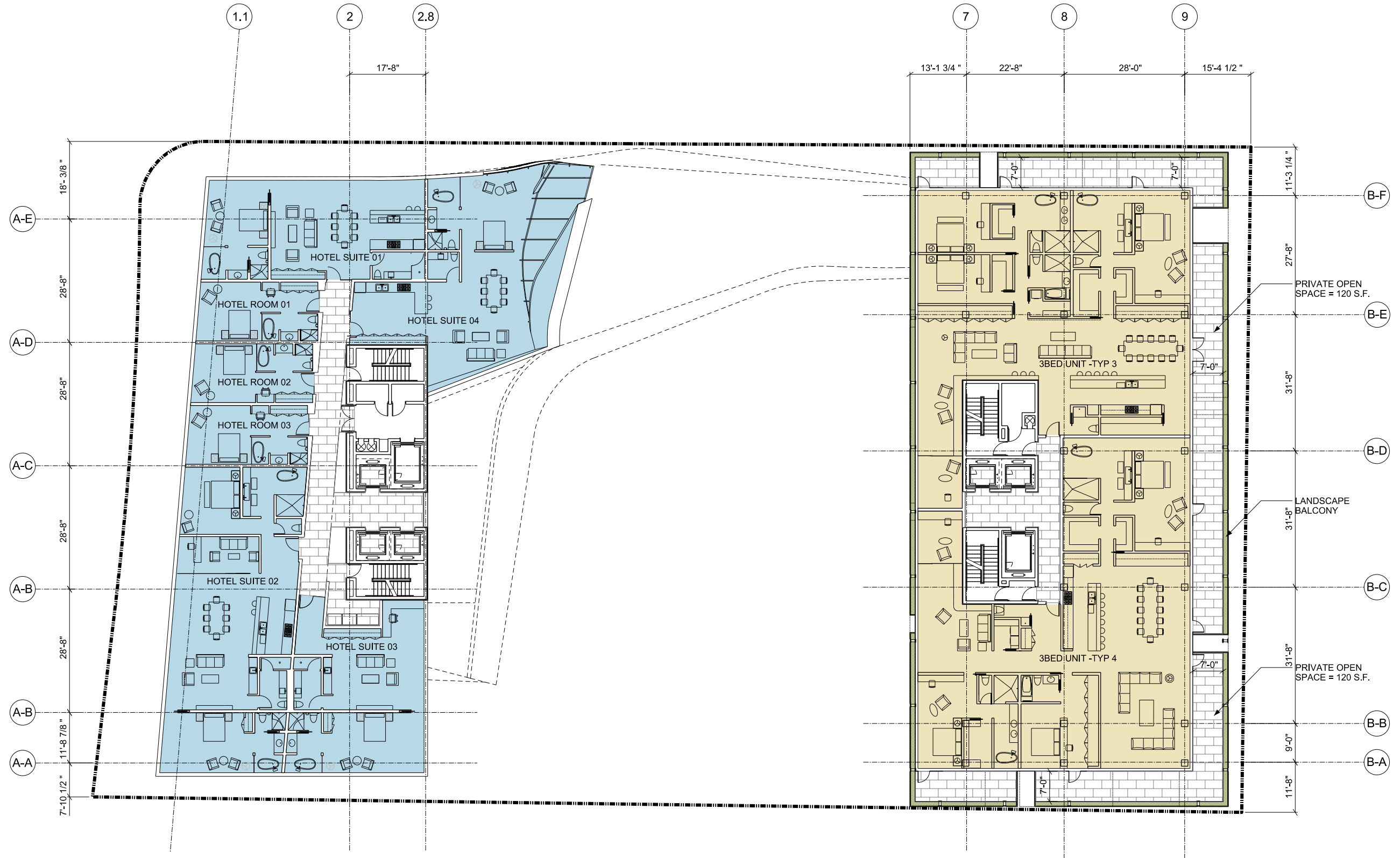
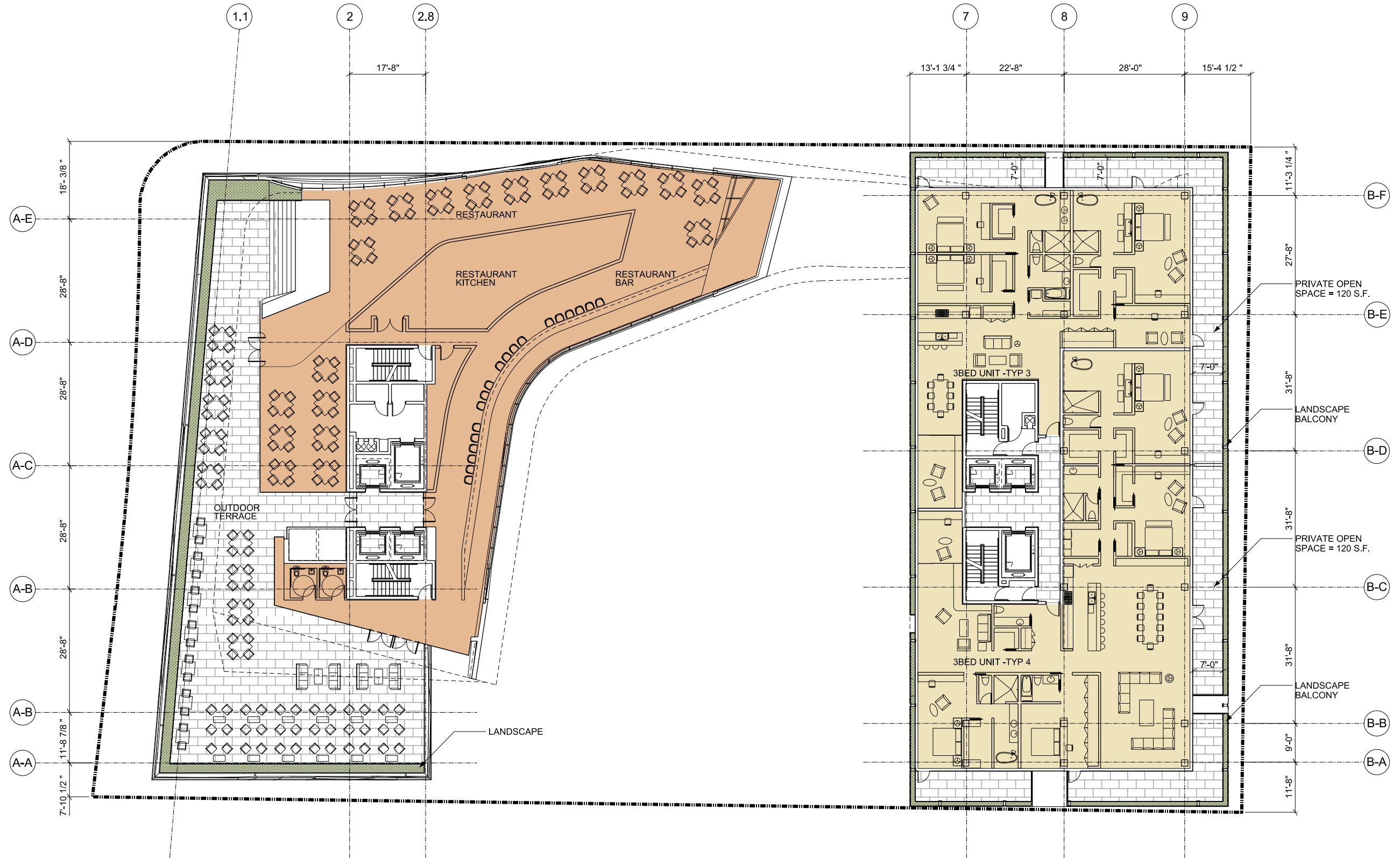


