

APPROVED
AUG 17 2023

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-151

DATE August 17, 2023

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT MAP VTT-83987-VHCA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

B Aguirre _____ M. Rudnick _____
B. Jones _____ For C. Santo Domingo DF
B. Jackson _____ N. Williams _____


General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 83987-VHCA (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 6000 West Hollywood Boulevard in the Hollywood community of the City. The Project, as currently proposed, includes the demolition of the existing automotive dealership and construction of residential, commercial and retail buildings. The Project includes the construction of 350 apartment units, of which 44 will be restricted as affordable, across multiple buildings.

The Project also includes 38,252 feet of common open space in the form of a courtyard, pool, viewing deck, activity lawn, garden walk, kids play area, terrace, and a BBQ counter with trellis.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on January 26, 2023. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on February 6, 2023. On July 24, 2023, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by September 1, 2023. The Advisory Agency Filing Notification is attached (Attachment 2).

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If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project's proposed 350 units would be:

$$\mathbf{2.53 \text{ Acres} = (350 \times 2.88) \times 0.00251}$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 44 affordable units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$\mathbf{2.21 \text{ Acres} = (306 \times 2.88) \times 0.00251}$$

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project

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location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Parks Commissioners' (Board) would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, is an apartment project.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2022, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$16,758.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 350 units would be:

\$5,865,300.00 = \$16,758.00 x 350 dwelling units

As currently proposed, the Project has 44 dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

\$5,127,948.00 = \$16,758.00 x 306 dwelling unit

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The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilitates to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2023 Park Score Index, approximately 64% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Hollywood Studio District community of the City and within the Hollywood Community Plan Area. Currently, the Project site is an automotive sales dealership, including a showroom, auto repair facility, and surface parking.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

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- Half-mile walking distance of the Project site (EPADSS): 12,212 persons (17,959 persons per square mile).
- City of Los Angeles Population Density (2017-2021 American Community Survey): 8,312 persons per square mile.
- Hollywood Community Plan Area (2017-2021 American Community Survey): 7,769 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 38,252 feet of common open space in the form of a courtyard, pool, viewing deck, activity lawn, garden walk, kids play area, terrace, and a BBQ counter with trellis.

The amount of common open space being provided by the Project does not appear to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.).

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There are one (1) public parks within a half-mile walking distance of the Project site:

- Carlton Way Park is located at 5927 Carlton Way in the Hollywood Area of the City. This 0.19 acre park provides a children's play area, fitness equipment, a landscaped plaza, picnic tables, benches, decorative fencing, and a drinking fountain.

A map showing the project location and nearby public parks is attached (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **1,445** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

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Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City as the Project is proposing the construction of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to the RAP's General Fund is currently unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 3: Create & Maintain World Class Parks and Facilities

Outcome No. 3: Increased Park maintenance, with a focus on cleanliness.

Result: Collected fees will mitigate the impact of the development on the park system and fund capital improvements at existing parks in the Project area.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



RELM **LANDSCAPE**
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P 213.673.4400

KPFF CIVIL

ATTN:
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD



SHEET LIST - ENTITLEMENTS

Sheet Number	Sheet Name
01 GENERAL	
G0.00	COVER SHEET
G0.10	VICINITY/LOCATION MAPS
G0.11	EXISTING SITE PHOTOGRAPHS INDEX MAP
G0.12	AERIAL PHOTOGRAPHS OF SITE
G0.15	EXISTING SITE PHOTOGRAPHS
G0.16	EXISTING SITE PHOTOGRAPHS
G1.00	PROJECT DATA
05 CIVIL	
C0.01	TITLE SHEET
C1.00	SURVEY (FOR REFERENCE ONLY)
C1.01	SURVEY (FOR REFERENCE ONLY)
C1.02	SURVEY (FOR REFERENCE ONLY)
C1.10	DEMOLITION PLAN
C1.20	ROUGH GRADING PLAN
C1.30	PRECISE GRADING PLAN
C1.40	UTILITY AND LID PLAN
C1.41	UTILITY AND LID PLAN
06 LANDSCAPE	
L0.01	COMPOSITE PLAN
L0.02	OPEN SPACE CALCULATIONS
L1.01	GROUND LEVEL LANDSCAPE PLAN
L1.02	PODIUM LANDSCAPE PLAN - LEVEL 2
L1.03	PODIUM LANDSCAPE PLAN - LEVEL 3
L1.04	TOWER LANDSCAPE PLAN - LEVEL 14
L2.01	ENLARGEMENT PLAN - PLAZA
L2.01A	SECTION - HOLLYWOOD BOULEVARD 01
L2.01B	SECTION - HOLLYWOOD BOULEVARD 02
L2.02	ENLARGEMENT PLAN - CARLTON RESIDENCES
L2.02A	SECTIONS - CARLTON WAY
L2.03	ENLARGEMENT PLAN - OFFICE COMMONS
L2.04	ENLARGEMENT PLAN - BEECHWOOD STEPS AND OVERLOOK
L2.05	ENLARGEMENT PLAN - VILLAGE GREEN
L2.06	ENLARGEMENT PLAN - TOWER ARRIVAL
L2.07	ENLARGEMENT PLAN - CANYON TERRACE
L2.08	ENLARGEMENT PLAN - GARDEN WALKS & PATIOS
L2.09	ENLARGEMENT PLAN - LEVEL 13 AMENITY DECK
L3.01	HARDSCAPE PALETTE
L3.02	PLANT PALETTE
L3.03	PLANT PALETTE
L3.04	PLANT PALETTE

SHEET LIST - ENTITLEMENTS

Sheet Number	Sheet Name
07 ARCHITECTURAL	
A0.00	GRAPHIC SYMBOLS AND ABBREVIATIONS
A0.50	SETBACK PLAN
A0.51	PLOT PLAN
A0.53	SITE PLAN
A0.61	RENDERING
A0.62	RENDERING
A01.02	GROSS BUILDING AREA PLANS
A01.03	GROSS BUILDING AREA PLANS
A20.01	FLOOR PLAN - LEVEL P3
A20.02	FLOOR PLAN - LEVEL P2
A20.03	FLOOR PLAN - LEVEL P1
A21.01G	FLOOR PLAN - LEVEL 01
A21.02	FLOOR PLAN - LEVEL 02
A21.03	FLOOR PLAN - LEVEL 03
A21.04	FLOOR PLAN - LEVEL 04
A21.05	FLOOR PLAN - LEVEL 05
A21.06	FLOOR PLAN - LEVEL 06
A21.07	FLOOR PLAN - LEVEL 07
A21.08	FLOOR PLAN - LEVEL 12 -15, 24, 32
A21.09	ROOF PLAN
A30.01	EXTERIOR BUILDING ELEVATIONS
A30.02	EXTERIOR BUILDING ELEVATIONS
A30.03	EXTERIOR BUILDING ELEVATIONS
A30.04	EXTERIOR BUILDING ELEVATIONS
A30.05	EXTERIOR BUILDING ELEVATIONS
A30.06	EXTERIOR BUILDING ELEVATIONS
A30.07	EXTERIOR BUILDING ELEVATIONS
A40.02	BUILDING SECTIONS
A40.03	BUILDING SECTIONS
A40.04	BUILDING SECTIONS
A40.05	BUILDING SECTIONS
A40.06	BUILDING SECTIONS
A51.01	BUILDING FINISH SCHEDULES
A80.01	PEDESTRIAN/VEHICULAR CIRCULATION
A80.02	SITE CIRCULATION DIAGRAM
A80.03	SITE CIRCULATION DIAGRAM
A80.04	HIGHWAY DEDICATION REFERENCE PLAN
A80.05	STREET PLAN/SECTION DIAGRAMS
A80.06	STREET PLAN/SECTION DIAGRAMS

DO HOLLYWOOD BLVD.

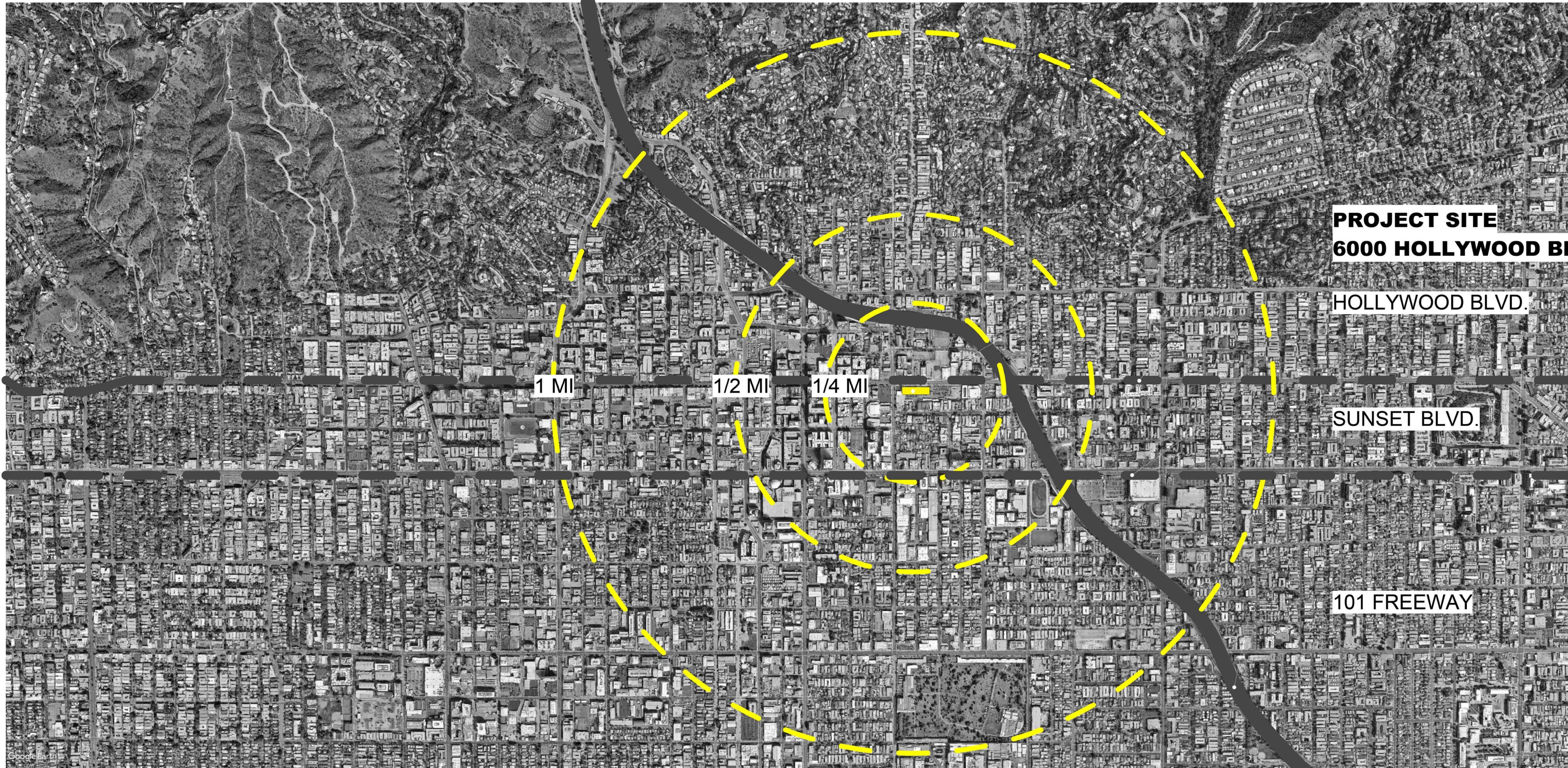
100 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

COVER SHEET

GO.00



6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

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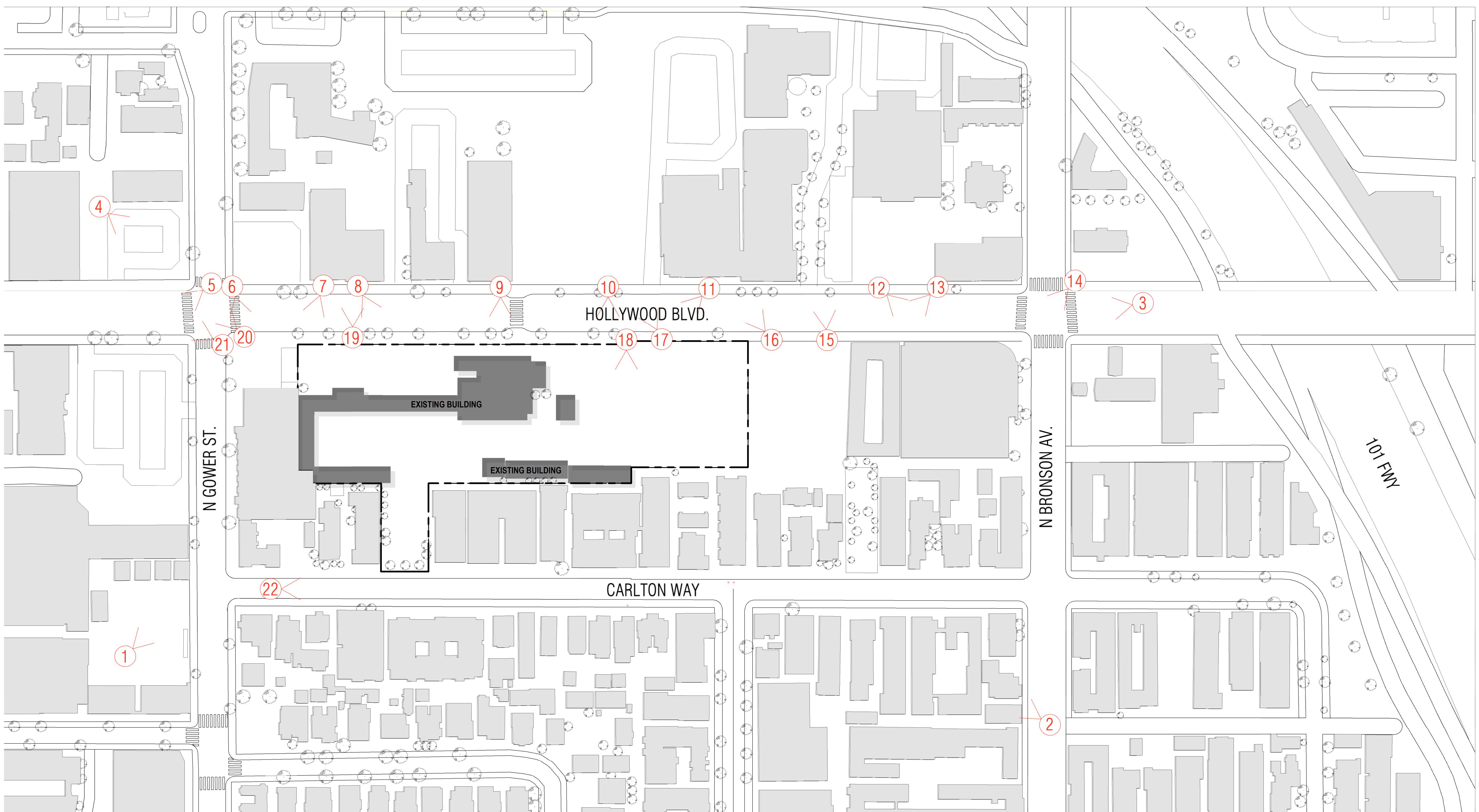
#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 VICINITY MAP

VICINITY/LOCATION MAPS

GO.10



1 SITE PHOTOGRAPHY INDEX

1' - 80' 0" RE: 1/A30.01

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

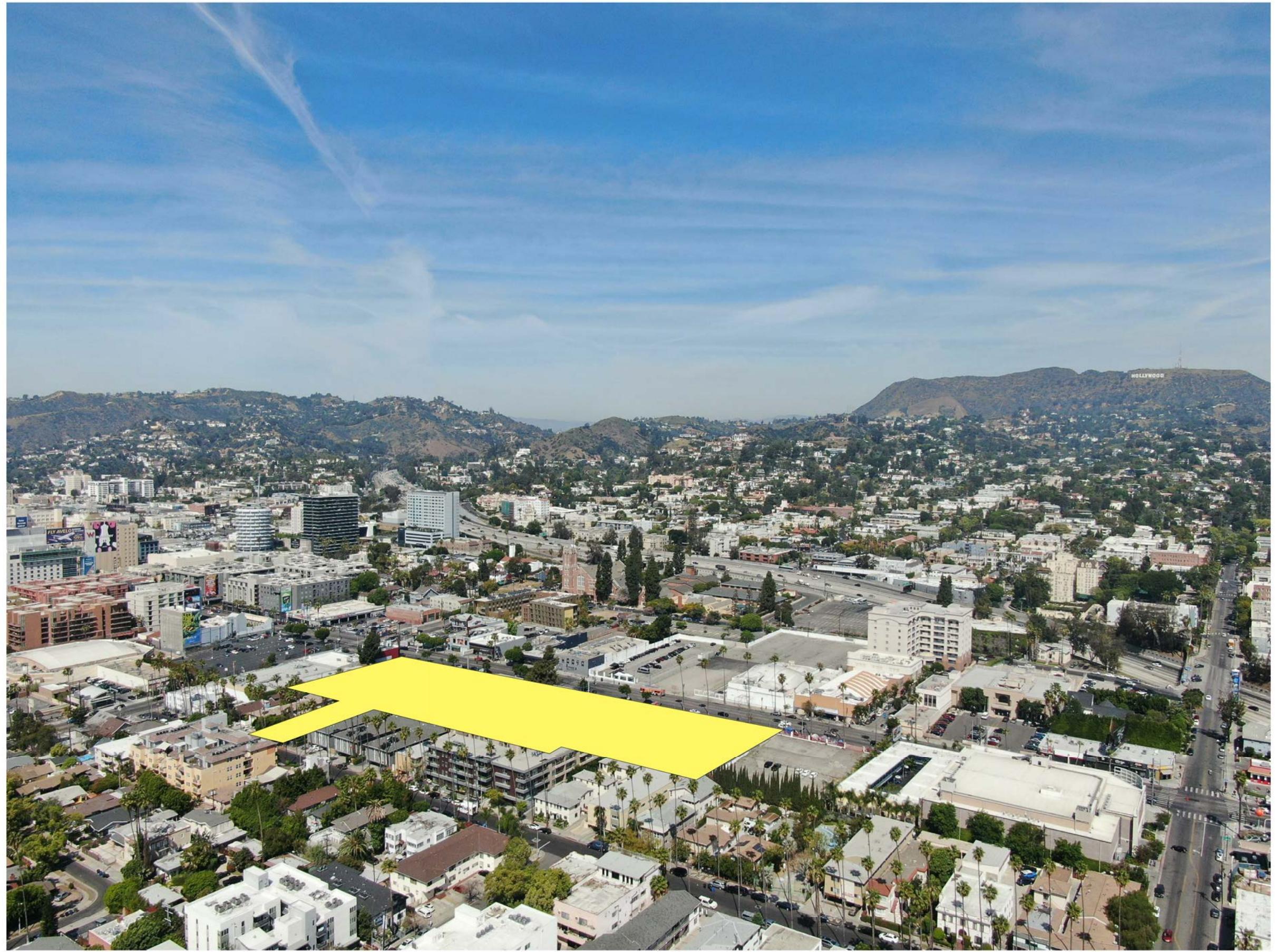
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NOT FOR
CONSTRUCTION

EXISTING SITE PHOTOGRAPHS INDEX
MAP

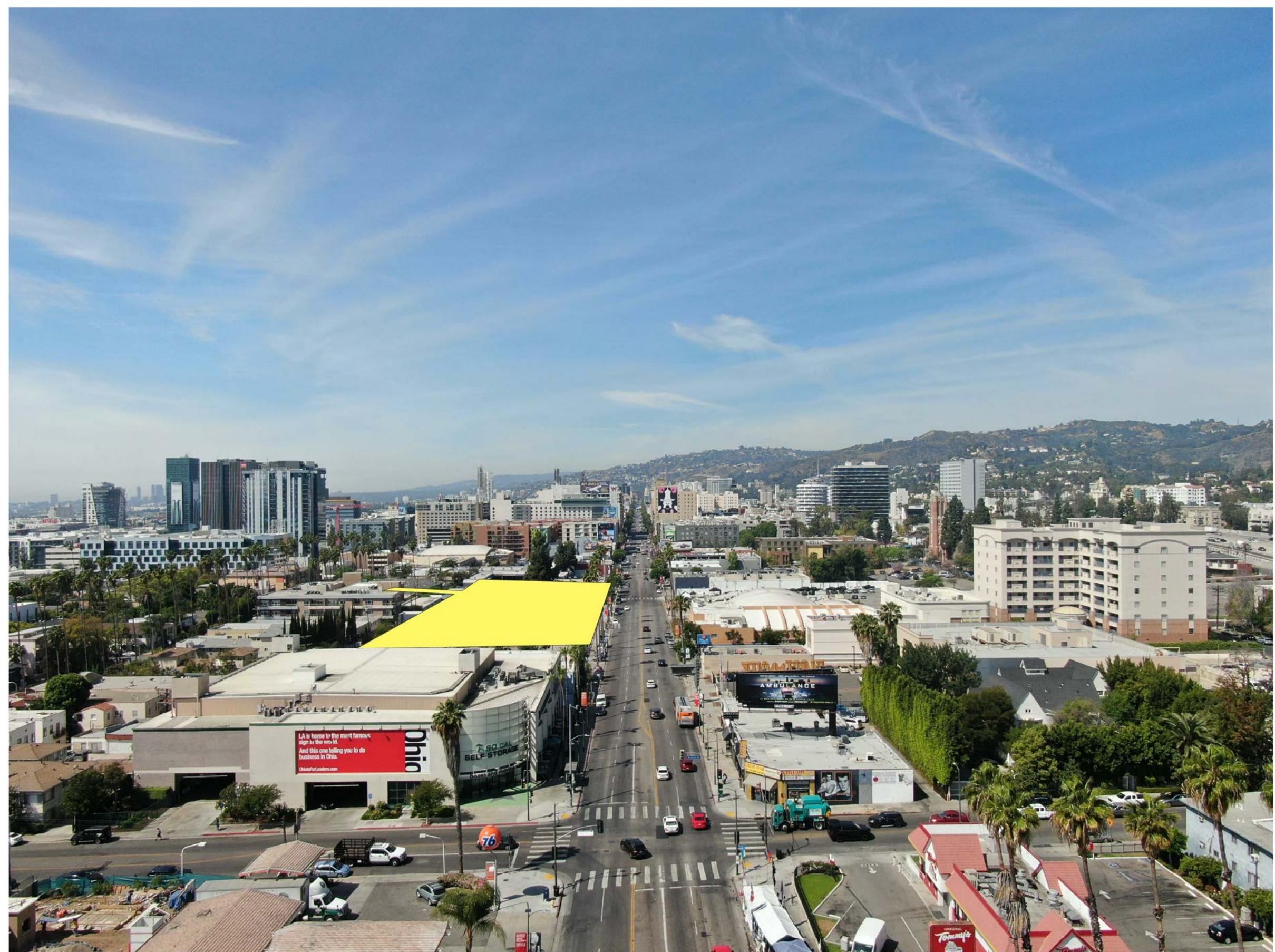
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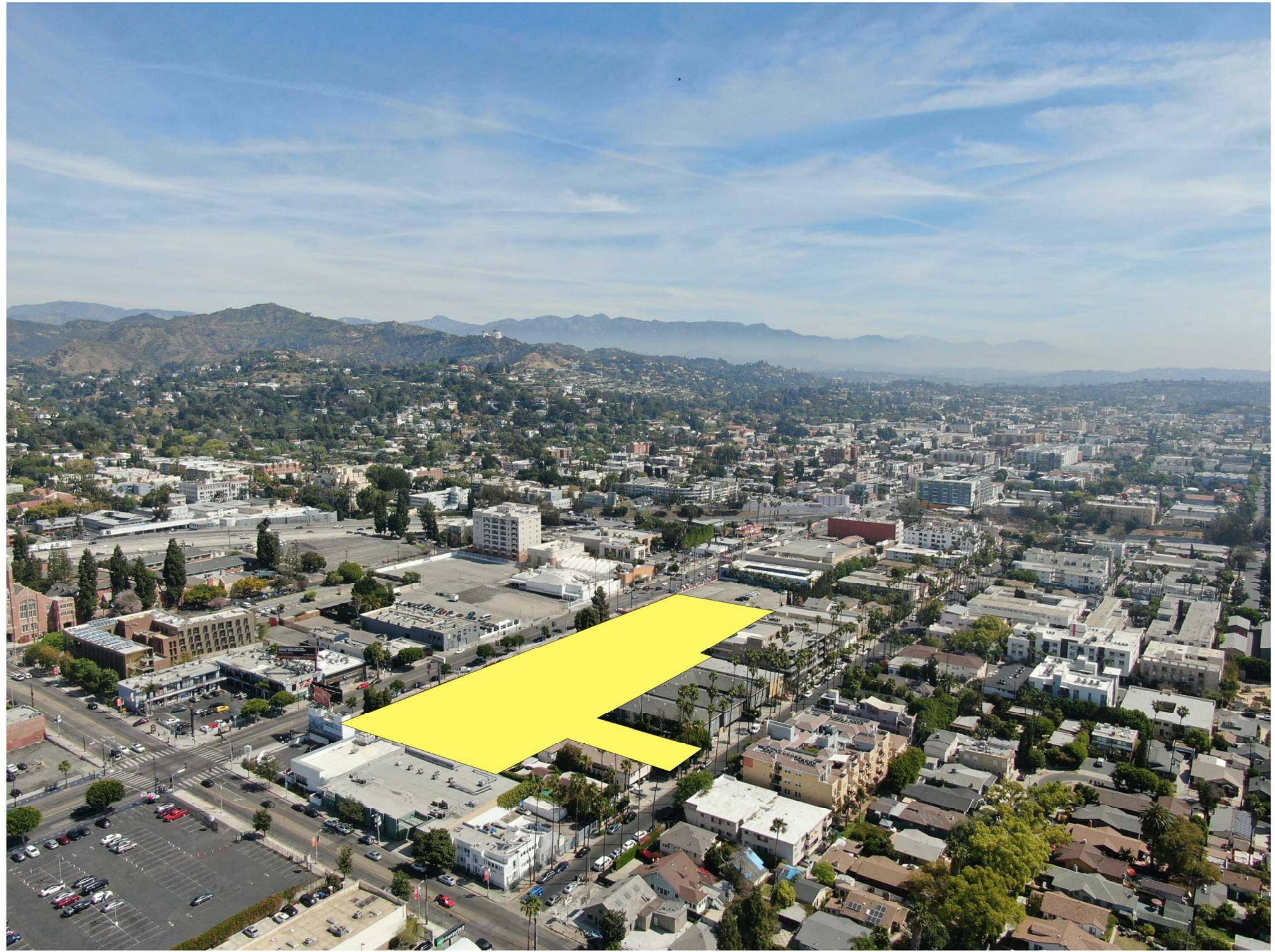
4 AERIAL PHOTOGRAPH FROM NORTH WEST



2 AERIAL PHOTOGRAPH FROM SOUTH EAST



3 AERIAL PHOTOGRAPH FROM NORTH EAST



1 AERIAL PHOTOGRAPH FROM SOUTH WEST

**PRELIMINARY
NOT FOR
CONSTRUCTION**

AERIAL PHOTOGRAPHS OF SITE

GO.12



13 EXISTING SITE PHOTO 13



12 EXISTING SITE PHOTO 12



11 EXISTING SITE PHOTO 11



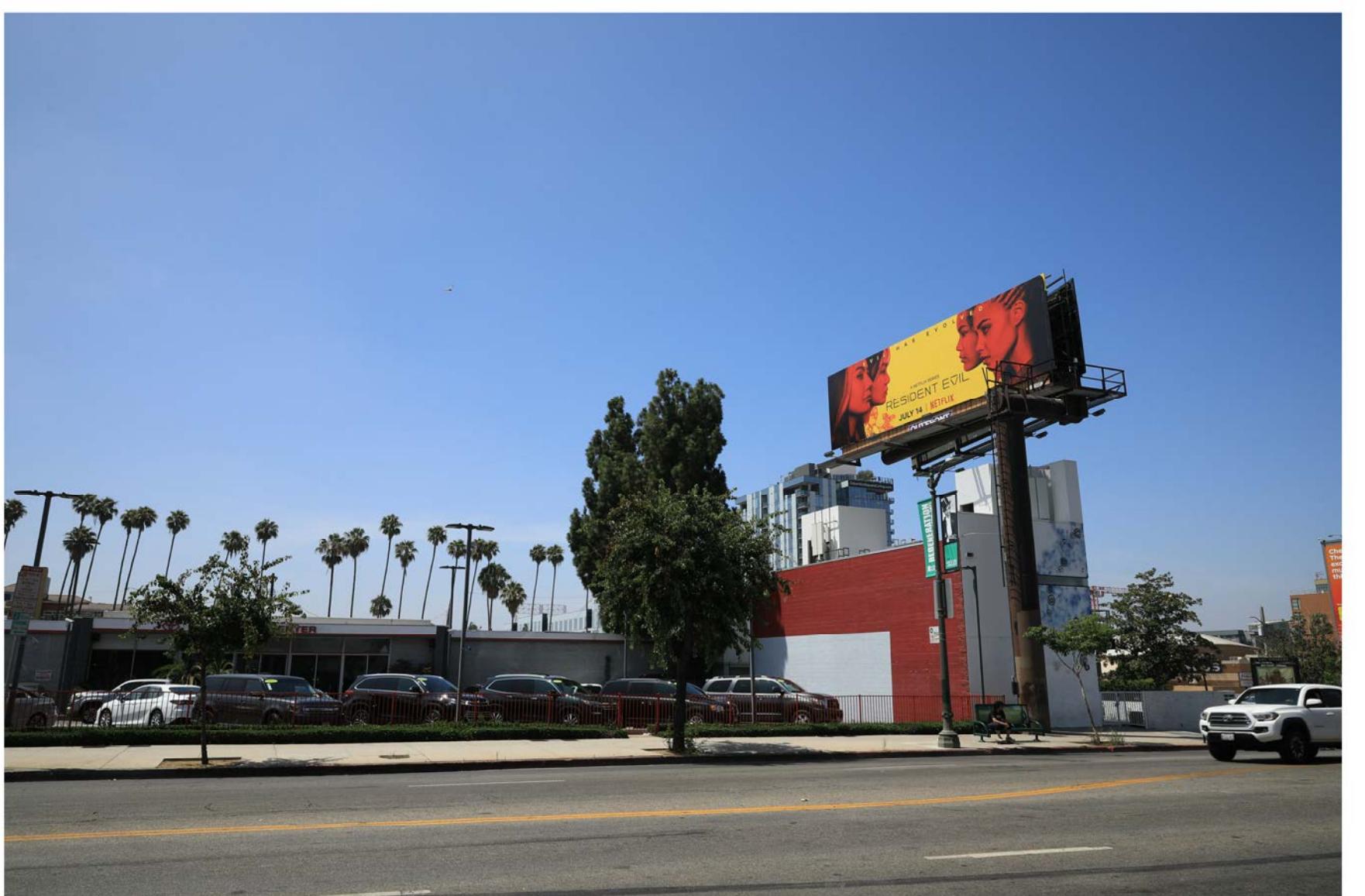
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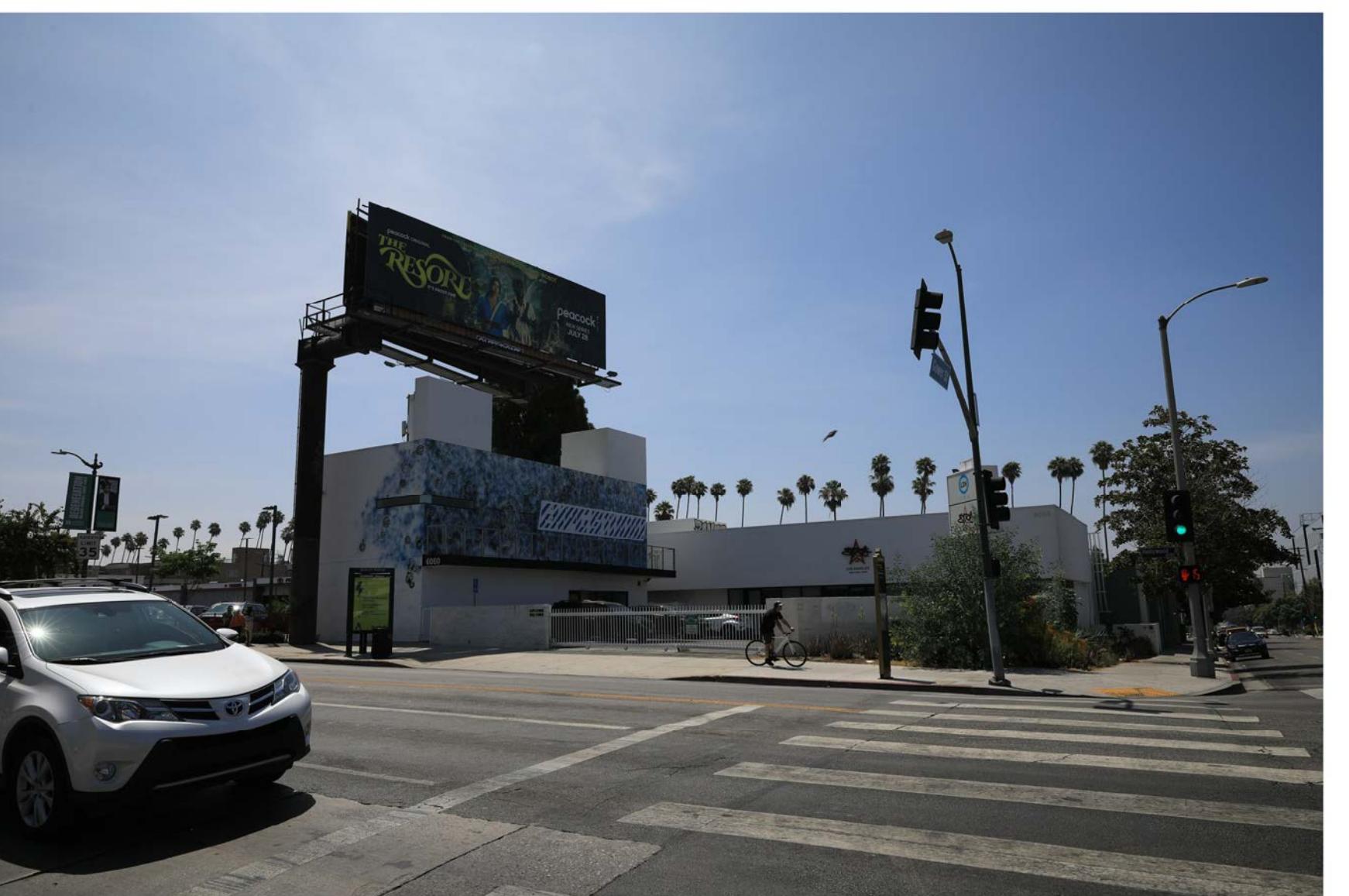
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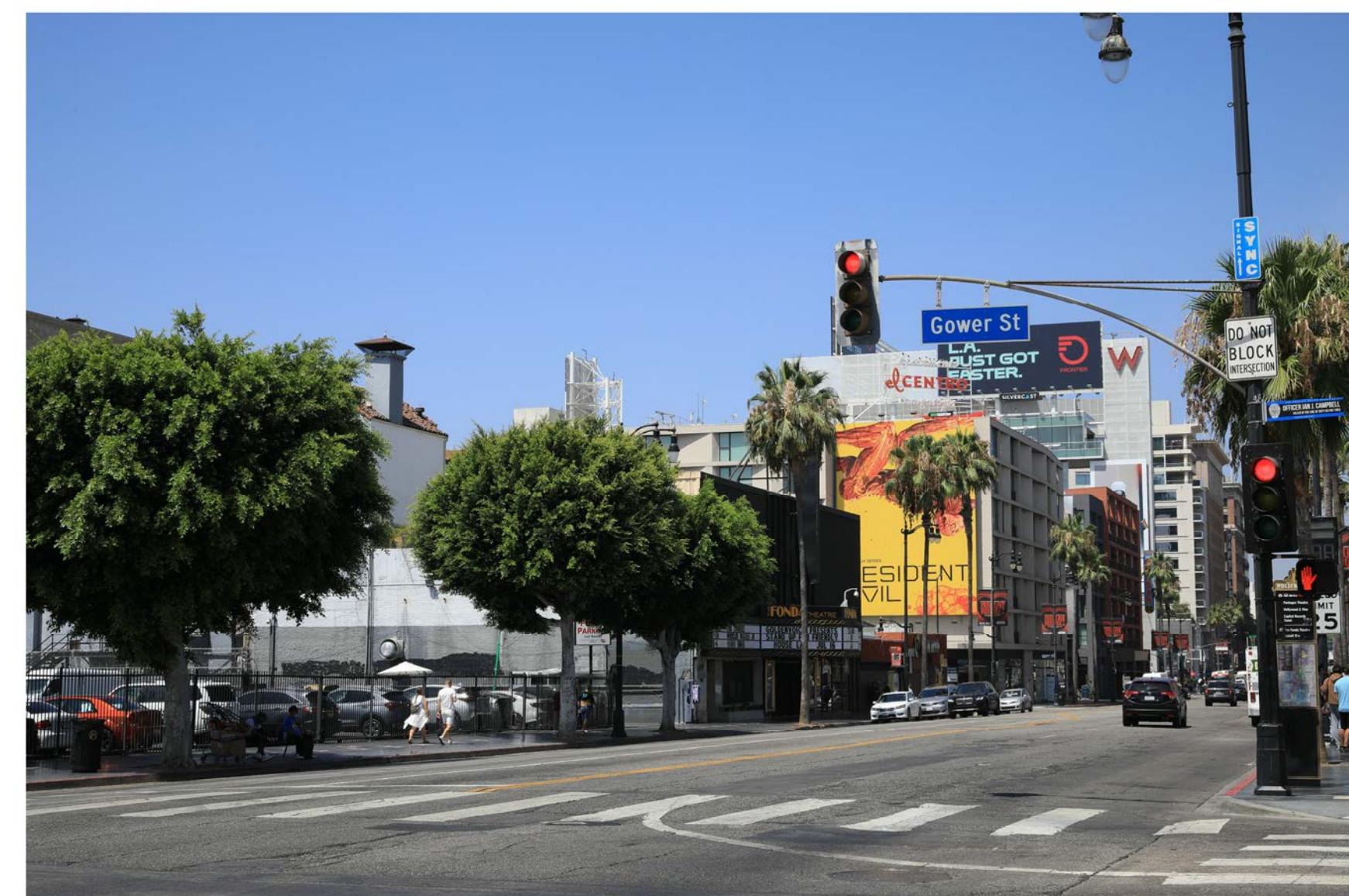
8 EXISTING SITE PHOTO 08



