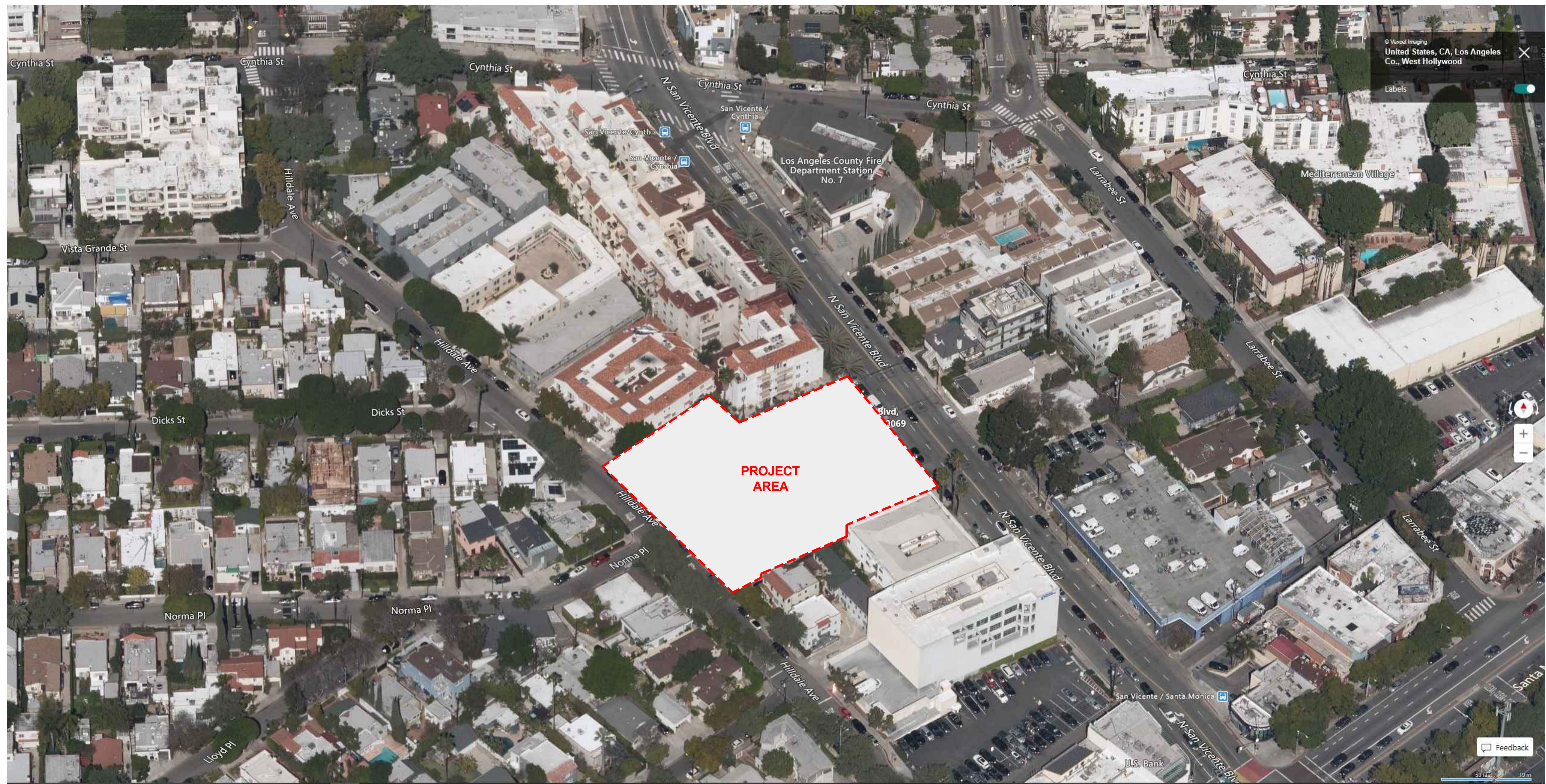


SVB
SAN VICENTE BUNGALOW AND HILDALE PROPERTIES
DEVELOPMENT PERMIT SUBMITTAL R2
NOT ISSUED FOR CONSTRUCTION
12.22.2023

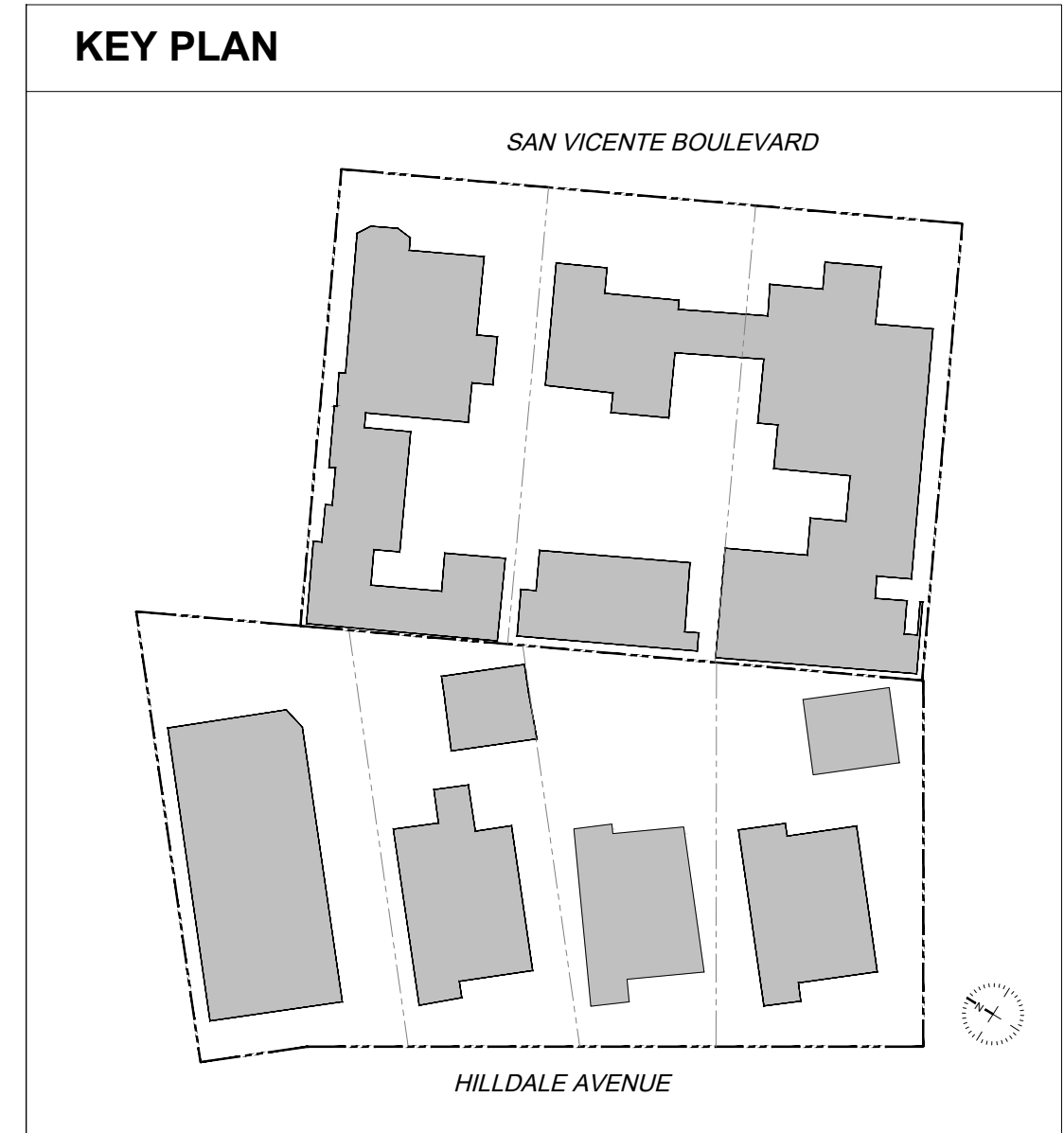
**GOOD
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CO.**
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Los Angeles, CA 90015
(213) 631 0481
www.goodproject.com



BIRDS EYE FROM SOUTH EAST
N.T.S 02



BIRDS EYE FROM NORTH WEST
N.T.S 01



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Los Angeles, CA 90015

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DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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745 N SAN VICENTE BLVD
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LANDUSE ATTORNEY

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CONSULTING ARCHITECT (P2)

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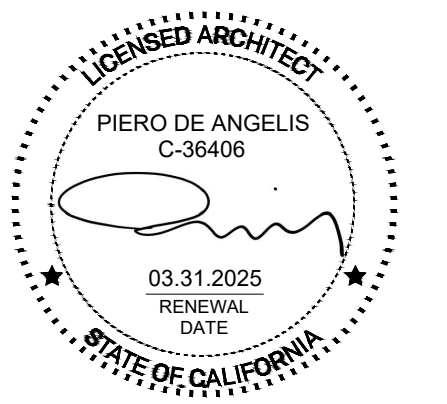
LANDSCAPE ARCHITECT

LZ DESIGN GROUP
954 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002

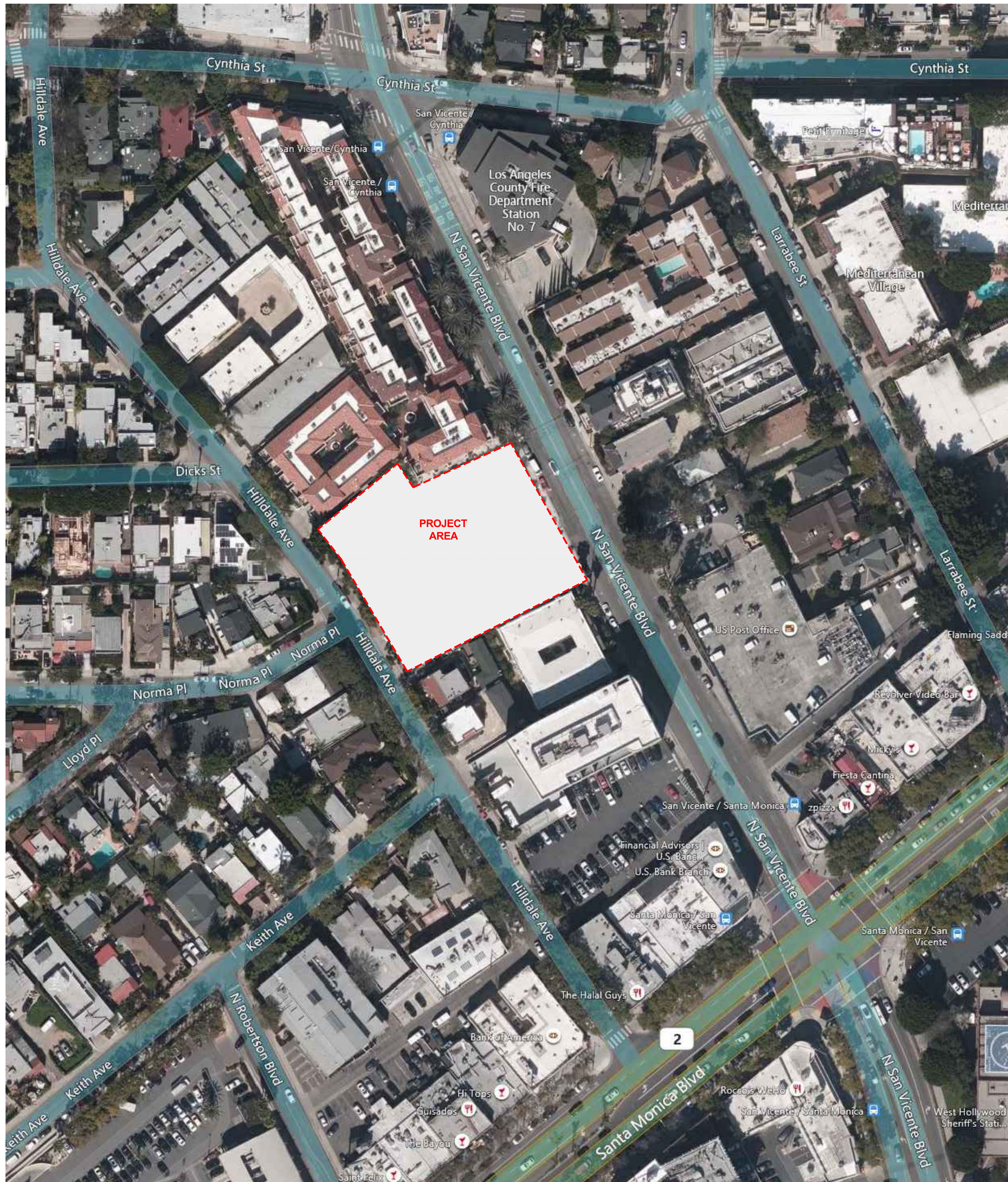
SVB x HILDALE

DATE	ISSUE	MARK



SHEET TITLE
BIRDS EYE VIEW AND NARRATIVE

SHEET NUMBER
G0.02



AERIAL PHOTO
N.T.S. 01

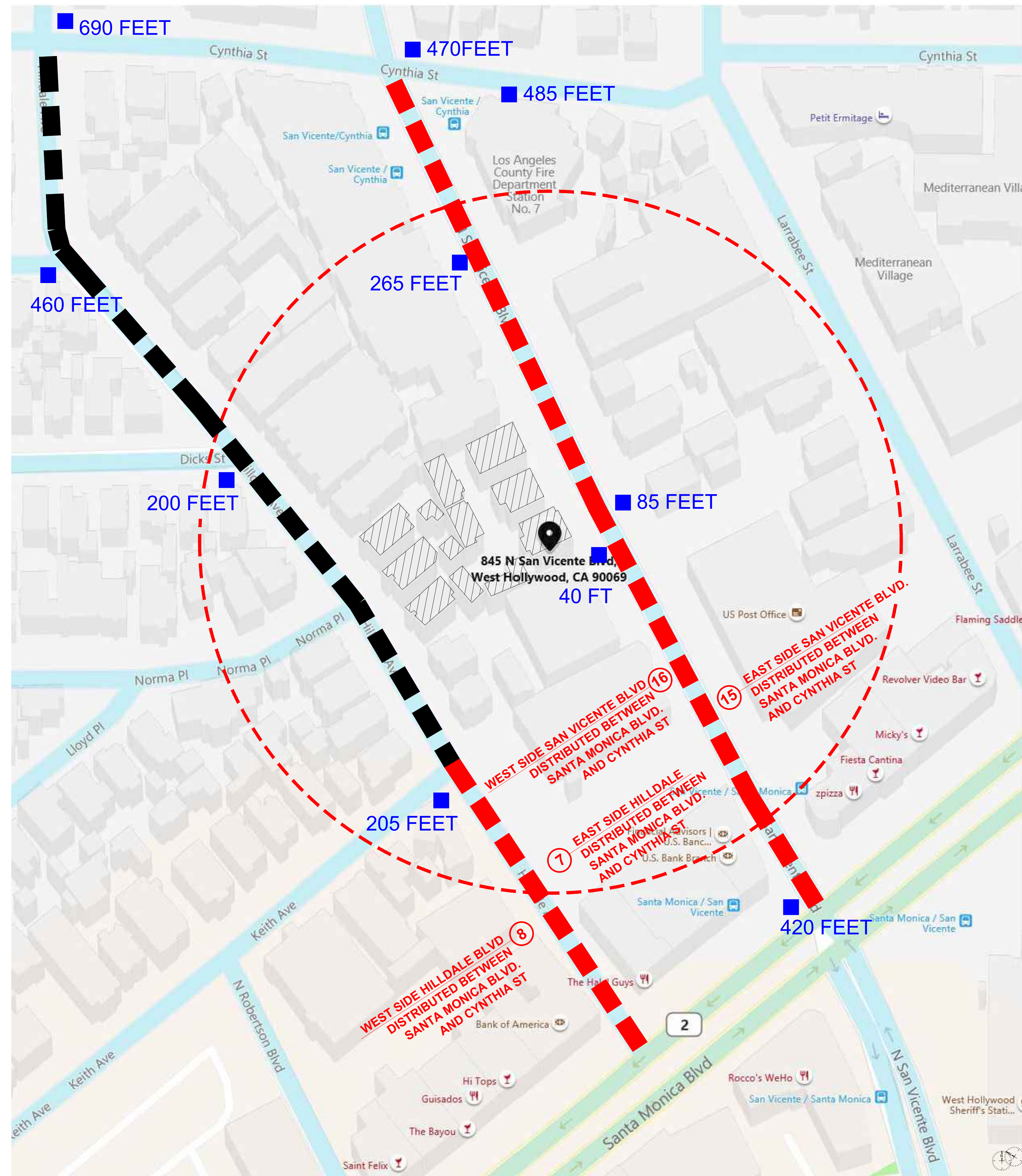
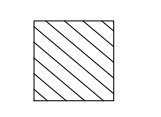
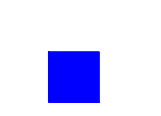




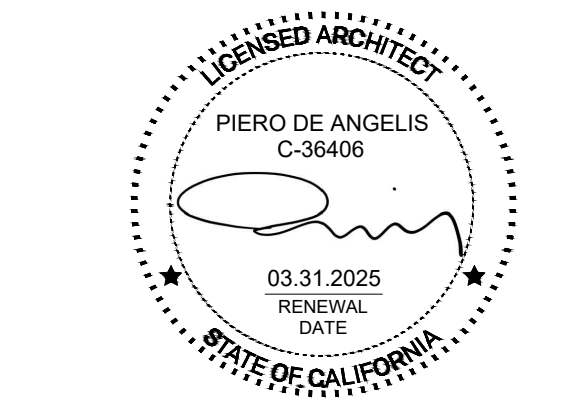
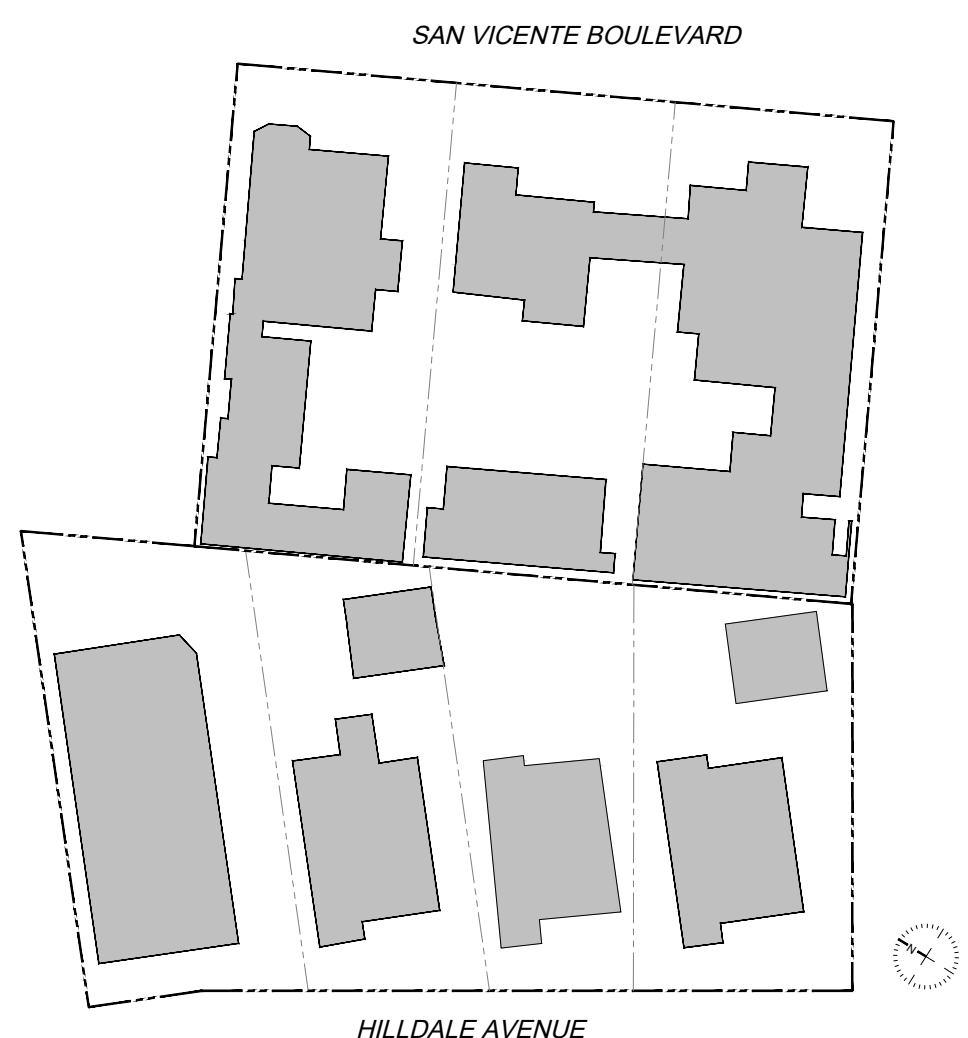


FIGURE GROUND
N.T.S. 01

FIGURE GROUND LEGEND

-  PROJECT SITE EXISTING STRUCTURES
-  EXISTING FIRE HYDRANTS
XXX- DISTANCE FROM SITE
-  300' RADIUS
-  EXISTING NON-DEMARKATED STREET PARKING. QUANTITIES VARY
-  METERED PARKING
-  QUANTITY OF METERED PARKING

KEY PLAN



LEGAL DESCRIPTION | PARCEL 1:

PROPOSED PARCEL A, AS SHOWN ON LOT LINE ADJUSTMENT, LOT LINE MERGER, CERTIFICATE OF COMPLIANCE NO. LA 15-0007, AS EVIDENCED BY DOCUMENT RECORDED APRIL 04, 2017 AS INSTRUMENT NO. 20170371812 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT REAL PROPERTY IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A PORTION OF LOT 10, 11 AND 12, BLOCK A, SHERMAN TRACT, AS PER MAP RECORDED IN MISCELLANEOUS RECORDS BOOK 60, PAGE 26, RECORDS OF SAID COUNTY.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOT 12, 11 AND 10 150 FEET, PLUS OR MINUS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 110 FEET, PLUS OR MINUS, TO A POINT IN THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 12 FEET OF SAID LOTS 10, 11 AND 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 150 FEET, PLUS OR MINUS, TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY LINE OF SAID LOT 12 110 FEET, PLUS OR MINUS TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL 2:

THOSE PORTIONS OF LOT 99 OF TRACT NO. 5934, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 11 OF TRACT NO. 6099, IN BOOK 66, PAGE 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 99 AND 11, 41.27 FEET; THENCE NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99 TO A POINT IN THE NORTHEASTERLY LINE THEREOF; THENCE NORTH 27° 16' 00" WEST ALONG THE NORTHEASTERLY LINE 41.96 FEET, MORE OR LESS TO THE MOST NORTHERLY CORNER OF LOT 99; THENCE SOUTH 49° 31' 30" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 99, 101.36 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION | PARCEL 3:

THOSE PORTIONS OF LOTS 11 AND 12 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 12; THENCE NORTH 32° 18' 30" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF; 41.27 FEET, MORE OR LESS, TO A POINT IN SAID SOUTHWESTERLY LINE WHICH IS SOUTH 02° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 99, TRACT NO. 5934, AS PER MAP RECORDED IN BOOK 62 PAGE 41 OF SAID MAPS, AND THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, 82.54 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE NORTH 49° 31' 30" EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE SOUTH 27° 16' 00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOTS 11 AND 12, 54.81 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTH 57° 41' 30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, 88.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION | PARCEL 4:

THOSE PORTIONS OF LOT 99 OF TRACT NO. 5934 AND LOTS 11 AND 12 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 41 AND IN BOOK 66 PAGE 21 OF MAPS RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 11, DISTANT SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 99 AND 11, 41.27 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE SOUTH 32° 18' 30" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, 41.27 FEET; THENCE NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 9, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE NORTH 27° 16' 00" WEST ALONG SAID NORTHEASTERLY LINE, 41.96 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99, FROM THE POINT OF BEGINNING; THENCE SOUTH 49° 31' 30" WEST PARALLEL WITH SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION | PARCEL 5:

LOT(S) 100 OF TRACT NO. 5934, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE(S) 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION | PARCEL 6:

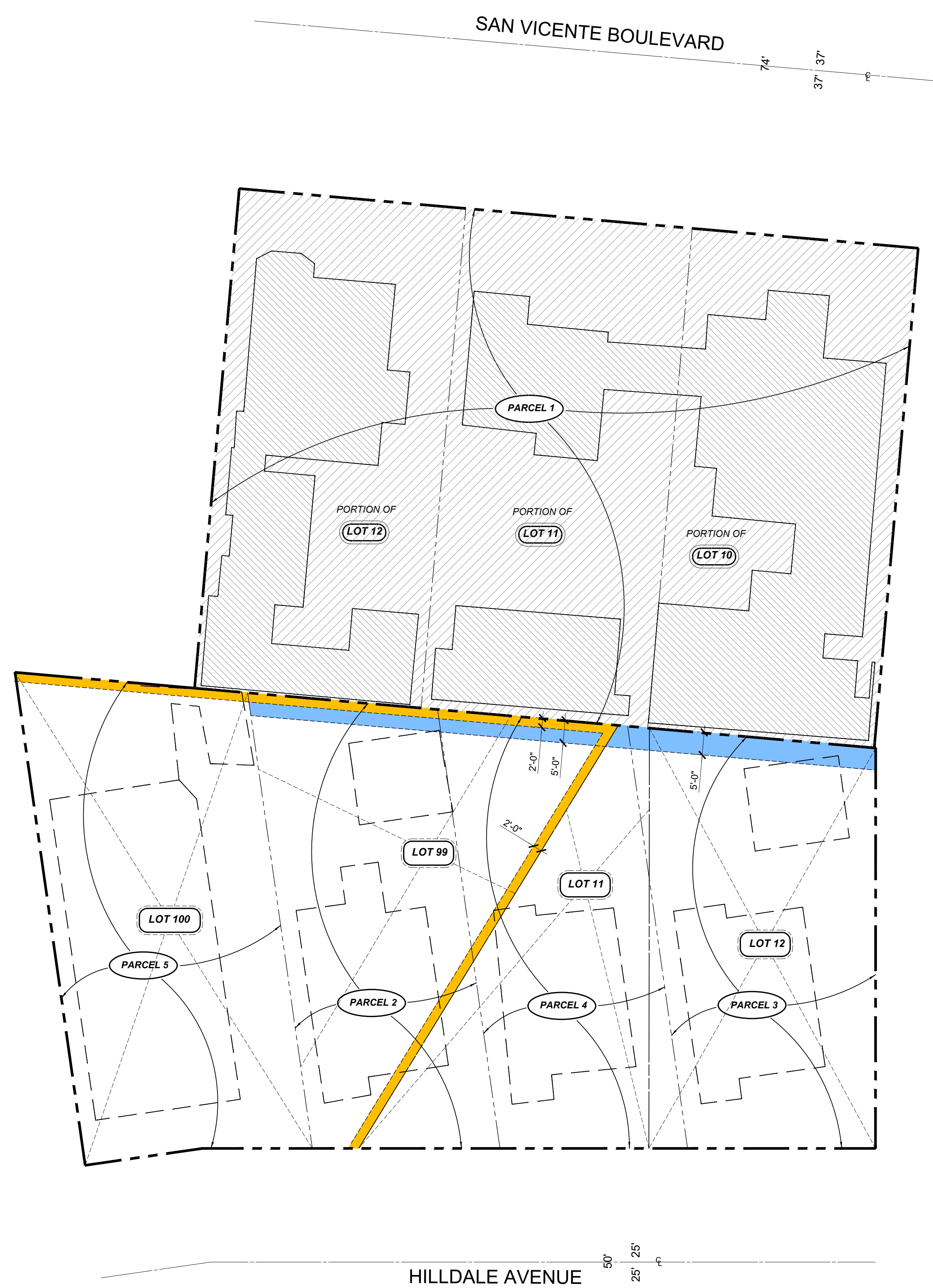
LOT(S) 27 IN BLOCK B OF SHERMAN TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE(S) 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHWESTERLY 12 FEET AS GRANTED TO THE COUNTY OF LOS ANGELES.

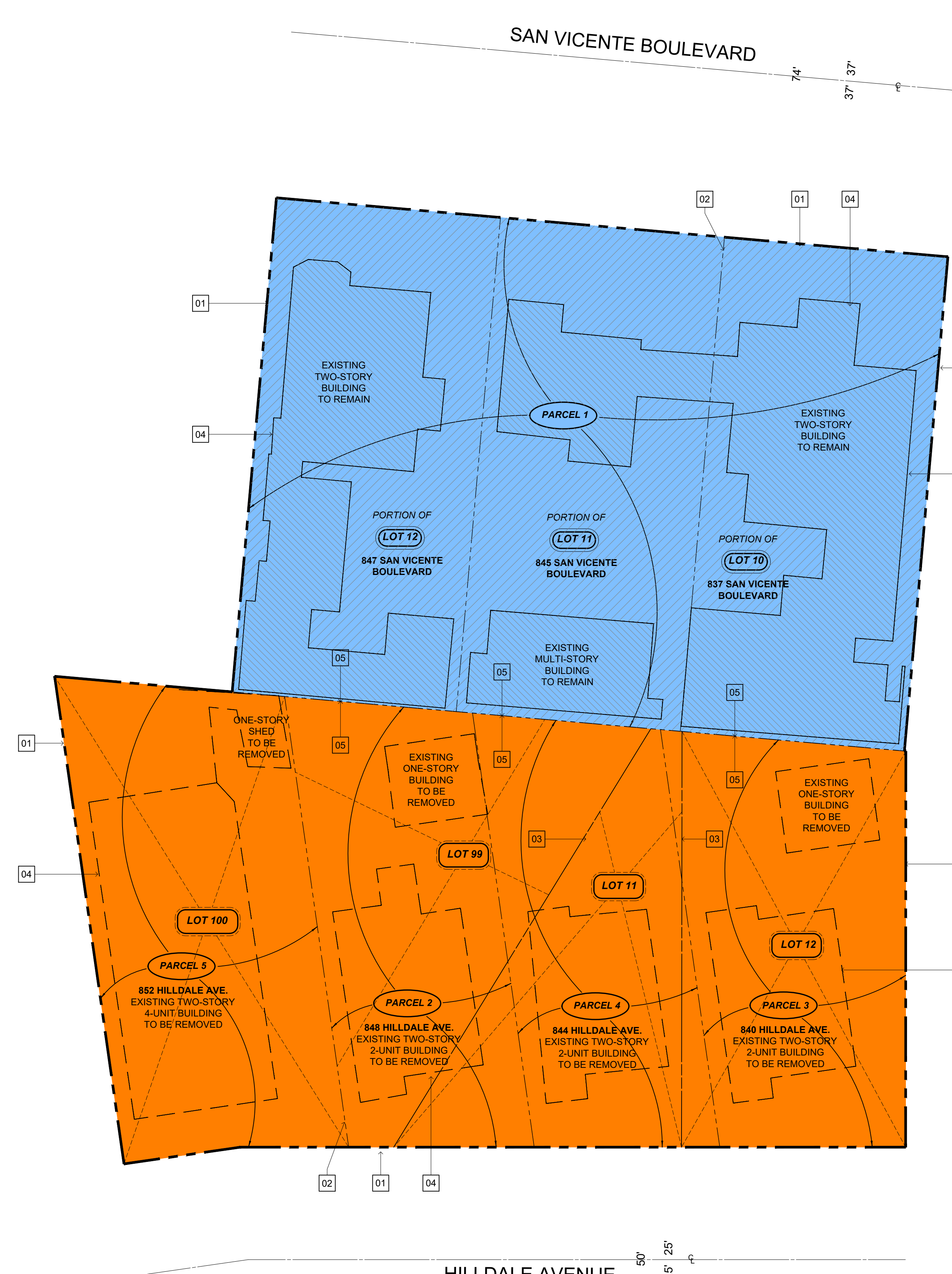
APN: 4340-007-024 (AFFECTS PARCEL 2)
4340-007-003 (AFFECTS PARCEL 3)
4340-007-023 (AFFECTS PARCEL 4)
4340-006-013 (AFFECTS PARCEL 5)
4339-019-022 (AFFECTS PARCEL 6)

AND OLD APNS: 4340-007-019 (AFFECTS: PORTION OF PARCEL 1)
4340-006-001 (AFFECTS: PORTION OF PARCEL 1)
4340-006-002 (AFFECTS: PORTION OF PARCEL 1)
NEW APN: 4340-007-027 (PARCEL 1)

SITE ADDRESS: 840, 844, 848 AND 852 HILLDALE AVENUE, 837, 845, AND 847 NORTH SAN VICENTE BOULEVARD, WEST HOLLYWOOD
AREA: 35,857 SQUARE FEET



EXISTING EASEMENT PLAN
SCALE: 1/16" = 1'-0" (02)



EXISTING OVERALL SITE PLAN
SCALE: 1/16" = 1'-0" (01)

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DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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626 WILSHIRE BLVD, SUITE 550
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LANDSCAPE ARCHITECT
L.Z. DESIGN GROUP
994 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002
SVB x HILLDALE

DATE	ISSUE	MARK



SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
G0.04

BOUNDARY PLAN GENERAL NOTES	EASEMENT PLAN LEGEND	BOUNDARY PLAN LEGEND	BOUNDARY PLAN KEY NOTES	PROJECT AREA SUMMARY
<ol style="list-style-type: none"> KEY PLANS ARE BASED ON OWNER PROVIDED SURVEY AND/OR AS-BUILTS. KEY PLANS ARE DIAGRAMMATIC ONLY. REFER TO SURVEY AND SITE PLANS FOR ADDITIONAL INFORMATION. 	<p>ITEM 21: PUBLIC UTILITY EASEMENT SEE SURVEY</p> <p>ITEM 33: RIGHT OF WAY EASEMENT, SEE SURVEY</p> <p>EXISTING BUILDINGS TO REMAIN</p> <p>EXISTING BUILDINGS TO BE REMOVED</p> <p>NEW BUILDING AND/OR FLOOR AREA AS INDICATED</p> <p>LOTS 19,11 AND 12. NOT INCLUDED IN SCOPE OF WORK</p>	<p>P1 PARCEL 01: 837 SAN VICENTE BLVD 845 SAN VICENTE BLVD 847 SAN VICENTE BLVD</p> <p>SEE P1_AD1.00 FOR EXISTING/DEMO SITE PLAN SEE P1_A1.00 FOR PROPOSED SITE PLAN</p> <p>P2 PARCEL 02,03, 04, 05: 840 HILLDALE AVE 844 HILLDALE AVE 848 HILLDALE AVE 852 HILLDALE AVE</p> <p>SEE P2_AD1.00 FOR EXISTING/DEMO SITE PLAN SEE P2_A1.00 FOR PROPOSED SITE PLAN</p> <p>EXISTING BUILDINGS TO REMAIN</p> <p>EXISTING BUILDINGS TO BE REMOVED</p> <p>NEW BUILDING AND/OR FLOOR AREA AS INDICATED</p> <p>LOTS 19,11 AND 12. NOT INCLUDED IN SCOPE OF WORK</p>	<p>01 PROJECT BOUNDARY LINE</p> <p>02 PROPERTY LINE</p> <p>03 LOT LINE</p> <p>04 OUTLINE OF EXISTING BUILDINGS</p> <p>05 EXISTING LOT LINE</p> <p>06 NOT USED</p> <p>07 NOT USED</p>	

LEGAL DESCRIPTION | PARCEL 1:

PROPOSED PARCEL A, AS SHOWN ON LOT LINE ADJUSTMENT, LOT LINE MERGER, CERTIFICATE OF COMPLIANCE NO. LA 15-0007, AS EVIDENCED BY DOCUMENT RECORDED APRIL 04, 2017 AS INSTRUMENT NO. 20170371612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT REAL PROPERTY IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A PORTION OF LOT 10, 11 AND 12, BLOCK A, SHERMAN TRACT, AS PER MAP RECORDED IN MISCELLANEOUS RECORDS BOOK 60, PAGE 26, RECORDS OF SAID COUNTY.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOT 12, 11 AND 10 150 FEET, PLUS OR MINUS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 110 FEET, PLUS OR MINUS, TO A POINT IN THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 12 FEET OF SAID LOTS 10, 11 AND 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 150 FEET, PLUS OR MINUS, TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF SAID LOT 12 110 FEET, PLUS OR MINUS TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL 2:

THOSE PORTIONS OF LOT 99 OF TRACT NO. 5934, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 11 OF TRACT NO. 6099, IN BOOK 66, PAGE 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 99 AND 11, 41.27 FEET; THENCE NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99 TO A POINT IN THE NORTHEASTERLY LINE THEREOF; THENCE NORTH 27° 16' 00" WEST ALONG THE NORTHEASTERLY LINE 41.96 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 99; THENCE SOUTH 49° 31' 30" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 99, 101.36 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION | PARCEL 3:

THOSE PORTIONS OF LOTS 11 AND 12 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 12; THENCE NORTH 32° 18' 30" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF, 41.27 FEET, MORE OR LESS, TO A POINT IN SAID SOUTHWESTERLY LINE WHICH IS SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 99, TRACT NO. 5934, AS PER MAP RECORDED IN BOOK 62 PAGE 41 OF SAID MAPS, AND THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, 82.54 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE NORTH 49° 31' 30" EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE SOUTH 27° 16' 00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOTS 11 AND 12, 54.81 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTH 57° 41' 30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, 88.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION | PARCEL 4:

THOSE PORTIONS OF LOT 99 OF TRACT NO. 5934 AND LOTS 11 AND 12 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 41 AND IN BOOK 66 PAGE 21 OF MAPS RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 11, DISTANT SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 99 AND 11, 41.27 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE SOUTH 32° 18' 30" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, 41.27 FEET; THENCE NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 9, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE NORTH 27° 16' 00" WEST ALONG SAID NORTHEASTERLY LINE, 41.96 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99, FROM THE POINT OF BEGINNING; THENCE SOUTH 49° 31' 30" WEST PARALLEL WITH SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION | PARCEL 5:

LOT(S) 100 OF TRACT NO. 5934, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE(S) 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION | PARCEL 6:

LOT(S) 27 IN BLOCK B OF SHERMAN TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE(S) 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHWESTERLY 12 FEET AS GRANTED TO THE COUNTY OF LOS ANGELES.

- APN:
- 4340-007-024 (AFFECTS PARCEL 2)
 - 4340-007-003 (AFFECTS PARCEL 3)
 - 4340-007-023 (AFFECTS PARCEL 4)
 - 4340-006-013 (AFFECTS PARCEL 5)
 - 4339-019-022 (AFFECTS PARCEL 6)

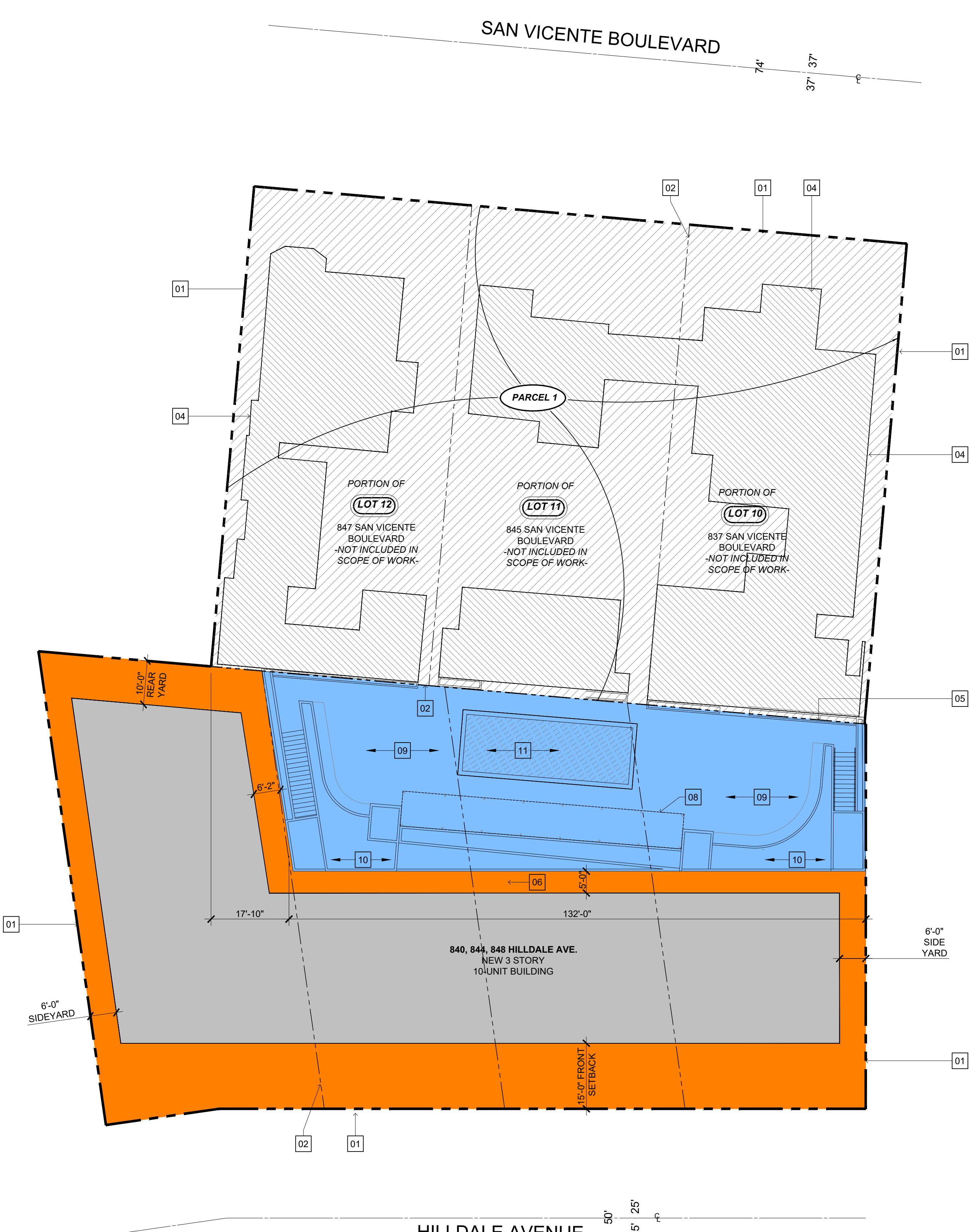
- AND OLD APNS:
- 4340-007-019 (AFFECTS: PORTION OF PARCEL 1)
 - 4340-006-001 (AFFECTS: PORTION OF PARCEL 1)
 - 4340-006-002 (AFFECTS: PORTION OF PARCEL 1)
 - NEW APN: 4340-007-027 (PARCEL 1)

SITE ADDRESS:
840, 844, 848 AND 852 HILLDALE AVENUE, 837, 845, AND 847 NORTH SAN VICENTE BOULEVARD, WEST HOLLYWOOD

AREA:
35,857 SQUARE FEET



PROPOSED EASEMENT PLAN
SCALE: 1/16" = 1'-0" (02)



PROPOSED OVERALL SITE PLAN
SCALE: 1/16" = 1'-0" (01)

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DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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LANDSCAPE ARCHITECT
L.Z. DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002
SVB x HILLDALE

DATE ISSUE MARK

BOUNDARY PLAN GENERAL NOTES

- KEY PLANS ARE BASED ON OWNER PROVIDED SURVEY AND/OR AS-BUILTS.
- KEY PLANS ARE DIAGRAMMATIC ONLY. REFER TO SURVEY AND SITE PLANS FOR ADDITIONAL INFORMATION.

EASEMENT PLAN | LEGEND

- ITEM 21: PUBLIC UTILITY EASEMENT SEE SURVEY.
- ITEM 33: RIGHT OF WAY EASEMENT, SEE SURVEY.
- PORTION OF PUBLIC UTILITY EASEMENT TO BE RELOCATED
- RELOCATED PORTION OF PUBLIC UTILITY EASEMENT
- EXISTING BUILDINGS TO REMAIN
- NEW BUILDING AND/OR FLOOR AREA AS INDICATED
- LOTS 10, 11 AND 12. NOT INCLUDED IN SCOPE OF WORK

BOUNDARY PLAN | LEGEND

- P1: PORTION OF HILLDALE AVE. FRONTING PARCELS TO BE DEVELOPED AS COMMERCIAL USE
SEE P1_A1.00 FOR PROPOSED SITE PLAN
- P2: PORTION OF HILLDALE AVE. FRONTING PARCELS TO BE DEVELOPED AS RESIDENTIAL USE
SEE P2_A1.00 FOR PROPOSED SITE PLAN
- EXISTING BUILDINGS TO REMAIN
- NEW BUILDING AND/OR FLOOR AREA AS INDICATED
- LOTS 10, 11 AND 12. NOT INCLUDED IN SCOPE OF WORK

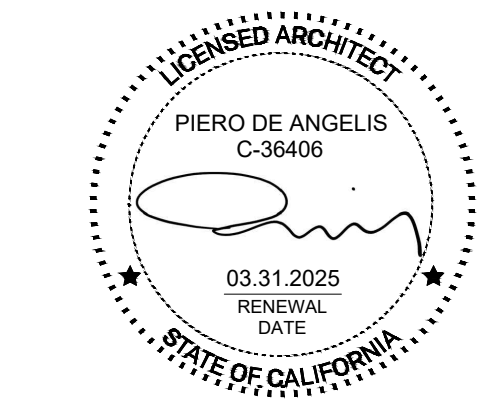
KEY NOTES

- 01 PROJECT BOUNDARY LINE
- 02 PROPERTY LINE
- 03 LOT LINE
- 04 OUTLINE OF EXISTING BUILDINGS
- 05 EXISTING LOT LINE
- 06 PORTION OF UTILITY EASEMENT TO BE RELOCATED
- 07 RELOCATED PORTION OF UTILITY EASEMENT
- 08 (N) OPEN TRELLIS
- 09 (N) POOL DECK WITH BASEMENT
- 10 (N) RAISED PLANTERS
- 11 (N) POOL

PROJECT AREA SUMMARY

TOTAL PROJECT AREA SUMMARY	
PARCEL	TOTAL AREA (SF)
PARCEL 01 (COMMERCIAL)	5,322
PARCEL 02 (RESIDENTIAL)	12,190
TOTAL	17,512
ONE THIRD OF TOTAL AREA	5,837**

**THEREFORE TOTAL COMMERCIAL AREA (5,322 SF) IS LESS THAN 1/3 OR THE TOTAL PROJECT AREA



SHEET TITLE
PROPOSED OVERALL SITE PLAN AND EASEMENT PLAN
SHEET NUMBER

G0.05

GOOD PROJECT CO.

117 W. 9th Street, Suite 313
Los Angeles, CA 90015
www.goodprojectcompany

ALL DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NEITHER BE USED ON ANY OTHER WORK NOR BE USED BY ANY OTHER PERSON FOR ANY USE WHATSOEVER WITHOUT WRITTEN PERMISSION. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

OWNER

SV CLUB OWNER LLC
745 N SAN VICENTE BLVD
WEST HOLLYWOOD, CA 90069

LANDUSE ATTORNEY

TRUMAN & ELLIOTT, LLP
626 WILSHIRE BLVD, SUITE 550
LOS ANGELES, CA 90017

SURVEYOR

M & M & CO
26074 AVENUE HALL, SUITE 12
SANTA CLARITA, CA 91355

ARCHITECT OF RECORD

GOOD PROJECT COMPANY
117 W. 9TH STREET, SUITE 313
LOS ANGELES, CA 90015

CONSULTING ARCHITECT (P1)

LOESCHER MEACHEM ARCHITECTS, INC.
353 S. BROADWAY, SUITE 201
LOS ANGELES, CA 90013

CONSULTING ARCHITECT (P2)

OFFICE OF KIEM HO ARCHITECTS
117 W. 9TH STREET, SUITE 1016
LOS ANGELES, CA 90015

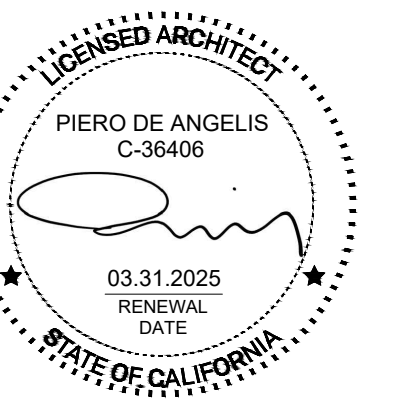
LANDSCAPE ARCHITECT

LZ DESIGN GROUP
994 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002

SVB x HILDALE

DATE	ISSUE	MARK
.	.	.

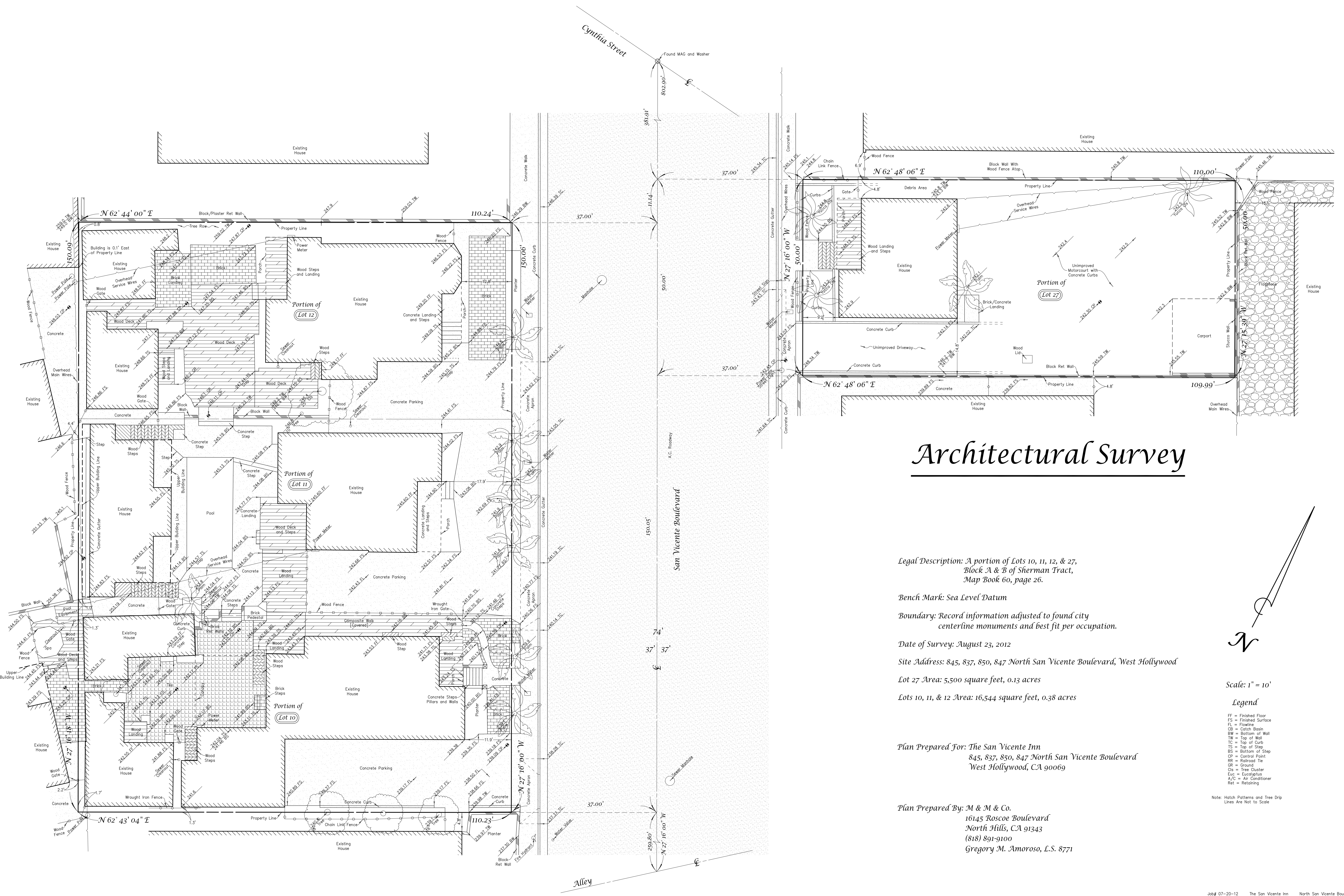


SHEET TITLE
OVERVIEW RENDERING

SHEET NUMBER
G0.06

OVERVIEW RENDERING





Architectural Survey

Legal Description: A portion of Lots 10, 11, 12, & 27, Block A & B of Sherman Tract, Map Book 60, page 26.

Bench Mark: Sea Level Datum

Boundary: Record information adjusted to found city centerline monuments and best fit per occupation.

