

FLOOR	DESCRIPTION	INTERIOR AREA	EXTERIOR AREA
L3	TOTAL	21,592	3,006
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL UNITS	3,181 17,352	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,059	
EXTERIOR AREA - RESIDENTIAL	RESIDENTIAL BALCONIES		3,006
L4	TOTAL	21,592	3,069
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL UNITS	3,181 17,352	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,059	
EXTERIOR AREA - RESIDENTIAL	RESIDENTIAL BALCONIES		3,069
L5	TOTAL	21,592	2,897
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL UNITS	3,181 17,352	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,059	
EXTERIOR AREA - RESIDENTIAL	RESIDENTIAL BALCONIES		2,897
L6	TOTAL	21,592	2,950
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL UNITS	3,181 17,352	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,059	
EXTERIOR AREA - RESIDENTIAL	RESIDENTIAL BALCONIES		2,950
L7	TOTAL	21,648	3,026
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,060	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE HOTEL ROOMS	3,900 16,688	
EXTERIOR AREA - HOTEL / COMMERCIAL	HOTEL BALCONIES		3,026
LB	TOTAL	21,648	3,171
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,060	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE HOTEL ROOMS	3,900 16,688	
EXTERIOR AREA - HOTEL / COMMERCIAL	HOTEL BALCONIES		3,171

FLOOR	DESCRIPTION	INTERIOR AREA	EXTERIOR AREA
L9	TOTAL	21,648	3,004
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,060	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE HOTEL ROOMS	3,900 16,688	
EXTERIOR AREA - HOTEL / COMMERCIAL	HOTEL BALCONIES		3,004
L10	TOTAL	14,539	9,304
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	1,029	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE EVENT ¹ PREFUNCTION PREP KITCHEN ³ RESTAURANT ³ RESTAURANT - KITCHEN / RESTROOMS / STORAGE ³ OUTDOOR BAR - RESTROOMS / STORAGE ⁴	2,468 1,795 1,403 680 4,246 2,495 423	
EXTERIOR AREA - HOTEL / COMMERCIAL	HOTEL - ROOFTOP POOL & TERRACE RESTAURANT - OUTDOOR BAR ⁴ RESTAURANT - OUTDOOR DINING ³		4,998 2,162 2,144
L11	TOTAL	9,693	7,724
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE RESIDENTIAL AMENITY	2,863 4,052	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	2,778	
EXTERIOR AREA - RESIDENTIAL	RESIDENTIAL - ROOFTOP POOL & TERRACE		7,724
L12	TOTAL	414	-
INTERIOR AREA - RESIDENTIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	127	
INTERIOR AREA - HOTEL / COMMERCIAL	CIRCULATION / EGRESS / MEP / BOH / STORAGE	287	

