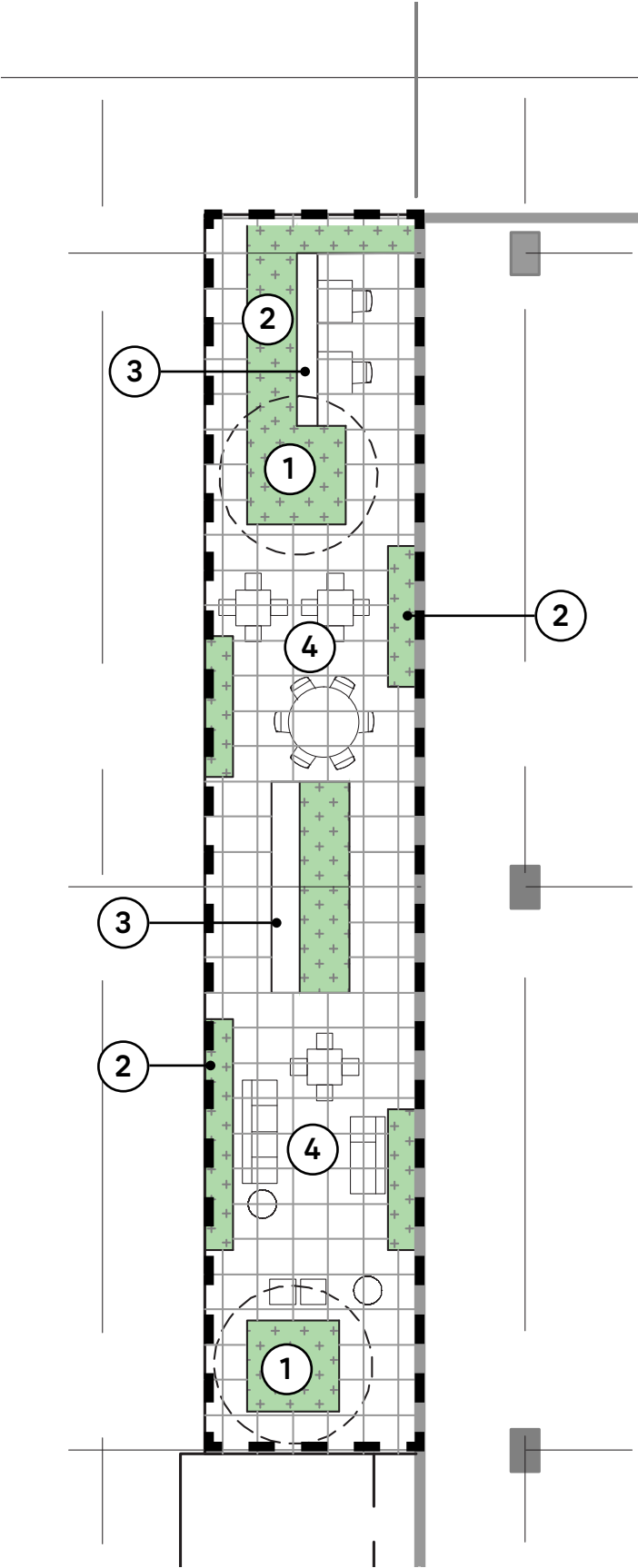


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8TH FLOOR NORTH TERRACE PLANTING

11TH FLOOR SOUTH TERRACE PLANTING

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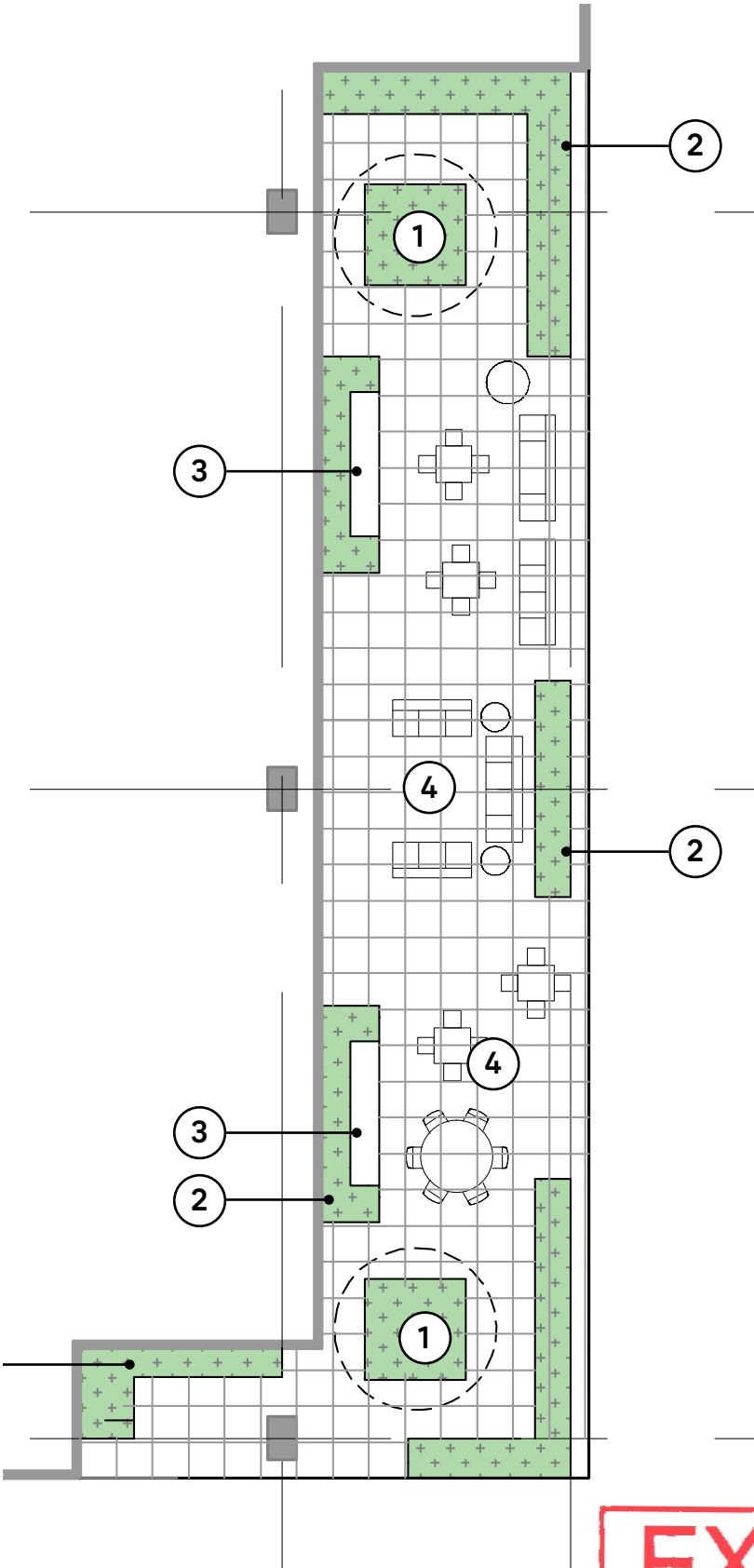
**SIZE:** 1189 SF

