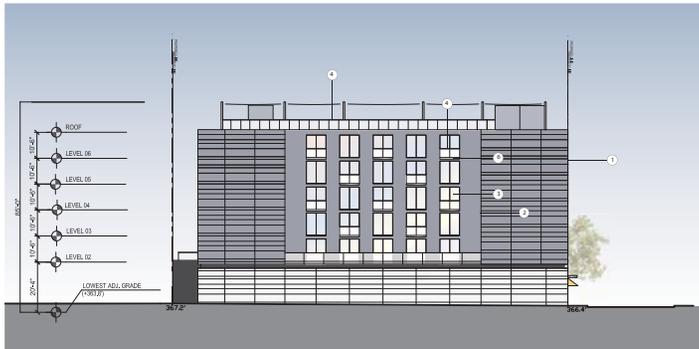




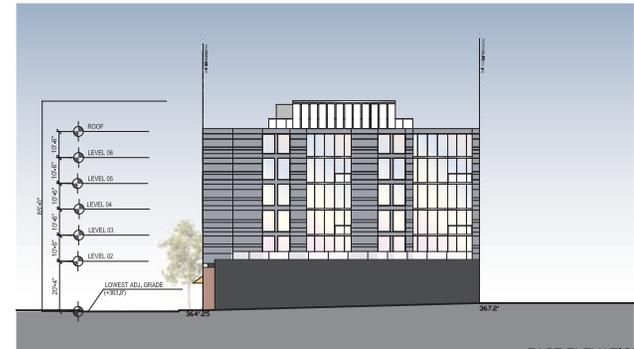
SOUTH ELEVATION



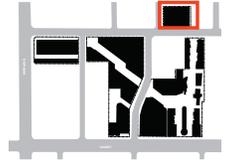
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



MATERIALS LEGEND	
1	Fiber Cement Panel - Pewter
2	Fiber Cement Panel - White
3	Clear Glazing with Black Frame
4	Glass Rail
5	Green Wall System
6	Anodized Aluminum Plate
7	Fabric and Metal Canopy System
8	Brick
9	Black Metal
10	Clear Glazing

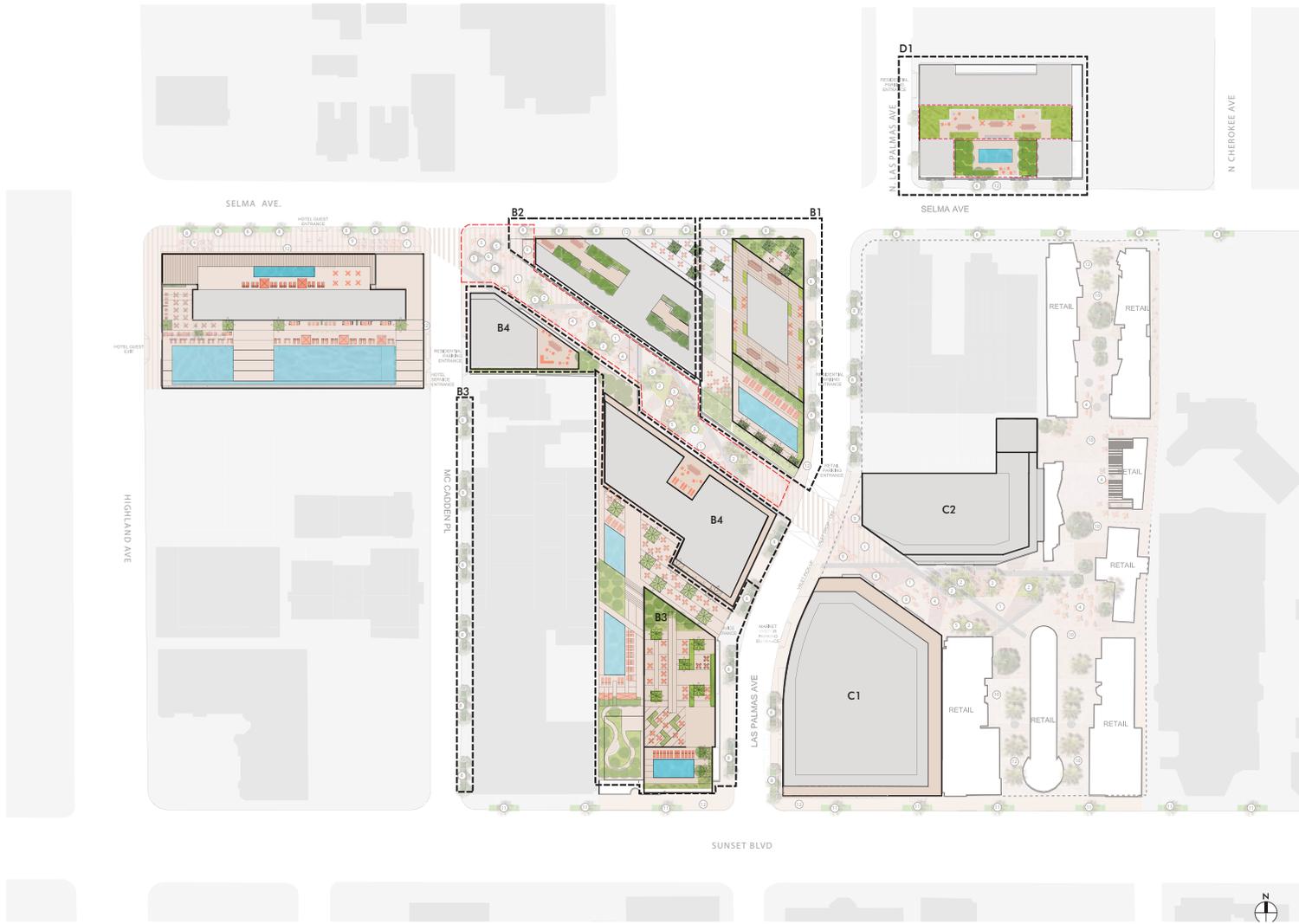
ELEVATIONS

SCALE 1"=50'

