

EXHIBIT A

ARCHITECTURAL PLANS

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 1 OF 38



NOT FOR
CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
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1505 5TH AVE, SUITE 300
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206.576.1600

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HILTON UNIVERSAL CITY EXPANSION
555 UNIVERSAL HOLLYWOOD DR
UNIVERSAL CITY, CA 91608
ZONING CASE #: CPC-2017-5423-VZC-HD-CU-CUB-CUX-SPR
HILLCREST REAL ESTATE, LLC.

COVER

EIR EXHIBIT A

DATE: 03/01/2024

PROJECT #: 214990

SCALE:

A0.00_

9/12/2024

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 2 OF 38



1 AERIAL VIEW

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1 NORTH PLAZA PERSPECTIVE

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NORTH PLAZA
PERSPECTIVE

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE:

A0.02_

9/12/2024

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ZONING NARRATIVE

PROJECT ADDRESS:	555 EAST UNIVERSAL HOLLYWOOD DRIVE, UNIVERSAL CITY, CA 91608		
LEGAL DESCRIPTION:	TRACT PM5569, LOT B, ARB2		
APN:	2424-044-022		
EXISTING USE:	EXISTING HOTEL, EXISTING SURFACE & BELOW GROUND PARKING LOT		
EXISTING ZONING:	C2-1, RE15-1-H, PB-1 (COMMERCIAL ZONE THAT ALLOWS COMMERCIAL AND HOTEL)		
PROPOSED ZONING:	C2-2 (COMMERCIAL AND HOTEL)		
ZONING CASE NUMBER:	CPC-2017-5423-VZC-HD-CU-CUB-CUX-SPR		
GP DESIGNATION:	REGIONAL CENTER COMMERCIAL; REGIONAL COMMERCIAL		
COUNCIL DISTRICT:	4		
COMMUNITY PLAN:	SHERMAN OAKS- STUDIO CITY - TOLUCA LAKE - CAHUENGA PASS		
FAR ALLOWED (UNDER PROPOSED ZONING):	6:1		
FAR PROPOSED:	2.20 TO 1		
HEIGHT ALLOWED:	UNLIMITED		
REQUIRED SETBACKS:	NONE REQUIRED FOR COMMERCIAL USES FOR C2-2 ZONE		
PROPOSED SETBACKS:	FRONT = 15 FT SIDE = 5 FT MIN.; 16 FT MAX. REAR = 15 FT MIN.; 20FT MAX. 316,249 SF / 7.260 ACRES		
LOT AREA:			
EXISTING HOTEL INFORMATION			
EXISTING NUMBER OF KEYS:	495 KEYS		
EXISTING FLOOR AREA:	397,521 SF		
EXISTING HOTEL FAR:	1.3:1		
EXISTING BUILDING HEIGHT:			
ALLOWABLE:	UNLIMITED FROM LOWEST ADJACENT GRADE (LAG)		
PROVIDED:	285'-0" (MEASURED FROM LAG TO TOP OF HELISTOP)		
FIRST FLOOR:	LEVEL B2		
# OF BASEMENTS:	1 (LEVEL B3)		
# OF FLOOR LEVELS:	24		
NEW PROJECT INFORMATION			
<u>NEW HOTEL TOWER</u>			
PROPOSED GUEST ROOMS:	395 KEYS		
PROPOSED FLOOR AREA:	295,688 SF		
PROPOSED BUILDING HEIGHT:			
PROVIDED (TO PRIMARY ROOF):	221'-3" (MEASURED FROM LAG) 892'-3" (MEASURED FROM MEAN SEA LEVEL)*		
PROVIDED (TO TOP OF HIGHEST MECHANICAL ENCLOSURE):	230'-8" (MEASURED FROM LAG) 901'-8" (MEASURED FROM MEAN SEA LEVEL)*		
FIRST FLOOR:	LEVEL 1 - FIRST STORY		
# OF BASEMENTS:	1 (BASEMENT)		
# OF FLOOR LEVELS:	18		
<u>NEW MEETING ROOMS</u>			
PROPOSED NUMBR OF MEETING ROOMS:	4		
PROPOSED FLOOR AREA:	3,400 SF		
PROPOSED BUILDING HEIGHT:			
PROVIDED (TO MEETING ROOM ROOF):	16'-2" (MEASURED FROM LEVEL 4 - GROUND FLOOR) 754'-5" (MEASURED FROM MEAN SEA LEVEL)*		
PROVIDED (TO TOP OF HIGHEST MECHANICAL ENCLOSURE):	22'-2" (MEASURED FROM LEVEL 4 - GROUND FLOOR) 760'-5" (MEASURED FROM MEAN SEA LEVEL)*		
# OF FLOOR LEVELS:	1		
*MEAN SEA LEVEL (MSL) ELEVATIONS TAKEN FROM HENNON SURVEY DATED 01/20/2017 ESTABLISHING GROUND FLOOR (LEVEL 4) AT 738.25' (IN LIEU OF 736.00' AS RECORDED ON EARLIER SURVEY). HENNON SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).			
TOTAL EXISTING AND NEW EXPANSION			
EXISTING HOTEL:	397,521 SF	ALLOWED FAR UNDER C2-2 ZONE:	6:1
NEW HOTEL TOWER:	295,688 SF	FAR CALCULATION:	2.20 TO 1
<u>NEW MEETING ROOMS:</u>	<u>3,400 SF</u>	EXISTING GUEST ROOMS:	495 KEYS
TOTAL EXISTING & NEW AREA:	696,609 SF	NEW GUEST ROOMS:	395 KEYS
		TOTAL GUEST ROOMS	890 KEYS

ZONING FLOOR AREA - NEW PROJECT.	
NAME	AREA
BASEMENT	
OTHER/ CIRCULATION/ SUPPORT	10,234 SF
RESTAURANT	1,473 SF
LEVEL 1 - FIRST STORY	
OTHER/ CIRCULATION/ SUPPORT	3,996 SF
SPA	8,630 SF
LEVEL 2	
FITNESS CENTER	2,666 SF
HOTEL GUEST ROOMS	9,561 SF
OTHER/ CIRCULATION/ SUPPORT	3,538 SF
LEVEL 3	
HOTEL GUEST ROOMS	6,114 SF
OTHER/ CIRCULATION/ SUPPORT	4,341 SF
RESTAURANT	6,472 SF
LEVEL 4 - GROUND FLOOR	
BAR & LOUNGE	1,590 SF
HOTEL GUEST ROOMS	5,645 SF
MEETING ROOMS	3,400 SF
OTHER/ CIRCULATION/ SUPPORT	10,988 SF
LEVEL 5	
HOTEL GUEST ROOMS	10,204 SF
OTHER/ CIRCULATION/ SUPPORT	2,448 SF
LEVEL 6	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 7	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 8	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 9	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 10	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 11	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 12	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 13 (14)	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 14 (15)	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 15 (16)	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 16 (17)	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 17 (18)	
HOTEL GUEST ROOMS	13,895 SF
OTHER/ CIRCULATION/ SUPPORT	2,994 SF
LEVEL 18 (19)	
OTHER/ CIRCULATION/ SUPPORT	1,132 SF
RESTAURANT	3,988 SF
TOTAL ZONING AREA	299,088 SF

ZONING FLOOR AREA - BY USE.	
NAME	AREA
BAR & LOUNGE	1,590 SF
FITNESS CENTER	2,666 SF
HOTEL GUEST ROOMS	198,268 SF
MEETING ROOMS	3,400 SF
OTHER/ CIRCULATION/ SUPPORT	72,601 SF
RESTAURANT	11,933 SF
SPA	8,630 SF
	299,088 SF

EXTERIOR NON-ZONING AREA BY USE.		
NAME	LEVEL	AREA
OTHER/ CIRCULATION/ SUPPORT (NOT FLOOR AREA)	BASEMENT	4,697 SF
OTHER/ CIRCULATION/ SUPPORT (NOT FLOOR AREA)	LEVEL 18 (19)	7,814 SF
RESTAURANT OUTDOOR SEATING (NOT FLOOR AREA)	LEVEL 18 (19)	3,244 SF
TOTAL EXTERIOR NON-ZONING AREA		15,756 SF

INTERIOR NON-ZONING AREA BY USE.		
NAME	LEVEL	AREA
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	BASEMENT	8,573 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 1	264 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 2	1,184 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 3	146 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 4	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 5	150 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 6	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 7	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 8	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 9	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 10	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 11	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 12	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 13 (14)	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 14 (15)	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 15 (16)	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 16 (17)	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 17 (18)	158 SF
MECHANICAL/ EQUIPMENT (NOT FLOOR AREA)	LEVEL 18 (19)	205 SF
TOTAL INTERIOR NON-ZONING AREA		12,571 SF

*STAIRWAYS AND SHAFTS (NOT CONSIDERED FLOOR AREA PER LAMC) ARE NOT COUNTED IN THE ABOVE ZONING AREA OR NON-ZONING AREA TABLES.

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PROJECT INFORMATION

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE:

A0.05_

9/12/2024

VEHICLE PARKING

TYPE OF SPACE	QUANTITY / AREA (SF)	REQUIREMENT	PROVIDED					
			STANDARD	%	COMPACT	%	TOTAL	
HOTEL GUEST ROOMS (395 TOTAL)	395	1/3 PER GUEST ROOM*	132	79	60%	53	40%	132
RESTAURANT	11,933	1 PER 100 SF	119	72	60%	48	40%	119
BAR & LOUNGE	1,590	1 PER 100 SF	16	10	60%	6	40%	16
SPA	8,630	1 PER 100 SF	86	52	60%	35	40%	86
FITNESS CENTER (HOTEL GUESTS ONLY)	2,666	-	0	0		0		0
MEETING ROOMS	3,400	1 PER 500 SF	7	4	60%	3	40%	7
NON-REQUIRED SPACES	-	-	0	57	55%	47	45%	104
			360	273	59%	190	41%	464
EXISTING REQUIRED PARKING SPACES PROVIDED				392	60%	260	40%	652
*THE EXISTING HOTEL PROVIDES PARKING FOR EXISTING GUEST ROOMS, SINCE THE EXISTING HOTEL								1116

*THE EXISTING HOTEL PROVIDES PARKING FOR EXISTING GUEST ROOMS. SINCE THE EXISTING HOTEL PROVIDES MORE THAN 60 GUEST ROOMS, THE REQUIRED PARKING RATIO FOR THE NEW GUEST ROOMS IS 1 SPACE PER 3 GUEST ROOMS PER LAMC 12.21 A.4.

VEHICLE PARKING BREAKDOWN

LOCATION	STANDARD	%	COMPACT	%	TOTAL
LEVEL P3 NEW GARAGE	59	72%	23	28%	82
LEVEL P3 EXISTING GARAGE (RESTRIPED)	121	50%	120	50%	241
LEVEL P2 NEW GARAGE	62	73%	23	27%	85
LEVEL P2 EXISTING GARAGE (RESTRIPED)	115	47%	132	53%	247
LEVEL P1 NEW GARAGE	59	72%	23	28%	82
LEVEL P1 EXISTING GARAGE (RESTRIPED)	141	54%	122	46%	263
LEVEL 1 NEW EXTERIOR PARKING ATOP OF NEW GARAGE	21	100%	0	0%	21
LEVEL 1 EXISTING EXTERIOR PARKING ATOP EXISTING GARAGE (RESTRIPED)	43	98%	1	2%	44
NEW EXTERIOR PARKING ADJACENT TO SERVICE ROAD	51	100%	0	0%	51
	672	60%	444	40%	1116

DESIGNATED CLEAN AIR VEHICLE SPACES

REQUIREMENT (LAGBC TABLE 5.106.5.2)	NUMBER OF SPACES	TOTAL
MIN. OF 8% OF NEW SPACES MUST BE DESIGNATED	464	37

ELECTRIC VEHICLE CHARGING

REQUIREMENT (LAGBC TABLE 5.106.5.3.3)	NUMBER OF SPACES	TOTAL
MIN. OF 30% OF NEW SPACES MUST BE DESIGNATED*	464	139
MIN. OF 10% OF SPACES MUST BE PROVIDED WITH EVSE**	464	46**
*FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN LAGBS SECTION 5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES		139

**THE NUMBER OF SPACES PROVIDED WITH EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) IS COUNTED TOWARDS THE TOTAL NUMBER OF EV STALLS REQUIRED FOR THE BUILDING

BIKE PARKING REQUIRED

TYPE OF BIKE PARKING	QUANTITY / AREA (SF)	REQUIREMENT	TOTAL
HOTEL GUEST ROOMS (LONG-TERM)	395	1 PER 10 GUEST ROOMS	40
HOTEL GUEST ROOMS (SHORT-TERM)	395	1 PER 10 GUEST ROOMS	40
COMMERCIAL - RESTAURANT (LONG TERM)	11,933	1 PER 2,000 SF	6
COMMERCIAL - RESTAURANT (SHORT-TERM)	11,933	1 PER 2,000 SF	6
COMMERCIAL - BAR & LOUNGE (LONG TERM)	1,590	1 PER 2,000 SF (MINIMUM 2)	2
COMMERCIAL - BAR & LOUNGE (SHORT-TERM)	1,590	1 PER 2,000 SF (MINIMUM 2)	2
COMMERCIAL - SPA (LONG-TERM)	8,630	1 PER 2,000 SF	4
COMMERCIAL - SPA (SHORT-TERM)	8,630	1 PER 2,000 SF	4
COMMERCIAL - FITNESS CENTER (HOTEL GUESTS ONLY)	2,666	-	0
COMMERCIAL - MEETING ROOMS (LONG TERM)	3,400	1 PER 10,000 SF (MINIMUM 2)	2
COMMERCIAL - MEETING ROOMS (SHORT TERM)	3,400	1 PER 10,000 SF (MINIMUM 2)	2
			108

BIKE PARKING - PROVIDED

TYPE OF BIKE PARKING			TOTAL
SHORT TERM SURFACE PARKING			54
LONG TERM (LOCATED IN EXISTING GARAGE)			64
			118

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A0.06_

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EXHIBIT A

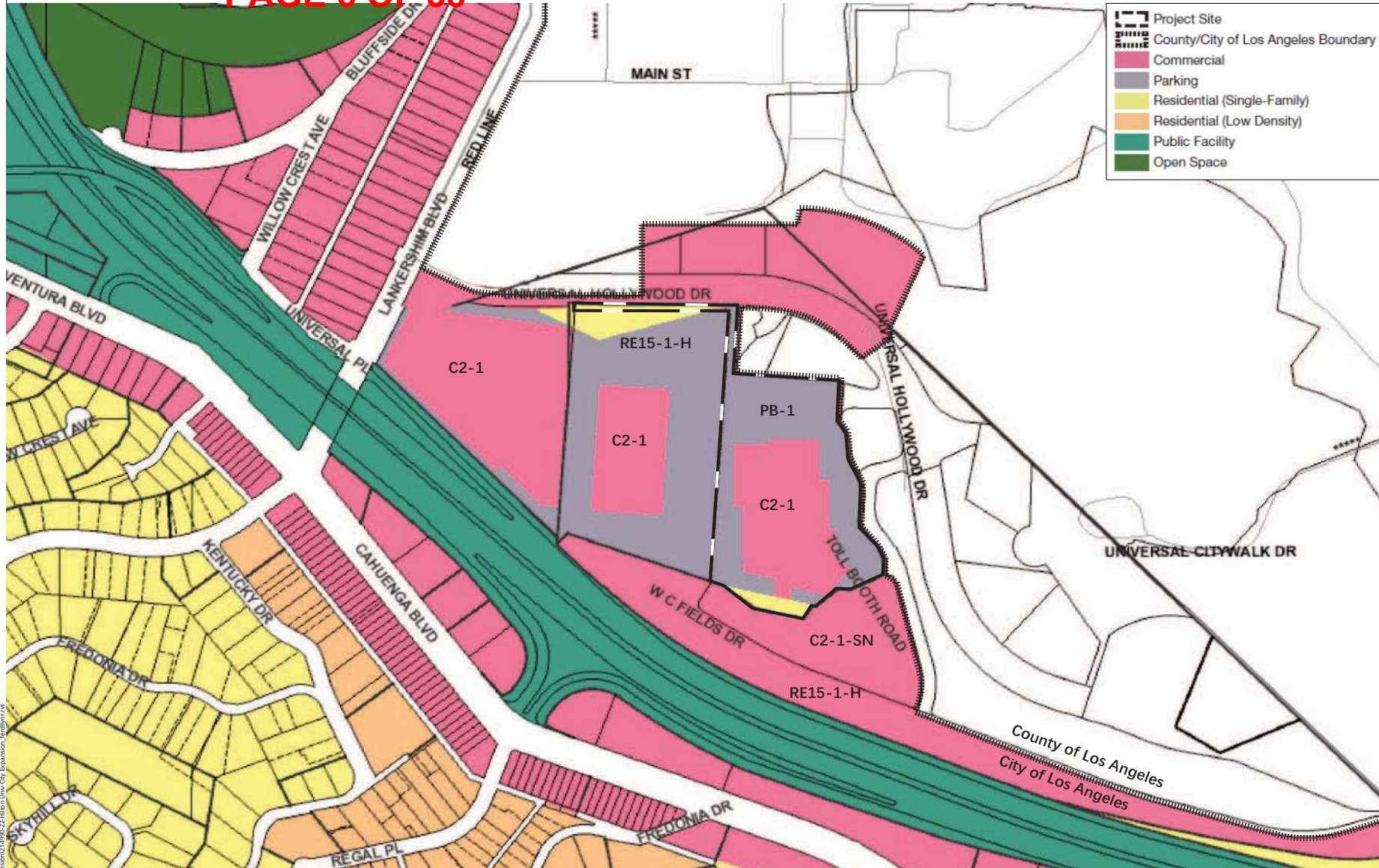
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ZONING OF PROJECT
SITE AND
SURROUNDING AREA

