
Attachment E

Alternative 4 Supplemental Materials

Attachment E1

Alternative 4 Conceptual Design



8850 SUNSET BLVD

WEST HOLLYWOOD, CALIFORNIA

01/19/2024

ALTERNATE CONCEPT DESIGN



SHEET NUMBER	SHEET NAME	09/18/2023 ALTERNATE CONCEPT DESIGN	01/19/2024 REV 1: ALTERNATE CONCEPT DESIGN
G0.00	COVER SHEET	•	•
G0.01	DRAWING SHEET INDEX	•	•
G0.02	PROJECT INFORMATION SHEET	•	•
G0.03	LANDSCAPE INFORMATION SHEET	•	•
G1.00	SITE SURVEY	•	•
G1.10	NEIGHBORHOOD PLAN / FIGURE GROUND MAP	•	•
G1.11	AERIAL PHOTO	•	•
G1.20	EXISTING SITE PHOTOS	•	•
G1.21	PHOTO MONTAGE	•	•
G1.22	PHOTO MONTAGE	•	•
G1.30	MASSING DIAGRAM	•	•
G1.31	PROGRAM DIAGRAM	•	•
G1.40	EXISTING SITE AND DEMOLITION PLAN	•	•
G1.41	PROPOSED SITE PLAN	•	•

GENERAL: 14

L2.B1	LANDSCAPE PLAN - LEVEL B1	•	•
L2.01	LANDSCAPE PLAN - LEVEL 1	•	•
L2.02	LANDSCAPE PLAN - LEVEL 2 - 9	•	•
L2.10	LANDSCAPE PLAN - LEVEL 10	•	•
L2.11	LANDSCAPE PLAN - LEVEL 11	•	•
L2.12	LANDSCAPE PLAN - ROOF	•	•
L3.01	BILLBOARD APP. PUBLIC REALM ENHANCEMENT	•	•
L3.02	BILLBOARD APP. PUBLIC REALM ENHANCEMENT	•	•

LANDSCAPE: 8

SHEET NUMBER	SHEET NAME	09/18/2023 ALTERNATE CONCEPT DESIGN	01/19/2024 REV 1: ALTERNATE CONCEPT DESIGN
A2.B5	FLOOR PLAN - LEVEL B5	•	•
A2.B4	FLOOR PLAN - LEVEL B4	•	•
A2.B3	FLOOR PLAN - LEVEL B3	•	•
A2.B2	FLOOR PLAN - LEVEL B2	•	•
A2.B1	FLOOR PLAN - LEVEL B1	•	•
A2.01	FLOOR PLAN - LEVEL 1	•	•
A2.02	FLOOR PLAN - LEVEL 2	•	•
A2.03	FLOOR PLAN - LEVEL 3	•	•
A2.04	FLOOR PLAN - LEVEL 4	•	•
A2.05	FLOOR PLAN - LEVEL 5	•	•
A2.06	FLOOR PLAN - LEVEL 6	•	•
A2.07	FLOOR PLAN - LEVEL 7	•	•
A2.08	FLOOR PLAN - LEVEL 8	•	•
A2.09	FLOOR PLAN - LEVEL 9	•	•
A2.10	FLOOR PLAN - LEVEL 10	•	•
A2.11	FLOOR PLAN - LEVEL 11	•	•
A2.12	ROOF PLAN	•	•
A3.00	UNIT PLAN - STUDIO - TYPE A	•	•
A3.01	UNIT PLAN - STUDIO - TYPE B	•	•
A3.02	UNIT PLAN - 1 BEDROOM - TYPE A	•	•
A3.03	UNIT PLAN - 1 BEDROOM - TYPE B	•	•
A3.04	UNIT PLAN - 1 BEDROOM - TYPE C	•	•
A3.05	UNIT PLAN - 1 BEDROOM - TYPE D	•	•
A3.06	UNIT PLAN - 1 BEDROOM - TYPE E	•	•
A3.07	UNIT PLAN - 1 BEDROOM - TYPE F	•	•
A3.08	UNIT PLAN - 2 BEDROOM - TYPE A	•	•
A3.09	UNIT PLAN - 2 BEDROOM - TYPE B	•	•
A3.10	UNIT PLAN - 2 BEDROOM - TYPE C	•	•
A3.11	UNIT PLAN - 3 BEDROOM	•	•
A3.12	HOTEL ROOM PLANS	•	•
A4.00	AREA TABULATION - SUMMARY	•	•
A4.01	AREA TABULATION - GROSS FLOOR AREA	•	•
A4.02	AREA TABULATION - BUILDING AREA	•	•
A4.03	AREA TABULATION - BY FLOOR	•	•
A4.04	AREA TABULATION - BY FLOOR	•	•
A5.00	NORTH ELEVATION	•	•
A5.01	EAST ELEVATION	•	•
A5.02	SOUTH ELEVATION	•	•
A5.03	WEST ELEVATION	•	•

SHEET NUMBER	SHEET NAME	09/18/2023 ALTERNATE CONCEPT DESIGN	01/19/2024 REV 1: ALTERNATE CONCEPT DESIGN
A6.00	MATERIALS BOARD	•	•
A7.00	SECTION 01	•	•
A7.01	SECTION 02	•	•
A7.02	SECTION 03	•	•
A8.00	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.01	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.02	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.03	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.04	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.05	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.06	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.07	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.08	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.09	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.10	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.11	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.12	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A8.13	THREE-DIMENSIONAL REPRESENTATIONS	•	•
A9.00	GREEN BUILDING CHECKLIST	•	•
A9.01	GREEN BUILDING CHECKLIST	•	•

ARCHITECTURE: 59

D1.00	VIPER ROOM - PHOTO MONTAGE	•	•
D1.01	VIPER ROOM - EXISTING FACADE FEATURES	•	•
D1.02	VIPER ROOM - MATERIALS BOARD	•	•
D1.03	VIPER ROOM - THREE-DIMENSIONAL REPRESENTATIONS	•	•

INTERIORS: 4

GRAND TOTAL SHEETS: 85



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

G0.01
DRAWING SHEET INDEX

ISSUE DATE: 01/19/2024

APPLICANT
SILVER CREEK COMMERCIAL DEVELOPMENT, LLC
11601 WILSHIRE BOULEVARD, SUITE 2480
LOS ANGELES, CA 90025
T 323.538.6690

OWNER
8850 SUNSET, LLC
16055 NORTH DIAL BOULEVARD, SUITE 4
SCOTTSDALE, AZ 85260
T 631.742.0866

REAL ESTATE DEVELOPMENT MANAGER
MGMT. PARTNERS
12925 RIVERSIDE DRIVE, 4TH FLOOR
SHERMAN OAKS, CA 91423
T 310.844.2133

ARCHITECT
ARQUITECTONICA
818 WEST 7TH STREET, SUITE 800
LOS ANGELES, CA 90017
T 213.895.7800

EXISTING LAND USE
COMMERCIAL, 2 STORIES
4 BILLBOARDS
SURFACE PARKING

PROPOSED LAND USE
SSP - SUNSET SPECIFIC PLAN AMENDMENT - SITE 6-E
MIXED-USE PROJECT - HOTEL, COMMERCIAL AND RESIDENTIAL USES

NUMBER OF STORIES
11 STORIES

PROJECT ADDRESS
8850-8878 SUNSET BOULEVARD + 1025-1029 LARRABEE STREET
WEST HOLLYWOOD, CA 90069

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

PARCEL 1:
LOT 1, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-001

PARCEL 2:
THE EASTERLY 60 FEET, FRONT AND REAR, OF LOT 2 OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-002

PARCEL 3:
LOT 2, EXCEPT THE EASTERLY 60 FEET THEREOF, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAN VICENTE BOULEVARD, AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, AS PARCEL 5-1, RECORDED AUGUST 10, 1967 AS INSTRUMENT NO. 3447, OFFICIAL RECORDS.
APN: 4339-017-003

PARCEL 4:
LOT 5, EXCEPT THE EASTERLY 60 FEET THEREOF OF LARRAMOND ADDITION TO SHERMAN IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAN VICENTE BOULEVARD, AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, AS PARCEL 5-1, RECORDED AUGUST 10, 1967 AS INSTRUMENT NO. 3447, OFFICIAL RECORDS.
APN: 4339-017-004

PARCEL 5:
THE EASTERLY 60 FEET, FRONT AND REAR, OF LOT 5 OF THE LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-005

PARCEL 6:
LOTS 6 AND 7, LARRAMOND ADDITION TO SHERMAN TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-017-006 AND 4339-017-007

PARCEL 7:
LOT 8 OF THE LARRAMOND ADDITION TO SHERMAN IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAN VICENTE BOULEVARD, AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, AS PARCEL 5-2, RECORDED AUGUST 10, 1967 AS INSTRUMENT NO. 3447, OFFICIAL RECORDS.
APN: 4339-017-008

ZONING DESIGNATION / FAR
ZONING DESIGNATION: SUNSET SPECIFIC PLAN (SSP)
FAR (SSP SITE 6-E): 5.70
TOTAL FAR SF: 228,026 SF
HEIGHT (MEASURED AT LOWEST POINT OF SITE - SOUTHEAST CORNER) 160'-7 1/2"
OVERRUN / MEP HEIGHT: 8'-4"
OVERALL HEIGHT: 168'-11 1/2"

USE	SIZE	PARKING RATIO	VEHICLE PARKING	
			REQUIRED	PROVIDED
RESIDENTIAL				
STUDIO DWELLING UNIT	4 DU	0.5 SPACES / 1.0 DU	2	2
1 BEDROOM (1 BR) DWELLING UNIT	35 DU	0.5 SPACES / 1.0 DU	18	18
2 BEDROOM (2 BR) DWELLING UNIT	30 DU	1.0 SPACES / 1.0 DU	30	30
3 BEDROOM (3 BR) DWELLING UNIT	9 DU	1.5 SPACES / 1.0 DU	14	14
GUEST PARKING	78 DU	1.0 SPACES / 4.0 DU	20	20
RESIDENTIAL SUBTOTAL			84	84
HOTEL/ COMMERCIAL				
HOTEL GUESTROOM	90 GR	0.5 SPACES / 1.0 GR	45	45
HOTEL EVENT/ MEETING SPACE	1,795 SF	8.0 SPACES / 1000 SF X 50%	7	7
HEALTH/ WELLNESS CENTER	5,066 SF	3.0 SPACES / 1000 SF X 50%	8	8
RESTAURANT (INDOOR AND OUTDOOR)	22,171 SF	3.5 SPACES / 1000 SF X 50%	39	39
BAR/ LOUNGE (INDOOR AND OUTDOOR)	5,850 SF	5.0 SPACES / 1000 SF X 50%	15	15
NIGHT CLUB/ VIPER ROOM (INDOOR AND OUTDOOR)	6,748 SF	5.0 SPACES / 1000 SF	34	34
GRAND TOTAL			232	232
ELECTRIC VEHICLE CHARGING SPACES				
RESIDENTIAL & HOTEL	MORE THAN 20 TOTAL SPACES = 10% TOTAL SPACES		14	14
RESTAURANT & HEALTH/ WELLNESS CENTER	26-50 TOTAL SPACES = 2 EV SPACES		2	2
BAR/ LOUNGE & NIGHT CLUB/ VIPER ROOM	26-50 TOTAL SPACES = 2 EV SPACES		2	2
ACCESSIBLE SPACES				
RESIDENTIAL & HOTEL/ COMMERCIAL	201-300 TOTAL SPACES - 7 ACCESSIBLE SPACES (INCLUDES 1 VAN SPACE)		7	7
ALLOWABLE COMPACT SPACES				
RESIDENTIAL & HOTEL	50% TOTAL SPACES		68	10
HEALTH/ WELLNESS CENTER & RESTAURANT	40% TOTAL SPACES		19	3
BAR/ LOUNGE & NIGHT CLUB/ VIPER ROOM	40% TOTAL SPACES		20	2
BICYCLE PARKING				
			REQUIRED	PROVIDED
RESIDENTIAL				
SHORT-TERM	78 DU	1.0 SPACES / 4.0 DU	20	20
LONG-TERM	78 DU	1.0 SPACES / 2.0 DU	39	78
HOTEL/ COMMERCIAL				
SHORT-TERM	1 SPACE / 10,000 SF PER WHMC 19.28.150A		11	11
LONG-TERM	1 SPACE / 7,500 SF PER WHMC 19.28.150A		15	30
TOTAL			31	31
SHORT-TERM			54	108
LONG-TERM			85	139
GRAND TOTAL			85	139
RESIDENTIAL UNIT DATA				
			UNIT GSF	QUANTITY
STUDIO - TYPE A			470 SF	2
STUDIO - TYPE B			560 SF	2
1 BEDROOM - TYPE A			591 SF	1
1 BEDROOM - TYPE B			832 SF	10
1 BEDROOM - TYPE C			847 SF	1
1 BEDROOM - TYPE D			862 SF	5
1 BEDROOM - TYPE E			1,030 SF	8
1 BEDROOM - TYPE F			1,098 SF	10
2 BEDROOM - TYPE A			1,146 SF	10
2 BEDROOM - TYPE B			1,197 SF	10
2 BEDROOM - TYPE C			1,306 SF	10
3 BEDROOM			1,635 SF	9
TOTAL			86,553 SF	78
HOTEL ROOM DATA				
			ROOM GSF	QUANTITY
STANDARD ROOM			492 SF	60
JR SUITE			540 SF	18
SUITE			902 SF	12
TOTAL			50,064 SF	90



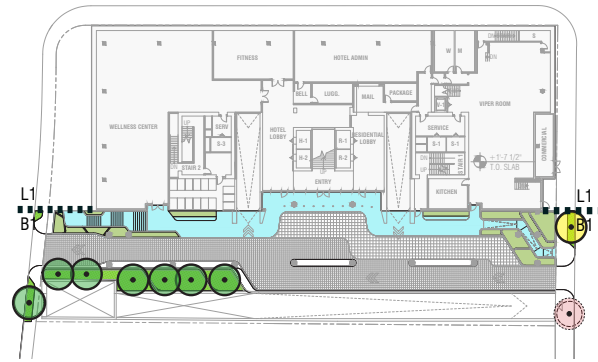
8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



PROJECT INFORMATION SHEET

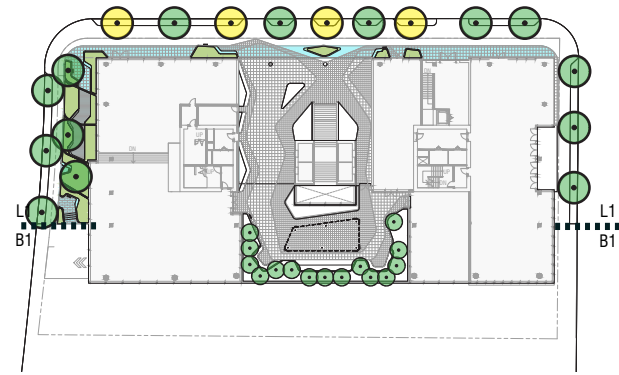
G0.02

ISSUE DATE: 01/19/2024



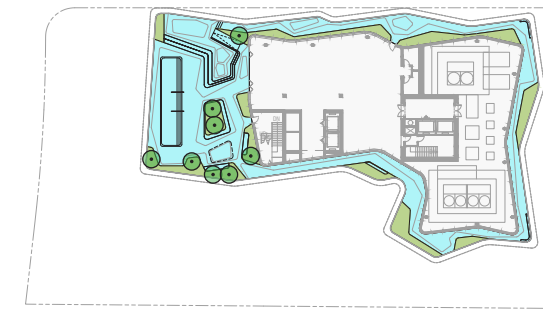
LEVEL B1: RESIDENTIAL COMMON OPEN SPACE

COMMON USABLE OPEN SPACE TOTAL:	3,842 SF
COMMON USABLE OPEN SPACE PLANTED AREA:	912 SF
COMMON USABLE OPEN SPACE NOT-PLANTED AREA:	2,930 SF
PROVIDED TREES TOTAL (2 STREET TREES)	8



LEVEL 01: RESIDENTIAL COMMON OPEN SPACE

COMMON USABLE OPEN SPACE TOTAL:	2,937 SF
COMMON USABLE OPEN SPACE PLANTED AREA:	986 SF
COMMON USABLE OPEN SPACE NOT-PLANTED AREA:	1,951 SF
PROVIDED TREES TOTAL (15 STREET TREES)	33

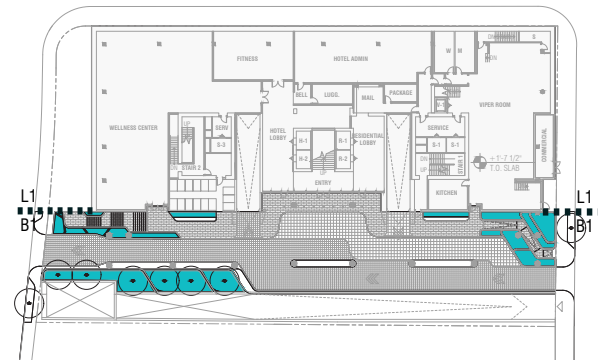


LEVEL 11: RESIDENTIAL COMMON OPEN SPACE

COMMON USABLE OPEN SPACE TOTAL:	7,734 SF
COMMON USABLE OPEN SPACE PLANTED AREA:	1,652 SF
COMMON USABLE OPEN SPACE NOT-PLANTED AREA:	6,082 SF
PROVIDED TREES TOTAL (14 STREET TREES)	8

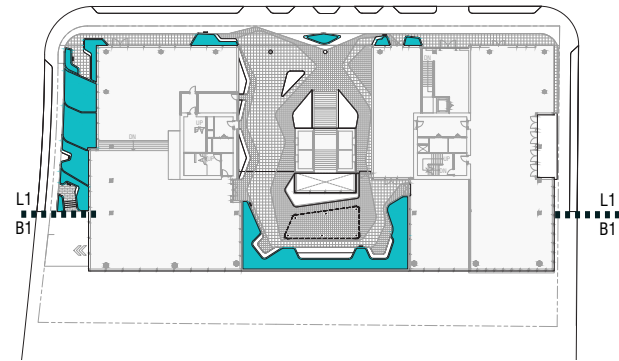
TREE LEGEND

- EXISTING TREE TO REMOVE
- EXISTING TREE TO REMAIN
- PROPOSED TREE



LEVEL B1: PERMEABLE AREA

PERMEABLE AREA TOTAL:	1,800 SF
-----------------------	----------



LEVEL 01: PERMEABLE AREA

PERMEABLE AREA TOTAL:	2,213 SF
- (TOTAL NATIVE SOIL PERMEABLE AREA:	934 SF)

SUNSET SPECIFIC PLAN OPEN SPACE

OPEN SPACE REQUIRED:
 (Per SSP Part 2, Section 1.4.1.1): **5,997 SF**
 *15% of Gross Site Area (39,981 sf)

OPEN SPACE PROVIDED: **13,727 SF**
 L 1+L B1 Private (within Property Line) Open Space: 8,552 sf
 L 1+L B1 Public (Within ROW) Open Space: 5,175 sf

LANDSCAPED OPEN SPACE PROVIDED: **3,518 SF**
 L1+L B1 Private (within Property Line) Landscaped: 2,126 sf
 L1+L B1 Public (within ROW) Landscaped: 1,392 sf
 *15% of Required Open Space (5,997 sf) be Landscaped: 900 sf req.

SHORT TERM BICYCLE PARKING

SHORT TERM BICYCLE PARKING REQUIRED
 (Per WHMC 19.28.150.A) **TOTAL: 31 Spaces**
 Residential: 1 space per 4 units (78 units): 20 spaces
 Non-Residential: 1 space per 10,000sf (Bar / Retail / Hotel = 110,470 gsf): 11 spaces

Or, Bicycle Parking Required Total by CAL GREEN, whichever is more stringent:
 California Green Standards Building Code Ch. 5.106.4.1.1:
 Provided short term bicycle parking spaces equivalent to 5% of the total number of New Visitor Motorized Vehicle Parking Spaces, if sum is greater than that required by the local code (WHMC 19.28.150.A)

Short Term Vehicular Parking Spaces: 148 Visitor Spaces
 Required: 148 Visitor Spaces x 5% = 8 bike parking spaces required which is less than spaces required per WHMC

SHORT TERM BICYCLE PARKING PROVIDED: 31 Spaces

STREET TREES

STREET TREES REQUIRED
 (Per WHMC 19.26.040.A.5) **TOTAL: 12 Trees**
 1 Tree per 30 lf of frontage (365 lf)

REPLACEMENT FOR REMOVED STREET TREES
 (Per WHMC 19.26.040.C.2.b) **TOTAL: 1 Trees**
 1 Similar Tree per Removed Mature Tree (1),
 Included in Street Tree Requirement Total above

STREET TREES PROVIDED: 17 Trees

RESIDENTIAL OPEN SPACE CALCULATIONS

COMMON OPEN SPACE REQUIRED
 (Per WHMC 19.36.280.A.1) **TOTAL: 2,000 SF**
 Size: 31 and more units
 *40% of Total Required may be at Roof (800 sf)

COMMON OPEN SPACE PROVIDED: **7,579 SF**
 L1 & B1 Ground Level Common Open Space: 6,779 sf
 L11 Residential Amenity Common Open Space: 800 sf (max.)

PRIVATE OPEN SPACE REQUIRED
 (Per WHMC 19.36.280.A.1) **TOTAL: 9,360 SF**
 120 SF per Unit : 78 units x 120 sf

PRIVATE OPEN SPACE PROVIDED: **15,591 SF**
 L2 Residential Balconies : 3,769 sf total
 L3 Residential Balconies : 3,006 sf total
 L4 Residential Balconies : 3,069 sf total
 L5 Residential Balconies : 2,897 sf total
 L6 Residential Balconies : 2,950 sf total

LANDSCAPING & PERMEABLE AREA

PERMEABLE AREA REQUIRED TOTAL: 3,198 SF
 (Per WHMC 19.20.190.D)

*Non-Permeable Surfaces. No more than 50 percent of required ground-level common open space areas, and of all required setbacks and yards, shall have non-permeable surfaces. Porous paving and landscaping shall be considered permeable surfaces. Where subterranean parking garages extend to property lines, an alternate area of size equal to at least 50 percent of the required yard shall have a permeable surface.