Appendix B

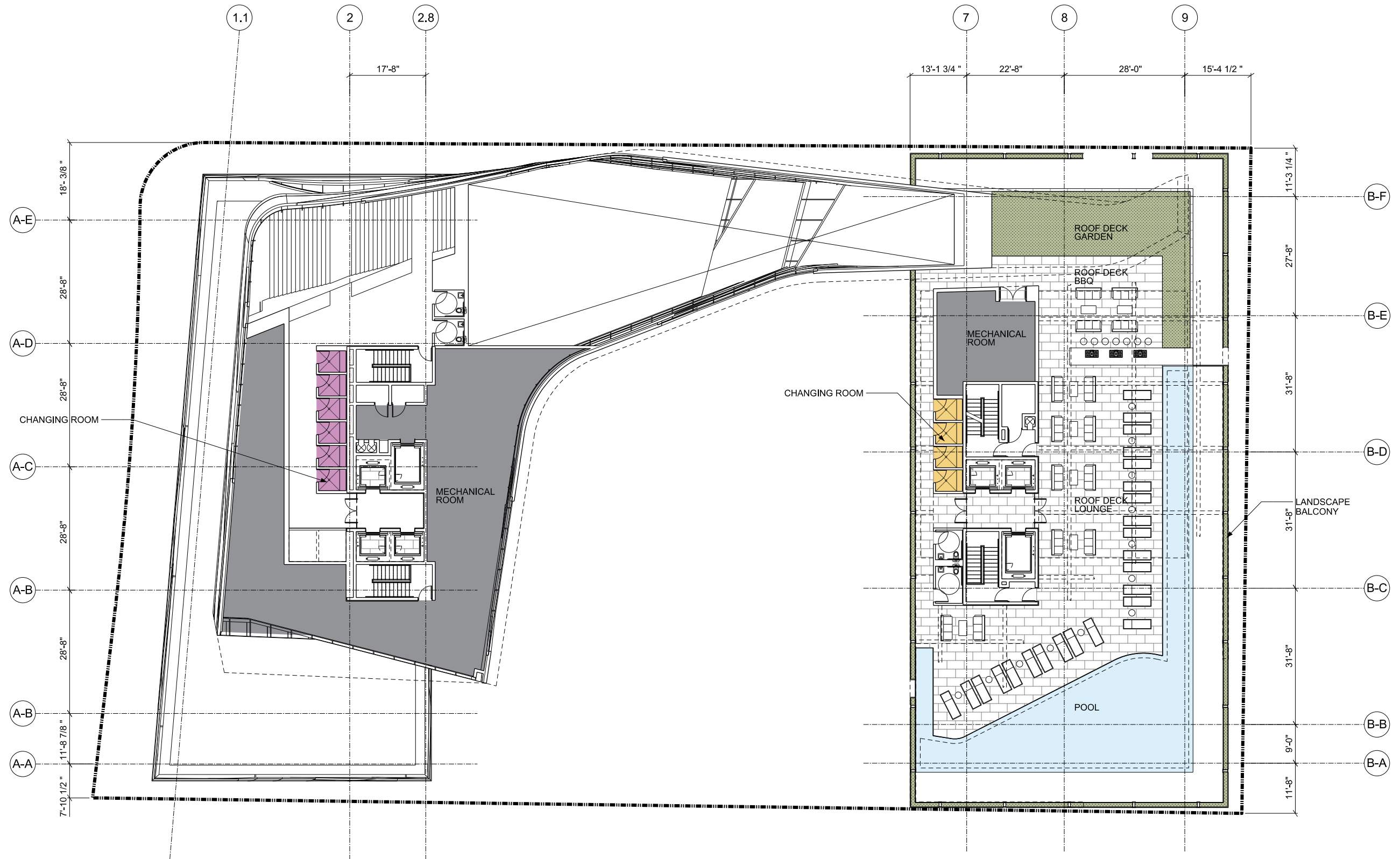
Part 3 of 3



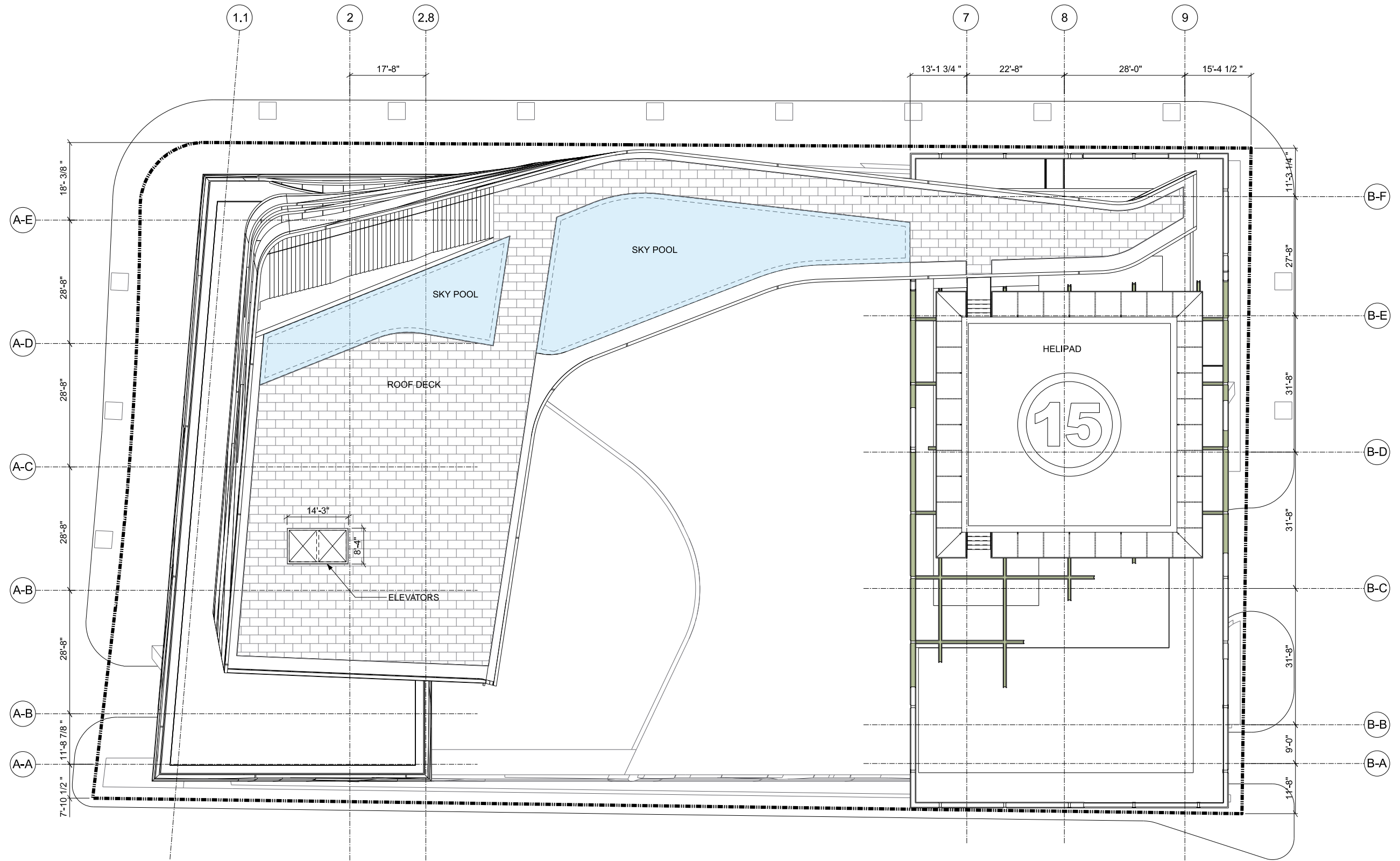
FL 13



FL 14

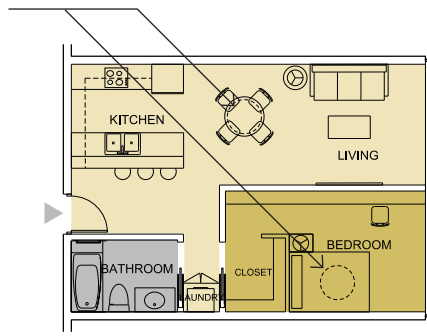


FL 15

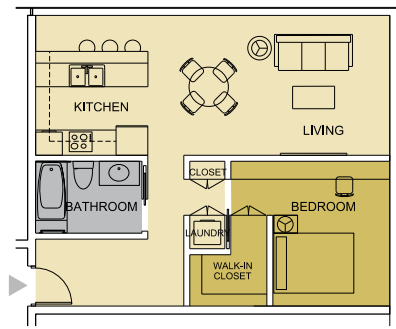


ROOF

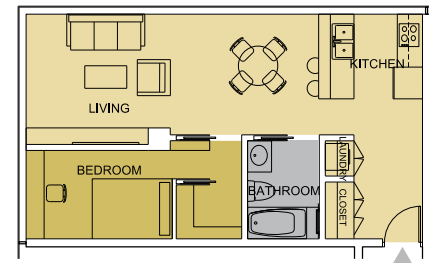
CEILING FAN
TYPICAL FOR ALL UNITS IN
LIVING SPACES AND BEDROOMS



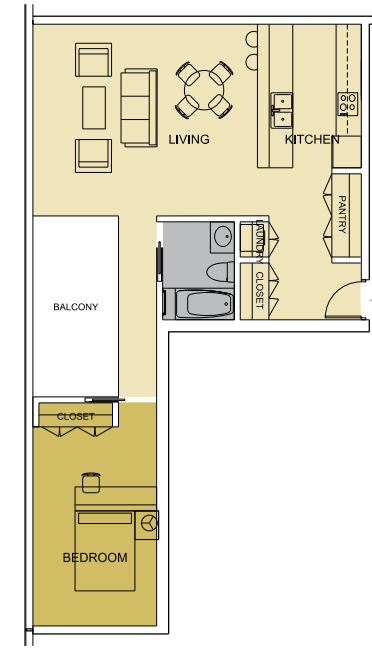
INCOME RESTRICTED APARTMENT
1 BEDROOM TYPE 1



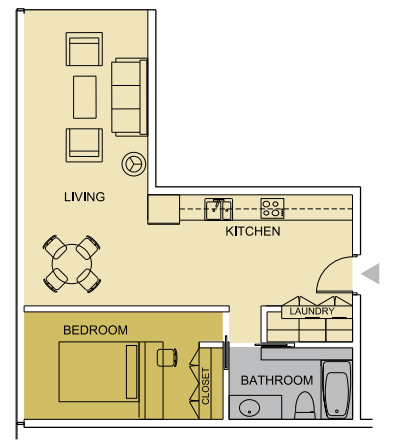
INCOME RESTRICTED APARTMENT
1 BEDROOM TYPE 2



INCOME RESTRICTED APARTMENT
1 BEDROOM TYPE 3

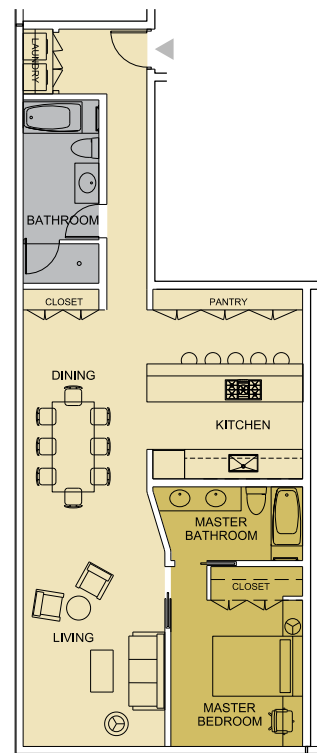


INCOME RESTRICTED APARTMENT
1 BEDROOM TYPE 4

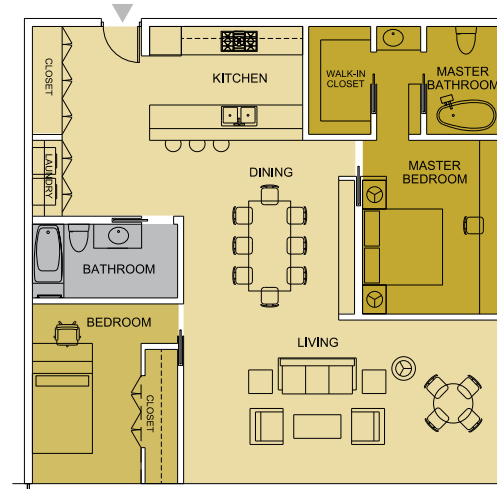


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1 BEDROOM TYPE 5

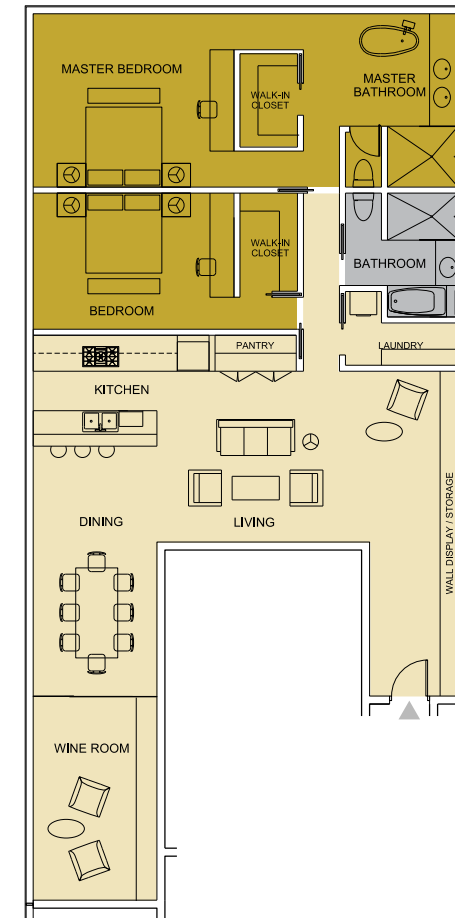
APARTMENT UNITS



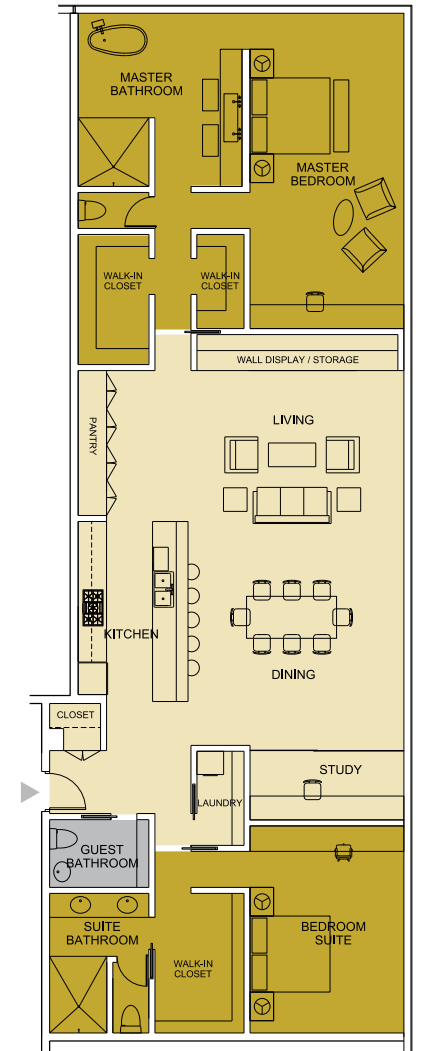
1 BEDROOM TYPE 1



2 BEDROOM TYPE 1

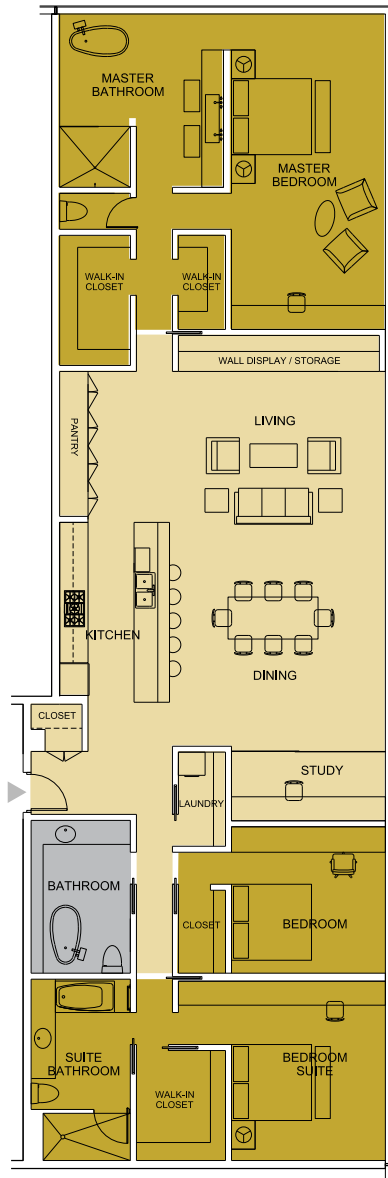


2 BEDROOM TYPE 2

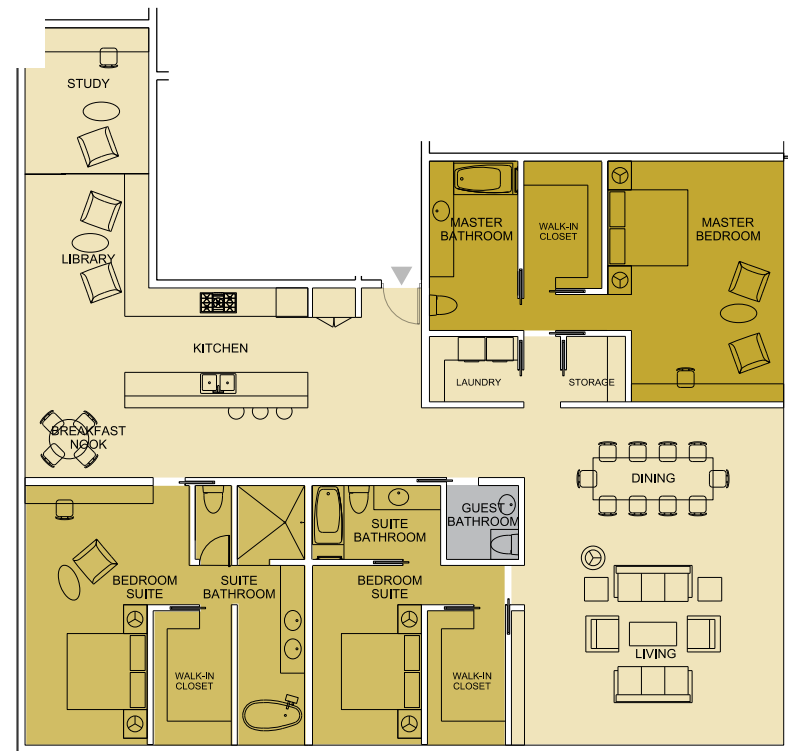


2 BEDROOM TYPE 3

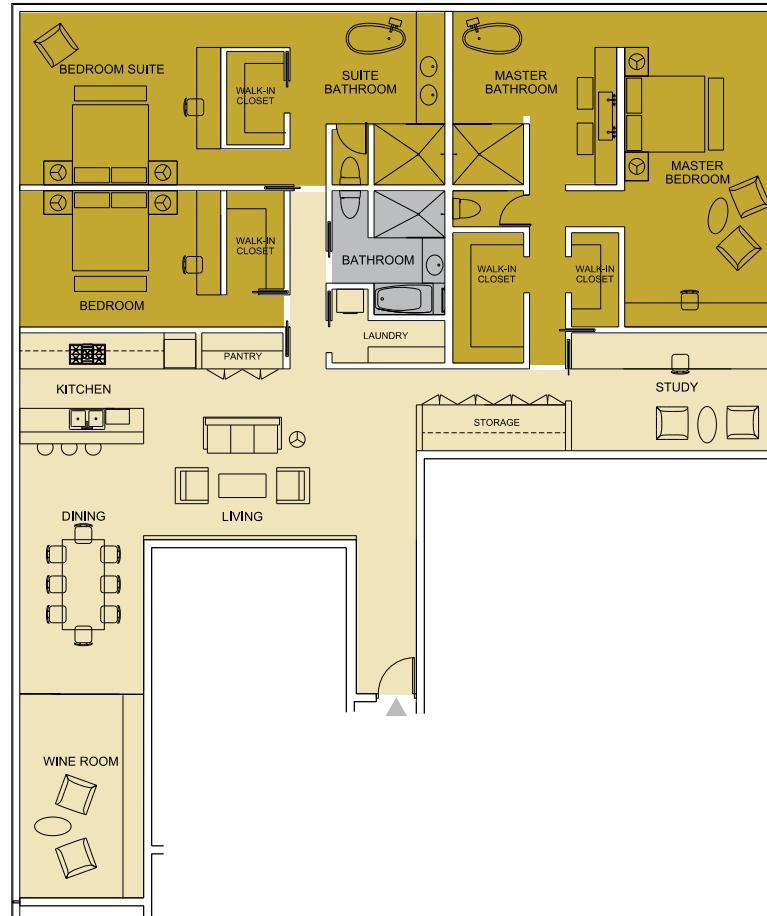
1 & 2 BEDROOM UNITS



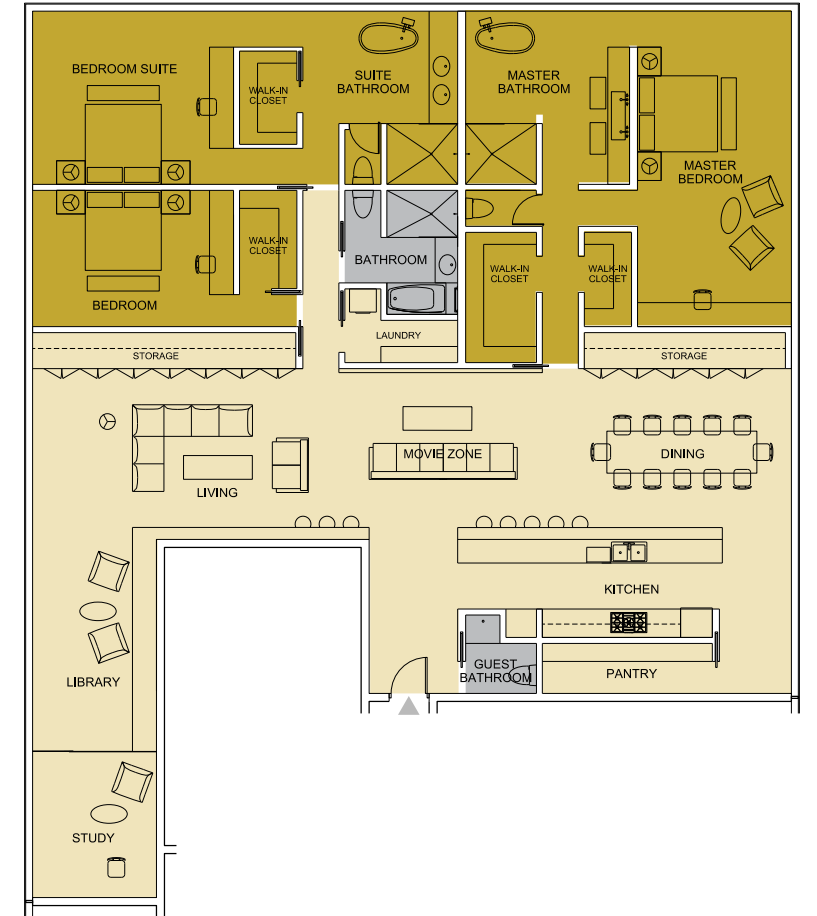
3 BEDROOM TYPE 1



3 BEDROOM TYPE 2

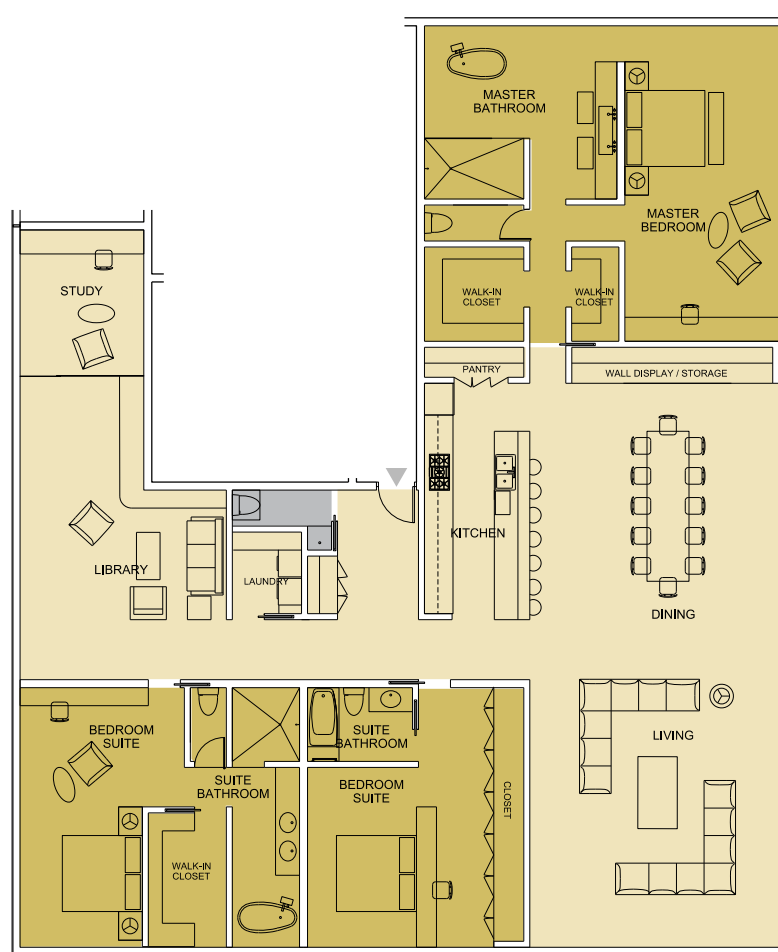


3 BEDROOM TYPE 2 ATYPICAL

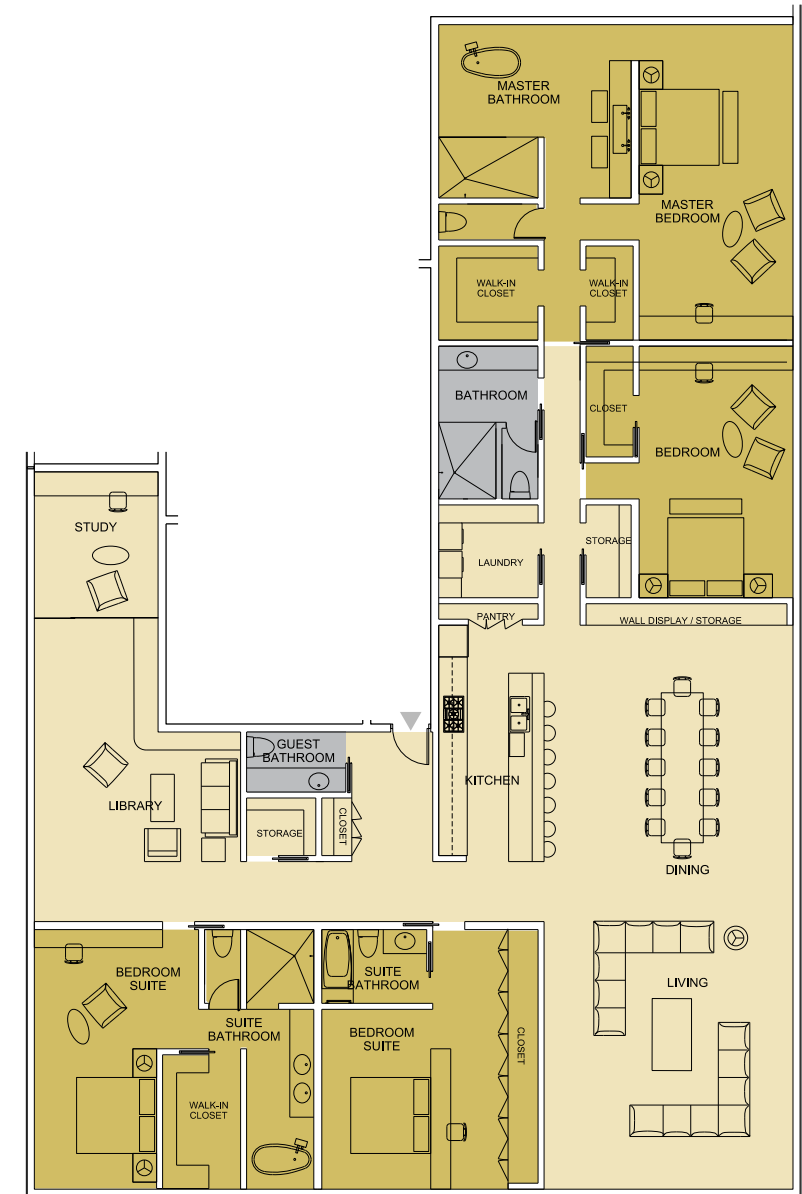


3 BEDROOM TYPE 3

3 BEDROOM UNITS



3 BEDROOM TYPE 4



4 BEDROOM TYPE 1

3 & 4 BEDROOMS UNITS

| PROGRAM | AREA | PARKING W/ REDUCTIONS | | |
|---|----------------|-----------------------|--------|------------|
| | | ACTUAL | FACTOR | CODE RATE |
| TOTALS | 239,868 | | | 240 |
| BASEMENT | 15,325 | BASEMENT | | 0 |
| B1 - Valet Office | 220 | 1000 | 3.5 | 0 |
| B1 - Hotel BOH / Service | 294 | - | - | - |
| B1 - Residential Lobby | 1,109 | - | - | - |
| B1 - Residential Lobby Storage | 62 | - | - | - |
| B1 - Residential Service | 0 | - | - | - |
| B1 - Residential Mechanical | 465 | - | - | - |
| B1 - Residential Electrical and Data | 65 | - | - | - |
| B1 - Residential Trash | 61 | - | - | - |
| B1 - Residential Circulation | 0 | - | - | - |
| B1 - Residential Elevator Lobby | 171 | - | - | - |
| B1 - Residential Egress Stairs | 494 | - | - | - |
| B1 - Residential Passenger Elevators | 192 | - | - | - |
| B1 - Residential Freight Elevator | 122 | - | - | - |
| B1 - Recording Studio Control Room | 429 | - | - | - |
| B1 - Recording Studio | 316 | - | - | - |