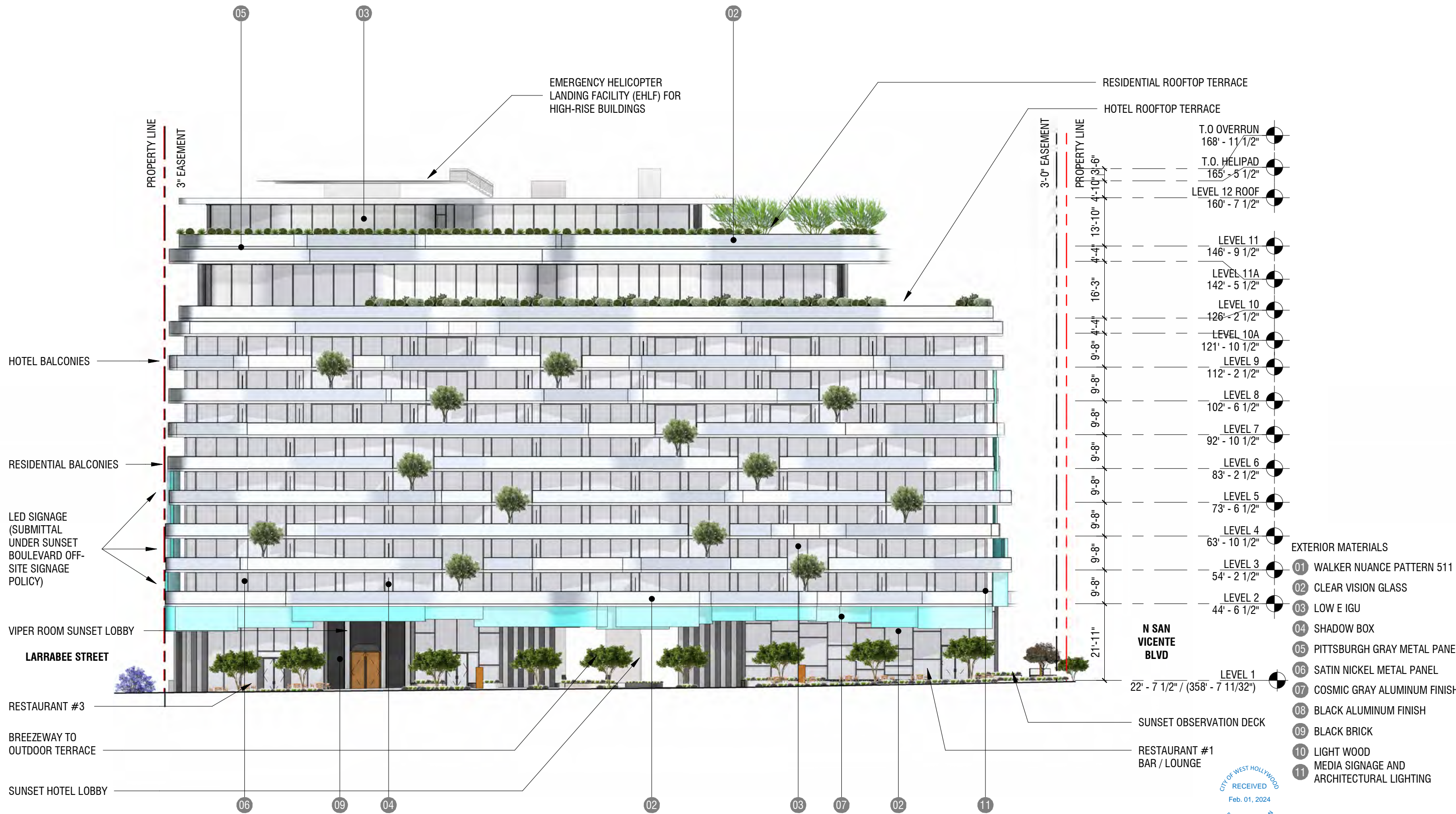
FOOT NOTES: AREAS NOTED ARE IN REFERENCE TO VEHICLE PARKING SHOWN ON SHEET G0.02.
1. AREA INCLUDED UNDER HOTEL EVENT/ MEETING SPACE.
2. AREA INCLUDED UNDER HEALTH/ WELLNESS CENTER.
3. AREA INCLUDED UNDER RESTAURANT.
4. AREA INCLUDED UNDER BAR/ LOUNGE.
5. AREA INCLUDED UNDER NIGHT CLUB/ VIPER ROOM.
6. AREA DEDICATED TO HOTEL AND IS EXCLUDED FROM PARKING CALCULATIONS.



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA

A4.04
AREA TABULATION - BY FLOOR

ISSUE DATE: 01/19/2024





EMERGENCY HELICOPTER LANDING FACILITY (EHLF) FOR HIGH-RISE BUILDINGS

T.O. OVERRUN	168' - 11 1/2"
T.O. HELIPAD	165' - 5 1/2"
LEVEL 12 ROOF	160' - 7 1/2"
LEVEL 11	146' - 9 1/2"
LEVEL 11A	142' - 5 1/2"
LEVEL 10	126' - 2 1/2"
LEVEL 10A	121' - 10 1/2"
LEVEL 9	112' - 2 1/2"
LEVEL 8	102' - 6 1/2"
LEVEL 7	92' - 10 1/2"
LEVEL 6	83' - 2 1/2"
LEVEL 5	73' - 6 1/2"
LEVEL 4	63' - 10 1/2"
LEVEL 3	54' - 2 1/2"
LEVEL 2	44' - 6 1/2"
LEVEL 1	22' - 7 1/2" / (358' - 7 11/32")
LEVEL B1	1' - 7 1/2"

