G-3 Geotechnical Investigation

FEFFER
GEOLOGICAL CONSULTING

September 23, 2019 File No. 2077-77

Environmental Science Associates
233 Wilshire Blvd Ste 150
Santa Monica, CA 90401
Attn: Mr. Jay Ziff

Subject: **GEOTECHNICAL INVESTIGATION FOR E.I.R.**
Hollywood Center Development
1733-1741 Argyle Avenue; 6236 and 6334 West Yucca Street;
1720-1730, 1740, 1745-1760, and 1762-1770 N. Vine Street;
1746, 1748-1754, 1760, and 1764 N. Ivar Avenue,
Hollywood Area City of Los Angeles, California

Tract: Hollywood; Block: 21; Lot: 1, 2, 3, 4, 5, 19, 20, 21, 22,
Arb: 1, 2, 3
Tract: Central Hollywood Tract No.2; Lot: 6, 12, 13
Arb: 1, 2, 3
Tract: 18237; Lot: LT1
Arb: 1, 2, 3, 4

Dear Mr. Jay Ziff,

Feffer Geological Consulting is pleased to submit the following preliminary Geotechnical Investigation Report for the proposed Hollywood Center development located in the City of Los Angeles, California. This report is prepared to supplement the draft Environmental Impact Report (EIR) for this project.

We appreciate the opportunity to be of service. Should you have any questions regarding the information contained in this report, please do not hesitate to contact us.

Sincerely,

FEFFER GEOLOGICAL CONSULTING, INC.

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Attached:

1.0 INTRODUCTION

1.1 PURPOSE

As requested, Feffer Geological Consulting has completed a preliminary Geotechnical Investigation for the proposed Hollywood Center Development. The purpose of this investigation is to evaluate the geotechnical conditions at the site in the areas of the proposed construction and provide geotechnical parameters and preliminary recommendations for future design and development. This report is prepared as a technical appendix for the project's draft Environmental Impact Report.

Based on our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint. When final plans for the proposed construction become available, they should be reviewed by the project soils engineer and engineering geologist of record. A separate geotechnical report will be prepared to provide design level values for development once plans have been finalized.

1.2 SCOPE OF SERVICES

The scope of work performed during this investigation involved the following;

- Research and review of available pertinent geotechnical literature and previous reports for the project site;

- Field Exploration & Testing
  - Subsurface exploration consisting of the drilling of four borings (B1, B2, B3, B4);
  - Installation of one groundwater monitoring well (B3);
  - Sampling and logging of the subsurface soils;
  - Laboratory testing of selected soil samples collected from the subsurface exploration to determine the engineering properties of the underlying earth materials;
  - Engineering and geologic analysis of the field and laboratory data;

- Compliance with *CEQA Appendix G* and an assessment of:
  - Rupture of a known earthquake
  - Strong seismic ground shaking
  - Seismic-related ground failure
  - Landslides
  - Soil erosion or loss of topsoil
  - Unstable geologic unit or soils
  - Expansive soils
  - Support of septic tanks or alternative waste systems

- Preparation of this report presenting our findings, conclusions, and preliminary recommendations for the proposed construction.

1.3 SITE DESCRIPTION

The project site consists of multiple lots currently developed with commercial buildings and asphalt covered parking lots located in the Hollywood area of Los Angeles, California. The project site is generally bound by Yucca Street, Hollywood Boulevard, Ivar Avenue, and Argyle Avenue, and bisected by Vine Street, and therefore divided into an East and West Site (Figure 1).

The East Site includes 2.6 acres and is located between north Argyle Avenue to the east, north Vine Street to the west and bound to the north by west Yucca Street (Figure 2). The East Site is currently occupied by the Capitol Records Complex which includes the Capitol Records building, the Gogerty building, and on grade parking lots.

The West Site includes 1.8 acres and is located between north Vine Street to the east and north Ivar Avenue to the west and bound to the north by west Yucca Street (Figure 2). The West Site is currently occupied by on grade parking lots and a single-story building.

The project site slopes towards the south with a relief of 25 feet ranging in elevation from approximately 413 feet along the north side and 388 feet along the south side (Figure 2 and Figure 3). On-site drainage primarily occurs by sheet flow towards the south and into existing drainage systems.

1.4 PROPOSED CONSTRUCTION

The project will consist of four new mixed-use buildings. On the East Site two buildings will be constructed; a 46-story building and a 9 to 11 story building that share 5 subterranean levels. On the West Site two buildings will also be constructed; a 35-story building and an 11-story building that share 5 subterranean levels (at a maximum depth of approximately 82 feet below existing ground surfaces). A second option for design is being considered for the East Site (East Site hotel option). The hotel option would replace 104 residential units within East building levels 3 through 12 with a 220-room hotel, with no change to the building height or subterranean parking. The secondary hotel option for the East Site is also considered feasible based on finding from this geotechnical investigation.

The current Capitol Records Complex buildings will remain. The extent of development is illustrated on the site map (Figure 2) and conceptual development plans are included in Appendix C.

Final plans including structure heights, specific building footprints, and subterranean depths are still within the development phase and will be updated upon final project design. However, preliminary recommendations are based on the proposed maximum tower heights, subterranean depths, and loading factors. The findings and recommendations within this report are adequate to support the analysis of the project's potential geotechnical impacts.

1.5 DOCUMENT REVIEW

City files were researched and previous work on the project site was evaluated for use by this firm. The following reports were used to supplement the findings of this investigation:

Langan Engineering & Environmental Services – Preliminary Engineering Study for EIR, dated May 10, 2012

In 2012 Langan completed a preliminary geotechnical study as part of an environmental impact report (EIR) for a proposed new multi-use development on the project site. Langan drilled a total of four geotechnical borings to depth ranging from 61.5 to 101.5 feet beneath the ground surface. The consultant observed fill and alluvium within the borings and encountered groundwater at a depth ranging from 40 to 45 feet. During the time of the investigation, the site was not mapped by the California Geological Survey (CGS) as within an Alquist-Priolo Fault Zone or a liquefaction zone. Based on the subsurface investigation and soil testing, Langan determined that the proposed development was feasible from a geotechnical standpoint and recommended that the new development derive support from a mat foundation, pile foundation, or a combination of the two embedded into the underlying natural alluvium.

Group Delta Consultants, Inc. – Fault Activity Investigation, Dated March 6, 2015

Group Delta Consultants (GDC) completed a fault investigation for the project site in 2015 to evaluate the presence or absence of an active fault within the site vicinity. The investigation included the drilling of 35 continuous borings and 78 Cone Penetrometer Tests (CPTs) excavated to a maximum depth of 60 feet along four transects across the site. Additionally, GDC excavated two fault study trenches, on the east site, to directly observe the underlying geologic conditions and supplement the boring and CPT transects (Figure 2). Based on the investigation, GDC concluded that no Holocene-active traces of the Hollywood Fault cross the project site. At the time of the 2015 investigation, site access was limited, and some preliminary setback distances were established due to the uninvestigated areas. The report was approved by the City of Los Angeles on July 7, 2015 (Log# 87496R).

Earth Consultants International – Third Party Review of the Group Delta Consultants' Report; Dated March 6, 2015

Earth Consultants International (ECI) was retained as a third-party reviewer of the Fault Activity Investigation report prepared by Group Delta Consultants. The purpose of the review was to provide a third-party opinion on the presence or absence of Holocene-active faulting based on an independent analysis of the data collected by GDC (2015). ECI confirmed that the observed faults on site predated Holocene time and the site is not impacted by Holocene-active faulting. The conclusion reached by ECI agreed that the observed and inferred faults by GDC are unconformably overlain by sediments old enough to preclude the presence of Holocene-active faulting. Based on their own review, ECI determined that the fault exposed in the East trench last moved at least 80,000 years ago.

Group Delta Consultants, Inc. – Surface Fault Rupture Hazard Evaluation Report, Dated July 19, 2019

GDC completed a fault investigation for the remaining uninvestigated portions of the project site in 2019. These areas included the northern portion of the West Site and the southern property line setback at the East Site. The investigation included the excavation, logging, and stratigraphic evaluation of three seismic trenches and the review of previous exploration data. Dr. Thomas Rockwell provided a review of stratigraphic structure and age as it related to the faulting below the site. Based on the investigation, no Holocene-active traces of the Hollywood Fault cross the project site and GDC recommended approval for redevelopment in the investigated areas. The report was approved by the City of Los Angeles on August 9, 2019 (Log# 109310).

Earth Consultants International – Independent Review of the Group Delta fault Investigation for the 6334 W Yucca Street and 1770 N Ivar Avenue properties, Los Angeles, California, Dated July 18, 2019

ECI completed an independent review of the GDC 2019 investigation. The review included full access to the fault trench and cores excavated during the GDC investigation. In addition, they performed an independent stratigraphic age evaluation of the soils exposed in the fault trenches. Their independent review findings came to the same conclusion as GDC, that there is no Holocene fault activity below the project site.

2.0 INVESTIGATION

2.1 GENERAL

Our field investigation was performed from October 29 through November 1, 2018 and consisted of a review of site conditions and subsurface exploration involving the drilling of four geotechnical borings, soil sampling, and the installation of one groundwater monitoring well. The investigation also includes laboratory testing of selected soil samples. A brief summary of these various tasks are provided below.

2.2 FIELD EXPLORATION

The subsurface investigation performed at the site consisted of drilling four borings by use of a truck-mounted hollow-stem auger drill rig to a maximum depth of 135.5 feet below the existing ground surface.

The purpose of the exploratory borings was to determine the existing subsurface conditions and to collect subsurface samples in the areas of the proposed construction and throughout the site. Earth materials encountered in the borings consisted of artificial fill and alluvium over bedrock.

A review of Regional Geologic Maps (Figure 4 and Figure 5) indicate that the site is underlain by alluvium (Qae) of Quaternary age (Holocene to youngest Pleistocene) and the Modelo and Topanga Formations (Tm and Tt) of Miocene age (Hoots and Kew, 1931, Dibblee and Ehrenspeck, 1991). Early geologic mapping by Hoots and Kew (1931) mapped the local bedrock units as the Modelo and Topanga Formations. Later mapping by Dibblee and Ehrenspeck in 1991, renamed the Modelo Formation as the Monterey Formation. However, it is generally known and accepted that these two unit names are interchangeable in this area. We have additionally designated the encountered alluvial unit at deeper depths as Quaternary older alluvium (Qoal).

The borings were logged by our field geologist using both visual and tactile means. Both bulk and relatively undisturbed soil samples were obtained for testing. The approximate locations of the borings are shown on the attached site map (Figure 2). Detailed boring logs are presented in Appendix A.

2.3 LABORATORY TESTING

Laboratory testing was performed on representative samples obtained during our field exploration. Samples were tested for the purpose of estimating material properties for use in subsequent engineering evaluations. Testing included in-place moisture and density, hydro-response-swell/collapse, consolidation, maximum density and shear strength testing. A summary of the laboratory test results is included in Appendix B. The undersigned geologist and engineer have reviewed the data, concur, and accept responsibility for the data therein.

3.0 SITE GEOLOGY, SEISMICITY, POTENTIAL HAZARDS

3.1 SITE GEOLOGY

Regionally, the project site is located just within the northern portion of the Los Angeles Basin near the boundary between the Transverse and the Peninsular Ranges Geomorphic Provinces. This area of Hollywood is bound by the Santa Monica Mountains to the north, the Elysian Hills to the east, Beverly Hills to the west, and the Central plain and Baldwin Hills to the south.

Locally, the site is underlain by dissected and eroded Holocene to Pleistocene age alluvium and terrestrial fan deposits overlying Miocene age sedimentary bedrock of marine origins (Hoots and Kew, 1931, Dibblee and Ehrenspeck, 1991, Campbell et. al., 2014).

The recent subsurface exploration by Feffer Geological Consulting and previously by Group Delta Consultants (2015) have verified regional geologic mapping and lithology. The subsurface exploration indicate that the property is underlain by a veneer of fill overlying Holocene to Pleistocene age alluvium (Qae and Qoal) over Miocene age sedimentary bedrock (Tm and Tt) (Figure 4). Descriptions of the materials encountered in the exploratory borings are described below.

3.1.1 Artificial Fill (Af)

Fill is material that has been placed or disturbed by construction activity. The fill consists of medium to coarse grained silty sand with gravel. The color varies from brown, and red brown to dark brown and is moist and stiff to dense. The fill encountered varies in thickness between one to eight feet below the ground surface.

3.1.2 Younger Alluvium (Qae)

The younger alluvium is a Holocene to youngest Pleistocene alluvial unit which consists of fine to coarse grained silty sand with clay and fine to coarse gravel, and varies in color from brown to yellow brown, red brown, and dark brown. The alluvium is typically moist and moderately dense to loose. The alluvium is generally weakly stratified, moderately-well to poorly sorted and oxidized with no significant structural planes. The alluvium is typically found to contain multiple fining upward sequences from coarse grained basal deposits. The Qae unit is comparable to the Argyle Sand labeled Qs in the Group Delta, 2015 Report.

3.1.3 Older Alluvium (Qoal)

The older Pleistocene alluvial unit encountered, underlying Qae, consists of interbedded layers of fine to medium sandy clay, and fine to coarse grained sand containing fine to coarse gravel, and varies in color from red brown to brown and yellow brown with minor mottling. The alluvium is typically moist and moderately dense to loose and is generally weakly stratified and thinly laminated to bedded. The alluvial deposit is moderately-well to poorly sorted and weakly to moderately weathered and significantly oxidized containing a minor amount of organics and calcium carbonate. The older alluvium is typically found to fine upwards from gravel rich basal

deposits. This unit is comparable to the older alluvium labelled Qoal in the Group Delta 2015 report and includes the upper Pleistocene mudflow unit Qm.

3.1.4 Miocene Age Bedrock (Tm and Tt)

Miocene age bedrock was encountered at depth below the project site. Below the eastern portion of the project site, marine sedimentary bedrock of the Modelo Formation (Tm) was encountered at 85 feet and consists of interbedded claystone/siltstone and conglomeratic sandstone that is gray to dark gray and black in color (Hoots and Kew, 1931).

Below the western portion of the project site Topanga Formation (Tt) bedrock was encountered at a depth of 80 feet. The bedrock consists of fine to coarse grained poorly sorted sandstone/sandstone conglomerates, with interbedded siltstone that is highly weathered and fractured/brecciated ranging in color from red brown and brown to gray and black.

The location of the bedrock transition beneath the project site is not well constrained. However, the bedrock contact is likely unconformable as exposed within the Hollywood Hills to the north of the project site (Figures 4 and 5).

3.1.5 Groundwater

Water was encountered at varying depths between 49.2’ and 98.3’ below the existing ground surface (See Appendix A). Historically, highest groundwater in this area of Los Angeles is shown as being between 80 and 100 feet below the ground surface (Plate 1.2, *Historically Highest Groundwater Contours and Borehole Log Data Locations, Hollywood 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Hollywood Quadrangle,* SHZR-026).

A groundwater monitoring well was installed in Boring 3 for the purpose of continued observation of groundwater levels.

The borings were backfilled after drilling and prior to allowing water levels to stabilize. The difference in the water levels encountered within the borings are due to sediment grain size distribution and lithologic variabilities within the alluvium in both lateral and vertical directions. The encountered groundwater is likely due to perched conditions along relatively impermeable confining clay layers below the site. Additional wells will be installed in the future to further verify underlying groundwater conditions. For purposes of this report we have assumed that perched groundwater will be encountered during the basement excavation and have provided the associated recommendations.

3.2 SEISMICITY

A risk common to all areas of Southern California that should not be overlooked is the potential for damage resulting from seismic events (earthquakes). The project site is located within a seismically active area, as is all of Southern California.

As required by the City of Los Angeles a site-specific seismic design for the proposed construction will be performed and reviewed by the Los Angeles Department of Building and Safety (LADBS) for the project site. The analysis will conform to The Los Angeles Tall Buildings Structural Design Council (LATBSDC) document, "An Alternative Procedure for Seismic Analysis and Design of Tall Buildings Located in the Los Angeles Region," 2017 edition (www.tallbuildings.org) City of Los Angeles Guidelines outlined in Information Bulletins: P/BC 2017-123 and P/BC 2017-147.

3.2.1 Seismic Hazards

The State of California enacted the Alquist-Priolo Special Studies Act of 1972 immediately following the destructive 1971 San Fernando earthquake (Department of Conservation, 2019a). The Alquist-Priolo Act is intended to prohibit the location of most structures for human occupancy across a known active fault that intersects the ground surface, thereby mitigating fault-rupture hazard. The Alquist-Priolo Act requires that the State Geologist delineate "Earthquake Fault Zones" along active surficial faults. Development within these Earthquake Fault Zones must include geologic investigation demonstrating the absence of Holocene-active faults.

The California State Legislature passed the Seismic Hazards Mapping Act of 1990 and was signed into law and became effective in 1991 (Department of Conservation, 2019b). The Seismic Hazards Mapping Act was prompted following the 1989 Loma Prieta earthquake, and is intended to reduce the threat to protect public safety and minimize the loss of life and property from the effects of strong ground shaking, liquefaction, landslides, and other earthquake-related hazards (Department of Conservation, 2019b).

The Seismic Hazards Mapping Act and Alquist Priolo Act require the State Geologist to delineate "Earthquake Zones of Required Investigation (EZRI)." The EZRI maps are released by the California Geological Survey (CGS). Zone delineations are based on a combination of factors, including but not limited to: surface distribution of soil deposits and bedrock, slope steepness, depth to groundwater, bedding orientation with respect to slopes, and distance to local earthquake faults (seismic source). Following a rigorous review process the EZRI Map delineates areas that have been subject to or are potentially subject to earthquake induced fault surface rupture, liquefaction, and landsliding. A discussion of the potential for these earthquake hazards is presented below.

3.2.2 Earthquake Faults

The site is located within a tectonically active area, as is all Southern California. The closest known faults capable of producing strong earthquakes and ground shaking are the Hollywood, Santa Monica, and Newport Inglewood Faults. While GDC (2015, 2019) concluded that no Holocene-active faults cross the project site, and that the potential for surface rupture is low, the site could be impacted by strong ground shaking should an earthquake occur along a nearby fault. A discussion of each fault is provided below.

Hollywood Fault

The Hollywood Fault is a left-lateral reverse fault which is a part of the Transverse Ranges Southern Boundary Fault System (Dolan et al. 1997) that extends approximately 65 miles from Anacapa Island to the eastern end of the Santa Monica Mountains. Although most geomorphic features throughout this area have been obliterated or modified by urban development, the Hollywood Fault is interpreted to be along the base of the Santa Monica Mountains creating scarp-like features and a steep alluvial front. Dolan et al. (1997) map the Hollywood Fault as extending 8½ miles west from the eastern end of the Santa Monica Mountains to a northwest-trending feature referred to as the west Beverly Hills Lineament which is located west of the Benedict Canyon Fan (Dolan, 2000). This lineament may represent an east-dipping normal fault at a left step between the Hollywood and Santa Monica Faults or a strike-slip extension of the Newport-Inglewood Fault (Dolan et al. 2000). Dibblee (1991) maps the Hollywood Fault as extending farther to the west, to the 405 Freeway yielding a fault length of 11 miles.

Santa Monica Fault

The Santa Monica Fault Zone (SMFZ) trends east-west from the Santa Monica coastline on the west to the Hollywood area on the east. It is an oblique-reverse, left-lateral fault that is thought to be a surface expression of tectonic deformation related to Pliocene-Quaternary structural development of the Santa Monica Mountains. Integration of subsurface oil and gas exploration seismic data and well logs with surficial mapping indicate the mountains are underlain by a large southward-vergent asymmetric anticline formed over a regional north-dipping thrust ramp at a depth of 6 to 9 miles. Geophysical studies conducted at the Veteran's Administration (VA) property in West Los Angeles indicate the SMFZ is a gently dipping thrust fault with secondary near-vertical faults extending from the primary basal fault toward the ground surface (Pratt et al., 1998; Dolan et al., 2000).

Newport-Inglewood Fault

The Newport-Inglewood Fault Zone (NIFZ) is a northwest-trending strike-slip fault zone that consists of several discontinuous fault strands. The fault zone is characterized by left-stepping en-echelon right-lateral faults and associated anticlinal folds and uplifted areas. The series of uplifted hills along the Newport-Inglewood fault zone include the Cheviot Hills, Baldwin Hills, Rosecrans Hills, Dominguez Hills, Signal Hill, and Reservoir Hill (Barrows, 1974). The onshore portion of the Newport-Inglewood fault zone strikes predominantly N30°W to N40°W and extends approximately 65 km from Beverly Hills southeast to Newport Beach. Individual fault strands within the fault zone range in strike from N12°W to N62°W (Barrows, 1974). From Newport Beach, the fault zone extends offshore paralleling the California coast to the southeast where it eventually comes back onshore again in San Diego as the Rose Canyon fault zone. A Holocene slip rate of 1.5 mm/yr was established for the Rose Canyon fault zone (Lindvall, Rockwell, and Hudnut, 1995). The slip rate of the Newport-Inglewood fault in the Los Angeles basin is not as well-constrained but is estimated to be about 0.5 – 1.5 mm/yr (Petersen et. al., 1996).

Historical Earthquakes

Local historical earthquakes recorded from 1933 to present within a 100 kilometer radius of the Project Site include 41 recorded events with magnitudes greater than Mw 5.0. Of the 41 events, four were Mw 6.0 and greater. Significant historical earthquake epicenters nearest the Project Site include ruptures along the Elsinore, Newport-Inglewood, Raymond, and Northridge faults. Two historical earthquakes are estimated to have had epicenters located along the Elsinore Fault Zone; one in 1910 estimated to a Mw 6.0 located near Temescal Valley and the second in 1987 estimated to be Mw 5.9 located just south of Pasadena. In 1933, an estimated Mw 6.4 earthquake ruptured along the Newport-Inglewood Fault Zone near Newport Beach. In 1988, an estimated Mw 5.0 earthquake ruptured along the Raymond Fault Zone near Pasadena. In 1994, an estimated Mw 6.7 earthquake ruptured along the Northridge Blind Thrust Fault (Pico Thrust) near Northridge and reportedly triggered lesser ruptures on nearby faults.

3.2.3 Secondary Ground Effects

The site is not located within an area mapped by the CGS as being potentially affected by seismic-induced liquefaction or landsliding. However, the site is located in an Alquist Priolo Earthquake Fault Zone of Required Investigation for surface fault rupture hazard potential, (Parrish, 2014). A site specific investigation was performed by GDC in 2015 and 2019 which concluded that no fault rupture has occurred at the site in at least the last 120,000 years. A discussion of secondary ground effects is included below.

Surface Fault Rupture

According to updated mapping by the State of California, the project site is located within the Alquist-Priolo Earthquake Fault Zone of Required Investigation for the Hollywood Fault (Hernandez and Treiman, 2014a; Hernandez, 2014b; Parrish, 2014). The project site was investigated by Group Delta (2015 and 2019) for the presence of active faulting and the site was found to be clear of Holocene active faults. The fault investigation reports have been reviewed and approved by the City of Los Angeles. Based on the review of the approved fault investigation reports (Group Delta Consultants, 2015, 2019), the potential for surface fault rupture hazard below the site is considered low.

Liquefaction

Liquefaction is a process which occurs when saturated sediments are subjected to repeated strain reversals during a seismic event. The strain reversals cause an increase in pore water pressure such that the internal pore pressure approaches the overburden pressure and the shear strength approaches a low residual value. Liquefied soils are subject to flow, consolidation, or excessive strain. Liquefaction typically occurs in loose to medium dense sand and silty sandy soils below the groundwater table. Predominately fine-grained soils, such as silts, and clay, are less susceptible to liquefaction. The site is not included within a zone of potentially liquefiable soil. Liquefaction is not considered a significant hazard at the site due to the consolidated nature of the underlying geology at the planned depth of construction.

Lateral Spreading Hazard

Saturated soils that have experienced liquefaction may be subject to lateral spreading where located adjacent to free-faces, such as slopes, channels, and rivers. The site is remote to free-faces and the lateral spreading hazard at the site is insignificant.

Landsliding

According to mapping by the CGS, the project site is not located within an area subject to potential seismic-induced slope instability. Since the site is not located within a mapped landslide zone, and no slopes exist on or within the immediate site vicinity, seismic induced lansliding is not a significant hazard to the future development.

Tsunamis/Seiches

The project site is located approximately 10 miles east of the Pacific Ocean and 1 mile south of the Hollywood Reservoir. Due to the sites distance from the coastline and other large bodies of water, the potential for tsunamis/seiches is considered low.

3.3 2016 CALIFORNIA BUILDING CODE CONSIDERATIONS

The proposed development may be designed in accordance with seismic considerations contained in the 2016 California Building Code, Section 1613. The following parameters may be considered for design of foundations within the alluvium (ATC, 2019):

Mapped Spectral Response Acceleration Parameters:

	S_S	:	2.576g
	S_1	:	0.949g
Site Class:	D	:	Stiff Soil
Site Coefficients:	F_a	:	1.0
	F_v	:	1.5

Maximum Considered Earthquake Spectral Response Acceleration Parameters:

S_{MS}	:	2.576g
S_{M1}	:	1.423g

Design Spectral Response Acceleration Parameters:

S_{DS}	:	1.717g
S_{D1}	:	0.949g
PGA_M	:	1.005g

4.0 GEOTECHNICAL CONSIDERATIONS

4.1 SUBSURFACE SOIL CONDITIONS

Subsurface materials at the project site consist of fill and alluvium overlying bedrock at depth. Based on laboratory testing at depths ranging from 50 to 110 feet the alluvium at the project site is competent and capable of supporting engineered structures and appurtenances. The following sections provide a general discussion about settlement and expansive soil activity.

4.2 SETTLEMENT

Settlement, or consolidation, occurs over time as a response to changes in pressure and soils stress. Our investigation indicates that the consolidation and hydrocollapse potential of the alluvium and bedrock is low. The in-situ dry densities are high for the samples taken at the foundation level and it is our experience that these soils have a very low potential for consolidation.

4.3 EXPANSIVE SOIL

Typically, soils that contain a high clay content are susceptible to expansion/contraction. Clay minerals are capable of absorbing water, which causes an increase in volume and leads to expansion. The opposite effect occurs when clay rich soils dry out, thus decreasing in volume and contracting. The on-site soil was found to possess low to medium expansive characteristics based upon field soil classifications. Based on the recommended foundation systems and the underlying soil properties, expansion/contraction is unlikely to affect the proposed development.

4.4 SOIL EROSION & LOSS OF TOPSOIL

Existing structures and flatwork (i.e. pavement, concrete, brickwork) currently cover the majority of the project sites surfaces. No naturally occurring developed topsoil is exposed, and therefore is not at risk of substantially eroding due to proposed future development. During excavation soil will be exposed, however, engineered best management practices will be in place to mitigate and the potential hazard is considered low.

4.5 SLOPE STABILITY

The project site is not located within an area subject to potential seismic-induced slope instability. The property has less than twenty-five feet of overall elevation change at a gradient that is gentler than 10:1 (horizontal to vertical). A slope stability analysis is not required for the property per City of Los Angeles Department of Building and Safety Information Bulletin P/BC 2017-49 due to the lack of slopes on the project site.

5.0 CONCLUSIONS AND PRELIMINARY DESIGN RECOMMENDATIONS

Conclusions and preliminary recommendations contained herein are based upon information provided, information gathered, laboratory testing, engineering, geologic evaluations, experience, and judgment.

Preliminary design values are provided within to meet requirements for the associated Environmental Impact Report and to assess the feasibility of development using conventional construction methods and best practices. The following preliminary values are for the assessment of construction feasibility and should not be used for final design. A separate geotechnical report will be prepared to provide design level values for development once plans have been finalized.

5.1 SITE SUITABILITY

Geotechnical exploration, analyses, experience, and judgment result in the conclusion that the proposed development is suitable from a geotechnical standpoint.

It is our opinion that the project site can be developed as proposed without hazard of landslide, slippage, or settlement, and improvement can occur without similar adverse impact on adjoining properties. Safe project development will require strict adherence to good construction practices, agency and code requirements, and the recommendations in this report.

Based on the results of our subsurface investigation, the over-consolidated nature of the alluvial deposits and depth to bedrock, and that the project site is not mapped within a liquefaction zone, the potential for liquefaction at the site during earthquake shaking is considered low.

It should be realized that the purpose of the seismic design utilizing the above parameters is to safeguard against major structural failures and loss of life, but not to prevent damage altogether. Even if the structural engineer provides designs in accordance with the applicable codes for seismic design, the possibility of damage cannot be ruled out if moderate to strong shaking occurs as a result of a large earthquake. This is the case for essentially all structures in Southern California.

5.2 EARTHWORK

5.2.1 General

Grading should be done in accordance with good construction practice, minimum code requirements, and recommendations to follow. Grading criteria are included within Appendix D.

5.2.2 Site Preparation and Grading

Based on our understanding of the proposed development, laboratory testing, and experience, we recommend that foundations for the proposed development be founded in the underlying alluvium.

Prior to the start of grading operations, utility lines within the project area, if any, should be located and marked in the field so they can be rerouted or protected during site development. All debris and perishable material should be removed from the project site. Although currently not anticipated, all permanent cut and fill slopes should not be constructed steeper than 2:1.

If fill is to be placed, the upper six to eight inches of surface exposed by the excavation should be scarified; moisture conditioned to two to four percent over optimum moisture content and compacted to 90 percent relative compaction[1]. If localized areas of relatively loose soils prevent proper compaction, over-excavation and re-compaction will be necessary.

5.2.3 Excavation Characteristics

Due to the proposed depth of construction, and based on the recommendations herein, deep excavation will be required to complete the development. The borings encountered competent earth material at the depth of construction and below. No caving or hard earth materials are anticipated during excavations. Based on the underlying geology, excavation can be completed using standard methods and best practices.

5.3 FOUNDATION SUPPORT

5.3.1 Mat Foundation

A mat foundation will be appropriate for the project. Although structural capacities for the proposed structure are not yet available, the existing alluvium is capable of supporting the proposed structures. For preliminary design, vertical capacity, the mat may be assumed to have an allowable uniform bearing capacity of 5,000 to 10,000 psf. The bearing value shown above is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces.

For computing deflection, a subgrade modulus of 125 to 300 kips/ft^3 may be assumed. Since the potential for consolation and hydro-collapse is low, the mat foundation is not expected to experience and differential settlement, and a rise in the groundwater table will not reduce the bearing capacity of the soils supporting the mat.

5.3.2 Pile Foundation

Support of the mat foundation may be assisted by piles. Piles that range from 24 to 36 inches in diameter are typical. Piles can be preliminarily designed for a skin friction of 400 to 800 psf.

5.3.3 Infiltration/SUSMP/LID

The proposed buildings will extend into the underlying alluvium to a total maximum depth of 64 feet below the existing ground surface. Future testing to determine the rates of permeability should be performed for design of an infiltration system. An alternative to infiltration may be designed for the project site in order to comply with SUSMP/LID requirements.

[1] Relative compaction refers to the ratio of the in-place dry density of soil to the maximum dry density of the same material as obtained by the "modified proctor" (ASTM D1557-14) test procedure.

5.3.4 Wastewater Disposal

The proposed development will not require the use of septic tanks or alternative wastewater disposal systems. Since sewers will be used for the disposal of wastewater, there will be no impact to the underlying supporting materials from the disposal of wastewater.

5.3.5 Groundwater and Associated Design

According to records (Plate 1.2, *Historically Highest Groundwater Contours and Borehole Log Data Locations, Hollywood 7½ Minute Quadrangle in Seismic Hazard Zone Report for the Hollywood Quadrangle,* SHZR-026), the highest historic groundwater level is located below the proposed base of the foundations (80 – 100'), however perched groundwater was encountered during the recent exploration. Wet conditions and actual groundwater may be encountered due to seasonal fluctuations. If groundwater is encountered, dewatering may be required and should be designed by a dewatering contractor and engineer.

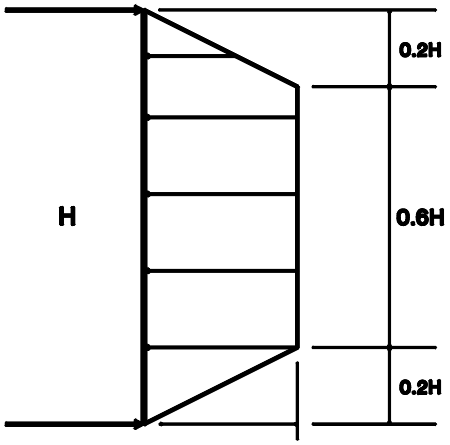
5.4 RETAINING WALLS

5.4.1 Retaining Wall

Permanent retaining walls up to 85 feet that support fill, alluvium, and approved retaining wall backfill, will be designed as a restrained braced system. For preliminary design purposes we have assumed that groundwater levels may be as high as 45 feet below the ground surface.

For preliminary design, the at-rest earth pressure on walls is 100 pcf for walls in alluvium which includes pressure from the assumed groundwater. Restrained/braced retaining walls that are pinned at the top by a non-yielding floor should be for the trapezoidal pressure distribution shown on the adjacent figure of 70 H. The uniform trapezoidal pressure may be assumed over the central six tenths of the wall height. The pressure may be decreased to zero at the top and bottom of the wall.

TRAPEZOIDAL DISTRIBUTION OF PRESSURE



70 H

Retaining walls should be provided with a subdrain or weepholes covered with a minimum of 12 inches of ¾ inch crushed gravel.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

According to the City of Los Angeles retaining walls higher than six feet need to consider a seismic surcharge from the Design Earthquake. The seismic surcharge should be calculated using a factor of safety of 1.0 with the PGA corresponding to ½ of 2/3rds of the PGA_M. The PGA_M is 1.005g and therefore the corresponding seismic design value is 0.335g.

A seismic surcharge for retaining walls in alluvium designed for active conditions is considered. For an 85-foot-high retaining wall, the static design force is equal to 361.2 kips (85ft^2 *100 pcf /2). For a ground motion of 0.335g and a FS of 1.0, the enclosed calculations indicate an unbalanced force under seismic conditions from the Maximum Considered Earthquake is 151.8 kips for an 85-foot-high wall.

Since the static design force is higher than the seismic force an additional seismic surcharge is not needed.

5.4.2 Waterproofing

Moisture affecting retaining walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to effflorescence or standing water inside the building. Efflorescence is a process in which a powdery substance is produced on the surface of the concrete by the evaporation of water. The white powder usually consists of soluble salts such as gypsum, calcite, and/or halite (common salt). Efflorescence is common to retaining walls and generally does not affect their strength or integrity.

It is recommended that retaining walls be waterproofed. Waterproofing design and inspection of its installation is not the responsibility of the geotechnical engineer. A qualified waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to below grade walls.

5.5 TEMPORARY EXCAVATIONS

All vertical cuts shall be inspected to verify geologic continuity. Un-shored vertical cuts to a height of five (5') may be made in earth materials at the site. Un-shored cuts in excess of five feet (5') shall be sloped at a gradient of no steeper than 1:1 (horizontal to vertical) for the portion of the excavation above the vertical cut.

A representative of the geotechnical engineer or geologist should be present during grading to see temporary slopes. All excavations, including caissons, footings, and utility trenches, shall be properly and adequately fenced and/or covered to ensure the safety of all those working on the

project. All temporary excavations shall be stabilized as soon as possible after the initial excavation.

Shoring for the project should be preliminarily designed to retain an equivalent fluid pressure of 50 PCF for excavations up to 85 feet in height. For braced restrained conditions, shoring can be designed for a trapezoidal pressure distribution of 30 H as shown on the figure in section 5.5.1. The uniform trapezoidal pressure may be assumed over the central six tenths of the wall height. The pressure may be decreased to zero at the top and bottom of the wall.

Excavation and shoring plans for temporary shore walls shall be developed during final Project design by the project shoring engineer/designer. The locations of tiebacks for, and amount of deflection permitted by excavation shoring elements should be carefully designed such that acceptable deflection at the top of the shoring adjacent to streets, property lines, and historic building foundations is maintained. If less deflection at the top of shoring is necessary, the values for lateral earth pressures on shoring may be increased. All permanent surcharge loading conditions will be evaluated by the Geotechnical Engineer during final Project design. Lateral earth pressure, tied-back or braced shoring, soldier piles, and tie-back anchors among other practices should be used to resist lateral loads and to ensure no lateral issues with nearby structures. The shoring design should be provided by a California Registered Civil Engineer experienced in the design and construction of shoring under similar conditions. Once final excavation and shoring plans are complete, the plans and the design should be reviewed by the project soils engineer for conformance with the design intent and recommendations and submitted to the City of Los Angeles for review and approval.

5.5.1 Shoring

Shoring may consist of cast-in-place concrete piles with wood-lagging. Shoring piles should be a minimum of 18 inches in diameter and a minimum of 8 feet into alluvium below the base of the excavation. Piles may be assumed fixed 3 feet below the base of the excavation. For the vertical forces, piles may be designed for a skin friction of 400 to 600 pounds per square foot for that portion of pile in contact with the alluvium. Shoring piles should be spaced a maximum of 10 feet on center.

The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the alluvium below the base of the excavation.

Passive earth pressure may be computed as an equivalent fluid having a density of 400 pounds per cubic foot. The maximum allowable earth pressure is 4,000 to 6,000 pounds per square foot. For design of isolated piles, the allowable passive and maximum earth pressures may be increased by 100 percent. Piles spaced more than 2½ pile diameters on center may be considered isolated.

Rakers or other forms of internal bracing designed by the structural engineer may be used to support the shoring system where tieback anchors cannot be used.

5.5.2 Earth Anchors

Where applicable tie-back anchors may be used to resist lateral loads. Pressure grouted friction anchors are recommended. For design purposes, it is assumed that the active wedge adjacent to the shoring is defined by a plane drawn at 30 degrees with the vertical through the bottom of the excavation. Friction anchors should extend at least 15 feet beyond the potential active wedge or to a greater length if necessary to develop the desired capacities.

The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. For preliminary design purposes, it is estimated that cast-in-place gravity anchors will develop an average value of 300 pounds per square foot. Pressure grouted and post grouted anchors will develop much higher capacities. For preliminary design purposes, it is estimated that pressure grouted anchors will develop an average value of 2,500 pounds per square foot. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. If the anchors are spaced at least six feet on center, no reduction in the capacity of the anchors need be considered due to group action.

The anchors may be installed at angles of 20 to 40 degrees below the horizontal. Caving and sloughing of the anchor hole should be anticipated and provisions made to minimize such caving and sloughing. To minimize chances of caving and sloughing that portion of the anchor shaft within the active wedge should be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

At least 10 percent of the initial anchors for a 24-hour 200 percent test and 10 percent additional anchors for quick 200 percent tests. The specific anchors selected for the 200 percent test should be representative and acceptable to the geotechnical engineer. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. Anchor rods of sufficient strength should be installed in these anchors to support the 200 percent test loading. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter, and/or length should be increased until satisfactory test results are obtained. The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour test, the anchor deflection should not exceed 0.75 inch measured after the 200 percent test load is applied. If the anchor movement after the 200 percent load has been applied for 12 hours is less than 0.5 inch, and the movement over the previous four hours has been less than 0.1 inch, the 24-hour test may be terminated.

For the quick 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent test load has been applied should not exceed 0.25 inch during the 30-minute period.

All of the anchors should be pretested to at least 150 percent of the design load; the total deflection during the test should not exceed 12 inches. The rate of creep under the 150 percent

test should not exceed 0.1 inch over a 15-minute period for the anchor to be approved for the design loading.
After a satisfactory test, each anchor should be locked-off at the design load. The locked-off load should be verified by rechecking the load in the anchor. If the locked-off load varies by more than 10 percent from the design load, the load should be reset until the anchor is locked-off within 10 percent of the design load.

The installation of the anchors and the testing of the completed anchors should be observed by a deputy grading inspector under the direction of the geotechnical engineer.

5.5.3 Lagging

Lagging will be required between piles. Due to arching in the soils, the pressure on the lagging will be less that on the shoring piles. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot. The void between the lagging and the back-cut should be slurry-filled and observed by a representative of the geotechnical engineer.

A representative of the geotechnical engineer or geologist should be present during grading to see temporary slopes. All excavations, including: caissons, footings, and utility trenches, shall be properly and adequately fenced and/or covered to ensure the safety of all those working on the project.

All temporary excavations shall be stabilized as soon as possible after the initial excavation.

5.5.4 Deflection

It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. The project structural engineer should design the shoring systems such that deflection is restricted to acceptable limits the top of the shored embankment.

5.5.5 Monitoring

Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested.

A California Registered Professional Engineer or California Professional Land Surveyor shall prepare an Adjacent Structures Construction Monitoring Plan, subject to review and approval by the City of Los Angeles Building and Safety Department prior to the initiation of any excavation, grading, or shoring activities. The Adjacent Structures Construction Monitoring Plan shall establish survey monuments and document and record the positions of adjacent structures, sidewalks, buildings, utilities, facades, surfaces feature, etc. to form a baseline for determining settlement or deformation. Upon installation of soldier piles, survey monuments shall be affixed to the tops of representative piles so that deflection can be measured. The shored excavation and adjacent structures, sidewalks, buildings, utilities, facades, cracks, etc. should be visually inspected at a minimum of one time per month. Survey Monuments should be measured at

critical stages of excavation, shoring, dewatering, and construction but should not occur less frequently than once every thirty days.

Monitoring reports shall be prepared by the California Professional Land Surveyor documenting the movement monitoring results and distributed to all appropriate parties, including the shoring engineer. Appropriate parties shall be notified if movement exceeds predetermined thresholds and calculated amounts.

In the unlikely event that settlement due to excavation or construction activities cause damage requiring repairs to adjacent historic buildings, that work shall be performed in consultation with a qualified preservation consultant and in accordance with the California Historical Building Code and the Secretary of Interior's standards, as appropriate.

5.6 EXTERIOR FLATWORK AND AUXILIARY STRUCTURES

Whenever planned, exterior flatwork should be placed directly on alluvium or over a two-foot blanket of approved compacted fill. Five-inch net sections with #4 bars at 18 inches o.c.e.w. are also advised. Control joints should be planned at not more than twelve foot spacing for larger concrete areas. Narrower areas of flatwork such as walkways should have control joints planned at not greater than 1.5 times the width of the walkway. Recommendations provided above for interior slabs can also be used for exterior flatwork, but without a sand layer or Visqueen moisture barrier. Additionally, it is also recommended that at least 12-inch deepened footings be constructed along the edges of larger concrete areas.

Movement of slabs adjacent to structures can be mitigated by doweling slabs to perimeter footings. Doweling should consist of No. 4 bars bent around exterior footing reinforcement. Dowels should be extended at least two feet into planned exterior slabs. Doweling should be spaced consistent with the reinforcement schedule for the slab. With doweling, 3/8-inch minimum thickness expansion joint material should be provided. Where expansion joint material is provided, it should be held down about 3/8 inch below the surface. The expansion joints should be finished with a color matched, flowing, flexible sealer (e.g., pool deck compound) sanded to add mortar-like texture. As an option to doweling, an architectural separation could be provided between the main structures and abutting appurtenant improvements.

Auxiliary structures such as trash enclosures and garden walls can be placed directly on alluvium or on a two-foot blanket of compacted fill.

5.7 DRAINAGE

Drainage should be directed away from structures via non-erodible conduits to suitable disposal areas. Two percent drainage is recommended directly away from structures. Building Code and Civil Engineer requirements and recommendations take precedence. All enclosed planters should be provided with a suitably located drain or drains and/or flooding protection in the form of weep holes or similar. Preferably, structures should have roof gutters and downspouts tied directly to the area drainage system.

