



Updated Entitlements Package for 5600 Hollywood Blvd - 08/05/22

PROJECT ADDRESS:	5600 Hollywood Boulevard, Hollywood, CA 90028
LEGAL DESCRIPTION:	APN: 5544026009
LAND USE:	High Density Residential - No Setback required per Specific Plan
REDEVELOPMENT PLAN:	High Residential
ZONING:	[Q]R5-2 and R4-2
PROJECT DESCRIPTION:	Proposed 14-story multi-residential building comprised of: 150 apartment units 1.5 stories subterranean parking 2.5 stories above-grade parking
STORIES PROPOSED:	14 Stories
BUILDING HEIGHT PROPOSED:	170'-0"
GROSS SQUARE FEET AREA:	302,495 SF
BUILDING CODE AREA:	306,015 SF
• Reference Sheet A203	
FAR AREA PROPOSED:	171,725 SF
LOT AREA (LAMC):	37,135 SF
GROSS ACRE (REDEVELOPMENT PLAN):	1.25 AC or 54,399 SF
FAR ALLOWED:	6.0 x 37,135 SF = 222,810 SF
FAR PROPOSED:	171,725 SF / 37,135 SF = 4.6
BASE DENSITY:	100 Units (54,399 SF / 80 DU/Acre) *Based on gross acres per Redevelopment Plan defines as the site area plus one half of any abutting street(s).
PROPOSED DENSITY:	150 Units (50% Density Bonus per AB2345)
AFFORDABLE UNITS:	15 Very Low Income Units (15% of Base Density)
DENSITY BONUS INCENTIVES:	<div>1. Incentive to permit 100 percent of the required open space to be located above the first habitable level in lieu of 75 percent (SNAP Section 9.D)</div> <div>2. Incentive to permit a 1,707 square foot publicly accessible plaza in lieu of 5,000 square feet to satisfy the SNAP’s alternative pedestrian throughway requirement (SNAP Section 9.G)</div> <div>3. Incentive to permit 22 percent transparent building elements (1,140 square feet) on the eastern ground floor façade along St. Andrews Place in lieu of 50 percent (2,603 square feet). Both North and South ground floor zones exceed the min. transparency requirement achieving 86% and 57% respectively (SNAP Development Standards and Design Guidelines Section V.6).</div>

PROPOSED UNIT MIX:

- "BMR" = Below Market Rate

Unit Count	% of Total Density	Area Range
1BR		
79	52.7%	700 SF ... 963 SF
10 BMR	6.6%	700 SF ... 963 SF
89	59.3%	
2BR		
50	33.3%	1021 SF ... 1246 SF
5 BMR	3.3%	1021 SF ... 1246 SF
55	36.6%	
2BR TH		
3	2%	1336 SF ... 1655 SF
3BR		
3	2%	1418 SF ... 1433 SF
TOTAL UNITS: 150	100%	

MIN PARKING REQUIRED:

- Per AB744 - site located 765' (0.15 mile) from Metro Wilshire-Western Red Line station.

Unit Type	Qty.	Car Parking Ratio	Car Parking Required
1BR	89	0.5 Space/Bedroom	44.5
2BR	58	0.5 Space/Bedroom	58
3BR	3	0.5 Space/Bedroom	4.5
Total	150		107

HKS

bowwest

MAX PARKING PERMITTED:	Unit Type	Qty.	Car Parking Ratio	Car Parking Permitted
• Per Vermont-Western SNAP	1BR (= 3HR)	89	1.5 Spaces	134
• "HR" = Habitable Room	2BR (> 3HR)	58	2 Spaces	116
	3BR (> 3HR)	3	2 Spaces	6
	Total Units	150	0.5 Guest Spaces/Unit	75
	Total Permitted Spaces			331

PARKING PROVIDED:	Floor	Standard	Compact	Tandem	Accessible	Future EV	Total
	O3	21	0	27	0	8	56
	O2	10	0	12	4	2	28
	O1	19	3	22	0	10	54
	B1	19	0	46	0	5	70
	Total	69	3	107	4	25	208

BICYCLE PARKING REQUIRED:	Required Long Term per SNAP	Required Short Term per LAMC	Total
• Long Term Spaces per SNAP - 0.5 per unit	75	10	85
• Short Term Spaces per LAMC §12.21 A.16.(a)(1)(i)			

BICYCLE PARKING PROVIDED:	Long Term	Short Term	Total
	76	15	91

OPEN SPACE REQUIRED:	Unit Type	Count	Per Unit	Required Usable O.S.
• Per LAMC §12.21 G	1BR	89	100 SF	8,900 SF
• See sheets A201 & A202	2BR	55	125 SF	6,875 SF
	2BR TH	3	125 SF	375 SF
	3BR	3	175 SF	525 SF
	Total	150		16,675 SF
	Name			Provided Private Open Space
	BALCONY			6,800 SF

Total Open Space is reduced by Private Open Space
16,675 SF - 6,800 SF = 9,875 SF

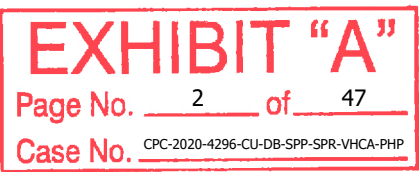
SNAP COMMON OPEN SPACE PROVIDED:	Level	Name	Provided Common Outdoor O.S.
• Per LAMC §12.21 G	LEVEL 7	SOCIAL TERRACE	2,145 SF
• Per Vermont-Western SNAP Development Standards and Guidelines	LEVEL 7	POOL DECK	2,773 SF
	LEVEL 11	COWORK DECK	773 SF
	LEVEL 14	ROOF TERRACE	2,340 SF
	Total		8,032 SF

SNAP INDOOR COMMON SPACE PROVIDED:	Level	Name	Provided Common Indoor O.S.
• Per Vermont-Western SNAP Development Standards and Guidelines	LEVEL 7	FITNESS	1,806 SF
	LEVEL 7	LOUNGE	774 SF
	LEVEL 11	COWORKING	1,153 SF
	LEVEL 14	LOUNGE	747 SF
	Total		4,480 SF

Indoor Amenity Space can count as 25% of req'd open space max.
9,875 SF x 0.25 = 2,468 SF

TOTAL USABLE OPEN SPACE PROVIDED: 6,800 SF + 8,032 SF + 2,468 SF = 17,300 SF

G000	Cover
G001	Project Information & Index
C1.01	Design Survey
A001	Site Plan
A002	Site Demo Plan
A101	Level B1 Floor Plan
A102	Level 1 Floor Plan
A103	Level 2 Floor Plan
A104	Level 3 Floor Plan
A105	Level 4 Floor Plan
A106	Levels 5-6 Floor Plan
A107	Level 7 Amenity Floor Plan
A108	Level 8-10 Floor Plan
A109	Level 11 Floor Plan
A110	Level 12 Floor Plan
A111	LEVEL 13 Floor Plan
A112	Level 14 Amenity Floor Plan
A113	Roof Plan
A201	SNAP Open Space Area Plans
A202	SNAP Open Space Area Plans
A203	Building Code Area Plans
A204	Shadow Studies - Spring Equinox
A205	Shadow Studies - Summer Solstice
A206	Shadow Studies - Fall Equinox
A207	Shadow Studies - Winter Solstice
A501	East Elevation - St. Andrews
A502	South Elevation - Carlton Way
A503	North Elevation - Hollywood Blvd.
A504	West Elevation
A505	SNAP Transparency Diagrams
A506	SNAP Entry Design
A601	North-South Building Section
A602	East-West Building Section
A701	Renderings
A702	Renderings
A703	Renderings
A704	Renderings
A705	Precast Panel Exhibit
A706	Exploded Axon
A707	Roof Articulation Exhibit
L1.0	Ground Level Landscape Schematic Plan
L3.0	4th Level Landscape Schematic Plan
L4.0	8th Level Landscape Schematic Plan
L6.0	11th Level Landscape Schematic Plan
L7.0	14th Level Landscape Schematic Plan
L8.0	Plant Palette Schedule
L10.0	Overall Irrigation Hyrdrozone Plan

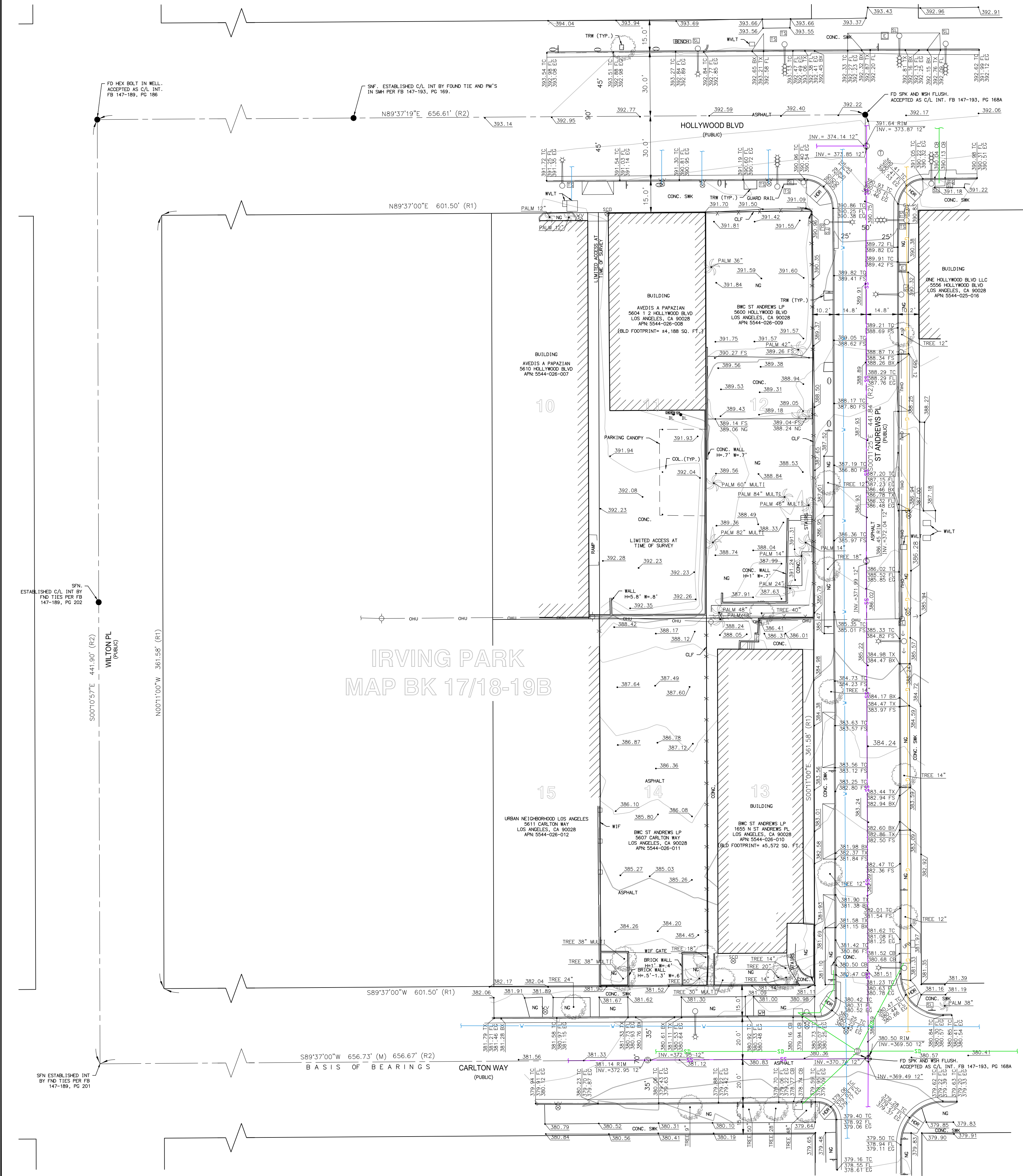


REVISED



VICINITY MAP

DESIGN SURVEY



COMMENTS

TITLE REPORT NO TITLE REPORT PROVIDED, NO EASEMENTS PLOTTED HEREON.
SITE ADDRESS 5600 HOLLYWOOD BOULEVARD, LOS ANGELES, CA
BASIS OF BEARINGS . . THE BEARING OF S89°37'00"W ALONG THE CENTERLINE OF CARLTON WAY AS SHOWN ON IRVING PARK TRACT AS RECORDED IN BOOK 17, PG. 18 & 19 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
APN 5544-026-008, 5544-026-009, 5544-026-010, AND 5544-026-011
BENCH MARK CITY OF LOS ANGELES BENCHMARK No. 12-21650
DESCRIPTION: CUT SPIKE IN W CURB WESTERN AVE 11FT N OF CARLTON WAY N END CB ELEVATION = 379.44' (NAVD 1988 - 2000 ADJUSTMENT)
FLOOD ZONE ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1610F EFFECTIVE DATE SEPTEMBER 26, 2008
LAND AREA GROSS (INCLUDING TO C/L) ± 56,418 SQ. FT. OR 1.30 ACRES
NET (LESS STREET R/W) ± 37,145 SQ. FT. OR 0.85 ACRES
DATE OF SURVEY . . OCTOBER 12TH AND 14TH 2019.
ZONING WITHIN ZONING AREA R-5, ZONING OF SITE FALLS UNDER THE JURISDICTION OF LOS ANGELES COUNTY AND ANY PROVISIONS AND REQUIREMENTS WITHIN. ZONING INFORMATION TAKEN FROM ZIMAS.

LINETYPES

	CENTERLINE
	CONC. LINE
	CHAINLINK FENCE
	WROUGHT IRON FENCE
	CURB FACE WITH BACK OF CURB (0.5' O/S)
	EDGE OF GUTTER
	GRADEBREAK
	OVERHEAD UTILITY LINES
	WALL
	BUILDING
	BUILDING OVERHANG
	COMMUNICATION LINE
	ELECTRICAL LINE
	STEAM LINE
	OVERHEAD UTILITY LINE
	SEWER LINE
	STORM DRAIN LINE
	WATER LINE

LEGEND

	AIR RELEASE VALVE		ELECTRIC CABINET
	AREA DRAIN (SQUARE)		ELECTRIC MANHOLE
	AREA DRAIN (CIRCLE)		ELECTRIC METER
	BACKFLOW PREVENTER		UTILITY POLE
	BOLLARD		ELECTRIC PULLBOX
	BENCHMARK		ROOF DRAIN
	BLOW-OFF VALVE		SEWER CLEAN OUT
	CURB DRAIN		SEWER MANHOLE
	CONTROL POINT		HANDICAP PARKING
	CABLE TV PULLBOX		SIGN
	COMMUNICATIONS PULLBOX		SPRINKLER
	ELECTRONIC TEST STATION		STORM DRAIN MANHOLE
	FIRE DEPARTMENT CONNECTION		STREET LIGHT
	FIRE HYDRANT		STREET LIGHT PULLBOX
	FLAG POLE		TELEPHONE BOX
	FIBER OPTIC PULLBOX		TELEPHONE CABINET
	GROUND LIGHT		TELEPHONE MANHOLE
	GAS MANHOLE		TRAFFIC PULLBOX
	GAS VALVE		TRAFFIC SIGNAL CABINET
	GAS METER		TRAFFIC SIGNAL
	GREASE INTERCEPTOR		TREE
	HOSE BIB		UNIDENTIFIED PULLBOX
	IRRIGATION CONTROL BOX		UNIDENTIFIED CABINET
	IRRIGATION CONTROL VALVE		UNIDENTIFIED CLEAN OUT
	AREA LIGHT		UNIDENTIFIED MANHOLE
	MAILBOX		UNIDENTIFIED CONTROL VALVE
	MONITORING WELL		VENT
	PALM		WATER MANHOLE
	PARKING METER		WATER METER
	POST INDICATOR VALVE		WATER VALVE
			RISER
			DETECTOR CHECK VALVE
			DRINKING FOUNTAIN

ABBREVIATIONS

AC	ASPHALT CONCRETE	CHU	OVERHEAD UTILITY WIRES
APR.	APRON	PLTR	PLANTER
AD	AREA DRAIN	ℙ	PROPERTY LINE
BFP	BACK FLOW PREVENTER	R/W	RIGHT-OF-WAY
BL	BOLLARD	RCF	REINFORCED CONC PIPE
BLD	BUILDING	RET. WALL	RETAINING WALL (CONCRETE)
BW	BACK OF WALK	SCO	SEWER CLEANOUT
BX	CURB TRANSITION BOTTOM	SD	STORM DRAIN
℄	CENTERLINE	SDMH	STORM DRAIN MANHOLE
CATV	CABLE TV	SLPB	STREET LIGHT PULLBOX
CD	CURB DRAIN	SS	SANITARY SEWER
CB	CATCH BASIN	SSMH	SANITARY SEWER MANHOLE
CLF	CHAIN LINK FENCE	SWK	SIDEWALK
CMP	CORRUGATED METAL PIPE	TC	TOP OF CURB
COL.	COLUMN	TOP	TOP OF SLOPE
COM.	COMMUNICATIONS	TOE	TOE OF SLOPE
CONC.	CONCRETE	TG	TOP OF GRATE
COR	CORNER	TRW	TREE WELL
DWY	DRIVEWAY APRON	TS	TRAFFIC SIGNAL
DIA	DIAMETER	TSCB	TRAFFIC SIGNAL CABINET
DR	DOOR	TX	CURB TRANSITION TOP
EG	EDGE OF GUTTER	TPB	TRAFFIC PULLBOX
ELEV.	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	UNK	UNKNOWN
ELP	ELECTRICAL PANEL	UPB	UNKNOWN PULLBOX
ELV	ELECTRICAL VAULT	VLT	VAULT
EPB	ELECTRICAL PULLBOX	WIF	WROUGHT IRON FENCE
EOC	EDGE OF CONCRETE	WL	WALL
FDC	FIRE DEPARTMENT CONNECTION	WVLT	WATER VAULT
FF	FINISHED FLOOR	WV	WATER VALVE
FL	FLOW LINE	WDF	WOOD FENCE
FS	FINISHED SURFACE (HARDSCAPE)	YMR	TRANSFORMER
GB	GRADE BREAK	N	NORTHERLY
GI MH	GREASE INTERCEPTOR MANHOLE	S	SOUTHERLY
GV	GAS VALVE	E	EASTERLY
HCR	HANDICAP RAMP	W	WESTERLY
HT	HEIGHT	(M)	MEASURED
INV	INVERT OF PIPE	(R#)	RECORD
LA	LANDSCAPE AREA		
MH	MANHOLE		

UTILITIES NOTE

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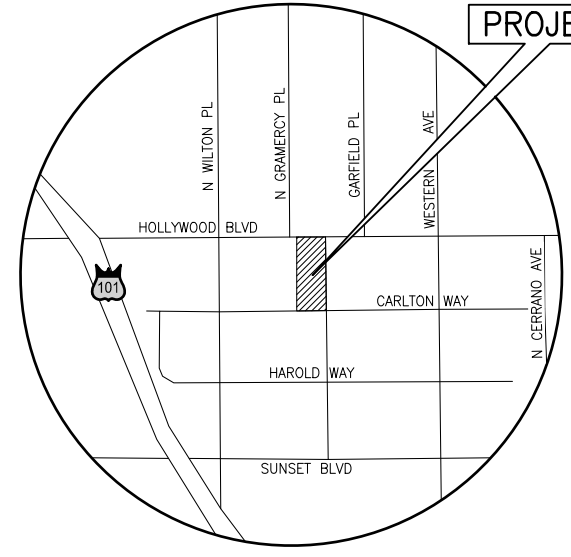
REFERENCES

- R1 IRVING PARK TRACT BK. 17, PG. 18-19
R2 TRACT MAP NO.66205 BK.1365, PG. 28

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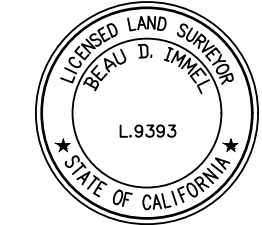
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beau.immel@kpff.com



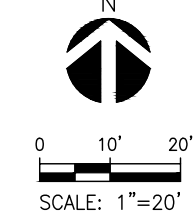
VICINITY MAP
(NOT TO SCALE)

EXHIBIT "A"
Page No. 3 of 47
Case No. CPC-2020-1036-CJ-DB-SPR-SPR-WCA-PHP

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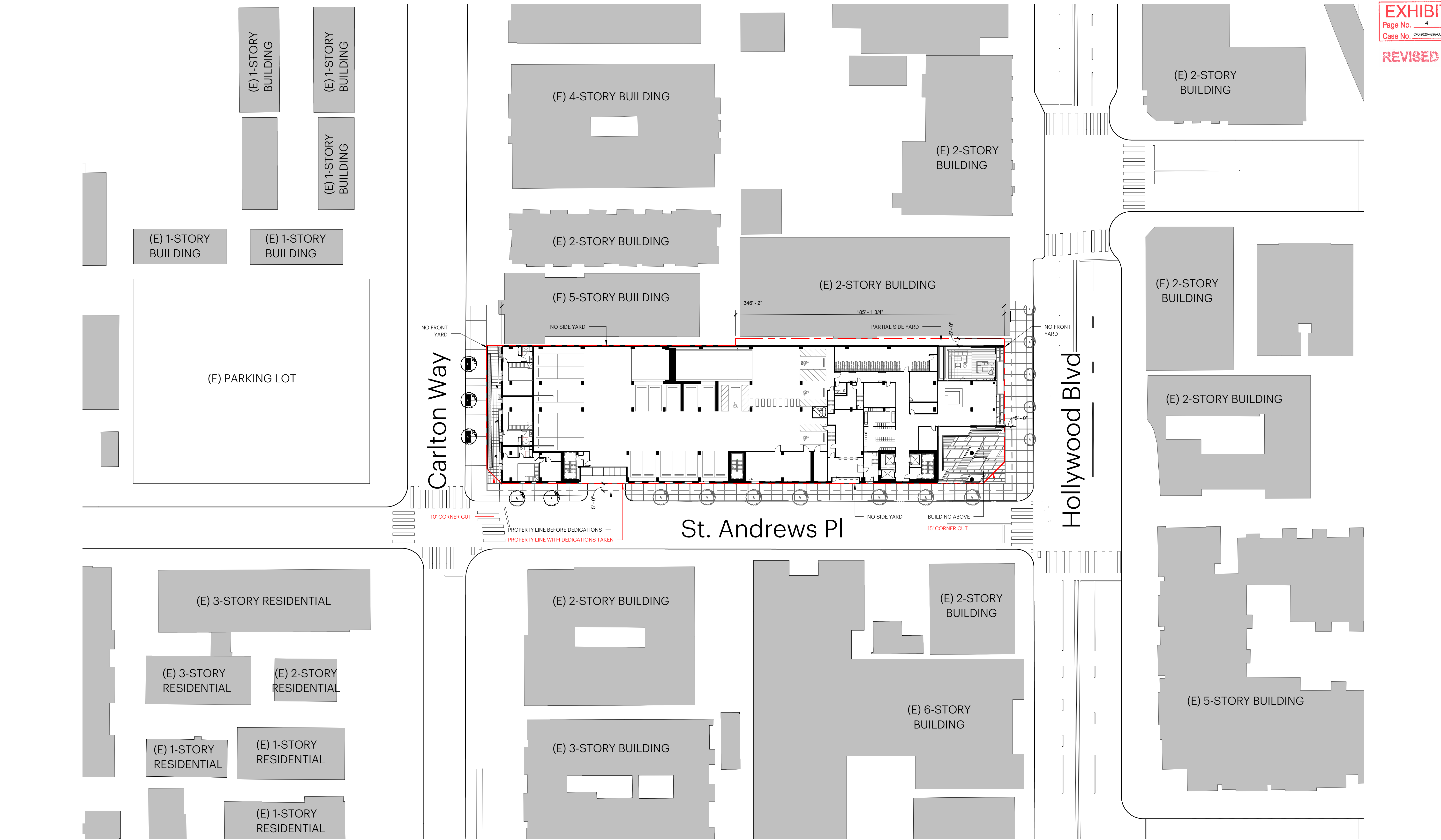
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F: 213.498.4000
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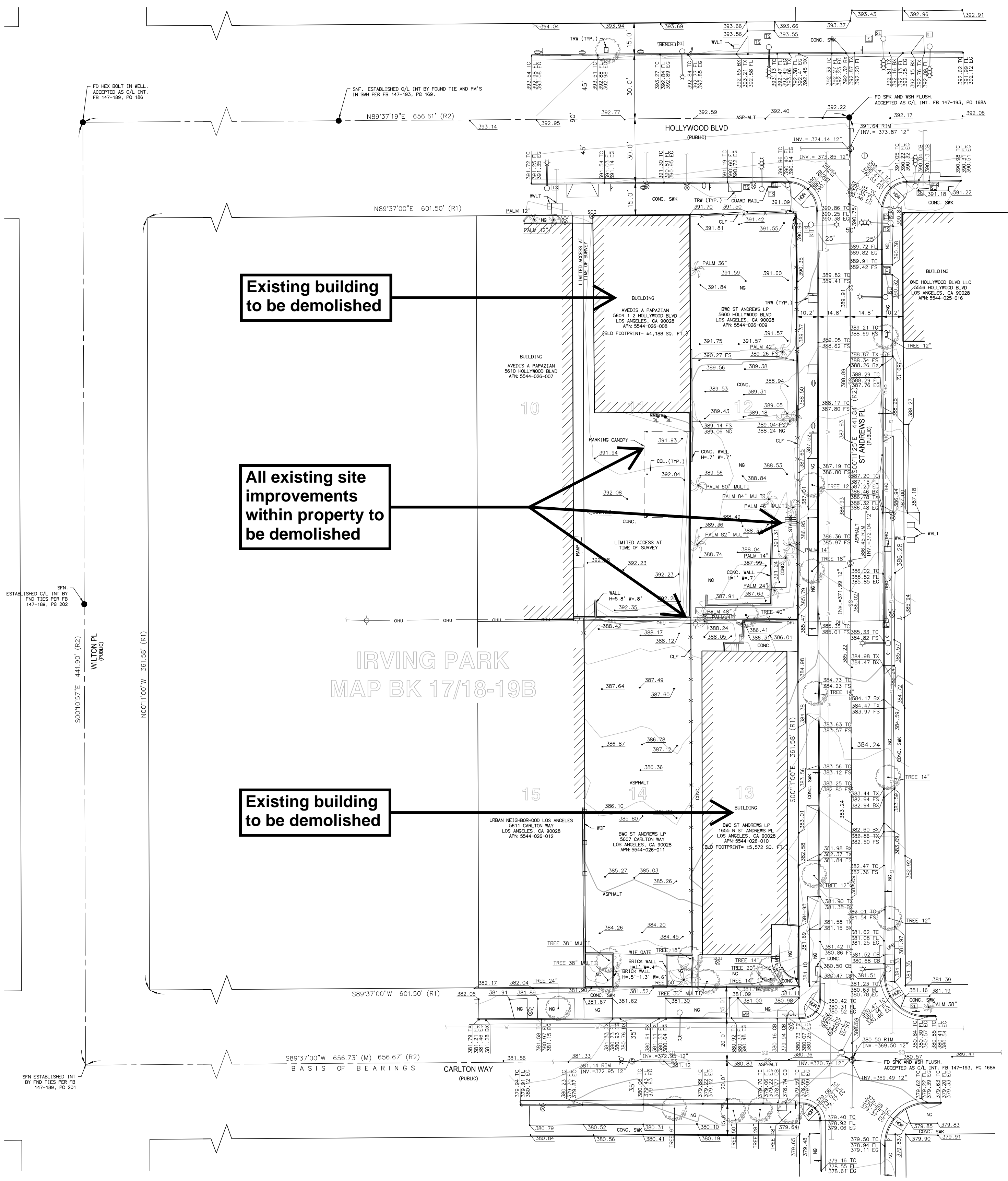
NO.	DATE	REVISIONS
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4		
3		
2		
1		