Date of Survey: August 23, 2012

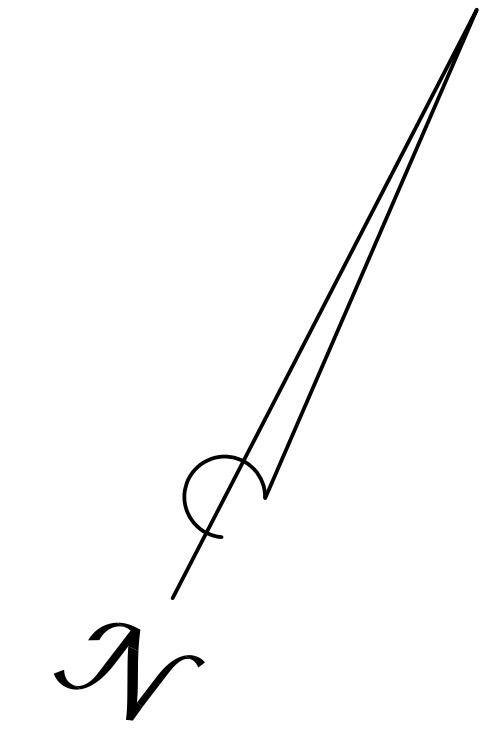
Site Address: 845, 837, 850, 847 North San Vicente Boulevard, West Hollywood

Lot 27 Area: 5,500 square feet, 0.13 acres

Lots 10, 11, & 12 Area: 16,544 square feet, 0.38 acres

Plan Prepared For: The San Vicente Inn
845, 837, 850, 847 North San Vicente Boulevard
West Hollywood, CA 90069

Plan Prepared By: M & M & Co.
16145 Roscoe Boulevard
North Hills, CA 91343
(818) 891-9100
Gregory M. Amoroso, L.S. 8771



Scale: 1" = 10'

Legend

- FF = Finished Floor
- FS = Finished Surface
- FL = Flowline
- CB = Catch Basin
- BW = Bottom of Wall
- TW = Top of Wall
- TS = Top of Step
- BS = Bottom of Step
- CP = Control Point
- RR = Railroad Tie
- GR = Ground
- Cl = Tree Cluster
- Euc = Eucalyptus
- A/C = Air Conditioner
- Ret = Retaining

Note: Hatch Patterns and Tree Drip Lines Are Not to Scale

Architectural Survey



Scale: 1" = 10'

Legend

- FS = Finished Surface
- BW = Bottom of Wall
- TW = Top of Wall
- TC = Top of Curb
- TS = Top of Step
- BS = Bottom of Step
- Ret = Retaining

Note: Hatch Patterns and Tree Drip Lines Are Not to Scale

Site Address: 840-852 Hilldale Avenue, West Hollywood

Date of Survey: May 12, 2022

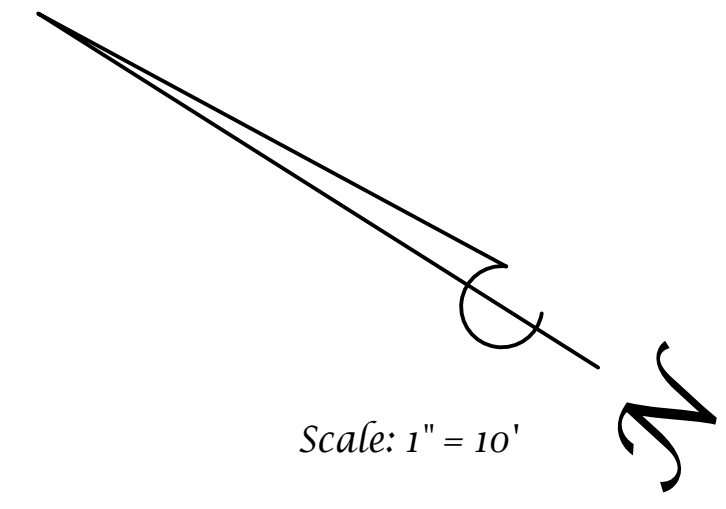
Update: September 12, 2022 [Contours added]

Plan Prepared For: SYB Club Owner LLC
845 N. San Vicente Boulevard
West Hollywood, CA 90069

Plan Prepared By: M & M Co.
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771



A.L.T.A./NSPS Land Title Survey



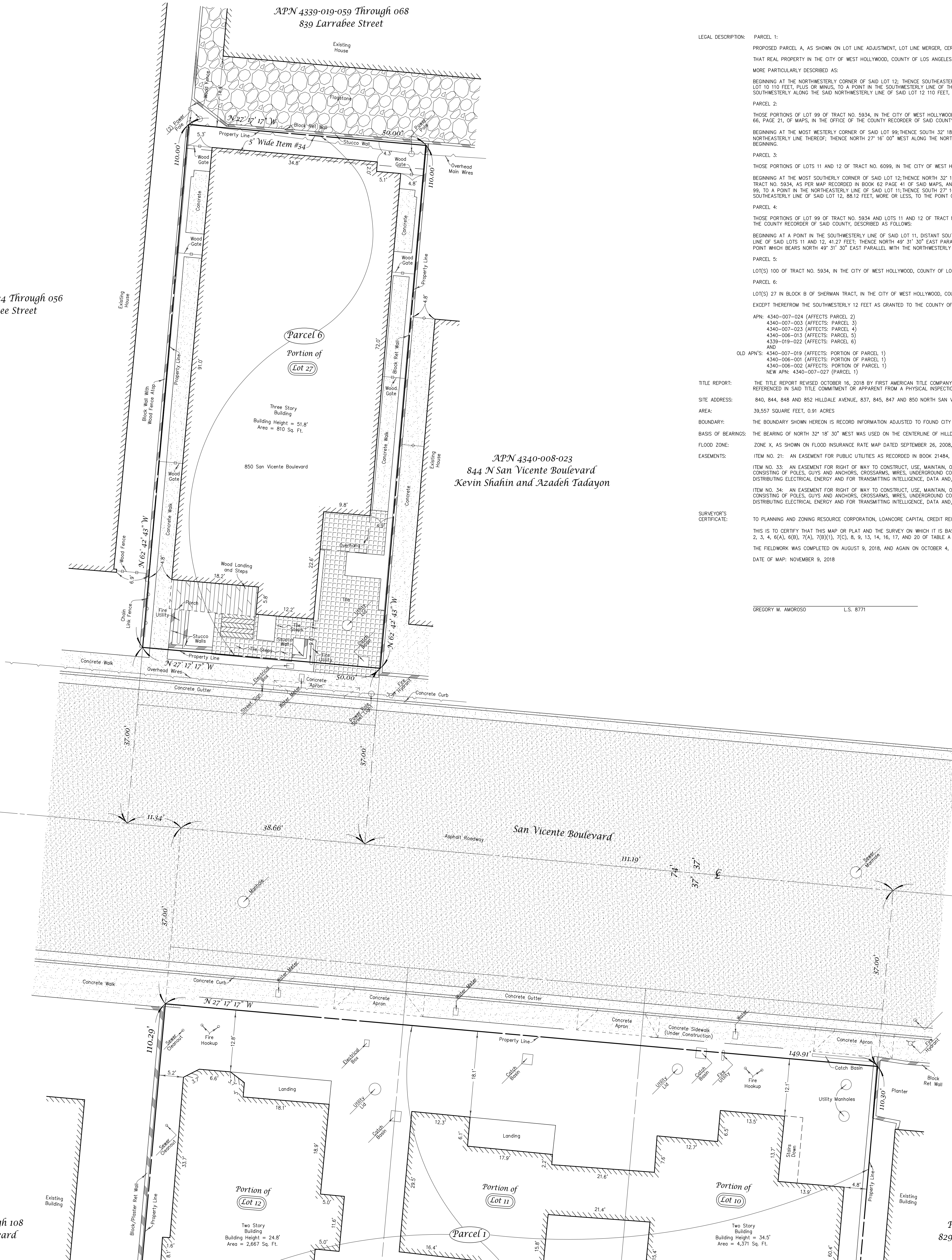
Scale: 1" = 10'

Additional Notes:

1. There are no encroachments other than the easements on Parcel 2, 3, 4, and 5.
2. Parcel 1, 2, 3, 4, and 5 are contiguous with no gaps between each parcel.

APN 4339-019-034 Through 056
855 Larrabee Street

APN 4339-019-059 Through 068
839 Larrabee Street



APN 4340-008-023
844 N San Vicente Boulevard
Kevin Shahin and Azadeh Tadayon

APN 4340-006-047 Through 108
851 N San Vicente Boulevard

APN 4340-008-020
PPFF Investment Co, LLC
829 N San Vicente Boulevard

LEGAL DESCRIPTION: PARCEL 1:
PROPOSED PARCEL A, AS SHOWN ON LOT LINE ADJUSTMENT, LOT LINE MERGER, CERTIFICATE OF COMPLIANCE NO. LLA 15-0007, AS EVIDENCED BY DOCUMENT RECORDED APRIL 04, 2017 AS INSTRUMENT NO. 20170371612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT REAL PROPERTY IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A PORTION OF LOT 10, 11 AND 12, BLOCK A, SHERMAN TRACT, AS PER MAP RECORDED IN MISCELLANEOUS RECORDS BOOK 60, PAGE 26, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINES OF SAID LOT 12, 11 AND 10 150 FEET, PLUS OR MINUS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 TO 110 FEET, PLUS OR MINUS, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 10, 11 AND 12; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 150 FEET, PLUS OR MINUS, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID LOT 12 110 FEET, PLUS OR MINUS TO THE POINT OF BEGINNING.

PARCEL 2:
THOSE PORTIONS OF LOT 99 OF TRACT NO. 5934, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND LOT 11 OF TRACT NO. 6099, IN BOOK 66, PAGE 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 99 AND 11, 41.27 FEET; THENCE NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99 TO A POINT IN THE NORTHEASTERLY LINE THEREOF; THENCE NORTH 27° 16' 00" WEST ALONG THE NORTHEASTERLY LINE 41.96 FEET; MORE OR LESS TO THE MOST NORTHERLY CORNER OF LOT 99; THENCE SOUTH 49° 31' 30" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 99, 101.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THOSE PORTIONS OF LOTS 11 AND 12 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66 PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 12; THENCE NORTH 32° 18' 30" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF; 41.27 FEET, MORE OR LESS, TO A POINT IN SAID SOUTHWESTERLY LINE WHICH IS SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 99, TRACT NO. 5934, AS PER MAP RECORDED IN BOOK 62 PAGE 41 OF SAID MAPS; AND THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, 82.54 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE NORTH 49° 31' 30" EAST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 99, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE SOUTH 27° 16' 00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOTS 11 AND 12, 24.81 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTH 27° 41' 30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, 88.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4:
THOSE PORTIONS OF LOT 99 OF TRACT NO. 5934 AND LOTS 11 AND 12 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 41 AND IN BOOK 66 PAGE 21 OF MAPS RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 11, DISTANT SOUTH 32° 18' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 99 AND 11, 41.27 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 99; THENCE SOUTH 32° 18' 30" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 11 AND 12, 41.27 FEET; THENCE NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 9, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 11; THENCE NORTH 27° 16' WEST ALONG SAID NORTHEASTERLY LINE, 41.96 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 49° 31' 30" EAST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 99, FROM THE POINT OF BEGINNING; THENCE SOUTH 49° 31' 30" WEST PARALLEL WITH SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 5:
LOTS 100 OF TRACT NO. 5934, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE(S) 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6:
LOTS 27 IN BLOCK B OF SHERMAN TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE(S) 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE SOUTHWESTERLY 12 FEET AS GRANTED TO THE COUNTY OF LOS ANGELES.

APN: 4340-007-024 (AFFECTS: PARCEL 2)
4340-007-023 (AFFECTS: PARCEL 3)
4340-007-023 (AFFECTS: PARCEL 4)
4340-008-013 (AFFECTS: PARCEL 5)
4339-019-022 (AFFECTS: PARCEL 6)
AND
OLD APN'S: 4340-007-019 (AFFECTS: PORTION OF PARCEL 1)
4340-008-001 (AFFECTS: PORTION OF PARCEL 1)
4340-008-002 (AFFECTS: PORTION OF PARCEL 1)
NEW APN: 4340-007-027 (PARCEL 1)

TITLE REPORT: THE TITLE REPORT REVISED OCTOBER 16, 2018 BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-578844-B-0-LA2, WAS USED AND IS A PART OF THIS SURVEY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED SAID TITLE REPORT AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SITE ADDRESS: 842, 844, 846 AND 852 HULLDALE AVENUE, 837, 845, 847 AND 850 NORTH SAN VICENTE BOULEVARD, WEST HOLLYWOOD

AREA: 39,557 SQUARE FEET, 0.91 ACRES

BOUNDARY: THE BOUNDARY SHOWN HEREON IS RECORD INFORMATION ADJUSTED TO FOUND CITY CENTERLINE AND SURVEY MONUMENTS USING STANDARD SURVEYING PROCEDURE.

BASIS OF BEARINGS: THE BEARING OF NORTH 32° 18' 30" WEST WAS USED ON THE CENTERLINE OF HULLDALE AVENUE PER TRACT NO. 6099 MAP BOOK 66 PAGE 21, AS SHOWN HEREON.

FLOOD ZONE: ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, COMMUNITY PANEL NO. 06037C-1585-F; THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EASEMENTS:
ITEM NO. 21: AN EASEMENT FOR PUBLIC UTILITIES AS RECORDED IN BOOK 21484, PAGE 36 OF OFFICIAL RECORDS.
ITEM NO. 33: AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF POLES, GUYS AND ARCHES, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VALVES, MANHOLES, HANDHOLES, AND INCLUDING ABOVEGROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL, FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE, DATA AND/OR COMMUNICATIONS, IN, ON, OVER, ALONG AND ACROSS AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 2017 AS INSTRUMENT NO. 2017087727 OF OFFICIAL RECORDS.
ITEM NO. 34: AN EASEMENT FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF POLES, GUYS AND ARCHES, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VALVES, MANHOLES, HANDHOLES, AND INCLUDING ABOVEGROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL, FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE, DATA AND/OR COMMUNICATIONS, IN, ON, OVER, ALONG AND ACROSS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2018 AS INSTRUMENT NO. 20180196013 OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE: TO PLANNING AND ZONING RESOURCE CORPORATION, LOANCORE CAPITAL CREDIT REIT LLC, FIRST AMERICAN TITLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND SV CLUB OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON AUGUST 9, 2018, AND AGAIN ON OCTOBER 4, 2018 AND OCTOBER 9, 2018.
DATE OF MAP: NOVEMBER 9, 2018

GREGORY M. AMOROSO L.S. 8771

Plan Prepared For: SV Club Owner LLC,
a Delaware limited liability company

Plan Prepared By: M & M & Co.
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771

A.L.T.A./NSPS Land Title Survey

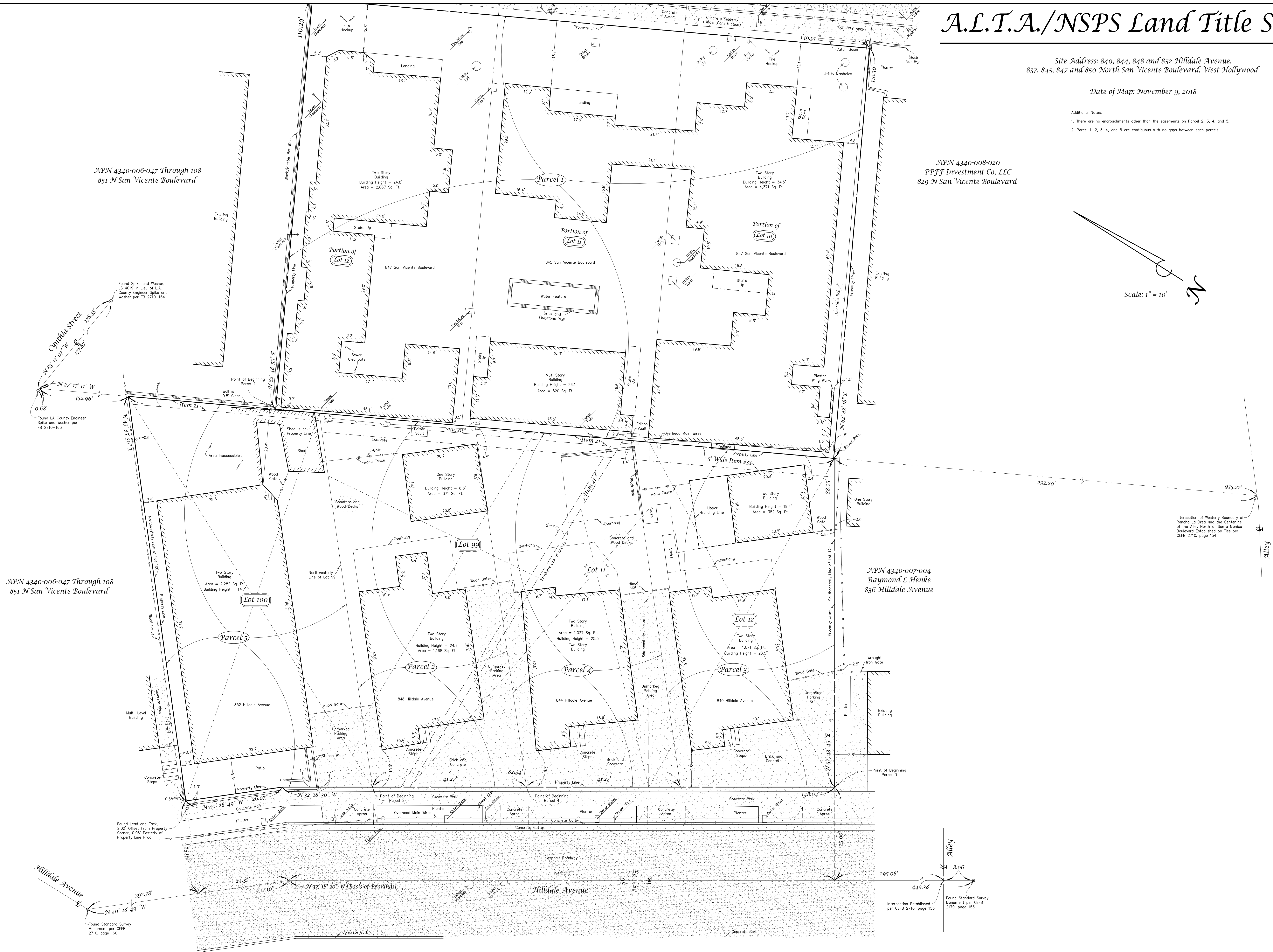
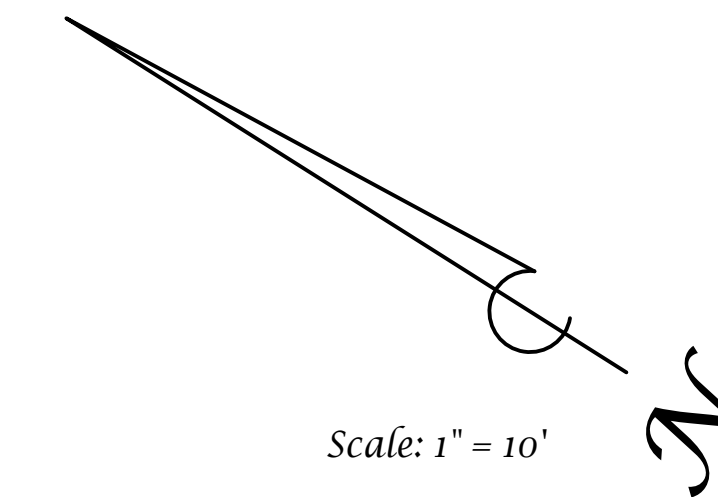
Site Address: 840, 844, 848 and 852 Hilldale Avenue,
837, 845, 847 and 850 North San Vicente Boulevard, West Hollywood

Date of Map: November 9, 2018

Additional Notes:

1. There are no encroachments other than the easements on Parcel 2, 3, 4, and 5.
2. Parcel 1, 2, 3, 4, and 5 are contiguous with no gaps between each parcel.

APN 4340-008-020
PPFJ Investment Co, LLC
829 N San Vicente Boulevard



APN 4340-006-047 Through 108
851 N San Vicente Boulevard

APN 4340-006-047 Through 108
851 N San Vicente Boulevard

APN 4340-007-004
Raymond L Henke
836 Hilldale Avenue

Plan Prepared For: SV Club Owner LLC,
a Delaware limited liability company

Plan Prepared By: M & M Co.
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771

UNIT & AREA MATRIX								
UNIT NO.	BASEMENT AREA*	USE	BASEMENT RESTROOMS	FIRST FLOOR AREA	USE	SECOND FLOOR AREA	USE	SUBTOTAL
837	1,483	OFFICE, CHANGING ROOMS	0	0	NA	0	NA	0
847	1,106	EVENT SPACE	276	0	NA	0	NA	0
849	1,194	EVENT SPACE	0	0	NA	0	NA	0
TOTAL NEW AREA (SF)			276	0		0		0
REQUIRED PARKING			0	0		0		0
<i>*NOT INCLUDED IN FAR</i>								

LOT AREA	
EXISTING (SF)	16,545
NEW (SF)	21,226
DELTA (SF)	4,681

PLUMBING FIXTURE ANALYSIS			
OCCUPANCY	NEW AREA	LOAD FACTOR	OCCUPANTS
A2	1,070	15	71
B	671	200	3
		TOTAL OCCUPANT LOAD	76
FIXTURES REQUIRED			
	38 MEN	38 WOMEN	
FIXTURES PROVIDED			
	MEN	WOMEN	NONGENDER
WC	1	2	1
LAV	1	2	1
URINAL	1	0	0

PARKING CALCULATION		
BASEMENT NET AREAS		
PRIMARY FUNCTION AREAS	FLOOR AREA (NSF)	PARKING
DINING AREA	1070	1.9
OFFICE AREA	195	0.2
BREAK ROOM	178	0.19
MENS CHANGE ROOM	155	0.16
WOMENS CHANGE ROOM	143	0.15
MENS WC	119	0.15
UNISEX RESTROOM	53	0
WOMENS WC	157	0.15
SUBTOTAL PRIMARY FUNCTION AREAS	2070	2.9
ANCILLARY AREAS		
	FLOOR AREA (NSF)	
CIRCULATION (Includes Storage Areas and extends to Elevator)	1713	0
POOL AREA	600	0
SUBTOTAL ANCILLARY AREA	2313	0
TOTAL PRIMARY FUNCTION AREAS + ANCILLARY AREAS	4383	3

BASEMENT GROSS AREA		
GSF TO OUTSIDE FACE OF BASEMENT WALLS EXTENDING TO ELEVATOR	4942	

AT GRADE NET AREAS		
SPACE	FLOOR AREA (NSF)	
POOL (15'0" x 40' OUTSIDE DIMENSIONS)	600	0
PLANTERS AND BANQUETTES (HOTEL/COMMERCIAL PARCEL)	1048	0
PLANTER (EXTENDING ONTO RESIDENTIAL PARCEL)	654	0
HARDSCAPE	2935	0
EXTERIOR NORTH STAIR	100	0
EXTERIOR SOUTH STAIR	70	0
SUBTOTAL	5407	0

AT GRADE GROSS AREA		
GSF INCLUDES PLANTER EXTENSION ONTO RESIDENTIAL PARCEL	5662	0

P1_PROJECT DATA 837, 847, 849 SAN VICENTE BLVD
PROJECT ADDRESS AND LEGAL DESCRIPTION
REFER TO TITLE SHEET <u>G0.01</u>

PROJECT DESCRIPTION	
PROJECT DESCRIPTION	ADDITION TO EXISTING HOTEL INCLUDING NEW POOL, POOL DECK, TRELIS & NEW BASEMENT AREA. USES TO INCLUDE EVENT SPACE, OFFICE, BREAK ROOM, RESTROOMS, AND STORAGE AREA.
OCCUPANCY	MIXED UNSEPARATED R1(HOTEL), B(OFFICE) & A2(ASSEMBLY)
ZONING	
ZONE	R4-B MULTI-FAMILY RESIDENTIAL, HIGH DENSITY
EXISTING LAND USE	CONDITIONAL USE PERMIT, URBAN INN
PROPOSED LAND USE	CONDITIONAL USE PERMIT, URBAN INN, NO CHANGE

SETBACKS - WHMC 19.06.040 TABLE 2-3 (ZONING DISTRICT R4-B MULTI-FAMILY RES., HIGH DENSITY)	
FRONT YARD	
FIRST STORY	7'-6" MINIMUM
**FRONT YARD CALC	NO NEW PROPOSED WORK AT FRONT
**SECOND STORY AND UP	NO SECOND STORY AT FRONT YARD
SIDE YARD	
FIRST AND SECOND STORY	5'-0" REQUIRED, 5'-0" PROVIDED AT 837, 5'-0" PROVIDED AT 849, AS LANDSCAPED AREA
REAR YARD	
15'-0" REQUIRED PER WHMC, 0'-0" PROVIDED AT TRELIS	
** REFER TO VICINITY MAP FOR ADJACENT BUILDINGS	

BUILDING HEIGHT - WHMC 19.06.040 TABLE 2-3 (ZONING DISTRICT R4-B)	
ALLOWABLE HEIGHT	4 STORIES WITH A MAXIMUM HEIGHT OF 45'-0)
PROVIDED HEIGHT	SINGLE STORY TRELIS

CONSTRUCTION TYPE	
VA	

ALLOWABLE HEIGHT AND STORIES CBC 504.3		
B OCCUPANCY	(SPRINKLERED)	70'
A2 OCCUPANCY	(SPRINKLERED WITHOUT AREA INCREASE)	70'
BASIS FOR COMPLIANCE PROJECT MAXIMUM HEIGHT ABOVE GRADE < 70' ALLOWABLE		

ALLOWABLE STORIES CBC 504.4		
B OCCUPANCY	(SPRINKLERED)	4
A2 OCCUPANCY	(SPRINKLERED WITHOUT AREA INCREASE)	3
BASIS FOR COMPLIANCE PROJECT NUMBER OF STORIES < MAX. 3 STORIES ALLOWABLE		

ALLOWABLE AREAS CBC 506.2		
B OCCUPANCY	S1 (SPRINKLERED, ONE STORY ABOVE GRADE PLANE)	1,073 SF / 72,000 SF = 0.015
A2 OCCUPANCY	S1 (SPRINKLERED, ONE STORY ABOVE GRADE PLANE)	1,123/46,000 SF = 0.024
BASIS FOR FOR COMPLIANCE PROP. SF/ALL SF EQUALS <1		0.015 + 0.024 = 0.039

GOOD PROJECT CO.

117 W. 9th Street, Suite 313
Los Angeles, CA 90015

www.goodprojectcompany.com

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DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

OWNER

SV CLUB OWNER LLC
745 N SAN VICENTE BLVD
WEST HOLLYWOOD, CA 90069

LANDUSE ATTORNEY

TRUMAN & ELLIOTT, LLP
626 WILSHIRE BLVD, SUITE 550
LOS ANGELES, CA 90017

SURVEYOR

M & H & CO
26074 AVENUE HALL, SUITE 12
SANTA CLARITA, CA 91355

ARCHITECT OF RECORD

GOOD PROJECT COMPANY
117 W. 9TH STREET, SUITE 313
LOS ANGELES, CA 90015

CONSULTING ARCHITECT (P1)

LOESCHER MEACHEM ARCHITECTS, INC.
353 S. BROADWAY, SUITE 201
LOS ANGELES, CA 90013

CONSULTING ARCHITECT (P2)

OFFICE OF KIEM HO ARCHITECTS
117 W. 9TH STREET, SUITE 1016
LOS ANGELES, CA 90015

LANDSCAPE ARCHITECT

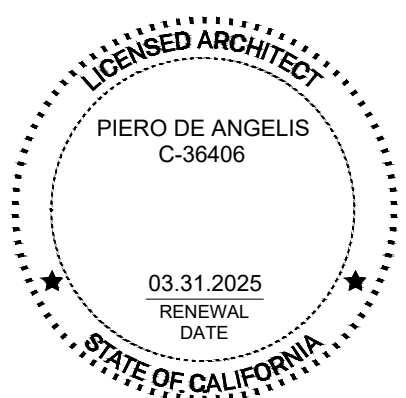
LZ DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002

SVB x HILLDALE

DATE ISSUE MARK

- .



SHEET TITLE

PROJECT DATA | INFO

SHEET NUMBER

P1_G0.00

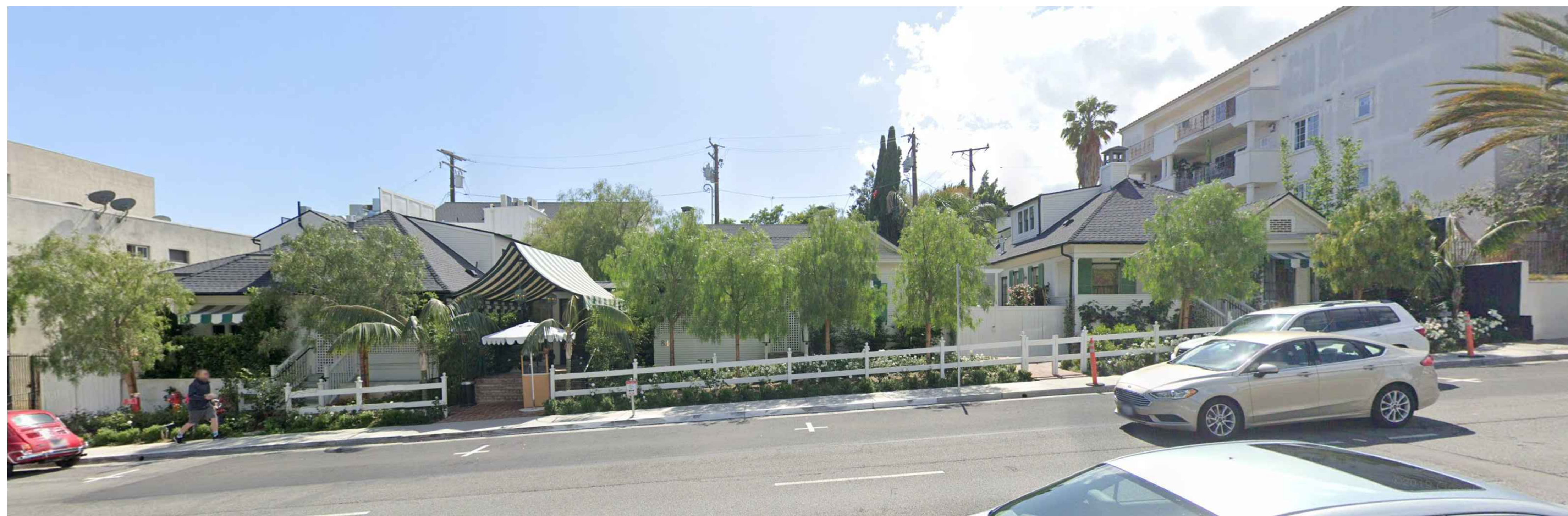


837 N. SAN VICENTE

847 N. SAN VICENTE

849 N. SAN VICENTE

EXISTING STREET VIEW
N.T.S. 01

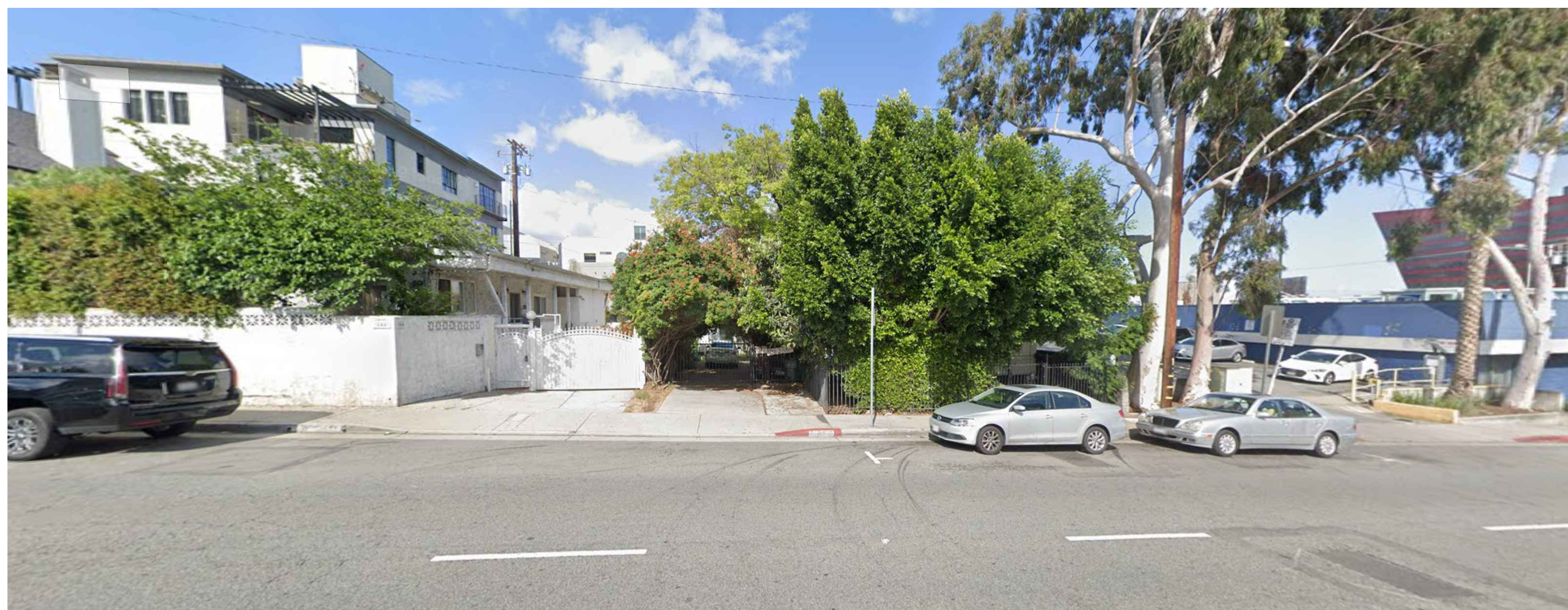


837 N. SAN VICENTE - NO VISIBLE
CHANGE FROM STREET

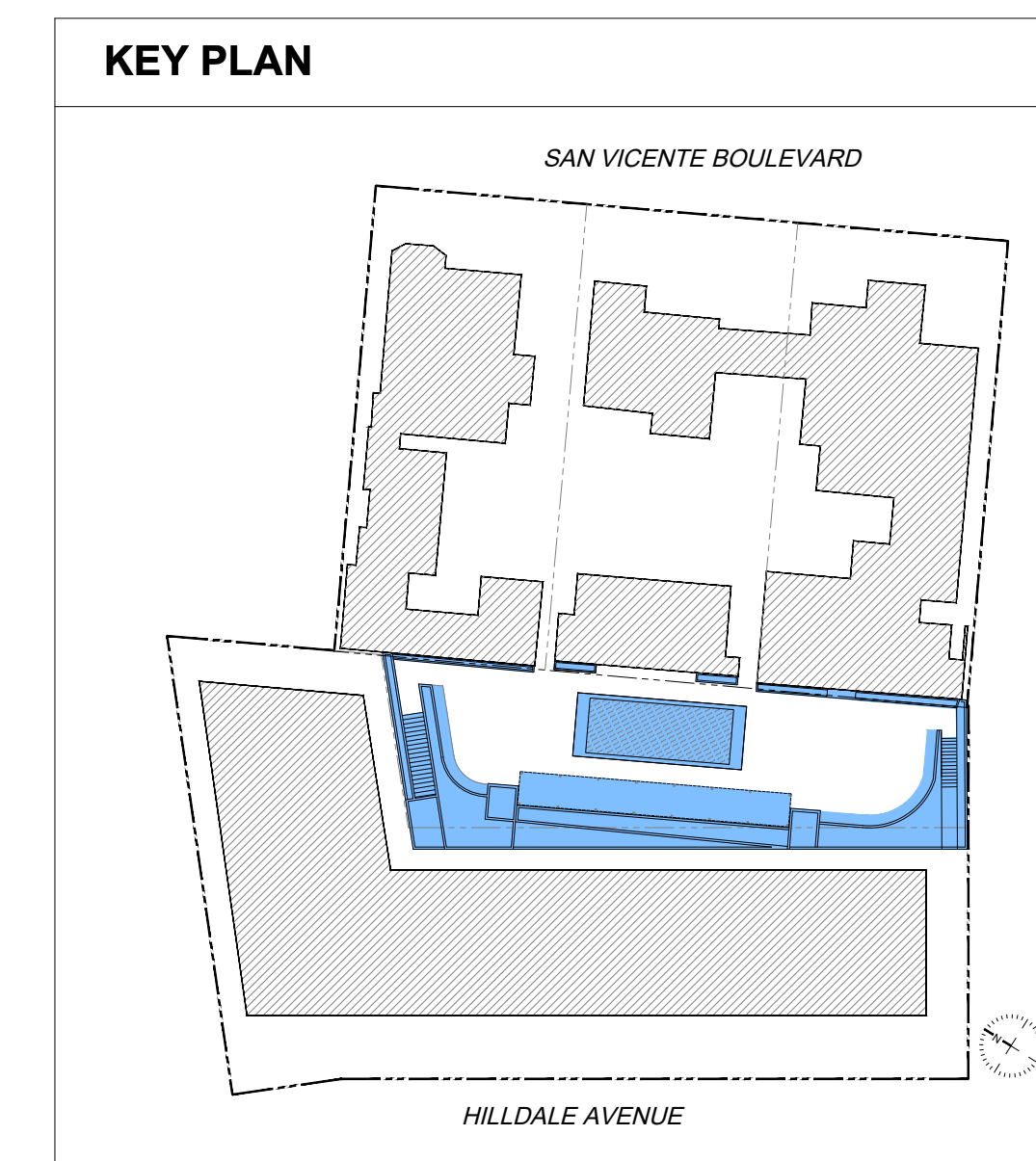
847 N. SAN VICENTE - NO VISIBLE
CHANGE FROM STREET

849 N. SAN VICENTE - NO VISIBLE
CHANGE FROM STREET

PROPOSED STREET VIEW
N.T.S. 02



EXISTING STREET VIEW ACROSS
N.T.S. 03



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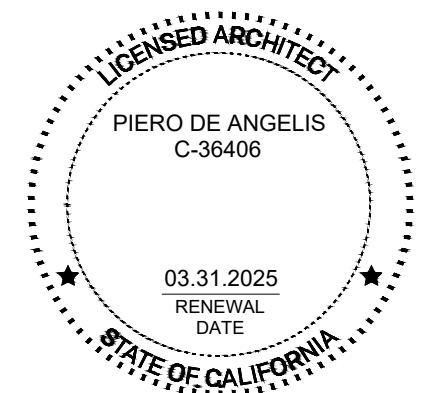
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SHEET TITLE
STREET VIEWS

SHEET NUMBER
P1_G0.01



POOL DECK AREA | VIEW LOOKING NORTH



POOL DECK AREA | VIEW LOOKING SOUTH



POOL DECK AREA | VIEW LOOKING WEST

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SHEET TITLE
RENDERINGS

SHEET NUMBER

P1_G0.02

BLACK METAL GUTTERS & DOWNSPOUTS



IMAGE: PREPAINTED METAL GUTTERS & DOWNSPOUTS

ASPHALT SHINGLES



IMAGE: CERTAINTEED PRESIDENTIAL SHAKE TL ASPHALT FIBERGLASS SHINGLES. COLOR: CHARCOAL GREY TO BE INSTALLED ON ALL SLOPED ROOFING UNLESS NOTED OTHERWISE ON THE PLANS.

BOARD & BATTEN SIDING

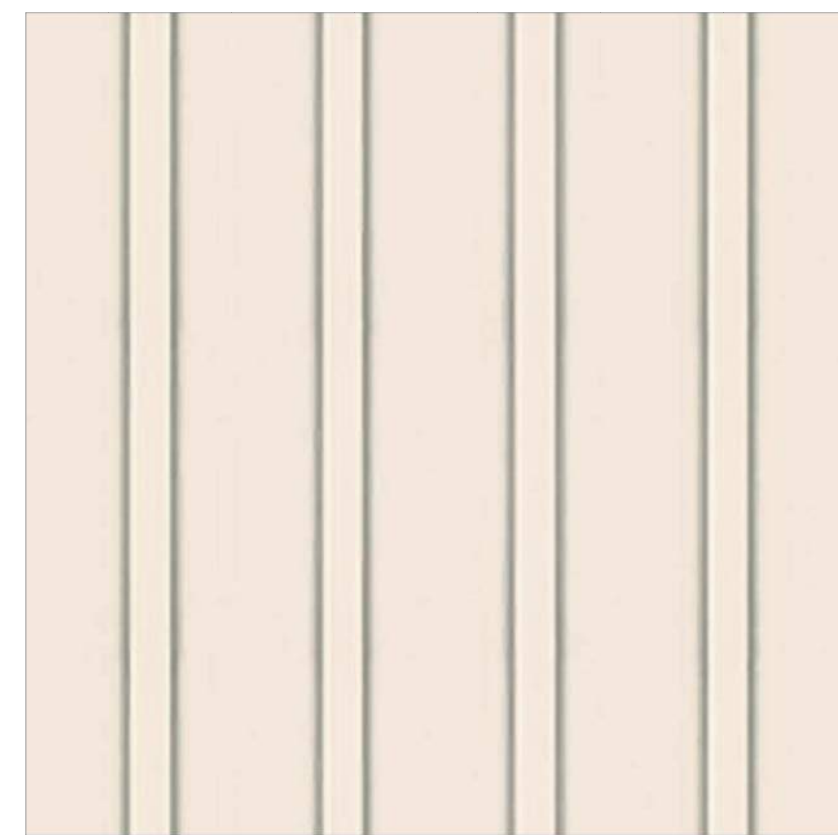


IMAGE: TO BE USED AT ELEVATOR SHAFT ON WEST PROPERTY

WOOD WINDOWS



IMAGE: TO BE USED ON ALL NEW CONSTRUCTION WITH PRIVATE USE FUNCTIONS AT WEST PROPERTY

STEEL/ALUMINUM DOORS & WINDOWS

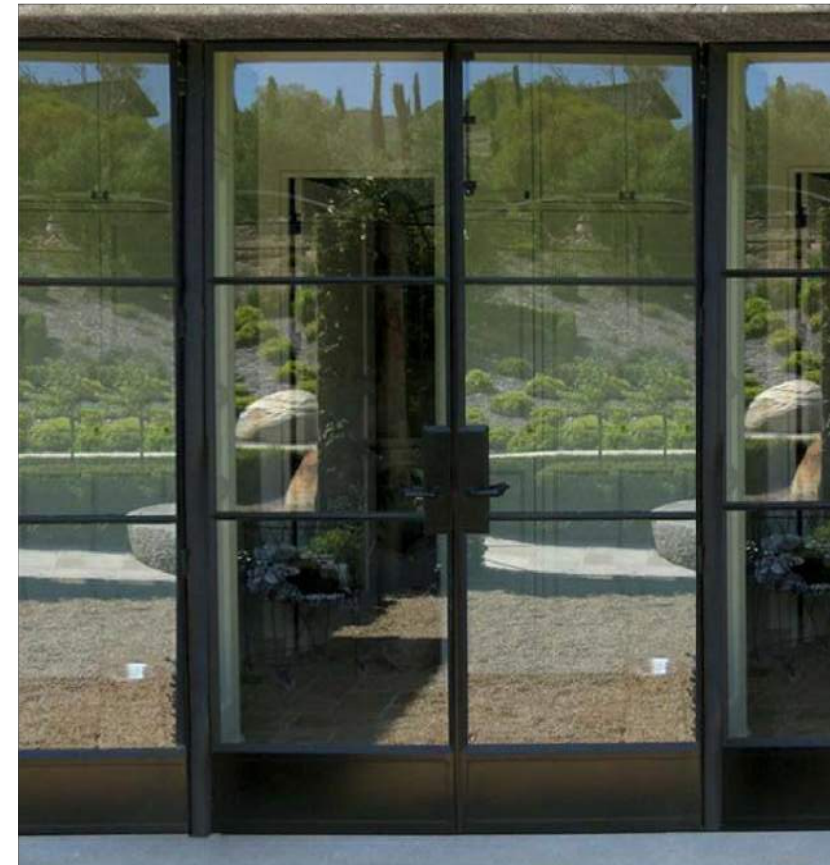


IMAGE: STEEL/ALUMINUM DOORS. PAINTED STEEL TO BE USED ON NEW CONSTRUCTION AT WEST PROPERTY WITH PUBLIC USE FUNCTIONS. KYNAR PAINTED ALUMINUM TO BE USED ON EAST PROPERTY NEW CONSTRUCTION.



IMAGE: STEEL/ALUMINUM WINDOWS. PAINTED STEEL TO BE USED ON NEW CONSTRUCTION AT WEST PROPERTY WITH PUBLIC USE FUNCTIONS. KYNAR PAINTED ALUMINUM TO BE USED ON EAST PROPERTY NEW CONSTRUCTION.

4" CLAPBOARD SIDING - HISTORIC STRUCTURES REMAINING

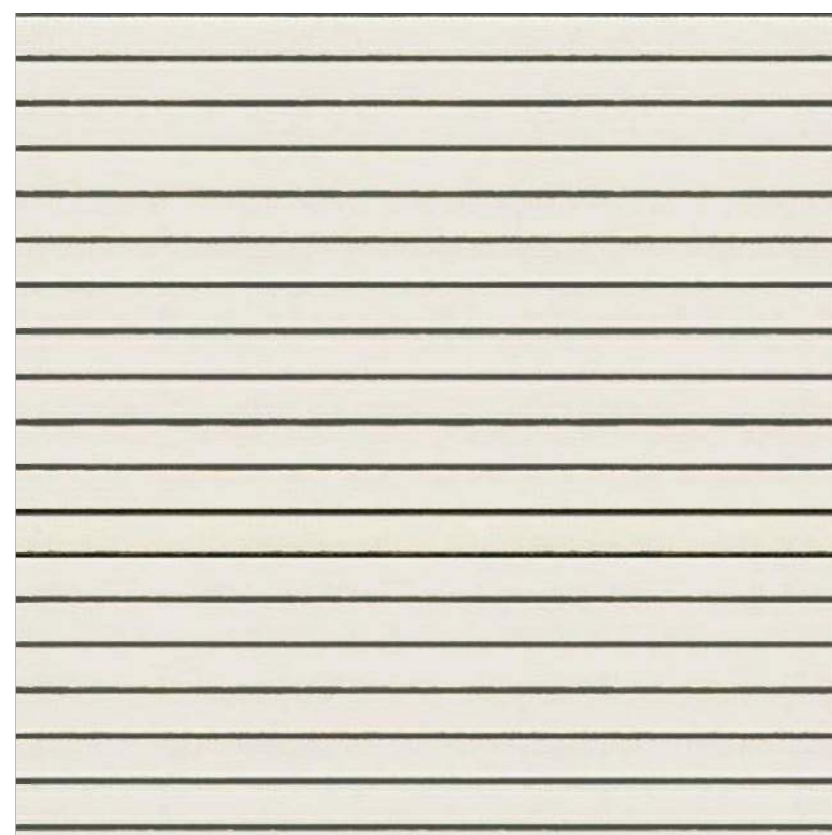


IMAGE: 4" WOOD CLAPBOARD SIDING TO BE REPAIRED AS NECESSARY AND PAINTED AT EXISTING CONSTRUCTION

6" HORIZONTAL SIDING - NEW CONSTRUCTION ON WEST PROPERTY

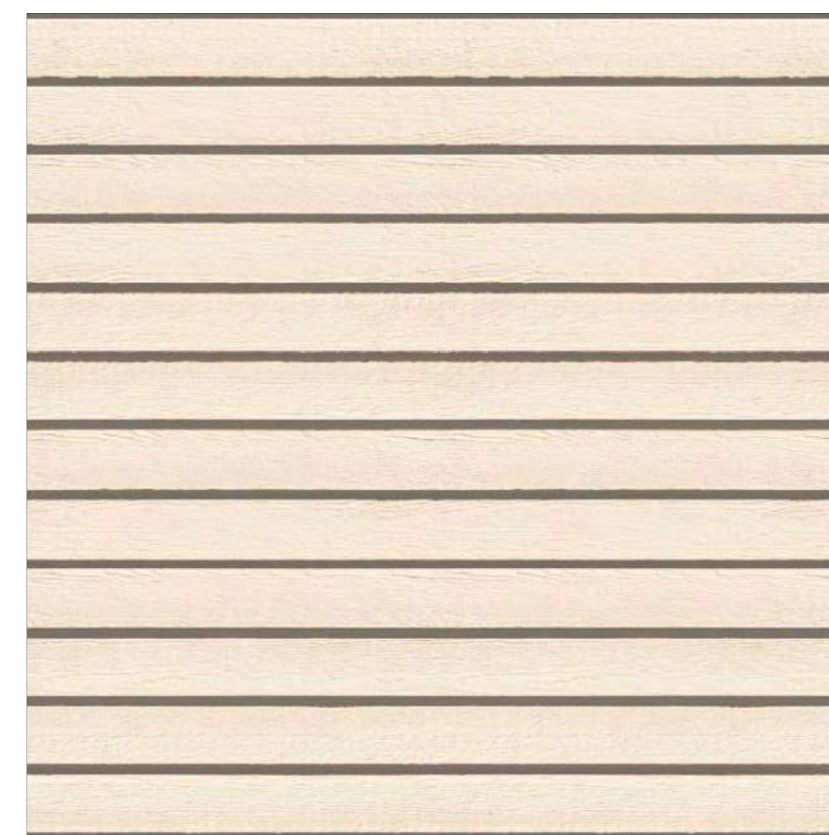


IMAGE: 6" FIBERCEMENT CLAPBOARD SIDING TO BE INSTALLED AT NEW CONSTRUCTION WHERE NOTED

PAINT COLORS

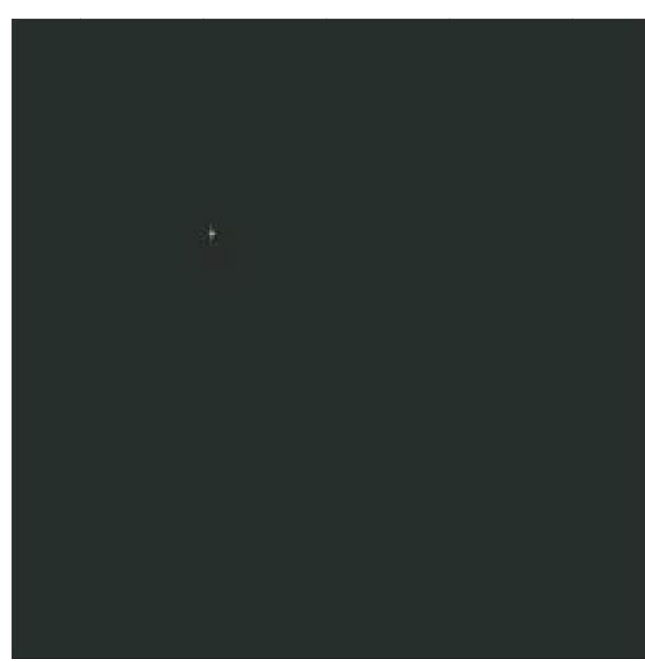


IMAGE: BENJAMIN MOORE - BLACK FOREST GREEN. EXTERIOR PAINT FINISH FOR ALL HISTORIC WINDOWS, EXTERIOR DOORS, SHUTTERS, NEW GUTTERS AND DOWNSPOUTS

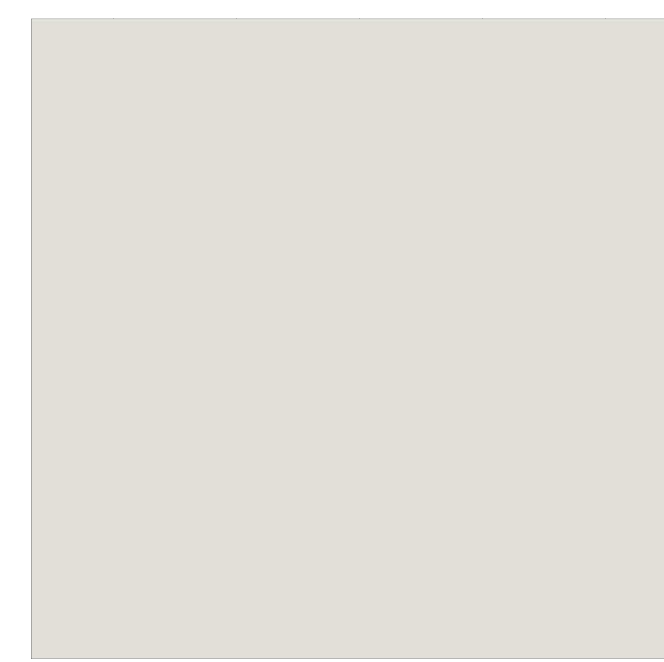


IMAGE: LONGBOARD/MAYNE METALLIC COLORS - PLATINUM ICE. EXTERIOR PAINT FINISH FOR LONGBOARD SIDING ON EAST PROPERTY NEW CONSTRUCTION



IMAGE: KELLY MOORE - PULLED TAFFY. EXTERIOR PAINT FINISH FOR SIDING ON WEST PROPERTY NEW CONSTRUCTION

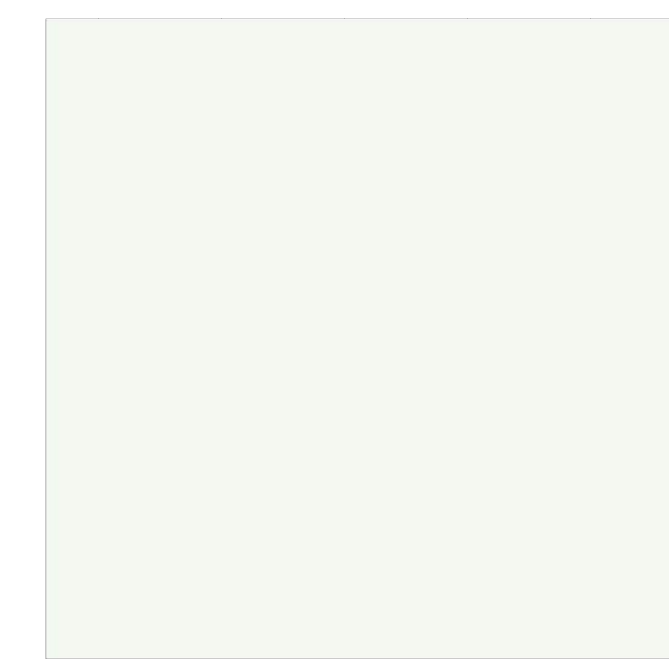


IMAGE: KELLY MOORE - WHITEST WHITE. EXTERIOR PAINT FINISH FOR TRIM ON WEST PROPERTY NEW CONSTRUCTION

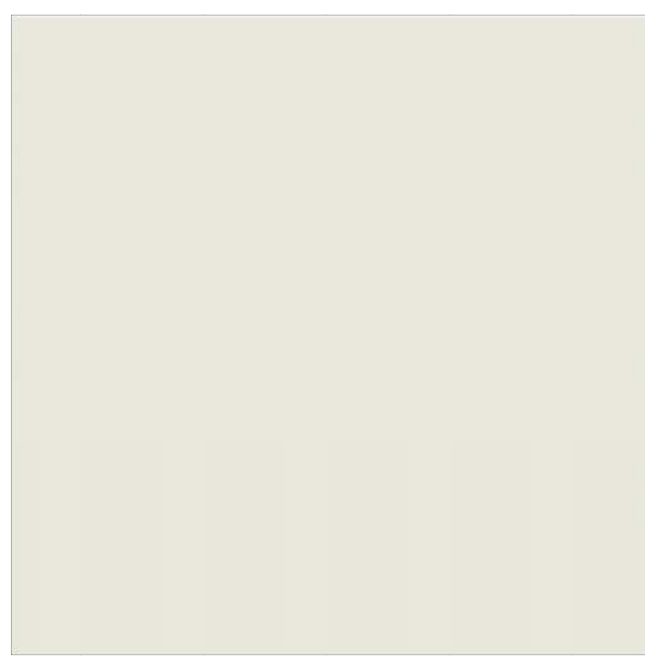


IMAGE: BENJAMIN MOORE - CLOUD COVER. EXTERIOR PAINT FINISH FOR ALL HISTORIC WOOD CLAPBOARD SIDING, TRIM, EXTERIOR POSTS, FRIEZE, STRING COURSE, ETC.