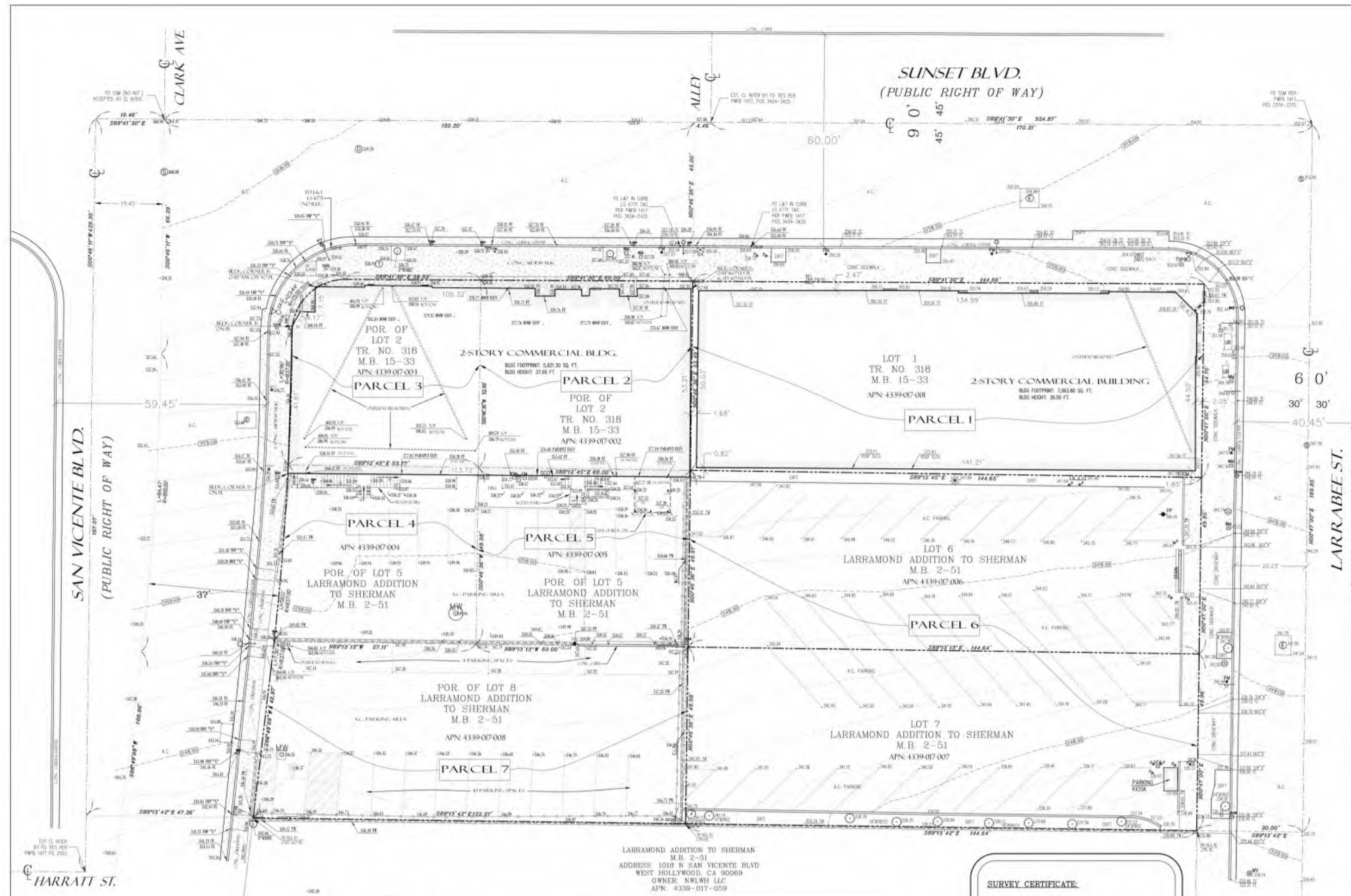
L 1 Ground Level Common Open Space: 600 sf (1,200 sf req. x 50%)
 L 1 Yard Space - 15' front/rear, 5' sides: 2,598 sf (5196 sf yard area. x 50%)

PERMEABLE AREA PROVIDED: 4,013 SF
 Perm. Ground Lv. Common Open Space + Yards: 4,013 sf
 (Native Soil Alternate Area Permeable: 934 sf)

LANDSCAPED AREA REQUIRED TOTAL: 730 SF
 (Per WHMC 19.26.040.B.1.a)
 2 sf of landscape area per lf of frontage (365 lf) : 2sf x 365 lf

LANDSCAPED AREA PROVIDED: 14,845 SF
 L1&LB1 Ground Level Landscaped Area: (within Property Line) 1,898 sf
 L2 - L6 Landscaped Area on Residential Patios: 1,978 sf
 L7 - L9 Landscaped Area on Hotel Patios: 437 sf
 L10 Hotel Amenity Landscaped Area: 1,933 sf
 L11 Residential Amenity Landscaped Area: 1,652 sf
 Green Roof Area: 6,947 sf

CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION



LEGAL DESCRIPTION:

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

PART 1:
TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-001

PART 2:
THE PORTION OF THE TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-002

PART 3:
THE PORTION OF THE TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-003

PART 4:
THE PORTION OF THE TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-004

PART 5:
THE PORTION OF THE TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-005

PART 6:
THE PORTION OF THE TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-006

PART 7:
THE PORTION OF THE TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4339-07-007

REFERENCE DOCUMENT:

THE FOLLOWING TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY UNDER NO. 142-1000-10-01

BASES OF BEARINGS:

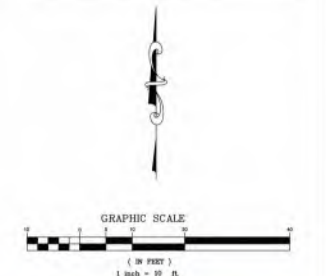
THE BEARING DATA OF ALL LINES ON THE CONVERSE OF SUNSET BLVD AS SHOWN ON PARCELS MAP NO. 15-33, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

ACRES: 0.1000
SQUARE FEET: 4,356.00
CONTAINING AN AREA OF 1,845.00 SQ. FT., OR 0.0424 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 2,237.00 SQ. FT., OR 0.0513 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 1,344.00 SQ. FT., OR 0.0308 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 1,269.00 SQ. FT., OR 0.0289 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 1,269.00 SQ. FT., OR 0.0289 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 1,269.00 SQ. FT., OR 0.0289 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 1,269.00 SQ. FT., OR 0.0289 ACRES, MORE OR LESS.
CONTAINING AN AREA OF 1,269.00 SQ. FT., OR 0.0289 ACRES, MORE OR LESS.

BENCHMARK:

ON A FORM (2008 10 001)
SECTION: 1018 N SAN VICENTE BLVD AS PER MAP RECORDED IN BOOK 15, PAGE 33, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
ELEV: 1,234.56



M&G CIVIL ENGINEERING AND LAND SURVEYING

ALTA/NSPS LAND TITLE SURVEY

8850-SUNSET BOULEVARD & 1025 LARRABEE STREET, WEST HOLLYWOOD, CA 90069

CLIENT: 8850 Sunset, LLC	JOB NO.: 15-12322
SCALE: 1" = 10'	DATE: 08/21/17
REVISIONS BY: C.D.L./J.S.	REVISIONS TO: 08/17/18, 08/21/18, 08/25/18, 08/29/18
DRAWN BY: M.P./C.D.L./M.C.	SHEET 1 OF 3 SHEETS
CHECKED BY: C.D.L.	

LEGEND:

SYMBOL	DESCRIPTION
AC	ADJUSTED CORNER
BE	BENCHMARK
BS	BUILDING
CC	CONCRETE
CS	CONCRETE SURFACE
CU	CURB
DR	DRAIN
EL	ELECTRIC WIRE
EM	ELECTRIC METER
EV	ELECTRIC VALVE
EX	EXPOSED REINFORCING
FL	FLOOR FINISH
FR	FENCE
FS	FIRE STOP
GA	GATE
GL	GAS LINE
GR	GRASS
GS	GUY WIRE
HA	HANDRAIL
HE	HEAVY WOOD
HL	HOLE
HM	HIGH MOUNTED
HP	HIGH POINT
HS	HIGH SURFACE
HT	HIGH TOP
IB	IRON BOLT
IC	IRON CORNER
IL	IRON LUG
IS	IRON SINK
IT	IRON TIE
IV	IRON VALVE
JA	JACK
JK	JACK KNUCKLE
JM	JACK MOUNT
JS	JACK STRAP
KT	KITCHEN TAP
LA	LAND AREA
LB	LAND BOUNDARY
LC	LAND CORNER
LD	LAND DISTANCE
LE	LAND ELEVATION
LF	LAND FINISH
LG	LAND GRASS
LH	LAND HOLE
LI	LAND IRON
LJ	LAND JACK
LK	LAND JACK KNUCKLE
LM	LAND JACK MOUNT
LN	LAND JACK STRAP
LO	LAND LUG
LP	LAND LUG STRAP
LQ	LAND LUG STRAP
LR	LAND RAIL
LS	LAND SINK
LT	LAND TIE
LU	LAND VALVE
LV	LAND VALVE
LW	LAND WIRE
LX	LAND WIRE
LY	LAND WIRE
LZ	LAND WIRE

ZONING AND ZONING REQUIREMENTS:

During Development: Area 4-E of the Sunset South Plan (SSP)
Source: zoning report dated August 22, 2017 prepared by Surface Engineering and Science, Inc. as Project No. 17-183661 (Zoning Report)

Pursuant to the Zoning Report the subject property is conforming with respect to height, setbacks and other requirements. Current regulations of the SSP are not applicable as subject was developed prior to adoption of the SSP and subject is legal nonconforming with respect to parking requirements.

FOR ZONING REGULATIONS:
<http://www.wahlgov.com/development/4-e>

MISCELLANEOUS NOTES:

1. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED SURFACE EVIDENCE OF EXISTING WORKING BUILDING CONSTRUCTION OR BUILDING ACTIVITIES WITHIN THE SUBJECT PROPERTY.

2. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY AND STREET CORNERS BY SURVEYOR AND AVAILABLE FROM THE CONTROLLED SURVEY.

3. THE PROPERTY HAS LIMITED ACCESS TO SUNSET BOULEVARD, SAN VICENTE BOULEVARD, AND LARRABEE STREET EACH A DESIGNATED PUBLIC RIGHT-OF-WAY.

PARKING COUNT:

14 REGULAR STIPPLED PARKING SPACES
1 HANDICAPPED PARKING SPACE
TOTAL: 15 PARKING SPACES

SCHEDULE B / EASEMENT(S):

1. EASEMENTS FOR THE PURPOSES OF THE SUBJECT PROPERTY ARE NOTED IN THE FIELD BOOK AS SHOWN IN A DOCUMENT DATED TO COUNTY OF LOS ANGELES RECORDS: 1. HANDBOOK PARKING SPACE RECORDING NO. 8004 (DATE: PAGE 274, OFFICIAL RECORDS: 08/14/2017)

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.
FEMA PANEL NO. 9007338P
EFFECTIVE DATE: 06/20/2009

OBSERVED ENCROACHMENT:

AFFECTS NORTHERLY LINE OF PARCELS 5 & 6
BLOCK CORNER IS 0.45' NW 0.05' TO PL INTO THE SIDEWALK

SURVEY CERTIFICATE:

To: 8850 SUNSET, LLC., BOSTON PRIVATE BANK & TRUST COMPANY, as co-administrative agent for the Lenders, and CW VIPER CAPITAL MANAGEMENT, LLC, as co-administrative agent for the Lenders, each together with its successors and assigns, FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 6(b), 7(c), 7(b), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 of Table A thereof. The field work was completed on 08/14/2017.

Dated: 08/26, 2019

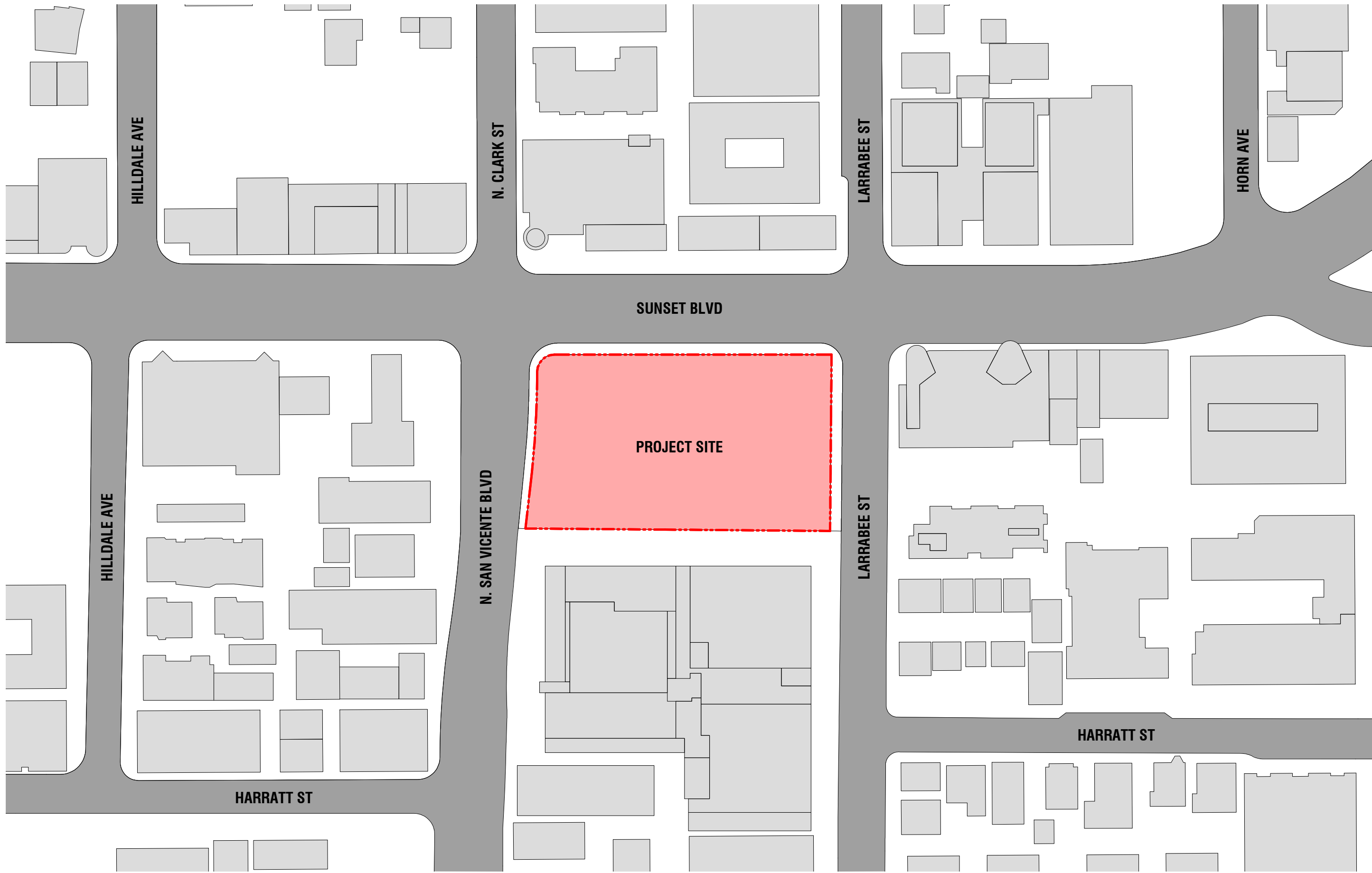
Cynthia A. De Leon
RCE 31604 - Exp. 12-31-20



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

G1.00
SITE SURVEY

ISSUE DATE: 01/19/2024

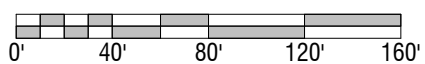
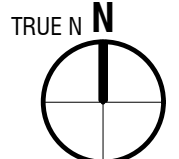


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



RELM
OFFICE UNLIMITED
ARQUITECTONICA

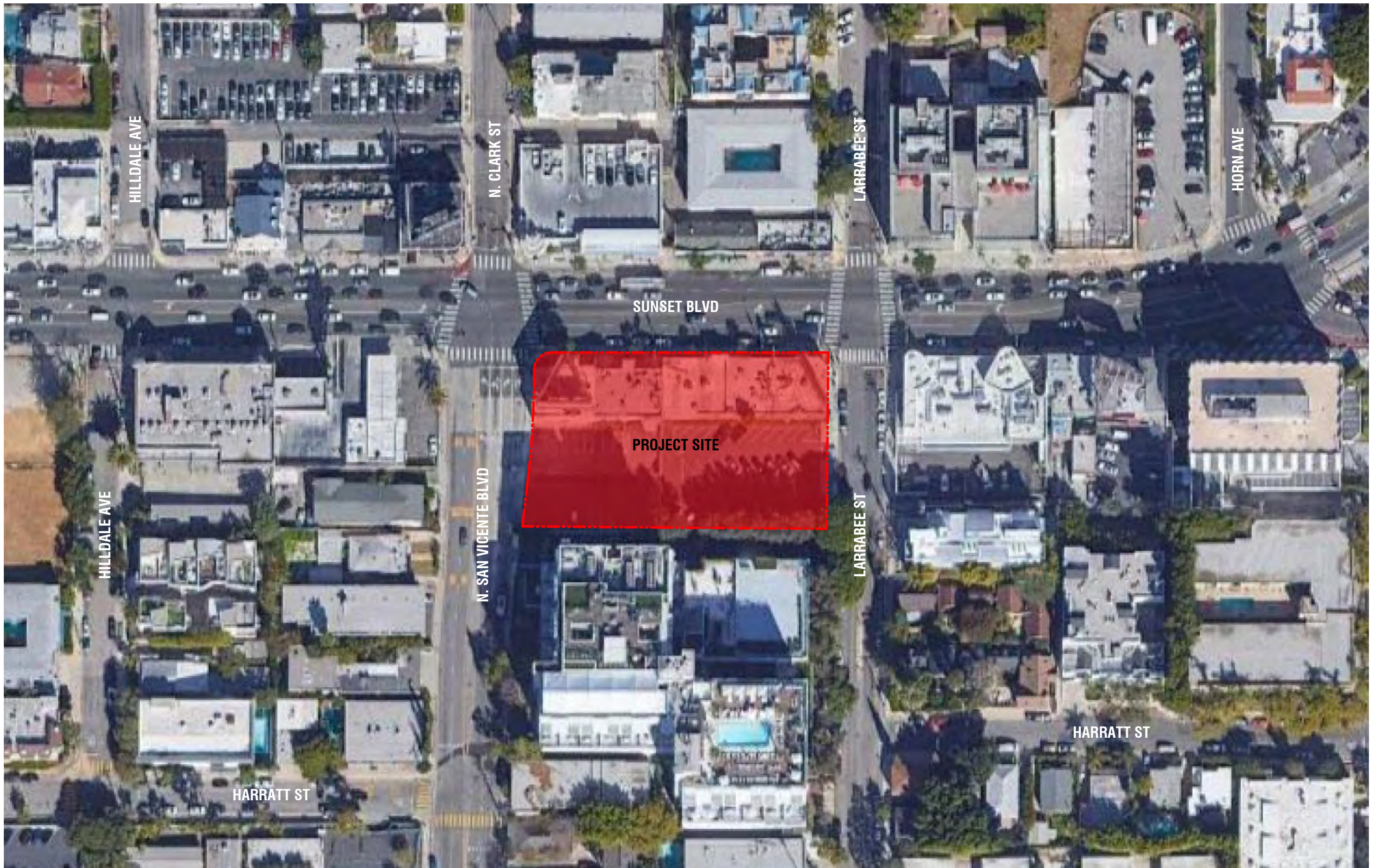
8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



NEIGHBORHOOD PLAN / FIGURE GROUND MAP

G1.10
SCALE: 1" = 80'-0"
ISSUE DATE: 01/19/2024

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

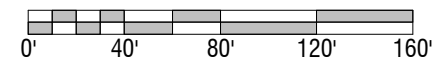
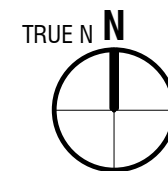


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



8850 SUNSET BLVD

WEST HOLLYWOOD, CALIFORNIA



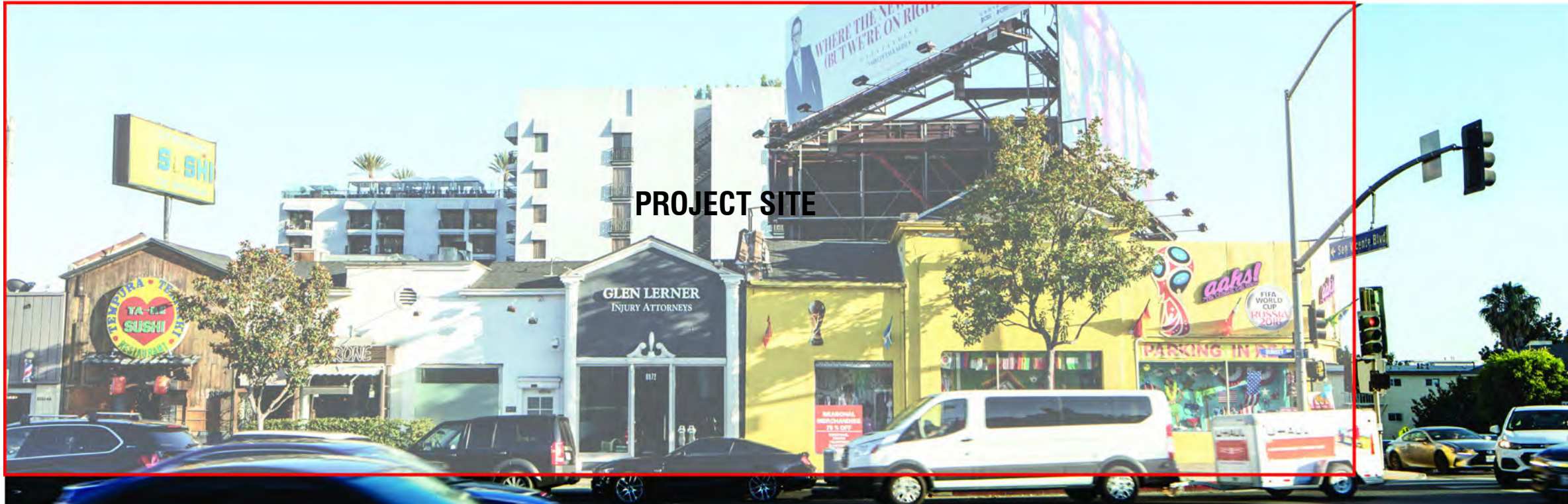
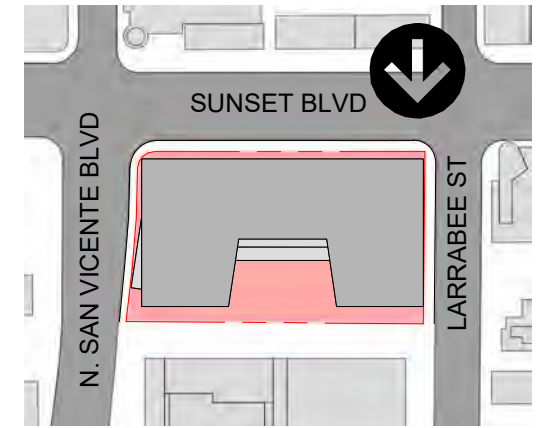
G1.11 AERIAL PHOTO

SCALE: 1" = 80'-0"