PROJECT #	1900785
DATE PREPARED	10/30/2019
DRAWN BY	NL
CHECKED BY	BI

5600 HOLLYWOOD BOULEVARD
PREPARED FOR:
JONATHAN BENSICK
10880 WILSHIRE BOULEVARD, SUITE 1800
LOS ANGELES, CA. 90024



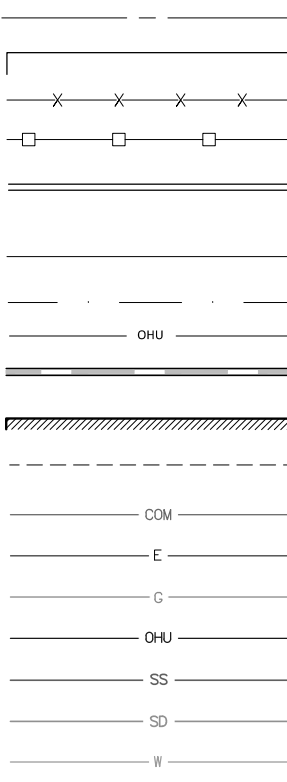
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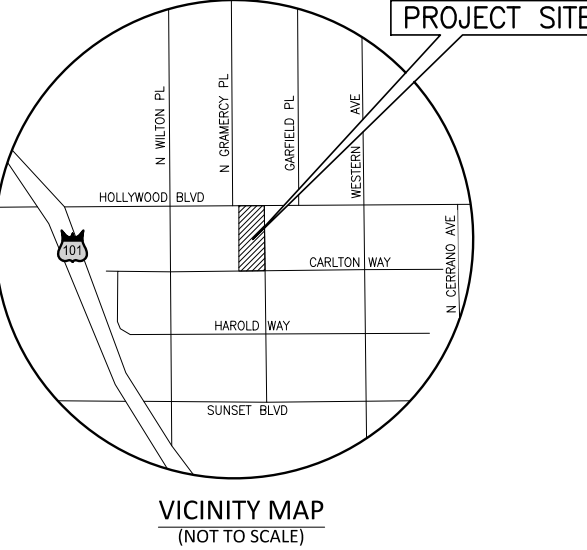
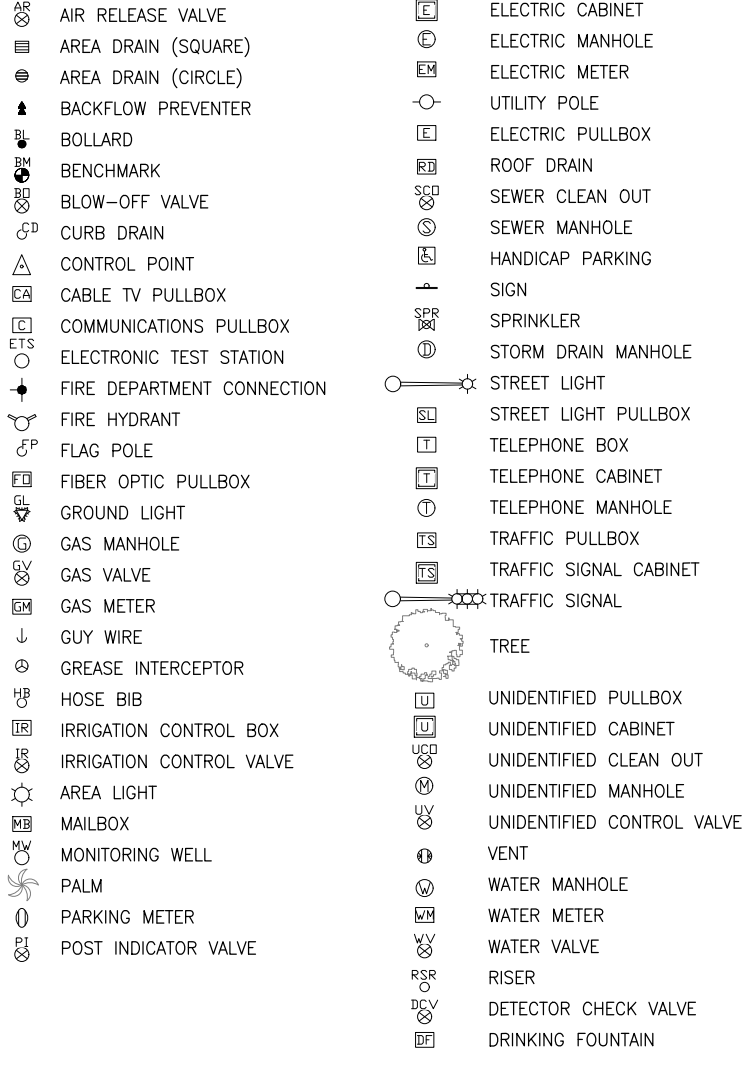
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LINETYPES



LEGEND



ABBREVIATIONS

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COL.	COLUMN	TOP	TOP OF SLOPE
COM.	COMMUNICATIONS	TOE	TOE OF SLOPE
CONC.	CONCRETE	TG	TOP OF GRATE
COR	CORNER	TRW	TREE WELL
DWY	DRIVEWAY APRON	TS	TRAFFIC SIGNAL
DIA	DIAMETER	TSCB	TRAFFIC SIGNAL CABINET
DR	DOOR	TX	CURB TRANSITION TOP
EG	EDGE OF GUTTER	TPB	TRAFFIC PULLBOX
ELEV	ELEVATION	TYP.	TYPICAL
ELEC.	ELECTRICAL	UNK	UNKNOWN
ELP	ELECTRICAL PANEL	UPB	UNKNOWN PULLBOX
ELV	ELECTRICAL VAULT	VLT	VAULT
EPB	ELECTRICAL PULLBOX	WIF	WROUGHT IRON FENCE
EOC	EDGE OF CONCRETE	WL	WALL
FDC	FIRE DEPARTMENT CONNECTION	WWLT	WATER VAULT
FF	FINISHED FLOOR	WV	WATER VALVE
FL	FLOW LINE	WDF	WOOD FENCE
FS	FINISHED SURFACE (HARDSCAPE)	XMR	TRANSFORMER
GB	GRADE BREAK	N	NORTHERLY
GI MH	GREASE INTERCEPTOR MANHOLE	S	SOUTHERLY
GV	GAS VALVE	E	EASTERLY
HCR	HANDICAP RAMP	W	WESTERLY
HT	HEIGHT	(M)	MEASURED
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LA	LANDSCAPE AREA		
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- R2 TRACT MAP NO.66205 BK.1365, PG. 28

EXHIBIT "A"
Page No. 5 of 47
Case No. CPC 2020-0296-CU-DB-SPP-SPP-WICA-RIP

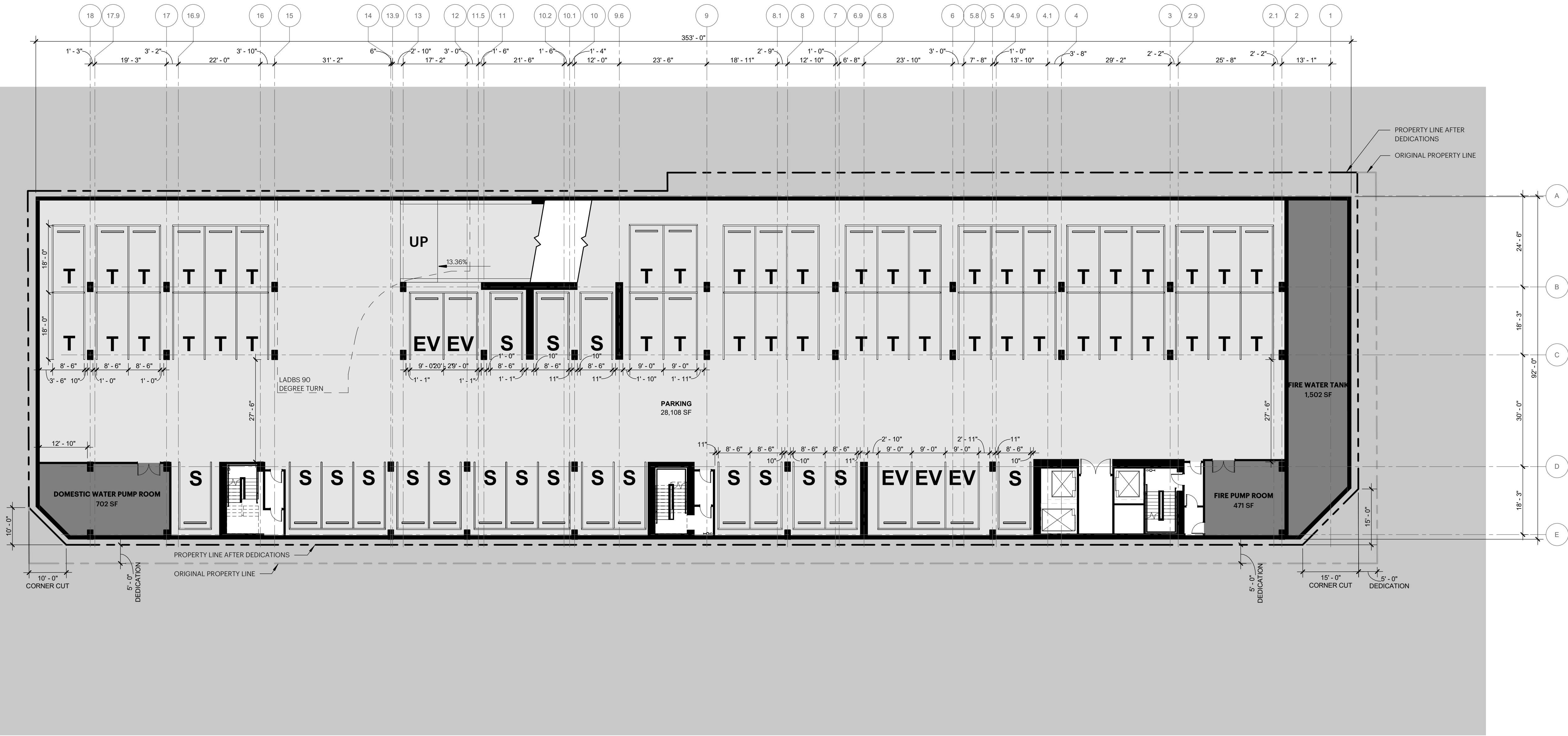
REVISED

REVISED

Level B1 Breakdown

Parking Type	Parking Count
FUTURE EV	5
STANDARD	19
TANDEM	46
Total	70

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

Level 1 Breakdown

Parking Type	Parking Count	Unit Type	Count	Area Range
COMPACT	3	2BR TH	3	1,623 SF ... 1,699 SF
FUTURE EV	10			
STANDARD	19			
TANDEM	22			
Total	54	Total	3	

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



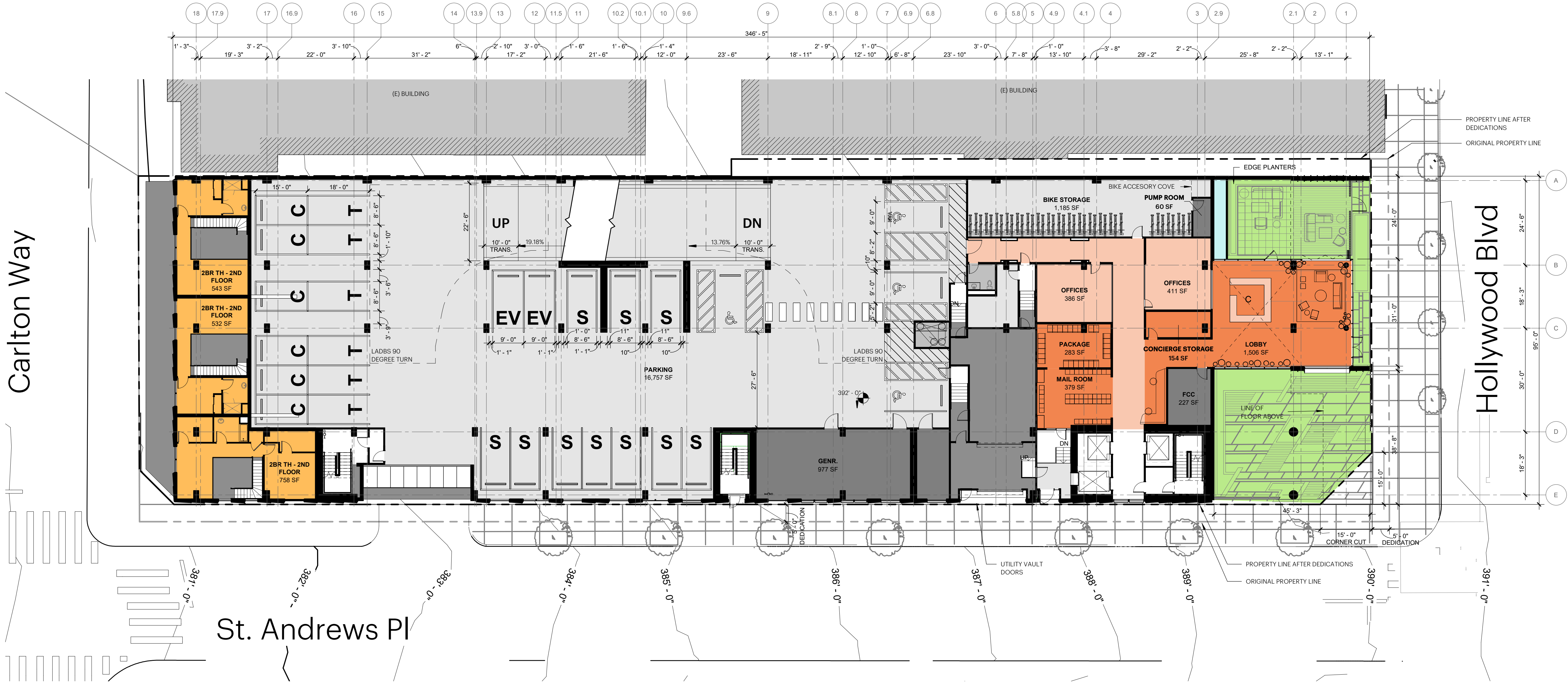
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Level 2 Breakdown

Parking Type	Parking Count
ACCESSIBLE	4
FUTURE EV	2
STANDARD	10
TANDEM	12
Total	28

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



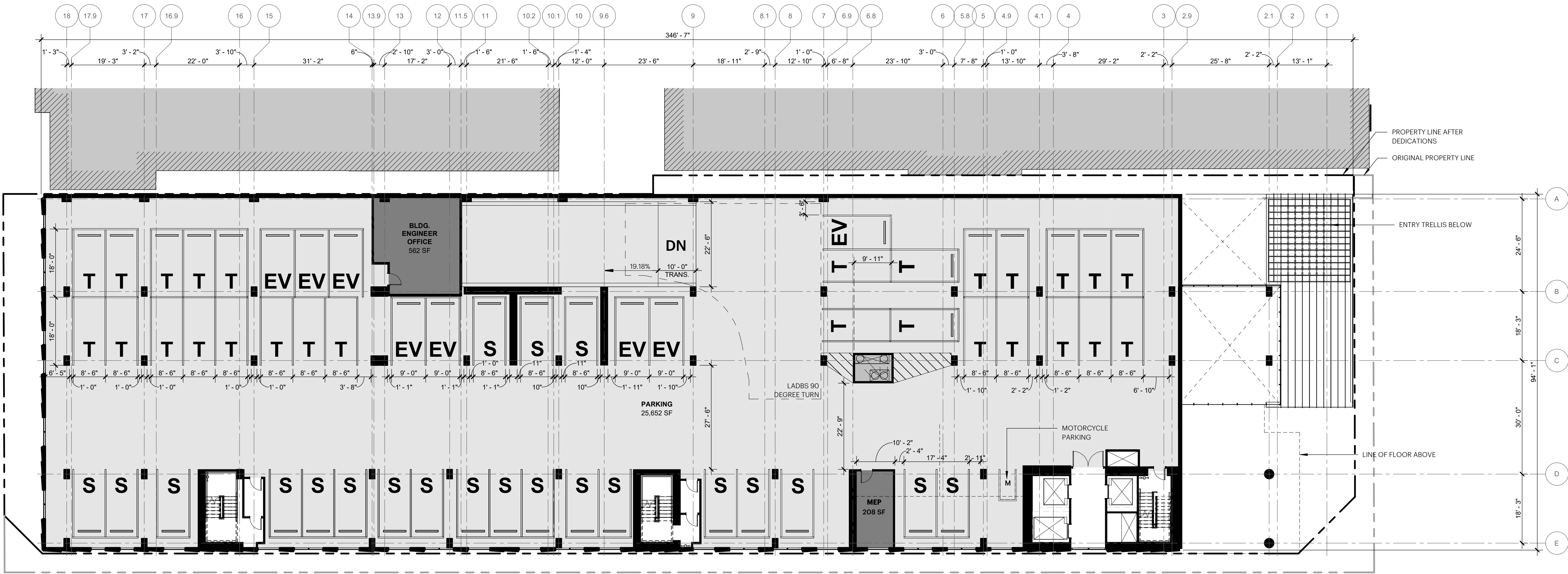
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NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

Level 3 Breakdown

Parking Type	Parking Count
FUTURE EV	8
STANDARD	21
TANDEM	27
Total	56

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

Level 4 Breakdown

Unit Type	Count	Area Range
1BR	15	700 SF ... 817 SF
2BR	6	1,021 SF ... 1,204 SF
Total	21	

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

Levels 5-6 Breakdown

Unit Type	Count	Area Range
1BR	11/FLOOR	700 SF ... 786 SF
2BR	9/FLOOR	1,021 SF ... 1,204 SF
Total	40	

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED

Level 7 Breakdown

Unit Type	Count	Area Range
1BR	9	700 SF ... 786 SF
2BR	3	1,021 SF ... 1,204 SF
Total	12	

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

Level 8-10 Breakdown

Unit Type	Count	Area Range
1BR	10/FLOOR	700 SF ... 817 SF
2BR	5/FLOOR	1,021 SF ... 1,204 SF
Total	45	

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



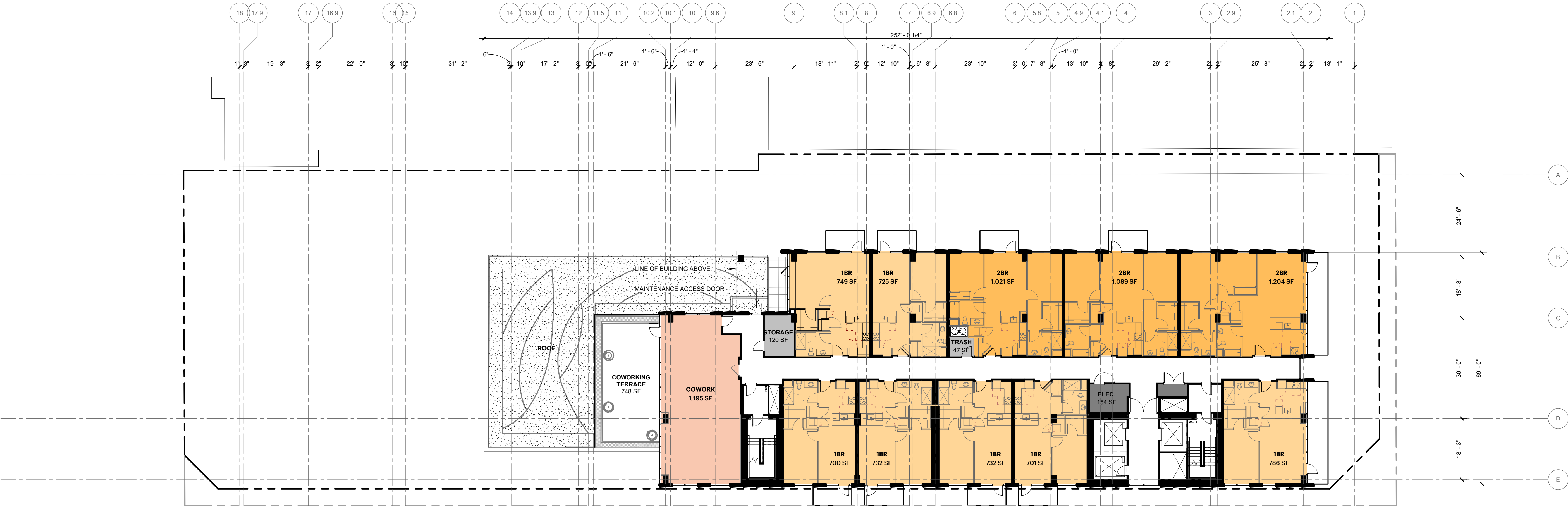
Levels 11 Breakdown

Unit Type	Count	Area Range
1BR	7	700 SF ... 872 SF
2BR	3	1,021 SF ... 1,204 SF
Total	10	

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

REVISED

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH

Level 12 Breakdown

Unit Type	Count	Area Range
1BR	4/FLOOR	700 SF ... 786 SF
2BR	5/FLOOR	1,021 SF ... 1,247 SF
3BR	1/FLOOR	1,418 SF
Total	10	



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH

Level 13 Breakdown

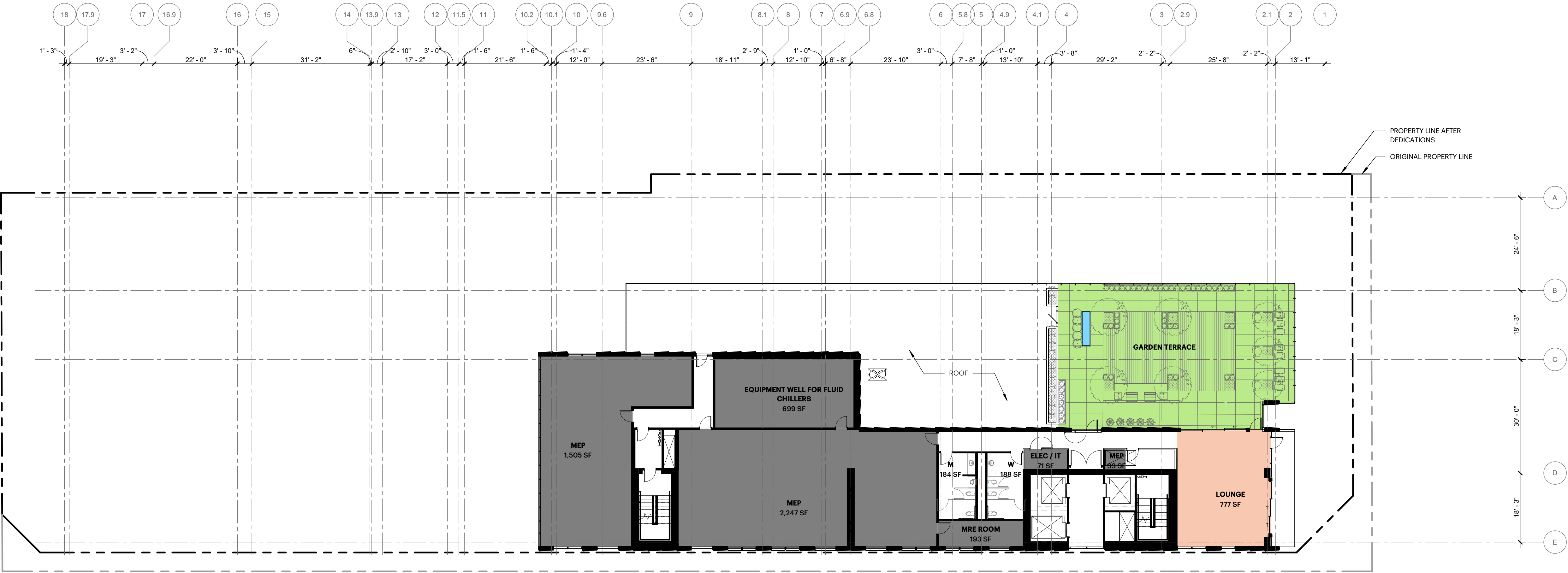
Unit Type	Count	Area Range
1BR	2/FLOOR	725 SF ... 786 SF
2BR	5/FLOOR	1,021 SF ... 1,246 SF
3BR	2/FLOOR	1,418 SF ... 1,433 SF
Total	9	



REVISED

NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

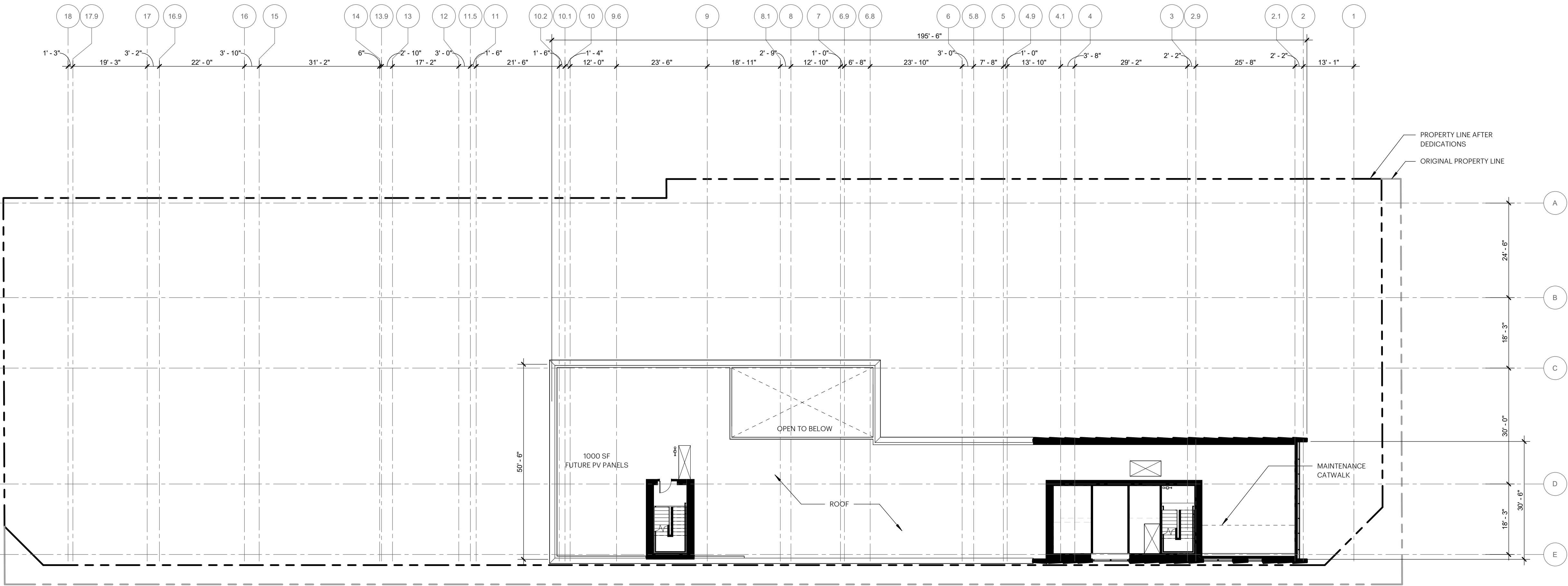
- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



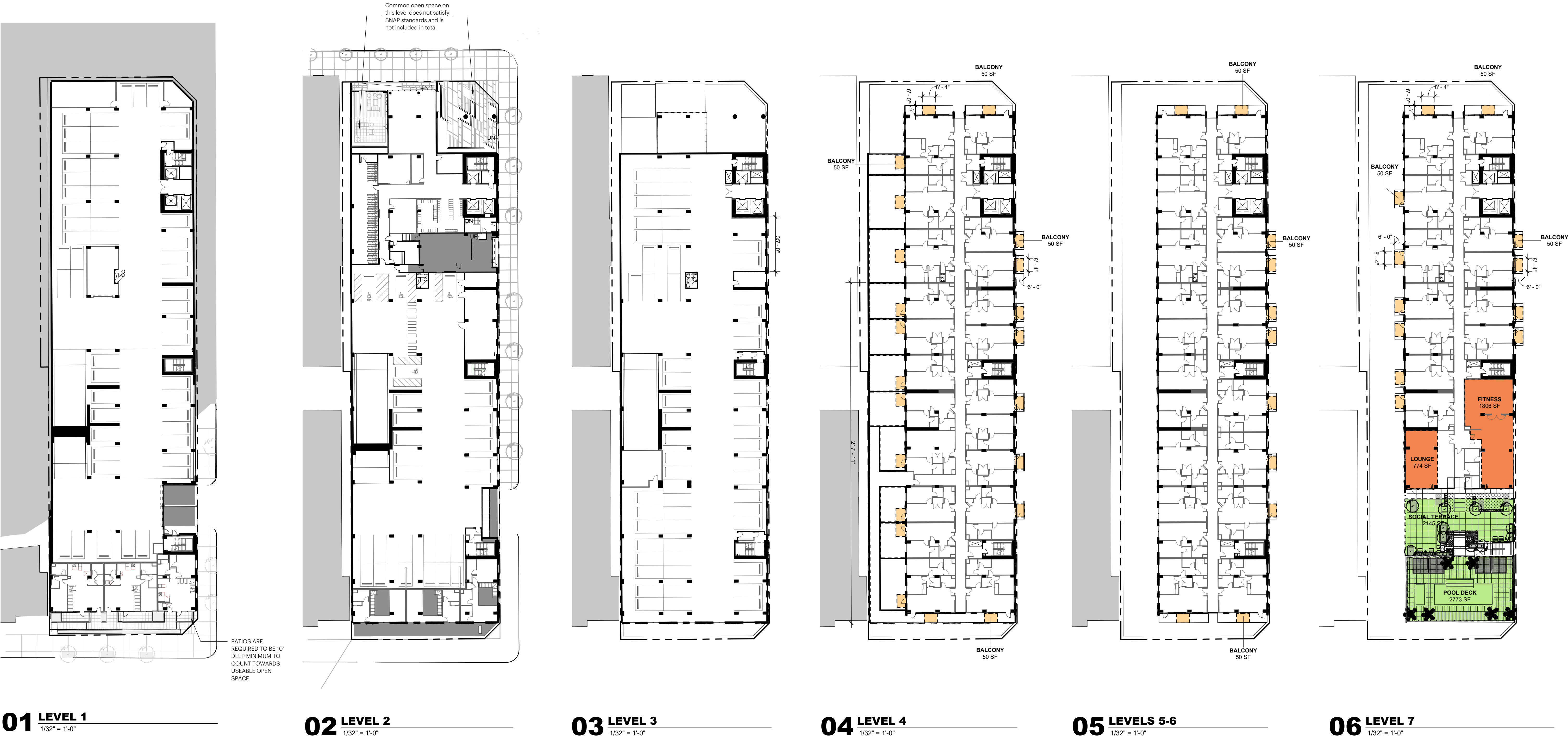
NOTE: Reference A201-A202 for Vermont-Western SNAP compliant Open Spaces

REVISED

- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED



Note: Usable Open Space and Common Open Space defined by Vermont-Western SNAP Design Guidelines.