IMAGE: BENJAMIN MOORE - BLACK. EXTERIOR PAINT FINISH FOR METAL RAILINGS, WINDOWS, ETC. ON EAST PROPERTY NEW CONSTRUCTION



IMAGE: KELLY MOORE - PRICKLY PEAR CACTUS. EXTERIOR PAINT FINISH FOR SHUTTERS ON WEST PROPERTY NEW CONSTRUCTION

HISTORIC DORMERS



IMAGE: 837 SAN VICENTE. SAMPLE IMAGE OF DORMER VENT DETAILING TO BE RETAINED



IMAGE: 849 SAN VICENTE. SAMPLE IMAGE OF GABLE VENT DETAILING TO BE RETAINED



IMAGE: 850 SAN VICENTE. SAMPLE IMAGE OF BALCONETTE AND DETAILING TO BE RETAINED

HISTORIC EXTERIOR TRIM



IMAGE: 850 SAN VICENTE - FRIEZE, CLAPBOARD SIDING, STRINGLINE, CORNER TRIM. SAMPLE IMAGE OF HISTORICAL DETAILS TO BE RETAINED



IMAGE: 849 SAN VICENTE WOOD WINDOW & TRIM SAMPLE. IMAGE OF HISTORICAL WINDOW AND SURROUNDS TO REMAIN

EXTERIOR FINISHES AT EAST PROPERTY NEW CONSTRUCTION

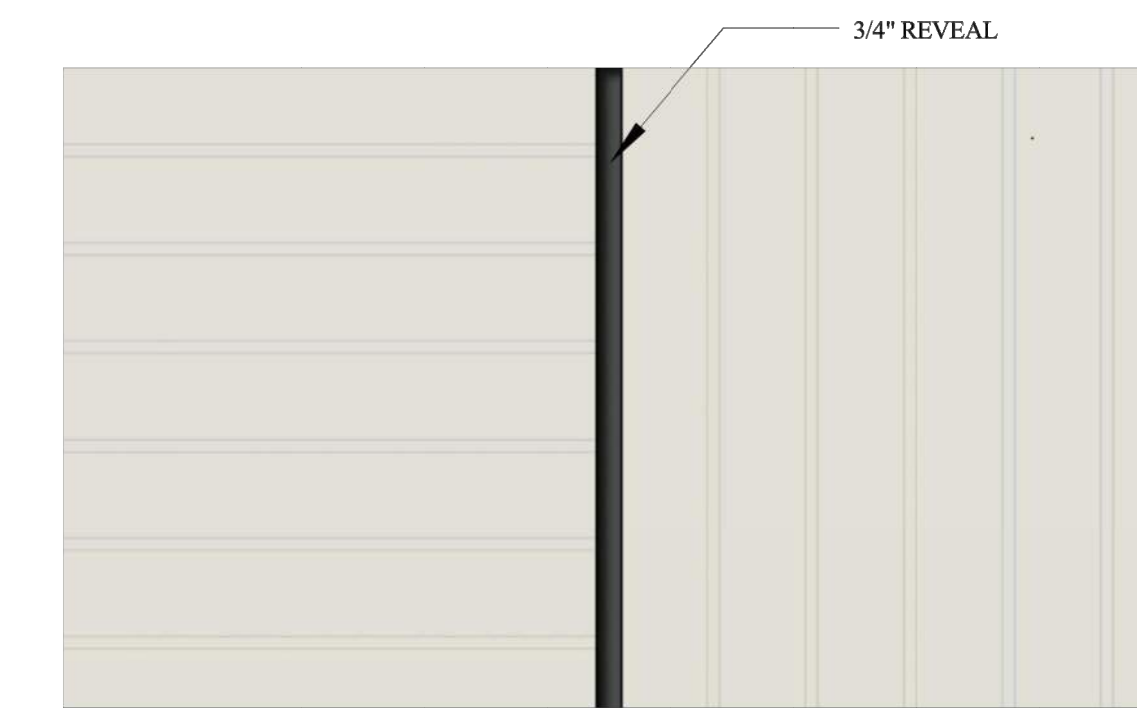


IMAGE: 6" V-GROOVE LONGBOARD ALUMINUM SIDING, PREPAINTED IN HORIZONTAL & VERTICAL PATTERNS, COLOR: BONE WHITE

EXTERIOR FINISH LEGEND

Location:	Material:	Finish:
WEST AND EAST PROPERTY ON ALL SLOPING ROOFING UNLESS OTHERWISE ON THE PLANS	BLACK METAL GUTTERS & DOWNSPOUTS	PREPAINTED METAL GUTTERS & DOWNSPOUTS
WEST AND EAST PROPERTY ON ALL SLOPING ROOFING UNLESS OTHERWISE ON THE PLANS	CERTAINTEED PRESIDENTIAL SHAKE TL ASPHALT FIBERGLASS SHINGLES	CHARCOAL BLACK
ELEVATOR SHAFT SIDING ON WEST PROPERTY	FIBER CEMENT BOARD & BATTEN SIDING	PAINT FINISH AS INDICATED BELOW
ALL NEW CONSTRUCTION WITH PRIVATE USE FUNCTIONS AT WEST PROPERTY	WOOD WINDOWS	
	STEEL/ALUMINUM DOORS & WINDOWS	PAINTED STEEL TO BE USED ON NEW CONSTRUCTION AT WEST PROPERTY WITH PUBLIC USE FUNCTIONS.
	STEEL/ALUMINUM DOORS & WINDOWS	KYNAR PAINTED ALUMINUM TO BE USED ON EAST PROPERTY NEW CONSTRUCTION. METAL WINDOW CORP. ANVCL, TM BLACK 14464, KYNAR 70%
	STEEL/ALUMINUM DOORS & WINDOWS	PAINTED STEEL TO BE USED ON NEW CONSTRUCTION AT WEST PROPERTY WITH PUBLIC USE FUNCTIONS.
	STEEL/ALUMINUM DOORS & WINDOWS	KYNAR PAINTED ALUMINUM TO BE USED ON EAST PROPERTY NEW CONSTRUCTION. METAL WINDOW CORP. ANVCL, TM BLACK 14464, KYNAR 70%
HISTORIC STRUCTURES REMAINING	4" WOOD CLAPBOARD SIDING	TO BE REPAIRED AS NECESSARY AND PAINTED AT EXISTING CONSTRUCTION
NEW CONSTRUCTION ON WEST PROPERTY	6" FIBERCEMENT LAP SIDING WITH 6" EXPOSURE	PAINT FINISH AS INDICATED BELOW
EXTERIOR PAINT FINISH FOR ALL HISTORIC WINDOWS, EXTERIOR DOORS, SHUTTERS, NEW GUTTERS AND DOWNSPOUTS	BENJAMIN MOORE	BLACK FOREST GREEN
EXTERIOR PAINT FINISH FOR ALL HISTORIC WOOD CLAPBOARD SIDING, TRIM, EXTERIOR POSTS, FRIEZE, STRING COURSE, ETC.	BENJAMIN MOORE	CLOUD COVER
EXTERIOR PAINT FINISH FOR LONGBOARD SIDING ON EAST PROPERTY NEW CONSTRUCTION	LONGBOARD/MAYNE METALLIC COLORS	PLATINUM ICE
EXTERIOR PAINT FINISH FOR METAL RAILINGS, WINDOWS, ETC. ON EAST PROPERTY NEW CONSTRUCTION	BENJAMIN MOORE	BLACK
EXTERIOR PAINT FINISH FOR SHUTTERS ON WEST PROPERTY NEW CONSTRUCTION	KELLY MOORE	PRICKLY PEAR CACTUS
EXTERIOR PAINT FINISH FOR SIDING ON WEST PROPERTY NEW CONSTRUCTION	KELLY MOORE	PULLED TAFFY
EXTERIOR PAINT FINISH FOR TRIM ON WEST PROPERTY NEW CONSTRUCTION	KELLY MOORE	WHITEST WHITE
850 SAN VICENTE - BALCONETTE AND DETAILING TO BE RETAINED	HISTORIC DORMERS	
849 SAN VICENTE - GABLE VENT DETAILING TO BE RETAINED	HISTORIC DORMERS	
837 SAN VICENTE - DORMER VENT DETAILING TO BE RETAINED	HISTORIC DORMERS	
850 SAN VICENTE - FRIEZE, CLAPBOARD SIDING, STRINGLINE, CORNER TRIM HISTORICAL DETAILS TO BE RETAINED	HISTORIC EXTERIOR TRIM	
849 SAN VICENTE WOOD WINDOW & TRIM HISTORICAL WINDOW AND SURROUNDS TO REMAIN	HISTORIC EXTERIOR TRIM	
EXTERIOR FINISHES AT EAST PROPERTY NEW CONSTRUCTION	6" V-GROOVE LONGBOARD ALUMINUM SIDING, PREPAINTED IN HORIZONTAL & VERTICAL PATTERN	BONE WHITE

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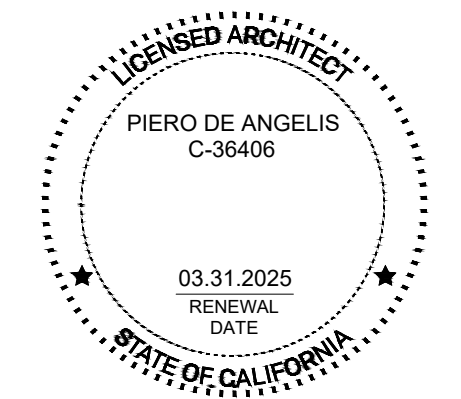
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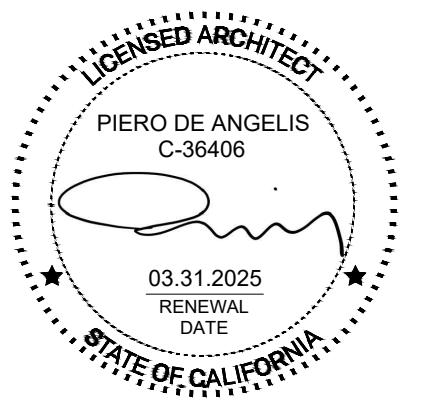
LANDSCAPE ARCHITECT

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SHEET TITLE
CALGREEN
WEST HOLLYWOOD
FORMS
SHEET NUMBER

P1_G0.10

5.1 Planning and Design	State and/or Local Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification				
					Planning Review		Field Verification		
					Y	N	Y	N	
Stormwater Pollution Prevention	WHMC 19.20.190 & Chapter 15.56	X							
Construction debris control	WHMC 19.20.090								
Low-impact development	WHMC 19.20.190 & Chapter 15.56								
Grading & Paving	WHMC 19.20.190 & CGBS 5.106.10								
Storm Drain Labeling	WHMC 19.20.190 & Chapter 15.56								
Designated parking for clean air vehicles	CGBS 5.106.5.2			SEE SHEET P2-G0.10	Y				
Alternative transportation (bicycle parking & facilities)	WHMC 19.28.150			SEE SHEET P2-G0.10	Y				
Transportation demand management	WHMC Chapter 10.16			SEE SHEET P2-G0.10	Y				
Landscaping for surface parking areas	WHMC 19.28.100(B)			SEE SHEET P2-G0.10	Y				
5.2 Energy Efficiency									
Energy efficiency	WHMC 19.20.060 & 2019 Title 24, Part 6			SEE NOTES PROVIDED BELOW	Y				
5.3 Water Efficiency and Conservation									
Meters	CGBS 5.303.1			SEE NOTES PROVIDED BELOW	Y				
Meters: New buildings or additions in excess of 50,000 square feet	CGBS 5.303.1.1			NA					
Meters: Excess consumption (Submeters for additions that consume over 1,000 gall/ day)	CGBS 5.303.1.2			SEE NOTES PROVIDED BELOW	Y				
Water conserving plumbing fixtures and fittings	WHMC 19.20.060 & CGBS 5.303.3			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Water closets (shall not exceed 1.1 gallons per flush)	WHMC 13.24.015 & CGBS 5.303.3.1			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Wall-mounted urinals (0.125gpf)	CGBS 5.303.3.2.1			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Floor-mounted urinals (0.5 gpf)	CGBS 5.303.3.2.2			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Single showerhead (1.5 gpm at 80 psi)	CGBS 5.303.3.3.1			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Multiple showerheads serving one shower (flow rate of 1.5 gpm at 80 psi)	WHMC 13.24.015 & CGBS 5.303.3.3.2			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Nonresidential lavatory faucets (0.5 gpm at 60 psi)	WHMC 13.24.015 & CGBS 5.303.3.4.1			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Kitchen faucets (1.5 gpm at 60 psi)	WHMC 13.24.015 & CGBS 5.303.3.4.2			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Wash fountains (1.8 gpm at 60 psi)	CGBS 5.303.3.4.3			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Metering faucets (0.2 gallons/ cycle)	CGBS 5.303.3.4.4			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Metering faucets for wash fountains (0.2 gallons/ cycle)	CGBS 5.303.3.4.5			SEE NOTES PROVIDED BELOW	Y				
Commercial kitchen equipment - Food waste disposers	CGBS 5.303.4.1			SEE NOTES PROVIDED BELOW	Y				
Areas of Addition and Alteration	CGBS 5.303.5			SEE NOTES PROVIDED BELOW	Y				
Indoor water use: Standards for plumbing fixtures and fittings (2016 Cal Plumbing Code)	CGBS 5.303.6			SEE NOTES PROVIDED BELOW	Y				
Outdoor water use in landscape areas (MWEL0) (include MWEL0 Toolkit)	WHMC 13.24.015 & CGBS 5.304.1								
Outdoor water use: Landscape water meters (when landscaping is in the scope) (locally amended)	WHMC 13.24.015 & CGBS 5.304.2								
5.4 Material Conservation and Resource Efficiency									
Weather protection	CGBS 5.407.1								
Moisture control: Sprinklers	CGBS 5.407.2.1								
Moisture control: Entries + Openings	CGBS 5.407.2.2								
Moisture control: Exterior door protection	CGBS 5.407.2.2.1								
Moisture control: Flashing	CGBS 5.407.2.2.2								
Enhanced construction waste management- 80% Diversion	WHMC 19.20.060 & CGBS 5.408.1								
Environmental Protection, Pollution, and Solid Waste	WHMC 19.20.060								
Universal Waste	CGBS 5.408.2								
Excavated Soil and Land Clearing Debris	CGBS 5.408.3								
Recyclable Materials Storage	WHMC 19.20.060 & CGBS 5.410.1			SEE SHEET P2-G0.10	Y				
Testing and adjusting [N] (buildings less than 10,000SF or new systems to serve additions and alterations [AA])	CGBS 5.410.4								
Testing and adjusting for systems: HVAC, lighting, water heating, renewable energy, landscape irrigation, and water reuse	CGBS 5.410.4.2								
Testing and adjusting: Procedures	CGBS 5.410.4.3								
Testing and adjusting: HVAC balancing	CGBS 5.410.4.3.1								
Testing, adjusting and balancing: Reporting for HVAC balancing	CGBS 5.410.4.4								
Operation and maintenance (O&M) manual	CGBS 5.410.4.5								
O&M: Inspection and reports [AA] + [N] less than 10,000 square feet	CGBS 5.410.4.5.1								

5.5 Environmental Quality	State and/or Local Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification				
					Planning Review		Field Verification		
					Y	N	Y	N	
Fireplaces	CGBS 5.503.1								
Woodstoves	CGBS 5.503.1.1								
Temporary ventilation	CGBS 5.504.1								
Covering of duct openings and protection of mechanical equipment during construction	CGBS 5.504.3								
Finish material pollutant control	CGBS 5.504.4								
Adhesives, sealants and cauls: Comply with VOC limits (Table 5.504.4.1 and 5.504.4.2)	CGBS 5.504.4.1								
Paints and Coatings: Comply with VOC Limits (Table 5.504.4.3)	CGBS 5.504.4.3								
Aerosol paints and coatings	CGBS 5.504.4.3.1								
Verification for paints and coatings	CGBS 5.504.4.3.2								
Carpet systems	CGBS 5.504.4.4								
Carpet systems: Carpet cushion	CGBS 5.504.4.4.1								
Carpet systems: Carpet adhesive	CGBS 5.504.4.4.2								
Composite wood products: Formaldehyde limits (Table 5.504.4.5)	CGBS 5.504.4.5								
Composite wood products: Documentation	CGBS 5.504.4.5.3								
Resilient flooring system, 80%	CGBS 5.504.4.6								
Resilient flooring system: Verification of Compliance	CGBS 5.504.4.6.1								
Filters	CGBS 5.504.5.3								
Filters: Labeling	CGBS 5.504.5.3.1								
Environmental tobacco smoke (ETS) control	CGBS 5.504.7								
Indoor moisture control	CGBS 5.505.1								
Outside air delivery (For Indoor Air Quality)	CGBS 5.506.1								
Carbon dioxide (CO2) monitoring (For Indoor Air Quality)	CGBS 5.506.2								
Acoustical control (STC Values per ASTM E90 and ASTM E413)	CGBS 5.507.3								
Exterior noise transmission, prescriptive method	CGBS 5.507.4.1								
Noise exposure where noise contours are not readily available	CGBS 5.507.4.1.1								
Exterior noise transmission, performance method	CGBS 5.507.4.2								
Site features	CGBS 5.507.4.2.1								
Documentation of compliance	CGBS 5.507.4.2.2								
Interior sound transmission	CGBS 5.507.4.3								
Ozone depletion and greenhouse gas reductions	CGBS 5.508.1								
Chlorofluorocarbons	CGBS 5.508.1.1								
Halons	CGBS 5.508.1.2								
Supermarket refrigerant leak reduction	CGBS 5.508.2								

Legend:
Y - Yes, the measure selected is applicable to my project and in the scope
N - No, the measure is not applicable to my project and not in the scope of work
WHMC - West Hollywood Municipal Code
CGBS - California Green Building Standards

Planning Review and Plan Check Instructions:
This Green Building Checklist is intended to simplify the project approval process for nonresidential project additions, alterations, and initial tenant improvements, where applicable, in West Hollywood. Each of the items on this checklist is mandatory, depending on the project's scope. References to State and local code sections are provided. Applicants shall submit this checklist along with supporting documentation onto the submittal plans as part of their application for a development permit and a building permit, as applicable (see West Hollywood Green Building Program Manual for information). Mixed-use projects should use this checklist for the nonresidential portions of the project.

- Green Building Inspection Instructions:**
- It is the requirement of the ICC-certified CALGreen Building Inspector to review and understand the City of West Hollywood's Green Building Program Manual.
 - After the building permit has been issued, an ICC-certified CALGreen Building Inspector shall field verify all applicable requirements.
 - Prior to the installation of drywall, the general contractor or approved agent shall use an ICC-certified CALGreen Building Inspector to verify compliance with the Green Building Incremental Verification requirements. The general contractor shall then contact the West Hollywood Building & Safety Division at 323.984.7321 to schedule a Green Building Incremental Verification with a City Building Inspector. The CALGreen Building Inspector shall have confirmed all applicable items and present all required documentation.
 - Prior to final building approval, the general contractor or approved agent shall use an ICC-certified CALGreen Building Inspector to verify compliance with the Green Building Final Inspection requirements. The general contractor shall then contact the West Hollywood Building & Safety Division at 323.984.7321 to schedule a Green Building Final Inspection with a City Building Inspector. The CALGreen Building Inspector shall have confirmed all applicable items and present all required documentation.
 - The CALGreen Building Inspector shall also sign and complete the acknowledgement box in the upper right hand corner and post-construction verification.

GREEN CODE GENERAL NOTES

- SEPARATE SUBMETERS SHALL BE INSTALLED IN ANY BUILDING OR NEW SPACE WITHIN A BUILDING THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY. (5.303.1.2)
- NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATE SPECIFIED IN SECTION 5.303.3. (5.303.3)
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. (5.303.3.3)
- INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER-OR SOIL-BASED CONTROLLERS. (MWEL0, § 492.7)
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED SUCH THAT IT DOESN'T SPRAY ON THE STRUCTURE. (5.407.2.1)
- NEW EXTERIOR ENTRIES AND OPENINGS SUBJECT TO FOOT TRAFFIC SHALL BE PROTECTED AGAINST WATER INTRUSION USING FEATURES SUCH AS OVERHANGS, AWNINGS AND/OR RECESSES FOR A COMBINED DEPTH OVER THE ENTRY OF AT LEAST 4 FEET. (5.407.2.2.1)
- NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST TWO FEET AROUND AND PERPENDICULAR TO NEW EXTERIOR ENTRIES AND/OR OPENING SUBJECT TO FOOT TRAFFIC. (5.407.2.2)
- EXTERIOR ENTRIES SHALL HAVE FLASHING INTEGRATED WITH THE DRAINAGE PLANE. (5.407.2.2.2)
- 100% OF EXCAVATED SOIL AND VEGETATION RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. (5.408.3)
- A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED AND PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. (5.410.4.4)
- FOR ALL NEW EQUIPMENT, AN OPERATION & SYSTEMS MANUAL SHALL BE PROVIDED TO THE OWNER AND THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION. (5.410.4.5)
- ALL NEW GAS FIREPLACES MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED PER AQMD RULE 445. (5.503.1)
- IF THE NEW HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. (5.504.1.3)
- ALL NEW DUCTS AND OTHER NEW RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (5.504.3)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1- 5.504.4.3. (5.504.4.1- 5.504.4.3)
- THE VOC CONTENT VERIFICATION CHECKLIST SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.3.2)
- ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR MEETS THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
C. NSF/ANSI 140 AT THE GOLD LEVEL
D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD(5.504.4.4)
- ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (5.504.4.4.1)
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS. (5.504.4.5, 5.504.4.5)
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.5)
- 80% OF THE TOTAL AREA RECEIVING NEW RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. CERTIFIED UNDER UL GREENGUARD GOLD
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (5.504.4.6)
- MECHANICALLY VENTILATED BUILDINGS SHALL HAVE AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13 OR HIGHER. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. (5.504.5.3)
- DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM AN OUTDOOR AIR INTAKE OR OPERABLE WINDOWS. (5.504.7)
- BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR TITLE 24, PART 2 SECTIONS 1202 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS). FOR ADDITIONAL MEASURES, SEE SECTION 5.407.2 (5.505.1)
- BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 121(C). (5.506.2)
- THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (5.508.1)
- RETAIL FOOD STORES OF 8,000 SQ. FT. OR MORE OF CONDITIONED AREA THAT HAVE A COMMERCIAL REFRIGERATION SYSTEM WITH A GLOBAL WARMING POTENTIAL (GWP) OF 150 OR GREATER SHALL HAVE LEAK REDUCTION MEASURES IN ACCORDANCE WITH GBC SECTION 5.508.2. SEPARATE MECHANICAL PLAN CHECK IS REQUIRED. (5.508.2)

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DEVELOPMENT PERMIT SUBMITTAL_R2

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.



SITE PLAN GENERAL NOTES

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROTECT ALL BUILDINGS AND OTHER ELEMENTS TO REMAIN DURING CONSTRUCTION.

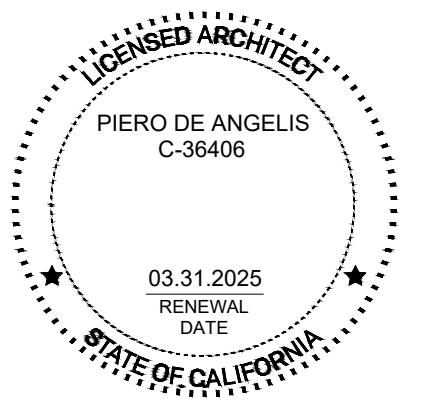
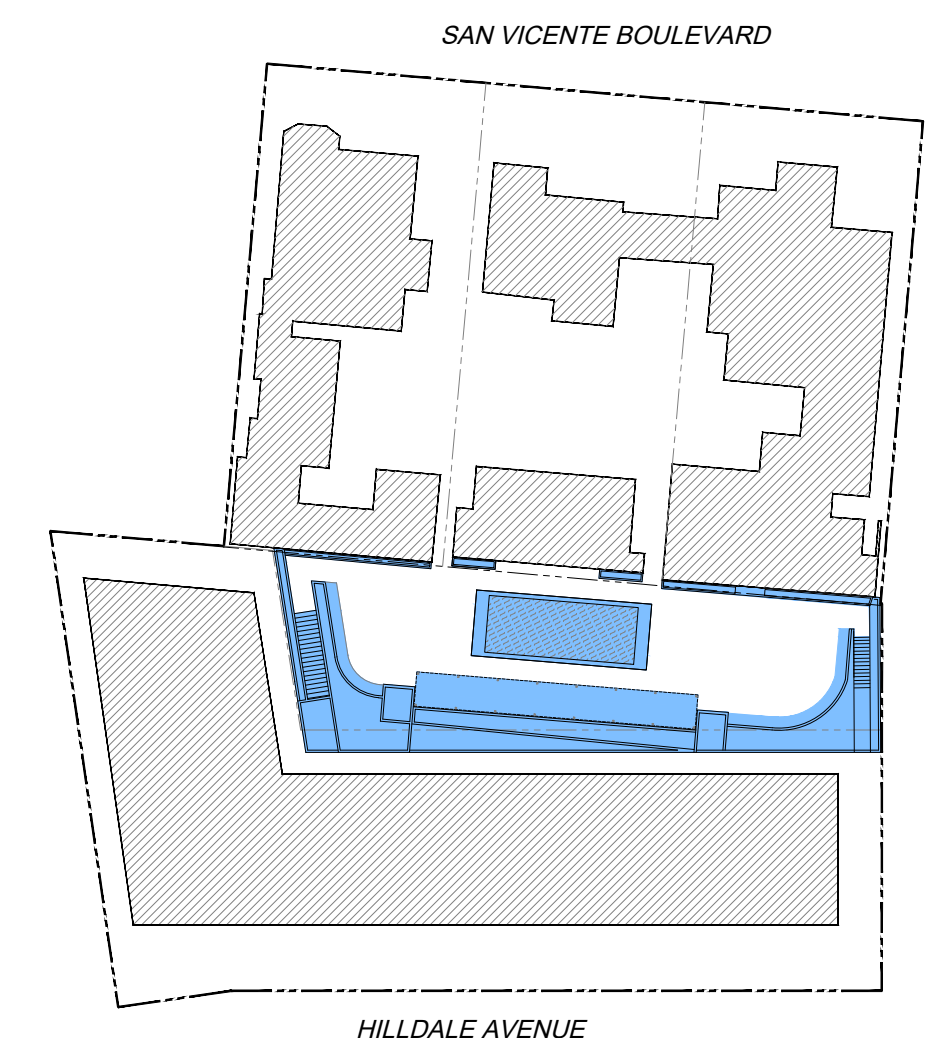
SITE PLAN KEY NOTES

- NEW 6" HIGH 8" CMU FENCE ON PL SHARED WITH NEIGHBORING PROPERTY
- PROPOSED RELOCATION OF EDISON VAULT
- PROPOSED RELOCATION OF POWER POLE
-
-
-
-
-
-
-
-
-
-
-
-
-

SITE PLAN LEGEND

- ACU AIR CONDITIONING UNIT
- CCW CONCRETE WALL
- EM ELECTRICAL METER
- GA GUY ANCHOR
- GM GAS METER
- GV GAS VALVE
- HB HOSE BIB
- LW LIGHT WELL
- OH OVERHANG, OVERHEAD
- PCO POOL CLEAN OUT
- PF POOL FILTER
- PH POOL HEATER
- PP POWER POLE
- SCV SPRINKLER CONTROL VALVE
- SL STREET LIGHT
- SLPB STREET LIGHT PULL BOX
- TC TOP OF CURB
- TW TOP OF WALL
- WDFN WOOD FENCE
- WDG WOOD GATE
- WDW WOOD WALL
- WH WATER HEATER
- WM WATER METER

KEY PLAN



SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
P1_A1.00

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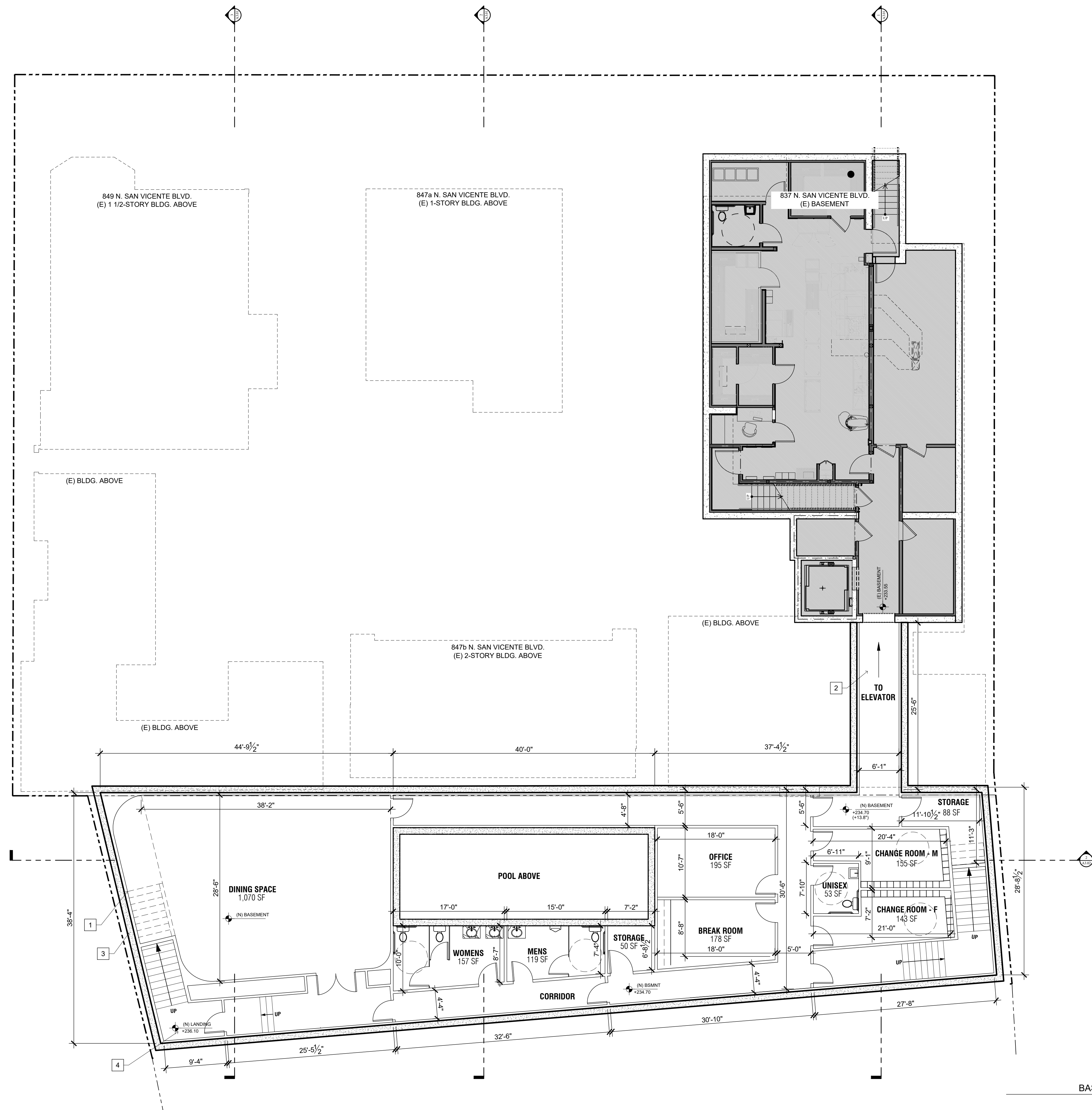
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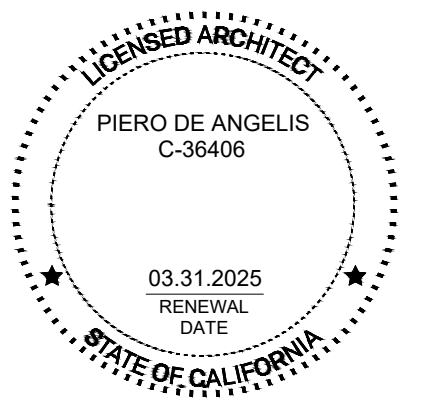
DATE ISSUE MARK

N. SAN VICENTE BLVD.



BASEMENT PLAN
SCALE: 1/8" = 1'-0" 01

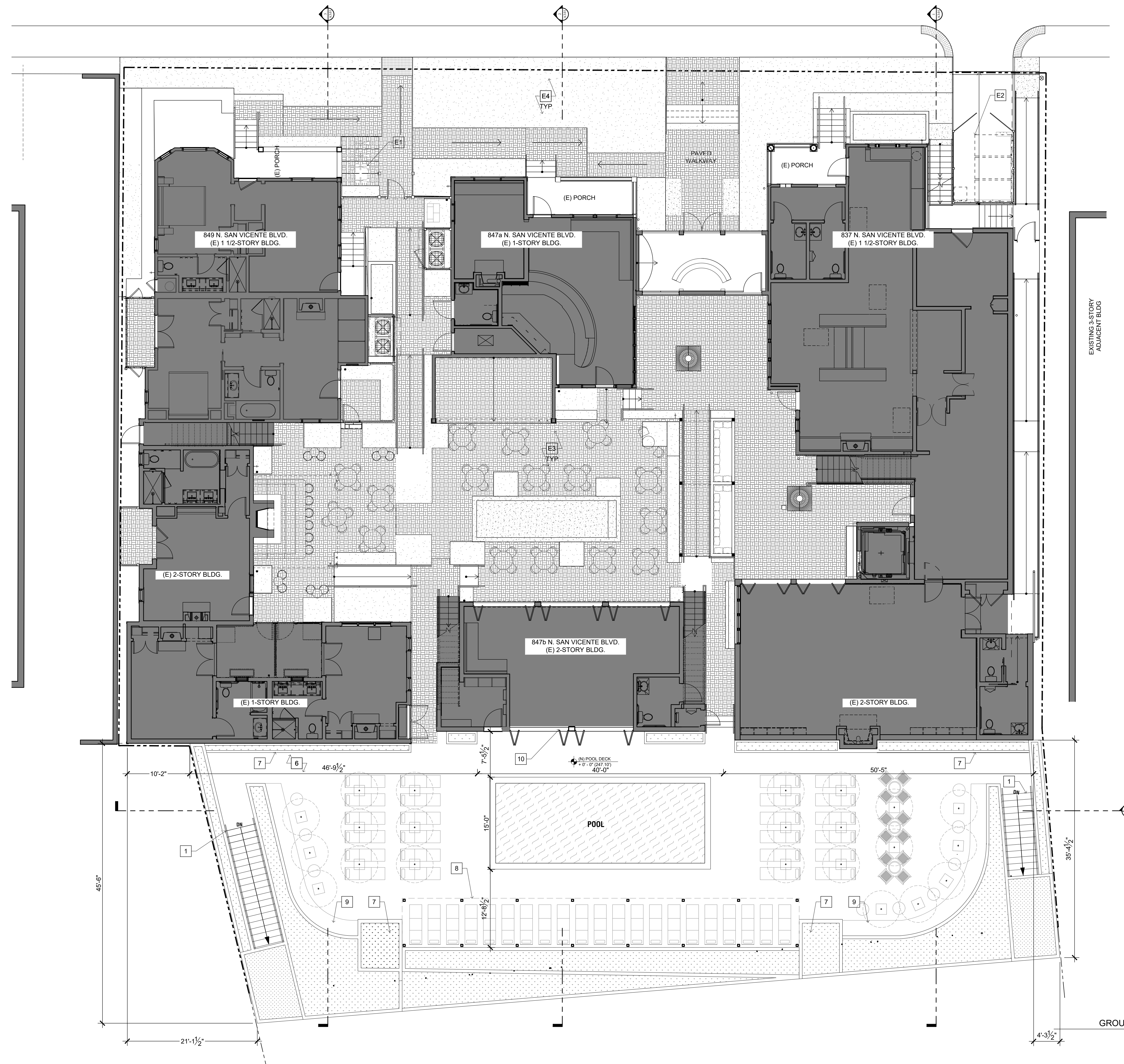
GENERAL NOTES	KEY NOTES	LEGEND	KEY PLAN										
<ol style="list-style-type: none"> NEW ADDITION TO MATCH CONSTRUCTION TYPE OF EXISTING. USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS. PROVIDE CEILING FANS TO SERVE ALL NEW AREA OR EQUIVALENT (E) AREA. INCORPORATE 25% FLYASH OR SLAG ASH IN CONCRETE. USE RECYCLED-CONTENT BASE OR BACKFILL MATERIAL. USE ENGINEERED LUMBER OR STEEL FOR MINIMUM OF 80% OF SUBFLOORS, SHEETING, FLOOR JOISTS, BEAMS, HEADERS, AND TRUSSES, AS APPLICABLE. USE ENGINEERED VERTICAL WOOD STUDS. USE FSC-CERTIFIED WOOD FOR 50% OF FRAMING LUMBER. INSULATE THE FULL LENGTH OF ALL HOT WATER PIPES. INSTALL WATER EFFICIENT KITCHEN & BATHROOM FAUCETS (<2.5 GPM) INSTALL WATER EFFICIENT TOILETS (DUAL-FLUSH OR <1.3 GPF) INSTALL WATER-FREE URINALS INSTALL TANKLESS WATER HEATERS WHERE APPLICABLE INSTALL FORMALDEHYDE-FREE, RECYCLED-CONTENT (MIN. 25%) INSULATION INSTALL CELLULOSE, COTTON BATT, BIO-BASED FOAM IN WALLS (MIN. 60% OF INSULATION) INSTALL CELLULOSE, COTTON BATT, BIO-BASED FOAM IN CEILINGS (MIN. 60% OF INSULATION) PRE-PLUMB AND PROVIDE CONDUIT FOR SOLAR WATER HEATING INSTALL ENERGY STAR LIGHTING (50% OF TOTAL FIXTURES) INSTALL ENERGY STAR EXIT SIGNS INSTALL ENERGY STAR PROGRAMMABLE THERMOSTATS INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS INSTALL DUCTS PER SMACNA STANDARDS USE NO-VOC PAINTS ON INTERIOR APPLICATIONS (<= 5 GL) USE LOW-VOC SEALANTS AND ADHESIVES (<= 50 GL) USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERTOPS AND CABINETS DO NOT USE CARPET INSTALL FAN WITH HUMIDISTAT SENSOR OR TIMER IN ALL BATHROOMS INSTALL HIGH EFFICIENCY HVAC FILTERS (MIN. MERV 8) OR PROVIDE 	<p>DUCTLESS SYSTEM</p> <ol style="list-style-type: none"> 29. USE RECYCLED-CONTENT ROOFING MATERIALS 30. INSTALL ENERGY STAR OR COOL ROOF 31. 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) 32. 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. 33. USE RECYCLED-CONTENT OR FSC-CERTIFIED OUTDOOR FLOORING MATERIALS. 34. USE EXPOSED CONCRETE AS FINISHED FLOOR OF BASEMENT AND WHERE POSSIBLE ON GROUND FLOOR. 35. USE FSC-CERTIFIED WOOD FLOORING FOR ALL WOOD FLOORING. 36. USE AGRICULTURE BOARD, FSC CERTIFIED, OR RAPIDLY RENEWABLE CABINERY MATERIAL. 37. USE MIN 25% RECYCLED-CONTENT COUNTERTOP MATERIALS <p>EXISTING KEY NOTES</p> <table border="1"> <tr><td>E1</td><td>EXISTING LONG TERM BIKE PARKING TO REMAIN</td></tr> <tr><td>E2</td><td>EXISTING TRASH ENCLOSURE TO REMAIN</td></tr> <tr><td>E3</td><td>EXISTING BRICK PAVING TO REMAIN, TYP</td></tr> <tr><td>E4</td><td>EXISTING PLANTER TO REMAIN, TYP</td></tr> <tr><td>E5</td><td>EXISTING CHIMNEY TO BE REMOVED</td></tr> </table>	E1	EXISTING LONG TERM BIKE PARKING TO REMAIN	E2	EXISTING TRASH ENCLOSURE TO REMAIN	E3	EXISTING BRICK PAVING TO REMAIN, TYP	E4	EXISTING PLANTER TO REMAIN, TYP	E5	EXISTING CHIMNEY TO BE REMOVED	<ol style="list-style-type: none"> NEW EXTERIOR STAIR NEW CONNECTION TO (E) ELEVATOR AND EXIT STAIR NEW CONCRETE RETAINING WALL WITH GWB FURRING NEW DRAIN AT BOTTOM LANDING, PROVIDE SUMP PUMP AS REQ'D NEW MULTI-ACCOMMODATION RESTROOM NEW BRICK PAVED WALKWAY TO MATCH EXISTING NEW LANDSCAPE NEW PERMEABLE TRELIS NEW BUILT-IN / BENCH SEATING, TYP. NEW OPENING & BIFOLD DOORS TO CONNECT (N) POOL DECK TO (E) BUILDING 	<p>LEGEND</p> <ul style="list-style-type: none"> (E) WALL NEW WALL NEW CONCRETE WALL NOT IN SCOPE <p>KEY PLAN</p>
E1	EXISTING LONG TERM BIKE PARKING TO REMAIN												
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E5	EXISTING CHIMNEY TO BE REMOVED												



SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
P1_A1.01B

N. SAN VICENTE BLVD.



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DEVELOPMENT PERMIT SUBMITTAL_R2

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SVB x HILDALE

DATE	ISSUE	MARK

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- NEW ADDITION TO MATCH CONSTRUCTION TYPE OF EXISTING.
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.
- PROVIDE CEILING FANS TO SERVE ALL NEW AREA OR EQUIVALENT (E) AREA.
- INCORPORATE 25% FLYASH OR SLAG ASH IN CONCRETE.
- USE RECYCLED-CONTENT BASE OR BACKFILL MATERIAL.
- USE ENGINEERED LUMBER OR STEEL FOR MINIMUM OF 80% OF SUBFLOORS, SHEETING, FLOOR JOISTS, BEAMS, HEADERS, AND TRUSSES, AS APPLICABLE.
- USE ENGINEERED VERTICAL WOOD STUDS.
- USE FSC-CERTIFIED WOOD FOR 50% OF FRAMING LUMBER.
- INSULATE THE FULL LENGTH OF ALL HOT WATER PIPES.
- INSTALL WATER EFFICIENT KITCHEN & BATHROOM FAUCETS (<2.5 GPM)
- INSTALL WATER EFFICIENT TOILETS (DUAL-FLUSH OR <1.3 GPF)
- INSTALL WATER-FREE URINALS
- INSTALL TANKLESS WATER HEATERS WHERE APPLICABLE
- INSTALL FORMALDEHYDE-FREE, RECYCLED-CONTENT (MIN. 25%) INSULATION
- INSTALL CELLULOSE, COTTON BATT, BIO-BASED FOAM IN WALLS (MIN. 60% OF INSULATION)
- INSTALL CELLULOSE, COTTON BATT, BIO-BASED FOAM IN CEILINGS (MIN. 60% OF INSULATION)
- PRE-PLUMB AND PROVIDE CONDUIT FOR SOLAR WATER HEATING
- INSTALL ENERGY STAR LIGHTING (50% OF TOTAL FIXTURES)
- INSTALL ENERGY STAR EXIT SIGNS
- INSTALL ENERGY STAR PROGRAMMABLE THERMOSTATS
- INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
- INSTALL DUCTS PER SMACNA STANDARDS
- USE NO-VOC PAINTS ON INTERIOR APPLICATIONS (<= 5 G/L)
- USE LOW-VOC SEALANTS AND ADHESIVES (<= 50 G/L)
- USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERTOPS AND CABINETS
- DO NOT USE CARPET
- INSTALL FAN WITH HUMIDISTAT SENSOR OR TIMER IN ALL BATHROOMS
- INSTALL HIGH EFFICIENCY HVAC FILTERS (MIN. MERV 8) OR PROVIDE

KEY NOTES

- NEW EXTERIOR STAIR
- NEW CONNECTION TO (E) ELEVATOR AND EXIT STAIR
- NEW CONCRETE RETAINING WALL WITH GWB FURRING
- NEW DRAIN AT BOTTOM LANDING, PROVIDE SUMP PUMP AS REQ'D
- NEW MULTI-ACCOMMODATION RESTROOM
- NEW BRICK PAVED WALKWAY TO MATCH EXISTING
- NEW LANDSCAPE
- NEW PERMEABLE TRELIS
- NEW BUILT-IN / BENCH SEATING, TYP.
- NEW OPENING & BIFOLD DOORS TO CONNECT (N) POOL DECK TO (E) BUILDING

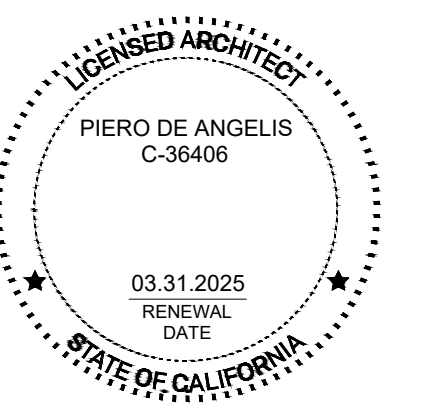
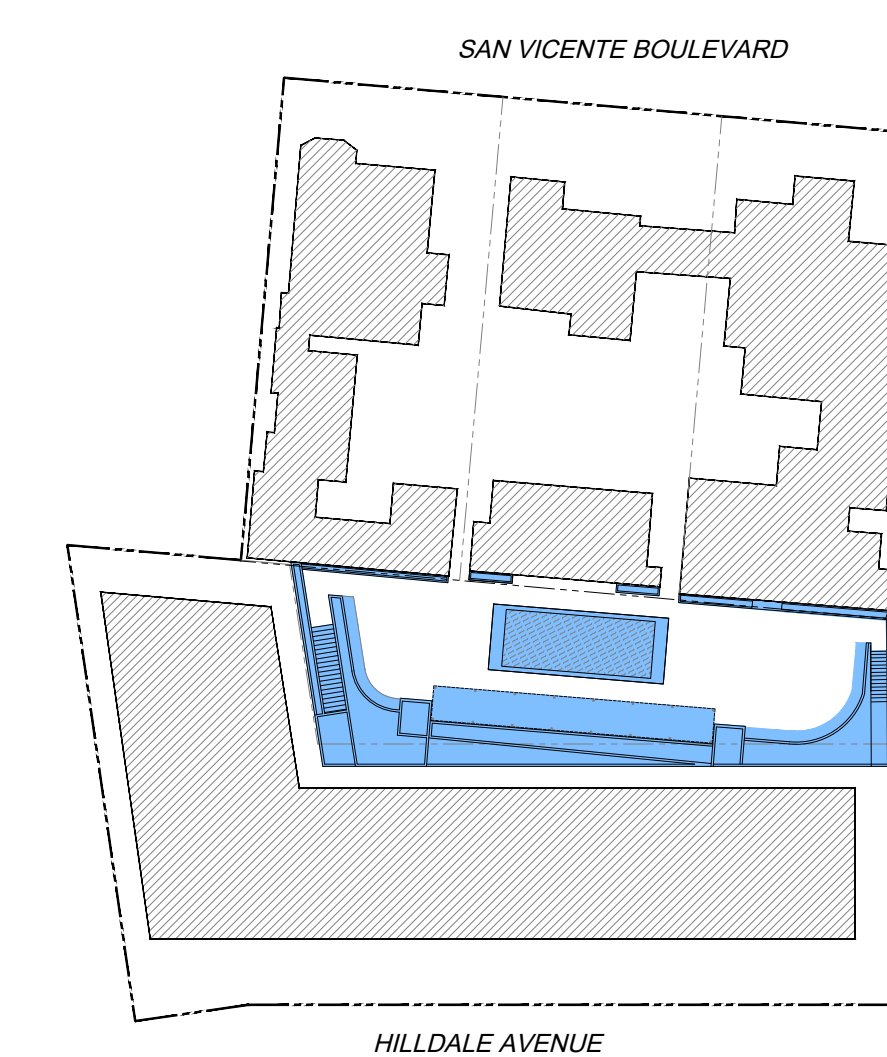
EXISTING KEY NOTES

- | | |
|----|---|
| E1 | EXISTING LONG TERM BIKE PARKING TO REMAIN |
| E2 | EXISTING TRASH ENCLOSURE TO REMAIN |
| E3 | EXISTING BRICK PAVING TO REMAIN, TYP |
| E4 | EXISTING PLANTER TO REMAIN, TYP |
| E5 | EXISTING CHIMNEY TO BE REMOVED |

LEGEND

- | | |
|--|-------------------|
| | (E) WALL |
| | NEW WALL |
| | NEW CONCRETE WALL |
| | NOT IN SCOPE |

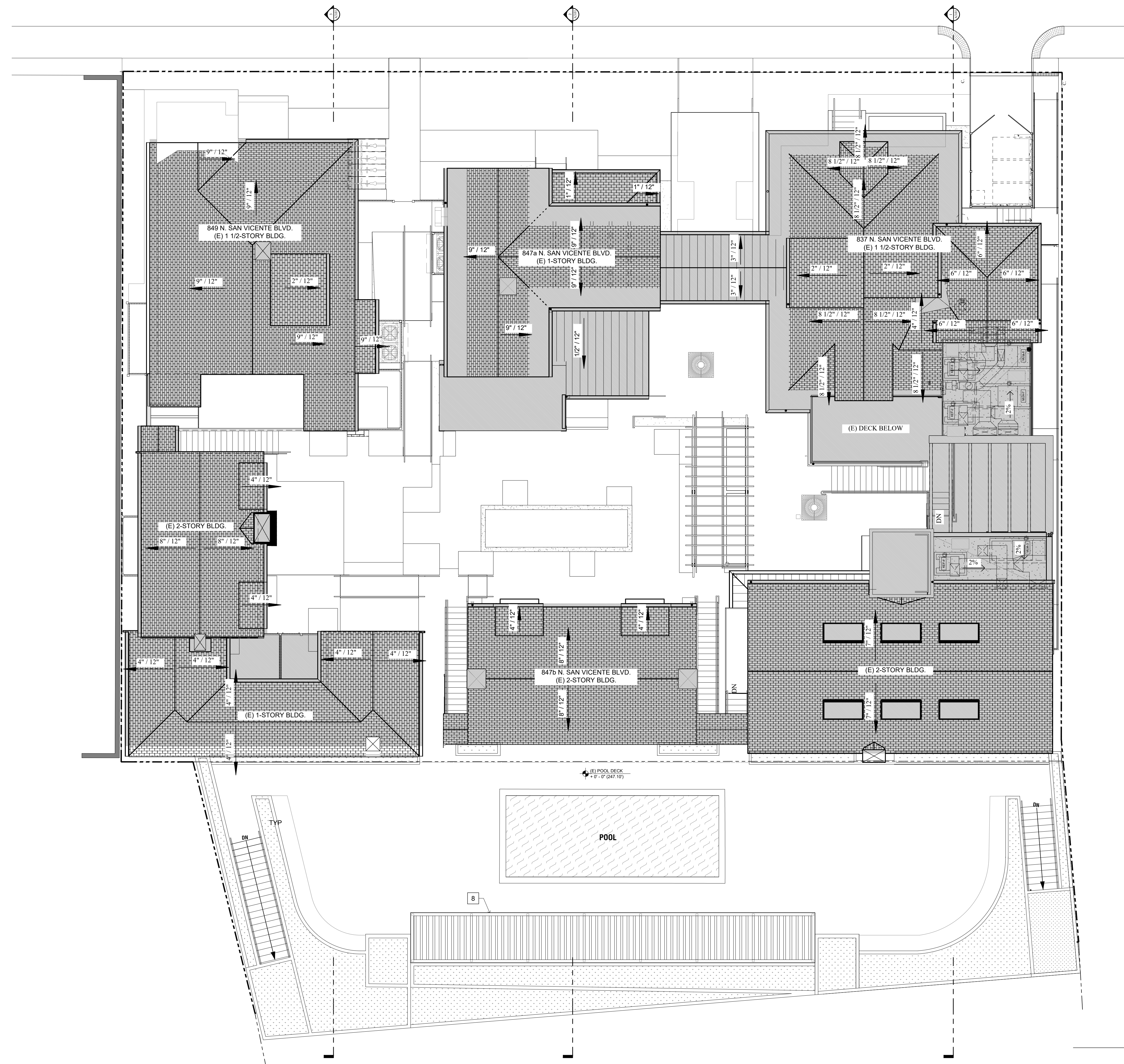
KEY PLAN



SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER
P1_A1.01

N. SAN VICENTE BLVD.



ROOF PLAN
SCALE: 1/8" = 1'-0" 01

GOOD PROJECT CO.

