

# Appendix B

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Part 1 of 3



# Appendix B

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## Site Plans





**CITY OF WEST HOLLYWOOD  
DEVELOPMENT PERMIT SUBMITTAL**

8850 Sunset Blvd, West Hollywood, CA 90069

SCCD |  PLUS DEVELOPMENT  
m o r p h o s i s | KSA DESIGN STUDIO

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## APPLICANT

NAME: SILVER CREEK COMMERCIAL DEVELOPMENT, LLC  
ADDRESS: 8872 SUNSET BLVD.  
WEST HOLLYWOOD, CA 90069  
PHONE: 631-742-0866

## OWNER

NAME: 8850 SUNSET, LLC  
ADDRESS: 16055 NORTH DIAL BOULEVARD, SUITE 4,  
SCOTTSDALE, ARIZONA 85260  
PHONE: 631-742-0866

## ARCHITECT:

NAME: MORPHOSIS ARCHITECTS  
ADDRESS: 3440 WESLEY ST.  
CULVER CITY, CA 90232  
PHONE: 424-258-6200

## EXISTING LAND USE:

COMMERCIAL, 2 STORIES  
4 BILLBOARDS, SURFACE PARKING

## PROPOSED LAND USE:

SSP - SUNSET SPECIFIC PLAN AMENDMENT SITE 6-E  
(MIXED-USE PROJECT CONTAINING HOTEL,  
COMMERCIAL, AND RESIDENTIAL USES)

## NUMBER OF STORIES

15 STORIES

## PROJECT ADDRESS

8850-8878 SUNSET BOULEVARD &  
1025-1029 LARRABEE STREET  
WEST HOLLYWOOD, CA 90069

## LEGAL DESCRIPTION

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

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

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

PARCEL 3:  
LOT 2, EXCEPT THE EASTERLY 60 FEET THEREOF, OF TRACT NO. 318, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAN VICENTE BOULEVARD, AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, AS PARCEL 5-1, RECORDED AUGUST 10, 1967 AS INSTRUMENT NO. 3447, OFFICIAL RECORDS.  
APN: 4339-017-003

PARCEL 4:  
LOT 5, EXCEPT THE EASTERLY 60 FEET THEREOF OF LARRAMOND ADDITION TO SHERMAN IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAN VICENTE BOULEVARD, AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, AS PARCEL 5-1, RECORDED AUGUST 10, 1967 AS INSTRUMENT NO. 3447, OFFICIAL RECORDS.  
APN: 4339-017-004

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

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

PARCEL 7:  
LOT 8 OF THE LARRAMOND ADDITION TO SHERMAN IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAN VICENTE BOULEVARD, AS DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, AS PARCEL 5-2, RECORDED AUGUST 10, 1967 AS INSTRUMENT NO. 3447, OFFICIAL RECORDS.  
APN: 4339-017-008

## BUILDING AREA - 368,800 S.F.

BUILDING AREA ABOVE GRADE : 239,868 S.F.  
BUILDING AREA BELOW GRADE: 128,932 S.F.

## COMMON AND PRIVATE OPEN SPACE ( RESIDENTIAL)

COMMON OUTDOOR AREA REQUIRED: 2,000 S.F. (31 AND MORE UNITS)  
COMMON OUTDOOR AREA PROVIDED: 6,743 S.F.  
PRIVATE OUTDOOR AREA REQUIRED 120 S.F PER UNIT (41) = 4,920 S.F.  
PRIVATE OUTDOOR AREA PROVIDED: 20,907 S.F.

## LANDSCAPE AREA AND PERMEABLE AREA

GROUND LEVEL COMMON OPEN SPACE AREA : 6960 S.F.  
MIN. PERMEABLE AREA REQU'D : MIN. 50% = 3480 S.F.  
PERMEABLE AREA PROVIDED: 10,899 S.F. > MIN. REQU'D

( PER WHMC 19.20.190 D. Non-Permeable Surfaces. No more than 50 percent of required ground-level common open space areas, and of all required setbacks and yards, shall have non-permeable surfaces. Porous paving and landscaping shall be considered permeable surfaces. Where subterranean parking garages extend to property lines, an alternate area of size equal to at least 50 percent of the required yard shall have a permeable surface.)

B1 LANDSCAPE (ABOVE B1 PARKING) :	725 S.F.
L1 LANDSCAPE (ABOVE B1 PARKING) :	1,184 S.F.
L3/L4 GREEN ROOF LANDSCAPE : (ABOVE LEVEL 1)	8,990 S.F.

TOTAL PERMEABLE: 10,899 S.F.

### LANDSCAPE AREA:

B1 LANDSCAPE :	725 S.F.
L1 LANDSCAPE :	1,184 S.F.
L3/L4 GREEN ROOF LANDSCAPE :	8,990 S.F.
ROOFTOP LANDSCAPE:	1,520 S.F.

TOTAL LANDSCAPE: 12,419 S.F.

## ZONING DESIGNATION/DENSITY/FAR

ZONING DESIGNATION : SUNSET SPECIFIC PLAN  
DENSITY/FAR: 6.0 (SSP SITE 6-E)  
HEIGHT: 200 FT (MEASURED AT THE LOWEST POINT OF THE SITE IN THE SOUTHWEST CORNER OF THE SITE)

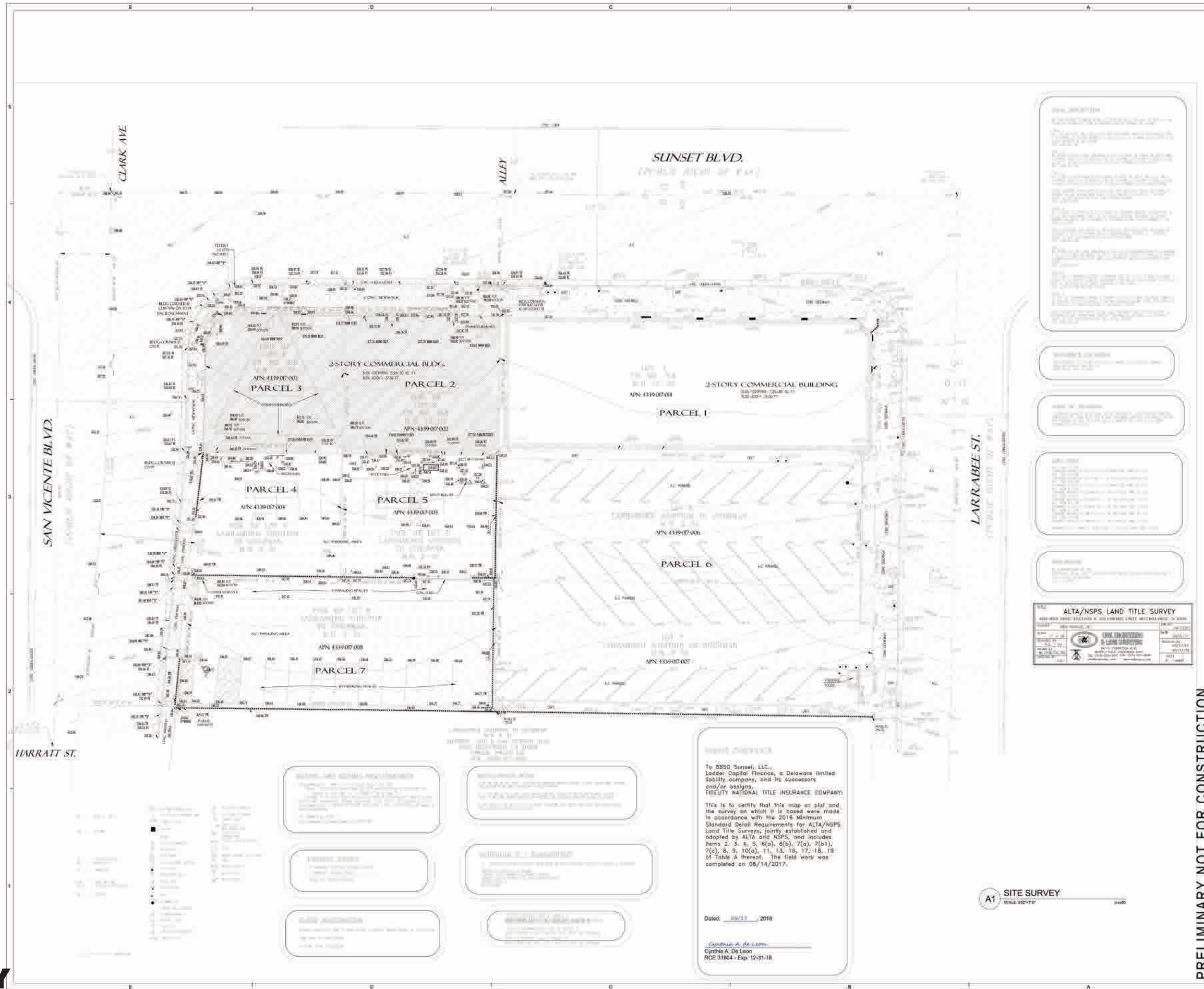
## PARKING REQUIREMENTS

CODE-REQUIRED PARKING: 240  
ACTUAL NUMBER OF PARKING : 240  
CODE-REQUIRED BICYCLE PARKING: 1/4 PER UNIT  
= 11 REQUIRED (41 UNITS), 11 PROVIDED  
ELECTRIC VEHICLE PARKING REQU'D - 10 % OF TOTAL  
PARKING (MORE THAN 20 PARKINGS) = 24  
ACTUAL ELECTRIC VEHICLE PARKING PROVIDED: 28

### RESIDENTIAL UNIT DATA

RESIDENTIAL UNIT TYPES	UNIT AREA	QUANTITY
4 BEDROOM UNITS - TYPE 1	4,490 S.F.	1
3 BEDROOM UNITS - TYPE 4	3,940 S.F.	3
3 BEDROOM UNITS - TYPE 3	3,650 S.F.	3
3 BEDROOM UNITS - TYPE 2	3,100 S.F.	6
3 BEDROOM UNITS - TYPE 1	2,700 S.F.	2
2 BEDROOM UNITS - TYPE 3	2,400 S.F.	5
2 BEDROOM UNITS - TYPE 2	2,090 S.F.	7
2 BEDROOM UNITS - TYPE 1	1,600 S.F.	2
1 BEDROOM UNITS - TYPE 1	1,200 S.F.	2
INCOME RESTRICTED APARTMENTS	650 S.F.	10

# PROJECT INFORMATION SHEET



NO.	REVISION	DATE	DESCRIPTION

**ALTA/NSPS LAND TITLE SURVEY**

WEST HOLLYWOOD, CALIFORNIA  
 8850 SUNSET BLVD. & 200 HARRAIT STREET WEST HOLLYWOOD, CA 90069

DATE: 05/14/2017  
 BY: [Signature]  
 CHECKED BY: [Signature]

**SILVERCREEK DEVELOPMENT CO.**  
 CLIENT  
 ARCHITECT

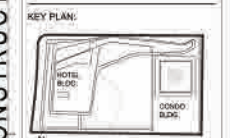
**mOrphosis**  
 3440 Wilshire Blvd.  
 Suite 400  
 West Hollywood, CA 90069  
 T: 310.288.4200  
 www.morphosis.com

**PROJECT MANAGER**  
 KYLE S. GIBSON  
 8850 W. Sunset Blvd. #600A, West  
 Hollywood, CA 90069  
 T: 424.274.5851

**LANDSCAPE ARCHITECT**  
 KYLE S. GIBSON  
 4315 US Gateway Avenue, Suite 200  
 West Hollywood, CA 90069  
 T: 310.574.4400  
 F: 310.474.4402

ISSUES / REVISIONS

DATE	SYMBOL	DESCRIPTION
12.20.2016		DEVELOPMENT PERMIT SUBMITTAL



PROJECT:  
**8850 SUNSET BLVD**

8850 SUNSET BLVD  
 WEST HOLLYWOOD, CALIFORNIA

**SITE SURVEY**

DATE: 12/20/16  
 PROJECT NO: 8850  
 DRAWING BY: [Signature]  
 CHECK BY: [Signature]  
 DRAWING NO:  
**G-001.0**  
 FILE NO:

**PRELIMINARY NOT FOR CONSTRUCTION**

**WEST HOLLYWOOD**

To: 8850 Sunset LLC,  
 Leader Capital Finance, a Delaware limited liability company, and its successors and/or assigns.  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 16, 17, 18, 19 of Table A hereof. The field work was completed on: 05/14/2017.