5.8 PLAN REVIEW

When detailed grading and structural plans are developed, they should be reviewed by the project geotechnical consultant.

5.9 AGENCY REVIEW

All soil, geologic, and structural aspects of the proposed development are subject to the review and approval of the governing agency(s).

5.10 SUPPLEMENTAL CONSULTING

During construction, a number of reviews by the project geotechnical consultant are recommended to verify site geotechnical conditions and conformance with the intentions of the recommendations for construction. The following site reviews are advised, some of which are required by the governing agencies.

Preconstruction/pregrading meeting	Advised
Cut and/or shoring observation	Required
Periodic geotechnical observations and testing during grading	Required
Reinforcement for all foundations	Advised
Slab subgrade moisture barrier membrane	Advised
Slab subgrade rock placement	Advised
Presaturation checks for all slabs in primary structure areas	Required
Presaturation checks for all slabs for appurtenant structures	Advised
Slab steel placement, primary and appurtenant structures	Advised
Compaction of utility trench backfill	Advised

5.11 PROJECT SAFETY

The contractor is the party responsible for providing a safe site. This consultant will not direct the contractor's operations and cannot be responsible for the safety of personnel other than his own representatives on site. The contractor should notify the owner if he is aware of and/or anticipates unsafe conditions. If the geotechnical consultant at the time of construction considers conditions unsafe, the contractor, as well as the owner's representative, will be notified. Within this report the terminology safe or safely may have been utilized. The intent of such use is to imply low risk. Some risk will remain, however, as is always the case.

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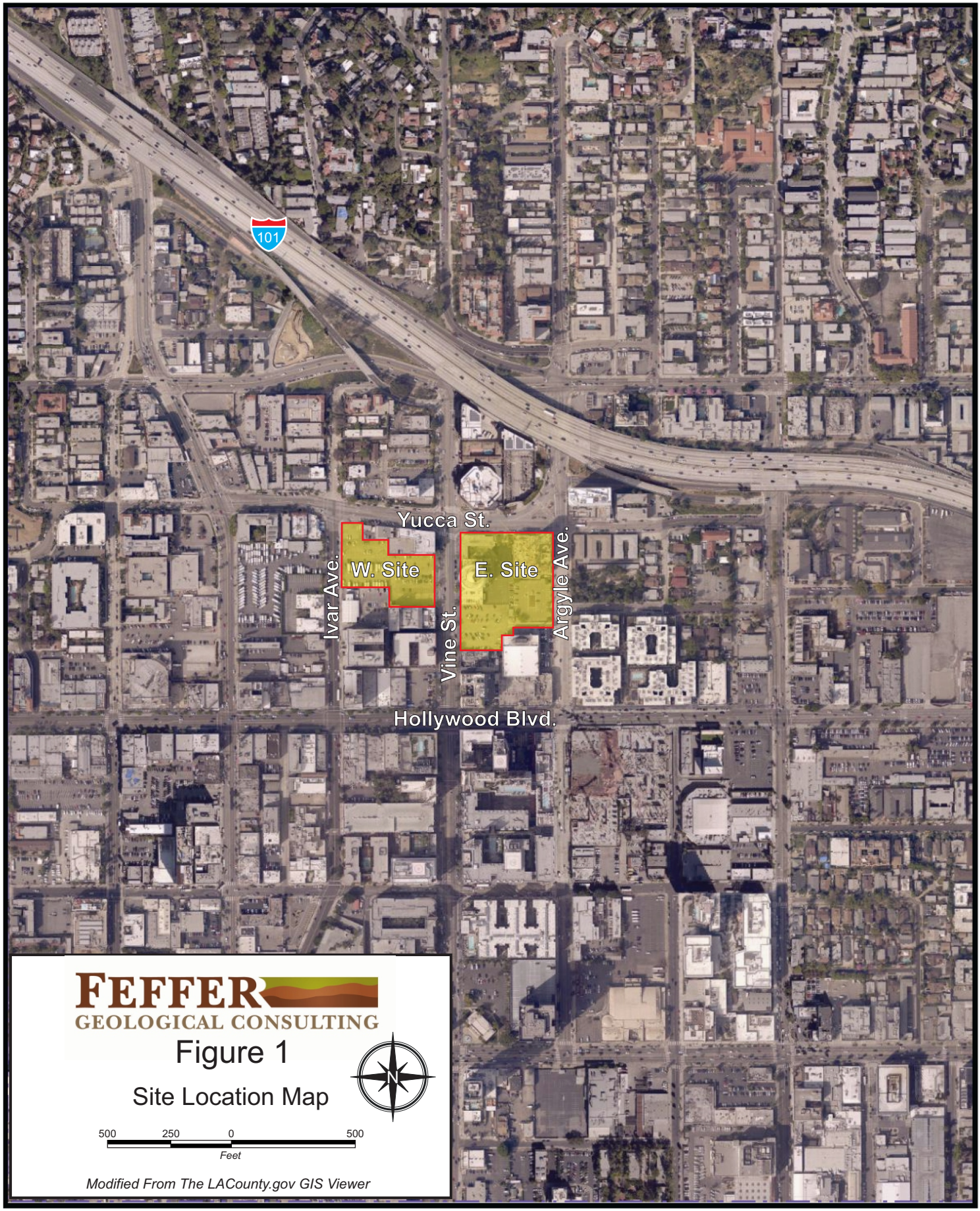
FIGURES & CROSS SECTIONS

Hollywood Center



FEFFER
GEOLOGICAL CONSULTING

Figure 1

Site Location Map

N

500 250 0 500

Feet

Modified From The LACounty.gov GIS Viewer

Hollywood Center

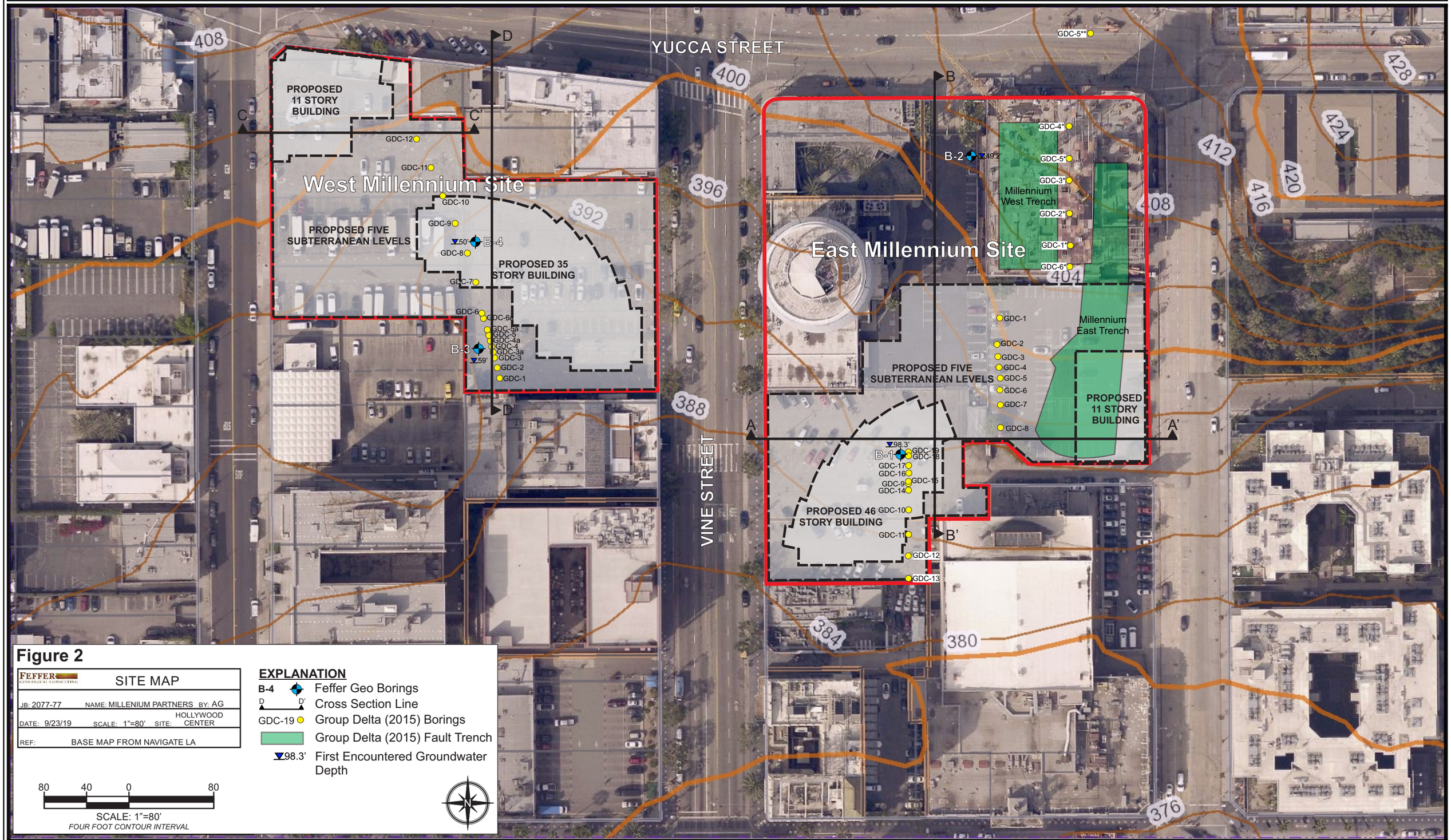


Figure 2

FEFFER GEOLOGICAL CONSULTING

SITE MAP

JB: 2077-77 NAME: MILLENIUM PARTNERS BY: AG

DATE: 9/23/19 SCALE: 1"=80' SITE: HOLLYWOOD CENTER

REF: BASE MAP FROM NAVIGATE LA

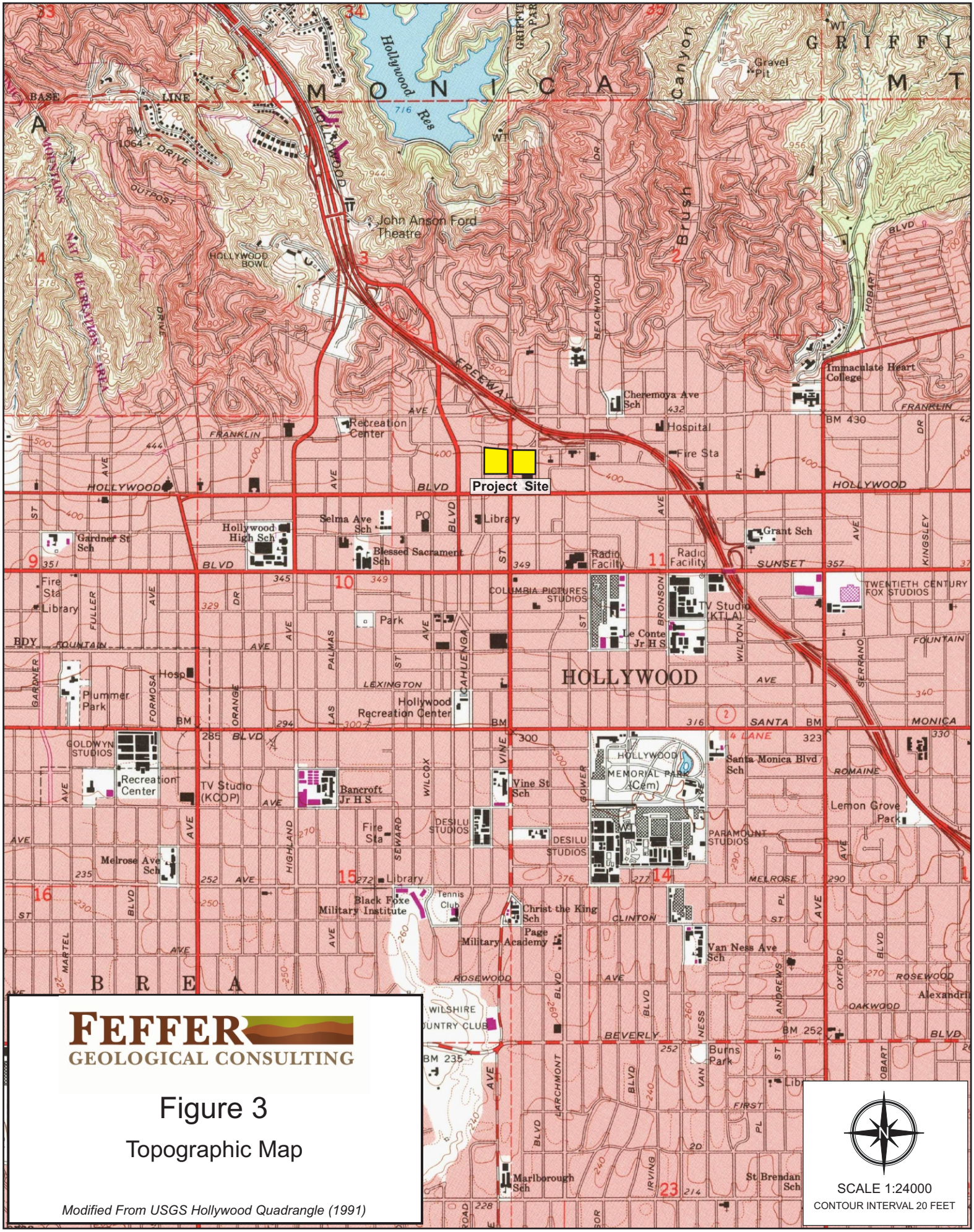
EXPLANATION

- B-4 — Feffer Geo Borings
- D — D' — Cross Section Line
- GDC-19 — Group Delta (2015) Borings
- Group Delta (2015) Fault Trench
- ▽98.3' — First Encountered Groundwater Depth

80 40 0 80

SCALE: 1"=80'

FOUR FOOT CONTOUR INTERVAL



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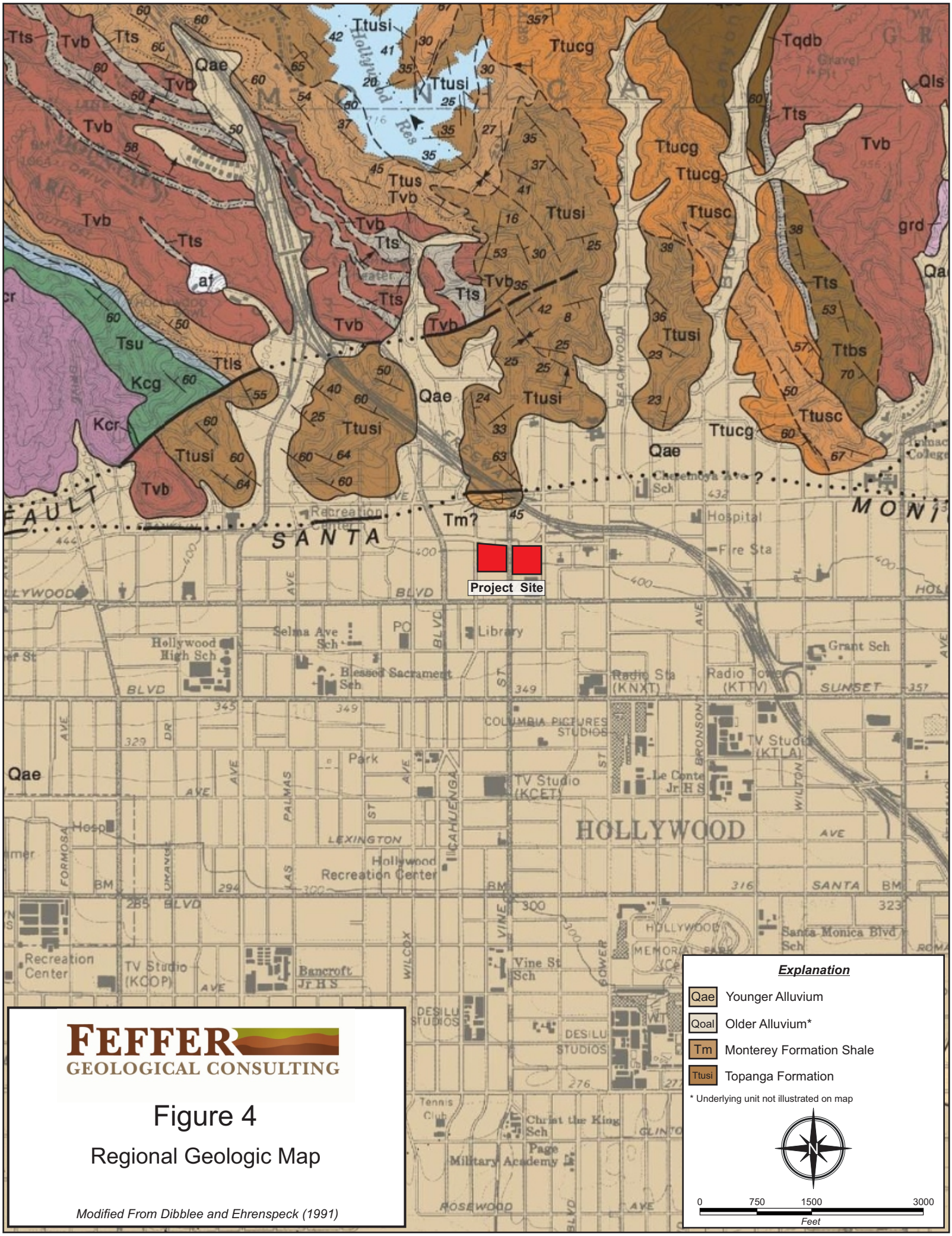
GEOLOGICAL CONSULTING

Figure 3

Topographic Map

Modified From USGS Hollywood Quadrangle (1991)

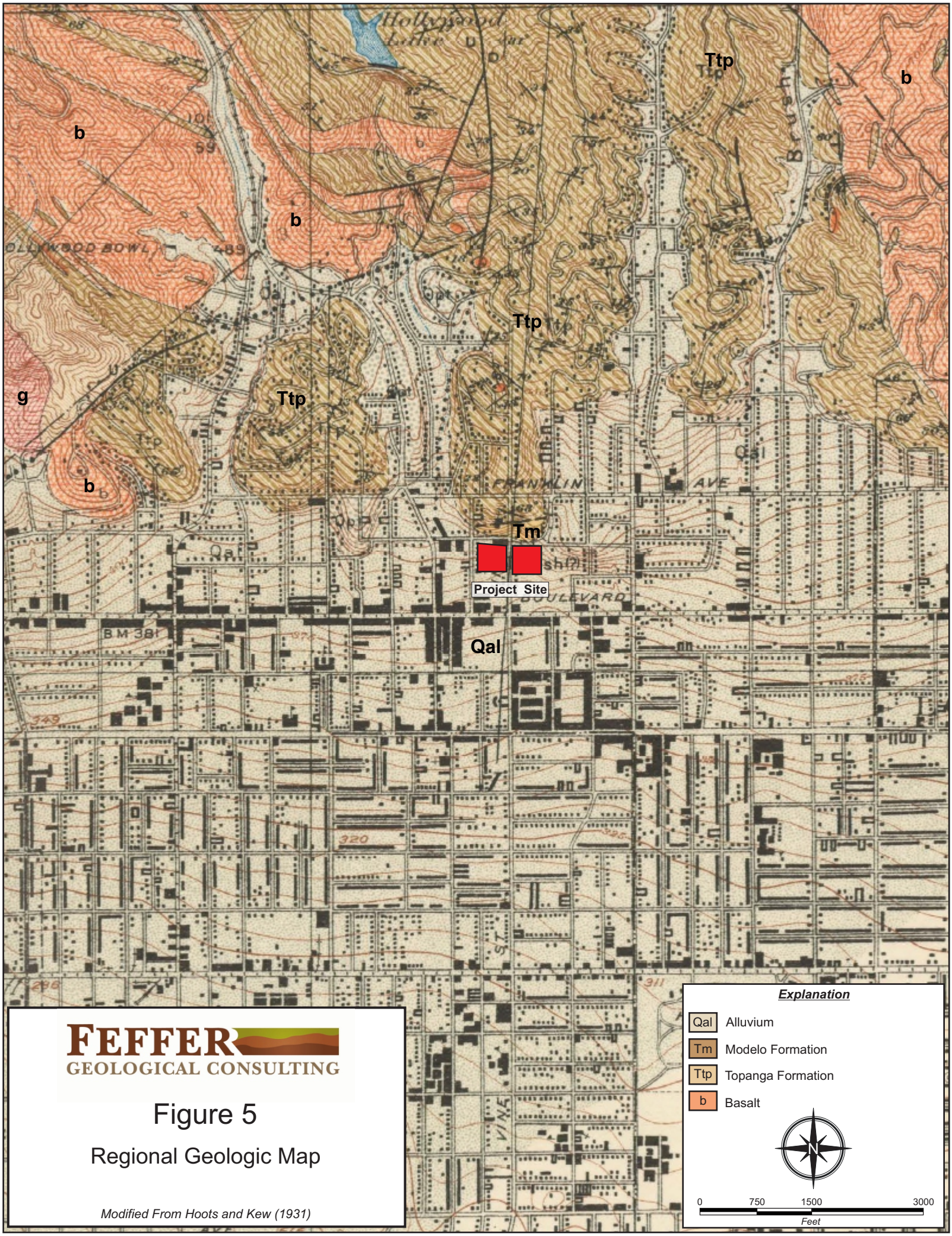


FEFFER GEOLOGICAL CONSULTING

Figure 4

Regional Geologic Map

Modified From Dibblee and Ehrenspeck (1991)



FEFFER GEOLOGICAL CONSULTING

Figure 5

Regional Geologic Map

Modified From Hoots and Kew (1931)

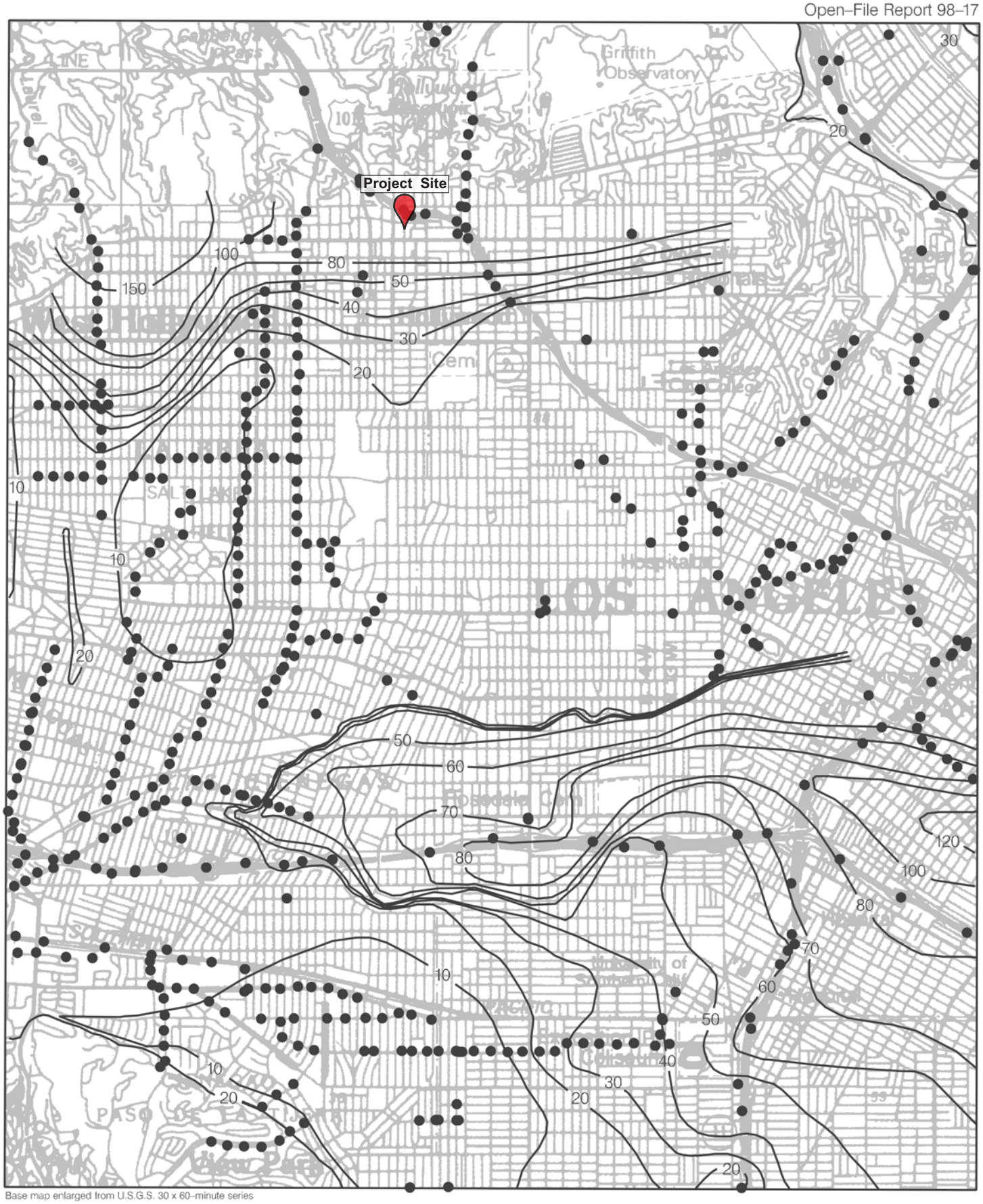


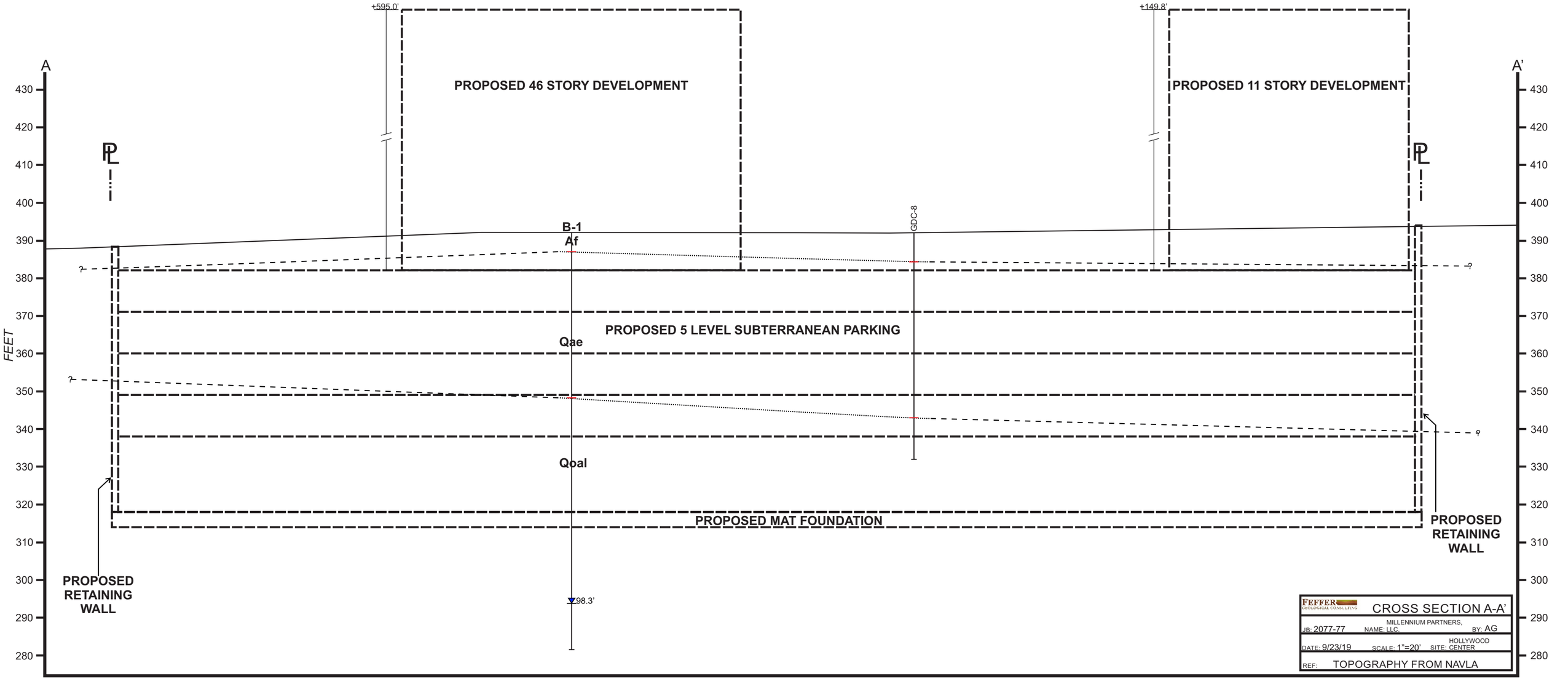
Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Hollywood Quadrangle.

● Borehole Site

30 Depth to ground water in feet

ONE MILE

SCALE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PROPOSED 11 STORY DEVELOPMENT
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GDC-8
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?
PROPOSED 5 LEVEL SUBTERRANEAN PARKING
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PROPOSED MAT FOUNDATION
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
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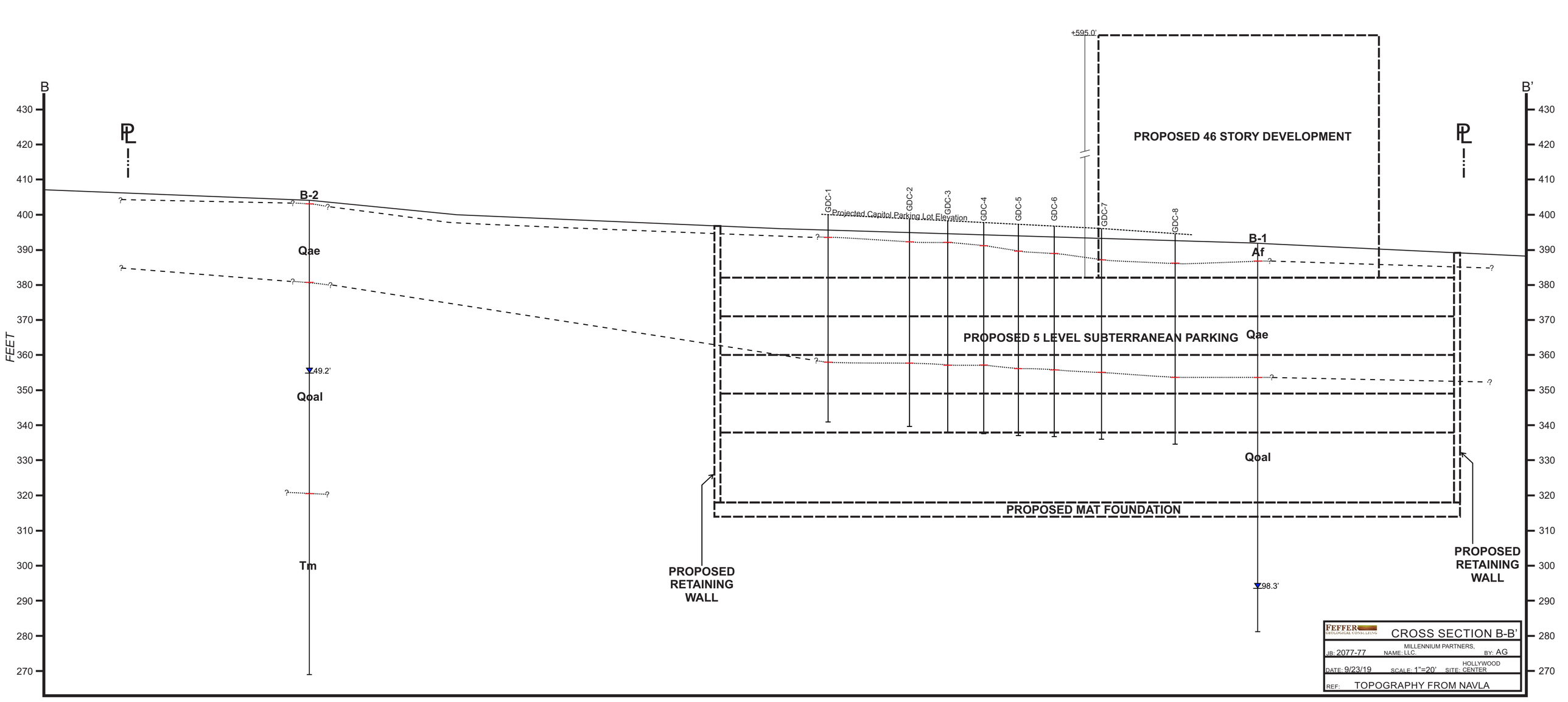
FEFFER GEOLOGICAL CONSULTING
CROSS SECTION A-A'
JB: 2077-77
NAME: MILLENNIUM PARTNERS, LLC.
BY: AG
DATE: 9/23/19
SCALE: 1"=20'
SITE: HOLLYWOOD CENTER
REF: TOPOGRAPHY FROM NAVLA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GDC-3
GDC-4
GDC-5
GDC-6
GDC-7
GDC-8
Projected Capitol Parking Lot Elevation
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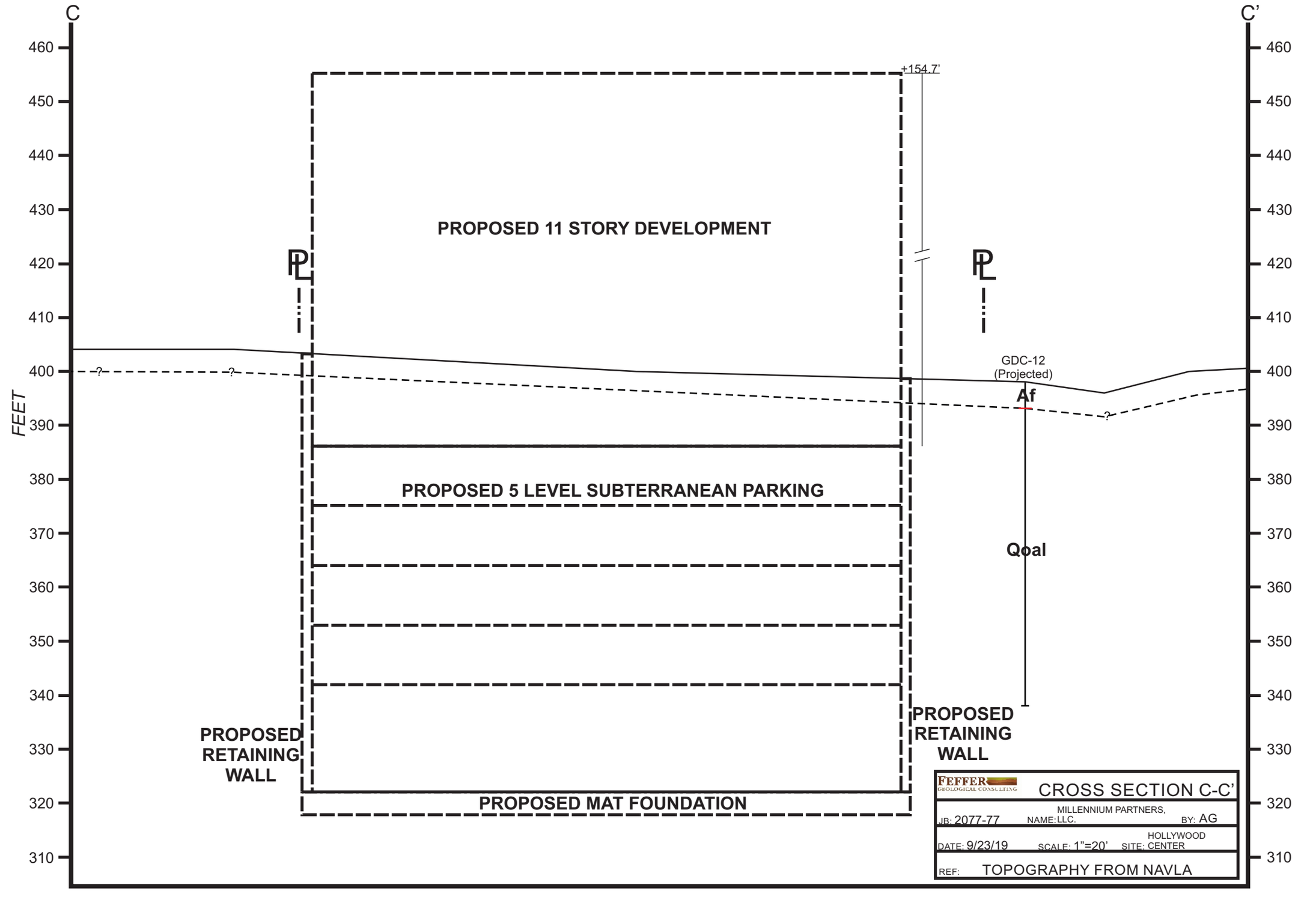
98.3'
PROPOSED 5 LEVEL SUBTERRANEAN PARKING
PROPOSED MAT FOUNDATION
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
FEFFER GEOLOGICAL CONSULTING
CROSS SECTION B-B'
JB: 2077-77
NAME: MILLENNIUM PARTNERS, LLC.
BY: AG
DATE: 9/23/19
SCALE: 1"=20'
SITE: HOLLYWOOD CENTER
REF: TOPOGRAPHY FROM NAVLA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PROPOSED 11 STORY DEVELOPMENT
PROPOSED 5 LEVEL SUBTERRANEAN PARKING
PROPOSED MAT FOUNDATION
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
GDC-12
(Projected)
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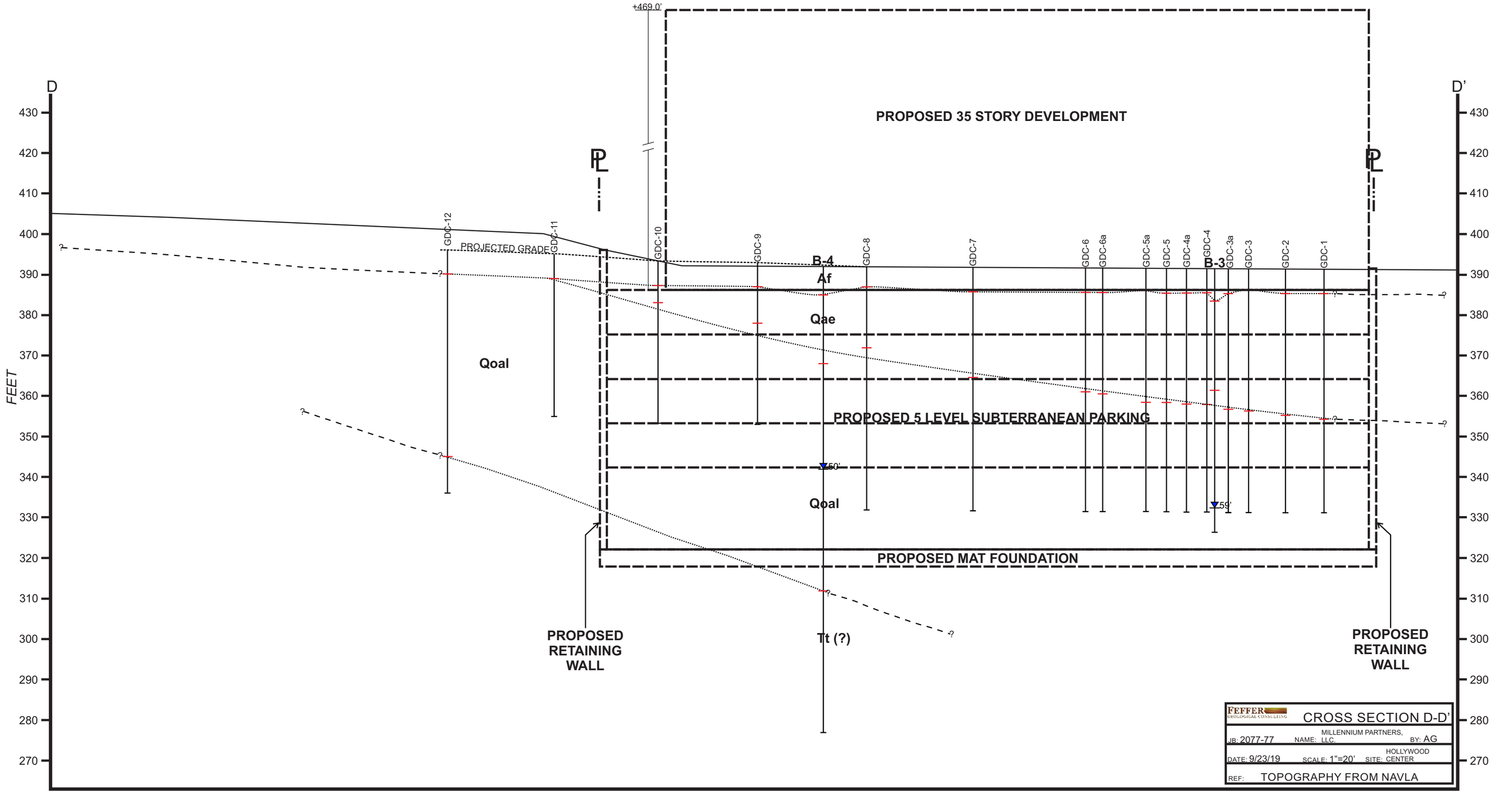
FEFFER GEOLOGICAL CONSULTING
CROSS SECTION C-C'
JB: 2077-77
NAME: MILLENNIUM PARTNERS, LLC.
BY: AG
DATE: 9/23/19
SCALE: 1"=20'
SITE: HOLLYWOOD CENTER
REF: TOPOGRAPHY FROM NAVLA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+469.0'
PROPOSED 35 STORY DEVELOPMENT
PROJECTED GRADE
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GDC-11
GDC-10
GDC-9
GDC-8
GDC-7
GDC-6
GDC-6a
GDC-5a
GDC-5
GDC-4a
GDC-4
GDC-3a
GDC-3
GDC-2
GDC-1
B-4
B-3
Af
Qae
Qoal
PROPOSED 5 LEVEL SUBTERRANEAN PARKING
50'
59'
Qoal
PROPOSED MAT FOUNDATION
PROPOSED RETAINING WALL
Tt (?)
PROPOSED RETAINING WALL
FEFFER GEOLOGICAL CONSULTING
CROSS SECTION D-D'
JB: 2077-77
NAME: MILLENNIUM PARTNERS, LLC.
BY: AG
DATE: 9/23/19
SCALE: 1"=20'
SITE: HOLLYWOOD CENTER
REF: TOPOGRAPHY FROM NAVLA

APPENDIX 'A'

Boring Logs

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/29/2018

Boring No.: 1

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: / Bedrock/ Soil Description	Color	Density	Moisture
				0-5’ Fill (Af): Medium to coarse sand with cobbles, slightly oxidized	Red Brown to Brown	Medium Dense	Moist
5				**Younger Alluvium (Qae):**			
10	4/7/12	R		Medium to coarse sand with clay, rounded to sub-rounded gravels, slightly oxidized	Red Brown to Brown	Medium Dense	Moist
15							
20	8/11/15	SPT		Fine to coarse sand with trace rounded to sub-rounded gravels, slightly oxidized	Red Brown to Brown	Loose	Slightly Moist
25							
30	10/10/10	R		Fine to medium sand with trace fine granitic gravels, slightly oxidized	Red Yellow to Brown	Dense	Slightly Moist
35							
40	4/6/6	SPT		**Older Alluvium (Qoal):** Clayey fine to medium sand with trace fine gravels, thinly laminated, slightly oxidized	Red Yellow to Brown	Medium Dense	Moist

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/29/2018

Boring No.: 1

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: Bedrock/ Soil Description	Color	Density	Moisture
	4/6/6	SPT		Clayey fine to medium sand with trace fine gravels, thinly laminated, slightly oxidized	Red Yellow to Brown	Medium Dense	Moist
45							
50	8/10/17	R		Sandy clay, medium to coarse grained, moderately weathered, minor CaCO3, slight organics, fine gravels	Dark Red Brown	Dense to Very Stiff	Moist
55				55’: Drilling becomes tighter, auger begins to chatter			
60	18/13/20	SPT		Medium to coarse sand with clay lenses, fine to coarse gravels, very weathered, oxidized, minor organics	Red Brown	Dense	Moist
65							
70	7/17/22	R		Medium to coarse sand with clay, fine to medium gravels, moderately weathered, clay lenses, minor organics, massive, abundant granitic minerals	Red Brown	Dense	
75							
80	30/50/6”	SPT		Coarse sand with rounded to sub-rounded gravels, slightly weathered	Yellow Brown	Loose	Slightly Moist

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/29/2018

Boring No.: 1

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: Bedrock/ Soil Description	Color	Density	Moisture
	30/ 50/6”	SPT		Coarse sand with rounded to sub-rounded gravels, slightly weathered	Yellow Brown	Loose	Slightly Moist
85							
90	16/23/ 36	R		Medium to coarse sand with scattered fine to coarse gravels, moderately weathered, containing highly weathered granitic and sandstone gravels, massive	Yellow Brown	Medium Dense	Wet
95							
	▽			98.3’: Groundwater encountered. After 30 minutes rising to 92.3’			
100	8/5/8	SPT		~1” thick layer of clay at tip of SPT sampler, coarse sand with fine to coarse gravels	Dark Brown to Yellow Brown	Stiff/Loose	Wet
105							
110	8/13/ 16	R		Coarse grained sand, mature, well sorted, contains weathered granitic minerals	Yellow Brown	Loose	Wet
				End at 110.5’, Fill to 5’, Groundwater at 98.3’, No Caving			
115							
120							

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/30/2018

Boring No.: 2

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: / Bedrock/ Soil Description	Color	Density	Moisture
				0-1’ Fill (Af): Silty sand	Yellow Brown	Medium Dense	Moist
				Younger Alluvium (Qae):			
5	4/6/4	SPT		Medium to coarse sand with angular gravels, poorly sorted, slightly weathered, minor clay	Yellow Brown	Medium Dense	Moist
10							
15	12/24/16	R		Fine to coarse sand, poorly sorted, abundant angular granitic gravels, slightly weathered, roots	Brown to Yellow Brown	Medium Dense	Moist
20							
				Older Alluvium (Qoal):			
25	2/5/7	SPT		Sandy clay, medium to coarse grained, slightly weathered, well sorted and mature	Dark Brown to Brown	Stiff	Moist
30							
35	11/23/50	R		Medium to coarse grained sand with clay, abundant angular gravels, slightly weathered, clay is sheared with gypsum infilling	Light Brown to Yellow Brown an Brown	Dense	Moist
40							

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/30/2018

Boring No.: 2

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: Bedrock/ Soil Description	Color	Density	Moisture
45	4/16/21	SPT		Interbedded coarse sand and clay, contains scattered rounded to sub angular gravels, moderately weathered, clay layers sticky and gray in color, beds are 1-2” thick	Red Brown to Gray	Dense to Firm	Wet
	▽			49.2’: Groundwater encountered			
50							
55	10/10/16	R		Sandy clay, thinly laminated to bedded, containing scattered fine gravels, slightly weathered, organics	Mottled Gray and Yellow Brown	Very Stiff	Wet
60							
65	16/16/20	SPT		Coarse sand with clay, poorly sorted, moderately to highly weathered, quartz dominated sediments, gravels up to 1” in size and angular	Red Brown	Loose	Wet
70							
75	27/50/6”			Coarse sand, same as above, unable to collect sample	Yellow Brown	Dense	Wet
80				~80’: Drilling becoming harder and beginning to chatter			

LOG OF EXPLORATORY BORING

Job Number: 2077-77
Project: Millennium Partners
Date Performed: 10/30/2018

Boring No.: 2
Boring Location: See Site Map
Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
				Notes: ~80’: Caving due to water			
85	7/12/20	R		**Modelo Formation (Tm):** Thinly laminated to bedded claystone, with interbedded sandstone and siltstone, slightly weathered	Gray, Light Gray, and Mottled Orange	Hard	Wet
95	17/23/40	R		Claystone, thinly bedded with interbedded standstone and siltstone, moderately weathered and fractured	Gray, Light Gray, and Mottled Orange	Hard	Moist
105	27/50/6”	R		Siltstone/claystone, thinly laminated to bedded, contains pockets of sub rounded gravels, moderately weathered, interbedded sandstone, $CaCO_3$ infilling of fractures	Mottled Orange and Gray	Hard	Moist
115	32/50/6”	R		Siltsone, thinly laminated with closely spaced fractures, slightly weathered	Dark Gray to Black	Hard	Moist

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/30/2018

Boring No.: 2

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: Bedrock/ Soil Description	Color	Density	Moisture
125	62/ 50/6”	R		Siltstone, same as above. contains layer of dark gray sticky clay,bottom of sample contained a redbrown to orange coarse sandstone contact at ~126’	Gray/Black	Hard	Moist
135		R		Fine to coarse sandstone with interbedded siltstone, thinly laminated, slightly weathered	Orange with Gray	Hard	Moist
				End at 135’, Fill to 1’, Groundwater at 49.2’, Caving at 80’			

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/31/2018

Boring No.: 3

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Notes: 3” dia. ground water monitoring well installed to a total depth of 59’ below the ground surface. The lower 10 feet of well utilized perforated pipe, silt screen, and 3/4” crushed gravel and capped with a bentonite seal. The well was set to the existing site grade and covered with a traffic rated cap.

