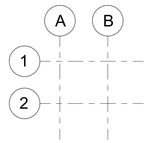
Appendices

Appendix A

Project Plans



COLUMN GRIDLINES

MATCHLINE

WALL SECTION

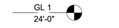
PARTIAL BUILDING SECTION

OVERALL BUILDING SECTION

EXTERIOR ELEVATION

INTERIOR/ STOREFRONT ELEVATION

DETAIL SECTION



LEVELS

ROOM TAG

UNIT ROOM TAG

WALL TAG

KEYNOTE TAG: SEE KEYNOTE LEGEND

DOOR TAG

WINDOW TAG

STOREFRONT TAG

LOUVER TAG

CENTERLINE

PROPERTY LINE

BREAKLINE

ALIGN WALLS

SPOT ELEVATION

SYMBOLS 19

A.B.	ANCHOR BOLT (S)
A.C.	ASPHALT CONCRETE PAVING
ACOUS	ACOUSTIC
AC. T.	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
APT.	APARTMENT
ASPH.	ASPHALT
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS
@	AT
BA.	BATH ROOM
B.B	BOTTOM OF BEAM
BD.	BOARD
BLK.	BLOCK
BLKG	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BDRM.	BEDROOM
BR.	BROOM, BED ROOM
CAB.	CABINET
CPT.	CARPET
C	CARPET
C.B.	CATCH BASIN
CEM.	CEMENT
CEM.PLAS.	CEMENT PLASTER
CL	CENTER LINE
CER.	CERAMIC
C.I.	CAST IRON
CIRC.	CIRCULAR
CLG.	CEILING
CLR.	CLEAR
C.M.T.	CERAMIC MOSAIC TILE
COMPC.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
CU. FT.	CUBIC FEET
CU. IN.	CUBIC INCH
CU. YD.	CUBIC YARD
D.	DRYER
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWN SPOUT
DSP.	DRY STANDPIPE
DU	DWELLING UNIT
DUP.	DUPLICATE
DW.	DISHWASHER
DWGS.	DRAWINGS
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
ELEVA.	ELEVATOR
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.W.M.	ELECTRIC WELDED WIRE MESH
EXPN.	EXPANSION
EXP.	EXPOSED
EXT.	EXTERIOR
EXTR.	EXTINGUISHER
FHS	FLAT HEAD SCREW
F.A.U.	FORCED AIR UNIT
FD	FLOOR DRAIN
FEC.	FIRE EXTINGUISHER & CABINET
F.F.	FINISH FLOOR
F.G.	FIXED GLASS
FHWS	FLAT HEAD WOOD SCREW
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLR	FLOOR
FLR'G.	FLOORING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.P.	FIRE PLACE
F.S	FLOOR SINK
FREQ.	FREQUENCY
FT.	FEET, FOOT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON (STEEL)
GUN.	GUNITE
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD	HEAD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HS	HARD SURFACE
I.	IRON
I.D.	INSIDE DIAMETER
INC.	INCORPORATED
INSUL.	INSULATION
INT	INTERIOR
JT.	JOINT
JST.	JOIST
K.	KITCHEN
LAM.	LAMINATED
LAM. PLAS.	LAMINATED PLASTIC
LAV.	LAVATORY
LT.	LIGHT
LVR.	LOUVER
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFG.	MANUFACTURER
M.H.	MAN HOLE
MIN.	MINIMUM
MIR.	MIRROR
M.O.	MASONRY OPENING
MTG.	MOUNTING
MTL.	METAL
N.	NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OVERFLOW DRAIN
OPP.	OPPOSITE
OV.	OVEN
OVHD.	OVERHEAD
PB.	PUSHBUTTON
PC	PULL CHAIN
PL	PLATE
PL	PROPERTY LINE
PAN	PANTRY
PLAS.	PLASTER
PL. GLS.	PLATE GLASS
PLAST.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PRCST.	PRECAST
PREFAB.	PREFABRICATED
%	PERCENT
QRY.	QUARRY
QTY.	QUANTITY
RAD.	RADIUS
R.	RISER
R.A.G.	RETURN AIR GRILLE
RD.	ROAD
R.D.	ROOF DRAIN
RDWD.	REDWOOD
REC EP	RECESSED ELECTRICAL PANEL
REC FE	RECESSED FIRE EXTINGUISHER
RECP.	RECEPTACLE
REF.	REFERENCE
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCEMENT
REQ'D	REQUIRED
RES. FLR.	RESILIENT FLOORING
RET.	RETAINING
RF.	ROOF
RF'G.	ROOFING
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
RUB.	RUBBER
R.B.	RUBBER (RESILIENT) BASE
S	SOUTH
S.C.	SOLID CORE
S.D.	STORM DRAIN
SHT.	SHEET
SHT'G	SHEATHING
SIM.	SIMILAR
S&P	SHELF AND POLE
SPECS.	SPECIFICATIONS
SPRKL.	SPRINKLER
SQ. IN.	SQUARE INCH
SF SQ. FT.	SQUARE FOOT
ST.	STREET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SIM.	SIMILAR
S4S	SMOOTH FOUR SIDES
T	TREAD
T	TEMPERED GLASS
TL	TILE
T&B	TOP AND BOTTOM
T.B.	TOP OF BEAM
T.C.	TOP OF CURB
T.C.	TOP OF CONCRETE
T.G.	TOP OF GRATE
TEL	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
THRESH.	THRESHOLD
T.P.	TOP OF PAVING
T.S.	TOP OF SHEATHING
T.W.	TOP OF WALL
TYP.	TYPICAL
UL	UNDERWRITER'S LABEL
ULT.	ULTIMATE
UNFIN.	UNFINISHED
V.A.T.	VINYL ASBESTOS TILE
VENT.	VENTILATOR
VERT.	VERTICAL
VIT.	VITREOUS
VOL.	VOLUME
V.T.	VINYL TILE
V	VINYL
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W	WIDE FLANGE (STEEL)
W.G.	WIRE GLASS
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W/O	WITHOUT
WP.	WATERPROOFING
WS	WEATHERSTRIPPING
W.S.P.	WET STANDPIPE
WT.	WEIGHT
YD.	YARD

ABBREVIATIONS 15

PROPOSED PARCEL 1:

THAT PORTION OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCELS A IN INSTRUMENT NO. 20190261121 RECORDED MARCH 26, 2019 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF EXISTING PARCEL B, BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET, RADIAL LINE THROUGH SAID BEGINNING OF THE CURVE BEARS S 01°12'56" W; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 10°05'29" A DISTANCE OF 123.29 FEET AND TO WHICH POINT A RADIAL LINE TO SAID CURVE BEARS S 11°18'25" W, TO THE BEGINNING OF A TANGENT LINE; THENCE, ALONG SAID TANGENT LINE, N 78°41'35" W 263.10 FEET, TO THE TRUE POINT OF BEGINNING; THENCE N 78°41'35" W 219.92 FEET; THENCE
N 00°00'00" E 61.65 FEET; THENCE N 78°40'55" W 39.88 FEET; THENCE N 00°00'00" E 103.69 FEET; THENCE N 90°00'00" W 194.58 FEET; THENCE N 00°00'00" W 94.54 FEET; THENCE N 90°00'00" W 3.00 FEET; THENCE N 00°00'00" E 60.00 FEET; THENCE N 90°00'00" E 3.00 FEET; THENCE N 00°00'00" E 165.19 FEET; THENCE N 84°49'27" E 77.01 FEET; THENCE
S 00°00'00" W 95.22 FEET; THENCE S 90°00'00" E 225.29 FEET; THENCE S 00°00'00" W 131.20 FEET; THENCE N 90°00'00" E 5.00 FEET; THENCE S 00°00'00" W 64.94 FEET; THENCE N 90°00'00" E 38.00 FEET; THENCE S 00°00'00" E 137.82 FEET; THENCE S 78°41'02" E 24.37 FEET; THENCE S 33°41'02" E 16.96 FEET; THENCE S 11°18'58" W 96.57 FEET, TO THE TRUE POINT OF BEGINNING.

PROPOSED PARCEL 2:

THAT PORTION OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCELS B AND C IN INSTRUMENT NO. 20190261121 RECORDED MARCH 26, 2019 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF EXISTING PARCEL B, BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET, RADIAL LINE THROUGH SAID BEGINNING OF THE CURVE BEARS S 01°12'56" W; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 10°05'29" A DISTANCE OF 123.29 FEET AND TO WHICH POINT A RADIAL LINE TO SAID CURVE BEARS S 11°18'25" W, TO THE BEGINNING OF A TANGENT LINE; THENCE, ALONG SAID TANGENT LINE, N 78°41'35" W 4.94 FEET, TO THE TRUE POINT OF BEGINNING; THENCE N 00° 00'00" E 467.011 FEET; THENCE
N 66°52'29" W 9.36 FEET; THENCE N 72°31'40" W 75.57 FEET; THENCE N 90°00'00" W 229.81 FEET; THENCE S 00°00'00" W 126.40 FEET; THENCE N 90°00'00" E 5.00 FEET; THENCE S 00°00'00" W 64.94 FEET; THENCE N 90°00'00" E 38.00 FEET; THENCE S 00°00'00" E 137.82 FEET; THENCE S 78°41'02" E 24.37 FEET; THENCE S 33°41'02" E 16.96 FEET; THENCE
S 11°18'58" W 96.57 FEET; THENCE S 78°41'35" E 258.16 FEET, TO THE TRUE POINT OF BEGINNING.

PROPOSED PARCEL 3:

THAT PORTION OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS PARCELS A, B, AND C IN INSTRUMENT NO. 20190261121 RECORDED MARCH 26, 2019 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF EXISTING PARCEL B, BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET, RADIAL LINE THROUGH SAID BEGINNING OF THE CURVE BEARS S 01°12'56" W; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 10°05'29" A DISTANCE OF 123.29 FEET AND TO WHICH POINT A RADIAL LINE TO SAID CURVE BEARS S 11°18'25" W, TO THE BEGINNING OF A TANGENT LINE; THENCE, ALONG SAID TANGENT LINE, N 78°41'35" W 4.94 FEET; THENCE N 00°00'00" E 467.01 FEET; THENCE N 66° 52'29" W 9.36 FEET; THENCE N 72°31'40" W 75.57 FEET; THENCE N 90°00'00" W 229.81 FEET; THENCE N 00°00'00: E 4.80 FEET; THENCE N 90°00'00" W 225.29 FEET; THENCE N 00°00'00" E 95.22 FEET; THENCE N 05°10'33" W 21.00 FEET, THENCE N 84°49'27" E 70.78 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY A RADIUS OF 1,121.00 FEET A CENTRAL ANGLE OF 31° 17'01" A DISTANCE OF 612.07 FEET; THENCE S 00°00'00" W 501.84 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION 10

SITE A – EXISTING / NO NEW CONSTRUCTION:

SITE A IS AN EXISTING SHOPPING CENTER COMPRISED OF 1 AND 2-STORY COMMERCIAL BUILDINGS LEASED AS RETAIL, RESTAURANT, AND FITNESS FACILITIES. THE BUILDINGS FRONT BOTH VENTURA BOULEVARD AND COLDWATER CANYON AVENUE, RESPECTIVELY. THE FACILITY ALSO INCLUDES LANDSCAPED GARDEN AREAS WITH INTEGRATED WATER AMENITIES.

SITE B – PROJECT SITE:

THE PROJECT SCOPE CONSISTS OF THE DEMOLITION OF AN EXISTING HOTEL STRUCTURE AND THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT COMPRISED OF THREE BUILDINGS RANGING IN HEIGHT FROM TWO (2) TO EIGHT (8) STORIES WITH A MAXIMUM HEIGHT OF NINETY-FOUR (94) FEET. THE PROJECT PROPOSES A TOTAL OF 520 MULTI-FAMILY UNITS, INCLUDING 78 VLI AFFORDABLE UNITS (15%) AND 1,385 PARKING SPACES. THE PROJECT HAS A TOTAL FLOOR AREA OF 650,996 SQUARE FEET WHICH INCLUDES 45,946 SQUARE FEET OF RETAIL AND COMMERCIAL SPACE. 540,901 SQUARE FEET OF RESIDENTIAL AND 64,149 SQUARE FEET OF RESIDENTIAL AMENITY AND BACK OF HOUSE. THE MIXED-USE APARTMENT BUILDING IS COMPRISED OF FIVE (5) LEVELS OF TYPE IIIA APARTMENT UNITS, OVER ONE (1) LEVEL OF TYPE IA APARTMENT UNITS, OVER ONE (1) LEVEL OF RETAIL AND RESTAURANT COMMERCIAL SPACE AND APARTMENT UNITS, OVER ONE (1) LEVEL OF TYPE IA PARKING AND APARTMENT UNITS, OVER 2 LEVELS OF SUBTERRANEAN PARKING. THE PROJECT WILL INCLUDE THE MAINTENANCE OF THE EXISTING SHOPPING CENTER IN SITE A. PARKING FOR THE SHOPPING CENTER WILL BE PROVIDED WITHIN THE FIRST 2 LEVELS OF SUBTERRANEAN PARKING.

THE PROJECT IS UTILIZING STATE DENSITY BONUS AND REQUESTS THE FOLLOWING INCENTIVES/WAIVERS

(1) 2.86 FAR IN LIEU OF 1.0 FAR PERMITTED BY THE SPECIFIC PLAN
(2) MAXIMUM HEIGHT OF 94 FEET IN LIEU OF 30 FEET PERMITTED BY THE SPECIFIC PLAN
(3) WAIVE TRANSITIONAL HEIGHT LIMITS IN LAMC SECTION 12.21.A.10
(4) REDUCED REAR YARD OF 0 FEET IN LIEU OF 20 FEET
(5) REDUCED SIDE YARDS ON P1 LEVEL OF 0 FEET IN LIEU OF 11 FEET
(6) REDUCED SIDE YARDS ON UPPER LEVELS OF 10 FEET IN LIEU OF 11 FEET
(7) WAIVE PASSAGEWAY REQUIREMENTS
(8) REDUCE THE NUMBER OF RESIDENTIAL STANDARDS PARKING STALLS

BOTH SITES ARE LOCATED WITHIN THE VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN, AND FALL WITHIN THE NEIGHBORHOOD AND GENERAL COMMERCIAL PLAN DESIGNATION. A DIRECT CONNECTION TO THE LOS ANGELES RIVER BIKE PATHS IS PROVIDED ON THE NORTH-WEST CORNER OF THE SITE AND THREE BUS TRANSIT ROUTES CAN BE EASILY ACCESSED FROM BOTH VENTURA BOULEVARD AND COLDWATER CANYON AVENUE.

PROJECT DESCRIPTION 11

SHEET INDEX - ENTITLEMENT SET

SHEET NUMBER	SHEET NAME
A0.01	COVER SHEET
A0.02	PROJECT INFORMATION AND CALCULATIONS
A0.03	BUILDABLE AREA PLANS
A0.11	FLOOR AREA PLANS - LEVEL P1-P3
A0.12	FLOOR AREA PLANS - LEVEL 1-4
A0.13	FLOOR AREA PLANS - LEVEL 5-7
A0.14	OPEN SPACE PLANS - LEVEL P1-3
A0.15	OPEN SPACE PLANS - LEVEL 4-7
A0.20	EXISTING SITE PHOTOS
A0.21	EXISTING AERIAL SITE PHOTOS
A0.22	RENDERINGS
A1.01	DEMOLITION PLAN
A1.10	OVERALL SITE PLAN
A2.10	OVERALL FLOOR PLAN - PARKING LEVEL P3
A2.11	OVERALL FLOOR PLAN - PARKING LEVEL P2
A2.12	OVERALL FLOOR PLAN - PARKING LEVEL P1
A2.13	OVERALL FLOOR PLAN - LEVEL 1
A2.14	OVERALL FLOOR PLAN - LEVEL 2
A2.15	OVERALL FLOOR PLAN - LEVEL 3
A2.16	OVERALL FLOOR PLAN - LEVEL 4
A2.17	OVERALL FLOOR PLAN - LEVEL 5
A2.18	OVERALL FLOOR PLAN - LEVEL 6
A2.19	OVERALL FLOOR PLAN - LEVEL 7
A2.20	OVERALL ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS
L1.00	OVERALL LANDSCAPE SITE PLAN
L1.01	OVERALL LANDSCAPE SITE PLAN RIVER LEVEL
L1.10	TREE PROTECTION PLAN
L9.02	PARTIAL PLANTING PLAN - NORTHWEST
L9.03	PARTIAL PLANTING PLAN - SOUTHEAST
L9.04	PARTIAL PLANTING PLAN - NORTHEAST
L9.05	PARTIAL PLANTING PLAN RIVER LEVEL - NORTHWEST
L9.06	PARTIAL PLANTING PLAN RIVER LEVEL - NORTHEAST
L9.50	PLANT SCHEDULE

SHEET INDEX 6

OWNER
SPORTSMEN'S LODGE OWNER, LLC
12825 VENTURA BOULEVARD
STUDIO CITY, CA 91604
TEL: (310) 403-3515

DESIGN ARCHITECT
MARMOL RADZINER
12210 NEBRASKA AVENUE
LOS ANGELES, CA 90025
TEL: (310) 826-6222

ARCHITECT OF RECORD
MVE + PARTNERS
1900 MAIN STREET
8TH FLOOR
IRVINE, CA 92614
TEL: (949) 809-3388

LANDSCAPE ARCHITECT
OLIN
5900 WILSHIRE BLVD.
SUITE 2375
LOS ANGELES, CA 90036
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STRUCTURAL ENGINEER
MIYAMOTO
707 WILSHIRE BLVD.
SUITE 5100
LOS ANGELES, CA 90017
TEL: (213) 362-7778

CIVIL ENGINEER
KPFF
700 S. FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
TEL: (213) 418-0201

MEP ENGINEER
TK1SC
515 S. FIGUEROA STREET
SUITE 1400
LOS ANGELES, CA 90071
TEL: (949) 751-5817

PARKING CONSULTANT
PARKING DESIGN GROUP
5150 EAST PACIFIC COAST HIGHWAY
SUITE 200
LONG BEACH, CA 90804
TEL: (712) 722-1586

SURVEYOR
KPFF
700 S. FLOWER STREET
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LOS ANGELES, CA 90017
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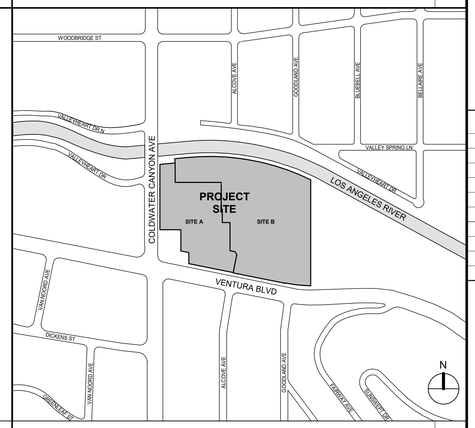
GEOTECHNICAL ENGINEER
GEOCON
3303 N. SAN FERNANDO BOULEVARD
SUITE 100
BURBANK, CA 91504
TEL: (818) 841-8388

PROJECT DIRECTORY 2



VICINITY MAP 3

17	13	9	5	1
18	14	10	6	2
19	15	11	7	3
20	16	12	8	4

SHEET GRID SYSTEM 4

MARMOL RADZINER
MVE + PARTNERS
OLIN

OWNER
SPORTSMEN'S LODGE OWNER, LLC
12825 VENTURA BOULEVARD
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ARCHITECT OF RECORD
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707 WILSHIRE BLVD.
SUITE 5100
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MEP ENGINEER
TK1SC
515 S. FIGUEROA STREET
SUITE 1400
LOS ANGELES, CA 90071
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THE RESIDENCES AT SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

COVER SHEET

2019107

A0.01

VEHICULAR PARKING CALCULATION

REQUIRED PARKING

RESIDENTIAL PARKING
Parking Ratios per AB2345

	Units	Required Parking Spaces	Ratio
Studio	171 units	171 spaces	1.0 space / unit
1 Bedroom	140 units	140 spaces	1.0 space / unit
2 Bedroom	209 units	314 spaces	1.5 space / unit
Total	**520 units**	**625 spaces**	

Required Residential Parking: 625 spaces

COMMERCIAL PARKING

	Size	Required Parking Spaces	Ratio
Retail	23,475 SF	94 spaces	1.0 space / 250 SF
Restaurant	13,568 SF	136 spaces	1.0 space / 100 SF
Retail BOH / circulation	8,902 SF	36 spaces	1.0 space / 250 SF
Total	45,945 SF	266 spaces	

Retail / Restaurant Parking Required: 266 spaces
Site A ("The Shops") Parking: 446 spaces (See "The Shops" Conditions of Approval provided)

Required Commercial Parking: 712 spaces

TOTAL PARKING REQUIRED: 1337 spaces

PROPOSED PARKING

RESIDENTIAL PARKING

Proposed Residential Parking: 673 spaces

COMMERCIAL PARKING

Requests Shared Parking as part of Project Permit Compliance Review with the Specific Plan.

Retail / Restaurant Parking: 266 spaces
Site A ("The Shops") Parking: 446 spaces

Proposed Commercial Parking: 712 spaces

TOTAL PARKING PROPOSED: 1385 spaces

PARKING COUNTS BY TYPE

TYPE	COUNT
RESIDENTIAL	
RESIDENTIAL STACKER (STANDARD)	10
RESIDENTIAL STACKER (TANDEM)	10
RESIDENTIAL STANDARD	5
	25
RESIDENTIAL COMPACT	4
	4
RESIDENTIAL ADA	14
RESIDENTIAL STACKER (STANDARD)	82
RESIDENTIAL STANDARD	380
	476
RESIDENTIAL STACKER (TANDEM)	82
RESIDENTIAL TANDEM COMPACT	86
	168
SUBTOTAL	673
COMMERCIAL	
COMMERCIAL COMPACT	5
COMMERCIAL COMPACT 9X15	2
COMMERCIAL STACKER (STANDARD L1)	41
COMMERCIAL STACKER (STANDARD L2)	41
	89
COMMERCIAL COMPACT	7
	7
COMMERCIAL ADA	12
COMMERCIAL STANDARD	198
	210
COMMERCIAL STACKER (COMPACT L1)	10
COMMERCIAL STACKER (COMPACT L2)	10
COMMERCIAL STACKER (STANDARD L1)	174
COMMERCIAL STACKER (STANDARD L2)	174
COMMERCIAL STANDARD	3
COMMERCIAL TANDEM COMPACT	35
	406
SUBTOTAL	712
GRAND TOTAL	1385

VEHICULAR PARKING CALCULATION 18

BICYCLE PARKING CALCULATION

SITE A:
COMMERCIAL BICYCLE PARKING

	Size	Required Parking Spaces	Ratio
Short-Term	97,807 SF	49 spaces	1.0 space / 2,000 SF
Long-Term	97,807 SF	49 spaces	1.0 space / 2,000 SF
Total		**98 spaces**	

SITE B:
RESIDENTIAL BICYCLE PARKING
Short-Term

Units	Required Bicycle Spaces	Ratio
1 - 25 (25 units)	3 spaces	1.0 space / 10 units
26 - 100 (75 units)	5 spaces	1.0 space / 15 units
101-200 (100 units)	5 spaces	1.0 space / 20 units
201 + (320 units)	8 spaces	1.0 space / 40 units
Total	**21 spaces**	

Long-Term

Units	Required Bicycle Spaces	Ratio
1 - 25 (25 units)	25 spaces	1.0 space / 1.0 unit
26 - 100 (75 units)	50 spaces	1.0 space / 1.5 units
101-200 (100 units)	50 spaces	1.0 space / 2.0 units
201 + (320 units)	80 spaces	1.0 space / 4.0 units
Total	**205 spaces**	

COMMERCIAL BICYCLE PARKING

	Size	Required Parking Spaces	Ratio
Short-Term	45,945 SF	23 spaces	1.0 space / 2,000 SF
Long-Term	45,945 SF	23 spaces	1.0 space / 2,000 SF
Total		**46 spaces**	

SITE B - TOTAL SHORT-TERM REQUIRED AND PROVIDED: 44 spaces
SITE B - TOTAL LONG-TERM REQUIRED AND PROVIDED: 228 spaces required 240 provided

NOTE: IN ADDITION TO THE REQUIRED BICYCLE PARKING, THE PROJECT PROPOSES THE RELOCATION OF 49 EXISTING LONG TERM BICYCLE PARKING SPACES SERVING THE EXISTING RETAIL PROJECT LOCATED ON PARCEL 1. SEE DEMOLITION PLAN. THESE SPACES WILL BE RELOCATED TO THE GARAGE. THE 49 EXISTING SHORT TERM BICYCLE PARKING SPACES FOR SITE A WILL REMAIN ON SITE A.