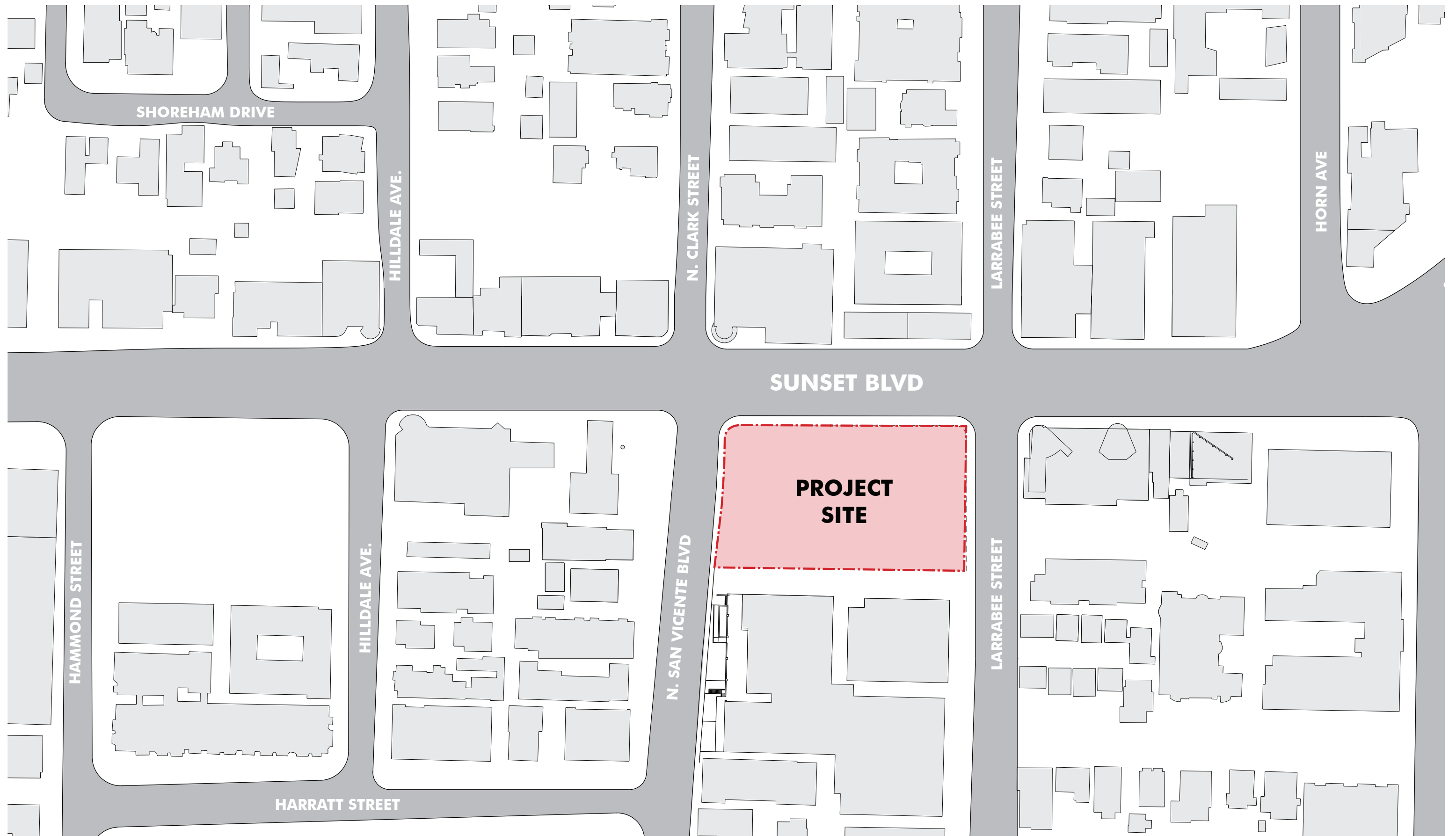
Dated: 05/13/2018

Cynthia A. De Leon  
 Cynthia A. De Leon  
 RCE 31604 - Exp. 12-31-18

**A1 SITE SURVEY**  
 SCALE 3/32"=1'-0"

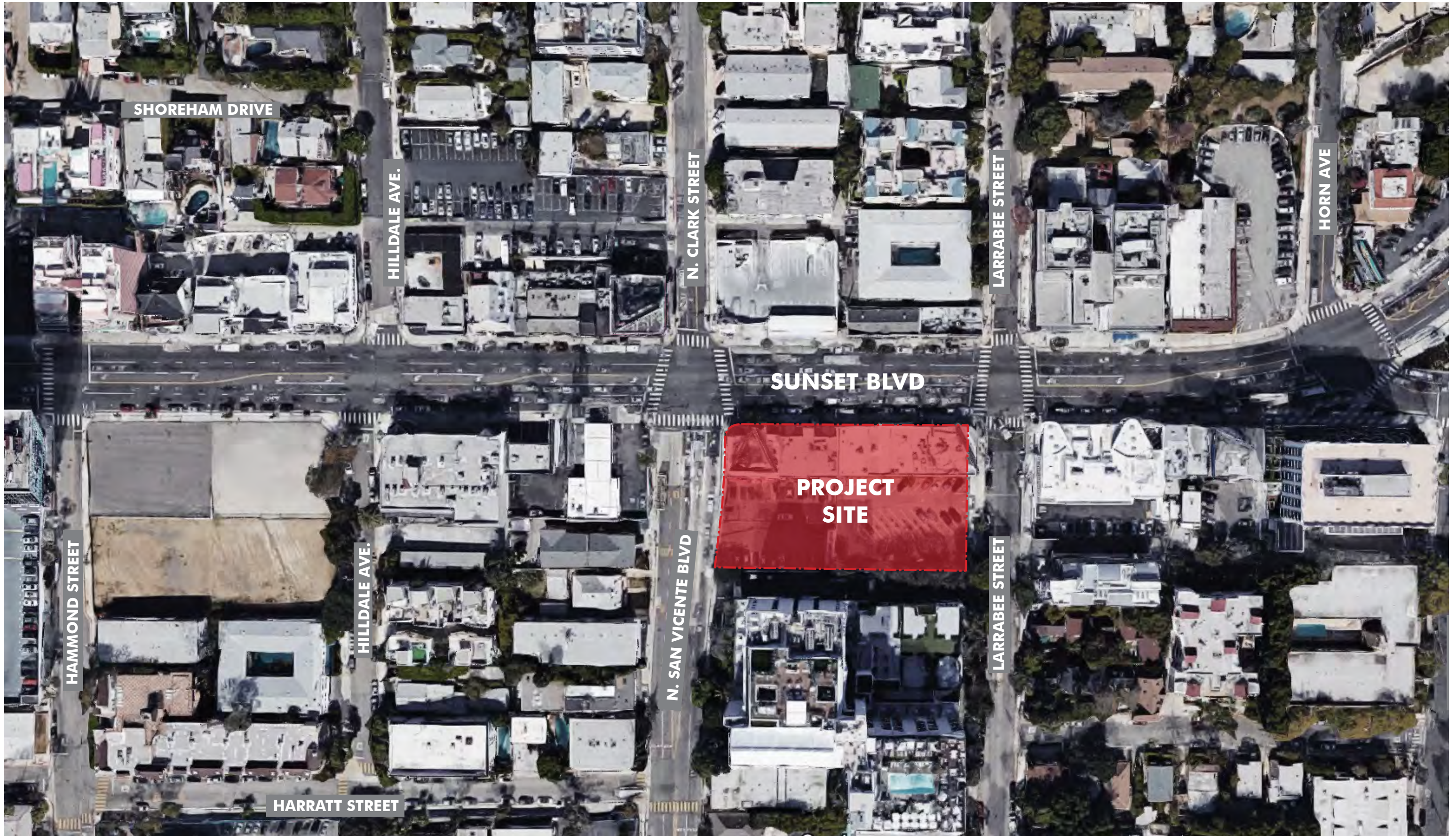
**SITE SURVEY**





# NEIGHBORHOOD PLAN / FIGURE GROUND MAP





SHOREHAM DRIVE

HILLDALE AVE.

N. CLARK STREET

LARRABEE STREET

HORN AVE

SUNSET BLVD

PROJECT SITE

HAMMOND STREET

HILLDALE AVE.

N. SAN VICENTE BLVD

LARRABEE STREET

HARRATT STREET

## AERIAL PHOTO

05

SCCD

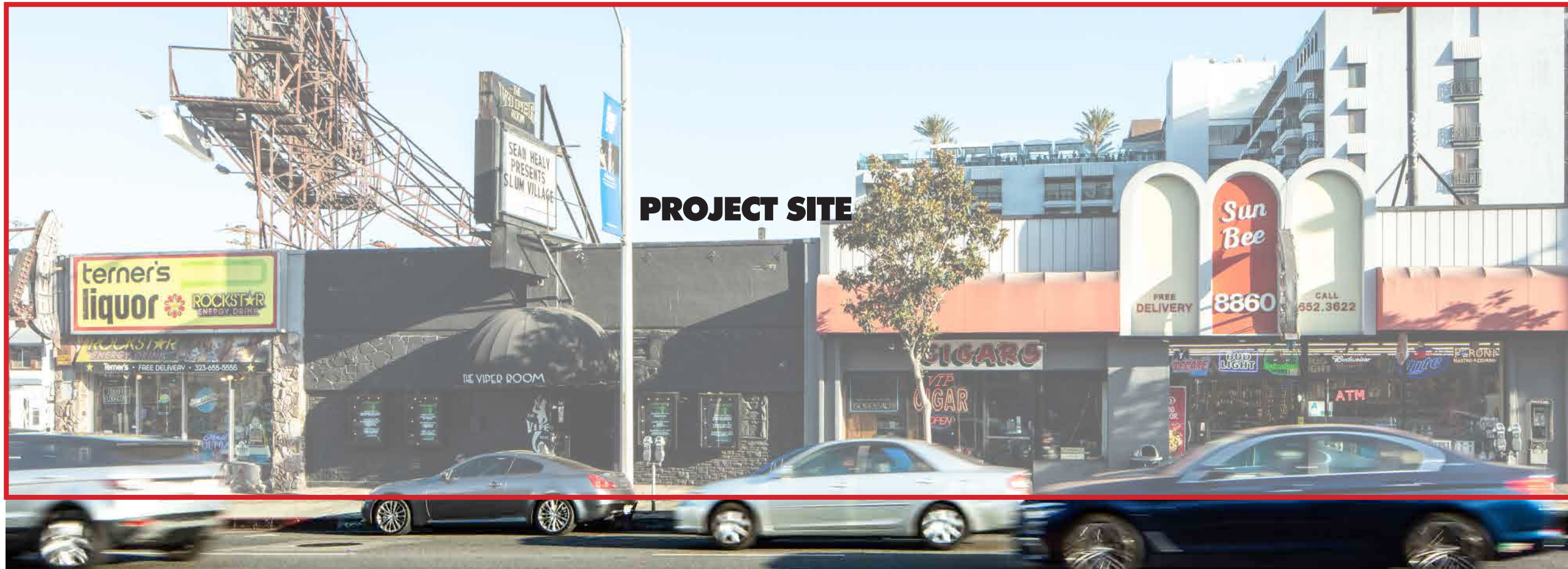
PLUS DEVELOPMENT

morphosis | KSA

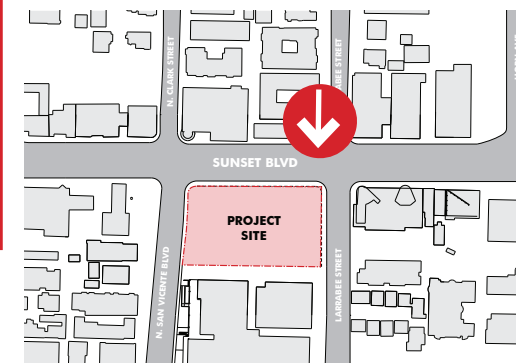
8850 Sunset Blvd, West Hollywood, CA 90069