REVISED

Unit Type	Count	Per Unit	Required Usable O.S.
1BR	89	100 SF	8,900 SF
2BR	55	125 SF	6,875 SF
2BR TH	3	125 SF	375 SF
3BR	3	175 SF	525 SF
Total	150		16,675 SF

Per SNAP Guidelines §V.2, Required Usable Open Space may be reduced "directly commensurate with the amount of private open space provided."

Level	Name	Provided Private O.S.
LEVEL 4	BALCONY	1,100 SF
LEVEL 5	BALCONY	550 SF
LEVEL 6	BALCONY	550 SF
LEVEL 7	BALCONY	600 SF
LEVEL 8	BALCONY	750 SF
LEVEL 9	BALCONY	750 SF
LEVEL 10	BALCONY	750 SF
LEVEL 11	BALCONY	550 SF
LEVEL 12	BALCONY	600 SF
LEVEL 13	BALCONY	600 SF
Total		6,800 SF

Grand Total Required Open Space (Required O.S. - Private O.S.) 9,875 SF

Level	Name	Provided Common Outdoor O.S.
LEVEL 7	SOCIAL TERRACE	2,145 SF
LEVEL 7	POOL DECK	2,773 SF
LEVEL 11	COWORK DECK	773 SF
LEVEL 14	ROOF TERRACE	2,340 SF
Total		8,032 SF

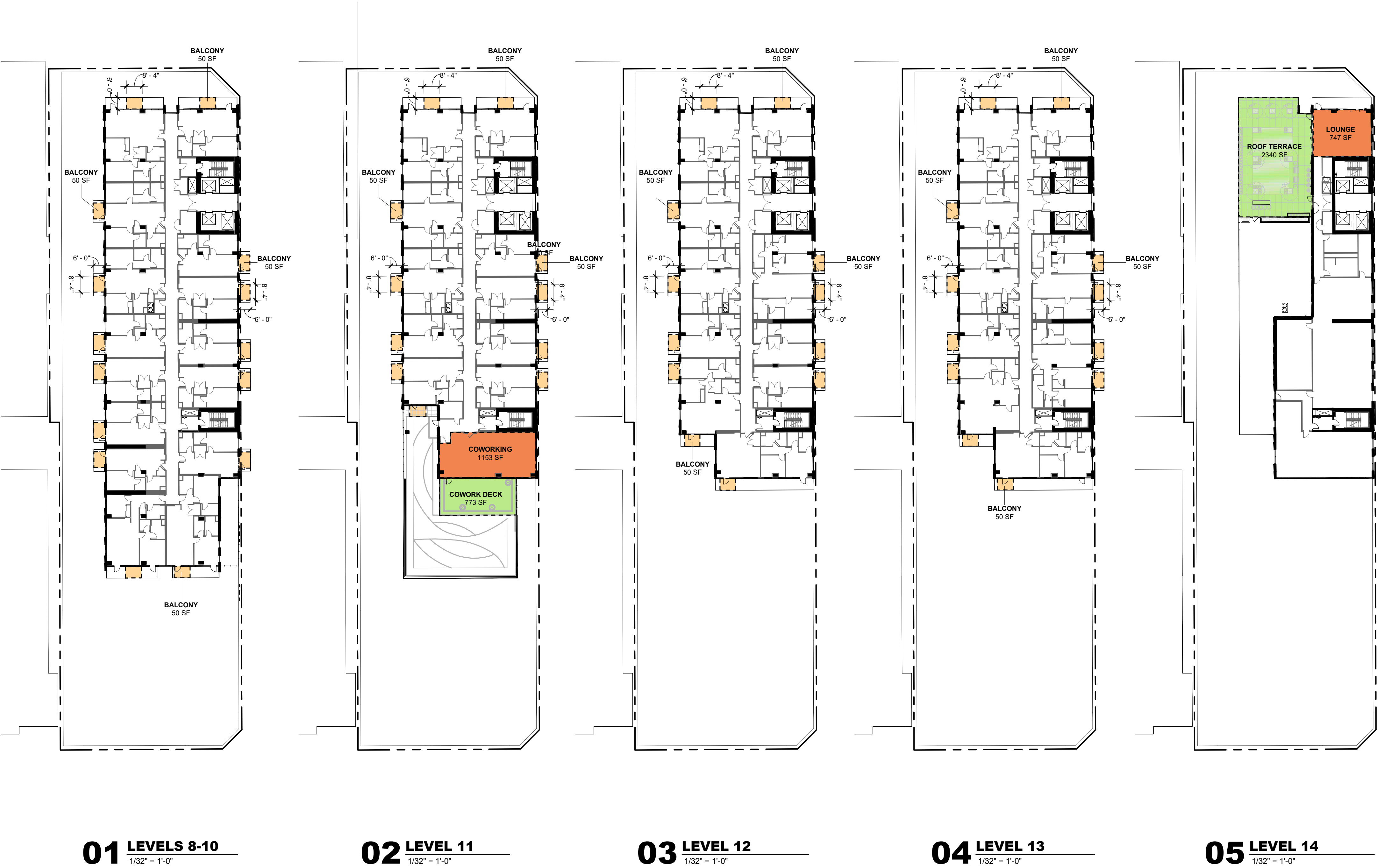
Level	Name	Provided Common Indoor O.S.
LEVEL 7	FITNESS	1,806 SF
LEVEL 7	LOUNGE	774 SF
LEVEL 11	COWORKING	1,153 SF
LEVEL 14	LOUNGE	747 SF
Total		4,480 SF

Indoor Common Space (Max 25% of required Open Space per LAMC §12.21 G) 2,468 SF

Grand Total Provided Common O.S. 12,512 SF

Required Planted Area (25% of required Common Open Space per LAMC §12.21 G) 1,564 SF

Total Provided Planted Area 1,570 SF

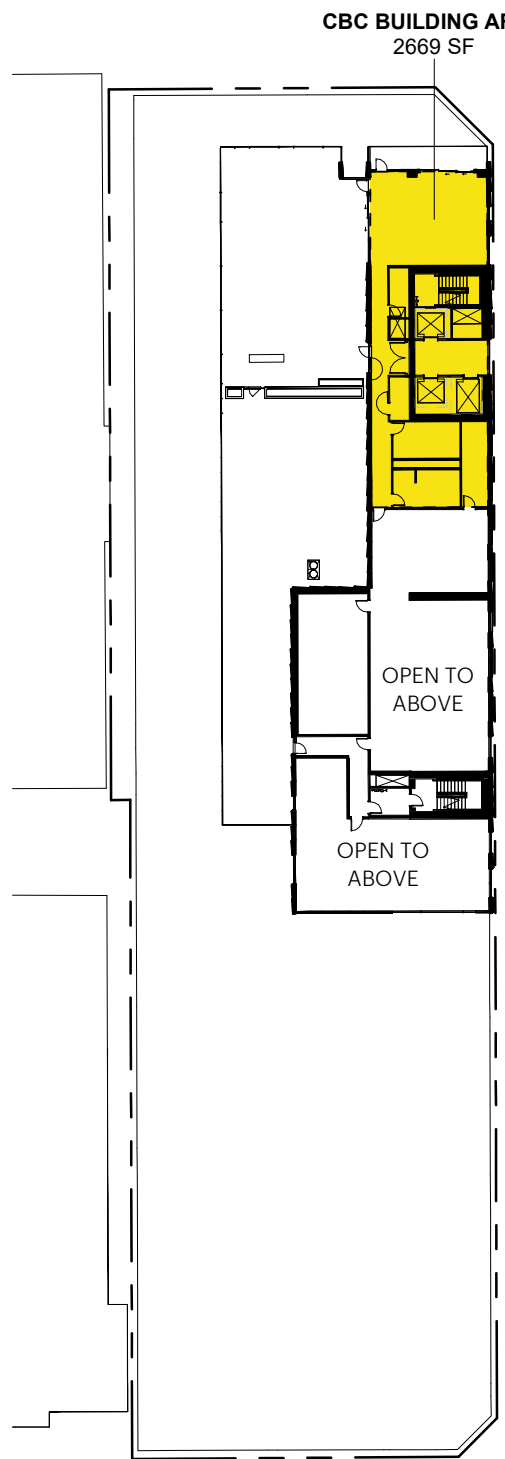


California Building Code (2019) §202 - Definiti

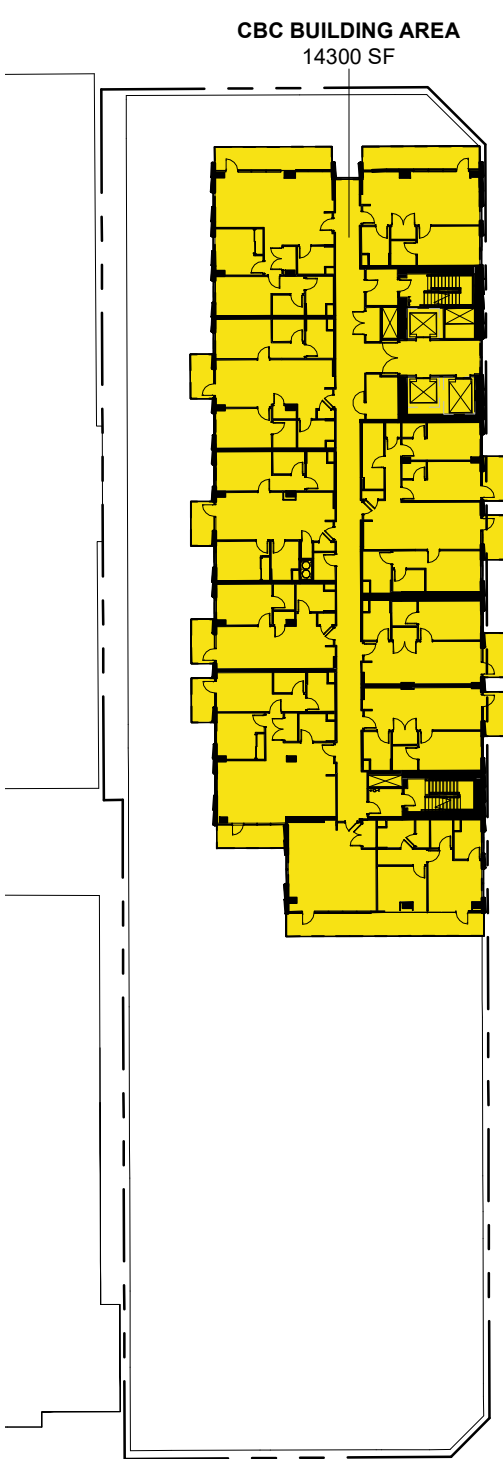
AREA, BUILDING - The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

REVISED

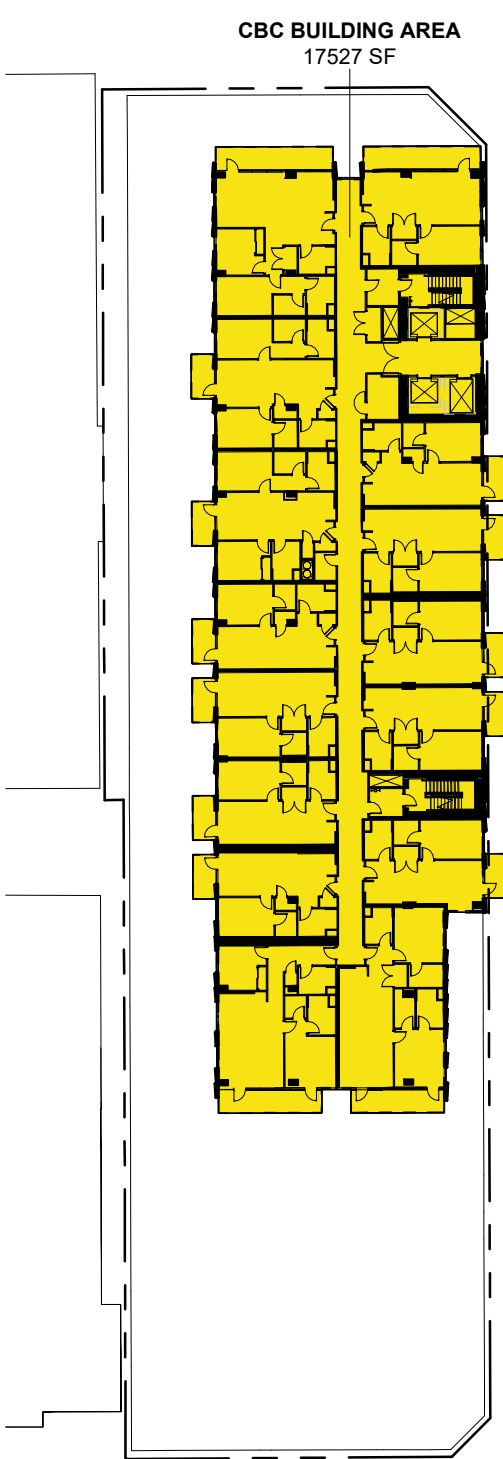
Level	Area
LEVEL 14	2,669 SF
LEVEL 13	14,300 SF
LEVEL 12	14,300 SF
LEVEL 11	14,015 SF
LEVEL 10	17,527 SF
LEVEL 9	17,527 SF
LEVEL 8	17,999 SF
LEVEL 7	18,074 SF
LEVEL 6	23,242 SF
LEVEL 5	23,242 SF
LEVEL 4	23,242 SF
LEVEL 3	27,688 SF
LEVEL 2	30,064 SF
LEVEL 1	30,652 SF
LEVEL B1	31,471 SF
Total	306,015 SF



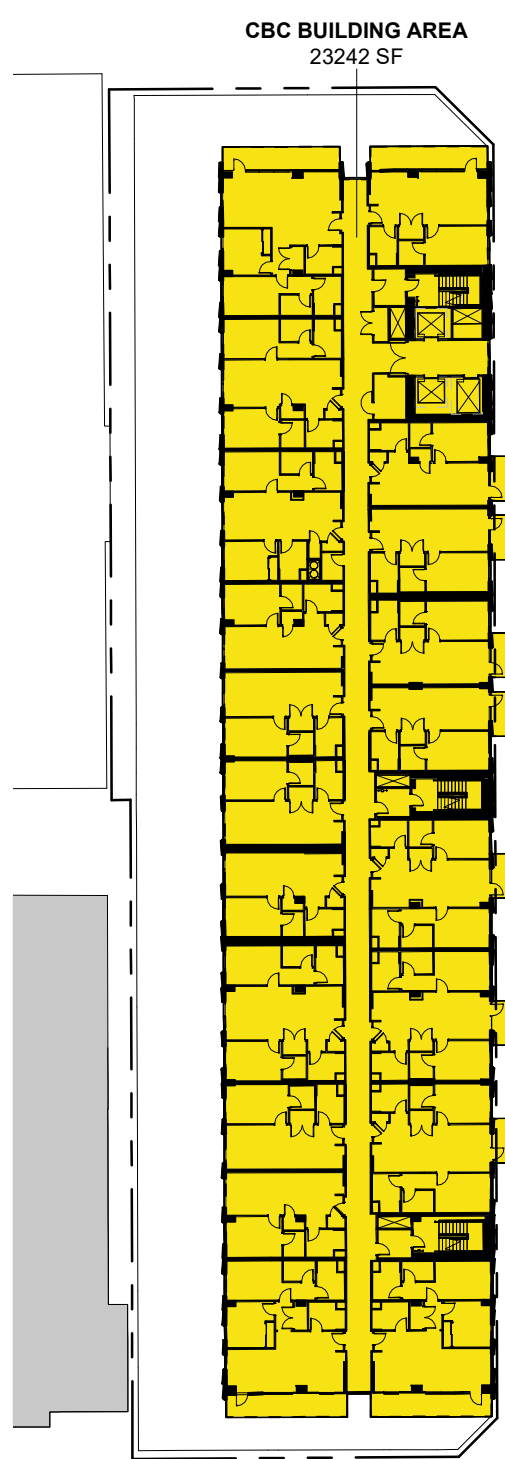
12 LEVELS 14
1" = 50'-0"



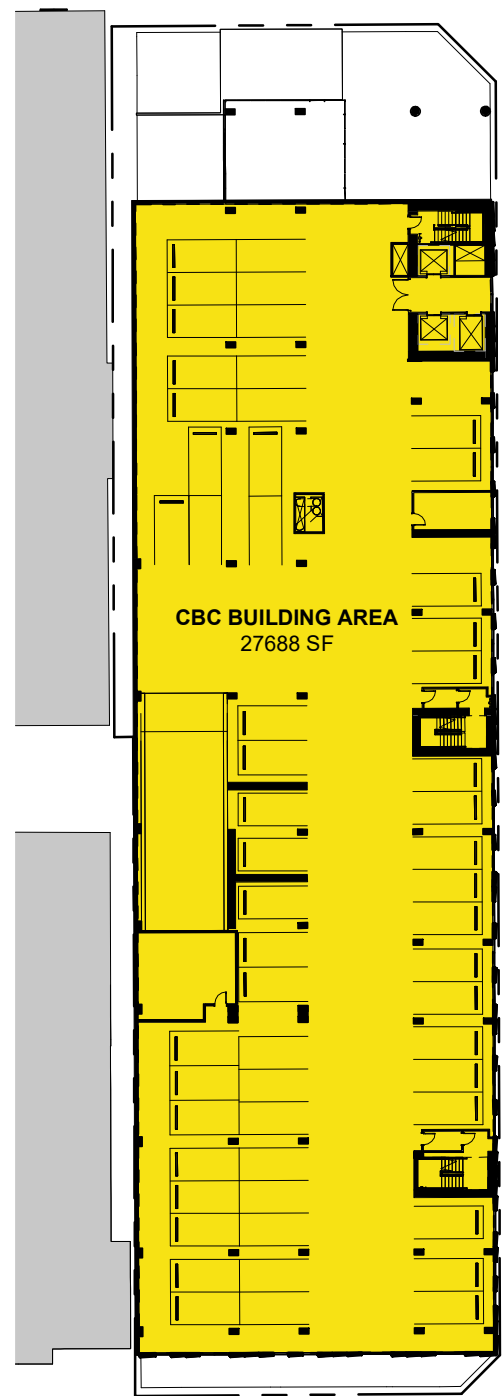
10 LEVEL 12
1" = 50'-0"



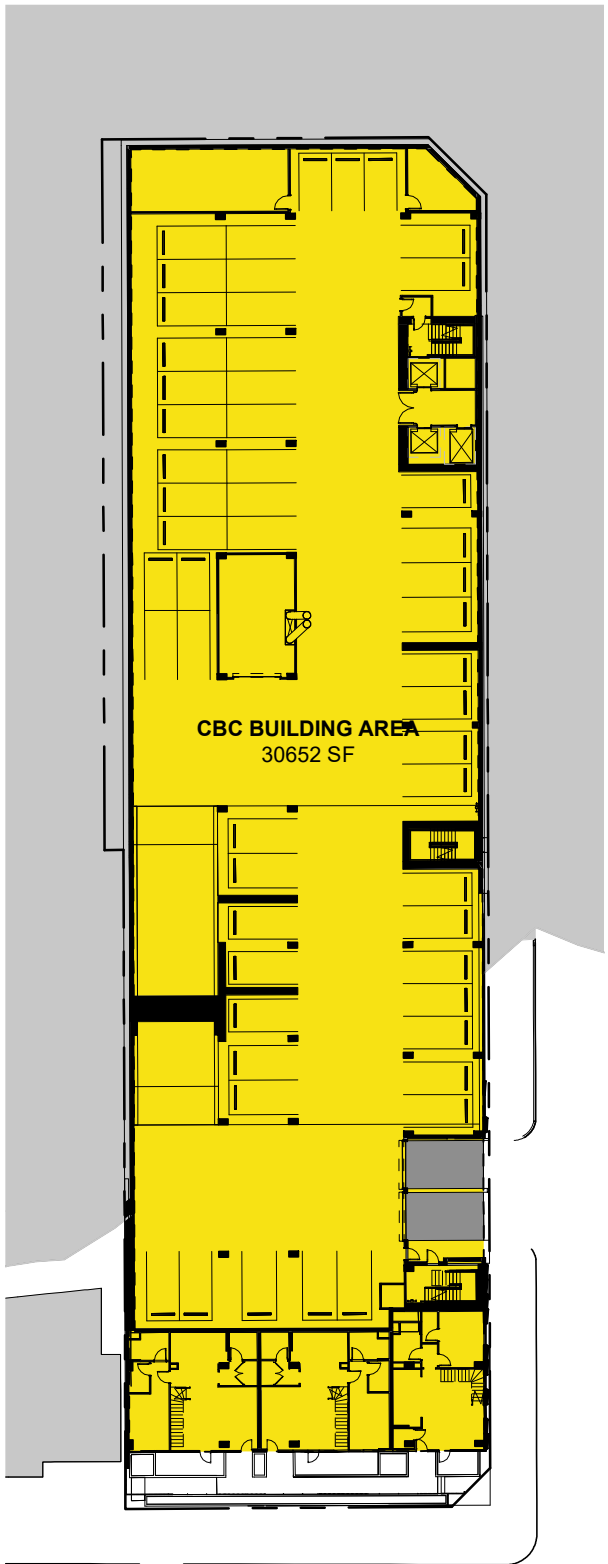
08 LEVELS 8-10
1" = 50'-0"



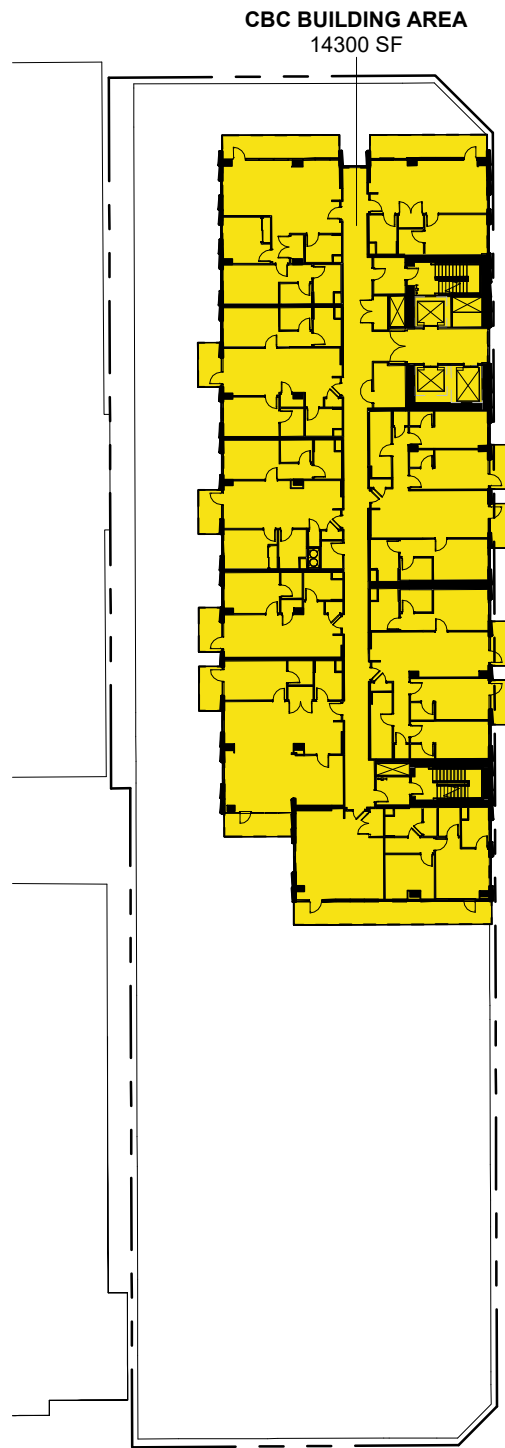
06 LEVELS 5-6
1" = 50'-0"