117 W. 9th Street, Suite 313
Los Angeles, CA 90015
www.goodprojectcompany

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DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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LANDUSE ATTORNEY

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LANDSCAPE ARCHITECT

L.Z. DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002

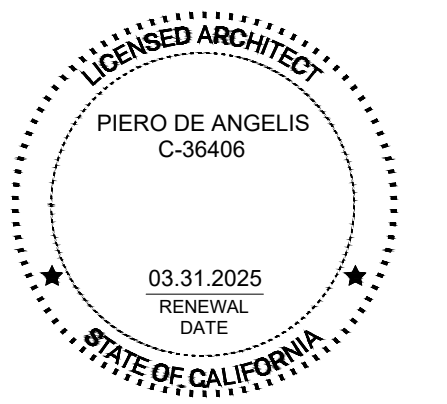
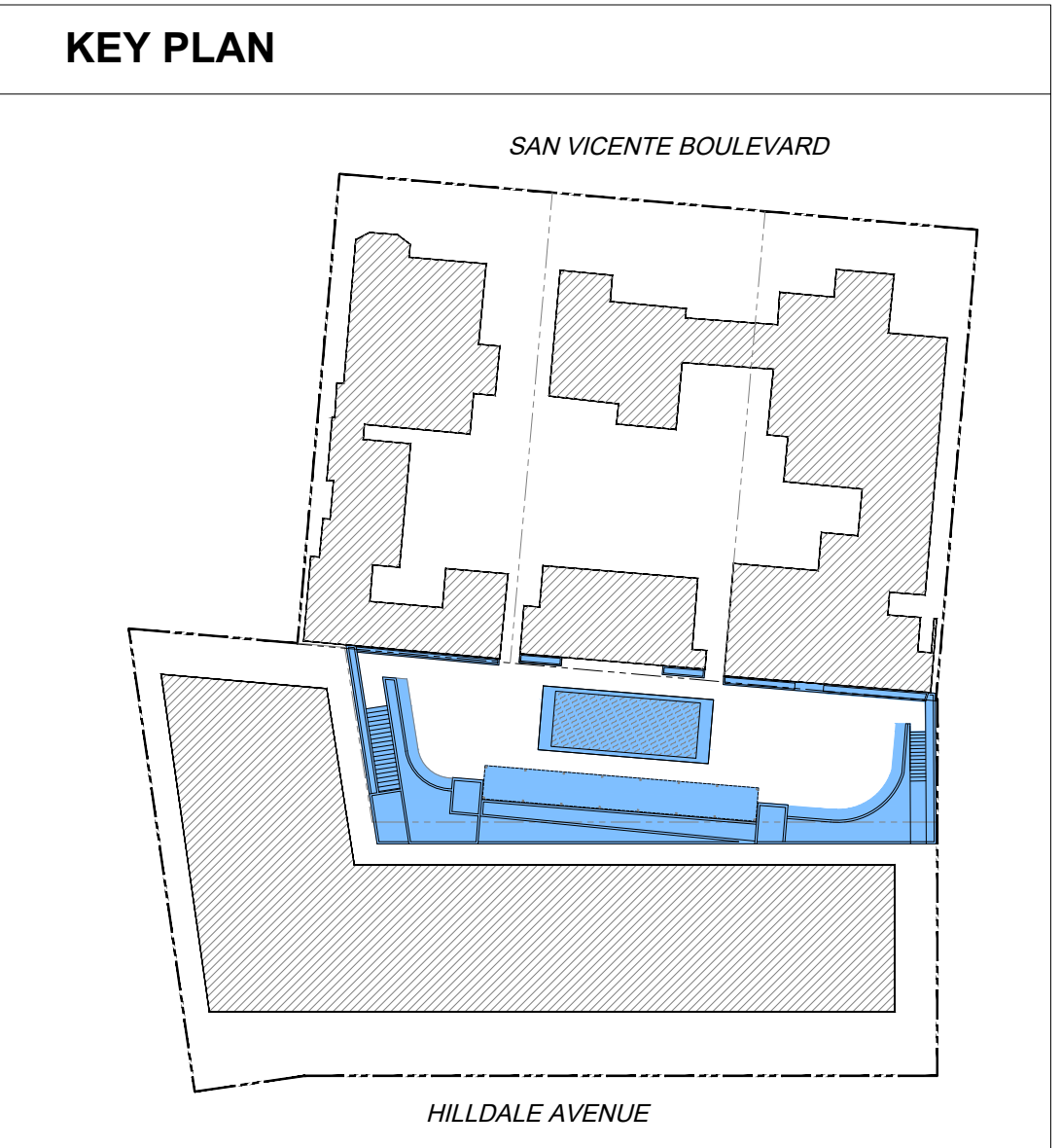
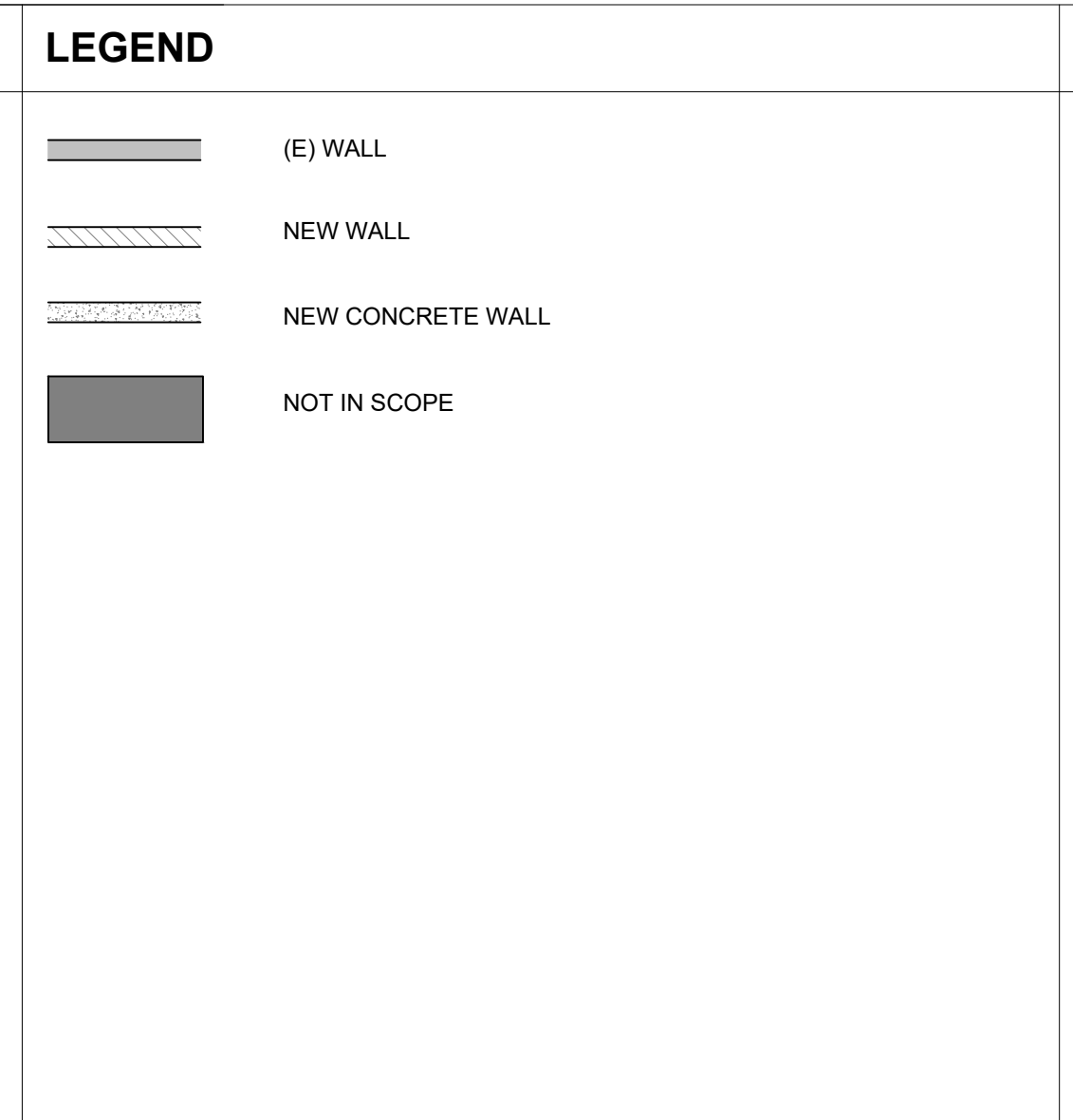
SVB x HILDALE

DATE	ISSUE	MARK
.	.	.

- #### GENERAL NOTES
- NEW ADDITION TO MATCH CONSTRUCTION TYPE OF EXISTING.
 - USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS.
 - PROVIDE CEILING FANS TO SERVE ALL NEW AREA OR EQUIVALENT (E) AREA.
 - INCORPORATE 25% FLYASH OR SLAG ASH IN CONCRETE.
 - USE RECYCLED-CONTENT BASE OR BACKFILL MATERIAL.
 - USE ENGINEERED LUMBER OR STEEL FOR MINIMUM OF 80% OF SUBFLOORS, SHEETING, FLOOR JOISTS, BEAMS, HEADERS, AND TRUSSES, AS APPLICABLE.
 - USE ENGINEERED VERTICAL WOOD STUDS.
 - USE FSC-CERTIFIED WOOD FOR 50% OF FRAMING LUMBER.
 - INSULATE THE FULL LENGTH OF ALL HOT WATER PIPES.
 - INSTALL WATER EFFICIENT KITCHEN & BATHROOM FAUCETS (<2.5 GPM)
 - INSTALL WATER EFFICIENT TOILETS (DUAL-FLUSH OR <1.3 GPF)
 - INSTALL WATER-FREE URINALS
 - INSTALL TANKLESS WATER HEATERS WHERE APPLICABLE
 - INSTALL FORMALDEHYDE-FREE, RECYCLED-CONTENT (MIN. 25%) INSULATION
 - INSTALL CELLULOSE, COTTON BATT, BIO-BASED FOAM IN WALLS (MIN. 60% OF INSULATION)
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 - INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
 - INSTALL DUCTS PER SMACNA STANDARDS
 - USE NO-VOC PAINTS ON INTERIOR APPLICATIONS (<= 5 G/L)
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 - DO NOT USE CARPET
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 - INSTALL HIGH EFFICIENCY HVAC FILTERS (MIN. MERV 8) OR PROVIDE

- #### KEY NOTES
- DUCTLESS SYSTEM
 - USE RECYCLED-CONTENT ROOFING MATERIALS
 - INSTALL ENERGY STAR OR COOL ROOF
 - 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)
 - 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.
 - USE RECYCLED-CONTENT OR FSC-CERTIFIED OUTDOOR FLOORING MATERIALS.
 - USE EXPOSED CONCRETE AS FINISHED FLOOR OF BASEMENT AND WHERE POSSIBLE ON GROUND FLOOR.
 - USE FSC-CERTIFIED WOOD FLOORING FOR ALL WOOD FLOORING.
 - USE AGRICULTURE BOARD, FSC CERTIFIED, OR RAPIDLY RENEWABLE CABINERY MATERIAL
 - USE MIN 25% RECYCLED-CONTENT COUNTERTOP MATERIALS
- #### EXISTING KEY NOTES
- | | |
|----|---|
| E1 | EXISTING LONG TERM BIKE PARKING TO REMAIN |
| E2 | EXISTING TRASH ENCLOSURE TO REMAIN |
| E3 | EXISTING BRICK PAVING TO REMAIN, TYP |
| E4 | EXISTING PLANTER TO REMAIN, TYP |
| E5 | EXISTING CHIMNEY TO BE REMOVED |

- #### KEY NOTES
- NEW EXTERIOR STAIR
 - NEW CONNECTION TO (E) ELEVATOR AND EXIT STAIR
 - NEW CONCRETE RETAINING WALL WITH GWB FURRING
 - NEW DRAIN AT BOTTOM LANDING, PROVIDE SUMP PUMP AS REQ'D
 - NEW MULTI-ACCOMMODATION RESTROOM
 - NEW BRICK PAVED WALKWAY TO MATCH EXISTING
 - NEW LANDSCAPE
 - NEW PERMEABLE TRELIS
 - NEW BUILT-IN / BENCH SEATING, TYP.
 - NEW OPENING & BIFOLD DOORS TO CONNECT (N) POOL DECK TO (E) BUILDING



SHEET TITLE
ROOF PLAN

SHEET NUMBER
P1_A1.03

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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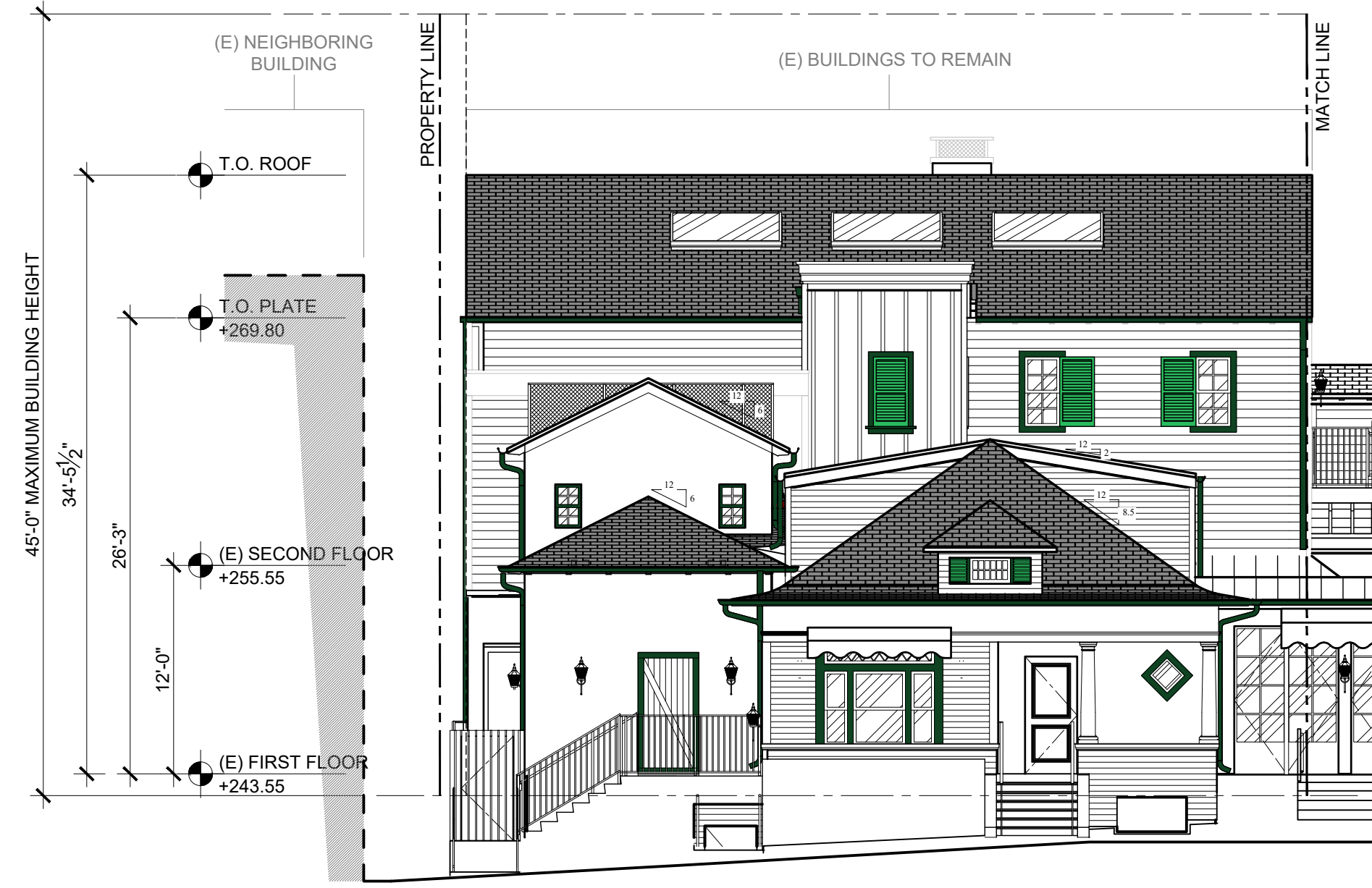
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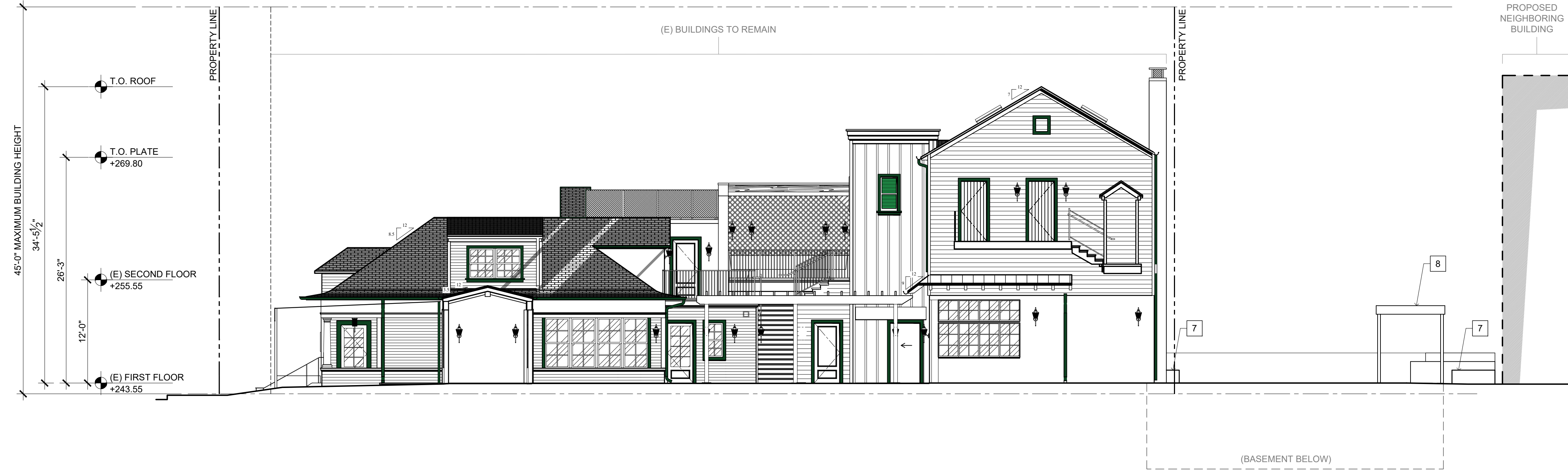
LANDSCAPE ARCHITECT
L.Z. DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002
SVB x HILDALE

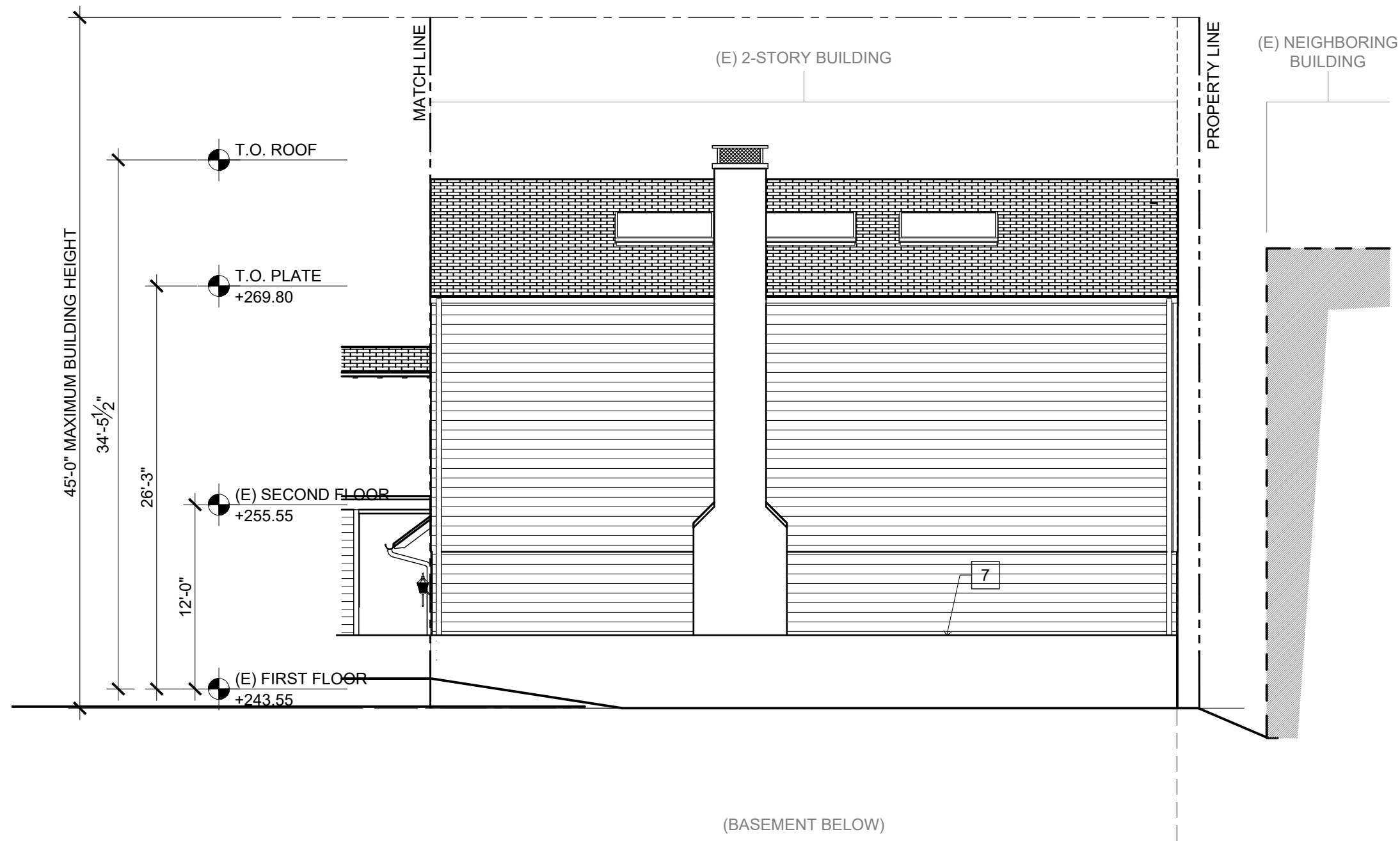
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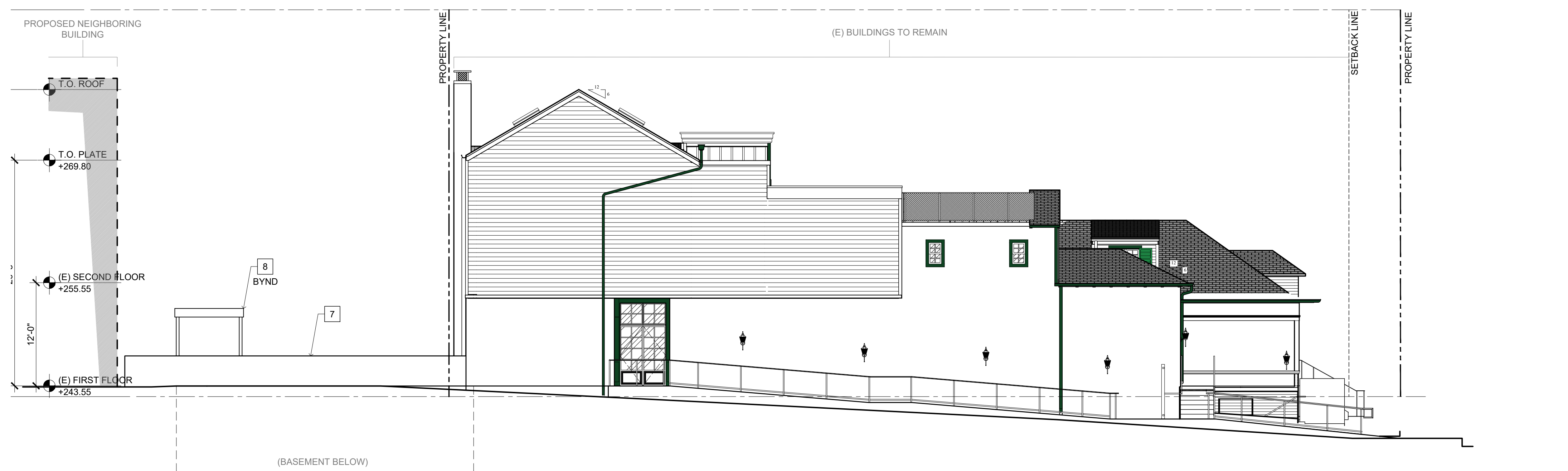
837 - EAST ELEVATION
SCALE: 1/8" = 1'-0" 04



837 - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 02



837 - WEST ELEVATION
SCALE: 1/8" = 1'-0" 03



837 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 01

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KEY NOTES

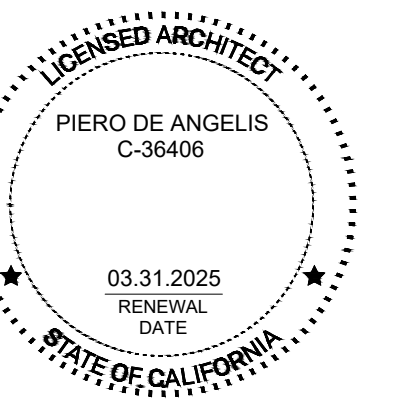
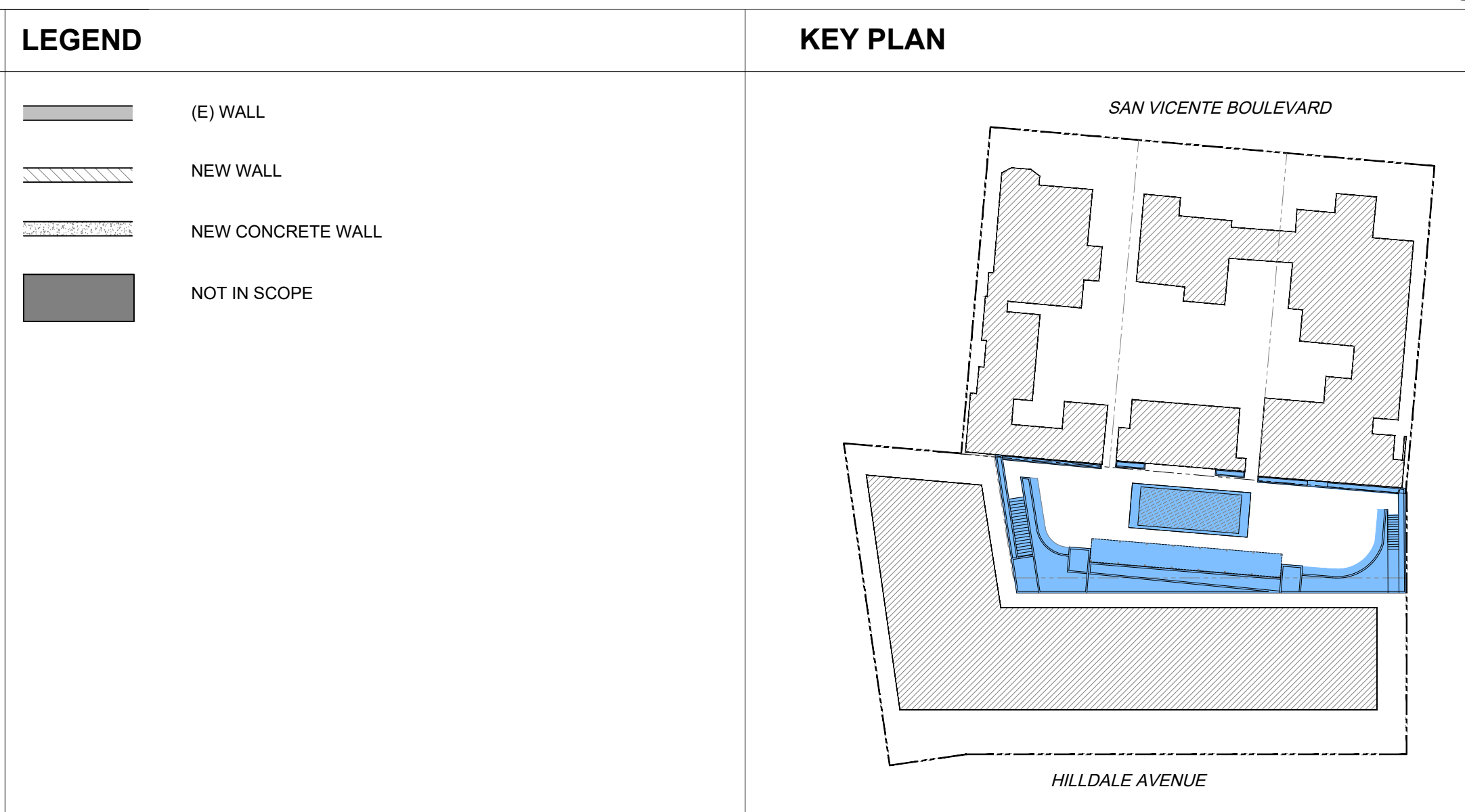
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E4	EXISTING PLANTER TO REMAIN, TYP.
E5	EXISTING CHIMNEY TO BE REMOVED

LEGEND

(E) WALL
NEW WALL
NEW CONCRETE WALL
NOT IN SCOPE



SHEET TITLE
837 ELEVATIONS

SHEET NUMBER
P1_A2.01

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

OWNER
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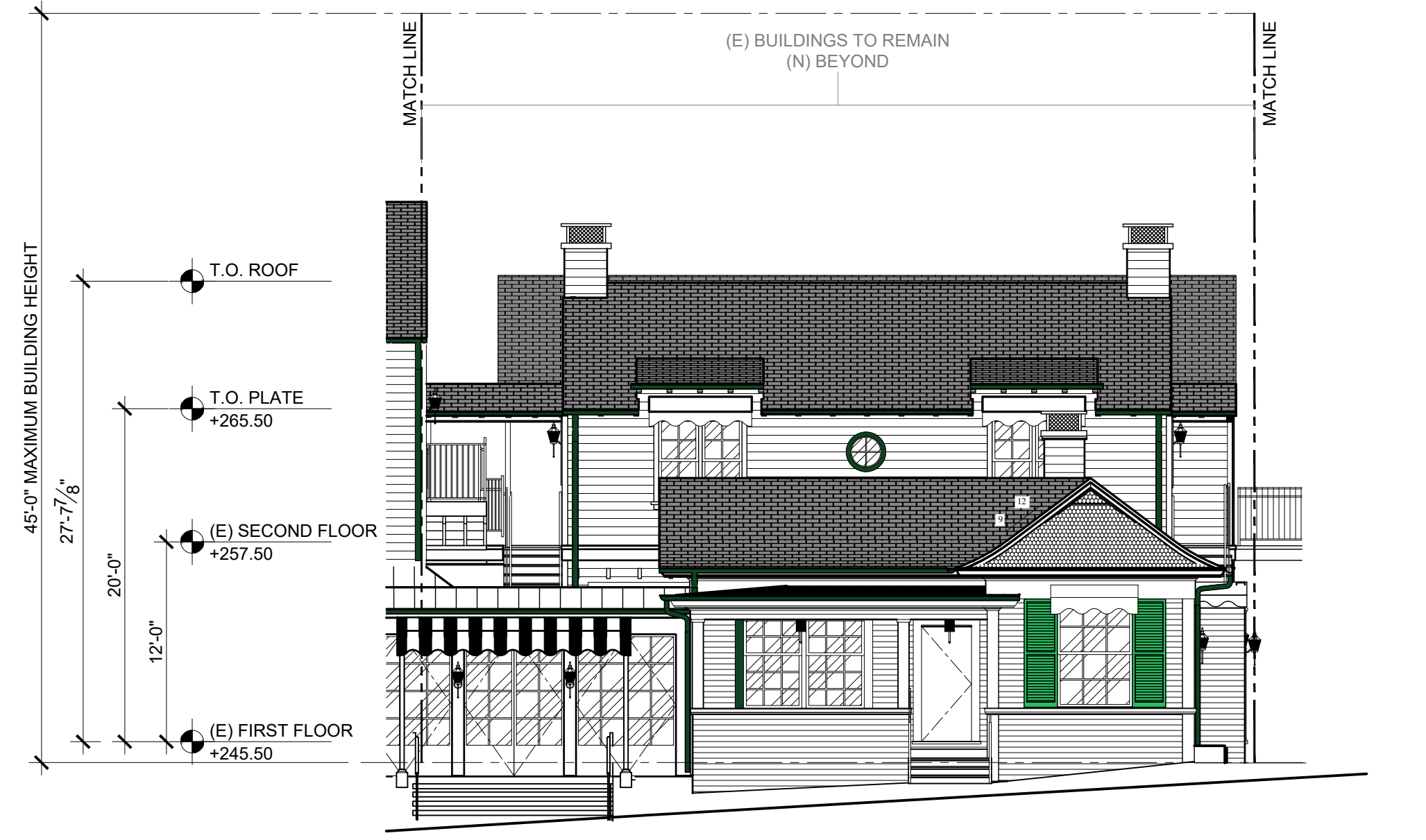
CONSULTING ARCHITECT (P1)
LOESCHER MEACHEM ARCHITECTS, INC.
353 S. BROADWAY, SUITE 201
LOS ANGELES, CA 90013

CONSULTING ARCHITECT (P2)
OFFICE OF KIEM HO ARCHITECTS
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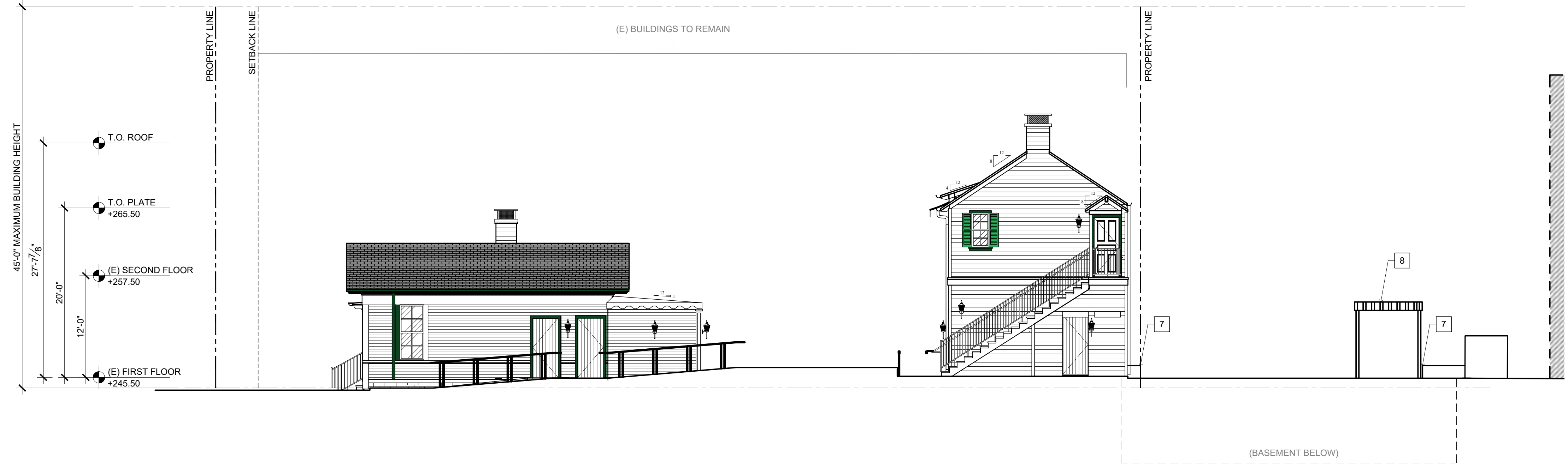
LANDSCAPE ARCHITECT
L.Z. DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002
SVB x HILDALE

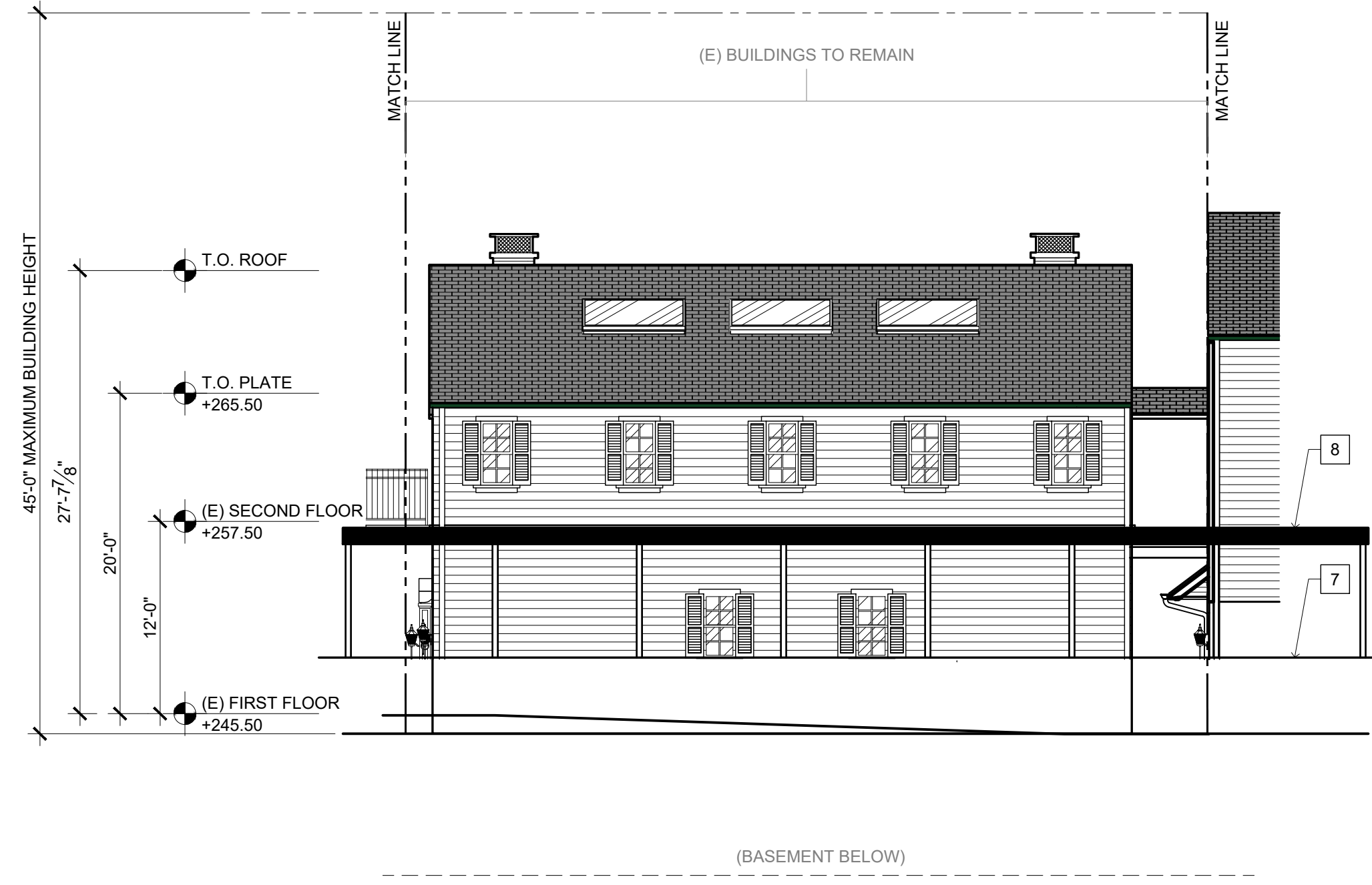
DATE	ISSUE	MARK



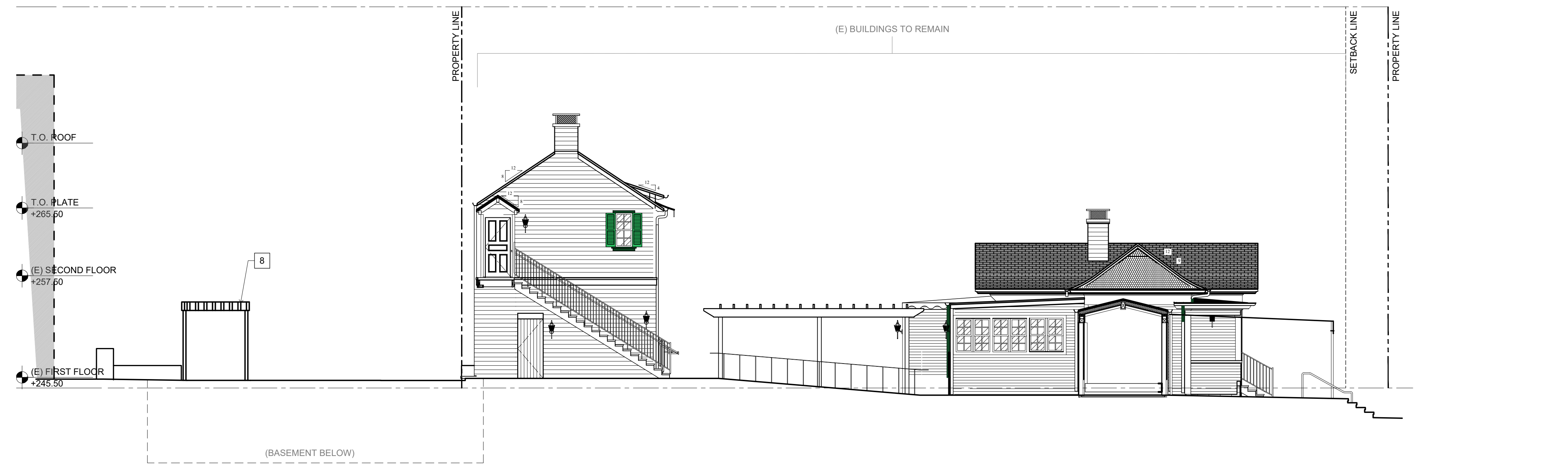
847 - EAST ELEVATION
SCALE: 1/8" = 1'-0" 04



847 - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 02



847 - WEST ELEVATION
SCALE: 1/8" = 1'-0" 03



847 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 01

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KEY NOTES

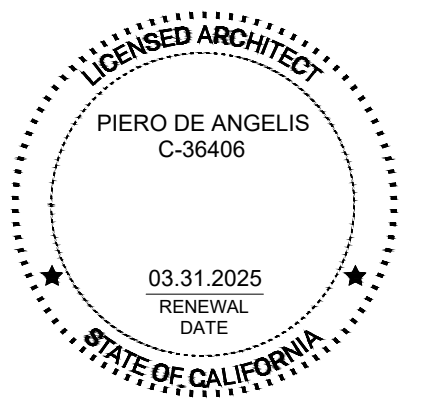
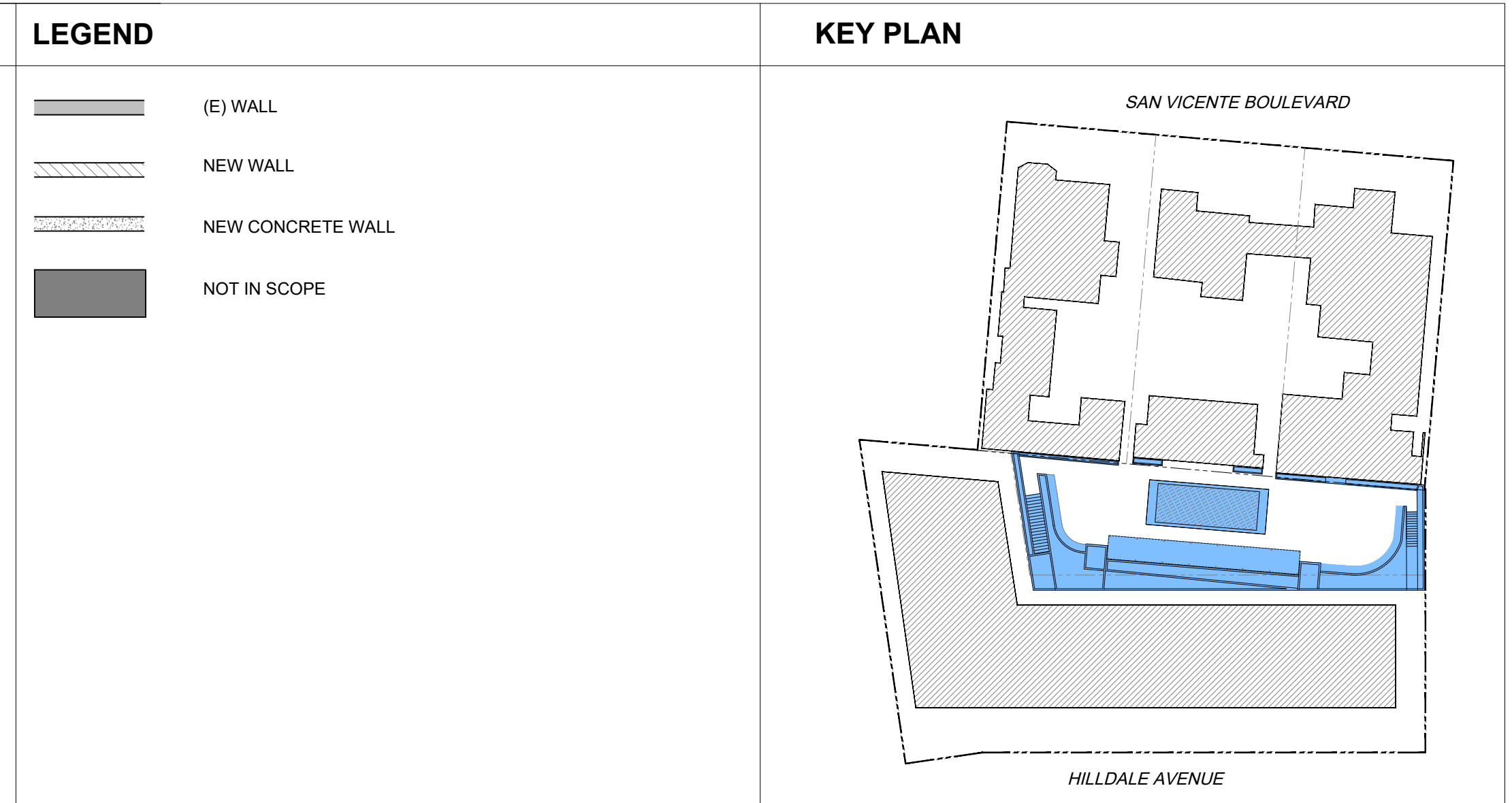
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E5	EXISTING CHIMNEY TO BE REMOVED

LEGEND

	(E) WALL
	NEW WALL
	NEW CONCRETE WALL
	NOT IN SCOPE



SHEET TITLE
847 ELEVATIONS

SHEET NUMBER
P1_A2.02

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

OWNER
SV CLUB OWNER LLC
745 N SAN VICENTE BLVD
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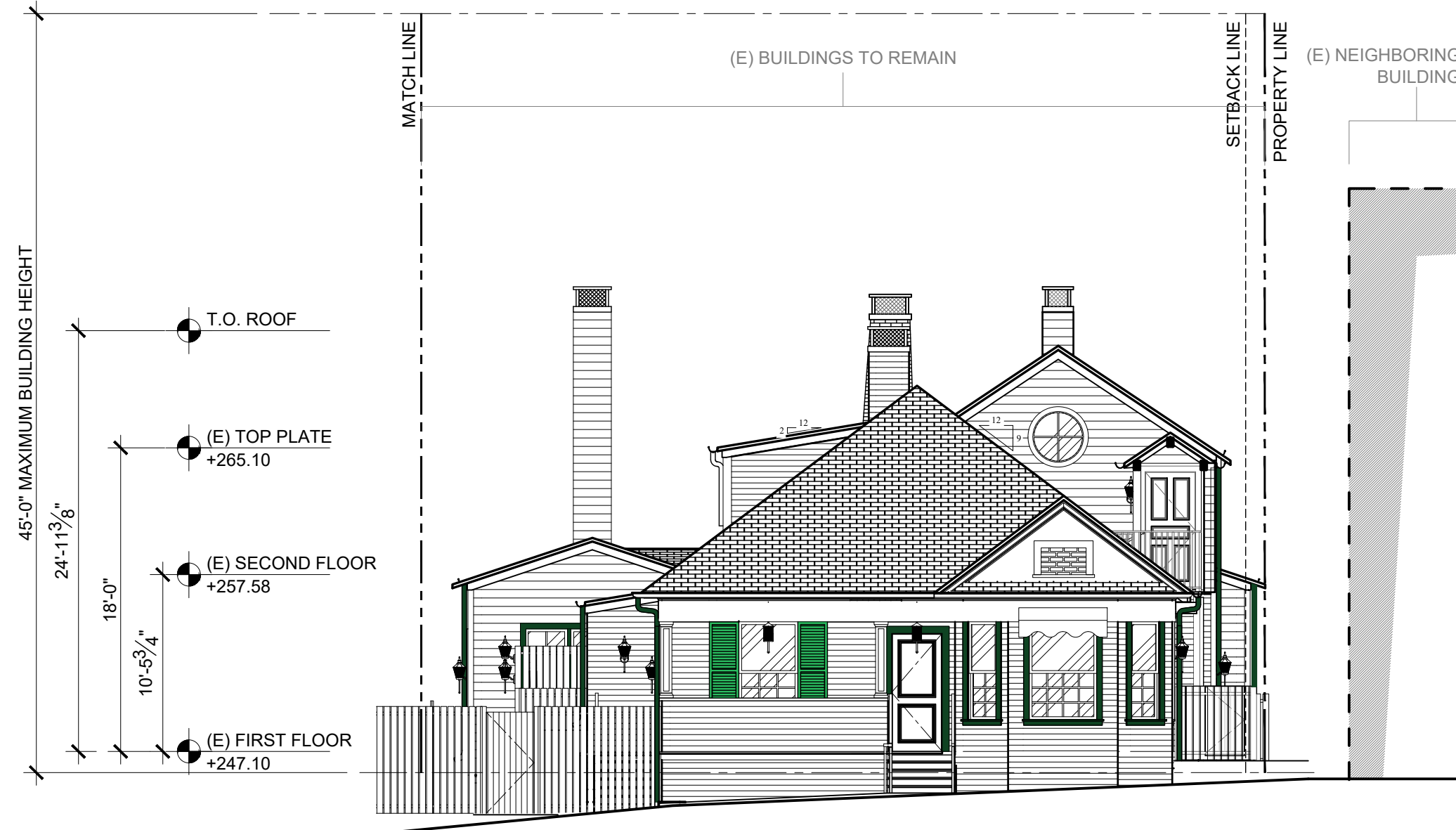
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984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002
SVB x HILDALE

DATE ISSUE MARK



849 - EAST ELEVATION
SCALE: 1/8" = 1'-0" 04



849 - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 02



849 - WEST ELEVATION
SCALE: 1/8" = 1'-0" 03



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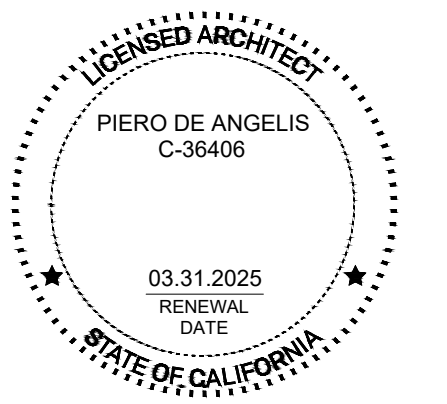
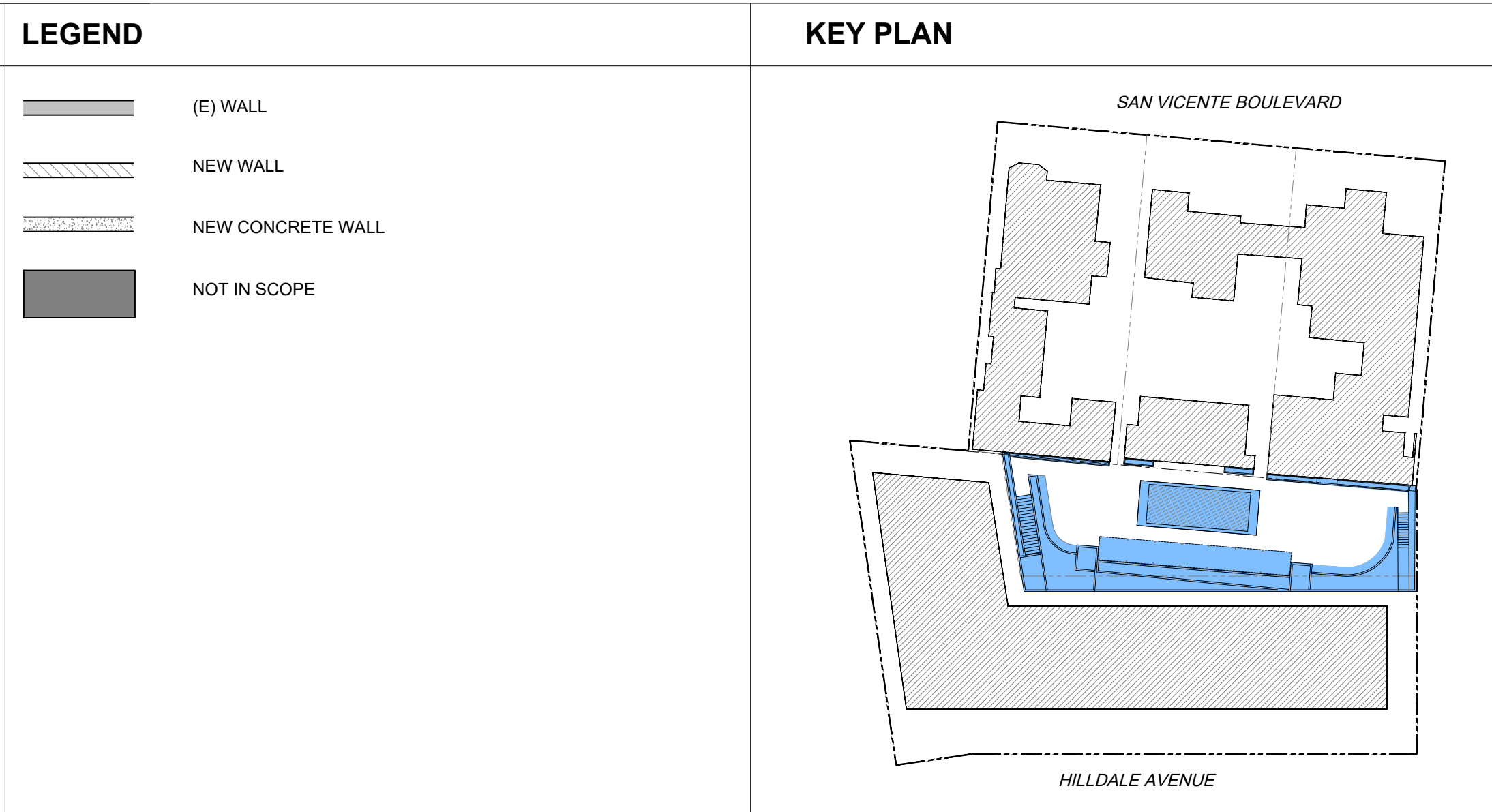
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NEW CONCRETE WALL
NOT IN SCOPE



SHEET TITLE
849 ELEVATIONS

SHEET NUMBER
P1_A2.03

GOOD PROJECT CO.