| B1 - Viper Room | 3,437 | 1000 | 5 | 0 |
| B1 - Viper Room Elevator | 64 | - | - | - |
| B1 - Viper Room Bathrooms | 321 | - | - | - |
| B1 - Viper Room Janitors Closet | 43 | - | - | - |
| B1 - Viper Room Green Room | 317 | - | - | - |
| B1 - Viper Room Storage | 187 | - | - | - |
| B1 - Hotel Lobby | 3,748 | - | - | - |
| B1 - Hotel Check-In | 509 | - | - | - |
| B1 - Hotel Luggage Storage | 157 | - | - | - |
| B1 - Hotel Circulation | 0 | - | - | - |
| B1 - Hotel Elevator Lobby | 235 | - | - | - |
| B1 - Hotel Egress Stairs | 390 | - | - | - |
| B1 - Hotel Passenger Elevators | 270 | - | - | - |
| B1 - Hotel Freight Elevators | 183 | - | - | - |
| B1 - Hotel Services | 294 | - | - | - |
| B1 - Hotel Mechanical | 1,126 | - | - | - |
| B1 - Hotel Electrical | 15 | - | - | - |
| B1 - Hotel Data | 14 | - | - | - |
| B1 - Hotel Trash | 13 | - | - | - |
| EXTERIOR AREAS | 51,932 | EXTERIOR | | 25 |
| B1 - Hotel Concierge | 0 | - | - | - |
| B1 - Hotel Valet Lounge | 0 | - | - | - |
| B1 - Residential Concierge | 0 | - | - | - |
| B1 - Residential Valet Lounge | 0 | - | - | - |
| L1 - Sunset Cafe Exterior Sidewalk Dining | 1,397 | 1000 | 3.5 | 2 |
| L1 - Restaurant Exterior Sidewalk Dining | 838 | 1000 | 3.5 | 1 |
| L2 - Residential Terrace | 937 | - | - | - |
| L2 - Banquet Hall Terrace | 951 | - | - | - |
| L2 - Sunset Cafe Terrace | 1,312 | 1000 | 3.5 | 2 |
| L3 - Residential Balconies | 1,696 | - | - | - |
| L4 - Hotel Terrace Cafe Terrace | 4,426 | 1000 | 3.5 | 8 |
| L4 - Residential Balconies | 1,619 | - | - | - |
| L5 - Residential Balconies | 1,849 | - | - | - |
| L6 - Residential Balconies | 1,398 | - | - | - |
| L7 - Residential Balconies | 1,789 | - | - | - |
| L8 - Residential Balconies | 1,789 | - | - | - |
| L9 - Residential Balconies | 1,789 | - | - | - |
| L10 - Residential Balconies | 1,789 | - | - | - |
| L11 - Residential Balconies | 1,789 | - | - | - |
| L12 - Residential Balconies | 1,789 | - | - | - |
| L13 - Residential Balconies | 1,789 | - | - | - |
| L14 - Residential Balconies | 1,821 | - | - | - |
| L14 - Restaurant Exterior Dining | 3,558 | 1000 | 3.5 | 6 |
| L15 - Residential Amenities Terrace | 4,065 | - | - | - |
| L15 - Residential Amenities Pool | 1,741 | - | - | - |
| L16 - Hotel Rooftop Terrace | 6,213 | - | - | - |
| L16 - Hotel Rooftop Pool | 2,560 | 1000 | 3.5 | 4 |