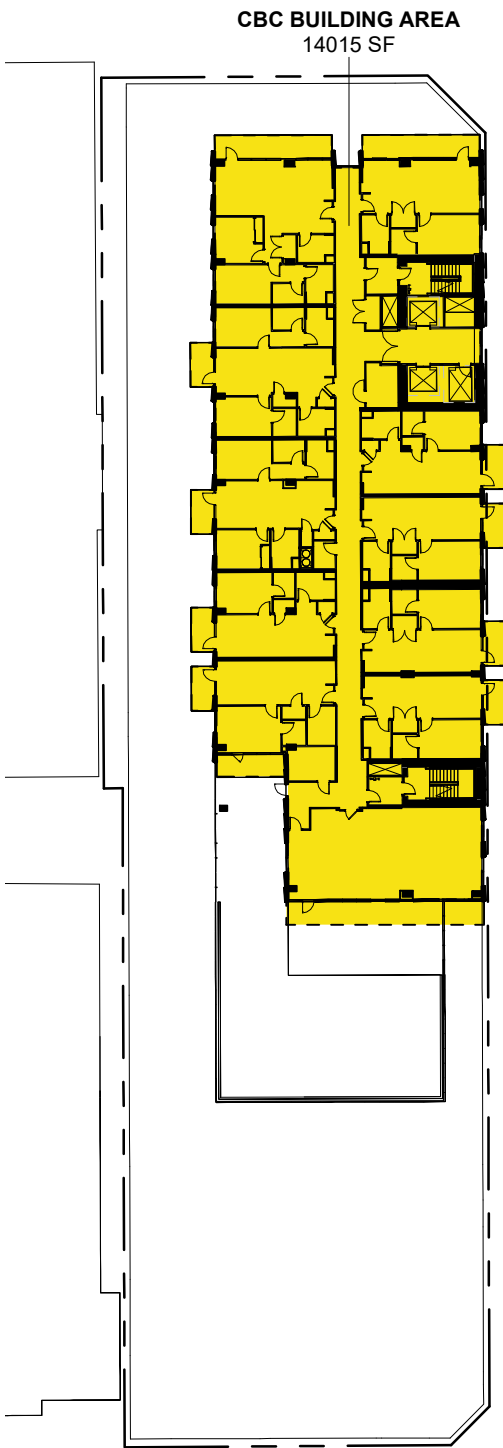
04 LEVEL 3
1" = 50'-0"



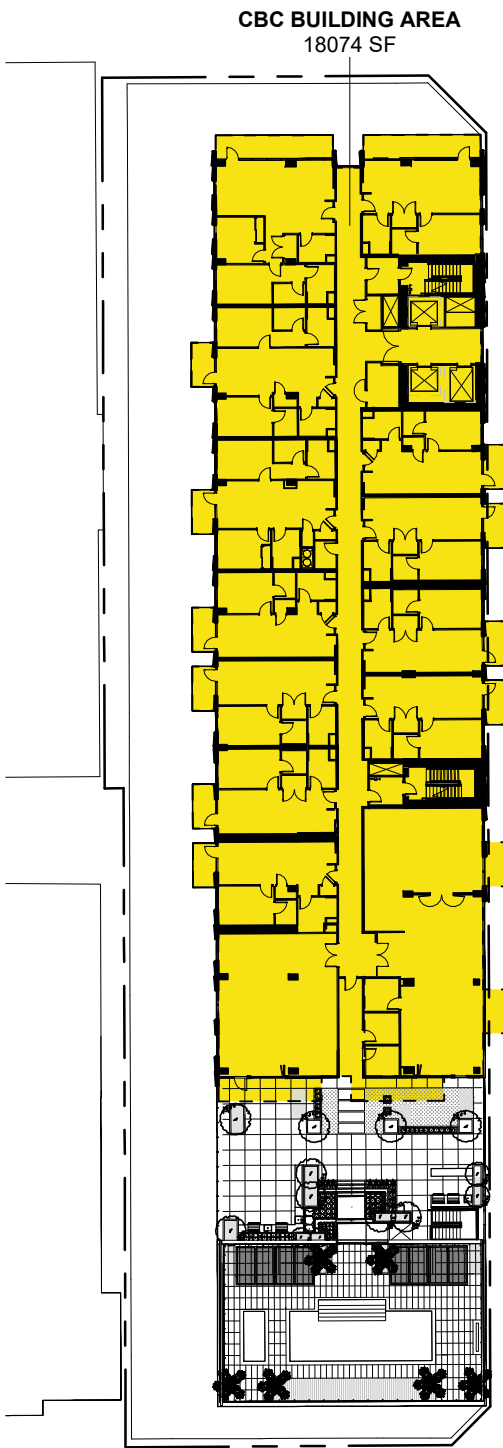
02 LEVEL 1
1" = 50'-0"



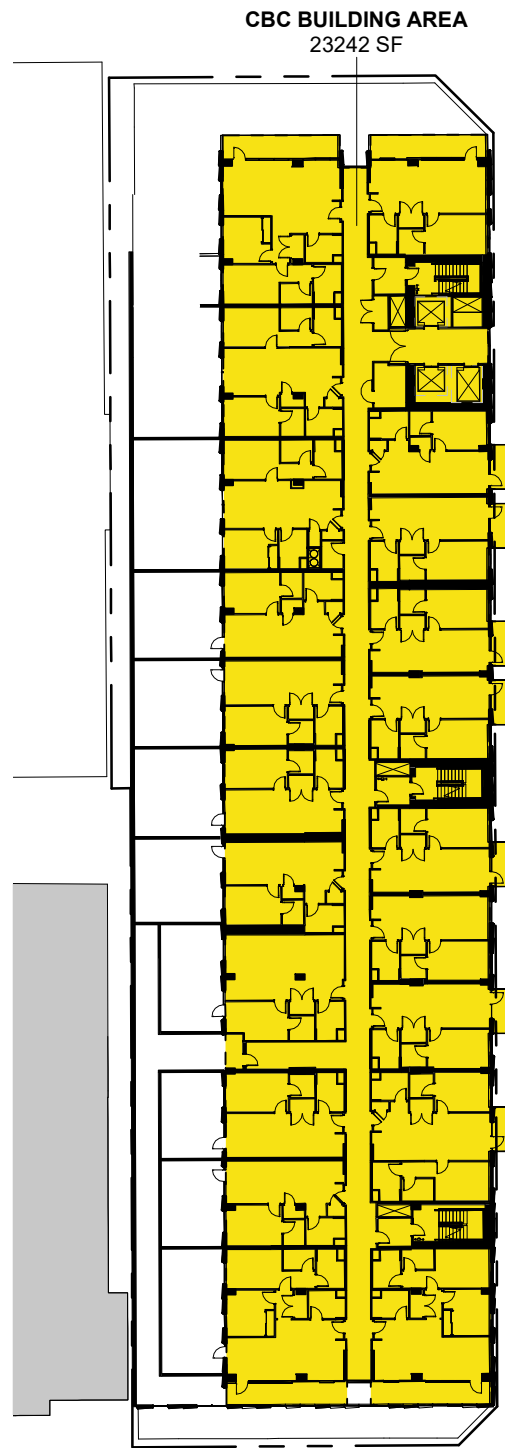
11 LEVEL 13
1" = 50'-0"



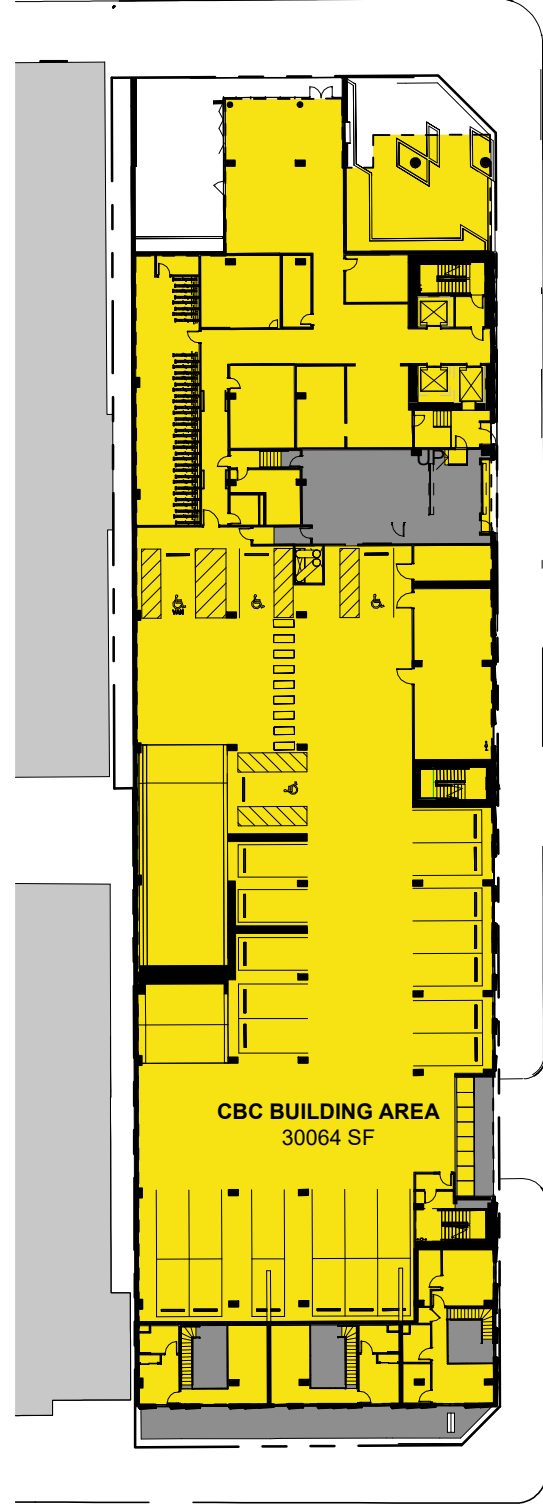
09 LEVEL 11
1" = 50'-0"



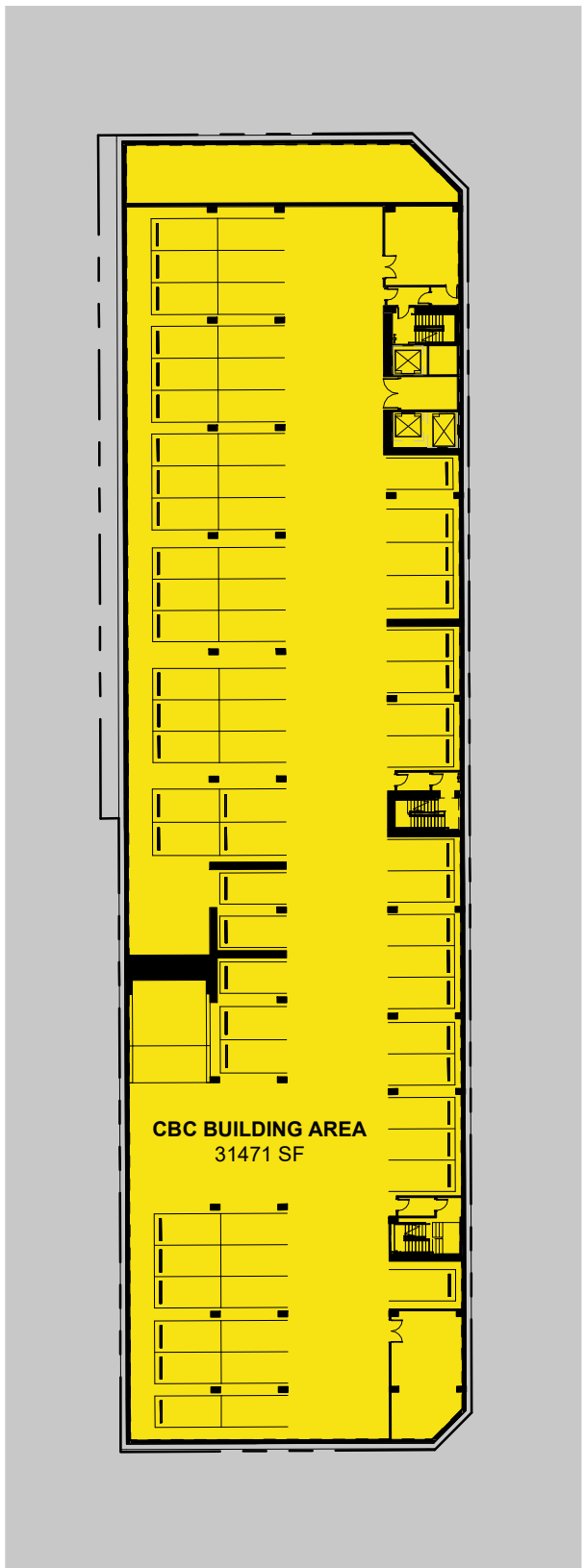
07 LEVEL 7
1" = 50'-0"



05 LEVEL 4
1" = 50'-0"



03 LEVEL 2
1" = 50'-0"



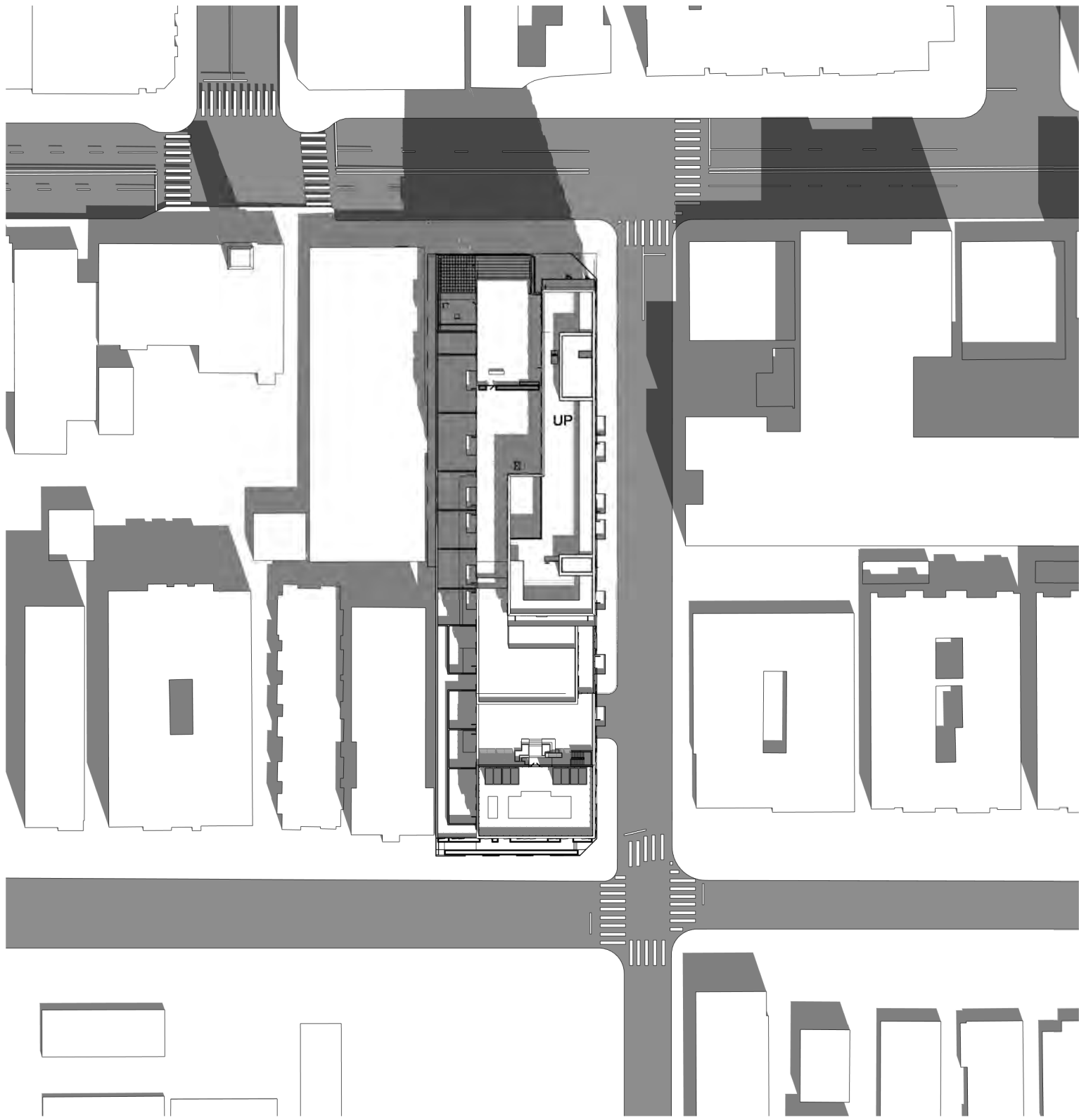
01 LEVEL B1
1" = 50'-0"



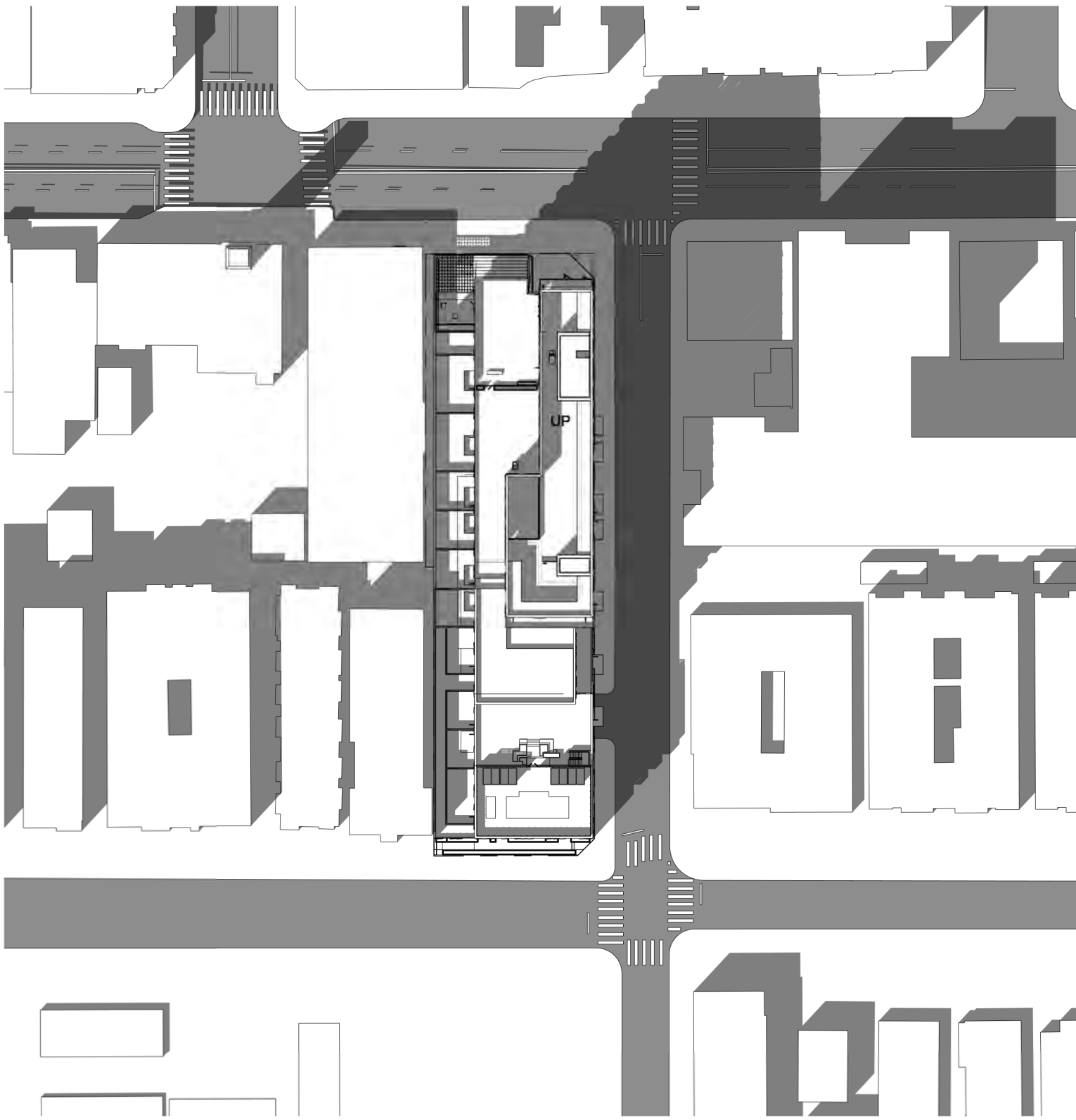
REVISED



01 Spring Equinox 9AM
1" = 80'-0"



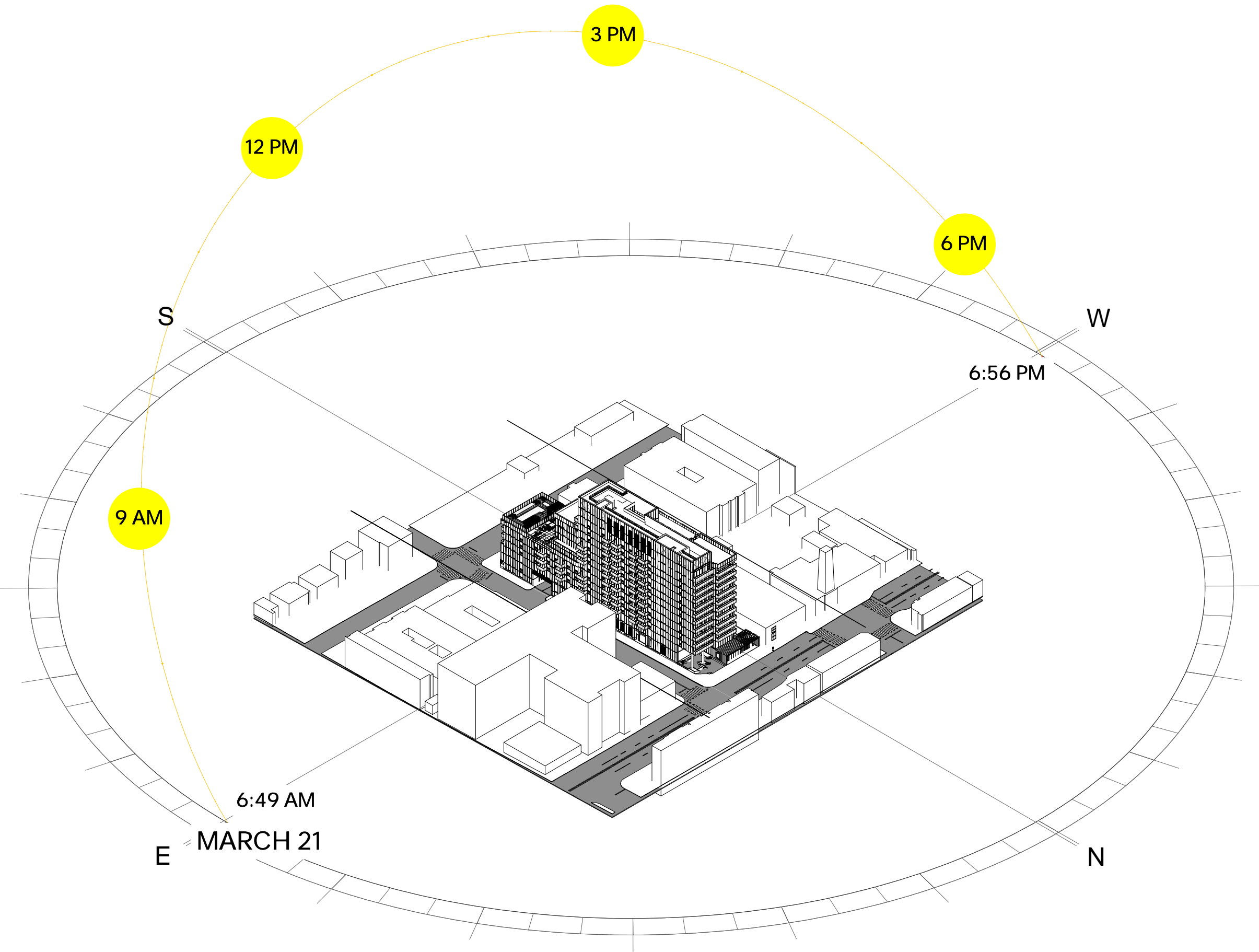
02 Spring Equinox 12PM
1" = 80'-0"



03 Spring Equinox 3PM
1" = 80'-0"



04 Spring Equinox 6PM
1" = 80'-0"



05 Spring Equinox Sun Path



01 Summer Solstice 9AM
1" = 80'-0"



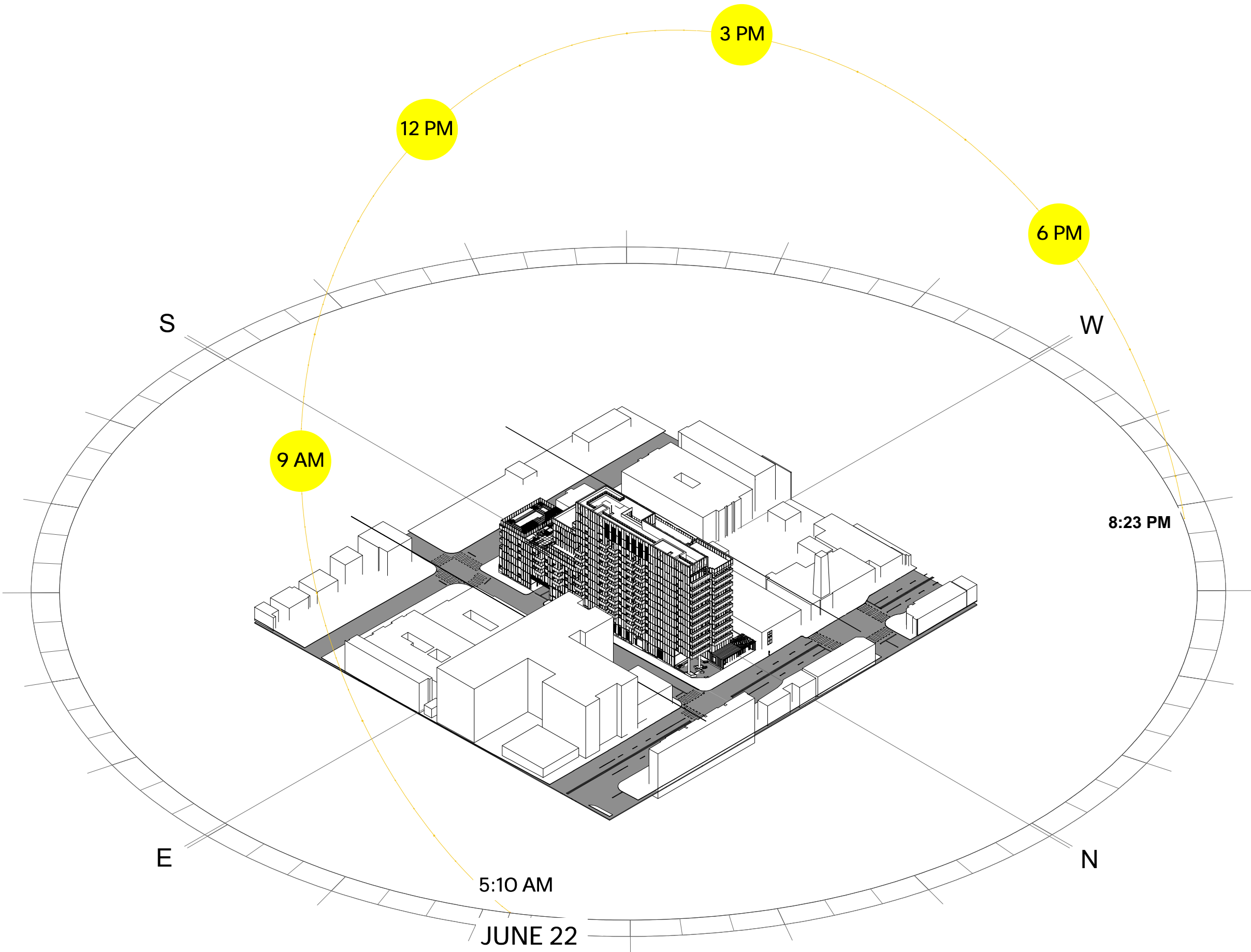
03 Summer Solstice 3PM
1" = 80'-0"