117 W. 9th Street, Suite 313
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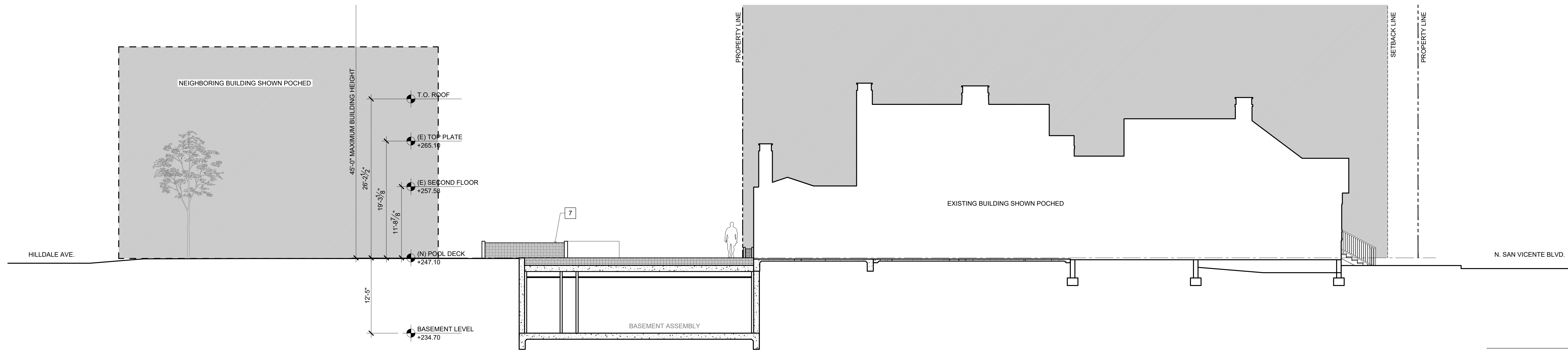
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LANDSCAPE ARCHITECT
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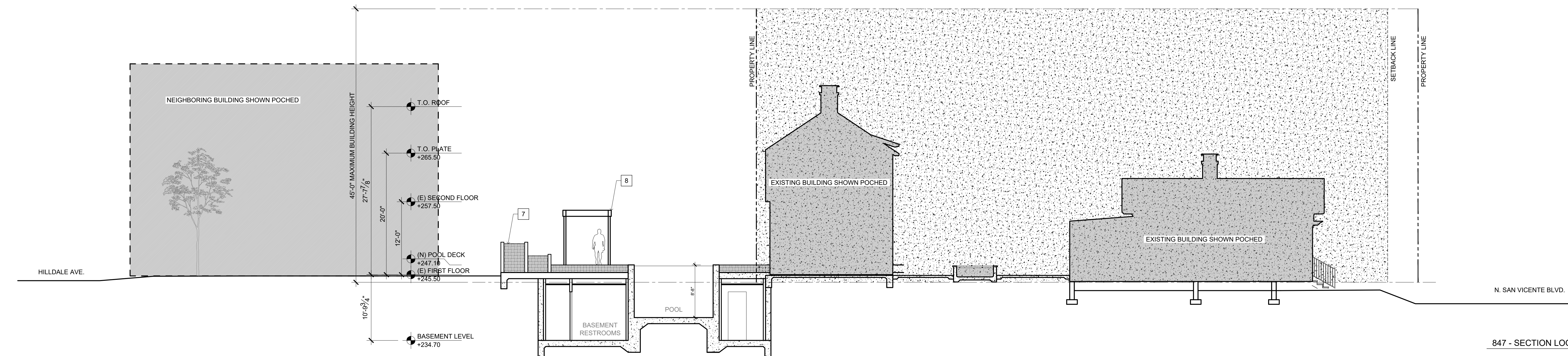
PROJECT 2002

SVB x HILLDALE

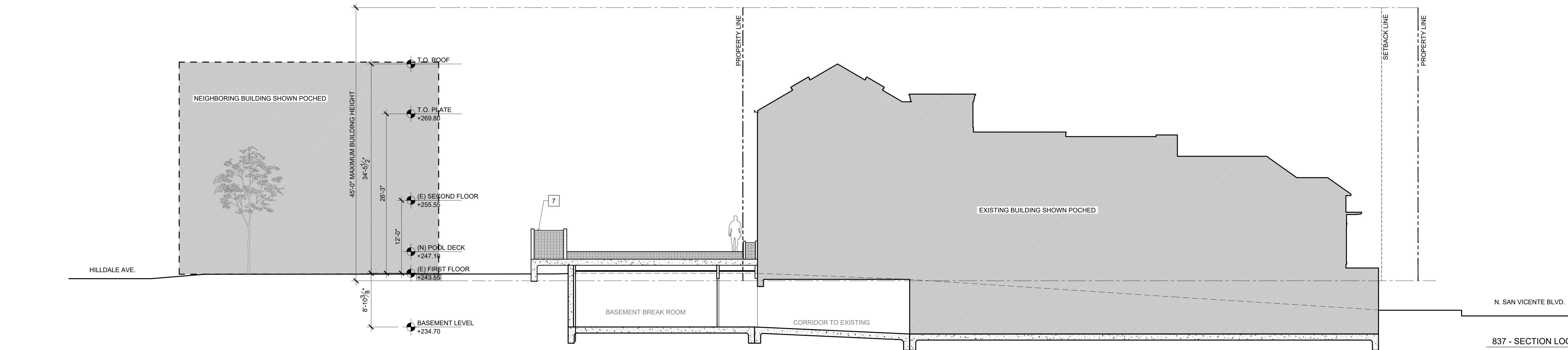
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SECTIONS 01
SCALE: 1/8" = 1'-0"

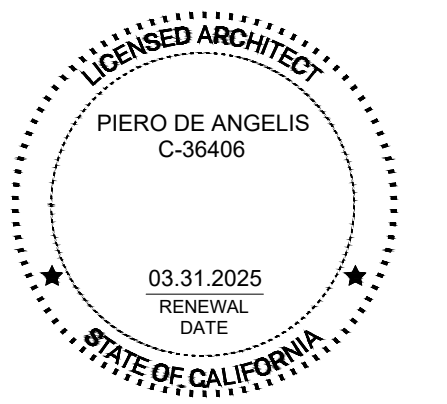


847 - SECTION LOOKING NORTH 02
SCALE: 1/8" = 1'-0"



837 - SECTION LOOKING NORTH 01
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GENERAL NOTES	KEY NOTES	LEGEND	KEY PLAN										
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SHEET TITLE

SECTIONS

SHEET NUMBER

P1_A3.01

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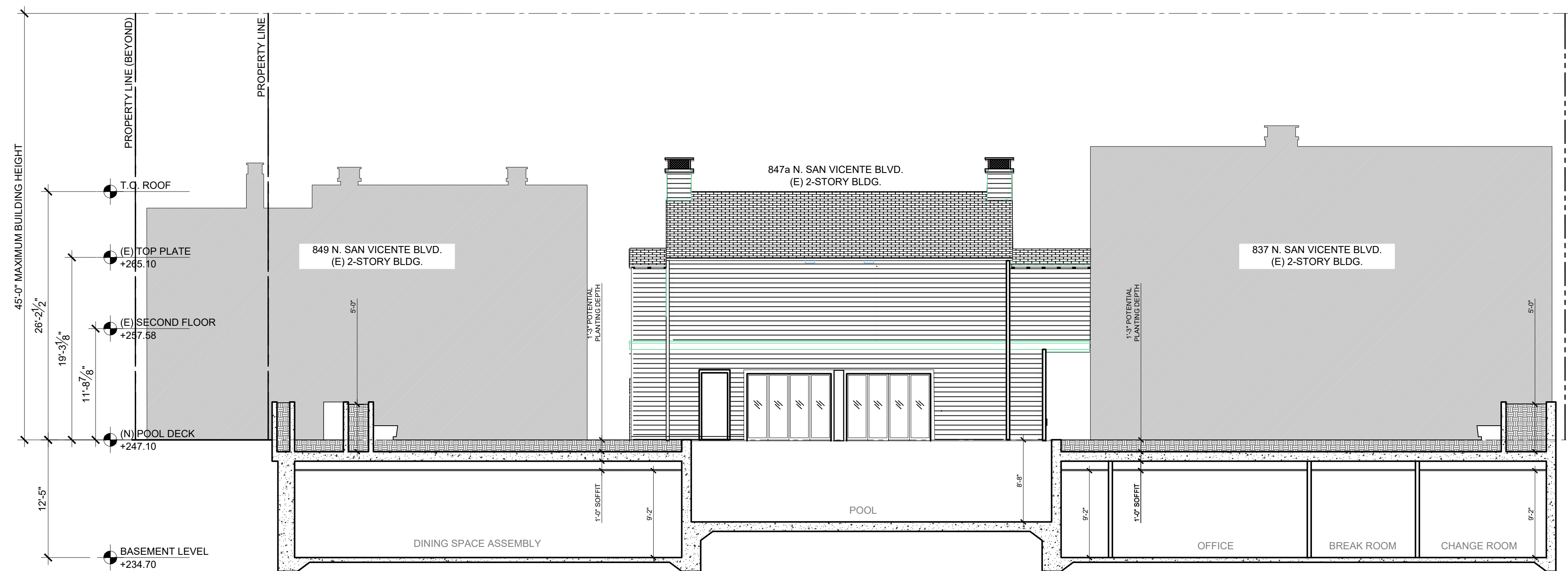
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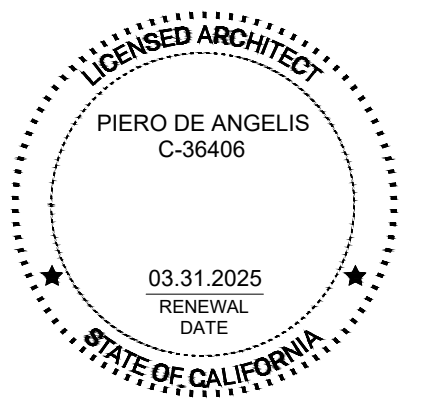
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SHEET TITLE
LONGITUDINAL SECTION

SHEET NUMBER
P1_A3.02

TREES

1 COR ERYTHRINA Coralloides

COMMON NAME

Flame Coral Tree

1 LAG PAT Lagunaria Patersonii

Primrose Tree

SHRUBS

BOTANICAL NAME

COMMON NAME

CHO BUS Choñzem 'Bush Flame'

Flame Pea

DIA TAS Dianello tasmanica

Variegated White Stripe Flax

ELY CON Blymus ondens bus

Canyon Prince

LEU SAF Leucadendron 'Safari Subset'

Safari Conebrush

GRASSES

BOTANICAL NAME

COMMON NAME

Tradescantia sillamontana

White Velvet Happy

Hardenbergia violacea

Wanderer

CONSTRUCTION TYPE
2 LEVELS OF TYPE VB OVER 1 LEVEL OF TYPE I

ALLOWABLE HEIGHT AND STORIES CBC 504.3	
R2 (SPRINKLERED WITHOUT AREA INCREASE)	60' ABOVE GRADE PLANE
BASIS FOR COMPLIANCE PROJECT MAXIMUM HEIGHT ABOVE GRADE < 60' ALLOWABLE	

ALLOWABLE STORIES CBC 504.4	
R2 (SPRINKLERED WITHOUT AREA INCREASE)	3 STORIES ABOVE GRADE PLANE
BASIS FOR COMPLIANCE PROJECT NUMBER OF STORIES < 3 STORIES ALLOWABLE	

ALLOWABLE AREAS CBC 506.2	
R2 (SPRINKLERED WITH TWO OR MORE STORIES ABOVE GRADE PLANE)	21,000 SF
BASIS FOR COMPLIANCE PROJECT AREA < 21,000 SF ALLOWABLE	

UNIT MATRIX			
UNIT NO.	BEDROOMS	FLOOR AREA (SF)	PRIVATE OPEN SPACE (SF)
UNIT 01	2	850	243
UNIT 02	2	861	243
UNIT 03	2	861	243
UNIT 04	2	918	243
UNIT 05	2	588	116
UNIT 06	2	592	120
UNIT 07	1	1290	366
UNIT 08	1	1302	366
UNIT 09	2	1150	243
UNIT 10	2	1007	132
TOTAL		9,419	2,315
AVERAGE UNIT SIZE		942	

TOTAL RESIDENTIAL AREA	
SPACE	TOTAL AREA (SF)
LOBBY	1,287
BIKE AND UNIT STORAGE	340
TRASH & RECYCLABLES RM.	341
ELECTRICAL ROOM	157
PARKING AREA	4,425
GROUND FLR CIRC.	0
FIRST FLOOR CIRC.	1,388
THIRD FLOOR CIRC.	1,015
TOTAL UNITS AREA	9,419
TOTAL	18,372
TOTAL EXCLUDING PARKING	13,947

P2_PROJECT DATA 840,844,848,852 HILLDALE AVE.
PROJECT ADDRESS AND LEGAL DESCRIPTION
REFER TO TITLE SHEET G0.01

PROJECT DESCRIPTION	
PROJECT DESCRIPTION	DEMOLISH EXISTING MULTI-FAMILY DWELLING STRUCTURES AND CONSTRUCT A NEW THREE STORY, 10-UNIT APARTMENT BUILDING (INCLUDES IFOUR MARKET RATE, FOUR LOW OR VERY LOW INCOME, TWO MODERATE INCOME UNITS), WITH AT GRADE PARKING
OCCUPANCY	R-2 (APARTMENTS) & S-2 (PARKING GARAGE)

SETBACKS - WHMC 19.06.040 TABLE 2-3 (ZONING DISTRICT R3-C)	
FRONT YARD	
FIRST STORY	15'0" PROVIDED
**FRONT YARD CALC	{ (LOT 100 @ 9.50') + (LOT 99 @ 10.00') + (LOT 11 @ 9.7') + (LOT 12 @ 9.8') } / 4 LOTS = 9.75' (15'-0" MIN)
***SECOND STORY AND UP	15'-0" PROVIDED
SIDE YARD	
SIDE YARD CALC	5'-0" + 1'-0" FOR THIRD STORY = 6'-0" PROVIDED
REAR YARD	
	10'-0" PROVIDED PER REQUEST FOR CONCESSION PER CAL GOVT. CODE SEC. 65915
** REFER TO VICINITY MAP FOR ADJACENT BUILDINGS	

BUILDING HEIGHT - WHMC 19.06.040 TABLE 2-3 (ZONING DISTRICT R3-C)	
ALLOWABLE HEIGHT	2 STORIES WITH A MAXIMUM HEIGHT OF 25'-0"
**W/ AFFORDABLE HOUSING BONUS	3 STORIES WITH A MAXIMUM HEIGHT OF 35'-0"
***PROVIDED HEIGHT	3 STORIES WITH A MAXIMUM HEIGHT OF 37'-6"
**PER AFFORDABLE HOUSING INCENTIVES	
** HEIGHT INCREASE IS PURSUANT TO A WAIVER UNDER CAL GOVERNMENT CODE SECTION 65915	

OPEN SPACE - WHMC 19.06.040 (ZONING DISTRICT R3-C)		
COMMON OPEN SPACE	FOR 5 TO 10 UNITS = 500 SQ.FT. OPEN SPACE REQUIRED	
PRIVATE OPEN SPACE	120 SQ.FT PER UNIT X10 UNITS = 1,200 SQ.FT REQUIRED	
TOTAL OPEN SPACE REQUIRED	(500 SF) + (1,200 SF) = 1,800 SF TOTAL OPEN SPACE REQUIRED	
PROVIDED COMMON OPEN SPACE	FIRST LEVEL	594 SQ.FT.
	SECOND LEVEL	272 SQ.FT.
	TOTAL	866 SQ.FT. COS PROVIDED
PROVIDED PRIVATE OPEN SPACE	2,318 SQ.FT. POS PROVIDED	
PROVIDED TOTAL OPEN SPACE	3,184 SQ.FT. TOTAL OPEN SPACE PROVIDED	

FRONT YARD PAVING - WHMC 19.36.320.C	
FRONT YARD SETBACK AREA	2,627 SQ.FT. (15'0" SETBACK) X (174'-1 1/4" FRONTAGE)
MAXIMUM ALLOWED PAVING AREA	1,182.15 SQ.FT (NO MORE THAN 45% OF FRONT SETBACK AREA)
PROVIDED PAVING AREA	ALL SURFACES IN FRONT YARD ARE PERMEABLE

NON-PERMEABLE SURFACES - WHMC 19.20.190.D	
TOTAL SITE SET BACK AREA	5,424 SQ.FT (12,836 SQ.FT TOTAL SITE AREA) - (7,412 SQ.FT. GROUND FLOOR BUILDABLE AREA)
MAXIMUM ALLOWABLE NON-PERMEABLE AREA	2,712 SQ.FT. (NO MORE THAN 50% OF THE TOTAL SITE SETBACK AREA)
PROVIDED NON PERMEABLE AREA	ALL SURFACES IN SETBACK AREAS ARE PERMEABLE

PARKING REQUIREMENTS WHMC 19.28.040 TABLE 3-6 (1.RESIDENITAL LAND USES) WHMC 19.22.050 FOR PROJECTS WITH AFFORDABLE UNITS			
RESIDENTIAL USE	NUMBER OF UNITS	RATIO PER UNIT	TOTAL
0-1 BEDROOM UNITS	2	0.5*	1
2-3 BEDROOM	8	0.5*	4
TOTAL PARKING REQUIRED			5
TOTAL PARKING PROVIDED			10
**W/AFFORDABLE HOUSING BONUS			

BICYCLE PARKING REQUIREMENTS - WHMC 19.28.150	
SHORT TERM REQUIRED	3 SPACES (ONE SPACE PER EACH 4 UNITS)
SHORT TERM PROVIDED	3 SPACE PROVIDED
LONG TERM REQUIRED	5 SPACE (ONE SPACE FOR EACH 2 UNITS)
LONG TERM PROVIDED	6 SPACES PROVIDED

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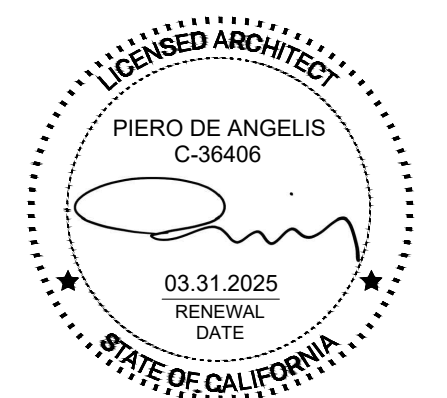
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PROJECT 2002

SVB x HILLDALE

DATE ISSUE MARK



SHEET TITLE
PROJECT DATA | INFO

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PARCEL 02

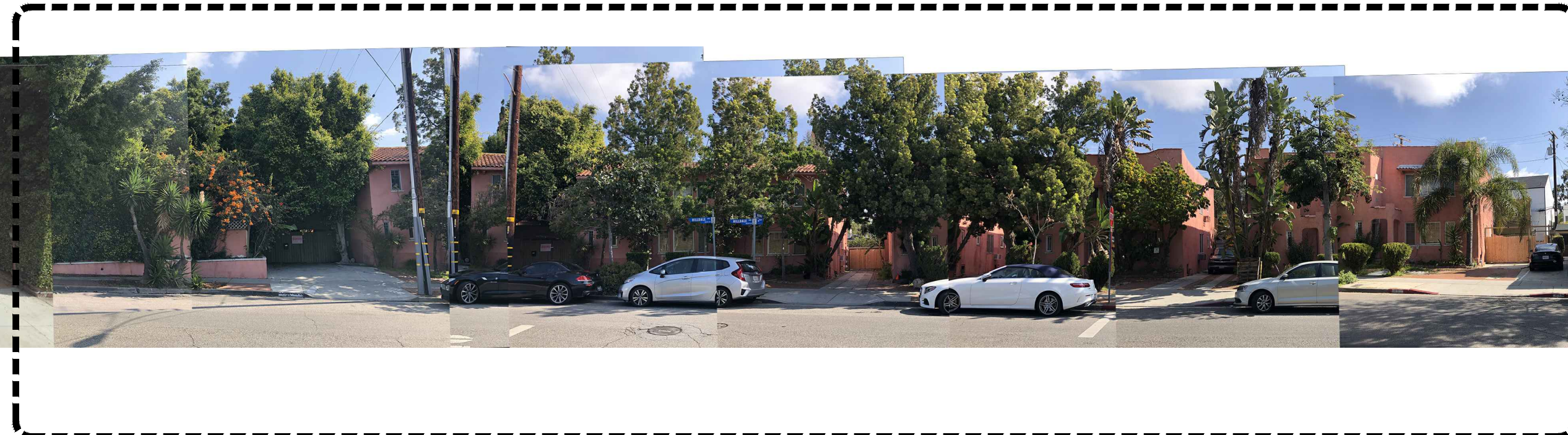


HILDALE EAST PROPOSED STREET ELEVATION
N.T.S. 01



HILLDALE FRONTAGE ACROSS THE STREET
N.T.S. 01

PARCEL 02



HILDALE EAST EXISTING STREET ELEVATION
N.T.S. 01

PROJECT 2002

SVB x HILDALE

DATE	ISSUE	MARK



SHEET TITLE
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LANDSCAPE ARCHITECT

LZ DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272



LANDSCAPE/HARDSCAPE REFERENCE IMAGES (SEE LANDSCAPE FOR ADDITIONAL INFO)



MATERIAL REFERENCE IMAGES



MATERIAL SAMPLE IMAGES (WOOD DECKING, BOARD AND BATTEN, METAL FRAME)



EXTERIOR PERSPECTIVE

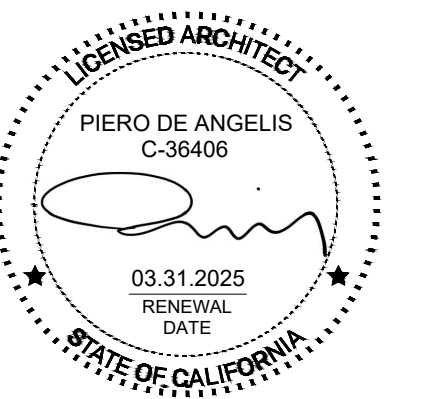


EXTERIOR PERSPECTIVE

PROJECT 2002

SVB x HILDALE

DATE	ISSUE	MARK
.	.	.



SHEET TITLE
RENDERINGS AND
MATERIAL REFERENCES

SHEET NUMBER
P2_G0.02A



GOOD PROJECT CO.

117 W. 9th Street, Suite 313
Los Angeles, CA 90015

www.goodproject.company

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DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

OWNER

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SVB x HILDALE

DATE	ISSUE	MARK



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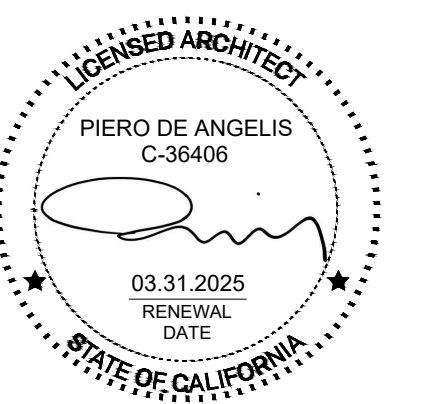
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PACIFIC PALISADES, CA 90272

PROJECT 2002

SVB x HILLDALE

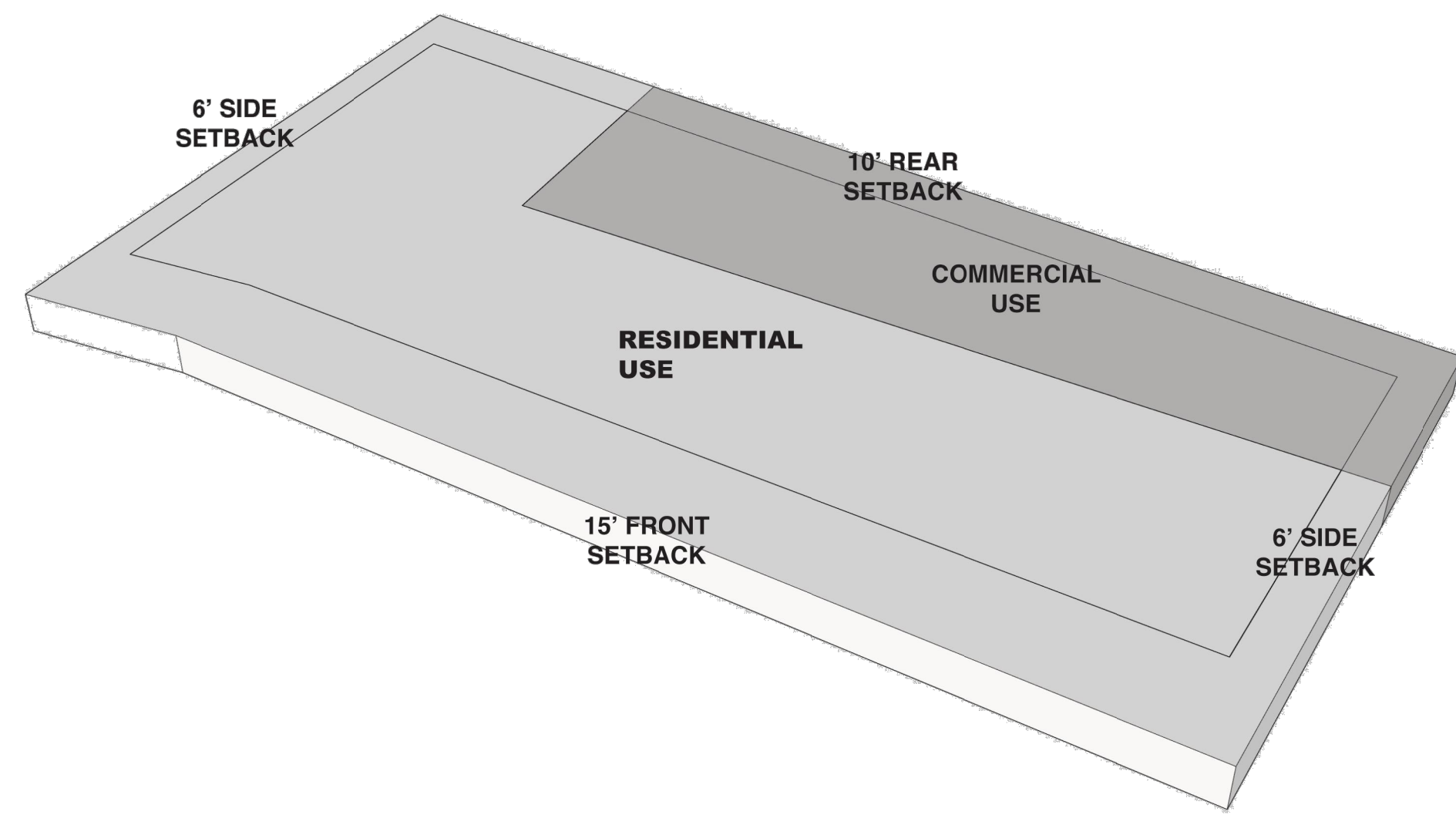
DATE	ISSUE	MARK
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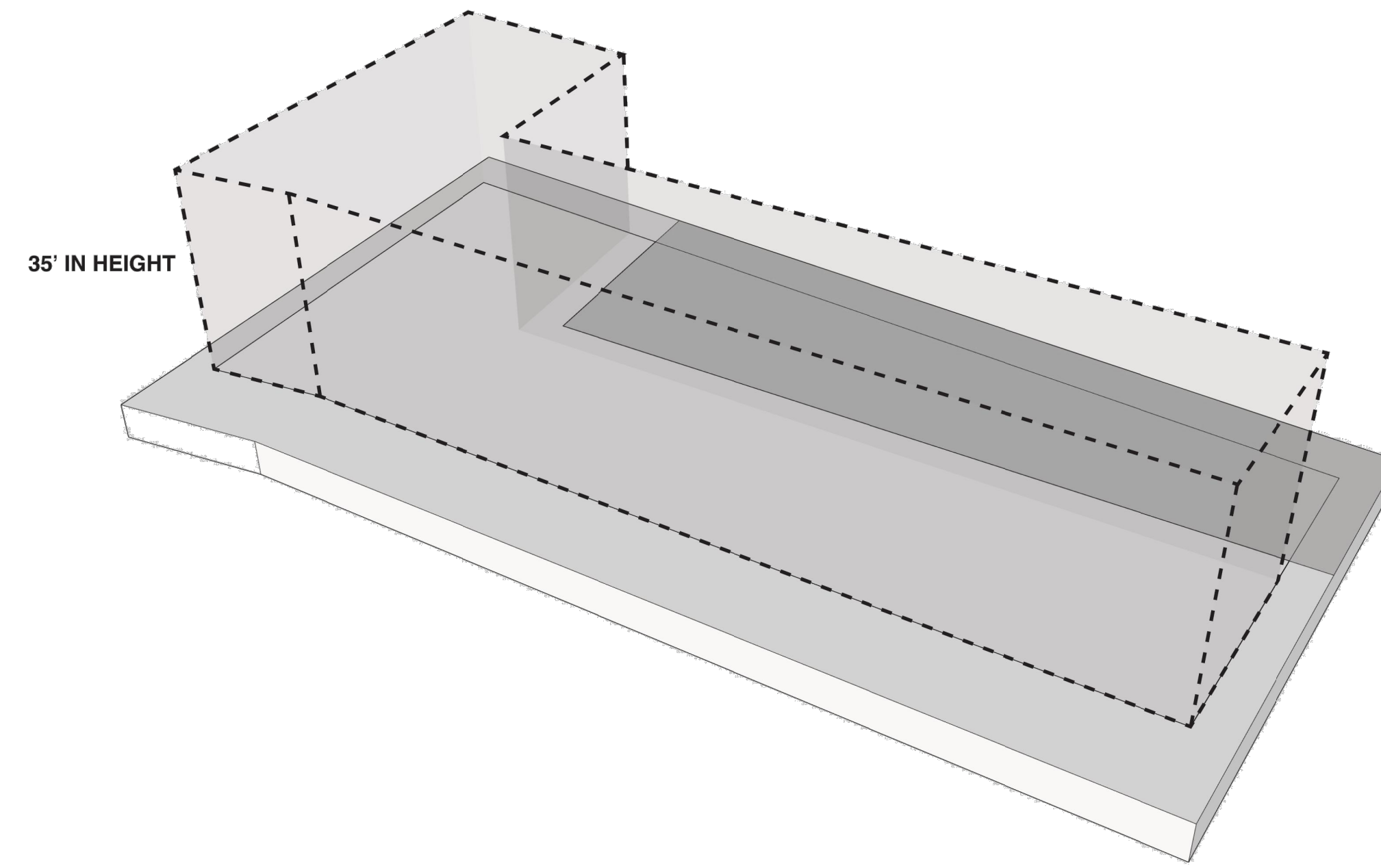
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ORGANIZATIONAL
DIAGRAMS

SHEET NUMBER

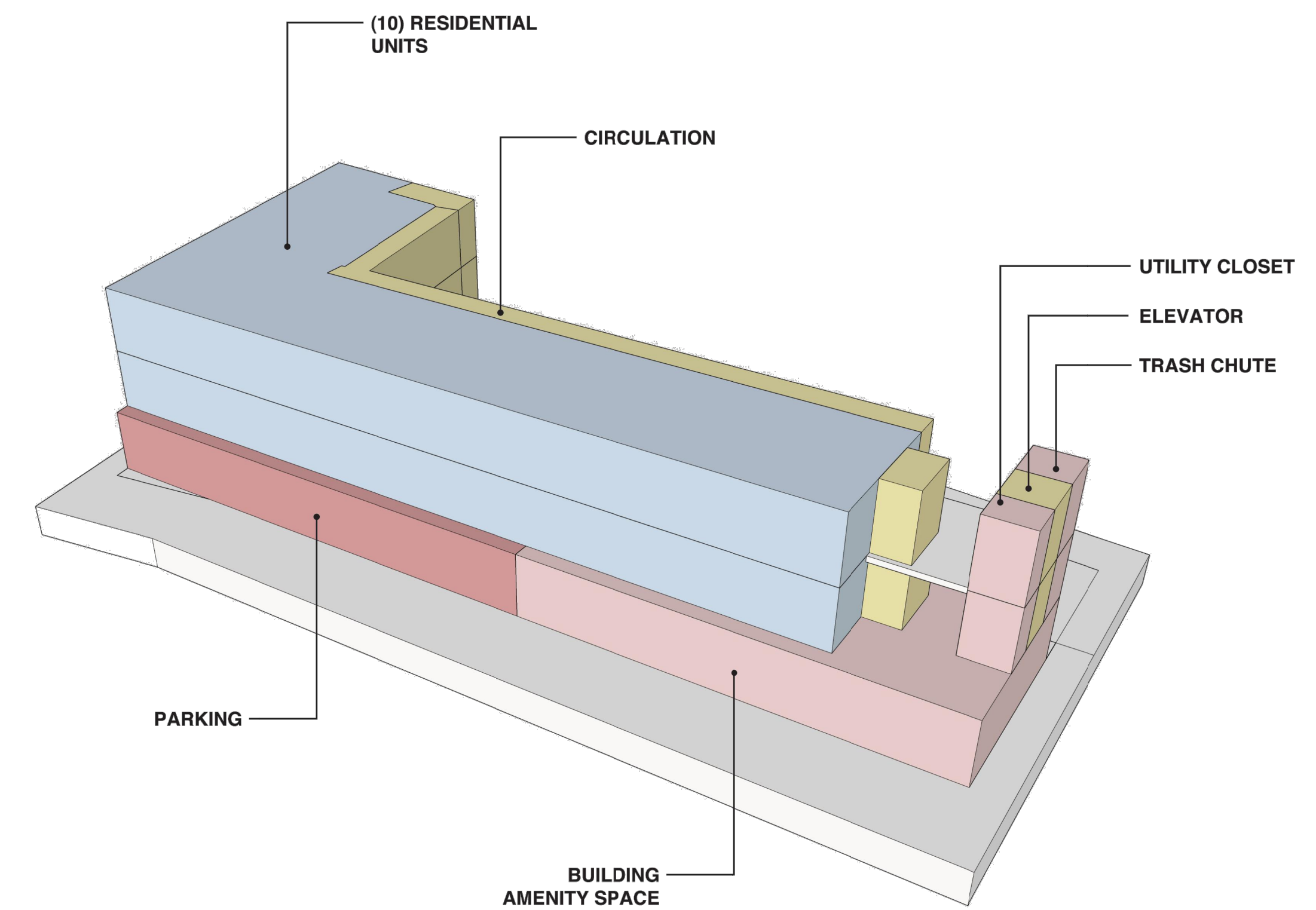
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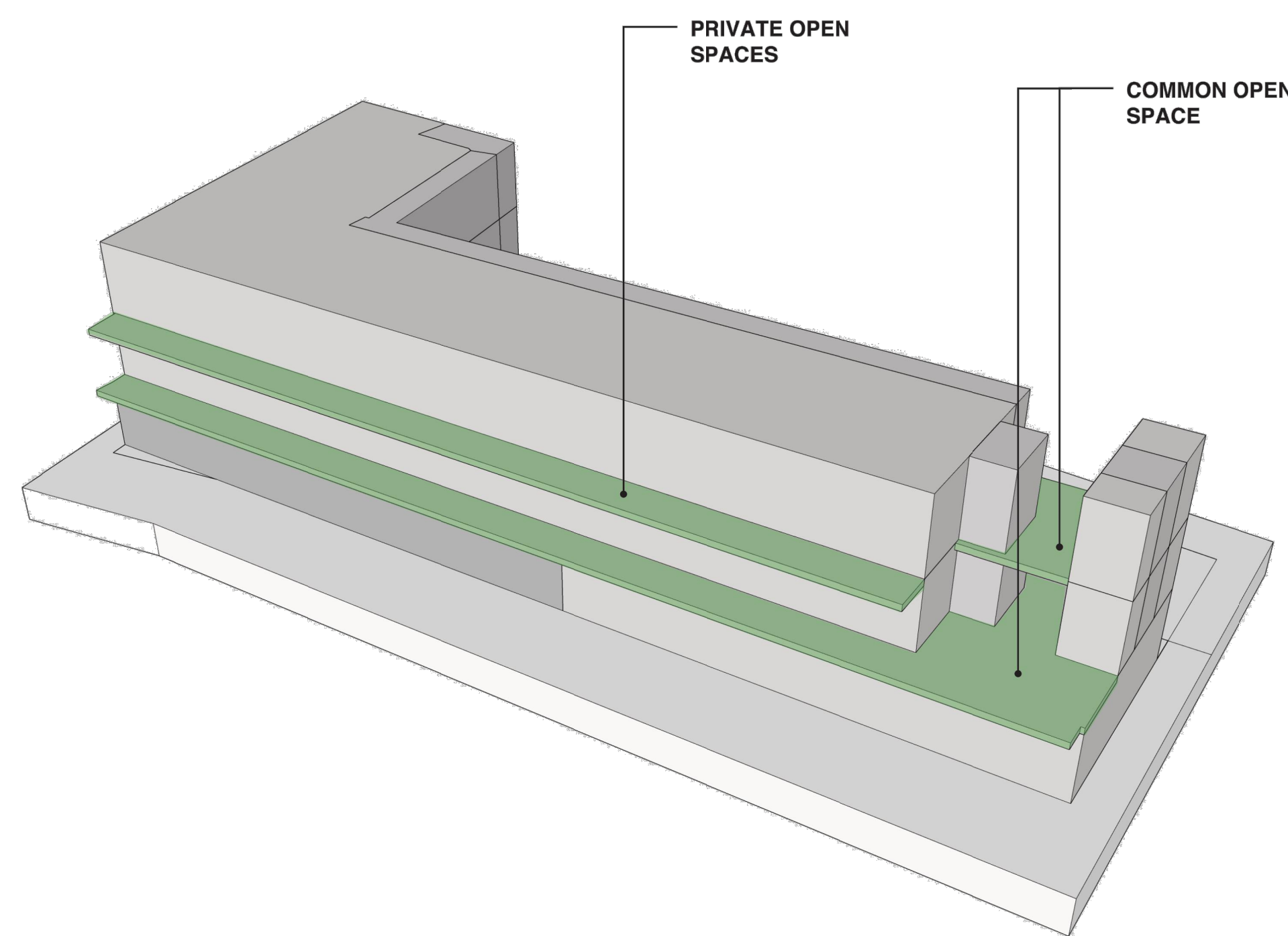
USE DIAGRAM



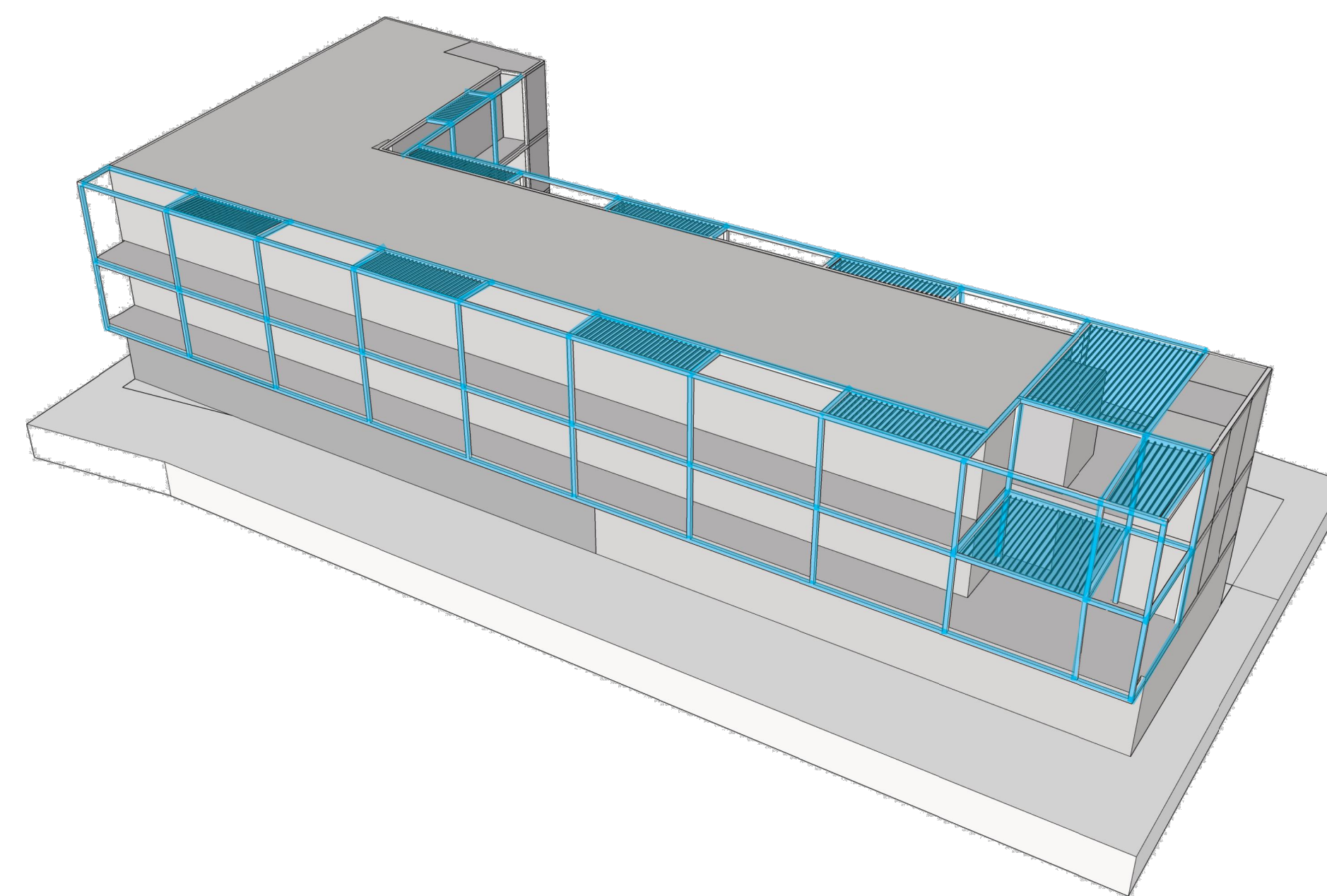
ALLOWABLE BUILDABLE ENVELOPE



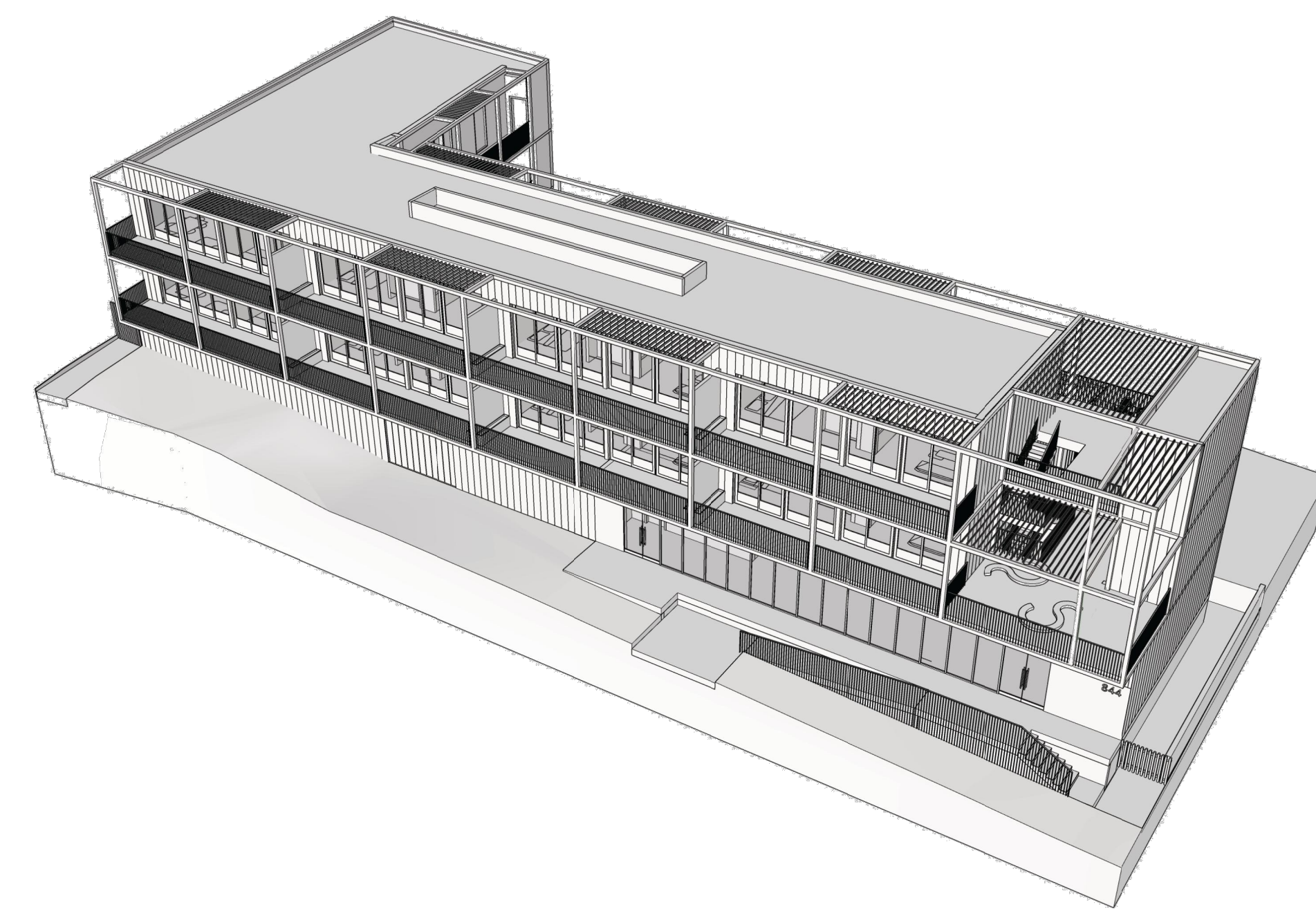
PROGRAM DISTRIBUTION



PRIVATE AND COMMON OPEN SPACES



BRISE SOLEIL AND GREENING FRAME



OVERALL LAYOUT

OWNER

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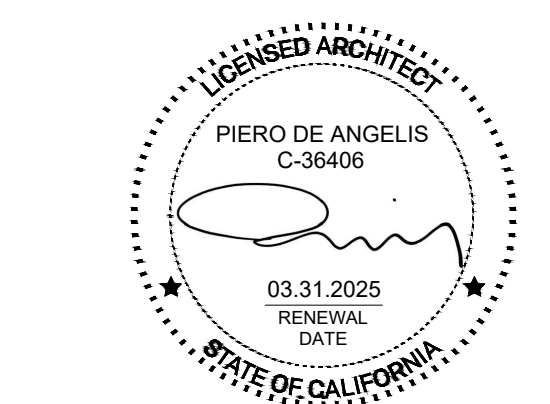
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PROJECT 2002

SVB x HILDALE

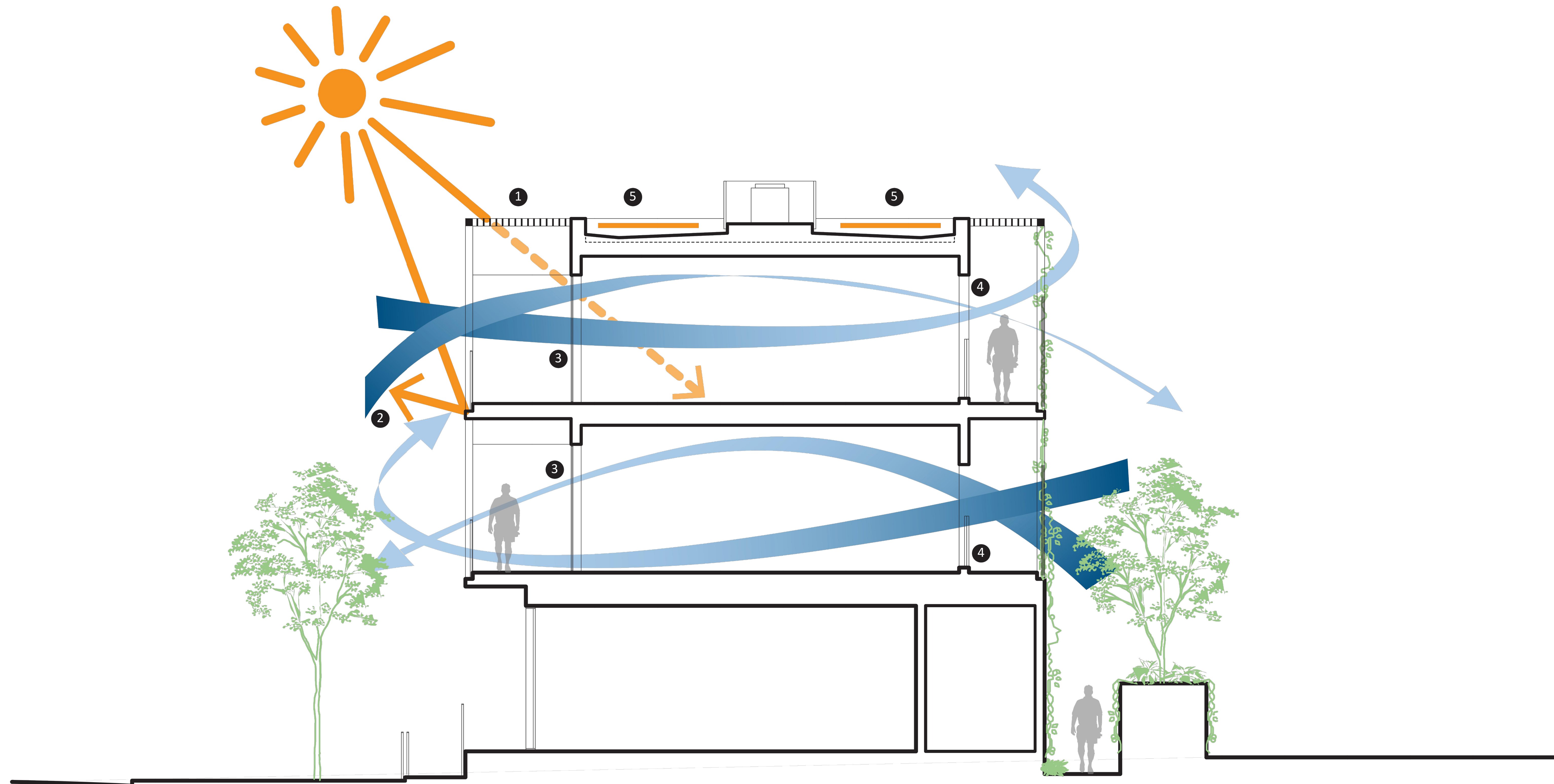
DATE	ISSUE	MARK
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SHEET TITLE
PASSIVE SYSTEMS
DIAGRAMS

SHEET NUMBER

P2_G0.04



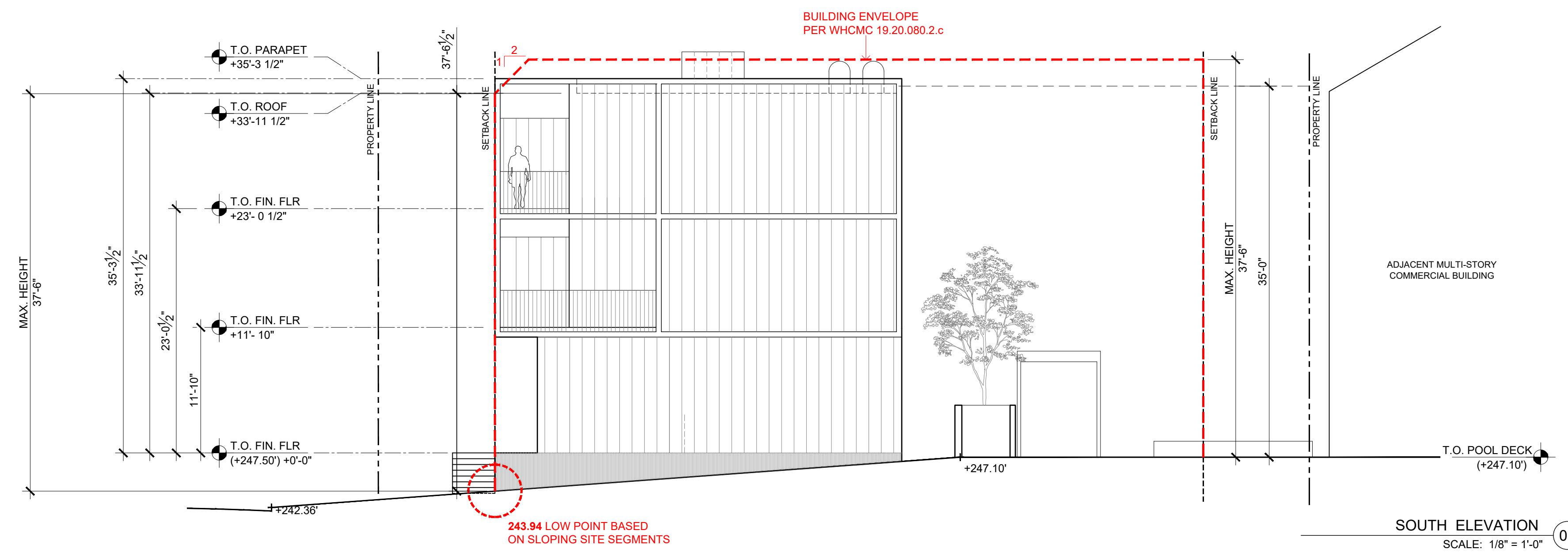
1. BRISE SOLEIL HELPS CONTROL AMOUNT OF SUNLIGHT AND SOLAR HEAT THAT ENTERS THE BUILDING

2. EXPANSIVE SOUTH FACING BALCONIES PROVIDE SHADING FOR LOWER LEVEL UNITS, MINIMIZING GLARE AND SOLAR HEAT WITHIN BUILDING

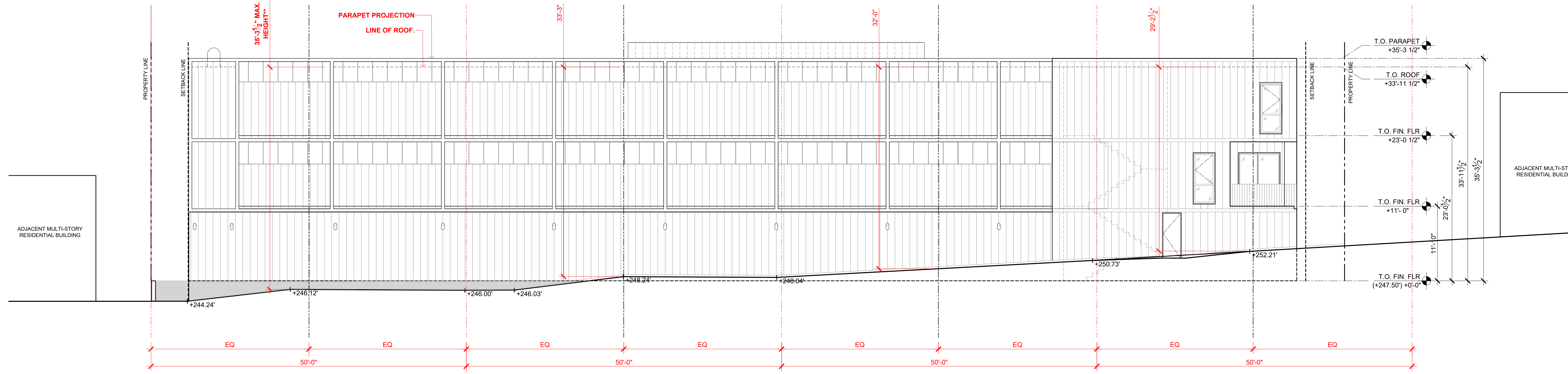
3. LARGE EXPANSES OF SHADED SOUTH FACING GLASS AND NARROW FLOOR PLATES ENHANCE NATURAL DAYLIGHTING.

4. MODULATION OF THE UPPER AND LOWER PANES OF THE DOUBLE HUNG WINDOWS ON THE NORTH SIDE ALLOW FOR BI-DIRECTIONAL LOW PRESSURE CONVECTIVE CURRENTS TO PASSIVELY COOL AND VENTILATE INTERIOR SPACES.

