

THE ARTS CLUB

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PLANNING DIVISION SUBMITTAL

12/22/2015

AREA TABLE

Site Area: 20,241 sq. ft.

Level	Space Utilization	Sq.M	Sq.Ft
Sloped Parking			
B5	Parking/Core/Egress/MEP/Shoring	1,880	20,241
B4	Parking/Core/Egress/MEP/Shoring	1,880	20,241
B3	Parking/Core/Egress/MEP/Shoring	1,880	20,241
B2	Parking/Core/Egress/MEP/Shoring	1,880	20,241
Total (non-FAR)		7,522	80,964
B1 Drop-Off's, Dock, BOH			
Gross Internal Area		1,662	17,890
Net Internal Area		102	1,102
Club Lobby/Cloak Room/Admin		102	1,102
Support Area		508	5,470
Core		153	1,652
Service/Egress/MEP/Valet		355	3,818
Loading/Vehicular (non-FAR)		1,051	11,318
Loading		135	1,455
Drop-Off's, Ramps		916	9,863
L1 Retail, Gallery, Lobbies			
Gross Internal Area		1,312	14,125
Net Internal Area		1,051	11,315
Retail		637	6,853
Club Lobby		160	1,725
COS Lobby		51	545
Gallery Space		204	2,192
Support Area		261	2,810
Core		169	1,822
Service/Egress		92	988
External Area (non-FAR)		317	3,409
Covered Walkways		317	3,409
L2 Creative Office Space			
Gross Internal Area		1,480	15,933
Net Internal Area		1,218	13,112
Creative Office Space		1,218	13,112
Support Area		262	2,821
Core		194	2,090
Service/Egress		68	731
External Area (non-FAR)		111	1,200
Terraces		111	1,200
L3 Creative Office Space			
Gross Internal Area		1,467	15,790
Net Internal Area		1,221	13,146
Creative Office Space		1,221	13,146
Support Area		246	2,644
Core		178	1,913
Service/Egress		68	731
External Area (non-FAR)		125	1,343
Terraces		125	1,343
L4 Creative Office Space			
Gross Internal Area		1,327	14,286
Net Internal Area		1,082	11,642
Creative Office Space		1,082	11,642
Support Area		246	2,644
Core		178	1,913
Service/Egress		68	731
External Area (non-FAR)		264	2,847
Terraces		264	2,847

PROJECT ADDRESS:
8920 SUNSET BLVD.
WEST HOLLYWOOD, CA 90069

ZONING: SSP
ASSESSOR'S PARCEL #: 4240-001-024
LEGAL DESCRIPTION: SEE SHEET A0.020
PROPERTY SQUARE FOOTAGE: 20,241 SF
PROPOSED FAR: 6.5:1

PARKING TABLE

Level	Standard	Compact	ADA	Total	Compact Ratio	Aisle	Total w/ Aisle
B1 (Drop-off)	4			4			4
B2	20	17	2	39		12	51
B3	22	18	2	42		14	56
B4	22	18	2	42		14	56
B5	28	13		41		12	53
Total	96	66	6	168	39%	52	220

1.Compact ratio calculation does not include aisle parking
2.Aisle parking assumes all valet operations

L5 Arts Club	Gross Internal Area	1,499	16,137
Net Internal Area		895	9,637
Spa/Gym/Wellness		631	6,794
Reception		9	94
Storage		10	111
Screening Rooms		174	1,877
Holding Bar		71	761
Support Area		604	6,500
WC		75	808
Kitchen		71	768
Core		161	1,735
Service/Egress		88	947
Circulation		208	2,242
External Area (non-FAR)		93	996
Terraces		93	996
L6 Arts Club Guestrooms	Gross Internal Area	1,390	14,964
Net Internal Area		763	8,216
Guestrooms/Spa Treatment		736	7,918
Reception		28	298
Support Area		627	6,748
Core		144	1,555
Service/Egress		64	691
Circulation		270	2,907
BOH/ADMIN		148	1,595
External Area (non-FAR)		202	2,169
Terraces		202	2,169
L7 Arts Club	Gross Internal Area	1,355	14,590
Net Internal Area		605	6,515
Brasserie		216	2,325
Holding Bar		91	979
Members Lounge		48	515
Drawing Room		113	1,216
Private Dining		98	1,060
Anteroom		39	420
Support Area		750	8,075
Kitchen (Brasserie)		183	1,965
Kitchen Support (Private Dining)		40	430
WC		67	724
Core		162	1,743
Service/Egress		80	862
Circulation		218	2,351
External Area (non-FAR)		236	2,543
Dining Terraces		94	1,012
Members Lounge Terrace		17	185
Brasserie Terrace		125	1,346

L8 Arts Club	Gross Internal Area	1,445	15,552
Net Internal Area		725	7,809
Supper Club		302	3,249
Japanese/Latino Restaurant		202	2,179
Tequila Bar		140	1,502
Admin		31	329
Backstage		51	550
Support Area		719	7,743
WC		76	822
Kitchen		172	1,849
Kitchen Support		46	500
Core		155	1,664
Service/Egress		83	898
Circulation		187	2,010
External Area (non-FAR)		147	1,581
Terraces		147	1,581
R Pool Terrace/Garden/MEP	Gross Internal Area	147	3,469
Support Area		147	3,469
Changing Areas		133	1,434
MEP			Not Incl.
Central Stair Enclosure		42	453
Core/Egress		147	1,582
TOTAL AREAS			
Total Net Internal Area		7,664	82,494
Total Support Area		4,545	48,924
Total External Area (covered)		1,495	16,088
Total Parking/Loading (non-FAR)		8,573	92,282
Total Gross Project Area		22,276	239,788
Total Gross Area (excluding non-FAR)		12,209	131,418

NOTES:
1. The area information contained in this table has been derived from drawings that best represent the building at the date of issue and which are qualified by factors of design development, design and construction tolerances.
2. Gross Area includes all gross-up factors including wall construction thicknesses, circulation areas, stairs, atrium spaces, shafts, elevators. Does not include uncovered roof areas or helipad area
3. Rooftop MEP area approx. 3600 sq. ft. (not included in gross area)
4. Basement Water Tank Area Pending MEP/Not Included in Area
5. Pool cabanas not included. Cabana dimensions at 10'x10'x8'H

KEY NOTES

LEGEND

THE ARTS CLUB

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West Hollywood, CA 90069



Gensler

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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

NOT FOR CONSTRUCTION

Seal/Signature

Project Name
THE ARTS CLUB

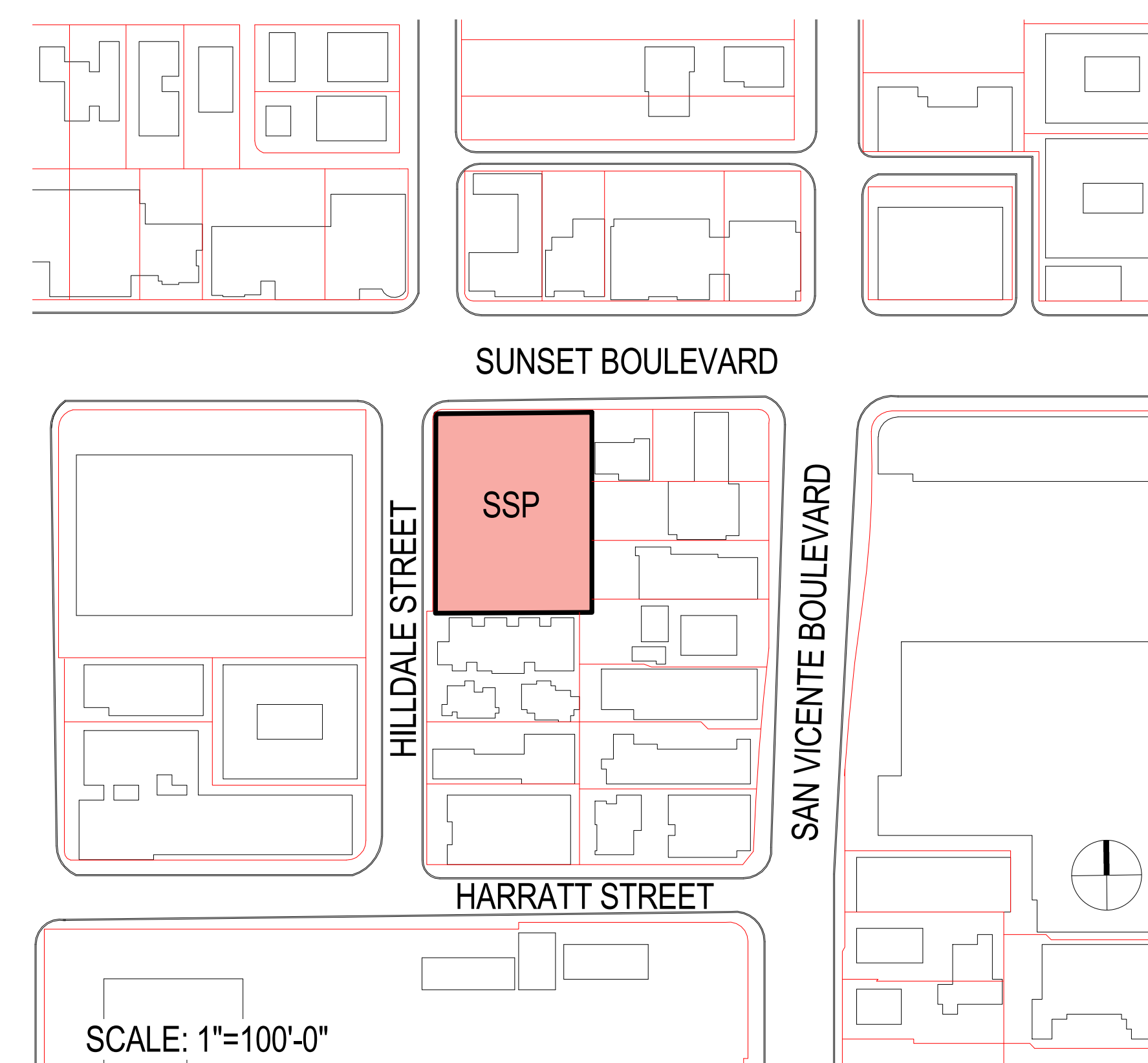
Project Number
05.9348.000

Description
Project Data

Scale
1" = 100'-0"

SHEET NOTES

PROJECT LOCATION



DRAWING INDEX	
Sheet Number	Sheet Name
A0.010	Project Data
A0.011	Green Building Points
A0.020	Site Survey
A0.021	Site Survey
A0.030	Neighborhood Plan
A0.040	Aerial Photo
A0.050	Photo Montage - Sunset
A0.051	Photo Montage - Hilldale
C1.0	Existing Site Plan
C1.1	Proposed Site Plan
L1.0	Landscape Plan - Ground Level
L1.1	Landscape Plan - Pool Terrace Level
A1.00B5	Level B5 Floor Plan
A1.00B4	Level B4 Floor Plan
A1.00B3	Level B3 Floor Plan
A1.00B2	Level B2 Floor Plan
A1.00B1	Level B1 Floor Plan
A1.001	Level 01 Floor Plan
A1.002	Level 02 Floor Plan
A1.003	Level 03 Floor Plan
A1.004	Level 04 Floor Plan
A1.005	Level 05 Floor Plan
A1.006	Level 06 Floor Plan
A1.007	Level 07 Floor Plan
A1.008	Level 08 Floor Plan
A1.009	Pool Terrace Floor Plan
A1.010	Helipad Level Plan
A2.010	North Building Elevation
A2.020	West Building Elevation
A2.030	South Building Elevation
A2.040	East Building Elevation
A2.100	North-South Building Section
A2.110	East - West Building Section
A3.010	Three-Dimensional Representation 1
A3.020	Three-Dimensional Representation 2
A3.030	Three-Dimensional Representation 3
A3.040	Three-Dimensional Representation 4
A5.000	Custom Details
A5.010	Materials Board