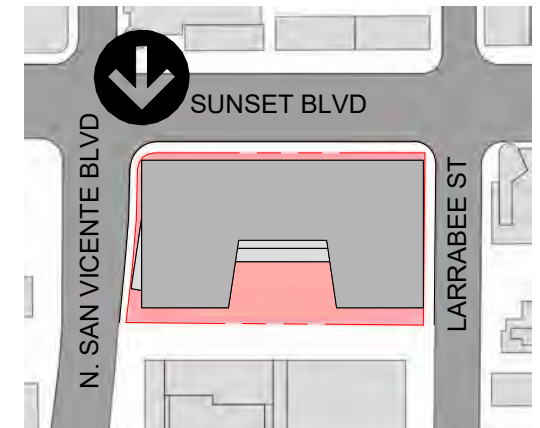
ISSUE DATE: 01/19/2024



PROJECT SITE



PROJECT SITE



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

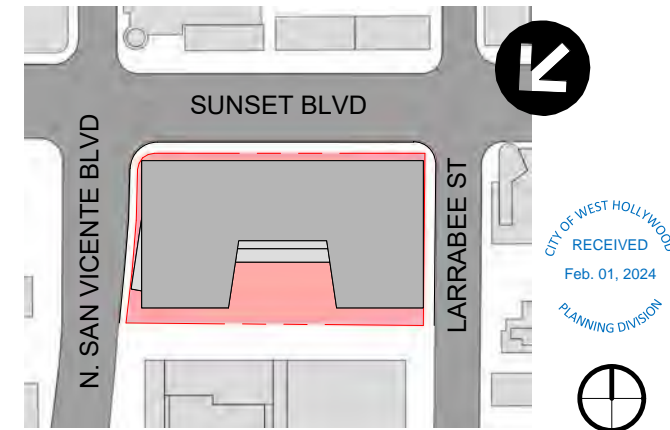


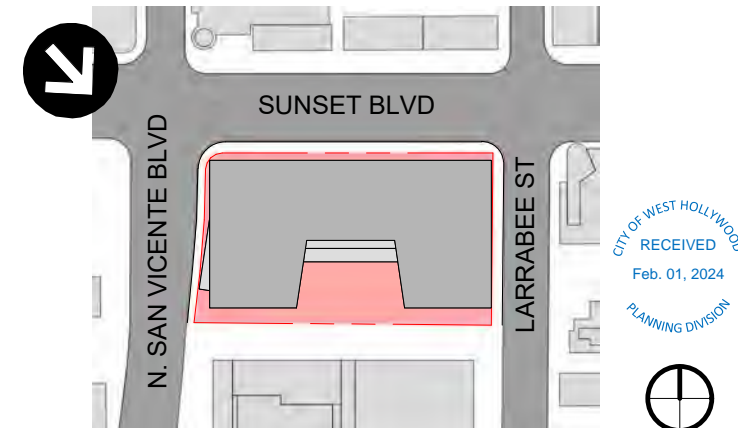
RELM
OFFICE UNLIMITED
ARQUITECTONICA

8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

G1.20
EXISTING SITE PHOTOS

ISSUE DATE: 01/19/2024





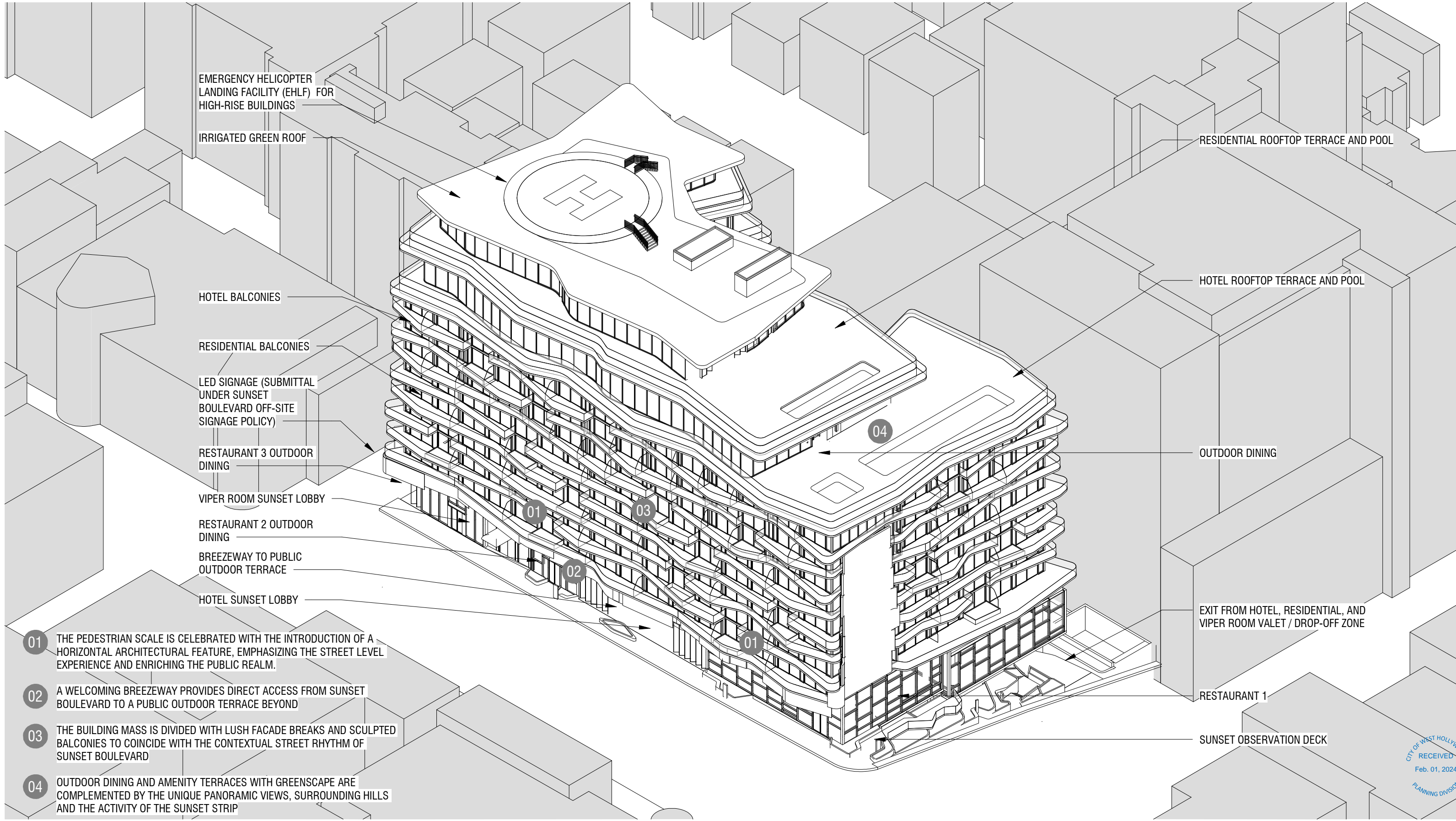
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

G1.22
PHOTO MONTAGE

ISSUE DATE: 01/19/2024



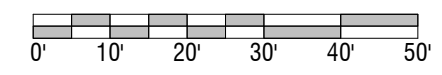
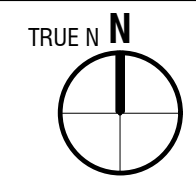
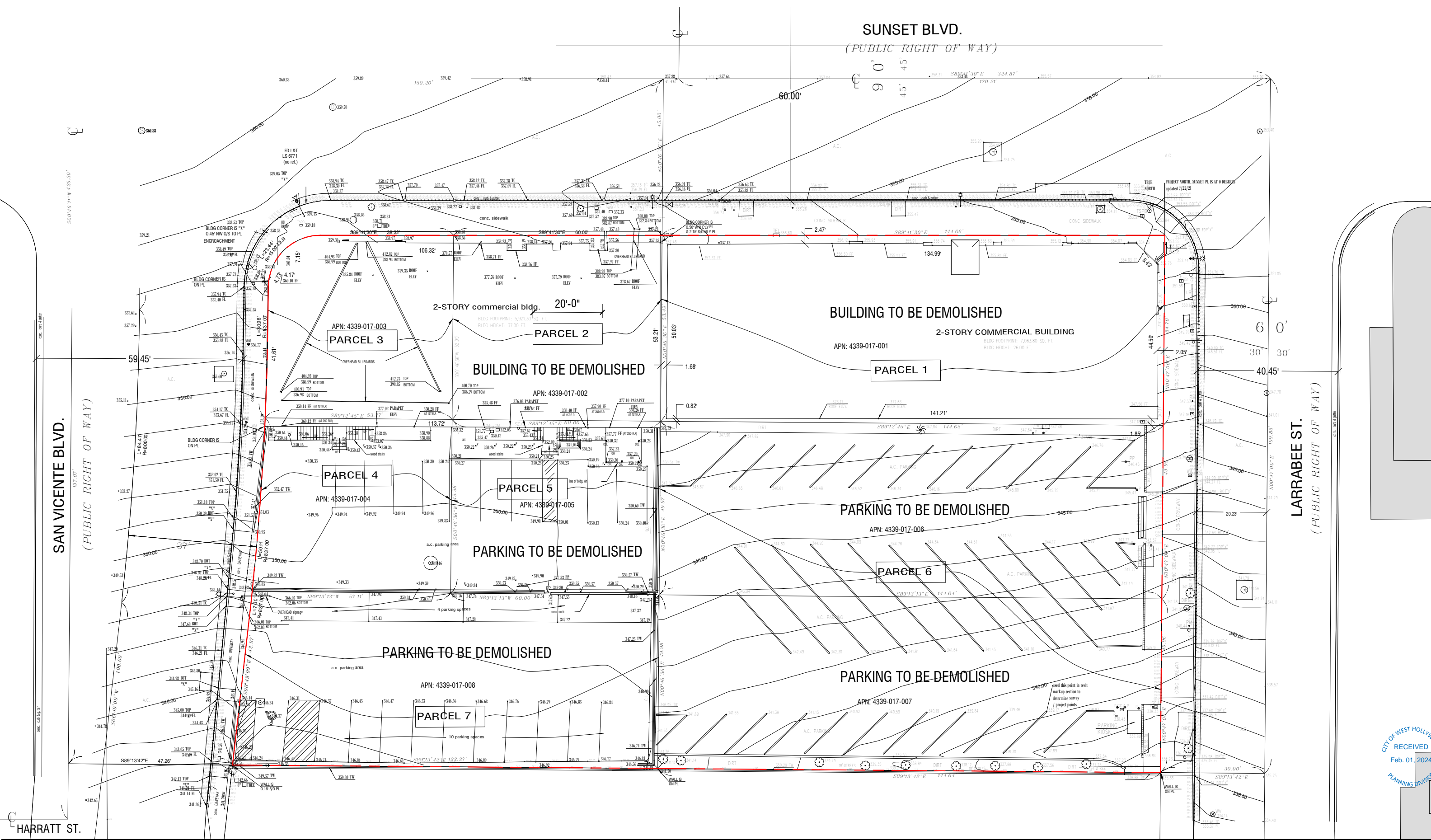
- 01 THE PEDESTRIAN SCALE IS CELEBRATED WITH THE INTRODUCTION OF A HORIZONTAL ARCHITECTURAL FEATURE, EMPHASIZING THE STREET LEVEL EXPERIENCE AND ENRICHING THE PUBLIC REALM.
- 02 A WELCOMING BREEZEWAY PROVIDES DIRECT ACCESS FROM SUNSET BOULEVARD TO A PUBLIC OUTDOOR TERRACE BEYOND
- 03 THE BUILDING MASS IS DIVIDED WITH LUSH FACADE BREAKS AND SCULPTED BALCONIES TO COINCIDE WITH THE CONTEXTUAL STREET RHYTHM OF SUNSET BOULEVARD
- 04 OUTDOOR DINING AND AMENITY TERRACES WITH GREENSCAPE ARE COMPLEMENTED BY THE UNIQUE PANORAMIC VIEWS, SURROUNDING HILLS AND THE ACTIVITY OF THE SUNSET STRIP

CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

SUNSET BLVD.
(PUBLIC RIGHT OF WAY)

SAN VICENTE BLVD.
(PUBLIC RIGHT OF WAY)

LARRABEE ST.
(PUBLIC RIGHT OF WAY)

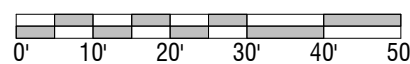
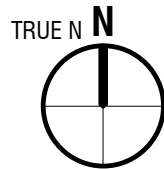


No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.



LARRAMOND ADDITION TO SHERMAN
 M.B. 2-51
 ADDRESS: 1018 N SAN VICENTE BLVD
 WEST HOLLYWOOD, CA 90069
 OWNER: NWLWH LLC
 APN: 4339-017-059

8850 SUNSET BLVD
 WEST HOLLYWOOD, CALIFORNIA



CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

SILVER CREEK **MGMT. PARTNERS** **RELM** **ARQUITECTONICA**

G1.41
PROPOSED SITE PLAN
 SCALE: 1" = 25'-0"
 ISSUE DATE: 01/19/2024

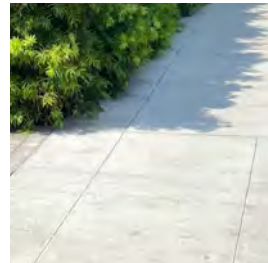
No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

NOTE: Plant Palettes Are Selected To Comply With WHMC Section 19.26.060.

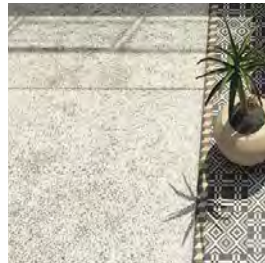
LEVEL B1 IRRIGATION:
Area: 1,939 SF
Irrigation Type: Drip
Number Of Zones: 2

PLANTING LEGEND
 (P) Pollinator
 (N) Native

LEVEL B1 PAVING PALETTE:



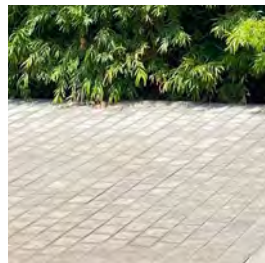
CIP Concrete Sidewalk



Decorative CIP Concrete



Stone Pavers



Stone Cobble Size Pavers



(P)(N) Blue Blossom Ceanothus
 (Ceanothus thyrsiflorus)
 Shrub
 Low Water Use



(P) (N) Creeping mahonia
 (Berberis aquifolium var. repens)
 Groundcover
 Low Water Use



(P) (N) Succulent Lupine
 (Lupinus succulentus)
 Perennial
 Low Water Use

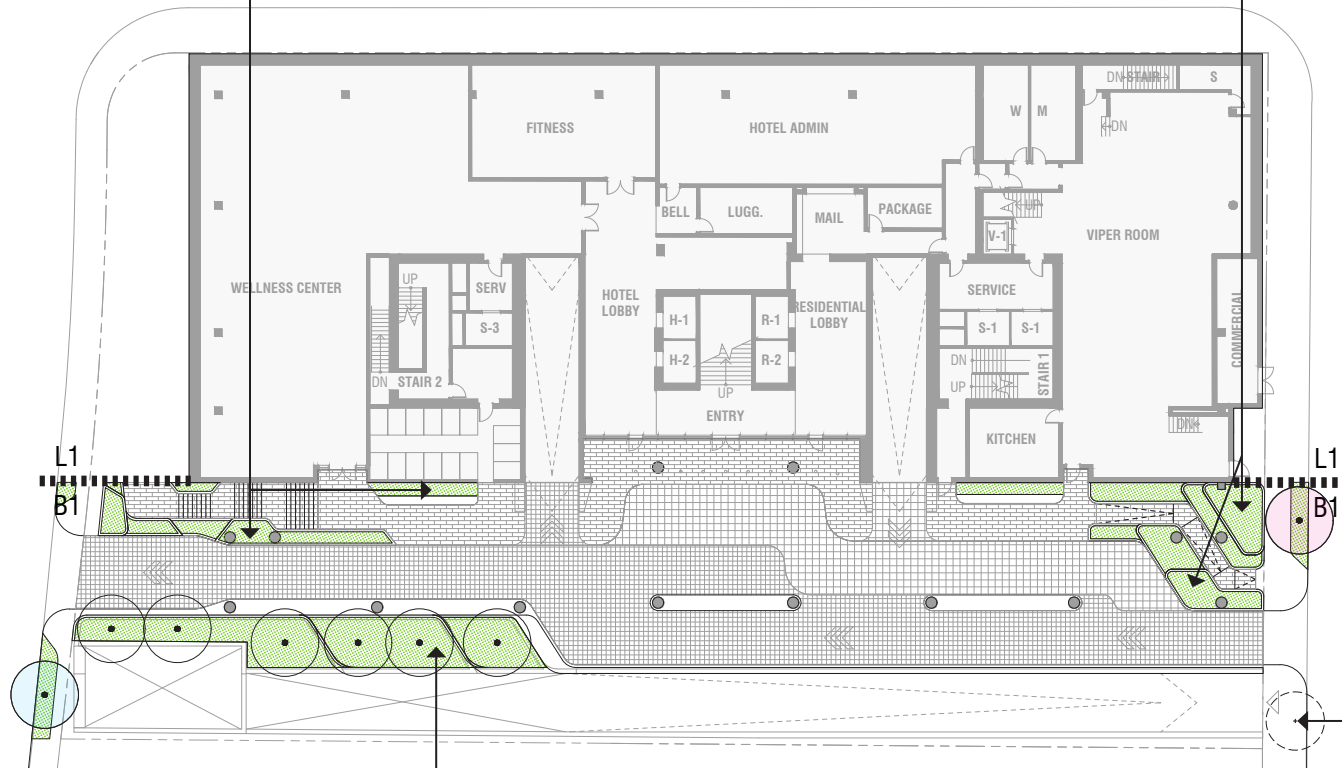


(P) (N) Compact Coffeeberry
 (R. California 'Mound San Bruno')
 Massing Shrub
 Low Water Use



(P) (N) Hummingbird Sage
 (Salvia spathacea)
 Groundcover
 Low Water Use

Terrace Planter



Raised Planter



(P) (N) Toyon
 (Heteromeles arbutifolia)
 Shrub
 Low Water Use



(P) Trailing Rosemary
 Rosemarinus officinalis var.
 Groundcover
 Low Water Use



(N) Catalina Cherry
 (Prunus ilicifolia spp. lyonii)
 Understory Tree
 Low Water Use



(P) (N) Bee's Bliss Sage
 (Salvia Bee's Bliss)
 Flowering Groundcover
 Low Water Use



(P) (N) White Sage
 (Salvia apiana)
 Massing Shrub
 Low Water Use



(P) (N) Bush Anemone
 (Carpenteria californica)
 Accent Shrub
 Low Water Use



(P) (N) Coffeeberry
 (Rhamnus californica 'Eve Case')
 Massing Shrub
 Low Water Use

San Vicente Blvd + Larrabee St Street Trees



Magnolia
 (Magnolia grandiflora)
 Street Tree - 36" box,
 Moderate Water Use



Jacaranda
 (Jacaranda mimosifolia)
 Street Tree - 36" box,
 Medium Water Use

CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

NOTE: Plant Palettes Are Selected To Comply With WHMC Section 19.26.060.

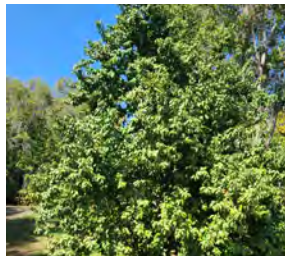
LEVEL 1 IRRIGATION:
Area: 4,111 SF
Irrigation Type: Drip
Number Of Zones: 5

PLANTING LEGEND
 (P) Pollinator
 (N) Native

LEVEL 1 PAVING PALETTE:



(P) (N) Catalina Cherry
 (Prunus ilicifolia spp. lyonii)
 Understory Tree
 Low Water Use



(P) (N) Bee's Bliss Sage
 (Salvia Bee's Bliss)
 Flowering Groundcover
 Low Water Use



(P) (N) Trailing Rosemary
 Rosemarinus officinalis var.
 Groundcover
 Low Water Use



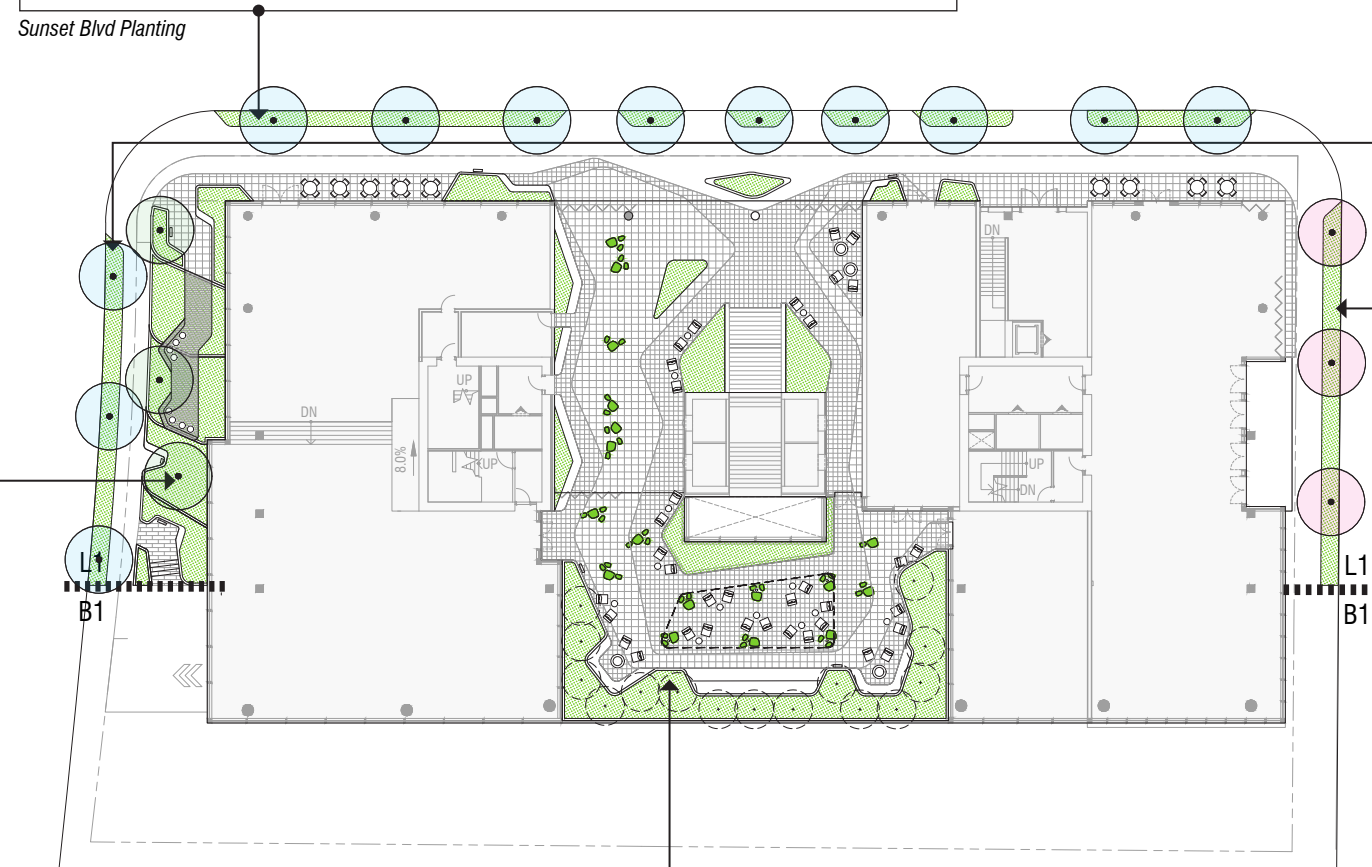
(P) (N) Berkeley Sedge
 (Carex tumulicola)
 Grass, 1 gal @ 18" o.c.,
 Low Water Use



(P) (N) Pine Muhly
 (Muhlenbergia dubia)
 Massing Grass, 5 gal @ 36" o.c.,
 Low Water Use



(P) (N) Yarrow
 (Achillea millefolium)
 Perennial
 Low Water Use



Courtyard Planting



San Vicente Blvd + Larabee St Planting



NOTE: Plant Palettes Are Selected To Comply With WHMC Section 19.26.060.

LEVEL 2-9 IRRIGATION:
Area: 2,332 SF (included L2-L9)
Irrigation Type: Drip
Number Of Zones: 1

PLANTING LEGEND
 (P) Pollinator
 (N) Native

LEVEL 2-9 PAVING PALETTE:



Pedestal Pavers



- (P) Fruitless Olive (Olea Europea 'Swan Hill')
 Multi-stem Tree - 36" box, Low Water Use
- (P) (N) Coffeberry (Rhamnus californica 'Eve Case')
 Massing Shrub Low Water Use
- (P) (N) Black Sage (Salvia mellifera)
 Massing Shrub Low Water Use

North Side Patio Planter



South Side Patio Planter



- (P) Catalina Cherry (Prunus ilicifolia ssp. lyonii)
 Multi-stem Tree - 36" box, Low Water Use
- (P) (N) Sweet Tea Olive (Osmanthus fragrans)
 Massing Shrub Low Water Use
- (P) (N) Bee's Bliss Sage (Salvia Bee's Bliss)
 Flowering Groundcover Low Water Use

Note: The planting palette of the east and west side patio planters will be the mix of these two palette for the north and south side

CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

NOTE: Plant Palettes Are Selected To Comply With WHMC Section 19.26.060.

LEVEL 10 IRRIGATION:
Area: 1,933 SF
Irrigation Type: Drip
Number Of Zones: 2

PLANTING LEGEND
 (P) Pollinator
 (N) Native

LEVEL 10 PAVING PALETTE:



Pedestal Pavers



Hotel Amenity Deck Planting



(P) (N) Yarrow
 (Achillea millefolium)
 Massing Shrub
 Low Water Use



(P) (N) Island Snapdragon
 (Galvezia speciosa)
 Flowering Perennial
 Low Water Use



(P) (N) Black Sage
 (Salvia mellifera)
 Massing Shrub
 Low Water Use



(P) (N) Coffeberry
 (Rhamnus californica 'Eve Case')
 Massing Shrub
 Low Water Use



(P) (N) White Sage
 (Salvia apiana)
 Accent Shrub
 Low Water Use



(P) (N) Ceanothus
 (Ceanothus spp.)
 Groundcover
 Low Water Use



(New Tree)
 Fruitless Olive
 (Olea Europea 'Swan Hill')
 Multi-stem Tree - 36" box,
 Low Water Use

CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

NOTE: Plant Palettes Are Selected To Comply With WHMC Section 19.26.060.