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
0				**0-8’ Fill (Af):** Silty sand with scattered fine gravels	Dark Brown	Medium Dense	Moist
10	6/8/12	R		**Younger Alluvium (Qae):** Medium to coarse sand, poorly sorted sub angular to rounded fine gravels, minor clay, slightly weathered	Red Brown	Medium Dense	Moist
20	8/12/12	SPT		Fine to coarse sand with trace amounts of clay, fine to medium sub rounded to sub angular gravels, moderately weathered granitic minerals	Red Brown	Medium Dense	Moist
30	6/10/14	R		Medium grained sandy clay, moderately weathered, fine to medium gravels, moderately well sorted, oxidations stains, minor CaCO3	Brown	Stiff	Moist
35				**Older Alluvium (Qoal):**			
40	8/14/22	SPT		Clayey sand, medium to coarse grained, moderately weathered, contains minor organics, poorly sorted, oxidation stains	Red Brown	Medium Dense	Moist

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 10/31/2018

Boring No.: 3

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: Bedrock/ Soil Description	Color	Density	Moisture
45	8/14/22	SPT		Clayey sand, medium to coarse grained, moderately weathered, contains minor organics, poorly sorted, oxidation stains	Red Brown	Medium Dense	Moist
50	23/50/5”	R		Clayey sand, medium to coarse grained, fine angular to sub angular gravels, moderately weathered, poorly sorted, slightly wet at bottom of sampler	Strong Red Brown	Dense	Moist
55							
	▽			59’: Groundwater encountered			
60	14/20 20	SPT		Sandy clay, very sticky and plastic, with medium to coarse sand, moderately weathered	Red Brown	Soft	Wet
65				End at 65’, Fill to 8’, Groundwater at 59’ on 10/30/2018, and 51’ on 11/1/2018, No Caving			
70							
75							
80							

LOG OF EXPLORATORY BORING

Job Number: 2077-77

Project: Millennium Partners

Date Performed: 11/1/2018

Boring No.: 4

Boring Location: See Site Map

Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: / Bedrock/ Soil Description	Color	Density	Moisture
				0-7’ Fill (Af): Silty sand with gravel	Dark Brown	Medium Dense	Moist
5	6/9/15	SPT					
				Younger Alluvium (Qae): Becomes medium to coarse sand, color change	Red Brown	Medium Dense	Moist
10							
15	6/9/12	R		Clayey sand, fine to medium grained, scattered sub rounded gravels, slightly weathered, poorly sorted, majority of sample fell from sampler	Brown	Very Loose	Moist
20				~22.5': Becoming more clay rich			
				Older Alluvium (Qoal): Fine to medium sand with scattered gravels, interbedded clayey sand and sandy clay, moderately weathered,	Brown	Very Loose	Moist
25	6/12/20	SPT					
30							
35	10/20/25	R		Clayey sand, fine to coarse grained, scattered fine angular gravels, slightly weathered, abundant granitic minerals	Red Brown	Medium Dense	Moist
40							

LOG OF EXPLORATORY BORING

Job Number: 2077-77
Project: Millennium Partners
Date Performed: 11/1/2018

Boring No.: 4
Boring Location: See Site Map
Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Notes: Bedrock/ Soil Description	Color	Density	Moisture
45	10/16/25	SPT		Interbedded coarse sand and clay, contains scattered rounded to sub angular gravels, moderately weathered, clay layers sticky and gray in color, beds are 1-2” thick	Red Brown to Gray	Dense to Firm	Wet
50	12/23/30	SPT		50’: Groundwater encountered			
55	10/15/23	R		Clayey sand, poorly sorted, fine to coarse grained, moderately weathered, scattered angular to sub rounded gravels	Red Brown	Medium Dense	Wet
60							
65	8/16/20	SPT		Medium to coarse sand with clay, very poorly sorted, immature sub rounded gravels ~65-70’: Tailings very wet and muddy	Red Brown	Loose	Wet
70							
75	12/26/40	R		Clayey sand, fine to coarse grained, poorly sorted, moderately weathered, root casts, sticky	Mottled Yellow Brown	Medium Dense	Wet
80				~80’: water added due to tight drilling			

LOG OF EXPLORATORY BORING

Job Number: 2077-77
Project: Millennium Partners
Date Performed: 11/1/2018

Boring No.: 4
Boring Location: See Site Map
Drill Type: 8” Hollow Stem Auger

Depth in Feet	Blows per 6”	Sample Type: Undisturbed	Sample Type: Bulk	Bedrock/ Soil Description	Color	Density	Moisture
				Topanga Formation (Tt):			
85	10/21/32	SPT		Fine to coarse sandstone, moderately weathered, poorly sorted	Red Brown	Loose	Wet
90							
95	18/23/46	R		Fine to coarse sandstone/ claystone, scattered angular to sub rounded gravels, minor CaCO3, moderately weathered, thinly laminated, minor organics, siltstone fragments	Dark Brown	Very Stiff	Moist
100							
105		R		Sandstone conglomerate, fractured coarse gravels, admixtures of sand and gravel, angular to sub rounded, weakly cememented moderately weathered, massive	Dark Gray and Black	Loose	Wet
110	30/50/3”	R		Sandstone conglomerate, clasts 1/16” to 1/2” in size, few small cobbles consisting of mafic and felsic minerals, sampling difficult, weakly cemented, massive			
115	50/2”	R		Same as above, sampling very difficult	Dark Gray to Black	Loose	Wet
				End at 115’, Fill to 7’, Groundwater at 50’, No Caving			
120							

APPENDIX 'B'

Laboratory Testing & Engineering

SOIL LABWORKS LLC

SL18.2951
December 10, 2018

Feffer Geological Consulting
1990 S. Bundy Drive
4th Floor
Los Angeles, California 90025

Attn: Joshua R. Feffer

Subject: Laboratory Testing

Site: 1750 Vine Street
Los Angeles, California

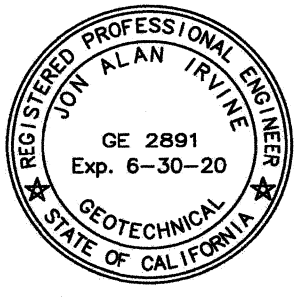
Job: FEFFER/MILLENNIUM PARTNERS – 2077-77

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer. Samples of the earth materials were obtained from the subject property by personnel of Feffer Geological and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC



JON A. IRVINE
G.E. 2891

Enc: Appendix

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

SOIL LABWORKS LLC

SL18.2951
December 10, 2018

APPENDIX

Laboratory Testing

Sample Retrieval - Drill Rig

Samples of earth materials were obtained at frequent intervals by driving a thick-walled steel sampler conforming to the most recent version of ASTM D 3550/D 3550M-17 with successive drops of the Kelly bar. The earth material was retained in brass rings of 2.416 inches inside diameter and 1.00 inch height. The central portion of the sample was stored in close-fitting, water-tight containers for transportation to the laboratory. Standard Penetration Tests (SPT) were performed at discrete intervals within the 8 inch diameter, hollow stem auger borings drilled on the site. The tests were performed using the 1-3/8 inch inside diameter, split-barrel sampler in accordance with ASTMD1586-11. Standard penetration test samples were retained in air-tight bags.

Moisture Density

The field moisture content and dry density were determined for each of the soil samples. The dry density was determined in pounds per cubic foot following ASTM 2937-17. The moisture content was determined as a percentage of the dry soil weight conforming to ASTM 2216-10. The results are presented below in the following table. The percent saturation was calculated on the basis of an estimated specific gravity. Description of earth materials used in this report and shown on the attached Plates were provided by the client.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B1	10	Alluvium	110.6	15.7	84
B1	30	Alluvium	113.1	10.8	62
B1	50	Alluvium	113.7	17.3	100
B1	70	Alluvium	118.9	14.3	97
B1	90	Alluvium	120.6	13.6	97
B1	110	Alluvium	121.2	11.7	85
B2	15	Alluvium	116.1	8.1	50
B2	35	Alluvium	117.6	8.9	58
B2	55	Alluvium	115.1	18.2	100

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

Moisture Density (continued)

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Dry Density (pcf)	Moisture Content (percent)	Percent Saturation (G_s=2.65)
B2	85	Bedrock	106.9	22.5	100
B2	95	Bedrock	116.7	15.8	100
B2	105	Bedrock	124.1	11.6	93
B2	115	Bedrock	118.9	14.5	98
B2	125	Bedrock	117.2	17.0	100
B2	135	Bedrock	117.1	15.3	99
B3	10	Alluvium	109.3	7.3	38
B3	30	Alluvium	119.6	12.1	84
B3	50	Alluvium	120.6	13.0	93
B4	15	Alluvium	121.8	11.8	87
B4	35	Alluvium	116.8	9.5	61
B4	55	Alluvium	116.2	14.7	92
B4	75	Alluvium	116.3	16.0	100
B4	95	Bedrock	123.0	14.3	100
B4	105	Bedrock	123.0	12.0	93
B4	110	Bedrock	122.8	9.0	68
B4	115	Bedrock	110.2	19.1	100

Shear Strength

The peak and ultimate shear strengths of the alluvium were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
B1	30	113.1	19.8
B2	35	117.6	18.1
B4	55	116.2	18.3

Consolidation

One-dimensional consolidation tests were performed on samples of the alluvium in a consolidometer manufactured by GeoMatic in conformance with ASTM D2435/D2435M-11. The tests were performed on 1-inch high samples retained in brass rings. The samples were initially loaded to approximately ½ of the field over-burden pressure and then unloaded to compensate for the effects of possible disturbance during sampling. Loads were then applied in a geometric progression and resulting deformation recorded. Water was added at a specific load to determine the effect of saturation. The results are plotted on the "Consolidation Test," C-Plates.

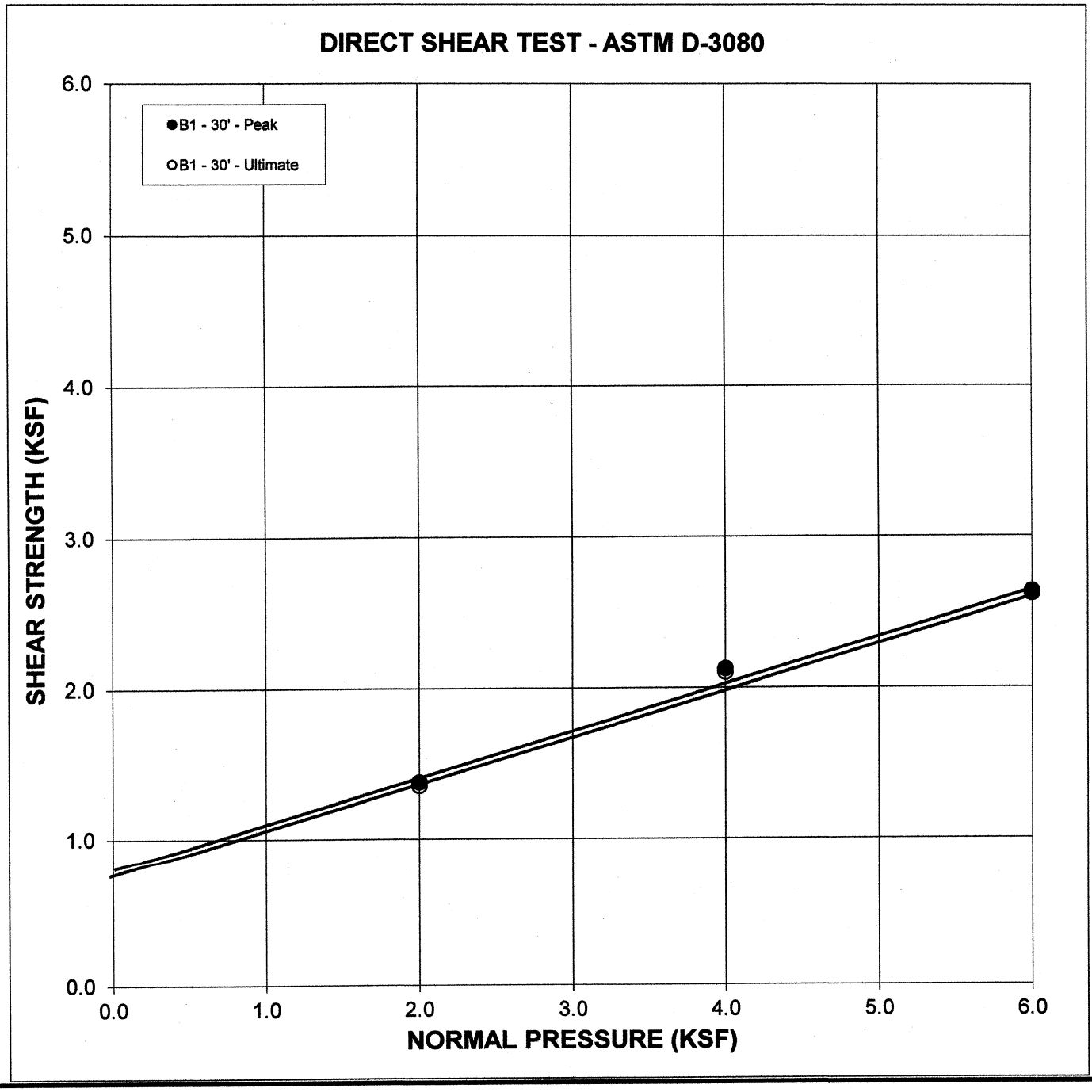
SHEAR DIAGRAM B-1

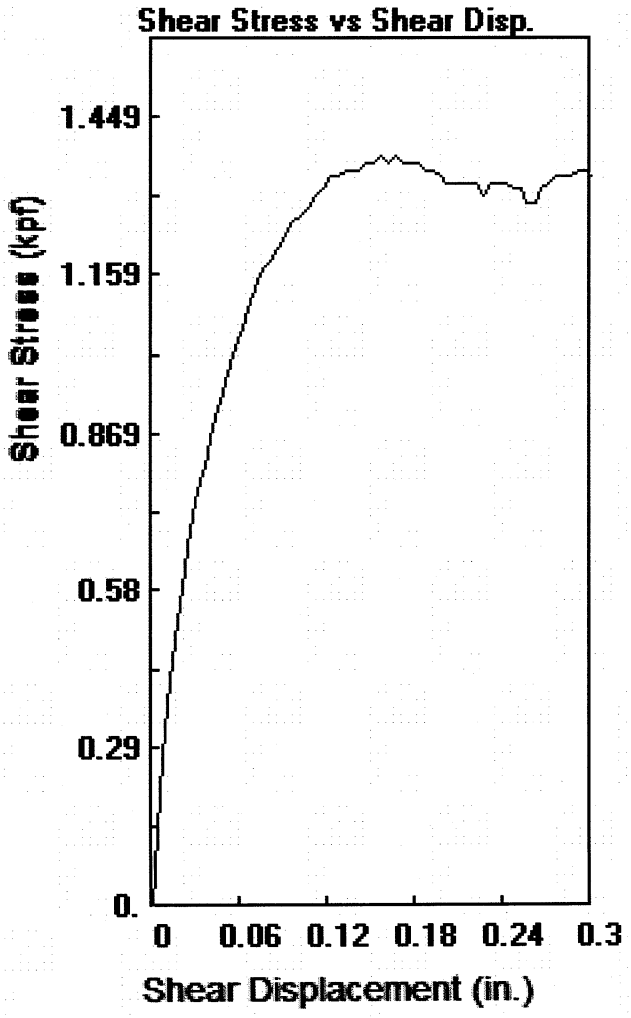
JN: SL18.2951 CONSULTANT JAI
CLIENT: Feffer/Millennium Partners-1750 Vine Street

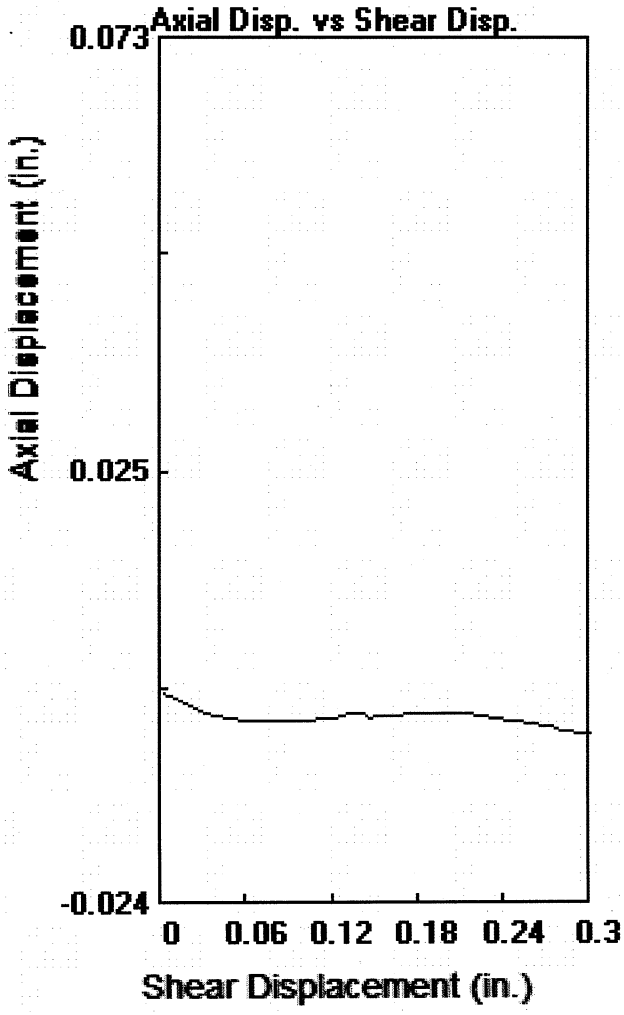
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	17	17	degrees
Cohesion	770	730	psf

Average Moisture Content	19.8%
Average Dry Density (pcf)	113.0
Percent Saturation	100.0%







Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Soil Type:

Sample: 1

Technician: BF

Boring: B1

Axial Load: 2000 psf

Depth: 30 ft.

Shear Rate: 0.010 in./sec.

File: 2951B1302.dat

Distance: 0.30 in.

Stress at Max Def
1380 0.156

Stress at Max Disp
0.296 1356

Maximum Load

1380 psf

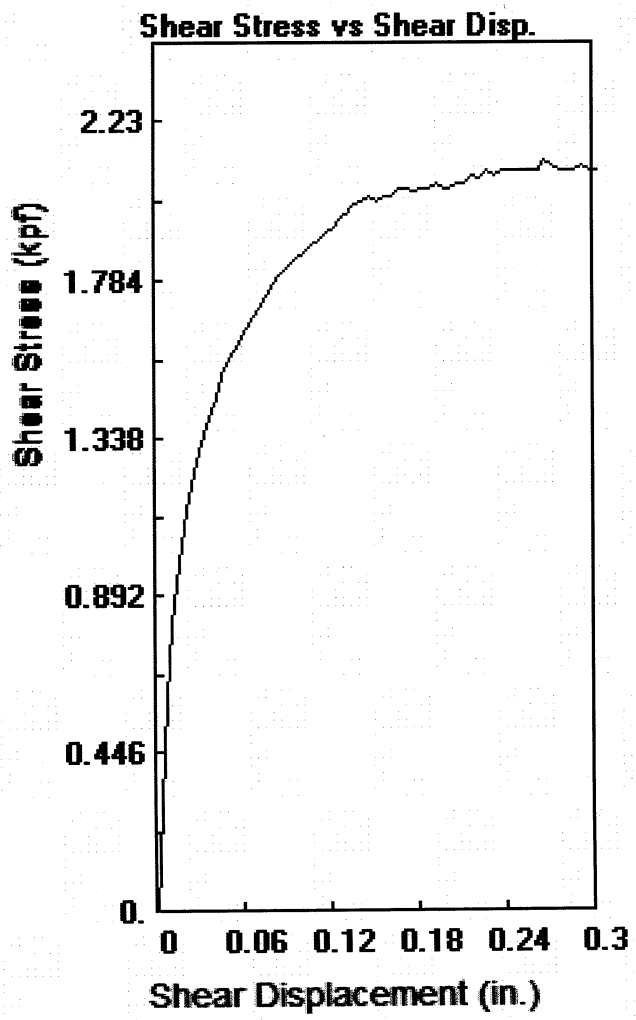
Shear Displacement at maximum Load

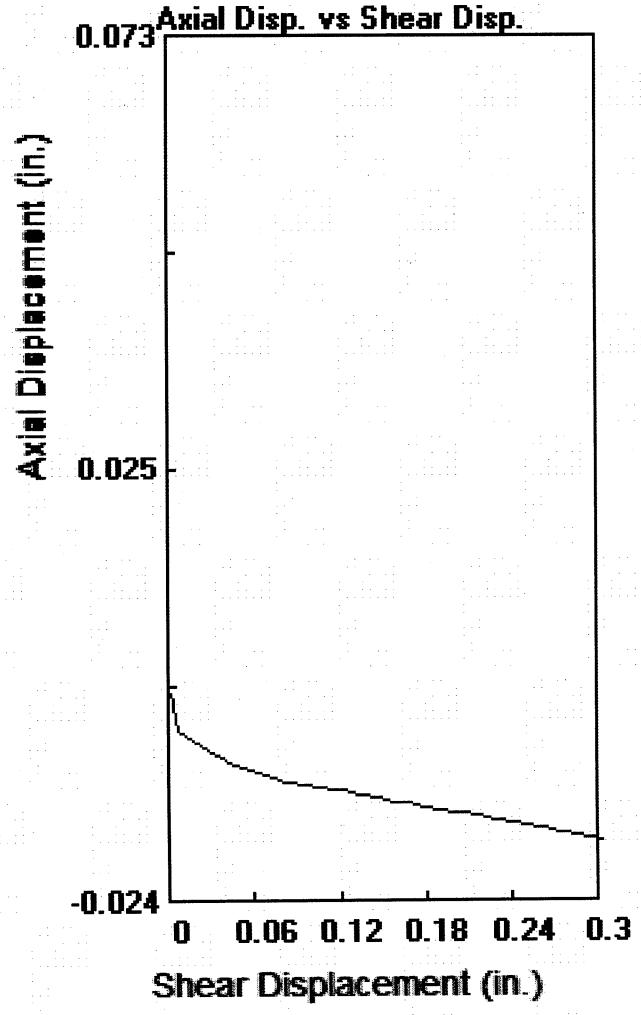
0.1557 in.

Date

12/4/2018

Soil Labworks





Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Soil Type:

Sample: 2

Technician: BF

Boring: B1

Axial Load: 4000 psf

Depth: 30 ft.

Shear Rate: 0.010 in./sec.

File: 2951B1304.dat

Distance: 0.30 in.

Stress at Max Def
2124 0.266

Stress at Max Disp
0.296 2100

Maximum Load

2124 psf

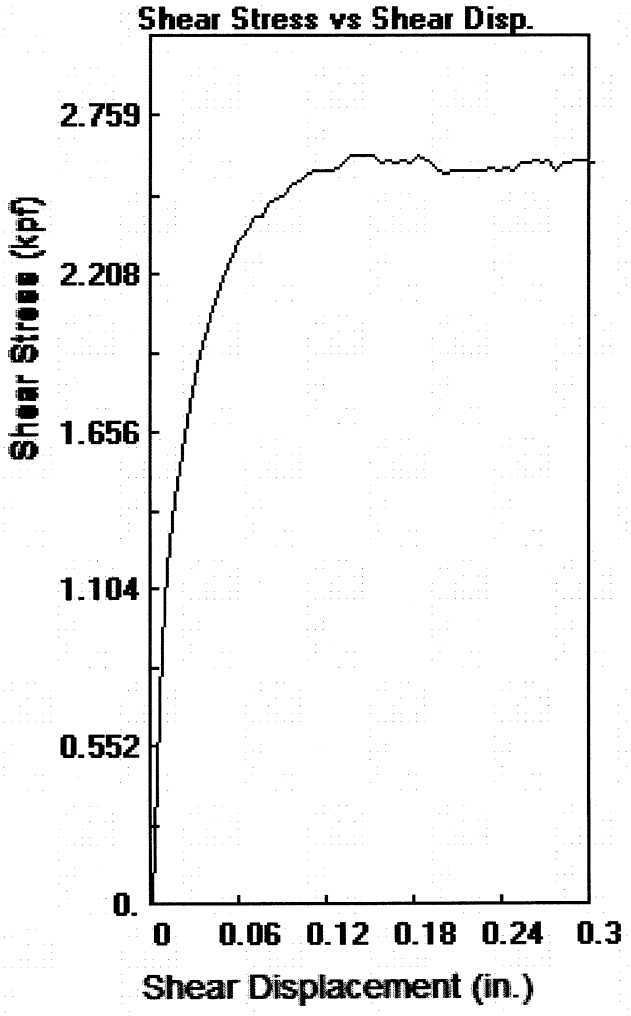
Shear Displacement at maximum Load

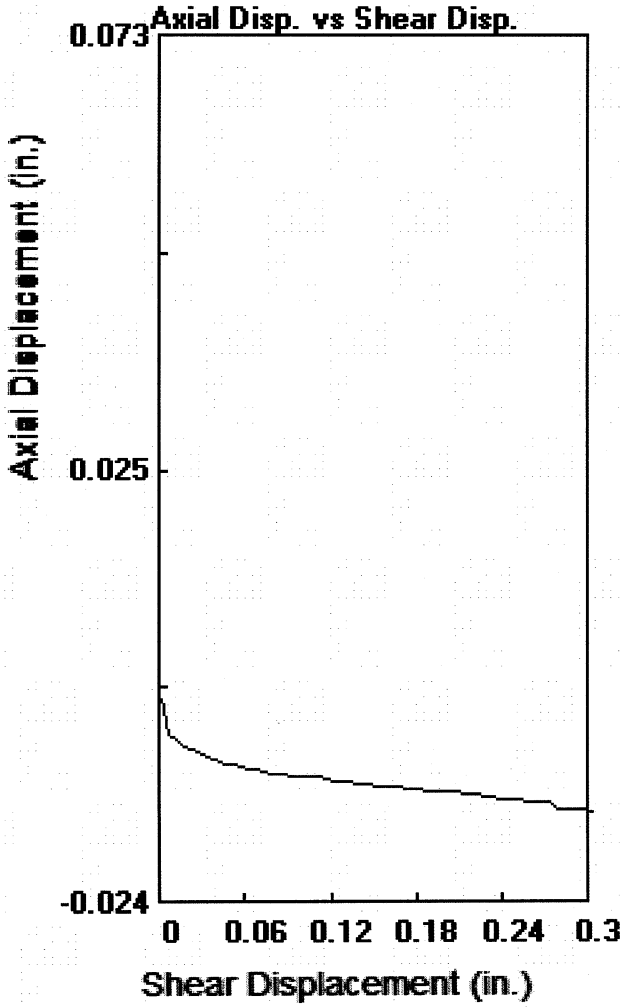
0.2657 in.

Date

12/4/2018

Soil Labworks





Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Sample: 3

Boring: B1

Depth: 30 ft.

File: 2951B1306.dat

Soil Type:

Technician: BF

Axial Load: 6000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def
2628 0.136

Stress at Max Disp
0.295 2616

Maximum Load

2628 psf

Shear Displacement at maximum Load

0.1355 in.

Date

12/4/2018

Soil Labworks

SOIL LABWORKS LLC

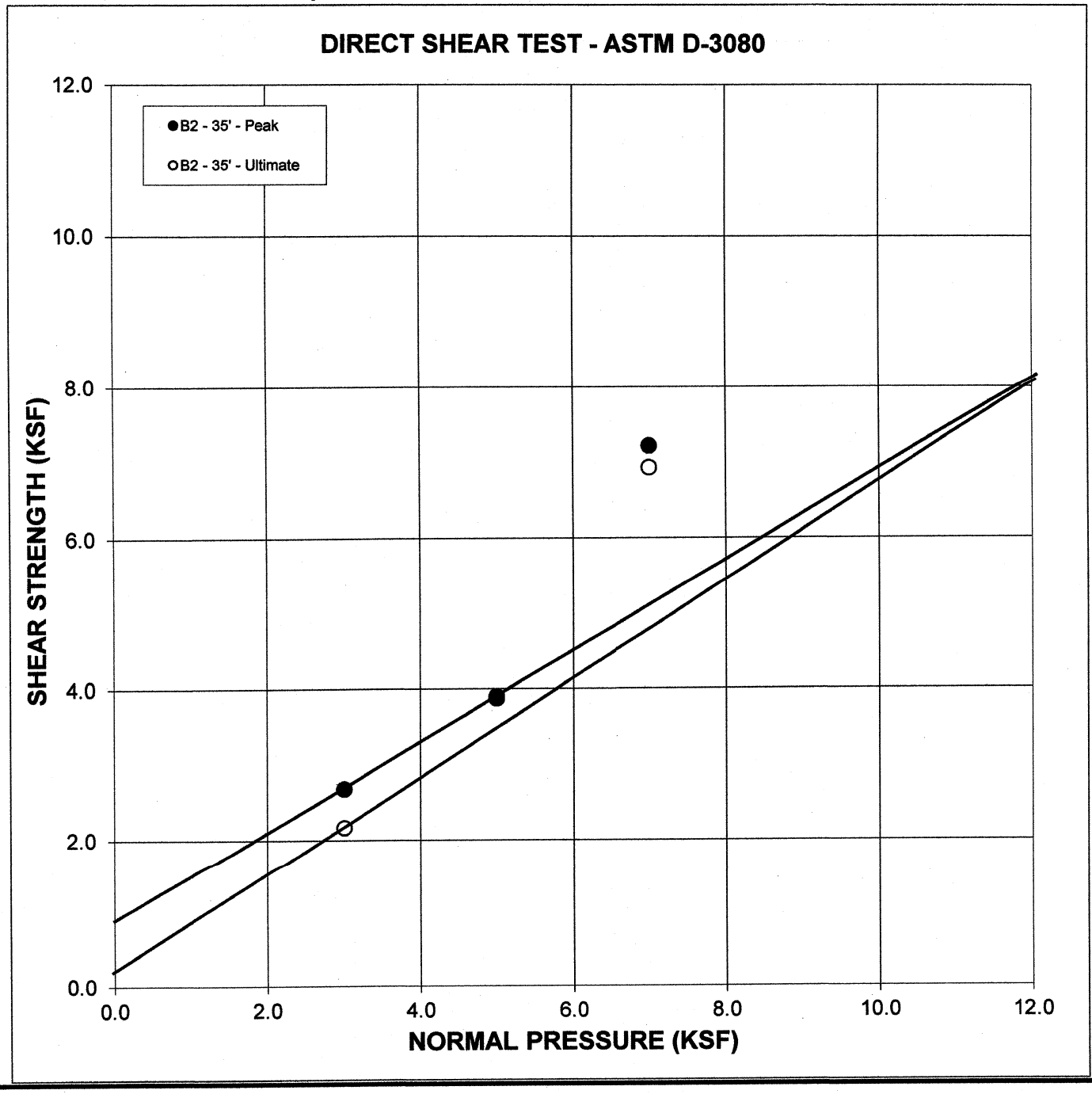
SHEAR DIAGRAM B-2

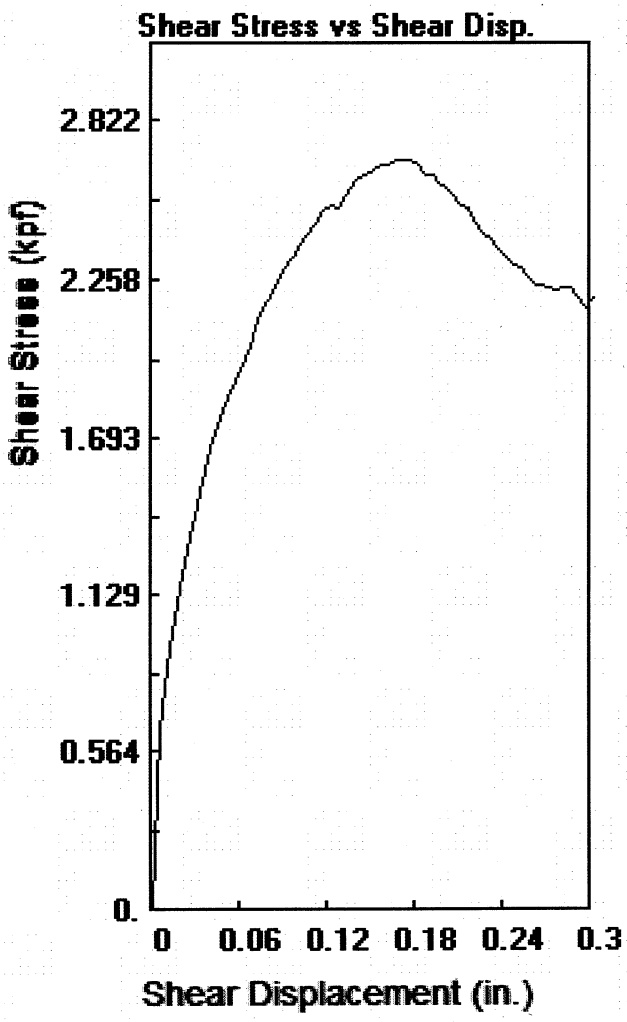
JN: SL18.2951 CONSULTANT JAI
CLIENT: Feffer/Millennium Partners-1750 Vine Street

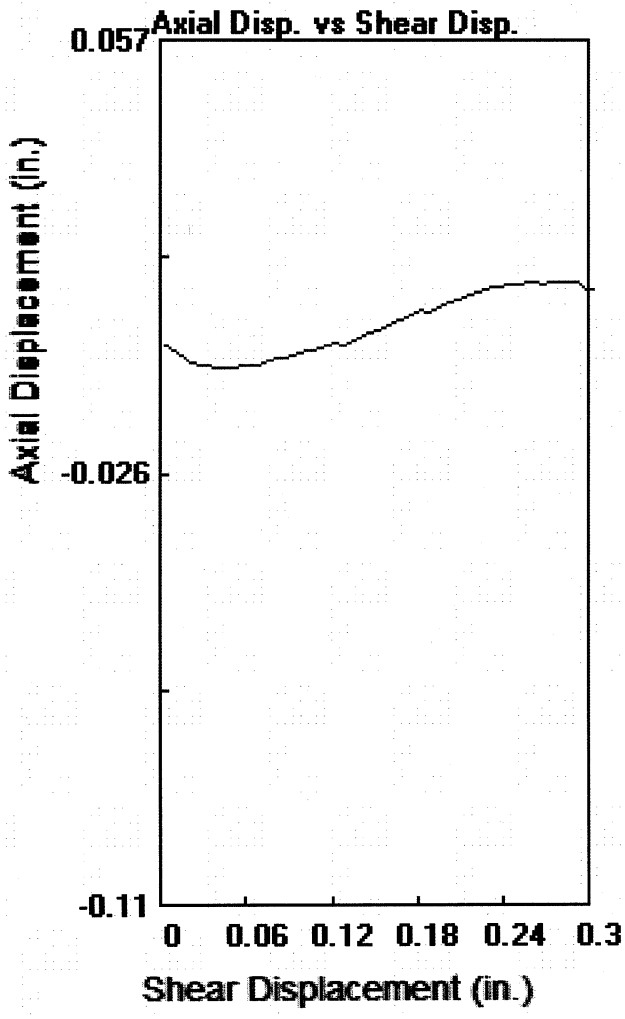
EARTH MATERIAL: ALLUVIUM

	PEAK	ULTIMATE	
Phi Angle	30.5	33	degrees
Cohesion	880	220	psf

Average Moisture Content	18.1%
Average Dry Density (pcf)	117.6
Percent Saturation	100.0%







Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Sample: 1

Boring: B2

Depth: 35 ft.

File: 2951B2353.dat

Soil Type:

Technician: BF

Axial Load: 3000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def		Stress at Max Disp	
2688	0.166	0.296	2172

Maximum Load

2688 psf

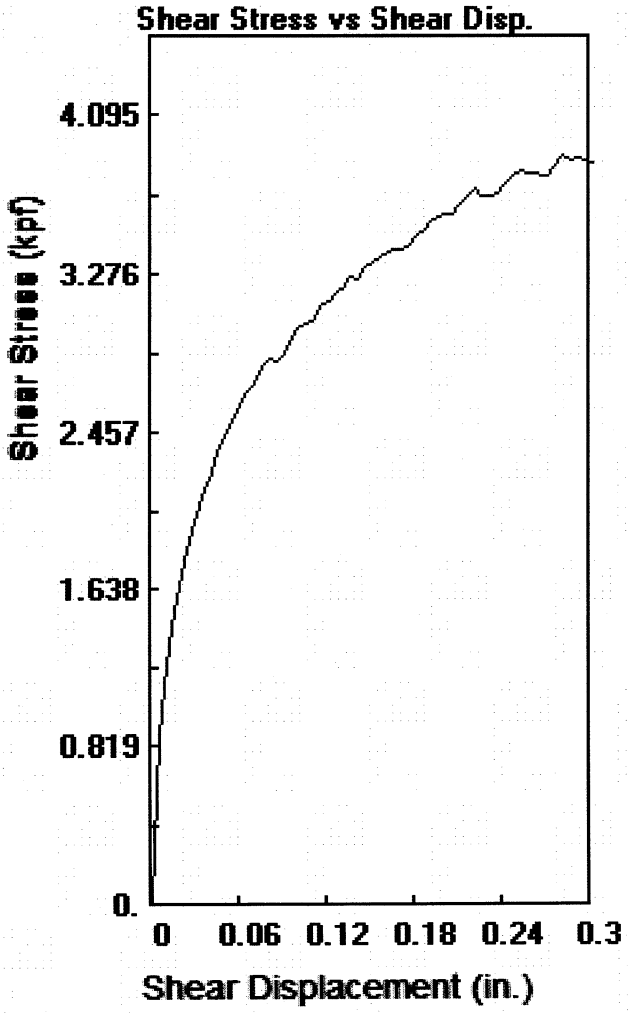
Shear Displacement at maximum Load

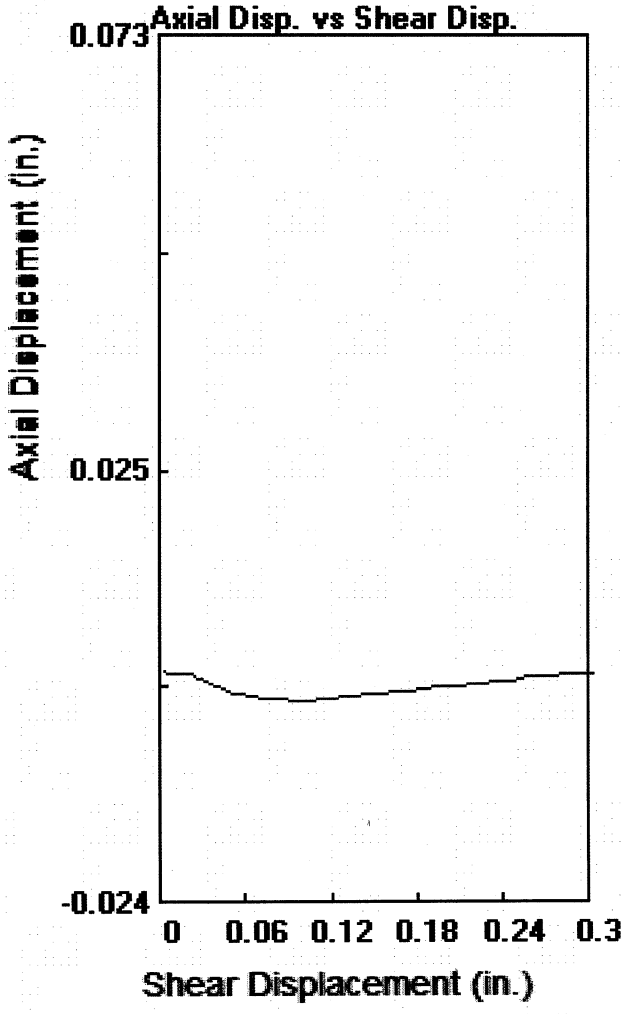
0.1657 in.