EIR EXHIBIT A

DATE: 10/25/2023

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A0.07



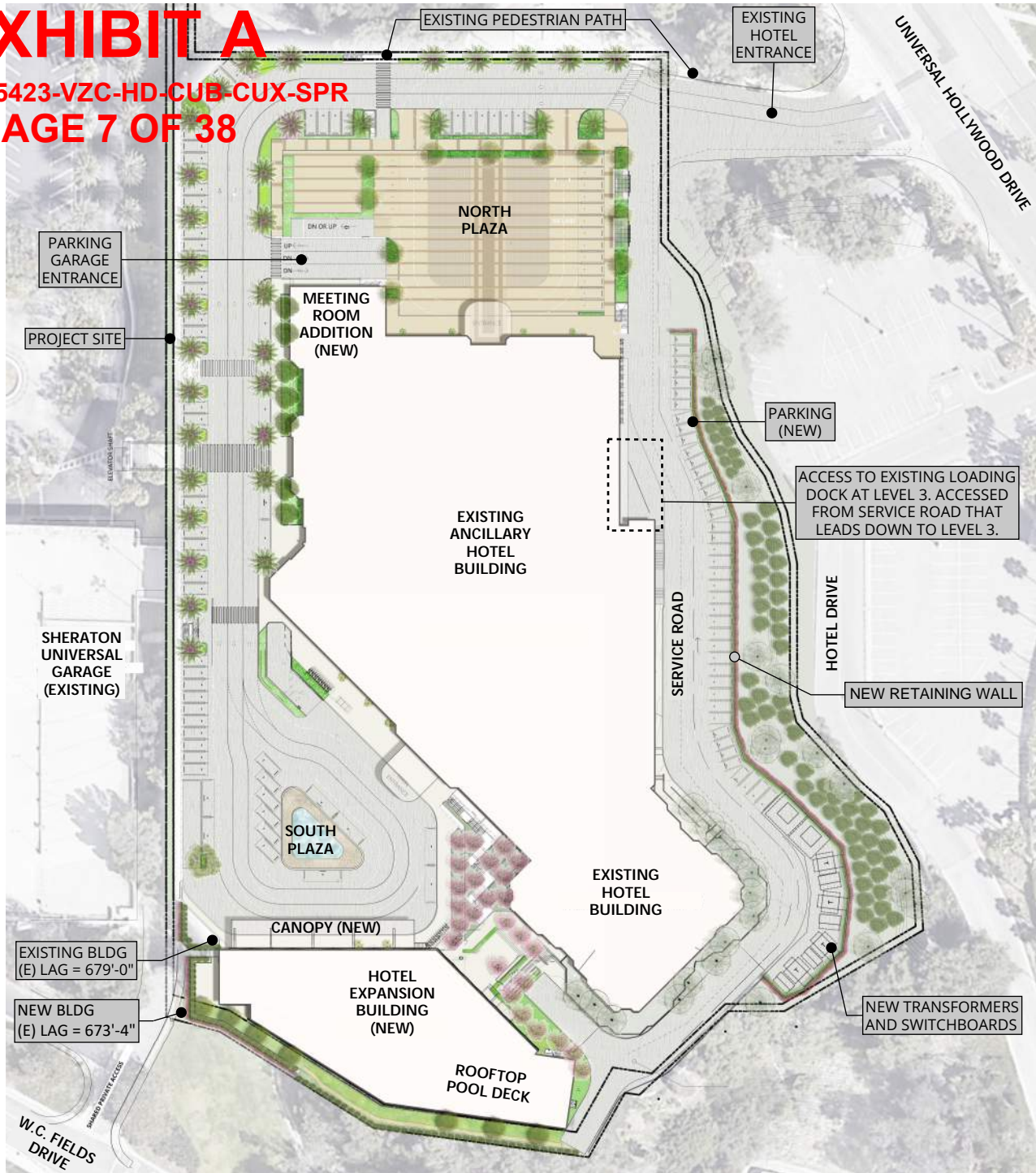
TRUE NORTH

1 ZONING OF PROJECT SITE AND SURROUNDING AREA

9/12/2024

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 7 OF 38



1 SITE PLAN
NOT TO SCALE



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SITE PLAN

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1

CENTER LANE DIRECTION
VARIES DEPENDING ON
TRAFFIC DEMAND. STANCHIONS
PLACED TO DIRECT TRAFFIC.
TYPICAL IS 2 LANES IN, 1 LANE OUT.

NO LEFT TURN INTO
GARAGE DURING HIGH
TRAFFIC DEMAND.
MONITORED BY TRAFFIC
CONTROL STAFF.

VALET ONLY
GARAGE
ACCESS RAMP

PARKING
GARAGE
ENTRANCE

DOWN TO
SHERATON
DRIVE

VALET STAFF
USE ONLY

SHERATON
UNIVERSAL GARAGE
(EXISTING)

PRIMARY VALET
STATION/
RIDESHARE
PICK-UP/DROP-OFF

EXIT RAMP
FOR VALET

BUS DROP
OFF AREA

NEW
CANOPY
ABOVE

NORTH
PLAZA

MEETING
ROOM
ADDITION

EXISTING ANCILLARY
HOTEL BUILDING

SOUTH
PLAZA

EXISTING HOTEL
BUILDING

NEW HOTEL TOWER

EXISTING HOTEL
ENTRANCE

RIGHT TURN
EXIT ONLY OUT
OF PLAZA

VEHICLES WILL ONLY TURN LEFT
INTO NORTH PLAZA WHEN
TRAFFIC QUEUE ALLOWS.
OTHERWISE, WILL BE SENT
AROUND THE CIRCULATION TO
TURN RIGHT INTO NORTH PLAZA.

VIP VALET /EVENT VALET/
SECONDARY RIDESHARE
PICK-UP/DROP-OFF

HOTEL DRIVE

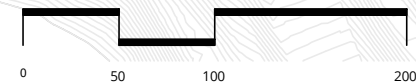
SERVICE ROAD

UNIVERSAL HOLLYWOOD DRIVE

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1 TRAFFIC CIRCULATION PLAN - LEVEL 4

1" = 100'-0"

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TRAFFIC CIRCULATION
PLAN - LEVEL 4

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A1.02

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TRAFFIC CIRCULATION
PLAN - LEVEL 3

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A1.03

9/12/2024

VALET 3
(OPTION ONLY
DURING EXTREME
HIGH VOLUME
ARRIVAL, PROPERTY
WILL BE 100% VALET)

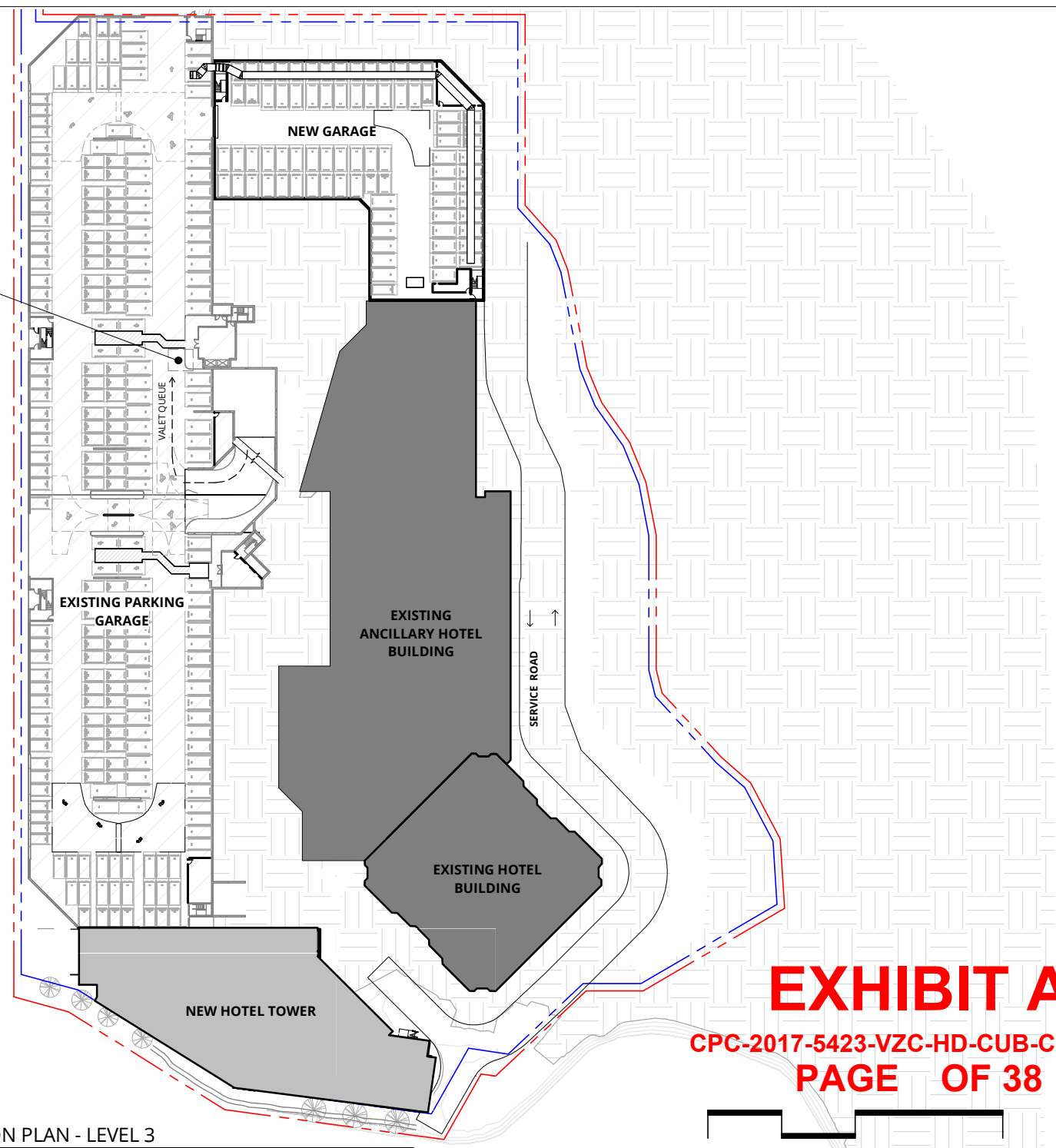
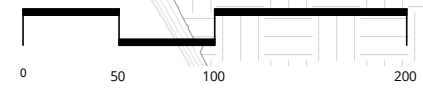


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2 TRAFFIC CIRCULATION PLAN - LEVEL 3

1" = 100'-0"

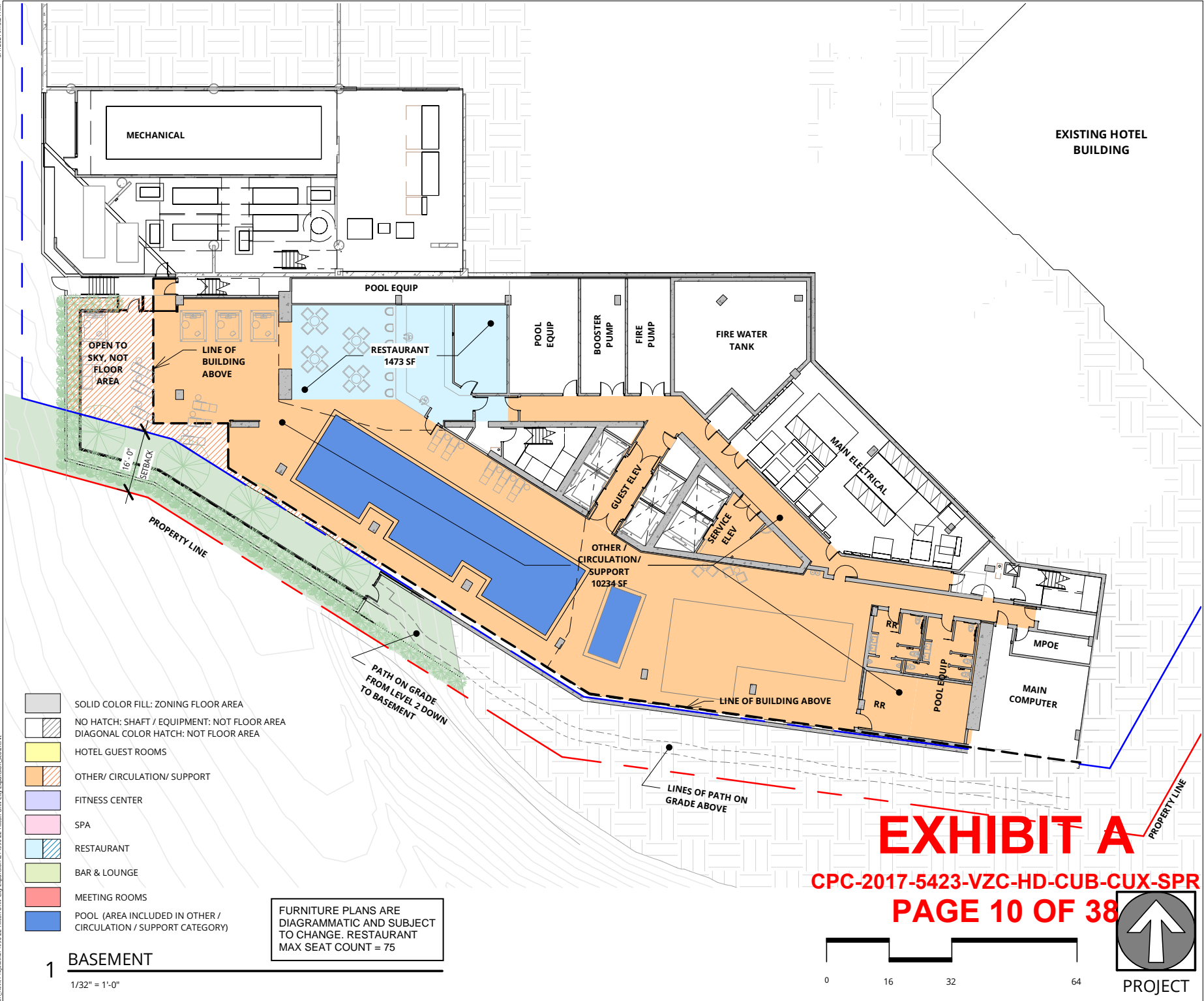


EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR

PAGE 10 OF 38

0 16 32 64

PROJECT

BASEMENT

BUILDING PERMIT SET

DATE: 03/01/2023

PROJECT #: 214990

SCALE: As indicated

A2.0B

9/12/2024

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1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