LOCATION / BICYCLE STALL REQUIREMENTS
1. EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF 6 FEET IN LENGTH.
2. STACKED, TWO-TIER LAYOUT, BICYCLE PARKING MAY BE PROVIDED IF SUCH PARKING IS PRIMARILY AN ATTENDED BICYCLE FACILITY WHERE FACILITY STAFF PARKS THE BICYCLES, OR SUCH RACKS PROVIDED MECHANICAL ASSISTANCE FOR LIFTING THE BICYCLE.
3. BICYCLE PARKING INSTALLED VERTICALLY SHALL BE A MINIMUM OF 4 FEET DEEP AND 6 FEET IN HEIGHT.
4. FOR SINGLE-TIERED BICYCLE PARKING, MINIMUM HEADROOM OF 7 FEET SHALL BE PROVIDED.
5. FOR FACILITIES WHERE TWO-TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.
6. BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES OR AILSE BY A WALL, FENCE, OR CURB OR BY AT LEAST 5 FEET OF OPEN SPACE MARKED TO PROHIBIT PARKING.
7. REQUIRED BICYCLE PARKING SHALL BE PROVIDED ON THE SAME LOT AS THE USE FOR WHICH IT IS INTENDED TO SERVE, OR IN A PARKING FACILITY SERVING THAT USE. BICYCLE PARKING SHALL BE LOCATED SO TO NOT RELY ON STAIRWAY OR ESCALATOR FOR ACCESS OR TO SHARE ACCESS WITH MOTOR VEHICLES.
8. FOR LONG-TERM BICYCLE PARKING:
   - BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIALLY OPERATED ATTENDED BICYCLE PARKING.
   - INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER WITHIN BICYCLE ROOMS OR BICYCLE CAGES THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.
   - RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.
   - SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE SPACED A MINIMUM OF 16 INCHES ON CENTER.
9. FOR SHORT-TERM BICYCLE PARKING:
   - RACKS SHALL SUPPORT THE BICYCLE FRAME AT TWO POINTS. RACKS THAT SUPPORT ONLY THE WHEEL OF THE BICYCLE ARE NOT PERMISSIBLE.
   - RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS.
   - THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK.
   - RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE.
   - AT LEAST 50% SHALL BE COVERED BY A ROOF OR OVERHANG WHEN MORE THAN 20 SHORT-TERM BICYCLE PARKING SPACES ARE PROVIDED.
   - INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACES A MINIMUM OF 30 INCHES ON CENTER.
   - RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.
   - SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES SHALL BE SPACED A MINIMUM OF 16 INCHES ON CENTER.

BICYCLE PARKING CALCULATION 20

SITE B FLOOR AREA SCHEDULE

LEVEL	AREA
RESIDENTIAL AMENITY / BACK OF HOUSE	
PARKING LEVEL P3	4,812 SF
PARKING LEVEL P2	4,047 SF
PARKING LEVEL P1	28,378 SF
PODIUM LEVEL 1	10,831 SF
LEVEL 2	10,337 SF
LEVEL 3	1,588 SF
LEVEL 4	244 SF
LEVEL 5	242 SF
LEVEL 6	242 SF
LEVEL 7	3,429 SF
SUBTOTAL	64,149 SF
COMMERCIAL CIRCULATION / BACK OF HOUSE	
PARKING LEVEL P3	532 SF
PARKING LEVEL P2	1,296 SF
PARKING LEVEL P1	2,830 SF
PODIUM LEVEL 1	4,244 SF
RESTAURANT	
PARKING LEVEL P1	994 SF
PODIUM LEVEL 1	12,574 SF
RETAIL	
PODIUM LEVEL 1	23,475 SF
SUBTOTAL	45,946 SF
RESIDENTIAL	
PARKING LEVEL P3	1,268 SF
PARKING LEVEL P2	1,794 SF
PARKING LEVEL P1	13,774 SF
PODIUM LEVEL 1	85,358 SF
LEVEL 2	65,575 SF
LEVEL 3	104,433 SF
LEVEL 4	79,312 SF
LEVEL 5	76,662 SF
LEVEL 6	61,586 SF
LEVEL 7	51,138 SF
SUBTOTAL	540,901 SF
GRAND TOTAL	650,996 SF

SITE B FLOOR AREA SCHEDULE 13

SITE A - BUILDING AREA :

FITNESS FACILITY:	30,000 SF
RETAIL:	37,518 SF
RESTAURANTS:	24,251 SF
ACCESSORY:	6,038 SF
TOTAL:	**97,807 SF**
BUILDABLE SITE AREA:	113,672 SF
FAR:	0.87 : 1

SITE B - BUILDING AREA:

RESIDENTIAL AMENITY / BACK OF HOUSE:	64,149 SF
COMMERCIAL CIRCULATION / BACK OF HOUSE:	8,902 SF
RETAIL:	23,475 SF
RESTAURANT:	13,568 SF
RESIDENTIAL:	540,901 SF
TOTAL:	**650,996 SF**
BUILDABLE SITE AREA:	228,396 SF
FAR:	2.86 : 1

FLOOR AREA RATIO (FAR) CALCULATION 14

SITE B OPEN SPACE AREA SCHEDULE

LEVEL	AREA
COMMON OPEN SPACE - EXTERIOR	
PARKING LEVEL P1	5,725 SF
PODIUM LEVEL 1	38,288 SF
LEVEL 3	2,158 SF
LEVEL 7	6,457 SF
SUBTOTAL	52,629 SF
COMMON OPEN SPACE - INTERIOR	
PARKING LEVEL P1	4,345 SF
PODIUM LEVEL 1	1,969 SF
LEVEL 2	5,300 SF
LEVEL 3	1,275 SF
LEVEL 7	1,407 SF
SUBTOTAL	14,296 SF
PRIVATE OPEN SPACE	
PARKING LEVEL P1	650 SF
PODIUM LEVEL 1	2,950 SF
LEVEL 2	800 SF
LEVEL 3	2,100 SF
LEVEL 4	1,750 SF
LEVEL 5	1,450 SF
LEVEL 6	950 SF
LEVEL 7	1,900 SF
SUBTOTAL	12,550 SF
GRAND TOTAL	79,475 SF

SITE B OPEN SPACE AREA SCHEDULE 9

REQUIRED OPEN SPACE CALCULATION

REQUIRED OPEN SPACE

Open Space Analysis per 12.21.G

	Habitable Rooms	Units	Required Open Space	Ratio
Studio	<3	171 units	17,100 SF	100 SF / unit
1 Bedroom	<3	140 units	14,000 SF	100 SF / unit
2 Bedroom	=3	209 units	26,125 SF	125 SF / unit
Total		**520 units**	**57,225 SF**	

Required Open Space: 57,225 SF

OPEN SPACE AREA CALCULATION

COMMON OPEN SPACE PROVIDED

EXTERIOR:	52,629 SF (3,278 SF TO BE PROVIDED ON SITE A AND 49,351 SF TO BE PROVIDED ON SITE B)
INTERIOR:	14,296 SF *MAXIMUM 25% OF TOTAL REQUIRED USABLE OPEN SPACE COUNTED TOWARD REQUIRMENT*
TOTAL:	**66,925 SF**

PRIVATE OPEN SPACE PROVIDED

UNITS WITH BALCONIES:	251 UNITS
BALCONY AREA:	50 SF
TOTAL:	**12,550 SF**
GRAND TOTAL:	**79,475 SF**

PLANTED AREA REQUIRED BASED ON COMMON OPEN SPACE

COMMON OPEN SPACE:	66,925 SF x 25%
TOTAL PLANTED AREA REQUIRED:	**16,731 SF**
TOTAL PLANTED AREA PROVIDED:	**45,760 SF**

SITE B OPEN SPACE AREA CALCULATION 10

RESIDENTIAL UNIT SCHEDULE

NAME	UNIT COUNT	% MIX
STUDIO	171	33%
1 BEDROOM	140	27%
2 BEDROOM	204	39%
2 BDRM (TWO LEVELS)	5	1%
TOTAL: 520		

PROJECT PROVIDES 15% VLI, 78 AFFORDABLE UNITS. THE PROJECT COMMERCIAL AREA IS EXEMPT FROM LINKAGE FEE BY PROVIDING AT LEAST 11% OF THE TOTAL UNITS AS VLI. NO LINKAGE FEE IS REQUIRED FOR A DEVELOPMENT THAT INCLUDES 11% VLI AFFORDABLE.

SITE B RESIDENTIAL UNIT SUMMARY 5B

LOT AREA:
SITE A: 122,344 SF
SITE B: 259,086 SF
TOTAL: 381,430 SF

BUILDABLE SITE AREA:
SITE A: 113,672 SF
SITE B: 228,396 SF
TOTAL: 352,460 SF (EXCLUDES SIDE YARD SETBACKS BETWEEN SITE A AND SITE B)

BUILDING AREA:
SITE A: 97,807 SF
SITE B: 650,996 SF
TOTAL: 748,803 SF

BUILDING FOOTPRINT:
SITE A: 72,836 SF
SITE B: 146,524 SF
TOTAL: 219,360 SF

FAR:
SITE A: 0.87 : 1 (97,807 SF / 113,672 SF)
SITE B: 2.86 : 1 (650,996 SF / 228,396 SF)
TOTAL: 2.13 : 1 (748,803 SF / 352,460 SF)

LOT COVERAGE:
SITE A: 59.5% (72,836 SF / 122,344 SF)
SITE B: 56.6% (146,524 SF / 259,086 SF)
TOTAL: 57.5% (219,360 SF / 381,430 SF)

NUMBER OF STORIES:
SITE A: 2 STORIES
SITE B: 8 STORIES

BUILDING HEIGHT:
SITE A: 33' (WITH ADDITIONAL 10% ALLOWED PER PROJECT PERMIT ADJUSTMENT)
SITE B: 94'-0" (PROPOSED WITH DENSITY BONUS)

RESIDENTIAL OPEN SPACE:
SITE A: N/A.
SITE B: 1.8 ACRES (79,475 SF)

DENSITY:
ALLOWABLE:
SITE A: 305 UNITS (1 UNIT/400SF OF LOT AREA)(122,344 SF/ 400SF)
SITE B: 647 UNITS (1 UNIT/400SF OF LOT AREA)(259,086 SF/ 400SF)

PROVIDED:
SITE A: N/A
SITE B: 520 UNITS

TYPE OF CONSTRUCTION:
SITE A: TYPE 2B

SITE B:
LEVEL P1 - P3 (PARKING GARAGE): TYPE IA - CAST IN PLACE CONCRETE AND CONCRETE MASONRY UNITS ON A MAT FOUNDATION.

LEVEL 1 + 2 (COMMERCIAL AND RESIDENTIAL): TYPE IA - CONCRETE COLUMNS AND PODIUM DECK SUPPORTING LEVELS ABOVE.

LEVEL 3 - 7 (RESIDENTIAL): TYPE IIIA - WOOD STUD BEARING WALLS. FIRE-RETARDANT-TREATED WOOD USED WHERE REQUIRED FOR TYPE IIIA CONSTRUCTION.

NOTE: ALL PROJECT INFORMATION FOR SITE A IS PER DOCUMENTATION PROVIDED BY THE ARCHITECT FOR SITE A.

ENTIRE SITE - AREA SUMMARY 6

PROJECT ADDRESS:

SITE A:
BUILDING A - 12833 VENTURA BLVD, STUDIO CITY, CA 91604
BUILDING B - 220 COLDWATER CANYON AVE, STUDIO CITY, CA 91604

SITE B:
12825 VENTURA BLVD, STUDIO CITY, CA 91604

ASSESSOR PARCEL NUMBERS (APN):
SITE A: 2375-021-022, 2375-021-024, 2375-021-025
SITE B: 2375-021-027, 2375-021-028, 2375-021-029

ZONE:
SITE A: C1.5-1VL-RIO, COMMERICAL LIMITED
SITE B: C1.5-1VL-RIO, R4P-1VL-RIO

SPECIFIC PLAN AREA:
VENTURA / CAHUENGA BOULEVARD CORRIDOR

OVERLAY DISTRICT:
RIVER IMPROVEMENT OVERLAY DISTRICT

PROJECT FUNDING:
PROJECT IS NOT PUBLICLY FUNDED

PROGRAM:

SITE A - COMMERCIAL: RETAIL , RESTAURANT AND FITNESS FACILITIES

SITE B - MIXED USE: RESIDENTIAL, RETAIL AND RESTAURANT

SETBACKS:

SITE A:

REQUIRED:
FRONT YARD: 1'-6" (SPECIFIC PLAN)
SIDE YARD: 0'-0" (SPECIFIC PLAN)
REAR YARD: 20'-0" (SPECIFIC PLAN)

PROVIDED:
FRONT YARD: 1'-6"
SIDE YARD: 5'-0"
REAR YARD: 35'-7"

SITE B:

REQUIRED:
FRONT YARD: 1'-6" (SPECIFIC PLAN)
SIDE YARD: 11'-0" (SPECIFIC PLAN DEFERS TO ZONING)
REAR YARD: 20'-0" (SPECIFIC PLAN DEFERS TO ZONING)

PROVIDED:
FRONT YARD: 1'-6"
SIDE YARD: 10'-0"
REAR YARD: 0'-0"

NOTE: PROJECT REQUESTS DENSITY BONUS OFF-MENU INCENTIVE FOR ZERO FOOT SIDE YARDS AT P1-P3 LEVELS AND 10'-0" SIDE YARDS AT UPPER LEVELS IN LIEU OF 11'- 0".

SETBACKS USED TO CALCULATE FAR:
FOR PURPOSES OF THE BUILDABLE AREA CALCULATION AT SITE B, A 1-STORY BUILDING IS USED AND THE LAMC FRONT YARD REQUIREMENTS HAVE ALSO BEEN UTILIZED.

FRONT YARD: 10-0"
SIDE YARD: 5'-0"
REAR YARD: 15'-0"

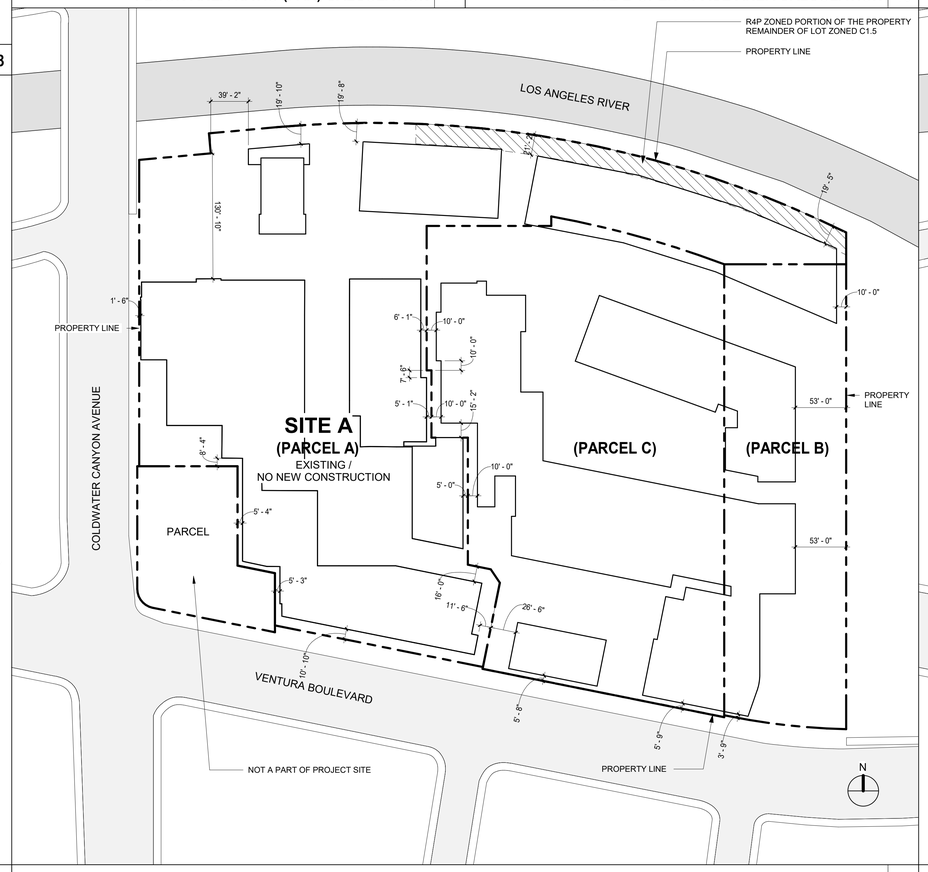
MAX. BUILDING HEIGHT
ALLOWED (SPECIFIC PLAN): 30'-0"
TRANSITIONAL HEIGHT LIMITS PER LAMC 12.21.1a10:

DISTANCE	HEIGHT
0'-0" - 49'-0"	25'-0"
50'-0" - 99'-0"	33'-0"
100'-0" - 199'-0"	61'-0"

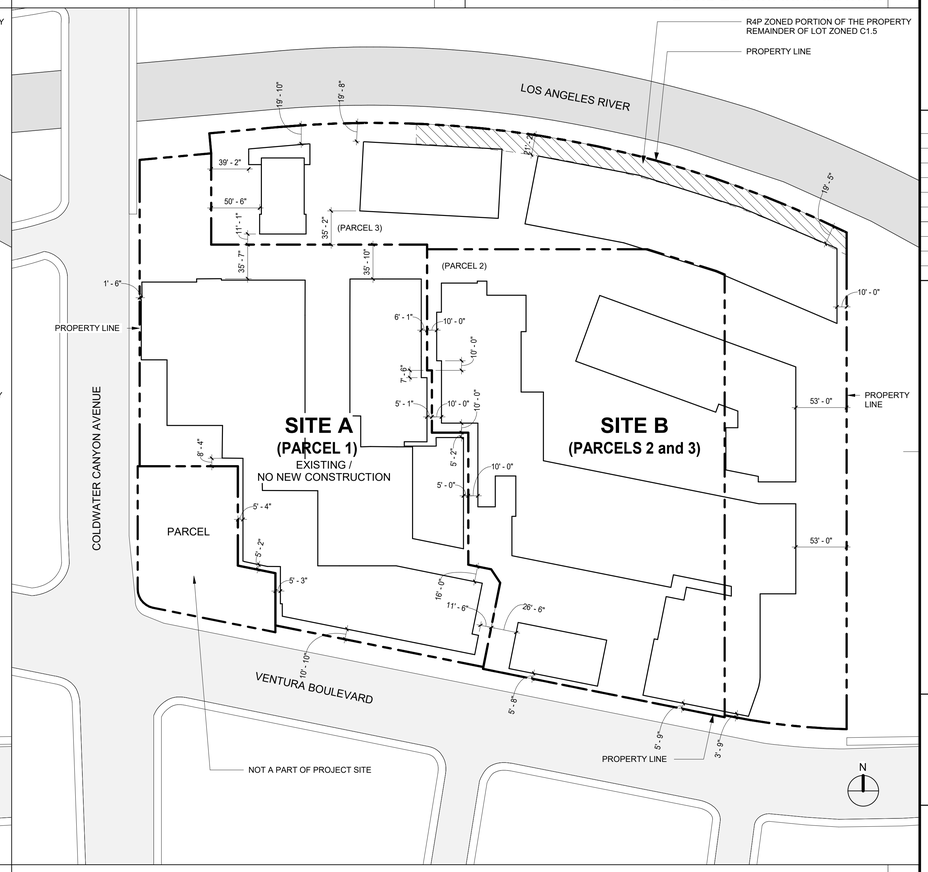
LOT COVERAGE:
ALLOWED: 60.0%

FAR:
ALLOWED (SPECIFIC PLAN): 1:1

SITE AND ZONING INFORMATION 2



PARCEL / PLOT PLAN - PRE LLA 12



PARCEL / PLOT PLAN - POST LLA 4

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THE RESIDENCES AT SPORTSMEN'S LODGE

12625 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

PROJECT INFORMATION AND CALCULATIONS

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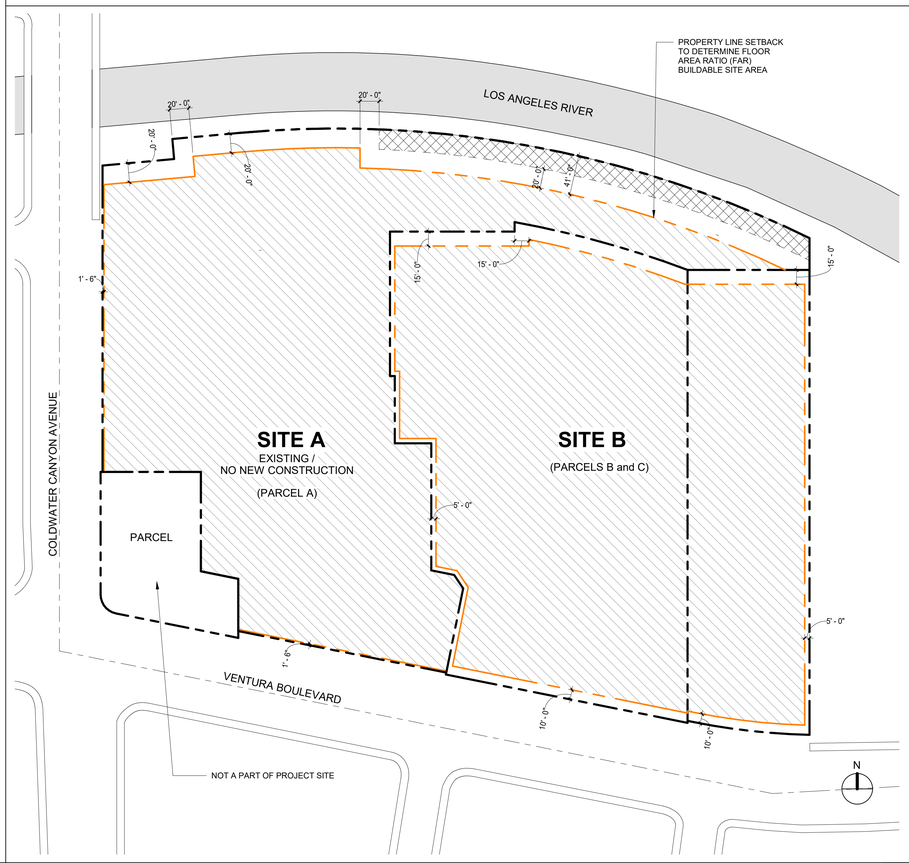
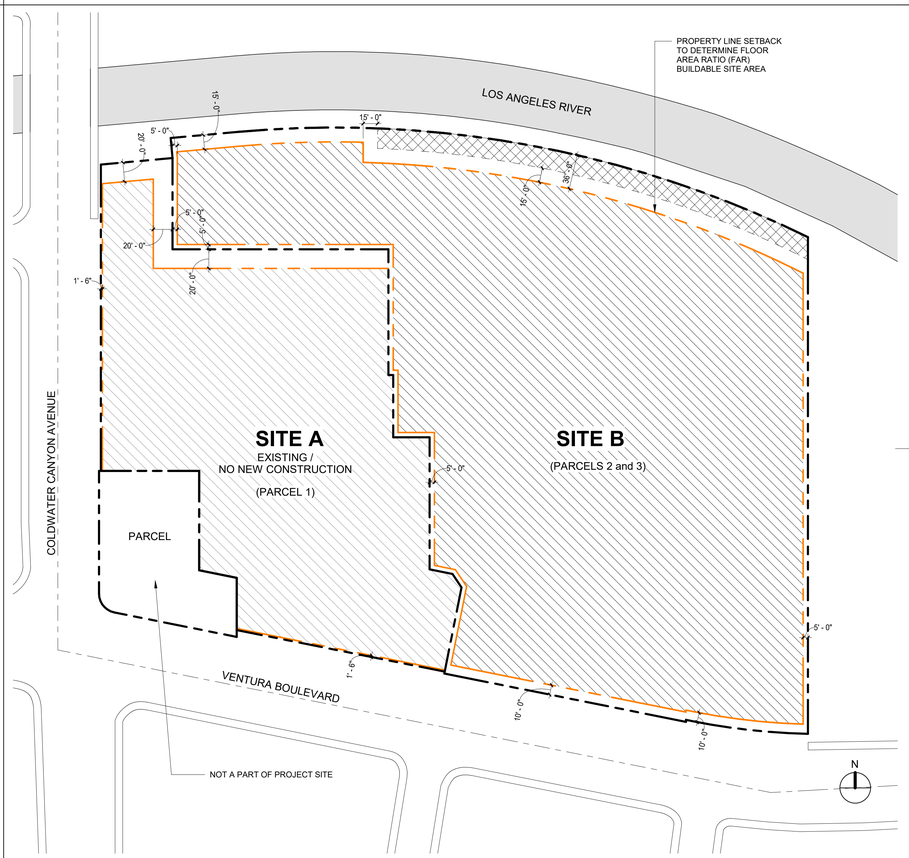