**PROGRAM:** Outdoor eating and meeting spaces, moveable and fixed seating

**CONDITIONS:** Mixture of sun and shade

**QUALITIES:** Cool green lush and full planting palettes, use of, specimen planting that provides filtered light and shadow

- ① SPECIMEN /FEATURE PLANTING
- ② PLANTING AREA
- ③ BUILT IN BENCH/SEATING
- ④ MOVEABLE FURNITURE



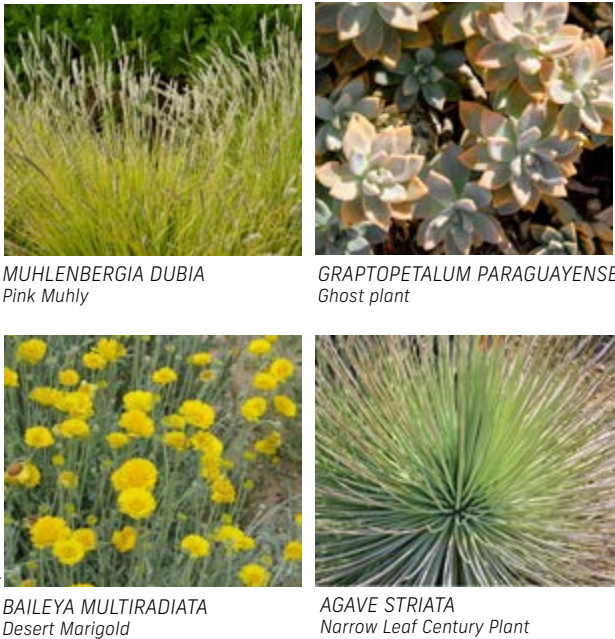
**SIZE:** 2049 SF

**PROGRAM:** Outdoor eating and meeting spaces, moveable and fixed seating

**CONDITIONS:** Direct sun

**QUALITIES:** Bright desert inspired planting palettes, use of structural specimen planting

- ① SPECIMEN /FEATURE PLANTING
- ② PLANTING AREA
- ③ BUILT IN BENCH/SEATING
- ④ MOVEABLE FURNITURE