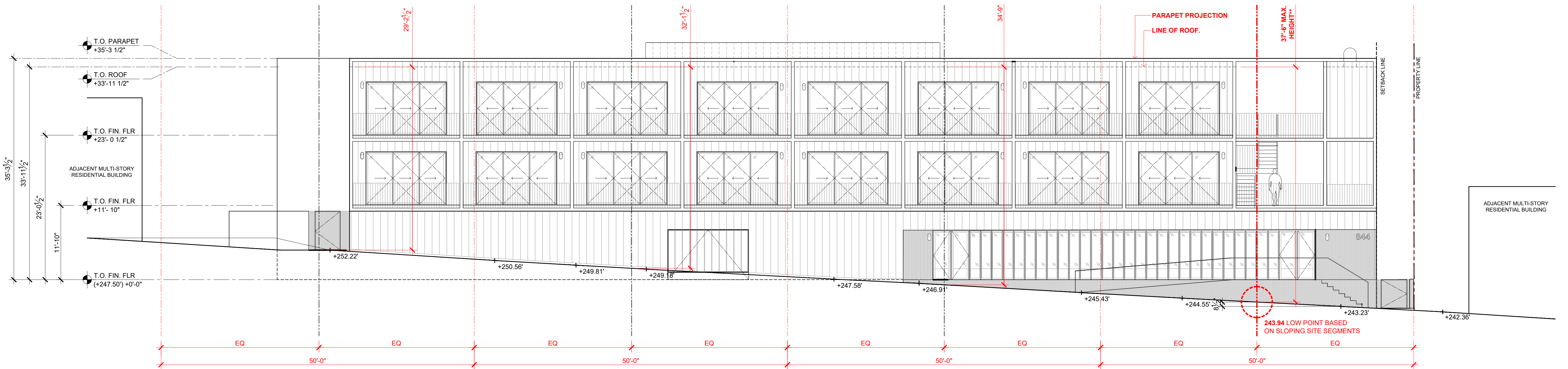
5. SOLAR (PV) ROOF PANELS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (03)



EAST ELEVATION
SCALE: 1/8" = 1'-0" (02)



WEST ELEVATION
SCALE: 1/8" = 1'-0" (01)

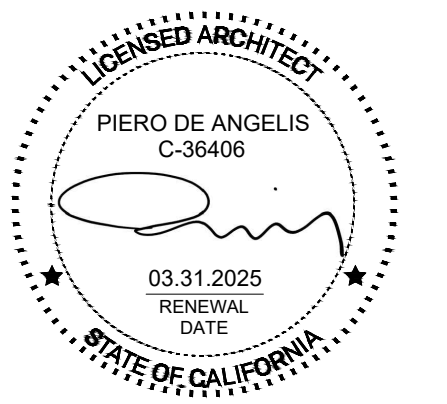
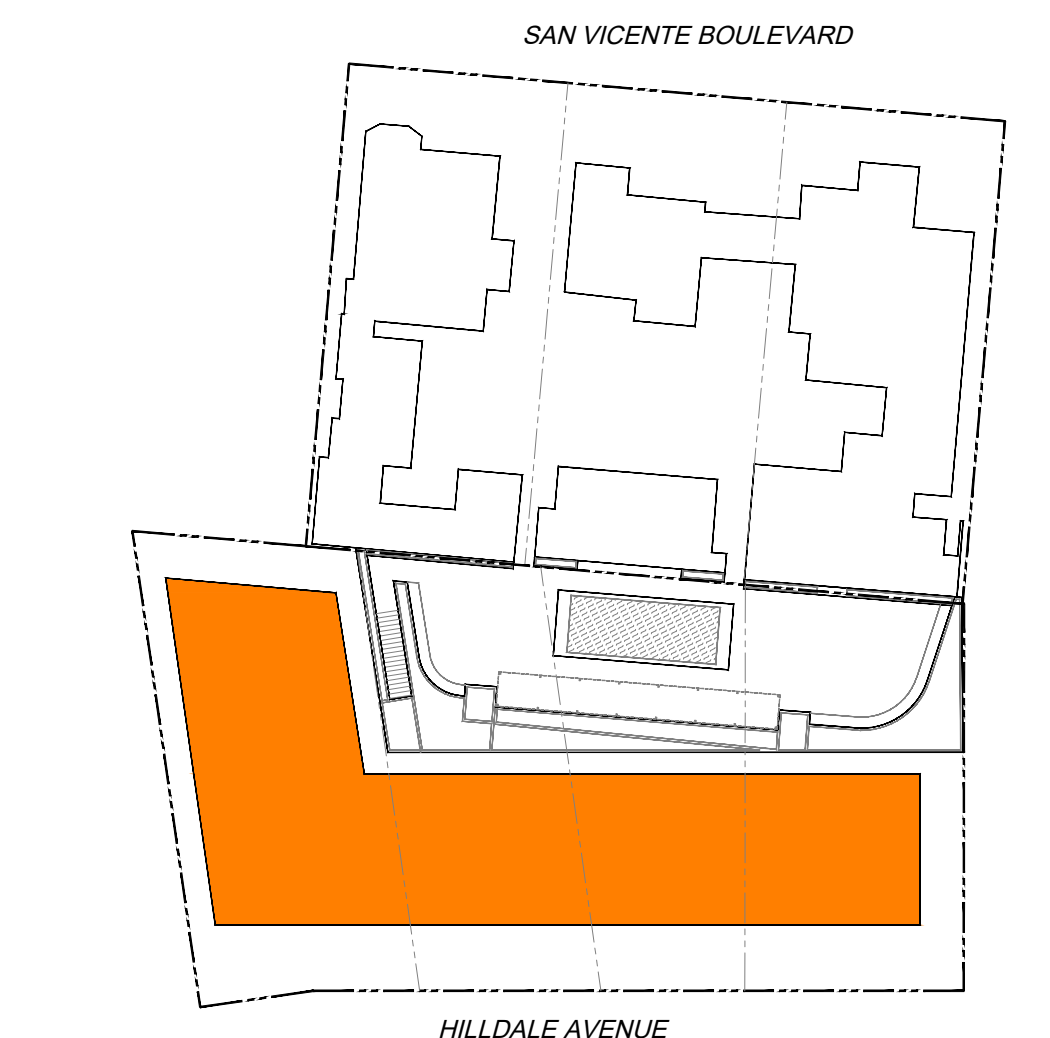
GENERAL NOTES ELEVATIONS

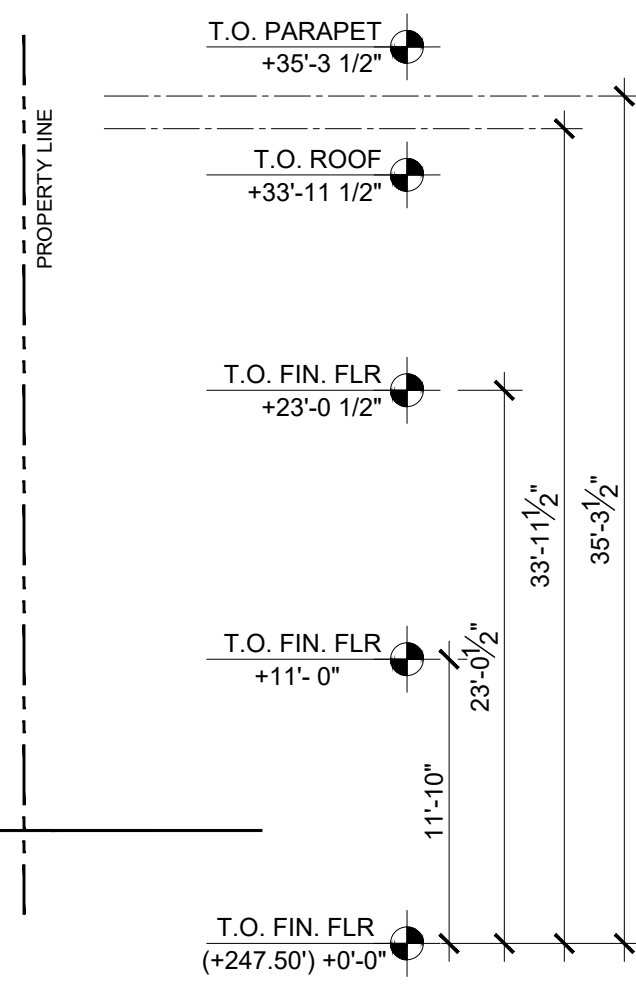
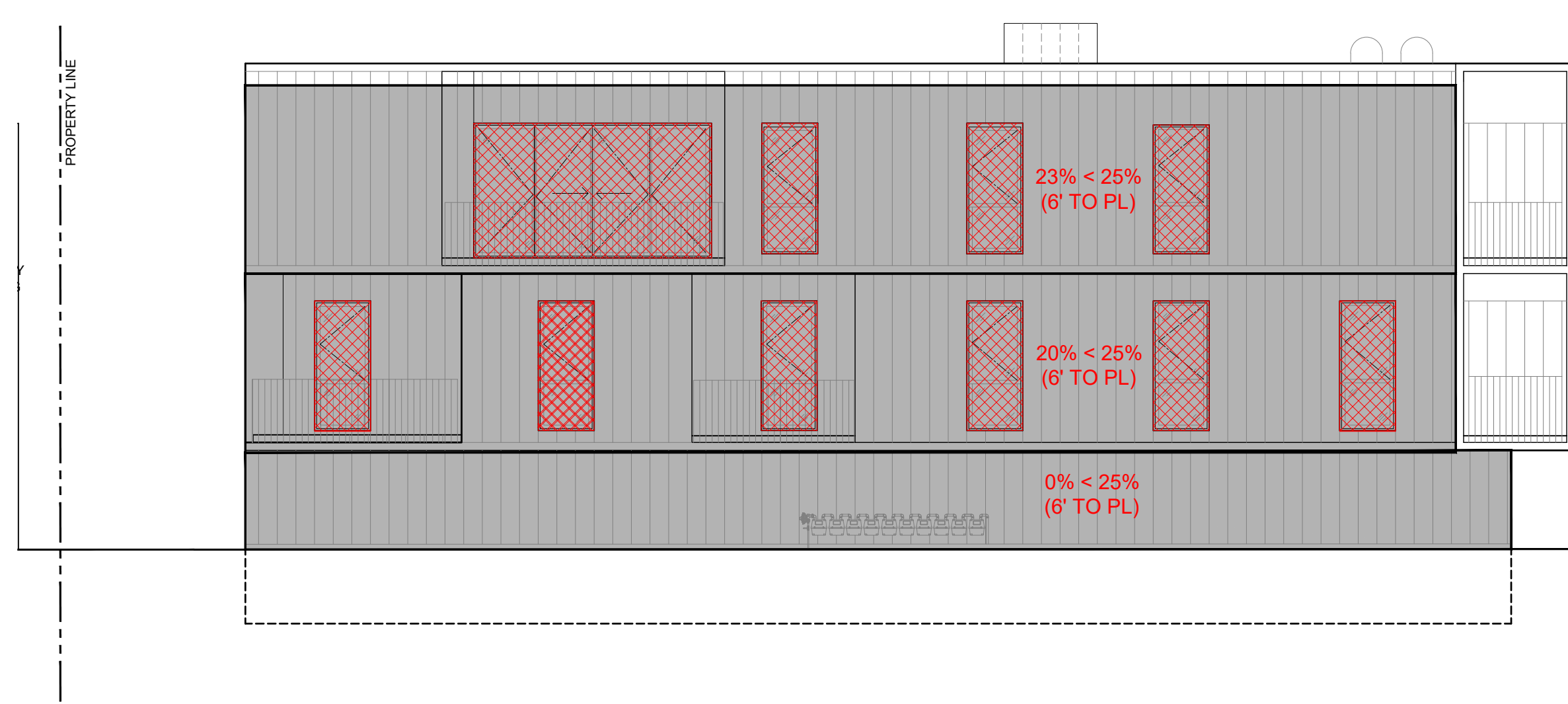
- | | | |
|--|---|--|
| 1. DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040 | 15. WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY | 30. RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL O SPECIFY |
| 2. PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY | 16. FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY | 31. HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY |
| 3. LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT | 17. LOW FLOW SHOWERHEADS THROUGHOUT | 32. 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING |
| 4. ENERGY STAR APPLIANCES USED THROUGHOUT | 18. WATER EFFICIENT TOILETS THROUGHOUT | 33. INSTALL ENERGY STAR OR COOL ROOF |
| 5. WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J) | 19. WATER HEATER TO BE TANKLESS. | 34. INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY |
| 6. COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN | 20. INSTALL ENERGY STAR LIGHTING | 35. INSTALL INTENSIVE VEGETABLE ROOF |
| 7. COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION | 21. INSTALL ENERGY STAR EXIT SIGNS | 36. INSTALL DURABLE EXTERIOR FINISHES |
| 8. COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE | 22. INSTALL ENERGY PROGRAMMABLE THERMOSTATS | 37. RESOURCE-EFFICIENT FLOORING USED INSIDE |
| 9. USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS | 23. INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS | 38. CABINETRY MATERIAL TO BE FSC-CERTIFIED |
| 10. PLANT DECIDUOUS CANOPY TREES | 24. ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY. | 39. COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT |
| 11. PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION | 25. USE NO-VOC PAINTS ON INTERIOR APPLICATIONS | 40. TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING |
| 12. PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION | 26. LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT | 41. ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS. |
| 13. BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE | 27. USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERTOPS | |
| 14. CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE | 28. HARD FLOOR SURFACE SPECIFIED THROUGHOUT, NO CARPET IN PROJECT. | |
| | 29. KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS | |

SLOPING SITES HEIGHT MEASUREMENT NOTES

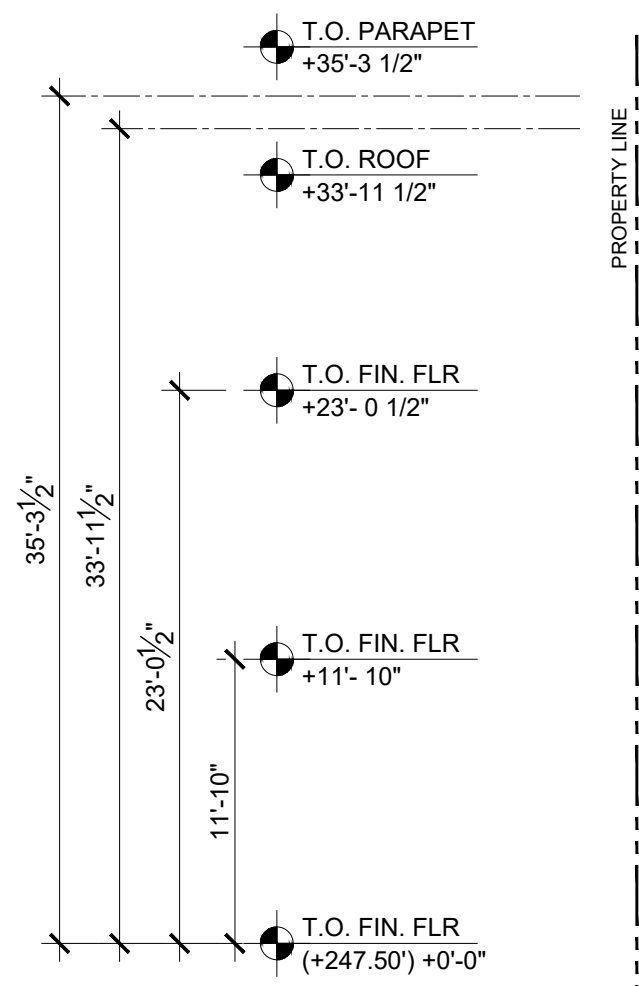
BUILDING HEIGHT PER WHMC 18.06.040 TABLE 2-3
ZONING DISTRICT R3-C
ALLOWABLE HEIGHT 2 STORIES WITH A MAXIMUM HEIGHT OF 25'-0"
WITH AFFORDABLE HOUSING BONUS
3 STORIES WITH A MAXIMUM HEIGHT OF 35'-0"
PROVIDED HEIGHT
3 STORIES WITH A MAXIMUM HEIGHT OF 37'-6"

KEY PLAN

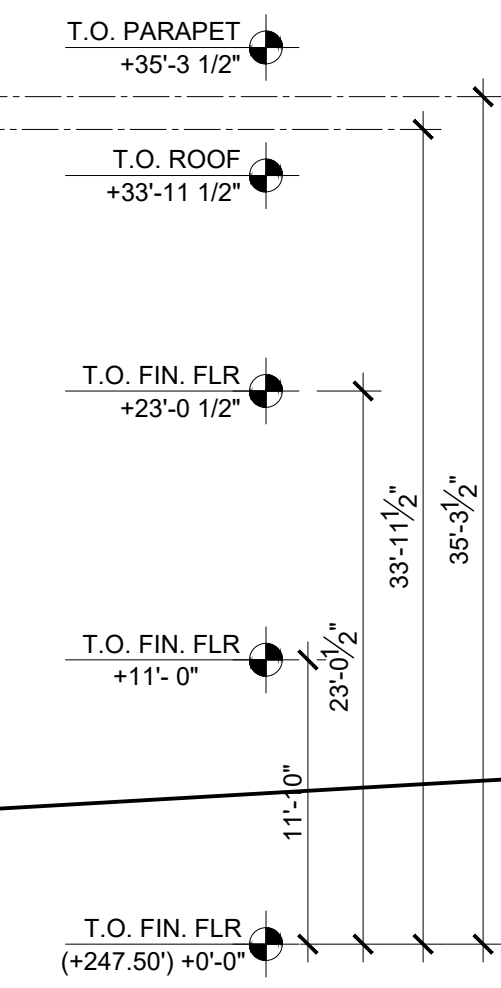
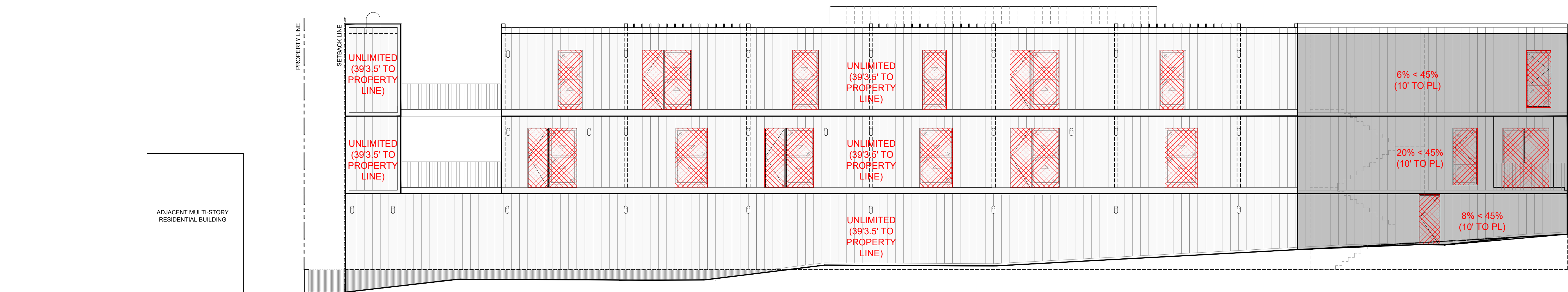
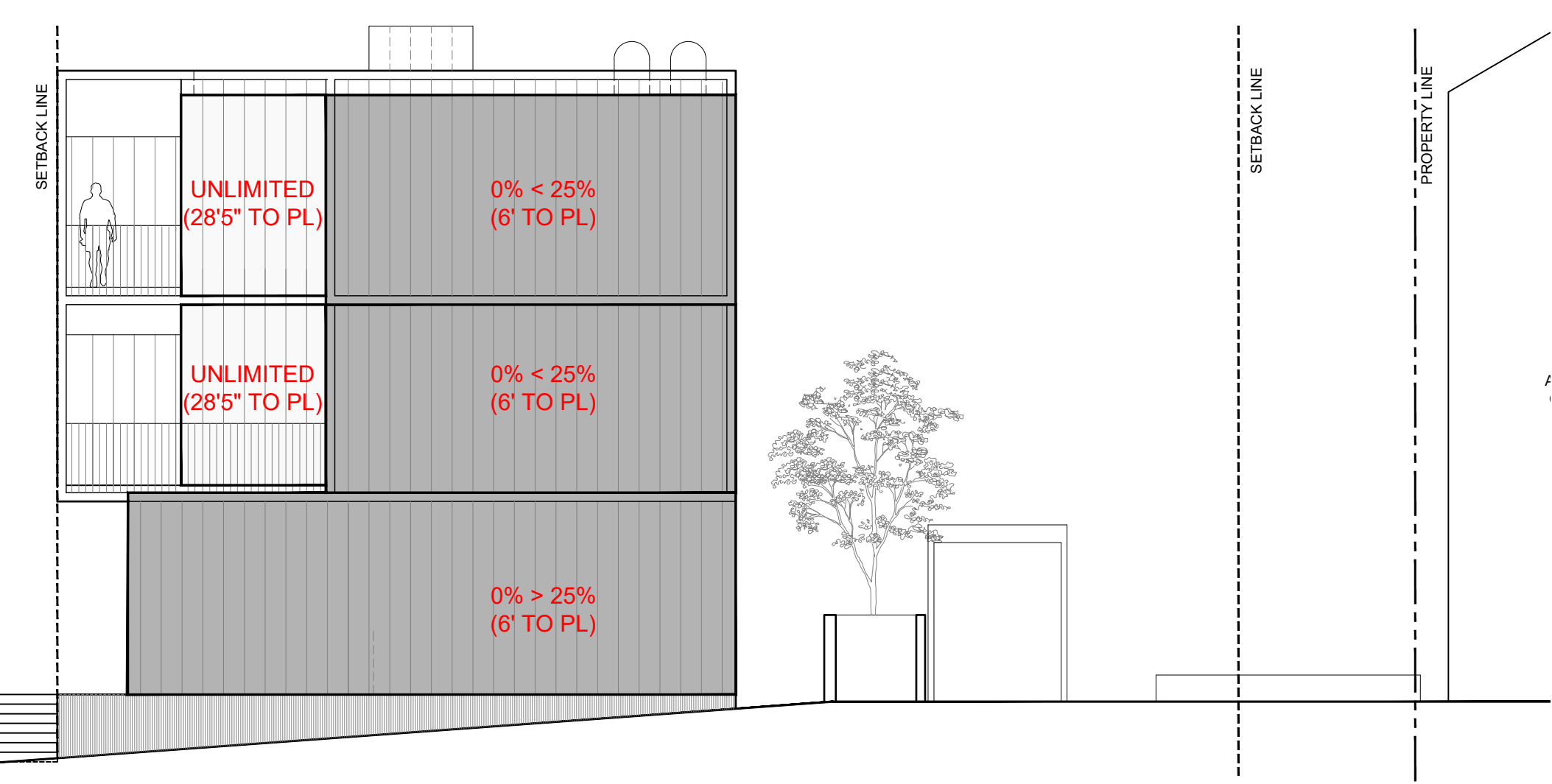




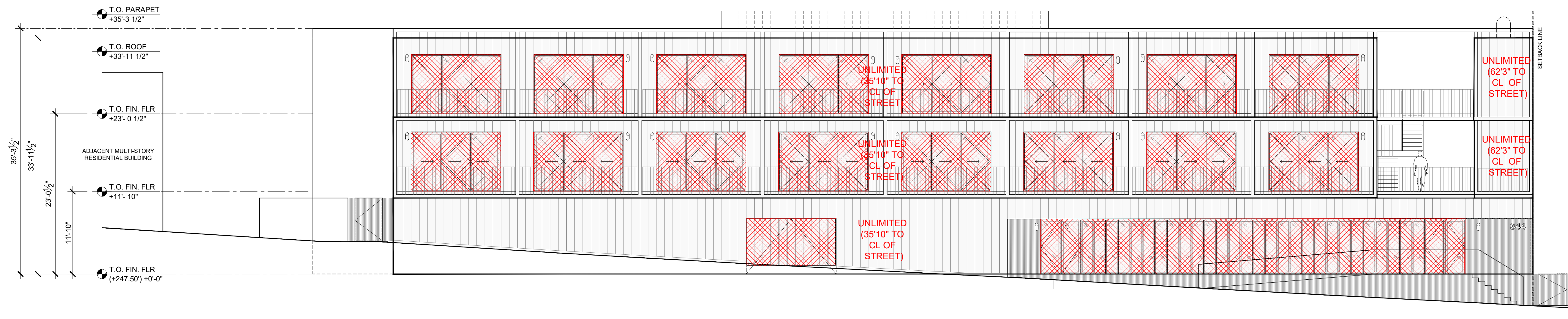
NORTH ELEVATION
SCALE: 1/8" = 1'-0" 04



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 03



EAST ELEVATION
SCALE: 1/8" = 1'-0" 02



WEST ELEVATION
SCALE: 1/8" = 1'-0" 01

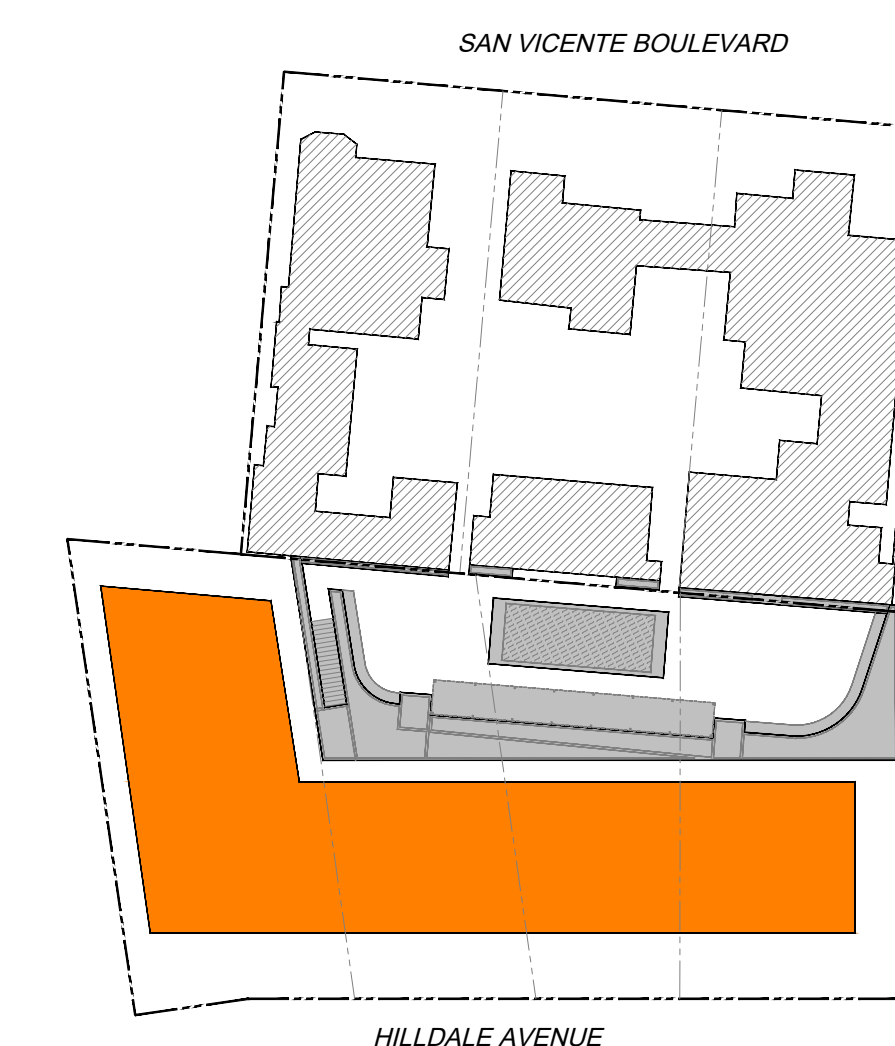
GENERAL NOTES ELEVATIONS

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
- LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT
- ENERGY STAR APPLIANCES USED THROUGHOUT
- WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J)
- COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN
- COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION
- COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE
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- INSTALL INTENSIVE VEGETABLE ROOF
- INSTALL DURABLE EXTERIOR FINISHES
- RESOURCE-EFFICIENT FLOORING USED INSIDE
- CABINETRY MATERIAL TO BE FSC-CERTIFIED
- COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT
- TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING
- ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.

PROTECTED OPENINGS LEGEND

- BUILDING FACE AREA NO ALLOWABLE OPENINGS (0' TO LESS THAN 3')
- BUILDING FACE AREA 15% ALLOWABLE OPENINGS (3' TO LESS THAN 5')
- BUILDING FACE AREA 25% ALLOWABLE OPENINGS (5' TO LESS THAN 10')
- BUILDING FACE AREA 45% ALLOWABLE OPENINGS (10' TO LESS THAN 15')
- BUILDING FACE AREA 75% ALLOWABLE OPENINGS (15' TO LESS THAN 20')
- BUILDING FACE AREA UNLIMITED ALLOWABLE OPENINGS (20' OR GREATER)
- UNPROTECTED OPENINGS SPRINKLERED BUILDING
- SECTION CUT OF BUILDING
- XX% < XX% PERCENTAGE OF OPENINGS IS LESS THAN EQUAL TO ALLOWABLE OPENING PERCENTAGE BASED ON SETBACK FROM PROPERTY LINE OF CENTER OF STREET/ALLEY/COURTYARD

KEY PLAN



GOOD PROJECT CO.

117 W. 9th Street, Suite 313
Los Angeles, CA 90015
www.goodprojectcompany

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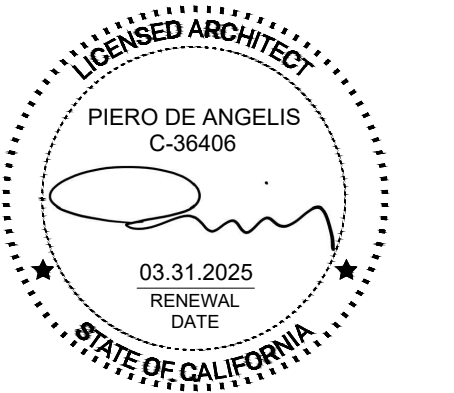
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LZ DESIGN GROUP
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PROJECT 2002

SVB x HILDALE

DATE	ISSUE	MARK



SHEET TITLE
PROTECTED OPENINGS

SHEET NUMBER
P2_G0.06

4.1 Planning and Design	State and/or Local Code Section	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification					Comments	
			Planning Review		Field Verification				
			Y	N	N	Increment	Final		
Stormwater Pollution Prevention	WHMC 19.20.190 & Chapter 15.56	X		N					
Construction debris control	WHMC 19.20.060	X		N					
Low-impact development	WHMC 19.20.190 & Chapter 15.56	X		N					
Grading & Paving	WHMC 19.20.190 & CGBS 4.106.3	X		N					
Storm Drain Labeling	WHMC 19.20.190 & CGBS 4.106.3	X		N					
Electric vehicle (EV) charging (for new construction)	WHMC 19.28.170 & CGBS 4.106.4	X	P2.A1.81	Y					
EV: New one-and-two-family dwellings and townhouses with attached private garages	CGBS 4.106.4.1	X	NA						
EV: Identification	CGBS 4.106.4.1.1	X	NA						
EV: New multifamily buildings (3 to 9 units)	CGBS 4.106.4.2	X	P2.A1.81	Y					
EV: New multifamily buildings (10 units or more) (locally amended)	WHMC 19.20.060 & CGBS 4.106.4.2	X	P2.A1.81	Y					
EV: Electric vehicle charging space (EV space) locations	CGBS 4.106.4.2.1	X	P2.A1.81	Y					
EV: Electrical vehicle charging space (EV space) dimensions	CGBS 4.106.4.2.2	X	P2.A1.81	Y					
EV: Full Circuit (EV Ready Spaces) (locally amended)	WHMC 13.24.015 & CGBS 4.106.4.2.3	X		N					
EV: Inaccessible Raceway (EV Capable Spaces) (locally amended)	WHMC 13.24.015 & CGBS 4.106.4.2.4	X		N					
EV: Electrical panel capacity (locally amended)	WHMC 13.24.015 & CGBS 4.106.4.2.5	X		N					
EV: Identification (locally amended)	WHMC 13.24.015 & CGBS 4.106.4.2.6	X	P2.A1.81	Y					
EV: Chapter 11A accessible EVCS requirements (locally amended)	WHMC 13.24.015 & CGBS 4.106.4.2.7	X		N					
Alternative transportation (bicycle parking & facilities)	WHMC 19.28.150	X	P2.A1.81	Y					
Transportation demand management (TDM)	WHMC Chapter 10.16	X							
Permeable outdoor surfaces	WHMC 19.20.190 & 19.36.280	X	P2.A1.80	Y					
Landscaping for surface parking areas	WHMC 19.28.100	X	NA						
Ground-level vegetative open space (Optional)	WHMC 19.28.060	X	NA						
Sustainable roof measures	WHMC 19.20.060	X	P2.A1.84	Y					

TDM POTENTIAL PROGRAM		
RESIDENTIAL 10 UNITS REQUIRED POINTS- 5		
POTENTIAL TDM STRATEGIES		
TDM MENU STRATEGY NUMBER	STRATEGY DESCRIPTION	POINTS
1.4	BIKE REPAIR STATION	1
2.3	DELIVERY AMENITIES	2
2.4	BIKE RACKS	2
2.5	SECURE BIKE STORAGE	2
TOTAL POINTS		7

4.5 Environmental Quality	State and/or Local Code Section	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification					Comments	
			Planning Review		Field Verification				
			Y	N	N	Increment	Final		
Fireplaces	CGBS 4.503.1	X							
Covering of duct openings, protection of mechanical equipment during construction	CGBS 4.504.1	X							
Adhesives, sealants and caulks	CGBS 4.504.2.1	X							
Paints and coatings	CGBS 4.504.2.2	X							
Aerosol paints and coatings	CGBS 4.504.2.3	X							
Verification	CGBS 4.504.2.4	X							
Carpet systems	CGBS 4.504.3	X							
Carpet systems: Carpet cushion	CGBS 4.504.3.1	X							
Carpet systems: Carpet adhesive	CGBS 4.504.3.2	X							
Resilient flooring systems	CGBS 4.504.4	X							
Composite wood products	CGBS 4.504.5	X							
Concrete slab foundations	CGBS 4.505.2	X							
Concrete slab foundations: Capillary break	CGBS 4.505.2.1	X							
Moisture content of building materials	CGBS 4.505.3	X							
Bathroom exhaust fans	CGBS 4.506.1	X							
Heating and air conditioning system design	CGBS 4.507.2	X							
Additional Requirements for Projects Seeking Approval of A Specific Plan or Development Agreement (Select one of three)									
Select one	Highly Energy Efficient Building: Performance approach specified within the 2019 California Energy Code shall be used to demonstrate that the TDV Energy of proposed new high-rise multi-family residential and mixed-use projects of 4 stories or more is at least: 50 percent less than TDV energy of the Standard Design.	WHMC 19.20.060/ 2019 Title 24, Part 6							
	Graywater system installation (Indoor, Outdoor, or Combination)	WHMC 19.20.060							
	Third-party rating system certification (LEED Platinum or Living Building Challenge)	WHMC 19.20.060							

Legend:

Y - Yes, the measure selected is applicable to my project and in the scope of work
 N - No, the measure is not applicable to my project and not in the scope of work

WHMC - West Hollywood Municipal Code
 CGBS - California Green Building Standards (CALGreen)

Planning Review & Plan Check Instructions:
 This Green Building Checklist is intended to simplify the project approval process for residential projects in West Hollywood. Each of the items on this checklist is mandatory, depending on the project's scope. References to State and local code sections are provided. Applicants shall submit this checklist along with supporting documentation onto the submittal plans as part of their application for a development permit and a building permit, as applicable (see West Hollywood Green Building Program Manual for information). Note mixed-use projects should complete this checklist for the residential portions of the project.

The **Energy Star Benchmark Portfolio profile** is a required project submittal. Create a project profile on Energy Star Portfolio Manager using the following [link](#). A screenshot of the project profile shall be included on a separate page in this plan set during the PlanCheck Phase. Please indicate the reference page here _____.

- Green Building Inspection Instructions:**
- It is the requirement of the ICC-certified CALGreen Building Inspector to review and understand the City of West Hollywood's Green Building Program Manual.
 - After the building permit has been issued, an ICC-certified CALGreen Building Inspector shall field verify all applicable requirements.
 - Prior to the installation of drywall, the general contractor or approved agent shall use an ICC-certified CALGreen Building Inspector to verify compliance with the Green Building Incremental Verification requirements. The general contractor shall then contact the West Hollywood Building & Safety Division at 323.984.7321 to schedule a Green Building Incremental Verification with a City Building Inspector. The CALGreen Building Inspector shall have confirmed all applicable items and present all required documentation.
 - Prior to final building approval, the general contractor or approved agent shall use an ICC-certified CALGreen Building Inspector to verify compliance with the Green Building Final Inspection requirements. The general contractor shall then contact the West Hollywood Building & Safety Division at 323.984.7321 to schedule a Green Building Final Inspection with a City Building Inspector. The CALGreen Building Inspector shall have confirmed all applicable items and present all required documentation.
 - The CALGreen Building Inspector shall also sign and complete the acknowledgement box in the upper right hand corner and post-construction verification.

CALGreen Building Inspector Acknowledgement

The project will be verified by a qualified CALGreen Building Inspector.

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen and West Hollywood mandatory provisions claimed. I have reviewed and understand the post-construction requirements below.

Signature _____ Date _____

Print Full Name _____

Phone or Email _____

SECTION TO BE COMPLETED AFTER CONSTRUCTION

I certify that:

CALGreen inspections were performed throughout construction

The project has met the CALGreen measures as claimed on this sheet.

Through a combination of onsite inspections and confirmation from the Contractor, there have been no alterations that impacted the energy report for the project, unless a new report is provided as an attachment.

Signature (CALGreen Building Inspector) _____

Sign only after construction is completed

Print Full Name _____

Date _____

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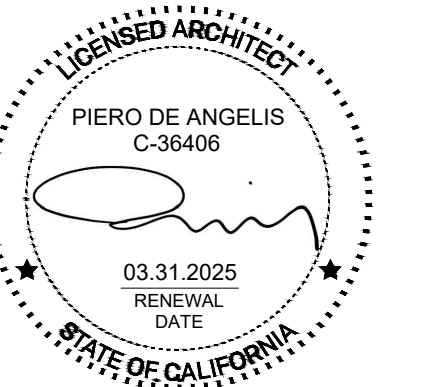
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 CALGREEN
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 FORMS
 SHEET NUMBER

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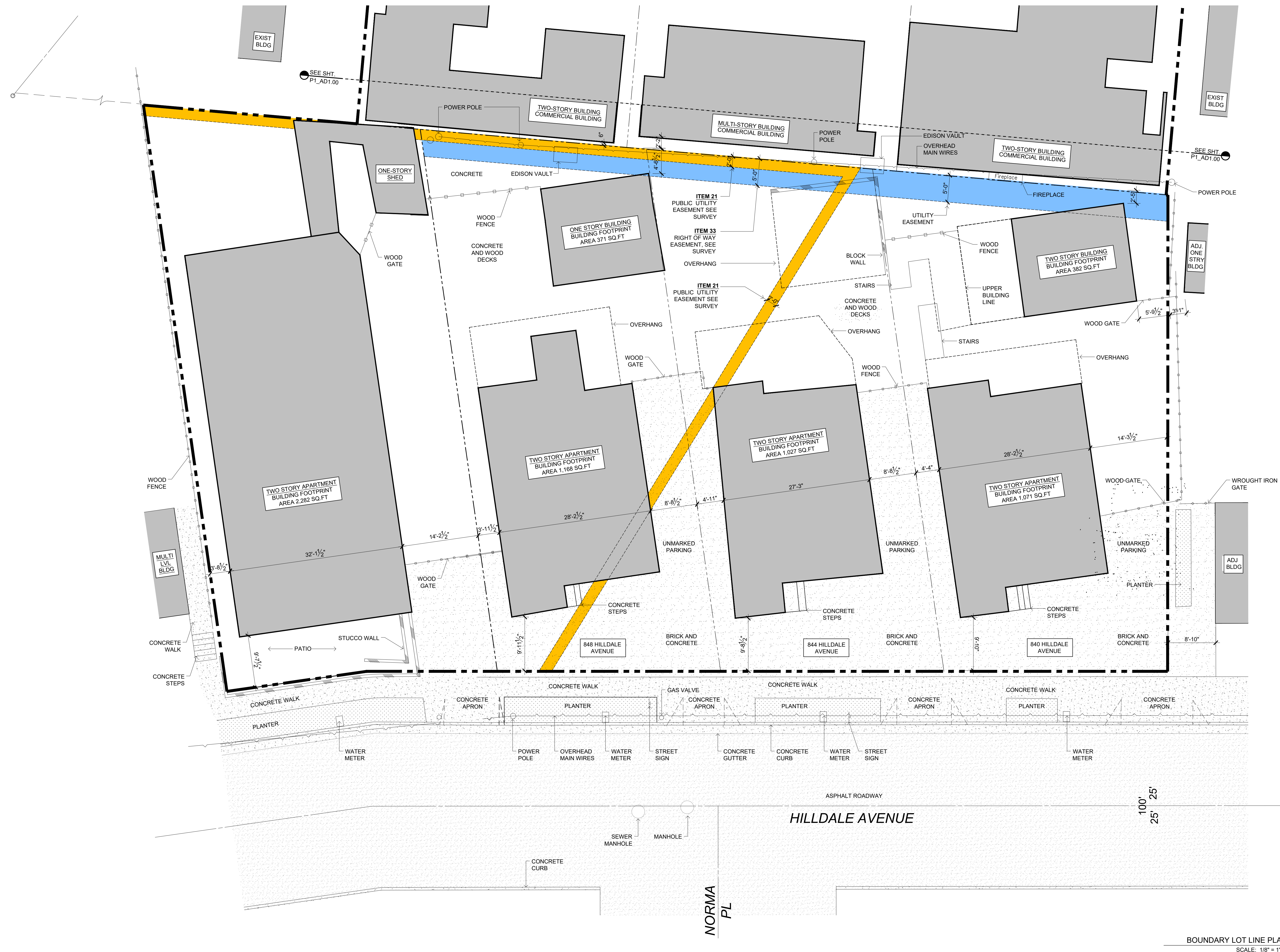
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DATE ISSUE MARK



BOUNDARY LOT LINE PLAN
SCALE: 1/8" = 1'-0" 01

SITE PLAN DEMO GENERAL NOTES			SITE PLAN DEMO KEY NOTES			SITE PLAN DEMO LEGEND			KEY PLAN		
1. DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040	15. WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY	30. RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL O SPECIFY	31. HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY	32. 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING	33. INSTALL ENERGY STAR OR COOL ROOF	ACU AIR CONDITIONING UNIT	PP POWER POLE				
2. PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY	16. FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY	34. INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY	35. INSTALL INTENSIVE VEGETABLE ROOF	36. INSTALL DURABLE EXTERIOR FINISHES	37. RESOURCE-EFFICIENT FLOORING USED INSIDE	CCW CONCRETE WALL	SCV SPRINKLER CONTROL VALVE				
3. LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT	17. LOW FLOW SHOWERHEADS THROUGHOUT	38. CABINETY MATERIAL TO BE FSC-CERTIFIED	39. COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT	40. TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING	41. ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.	EM ELECTRICAL METER	SLP STREET LIGHT				
4. ENERGY STAR APPLIANCES USED THROUGHOUT	18. WATER EFFICIENT TOILETS THROUGHOUT	39. COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT	40. TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING	41. ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.		GA GUY ANCHOR	SLPB STREET LIGHT PULL BOX				
5. WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J)	19. WATER HEATER TO BE TANKLESS.	41. ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.				GM GAS METER	TC TOP OF CURB				
6. COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN	20. INSTALL ENERGY STAR LIGHTING					GV GAS VALVE	TW TOP OF WALL				
7. COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION	21. INSTALL ENERGY STAR EXIT SIGNS					HB HOSE BIB	WDFN WOOD FENCE				
8. COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE	22. INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS					LW LIGHT WELL	WDG WOOD GATE				
9. USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS	23. INSTALL ENERGY PROGRAMMABLE THERMOSTATS					OH OVERHANG, OVERHEAD	WDW WOOD WALL				
10. PLANT DECIDUOUS CANOPY TREES	24. ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY.					PCO POOL CLEAN OUT	WH WATER HEATER				
11. PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION	25. USE NO-VOC PAINTS ON INTERIOR APPLICATIONS					PF POOL FILTER	WM WATER METER				
12. PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION	26. LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT					PH POOL HEATER					
13. BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE	27. USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERTOPS										
14. CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE	28. HARD FLOOR SURFACE SPECIFIED THROUGHOUT, NO CARPET IN PROJECT.										
	29. KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS										



SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
P2_AD1.00

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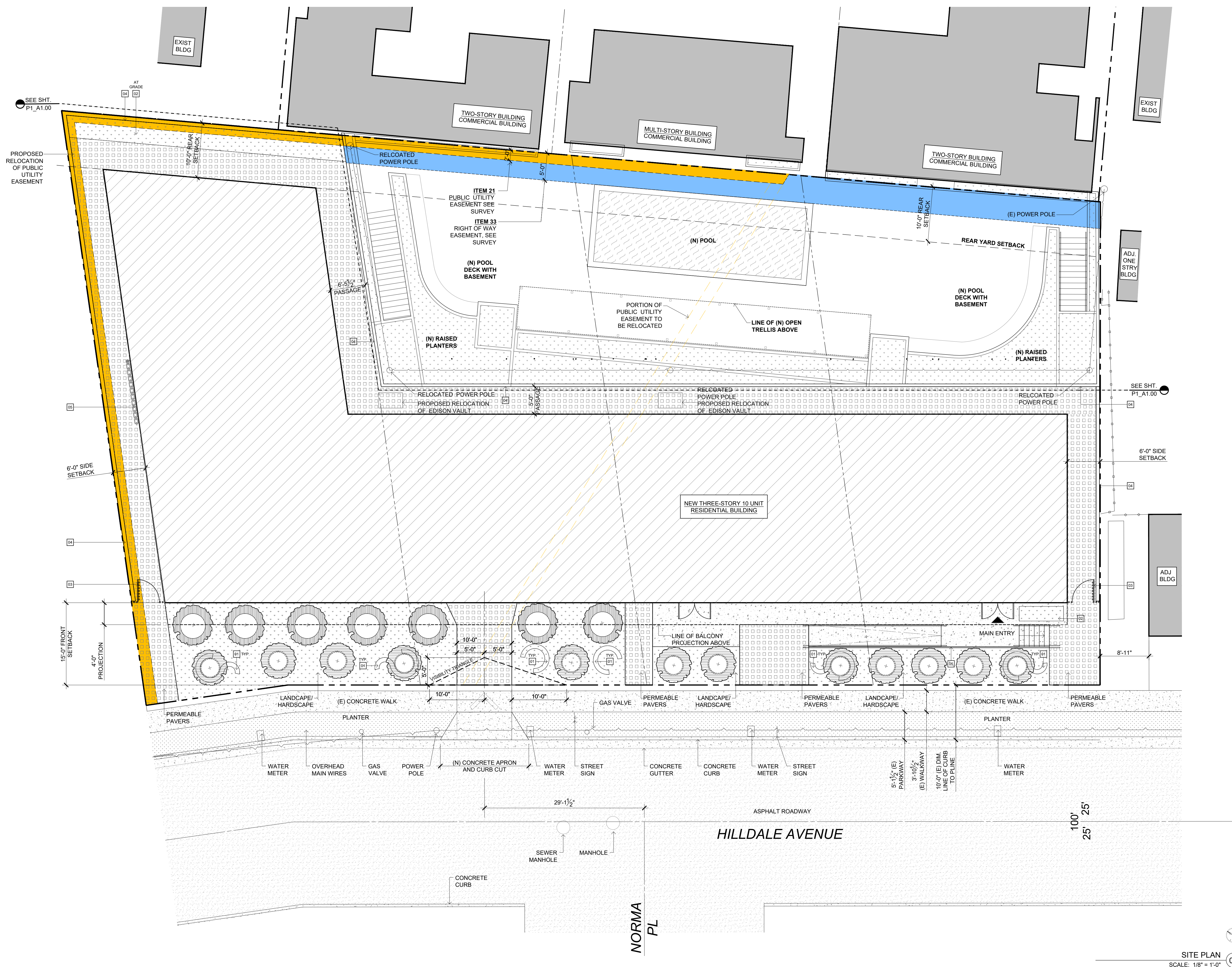
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PACIFIC PALISADES, CA 90272

PROJECT 2002

SVB x HILDALE

DATE ISSUE MARK



SITE PLAN
SCALE: 1/8" = 1'-0" 01

SITE PLAN GENERAL NOTES

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
- LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT
- ENERGY STAR APPLIANCES USED THROUGHOUT
- WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J)
- COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN
- COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION
- COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS
- PLANT DECIDUOUS CANOPY TREES
- PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION
- PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION
- BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE
- CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE
- WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY
- FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY
- LOW FLOW SHOWERHEADS THROUGHOUT
- WATER EFFICIENT TOILETS THROUGHOUT
- WATER HEATER TO BE TANKLESS.
- INSTALL ENERGY STAR LIGHTING
- INSTALL ENERGY STAR EXIT SIGNS
- INSTALL ENERGY PROGRAMMABLE THERMOSTATS
- INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
- ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY.
- USE NO-VOC PAINTS ON INTERIOR APPLICATIONS
- LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT
- USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERTOPS
- HARD FLOOR SURFACE SPECIFIED THROUGHOUT, NO CARPET IN PROJECT.
- KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS

SITE PLAN KEY NOTES

- CUSTOM BENCH
- PLANTER
- 6'-0" HIGH FENCE WITH GATE. METAL FRAME WITH PERFORATED CORRUGATED METAL INFILL
- 6'-0" HIGH SITE WALL. CMU. STACK BOND
- CONCRETE STAIR AND RAMP
- LOCATION OF GAS METERS
- RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL O SPECIFY
- HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY
- 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING
- INSTALL ENERGY STAR OR COOL ROOF
- INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY
- INSTALL INTENSIVE VEGETABLE ROOF
- INSTALL DURABLE EXTERIOR FINISHES
- RESOURCE-EFFICIENT FLOORING USED INSIDE
- CABINERY MATERIAL TO BE FSC-CERTIFIED
- COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT
- TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING
- ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.