BUILDABLE AREA DIAGRAM - PRE LLA | 1/64" = 1'-0" | 12



BUILDABLE AREA DIAGRAM - POST LLA | 1/64" = 1'-0" | 4

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BUILDABLE AREA PLANS

2019107

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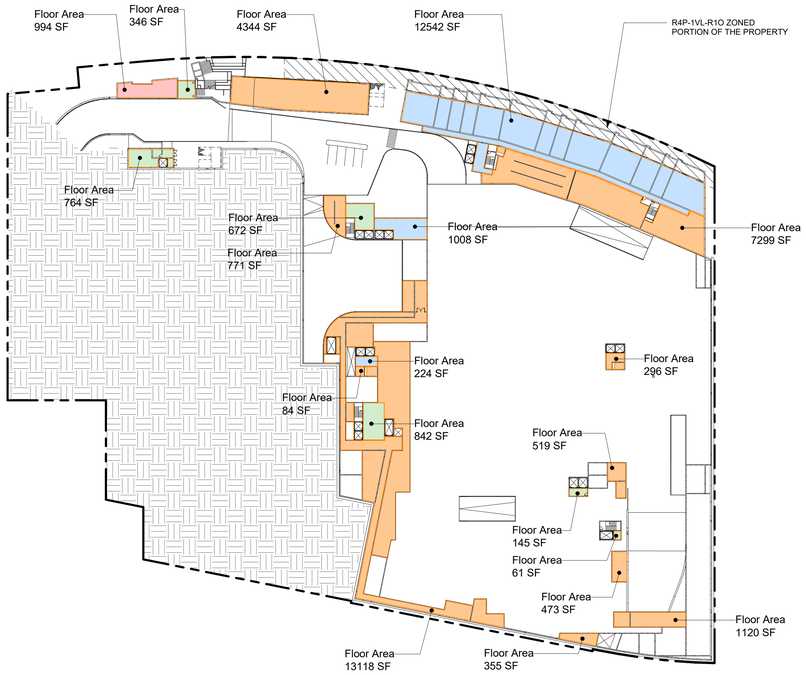
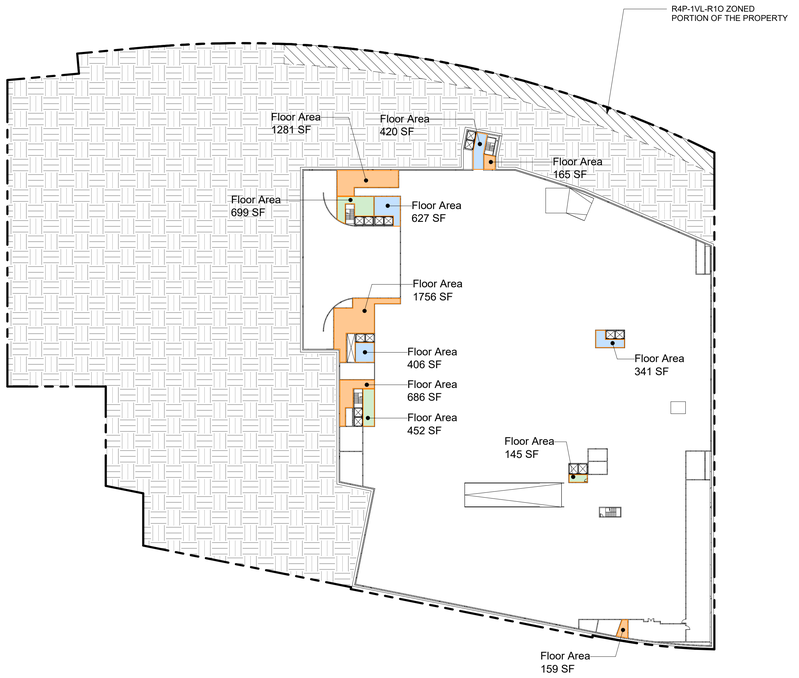
PARKING LEVEL P3 | 1/64" = 1'-0" | **14**



PARKING LEVEL P1 | 1/64" = 1'-0" | **6**

- COMMERCIAL CIRCULATION / BACK OF HOUSE
- RESIDENTIAL
- RESIDENTIAL AMENITY / BACK OF HOUSE
- RESTAURANT
- RETAIL

FLOOR AREA LEGEND | **2**



PARKING LEVEL P2 | 1/64" = 1'-0" | **8**

SITE B FLOOR AREA SCHEDULE

LEVEL	AREA
RESIDENTIAL AMENITY / BACK OF HOUSE	
PARKING LEVEL P3	4,812 SF
PARKING LEVEL P2	4,047 SF
PARKING LEVEL P1	28,378 SF
PODIUM LEVEL 1	10,831 SF
LEVEL 2	10,337 SF
LEVEL 3	1,588 SF
LEVEL 4	244 SF
LEVEL 5	242 SF
LEVEL 6	242 SF
LEVEL 7	3,429 SF
SUBTOTAL	64,149 SF
COMMERCIAL CIRCULATION / BACK OF HOUSE	
PARKING LEVEL P3	532 SF
PARKING LEVEL P2	1,296 SF
PARKING LEVEL P1	2,830 SF
PODIUM LEVEL 1	4,244 SF
RESTAURANT	
PARKING LEVEL P1	994 SF
PODIUM LEVEL 1	12,574 SF
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SUBTOTAL	540,901 SF
GRAND TOTAL	650,996 SF

PROJECT FLOOR AREA SCHEDULE | **4**

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STUDIO CITY, CA 91604

MAY 2023

FLOOR AREA PLANS - LEVEL P1-P3

2019107

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LEVEL 3 | 1/64" = 1'-0" | 14

PODIUM LEVEL 1 | 1/64" = 1'-0" | 5

- COMMERCIAL CIRCULATION / BACK OF HOUSE
- RESIDENTIAL
- RESIDENTIAL AMENITY / BACK OF HOUSE
- RESTAURANT
- RETAIL

FLOOR AREA LEGEND | 2

LEVEL 4 | 1/64" = 1'-0" | 16

LEVEL 2 | 1/64" = 1'-0" | 8

SITE B FLOOR AREA SCHEDULE

LEVEL	AREA
RESIDENTIAL AMENITY / BACK OF HOUSE	
PARKING LEVEL P3	4,812 SF
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PODIUM LEVEL 1	85,358 SF
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LEVEL 3	104,433 SF
LEVEL 4	79,312 SF
LEVEL 5	76,662 SF
LEVEL 6	61,586 SF
LEVEL 7	51,138 SF
SUBTOTAL	540,901 SF
GRAND TOTAL	650,996 SF

PROJECT FLOOR AREA SCHEDULE | 4

MARMOL RADZINER

MVE + PARTNERS

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12625 VENTURA BLVD.
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MAY 2023

FLOOR AREA PLANS - LEVEL 14

2019107

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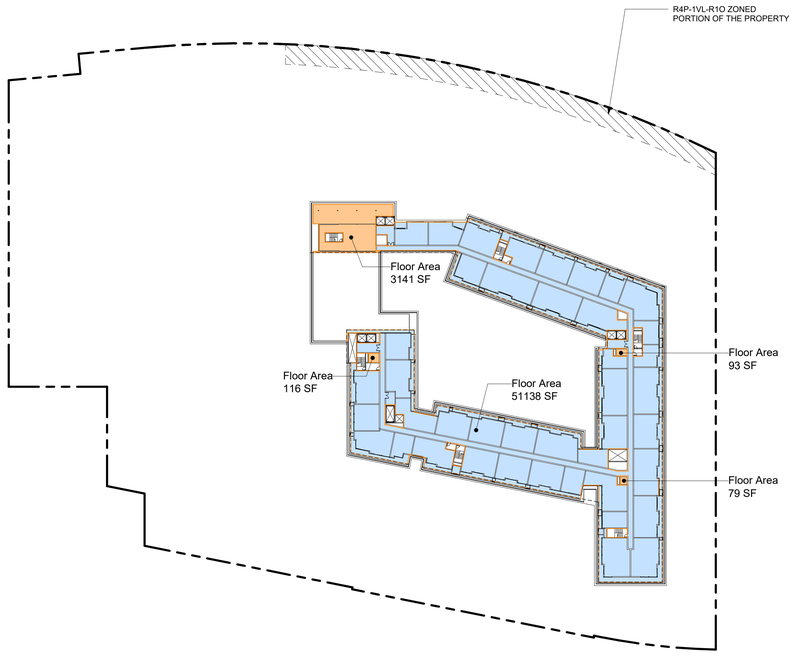
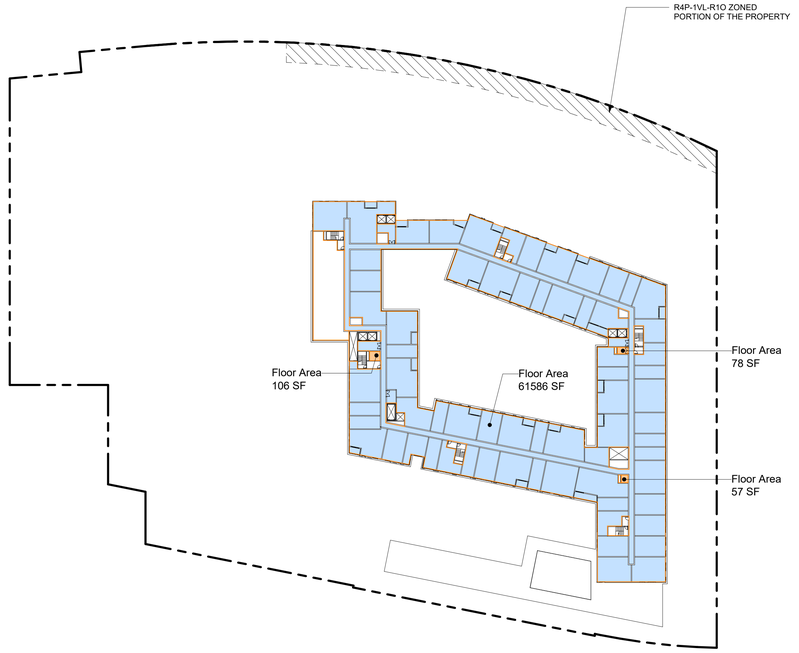


LEVEL 7 | 1/64" = 1'-0" | 14

LEVEL 5 | 1/64" = 1'-0" | 6

- COMMERCIAL CIRCULATION / BACK OF HOUSE
- RESIDENTIAL
- RESIDENTIAL AMENITY / BACK OF HOUSE
- RESTAURANT
- RETAIL

FLOOR AREA LEGEND | 2



LEVEL 6 | 1/64" = 1'-0" | 8

SITE B FLOOR AREA SCHEDULE

LEVEL	AREA
RESIDENTIAL AMENITY / BACK OF HOUSE	
PARKING LEVEL P3	4,812 SF
PARKING LEVEL P2	4,047 SF
PARKING LEVEL P1	28,378 SF
PODIUM LEVEL 1	10,831 SF
LEVEL 2	10,337 SF
LEVEL 3	1,588 SF
LEVEL 4	244 SF
LEVEL 5	242 SF
LEVEL 6	242 SF
LEVEL 7	3,429 SF
SUBTOTAL	64,149 SF
COMMERCIAL CIRCULATION / BACK OF HOUSE	
PARKING LEVEL P3	532 SF
PARKING LEVEL P2	1,296 SF
PARKING LEVEL P1	2,830 SF
PODIUM LEVEL 1	4,244 SF
RESTAURANT	
PARKING LEVEL P1	994 SF
PODIUM LEVEL 1	12,574 SF
RETAIL	
PODIUM LEVEL 1	23,475 SF
SUBTOTAL	45,946 SF
RESIDENTIAL	
PARKING LEVEL P3	1,268 SF
PARKING LEVEL P2	1,794 SF
PARKING LEVEL P1	13,774 SF
PODIUM LEVEL 1	85,358 SF
LEVEL 2	65,575 SF
LEVEL 3	104,433 SF
LEVEL 4	79,312 SF
LEVEL 5	76,662 SF
LEVEL 6	61,586 SF
LEVEL 7	51,138 SF
SUBTOTAL	540,901 SF
GRAND TOTAL	650,996 SF

PROJECT FLOOR AREA SCHEDULE | 4

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FLOOR AREA PLANS - LEVEL 5-7

2019107

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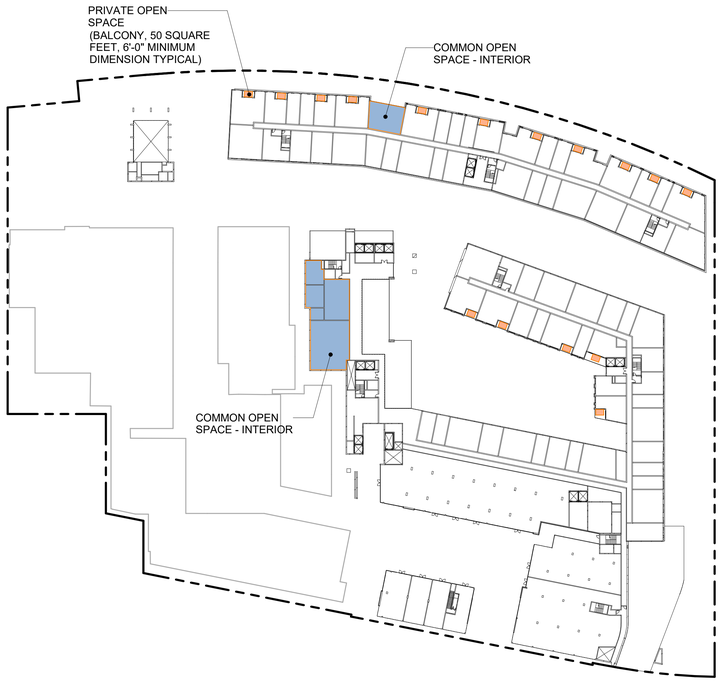
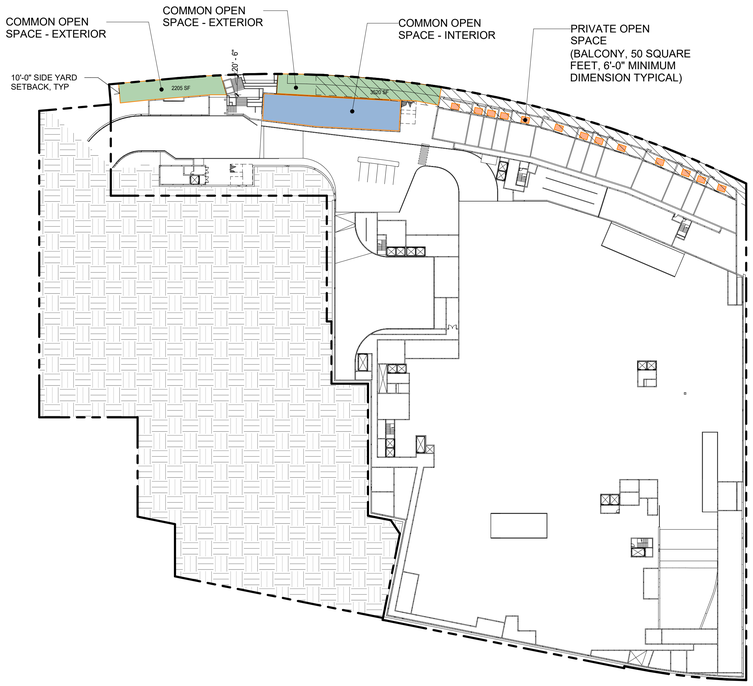


LEVEL 2 | 1/64" = 1'-0" | 14



PARKING LEVEL P1 | 1/64" = 1'-0" | 6

REQUIRED OPEN SPACE CALCULATION

REQUIRED OPEN SPACE

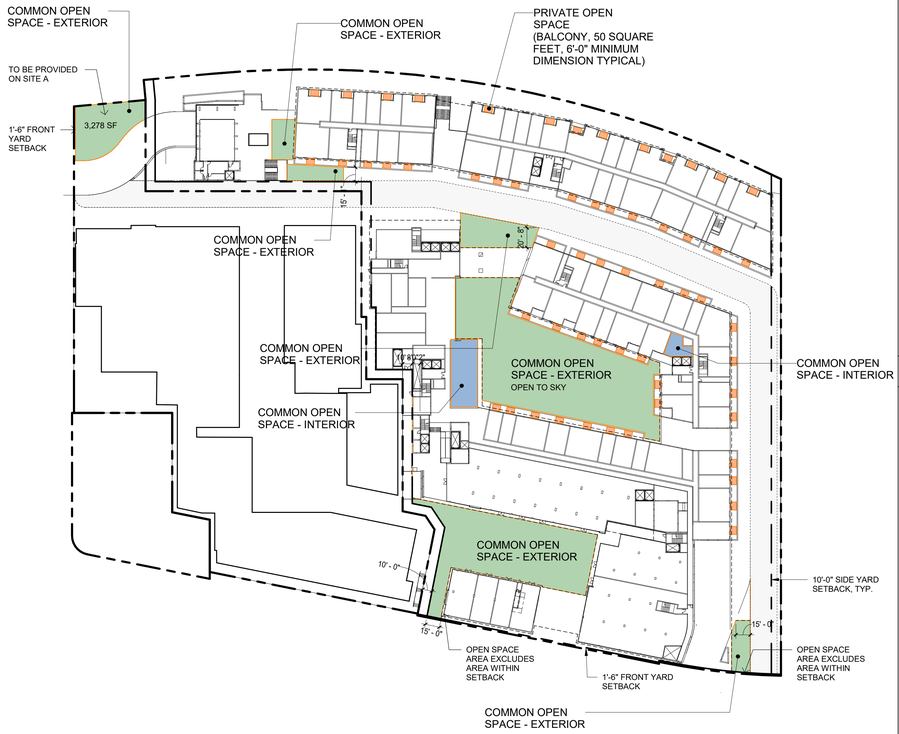
Open Space Analysis per 12.21.G

	Habitable Rooms	Units	Required Open Space	Ratio
Studio	<3	171 units	17,100 SF	100 SF / unit
1 Bedroom	<3	140 units	14,000 SF	100 SF / unit
2 Bedroom	=3	209 units	26,125 SF	125 SF / unit
Total		**520 units**	**57,225 SF**	

Required Open Space: **57,225 SF**

OPEN SPACE CALCULATION | 2

LEVEL 3 | 1/64" = 1'-0" | 16



PODUIM LEVEL 1 | 1/64" = 1'-0" | 8

- COMMON OPEN SPACE - EXTERIOR
- COMMON OPEN SPACE - INTERIOR
- PRIVATE OPEN SPACE

OPEN SPACE LEGEND | 3

SITE B OPEN SPACE AREA SCHEDULE

LEVEL	AREA
COMMON OPEN SPACE - EXTERIOR	
PARKING LEVEL P1	5,725 SF
PODIUM LEVEL 1	38,288 SF
LEVEL 3	2,158 SF
LEVEL 7	6,457 SF
SUBTOTAL	52,629 SF
COMMON OPEN SPACE - INTERIOR	
PARKING LEVEL P1	4,345 SF
PODIUM LEVEL 1	1,969 SF
LEVEL 2	5,300 SF
LEVEL 3	1,275 SF
LEVEL 7	1,407 SF
SUBTOTAL	14,296 SF
PRIVATE OPEN SPACE	
PARKING LEVEL P1	650 SF
PODIUM LEVEL 1	2,950 SF
LEVEL 2	800 SF
LEVEL 3	2,100 SF
LEVEL 4	1,750 SF
LEVEL 5	1,450 SF
LEVEL 6	950 SF
LEVEL 7	1,900 SF
SUBTOTAL	12,550 SF
GRAND TOTAL	79,475 SF

PROJECT OPEN SPACE AREA SCHEDULE | 4

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MAY 2023

OPEN SPACE PLANS - LEVEL P1-3

2019107

A0.14

LEVEL 6 | 1/64" = 1'-0" | 14

LEVEL 4 | 1/64" = 1'-0" | 6

REQUIRED OPEN SPACE CALCULATION

REQUIRED OPEN SPACE

Open Space Analysis per 12.21.G

	Habitable Rooms	Units	Required Open Space	Ratio
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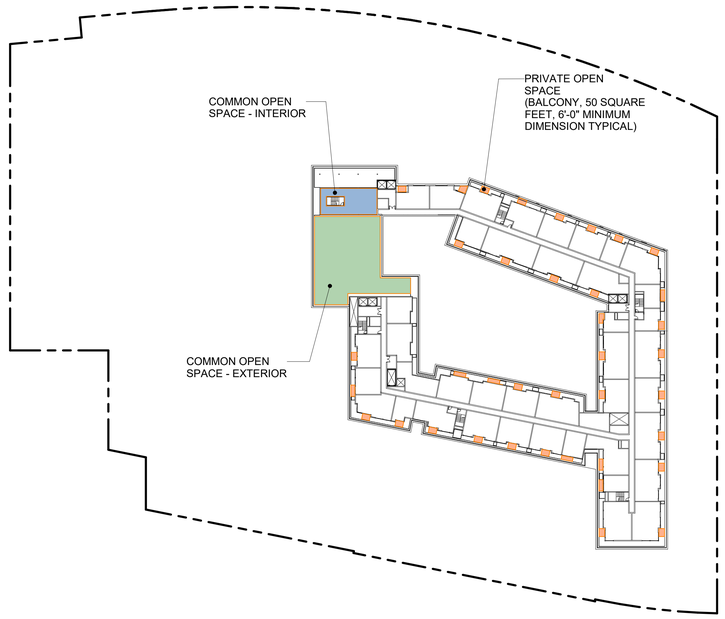
1 Bedroom	<3	140 units	14,000 SF	100 SF / unit
2 Bedroom	=3	209 units	26,125 SF	125 SF / unit
Total		**520 units**	**57,225 SF**	

Required Open Space: **57,225 SF**

OPEN SPACE CALCULATION | 2



LEVEL 7 | 1/64" = 1'-0" | 16

LEVEL 5 | 1/64" = 1'-0" | 8

COMMON OPEN SPACE - EXTERIOR

COMMON OPEN SPACE - INTERIOR

PRIVATE OPEN SPACE

OPEN SPACE LEGEND | 3

SITE B OPEN SPACE AREA SCHEDULE

LEVEL	AREA
COMMON OPEN SPACE - EXTERIOR	
PARKING LEVEL P1	5,725 SF
PODIUM LEVEL 1	38,288 SF
LEVEL 3	2,158 SF
LEVEL 7	6,457 SF
SUBTOTAL	52,629 SF
COMMON OPEN SPACE - INTERIOR	
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GRAND TOTAL	79,475 SF