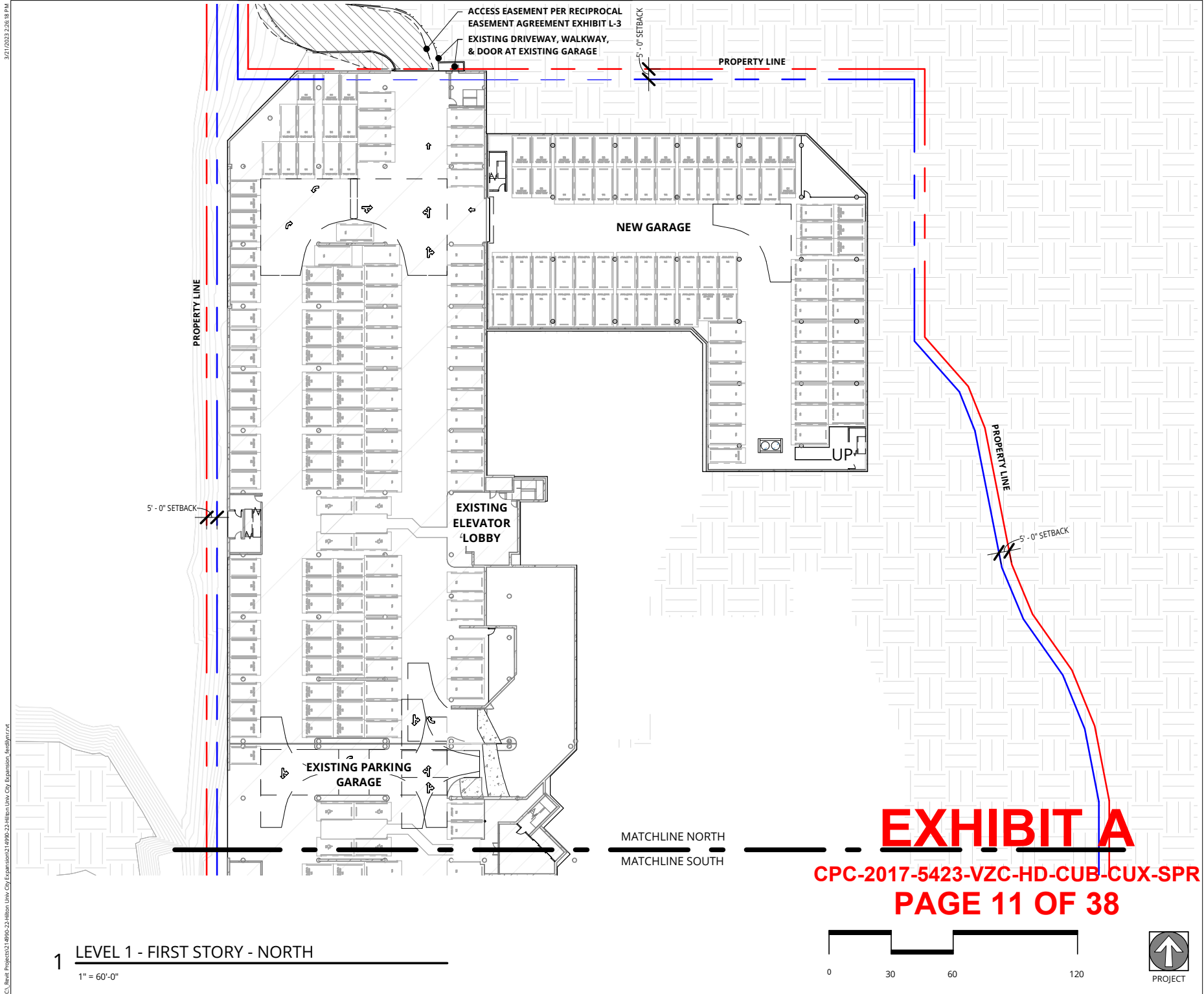
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HILTON UNIVERSAL CITY EXPANSION

555 UNIVERSAL HOLLYWOOD DR
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ZONING CASE #: CPC-2017-5423-VZC-HD-CU-CUB-CUX-SPR
HILLCREST REAL ESTATE, LLC.

C:\Bent Projects\214990-21-Hilton Univ. City Expansion\214990-21-Hilton Univ. City Expansion - final.dwg 3/7/2023 2:26:18 PM



1 LEVEL 1 - FIRST STORY - NORTH
1" = 60'-0"

EXHIBIT A
CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 11 OF 38

0 30 60 120

PROJECT

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HILLCREST REAL ESTATE, LLC.

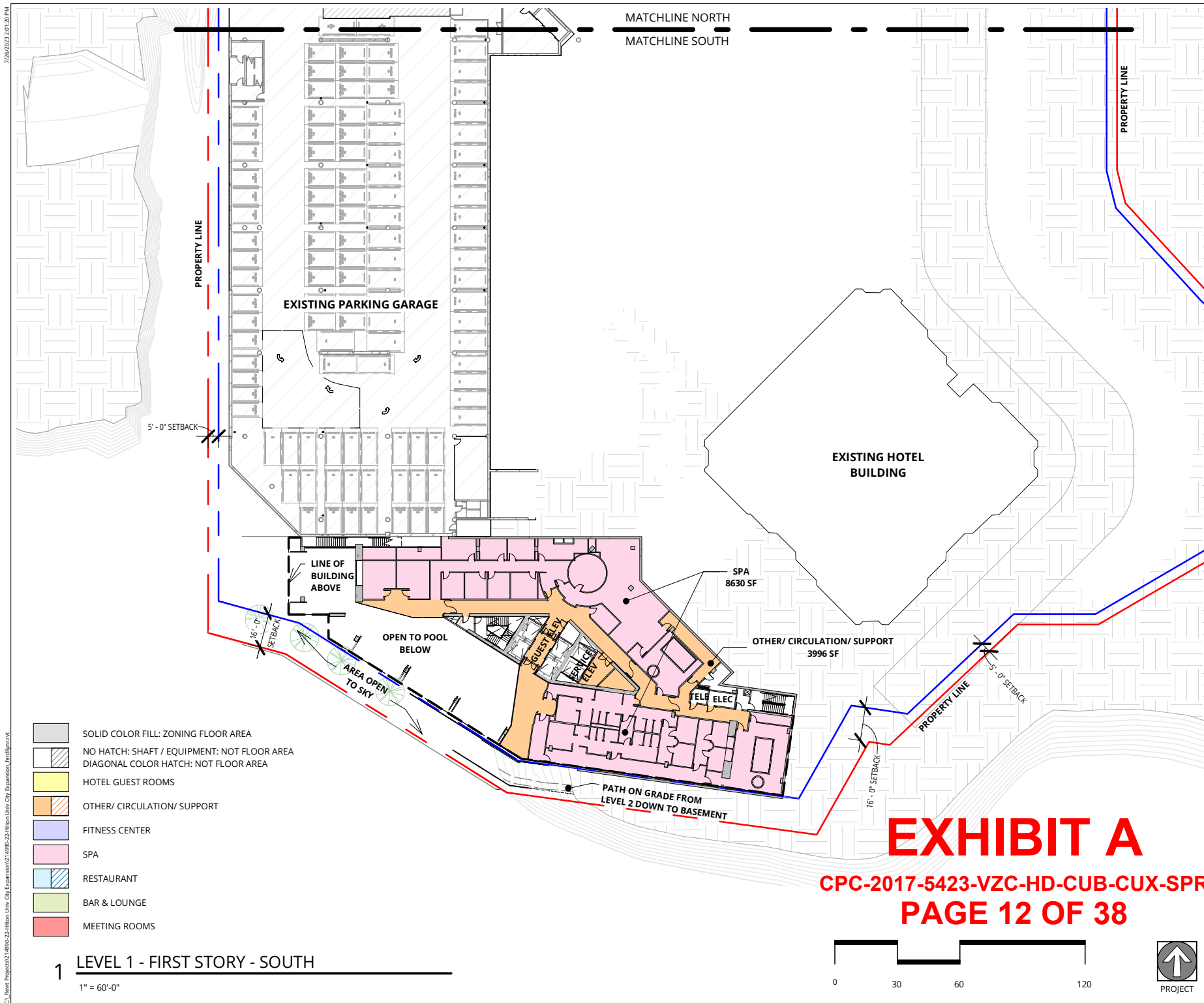
LEVEL 1 - FIRST STORY - NORTH

EIR EXHIBIT A

DATE: 10/25/2023
PROJECT #: 214990
SCALE: 1" = 60'-0"

A2.01N

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HILLCREST REAL ESTATE, LLC.

LEVEL 1 - FIRST STORY - SOUTH

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

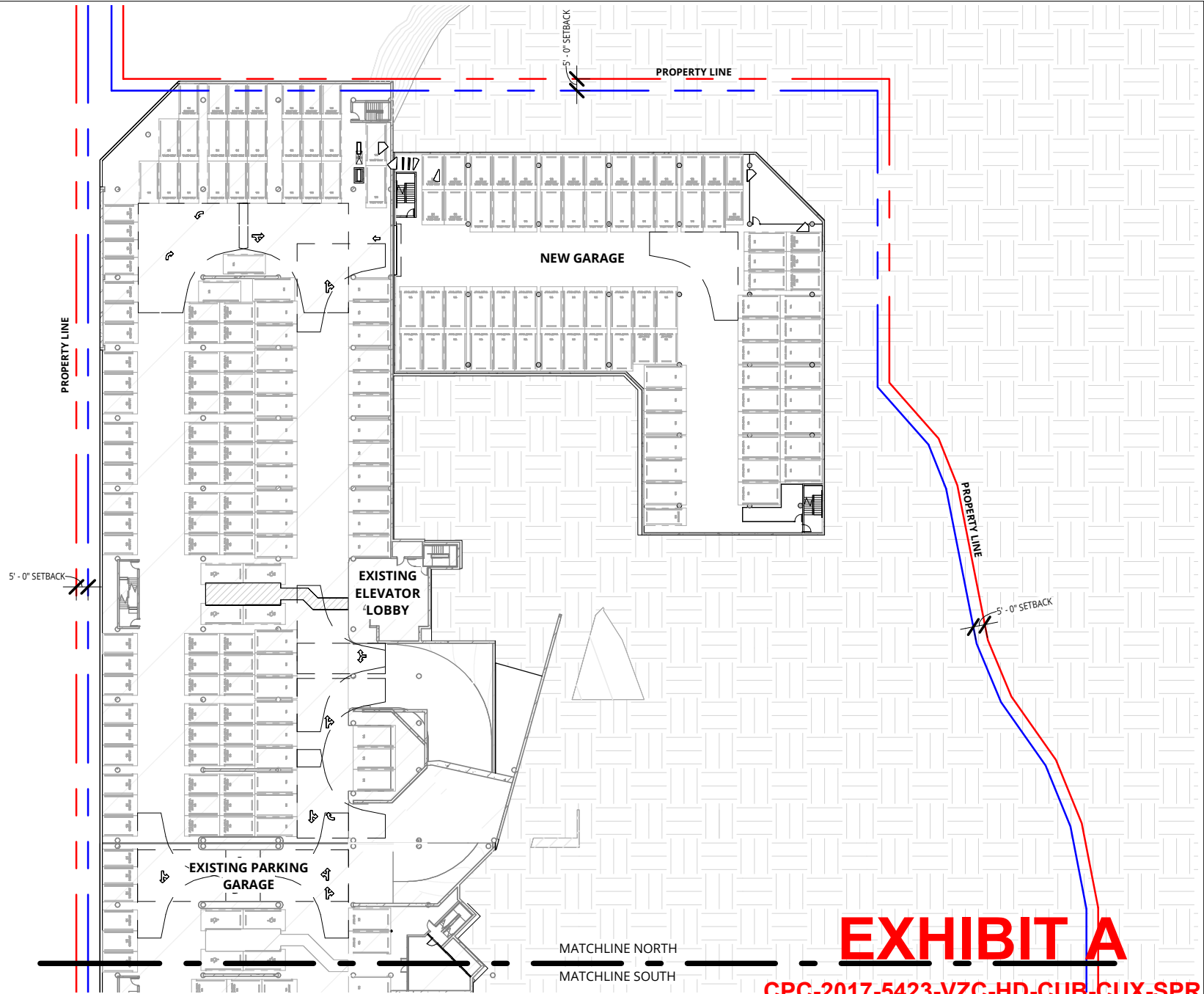
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9/12/2024

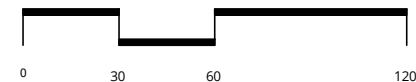


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1 LEVEL 2 - NORTH
1" = 60'-0"

EXHIBIT A
CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 13 OF 38



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HILLCREST REAL ESTATE, LLC.

LEVEL 2 - NORTH

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE: 1" = 60'-0"

A2.02N

9/12/2024

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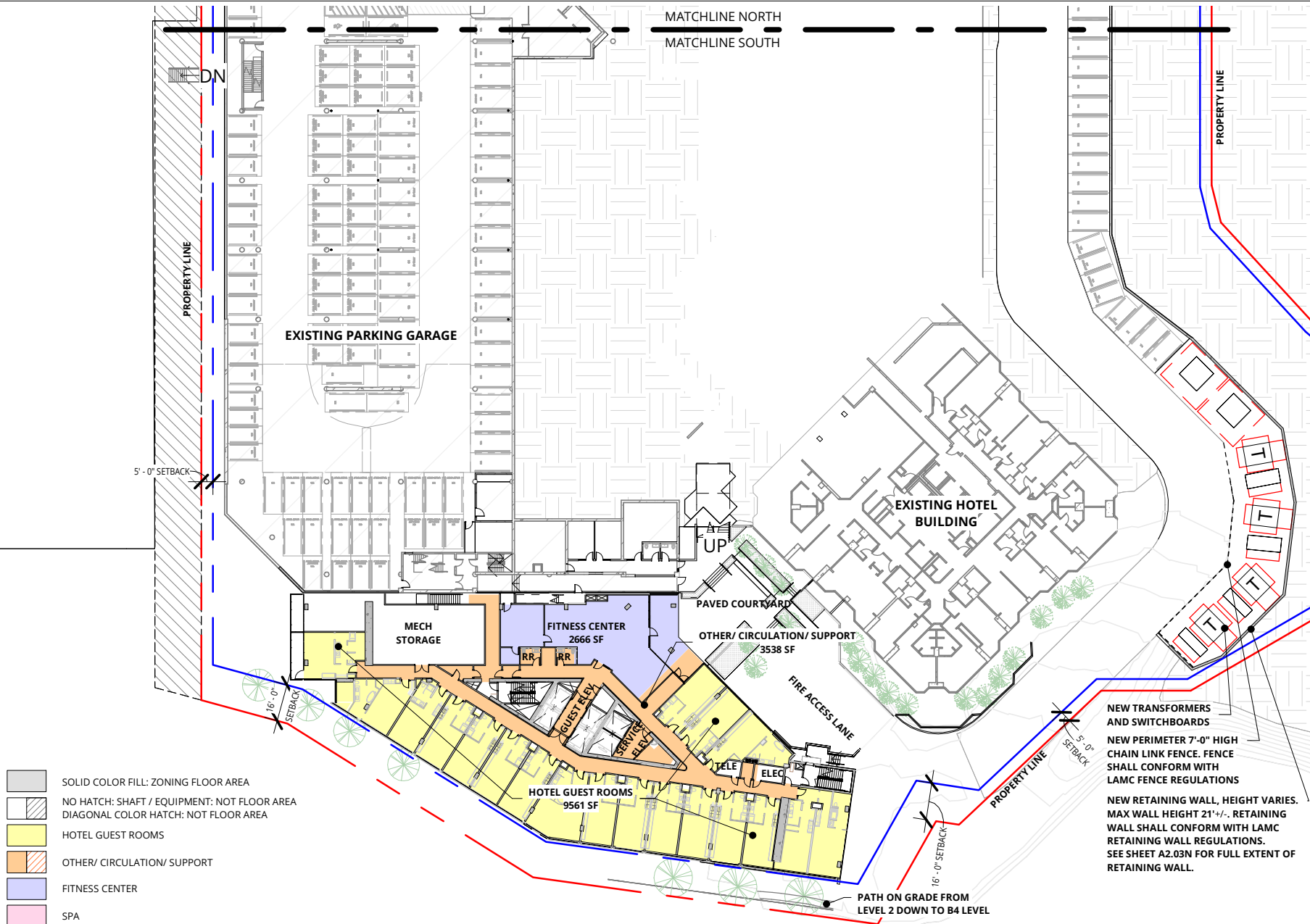
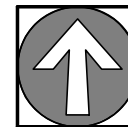


EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 14 OF 38

1 LEVEL 2 - SOUTH

1" = 60'-0"



PROJECT

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HILLCREST REAL ESTATE, LLC.