Date

12/4/2018

Soil Labworks





Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Soil Type:

Sample: 2

Technician: BF

Boring: B2

Axial Load: 5000 psf

Depth: 35 ft.

Shear Rate: 0.010 in./sec.

File: 2951B2355.dat

Distance: 0.30 in.

Stress at Max Def
3900 0.281

Stress at Max Disp
0.296 3876

Maximum Load

3900 psf

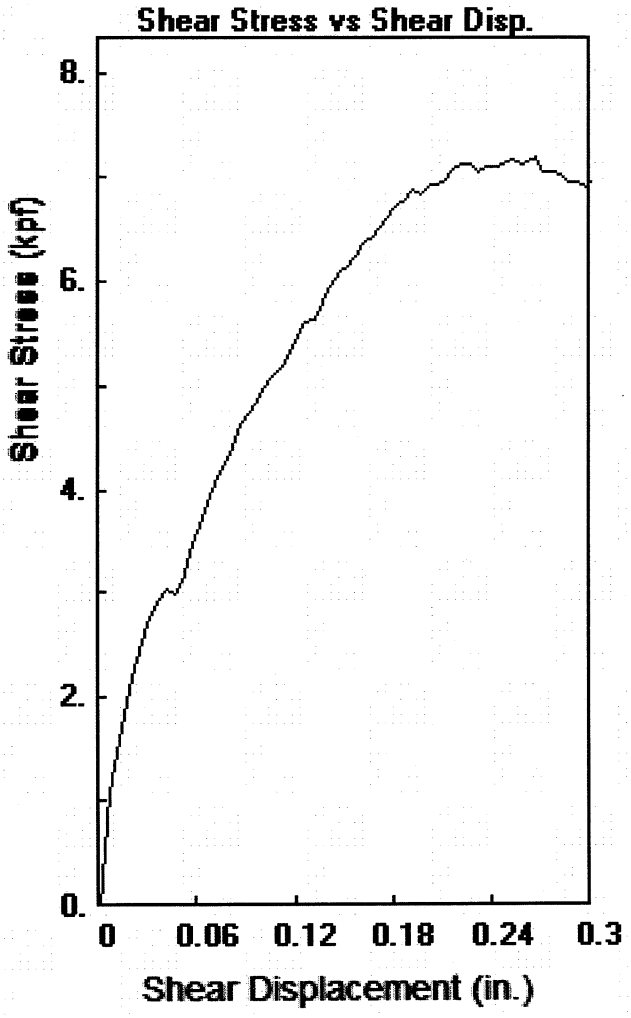
Shear Displacement at maximum Load

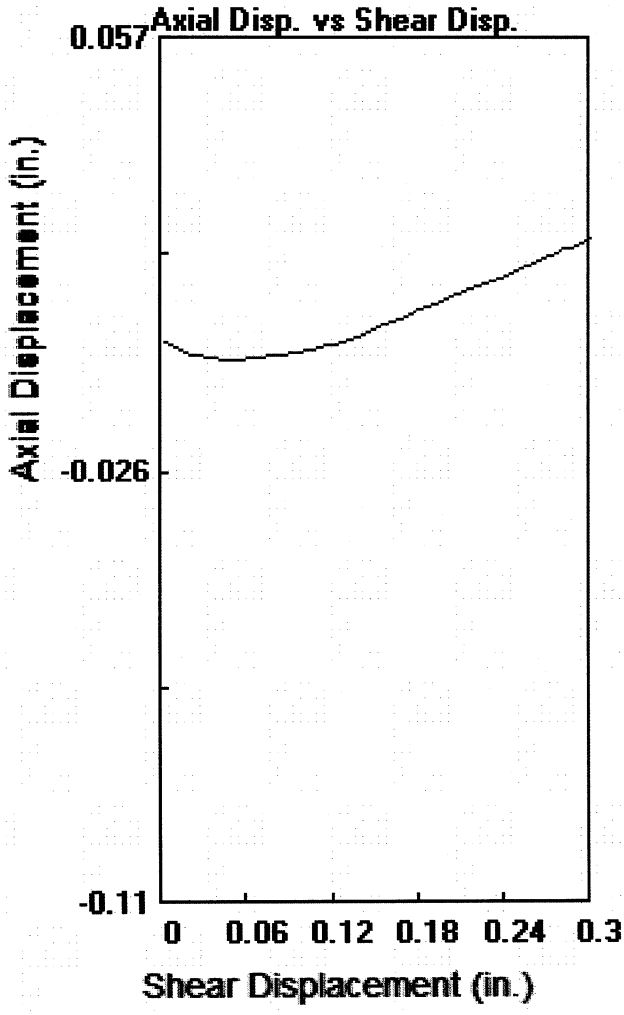
0.2808 in.

Date

12/4/2018

Soil Labworks





Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Soil Type:

Sample: 3

Technician: BF

Boring: B2

Axial Load: 7000 psf

Depth: 35 ft.

Shear Rate: 0.010 in./sec.

File: 295182357.dat

Distance: 0.30 in.

Stress at Max Def
7212 0.266

Stress at Max Disp
0.296 6924

Maximum Load

7212 psf

Shear Displacement at maximum Load

0.2656 in.

Date

12/4/2018

Soil Labworks

SOIL LABWORKS LLC

SHEAR DIAGRAM B-3

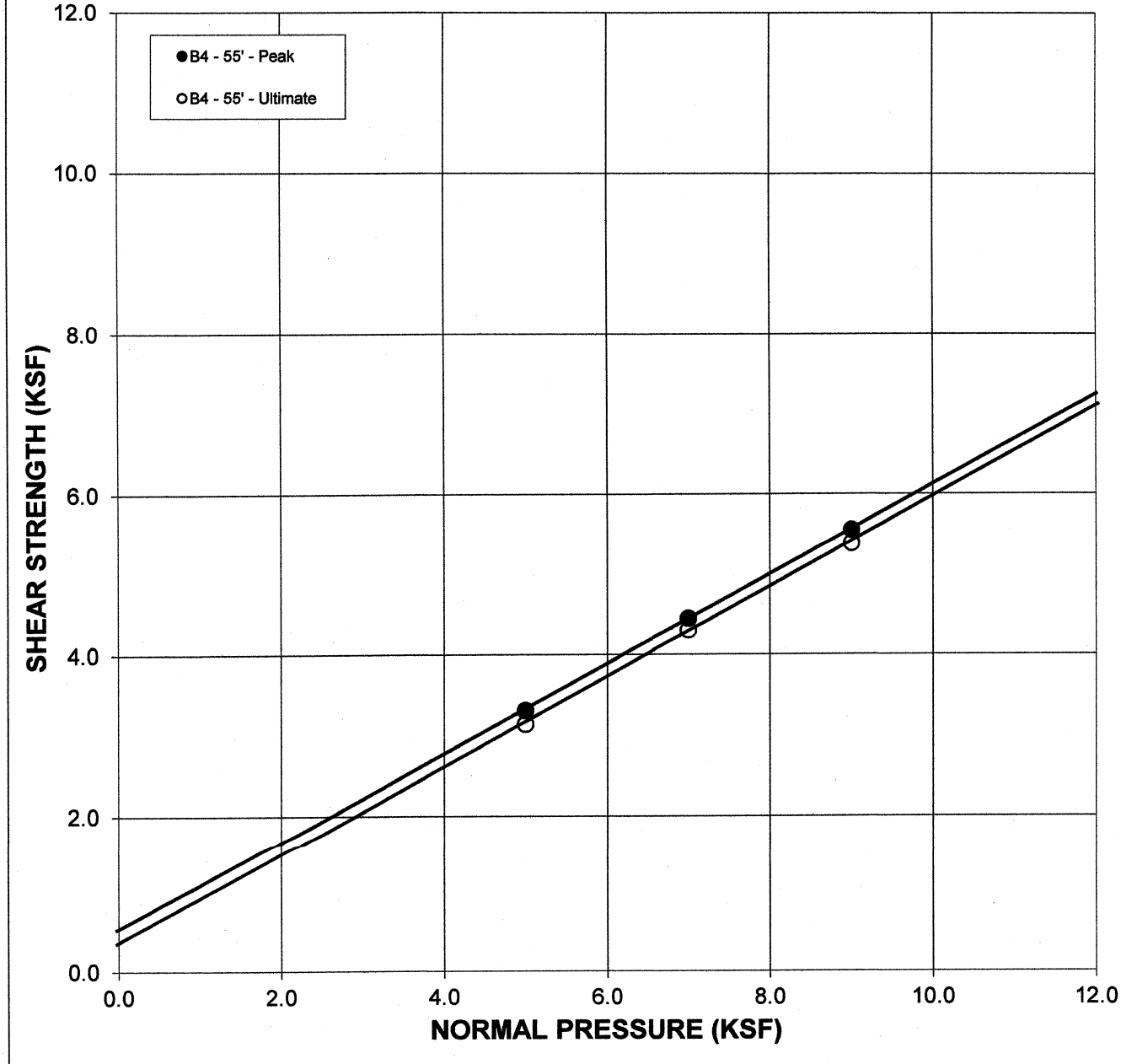
JN: SL18.2951 CONSULTANT JAI
CLIENT: Feffer/Millennium Partners-1750 Vine Street

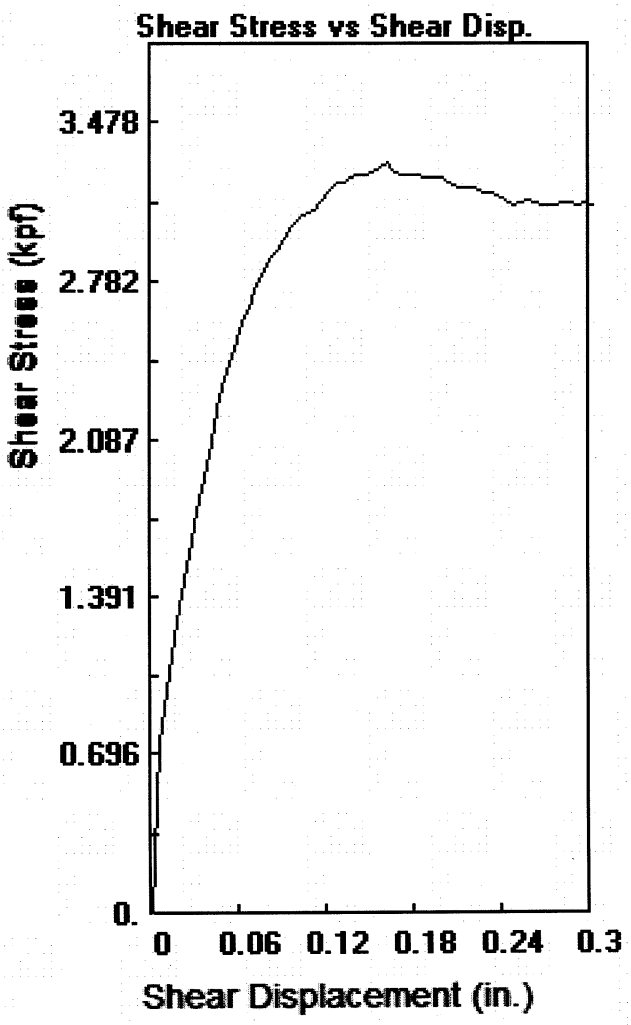
EARTH MATERIAL: ALLUVIUM

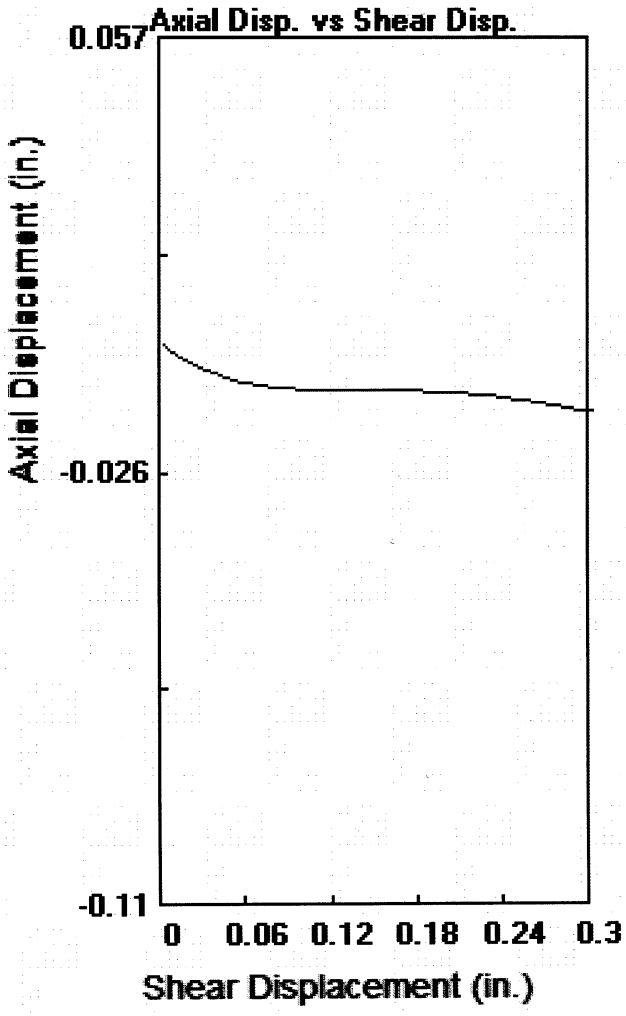
	PEAK	ULTIMATE	
Phi Angle	29	29	degrees
Cohesion	480	340	psf

Average Moisture Content	18.3%
Average Dry Density (pcf)	116.2
Percent Saturation	100.0%

DIRECT SHEAR TEST - ASTM D-3080







Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Sample: 1

Boring: B4

Depth: 55 ft.

File: 2951B4555.dat

Soil Type:

Technician: BF

Axial Load: 5000 psf

Shear Rate: 0.010 in./sec.

Distance: 0.30 in.

Stress at Max Def		Stress at Max Disp	
3312	0.161	0.296	3144

Maximum Load

3312 psf

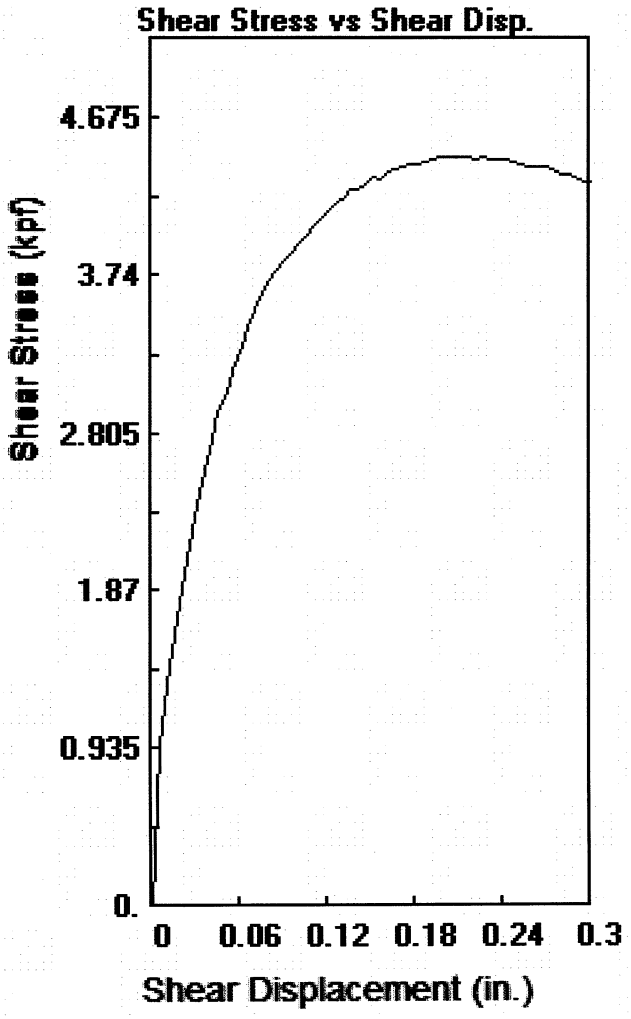
Shear Displacement at maximum Load

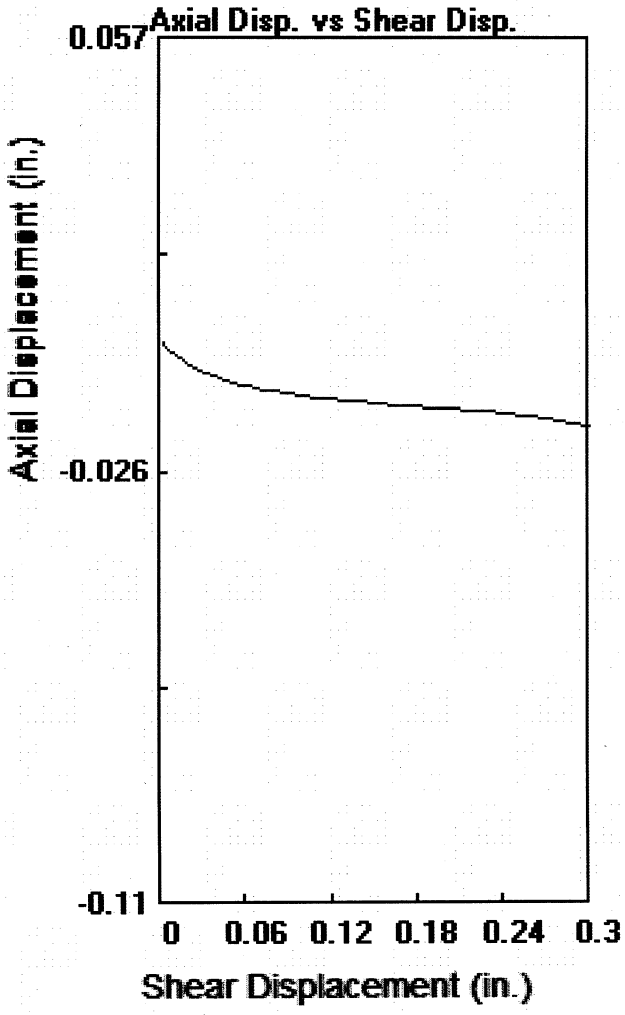
0.1606 in.

Date

12/4/2018

Soil Labworks





Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Soil Type:

Sample: 2

Technician: BF

Boring: B4

Axial Load: 7000 psf

Depth: 55 ft.

Shear Rate: 0.010 in./sec.

File: 2951B4557.dat

Distance: 0.30 in.

Stress at Max Def
4452 0.196

Stress at Max Disp
0.296 4308

Maximum Load

4452 psf

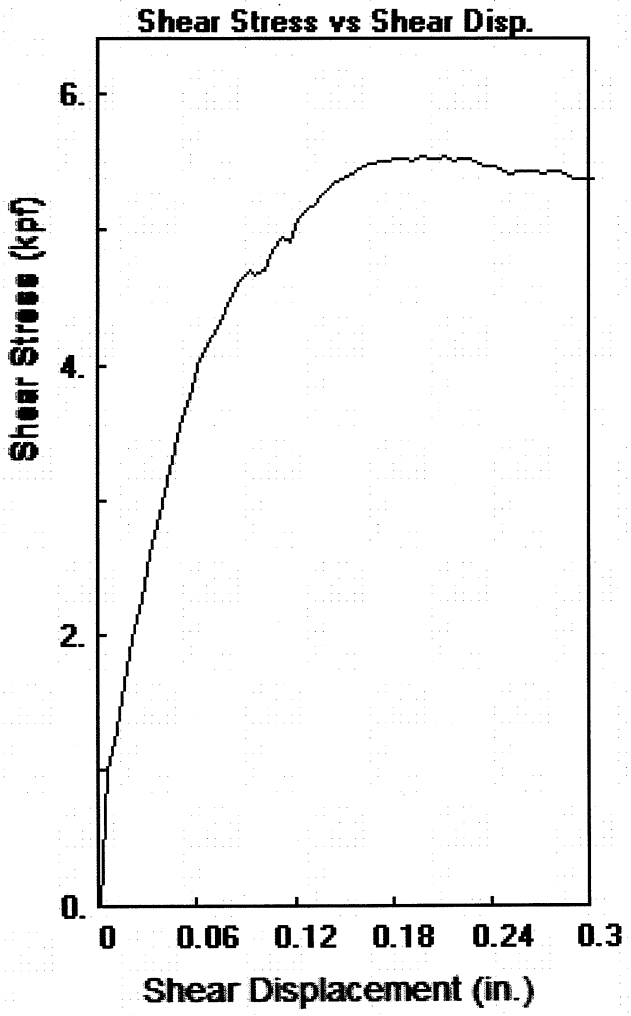
Shear Displacement at maximum Load

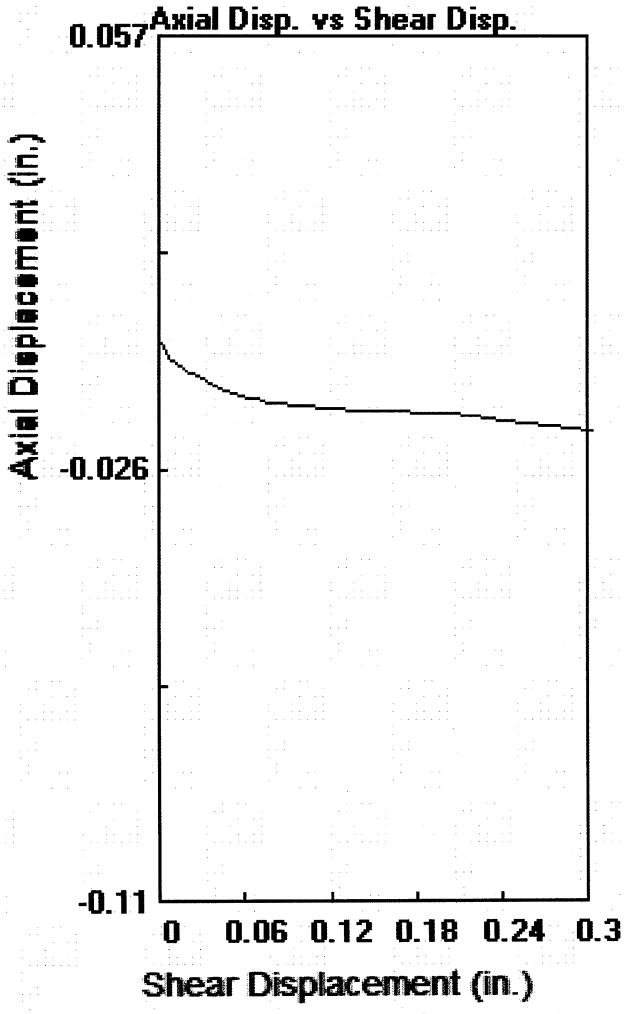
0.1957 in.

Date

12/4/2018

Soil Labworks





Parameters

Client: FEFFER/MILLENNIUM

Location: 1750 VINE ST

Job # 2951

Soil Type:

Sample: 3

Technician: BF

Boring: B4

Axial Load: 9000 psf

Depth: 55 ft.

Shear Rate: 0.010 in./sec.

File: 2951B4559.dat

Distance: 0.30 in.

Stress at Max Def
5556 0.196

Stress at Max Disp
0.296 5388

Maximum Load

5556 psf

Shear Displacement at maximum Load

0.1957 in.

Date

12/4/2018

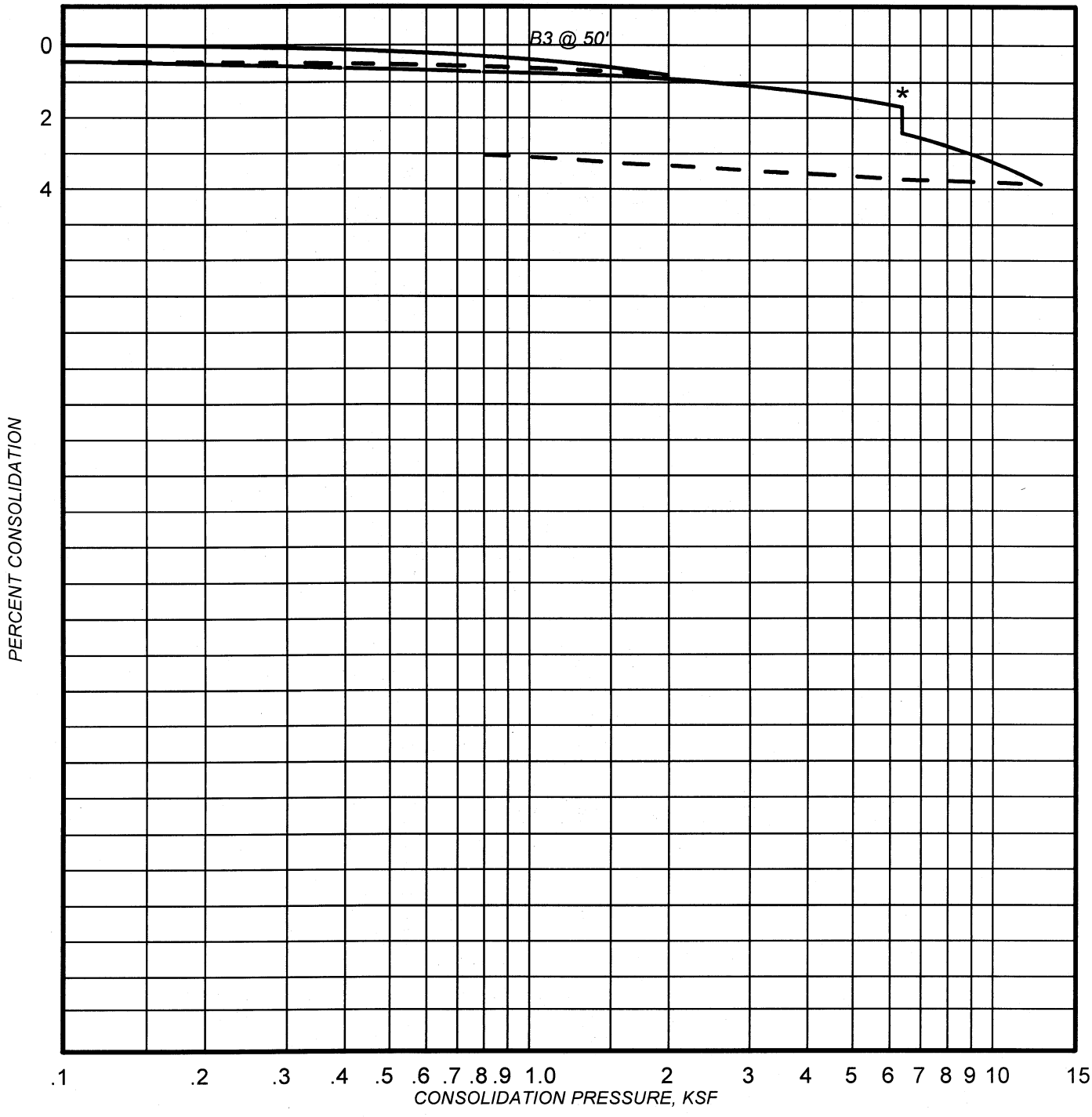
Soil Labworks

CONSOLIDATION TEST

PROJECT: 2951 FEFFER/MILLENNIUM PARTNERS-1750 VINE STREET

SAMPLE: B3 @ 50'

ALLUVIUM



* Water Added

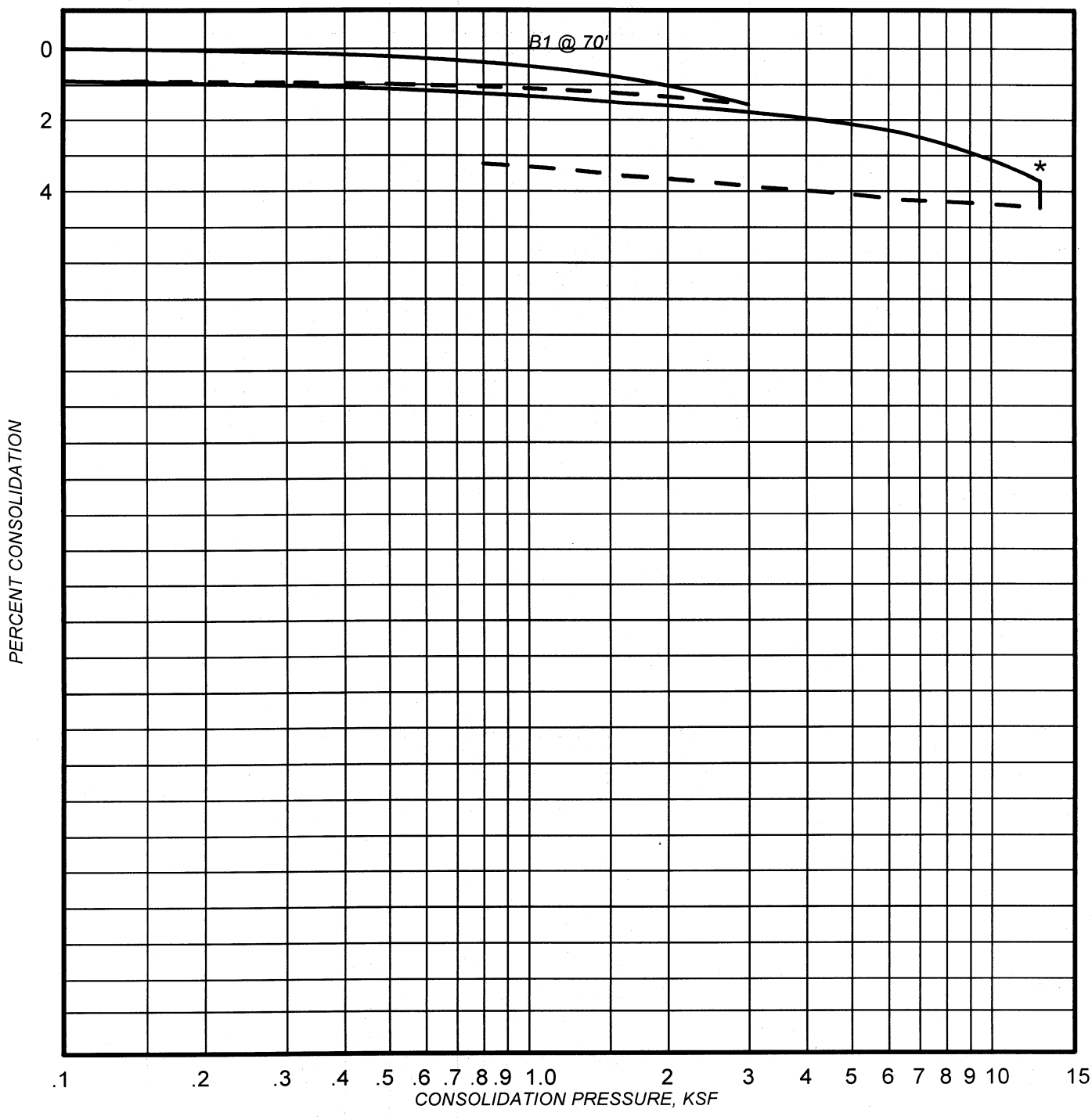
PLATE:

CONSOLIDATION TEST

PROJECT: 2951 FEFFER/MILLENNIUM PARTNERS-1750 VINE STREET

SAMPLE: B1 @ 70'

ALLUVIUM



* Water Added

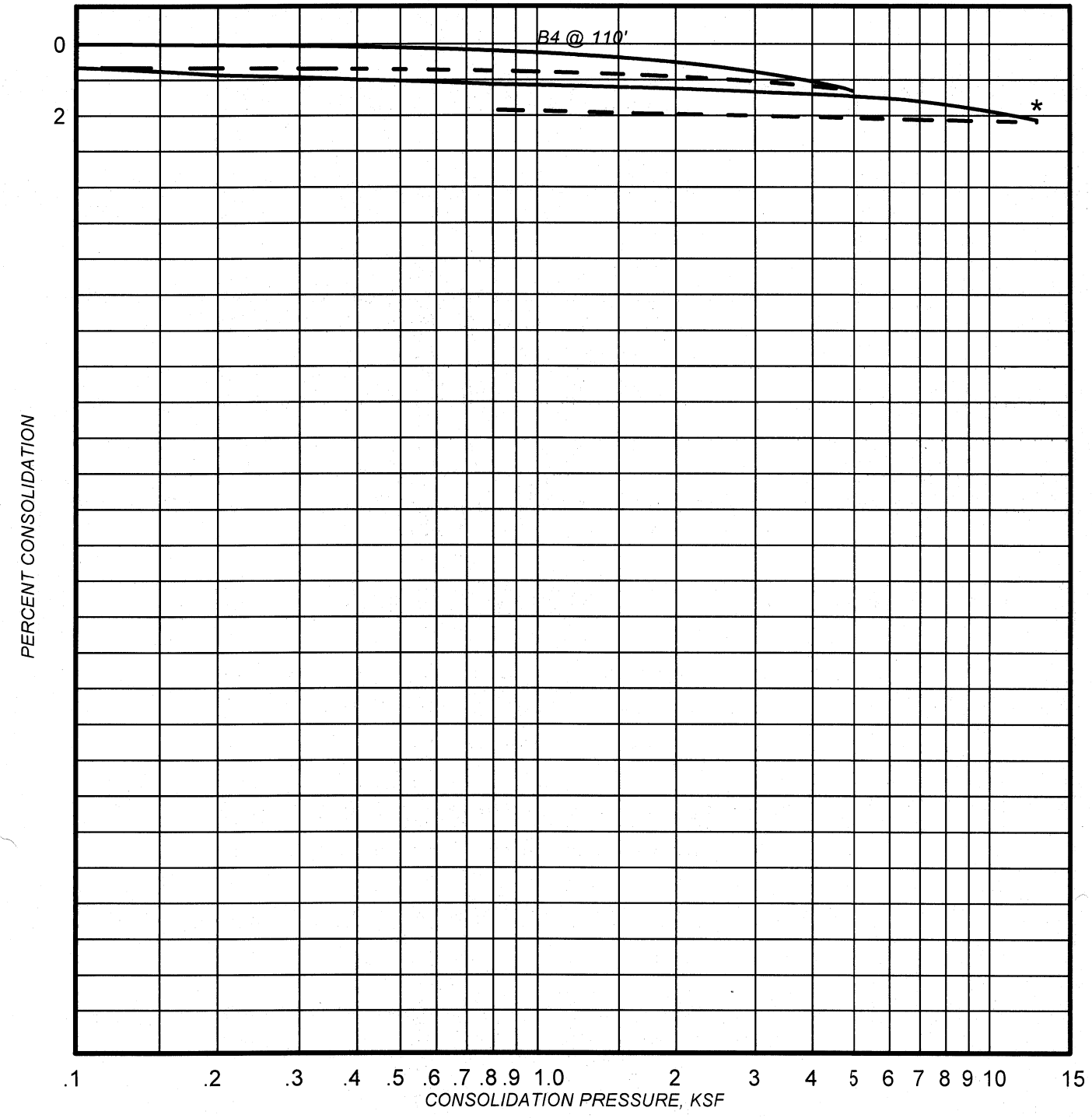
PLATE:

CONSOLIDATION TEST

PROJECT: 2951 FEFFER/MILLENNIUM PARTNERS-1750 VINE STREET

SAMPLE: B4 @ 110'

BEDROCK



* Water Added

PLATE:

TRANSMITTAL LETTER

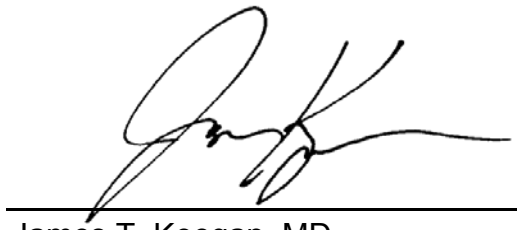
DATE: June 25, 2019

ATTENTION: **Josh Feffer**

TO: Feffer Geological Consulting
1990 S. Bundy Drive, 4th Floor
Los Angeles, CA 90025

SUBJECT: Laboratory Test Data
Millennium Partners
Your □2951, HDR Lab □19-0387LAB

COMMENTS: Enclosed are the results for the subject project.



James T. Keegan, MD
Corrosion and Lab Services Section Manager

431 West Baseline Road · Claremont, CA 91711
Phone: 909.962.5485 · Fax: 909.626.3316

Table 1 - Laboratory Tests on Soil Samples

Feffer Geological Consulting
Millennium Partners
Your #2951, HDR Lab #19-0387LAB
25-Jun-19

Sample ID			B1 □ B3 □ 30-50'
Resistivity		**Units**	
as-received		ohm-cm	31,200
minimum		ohm-cm	2,600
pH			7.6
Electrical Conductivity		mS/cm	0.04
Chemical Analyses			
Cations			
calcium	Ca^{2+}	mg/kg	30
magnesium	Mg^{2+}	mg/kg	13
sodium	Na^{1+}	mg/kg	38
potassium	K^{1+}	mg/kg	3.9
Anions			
carbonate	CO_3^{2-}	mg/kg	ND
bicarbonate	HCO_3^{1-}	mg/kg	125
fluoride	F^{1-}	mg/kg	5.6
chloride	Cl^{1-}	mg/kg	3.7
sulfate	SO_4^{2-}	mg/kg	18
phosphate	PO_4^{3-}	mg/kg	ND
Other Tests			
ammonium	NH_4^{1+}	mg/kg	ND
nitrate	NO_3^{1-}	mg/kg	1.8
sulfide	S^{2-}	qual	na
Redox		mV	na

Minimum resistivity per CTM 643, Chlorides per CTM 422, Sulfates per CTM 417

Electrical conductivity in millisiemens/cm and chemical analyses were made on a 1:5 soil-to-water extract.

mg/kg □ milligrams per kilogram (parts per million) of dry soil.

Redox □ oxidation-reduction potential in millivolts

ND □ not detected

na □ not analyzed

431 West Baseline Road · Claremont, CA 91711
Phone: 909.962.5485 · Fax: 909.626.3316

RETAINING WALL

IC: **2077-77** CONSULT: **AG**
CLIENT: **Millennium Partners**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	WALL HEIGHT	85 feet
SHEAR DIAGRAM:	B-3	BACKSLOPE ANGLE:	0 degrees
COHESION:	340 psf	SURCHARGE:	250 pounds
PHI ANGLE:	29 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	133 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1.5	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	10 degrees	INITIAL TENSION CRACK:	4 feet
CD (C/FS):	226.7 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 20.3 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	70 degrees
AREA OF TRIAL FAILURE WEDGE	1150.5 square feet
TOTAL EXTERNAL SURCHARGE	4000.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	157017.1 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1037 trials
LENGTH OF FAILURE PLANE	58.5 feet
DEPTH OF TENSION CRACK	30.1 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	20.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**143600.8 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**39.8 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**100.0 pcf**

THE CALCULATION INDICATES THAT THE PROPOSED RETAINING WALL MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 100 POUNDS PER CUBIC FOOT.

RETAINING WALL

IC: **2077-77** CONSULT: **AG**
CLIENT: **Millennium Partners**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	WALL HEIGHT	85 feet
SHEAR DIAGRAM:	B-3	BACKSLOPE ANGLE:	0 degrees
COHESION:	340 psf	SURCHARGE:	250 pounds
PHI ANGLE:	29 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	133 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1	FINAL FAILURE ANGLE:	70 degrees
WALL FRICTION	10 degrees	INITIAL TENSION CRACK:	4 feet
CD (C/FS):	340.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 29.0 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0.335 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	66 degrees
AREA OF TRIAL FAILURE WEDGE	1250.8 square feet
TOTAL EXTERNAL SURCHARGE	4000.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	170355.4 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1037 trials
LENGTH OF FAILURE PLANE	49.2 feet
DEPTH OF TENSION CRACK	40.1 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	20.0 feet
CALCULATED HORIZONTAL THRUST ON WALL	**151880.0 pounds**

THE CALCULATION INDICATES THAT THE SEISMIC FORCE IS 151.8 KIPS WHICH IS LESS THAN THE RETAINING WALL PRESSURE. NO ADDITIONAL SEISMIC FORCE IS NEEDED.

SHORING PILE

IC: **2077-77** CONSULT: **AG**
CLIENT: **Millennium Partners**

CALCULATION SHEET #

CALCULATE THE DESIGN MINIMUM EQUIVALENT FLUID PRESSURE (EFP) FOR PROPOSED RETAINING WALLS. THE WALL HEIGHT AND BACKSLOPE AND SURCHARGE CONDITIONS ARE LISTED BELOW. ASSUME THE BACKFILL IS SATURATED WITH NO EXCESS HYDROSTATIC PRESSURE. USE THE MONONOBE-OKABE METHOD FOR SEISMIC FORCES.