PROJECT OPEN SPACE AREA SCHEDULE | 4

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MAY 2023

OPEN SPACE PLANS - LEVEL 4-7

2019107

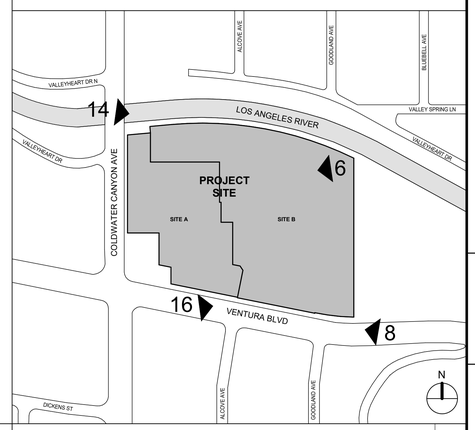
A0.15

EXISTING VIEW FROM COLDWATER CANYON BRIDGE LOOKING EAST | 14

EXISTING VIEW FROM RIVER PATH LOOKING WEST | 6

EXISTING VIEW FROM VENTURA LOOKING EAST | 16

EXISTING VIEW FROM VENTURA LOOKING WEST | 8



VIEW MAP | 4

MARMOL RADZINER

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12625 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

EXISTING SITE PHOTOS

2019107

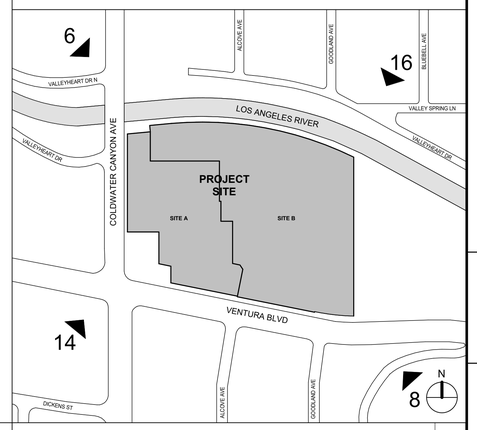
A0.20

EXISTING AERIAL VIEW LOOKING NORTH EAST | 14

EXISTING AERIAL VIEW LOOKING SOUTH EAST | 6

EXISTING AERIAL VIEW LOOKING SOUTH WEST | 16

EXISTING AERIAL VIEW LOOKING NORTH WEST | 8



VIEW MAP | 4

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MAY 2023

EXISTING AERIAL SITE PHOTOS

2019107

A0.21

RETAIL COURTYARD | 10

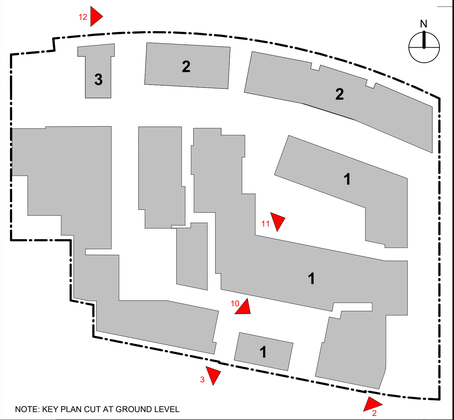
VENTURA BOULEVARD (EAST) | 2

RESIDENTIAL COURTYARD | 11

VENTURA BOULEVARD (WEST) | 3

RIVER VIEW | 12

NOT USED | NO SCALE | 8



NOTE: KEY PLAN CUT AT GROUND LEVEL

KEY PLAN | NO SCALE | 4

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MAY 2023

RENDERINGS

2019107

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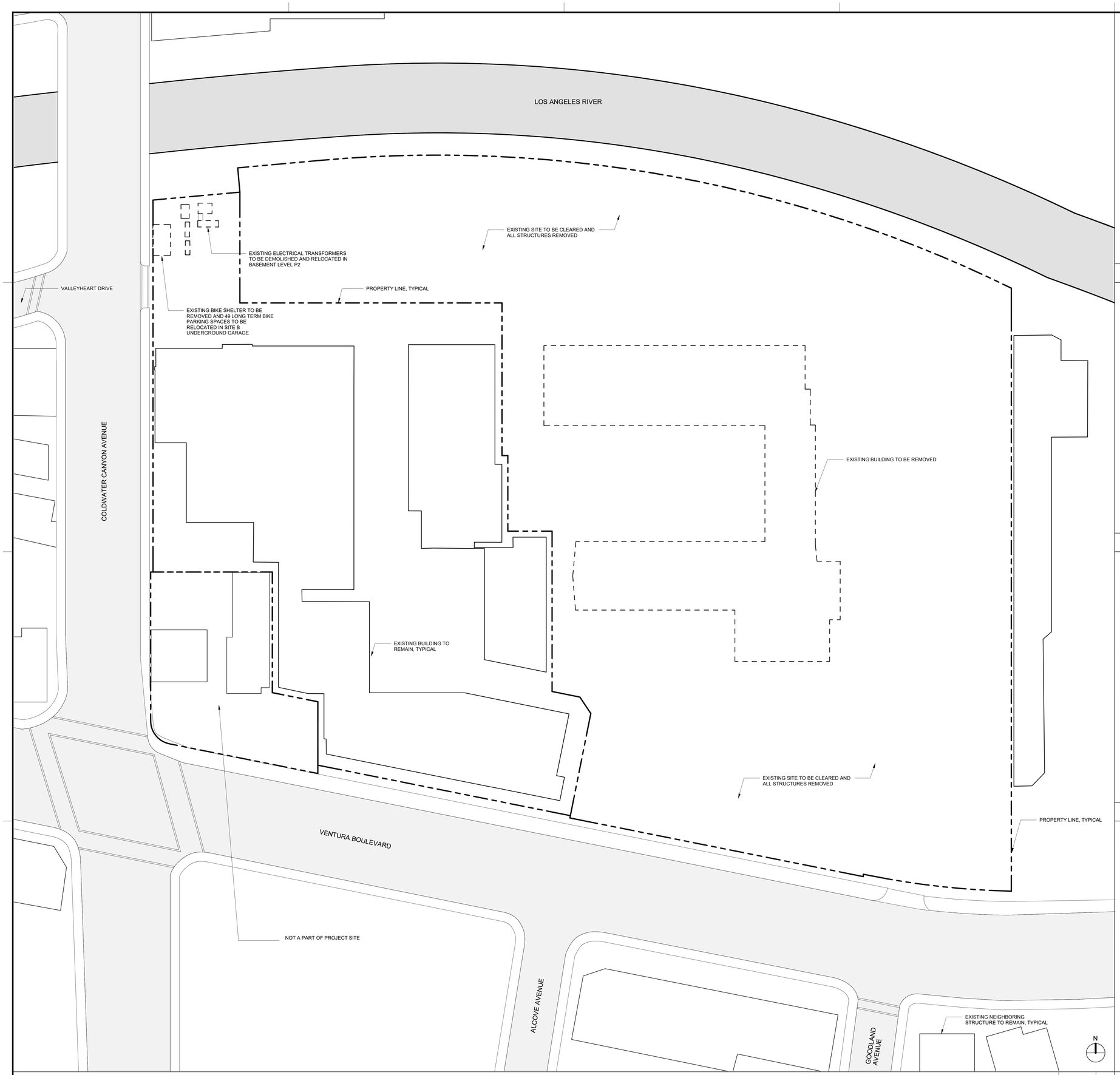
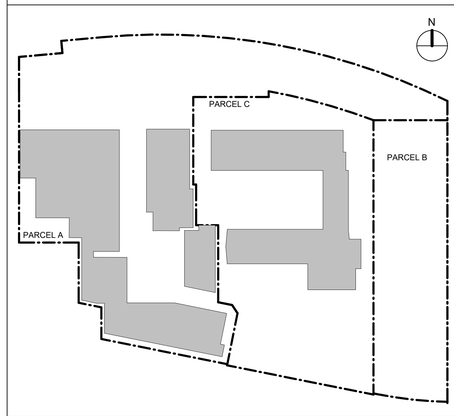


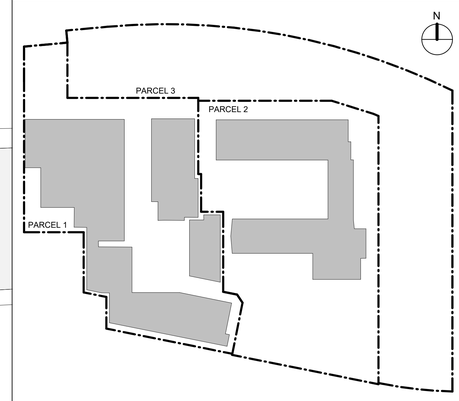
DEMOLITION PLAN - POST LLA 1/32" = 1'-0" **8**

1. DEMOLITION PLAN DOES NOT INCLUDE OFFSITE DEMOLITION IN THE PUBLIC RIGHT-OF-WAY.

NOTES **1**



KEY PLAN - PRE LOT LINE ADJUSTMENT NO SCALE **3**



KEY PLAN - POST LOT LINE ADJUSTMENT NO SCALE **4**

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MAY 2023

DEMOLITION PLAN

2019107

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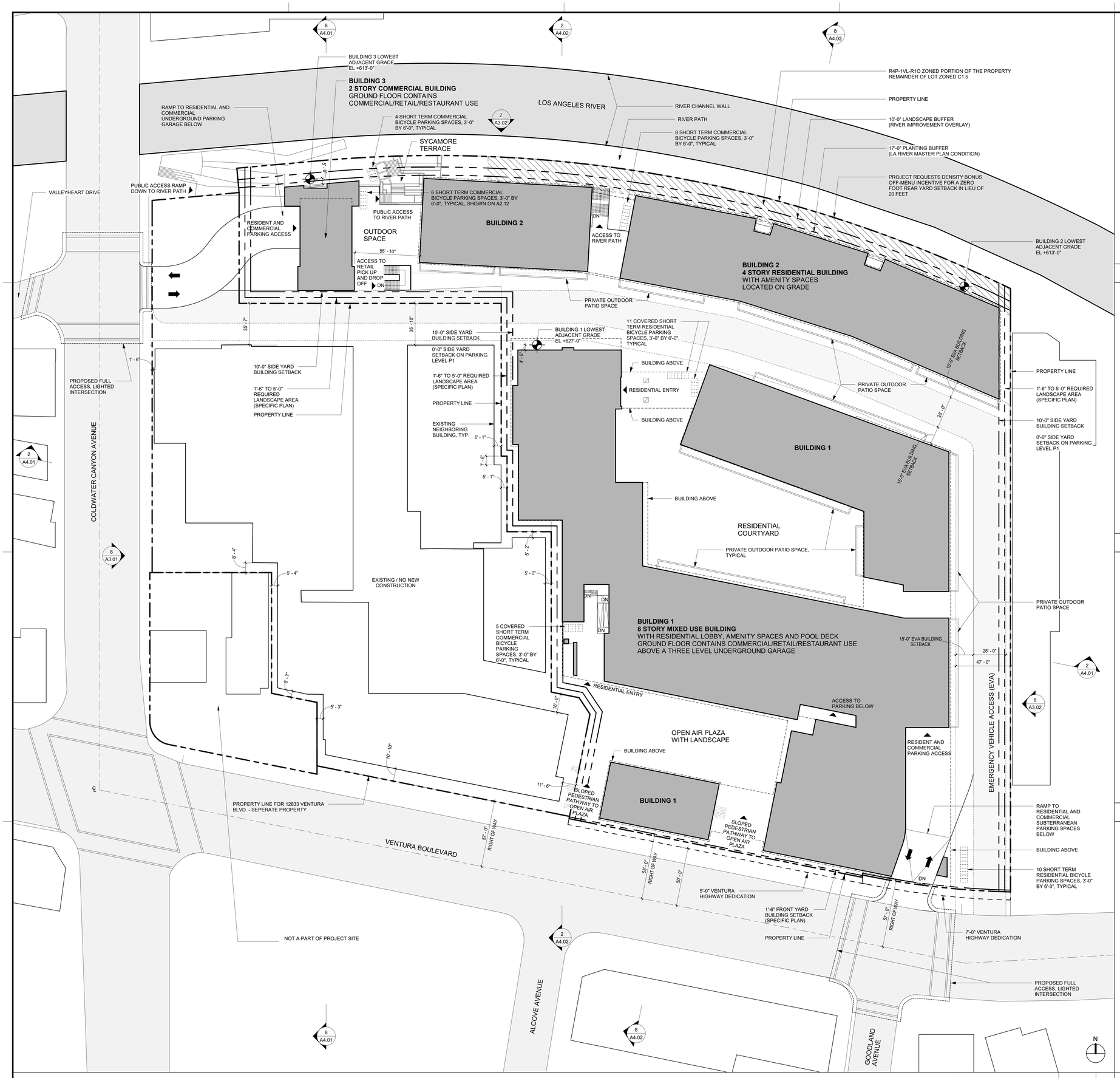

1. SITE PLAN IS SHOWN AT GROUND LEVEL

NOTES | 1

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

OVERALL SITE PLAN | 1/32" = 1'-0" | 8

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THE RESIDENCES AT SPORTSMEN'S LODGE

12625 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

OVERALL SITE PLAN

2019107

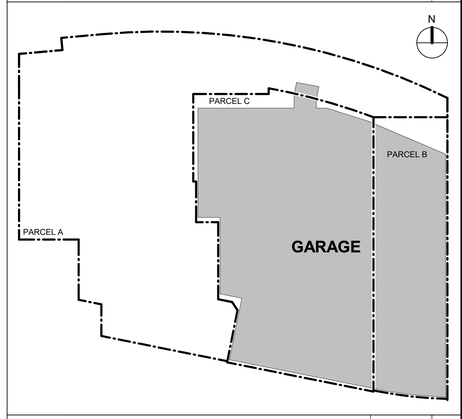
A1.10

PARKING COUNTS BY LEVEL		
LEVEL	TYPE	COUNT
PARKING LEVEL P1	COMMERCIAL ADA	12
PARKING LEVEL P1	COMMERCIAL COMPACT	12
PARKING LEVEL P1	COMMERCIAL STANDARD	198
PARKING LEVEL P1	COMMERCIAL TANDEM COMPACT	35
SUBTOTAL		257
PARKING LEVEL P2	COMMERCIAL COMPACT 9X15	2
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L1)	10
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L2)	10
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L1)	215
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L2)	215
PARKING LEVEL P2	COMMERCIAL STANDARD	3
PARKING LEVEL P2	RESIDENTIAL ADA	2
PARKING LEVEL P2	RESIDENTIAL STACKER (STANDARD)	92
PARKING LEVEL P2	RESIDENTIAL STACKER (TANDEM)	92
PARKING LEVEL P2	RESIDENTIAL STANDARD	40
PARKING LEVEL P2	RESIDENTIAL TANDEM COMPACT	9
SUBTOTAL		690
PARKING LEVEL P3	RESIDENTIAL ADA	12
PARKING LEVEL P3	RESIDENTIAL COMPACT	4
PARKING LEVEL P3	RESIDENTIAL STANDARD	345
PARKING LEVEL P3	RESIDENTIAL TANDEM COMPACT	77
SUBTOTAL		438
GRAND TOTAL		1385

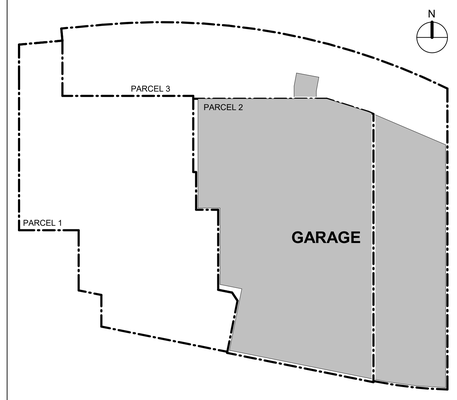
PARKING COUNTS BY LEVEL SCHEDULE 1

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND 2



KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3



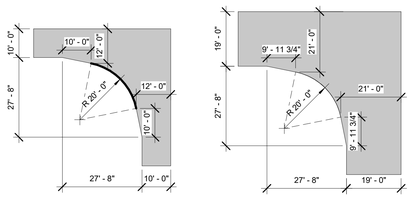
KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

STANDARD PARKING STALL

PARKING STALL WITH STACKER

NOTE: PARKING DESIGN TO COMPLY WITH PIZC 2002-001

PARKING STALL LEGEND 19



TURNING RADIUS - ONE WAY

TURNING RADIUS - TWO WAY

TURNING RADIUS 20

OVERALL GARAGE FLOOR PLAN - PARKING LEVEL P3 | 1/32" = 1'-0" | 8

MARMOL RADZINER

MVE + PARTNERS

OLIN

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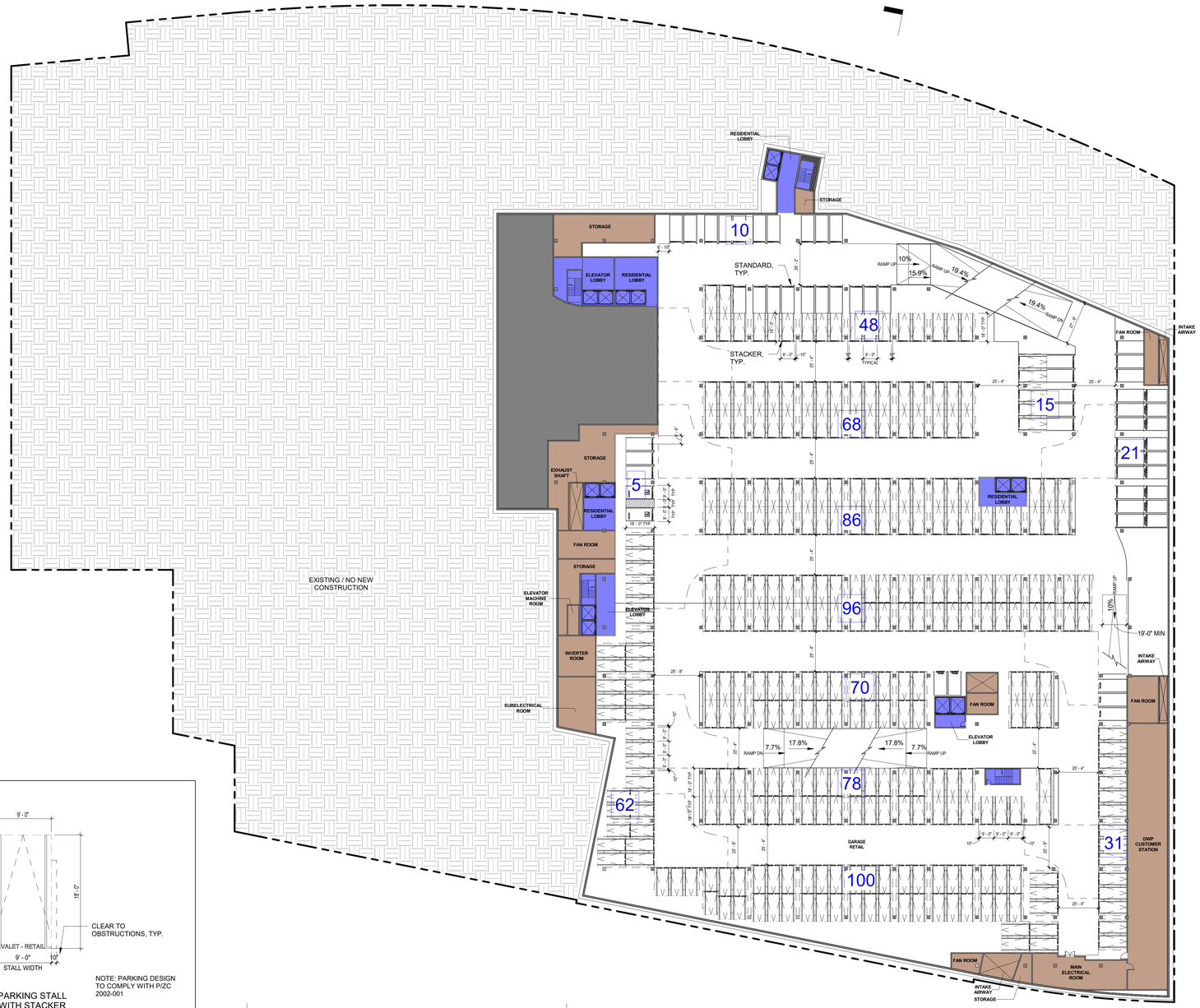
MAY 2023

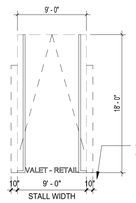
OVERALL FLOOR PLAN - PARKING LEVEL P3

2019107

A2.10



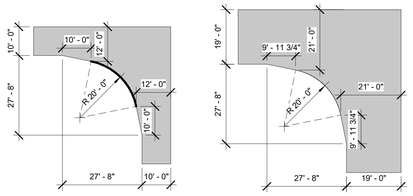
STANDARD PARKING STALL



PARKING STALL WITH STACKER

NOTE: PARKING DESIGN TO COMPLY WITH PZC 2002-001

PARKING STALL LEGEND | 19



TURNING RADIUS - ONE WAY

TURNING RADIUS - TWO WAY

TURNING RADIUS | 20

OVERALL GARAGE FLOOR PLAN - PARKING LEVEL P2 | 1/32" = 1'-0" | 8

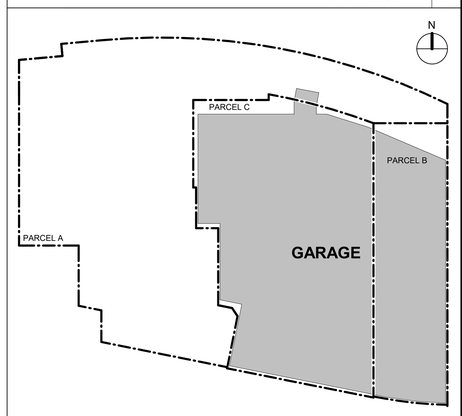
PARKING COUNTS BY LEVEL

LEVEL	TYPE	COUNT
PARKING LEVEL P1	COMMERCIAL ADA	12
PARKING LEVEL P1	COMMERCIAL COMPACT	12
PARKING LEVEL P1	COMMERCIAL STANDARD	198
PARKING LEVEL P1	COMMERCIAL TANDEM COMPACT	35
SUBTOTAL		257
PARKING LEVEL P2	COMMERCIAL COMPACT 9X15	2
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L1)	10
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L2)	10
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L1)	215
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L2)	215
PARKING LEVEL P2	COMMERCIAL STANDARD	3
PARKING LEVEL P2	RESIDENTIAL ADA	2
PARKING LEVEL P2	RESIDENTIAL STACKER (STANDARD)	92
PARKING LEVEL P2	RESIDENTIAL STACKER (TANDEM)	92
PARKING LEVEL P2	RESIDENTIAL STANDARD	40
PARKING LEVEL P2	RESIDENTIAL TANDEM COMPACT	9
SUBTOTAL		690
PARKING LEVEL P3	RESIDENTIAL ADA	12
PARKING LEVEL P3	RESIDENTIAL COMPACT	4
PARKING LEVEL P3	RESIDENTIAL STANDARD	345
PARKING LEVEL P3	RESIDENTIAL TANDEM COMPACT	77
SUBTOTAL		438
GRAND TOTAL		1385