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TOP FLOOR PLANTING

NORTH TERRACE PLANTING



AGAVE BLUE FLAME  
Blue Flame Agave



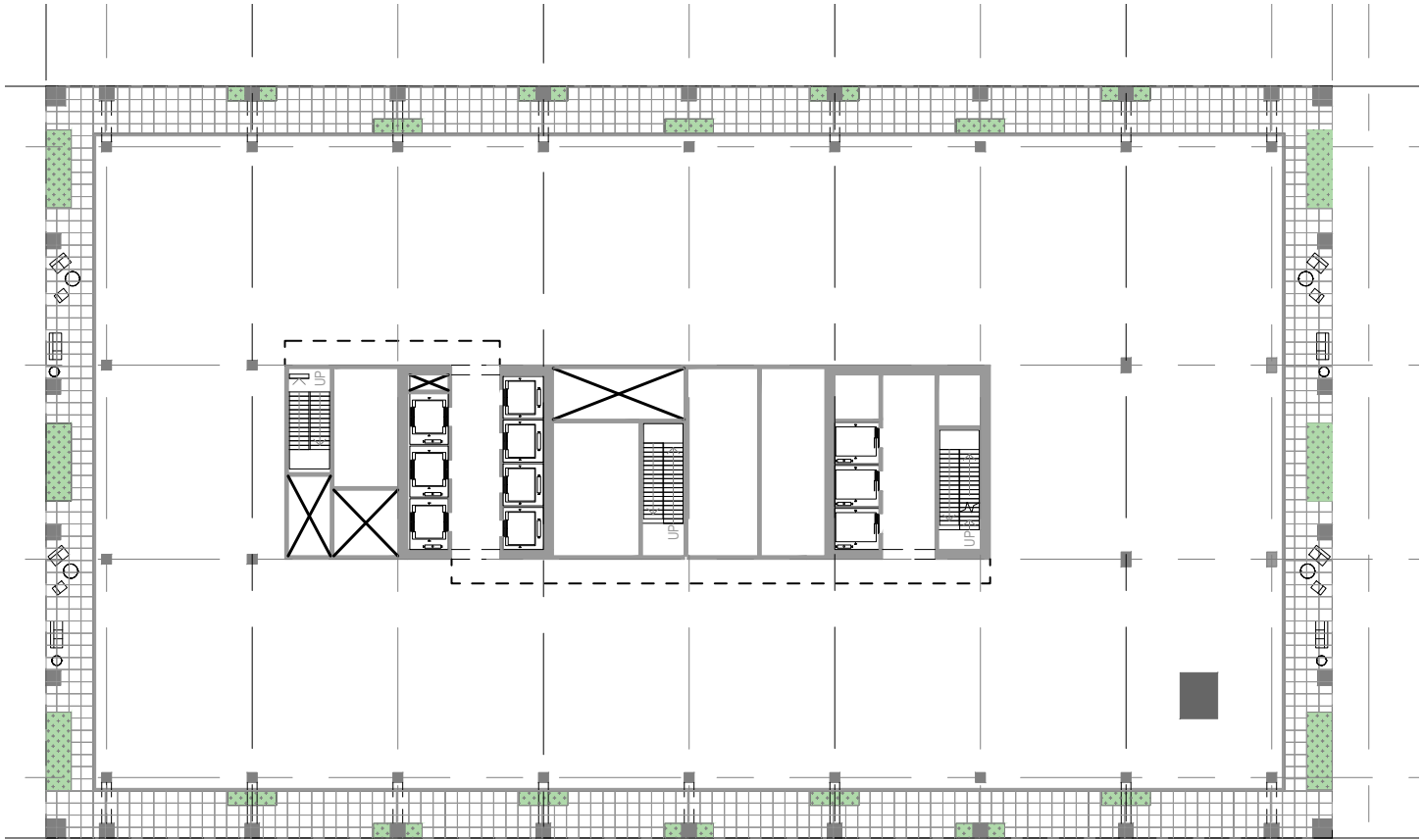
AGAPANTHUS GETTY WHITE  
Getty White Agapanthus



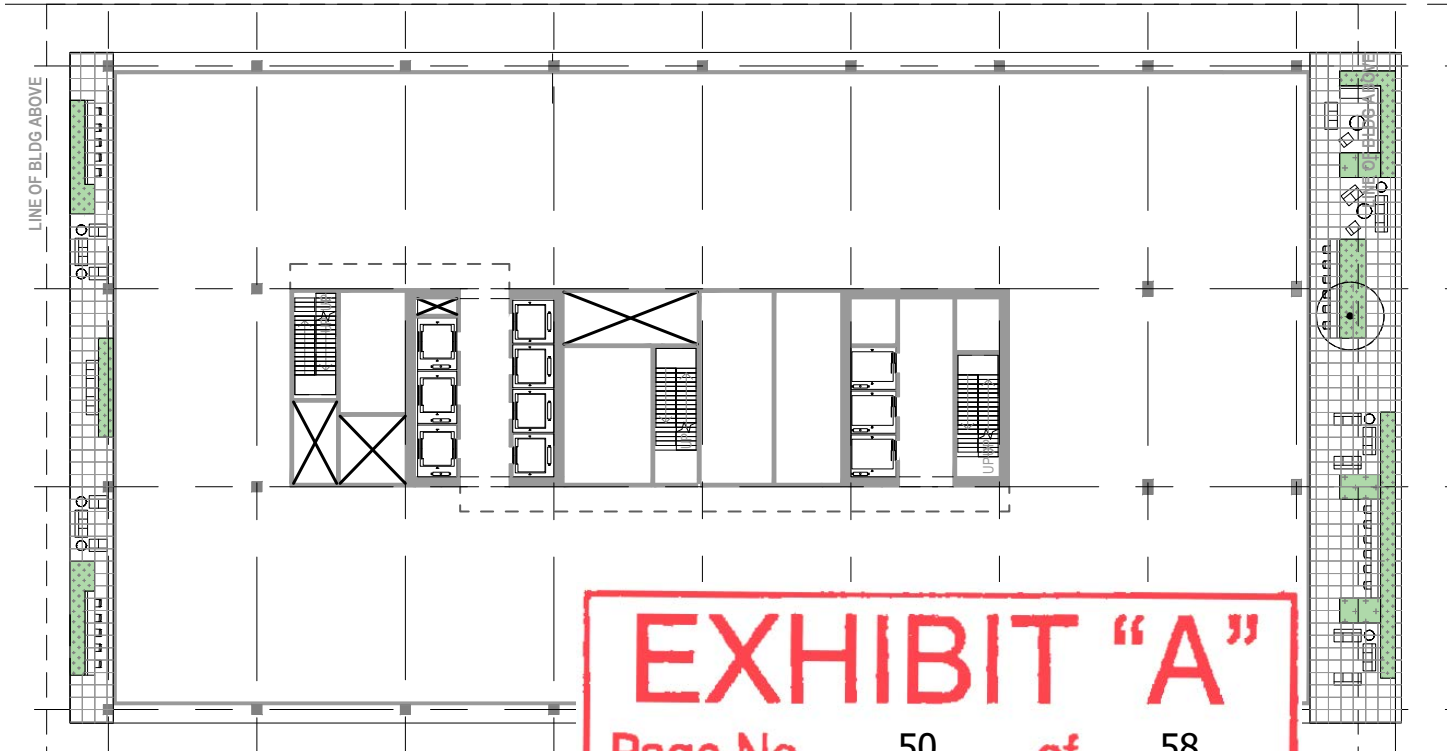
NEPHROLEPIS CORDIFOLIA 'DUFFI'  
Lemon Button Fern



MAHONIA 'SOFT CARESS'  
soft caress mahonia



TIMBER PENTHOUSE PLANTING



13TH FLOOR PLANTING

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SOUTH TERRACE PLANTING



MUHLENBERGIA DUBIA  
Pink Muhly



BAILEYA MULTIRADIATA  
Desert Marigold



GRAPTOPETALUM PARAGUAYENSE  
Ghost plant



AGAVE STRIATA  
Narrow Leaf Century Plant

05.2611.000

SITE PLOT PLAN

Hollywood Sign SUD

For Sunset Blvd . frontage to 170’ south from Sunset Blvd.