| PROGRAM | AREA | PARKING W/ REDUCTIONS | | | KEYS | | FAR CALCULATIONS | | | |
|--|----------------|-----------------------|--------|-----------|------------|--------------|------------------|---------------|-------------|----------------|
| | | ACTUAL | FACTOR | CODE RATE | REQ'D | TYPE | QTY | SITE AREA | FAR | MAX AREA |
| TOTALS | 239,868 | | | | 240 | | | 39,983 | 6.00 | 239,895 |
| HOTEL | 133,458 | HOTEL | | | 125 | HOTEL | | | | 115 |
| Hotel Rooms - Type 1 | 37,250 | - | 0.5 | 44 | Type 1 | 87 | | | | |
| Hotel Rooms - Type 2 | 9,691 | - | 0.5 | 7 | Type 2 | 14 | | | | |
| Hotel Rooms - Type 3 | 9,010 | - | 0.5 | 5 | Type 3 | 10 | | | | |
| Hotel Rooms - Type 4 | 3,975 | - | 0.5 | 2 | Type 4 | 3 | | | | |
| Hotel Rooms - Type 5 | 2,045 | - | 0.5 | 1 | Type 5 | 1 | | | | |
| Hotel Guestroom Circulation | 8,248 | - | - | - | | | | | | |
| Hotel Elevator Lobby | 2,203 | - | - | - | | | | | | |
| Hotel Egress Stairs | 4,307 | - | - | - | | | | | | |
| Hotel Passenger Elevators | 3,165 | - | - | - | | | | | | |
| Hotel Freight Elevators | 1,314 | - | - | - | | | | | | |
| Hotel Guestroom Vending | 956 | - | - | - | | | | | | |
| Hotel Lobby | 4,401 | - | - | - | | | | | | |
| Hotel Lounge | 3,496 | 1000 | 5 | 9 | | | | | | |
| Hotel BOH / Service | 2,713 | - | - | - | | | | | | |
| Hotel Mechanical | 1,542 | - | - | - | | | | | | |
| Hotel Electrical | 537 | - | - | - | | | | | | |
| Hotel Data | 521 | - | - | - | | | | | | |
| Hotel Trash | 229 | - | - | - | | | | | | |
| L1 - Hotel Administration Open Office | 1,559 | - | - | - | | | | | | |
| L1 - Hotel Administration Office | 426 | - | - | - | | | | | | |
| L1 - Hotel Administration Meeting | 319 | - | - | - | | | | | | |
| L1 - Hotel Administration Bathrooms | 112 | - | - | - | | | | | | |
| L1 - Hotel Administration Breakroom | 165 | - | - | - | | | | | | |
| L2 - Banquet Hall | 4,117 | 1000 | 8 | 16 | | | | | | |
| L2 - Banquet Hall - Storage | 129 | - | - | - | | | | | | |
| L2 - Banquet Hall - Pre-Function | 665 | - | - | - | | | | | | |
| L2 - Banquet Hall - Preparations | 449 | - | - | - | | | | | | |
| L4 - Terrace Cafe | 712 | 1000 | 3.5 | 1 | | | | | | |
| L2 - Hotel Spa and Gym | 1,828 | - | - | - | | | | | | |
| L2 - Hotel Meeting Rooms (average area) | 2,372 | 1000 | 8 | 9 | | | | | | |
| L15 - Hotel Pool Changing Rooms | 227 | - | - | - | | | | | | |
| L15 - Hotel Pool Bathrooms | 183 | - | - | - | | | | | | |
| L14 - Rooftop Kitchen and BOH | 819 | - | - | - | | | | | | |
| L14 - Rooftop Restaurant | 4,178 | 1000 | 3.5 | 7 | | | | | | |
| L14 - Rooftop Bar | 761 | 1000 | 5 | 2 | | | | | | |
| L14 - Rooftop Restrooms | 343 | - | - | - | | | | | | |
| L1 - Restaurant Dining | 8,032 | 1000 | 3.5 | 14 | | | | | | |
| L1 - Restaurant Kitchen | 2,209 | - | - | - | | | | | | |
| L1 - Restaurant Bathrooms | 401 | - | - | - | | | | | | |
| L1 - Restaurant Offsite Package Liquor Sales | 130 | - | - | - | | | | | | |
| L1 - Service Corridor | 1,031 | - | - | - | | | | | | |
| L3 - Signage Control Room | 251 | - | - | - | | | | | | |
| L1 - Sunset Cafe Dining | 3,678 | 1000 | 3.5 | 6 | | | | | | |
| L1 - Sunset Cafe Kitchen | 1,409 | - | - | - | | | | | | |
| L1 - Sunset Cafe Storage | 151 | - | - | - | | | | | | |
| L1 - Sunset Cafe Bathrooms | 194 | - | - | - | | | | | | |
| L1 - Viper Room Lobby | 772 | 1000 | 5 | 2 | | | | | | |
| L1 - Viper Room Office | 159 | - | - | - | | | | | | |
| L1 - Viper Room Elevator | 74 | - | - | - | | | | | | |
| RESIDENTIAL | 106,411 | RESIDENTIAL | | | 80 | DU | | | | 41 |
| 4 Bedroom Units - Type 1 | 4,507 | - | 3 | 3 | 4B Type 1 | 1 | | | | |
| 3 Bedroom Units - Type 4 | 11,723 | - | 2 | 6 | 3B Type 4 | 3 | | | | |
| 3 Bedroom Units - Type 3 | 11,007 | - | 2 | 6 | 3B Type 3 | 3 | | | | |
| 3 Bedroom Units - Type 2 | 18,410 | - | 2 | 12 | 3B Type 2 | 6 | | | | |
| 3 Bedroom Units - Type 1 | 5,537 | - | 2 | 4 | 3B Type 1 | 2 | | | | |
| 2 Bedroom Units - Type 3 | 12,336 | - | 2 | 10 | 2B Type 3 | 5 | | | | |
| 2 Bedroom Units - Type 2 | 14,517 | - | 2 | 14 | 2B Type 2 | 7 | | | | |
| 2 Bedroom Units - Type 1 | 3,124 | - | 2 | 4 | 2B Type 1 | 2 | | | | |
| 1 Bedroom Units - Type 1 | 2,362 | - | 1.5 | 3 | 1B Type 1 | 2 | | | | |
| Income Restricted Apartments | 7,015 | - | 1 | 10 | IRA Unit | 10 | | | | |
| Residential Circulation | 3,074 | Guest | 0.25 | 8 | | | | | | |
| Residential Elevator Lobby | 1,945 | - | - | - | | | | | | |
| Residential Egress Stairs | 5,831 | - | - | - | | | | | | |
| Residential Passenger Elevators | 1,919 | - | - | - | | | | | | |
| Residential Freight Elevator | 1,464 | - | - | - | | | | | | |
| Residential Amenities (Gym, Theatre) | 0 | - | - | - | | | | | | |
| L15 - Residential Pool Bathrooms | 119 | - | - | - | | | | | | |
| L15 - Residential Pool Changing Rooms | 157 | - | - | - | | | | | | |
| Residential Service | 0 | - | - | - | | | | | | |
| Residential Electrical and Data | 1,177 | - | - | - | | | | | | |
| Residential Trash | 137 | - | - | - | | | | | | |

| FAR CALCULATION | | |
|---|------------------|-----------------|
| | | 239,895 |
| SITE AREA | 39,983 | |
| PROJECTED FAR | 6.00 | |
| TOTAL BUILDING AREA | | |
| | 419,571 | |
| TOTAL BUILDING AREA (Above Grade) | | |
| | 239,868 | |
| TOTAL ENCLOSED BASEMENT AREA (Below Grade) | | |
| | 179,703 | |
| TOTAL HOTEL UNIT AREA (115 Total Keys) | | |
| | 61,971 | |
| TOTAL RESIDENTIAL UNIT AREA (41 Total Units) | | |
| | 90,538 | |
| RESIDENTIAL UNIT TYPES | UNIT AREA | QUANTITY |
| 4 Bedroom Units - Type 1 | 4,490 | 1 |
| 3 Bedroom Units - Type 4 | 3,940 | 3 |
| 3 Bedroom Units - Type 3 | 3,650 | 3 |
| 3 Bedroom Units - Type 2 | 3,100 | 6 |
| 3 Bedroom Units - Type 1 | 2,700 | 2 |
| 2 Bedroom Units - Type 3 | 2,400 | 5 |
| 2 Bedroom Units - Type 2 | 2,090 | 7 |
| 2 Bedroom Units - Type 1 | 1,600 | 2 |
| 1 Bedroom Units - Type 1 | 1,200 | 2 |
| Income Restricted Apartments | 650 | 10 |
| TOTAL RESIDENTIAL UNITS | | 41 |
| TOTAL COMMON RESIDENTIAL EXTERIOR AREA | | 9,608 |
| TOTAL PRIVATE RESIDENTIAL EXTERIOR AREA | | 20,446 |

50% Factor Applied to retail / restaurant / convention uses associated with hotel