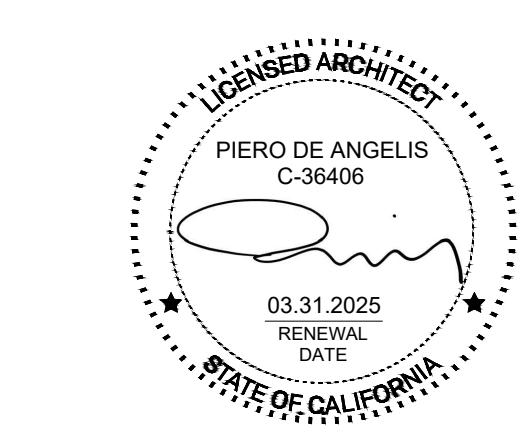
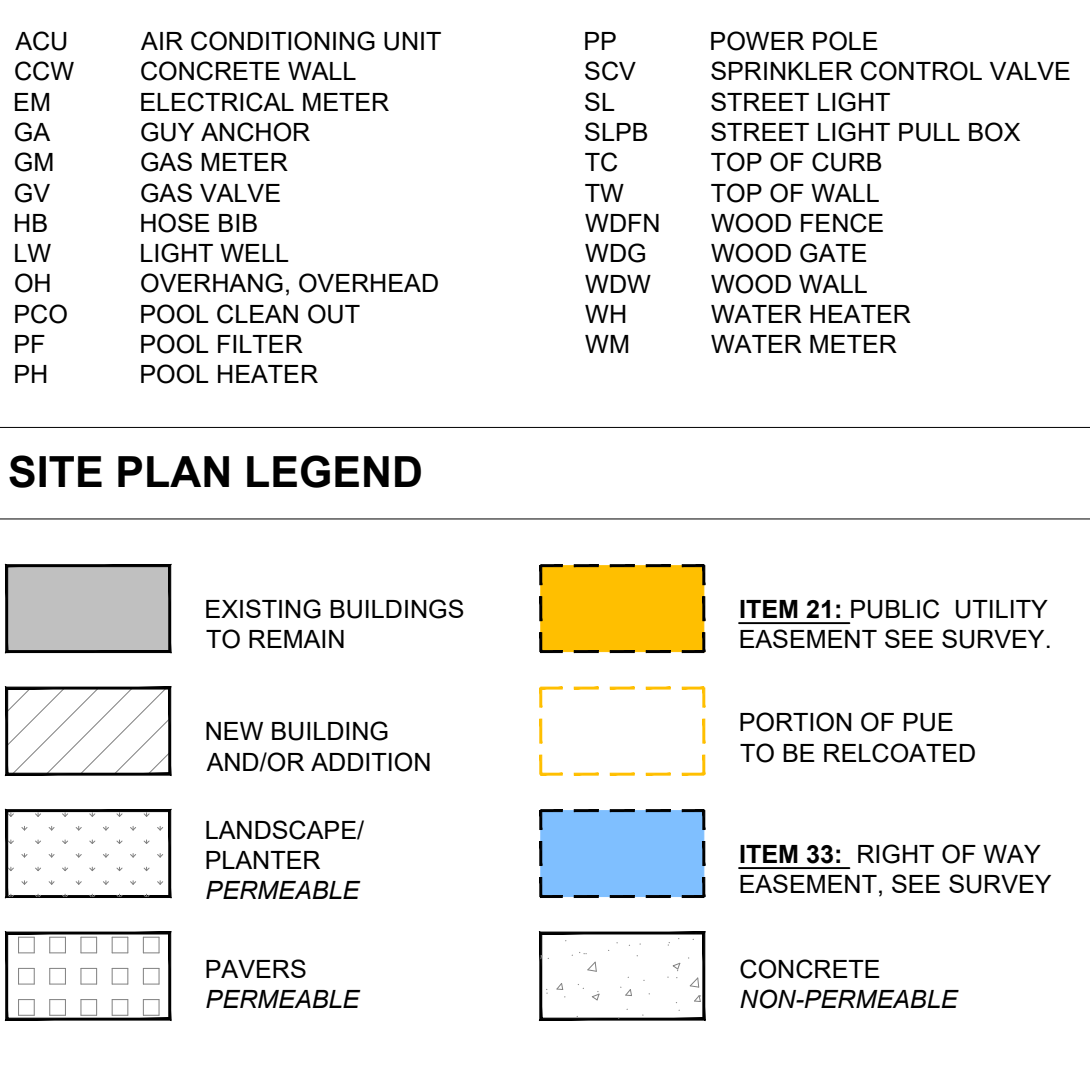
SITE PLAN ABBREVIATIONS

- | | | | |
|-----|-----------------------|------|-------------------------|
| ACU | AIR CONDITIONING UNIT | PP | POWER POLE |
| CCW | CONCRETE WALL | SCV | SPRINKLER CONTROL VALVE |
| EM | ELECTRICAL METER | SL | STREET LIGHT |
| GA | GUY ANCHOR | SLPB | STREET LIGHT PULL BOX |
| GM | GAS METER | TC | TOP OF CURB |
| GV | GAS VALVE | TW | TOP OF WALL |
| HB | HOSE BIB | WDFN | WOOD FENCE |
| LW | LIGHT WELL | WDG | WOOD GATE |
| OH | OVERHANG, OVERHEAD | WDW | WOOD WALL |
| PCO | POOL CLEAN OUT | WH | WATER HEATER |
| PF | POOL FILTER | WM | WATER METER |
| PH | POOL HEATER | | |

SITE PLAN LEGEND

- | | | | |
|--|------------------------------|--|--|
| | EXISTING BUILDINGS TO REMAIN | | ITEM 21: PUBLIC UTILITY EASEMENT SEE SURVEY. |
| | NEW BUILDING AND/OR ADDITION | | PORTION OF PUE TO BE RELOCATED |
| | LANDSCAPE/PLANTER PERMEABLE | | ITEM 33: RIGHT OF WAY EASEMENT, SEE SURVEY |
| | PAVERS PERMEABLE | | CONCRETE NON-PERMEABLE |

KEY PLAN



SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
P2_A1.00

DEVELOPMENT PERMIT SUBMITTAL_R2

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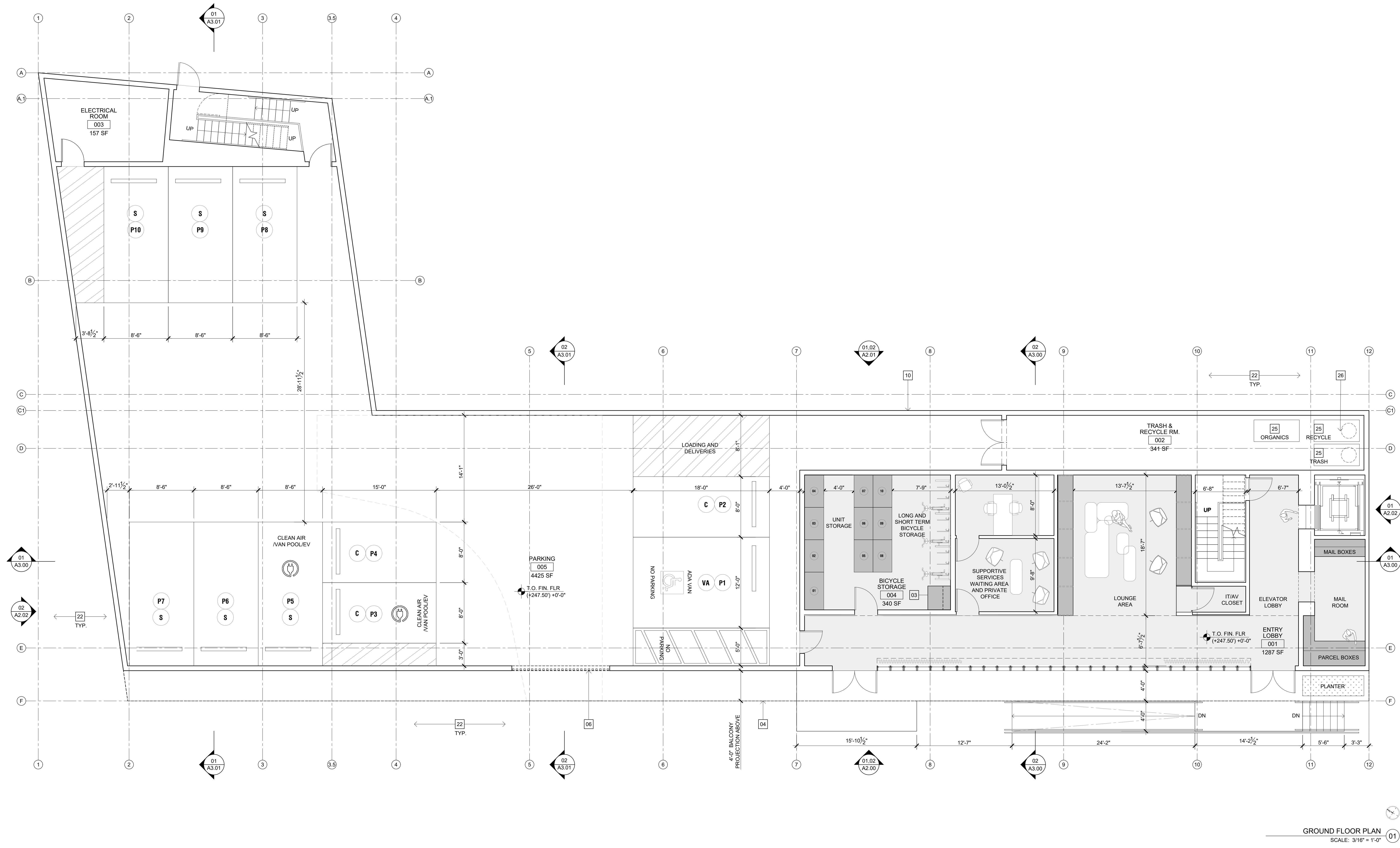
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GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
- LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT
- ENERGY STAR APPLIANCES USED THROUGHOUT IN COMPLIANCE WITH WHMC SECTION 19.20.060.C.2.B
- WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/1)
- COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN
- COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION
- COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS
- PLANT DECIDUOUS CANOPY TREES
- PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION
- PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION
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- LOW FLOW SHOWERHEADS THROUGHOUT
- WATER EFFICIENT TOILETS THROUGHOUT
- WATER HEATER TO BE TANKLESS
- INSTALL ENERGY STAR LIGHTING
- INSTALL ENERGY STAR EXIT SIGN
- INSTALL ENERGY PROGRAMMABLE THERMOSTATS
- INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
- ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY.
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- USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERS
- HARD FLOOR SURFACE SPECIFIED THROUGHOUT. NO CARPET IN PROJECT.
- KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS
- RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL TO SPECIFY
- HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY
- 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING
- INSTALL ENERGY STAR OR COOL ROOF
- INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY
- INSTALL INTENSIVE VEGETABLE ROOF
- INSTALL DURABLE EXTERIOR FINISHES
- RESOURCE-EFFICIENT FLOORING USED INSIDE
- CABINETRY MATERIAL TO BE FSC-CERTIFIED
- COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT
- TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING
- ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.
- PROVIDE ENERGY EFFICIENT OUTDOOR LIGHTING PER WHMC SECTION 19.20.100(TITLE 24, PART 6 (CALIFORNIA ENERGY CODE))
- WATER CLOSETS TO HAVE AN EFFECTIVE FLUSH NOT TO EXCEED 1.1 GALLONS PER FLUSH PER WHMC SECTION 13.24.015(CALGREEN SECTION 4.303.1.1 AMENDED)
- SHOWERHEADS TO HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.5 GALLONS PER MINUTE AT PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR

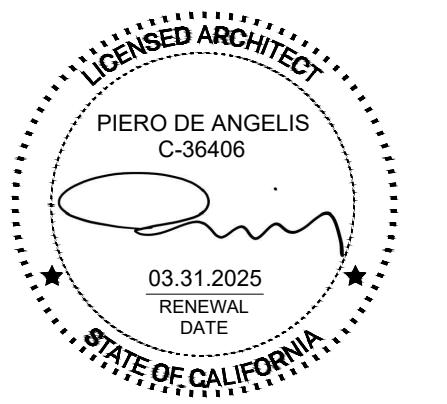
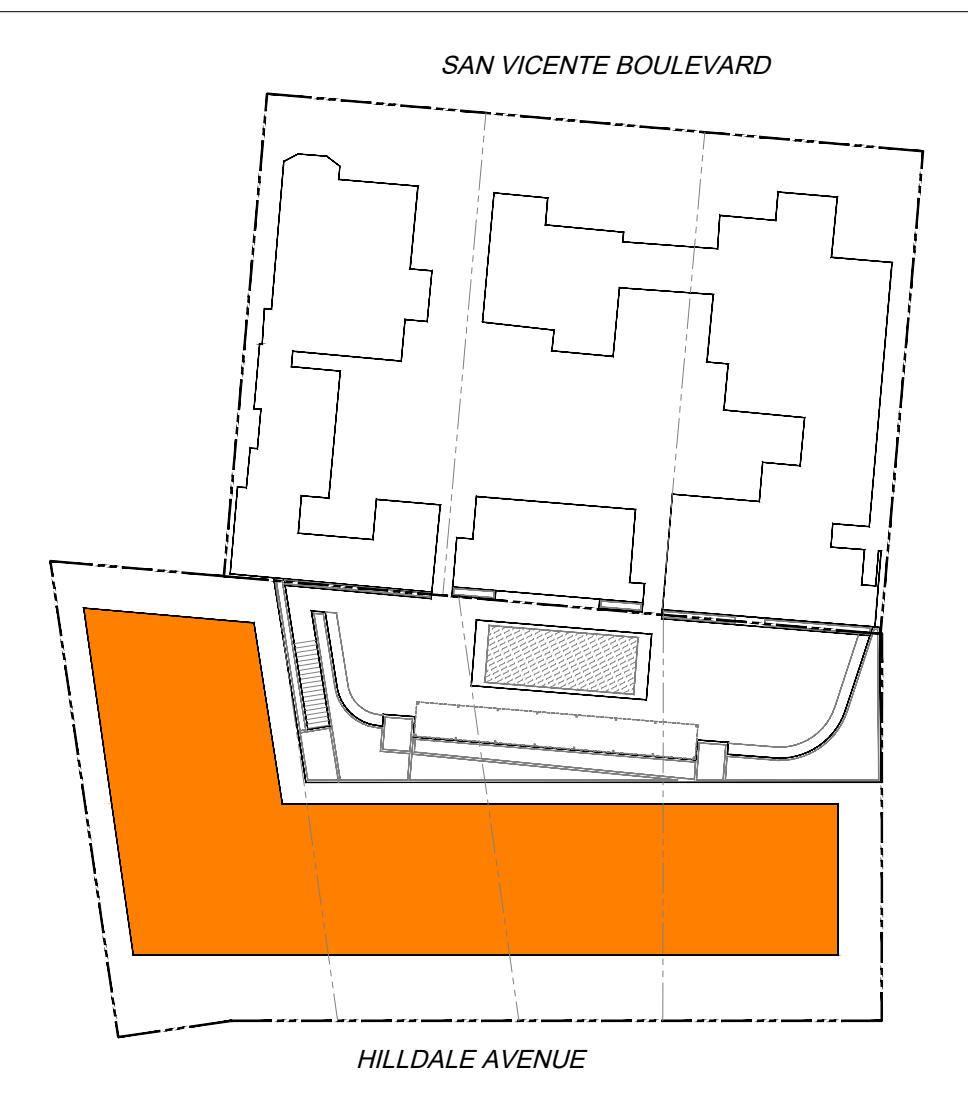
PLAN KEY NOTES

- DIRECT VENT GAS FIREPLACE
- BI-FOLD EXTERIOR DOORS
- BICYCLE REPAIR STATION
- LINE OF BUILDING PROJECTION ABOVE
- 3 CU.FT. EACH OF SOLID WASTE AND RECYCLABLE MATERIAL STORAGE
- METAL FRAME AND GATE WITH PERFORATED METAL INFILL.
- PLANTER AREA, LANDSCAPE BY OTHERS
- PLANTER
- LINE OF WALKWAY/BALCONY ABOVE
- PERFORATED CORRUGATED METAL PTD. WHITE OVER VERTICAL FRAME
- 42" HIGH GUARD RAIL, 1-1/2" PTD. MTL. FRAME WITH 1/2" DIA. PTD. METAL RODS @ 4" O.C. INFILL.
- 6"X6" HSS METAL FRAME. PTD FINISH
- PTD METAL LOUVERS/BRISE SOLEIL. SEE ROOF PLAN FOR LOCATIONS
- OPEN TO BALCONY/WALKWAY BELOW
- ROOF ACCESS HATCH
- ROOF DRAIN AND OVERFLOW
- MECHANICAL SCREEN PERFORATED CORRUGATED METAL PTD. WHITE
- MECHANICAL EQUIPMENT
- RIDGE LINE
- DURABLE BUILT-UP ROOF. LIGHT COLORED COOL ROOF.
- LINE OF UNIT DEMISING WALL BELOW.
- SEE SITE PLAN FOR LANDSCAPE/HARDSCAPE
- LINE OF FRONT YARD SET BACK
- 24" METAL RODS @ 4" O.C. INFILL.
- BENCH
- 2YD. TRASH, RECYCLABLES, AND ORGANICS CONTAINERS
- TRASH & RECYCLING CHUTES
- TRASH AND RECYCLING CHUTE ROOF CAPS.
- SCREENING MATERIAL PARTITION (TBO) BETWEEN BALCONIES
- SCREENING MATERIAL, SEE ELEVATIONS

PLAN LEGEND

- 1HR RATED ASSEMBLY
- 2HR RATED ASSEMBLY
- PLANTER AREA, LANDSCAPE BY OTHERS
- PERMEABLE PAVERS
- EXTERIOR DECK/BALCONY

KEY PLAN



SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER
P2_A1.01

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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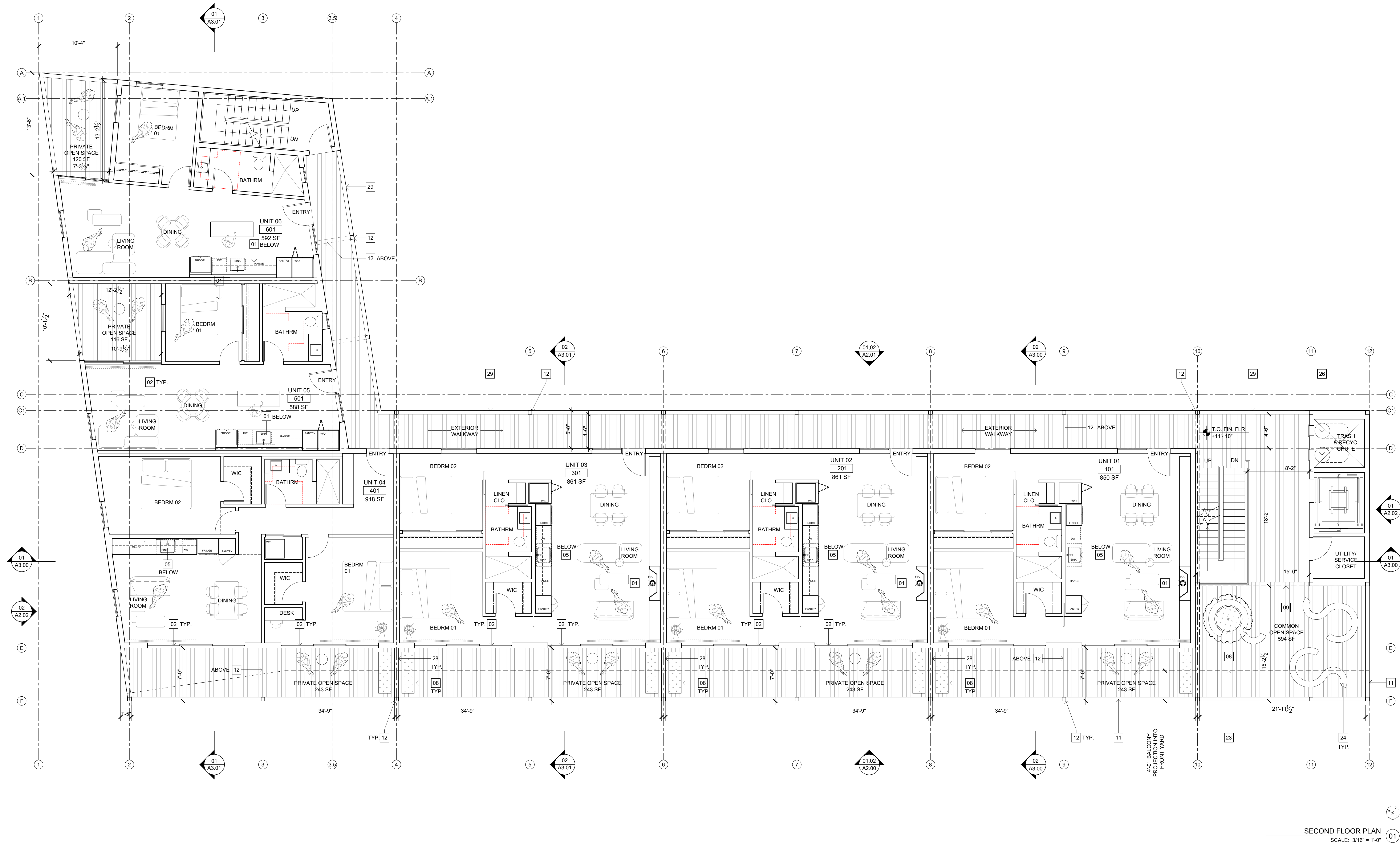
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PROJECT 2002
SVB x HILDALE

DATE	ISSUE	MARK



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
- LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT
- ENERGY STAR APPLIANCES USED THROUGHOUT IN COMPLIANCE WITH WHMC SECTION 19.20.060.C.2.B
- WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/1)
- COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN
- COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION
- COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS
- PLANT DECIDUOUS CANOPY TREES
- PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION
- PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION
- BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE
- CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE
- WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY
- FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY
- LOW FLOW SHOWERHEADS THROUGHOUT
- WATER EFFICIENT TOILETS THROUGHOUT
- WATER HEATER TO BE TANKLESS
- INSTALL ENERGY STAR LIGHTING
- INSTALL ENERGY STAR EXIT SIGN
- INSTALL ENERGY PROGRAMMABLE THERMOSTATS
- INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
- ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY.
- USE NO-VOC PAINTS ON INTERIOR APPLICATIONS
- LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT
- USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERTOPS
- HARD FLOOR SURFACE SPECIFIED THROUGHOUT. NO CARPET IN PROJECT.
- KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS
- RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL TO SPECIFY
- HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY
- 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING
- INSTALL ENERGY STAR OR COOL ROOF
- INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY
- INSTALL INTENSIVE VEGETABLE ROOF
- INSTALL DURABLE EXTERIOR FINISHES
- RESOURCE-EFFICIENT FLOORING USED INSIDE
- CABINETRY MATERIAL TO BE FSC-CERTIFIED
- COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT
- TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING
- ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITH EXTERIOR WALLS.
- PROVIDE ENERGY EFFICIENT OUTDOOR LIGHTING PER WHMC SECTION 19.20.100(1) TITLE 24, PART 6 (CALIFORNIA ENERGY CODE)
- WATER CLOSETS TO HAVE AN EFFECTIVE FLUSH NOT TO EXCEED 1.1 GALLONS PER FLUSH PER WHMC SECTION 13.24.015(CALGREEN SECTION 4.303.1.1 AMENDED)
- SHOWERHEADS TO HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.5 GALLONS PER MINUTE AT PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR

- SHOWERHEADS PER WHMC SECTION 13.24.015(CALGREEN SECTION 4.303.1.3.1 AMENDED)
- LAVATORY FAUCETS TO BE PROVIDED WITH A MAXIMUM FLOW NOT TO EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI PER CALGREEN SECTION 4.303.1.4.1
- MAXIMUM FLOW FOR LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC AREAS, OUTSIDE OF DWELLINGS OR SLEEPING UNITS, IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI PER CALGREEN SECTION 4.303.1.4.2
- METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE, PER CALGREEN SECTION 4.303.1.4.3
- THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE AT 60 PSI. NOTE: WHERE COMPLIING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION. SEE: WHMC SECTION 13.24.015 (CALGREEN SECTION 4.303.1.4.4 AMENDED)
- PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERRED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. SEE: CALGREEN SECTION 4.303.2

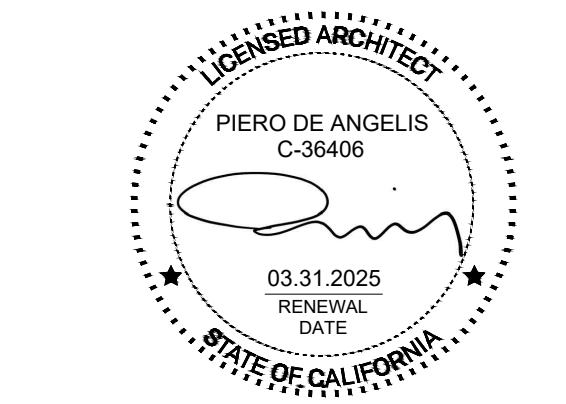
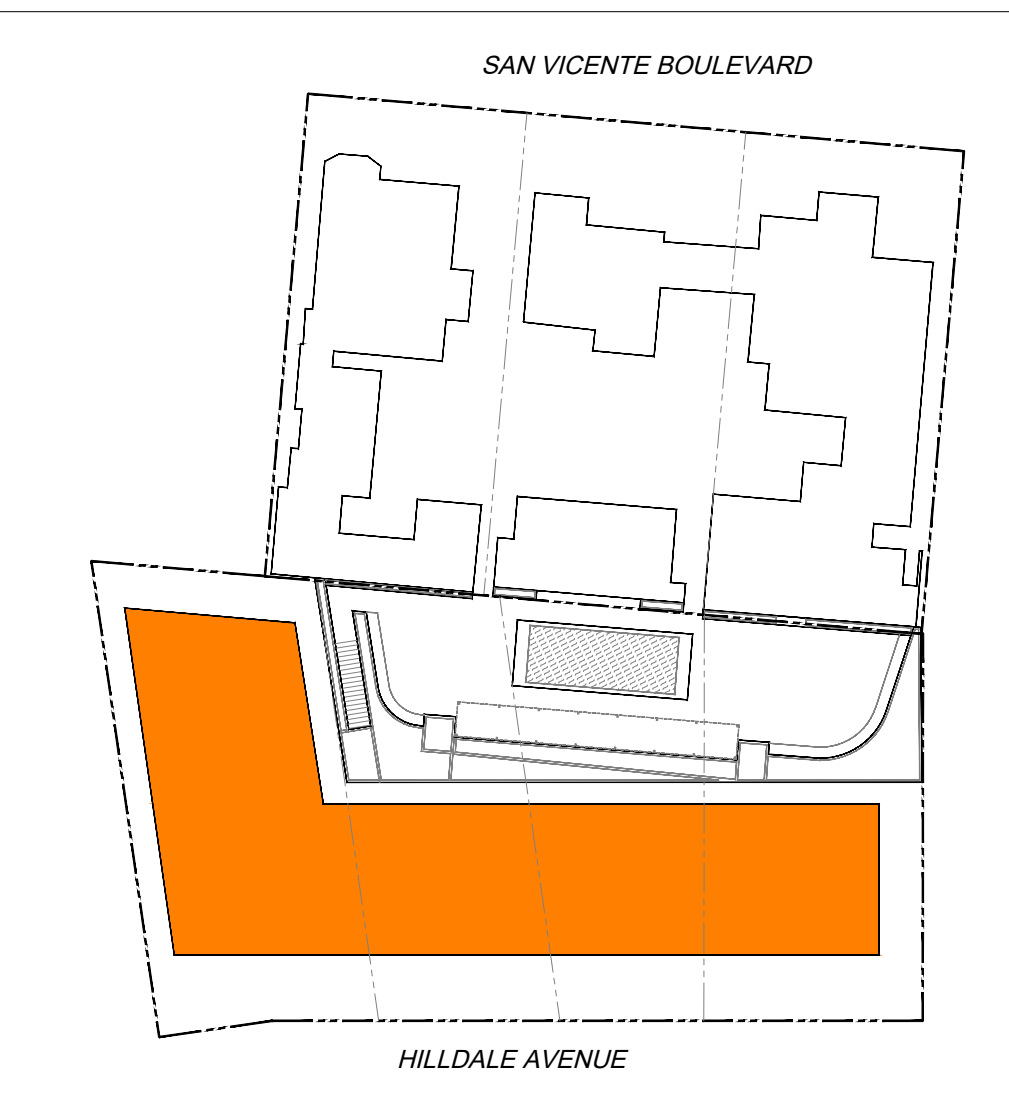
PLAN KEY NOTES

- DIRECT VENT GAS FIREPLACE
- BI-FOLD EXTERIOR DOORS
- BICYCLE REPAIR STATION
- LINE OF BUILDING PROJECTION ABOVE
- 3 CU.FT. EACH OF SOLID WASTE AND RECYCLABLE MATERIAL STORAGE
- METAL FRAME AND GATE WITH PERFORATED METAL INFILL.
- PLANTER AREA, LANDSCAPE BY OTHERS
- PLANTER
- LINE OF WALKWAY/BALCONY ABOVE
- PERFORATED CORRUGATED METAL PTD. WHITE OVER VERTICAL FRAME
- 6"x6" HSS METAL FRAME. PTD FINISH
- PTD METAL LOUVERS/BRISE SOLEIL SEE ROOF PLAN FOR LOCATIONS
- OPEN TO BALCONY/WALKWAY BELOW
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PLAN LEGEND

- 1HR RATED ASSEMBLY
- 2HR RATED ASSEMBLY
- PLANTER AREA, LANDSCAPE BY OTHERS
- PERMEABLE PAVERS
- EXTERIOR DECK/BALCONY

KEY PLAN



SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
P2_A1.02

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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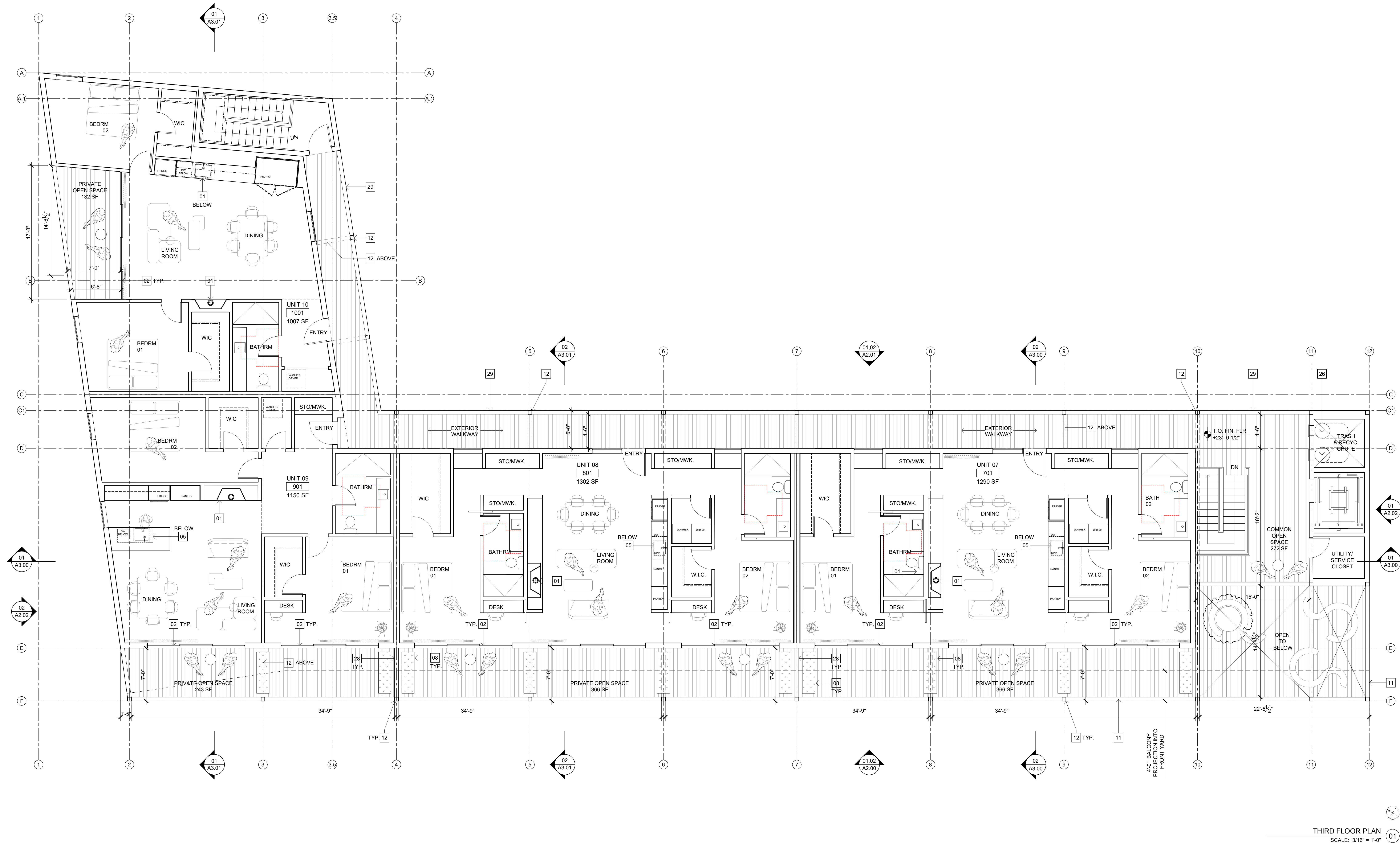
LANDSCAPE ARCHITECT

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PROJECT 2002

SVB x HILDALE

DATE ISSUE MARK



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
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- WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY
- FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY
- LOW FLOW SHOWERHEADS THROUGHOUT
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- INSTALL ENERGY STAR LIGHTING
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- CABINETRY MATERIAL TO BE FSC-CERTIFIED
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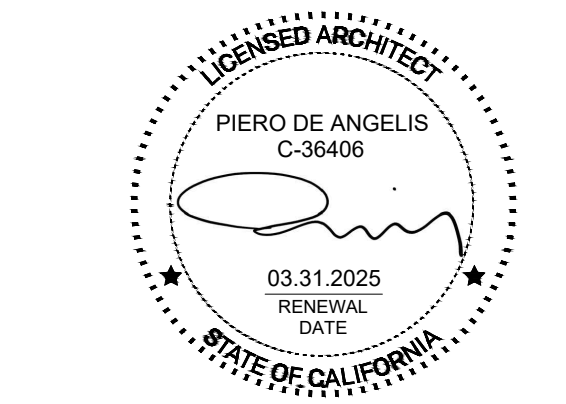
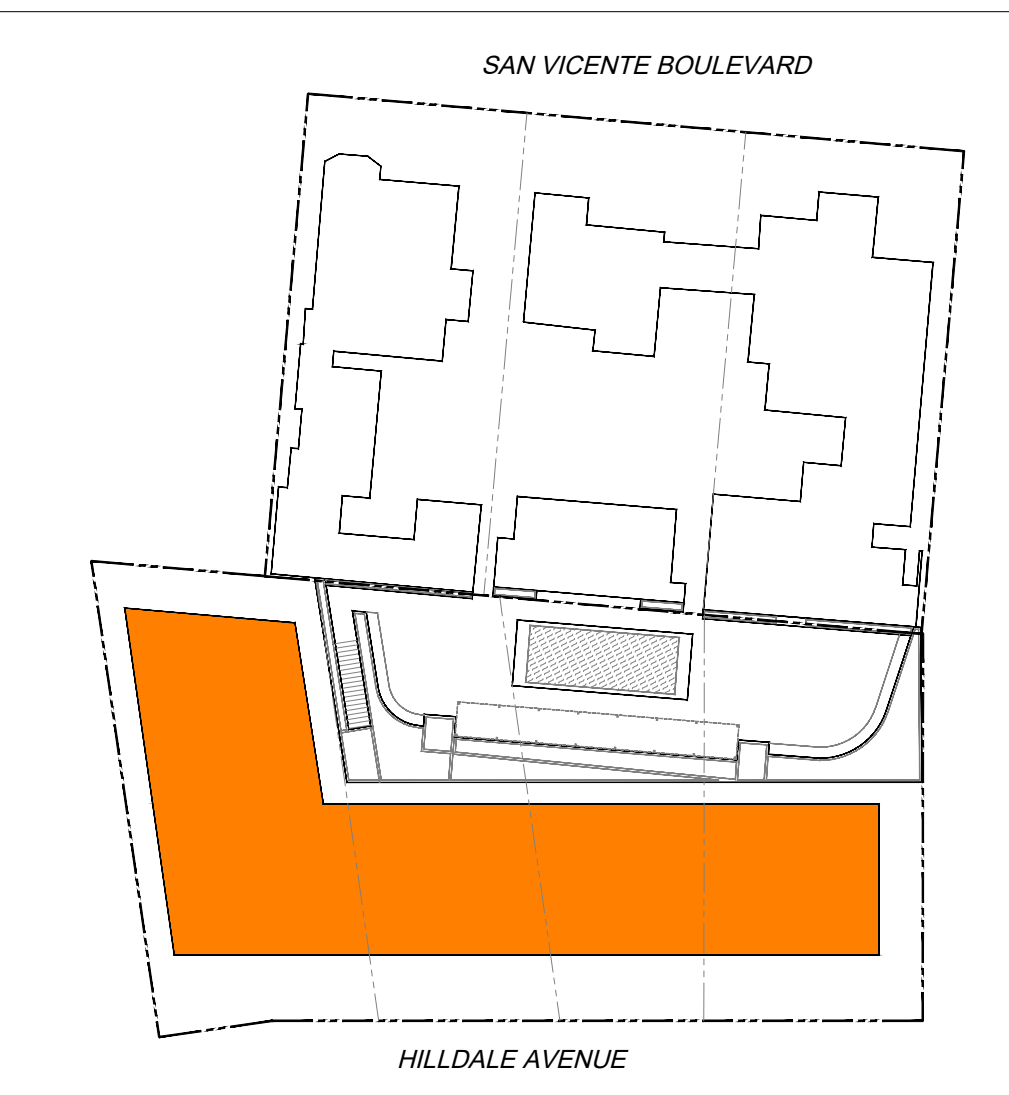
PLAN KEY NOTES

- DIRECT VENT GAS FIREPLACE
- BI-FOLD EXTERIOR DOORS
- BICYCLE REPAIR STATION
- LINE OF BUILDING PROJECTION ABOVE
- 3 CU.FT. EACH OF SOLID WASTE AND RECYCLABLE MATERIAL STORAGE
- METAL FRAME AND GATE WITH PERFORATED METAL INFILL.
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PLAN LEGEND

- 1HR RATED ASSEMBLY
- 2HR RATED ASSEMBLY
- PLANTER AREA, LANDSCAPE BY OTHERS
- PERMEABLE PAVERS
- EXTERIOR DECK/BALCONY

KEY PLAN



SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
P2_A1.03

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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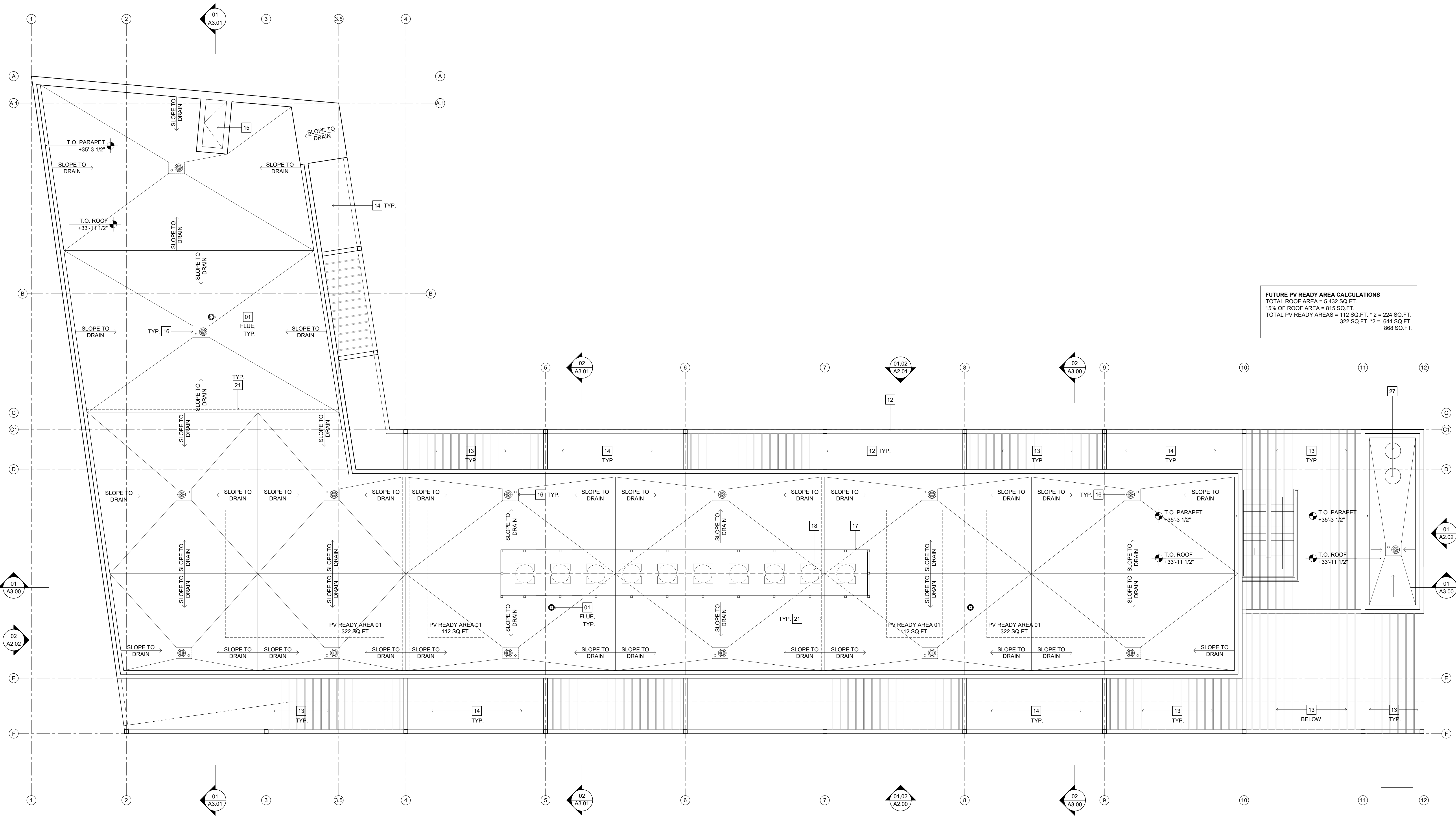
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FUTURE PV READY AREA CALCULATIONS
TOTAL ROOF AREA = 5,432 SQ.FT.
15% OF ROOF AREA = 815 SQ.FT.
TOTAL PV READY AREAS = 112 SQ.FT. *2 = 224 SQ.FT.
322 SQ.FT. *2 = 644 SQ.FT.
868 SQ.FT.

ROOF PLAN
SCALE: 3/16" = 1'-0"

PLAN GENERAL NOTES

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
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- 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING
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- MAXIMUM FLOW FOR LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC AREAS, OUTSIDE OF DWELLINGS OR SLEEPING UNITS, IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI PER CALGREEN SECTION 4.303.1.4.2
- METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE, PER CALGREEN SECTION 4.303.1.4.3
- THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE AT 60 PSI. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION. SEE: WHMC SECTION 13.24.015 (CALGREEN SECTION 4.303.1.4.4 AMENDED)
- PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCE IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. SEE: CALGREEN SECTION 4.303.2

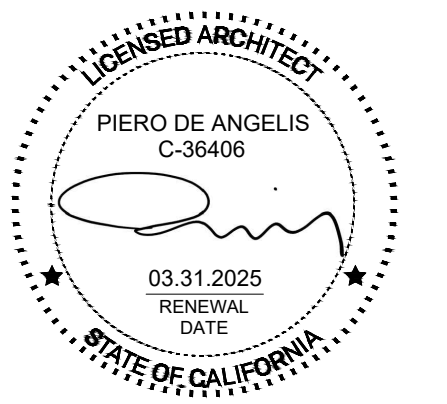
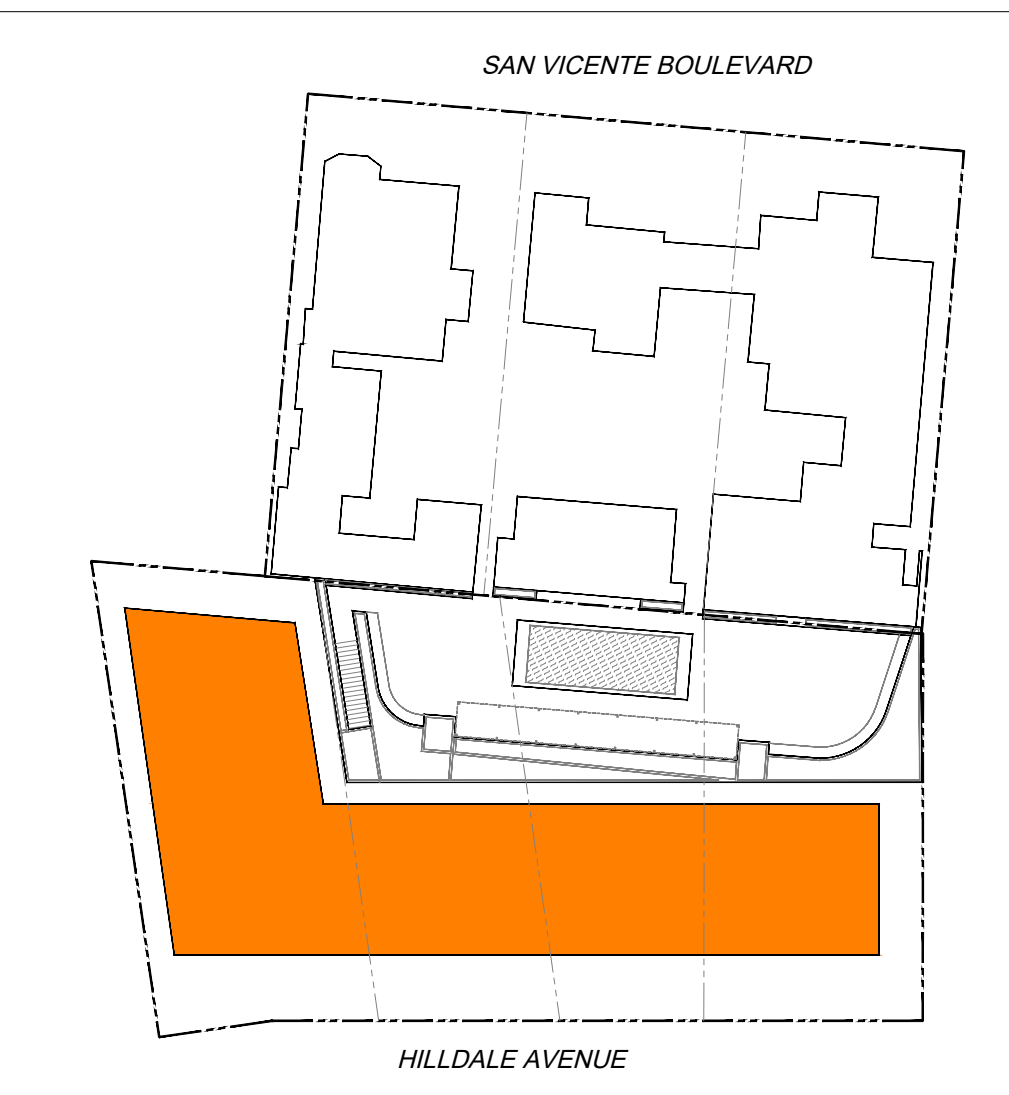
PLAN KEY NOTES

- DIRECT VENT GAS FIREPLACE
- BI-FOLD EXTERIOR DOORS
- BICYCLE REPAIR STATION
- LINE OF BUILDING PROJECTION ABOVE
- 3 CU.FT. EACH OF SOLID WASTE AND RECYCLABLE MATERIAL STORAGE
- METAL FRAME AND GATE WITH PERFORATED METAL INFILL.
- PLANTER AREA, LANDSCAPE BY OTHERS
- PLANTER
- LINE OF WALKWAY/BALCONY ABOVE
- PERFORATED CORRUGATED METAL PTD. WHITE OVER VERTICAL FRAME
- 6"x6" HSS METAL FRAME. PTD FINISH
- PTD METAL LOUVERS/BRISE SOLEIL SEE ROOF PLAN FOR LOCATIONS
- OPEN TO BALCONY/WALKWAY BELOW
- ROOF ACCESS HATCH
- ROOF DRAIN AND OVERFLOW
- MECHANICAL SCREEN PERFORATED CORRUGATED METAL PTD. WHITE
- MECHANICAL EQUIPMENT
- RIDGE LINE
- DURABLE BUILT-UP ROOF. LIGHT COLORED COOL ROOF.
- LINE OF UNIT DEMISING WALL BELOW.
- SEE SITE PLAN FOR LANDSCAPE/HARDSCAPE
- LINE OF FRONT YARD SET BACK
- 42" HIGH GUARD RAIL, 1-1/2" PTD. MTL. FRAME WITH 1/2" DIA. PTD METAL RODS @ 4" O.C. INFILL.
- 6"x6" HSS METAL FRAME. PTD FINISH
- PTD METAL LOUVERS/BRISE SOLEIL SEE ROOF PLAN FOR LOCATIONS
- SCREENING MATERIAL PARTITION (TBO) BETWEEN BALCONIES
- SCREENING MATERIAL, SEE ELEVATIONS
- 1HR RATED ASSEMBLY
- 2HR RATED ASSEMBLY
- PLANTER AREA, LANDSCAPE BY OTHERS
- PERMEABLE PAVERS
- EXTERIOR DECK/BALCONY
- 2YD. TRASH, RECYCLABLES, AND ORGANICS CONTAINERS
- TRASH & RECYCLING CHUTES
- TRASH AND RECYCLING CHUTE ROOF CAPS.

PLAN LEGEND

- 1HR RATED ASSEMBLY
- 2HR RATED ASSEMBLY
- PLANTER AREA, LANDSCAPE BY OTHERS
- PERMEABLE PAVERS
- EXTERIOR DECK/BALCONY

KEY PLAN



SHEET TITLE
ROOF PLAN

SHEET NUMBER
P2_A1.04

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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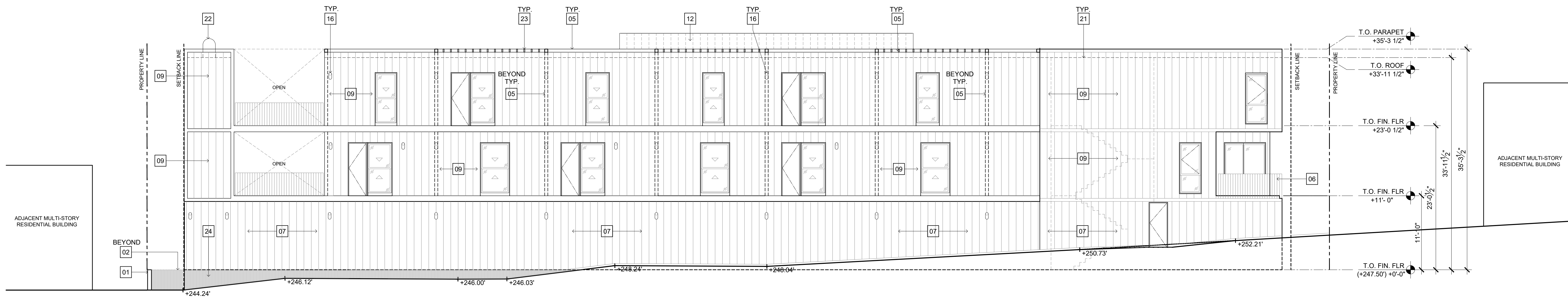
LANDSCAPE ARCHITECT

LZ DESIGN GROUP
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PACIFIC PALISADES, CA 90272

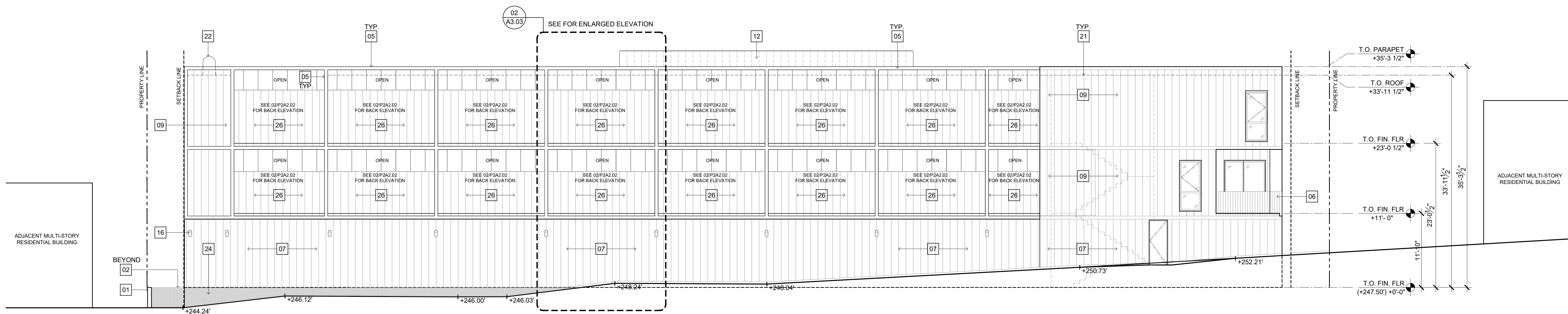
PROJECT 2002

SVB x HILDALE

DATE ISSUE MARK



EAST ELEVATION | BEHIND GUARDRAIL AND FRAME 01
SCALE: 1/8" = 1'-0"



EAST ELEVATION 01
SCALE: 1/8" = 1'-0"

GENERAL NOTES ELEVATIONS

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
- LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT
- ENERGY STAR APPLIANCES USED THROUGHOUT
- WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J)
- COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN
- COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION
- COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS
- PLANT DECIDUOUS CANOPY TREES
- PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION
- PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION
- BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE
- CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE

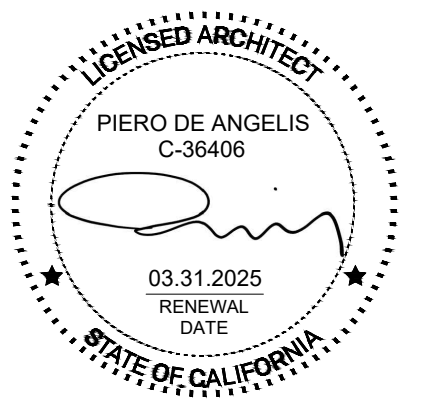
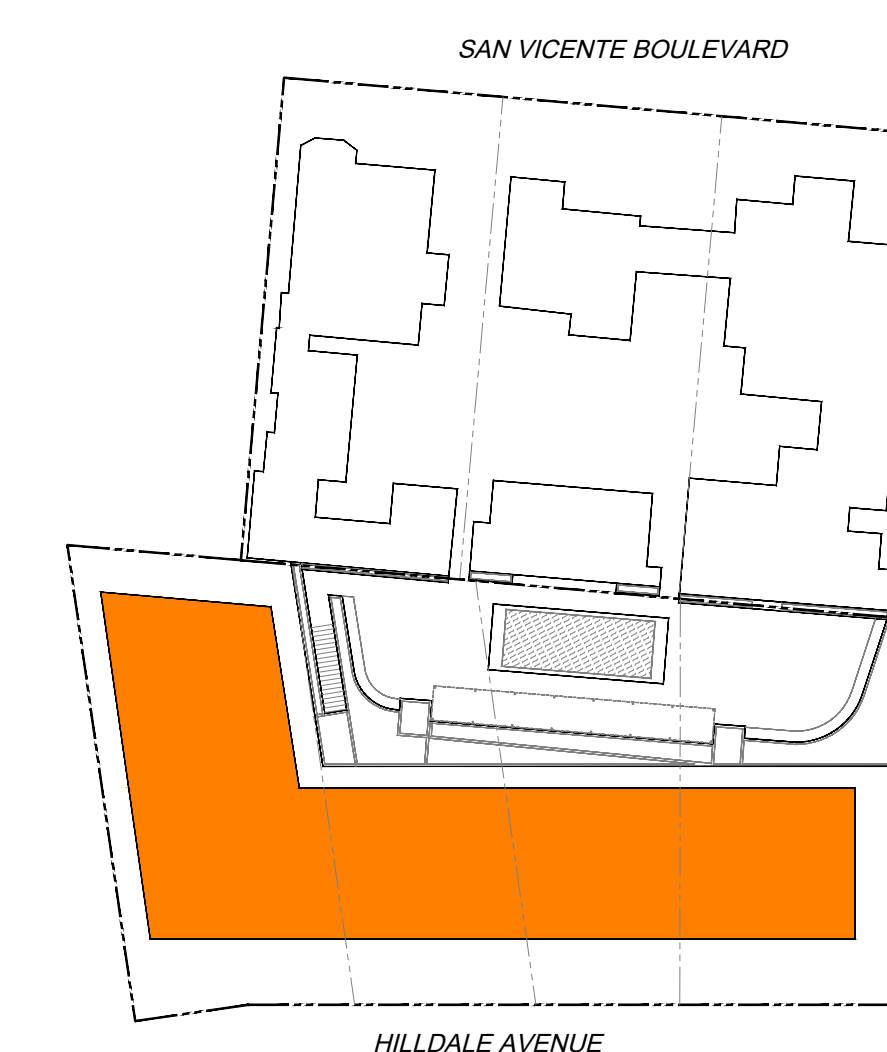
- WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY
- FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY
- LOW FLOW SHOWERHEADS THROUGHOUT
- WATER EFFICIENT TOILETS THROUGHOUT
- WATER HEATER TO BE TANKLESS.
- INSTALL ENERGY STAR LIGHTING
- INSTALL ENERGY STAR EXIT SIGNS
- INSTALL ENERGY PROGRAMMABLE THERMOSTATS
- INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
- ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY.
- USE NO-VOC PAINTS ON INTERIOR APPLICATIONS
- LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT
- USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERS
- HARD FLOOR SURFACE SPECIFIED THROUGHOUT, NO CARPET IN PROJECT.
- KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS

- RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL O SPECIFY
- HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY
- 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING
- INSTALL ENERGY STAR OR COOL ROOF
- INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY
- INSTALL INTENSIVE VEGETABLE ROOF
- INSTALL DURABLE EXTERIOR FINISHES
- RESOURCE-EFFICIENT FLOORING USED INSIDE
- CABINETRY MATERIAL TO BE FSC-CERTIFIED
- COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT
- TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING
- ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.

ELEVATIONS KEY NOTES

- | | | |
|--|--|---------------|
| 1 (N) 6" HIGH CMU WALL. STACK BOND | 13 MECHANICAL EQUIPMENT | 27 GAS METERS |
| 2 (N) 6" HIGH FENCE WITH GATE. METAL FRAME WITH PERFORATED CORRUGATED METAL INFILL | 14 DURABLE BUILT-UP ROOF. LIGHT COLORED COOL ROOF. | |
| 3 PERFORATED CORRUGATED METAL. PTD. WHITE OVER VERTICAL FRAME | 15 METAL STAIR, PTD. FINISH | |
| 4 GARAGE GATE. OPEN JOINT CEMENT BOARD CLADDING O/ METAL FRAME | 16 WALL SCOSCE | |
| 5 6"x6" HSS METAL FRAME. PTD FINISH | 17 BI-FOLD DOORS | |
| 6 42" HIGH GUARD RAIL. 1-1/2" PTD. MTL FRAME WITH 1/2" DIA. PTD METAL ROOS @ 4" O.C. INFILL. | 18 LINE OF DOOR OPENING BEYOND | |
| 7 VERTICAL BOARD FORMED CONCRETE | 19 RAISED PLANTER SEE LANDSCAPE PLANS | |
| 8 OPEN TRELIS | 20 STAINLESS STEEL CABLES @ 24" O.C. | |
| 9 CEMENT BOARD CLADDING WITH CONCEALED FASTENERS | 21 LINE OF ROOF BEYOND | |
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| 11 ROOF ACCESS HATCH | 23 PTD METAL LOUVERS/BRISE SOLEIL. SEE ROOF PLAN FOR LOCATIONS | |
| 12 MECHANICAL SCREEN, PERFORATED CORRUGATED METAL. PTD. WHITE | 24 FLUTED CONCRETE | |
| | 25 STOREFRONT | |
| | 26 SCREENING MATERIAL (TBD) | |

KEY PLAN



SHEET TITLE
ELEVATIONS

SHEET NUMBER
P2_A2.01

GOOD PROJECT CO.