A0.010

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CATEGORY & POINTS AVAILABLE	GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
SITE LOCATION	Locate buildings close to existing services to reduce environmental impacts from transportation and fully utilize infrastructure. Preserve or restore existing natural resources or amenities on the site. Ensure that the building is equipped to support recycling, alternative transportation, water conservation and other operations components.		
	1 to 3 Preserve Existing Trees Over 6" Diameter (1 pt/tree; 3 pts max.)	3	
	1 Use Recycled Content Mulch or Other Landscape Amendments	1	
Total Points Available		4	
NATURAL HEATING • COOLING	Reduce energy loads while maintaining comfort through passive design strategies. Increase interior comfort and health through adequate ventilation.		
	5 Plant Deciduous Canopy Trees (min. 36" box, planted in the ground) on Exposed West and/or South Elevations (1 pt/tree; 5 pts max.)		
	5 Provide Narrow Floor Plates (max. 50 ft. depth) and/or Courtyards to Enable Natural Ventilation		
	2 Provide Operable Windows to Enable Natural Cross Ventilation (min. 20% of total window area)	2	
	2 Install Exterior Shading Devices on South- and/or West-Facing Windows	2	
	2 Provide Ceiling Fans (1 pt for each 50% of units or floor area served; 2 points max.)		
	3 Eliminate Air Conditioning (available only if points for narrow floor plates, operable windows, and exterior shading are incorporated)		
Total Points Available		4	
FOUNDATION	Reduce resources used and encourage use of recycled-content materials.		
	1 Use Recycled-Content Base or Backfill Material		
	3 Incorporate Flyash or Slag Ash in Concrete (min. 15%)	3	
	2 Increase Flyash Percentage (1 pt for each additional 5%)	2	
Total Points Available		5	
STRUCTURAL FRAME	Reduce the amount of old growth sawn wood (wider than 3x and taller than 8x) used in framing, encourage ecologically sensitive forestry, and encourage alternate framing techniques.		
	5 Use Engineered Lumber or Steel for minimum of 90% of subfloors, sheathing, floor joists, beams, headers, and trusses, as applicable.		
	2 Use Engineered Vertical Wood Studs		
	5 Use FSC-Certified Wood for Framing (1 pt for every 10% of framing lumber; max. 5 pts)		
	2 Use Structural Insulated Panels (SIPs)		
Total Points Available		0	
PLUMBING	Increase the water efficiency of plumbing fixtures and reduce energy used for water heating.		
	1 Insulate the full length of all hot water pipes.	1	
	1 Install Low-Flow Showerheads (< 2.5 gpm)	1	
	1 Install Water Efficient Kitchen & Bathroom Faucets (<2.5 gpm)	1	
	1 Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	1	
	2 Install Water Efficient Urinals (1 pt for 0.5 gpf; 2pts for water-free)	2	
	2 Install Tankless Water Heaters	2	
Total Points Available		8	

CATEGORY & POINTS AVAILABLE	GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
ROOFING	Provide roofing materials that are durable, reduce resource use, minimize interior heat gain, provide storm water management, and reduce the urban heat island effect.		
	2 Use Recycled-Content Roofing Materials		
	2 Install Energy Star or Cool Roof	2	
	3 Install Durable Roof with Long-Term Warranty or Demonstrated Long-Term Durability (40 yr warranty for asphalt shingles, 15 yr warranty for built-up roof, metal or clay tile)	3	
	6 Install Extensive Vegetated Green Roof (3 pt/each 50% of roof not occupied by mechanical equip. or access stairs)		
	8 Install Intensive Vegetated Green Roof (4 pt/each 50% of roof not occupied by mechanical equip. or access stairs)		
Total Points Available		5	
EXTERIOR FINISH	Encourage durable materials that do not require frequent maintenance.		
	3 Use Durable Exterior Finishes (1 pt/30% of exterior area) including Integral-Color or Uncoated Unpainted Stucco, Fiber-Cement Panels or Siding, Metal Panels or Siding, Composite Wood Panel, Glass, and other similar durable finishes.	3	
	1 Use Recycled-Content or FSC-Certified Outdoor Flooring Materials.		
Total Points Available		3	
INTERIOR FINISH	Reduce the use of natural resources, use rapidly renewable materials, and encourage ecologically sensitive forestry.		
	5 Use Exposed Concrete as Finished Floor (1pt/each 20%)	2	
	3 Use Resource-Efficient Flooring or FSC-Certified Wood Flooring for All Wood Flooring (1pt/30% of floor area). Resource efficient includes rapidly renewable materials, recycled-content carpet or flooring tiles (min. 25% recycled content), Use agriculture board, FSC certified, or rapidly renewable cabinetry material	1	
	1 Use Recycled-Content Countertop Materials (min. 25% recycled content)		
Total Points Available		3	
INNOVATIVE DESIGN	Allow for innovation in design, building systems, and materials. Add additional green design principles through innovative approaches.		
	PI slabs for reduced concrete and steel	2	
Total Points		2	
	TBD, 8 points max.		
TOTAL POINTS EARNED		75	
TOTAL POINTS AVAILABLE		160	
	MANDATORY POINTS FOR COMPLIANCE	40	
	POINTS NEEDED FOR INCENTIVES	90	

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

CATEGORY & POINTS AVAILABLE	GREEN DESIGN OR PRODUCT DESCRIPTION	POINTS REC'D	PAGE NUMBER ON PLANS
MANDATORY POINTS			
	0 Provide Secure Bike Parking (1 space/7 employees or 10,000 sq. ft. or 1 space/4 dwelling units).	NA	
	0 Label Storm Drains Adjacent to the Property.	NA	
	0 Provide Roof Location and Install Conduit from Roof to Electrical Room for Future Photovoltaic System (PV) Installation.	NA	
	0 Install Energy Star Appliances - Refrigerator, Washing Machine, Dishwasher.	NA	
	0 Provide Construction Air Quality Management Plan in Specs (at a minimum protect ducts during construction and change filters and vacuum ducts prior to occupancy).	NA	
	0 Use Low-VOC Interior Paints and Wood Finishes (<= 50 g/l flat; <= 150 g/l non-flat).	NA	
	0 Provide owner or tenant with a Green Features/Benefits Manual.	NA	
	0 Provide Space for the Collection and Storage of Recyclables.	NA	
	0 Provide preferential parking for alternative fuel vehicles (min. 2% of total spaces for commercial lots with more than 25 spaces).	NA	
	0 Divert Construction and Demolition Waste (min. of 80%).	NA	
	0 Provide Construction Site Storm Water Management Plan.	NA	
	0 Provide Permeable Surfaces in Required Yards (55% of front and 50% of side).	NA	
	0 Use Infiltration, biofiltration or equivalent flow reduction treatment BMP for the runoff resulting from either the first 0.75 inches of rainfall or the runoff resulting from a continuous rainfall event of 0.2 inches per hour.	NA	
	0 Replace Existing Trees over 6" in Diameter that are Removed for Development (min. 24" box planted in the ground).	NA	
	0 Use Drought Tolerant and Native Species for Landscaping.	NA	
	0 Install Water-Efficient Irrigation System.	NA	
	0 Parking Landscaping for Surface Parking Areas - Projects must comply with all applicable requirements. See Section 19.26.100(B) on Parking Area Landscaping Requirements.	NA	
	0 Transportation Demand Management - Projects must comply with applicable requirements. See Chapter 10.16 on Transportation Demand Management.	NA	
No Points Received for these mandatory measures.			

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West Hollywood, CA 90069



Gensler

500 S. Figueroa Street
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Tel: 213.327.3600
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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

NOT FOR CONSTRUCTION

Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Green Building Points

Scale

A0.011

LEGAL DESCRIPTION

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

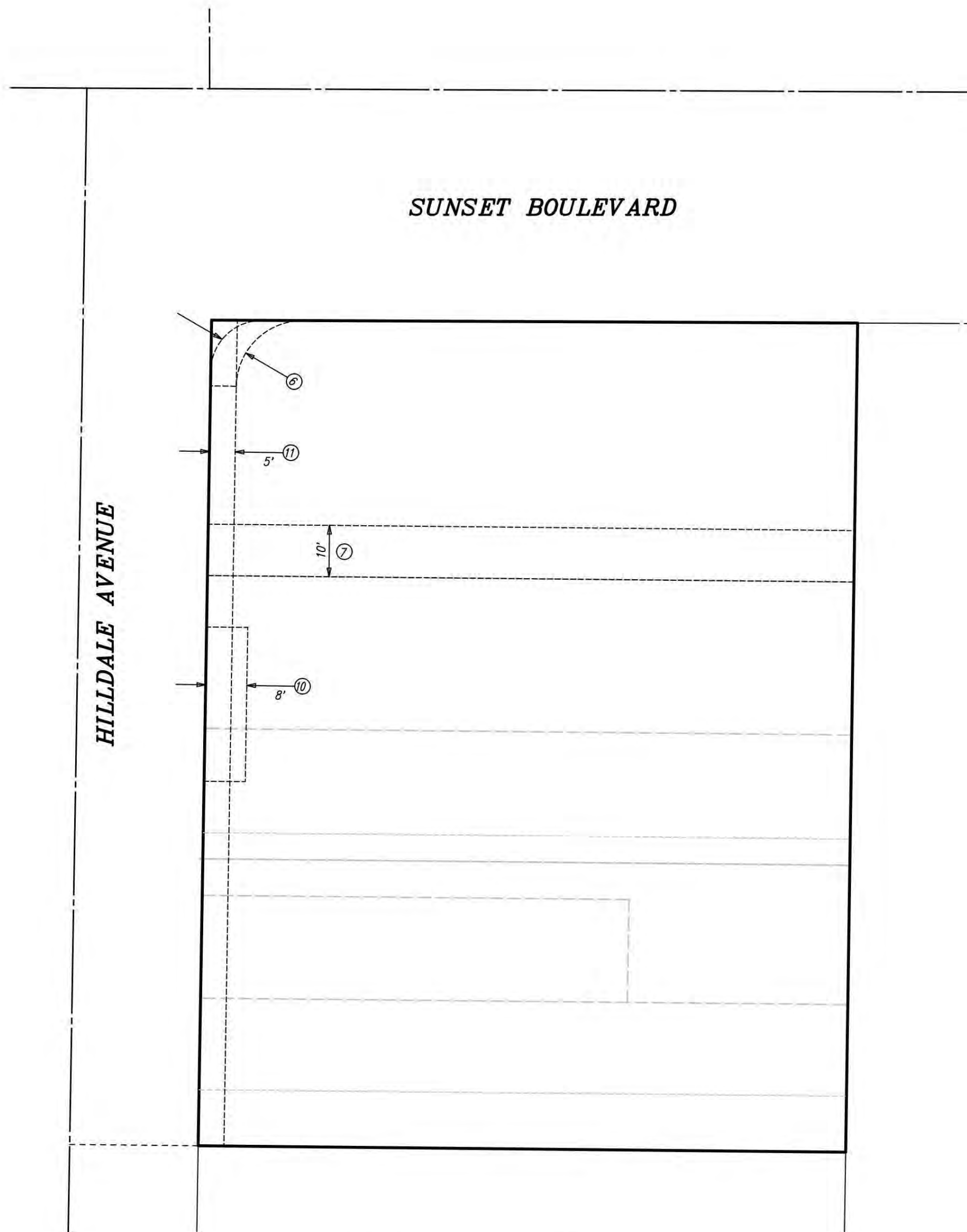
- PARCEL 1:
LOT 4, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 2:
THE NORTH 29.75 FEET OF LOT 71, SUBDIVISION OF LOT "A" OF LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 3:
LOT 71, EXCEPT THE NORTH 29.75 FEET THEREOF AND THE NORTH 5.1 FEET OF LOT 72 OF SUBDIVISION OF LOT "A" OF LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 4:
THE NORTH 27.09 FEET OF THE SOUTH 44.9 FEET OF LOT 72, SUBDIVISION OF LOT "A" OF LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- EXCEPT THE WESTERLY 83 FEET OF THE SOUTH 20 FEET THEREOF.
- PARCEL 5:
THE WESTERLY 83 FEET OF THE SOUTH 20 FEET OF THE NORTH 27.9 FEET OF THE SOUTH 44.9 FEET OF LOT 72, SUBDIVISION OF LOT "A" OF LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- PARCEL 6:
THE SOUTH 17 FEET OF LOT 72 AND THE NORTH 10.9 FEET OF LOT 73 OF THE SUBDIVISION OF LOT "A" OF LARRAMOND ADDITION TO SHERMAN, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS:

THIS SURVEY WAS BASED ON CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 111310598-MD DATED AUGUST 23, 2013. THE ABOVE MENTIONED REPORT SHOULD BE REFERENCED FOR ACTUAL TEXT AND COMPLETE EXCEPTIONS AND EXCLUSIONS.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID TITLE REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE TITLE TO THE SUBJECT PROPERTY ARE NUMERICALLY REFERRED TO SAID TITLE REPORT AND ARE AS FOLLOWS:

- 5 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES
RECORDING NO.: IN BOOK 13903 PAGE 87, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
CANNOT BE PLOTTED
- 6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES
RECORDING NO.: IN BOOK D-5755 PAGE 412, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
AS SHOWN HEREON
- 7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 27, 1973
RECORDING NO.: 3099, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
AS SHOWN HEREON
- 10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: NOVEMBER 17, 1988
RECORDING NO.: 88-1850129, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
AS SHOWN HEREON
- 11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 5, 1989
RECORDING NO.: 89-160547
AFFECTS: SAID LAND
AS SHOWN HEREON



EASEMENT DETAIL

SCALE: 1"=20'

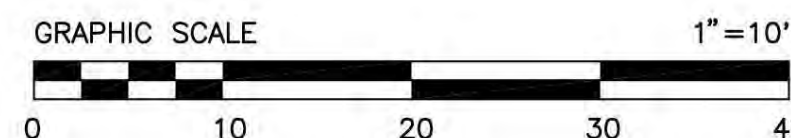
ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO CLIENT THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

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RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.