CALCULATION PARAMETERS

EARTH MATERIAL:	Alluvium	RETAINED LENGTH	85 feet
SHEAR DIAGRAM:	B-3	BACKSLOPE ANGLE:	0 degrees
COHESION:	340 psf	SURCHARGE:	250 pounds
PHI ANGLE:	29 degrees	SURCHARGE TYPE:	U Uniform
DENSITY	133 pcf	INITIAL FAILURE ANGLE:	10 degrees
SAFETY FACTOR:	1.25	FINAL FAILURE ANGLE:	70 degrees
PILE FRICTION	10 degrees	INITIAL TENSION CRACK:	4 feet
CD (C/FS):	272.0 psf	FINAL TENSION CRACK:	20 feet

PHID = ATAN(TAN(PHI)/FS) = 23.9 degrees

HORIZONTAL PSEUDO STATIC SEISMIC COEFFICIENT (k_h) 0 %g

VERTICAL PSEUDO STATIC SEISMIC COEFFICIENT (k_v) 0 %g

CALCULATED RESULTS

CRITICAL FAILURE ANGLE	69 degrees
AREA OF TRIAL FAILURE WEDGE	1179.0 square feet
TOTAL EXTERNAL SURCHARGE	4000.0 pounds
WEIGHT OF TRIAL FAILURE WEDGE	160804.6 pounds
NUMBER OF TRIAL WEDGES ANALYZED	1037 trials
LENGTH OF FAILURE PLANE	55.8 feet
DEPTH OF TENSION CRACK	32.9 feet
HORIZONTAL DISTANCE TO UPSLOPE TENSION CRACK	20.0 feet
CALCULATED THRUST ON PILE	**122190.5 pounds**
CALCULATED EQUIVALENT FLUID PRESSURE	**33.8 pcf**
DESIGN EQUIVALENT FLUID PRESSURE	**50.0 pcf**

THE CALCULATION INDICATES THAT THE PROPOSED SHORING PILES MAY MAY BE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 50 POUNDS PER CUBIC FOOT. THE FLUID PRESSURE SHOULD BE MULTIPLIED BY THE PILE SPACING.

APPENDIX 'C'

Conceptual Plans

HOLLYWOOD CENTER

LOS ANGELES, CA

APRIL 2018

DRAWING LIST

	DWG. NO.	DRAWING TITLE	SCALE	APRIL 2018
	ARCHITECTURAL			
	T-001.00	COVER SHEET	N/A	X
	G-000 - PROJECT INFORMATION			
	G-001	NOT USED		
	G-002	VICINITY PLAN	N/A	X
	G-003	SURVEY DESCRIPTION	N/A	X
	G-004	SURVEY OVERALL SITE	N/A	X
	G-005	SURVEY WEST SITE	N/A	X
	G-006	SURVEY EAST SITE	N/A	X
	G-007	PROJECT SUMMARY	N/A	X
	G-008	WEST SITE - DATA	N/A	X
	G-009	WEST SITE - OPEN SPACE	N/A	X
	G-010	EAST SITE - DATA	N/A	X
	G-011	EAST SITE - OPEN SPACE	N/A	X
	G-012	WEST SITE - PLOT PLAN	1"=20'	X
	G-013	EAST SITE - PLOT PLAN	1"=20'	X
	A-100 - FLOOR PLANS			
	A-101	WEST SITE - LEVEL B5	1/16" = 1'-0"	X
	A-102	WEST SITE - LEVEL B4	1/16" = 1'-0"	X
	A-103	WEST SITE - LEVEL B3	1/16" = 1'-0"	X
	A-104	WEST SITE - LEVEL B2	1/16" = 1'-0"	X
	A-105	WEST SITE - LEVEL B1	1/16" = 1'-0"	X
	A-106	WEST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
	A-107	WEST SITE - LEVEL 01_M (IVAR)	1/16" = 1'-0"	X
	A-108	WEST SITE - LEVEL 2	1/16" = 1'-0"	X
	A-109	WEST SITE - LEVELS 03-25	1/16" = 1'-0"	X
	A-110	WEST SITE - LEVEL 26	1/16" = 1'-0"	X
	A-111	WEST SITE - LEVELS 27-34	1/16" = 1'-0"	X
	A-112	WEST SITE - LEVEL 35 PH	1/16" = 1'-0"	X
	A-113	WEST SITE - MECH PENTHOUSE	1/16" = 1'-0"	X
	A-114	WEST SITE - ROOF PLAN	1/16" = 1'-0"	X
	A-121	EAST SITE - LEVEL B5	1/16" = 1'-0"	X
	A-122	EAST SITE - LEVEL B4	1/16" = 1'-0"	X
	A-123	EAST SITE - LEVEL B3	1/16" = 1'-0"	X
	A-124	EAST SITE - LEVEL B2	1/16" = 1'-0"	X
	A-125	EAST SITE - LEVEL B1	1/16" = 1'-0"	X
	A-126	EAST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
	A-127	EAST SITE - LEVEL 01_M (ARGYLE)	1/16" = 1'-0"	X
	A-128	EAST SITE - LEVEL 02	1/16" = 1'-0"	X
	A-129	EAST SITE - LEVELS 03-06	1/16" = 1'-0"	X
	A-130	EAST SITE - LEVELS 07-29	1/16" = 1'-0"	X
	A-131	EAST SITE - LEVEL 30	1/16" = 1'-0"	X
	A-132	EAST SITE - LEVELS 31-45	1/16" = 1'-0"	X
	A-133	EAST SITE - LEVEL 46 PH	1/16" = 1'-0"	X
	A-134	EAST SITE - MECH PENTHOUSE	1/16" = 1'-0"	X
	A-135	EAST SITE - ROOF PLAN	1/16" = 1'-0"	X
	A-141	WEST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
	A-142	EAST SITE - ENLARGED RETAIL PLANS	3/32" = 1'-0"	X
	A-151	WEST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
	A-152	EAST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
	A-161	ENLARGED TYPICAL UNIT PLANS	1/8" = 1'-0"	X
	A-162	ENLARGED TYPICAL UNIT PLANS	1/8" = 1'-0"	X
	A-200 - ELEVATIONS			
	A-201	WEST SITE - NORTH ELEVATION	1/32" = 1'-0"	X
	A-202	WEST SITE - EAST ELEVATION	1/32" = 1'-0"	X
	A-203	WEST SITE - SOUTH ELEVATION	1/32" = 1'-0"	X
	A-204	WEST SITE - WEST ELEVATION	1/32" = 1'-0"	X
	A-205	EAST SITE - NORTH ELEVATION	1/32" = 1'-0"	X
	A-206	EAST SITE - EAST ELEVATION	1/32" = 1'-0"	X
	A-207	EAST SITE - SOUTH ELEVATION	1/32" = 1'-0"	X
	A-208	EAST SITE - WEST ELEVATION	1/32" = 1'-0"	X
	A-300 - SECTIONS			
	A-301	WEST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
	A-302	WEST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
	A-303	EAST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
	A-304	EAST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
	A-400 - RENDERLING			
	A-401	RENDERING	N/A	X
	A-402	NOT USED		
	A-500 - HOTEL SCENARIO			
	A-501	EAST SITE - HOTEL AND RES. SUMMARY	N/A	X
	A-502	EAST SITE - LEVEL 01 (VINE)	1/16" = 1'-0"	X
	A-503	EAST SITE - LEVEL 01 (ARGYLE)	1/16" = 1'-0"	X
	A-504	EAST SITE - LEVEL 02	1/16" = 1'-0"	X
	A-505	EAST SITE - LEVEL 03-12 (GUESTROOMS)	1/16" = 1'-0"	X
	A-506	EAST SITE - LEVEL 13-45	1/16" = 1'-0"	X
	A-507	EAST SITE - BUILDING SECTION E-W	1/32" = 1'-0"	X
	A-508	EAST SITE - BUILDING SECTION N-S	1/32" = 1'-0"	X
	A-509	EAST SITE - ENLARGED GF RETAIL PLANS	3/32" = 1'-0"	X
	A-510	EAST SITE - ENLARGED AMENITY DECK PLAN	3/32" = 1'-0"	X
	L-100 - LANDSCAPE			
	L-001	OVERALL LANDSCAPE SITE PLAN	AS INDICATED	X
	L-101	OVERALL GROUND FLOOR SITE PLAN	AS INDICATED	X
	L-102	WEST SITE GROUND FLOOR PLAN	AS INDICATED	X
	L-103	EAST SITE GROUND FLOOR PLAN	AS INDICATED	X
	L-111	OVERALL GROUND FLOOR LAYOUT PLAN	AS INDICATED	X
	L-112	OVERALL GROUND FLOOR MATERIAL PLAN	AS INDICATED	X
	L-113	OVERALL GROUND FLOOR PLANTING PLAN	AS INDICATED	X
	L-113-1	GROUND FLOOR PLANTING REFERENCE IMAGES	AS INDICATED	X
	L-114	OVERALL GROUND FLOOR FURNISHING PLAN	AS INDICATED	X
	L-115	GROUND FLOOR SITE SECTIONS	AS INDICATED	X
	L-116	GROUND FLOOR RENDERED AXONOMETRICS	AS INDICATED	X
	L-121	OVERALL AMENITY TERRACES SITE PLAN	AS INDICATED	X
	L-122	WEST SITE AMENITY TERRACES PLAN	AS INDICATED	X
	L-123	EAST SITE AMENITY TERRACES PLAN	AS INDICATED	X
	L-131	OVERALL AMENITY TERRACES LAYOUT PLAN	AS INDICATED	X
	L-132	OVERALL AMENITY TERRACES MATERIAL PLAN	AS INDICATED	X
	L-133	OVERALL AMENITY TERRACES PLANTING PLAN	AS INDICATED	X
	L-133-1	AMENITY TERRACES PLANTING REFERENCE IMAGES	AS INDICATED	X
	L-135	AMENITY TERRACES SITE SECTIONS	AS INDICATED	X
	L-136	AMENITY TERRACES RENDERED AXONOMETRICS	AS INDICATED	X

ENTITLEMENT SUBMISSION APRIL 2018

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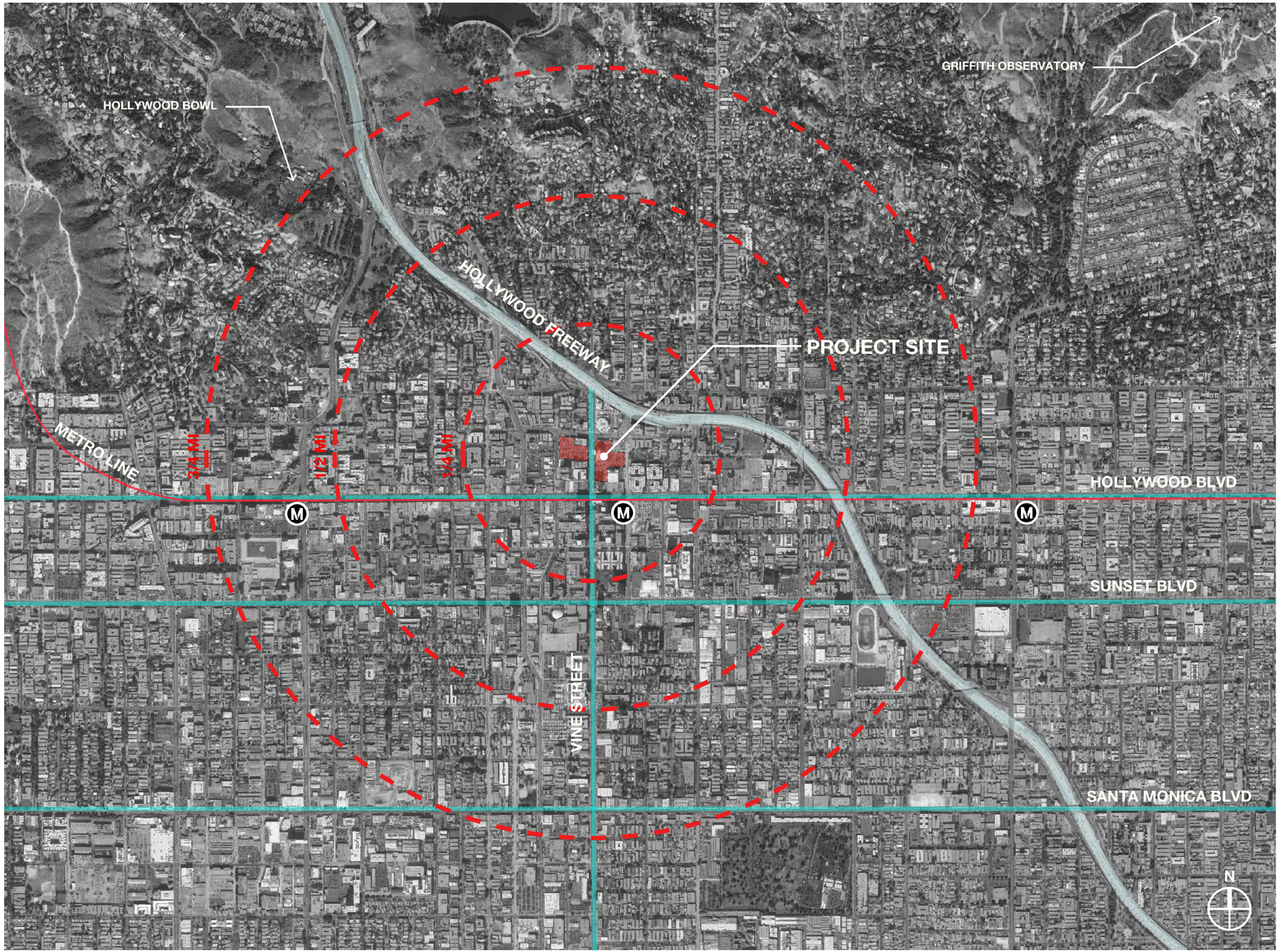
VICINITY PLAN

SCALE: NTS



HOLLYWOOD CENTER

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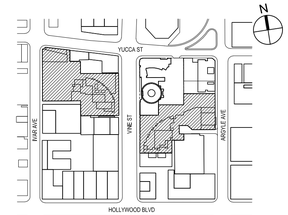
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

VICINITY PLAN

DRAWING NO:

G-002

PROJECT SUMMARY

UNIT MIX SUMMARY	WEST	EAST	TOTAL
RESIDENTIAL BUILDINGS			
1BR	195	175	**370**
2BR	198	172	**370**
3BR	56	76	**132**
SUB-TOTAL	**449**	**423**	**872**
SENIOR BUILDINGS			
1BR	59	53	**112**
2BR	9	12	**21**
SUBTOTAL	**68**	**65**	**133**
TOTAL PROVIDED	**517**	**488**	**1005**
TOTAL ALLOWED (200,925 / 200)			**1005**

PARKING & BIKE SUMMARY	CAR		BIKE [3]			
			SHORT TERM		LONG TERM	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
Residential	830	1,242	47	47	474	474
Commercial	157	279 [2]	15	15	15	15
TOTAL	987	1,521	62	62	489	489

1 PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

2 INCLUSIVE OF THE 97 CAPITOL RECORDS CofO

3 DOES NOT INCLUDE BIKE PARKING FOR EXISTING USES

RESIDENTIAL OPEN SPACE SUMMARY	REQUIRED	PROVIDED
OPEN SPACE	**120,175**	**120,175**
PLANTING	**23,844**	**23,844**
TREES	**252**	**252**

PROJECT ADDRESS	6236-6334 West Yucca Street 1745-1770 North Vine Street 1733-1741 Argyle Avenue
GENERAL PLAN DESIGNATION	Regional Center Commercial
EXISTING ZONE	(T)(Q) C2-2-SN; C4-2D-SN
PROPOSED ZONE	C2-2-SN

APN & LEGAL				
APN	**LOT**	**ARB**	**BLOCK**	**TRACT**
5546-030-028	LT 1	2	None	TR 18237
5546-030-031	FR 13	3	None	Central Hollywood Tract No. 2
5546-030-032	FR 13	2	None	Central Hollywood Tract No. 2
5546-030-033	LT 1	3	None	TR 18237
5546-030-034	FR 6	None	None	Central Hollywood Tract No. 2
5546-004-032	FR 1	None	21	Hollywood
5546-004-029	FR 2	1	21	Hollywood
5546-004-006	4	1	21	Hollywood
5546-004-020	21	2	21	Hollywood
5546-004-021	21	1	21	Hollywood

SITE SUMMARY			
WEST SITE AREA		78,629	
EAST SITE AREA	+	115,866	
TOTAL SITE AREA		**194,495**	**SF**
EAST SITE ALLEY MERGER	+	1,267	
SIDEWALK MERGER AREA	+	5,163	**SF**
TOTAL PROJECT SITE LOT AREA		**200,925**	
TOTAL PROPOSED			
BUILDABLE AREA @ 6.0 : 1 FAR (Base)		1,205,550	
BUILDABLE AREA @ 8.1 : 1 FAR (Density Bonus)		1,627,493	
WEST BUILDING		582,640	
WEST SENIOR BUILDING		66,104	
EAST BUILDING		572,755	
EAST SENIOR BUILDING	+	65,651	
TOTAL NEW PROPOSED FLOOR AREA		**1,287,150**	SF
EXISTING CAPITOL RECORDS BUILDING	+	*114,303*	
TOTAL BUILDABLE AREA USED		**1,401,453**	**SF**
TOTAL FAR		6.975	

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

PROJECT SUMMARY

DRAWING NO:

G-007

WEST SITE

WEST SITE UNIT MIX

	TYPE	AVG. AREA	COUNT	AREA
WEST BUILDING	1BR	901 sf	195	175,614
	2BR	1,316 sf	198	260,582
	3BR	1,669 sf	51	85,115
	PH	2,727 sf	5	13,636
	TOTAL		**449**	**534,947** *
	TYPE	AVG. AREA	COUNT	AREA
WEST SENIOR BUILDING	1BR	858 sf	59	50,628
	2BR	1296 sf	9	11,661
	TOTAL		**68**	**62,289** *
TOTAL			**517**	**597,235** *

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

WEST SITE AREA BREAKDOWN

		TOTAL BUILDING PROGRAM *	PARKING	RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH
	LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (EXCLUDES BALCONY AREA)	AREA PER FLOOR (SF)
WEST SENIOR BUILDING	IVAR GROUND	1,920	-			1,920.0
	2	6,224		-	4,328.6	1,895.0
	3-10 (8 FLOORS)	51,520			6,440.0	-
	11	6,440			6,440.0	-
	MECH PH	-			-	-
	SUB-TOTAL	**66,104** *	**-** **-**	**-**	**62,288.6**	**3,815.0**
WEST BUILDING						
	B5	-				
	B1-B4	-				
	VINE GROUND	13,059	-	3,810.2		9,248.6
	1M	34,634		8,881.0		25,752.6
	2-25 (LO-TIER, 24 FLOORS)	379,136		-	15,797.3	
	26-34 (HI-TIER, 9 FLOORS)	142,176	-	-	15,797.3	-
	35	13,635		-	13,635.3	
	MECH PH	-	-	-		-
	SUB-TOTAL	**582,640** *	**-** **-**	**12,691.2**	**534,946.9**	**35,001.3**
WEST SITE DEVELOPMENT TOTALS		**648,744** *	**-** **-**	**12,691.2**	**597,235.5**	**38,816.3**

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

CAR PARKING WEST SITE

WEST BUILDING

UNIT TYPE	sp/br	# Units	Code Required		Provided
0~1 BR	0.5	195	97.5		212
2 BR	0.5	198	198.0		315
3 BR	0.5	56	84.0		129
SUBTOTAL		449	**379.5**		**656**

WEST SENIOR BUILDING

	sp/br	# Units	Code Required		Provided
0~1 BR	0.5	59	29.5		30
2 BR	0.5	9	9.0		9
SUBTOTAL		68	**38.5**	*	**39**

COMMERCIAL

Per 1000sf	2	12,691	**25.4**		**142**
TOTAL PARKING SPACES			**443**	*	**837**
NUMBER OF EV SPACES (INCLUSIVE)					**84**

BIKE PARKING

		LONG TERM		SHORT TERM	
Unit Range	sp/unit	# Units	Req/Prd	sp/unit	Req/Prd
1~25	1.00	25	25	0.100	2.50
26~100	0.67	75	50	0.067	5.00
101~200	0.50	100	50	0.050	5.00
200+	0.25	249	62	0.025	6.23
		449	187		**18.7**
sp/ unit		# Units	Req/Prd		
1~25	1.00	25	25	0.100	2.5
26~100	0.67	43	29	0.067	2.9
		68	54		**5.4**
1 / 2000sf		12,691	**6**		**6**
TOTAL BIKE SPACES REQUIRED & PROVIDED			**247**		**30**

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - DATA

DRAWING NO:
G-008

WEST SITE OPEN SPACE

WEST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 449 UNITS	112.25
TREES REQUIRED WITH 68 UNITS	17.00
TOTAL WEST SITE TREES REQUIRED	**130.00**
WEST SITE TREES PROVIDED:	119
WEST SITE STREET TREES PROVIDED:	11
TOTAL TREES PROVIDED	130

REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

WEST SITE OPEN SPACE PROVIDED			
OUTDOOR COMMON OPEN SPACE			
LEVEL 1 VINE STREET	7,656		
LEVEL 1M GARDEN	1,000		
LEVEL 2 AMENITY DECK	20,419		
LEVEL 2 SENIOR AFFORDABLE AMENITY DECK	1,080		
SENIOR AFFORDABLE ROOF DECK	4,050		
TOTAL OUTDOOR COMMON SPACE	**34,205**	**SF**	56.00%
REQUIRED OUTDOOR COMMON SPACE	*30,538*		
INDOOR AMENITY SPACES			
LEVEL 1M RESIDENTIAL AMENITY	12,075		
LEVEL 2 RESIDENTIAL AMENITY PAVILIONS	1,000		
LEVEL 2 SENIOR AFFORDABLE AMENITY	1,895		
TOTAL INDOOR AMENITY SPACE	**14,970**	**SF**	24.51%
			80.52%
PRIVATE OPEN SPACE			
RESIDENTIAL BALCONIES	**11,900**	**SF**	19.48%
TOTAL OPEN SPACE PROVIDED	**61,075**	**SF**	100.00%
TOTAL OPEN SPACE REQUIRED	**61,075**	**SF**	

PER LAMC SECTION 12.21 G.2:

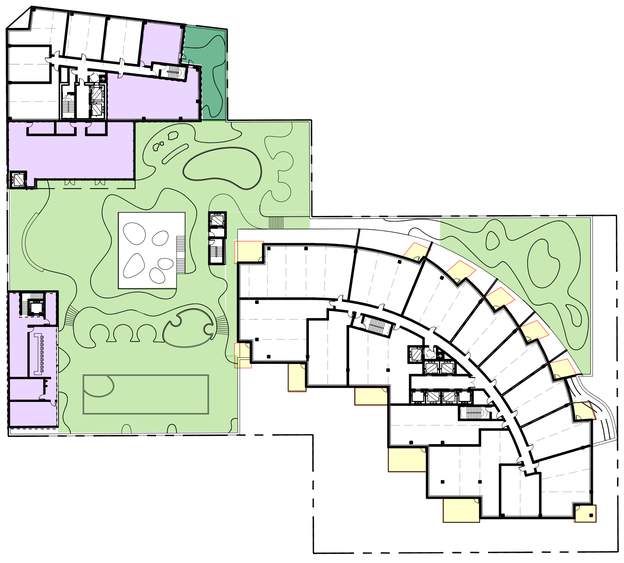
WEST SITE OPEN SPACE REQUIRED			
WEST BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	195	100 SF	19,500 SF
2BR (3 Habitable Rooms)	198	125 SF	24,750 SF
3BR (4 Habitable Rooms)	56	175 SF	9,800 SF
TOTAL	449		**54,050 SF**
WEST SENIOR BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	5	100 SF	5,900 SF
2BR (3 Habitable Rooms)	0	125 SF	1,125 SF
3BR (4 Habitable Rooms)	0	175 SF	0 SF
TOTAL	68		**7,025 SF**

TOTAL 61,075 SF

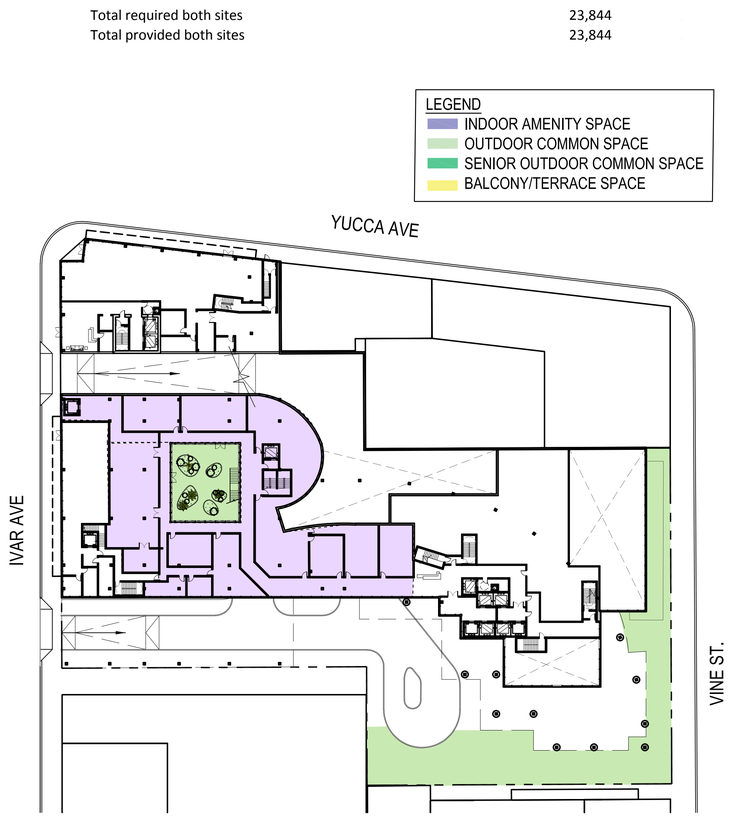
PLANTING REQUIREMENT -		
25% OF COMMON OPEN SPACE IS REQUIRED TO BE PLANTED		
= 34,205sf + 14,970 sf = 49,175 sf x 25%	12,294	SF
LEVEL 1 PLANTING	-	
LEVEL 1M GARDEN PLANTING	430	
LEVEL 2 AMENITY DECK PLANTING	10,184	
LEVEL 2 SENIOR AFF. AMENITY DECK PLANTING	490	
SENIOR AFF. ROOF DECK PLANTING	2,290	
SF OF PLANTED COMMON OPEN SPACE PROVIDED	**13,394**	**SF**

Total required both sites	23,844
Total provided both sites	23,844

SENIOR AFFORDABLE ROOF PLAN 3
SCALE: NTS



LEVEL 2 AMENITY DECK 2
SCALE: NTS



GROUND LEVEL PLAN 1
SCALE: NTS

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - OPEN SPACE

DRAWING NO:
G-009

EAST SITE

EAST SITE UNIT MIX

	TYPE	AVG. AREA	COUNT	AREA
EAST BUILDING	1BR	927 sf	175	162,158
	2BR	1,398 sf	172	240,384
	3BR	1,629 sf	71	115,693
	PH	2,171 sf	5	10,857
	TOTAL		**423**	**529,092** *
	TYPE	AVG. AREA	COUNT	AREA
EAST SENIOR BUILDING	1BR	840 sf	53	44,551
	2BR	1,435 sf	12	17,226
	TOTAL		**65**	**61,777** *
TOTAL			**488**	**590,869** *

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

EAST SITE AREA BREAKDOWN

		TOTAL BUILDING PROGRAM *	PARKING	RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH
	LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (EXCLUDES BALCONY AREA)	AREA PER FLOOR (SF)
EAST SENIOR BUILDING	ARGYLE GROUND	1,874	-			1,874.1
	2	6,347		-	4,347.0	2,000.0
	3-10 (8 FLOORS)	51,049			6,381.1	-
	11	6,381			6,381.1	-
	MECH PH	-			-	-
	SUBTOTAL	65,651 *	- -	-	61,776.9	3,874.1
EAST BUILDING						
	B5		-			
	B1-B4	4,196	- -	-	-	4,196.1
	BM (ARGYLE)	7,580	- -	7,580.2	-	
	VINE GROUND	19,283	-	9,905.3	-	9,377.6
	2	12,604	- -	-	-	12,604.0
	3-6 (LO-TIER, 4 FLOORS)	48,208	- -	-	12,052.0	
	7-29 (MID-TIER, 23 FLOORS)	277,196	-	-	12,052.0	
	30-45 (HI-TIER, 16 FLOORS)	192,832	-	-	12,052.0	-
	46	10,856	-	-	10,856.0	-
	MECH PH	-	-	-		-
	SUB-TOTAL	572,755 *	- -	17,485.5	529,092.0	26,177.7
EAST SITE DEVELOPMENT TOTALS		638,406 *	- -	17,485.5	590,868.9	30,051.8

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

CAR PARKING EAST SITE

EAST BUILDING

UNIT TYPE	sp/br	# Units	Code Required		Provided
0~1 BR	0.5	175	87.5	152.3	152
2 BR	0.5	172	172.0	224.5	224
3 BR	0.5	76	114.0	132.2	132
SUBTOTAL		423	**373.5**	*	**508**

EAST SENIOR BUILDING

	sp/br	# Units	Code Required		Provided
0~1 BR	0.5	53	26.5		27
2 BR	0.5	12	12.0		12
SUBTOTAL		65	**38.5**	*	**39**

COMMERCIAL					
Per 1000sf	2	17,485	**35.0**		**40**
CAPITOL RECORDS REPLACEMENT (PER C of O)			**97.0**		**97.0**
TOTAL PARKING SPACES			**544**	*	**684**
NUMBER OF EV SPACES (INCLUSIVE)					**69**

BIKE PARKING

LONG TERM				SHORT TERM	
Unit Range	sp/unit	# Units	Req/Prd	sp/unit	Req/Prd
1~25	1.00	25	25	0.100	2.5
26~100	0.67	75	50	0.067	5.0
101~200	0.50	100	50	0.050	5.0
200+	0.25	223	56	0.025	5.6
		423	181		**18.1**
	sp/ unit	# Units	Req/Prd		
1~25	1.00	25	25	0.100	2.5
26~100	0.67	40	27	0.067	2.7
		65	52		**5.2**
1 / 2000sf		17,485	**9**		**8.7**
TOTAL BIKE SPACES REQUIRED & PROVIDED			**242**		**32**

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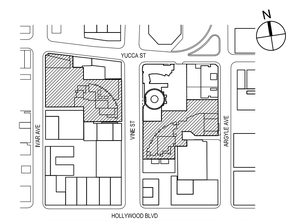
KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - DATA

DRAWING NO:

G-010

EAST SITE

EAST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 423 UNITS	105.75
TREES REQUIRED WITH 65 UNITS	16.25
TOTAL EAST SITE TREES REQUIRED	**122.00**
EAST SITE TREES PROVIDED:	108
EAST SITE STREET TREES PROVIDED:	14
TOTAL TREES PROVIDED	122

REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

EAST SITE OPEN SPACE PROVIDED			
OUTDOOR COMMON OPEN SPACE			
LEVEL 1 VINE/ARGYLE STREET	22,300		
LEVEL 2 AMENITY DECK	8,200		
SENIOR AFFORDABLE ROOF DECK	4,800		
TOTAL OUTDOOR COMMON SPACE	**35,300**	**SF**	59.73%
REQUIRED OUTDOOR COMMON SPACE	*29,550*		
INDOOR AMENITY SPACES			
LEVEL 2 RESIDENTIAL AMENITY	8,900		
LEVEL 2 SENIOR AFFORDABLE AMENITY	2,000		
TOTAL INDOOR AMENITY SPACE	**10,900**	**SF**	18.44%
			78.17%
PRIVATE OPEN SPACE			
RESIDENTIAL BALCONIES	**12,900**	**SF**	21.83%
TOTAL OPEN SPACE PROVIDED	**59,100**	**SF**	100.00%
TOTAL OPEN SPACE REQUIRED	**59,100**	**SF**	

PER LAMC SECTION 12.21 G.2:

EAST SITE OPEN SPACE REQUIRED			
EAST BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	175	100 SF	17,500 SF
2BR (3 Habitable Rooms)	172	125 SF	21,500 SF
3BR (4 Habitable Rooms)	76	175 SF	13,300 SF
TOTAL	423		**52,300 SF**
EAST SENIOR BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	53	100 SF	5,300 SF
2BR (3 Habitable Rooms)	12	125 SF	1,500 SF
3BR (4 Habitable Rooms)	0	175 SF	0 SF
TOTAL	65		**6,800 SF**

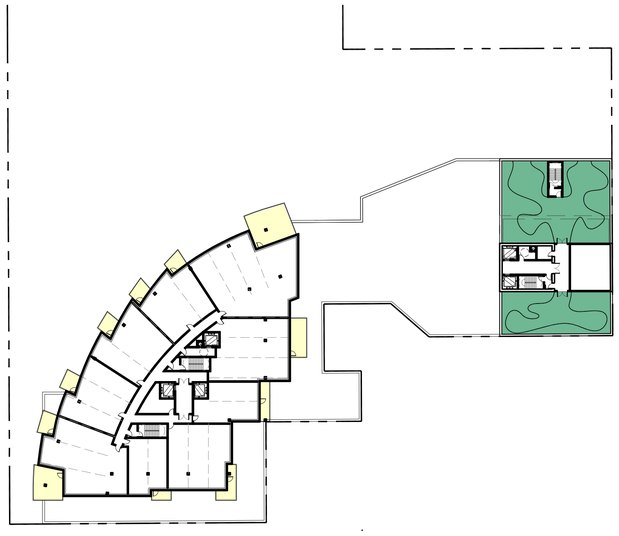
TOTAL 59,100 SF

PLANTING REQUIREMENT -	
25% OF COMMON OPEN SPACE IS REQUIRED TO BE PLANTED	
= 35,300 sf + 10,900 sf = 46,200 sf x 25%	11,550 SF
LEVEL 1 PLANTING	2,100
LEVEL 2 AMENITY DECK PLANTING	5,810
SENIOR AFF. ROOF DECK PLANTING	2,540
TOTAL OPEN SPACE PLANTING PROVIDED	**10,450 * SF**

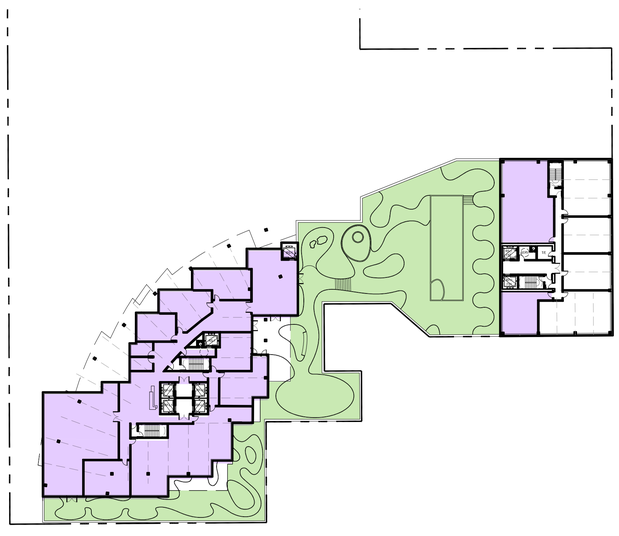
* NOTE: BALANCE OF 1,225 SF ON WEST SITE

Total required both sites	23,844
Total provided both sites	23,844

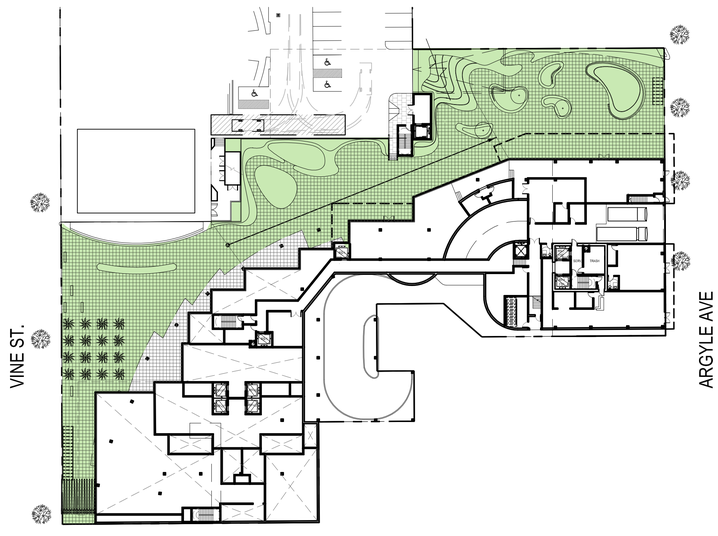
LEGEND
- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- SENIOR OUTDOOR COMMON SPACE
- BALCONY/TERRACE SPACE



SENIOR AFFORDABLE ROOF PLAN (3)
SCALE: NTS



LEVEL 2 AMENITY DECK (2)
SCALE: NTS



GROUND LEVEL PLAN (1)
SCALE: NTS

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - OPEN SPACE

DRAWING NO:
G-011

HOLLYWOOD CENTER

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

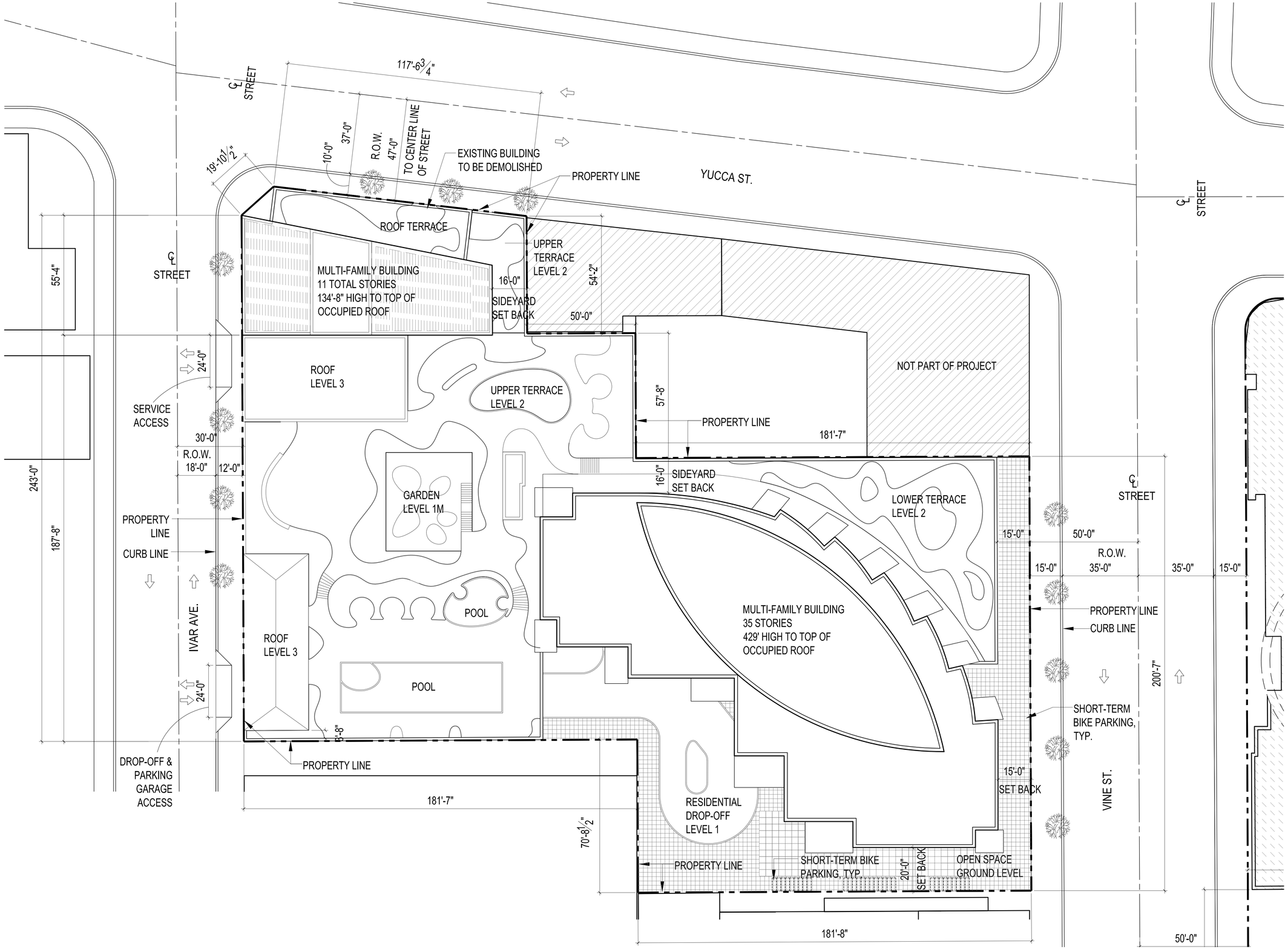
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - PLOT PLAN

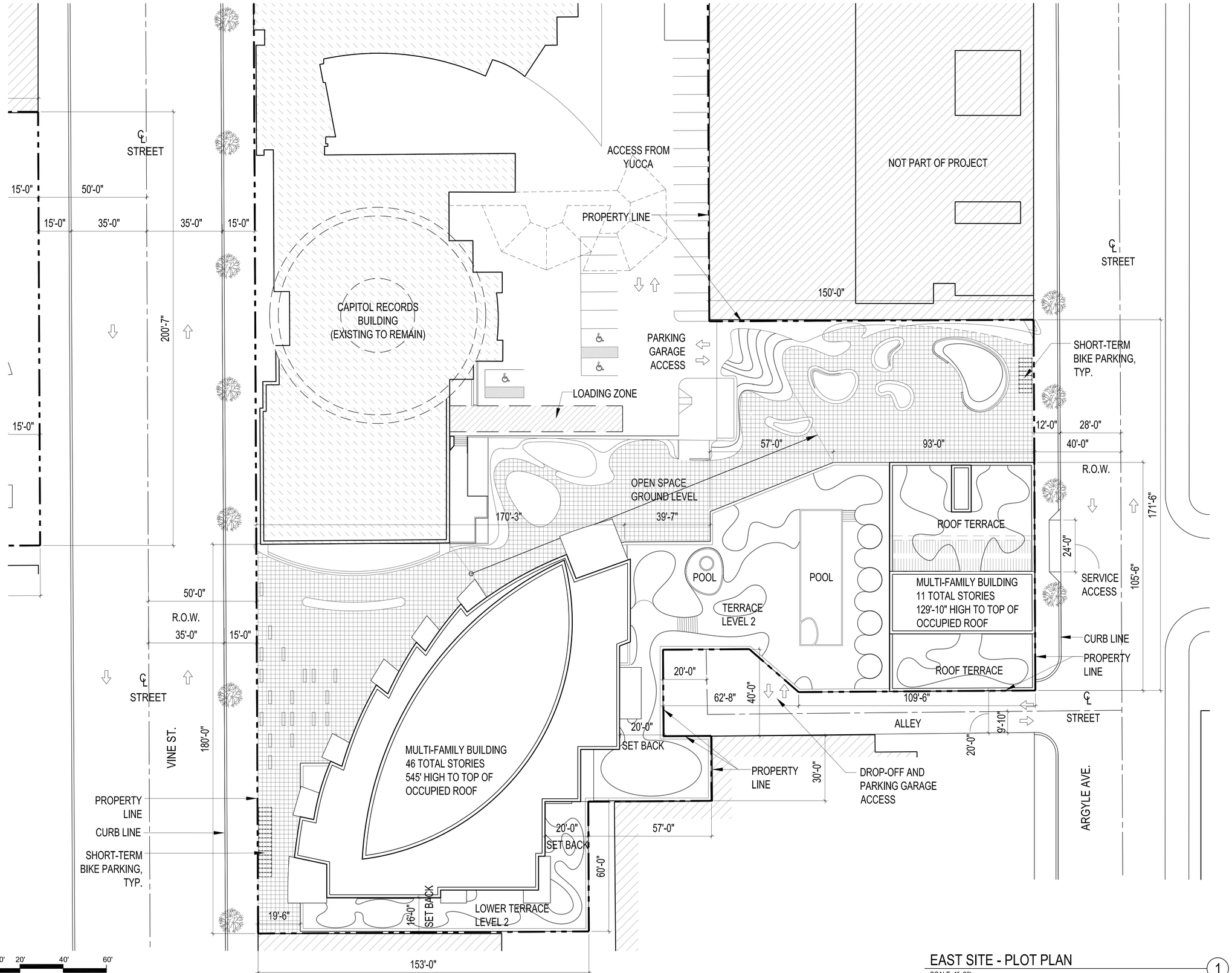
DRAWING NO:

G-012



N
0' 10' 20' 40' 60'
SCALE: 1" = 20'

WEST SITE - PLOT PLAN (1)
SCALE: 1"=20'



N

0' 10' 20' 40' 60'

SCALE: 1" = 20'

EAST SITE - PLOT PLAN

SCALE: 1"=20'

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

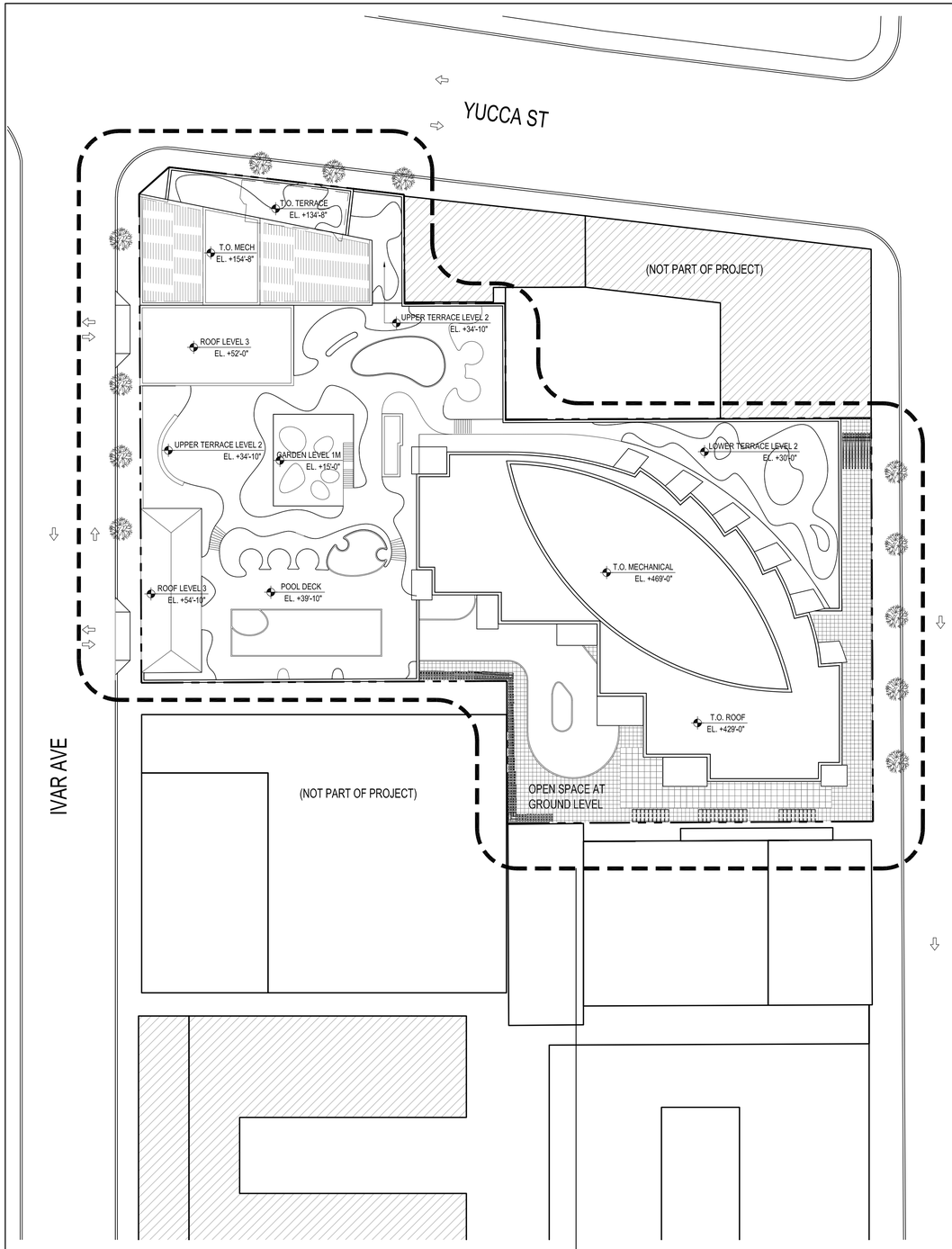
SEAL & SIGNATURE

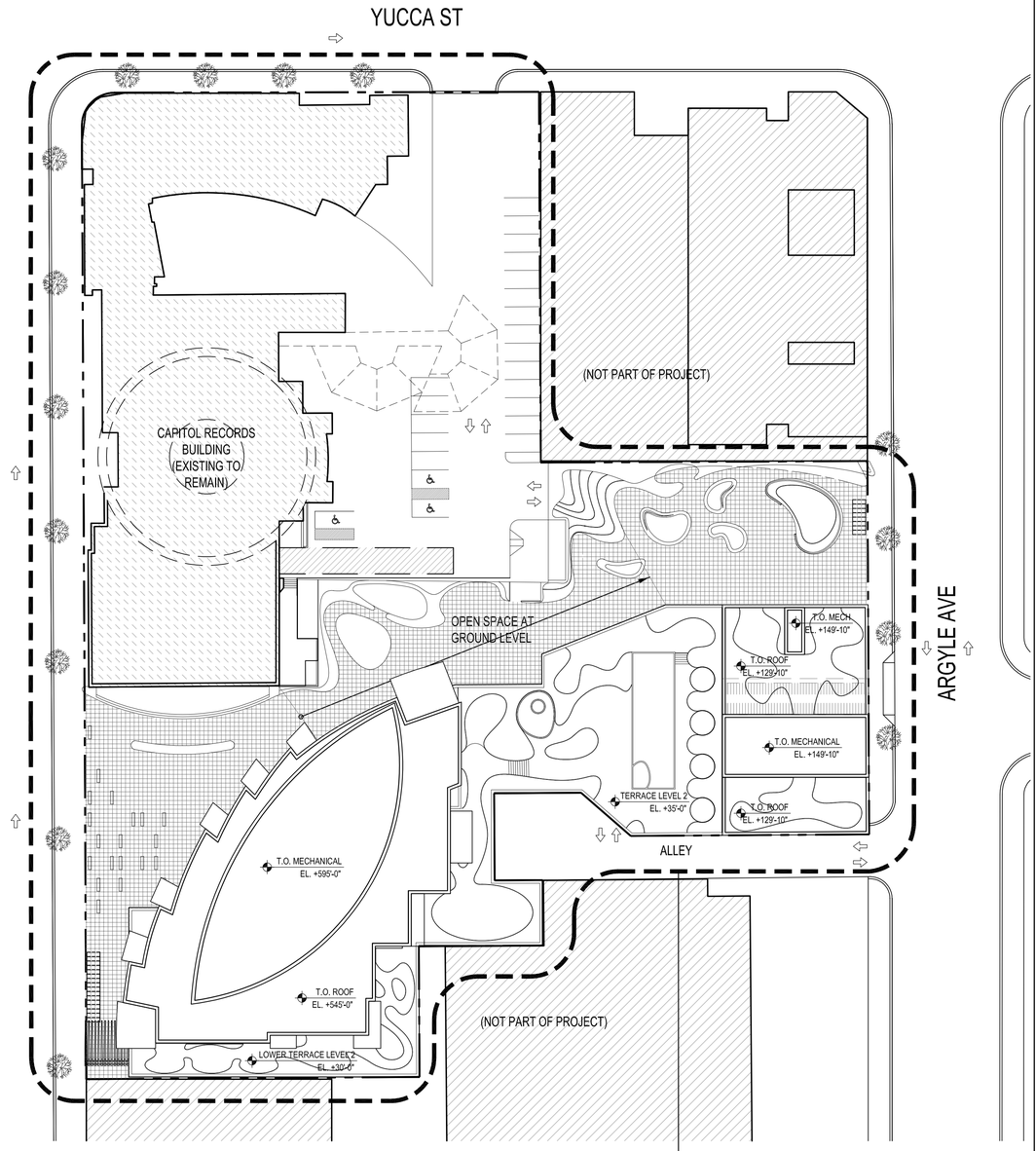
DRAWING TITLE:

EAST SITE - PLOT PLAN

DRAWING NO:

G-013





WEST SITE

EAST SITE

N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

SITE PLAN

SCALE: 1/32"= 1'-0"

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

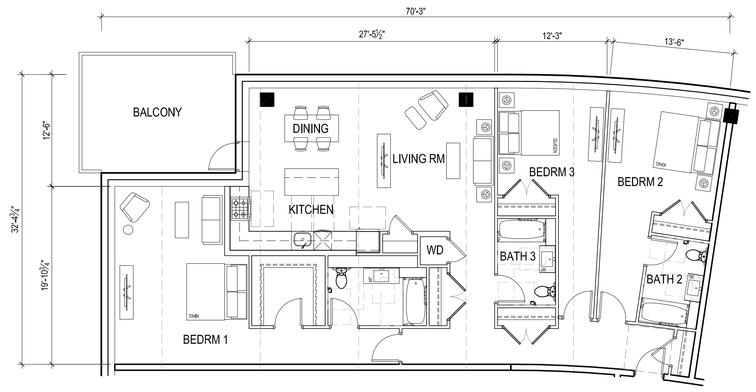
SEAL & SIGNATURE

DRAWING TITLE:

SITE PLAN

DRAWING NO:

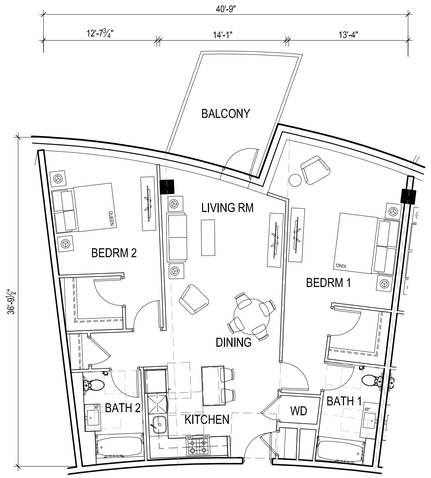
A-100



WEST SITE: TYPICAL 3 BEDROOM

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

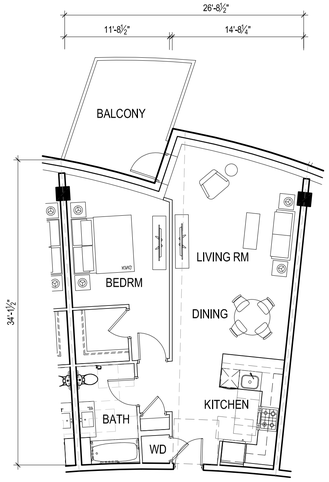
6



WEST SITE: TYPICAL 2 BEDROOM

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

5

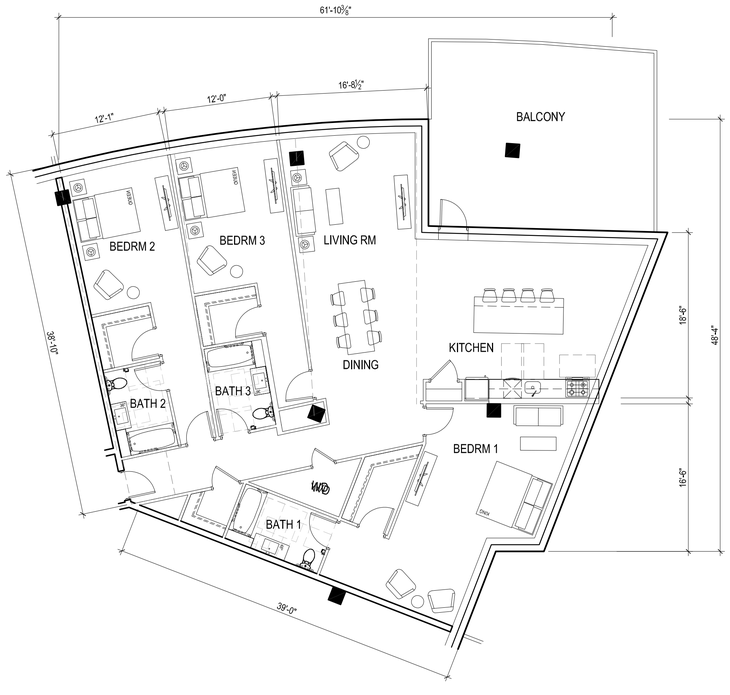


WEST SITE: TYPICAL 1 BEDROOM

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

4

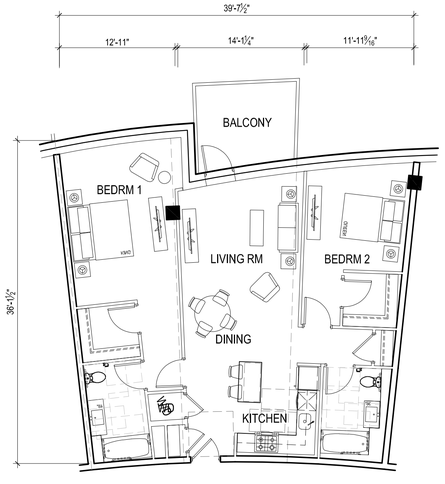
WEST BUILDING, RESIDENTIAL LAYOUTS



EAST SITE: TYPICAL 3 BEDROOM

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

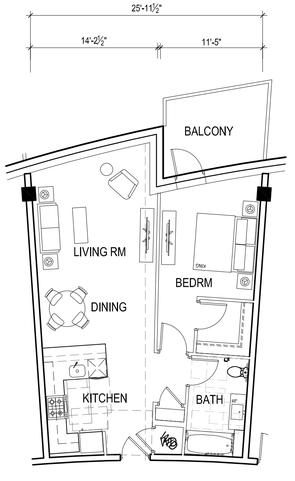
3



EAST SITE: TYPICAL 2 BEDROOM

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

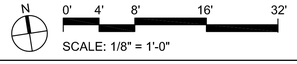
2



EAST SITE: TYPICAL 1 BEDROOM

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

1



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

EAST BUILDING, RESIDENTIAL LAYOUTS

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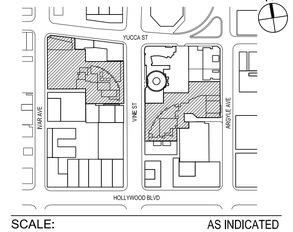
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

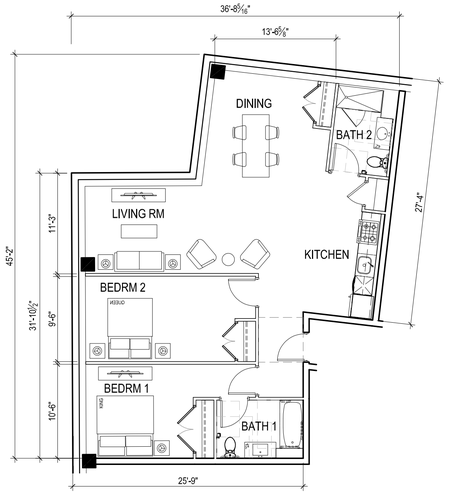
SEAL & SIGNATURE

DRAWING TITLE:

ENLARGED TYPICAL UNIT PLANS

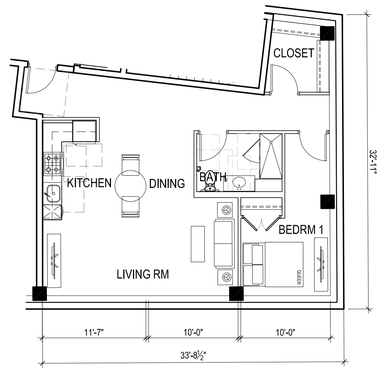
DRAWING NO:

A-161



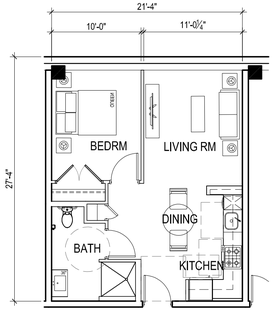
WEST SITE: TYPICAL 2 BEDROOM (6)

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



WEST SITE: 1 BEDROOM TYPE 2 (5)

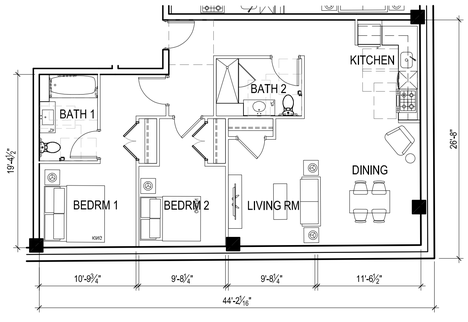
SCALE: 1/8"= 1'-0"



WEST SITE: 1 BEDROOM TYPE 1 (4)

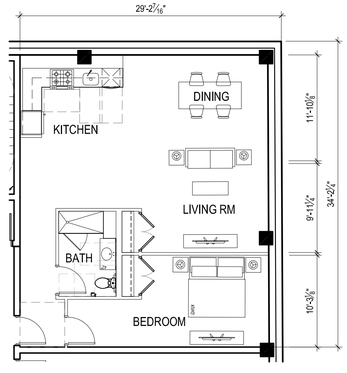
SCALE: 1/8"= 1'-0"

WEST SENIOR BUILDING



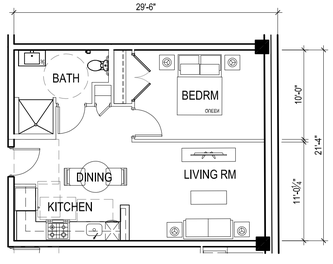
EAST SITE: TYPICAL 2 BEDROOM (3)

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



EAST SITE: 1 BEDROOM TYPE 2 (2)

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



EAST SITE: 1 BEDROOM TYPE 1 (1)

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

N

0' 4' 8' 16' 32'

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

EAST SENIOR BUILDING

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

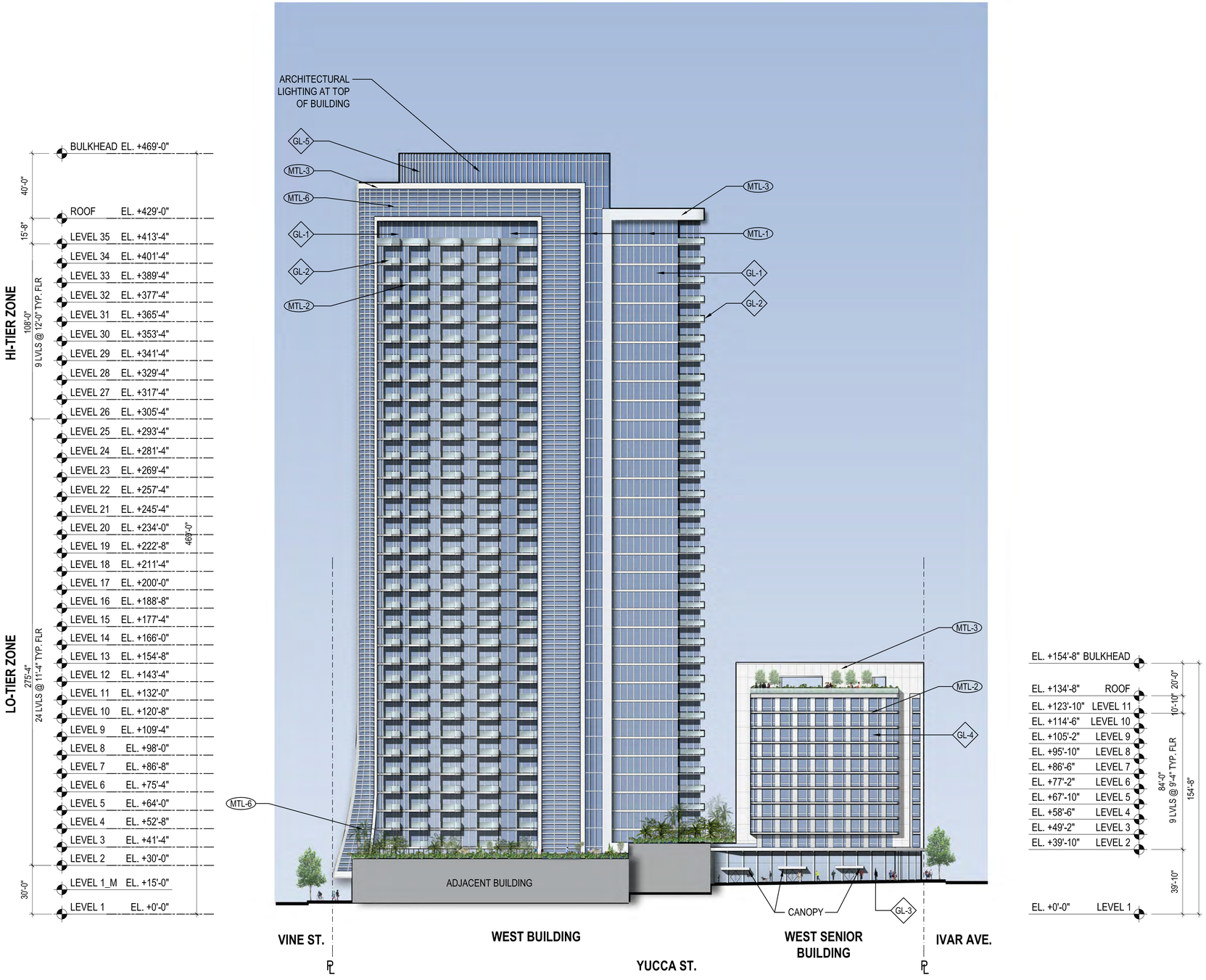
SEAL & SIGNATURE

DRAWING TITLE:

ENLARGED TYPICAL UNIT PLANS

DRAWING NO:

A-162



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - NORTH ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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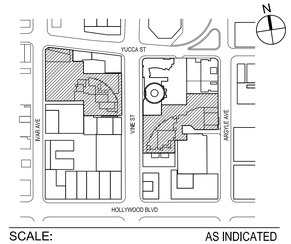
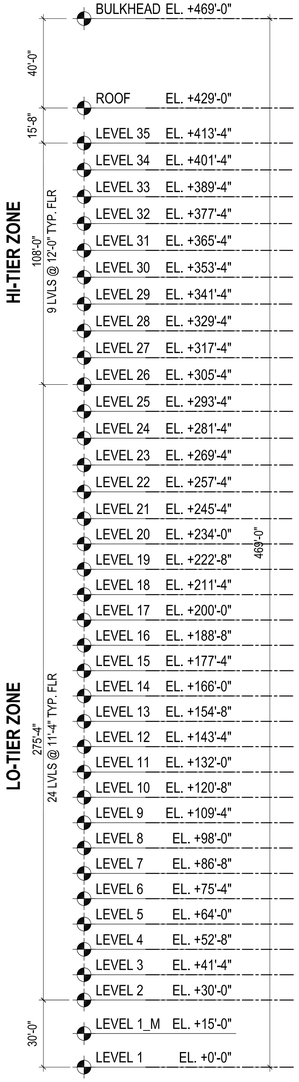
KEY PLAN

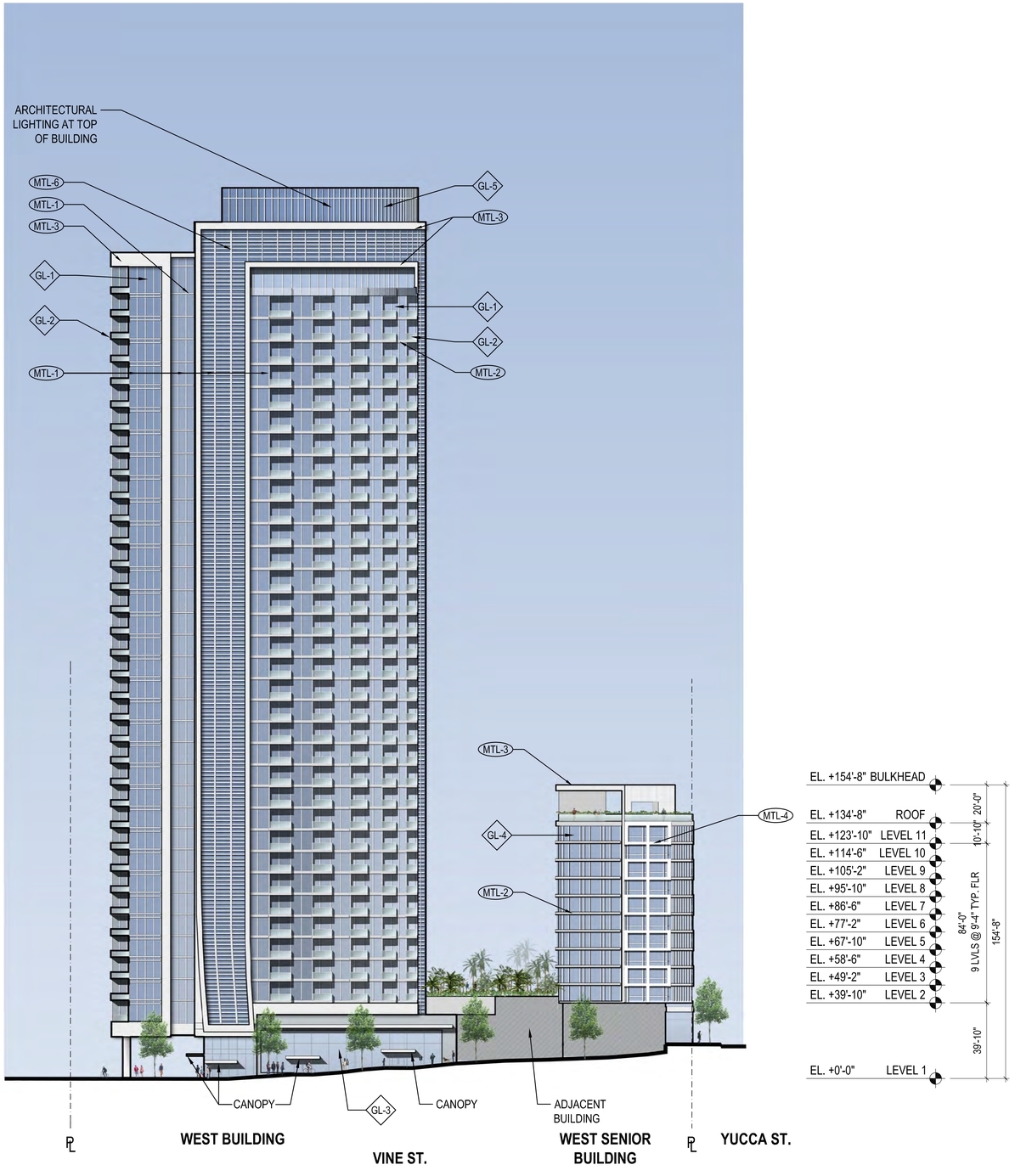


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
WEST SITE - NORTH ELEVATION

DRAWING NO:
A-201





N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - EAST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

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- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
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- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

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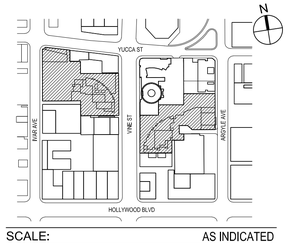
KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

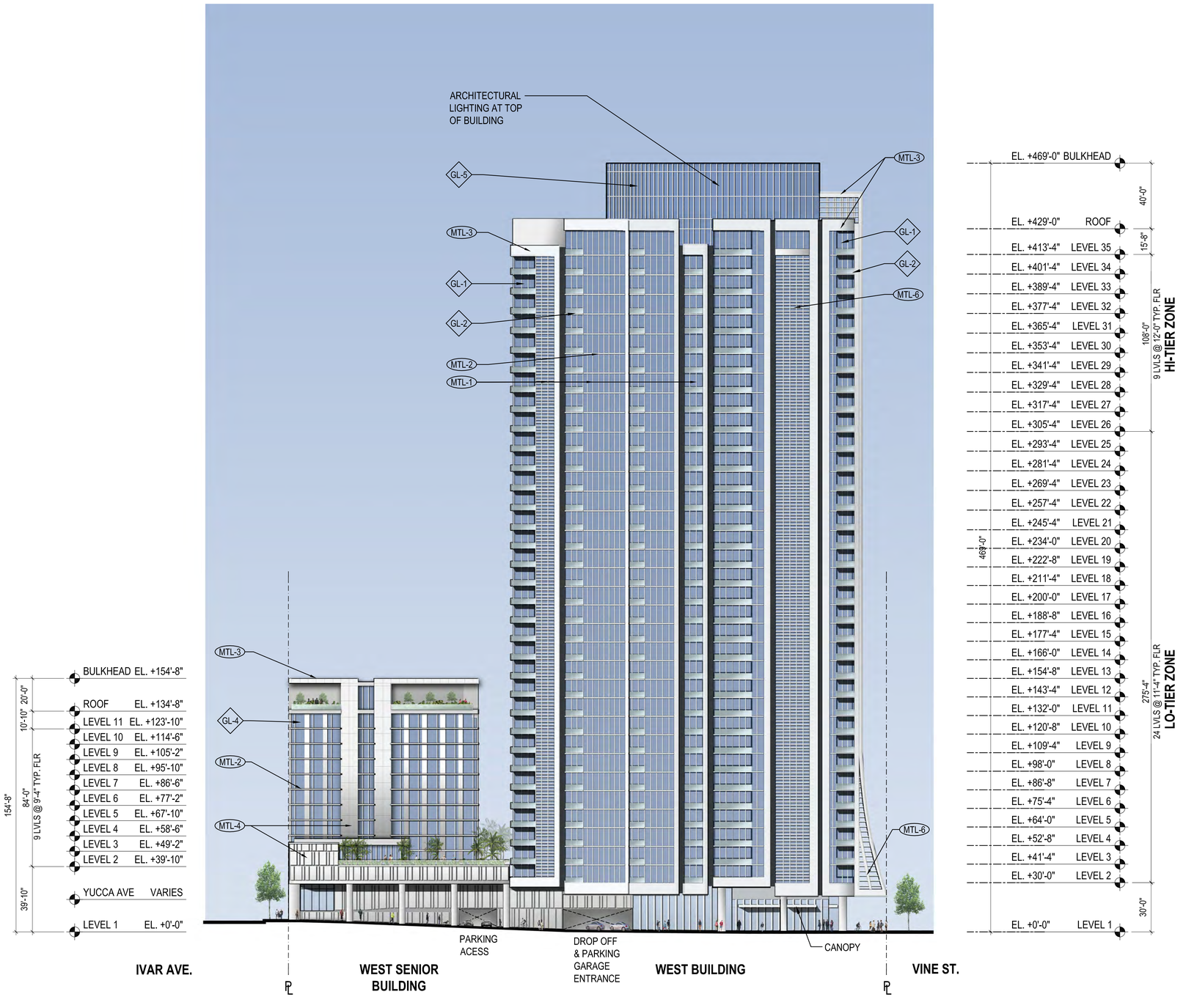
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - EAST ELEVATION

DRAWING NO:

A-202



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - SOUTH ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
- MTL-2 INSULATED METAL SLAB COVER
- MTL-3 TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

MCAF VINE LLC
1995 Broadway, 3rd Floor
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ARCHITECT

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LANDSCAPE ARCHITECT

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SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - SOUTH ELEVATION

DRAWING NO:

A-203

N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - WEST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 PAINTED METAL MULLION OR FIN
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- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

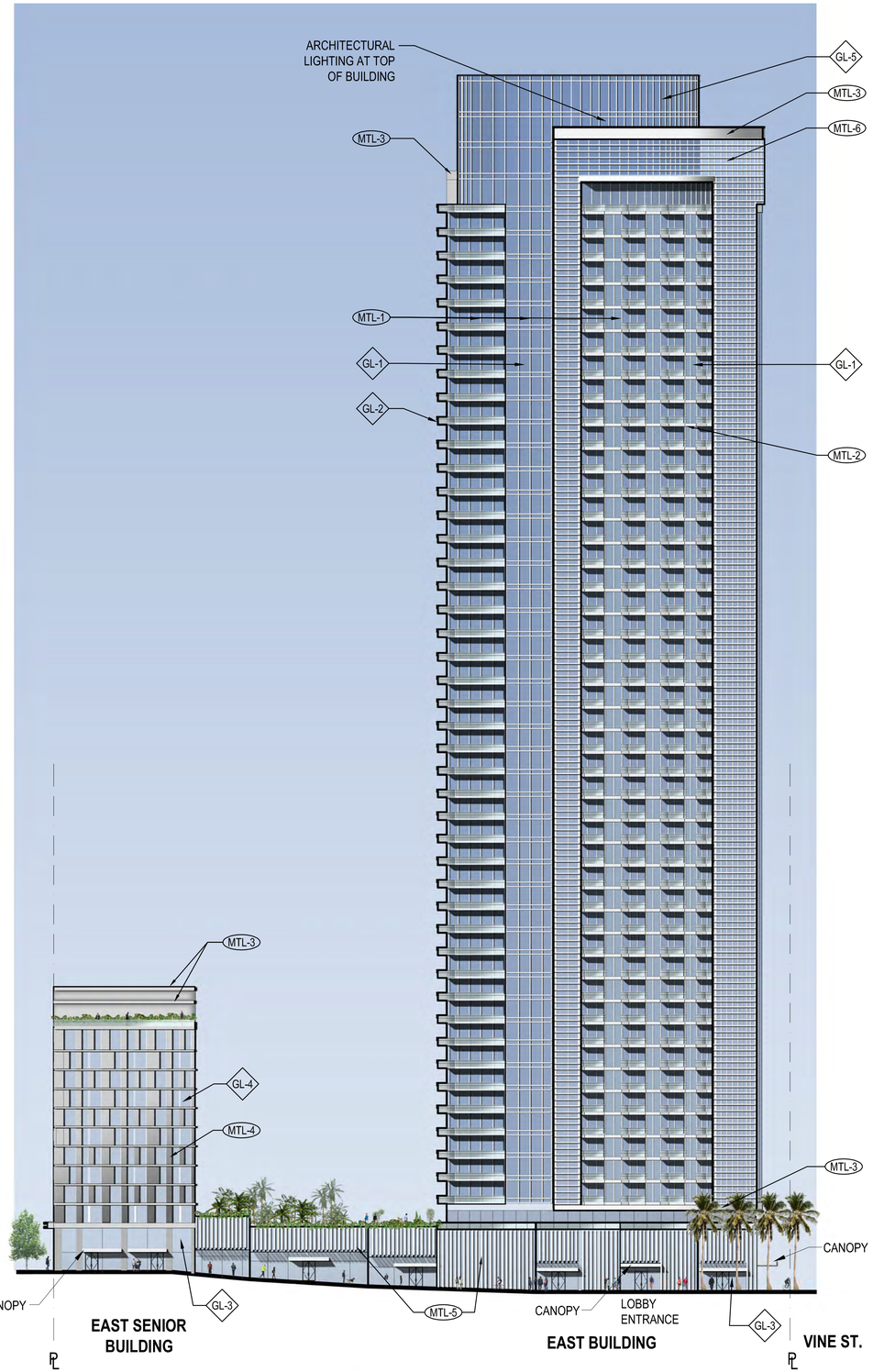
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - WEST ELEVATION

DRAWING NO:

A-204



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - NORTH ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 — BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 — GLASS STOREFRONT SYSTEM
- GL-4 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 — INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 — PAINTED METAL MULLION OR FIN
- MTL-2 — INSULATED METAL SLAB COVER
- MTL-3 — TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
- MTL-4 — INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 — DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 — DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 — STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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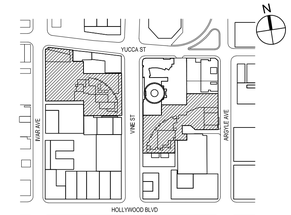
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

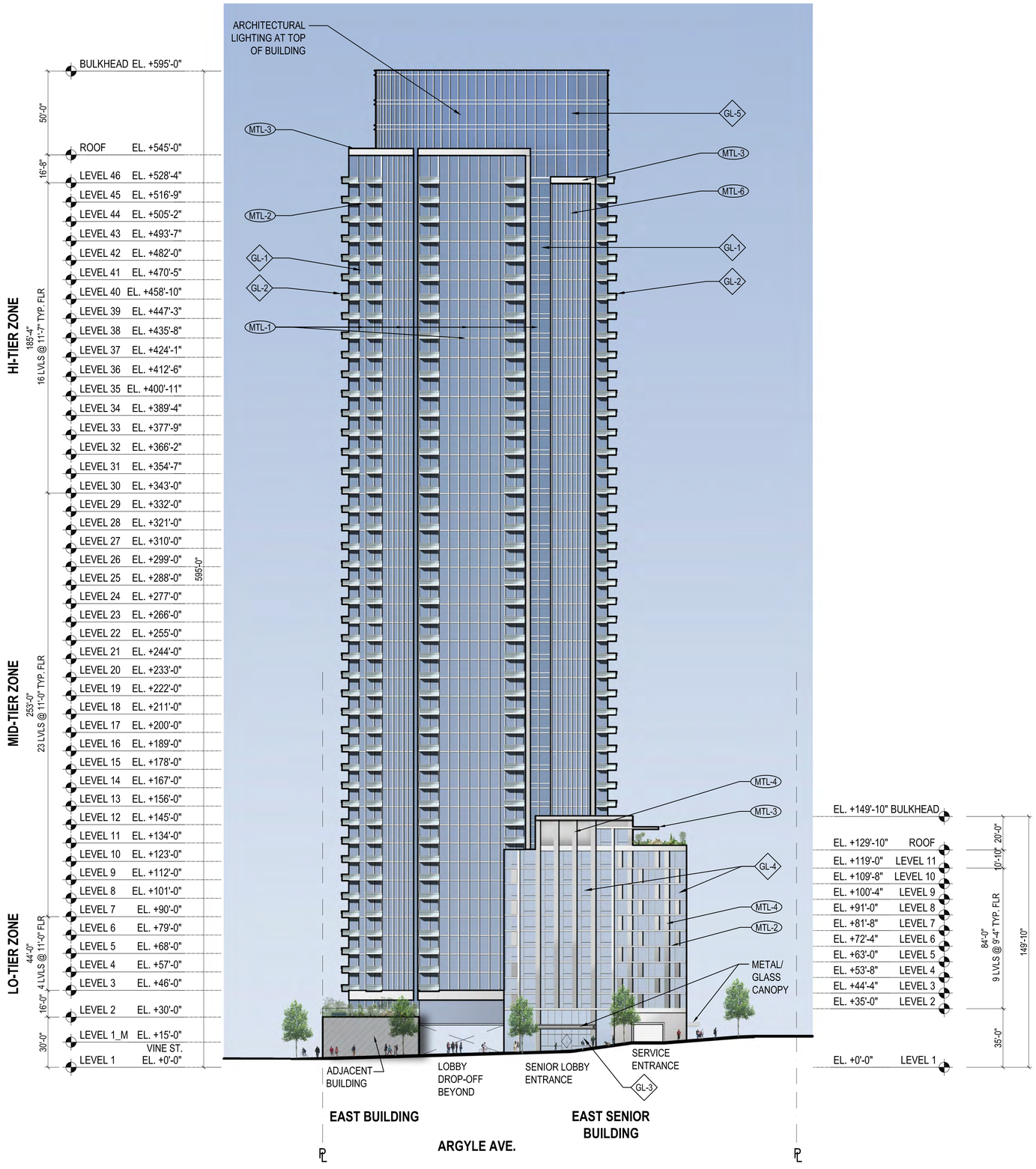
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - NORTH ELEVATION

DRAWING NO:

A-205



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - EAST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 GLASS STOREFRONT SYSTEM
- GL-4 INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

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- MTL-5 DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

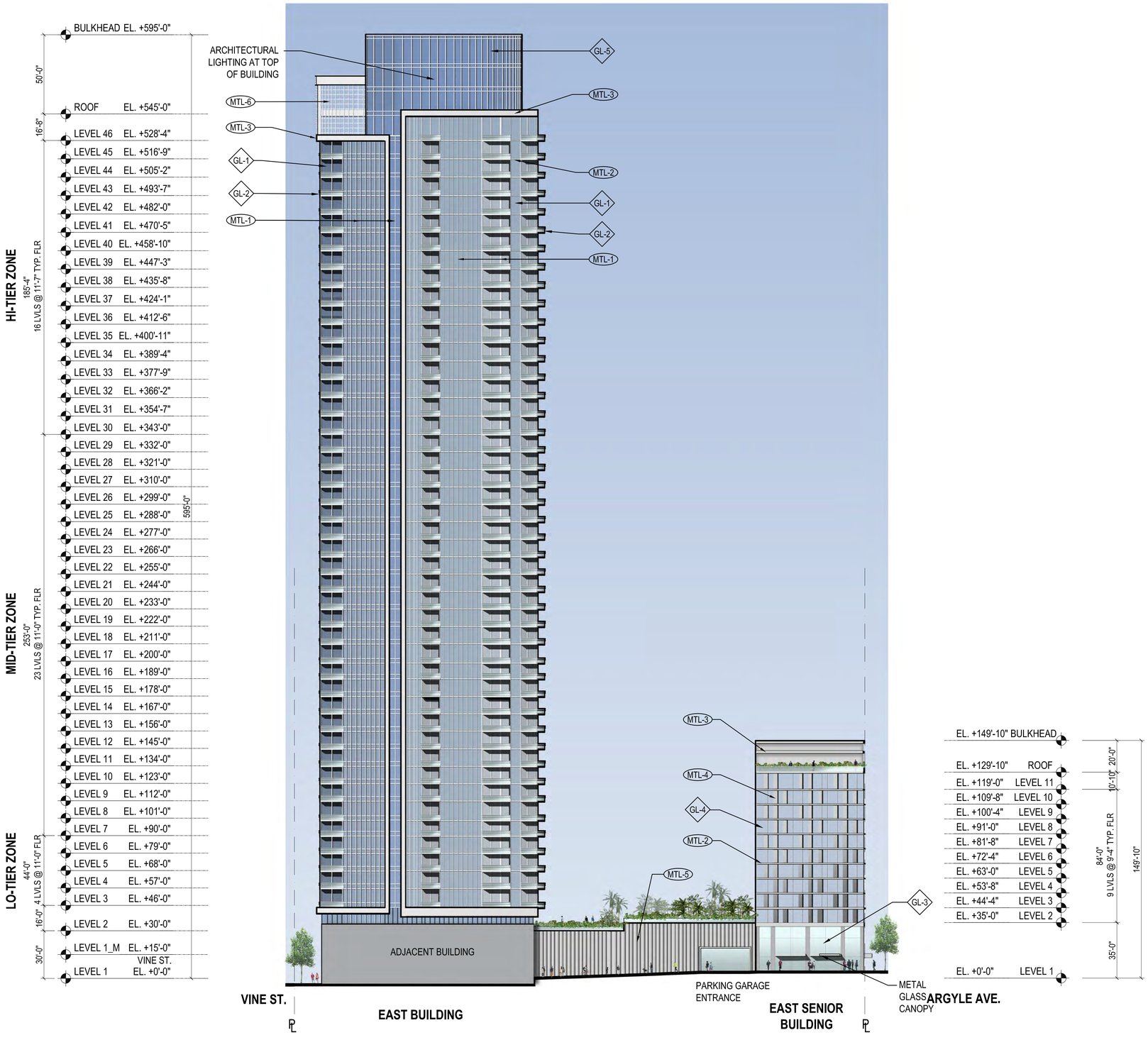
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - EAST ELEVATION