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www.goodproject.company

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DEVELOPMENT PERMIT SUBMITTAL_R2

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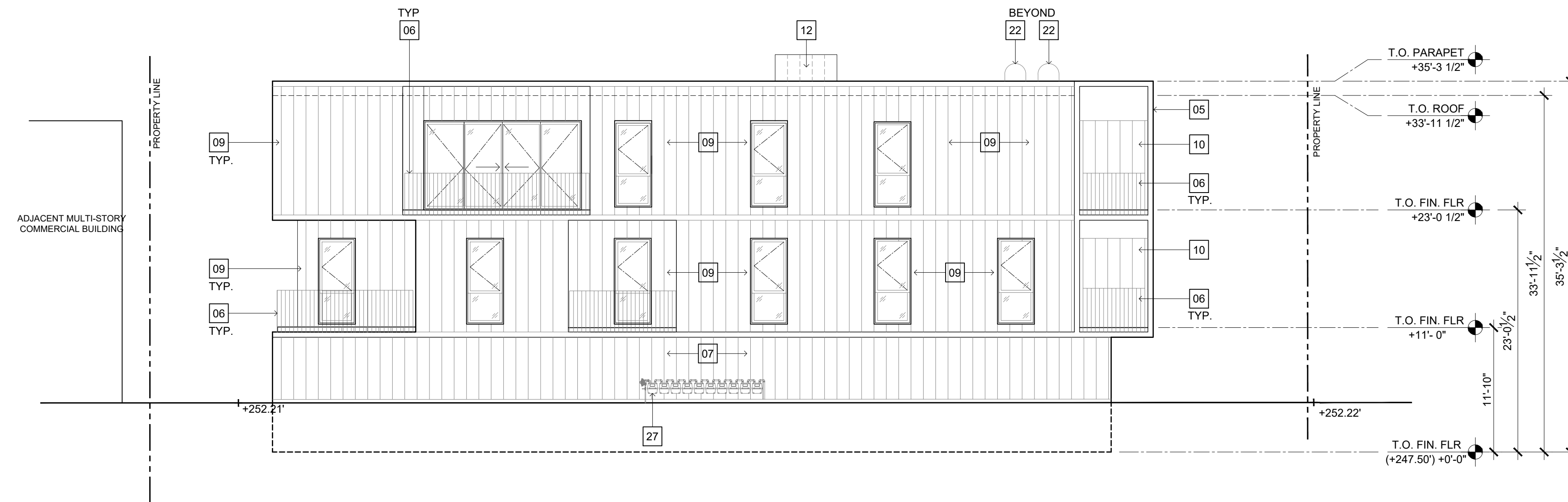
LANDSCAPE ARCHITECT

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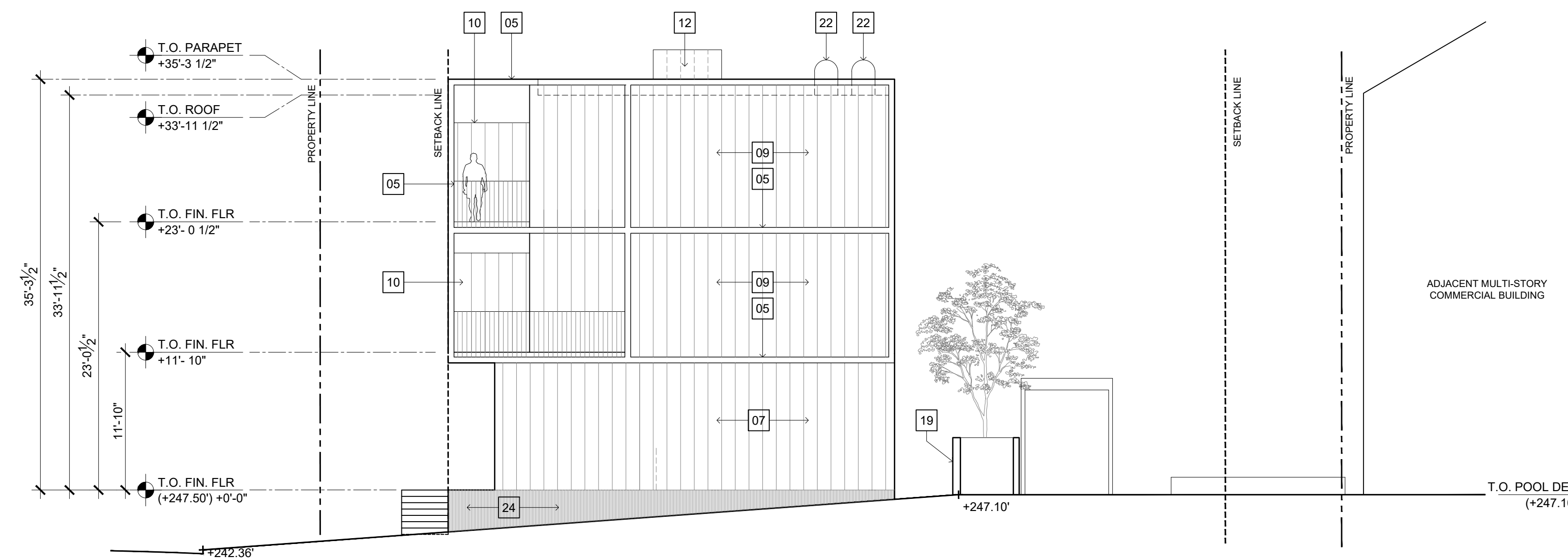
PROJECT 2002

SVB x HILDALE

DATE ISSUE MARK



NORTH ELEVATION 02
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 01
SCALE: 1/8" = 1'-0"

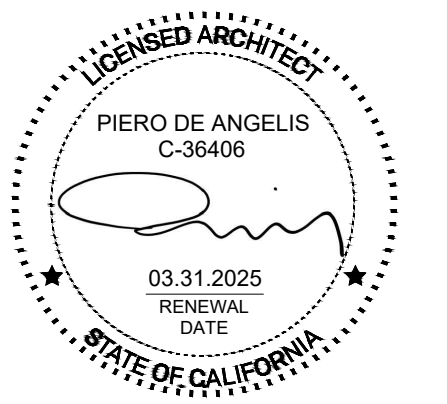
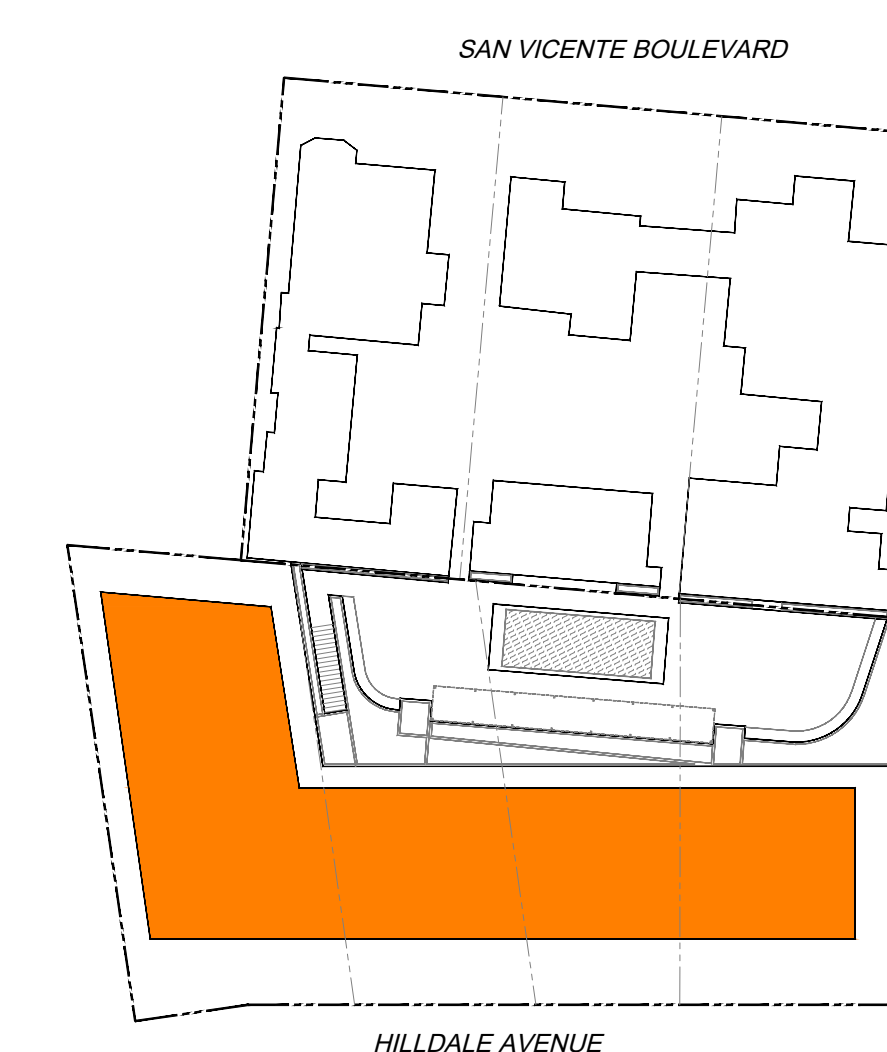
GENERAL NOTES ELEVATIONS

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- KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS

ELEVATIONS KEY NOTES

- | | | |
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| 1 (N) 6" HIGH CMU WALL. STACK BOND | 13 MECHANICAL EQUIPMENT | 27 GAS METERS |
| 2 (N) 6" HIGH FENCE WITH GATE. METAL FRAME WITH PERFORATED CORRUGATED METAL INFILL | 14 DURABLE BUILT-UP ROOF. LIGHT COLORED COOL ROOF. | |
| 3 PERFORATED CORRUGATED METAL. PTD. WHITE OVER VERTICAL FRAME | 15 METAL STAIR, PTD. FINISH | |
| 4 GARAGE GATE. OPEN JOINT CEMENT BOARD CLADDING OY METAL FRAME | 16 WALL SCIENCE | |
| 5 6"X6" HSS METAL FRAME. PTD FINISH | 17 BI-FOLD DOORS | |
| 6 42" HIGH GUARD RAIL. 1-1/2" PTD. MTL FRAME WITH 1/2" DIA. PTD METAL ROOS @ 4" O.C. INFILL | 18 LINE OF DOOR OPENING BEYOND | |
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| | 25 STOREFRONT | |
| | 26 SCREENING MATERIAL (TBD) | |

KEY PLAN



SHEET TITLE
ELEVATIONS

SHEET NUMBER
P2_A2.02

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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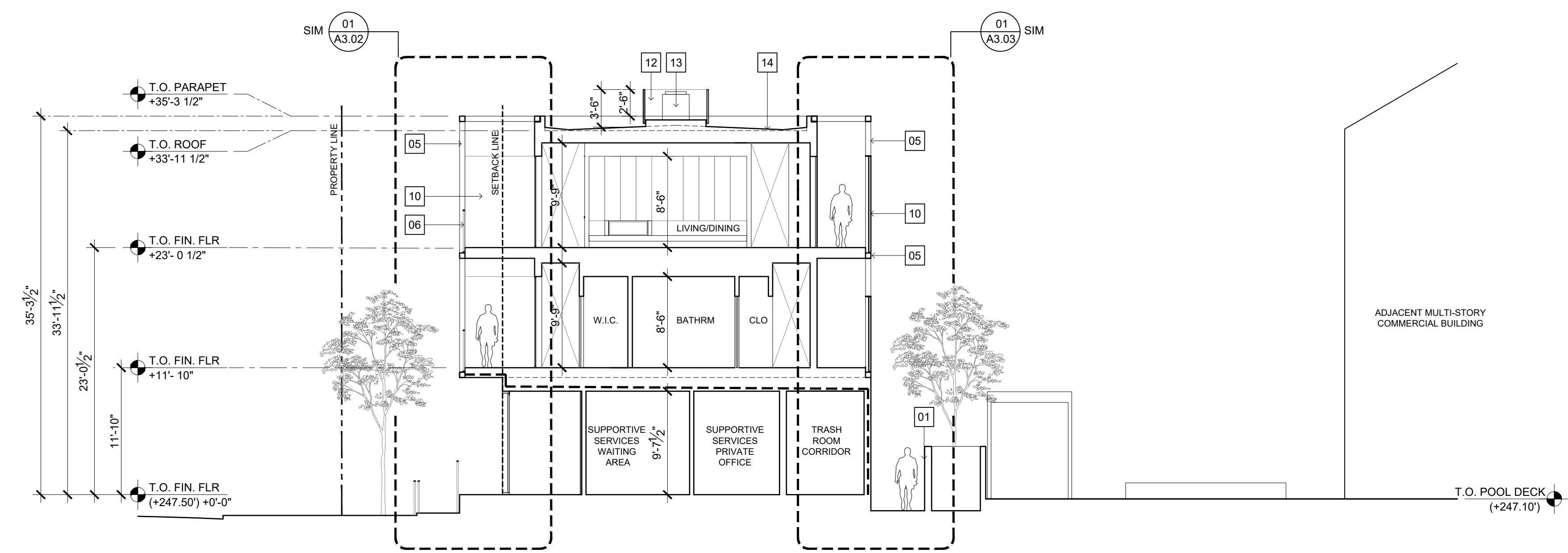
CONSULTING ARCHITECT (P1)
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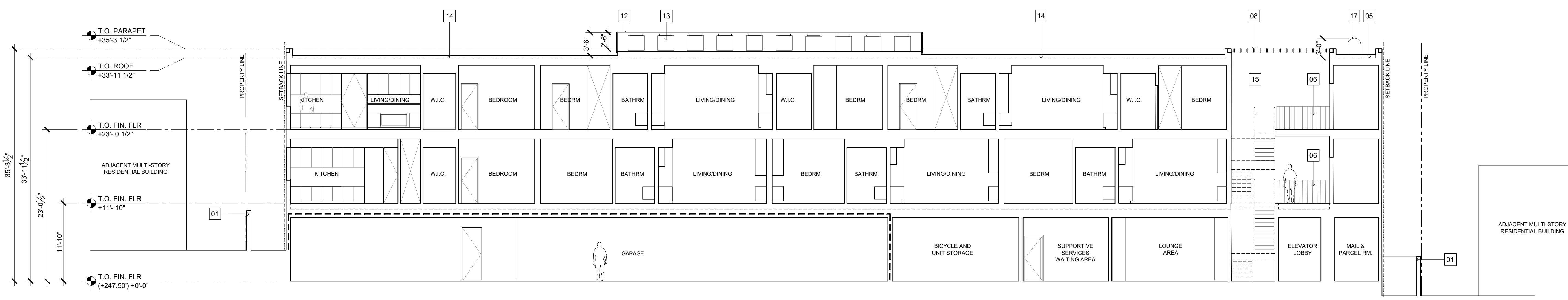
LANDSCAPE ARCHITECT
L.Z. DESIGN GROUP
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PROJECT 2002
SVB x HILDALE

DATE ISSUE MARK

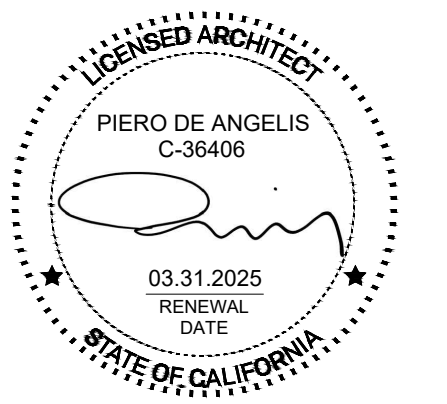


SECTIONS 02
SCALE: 1/8" = 1'-0"



SECTIONS 01
SCALE: 1/8" = 1'-0"

GENERAL NOTES SECTIONS			SECTIONS KEY NOTES	SECTIONS LEGEND	KEY PLAN
<ol style="list-style-type: none"> DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040 PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT ENERGY STAR APPLIANCES USED THROUGHOUT WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J) COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS PLANT DECIDUOUS CANOPY TREES PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE 	<ol style="list-style-type: none"> WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY LOW FLOW SHOWERHEADS THROUGHOUT WATER EFFICIENT TOILETS THROUGHOUT WATER HEATER TO BE TANKLESS. INSTALL ENERGY STAR LIGHTING INSTALL ENERGY STAR EXIT SIGNS INSTALL ENERGY PROGRAMMABLE THERMOSTATS INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY. USE NO-VOC PAINTS ON INTERIOR APPLICATIONS LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERS HARD FLOOR SURFACE SPECIFIED THROUGHOUT, NO CARPET IN PROJECT. KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS 	<ol style="list-style-type: none"> RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL O SPECIFY HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING INSTALL ENERGY STAR OR COOL ROOF INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY INSTALL INTENSIVE VEGETABLE ROOF INSTALL DURABLE EXTERIOR FINISHES RESOURCE-EFFICIENT FLOORING USED INSIDE CABINETRY MATERIAL TO BE FSC-CERTIFIED COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS. 	<ol style="list-style-type: none"> (N) 6" HIGH CMU WALL. STACK BOND (N) 6" HIGH FENCE WITH GATE. METAL FRAME WITH PERFORATED METAL INFILL PERFORATED METAL OVER METAL FRAME. GARAGE GATE. OPEN JOINT CEMENT BOARD CLADDING O/ METAL FRAME 6"x6" HSS METAL FRAME, PTD FINISH 42" HIGH GUARD RAIL, 1-1/2" PTD. MTL FRAME WITH 1/2" DIA. PTD METAL RODS @ 4" O.C. INFILL. VERTICAL BOARD FORMED CONCRETE OPEN TRELLIS CEMENT BOARD CLADDING WITH CONCEALED FASTENERS SCREENING MATERIAL PARTITION (TBD) BETWEEN BALCONIES ROOF ACCESS HATCH MECHANICAL SCREEN. PERFORATED CORRUGATED METAL PTD. WHITE MECHANICAL EQUIPMENT DURABLE BUILT-UP ROOF. LIGHT COLORED COOL ROOF. METAL STAIR, PTD. FINISH STAINLESS STEEL CABLES @ 24" O.C. TRASH AND RECYCLING CHUTE ROOF CAPS. SCREENING MATERIAL (TBD) 	<p>1HR RATED WALL</p>	



SHEET TITLE
SECTIONS

SHEET NUMBER
P2_A3.00

DEVELOPMENT PERMIT SUBMITTAL_R2

NOT ISSUED FOR CONSTRUCTION

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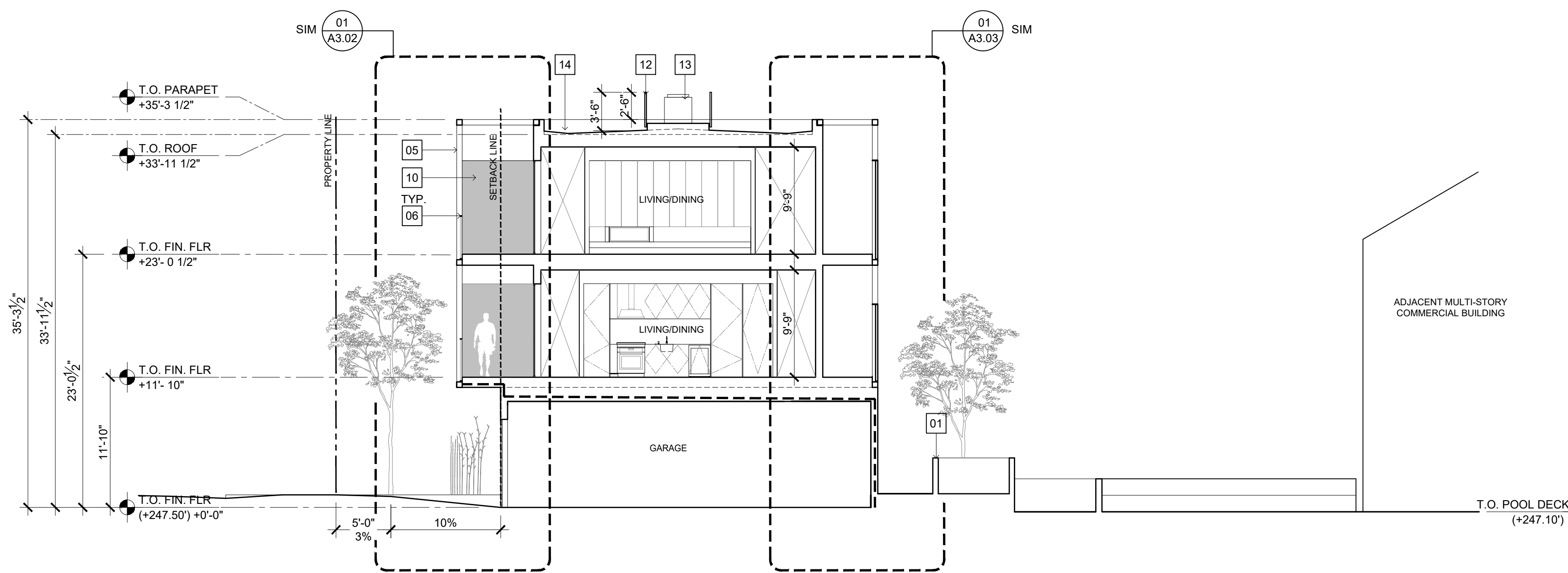
LANDSCAPE ARCHITECT

LZ DESIGN GROUP
984 MONUMENT STREET, SUITE 101
PACIFIC PALISADES, CA 90272

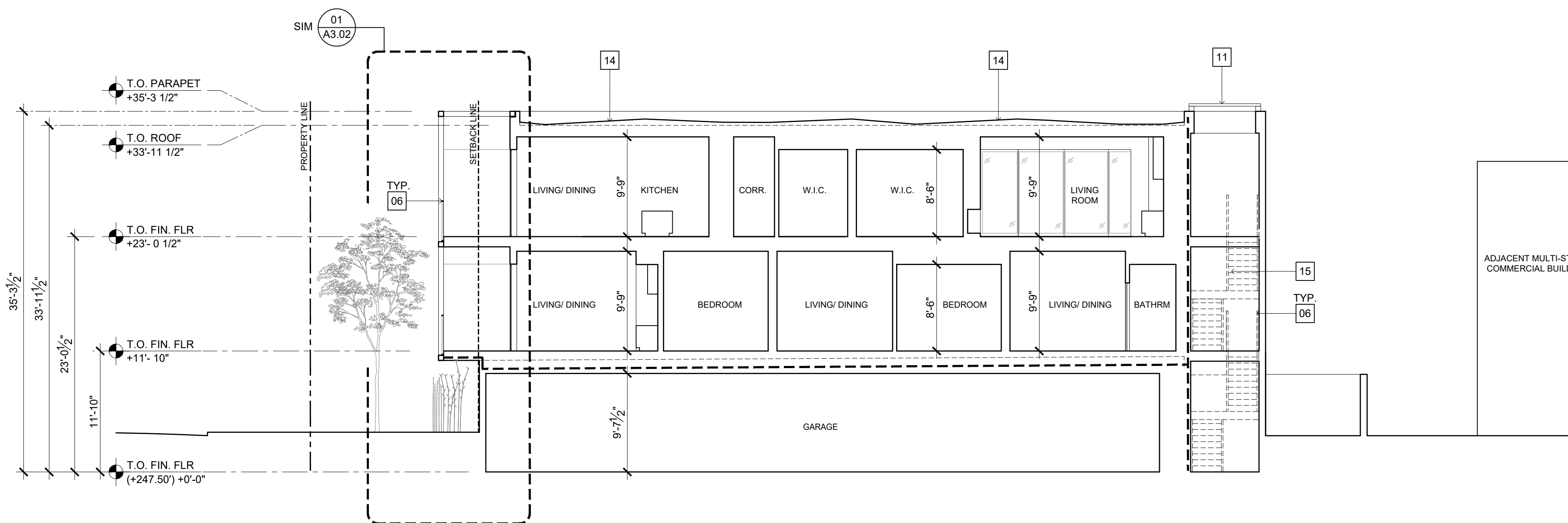
PROJECT 2002

SVB x HILDALE

DATE ISSUE MARK



SECTIONS 02
SCALE: 3/16" = 1'-0"



SECTIONS 01
SCALE: 3/16" = 1'-0"

GENERAL NOTES SECTIONS

- DIVERT CONSTRUCTION AND DEMOLITION WATER CODE SECTION 19.40.040
- PROVIDE INDOOR AIR QUALITY MANAGEMENT PLAN FOR BUILDING AND SAFETY
- LOW-VOC INTERIOR PAINT AND WOOD FINISHES USED THROUGHOUT
- ENERGY STAR APPLIANCES USED THROUGHOUT
- WATER SAVING FEATURES PER CODE SECTION 13.12.030 (1/J)
- COMPLIES WITH DEBRIS CONTROL PER CODE SECTION 13.04.040. OWNER TO SUBMIT MANAGEMENT PLAN
- COMPLIES WITH CODE CHAPTER 15 FOR ENVIRONMENTAL PROTECTION
- COMPLIES WITH ENERGY EFFICIENT STANDARD OF WEST HOLLYWOOD, T24 IF APPLICABLE
- USE RECYCLED CONTENT MULCH OR OTHER LANDSCAPE AMENDMENTS
- PLANT DECIDUOUS CANOPY TREES
- PROVIDE NARROW FLOOR PLATES TO ENABLE NATURAL VENTILATION
- PROVIDE OPERABLE WINDOWS TO ENABLE NATURAL CROSS VENTILATION
- BASE AND BACKFILL MATERIAL TO CONTAIN RECYCLED-CONTENT, STRUCTURAL TO PROVIDE PERCENTAGE
- CONCRETE TO CONTAIN MINIMUM OF 15% FLY OR SAG ASH, STRUCTURAL TO PROVIDE PERCENTAGE
- WOOD FRAMING TO BE FSC-SPECIFIED STRUCTURAL TO SPECIFY
- FULL LENGTH OF HOT WATER PIPES TO BE INSULATED, PLUMBING TO SPECIFY
- LOW FLOW SHOWERHEADS THROUGHOUT
- WATER EFFICIENT TOILETS THROUGHOUT
- WATER HEATER TO BE TANKLESS.
- INSTALL ENERGY STAR LIGHTING
- INSTALL ENERGY STAR EXIT SIGNS
- INSTALL ENERGY PROGRAMMABLE THERMOSTATS
- INSTALL TIMER OR PHOTO SENSOR FOR EXTERIOR LIGHTS
- ALL DUCTS TO BE SEALED WITH MASTIC, MECHANICAL TO SPECIFY.
- USE NO-VOC PAINTS ON INTERIOR APPLICATIONS
- LOW-VOC SEALANTS AND ADHESIVES USED THROUGHOUT
- USE COMPOSITE WOOD WITH NO ADDED UREA FORMALDEHYDE FOR COUNTERS
- HARD FLOOR SURFACE SPECIFIED THROUGHOUT, NO CARPET IN PROJECT.
- KITCHEN RANGE HOOD TO BE VENTED TO THE EXTERIOR MECHANICAL TO SHOW IN PLANS
- RESTROOM TO HAVE FAN WITH HUMIDISTAT SENSOR OR TIMER, MECHANICAL O SPECIFY
- HVAC FILTERS TO BE HIGH EFFICIENCY, MIN. MERV 8, MECHANICAL TO SPECIFY
- 50% OF ALL OCCUPIED SPACES RECEIVE NATURAL DAYLIGHTING
- INSTALL ENERGY STAR OR COOL ROOF
- INSTALL DURABLE ROOF WITH LONG TERM WARRANTY OR DEMONSTRATED DURABILITY
- INSTALL INTENSIVE VEGETABLE ROOF
- INSTALL DURABLE EXTERIOR FINISHES
- RESOURCE-EFFICIENT FLOORING USED INSIDE
- CABINETRY MATERIAL TO BE FSC-CERTIFIED
- COUNTERTOPS TO CONTAIN MIN. 25% RECYCLED CONTENT
- TIMER OR PHOTO SENSOR TO BE SPECIFIED BY MECHANICAL FOR EXTERIOR LIGHTING
- ALL VENTS, GUTTERS AND DOWNSPOUTS TO BE CONCEALED WITHIN EXTERIOR WALLS.

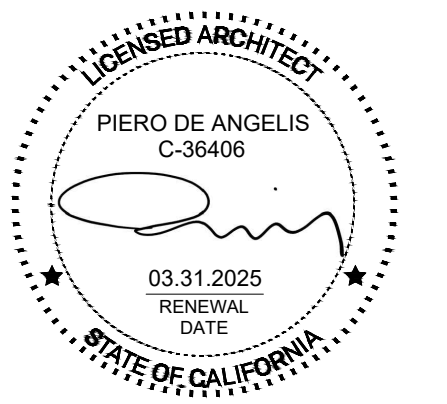
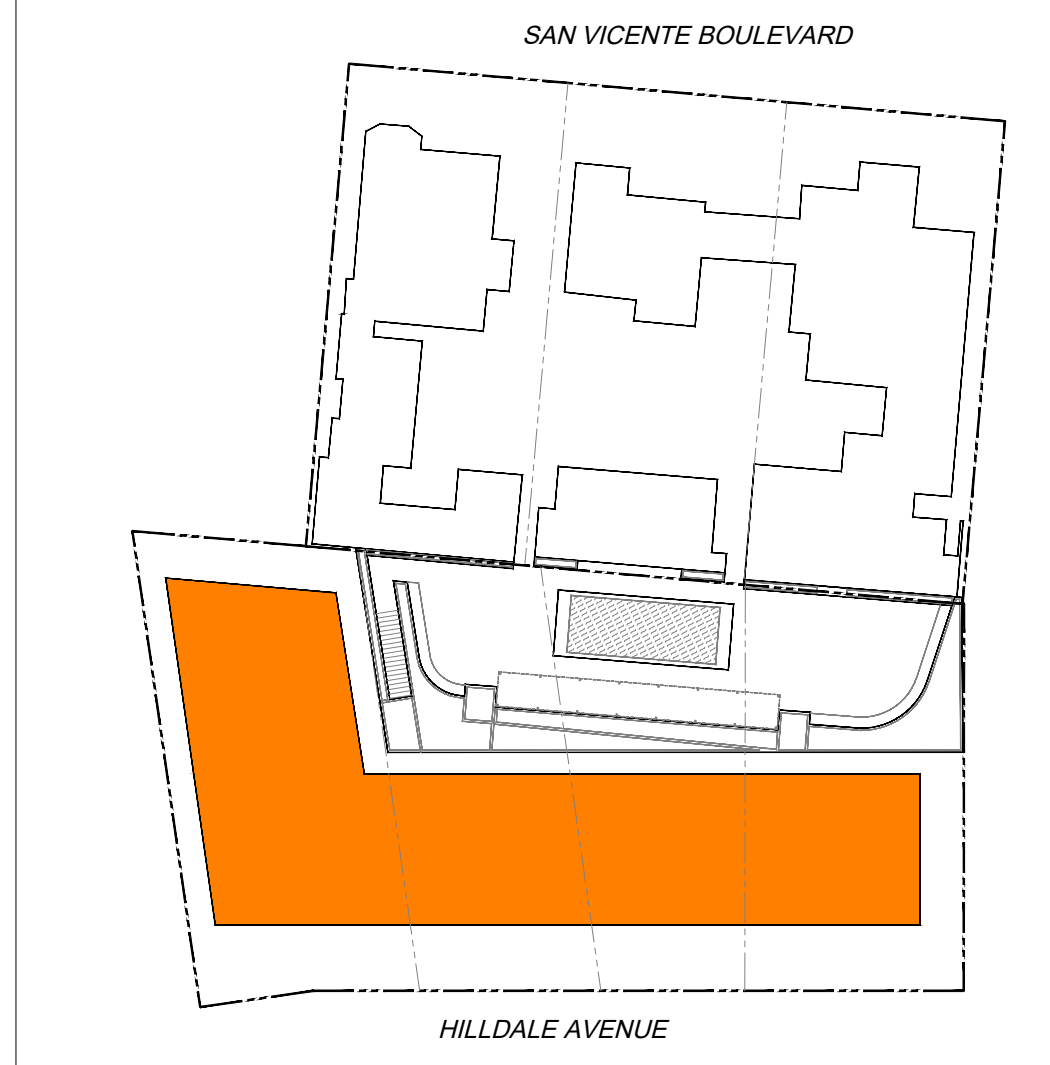
SECTIONS KEY NOTES

- (N) 6" HIGH CMU WALL. STACK BOND
- (N) 6" HIGH FENCE WITH GATE. METAL FRAME WITH PERFORATED METAL INFILL
- PERFORATED METAL OVER METAL FRAME.
- GARAGE GATE. OPEN JOINT CEMENT BOARD CLADDING O/ METAL FRAME
- 6"X6" HSS METAL FRAME, PTD FINISH
- 42" HIGH GUARD RAIL, 1-1/2" PTD. MTL FRAME WITH 1/2" DIA. PTD METAL RODS @ 4" O.C. INFILL.
- VERTICAL BOARD FORMED CONCRETE
- OPEN TRELLIS
- CEMENT BOARD CLADDING WITH CONCEALED FASTENERS
- SCREENING MATERIAL PARTITION (TBD) BETWEEN BALCONIES
- ROOF ACCESS HATCH
- MECHANICAL SCREEN, PERFORATED CORRUGATED METAL PTD. WHITE
- MECHANICAL EQUIPMENT
- DURABLE BUILT-UP ROOF. LIGHT COLORED COOL ROOF.
- METAL STAIR, PTD. FINISH
- STAINLESS STEEL CABLES @ 24" O.C.
- TRASH AND RECYCLING CHUTE ROOF CAPS.
- SCREENING MATERIAL (TBD)

SECTIONS LEGEND

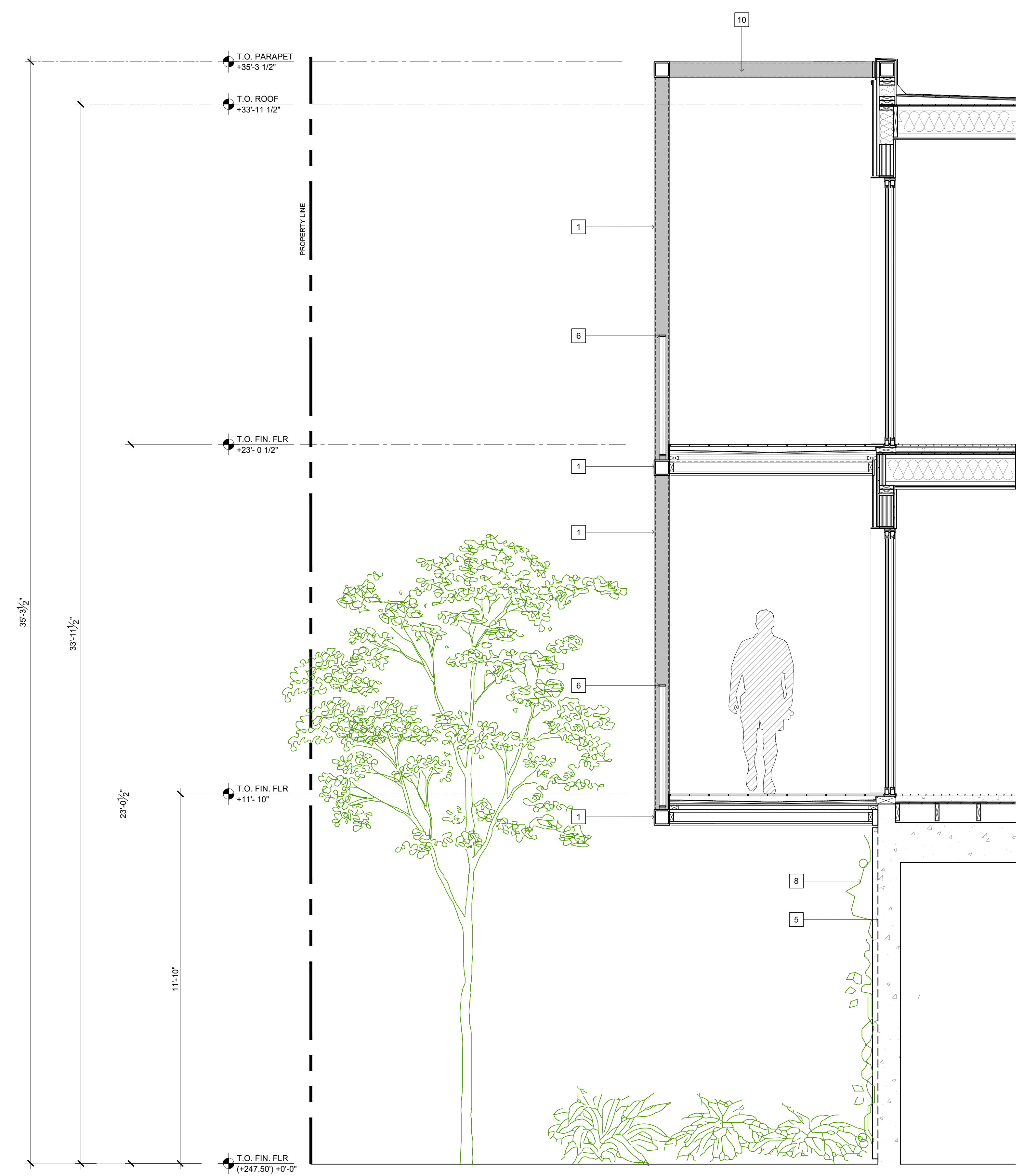
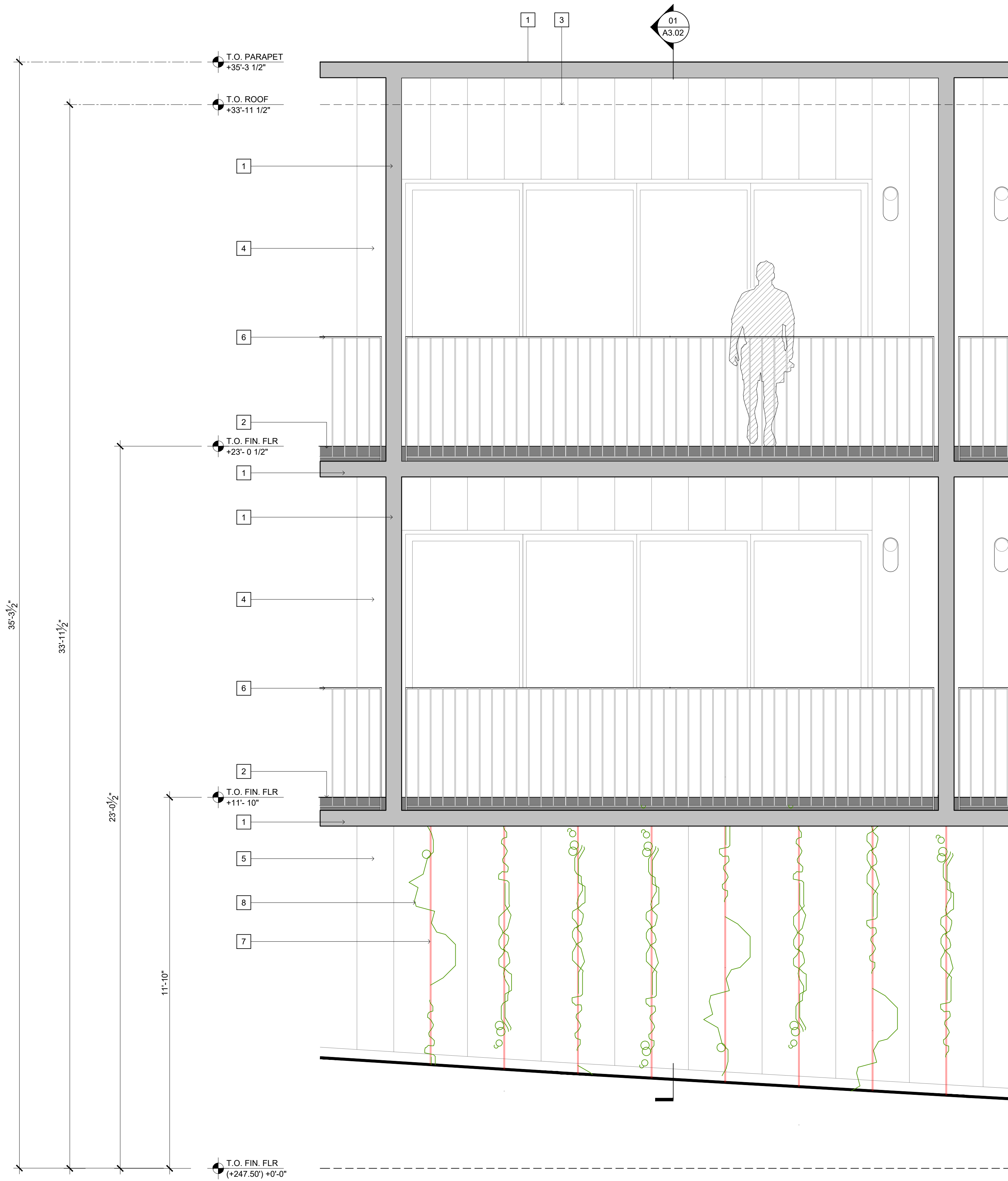
1HR RATED WALL

KEY PLAN



SHEET TITLE
SECTIONS

SHEET NUMBER
P2_A3.01



PARTIAL ELEVATION 02
SCALE: 1/2" = 1'-0"

SECTION THROUGH BALCONIES 01
SCALE: 1/2" = 1'-0"

GENERAL NOTES SECTIONS

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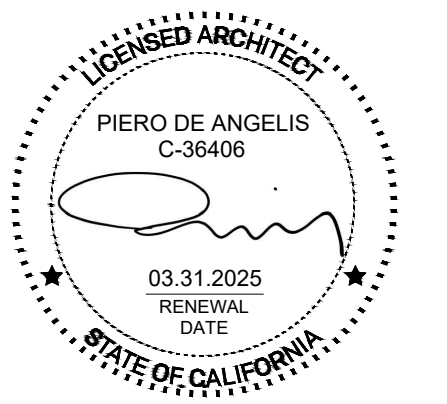
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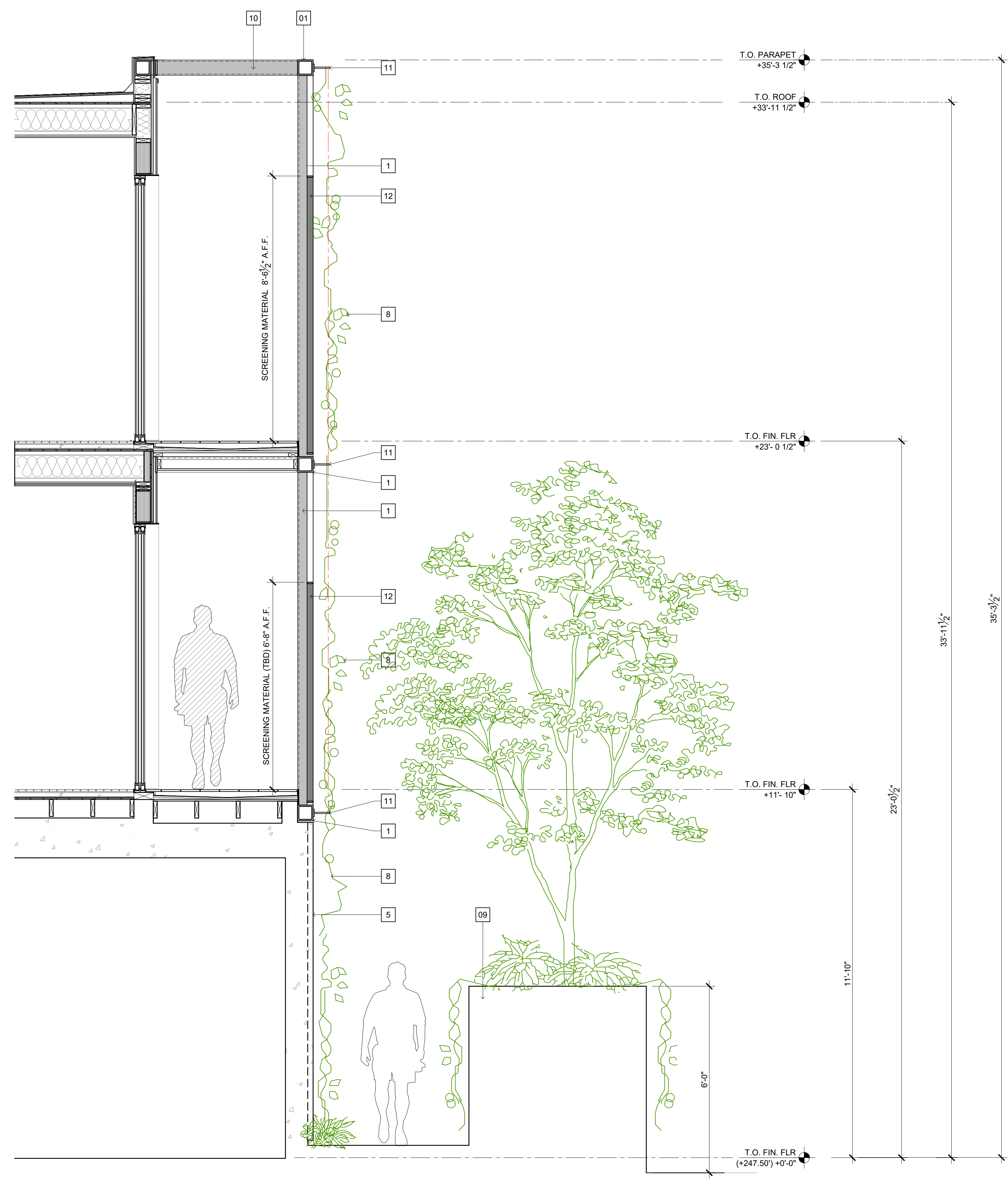
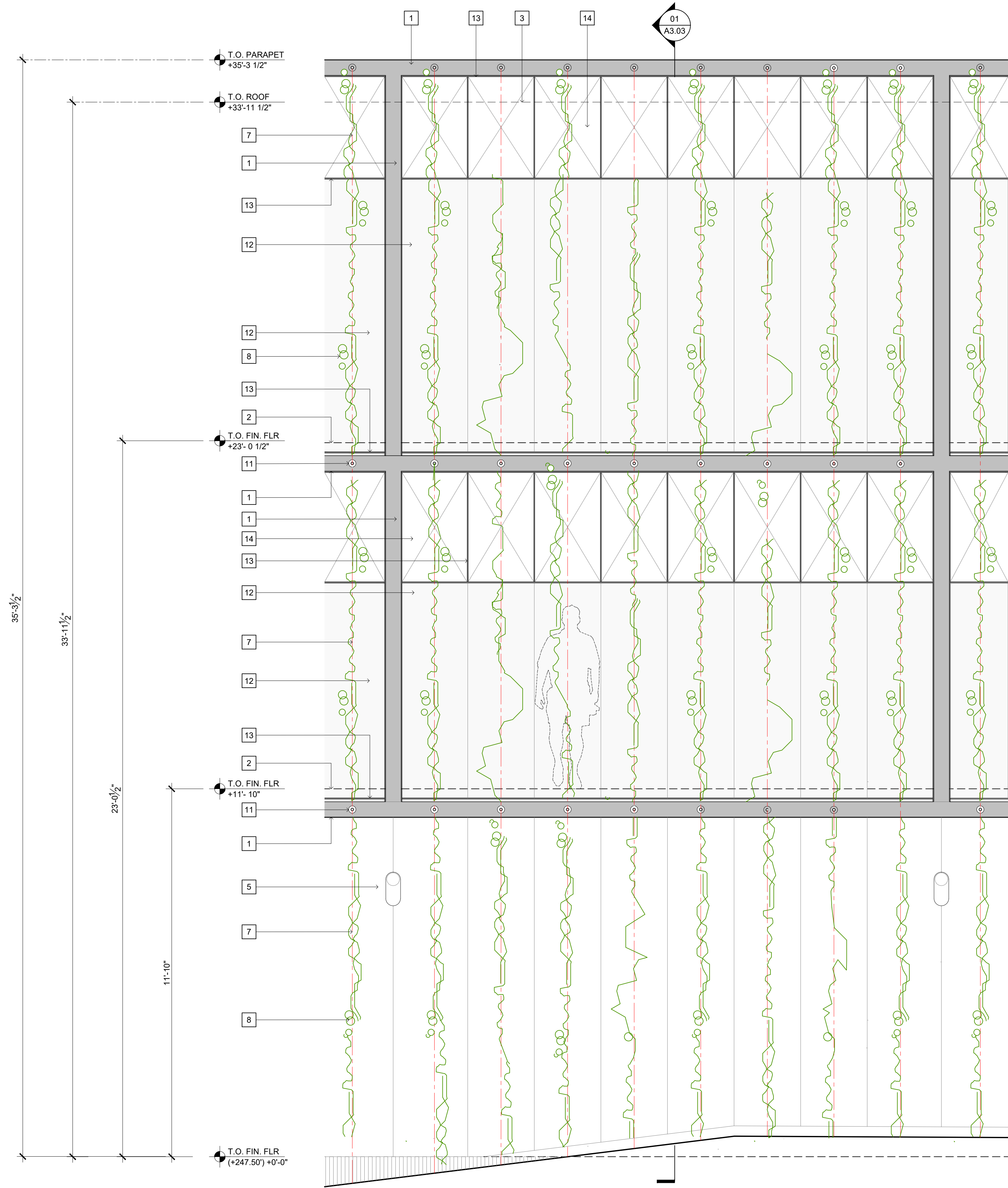
WALL SECTION KEY NOTES

- 6"x6" HSS METAL FRAME, PTD FINISH
- LINE OF FLOOR BEYOND
- LINE OF ROOF BEYOND
- CEMENT BOARD CLADDING WITH CONCEALED FASTENERS
- VERTICAL BOARD FORMED CONCRETE
- 42" HIGH GUARD RAIL, 1-1/2" PTD, MTL FRAME WITH 1/2" DIA. PTD METAL RODS @ 4" O.C. INFILL.
- STAINLESS STEEL CABLES @ -24" O.C.
- CLIMBING VINES
- 6" HIGH PLANTER
- PTD METAL LOUVERS/BRISE SOLEIL SEE ROOF PLAN FOR LOCATIONS
- STAND-OFFS FOR S.S. CABLES @ -24" O.C.
- SCREENING MATERIAL (TBD)
- METAL FRAME SURROUND FOR SCREENING MATERIAL
- OPEN TO BEYOND

WALL SECTION LEGEND

- 6"x6" HSS METAL FRAME, PTD FINISH
- SCREENING MATERIAL AND SCREENING MATERIAL METAL FRAME (TBD)
- STAINLESS STEEL CABLES @ 24" O.C.
- CLIMBING VINES





PARTIAL ELEVATION
SCALE: 1/2" = 1'-0" 02

SECTION THROUGH BALCONIES
SCALE: 1/2" = 1'-0" 01

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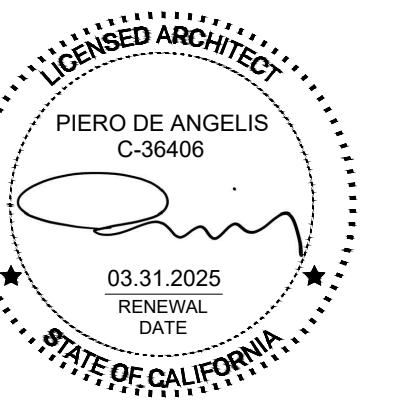
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LANDSCAPE ARCHITECT

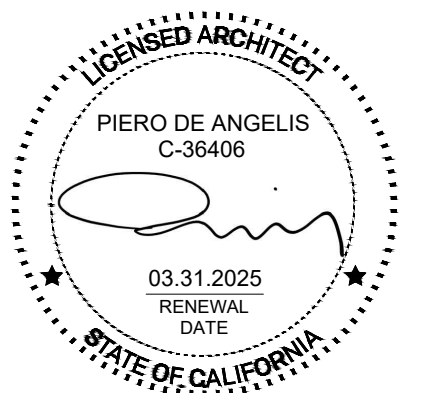
LZ DESIGN GROUP
994 KNOXVIEW STREET, SUITE 101
PACIFIC PALISADES, CA 90272

PROJECT 2002

SVB x HILLDALE

DATE ISSUE MARK

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SHEET TITLE
LANDSCAPE
REFERENCE IMAGES

SHEET NUMBER
P2_L4.00



T-1 Alternate 2 - PIS CHI | Pistachia chinensis Keith Davey Pistache



T-1 Alternate 1 - EUC POL | Eucalyptus polyanthemus Silver Dollar Eucalyptus



ACA BAI - Acacia baileyana purpurea Purple Fernleaf Acacia



TREES



HES PAR | Hesperaloe parviflora Red Yucca



ERM GLA | Ermophila glabra 'Blue Horizon' Common Emu Bush



ENC LEH | Encephalartos lehmannii Karoo Cycad



CIS PUR | Cistus x purpureus Orchid Rockrose



ALO SP | Aloe species MoonGlow

SHRUBS | GROUNDCOVERS | VINES



PRO CYN | Protea cynaroides Mini King Protea



MUH CAP | Muhlenbergia capillaris Pink Cloud



LEJ JES | Leucadendron 'Jester' Sunshine' Conebush



LAM AUR | Lamium 'Aureum'

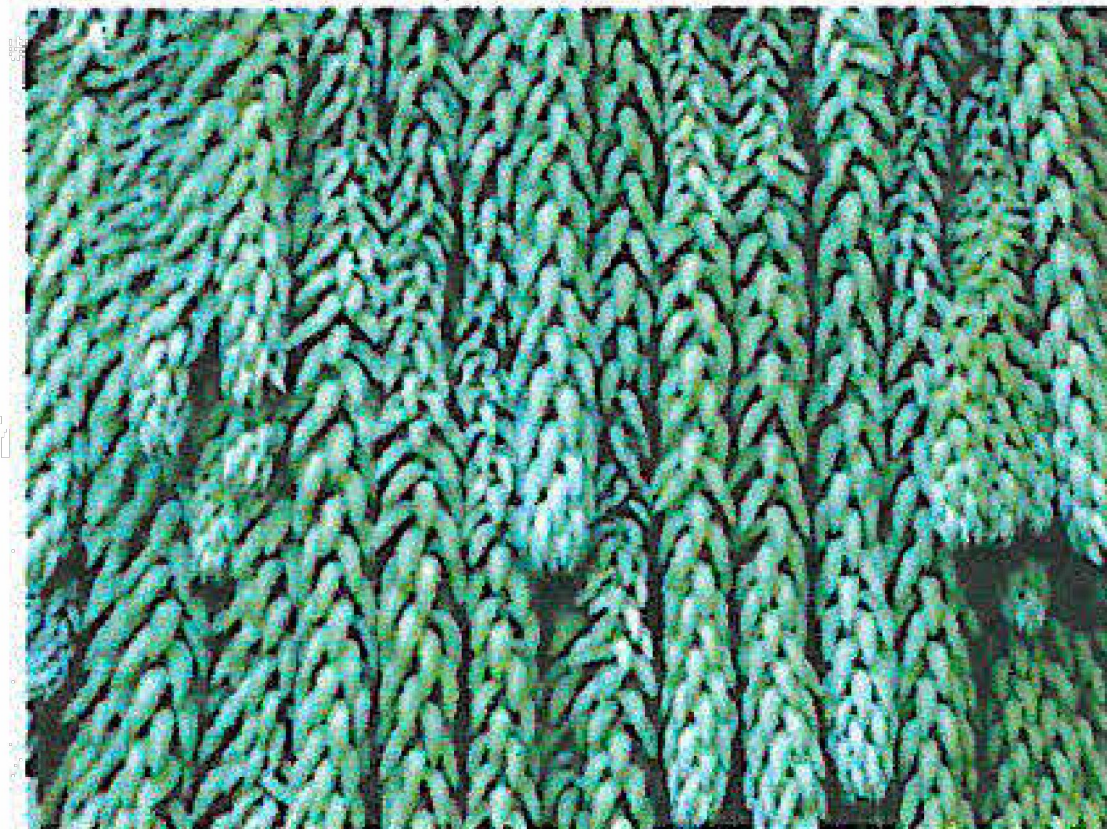
SHRUBS | GROUNDCOVERS | VINES



VIG SPE | Vigna speciosa Snail Vine



TEU FRU | Teucrium fruticans Bush Germander



SED MOR | Sedum morganianum Donkey Tail Sedum



SED ANG | Sedum Angelina



SAL BEE | Salvia Bee's Bliss

SHRUBS | GROUNDCOVERS | VINES