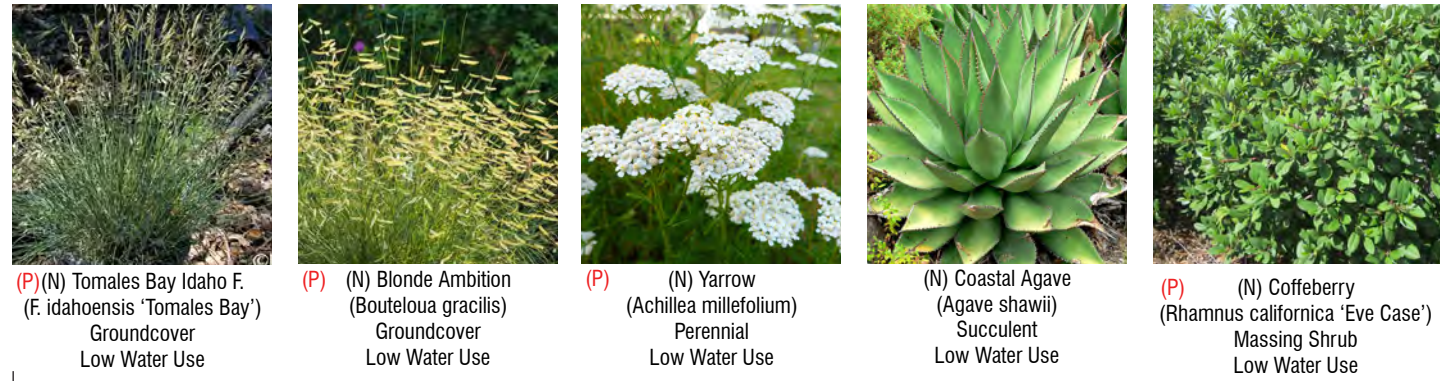
LEVEL 11 IRRIGATION:
Area: 1,652 SF
Irrigation Type: Drip
Number Of Zones: 3

PLANTING LEGEND
 (P) Pollinator
 (N) Native

LEVEL 11 PAVING PALETTE:

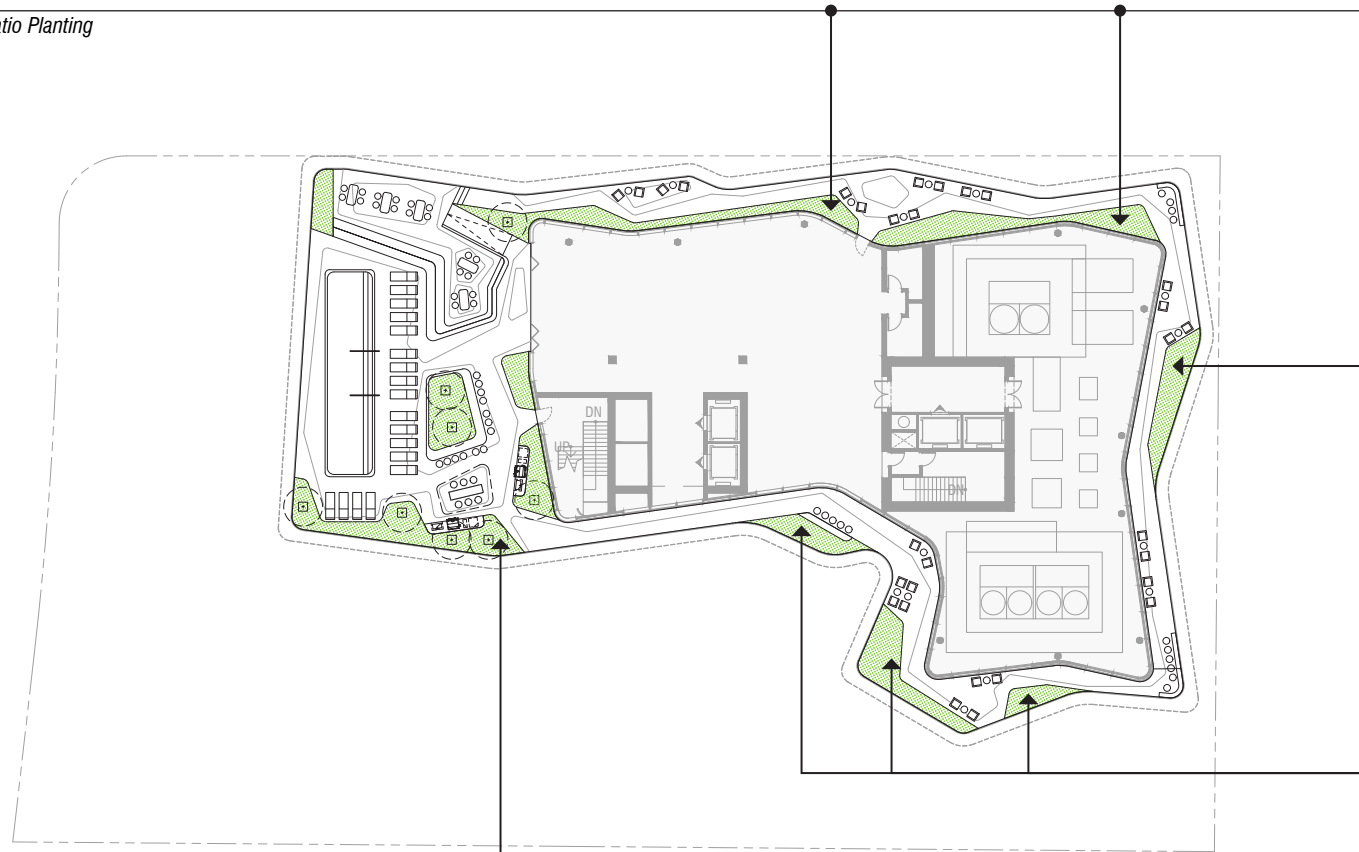


Pedestal Pavers



(P)(N) Tomales Bay Idaho F. (F. idahoensis 'Tomales Bay') Groundcover Low Water Use
 (P) (N) Blonde Ambition (Bouteloua gracilis) Groundcover Low Water Use
 (P) (N) Yarrow (Achillea millefolium) Perennial Low Water Use
 (N) Coastal Agave (Agave shawii) Succulent Low Water Use
 (P) (N) Coffeberry (Rhamnus californica 'Eve Case') Massing Shrub Low Water Use

North Patio Planting



South+East Patio Planting



(P)(N) Tomales Bay Idaho F. (F. idahoensis 'Tomales Bay') Groundcover Low Water Use
 (P) (N) Blonde Ambition (Bouteloua gracilis) Groundcover Low Water Use



(P) (N) Chalk Dudleya (Dudleya pulverulenta) Succulent Low Water Use
 (P) (N) Giant Chalk Dudleya (Dudleya brittonii) Succulent Low Water Use



(P) (N) Black Sage (Salvia mellifera) Massing Shrub Low Water Use
 (P) (N) Ceanothus (Ceanothus spp.) Groundcover Low Water Use

Residential Amenity Deck Planting



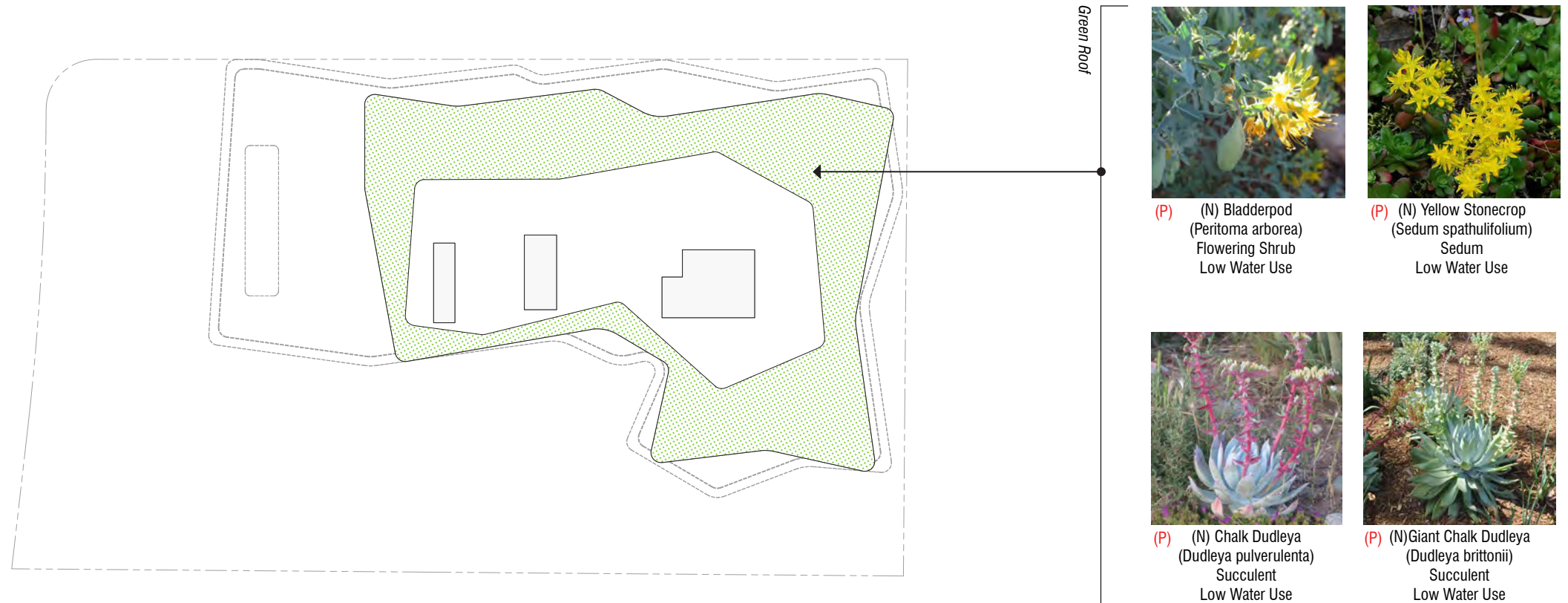
(N) Thornless Mesquite (Prosopis x 'Phoenix') Sculptural tree -36" box, Low Water Use
 (P) Trailing Rosemary (Rosemarinus officinalis) Groundcover Low Water Use
 (P) (N) Creeping Blueblossom (Ceanothus thyrsiflorus var.) Groundcover Low Water Use
 (P) (N) Mrs. Beard Creeping Sage (Salvia sonomensis 'Mrs. Beard') Groundcover Low Water Use
 Autumn Moor Grass (Sesleria autumnalis 'Fineleaf') Low Grass Low Water Use
 (P) Irish Rose (Aloe 'Cynthia Giddy') Accent Succulent Low Water Use

CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

NOTE: Plant Palettes Are Selected To Comply With WHMC Section 19.26.060.

GREEN ROOF IRRIGATION:
Area: 6,947 SF
Irrigation Type: Drip
Number Of Zones: 1

PLANTING LEGEND
 (P) Pollinator
 (N) Native



CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

8850 Sunset - Billboard Application Public Realm Enhancement 'The Sunset on Sunset' & Native Soil Immersion Garden Diagram



DIAGRAMMATIC PLAN LAYOUT OF ENHANCEMENT ELEMENTS

Interpretive Signage Approach:

- Define an identity for site through the observation deck that formally brands 'The Sunset on Sunset' as a destination.
- Establish a family of signage totems that connects the 'The Sunset on Sunset' and Native Soil Immersion Garden to the public courtyard as a unified experience.
- Totems are distributed at multiple locations to activate the site wholistically and to provide way-finding that pulls pedestrians to other garden nooks along the trail and ultimately into the public courtyard.
- QR code scan to create an interactive virtual guide of the garden's native soil opportunity and extend the site's educational narrative through links to the building's multi-level native habitat.

8850 Sunset Boulevard: Public Realm Enhancement Narrative – The Sunset on Sunset & Native Soil Immersion Garden

'The Sunset on Sunset' and integrated Native Soil Immersion Garden will provide a public realm enhancement that creates multiple activations of the pedestrian experience along Sunset and San Vicente Boulevards, consistent with the City's policy.

As described in detail below, the design consists of a series of viewing decks and habitat gardens along Sunset and San Vicente that provide multiple vantage points that reflect the area's unique topography and encourage pedestrians to contemplate the geographic character of West Hollywood and explore the native plants and fauna that inhabit that landscape. A variety of physical, informational, and educational components enable pedestrians to better understand the topography and landscape's impact on the development of West Hollywood, and to directly immerse themselves within its historic nature via decks that protrude directly into a tiered native soil habitat. Ultimately, the visitor will learn more about the importance of this unique segment of Los Angeles and how providing expanses of native soil in urbanized landscapes help to protect and reinvigorate the native character of the region.

'The Sunset on Sunset' presents an opportunity for true place-making becoming an identifiable public access space at one of the major gateways to the Sunset Strip. This observation deck is accessed directly from Sunset Boulevard and projects south parallel to San Vicente Boulevard, where it will inherently define the visual identity of this major intersection in the City. Conceptually inspired by the specific topography of West Hollywood, 'The Sunset on Sunset' emphasizes the Sunset Strip's unique vantage sitting on a plateau that is both at the foot of the Santa Monica Mountains and yet still perched above the LA Basin below. On Sunset Boulevard, one feels embedded in the hillside landscape with the dramatic geological elevation felt on both sides. However, while the Hollywood Hills are a constant presence to the north, much of the retail development along the south side of the boulevard generally obstructs views of the basin below and disguising the cliffside identity that exists. The observation deck at 'The Sunset on Sunset' extends out to the south, past this development, allowing the public to venture out on an elevated platform as the landscape slopes away below, ultimately arriving at a canopied seating terrace. This view emphasizes the expanse of the city below, the proximity to the coast, and the incredible big sky sunset famous in the Los Angeles region.

Signage totems will be integrated into the project's Sunset frontage, within 'The Sunset on Sunset' observation deck and along the Native Soil Immersion Garden on San Vicente that utilize welcoming, warm materials to invite the public to engage in these public spaces. The trail of signage elements reinforces the public nature of the project and ensures wayfinding around the site to each element of the public realm enhancement. Seating areas will be provided at two separate observation deck areas along San Vicente, providing both a respite for pedestrians climbing the steep urban street and providing opportunities for the public to immerse themselves in the Native Soil Immersion Garden along San Vicente.

Each of the project's signage totems will convey information about the native geographic character of West Hollywood, as well as the relationship of its urban ecosystem to native soil environments such as being provided with the project. The signage markers will be supported by QR codes that allow the public to engage interactive apps via their own smart phones to learn more through an interactive virtual education guide. The multi-tiered virtual education guide will provide information and graphics that detail different elements of the larger story, with some focusing on the ecosystem with mapping of the native soil garden and its flora and fauna inhabitants, while others focus on the terrain, geology, and climate. More importantly, the app in conjunction with dispersed QR codes will provide another layer of engagement through which the user can directly explore the gardens themselves, delving deeper into identification and elaboration of the biological systems they are looking at. Virtual reality demonstration features may also allow visitors to explore the native soil ecosystem and components that would otherwise be invisible to pedestrians in West Hollywood, either beneath the surface or integrated with upper levels of the building.

These interactive capabilities and the natural seasonal change of the habitat will expand the garden's opportunity to perpetually engage visitors over the course of multiple visits. Coupled with the breadth of publicly accessible seating and gathering opportunities, the site looks to become an essential component of the Sunset Boulevard experience for the community and visitors alike.

8850 Sunset - Billboard Application Public Realm Enhancement
 'The Sunset on Sunset' & Native Soil Immersion Garden Diagram



SECTION THROUGH SIDEWALK



SECTION THROUGH NATIVE SOIL IMMERSION GARDEN

- Native soil environments take advantage of contiguous, horizontal soil beds that allow tree and plant root systems to extend laterally toward their respective drip lines, unrestricted by containers and other surface barriers to achieve maximum health.
- Native soil environments provide expansive permeable surfaces that absorb stormwater run-off and recharge groundwater in soil.

ELEVATOR KEY

- EO ELEVATOR OVERRUN
- H HOTEL
- S SERVICE
- PIT ELEVATOR PIT
- R RESIDENTIAL
- V VIPER ROOM

PARKING KEY

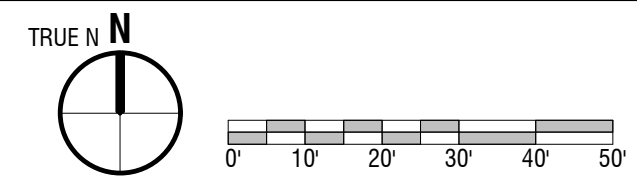
- N NIGHT CLUBS & BARS/ LOUNGES
- RS RESTAURANTS & HEALTH/ WELLNESS
- H HOTEL
- R RESIDENTIAL
- EV ELECTRIC VEHICLE CHARGING SPACE
- # PARKING SPACE COUNT

PARKING SPACES PROVIDED

LB2 & RAMP FROM LB2 TO LB3	A ACCESSIBLE	1
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	39
	SUB-TOTAL	45
LB3 & RAMP FROM LB3 TO LB4	A ACCESSIBLE	2
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	68
	SUB-TOTAL	75
LB4 & RAMP FROM LB4 TO LB5	A ACCESSIBLE	3
	Av ACCESSIBLE VAN	1
	C COMPACT	5
	S STANDARD	66
	SUB-TOTAL	75
LB5	A ACCESSIBLE	0
	Av ACCESSIBLE VAN	0
	C COMPACT	0
	S STANDARD	36
	SUB-TOTAL	36
TOTAL		232



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



A2.B5
FLOOR PLAN - LEVEL B5
SCALE: 1 : 300
ISSUE DATE: 01/19/2024

CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

ELEVATOR KEY

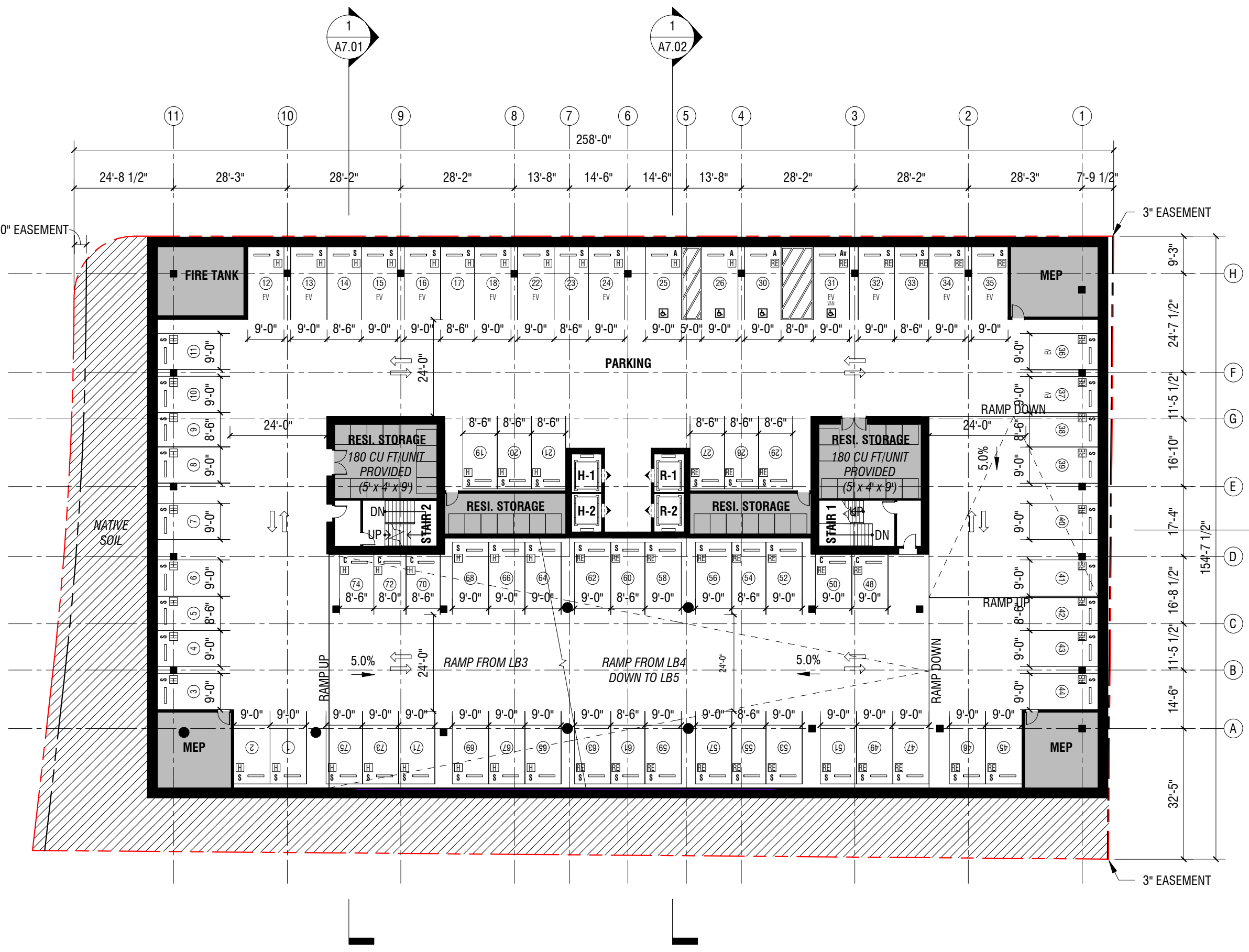
- EO ELEVATOR OVERRUN
- H HOTEL
- S SERVICE
- PIT ELEVATOR PIT
- R RESIDENTIAL
- V VIPER ROOM

PARKING KEY

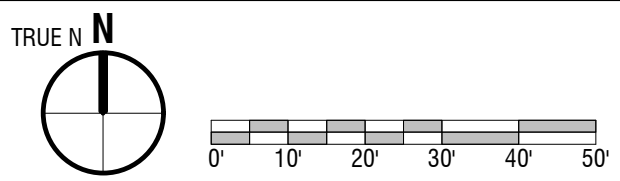
- N NIGHT CLUBS & BARS/ LOUNGES
- RS RESTAURANTS & HEALTH/ WELLNESS
- H HOTEL
- RE RESIDENTIAL
- EV ELECTRIC VEHICLE CHARGING SPACE
- # PARKING SPACE COUNT

PARKING SPACES PROVIDED

LB2 & RAMP FROM LB2 TO LB3	A ACCESSIBLE	1
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	39
	SUB-TOTAL	45
LB3 & RAMP FROM LB3 TO LB4	A ACCESSIBLE	2
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	68
	SUB-TOTAL	75
LB4 & RAMP FROM LB4 TO LB5	A ACCESSIBLE	3
	Av ACCESSIBLE VAN	1
	C COMPACT	5
	S STANDARD	66
	SUB-TOTAL	75
LB5	A ACCESSIBLE	0
	Av ACCESSIBLE VAN	0
	C COMPACT	0
	S STANDARD	36
	SUB-TOTAL	36
TOTAL		232



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



A2.B4
FLOOR PLAN - LEVEL B4
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