7 EXISTING SITE PHOTO 07



6 EXISTING SITE PHOTO 06



5 EXISTING SITE PHOTO 05

FFICEUNTITLED ARCHITECT
200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
310.730.6698

LANDSCAPE

ELM LANDSCAPE
17 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
213.673.4400

/3.4400

PFF CIVIL
100 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA

11111 LOWER STREET, SUITE 2100, LOS ANGELES, CA

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HOLLYWOOD, CA 90028

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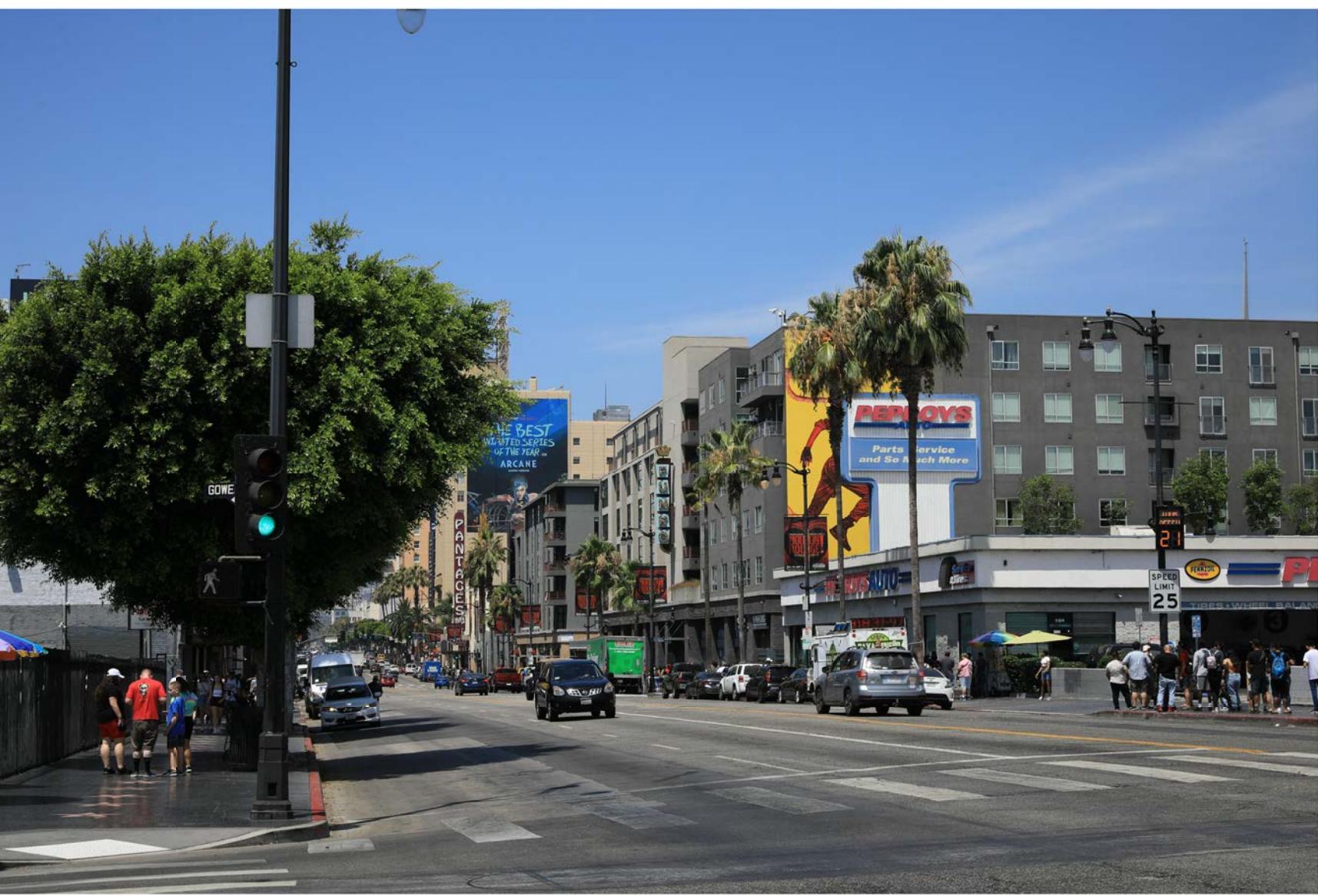
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EXISTING SITE PHOTOGRAPHS

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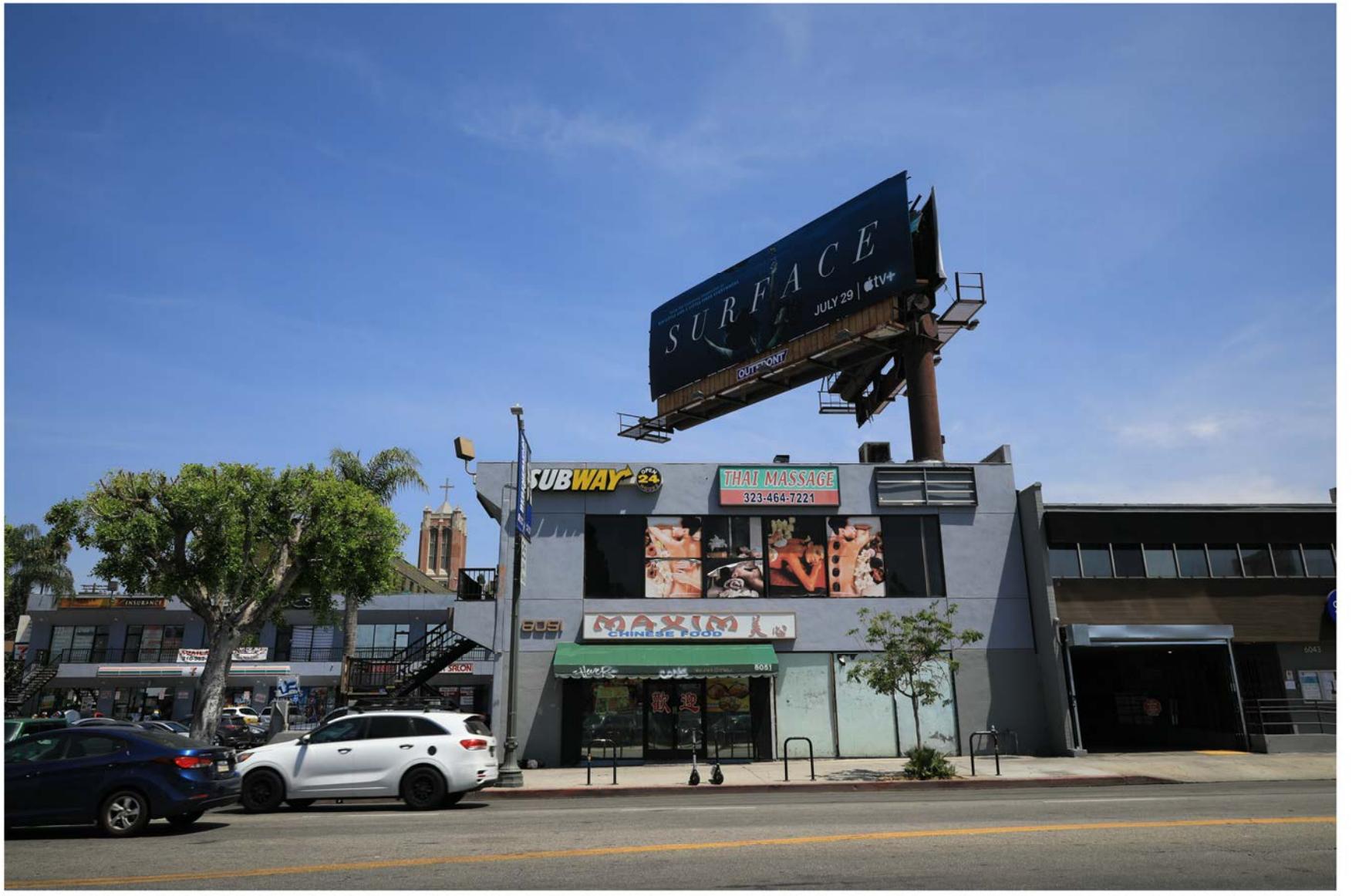
22 EXISTING SITE PHOTO 22



21 EXISTING SITE PHOTO 21



20 EXISTING SITE PHOTO 20



19 EXISTING SITE PHOTO 19



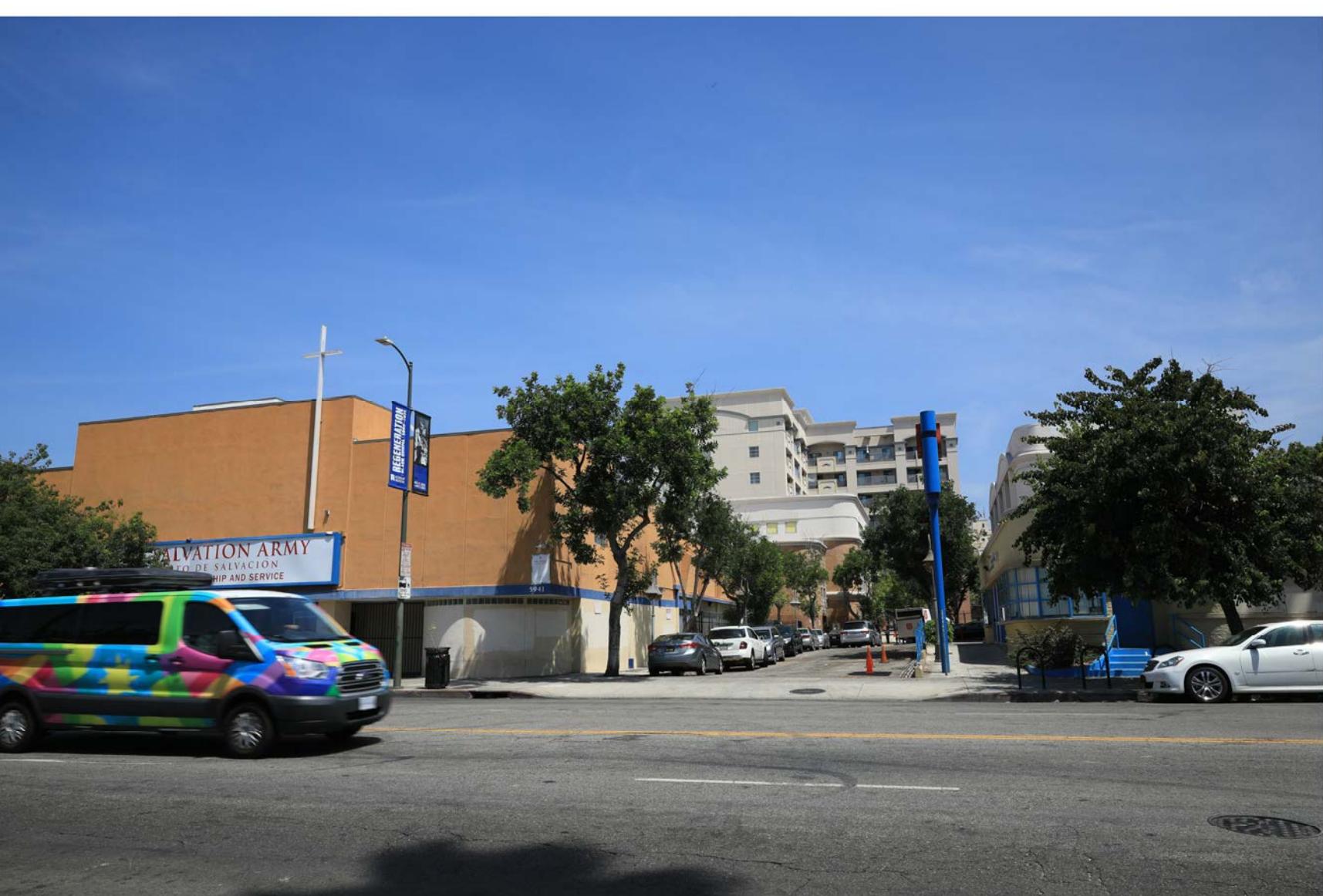
18 EXISTING SITE PHOTO 18



17 EXISTING SITE PHOTO 17



16 EXISTING SITE PHOTO 16



15 EXISTING SITE PHOTO 15



14 EXISTING SITE PHOTO 14



NTITLED ARCHITECT
VEDA BLVD, STE 104, CULVER CITY, CA 90230
698

LANDSCAPE
E STREET, SUITE 1110, LOS ANGELES, CA 90014
400

CIVIL

6000 HOLLYWOOD BLVD.

000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

U PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

EXISTING SITE PHOTOGRAPHS

GO.16


PROJECT SUMMARY

SUMMARY	
Existing Zone	C4-1-SN COMMERCIAL, R4-1VL Multiple Dwelling
Proposed Zone	C4-1-SN COMMERCIAL, R4-1VL Multiple Dwelling
Total Proposed Floor Area	501,460.0 sf (11.51 Acres)
Lot	Lot Area Lot Zoning
MV Tract - Lot 2	14,070.3 sf C4-1-SN COMMERCIAL
MV Tract - Lot 3	14,530.7 sf "
MV Tract - Lot 4	16,514.0 sf "
MV Tract - Lot 5	13,211.1 sf "
MV Tract - Lot 6	13,431.6 sf "
MV Tract - Lot 7	22,019.9 sf "
MV Tract - Lot 8	22,020.8 sf "
B Tract No 2 - Lot 7 *	18,538.7 sf "
B Tract No 2 - Lot 8 *	17,563.8 sf "
MV Tract - Lot 15 (Carlton)	10,510.9 sf R4-1VL Multiple Dwelling
Total Lot Area (Survey)	162,411.8 sf (3.73 Acres)
FAR	3.088
Total Number of Dwelling Units Provided	350 Units
Total Number of Parking Provided	971 Stalls
Total Number of Bike Parking Provided	244 Bike Stalls

PARKING CALCULATIONS

	PARKING		BICYCLE PARKING ²					
	PARKING REQUIRED	TOTAL PROVIDED	ADA	FEV	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED
Residential	175 Stalls	525 Stalls	11 Stalls	158 Stalls	16	16	163	163
Office	272 Stalls	272 Stalls	7 Stalls	82 Stalls	14	14	27	27
Retail	28 Stalls	56 Stalls	3 Stalls	17 Stalls				
F&B	09 Stalls	44 Stalls	2 Stalls	13 Stalls				
Dealership	12 Stalls	24 Stalls	1 Stalls	07 Stalls				
Additional Req'd (Dealership Inventory)	50 Stalls	50 Stalls	N/A	15 Stalls				
Project Total	546 Stalls	971 Stalls	24 Stalls	291 Stalls	42	42	202	202

TOTAL UNITS IN PROJECT

	COUNT	AVG UNIT SIZE	NET FLOOR AREA
Tower			
Studio Unit	46 Units	400 SF	18,400 NSF
1 Bed Unit	170 Units	741 SF	125,965 NSF
2 Bed Unit	49 Units	1,200 SF	58,800 NSF
	265 Units	767 SF	203,165 NSF
Village			
2 Bed Unit	26 Units	1,200 SF	31,200 NSF
3 Bed Unit	13 Units	1,370 SF	17,810 NSF
	39 Units	1,257 SF	49,010 NSF
Carlton			
1 Bed Unit	46 Units	450 SF	20,700 NSF
	46 Units	450 SF	20,700 NSF
Project Total	350 Units	780 SF	272,875 NSF

OPEN SPACE REQUIREMENTS ⁴		
	REQUIRED	PROVIDED
Usable Open Space	37,850 SF	38,252 SF
Planting (Planted Common Open Space) ⁵	9,463 SF	10,994 SF
Trees (24-inch box or greater) ⁶	88 Trees	88 Trees

PROJECT SUMMARY OF ALL PROGRAM BY USE

PROGRAM	UNIT COUNT	NET AREA	FAR FLOOR AREA ⁸	PARKING RATE	PARKING REQUIRED
RESIDENTIAL					
Studio Units	46 Units	18,400 NSF	21,896 GSF	0.50 : Unit	23 Stalls
1 bdrm Units	216 Units	146,665 NSF	174,531 GSF	0.50 : Unit	108 Stalls
2 bdrm Units	75 Units	90,000 NSF	107,100 GSF	0.50 : Unit	38 Stalls
3 bdrm Units	13 Units	17,810 NSF	21,194 GSF	0.50 : Unit	07 Stalls
Amenity					
Lobby		8,786 GSF	5,802 GSF	N/A	
SUPPORT (INCLUDED IN FAR)⁸					
Pool Deck (Exterior Covered Area)			1,785 GSF		
	Total	341,094 GSF			175 Stalls
COMMERCIAL OFFICE					
Office		126,132 GSF	2 : 1,000SF	252 Stalls	
Office Lobby		8,968 GSF	2 : 1,000SF	18 Stalls	
	Total	135,100 GSF			
SUPPORT (INCLUDED IN FAR)⁸					
Long Term Bike Parking		300 GSF	2 : 1,000SF	01 Stalls	
Trash Room		600 GSF	2 : 1,000SF	01 Stalls	
	Total	136,000 GSF			272 Stalls
RETAIL					
Retail		13,500 GSF	2 : 1,000SF	28 Stalls	
F&B		4,366 GSF	2 : 1,000SF	09 Stalls	
Dealership		6,000 GSF	2 : 1,000SF	12 Stalls	
	Total	23,866 GSF			99 Stalls
SUPPORT (INCLUDED IN FAR)⁸					
Long Term Bike Parking		200 GSF			
Trash Room		300 GSF			
	Total	500 GSF			
	GRAND TOTAL	501,460 GSF			546 Stalls
DEVELOPMENT SUPPORT (NON INCLUDED IN FAR)⁸					
DWP Service		1,312 SF			
Electrical Room		5,549 SF			
Fan Room		1,686 SF			
Irrigation		449 SF			
Storage Tank		1,380 SF			
Storage		5,289 SF			
Service		5,323 SF			
Maintenance		3,005 SF			
MPOE		140 SF			
Parking - Office		102,778 SF			
Parking - Residential		238,850 SF			
Parking - Valet Commercial		29,533 SF			
Parking - Dealership		19,818 SF			
Long Term Bike Parking		2,801 SF			

REDEVELOPMENT INFORMATION

Carlton Lot	Dwelling Unit Calculation Zone Redevelopment Plan Land Use Designation	600 sf/du [Q]-R4-1VL High Med. Residential
Hollywood Blvd Lots	Dwelling Unit Calculation Zone Redevelopment Plan Land Use Designation	400 sf/du C4-1-SN Highway Oriented Commercial

BUILDING HEIGHT

Residential Tower	Proposed Height
Carlton Lot	404' / 35 Stories (419' w/ Mechanical)
Office Building	113' / 6 Stories (120' w/ Mechanical)
Residential Village	56' - 98' / 3-5 Stories (Includes Mechanical)
Carlton	44'-6" / 4 Stories (56' w/ Mechanical)

AFFORDABLE HOUSING CALCULATION

Project Square Footage	
Hollywood Blvd Lots	151,900.9 SF
Carlton Lot	10,510.9 SF
Base Density	
Hollywood Blvd Lots	400 sf/du
Carlton Lot	600 sf/du
Base Units	
Hollywood Blvd Lots	380 Units
Carlton Lot	18 Units
Total:	398 Units
Very Low Income Affordable Requirements - 11% of Base Density	
398 Units x .11	44 Units

6000 HOLLYWOOD BLVD.

 6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

**PRELIMINARY
NOT FOR
CONSTRUCTION**
G1.00
GROSS BUILDING AREA

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE UNIFORM BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF LOS ANGELES LOCAL ORDINANCES AS APPLICABLE.
 2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PENDING PROJECT-SPECIFIC GEOTECHNICAL REPORT.
 3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED MAY 11, 2022 BY KPFF CONSULTING ENGINEERS.
 4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
 5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
 6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
 7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
 8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
 9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
 10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
 11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
 12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
 13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
 14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
 15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
 16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
 18. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
 19. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
 20. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
 21. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
 22. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
 23. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
 24. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
 25. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
 26. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF [CITY NAME] FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 27. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
 28. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

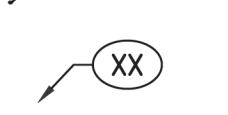
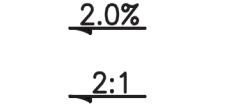
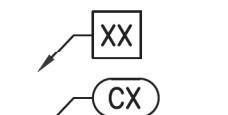
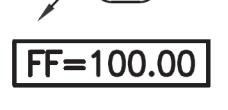
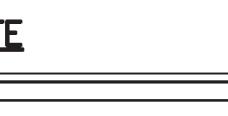
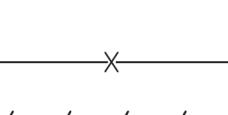
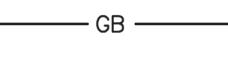
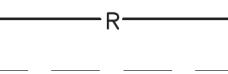
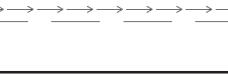
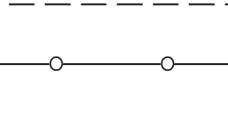
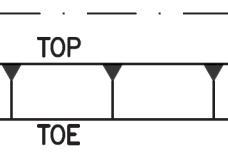
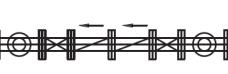
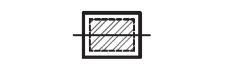
CITY OF LOS ANGELES GRADING NOTES:

1. DEPARTMENT OF BUILDING AND SAFETY FORM B-164 IS A PART OF THE PLANS.
 2. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS FOR BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH THE CITY OF LOS ANGELES STANDARD DETAILS AS APPLICABLE.
 3. CONTRACTOR SHALL CONTACT "UNDERGROUND SERVICE ALERT" (USA) AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION - PHONE (800) 422-4133.
 4. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
 5. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, OBSERVED EXISTING CONDITIONS, AND THE GEOTECHNICAL REPORT AND BASE THE BID ACCORDINGLY. THE CONTRACTOR SHALL VISIT THE SITE AND MAKE THEIR OWN ASSESSMENT OF AMOUNT OF FILL/CUT REQUIRED. THE AMOUNT OF EARTHWORK QUANTITIES GIVEN ON THE PLAN IS FOR PERMIT ONLY.
 6. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PENDING PROJECT-SPECIFIC GEOTECHNICAL REPORT.
 7. ALL FILL SHALL BE COMPACTED PER THE SOILS REPORT WITH APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
 8. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT.
 9. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LOS ANGELES STANDARD DETAILS & SPECIFICATIONS.
 10. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
 11. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO ARCH/ENGR.
 12. ROUGH GRADE SPOT ELEVATIONS ARE TO FINISHED GRADE.
 13. ROUGH GRADING TO BE WITHIN 0.1'.
 14. CONTRACTOR SHALL OVER EXCAVATE AND RECOMPACT EXISTING UNDOCUMENTED FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
 15. "GENERAL SPECIFICATIONS FOR ALL GRADING PLANS" DEPARTMENT OF BUILDING AND SAFETY FORM B-164 IS A PART OF THE PLANS.
 16. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1)
 17. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)
 18. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
 19. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
 20. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (>200CY) (7007.1)
 21. ALL RECOMMENDATIONS OF THE PENDING SOIL APPROVAL LETTER FROM DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION SHALL BE MADE PART OF THESE PLANS.
 22. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT-CUTS SEC. 1701-5.

GENERAL SPECIFICATIONS FOR ALL GRADING PLANS

 1. THE AREAS TO RECEIVE COMPACTED FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREA SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING CONTROLLED COMPACTED FILL.
 2. THE PROPOSED BUILDING AREA SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 5 FEET BELOW THE EXISTING GRADE. THE EXCAVATION SHALL ALSO EXTEND AT LEAST 3 FEET BEYOND THE EDGE OF FOUNDATIONS OR FOR A DISTANCE EQUAL TO THE DEPTH OF FILL BELOW THE FOUNDATIONS, WHICHEVER IS GREATER. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING COMPACTED FILL. THE EXPOSED GRADE SHALL THEN BE SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY.
 3. FILL, CONSISTING OF SOIL APPROVED BY THE SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT. THE EXCAVATED ONSITE MATERIALS ARE CONSIDERED SATISFACTORY FOR REUSE IN THE CONTROLLED FILLS. ANY IMPORTED FILL SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO USE IN FILL AREAS. ROCKS LARGER THAN SIX INCHES IN DIAMETER SHALL NOT BE USED IN THE FILL.
 4. THE FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY FOR THE MATERIALS USED. THE MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D 1557-00 OR EQUIVALENT.
 5. FIELD OBSERVATION AND TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER DURING GRADING TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION AND THE PROPER MOISTURE CONTENT. WHERE COMPACTION IS LESS THAN REQUIRED, ADDITIONAL COMPACTIVE EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT, AS NECESSARY, UNTIL 95 PERCENT COMPACTION IS OBTAINED.
 6. UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED WITH CONTROLLED FILL. THE PIPE SHOULD BE BEDDED WITH CLEAN SANDS AT LEAST ONE FOOT OVER THE PIPE. THE REMAINDER OF THE BACKFILL MAY BE ONSITE SOIL COMPACTED TO 90 PERCENT AND TESTED IN ACCORDANCE WITH ASTM D-1557.
 7. ANY VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED OR RELOCATED. ALL FILL MATERIALS AND DISTURBED SOILS RESULTING FROM GRADING OPERATIONS SHOULD BE REMOVED AND PROPERLY RECOMPACTED PRIOR TO FOUNDATION EXCAVATION.
 8. IT SHOULD BE NOTED THAT ACCORDING TO THE APRIL 15, 1998 AMENDMENT TO THE LOS ANGELES MUNICIPAL CODE, COHESIONLESS SOILS HAVING LESS THAN 15 PERCENT FINER THAN 0.005 MILLIMETERS SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF THE MAXIMUM DENSITY. THE ONSITE SOILS CONSIST OF SANDY SOILS, WHICH HAVE LESS THAN 15 PERCENT FINER THAN 0.005 MILLIMETERS. THEREFORE, THE ONSITE SOILS SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY.

GEND:

GENERAL	CIVIL LIMITS OF WORK
— — — — —	SHEET MATCH LINE
ANNOTATION	
	SURFACE ELEVATION/UTILITY ELEVATION
	EXISTING SURFACE ELEVATION/UTILITY ELEVATION
	CONSTRUCTION NOTE
	FLOW (DIRECTION AND GRADE)
	SLOPE (DIRECTION AND RUN:RISE)
	HORIZONTAL CONTROL POINT LABEL
	CURVE DATA LABEL
	PAD/FINISHED FLOOR ELEVATION
SITE	
— — — — —	CURB/BACK OF CURB/GUTTER
— — — — —	PROPERTY LINE/RIGHT OF WAY
— — — — —	CENTER LINE
— — — — X — — —	FENCE
— / — / — / —	TO BE DEMOLISHED
EROSION CONTROL	
	SANDBAGS
	FIBER ROLL
	PROPOSED BUILDING EXCAVATION OUTLINE
	EXISTING DRAINAGE DIRECTION OF FLOW
	PROTECT TREE IN PLACE
GRADING	
— — — 100 — — —	PROPOSED MAJOR CONTOUR
— — — 102 — — —	PROPOSED MINOR CONTOUR
— → → → → → → → →	FLOW LINE
— — — GB — — —	GRADE BREAK LINE
— — — R — — —	RIDGE LINE
— → → → → → → → →	EARTHEN SWALE
— — — — — — — —	SAWCUT
— — — O — — — O — — —	LIMITS OF GRADING
— — — — — — — —	GRADING BENCH
	GRADED SLOPE (HORIZONTAL:VERTICAL)
UTILITY	
— — — SS — — —	SANITARY SEWER
— — — W — — —	WATER
— — — DW — — —	DOMESTIC WATER
— — — FW — — —	FIRE WATER
— — — SD — — —	STORM DRAIN
— — — G — — —	GAS
— — — E — — —	ELECTRIC
— — — T — — —	TELEPHONE
— — — — — — — —	PERFORATED PIPE
	POINT OF CONNECTION
	COORDINATION POINT
	CAP OR PLUG
	UTILITY MANHOLE
	UTILITY CLEANOUT
	STORM DRAIN INLET
	AREA DRAIN/PLANTER DRAIN
	TRENCH DRAIN
	FIRE HYDRANT
	THRUST BLOCK
	FIRE DEPARTMENT CONNECTION (FDC)
	POST INDICATOR VALVE (PIV)
	WATER VALVE
	BACKFLOW ASSEMBLY
	UTILITY METER VAULT

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BOS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CI	CAST IRON	PRV	PRESSURE REDUCING VALVE
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEANOUT	RCIP	RECTANGULAR CAST IRON PIPE
CONC	CONCRETE	RD	ROOF DRAIN
CF	CURB FACE	RW	RIGHT-OF-WAY
DW	DOMESTIC WATER	(S)	SOUTH
(E)	EAST	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL. OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
FV	GATE VALVE	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	VLT	VAULT
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV.	INVERT	(W)	WEST
LP	LOW POINT	W	WATER
MAX.	MAXIMUM	WM	WATER METER
MIN	MINIMUM	WV	WATER VALVE

SHEET INDEX:

CIVIL DRAWINGS	
.01	TITLE SHEET
.00	SURVEY (FOR REFERENCE ONLY)
.01	SURVEY (FOR REFERENCE ONLY)
.02	SURVEY (FOR REFERENCE ONLY)
.10	DEMOLITION PLAN
.20	ROUGH GRADING PLAN
.30	PRECISE GRADING PLAN
.40	UTILITY AND LID PLAN
.41	UTILITY AND LID PLAN

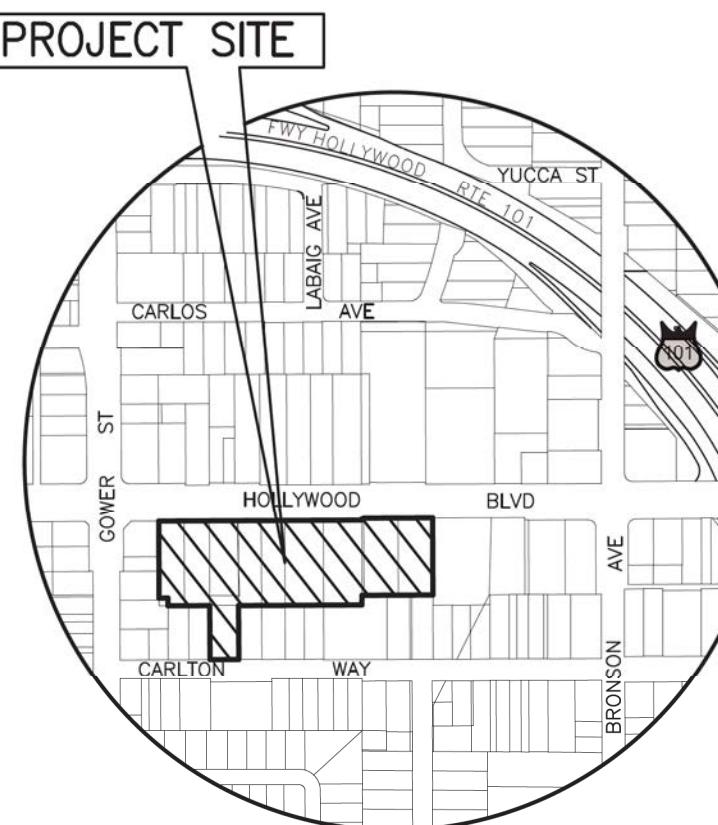
STORM WATER POLLUTION CONTROL (2022 LOS ANGELES GREEN BUILDING CODE)

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION PROJECTS

THE FOLLOWING NOTES SHALL BE INCORPORATED IN THE APPROVED SET OF CONSTRUCTION/GRADE PLANS AND REPRESENTS THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS.