City of West Hollywood Development Permit Submittal

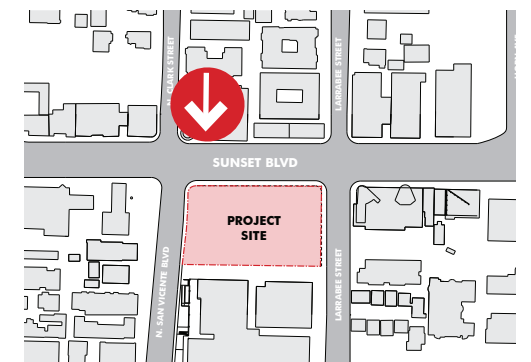
0 | 25ft | 50ft | 100ft



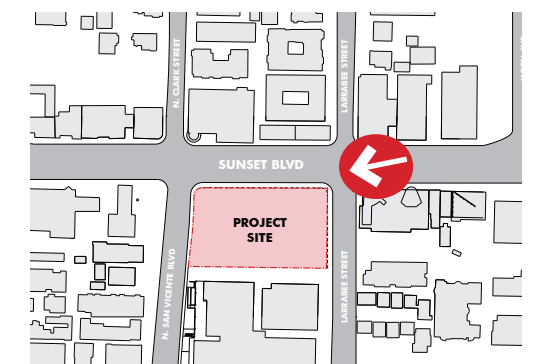
**PROJECT SITE**



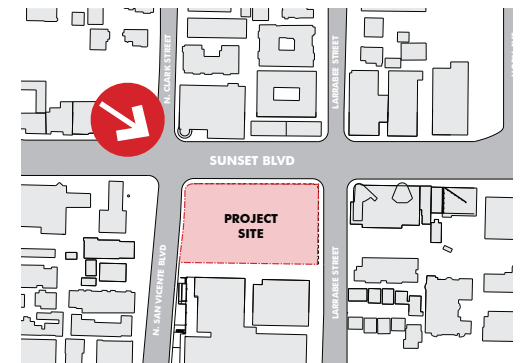
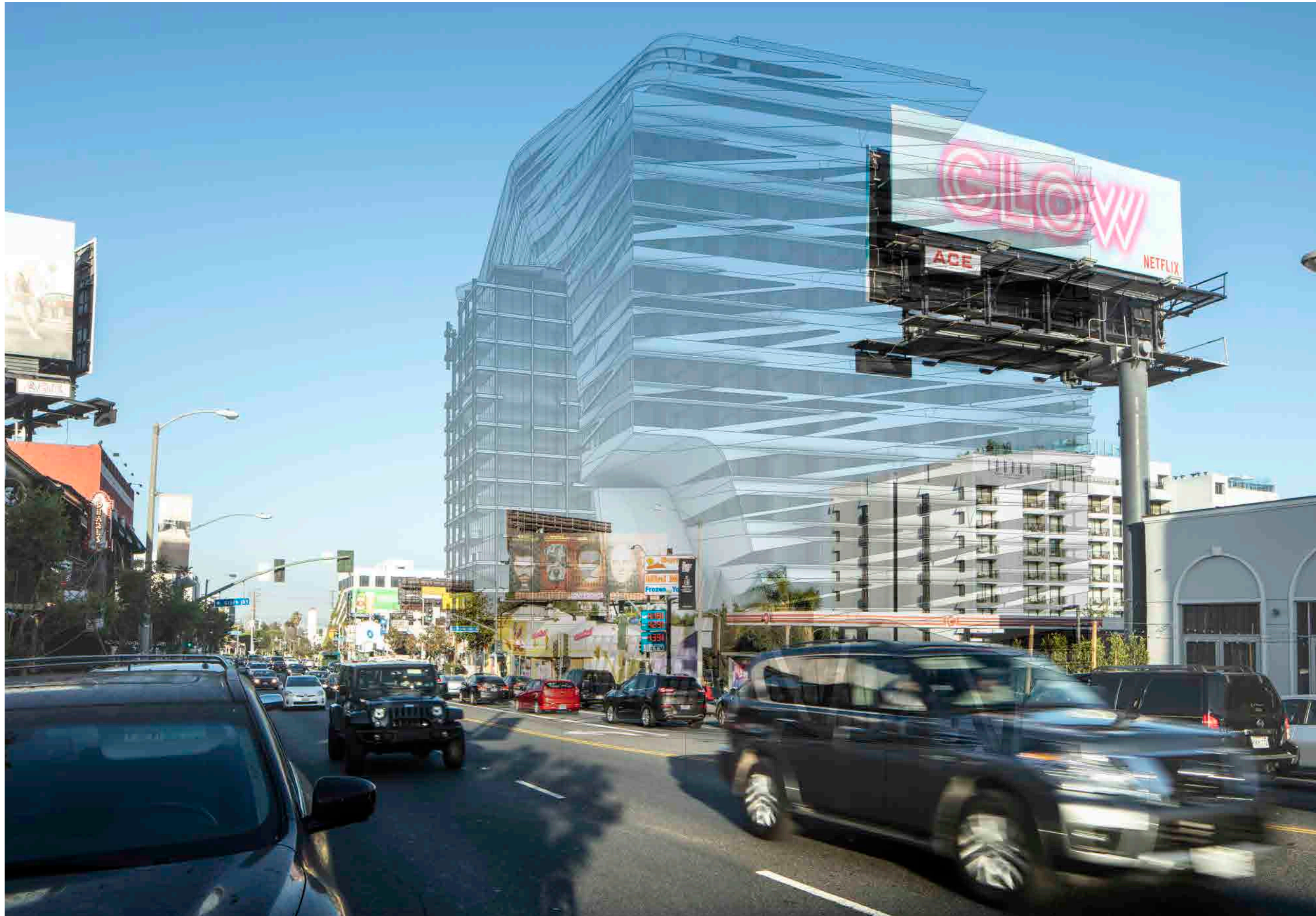
**PROJECT SITE**



**PHOTO MONTAGE**



## PHOTO MONTAGE



## PHOTO MONTAGE

08

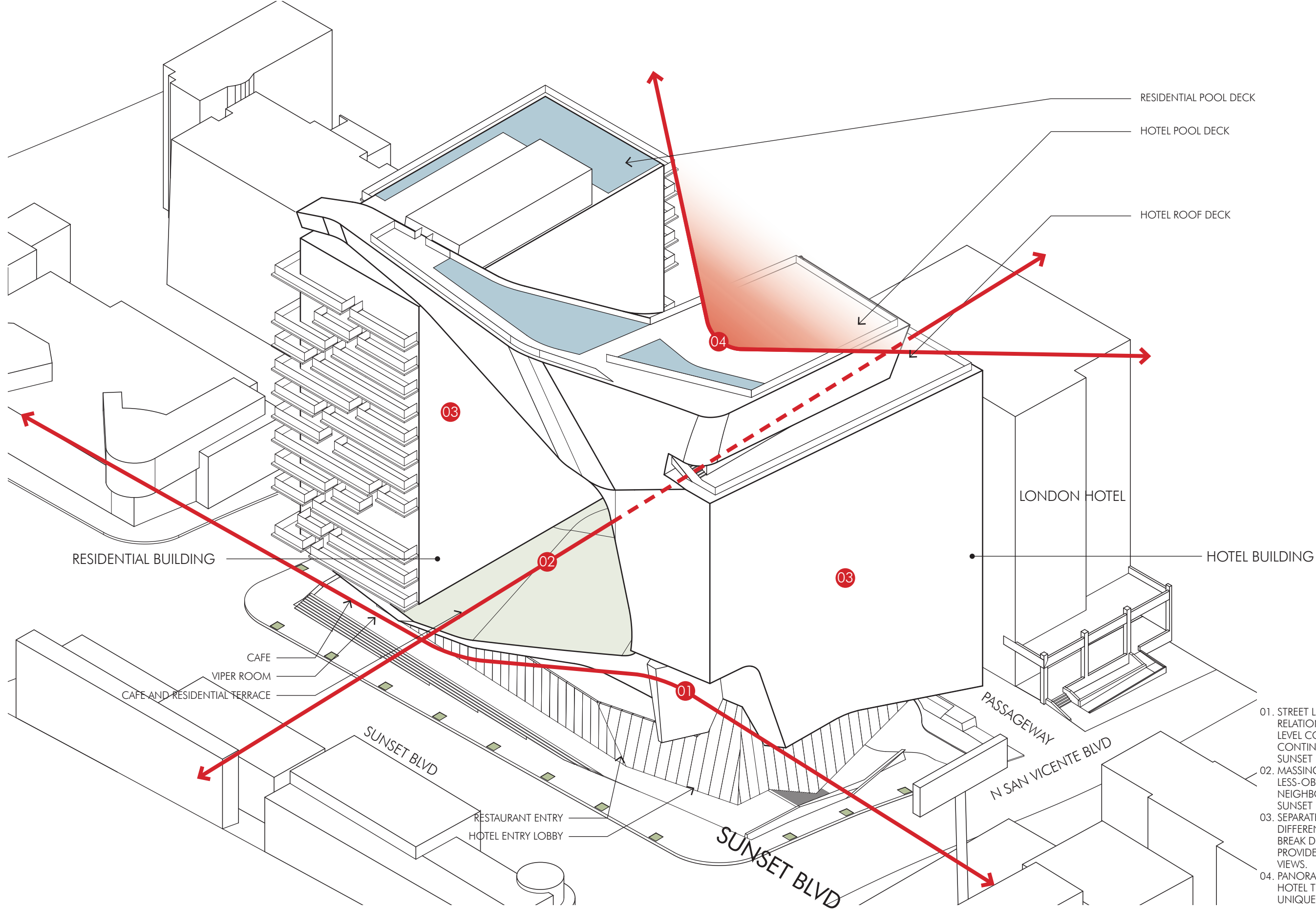
SCCD | D

PLUS DEVELOPMENT

8850 Sunset Blvd, West Hollywood, CA 90069

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City of West Hollywood Development Permit Submittal