LED SIGNAGE (SUBMITTAL UNDER SUNSET BOULEVARD OFF-SITE SIGNAGE POLICY)

- EXTERIOR MATERIALS**
- 01 WALKER NUANCE PATTERN 511
 - 02 CLEAR VISION GLASS
 - 03 LOW E IGU
 - 04 SHADOW BOX
 - 05 PITTSBURGH GRAY METAL PANEL
 - 06 SATIN NICKEL METAL PANEL
 - 07 COSMIC GRAY ALUMINUM FINISH
 - 08 BLACK ALUMINUM FINISH
 - 09 BLACK BRICK
 - 10 LIGHT WOOD
 - 11 MEDIA SIGNAGE AND ARCHITECTURAL LIGHTING

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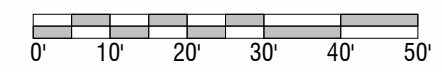
T.O OVERRUN	168' - 11 1/2"
LEVEL 12 ROOF	160' - 7 1/2"
LEVEL 11	146' - 9 1/2"
BAR AND RESTAURANT	LEVEL 11A 142' - 5 1/2"
LEVEL 10	126' - 2 1/2"
LEVEL 10A	121' - 10 1/2"
LEVEL 9	112' - 2 1/2"
LEVEL 8	102' - 6 1/2"
LEVEL 7	92' - 10 1/2"
LEVEL 6	83' - 2 1/2"
LEVEL 5	73' - 6 1/2"
LEVEL 4	63' - 10 1/2"
LEVEL 3	54' - 2 1/2"
LEVEL 2	44' - 6 1/2"
RESTAURANT #3	21' - 11"
LARRABEE STREET	LEVEL 1 22' - 7 1/2" / (358' - 7 11/32")
VIPER ROOM	
LEVEL B1	1' - 7 1/2"

- EXTERIOR MATERIALS**
- 01 WALKER NUANCE PATTERN 511
 - 02 CLEAR VISION GLASS
 - 03 LOW E IGU
 - 04 SHADOW BOX
 - 05 PITTSBURGH GRAY METAL PANEL
 - 06 SATIN NICKEL METAL PANEL
 - 07 COSMIC GRAY ALUMINUM FINISH
 - 08 BLACK ALUMINUM FINISH
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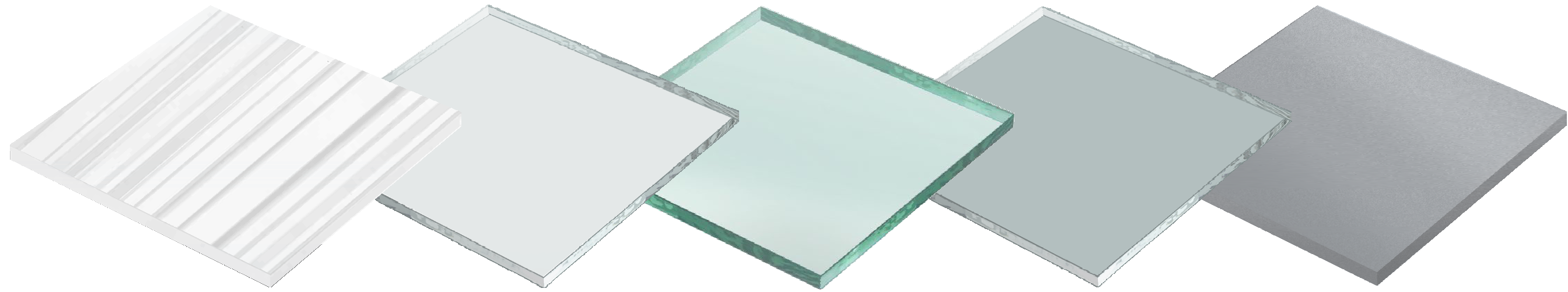
A5.02 SOUTH ELEVATION
SCALE: 1" = 25'-0"
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- EXTERIOR MATERIALS
- 01 WALKER NUANCE PATTERN 511
 - 02 CLEAR VISION GLASS
 - 03 LOW E IGU
 - 04 SHADOW BOX
 - 05 PITTSBURGH GRAY METAL PANEL
 - 06 SATIN NICKEL METAL PANEL
 - 07 COSMIC GRAY ALUMINUM FINISH
 - 08 BLACK ALUMINUM FINISH
 - 09 BLACK BRICK
 - 10 LIGHT WOOD
 - 11 MEDIA SIGNAGE AND ARCHITECTURAL LIGHTING