PREPARED FOR:

8920 SUNSET BLVD LLC
C/O VE EQUITIES
250 BOWENY-2ND FLOOR
NEW YORK, NY 10012
ATTN: SACH VELLA

BENCH MARK

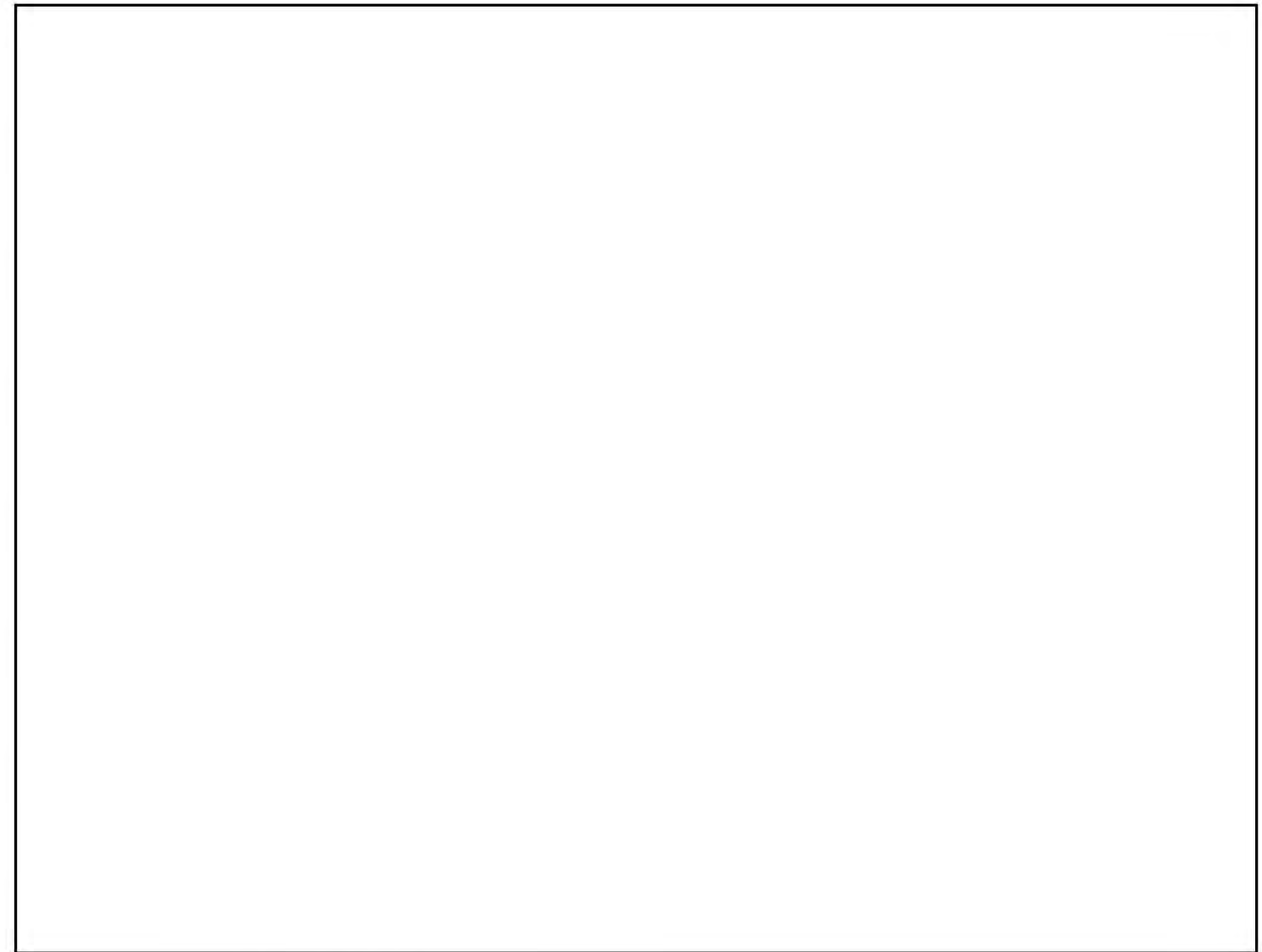
BM #13-16710 ELEV.=378.77
WIRE SPIKE E CURB HILDALE AVE 24.5FT N OF N CURB
SUNSET BLVD; SOUTH END CB
NAVD 88 DATUM

NOTE:

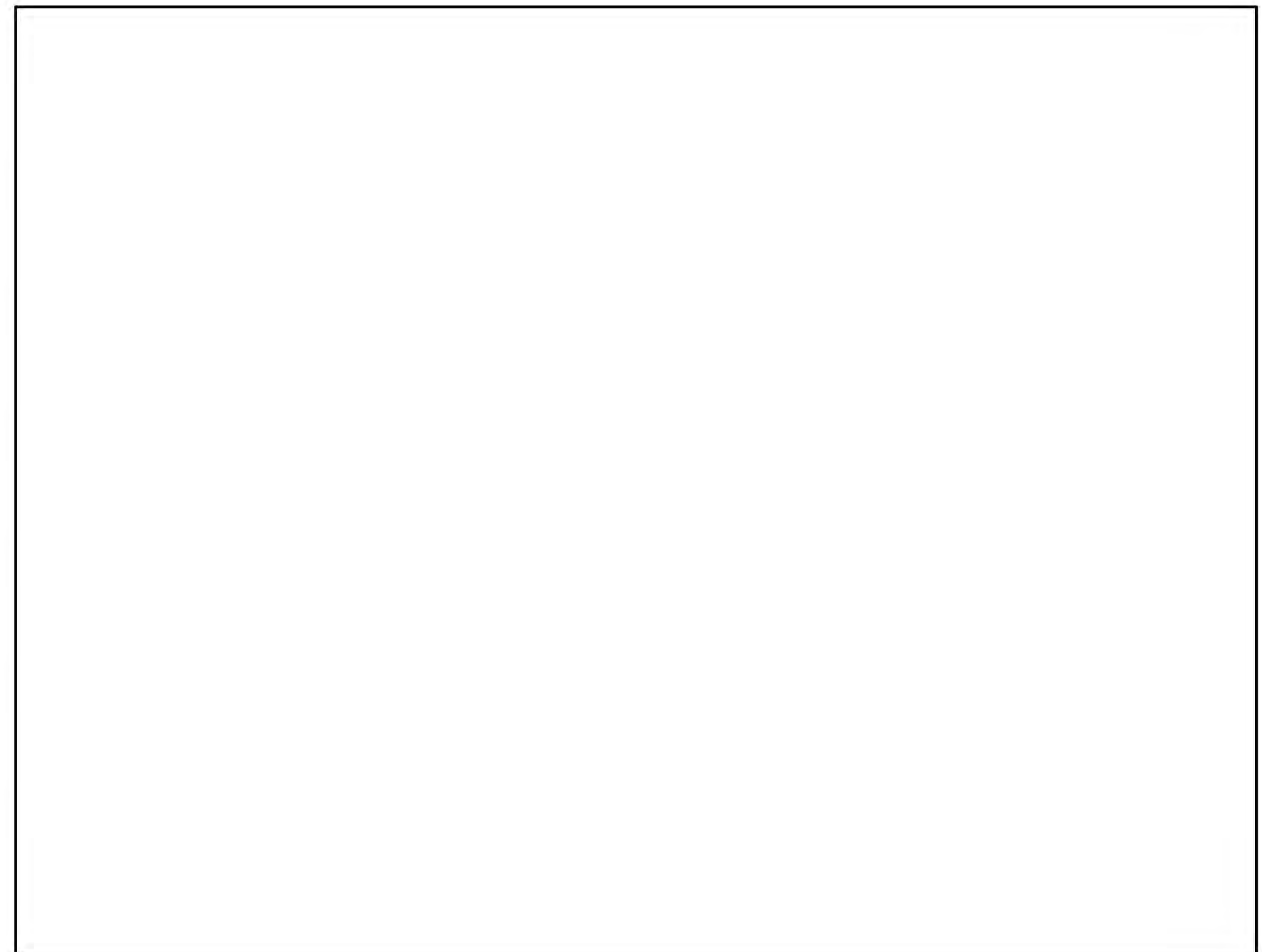
DATE OF SURVEY: MARCH 10, 2015
THIS MAP WAS PREPARED USING TITLE REPORT NO. 111310598-MD PREPARED BY CHICAGO TITLE COMPANY, DATED AUGUST 23, 2013.

PROPERTY PROFILE:

ADDRESS: 8920 SUNSET BOULEVARD
ASSESSOR: PARCEL NUMBER: 4340-001-024
ZONING: SSP
SQUARE FOOTAGE: (CALCULATED): 20,241 SQ. FT. (GROSS)



FIRST FLOOR:



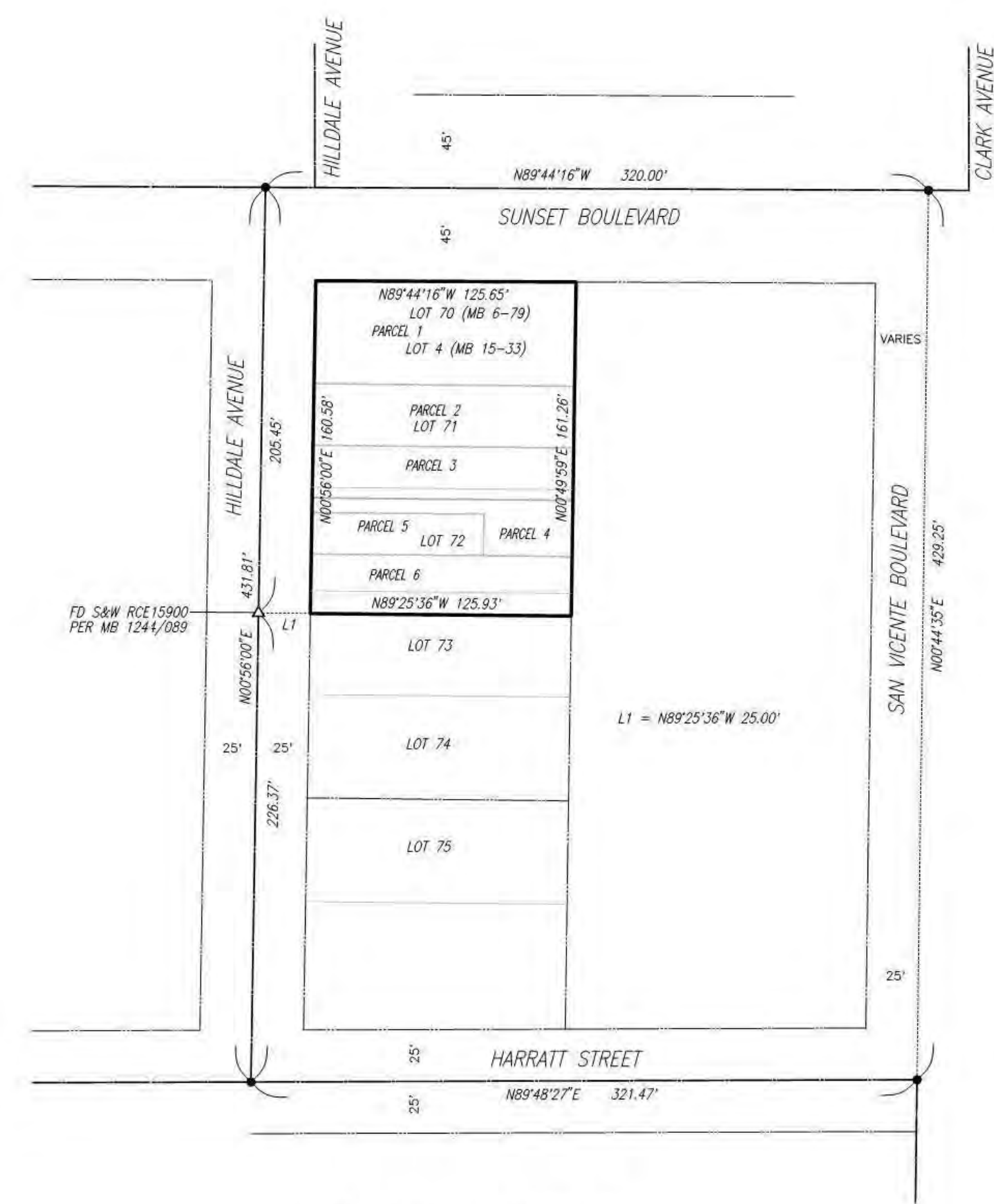
SECOND FLOOR:

"PRELIMINARY"

#	REVISIONS	DATE

PREPARED BY
PEAK SURVEYS INC.
CIVIL ENGINEERING & LAND SURVEYING
2488 TOWNSGATE RD. SUITE D
WESTLAKE VILLAGE CA 91361
(805) 497-0102 FAX(805) 495-7014
www.peakinc.com