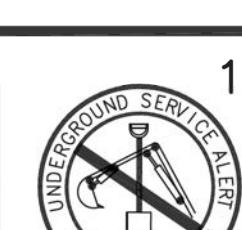
CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULT IN SOIL DISTURBANCE. CONSTRUCTION INCLUDES STRUCTURE TEARDOWN (DEMOLITION). IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY; EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL OR CONSTRUCTION WASTE TO STORM WATER; MECHANICAL PERMIT WORK; OR SIGN PERMIT WORK. (ORDER NO. 01-182, NPDES PERMIT NO. CAS004001 – PART 5: DEFINITIONS)

- . ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
 - . STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED AND/OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
 - . FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
 - . NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE.
 - . EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
 - . TRASH AND CONSTRUCTION -RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
 - . SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE STREET/PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
 - . RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON-SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
 - . WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.



VICINITY MAP

(NOT TO SCALE)



1-800-227-2600

**CALL USA/SC FOR
UNDERGROUND LOCATING
48 HOURS BEFORE YOU
DIG!**

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-227-2600 TWO WORKING
DAYS BEFORE YOU DIG

CO.01

DESIGN SURVEY

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. NCS-1088072-0NT1 DATED OCTOBER 12, 2021)

PARCEL 1:

LOTS 3, 4, 5, 6 AND 15 OF MOUNT VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DAVE.

EXCEPTING THEREFROM THE WEST 23 FEET OF THE SOUTH 20 FEET OF LOT 2.

PARCEL 2:

LOT 7 OF MOUNT VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DAVE.

PARCEL 3:

LOT 8 OF MOUNT VIEW TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 56 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DAVE.

PARCEL 4:

LOT 1 OF THE BROKAN TRACT NO. 2, HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DAVE.

TOGETHER WITH THAT PORTION OF BROKAN PLACE AS VACATED BY RESOLUTION NO. 09-140098, RECORDED ON JUNE 1, 2009 AS INSTRUMENT NO. 09-3894494 OFFICIAL RECORDS, THAT WOULD PURCHASE THROUGH A LEGAL CONVENTION OF SAN DAVE.

PARCEL 5:

LOT 9 OF THE BROKAN TRACT NO. 2, HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DAVE.

COMMENTS

BOUNDARY LINES . . . ESTABLISHED AS NOTED HEREON FROM FOUND CITY ENGINEER OR MONUMENTS OF RECORD.

① . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED (NOT SHOWN HEREIN)

SITE ADDRESS . . . 6000 HOLLYWOOD BLVD, LOS ANGELES, CA 90028

APN NO. . . 5409-003-040

DATE OF SURVEY . . . JANUARY 27-29, 2022, FEBRUARY 4, 2022 AND FEBRUARY 8, 2022

BASIS OF BEARINGS . . . THE BEARING OF 89°40'00" OF THE CENTERLINE OF HOLLYWOOD BLVD, AS SHOWN ON PAGE 56 OF THE PLAT OF THE TRACT FILED IN BOOK 2, PAGE 56, WHICH WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GROSS LAND AREA . . . PARCEL 1: 82,269 SQ. FT. OR 1.889 ACRES

PARCEL 2: 22,230 SQ. FT. OR 0.505 ACRES

PARCEL 3: 19,230 SQ. FT. OR 0.454 ACRES

PARCEL 4: 18,014 SQ. FT. OR 0.414 ACRES

TOTAL: 131,723 SQ. FT. OR 3.348 ACRES

BENCH MARK . . . CITY OF LA BM# 12-1992

ELEV. = 352.779 FT; NAVD 1988, ADJUSTED 2000

FLOOD INSURANCE RATE MAP . . . SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE OF "X" IN THE FEDERAL FLOOD INSURANCE RATE MAP FOR HOLLYWOOD DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06037C10505, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMERCIAL PROPERTY. THE FEDERAL FLOOD INSURANCE RATE MAP FOR CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING . . . (PER ZMAS WEBMAP)
[C]R4-TVL AND C4-1-S1

Zoning Information (Z) . . . Z-2374 State Enterprise Zone: Los Angeles

Parking Relief - LAMC . . . ZI-2448 Local Emergency Temporary Regulations - Time Limits and ZI-2449 Local Emergency Temporary Regulations - Space Requirements

Freeway . . . ZI-2423 Revised Hollywood Community Plan Injunction

ZI-2425 Transit Priority Area in the City of Los Angeles

ZI-2426 Residential Density Limit for Certain Residential Densities near

ZI-2448 Redevelopment Project Notice

ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses

ZI-1117 Right-of-Way (ROW) Project Area

ZI-2330 Sign District: Hollywood Signage (CRW Area)

ZI-2330 Sign District: Hollywood Signage (CRW Area)

UTILITIES . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBSERVED AND CONVECTED AS MEANS. NO REPRESENTATION IS MADE TO THE CORRECTNESS OF THESE FEATURES. ANY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR CONVENTIONAL PROVIDER.

PARKING SPACES . . . 217 PARKING SPACES, AT LEAST 1 HANDICAP PARKING SPOT ON SITE

PUBLIC ACCESS . . . PUBLIC ACCESS TO SITE FROM HOLLYWOOD BLVD.

EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. NCS-1088072-0NT1 DATED OCTOBER 12, 2021)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE.

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL, RECORDED JUNE 29, 1950 AS INSTRUMENT NO. 162 OF OFFICIAL RECORDS.

4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED AUGUST 08, 1952 AS INSTRUMENT NO. 3048 OF OFFICIAL RECORDS, AFFECTS LOTS 7 & 8 IN PARCELS 1 AND 5, BLANKET IN NATURE.

5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JANUARY 28, 1950 AS INSTRUMENT NO. 3584 OF OFFICIAL RECORDS, AFFECTS PARCELS 4 AND 5 BUT BLANKET IN NATURE.

6. 13. AN OFFER OF JEDICATION FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 1970 AS INSTRUMENT NO. 162 OF OFFICIAL RECORDS.

TO THE CITY OF LOS ANGELES, CALIFORNIA

(AFFECTS PARCELS 1, 2 AND 3)

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 20, 1971 AS INSTRUMENT NO. 1629 OF OFFICIAL RECORDS.

7. A DEED OF TRUST SECURELY SECURED BY AN EASEMENT OF \$12,000,000 RECORDED JANUARY 29, 2009 AS INSTRUMENT NO. 20090201092 OF OFFICIAL RECORDS, DATED JANUARY 27, 2009, TRUSTOR: HOLLYWOOD MOTOR PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: CHICAGO TITLE COMPANY BENEFICIARY: CHASE BANK, A TEXAS BANKING ASSOCIATION (AFFECTS ALL PARCELS)

A DOCUMENT ENTITLED "ASSIGNMENT OF LESSOR'S INTEREST IN LEASE AND TENANT SUBORDINATION" RECORDED JANUARY 29, 2009 AS INSTRUMENT NO. 20090120193 OF OFFICIAL RECORDS, AS ADDENDUM TO THE DEED OF TRUST SECURELY SECURED BY AN EASEMENT OF \$12,000,000.

A DOCUMENT RECORDED APRIL 02, 2014 AS INSTRUMENT NO. 20140331031 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED MARCH 05, 2019 AS INSTRUMENT NO. 20190192656 OF OFFICIAL RECORDS PROVIDED THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED APRIL 02, 2019 AS INSTRUMENT NO. 20190283710 OF OFFICIAL RECORDS, PROVIDED THAT THE OBLIGATION SECURED BY THE DEED OF TRUST WAS ASSUMED BY 6000 HOLLYWOOD MOTOR PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENVIRONMENTAL WARRANTY AND INDEMNIFICATION AGREEMENT" RECORDED JANUARY 29, 2009 AS INSTRUMENT NO. 20090120194 OF OFFICIAL RECORDS.

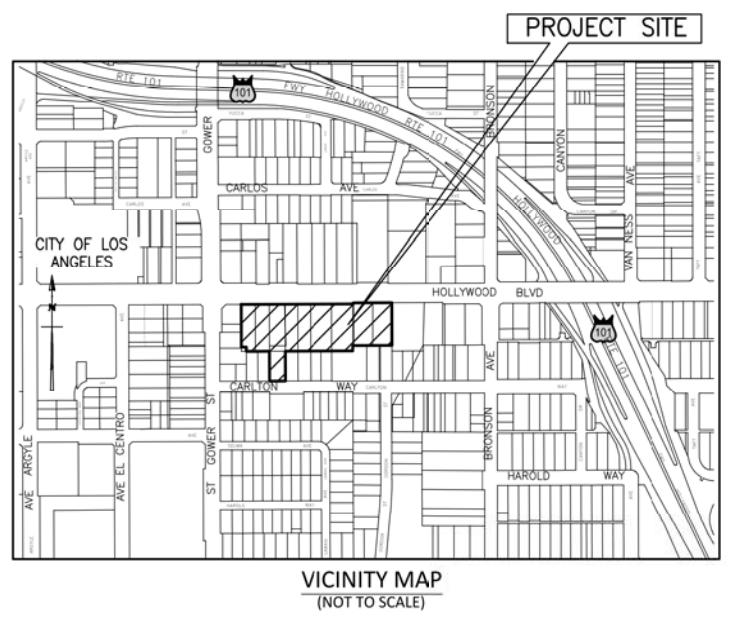
9. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN BROKAN PLACE AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JUNE 01, 2004 AS INSTRUMENT NO. 2004009494 OF OFFICIAL RECORDS.

(AFFECTS PARCELS 4, PLOTTED HEREIN)

10. WATER RIGHTS, CLAIM OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

11. RIGHTS OF HOLLYWOOD MOTOR CARS, LLC, AS TENANT, UNDER AN UNRECORDED LEASE WITHOUT AN OPTION TO PURCHASE OR RIGHT OF FIRST REFUSAL.

12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NPS SURVEY.



VICINITY MAP
(NOT TO SCALE)

PREPARED UNDER THE DIRECTION OF:
ROBERT S. ROGERS, PLS 8348
No. 8348



N	6	PROJECT #	2101006
5	DATE PREPARED	05/11/2022	PREPARED FOR:
4	DRAWN BY	SR	HOLLYWOOD TOYOTA
3	CHECKED BY	BR	HINES INTEREST LP
2	RE-CHECKED BY	BR	2850 POST OAK BOULEVARD, SUITE 4900
1	APPROVED BY	BR	Houston, TX 77056
NO.	DATE	REVISIONS	kpff

FOR REFERENCE ONLY

C1.00

HOLLYWOOD BOULEVARD

The logo consists of two dark gray, rounded shapes that together form a stylized letter 'O'.

OFFICE UNTITLED

OFFICE
10 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
0.730.6698

LANDSCAPE
OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
73.4400
te of Authority
CIVIL
UTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
18.0201

KPFF 700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com



6000 HOLLYWOOD BLVD.

00 HOLLYWOOD BLVD.
LLYWOOD, CA 90028

PROJECT NO: 22.004.000

LEGEND

-

The diagram illustrates a cross-section of a soldier pile wall shoring system. A vertical 'BASEMENT WALL' is supported by two 'SOLDIER PILE (PER SHORING DRAWINGS)' at the top. Between the piles, a 'LAGGING (PER SHORING DRAWINGS)' panel is shown. The back of the wall features a 'WATERPROOFING AND DRAINAGE BOARD (PER ARCH DRAWINGS)'. A 'DRAINAGE SACK' (12"x12"x12" Burlap Bag, Wire Mesh, or Approved Equal) is placed between the soldier piles. A 'SLAB-ON-GRADE PER STRUCTURAL' slab rests on the ground. A '4" DIAMETER PIPE @ [X] O.C. (BETWEEN SOLDIER PILES). SEE PLUMBING FOR CONTINUATION.' is shown at the bottom. An inset shows a cross-section of the drainage sack filled with 'NO. 3 COARSE AGGREGATE, AS SPECIFIED IN S.S.P.W.C., SECTION 200-1.4.'. A note indicates 'REMOVE 12" DEPTH OF LAGGING AT BASE OF WALL TO INSTALL DRAINAGE SACK'. Another note specifies '8" SQUARE SECTION OF 1/4" GALVANIZED SCREEN WITH MIN. WIRE DIA. OF 0.03" FIRMLY ATTACHED TO BACK OF WEEPHOLE'.

NOTES:

1. FOUNDATION WALL DRAINAGE SHALL ADHERE TO THE LATEST BUILDING ADMINISTRATIVE CODES.

ESTIMATED EARTHWORK QUANTITIES

CUT:	181,000 CUBIC YARDS
FILL:	0 CUBIC YARDS

NOTES:

- NOTES:**

 1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
 2. THE ESTIMATED QUANTITIES INCLUDE A 20% CONTINGENCY FACTOR.
 3. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTATION, AND CONSTRUCTION MEANS AND METHODS.
 4. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
 5. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES NECESSARY FOR THEIR BID AND WORK.
 6. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.



ROUGH GRADING PLAN

C1.20



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ARCHITECT

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RELM LANDSCAPE
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KPFF CIVIL
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90017
P.213.418.0201

HOLLYWOOD BLVD



6000 HOLLYWOOD BLVD.

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HOLLYWOOD, CA 90028

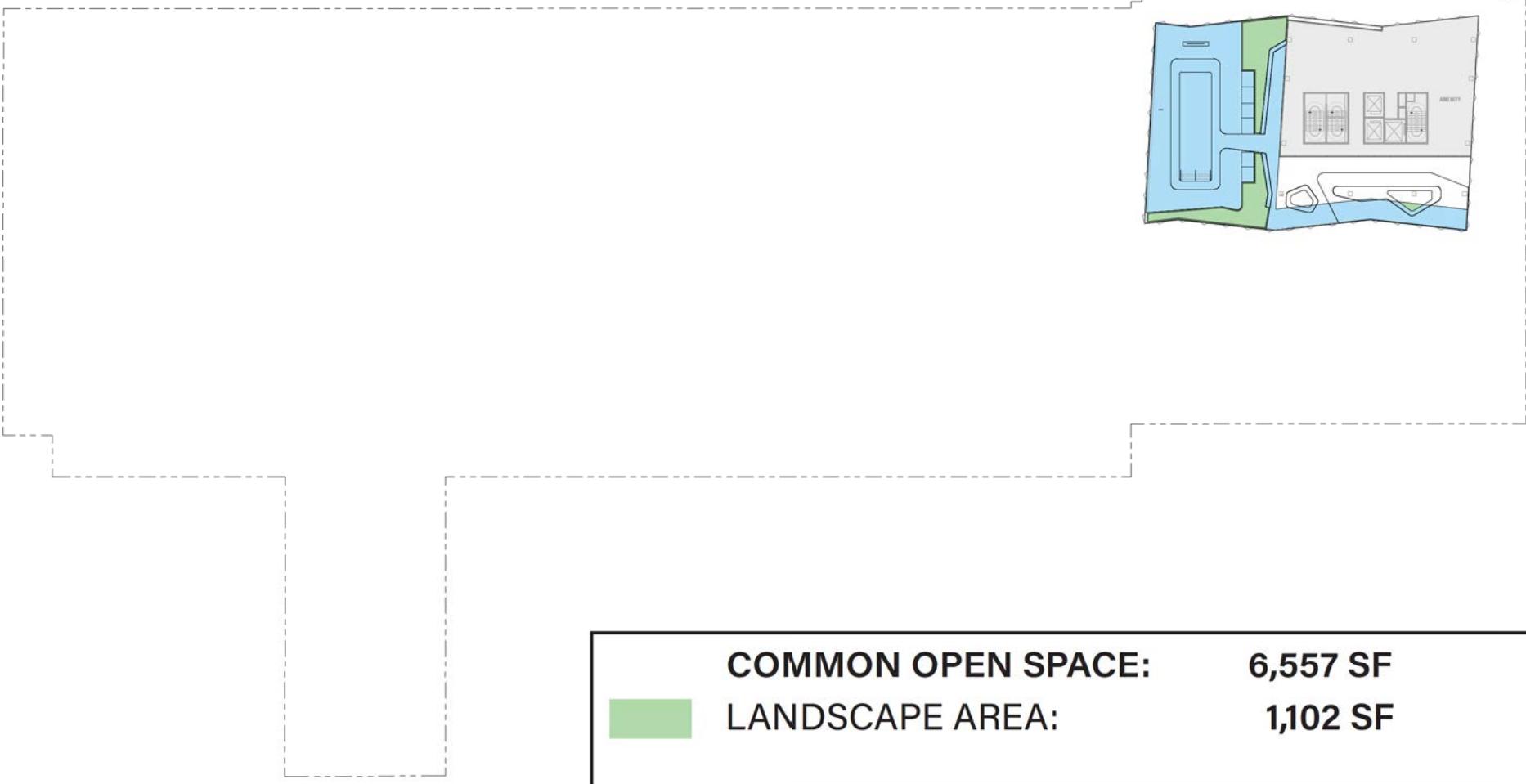
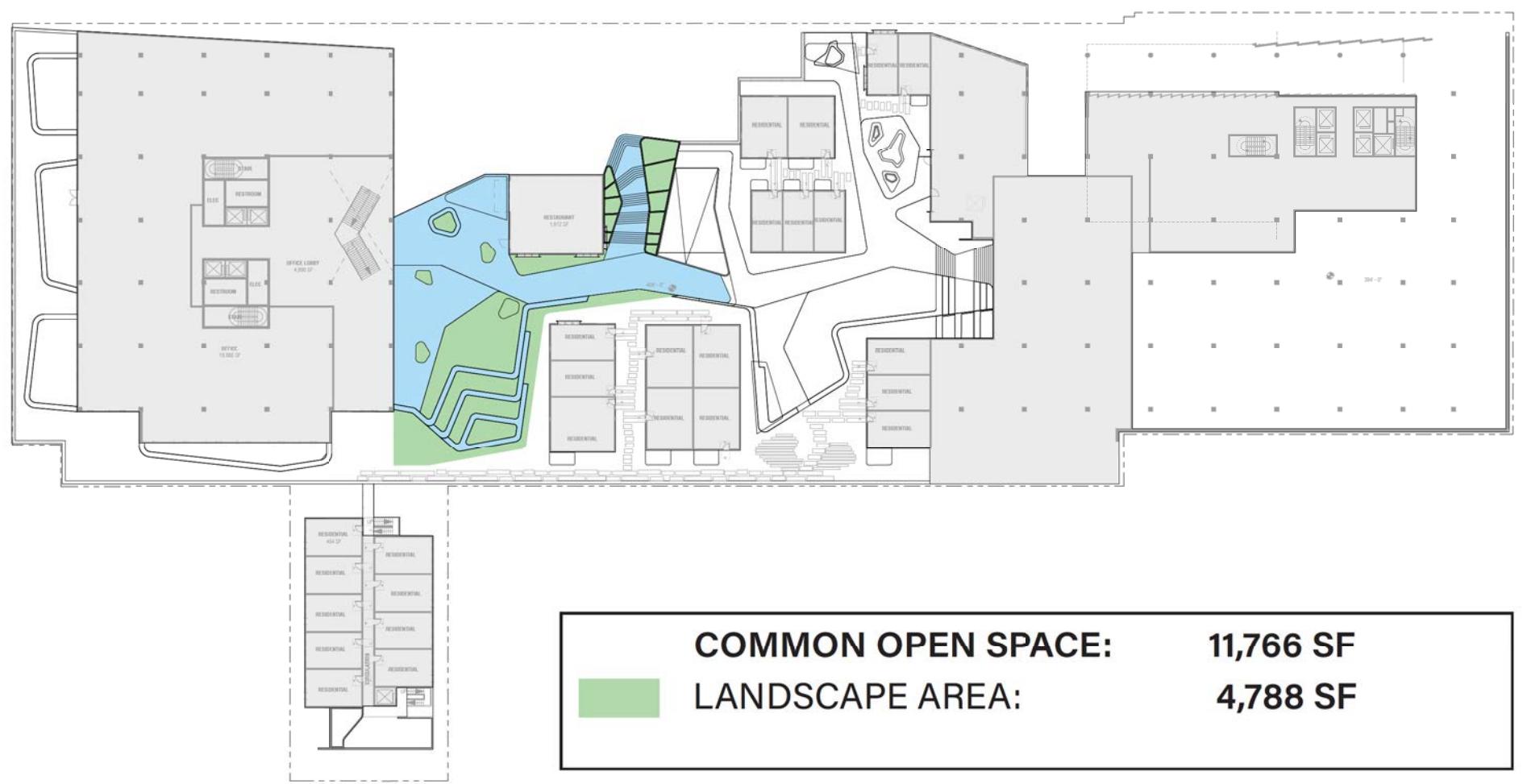
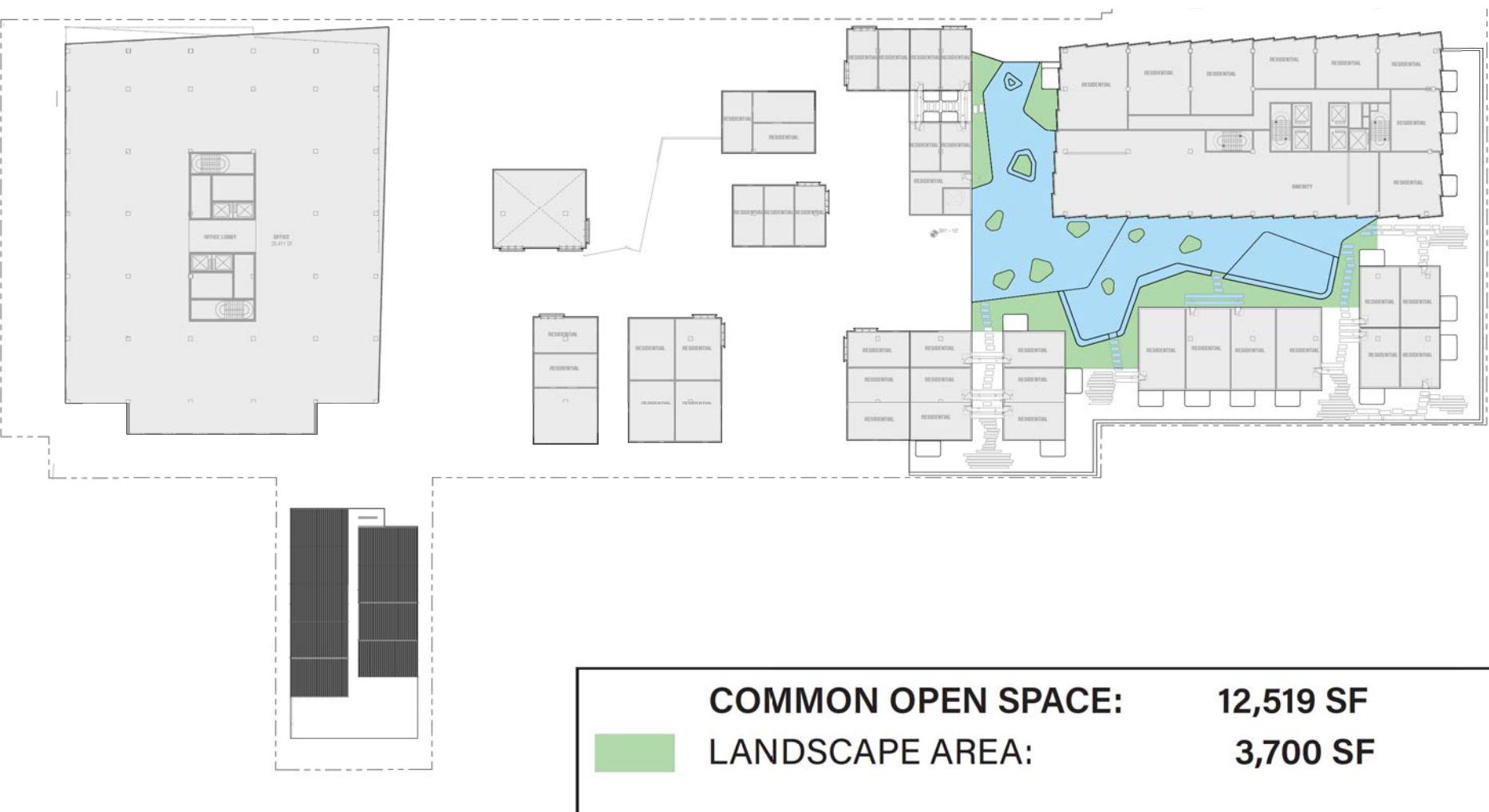
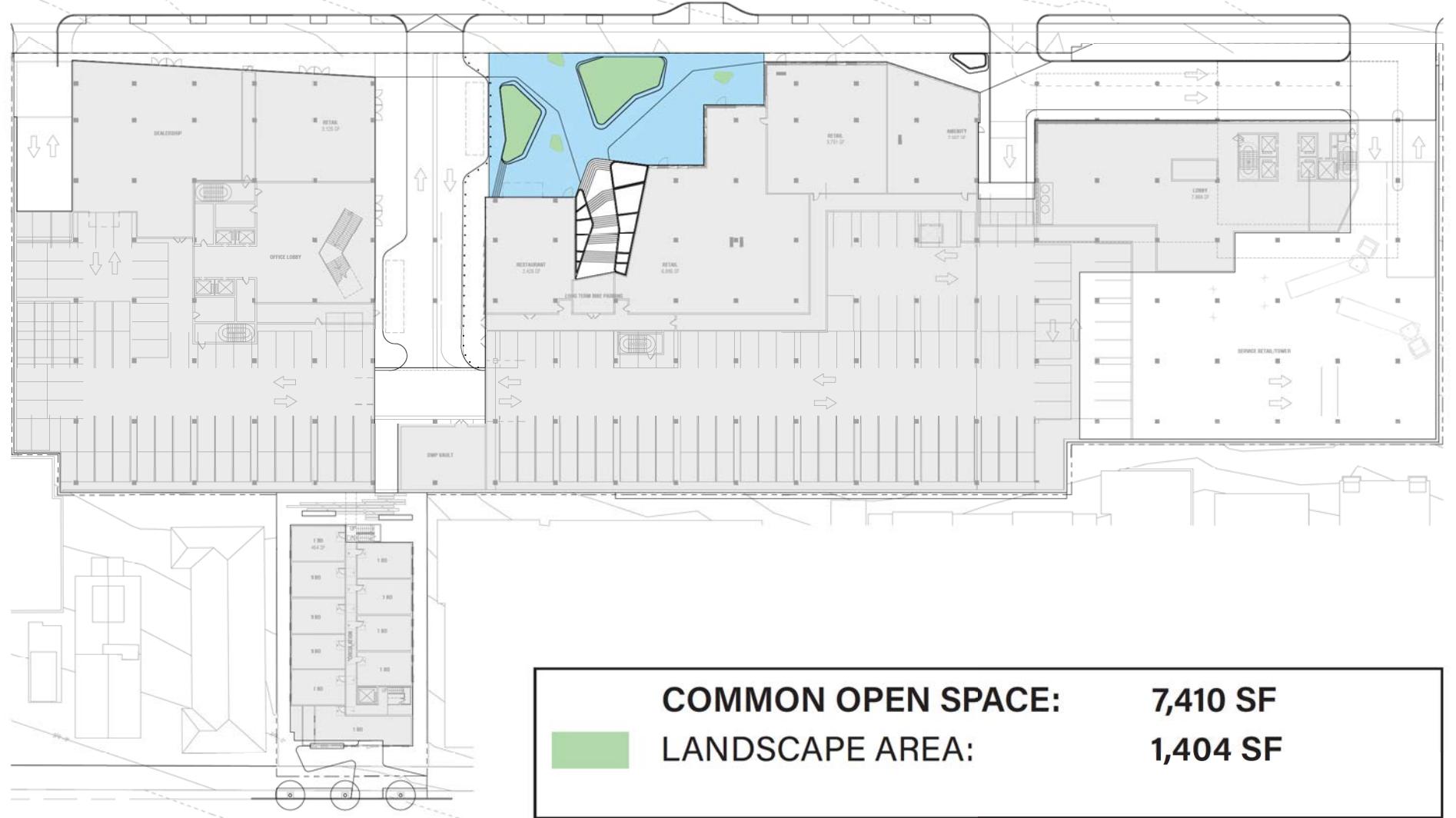
OU PROJECT NO.: 22.004.000

DESCRIPTION DATE
DRAFT ENTITLEMENT PACKAGE 9/12/2022

SCALE: 0' 15' 30' 60'
NORTH

COMPOSITE PLAN

L0.01



RESIDENTIAL OPEN SPACE CALCULATIONS

REQUIRED USABLE OPEN SPACE:

- 262 units x 100 sf
- 75 units x 125 sf
- 13 units x 175 sf

37,850 sf Required

26,200 sf
9,375 sf
2,275 sf

PROVIDED EXTERIOR USEABLE OPEN SPACE:

- Level 1 (Public Common)
- Level 2 (Public Common)
- Level 3 (Residential Common)
- Level 13 (Residential Common)

38,252 sf Provided

7,410 sf
11,766 sf
12,519 sf
6,557 sf

REQUIRED PLANTED COMMON OPEN SPACE:

(37,850 sf Required Usable Open Space x 25%)

9,463 sf Required

PROVIDED PLANTED EXTERIOR COMMON OPEN SPACE

10,994 sf Provided

1,404 sf
4,788 sf
3,700 sf
1,102 sf

REQUIRED TREES:

(At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in parkway)
- Total Units = 350

88

PROVIDED TREES

88

- Street Level Trees: 26 + Street Trees (4)
- Level 2 Trees
- Level 3 Trees
- Level 13 Trees

30

10

35

13

6000 HOLLYWOOD BLVD.

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HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
	DRAFT ENTITLEMENT PACKAGE	9/12/2022

OPEN SPACE CALCULATIONS

L0.02







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ARCHITECT

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LANDSCAPE

KPFF
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90017
P.213.418.0201

CIVIL

HOLLYWOOD BLVD

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

DESCRIPTION DATE
DRAFT ENTITLEMENT PACKAGE 9/12/2022



LEGEND

- ① CANYON TERRACE
- ② OUTDOOR DINING DECK
- ③ ACTIVITY TRELLIS
- ④ VIEWING DECK & TRELLIS
- ⑤ GARDEN WALK
- ⑥ PRIVATE PATIO
- ⑦ [Unlabeled]