02 Summer Solstice 12PM
1" = 80'-0"



04 Summer Solstice 6PM
1" = 80'-0"

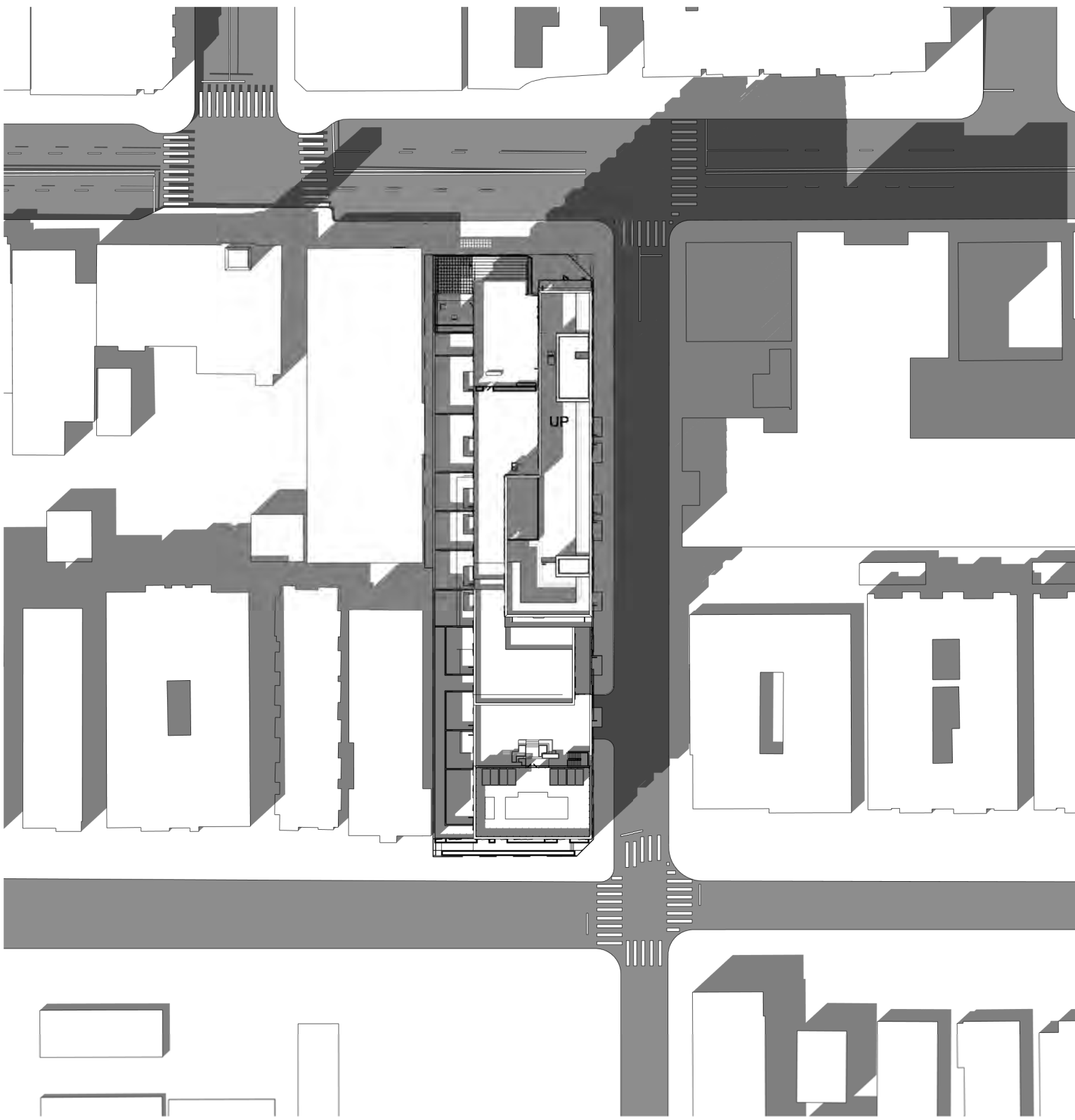


05 Summer Solstice Sun Path



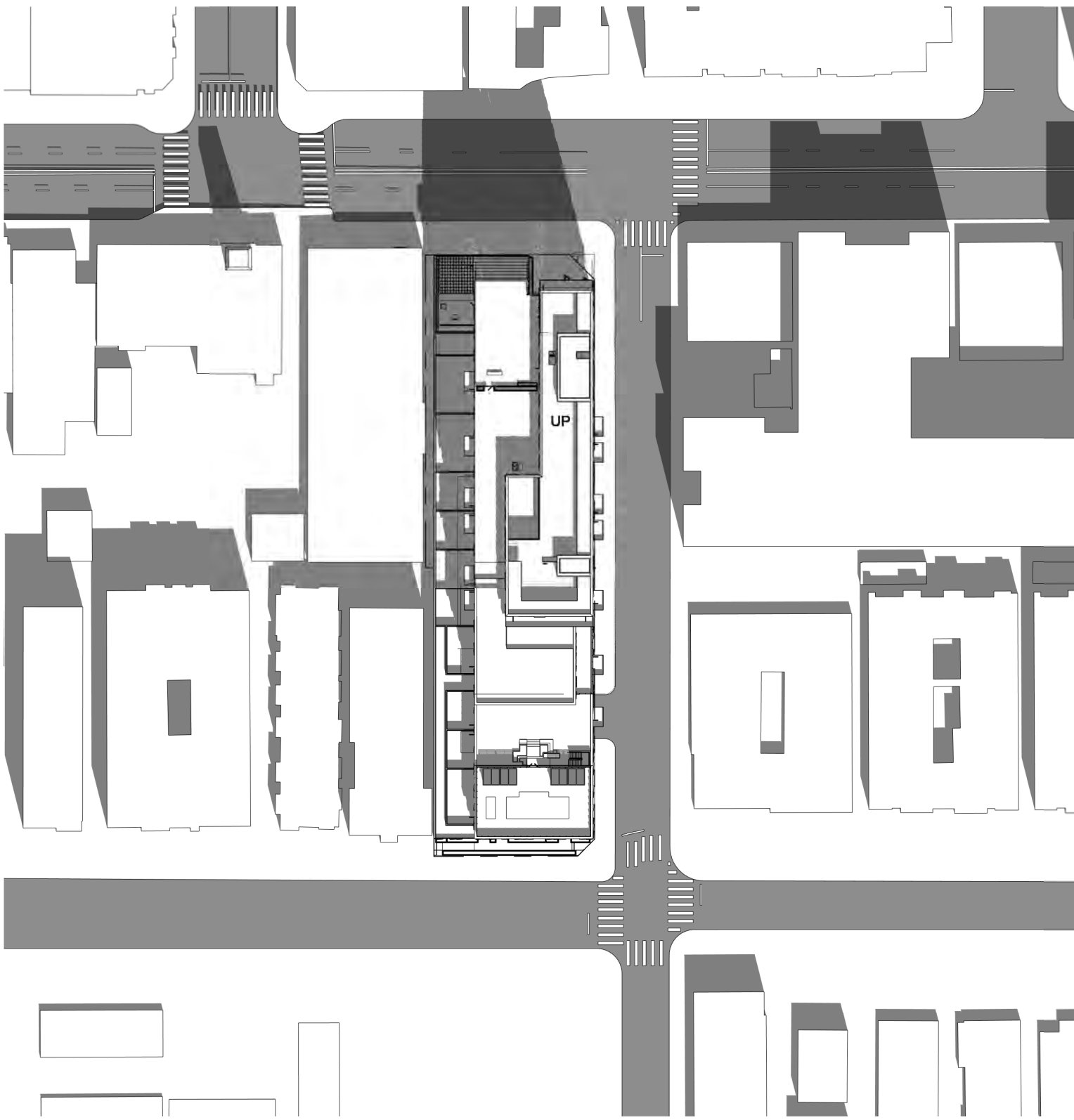
01 Fall Equinox 9AM

1" = 80'-0"



03 Fall Equinox 3PM

1" = 80'-0"



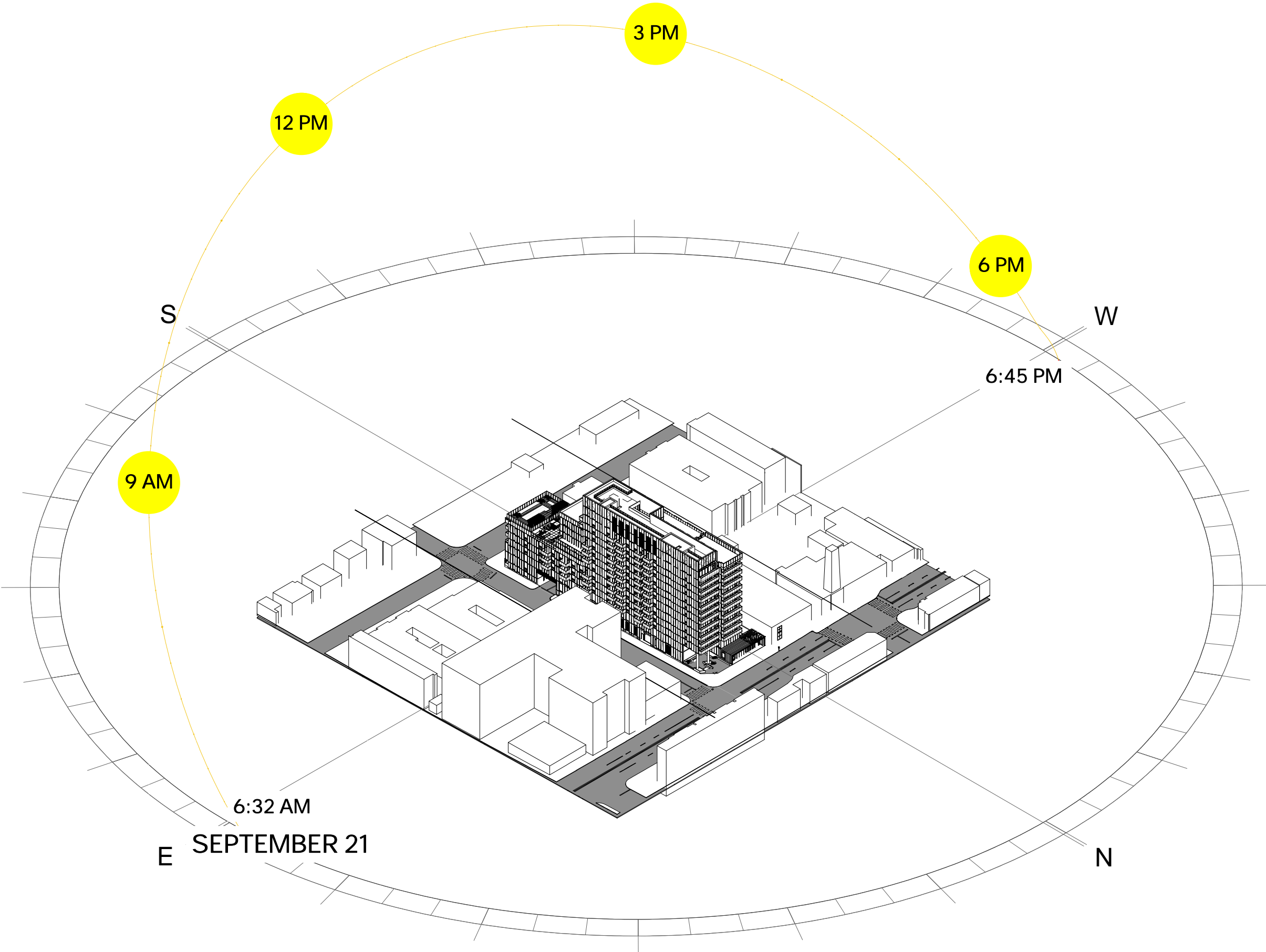
02 Fall Equinox 12PM

1" = 80'-0"

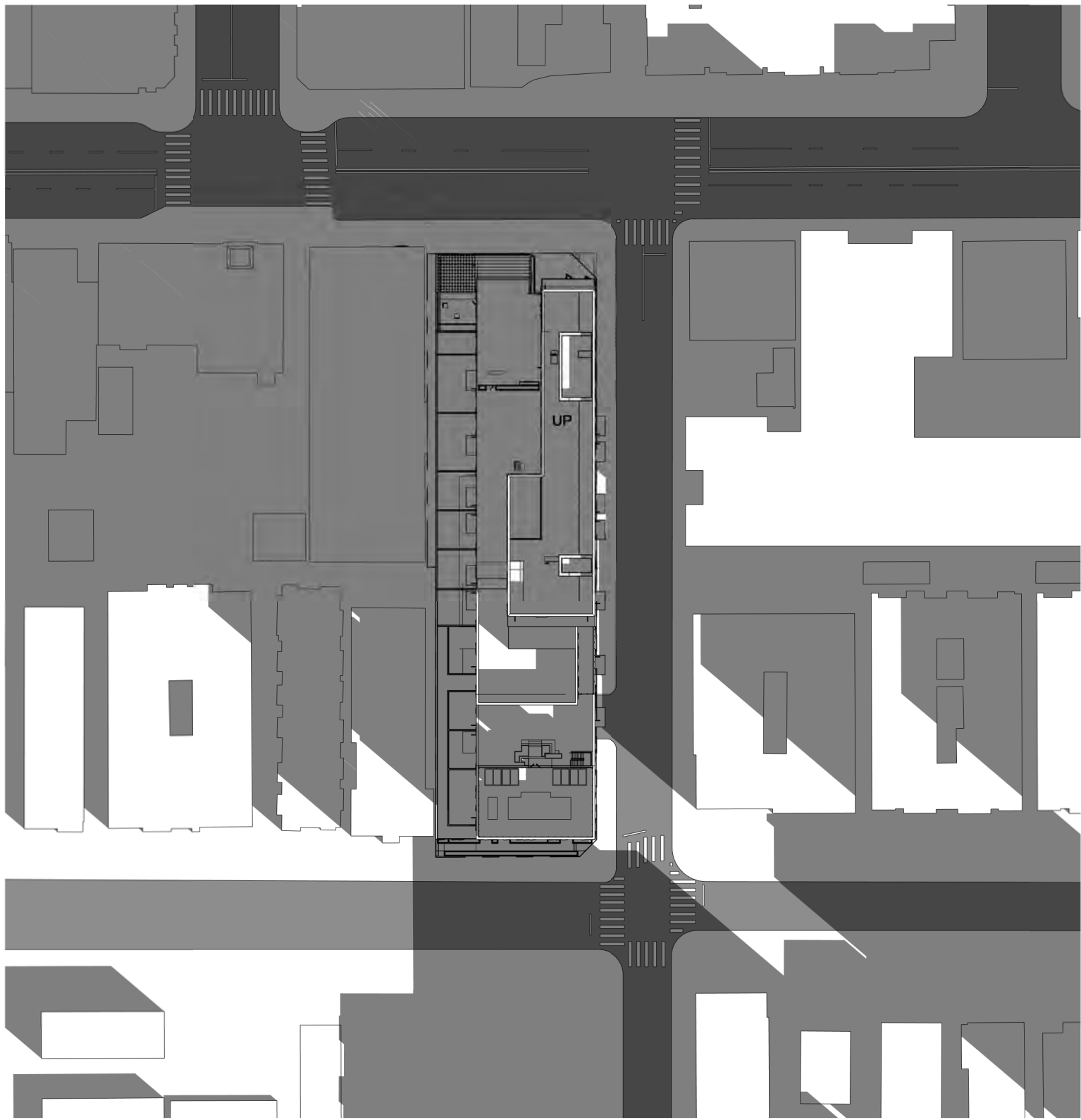


04 Fall Equinox 6PM

1" = 80'-0"

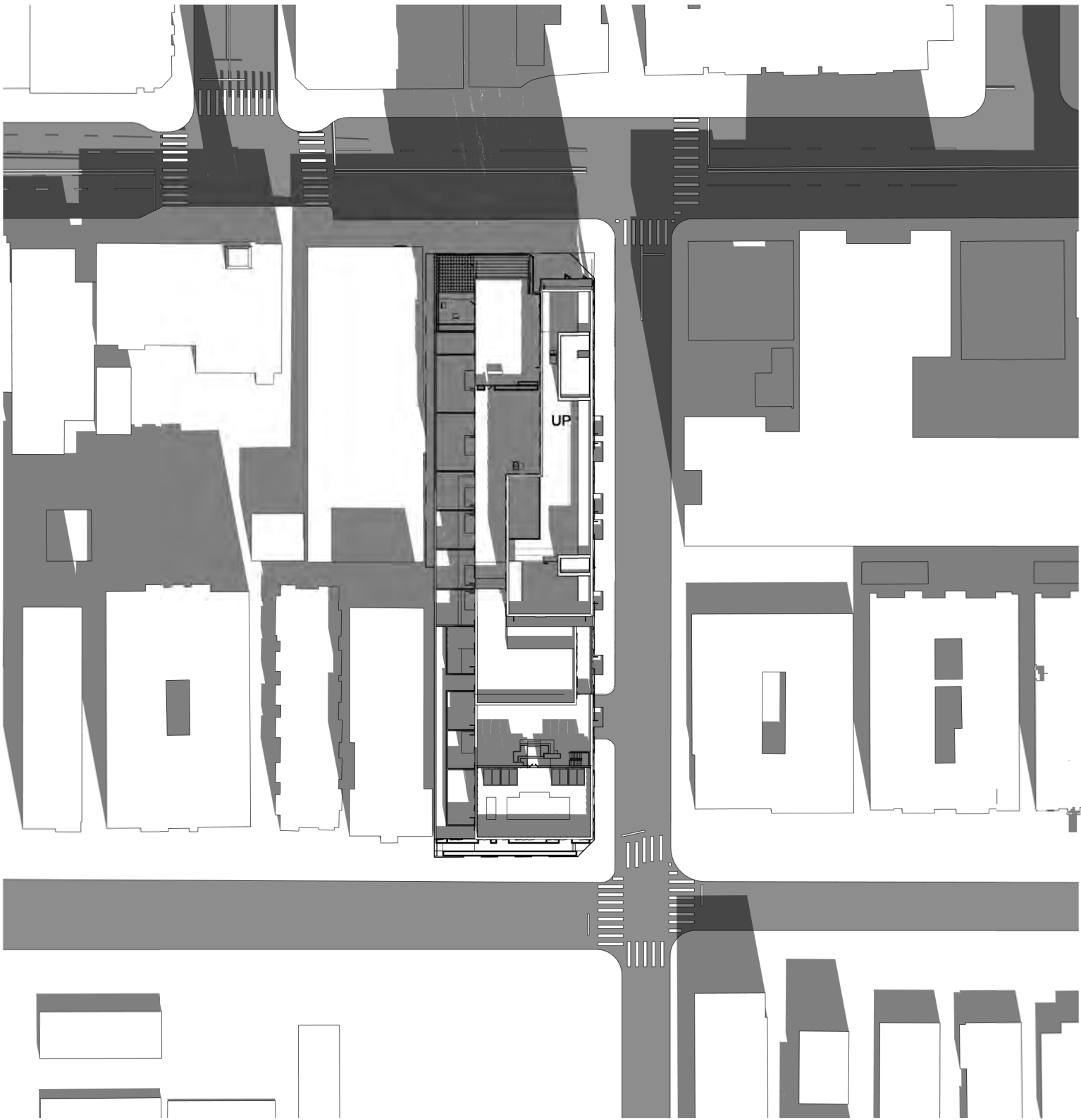


05 Fall Equinox Sun Path



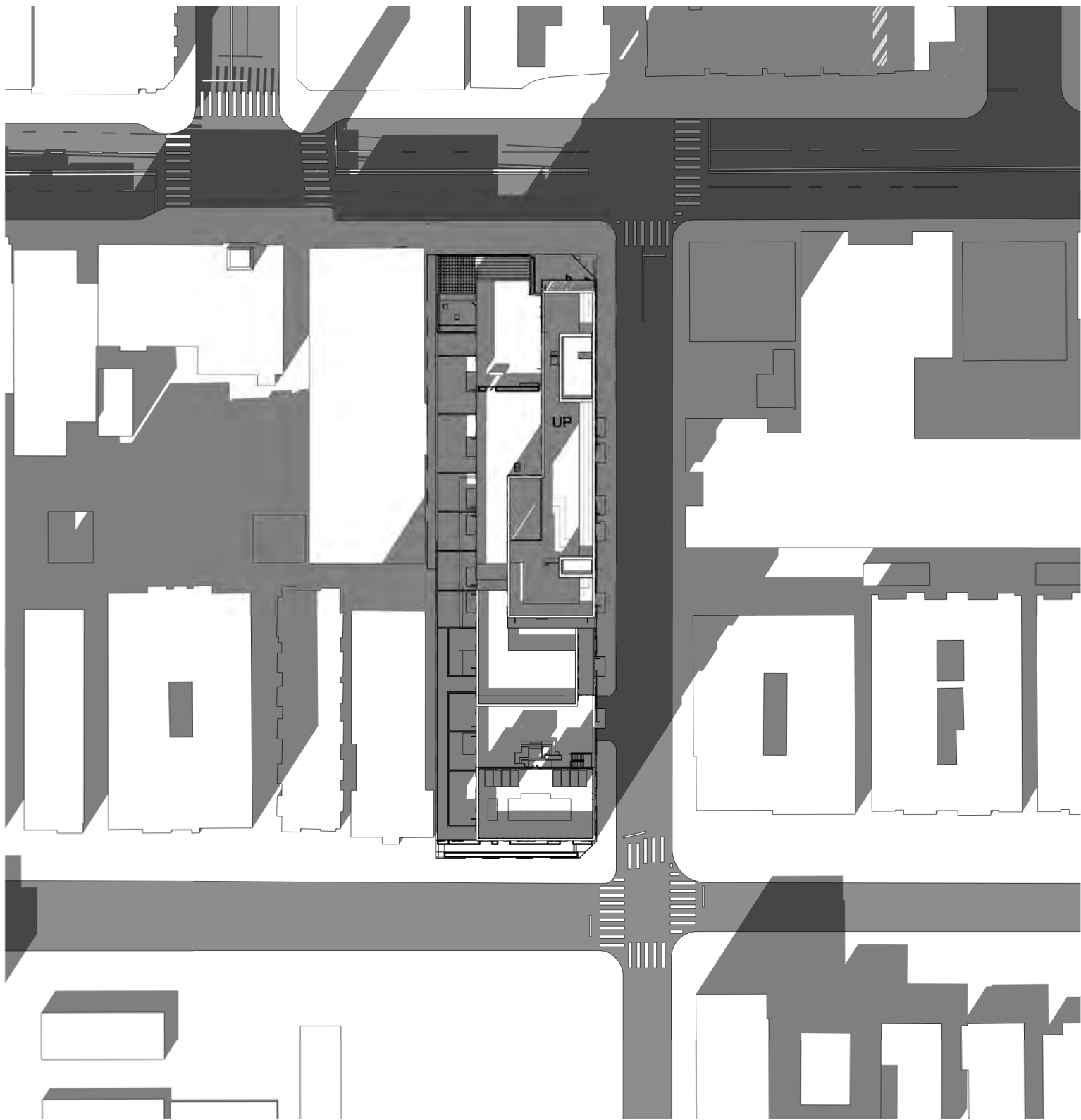
01 Winter Solstice 9AM

1" = 80'-0"



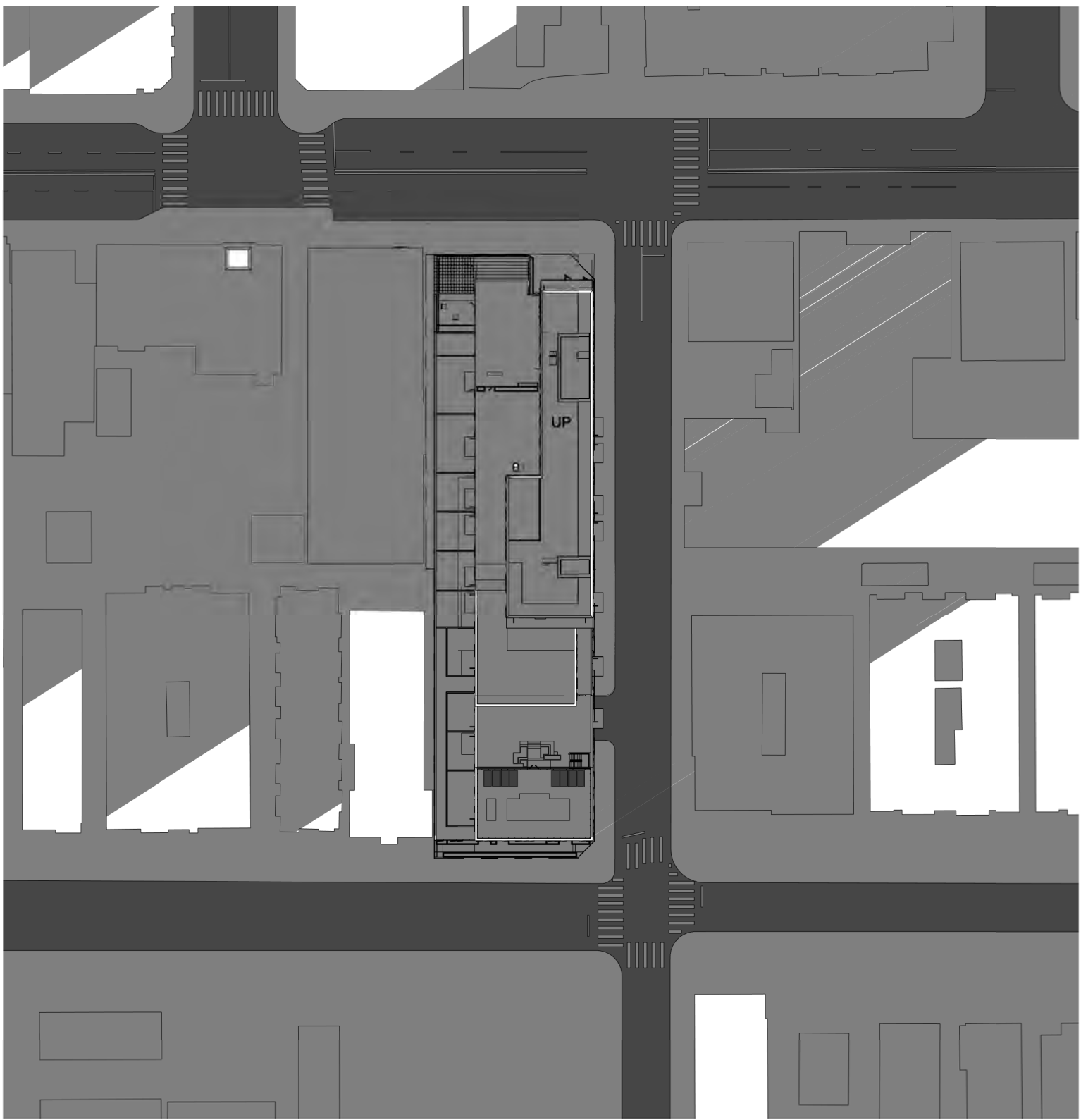
02 Winter Solstice 12PM

1" = 80'-0"