CITY OF WEST HOLLYWOOD
COVER SHEET
8920 SUNSET BOULEVARD
DRAWN BY / DATE: 66y/bj MARCH 2015
CHECKED BY / DATE: SHEET 1 OF 2



BOUNDARY DETAIL
SCALE: 1"=60'

LEGEND

- ▲ FD MONUMENT AS NOTED
- △ ESTABLISHED FROM TIES (R1, R2)
- R1 DEFB 2710 PAGE 98-101
- R2 DEFB 1417 PAGE 403-404
- B● BOLLARD
- CAVY CATCH BASIN
- CD CABLE TV
- C/O CLEAN OUT
- EDS EDISON
- EG EDGE OF GUTTER
- EP EDGE OF PAVEMENT (ASPHALT)
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- GM GAS METER
- GV GAS VALVE
- HP HIGH POINT
- ICV IRRIGATION CONTROL VALVE
- INTV INVERT
- MB MAIL BOX
- OFF OFF SET
- P/S PLANTER AREA
- PB PULL BOX
- P/L PROPERTY LINE
- PP POWER POLE
- PM PARKING METER
- RL ROOF LINE
- SCD SEWER CLEAN OUT
- SDM STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- STLT STREET LIGHT
- TB TOP BEAM
- TC TOP CURB
- TEL TELEPHONE
- TR GRATE
- TR CN TRASH CAN
- TS PB TRAFFIC SIGNAL PULL BOX
- TOP TOP WALL
- VLT VAULT
- VLT V VALVE
- WM WATER METER
- WV WATER VALVE
- WE SPOT ELEVATION
- BLD BLOCK WALL
- FLW FLOW LINE
- RET RETAINING WALL
- CON CONCRETE
- CONC CONCRETE TILE

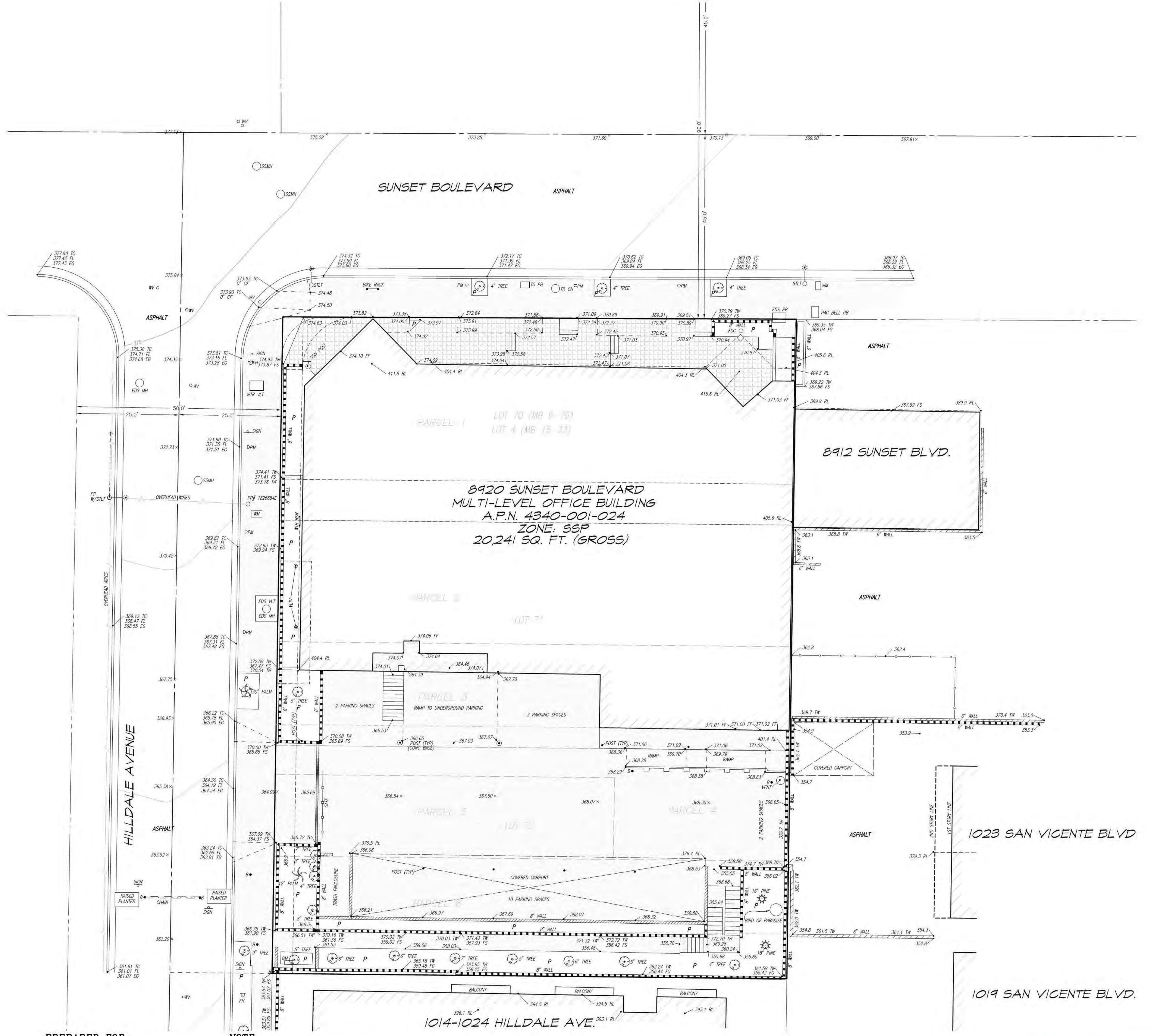
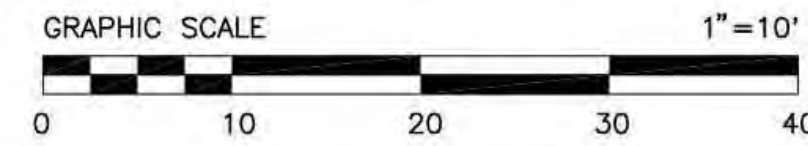
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NAVD 88 DATUM

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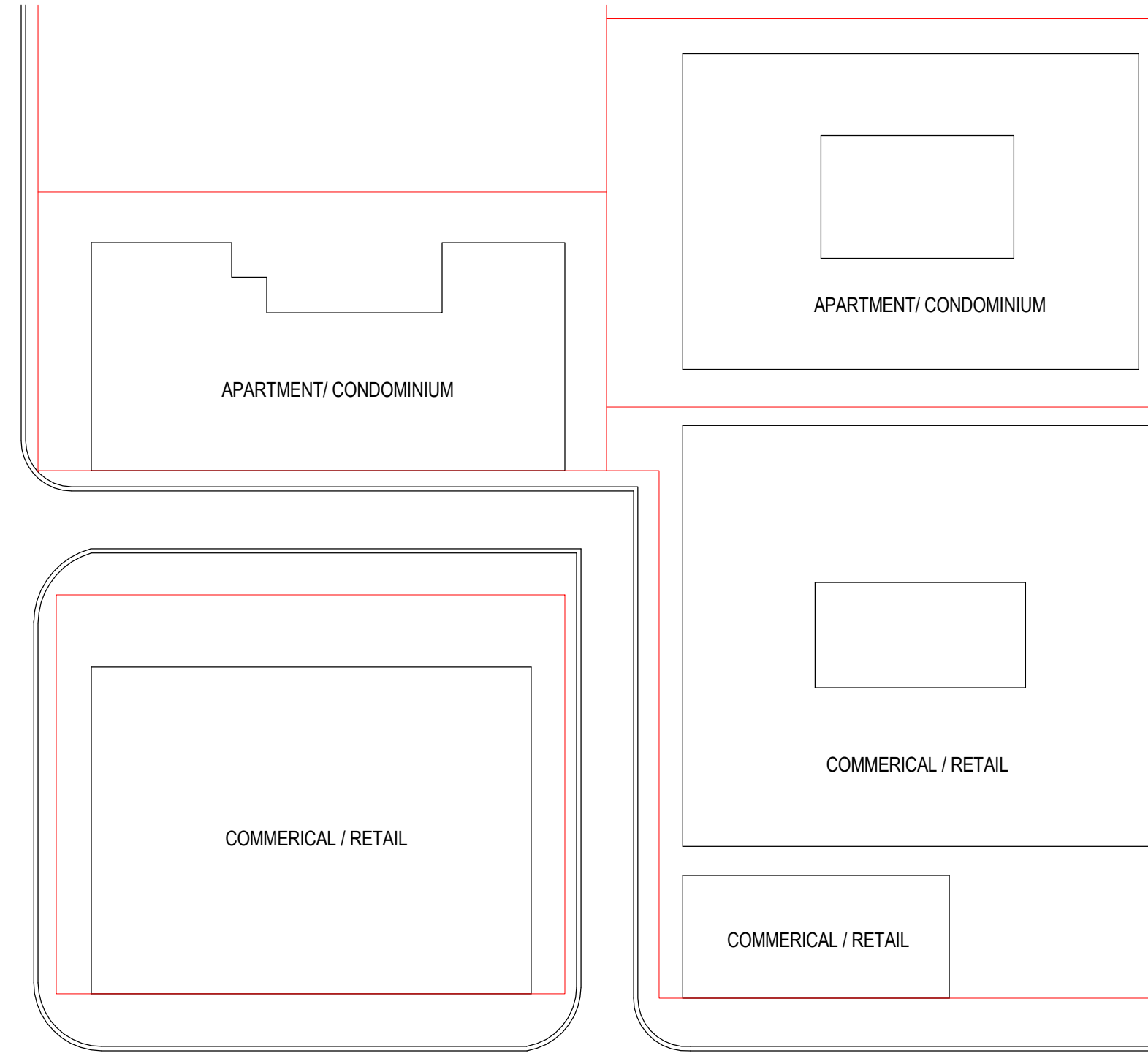
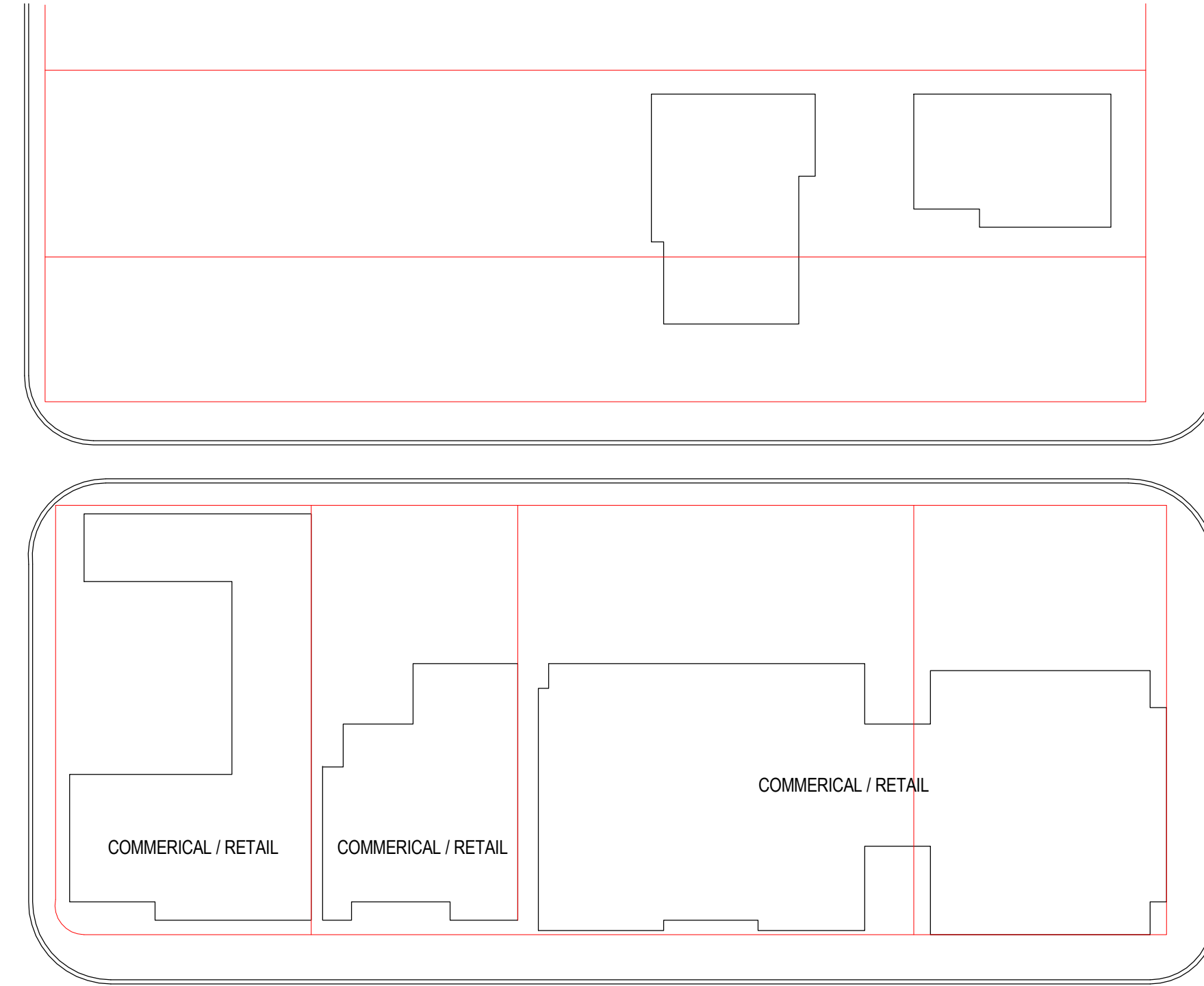
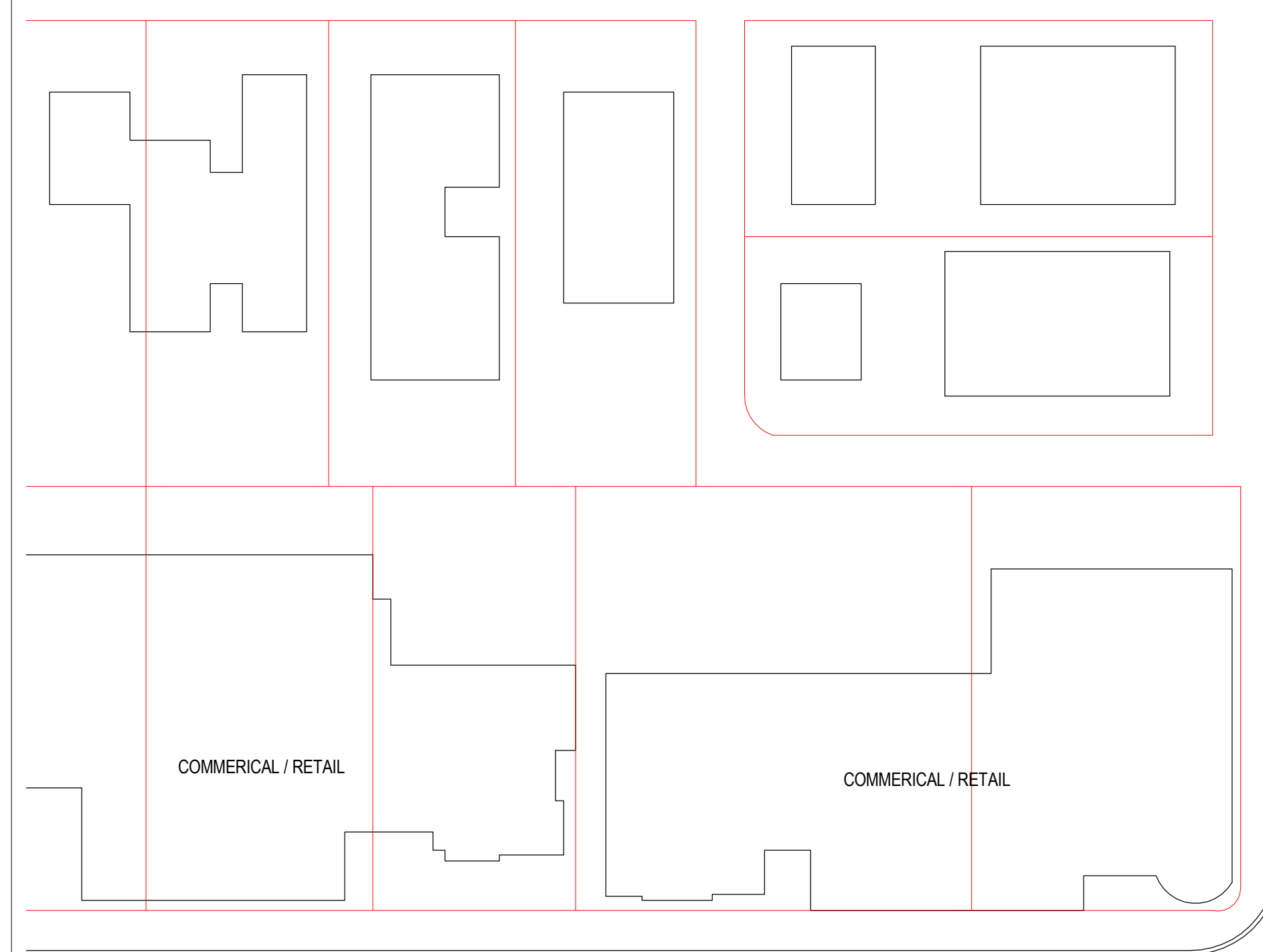
PROPERTY PROFILE:
ADDRESS: 8920 SUNSET BOULEVARD
ASSessor PARCEL NUMBER: 4340-001-024
ZONING: SSP
SQUARE FOOTAGE: (CALCULATED): 20,241 SQ. FT. (GROSS)