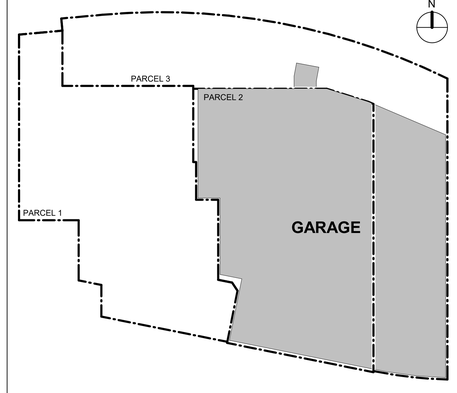
PARKING COUNTS BY LEVEL SCHEDULE | 1

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND | 2



KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3



KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

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MAY 2023

OVERALL FLOOR PLAN - PARKING LEVEL P2

2019107

A2.11

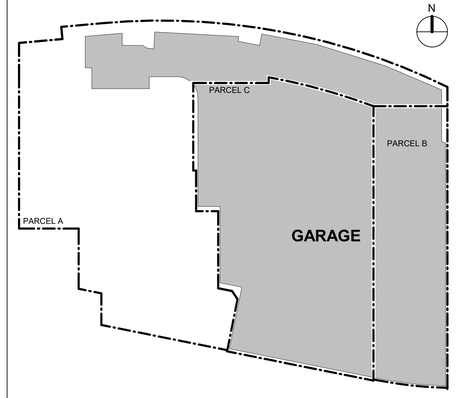
PARKING COUNTS BY LEVEL

LEVEL	TYPE	COUNT
PARKING LEVEL P1	COMMERCIAL ADA	12
PARKING LEVEL P1	COMMERCIAL COMPACT	12
PARKING LEVEL P1	COMMERCIAL STANDARD	198
PARKING LEVEL P1	COMMERCIAL TANDEM COMPACT	35
SUBTOTAL		257
PARKING LEVEL P2	COMMERCIAL COMPACT 9X15	2
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L1)	10
PARKING LEVEL P2	COMMERCIAL STACKER (COMPACT L2)	10
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L1)	215
PARKING LEVEL P2	COMMERCIAL STACKER (STANDARD L2)	215
PARKING LEVEL P2	COMMERCIAL STANDARD	3
PARKING LEVEL P2	RESIDENTIAL ADA	2
PARKING LEVEL P2	RESIDENTIAL STACKER (STANDARD)	92
PARKING LEVEL P2	RESIDENTIAL STACKER (TANDEM)	92
PARKING LEVEL P2	RESIDENTIAL STANDARD	40
PARKING LEVEL P2	RESIDENTIAL TANDEM COMPACT	9
SUBTOTAL		690
PARKING LEVEL P3	RESIDENTIAL ADA	12
PARKING LEVEL P3	RESIDENTIAL COMPACT	4
PARKING LEVEL P3	RESIDENTIAL STANDARD	345
PARKING LEVEL P3	RESIDENTIAL TANDEM COMPACT	77
SUBTOTAL		438
GRAND TOTAL		1385

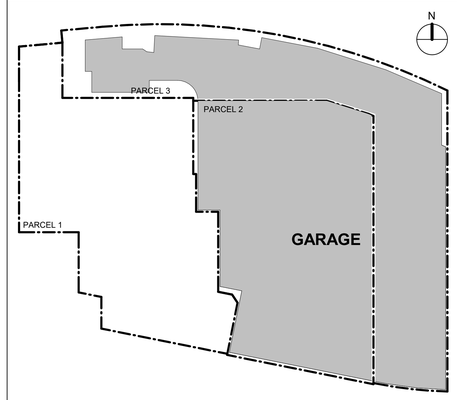
PARKING COUNTS BY LEVEL SCHEDULE | 1

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

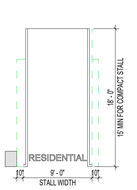
PLAN LEGEND | 2



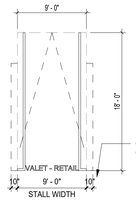
KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3



KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4



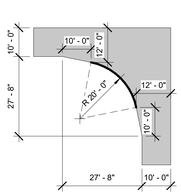
STANDARD PARKING STALL



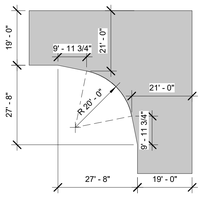
PARKING STALL WITH STACKER

NOTE: PARKING DESIGN TO COMPLY WITH PIZC 2002-001

PARKING STALL LEGEND | 19



TURNING RADIUS - ONE WAY



TURNING RADIUS - TWO WAY

TURNING RADIUS | 20

OVERALL FLOOR PLAN - PARKING LEVEL P1 - 1ST STORY | 1/32" = 1'-0" | 8

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MAY 2023

OVERALL FLOOR PLAN - PARKING LEVEL P1

2019107

A2.12

MASTER CONDITIONAL USE REQUEST

1. WITHIN THE RESTAURANT/RETAIL SPACE THERE WILL BE A MAXIMUM OF 8 TENANCIES, ACROSS A MAXIMUM OF 13,500 SF OF INTERIOR SPACE AND 4,000 SF OF EXTERIOR SPACE. A TOTAL OF 450 SEATS WILL BE PROVIDED INDOORS AND 300 SEATS OUTDOORS, ACROSS ALL TENANCIES. ALL TENANCIES WILL BE PERMITTED THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION. ADDITIONALLY, TWO OF THOSE TENANCIES WILL ALSO SELL A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AND TWO WILL OFFER TASTINGS OF ALCOHOL, BEER, AND OR WINE.

2. PARTITIONS BETWEEN TENANCIES ARE INDICATIVE ONLY.

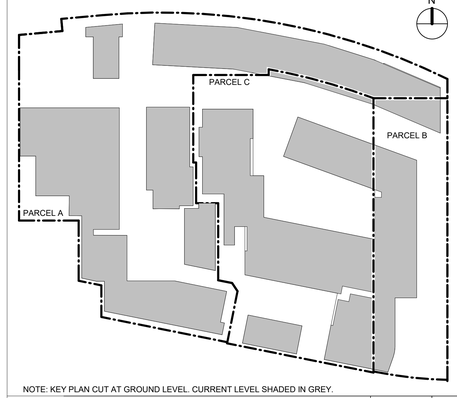
SITE CONTEXT

1. PARTIAL SITE CONTEXT SUCH AS STAIRS AND RAMPS SHOWN TO CLARIFY CHANGES IN ELEVATION THROUGHOUT THE PLAN. FOR FULL SITE CONTEXT, REFERENCE A1.10 AND LANDSCAPE SHEETS.

NOTES 1

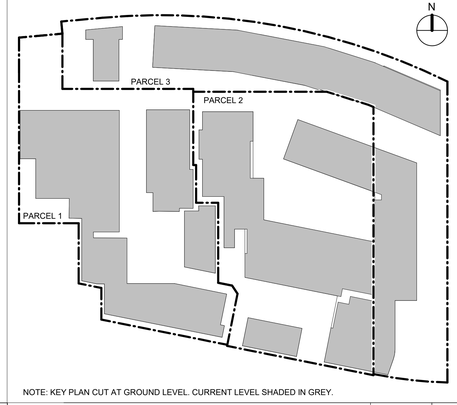
- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND 2



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

OVERALL FLOOR PLAN - LEVEL 1 - 2ND STORY | 1/32" = 1'-0" | 8

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OVERALL FLOOR PLAN - LEVEL 1

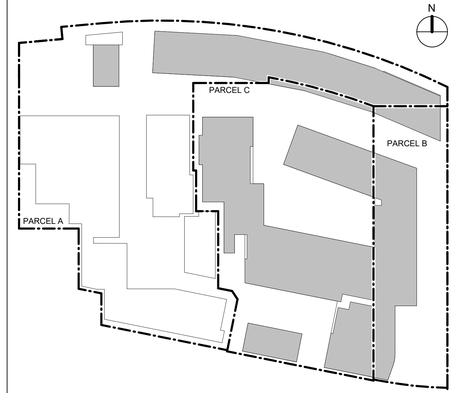
2019107

A2.13

OVERALL FLOOR PLAN - LEVEL 2 - 3RD STORY | 1/32" = 1'-0" | 8

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND | 3



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

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OVERALL FLOOR PLAN - LEVEL 2

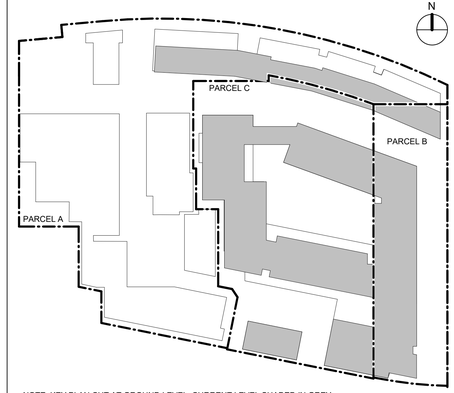
2019107

A2.14

OVERALL FLOOR PLAN - LEVEL 3 - 4TH STORY | 1/32" = 1'-0" | 8

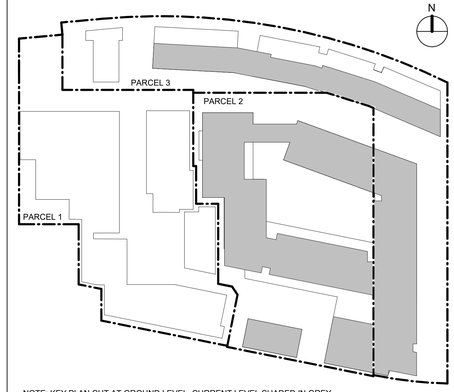
- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND | 2



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

MARMOL RADZINER

MVE + PARTNERS

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12825 VENTURA BOULEVARD
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TEL: (949) 809-3388

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SUITE 2375
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TK1SC
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THE RESIDENCES AT SPORTSMEN'S LODGE

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OVERALL FLOOR PLAN - LEVEL 3

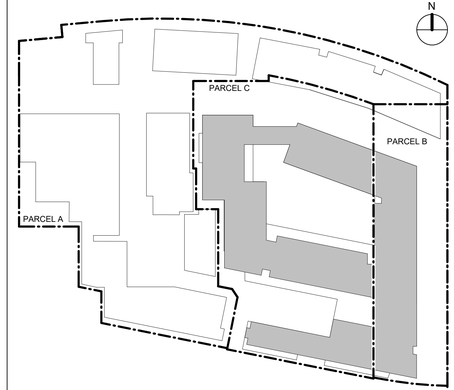
2019107

A2.15

OVERALL FLOOR PLAN - LEVEL 4 - 5TH STORY | 1/32" = 1'-0" | 8

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND | 2



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

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OVERALL FLOOR PLAN - LEVEL 4

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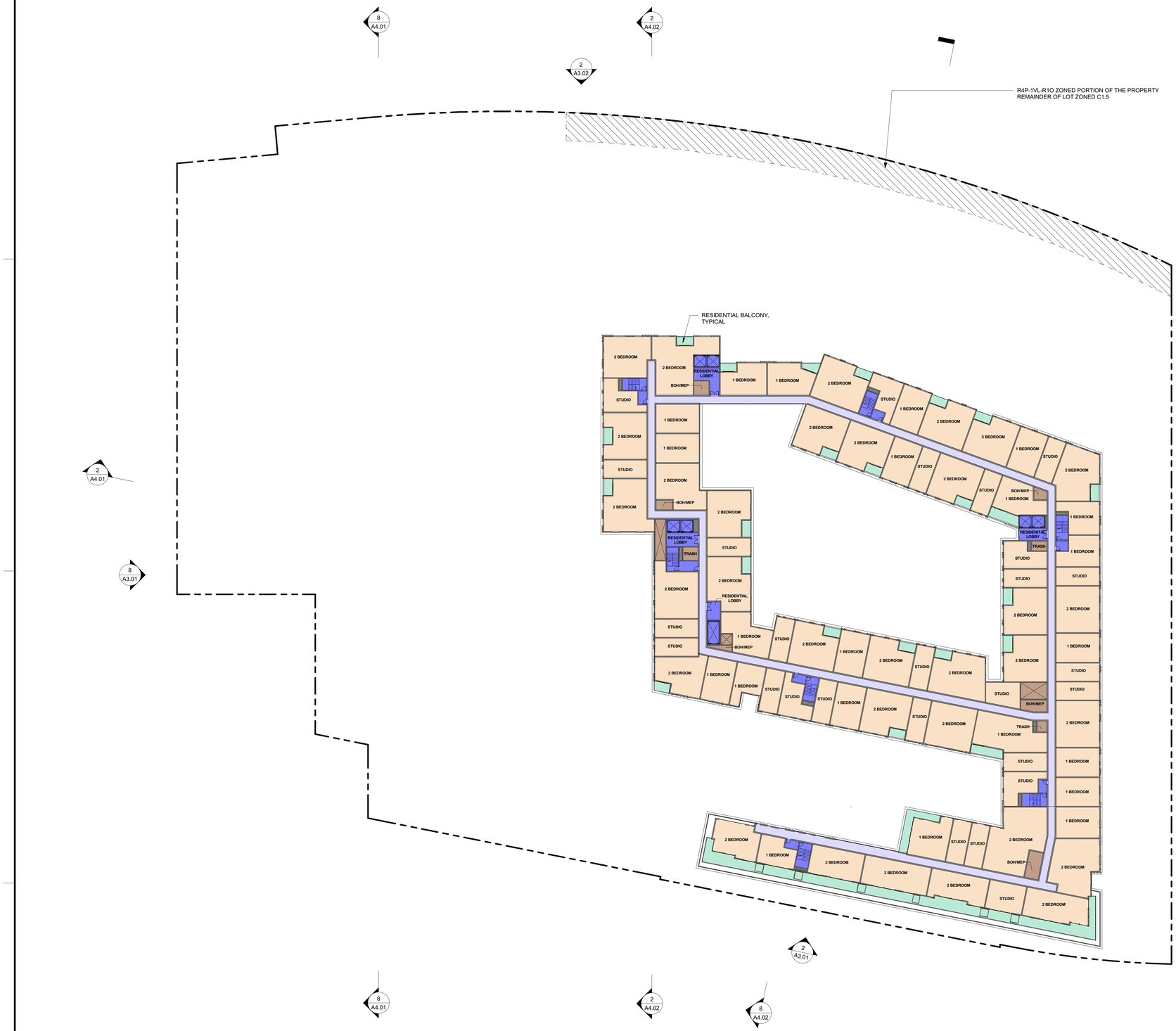
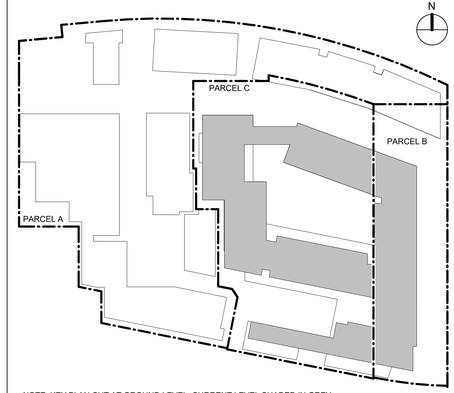


OVERALL FLOOR PLAN - LEVEL 5 - 6TH STORY | 1/32" = 1'-0" | 8

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND | 2



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

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OVERALL FLOOR PLAN - LEVEL 5

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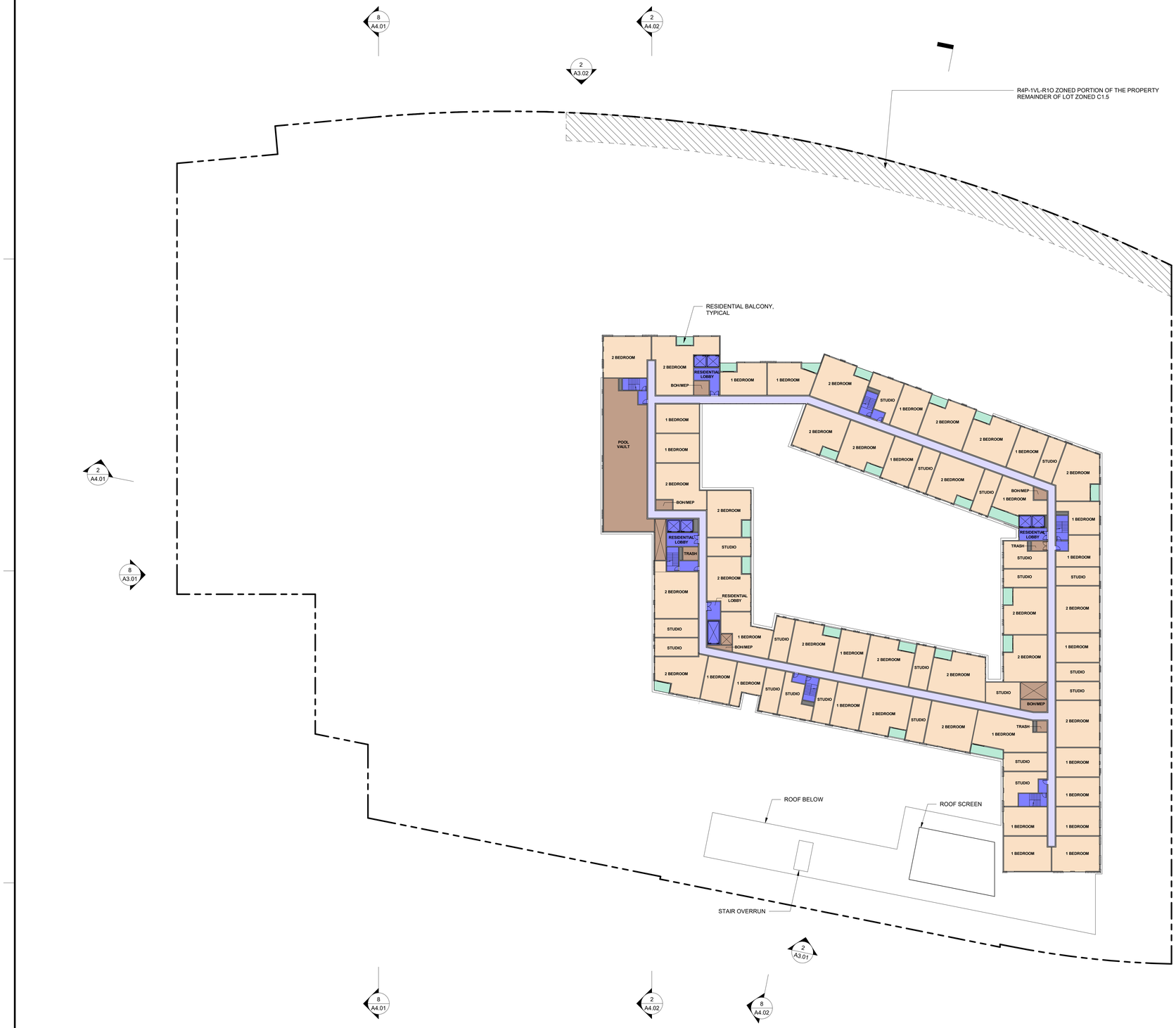

OVERALL FLOOR PLAN - LEVEL 6 - 7TH STORY | 1/32" = 1'-0" | 8

CIRCULATION
VERTICAL CIRCULATION
AMENITY SPACE, LOBBIES
EXTERIOR AMENITY SPACE
RESIDENTIAL UNIT
RESIDENTIAL PRIVATE OUTDOOR SPACE
BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
RETAIL
RESTAURANT
UNASSIGNED

PLAN LEGEND | 2

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

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MVE + PARTNERS
OLIN

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OVERALL FLOOR PLAN - LEVEL 6

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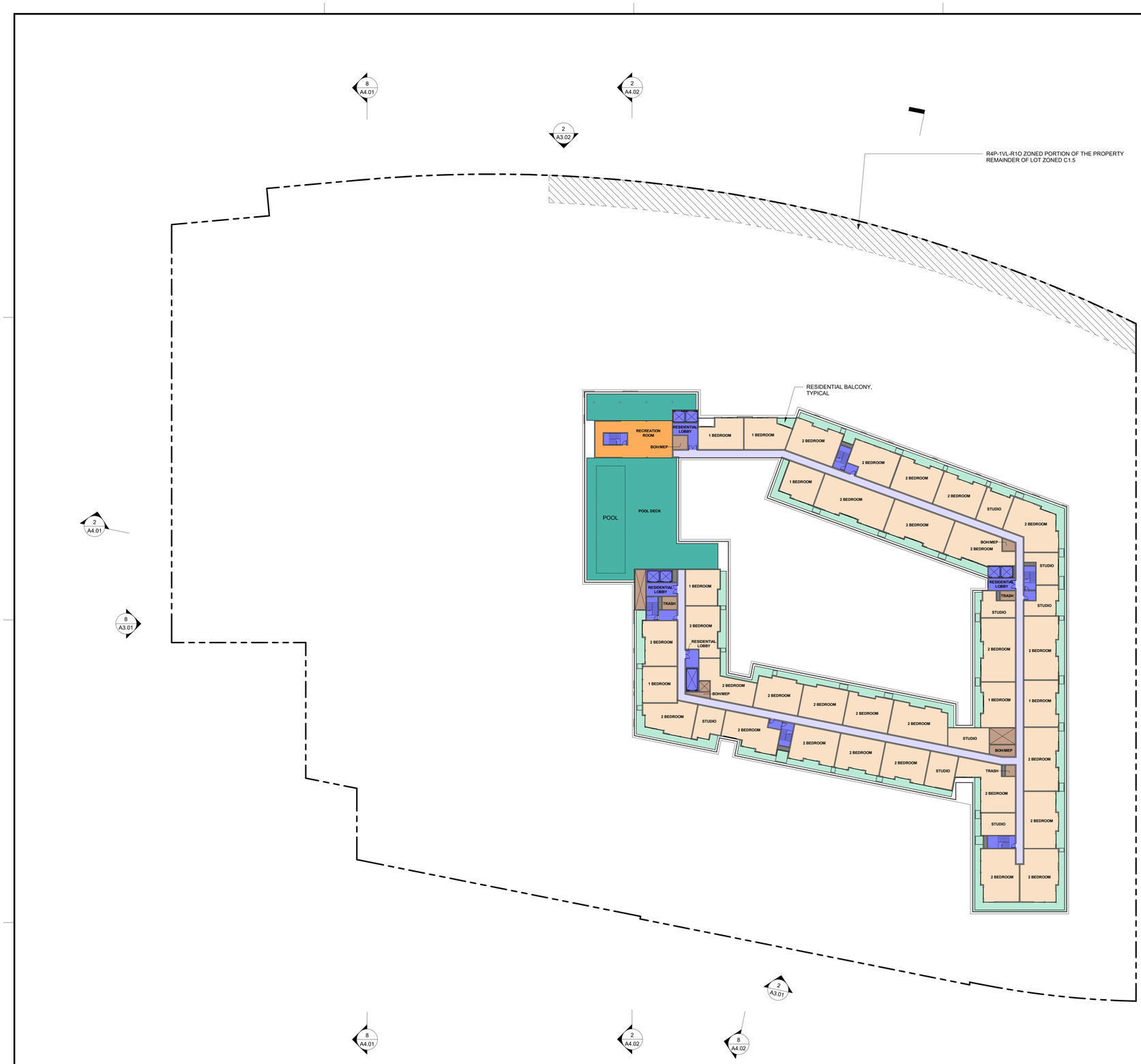

OVERALL FLOOR PLAN - LEVEL 7 - 8TH STORY | 1/32" = 1'-0" | **8**

- CIRCULATION
- VERTICAL CIRCULATION
- AMENITY SPACE, LOBBIES
- EXTERIOR AMENITY SPACE
- RESIDENTIAL UNIT
- RESIDENTIAL PRIVATE OUTDOOR SPACE
- BACK OF HOUSE, MEP EQUIPMENT ROOMS, STORAGE ROOMS, VERTICAL SHAFTS
- RETAIL
- RESTAURANT
- UNASSIGNED

PLAN LEGEND | **2**

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | **3**

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | **4**

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OVERALL FLOOR PLAN - LEVEL 7