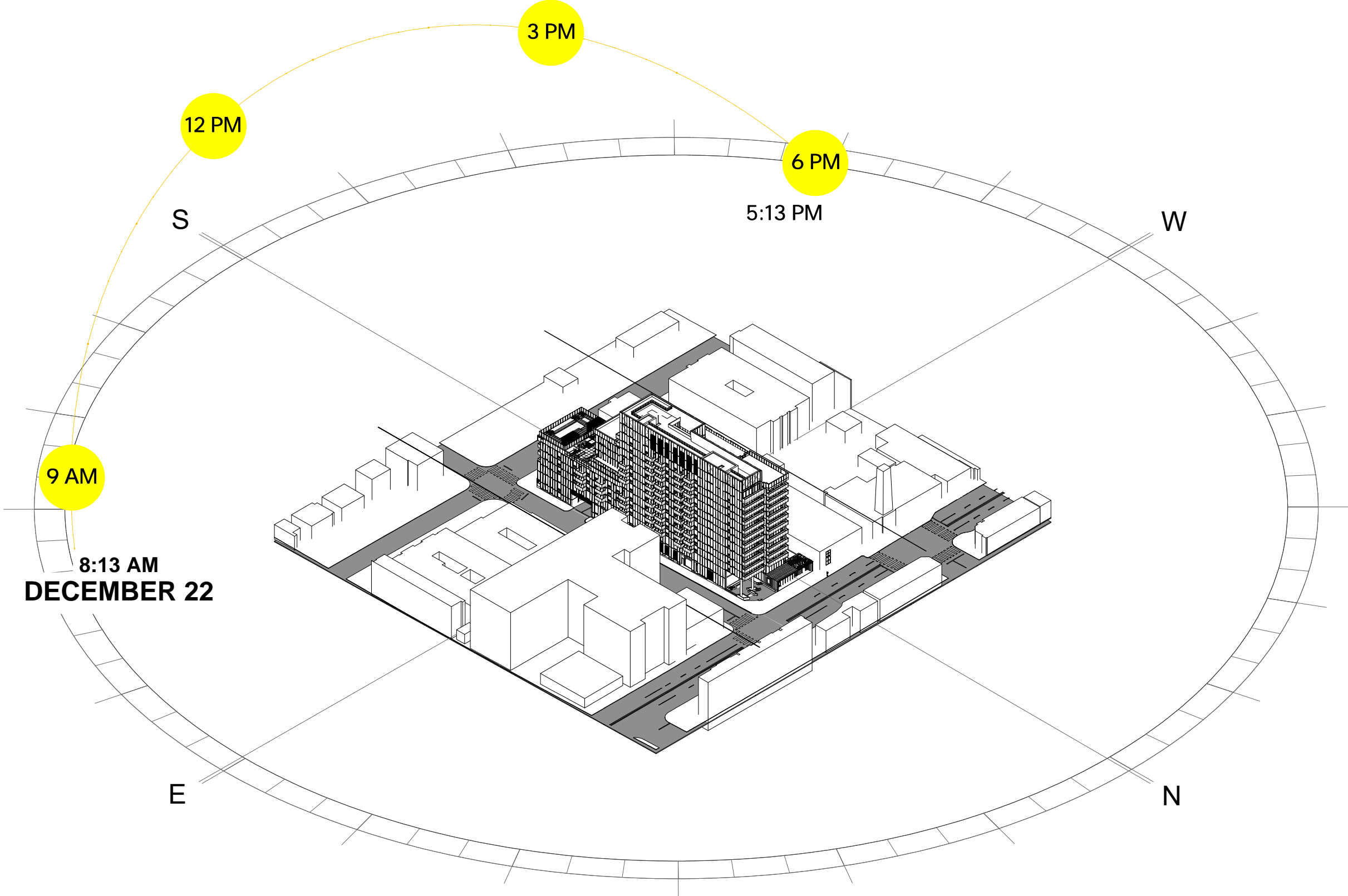
03 Winter Solstice 3PM

1" = 80'-0"



04 Winter Solstice 6PM

1" = 80'-0"



05 Winter Solstice Sun Path

REVISED



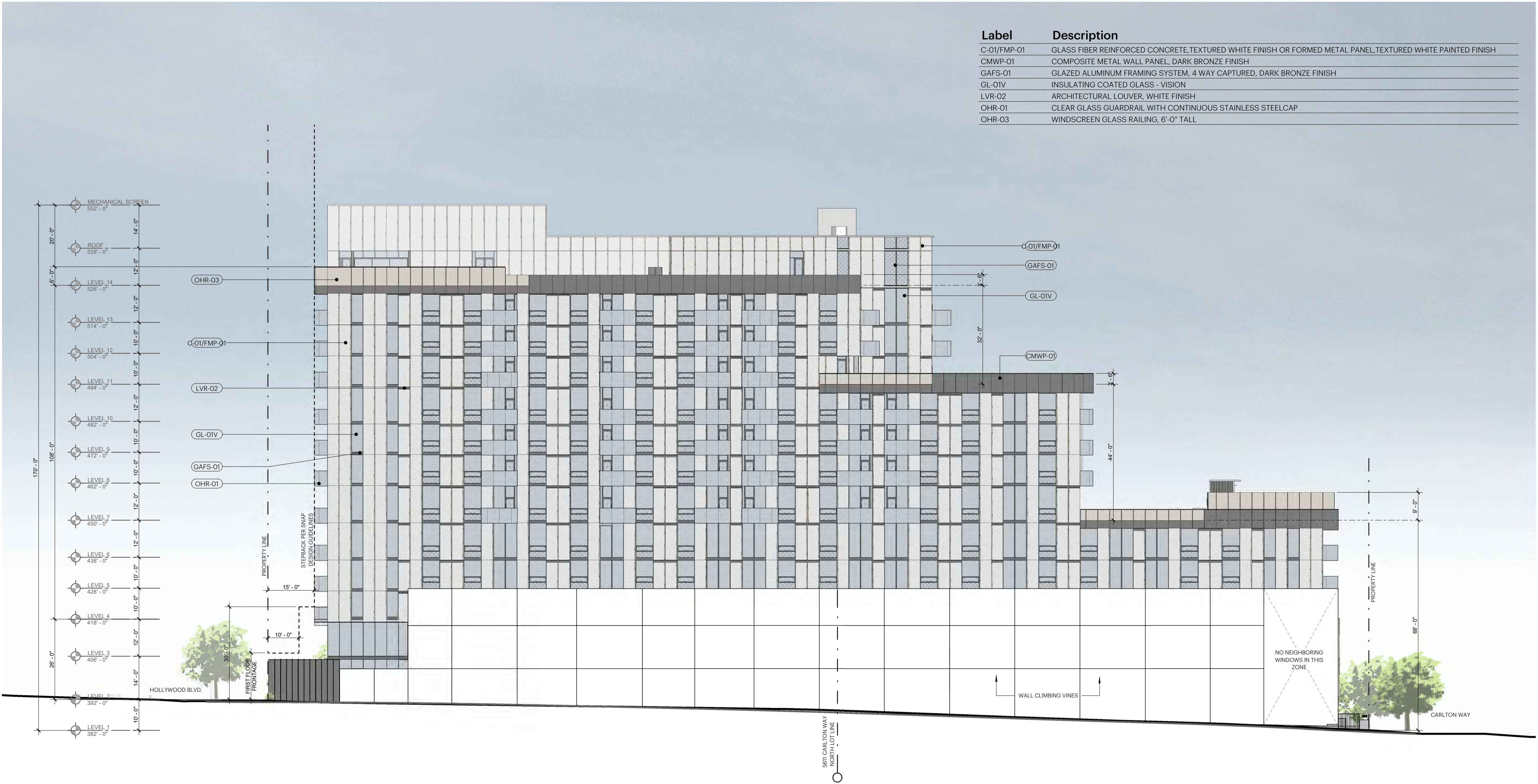
REVISED



REVISED



REVISED



AVERAGE TRANSPARENCY FOR STREET FACING FACADES CALCULATED AS FOLLOWS:

TRANSPARENT BUILDING ELEMENTS = 1,158 SF + 573 SF + 600 SF = 2,331 SF

OPAQUE BUILDING ELEMENTS = 4,072 SF + 427 SF + 97 SF = 4,591SF

TOTAL STREET FACING AREA = 2,331 SF + 4,591 SF = 6,922 SF

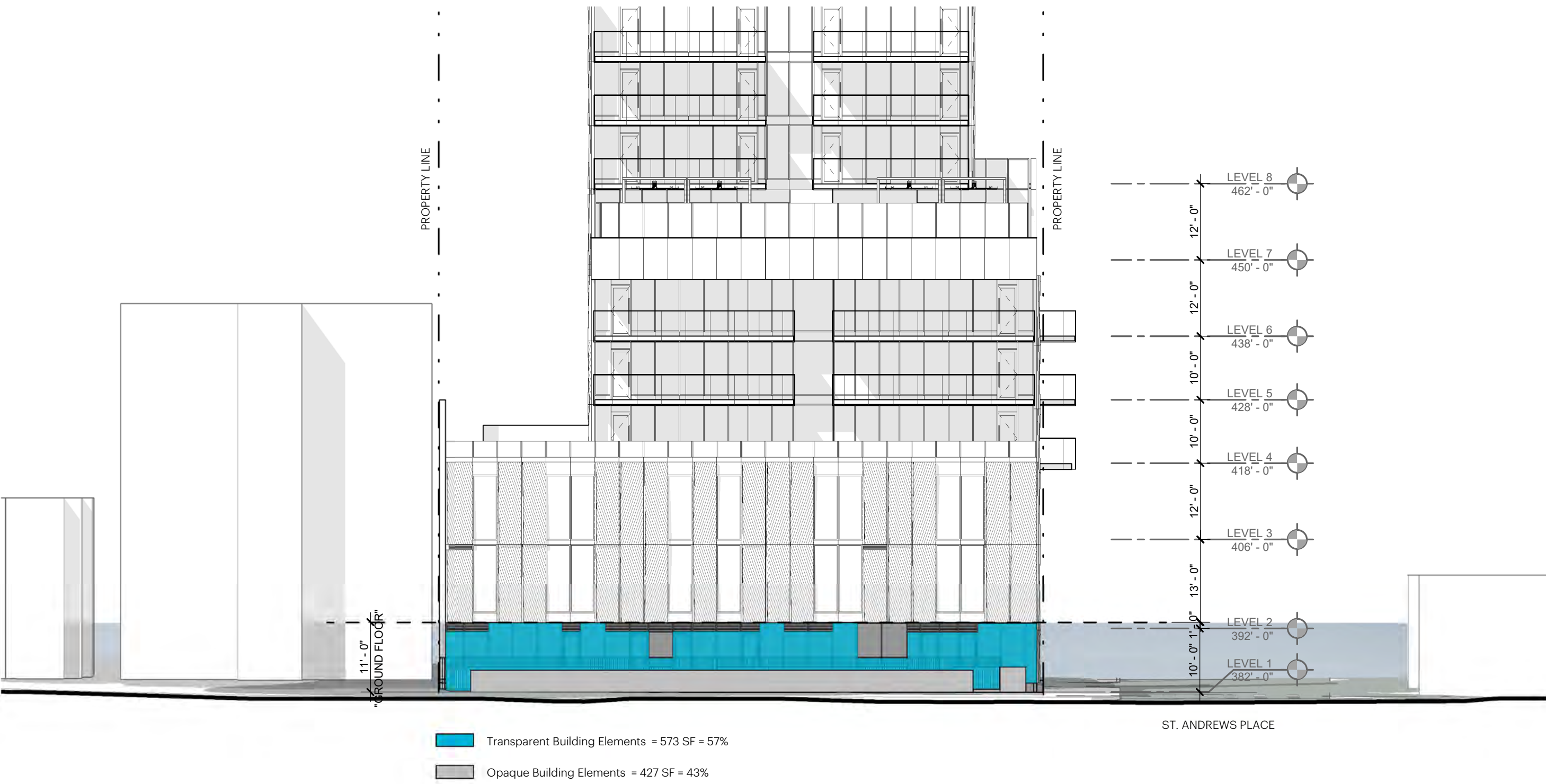
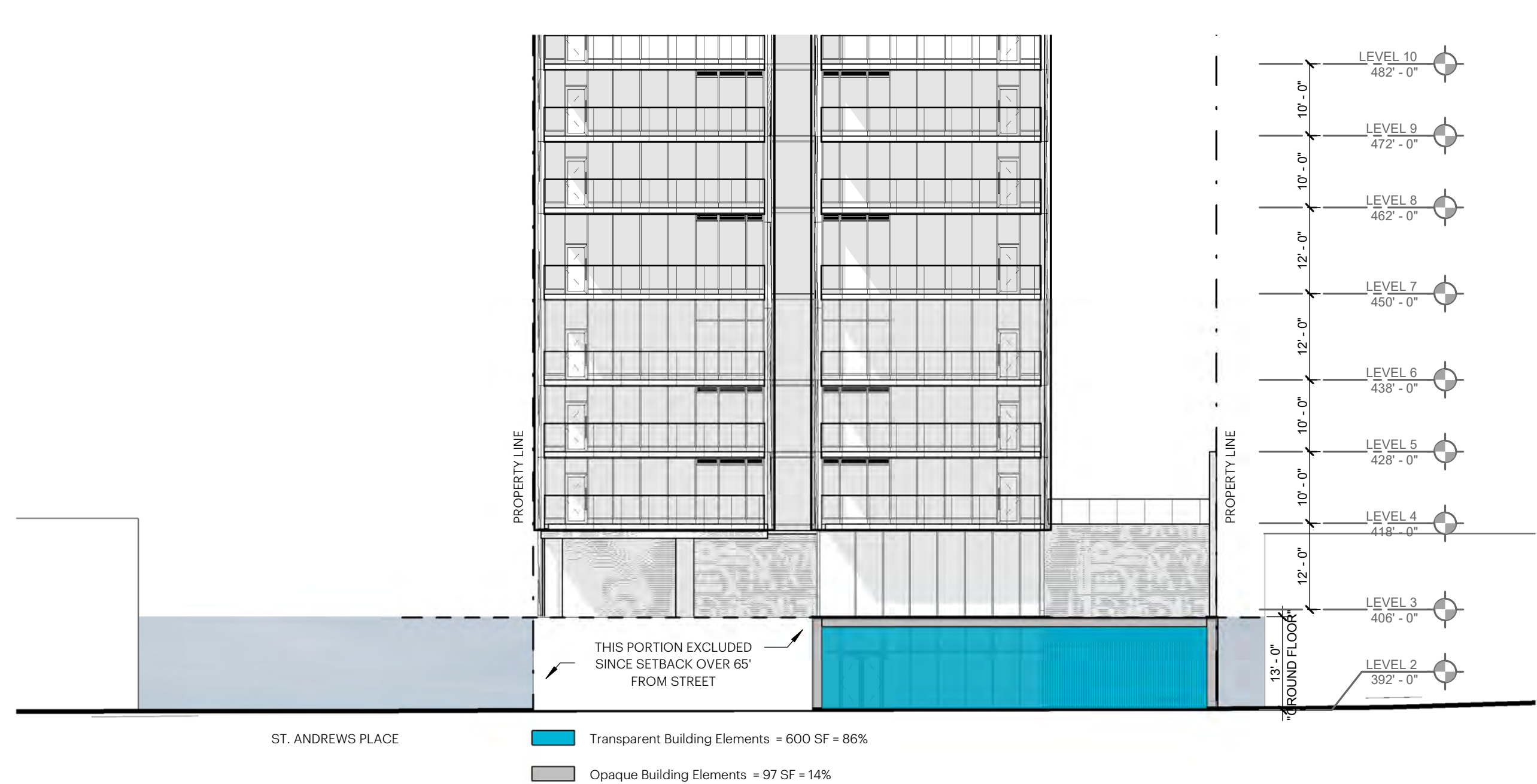
OVERALL TRANSPARENCY % = 2,331 SF / 6,922 SF = 33 %

EXHIBIT "A"

Page No. 30 of 47

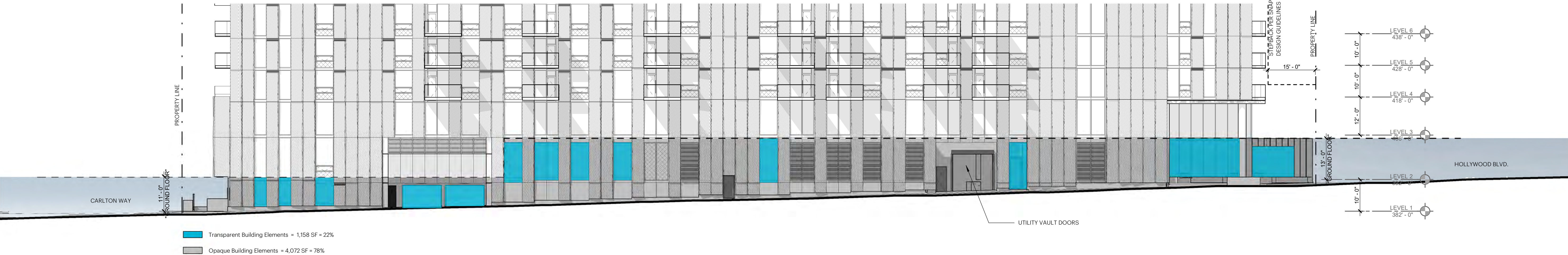
Case No. CPC-2020-1256-CJ-08-SPP-SFH-VHCA-PHP

REVISED



03 Hollywood Blvd. Elevation Transparency

02 Carlton Way Elevation Transparency

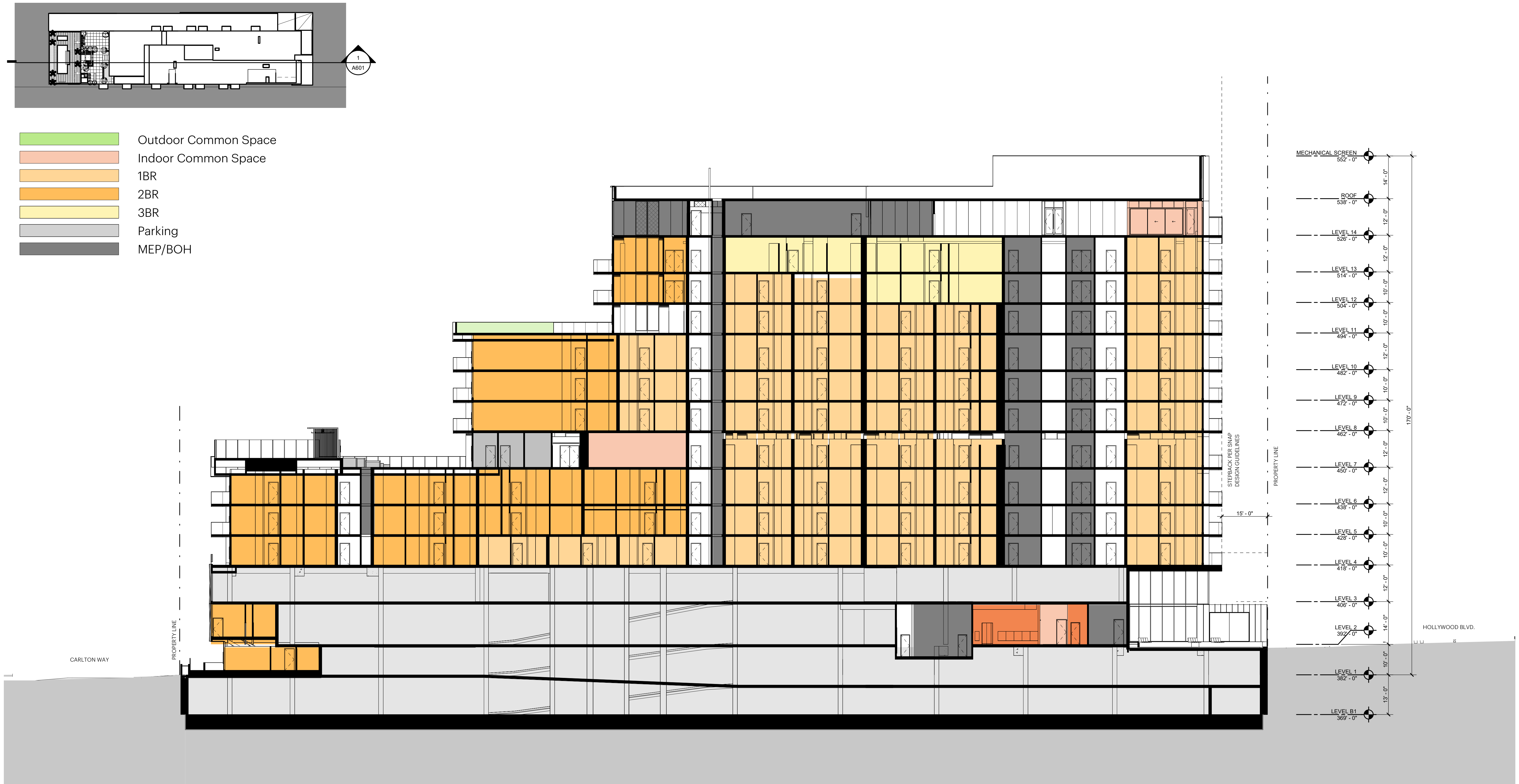


01 St. Andrews Elevation Transparency

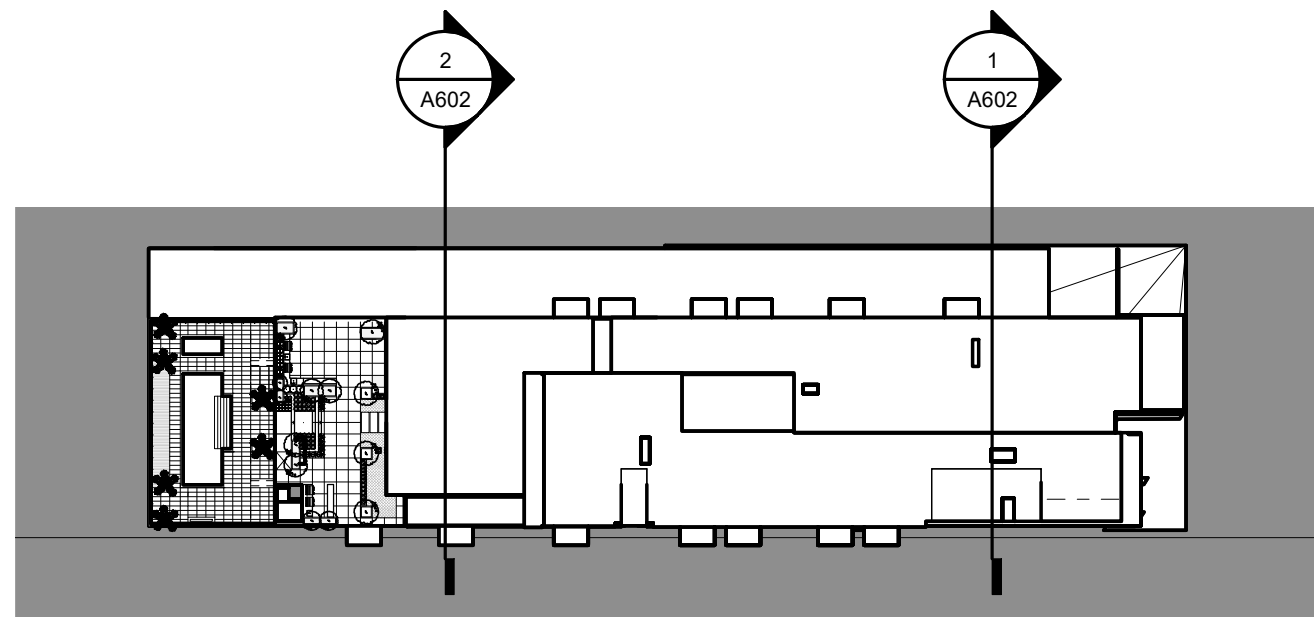
REVISED



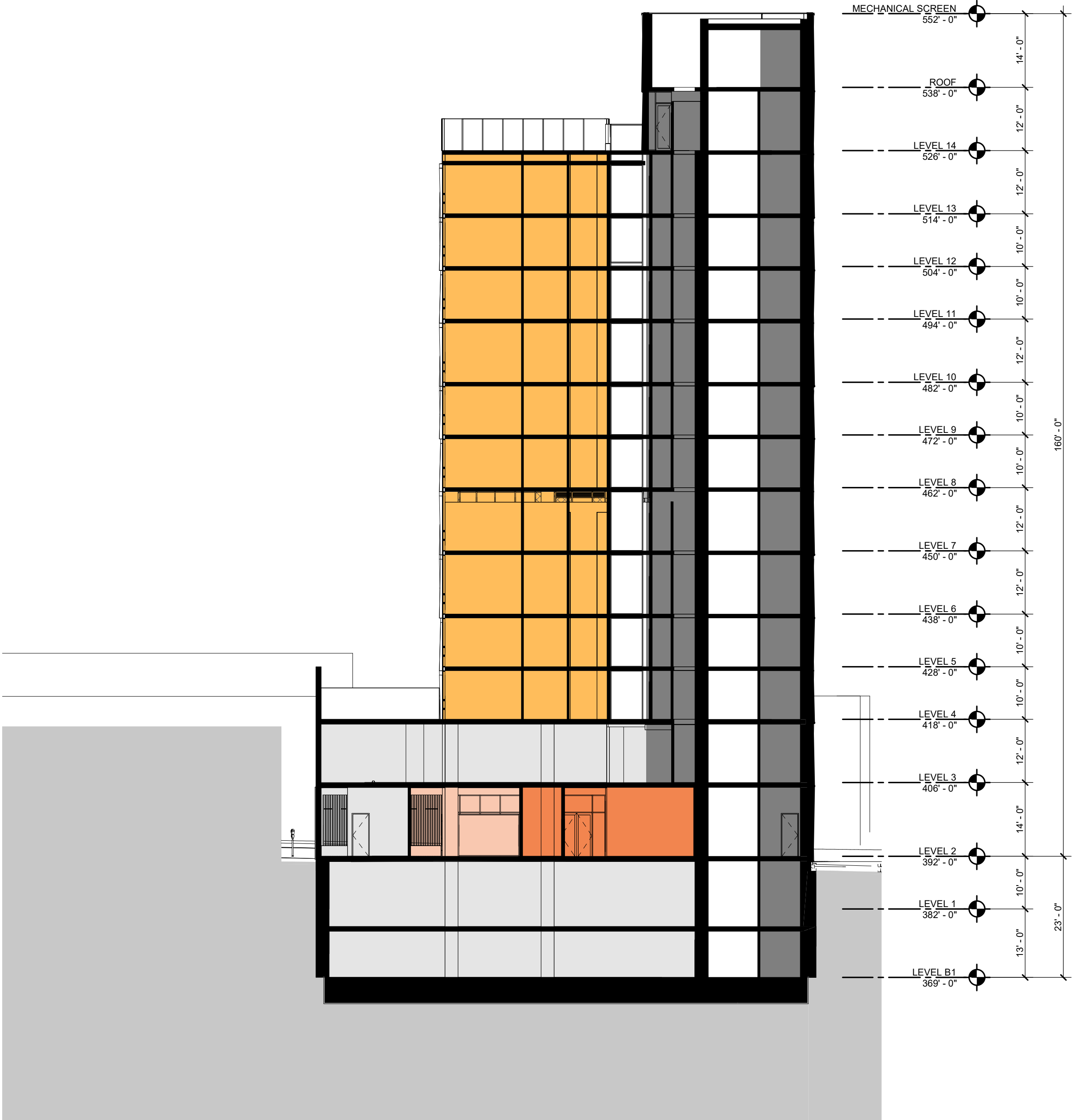
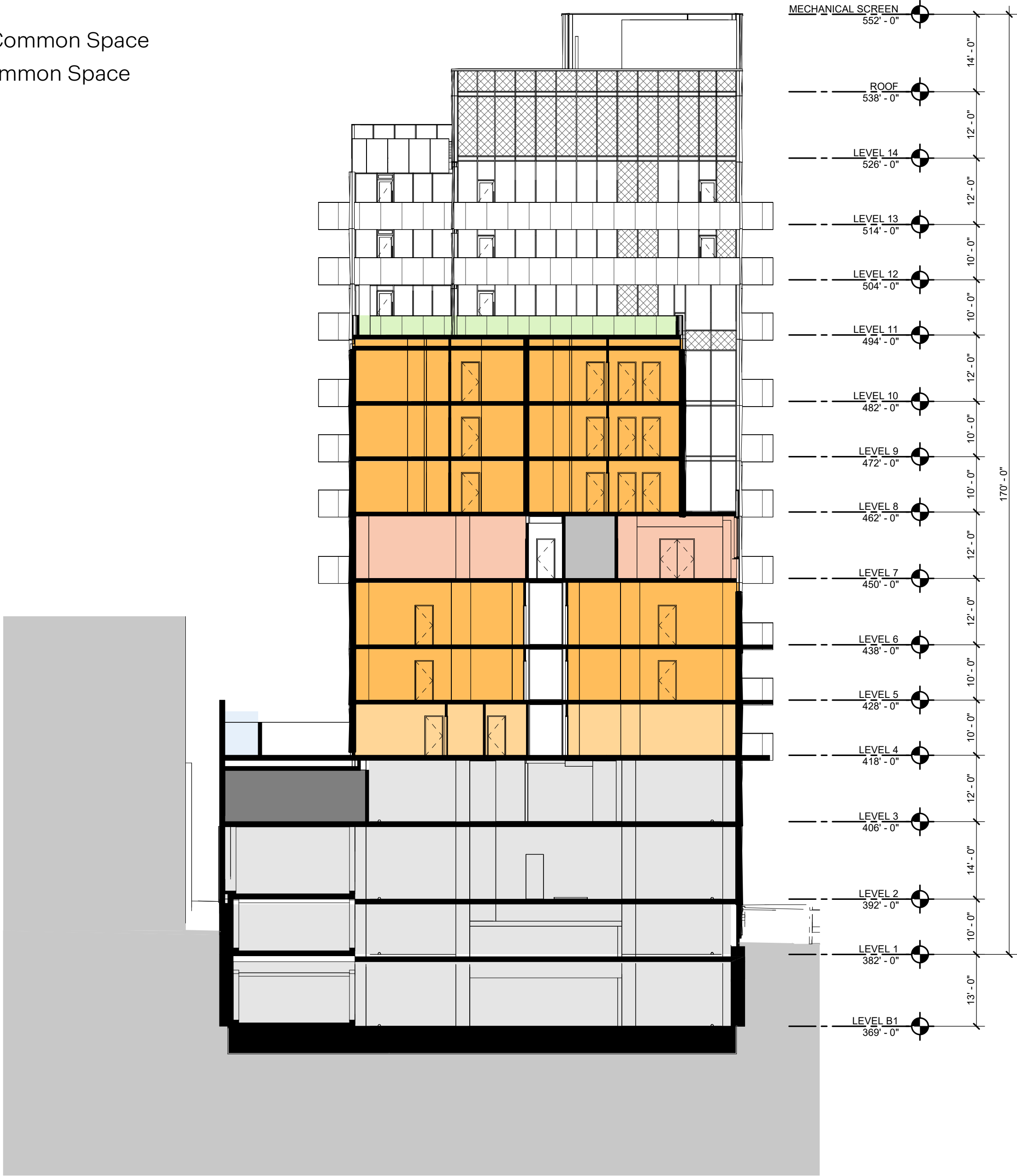
REVISED