#	REVISIONS	DATE

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CITY OF WEST HOLLYWOOD
TOPOGRAPHY
8920 SUNSET BOULEVARD
DRAWN BY / DATE CHECKED BY / DATE
G:\PROJECTS\15-5752\BOUNDARY.dwg 3/25/2015 11:41:33 AM PDT

PRELIMINARY



KEY NOTES

THE ARTS CLUB

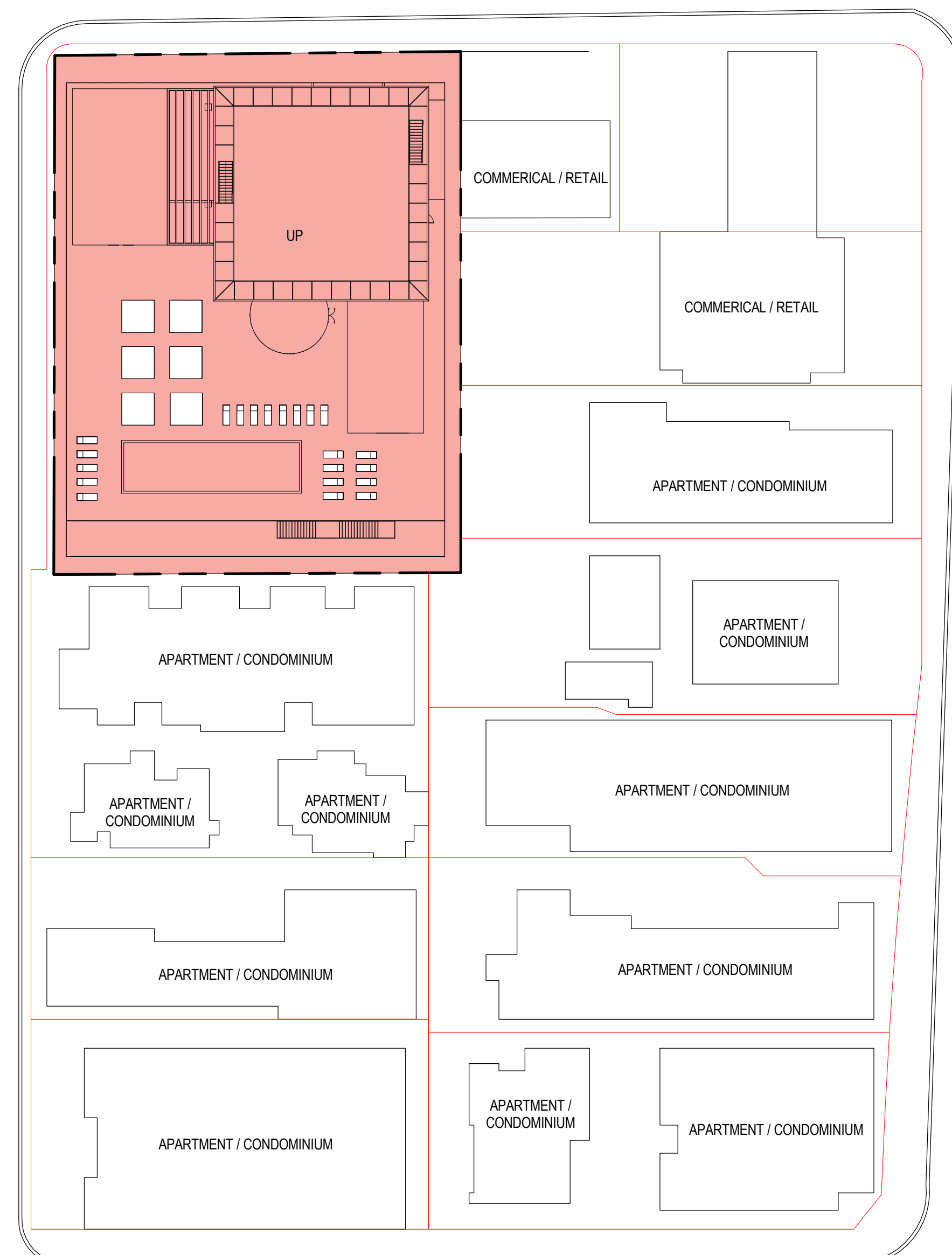
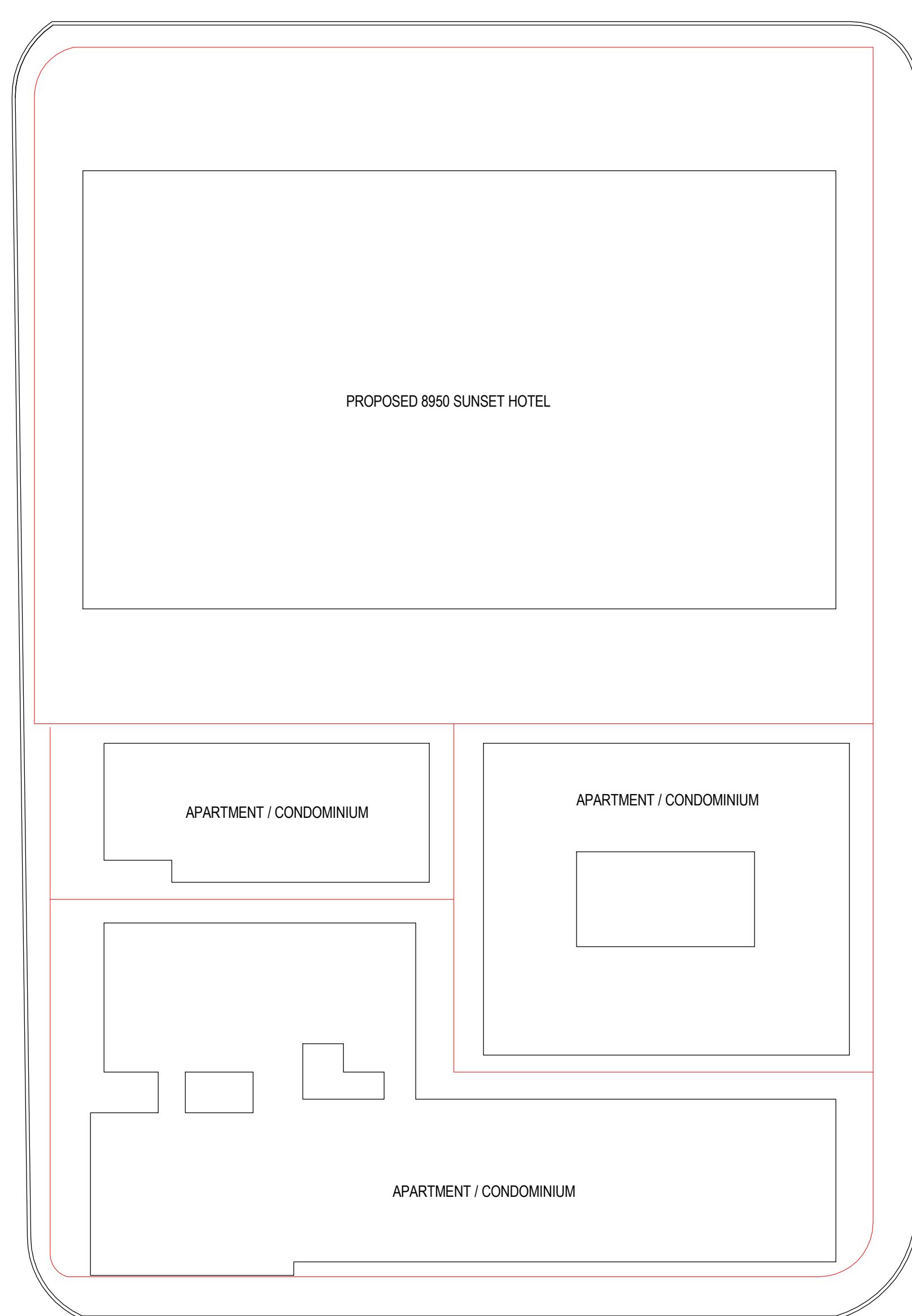
8920 Sunset Blvd
West Hollywood, CA 90069