LEVEL 2 - SOUTH

BUILDING PERMIT SET

DATE: 03/01/2023

PROJECT #: 214990

SCALE: As indicated

A2.02S

9/12/2024

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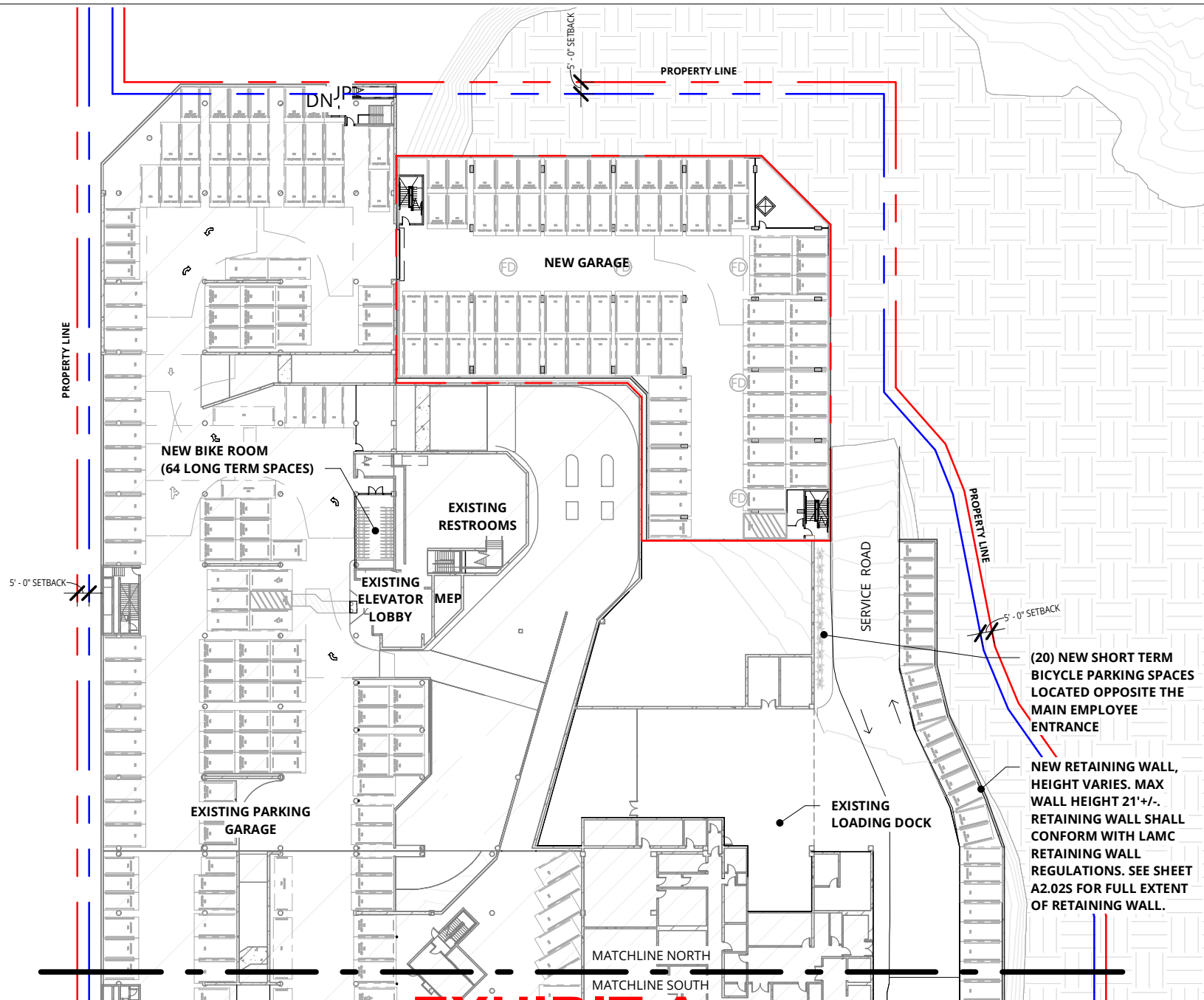
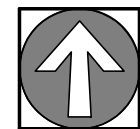
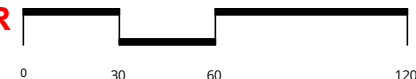


EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 15 OF 38

1 LEVEL 3 - NORTH
1" = 60'-0"



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HILLCREST REAL ESTATE, LLC.

LEVEL 3 - NORTH

BUILDING PERMIT SET

DATE: 03/01/2023

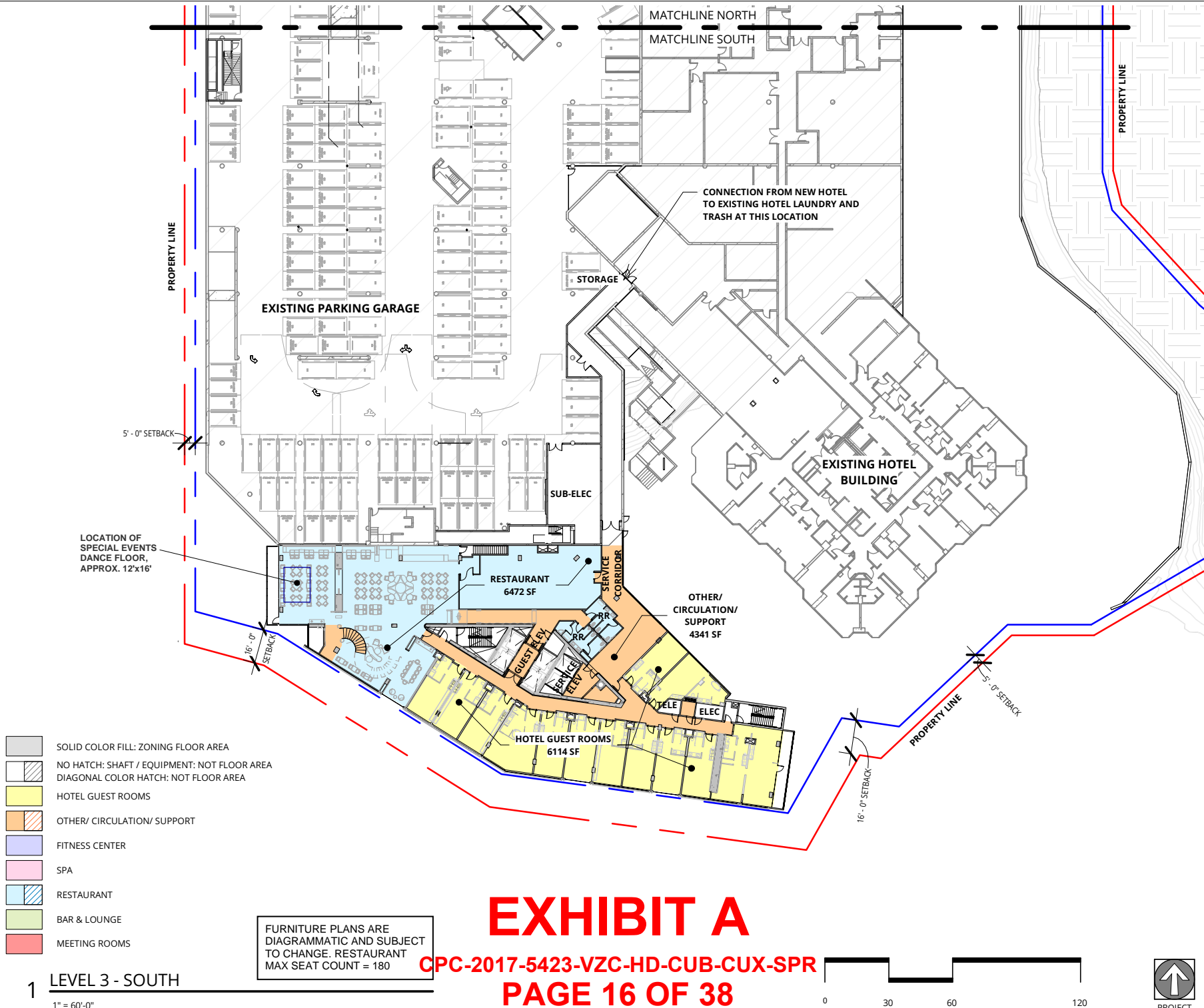
PROJECT #: 214990

SCALE: 1" = 60'-0"

A2.03N

9/12/2024

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HILLCREST REAL ESTATE, LLC.

LEVEL 3 - SOUTH

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE: As indicated

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9/12/2024

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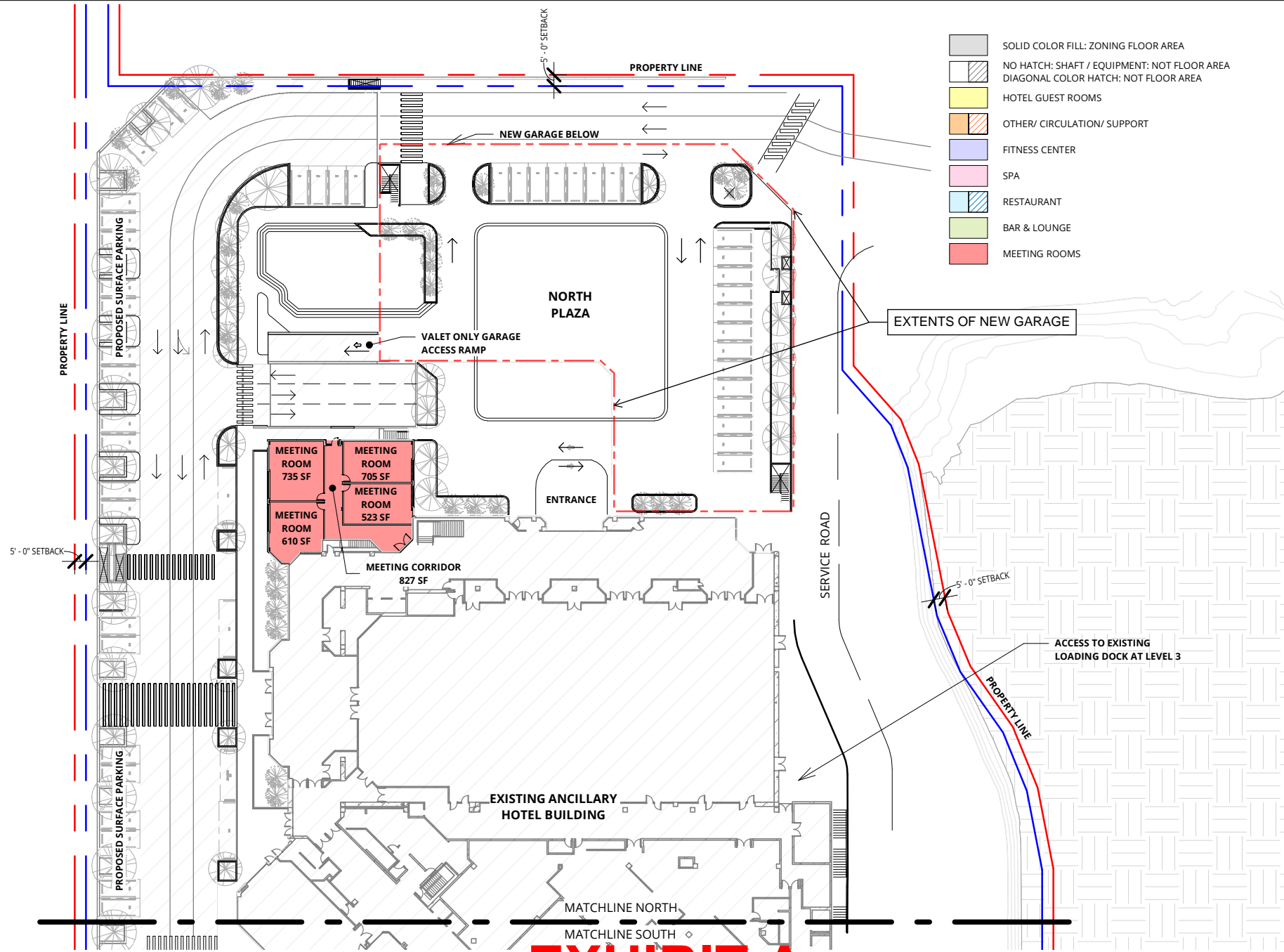


EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 17 OF 38

1 LEVEL 4 - GROUND FLOOR - NORTH
1" = 60'-0"

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HILLCREST REAL ESTATE, LLC.

LEVEL 4 - GROUND FLOOR - NORTH

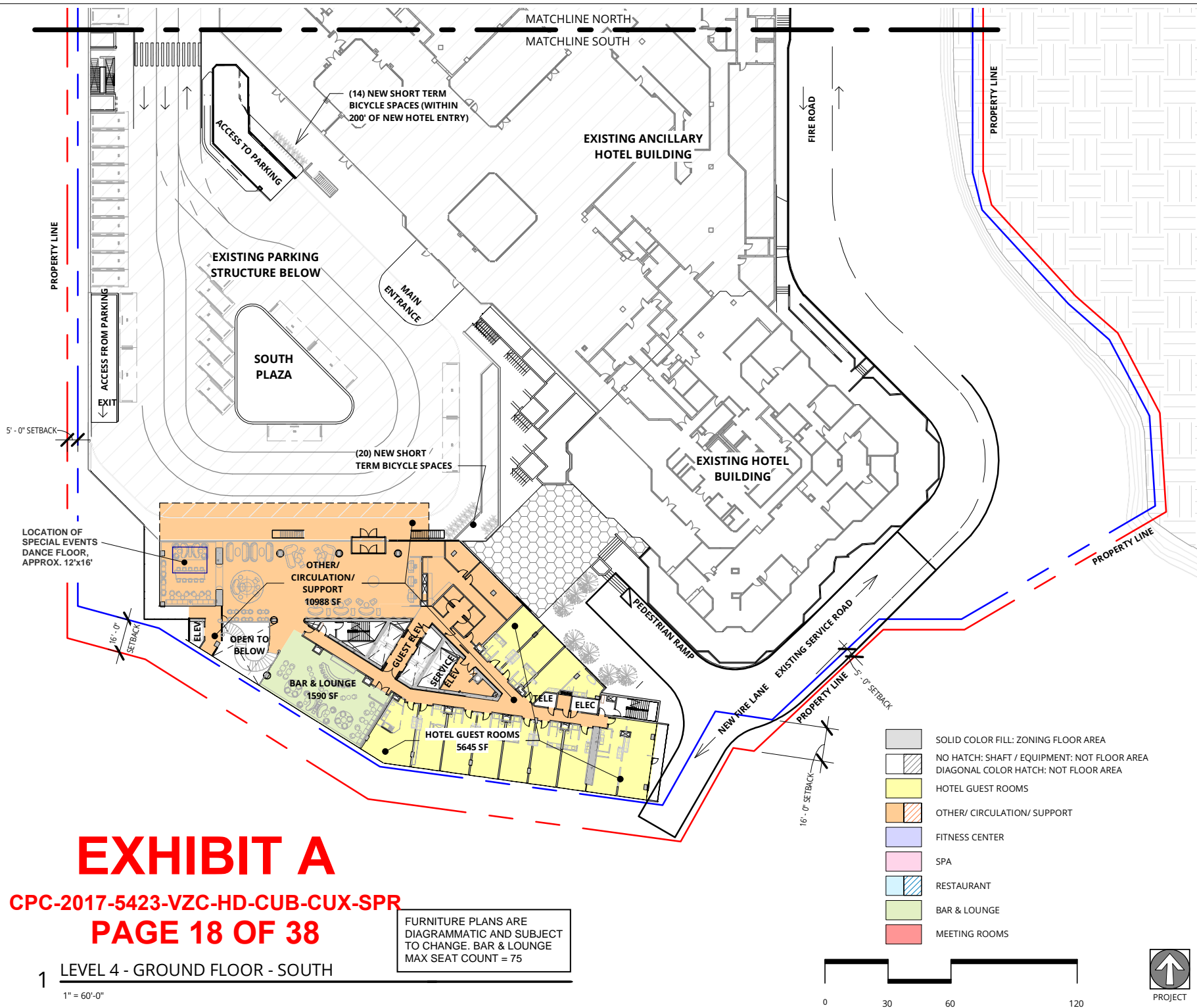
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DATE: 10/25/2023
PROJECT #: 214990
SCALE: As indicated

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9/12/2024

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HILLCREST REAL ESTATE, LLC.