ELEVATOR KEY

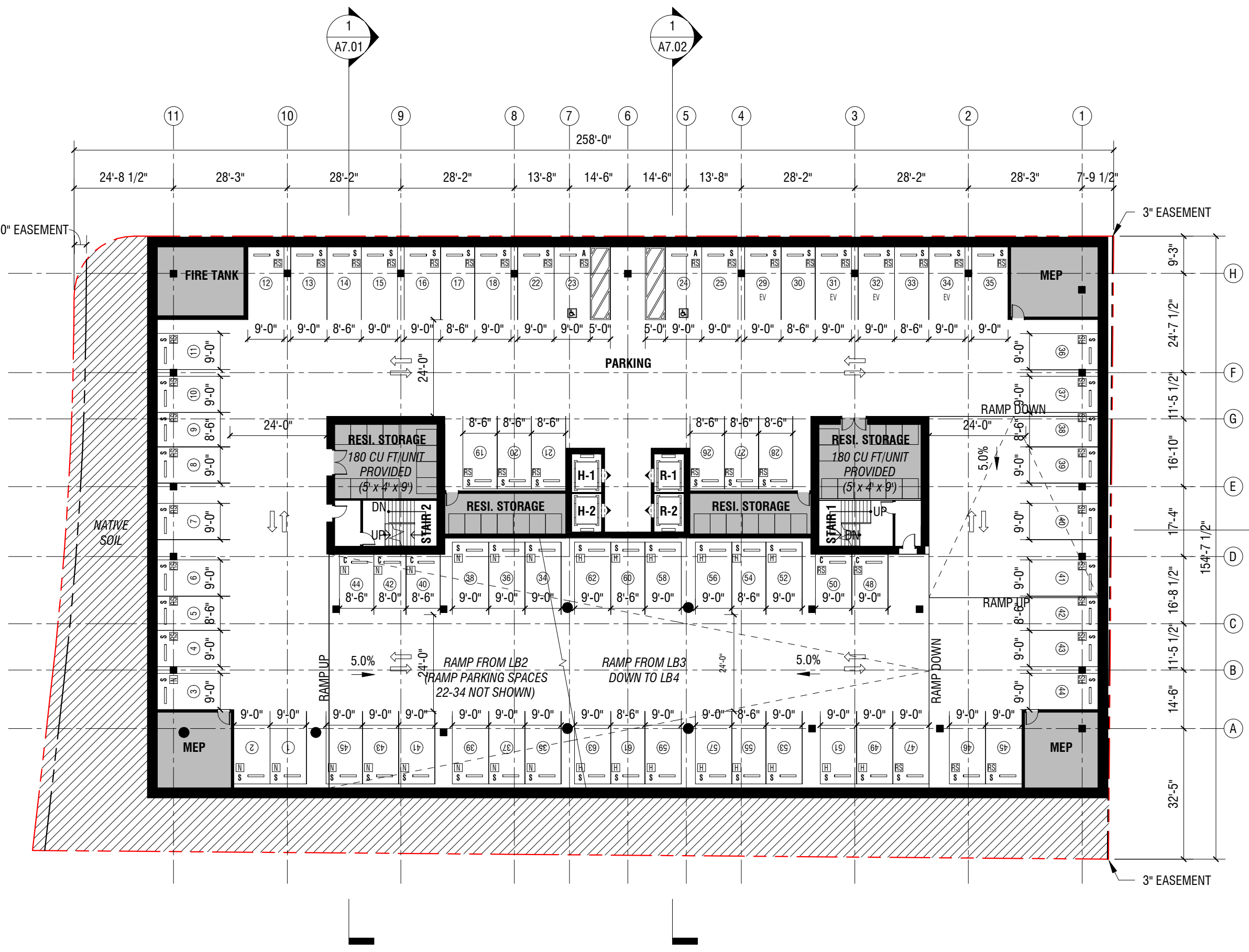
- EO ELEVATOR OVERRUN
- H HOTEL
- S SERVICE
- PIT ELEVATOR PIT
- R RESIDENTIAL
- V VIPER ROOM

PARKING KEY

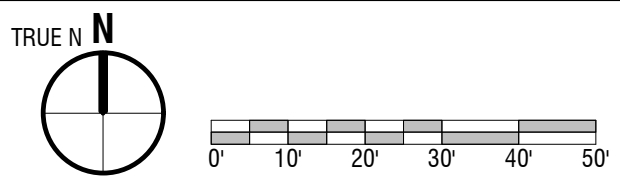
- N NIGHT CLUBS & BARS/ LOUNGES
- RS RESTAURANTS & HEALTH/ WELLNESS
- H HOTEL
- R RESIDENTIAL
- EV ELECTRIC VEHICLE CHARGING SPACE
- # PARKING SPACE COUNT

PARKING SPACES PROVIDED

LB2 & RAMP FROM LB2 TO LB3	A ACCESSIBLE	1
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	39
	SUB-TOTAL	45
LB3 & RAMP FROM LB3 TO LB4	A ACCESSIBLE	2
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	68
	SUB-TOTAL	75
LB4 & RAMP FROM LB4 TO LB5	A ACCESSIBLE	3
	Av ACCESSIBLE VAN	1
	C COMPACT	5
	S STANDARD	66
	SUB-TOTAL	75
LB5	A ACCESSIBLE	0
	Av ACCESSIBLE VAN	0
	C COMPACT	0
	S STANDARD	36
	SUB-TOTAL	36
TOTAL		232



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



A2.B3
FLOOR PLAN - LEVEL B3
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

ELEVATOR KEY

- EO ELEVATOR OVERRUN
- H HOTEL
- S SERVICE
- PIT ELEVATOR PIT
- R RESIDENTIAL
- V VIPER ROOM

PARKING KEY

- N NIGHT CLUBS & BARS/ LOUNGES
- RH RESTAURANTS & HEALTH/ WELLNESS
- H HOTEL
- R RESIDENTIAL
- EV ELECTRIC VEHICLE CHARGING SPACE
- # PARKING SPACE COUNT

PARKING SPACES PROVIDED

LB2 & RAMP FROM LB2 TO LB3	A ACCESSIBLE	1
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	39
	SUB-TOTAL	45
LB3 & RAMP FROM LB3 TO LB4	A ACCESSIBLE	2
	Av ACCESSIBLE VAN	0
	C COMPACT	5
	S STANDARD	68
	SUB-TOTAL	75
LB4 & RAMP FROM LB4 TO LB5	A ACCESSIBLE	3
	Av ACCESSIBLE VAN	1
	C COMPACT	5
	S STANDARD	66
	SUB-TOTAL	75
LB5	A ACCESSIBLE	0
	Av ACCESSIBLE VAN	0
	C COMPACT	0
	S STANDARD	36
	SUB-TOTAL	36
TOTAL		232



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

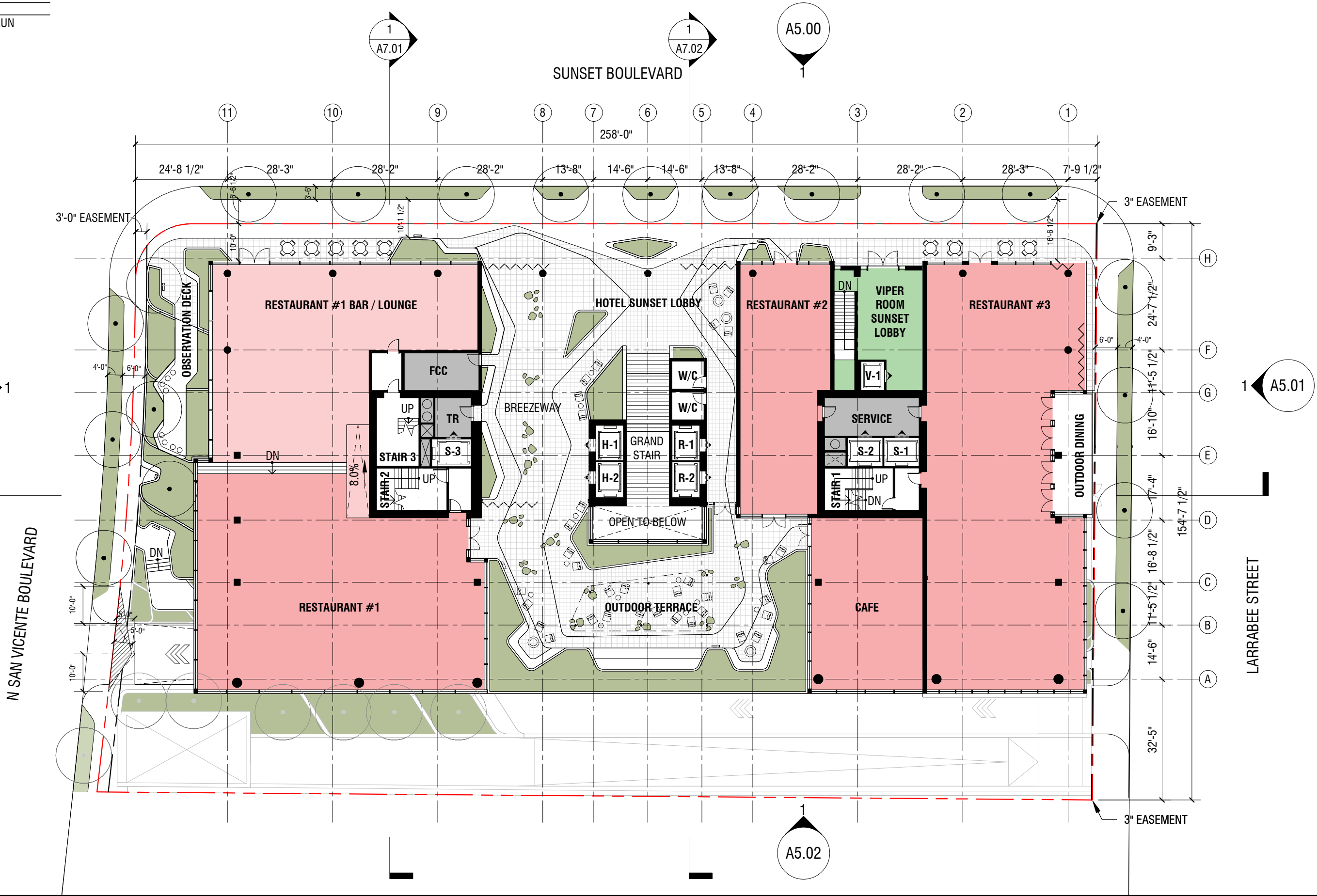
- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

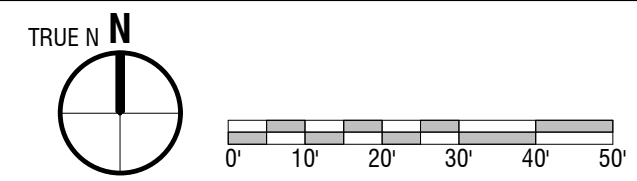
- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

SILVER CREEK **MGMT. PARTNERS** **RELM** **ARQUITECTONICA**

8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



A2.01
FLOOR PLAN - LEVEL 1
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.



- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

SILVER CREEK  MGMT. PARTNERS  **RELM**  **ARQUITECTONICA**

8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

TRUE N  

A2.02
FLOOR PLAN - LEVEL 2
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2024.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2024.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2024.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2024.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

SILVER CREEK

MGMT. PARTNERS

RELM

ARQUITECTONICA

8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

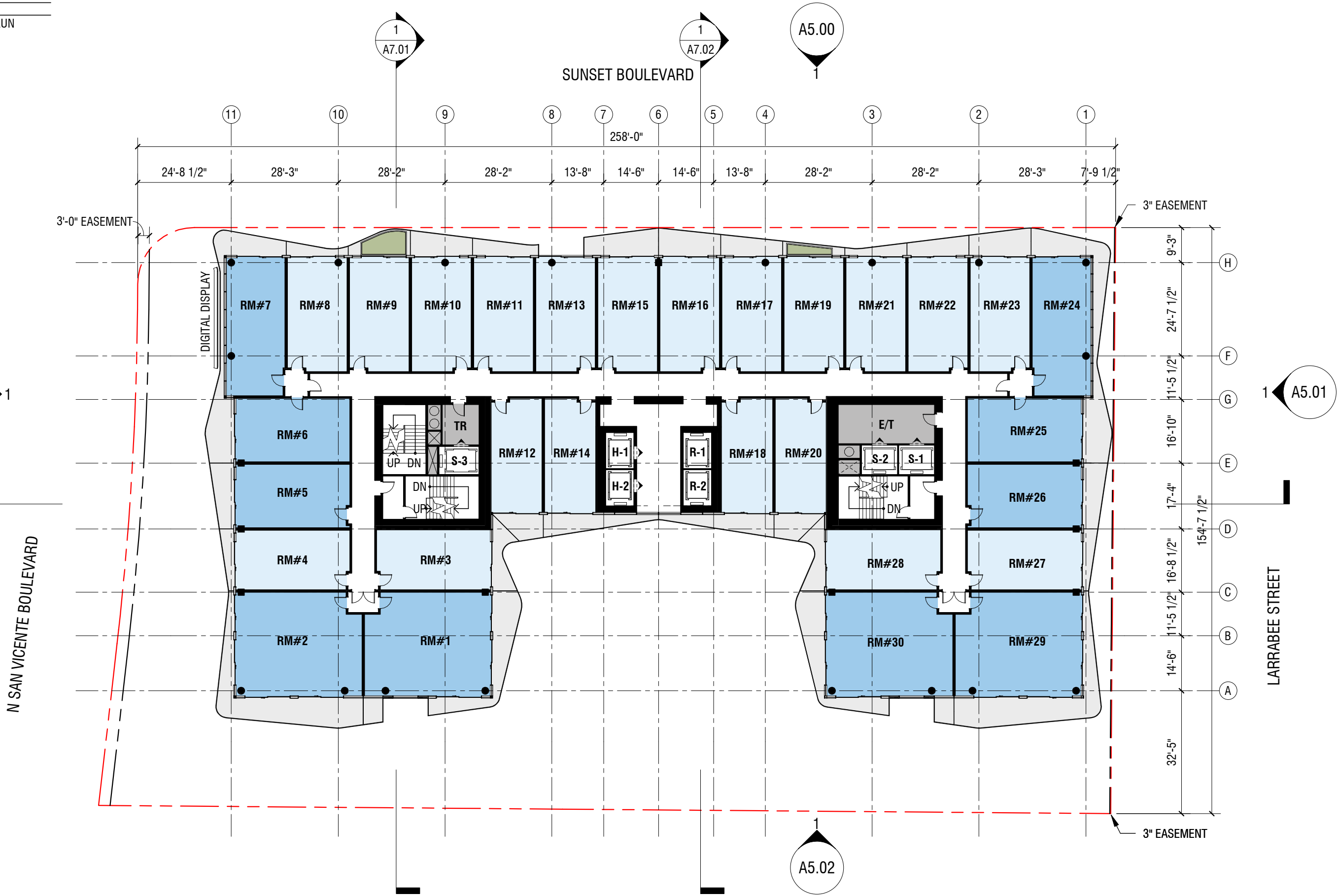
TRUE N

0' 10' 20' 30' 40' 50'

A2.06
FLOOR PLAN - LEVEL 6
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

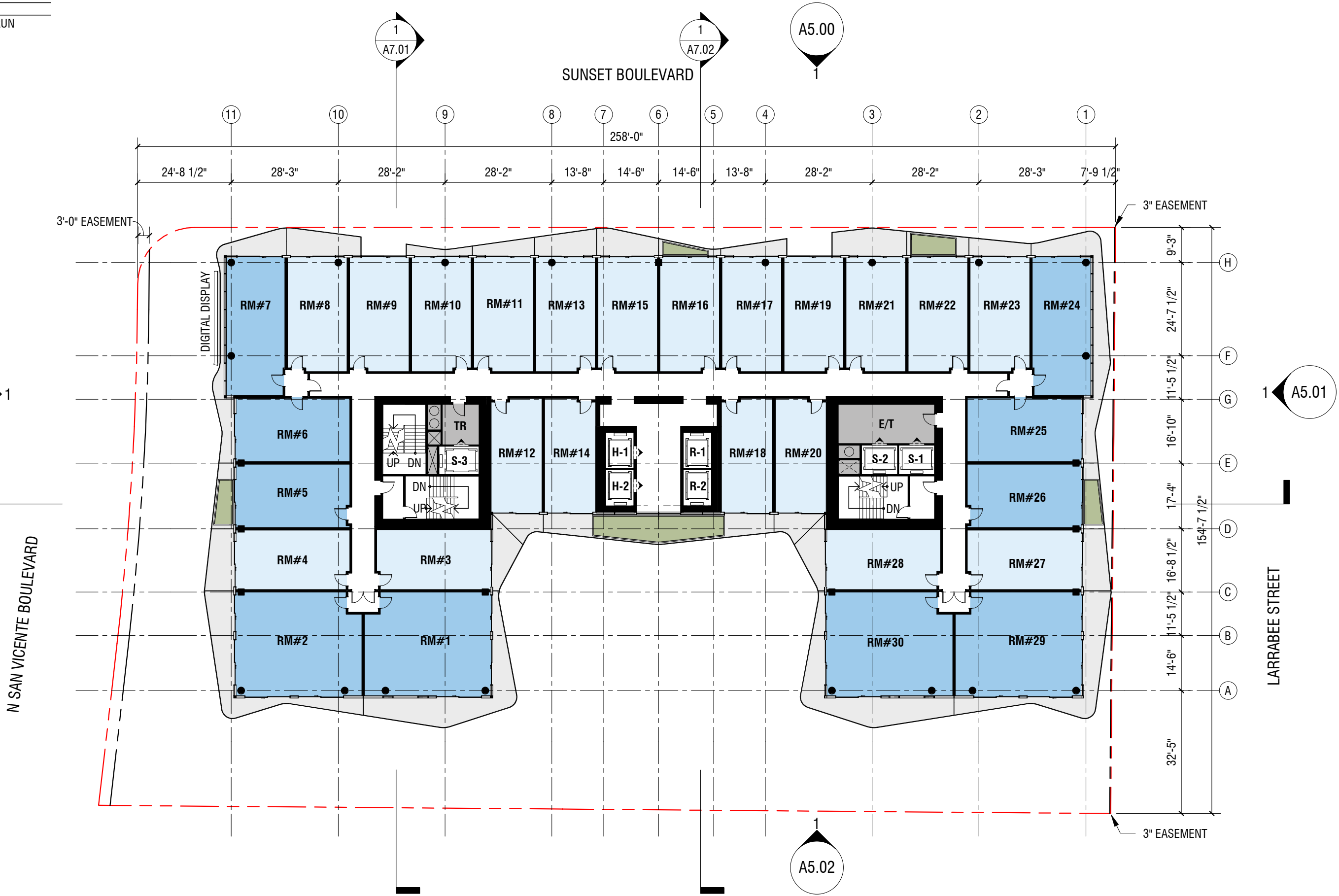
No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2024.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

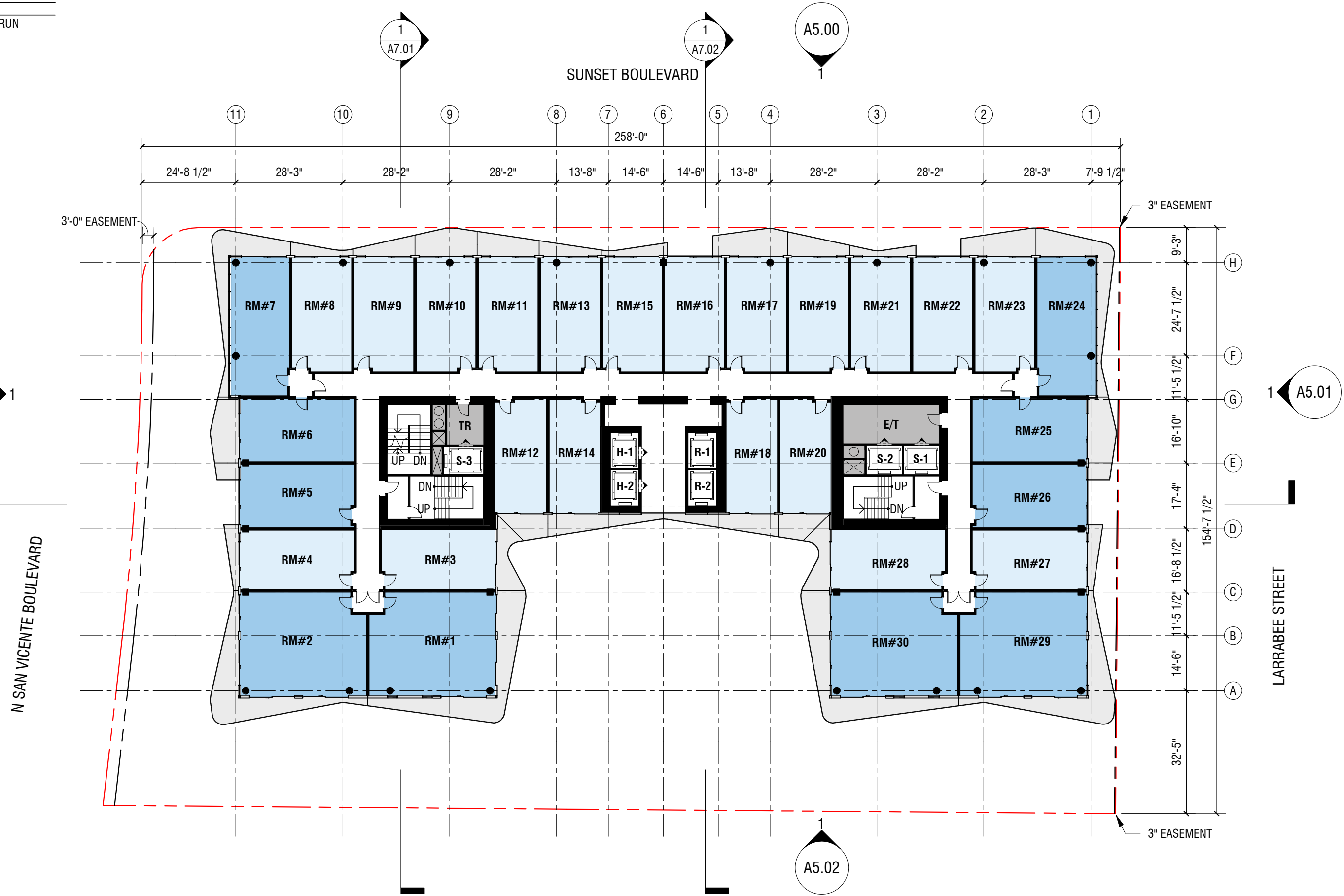
- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2024.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM





CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION






8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

TRUE N 



A2.09
FLOOR PLAN - LEVEL 9
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

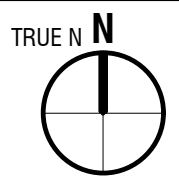
- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

SILVER CREEK **MGMT. PARTNERS** **RELM** **ARQUITECTONICA**

8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



A2.10
FLOOR PLAN - LEVEL 10
SCALE: 1" = 25'-0"
ISSUE DATE: 01/19/2024

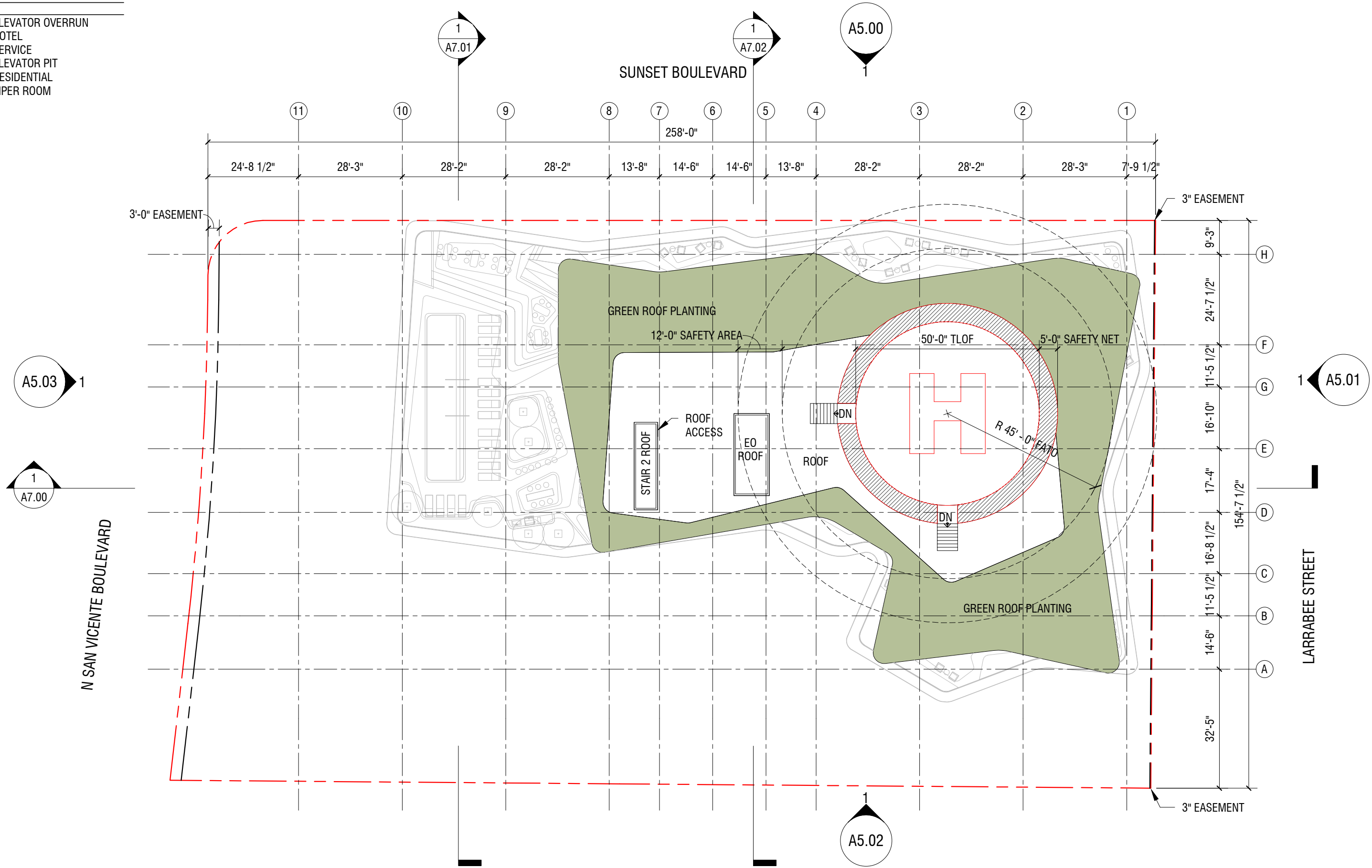
No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