**Maximum Permitted Combined Sign Area.**  
The maximum permitted combined sign area on a lot for all Architectural Ledge Signs, Digital Displays, Information Signs, Monument Signs, Pillar Signs, Pole Signs, legally permitted Projecting Signs which do not comply with this Ordinance, Wall Signs, and Window Signs, is **two square feet of signage for each foot of linear street frontage.**

Sign Area Allocation

2 x frontage allowed for combined sign types - wall signs and projecting signs

Sunset Blvd. Frontage - 155’ x 2 = **310 SF** allowed

Wilcox St. Frontage - 170’ x 2 = **340 SF** allowed

Cole Pl. Frontage - 170’ x 2 = **340 SF** allowed

Per LAMC Sign Regulations (Article 4)

From 170’ south from Sunset Blvd. Follows LAMC

The combined sign area of wall signs, projecting signs, monument signs, pole signs, off-site signs shall not exceed **four square feet for each foot of street frontage.**

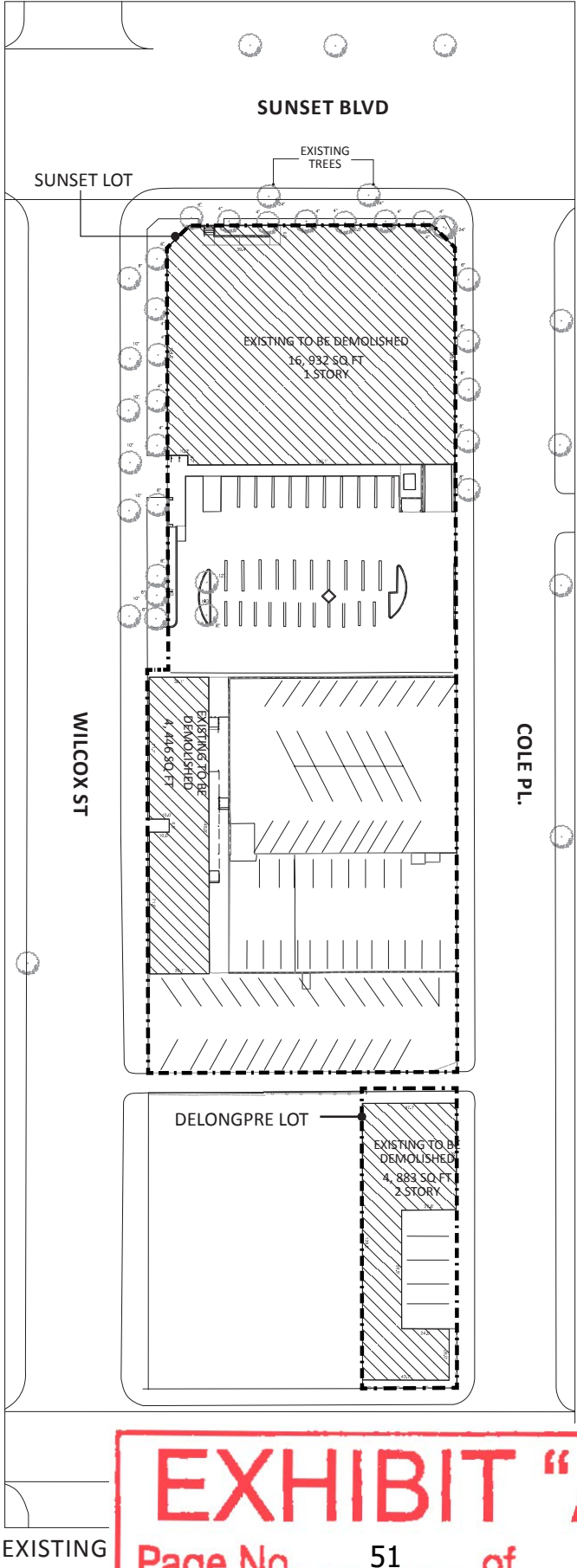
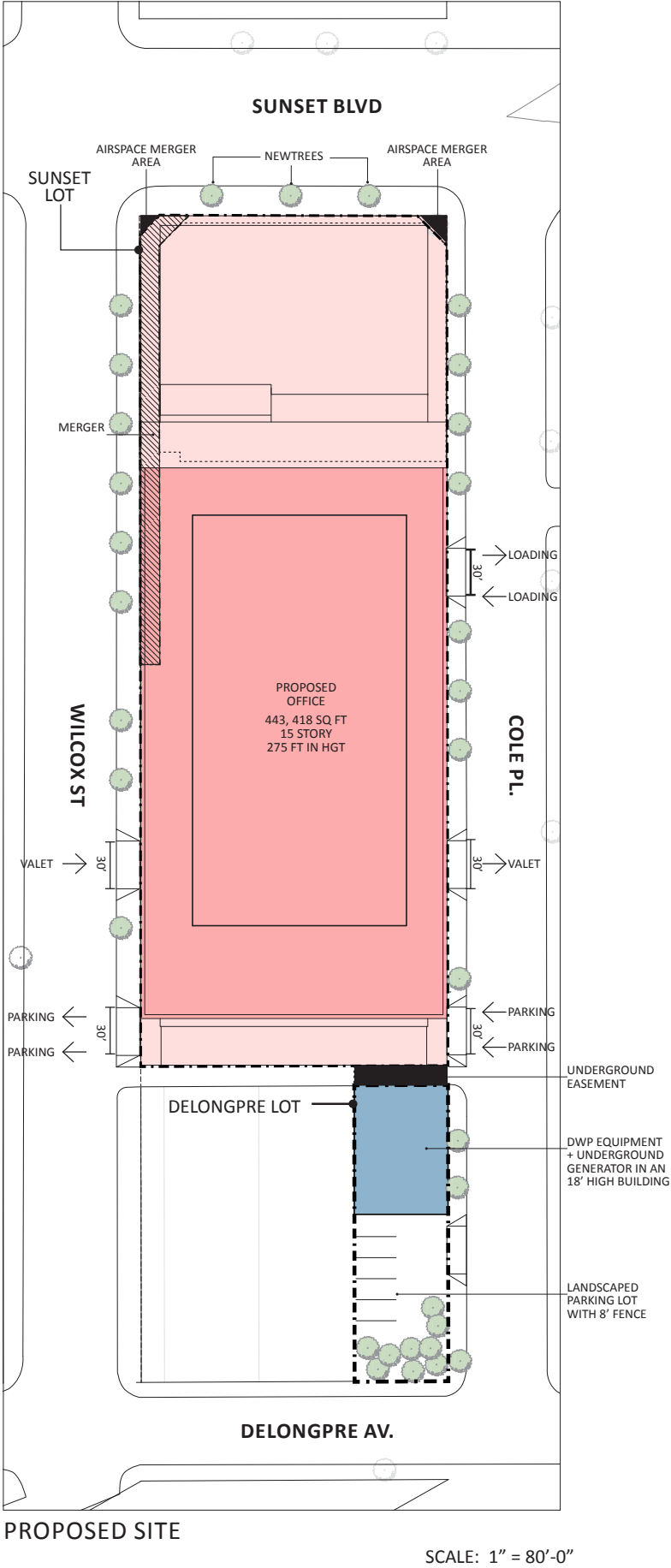
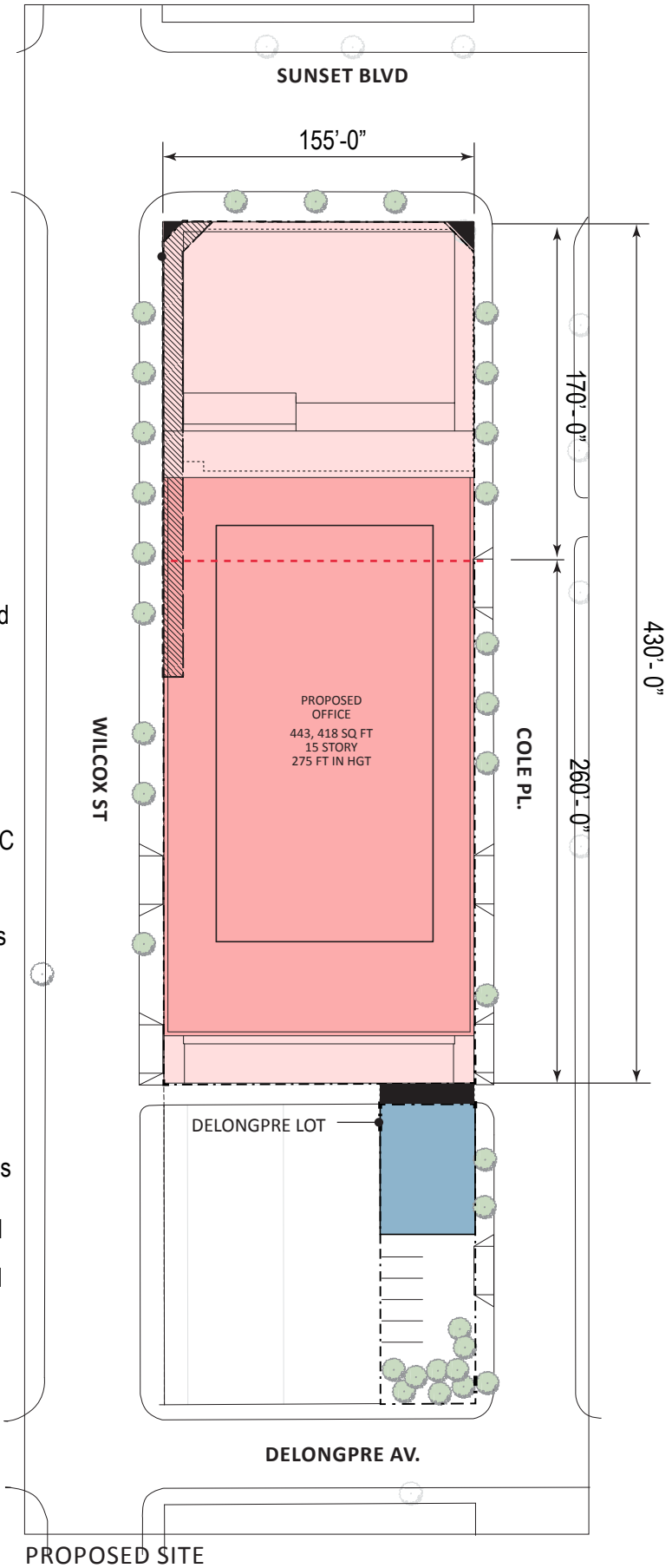
Sign Area Allocation