LEVEL 4 - GROUND
FLOOR - SOUTH

EIR EXHIBIT A

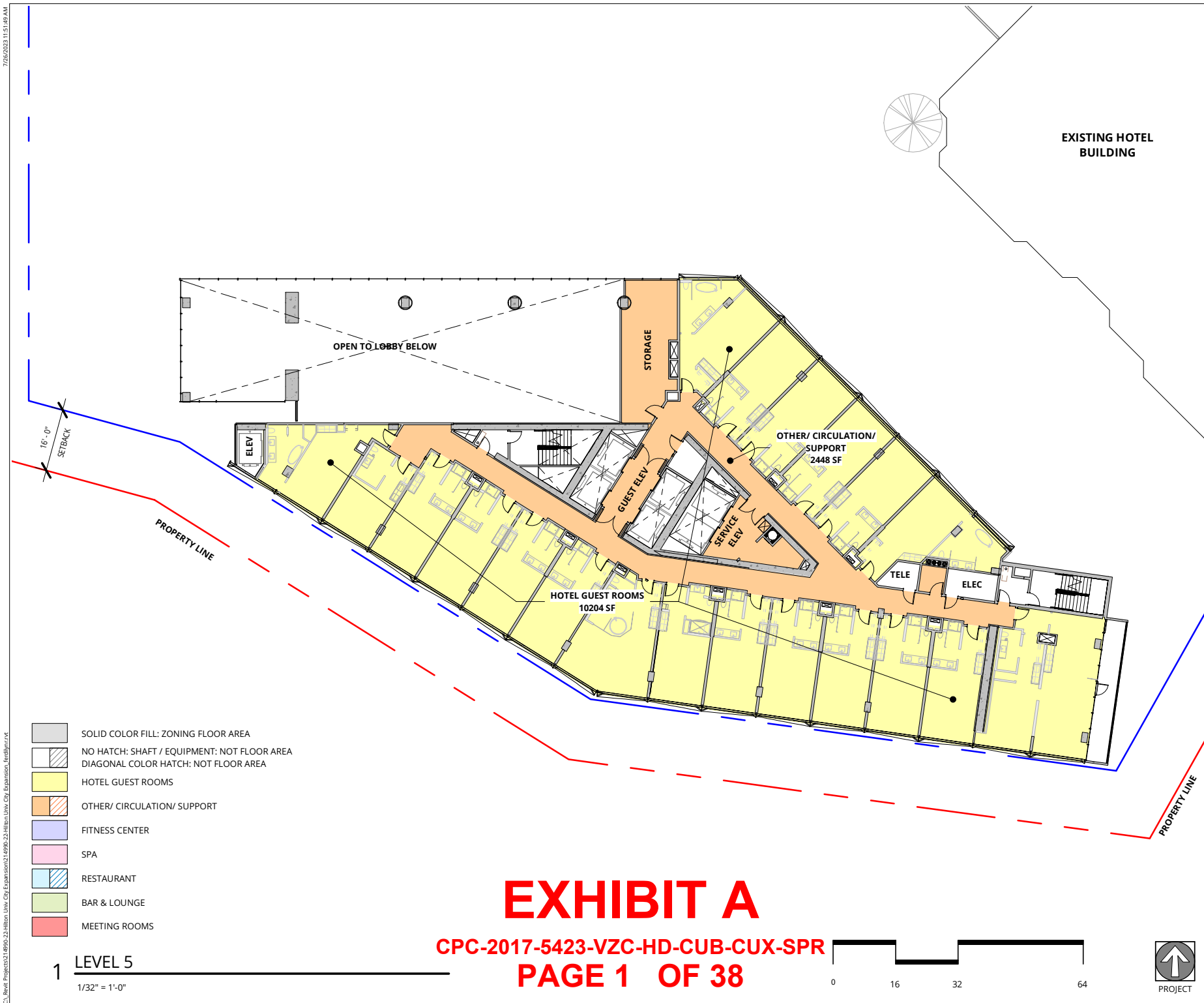
DATE: 10/25/2023

PROJECT #: 214990

SCALE: As indicated

A2.04S_

9/12/2024

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HILLCREST REAL ESTATE, LLC.

LEVEL 5

EIR EXHIBIT A

DATE: 10/25/2023

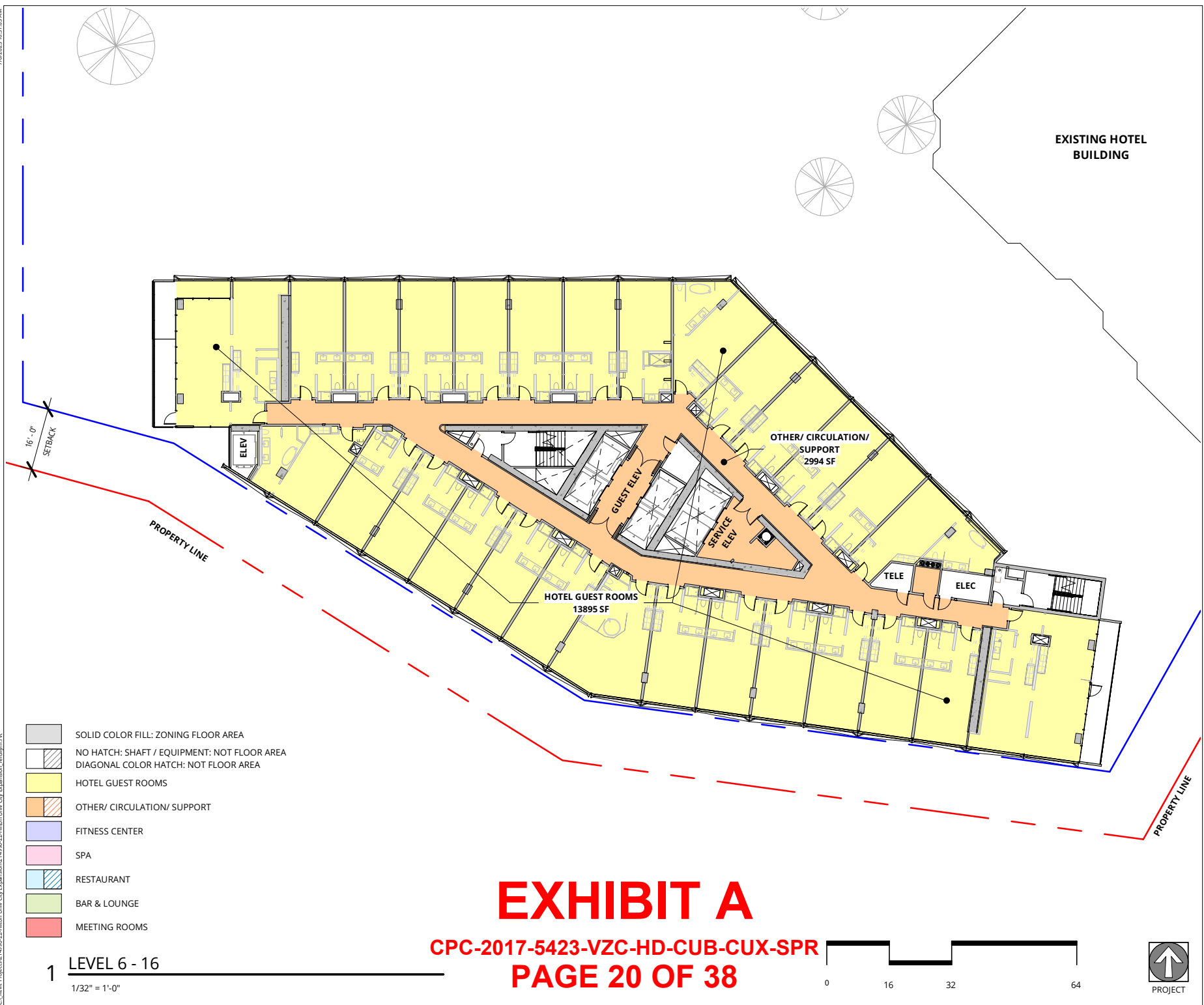
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SCALE: As indicated

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- SOLID COLOR FILL: ZONING FLOOR AREA
- NO HATCH: SHAFT / EQUIPMENT: NOT FLOOR AREA
- DIAGONAL COLOR HATCH: NOT FLOOR AREA
- HOTEL GUEST ROOMS
- OTHER/ CIRCULATION/ SUPPORT
- FITNESS CENTER
- SPA
- RESTAURANT
- BAR & LOUNGE
- MEETING ROOMS

NOT FOR CONSTRUCTION

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HILLCREST REAL ESTATE, LLC.

LEVEL 6-16

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE: As indicated

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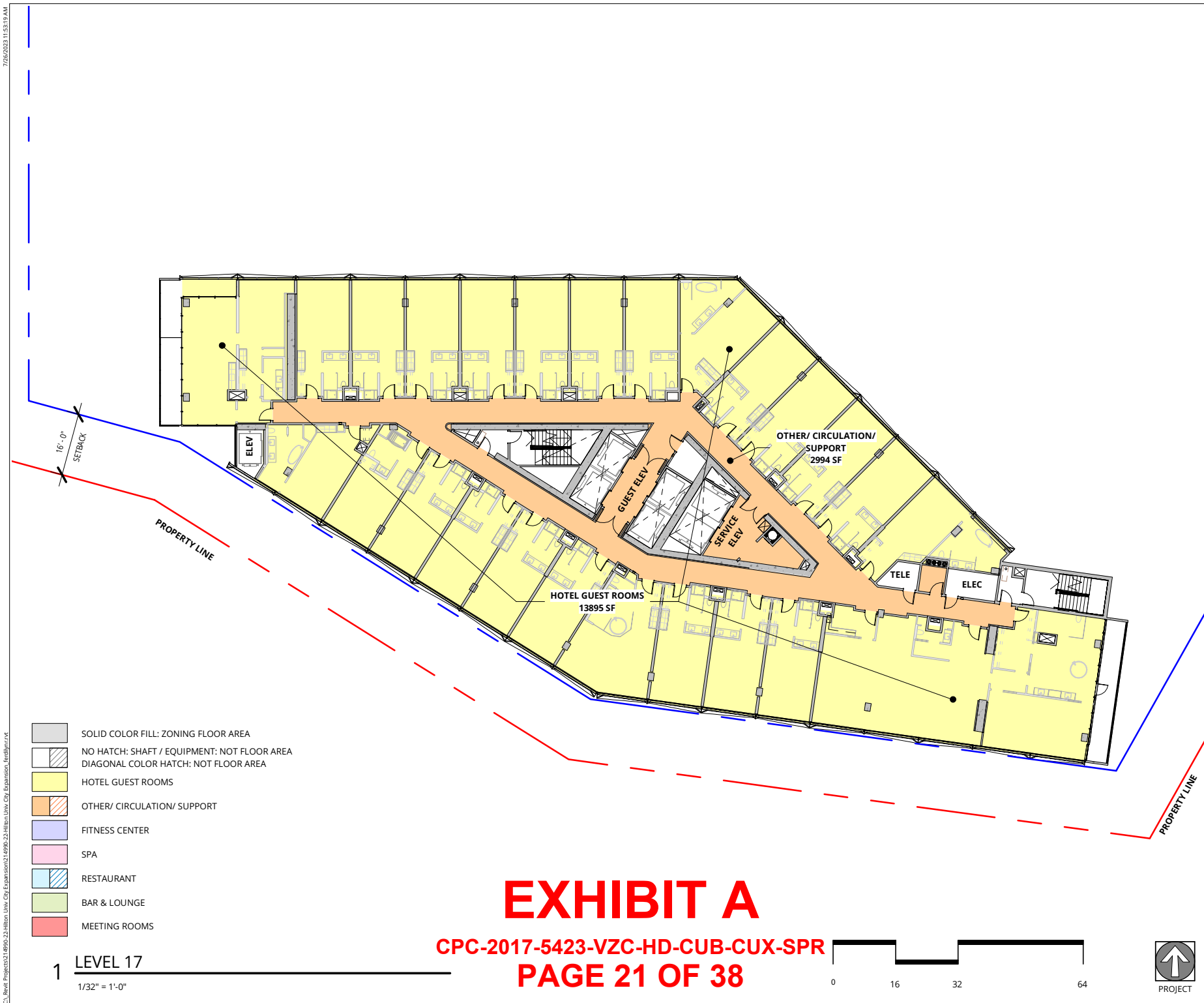


EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 21 OF 38

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CONSTRUCTION



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HILLCREST REAL ESTATE, LLC.

LEVEL 17

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE: As indicated

A2.17

9/12/2024

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 22 OF 38



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HILLCREST REAL ESTATE, LLC.

LEVEL 18

BUILDING PERMIT SET

DATE: 03/01/2023

PROJECT #: 214990

SCALE: As indicated

A2.18

9/12/2024

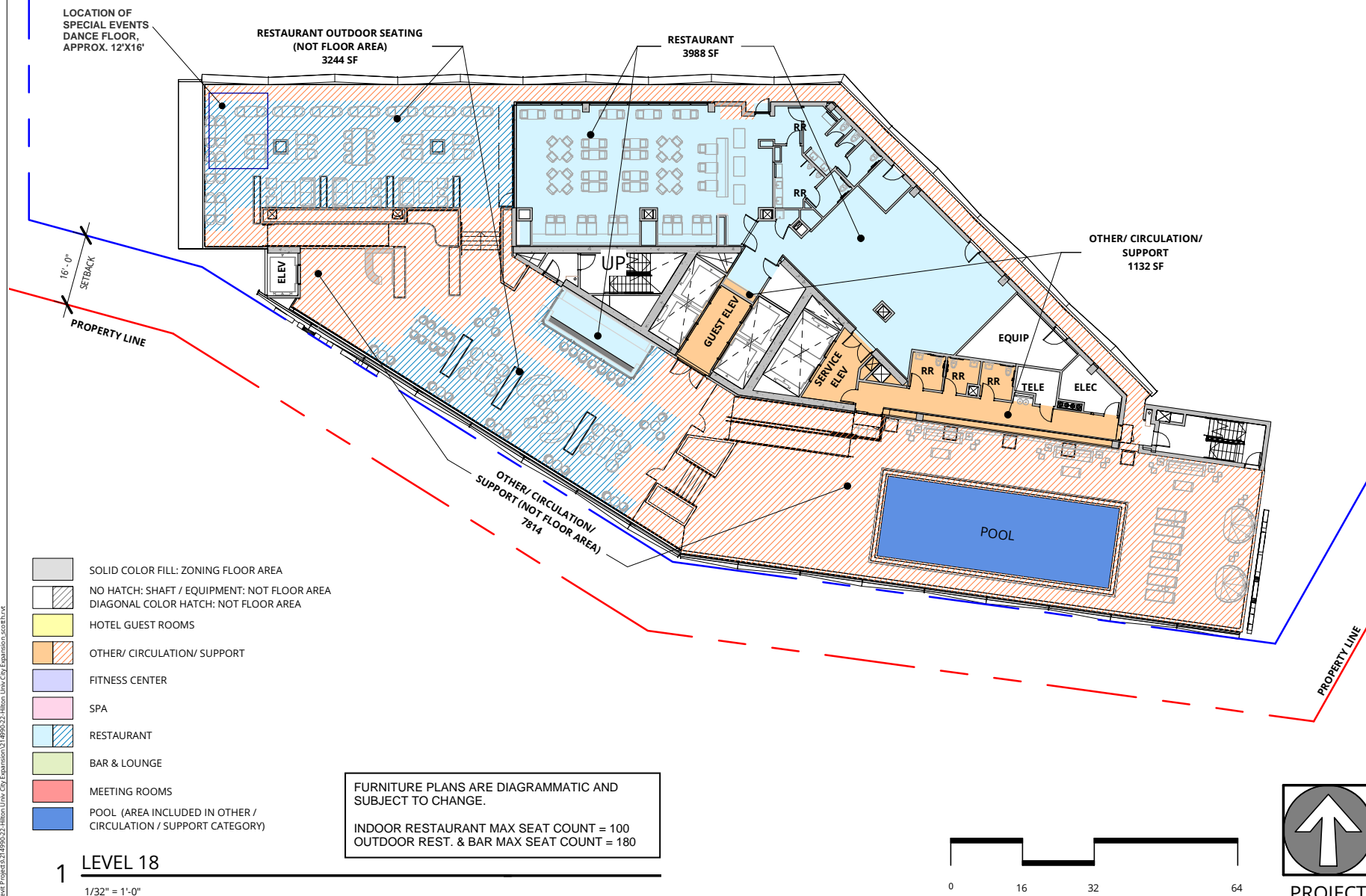


EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 23 OF 38

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CONSTRUCTION



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HILLCREST REAL ESTATE, LLC.