SCALE:
0' 15' 30' 60'
NORTH

PODUM LANDSCAPE PLAN -
LEVEL 3

L1.03



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LANDSCAPE

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90017
P.213.418.0201

CIVIL

HOLLYWOOD BLVD

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

DESCRIPTION DATE
DRAFT ENTITLEMENT PACKAGE 9/12/2022

LEGEND

- ① L5 - OFFICE PATIO
- ② L5 - RESIDENTIAL PATIO
- ③ L6 - OFFICE PATIO
- ④ L13 - POOL & AMENITY DECK

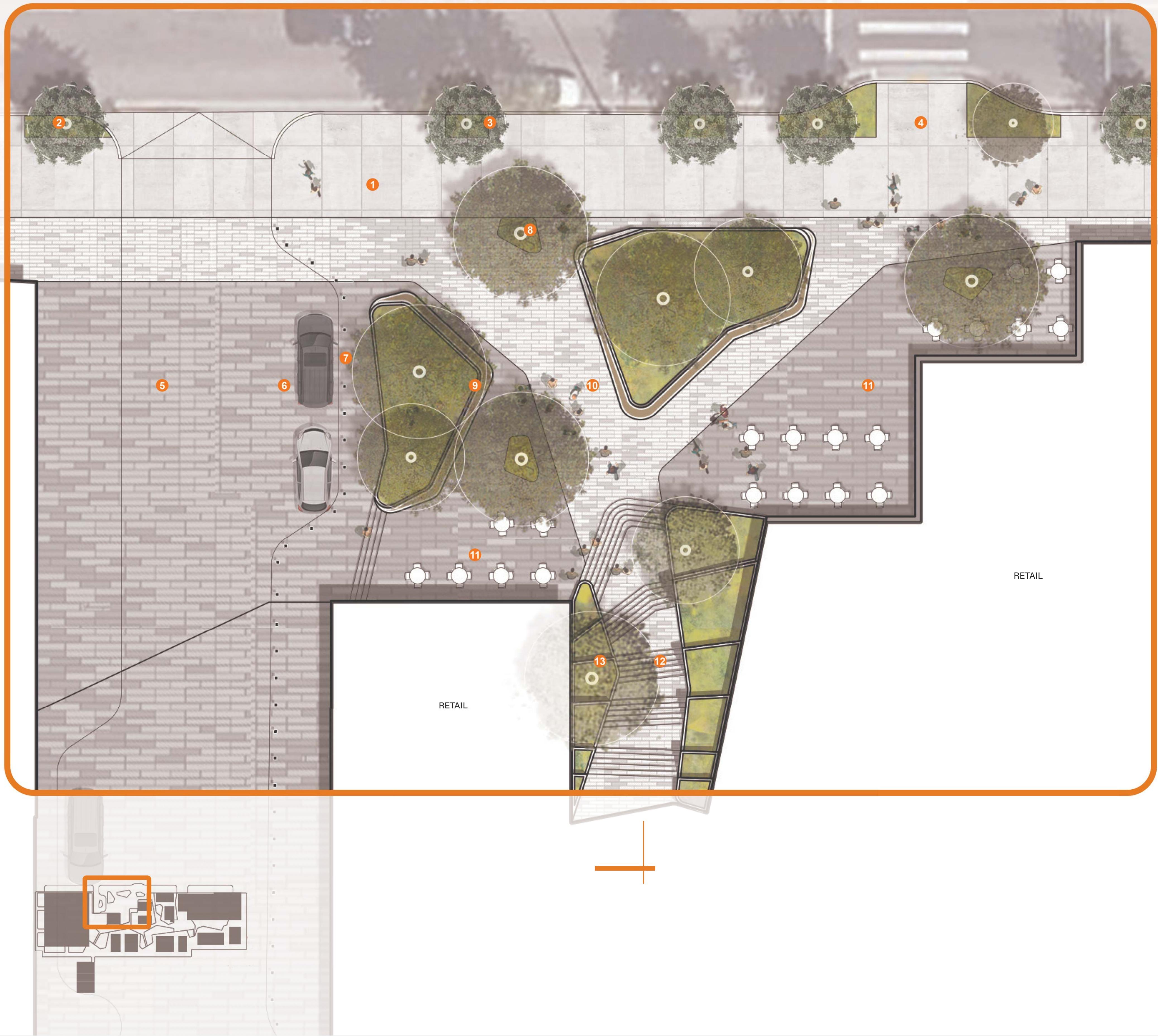
SCALE:
0' 15' 30' 60'
NORTH

CARLTON WAY

PODUM LANDSCAPE PLAN -
UPPER TERRACES

L1.04

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SCALE:
0' 5' 10' 20'
NORTH



TITLED ARCHITECT
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98

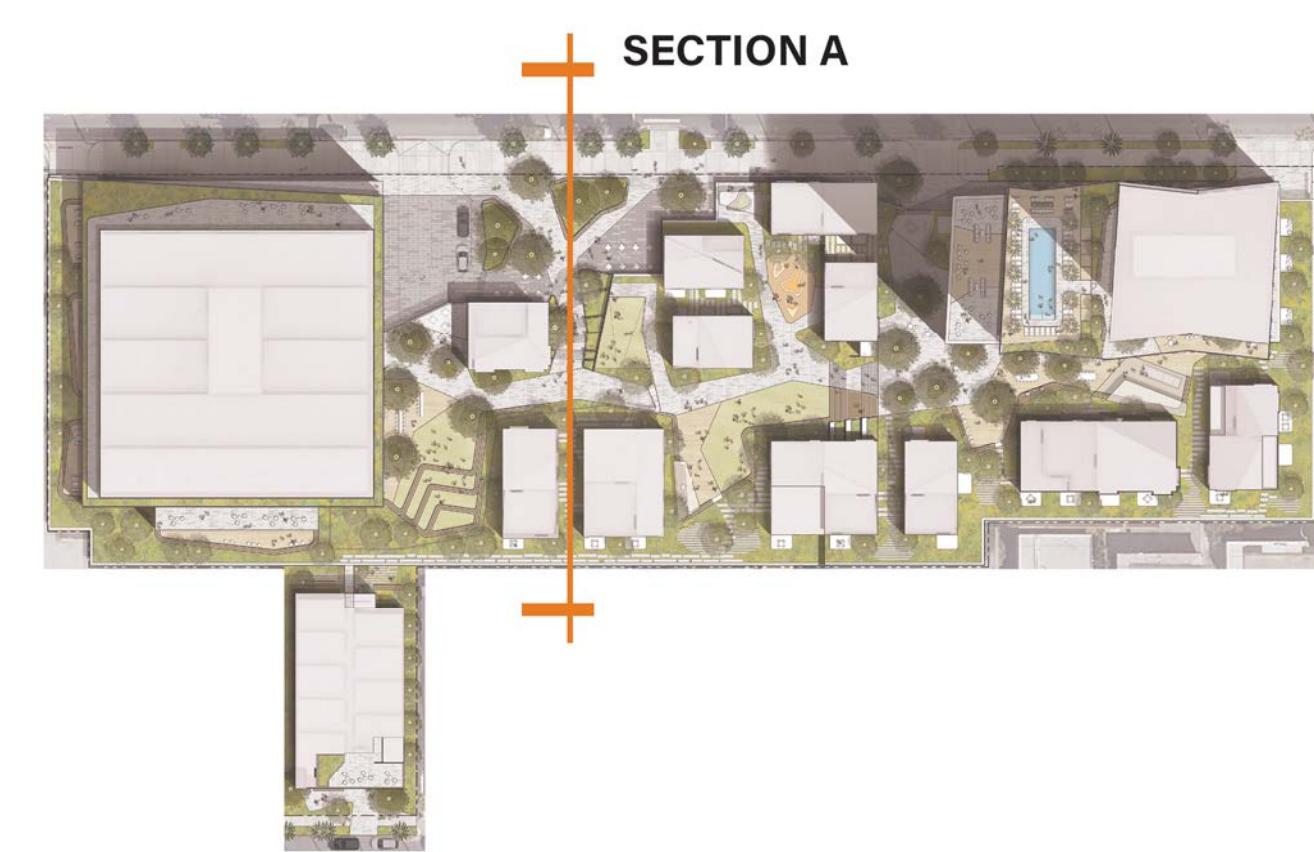
LANDSCAPE
STREET, SUITE 1110, LOS ANGELES, CA 90014
00

CIVIL
LOWER STREET, SUITE 2100, LOS ANGELES, CA
01

01
LOWER STREET, SUITE 2100, LOS ANGELES, CA
CIVIL



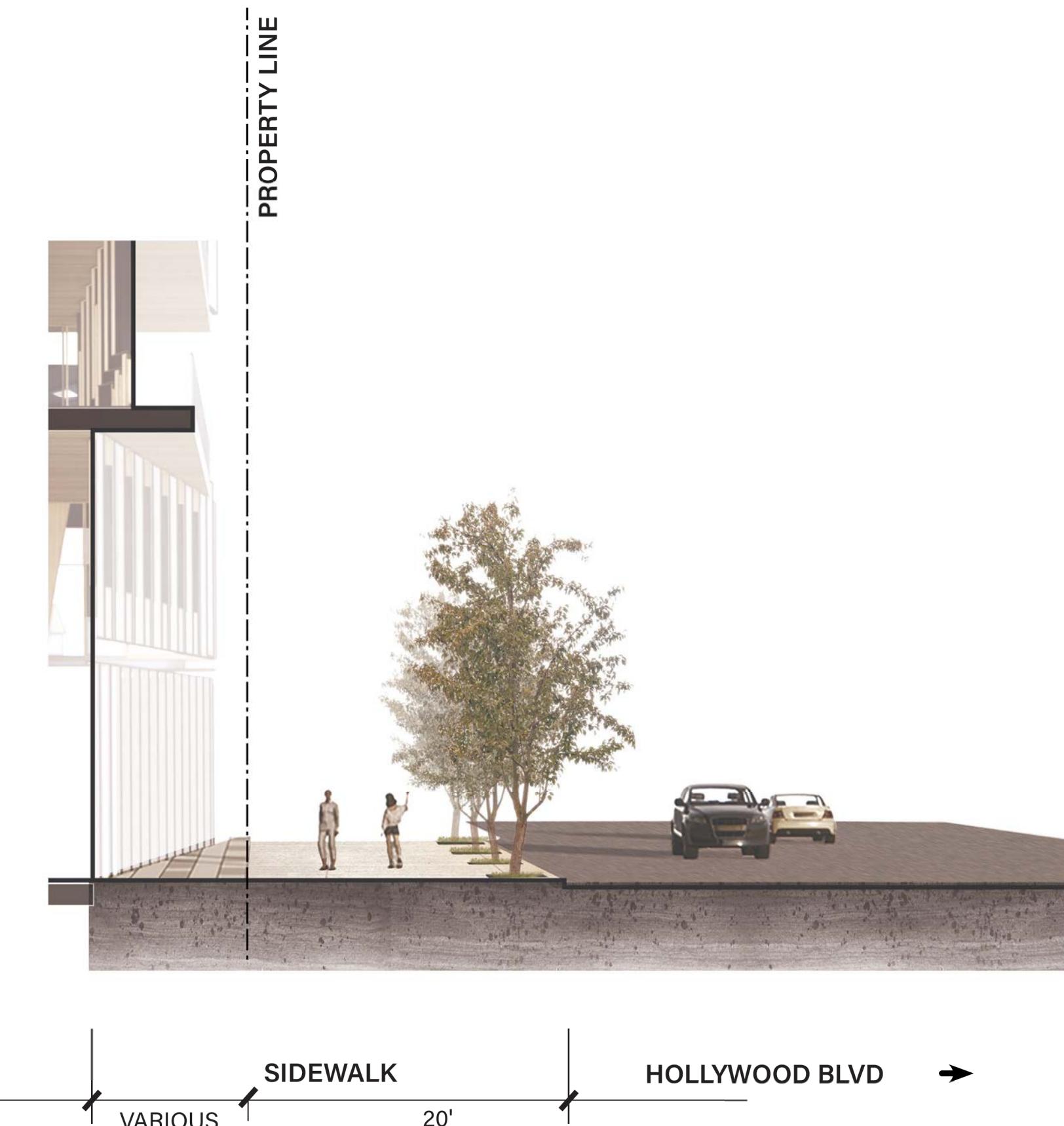
SECTION A- THE PLAZA LOOKING WEST



SCALE:

A horizontal scale bar consisting of a thick black line with four shorter black segments extending downwards from it, marking off distances of 0', 5', 10', and 20'.

SECTION - HOLLYWOOD BOULEVARD 01 L2.01A



SECTION -
HOLLYWOOD BOULEVARD 02
L2.01B



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.730.6698

ARCHITECT

LANDSCAPE

LANDSCAPE

1111 LIVESTREET, SUITE 1110, LOS ANGELES, CA 90014
73.4400

GELES, CA 90014

CIVIL

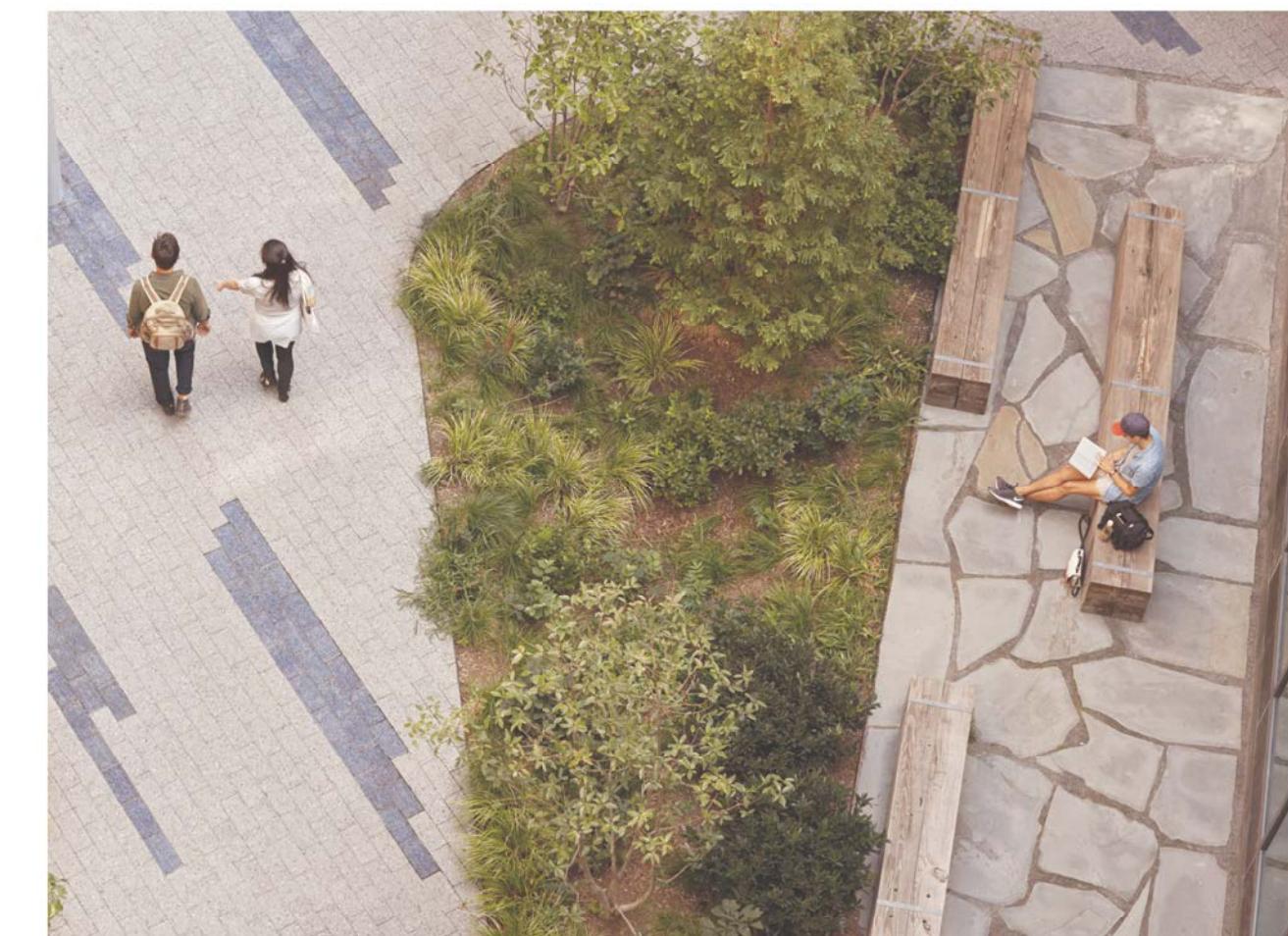
CML
LOS ANGELES, CA

SECTION D



RESIDENTIAL

- A vibrant outdoor scene in a modern urban setting. In the foreground, a woman in a yellow floral dress pushes a stroller with a child. To the right, a group of children play in a grassy area with yellow flowers, while an older woman interacts with them. In the background, a large brick building with many windows stands under a clear sky.



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 PARKWAY PLANTING
 - 2 PROPOSED STREET TREES
 - 3 PARKING ENTRY
 - 4 FRONT YARD PATIO
 - 5 GARDEN WALK CONNECTION TO PARKING
 - 6 BENCH SEATING
 - 7 SIDEYARD

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

SCALE: **NORTH**

ENLARGEMENT PLAN - CARLTON RESIDENCES

L2.02



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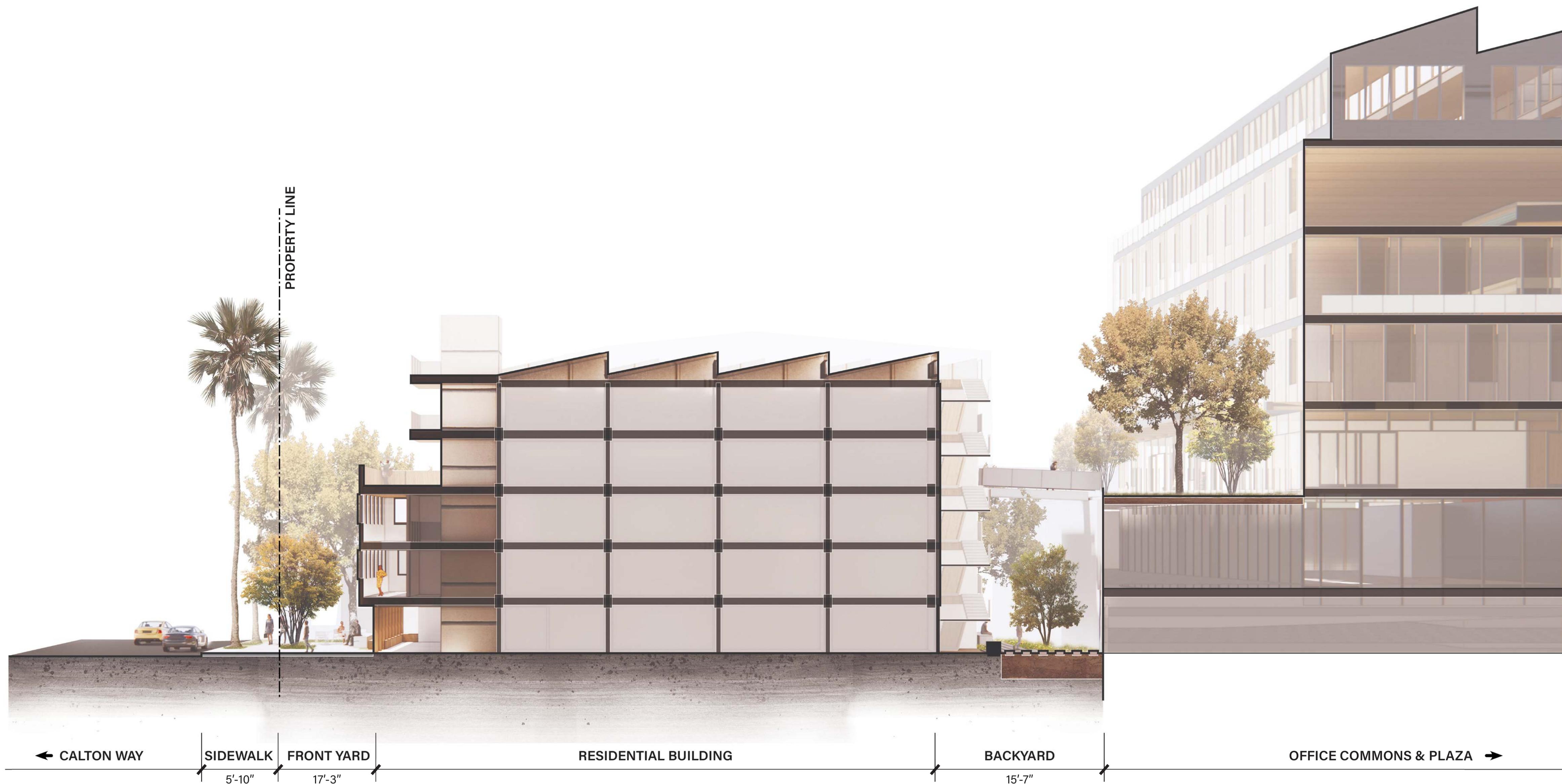
ARCHITECT

RELM
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

LANDSCAPE

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CIVIL



SECTION B - RETAIL FRONTAGE LOOKING WEST



SECTIONS - CARLTON WAY

L2.02A

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ARCHITECT

LANDSCAPE
OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014

LANDSCAPE
00014

.673.4400 CIVII

SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
7
.418.0201

LES, CA

000 HOLLYWOOD BLVD.

10 HOLLYWOOD BLVD.
LYWOOD, CA 90028

PROJECT NO: 22.004.000



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1** RESTAURANT TERRACE
 - 2** BLEACHER SEATING WITH TREE
 - 3** OUTDOOR WORKING TERRACE
 - 4** TERRACED LAWN
 - 5** BENCH SEATING
 - 6** FENCE
 - 7** GARDEN WALK
 - 8** PRIVATE PATIO

E:  NORTH

ENLARGEMENT PLAN - OFFICE COMMONS

.2.03



TITLED ARCHITECT
VEDA BLVD, STE 104, CULVER CITY, CA 90230
98

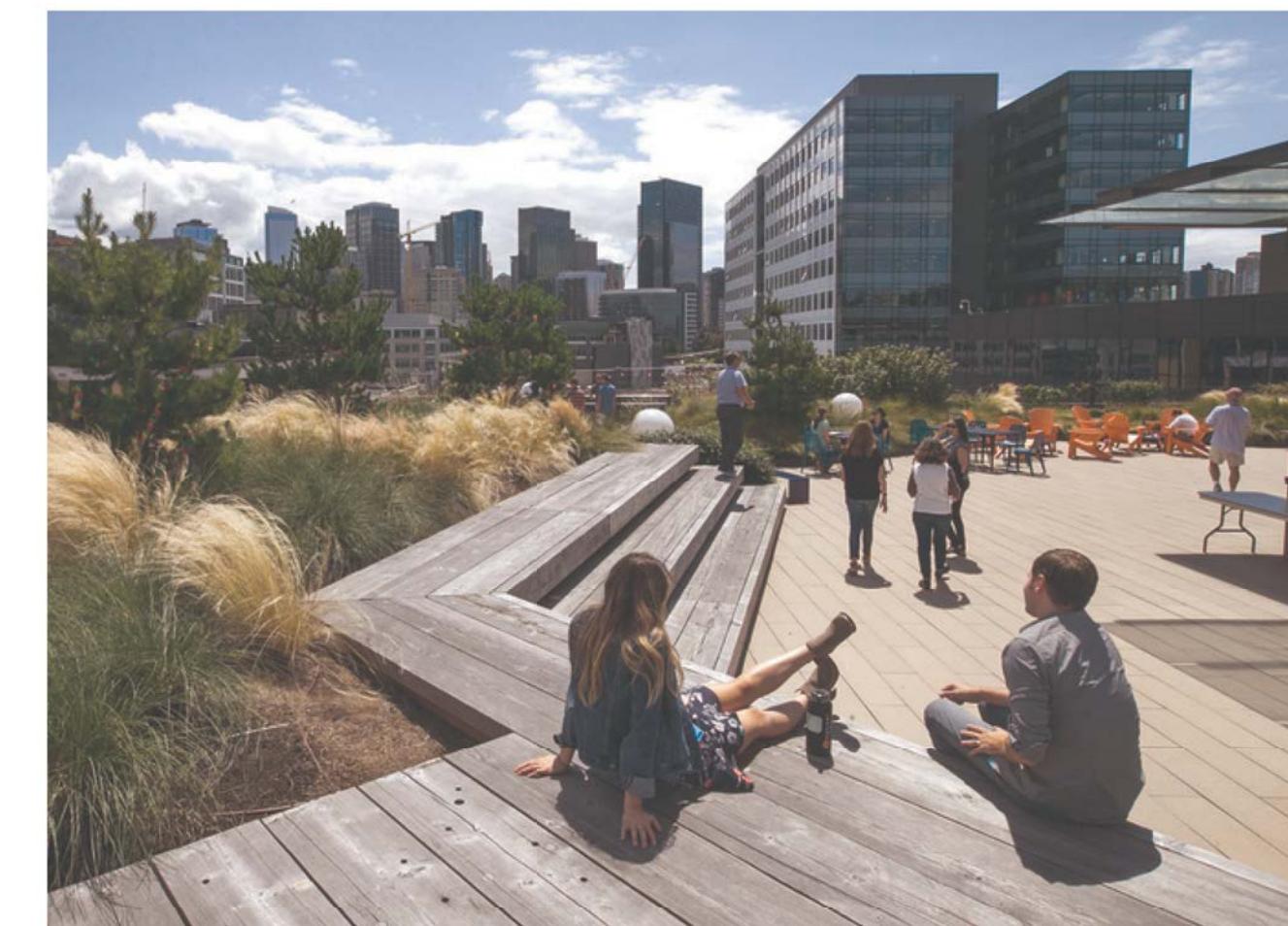
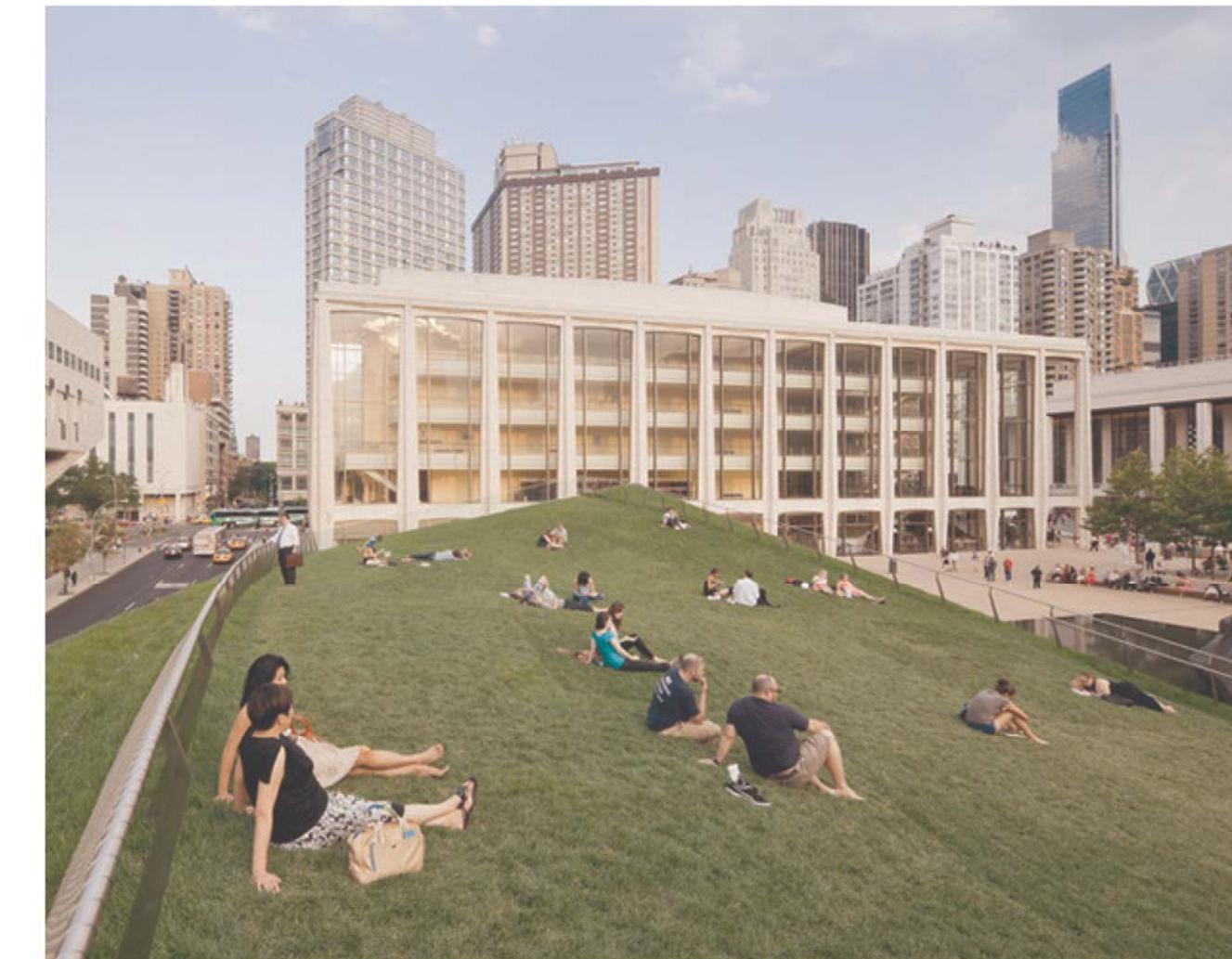
ARCHITECT

LANDSCAPE
STREET, SUITE 1110, LOS ANGELES, CA 90014
00

LANDSCAPE
20014

CIVIL
LOWER STREET, SUITE 2100, LOS ANGELES, CA
01

CIVIL



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 THE STAIRS
 - 2 TERRACE PLANTING
 - 3 FEATURE WALL (MAIL BOXES)
 - 4 FENCE
 - 5 RESIDENTIAL GATE
 - 6 RAMP
 - 7 SLOPED LAWN
 - 8 VIEWING DECK
 - 9 BUFFER PLANTING
 - 10 BENCH SEATING



6000 HOLLYWOOD BLVD.

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HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000



ENLARGEMENT PLAN - BEECH-WOOD STEPS AND OVERLOOK

L2.04



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HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

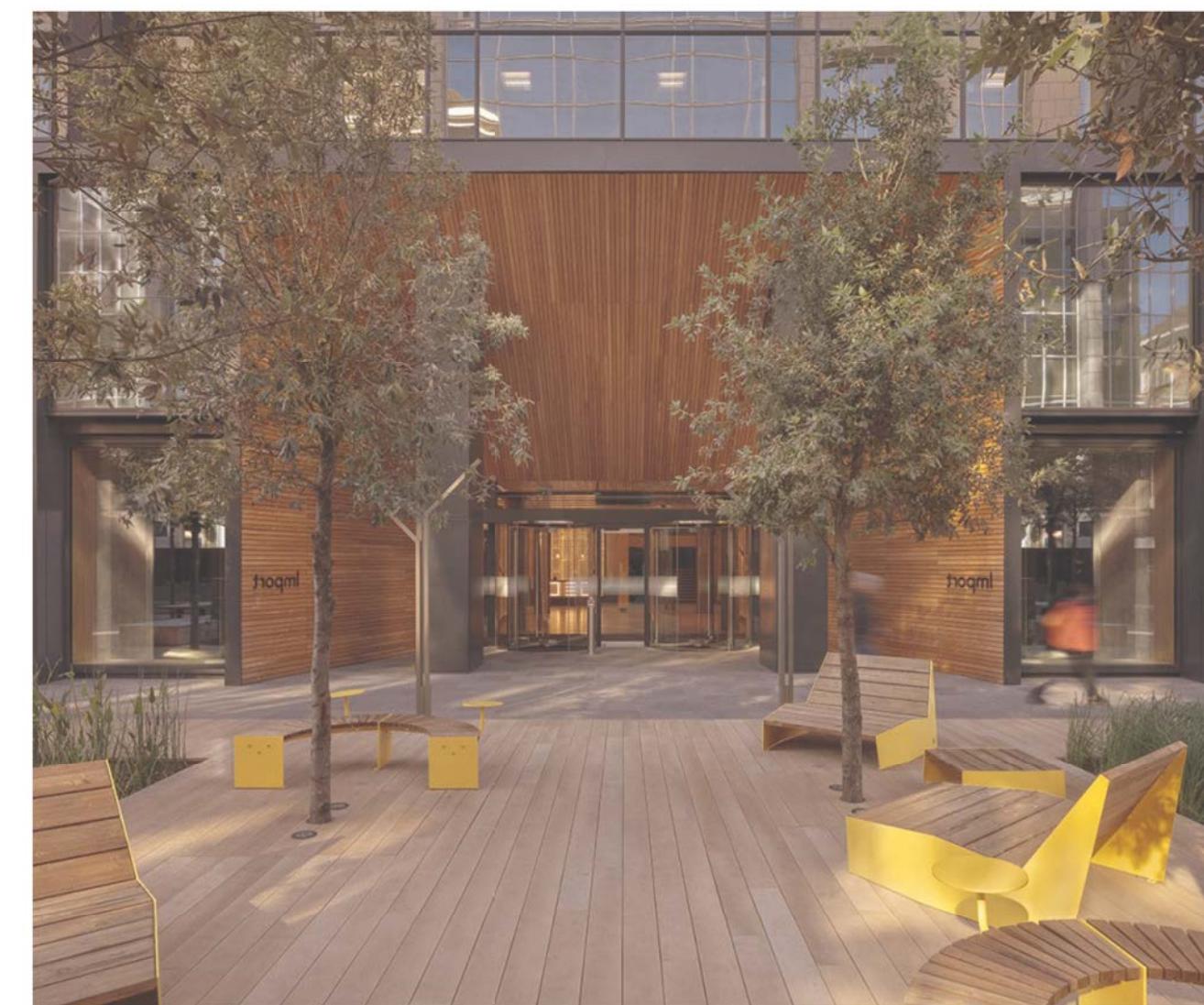
LEGEND

- 1** RESIDENTIAL GATE
 - 2** PLAZA PAVING
 - 3** ACTIVITY LAWN
 - 4** WOOD DECK
 - 5** BBQ COUNTER WITH TRELLIS
 - 6** STAIRS
 - 7** TERRACE SEATING
 - 8** TERRACE PLANTING
 - 9** ADA ELEVATOR
 - 10** KIDS PLAY
 - 11** VIEWING DECK WITH SEATING
 - 12** GARDEN WALK
 - 13** PRIVATE PATIO

SCALE: NO
 A horizontal scale bar divided into four segments. The first segment is labeled '0' at its left end. The second segment is labeled '5' at its left end. The third segment is labeled '10' at its left end. The fourth segment is labeled '20' at its left end.