AREA TABULATION - BY PROGRAM

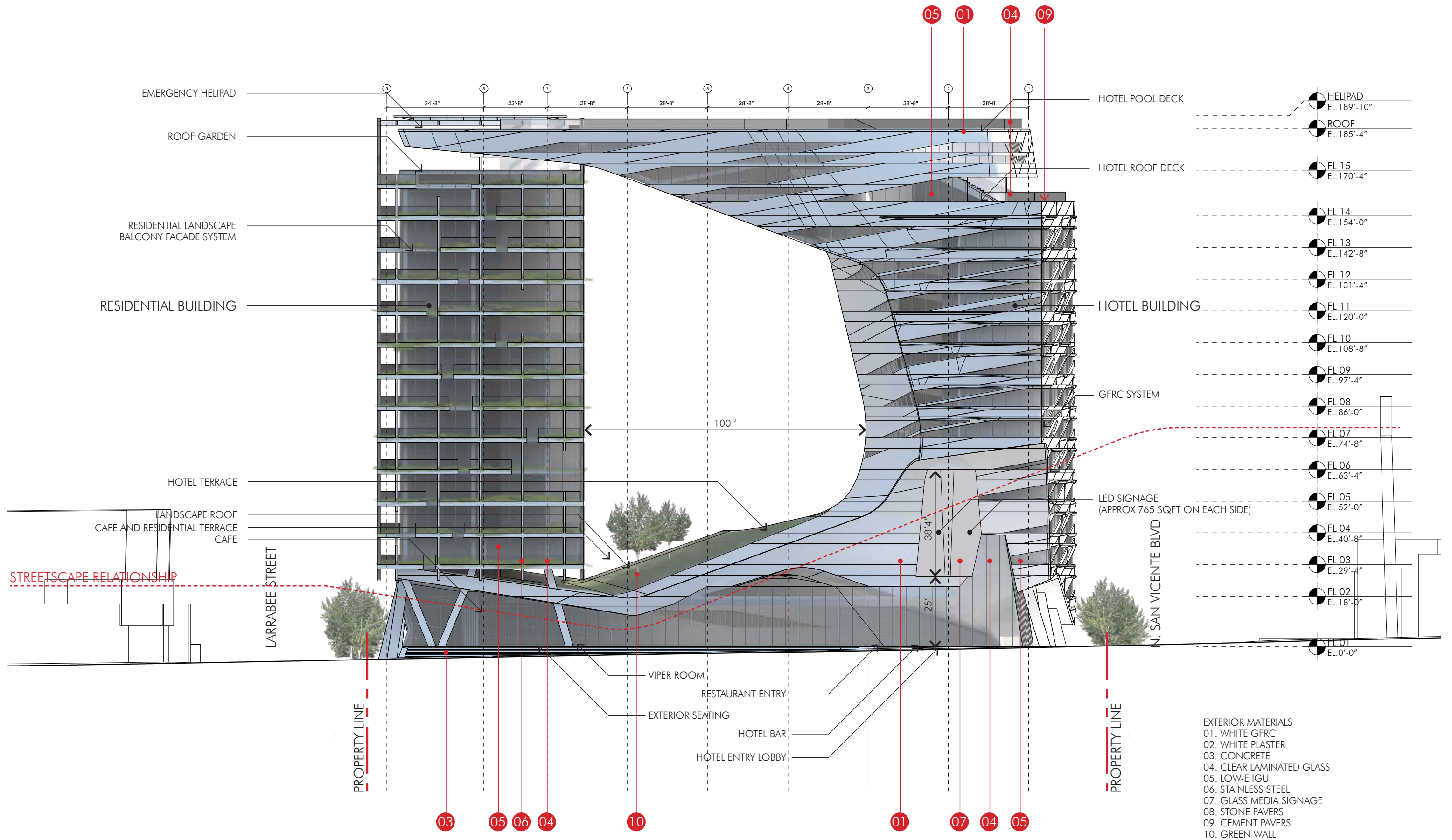
| FLOOR | DESCRIPTION | INTERIOR AREA | EXTERIOR AREA |
|-------------------------|---|---------------|---------------|
| B5 | PARKING, SERVICES, RESIDENTIAL STORAGE | 21,262 | 0 |
| <i>PARKING</i> | Parking / Residential Units Storage / Circulation / Egress / Services | 21,262 | |
| B4 | PARKING, SERVICES, RESIDENTIAL STORAGE | 37,127 | 0 |
| <i>PARKING</i> | Parking / Residential Units Storage / Circulation / Egress / Services | 37,127 | |
| B3 | PARKING, SERVICES, RESIDENTIAL STORAGE | 37,127 | 0 |
| <i>PARKING</i> | Parking / Residential Units Storage / Circulation / Egress / Services | 37,127 | |
| B2 | PARKING, SERVICES | 34,934 | 0 |
| <i>PARKING</i> | Parking / Residential Units Storage / Circulation / Egress / Services | 34,934 | |
| B2 MEZZANINE | PARKING, SERVICES | 33,928 | 0 |
| <i>VOLUME</i> | Volume for Services Below | 13,606 | |
| | Volume for Drive Below | 7,353 | |
| <i>PARKING</i> | Parking / Residential Units Storage / Circulation / Egress / Services | 12,968 | |
| B1 | HOTEL ENTRY, RESTAURANT, VIPER ROOM, CAFÉ, RESIDENTIAL | 15,325 | 0 |
| <i>VIPER ROOM</i> | Viper Room / Bar / Green Room / Elevator / Bathrooms / Storage | 4,370 | |
| <i>RECORDING STUDIO</i> | Recording Studio / Control Room | 746 | |
| <i>HOTEL</i> | Lobby / Check-In / Lounge / Luggage Storage | 4,415 | |
| | Porte Cochere | | 0 |
| | Valet Office | 220 | |
| | Circulation / Egress / Elevators | 1,078 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 1,756 | |
| <i>RESIDENTIAL</i> | Porte Cochere | | 0 |
| | Lobby / Storage / Mail | 1,171 | |
| | Circulation / Egress / Elevators | 978 | |
| | Mechanical / Electrical / Data / Trash | 591 | |
| L1 | HOTEL ENTRY, RESTAURANT, VIPER ROOM, CAFÉ, RESIDENTIAL | 25,651 | 2,245 |
| <i>SUNSET CAFÉ</i> | Dining / Kitchen / Storage / Bathrooms | 5,052 | |
| | Exterior Dining | | 1,397 |
| <i>RESTAURANT</i> | Dining / Kitchen / Offsite Package Liquor Sales / Bathrooms | 10,773 | |
| | Service Corridor | 1,031 | |
| | Exterior Dining | | 848 |
| <i>VIPER ROOM</i> | Lobby / Office Elevator | 1,004 | |
| <i>HOTEL</i> | Lobby | 2,108 | |
| | Lounge | 1,345 | |
| | Administration: Offices / Meeting / Breakroom / Bathrooms | 2,581 | |
| | Circulation / Egress / Elevators | 748 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 302 | |
| <i>RESIDENTIAL</i> | Circulation / Egress / Elevators | 618 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L2 | HOTEL, TERRACES, RESIDENTIAL | 16,862 | 3,200 |
| <i>SUNSET CAFÉ</i> | Circulation | 379 | |
| | Exterior Terrace | | 1,312 |
| <i>HOTEL</i> | Lounge | 2,151 | |
| | Banquet Hall / Prep Area / Pre-Function / Storage | 5,360 | |
| | Banquet Hall Terrace | | 951 |
| | Meeting Rooms | 2,372 | |
| | Spa and Gym | 1,828 | |
| | Circulation / Egress / Elevators | 3,041 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 897 | |
| <i>RESIDENTIAL</i> | Exterior Terrace | | 937 |
| | Circulation / Egress / Elevators | 85 | |
| | Mechanical / Electrical / Data / Trash | 748 | |

AREA TABULATION - BY FLOOR

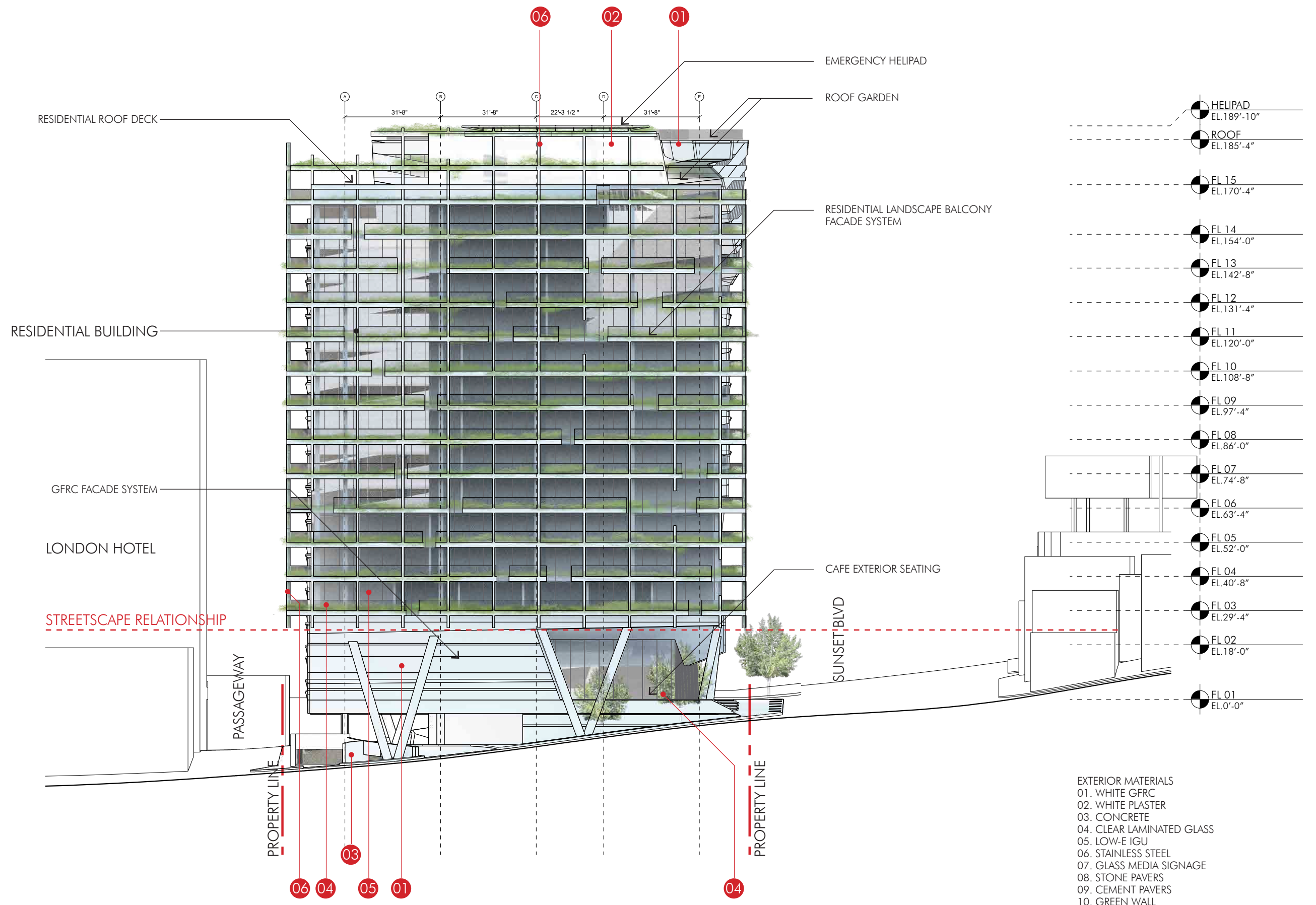
| FLOOR | DESCRIPTION | INTERIOR AREA | EXTERIOR AREA |
|--------------------|--|---------------|---------------|
| L3 | HOTEL, RESIDENTIAL | 14,484 | 1,696 |
| <i>SIGNAGE</i> | Signage Control Room | 251 | |
| <i>HOTEL</i> | Guest Rooms | 4,011 | |
| | Circulation / Egress / Elevators / Vending | 1,450 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Income Restrcted Apartments | 7,015 | |
| | Exterior Balconies | | 1,696 |
| | Circulation / Egress / Elevators | 1,310 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L4 | HOTEL, TERRACES, RESIDENTIAL | 15,362 | 6,045 |
| <i>HOTEL</i> | Terrace Café | 712 | |
| | Exterior Terrace | | 4,426 |
| | Guest Rooms | 4,131 | |
| | Circulation / Egress / Elevators / Vending | 1,497 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,619 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| <i>COMMON</i> | Landscaped Plinth | | 7,500 |
| L5 | HOTEL, RESIDENTIAL | 15,516 | 1,849 |
| <i>HOTEL</i> | Guest Rooms | 4,946 | |
| | Circulation / Egress / Elevators / Vending | 1,548 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,849 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L6 | HOTEL, RESIDENTIAL | 15,741 | 1,398 |
| <i>HOTEL</i> | Guest Rooms | 5,221 | |
| | Circulation / Egress / Elevators / Vending | 1,536 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 321 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,398 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L7 | HOTEL, RESIDENTIAL | 16,416 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 5,782 | |
| | Circulation / Egress / Elevators / Vending | 1,612 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L8 | HOTEL, RESIDENTIAL | 16,499 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 5,864 | |
| | Circulation / Egress / Elevators / Vending | 1,612 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L9 | HOTEL, RESIDENTIAL | 16,631 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 5,997 | |
| | Circulation / Egress / Elevators / Vending | 1,612 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |

| FLOOR | DESCRIPTION | INTERIOR AREA | EXTERIOR AREA |
|-----------------------------------|--|---------------|---------------|
| L10 | HOTEL, RESIDENTIAL | 16,760 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 6,126 | |
| | Circulation / Egress / Elevators / Vending | 1,612 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L11 | HOTEL, RESIDENTIAL | 16,887 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 6,253 | |
| | Circulation / Egress / Elevators / Vending | 1,612 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L12 | HOTEL, RESIDENTIAL | 17,043 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 6,388 | |
| | Circulation / Egress / Elevators / Vending | 1,633 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L13 | HOTEL, RESIDENTIAL | 17,669 | 1,789 |
| <i>HOTEL</i> | Guest Rooms | 7,253 | |
| | Circulation / Egress / Elevators / Vending | 1,394 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 358 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,789 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L14 | ROOFTOP RESTAURANT & BAR, HOTEL, RESIDENTIAL | 15,936 | 5,379 |
| <i>RESTAURANT & BAR</i> | Dining / Bar / Kitchen / Restrooms | 6,101 | |
| | Exterior Dining Terrace | | 3,558 |
| <i>HOTEL</i> | Circulation / Egress / Elevators / Vending | 852 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 318 | |
| <i>RESIDENTIAL</i> | Residential Units | 7,593 | |
| | Exterior Balconies | | 1,821 |
| | Circulation / Egress / Elevators | 983 | |
| | Mechanical / Electrical / Data / Trash | 88 | |
| L15 | HOTEL POOL AMENITIES & MECHANICAL, RESIDENTIAL POOL & AMENITIES | 2,325 | 6,573 |
| <i>HOTEL POOL AMENITIES</i> | Changing Rooms and Bathrooms | 410 | |
| | Exterior Pathway | | 768 |
| <i>HOTEL</i> | Circulation / Egress / Elevators | 765 | |
| | BOH / Service / Mechanical / Electrical / Data / Trash | 77 | |
| <i>RESIDENTIAL POOL AMENITIES</i> | Pool Terrace | | 4,065 |
| | Pool | | 1,741 |
| | Changing Rooms and Bathrooms | 275 | |
| <i>RESIDENTIAL</i> | Circulation / Egress / Elevators | 716 | |
| | Mechanical / Electrical / Data / Trash | 82 | |
| ROOF | HOTEL POOL AMENITIES & MECHANICAL, RESIDENTIAL POOL & AMENITIES | 87 | 8,773 |
| <i>HOTEL POOL</i> | Pool Terrace | | 6,213 |
| | Pool | | 2,560 |
| <i>HOTEL</i> | Circulation / Egress / Elevators | 87 | |