NORTH ELEVATION

EIR EXHIBIT A

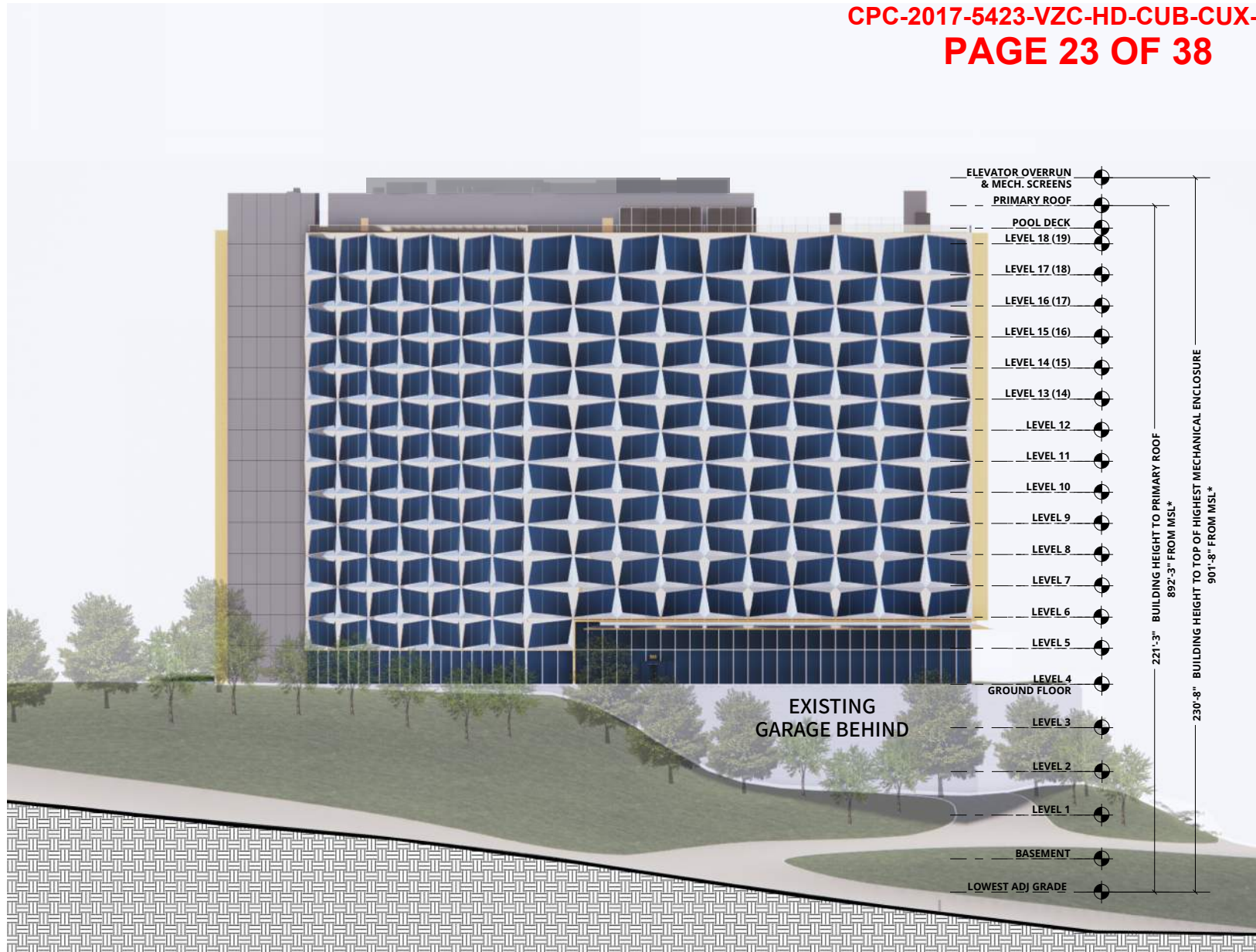
DATE: 10/25/2023

PROJECT #: 214990

SCALE:

A5.01_

9/12/2024



1

NORTH ELEVATION

NOT TO SCALE

*MEAN SEA LEVEL (MSL) ELEVATIONS TAKEN FROM HENNON SURVEY DATED 01/20/2017 ESTABLISHING GROUND FLOOR (LEVEL 4) AT 738.25' (IN LIEU OF 736.00' AS RECORDED ON EARLIER SURVEY). HENNON SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM of 1988 (NAVD 88).

1/17/2023 6:28:54 PM
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1 SOUTH ELEVATION

NOT TO SCALE

*MEAN SEA LEVEL (MSL) ELEVATIONS TAKEN FROM HENNON SURVEY DATED 01/20/2017 ESTABLISHING GROUND FLOOR (LEVEL 4) AT 738.25' (IN LIEU OF 736.00' AS RECORDED ON EARLIER SURVEY). HENNON SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM of 1988 (NAVD 88).

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR

PAGE 24 OF 38

EXISTING HOTEL
BUILDING BEHIND

NOT FOR
CONSTRUCTION



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HILLCREST REAL ESTATE, LLC.

SOUTH ELEVATION

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE:

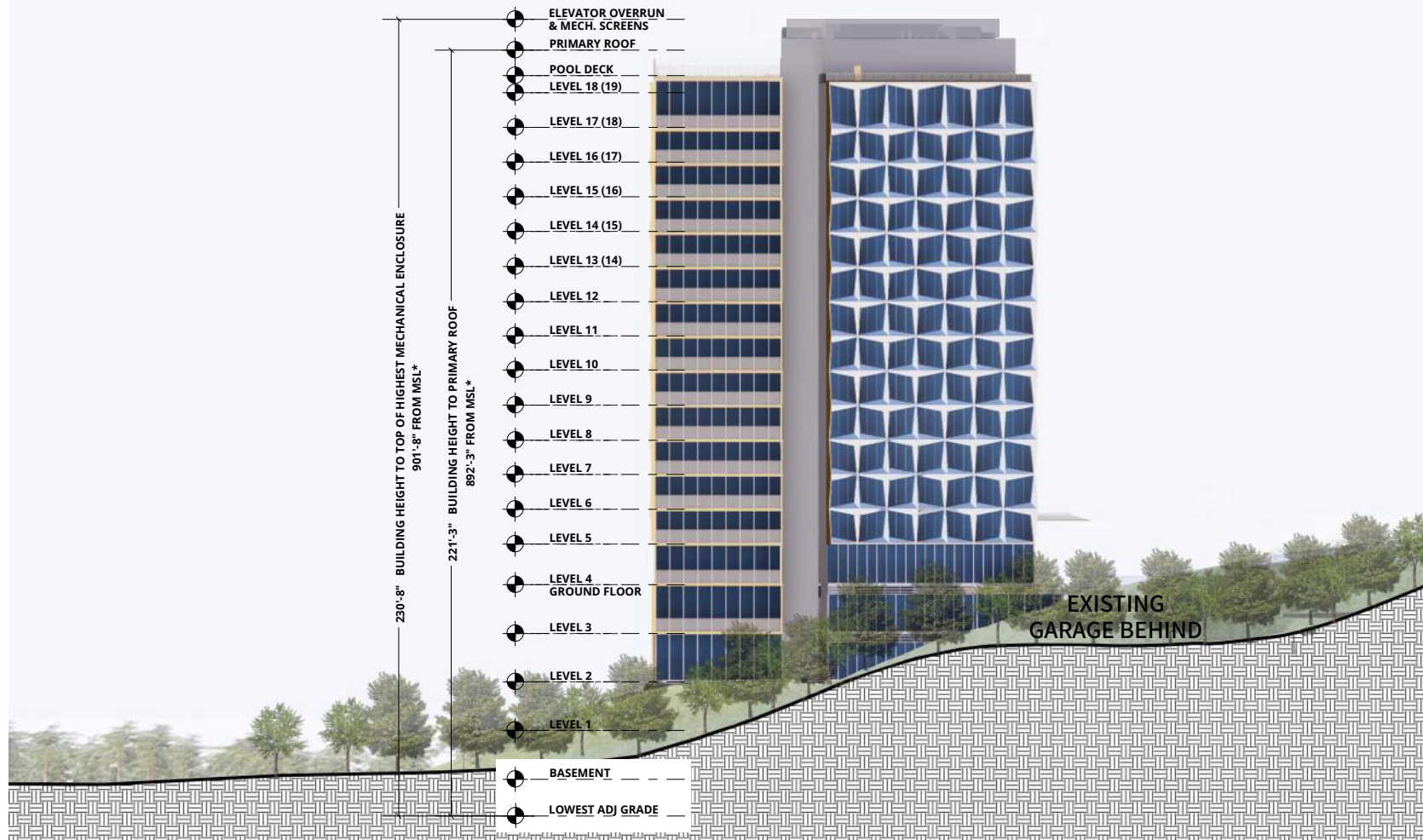
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EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 25 OF 38



1 EAST ELEVATION

NOT TO SCALE

*MEAN SEA LEVEL (MSL) ELEVATIONS TAKEN FROM HENNON SURVEY DATED 01/20/2017 ESTABLISHING GROUND FLOOR (LEVEL 4) AT 738.25' (IN LIEU OF 736.00' AS RECORDED ON EARLIER SURVEY). HENNON SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM of 1988 (NAVD 88).

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HILLCREST REAL ESTATE, LLC.

EAST ELEVATION

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE:

A5.03_

9/12/2024



1 WEST ELEVATION

NOT TO SCALE

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 26 OF 38

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HILLCREST REAL ESTATE, LLC.

WEST ELEVATION

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE:

A5.04

9/12/2024

*MEAN SEA LEVEL (MSL) ELEVATIONS TAKEN FROM HENNON SURVEY DATED 01/20/2017 ESTABLISHING GROUND FLOOR (LEVEL 4) AT 738.25' (IN LIEU OF 736.00' AS RECORDED ON EARLIER SURVEY). HENNON SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM of 1988 (NAVD 88).

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HILLCREST REAL ESTATE, LLC.

MEETING ROOM
ELEVATION

EIR EXHIBIT A

DATE: 05/22/2024

PROJECT #: 214990

SCALE:

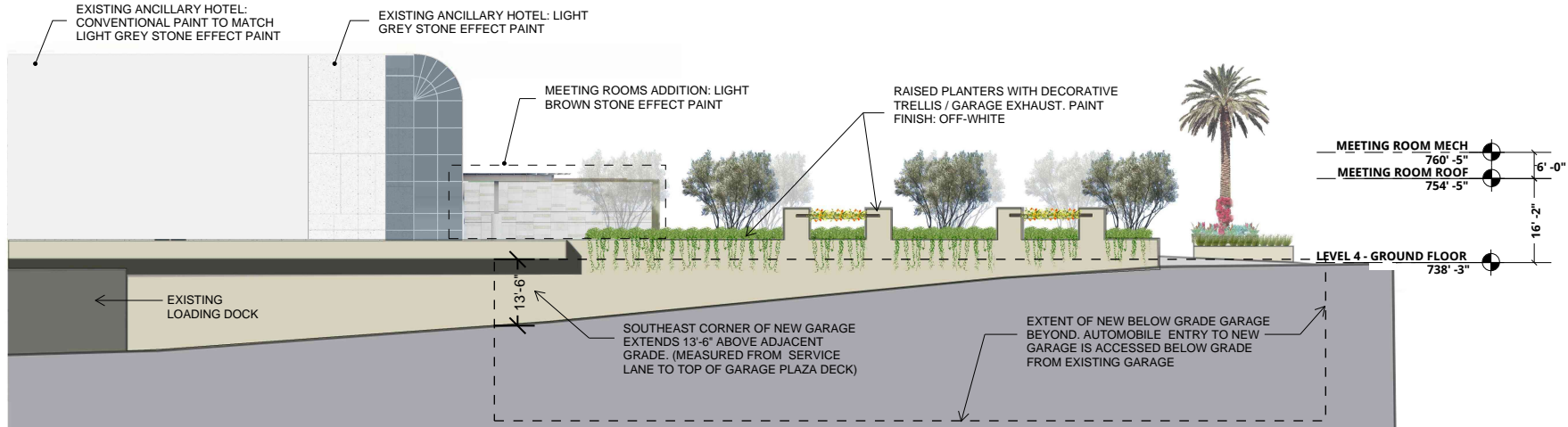
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9/12/2024



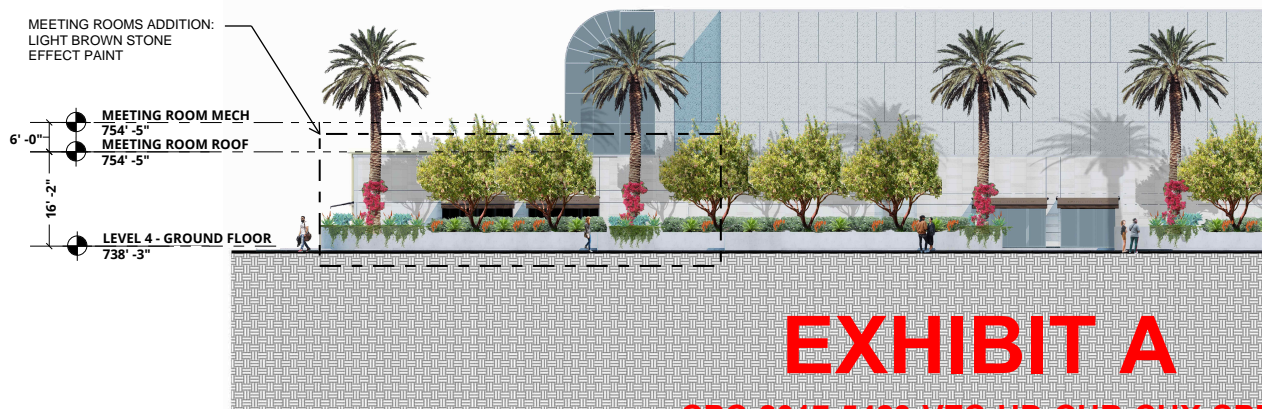
1 MEETING ROOM NORTH ELEVATION

NOT TO SCALE



2 MEETING ROOM EAST ELEVATION

NOT TO SCALE

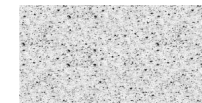


3 MEETING ROOM WEST ELEVATION

NOT TO SCALE



LIGHT BROWN STONE
EFFECT PAINT



LIGHT GREY STONE
EFFECT PAINT

MEAN SEA LEVEL DATUM CLARIFICATION

NGVD29 ESTABLISHED ZERO HEIGHT DATUM IN 1929 (EXISTING HOTEL BASED ON THIS DATUM)

NAVD88 ESTABLISHED A NEW ZERO HEIGHT DATUM IN 1988 (NOT WIDELY ADOPTED UNTIL 2015) (CURRENT SURVEY BASED ON THIS DATUM)

THE DIFFERENCE BETWEEN NGVD29 AND NAVD88 IS 2'-3"

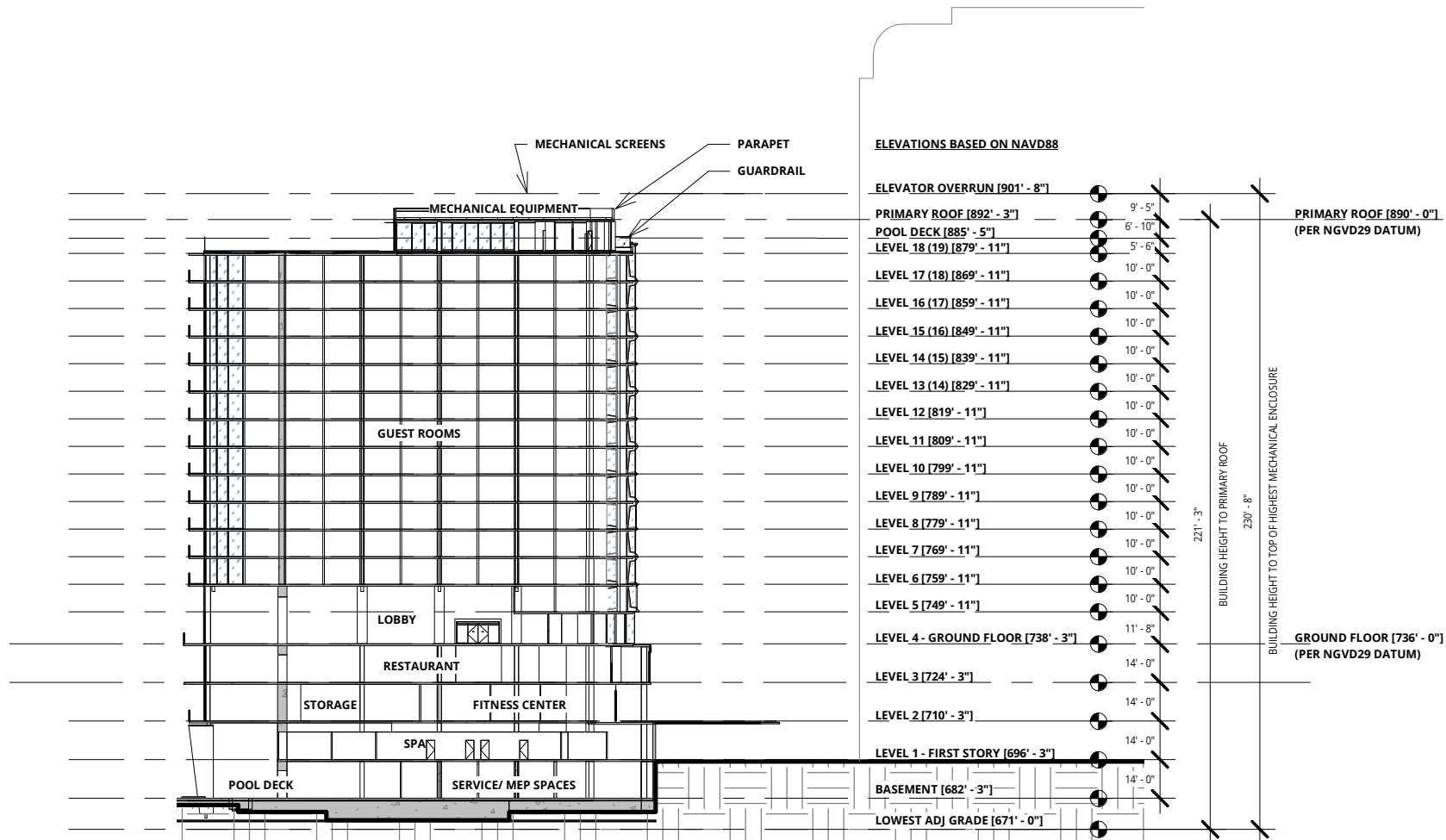
EXHIBIT A
CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 27 OF 38