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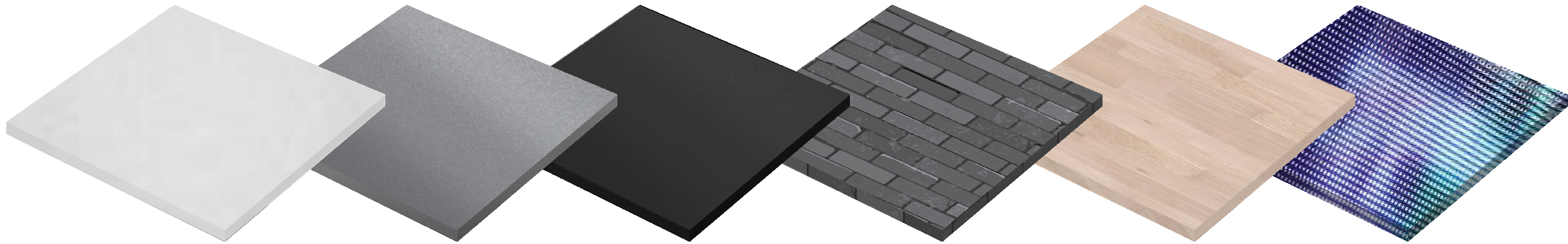
01 WALKER NUANCE PATTERN 511
(Balcony Dividers)

02 CLEAR VISION GLASS
(Storefront Glazing)

03 LOW E IGU
(Tower Glazing)

04 SHADOW BOX
(Tower Glazing)

05 PITTSBURGH GRAY METAL PANEL
(Level 10 and 11 Fascia)



06 SATIN NICKEL METAL PANEL
(Tower Mullions and Fascia)

07 COSMIC GRAY ALUMINUM FINISH
(Level 1 Mullions and Fascia)

08 BLACK ALUMINUM FINISH
(Viper Room Mullions)

09 BLACK BRICK
(Viper Room Cladding)

10 LIGHT WOOD
(Balcony Soffits and Flooring)

11 MEDIA SIGNAGE AND
ARCHITECTURAL LIGHTING

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PROPERTY LINE
3'-0" EASEMENT

3" EASEMENT
PROPERTY LINE







VIEW LOOKING EASTBOUND ON SUNSET BOULEVARD

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A8.00
THREE-DIMENSIONAL REPRESENTATIONS

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VIEW LOOKING WESTBOUND ON SUNSET BOULEVARD

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VIEW LOOKING WEST ON LARRABEE STREET



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VIEW AT NORTHEAST CORNER OF BUILDING

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VIEW ALONG SUNSET BOULEVARD SIDEWALK



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VIEW AT VIPER ROOM SUNSET LOBBY



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VIEW FROM LEVEL ONE OUTDOOR TERRACE AND BREEZEWAY



VIEW AT NORTHWEST CORNER OF BUILDING



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VIEW AT SOUTHWEST CORNER OF BUILDING



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AERIAL VIEW LOOKING SOUTHEAST