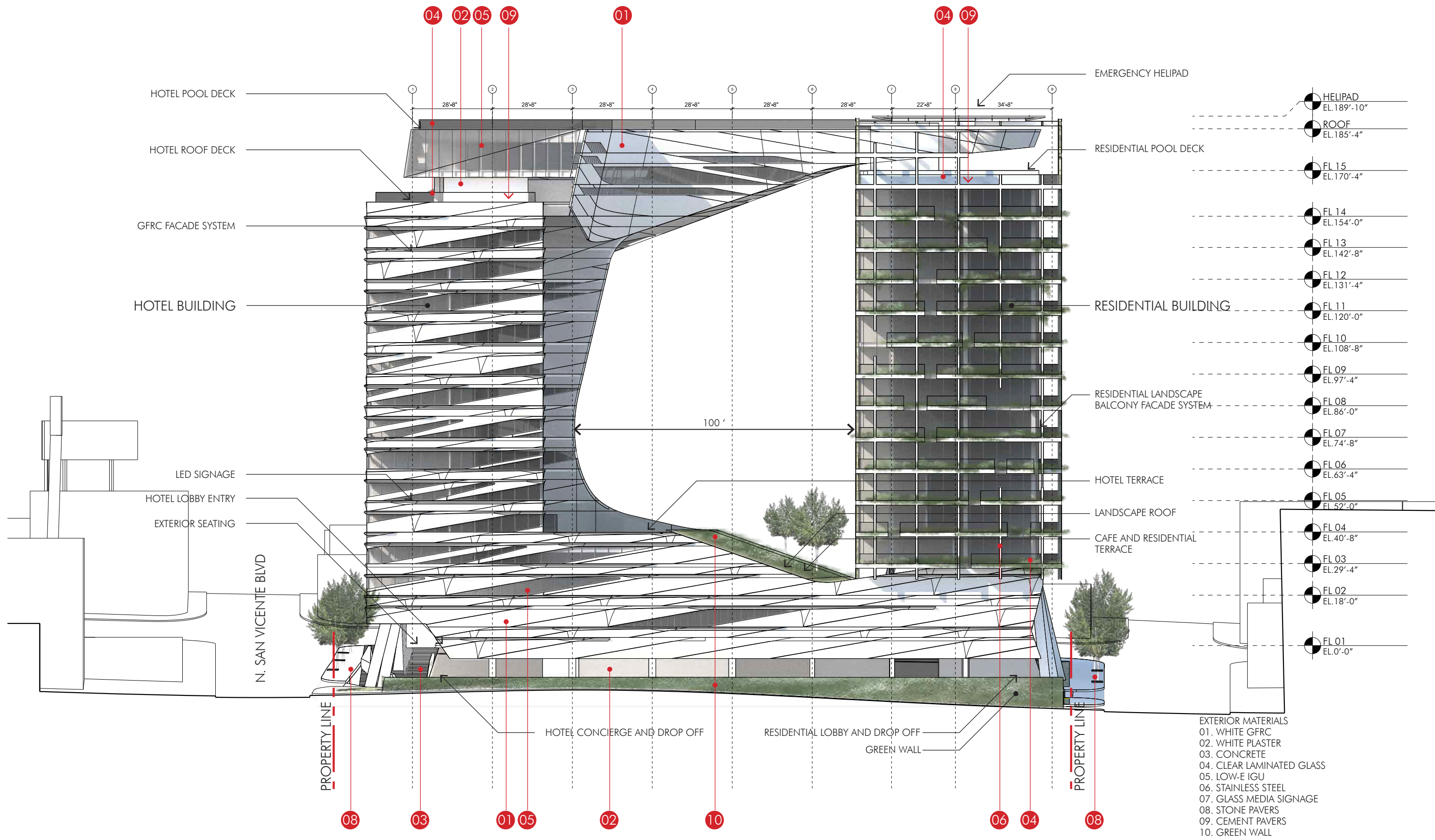
AREA TABULATION - BY FLOOR CONTINUE



NORTH ELEVATION



EAST ELEVATION



HOTEL POOL DECK

HOTEL ROOF DECK

GFRC FACADE SYSTEM

HOTEL BUILDING

LED SIGNAGE

HOTEL LOBBY ENTRY

EXTERIOR SEATING

N. SAN VICENTE BLVD

PROPERTY LINE

HOTEL CONCERGE AND DROP OFF

RESIDENTIAL LOBBY AND DROP OFF

GREEN WALL

EMERGENCY HELIPAD

RESIDENTIAL POOL DECK

RESIDENTIAL BUILDING

RESIDENTIAL LANDSCAPE BALCONY FACADE SYSTEM

HOTEL TERRACE

LANDSCAPE ROOF

CAFE AND RESIDENTIAL TERRACE

HELIPAD
EL.189'-10"

ROOF
EL.185'-4"

FL 15
EL.170'-4"

FL 14
EL.154'-0"

FL 13
EL.142'-8"

FL 12
EL.131'-4"

FL 11
EL.120'-0"

FL 10
EL.108'-8"

FL 09
EL.97'-4"

FL 08
EL.86'-0"

FL 07
EL.74'-8"

FL 06
EL.63'-4"

FL 05
EL.52'-0"

FL 04
EL.40'-8"

FL 03
EL.29'-4"

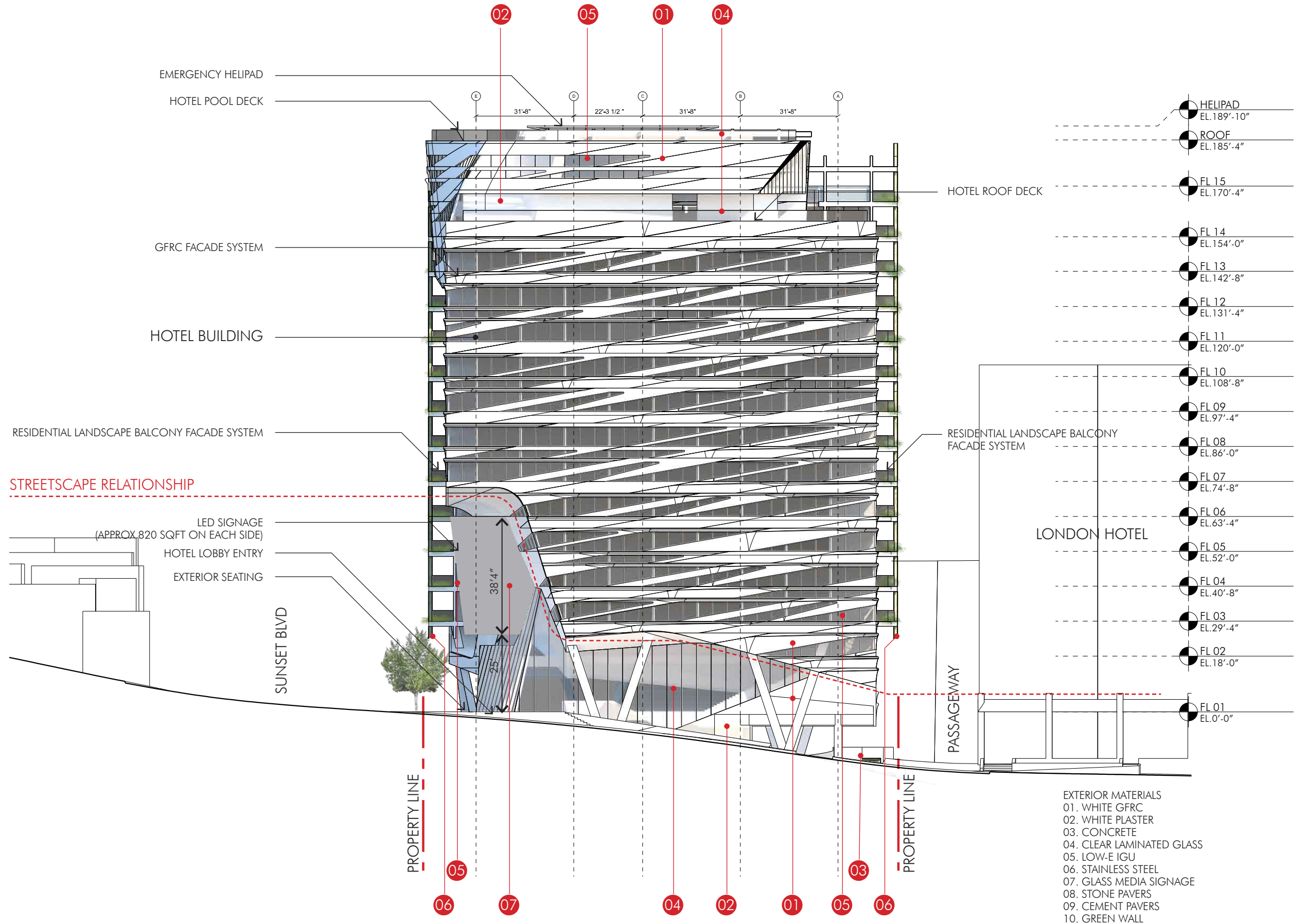
FL 02
EL.18'-0"

FL 01
EL.0'-0"

- EXTERIOR MATERIALS
- 01. WHITE GFRC
 - 02. WHITE PLASTER
 - 03. CONCRETE
 - 04. CLEAR LAMINATED GLASS
 - 05. LOW-E IGU
 - 06. STAINLESS STEEL
 - 07. GLASS MEDIA SIGNAGE
 - 08. STONE PAVERS
 - 09. CEMENT PAVERS
 - 10. GREEN WALL