- ELEVATOR KEY**
- EO ELEVATOR OVERRUN
 - H HOTEL
 - S SERVICE
 - PIT ELEVATOR PIT
 - R RESIDENTIAL
 - V VIPER ROOM



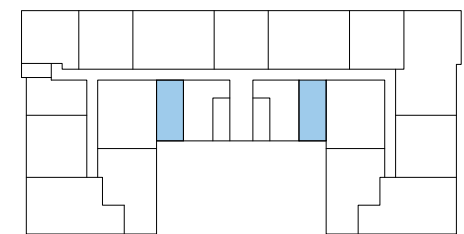
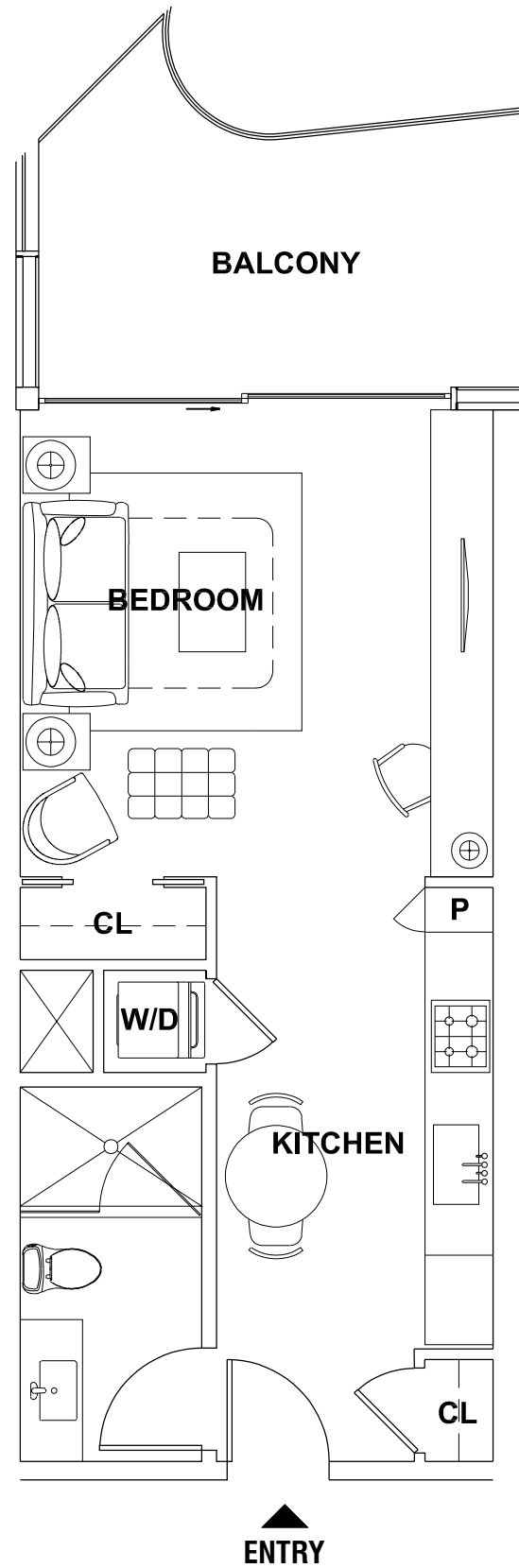
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

- ELEVATOR KEY**
- EO** ELEVATOR OVERRUN
 - H** HOTEL
 - S** SERVICE
 - PIT** ELEVATOR PIT
 - R** RESIDENTIAL
 - V** VIPER ROOM

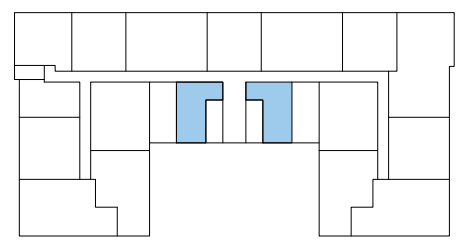
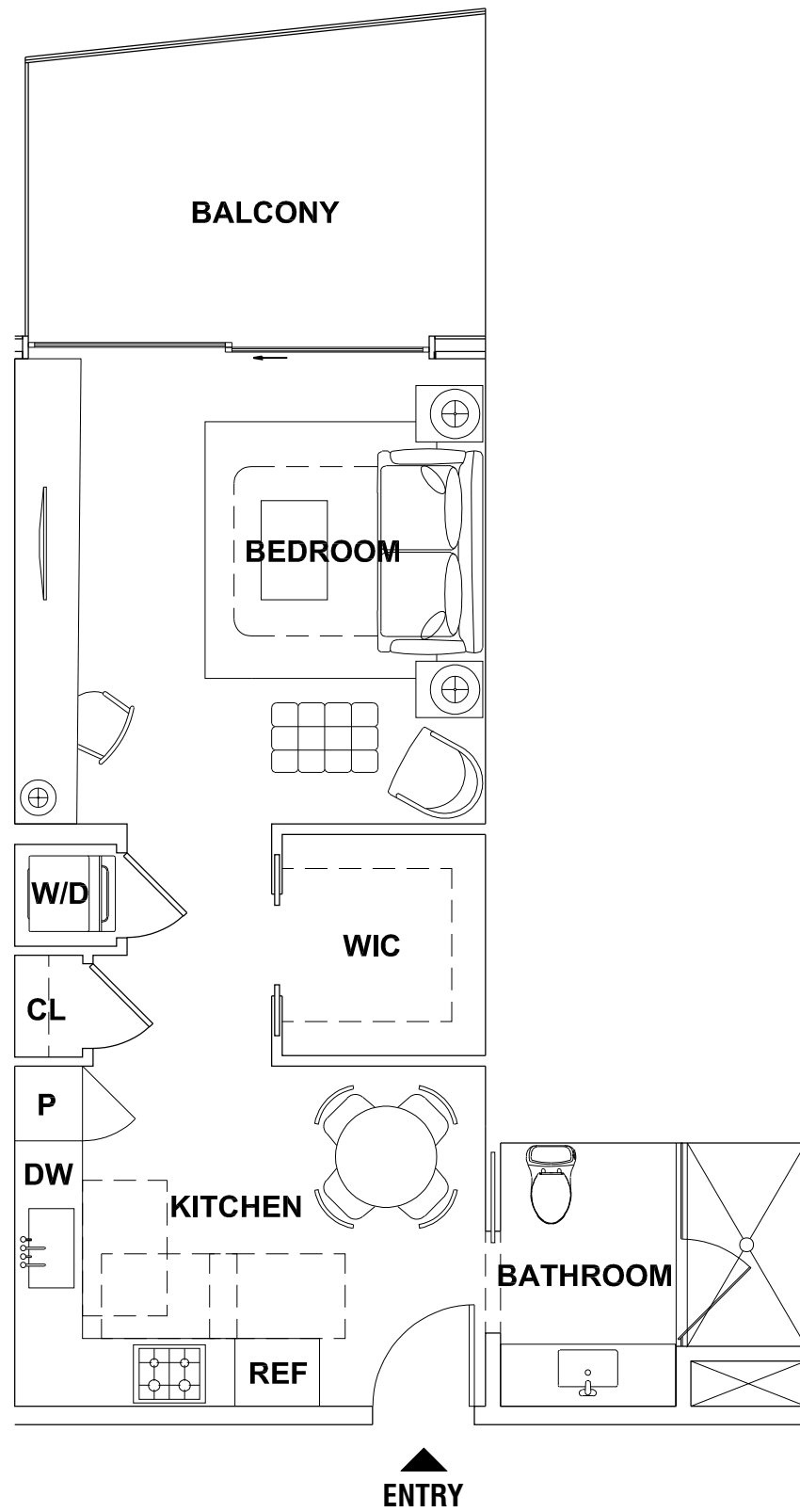


CITY OF WEST HOLLYWOOD
 RECEIVED
 Feb. 01, 2024
 PLANNING DIVISION

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of ARQUITECTONICA International. All designs indicated in these drawings are property of ARQUITECTONICA International. All copyrights reserved (c) 2023.

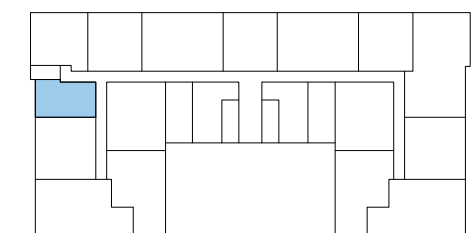
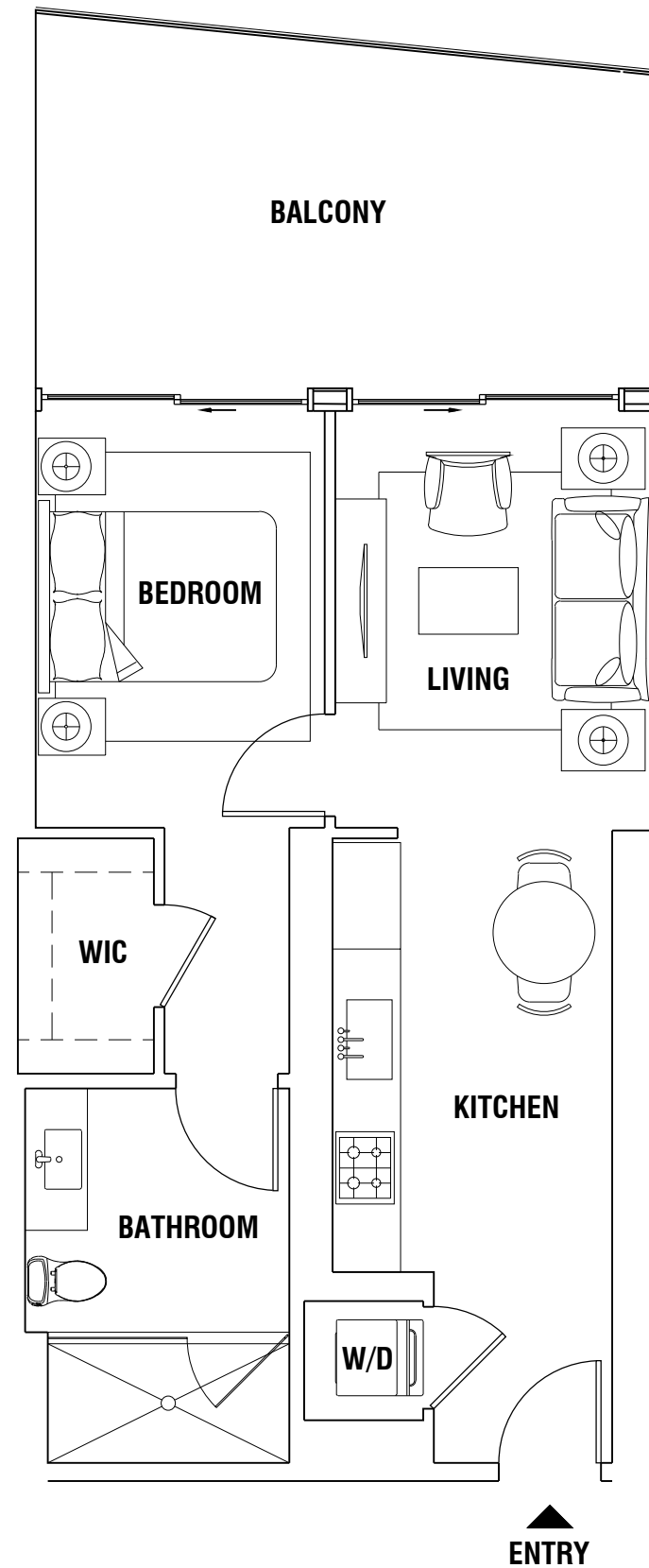


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

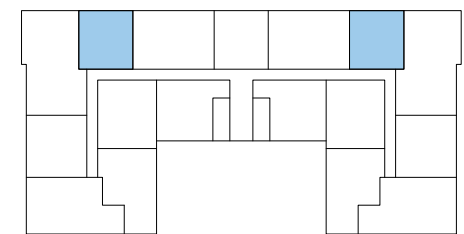
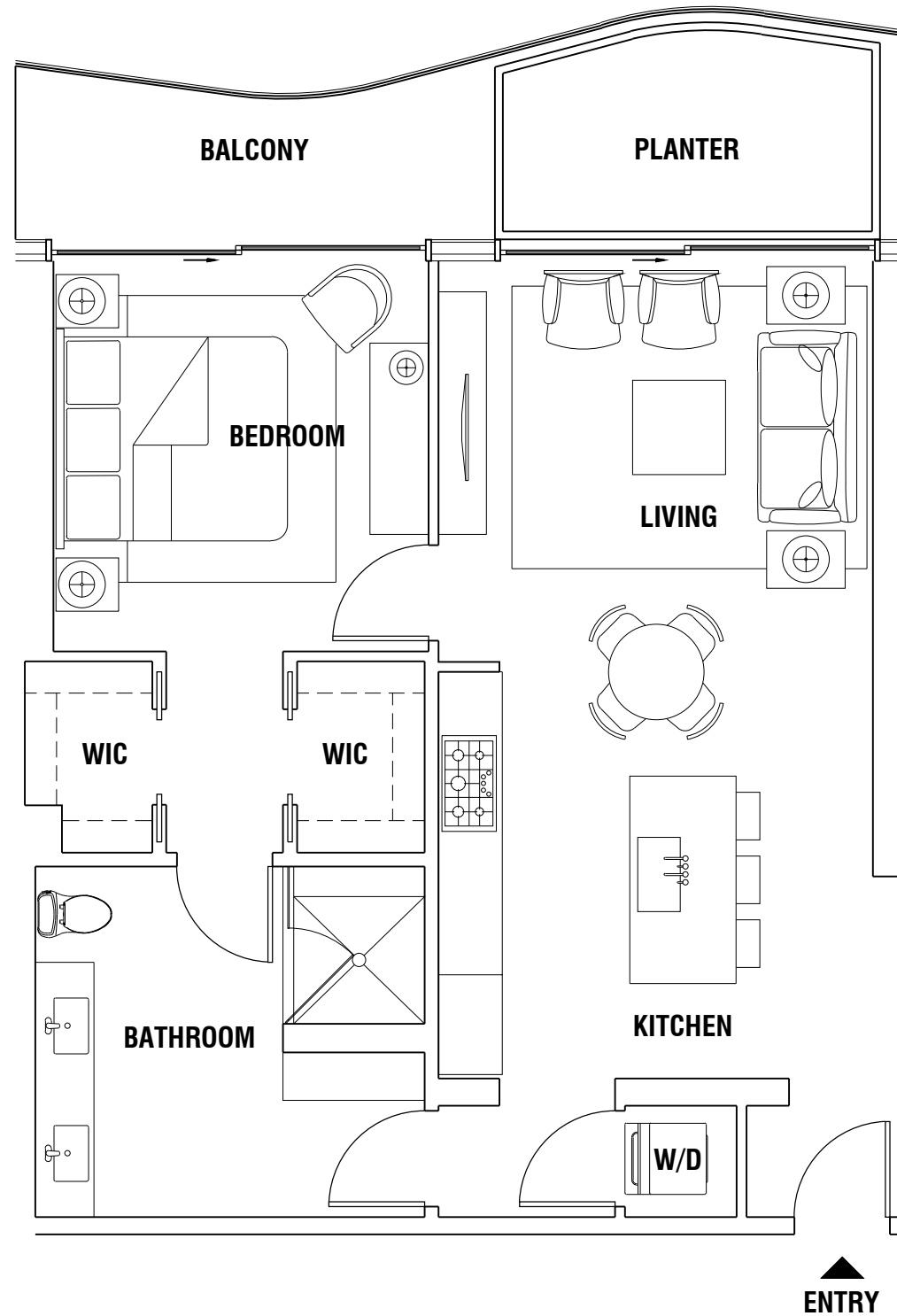


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

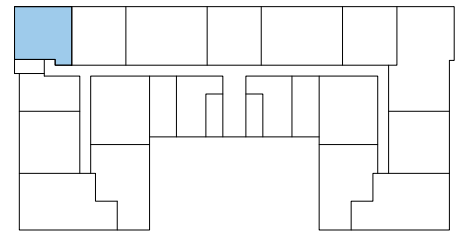
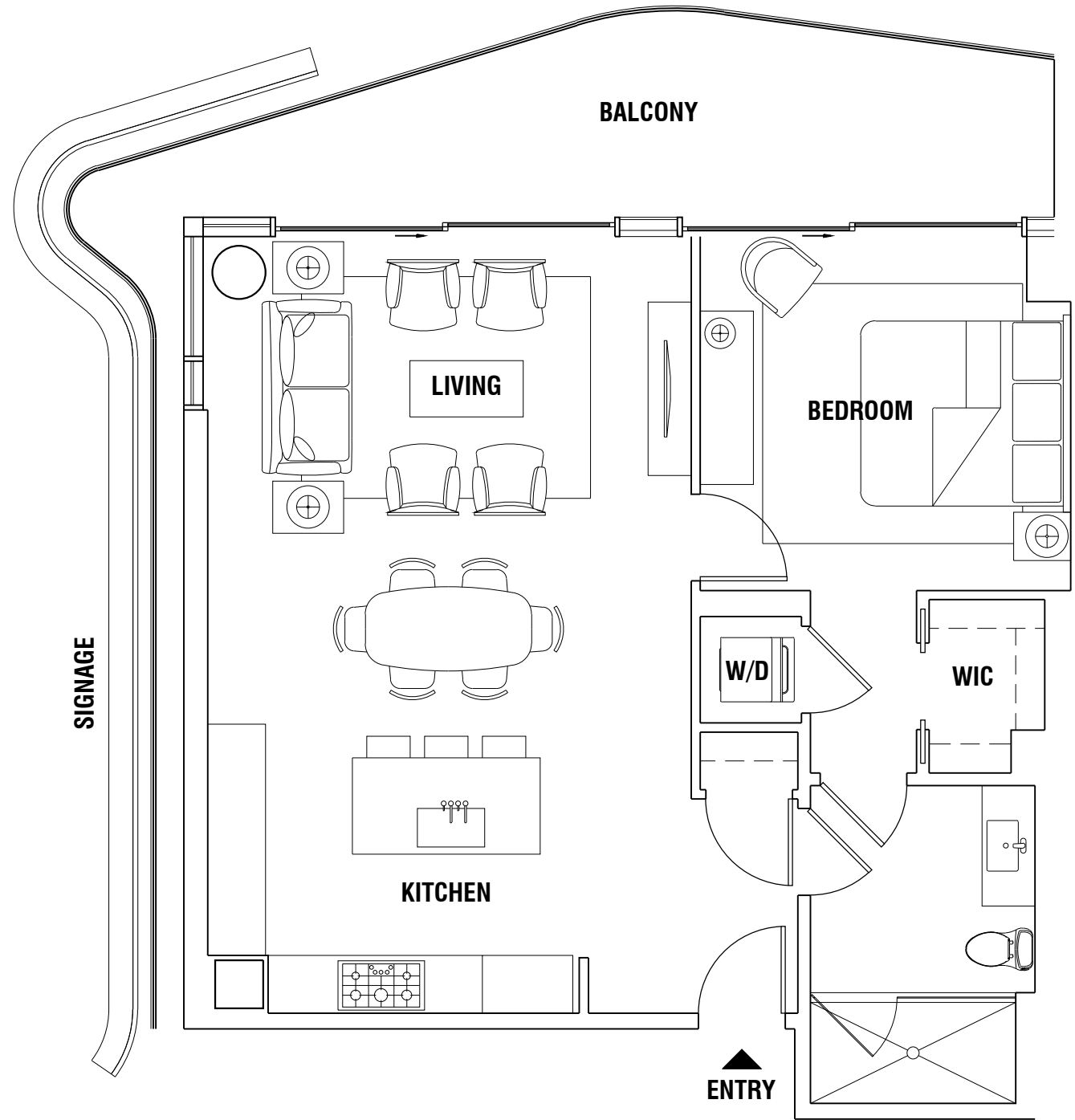




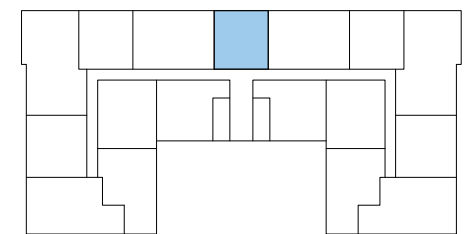
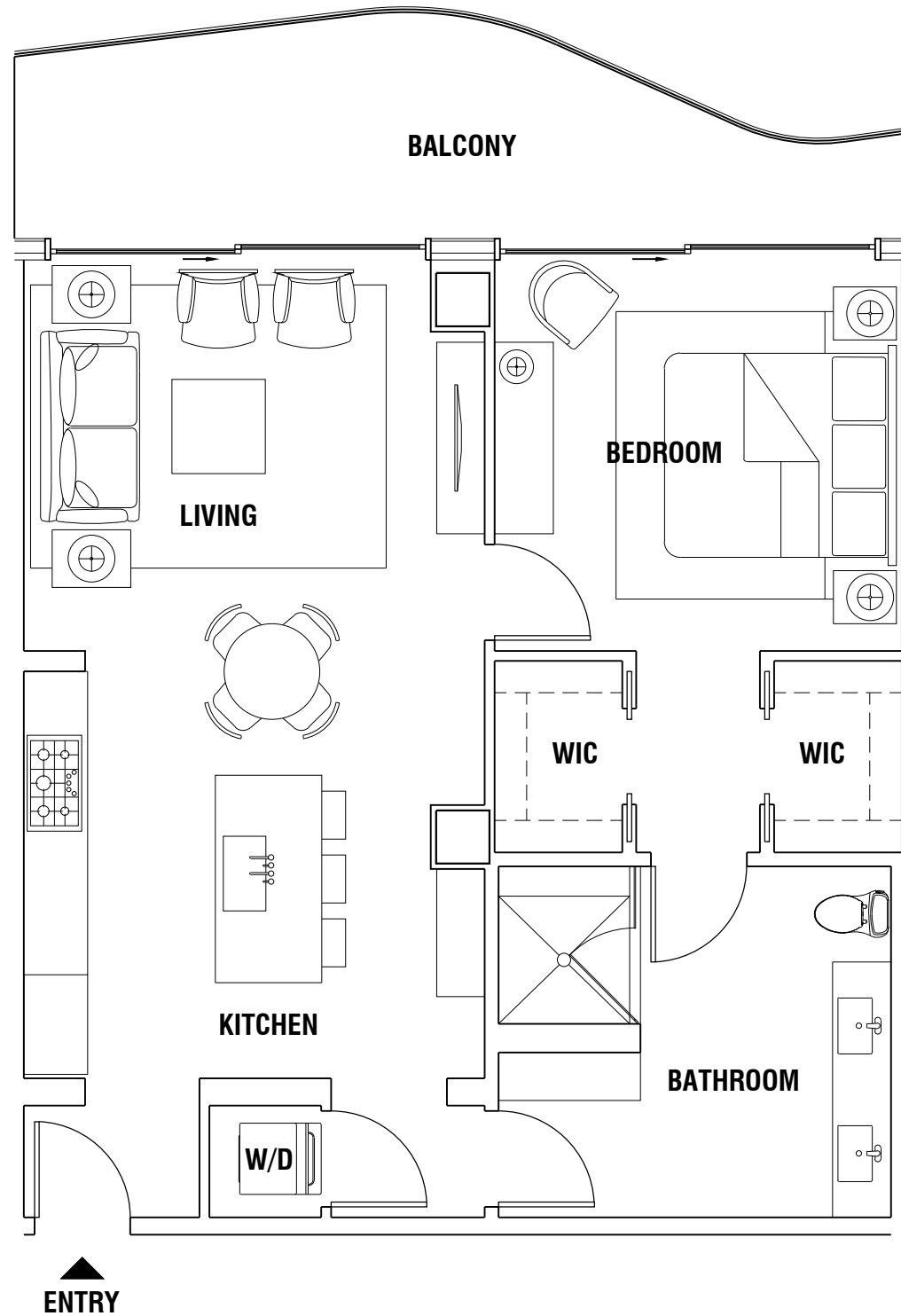
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