REVISED



- Outdoor Common Space
- Indoor Common Space
- 1BR
- 2BR
- 3BR
- Parking
- MEP/BOH



REVISED



REVISED



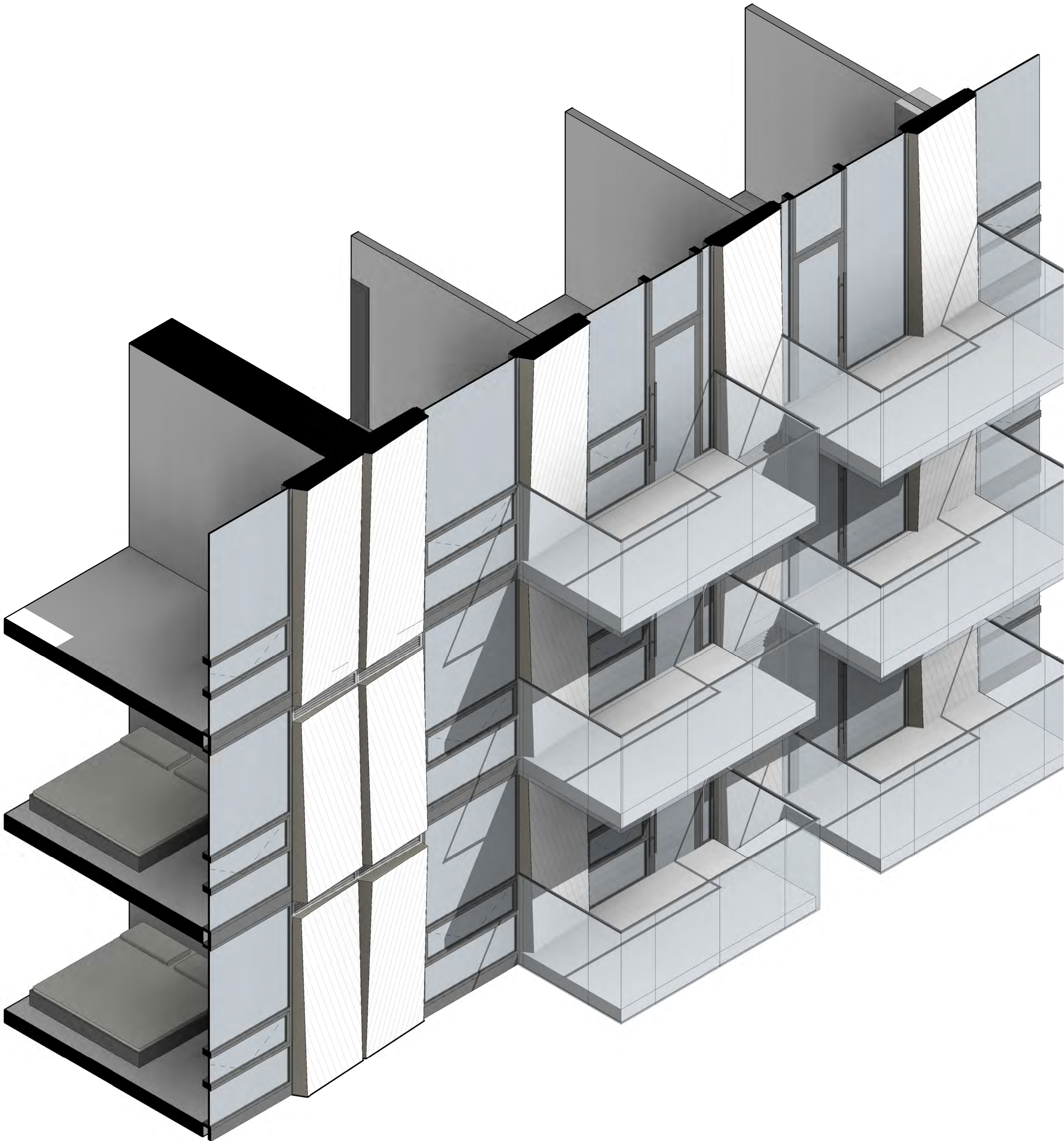
REVISED



REVISED



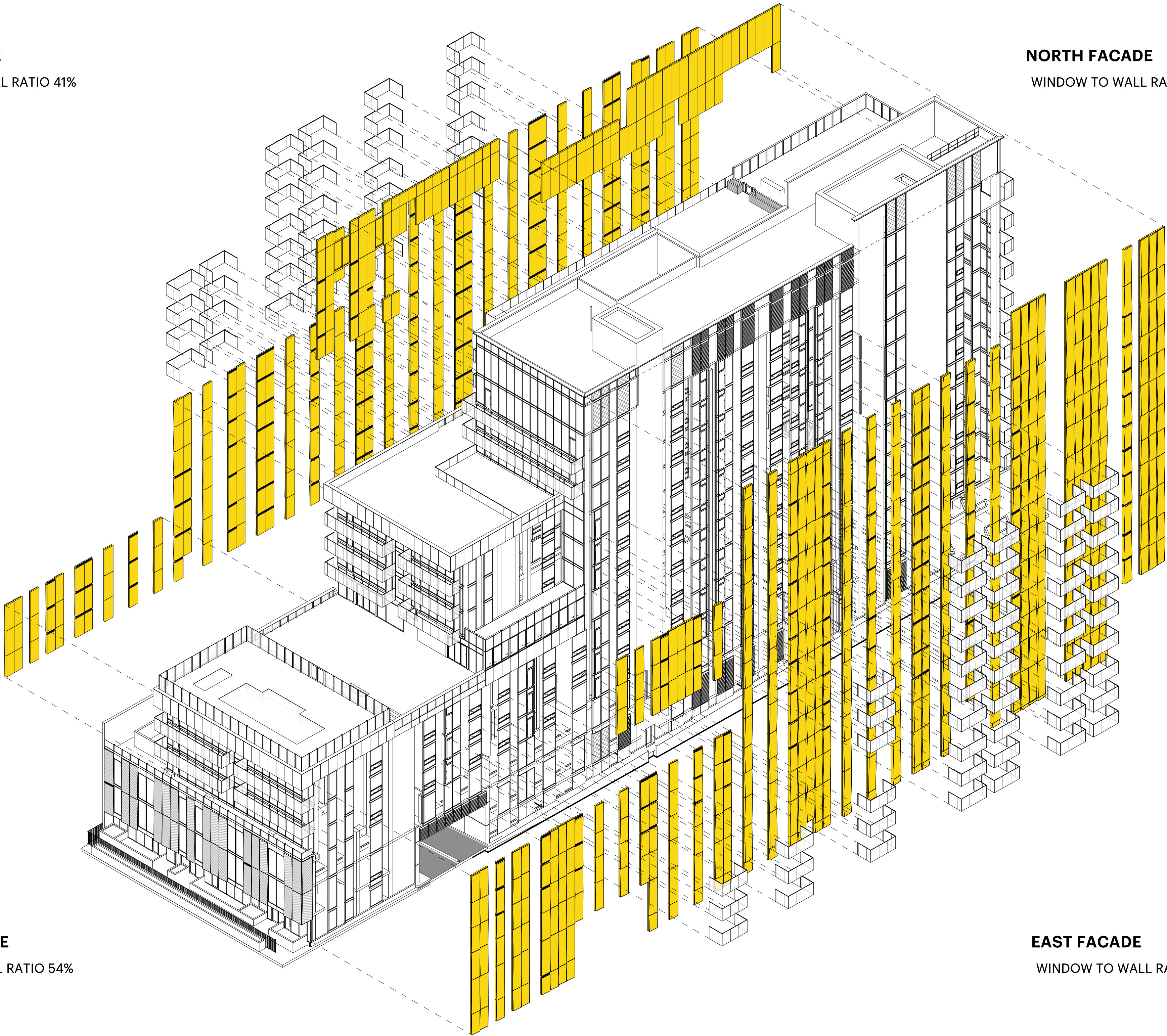
REVISED



REVISED

WEST FACADE
WINDOW TO WALL RATIO 41%

NORTH FACADE
WINDOW TO WALL RATIO 53%



SOUTH FACADE
WINDOW TO WALL RATIO 54%

EAST FACADE
WINDOW TO WALL RATIO 32%

REVISED



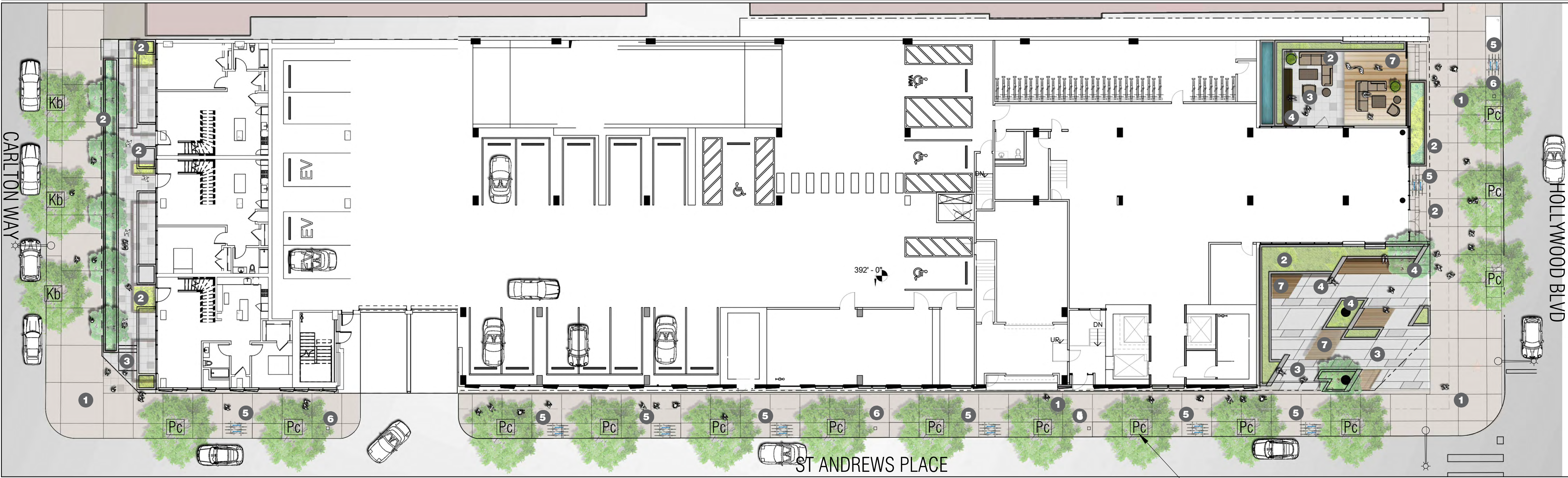
02 Roof Articulation Rendering

12" = 1'-0"



01 Key Elevation - St. Andrews

1:300



LEGEND

1

NATURAL GREY SIDEWALK

2

BUILT-IN CONCRETE PLANTERS

3

ENHANCED PAVING

4

BUILT-IN CONCRETE BENCH

5

BICYCLE RACKS

6

TRASH RECEPTACLES

7

DECKING

DEVELOPMENT STANDARDS

STREETSCAPE ELEMENTS:

ST ANDREWS PLACE: 336' STREET FRONTAGE

STREET TREES W/ METAL COVERS: 30' O.C.

336/30' = 11 REQUIRED, 11 PROVIDED

BIKE RACKS: ONE/ 50' OF FRONTAGE

336/50 = 7 REQUIRED, 7 PROVIDED

TRASH RECEPTACLES: 336/100 = 3 REQUIRED, 3 PROVIDED

PUBLIC BENCHES: 336/250' = 1 REQUIRED, 6 PROVIDED

HOLLYWOOD BLVD: 94' STREET FRONTAGE

STREET TREES W/ METAL COVERS: 30' O.C.

94/30' = 3 REQUIRED, 3 PROVIDED

BIKE RACKS: ONE/ 50' OF FRONTAGE

94/50 = 2 REQUIRED, 2 PROVIDED

TRASH RECEPTACLES: 94/100 = 1 REQUIRED, 1 PROVIDED

CARLTON WAY: 94' STREET FRONTAGE

STREET TREES W/ METAL COVERS: 30' O.C.

94/30' = 3 REQUIRED, 3 PROVIDED

FINAL NUMBER OF FEASIBLE STREET TREES
SUBJECT TO CHANGE BASED ON COMPLIANCE
WITH URBAN FORESTRY'S TREE SPACING
GUIDELINES.

EXHIBIT "A"
Page No. 41 of 47
Case No. CPC-2020-4206-CU-D08-SPP-SFR-VHCA-PBP

REVISED

GROUND LEVEL FLOOR PLAN

INSPIRATIONAL IMAGERY



URBAN GARDEN



URBAN GARDEN



IN-GROUND LED WAY FINDING LIGHTS



CONCRETE AND DECKING



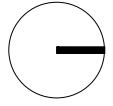
BUILT-IN BENCH W/ LIGHING



PAVING PATTERN

THERE ARE NO PROTECTED TREE SPECIES OR SHRUBS ON THE PROPERTY.

NEW PISTACIA CHINENSIS (TYP.)



0 16 32 FT
GRAPHIC SCALE
SCALE : 1/32" = 1'-0"

PLANTING PALETTE

GROUND FLOOR TREES



JACARANDA MIMOSIFOLIA



KENTIA PALM



KOELREUTERIA BIPINNATANA



ACER PALMATUM



ARBUTUS MARINA



CERCIS OCCIDENTALIS



ALCANTAREA IMPERIALIS



ALPINIA ZERUMBET 'VARIEGATA'



ASPENIUM NIDUS



CAREX 'SPARKLER'



CLIVIA MINIATA 'BELGIAN HYBRID'



CYCAS REVOLUTA



DIANELLA TASMATICA



LIRIOPE MUSCARI 'BIG BLUE'



OPHIOPOGON PLANISCAPUS



NEOREGELIA CHILE VERDE



NEPHROLEPIS CORDIFOLIA



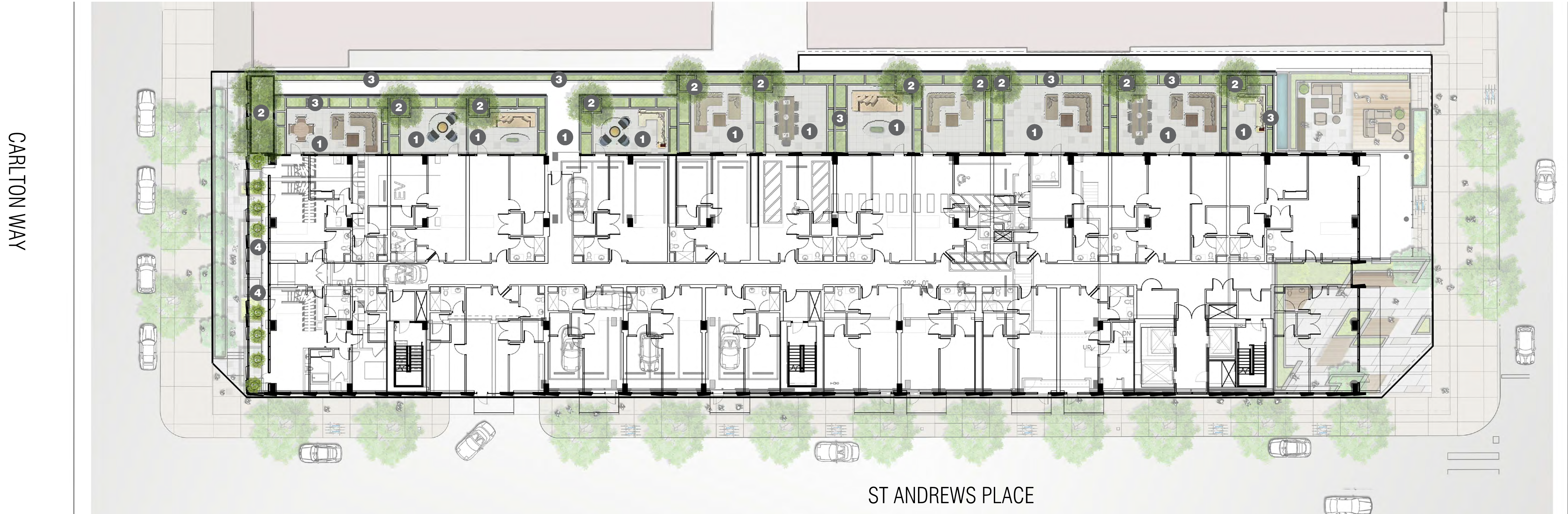
PITTOSPORUM CREME DE MINT



PLEIOBLASTUS FORTUNEI



GARDENIA JASM. 'VEITCHII'



THE PLANT PALETTE OF LEVEL 4, TOLERATE BOTH PART SHADE AND SUN. LEAFY SHRUBS AND GRASSES ARE COMBINED WITH FLOWERING PERENNIALS. THESE LEVELS ARE MORE LUSH AND GREENER THAN THE ROOF LEVEL PLANTS, YET ONLY REQUIRE MODERATE AMOUNTS OF WATER. THE PLANTS CHOSEN FOR THESE AREAS ARE ABLE TO STAND THE MORNING SUN AND THE REFLECTION OF THE AFTERNOON SUN FROM THE BUILDING WINDOWS.

- LEGEND
- 1 PATIO LOUNGE AREA
 - 2 BUILT-IN TREE PLANTER AT 36" HT
 - 3 BUILT-IN PLANTER AT VARYING HEIGHT
 - 4 POTTED PLANTERS

4TH LEVEL FLOOR PLAN

INSPIRATIONAL IMAGERY



DECK AND PAVING PATTERN



LOUNGE AREA W/ DECKING



DECKING



BUILT IN PLANTER



BUILT - IN BENCH AND PLANTER



BUILT- IN SEATING LOUNGE AREA

PLANTING PALETTE



LAEGESTROMEIA INDICA 'NATCHEZ'



CERCIDIUM D MUSEUM



OLEA EUROPAEA 'MONTRA'



CHONDROPETALUM TECTORUM



ARMERIA MARITIMA



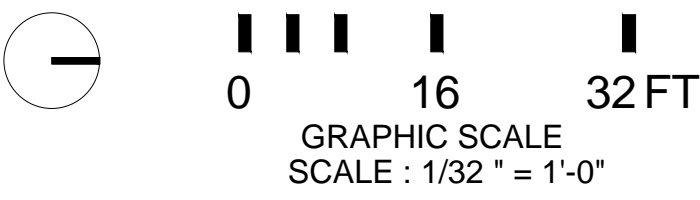
DIANELLA CAERULEA 'LITTLE BECCA'



TEUCRIUM CHAMAEDRYS

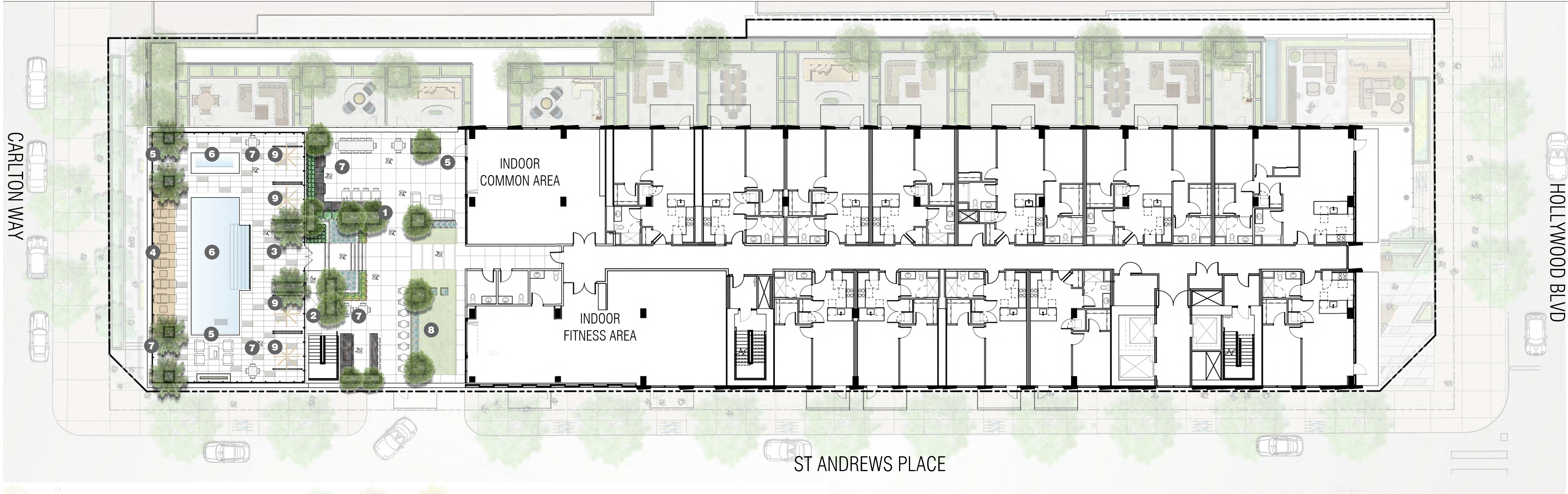


FESTUCA GLAUCA 'ELIJAH BLUE'



7TH LEVEL LANDSCAPE SCHEMATIC PLAN

5600 Hollywood Blvd - 23308 / 08/05/22

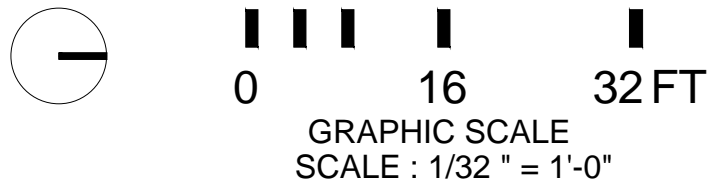


LEVEL 7, FEATURE DROUGHT TOLERANT, HEAT LOVING PLANTS WITH BRIGHT FLOWERS THAT ENJOY A DRY SUNNY ENVIRONMENT. THE DESIGN INCLUDES A MIX OF TEXTURES RANGING FROM SOFTER, LACIER PLANTS TO STRUCTURAL, MORE SCULPTURAL PLANTS. TREES PROVIDE RELIEF FROM SUN YET REMAIN COMPACT WHICH IS GOOD FOR SMALL TERRACE ENVIRONMENT.