MEAN SEA LEVEL DATUM CLARIFICATION

NGVD29 ESTABLISHED ZERO HEIGHT DATUM IN 1929 (EXISTING HOTEL BASED ON THIS DATUM)

NAVD88 ESTABLISHED A NEW ZERO HEIGHT DATUM IN 1988 (NOT WIDELY ADOPTED UNTIL 2015) (CURRENT SURVEY BASED ON THIS DATUM)

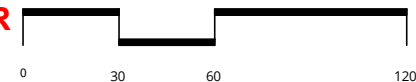
THE DIFFERENCE BETWEEN NGVD29 AND NAVD88 IS 2'-3"

**EXHIBIT A**

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 28 OF 38

1 SECTION A

1" = 60'-0"



**NOT FOR
CONSTRUCTION**



38 NORTHWEST DAVIS, SUITE 300
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1505 5TH AVE, SUITE 300
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HILTON UNIVERSAL CITY EXPANSION
 555 UNIVERSAL HOLLYWOOD DR
 UNIVERSAL CITY, CA 91608
 ZONING CASE #: CPC-2017-5423-VZC-HD-CU-CUB-CUX-SPR
 HILLCREST REAL ESTATE, LLC.

SECTION A

EIR EXHIBIT A

DATE: 10/25/2023

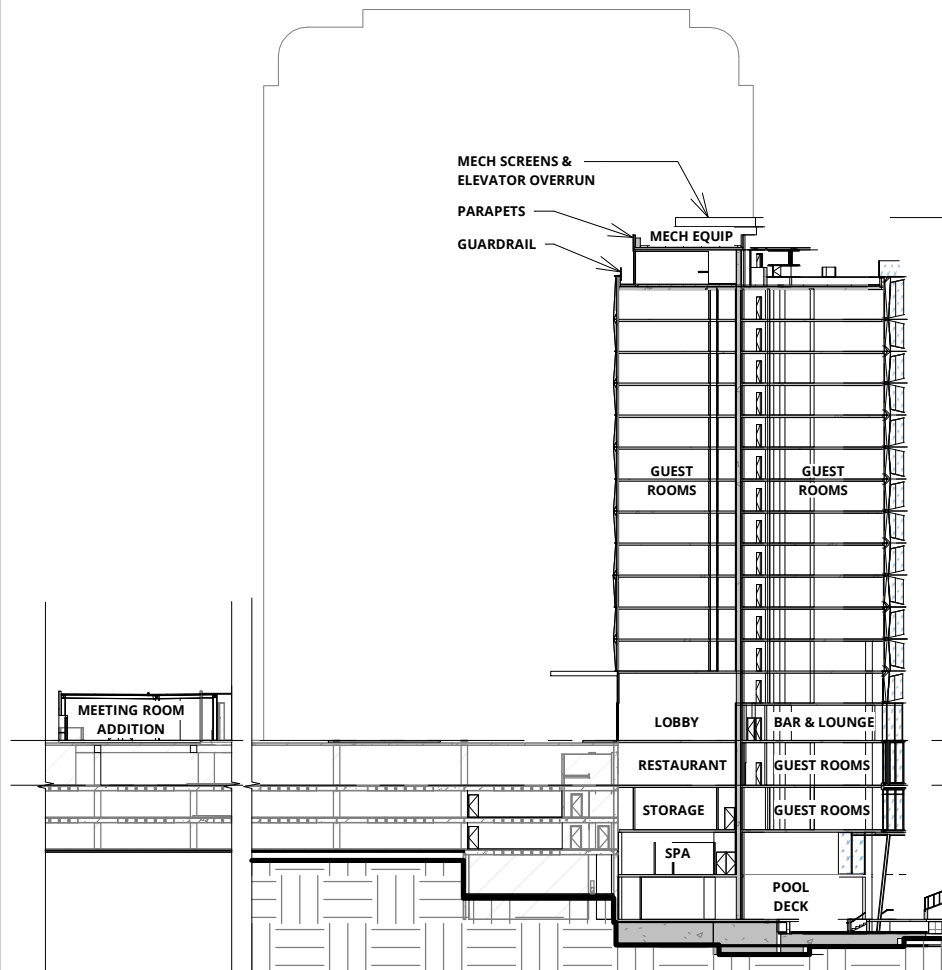
PROJECT #: 214990

SCALE: As indicated

A6.01

9/12/2024

7/10/2023 5:52:05 PM
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ELEVATIONS BASED ON NAVD88

ELEVATOR OVERRUN [901' - 8"]	9' - 5"
PRIMARY ROOF [892' - 3"]	6' - 10"
POOL DECK [885' - 5"]	5' - 6"
LEVEL 18 (19) [879' - 11"]	10' - 0"
LEVEL 17 (18) [869' - 11"]	10' - 0"
LEVEL 16 (17) [859' - 11"]	10' - 0"
LEVEL 15 (16) [849' - 11"]	10' - 0"
LEVEL 14 (15) [839' - 11"]	10' - 0"
LEVEL 13 (14) [829' - 11"]	10' - 0"
LEVEL 12 [819' - 11"]	10' - 0"
LEVEL 11 [809' - 11"]	10' - 0"
LEVEL 10 [799' - 11"]	10' - 0"
LEVEL 9 [789' - 11"]	10' - 0"
LEVEL 8 [779' - 11"]	10' - 0"
LEVEL 7 [769' - 11"]	10' - 0"
LEVEL 6 [759' - 11"]	10' - 0"
LEVEL 5 [749' - 11"]	10' - 0"
LEVEL 4 - GROUND FLOOR [738' - 3"]	11' - 8"
LEVEL 3 [724' - 3"]	14' - 0"
LEVEL 2 [710' - 3"]	14' - 0"
LEVEL 1 - FIRST STORY [696' - 3"]	14' - 0"
BASEMENT [682' - 3"]	14' - 0"
LOWEST ADJ GRADE [671' - 0"]	

ELEVATIONS BASED ON NGVD29

PRIMARY ROOF [890' - 0"]
(PER NGVD29 DATUM)

GROUND FLOOR [736' - 0"]
(PER NGVD29 DATUM)

BUILDING HEIGHT TO PRIMARY ROOF
221' - 3"
BUILDING HEIGHT TO TOP OF HIGHEST MECHANICAL ENCLOSURE
230' - 8"

MEAN SEA LEVEL DATUM CLARIFICATION

NGVD29 ESTABLISHED ZERO HEIGHT DATUM IN 1929 (EXISTING HOTEL BASED ON THIS DATUM)

NAVD88 ESTABLISHED A NEW ZERO HEIGHT DATUM IN 1988 (NOT WIDELY ADOPTED UNTIL 2015) (CURRENT SURVEY BASED ON THIS DATUM)

THE DIFFERENCE BETWEEN NGVD29 AND NAVD88 IS 2'-3"

NOT FOR
CONSTRUCTION



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555 UNIVERSAL HOLLYWOOD DR
UNIVERSAL CITY, CA 91608
ZONING CASE #: CPC-2017-5423-VZC-HD-CU-CUB-CUX-SPR
HILLCREST REAL ESTATE, LLC.

SECTION B

EIR EXHIBIT A

DATE: 10/25/2023

PROJECT #: 214990

SCALE: As indicated

A6.02_

9/12/2024

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR

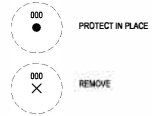
PAGE 2 OF 38

1 SECTION B

1" = 60'-0"



TREE AND PALM DISPOSITION SYMBOLS



TREE AND PALM PROTECTION AND REMOVAL SCHEDULE			PALM PROTECTION AND REMOVAL SCHEDULE		
NO.	SYMBOL	DESCRIPTION	NO.	SYMBOL	DESCRIPTION
1	●	PROTECT IN PLACE	101	●	PROTECT IN PLACE
2	○	REMOVE	102	○	REMOVE
3	○	REMOVE	103	○	REMOVE
4	○	REMOVE	104	○	REMOVE
5	○	REMOVE	105	○	REMOVE
6	○	REMOVE	106	○	REMOVE
7	○	REMOVE	107	○	REMOVE
8	○	REMOVE	108	○	REMOVE
9	○	REMOVE	109	○	REMOVE
10	○	REMOVE	110	○	REMOVE
11	○	REMOVE	111	○	REMOVE
12	○	REMOVE	112	○	REMOVE
13	○	REMOVE	113	○	REMOVE
14	○	REMOVE	114	○	REMOVE
15	○	REMOVE	115	○	REMOVE
16	○	REMOVE	116	○	REMOVE
17	○	REMOVE	117	○	REMOVE
18	○	REMOVE	118	○	REMOVE
19	○	REMOVE	119	○	REMOVE
20	○	REMOVE	120	○	REMOVE
21	○	REMOVE	121	○	REMOVE
22	○	REMOVE	122	○	REMOVE
23	○	REMOVE	123	○	REMOVE
24	○	REMOVE	124	○	REMOVE
25	○	REMOVE	125	○	REMOVE
26	○	REMOVE	126	○	REMOVE
27	○	REMOVE	127	○	REMOVE
28	○	REMOVE	128	○	REMOVE
29	○	REMOVE	129	○	REMOVE
30	○	REMOVE	130	○	REMOVE
31	○	REMOVE	131	○	REMOVE
32	○	REMOVE	132	○	REMOVE
33	○	REMOVE	133	○	REMOVE
34	○	REMOVE	134	○	REMOVE
35	○	REMOVE	135	○	REMOVE
36	○	REMOVE	136	○	REMOVE
37	○	REMOVE	137	○	REMOVE
38	○	REMOVE	138	○	REMOVE
39	○	REMOVE	139	○	REMOVE
40	○	REMOVE	140	○	REMOVE
41	○	REMOVE	141	○	REMOVE
42	○	REMOVE	142	○	REMOVE
43	○	REMOVE	143	○	REMOVE
44	○	REMOVE	144	○	REMOVE
45	○	REMOVE	145	○	REMOVE
46	○	REMOVE	146	○	REMOVE
47	○	REMOVE	147	○	REMOVE
48	○	REMOVE	148	○	REMOVE
49	○	REMOVE	149	○	REMOVE
50	○	REMOVE	150	○	REMOVE
51	○	REMOVE	151	○	REMOVE
52	○	REMOVE	152	○	REMOVE
53	○	REMOVE	153	○	REMOVE
54	○	REMOVE	154	○	REMOVE
55	○	REMOVE	155	○	REMOVE
56	○	REMOVE	156	○	REMOVE
57	○	REMOVE	157	○	REMOVE
58	○	REMOVE	158	○	REMOVE
59	○	REMOVE	159	○	REMOVE
60	○	REMOVE	160	○	REMOVE
61	○	REMOVE	161	○	REMOVE
62	○	REMOVE	162	○	REMOVE
63	○	REMOVE	163	○	REMOVE
64	○	REMOVE	164	○	REMOVE
65	○	REMOVE	165	○	REMOVE
66	○	REMOVE	166	○	REMOVE
67	○	REMOVE	167	○	REMOVE
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94	○	REMOVE	194	○	REMOVE
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96	○	REMOVE	196	○	REMOVE
97	○	REMOVE	197	○	REMOVE
98	○	REMOVE	198	○	REMOVE
99	○	REMOVE	199	○	REMOVE
100	○	REMOVE	200	○	REMOVE

*PALMS HAVE BEEN AND HAVE BEEN REMOVED SINCE THE 2018 INVENTORY. THEY ARE NOT INCLUDED IN THE OVERALL PALM COUNT.

SUMMARY OF TREES - DISPOSITIONS			
TOTALS	TOTAL TREES IDENTIFIED	TOTAL TREES PROPOSED FOR REMOVAL	TOTAL TREES TO REMAIN
100	100	100	100
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110
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194	194	194	194
195	195	195	195
196	196	196	196
197	197	197	197
198	198	198	198
199	199	199	199
200	200	200	200

*THESE TREES DO NOT BELONG TO CITY RIGHT-OF-WAY BUT ARE OFF-SITE TREES THAT EXTEND THEIR CANOPY OVER THE PROPERTY. ONE OF THE SIGNIFICANT TREES IS STANDING DEAD AND IS PROPOSED TO BE REMOVED.

SUMMARY OF PALMS + DISPOSITIONS (PALMS ARE NOT TREES)			
	TOTAL IDENTIFIED	PROPOSED FOR REMOVAL	TO REMAIN
TOTALS	104	80	24
PALMS (ON-SITE)	100	80	20
OFF-SITE PALMS	4	0	4

LEGEND

- 1 ENTRY DRIVEWAY
- 2 ENTRY ROUNDABOUT
- 3 EVENT PLAZA
- 4 FIRE LANE RETAINING WALL
- 5 FITNESS COURTYARD

EXTERIOR SPACE CALCULATIONS:

GROUND LEVEL
LANDSCAPE AREA: 12,689 SF
HARDSCAPE AREA: 135,490 SF
(INCLUDING FIRE ROAD 39,644 SF)
TOTAL: 148,179 SF

ROOF LEVEL
LANDSCAPE AREA: 208 SF
HARDSCAPE AREA: 10,582 SF
TOTAL: 10,790 SF

IRRIGATION NOTES:
THE LANDSCAPE PALETTE WILL CONSIST OF PLANTS ADAPTED TO THE SOUTHERN CALIFORNIA CLIMATE THAT HAVE LOW TO MEDIUM WATER DEMAND. THE FINAL PLANTING DESIGN WILL INCLUDE AN IRRIGATION SYSTEM THAT COMPLIES WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. A SMART IRRIGATION CONTROLLER WITH WEATHER-SENSING TECHNOLOGY ALONG WITH A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM WILL BE USED TO APPLY WATER EFFICIENTLY AND EFFECTIVELY TO NEW PLANTING AREAS.