ENLARGEMENT PLAN - VILLAGE GREEN

L2.05



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- ① STAIRS
- ② TERRACE SEATING
- ③ TERRACE PLANTING
- ④ ADA ELEVATOR
- ⑤ TOWER ARRIVAL & AMENITY TREE GROVE PLAZA
- ⑥ BLEACHER SEATING WITH TREE
- ⑦ GARDEN WALK
- ⑧ PRIVATE PATIO
- ⑨ VIEWING DECK WITH TRELLIS

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		9/12/2022

SCALE:
0' 5' 10' 20'
NORTH

ENLARGEMENT PLAN - TOWER ARRIVAL

L2.06

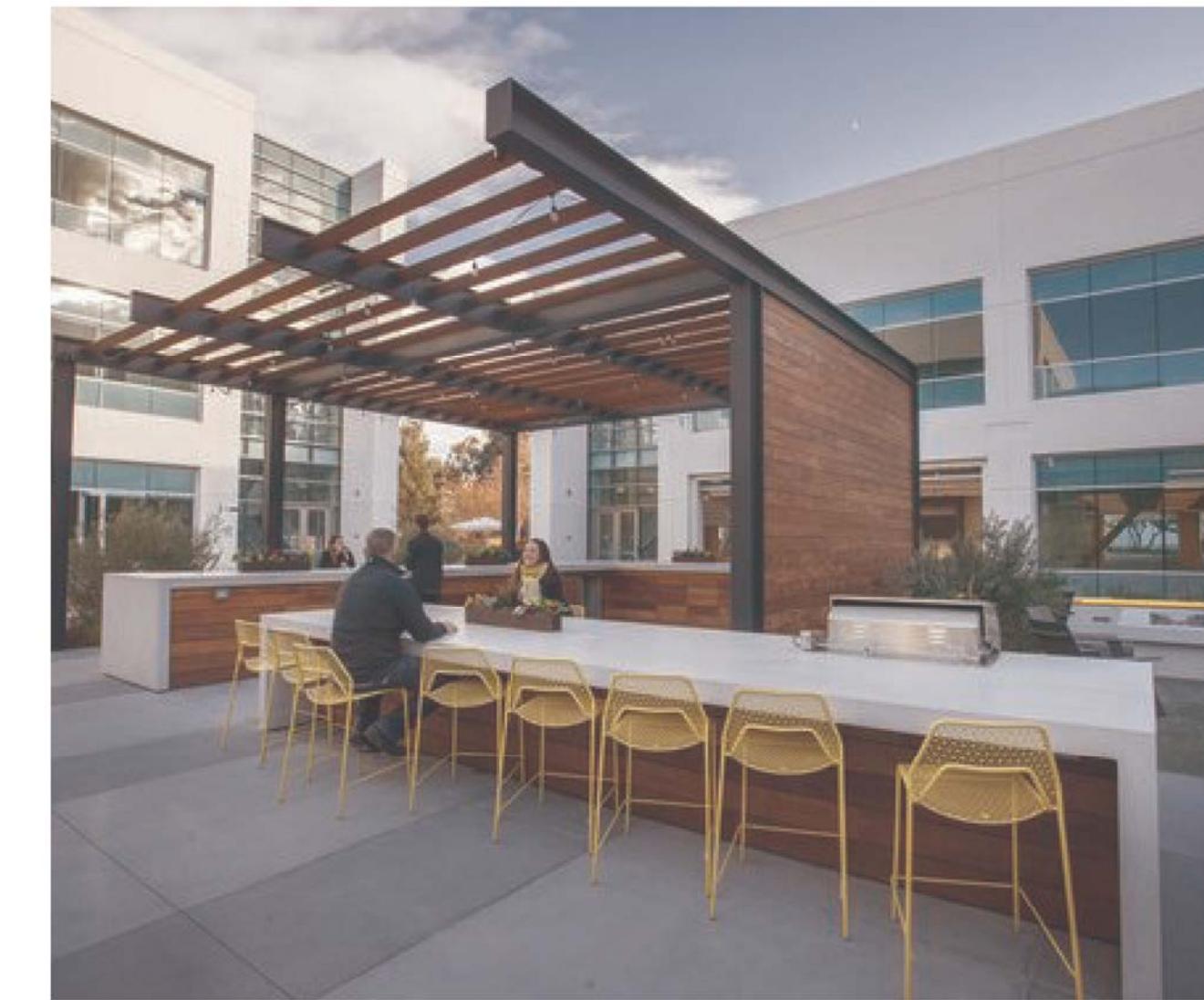


UNTITLED ARCHITECT
101 PULVEDA BLVD, STE 104, CULVER CITY, CA 90230
30.6698

LANDSCAPE
OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
73.4400

CIVIL

VIL



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1** ACTIVITY DECK
 - 2** TREES ON DECK
 - 3** BBQ COUNTER
 - 4** BENCH SEATING
 - 5** OUTDOOR DINING ZONE
 - 6** RECREATIONAL ZONE
 - 7** TRELLIS
 - 8** GARDEN WALK
 - 9** GARDEN PATIO
 - 10** PRIVATE DECK

100 HOLLYWOOD BLVD.

10 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

PROJECT NO: 22.004.000

A scale bar at the bottom left shows distances of 5', 10', and 20'. A north arrow is at the top right.

ENLARGEMENT PLAN - CANYON TERRACE

2.07



TITLED ARCHITECT
VEDA BLVD, STE 104, CULVER CITY, CA 90230
98

LANDSCAPE
STREET, SUITE 1110, LOS ANGELES, CA 90014
00

CIVIL
LOWER STREET, SUITE 2100, LOS ANGELES, CA
01



6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 GARDEN WALK PAVER
 - 2 GARDEN PATIO
 - 3 TOWNHOUSE ENTRY
 - 4 GARDEN PLANTING
 - 5 PRIVATE PATIO

SCALE: NO
 A horizontal scale bar divided into four segments. The first segment is labeled '0' at its left end. The second segment is labeled '5' at its left end. The third segment is labeled '10' at its left end. The fourth segment is labeled '20' at its left end.

ENLARGEMENT PLAN - GARDEN WALKS & PATIOS

L2.08



UNTITLED ARCHITECT
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30.6698

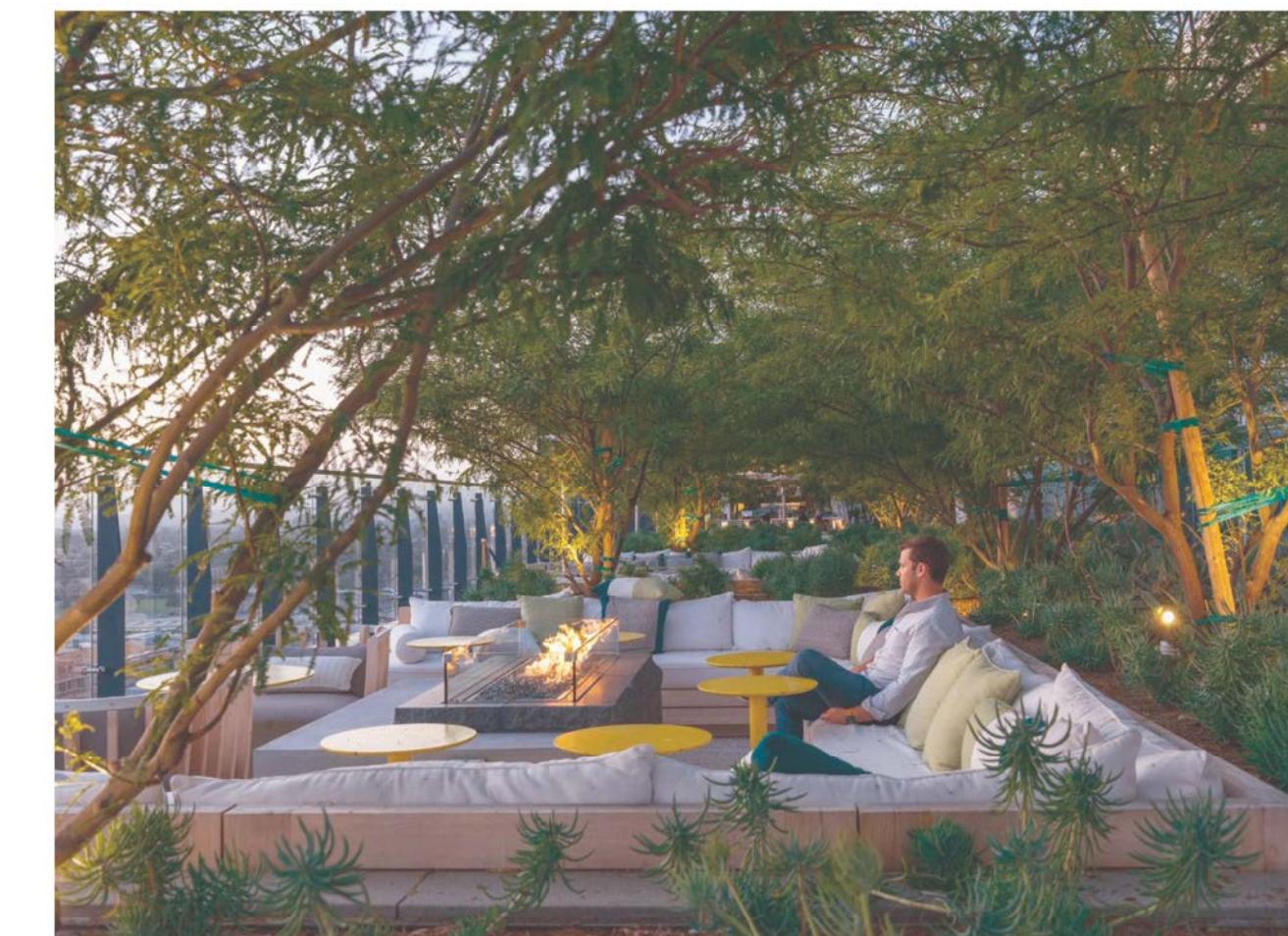
ARCHITECT

LANDSCAPE
OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
73.4400

LANDSCAPE
0014

CIVIL
18TH FLOWER STREET, SUITE 2100, LOS ANGELES, CA

CIVIL



CHARACTER IMAGERY FOR REFERENCE ONLY

LEGEND

- 1 POOL DECK
 - 2 VIEWING DECK
 - 3 POOL LOUNGE SEATING
 - 4 POOL CABANA
 - 5 POOL GATE & FENCE
 - 6 BENCH SEATING WITH PLANTING
 - 7 OUTDOOR FLEX DECK

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6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

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ENLARGEMENT PLAN -

LEVEL13 AMENITY D

L2.09

NORTH

1

1

100

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TREES



JACARANDA MIMOSIFOLIA
MEDIUM WATER USE



MAGNOLIA GRANDIFLORA
MEDIUM WATER USE



PLATANUS RACEMOSA
MEDIUM WATER USE



QUERCUS TOMENTELLA
LOW WATER USE



PLATANUS RACEMOSA
MEDIUM WATER USE



ACACIA WILLARDIANA
LOW WATER USE



FRAXINUS VELUTINA 'RIO GRANDE'
MEDIUM WATER USE



PARKINSONIA FLORIDA
LOW WATER USE



PROSOPIS X 'PHOENIX'
LOW WATER USE



OLEA EUROPEA 'SWAN HILL'
LOW WATER USE



CHITALPA 'PINK DAWN'
LOW WATER USE



PROSOPIS GLANDULOSA THORNLESS
LOW WATER USE



PRUNUS ILICIFOLIA SPP. LYONII
LOW WATER USE



CERCIS OCCIDENTALIS
LOW WATER USE



CERCIS CANADENSIS
MEDIUM WATER USE

6000 HOLLYWOOD BLVD.

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OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
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PLANT PALETTE

L3.02



UNDERSTORY-SHRUBS



SALVIA APIANA
LOW WATER USE



HETEROMELES ARBUTIFOLIA
LOW WATER USE



CEANOTHUS THYRSIFLORUS
LOW WATER USE



CARPENTERIA CALIFONICA
LOW WATER USE



SALVIA 'ALLEN CHICKERING'
LOW WATER USE



ENCELIA CALIFORNICA
LOW WATER USE



GREVILLEA LONG JOHN
LOW WATER USE



ERIOGONUM FASCICULATUM
LOW WATER USE



PERITOMA ARBOREA
LOW WATER USE



SEDUM SPATHULIFOLIUM
LOW WATER USE



ALOE 'CYNTHIA GIDDY'
LOW WATER USE



DUDLEYA PULVERULENTA
LOW WATER USE



WESTRINGIA FRUTICOSA
LOW WATER USE



SALVIA APIANA
LOW WATER USE



RHAMNUS CALIFORNICA 'EVE CASE'
LOW WATER USE



R. CALIFORNICA 'MOUND SAN BRUNO'
LOW WATER USE



ERIOGONUM GIGANTEUM
LOW WATER USE



OLEA EUROPEA 'LITTLE OLLIE'
LOW WATER USE

6000 HOLLYWOOD BLVD.

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#	DESCRIPTION	DATE
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PLANT PALETTE

L3.03



UNDERSTORY-GROUND COVER



ACHILLEA MILLEFOLIUM
LOW WATER USE



PENSTEMON SPECTABILIS
LOW WATER USE



SALVIA BEE'S BLISS
LOW WATER USE



BERBERIS AQUIFOLIUM VAR. REPENS
LOW WATER USE



LUPINUS SUCCULENTUS
LOW WATER USE



ACHILLEA CVS
LOW WATER USE



ERIOGONUM GRANDE VAR. RUBESCENS
LOW WATER USE



SALVIA SONOMENSIS 'MRS. BEARD'
LOW WATER USE



CEANOTHUS SPP.
LOW WATER USE



CEANOTHUS THYRSIFLORUS VAR.
LOW WATER USE



EPILOBIUM CANUM
LOW WATER USE



SALVIA SPATHACEA
LOW WATER USE



FESTUCA MAIREI
LOW WATER USE



CAREX TUMULICOLA
LOW WATER USE



MUHLENBERGIA DUBIA
LOW WATER USE



ROSEMARINUS OFFICINALIS VAR.
LOW WATER USE



SALVIA MELLIFERA
LOW WATER USE



SESLERIA AUTUMNALIS 'FINELEAF'
LOW WATER USE



CHRYSACTINIA MEXICANA
LOW WATER USE



CORETHRHYNE FILAGINIFOLIA
LOW WATER USE



BACCHARIS 'PIGEON POINT'
LOW WATER USE



ISOCOMA MENZIESII
LOW WATER USE



TAGETES TENUIFOLIA
LOW WATER USE

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6000 HOLLYWOOD BLVD.
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#	DESCRIPTION	DATE
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PLANT PALETTE

L3.04



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LANDSCAPE

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P.213.673.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

CIVIL

— — — — PROPERTY LINE

— — — — — SETBACK LINE

CONCEPT/SCHEMATIC NEW WALL

The image contains two architectural symbols. On the left, a circle with a vertical line through its center represents a North arrow. To its right, the text "NORTH ARROW" is written in all caps. On the right, there is a symbol consisting of a triangle pointing upwards, enclosed within a circle. Below this symbol, the text "BUILDING ELEVATION SYMBOL" is written in all caps. The number "1" is positioned above the triangle.

An interior elevation symbol consisting of a circle with a vertical line through its center. The number '1' is positioned above the circle, and the text 'A200' is positioned below it.

A technical drawing of a building section symbol. It consists of a horizontal line at the bottom. Above it is a circle containing the text "A200". Above the circle is a triangle pointing upwards, containing the number "1". To the right of the symbol, the text "BUILDING SECTION SYMBOL" is written in all caps.

A circular detail reference symbol containing the number '1' at the top and 'A200' below it, connected by a leader line to a specific point on the drawing.

REVISION INDICATOR

WOOD DOOR (081416) TEXTNOTE SYMBOL
EL. 10'-0" FLOOR SLAB ELEVATION

20 R @ 7 1/2" STAIR TAG

A diagram showing a horizontal line with an arrow pointing to the right. The text "EL. 10'-0"" is written above the line. Below the line is a circle containing a crosshair symbol, representing a spot elevation point.

150 SF

DOOR SYMBOL

5B CURTAIN/SYSTEM PANEL SYMBOL
10'-0"

ABV. LEVEL 01

R1

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PRELIMINARY NOT FOR CONSTRUCTION

GRAPHIC SYMBOLS AND ABBREVIATIONS

A0.00



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KPFF
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P.213.418.0201

HOLLYWOOD BLVD.

PROJECT SITE

N GOWER ST.

CARLTON WAY

1 SETBACK PLAN

1' = 40'-0"

RE: 1/430.01

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

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SCALE: 1' = 40'-0"
0 20 40 80

NORTH

SETBACK PLAN

A0.50

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HOLLYWOOD, CA 90028

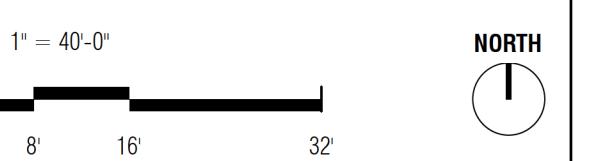
OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

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1 PLOT PLAN

1' = 40'-0" RE: 1/130.01



PLOT PLAN

A0.51



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P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

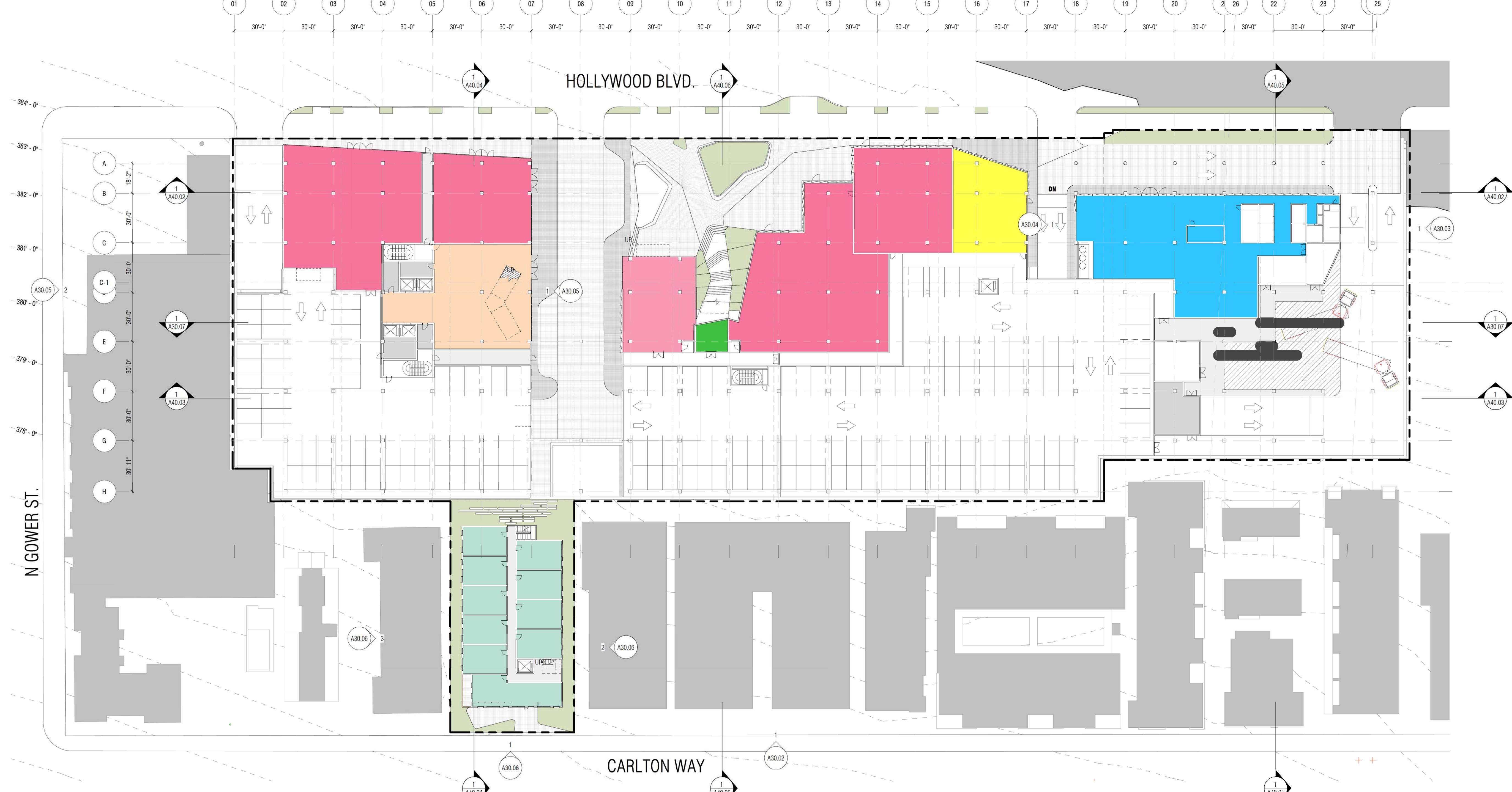
OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
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CONSTRUCTION

1 PS - SITE PLAN

1/32" = 1'-0" RE: 1/430.01



LEGEND

RETAIL / F&B	BIKE PARKING - LONG TERM
OFFICE LOBBY	RETAIL PARKING
OFFICE	F&B PARKING
RESIDENTIAL LOBBY	OFFICE PARKING
RESIDENTIAL AMENITY	RESIDENTIAL PARKING
STUDIO	AUTOMOTIVE DEALERSHIP PKG
1 BEDROOM	T TANDEM
2 BEDROOM	S STANDARD
3 BEDROOM	C COMPACT
	P PARALLEL PARKING STALL

SCALE: As indicated



NORTH

SITE PLAN

A0.53



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30.6698

LANDSCAPE

CIVIL

CIVIL

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000 HOLLYWOOD BLVD.
OLLYWOOD, CA 90028

U PROJECT NO: 22.004.000

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RENDERING

A0.61



1 LOOKING SOUTHWEST

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

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RENDERING

A0.62



1 LOOKING SOUTHEAST ALONG HOLLYWOOD BLVD

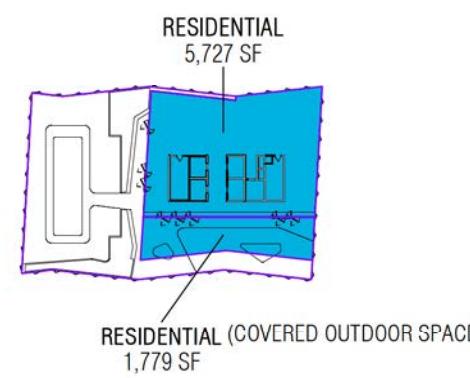


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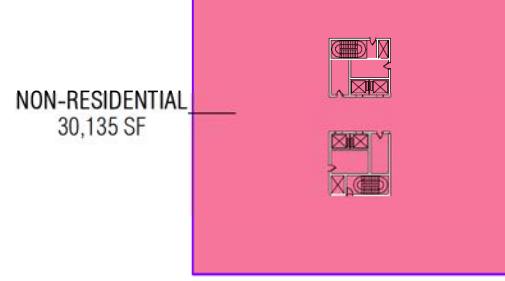
ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE
RELM
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
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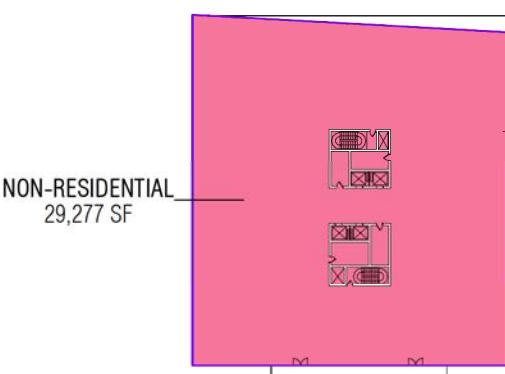
CIVIL
KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201



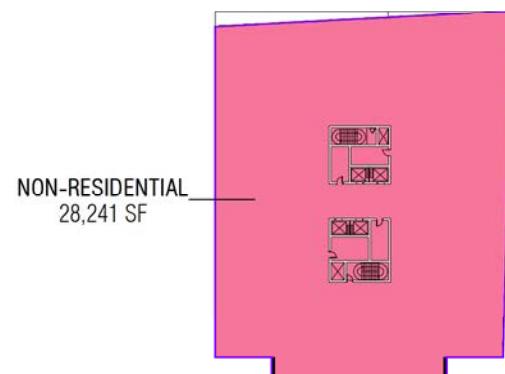
10 OFFICE LVL 06



9 OFFICE LVL 05



8 OFFICE LVL 04

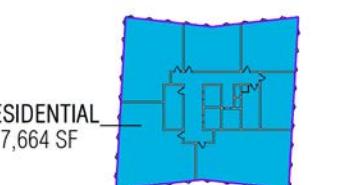


7 OFFICE LVL 03

6 LVL 15-35

5 LVL 14

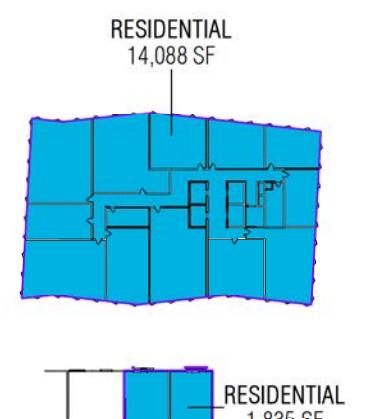
4 LVL 13



3 LVL 8-12



2 LVL 7



1 LVL 6

**PRELIMINARY
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CONSTRUCTION**

GROSS BUILDING AREA PLANS

A01.03



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P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

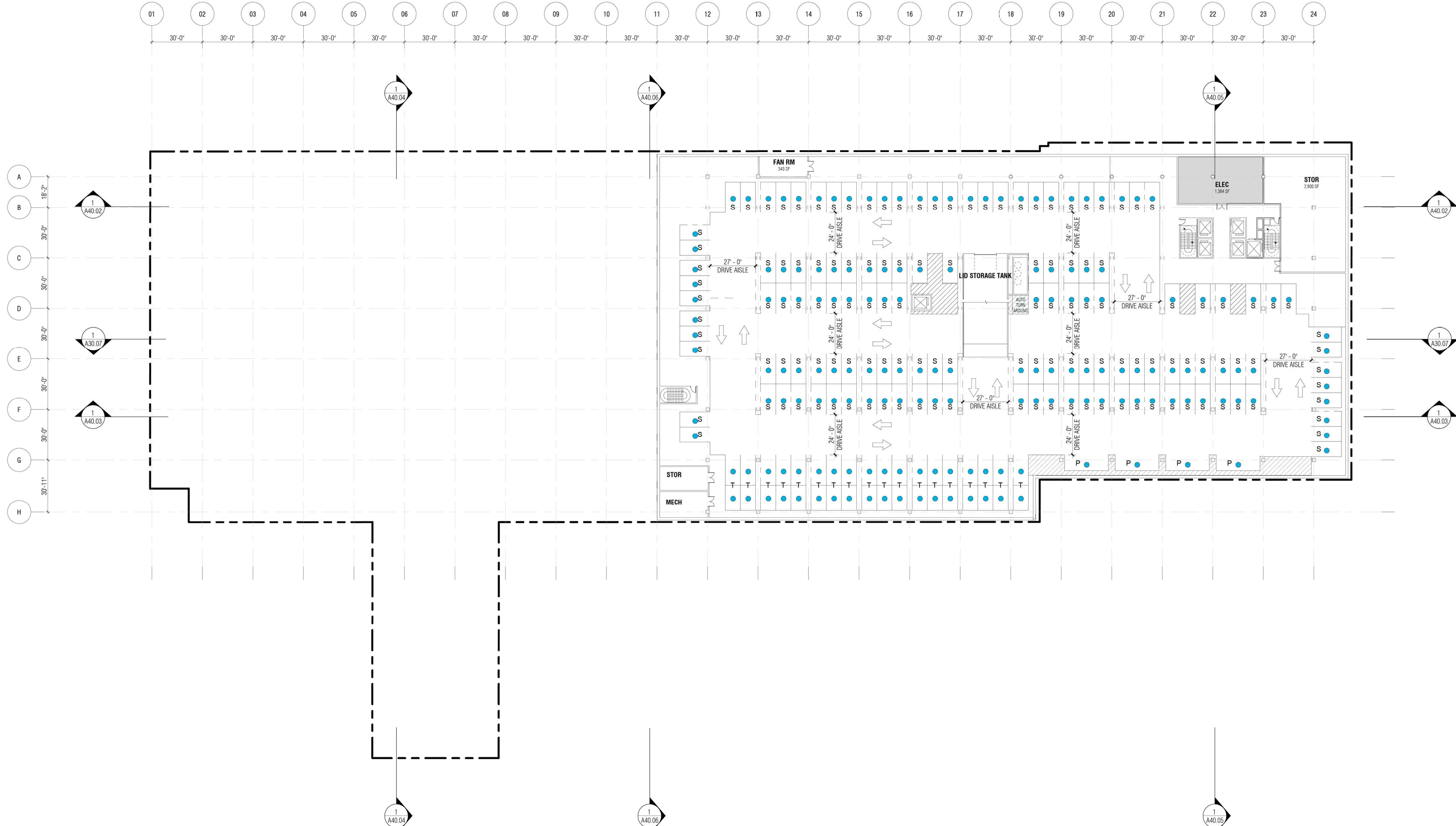
OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
		9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 LEVEL P3

1/32" = 1'-0" RE: 1/A30.01



LEGEND

PARKING SCHEDULE - LEVEL P-3				
Level	Program Type	Type Comments	Count	Cars
LVL P3	RESIDENTIAL	PARALLEL	4	4
LVL P3	RESIDENTIAL	STANDARD	134	134
LVL P3	RESIDENTIAL	TANDEM	18	36
Level P3 - Total Parking			156	174
			156	174

- RETAIL / F&B
- BIKE PARKING - LONG TERM
- OFFICE LOBBY
- ▲ F&B PARKING
- OFFICE PARKING
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- TANDEM
- STANDARD
- COMPACT
- PARALLEL PARKING STALL

SCALE: As indicated
0' 8' 16' 32'
NORTH

FLOOR PLAN - LEVEL P3

A20.01

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

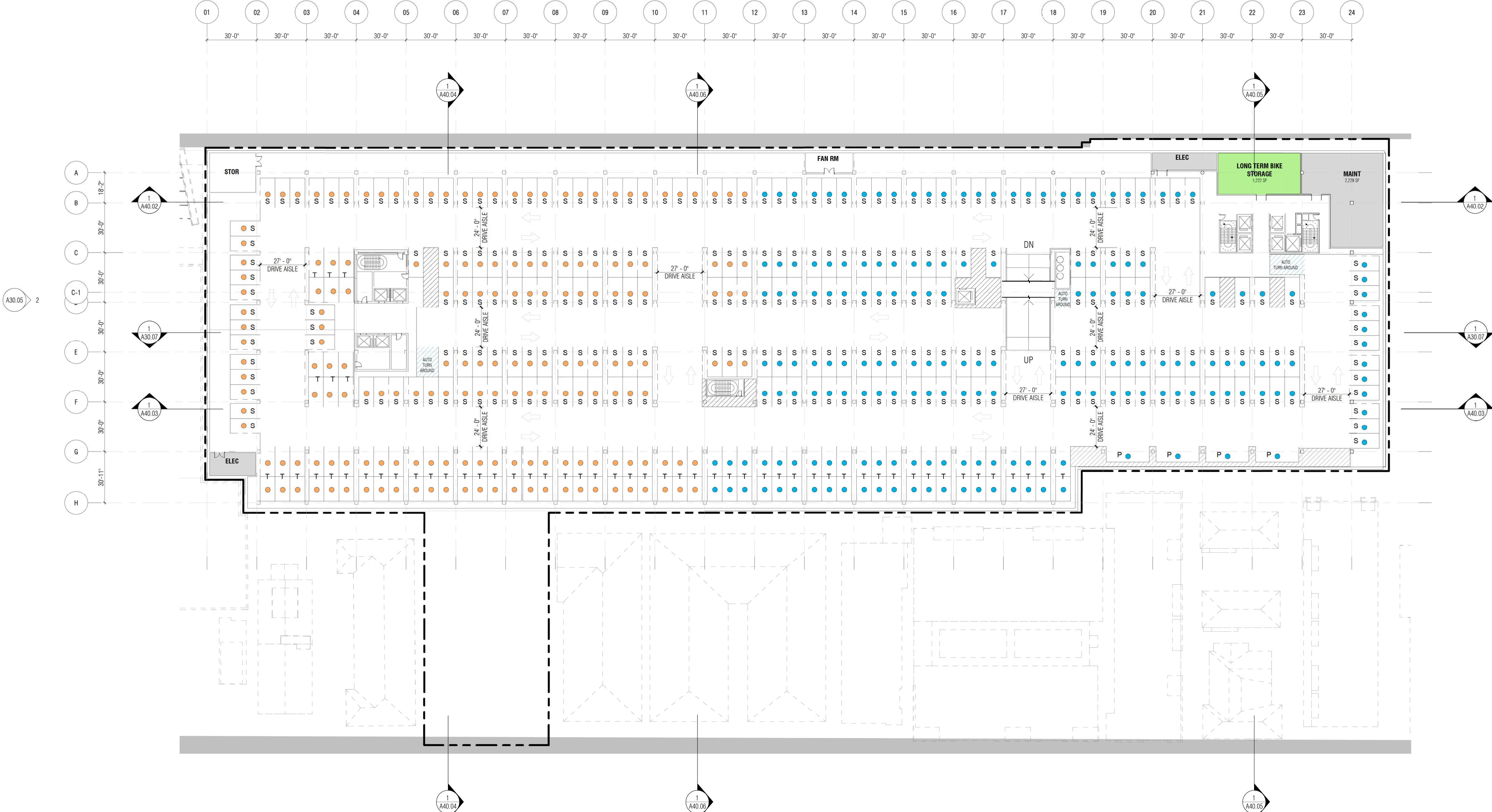
OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 LEVEL P2

1/32" = 1'-0" RE: 1/A30.01



LEGEND

PARKING SCHEDULE - LEVEL P-2				
Level	Program Type	Type Comments	Count	Cars
LVL P2	OFFICE	STANDARD	113	113
LVL P2	OFFICE	TANDEM	33	66
			146	179
LVL P2	RESIDENTIAL	PARALLEL	4	4
LVL P2	RESIDENTIAL	STANDARD	139	139
LVL P2	RESIDENTIAL	TANDEM	22	44
			165	187
Level P2 - Total Parking			311	366

- Retail / F&B
- Office Lobby
- Office
- F&B Parking
- Residential Lobby
- Residential Amenity
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Bike Parking - Long Term
- Automotive Dealership PKG
- Tandem
- Standard
- Compact
- Parallel Parking Stall

SCALE: As indicated
0' 8' 16' 32'
NORTH

FLOOR PLAN - LEVEL P2

A20.02



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ICEUNTITLED
10 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
0.730.6698

LANDSCAPE
STREET, SUITE 1110, LOS ANGELES, CA 90014
00

FF
SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
17
3.418.0201

000 HOLLYWOOD BLVD.

00 HOLLYWOOD BLVD.
LLYWOOD, CA 90028

PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

1 LEVEL P1 / CARLTON GROUND FLOOR

1/32" = 1'-0" RE: 1/A30.01

1/32 - 1-0 RE: 1/AJG/01

| LEGEND

Parking Schedule - Level P-1				
Level	Program Type	Type Comments	Count	Cars
LVL P1	OFFICE	STANDARD	83	83
			83	83
LVL P1	RESIDENTIAL	STANDARD	152	152
LVL P1	RESIDENTIAL	TANDEM	17	34
Level P1 - Total Parking				169
				252
				186
				269

- █ BIKE PARKING - LONG TERM
- █ RETAIL PARKING
- ▲ F&B PARKING
- OFFICE PARKING
- RESIDENTIAL PARKING
- ★ AUTOMOTIVE DEALERSHIP PKG
- T TANDEM
- S STANDARD
- C COMPACT
- P PARALLEL PARKING STALL