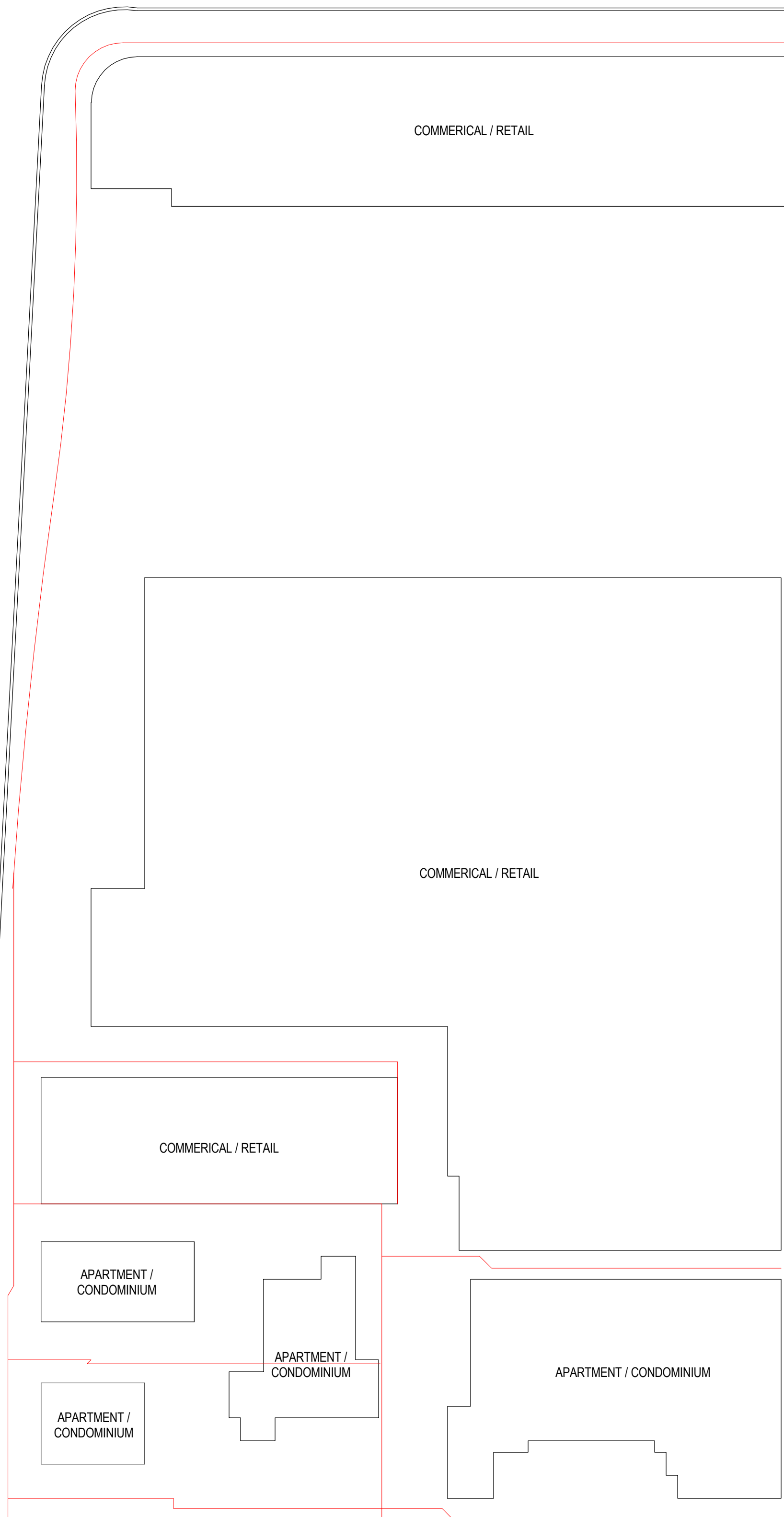
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Gensler

SUNSET BOULEVARD



SAN VICENTE BOULEVARD



LEGEND

Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

NOT FOR CONSTRUCTION

Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Neighborhood Plan

Scale
1/32" = 1'-0"



HARRATT STREET



SHEET NOTES



KEY NOTES

THE ARTS CLUB

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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

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Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Aerial Photo

Scale

SHEET NOTES

A0.040

KEY NOTES

THE ARTS CLUB

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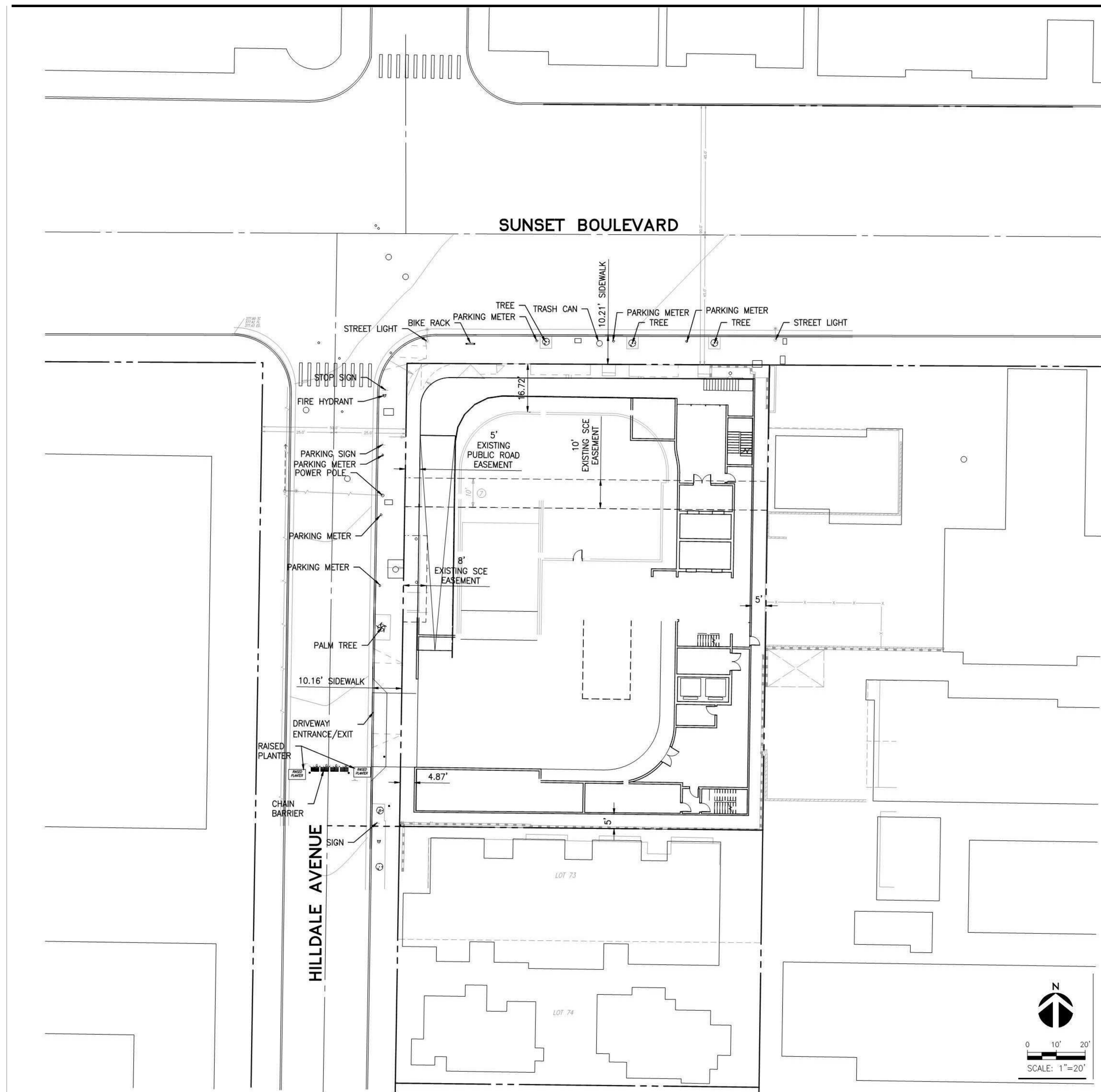
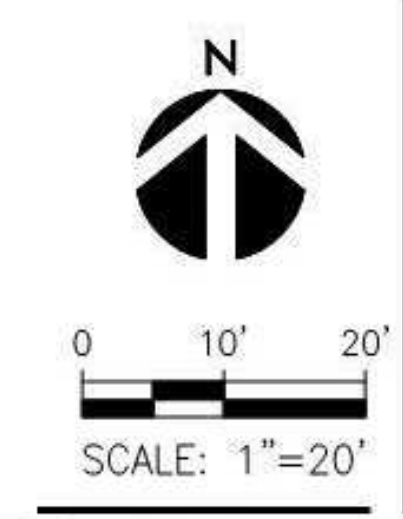
Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Proposed Site Plan

Scale

SHEET NOTES



C1.1

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Project Name
THE ARTS CLUB

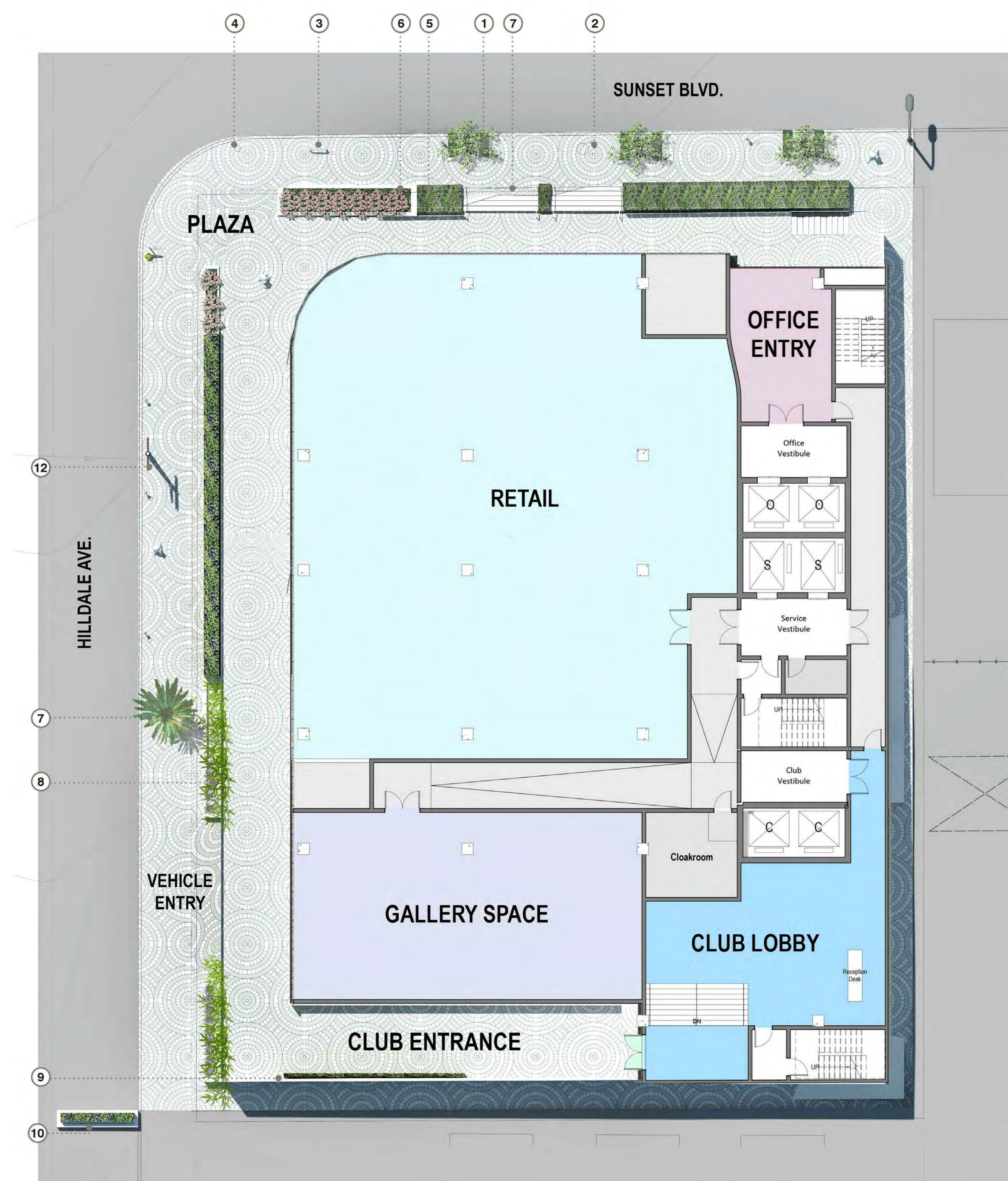
Project Number
05.9348.000

Description
Landscape Plan - Ground Level

Scale

L1.0

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LEGEND

- ① EXISTING STREET TREE WITH BOXWOOD HEDG
- ② PARKING METER
- ③ EXISTING BIKE RACK
- ④ EXISTING STREET LIGHT
- ⑤ EVERGREEN HEDGE
- ⑥ RAISED STEEL PLANTER WITH ROSES
- ⑦ RETIAL ENTRT STEPS
- ⑧ BAMBOO HEDGE GARAGE ENTRANCE
- ⑨ ENTRY GREEN WALL
- ⑩ RAISED SEPARATION PLANTER
- ⑪ EXISTING POWER POLE
- ⑫ EXISTING PALM