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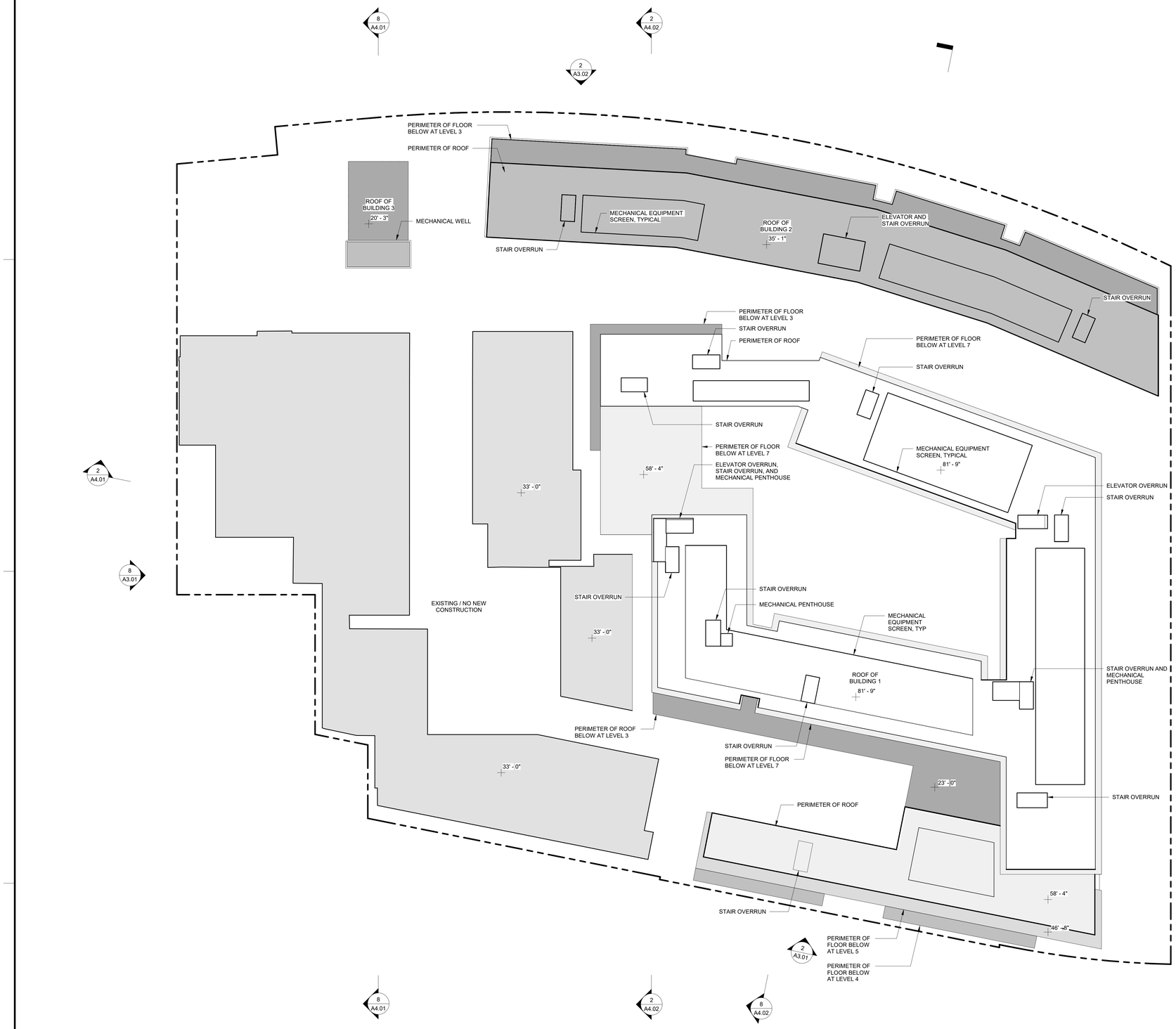


OVERALL FLOOR PLAN - ROOF | 1/32" = 1'-0" | 8

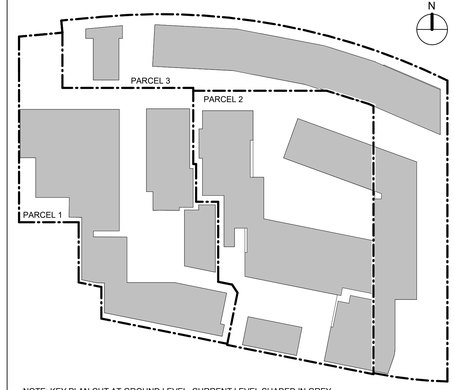
COLOR LEGEND

- LEVEL 7 ROOF
- LEVELS 5 - 6 ROOF
- LEVEL 4 ROOF
- LEVEL 3 ROOF
- LEVEL 2 ROOF

ROOF PLAN - COLOR LEGEND | 12" = 1'-0" | 2

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - PRE LOT LINE ADJUSTMENT | NO SCALE | 3



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN - POST LOT LINE ADJUSTMENT | NO SCALE | 4

MARMOL RADZINER

MVE + PARTNERS

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MAY 2023

OVERALL ROOF PLAN

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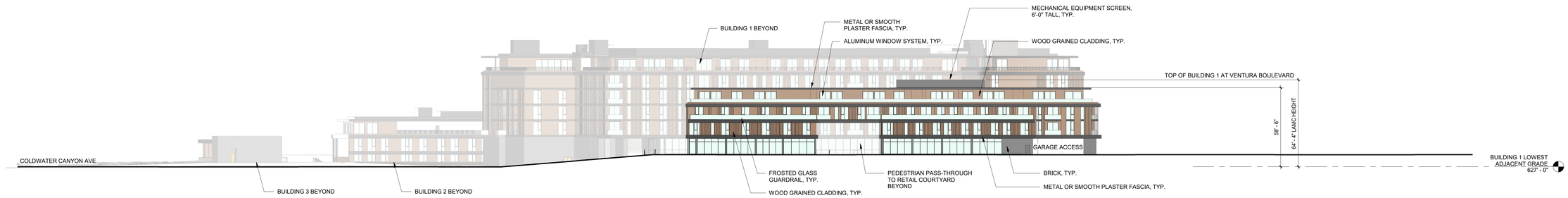
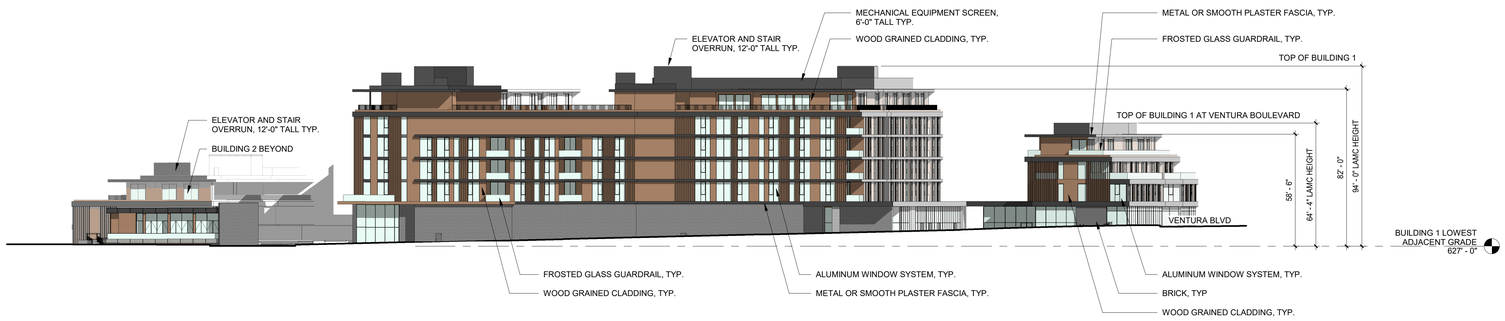
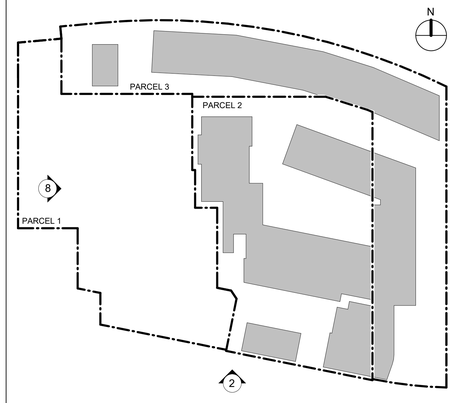


SOUTH EXTERIOR ELEVATION 1/32" = 1'-0" **2**



WEST EXTERIOR ELEVATION 1/32" = 1'-0" **8**



KEY PLAN NO SCALE **4**

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EXTERIOR ELEVATIONS

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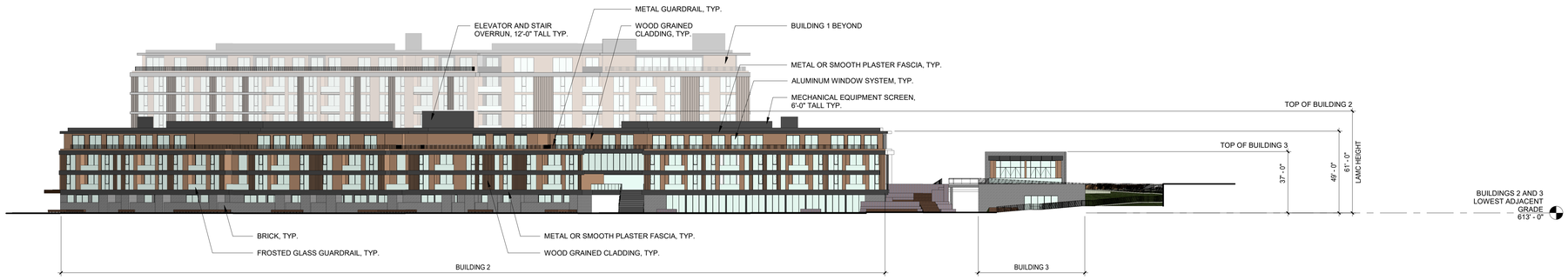
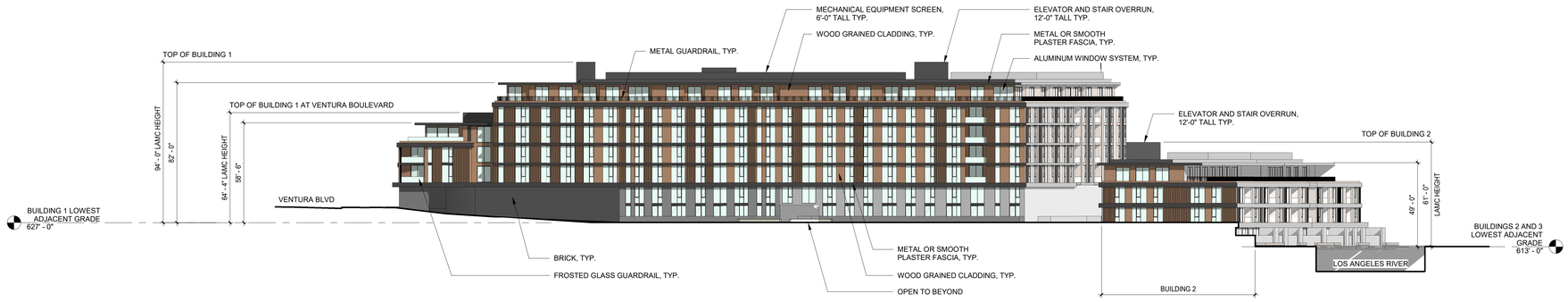
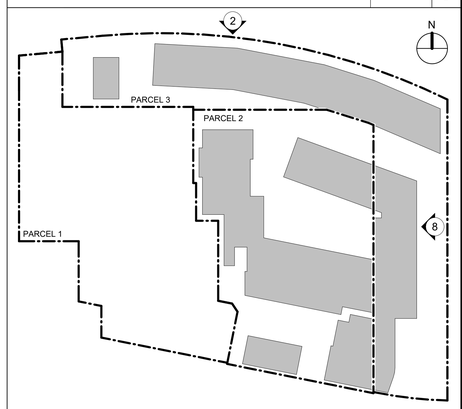


NORTH EXTERIOR ELEVATION | 1/32" = 1'-0" | **2**



EAST EXTERIOR ELEVATION | 1/32" = 1'-0" | **8**



KEY PLAN | NO SCALE | **4**

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EXTERIOR ELEVATIONS

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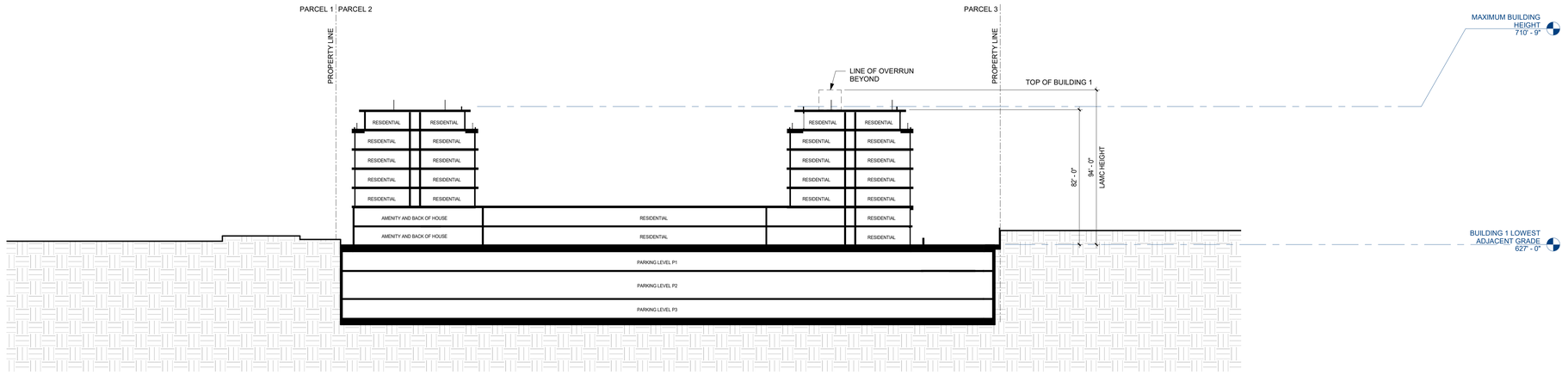
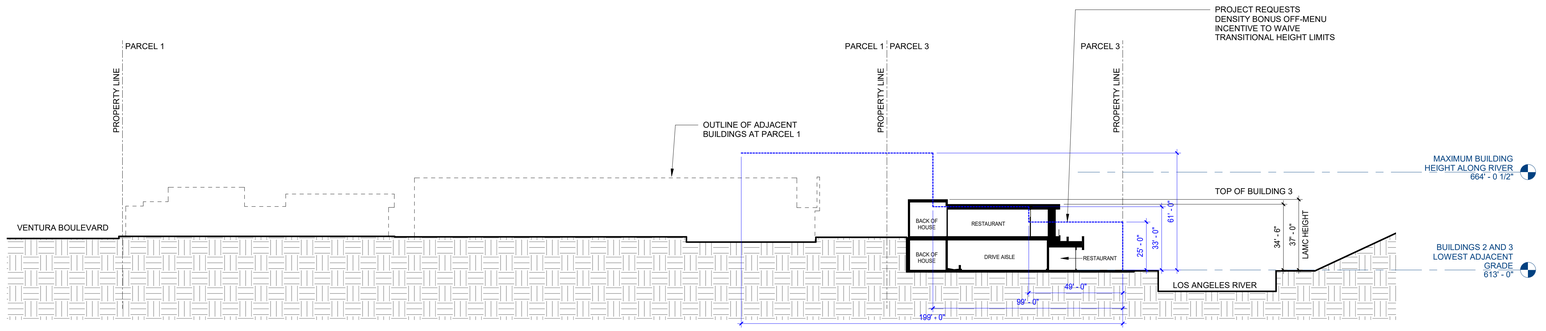


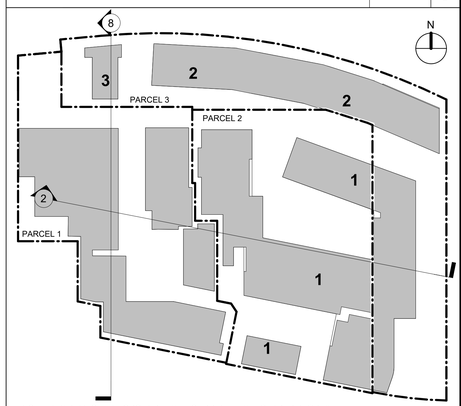
OVERALL SITE SECTION | 1/32" = 1'-0" | 2



OVERALL SITE SECTION | 1/32" = 1'-0" | 8

TRANSITIONAL HEIGHT LIMITS

LEGEND | NO SCALE | 3



NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN | NO SCALE | 4

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MAY 2023

BUILDING SECTIONS

2019107

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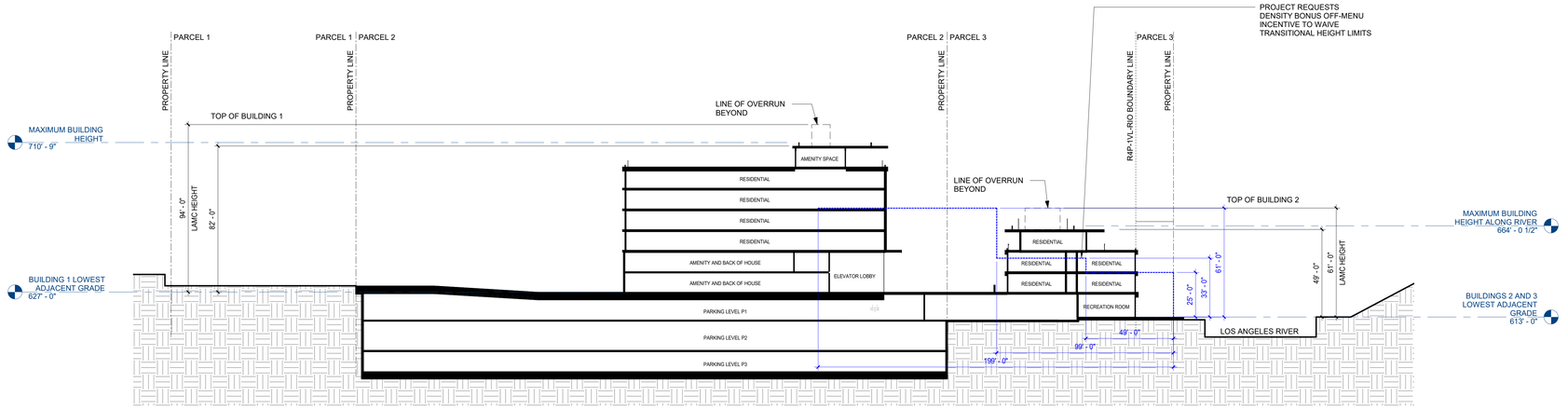
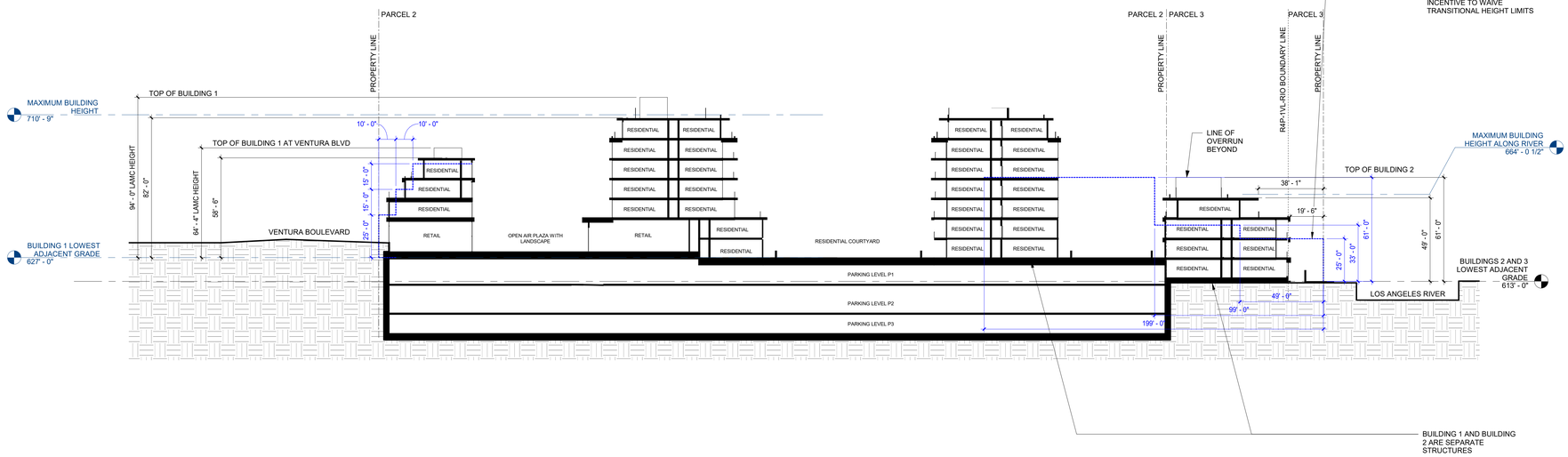


OVERALL SITE SECTION | 1/32" = 1'-0" | 2



OVERALL SITE SECTION | 1/32" = 1'-0" | 8

TRANSITIONAL HEIGHT LIMITS

LEGEND | NO SCALE | 3

NOTE: KEY PLAN CUT AT GROUND LEVEL. CURRENT LEVEL SHADED IN GREY.

KEY PLAN | NO SCALE | 4

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THE RESIDENCES AT SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

BUILDING SECTIONS

2019107

A4.02

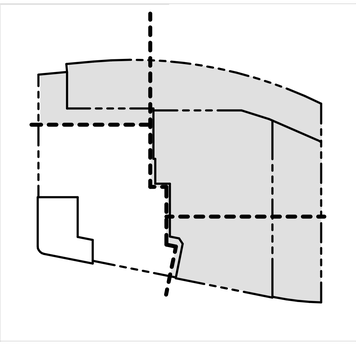
LEGEND

- POST LLA LOT LINE
- EXISTING LOT LINE
- LIMIT OF WORK
- SECURITY FENCE
- EXISTING CANOPY TREE
- EXISTING PALM TREE
- EXISTING CONIFER
- PROPOSED CANOPY TREE
- PROPOSED PALM TREE
- PROPOSED CONIFER
- WATER FEATURE
- BENCH
- PLANTING AREA
- EVA ACCESS
- CONCRETE TYPE A
- CONCRETE TYPE B
- VEHICULAR CONCRETE
- UNIT PAVING TYPE A
- UNIT PAVING TYPE B
- WOOD DECK

NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OFLANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
3. EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY KPFF DATED NOVEMBER 22, 2017. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. ALL WORK PERFORMED IN A PUBLIC RIGHT OF WAY SHALL MEET THE REQUIREMENTS OF LOCAL ZONING. THE CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
4. PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW - GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. THE EXISTENCE AND LOCATION OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH CIVIL ENGINEER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS.
6. MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTOR SHALL MEET EXISTING GRADES AT ALL EDGES OF LIMIT OF WORK.
8. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURES TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.