RESIDENTIAL POOL DECK  
 HOTEL POOL DECK  
 HOTEL ROOF DECK

RESIDENTIAL BUILDING

LONDON HOTEL

HOTEL BUILDING

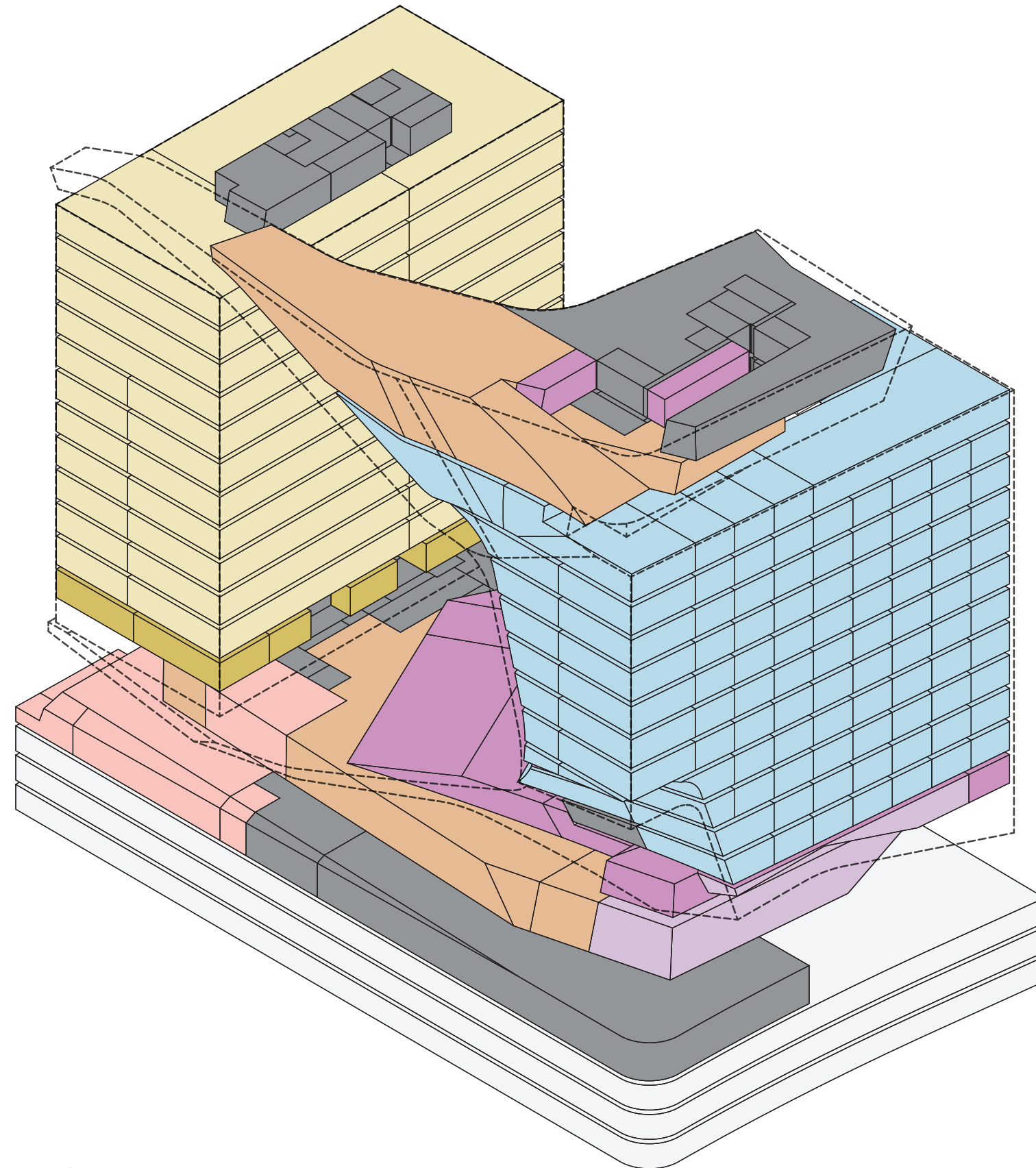
CAFE  
 VIPER ROOM  
 CAFE AND RESIDENTIAL TERRACE

RESTAURANT ENTRY  
 HOTEL ENTRY LOBBY

PASSAGEWAY  
 N SAN VICENTE BLVD

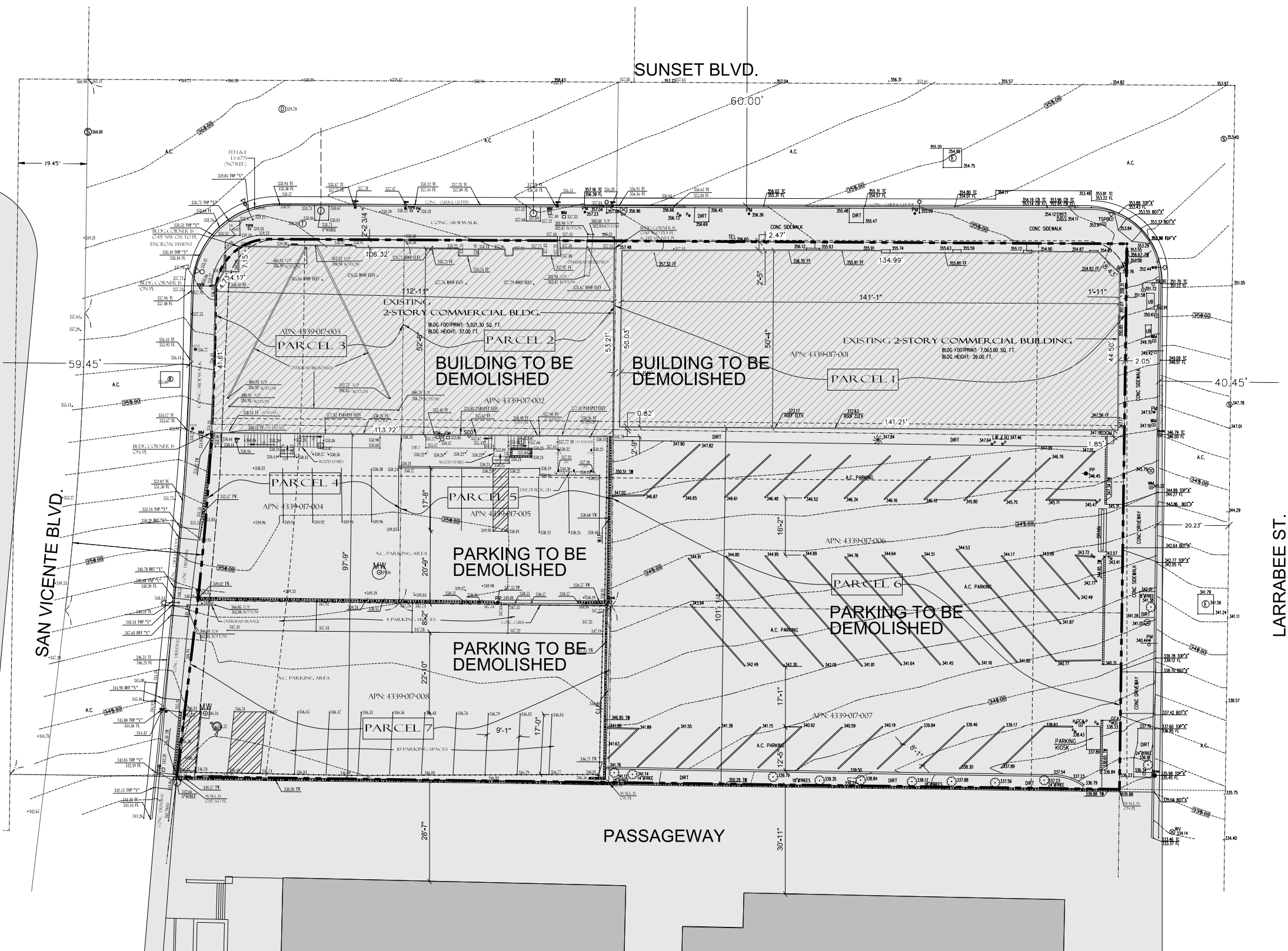
- 01. STREET LEVEL MASSING CREATES A SPACE IN RELATIONSHIP TO THE SURROUNDING LOW-LEVEL CONTEXT IN ORDER TO ENRICH THE CONTINUOUS PEDESTRIAN EXPERIENCE ALONG SUNSET BLVD.
- 02. MASSING IS SPLIT IN AN EFFORT TO PROVIDE LESS-OBTRUSIVE VIEWS FOR SURROUNDING NEIGHBORS, AND BETTER RELATE TO THE SUNSET BLVD STREET RHYTHM.
- 03. SEPARATED BUILDING MASSES RECEIVE DIFFERENTIATED MATERIAL PALETTES TO FURTHER BREAK DOWN THE BUILDING SCALE, AND PROVIDE FOR DIFFERENTIATED EXPERIENCE AND VIEWS.
- 04. PANORAMIC VIEWS FROM THE UPPERMOST HOTEL TERRACE AND POOL PROVIDE A UNIQUELY SUNSET STRIP EXPERIENCE.

# MASSING DIAGRAM



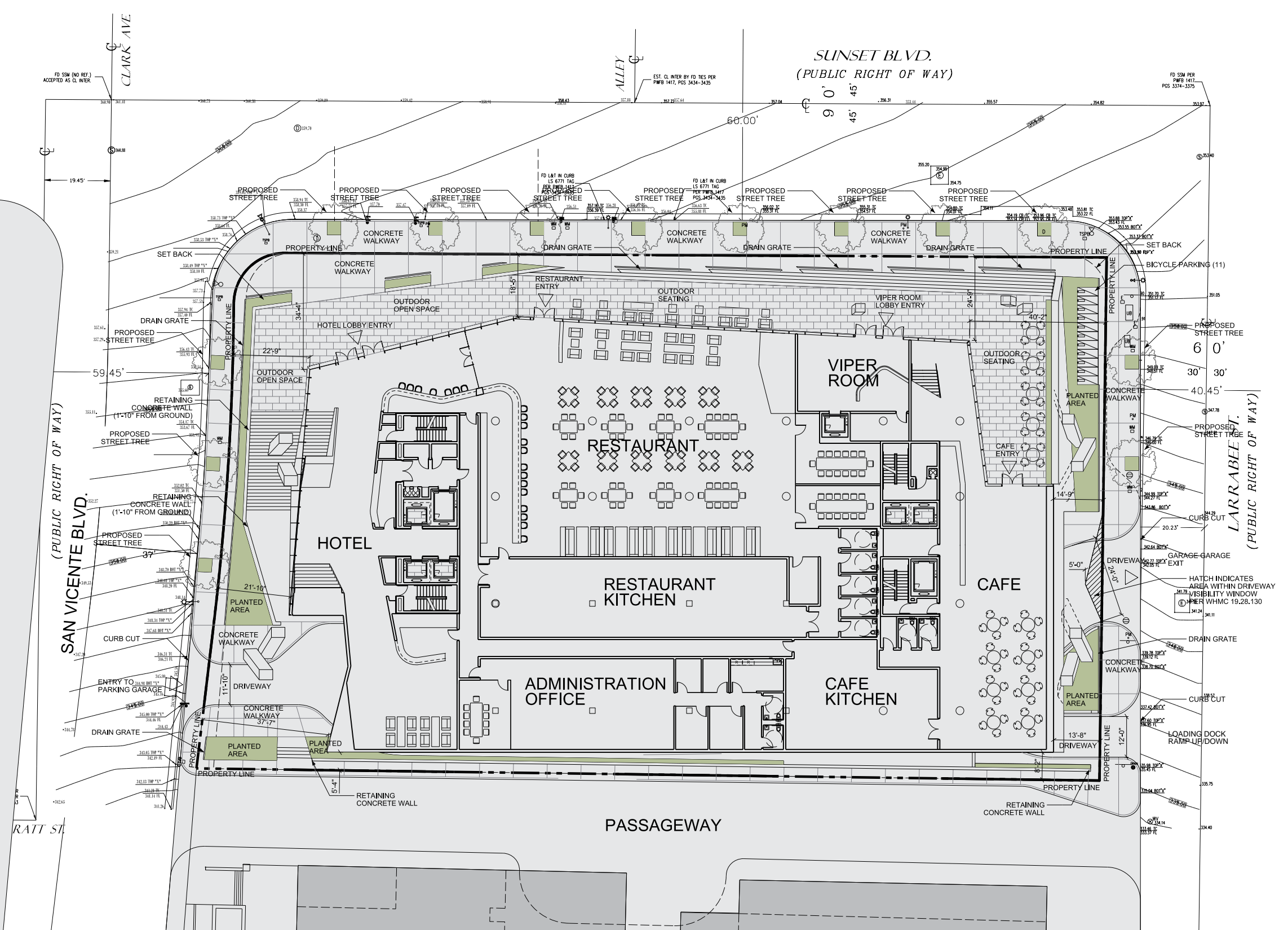
- HOTEL
- HOTEL LOBBY
- HOTEL ADMIN
- HOTEL AMENITIES
- RESIDENTIAL
- RESIDENTIAL - INCOME RESTRICTED APARTMENTS
- VIPER ROOM
- RESTAURANT / CAFE
- PARKING
- B.O.H