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THREE-DIMENSIONAL REPRESENTATIONS

A8.09

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AERIAL VIEW AT THE HOTEL RESTAURANT AND OUTDOOR TERRACE



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THREE-DIMENSIONAL REPRESENTATIONS

A8.10

ISSUE DATE: 01/19/2024



VIEW FROM THE LONDON



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THREE-DIMENSIONAL REPRESENTATIONS

A8.11

ISSUE DATE: 01/19/2024



AERIAL VIEW FROM THE WHISKY



AERIAL VIEW LOOKING SOUTHWEST



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THREE-DIMENSIONAL REPRESENTATIONS

A8.13

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CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
SITE LOCATION		Locate buildings close to existing services to reduce environmental impacts from transportation and fully utilize infrastructure. Preserve or restore existing natural resources or amenities on the site. Ensure that the building is equipped to support recycling, alternative transportation, water conservation and other operations components.		
	1 to 3	Preserve Existing Trees Over 6" Diameter (1 pt/tree; 3 pts max.)		
	1	Use Recycled Content Mulch or Other Landscape Amendments	1	
Total Points Available			1	
NATURAL HEATING + COOLING		Reduce energy loads while maintaining comfort through passive design strategies. Increase interior comfort and health through adequate ventilation.		
	5	Plant Deciduous Canopy Trees (min. 36" box, planted in the ground) on exposed West and/or South Elevations (1 pt/tree, 5 pts max.)	5	
	5	Provide Narrow Floor Plates (max. 50 ft. depth) and/or Courtyards to enable Natural Ventilation		
	2	Provide Operable Windows to Enable Natural Cross Ventilation (min. 20% of total window area)		
	2	Install Exterior Shading Devices on South- and/or West-Facing Windows	2	
	2	Provide Ceiling Fans (1 pt for each 50% of units or floor area served; 2 points max.)		
	3	Eliminate Air Conditioning (available only if points for narrow floor plates, operable windows, and exterior shading are incorporated)		
Total Points Available			7	
FOUNDATION		Reduce resources used and encourage use of recycled-content materials.		
	1	Use Recycled-Content Base or Backfill Material		
	3	Incorporate Flyash or Slag Ash in Concrete (min. 15%)	3	
	2	Increase Flyash Percentage (1 pt for each additional 5%)	2	
Total Points Available			5	
STRUCTURAL FRAME		Reduce the amount of old growth sawn wood (wider than 3x and taller than 8x) used in framing, encourage ecologically sensitive forestry, and encourage alternate framing techniques.		
	5	Use Engineered Lumber or Steel for minimum of 90% of subfloors, sheeting, floor joists, beams, headers, and trusses, as applicable.		
	2	Use Engineered Vertical Wood Studs		
	5	Use FSC-Certified Wood for Framing (1 pt for every 10% of framing lumber; max. 5 pts)		
	2	Use Structural Insulated Panels (SIPs)		
Total Points Available			0	
PLUMBING		Increase the water efficiency of plumbing fixtures and reduce energy used for water heating.		
	1	Insulate the full length of all hot water pipes.	1	
	1	Install Low-Flow Showerheads (< 2.5 gpm)	1	
	1	Install Water Efficient Kitchen & Bathroom Faucets (<2.5 gpm)	1	
	1	Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	1	
	2	Install Water Efficient Urinals (1 pt for 0.5 gpf, 2pts for water-free)	2	
	2	Install Tankless Water Heaters	2	
Total Points Available			8	

CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
INSULATION		Reduce energy losses through the building envelope and improve occupant comfort. Promote better indoor air quality. Increase use of recycled content and rapidly renewable materials.		
	1	Install Formaldehyde-Free, Recycled-Content (min. 25%) Insulation	1	
	2	Install Cellulose, Cotton Batt, Bio-Based Foam in walls (min. 60% of insulation)	2	
	2	Install Cellulose, Cotton Batt, Bio-Based Foam in ceilings (min. 60% of insulation)	2	
Total Points Available			5	
ENERGY EFFICIENCY + RENEWABLE ENERGY		Reduce climate change impacts of building operation by increasing overall building energy efficiency and generating renewable energy. Provide for the future installation of renewable energy systems.		
	5	Exceed Title 24 Energy Code by 5%	5	
	15	Exceed Title 24 Energy Code by More Than 5%. (1 pt for each additional 1% above 5% ; max. 15 pts)		
	3	Participate in Energy Star (residential) or Savings By Design (commercial) Programs	3	
	1	Pre-Plumb and Provide Conduit for Solar Water Heating		
	2	Install Solar Water Heating System for Domestic Hot Water		
	2	Install Solar Water Heating System for Pool Heating		
	10	Install Photovoltaic (PV) Panels (1 pt/kW ; max. 10 pts)		
	3	Install Energy Star Lighting (50% of total fixtures)	3	
	1	Install Energy Star Exit Signs	1	
	1	Install Energy Star Programmable Thermostats	1	
	1	Install Timer or Photo Sensor for Exterior Lights	1	
	1	Seal all Ducts with Mastic (residential) or Install per SMACNA standards (commercial)	1	
Total Points Available			15	
INDOOR AIR QUALITY		Increase quality of indoor air by reducing exposure to toxic chemicals. Decrease concentration of toxins and dust through ventilation and filtration.		
	2	Use No-VOC Paints on Interior Applications (<= 5 g/l)	2	
	2	Use Low-VOC Sealants and Adhesives (<= 50 g/l)	2	
	2	Use Composite Wood with No Added Urea Formaldehyde for Counters and Cabinets	2	
	1	Use Carpet Certified by CRI Green Label Program	1	
	2	Eliminate the Use of Carpet		
	2	Vent Kitchen Range Hoods to the Outside (min. 80% of units)	2	
	1	Install Fan with Humidistat Sensor or Timer in all Bathrooms	1	
	1	Install High Efficiency HVAC Filters (min. MERV 8) or Provide Ductless System	1	
	1	Provide Daylighting for 50% of occupied spaces		
Total Points Available			11	



CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
ROOFING		Provide roofing materials that are durable, reduce resource use, minimize interior heat gain, provide storm water management, and reduce the urban heat island effect.		
	2	Use Recycled-Content Roofing Materials		
	2	Install Energy Star or Cool Roof	2	
	3	Install Durable Roof with Long-Term Warranty or Demonstrated Long-Term Durability (40 yr warranty for asphalt shingles, 15 yr warranty for built-up roof, metal or clay tile)	3	
	6	Install Extensive Vegetated Green Roof (3 pt/each 50% of roof not occupied by mechanical equip. or access stairs)	3	
	8	Install Intensive Vegetated Green Roof (4 pt/each 50% of roof not occupied by mechanical equip. or access stairs)		
Total Points Available	21		8	
EXTERIOR FINISH		Encourage durable materials that do not require frequent maintenance.		
	3	Use Durable Exterior Finishes (1 pt/30% of exterior area) including Integral-Color or Uncolored Unpainted Stucco, Fiber-Cement Panels or Siding, Metal Panels or Siding, Composite Wood Panel, Glass, and other similar durable finishes.	3	
	1	Use Recycled-Content or FSC-Certified Outdoor Flooring Materials.		
Total Points Available	4		3	
INTERIOR FINISH		Reduce the use of natural resources, use rapidly renewable materials, and encourage ecologically sensitive forestry.		
	5	Use Exposed Concrete as Finished Floor (1pt/each 20%)	1	
	3	Use Resource-Efficient Flooring or FSC-Certified Wood Flooring for All Wood Flooring (1pt/30% of floor area). Resource efficient includes rapidly renewable materials, recycled-content carpet or flooring tiles (min. 25% recycled content).	1	
	3	Use agriculture board, FSC certified, or rapidly renewable cabinetry material		
	1	Use Recycled-Content Countertop Materials (min. 25% recycled content)		
Total Points Available	12		2	
INNOVATIVE DESIGN		Allow for innovation in design, building systems, and materials. Add additional green design principles through innovative approaches.		
Total Points Available	8	TBD, 8 points max.	0	
TOTAL POINTS AVAILABLE	160	Total Points Earned	65	
		Mandatory Points For Compliance	60	
		Points Needed for Incentives	90	