D1 PARCEL

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

6701 SUNSET BLVD. 29



ROOFTOP/AMENITY LEVEL PLAN SCALE 1"=100'

SKIDMORE OWINGS & MERRILL LLP / RIOS CLEMENTI HALE STUDIOS

LANDSCAPE

6701 SUNSET BLVD. 36

B1

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
One Bedroom	20%	38	100	3,800
Two Bedroom	60%	114	125	14,250 SF
Three Bedroom	20%	38	175	6,650 SF
TOTAL		190 UNITS		24,700 SF

B1 Common Open Space

Total Residential Open Space Requirement	24,700 SF
Total Residential Common Open Space Proposed	15,764 SF
Total Interior Amenity Space	4000 SF
Total Private Open Space Required	4936 SF
Total Units Required with Balcony's	99 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B1 Tree Requirement

Total Trees Required (194 Units)	49 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	38 Trees
Total Proposed Street Trees	11 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	49 Trees
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B1 Planting Requirement

Total Residential Common Open Space	15,764 SF
Total Common Planted	5,390 SF (34%)

25% of Common Open Space must be planted

B2

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	28	100	2,800 SF
One Bedroom	20%	14	100	1,400 SF
Two Bedroom	40%	28	125	3,500 SF
		70 UNITS		7,700 SF

B2 Common Open Space

Total Residential Open Space Requirement	7,700 SF
Total Residential Common Open Space Proposed	4,640 SF
Total Interior Amenity Space	1,500 SF
Total Private Open Space Required	1,560 SF
Total Units Required with Balcony's	32 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B2 Tree Requirement

Total Trees Required (70 Units)	18 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	15 Trees
Total Proposed Street Trees	5 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	20 Trees
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B2 Planting Requirement

Total Residential Common Open Space	3,410 SF
Total Common Planted	1,197 SF (35 %)

25% of Common Open Space must be planted

B3

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	196	100	19,600 SF
One Bedroom	20%	97	100	9,700 SF
Two Bedroom	40%	196	125	24,500 SF
		489 UNITS		53,710 SF

B3 Common Open Space

Total Residential Open Space Requirement	53,710 SF
Total Residential Common Open Space Proposed	27,114 SF
Total Interior Amenity Space	3,500 SF
Total Private Open Space Required	23,096 SF
Total Paseo Open Space	13,758 SF
Total Units Required with Balcony's	462 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B3 Tree Requirement

Total Trees Required (489 Units)	123 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	102 Trees
Total Proposed Street Trees	24 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	126 Trees
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B3 Planting Requirement

Total Residential Common Open Space	27,114 SF
Total Common Planted	12,000 SF (44%)

25% of Common Open Space must be planted

B4

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	40%	49	100	4,900 SF
One Bedroom	20%	25	100	2,500 SF
Two Bedroom	40%	49	125	6,125 SF
		123		13,525 SF

B4 Common Open Space

Total Residential Open Space Requirement	13,525 SF
Total Residential Common Open Space Proposed	6,475 SF
Total Interior Amenity Space	2,000 SF
Total Private Open Space Required	5,055 SF
Total Units Required with Balcony's	101 Units

Up to 50 SF of private open space can count towards meeting Open Space Requirement

B4 Tree Requirement

Total Trees Required (123 Units)	31 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	7 Trees
Total Proposed Street Trees	6 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees in Paseo	18 Trees
Total Trees Proposed	31 Trees

B4 Planting Requirement

Total Residential Common Open Space	6,475 SF
Total Common Open Space Planted	3,207 SF (49 %)

25% of Common Open Space must be planted

D1

UNIT TYPE	UNIT MIX%	UNIT COUNT	O.S./ UNIT	REQ O.S.
Studio	64%	50	100	5,000SF
One Bedroom	13%	10	100	1,000 SF
Two Bedroom	23%	18	125	2,250 SF
		78 UNITS		8,250 SF

D1 Common Open Space

Total Residential Open Space Requirement	8,250 SF
Total Residential Common Open Space Proposed	7,719 SF
Total Interior Amenity Space	1,199 SF
Total Private Open Space Required	0
Total Units Required with Balcony's	0

Up to 50 SF of private open space can count towards meeting Open Space Requirement

D1 Tree Requirement

Total Trees Required (79 Units)	20 Trees
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One 24" Box Tree per every 4 Units

Total Proposed Trees on Roof Decks	14 Trees
Total Proposed Street Trees	6 Trees

Street Trees Used in Calculations are adjacent to parcel

Total Trees Proposed	20 Trees
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D1 Planting Requirement

Total Residential Common Open Space	7,719 SF
Total Common Planted	3,908 SF (50%)

25% of Common Open Space must be planted

Exhibit 2

Project Renderings



Exhibit 2-1
Aerial View of the Project Looking North



Exhibit 2-2

View of the Project Looking Northwest along Sunset Boulevard



Exhibit 2-3

View of the Project Looking Southeast along Selma Avenue just West of McCadden Place

Source: Skidmore Owings & Merrill, LLP / Kilgraph, 2016.