# PROGRAM DIAGRAM



# EXISTING SITE AND DEMOLITION PLAN

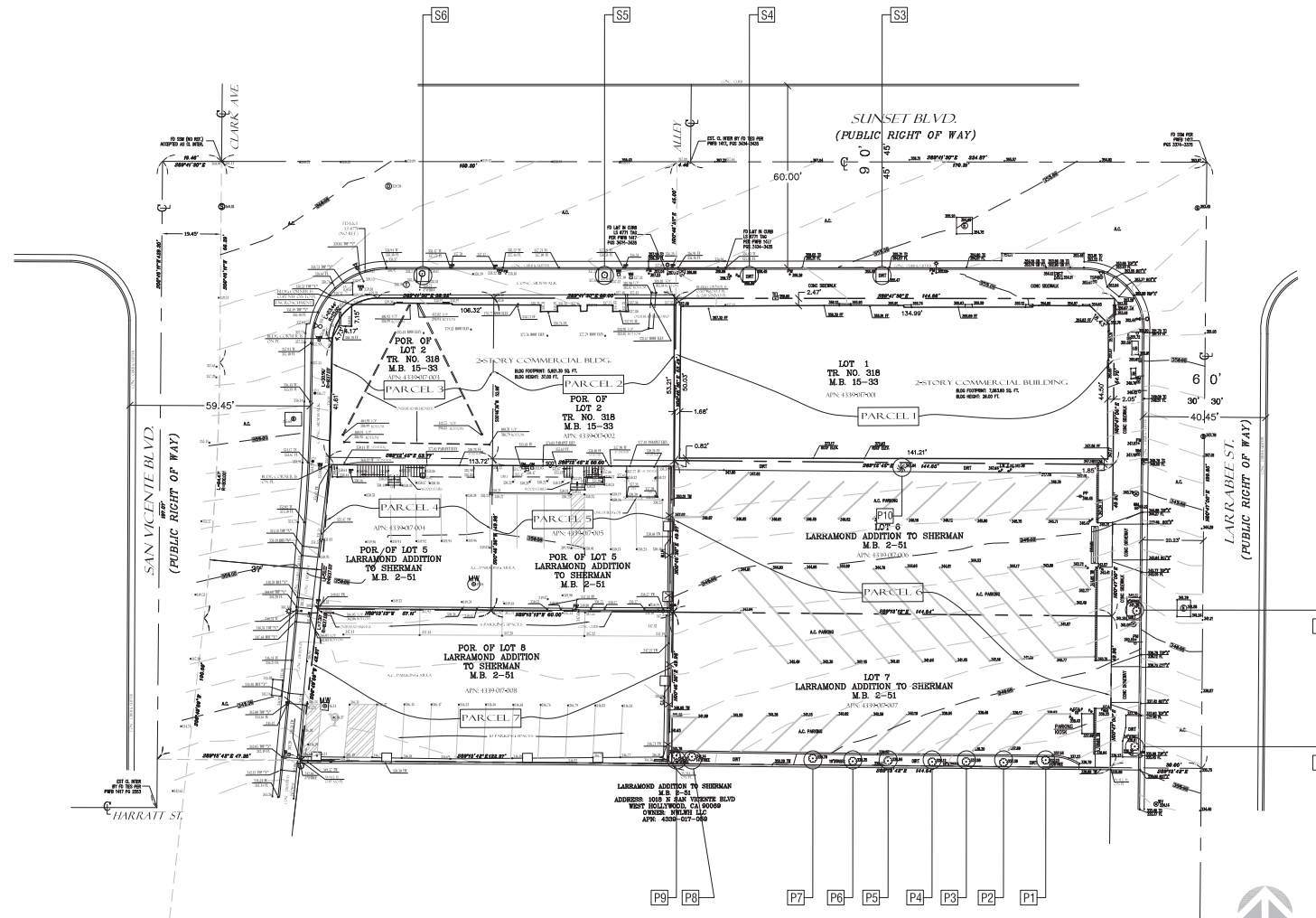




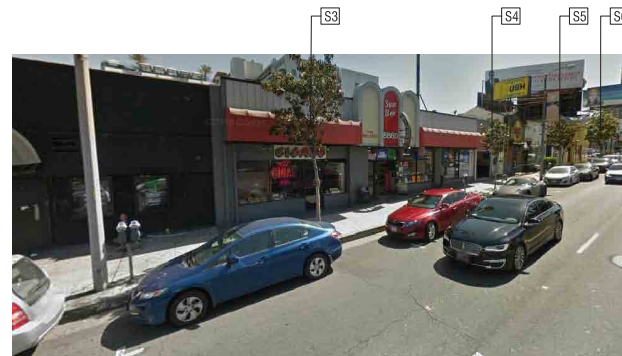
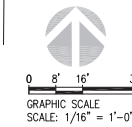
**PROPOSED SITE PLAN**

PROJECT TREE INVENTORY

PROPERTY TREES	SIZE (DIA.)	COMMENT
P1	EUCALYPTUS TREE 24"	REMOVE
P2	EUCALYPTUS TREE 18"	REMOVE
P3	EUCALYPTUS TREE 18"	REMOVE
P4	EUCALYPTUS TREE 18"	REMOVE
P5	EUCALYPTUS TREE 18"	REMOVE
P6	EUCALYPTUS TREE 18"	REMOVE
P7	EUCALYPTUS TREE 18"	REMOVE
P8	EUCALYPTUS TREE 14"	REMOVE
P9	EUCALYPTUS TREE 18"	REMOVE
P10	PALM TREE 16"	REMOVE
STREET TREES (PARKWAY)		
S1	FIGUS TREE 24"	REMOVE
S2	CHINESE FLAME TREE 8"	REMOVE
S3	MAGNOLIA TREE 8"	REMOVE
S4	MAGNOLIA TREE 8"	REMOVE
S5	MAGNOLIA TREE 8"	REMOVE
S6	MAGNOLIA TREE 8"	REMOVE



LEVEL 01 - LANDSCAPE DEMOLITION PLAN



SUNSET BLVD VIEW LOOKING WEST



LARRABEE STREET VIEW LOOKING SOUTH

**LD-1.0 LANDSCAPE DEMO**



LOMANDRA 'LIME TUFF'  
DWARF MAT RUSH

DIETES GRANDIFLORA 'VARIEGATA'  
VARIEGATED FORTNIGHT LILY



PLANTER WITH MASS OF DIETES GR.



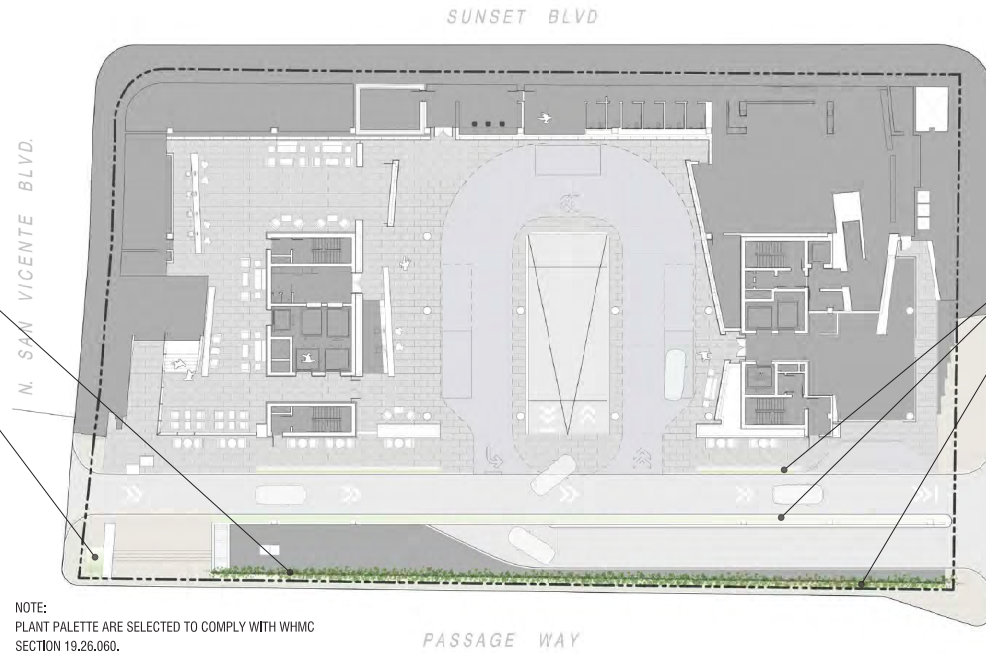
PRIVACY WALL WITH FICUS VINE PLANTING



WALL WITH CLIMBING BOSTON IVY  
PLANT PALETTE

PRIVACY WALL VINE PLANTING:  
FICUS RAPENS 5gc @ 48" O.C. &  
PARTHENOISSUS TRICUSPIDATA  
5g @ 48" O.C.  
(ALTERNATE PLACEMENT)

PLANTER WITH DIETES  
GRANDIFLORA 'VARIEGATA'  
5gc @ 24" O.C.

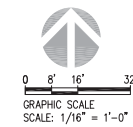


NOTE:  
PLANT PALETTE ARE SELECTED TO COMPLY WITH WHMIC  
SECTION 19.26.060.

LEVEL B1 - LANDSCAPE PLAN

LEVEL B-1 IRRIGATION :  
AREA: 725 SQ. FT.  
IRRIGATION TYPE: DRIP SYSTEM  
NUMBER OF ZONES: TOTAL OF 4 ZONES

SINGLE MASS OF:  
OPTION #1 =  
LOMANDRA 'LIME TUFF'  
5gc @ 24" O.C.  
  
OPTION #2 =  
HELICTOTRICHON  
SEMPERVIRENS  
5gc @ 24" O.C.  
  
OPTION #3 =  
FESTUCA OVINA GLAUCA  
1gc @ 12" O.C.



HAKONECHLOA MACRA  
JAPANESE FOREST GRASS



OPHIOPOGON FORMOSANUM  
TAIWAN MONDO GRASS



ASPIDISTRA ELATIOR  
CAST IRON PLANT



PARTHENOISSUS TRICUSPIDATA  
BOSTON IVY

FICUS REPENS  
CREEPING FIG

LP-1.0 B-1 LEVEL



KOELREUTERIA PANICULATA  
GOLDEN RAIN TREE

GEIJERA PARVIFLORA  
AUSTRALIAN WILLOW

TIPUANA TIPU  
TIPU TREE



COLEONEMA PULCHELLUM 'SUNSET GOLD'  
GOLDEN BREATH OF HEAVEN



WESTRINGIA FRUTICOSA 'MORNING LIGHT'  
COAST ROSEMARY



RHAMPHIOLEPIS UMBELLATA MINOR  
DWARF YEDDO HAWTHORN

STREET TREES (SUNSET BLVD)  
TIPUANA TIPU  
8 - 36" BOX

STREET TREES (SAN VICENTE)  
KOELREUTERIA PANICULATA  
3 - 36" BOX

SINGLE MASS OF:  
OPTION #1 =  
COLEONEMA PULCHELLUM  
5gc @ 24" O.C.  
OPTION #2 =  
WESTRINGIA FRUTICOSA  
5gc @ 24" O.C.  
OPTION #3 =  
RHAMPHIOLEPIS UMBELLATA  
5gc @ 24" O.C.

STREET TREES (LARRABEE)  
GEIJERA PARVIFLORA  
2 - 36" BOX

SINGLE MASS OF:  
OPTION #1 =  
CHONDROPETALUM TECTORUM  
5gc @ 24" O.C.  
OPTION #2 =  
CAREX BUCHANANII  
5gc @ 16" O.C.  
OPTION #3 =  
LOMANDRA 'LIME TUFF'  
5gc @ 24" O.C.