REFERENCE IMAGES



GROUND LEVEL LANDSCAPE PLAN



KEY NOTES

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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

LEGEND

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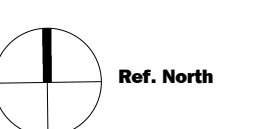
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Project Name
THE ARTS CLUB

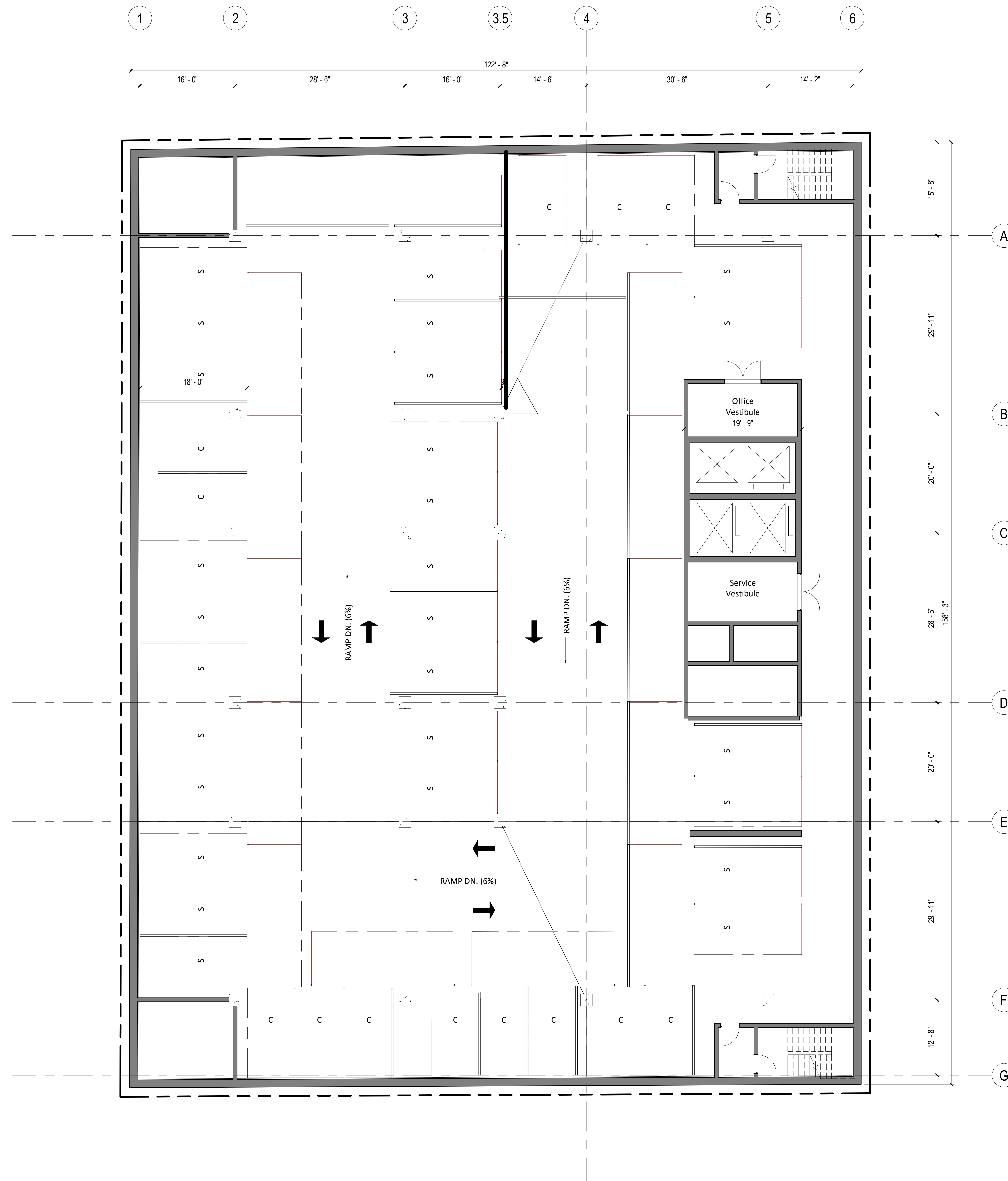
Project Number
05.9348.000

Description
Level B5 Floor Plan

Scale
1/8" = 1'-0"



SHEET NOTES



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Issue	Date	Issue Description
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LEGEND

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Seal/Signature

Project Name
THE ARTS CLUB

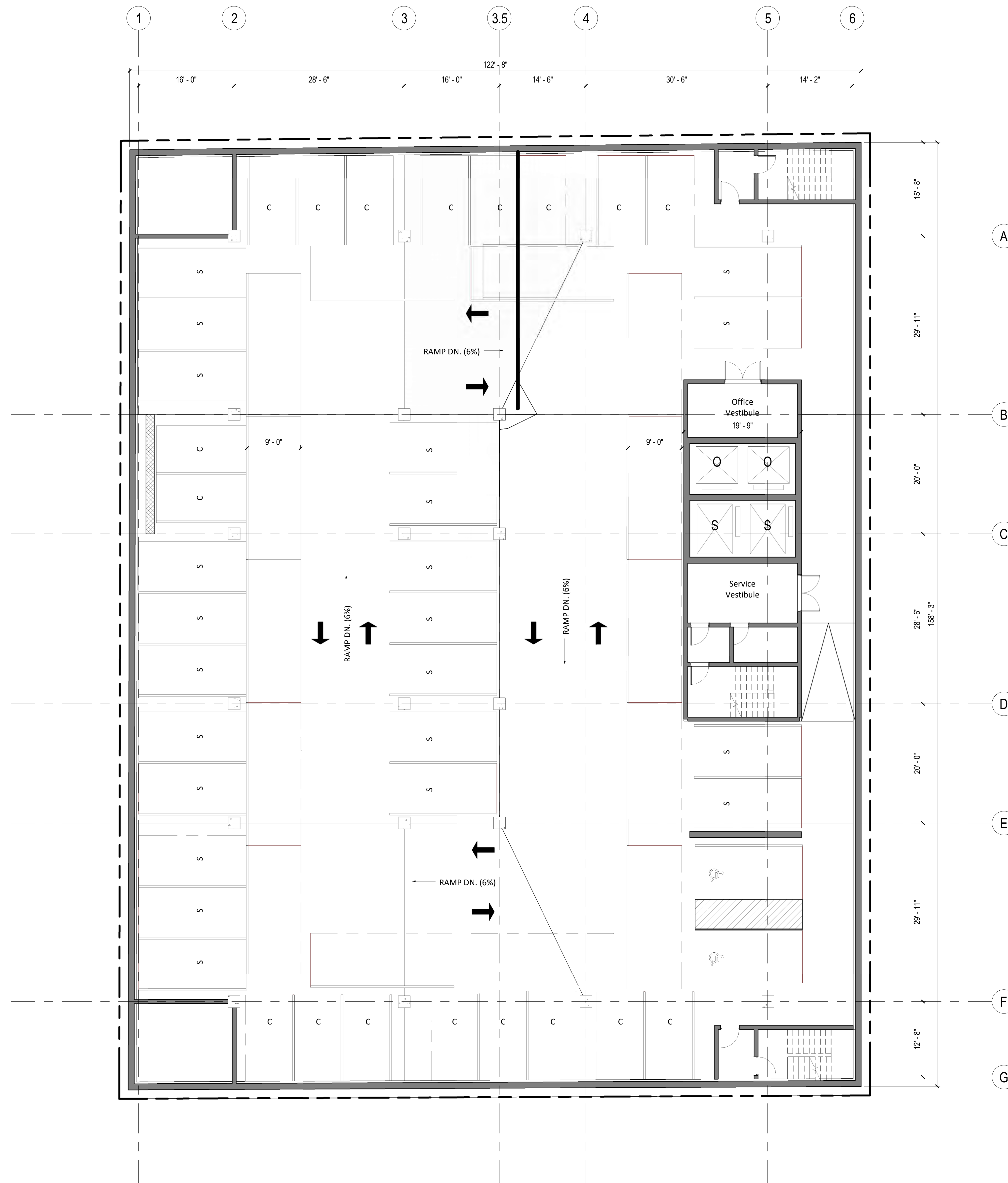
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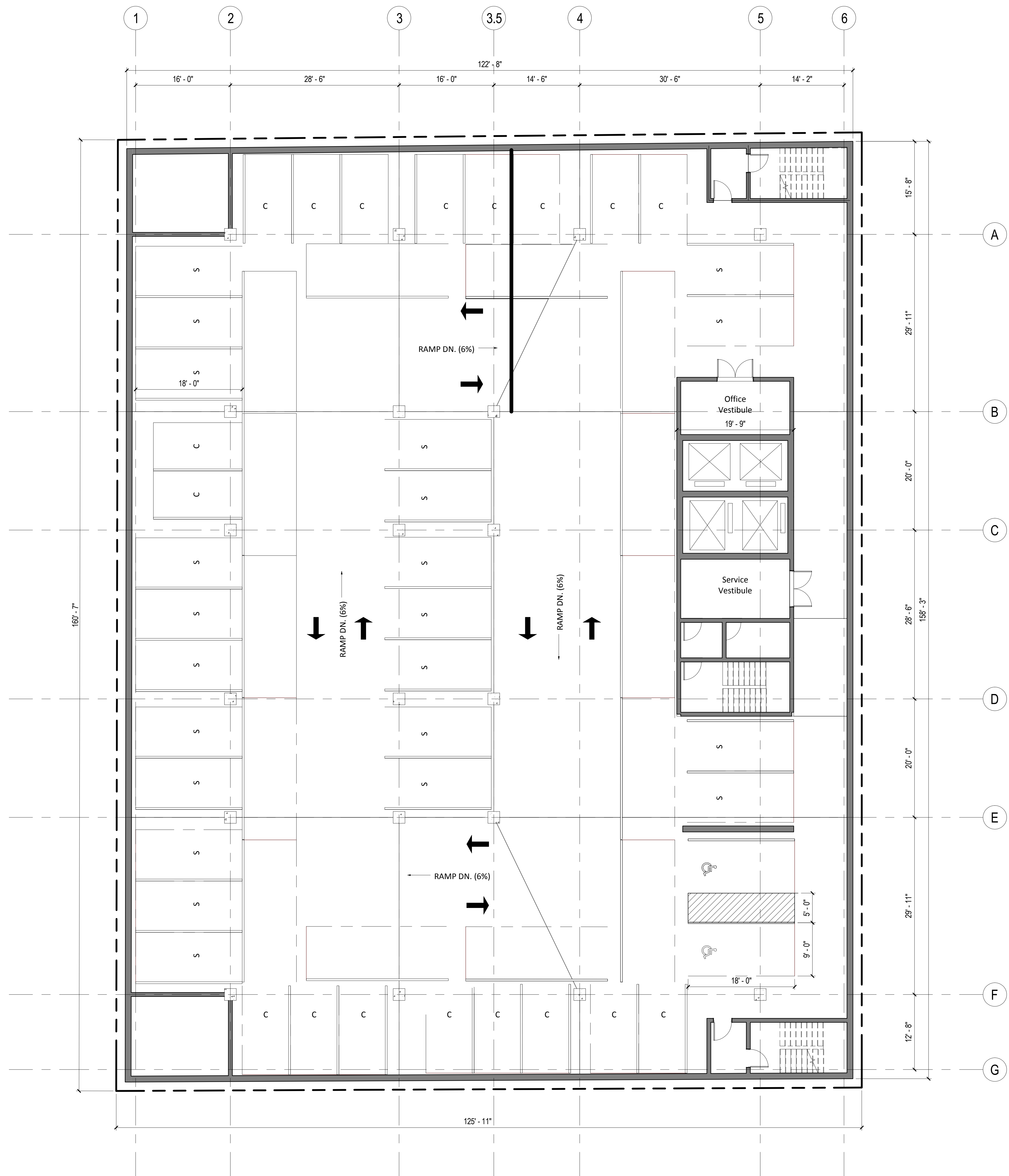
Description
Level B4 Floor Plan

Scale
1/8" = 1'-0"



SHEET NOTES





KEY NOTES

LEGEND

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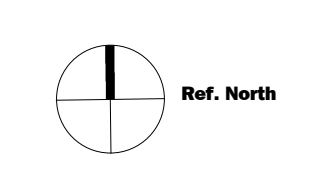
Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Level B3 Floor Plan

Scale
1/8" = 1'-0"