LEGEND AND NOTES NO SCALE 3



KEY PLAN NO SCALE 4

OVERALL LANDSCAPE PLAN 1/32"=1'-0" 8

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THE RESIDENCES AT SPORTSMEN'S LODGE

12625 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

OVERALL LANDSCAPE SITE PLAN

NOT FOR CONSTRUCTION

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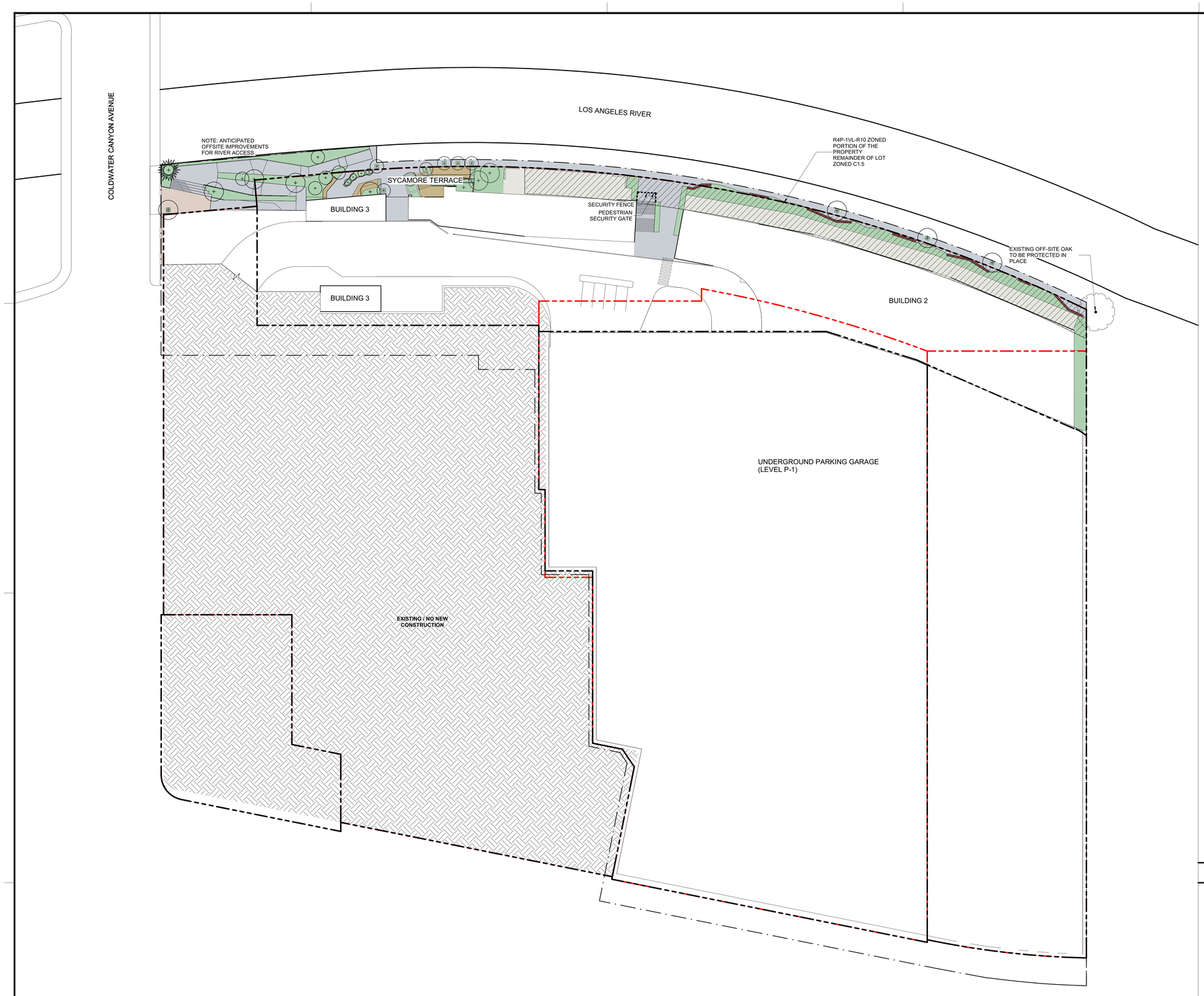

LEGEND

- POST LLA LOT LINE
- EXISTING LOT LINE
- LIMIT OF WORK
- SECURITY FENCE
- EXISTING CANOPY TREE
- EXISTING PALM TREE
- EXISTING CONIFER
- PROPOSED CANOPY TREE
- PROPOSED PALM TREE
- PROPOSED CONIFER
- WATER FEATURE
- BENCH
- PLANTING AREA
- EVA ACCESS
- CONCRETE TYPE A
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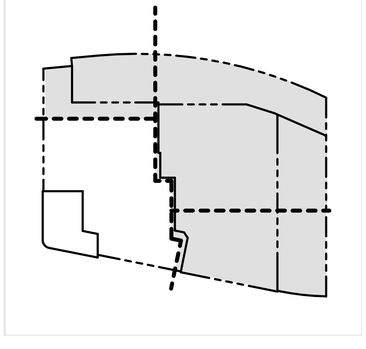
LEGEND AND NOTES NO SCALE 3



KEY PLAN NO SCALE 4

OVERALL LANDSCAPE PLAN RIVER LEVEL 1/32"=1'-0" 8

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THE RESIDENCES AT SPORTSMEN'S LODGE

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MAY 2023

OVERALL LANDSCAPE SITE PLAN - RIVER LEVEL

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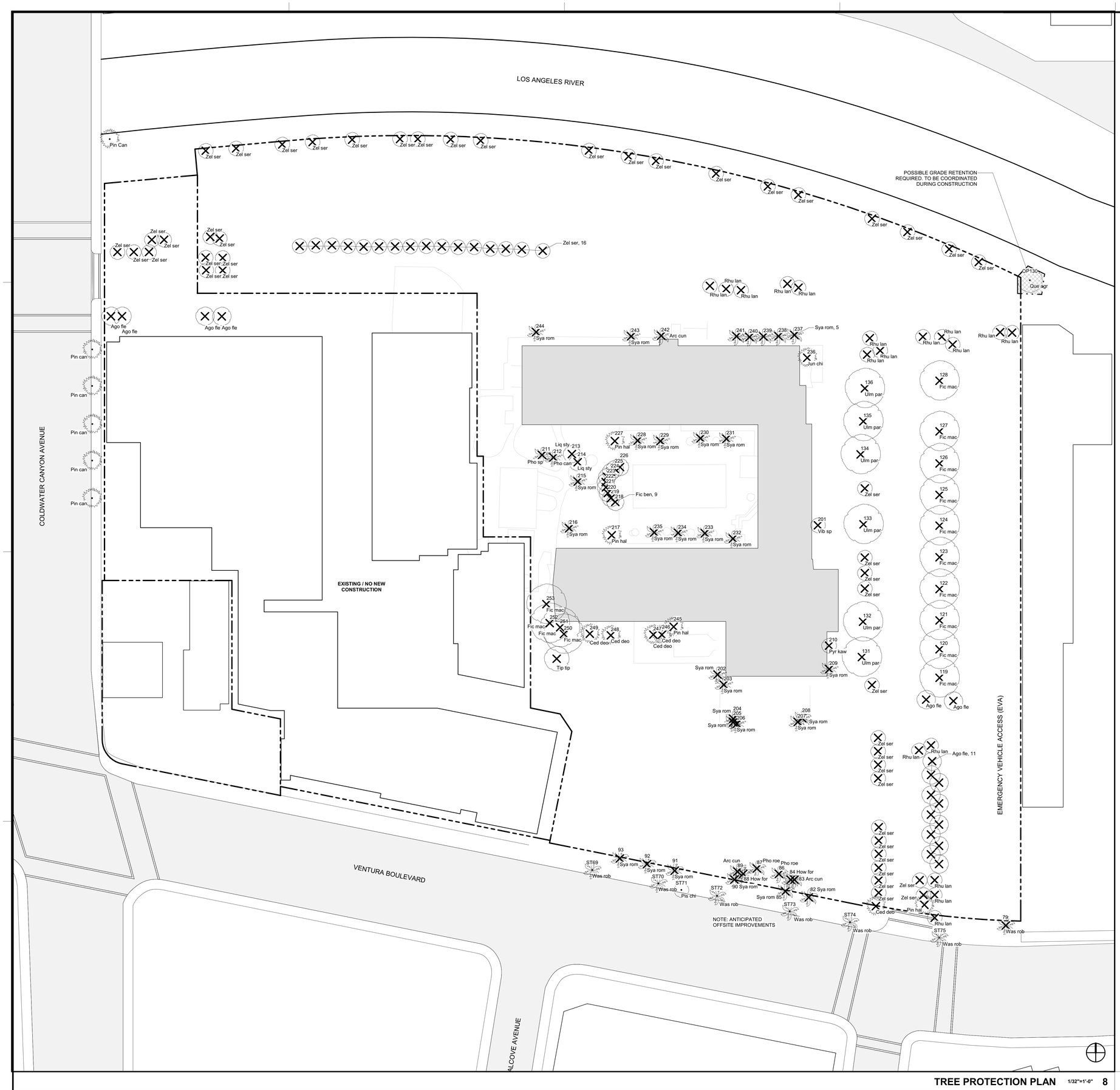

LEGEND

- PROPERTY LINE
- EXISTING CANOPY TREE TO REMAIN
- EXISTING CONIFER TREE TO REMAIN
- EXISTING PALM TREE TO REMAIN
- EXISTING CANOPY TREE TO BE REMOVED
- EXISTING CONIFER TREE TO BE REMOVED
- EXISTING PALM TREE TO BE REMOVED
- TREE PROTECTION FENCING

NOTES

1. ALL TREES WITHIN TREE PROTECTION ZONE BOUNDARIES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT AND ARBORIST TO REVIEW THE CLEARING LIMIT LINES AND DATES OF REMOVAL.
2. SOIL DISTURBANCE WITHIN TREE PROTECTION ZONES SHALL BE KEPT TO A MINIMUM. HEAVY MACHINERY, MECHANICAL TRENCHING OR MATERIAL STORAGE IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONE. ALL DIGGING WITHIN TREE PROTECTION ZONE SHALL BE BY HAND.
3. CORE AERATOR. TOP DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING AND TRENCHING SHALL BE USED IN PLACE OF ROTOTILLER TO COMPLETE ALL WORK IN TREE PROTECTION ZONES. CARE MUST BE TAKEN TO AVOID DISTURBANCE TO ROOTS OF ALL EXISTING TREES, INCLUDING ROOTS EXTENDING OUTSIDE THE TREES PROTECTION ZONES. EXCAVATION WITHIN PROTECTED ZONES SHALL BE BY MEANS OF AIR SPADING, OPERATED BY A TRAINED AND CERTIFIED OPERATOR.
4. PROHIBITED ACTIVITIES: THE FOLLOWING ACTIVITIES ARE PROHIBITED DURING DEMOLITION AND CONSTRUCTION WITHIN TREE PRESERVATION AREAS:
   - 4.1. PLACING BACKFILL; EXCEPT AS AUTHORIZED FOR REGRADING AND UNDER OBSERVATION BY LANDSCAPE ARCHITECT AND ARBORIST.
   - 4.2. SWINGING BACKHOES OR CRANES INTO TREE CANOPIES.
   - 4.3. STORING OR DUMPING SUPPLIES AND MATERIALS INCLUDING STOCKPILING EXCAVATION AND FILL MATERIALS.
   - 4.4. RAISING OR LOWERING GRADES; EXCEPT AS AUTHORIZED FOR REGRADING BY LANDSCAPE ARCHITECT.
   - 4.5. DRIVING OR PARKING EQUIPMENT, MACHINERY, OR VEHICLES.
   - 4.6. USING TREES FOR CRANE STAYS, GUY ANCHORS, OR OTHER FASTENINGS.
   - 4.7. DUMPING OF CHEMICALS, INCLUDING PAINT THINNER FROM CLEANING BRUSHES, WASH-OUT FROM CLEANING EQUIPMENT, CONCRETE OR MORTAR, TRASH, OR DEBRIS.
5. DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARD TREE PRESERVATION AREAS.
6. PROHIBIT HEAT SOURCES, FLAMES, IGNITION SOURCES, AND SMOKING WITHIN OR NEAR TREE PRESERVATION AREAS AND ORGANIC MULCH.
7. LOCATION OF TREE PROTECTION FENCING MAY BE TEMPORARILY ADJUSTED TO FACILITATE CONSTRUCTION. ADJUSTMENTS TO BE MADE IN CONSULTATION WITH ARBORIST ON SITE.
8. LOCATION OF TREE PROTECTION FENCING COORRESPONDS TO THE DRIPLINE RADIUS OF EXISTING TREES OR CONSTRUCTION LIMITS OR ELSE NOTED BY ARBORIST. DRIPLINE TO BE VERIFIED IN THE FIELD AS EXISTING CONDITIONS MAY VARY.
9. ALL TREES DESIGNATED TO BE PROTECTED THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION ARE TO BE REPLACED WITH A TREE OF OF THE SAME SPECIES AND CALIPER (OR LARGEST COMMERCIALLY AVAILABLE CALIPER) OR ALTERNATIVE SPECIES RECOMMENDED AND APPROVED BY THE LANDSACPE ARCHITECT.
10. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TREE PROTECTION OUTSIDE THE LIMIT OF WORK.
11. CONSTRUCTION FENCING MAY SERVE AS TREE PROTECTION FENCING PROVIDED REQUIREMENTS ON 2/L110 ARE MET.

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THE RESIDENCES AT SPORTSMEN'S LODGE

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MAY 2023

TREE PROTECTION PLAN

NOT FOR CONSTRUCTION

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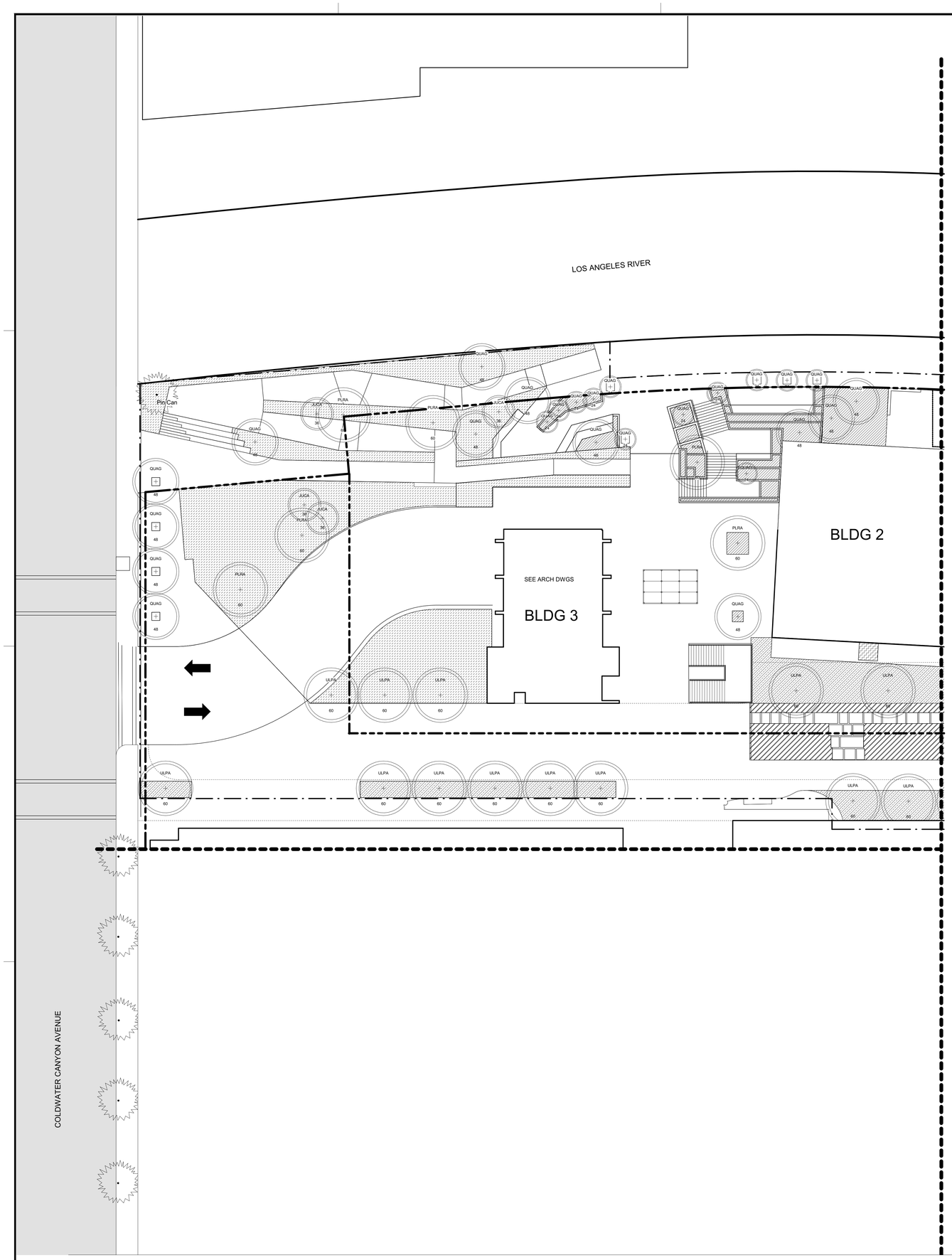
TREE PROTECTION PLAN 1/32"=1'-0" 8

LEGEND AND NOTES NO SCALE 4



PARTIAL PLANTING PLAN 1/16"=1'-0" 8

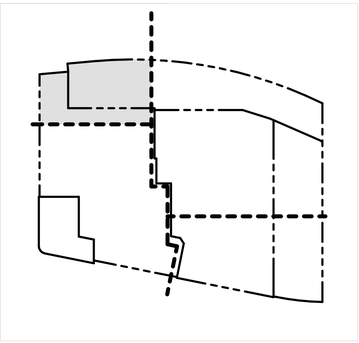
LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- MATCH LINE
- EXISTING CANOPY TREE (123 • Text)
- EXISTING CONIFER TREE (123 • Text)
- EXISTING PALM TREE (Text)
- PROPOSED CANOPY TREE (QUAG, 70)
- PROPOSED PALM TREE (QUAG)
- PLANT MIX A — LA RIVER SHRUB MIX
- PLANT MIX B — LA RIVER GROUNDCOVER MIX
- PLANT MIX C — SITE SHRUB MIX
- PLANT MIX D — SITE GROUNCOVER MIX
- PLANT MIX E — RESIDENTIAL COURTYARD SHRUB MIX
- PLANT MIX F — RESIDENTIAL COURTYARD GROUNDCOVER MIX
- PLANT MIX G — STREETSCAPE MIX

NOTES

1. ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
3. P.B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2". BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
6. ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY 'THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
7. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
8. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
9. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE
10. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

LEGEND AND NOTES NO SCALE 3



KEY PLAN NO SCALE 4

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MAY 2023

PARTIAL PLANTING PLAN - NORTHWEST

NOT FOR CONSTRUCTION

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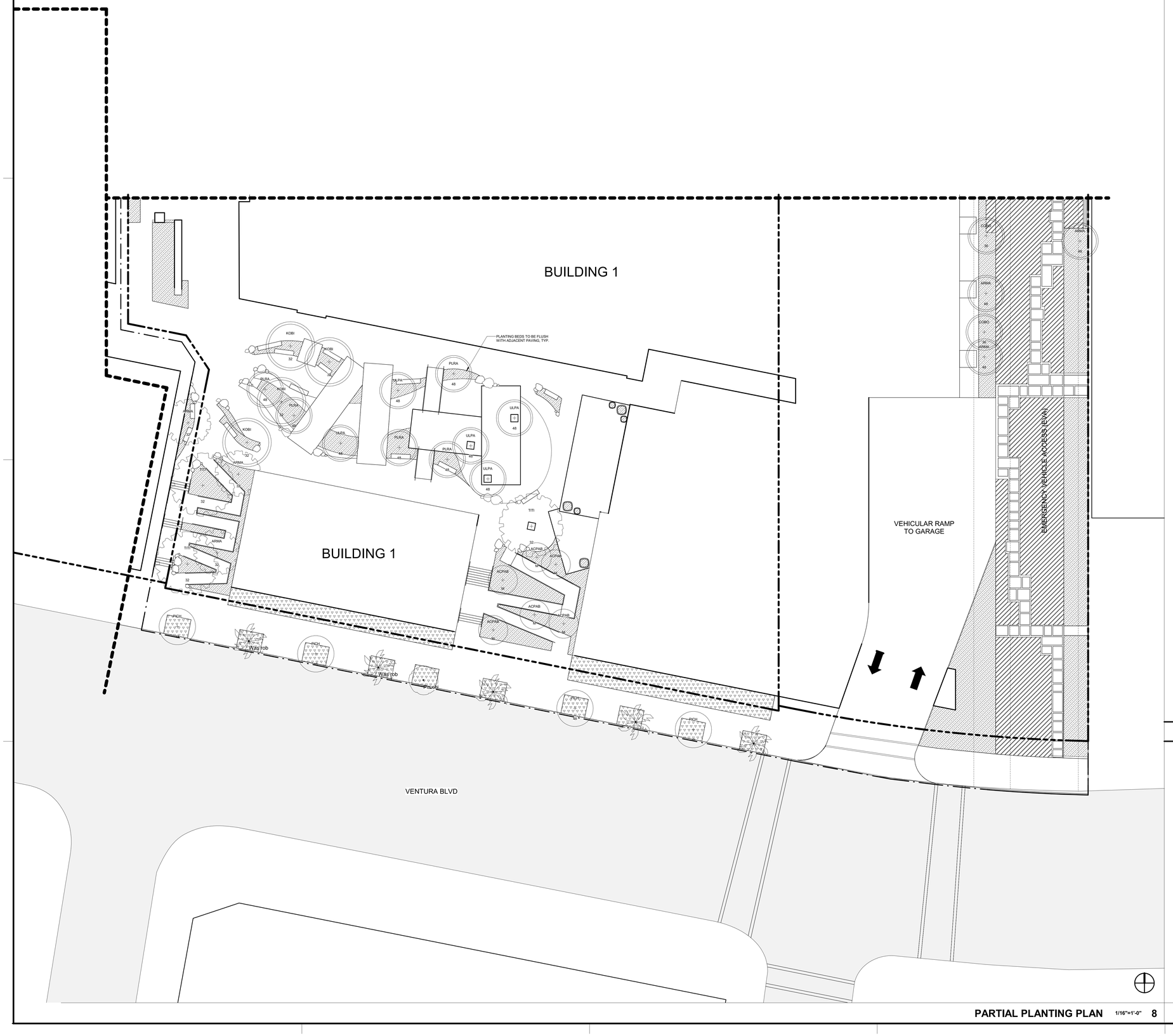

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- LIMIT OF WORK
- MATCH LINE
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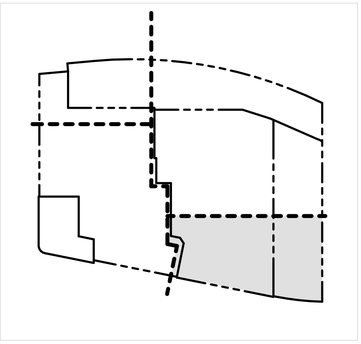
LEGEND AND NOTES NO SCALE 3

PARTIAL PLANTING PLAN 1/16"=1'-0" 8



KEY PLAN NO SCALE 4

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THE RESIDENCES AT SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

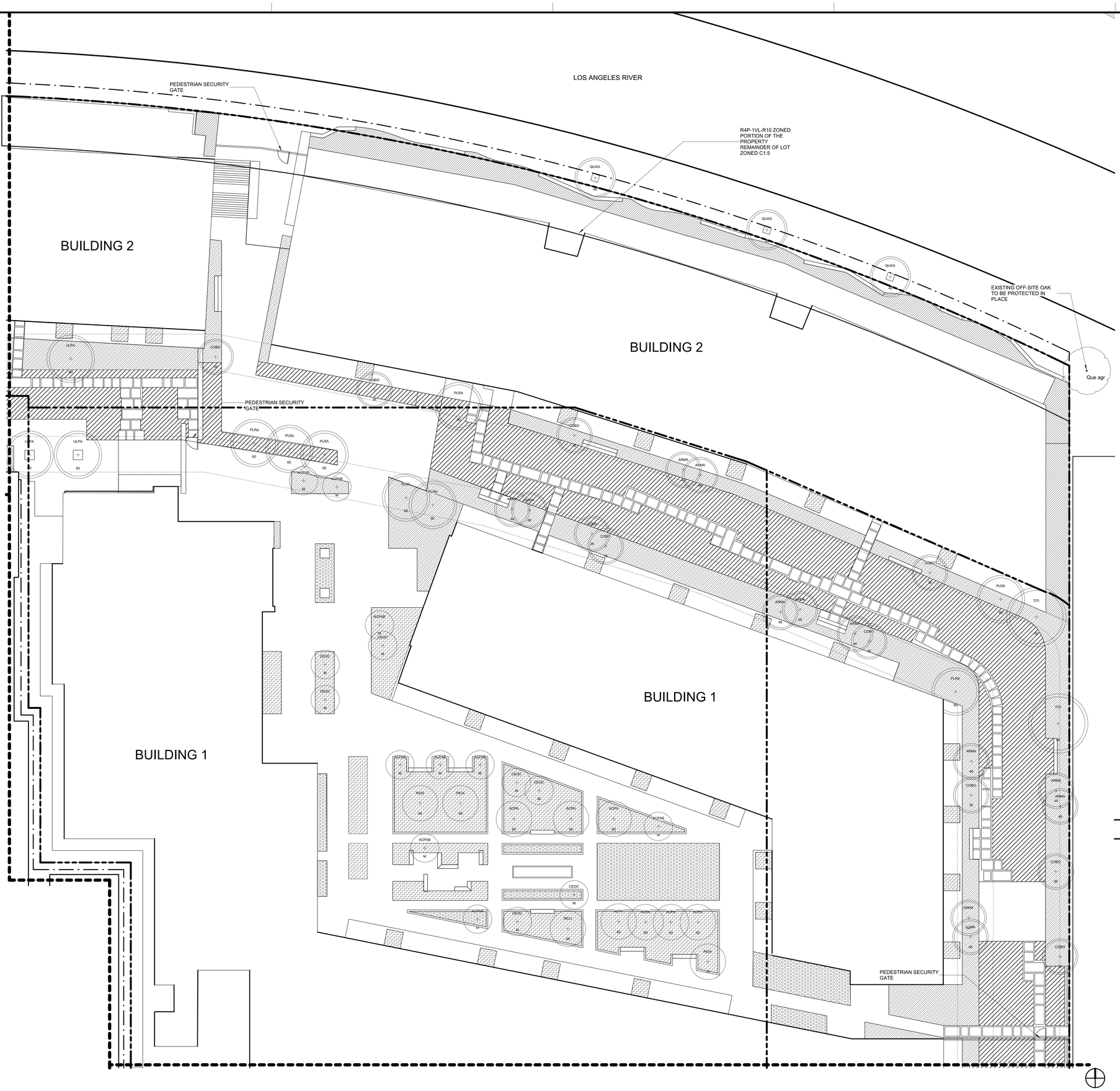
PARTIAL PLANTING PLAN - SOUTHEAST

NOT FOR CONSTRUCTION

STAMP

2019107

L9.03



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- LIMIT OF WORK
- MATCH LINE
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- EXISTING CONIFER TREE (123 • Text)
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- PROPOSED PALM TREE (Text)
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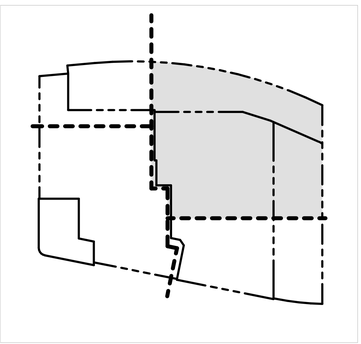