SCALE: As indicated

FLOOR PLAN - LEVEL P1

A20.03

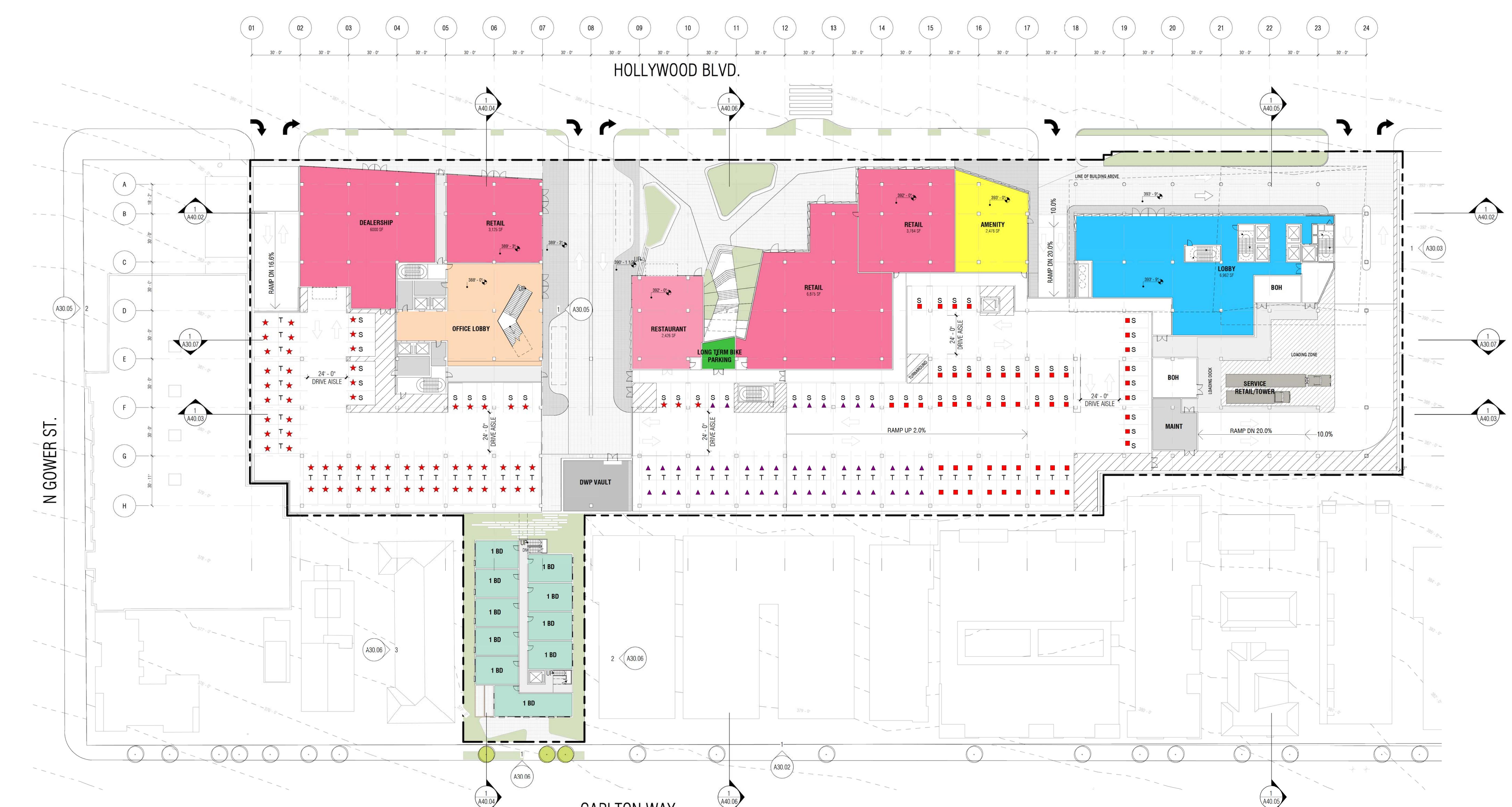
6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

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1	Entitlement Set	9/12/2022

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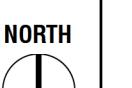
1 HOLLYWOOD BLVD GROUND FLOOR / CARLTON 2ND FLOOR

1/32" = 1'-0" RE: 1/A30.01

PARKING SCHEDULE - LEVEL 1					
Level	Program Type	Type Comments	Count	Cars	
GROUNDLEVEL	F&B	STANDARD	8	8	
GROUNDLEVEL	F&B	TANDEM	18	36	
			26	44	
GROUNDLEVEL	RETAIL	STANDARD	34	34	
GROUNDLEVEL	RETAIL	TANDEM	9	18	
			43	52	
GROUNDLEVEL	RETAIL DEALERSHIP	STANDARD	14	14	
GROUNDLEVEL	RETAIL DEALERSHIP	TANDEM	24	48	
			38	62	
Level 1 - Total Parking					107 / 158

LEGEND

- | | |
|--|---------------------------|
| | RETAIL / F&B |
| | OFFICE LOBBY |
| | RESIDENTIAL LOBBY |
| | RESIDENTIAL AMENITY |
| | STUDIO |
| | 1 BEDROOM |
| | 2 BEDROOM |
| | 3 BEDROOM |
| | BIKE PARKING - LONG TERM |
| | RETAIL PARKING |
| | F&B PARKING |
| | OFFICE PARKING |
| | RESIDENTIAL PARKING |
| | AUTOMOTIVE DEALERSHIP PKG |
| | TANDEM |
| | STANDARD |
| | COMPACT |
| | PARALLEL PARKING STALL |



FLOOR PLAN - LEVEL 01

A21.01G



OFFICE UNTITLED

OFFICEUNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017 P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 HOLLYWOOD BLVD LEVEL 2 LOWER TERRACE / CARLTON 3RD FLOOR

1/32" = 1'-0" RE: 1/430.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated
0' 8' 16' 32'
NORTH

FLOOR PLAN - LEVEL 02

A21.02



OFFICE UNTITLED

OFFICEUNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 HOLLYWOOD BLVD LEVEL 3 UPPER TERRACE / CARLTON WAY 4TH FLOOR

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated
0' 15' 30' 60'

NORTH

FLOOR PLAN - LEVEL 03

A21.03



OFFICE UNTITLED

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4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
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RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 LEVEL 4

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



NORTH

FLOOR PLAN - LEVEL 04

A21.04



OFFICE UNTITLED

OFFICE UNTITLED
ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 LEVEL 5
1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated
0' 8' 16' 32'
NORTH

FLOOR PLAN - LEVEL 05

A21.05



OFFICE UNTITLED

OFFICE UNTITLED
ARCHITECT
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RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 LEVEL 6

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



FLOOR PLAN - LEVEL 06

A21.06



OFFICE UNTITLED

OFFICEUNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017 P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 LEVEL 7 (TOWER PLAN TYPICAL LEVEL 5-11)

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated
0' 8' 16' 32'

NORTH

FLOOR PLAN - LEVEL 07

A21.07



OFFICEUNTITLED

ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P:310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P:213.673.4400

CIVIL
KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P:213.418.0201

6 LEVEL 28 - 35 (TYPICAL)

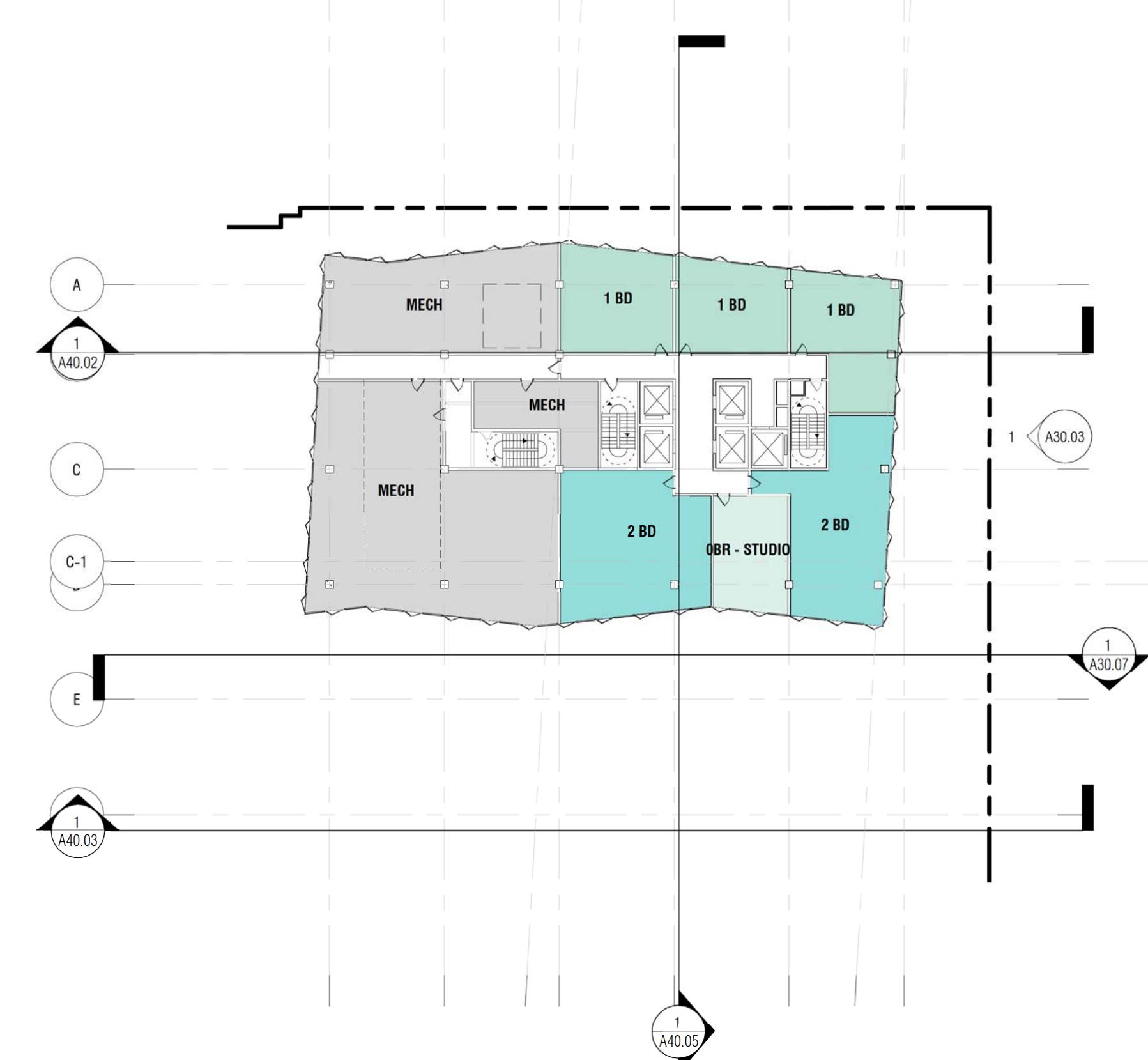
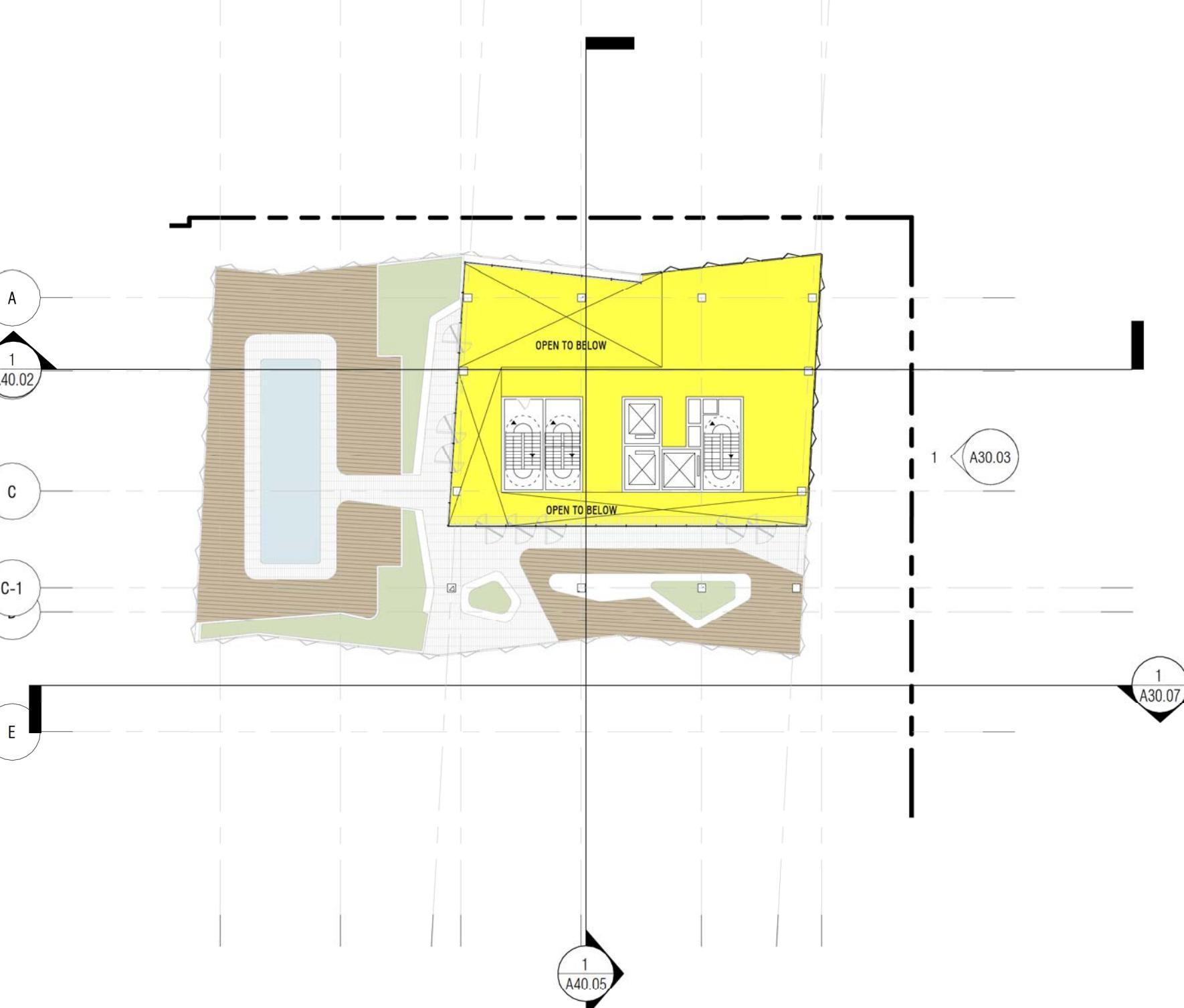
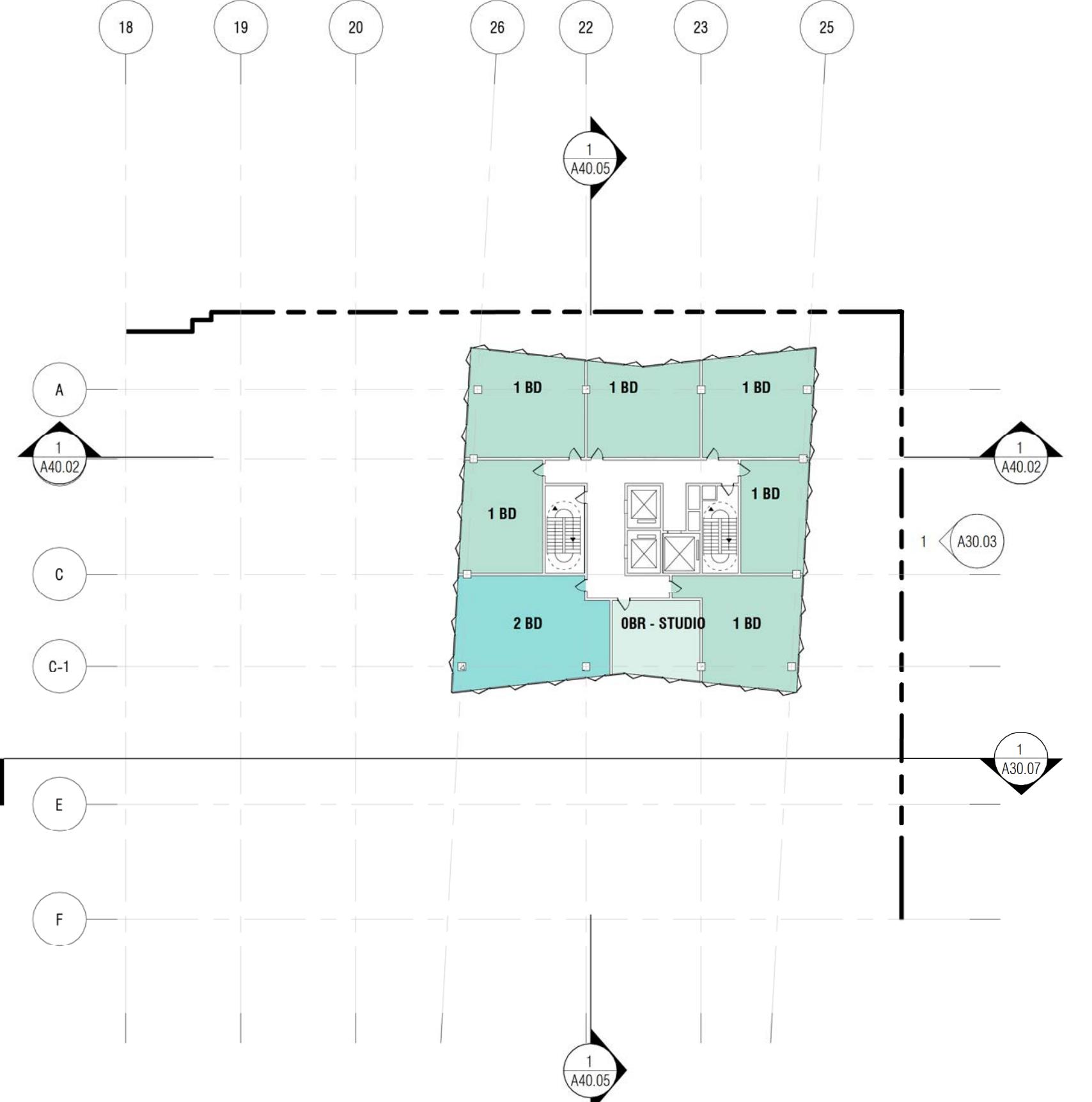
1/32" = 1'-0" RE: 1/A30.01

4 LEVEL 15

1/32" = 1'-0" RE: 1/A30.01

2 LEVEL 13 - POOL DECK

1/32" = 1'-0" RE: 1/A30.01



5 LEVEL 16 - 27 (TYPICAL)

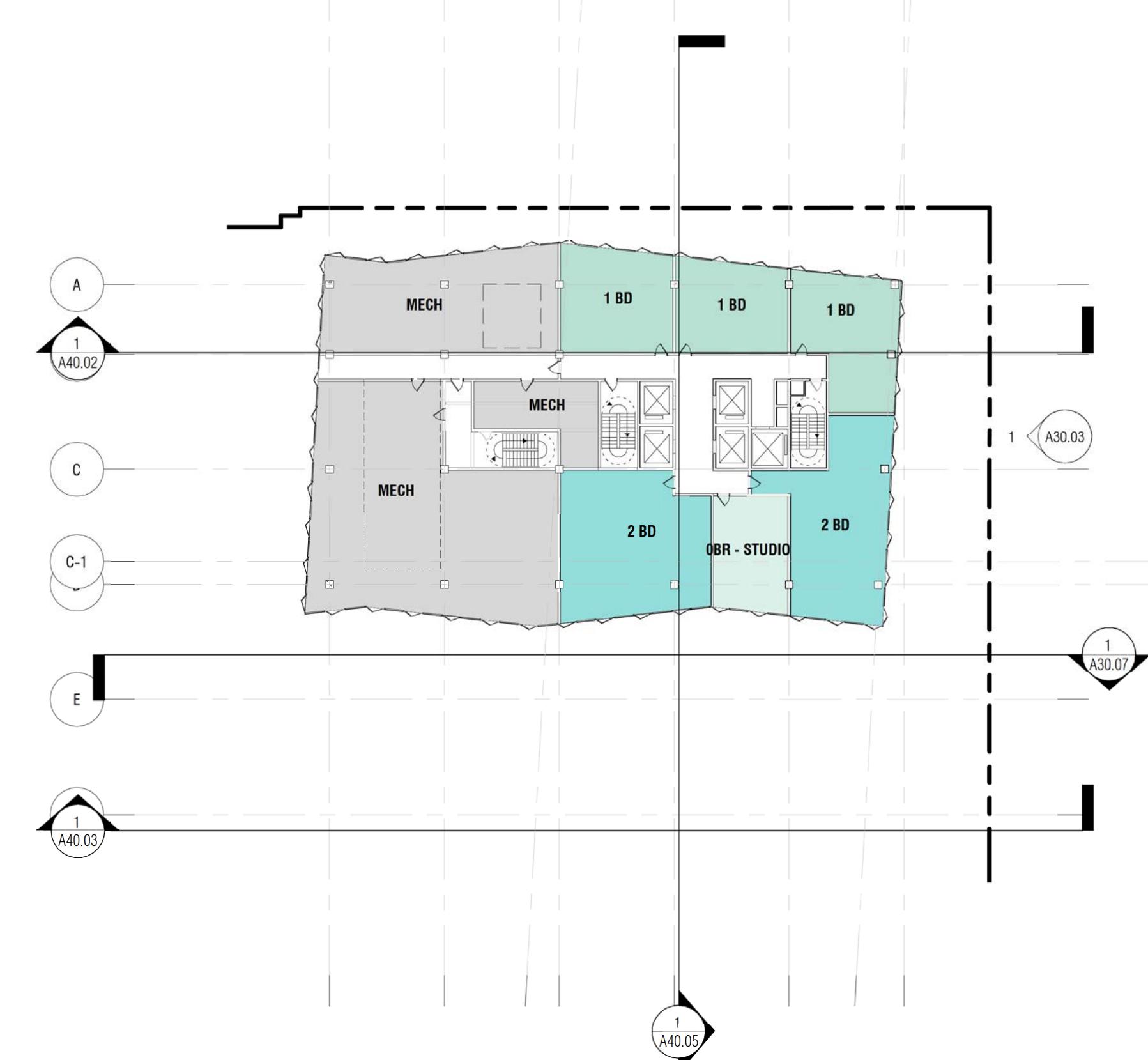
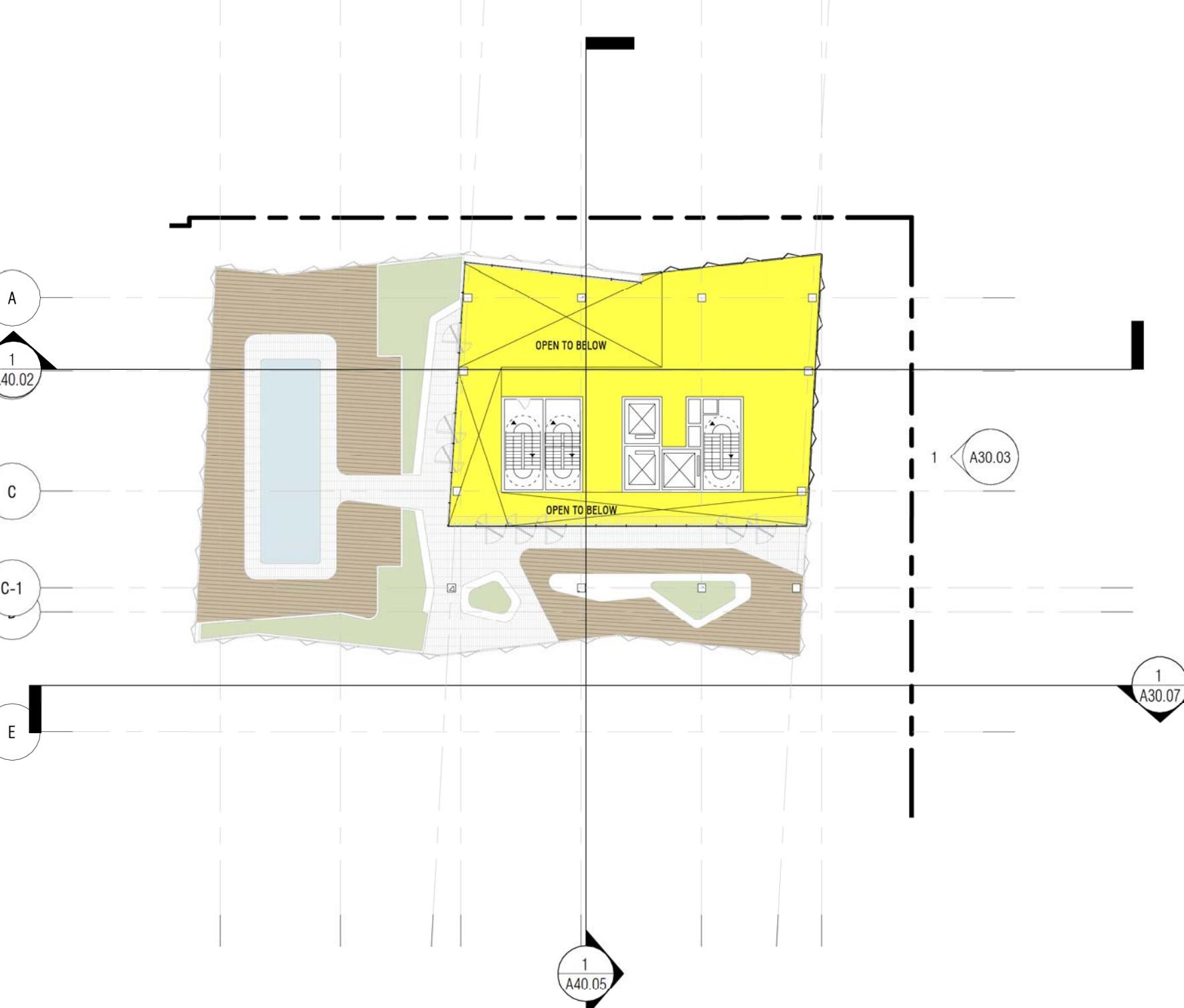
1/32" = 1'-0" RE: 1/A30.01

3 LEVEL 14

1/32" = 1'-0" RE: 1/A30.01

1 LEVEL 12

1/32" = 1'-0" RE: 1/A30.01



6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: 1/32" = 1'-0"
0' 8' 16' 32'
NORTH

FLOOR PLAN - LEVEL 12 - 15, 24, 32

A21.08



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4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

1 ROOF PLAN

1/32" = 1'-0" RE: 1/A30.01

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



NORTH

ROOF PLAN

A21.09



OFFICE UNTITLED

ICEUNTITLED
0 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
0.730.6698

LANDSCAPE

FF
SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
17
3.418.0201

1000 HOLLYWOOD BLVD.

00 HOLLYWOOD BLVD.
LLYWOOD, CA 90028

PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

1 ELEVATION - NORTH

1/32" = 1'-0" RE: /

MATERIAL LEGEND

EXTERIOR FINISHES

REFER TO SHEET A51.01 FOR MATERIAL REFERENCES

MP-1:	METAL WALL PANEL	MP-5:	GRAY METAL PANEL
MP-2:	METAL WALL PANEL	MP-6:	GRAY METAL PANEL
MP-3:	METAL WALL PANEL		
MP-4:	METAL WALL PANEL	MN-1:	MESH NET
CONC-2:	CAST IN PLACE CONCRETE	WP-1:	GLASS FIBER CEMENT BOARD
GL-1:	INSULATED GLASS LOW-E HIGH PERFORMANCE		

ROLE: As indicated

EXTERIOR BUILDING ELEVATIONS

A30.01

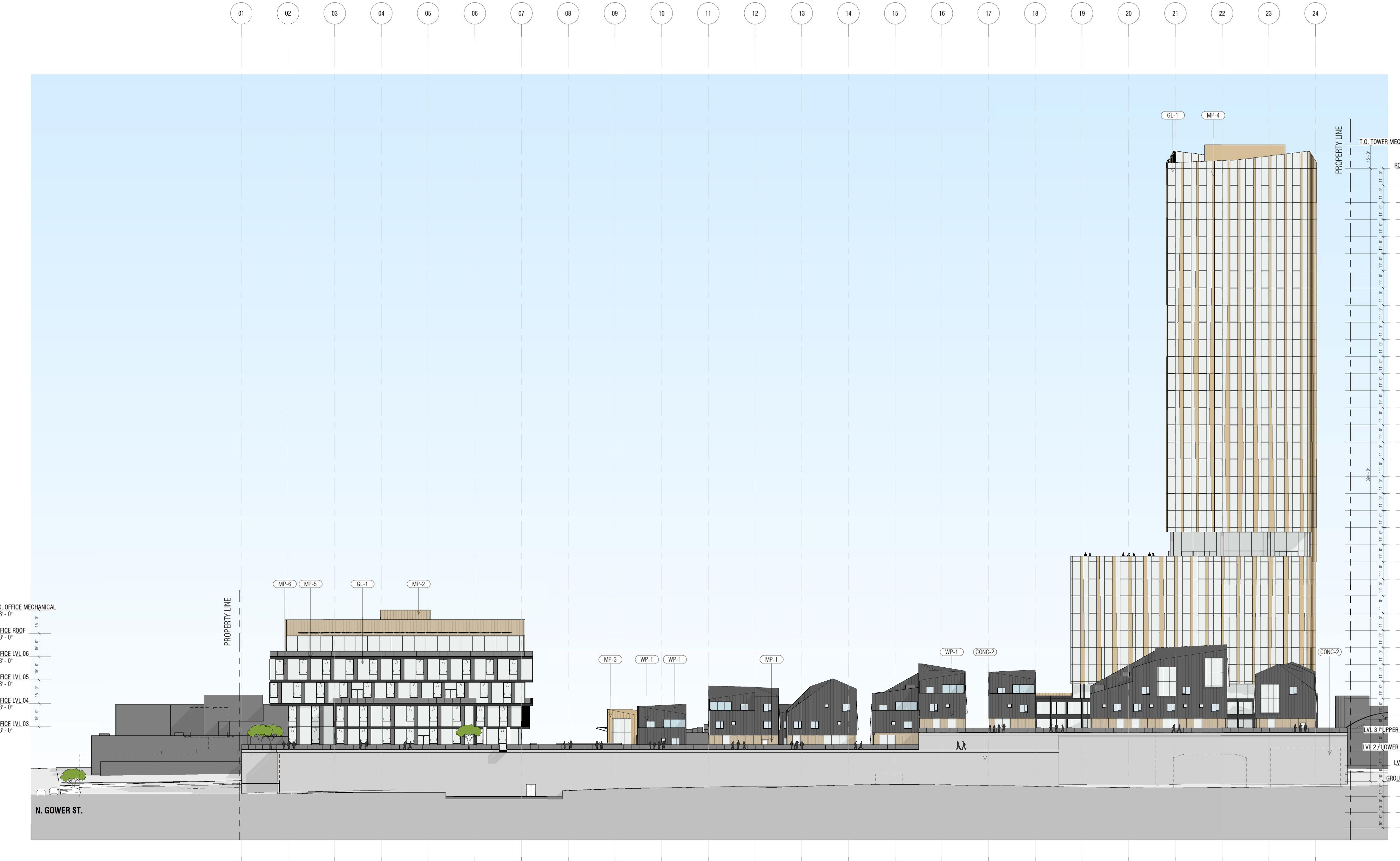
6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

**PRELIMINARY
NOT FOR
CONSTRUCTION**



EXTERIOR BUILDING ELEVATIONS

A30.02



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P.310.730.6698

RELM LANDSCA
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

CIVIL

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

PRELIMINARY NOT FOR CONSTRUCTION

1 ELEVATION - TOWER EAST

1/32" = 1'-0" RE: 1/AQ.53

MATERIAL LEGEND

EXTERIOR FINISHES

REFER TO SHEET A51.01 FOR MATERIAL REFERENCES

MP-1:	METAL WALL PANEL	MP-5:	GRAY METAL PANEL
MP-2:	METAL WALL PANEL	MP-6:	GRAY METAL PANEL
MP-3:	METAL WALL PANEL		
MP-4:	METAL WALL PANEL	MN-1:	MESH NET
CONC-2:	CAST IN PLACE CONCRETE	WP-1:	GLASS FIBER CEMENT BOARD
GL-1:	INSULATED GLASS LOW-E HIGH PERFORMANCE		

SCALF: As indicated

NORTHLAND

EXTERIOR BUILDING ELEVATIONS

A30.03



OFFICE UNTITLED

OFFICEUNTITLED ARCHITEC
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPING
IVE STREET, SUITE 1110, LOS ANGELES, CA 90014
3.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

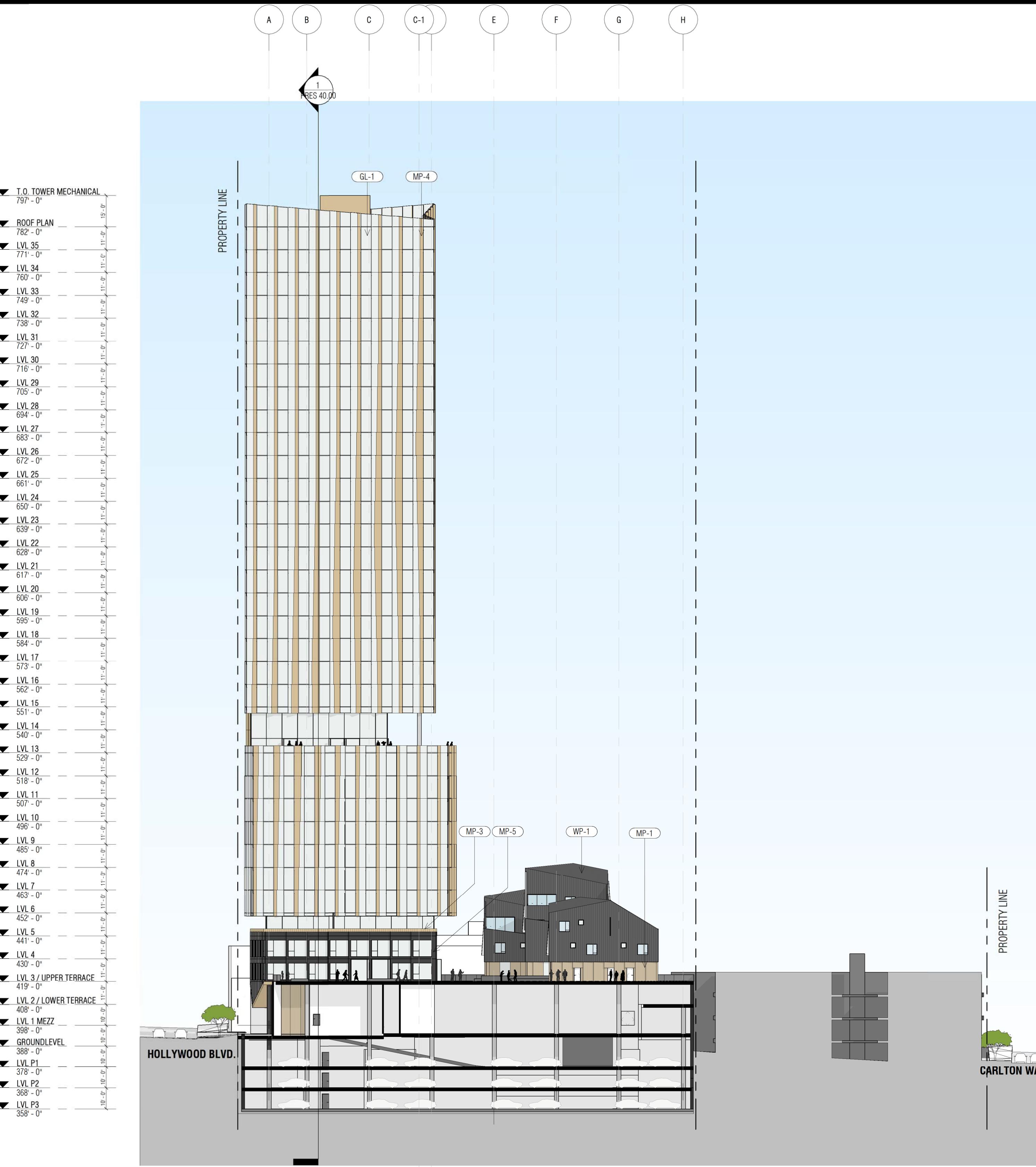
6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