4 x frontage allowed for combined sign types - wall signs, information signs, and projecting signs

DeLongpre Frontage - 155’ x 4 = **620 SF** allowed

Wilcox St. Frontage - 260’ x 4 = **1040 SF** allowed

Cole Pl. Frontage - 260’ x 4 = **1040 SF** allowed



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- A1

⚡

Building Top ID  
Internally Illuminated Sign
- A2

⚡

Blade ID  
Internally Illuminated Sign
- A4

⚡

Wall Sign  
Internally Illuminated Sign
- A5

⚡

Tenant ID  
Wall Sign  
Internally Illuminated Sign
- A6

⚡

Digital Display  
Wall Sign  
Digital display to remain  
static w/ 8 sec. refresh rate
- A7

⚡

Building ID Canopy Sign  
Illuminated letters



Signage Calculations Matrix

	Sign ID/Definition	Description	Illumination	Mounting	Quantity	Width	Height	Area
Sunset - Sign SUD 155' frontage X 2 310sf. allowed	A5	Tenant ID - Wall sign Max. area - 300 SF	Yes	Facade Mounted	3	10'-0"	8.75"	7.3 x 3 = 21.9 SF
	A6	Digital Display - Wall sign Max. area - 300 SF	Yes	Facade Mounted	1	20'-0"	14'-5"	288 SF
								309.9 SF. total 310 SF allowed
Wilcox - Sign SUD 170' frontage x 2 340 sf. allowed	A2	Blade ID - Projecting sign	Yes	Facade Mounted	1	3'- 0"	9'-0"	27 SF x 2 = 54 SF* (not counted toward max sign area per Sign SUD Sect. 5.E)
	A5	Tenant ID - Wall Sign Max. area - 300 SF	Yes	Facade Mounted	2	20'-0"	18"	30 SF x 2 = 60 SF
								60 SF. total 340 SF allowed
	A2	Blade ID - Projecting sign	Yes	Facade Mounted	1	3'- 0"	9'-0"	27 SF x 2 = 54 SF *
	A4	Parking ID- Wall sign	Yes	Facade Mounted	3	12'-0"	8'-0"	96 SF x 3 = 288 SF
	A4	Wall Sign	Yes	Facade Mounted	1	20'-0"	15'-0"	300 SF
Wilcox - LAMC 260' street frontage x 4 1040 sf. allowed	A7	BuildingID - Canopy sign	Yes	Facade Mounted	1	24'-0"	8'-0"	192 SF
	A1	BuildingTop ID - High Rise sign Max. area - 1000 SF	Yes	Facade Mounted	1	60'-0"	16'-6"	1000 SF (not counted towards max sign area per LAMC 14.4.10.E)
								834 SF. total 1040 SF allowed
Cole - Sign SUD 170' frontage x 2 340sf. allowed	A4	Building ID - Wall sign Max. area - 300 SF	Yes	Facade Mounted	1	20'-0"	15'-0"	300 SF
	A5	Tenant ID - Wall Sign Max. area - 300 SF	Yes	Facade Mounted	1	20'-0"	18"	30 SF
								330 SF. total 340 SF allowed
Cole - LAMC 260' st. frontage x 4 1040 sf. allowed	A2	Blade ID - Projecting sign	Yes	Facade Mounted	2	3'- 0"	9'-0"	27 SF x 4 = 108 SF*
	A4	Parking ID - Wall sign	Yes	Facade Mounted	4	12'-0"	8'-0"	96 SF x 4 = 384 SF
	A4	Wall Sign	Yes	Facade Mounted	1	20'-0"	15'-0"	300 SF
	A1	Building Top ID - High Rise sign Max. area - 1000 SF	Yes	Facade Mounted	1	60'-0"	16'-6"	1000 SF (not counted towards max sign area per LAMC 14.4.10.E)
								792 SF. total 1040 SF allowed
Alley/Delongpre LAMC 155' st. frontage x 4  620 sf. allowed	A4	Wall Sign	Yes	Facade Mounted	2	15'-0"	20'-0"	300 SF x2 = 600 SF
								600 SF. total 620 SF. allowed