A1.00B3

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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

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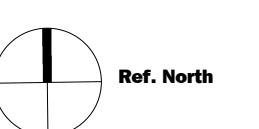
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Project Name
THE ARTS CLUB

Project Number
05.9348.000

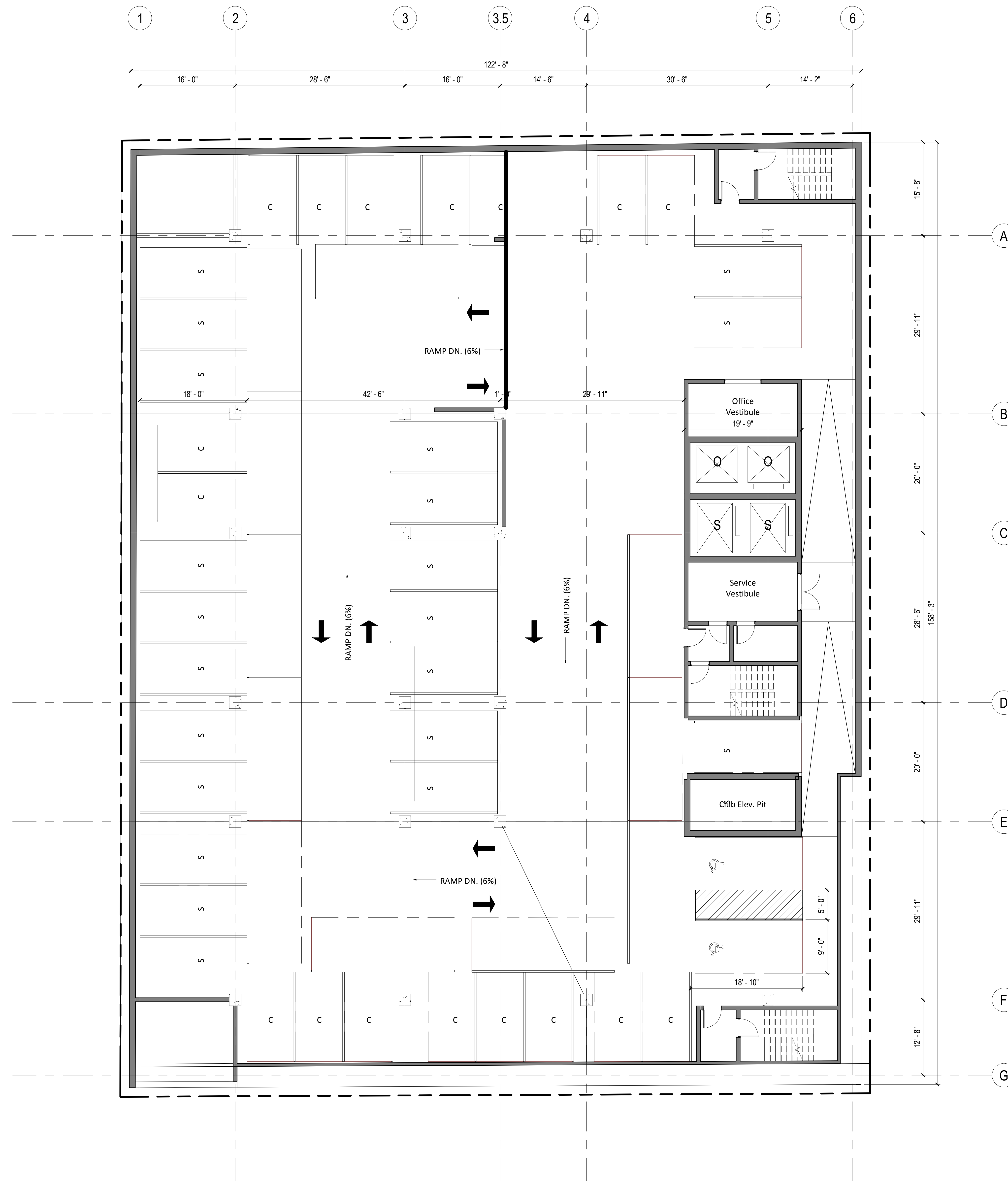
Description
Level B2 Floor Plan

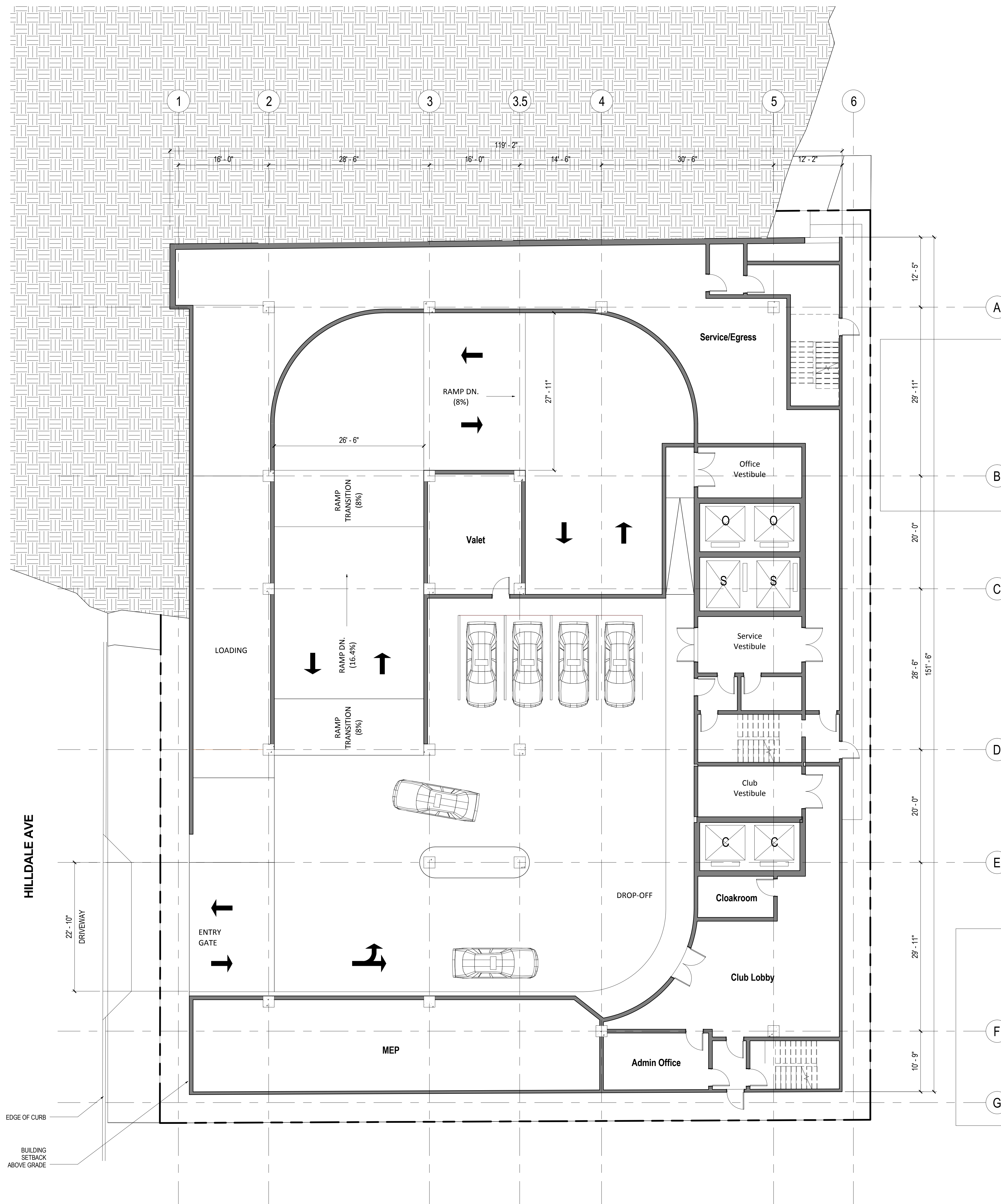
Scale
1/8" = 1'-0"



LEGEND

SHEET NOTES





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1	12/22/15	PLANNING DIVISION SUBMITTAL

LEGEND

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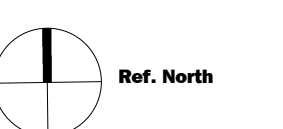
Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Level B1 Floor Plan

Scale
1/8" = 1'-0"



SHEET NOTES

KEY NOTES

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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

LEGEND

NOT FOR CONSTRUCTION

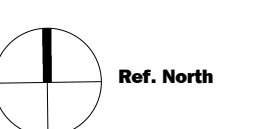
Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Level 01 Floor Plan

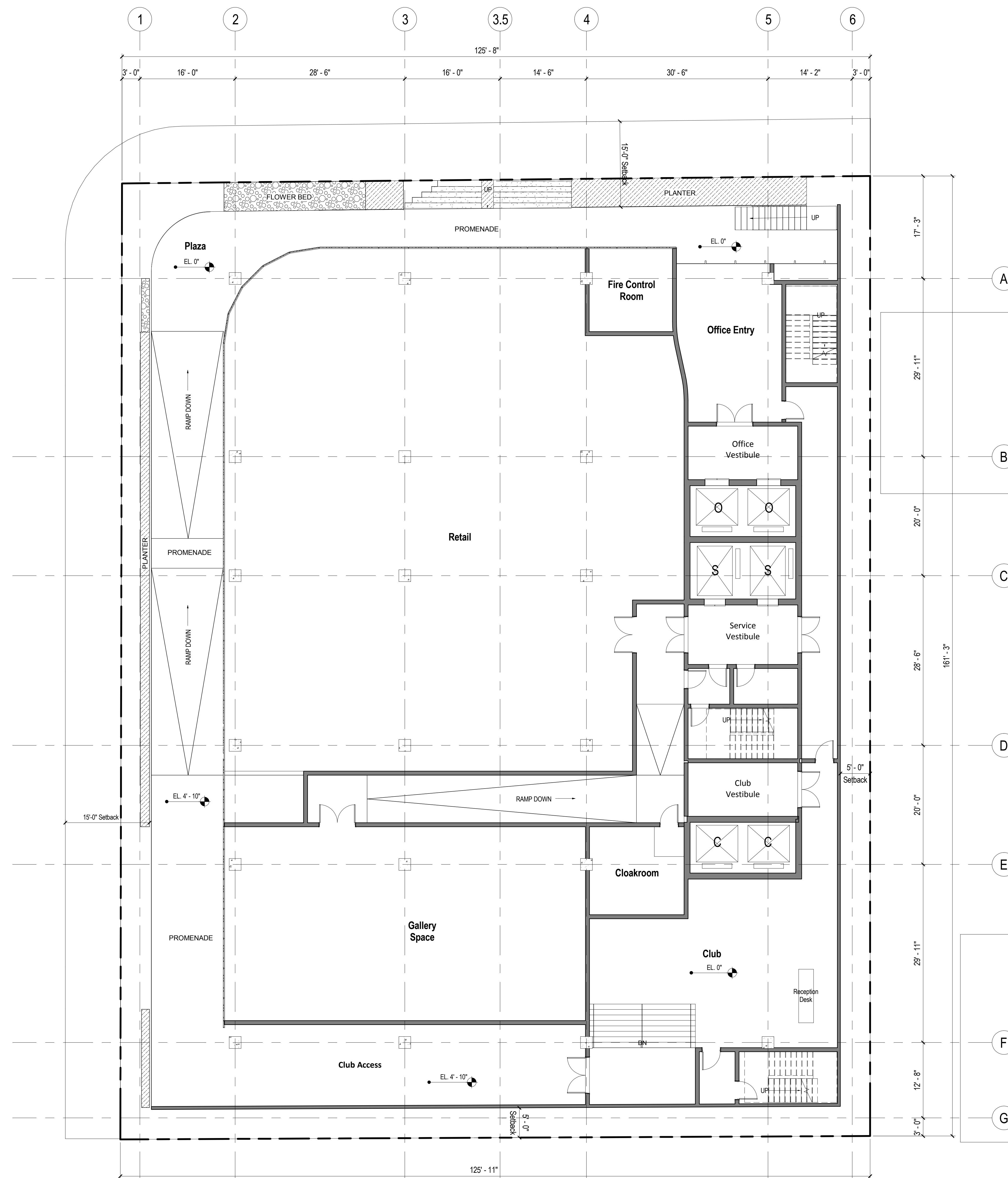
Scale
1/8" = 1'-0"



SHEET NOTES

HILDALE AVE

SUNSET BLVD



KEY NOTES

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Issue	Date	Issue Description
1	12/22/15	PLANNING DIVISION SUBMITTAL

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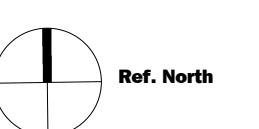
Seal/Signature

Project Name
THE ARTS CLUB

Project Number
05.9348.000

Description
Level 02 Floor Plan

Scale
1/8" = 1'-0"



LEGEND

SHEET NOTES