1 ELEVATION - TOWER WEST

1/32" = 1'-0" RE: 1/A0.53



MATERIAL LEGEND

EXTERIOR FINISHES

REFER TO SHEET A51.01 FOR MATERIAL REFERENCES

MP-1:	METAL WALL PANEL	MP-5:	GRAY METAL PANEL
MP-2:	METAL WALL PANEL	MP-6:	GRAY METAL PANEL
MP-3:	METAL WALL PANEL		
MP-4:	METAL WALL PANEL	MN-1:	MESH NET
CONC-2:	CAST IN PLACE CONCRETE	WP-1:	GLASS FIBER CEMENT BOARD
GL-1:	INSULATED GLASS LOW-E HIGH PERFORMANCE		

SCALE: As indicated

EXTERIOR BUILDING ELEVATIONS

A30.04



OFFICE UNTITLED

OFFICEUNTITLED
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

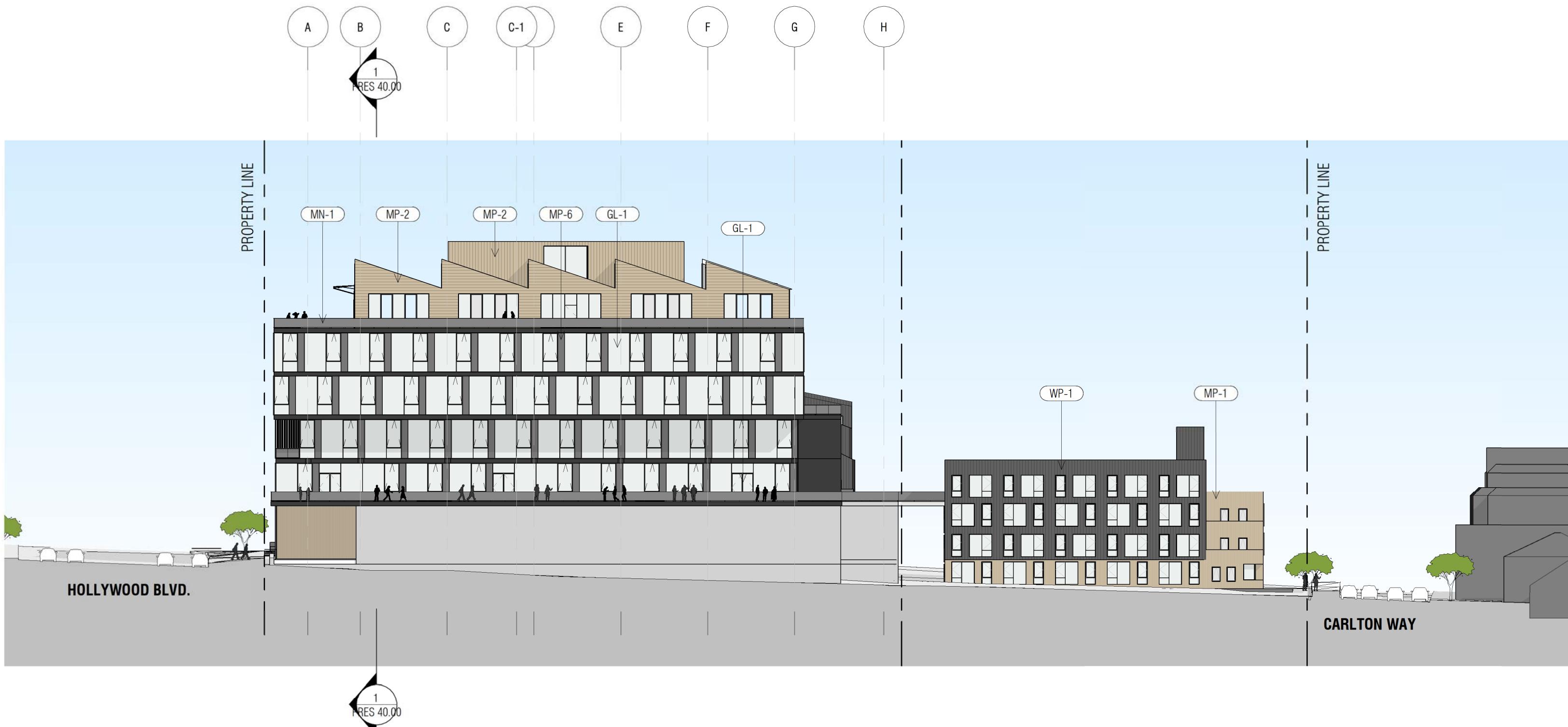
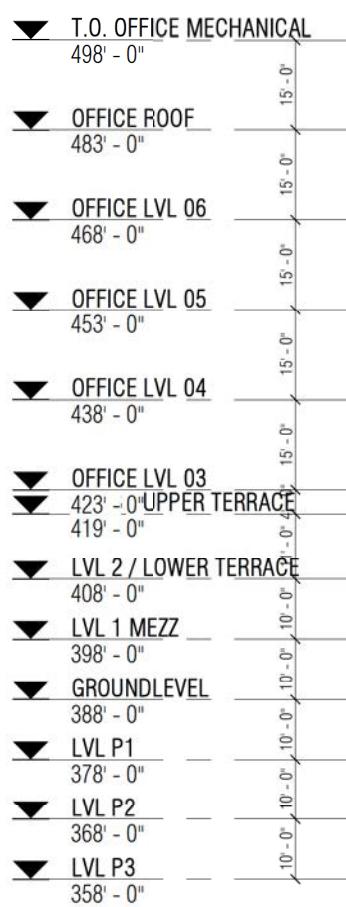
6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

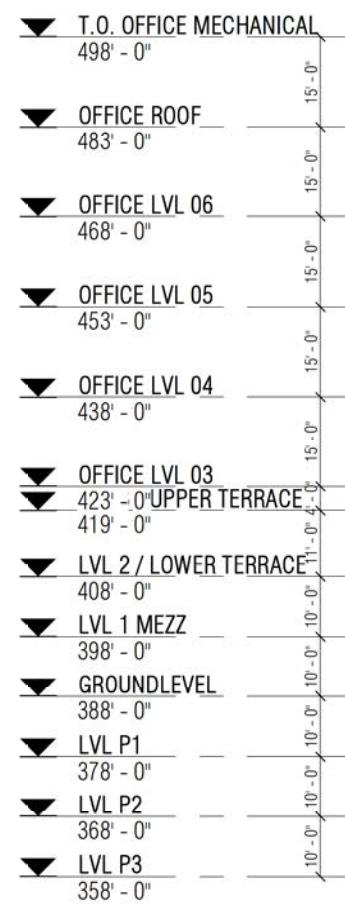
2 ELEVATION - OFFICE WEST

1/32" = 1'-0" RE: 1/AC.53



1 ELEVATION - OFFICE EAST

1/32" = 1'-0" RE: 1/AC.53



MATERIAL LEGEND

EXTERIOR FINISHES

REFER TO SHEET A51.01 FOR MATERIAL REFERENCES

MP-1:	METAL WALL PANEL	MP-5:	GRAY METAL PANEL
MP-2:	METAL WALL PANEL	MP-6:	GRAY METAL PANEL
MP-3:	METAL WALL PANEL		
MP-4:	METAL WALL PANEL	MN-1:	MESH NET
CONC-2:	CAST IN PLACE CONCRETE	WP-1:	GLASS FIBER CEMENT BOARD
GL-1:	INSULATED GLASS LOW-E HIGH PERFORMANCE		

SCALE: As indicated

EXTERIOR BUILDING ELEVATIONS

A30 05

A30 05

A30.05



OFFICE UNTITLED

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P.310.730.6698

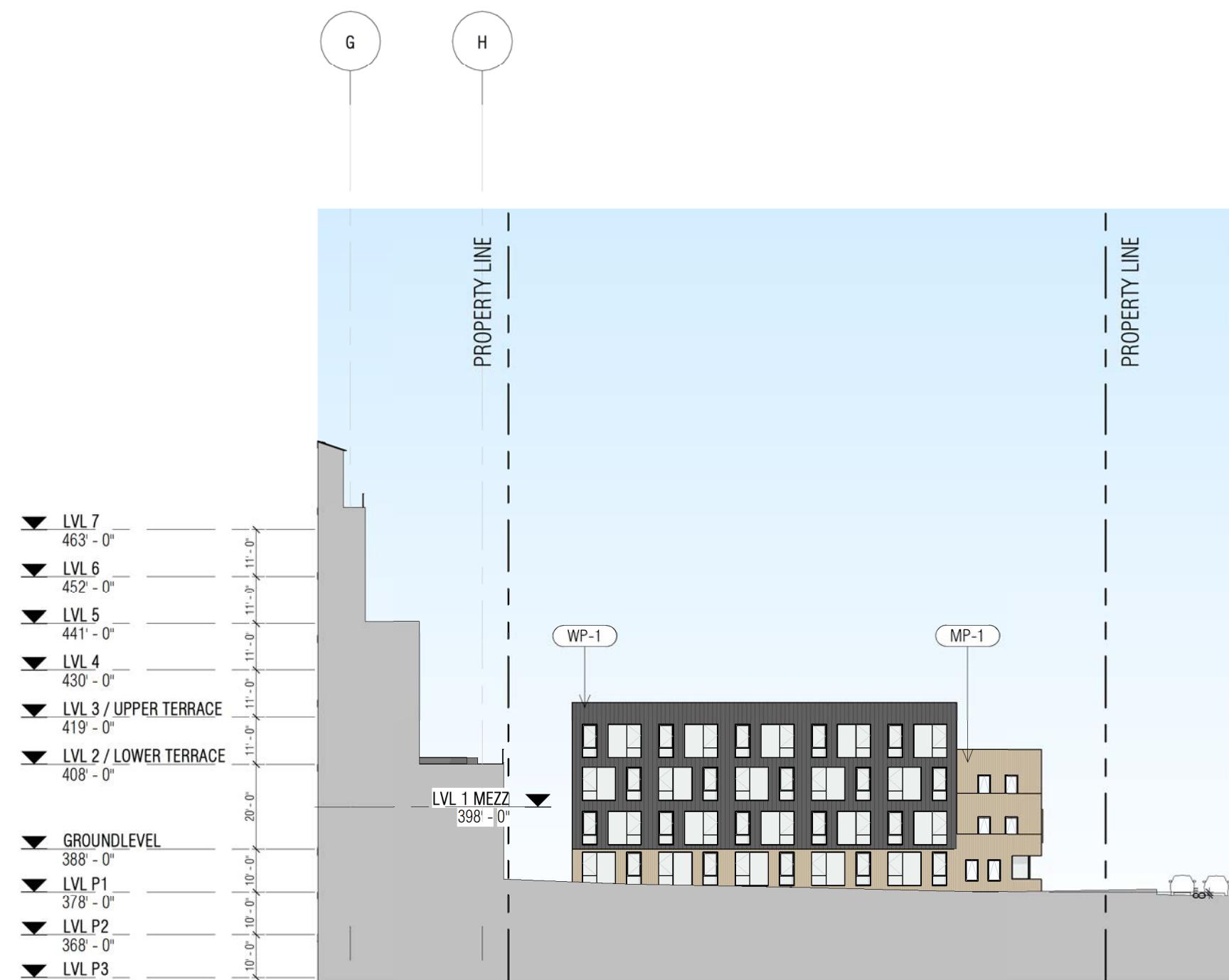
LANDSCAPE
E STREET, SUITE 1110, LOS ANGELES, CA 90014
400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

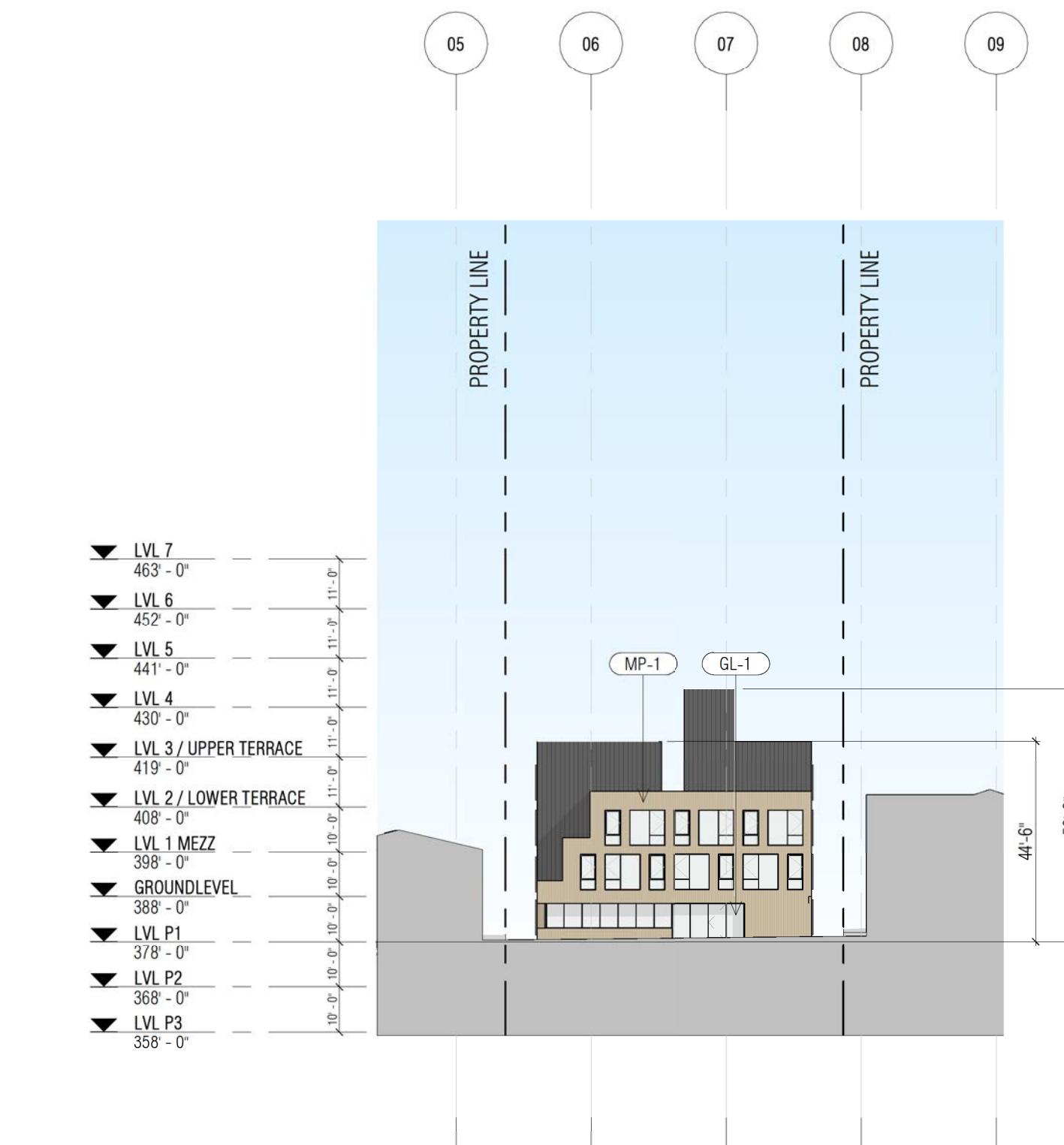
OU PROJECT NO: 22.004.000



3 ELEVATION - CARLTON WEST



2 ELEVATION - CARLTON EAST
1/32" = 1'-0" RE: 1/A0.53



1 ELEVATION - CARLTON SOUTH

1/32" = 1'-0" RE: 1/A0.53

EXTERIOR FINISHES

REFER TO SHEET A51.01 FOR MATERIAL REFERENCES

- | | | | |
|---------|--|-------|--------------------------|
| MP-1: | METAL WALL PANEL | MP-5: | GRAY METAL PANEL |
| MP-2: | METAL WALL PANEL | MP-6: | GRAY METAL PANEL |
| MP-3: | METAL WALL PANEL | | |
| MP-4: | METAL WALL PANEL | MN-1: | MESH NET |
| CONC-2: | CAST IN PLACE CONCRETE | WP-1: | GLASS FIBER CEMENT BOARD |
| GL-1: | INSULATED GLASS LOW-E HIGH PERFORMANCE | | |

PRELIMINARY NOT FOR CONSTRUCTION

indicated

48'

EXTERIOR BUILDING ELEVATIONS

A30.06



OFFICE UNTITLED

ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400CIVIL
KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201**6000 HOLLYWOOD BLVD.**6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

**PRELIMINARY
NOT FOR
CONSTRUCTION****MATERIAL LEGEND**EXTERIOR FINISHES
REFER TO SHEET A51.01 FOR MATERIAL REFERENCES

MP-1:	METAL WALL PANEL	MP-5:	GRAY METAL PANEL
MP-2:	METAL WALL PANEL	MP-6:	GRAY METAL PANEL
MP-3:	METAL WALL PANEL	MN-1:	MESH NET
MP-4:	METAL WALL PANEL	CONC-2:	CAST IN PLACE CONCRETE
GL-1:	INSULATED GLASS LOW-E HIGH PERFORMANCE	WP-1:	GLASS FIBER CEMENT BOARD

SCALE: As indicated
0' 8' 16' 32'

NORTH

EXTERIOR BUILDING ELEVATIONS**A30.07**



OFFICE UNTITLED

OFFICEUNTITLED ARCHITE
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE

RELM **LANDSCA**
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

CIVIL
UTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA

CIVIL

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

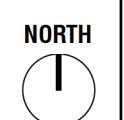
1 SECTION FACING NORTH THROUGH VILLAGE

1/32" = 1'-0" RE: 1/A~~0~~.53

LEGEND

	RETAIL / F&B
	OFFICE LOBBY
	OFFICE
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITY
	STUDIO
	1 BEDROOM
	2 BEDROOM
	3 BEDROOM

SCALE: As indicated



BUILDING SECTIONS

A40.03



O F F I C E U N T I T L E D

OFFICEUNTITLED ARCHITEC
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE
OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
73.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

CIVIL

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

1 SECTION FACING EAST THROUGH OFFICE

1/32" = 1'-0" RE: 1/AQ.53

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated

NORTHLAND

BUILDING SECTIONS

A40.04



OFFICE UNTITLED

OFFICE **UNTITLED** **ARCHITE**
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE
IVE STREET, SUITE 1110, LOS ANGELES, CA 90014
3.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

For more information about the study, please contact Dr. John Smith at (555) 123-4567 or via email at john.smith@researchinstitute.org.

PRELIMINARY NOT FOR CONSTRUCTION

1 SECTION FACING EAST THROUGH TOWER

1/32" = 1'-0" RE: 1/AQ.53

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated

NORTH

BUILDING SECTIONS

A40.05



OFFICE UNTITLED

OFFICE **UNTITLED** **ARCHITE**
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE
IVE STREET, SUITE 1110, LOS ANGELES, CA 90014
3.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

1 SECTION FACING EAST THROUGH PUBLIC PLAZA

1/32" = 1'-0" RE: 1/A0.53

LEGEND

- RETAIL / F&B
- OFFICE LOBBY
- OFFICE
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SCALE: As indicated

NORTH

BUILDING SECTIONS

A40.06



OFFICE UNTITLED

OFFICEUNTITLED ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE

RELM **LANDSCAPE**
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

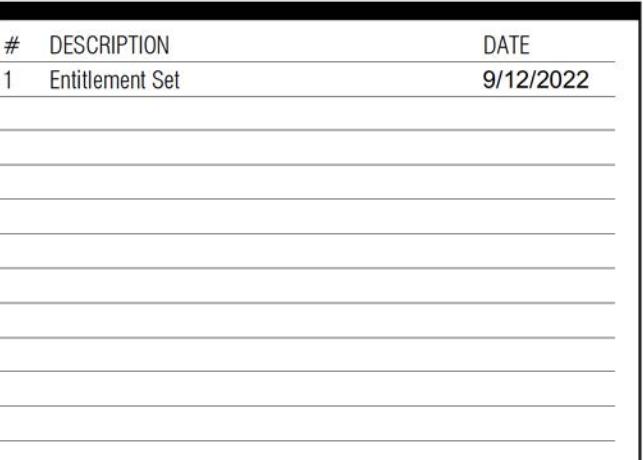
KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

CIVIL

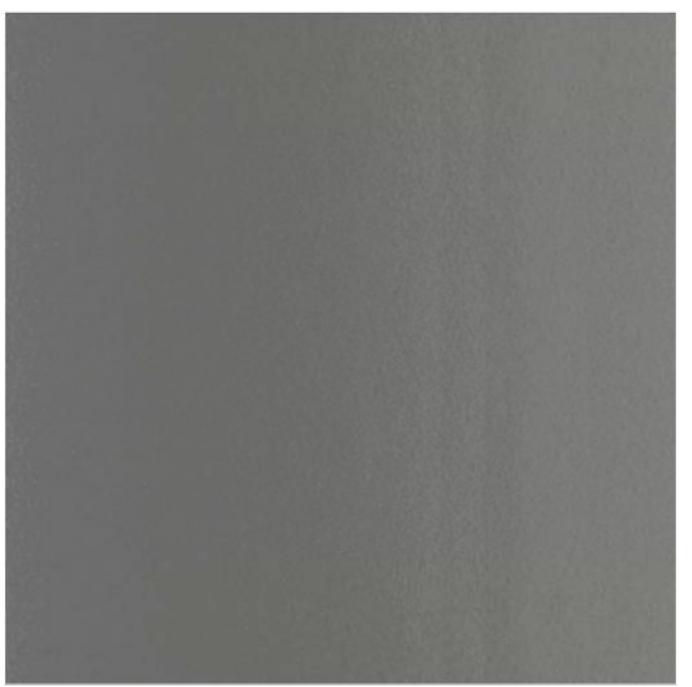
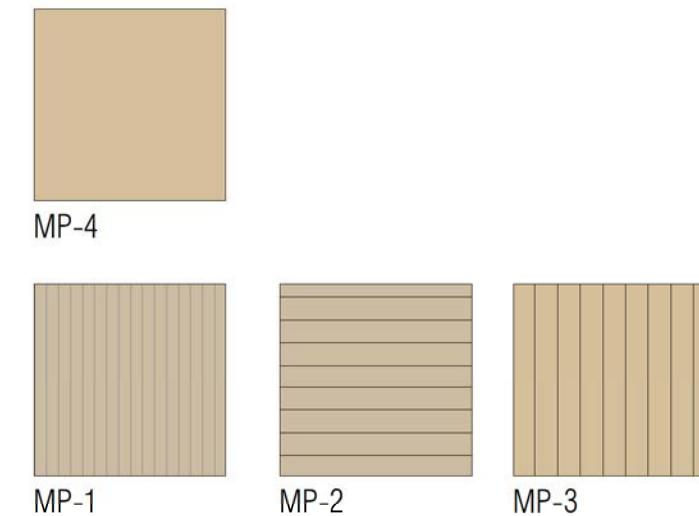
6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

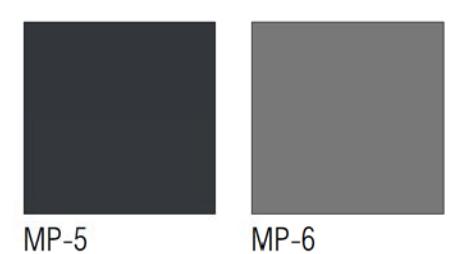
OU PROJECT NO: 22.004.000



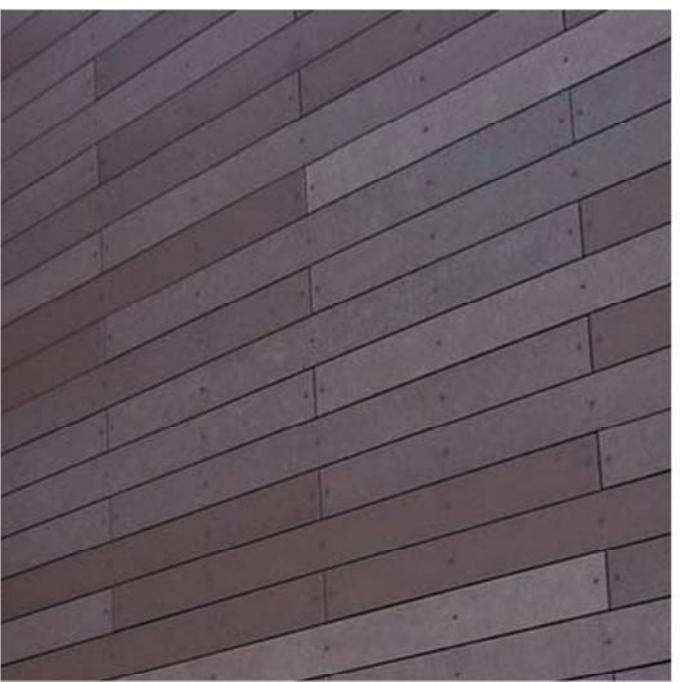
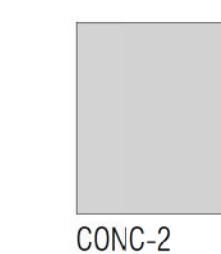
MWP: METAL WALL PANEL



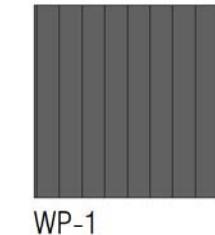
MWP: GRAY METAL PANEL



CONC: CAST IN PLACE CONCRETE



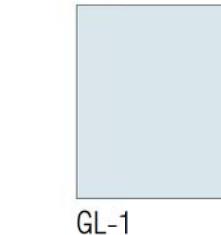
WP: GLASS FIBER CEMENT BOARD



MN: MESH NET



**GL: INSULATED GLASS
LOW E
HIGH PERFORMANCE**



PRELIMINARY NOT FOR CONSTRUCTION

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

The figure shows a horizontal scale bar divided into four equal segments by vertical tick marks. The segments are labeled with their corresponding lengths: 0', 8', 16', and 32'. The total length of the scale bar is 32 feet.

BUILDING FINISH SCHEDULES

A51.01



OFFICE UNTITLED

FFICEUNTITLED ARCHITE
200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
310.730.6698

ARCHITE

ELM LANDSCAPE
17 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
213.673.4400

LANDSCA

PPF
00 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
0017
213.418.0201

CL

6000 HOLLYWOOD BLVD.

000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

U PROJECT NO: 22.004.000

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#	DESCRIPTION	DATE
	Entitlement Set	9/12/2022

PRELIMINARY NOT FOR CONSTRUCTION

1 PEDESTRIAN CONNECTIVITY

- A legend for a map showing symbols for different types of infrastructure:

 - Solid blue line: AVENUE I
 - Solid blue line: AVENUE II
 - Light blue line: AVENUE III
 - Dashed red line: PEDESTRIAN PATH
 - Red circle with white 'M': METRO BUS STOP
 - Blue circle with white 'M': METRO RAIL STOP

PEDESTRIAN/VEHICULAR CIRCULATION

A80.01



UNTITLED ARCHITECT
PULVEDA BLVD, STE 104, CULVER CITY, CA 90230
30.6698

LANDSCAPE

CIVIL

CIVIL

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION

1 SITE CIRCULATION

1" = 40'-0" RE: 1/A30.01

LEGEND

- PEDESTRIAN CIRCULATION
 - VEHICLE CIRCULATION
 - ONE WAY FIRE LANE/SERVICE VEHICLE CIRCUALTION

SCALE: As indicated

SCALE: As indicated

NORT

10

1

SITE CIRCULATION DIAGRAM

A80.02



UNTITLED ARCHITECT
PULVEDA BLVD, STE 104, CULVER CITY, CA 90230
30.6698

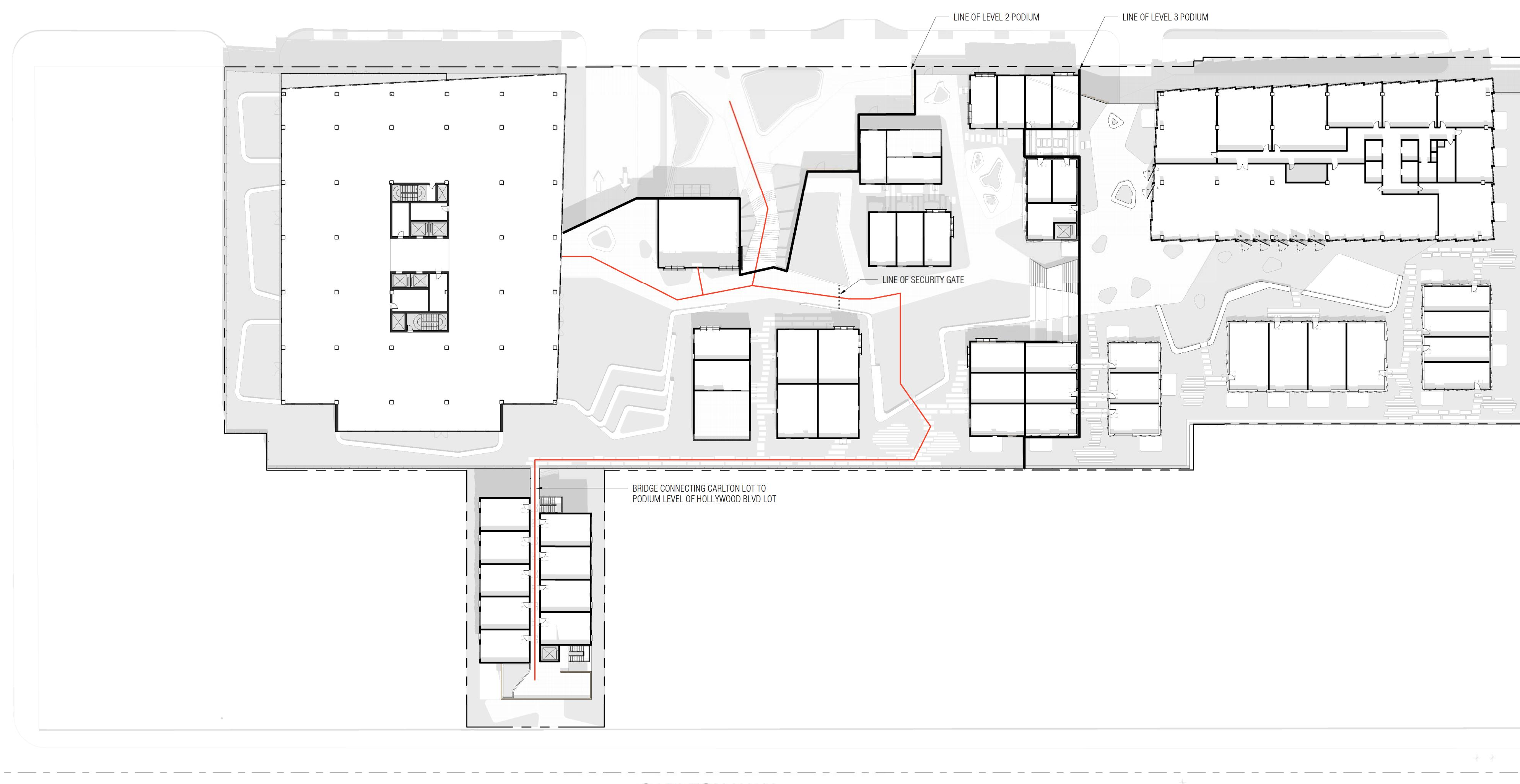
LANDSCAPE

CIVIL

CIVIL

HOLLYWOOD BLVD

N. GOWER ST.



1 SITE CIRCULATION - PODIUM LEVEL

1" = 40'-0" RE: 1/A30.01

LEGEND

- PEDESTRIAN CIRCULATION
 - VEHICLE CIRCULATION
 - ONE WAY FIRE LANE/SERVICE VEHICLE CIRCUALTION

SCALE: As indicated

NORT

NORT

SITE CIRCULATION DIAGRAM

A80.03



OFFICE UNTITLED

ARCHITECT
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P.213.673.4400

KPFF CIVIL
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017
P.213.418.0201

HOLLYWOOD BLVD

N. GOWER ST.



6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

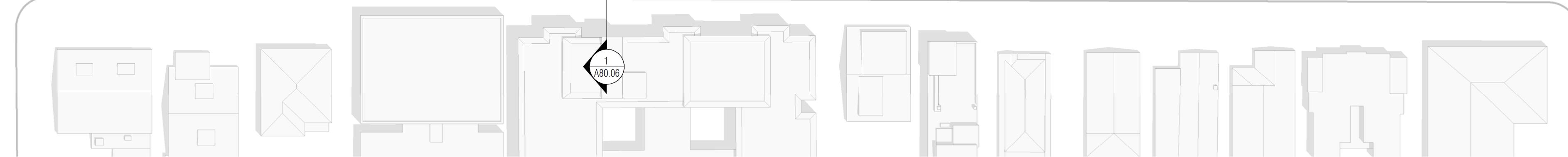
OU PROJECT NO.: 22.004.000

#	DESCRIPTION	DATE
1	Entitlement Set	9/12/2022

1 HIGHWAY DEDICATION REFERENCE PLAN

1" = 40'-0"

RE: 1/A80.01



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: 1" = 40'-0"
0' 8' 16' 32'
NORTH