LEGEND

- 1 BUILT-IN PLANTERS
- 2 ADA LIFT
- 3 ENHANCED PAVING
- 4 POOL SIDE DECKING
- 5 FIREPIT LOUNGE AREA
- 6 POOL & SPA AREA
- 7 OUTDOOR DINING AREA
- 8 OUTDOOR FITNESS AREA
- 9 POOL CABANA

7TH FLOOR LEVEL PLAN



INSPIRATIONAL IMAGERY



POOL



POOL STEPS



POOL WITH PALMS



POOL CABANA



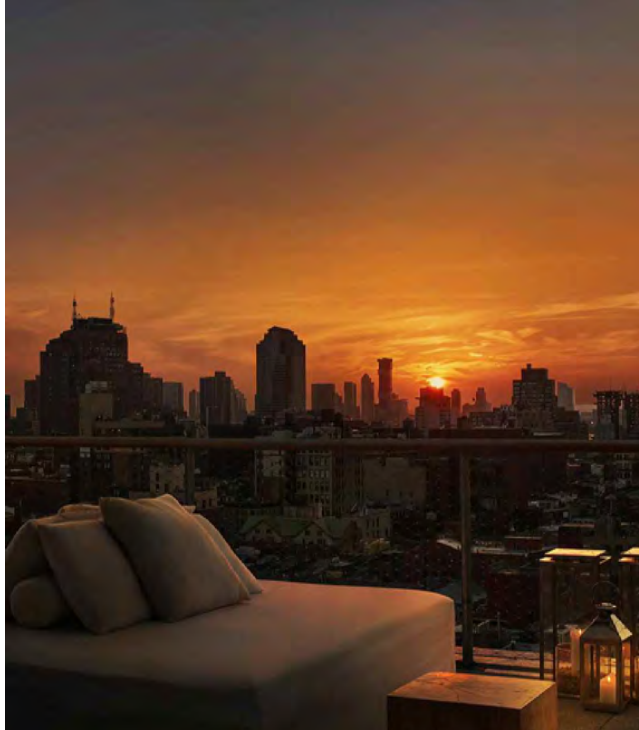
DINING AREA



TREE IN PLANTER



LOUNGE AREA



ROOF TOP LOUNGE SUNSET

PLANTING PALETTE



CHITALPA x TASHKENTENSIS



PHOENIX CANARIENSIS



LAGESTROEMIA INDICA 'NATCHEZ'



MUHLENBERGIA LINDHEIMERI



OLEA EUROPAEA 'MONTRA'



WESTRINGIA 'GREY BOX'



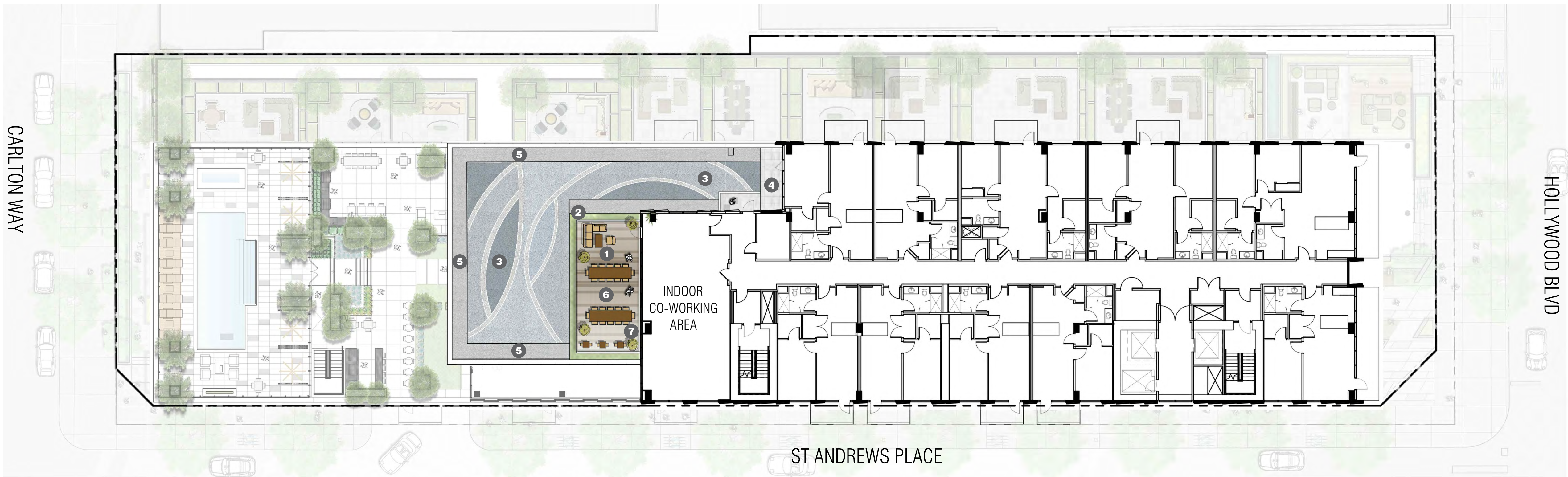
LAVANDULA STOECHAS 'OTTO QUAST'



GREVILLEA LANIGERA 'PROSTRATA'

11TH LEVEL LANDSCAPE SCHEMATIC PLAN

5600 Hollywood Blvd - 23308 / 08/05/22



LEVEL 11, FEATURE DROUGHT TOLERANT, HEAT LOVING PLANTS WITH BRIGHT FLOWERS THAT ENJOY A DRY SUNNY ENVIRONMENT. THE GRAVEL GARDEN DESIGN INCLUDES A MIX OF TEXTURES RANGING FROM SMALLER, CRUSHED ROCK TO LARGER, MORE SMOOTH PEBBLE MEDIA. POTTED PLANTS PROVIDE RELIEF FROM SUN YET REMAIN COMPACT WHICH IS GOOD FOR SMALL TERRACE ENVIRONMENT.

- LEGEND
- 1 CO-WORKING OUTDOOR TERRACE
 - 2 BUILT-IN PLANTER
 - 3 ROCK AND PEBBLE GRAVEL GARDEN
 - 4 ENHANCED PAVING
 - 5 UTILITY ACCESS
 - 6 DECKING
- 1X6 KUMARU WOOD DECKING W/ PENOFIN FINISH / PEDESTAL SUPPORT SYSTEM W/ 2X P.T. FRAMING / AVAIL. FROM TILE TECH
 - 7 POTTED PLANTING

11TH LEVEL FLOOR PLAN

INSPIRATIONAL IMAGERY



ROOFTOP DINING



SEATING



DINING AREA



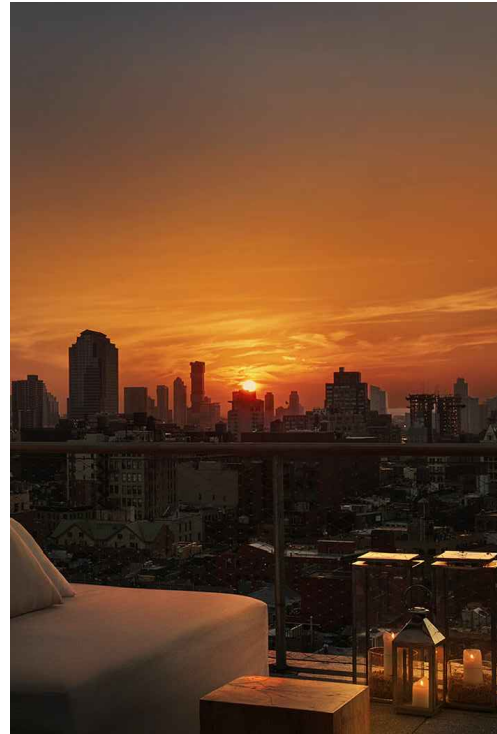
LOUNGE SEATING



FIRE PIT AREA



TREE PLANTER

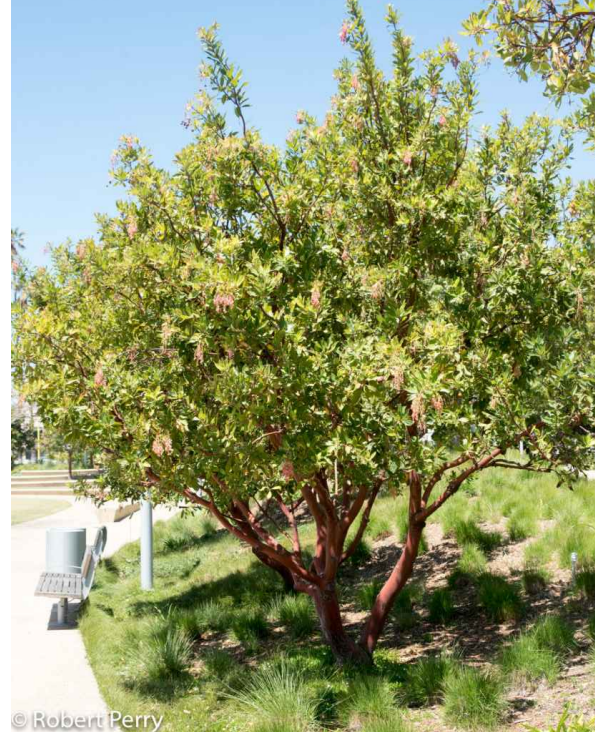


LOUNGE SUNSET

PLANTING PALETTE



OLEA EUROPAEA 'WILSONI'



ARBUTUS MARINA MULTI



AGAVE ATTENUATA 'BOUTIN BLUE'



CALLISTEMON 'LITTLE JOHN'



HESPERALOE PARVIFLORA



LANTANA CAMARA 'RADIATION'



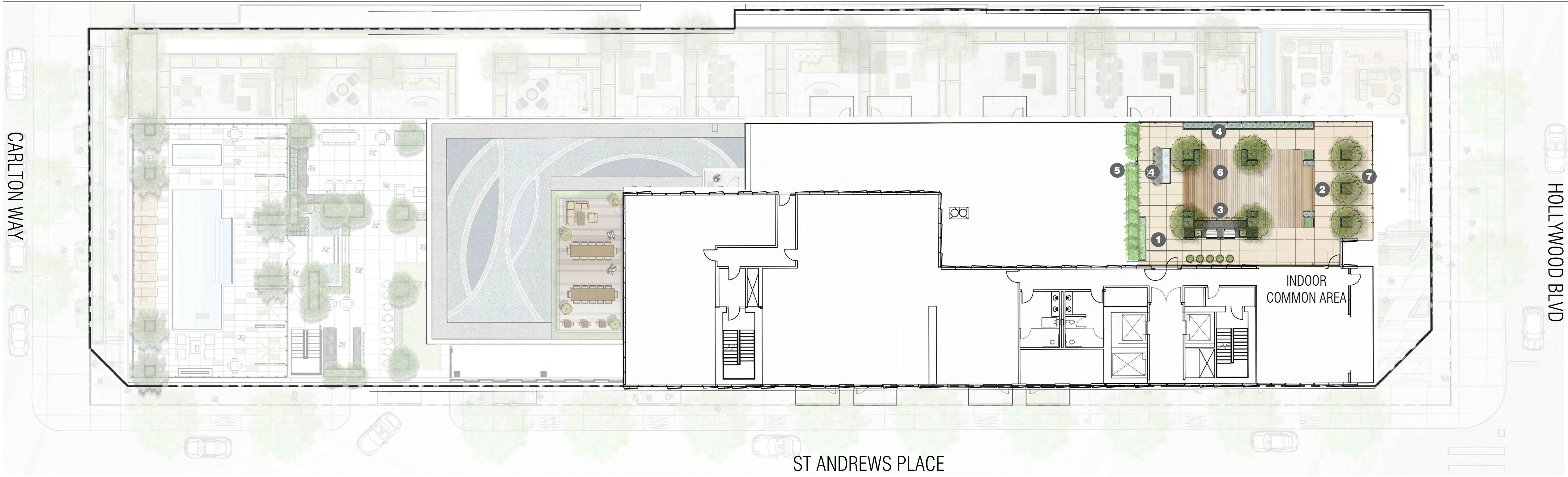
SENECIO VITALIS



SENECIO MANDRALISCAE

14TH LEVEL LANDSCAPE SCHEMATIC PLAN

5600 Hollywood Blvd - 23308 / 08/05/22



ROOFTOP LEVEL, FEATURE DROUGHT TOLERANT, HEAT LOVING PLANTS WITH BRIGHT FLOWERS THAT ENJOY A DRY SUNNY ENVIRONMENT. THE DESIGN INCLUDES A MIX OF TEXTURES RANGING FROM SOFTER, LACIER PLANTS TO STRUCTURAL, MORE SCULPTURAL PLANTS. TREES PROVIDE RELIEF FROM SUN YET REMAIN COMPACT WHICH IS GOOD FOR SMALL TERRACE ENVIRONMENT.

- LEGEND
- 1 ENHANCED PAVING
 - 2 OUTDOOR LOUNGE AREA - FURNITURE NOT SHOWN
 - 3 OUTDOOR KITCHEN/BAR AREA
 - 4 BUILT-IN PLANTERS
 - 5 UTILITY ACCESS
 - 6 DECKING
 - 7 VIEW SEATING AREA

14TH LEVEL FLOOR PLAN

INSPIRATIONAL IMAGERY



ROOFTOP DINING



SEATING



DINING AREA



WATER FEATURE



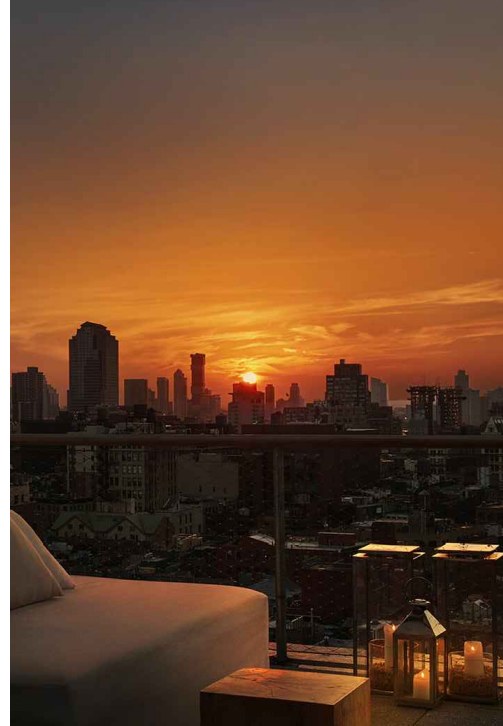
LOUNGE SEATING



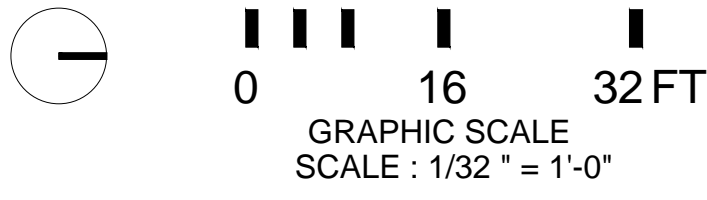
FIRE PIT AREA



TREE PLANTER



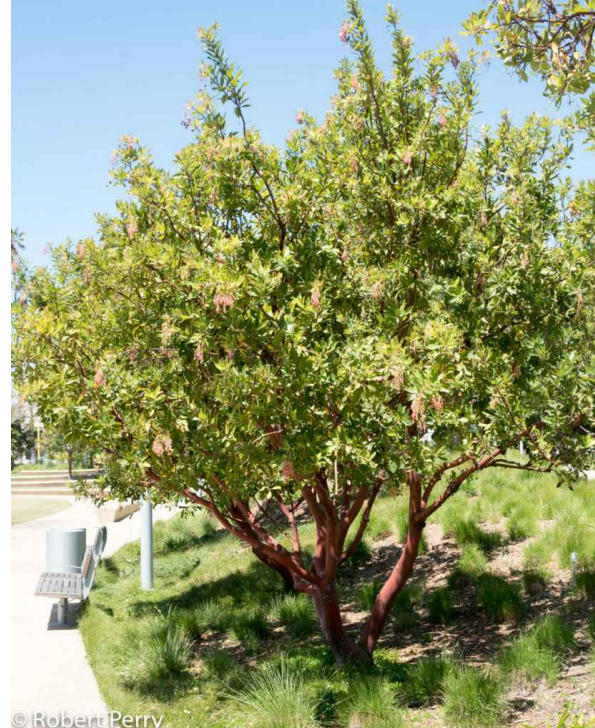
LOUNGE SUNSET



PLANTING PALETTE



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LANTANA CAMARA 'RADIATION'



SENECIO VITALIS



SENECIO MANDRALISCAE

GRND & 2ND LEVEL	SHRUBS SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	S1	5 GAL	GREVILLEA LANIGERA 'PROSTRATA'	PROSTATE WOOLLY GREVILLEA	18" O.C.		LOW
	S2	5 GAL	LAVANDULA STOECHAS 'OTTO QUAST'	OTTO QUAST SPANISH LAVENDER	18" O.C.		LOW
	S3	5 GAL	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	18" O.C.		LOW
			SALVIA GREGGII 'FURMAN'S RED'				LOW
	S4	5 GAL	WESTRINGIA 'GREY BOX'	DWARF COAST ROSEMARY	18" O.C.		LOW

4TH LEVEL	SHRUBS SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	S1	5 GAL	CUPHEA HYSSOPIFOLIA	FALSE HEATHER	18" O.C.		MEDIUM
	S2	5 GAL	DIANELLA CAERULEA 'LITTLE BECCA'	LITTLE BECCA FLAX LILY	18" O.C.		MEDIUM
	S3	5 GAL	LOMANDRA 'LIME TUFF'	DAWRF MAT RUSH	18" O.C.		LOW
	S4	5 GAL	RHAPHIOLEPIS UMBELLATA 'MINOR'	DAWRF YEDDO HAWTHORN	18" O.C.		LOW
	S4	5 GAL	SALVIA GREGGII 'FURMAN'S RED'	MAGENTA RED TEXAS SAGE	18" O.C.		LOW
	S4	5 GAL	WESTRINGIA 'GREY BOX'	DWARF COAST ROSEMARY	18" O.C.		LOW

7TH LEVEL	SHRUBS SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	S1	5 GAL	GREVILLEA LANIGERA 'PROSTRATA'	PROSTATE WOOLLY GREVILLEA	18" O.C.		LOW
	S2	5 GAL	LAVANDULA STOECHAS 'OTTO QUAST'	OTTO QUAST SPANISH LAVENDER	18" O.C.		LOW
	S3	5 GAL	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	18" O.C.		LOW
	S4	5 GAL	WESTRINGIA 'GREY BOX'	DWARF COAST ROSEMARY	18" O.C.		LOW

11TH LEVEL	SHRUBS SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	S1	FLATS	SEDUM 'BLUE PEARL' 'PPAF'	SUNSPARKLER BLUE PEARL SEDUM	6" O.C.		LOW
	S2	FLATS	SEDUM KAMTSCHATICUM	ORANGE STONECROP	6" O.C.		LOW
	S3	FLATS	SEDUM PACHYCLADOS	GRAY STONECROP	6" O.C.		LOW
	S4	FLATS	SEDUM REFLEXUM	JENNY'S STONECROP	6" O.C.		LOW
	S5	FLATS	SEDUM SPURIUM 'TRICOLOR'	CAUCASIAN STONECROP	6" O.C.		LOW
	S6	FLATS	SEDUM TERNATUM	THREE LEAVED STONECROP	6" O.C.		LOW
	S7	FLATS	SEDUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	6" O.C.		LOW

14TH LEVEL	SHRUBS SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	S1	5 GAL	AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE FOX TAIL AGAVE	18" O.C.		LOW
	S2	5 GAL	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	18" O.C.		LOW
	S3	5 GAL	HESPERALOE PARVIFLORA	RED YUCCA	18" O.C.		VERY LOW
	S4	5 GAL	LANTANA CAMARA 'RADIATION'	LANTANA BUSH LANTANA	18" O.C.		LOW
	S5	5 GAL	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	18" O.C.		LOW
	S6	5 GAL	SENECIO MANDRALISCAE	KLEINIA	18" O.C.		LOW

STREET	TREE SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	T1	24" BOX	ACER PALMATUM	JAPANESE MAPLE	-		MEDIUM
	T2	24" BOX	ARBUTUS MARINA	MARINA STRAWBERRY TREE	-		LOW
	T2	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD	-		LOW
	TOTAL #	16					

GROUNDLEVEL	TREE SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	T4	24" BOX	JACARANDA MIMOSILIFOLIA	JACARANDA	-		MEDIUM
	T5	24" BOX	KOELREUTERIA BIPINNATANA	CHINESE FLAME TREE	-		MEDIUM
	T6	24" BOX	PLATANUS x ACERIFOLIA	LONDON PLANE	-		MEDIUM
	TOTAL #	5					

2TH LEVEL	TREE SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	T7	24" BOX	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	-		MEDIUM
	T8	24" BOX	PHOTINIA x FRARESII	FRASER PHOTINIA	-		MEDIUM
	TOTAL #	2			-		

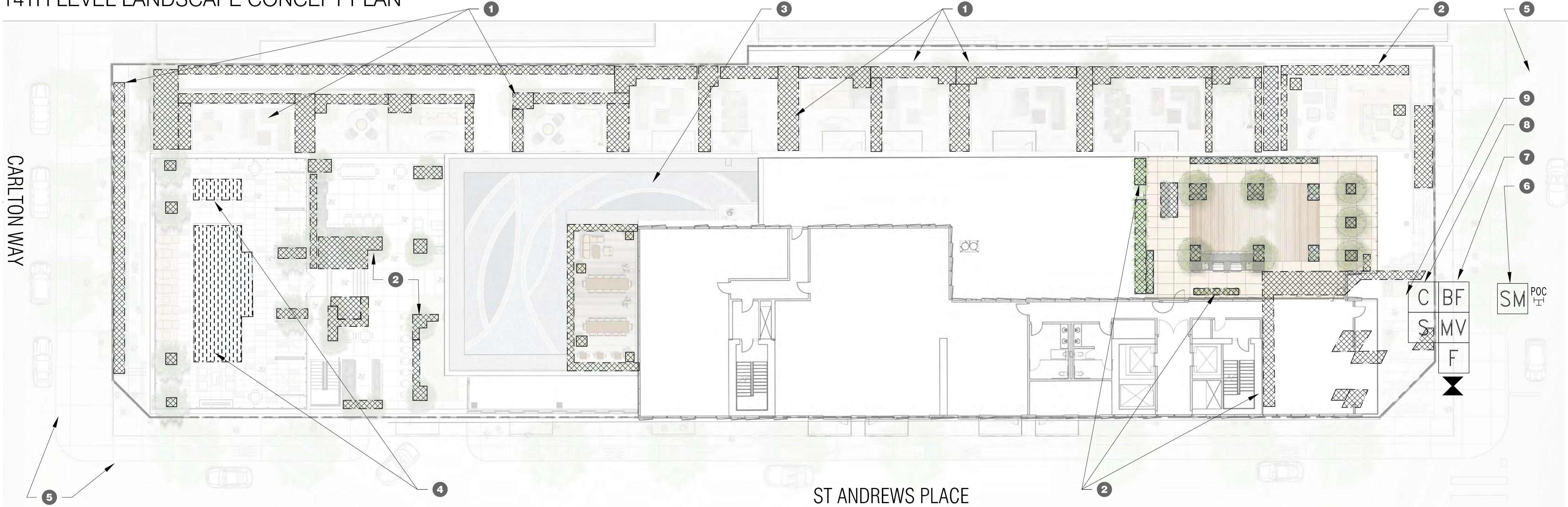
4TH LEVEL	TREE SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	T9	24" BOX	MELALEUCA QUINQUENERVIA	CAJEPUT TREE	-		LOW
	T20	24" BOX	CHITALPA x TASHKENTENSIS	CHITALPA 'PINK DAWN'	-		LOW
	T21	24" BOX	LAGESTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	-		MEDIUM
	TOTAL #	12					

7TH LEVEL	TREE SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	T24	24" BOX	CERCIDIUM D MUSEUM	PALO VERDE	-		VERY LOW
	T25	24" BOX	CHITALPA x TASHKENTENSIS	CHITALPA 'PINK DAWN'	-		LOW
	TOTAL #	19					

14TH LEVEL	TREE SCHEDULE						
	MARK	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	WATER USE
	T29	24" BOX	OLEA EUROPAEA 'WILSONII'	WILSON FRUITLESS OLIVE TREE	-		LOW
	T30	24" BOX	ARBUTUS MARINA MULTI	MARINA STRAWBERRY TREE	-	MULTI-TRUNK	LOW
	TOTAL #	7					

TOTAL	TREE SCHEDULE EXISTING						
	MARK	QUANTITY (E)	QUANTITY (REQ'D)	QUANTITY (PROPOSED)	TYPE	REMARKS	WATER USE
	STREET	5	10	16	SPECIES UNCONFIRMED	2 REPLACEMENT TO 1 EXISTING	
	ON-SITE	22	50	45	SPECIES (MIXED VARIETY)	1 TREE TO 4 UNITS (50 REQ'D)	
	TOTAL #	27	60	61			

14TH LEVEL LANDSCAPE CONCEPT PLAN



5600 Hollywood Blvd - 23308 / 08/05/22

LEGEND

- 1. LOW WATER/MEDIUM WATER HYDROZONE
- 2. LOW WATER HYDROZONE
- 3. NON-IRRIGATED DECORATIVE GRAVEL AREA
- 4. POOL/SPA
- 5. OFFSITE IRRIGATION TO BE MAINTAINED BY OWNER
- 6. IRRIGATION SUB-METER
- 7. BACKFLOW PREVENTOR
- 8. SMART CONTROLLER AND RAIN SENSOR
- 9. IRRIGATION LINES ROUTED THROUGH BUILDING TO UPPER LEVELS PER MEP PLANS (NOT SHOWN)

OVERALL IRRIGATION HYDROZONE PLAN

IRRIGATION LEGEND AND CALCULATIONS

Reference Evapotranspiration (Eto) 50.1						
Hydrozone # Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
Regular Landscape Areas						
1-LW/MW MIX	0.4	DRIP	0.81	0.49	1107	542
2-LW PLANTS	0.2	DRIP	0.81	0.25	2464	616
4-POOL	1	-	1	1	724	724
				Totals	4295	1882
Special Landscape Areas						
				1		
				1		
				1		
				Totals	0 (C)	0 (D)
				ETWU Total		58,457
				Maximum Allowed Water Allowance (MAWA)*		60,035

***Hydrozone & Planting Description**
E.g
1) front lawn
2) low water use plantings
3) medium water use planting

***MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)
+ ((1-ETAF) x SLA)]**
where 0.62 is a conversion factor that converts acre-
inches per acre per year to gallons per square foot per
year. LA is the total landscape area in square feet, SLA
is the total special landscape area in square feet,
and ETAF is .55 for residential areas and 0.45 for non-
residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1882
Total Area	(A)	4295
Average ETAF	B ÷ A	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

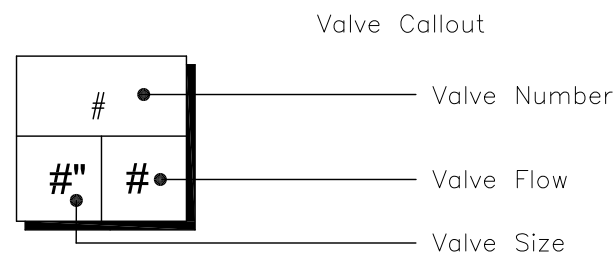
Total ETAF x Area	(B+D)	1882
Total Area	(A+C)	4295
Sitewide ETAF	(B+D) ÷ (A+C)	0.43

WATER SOURCE

1. THE IRRIGATION POINT OF CONNECTION (P.O.C.) SHALL BE MADE BY THE CONTRACTOR DOWNSTREAM OF THE DOMESTIC WATER METER.
2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND THE STATIC WATER PRESSURE OF 105 PSI AT POINTS OF CONNECTION PRIOR TO ORDERING ANY IRRIGATION MATERIALS AND PROCEEDING WITH INSTALLING IRRIGATION SYSTEM. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT SHOULD THE STATIC WATER PRESSURE FOUND BE DIFFERENT, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND ADDITIONS THAT MAY OCCUR TO THE SYSTEMS.
3. THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 30 PSI AT THE DRIP IRRIGATION LINES.

CONTROLS

1. SYSTEMS OF THIS PROJECT ARE CONTROLLED BY SOLID STATE IRRIGATION CONTROLLER WITH SPECIFIED OPTIONS. THE CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR PROPER GROUNDING, INSTALLATION AND USE.
2. CONTROLLER LOCATION IS SHOWN DIAGRAMMATICALLY. FINAL LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. POWER FOR THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE OWNER LOCATED APPROXIMATELY WHERE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IRRIGATION CONTROLLER.
3. TO PREVENT UNNECESSARY IRRIGATION IN THE EVENT OF SUBSTANTIAL RAINFALL THE IRRIGATION CONTROL SYSTEMS SHALL INCLUDE A RAIN SENSING DEVICE.



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-12 (12) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE FOR RECLAIMED WATER. 0.4GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.		MASTER VALVE BUCKNER SUPERIOR 3300150 NORMALLY OPEN MASTER VALVE
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-12 (12) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE FOR RECLAIMED WATER. 0.6GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 12.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.		RAINBIRD FS150P 1-1/2" PVC TEE FLOW SENSOR. OPERATING RANGE: 5 TO 100 GPM
	NETAFIM LVCZS8010075-HF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.		FEBCO 825Y 2" BACKFLOW PREVENTOR WITH ENCLOSURE
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.		RAIN BIRD ESP8LXMEF WITH (04) ESPLXMSM4 24 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.
	NETAFIM TISOV AUTOMATIC FLUSH VALVE, WITH INSERT INLET		120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD
	GATE VALVE CRANE 428 (2 1/2" OR LESS), 461 OR 460 (3" OR <) OR SIMILAR.		EXISTING DOMESTIC WATER METER. PROTECT IN PLACE
	RAINBIRD 100-PEB-PRS-D 1" IRRIGATION CONTROL VALVE WITH PRESSURE REGULATING MODULE.		IRRIGATION SUBMETER 2" INSTALL DOWNSTREAM FROM DOMESTIC WATER METER, INSIDE PROPERTY LINE
	RAIN BIRD 44-NP 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING RUBBER COVER, AND 2-PIECE BODY. MOUNTED IN POURED CONCRETE ANCHOR BLOCK		IRRIGATION POINT OF CONNECTION
			RAIN BIRD WR2 WIRELESS RAIN SENSOR
			IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
			IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2"
			PIPE SLEEVE: PVC SCHEDULE 40