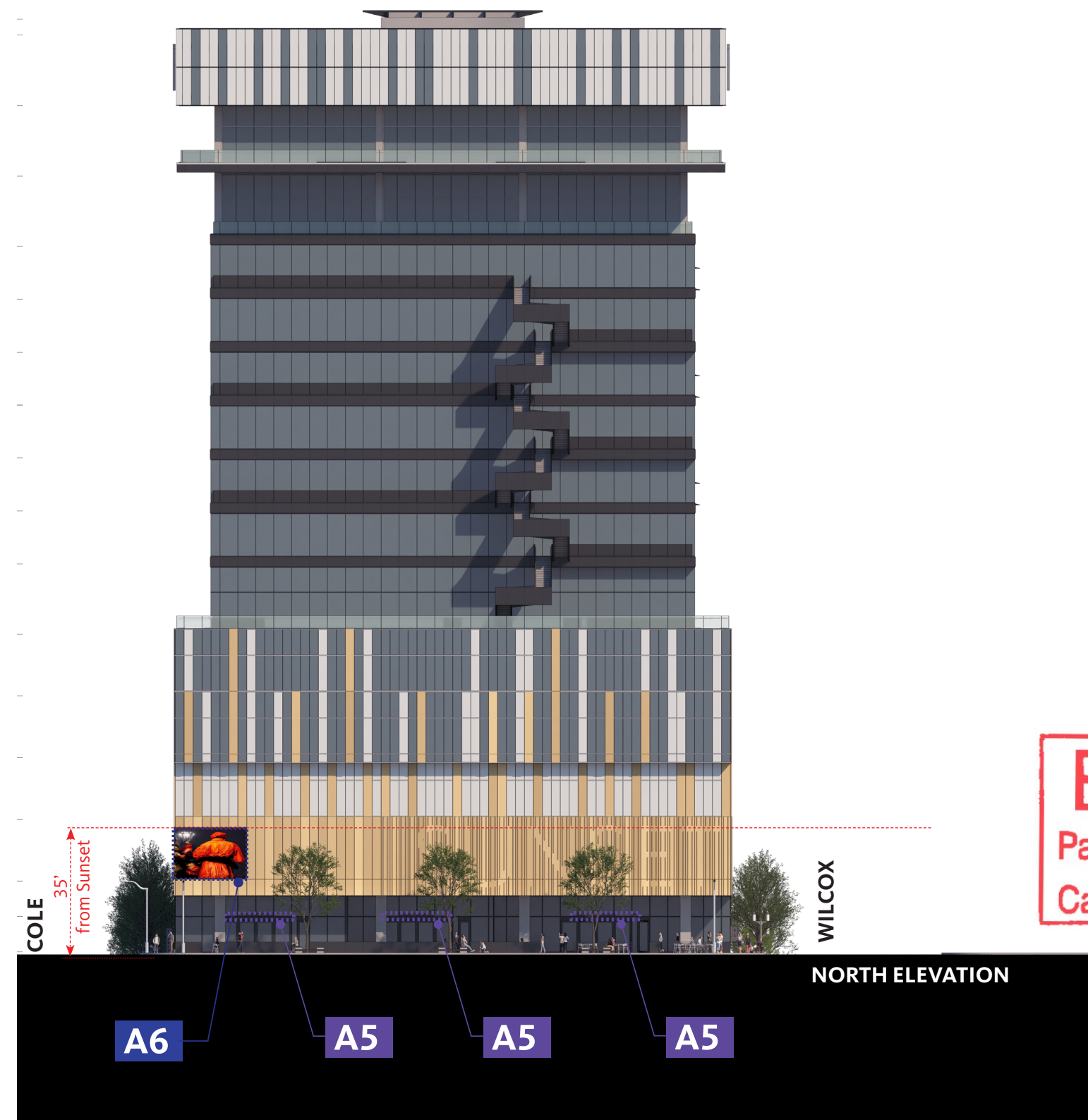
EXHIBIT "A"

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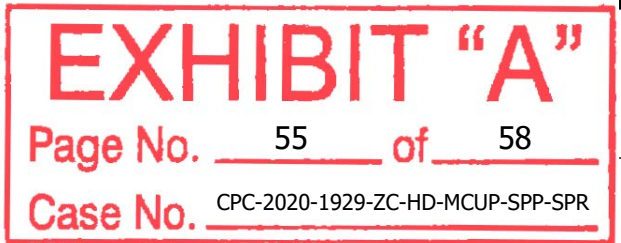
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(\*) Note that areas for blade signs account for areas of both sides of the sign, so total areas are doubled as a result.