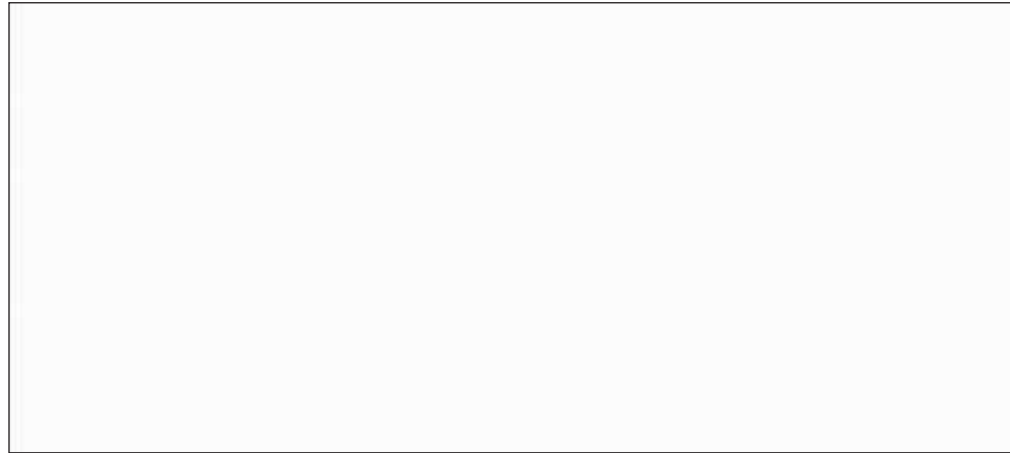
0 | 10ft | 50ft | 100ft

SOUTH ELEVATION

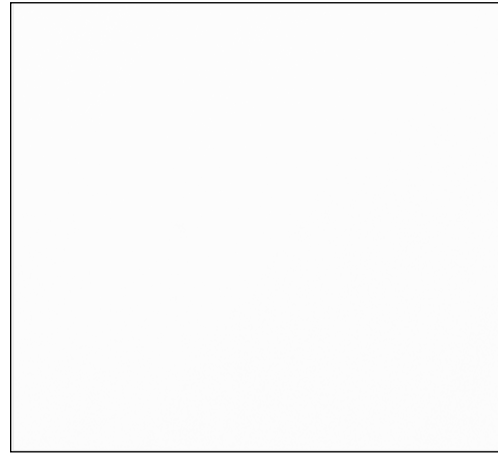


WEST ELEVATION

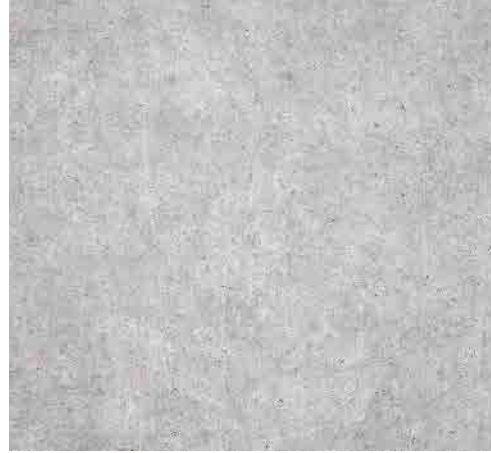
01 WHITE GFRC



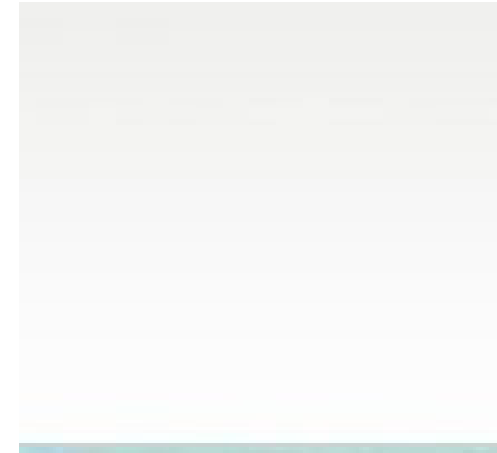
02 WHITE PLASTER



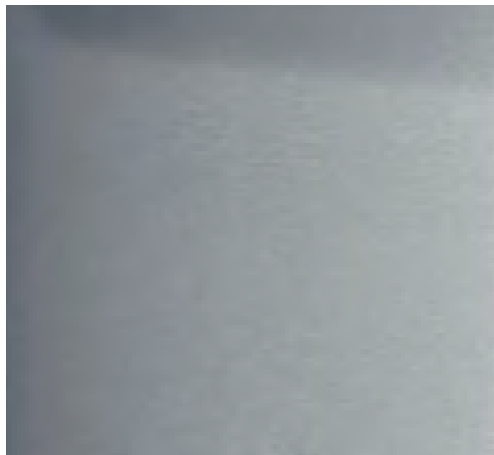
03 CONCRETE



04 CLEAR LAMINATED GLASS



05 LOW E IGU



06 STAINLESS STEEL



07 GLASS MEDIA SIGNAGE



08 STONE PAVERS

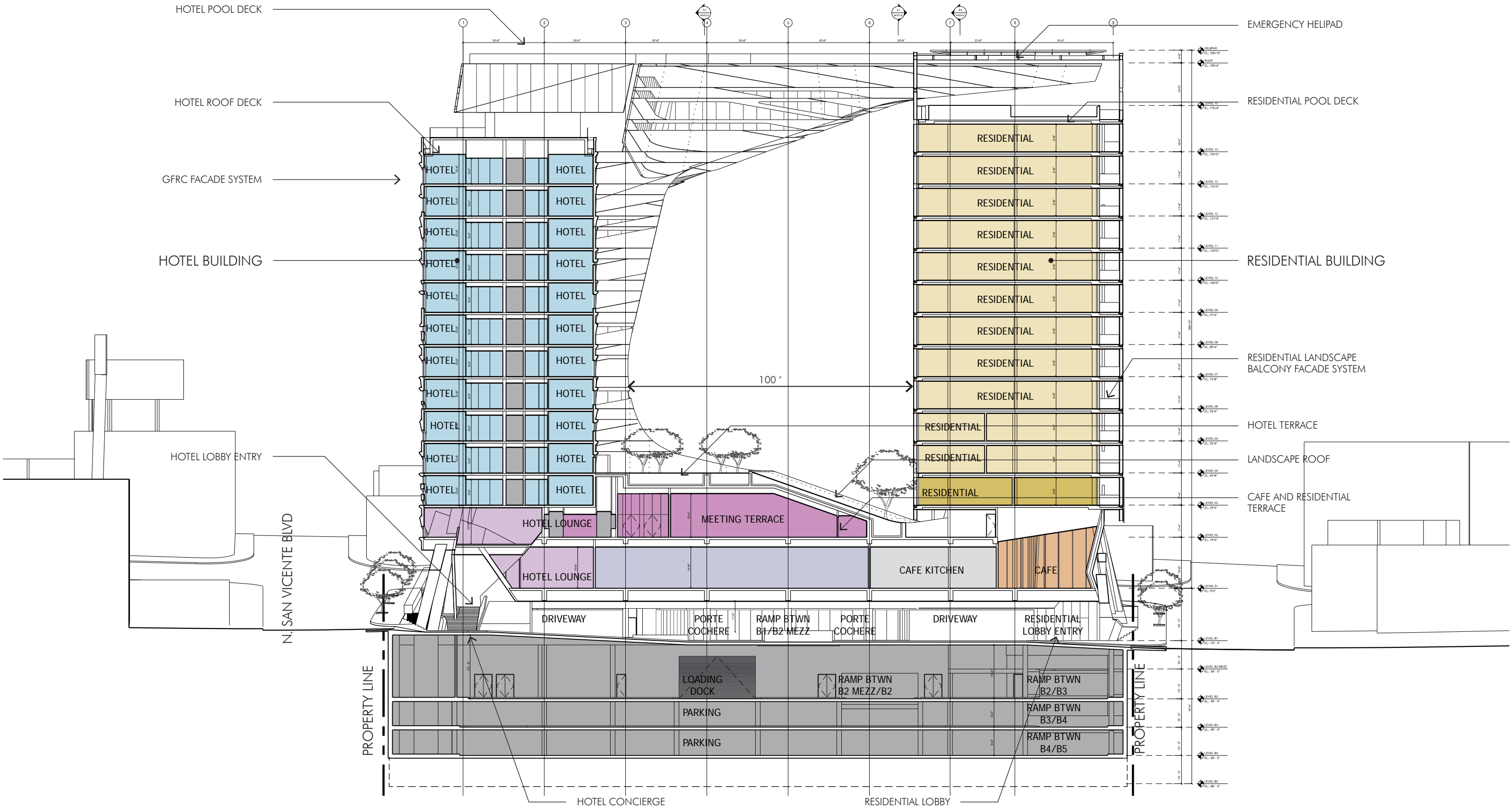


09 CEMENT PAVERS

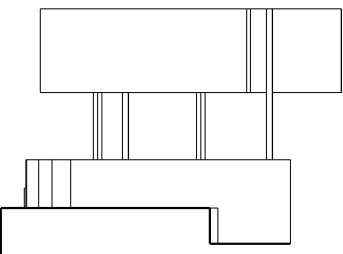
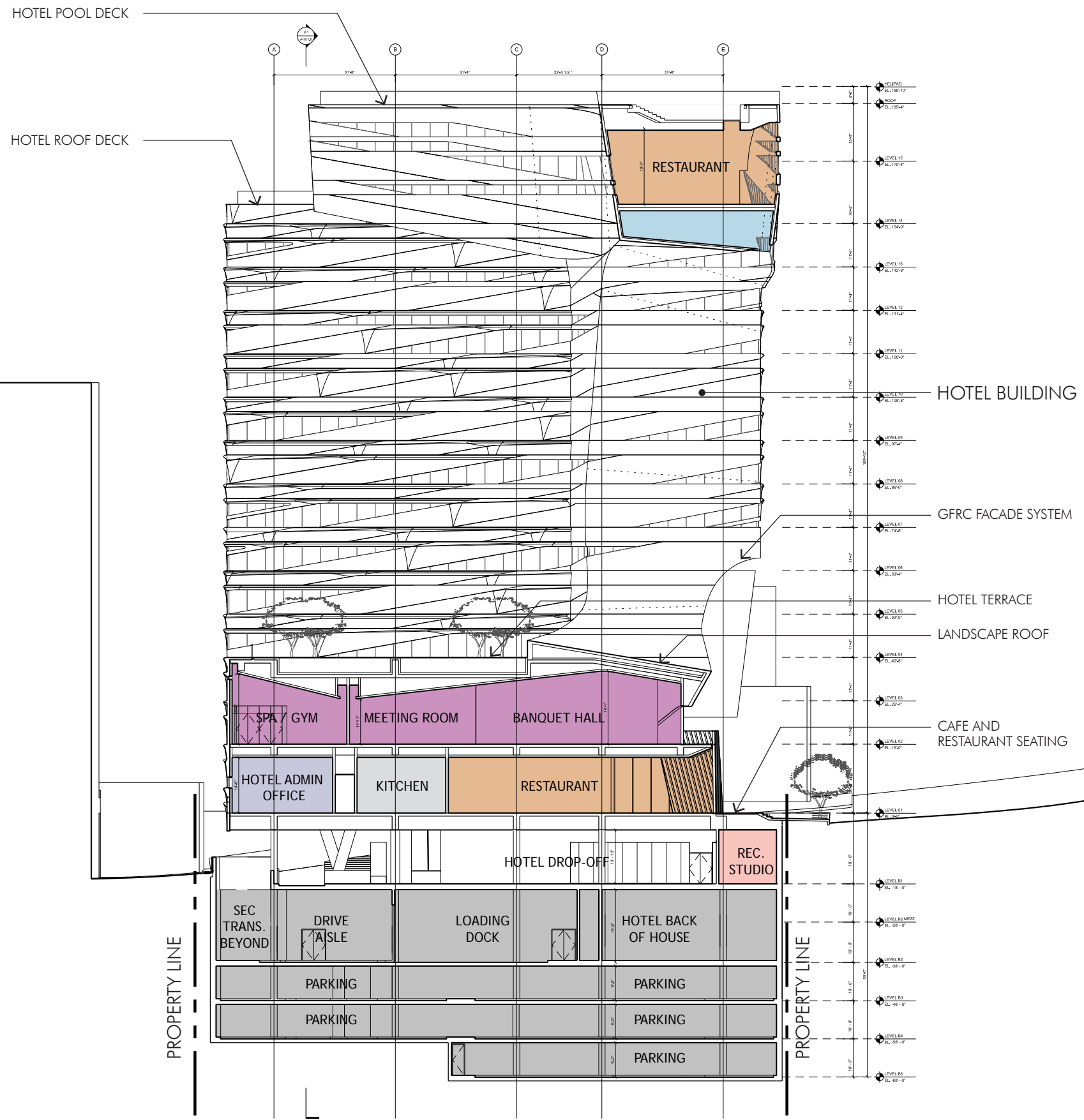