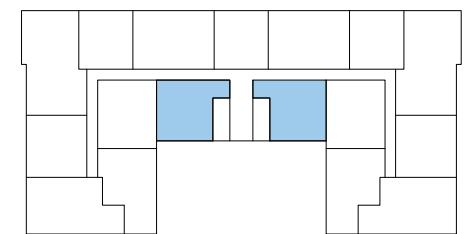
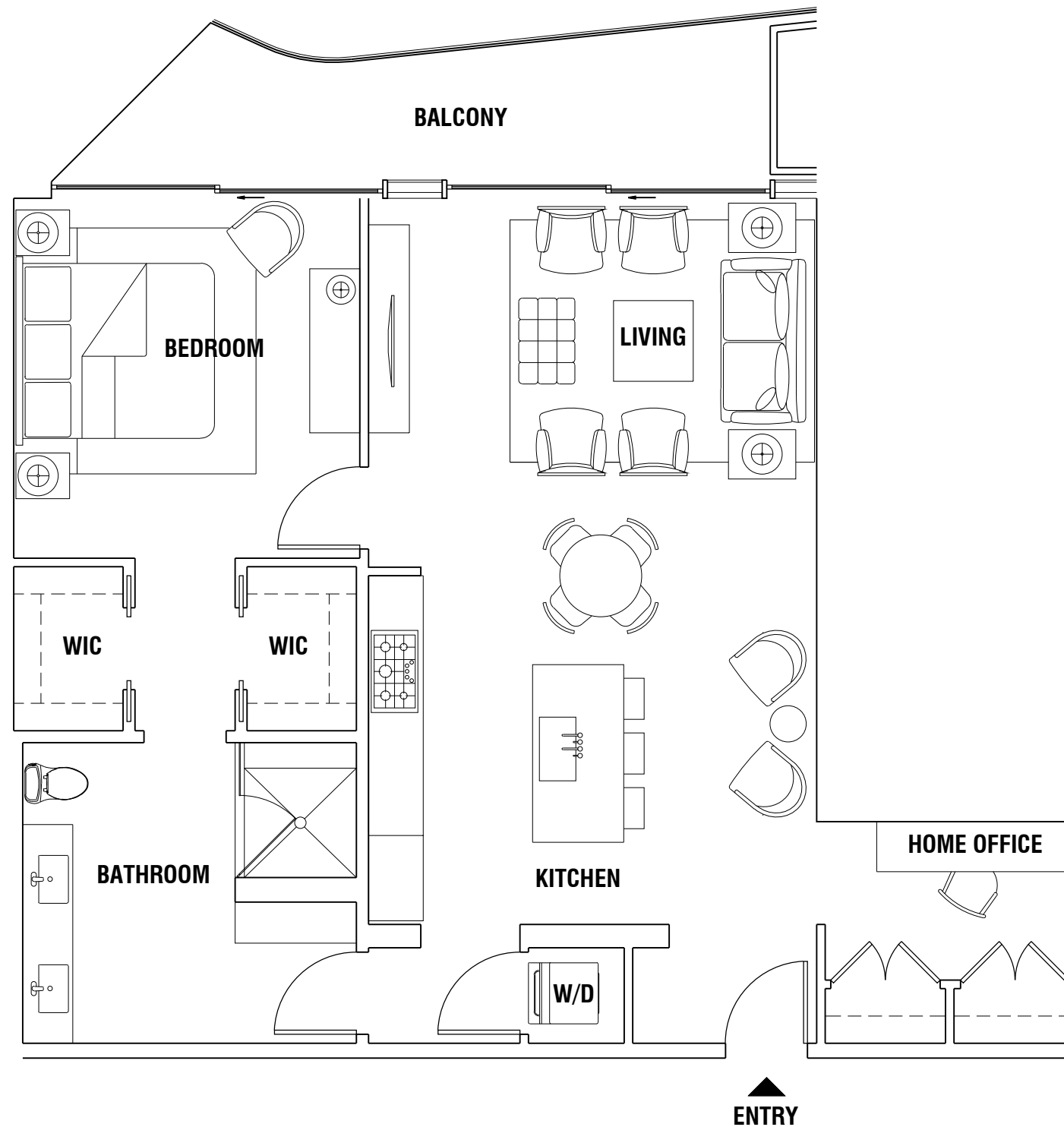
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



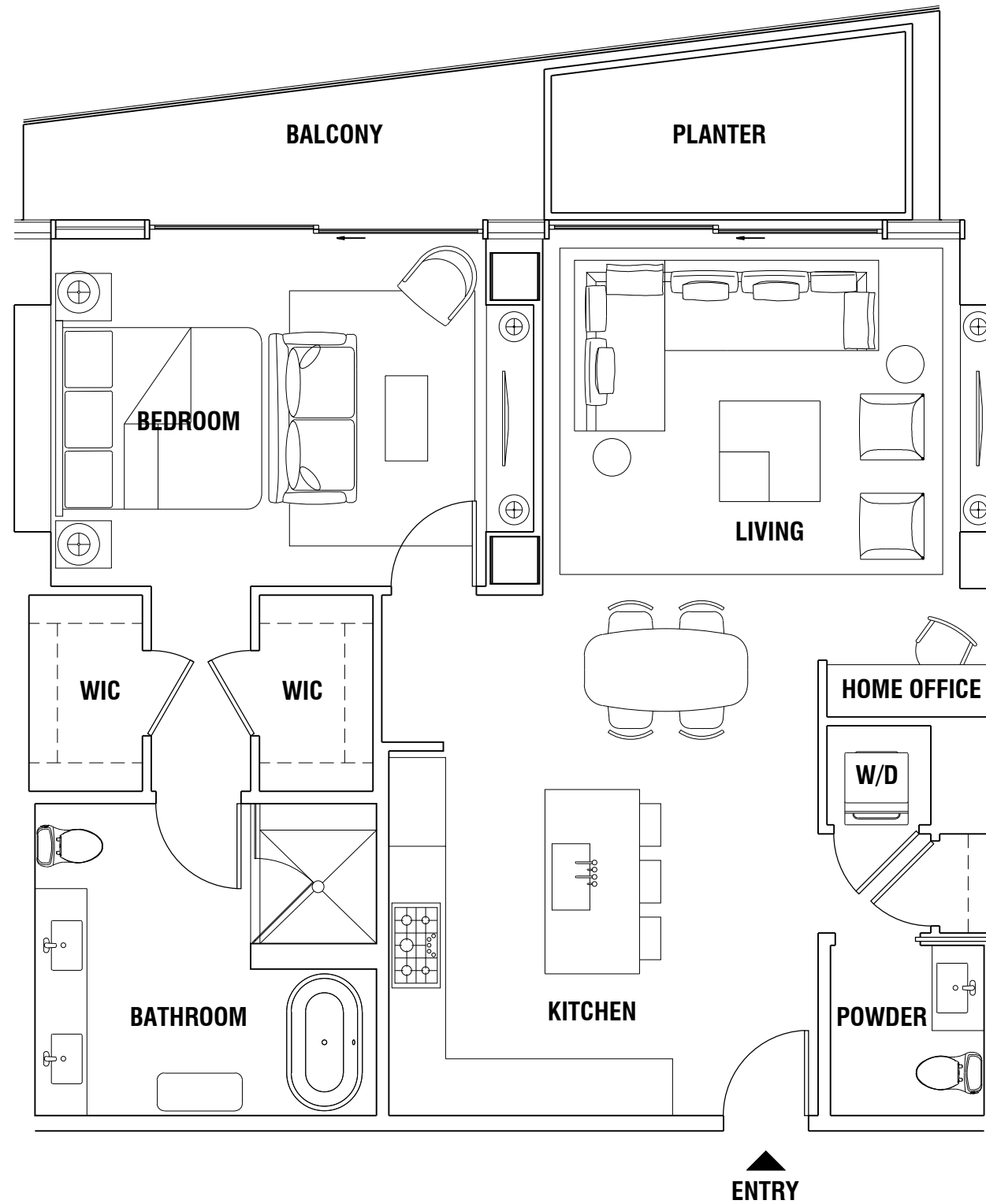
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



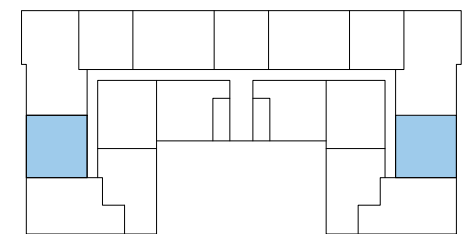
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

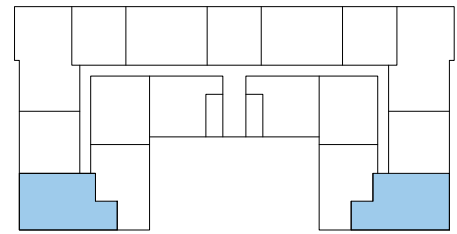
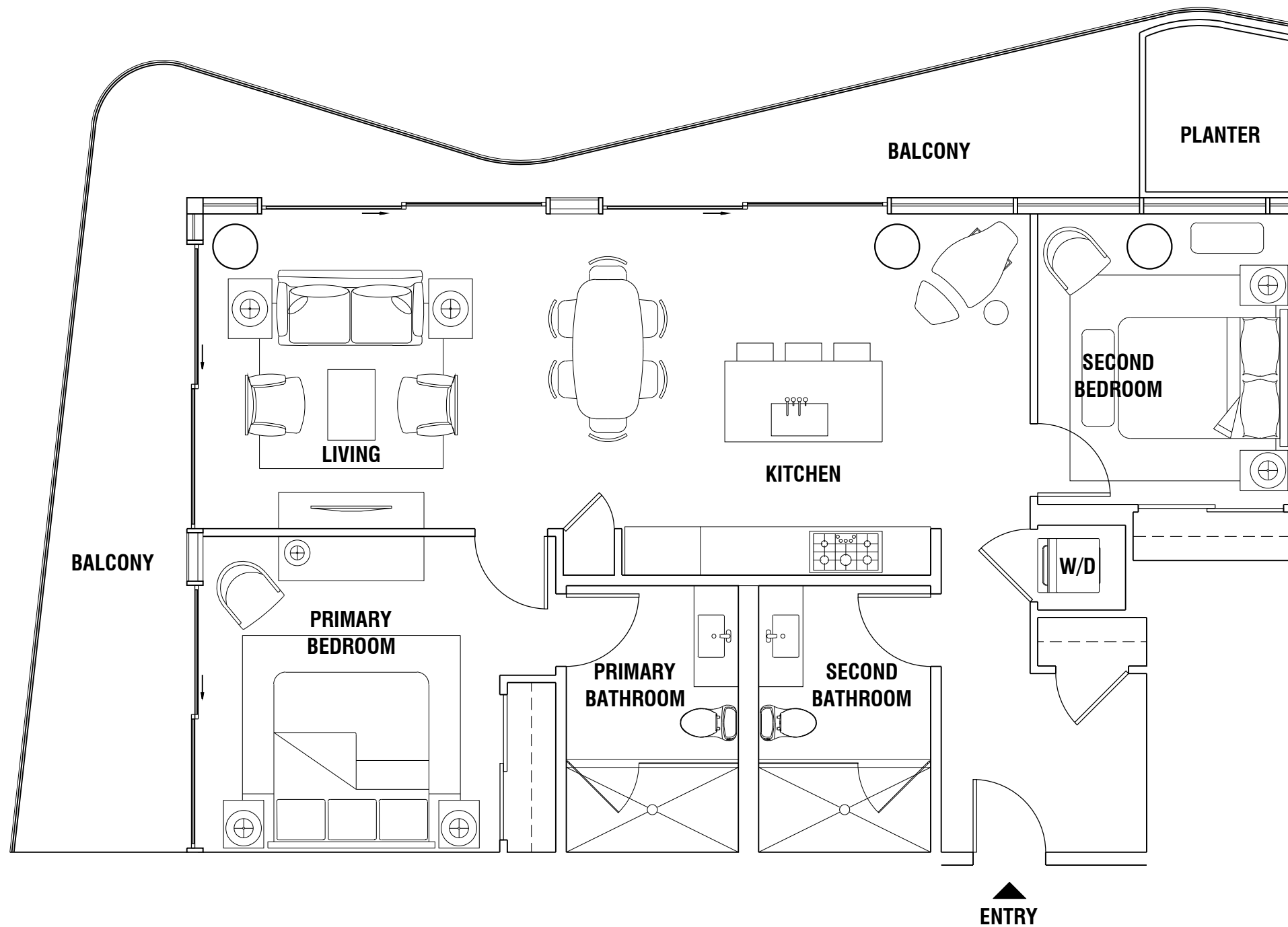


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

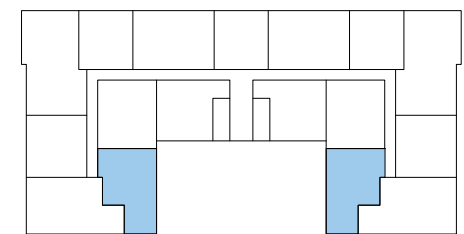
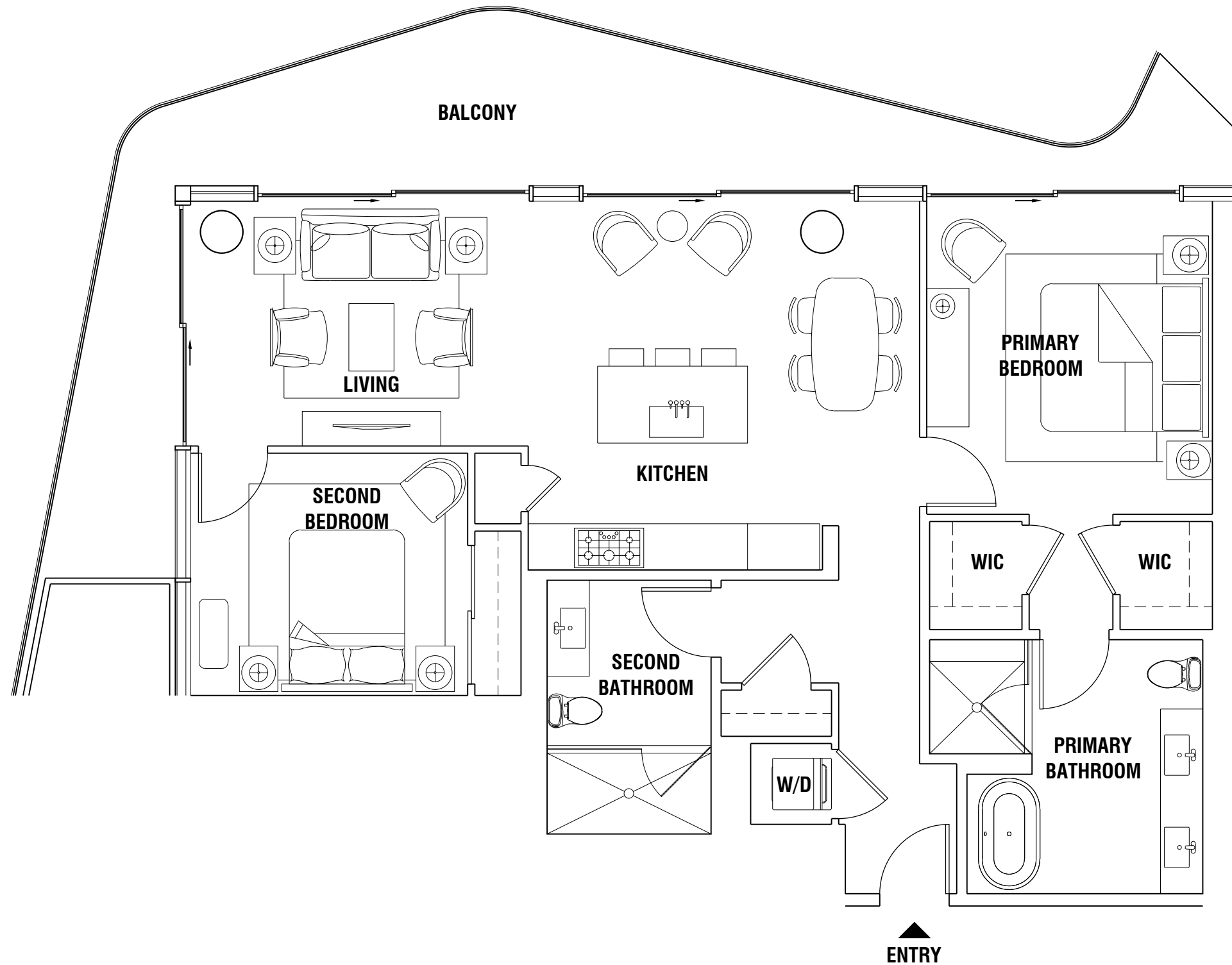


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

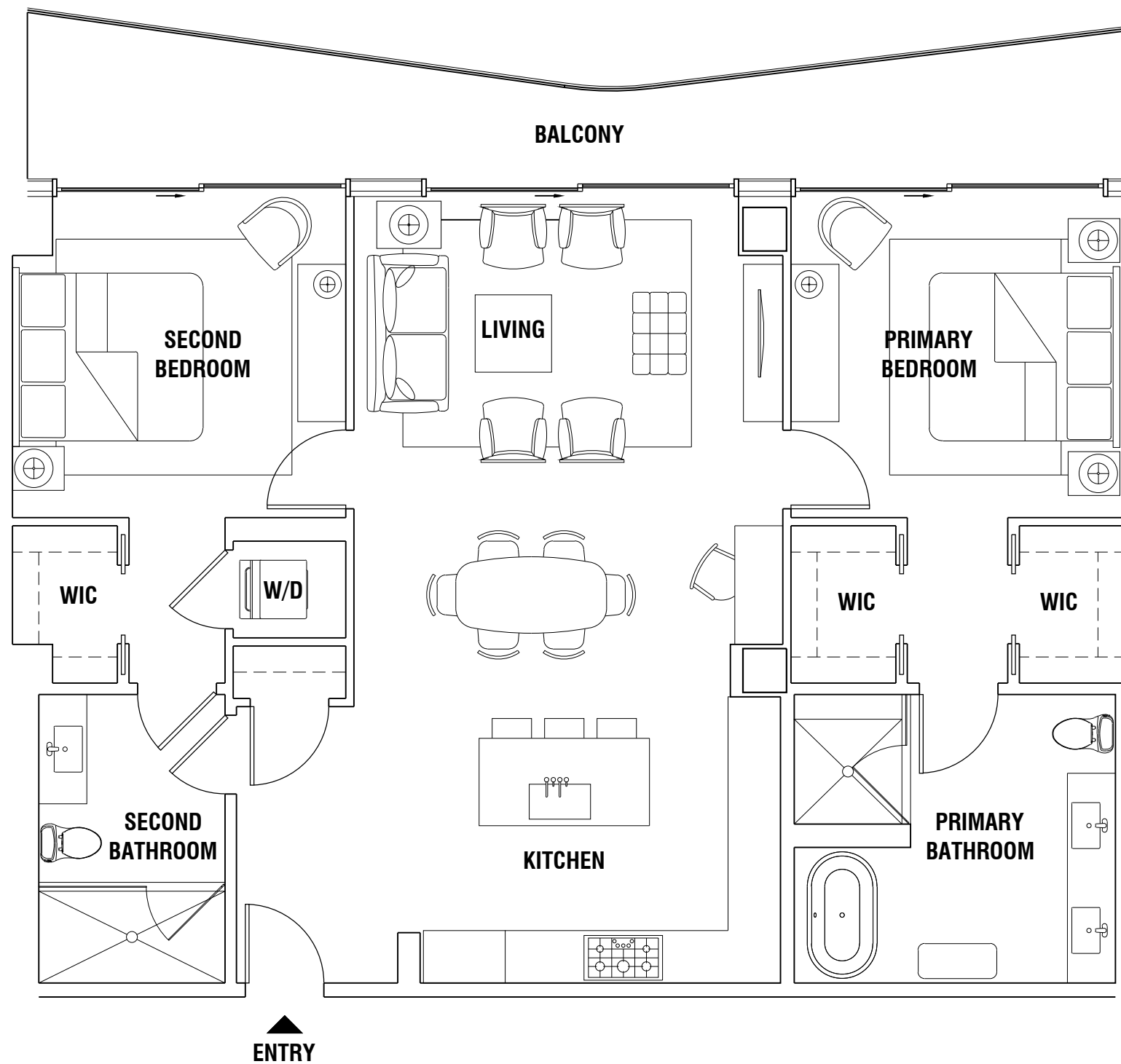




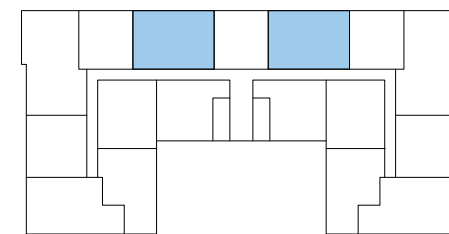
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

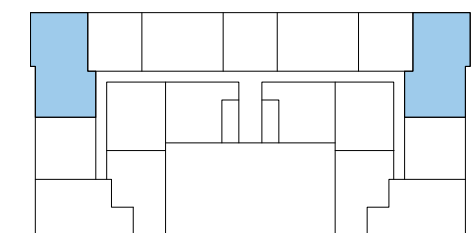
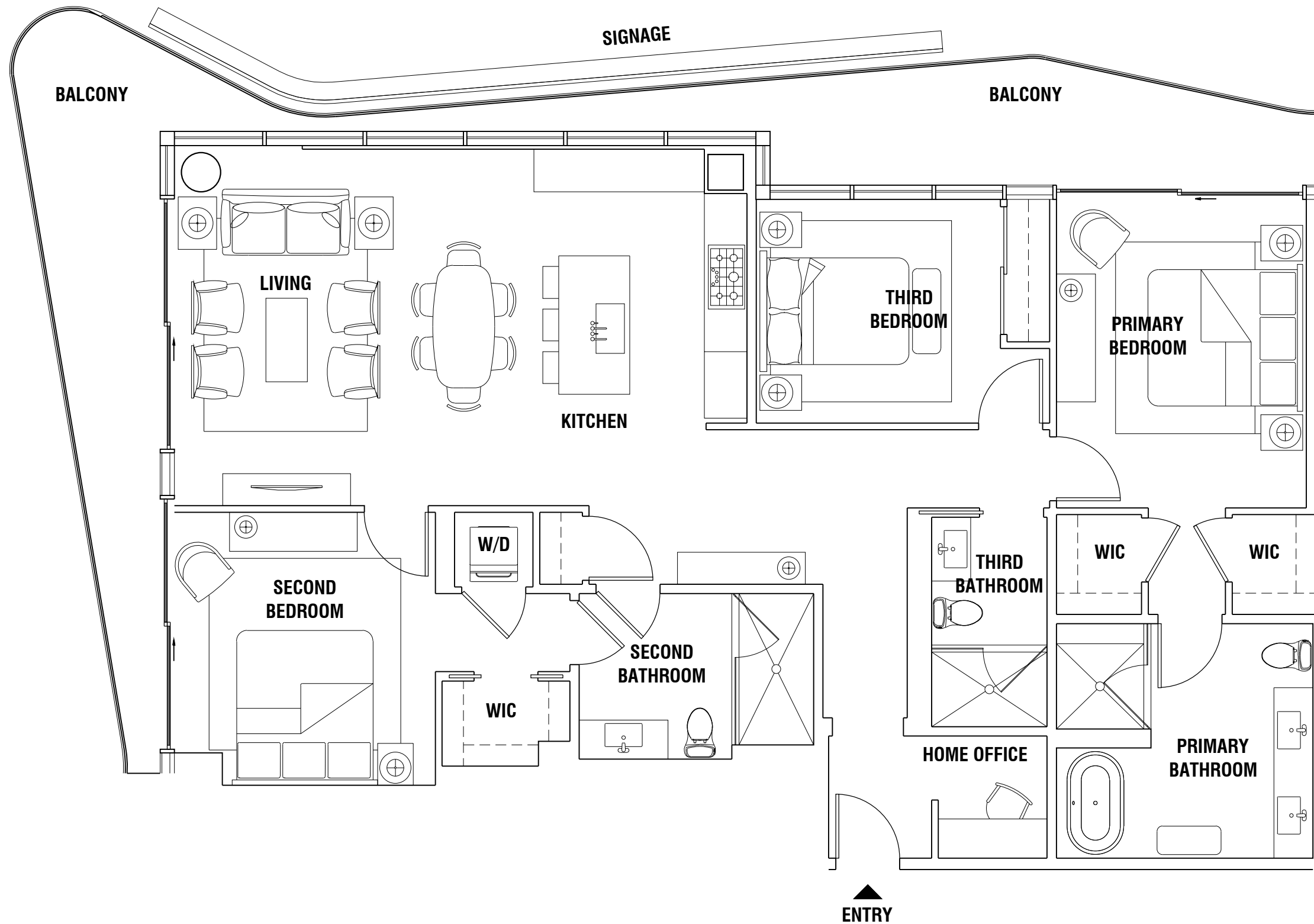