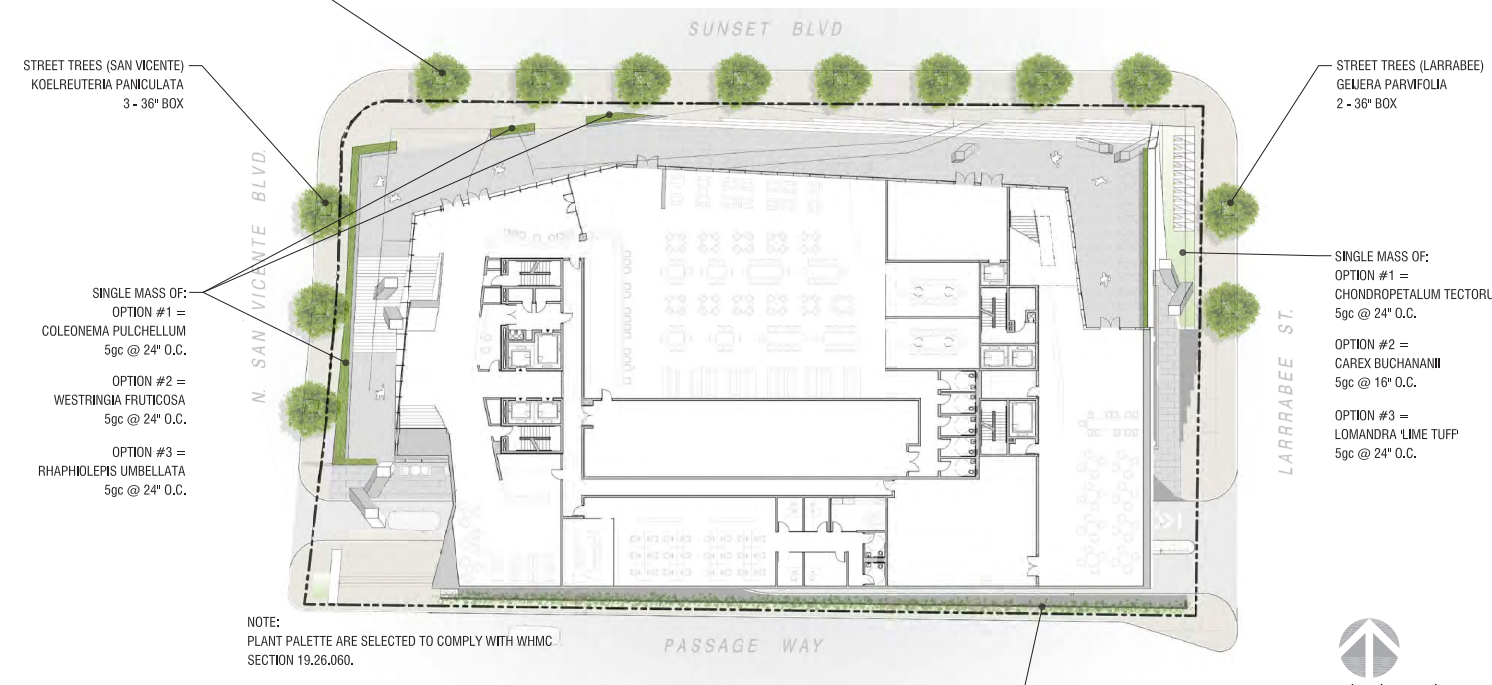
CHONDROPETALUM TECTORUM  
SMALL CAPE RUSH



CAREX BUCHANANII 'RED ROOSTER'  
RED ROOSTER SEDGE



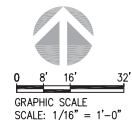
LOMANDRA 'LIME TUFF'  
DWARF MAT RUSH



LEVEL 01 - LANDSCAPE PLAN

NOTE:  
PLANT PALETTE ARE SELECTED TO COMPLY WITH WHMC  
SECTION 19.26.060.

PRIVACY WALL VINE PLANTING:  
FICUS RAPENS 5gc @ 48" O.C. &  
PARTHENOISSUS TRICUSPIDATA  
5g @ 48" O.C.  
(ALTERNATE PLACEMENT)



LEVEL 01 IRRIGATION :  
AREA: 1184 SQ. FT.  
IRRIGATION TYPE: DRIP SYSTEM (SHRUBS) TREES (BUBLER)  
NUMBER OF ZONES: TOTAL OF 6 ZONES (3-TREES), (3-SHRUBS)



PARTHENOISSUS TRICUSPIDATA  
BOSTON IVY

FICUS REPENS  
CREEPING FIG

LP-2.0 GROUND LEVEL

PALETTE 1: SUCCULENTS WITH GRASSES



SENECIO VITALIS  
NARROW LEAF CHALKSTICKS  
1gc @ 16" O.C.



FESTUCA GLAUCA 'ELIJAH BLUE'  
BLUE FESCUE GRASS  
1 gc @ 12" O.C.



GREVILLEA LANIGERA 'PROSTATA'  
PROSTRATE WOOLLY GREVILLEA  
1 gc @ 16" O.C.

PALETTE 2: SPREADING GROUNDCOVERS



ACACIA REDOLENS 'LOW BOY'  
PROSTRATE ACACIA  
1 gc @ 24" O.C.



JUNIPERUS HORIZ. 'HUGHES'  
HUGHES JUNIPER  
1 gc @ 24" O.C.



ARCTOSTAPHYLOS 'EMERALD CPT'  
CARPET MANZANITA  
1 gc @ 24" O.C.



ARBUTUS MARINA MULTI  
STRAWBERRY TREE



DOMBEYA WALLICHII  
PINK BALL TREE

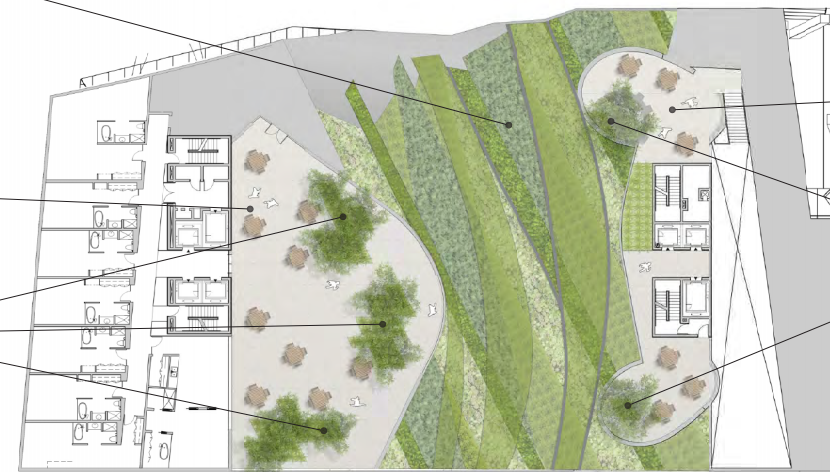


TIPUANA TIPU  
TIPU TREE

- GROUND COVER:
- OPTION #1 = PALETTE 1  
SUCCULENT WITH GRASSES
- OPTION #2 = PALETTE 2  
SPREADING GROUND COVER
- OPTION #3 = PALETTE 3  
VARIATIONS OF GREEN SHRUBS
- OPTION #4 = PALETTE 4  
GRASS QUILT

- TERRACE PAVING:
- ECO OUTDOOR PAVERS
- MATERIAL: GRANITE
- COLOR: BUFALLO
- FINISH: HAMMERED

- TERRACE SHADE TREES
- OPTIONS:
- 36" BOX ARBUTUS MARINA
- 36" BOX TIPU TREE
- 36" BOX DOMBEYA WALLICHII



- TERRACE PAVING:
- ECO OUTDOOR PAVERS
- MATERIAL: GRANITE
- COLOR: BUFALLO
- FINISH: HAMMERED

- TERRACE SHADE TREES
- OPTIONS:
- 36" CERCIIDIUM
- 36" OLEA EUROPAEA



CERCIIDIUM 'DESERT MUSEUM'  
DESERT MUSEUM PALO VERDE

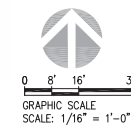


OLEA EUROPAEA WILSONII  
FRUITLESS OLIVE TREE

NOTE:  
PLANT PALETTE ARE SELECTED TO COMPLY WITH WHMC  
SECTION 19.26.060.

LEVEL 02 & 03 & 04 - LANDSCAPE PLAN

LEVEL 03 & 04 IRRIGATION :  
AREA: 8,990 SQ. FT.  
IRRIGATION TYPE: DRIP SYSTEM (SHRUBS) TREES (BUBLER)  
NUMBER OF ZONES: TOTAL OF 15 ZONES (2-TREES), (13-SHRUBS/GROUND COVER)



ECO OUTDOOR PAVER  
GRANITE w/ HAMMERED FINISH

PALETTE 3: VARIATIONS OF GREEN SHRUBS



ACACIA COGNATA 'COUSIN ITT'  
LITTLE RIVER WATTLE  
5 gc @ 30" O.C.



WESTRINGIA FRUT. 'GREY BOX'  
DWARF COAST ROSEMARY  
5 gc @ 30" O.C.



COLEONEMA P. 'SUNSET GOLD'  
GOLDEN BREATH OF HEAVEN  
5 gc @ 30" O.C.



PITT. TOB. 'WHEELER'S DWARF'  
DWARF MOCK ORANGE  
5 gc @ 30" O.C.

PALETTE 4: GRASS QUILT



LOMANDRA 'LIME TUFF'  
DWARF MAT RUSH  
5 gc @ 24" O.C.



CHONDROPETALUM TECTORUM  
SMALL CAPE RUSH  
5 gc @ 36" O.C.



DIANELLA REV. 'LITTLE REV'  
LITTLE REV FLAX LILY  
5 gc @ 16" O.C.



JUNCUS PATENS  
CALIFORNIA GRAY RUSH  
5 gc @ 24" O.C.

LP-3.0 TERRACE LEVEL



DIETES GRANDIFLORA 'VARIEGATA'  
VARIEGATED FORTNIGHT LILY  
5gc @24" O.C.



DIETES BICOLOR  
FORTNIGHT LILY  
5gc @24" O.C.



WESTRINGIA FRUTICOSA  
WESTCOAST ROSEMARY  
5gc @24" O.C.

DIETES GRANDIFLORA  
'VARIEGATA'  
DIETES BICOLOR

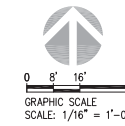


GROUND COVER  
PLANTS (SHADE)

PALM TREES (SHORT)

NOTE:  
PLANT PALETTE ARE SELECTED TO COMPLY WITH WHMC  
SECTION 19.26.060.

ROOF LEVEL - LANDSCAPE PLAN



ROOF LEVEL IRRIGATION :  
AREA: 1,520 SQ. FT.  
IRRIGATION TYPE: DRIP SYSTEM (SHRUBS) TREES (BUBLER)  
NUMBER OF ZONES: TOTAL OF 6 ZONES (2-TREES), (4-SHRUBS/GROUND COVER)



SASA PYGMAEA  
DWARF BAMBOO  
5gc @24" O.C.



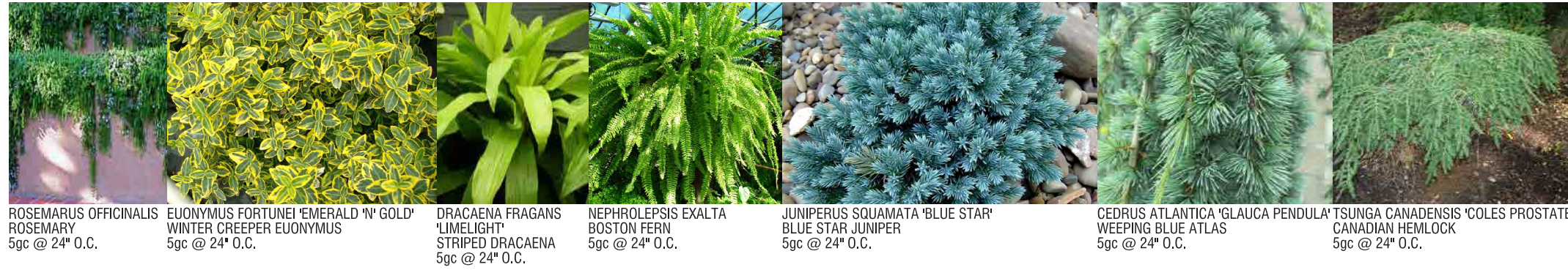
BRAHEA ARMATA  
BLUE HESPER PALM  
24" BOX



CYCAS REVOLUTA  
SAGO PALM  
24" BOX

LP-4.0 ROOF/POOL LEVEL

**BUILDING FACADE PLANTING PALETTE**



ROSEMARUS OFFICINALIS  
ROSEMARY  
5gc @ 24" O.C.

EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'  
WINTER CREEPER EUONYMUS  
5gc @ 24" O.C.

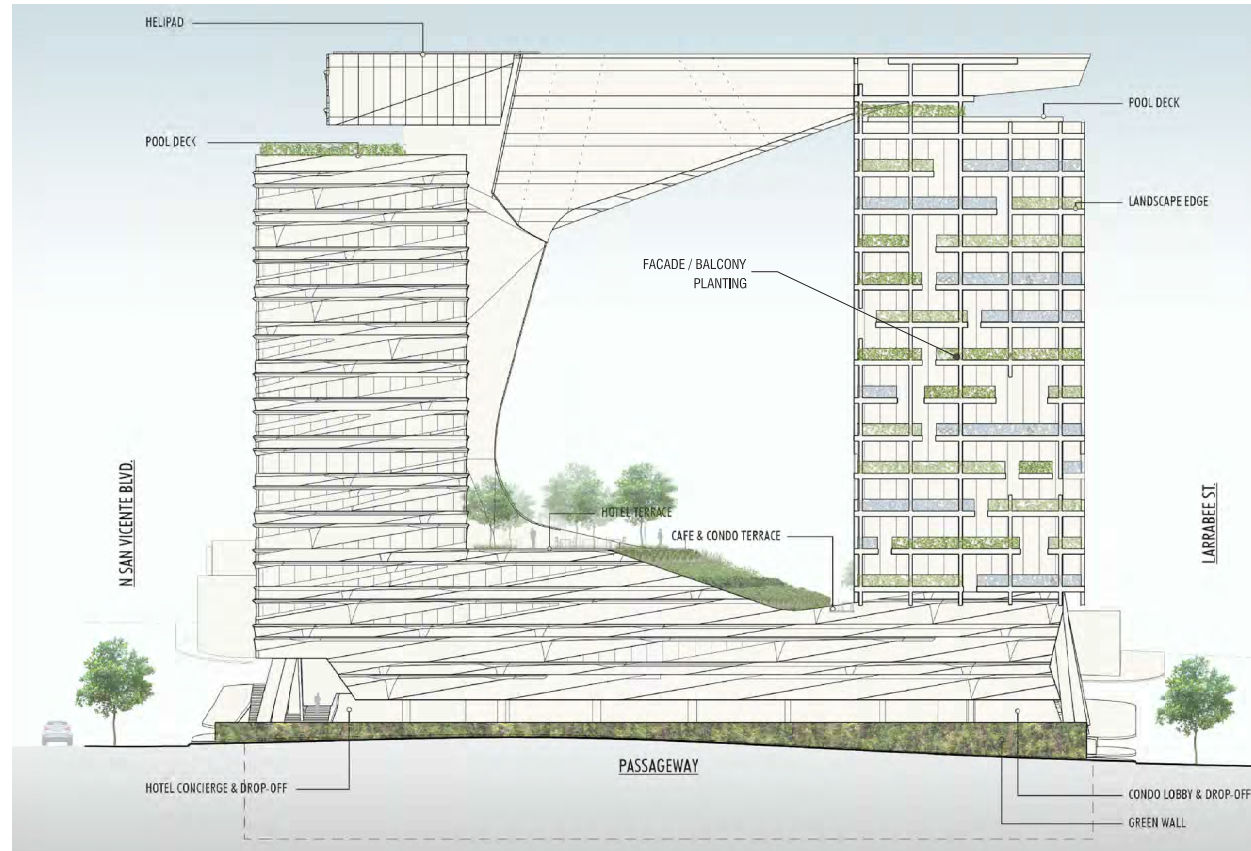
DRACAENA FRAGANS  
'LIMELIGHT'  
STRIPED DRACAENA  
5gc @ 24" O.C.

NEPHROLEPSIS EXALTA  
BOSTON FERN  
5gc @ 24" O.C.

JUNIPERUS SQUAMATA 'BLUE STAR'  
BLUE STAR JUNIPER  
5gc @ 24" O.C.

CEDRUS ATLANTICA 'GLAUCA PENDULA'  
WEeping BLUE ATLAS  
5gc @ 24" O.C.

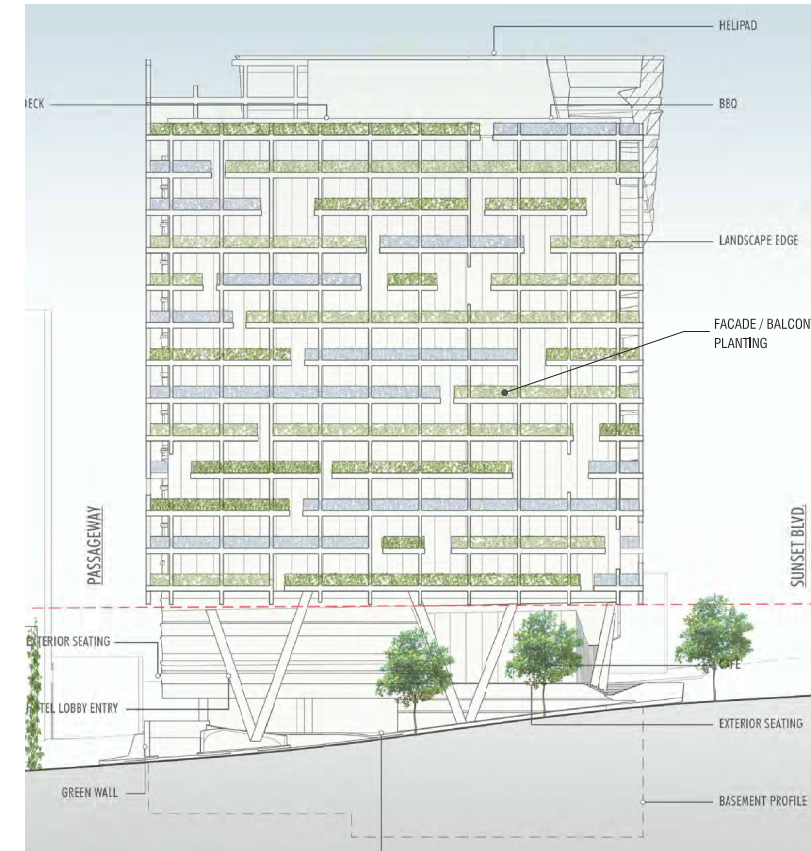
TSUNGA CANADENSIS 'COLES PROSTATE'  
CANADIAN HEMLOCK  
5gc @ 24" O.C.



**SOUTH ELEVATION**

FACADE PLANTER IRRIGATION :  
AREA: 448 SQ. FT. PER LEVEL (13 TOTAL LEVEL)  
IRRIGATION TYPE: DRIP SYSTEM  
NUMBER OF ZONES: TOTAL OF 4 ZONES (PER LEVEL)

NOTE:  
PLANT PALETTE ARE SELECTED TO COMPLY WITH WHMC  
SECTION 19.26.060.



**EAST ELEVATION**

**BUILDING FACADE PLANTING PALETTE**



FIGUS REPENS  
CREEPING FIG  
5gc @ 24" O.C.

PORTULACARIA AFRA  
ELEPHANT BUSH  
5gc @ 24" O.C.

PELLAEA ROTUNDIFOLIA  
BUTTON FERN  
5gc @ 24" O.C.

LYSIMACHIA NUMMULARIA 'AUREA'  
GOLDEN CREEPING JENNY  
5gc @ 24" O.C.

ASPARAGUS DENSIFLORUS  
'SPRENGERI'  
SPRENGERI FERN

SOLEIROLIA SOLEIROLII  
BABY TEARS

DICHONDRA ARGENTEA  
'SILVER FALLS'  
SILVER FALLS DICONDRA  
5gc @ 24" O.C.

EPIPREMNUM AUREUM  
POTHOS 'PEARLS AND JADE'  
5gc @ 24" O.C.

**LP-5.0 EXTERIOR ELEVATION**



ROSEMARUS OFFICINALIS  
ROSEMARY  
5gc @ 24" O.C.

EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'  
WINTER CREEPER EUONYMUS  
5gc @ 24" O.C.

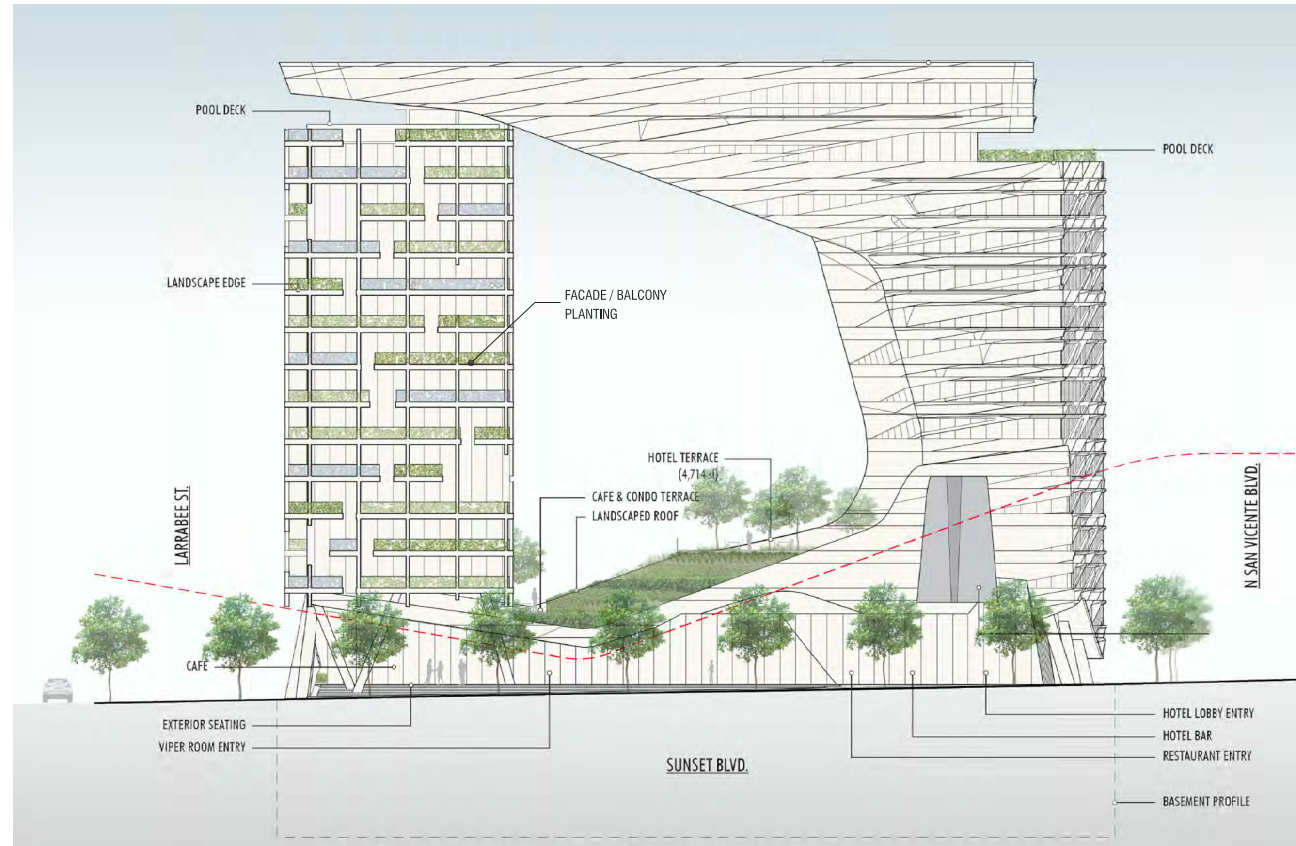
DRACAENA FRAGANS  
'LIMELIGHT'  
STRIPED DRACAENA  
5gc @ 24" O.C.