CATEGORY & POINTS AVAILABLE		GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
MANDATORY POINTS				
New Code Requirements as part of Green Building Ordinance, effective October 1, 2007	0	Provide Secure Bike Parking (1 space/7 employees or 10,000 sq. ft. or 1 space/ 4 dwelling units).	N/A	
	0	Label Storm Drains Adjacent to the Property.	N/A	
	0	Provide Roof Location and Install Conduit from Roof to Electrical Room for Future Photovoltaic System (PV) Installation.	N/A	
	0	Install Energy Star Appliances - Refrigerator, Washing Machine, Dishwasher.	N/A	
	0	Provide Construction Air Quality Management Plan in Specs (at a minimum protect ducts during construction and change filters and vacuum ducts prior to occupancy).	N/A	
	0	Use Low-VOC Interior Paints and Wood Finishes (<= 50 g/l flat; <= 150 g/l non-flat).	N/A	
	0	Provide owner or tenant with a Green Features/Benefits Manual.	N/A	
	0	Provide Space for the Collection and Storage of Recyclables.	N/A	
	0	Provide preferential parking for alternative fuel vehicles (min. 2% of total spaces for commercial lots with more than 25 spaces).	N/A	
	0	Divert Construction and Demolition Waste (min. of 80%).	N/A	
Existing Code Requirements for Green Building (still applicable)	0	Provide Construction Site Storm Water Management Plan.	N/A	
	0	Provide Permeable Surfaces in Required Yards (55% of front and 50% of side).	N/A	
	0	Use infiltration, biofiltration or equivalent flow reduction treatment BMP for the runoff resulting from either the first 0.75 inches of rainfall or the runoff resulting from a continuous rainfall event of 0.2 inches per hour.	N/A	
	0	Replace Existing Trees over 6" in Diameter that are Removed for Development (min. 24" box planted in the ground).	N/A	
	0	Use Drought Tolerant and Native Species for Landscaping.	N/A	
	0	Install Water-Efficient Irrigation System.	N/A	
	0	Parking Landscaping for Surface Parking Areas - Projects must comply with all applicable requirements. See Section 19.28.100(B) on Parking Area Landscaping Requirements.	N/A	
0	Transportation Demand Management - Projects must comply with applicable requirements. See Chapter 10.16 on Transportation Demand Management.	N/A		
No Points Received for these mandatory measures.				