DRAWING NO:

A-206



N 0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - SOUTH ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 — BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 — GLASS STOREFRONT SYSTEM
- GL-4 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 — INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

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- MTL-4 — INSULATED METAL COMPOSITE WALL PANEL
- MTL-5 — DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 — DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 — STONE PANEL AT STOREFRONT BASE

HOLLYWOOD CENTER

APPLICANT

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

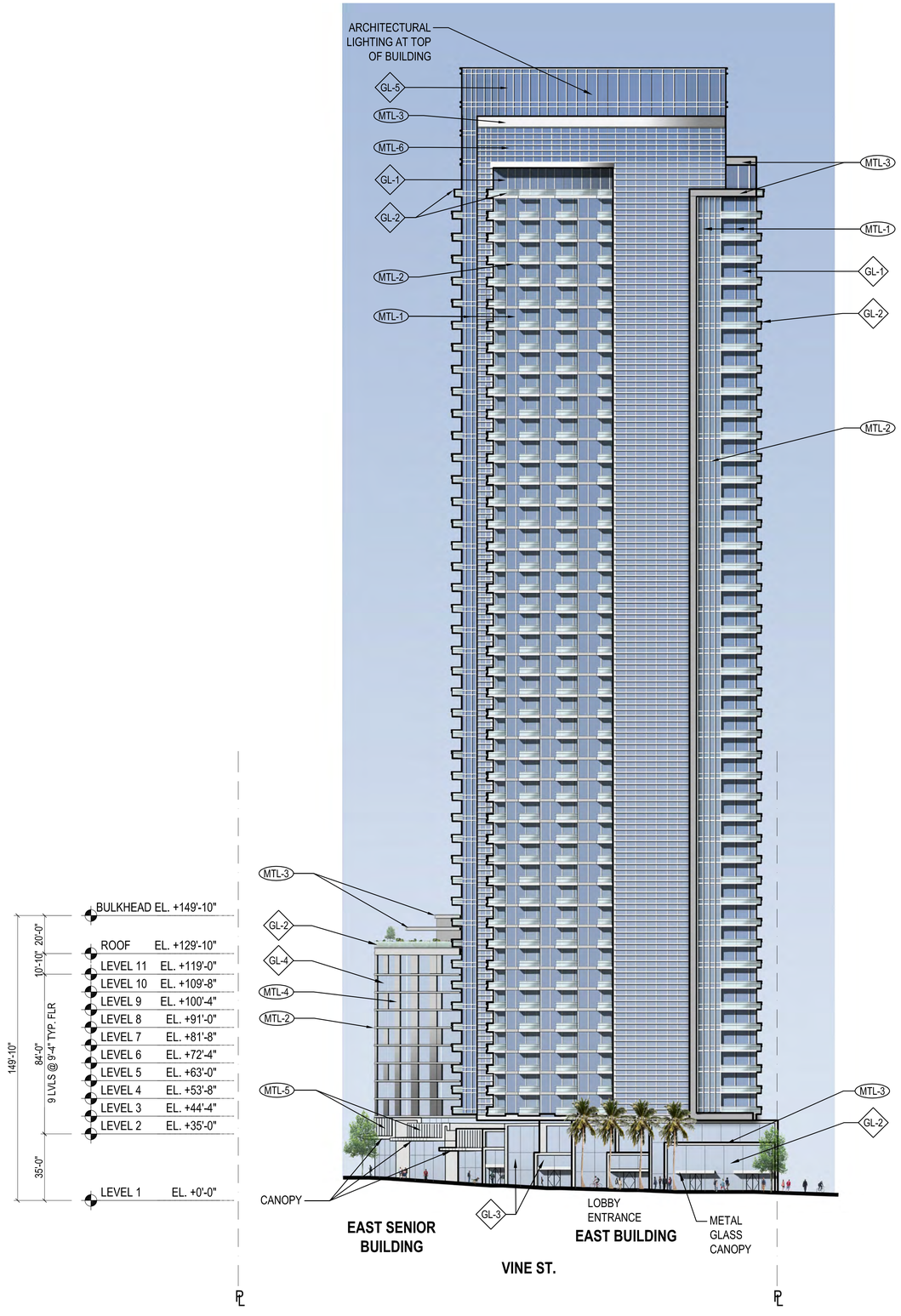
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - SOUTH ELEVATION

DRAWING NO:

A-207



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - WEST ELEVATION

SCALE: 1/32"= 1'-0"

1

EXTERIOR MATERIALS

GLASS:

- GL-1 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-2 — BALCONY GLASS RAILING SYSTEM WITH TEMPERED LAMINATED GLASS
- GL-3 — GLASS STOREFRONT SYSTEM
- GL-4 — INSULATED GLASS UNIT WITH LOW-E COATING
- GL-5 — INSULATED GLASS UNIT AT MECHANICAL PENTHOUSE

METAL:

- MTL-1 — PAINTED METAL MULLION OR FIN
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- MTL-3 — TRIMS, COVERS, AND EXTRUSIONS WITHOUT INSULATION AT ROOFS AND TERRACES
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- MTL-5 — DECORATIVE METAL FINS AT STOREFRONT
- MTL-6 — DECORATIVE PAINTED METAL SCREEN

STONE:

- ST-1 — STONE PANEL AT STOREFRONT BASE

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

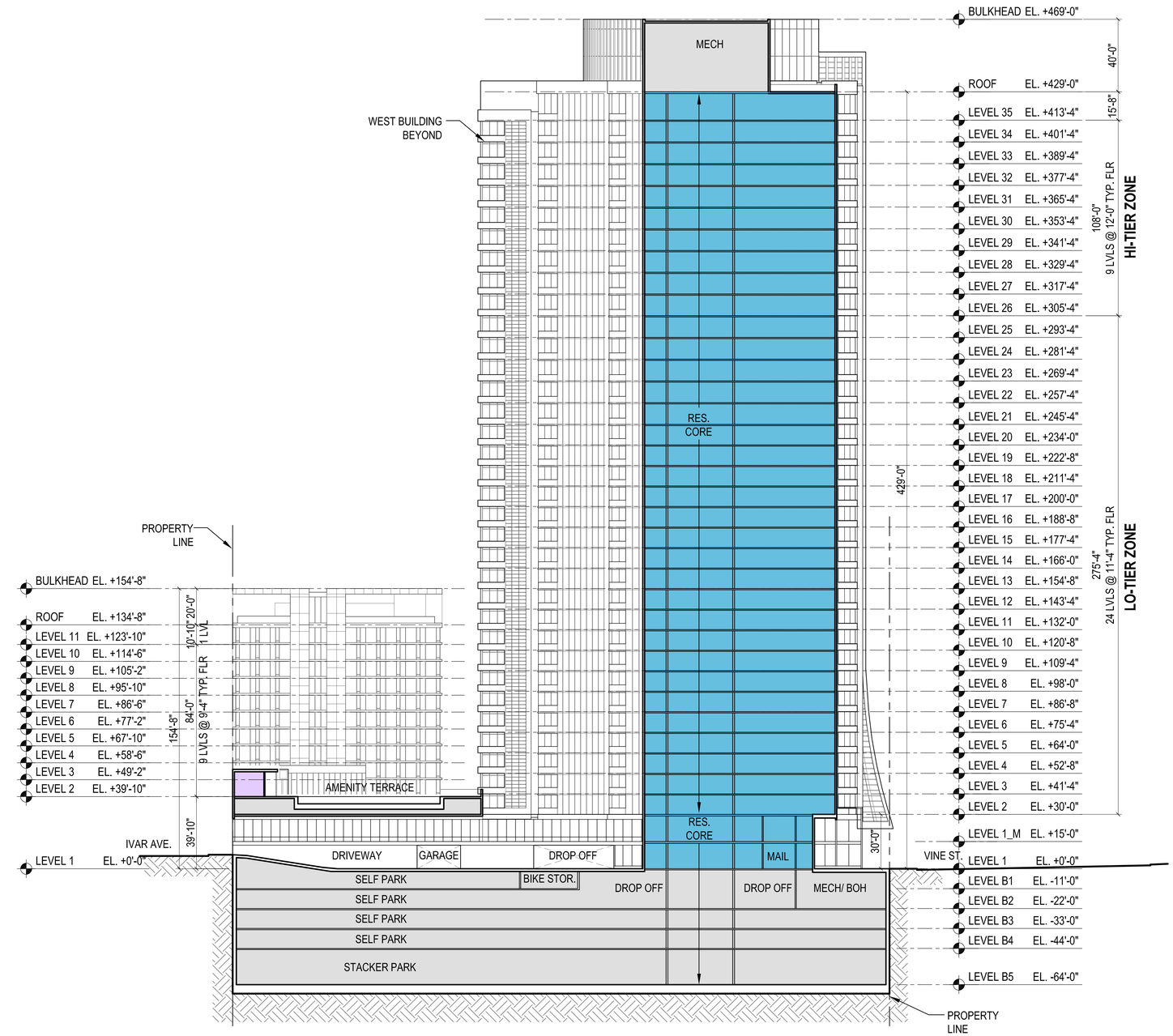
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - WEST ELEVATION

DRAWING NO:

A-208



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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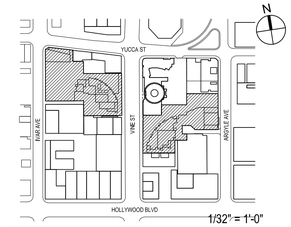
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



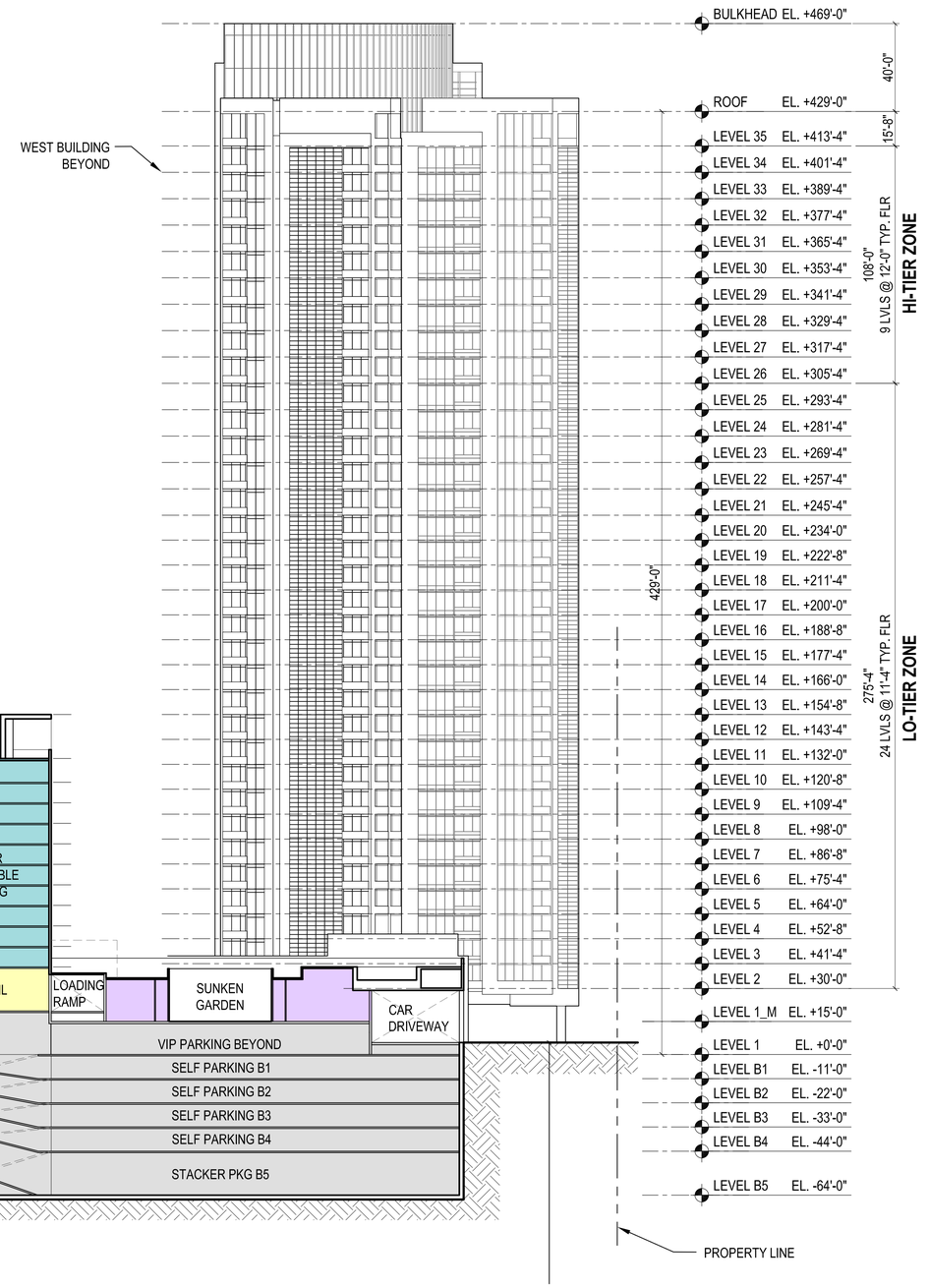
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE-
BUILDING
SECTION_E-W

DRAWING NO:

A-301



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

WEST SITE - BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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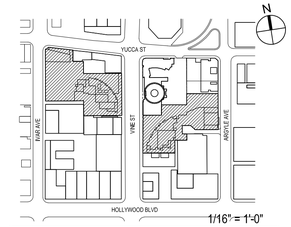
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

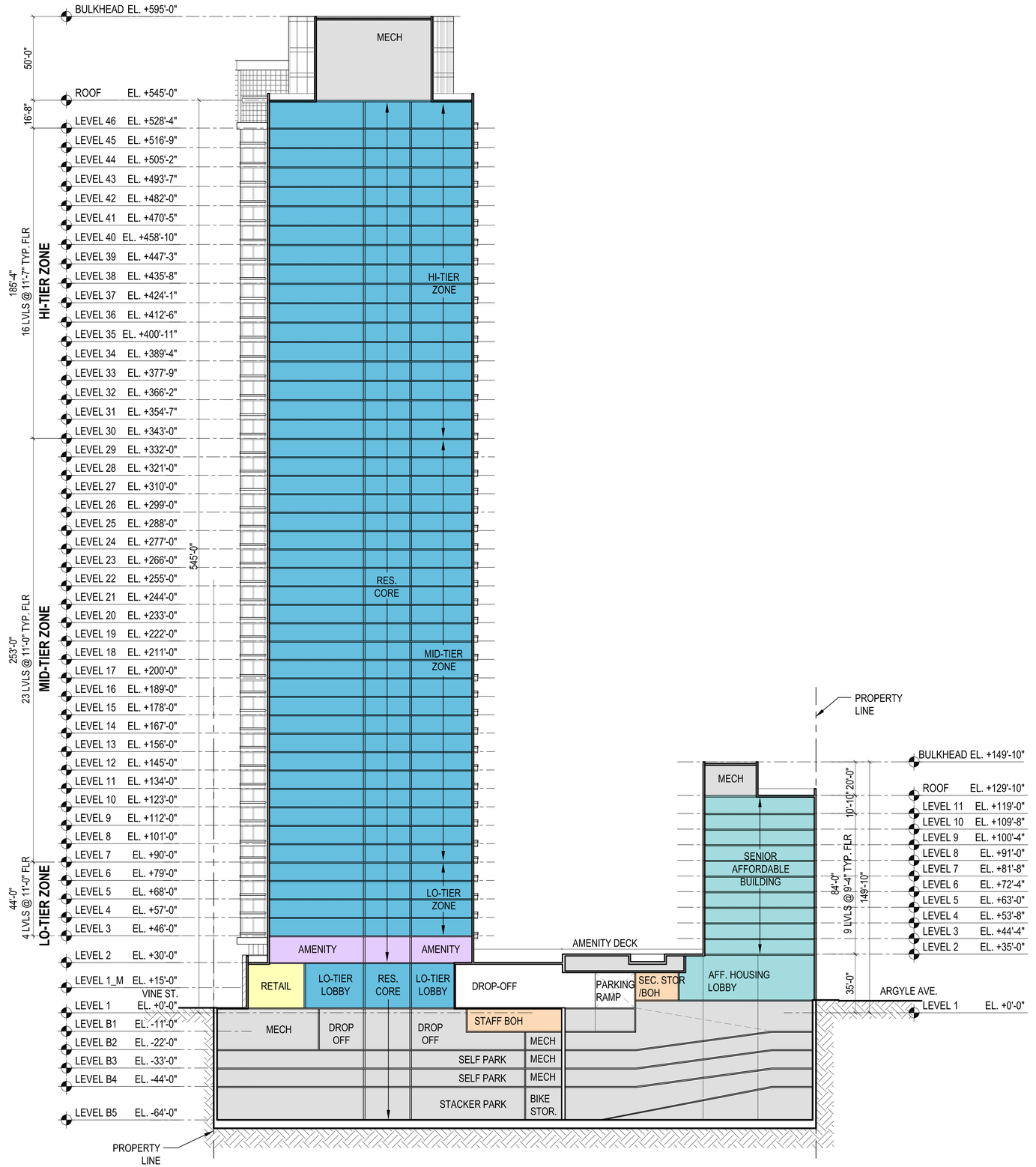
SEAL & SIGNATURE

DRAWING TITLE:

WEST SITE - BUILDING SECTION_N-S

DRAWING NO:

A-302



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE_BUILDING SECTION E-W

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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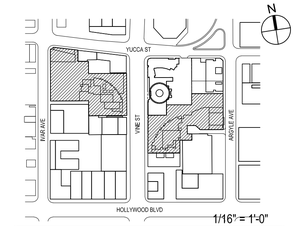


SCALE: AS INDICATED

PROJECT NO: 1350

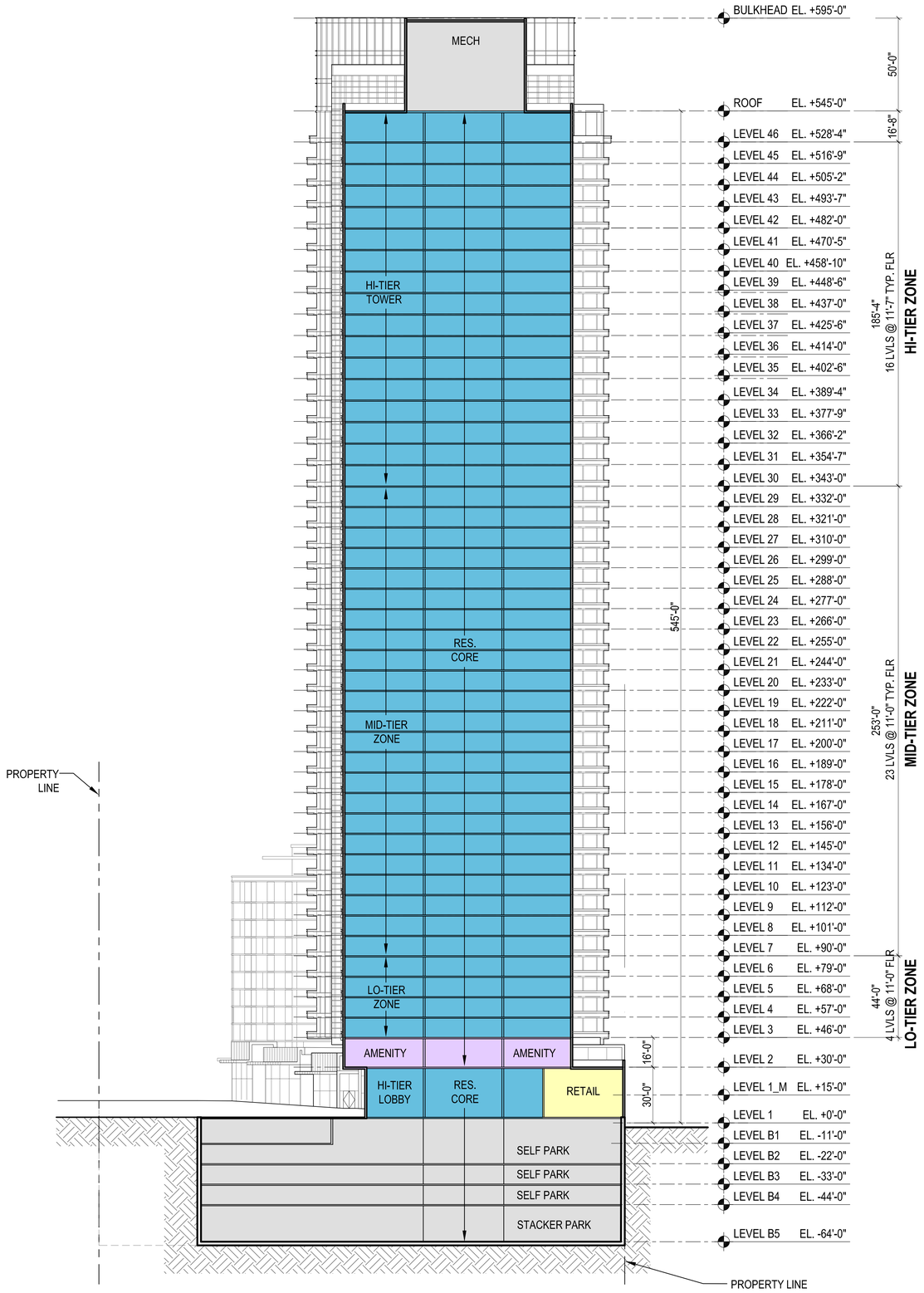
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - BUILDING SECTION_E-W

DRAWING NO:

A-303



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE_BUILDING SECTION N-S

SCALE: 1/32"= 1'-0"

1

HOLLYWOOD CENTER

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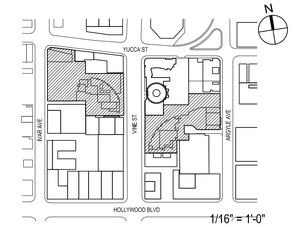
KEY PLAN



1/16" = 1'-0"

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE - BUILDING SECTION_N-S

DRAWING NO:

A-304

LOOKING NORTH ON VINE STREET

NTS

1

HOLLYWOOD CENTER

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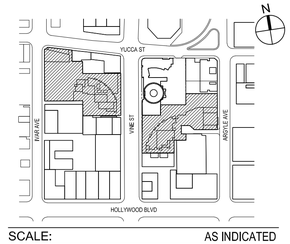
KEY PLAN



SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:

RENDERINGS

DRAWING NO:

A-401

EAST SITE - HOTEL ALTERNATIVE

EAST SITE UNIT MIX

	TYPE	AVG. AREA	COUNT	AREA
EAST BUILDING	1BR	916 sf	117	107,141
	2BR	1,395 sf	132	184,102
	3BR	1,638 sf	65	106,472
	PH	2,171 sf	5	10,857
	TOTAL		**319**	**408,572 ***
	TYPE	AVG. AREA	COUNT	AREA
EAST SENIOR BUILDING	1BR	917 sf	40	36,687
	2BR	1,382 sf	8	11,059
	TOTAL		**48**	**47,746 ***
TOTAL			**367**	**456,318 ***

* NOTE: NUMBERS ARE ROUNDED UP TO THE NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN OR EQUAL TO .5

UNIT MIX SUMMARY

	WEST	EAST	TOTAL
RESIDENTIAL BUILDINGS			
1BR	195	117	**312**
2BR	198	132	**330**
3BR	56	70	**126**
SUB-TOTAL	**449** (NC)	**319**	**768**
SENIOR BUILDINGS			
1BR	59	40	**99**
2BR	9	8	**17**
SUBTOTAL	**68** (NC)	**48**	**116**
TOTAL PROVIDED	**517** (NC)	**367**	**884**
TOTAL ALLOWED (200,925 / 200)			**1005**

(NC): No change in unit count on West Site from "All Res. Option"

PROJECT ADDRESS	6236-6334 West Yucca Street 1745-1770 North Vine Street 1733-1741 Argyle Avenue
GENERAL PLAN DESIGNATION	Regional Center Commercial
EXISTING ZONE	(T)(Q) C2-2-SN; C4-2D-SN
PROPOSED ZONE	C2-2-SN

APN & LEGAL

APN	LOT	ARB	BLOCK	TRACT
5546-030-028	LT 1	2	None	TR 18237
5546-030-031	FR 13	3	None	Central Hollywood Tract No. 2
5546-030-032	FR 13	2	None	Central Hollywood Tract No. 2
5546-030-033	LT 1	3	None	TR 18237
5546-030-034	FR 6	None	None	Central Hollywood Tract No. 2
5546-004-032	FR 1	None	21	Hollywood
5546-004-029	FR 2	1	21	Hollywood
5546-004-006	4	1	21	Hollywood
5546-004-020	21	2	21	Hollywood
5546-004-021	21	1	21	Hollywood

EAST SITE AREA BREAKDOWN

	TOTAL BUILDING PROGRAM *		PARKING	RETAIL / RESTAURANT	RESIDENTIAL	RESIDENTIAL AMENITY, LOBBIES, BOH	HOTEL
	LEVEL	ZONING FLOOR AREA (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (EXCLUDES BALCONY AREA)	AREA PER FLOOR (SF)	AREA PER FLOOR (SF) (220 GUESTROOMS)
EAST SENIOR BUILDING	ARGYLE GROUND	1,840	-			1,840.0	
	2	6,035		-	4,379.2	1,656.0	
	3-8 (6 FLOORS)	37,172			6,195.3	-	
	9	6,195			6,195.3	-	
	MECH PH	-			-	-	
	SUBTOTAL	**51,242 ***	**- -**	**-**	**47,746.2**	**3,496.0**	**-**
EAST BUILDING	B5		-				
	B1-B4	4,196	- -	-	-	4,196.1	-
	BM (ARGYLE)	7,580	- -	7,580.2	-		-
	VINE GROUND	19,283	-	9,905.3	-	5,370.0	4,007.5
	2 AMENITY	12,604	- -	-	-	6,854.0	5,750.0
	3-12 HOTEL (10 FLOORS)	120,520	- -	-	-		12,052.0
	13-29 RES. LO-TIER (17 FLOORS)	204,884	-	-	12,052.0	-	-
	30-45 RES. HI-TIER (16 FLOORS)	192,832	-	-	12,052.0	-	-
	46 RES.	10,856	-	-	10,856.0	-	-
	MECH PH	-	-	-		-	-
	SUBTOTAL	**572,755 ***	**- -**	**17,485.5**	**408,572.0**	**16,420.2**	**130,277.5**
EAST SITE DEVELOPMENT TOTALS		**623,997 ***	**- -**	**17,485.5**	**456,318.2**	**19,916.2**	**130,277.5**

* NOTE: NUMBERS ARE ROUNDED UP TO NEAREST WHOLE NUMBER WHEN DECIMAL IS GREATER THAN .5

CAR PARKING EAST SITE

	UNIT TYPE	sp/br	# Units	Required		Provided
EAST BUILDING						
	0~1 BR	0.5	117	58.5		109
	2 BR	0.5	132	132.0		182
	3 BR	0.5	70	105.0		129
	SUBTOTAL		319	**295.5**	*	**420**
EAST SENIOR BUILDING						
		sp/br	# Units	Required		Provided
	0~1 BR	0.5	40	20.0		20
	2 BR	0.5	8	8.0		8
	SUBTOTAL		48	**28.0**	*	**28**
COMMERCIAL						
	Per 1000sf	2	17,485	**35.0**		**40**
HOTEL	FIRST 30 ROOMS	1				
	30th ~ 60th	1/2	220	**99.0**		**99**
	61st up	1/3				
CAPITOL RECORDS REPLACEMNT (PER C of O)				**97.0**		**97.0**
TOTAL PARKING SPACES				**555**	*	**684**
NUMBER OF EV SPACES (INCLUSIVE)						**69**

BIKE PARKING

	LONG TERM				SHORT TERM	
	Unit Range	sp/unit	# Units	Req/Prd	sp/unit	Req/Prd
	1~25	1.00	25	25	0.100	2.5
	26~100	0.67	75	50	0.067	5.0
	101~200	0.50	100	50	0.050	5.0
	200+	0.25	119	30	0.025	3.0
			319	155		**15.5**
	sp/ unit		# Units	Req/Prd		
	1~25	1.00	25	25	0.100	2.5
	26~100	0.67	23	15	0.067	1.5
			48	40		**4.0**
	1 / 2000sf		17,485	**9**		**9**
	0.1	1 per 10 guestrooms	220	**22**	1 per 10 guestrooms	**22**
TOTAL BIKE SPACES REQUIRED AND PROVIDED				**226**		**51**

* NOTE: PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.

SITE SUMMARY

WEST SITE AREA		78,629
EAST SITE AREA	+	115,866
TOTAL SITE AREA		**194,495 SF**
EAST SITE ALLEY MERGER	+	1,267
SIDEWALK MERGER AREA	+	5,163
TOTAL PROJECT SITE LOT AREA		**200,925 SF**

TOTAL PROPOSED

BUILDABLE AREA @ 6.0 : 1 FAR (Base)		1,205,550
BUILDABLE AREA @ 8.1 : 1 FAR (Density Bonus)		1,627,493
WEST BUILDING		582,640 (NC)
WEST SENIOR BUILDING		66,104 (NC)
EAST BUILDING		572,755
EAST SENIOR BUILDING	+	51,242
TOTAL NEW PROPOSED FLOOR AREA		**1,272,741** SF
EXISTING CAPITOL RECORDS BUILDING	+	*114,303*
TOTAL BUILDABLE AREA USED		**1,387,044** SF
TOTAL FAR		6.903

(NC): No change areas from West Site, All Residential Option

PARKING & BIKE SUMMARY (WEST SITE + EAST SITE HOTEL ALTERNATIVE)

	CAR		BIKE [3]			
			SHORT TERM		LONG TERM	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
RESIDENTIAL	742	1,142	44	44	436	436
COMMERCIAL	157	279 [2]	15	15	15	15
HOTEL	99	99	22	22	22	22
TOTAL	998	1,521	81	81	473	473

1 PER AB 744, ANY NUMBER OTHER THAN A WHOLE NUMBER SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.
2 INCLUSIVE OF THE 97 CAPITOL RECORDS CofO
3 DOES NOT INCLUDE BIKE PARKING FOR EXISTING USES

NOTES:
1. REFER TO SHEETS G-008 AND G-009 FOR WEST SITE DETAILS
2. (NC) DENOTES "NO CHANGE" FROM WEST SITE DATA FOR ALL RESIDENTIAL OPTION

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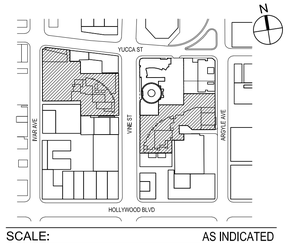
NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
HOTEL AND RES.
DATA

DRAWING NO:
A-500

EAST SITE - HOTEL ALTERNATIVE

EAST SITE TREE CALCULATION	
PER LAMC SECTION 12.21 G.2 - MIN. 24" BOX TREE PER 4 UNITS REQUIRED	
TREES REQUIRED WITH 319 UNITS	79.75
TREES REQUIRED WITH 48 UNITS	12.00
TOTAL EAST SITE TREES REQUIRED	**92.00**
EAST SITE TREES PROVIDED:	108
EAST SITE STREET TREES PROVIDED:	14
TOTAL TREES PROVIDED	122

REFER TO LANDSCAPE SHEETS L-001 TO L-136 FOR ADDITIONAL INFORMATION

EAST SITE OPEN SPACE PROVIDED			
OUTDOOR COMMON OPEN SPACE			
LEVEL 1 VINE/ARGYLE STREET	22,300		
LEVEL 2 AMENITY DECK	8,200		
SENIOR AFFORDABLE ROOF DECK	4,800		
TOTAL OUTDOOR COMMON SPACE	**35,300**	**SF**	59.73%
REQUIRED OUTDOOR COMMON SPACE	*22,725*		
INDOOR AMENITY SPACES			
LEVEL 2 RESIDENTIAL AMENITY	6,500		
LEVEL 2 SENIOR AFFORDABLE AMENITY	1,656		
TOTAL INDOOR AMENITY SPACE	**8,156**	**SF**	13.80%
PRIVATE OPEN SPACE			
RESIDENTIAL BALCONIES	**15,644**	**SF**	26.47%
TOTAL OPEN SPACE PROVIDED	**59,100**	**SF**	100.00%
TOTAL OPEN SPACE REQUIRED	**45,450**	**SF**	

RESIDENTIAL OPEN SPACE SUMMARY		
	REQUIRED	**PROVIDED**
OPEN SPACE	**106,525**	**120,175**
PLANTING	**23,244**	**23,844**
TREES	**222**	**252**

EAST SITE OPEN SPACE REQUIRED			
EAST BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	117	100 SF	11,700 SF
2BR (3 Habitable Rooms)	132	125 SF	16,500 SF
3BR (4 Habitable Rooms)	70	175 SF	12,250 SF
TOTAL	319		**40,450 SF**
EAST SENIOR BUILDING			
UNIT TYPE(HABITABLE ROOMS)	NUMBER	RQ'D AREA/UNIT	RQ'D OPEN SPACE
1BR (2 Habitable Rooms)	40	100 SF	4,000 SF
2BR (3 Habitable Rooms)	8	125 SF	1,000 SF
3BR (4 Habitable Rooms)	0	175 SF	0 SF
TOTAL	48		**5,000 SF**

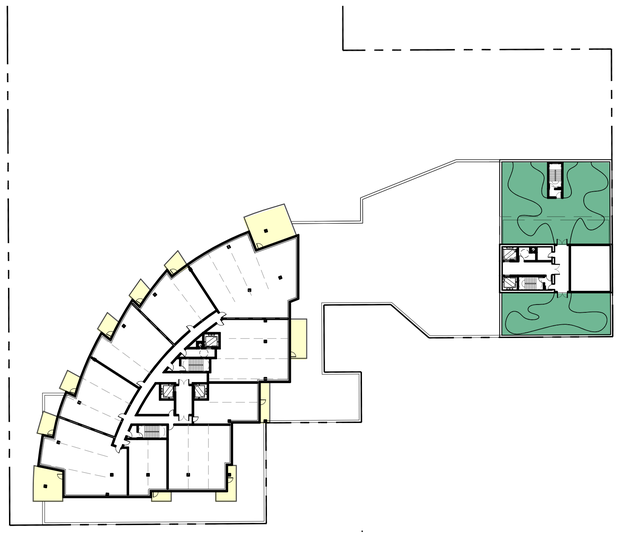
TOTAL 45,450 SF

PLANTING REQUIREMENT -	
25% OF OUTDOOR COMMON OPEN SPACE IS REQUIRED TO BE PLANTED	
= 35,300 sf + 8,500 sf = 43,800 sf x 25%	10,950 SF
LEVEL 1 PLANTING	2,100
LEVEL 2 AMENITY DECK PLANTING	5,810
SENIOR AFF. ROOF DECK PLANTING	2,540
TOTAL OPEN SPACE PLANTING PROVIDED	**10,450 * SF**

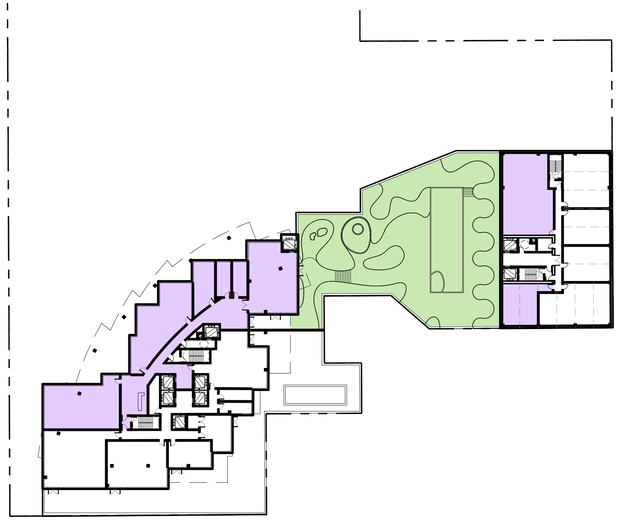
* NOTE: BALANCE OF 1,225 SF ON WEST SITE

Total required both sites	23,244
Total provided both sites	23,844

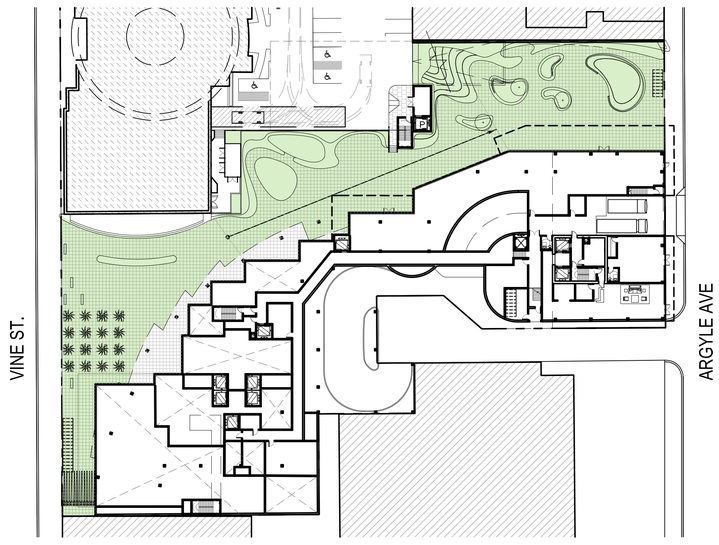
LEGEND
- INDOOR AMENITY SPACE
- OUTDOOR COMMON SPACE
- SENIOR OUTDOOR COMMON SPACE
- BALCONY/TERRACE SPACE



SENIOR AFFORDABLE ROOF PLAN (3)
SCALE: NTS



LEVEL 2 AMENITY DECK (2)
SCALE: NTS



GROUND LEVEL PLAN (1)
SCALE: NTS

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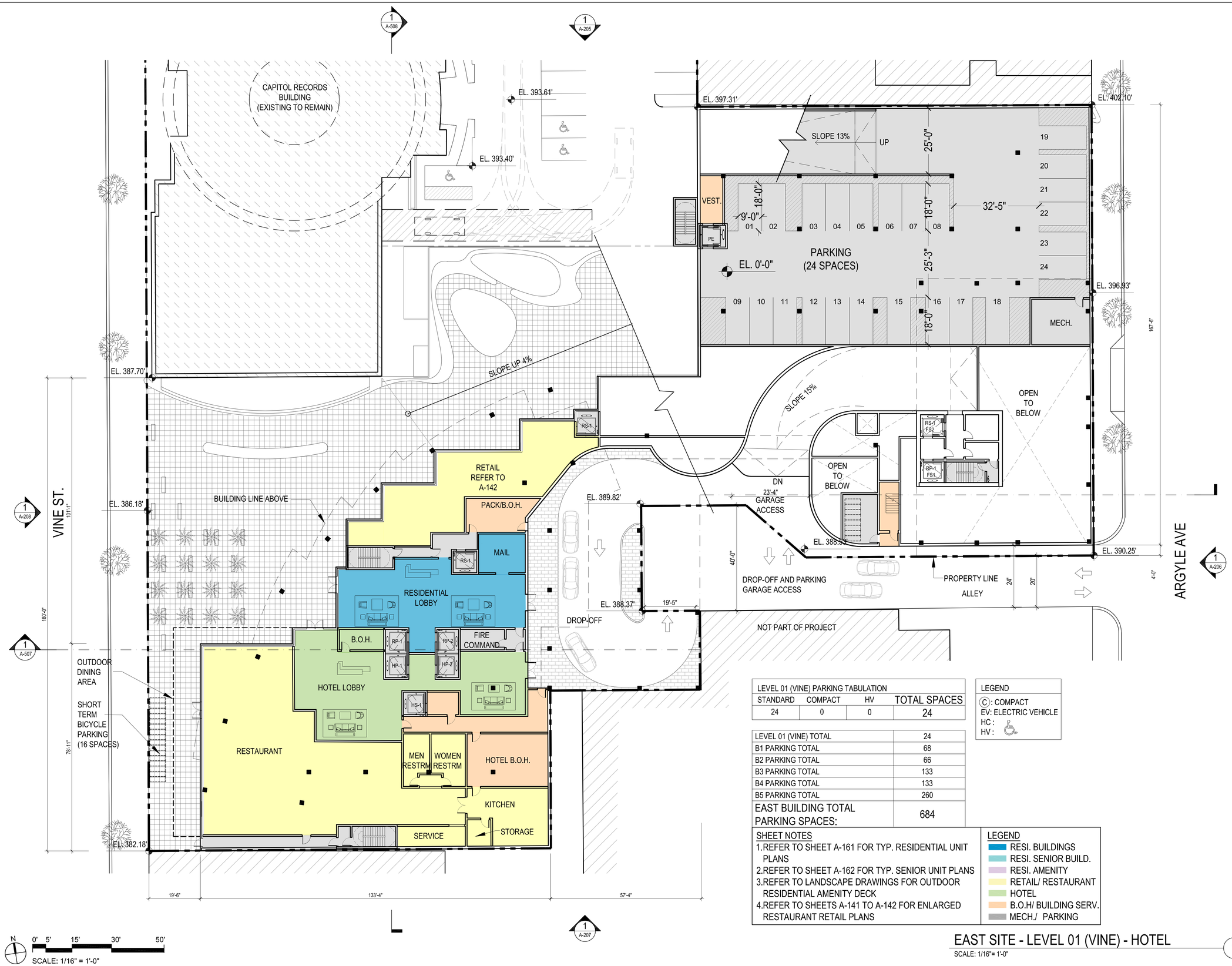
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
HOTEL AND RES
- OPEN SPACE

DRAWING NO:
A-501



LEVEL 01 (VINE) PARKING TABULATION			
STANDARD	COMPACT	HV	TOTAL SPACES
24	0	0	24

LEVEL 01 (VINE) TOTAL	24
B1 PARKING TOTAL	68
B2 PARKING TOTAL	66
B3 PARKING TOTAL	133
B4 PARKING TOTAL	133
B5 PARKING TOTAL	260
EAST BUILDING TOTAL PARKING SPACES:	684

LEGEND
(C): COMPACT
EV: ELECTRIC VEHICLE
HC :
HV :

SHEET NOTES
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND
- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 01 (VINE) - HOTEL

SCALE: 1/16"= 1'-0"