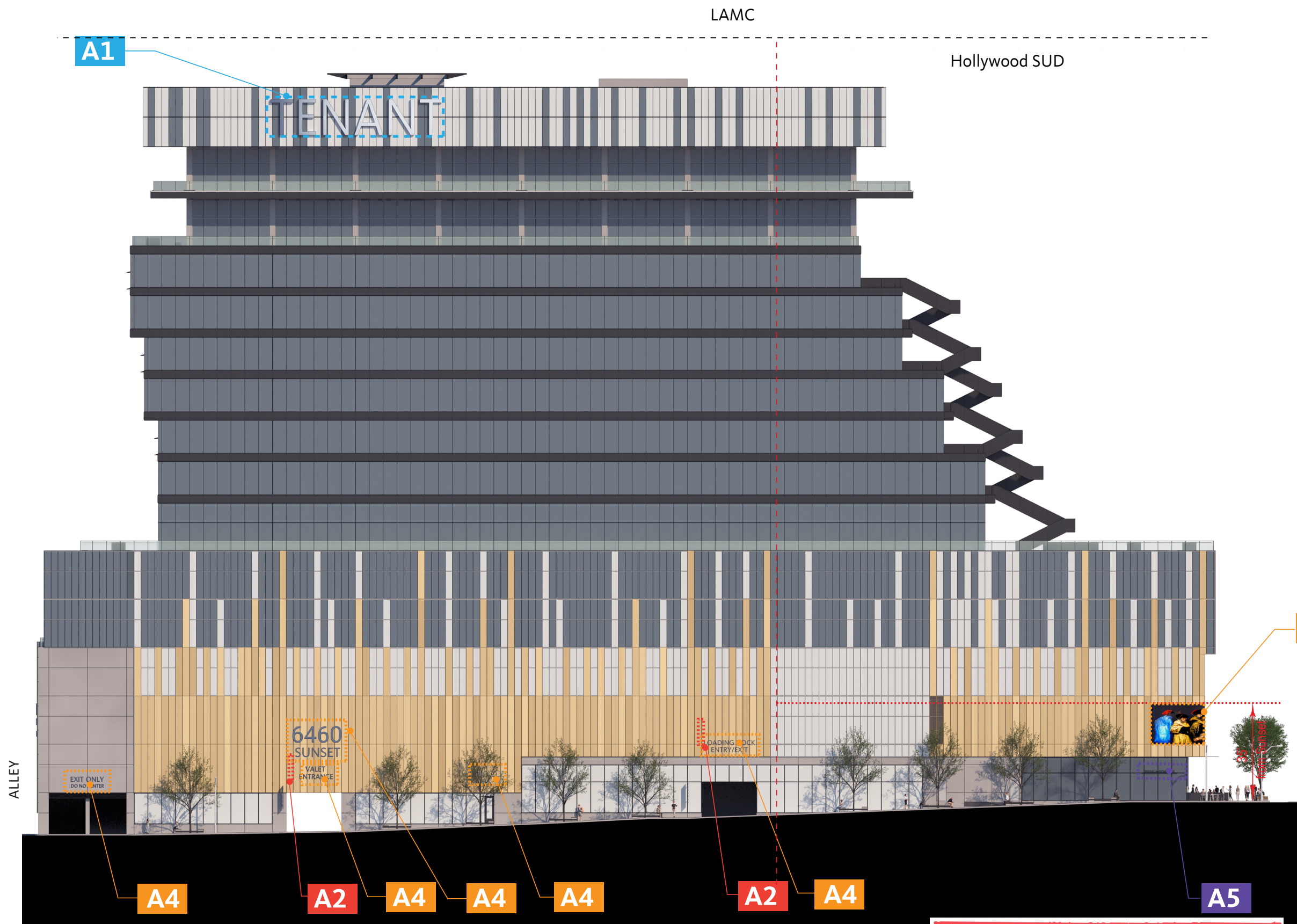




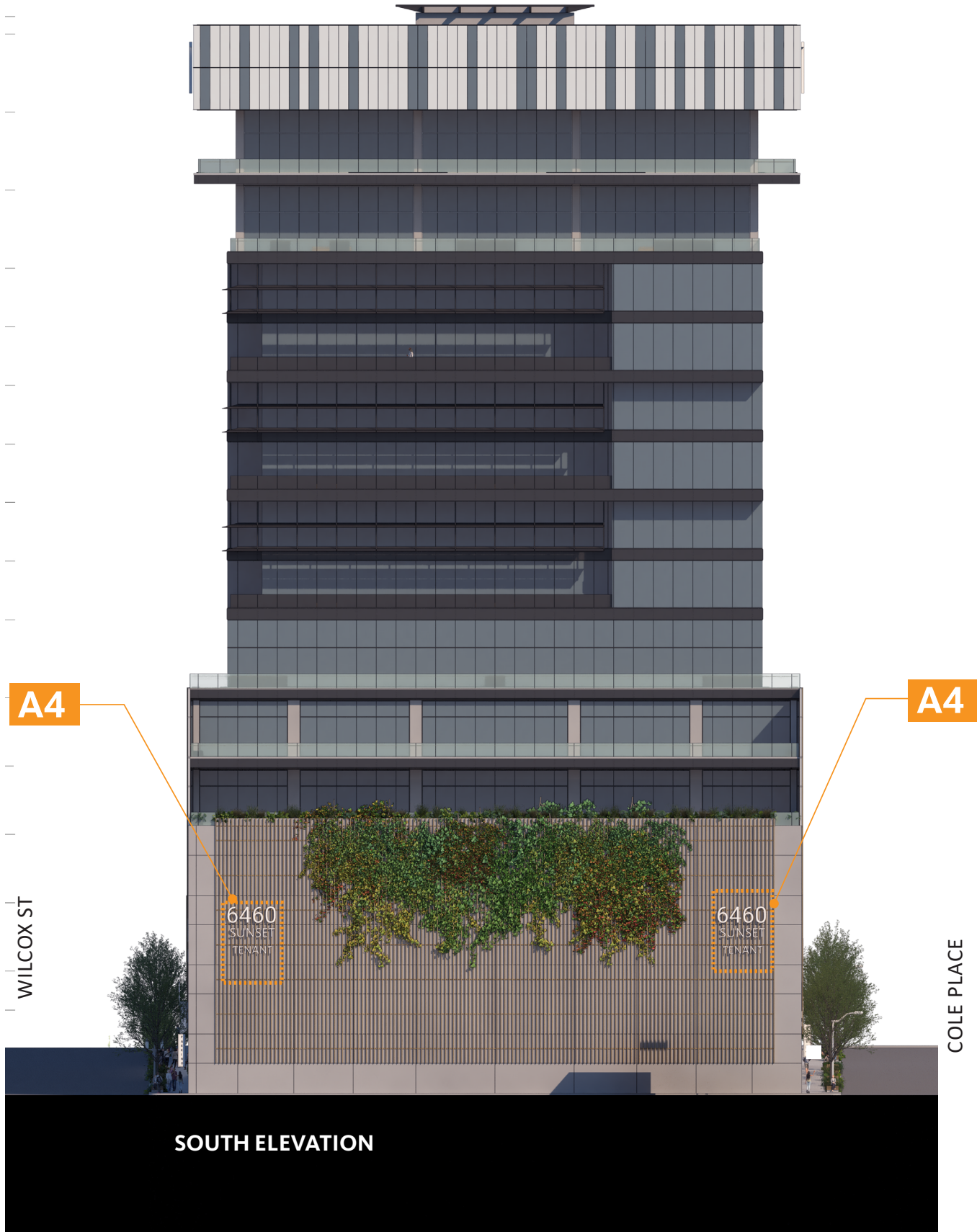
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# GROUND LEVEL VIEWS



## MODIFIED DESIGN

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