KEY PLAN NO SCALE 4

PARTIAL PLANTING PLAN 1/16"=1'-0" 8

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MAY 2023

PARTIAL PLANTING PLAN - NORTHEAST

NOT FOR CONSTRUCTION

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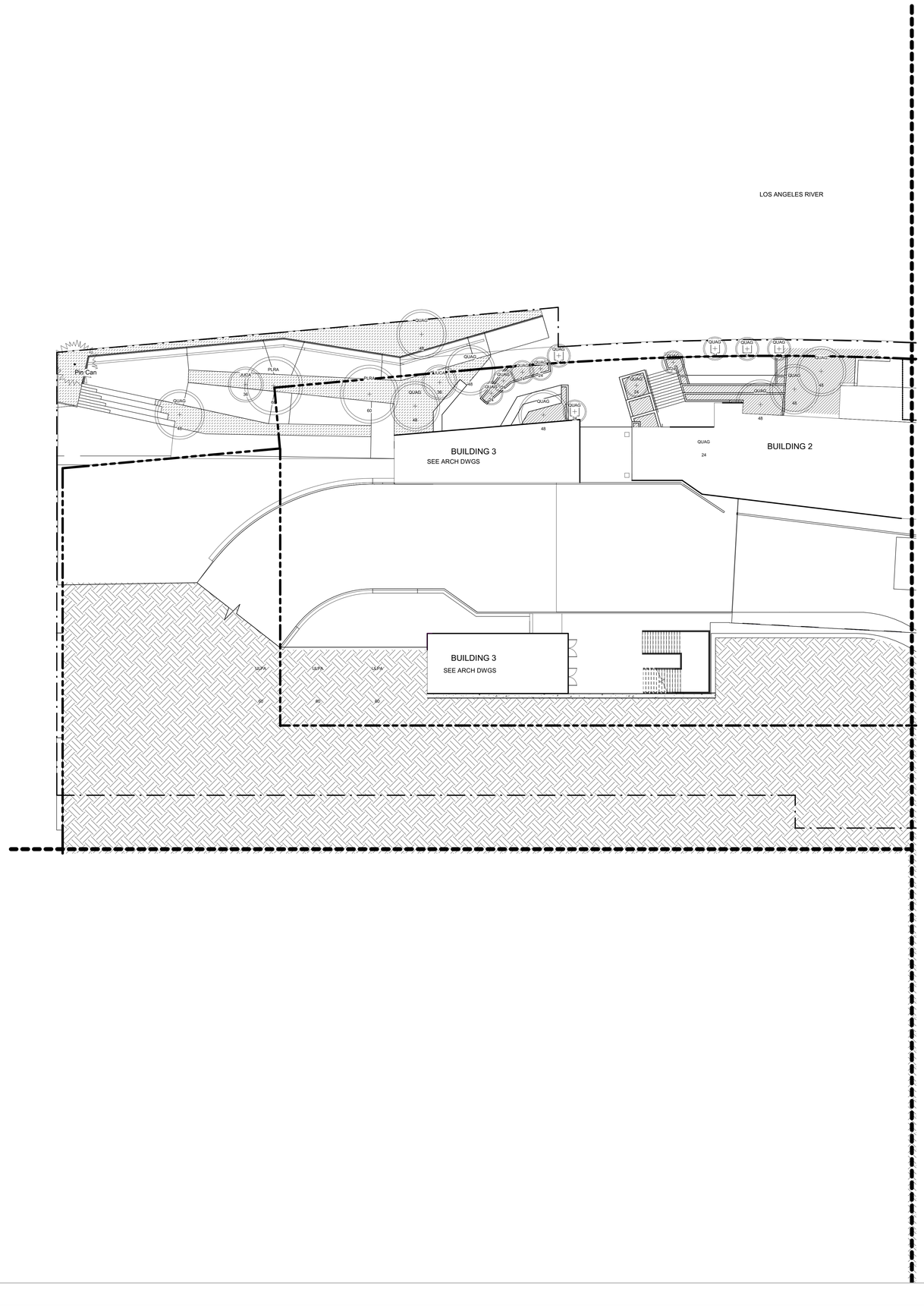

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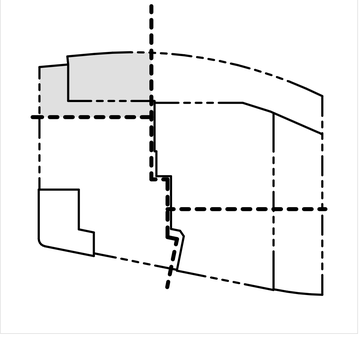

KEY PLAN NO SCALE 4

PARTIAL PLANTING PLAN RIVER LEVEL 1/16"=1'-0" 8

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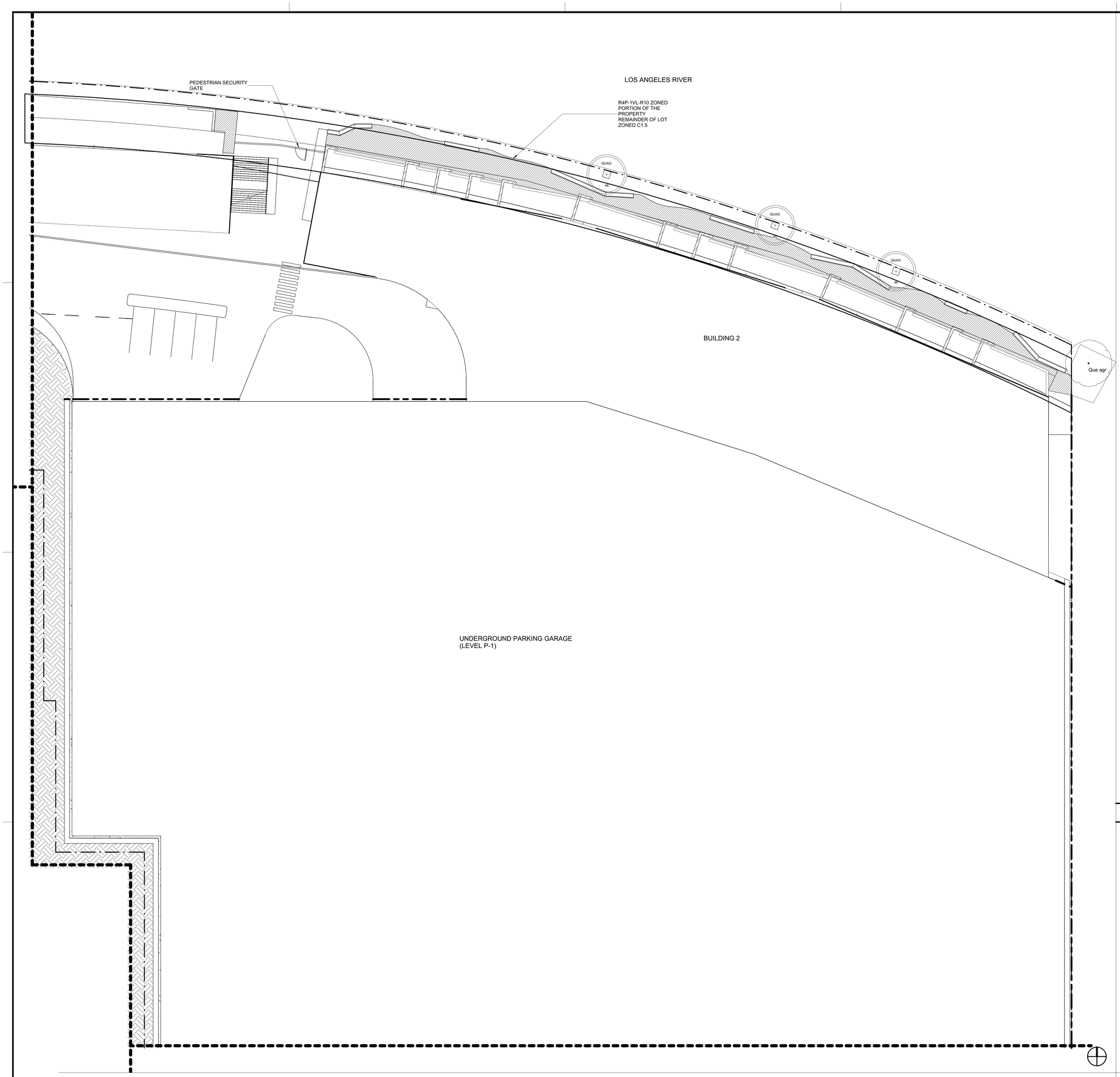

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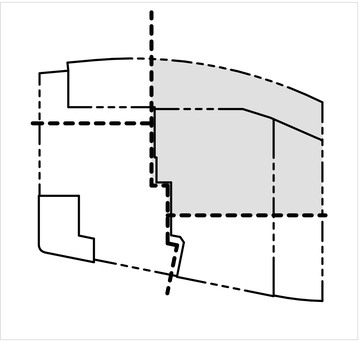

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PARTIAL PLANTING PLAN RIVER LEVEL - NORTHEAST

NOT FOR CONSTRUCTION

STAMP

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L9.06

MIX A - LA RIVER SHRUB MIX		LOW WATER USE: 4860 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
Artemisia californica	California Sagebrush	●	●	●	5 gal	Very Low
Cercocarpus betuliodes	Mountain Mahogany	●	●	●	5 gal	Very Low
Encelia californica	Bush Sunflower	●	●	●	5 gal	Very Low
Elymus condensatus	Giant Wild Rye	●	●	●	5 gal	Low
Epilobium canum	California Fuchsia	●	●	●	5 gal	Very Low
Eriogonum fasciculatum	California Buckwheat	●	●	●	5 gal	Very Low
Heteromeles arbutifolia	Toyon	●	●	●	5 gal	Very Low
Isomeris arborea	Bladderpod	●	●	●	5 gal	Low
Muhlenbergia rigens	Deergrass	●	●	●	5 gal	Low
Ribes speciosum	Fuchsia Flowering Gooseberry	●	●	●	5 gal	Very Low
Ribes viburnifolium	Catalina Currant	●		●	5 gal	Very Low
Romneya coulteri	Matilija poppy			●	5 gal	Very Low
Salvia apiana	White Sage	●	●	●	5 gal	Very Low
Salvia mellifera	Black Sage	●	●	●	5 gal	Very Low
Yucca whipplei	Chaparral Yucca	●	●	●	15 gal	Very Low

MIX B - LA RIVER GROUNDCOVER MIX		LOW WATER USE: 6940 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SPACING	WUCOLS (LA)
Leymus condensatus	Giant Ryegrass	●	●	●	1 gal pot, 18" O.C.	Low
Leymus triticoides	Creeping Wild Rye	●	●	●	1 gal pot, 18" O.C.	Low
Symphoricarpos mollis	Southern California Snowberry	●	●	●	1 gal pot, 18" O.C.	Low
Salvia spathacea	Hummingbird Sage	●	●	●	1 gal pot, 18" O.C.	Low

MIX C - SITE SHRUB MIX		LOW WATER USE: 18270 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
Aeonium arboretum 'Zwartkop'	Black Rose				5 gal	Low
Aeonium `Sunburst'	Sunburst Aeonium				5 gal	Low
Agave americana 'Mediopicta Alba'	White-Striped Century Plant				15 gal	Very Low
Agave x 'Blue Glow'	Blue Glow Agave				5 gal	Low
Bulbine frutescens	Stalked Bulbine	●			5 gal	Low
Callistemon citrinus 'Little John'	Bottlebrush	●			5 gal	Low
Carpenteria californica	Bush Anemone	●		●	5 gal	Low
Chondropetalum elephantinum	Large Cape Rush				5 gal	Low
Chondropetalum tectorum	Small Cape Rush				5 gal	Low
Dietes bicolor 'Morea'	Fortnight Lily	●			5 gal	Low
Diplacus puniceus	Red Monkey Flower	●		●	5 gal	Low
Eriophyllum confertiflorum	Golden Yarrow	●	●	●	5 gal	Very Low
Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	●			5 gal	Low
Helleborus argutifolius	Corsican Hellebore	●			5 gal	Low
Hesperaloe parviflora	Red Yucca	●			15 gal	Very Low
Heuchera maxima	Island Alum Root	●		●	5 gal	Low
Leucadendron 'Safari Sunset'	Safari Conebush				15 gal	Low
Melianthus major	Honeybush				15 gal	Low
Ribes speciosum	Fuchsia Flowering Gooseberry	●	●	●	5 gal	Very Low
Ribes viburnifolium	Catalina Currant	●		●	5 gal	Very Low
Romneya coulteri	Matilija poppy			●	5 gal	Very Low
Rhamnus californica 'Mound San Bruno'	Coffeeberry	●		●	5 gal	Very Low
Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	●			5 gal	Low
Salvia apiana	White Sage	●	●	●	5 gal	Very Low
Salvia clevelandii 'Winnifred Gilman'	Blue Sage	●		●	5 gal	Very Low
Salvia leucantha 'Midnight'	Midnight Mexican Sage	●			5 gal	Low
Santolina neapolitana 'Lemon Queen'	Lavender Cotton				5 gal	Low
Sisyrinchium striatum variegatum	Variegated Sisyrinchium				5 gal	Low
Verbena bonariensis	Purple Top	●			5 gal	Low
Verbena lilacina 'De la Mina'	De la Mina Lilac Verbena	●		●	5 gal	Low

MIX D - SITE GROUNDCOVER MIX		LOW WATER USE: 18,130 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SPACING	WUCOLS (LA)
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	●		●	1 gal pot, 18" O.C.	Low
Berberis aquifolium var. repens	Creeping Barberry	●		●	1 gal pot, 36" O.C.	Low
Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	●		●	1 gal pot, 36" O.C.	Low
Echeveria imbricata	Hens and Chicks	●			3" pot, 6" O.C.	Low
Erigeron karvinskianus	Santa Barbara Daisy	●			1 gal pot, 18" O.C.	Low
Festuca glauca 'Siskiyou Blue'	Siskiyou Blue Fescue				6" pot, 12" O.C.	Low
Graptopetalum paraguayense	Ghost Plant	●			3" pot, 6" O.C.	Low

MIX E - RESIDENTIAL COURTYARD SHRUB MIX		MODERATE WATER USE: 6640 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
Anigozanthos 'Bush Devil'	Red Kangaroo Paw				5 gal	Moderate/Medium
Alstromeria 'The Third Harmonic'	The Third Harmonic				5 gal	Moderate/Medium
Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	●		●	15 gal	Moderate/Medium
Artemesia 'Powis Castle'	Wormwood	●		●	5 gal	Moderate/Medium
Astelia chathamica	Silver Spear				15 gal	Moderate/Medium
Carex tumulicola	Foothill Sedge	●		●	5 gal	Low
Dianella tasmanica	Tasman Flax Lily				15 gal	Moderate/Medium
Helleborus argutifolius	Corsican Hellebore	●			5 gal	Low
Heuchera maxima	Island Alum Root	●		●	5 gal	Low
Polystichum californicum	California Sword Fern			●	5 gal	Moderate/Medium
Russelia equisetiformis	Coral Fountain	●			15 gal	Moderate/Medium
Woodwardia fimbriate	Giant Chain Fern	●		●	5 gal	Moderate to High

MIX F - RESIDENTIAL COURTYARD GROUNDCOVER MIX		MODERATE WATER USE: 2720 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SPACING	WUCOLS (LA)
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue grama grass	●		●	1 gal pot, 18" O.C.	Low
Ceanothus thyrsiflorus var. griseus 'Yankee Point'	Yankee Point Wild Lilac	●		●	1 gal pot, 36" O.C.	Low
Erigeron karvinskianus	Santa Barbara Daisy	●			1 gal pot, 18" O.C.	Low
Trachelospermum jasminoides	Asiatic Star Jasmine	●			1 gal pot, 36" O.C.	Moderate/Medium

MIX G - STREETSCAPE MIX		LOW WATER USE: 2380 SF				
BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)
Agave americana 'Mediopicta Alba'	White-Striped Century Plant				15 gal	Very Low
Agave x 'Blue Glow'	Blue Glow Agave				5 gal	Low
Aloe plicatilis (Kumara plicatilis)	Fan Aloe				15 gal	Low
Aloe ferox	Cape Aloe				5 gal	Low
Bougainvillea glabra	Paper Flower	●			5 gal	Low
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue grama grass	●		●	1 gal pot, 18" O.C.	Low
Bulbine frutescens	Stalked Bulbine	●			5 gal	Low
Ceanothus 'Joyce Coulter'	Creeping Mountain Lilac	●		●	1 gal pot, 36" O.C.	Low
Ceanothus thyrsiflorus 'Arroyo de la Cruz'	Arroyo de la Cruz California Lilac	●		●	5 gal	Low
Calistemon citrinus 'Little John'	Bottlebrush	●			5 gal	Low
Carpenteria californica	Bush Anemone	●		●	5 gal	Low
Dietes bicolor 'Moraea'	Fortnight Lily	●			5 gal	Low
Echeveria imbricata	Hens and Chicks	●			3" pot, 6" O.C.	Low
Erigeron karvinskianus	Santa Barbara daisy	●			1 gal pot, 18" O.C.	Low
Eriophyllum confertiflorum	Golden Yarrow	●		●	5 gal	Very Low
Festuca glauca 'Siskiyou Blue'	Siskiyou Blue Fescue	●			5 gal	Low
Hesperaloe parviflora	Red Yucca	●			5 gal	Very Low
Hesperoyucca whipplei	Our Lord's Candle	●		●	15 gal	Very Low
Heteromeles arbutifolia	Toyon	●	●	●	5 gal	Very Low
Heuchera maxima	Island Alum Root	●		●	5 gal	Low
Rhamnus californica 'Mound San Bruno'	Coffeeberry	●		●	15 gal	Very Low
Ribes speciosum	Fuchsia Flowering Gooseberry	●	●	●	5 gal	Very Low
Ribes viburnifolium	Catalina Currant	●		●	5 gal	Very Low
Romneya coulteri	Matilija poppy			●	5 gal	Very Low
Salvia apiana	White Sage	●	●	●	5 gal	Very Low
Salvia clevelandii 'Winnifred Gilman'	Blue Sage	●		●	5 gal	Very Low
Salvia leucantha 'Midnight'	Midnight Mexican Sage	●			5 gal	Low
Santolina chamaecyparissus 'Lemon Queen'	Naples Lavender Cotton				5 gal	Low
Senecio serpens	Blue Chalksticks	●			6" pot, 12" O.C.	Low
Sisyrinchium striatum variegatum	Variegated Sisyrinchium				5 gal	Low
Yucca filamentosa	Adam's Needle				15 gal	Very Low

EXISTING TREES	
Existing Trees	196
Demolished Trees	182

PROPOSED TREES								
PLANT ID	BOTANICAL NAME	COMMON NAME	WATERSHED WISE PLANT	LARMP PLANT	CA NATIVE	PLANT SIZE	WUCOLS (LA)	QUANTITY
ACPA	*Acer palmatum*	Japanese Maple				60" BOX	Moderate/Medium	7
ACPAB	*Acer palmatum 'Bloodgood'*	Bloodgood Japanese Maple				48" BOX	Moderate/Medium	15
ARMA	*Arbutus x 'Marina'*	Marina Strawberry Tree	●			48" BOX	Low	15
ARMA	*Arbutus x 'Marina'*	Marina Strawberry Tree	●			36" BOX	Low	3
CEOC	*Cercis occidentalis*	Western Redbud	●		●	48" BOX	Low	7
COBO	*Cordia boissieri*	Texas Olive				36" BOX	Low	12
JUCA	*Juglans californica*	California Black Walnut	●	●	●	36" BOX	Low	4
KOBI	*Koelreuteria bipinnata*	Chinese Flame Tree	●			36" BOX	Moderate/Medium	4
PICH	*Pistacia chinensis*	Chinese Pistache	●			48" BOX	Moderate/Medium	8
PLRA	*Platanus racemosa*	California Sycamore	●	●	●	60" BOX	Moderate/Medium	14
PLRA	*Platanus racemosa*	California Sycamore	●	●	●	48" BOX	Moderate/Medium	5
QUAG	*Quercus agrifolia*	Coast Live Oak	●	●	●	24" BOX	Very Low	12
QUAG	*Quercus agrifolia*	Coast Live Oak	●	●	●	48" BOX	Very Low	16
TITI	*Tipuana tipu*	Rosewood	●			60" BOX	Low	2
TITI	*Tipuana tipu*	Rosewood	●			36" BOX	Low	3
ULPA	*Ulmus parvifolia*	Chinese Elm				60" BOX	Moderate/Medium	16
ULPA	*Ulmus parvifolia*	Chinese Elm				48" BOX	Moderate/Medium	5

COMMON OPEN SPACE REQUIREMENTS	
Total Open Space	66,925 SF
Required Planted Area (66,925 x 25%)	16,731 SF
Planted Area	45,760 SF
Total % Planted Area	68%

NOTE: SEE 10-A0.10 FOR COMMON OPEN SPACE TOTAL SQUARE FEET.

TREE PLANTING REQUIREMENTS	
Total Dwelling Units	520
Required Trees above 24" box (520/4)	130
Total Planted Trees above 24" box	136

NOTE: REQUIRED TREES WILL BE PLANTED IN PERMANENT PLANTERS AT LEAST 30" IN DEPTH, PER LAMC 12.21.G. SEE 8-A0.10 FOR RESIDENTAL UNIT SUMMARY.

TOTAL PLANT FACTOR AREAS	
LOW WATER USE	50,580 SF
MODERATE WATER USE	9,360 SF

NOTE: ALL PROPOSED PLANTING TO BE COMPLIANT WITH RIO OVERLAY

MARMOL RADZINER

MVE + PARTNERS

OLIN

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THE RESIDENCES AT SPORTSMEN'S LODGE

12825 VENTURA BLVD.
STUDIO CITY, CA 91604

MAY 2023

PLANT SCHEDULE

NOT FOR CONSTRUCTION

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