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

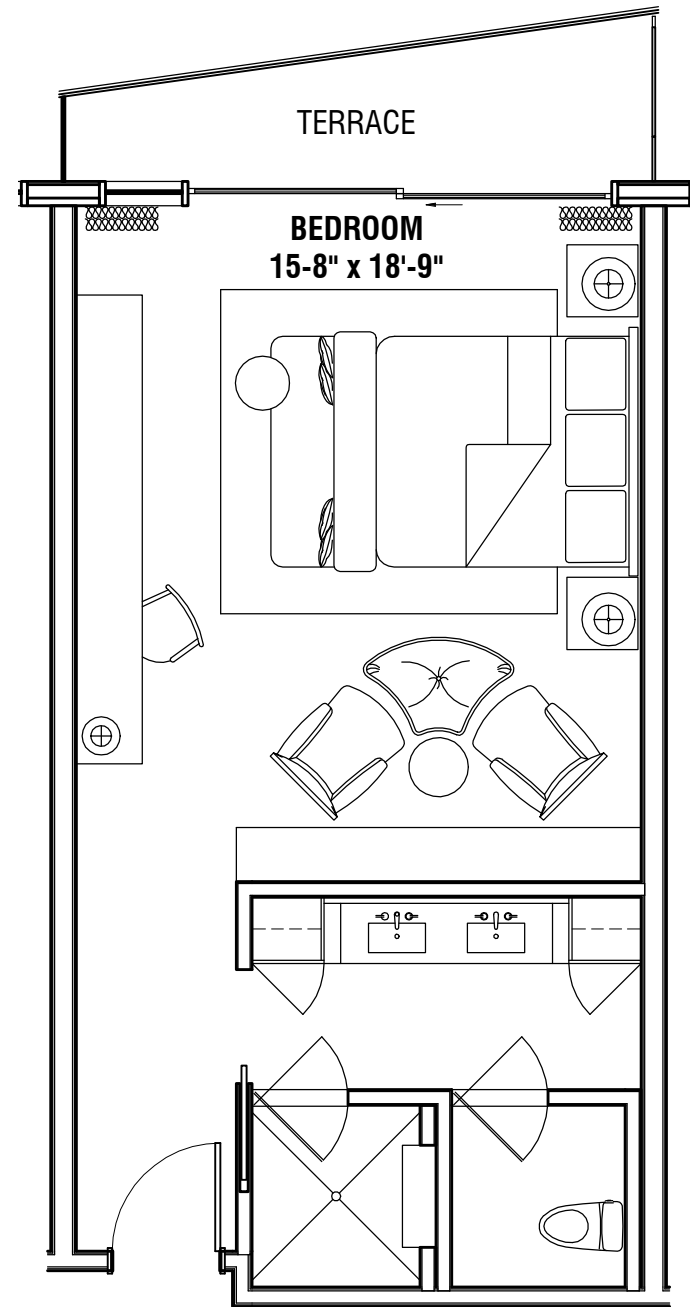


CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

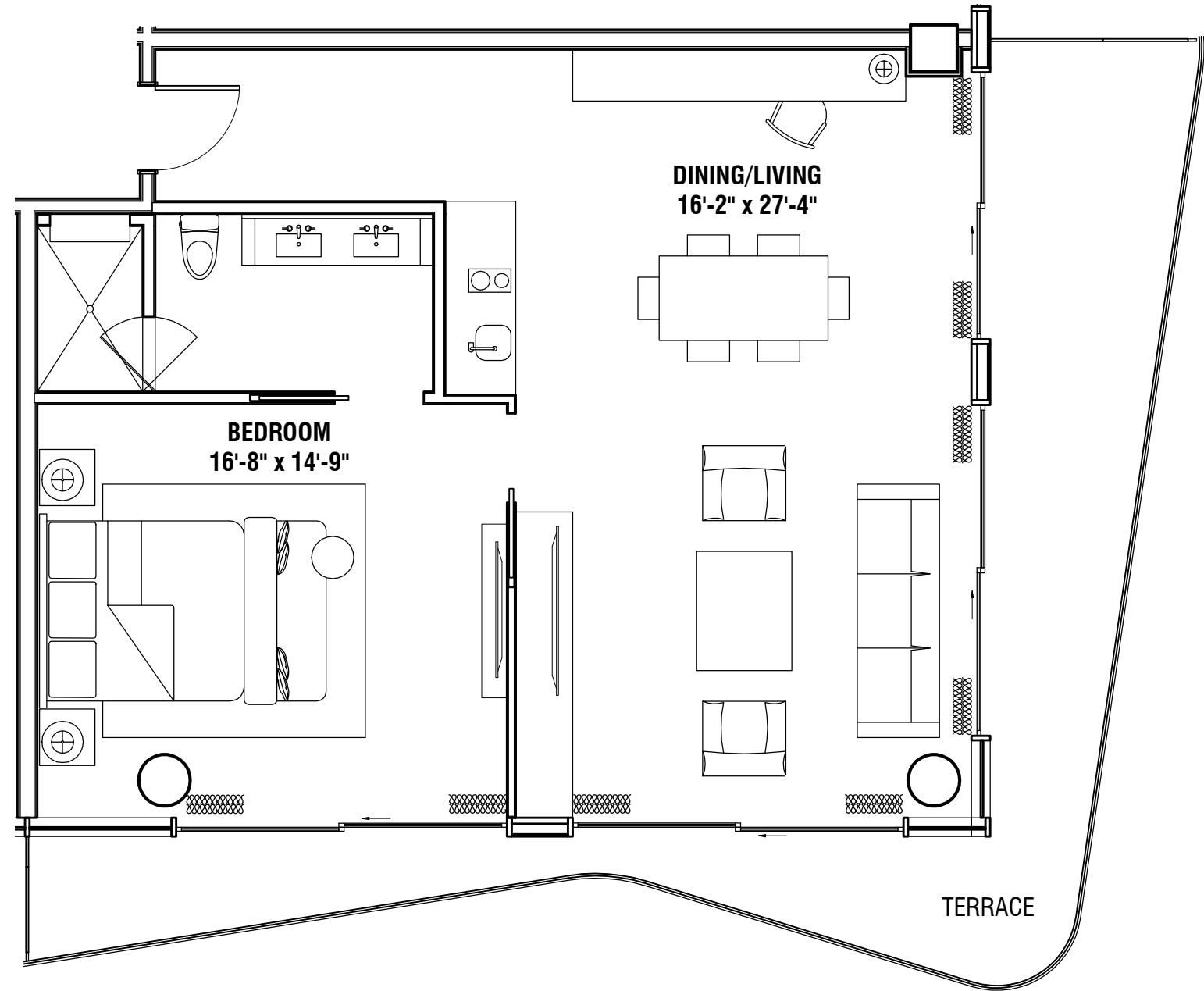




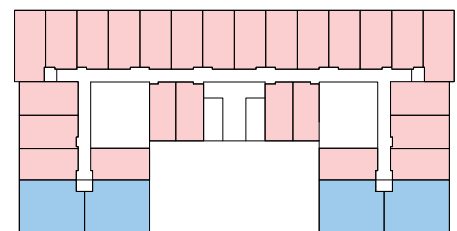
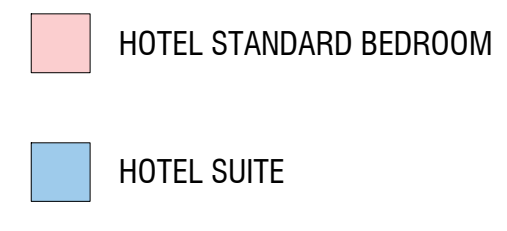
CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION



HOTEL STANDARD ROOM



HOTEL SUITE



CITY OF WEST HOLLYWOOD
RECEIVED
Feb. 01, 2024
PLANNING DIVISION

FAR	
FAR CALCULATION SF	228,026 SF
SITE AREA	39,981 SF
PROJECTED FAR	5.70

GROSS FLOOR AREA (GFA)	
TOTAL GROSS FLOOR AREA (GFA)	269,263 SF
GFA - FAR	228,026 SF
GFA - BASEMENT (NON-FAR)	41,237 SF

BUILDING AREA	
TOTAL INTERIOR AREA	365,896 SF
INTERIOR AREA - RESIDENTIAL (FAR & NON-FAR)	132,815 SF
INTERIOR AREA - HOTEL / COMMERCIAL (FAR & NON-FAR)	136,448 SF
INTERIOR AREA - PARKING (NON-FAR)	96,633 SF

TOTAL EXTERIOR AREA	47,049 SF
EXTERIOR AREA - RESIDENTIAL	23,415 SF
EXTERIOR AREA - HOTEL / COMMERCIAL	23,634 SF

RESIDENTIAL UNIT TYPES	QUANTITY	UNIT GSF	TOTAL GSF
STUDIO - TYPE A	2	470 SF	940 SF
STUDIO - TYPE B	2	560 SF	1,120 SF
1 BEDROOM - TYPE A	1	591 SF	591 SF
1 BEDROOM - TYPE B	10	832 SF	8,320 SF
1 BEDROOM - TYPE C	1	847 SF	847 SF
1 BEDROOM - TYPE D	5	862 SF	4,310 SF
1 BEDROOM - TYPE E	8	1,030 SF	8,240 SF
1 BEDROOM - TYPE F	10	1,098 SF	10,980 SF
2 BEDROOM - TYPE A	10	1,146 SF	11,460 SF
2 BEDROOM - TYPE B	10	1,197 SF	11,970 SF
2 BEDROOM - TYPE C	10	1,306 SF	13,060 SF
3 BEDROOM	9	1,635 SF	14,715 SF
TOTAL	78	1,110 SF	86,553 SF

HOTEL ROOM TYPES	QUANTITY	ROOM GSF	TOTAL GSF
STANDARD ROOM	60	492 SF	29,520 SF
JR SUITE	18	540 SF	9,720 SF
SUITE	12	902 SF	10,824 SF
TOTAL	90	556 SF	50,064 SF



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

A4.00
AREA TABULATION - SUMMARY

ISSUE DATE: 01/19/2024

PROGRAM	AREA	ROOMS / UNITS
TOTAL GROSS FLOOR AREA (GFA)	269,263	
GFA - FAR	228,026	
GFA - FAR - RESIDENTIAL	117,556	78
STUDIO - TYPE A	940	2
STUDIO - TYPE B	1,120	2
1 BEDROOM - TYPE A	591	1
1 BEDROOM - TYPE B	8,320	10
1 BEDROOM - TYPE C	847	1
1 BEDROOM - TYPE D	4,310	5
1 BEDROOM - TYPE E	8,240	8
1 BEDROOM - TYPE F	10,980	10
2 BEDROOM - TYPE A	11,460	10
2 BEDROOM - TYPE B	11,970	10
2 BEDROOM - TYPE C	13,060	10
3 BEDROOM	14,715	9
CIRCULATION / EGRESS / MEP / BOH / STORAGE	25,064	
B1 - RESIDENTIAL LOBBY	754	
B1 - MAIL	130	
B1 - PACKAGE	36	
L1 - RESIDENTIAL SUNSET LOBBY	967	
L11 - RESIDENTIAL AMENITY	4,052	

PROGRAM	AREA	ROOMS / UNITS
GFA - FAR - HOTEL / COMMERCIAL	110,470	90
STANDARD ROOM	29,520	60
JR SUITE	9,720	18
SUITE	10,824	12
CIRCULATION / EGRESS / MEP / BOH / STORAGE	24,923	
B1 - HOTEL LOBBY	1,095	
B1 - WELLNESS CENTER	566	
B1 - VIPER ROOM	2,918	
B1 - VIPER ROOM - KITCHEN	341	
B1 - VIPER ROOM - CIRCULATION / EGRESS	144	
B1 - COMMERCIAL WALKUP	317	
L1 - HOTEL SUNSET LOBBY	2,656	
L1 - HOTEL SUNSET LOBBY - STAIR ATRIUM	752	
L1 - VIPER ROOM SUNSET LOBBY	576	
L1 - VIPER ROOM SUNSET LOBBY - STAIR ATRIUM	174	
L1 - VIPER ROOM - ELEVATOR	70	
L1 - RESTAURANT #1	4,190	
L1 - RESTAURANT #1 - BAR / LOUNGE	3,049	
L1 - RESTAURANT #2	1,591	
L1 - RESTAURANT #3	4,572	
L1 - CAFÉ	1,430	
L10 - EVENT	1,795	
L10 - PREFUNCTION	1,403	
L10 - PREP KITCHEN	680	
L10 - RESTAURANT	4,246	
L10 - RESTAURANT - KITCHEN / RESTROOMS / STORAGE	2,495	
L10 - OUTDOOR BAR - RESTROOMS / STORAGE	423	

PROGRAM	AREA	ROOMS / UNITS
GFA - BASEMENT (NON-FAR)	41,237	
GFA - BASEMENT (NON-FAR) - RESIDENTIAL	15,259	
CIRCULATION / EGRESS / MEP / BOH / STORAGE	13,674	
B2 - BIKE PARKING	1,156	
B1 - MAIL	200	
B1 - PACKAGE	133	
B1 - RESIDENTIAL LOBBY	96	
GFA - BASEMENT (NON-FAR) - HOTEL / COMMERCIAL	25,978	
CIRCULATION / EGRESS / MEP / BOH / STORAGE	12,739	
B1 - HOTEL ADMIN	1,877	
B1 - HOTEL LOBBY	440	
B1 - WELLNESS CENTER	4,500	
B1 - FITNESS	1,056	
B1 - VIPER ROOM	481	
B1 - VIPER ROOM - BACK OF HOUSE / STORAGE	119	
B1 - VIPER ROOM - RESTROOMS	479	
B1 - VIPER ROOM - CIRCULATION / EGRESS	5	
B2 - VALET	1,194	
B2 - VIPER ROOM - CIRCULATION / EGRESS	217	
B2 - VIPER ROOM - GREEN ROOM	364	
B2 - VIPER ROOM - CONTROL ROOM	237	
B2 - VIPER ROOM - RECORDING	497	
B5 - LAUNDRY FACILITY	1,773	



PROGRAM	AREA	ROOMS / UNITS
TOTAL INTERIOR AREA	365,896	
INTERIOR AREA - RESIDENTIAL (FAR & NON-FAR)	132,815	78
STUDIO - TYPE A	940	2
STUDIO - TYPE B	1,120	2
1 BEDROOM - TYPE A	591	1
1 BEDROOM - TYPE B	8,320	10
1 BEDROOM - TYPE C	847	1
1 BEDROOM - TYPE D	4,310	5
1 BEDROOM - TYPE E	8,240	8
1 BEDROOM - TYPE F	10,980	10
2 BEDROOM - TYPE A	11,460	10
2 BEDROOM - TYPE B	11,970	10
2 BEDROOM - TYPE C	13,060	10
3 BEDROOM	14,715	9
CIRCULATION / EGRESS / MEP / BOH / STORAGE	38,738	
B2 - BIKE PARKING	1,156	
B1 - RESIDENTIAL LOBBY	850	
B1 - MAIL	330	
B1 - PACKAGE	169	
L1 - RESIDENTIAL SUNSET LOBBY	967	
L11 - RESIDENTIAL AMENITY	4,052	

PROGRAM	AREA	ROOMS / UNITS
INTERIOR AREA - HOTEL / COMMERCIAL (FAR & NON-FAR)	136,448	90
STANDARD ROOM	29,520	60
JR SUITE	9,720	18
SUITE	10,824	12
CIRCULATION / EGRESS / MEP / BOH / STORAGE	37,536	
B5 - LAUNDRY FACILITY	1,773	
B2 - VALET	1,194	
B2 - VIPER ROOM - CIRCULATION / EGRESS	217	
B2 - VIPER ROOM - GREEN ROOM	364	
B2 - VIPER ROOM - CONTROL ROOM	237	
B2 - VIPER ROOM - RECORDING	497	
B1 - HOTEL ADMIN	1,877	
B1 - HOTEL LOBBY	1,535	
B1 - WELLNESS CENTER	5,066	
B1 - FITNESS	1,056	
B1 - VIPER ROOM	3,399	
B1 - VIPER ROOM - KITCHEN	341	
B1 - VIPER ROOM - CIRCULATION / EGRESS	275	
B1 - VIPER ROOM - RESTROOMS	479	
B1 - VIPER ROOM - BACK OF HOUSE / STORAGE	119	
B1 - COMMERCIAL WALKUP	317	
L1 - HOTEL SUNSET LOBBY	2,656	
L1 - HOTEL SUNSET LOBBY - STAIR ATRIUM	752	
L1 - VIPER ROOM SUNSET LOBBY	576	
L1 - VIPER ROOM SUNSET LOBBY - STAIR ATRIUM	174	
L1 - VIPER ROOM - ELEVATOR	70	
L1 - RESTAURANT #1	4,190	
L1 - RESTAURANT #1 - BAR / LOUNGE	3,049	
L1 - RESTAURANT #2	1,591	
L1 - RESTAURANT #3	4,572	
L1 - CAFÉ	1,430	
L10 - EVENT	1,795	
L10 - PREFUNCTION	1,403	
L10 - PREP KITCHEN	680	
L10 - RESTAURANT	4,246	
L10 - RESTAURANT - KITCHEN / RESTROOMS / STORAGE	2,495	
L10 - OUTDOOR BAR - RESTROOMS / STORAGE	423	
INTERIOR AREA - PARKING (NON-FAR)	96,633	
B5 - PARKING	25,672	
B4 - PARKING	27,054	
B3 - PARKING	27,054	
B2 - LOADING	6,059	
B2 - PARKING	10,794	

PROGRAM	AREA	ROOMS / UNITS
TOTAL EXTERIOR AREA	47,049	
EXTERIOR AREA - RESIDENTIAL	23,415	
L2 - RESIDENTIAL BALCONIES	3,769	
L3 - RESIDENTIAL BALCONIES	3,006	
L4 - RESIDENTIAL BALCONIES	3,069	
L5 - RESIDENTIAL BALCONIES	2,897	
L6 - RESIDENTIAL BALCONIES	2,950	
L11 - RESIDENTIAL - ROOFTOP POOL & TERRACE	7,724	
EXTERIOR AREA - HOTEL / COMMERCIAL	23,634	
L1 - RESTAURANT #1 - OUTDOOR DINING	216	
L1 - RESTAURANT #2 - OUTDOOR DINING	56	
L1 - RESTAURANT #3 - OUTDOOR DINING	450	
L1 - OUTDOOR TERRACE	4,019	
L1 - OBSERVATION DECK	388	
L7 - HOTEL BALCONIES	3,026	
L8 - HOTEL BALCONIES	3,171	
L9 - HOTEL BALCONIES	3,004	
L10 - HOTEL - ROOFTOP POOL & TERRACE	4,998	
L10 - RESTAURANT - OUTDOOR BAR	2,162	
L10 - RESTAURANT - OUTDOOR DINING	2,144	



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

A4.02
AREA TABULATION - BUILDING AREA

ISSUE DATE: 01/19/2024

FLOOR	DESCRIPTION	INTERIOR AREA	EXTERIOR AREA
TOTAL		365,896	47,049
B5	TOTAL	31,338	-
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	2,479	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE LAUNDRY FACILITY	1,414 1,773	
INTERIOR AREA - PARKING	PARKING	25,672	
B4	TOTAL	31,338	-
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	2,479	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,805	
INTERIOR AREA - PARKING	PARKING	27,054	
B3	TOTAL	31,338	-
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	2,479	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,805	
INTERIOR AREA - PARKING	PARKING	27,054	
B2	TOTAL	33,274	-
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE BIKE PARKING	5,515 1,156	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE VALET VIPER ROOM - GREEN ROOM / CONTROL ROOM / RECORDING ⁵ VIPER ROOM - ELEVATOR / STAIR / RESTROOMS / STORAGE ⁵	7,241 1,194 1,098 217	
INTERIOR AREA - PARKING	PARKING LOADING	10,794 6,059	

FOOT NOTES: AREAS NOTED ARE IN REFERENCE TO VEHICLE PARKING SHOWN ON SHEET G0.02.

1. AREA INCLUDED UNDER HOTEL EVENT/ MEETING SPACE.
2. AREA INCLUDED UNDER HEALTH/ WELLNESS CENTER.
3. AREA INCLUDED UNDER RESTAURANT.
4. AREA INCLUDED UNDER BAR/ LOUNGE.
5. AREA INCLUDED UNDER NIGHT CLUB/ VIPER ROOM.
6. AREA DEDICATED TO HOTEL AND IS EXCLUDED FROM PARKING CALCULATIONS.

FLOOR	DESCRIPTION	INTERIOR AREA	EXTERIOR AREA
B1	TOTAL	18,626	-
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL LOBBY MAIL PACKAGE	1,208 850 330 169	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE / LUGGAGE HOTEL ADMIN HOTEL LOBBY FITNESS ⁶ WELLNESS CENTER ² VIPER ROOM ⁵ VIPER ROOM - KITCHEN ⁵ VIPER ROOM - ELEVATOR / STAIR / RESTROOMS / STORAGE ⁵ COMMERCIAL WALKUP ³	1,605 1,877 1,535 1,056 5,066 3,399 341 873 317	
L1	TOTAL	22,463	5,129
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL SUNSET LOBBY	1,384 967	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE HOTEL SUNSET LOBBY HOTEL SUNSET LOBBY - STAIR ATRIUM VIPER ROOM SUNSET LOBBY ⁵ VIPER ROOM SUNSET LOBBY - STAIR ATRIUM ⁶ VIPER ROOM - ELEVATOR ⁵ RESTAURANT #1 ³ RESTAURANT #1 - BAR / LOUNGE ⁴ RESTAURANT #2 ³ RESTAURANT #3 ³ CAFÉ ³	1,052 2,656 752 576 174 70 4,190 3,049 1,591 4,572 1,430	
EXTERIOR AREA - HOTEL / COMMERCIAL	RESTAURANT #1 - OUTDOOR DINING ⁴ RESTAURANT #2 - OUTDOOR DINING ³ RESTAURANT #3 - OUTDOOR DINING ³ OUTDOOR TERRACE OBSERVATION DECK		216 56 450 4,019 388
L2	TOTAL	21,561	3,769
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL UNITS	3,271 17,145	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,145	
EXTERIOR AREA - RESIDENTIAL	RESIDENTIAL BALCONIES		3,769



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

A4.03
AREA TABULATION - BY FLOOR

ISSUE DATE: 01/19/2024