10 GREEN WALL

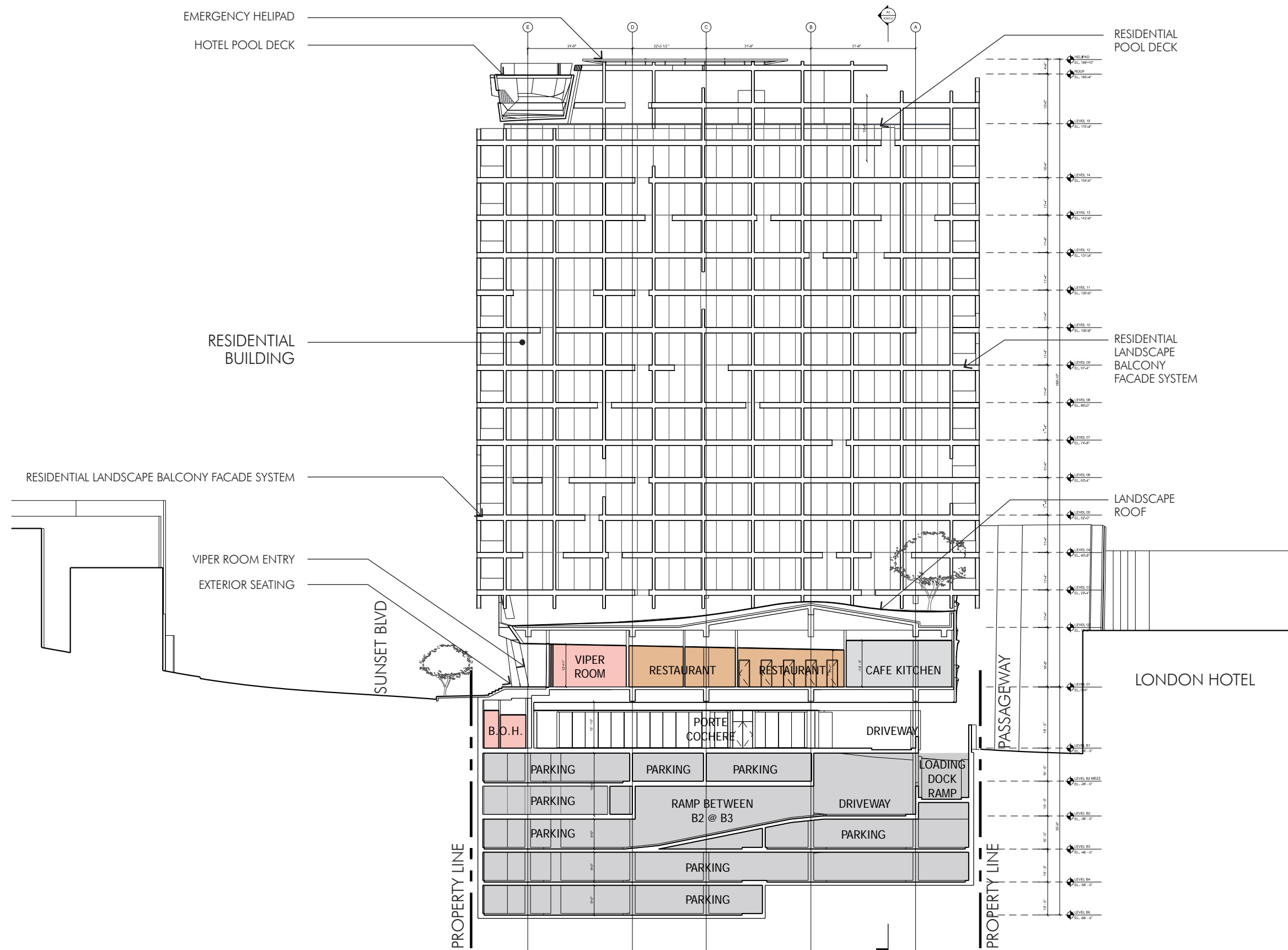
MATERIALS BOARD



SECTION 01



SECTION 02



EMERGENCY HELIPAD
HOTEL POOL DECK

RESIDENTIAL
POOL DECK

RESIDENTIAL
BUILDING

RESIDENTIAL
LANDSCAPE
BALCONY
FACADE SYSTEM

RESIDENTIAL LANDSCAPE BALCONY FACADE SYSTEM

LANDSCAPE
ROOF

VIPER ROOM ENTRY
EXTERIOR SEATING

SUNSET BLVD

VIPER ROOM RESTAURANT RESTAURANT CAFE KITCHEN

LONDON HOTEL

B.O.H. PORTER COCHERE DRIVEWAY

PARKING PARKING PARKING DRIVEWAY
PARKING RAMP BETWEEN B2 @ B3 DRIVEWAY
PARKING PARKING
PARKING
PARKING

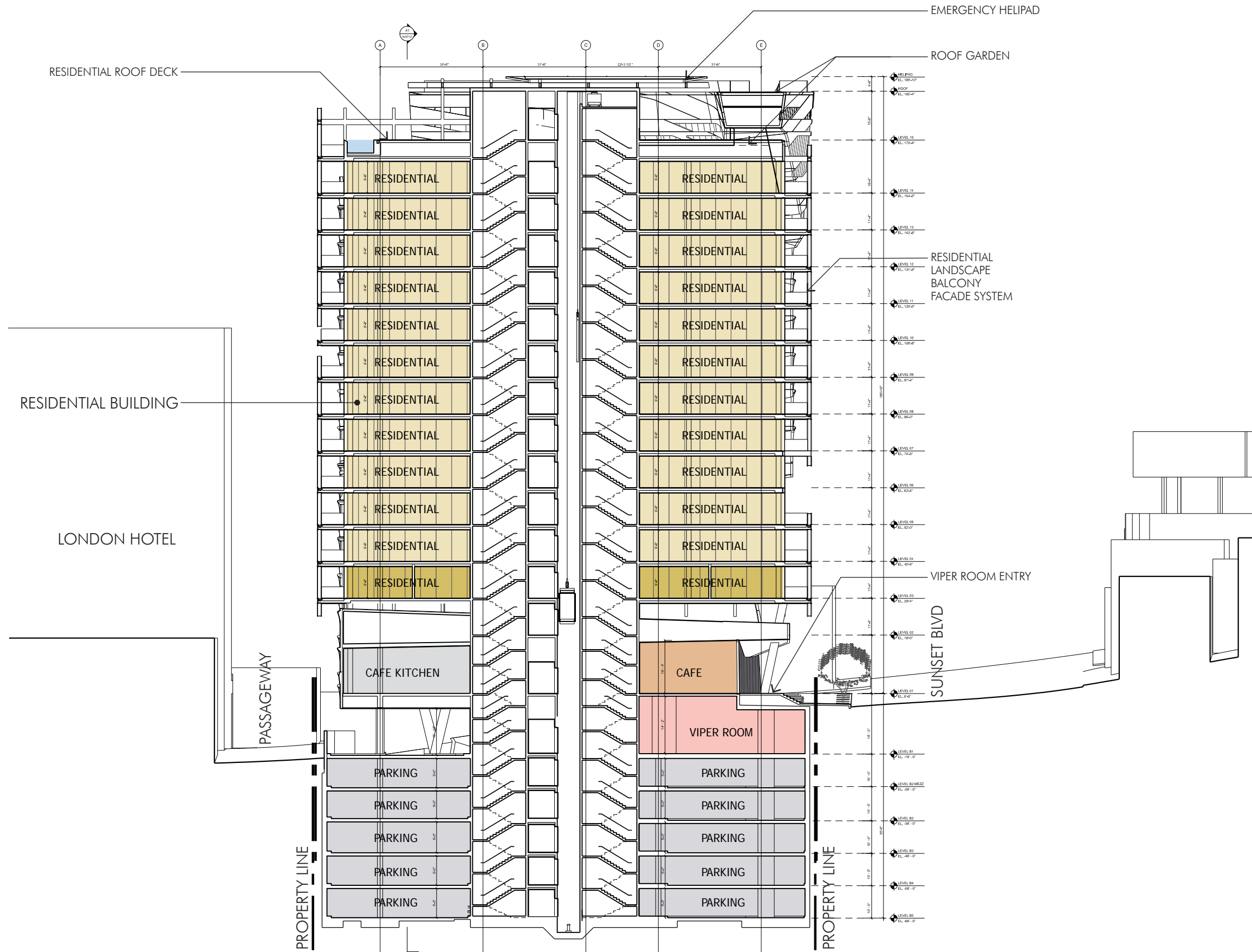
PASSAGEWAY

PROPERTY LINE

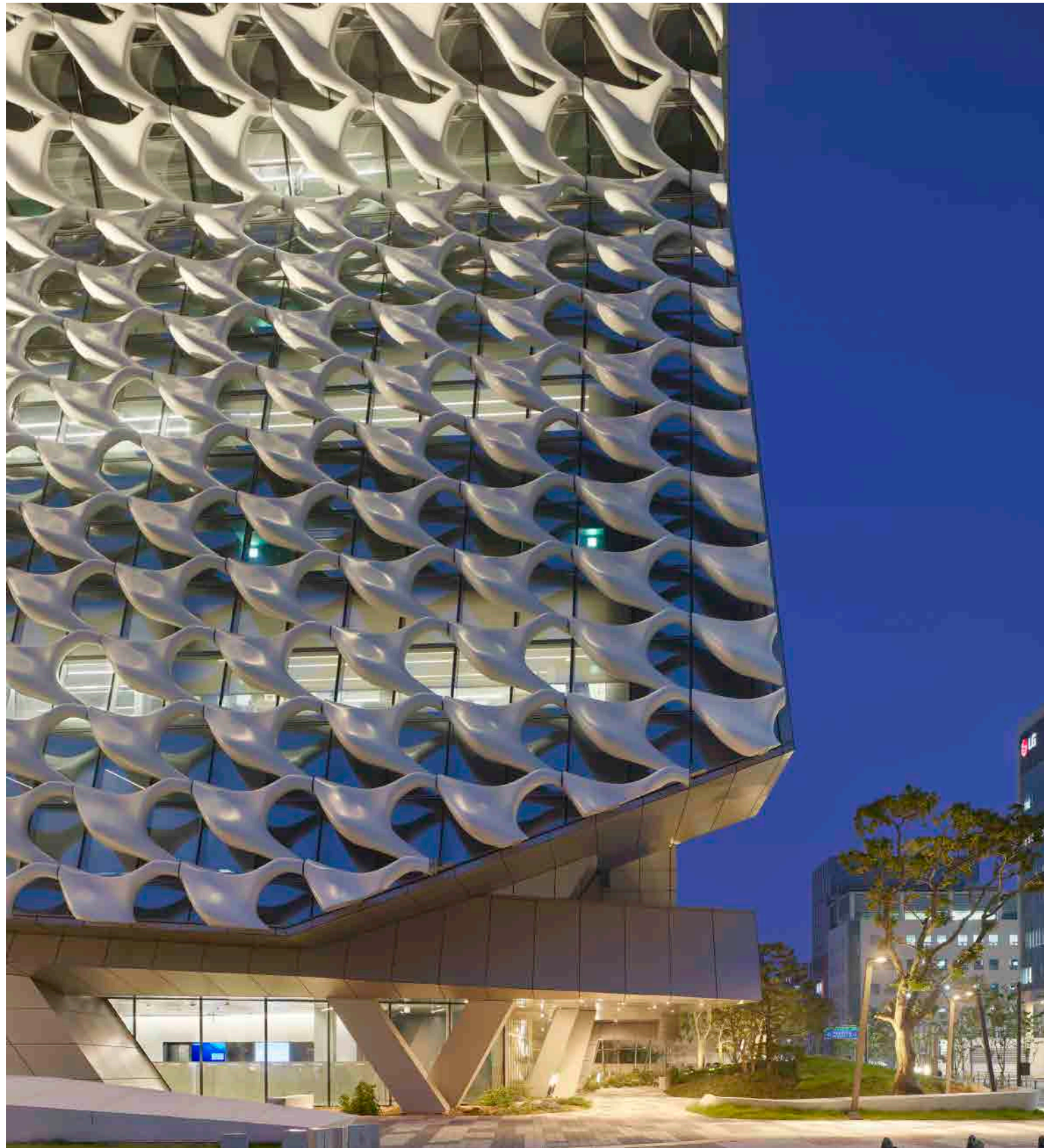
PROPERTY LINE

- LEVEL 18 EL. 185'-0"
- LEVEL 17 EL. 175'-0"
- LEVEL 16 EL. 165'-0"
- LEVEL 15 EL. 155'-0"
- LEVEL 14 EL. 145'-0"
- LEVEL 13 EL. 135'-0"
- LEVEL 12 EL. 125'-0"
- LEVEL 11 EL. 115'-0"
- LEVEL 10 EL. 105'-0"
- LEVEL 09 EL. 95'-0"
- LEVEL 08 EL. 85'-0"
- LEVEL 07 EL. 75'-0"
- LEVEL 06 EL. 65'-0"
- LEVEL 05 EL. 55'-0"
- LEVEL 04 EL. 45'-0"
- LEVEL 03 EL. 35'-0"
- LEVEL 02 EL. 25'-0"
- LEVEL 01 EL. 15'-0"
- LEVEL 00 EL. 0'-0"
- LEVEL B1 EL. -5'-0"
- LEVEL B2 MEZZ EL. -10'-0"
- LEVEL B2 EL. -15'-0"
- LEVEL B3 EL. -20'-0"
- LEVEL B4 EL. -25'-0"
- LEVEL B5 EL. -30'-0"

SECTION 03



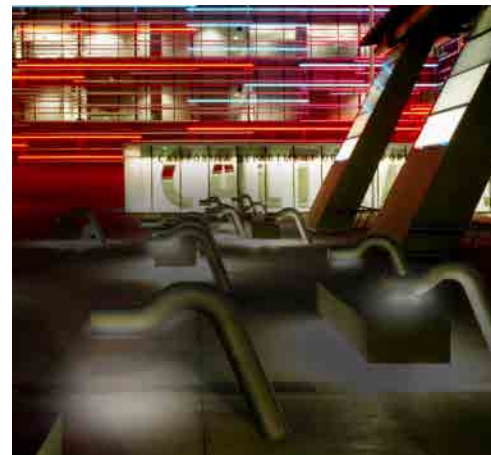
SECTION 04



LIGHTING SCHEME REFERENCE PROJECT:
KOLON ONE AND ONLY BUILDING



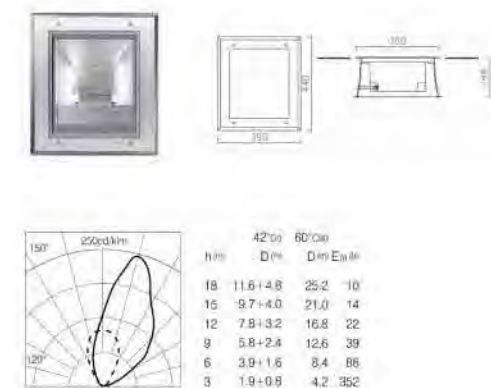
CUSTOMIZED BOLLARD



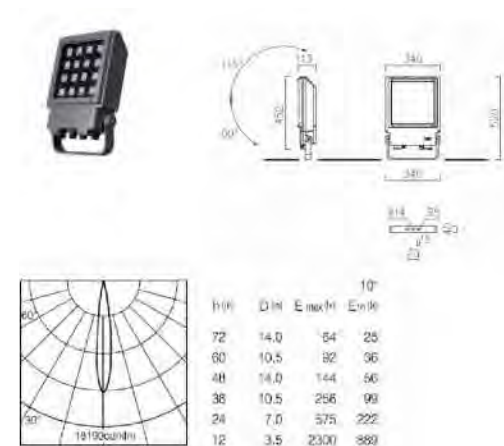
SURFACE MOUNTED FLOOD LIGHT



LINEAR LANDSCAPE LUMINARIES



IN-GROUND ASYMMETRIC UP-LIGHT





THREE-DIMENSIONAL REPRESENTATIONS



THREE-DIMENSIONAL REPRESENTATIONS



THREE-DIMENSIONAL REPRESENTATIONS







THREE-DIMENSIONAL REPRESENTATIONS

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

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

GREEN BUILDING CHECKLIST

| 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) | 6 | |
| | 8 Install Intensive Vegetated Green Roof (4 pt/each 50% of roof not occupied by mechanical equip. or access stairs) | | |
| Total Points Available | 21 | 11 | |
| EXTERIOR FINISH | Encourage durable materials than do not require frequent maintenance. | | |
| | 3 Use Durable Exterior Finishes (1 pt/30% of exterior area) including Integral-Color or Uncolored Unpainted Stucco, Fiber-Cement Panels or Siding, Metal Panels or Siding, Composite Wood Panel, Glass, and other similar durable finishes. | 3 | |
| | 1 Use Recycled-Content or FSC-Certified Outdoor Flooring Materials. | | |
| Total Points Available | 4 | 3 | |
| INTERIOR FINISH | Reduce the use of natural resources, use rapidly renewable materials, and encourage ecologically sensitive forestry. | | |
| | 5 Use Exposed Concrete as Finished Floor (1pt/each 20%) | 1 | |
| | 3 Use Resource-Efficient Flooring or FSC-Certified Wood Flooring for All Wood Flooring (1pt/30% of floor area). Resource efficient includes rapidly renewable materials, recycled-content carpet or flooring tiles (min. 25% recycled content). | 1 | |
| | 3 Use agriculture board, FSC certified, or rapidly renewable cabinetry material | | |
| | 1 Use Recycled-Content Countertop Materials (min. 25% recycled content) | | |
| Total Points Available | 12 | 2 | |
| INNOVATIVE DESIGN | Allow for innovation in design, building systems, and materials. Add additional green design principles through innovative approaches. | | |
| | | | |
| Total Points | 8 | TBD, 8 points max. | 0 |
| TOTAL POINTS AVAILABLE | 160 | TOTAL POINTS EARNED | 62 |
| | | MANDATORY POINTS FOR COMPLIANCE | 60 |
| | | POINTS NEEDED FOR INCENTIVES | 90 |

| CATEGORY & POINTS AVAILABLE | GREEN DESIGN OR PRODUCT DESCRIPTION | POINTS REC'D | PAGE NUMBER ON PLANS |
|--|--|--------------|----------------------|
| MANDATORY POINTS | | | |
| New Code Requirements as part of Green Building Ordinance, effective October 1, 2007 | 0 Provide Secure Bike Parking (1 space/7 employees or 10,000 sq. ft. or 1 space/ 4 dwelling units). | 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 | |
| Existing Code Requirements for Green Building (still applicable) | 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 19.28.100(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. | | | |

GREEN BUILDING CHECKLIST - CONTINUE