NEPHROLEPSIS EXALTA  
BOSTON FERN  
5gc @ 24" O.C.

JUNIPERUS SQUAMATA 'BLUE STAR'  
BLUE STAR JUNIPER  
5gc @ 24" O.C.

CEDRUS ATLANTICA 'GLAUCA PENDULA'  
WEEPING BLUE ATLAS  
5gc @ 24" O.C.

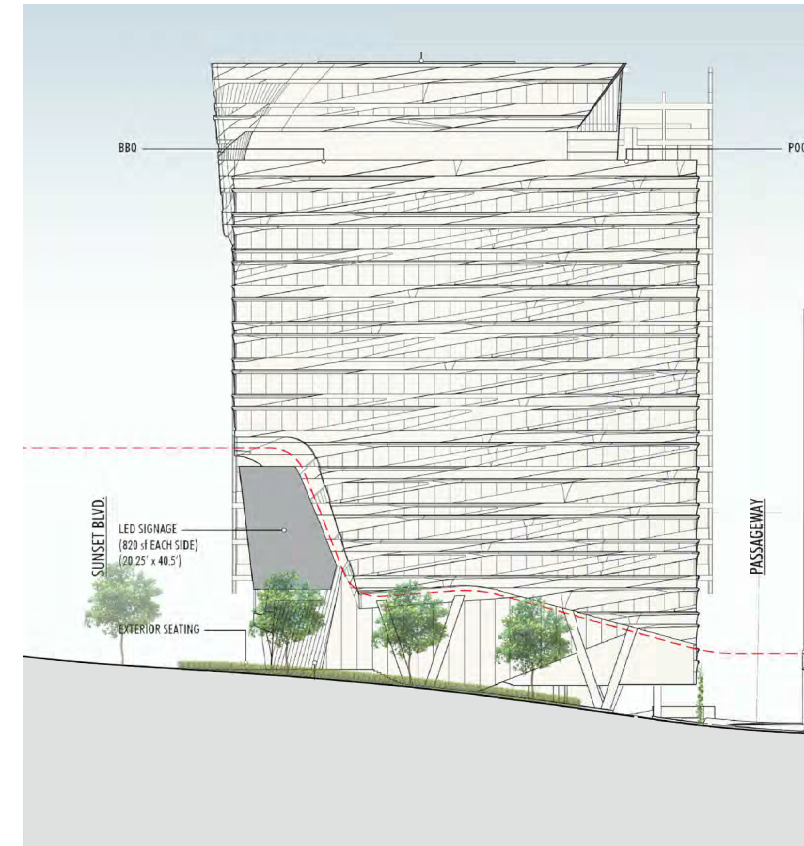
TSUNGA CANADENSIS 'COLES PROSTATE'  
CANADIAN HEMLOCK  
5gc @ 24" O.C.



NORTH ELEVATION

FACADE PLANTER IRRIGATION :  
AREA: 448 SQ. FT. PER LEVEL (13 TOTAL LEVEL)  
IRRIGATION TYPE: DRIP SYSTEM  
NUMBER OF ZONES: TOTAL OF 4 ZONES (PER LEVEL)

NOTE:  
PLANT PALETTE ARE SELECTED TO COMPLY WITH WHMC  
SECTION 19.26.060.



WEST ELEVATION



FICUS REPENS  
CREEPING FIG  
5gc @ 24" O.C.

PORTULACARIA AFRA  
ELEPHANT BUSH  
5gc @ 24" O.C.

PELLAEA ROTUNDIFOLIA  
BUTTON FERN  
5gc @ 24" O.C.

LYSIMACHIA NUMMULARIA 'AUREA'  
GOLDEN CREEPING JENNY  
5gc @ 24" O.C.

ASPARAGUS DENSIFLORUS  
'SPRENGERI'  
SPRENGERI FERN

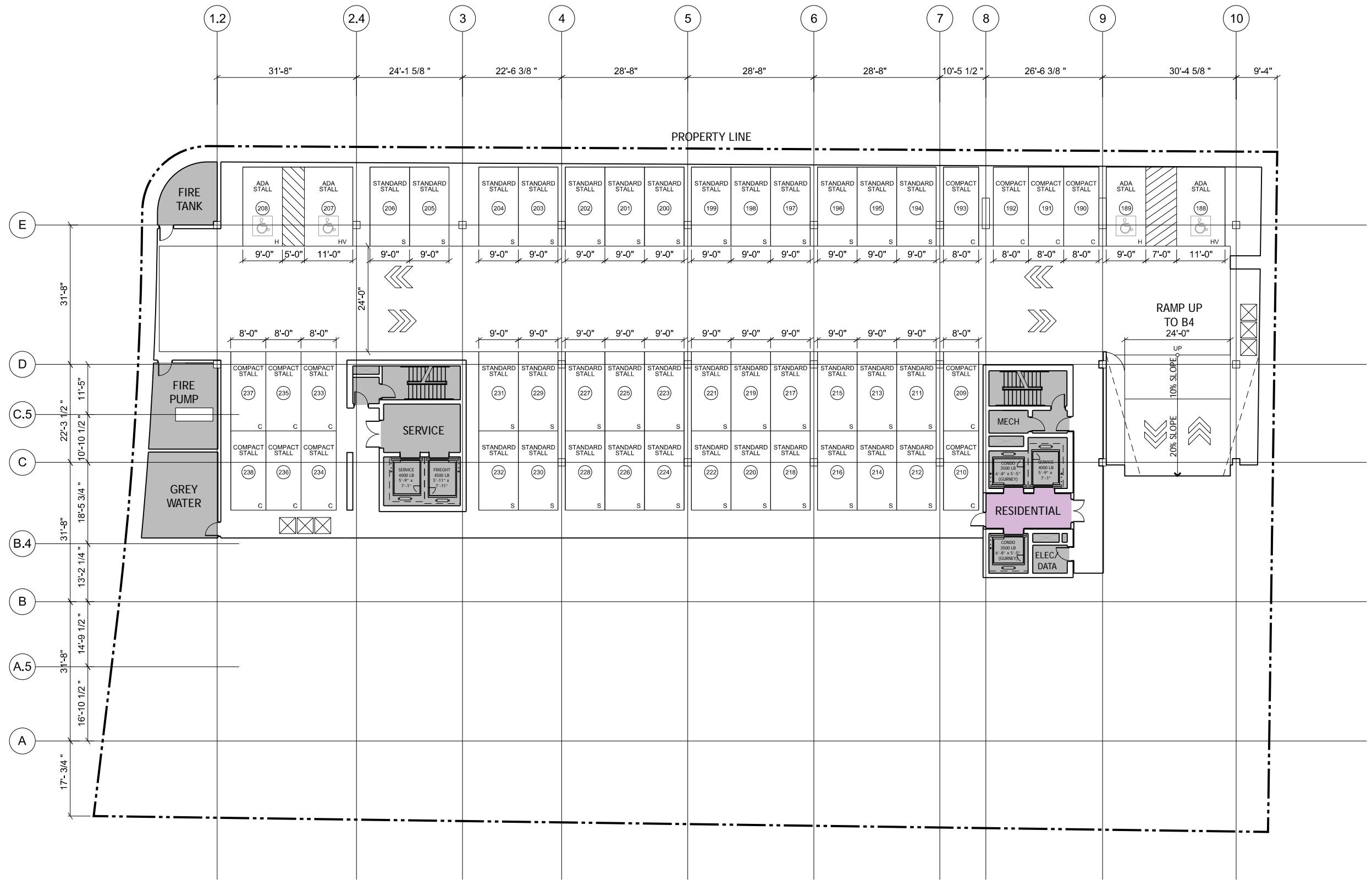
SOLEIROLIA SOLEIROLII  
BABY TEARS

DICHONDRA ARGENTEA  
'SILVER FALLS'  
SILVER FALLS DICONDRA  
5gc @ 24" O.C.

EPIPREMNUM AUREUM  
POTHOS 'PEARLS AND JADE'  
5gc @ 24" O.C.

## LP-6.0 EXTERIOR ELEVATION





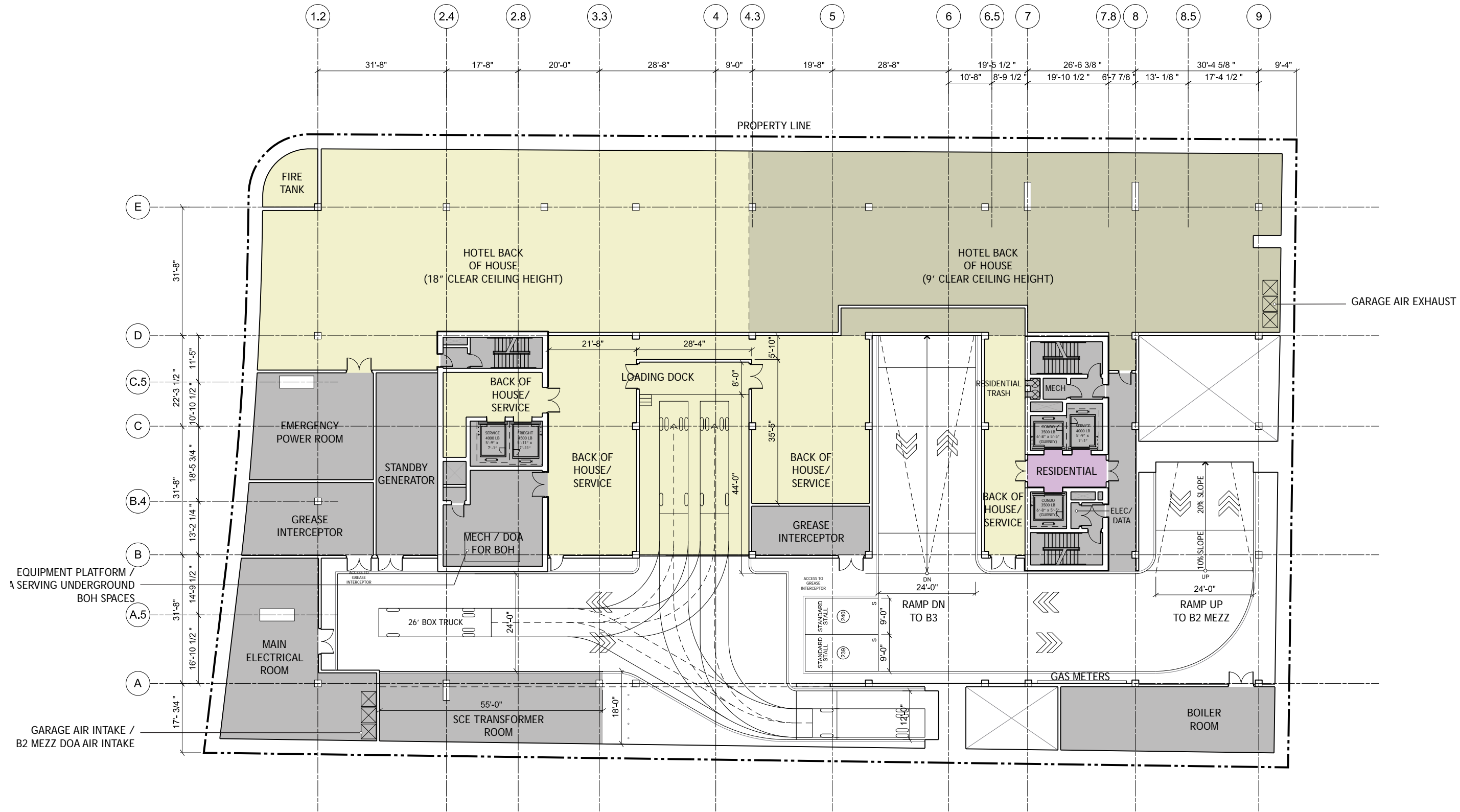
# PARKING PLAN - B5



# PARKING PLAN - B4



# PARKING PLAN - B3



# PARKING PLAN - B2