1

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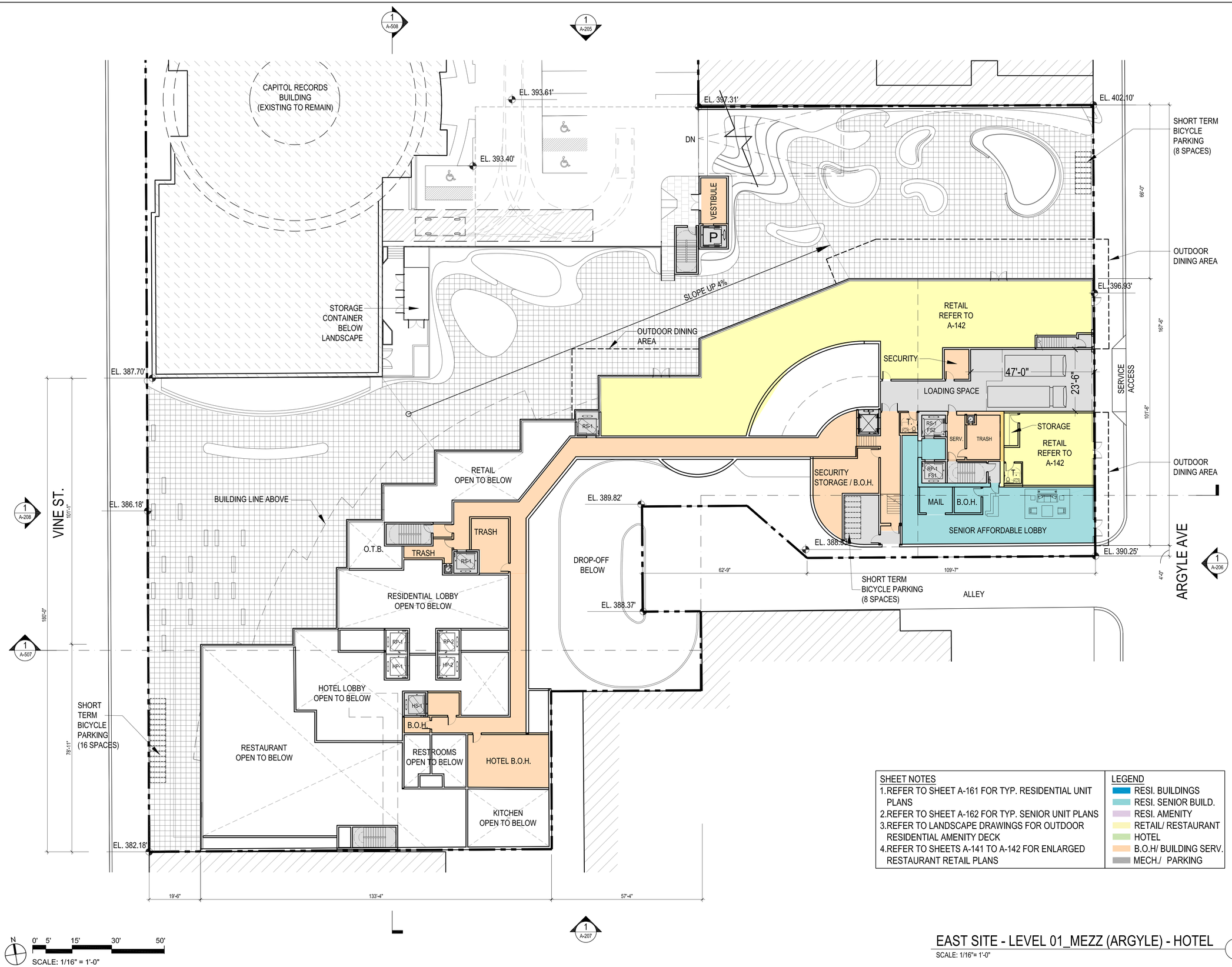
KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 01 (VINE)

DRAWING NO:
A-502



SHEET NOTES	LEGEND
1.REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N 0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL 01_MEZZ (ARGYLE) - HOTEL 1
SCALE: 1/16"= 1'-0"

HOLLYWOOD CENTER

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE-
LEVEL 01_MEZZ
(ARGYLE)

DRAWING NO:
A-503

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KEY PLAN

SCALE:	AS INDICATED
PROJECT NO:	1350

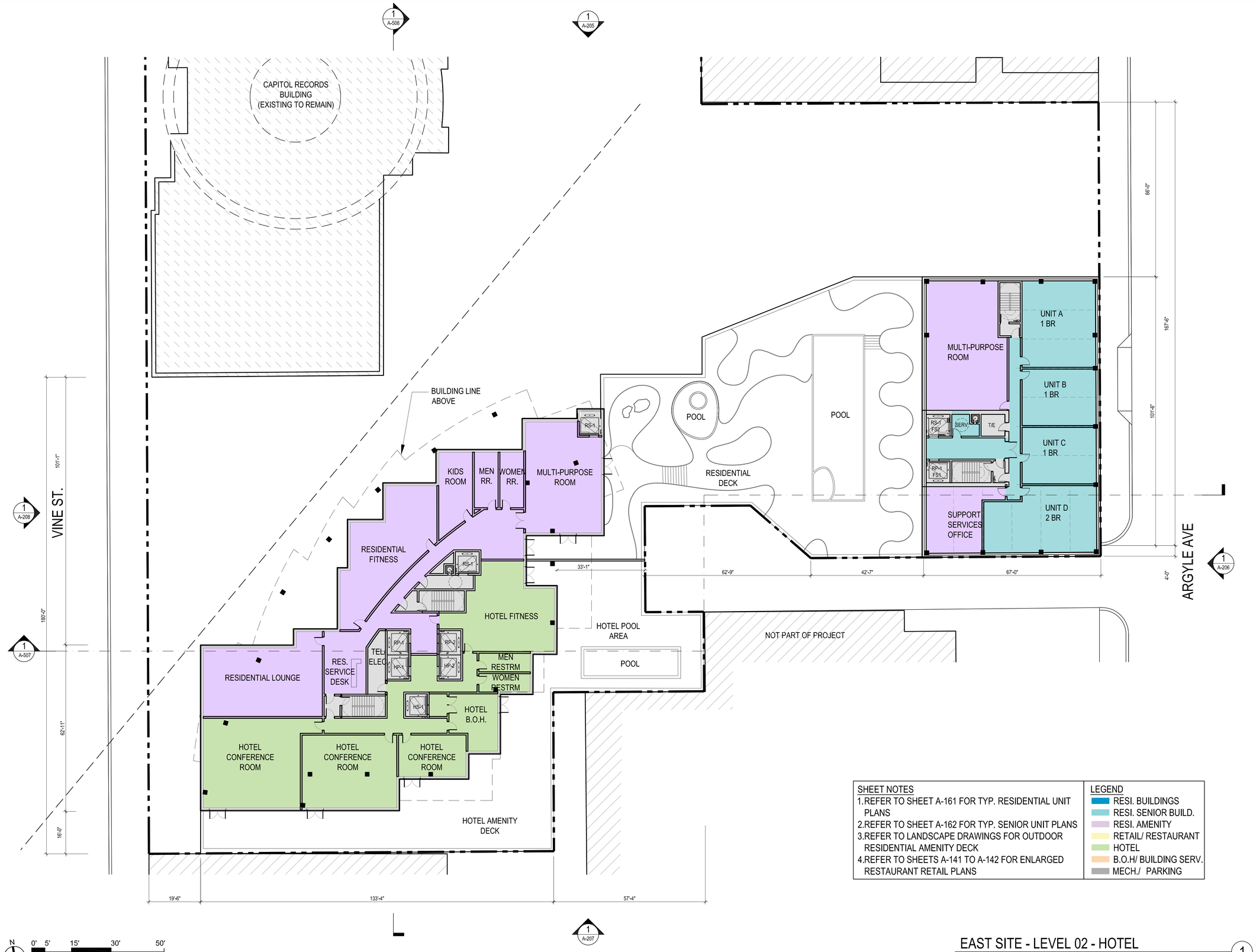
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE-
LEVEL 02

DRAWING NO:

A-504



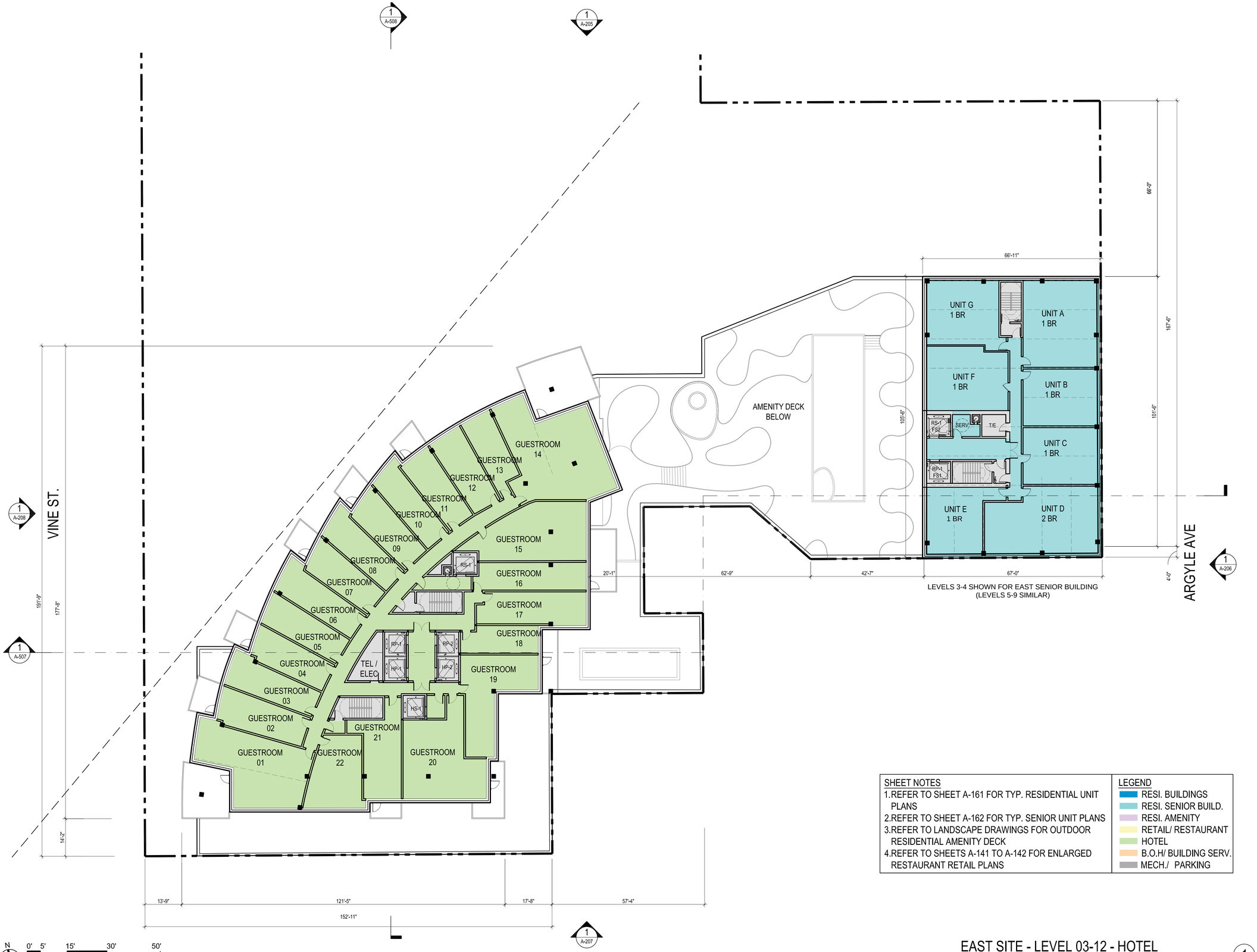
SHEET NOTES	LEGEND
1. REFER TO SHEET A-161 FOR TYP. RESIDENTIAL UNIT PLANS	RESI. BUILDINGS
2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

N
0' 5' 15' 30' 50'
SCALE: 1/16" = 1'-0"

EAST SITE - LEVEL 02 - HOTEL

SCALE: 1/16"= 1'-0"

1



N

0' 5' 15' 30' 50'

SCALE: 1/16" = 1'-0"

SHEET NOTES

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2. REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS
3. REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK
4. REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS

LEGEND

- RESI. BUILDINGS
- RESI. SENIOR BUILD.
- RESI. AMENITY
- RETAIL/ RESTAURANT
- HOTEL
- B.O.H/ BUILDING SERV.
- MECH./ PARKING

EAST SITE - LEVEL 03-12 - HOTEL

SCALE: 1/16"= 1'-0"

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

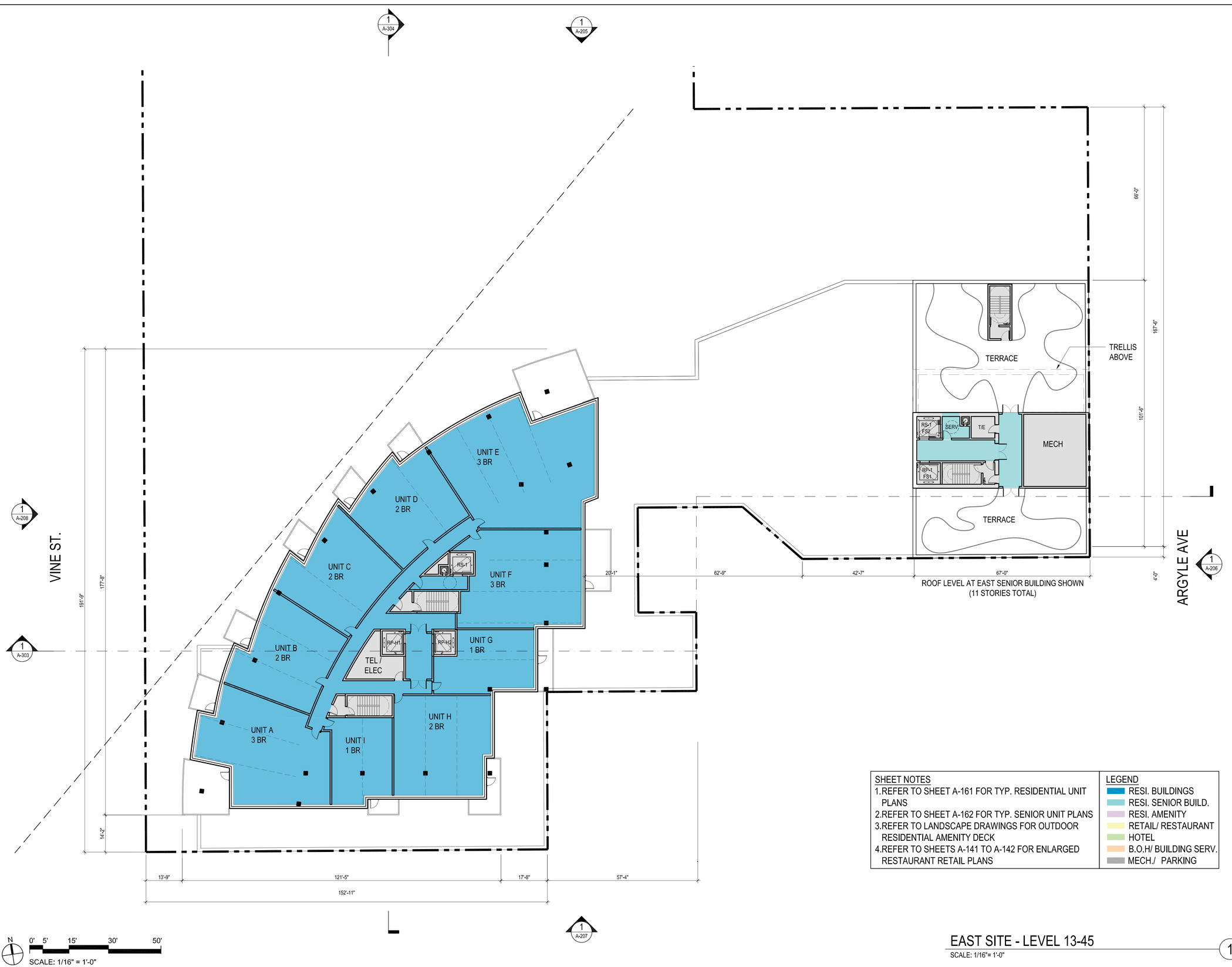
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE-
LEVEL 03-12
(GUESTROOMS)

DRAWING NO:

A-505



SHEET NOTES	LEGEND
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2.REFER TO SHEET A-162 FOR TYP. SENIOR UNIT PLANS	RESI. SENIOR BUILD.
3.REFER TO LANDSCAPE DRAWINGS FOR OUTDOOR RESIDENTIAL AMENITY DECK	RESI. AMENITY
4.REFER TO SHEETS A-141 TO A-142 FOR ENLARGED RESTAURANT RETAIL PLANS	RETAIL/ RESTAURANT
	HOTEL
	B.O.H/ BUILDING SERV.
	MECH./ PARKING

EAST SITE - LEVEL 13-45

SCALE: 1/16"= 1'-0"

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

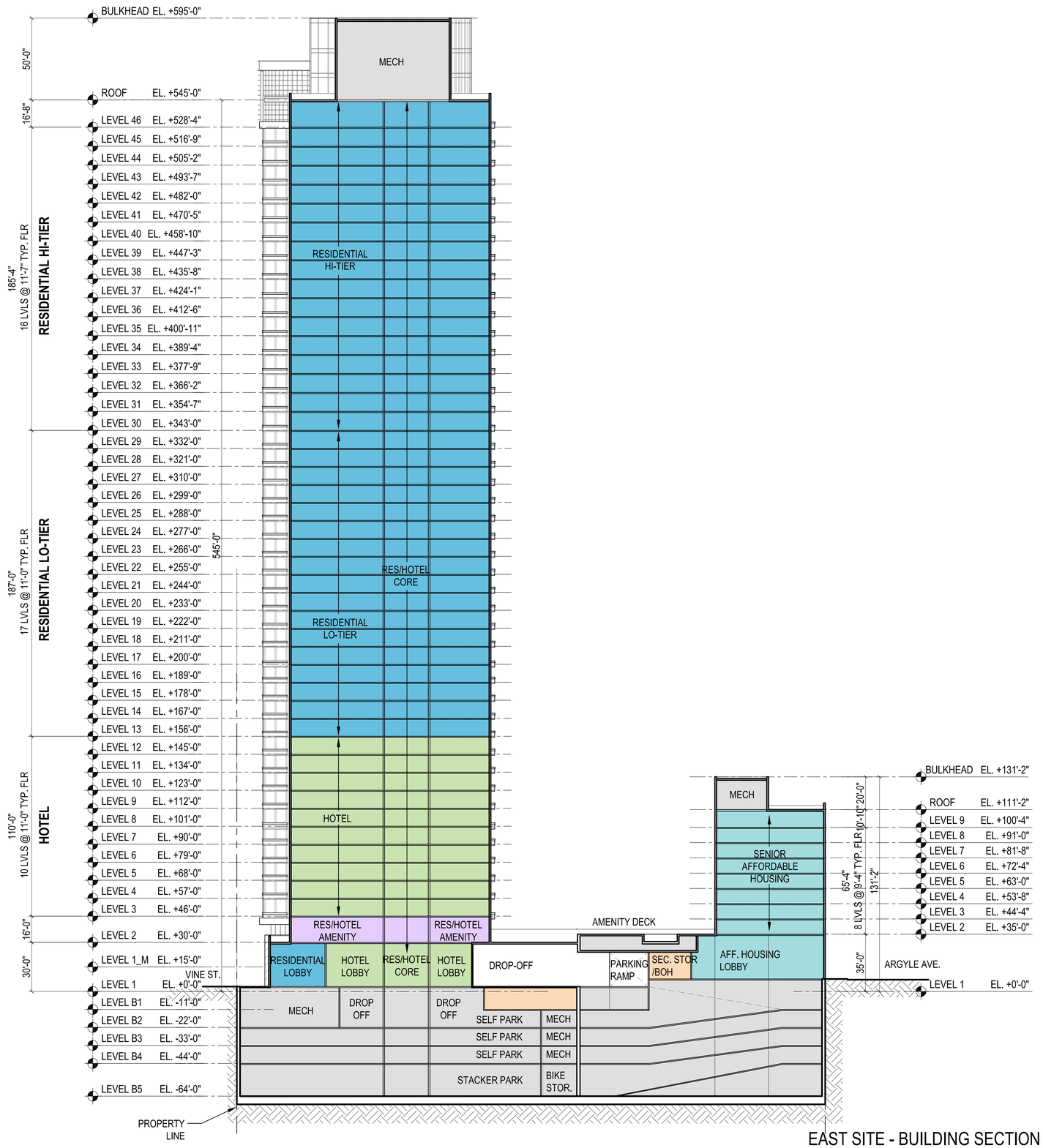
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE -
LEVEL 13-45

DRAWING NO:

A-506



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - BUILDING SECTION E-W_ HOTEL

SCALE: 1/32"= 1'-0"

1

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	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

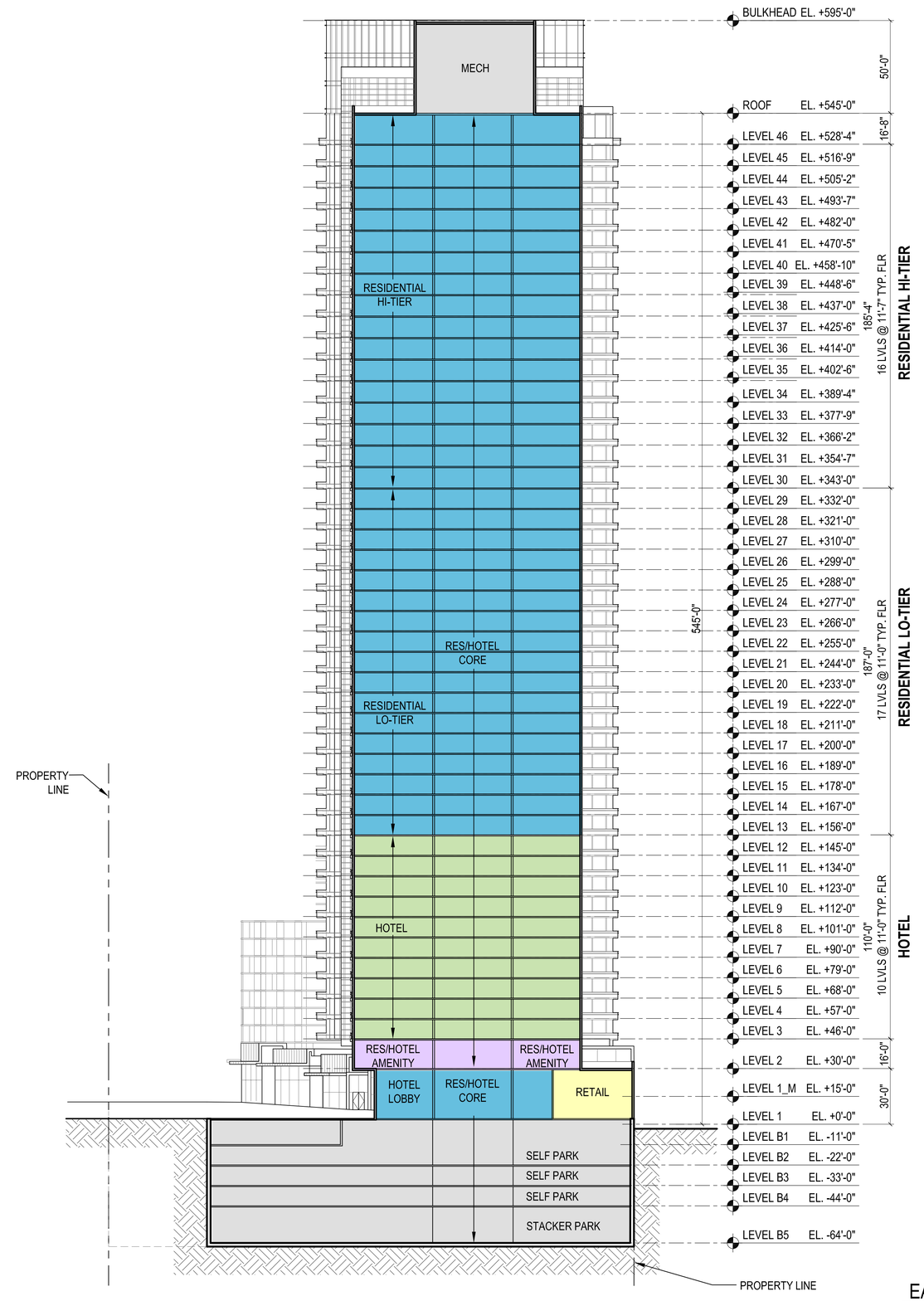
SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:

EAST SITE-
BUILDING
SECTION E-W

DRAWING NO:

A-507



N

0' 10' 30' 60' 100'

SCALE: 1/32" = 1'-0"

EAST SITE - BUILDING SECTION N-S_ HOTEL (1)

SCALE: 1/32"= 1'-0"

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T: 212.433.1450
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SURVEY

KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
T: 213.418.0201

NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

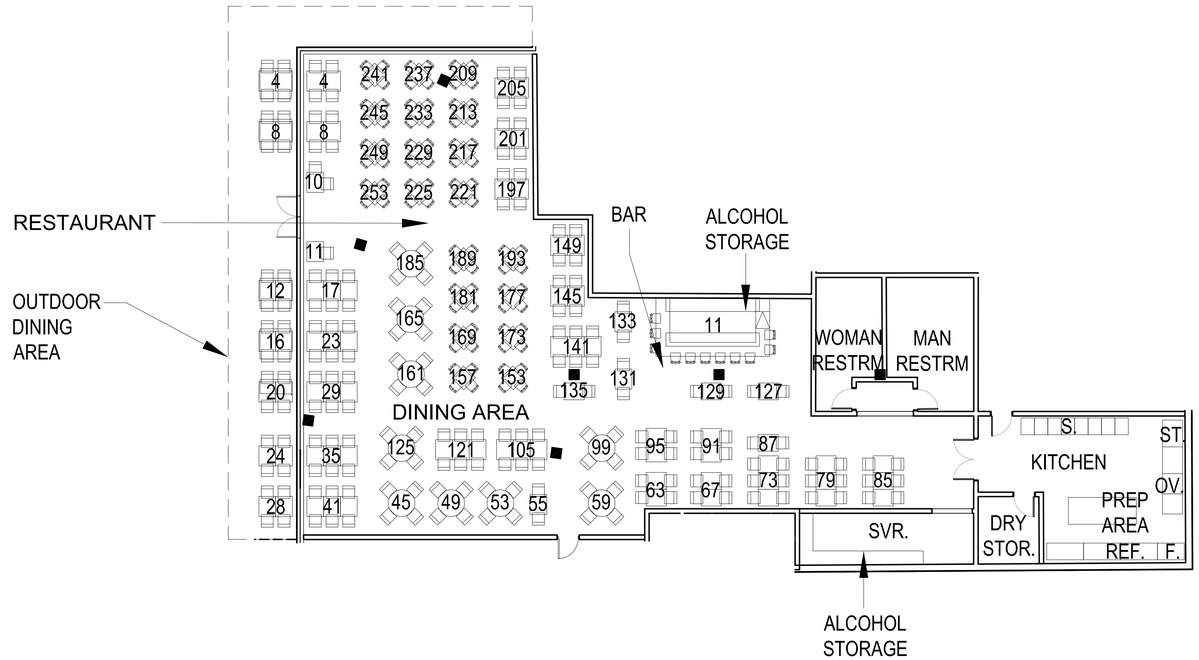
SEAL & SIGNATURE

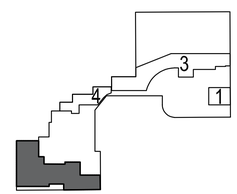
DRAWING TITLE:

EAST SITE-
BUILDING
SECTION N-S

DRAWING NO:

A-508





PROGRAM AREA	HOTEL RESTAURANT
INDOOR DINING AREA	4221 SF
OUTDOOR AREA	390 SF
TOTAL INDOOR AREA	5775 SF
INDOOR SEATING	264
OUTDOOR SEATING	28
TOTAL SEATING	292

SHEET NOTE
1. REFER TO SHEET A-142 FOR ENLARGED RESTAURANT RETAIL PLANS FOR 1, 3, & 4.

N 0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

ENLARGED PLAN_HOTEL RESTAURANT AT EAST SITE (1)
SCALE: 3/32"= 1'-0"

HOLLYWOOD CENTER

APPLICANT
MCAF VINE LLC
1995 Broadway, 3rd Floor
New York, NY 10023
T: 212.875.4900
F: 212.595.1831

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
T: 212.595.4112
F: 212.595.9032

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
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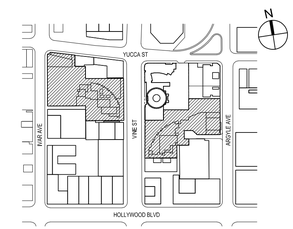
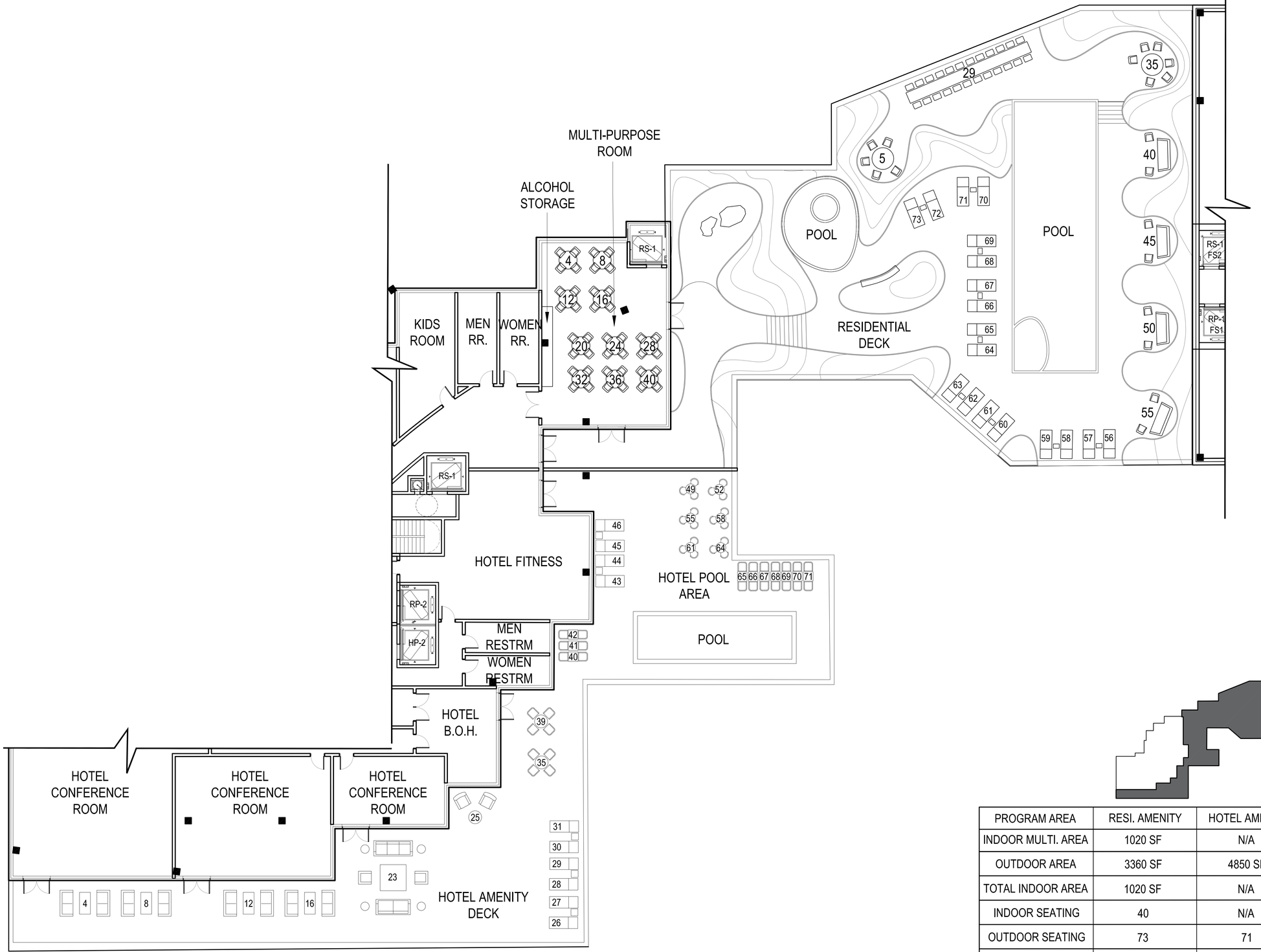


SCALE: AS INDICATED
PROJECT NO: 1350
SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED RETAIL PLAN

DRAWING NO:
A-509



N

0' 4' 8' 16' 32'

SCALE: 3/32" = 1'-0"

PROGRAM AREA	RESI. AMENITY	HOTEL AMENITY
INDOOR MULTI. AREA	1020 SF	N/A
OUTDOOR AREA	3360 SF	4850 SF
TOTAL INDOOR AREA	1020 SF	N/A
INDOOR SEATING	40	N/A
OUTDOOR SEATING	73	71
TOTAL SEATING	113	71

ENLARGED PLAN_HOTEL AMENITY DECK AT EAST SITE (1)

SCALE: 3/32"= 1'-0"

HOLLYWOOD CENTER

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NO.	DATE	ISSUANCE
	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN

SCALE: AS INDICATED

PROJECT NO: 1350

SEAL & SIGNATURE

DRAWING TITLE:
EAST SITE - ENLARGED AMENITY DECK PLAN

DRAWING NO:

A-510

APPENDIX ‘D’

Grading Specifications

STANDARD GRADING SPECIFICATIONS

These specifications present the usual and minimum requirements for grading operations performed under our supervision.

GENERAL

1) The Geotechnical Engineer and Engineering Geologist are the developer's representative on the project.

2) All clearing, site preparation or earth work performed on the project shall be conducted by the contractor under the supervision of the Geotechnical Engineer.

3) It is the contractor's responsibility to prepare the ground surface to receive the fills to the satisfaction of the Geotechnical Engineer and to place, spread, mix, water, and compact the fill in accordance with the specifications of the Geotechnical Engineer. The contractor shall also remove all material considered unsatisfactory by the Geotechnical Engineer.

4) It is the contractor's responsibility to have suitable and sufficient compaction equipment on the job site to handle the amount of fill being placed. If necessary, excavation equipment will be shut down to permit completion of compaction. Sufficient watering apparatus will also be provided by the contractor, with due consideration for the fill material, rate of placement and time of year.

5) A final report shall be issued by our firm outlining the contractor's conformance with these specifications.

SITE PREPARATION

1) All vegetation and deleterious materials such as rubbish shall be disposed of off-site. Soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and wasted from the site. Any material incorporated as a part of a compacted fill must be approved by the Geotechnical Engineer.

2) The Engineer shall locate all houses, sheds, sewage disposal systems, large trees or structures on the site or on the grading plan to the best of his knowledge prior to preparing the ground surface.

Any underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipe lines, or others not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer.

3) After the ground surface to receive fill has been cleared, it shall be scarified, disced or bladed by the contractor until it is uniform and free from ruts, hollows, hummocks or other uneven features which may prevent uniform compaction.

The scarified ground surface shall then be brought to optimum moisture, mixed as required, and compacted as specified. If the scarified zone is greater than twelve inches (12") in depth, the excess shall be removed and placed in lifts restricted to six inches (6").

Prior to placing fill, the ground surface to receive fill shall be inspected, tested and approved by the Geotechnical Engineer.

PLACING, SPREADING AND COMPACTION OF FILL MATERIALS

1) The selected fill material shall be placed in layers which when compacted shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material and moisture of each layer.

2) Where the moisture content of the fill material is below the limits specified by the Geotechnical Engineer, water shall be added until the moisture content is as required to assure thorough bonding and thorough compaction.

3) Where the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by blading or other satisfactory methods until the moisture content is adequate.

COMPACTED FILLS

1) Any material imported or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable by the Geotechnical Engineer. Roots, tree branches or other matter missed during clearing shall be removed from the fill as directed by the Geotechnical Engineer.

2) Rock fragments less than six inches (6") in diameter may be utilized in the fill, provided:

a) They are not placed in concentrated pockets.

b) There is a sufficient percentage of fine-grained material to surround the rocks.

c) The distribution of the rocks is supervised by the Geotechnical Engineer.

3) Rocks greater than six inches (6") in diameter shall be taken off-site, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal. Details for rock disposal such as location, moisture control, percentage of rock placed, will be referred to in the "Conclusions and Recommendations" section of the geotechnical report.

If the rocks greater than six inches (6") in diameter were not anticipated in the preliminary geotechnical and geology report, rock disposal recommendations may not have been made in the "Conclusions and Recommendations" section. In this case, the contractor shall notify the Geotechnical Engineer if rocks greater than six inches (6') in diameter are encountered. The Geotechnical Engineer will than prepare a rock disposal recommendation or request that such rocks be taken off-site.

4) Representative samples of materials to be utilized as compacted fill shall be analyzed in the laboratory by the Geotechnical Engineer to determine their physical properties. If any materials other than that previously tested is encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as possible.

Material that is spongy, subject to decay or otherwise considered unsuitable shall not be used in the compacted fill.

5) Each layer shall be compacted to a minimum of ninety percent (90□) of the maximum density in compliance with the testing method specified by the controlling governmental agency (ASTM D-1557).

If compaction to a lesser percentage is authorized by the controlling governmental agency because of a specific land use or expansive soil conditions, the area to receive fill compacted to less than ninety percent (90□) shall either be delineated on the grading plan or appropriate reference made to the area in the geotechnical report.

6) Compaction shall be by sheeps foot roller, multi-wheeled pneumatic tire roller, or other types of acceptable rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is at the specified moisture content. The final surface of the lot areas to receive slabs-on-grade should be rolled to a smooth, firm surface.

7) Field density tests shall be made by the Geotechnical Engineer of the compaction of each layer of fill. Density tests shall be made at intervals not to exceed two feet (2') of fill height provided all layers are tested. Where the sheeps foot rollers are used, the soil may be disturbed to a depth of several inches and density readings shall be taken in the compacted material below the disturbed surface. When these readings indicate the density of any layer of fill or portion thereof is below the required ninety percent (90□) density, the particular layer or portion shall be reworked until the required density has been obtained.

8) Buildings shall not span from cut to fill. Cut areas shall be over excavated and compacted to provide a fill mat of three feet (3').

FILL SLOPES

1) All fills shall be keyed and benched through all top soil, colluvium, alluvium, or creep material into sound bedrock or firm material where the slope receiving fill exceeds a ratio of five (5) horizontal to one (1) vertical, in accordance with the recommendations of the Geotechnical Engineer.

2) The key for side hill fills shall be a minimum of fifteen feet (15') within bedrock or firm materials, unless otherwise specified in the geotechnical report.

3) Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer.

4) The Contractor will be required to obtain a minimum relative compaction of ninety percent (90□) out to the finish slope face of fill slopes, buttresses, and stabilization fills. This may be achieved by either over-building

the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction.

5) All fill slopes should be planted or protected from erosion by methods specified in the geotechnical report and by the governing agency.

6) Fill-over-cut slopes shall be properly keyed through topsoil, colluvium, or creep material into rock or firm materials. The transition zone shall be stripped of all soil prior to placing fill.

CUT SLOPES

1) The Engineering Geologist shall inspect all cut slopes excavated in rock, lithified, or formation material at vertical intervals not exceeding ten feet (10').

2) If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints, or fault planes, are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer; and recommendations shall be made to treat these problems.

3) Cut slope that face in the same direction as the prevailing drainage shall be protected from slope wash by a non-erosive interceptor swale placed at the top of the slope.

4) Unless otherwise specified in the geological and geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agencies.

5) Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the Geotechnical Engineer or Engineering Geologist.

GRADING CONTROL

1) Inspection of the fill placement shall be provided by the Geotechnical Engineer during the progress of grading.

2) In general, density tests should be made at intervals not exceeding two feet (2') of fill height or every five hundred (500) cubic yards of fill placed. These criteria will vary depending on soil conditions and the size of the job. In any event, an adequate number of field density tests shall be made to verify that the required compaction is being achieved.

3) Density tests should also be made on the surface materials to receive fill as required by the Geotechnical Engineer.

4) All clean-out, processed ground to receive fill, key excavations, subdrains, and rock disposal must be inspected and approved by the Geotechnical Engineer prior to placing any fill. It shall be the Contractor's responsibility to notify the Geotechnical Engineer when such areas are ready for inspection.

CONSTRUCTION CONSIDERATIONS

1) Erosion control measures, when necessary, shall be provided by the Contractor during grading and prior to the completion and construction of permanent drainage controls.

2) Upon completion of grading and termination of inspections by the Geotechnical Engineer, no further filling or excavating, including that necessary for footings, foundations, large tree wells, retaining walls, or other features shall be performed without the approval of the Geotechnical Engineer or Engineering Geologist.

3) Care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property.

GEOLOGY REPORT APPROVAL LETTER

October 15, 2019

LOG # 109547
SOILS/GEOLOGY FILE - 2
AP

Zack Aarons
1995 Broadway, 3rd Floor
New York, New York 10023

TRACT:	Hollywood (MR 28-59/60) / Central Hollywood Tract No. 2 (MP 6-144) / 18237
BLOCK:	21 / --- / ---
LOT(S):	19 (Arb 1), 20 (Arbs 1 & 2), 21 (Arbs 1 & 2), 2 (Arb 1), 5 (Arb1), 4 (Arbs 1 & 2), 3, FR 2 (Arb 1) / FR 6, LT 1 (Arb 4), 12 (Arb 1), FR 13 (Arbs 2 & 3) / LT 1 (Arb 2), LT 1, Arb 3
LOCATION:	1745-1749, 1751, 1753, 1770 N. Vine St., 1746-1748, 1754, 1760-1764 Ivar Ave., (1770 N. Ivar Ave. - 6334 Yucca Ave. / 1720-1724, 1730, 1760-1768 Vine St., (1770 N. Vine St. -6270 Yucca Ave.) / (1740-1750 N. Vine St. - 6236 W. Yucca Ave.), 1733-1741 N. Argyle Ave.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Geology/Soils Report	2077-77	09/23/2019	Feffer Geological Consulting
Oversized Doc(s).	``	``	``

PREVIOUS REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Dept. Approval Letter	109310	08/09/2019	LADBS
Geology Report	LA1301A	07/19/2019	Group Delta
Dept. Approval Letter	87496	07/07/2015	LADBS
Geologic Response Report	3425	06/03/2015	Earth Consultants International
Geologic Response Letter	LA-1191 A	05/17/2015	Group Delta
Third Party Review	3425	03/09/2015	Earth Consultants International
Geology Report	LA-1191 A	03/06/2015	Group Delta

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides a geotechnical evaluation to assess the feasibility of the project and to provide soil engineering parameters for preliminary project design. According to the report, the proposed project consists of four mixed-use buildings from 9 to 46 stories with 5 subterranean parking levels.

1770 N. Ivar Ave. (6334 W St), 1760-1764 Ivar Ave. / 1720-1724 N Vine St. 1745-1749, 1751, 1753, 1770 N. Vine St., 1746-1748, 1754, 1760-1764 Ivar Ave., (1770 N. Ivar Ave. - 6334 Yucca Ave. / 1720-1724, 1730, 1760-1768 Vine St., (1770 N. Vine St. -6270 Yucca Ave.) / (1740-1750 N. Vine St. - 6236 W. Yucca Ave.), 1733-1741 N. Argyle Ave.

The project is located within the Official Alquist-Priolo Earthquake Fault Zone for the Hollywood fault. The previous reference reports provided geologic investigations to assess potential faulting at the site. No active faults were found and the potential for fault-related ground rupture is low. The current report addresses other potential geologic hazards (per CEQA guidelines) and concludes that the proposed development is feasible relative to hazards such as liquefaction and seismic settlement, subsidence, etc. General geotechnical recommendations are provided, including those for foundations, shoring and retaining walls. However, the report acknowledges that a design-level geotechnical investigation is required when final plans are available.

The referenced report is acceptable, provided the following conditions are complied with during site development:

1. Prior to issuance of grading/building permits, a design-level geotechnical/soils report shall be submitted to the Grading Division to provide recommendations specific to the proposed development.

DANIEL C. SCHNEIDEREIT
Engineering Geologist II

YING LIU
Geotechnical Engineer II

DCS/YL:dcs/yl
Log No. 109547
213-482-0480

cc: Feffer Geological Consulting, Project Consultant
LA District Office