EXHIBIT A

CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 31 OF 38



OVERALL LANDSCAPE PLAN



SALT

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T 213.234.0057
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SALT-A.COM



CONTRACTANTS

HILTON UNIVERSAL
CITY EXPANSION

555 UNIVERSAL HOLLYWOOD DRIVE
LOS ANGELES, CA 91608

ISSUE DATE DESCRIPTION BY CHECK

PROJECT NUMBER: ---

SHEET SCALE: ---

DRAWN BY: XX CHECKED BY: XX

OVERALL
LANDSCAPE
INDEX PLAN

L1.00

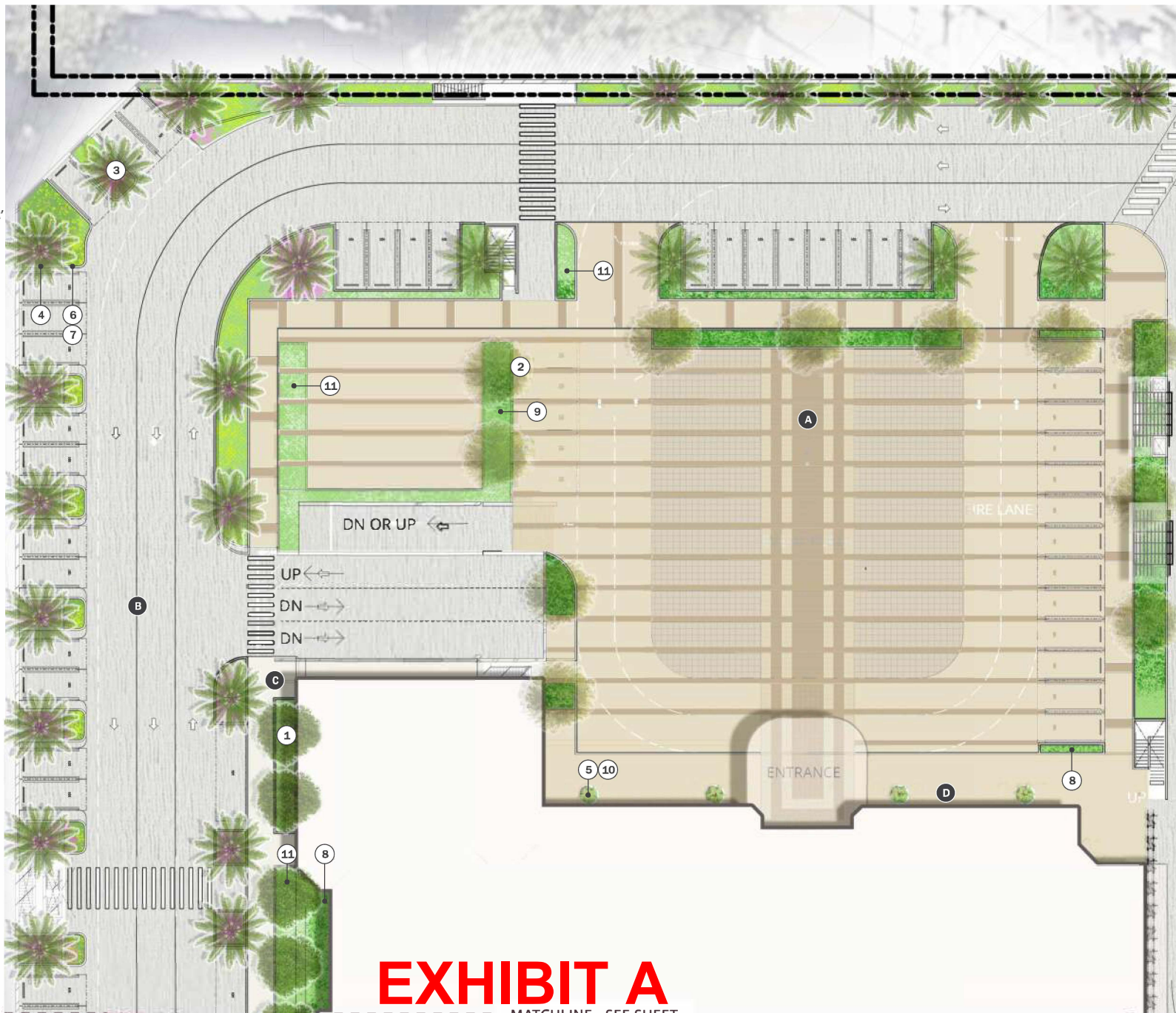
9/12/2024

PLANTING SCHEDULE

- 1 ARBUTUS 'MARINA'
STRAWBERRY TREE
SIZE: 36" BOX | QTY: 4 | WUCOLS: LOW
- 2 OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE
SIZE: 36" BOX | QTY: 14 | WUCOLS: LOW
- 3 PHOENIX DACTYLIFERA
DATE PALM
15' CLEAR TRUNK | QTY: 21 | WUCOLS: LOW
- 4 BOUGAINVILLEA 'JAMES WALKER'
BOUGAINVILLEA
SIZE: 15 GAL | QTY: TBD | WUCOLS: LOW
- 5 DRACAENA DRACO
DRAGON TREE
SIZE: 5 GAL | QTY: TBD | WUCOLS: VERY LOW
- 6 FURCRAEA FOETIDA
'MASON'S MIDSTIPE'
FURCRAEA
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 7 LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 8 MYRSINE AFRICANA
AFRICAN BOXWOOD
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 9 RHAMNUS CALIFORNICA
'LEATHERLEAF'
COFFEEBERRY
SIZE: 5 GAL | QTY: TBD | WUCOLS: VERY LOW
- 10 SANSEVIERIA CYLINDRICA
SKYLINE SPEAR SANSEVIERIA
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 11 WESTRINGIA FRUTICOSA
'GREY BOX'
DWARF COAST ROSEMARY
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW

HARDSCAPE SCHEDULE

- A VEHICULAR PAVING TYPE 1:
CONCRETE WITH INTEGRAL
COLOR AND SAWCUT PATTERN
- B VEHICULAR PAVING TYPE 2:
PER CIVIL / ARCHITECT
- C PEDESTRIAN PAVING:
CONCRETE WITH INTEGRAL
COLOR AND SAWCUT PATTERN
- D PLANT POTS



ENLARGED LANDSCAPE PLAN

EXHIBIT A

MATCHLINE - SEE SHEET

CPC-2017-5423-VZC-HD-CUB-CUX-SPR

PAGE 32 OF 38



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F 323.210.7044
SALT-LA.COM



GARCIA, TONY

HILTON UNIVERSAL
CITY EXPANSION

555 UNIVERSAL HOLLYWOOD DRIVE
LOS ANGELES, CA 91608

▲	ISSUE	DATE	DESCRIPTION	BY	CHECK

PROJECT NUMBER: —

SHEET SCALE: —

DRAWN BY: XX

CHECKED BY: XX

ENLARGED
LANDSCAPE PLAN

L1.11

9/12/2024



Know what's below.
Call before you dig.

PLANTING SCHEDULE

- 1 ARBUTUS 'MARINA'
STRAWBERRY TREE
SIZE: 36" BOX | QTY: 3 | WUCOLS: LOW
- 2 PHOENIX DACTYLIFERA
DATE PALM
15' CLEAR TRUNK | QTY: 9 | WUCOLS: LOW
- 3 BOUGAINVILLEA 'JAMESWALKER'
BOUGAINVILLEA
SIZE: 15 GAL | QTY: TBD | WUCOLS: LOW
- 4 FURCRAEA FOETIDA
'MASON'S MIDSTIE'
FURCRAEA
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 5 LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 6 MYRSINE AFRICANA
AFRICAN BOXWOOD
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 7 WESTRINGIA FRUTICOSA
'GREY BOX'
DWARF COAST ROSEMARY
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW

HARDSCAPE SCHEDULE

- A VEHICULAR PAVING TYPE 2:
PER CIVIL / ARCHITECT
- B PEDESTRIAN PAVING:
CONCRETE WITH INTEGRAL
COLOR AND SAWCUT PATTERN
- C PLANT POTS



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CANDIA TAYLOR

**HILTON UNIVERSAL
CITY EXPANSION**

555 UNIVERSAL HOLLYWOOD DRIVE
LOS ANGELES, CA 91608

ISSUE	DATE	DESCRIPTION	BY	CHECK
▲				

PROJECT NUMBER: —

SHEET SCALE: —

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ENLARGED
LANDSCAPE PLAN

L1.12



ENLARGED LANDSCAPE PLAN

EXHIBIT A
CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 33 OF 38



9/12/2024

PLANTING SCHEDULE

- 1 *CERCIS OCCIDENTALIS*
WESTERN REDBUD
SIZE: 24" BOX | QTY: 18 | WUCOLS: VERY LOW
- 2 *MELALEUCA NESOPHILA*
PINK MELALEUCA
SIZE: 48" BOX | QTY: 1 | WUCOLS: LOW
- 3 *HETEROMELES ARBUTIFOLIA*
TOYON
SIZE: 36" BOX | QTY: 35 | WUCOLS: VERY LOW
OR
AFROCARPUS GRACILIOR
FERN PINE
SIZE: 36" BOX | QTY: 35 | WUCOLS: MODERATE
- 4 *BAMBOO MULTIPLEX*
CHINESE DWARF BAMBOO
SIZE: 15 GAL | QTY: TBD | WUCOLS: MODERATE
- 5 *DRACAENA DRACO*
DRAGON TREE
SIZE: 15 GAL | QTY: TBD | WUCOLS: VERY LOW
- 6 *RIBES VIBURNIFOLIUM*
'SPOONER'S MESA'
SANDIEGO EVERGREEN CURRANT
SIZE: 5 GAL | QTY: TBD | WUCOLS: VERY LOW
- 7 *SANSEVIERIA CYLINDRICA*
SKYLINE SPEAR SANSEVIERIA
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW
- 8 *BOUGAINVILLEA 'JAMES WALKER'*
BOUGAINVILLEA
SIZE: 15 GAL | QTY: TBD | WUCOLS: LOW
- 9 *OLEA EUROPAEA 'SWAN HILL'*
FRUITLESS OLIVE
SIZE: 36" BOX | QTY: 7 | WUCOLS: LOW
- 10 *LOMANDRA LONGIFOLIA*
'BREEZE'
DWARF MAT RUSH
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW

HARDSCAPE SCHEDULE

- A VEHICULAR PAVING TYPE 2:
PER CIVIL / ARCHITECT
- B PEDESTRIAN PAVING:
CONCRETE WITH INTEGRAL
COLOR AND SAWCUT PATTERN
- C DECORATIVE CRUSHED GRAVEL
- D WATER FEATURE
- E BUILT-IN PLANTERS
- F PLANT POTS
- G PATH ON GRADE



ENLARGED LANDSCAPE PLAN

EXHIBIT A
CPC-2017-5423-VZC-HD-CUB-CUX-SPR
PAGE 34 OF 38

SCALE: 1" = 10'
0 5 10 20 40

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CONTRACT NO.

**HILTON UNIVERSAL
CITY EXPANSION**

555 UNIVERSAL HOLLYWOOD DRIVE
LOS ANGELES, CA 91608

Δ	ISSUE	DATE	DESCRIPTION	BY	CHECK

PROJECT NUMBER: ---

SHEET SCALE: ---

DRAWN BY: XX

CHECKED BY: XX

ENLARGED
LANDSCAPE PLAN

L1.13

9/12/2024

PLANTING SCHEDULE

- 1 FICUS PUMILA
CREEPING FIG
SIZE: 1 GAL | QTY: TBD | WUCOLS: MODERATE
- 2 BOUGAINVILLEA 'JAMES WALKER'
BOUGAINVILLEA
SIZE: 15 GAL | QTY: TBD | WUCOLS: LOW
- 3 HETEROMELES ARBUTIFOLIA
TOYON
SIZE: 48" BOX | QTY: 15 | WUCOLS: VERY LOW
- 4 EXISTING TREES TO REMAIN

HARDSCAPE SCHEDULE

- A VEHICULAR PAVING TYPE 2:
PER CIVIL / ARCHITECT
- B PEDESTRIAN PAVING:
CONCRETE WITH INTEGRAL
COLOR AND SAW CUT PATTERN



ENLARGED LANDSCAPE PLAN



SALT LANDSCAPE ARCHITECTS
423 GIN LING WAY
LOS ANGELES, CA 90012
T 213.234.0057
F 323.210.7044
SALT-LA.COM



CORRECTIONS

HILTON UNIVERSAL
CITY EXPANSION

555 UNIVERSAL HOLLYWOOD DRIVE
LOS ANGELES, CA 91608

▲ ISSUE DATE DESCRIPTION BY CHECK

PROJECT NUMBER: —

SHEET SCALE: —

DRAWN BY: XX CHECKED BY: XX

ENLARGED
LANDSCAPE PLAN

L1.14

EXHIBIT A

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9/12/2024

PLANTING SCHEDULE

- ① *FICUS PUMILA*
CREEPING FIG
SIZE: 1 GAL | QTY: TBD | WUCOLS: MODERATE
- ② *BOUGAINVILLEA 'JAMES WALKER'*
BOUGAINVILLEA
SIZE: 15 GAL | QTY: TBD | WUCOLS: LOW
- ③ *HETEROMELES ARBUTIFOLIA*
TOYON
SIZE: 48" BOX | QTY: 17 | WUCOLS: VERY LOW
- ④ EXISTING TREES TO REMAIN

HARDSCAPE SCHEDULE

- A VEHICULAR PAVING TYPE 2:
PER CIVIL / ARCHITECT



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CONSTRUCTION

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ENLARGED
LANDSCAPE PLAN

L1.15

EXHIBIT A

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9/12/2024

PLANTING SCHEDULE



1 ARBUTUS 'MARINA'
STRAWBERRY TREE
SIZE: 36" BOX | QTY: 7 | WUCOLS: LOW



2 CERCIS OCCIDENTALIS
WESTERN REDBUD
SIZE: 24" BOX | QTY: 18 | WUCOLS: VERY LOW



3 HETEROMELES ARBUTIFOLIA
TOYON
SIZE: 36" BOX & 48" BOX | QTY: 67 | WUCOLS:
VERY LOW



AFROCARPUS GRACILIOR
FERN PINE
SIZE: 36" BOX & 48" BOX | QTY: 67 | WUCOLS:
MODERATE



4 MELALEUCA NESOPHILA
PINK MELALEUCA
SIZE: 48" BOX | QTY: 1 | WUCOLS: LOW



5 OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE
SIZE: 36" BOX | QTY: 14 | WUCOLS: LOW



6 PHOENIX DACTYLIFERA
DATE PALM
15' CLEAR TRUNK | QTY: 38 | WUCOLS: LOW



7 BAMBOO MULTIPLEX
CHINESE DWARF BAMBOO
SIZE: 15 GAL | QTY: TBD | WUCOLS: MODERATE



8 BOUGAINVILLEA 'JAMES WALKER'
BOUGAINVILLEA
SIZE: 15 GAL | QTY: TBD | WUCOLS: LOW



9 DRACAENA DRACO
DRAGON TREE
SIZE: 15 GAL | QTY: TBD | WUCOLS: VERY LOW



10 FICUS PUMILA
CREEPING FIG
SIZE: 1 GAL | QTY: TBD | WUCOLS: MODERATE



11 FURCRAEA FOETIDA
'MASON'S MIDSTIPE'
FURCRAEA
SIZE: 6 GAL | QTY: TBD | WUCOLS: LOW



12 LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW



13 MYRSINE AFRICANA
AFRICAN BOXWOOD
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW



14 RHAMNUS CALIFORNICA
'LEATHERLEAF'
COFFEEBERRY
SIZE: 5 GAL | QTY: TBD | WUCOLS: VERY LOW



15 RIBES VIBURNIFOLIUM
'SPOONER'S MESA'
SANDIEGO EVERGREEN CURRANT
SIZE: 5 GAL | QTY: TBD | WUCOLS: VERY LOW



16 SANSEVIERIA CYLINDRICA
SKYLINE SPEAR SANSEVIERIA
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW



17 WESTRINGIA FRUTICOSA 'GREY BOX'
DWARF COAST ROSEMARY
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW

HARDSCAPE SCHEDULE



A VEHICULAR PAVING TYPE 1:
CONCRETE WITH INTEGRAL
COLOR AND SAWCUT PATTERN

B VEHICULAR PAVING TYPE 2:
PER CIVIL / ARCHITECT

C PEDESTRIAN PAVING:
CONCRETE WITH INTEGRAL
COLOR AND SAWCUT PATTERN



D DECORATIVE CRUSHED GRAVEL



E WATER FEATURE



F MOVABLE PLANTERS



G PLANT POTS

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GROUND LEVEL
PLANTING AND
HARDSCAPE
SCHEDULES

L1.21

EXHIBIT A

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9/12/2024

PLANT SCHEDULE



1 OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE
SIZE: 36" BOX | QTY: 8 | WUCOLS: LOW



2 DRACAENA DRACO
DRAGON TREE
SIZE: 15 GAL | QTY: TBD | WUCOLS: VERY LOW



3 SANSEVIERIA CYLINDRICA
SKYLINE SPEAR SANSEVIERIA
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW



4 WESTRINGIA FRUTICOSA 'GREY BOX'
DWARF COAST ROSEMARY
SIZE: 5 GAL | QTY: TBD | WUCOLS: LOW



HARDSCAPE SCHEDULE



A CONCRETE PAVERS



B POOL AND SPA



C MOVABLE PLANTER



D CABANA



EXHIBIT A
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PAGE 38 OF 38

SCALE: 1" = 10'
0 5 10 20 40

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LEVEL 15 ROOF
PLAN AND PLANTING
AND HARDSCAPE
SCHEDULES

L1.31

9/12/2024