MAINTAIN THE AUTHENTICITY AND SOUL OF THE VIPER ROOM IN THIS NEW MODERN FRAMEWORK



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01 NEON SIGN



02 FACADE CONTRASTS ADJACENT BUILDINGS



03 POSTER DISPLAY CASES



04 AWNING



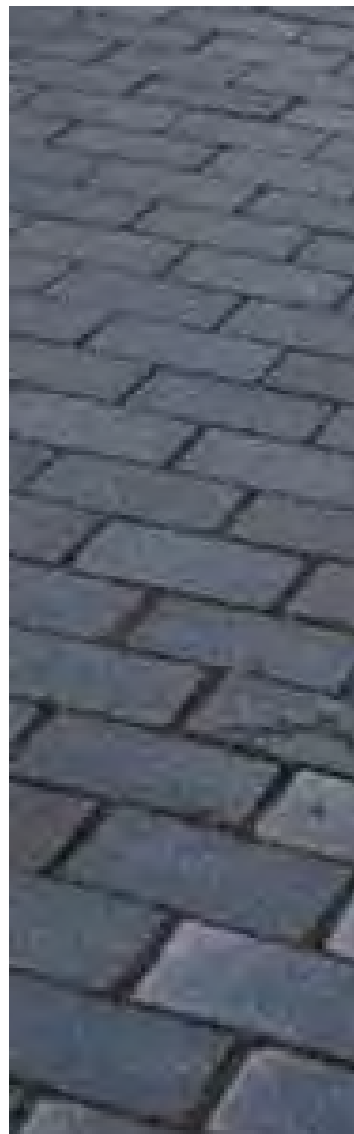
05 PAY PHONE



06 BLACK BRICK FACADE



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**EXTERIOR PAVER
FLOORING**



**BRONZE METAL
MESH**



**BLACK BRICK
WALL**



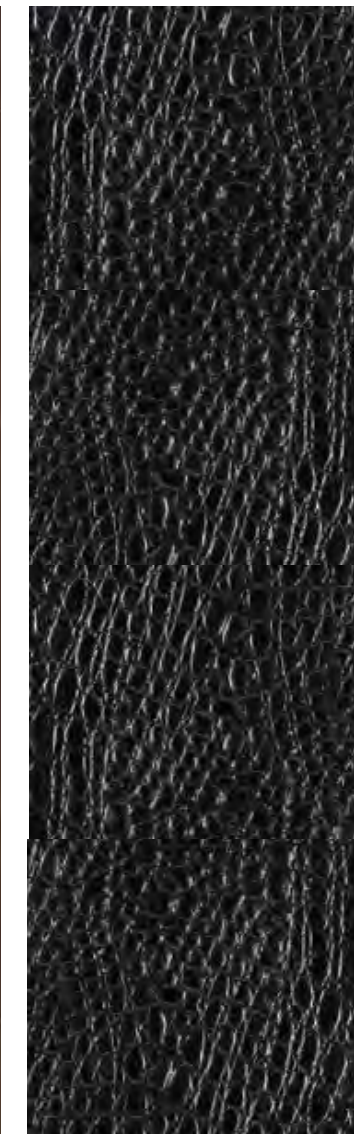
**BLACK ALUMINUM
FRAME**



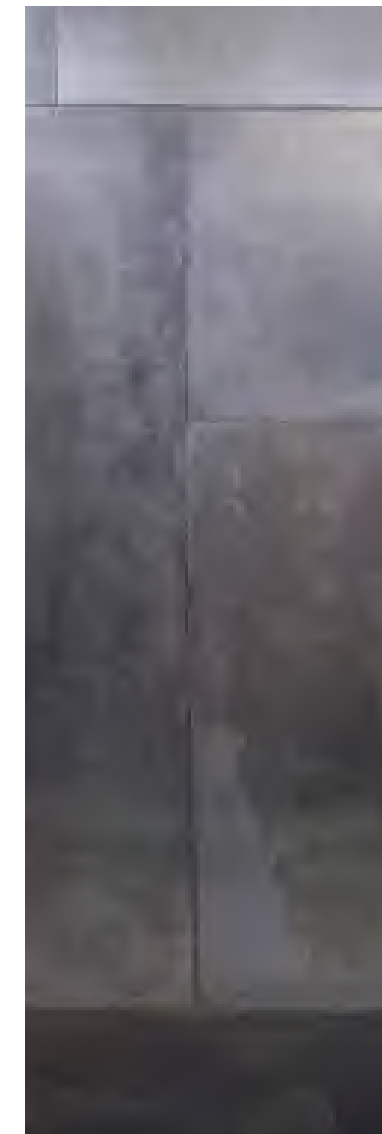
**AGED BRONZE
FRAME**



**INTERIOR WOOD
FLOORING**



**EMBOSSSED AWNING
FABRIC**



**COLD ROLLED
STEEL**

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**PROPOSED EXTERIOR
FACADE FEATURES:**

- 01 ORIGINAL NEON SIGN
- 02 CONTRAST FACADE
- 03 AWNING SHAPE TO MATCH ORIGINAL
- 04 BLACK BRICK FACADE



8850 SUNSET BLVD
WEST HOLLYWOOD, CALIFORNIA



VIPER ROOM - THREE-DIMENSIONAL REPRESENTATIONS

D1.03

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