HIGHWAY DEDICATION REFERENCE
PLAN

A80.04



OFFICE UNTITLED

LANDSCAPE

RELM LANDSCAPE
617 S. OLIVE STREET, SUITE 1110, LOS ANGELES, CA 90014
P.213.673.4400

KPFF
700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

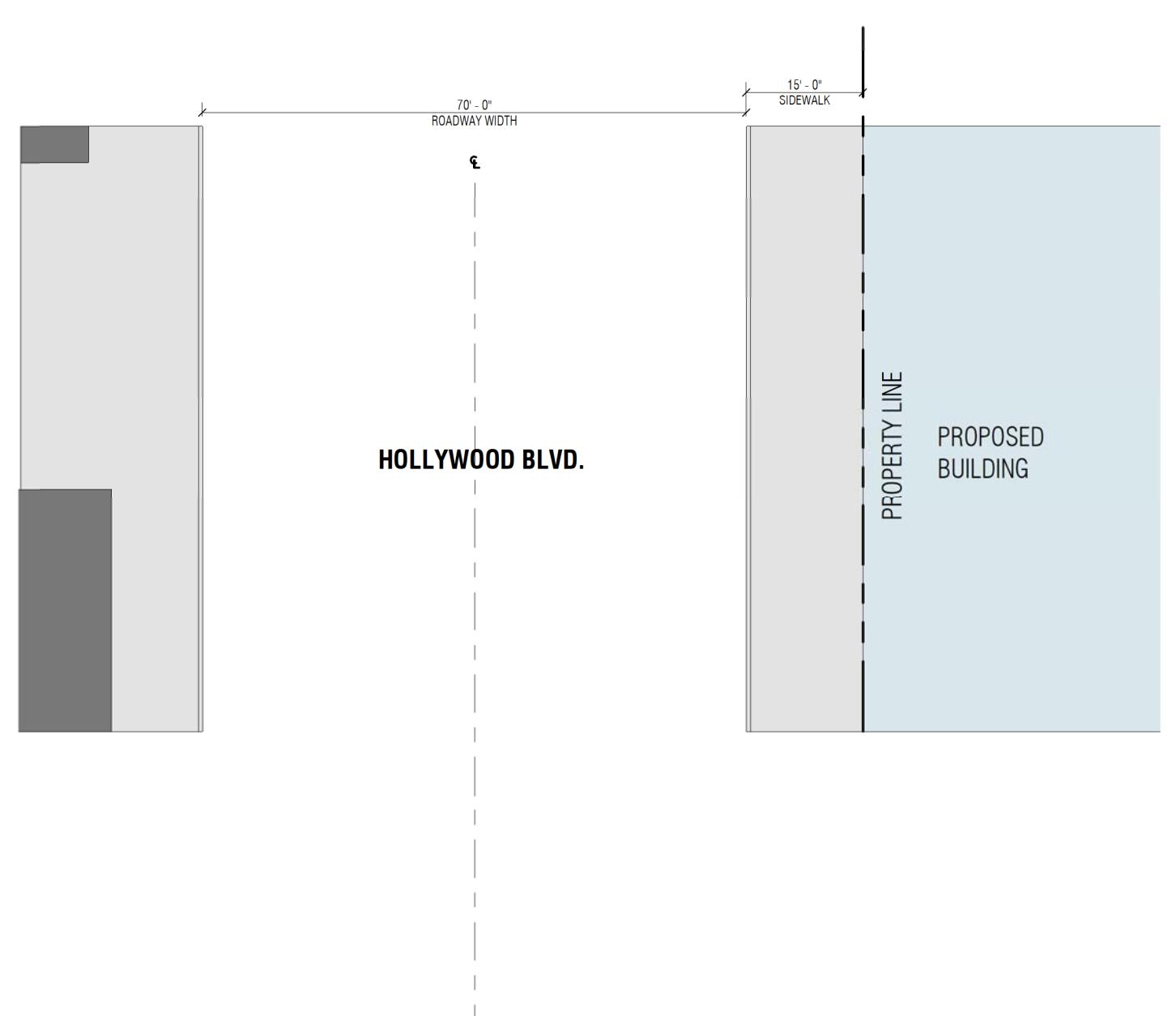
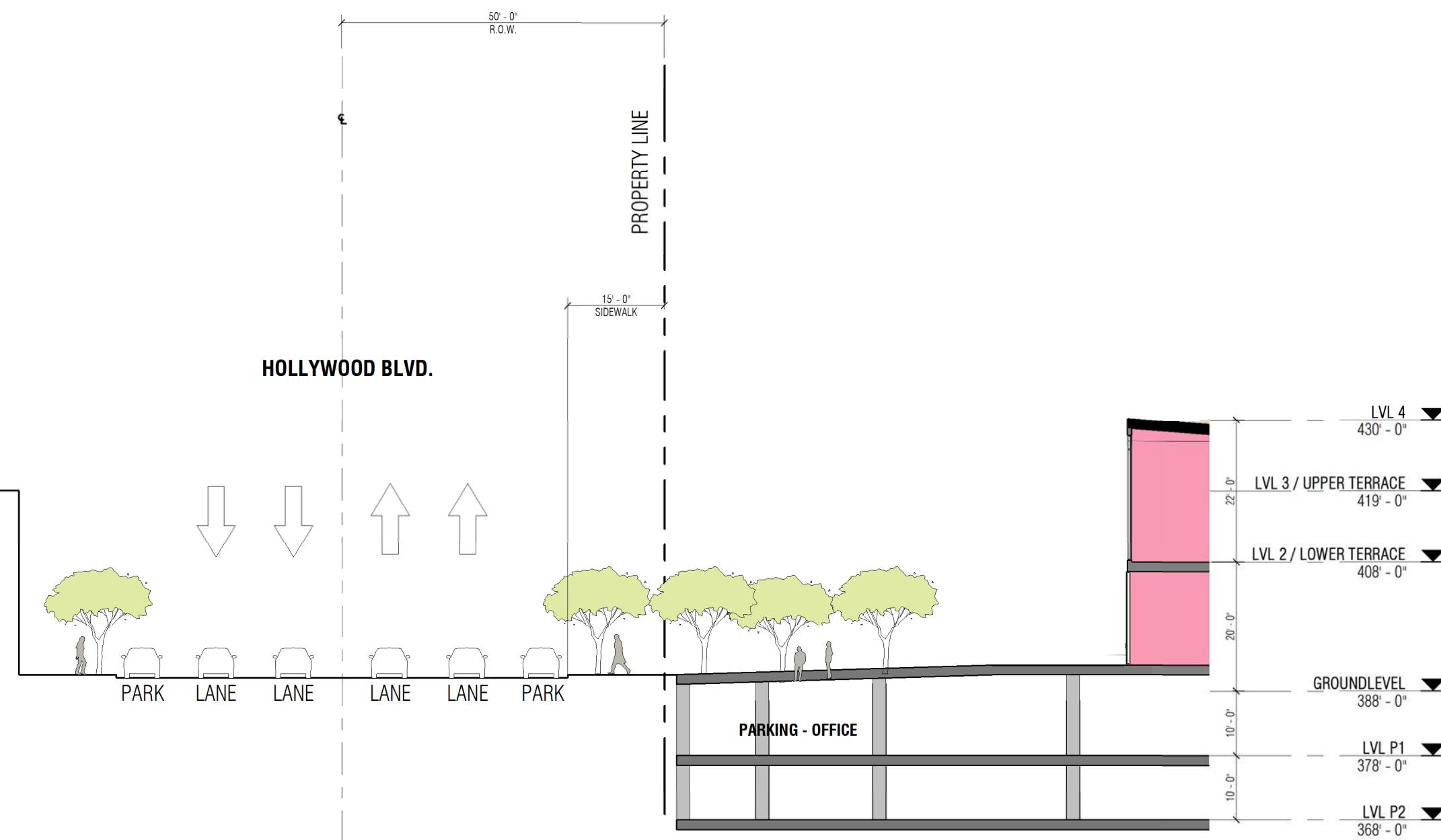
CIVIL

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION



1 STREET SECTION - HOLLYWOOD BLVD. AT OFFICE BUILDING

2 STREET SECTION - HOLLYWOOD BLVD. AT VILLAGE

1" = 20'-0" RE: 1/A80.04

1" = 20'-0" RE: 1/A80.04

L 1" = 20'-0" RE: 1)

L 1" = 20'-0" RE: 1)

SCALE: 1" = 20'-0"

STREET PLAN/SECTION DIAGRAMS

A80.05



OFFICE UNTITLED

OFFICEUNTITLED ARCHITECT
4200 SEPULVEDA BLVD, STE 104, CULVER CITY, CA 90230
P.310.730.6698

LANDSCAPE
IVE STREET, SUITE 1110, LOS ANGELES, CA 90014
3.4400

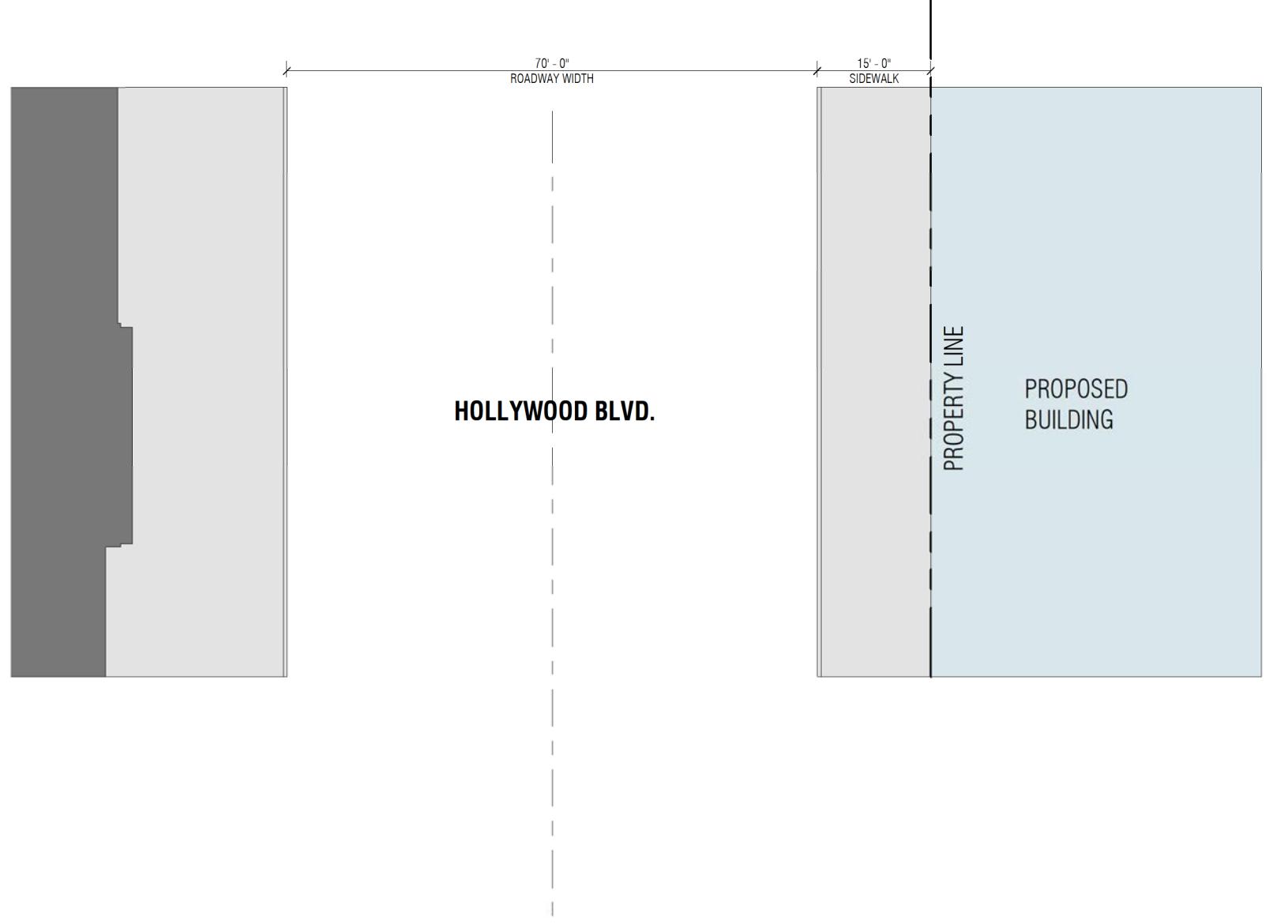
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700 SOUTH FLOWER STREET, SUITE 2100, LOS ANGELES, CA
90017
P.213.418.0201

6000 HOLLYWOOD BLVD.

6000 HOLLYWOOD BLVD.
HOLLYWOOD, CA 90028

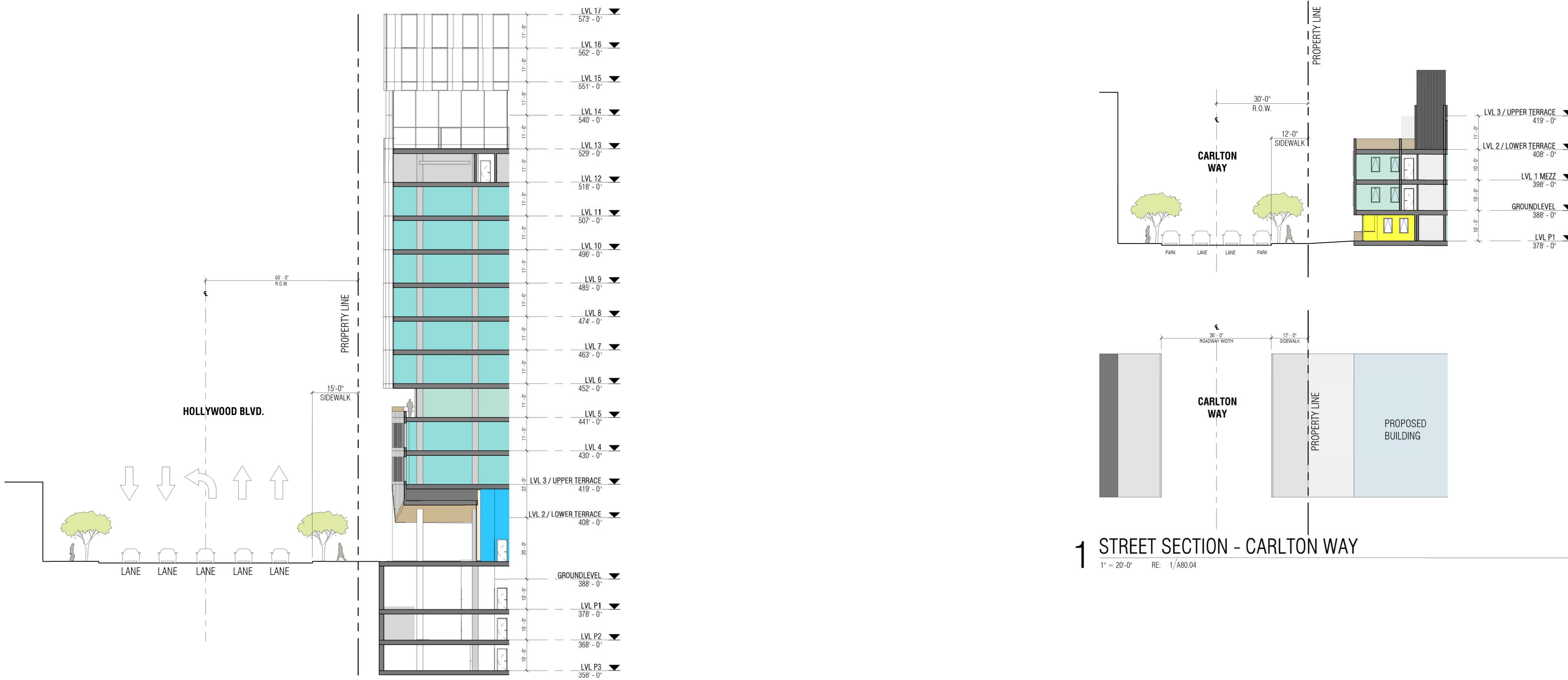
OU PROJECT NO: 22.004.000

PRELIMINARY NOT FOR CONSTRUCTION



2 STREET SECTION - HOLLYWOOD BLVD. AT TOWER

L 1" = 20'-0" RE: 1/A80.04



1 STREET SECTION - CARLTON WAY

RE: 1/A80.04



STREET PLAN/SECTION DIAGRAMS

A80.06

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: July 24, 2023

TO: Subdivision Committee Members

FROM: Department of City Planning, MAJOR PROJECTS SECTION

SUBJECT: **Subdivision Filing Notification and Distribution**

Case Number: VTT-83987-VHCA

Map Type: Tract Map

Map Stamp Date: 07/24/2023

Community Plan: Hollywood

Distribution Date: July 24, 2023

Application Filing Date: 02-06-2023

NC: Hollywood Studio District

Hillside: No

-
- | | |
|---|--|
| <input checked="" type="checkbox"/> Council District: 13 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) | <input checked="" type="checkbox"/> Bureau of Street Lighting |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA |
| <input checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input checked="" type="checkbox"/> Office of Historic Resources | <input type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department | <input checked="" type="checkbox"/> LADOT Dev Review - Citywide |

Hillside Projects/Haul Route Projects Only

- | |
|---|
| <input type="checkbox"/> BSS – Haul Route Investigation and Enforcement |
| <input type="checkbox"/> Animal Regulation |

LADOT District Office

- | |
|---|
| <input type="checkbox"/> Central (CD 1, 9, 14) |
| <input type="checkbox"/> Hollywood (CD 4, 10, 13) |
| <input type="checkbox"/> Western (CD 5, 11) |
| <input type="checkbox"/> East Valley (CD 3, 5, 6, 12) |
| <input type="checkbox"/> Southern (CD 8, 15) |

RECOMMENDATION REPORTS DUE BY: September 01, 2023

Please send your reports to the following e-mail address: planning.majorprojects@lacity.org
Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached parcel map/tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency
Brenda Kahinju
for
Milena Zasadzien
Deputy Advisory Agency

MAJOR PROJECTS PROJECT PLANNING

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rap.parkfees@lacity.org

meghan.luera@lacity.org

bss.haulroute@lacity.org

CD 1, 9, 14

CD 4, 10, 13

CD 5, 11

CD 3, 5, 6, 12

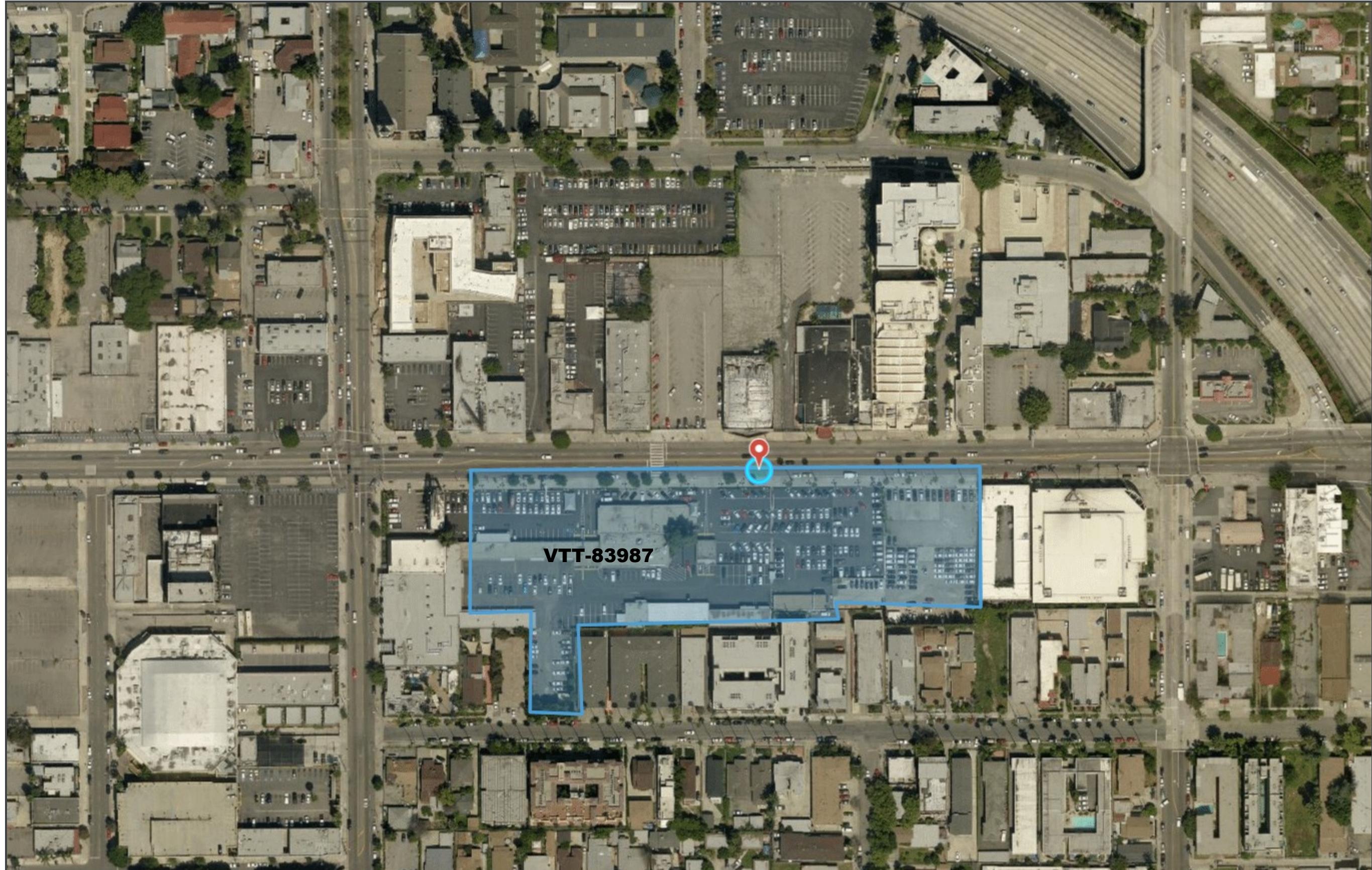
CD 8, 15

Please let us know if we need to update any email/contact information for the committee members.

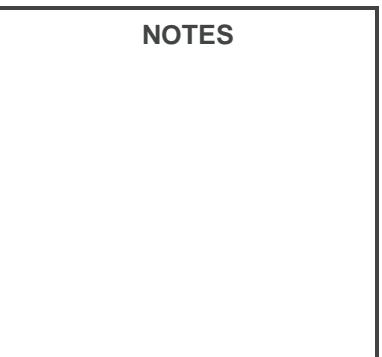


EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND



NOTES

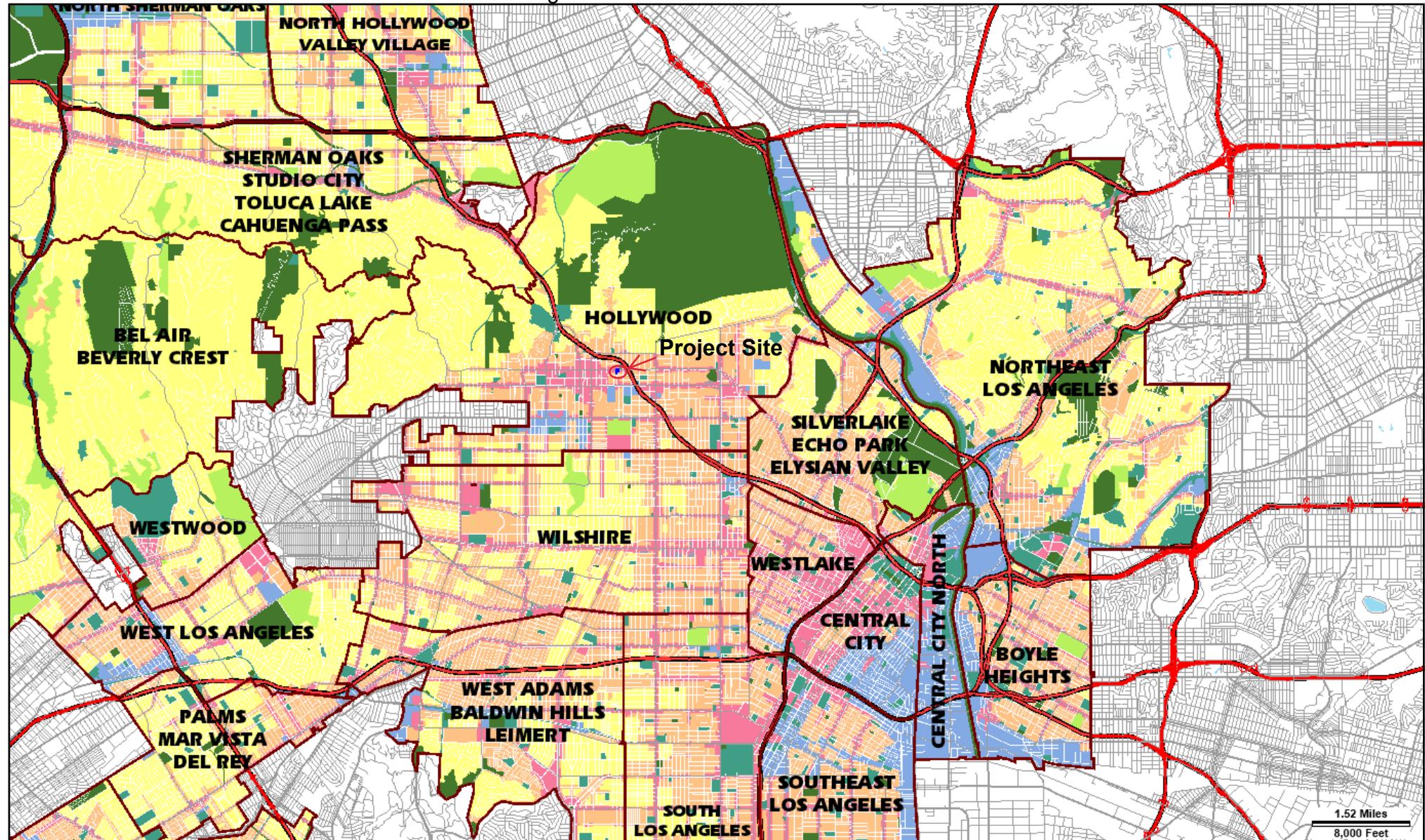
ATTACHMENT 4

City of Los Angeles
Department of City Planning

ZIMAS PUBLIC

Generalized Zoning

07/25/2023



Address: 5950 W HOLLYWOOD BLVD

APN: 5545005005

PIN #: 148-5A191 179

Tract: BROKAW TRACT NO 2

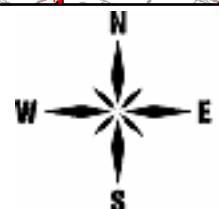
Block: None

Lot: 8

Arb: None

Zoning: C4-1-SN

General Plan: Highway Oriented Commercial



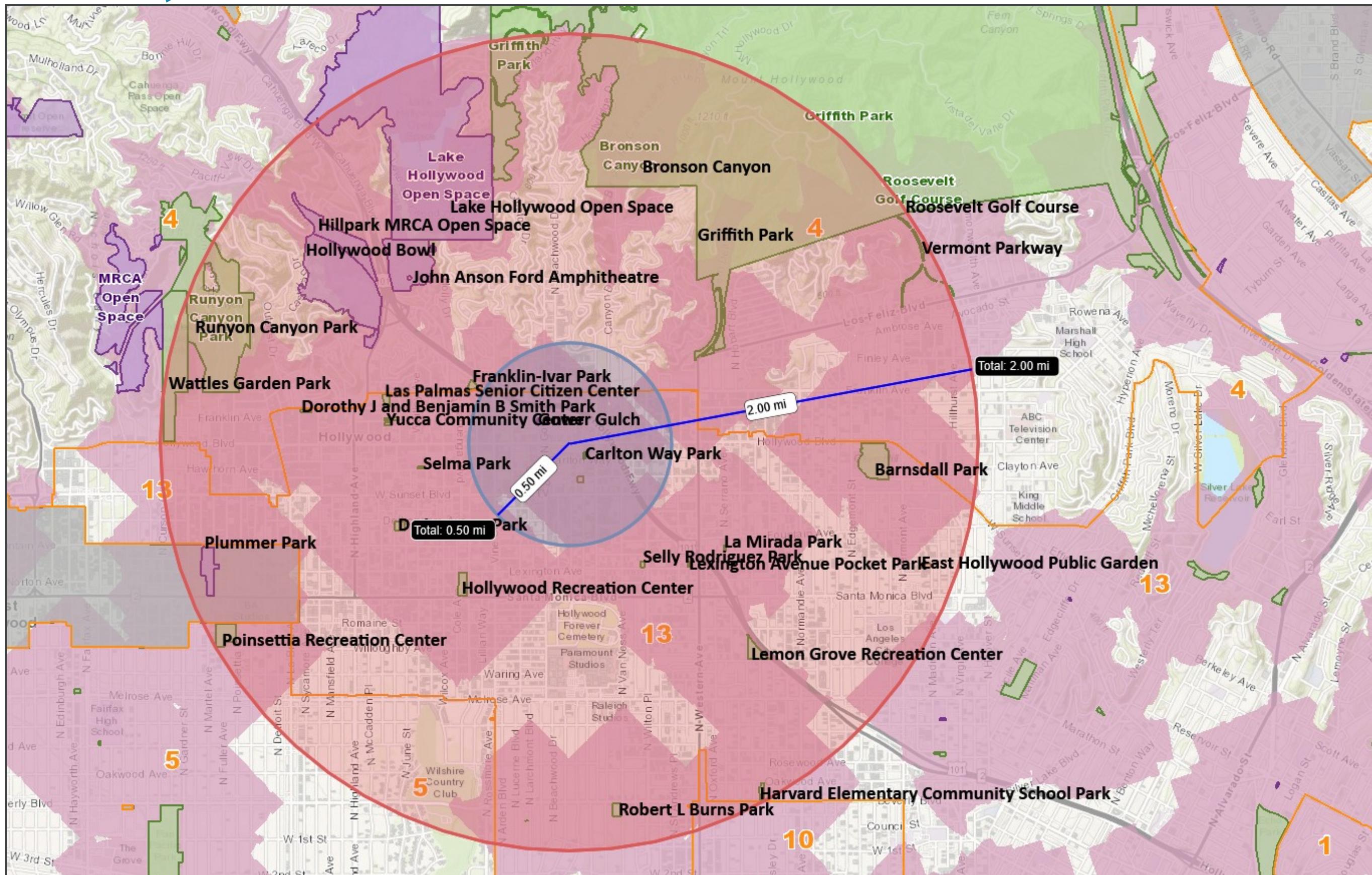


EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

ATTACHMENT 5



E-PADSS Map Output



NOTES

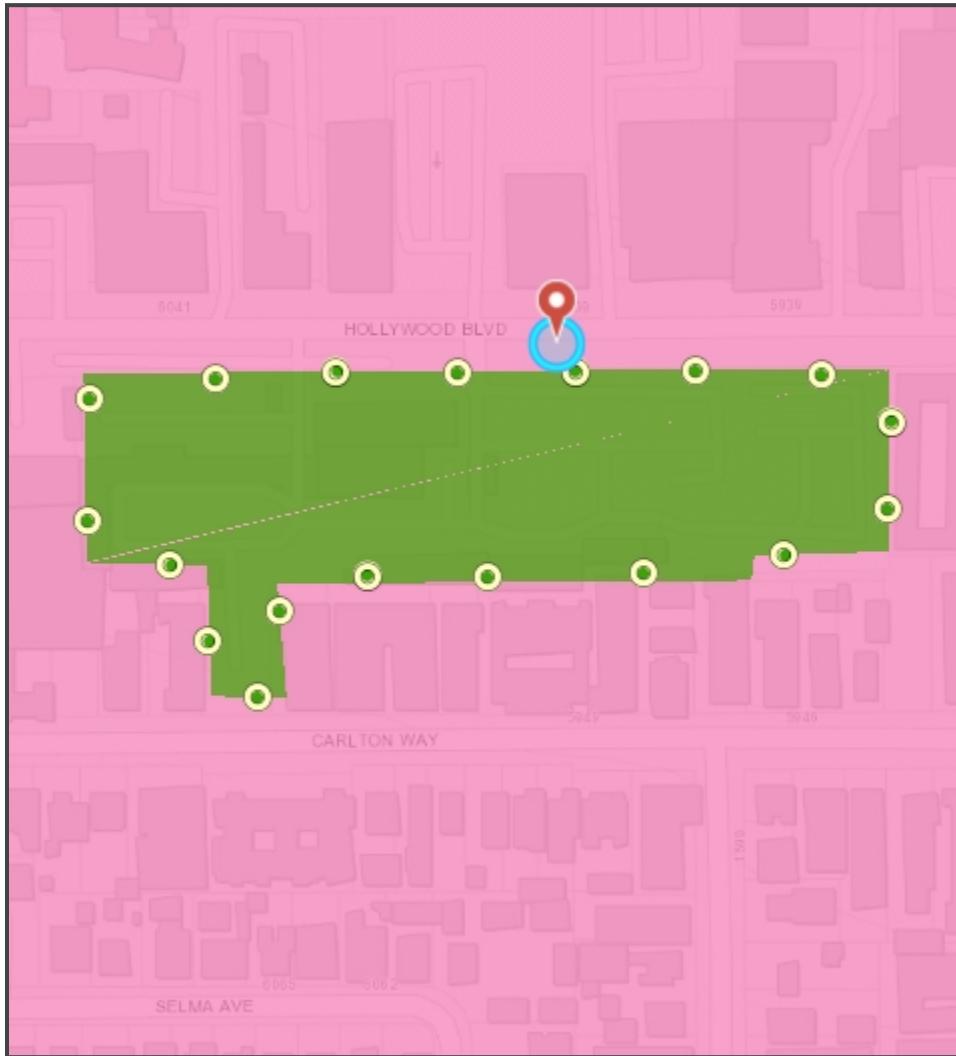
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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Printed: 01/10/2023



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:

VTT-83987

Description:

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset*:

All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

Population and Age Breakdown

Total Residents Served:	Currently Non-Served Residents Served:
12,212	1,445

Household and Income Breakdown

Total Households Served:	Currently Non-Served Households Served:
6,295	661

Residents Served by Age		
Under Age 5:	356	68
Age 5 to 9:	331	79
Age 10 to 14:	341	56
Age 15 to 17:	307	60
Age 18 to 64:	9,253	1,030
Age 65 and Over:	1,624	152

Households Served by Annual Income		
Under \$25,000:	2,700	244
\$25,000 to \$34,999:	605	30
\$35,000 to \$49,999:	801	156
\$50,000 to \$74,999:	1,012	123
\$75,000 and Over:	1,177	108

Source: Census/ACS 2010